

# The Miller

## DRB Project Narrative

5-DR-2022



**PREPARED FOR**

Toll Brothers

**PREPARED BY**

ORB Architecture, LLC

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## **DEVELOPMENT TEAM**

### ***Developer***

#### **Toll Brothers**

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## **SITE INFORMATION**

### **Location:**

- 7570 E. 6<sup>th</sup> Avenue
- Northwest corner of 6<sup>th</sup> Avenue and Miller Road
- APN: 173-40-008D

### **Property Size:**

- Total Site Area:
  - 1.70+/- gross acres (74,025+/- s.f.)
  - 1.27+/- net acres (55,064+/- s.f.)

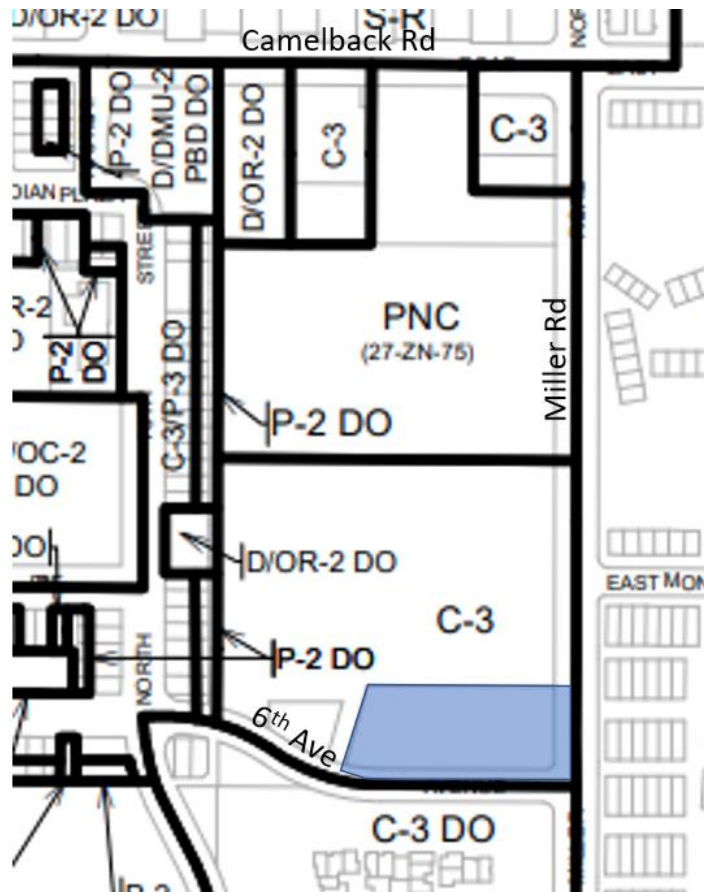
### **Current Zoning**

- C-3 (Highway Commercial)

### **Proposed Zoning**

- D/DMU-Type 2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay)

### **Current Zoning Map**





*Context Aerial – Existing Site*



*Proposed Site Plan*





**Existing Site Condition – Miller Road**



**Existing Site Condition - 6<sup>th</sup> Avenue**



## **PROJECT OVERVIEW**

### **Development Request**

Toll Brothers is proposing a new boutique-residential development consisting of approximately 148+/- residences in Old Town. The site is adjacent to the Camelback Miller Plaza neighborhood shopping center anchored by Sprouts and the home of multiple small businesses. The site is currently occupied by a vacant restaurant building with drive-thru and surface parking (formerly Rosati's Pizza, Sweet Home Chicago, Chances Are and bank). It is no secret that traditional retail centers and local small businesses continue to struggle due to the increasing usage of Amazon deliveries and online shopping. These challenges for local small businesses have only increased over the last year with the COVID-19 pandemic. Given that, creative solutions need to be provided to keep our local small businesses alive and thriving. The surrounding context includes retail uses in the Camelback Miller Plaza (Sprouts, TJ Maxx, and PetSmart along with several retail/personal service tenant spaces) to the north and west, Plaza Codorniz Offices to the south, and Casa Granada townhomes to the east. The synergy of uses between the proposed residential and existing adjacent commercial retail will bolster the economic vitality of the area bringing high income residences literally to the front door of these small business. The request complies with the Old Town Character Area Plan and General Plan.

The request includes an increase in base building height through the special public improvement bonus provisions set forth in the Zoning Ordinance (Sec. 7.1200) from 66 feet to 76 feet (including mechanical) and an increase in density from 50 dwelling units/acre ("du/ac") to 87 du/ac resulting in 148 total residences for the proposed residential community. The special public improvement bonus requirement will be satisfied through the implementation of **Scottsdale's first** attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale.

The Miller does not exceed the PBD base 1.4 gross floor area ratio ("GFAR") for non-residential square footage. The request includes amended development standards as described in the Planned Block Development section below. However, there will be no amended development standards proposed along the Old Town Boundary edge (Miller Road).

The proposed development will exceed parking code requirements to provide ample guest parking for the residents with 182 parking spaces required and 233 parking spaces provided: 51 surplus parking spaces for a ratio of 1 guest space for every 3 residences. Resident amenities include a fitness studio, clubroom, balconies/patios, a landscaped courtyard, and swimming pool.

The Miller will help revitalize and energize adjacent retail and service-related land uses in the Camelback Miller Plaza and Old Town. The Property is located on the eastern edge of Old Town and less than one-half mile west of the Indian Bend Wash greenbelt, which makes it ideally situated for residential redevelopment. The proposed development will provide additional housing in Old Town complemented by nearby cultural venues, employment, recreation, retail, and support services.

### Charles Miller Inspiration

The Miller is named after Charles Miller (of “Miller” Road) and pays homage to his historical impact on the City of Scottsdale.

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#### *Charles Miller 1862 -1923*

*An early Civic Leader of Scottsdale, Charles Miller purchased this property and the 120 acres to the North and West from Scottsdale founder Winfield Scott.*

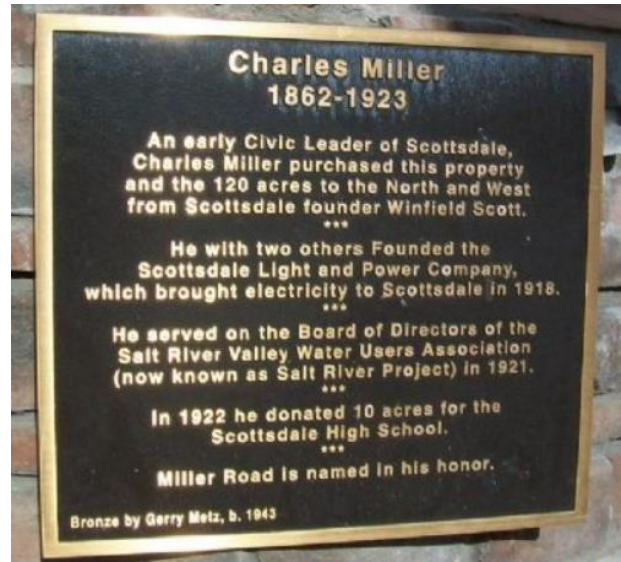
*He with two others Founded the Scottsdale Light and Power Company, which brought electricity to Scottsdale in 1918.*

*He served on the Board of Directors of the Salt River Valley Water Users Association (now known as Salt River Project) in 1921.*

*In 1922 he donated 10 acres for the Scottsdale High School.*

*Miller Road is named in his honor.*

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*Charles Miller Historical Marker and Statue  
NWC of Indian School & Miller Road*

### About the Builder

**Toll Brothers**  
AMERICA'S LUXURY HOME BUILDER®

With a major presence in Scottsdale, Toll Brothers is a publicly owned, Fortune 500 company that has been building luxury communities across the nation for over 50 years. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the *Fortune* Magazine "World's Most Admired Companies®" list. Toll Brothers also has been honored as national Builder of the Year by *Builder* magazine and was twice named national “Builder of the Year” by *Professional Builder* magazine. Building upon their commitment to excellence, Toll is excited to bring forward The Miller residential community with Scottsdale’s **first ever** attainable housing component in the heart of Old Town.



## **SITE INFORMATION**

The Property is currently occupied by a vacant restaurant building with drive-thru and surface parking surrounded by a variety of retail and support services, office and multifamily residential. Beyond the immediately adjacent context, the Property is located within close range of numerous cultural venues, employment, and service-related business, and is within proximity to two of Scottsdale's largest employers, HonorHealth and the City of Scottsdale. This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. This site is ideally situated in a downtown setting that offers all the ingredients for a successful residential community in a mixed-use setting. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. By creating a comfortable and inviting pedestrian experience along the adjacent streets, The Miller will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, employment, and cultural destinations. Additionally, the Indian Bend Wash (a multi-use path network) is located less than one-half mile directly east of the site and the Arizona Canal Trail is located approximately one-half mile to the northwest.

The proposed building and site design encourage residents and visitors to utilize Old Town for their everyday dining, social interaction, recreational, and cultural needs. In addition to the adjacent Camelback Miller Plaza, residents will be within walking distance of significant destinations such as the Museum of the West (MOW), Marshall Way and Main Street galleries, Scottsdale Artists School, Scottsdale Museum of Contemporary Art (SMOCA), Scottsdale Center for Performing Arts, Scottsdale Historical Museum, Scottsdale Stadium, Scottsdale Fashion Square Mall and The Waterfront.

## **PROJECT OVERVIEW**

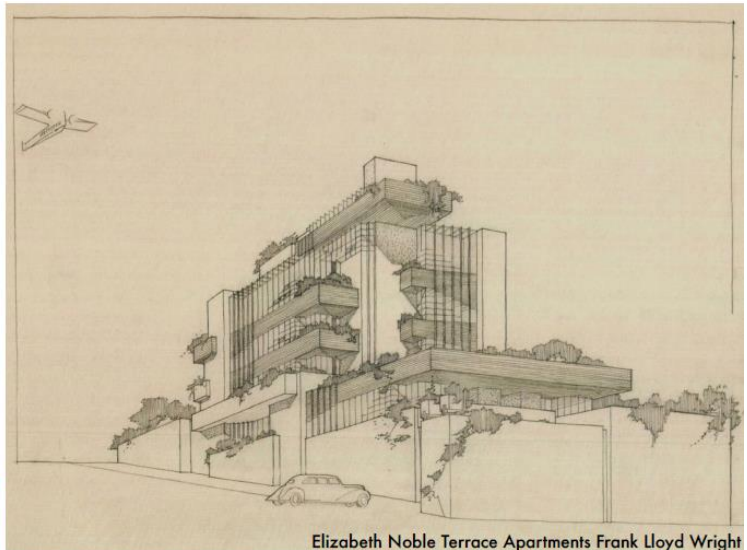
The redevelopment of this site from an underutilized, vacant property to a synergistic residential community promotes the live-work-play philosophy given the surrounding context and well-established mixed-use setting. The request includes the implementation of Scottsdale's first attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale. The Miller strives to improve the quality of Scottsdale's lifestyle by enhancing existing and future neighborhoods and meeting the broader goals of the community.

## **ARCHITECTURAL CHARACTER, LANDSCAPE, AND SITE DESIGN**

### **Design Inspiration**



Pointview Apartments Frank Lloyd Wright



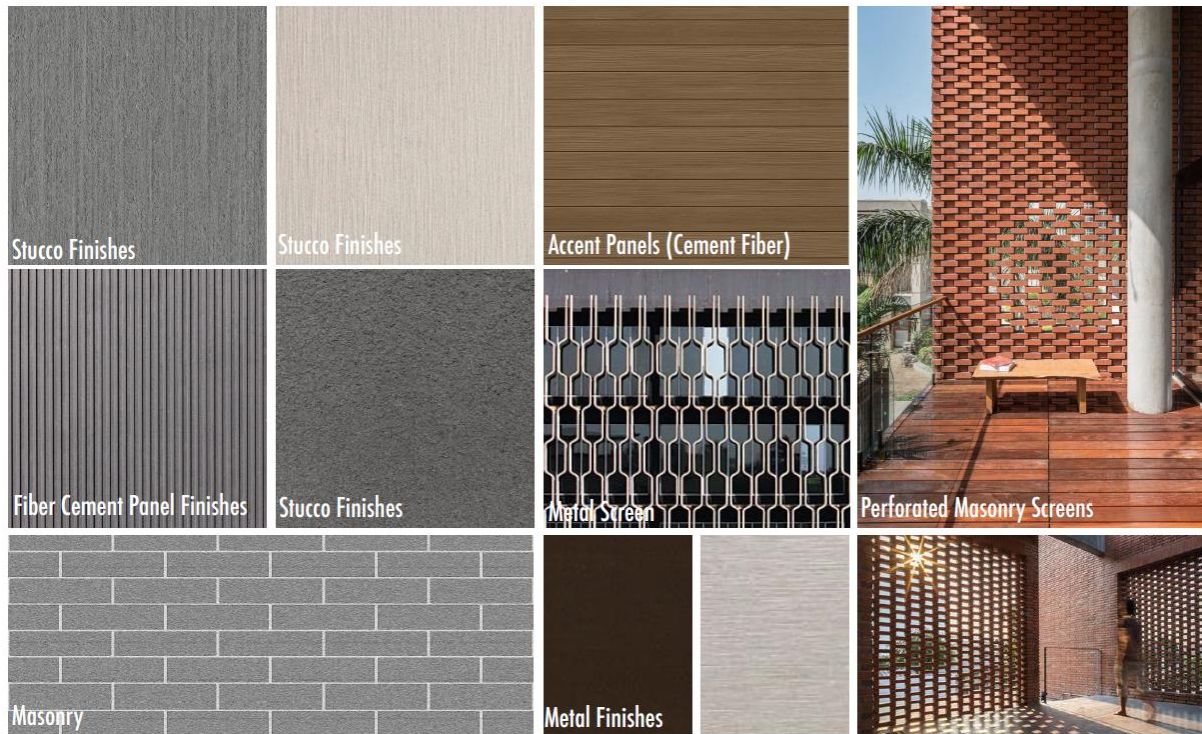
Elizabeth Noble Terrace Apartments Frank Lloyd Wright



Ayn Rand Cottage Studio Frank Lloyd Wright

The proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and Scottsdale's Old Town urban context. The building will utilize a combination of masonry, stucco, cement fiber board, and metal accents among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes with the use of lighter tones as accents bringing additional visual interest to the design. And unlike the "typical" multifamily design, The Miller, accentuates the horizontal lines to reinforce its relationship to the environment.

### *Conceptual Material Palette*



The Miller contributes towards the pedestrian oriented Old Town atmosphere with activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, landscape shaded walkways, increased open space, and enhanced hardscape design. Lighting will be incorporated in a manner that strengthens the unique design of the project while maintaining safety for pedestrians.





The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. Plant selection and thoughtful planting design will allow the development to use water efficiently throughout the site.

Lighting will be designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the Old Town setting.

## **INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS**

The Miller will utilize 3.5 levels of subterranean parking accessed via a ramp off 6<sup>th</sup> Street to the south. A 10' pedestrian buffer zone between the back of sidewalk and the start of the ramp has been provided for pedestrian safety. Speed bumps at the top and bottom of the ramp have also been provided for traffic calming. A public Pedestrian Plaza with artwork/shade structure has been provided at the southeast corner of the site. Access to the building lobby and leasing center is also located directly off this plaza.



## **MECHANICAL AND UTILITY EQUIPMENT**

All rooftop mechanical equipment will be fully screened with screen walls that are designed to match the architectural character of the buildings architecture. Roof mechanical screen wall details have been included with this submittal. Electrical SES panels have been located inside the garage below grade at levels P1.0 and P1.5. Transformers for the building have also been enclosed with walls and access gates for service. Refuse and trash compactor is located within the building with pick up at the northwest corner of the building.

## **OLD TOWN SCOTTSDALE**

The Downtown supports a variety of major employment and service related uses including, but not limited to, multiple story residential, office, tourist accommodations, commercial retail, and support services consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping older properties is a critical part of the economic vitality of the community as it matures. Thus, the proposed redevelopment of the site is essential for the continuing economic growth and sustainability of the City as a whole and area small businesses.

The proposed residential development will further strengthen Old Town's urban environment and 7-day a week, mixed-use character by integrating additional housing options into the downtown core with well-established commercial, cultural, and employment land uses. Please refer to CD Goal 1 under the General Plan discussion above regarding the specific design elements that will bring a vibrant, interactive urban development to the Property.

The Miller will allow for greater flexibility with the development standards for the Property. Redevelopment and revitalization of a boutique residential community brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, public art, placemaking and underground parking.

## **LOCATION OF ARTWORK**

As required by the PBD, contributions to the Cultural Improvements Program include original works of art valued at one (1) percent of the applicable building valuation at the time of permitting in accordance with Zoning Ordinance Sec. 7.1000 currently estimated at approximately \$400,000. Artist Kevin Berry has been selected to fulfill this requirement onsite by drawing inspiration from, and paying homage to, Charles Miller with a theme centered around electricity and water.

Scottsdale's Public Art's support for Stage 2-Final Art Plan and Design for the public art plan developed by Toll Brothers was approved at their meeting on May 11, 2022. The proposed design and approval letter have been included with this DRB submittal.

### **Kevin Berry Artwork Examples**





BUILDING AREAS

Construction Type	Occupancy Type	Allowable Height	Allowable No. Stories	Allowable Area	Area	Area Ratio
LEVEL P3						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		21,591 SF	0
LEVEL P2						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		39,433 SF	0
LEVEL P1						
IA	B	UNLIMITED	UNLIMITED		754 SF	0
IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
LEVEL L1						
IIIA	A3	85 FEET	4	42,000 SF	1,893 SF	0.045076
IIIA	B	85 FEET	6	85,000 SF	2,126 SF	0.025008
IIIA	R2	85 FEET	5	72,000 SF	28,923 SF	0.40171
IIIA	S1	85 FEET	5	78,000 SF	1,136 SF	0.014563
IIIA	S2	85 FEET	5	117,000 SF	179 SF	0.001526
LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
IIIA	S1	85 FEET	5	78,000 SF	1,198 SF	0.015364
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L3						
IIIA	R2	85 FEET	5	72,000 SF	31,310 SF	0.434864
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L4						
IIIA	R2	85 FEET	5	72,000 SF	29,991 SF	0.416546
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L5						
IIIA	A3	85 FEET	4	42,000 SF	1,031 SF	0.02455
IIIA	B	85 FEET	6	85,000 SF	161 SF	0.001894
IIIA	R2	85 FEET	5	72,000 SF	22,743 SF	0.315868
IIIA	S1	85 FEET	5	78,000 SF	1,310 SF	0.016798
IIIA	S2	85 FEET	5	117,000 SF	46 SF	0.000394

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
- 1002 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.
- 1003 ACCESSIBLE DRIVEWAY CROSSING 5' WIDE MINIMUM.
- 1004 ACCESSIBLE CURB RAMP.
- 1005 REFUSE ENCLOSURE FULLY SCREENED SURROUNDED BY CMU WALL.
- 1006 5' WIDE SIDEWALK.
- 1007 AMENITY AREA.
- 1008 EXISTING SIDEWALK TO REMAIN.
- 1009 NEW DRIVEWAY PER C.O.S. DETAILS.
- 1010 EXISTING DRIVEWAY TO REMAIN.
- 1011 EXISTING POLE & OVERHEAD LINES TO BE BURIED.
- 1012 PUBLIC ART LOCATION.
- 1013 6' WIDE SIDEWALK.
- 1014 SIGHT VISIBILITY TRIANGLE.
- 1015 ELECTRIC TRANSFORMER PER ELECTRICAL.
- 1016 NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER PORTION OF SIDEWALK EXTENDING BEYOND R.O.W. ONTO THE PROJECT SITE.
- 1017 DEMO EXISTING SIDEWALK.
- 1018 GARAGE VENTILATION SYSTEM, PER MECHANICAL.
- 1019 GARAGE WALL OUTLINE BELOW.
- 1021 LINE OF BUILDING ABOVE.
- 1022 FIRE TRUCK ACCESS LANE, 25' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 1023 12'X45' LOADING STALL.
- 1024 FIRE RISER ROOM.
- 1026 GARAGE ACCESS RAMP.
- 1027 REFUSE TRUCK ACCESS TURNING RADIUS.
- 1028 10'-0" PEDESTRIAN BUFFER ZONE, PER CITY OF SCOTTSDALE REQUEST.
- 1029 AIR INTAKE SHAFT, PER MECHANICAL.
- 1030 EXHAUST AIR SHAFT, PER MECHANICAL.
- 1035 EXISTING WATER EASEMENT.
- 1036 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL ACCESSIBLE CURB RAMP. CONNECT FLUSH WITH EXISTING.

TRASH COMPACTOR SIZE CALCULATION

Dwelling Units	148
Average garbage amount per week - C.Y.*	0.25
Extra garbage amount per week - C.Y.*	0
Total amount of garbage per week - C.Y.*	37
Compaction proposed 3:1	12
Proposed 15 C.Y.* Trash Compactor Once per Week	
* Cubic Yard	

LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER / SWITCH CABINET
- EXISTING STREET LIGHT
- DENOTES ACCESSIBLE ROUTE
- DENOTES VISIBILITY TRIANGLE

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D  
EXISTING: C3

SITE AREA:

GROSS: 74,025 S.F. / 1.6994 ACS.  
NET: 55,064 S.F. / 1.2641 ACS.

OPEN SPACE:

EXISTING: +/- 8,150 SF / 14.8%  
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. / 1.6994 ACS = 87.09  
ALLOWED: 84'-0" FT. MAX.  
PROVIDED: 76'-0" FT. (5 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1  
RESIDENTIAL IIIA - BUILDING 2  
RESIDENTIAL IIIA - BUILDING 3  
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

EAST (MILLER RD.) \*\* REQUIRED 20' B.O.C  
SOUTH (6TH AVE.) \*\* PROVIDED 20' B.O.C  
WEST \*\*\* 0'  
NORTH \*\*\* 0'

\* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 3:1 BEGINNING AT 45 FT.  
\*\* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 1:2 BEGINNING AT 45 FT.  
\*\*\* INCLINE AT 1:3 BEGINNING AT 45 FT.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 130 x 123 DU 160 PS  
2 BEDROOM 170 x 25 DU 43 PS  
GUEST 1 PER 6 D.U. 25 PS

TOTAL PARKING REQUIRED: 228 PS

TOTAL PARKING PROVIDED: 233 PS

PARKING RATIO 233/148 = 1.57 PS/DU

ACCESSIBLE PARKING - (4% OF PROVIDED) REQUIRED: 228 x .04 = 10 P.S.  
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC. 9.103)

BICYCLE PARKING - (10% OF PROVIDED) REQUIRED: 228 x .10 = 23 P.S.

TOTAL PROVIDED: 26 P.S.

UNIT MIX:

1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	2
A2H	1
A3	8
A3L	2
A4	5
A5	1
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	3
B5L	1
B6	1
PROJECT UNIT TOTAL	
148	

UNIT MIX BY LEVEL:

LEVEL L1	
A1	12
A1.1	2
A1.2	1
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	2
B1	2
B1.2	1
LEVEL L2	
A1	14
A1.1	2
A1.3	1
A2	2
A2.1	1
A3	2
A4	1
A5	1
A6	1
A7	1
A8	1
A9	1
A10	1
A11	2
A12	2
A13	10
LEVEL L3	
A1	14
A1.1	2
A1L	10
A2	1
A2.1	1
A3	2
A3L	1
A4	1
A5	1
PROJECT UNIT TOTAL	
148	

A12	1
A13	2
B1	2
B1.2	1
B4	1
B5	1
B6	1
LEVEL L4	
A1	11
A2	1
A2.1	1
A2H	1
A3	2
A4	1
A6	1
A7	1
A10	1
A13	2
B1	2
B1H	1
B3	1
B4	1
B5	1
LEVEL L5	
A1.1L	2
A1L	10
A2.1	1
A2.2	1
A3L	2
A4	1
A11	1
A13	2
B1	2
B3L	1
B5L	1
PROJECT UNIT TOTAL	
148	

TOLL  
MAZA

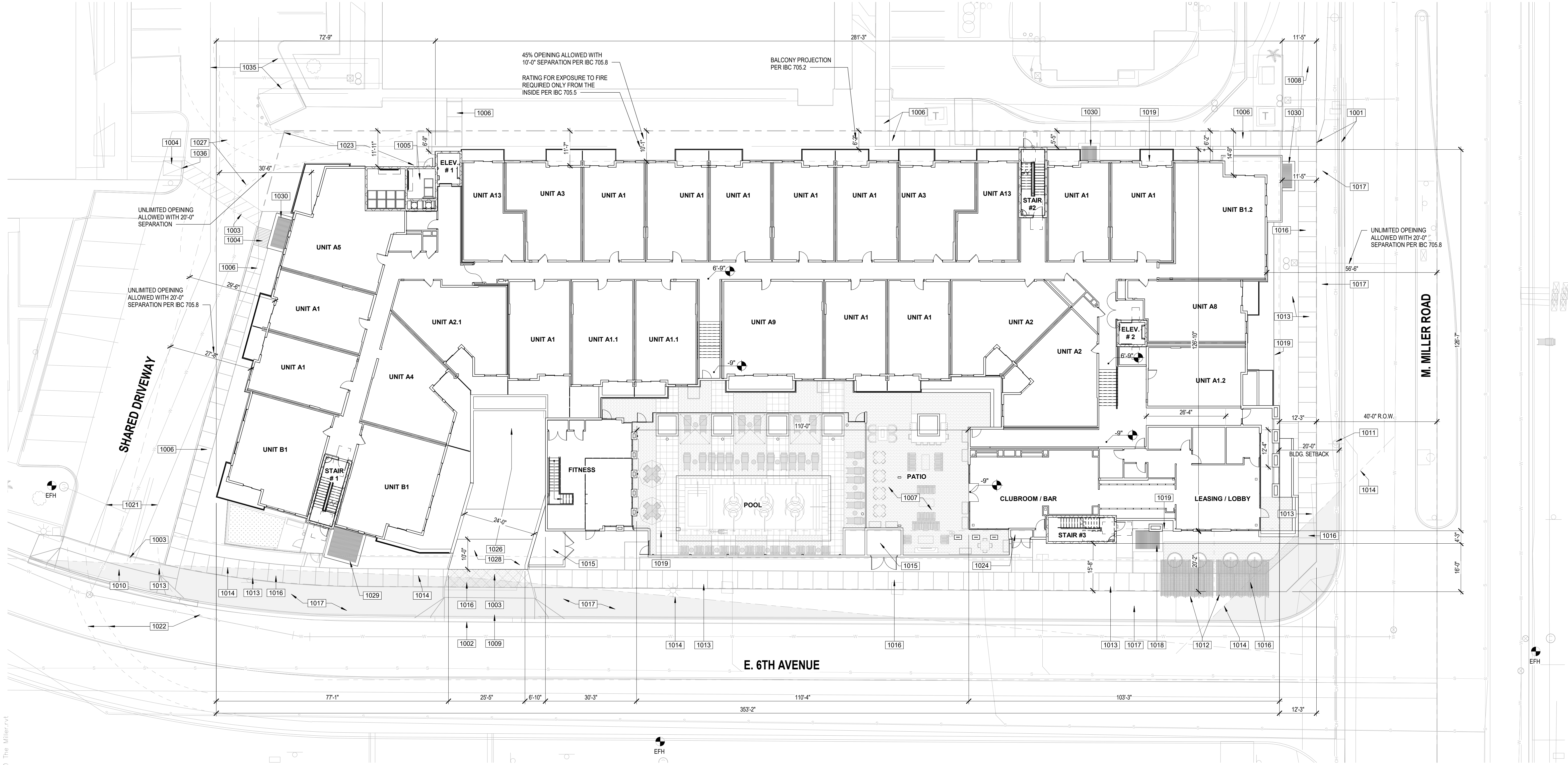
7570 EAST 6TH AVE  
SCOTTSDALE, AZ

Office of Rich Barber  
ORB  
Architecture, LLC

WorldHQ@ORBArch.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

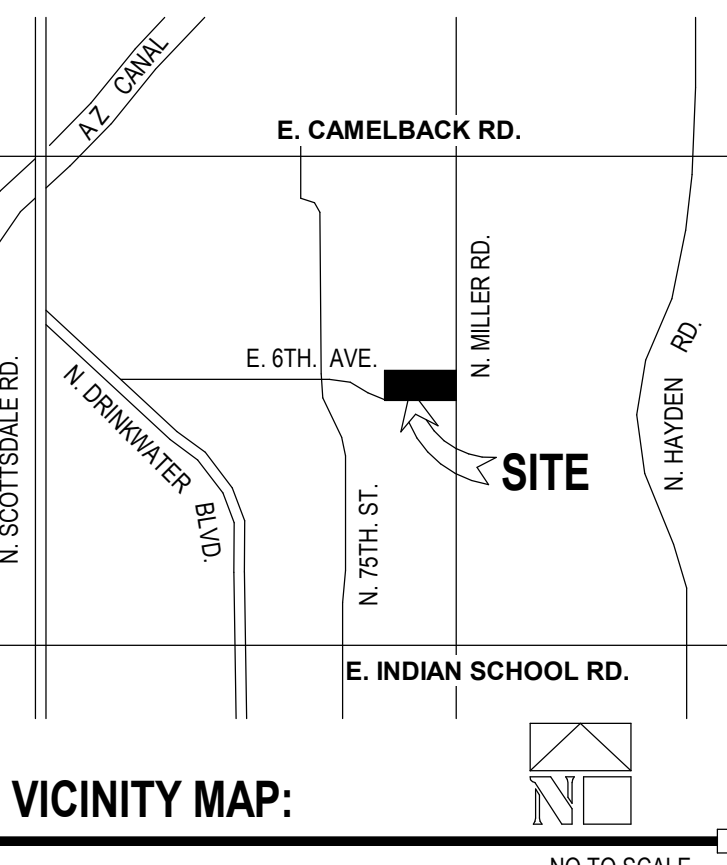
TOLL BROTHERS



1 SITE PLAN

0' 8' 16' 32'  
SCALE: 1/16" = 1'-0"

VICINITY MAP:



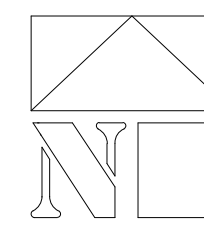
Notice of alternate billing (for payment) cycle  
This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at:  
CLIENT NAME  
CLIENT ADDRESS  
and the owner or its designated agent shall provide this written description on request.  
Contractor must verify all dimensions at project before proceeding with this work.  
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.  
● ORB Registration No. 007-0021

REVISIONS/SUBMITTALS  
DATE DESCRIPTION

2nd DRB SUBMITTAL  
DATE: 05.27.2022 ORB #: 19-220

A1.10d  
SITE PLAN PRELIMINARY



BUILDING KEY PLAN

***TOLL BROTHERS***

# A3.50d

MAIN BUILDING OVERALL  
ELEVATIONS