

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 3, 2024
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**One Scottsdale PU II
Atavia
30-DR-2021#5**

Request approval of the site plan, landscape plan, and building elevations for a new 4-story, 88-unit multifamily residential development on a +/- 4.57-acre site, along with a revision to the previously approved conceptual master site plan of case 30-DR-2021#3 consisting of a mixed-use development with retail, offices, hotel and residential units for the larger +/- 60-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

- None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- No community input received as of the date of this report

BACKGROUND

Location: 19601 N Scottsdale Rd

Zoning: Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

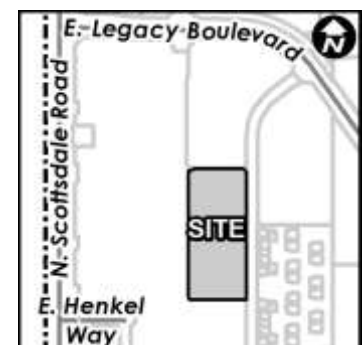
Adjacent Uses

North: Vacant mixed-use development pad within One Scottsdale

East: Two multi-family developments currently in construction. Streetlights, 5-stories and Belgravia, 4-stories, located within One Scottsdale.

South: Vacant mixed-use development pad within One Scottsdale

West: Vacant mixed-use development pad within One Scottsdale



Property Owner

Michael Burke, One Scottsdale Investors LLC
480-367-7000

Applicant

Kurt Jones, Tiffany & Bosco, PA
(602) 452-2729

Architect/Designer

Demetrios Straviranos, KTG
312-549-4900

Engineer

Darin Moore, Wood Patel
602-335-8500

DEVELOPMENT PROPOSAL

The applicant is requesting approval of the site plan, landscape plan, and building elevations for twelve (12) 4-story/6 unit buildings and two (2) 4-story/8 unit multi-family residential building, for at total of 88 units and a new single story clubhouse, along with a revision to the previously approved conceptual master site plan consisting of a mixed-use development with retail, offices, hotel and residential units of case 30-DR-2021#3, for the larger +/- 60-acre site. Future phases of the Master Site Plan will return to the Development Review Board for review and approval of the site plan, landscape plan and building elevations.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Enhanced pedestrian experience with two covered seating areas.
- Provided an upper tower elevation return to the architecture.
- Provided shading devices and a shading analysis to meet the Scottsdale Design Principle 9.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, trellis structures located on the roof level terraces, recessed balconies, sunshades, and enhanced landscaping.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the One Scottsdale PUII Atavia development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

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APPROVED BY



Meredith Tessier, Senior Planner, Report Author

09/13/2024

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

9/24/2024

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Site Plan Details
9. Previous approved Master Site Plan
10. Updated Master Site Plan
11. Master Open Space Plan
12. Landscape Plan
13. Building Elevations (color)
14. Perspectives
15. Zoning Map



Context Aerial

ATTACHMENT 1

30-DR-2021#5



Close-up Aerial

ATTACHMENT 2

30-DR-2021#5



BG ATAVIA LLC

ONE SCOTTSDALE - PLANNING UNIT II

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

March 14, 2024

REQUEST

On behalf of BG ATAVIA LLC (“BG”) and DMB Associates, Inc. (“DMB”), the following is a request for the approval of an ownership residential community within Planning Unit II, which is south of Legacy Boulevard within One Scottsdale (“Property”). The proposal, approximately 4.5 acres, requests Development Review Board (“DRB”) approval for the building elevations and site plan for the residential project (“Project”).

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, One Scottsdale will include hospitality, retail, restaurant, office and residential uses, which is in conformance with the zoning and other regulating documents approved by the City in 2002 (“2002 Entitlements”) and an update to the rezoning in 2016 (“2016 Entitlements”). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.

Part of the 2002 & 2016 Entitlements are master plans for water, wastewater, drainage, transportation, and environmental design. The Project conforms to these master plans. A Master Environmental Design Concept Plan (“MEDCP”) was approved by the DRB that includes landscape, hardscape, architectural styles, and other design features for One Scottsdale.

One Scottsdale – Planning Unit II

Planning Unit II within, One Scottsdale, is bounded by Legacy Boulevard on the north, Scottsdale Road on the west, Loop 101 on the south, and the western boundary of Arizona State Land Department (“ASLD”) land on the east. The Land Use Budget (“Budget”) for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit II. The Budget is specific for Planning Unit II as to the maximum number of residential units, residential densities in certain areas, varying height limitations and a requirement for ownership residential units. The Project conforms to all the requirements and development standards set forth in the 2002 & 2016 Entitlements.



The Project and Surrounding Improvements

The site is in the center of Planning Unit II and just west of the Portico property, currently under construction by an affiliate of BG. To the northeast, the Streetlights multi-family project is currently under construction. To the west, within Planning Unit II, is developable property and a current excavated hole, once planned for underground parking. Further west across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II and the existing Dial/Henkel office building. The access points to the Property from Scottsdale Road and Legacy Boulevard were approved as part of the 2002 entitlements and remain unchanged.

REQUEST

Site Plan

The request is to approve building elevations and a site plan for a 4.5 +/- acre parcel. To the east side of the parcel is a dedicated private street tract (73rd Way) which is under construction and will be in conformance with the street standards from Schedule F of the 2002 Entitlements. There will be one central access point to the residential project from the east side of the site with a proposed gated entry, similar in function to the adjacent Portico project, while being 6'-6" deeper. Vehicles (emergency, residents, and visitors alike) will be able to utilize an internal street system to access the proposed fourteen (14) residential buildings, clubhouse, and trash building.

The project includes (14) residential buildings, (1) centrally located single story clubhouse, and (1) small trash building. The residential buildings consist of (12) 4-story / 6 unit buildings and (2) 4-story / 8 unit buildings. All residential units have separate entrances (direct to the unit). All perimeter buildings have unit entrances facing the internal private streets within One Scottsdale and the (4) interior buildings have entrances facing an interior common open space. The property has private streets on all sides of the development with access to public sidewalks for 360 degree pedestrian activity around the project.

The project has been designed so that all perimeter buildings face the street and are accessed from the public sidewalk. The buildings located at the interior of the development are more private and front on a landscaped courtyard. Pedestrian and vehicular access is provided through a controlled gate located on 73rd Way.

Internal sidewalks are also provided for pedestrian connectivity to the clubhouse. Parking for every residential unit is provided by private 2 car garages found within the ground floor of each building. Guest parking is located at grade in key areas within the site, which will be for exclusive use of the project. Additional on-street parallel parking will be available on the private streets outside the project gates, internal to the One Scottsdale development, and most of the planned on-street spaces will also be for the exclusive use of the project.

Architecture

The parcel is located within an area of One Scottsdale that allows for buildings up to ninety (90) feet in height, however, the proposed buildings are designed at a maximum height no higher than fifty-one (51)



feet. This lower building height and density serves to create more variety within the overall One Scottsdale mixed-use development and specifically contributes to a more authentic urban-scaled residential neighborhood experience at Atavia.

Architecturally, the character of the development is Contemporary as defined by the MEDCP, however the site planning principles used to design the project fall under the Classic Urban characterization. This helps to create a less suburban and far more walkable urban neighborhood experience.

Rather than providing a large, single building mass with structured parking, the project is envisioned as a series of 14 smaller, self-parked buildings, plus a separate Clubhouse and Trash building. This layout provides enhanced opportunities for the majority of residential units to face the street edge, and for internal units to face open space.

The Clubhouse and amenity spaces are sited directly off the main vehicular entry gate and will be a short walk from every resident's front door. Drawing inspiration from Frank Lloyd Wright's Taliesin West and the works of local Mid-century Modernist architect Ralph Haver, the canted roof forms, thoughtful color and material expressions create a truly iconic presence at the heart of the development.

Refuse and recycling will be located in a separate building, centrally located and walking distance from each individual building. Trash pick-up will be directly accessed from 73rd Street, outside the gates of the development.

Designed to provide a completely unique living experience in the Valley, Atavia will offer 88 luxury condominium units designed in a 4 story "stacked-flats" typology. A hybrid of a conventional townhouse unit and a typical condominium flat, multi-story units are consolidated into larger floor plates, interlocking with adjacent units for a much more efficient use of space and less vertical travel between stories. Each individual unit will have its own front door, private 2-car garage, and outdoor space ranging from generous balconies to much larger outdoor roof terraces.

Sun shading is provided with subtle applied "eyebrow" elements thoughtfully incorporated into the façade to express clean, horizontal lines across the building facades. Balconies and terraces will utilize a horizontal cable railing system. Roof level terraces also feature a trellis structure to provide shade for the terrace occupants.

A rich palette of materials and colors will create a unique architectural expression at each building. Buildings will be broken into three distinct color families to provide maximum diversity across the new neighborhood. Each color family will have its own distinctive blend of brick, simulated wood, metal panel, and stucco colors to enhance the individuality of each building. All glazing will be high-performance glass to provide the maximum thermal value for each unit.

Open Space

The proposed project will provide internal residential amenities and open space for an enhanced user experience. All perimeter buildings will be setback off the property line to provide them with a landscape buffer. Those landscaped buffer areas will be common elements, governed and maintained by the condominium association to ensure long term consistency and preservation of the exterior of the



property. Two interior landscaped spaces will serve as a focal point to the interior buildings and the entrances fronting on them.

The Clubhouse will offer exterior lounge space, fireplace area, and grilling stations, as well as an in-ground pool/spa with casual seating. All spaces are appropriately landscaped for visual enjoyment of the residents.

DEVELOPMENT REVIEW BOARD CRITERIA

The City's zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

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: *One Scottsdale has an approved zoning case and development agreement which sets forth the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Project is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.*

2. The architectural character, landscaping and master plan 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.
 - b. Avoid excessive variety and monotonous 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: *The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature.*

The project Master Plan provides an average setback along Scottsdale Road of 100 feet to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles and a pedestrian network that encourage social contact and interaction within the community.

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of large, recessed balconies, thoughtfully designed sunshades, and enhanced landscaping at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.



3. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - d. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: *The Property is neither in the ESL or the Historic Property Overlay.*

4. 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: *One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 & 2016 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the north, Scottsdale Road to the west, the Loop 101 Freeway frontage road and interchange on the south and private tracts for private streets to serve the Property. The design of the site plan will enable full access through the site for residents of the multi-family project from the private street tracts within One Scottsdale. These private streets will connect to Legacy Boulevard on the north down to the existing Henkel Way on the south and the freeway frontage road.*

5. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

Response: *This portion of One Scottsdale restricts building height per the 2002 & 2016 Entitlements. This parcel falls within an area of One Scottsdale that allows for ninety (90) feet in height. All mechanical equipment, appurtenances and utilities and their associated screening will be integral to the building design.*

6. 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: *The Property is not within the Downtown Area.*

- 7. 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: *There is no proposed Cultural Improvement Program or Public Art Program.*

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: *The zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan ("GACAP"). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential, employment and support commercial uses approved for One Scottsdale, the project implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Project complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This parcel does not impact the scenic corridor requirements of the 2002 & 2016 Entitlements.*



- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

Response: The City's General Plan, GACAP and existing zoning entitlements will allow the Property to develop as a part of a larger mixed-use core. The Project is a component of an overall One Scottsdale master plan that envisions a mixture of uses providing residents, employees, employers, and tourists alike a place to live, work, play and shop. This type of development plan creates a sustainable environment to reduce vehicle trips and creates a mixture of uses in one development creating convenience of persons residing or working in the vicinity. The set of zoning restrictions and master plan requirements for the infrastructure of One Scottsdale ensures the City is allowing a development plan that contributes to the health, safety, and welfare of the community.

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The Project creates an additional residential component to the evolving One Scottsdale mixed-use development. With proposed hotel, commercial and office uses beginning to develop north of Legacy Boulevard within One Scottsdale's Planning Unit III, the proposed residential development will introduce 14 lower-scaled, 4 story "stacked-flats" buildings in a more urban paradigm. The design intent is to create an authentic urban neighborhood experience.

A hybrid of a conventional townhouse unit and a typical condominium flat, multi-story units are consolidated into larger floor plates, interlocking with adjacent units for a much more efficient use of space and less vertical travel between stories. Individual units will have generous private outdoor spaces to encourage indoor/outdoor activities.

As a lower density product type, walkability and connectivity between the neighboring buildings within the development and the overall surrounding context will be highlighted by thoughtful exterior massing and materials, large balcony and terrace spaces, generous outdoor amenity space, landscaped setbacks, and defined sitelines. An internal sidewalk and open space network will connect to the perimeter sidewalk and ultimately the overall One Scottsdale master planned area.

- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The site plan is designed with access from a private street tract along the north, south, east, and west side of the parcel. These private street standards will be consistent with the street sections from the 2002 Entitlements. All perimeter buildings will be set back off the property line for an adequate landscape buffer, and to allow for uninterrupted pedestrian foot traffic around the development. Individual front doors for each unit will be provided along the street frontage. All residential units within the development will have their own securable front doors and private 2-car garage, not a common area entrance/lobby and parking structure, for increased security.

Vehicular entry into the development will be located at a main gate located off of 73rd Way. Located centrally to the development and directly within the main entrance will be the residential



amenity spaces and Clubhouse building. Designated areas for guest parking are to be provided adjacent to the Clubhouse and throughout the project.

Bike use and foot traffic is encouraged to solidify the urban vitality of the project. Outdoor bike storage will be situated throughout the site and individually within each unit's garage. Located directly behind the Clubhouse will be a separate Trash building within walking distance to each building. All trash pick-ups will be made outside the property, accessed from 73rd Street.

The future scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of the private street adjacent to the site provides for convenient vehicle and pedestrian access from other One Scottsdale uses.

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include Traditional, Urban, Contemporary and a mixture of Traditional and Contemporary or Con-Trad. The Architectural style of the proposed Atavia project is Contemporary and will relate thematically with the neighboring Portico project to the east. The nearby Streetlights residential project is more traditional in design. Architectural contrast and variety is the goal of the overall evolution of buildings within One Scottsdale. A Contemporary design language fits contextually with the currently approved architectural character in Planning Unit II with the Dial/Henkel building on the south end of Planning Unit II and Portico.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, and utilities.

Response: Mechanical equipment and their associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls or landscape elements, or if located on the roof thru the use of architectural screening compatible with the architecture of the building. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

Response: Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the Atavia buildings are consistent with the existing residential development located to the northeast of the property, and lower than Portico to the east. All sides of the buildings will have consistent architectural detail and character for "four-sided-architecture". Changes in the use or location of exterior building materials, colors, and/or textures will occur in a logical and well thought out fashion. Many of the building design elements are consistent with the City's sensitive design principles and One Scottsdale design guidelines.



- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance

Response: The Property is not located within the City's ESL area.

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: The Property is not located within a historic property designation.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: The Property is not located within the downtown district.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: Architecturally, the project will express a carefully considered and thoughtfully integrated Contemporary design language sympathetic to the existing multifamily residential developments, and the office building located at the NE corner of Scottsdale Rd and the 101, while maintaining a softer residential-focused design expression. Utilizing the highest quality of energy efficient materials, facades will implement a diversity of architectural textures and detailing. The contemporary style will offer a timeless addition to the overall vision of One Scottsdale by striking a balance between the commercial and residential components.



2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran Desert and mountains
 - Archaeological and historical resources

Response: Planned as a more urban, lower density “stacked-flats” product, buildings are designed to highlight adjacencies and walkability more so than views. Glimpses of mountain views may be possible between buildings and the adjacent projects built to the east. Each individual unit will provide its own private outdoor spaces ranging from generous balconies to much larger outdoor terraces.

Atavia will offer 88 luxury condominium units. The project is envisioned as a series of 14, four-story buildings, with a separate Clubhouse/Amenity building located directly off a gated vehicular and pedestrian entry. For both residents and visitors, the first impression of the project upon entering the site will be the highly active residential community spaces and Clubhouse.

Ten buildings will front onto the street edges bounded by 73rd Way, 73rd Street (both Private), and two new Private streets to the north and south of the property. Four internal buildings will front onto a landscaped park space. A separate Trash building will provide pick-up access directly from 73rd Street.

3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Prior to the start of the Project, the site had been master planned for drainage and utility infrastructure. As a result, the site does not currently match exact historical grades for the site. However, existing site topography still generally conforms to historical drainage routes and elevations. The existing site topography is highest on the northeast corner of the property boundary at an approximate elevation of 1631, and drops from the north to the south, to an elevation of approximately 1625. Moving east to west, there is a drop in grade in the middle of the site that runs the length of the parcel. This elevation change was a result of previous grading activity and is generally set at a 4:1 slope. The Project will be designed to align with north to south grade change, with the addition of fill material to raise the western portion of the site to mitigate steep grade drops. Building Finish Floor elevations will be stepped in coordination with the grade changes.

4. **Response:** The existing site was previously 100% graded. The terrain will be matched to those existing conditions. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The native trees and cacti will be salvaged. Landscape on all four sides and internally will be low water use and plants and will be compatible with the One Scottsdale parcels characterized in this portion of the E.D.M.P..



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
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: The streetscape will utilize a combination of a strong landscape character, enhanced colored concrete, pavers, low voltage lighting and decorative fencing and walls to direct views. Street trees are placed to provide comfort, color, and smell for the senses while also providing shade for pedestrians and architectural scale.

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: Walkability is paramount in this type of development. In addition to vehicular traffic, pedestrian access around and throughout the site will also be encouraged. Clubhouse and Trash buildings will be a short walk away for all residents. Bicycle use will also be facilitated by providing ample indoor bike storage. Access to a perimeter walking and riding path is available to residents east of the new residential projects built along 73rd Way.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Pedestrian scale will be addressed through the use of thoughtful adjacencies and integrated living. Humanly scaled massing on building facades will contribute to an engaging and active streetscape. Strategic integration of sun-shades, plus a varying exterior material and color palette will heighten the overall experience for both residents and the extended neighborhood.

Response: All four sides of the site provide tree shaded walks with five clearly delineated pedestrian access points via gates, two at the main entry and one on each of the other sides. In addition, the internal buildings have courtyards with walks providing linkage to the internal amenities and perimeter of the site.

8. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
 - To highlight important building volumes and features, such as the building entry.

Response: Planned as a more urban development, the pedestrian scale will primarily be addressed through the use of a less densely scaled product type, well below the allowable 90 ft maximum height. Building facades will contribute to an engaging and active streetscape by applying carefully designed massing, unique color palettes and varying material expressions per building to encourage a more authentic neighborhood experience. Strategic integration of sun-



shades along the major facades and detailed entry canopies at each individual unit entry will heighten the sense of architectural expression.

9. The design of the built environment should respond to the desert environment:
- Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The promotion of indoor/outdoor activity will be a key feature of the project with each unit providing a generously sized, covered exterior balcony to extend the living experience to encompass both the indoors and outdoors. Varying colors, material accents, and textures will be applied to create a dynamic blend with the natural environment. Sunshade structures will be incorporated into the overall design.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Materials shall consist of high-quality masonry, architectural stucco, synthetic wood panels, and architectural metal panel. Exterior wall construction will incorporate high U-values and insulation. High-performance glazing will be utilized at all windows and exterior doors.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
 - The landscaping should complement the built environment while relating to the various uses.

Response: The landscape will incorporate a variety of tree and shrub sizes. Planting character will be consistent with the C.O.S. guidelines as well as compliment the overall character of the One Scottsdale development and incorporate themes within the E.D.M.P. Plant selections will complement the architecture, urban street environment, pool, and amenities.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.



Response: The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: Tasteful lighting at the base of each building will be used to create a walkable pedestrian experience between buildings.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
- Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

Response: The design and development team will consider integrated signage and branding throughout the entire project in future phases of the project.

SUMMARY

The request is to approve a four (4) story residential project within the central portion of One Scottsdale's Planning Unit II. This proposal will provide for a continuous residential enclave within One Scottsdale located between 73rd Way (Private), 73rd Street (Private), and two new Private Streets located north and south of the development. The proposed development conforms to the 2002 & 2016 Entitlements. The proposed 88 ownership residential units will assist in meeting one of the stipulations from the 2016 Entitlements regarding percentage of residential units being for-sale units. When fully developed, the proposed 4.57 acre site will provide for another type of high quality residential lifestyle for One Scottsdale and this area of the City. We respectfully request the DRB's approval of the Request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - *The applicant states, One Scottsdale has an approved zoning case and development agreement which sets forth the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Project is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.*
 - *Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the One Scottsdale PU II Development Plan, General Plan and Character Areas Plan for a mixed-use medium to high scale project.*
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;
 - b. Avoid excessive variety and monotonous 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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states that the design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature.*

The project Master Plan provides an average setback along Scottsdale Road of 100 feet to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles and a pedestrian network that encourage social contact and interaction within the community.

The design of the Master Plan's built environment responds to the desert environment and pedestrian environment through the use of large, recessed balconies, thoughtfully designed sunshades, and enhanced landscaping at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

- *Staff finds that the Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. Additional architectural design criteria and guidelines are outlined in case 1-MP-2006#2 which established a Master Environmental Design Concept Plan (MEDCP) for the entire One Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation, drainage, hardscaping, walls, lighting, and signage concepts. The proposed Contemporary design of the development is consistent with the One Scottsdale MEDCP.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states, One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 & 2016 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000’s. The site is surrounded by access with Legacy Boulevard to the north, Scottsdale Road to the west, the Loop 101 Freeway frontage road and interchange on the south and private tracts for private streets to serve the Property. The design of the site plan will enable full access through the site for residents of the multi-family project from the private street tracts within One Scottsdale. These private streets will connect to Legacy Boulevard on the north down to the existing Henkel Way on the south and the freeway frontage road.*
 - *Staff finds that Planning Unit II within One Scottsdale is bounded by E. Legacy Boulevard to the north, N. Scottsdale Road to the west and the Loop 101 Frontage Road to the south. Access to the site is provided by private street tracts within One Scottsdale that connect to E. Legacy Boulevard to the north and Henkel Way to the south.*
 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that all mechanical equipment, appurtenances and utilities and their associated screening will be integral to the building design.*
 - *Staff finds that the mechanical equipment and their associated screening is integrated to the building design.*
 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.
 - *This criterion is 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 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.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was zoned Planning Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002 and an updated to the rezoning in 2016. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The property is located on the east side of N. Scottsdale Road between E. Legacy Boulevard on the north, and Loop 101 Frontage Road on the south. Surrounding uses include vacant mixed-use commercial pads to the north, south and west and multi-family residential to the east.

Project Data

• Existing Use:	Vacant, undeveloped mixed-use land
• Proposed Use:	4-story, Multi-family Residential with clubhouse
• Parcel Size:	199,185 square feet / 4.57 acre (gross)
• Residential/Clubhouse Building Area:	79,669 square feet
• Building Height Allowed:	60 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	47 feet 4 inches (inclusive of rooftop appurtenances)
• Parking Required:	162 spaces
• Parking Provided:	168 spaces
• Open Space Required:	11.85-acres (Planning Unit II)
• Open Space Provided:	55,214 square feet or 1.26-acres (Atavia)
• Number of Dwelling Units Allowed:	1,250 units (Planning Unit II)
• Number of Dwelling Units DRB Approved:	706 units (Planning Unit II)
• Number of Dwelling Units Proposed:	88 units (Atavia)
• Number of Dwelling Units Remaining:	456 units (Planning Unit II)

**Stipulations for the
Development Review Board Application:
One Scottsdale PU II Atavia
Case Number: 30-DR-2021#5**

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 (SRC), 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 prepared by KTGy, with a city staff date of 09/03/2024.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Wood Patel, with a city staff date of 09/03/2024.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collectiv Landscape Architects, with a city staff date of 09/03/2024.
 - d. The case drainage report submitted by wood patel 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 wood patel and accepted in concept by the Water Resources Department.
 - f. The Refuse plan submitted by KTGy, with a city staff approval date of August 12, 2024.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3, and 1-MP-2006#2.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

Ordinance

3. Building height for the property shall conform to the building height as shown on the Allowable Building Height graphic set forth in Schedule E of case 20-ZN-2002#3.

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 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 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:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

DRB Stipulations

5. Prior to the issuance of any building permit for the development project, the property 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.
6. With the final plans' submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTERIOR LIGHTING:

Ordinance

- 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.

DRB Stipulations

7. Incorporate the following parking lot and site lighting into the project's design:
 - 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.
 - 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. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

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

AIRPORT:

DRB Stipulations

- 8. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 9. As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.
- 10. Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 (for noise-sensitive uses only, except hotels, motels, resorts and hospitals), AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall grant the city, and record, an aviation easement satisfactory to the city attorney's office

STREET INFRASTRUCTURE:

Ordinance

- G. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 11. On-street parking spaces are required to have radius, versus angle, inflection points.
- 12. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).
- 14. Speed mitigation devices to reduce speed to 25 mph or less shall be installed if parallel parking stalls are placed within the side street intersection departure sight distance triangles.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 15. With the civil construction document submittal, the property 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.

EASEMENTS DEDICATIONS:

DRB Stipulations

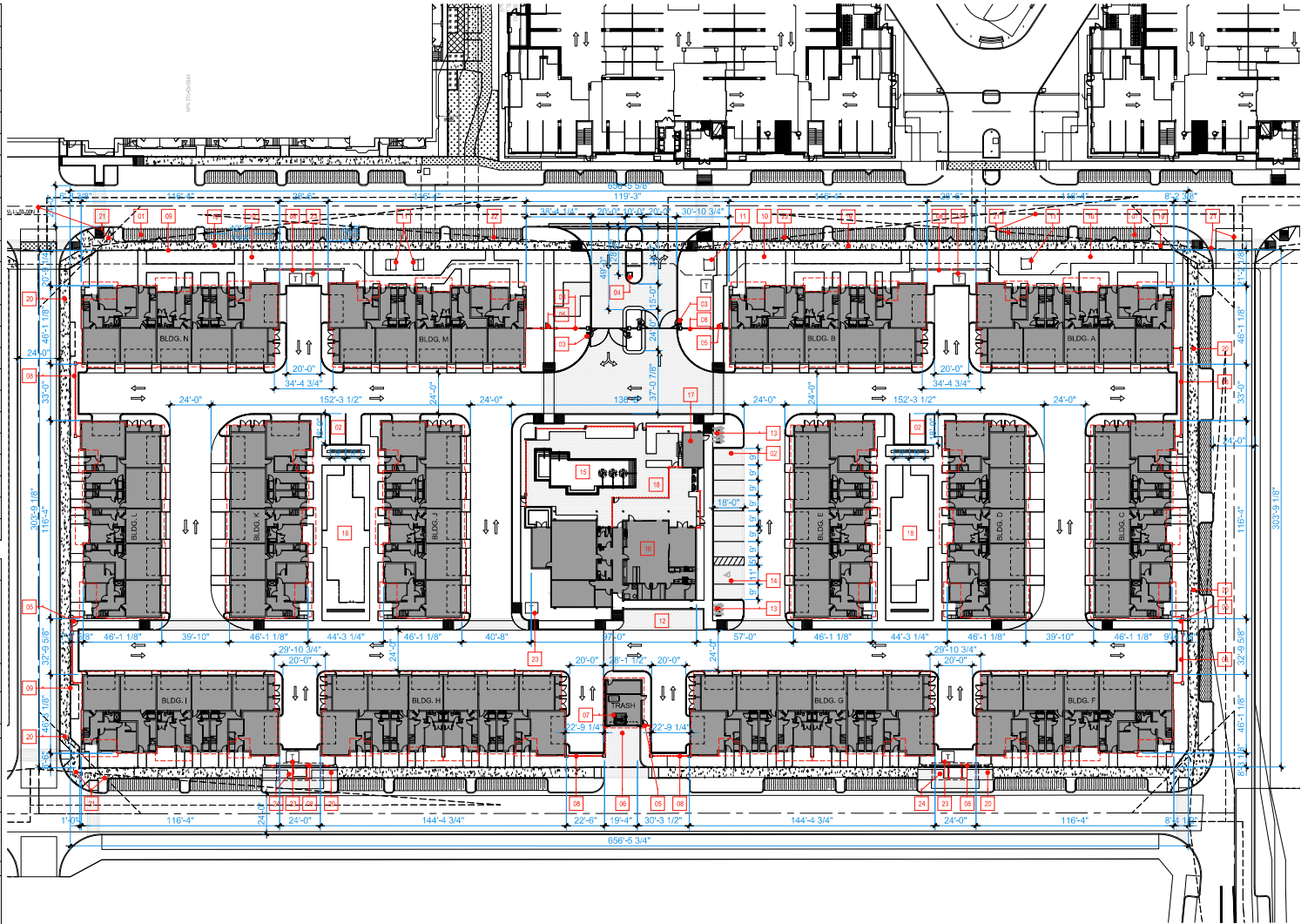
16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A minimum twenty (20) foot wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

KEYNOTES	
01	ON STREET GUEST PARKING OUTSIDE GATED AREA (UP TO 20 SPACES) SEE A1.10
02	GUEST PARKING INSIDE GATED AREA (13 SPACES)
03	ELECTRONIC VEHICLE GATE
04	CALL BOX
05	PEDESTRIAN GATE
06	TRASH PICKUP ZONE - SEE SOLID WASTE PICKUP DIAGRAM
07	TRASH COMPACTOR - SEE SOLID WASTE PLAN
08	PERIMETER FENCING - SEE L1.2-F - "PERIMETER SCREEN WALL"
09	PROPERTY LINE
10	ELECTRICAL EASEMENT
11	EXISTING SWITCHING CABINET & SCREENING
12	12' x 45' LOADING ZONE
13	OUTDOOR BIKE RACKS
14	ACCESSIBLE PARKING
15	RESIDENT POOL
16	RESIDENT CLUBHOUSE
17	POOL PUMP ROOM
18	OPEN SPACE AMENITY FOR RESIDENTS
19	EXISTING 5'-0" PUBLIC WALK
20	NEW 6'-0" PUBLIC WALK
21	SAFETY TRIANGLES - SEE A1.10
22	SITE DISTANCE TRIANGLES
23	TRANSFORMER
24	PARKLET - SEE A2.9 FOR DETAILS

PROJECT DATA

LOT AREA: 190,185 SF (4.57 AC) 19.3 DU / AC		BUILDING FOOTPRINT AREA: 79,669 SF (1.83 AC)		
OPEN SPACE AREA 55,214 SF (SEE A1.5 FOR OPEN SPACE DIAGRAM)		OPEN SPACE % OF LOT AREA 28%		OPEN COURTYARD AREA 14,279 SF
UNIT COUNT	TYPE	PARKING RATIO	PARKING REQ'D	PARKING PROVIDED
0	1 BDRM UNITS	1.30	0	
32	2 BDRM UNITS	1.70	55	60
56	3 BDRM + UNITS	1.90	107	108
88 TOTAL UNITS			162	168
REQ'D ACCESSIBLE PARKING		4% OF PROVIDED (168)	7	8
PROVIDED ACCESSIBLE PARKING (GARAGES)				
TOTAL PARKING PROVIDED				176
GUEST REQ'D		1 SPACE / 6 UNITS	15	20
GUEST PROVIDED SEE A1.10				
GUEST PROVIDED SEE A1.10		(ON STREET) (INSIDE GATED)		13
TOTAL PARKING			177	235
REQ'D ACCESSIBLE PARKING		4% OF GUEST (15)	1	1
PROVIDED ACCESSIBLE PARKING				
BICYCLE PARKING		1 BIKE / 10 CARS (15 GUEST)	2	7

EV PARKING	
MIN. NUMBER OF EV INSTALLED SPACES: 4% OF TOTAL REQ'D PARKING SPACES	
MIN. NUMBER OF EV CAPABLE SPACES: 10% OF TOTAL REQ'D PARKING SPACES	

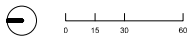


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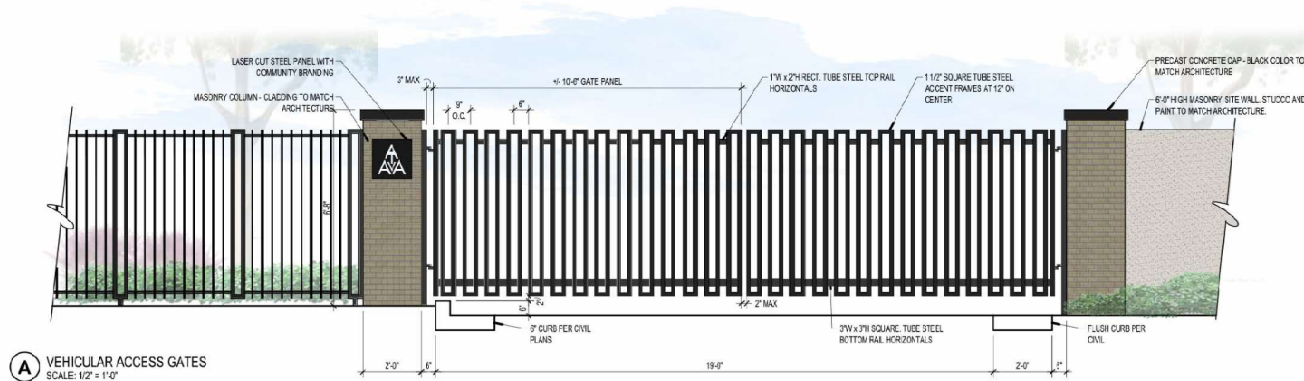
ATAVIA - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3
JULY 26, 2024

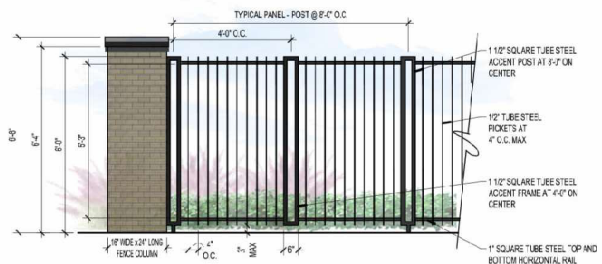


SITE PLAN - GROUND FLOOR PLAN

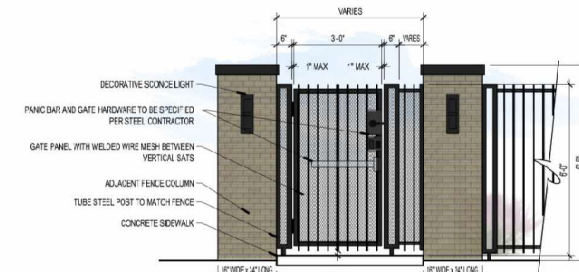
A1.1



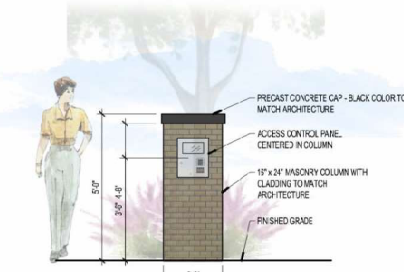
A VEHICULAR ACCESS GATES
SCALE: 1/2" = 1'-0"



B PERIMETER VIEW FENCE AND POOL FENCE
SCALE: 1/2" = 1'-0"



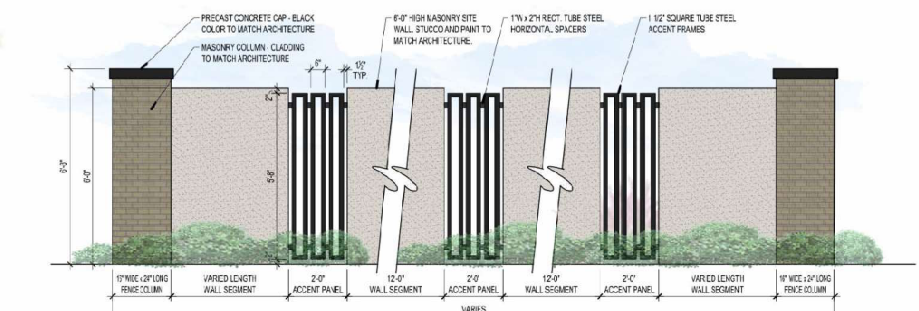
C PEDESTRIAN ACCESS GATES
SCALE: 1/2" = 1'-0"



D GATE CALL BOX
SCALE: 1/2" = 1'-0"



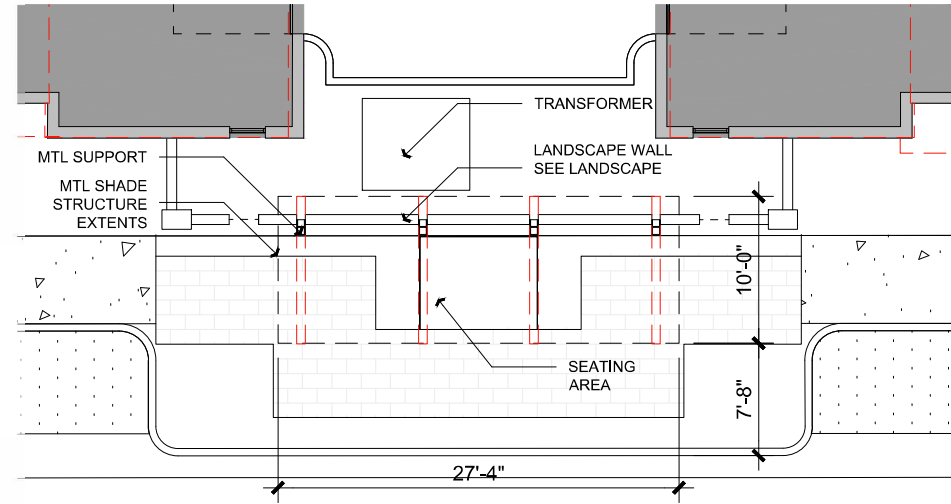
E COURTYARD SCREEN WALL
SCALE: 1/2" = 1'-0"



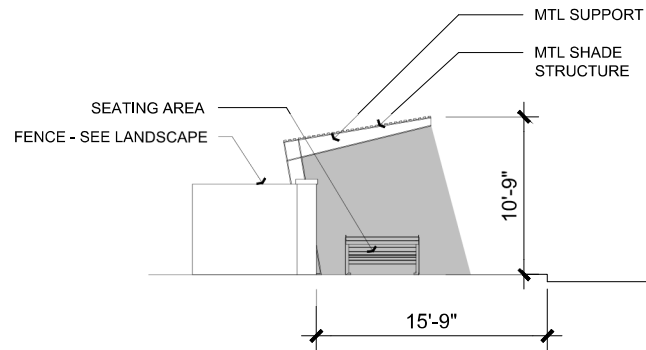
F PERIMETER SCREEN WALL
SCALE: 1/2" = 1'-0"



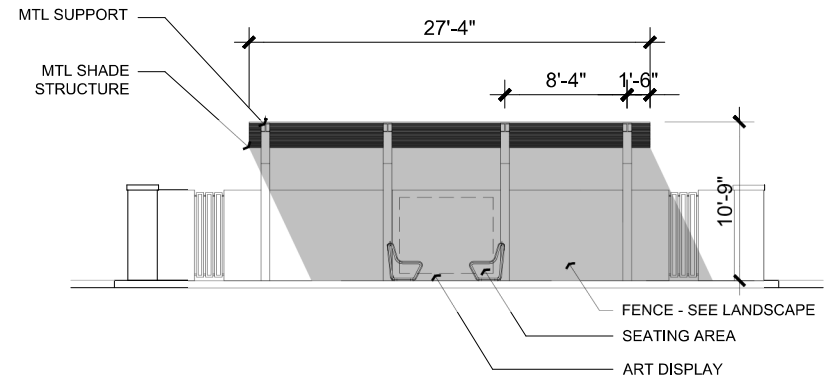
PARKLET - 3D PERSPECTIVE SCALE: N.T.S. 1



PARKLET - ENLARGED PLAN SCALE: 1/4"=1'-0" 2



PARKLET - SIDE ELEVATION SCALE: 1/4"=1'-0" 3



PARKLET - STREET ELEVATION SCALE: 1/4"=1'-0" 4



DEVELOPMENT PLAN NOTES:

1. Subdivisions and building height pursuant to 20-22N-0002 as may be amended
2. Cross-sections, standard details for open space and buffering, lighting, drive-throughs, loading and refuse areas, and walls as required pursuant to a specific parcel development plan and in general conformance with the MEDCP
3. Block dimensions, roadway, alley and pedestrian alignments and locations are conceptual in nature. Final site plan subject to approval by Development Review Board



MASTER DEVELOPMENT PLAN | PU-II



ATTACHMENT 9

ONE SCOTTSDALE



A PASSION FOR GREAT PLACES™

The drawings and information depicted herein are conceptual only and are not intended to represent final architecture, planning, or design. Consult. We do not represent, warrant, or guarantee that such information is true or that it accurately reflects existing or future development. Drawings and Specifications as instruments of service are the property of Espiritu Loca Incorporated and may not be reproduced or used for any purpose without the written permission of Espiritu Loca Incorporated.

04 OCT 20



DEVELOPMENT PLAN NOTES:

1. Subdivisions and building height pursuant to 20-24-002 as may be amended
2. Cross-sections, standard details for open space and buffering, lighting, drive-throughs, loading and refuse areas, and walls as required pursuant to a specific parcel development plan and in general conformance with the MEDCP
3. Block dimensions, roadway, alley and pedestrian alignments and locations are conceptual in nature. Final site plan subject to approval by Development Review Board



MASTER DEVELOPMENT PLAN | PU-II



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ATTACHMENT 10

ONE SCOTTSDALE

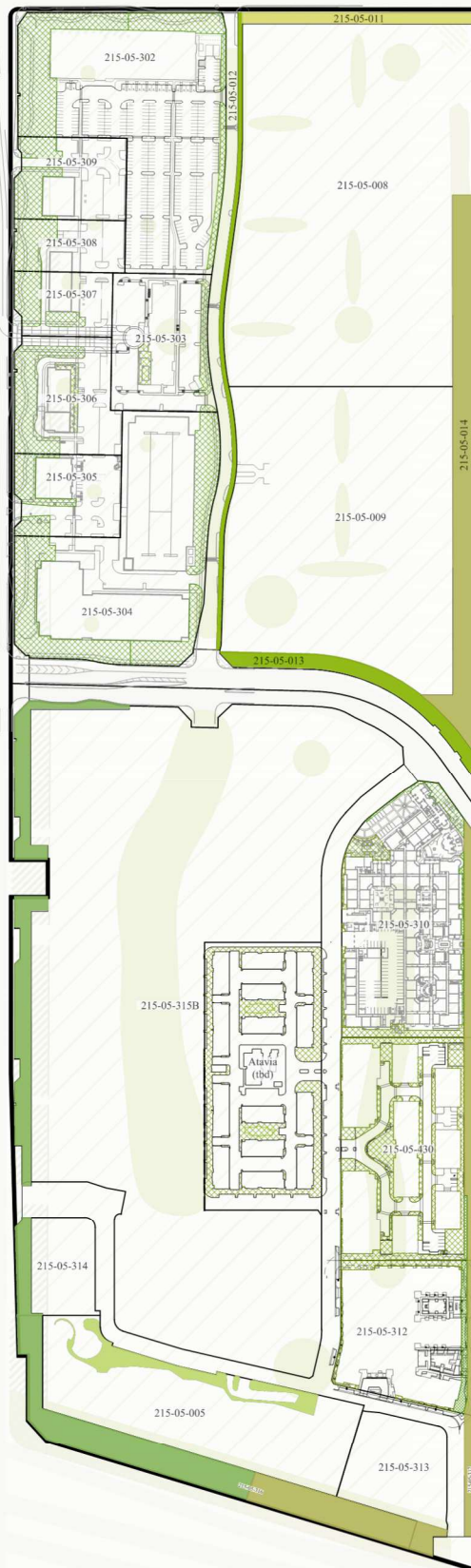


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12SEP24



"CENTER DR"
LEGACY BLVD



ANTICIPATE OPEN SPACE

 PARKS & URBAN OPEN SPACE

STREETSCAPE OPEN SPACE

LANDSCAPE BUFFER

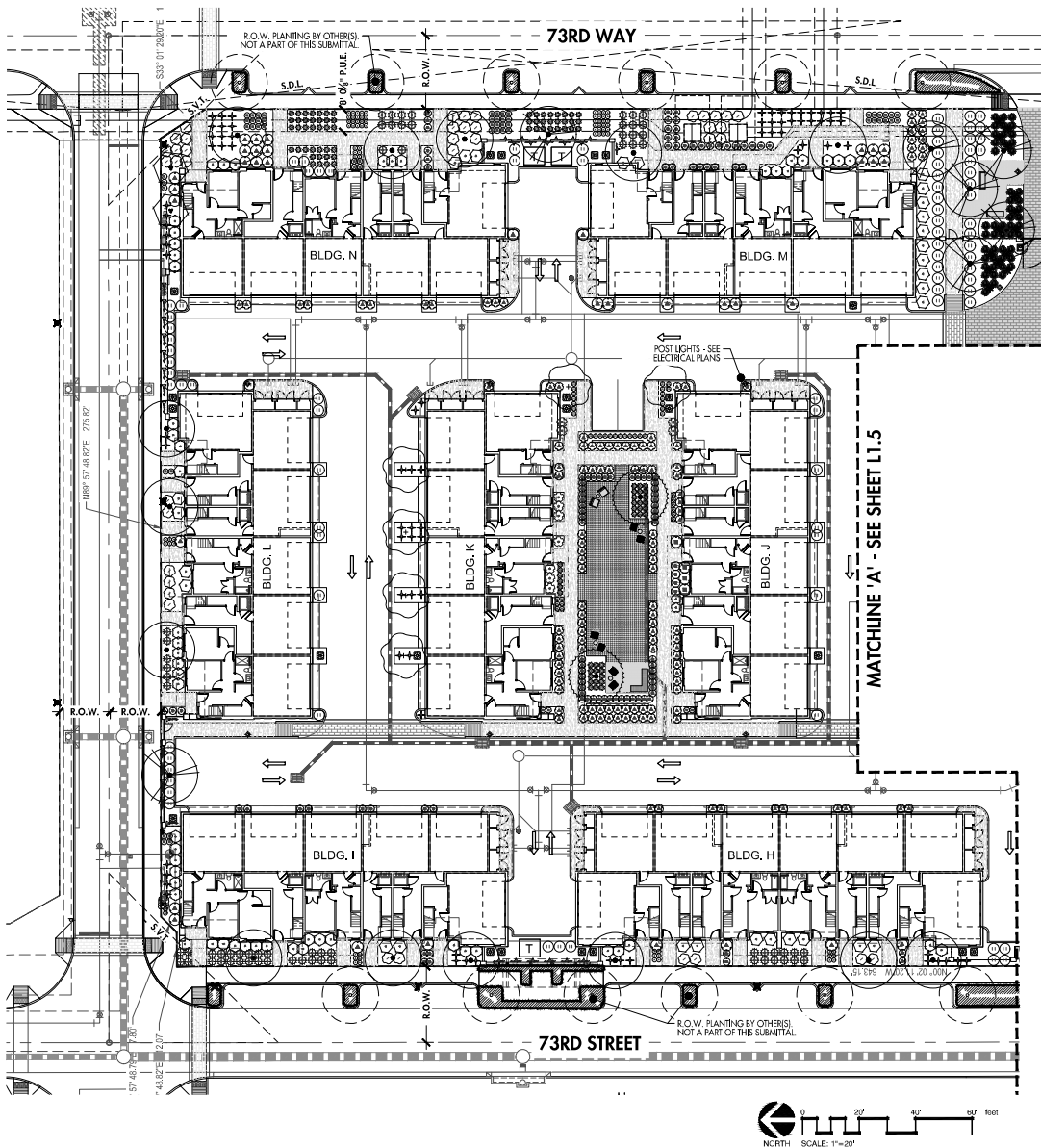
DRAINAGE CORRIDOR

 SCENIC CORRIDOR

12 SEP 2024

ATTACHMENT 11





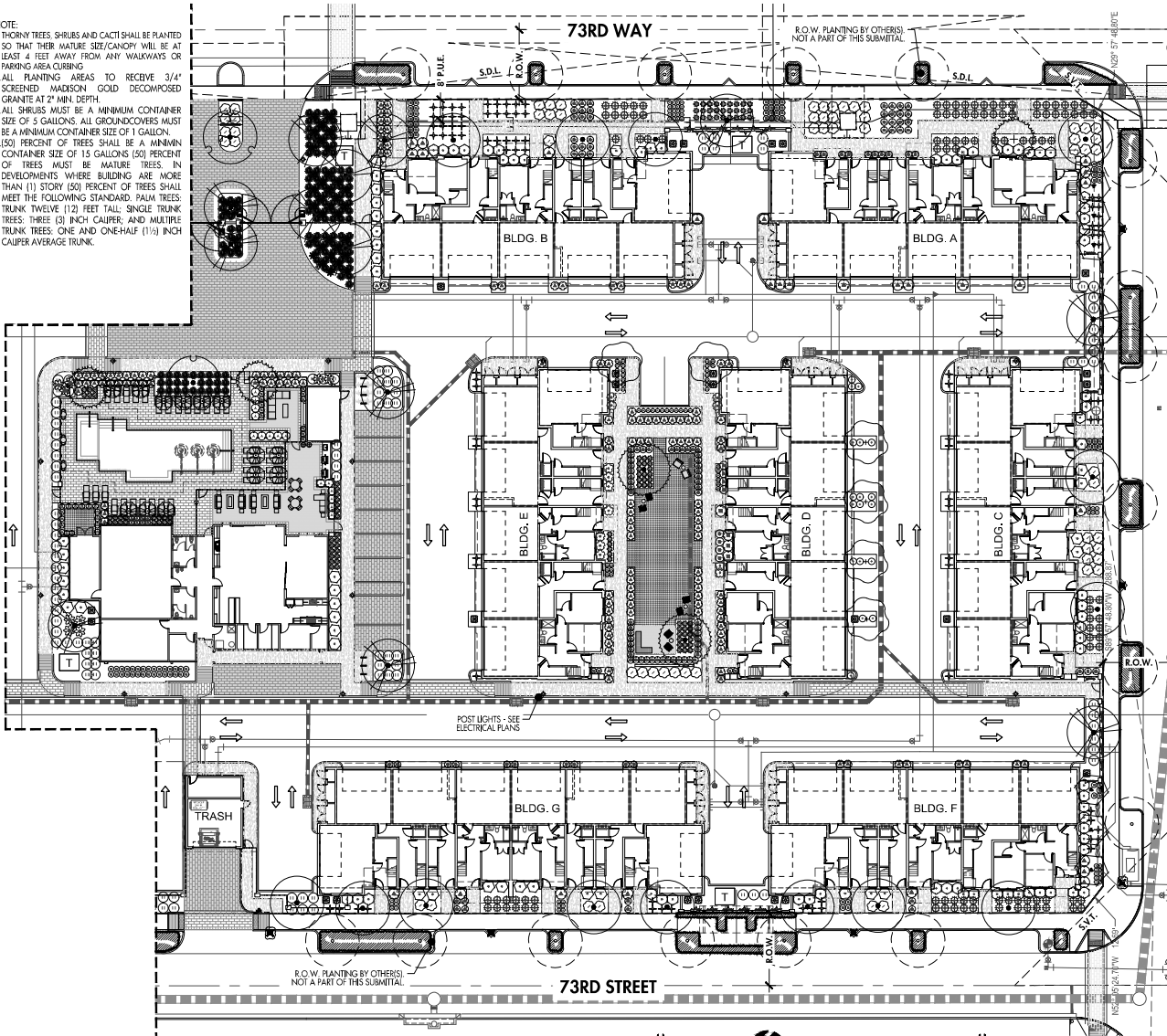
PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY
TREES			
	DESERT IRONWOOD / OLNEYA TESOTA SELECT FOR SPECIMAN QUALITY AND INTERESTING BRANCHING. FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT. UPRIGHT VASE SHAPE. MULTI-TRUNK. 12' HEIGHT X 11" WIDE - 1.5" CAL. AVG. MIN.	54" BOX	2
	GHOST GUM / EUCALYPTUS PARAUANA TALL UPRIGHT - MATCHED 10'0" HIGH X 6'0" WIDE - 1.5" CAL. MIN.	36" BOX	20
	HONG KONG ORCHID TREE / BAUHANIA X BLAKEANA TALL - UPRIGHT - MATCHED 14'0" HIGH X 8'0" WIDE - 3" CAL. MIN.	48" BOX	4
	LESLIE ROY MESQUITE / PROSPERIS X LESLIE ROY UPRIGHT VASE SHAPE. MULTI-TRUNK. 15'0" HIGH X 8'0" WIDE - 1.5" CAL. AVG. MIN.	36" BOX	20
	SMOOTHIE THORNLESS CASCAROTE / CAESALPINIA CACALADO SMOOTHIE UPRIGHT VASE SHAPE. MULTI-TRUNK. 7' HEIGHT X 8' WIDE - 1.5" CAL. AVG. MIN.	36" BOX	3
	SOUTHERN LIVE OAK / QUERUS VIRGINIANA TALL UPRIGHT - MATCHED 15'0" HIGH X 7'0" WIDE - 3" CAL. MIN.	48" BOX	12
	YELLOW BELLS / TECOMA STANS TALL UPRIGHT - MATCHED 8'0" HIGH X 4'0" WIDE - 1.5" CAL. MIN.	24" BOX	12
SHRUBS			
	BIRD OF PARADISE / STRELTIZIA REGINAE	5 GAL	8
	BOXWOOD BEAUTY NATAL PLUM / CARISSA MACROCARPA BOXWOOD BEAUTY	5 GAL	16
	DESERT RUELLIA / RUELLIA PENINSULARIS	5 GAL	276
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS COMPACTA	5 GAL	15
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	8
	HOPSEED BUSH / DODONAEA VISCOSA	5 GAL	75
	LITTLE JOHN WEEPING BOTTLEBRUSH / CALLISTEMON VININULIS LITTLE JOHN	5 GAL	130
	LITTLE OLIVE / OLEA EUROPAEA MONTRA	5 GAL	201
	SIERRA APRICOT YELLOW BELLS / TECOMA X 'MANTABE'	5 GAL	120
	TEXAS SAGE / LEUCODAPHNOLY FRUTESCENS	5 GAL	69
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA CARNOSA WINTER BLAZE	5 GAL	189
ACCENT			
	BEAKED YUCCA / YUCCA ROSTRATA 30" 36" 42" SKINNED TRUNKS	VARIABLES, SEE PLAN	9
	DAWIE'S ALOE / ALOE DAWIE	5 GAL	8
	ELEPHANT BUSH / PORTULACARIA AFRA	5 GAL	89
	GIANT LIRIODIE / LIRIOPE GRANITEA	5 GAL	12
	MEXICAN ALOE / ALOE BARBADENSIS	5 GAL	214
	PALE-LEAF YUCCA / YUCCA PALIDA	5 GAL	192
	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	5 GAL	184
	PINK PARADE RED YUCCA / HESPERALOE X 'PERLU'	5 GAL	187
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	57
	SLIPPER / PEDICLANTHUS BRACCTATUS	5 GAL	24
	SNAKE PLANT / DRACAENA TRIFASCIATA	5 GAL	24
GROUND COVER			
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL	18
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGEN' GOLD'	5 GAL	134
	ROCKY POINT ICE PLANT / MALEPHORA LUTEA	5 GAL	136
VINES			
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' WITH TREES	5 GAL	33
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES 'STAR' WITH TREES	5 GAL	25

NOTE:
1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBS.
2. ALL PLANTING AREAS TO RECEIVE 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE AT 2" MIN. DEPTH.
3. ALL SHRUBS MUST BE A MINIMUM CONTAINER SIZE OF 5 GALLONS. ALL GROUNDCOVERS MUST BE A MINIMUM CONTAINER SIZE OF 1 GALLON.
4. (50) PERCENT OF TREES SHALL BE A MINIMUM CONTAINER SIZE OF 1.5 GALLONS (50) PERCENT OF TREES MUST BE MATURE TREES. IN DEVELOPMENTS WHERE BUILDING ARE MORE THAN (1) STORY (50) PERCENT OF TREES SHALL MEET THE FOLLOWING STANDARD: PALM TREES: TRUNK: TWELVE (12) FEET TALL; SINGLE TRUNK; TREES: THREE (3) INCH CALIPER; AND MULTIPLE TRUNK TREES: ONE AND ONE-HALF (1 1/2) INCH CALIPER AVERAGE TRUNK.

NOTE:
1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.
2. ALL PLANTING AREAS TO RECEIVE 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE AT 2" MIN. DEPTH.
3. ALL SHRUBS MUST BE A MINIMUM CONTAINER SIZE OF 5 GALLONS. ALL GROUNDCOVERS MUST BE A MINIMUM CONTAINER SIZE OF 1 GALLON.
4. 150 PERCENT OF TREES SHALL BE A MINIMUM CONTAINER SIZE OF 15 GALLONS (50 PERCENT OF TREES MUST BE MATURE TREES, IN DEVELOPMENTS WHERE BUILDING ARE MORE THAN (1) STORY (50 PERCENT OF TREES SHALL MEET THE FOLLOWING STANDARD: PALM TREES: TRUNK TWELVE (12) FEET TALL; SINGLE TRUNK TREES: THREE (3) INCH CALIPER; AND MULTIPLE TRUNK TREES: ONE AND ONE-HALF (1 1/2) INCH CALIPER AVERAGE TRUNK.

MATCHLINE 'A' - SEE SHEET L1.5



PLANT SCHEDULE

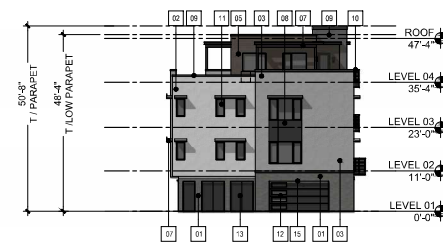
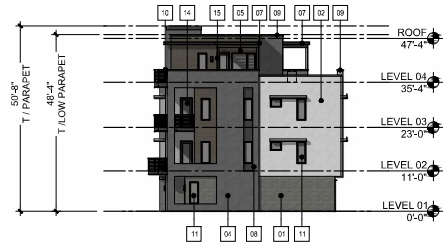
SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY
TREES			
	DESERT IRONWOOD / OLNEYA TESOTA SELECT FOR SPECIMEN QUALITY AND INTERESTING BRANCHING. FINAL SELECTION TO BE APPROVED BY LANDSCAPE ARCHITECT. UPRIGHT VASE SHAPE, MULTITRUNK 12' HEIGHT X 11" WIDE - 1.5" CAL. AVG. MIN.	54" BOX	2
	GHOST GUM / EUCALYPTUS PAPUANA TALL UPRIGHT - MATCHED 10'0" HIGH X 6'0" WIDE - 1.5" CAL. MIN.	36" BOX	28
	HONG KONG ORCHID TREE / BAIKIANIA X BLAKEANA TALL UPRIGHT - MATCHED 14'0" HIGH X 8'0" WIDE - 3" CAL. MIN.	48" BOX	4
	LESLIE ROY MESQUITE / PROSOPIA X 'LESLIE ROY' UPRIGHT VASE SHAPE, MULTITRUNK 15'0" HIGH X 8'0" WIDE - 1.5" CAL. AVG. MIN.	36" BOX	20
	SMOOTH THORNLESS CASAHuate / CHESALPINIA CASAHuate SMOOTH UPRIGHT VASE SHAPE, MULTITRUNK 7' HEIGHT X 6" WIDE - 1.5" CAL. AVG. MIN.	36" BOX	3
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA TALL UPRIGHT - MATCHED 15'0" HIGH X 7'0" WIDE - 3" CAL. MIN.	48" BOX	12
	YELLOW BELLS / TECOMA STANS TALL UPRIGHT - MATCHED 8'0" HIGH X 4'0" WIDE - 1.5" CAL. MIN.	24" BOX	12
SHRUBS			
	BIRD OF PARADISE / STRELTZIA REGINAE	5 GAL	8
	BOXWOOD BEAUTY NATAL PLUM / CAEPESIA MACROCARPA 'BOXWOOD BEAUTY'	5 GAL	16
	DESERT RUELLIA / RUELLIA PENINSULARIS	5 GAL	276
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	15
	FORTNIGHT LILY / DIETES BICOLORED	5 GAL	8
	HORSESHOE BUSH / DODONAEA VISCOSA	5 GAL	75
	LITTLE JOHN WEEPING BOTTLEBRUSH / CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL	130
	LITTLE OLIVE / OLEA EUROPAEA 'MONTRA'	5 GAL	201
	SIERRA APRICOT YELLOW BELLS / TECOMA X 'MISTAKE'	5 GAL	120
	TEXAS LEUCOPHYLLUM FRUTESCENS	5 GAL	69
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA 'WINTER BLAZE'	5 GAL	199
ACCENT			
	BEAKED YUCCA / YUCCA ROSTRATA 30", 36", 42" SHINNED TRUNKS	VARIES, SEE PLAN	9
	DAVE'S ALOE / ALOE DAVEI	5 GAL	8
	ELEPHANT BUSH / PORTULACARIA AFRA	5 GAL	89
	GIANT LIRIOPE / LIRIOPE GRACIENTIA	5 GAL	12
	MESONIAL ALOE / ALOE BARBADENSIS	5 GAL	214
	PALE-LEAF YUCCA / YUCCA PALLIDA	5 GAL	192
	PINK MUHLY GRASS / MUHLBERGIA CAPILLARIS	5 GAL	184
	PINK PARADE RED YUCCA / HESPERALOE X 'PERFUM'	5 GAL	187
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	57
	SLEEPER / PEDALANTHUS BRACTEATUS	5 GAL	24
	SNAKE PLANT / DRACAEINA TRIFASCIATA	5 GAL	24
GROUNDCOVER			
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL	18
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINEGNEW GOLD'	5 GAL	134
	ROCKY POINT ICE PLANT / MUELENBERGIA LUTEA	5 GAL	136
VINES			
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' WITH TIES	5 GAL	33
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES 'STAR' WITH TIES	5 GAL	25



BLDG A,D,I,K,M - SIDE ELEVATION		SCALE: 1/8"=1'-0"	1	BLDG A,D,I,K,M - SIDE ELEVATION		SCALE: 1/8"=1'-0"
BLDG A & M - SOUTH				BLDG A & M - NORTH		
BLDG D & K - WEST				BLDG D & K - EAST		
BLDG I - NORTH				BLDG I - SOUTH		



BLDG A & M - WEST BLDG D & K - SOUTH BLDG I - EAST			BLDG A & M - EAST BLDG D & K - NORTH BLDG I - WEST			
BLDG A,D,I,K,M - GARAGE ELEVATION			SCALE: 1/8"=1'-0"	3	BLDG A,D,I,K,M - FRONT ELEVATION	SCALE: 1/8"=1'-0"



BLDG B,F,N - SIDE ELEVATION SCALE: 1/8"=1'-0" 1
BLDG B & N - NORTH
BLDG F - SOUTH

BLDG B,F,N - SIDE ELEVATION SCALE: 1/8"=1'-0" 2
BLDG B & N - SOUTH
BLDG F - NORTH



BLDG B & N - WEST
BLDG F - EAST



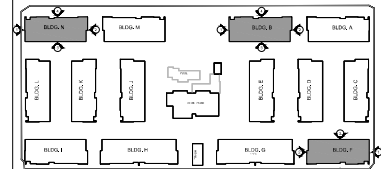
BLDG B & N - EAST
BLDG F - WEST

BLDG B,F,N - GARAGE ELEVATION SCALE: 1/8"=1'-0" 3

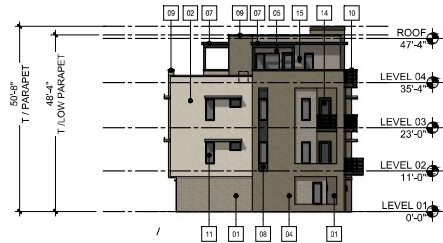
BLDG B,F,N - FRONT ELEVATION SCALE: 1/8"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A, LRV: 58	
03	STUCCO- COLOR 2B, LRV: 32	
04	STUCCO- COLOR 2C, LRV: 17	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	

*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN SCALE: N.T.S.



BLDG C,E,J,L - WEST ELEVATION SCALE: 1/8"=1'-0" 1



BLDG C,E,J,L - EAST ELEVATION SCALE: 1/8"=1'-0" 2



BLDG C & E - NORTH
BLDG J & L - SOUTH

BLDG C,E,J,L - GARAGE ELEVATION SCALE: 1/8"=1'-0" 3



BLDG C & E - SOUTH
BLDG J & L - NORTH

BLDG C,E,J,L - FRONT ELEVATION SCALE: 1/8"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	STUCCO- COLOR 3A	
03	STUCCO- COLOR 3B	
04	STUCCO- COLOR 3C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-3, LRV 26	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	
*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.		
KEY PLAN SCALE: N.T.S.		



BLDG G - NORTH ELEVATION SCALE: 1/8"=1'-0" 1



BLDG G - SOUTH ELEVATION SCALE: 1/8"=1'-0" 2



BLDG G - EAST ELEVATION SCALE: 1/8"=1'-0" 3



BLDG G - WEST ELEVATION SCALE: 1/8"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-1	
02	STUCCO- COLOR 1A, LRV: 47	
03	STUCCO- COLOR 1B, LRV 28	
04	STUCCO- COLOR 1C, LRV 14	
05	FIBER CEMENT FAUX WOOD SIDING- WD-1	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	
<p>*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.</p>		
KEY PLAN		SCALE: N.T.S.



BLDG H - NORTH ELEVATION SCALE: 1/8"=1'-0" 1

BLDG H - SOUTH ELEVATION SCALE: 1/8"=1'-0" 2



BLDG H - EAST ELEVATION SCALE: 1/8"=1'-0" 3

BLDG H - WEST ELEVATION SCALE: 1/8"=1'-0" 4

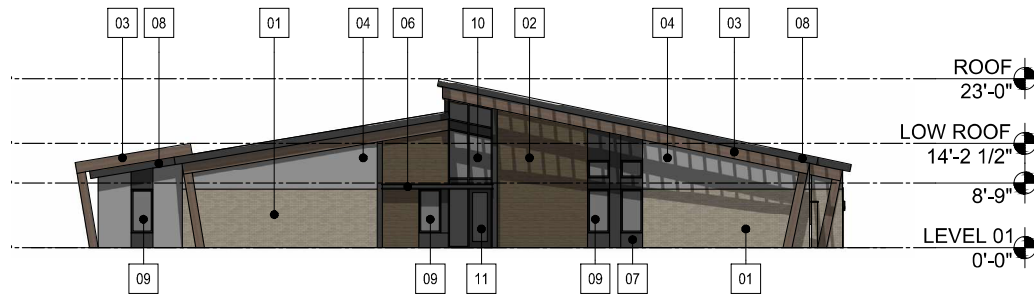
EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A, LRV: 58	
03	STUCCO- COLOR 2B, LRV: 32	
04	STUCCO- COLOR 2C, LRV: 17	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	PRE-FINISHED METAL LOUVERED SUNSHADE, LRV: 6	
08	COMPOSITE METAL PANEL, LRV: 6	
09	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
10	HORIZONTAL CABLE RAILING, LRV: 6	
11	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
12	OVERHEAD GARAGE DOOR , LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	PATIO DOOR, LRV: 6	
15	LIGHT FIXTURE	
*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.		
KEY PLAN		SCALE: N.T.S.



CLUBHOUSE NORTH ELEVATION

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

1

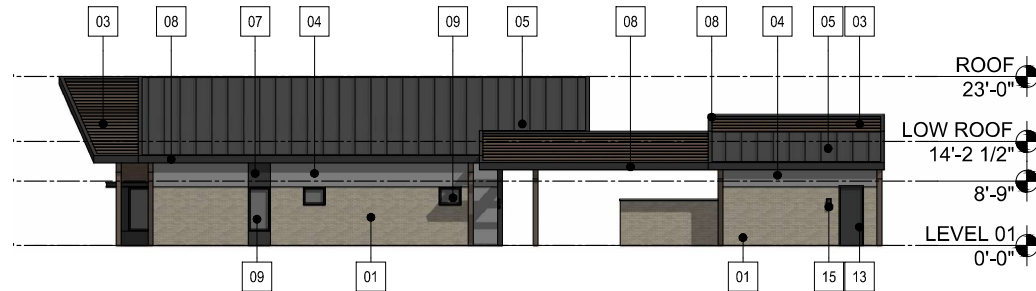


CLUBHOUSE WEST ELEVATION

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

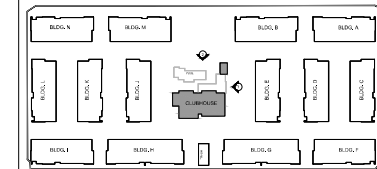
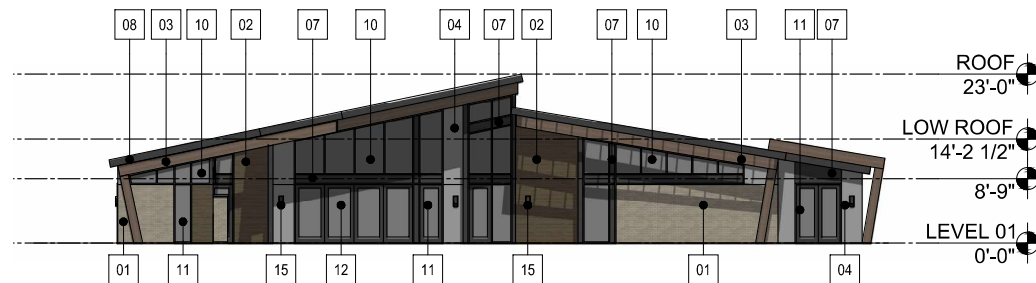
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EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	
*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.		
KEY PLAN		
SCALE: N.T.S.		



EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	

*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



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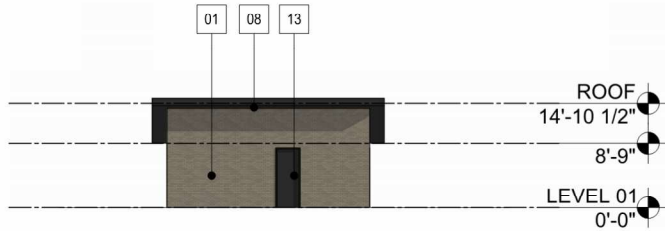
ATAVIA - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3
JULY 26, 2024

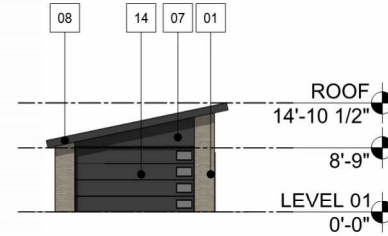


ELEVATIONS - CLUBHOUSE

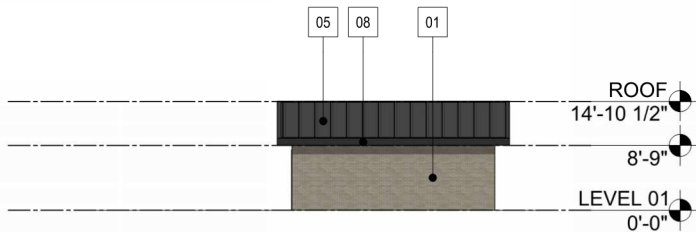
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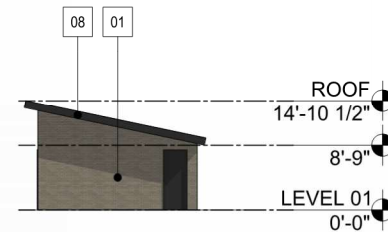
TRASH BUILDING SOUTH ELEVATION SCALE: 1/8"=1'-0" 1



TRASH BUILDING WEST ELEVATION SCALE: 1/8"=1'-0" 2



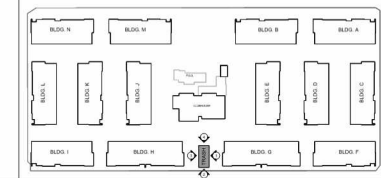
TRASH BUILDING NORTH ELEVATION SCALE: 1/8"=1'-0" 3



TRASH BUILDING EAST ELEVATION SCALE: 1/8"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2, LRV: 18	
03	STAINED WOOD STRUCTURE, LRV: 18	
04	FIBER CEMENT PANEL, LRV: 58	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY, LRV: 6	
07	COMPOSITE METAL PANEL, LRV: 6	
08	PRE-FINISHED METAL CLADDING / COPING, LRV: 6	
09	ALUMINUM CLAD WOOD WINDOWS, LRV: 6	
10	CLERESTORY WINDOWS , LRV: 6	
11	THERMALLY BROKEN ALUMINUM STOREFRONT, LRV: 6	
12	METAL SLIDING PATIO DOOR, LRV: 6	
13	PAINTED INSULATED METAL DOORS / FRAMES, LRV: 6	
14	OVERHEAD DOOR, LRV: 6	
15	LIGHT FIXTURE	

*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN SCALE: N.T.S.



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ELEVATIONS - TRASH BUILDING

A3.7



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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ATAVIA - ONE SCOTTSDALE
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DRB SUBMITTAL 3
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AERIAL VIEW

A4.0



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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DRB SUBMITTAL 3
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 1

A4.1



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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ATAVIA - ONE SCOTTSDALE
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DRB SUBMITTAL 3
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 2

A4.2



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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ATAVIA - ONE SCOTTSDALE
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DRB SUBMITTAL 3
JULY 26, 2024

6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 3

A4.3



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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ATAVIA - ONE SCOTTSDALE
NORTH SCOTTSDALE, AZ # 2022-0690

DRB SUBMITTAL 3
JULY 26, 2024

8-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 1

A4.4



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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DRB SUBMITTAL 3
JULY 26, 2024

8-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 2

A4.5



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DRB SUBMITTAL 3
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COURTYARD VIEW

A4.6



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DRB SUBMITTAL 3
JULY 26, 2024

ENTRY VIEW

A4.7



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AERIAL ENTRY VIEW

A4.8



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DRB SUBMITTAL 3
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AERIAL POOL VIEW

A4.9



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DRB SUBMITTAL 3
JULY 26, 2024

POOL VIEW

A4.10



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DRB SUBMITTAL 3
JULY 26, 2024

STREET VIEW NORTH

A4.11



Zoning Aerial

ATTACHMENT 15

30-DR-2021#5