

**Marked Agendas
Approved Minutes
Approved Reports**

**The November 3, 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: November 3, 2016 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Aeries
19-DR-2016

Location: 3214 N. 70th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new three-story residential development, comprised of four buildings with 16 dwelling units in approximately 34,500 square feet of building area, all on an approximately 1-acre site.

OWNER

Landmark Homes, USA
480-270-6824

ARCHITECT/DESIGNER

LVA Urban Design Studio, LLC

ENGINEER

Epsilon Design Group

APPLICANT CONTACT

Keith Nichter
LVA Urban Design Studio, LLC
480-994-0994

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows high-density residential development and other supporting uses.

Context

Located on the west side of N. 70th Street, between E. Osborn Road to the north and E. Earll Drive to the south, this site is surrounded on three sides by two- and three-story multi-family development consisting of condominiums and apartments. To the west are single-family residential properties.

Adjacent Uses and Zoning

- North Multi-family residential, zoned Multi-family Residential District (R-5)
- South Multi-family residential, zoned Multi-family Residential District (R-5)
- East Multi-family residential, zoned Multi-family Residential District (R-5)
- West Single-family residential, zoned Single-family Residential District (R1-7)

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- Infill development
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for a new 16-unit townhome project consisting of ground-floor garage parking with two-story dwelling units above the garages. Site improvements include a pedestrian entry portal, private drive aisle, community amenity area, and guest parking.

Neighborhood Communication

Property owners within 750 feet of the project site have been notified by mail of the applicant's request and the site has been posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

This site was previously occupied by a place of worship. The site plan will be set up as a 16-unit townhome project. A total of four buildings are proposed, each consisting of ground-level garages with two-story residential units above the garages. The site design includes common areas located at the northwest and southwest corners of the project, to the north and south of the guest parking area at the rear of the project. Frontage open space and a pedestrian entry portal are proposed adjacent to N. 70th Street.

Building Elevations

The proposed building design utilizes a modern design, with linear planes and geometric shapes defining the facades. Buildings will be 36 feet in height, which is consistent with the other multi-family communities in the surrounding area. In accordance with the Scottsdale Sensitive Design Principles, deep recessing at balconies and shade devices over windows help to mitigate the effects of solar heat gain, providing shading and planer differentiation. The primary building treatment is stucco, with metal trim and stacked stone serving as accents. Additionally, board and batten wood siding is proposed to serve as a background for the recessed areas primarily on the second and third floors, providing a dramatic change of color and appearance. Proposed paint colors and finishes respond to the southwest environment, as encouraged by the Sensitive Design Principles.

Landscape

Landscaping for the site consists of a variety of plants and trees. Heritage Live Oak is the street tree of preference, and is utilized along the entire 70th Street frontage in an effort to provide shading for

pedestrians as well as buffering of the project from the street. Internal to the site, a mix of Desert Museum and Bay Laurel trees is utilized, and Italian Cypress trees are provided along both building frontages that face N. 70th Street at the project entrance. Frontage open space along 70th Street also includes turf areas between the sidewalk and the buildings, behind the view fence.

Development Information

- Existing Use: Place of Worship
- Proposed Use: Multi-family residential
- Parcel Size: 41,235 square feet/ 0.946 gross acres
36,750 square feet/ 0.844 net acre
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 35 feet 6 inches, including rooftop appurtenances
- Parking Required: 32 spaces
- Parking Provided: 36 spaces
- Open Space Required: 8,085 square feet / 0.19 acres
- Open Space Provided: 8,700 square feet / 0.2 acres
- Frontage Open Space Required: 4,042 square feet
- Frontage Open Space Provided: 4,043 square feet
- Number of Dwelling Units Allowed: 24 units
- Number of Dwelling Units Proposed: 16 units
- Density Allowed: 23 dwelling units per acre
- Density Proposed: 16.9 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Aeries per the attached stipulations, finding that the provisions of Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

10/7/2016
Date



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

10/25/16
Date



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

10/27/2016
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Zoning Map
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Streetscape Elevations
 - 9. Landscape Plan
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Aeries
Case Number: 19-DR-2016**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by PHX Architecture, with a city staff date of 10/3/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LVA Urban Design Studio, with a city staff date of 10/3/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LVA Urban Design Studio, with a city staff date of 10/3/2016.
 - d. The case drainage report submitted by Epsilon Engineering & Material, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

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.

SITE DESIGN:

DRB Stipulations

4. A minimum 6-foot-wide sidewalk shall be provided along the N. 70th Street frontage, as shown on the site plan submitted by LVA Urban Design Studio.
5. With the final site plan a note shall be provided that identifies the type of fire sprinkler suppression system to be installed for all structures (i.e. 12, 13R, 13D).
- ~~6. With the final plan submittal, revise the alignment of the enhanced pedestrian paving, the open pedestrian portal, and the primary pedestrian gate, so that these site elements will be shifted to the north, providing more distance between the entry to dwelling unit 9 and the primary pedestrian gate.~~

LANDSCAPE DESIGN:

DRB Stipulations

7. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTERIOR LIGHTING:

Ordinance

- A. All exterior fixtures mounted eight (8) feet or higher shall be directed downward.
- B. Any exterior fixture with a total initial lumen output of greater than 1600 shall have an integral lighting shield.
- C. Fixtures with a total initial lumen output of greater than 3050 shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

8. 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.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

9. *Widen sidewalk along 70th Street to a minimum width of 6 feet per Scottsdale Revised Code 47-21 and 47-22, the 2008 Transportation Master Plan Chapter 7-Section 8, and the Design Standards and Policies Manual Section 5-3.100.*
10. *With the creation of the new driveway, the existing driveway shall be removed and replaced with curb, gutter, and sidewalk.*

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- D. 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.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

11. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The improvement plans shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
12. 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.
13. *The associated plat and/or improvement plans shall contain a note stating the property owner's association is responsible for the replacement of any pavement material other than standard grey concrete or black asphalt disturbed by the city while maintaining the public infrastructure, in accordance with DSPM Sec. 6-1.402.*

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. 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.



Q.S.
15-44

Google Earth Pro Imagery

Aeries

ATTACHMENT #1

19-DR-2016



Q.S.
15-44

Google Earth Pro Imagery



Aeries

ATTACHMENT #1A

19-DR-2016

THE
AERIES



TOWNHOMES

3214 N. 70TH ST. SCOTTSDALE, AZ 85251
DEVELOPMENT REVIEW NARRATIVE

Submitted: April 18, 2016
Resubmitted: July 18, 2016

Owner/Developer:
Landmark Homes, USA
John Kostaras
8901 E Pima Center Pkwy #100
(480) 270-6824



Applicant:
LVA Urban Design Studio, LLC
Keith Nichter
120 S Ash Ave, Tempe AZ 85251
(480) 994-0994



19-DR-2016
07/25/16

Introduction

Landmark Homes has been providing exceptionally constructed, sustainable and innovatively designed homes and communities since 1977. True to the company's core values, Landmark Homes USA is seeking Development Review approval to create yet another distinctive, premiere, for-sale urban residential opportunity at the subject +/- .946 gross acre property located at the northwest corner of 70th Street and the Monterey Way alignment.

Currently the host of a vacant building and parking lot, this Site offers a fitting redevelopment opportunity in a uniquely prime location. This proposal for 16 high-end, for-sale single-family attached townhomes will consist of a plan to build four three-story, four-unit buildings. The plan will take advantage of the proximity to Downtown Scottsdale and the existing R-5 zoning to promote new residential opportunities near both the Downtown Core and the Scottsdale Road regional corridor. This proposed community is responsive to the City's General Plan land use designation of Urban Neighborhoods and is positioned to be valuable part of the evolving context of the greater Downtown area.

Context

Currently unoccupied, this flat infill parcel had most recently been used by a church, who has since moved to another location. The rest of the surrounding neighborhood is an established area with a mix of commercial, employment, residential and religious uses. The Site is generally surrounded by 2-story condominiums and apartments, the First Baptist Church of Scottsdale, a 3-story townhome development under construction to the east and a single family detached residential neighborhood to the west. Specifically, the adjacent uses are as follows:

- North: Casa Granada Condominiums (R-5)
- East: Aerium Encore Townhomes Condominiums (R-5),
Colonial Grand Apartments (R-5)
- South: Scottsdale Townhouse Apartments (R-5)
- West: Western Villa 2 (R1-7)

The project is also located within the Southern Scottsdale Character Area, which recognizes the Urban Neighborhoods land use designation of the 2001 General Plan, consistent with the proposed density. In addition, it incorporates community goals and policies consistent with - but not duplicative of - the Scottsdale General Plan elements that speak specifically to the special attributes of Southern Scottsdale and how it functions.

As described in the Area Plans Vision Statement, South Scottsdale is a diverse, sustainable community built upon vibrant neighborhoods, thriving economic corridors and innovation businesses. Aeries plans to add to this sustainable future that celebrates neighborhoods and promotes reinvestment and redevelopment as guided by the following values:

- Reinvest in underutilized properties near Southern Scottsdale's corridors.
- Provide diversity in the surrounding housing choices.
- Create a sustainable neighborhood promoting social interaction and local economy support.
- Promote alternative transportation choices/options.
- Provide opportunities for open space and public gathering places.
- Promote shade and pedestrian/ bicycle friendly streets.
- Utilize proximity to regional resources.

Through these values, Aeries will assist in transforming the Southern Scottsdale vision into the built environment of the community. Additionally, this proposal will complement the surrounding area and will help take advantage of existing infrastructure and promote the community goal of encouraging infill development.

Sensitive Design

Aeries has paid special attention to the sensitivities that accompany urban infill development. The proposed site plan and building designs create architectural and design transitions between the proposed and the existing development, in order to respect the lower-scale neighborhoods. Large proposed setbacks and landscape buffers to the west, in addition to strategic building orientation, will ensure protection to the adjacent single-family development. Private yards will separate the proposed buildings from the multi-family uses to the north and south while 4,000 s.f. of frontage open space and a 25 foot landscaped buffer will be provided to the east, along 70th Street, to create an appealing street presence for the community. An existing sidewalk, lined with enhanced landscaping, will establish an attractive street environment, for residents and neighbors alike, and will connect the community with the surrounding neighborhoods and create a visually attractive spatial relationship to the adjacent developments.

The main entry to the project will be located at the midpoint of the site's 70th Street frontage. The entry experience will feature a pedestrian portal that creates a memorable gateway between the public sidewalk and the project's "front lawn" for residents and visitors alike. The architecture of the portal will utilize materials found on the buildings, and will also incorporate the same wall mounted lighting sconces

that are found inside the Site. The monument sign is located on the opposite side of the entry drive from the portal, to create a balanced composition. The sign is designed at an intentionally pedestrian scale, and ties in multiple materials found on the architecture. An automatic rolling vehicular "privacy gate" will screen the internal street traffic from offsite view. It will open to all traffic and will not require a code for access. A 3' high steel view fence just inside the property line continues the character of the low, horizontal lines established by the sign and gate, repeating the same steel mesh panels that will be used on the building balconies. The fence provides a textural, transparent backdrop for the enhanced planting arrangement that lines the public sidewalk.

The internal drive has been designed to include a minimum width of 24' of pavement to facilitate vehicle and emergency access throughout the site. Additional area is being set aside, through the application of enhanced paving, to safely guide pedestrian circulation throughout the Site from 70th Street on the east over to the refuse cans in the alley to the west. Guest parking spaces are provided toward the rear of the community with additional guest parking available along 70th street.

The architecture has been designed to create a unique soft-contemporary feel, which is set off by a mix of desert adapted plant materials and complementing accents, warmed by the application of Hardie and stone siding, wire mesh accents, and metal window extrusions. A warm and timeless color palette will be sensitive to the evolving context of this designed area over time. The design will be a logical hierarchy of masses characterized by contemporary, streamlined shells accented by varied rooflines, staggered building frontages, and spacious balconies. The variety of exterior materials, bump-outs, balconies, and windows break up the building's mass into smaller, human-sized elements, which provide visual interest and richness while reducing the overall building mass.

The three different unit types, ranging from 1,400s.f. to just under 2,000s.f., provide variation within the Site while maintaining a cohesive community. Each unit will have a private yard, two car garage as well as outdoor patios and/or balconies, which respond to the Sonoran desert environment and promote outdoor living.

With a mixture of surrounding architectural styles, the proposed architecture will enhance and strengthen the design character of the surrounding area. Rather than directly imitate the surrounding styles, Aeries will progress the architecture toward something fresh and defining with a character that remains complementary to the existing neighborhood design. The proposed Aeries architecture, materials, and open space plantings offer a new twist on the established architecture within the vicinity.

The proposed amenities for the Aeries residents have been integrated into the site in the same way that exterior spaces would be found around a large residence. Rather than program all of the amenities into one large central space, several smaller and

more intimate gathering spaces have been provided in order to enhance the overall character of the landscape, while providing opportunities for a range of passive recreational uses. Each of these spaces has a character of its own and responds to the space and microclimate created by the placement of the furnishings around it. The northernmost area will be a space where residents can sit and relax in a flexible patio space, which overlooks a lawn and barbeque area, providing an iconic place for outdoor cooking, dining and lounging. To the South, an intimate raised organic garden will provide neighbors an area to socialize and grow fresh fruits and vegetables.

Conclusion

We respectfully request approval of this Development Review application as the proposed project supports the City of Scottsdale's desire to create vital, viable and desirable residential settings that are situated near an established mix of uses, as this property is. Coupled with the existing R-5 Multi-Family Residential District zoning and General Plan Land Use designation of Urban Neighborhoods, the proposed site plan, landscape plan and site designs would respond appropriately to the current urban context by contributing a fittingly located, high quality, innovatively designed residential community, the type of project at which Landmark Homes USA 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 16 unit single-family attached townhome development is in substantial conformance with the current General Plan Land Use of Urban Neighborhoods. The Land Use Element describes this category as areas of multi-family dwellings with densities usually more than eight dwellings per acre. Also the existing context of the proposed development is consistent with the intent of the Urban Neighborhoods category, as described generally by areas located near retail centers, offices, or other compatible non-residential uses. Consistent with the goals of the Land Use Element this use will support the balance of land uses 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: Strategic placement of open spaces will promote on-site accessibility and neighborhood interaction while establishing thoughtful landscaped setbacks, which will provide visual intrigue and allow the project to integrate seamlessly within the surrounding varied uses.

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

Response: The proposed high quality architecture, staggered setbacks and curvilinear street will provide variation within a controlled unified theme in order to avoid excessive variety and monotonous repetition.

- c. **Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;**

Response: Residences will respond to the desert climate through the implementation of deep roof overhangs, recessed windows, shaded rear patios, deep recessed balconies for shade, and window shade apparatus as a part of the design. Elements such as durable siding and materials will be designed to hold up to the harsh sun and provide relief in hot summers. The yards 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, 70th Street is classified as a suburban local collector and has 60' of dedicated right of way. Given the context of the site and the surrounding amenities, the proposed development will help emphasize the pedestrian relationship between surrounding 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.



Aeries

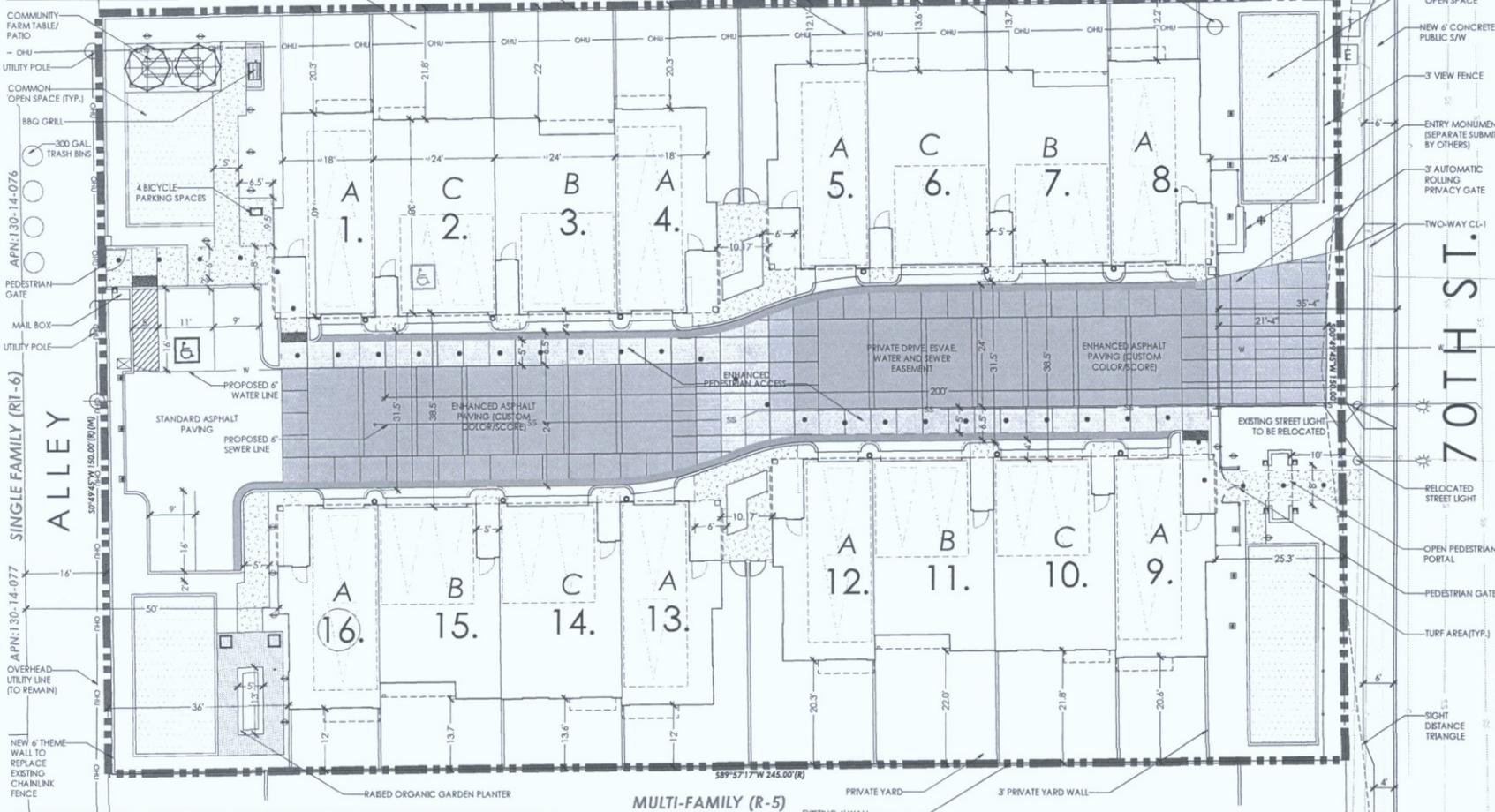
ATTACHMENT #3

19-DR-2016



19-DR-2016
04/19/16

VICINITY MAP



PROJECT TEAM

DISCIPLINE	COMPANY CONTACT INFO.
OWNER	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PMAA CENTER PKWY #100 SCOTTSDALE ARIZONA, 85258 (480) 270-6824 JOHN@LANDMARKHOMESUSA.COM
PLANNER/ LANDSCAPE ARCHITECT	LVA URBAN DESIGN STUDIO KEITH NICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KNICHTER@LVADESIGN.COM
CIVIL ENGINEER	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (423) 882-9928 MREED@EPSILONENGINEERING.COM
ARCHITECT	PHX ARCHITECTS - ERIC PETERSON 15990 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 472-1111 ERIK@PHXARCH.COM

LEGEND

- PROJECT BOUNDARY
- RIGHT OF WAY
- OVERHEAD UTILITY LINE
- BICYCLE PARKING
- ENHANCED ASPHALT
- CONCRETE SIDEWALKS
- TURF
- INTERNAL ACCESSIBLE ROUTE
- LOW VOLTAGE ACCENT UPLIGHT
- LOW VOLTAGE INGRADE UPLIGHT
- LOW VOLTAGE PATHWAY LIGHT
- FULL CUTOFF SCONCE FEATURE
- LINE ACCENTED ENTRY FEATURE

SITE DATA

LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.
ADDRESS: 3214 N. 70TH STREET
PARCEL #: 130-14-011
ZONING: R-5
CURRENT USE: GOODS GRACE CHURCH
PROPOSED USE: TOWNHOMES
GROSS ACRES: 0.946 ACRES (41,235 S.F.)
NET ACRES: 0.844 ACRES (36,750 S.F.)
DWELLING UNITS: 16
ALLOWED DU/AC: <=23
PROPOSED DU/AC: 14.9
REQUIRED OPEN SPACE (NET): 22% (8,085 S.F.)
PROPOSED OPEN SPACE (NET): 41-23% (8,700 S.F.)
REQUIRED FRONTAGE OPEN SPACE: 4,042 S.F.
1/8% OF NET SITE AREA
PROPOSED FRONTAGE OPEN SPACE: 4,043 S.F.
REQUIRED PRIVATE OPEN SPACE: 1,402.6 S.F.
10% 1ST FLOOR AREA (264 S.F.) + 50% 2ND/3RD FLR (19,524 S.F.)
PROPOSED PRIVATE OPEN SPACE: +17,000
REQUIRED PARKING LOT US: 104 S.F.
15% OF PARKING AREA (695 S.F.)
PROPOSED PARKING LOT US: 400 S.F.
ALLOWED HEIGHT: (36) 3 STORY
PROPOSED HEIGHT: (336) 3 STORY
ALLOWED WALL HEIGHT: VARIES (8' MAX)
PROPOSED WALL HEIGHT: VARIES (8' MAX)
ALLOWED DISTANCE BETWEEN BUILDINGS: 10' MIN.
PROPOSED DISTANCE BETWEEN BUILDINGS: 210'
PERIMETER SETBACKS: REQUIRED PROVIDED
WEST: 15' 34'
N.E. & S.: 10' 210'
SURFACE PARKING: 4 STALLS
GARAGE PARKING: 32 STALLS
TOTAL PARKING: 27 STALLS 34 STALLS
(16/20/11/7)
ADA PARKING: 1.44 STALLS 2 STALLS
(4/8 x 30)
BIKE PARKING: 2 SPACES 4 STALLS
(REG. FOR 540 STALLS)
NOTES:
- EQUIPMENT TO BE MOUNTED/SCREENED ON ROOFTOPS
- HYDRANTS ARE PROVIDED AT A MAX. SPACING OF 700' PER ORD. 507.5.1.2
- KEY SWITCH/PRE-EMPTION SENSOR WILL BE PROVIDED FOR ENTRY GATE
- FIRE LANES WILL SUPPORT 63,000LB LOAD PER DCS PM 2-1-802.
- INTERNAL PRIVATE DRIVE TO BE DESIGNATED EMERGENCY SERVICE VEHICLE ACCESS, WATER AND SEWER EASEMENT.
- SPINLER SUPPRESSION SYSTEM TO BE NFPA 13D.

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

THE
AERIES
TOWNHOMES

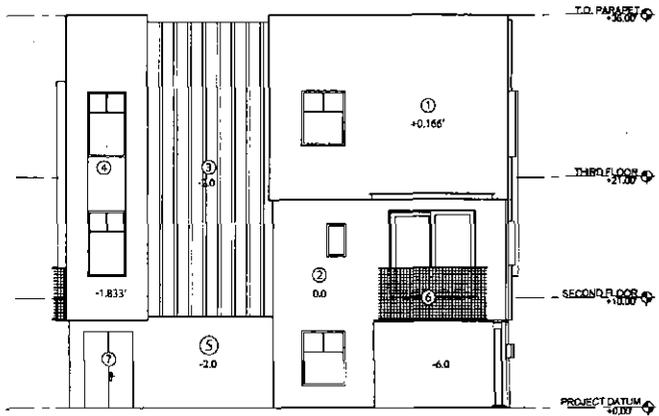
LANDMARK HOMES USA
APPROX. SCALE: 1" = 10'
NORTH

PRELIMINARY-HOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of or improper reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
5/15/17 - 70th St & Monterey Alignment (CAD/PLANS/SUBMITTAL TYPES) SITE PLANS/AERIES-LVA-CONCEPTUAL SITE PLAN 2016-07-13.dwg Oct 2, 2016

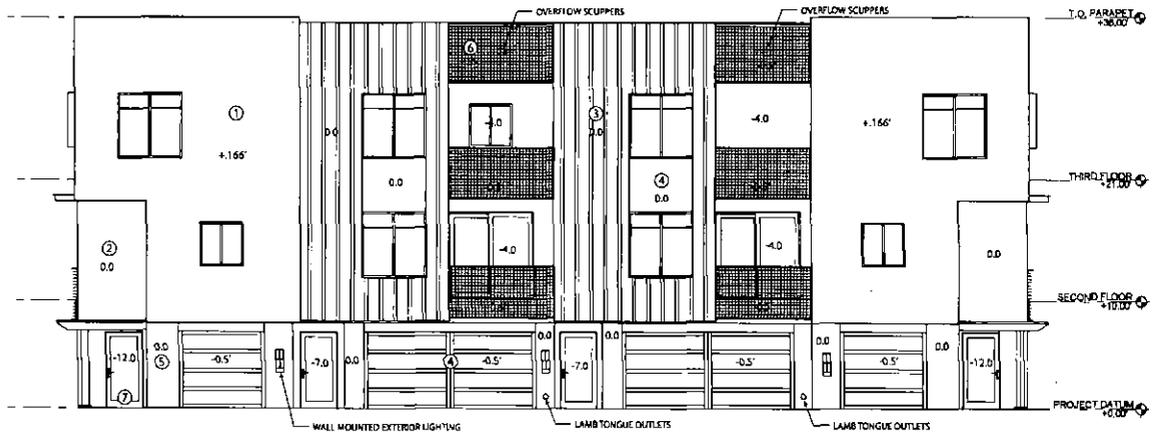
ATTACHMENT #5

19-DR-2016
10/03/16

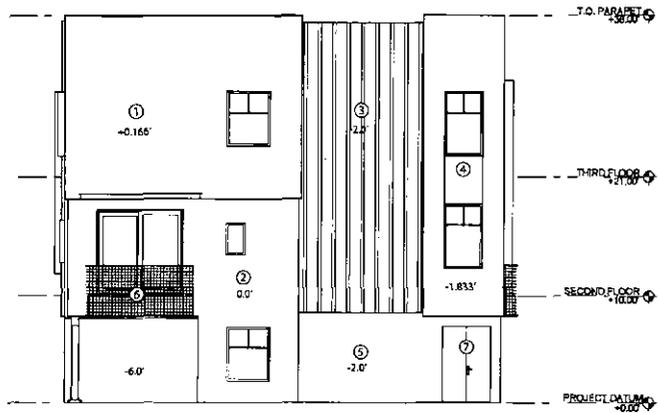
1567 DRAWN BY: AV 4/19/16
REV: 7/18/16, 9/30/16
RELATED DCS CASE NUMBERS: 101-PA-2015, 10-20-2016
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW
CONCEPTUAL SITE PLAN PG 1 OF 1



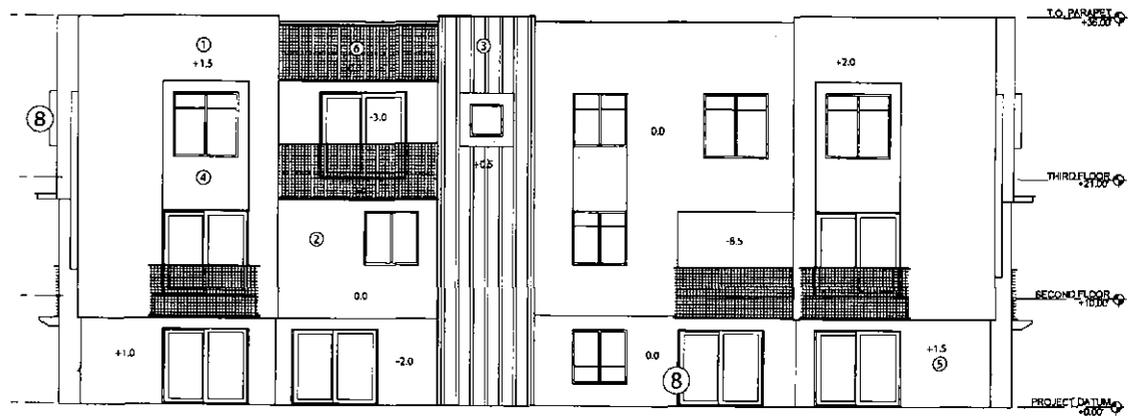
1 LEFT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



3 RIGHT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

THE
AERIES
TOWNHOMES

- ① [FLOATING FEATHER] - DE 6142 - LRV 65
- STUCCO FACADE
- ② [DARK SEPIA] - DE 6138 - LRV 26
- STUCCO FACADE
- ③ [GUANTLET GRAY] - SW 7019 - LRV 17
- BOARD AND BATTEN WOOD SIDING
- ④ [OLD BOOT] - DE 6133 - LRV 13
- GARAGE DOORS
- ⑤ [AMALFI LEDGE] - CORONADO STONE
- STONE VENEER
- ⑥ [METAL MESH] -
- METAL MESH RAILING + DETAILING
- ⑦ [CARDINAL EC+366] -
- CLEAR GLASS
- ⑧ [DARK BRONZE] -
- WINDOWS, DOORS AND METAL ACCENTS

ATTACHMENT #6





1 LEFT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



2 FRONT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



3 RIGHT BUILDING ELEVATION
SCALE: 3/16" = 1'-0"



4 REAR BUILDING ELEVATION
SCALE: 3/16" = 1'-0"

① [FLOATING FEATHER] - DE 6142 - LRV 65
-STUCCO FACADE

② [DARK SEPIA] - DE 6138 - LRV 26
-STUCCO FACADE

③ [IGUANTLET GRAY] - SW 7019 - LRV 17
-BOARD AND BATTEN WOOD SIDING

④ [OLD BOOT] - DE 6133 - LRV 13
-GARAGE DOORS

⑤ [AMALFI LEDGE] - CORONADO STONE
-STONE VENEER

⑥ [METAL MESH] -
-METAL MESH RAILING + DETAILING

⑦ [CARDINAL EC+366]
-CLEAR GLASS

⑧ [DARK BRONZE]
-WINDOWS, DOORS AND METAL ACCENTS



PROJECT DATUM
+0.00'



PROJECT DATUM
+0.00'

SIDE ELEVATION

FRONT ELEVATION

1



[FLOATING FEATHER]

- DE 6142 - LRV 65
- STUCCO FACADE

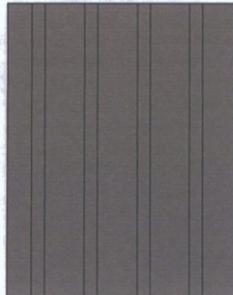
2



[DARK SEPIA]

- DE 6138 - LRV 26
- STUCCO FACADE

3



[GAUNTLET GRAY]

- SW 7019 - LRV 17
- BOARD AND BATTEN
WOOD SIDING

4



[OLD BOOT]

- DE 6133 - LRV 13
GARAGE DOORS

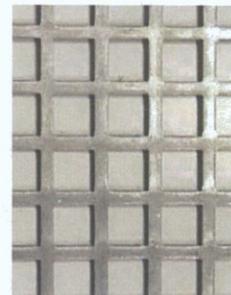
5



[AMALFI LEDGE]

- CORONADO STONE
- STONE VENEER

6



[METAL MESH]

- METAL MESH RAILING +
DETAILING

7



[CARDINAL EC+ 366]

[CLEAR GLASS]
- ALL WINDOWS

8



[DARK BRONZE]

- WINDOWS, DOORS
AND METAL DETAILS

THE
AERIES
TOWNHOMES

Aeries Townhomes
material sample board

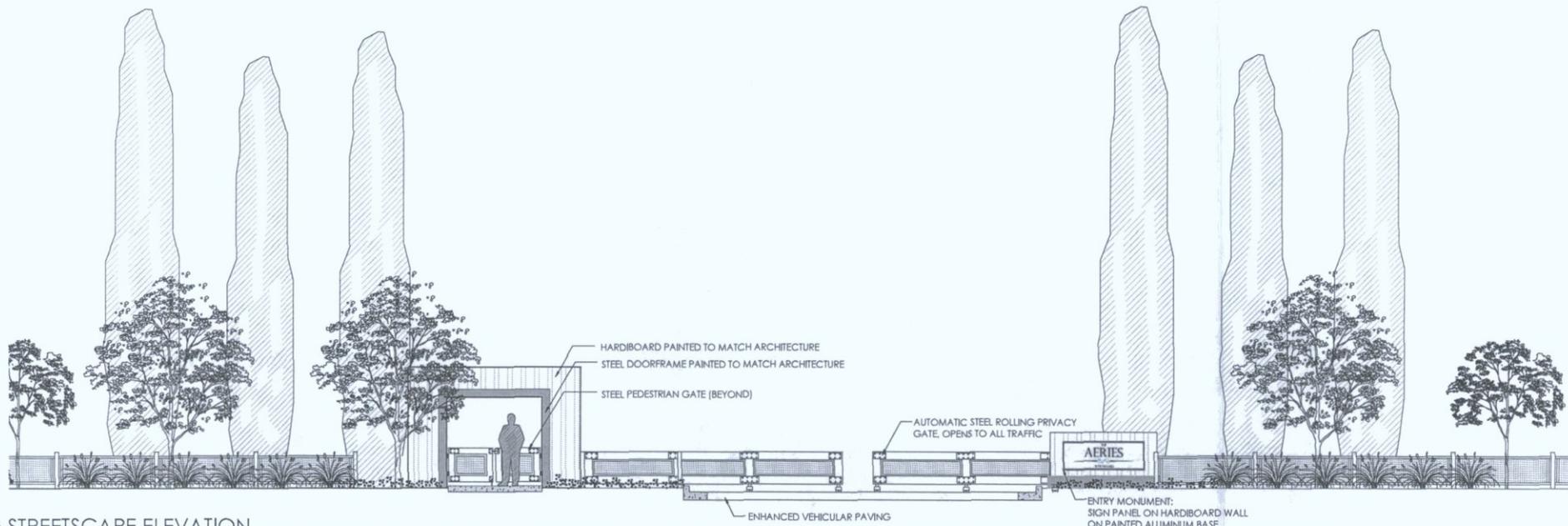
This design is for conceptual purposes only.
Not to be used for construction.

PHX
ARCHITECTURE

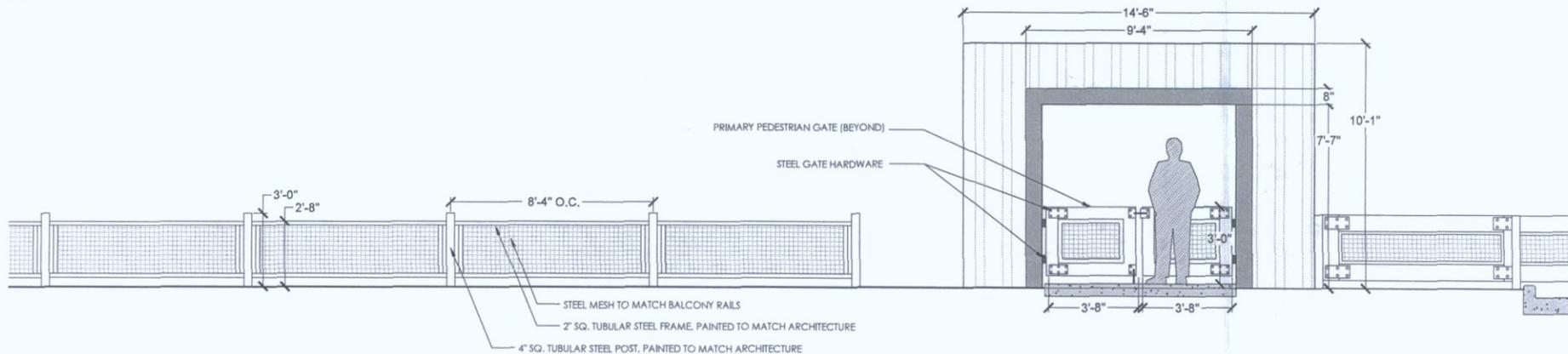




PHX
ARCHITECTURE



1 STREETScape ELEVATION
SCALE: N.T.S.



2 PEDESTRIAN ENTRY PORTAL, PRIMARY PEDESTRIAN GATE, AND VIEW FENCE ELEVATION
SCALE: N.T.S.



PROJECT TEAM

DISCIPLINE	OWNER	CIVIL ENGINEER	PLANNER/LANDSCAPE ARCHITECT	ARCHITECT
	LANDMARK HOMES, USA JOHN KOSTARAS, KEN JOHNSON 8910 E PIMA CENTER PKWY # 100 SCOTTSDALE, ARIZONA, 85258 (480) 270-6824 JOHNK@LANDMARKHOMESUSA.COM	EPSILON ENGINEERING & MATERIAL MARCUS REED 13765 W AUTO DRIVE (623) 882-9928 MREED@EPSILONENGINEERING.COM	LVA URBAN DESIGN STUDIO KETH RICHTER, LAURA THELEN 120 SOUTH ASH AVENUE TEMPE, ARIZONA 85281 (480) 994-0994 KRICHTER@LVADESIGN.COM LTHELEN@LVADESIGN.COM	PHX ARCHITECTS - ERIK PETERSON 15900 N GREENWAY-HAYDEN ROAD SUITE C100 SCOTTSDALE, AZ 85260 (480) 477-1111 ERIKP@PHXARCH.COM

PLANT LEGEND

TREES	SIZE	QTY.
LAURUS NOBILIS	BAY LAUREL	24" BOX 1.5' CAL. 8
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	36" BOX 2' CAL. 6
PARKINSONIA X 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24" BOX / 1.5' CAL. 2
QUERCUS VIRGINIANA	LIVE OAK	24" BOX 1.5' CAL. 4
PHOENIX DACTYLIFERA	DATE PALM	SALVAGE 3
SHRUBS & ACCENTS	SIZE	QTY.
CAESALPINA MEXICANA	YELLOW BIRD OF PARADISE	15 GAL. 17
EREMOPHILA MACULATA	VALENTINE BUSH	5 GAL. 20
HAMELIA PATENS	FIRECRACKER BUSH	5 GAL. 11
MUHLENBERGIA CAPILLARIS	REGAL MIST	5 GAL. 42
MUHLENBERGIA ROBENS	DEER GRASS	5 GAL. 24
R. OFFICINALIS 'PROSTRATUS'	CREEPING ROSEMARY	5 GAL. 37
TECOMA STANS 'ORANGE JUBILEE'	ORANGE BELLS	5 GAL. 13
GROUNDCOVERS	SIZE	QTY.
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL. 69
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL. 30
INERT	QTY.	
CYNODON DACTYLON - TURF	HYBRID BERMUDA - SOD	1,387 S.
2" DEPTH GRANITE TOP DRESSING 1/2" SCREENED SIZE	COLOR: 'DESERT GOLD' OR APPROVED EQUAL. KELLY SHEPHERD (480) 354-6809	7,300 S.F.

NOTE: TREES LOCATED IN MEDIANS AND NEAR ROADWAYS SHALL BE IN CONFORMANCE WITH SECTION 2-1.801 OF THE DS&PM.

VICINITY MAP

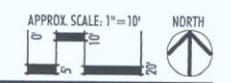


SITE DATA

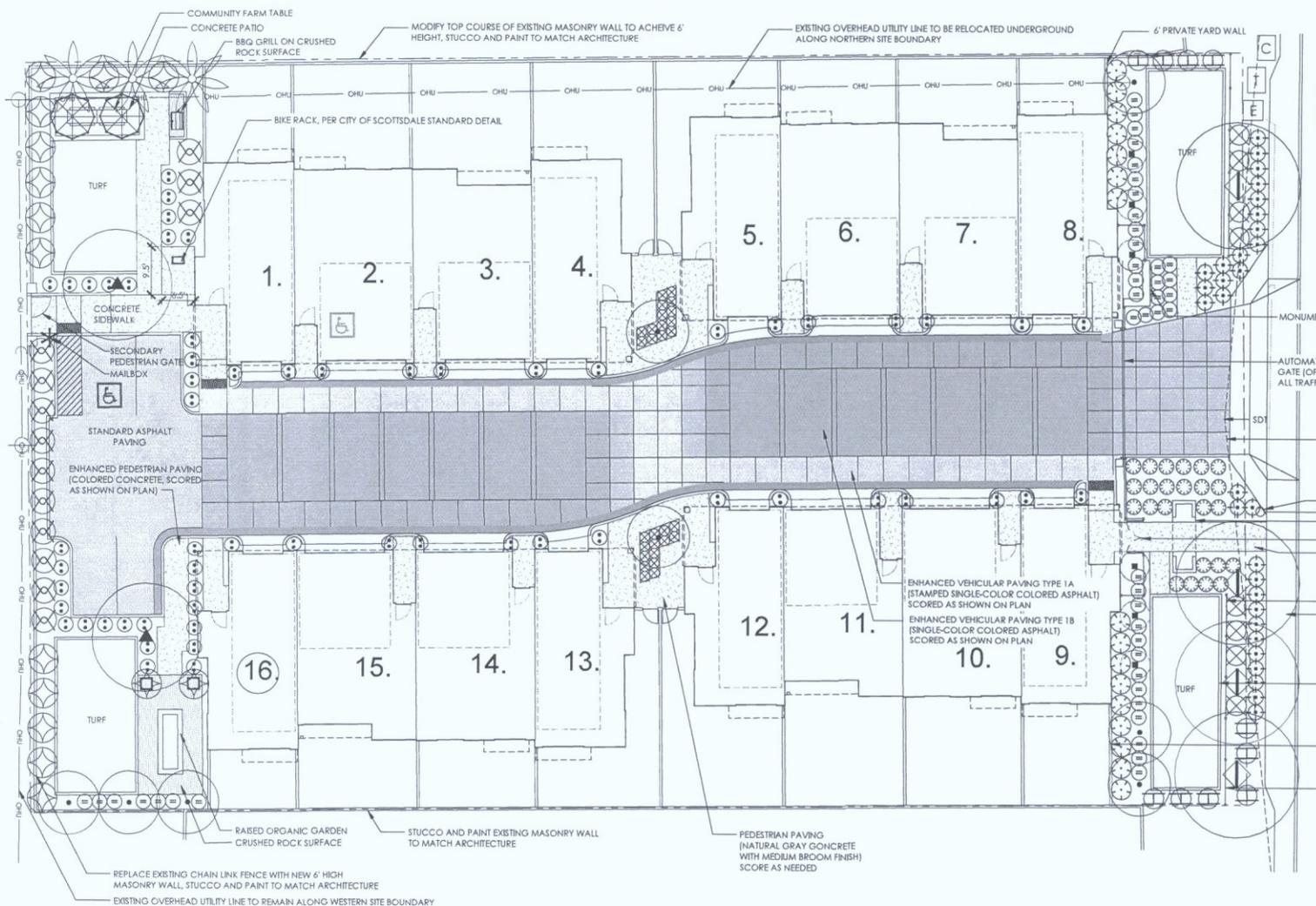
LOCATION: NWC OF 70TH ST & MONTEREY WY ALIGN.
ADDRESS: 3214 N. 70TH STREET
PARCEL #: 130-14-011
ZONING: R-5
CURRENT USE: GODS GRACE CHURCH
PROPOSED USE: TO WH HOMES
GROSS ACRES: 0.944 ACRES (41,235 S.F.)
NET ACRES: 0.844 ACRES (36,750 S.F.)
DWELLING UNITS: 16
ALLOWED DU/AC: <=23
PROPOSED DU/AC: 14.9

SHEET INDEX

- L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN
- L-2 CONCEPTUAL WALL DETAILS
- L-3 CONCEPTUAL WALL DETAILS
- L-4 CONCEPTUAL WALL AND LIGHTING PLAN
- L-5 LIGHTING CUT SHEETS



1567 DRAWN BY: TEAM 4/18/16
REV: 7/18/16, 9/30/16
RELATED DGS CASE NUMBERS: 1811-PA-2015, 19-20-2016
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

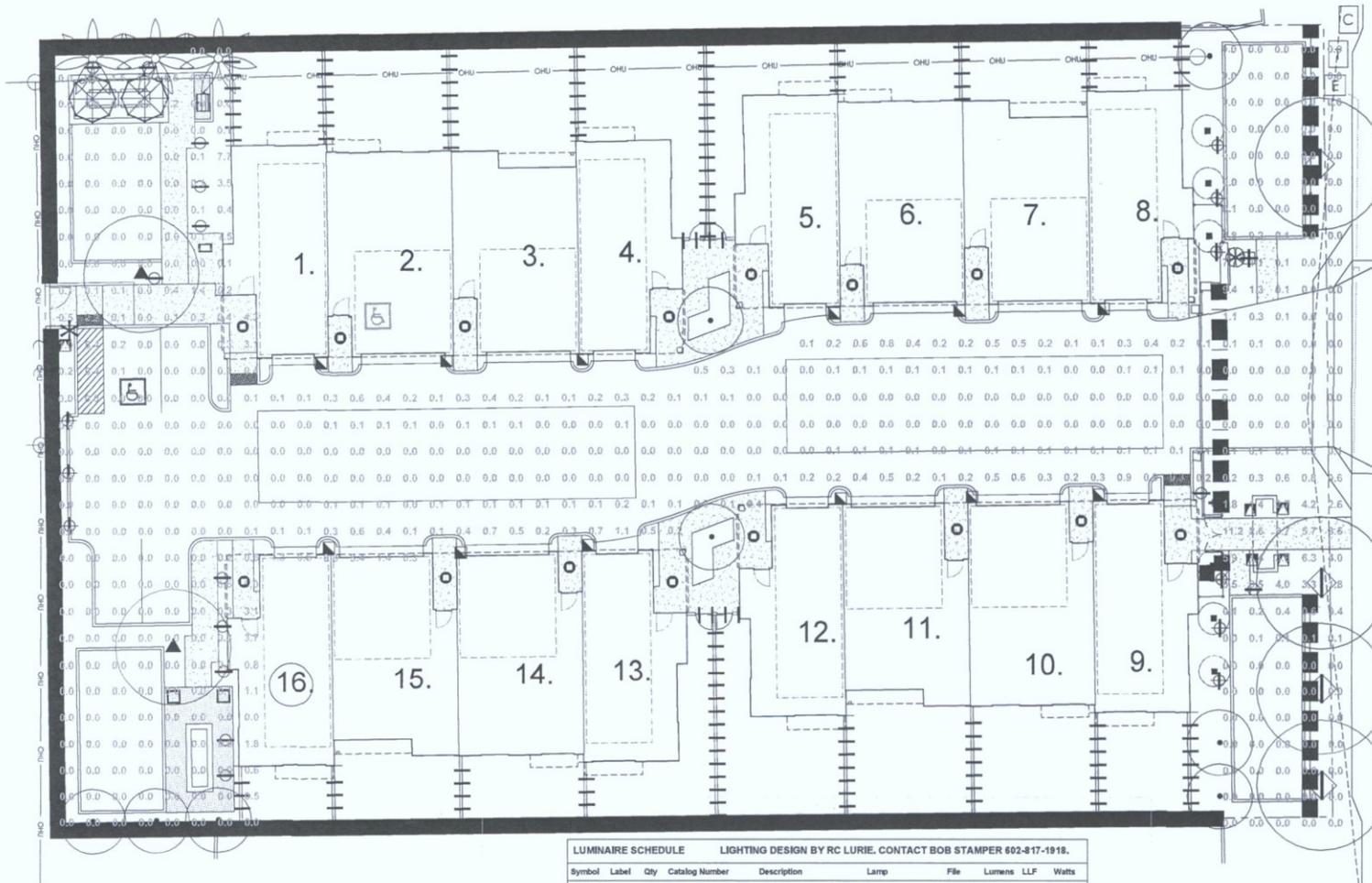


LVA urban design studio
land planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

AERIES TOWNHOMES
L-1 CONCEPTUAL LANDSCAPE AND HARDSCAPE PLAN

PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL. © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it is prepared. No use of and no 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.
5/15/67 - 70th St & Monterey Alignment/CAD/LVAL/MS/REH/ST/CONCEPTUAL LS PLAN.dwg Oct 3, 2016

19-DR-2016
10/03/16



LEGEND

-  PEDESTRIAN ENTRY PORTAL
REFER TO DETAIL 2, SHEET L-2
-  3' VIEW FENCE
REFER TO DETAIL 2, SHEET L-2
-  3' VEHICULAR PRIVACY GATE
REFER TO DETAIL 4, SHEET L-3
-  6' THEME WALL
REFER TO DETAIL 1, SHEET L-3
-  6' PRIVATE YARD WALL
REFER TO DETAIL 2, SHEET L-3
-  3' PRIMARY PEDESTRIAN GATE
REFER TO DETAIL 2, SHEET L-2
-  6' SECONDARY PEDESTRIAN GATE
REFER TO DETAIL 1, SHEET L-3
-  ENTRY MONUMENT SIGN
REFER TO DETAIL 4, SHEET L-3
-  PROPOSED MAILBOX LOCATION
PREFABRICATED UNIT, TBD

LUMINAIRE SCHEDULE LIGHTING DESIGN BY RC LURIE. CONTACT BOB STAMPER 602-817-1918.

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
+	SA	1	WAC 5011-30-BBR/9000-STB-BK	LOW VOLTAGE ACCENT UPLIGHT, REQUIRES REMOTE TRANSFORMER	3000K LED	5011-CCBZ-3000K_60CJES	357	0.90	15.7
⊕	SB	9	WAC 5031-30-BBR/9030-GDR-BBR	LOW VOLTAGE INGRADE UPLIGHT REQUIRES REMOTE TRANSFORMER	3000K LED	5031-CCBZ-3000K_60CJES	348	0.90	15.5
⊖	SC	13	WAC 6021-30BZ 9000-STB-BK	LOW VOLTAGE PATHWAY LIGHT REQUIRES REMOTE TRANSFORMER	3000K LED	6021-30BZ A122115JES	94	0.90	5
▲	SE	5	BEGA 22261	FULL CUTOFF SCONCE FIXTURE	3000K LED	22261Jes	Absolute	0.90	6
■	SG	12	HINKLEY LIGHTING 1660BZLED	UNIT ENTRY FIXTURE	3000K LED	LJWS-W3868JES	250	0.90	9.2
○	SG	12	JUNO IC91LED04-3K-1/17W WH	RECESSED DOWNLIGHT 3000K LED	3000K LED	IC91LED04-3K-1 + 17C-WHJES	Absolute	1.00	15

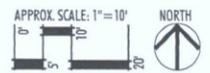
STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AT GRADE	+	0.3 fc	9.6 fc	0.0 fc	N/A	N/A

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

AERIES TOWNHOMES

L-4 CONCEPTUAL WALL AND LIGHTING PLAN



1567 DRAWN BY: TEAM 4/18/16
 REV: 7/18/16, 9/30/16
 RELATED CDS CASE NUMBERS: 1011-PA-2015, 18-DR-2016
 THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
 This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific program and site for which it is prepared. No use of and no reliance on this document without written authorization and adoption by LVA Urban Design Studio, LLC shall be without liability to LVA Urban Design Studio, LLC.
 5/15/17 - 706 S & Mainway Alignment (CAD/VALS) EXHIBITS/CONCEPTUAL LS PLAN.dwg Oct 3, 2016

ATTACHMENT #10

19-DR-2016
 10/03/16

SA
ACCENT 12V
5011



SPECIFICATIONS

Input: 9 - 15VAC
Power: 2W to 16W / 2VA - 23VA
Brightness: 190 lm to 1045 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

Color Temp.	Finish
27 2700K	BZ Bronze on Aluminum
30 3000K	BBR Bronze on Brass

5011-
Example: 5011-30BBR

PRODUCT DESCRIPTION
Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixture
- Mounting stake, 6" lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

SB
3" INGROUND 12V
5031



SPECIFICATIONS

Input: 9 - 15VAC
Power: 2W to 12W / 2VA - 17VA
Brightness: 70 lm to 505 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 55,000 hours

ORDERING NUMBER

Color Temp.	Finish
27 2700K	BZ Bronze on Aluminum
30 3000K	BBR Bronze on Brass

5031-
Example: 5031-30BBR

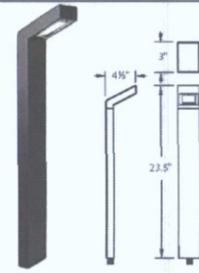
PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES

- Tilttable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500 lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6" lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

WAC
LANDSCAPE LIGHTING

SC
LINEAR PATH LIGHT
6021



SPECIFICATIONS

Input: 9-15VAC
Power: 2.9W / 4.7VA
Brightness: 95 lm
CRI: 90+
Rated Life: 60,000 hours

ORDERING NUMBER

Color Temp.	Finish
27 2700K	BZ Bronze on Aluminum
30 3000K	

6021- BZ
Example: 6021-30BZ

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, directional illumination.

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: 8 to 10ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SE
LED wall luminaires with directed light

Housing: One piece die-cast aluminum for direct attachment to 3 1/2" or 4" octagonal wiring box. Die castings are marine grade, copper free (± 0.3% copper content) A380.0 aluminum alloy.

Enolites: One piece die-cast aluminum cover frame secured by two (2) captive, stainless steel set screws threaded into stainless steel inserts. Matte safety glass. Fully gasketed for weather tight operation using a molded 'U' channel silicone rubber gasket.

Electrical: 6.8W LED luminaire, 9 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver. 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix: K4 to order. Optionally available with 2700K color temperature, consult factory.

Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

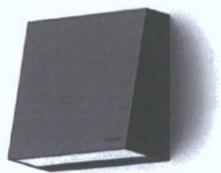
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP64.

Weight: 1.5 lbs.

Luminaire Lumens: 291

Tested in accordance with LM-79-08



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 686-9474 www.bega-us.com
© 2016 BEGA-US 2016 Updated 02/16

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

SF
HINKLEY & R.



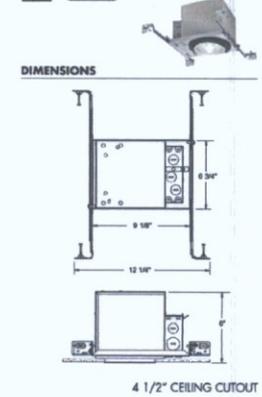
HINKLEY LIGHTING, INC.
33000 PIN OAK PARKWAY
AVON LAKE, OHIO 44012
P (440) 653-5500
F (440) 653-5555
SERVICE@HINKLEYLIGHTING.COM

WIDTH: 6"
HEIGHT: 18"
WEIGHT: 5 LBS
MATERIAL: ALUMINUM
GLASS: ETCHED GLASS LENS
BACKPLATE: 6"
BACKPLATE HEIGHT: 16"
SOCKET: 2-5.50WCOL-35
DARKSKY: YES
LED INFO: YES
LUMENS: 250
COLOR TEMP.: 2700K
CRI: 90
LED WATTAGE: 6W
INCANDESCENT EQUIVALENCY: 35W
DIMMABLE: YES ON ANY INCANDESCENT MLV, ELV, OR C-L DIMMER
NOTES: PATENT US & FOREIGN PATENTS PENDING
EXTENSION: 3.5"
TTO: 10"
CERTIFICATION: C-US WET RATED
VOLTAGE: 120V
UPC: 604065160071

At Hinkley, we embrace the design philosophy that you can manage together the lighting, furniture, art and accessories you love into a beautiful environment that defines your own personal style. We hope you will be inspired by our commitment to keep your "life glow."

AERIES TOWNHOMES
L-5 LIGHTING CUT SHEETS

SG
4" IC 900 LUMEN LED DOWNLIGHT
NEW CONSTRUCTION
IC91 LEDG4 RECESSED HOUSING
OPEN TRIMS



PRODUCT DESCRIPTION
Dedicated LED, Air-Loc® sealed new construction housing with integral light engine • Double wall, shallow housing construction allows for fit in 2" x 6" construction • Can be completely covered with installation • Fully sealed housing stops infiltration and exfiltration of air, reducing heating and air cooling costs without the use of additional gaskets • LED housing is designed to provide 50,000 hours of life and is compatible with many standard Juno trims • 5 year limited warranty on LED components.

ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury, RoHS compliant
- Comparable light output to 75W incandescent

PRODUCT SPECIFICATIONS
LED Light Engine: LED array attached to high purity aluminum, thermally conductive inner housing provides superior heat transfer to ensure long life of the LED • Replaceable light engine mounts directly to inner housing assembly and incorporates the latest generation, high lumen output LED array • LEDs are binned within a 3-step MacAdam Ellipse exceeding ENERGY STAR® requirements for superior fixture to fixture color uniformity • 2700K, 3000K, 3500K, or 4100K color temperatures available • 90 CRI minimum.

Optical System: Computer-optimized reflector design with high reflectance finish coupled with a high transmission diffusing lens conceals the LEDs and produces uniform aperture luminance • Deep regression of lens produces a low glare, elliptical system that can produce over 900 lumens with select trims (see page 2 for details) using less than 15W

Aesthetic Trim Selection: Compatible with wide selection of existing Juno trims • Shadow line, knife edge design blends seamlessly into ceiling.

LED Driver: Choice of dedicated 120 volt driver or universal voltage driver that accommodates input voltages from 120-277 volts AC at 50/60Hz • Power factor > 0.9 at 120V input • 120 volt only driver is dimmable with the use of most incandescent, magnetic low voltage and electronic low voltage wall box dimmers • Universal voltage driver is dimmable with the use of most 0-10V wall box dimmers • For a list of compatible dimmers, see JUNCTION-DIM

Mounting: Mounted inside housing for easy access from below ceiling.

Life: Rated for 50,000 hours of 70% lumen maintenance.

Labels: ENERGY STAR® Qualified when used with select trims • Certified to the high efficacy requirements of California T24 with select trims • UL listed for U.S. and Canada through branch wiring, damp locations • Union made • U.S. and cUL

Testing: All reports are based on published industry procedures; field performance may differ from laboratory performance. Product specifications subject to change without notice.



Juno

1567 DRAWN BY: TEAM 4/18/16
REV: 7/18/16, 9/30/16
RELATED CDS CASE NUMBERS: 1011-PA-2015, 16-08-2016
THE AERIES TOWNHOMES - DEVELOPMENT REVIEW

19-DR-2016
10/03/16

ATTACHMENT #10

PRELIMINARY - NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific project and client for which it is prepared. No-use of and no-reliance shall be placed on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. as a part of the project. No-use of and no-reliance shall be placed on this document without written authorization and adoption by LVA Urban Design Studio, L.L.C. as a part of the project.