
**Marked Agendas
Approved Minutes
Approved Reports**

**The October 6, 2016
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 6, 2016 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Aire on McDowell
26-DR-2016

Location: 6850 E. McDowell Rd.

Request: Approval of the building elevations, perimeter theme wall design, and entry feature for a new residential subdivision, with 80 lots on an approximately 6.8-acre site.

OWNER

EJG Investments
602-549-3312

ARCHITECT/DESIGNER

Otak, Inc.

APPLICANT CONTACT

Jack McSweeney
K. Hovanian Homes
480-824-4155

BACKGROUND

Zoning

The site is zoned Multi-family Residential District (R-5), which allows for high density residential as well as other supportive uses typically found in residential neighborhoods. In May of this year, the applicant received approval of a non-major General Plan Amendment to change the land use designation from Mixed-Use Neighborhoods to Urban Neighborhoods as well as a zoning district map amendment to change the zoning of the site from Highway Commercial District (C-3) to R-5 (4-GP-2015 and 15-ZN-2015).

Context

Located at the intersection of 68th Street and McDowell Road, the site was previously occupied by an auto dealership. The auto dealer left several years ago and the site has been vacant ever since. This is a mature area of the city, comprised of primarily single-story buildings with a mix of architectural styles. Most buildings in the vicinity were constructed in the 1970's and 1980's, with the exception of the Las Aguas apartment community, located approximately 400 feet west on McDowell Road, which was constructed in 2015 and introduced a more modern design to the area.

Adjacent Uses and Zoning

- North Single-family Residential, zoned R1-7
- South Vehicle Leasing, Sales or Rental, zoned C-3 and C-4 (rezoning to R-5 for another project similar to this one is pending)
- East Vehicle Leasing, Sales or Rental, zoned C-3
- West Retail, zoned C-3

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles related to shading of windows
- Zoning stipulation requiring a thematic “Art Wall Element” around the perimeter of the project
- Preliminary plat approved by DRB on 4/21/16, with an added stipulation that the “Art Wall Element” and gate design return to DRB for separate review and approval
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval of building elevation design, thematic art wall design and entry feature design for a new attached single-family residential subdivision. The preliminary plat, approved by the DRB on 4/21/16, included all open space and landscaping for the site. This request focuses only on design of architectural elements.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the request and the site is posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The site plan, open space and landscaping for this project were approved by the DRB as part of the preliminary plat (8-PP-2015) on 4/21/2016. At that hearing, it was recommended that the theme art wall design and entry gate design return along with the building elevations for separate review and approval.

Building elevations consists of a series of geometric shapes and differentiating planer depths to create a contemporary design. Consistent with the Sensitive Design Principles, building design utilizes a primary color (Greek Villa) that is warm and representative of the surrounding desert context. Darker shades of gray are utilized as accent colors, indicative of current design tendencies. The primary finish is stucco, with metal and a limestone veneer serving as accents. Also consistent with the Sensitive Design Principles, the building design includes deep recessing to provide shading for windows as well as visual interest.

As part of the zoning case for this project (15-ZN-2015), the applicant was stipulated to provide an “Art Wall Element” rather than a standard block wall around the perimeter of the project; to provide visual interest to the McDowell Road streetscape and an aesthetic element to the

pedestrian experience. Per the zoning stipulation, final design of the Art Wall Element is subject to DRB approval. At the 4/21 DRB hearing, the Board was generally supportive of the wall design; however, questioned the use of “wave” elements in the wall design that appeared to mirror the design utilized at the Las Aguas project west of this site. The Board felt this element of the design should be eliminated. Additionally, the Board had questions about how some of the materials, particularly the diagonal glass “rain” features would be attached to the wall and, taking into consideration the intricacies of the design, how the wall would be maintained. Since that hearing, the applicant has revised the design of the wall to introduce slate panels and vertical trellises capable of supporting vines or other plantings as the primary “artistic” elements of the wall. Staff questions if this new, contemporary design meets the intent of the zoning stipulation, given the more dramatic and unique theme of the original design. Staff recommends the original design be utilized, without the “wave” element. Also part of this application is the pedestrian gates for the lots fronting McDowell Road, as well as the main entry gate for the subdivision. These gates utilize dark walnut wood slats to create a dramatic and sturdy appearance in keeping with the linear theme of the building design.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Aire on McDowell per the attached stipulations, finding that the provisions of the 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

9.21.16
Date


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

9/21/16
Date


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

9/23/16
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Site Plan (for reference)
- 4. Building Elevations (color)
- 5. Building Elevations (black and white)
- 6. Art Wall Element and Gate Design Plan
- 7. Original Art Wall Element (proposed with zoning case)
- 8. Perspective
- 9. Streetscape Elevations
- 10. Material and Color Boards
- 11. City Notification Map

**Stipulations for the
Development Review Board Application:
Aire on McDowell
Case Number: 26-DR-2016**

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

Stipulations in bold and strikethrough amended by the Development Review Board

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 and gate details provided by Otak, Inc., with a city staff date of 8/9/16.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the subject site were: 15-ZN-2015 and 8-PP-2015

ARCHITECTURAL DESIGN:

DRB Stipulations

- ~~2. Art Theme Wall design shall be consistent with the design provided as part of the zoning case (15-ZN-2015) and included as Attachment #6 to this report, without the "wave" element.~~
3. 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.
4. 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.

5. *The proposed vertical slate elements on the thematic art wall shall either be recessed into the wall, or extend out from the surface of the wall to provide additional articulation and depth, to the satisfaction of Current Planning staff.*

Development Review Board Project Narrative

Aire on McDowell | NEC of 68th Street & McDowell Road
4-GP-2015 | 15-ZN-2015 | 643-PA-2015 | 8-PP-2015



Prepared by:

K. Hovnanian Homes
20830 N. Tatum Blvd, Suite 250
Phoenix, AZ 85050

Property Information

Location: 6850 E. McDowell Road, northeast corner of 68th Street and McDowell Road
Property Size: 6.86 (+/-) gross acres and 5.11 (+/-) net acres

Property General Plan/ Zoning:

Current General Plan (4-GP-2015): Urban Neighborhoods
Current Zoning (15-ZN-2015): R-5 (Multi-family Residential)

Project Overview

The proposed application is a request for approval of the project building elevations, community art wall and entry gate.

About the site – excerpt from the narrative for the pre-plat approval (case # 8-PP-2015):

The property was previously occupied by the Right Toyota car dealership; however, the dealership buildings have been vacant for several years. The property is dilapidated and the subject of complaints from neighborhoods and area businesses. The proposal to redevelop the 6.86 +/- acre property with 81 +/- [now 80] single-family homes (11.8 du/ac) [now 11.7 du/ac] will bring additional revitalization to the McDowell Corridor and fulfill a demand for new housing in Southern Scottsdale.

Building Elevations & Character

The project proposes (80) single-family, fee-simple ownership, detached residential units that are non-structurally connected to appear and function in a traditional townhome configuration (private ownership of the lot/land, at least two sides open). All units are 3-story, with the first floor having a 2-car side-by-side garage and Bonus Room space with private garden (yard) access, 2nd floors with the main livable areas and outdoor balcony space, and 3rd floors with sleeping quarters that includes 3 bedrooms. Square footages of the units range from 1,800 sf to 2,175 sf. Optional roof decks will be offered on all units to take advantage of the views of the adjacent Papago Park and broad vista views as well as provide additional interest and activity from the street perspective. Stair bulkheads to these optional roof decks are shown on the elevation exhibits to highlight the potential for them to occur per building unit as selected by the buyer/future owner.

While the units were designed to be unique in character, they were holistically designed to provide composite building masses that are contemporary in style with elegant details and finishes. The project, while consisting of the (80) individual units, will have a common character that will enhance the McDowell Corridor and be appropriate in scale and character to the heavily trafficked McDowell arterial road and make the transition to the adjacent residential neighborhood.

The composite buildings, groupings of the individually “detached” units, will be made up of 3-, 5-, 6-, and 7-plex units that will add variety and massing articulation with the way they interconnect. Architectural recesses, extended balconies and projections will add significant shadowing as well as provide opportunities for color blocking that will further articulate the elevations. Keeping with the elegant modern theme, stucco will play a role in defining smooth wall masses while metal details and dry-stacked masonry veneer will provide a variety of textures that will add color, quality and character.

Mechanical units for each individual townhome unit will be located on the roof and screened by the building parapets. As such, the parapets were designed to be integral to the elevation and provide additional articulation along the façade. Access to the roof areas shall be provided by roof hatch for each unit where the optional roof deck is not selected, and via the roof deck stair bulkhead when the option is selected.

Roof drainage is provided by roof drains that will gather the water from the rooftop, collect it and distribute the drainage via pipes within the walls to a point at the grade level of the units.

Artisan Theme Wall and Vehicular Gate

Aire at McDowell will feature an “artisan theme wall” along with an enhanced pedestrian environment for the McDowell Road frontage. The project includes individual lot access to the McDowell Road frontage further activating streetscape. The artisan wall with pedestrian gate access to individual lots, movement and change in plane, and large landscaped areas provides a visually interesting pedestrian and vehicular experience along McDowell Road.

From the onset of the Aire on McDowell project K. Hovnanian’s goal was to create an aesthetic feature for the McDowell Road frontage rather than a mere typical subdivision perimeter wall. In working with our team of consultants as well as City staff, we developed a theme wall concept which was first introduced to the Development Review Board (DRB) on April 21, 2016. The theme wall design featured a sky-blue metal wave and diagonal strips of polished aluminum which were intended to represent the motion of rain. The DRB’s reaction to the proposed design was unfavorable. The DRB’s position was that the wall’s design was too busy and over the top. The DRB compared the wall to the thematic elements of a nearby multifamily project on McDowell Road that they were not happy with and apparently was the recipient of complaints by the public. As a result, the DRB moved to continue the approval of the wall and entry gate to a future DRB hearing in order to give the applicant time to revise the wall design to something of which DRB could be more comfortable.

In order to address the DRB concerns K. Hovnanian has had to re-think the theme wall concept. Our team has tasked itself to come up with a design that is more simple yet remains an artistic element of the community while at the same time the wall design must be cohesive with the modern elegance of the building elevations within the development. As a result K. Hovnanian proposes a theme wall design that is vastly different from that which was previously presented to DRB but remains creative, interesting, and highly aesthetic.

The wall design features a sophisticated smooth stucco, light beige colored finish with a contrasting slate tile column pattern flanking the pedestrian gates. Pedestrian gates accessing each unit's yard project from the linear plane of the wall. The gates are made up of horizontal Ipe plank slats stained a stylish dark walnut and abut each other without picket openings. The pedestrian gate projection will also be accented with colorful bougainvillea on each side. The conjunction of the calculated simple lines and cool colors of the stucco wall and slate tiles juxtaposed against the warm organic wood gates and colorful Bougainvillea create an interesting and aesthetic impression complementary to the modern elegant theme of the homes within the wall. The vehicular gates have been designed to correspond with the pedestrian gates and will utilize the same Ipe planks.

DRB Criteria

Sec. 1.904 – Criteria

A. In Considering any application for development, the Development Review Board shall be guided by the following criteria:

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

Response: The proposed buildings and community features within this application are consistent with the applicable standards to the 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;

Response: The architectural character of the individual single-family townhome units were designed to be unique yet when grouped together represent a holistic design approach that adds variety without being excessive. The relationship to the other buildings, open space and adjacent uses were thoughtfully considered to enhance the character of the buildings.

- 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.

Response: Not applicable to this project site.

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: General site related items were addressed and approved in the previous DRB application. This application for the individual unit elevations enhances the previously approved site design.

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

Response: Mechanical equipment and appurtenances will be located behind parapets on the roof of the individual units. The parapets are designed as an integral component of the exterior elevations.

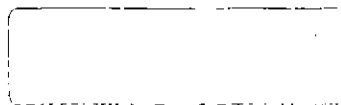
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that addresses human scale and incorporate pedestrian-oriented environment at the street level;
 - 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. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

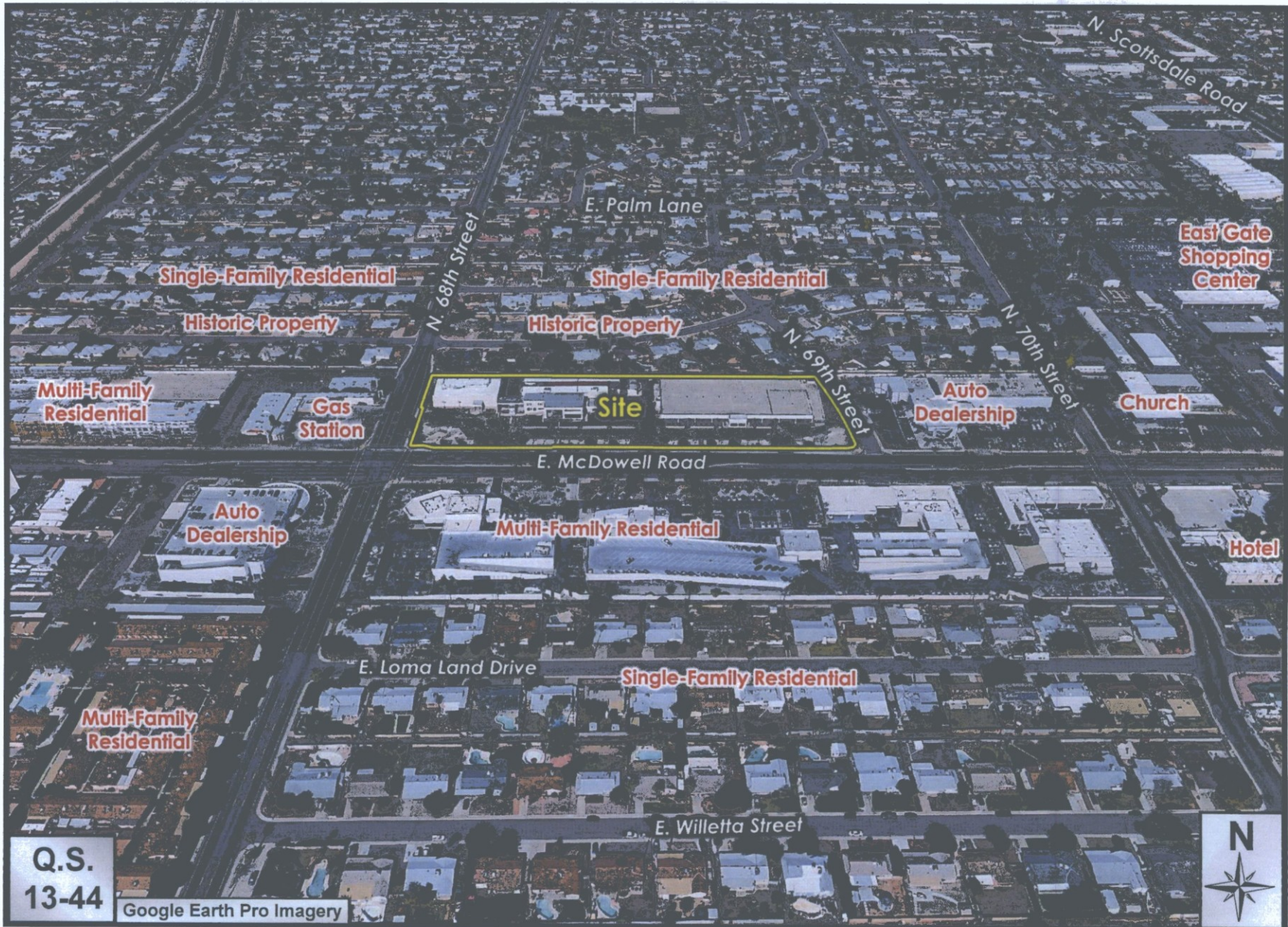
Response: Not applicable due to the project site location.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

Response: Not applicable due to the project site location.

B. The burden is on the applicant to address all applicable criteria in this section.





Aire on McDowell

26-DR-2016



Single-Family Residential
Historic Property

Single-Family Residential
Historic Property

Single-Family Residential

Site

Multi-Family Residential

Q.S.
13-44

Google Earth Pro Imagery

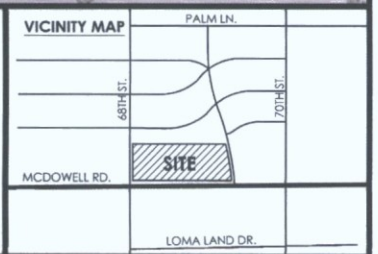
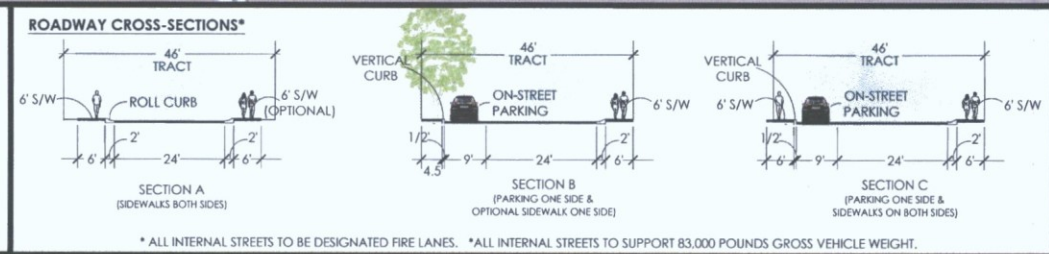


Aire on McDowell

26-DR-2016



SITE DATA	
ADDRESS:	6850 E MCDOWELL RD.
SITE AREA (NET):	222,314 (5.11 AC)
SITE AREA (GROSS):	298,775 SF (6.86 AC)
PROPOSED # OF LOTS:	81
NET DENSITY:	15.8 DU/AC
GROSS DENSITY:	11.8 DU/AC
CURRENT ZONING:	C-3
PROPOSED ZONING:	R-5
RESIDENT PARKING:	25 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
GUEST PARKING:	MAX. BUILDING HEIGHT: 36' PER ZONING
TYP. LOT DIMENSIONS:	24'x48', 20'x50'
OPEN SPACE:	SEE OPEN SPACE PLAN

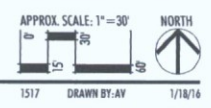


LVA urban design studio
 land planning • development entitlements • landscape architecture
 120 south osh avenue • tempe, arizona 85281 • 480.994.0994



AIRE ON MCDOWELL

CONCEPTUAL SITE PLAN

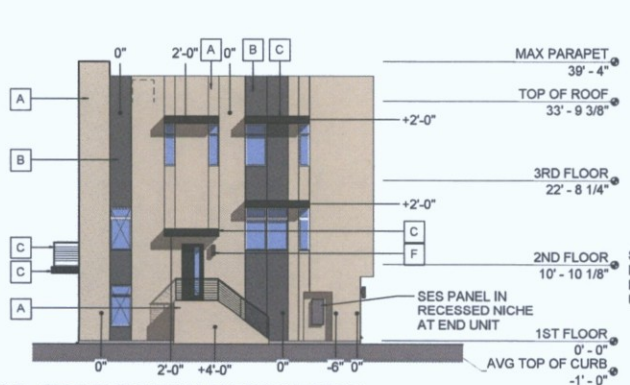


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 51017 00th & McDowell@CADV.WASTE ANALYSIS@AirSite Plan.dwg Jun 18, 2016

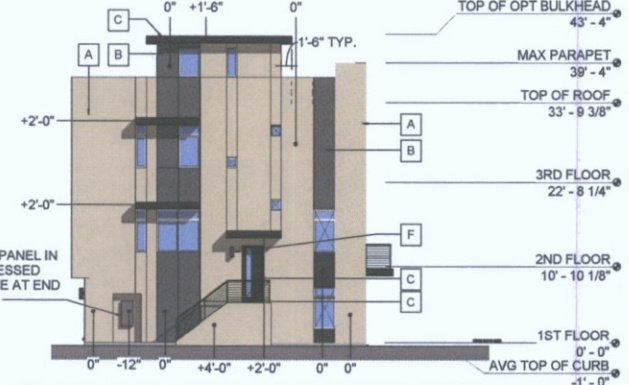


1 BUILDING D - FRONT ELEVATION
A3.10 SCALE: 1/8" = 1'-0"

- ELEVATION LEGEND**
- A SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
 - B SHERWIN WILLIAMS SW 7048 URBANE BRONZE
 - C SHERWIN WILLIAMS SW 6990 CAVIAR
 - D 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
 - E PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
 - F EXTERIOR LIGHT MOUNTED WALL FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE



4 BUILDING D - SIDE ELEVATION, NO ROOF DECK
A3.10 SCALE: 1/8" = 1'-0"



2 BUILDING D - SIDE ELEVATION W/ OPT. ROOF BULKHEAD
A3.10 SCALE: 1/8" = 1'-0"

- GLAZING LEGEND**
- FRONT ELEVATION (INTERIOR TO PROJECT)**
- GLAZING THAT MEETS RECESS CRITERIA 764 OF 971 SF = 79%
 - GLAZING BELOW RECESS CRITERIA 207 OF 971 SF = 21%
- LEFT SIDE ELEVATION**
- GLAZING THAT MEETS RECESS CRITERIA 88 OF 124 SF = 71%
 - GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%
- SIDE ELEVATION W/ BULKHEAD**
- GLAZING THAT MEETS RECESS CRITERIA 89 OF 131 SF = 68%
 - GLAZING BELOW RECESS CRITERIA 42 OF 131 SF = 32%
- REAR ELEVATION (EXTERIOR TO PROJECT)**
- GLAZING THAT MEETS RECESS CRITERIA 1,184 OF 1,184 SF = 100%
 - GLAZING BELOW RECESS CRITERIA 0 OF 1,184 SF = 0%



3 BUILDING D - REAR ELEVATION
A3.10 SCALE: 1/8" = 1'-0"



Aire on McDowell Townhomes
6850 E McDowell Rd
Scottsdale, AZ 85257

K. Hovnanian Homes
20830 N Tatum Blvd
Suite 250
Phoenix, AZ 85050

Preliminary Not For Construction

Exterior Elevations Building D With Optional Bulkheads Shown

#	Date	Description
Revisions		
	August 4, 2016	
	Date	
	pp	
	Designed by	
	Author	
	Drawn by	
	pp	
	Checked by	
	17737	
	Project Number	
	A3.10	
	Sheet Number	
	Copyright 2015 ©	
	All drawings shall be at 1/8" = 1'-0" unless noted. See accordingly.	



HannKGlobal Partner
 Otak, Inc.
 51 West Third Street
 Tempe, AZ 85281
 Phone: 480.557.6870
 Fax: 480.557.6505

**Aire on McDowell
 Townhomes**
 6850 E McDowell Rd
 Scottsdale, AZ 85257

**K. Hovnanian
 Homes**
 20830 N Tatum Blvd
 Suite 250
 Phoenix, AZ 85050

Preliminary Not For
 Construction

Exterior Elevations
 Building C, 6-Plex

#	Date	Description
1	August 4, 2016	Revisions
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 Sheet Number
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ELEVATION LEGEND

- A** SHERWIN WILLIAMS SW 7036 ACCESSIBLE BEIGE
- B** SHERWIN WILLIAMS SW 7048 URBANE BRONZE
- C** SHERWIN WILLIAMS SW 8980 CAVIAR
- D** 3" SPLIT LIMESTONE VENEER FINISH GENOA SANDS
- E** PREMANUFACTURED VERTICAL SUNSHADE SHERWIN WILLIAMS SW 6990 CAVIAR
- F** EXTERIOR WALL MOUNTED LIGHT FIXTURE - PROGRESS P5644-20 ANTIQUE BRONZE

FRONT ELEVATION (INTERIOR TO PROJECT)

- GLAZING THAT MEETS RECESS CRITERIA 620 OF 818 SF = 76%
- GLAZING BELOW RECESS CRITERIA 188 OF 818 SF = 24%

LEFT SIDE ELEVATION

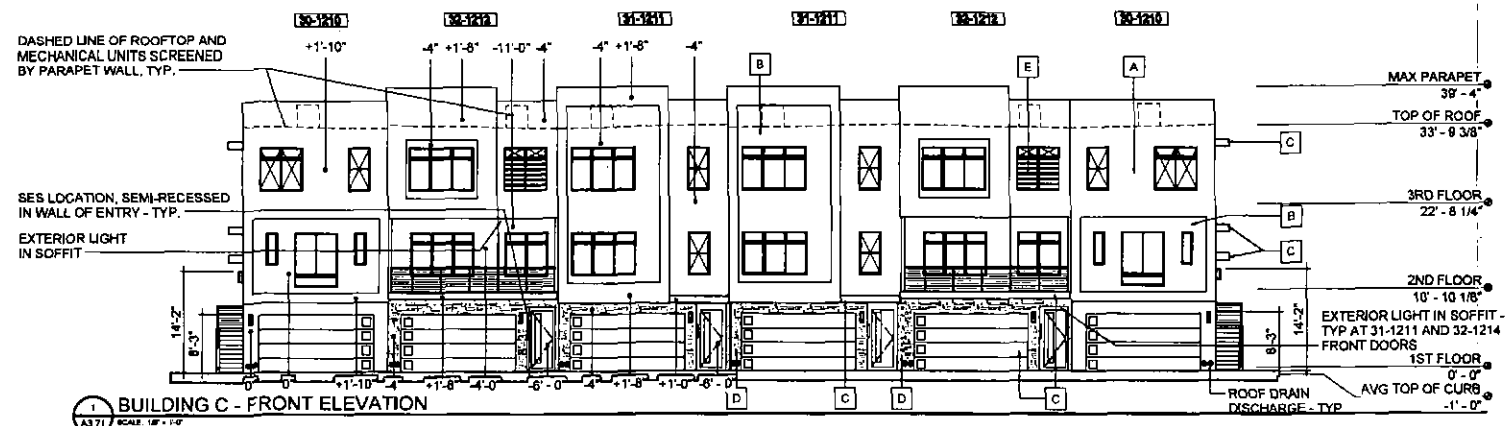
- GLAZING THAT MEETS RECESS CRITERIA 85 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

RIGHT SIDE ELEVATION

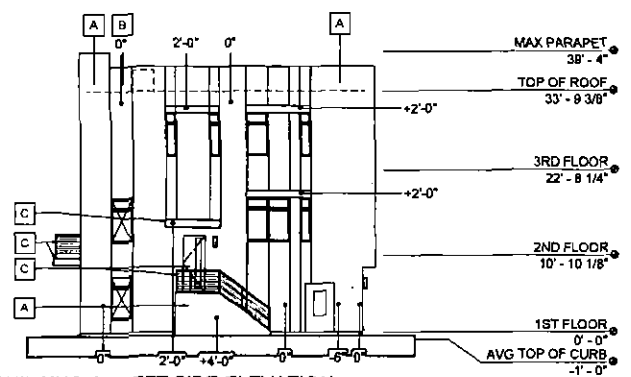
- GLAZING THAT MEETS RECESS CRITERIA 85 OF 124 SF = 71%
- GLAZING BELOW RECESS CRITERIA 36 OF 124 SF = 29%

REAR ELEVATION (EXTERIOR TO PROJECT)

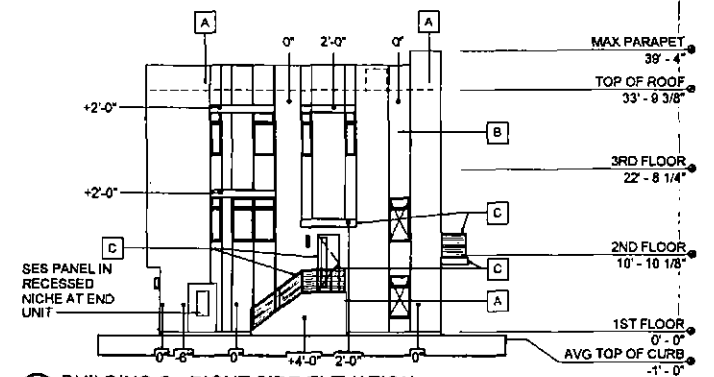
- GLAZING THAT MEETS RECESS CRITERIA 1,021 OF 1,021 SF = 100%
- GLAZING BELOW RECESS CRITERIA 1,021 OF 1,021 SF = 0%



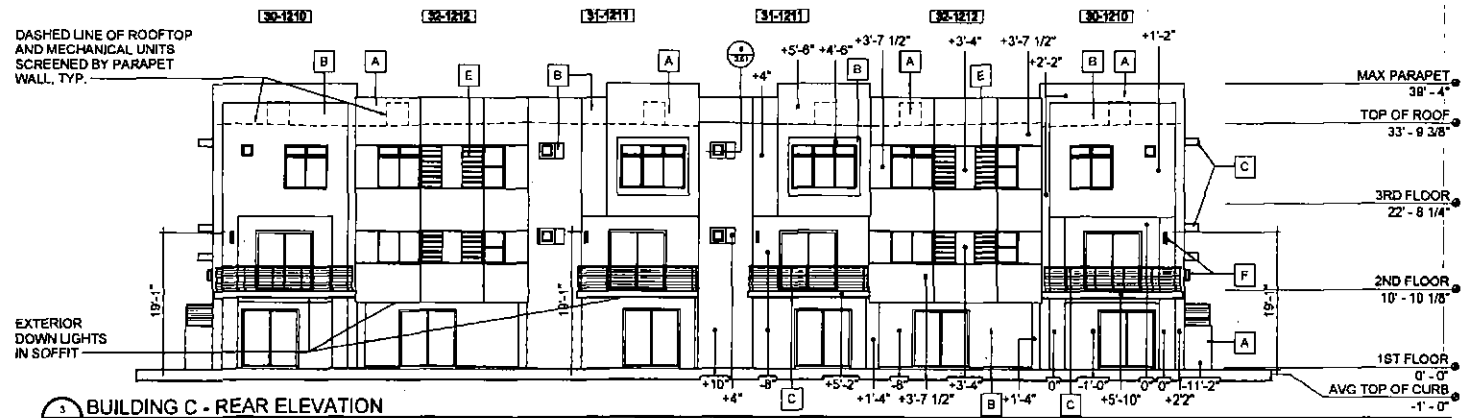
1 BUILDING C - FRONT ELEVATION
 A3.71 SCALE 1/8" = 1'-0"



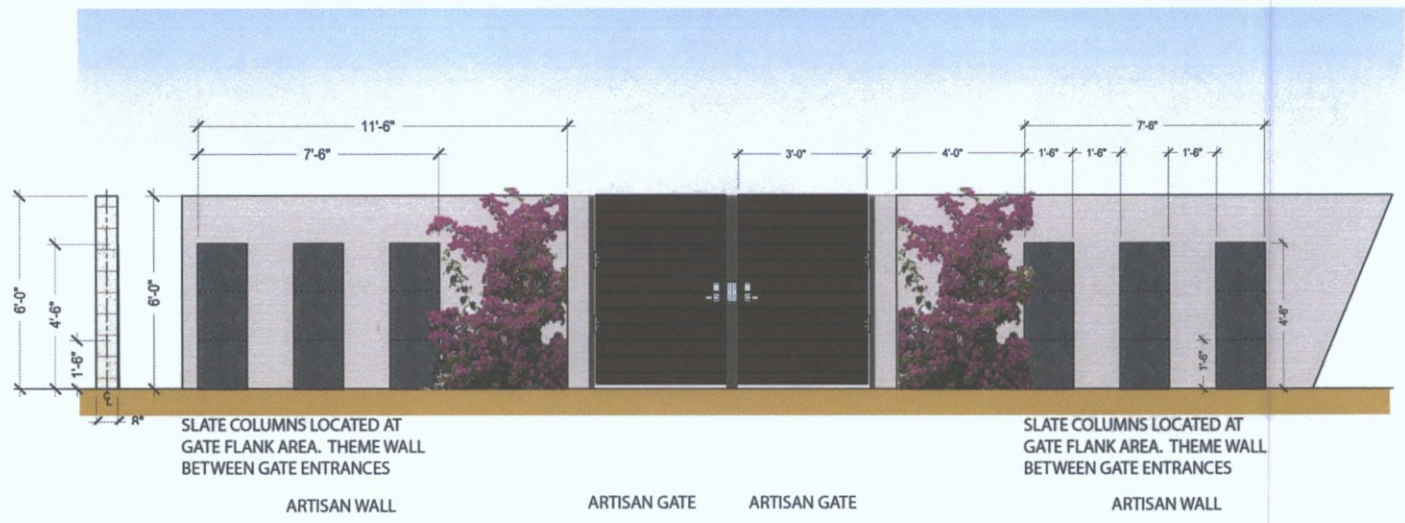
2 BUILDING C - LEFT SIDE ELEVATION
 A3.71 SCALE 1/8" = 1'-0"



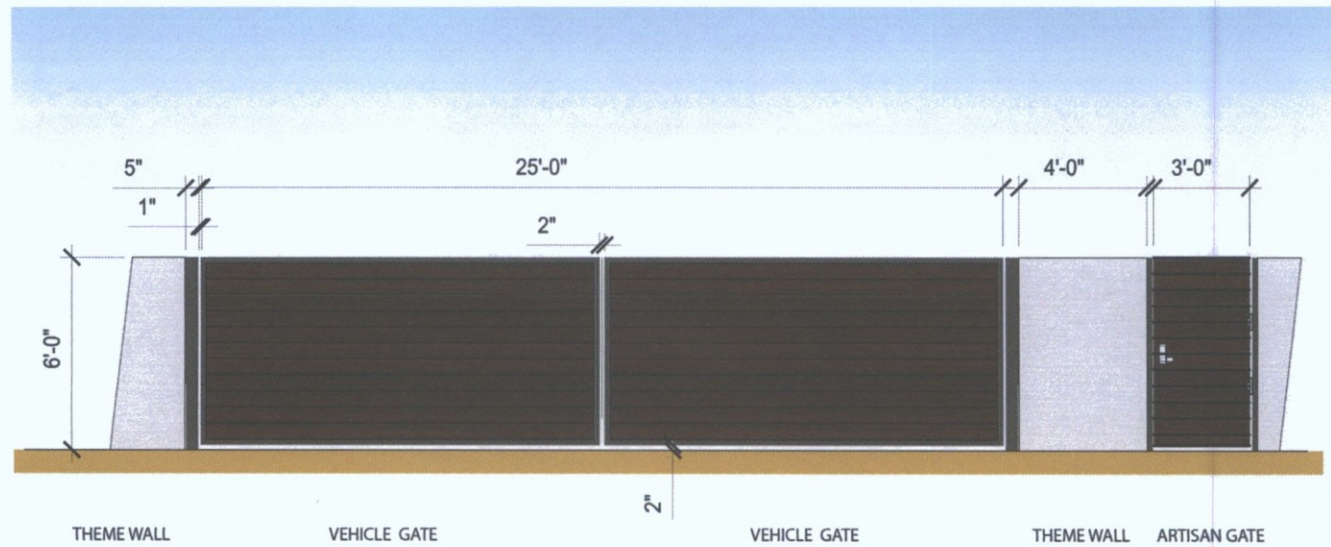
4 BUILDING C - RIGHT SIDE ELEVATION
 A3.71 SCALE 1/8" = 1'-0"



3 BUILDING C - REAR ELEVATION
 A3.71 SCALE 1/8" = 1'-0"

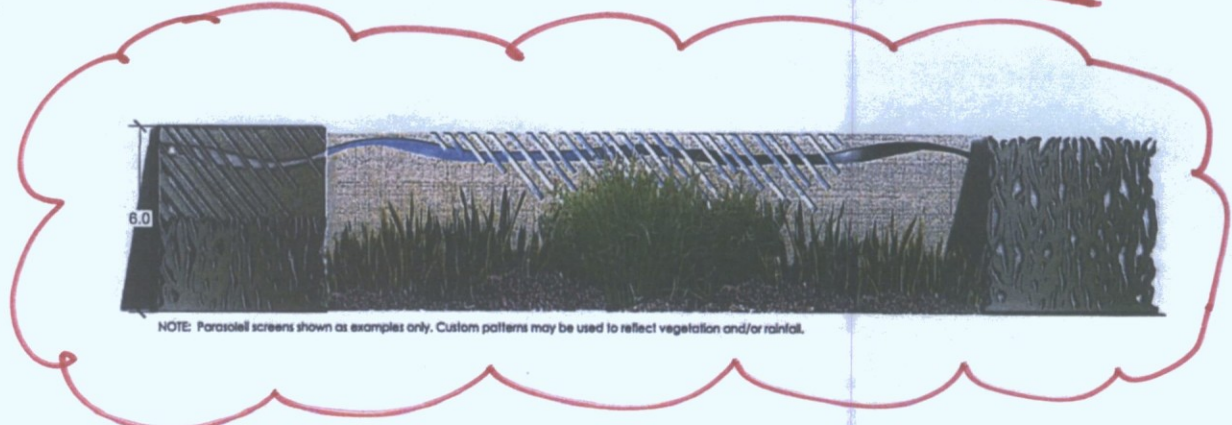
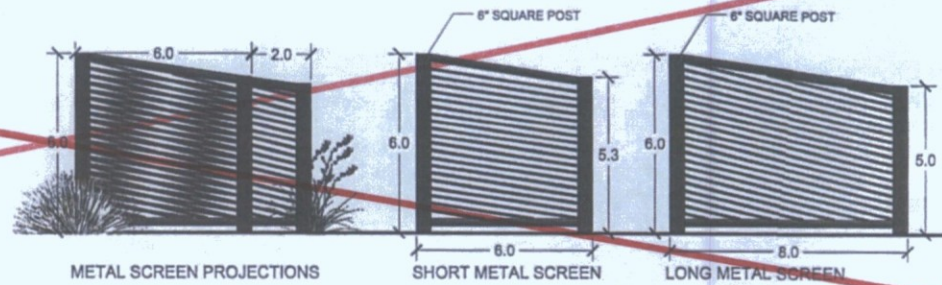
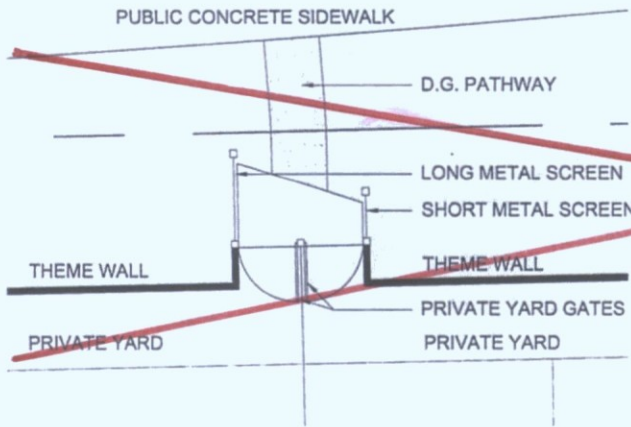
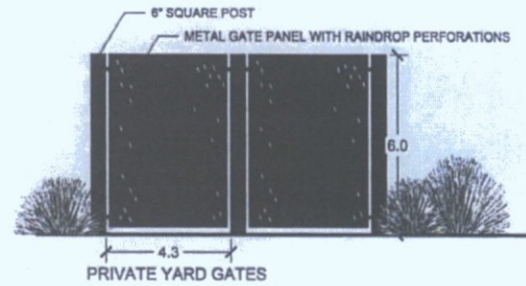


McDOWELL ROAD WALL COMPOSITE



McDOWELL ROAD VEHICLE GATE COMPOSITE





NOTE: Parasoleil screens shown as examples only. Custom patterns may be used to reflect vegetation and/or rainfall.



McDOWELL PERSPECTIVE
SCALE: NTS

DATE: 08.09.16

26-DR-2016
8/9/16

AIRE TOWNHOME | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNIANIAN HOMES



FOR BUILDING REFERENCE ONLY -
ART WALL HAS BEEN REVISED

AIRE | PERSPECTIVE VIEW

26-DR-2016
8/9/16



1 MCDOWELL ROAD STREET ELEVATION OVERVIEW
A3.50 SCALE: 1/32" = 1'-0"



2 MCDOWELL ROAD STREET ELEVATION
A3.50 SCALE: 1/16" = 1'-0"



4 MCDOWELL ROAD STREET ELEVATION
A3.50 SCALE: 1/16" = 1'-0"



HanmiGlobal Partner
Otak, Inc
51 West Third Street
Tempe, AZ 85281
Phone 480.557.6670
Fax 480.557.6505

Aire on McDowell
Townhomes
6850 E McDowell Rd
Scottsdale, AZ 85257

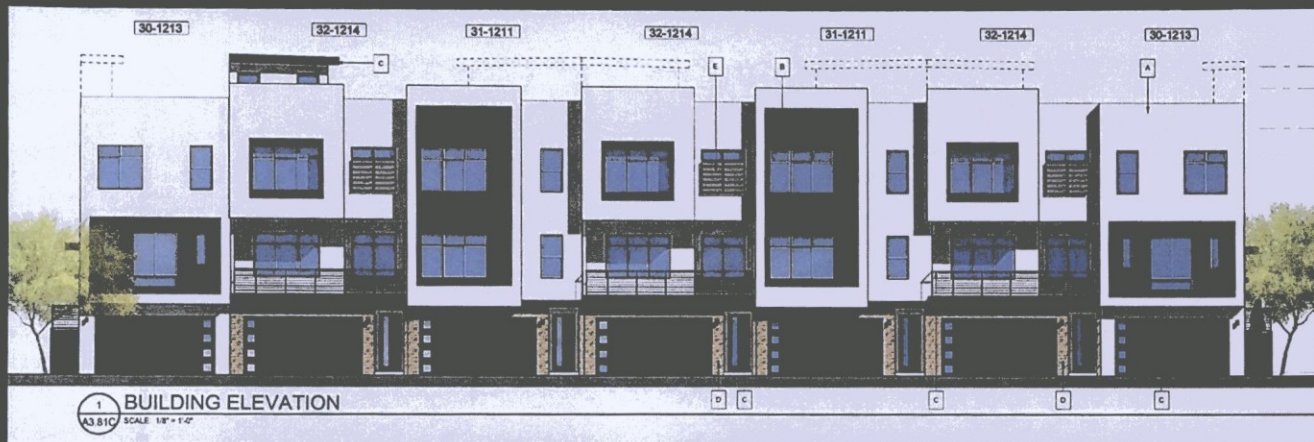
K. Hovnanian
Homes
20830 N Tatum Blvd
Suite 250
Phoenix, AZ 85050

Street Elevations
McDowell Road

#	Date	Description
Revisions		
	August 4, 2016	
	Date	
	pp	
	Designed By	
	Author	
	Drawn By	
	pp	
	Checked By	
	17738	

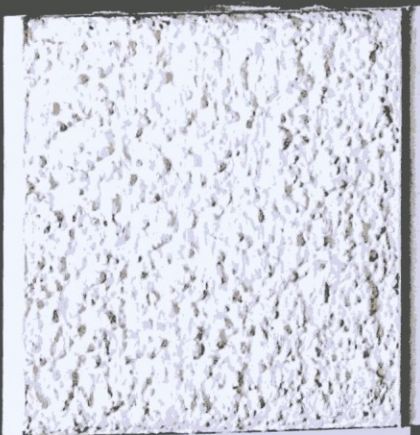
Project Number
A3.50
Sheet Number
Copyright 2016 ©
If the drawing is less than 34" x 36", it has
been reduced. Quote accordingly.

26-DR-2016
8/9/16



COLOR & MATERIALS
AIRE on McDOWELL

K. HOVNANIAN HOMES
20830 N. TATUM BLVD
SUITE 250
PHOENIX, AZ 85050



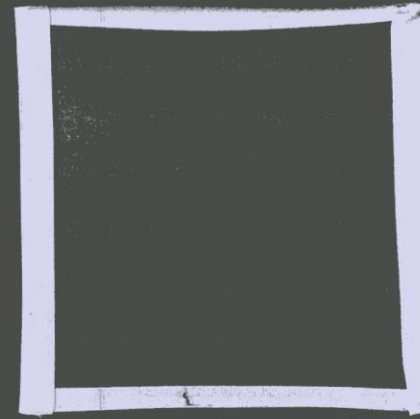
PAINTED STUCCO | SAND FINISH
BODY 1 | SW 7551 GREEK VILLA



PAINTED STUCCO | SAND FINISH
BODY 2 | SW 7048 URBANE BRONZE

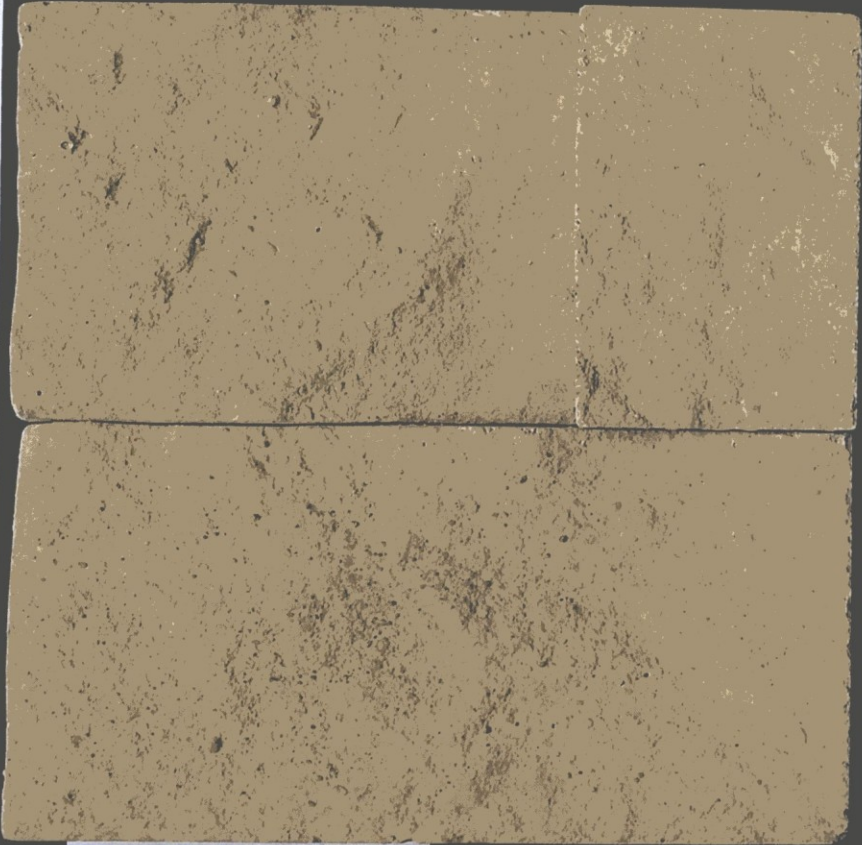


METAL & ARCHITECTURAL TRIM DETAILS
ACCENT | SW 6990 CAVIAR



WHITE VINYL FRAME | PPG SOLARBAN 70XL
REFLECTIVITY: 12% | VLT: 64%

26-DR-2016
6/7/16



MASONRY VENEER | CORONADO STONE
3" SPLIT LIMESTONE | GENOA SANDS



ENTRY GATE DETAIL
CEDAR | RED MAHOGANY



ART WALL DETAIL
SLATE | GRAY

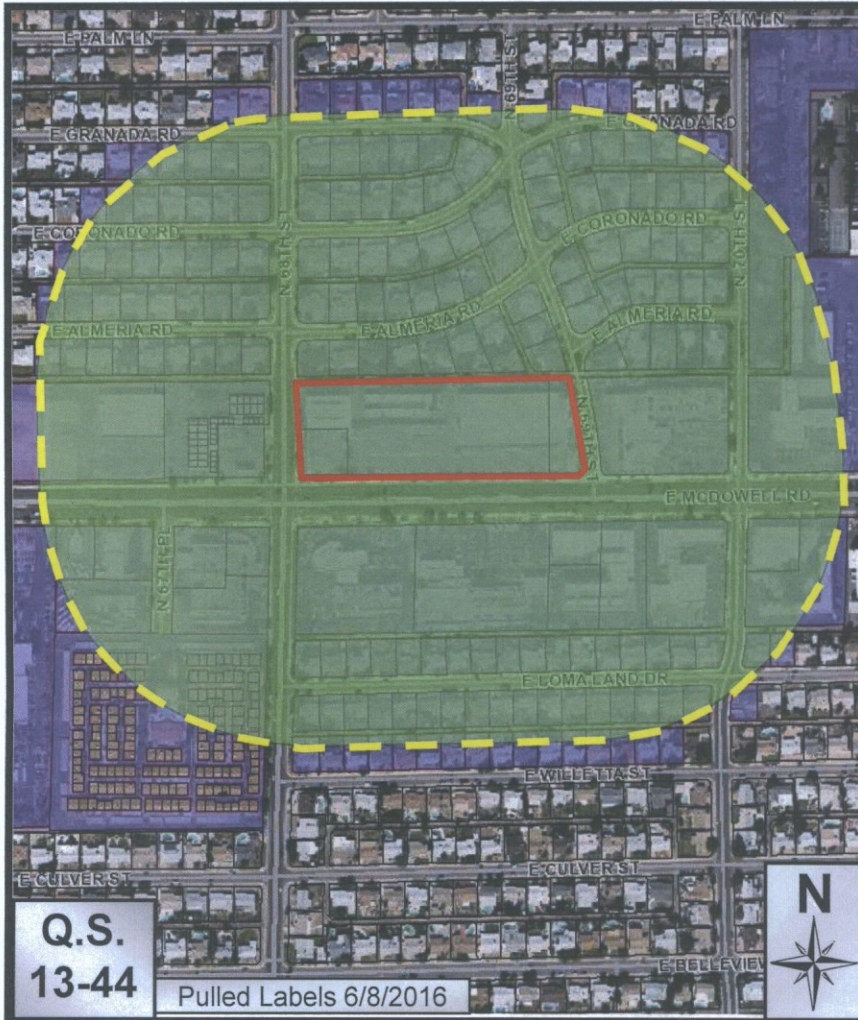
COLOR & MATERIALS
AIRE on McDOWELL

K. HOVNIANIAN HOMES
20830 N. TATUM BLVD
SUITE 250
PHOENIX, AZ 85050

26-DR-2016
6/7/16

City Notifications – Mailing List Selection Map

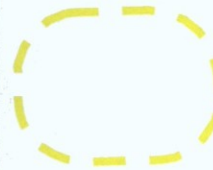
ATTACHMENT #10



Map Legend:



Site Boundary



Properties within 750-foot
Postcards – 285

Additional Notifications:

- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- City Website-Projects in the hearing process

Aire on McDowell

26-DR-2016