

**Marked Agendas
Approved Minutes
Approved Reports**

**— The January 5, 2017
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: January 5, 2017 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Skye on McDowell
39-DR-2016

Location: Southwest Corner of McDowell Rd. and 70th St.

Request: Approval of the building elevations, gate details, and theme wall design for a new residential development, consisting of 55 two-story, attached, single-family residences, all on an approximately 8-acre site.

OWNER

K Hovnanian, LLC
480-824-4145

ARCHITECT/DESIGNER

D33 Design & Planning

APPLICANT CONTACT

Mark Graminske
K. Hovnanian Companies, LLC
480-824-4145

BACKGROUND

Zoning

This site is zoned Multi-family Residential District (R-5), which allows high density residential as well as other supportive uses typically found in residential neighborhoods. In May 2016, 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 (Case 6-GP-2015 and Case 18-ZN-2015).

Context

Located at the intersection of 70th Street and McDowell Road, this site is currently occupied by auto dealerships that will eventually be demolished to allow for the proposed subdivision. This is a mature area of the city, comprised primarily of single-story buildings with a variety of architectural styles. Most buildings in the vicinity were constructed in the 1970s and 1980s, with the exception of the Las Aguas apartment community, located approximately 400 feet west on McDowell Road,

which was constructed in 2015. The applicant recently received approval of building elevation and theme wall design for a similar project (Case 26-DR-2016) to be constructed on the north side of McDowell Road at the same intersection.

Adjacent Uses and Zoning

- North Attached Single-family Residential (pending construction), zoned R-5
- South Single-family Residential, zoned R1-7
- East Travel Accommodations, zoned C-3
- West Vehicle Leasing, Sales or Rental, zoned C-3

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- Zoning stipulation requiring a thematic “Art Wall Element” around the perimeter of the project
- Preliminary plat, including landscape, open space and site lighting approved by DRB on 9/13/16
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks design approval for the building elevations, thematic art wall, and entry gate for a new attached single-family residential subdivision. The preliminary plat, approved by the DRB on 9/13/16, 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 has been posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The site plan, open space, and landscaping plan for this project were approved by the DRB as part of the preliminary plat (Case 1-PP-2016) on 9/13/16. The building elevations consist of geometric shapes and differentiating planer depths that create a contemporary design. Consistent with the Sensitive Design Principles, primary colors (Accessible Beige and Greek Villa) that are warm tones representative of the surrounding desert context are utilized. Darker shades of gray and brown are also utilized and serve as accent colors, indicative of current design tendencies. The primary finish is stucco, with metal and a limestone veneer serving as architectural 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 (18-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 October 6, 2016 DRB hearing for the Aire on McDowell project to the north (Case 26-DR-2016), which is the sister project of Skye on McDowell, the Board approved an

alternative design for the art wall element that consists of slate panels, dark walnut wood entry and pedestrian gates and landscape elements. The Board stipulated that the slate panels either be recessed into the wall, or extend away from the wall surface to add visual interest and depth. The applicant has opted to have the panels extend away from the face of the wall to create a break in the massing and provide shadowing along the wall. This design will be utilized for both the Skye and Aire projects to create a themed appearance along the McDowell Road frontage.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Skye 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
Date 12/22/16


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov
Date 12/22/16


Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov
Date 12/27/16

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Site Plan (for reference)
 - 4. Building Elevations (color)
 - 5. Art Wall Element and Gate Design Plan
 - 6. Art Wall Element Detail
 - 7. Perspectives
 - 8. Streetscape Elevations
 - 9. Material and Color Board
 - 10. City Notification Map

**Stipulations for the
Development Review Board Application:
Skye on McDowell
Case Number: 39-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 D33 Design & Planning, with a city staff date of 11/4/16

RELEVANT CASES:

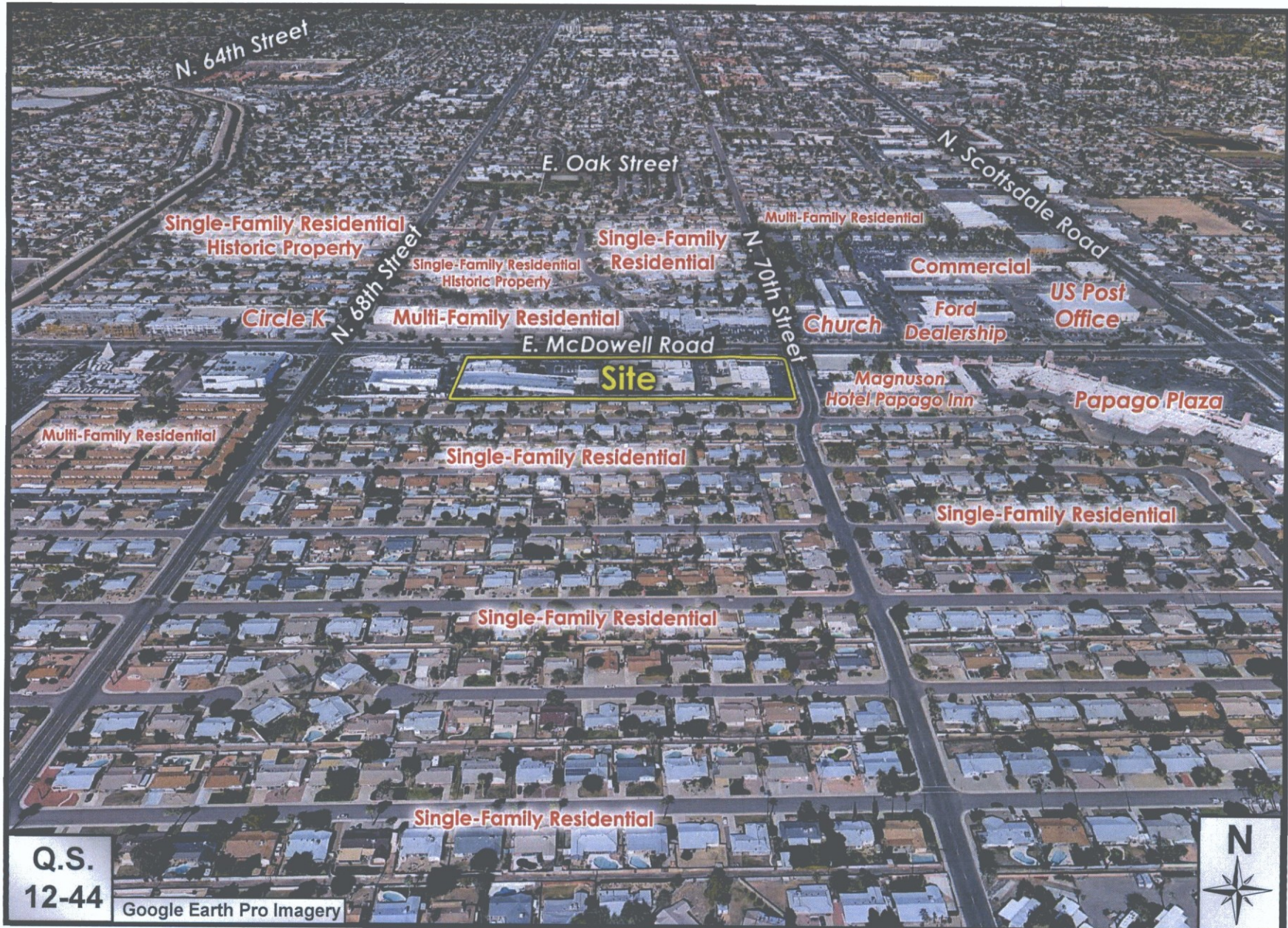
Ordinance

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the site were: 18-ZN-2015 and 1-PP-2016

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *The slate panels proposed for the 'art theme wall' shall extend away from the surface of the wall. With the final plans submittal, details shall be provided to indicate how this will be accomplished; including mounting details.*
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 of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
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.



Skye on McDowell

39-DR-2016



Q.S.
12-44

Google Earth Pro Imagery

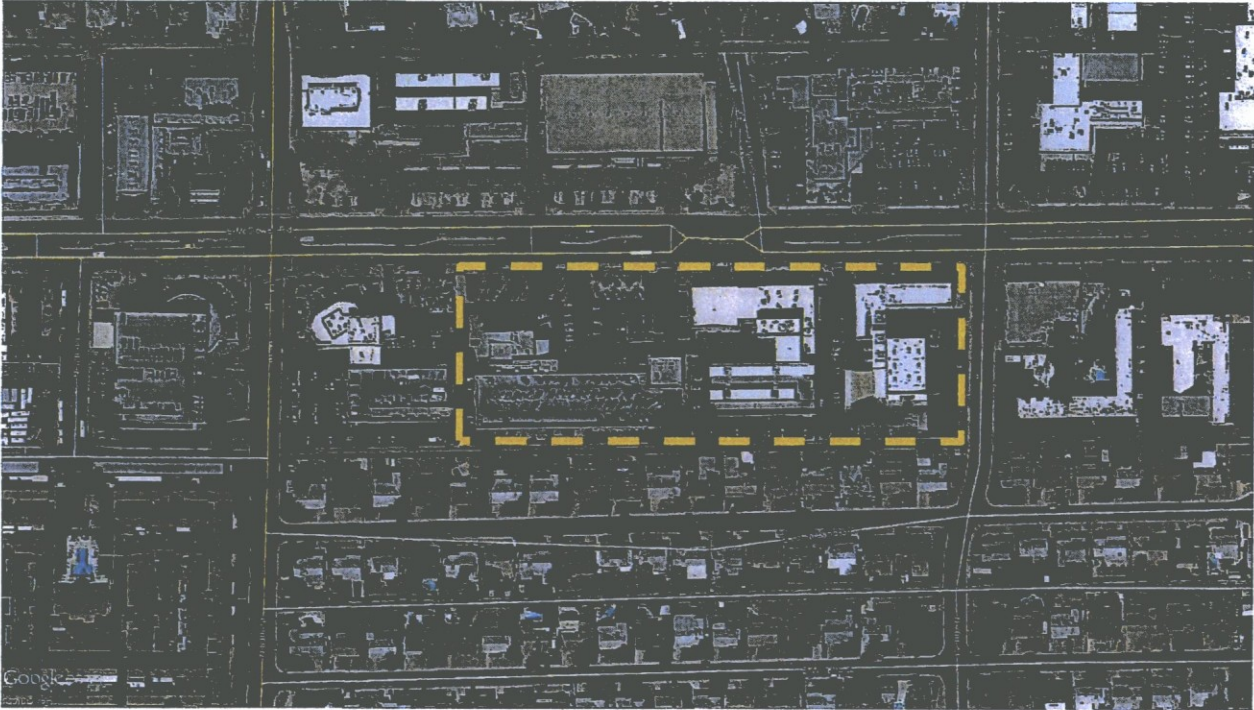


Skye on McDowell

39-DR-2016

Development Review Board Project Narrative

Skye on McDowell | SWC of 70th Street & E McDowell Road
6-GP-2015 | 18-ZN-2015 | 1-PP-2016



Prepared by:

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

39-DR-2016
11/04/2016

Property Information

Location: 6855-6925 E. McDowell Road, southwest corner of 70th Street and McDowell Road
Property Size: 8.00 (+/-) gross acres

Property General Plan / Zoning:

Current General Plan (6-GP-2015): Urban Neighborhoods
Current Zoning (18-ZN-2015): R-5 (Multi-family Residential)

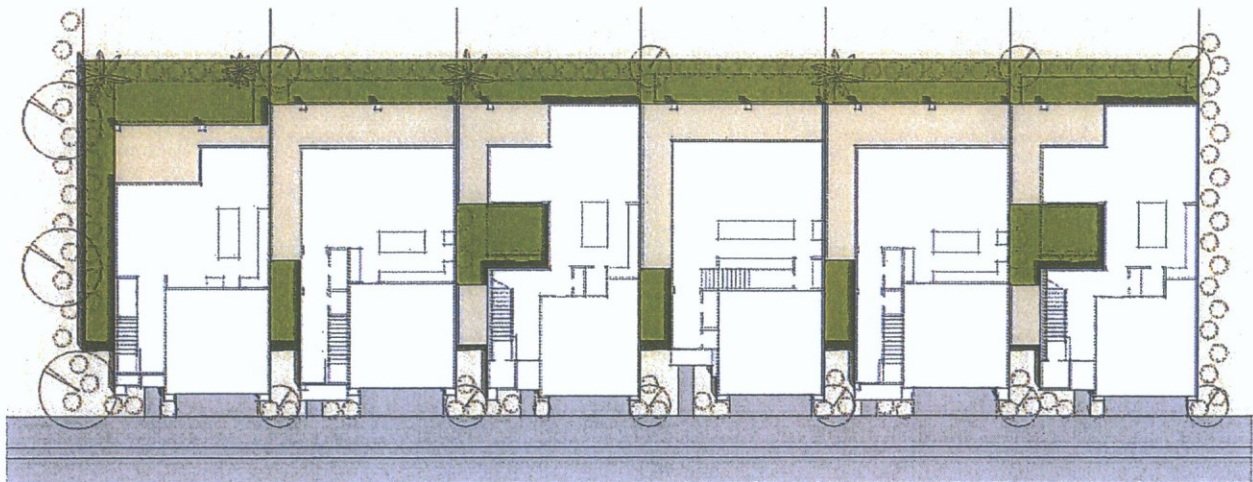
Project Overview

The proposed application is a request for approval of the project building elevations per the preplat (case # 1-PP-2016), for the Skye on McDowell residential project.

The property is currently occupied by various car sales businesses. The proposal to redevelop the 8.0 +/- acre property with 55 single-family attached homes (7.1 +/- 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 (55) single-family, fee-simple ownership, attached 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) yet have the convenience, privacy and livability of a conventionally detached home. There are (4) distinct unit plans with (2) elevations each, designed to be combined with adjacent units with a 6' side yard on one side and plotted on a zero lot line on the other, effectively creating the privacy condition for the adjacent unit.



Composite Building Example – Plan View with Yards

All units are 2-story, with the first floor having a 2-car side-by-side garage, main living area with private open space provided via a covered patio, private garden and side yard, and 2nd floors with

sleeping quarters that includes 3-4 bedrooms. Square footages of the units range from 1,950 sf to 2,325 sf. Optional roof decks will be offered on three of the four 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.

The project, while consisting of the (55) individual units, will have a common modern 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 as well reference the currently proposed townhome project across McDowell Road.

The proposed composite buildings, groupings of the individually “semi-detached” units, will be made up of 5- and 6-plex units that will add variety and massing articulation with the variety of ways that the buildings can be combined. Architectural recesses, 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 and dry-stacked masonry veneer will provide a variety of textures that will add color and an elegant character. Four (4) color schemes are proposed to provide diversity between the buildings.

Theme Wall ,Vehicle and Pedestrian Gates along McDowell Road

The design of the theme wall, vehicle gates, and pedestrian gates along McDowell Rd was previously approved by the DRB on 10/16/2016 for Aire on McDowell (26-DR-2016) located just north of the Skye site across McDowell Rd. Skye will incorporate the same wall/gate design as Aire.

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 for the individual residential units will be located on the roof with screening provided by the architectural integrated parapet of the buildings themselves. Roof drains shall be integrated within the exterior walls.

- 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 outside of the Downtown Area.

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.

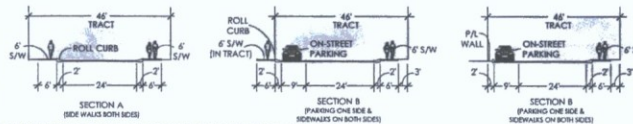
- B. The burden is on the applicant to address all applicable criteria in this section.



SITE DATA

SITE AREA (NET): 8.69 AC
 SITE AREA (GROSS): 11.21 AC
 PROPOSED # OF LOTS: 79
 PHASE 1: 55
 PHASE 2: 24
 GROSS DENSITY: 7.0 DU/AC
 CURRENT ZONING: C-3
 PROPOSED ZONING: R-5
 GUEST PARKING: 38 SPACES (INCLUDES 2 ACCESSIBLE SPACES)
 MAX. BUILDING HEIGHT: 26'
 TYP. LOT DIMENSIONS: 36' x 65.5'
 *REFUSE COLLECTION TO BE PROVIDED VIA INDIVIDUAL WASTE BINS.

ROADWAY CROSS-SECTIONS*



- * ALL INTERNAL STREETS TO BE DESIGNATED FIRE LANES.
- * ALL INTERNAL STREETS TO SUPPORT 83,000 POUNDS GROSS VEHICLE WEIGHT
- * UNOBSTRUCTED VEHICLE CLEARANCE TO BE A MINIMUM OF 13'6".

VICINITY MAP

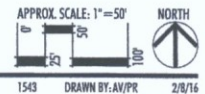


LVA urban design studio
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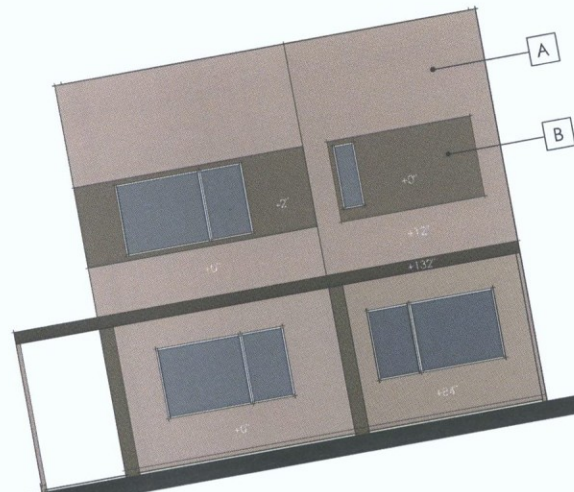
SKYE ON MCDOWELL

CONCEPTUAL SITE PLAN



PRELIMINARY-NOT FOR CONSTRUCTION - SUBJECT TO ENGINEERING AND CITY REVIEW AND APPROVAL - © COPYRIGHT LVA URBAN DESIGN STUDIO, L.L.C.
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 S:\1543-SEC 06TH & McDowell\CAD\PLANSITE ANALYSIS\REF\REF-Base 2014-02-05.dwg Feb 8, 2016

MATERIAL LEGEND | SCHEME 9001
 A | SW 7024 FUNCTIONAL GRAY
 B | SW 7047 PORPOISE
 C | SW 7020 BLACK FOX
 D | CORONADO 3" SPLIT LIMESTONE

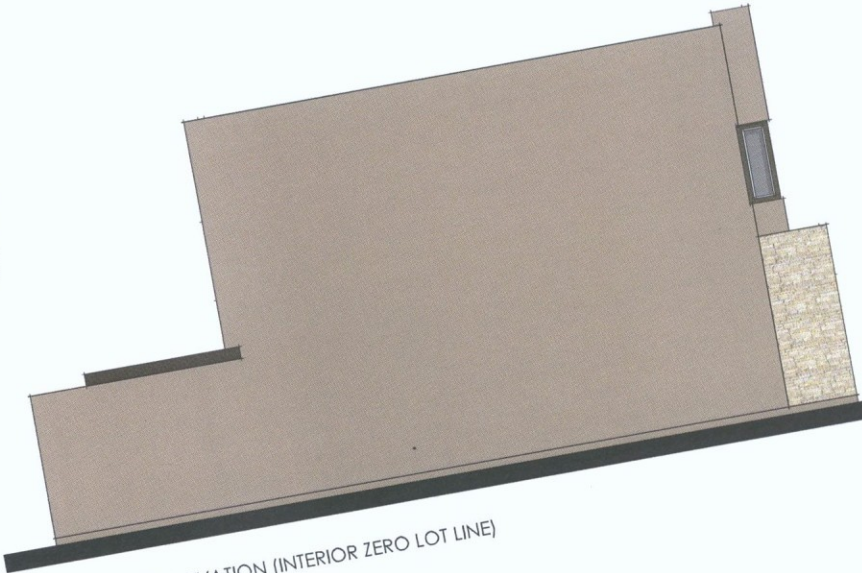


REAR ELEVATION

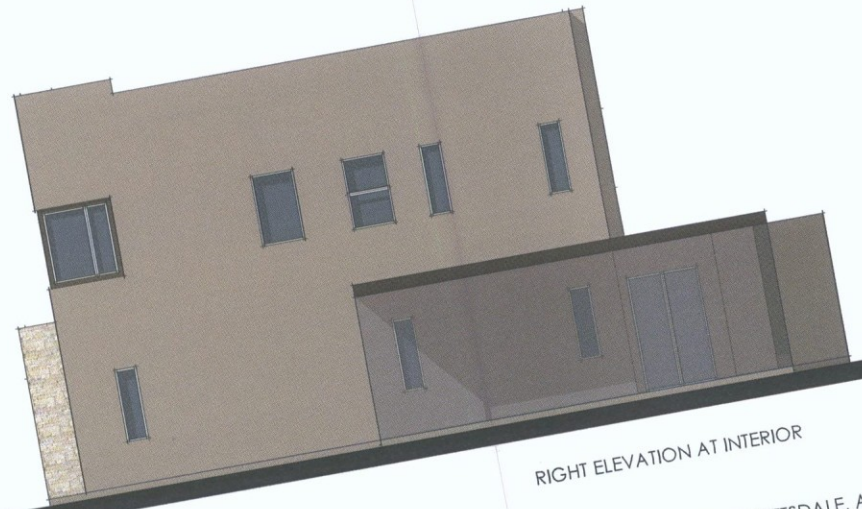


FRONT ELEVATION

ATTACHMENT #4



LEFT ELEVATION (INTERIOR ZERO LOT LINE)



RIGHT ELEVATION AT INTERIOR

3011 ELEVATION A
 SCALE: 1/4" = 1'-0"

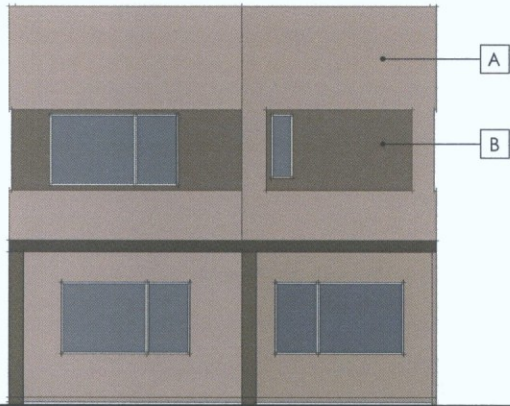
SKYE on McDOWELL | SCOTTSDALE, ARIZONA
 ARIZONA DIVISION | K. HOVNIANIAN HOMES

39-DR-2016
11/04/2016

DATE: 10.31.16

MATERIAL LEGEND | SCHEME 9001

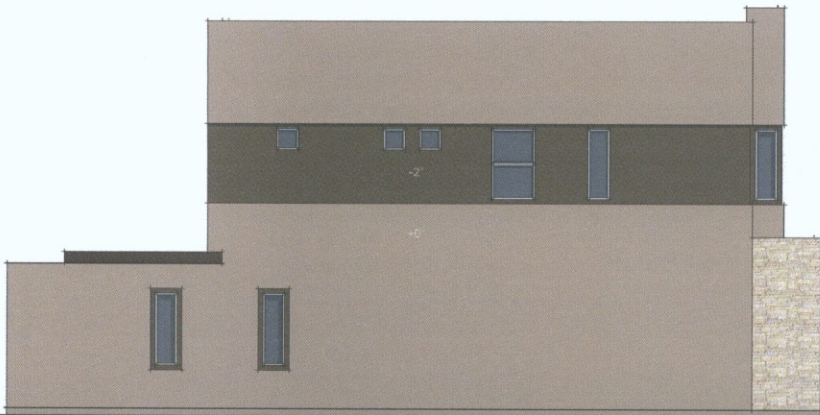
- A | SW 7024 FUNCTIONAL GRAY
- B | SW 7047 PORPOISE
- C | SW 7020 BLACK FOX
- D | CORONADO 3" SPLIT LIMESTONE



REAR ELEVATION AT RIGHT EXPOSED CORNER



FRONT ELEVATION AT RIGHT EXPOSED CORNER



LEFT ELEVATION AT LEFT EXPOSED CORNER



RIGHT ELEVATION AT RIGHT EXPOSED CORNER

DATE: 10.31.16

3011 ELEVATION A | CORNER ELEVATIONS

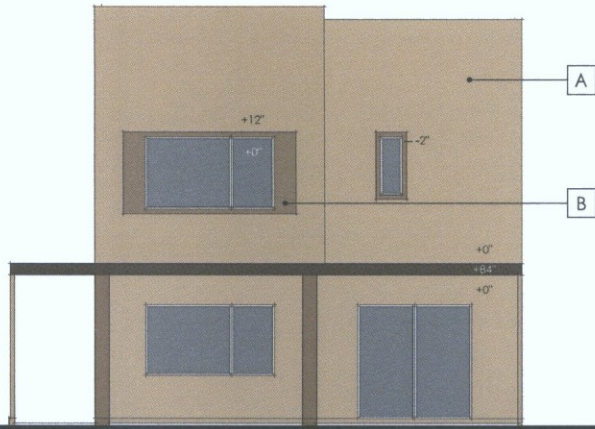
SCALE: 1/4" = 1'-0"

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNANIAN HOMES

39-DR-2016
11/04/2016

MATERIAL LEGEND | SCHEME 9002

- A | SW 7507 STONE LION
- B | SW 7514 FOOTHILLS
- C | SW 7020 BLACK FOX
- D | CORONADO 3" SPLIT LIMESTONE



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION (INTERIOR ZERO LOT LINE)



RIGHT ELEVATION AT INTERIOR

DATE: 10.31.16

3012 ELEVATION A
SCALE: 1/4" = 1'-0"

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNIANIAN HOMES

39-DR-2016
11/04/2016

MATERIAL LEGEND | SCHEME 9002

- A | SW 7507 STONE LION
- B | SW 7514 FOOTHILLS
- C | SW 7020 BLACK FOX
- D | CORONADO 3" SPLIT LIMESTONE



REAR ELEVATION AT RIGHT EXPOSED CORNER



FRONT ELEVATION AT RIGHT EXPOSED CORNER



LEFT ELEVATION AT LEFT EXPOSED CORNER



RIGHT ELEVATION AT RIGHT EXPOSED CORNER

DATE: 10.31.16

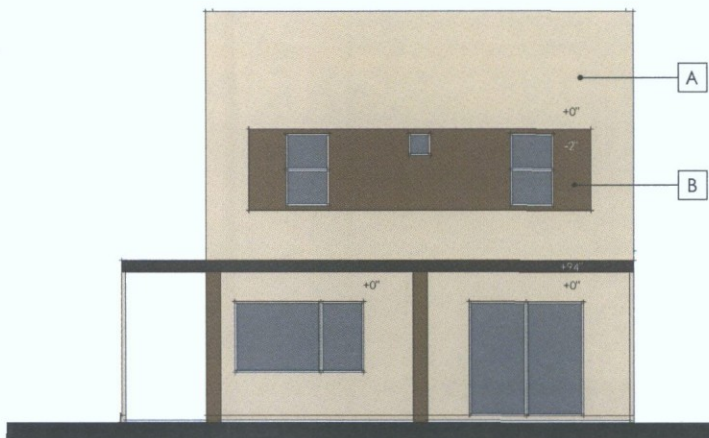
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SCALE: 1/4" = 1'-0"

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39-DR-2016
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MATERIAL LEGEND | SCHEME 9003

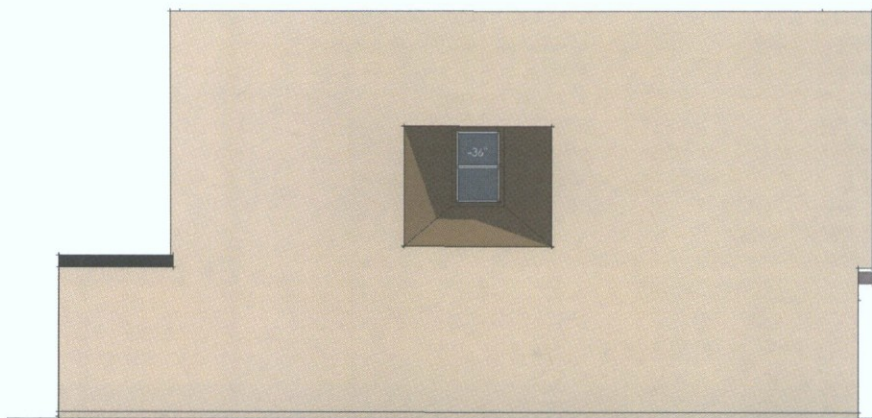
- A | SW 7036 ACCESSIBLE BEIGE
- B | SW 7040 SMOKEHOUSE
- C | SW 6990 CAVIAR
- D | CORONADO 3" SPLIT LIMESTONE



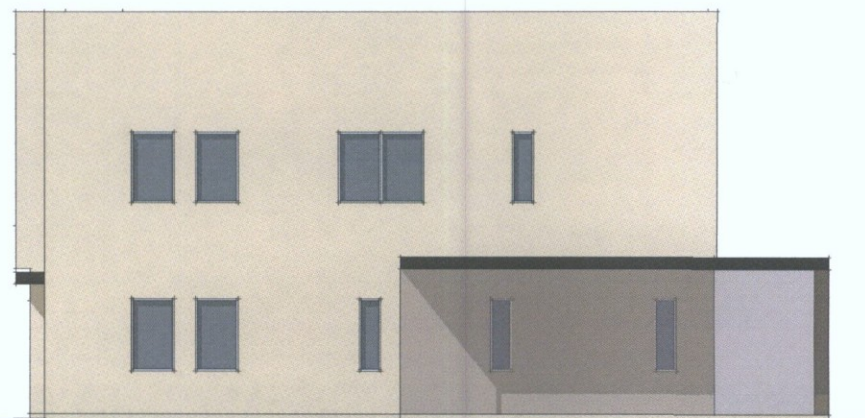
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION (INTERIOR ZERO LOT LINE)



RIGHT ELEVATION AT INTERIOR

DATE: 10.31.16

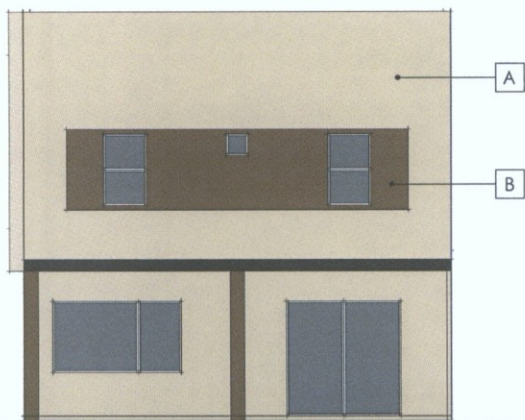
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MATERIAL LEGEND | SCHEME 9003

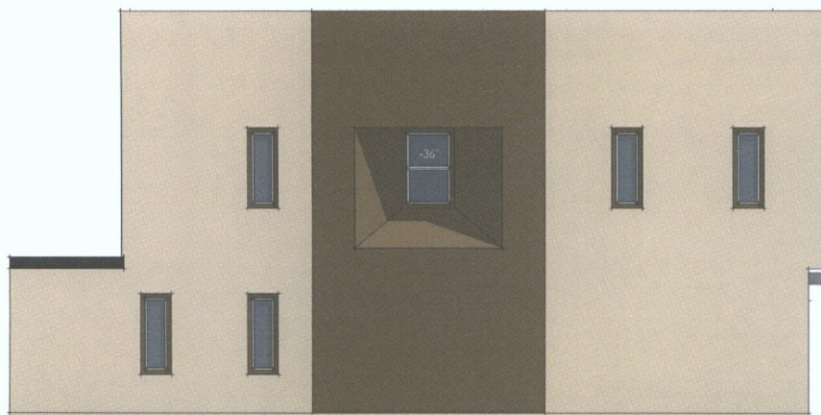
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- B | SW 7040 SMOKEHOUSE
- C | SW 6990 CAVIAR
- D | CORONADO 3" SPLIT LIMESTONE



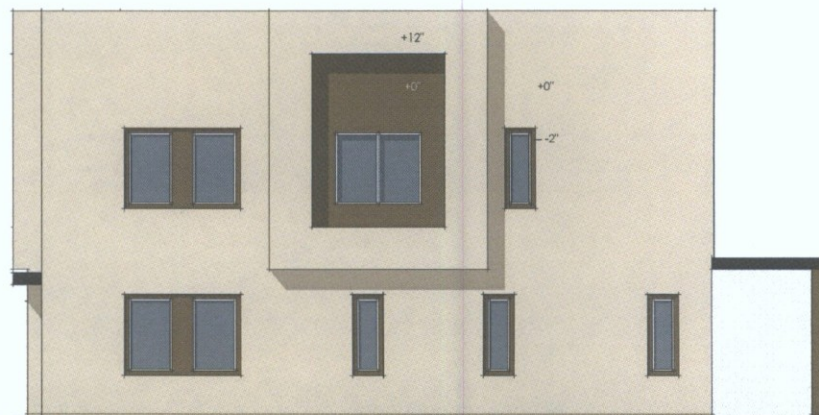
REAR ELEVATION AT RIGHT EXPOSED CORNER



FRONT ELEVATION AT RIGHT EXPOSED CORNER



LEFT ELEVATION AT LEFT EXPOSED CORNER



RIGHT ELEVATION AT RIGHT EXPOSED CORNER

DATE: 10.31.16

3013 ELEVATION A | CORNER ELEVATIONS

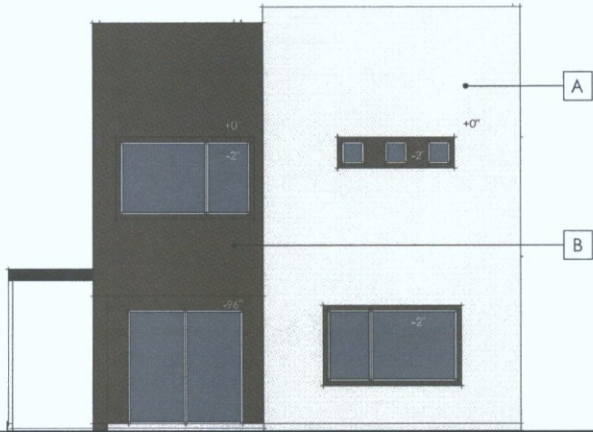
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SKYE on McDOWELL | SCOTTSDALE, ARIZONA
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39-DR-2016
11/04/2016

MATERIAL LEGEND | SCHEME 9004

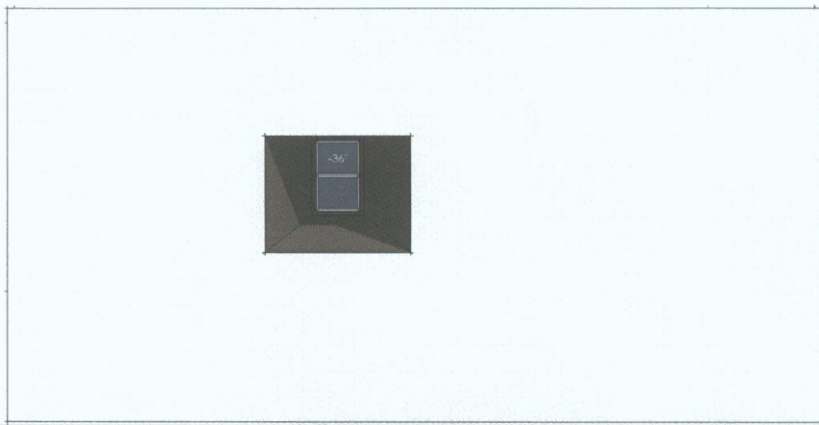
- A | SW 7551 GREEK VILLA
- B | SW 7048 URBANE BRONZE
- C | SW 6990 CAVIAR
- D | CORONADO 3" SPLIT LIMESTONE



REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION (INTERIOR ZERO LOT LINE)



RIGHT ELEVATION AT INTERIOR

DATE: 10.31.16

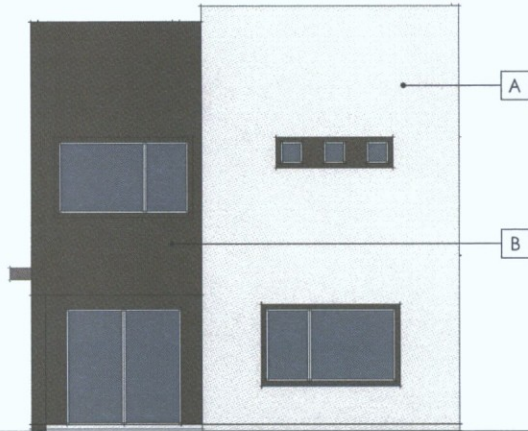
3014 ELEVATION A
SCALE: 1/4" = 1'-0"

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNANIAN HOMES

39-DR-2016
11/04/2016

MATERIAL LEGEND | SCHEME 9004

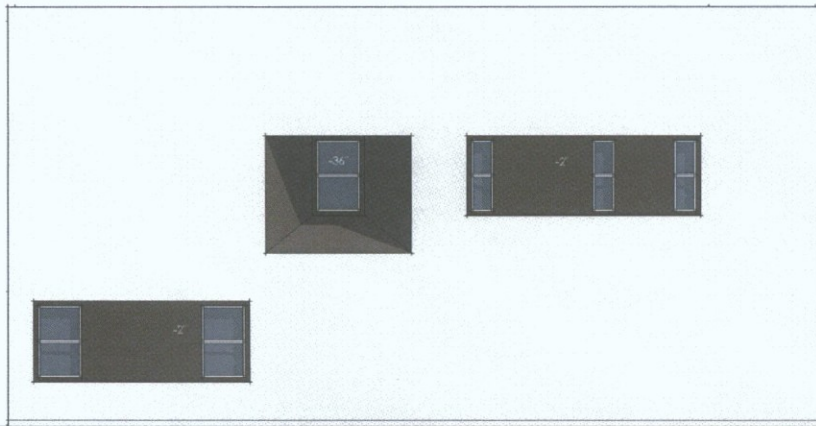
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- B | SW 7048 URBANE BRONZE
- C | SW 6990 CAVIAR
- D | CORONADO 3" SPLIT LIMESTONE



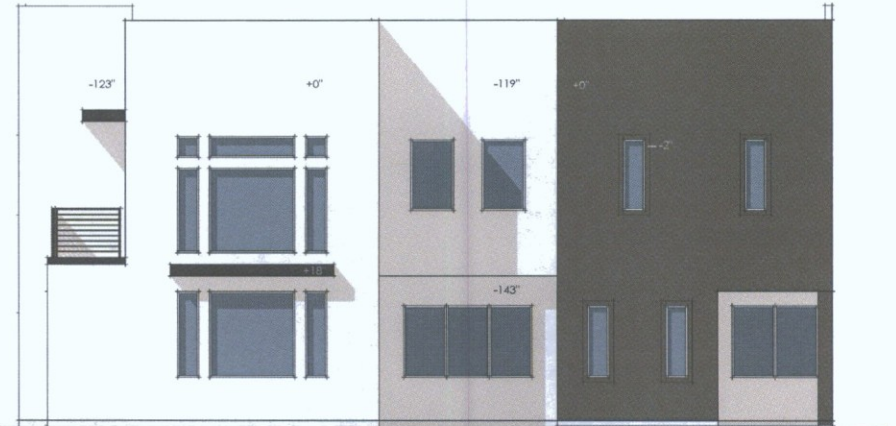
REAR ELEVATION AT RIGHT EXPOSED CORNER



FRONT ELEVATION AT RIGHT EXPOSED CORNER



LEFT ELEVATION AT LEFT EXPOSED CORNER



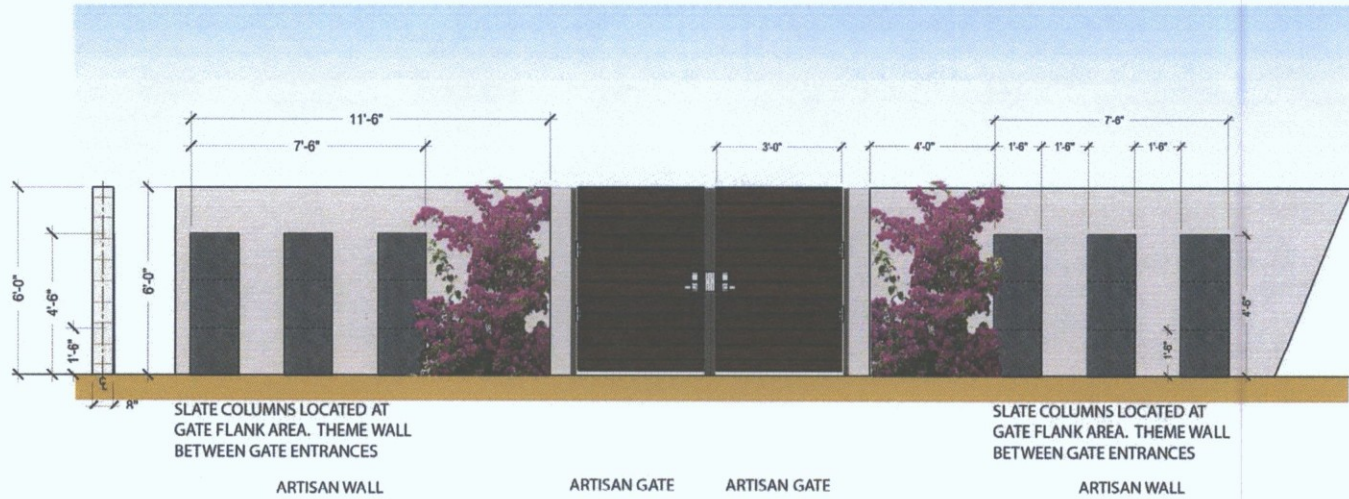
RIGHT ELEVATION AT RIGHT EXPOSED CORNER

DATE: 10.31.16

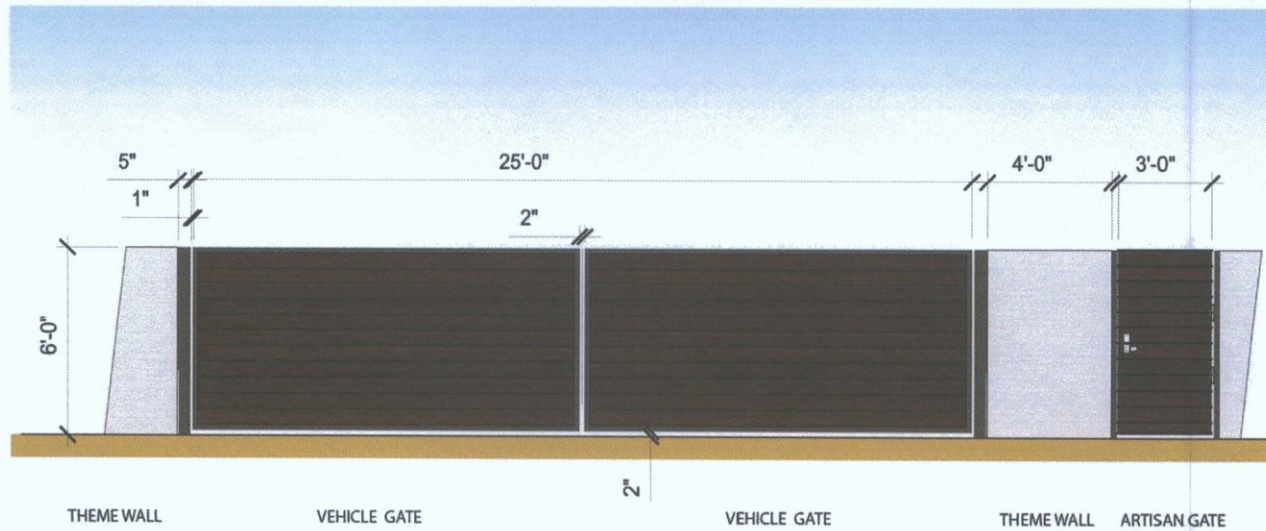
3014 ELEVATION A | CORNER ELEVATIONS
SCALE: 1/4" = 1'-0"

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
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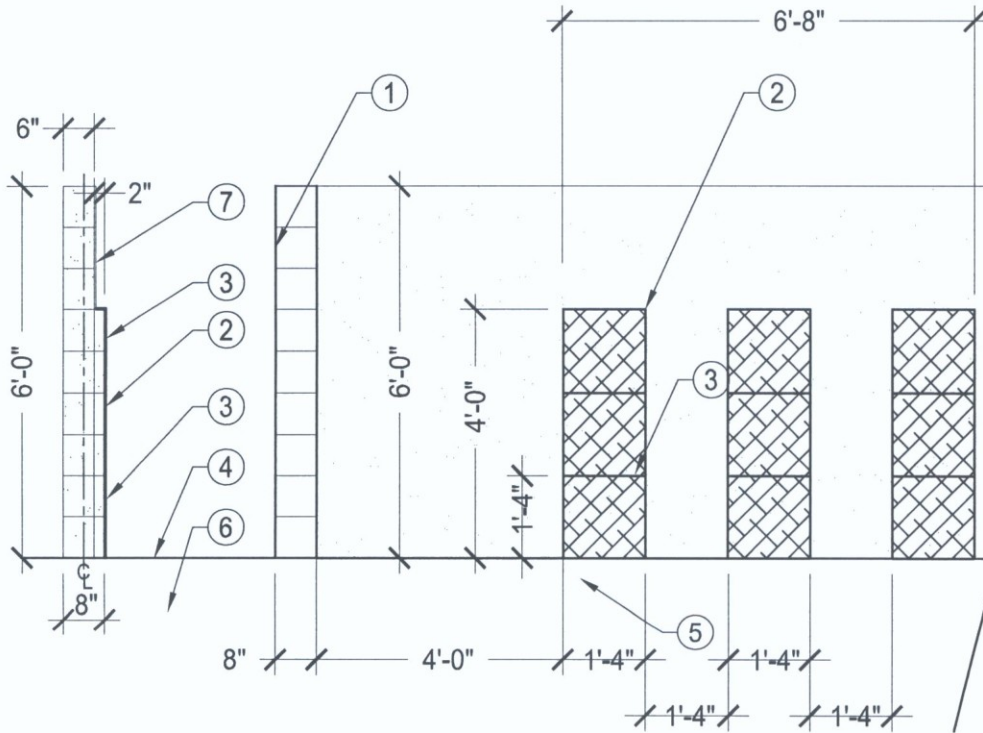


McDOWELL ROAD WALL COMPOSITE



McDOWELL ROAD VEHICLE GATE COMPOSITE





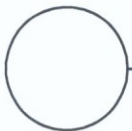
- ① END OF WALL (TURN SEGMENT), CMU BLOCK, PAINT STUCCO FINISH, PAINT COLOR SW #7036 ACCESSIBLE BEIGE.
- ② CMU WALL, 8X8X16, 16" X 16" X 1/4" TILE FINISH, REINFORCE PER STRUCTURAL ENGINEER, ONLY AT ARTISAN COLUMNS, TILE ALL FACES.
- ③ SLATE TILE PANEL, 1/4" THK. 18" X 18" SIZE, EPOXY SET TO CMU FACE. SUBMIT SLATE SAMPLE FOR APPROVAL.
- ④ FINISH GRADE.
- ⑤ CONCRETE FOOTING PER STRUCTURAL ENGINEER.
- ⑥ COMPACTED SUB-GRADE, PER STRUCTURAL ENGINEER.
- ⑦ CMU WALL, 6X8X16 STUCCO FINISH, REINFORCE PER STRUCTURAL ENGINEER, ROUNDED STUCCO CAP, PAINT STUCCO FINISH, PAINT COLOR SW #7036 ACCESSIBLE BEIGE.

NOTE:

- 1. PROVIDE MASONRY CONTROL JOINTS AT 30'-0" O.C. MAX.
- 2. PROVIDE 2 COATS OF PAINT, ALL WALL SURFACES.

- 3. COORDINATE ART WALL WITH GATE INSTALLATION.
- 4. LOCATE SLATE TILE COLUMN PATTERN IN GROUP OF THREE (3) COLUMNS. PLACE ONLY 1 SET OF 3 TO EACH SIDE OF EACH GATE ENTRANCES.

- 5. SET TILE ABOVE STUCCO SURFACE PLANE. EXTENT TILE ABOVE PLANE BY 1/4". USE 3/8" BACKER BOARD LAYER ATTACHED TO CMU SURFACE FOR TILE MOUNTING.



CMU WALL - ARTISAN WALL - 6 FT

SCALE: N.T.S.



ATTACHMENT #7

39-DR-2016
8/9/2016



McDOWELL ROAD PERSPECTIVE

DATE: 12.06.16

PERSPECTIVE
SCALE: NTS

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNANIAN HOMES



McDOWELL ROAD PERSPECTIVE

DATE: 12.06.16

PERSPECTIVE
SCALE: NTS

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | **K. HOVNIANIAN HOMES**



FRONT ELEVATION 3011 B 3013 A 3014 B 3012 A 3013 B 3014 A



REAR ELEVATION 3011 B 3012 B 3011 A 3013 A 3014 B

DATE: 10.31.16

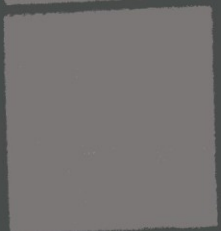
STREETSCAPE
SCALE: NTS

SKYE on McDOWELL | SCOTTSDALE, ARIZONA
ARIZONA DIVISION | K. HOVNANIAN HOMES

39-DR-2016
11/04/2016

ATTACHMENT #9

COLOR & MATERIALS



ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 FUNCTIONAL GRAY

BODY COLOR 1 & TRIM | SAND FINISH
BW 7024 FUNCTIONAL GRAY



MASONRY VENEER | CORNHASH STONE
3" SPLIT LIMESTONE | OAK

ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 FUNCTIONAL GRAY

COLOR & MATERIALS



ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 FUNCTIONAL GRAY

BODY COLOR 1 & TRIM | SAND FINISH
BW 7024 FUNCTIONAL GRAY



MASONRY VENEER | CORNHASH STONE
3" SPLIT LIMESTONE | OAK

ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 FUNCTIONAL GRAY

COLOR & MATERIALS
SKYE on McDOWELL

K. HOUBANIAN HOME'S
20930 N. TATUM BLVD.
SUITE 250
PHOENIX, AZ 85026

SCHEME 9001



BODY COLOR 1 | SAND FINISH
BW 7024 FUNCTIONAL GRAY

BODY COLOR 1 & TRIM | SAND FINISH
BW 7047 PORRICE



MASONRY VENEER | CORNHASH STONE
3" SPLIT LIMESTONE | OAK

ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 BLACK FOX

SCHEME 9002



BODY COLOR 1 | SAND FINISH
BW 7024 FUNCTIONAL GRAY

BODY COLOR 1 & TRIM | SAND FINISH
BW 7014 FINESTILL

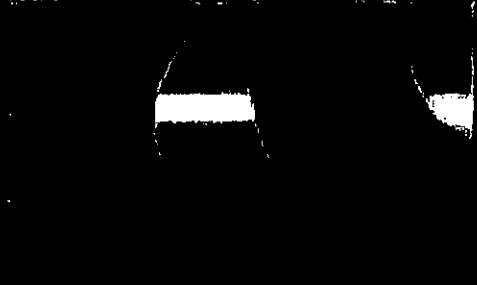


MASONRY VENEER | CORNHASH STONE
3" SPLIT LIMESTONE | OAK

ACCENT, FABRIC, ENTRY & GARAGE DOOR
BW 7024 BLACK FOX

COLOR & MATERIALS
SKYE on McDOWELL

K. HOUBANIAN HOME'S
20930 N. TATUM BLVD.
SUITE 250
PHOENIX, AZ 85026



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



STUCCO BODY & TRIM | SAND FINISH
 REFER TO COLOR SAMPLES

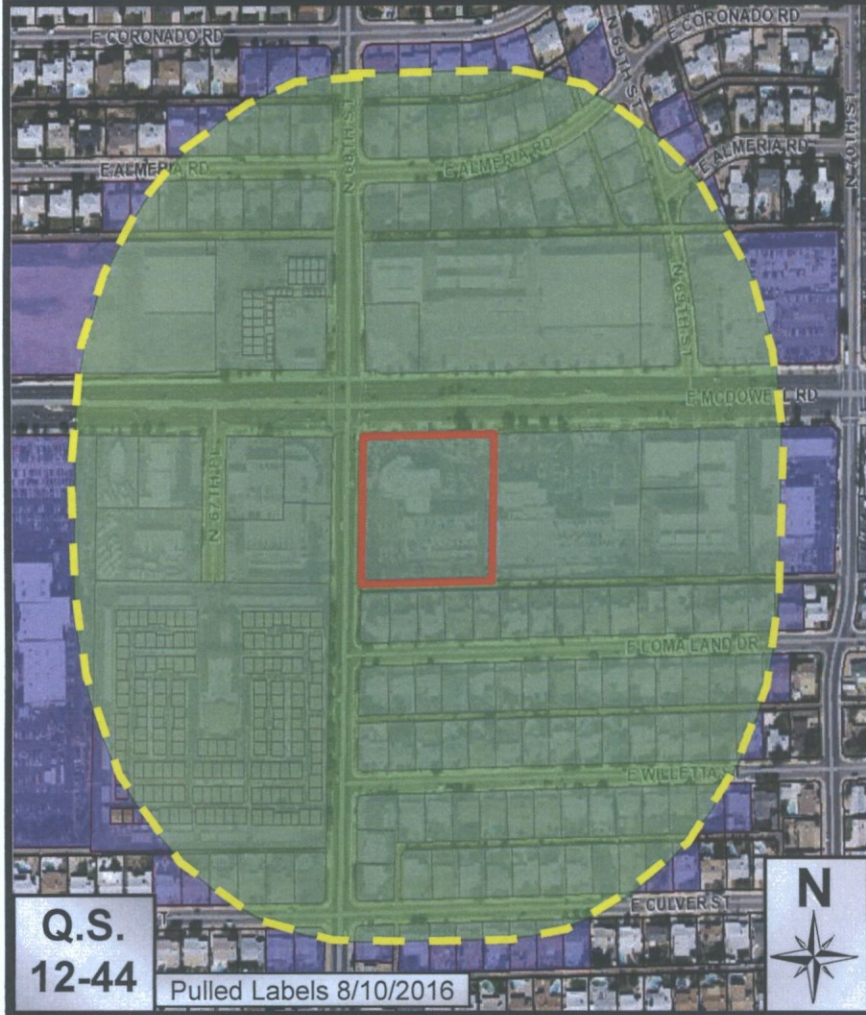
COLOR & MATERIALS
 SKYE on McDOWELL
 K HOVNANIAN HOMES
 20330 N. TATUM BLVD
 SUITE 250
 PHOENIX, AZ 85050

METAL ACCENT DETAILS
 80/20 BRASS

METAL ACCENT DETAILS
 80/20 BRASS

City Notifications – Mailing List Selection Map

ATTACHMENT #10



Map Legend:



Site Boundary



Properties within 750-foot
xxx Postcards

Additional Notifications:

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

Skye on McDowell - Phase II

39-DR-2016

ATTACHMENT # __