

**Marked Agendas
Approved Minutes
Approved Reports**

**The September 3, 2015
Development Review
Board Meeting Agenda
and Minutes can be
found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 3, 2015 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Miller & Osborn
26-DR-2015

Location: 3510 N. Miller Rd.

Request: Request approval of the site plan, landscape plan, and building elevations for a new multi-family development, with 24 detached 3-story townhomes, consisting of approximately 48,000 square feet of building area, all on 1.9-acre site.

OWNER

PB & J
Larry Gabriele

ARCHITECT/DESIGNER

LVA Urban Design Studio

ENGINEER

Hilgart-Wilson

APPLICANT CONTACT

Keith Nichter
LVA Urban Design Studio
480-994-0994

BACKGROUND

Zoning

This site is zoned Multi-family Residential District, Downtown Overlay (R-5 DO), which allows high density residential development, including apartments and townhomes, as well as other supportive uses.

Context

Located on the west side of Miller Road, approximately 250 feet north of the intersection of Miller Road and Osborn Road, the site is situated in a mature area of the City at the eastern edge of the Downtown Area Boundary. The site is surrounded on three sides by various forms of residential development consisting primarily of single- and two-story buildings. Due to the location at the

Downtown Area Boundary, and proximity to single-family residential, contextual compatibility and transition are key considerations for this development.

Adjacent Uses and Zoning

- North Multi-family Residential, zoned R-5 DO
- South Multi-family Residential, zoned R-5 DO
- East Single-family Residential, zoned R1-7
- West Municipal Use (Scottsdale Stadium), zoned R-5 DO and Open Space (O-S DO)

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- Building height and massing at the Downtown Boundary
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to raze an existing apartment complex to make space for a new multi-family residential project, consisting of 24 detached three-story townhomes. Site improvements include a common area with a pool, guest parking, and landscaping. A public pedestrian connection from Miller Road to the alley abutting the west edge of the site is also proposed; which was a requirement of a previously approved Transportation Master Plan for the area. Each of the townhomes includes a two-car garage at ground level for resident parking, with the two-story residential units above the garages.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the proposal and the site is posted with the required signage. Additionally, the applicant held an Open House on 5/6/15 at Civic Center Library to gather initial feedback from the community. Overall, attendees were supportive of the proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

Site design has the buildings situated in a grid pattern, with five of the townhomes fronting Miller Road. A central drive aisle meandering through the site will provide access to all the unit garages and guest parking, as well as a vehicular connection to the alley along the western edge of the site. As required by a previous Transportation Master Plan for the area, site design also includes a linear six-foot-wide pedestrian pathway connecting Miller Road to the alley, located between the main drive aisle and the north property line. This connection will be available for public use. A centrally located common area is proposed that includes the main community amenities: pool, restroom building, and gazebo. Additional common open space is proposed between the buildings to provide a setting for the townhomes as well as an aesthetic element for residents. A central area of guest parking is proposed off the main drive aisle, and individual guest parking spaces are proposed between the buildings.

Site design attempts to respond to the goals of the Downtown Urban Design & Architectural

Guidelines (UDAG) by providing a street sidewalk that is separated from the street curb, as well as a public pedestrian connection through the site to connect the street to the alley, that enhances the pedestrian experience in and around the site. Additionally, the site design creates a “compact and intense” project, consistent with an urban downtown setting, while maintaining a pedestrian scale along the street frontage that promotes an attractive and safer pedestrian environment.

Building Elevations

Contemporary in design, the townhome elevations utilize a combination of smooth stucco and cement siding to create the primary façade design, with concrete tiles and metal paneling serving as accent materials. Six separate color schemes, consisting of various muted tones that reflect the southwestern desert environment, are proposed; with each building type reflecting a slightly different color scheme from the other building types. Simplicity of design, combined with the use of varied textures and muted desert colors, is encouraged by both the UDAG and the Sensitive Design Principles. Also in response to the Sensitive Design Principles, the proposal includes canopies and recessing for windows to provide shading and limit the effects of solar exposure. The variations in unit design, i.e. different balcony railings and sloped vs. flat shade canopies, help to create a unique project with visual diversity that should enhance the surrounding neighborhood.

Landscape Design

This site is located in a mature area of Downtown that has a distinctly suburban feel, with greater distances between buildings and large areas of landscaping and open space; particularly adjacent to street frontages. For this project the landscape areas, combined with the detached sidewalk, create a desirable “setback zone”, as recommended by the UDAG. Landscape design for this project enhances the existing context by providing a row of Sissoo trees and groundcover, proposed in linear landscape areas between the buildings and the street sidewalk along Miller Road. The applicant intends to underground existing overhead power lines, and set the trees back a sufficient distance from the street; which will allow the proposed trees to mature without excessive trimming. Landscaping is also proposed between the street curb and the sidewalk, which provides additional buffering between street traffic and pedestrians. Groundcover and accents consist of drought tolerant species, including Yucca, Deer Grass, and Slipper Plant.

Development Information

- Existing Use: Multi-family Residential (currently vacant)
- Proposed Use: Multi-family Residential
- Parcel Size: 1.89 gross acres (82,659 square feet)
1.70 net acres (74,308 square feet)
- Building Height Allowed: 36 feet, exclusive of rooftop appurtenances
- Building Height Proposed: 35 feet 10 inches, inclusive of rooftop appurtenances
- Parking Required: 48 spaces
- Parking Provided: 65 spaces
- Number of Dwelling Units Allowed: 43 units
- Number of Dwelling Units Proposed: 24 units
- Density Allowed: 23 dwelling units per acre

- Density Proposed: 12.6 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Miller & Osborn per the attached stipulations, finding that the provisions of the Downtown Urban Design & Architectural Guidelines, Sensitive Design Principles and the Development Review Criteria have been met.

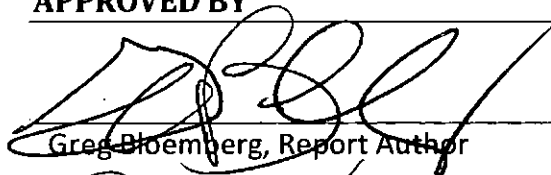
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov


APPROVED BY


Greg Bloemberg, Report Author

8-24-15
Date


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

8/24/15
Date


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

8/25/2015
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations (black & white/color for each building type)
 - 7. Site Wall Details
 - 8. Perspective
 - 9. Streetscape Elevations
 - 10. Material and Color Board
 - 11. Landscape Plans
 - 12. Electrical Site Plan
 - 13. Exterior Lighting Cut Sheets

**Stipulations for the
Development Review Board Application:
Miller & Osborn
Case Number: 26-DR-2015**

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

Stipulation 9 amended by staff after final report was distributed.

Stipulation 1.a amended by staff as part of DRB motion for approval

Stipulations 23 and 24 added by the DRB as part of the motion for approval

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 provided by BSB Design, with a City staff date of 7/7/15.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by LVA Urban Design Studio, with a City staff date of 7/7/15.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by LVA Urban Design Studio, with a City staff date of 7/7/15.
 - d. The case drainage report provided by Hilgart-Wilson and accepted in concept by the Stormwater Management Department of Planning and Development Services.
 - e. The water and sewer basis of design reports provided by Hilgart-Wilson and accepted in concept by the Water Resources Department.

ARCHITECTURAL DESIGN:

DRB Stipulations

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

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. Roof drainage systems shall be interior to the building. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.
5. All shade devices shall be designed so that the shade material has a density of 75% or greater, in order to maximize the effectiveness of the shade devices. Provide details with final construction plans confirming compliance.

SITE DESIGN:

Ordinance

- A. All drive aisles that are designated as fire lanes shall have a minimum width of 24 feet. With the final plans submittal, the site plan shall be revised to identify all internal drive aisles as fire lanes.

DRB Stipulations

6. *The custom pavers proposed for the internal drive aisle shall not encroach into City right of way without prior approval from the City's Public Works Division.*
7. Refuse enclosures shall be constructed in conformance with the City of Scottsdale Supplement to MAG Standard Detail #2146-1.
8. *With the final plans submittal, the site plan shall be revised to identify the location of all above-ground utility equipment. Utility equipment shall be placed so that it does not conflict with pedestrian amenities, resident amenities, landscape features, and/or on-site circulation.*
9. *Existing overhead power lines along the Miller Road frontage and the alley shall be undergrounded as part of this project. Stipulation shall be noted on the final civil improvement plans.*

LANDSCAPE DESIGN:

Ordinance

- B. *With the final plans submittal, the landscape plan shall be revised to demonstrate compliance with Section 10.501.B of the Zoning Ordinance, which requires developments with buildings over one story in height to provide trees that meet the following requirements:*
 - *Palm trees: minimum trunk height of 12 feet*
 - *Single-trunk trees: minimum caliper width of 3 inches*
 - *Multi-trunk trees: minimum caliper width of 1.5 inches*
- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any mature trees from the site.

DRB Stipulations

10. The landscape plan shall be revised to show a dashed line to indicate the sight distance visibility triangles per Scottsdale Design Standards & Policies Manual Section 5-3.119.

EXTERIOR LIGHTING:

DRB Stipulations

11. *Along the public pedestrian path, two additional bollards shall be provided; one near the common area between buildings 13 & 18, and one near the common area between buildings 2 & 10, as identified on the site plan, so that consistent illumination is provided along the entire path.*
12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
13. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- D. *With the final plans submittal, provide a detail of the custom pavers proposed for the drive aisles, confirming compliance with the Americans with Disabilities Act (ADA) as it relates to the access aisle for the accessible spaces.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

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

Street Name	Street Type	Dedications	Improvements	Notes
N. Miller Road	Minor Collector	Dedicate 5 feet fee title right-of-way (existing 35 feet right-of-way half street)	6-foot-wide sidewalk, vertical curb and gutter, driveway	
Alley (along the western property line)	Public Alley	Dedicate 4 feet fee title right-of-way (existing 16 feet right-of-way)	none	

15. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct one driveway on E. Miller Road in general conformance with City of Scottsdale's Supplement to the MAG Standard details, detail #2256 type CL-1.
16. The internal pedestrian connection that connects Miller Road to the alley shall be a minimum of six feet in width. Five feet is permissible only where physical constraints prohibit a six-foot wide sidewalk. All other internal sidewalks shall be a minimum of four feet in width.
17. The owner shall provide 24-foot-wide driveway width, including any curb and gutter, through the site.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- E. 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.
- F. *A Non-Motorized Public Access Easement (NMPAE) shall be dedicated over the entire public pedestrian connection that runs through the site, north of the project entrance, as well as any portion of the street sidewalk that extends beyond the right of way line onto the site.*

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

18. The improvement plans shall be consistent with the accepted water and wastewater Basis of Design reports. Any design that modifies the approved report requires from the owner a site-specific addendum to the report, subject to review and approval by City staff.
19. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

20. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

ADDITIONAL ITEMS:

DRB Stipulations

21. *Flagpoles, if provided, shall be a maximum of 30 feet in height and shall be one-piece conical tapered design.*
22. *Signage not included as part of this approval. Separate review and approval required.*

23. *Colors shall be consistent with the original color scheme provided by the applicant with the first submittal, dated 5/18/15. Prior to final plans submittal, the applicant shall provide a revised Material & Color Board for approval by Current Planning staff.*
24. *Prior to final plans submittal, the applicant shall coordinate with Current Planning staff on a revised streetscape elevation, indicating a set color scheme for the 5 units fronting Miller Road.*



26 DR 2015

DATE: 05/19/15

Miller & Osborn
Conceptual Condo Site

FIRE ORDINANCE REQUIREMENTS

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

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

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

TREO (MILLER AND OSBORN)

SCOTTSDALE, AZ



DEVELOPMENT REVIEW NARRATIVE

History

Taylor Morrison has been helping families create memories for more than a century. As one of the largest North America based home building companies and headquartered here in Scottsdale, Arizona they are accustomed to complementing the unique lifestyle and character Scottsdale has to offer.

Taylor Morrison neighborhoods are designed to offer a better quality of life and the company aims to develop a distinctly desirable luxury residential community on the 1.9 acre Site at 3510 N. Miller Road located north of the northwest corner of Miller Road and Osborn Road.

Originally a single-story apartment complex, the Site has been vacant for a number of years. Taylor Morrison's plan to acquire the Site and remove the existing dilapidated apartment complex and replace it with luxury, single-family, detached homes represents a far more appropriate use for the Site. Remaining under the current R-5 DO zoning category will permit the market viability of the proposed 3-story, 24 unit development and associated amenities. Each one of the 24 single-family detached units will be for-sale product and include a two car garage. At 12.6 du/ac, well under the 23 du/ac allowed under the current zoning, this development will not only be respectful of the existing surrounding development but promote and assure that new development contribute to Downtown urban design goals and is compatible with the character of existing Downtown districts. The proposed three story residences will establish an attractive transition between the distinctive urban character to the West of the Site and the strong residential character to the East.

Context

The Site is surrounded by a mix of uses. It is flanked by 1-2 story apartment complexes to the north and south (R-5). To the east lies Peaceful Valley, a single family neighborhood (R1-7) comprised of single story homes. Most notably, to the west is the Giant's spring training facility (R-5). This Site, located just half a mile from Downtown as well as the Indian Bend Wash Green Belt in a transition area

between the urban core and traditional residential neighborhoods, bridges the gap between various uses and balances interconnection with sensitivity toward the adjacent properties.

The property is part of the Downtown Overlay District. This district is designed to promote continuity of character, density, and continued growth in Scottsdale's unique Downtown area. The developer has worked hard to build and strengthen pedestrian connections to Downtown through the Site. The development will feature pedestrian paths and sidewalks throughout the community. With no gates, this development will allow residents from the surrounding neighborhood passage through to the bustling restaurants, retail, and entertainment of Old Town Scottsdale. These corridors also provide access from the Site to the nearby Green Belt to the east. Situated between the excitement of Downtown and the relaxing acres of the Scottsdale's large park and trail network, residents are poised to take advantage of the area's many unique amenities.

The proposed development is in substantial harmony with the current General Plan Land Use for this site defined as Multiple Use – Type 2. Given the specific physical location of the property, the proposed project will complement the surrounding area, take advantage of existing infrastructure, and promote the community goal of encouraging infill development within the Downtown area.

Downtown

Downtown Scottsdale has many virtues that attract residents, shoppers and visitors who find it different from and more desirable than other places in the metropolitan area. With new development that follows the goals and guidelines of the Downtown Character Area Plan and the Downtown Plan Urban Design & Architectural Guidelines the future of Downtown can be even brighter than it's past.

This proposed development will comply with the goals and policies of the Character and Design element of the Downtown Plan, and the Downtown Urban Design and Architectural Guidelines. In order to do so and provide a development that has contextual compatibility, as requested by the Downtown Plan, this project is proposing an exception from the Downtown setback standards. Typically, 25 percent of the length of a building facade at grade and up to a height of 30 feet shall be setback at least 10 ten additional feet; and area of the building facade at grade and up to 30 feet shall be located at the minimum 20 foot required setback. The exception is being requested due to the context of this site being located on the outer boundary of the Downtown area, adjacent to a single-family residential neighborhood. Given this sensitivity, extensive neighborhood outreach and coordination with City of Scottsdale staff has taken place in order to provide an appropriate contextual transition to the

26-DR-2015
7/7/15

adjacent neighborhood. Therefore this proposal provides a one-story architectural element on all the buildings adjacent to Miller Rd. and the existing neighborhood. In doing so, the setbacks do not meet the percentages listed above and require the proposed exception. With the five proposed detached single-family structures along Miller Rd., rather than one long building frontage, this proposal meets the intent of the setback requirement. The consistent setback pattern breaks up the building massing, provides variation along the street-edge all while creating a coherent and unified street space.

Not only does this proposal address the sensitivity to the adjacent neighbors but it looks to assure that this new development is compatible with the character of existing Downtown districts and contributes to the following Downtown urban design goals.

- **Protect the existing unique character of older Downtown Districts and promote continuity of character in newer ones**

This proposal is located within the urban context of the downtown boundary in an area historically comprised of apartments, yet adjacent to single-family homes. This new project intends to respect the existing surrounding development by creating a project that is almost half of the allowed density of the current R-5 zoning. Separated by the busy Miller Rd., these twenty-four unique, urban style, for-sale, single-family detached buildings intend to seamlessly transition from the adjacent single-family edge to the character and urban context of Downtown Scottsdale.

- **Strengthen pedestrian character and create new pedestrian linkages.**

Given the age of the surrounding neighborhood and the infill nature of this site, this project has the ability through the current proposal to vastly improve the pedestrian character within this area. With a new six foot tree lined detached sidewalk along Miller Rd., pedestrians can take comfort from the provided shade while safely being meandered away from the bustling traffic of Miller Road. With no proposed gates, accessible pedestrian connectivity will allow both residents and the public to pass through the Site in order to connect to many of the surrounding parks, trails and amenities located throughout Downtown Scottsdale and the Indian Bend Wash.

- **Create a compact Downtown with an intensified and diverse mix of activities.**

By enhancing Downtown Scottsdale's pedestrian character and presenting a new residential opportunity within close proximity to the surrounding businesses, this proposal offers a development that is an attractive alternative to the automobile-oriented nature of other places in the metropolitan area. This project is compact while maintaining a pedestrian sense of scale and will compliment the mix of uses such as housing, offices, shopping and other activities that make Downtown an attractive place to be.

- **Create a high level of expectation in the quality of Downtown architecture.**

The proposed architecture will merge elements found in the surrounding traditional single-family architecture with the contemporary style that is consistent with the newer architecture found in the Downtown area. Extended front porches along Miller Rd. will give human size and scale to the architecture breaking down the forms and composition into smaller parts, while reducing the apparent size of the proposed buildings. The proposed courtyards and balconies will encourage residents to take advantage of the regional climate while the use of shading elements will address the warmer months associated with our desert landscape.

- **Create a distinct Downtown landscape character.**

The proposed amenity within this project will be in-line with the people-oriented character that can be found in Downtown Scottsdale. Reinforced by an oasis/resort style landscape theme, this area will encourage residents to gather, relax and socialize in one central area. Whether it's the proposed cabana or new lush landscaping, this area will provide an abundance of shade, color, varied textures and forms in order to enhance each residents living experience.

- **Continue and expand the tradition of Downtown's covered walkways.**

Covered patios and a new detached sidewalk have been proposed in order to provide residents and passersby with shaded protection from the sun, and further serve as a consistent architectural element of pedestrian scale. Shaded walkways will provide fluid connectivity in and out of Downtown as well as the surrounding area. With a focus of mobility and pedestrian circulation and comfort, this proposal can help add to a superior pedestrian environment for Downtown Scottsdale.

- **Create coherent and consistent street spaces.**

Active building frontages are an essential ingredient in Scottsdale's desire to strengthen the Downtown pedestrian character. The proposed Miller Rd. streetscape and setbacks are consistent with the goals of Downtown ordinance and the desire to create a unified image within the Downtown Overlay. Like most downtowns, Downtown Scottsdale is a destination for people. The successful improvements of the current circulation system should fulfill travel, circulation, and access functions to Downtown Scottsdale, and help to achieve enhanced connectivity with a primary focus on the pedestrian.

- **Improve access to convenient Downtown parking.**

With the proposed driveway along Miller Rd. and existing alley access to Osborn Rd. or 75th St., this Project will provide multiple points of access to popular streets that is direct and simple. In addition, improved pedestrian linkages will allow

residents and their guests to be able to take advantage of the convenient proximity, and walk, to many of the surrounding Downtown amenities.

- **Support the Downtown Trolley System.**

With quick and convenient access to the Scottsdale Trolley Miller Rd. route, this proposal will create a development, which will strengthen pedestrian choices, reduce traffic congestion and help solve Downtowns traffic circulation problems.

- **Address the special opportunity of the couplet.**

While not directly located on the couplet, the future residents of this development will have easy access to Drinkwater Boulevard, which is located within a ¼ mile of the Site. Whether it's by foot, bicycle or vehicle they will be able to take advantage of the improved access to Downtown without disrupting the character of the surrounding retail districts.

Downtown Character & Design

In addition to the aforementioned downtown urban design goals, Scottsdale has well established tradition of superior design and quality in its built environment. The following character and design goals for the downtown area lay out a framework to guide development and ensure that Scottsdale will be a premier Arizona destination for decades to come. The proposed development has been designed to seamlessly merge with the existing Scottsdale communities and is compatible with the following downtown character and design goals.

Goal CD 1: The Design and character of any area should be enhanced and strengthened by new development that promotes contextual compatibility.

The project site is currently occupied by a vacant, dilapidated apartment complex. This is far from the highest and best use for the site. Through an extensive community outreach process it has been clear that throughout this sites history, neighbors have been wary of the potential disregard of the existing neighborhood character. While the site is zoned to accommodate high density apartments, the neighborhood has made it clear that this is not what they would like to see on the site. In light of this, our proposal is for 24 3-story, for sale single family residential units. Items such as a one-story element along Miller and pedestrian connections have been addressed to create a smooth transition between the higher density apartment complexes to the north and south of the property and the single family, single story residences to the East of the site. The proposed development will pay homage to both existing uses.

Goal CD 2: Development should sensitively transition in scale, height, and intensity at the downtown plan boundary and between adjoining urban neighborhoods of differing development types.

The proposed development has solicited extensive feedback from neighbors and city officials to ensure that the development is in conformance with the existing communities that surround the site. While the project is adjacent to a single-story traditional Scottsdale neighborhood, the project falls within the downtown character area. A goal of this project is to promote urban living while being sensitive toward the adjacent neighborhood. The unifying component between these uses will be the blending of the urban context and the proposed detached single-family use. The proposed project will be built to the highest quality and will include sensitive setbacks from the street, a one-story element along Miller Rd. and trees and landscaping ease the transition between the project and the single-story homes across the street.

Goal CD 3: Downtown development should respect and respond to the unique climate and context of the southwestern Sonoran Desert.

The architecture for this project was specifically selected to respond to the unique climate of the Sonoran Desert. Extended covered porches and patios, recessed windows, shade awnings and the use of mature trees near walkways and on the south side of residences all protect from the desert sun. These elements create comfortable micro-climates to encourage outdoor living and community interaction. The thoughtful use of native plants and resort style plants will provide a desert oasis and continuity of the Downtown theme while efficiently prioritizing water usage.

Goal CD 4: Strengthen pedestrian character and create strong pedestrian linkages.

Given the downtown location of this site, pedestrian linkages are a priority. This project has the opportunity to create new pedestrian linkages and destinations within the community. The proposed sidewalks will be detached from the street providing an added measure of safety and comfort to pedestrian travelers. Sidewalks will be lined with mature trees to provide shade from the summer sun and to provide an attractive, calming environment for pedestrians to pass through. The project was intentionally designed without gates so that surrounding residents can take advantage of the walkways and get improved access to the many parks, trails, and amenities located throughout Downtown Scottsdale and the Indian Bend Wash.

Goal CD 5: Create Coherent and consistent street spaces.

Proposed street frontages will provide continued pedestrian access and a consistent landscape element created by plant and tree species taken from the recommended downtown plant lists. Within the project, streets are designed with safety and convenience in mind. Guest parking is provided between units and

near the amenity area. Enhanced paving breaks up the streetscape to prevent monotony and to establish a sense of place while the curved main drive contributes to traffic calming. Additionally, pedestrians have the opportunity to traverse the site detached from the street, along pedestrian corridors located between residences.

Goal CD 6: Incorporate a regional landscape palette that complements downtown's urban character.

Downtown Scottsdale utilizes a desert oasis landscape theme. Through the utilization of the recommended Downtown plant list with the addition of resort style vegetation found in the surrounding area, the proposed landscape will reinforce the Downtown character throughout the project. The landscape palette will also consist of various native and low-water usage plants that have been carefully selected and positioned to provide exciting color, texture, and forms. The plantings are designed in layers to create interest and complexity that enhances and complements the surrounding character.

Goal CD 7: The extent and quality of lighting should be integrally designed as a part of the built environment.

Exterior lighting is designed to promote safety while minimizing disturbance to surrounding neighbors. All lights will be energy efficient and will be positioned to meet City Standards. The light fixtures themselves are decorative and will enforce the overall landscape theme.

Goal CD 8: Implement high quality design in downtown architecture.

Taylor Morrison is a premier homebuilder. Over the past decades, they have built up a reputation for constructing high quality beautiful, enduring homes. Headquartered here in Scottsdale, they understand the unique attributes and challenges that come with building in the Sonoran Desert and they have a vested interest in creating fine structures in this area. The proposed product will be a unique addition to downtown Scottsdale. They will each feature deep eaves, recessed exteriors, a mix of materials and space for outdoor living in the form of porches, balconies, and patios. The units are designed to be uniquely urban with a contemporary styling consistent with surrounding downtown architecture.

Goal CD 9: Development should incorporate sustainable building practices and products.

Deep eaves, covered window awnings and the use of shade trees all contribute to lowering AC usage and costs throughout the year. The site will be planted with low water usage plants to decrease the level of on-site irrigation. Close proximity and connectivity to area amenities will decrease reliance on cars. All materials will be durable and long-lasting to reduce the need for maintenance over time.

Sensitive Design

With a mixture of surrounding architectural styles, this new development and the proposed contemporary architecture will enhance and strengthen the design character of the surrounding area. The Site is not located within a historic district so rather than directly imitate the surrounding architecture, it elevates the architecture toward something new and defining.

The design will be a logical hierarchy of masses characterized by contemporary, streamlined shells accented by varied rooflines, staggered building frontages, and attractive balconies. The variety of exterior materials, bump-outs, balconies, and window awnings break up the building's mass into smaller, human-sized elements cleverly reducing the building's bulk. The three different floor plans, ranging from +/-1,800 SF to just under 2,000 SF, provide variation within the Site while maintaining a cohesive community. Each unit will have a private yard as well as a series of balconies, which respond to the desert environment and promote outdoor living. This is a product that was worked very well in California's Bay Area and Taylor Morrison is excited to unveil it in the Scottsdale market.

The center of the community features a lively pool area. The highly visible space will be a community gathering area where residents can swim and lounge in a beautiful resort style setting. The architecture will feature the clean lines and straightforward materials exhibited throughout the community. The design of this public realm is an opportunity to provide identity to the community and convey its high design expectations. Signage will incorporate the clean design elements and will consider the character of the surrounding context in terms of size, color, location and illumination. Proposed lighting will be integrally designed as part as the built environment.

With the proximity to so many great amenities, nearby bus routes and the Downtown Trolley, this development will encourage alternative modes of transportation. Proposed bike racks will be centrally located and integrated into the proposed pedestrian network. Landscaping and shading will show consideration for the pedestrian as well as inviting access to adjacent developments.

All utilities will be hidden underground and trash will be discretely located at the rear of the Site for alley pick up. Every unit will have two parking spaces within a private garage and there will be additional guest parking spaces.

Conclusion

The proposed project adheres to the City of Scottsdale's desire to create vital, viable and necessary residential setting that is situated near employment, entertainment, shopping, and healthcare. The proposed Site plan, landscape

plan, and Site design (all of which fall squarely within the established General Plan and Zoning districts) work together to respond appropriately to the current context by contributing an appropriately located, high quality, innovatively designed residential community, the type of product at which Taylor Morrison excels.

Development Review Board Criteria

1. **The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.**

Response: The proposed 24 unit single-family detached development is in substantial conformance with the current General Plan Land Use of Multiple-Use Type 2 Neighborhoods. The Land Use Element describes this category as areas with strong access to multiple modes of transportation and major regional access and services, and has a focus on human scale development. Mixed use neighborhoods tend to have higher density than traditional development and a focus on walkability. Consistent with the goals of the Land Use Element, this use will support the Mixed-Use neighborhood while promoting development patterns and standards that are consistent with the surrounding area's character.

2. **The architectural character, landscaping and Site design of the proposed development shall:**

- a. **Promote a desirable relationship of structures to one another, to open spaces and topography, both on the Site and in the surrounding neighborhood;**

Response: The proximity to the surrounding downtown core and public open spaces will reduce the reliance on driving. Pedestrian access ways throughout the Site will strengthen the pedestrian link throughout the immediate Site and the greater neighborhood. Enhanced by buildings in line with the urban character, this site will feature appropriate pedestrian scale design features at ground level which will match the integrity of the existing community surrounding it.

- b. **Avoid excessive variety and monotonous repetition;**

Response: The surrounding area has a variety of uses from single family neighborhood to multi-family apartment complexes, to retail and entertainment. The upscale architecture and conscientious landscaped setbacks will allow the project to integrate seamlessly with these varied uses. The project will feature three different product types to promote varied, yet uniform feel throughout the community.

- 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 architecture takes cues from a design that responds to the desert climate. Elements such as integrated window awnings and durable siding and

materials designed to hold up to the harsh sun and provide relief in hot summers. The front facing stoops and balconies take advantage of Arizona's climate to promote three-season outdoor living.

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

Response: At this location Miller is classified as an urban major collector. The roadway was determined to be well under the design volume for this classification. In addition, given the context and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between these land uses in an effort to reduce the demand, distance and frequency of automotive trips.

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

Response: All mechanical equipment, appurtenances, and utilities will be screened by both the building parapet and associated Site walls that are integral with the building and architectural design. Trash will be discretely located and oriented toward the rear of the Site for alley pickup.

5.8.15

Revised 7.6.15



Miller & Osborn

26-DR-2015

ATTACHMENT #2



Q.S.
13-43

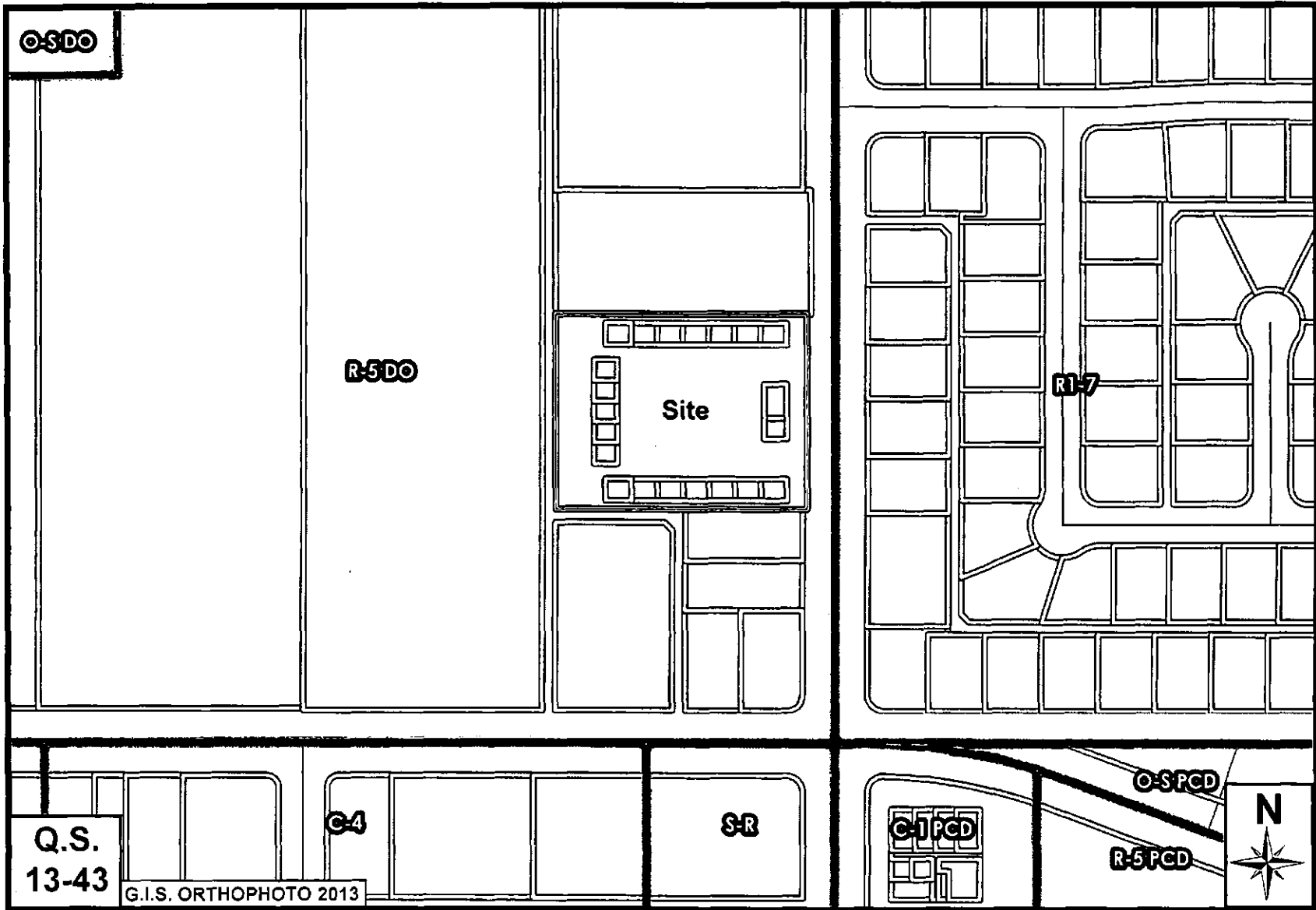
Google Earth Pro Imagery



Miller & Osborn

26-DR-2015

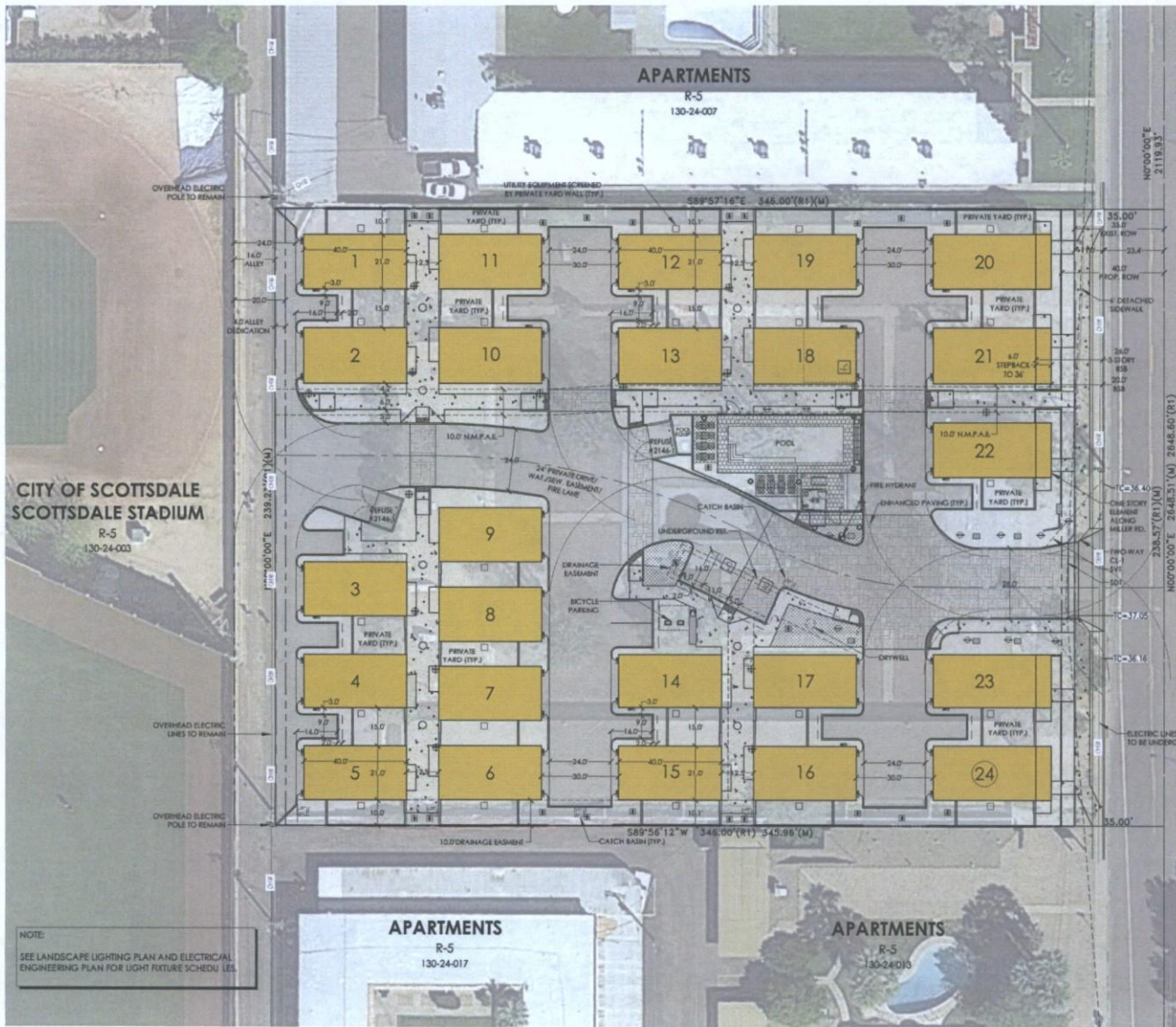
ATTACHMENT #2A



Miller & Osborn

26-DR-2015

ATTACHMENT #3



LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- EASEMENT
- OVERHEAD UTILITY LINE
- UTILITY EQUIPMENT
- FIRE HYDRANT
- BICYCLE PARKING
- ENHANCED PAVING
- CONCRETE SIDEWALKS
- POOL DECK
- CATCH-BASIN
- BUILDING ENVELOPE
- BOLLARD LIGHT
- STREET LIGHT
- L/S LIGHT
- BUILDING LIGHT
- PERIMETER THEME WALL
- INTERIOR THEME WALL
- ACCENT WALL 'A'
- ACCENT WALL 'B'
- GLASS POOL FENCE
- METAL POOL VIEW FENCE
- PRIVATE YARD GATE
- SCREEN WALL & GATE

VICINITY MAP



PROJECT TEAM

Discipline	Company	Contact Info.
Client	Taylor Morrison Colin Phipps	9000 E. Pima Center Parkway, Suite 350 Scottsdale, AZ 85258 480.346.1719 cphipp@taylor-morrison.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Niebler Louna Thelen	120 South Ash Avenue Tempe, Arizona 85281 480.994.0994 slouis@lvasd.com
Civil Engineer	Higart Wilson Zach Higart, PE, LEED-AP 2141 E. Highland Avenue, Suite 250 Phoenix, Arizona 85016 602.490.0535 x104 zhigart@higartwilson.com	
Architect	BSB Design, Inc. Brad Sonnenburg 4125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.443.2100 brsonnenburg@bsbdesign.com	

SITE DATA

LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
 ADDRESS: 3510 N. MILLER RD.
 PARCEL #: 130-24-050 & 130-24-027 THROUGH -049
 ZONING: R-5 D0
 CURRENT USE: VACANT APT. COMPLEX
 PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
 GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
 NET ACRES: 1.78 ACRES (74,308.14 S.F.)
 DWELLING UNITS: 24
 ALLOWED DU/AC: ≤23
 PROPOSED DU/AC: 12.6
 ALLOWED 1ST FLOOR COVERAGE (NET): 35%
 PROPOSED 1ST FLOOR COVERAGE (NET): ~7-27%
 ALLOWED HEIGHT: (36') 3 STORY
 PROPOSED HEIGHT: (36') 3 STORY
 ALLOWED WALL HEIGHT: VARIES (8' MAX)
 PROPOSED WALL HEIGHT: VARIES (8' MAX)
 REQUIRED BICYCLE PARKING (1/10 REQ. V.P.): 4.8
 PROPOSED BICYCLE PARKING: 8
 ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
 PROPOSED DISTANCE BETWEEN BUILDINGS: ≥10'

SETBACKS:	REQUIRED	PROVIDED
FRONT (FROM BOC):	20'	20'
FRONT STEPBACK: (1:1 STARTING AT 30')	6'	6'
SIDE:	0' OR 10'	≥10'
REAR:	0' OR 10'	≥10'
SURFACE PARKING:		17 STALLS
GARAGE PARKING:		48 STALLS
TOTAL PARKING:	48 STALLS	65 STALLS
ADA PARKING:	3 STALLS	3 STALLS

(48' x 65')

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

TRÉO - MILLER & OSBORN

CONCEPTUAL SITE PLAN

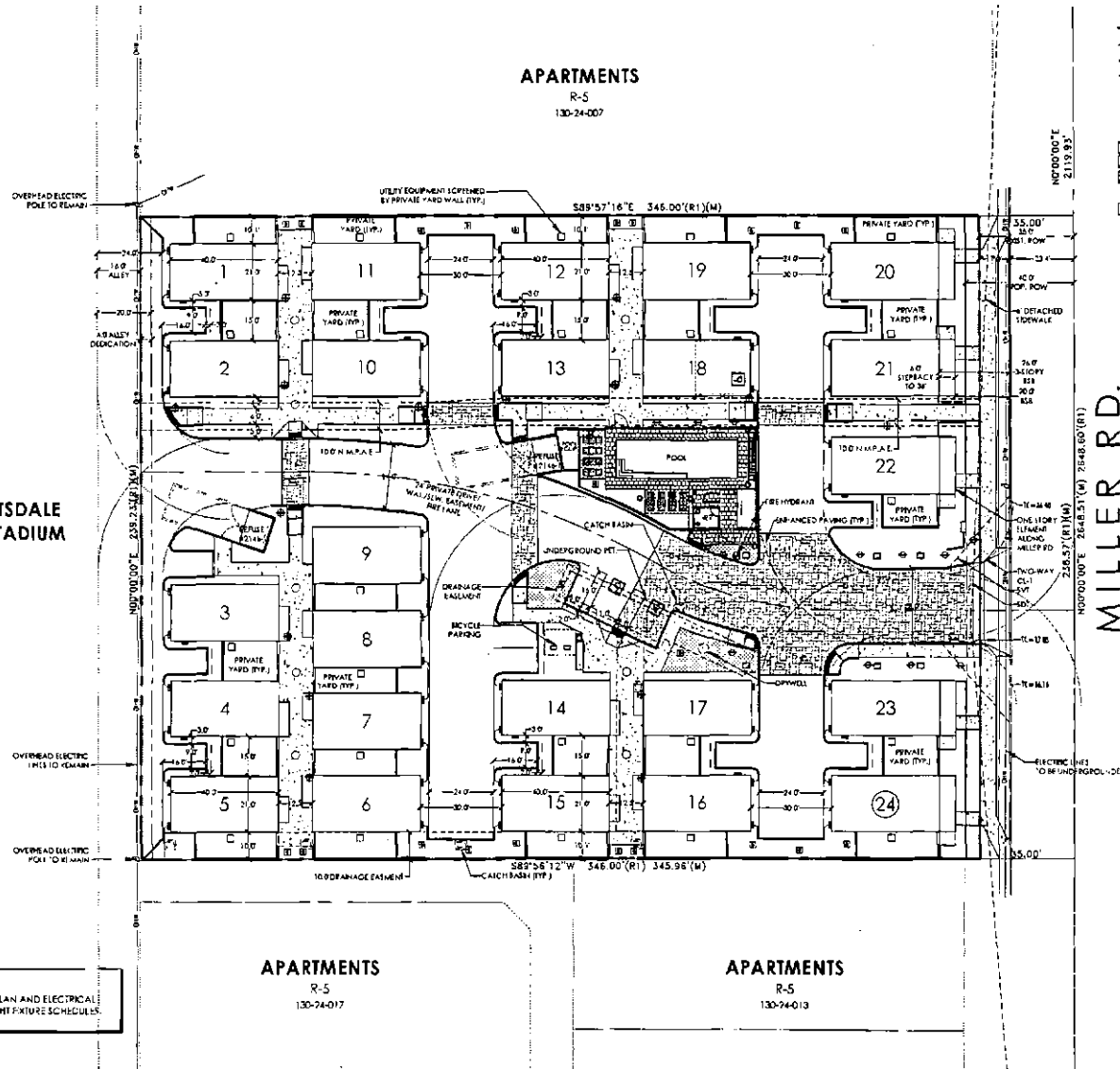
PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING-AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, LLC.
 This document, together with the concepts and design presented herein, is an instrument of service, to be used only for the specific purpose and client for which it is prepared. No use of and no reliance on this document will be written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 51104 Miller and Osborn CONCEPTUAL SITE PLAN 7/15/2015 2:17:30 PM

ATTACHMENT #4

26-DR-2015
7/7/15

APPROX. SCALE: 1" = 20'
 NORTH
 1504 DRAWN BY: PE 5/15/15 REV: 7/7/15
 RELATED CASE #S: 26-PA-2015-24-08-2015
 MILLER & OSBORN - DEVELOPMENT REVIEW
 CONCEPTUAL SITE PLAN PG 1 OF 1

CITY OF SCOTTSDALE
SCOTTSDALE STADIUM
R-5
130-24-003



LEGEND

—	PROJECT BOUNDARY	☐	BOLLARD LIGHT
- - -	RIGHT OF WAY	○	STREET LIGHT
- - -	EASEMENT	⊕	LIS LIGHT
---	OVERHEAD UTILITY LINE	—	BUILDING LIGHT
□	UTILITY EQUIPMENT	—	PERIMETER THEME WALL
○	FIRE HYDRANT	—	INTERIOR THEME WALL
○	BICYCLE PARKING	---	ACCENT WALL 'A'
⊕	ENHANCED PAVING	---	ACCENT WALL 'B'
□	CONCRETE SIDEWALKS	---	GLASS POOL FENCE
□	POOL DECK	---	METAL POOL VIEW FENCE
○	CATCH-BASIN	---	PRIVATE YARD GATE
□	BUILDING ENVELOPE	---	SCREEN WALL & GATE
□	PARKING SPACE OFF SET 11' MIN	---	SITE LIGHTING, SIGNALING AND WALL STAYS

VICINITY MAP



MILLER RD.

**PEACEFUL VALLEY
S.F. RESIDENTIAL
R1-7**

PROJECT TEAM

Discipline	Company Contact Info.
Client	Taylor Morrison Cody Phelps 6000 E. Fina Center Parkway, Suite 350 Scottsdale, AZ 85248 480-346-1719 cphelps@taylor-morrison.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Molyer Landscape Architect 120 South Ash Avenue Tempe, Arizona 85281 480-994-0994 kmo@lvadesign.com
Civil Engineer	Hilgert Wilton Zach Hilgert, PE, LEED-AP 2141 E. Highland Avenue, Suite 250 Phoenix, Arizona 85016 480-986-5124 zhilgert@hilgertwilton.com
Architect	BSB Design, Inc. Brad Sonnenburg 6125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480-483-2100 bradsonnenburg@bsbdesign.com

SITE DATA

LOCATION: N OF NW CORNER OF MILLER RD. & OSBORN RD.
ADDRESS: 3510 N. MILLER RD.
PARCEL: R-130-24-003 & 130-24-029 THROUGH 049
ZONING: R-5 DO
CURRENT USE: VACANT APN, COMPLEX
PROPOSED USE: SINGLE-FAMILY RES. - CONDOMINIUMS
GROSS ACRES: 1.89 ACRES (82,659.78 S.F.)
NET ACRES: 1.70 ACRES (74,308.14 S.F.)
DWELLING UNITS: 24
ALLOWED DU/AC: 8.23
PROPOSED DU/AC: 12.6
ALLOWED 1ST FLOOR COVERAGE (NET): 35%
PROPOSED 1ST FLOOR COVERAGE (NET): 47.27%
ALLOWED HEIGHT: (36) 3 STORY
PROPOSED HEIGHT: (36) 3 STORY
ALLOWED WALL HEIGHT: VARIES (8 MAX)
PROPOSED WALL HEIGHT: VARIES (8 MAX)
REQUIRED BICYCLE PARKING(1)/10 REQ. V.P.: 4.8
PROPOSED BICYCLE PARKING: 8
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
PROPOSED DISTANCE BETWEEN BUILDINGS: 210'

SETBACKS	REQUIRED	PROVIDED
FRONT (FROM BOC):	20'	20'
FRONT SETBACK	6'	6'
(11' STARTING AT 30')		
SIDE:	0' OR 10'	210'
REAR:	0' OR 10'	210'

PARKING	REQUIRED	PROVIDED
SURFACE PARKING:	19 STALLS	
GARAGE PARKING:	48 STALLS	
TOTAL PARKING:	67 STALLS	65 STALLS
ADA PARKING: (APR. 3.0)	3 STALLS	3 STALLS

TRÉO - MILLER & OSBORN

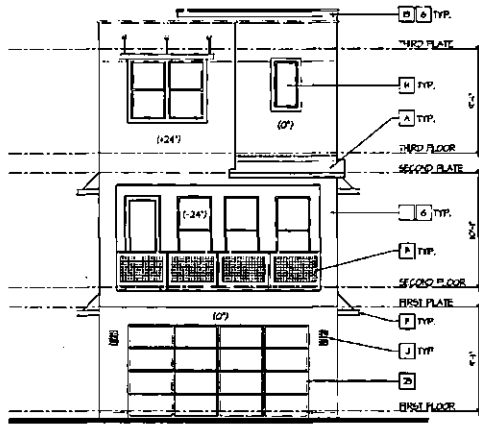
LVA urban design studio
land planning • development entitlements • landscape architecture
120 south osh avenue • tempe, arizona 85281 • 480.994.0994

CONCEPTUAL SITE PLAN

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

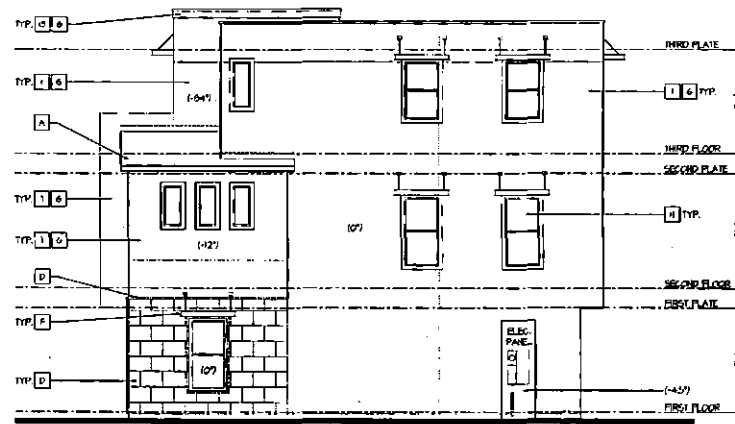
This document, together with the concept and/or design presented herein, is the property of LVA. It is intended only for the specific purposes and/or dates for which it is prepared. Review of said drawings shall not constitute an approval or endorsement and only those who are authorized by LVA Urban Design Studio, LLC shall be entitled to modify or alter these drawings. LVA Urban Design Studio, LLC shall not be responsible for the use of these drawings for any other purpose without the written consent of LVA Urban Design Studio, LLC. 1/15/2018 10:42:44 AM - 12/15/2018 10:42:44 AM - 130-24-003-CONCEPTUAL SITE PLAN (R1-7) 7/6-15/18 7/6/2018

APPROX. SCALE: 1"=20'
NORTH
1504 DRAWN BY: #1 5/13/15, BY: 7/7/15
RELATED CASE #'S 120-24-015 20-09-003
MILLER & OSBORN - DEVELOPMENT REVIEW
CONCEPTUAL SITE PLAN PG 1 OF 1



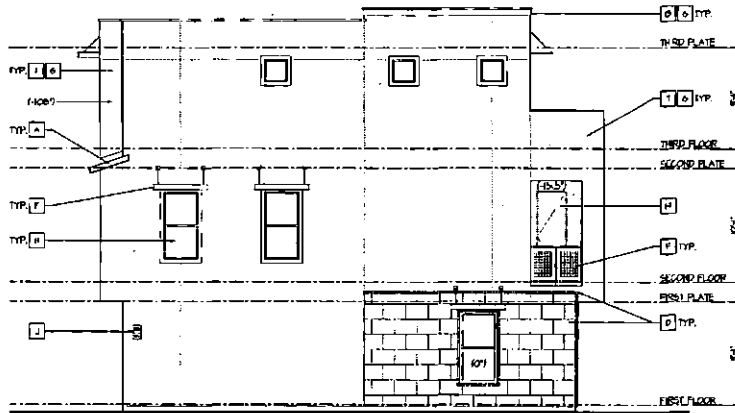
Rear Elevation

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



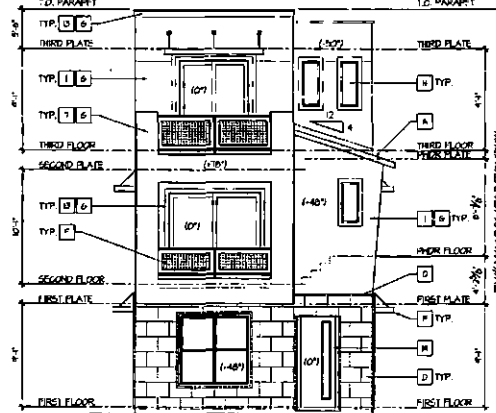
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- FINISHES:**
1. TRAVEL WHITE - SPS04
 2. FINE BEIGE - SPS03
 3. AGING WOOD GRAIN - SPS020
 4. SAND BEACH - SPS021
 5. STONE TAPE - SPS024
 6. HAWAII - SPS025
- EXTERIOR COLORS:**
1. TRAVEL WHITE - SPS001
 2. TRAVEL WHITE - SPS001
 3. STONE TAPE - SPS001
 4. STONE TAPE - SPS001
 5. UNIVERSAL KHAKI - SPS002
 6. UNIVERSAL KHAKI - SPS002
 7. Bittersweet STEEL - SPS006
- EXTERIOR FINISHES:**
1. STURDY BROWN - SPS001
 2. COBBLE BROWN - SPS002
 3. SANDHOUSE - SPS003
 4. PEATHERED MARBLE - SPS004
 5. COCONUT WALK - SPS005
 6. CRAFT PAPER - SPS006
- EXTERIOR MATERIALS:**
1. TRAVEL WHITE - SPS001
 2. TRAVEL WHITE - SPS001
 3. STONE TAPE - SPS001
 4. STONE TAPE - SPS001
 5. UNIVERSAL KHAKI - SPS002
 6. SAND HOUSE - SPS003
 7. Bittersweet STEEL - SPS006

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. EAVE ROOFING - BRONZ RANGE
- C. METAL ROOFING
- D. POSITIONAL GLAZ - HANSAARD BROWN
- E. HARDIE LAP SIDING
- F. JAMES HARDIE - GUESTIN BROWN
- G. COLLEGEUM TRAVERTINE
- H. GOLDENWOOD STONE - SPS001
- I. CRAFT CONTOUR STONE
- J. CRAFTIVE WOOD - ENLIGHTENED
- K. METAL GOLDENWOOD
- L. ALL THRESHOLD - ENLIGHTENED BRIDGE
- M. SMOOTH BRONZ HESTER BRIDGE
- N. PARAMOUNT WINDOWS - LOW P
- O. GLASS
- P. BIFOLDER WALL SOURCE - ARCH BRIDGE

taylor morrison

Homes Inspired by You

The drawings are issued as a full set of electronic and/or printed and are subject to change based upon final design conditions. It is the responsibility of the client to verify all dimensions and details with the contractor before construction begins.

Plan 2113

Miller and Osborn
Scottsdale, Arizona



07.06.2015
© 2015 BSB Design, Inc.

26-DR-2015
7/7/15

ATTACHMENT #6



Rear Elevation

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



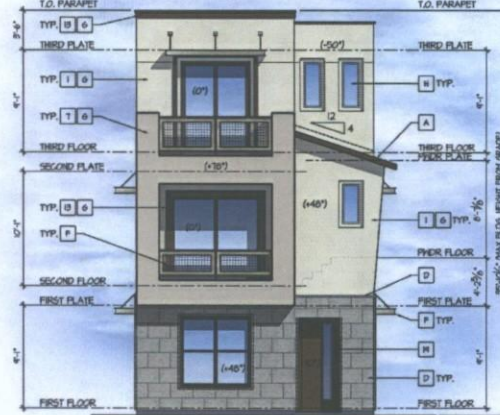
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

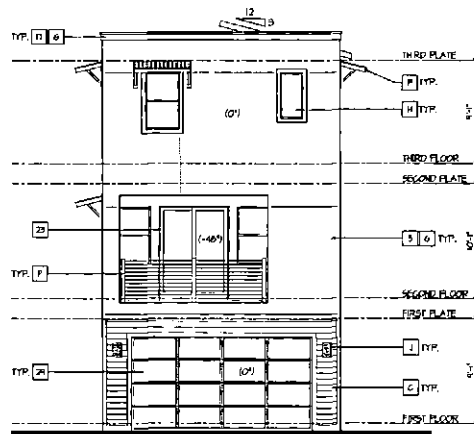
THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- PRIMARY COLORS**
1. SANDY WHITE - SW008
 2. FLM BEIGE - SW608
 3. ACCESSIBLE BEIGE - SW200A
 4. SAND BEACH - SW521
 5. STEREO TAPE - SW708
 6. TRAMPING - SW259
- SECONDARY COLORS**
7. MARLBORO TAME - SW7521
 8. THRESHOLD TAPE - SW201
 9. STONE LASH - SW501
 10. UNIVERSAL KINGS - SW650
 11. SWISS GRACE - SW253
 12. BATTERSHEET SUSH - SW256
- TRAMPOLINE COLORS**
13. STURDY BROWN - SW607
 14. COBBLE BROWN - SW602
 15. SHAKESHAKE - SW2040
 16. HEATHERED SWIRL - SW2041
 17. COCONUT HSK - SW1
 18. GRANT PAPER - SW625
- ENTRY DOORS**
19. STURDY BROWN - SW607
 20. COBBLE BROWN - SW602
 21. SHAKESHAKE - SW2040
 22. HEATHERED SWIRL - SW2041
 23. COCONUT HSK - SW1
 24. GRANT PAPER - SW625
- GARAGE DOORS**
25. MARLBORO TAME - SW7521
 26. THRESHOLD TAPE - SW201
 27. STONE LASH - SW501
 28. UNIVERSAL KINGS - SW650
 29. EDWARD SHADE - SW252
 30. BATTERSHEET SUSH - SW256

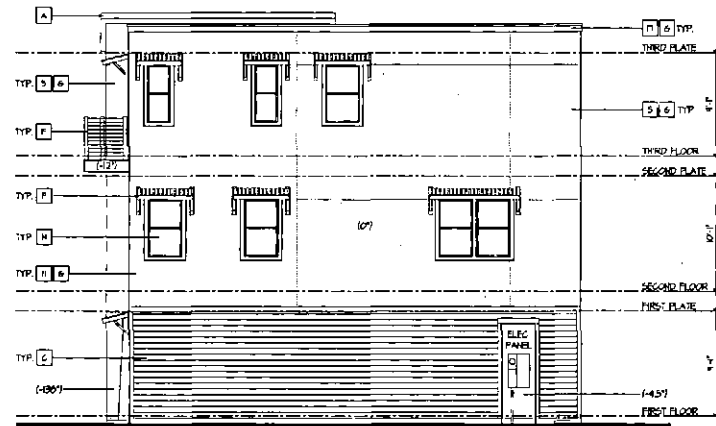
EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

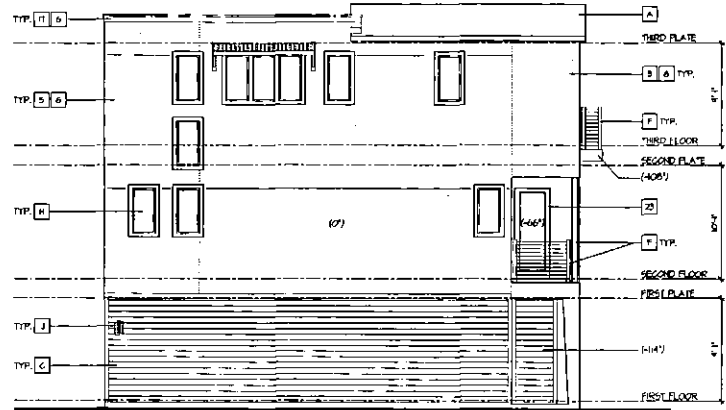
- A. FLAT CONCRETE ROOF TILE
- B. METAL ROOFING
- C. PRESURE-TREATED LUMBER
- D. BRICK
- E. JAMES HARDIE - CHESTNUT BROWN
- F. COLOSSUM TRANSDOME
- G. CREATIVE BRICK - BURLINGTON
- H. GRANT GONTERP
- I. METAL COLPUNAL BRG
- J. ALL THING MET - BRONZE BRONZE
- K. SHOWN FRESH WESTERN SUECO
- L. PARAMOUNT WINDOWS - LOW E GLASS
- M. KITCHLER HALL SCIENCE - ARCH BRICK



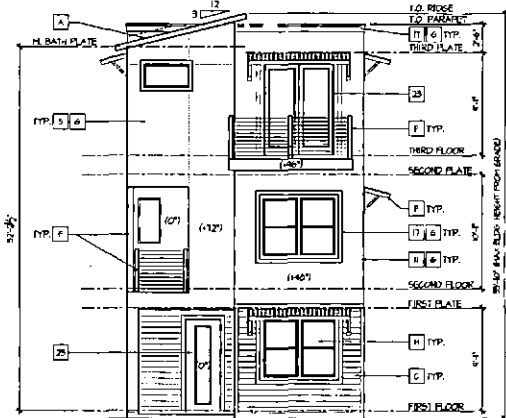
Rear Elevation
SCALE: 3/16"=1'-0"



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



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



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

Plan 2123

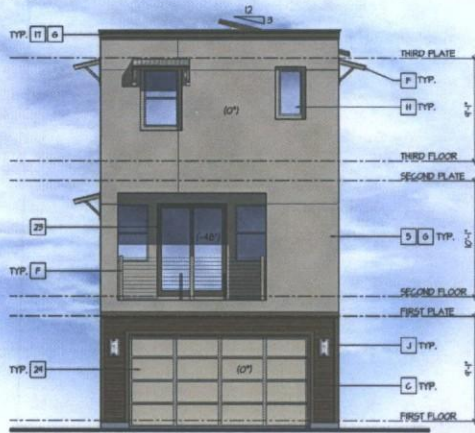
EXTERIOR COLORS:

1. THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.
- PRIMARY COLORS**
- NAVY BLUE - SWS03
 - KELM BIRCH - SWS04
 - SCARBOROUGH BRASS - SWS05
 - SAND BEACH - SWS06
 - SHILOH TAPE - SWS07
 - TAMARISK - SWS08
- SECONDARY COLORS**
- WANTUCKET DUNE - SWS21
 - THRESHOLD TAPE - SWS20
 - STONE LARK - SWS22
 - UNIVERSAL KANE - SWS60
 - KHAKI SHADE - SWS23
 - BITTERSWEET STEEL - SWS24
- TRIM/DOOR CUTS**
- STONEY BROWN - SWS01
 - COBBLE BROWN - SWS02
 - SMOKESHORE - SWS04
 - FEATHERED SHINGLE - SWS08
 - COCCONUT HICK - SW1
 - CRAFT PAPER - SWS25
- DOOR DOORS**
- STONEY BROWN - SWS01
 - COBBLE BROWN - SWS02
 - SMOKESHORE - SWS04
 - FEATHERED SHINGLE - SWS08
 - COCCONUT HICK - SW1
 - CRAFT PAPER - SWS25
- GARAGE DOORS**
- WANTUCKET DUNE - SWS21
 - THRESHOLD TAPE - SWS20
 - STONE LARK - SWS22
 - UNIVERSAL KANE - SWS60
 - KHAKI SHADE - SWS23
 - BITTERSWEET STEEL - SWS24

EXTERIOR MATERIALS:

1. THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.
- FLAT CONCRETE FOOT TILE
 - RAULI ROOFING - BROWN FRANK
 - METAL ROOFING
 - PERISTYLE/CLAD - HANWARD BROWN
 - HARDY LAF SLOAN
 - HANES HANDED - CASPIAN BROWN
 - COLLAGEM TRAVERTINE
 - CORNBARD STONE - BROWN
 - CRAFT COUNTRY STONE
 - CREATIVE BRICK - BLENDED
 - METAL COLOR/PANELING
 - ALL THINGS METAL - BRUSHED BRONZE
 - SMOOTH FINISH HESTER JULGO GLASS
 - PARAMOUNT WINDOWS - LOW LEAD GLASS
 - KIGALER HALL SCIENCE - ARCH BRONZE

26-DR-2015
7/7/15



Rear Elevation

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



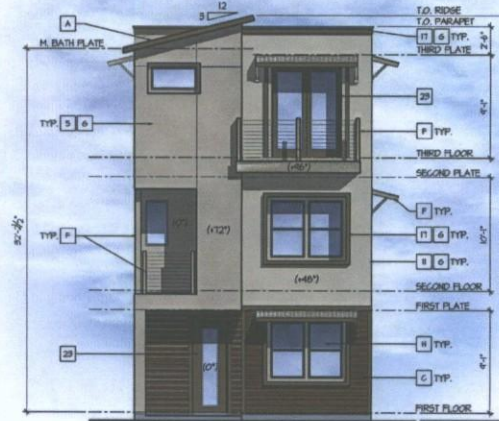
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

PRIMARY COLORS

1. NAVY BLUE - SW650
2. KUMI BEIGE - SW608
3. KAGAMILE BEIGE - SW628
4. SAND BEACH - SW701
5. SUEDE TAPE - SW654
6. TANNING - SW738

SECONDARY COLORS

7. NAVY/CRIST EURE - SW521
8. THRESHOLD TAPE - SW501
9. STONE LICH - SW501
10. UNIVERSAL BROWN - SW650
11. SHAD SHADE - SW503
12. BUTTERSHEET STEEL - SW506

TRIM/POP-OUTS

13. SURETY BROWN - SW601
14. COBBLE BROWN - SW602
15. SPARKHOUSE - SW100
16. HEATHERED SHINGLE - SW504
17. COGNAC WSK - SW6
18. CRAFT PAPER - SW625

ENTRY DOORS

19. SURETY BROWN - SW601
20. COBBLE BROWN - SW602
21. SPARKHOUSE - SW100
22. HEATHERED SHINGLE - SW504
23. COGNAC WSK - SW6
24. CRAFT PAPER - SW625

GARAGE DOORS

25. NAVY/CRIST EURE - SW521
26. THRESHOLD TAPE - SW501
27. STONE LICH - SW501
28. UNIVERSAL BROWN - SW650
29. SHAD SHADE - SW503
30. BUTTERSHEET STEEL - SW506

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. ENGLE ROOFING - BRONX RANGE
- C. METAL ROOFING
- D. FRESH/BEAM-CLAD - HANSHARD BROWN
- E. WINDSE LAP SIDING
- F. JAMES HARDIE - CHESTNUT BROWN
- G. COLOGNIA TRANSPARENT
- H. CORNWALL STONE - BROWN
- I. CRAFT CONTEMP. STONE
- J. CREATIVE BRICK - BLOSSOM
- K. METAL COLUMN/RAILING
- L. ALL THINGS MIL - BRUSHED BRONZE
- M. BROWN FINISH FIBER CEMENT SIDING
- N. PARAMOUNT WINDOWS - LEON T
- O. GLASS
- P. KITCHLER HALL SCORCE - ARCH BRONZE

taylor morrison

Homes Inspired by You



bsbdesign.com

The drawings presented are illustrations of materials and design recommendations, and are subject to change based upon final design recommendations (i.e. approvals, permits, etc.) and MEP design requirements. See plans for final design details.

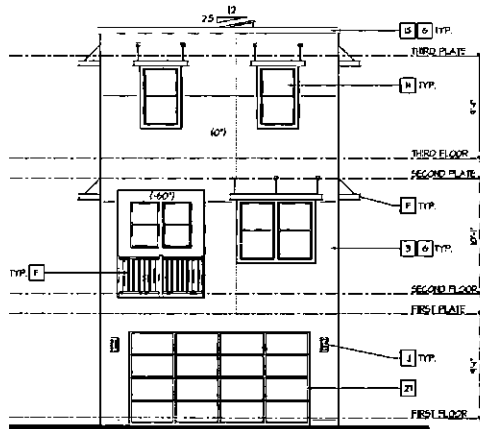
Plan 2123

Miller and Osborn
Scottsdale, Arizona

07.06.2015
© 2015 BSB Design, Inc.

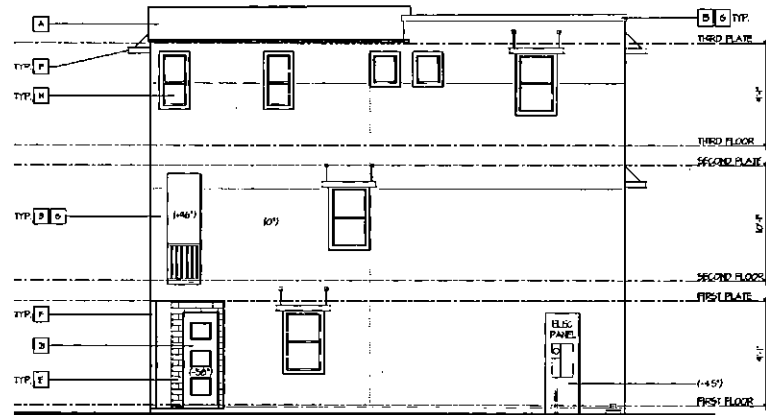


26-DR-2015
7/7/15



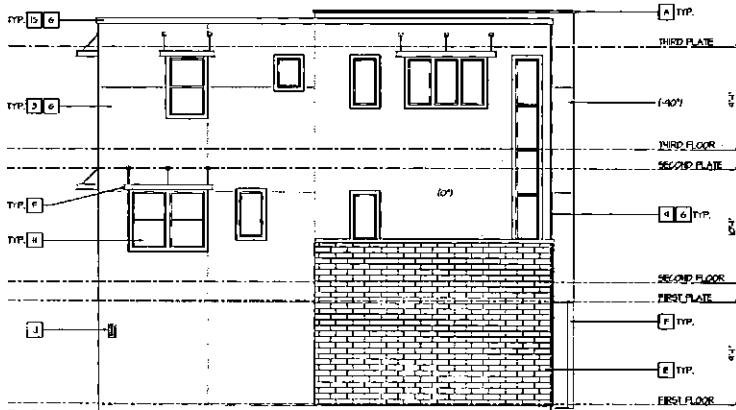
Rear Elevation

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



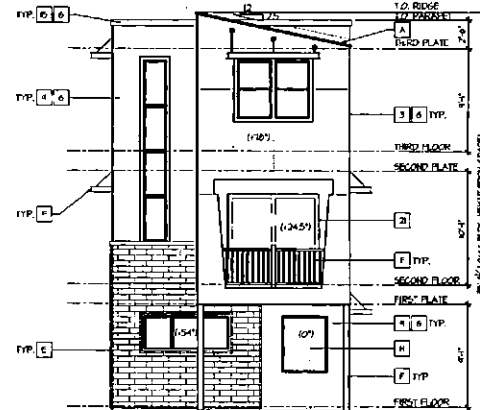
Right Elevation

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



Left Elevation

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



Front Elevation

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

EXTERIOR COLORS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

- EXTERIOR COLORS**
1. MANICATED FINE - SHTDZ
 2. KUMI BEIGE - SHTDZ
 3. HAZELBERRY BROWN - SHTDZ
 4. SAND BEACH - SHTDZ
 5. TIBBOLD TAPE - SHTDZ
 6. TANGARANG - SHTDZ
- SECONDARY COLORS**
1. MANICATED FINE - SHTDZ
 2. TIBBOLD TAPE - SHTDZ
 3. STONE LICH - SHTDZ
 4. IMPERIAL SAND - SHTDZ
 5. HAWAII SHADE - SHTDZ
 6. BUTTERFLY SUE - SHTDZ
- INTERIOR COLORS**
1. TIBBOLD TAPE - SHTDZ
 2. COBBLE BROWN - SHTDZ
 3. SPARKLING - SHTDZ
 4. HEATHERED SHINGLE - SHTDZ
 5. COASTAL WAX - SHTDZ
 6. CRAFT PAPER - SHTDZ
- EXTERIOR MATERIALS**
1. STONY BROWN - SHTDZ
 2. COBBLE BROWN - SHTDZ
 3. SPARKLING - SHTDZ
 4. HEATHERED SHINGLE - SHTDZ
 5. COASTAL WAX - SHTDZ
 6. CRAFT PAPER - SHTDZ

EXTERIOR MATERIALS:

THE FOLLOWING KEYNOTES REFER TO THE SYMBOLS AS SHOWN ON ELEVATIONS.

1. FLAT CONCRETE ROOF TILE
2. GABLE ROOF (G) - SHOWN RANGE
3. METAL ROOFING
4. FREESTONE/SHINGLED - HANGARD BROWN
5. MARINE LAP SIDING
6. JAMES HARDIE - CHESTNUT BROWN
7. COLUMBIAN TRAVERTINE
8. CROSBYWOOD STONE - BROWN
9. CRAFT CONTOUR STONE
10. CREATIVE MASON - BRUSHED METAL COLUMBIAN
11. ALL WOODS METAL - BRUSHED BRONZE
12. BRUSHED METAL - BRUSHED BRONZE
13. PARANALUM MIRRORS - LOW E GLASS
14. KITCHLER PAUL SCORCE - AREA BRONZE

taylor morrison

Homes Inspired by You

© 2015 Taylor Morrison. All rights reserved. This drawing is the property of Taylor Morrison and is not to be used, copied, or distributed without the written consent of Taylor Morrison. All other rights reserved.

Plan 2133

Miller and Osborn
Scottsdale, Arizona

07.06.2015

© 2015 Miller and Osborn, Inc.



26-DR-2015
7/7/15

EXTERIOR COLORS:
 THE FOLLOWING KEYNOTED REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.

- PRIMARY COLORS**
1. SANDY WHITE - SW1001
 2. ELM BEAM - SW1002
 3. ACCENT WALL BEAM - SW1003
 4. SAND BEACH - SW1004
 5. STRONG TAPE - SW1005
 6. TANNED - SW1006

- SECONDARY COLORS**
1. MANICURED EGG - SW1007
 2. THRESHOLD TAPE - SW1008
 3. STONE LION - SW1009
 4. UNIVERSAL KING - SW1010
 5. KINGS SHADE - SW1011
 6. ENTERTAINMENT DITCH - SW1012

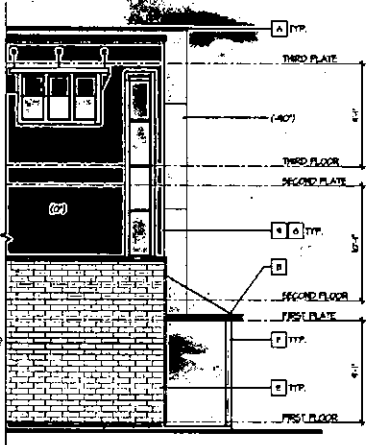
- TERTIARY COLORS**
1. STARDY BROWN - SW1013
 2. COBBLE BROWN - SW1014
 3. SHAZZKISS - SW1015
 4. HEATHERED SHAGLE - SW1016
 5. COCONUT BEAK - SW1017
 6. CRAFT PAPER - SW1018

- EXTERIOR COLORS**
1. STARDY BROWN - SW1013
 2. COBBLE BROWN - SW1014
 3. SHAZZKISS - SW1015
 4. HEATHERED SHAGLE - SW1016
 5. COCONUT BEAK - SW1017
 6. CRAFT PAPER - SW1018

- EXTERIOR COLORS**
1. MANICURED EGG - SW1007
 2. THRESHOLD TAPE - SW1008
 3. STONE LION - SW1009
 4. UNIVERSAL KING - SW1010
 5. KINGS SHADE - SW1011
 6. ENTERTAINMENT DITCH - SW1012

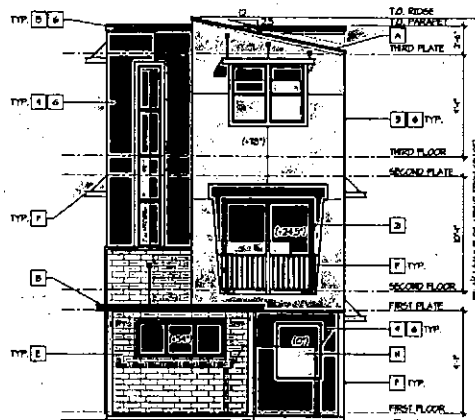
EXTERIOR MATERIALS:
 THE FOLLOWING KEYNOTED REFERENCE THE SYMBOLS AS SHOWN ON ELEVATIONS.

- A. FLAT CONCRETE ROOF TILE
- B. METAL ROOFING
- C. WOOD SHINGLES - UNGRAINED BROWN
- D. WOOD SHINGLES - CHESTNUT BROWN
- E. CREATIVE INTERIOR STONE
- F. METAL COLUMBIAN BR
- G. BRUSHED BRASS - BRUSHED BRASS
- H. PARANCAPI PROFILES - 1/2" x 1/2" ALUMINUM
- I. KITCHER HILL SCULPTURE - AREA CHAIR



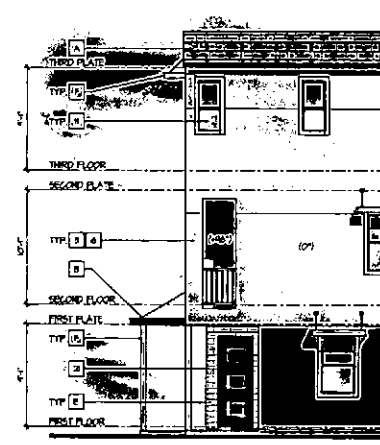
Left Elevation

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



Front Elevation

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



Right Elevation

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

Plan 2133 - Miller Street Front Porch

taylor morrison

Homes Inspired by You



This document is prepared for the exclusive use of the client and is not to be distributed, copied, or used for any other purpose without the written consent of Taylor Morrison. All rights reserved.

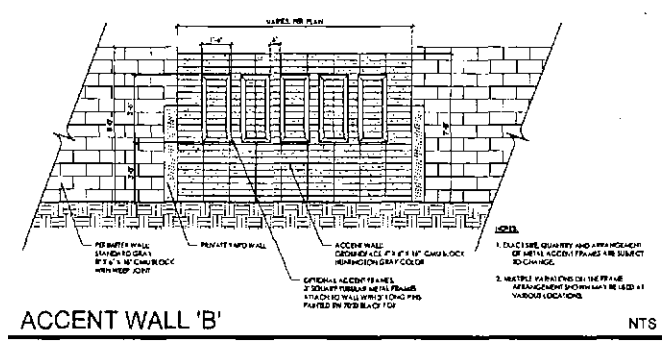
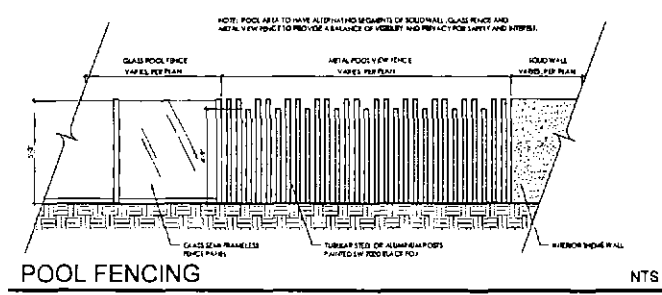
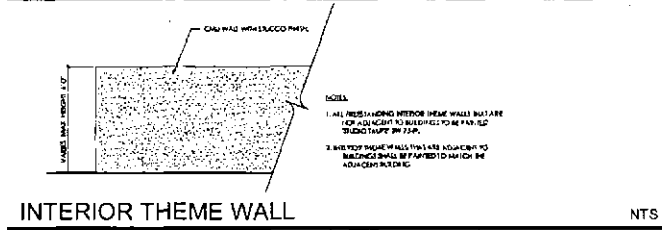
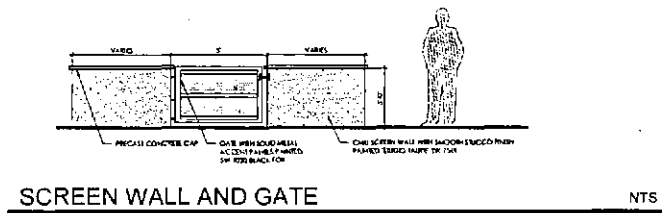
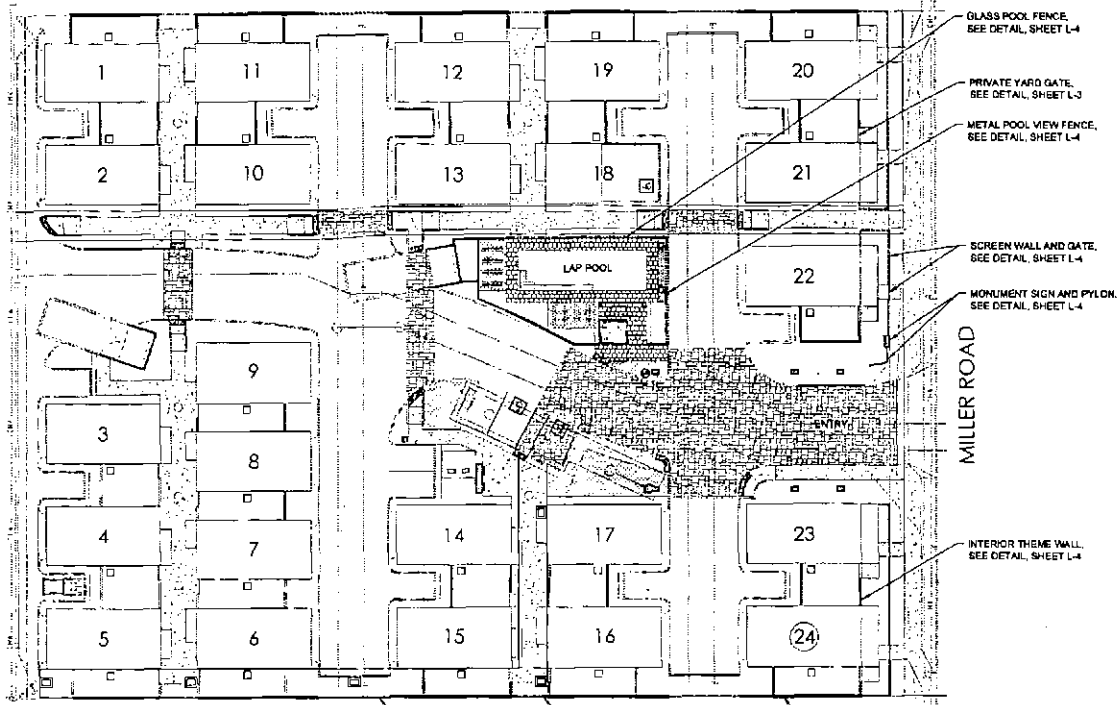
Miller and Osborn
 Scottsdale, Arizona

07.06.2015

© 2015 Miller and Osborn, Inc.

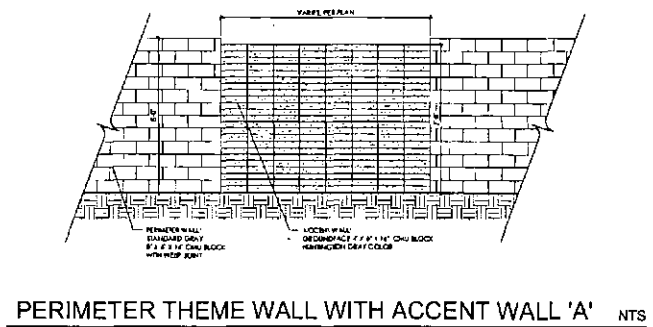


26-DR-2015
 7/7/15



HARDSCAPE SCHEDULE

PERIMETER THEME WALL	SEE DETAIL SHEET L-4
INTERIOR THEME WALL	SEE DETAIL SHEET L-4
ACCENT WALL 'A'	SEE DETAIL SHEET L-4
ACCENT WALL 'B'	SEE DETAIL SHEET L-4
GLASS POOL FENCE	SEE DETAIL SHEET L-4
METAL POOL VIEW FENCE	SEE DETAIL SHEET L-4
PRIVATE YARD GATE	SEE DETAIL SHEET L-3
SCREEN WALL & GATE	SEE DETAIL SHEET L-4
GATEWAY PYLON	SEE DETAIL SHEET L-4
ENHANCED VEHICULAR PAVING	BELGARD CATALINA STONE RIO BLEND SMALL AND LARGE UNIT PATTERN
CONCRETE SIDEWALKS	COLOR: STANDARD GRAY BROOM FINISH
POOL DECK AND COPING	ARTISTIC PAVERS SHELOCK 12" x 12" STAGGERED BOND PATTERN COLOR: SILVER SAM



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

TRÉO - MILLER AND OSBORN
 PRELIMINARY LANDSCAPE PLAN
 SHEET L-4

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA DESIGN STUDIO, L.L.C.
 This document, together with the contracts and budget proposal hereto, is intended only for the specific purpose and shall not be used for any other purpose without the written consent of LVA Urban Design Studio, LLC. LVA Urban Design Studio, LLC does not warrant the accuracy or completeness of the information contained herein. LVA Urban Design Studio, LLC is not responsible for any errors or omissions in this drawing. LVA Urban Design Studio, LLC is not responsible for any errors or omissions in this drawing. LVA Urban Design Studio, LLC is not responsible for any errors or omissions in this drawing.



APPROX. SCALE: 1"=20'
 NORTH
 1504 DRAWN BY: LVA/ST/15, REF: 7/7/15
 REGISTERED EXAM # 5: 01/14/15, 04/08/15



South Perspective Streetscape

taylor
morrison

Homes Inspired by You



bsbdesign.com

The drawings presented are preliminary or conceptual and design intent only, and are subject to change based upon final design considerations (i.e., applicable codes, structural, and MEP design requirements, and other floor-plan changes, etc.)

Miller and Osborn
Scottsdale, Arizona

05.08.2015
© 2015 BSB Design, Inc.



ATTACHMENT #8



North Perspective Streetscape

taylor
morrison

Homes Inspired by You



bsbdesign.com

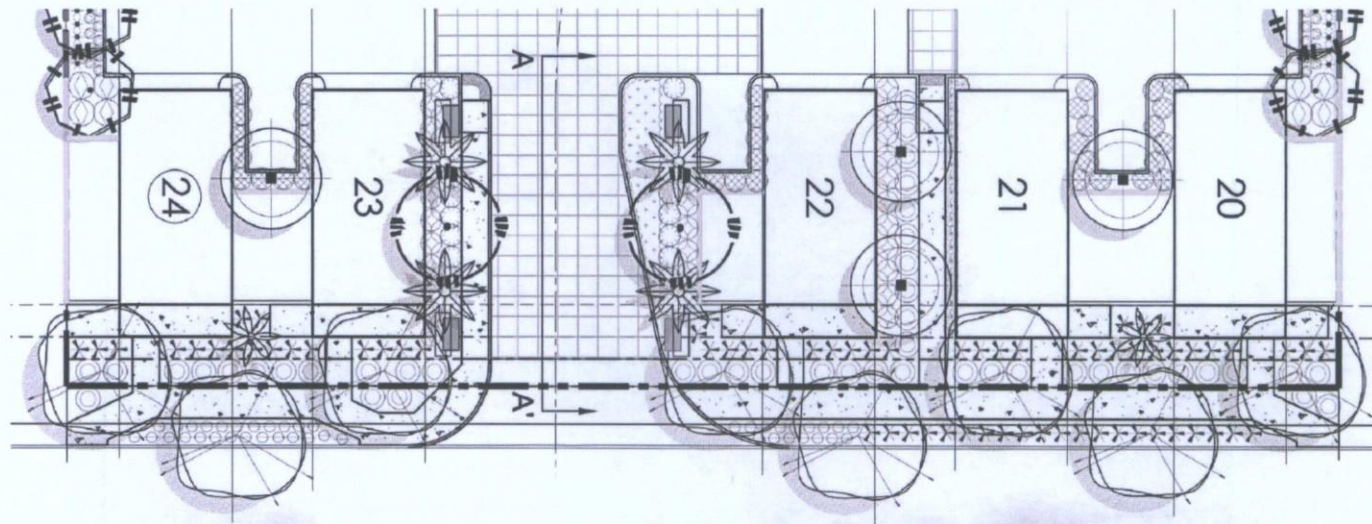
The drawings presented are for illustrative or conceptual and design effort only, and are subject to change without notice. Design is based on the information provided. BSB Design, Inc. is not responsible for any errors or omissions. © 2015 BSB Design, Inc.

Miller and Osborn
Scottsdale, Arizona

05.08.2015

© 2015 BSB Design, Inc.





MILLER RD.



Streetscape Study

Miller and Osborn
Scottsdale, Arizona

taylor
morrison
Homes Inspired by You

bsbdesign.com
The sketches presented are descriptive of our vision and design intent only, and are subject to change without notice. No design or construction is suggested unless indicated and NCEP design requirements, with prior to final design, etc.

05.08.2015
© 2015 BSB Design, Inc.

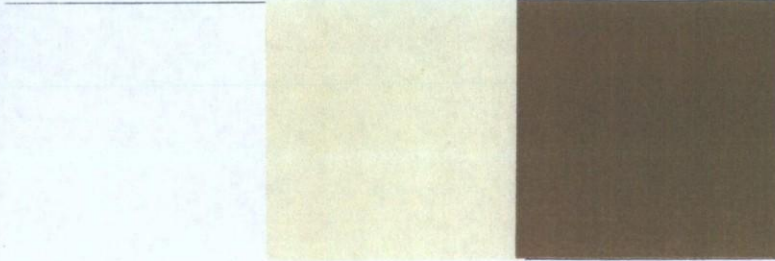


SCHEME #1

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW6126 Navajo White
LRV 77%

SW7527 Nantucket Dune
LRV 53%

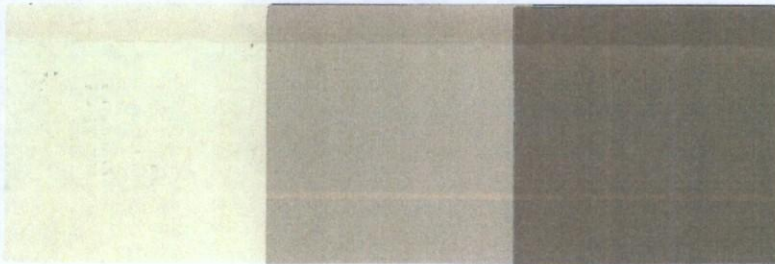
SW6097 Sturdy Brown
LRV 8%

SCHEME #2

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW6106 Kilm Beige
LRV 60%

SW7501 Threshold Taupe
LRV 34%

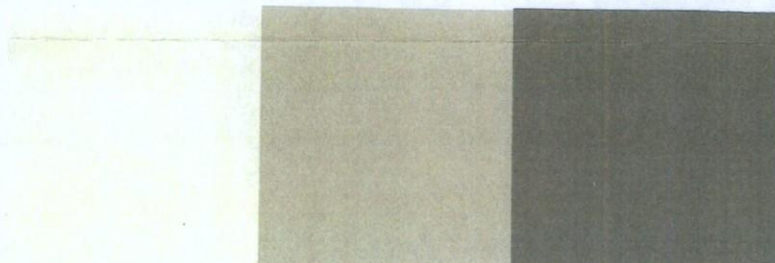
SW6082 Cobble Brown
LRV 15%

SCHEME #3

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW7036 Accessible Beige
LRV 58%

SW7507 Stone Lion
LRV 38%

SW7040 Smokehouse
LRV 13%

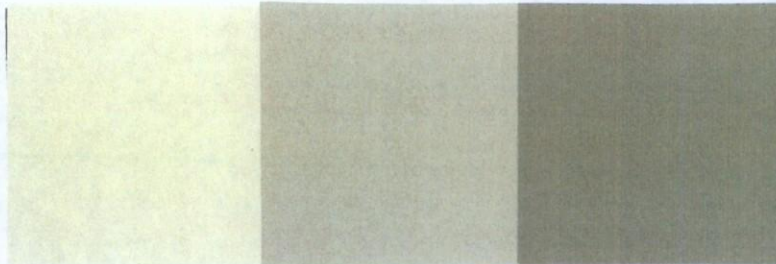
POOR QUALITY ORIGINAL

SCHEME #4

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW7529 Sand Beach
LRV 58%

SW6150 Universal Khaki
LRV 42%

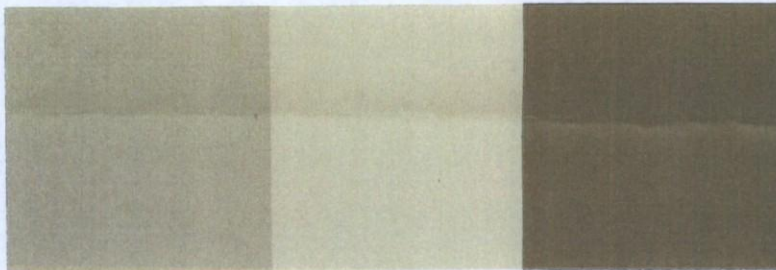
SW2841 Weathered Shingle
LRV 23%

SCHEME #5

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW7549 Studio Taupe
LRV 35%

SW7533 Khaki Shade
LRV 45%

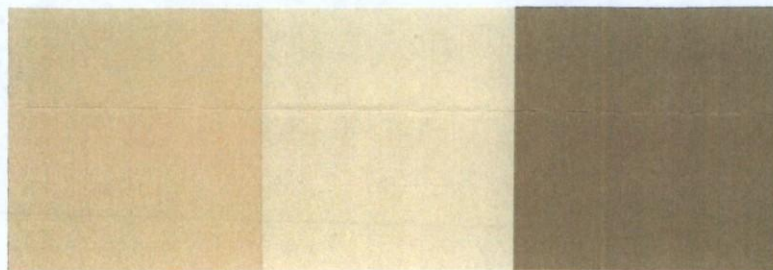
SW6111 Coconut Husk
LRV 10%

SCHEME #6

Primary Body Color

Secondary Body Color
And Garage Door

Trim / Pop-outs
And Entry Door



SW7538 Tamarind
LRV 40%

SW7536 Bittersweet Stem
LRV 48%

SW6125 Craft Paper
LRV 17%



WESTERN STUCCO
Smooth Finish



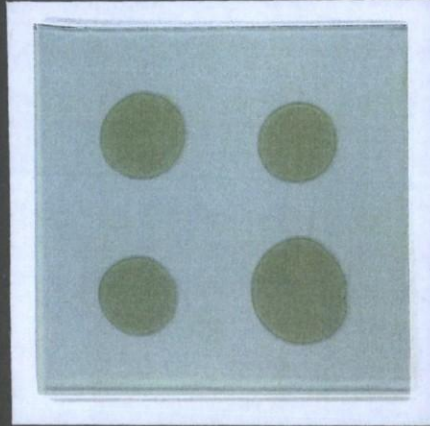
JAMES HARDIE
Lap Siding / Select Cedar Mill
Chestnut Brown



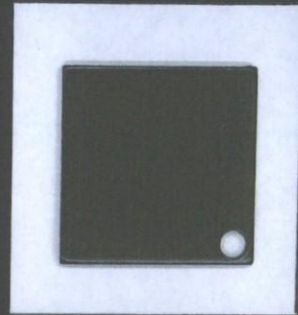
CREATIVE MINES
Craft Contemporary Stone
Karma Craft Enlighten



CORONADO STONE
Colosseum Travertine
Roman



PARAMOUNT WINDOW
Low "E" Glass

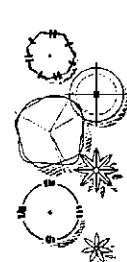
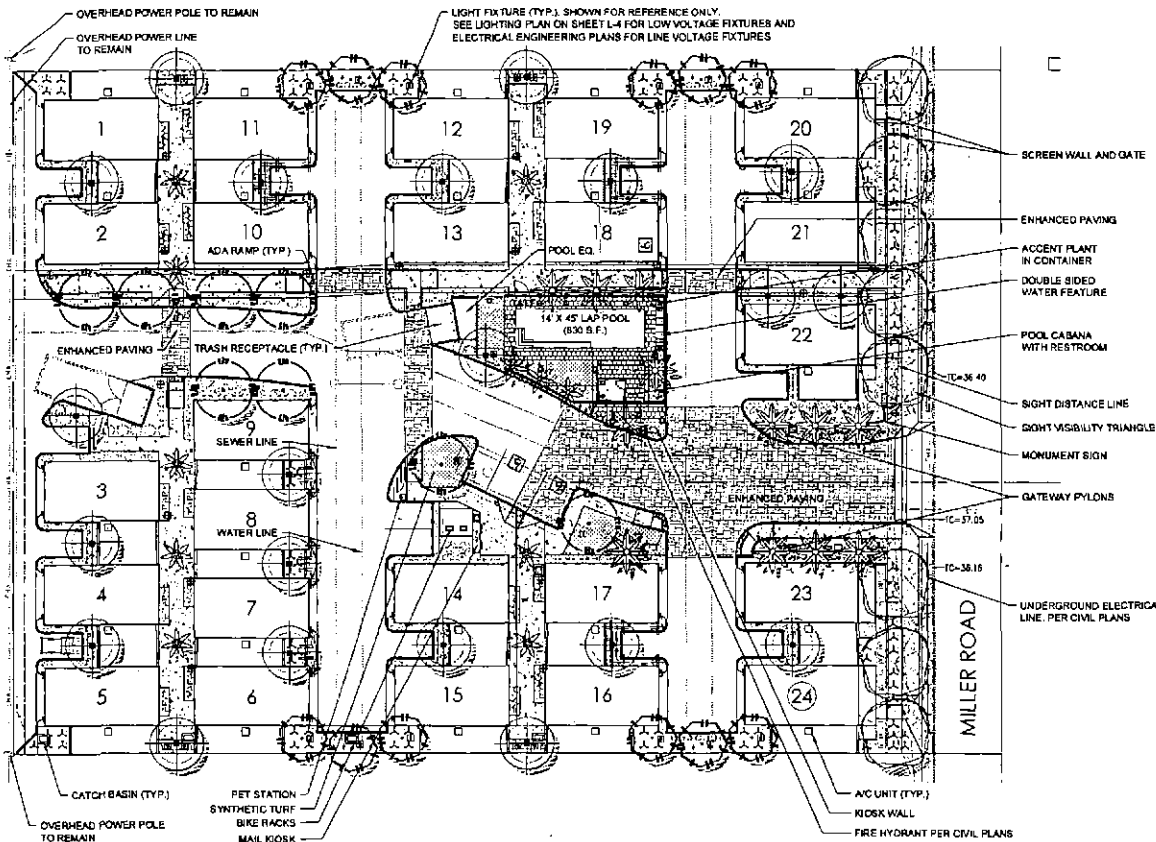


ALL THINGS METAL
Brushed Bronze



FIRESTONE / UNA-CLAD
KYNAR500/ Fluorocarbon Steel
Mansard Brown

EAGLE ROOFING
#5689
Brown Range

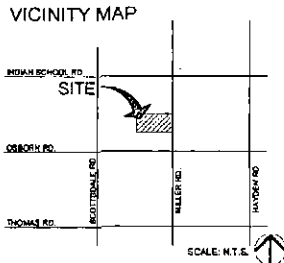


CONCEPTUAL PLANT PALETTE

TREES	SIZE	QTY
BAUHINIA CONGESTA	24" box (1' cal)	12
EUCALYPTUS PAPUANA	24" box (2' cal) 36" box (2.5' cal)	21 total
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	48" box (3' cal)	8
PHOENIX DACTYLIFERA	15' BTH	12
THEVETIA PERUVIANA multitrunk	24" box (1.6' cal)	8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trees planted with vine	12' BTH	11
SHRUBS / VINES / ACCENTS		
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal. 11
*EQUISETUM HYEMALE	HORSE TAIL REED	1 gal. 29
*HEPERALOE PARVIFLORA 'PERPA'	BRANDELIGHTS YUCCA	1 gal. 89
*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 gal. 8
MULLENBERGIA CAPILLARIS	REGAL BIST	1 gal. 39
MULLENBERGIA RIGENS	DEER GRASS	1 gal. 105
PEDILANTHUS MACROCARPUS	SUPPER PLANT	5 gal. 29
*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 gal. 84
GROUNDCOVERS		
LANTANA 'NEW GOLD'	GOLD LANTANA	1 gal. 90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal. 37
RUELLIA BRITTONIANA 'KATIE'	KATIE RUELLIA	1 gal. 170
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal. 30
WEDELIA TRILOBATA	YELLOW DOT	1 gal. 20
INERT GROUNDCOVERS		
SYNTHETIC TURF		1,075 S.F.
DECOMPOSED GRANITE IN ALL PLANTER BEDS		
* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)		

HARDSCAPE SCHEDULE

GATEWAY PYLON	SEE DETAIL, SHEET L-4
ENHANCED VEHICULAR PAVING	BELGARD CATALINA STONE RIO BLEND SMALL AND LARGE UNIT PATTERN E
CONCRETE SIDEWALKS	COLOR: STANDARD GRAY BROOM FINISH
POOL DECK AND COPING	ARTISTIC PAVERS SHELLOCK 12" X 12" STAGGERED BOND PATTERN COLOR: SILVER SAM
BIKE RACK	SEE DETAIL, SHEET L-2 CITY OF SCOTTSDALE STANDARD
PET STATION	ALUMINUM DOGIPOT® PET STATION (#1000-L)



PROJECT TEAM

Discipline	Company Contact Info.	Discipline	Company Contact Info.
Client	Taylor Morrison Cohn Phipps 9800 E. Pinal Center Parkway, Suite 350 Scottsdale, AZ 85258 480.348.1719 cophp@taylor-morrison.com	Architect	BSD Design, Inc. Brad Soorontang 8125 E. Indian School Road, Suite 1001 Scottsdale, AZ 85251 480.863.2100 BS@bsd-design.com
Planner/ Landscape Architect	LVA Urban Design Studio Keith Nisler Steven Voss Laura Thelin, P.L.A., LEED-AP 120 South Ash Avenue Tempe, Arizona 85281 480.864.0094 knicler@lvadesign.com stevew@lvadesign.com lthelin@lvadesign.com	Civil Engineer	Higart Wilson Zach Higart, P.E., LEED-AP 2141 E. Highland Avenue, Suite 200 Phoenix, Arizona 85019 602.490.0535 x104 zhigart@higartwilson.com

LANDSCAPE SUMMARY DATA

ON-SITE LANDSCAPE AREA: 12,820 S.F.
 RIGHT-OF-WAY LANDSCAPE AREA: 882 S.F.
 TOTAL TREES PROVIDED: 72
 MATURE TREES REQUIRED (50%): 36
 MATURE TREES PROVIDED: 39

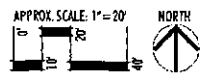
Pursuant to Section 10.50.05, all trees shall have a 15 gallon minimum container size and at least 50% must be mature. For developments where buildings have more than one story, 50 percent of the trees shall meet the following standards:
 Palm trees: 32 inch cal
 Single trunk trees: 3 inch cal per
 Multiple trunk trees: 3-1/2" cal per average trunk.

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

TRÉO - MILLER AND OSBORN

PRELIMINARY LANDSCAPE PLAN
 SHEET L-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRELIMINARY PLANS, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND SHALL BE VOID IF REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION AND ADOPTION BY LVA URBAN DESIGN STUDIO, LLC. (LVA URBAN DESIGN STUDIO, LLC SHALL BE LIABLE ONLY TO THE CLIENT FOR NEGLIGENCE IN THE PERFORMANCE OF ITS PROFESSIONAL SERVICES.)

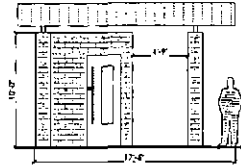


1504 DRAWN BY: LVA DESIGN, INC. 7/7/15
 REVISED: 05/14/15 & 05/27/15, 06/28/15

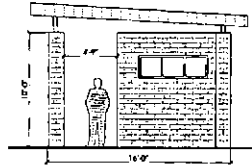
ATTACHMENT #11

26-DR-2015
 7/7/15

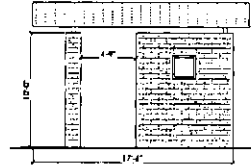
- ALL CABANA MATERIALS TO MATCH THOSE USED ON ARCHITECTURE:
- FIRESTONE/UNA-CLAD MANSARD BROWN RIBBED METAL ROOF
 - CORONADO STONE COLOSSEUM TRAVERTINE VENEER
 - STYLE OF WINDOW AND DOORS TO MATCH BUILDING
 - FIRESTONE/UNA-CLAD MANSARD BROWN METAL BRACED EAVES AND/OR METAL AWNINGS



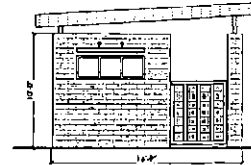
EAST ELEVATION



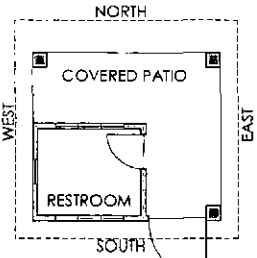
NORTH ELEVATION



WEST ELEVATION

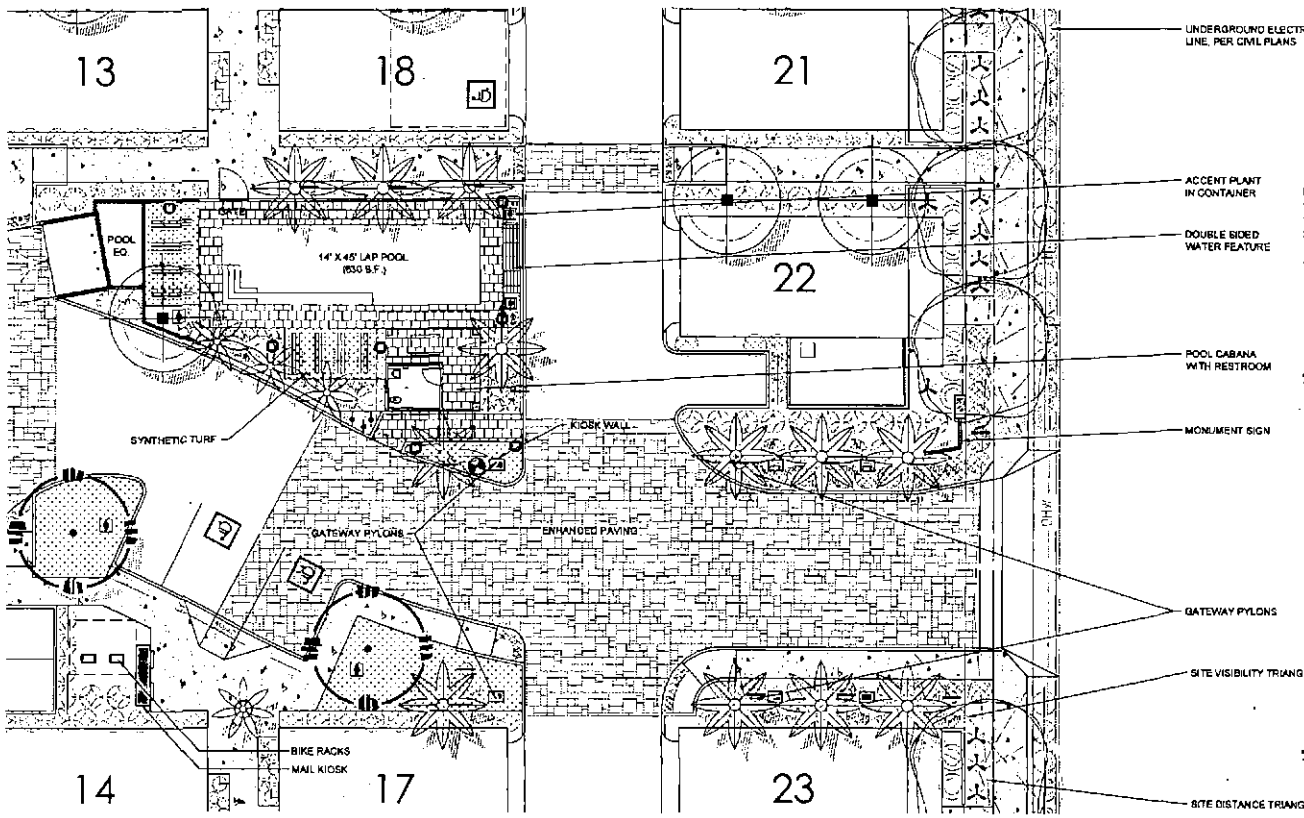


SOUTH ELEVATION

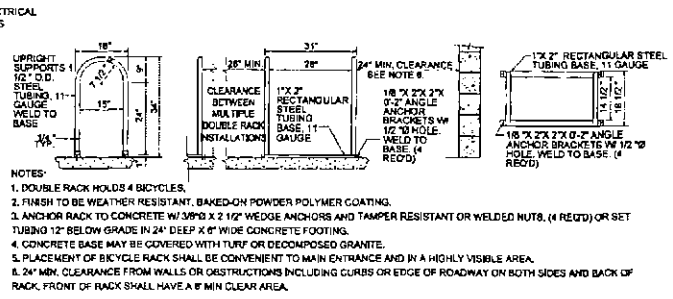


NTS

CONCEPTUAL DESIGN FOR POOL CABANA WITH RESTROOM

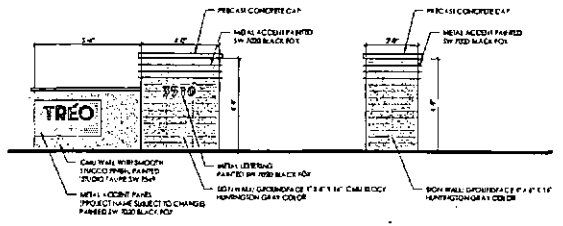


ENTRY AND AMENITY ENLARGEMENT



TYPICAL BIKE RACK DETAIL

NTS



MONUMENT SIGN AND GATEWAY PYLON

NTS

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

TRÉO - MILLER AND OSBORN

PRELIMINARY LANDSCAPE PLAN
 SHEET L-2

PRELIMINARY AND FOR ORIENTATION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.

This document, together with the contracts and design professional bonds, is an instrument of service, is intended only for the specific purposes and client for which it is prepared. No reliance should be placed on this document without the verification and approval by the client. All rights reserved. © 2015 LVA Urban Design Studio, L.L.C. All rights reserved. 5/15/16 Miller and Osborn/CALVIN WALL/2016 Preliminary landscape plan #44 Jul 7, 2015

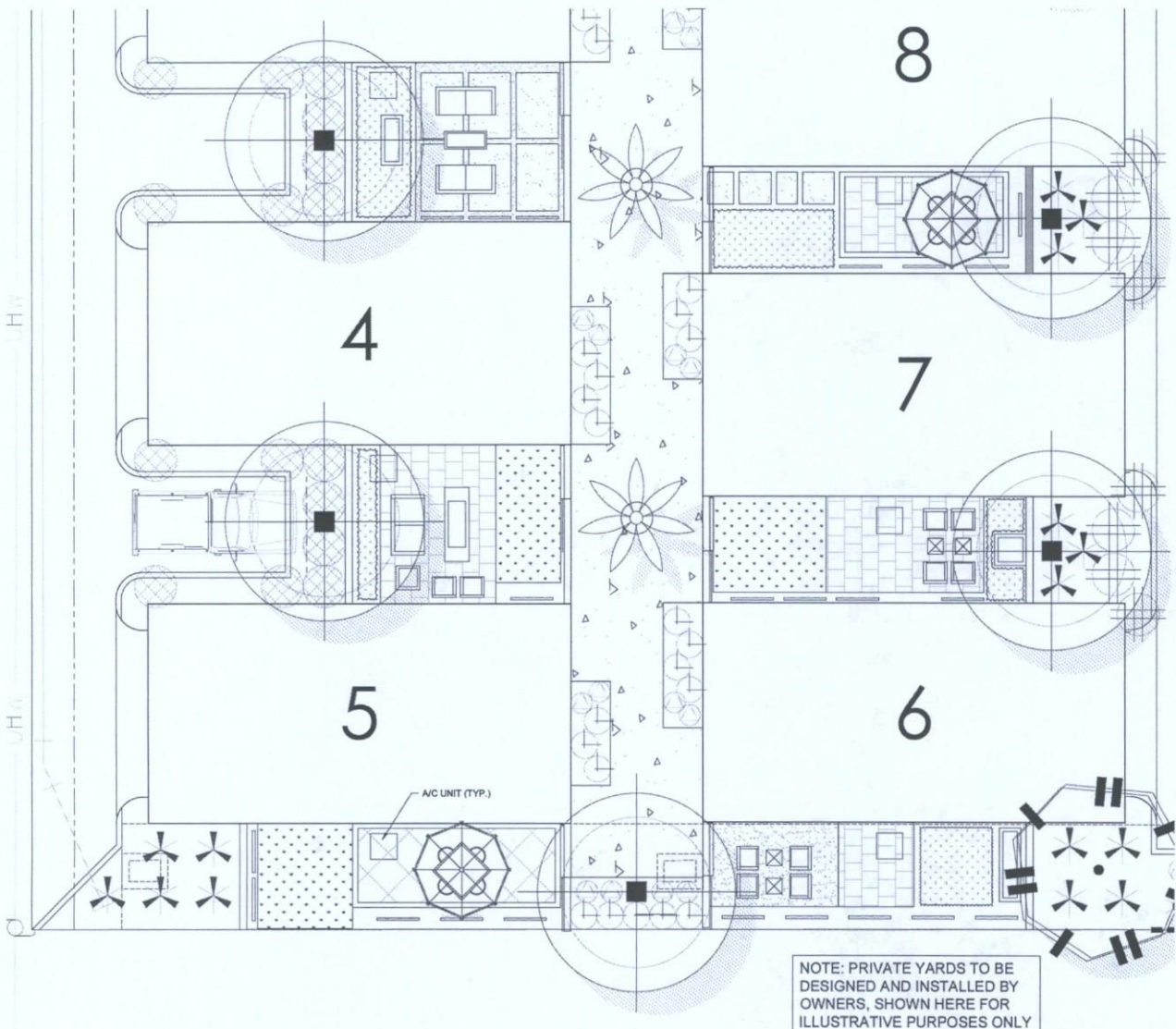


APPROX. SCALE: 1" = 10'



1504 DRAWN BY: JJ SUTTS, REV. 7/7/15
 REGISTERED EX. CASE # S 987-2015, 06/28/2015

26-DR-2015
 7/7/15

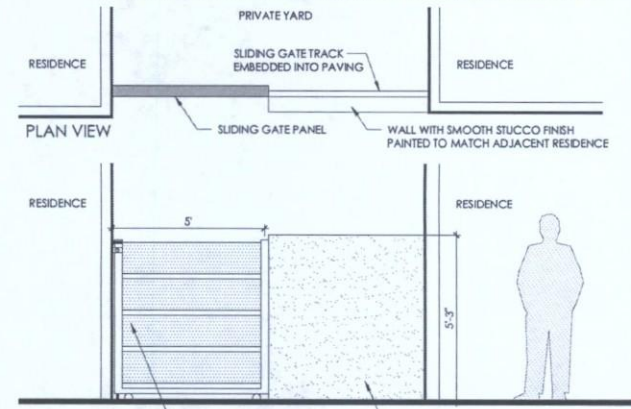


CONCEPTUAL PLANT PALETTE

TREES	SIZE	QTY
BAUHINIA CONGESTA	24" box (1" cal.)	12
EUCALYPTUS PAPUANA	24" box (2" cal.) 36" box (2.5" cal.)	21 total
DALBERGIA SISSOO to be planted with root barrier to protect adjacent sidewalk integrity	48" box (3" cal.)	8
PHOENIX DACTYLIFERA	15" BTH	12
THEVETIA PERUVIANA multitrunk	24" box (1.5" cal.)	8
*TRACHYCARPUS FORTUNEI trunk surrounded by columnar trellis planted with vine	12" BTH	11
SHRUBS / VINES / ACCENTS		
TECOMARIA CAPENSIS	CAPE HONEYSUCKLE (ON TRELLIS)	5 gal. 11
*EQUISETUM HYMENALE	HORSETAIL REED	1 gal. 29
*HESPERALOE PARVIFLORA "PERPA"	BRAKELIGHTS YUCCA	1 gal. 89
*HIBISCUS ROSA-SINENSIS	CHINESE HIBISCUS	5 gal. 6
*MUHLENBERGIA CAPILLARIS	REGAL MIST	1 gal. 39
*MUHLENBERGIA RIENSIS	DEER GRASS	1 gal. 106
*PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 gal. 29
*SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 gal. 64
GROUNDCOVERS		
LANTANA "NEW GOLD"	GOLD LANTANA	1 gal. 90
LANTANA MONTEVIDENSIS	TRAILING PURPLE LANTANA	1 gal. 37
*RUJELLIA BRITTONIANA "KATIE"	KATIE RUJELLIA	1 gal. 170
*TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 gal. 36
WEDELIA TRILOBATA	YELLOW DOT	1 gal. 28
INERT GROUNDCOVERS		
SYNTHETIC TURF		1,075 S.F.

DECOMPOSED GRANITE IN ALL PLANTER BEDS

* NOT ON THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST (APPROX. 3,570 S.F. OF PLANT MATERIAL SHOWN ON PLAN IS NOT ON LOW WATER USE LIST)



PRIVATE YARD GATE NTS

TRÉO - MILLER AND OSBORN

PRELIMINARY LANDSCAPE PLAN
SHEET L-3

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

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it is prepared. Its use or improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. shall be without liability to LVA Urban Design Studio, L.L.C.
S:\1504-Miller and Osborn\CAD\PLANS\L-3\PRELIM\landscape plan.dwg Jul 7, 2015











APPROX. SCALE: NTS
1504 DRAWN BY: LT 5/15/15, REV. 7/7/15
RELATED DGS CASE #S 2017-0-2015, 20-08-0015

26-DR-2015
7/7/15

MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA

ELECTRICAL SYMBOLS & LEGEND

NOTE: ALL SYMBOLS MAY NOT APPLY

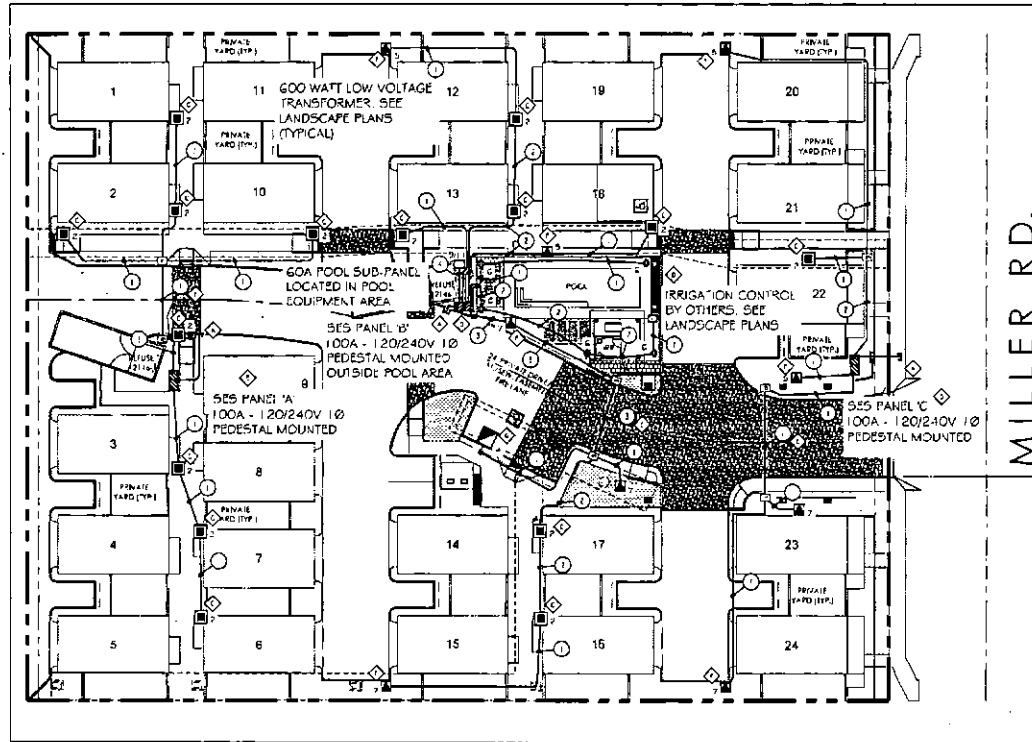
-  COMBINATION METERED SERVICE ENTRANCE SECTION/PANEL ASSEMBLY. REFER TO ONE-LINE DIAGRAM, PANEL SCHEDULE AND INSTALLATION DETAILS FOR FURTHER INFORMATION.
-  20 AMP DUPLEX RECEPTACLE - NEMA 5-20R GFCI W/ LOCKING LID COVERS. AT RAMADA LOCATIONS, MOUNT RECEPTACLE ONTO CMU COLUMN PER "RAMADA ELECTRICAL DETAIL".
-  UNDERGROUND PVC CONDUIT AND CONDUCTOR RUN. REFER TO CONDUCTOR SCHEDULE FOR CONDUIT AND FEEDER SIZES. REFER TO DIRECT BURIED CONDUIT DETAIL FOR FURTHER INFORMATION.
-  ABOVE GROUND RIGID GALVANIZED OR EMT CONDUIT PER NEC AND MUNICIPALITY CODES.
-  WEATHERPROOF JUNCTION BOX PER NEC REQUIREMENTS.
-  UNDERGROUND CONCRETE JUNCTION / PULL BOX, SIZED PER NEC. REFER TO DETAILS FOR FURTHER INFORMATION.
-  WEATHER PROOF IRRIGATION CONTROLLER SUPPLIED BY OTHERS. CONNECT POWER ONLY. SEE LANDSCAPE IRRIGATION PLANS FOR FURTHER INFORMATION.
-  600 WATT LOW VOLTAGE TRANSFORMER BY OTHERS. SEE LANDSCAPE ARCH TECT FOR MORE INFORMATION.

KEY NOTES

- A. 2" - 1/2" CONDUIT, TRENCH AND BACKFILL FROM SERVICE ENTRANCE SECTION TO UTILITY TRANSFORMER (TRANSFORMER PROVIDED & INSTALLED BY UTILITY COMPANY). COORDINATE AND VERIFY ALL REQUIREMENTS, SCHEDULING AND EXACT ROUTING WITH UTILITY COMPANY AND LANDSCAPE ARCHITECT PRIOR TO TRENCHING.
- B. SEE ONE-LINE DIAGRAM, PANEL SCHEDULE, AND SES DETAILS FOR FURTHER REQUIREMENTS.
- C. INSTALL HOLLAND PATHWAY LIGHTING A MINIMUM OF 1' BOW. SEE HOLLAND MOUNTING DETAIL FOR FURTHER INFORMATION.
- D. IRRIGATION CONTROLLER SUPPLIED BY OTHERS. SEE LANDSCAPE ARCHITECTS' PLANS FOR FURTHER INFORMATION.
- E. TRENCH DEPTH TO BE A MINIMUM OF 36" AT ALL STREET CROSSING. PLEASE SEE TRENCH DETAIL FOR ADDITIONAL INFORMATION.
- F. INSTALL SMALL JUNCTION BOX FOR FUTURE LOW VOLTAGE XFMR AND LIGHTING. PLEASE SEE LANDSCAPE PLANS FOR FURTHER INFORMATION AND REQUIREMENTS.
- G. INSTALL STREET LIGHT AT 1'-0" BOW OR 2'-6" BOC. SEE MANUFACTURE SPECIFICATIONS SHEETS AND STREETLIGHT DETAIL FOR FURTHER INFORMATION.

LIGHTING NOTE:

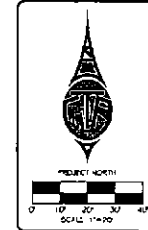
ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF PROPERTY UPON WHICH THE LIGHTING IS LOCATED.



CONDUIT AND CONDUCTOR SCHEDULE

DESIGNATION	PHASE	CONDUCTOR DATA		CONDUIT SIZE SCHEDULE 40 PVC (UND)	REMARKS
		NEUTRAL	BOND		
1	1Ø12	1Ø12	1Ø12	3/4"	CIRCUIT WIRE SIZING PER VOLTAGE DROP
2	2Ø12	2Ø12	2Ø12	(2) 3/4"	"
3	3Ø12	3Ø12	3Ø12	(3) 3/4"	"
4	1Ø6	1Ø6	1Ø6	1"	POOL SUB-PANEL

ALL CONDUCTOR WIRING TO BE XHHW-2 SUITABLE FOR WET EXTERIOR CONDITIONS.



Revision	Date
1	03/07/13

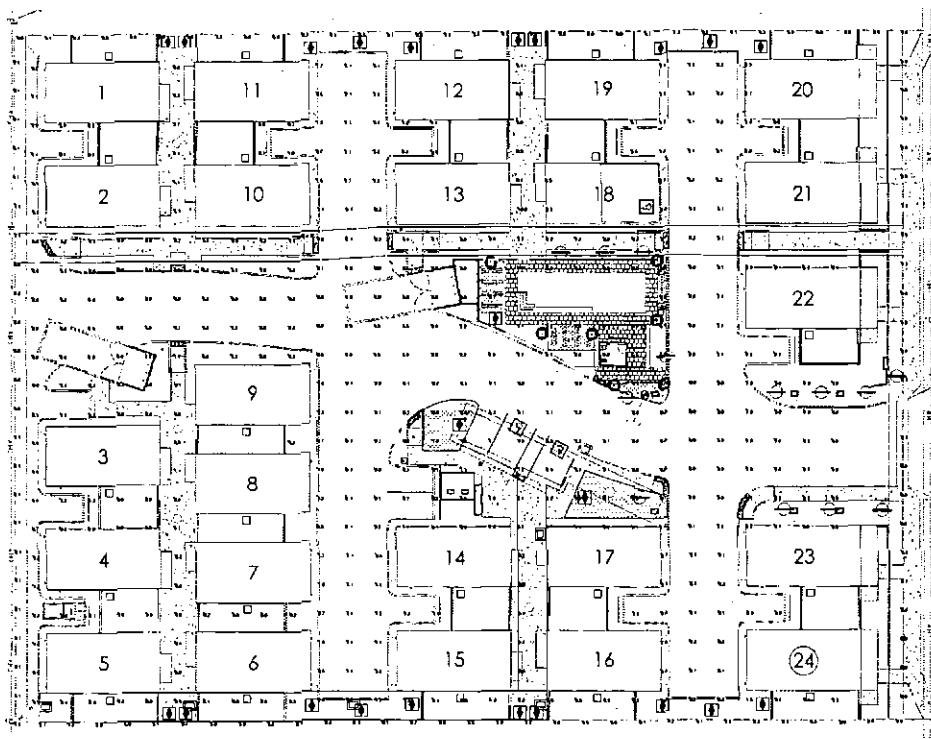
MILLER & OSBORN
PRIVATE ELECTRICAL & LIGHTING
PHOENIX, ARIZONA

ELECTRICAL SITS "A"



GTR ENGINEERING, LLC
Utility Engineering & Street Light Design • Wiring and Electrical Division
4643 North 12th Street
Phoenix, Arizona 85014
P (602) 241-1144
F (602) 241-1149
HTTP://WWW.GTRENGINEERING.COM

Project No: 152179
Checked By: JOE CELLO, P.E.
Drawn By: H. SMITH
Date: 03/06/13
Scale: AS NOTED
Sheet No: E-4
Total No: 4 OF 10



MILLER RD

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Calling Number	Description	Lamp	Fits	luminaire	LLF	Watts
	SB	22	HYDREL MILLERTON MR16 12V MR16 C&L GLL	LOW VOLTAGE LANDSCAPE FIXTURE WITH RETROFIT LED LAMP	Hyrel MR16, G00.375 2V, 800K, P.3CH, 7.9W, Z00906	Bay 2 30x16-07-23D-F30-03 in	Absolute	0.80	7.8
	SC	13	HYDREL ASPEN MR16 MR16 P.L.C. MR	LOW VOLTAGE LANDSCAPE FIXTURE WITH RETROFIT LED	Hyrel MR16, G00.375 2V, 800K, P.3CH, 7.9W, Z00906	Bay 2 30x16-07-23D-F30-03 in	Absolute	0.80	7.8
	SF	1	DEGA 7266LED	LOW VOLTAGE LANDSCAPE LIGHTING ON 12V DFL TRANSFORMER SYSTEM	LED	7266, E0 lbs	Absolute	0.90	10

LIGHTING CONTACT: BOB STAMPER, P.E. LUXE COMPANY, 802-611-7118

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
% related to grade	+	0.3%	10.0%	0.0%	N/A	N/A
potentially live calculated area	+	0.0%	0.3%	0.0%	N/A	N/A

NOTE:

PHOTOMETRIC VALUES INCLUDE BOTH LOW VOLTAGE AND LINE VOLTAGE FIXTURES. SEE ELECTRICAL ENGINEERING PLANS FOR LINE VOLTAGE FIXTURE LOCATIONS AND CUT SHEETS.

SB

MILLERTON MR16
12V MR16

DESCRIPTION
The Millerton series is a series of lamps that are designed to provide a high quality lighting solution for a wide range of applications. The Millerton series is designed to provide a high quality lighting solution for a wide range of applications. The Millerton series is designed to provide a high quality lighting solution for a wide range of applications.

EXAMPLE: MILLERTON MR16 IS NOT THE G.C. CLASS OF THE

Manufacturer	Model	Power	Beam Spread	Color Temp	Life	Notes
Hyrel	MR16	7.9W	20°	800K	50,000 hrs	

SC

ASPEN MR16
12V MR16

DESCRIPTION
The Aspen series is a series of lamps that are designed to provide a high quality lighting solution for a wide range of applications. The Aspen series is designed to provide a high quality lighting solution for a wide range of applications. The Aspen series is designed to provide a high quality lighting solution for a wide range of applications.

EXAMPLE: ASPEN MR16 IS NOT THE G.C. CLASS OF THE

Manufacturer	Model	Power	Beam Spread	Color Temp	Life	Notes
Hyrel	MR16	7.9W	20°	800K	50,000 hrs	

SF

LED panel and pathway fixture

DESCRIPTION
The LED panel and pathway fixture is designed to provide a high quality lighting solution for a wide range of applications. The LED panel and pathway fixture is designed to provide a high quality lighting solution for a wide range of applications. The LED panel and pathway fixture is designed to provide a high quality lighting solution for a wide range of applications.

EXAMPLE: LED panel and pathway fixture IS NOT THE G.C. CLASS OF THE

Manufacturer	Model	Power	Beam Spread	Color Temp	Life	Notes
Hyrel	7266	10W	30°	800K	50,000 hrs	

LOW VOLTAGE LIGHTING FIXTURES

NTS



APPROX. SCALE: 1" = 20'



1584 DRAWN BY: JJ VANDERBEEK, M.S., 7/7/15
ELECTRICAL DESIGNED BY: BOB STAMPER, P.E., 8/11/14-2015, 5/4/2016

ATTACHMENT #13

26-DR-2015
7/7/15