

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: March 20, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Aria at Silverstone - Building Elevations 4-DR-2025

Request for approval for building elevations, theme walls, and exterior lighting for a new townhome community.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Preliminary building designs approved with accompanying zoning case (15-ZN-2005#4)
- No community input received as of the date of this report

BACKGROUND

Location: 22602 N. 74th Street

Zoning: Multiple-family Residential, Planned Community District (R-5 PCD)

Adjacent Uses

North: Three-story multi-family residential, constructed in 2017

East: Residential Healthcare Facility, with varying heights from single- to four-story, constructed in 2009

South: Various Commercial, mainly single-story, constructed between 1997 and 2003

West: City of Phoenix



Property Owner

Silverstone Development, Inc.

Applicant

Mark Graminski, K. Hovnanian Homes
480-881-1703

Architect/Designer

RVI

DEVELOPMENT PROPOSAL

The applicant seeks approval of building elevations, common area elements, and associated exterior lighting for an attached single-family residential project. All other design elements, including the gated entry, landscaping and open space, were approved with the preliminary plat case (2-PP-2024).

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Color Scheme 2210 was revised to incorporate a warmer gray color.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. In addition to compliance with the International Green Construction Code (IgCC), which is now required for all new development in Scottsdale, the building design incorporates design elements that align with the City’s goal of sustainability including recessing and shade devices for exterior windows and deep recessing for ground level patio spaces to mitigate solar heat impacts.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Aria at Silverstone Building Elevations and Lighting proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Greg Bloemberg Principal Planner 480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

2/26/2025

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

3/10/2025

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant’s Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan (for reference)
8. Building Elevations/Perspectives
9. Theme Wall Elevations and Details
10. Materials and Colors Board
11. Exterior Lighting Cutsheet
12. City Notification Map



Context Aerial

4-DR-2025



Close-up Aerial

4-DR-2025



Development Review Board Project Narrative

Silverstone Parcel D | NEC of E. Williams Drive and N. Scottsdale Road
15-ZN-2005#4



Prepared by:

K. Hovnanian Homes
8800 E Raintree Dr Suite 300
Scottsdale, AZ 85260

Property Information

Location: NEC of E. Williams Drive and N. Scottsdale Road
Property Size: +/- 16.3-acre

Property General Plan/ Zoning:

Current General Plan:	Suburban Neighborhoods
Current Zoning (15-ZN-2005#4):	R-5 / PCD

Silverstone Parcel D– DRB Project Narrative
February 3, 2025

Project Overview

The proposed application is a request for approval of the project architectural building elevations for three single-family product types within the Silverstone master plan.

Building Elevations & Character

The Project consists of 100 total units of individually, platted townhome lots which are single-family attached, fee-simple ownership 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).

TOWNHOME UNITS

Each unit are a 2-story building configuration with integrated roof terraces on select plans. The composite buildings, groupings of the individually “detached” units, in a 5-Plex, 4-Plex and 3-Plex units that will add variety and massing articulation with the way they interconnect. Architectural recesses and projections will add significant shadowing as well as provide opportunities for architectural recesses and projections that will further articulate the elevations and create opportunities for color and shadowing enhancements.

These units range in size from 2480 sf up to 2764 sf and feature 3-4 bedrooms, 2-1/2 to 3-1/2 baths with large, open floor plans. Each unit has a private, deeper 2-car side-by-side garage to accommodate recycle and trash containers. Expansive private covered patios are featured on each home on the first level, with a standard third floor roof terrace on certain plan layouts providing enhanced livability and to take advantage of the broad vista views as well as provide additional interest and activity from the street perspective.

The elevation styles draw upon the Modern Mediterranean – found in nearby upscale neighborhoods and commercial projects. Stucco with the incorporation of modern square stone, streamlined forms and eyebrow arched openings are predominant features of Modern Mediterranean while retaining the essence of Mediterranean warmth and functionality.

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

EXTERIOR LIGHTING

Lighting design maintains dark skies with minimal glare and light trespass by the use of wall mounted shielded coach light source. These coach lights will be located on either side of garage and above the front porch of each unit with cover over top to eliminate light from the top of fixture.

Sensitive Design Principals

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: The architectural character of 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. The townhome units provide a thoughtful transition to the contemporary aesthetic of the public library and adjacent commercial uses.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran desert and mountains
 - Archaeological and historical resources

Response: The proposed siting and orientation of the buildings has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP.

3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: The proposed siting and orientation of the buildings has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

Response: The proposed siting and landscaping of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005# and the existing MEDCP. The landscape palette and design will provide proper transitioning from the native desert into the community and open space.

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations
 - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

Response: The proposed siting, circulation, and landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. Through the use of a landscape theming concept there will be a unity and cohesive design will create a uniform look to the community in its entirety.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: The proposed siting and landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 existing MEDCP. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses with the implementation of multi-use trails and scenic corridors throughout the entire development.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: The proposed landscape design of the site has been previously approved under preliminary plat 2-PP-2024 and is in conformance with current zoning 15-ZN-2005#4 and the existing MEDCP. The site design has been carefully designed to enhance social interaction and provide outdoor areas conducive to pedestrian uses.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

Response: The proposed elevations are designed in a manner to create massing offsets and architectural detailing that both create visual interest and break down the building to the human scale. Likewise the introduction of integrated covered patios and balconies help reduce the overall massing of the buildings by creating carved out voids in the façade of the architecture. Entry towers and covered porches have been introduced to create a hierarchy among the front facades.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.

- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The proposed floor plans are all designed around the idea of indoor/ outdoor living, this is achieved by the incorporation of covered patios, covered balconies, and roof decks. Abundant glazing and large patio doors allow the interior to unify with the exterior. Colors and materials were carefully selected to blend the built environment to the natural environment to enhance the relationship between building and site.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Within modern construction techniques there is an inherent notion of healthy and sustainable building practices as the majority of products used for construction have taken on the responsibility of being eco-friendly. Some items include water conscious faucets, showers, and toilets. The use of low or no VOC paints and sealants etc...

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
- The landscaping should complement the built environment while relating to the various uses.

Response: The proposed landscape design calls for the use of mature trees and existing native tree/plant salvaging to be used/relocated on site.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

Response: The proposed landscape plant palette consists of native, southwest, Sonoran, and arid plant types which maintain the concept of the natural desert character. With the use of 'desert' plants the plant palette will lead to a well-adapted landscape that is suitable for the climate and region.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.

- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: The proposed site lighting will conform to Zoning Ordinance Section 7.600 regarding anti-glare and down lighting for light fixtures.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

Response: The proposed signage and entry monuments shall be designed within the landscape and architectural theming in order to create a unified character throughout the site and community. Scale, color, and lighting are complimentary to the surrounding context/environment.

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 within this application are consistent with the applicable standards to the project, including the Silverstone Master Environmental Design Concept Plan and Silverstone Design Guidelines.

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. The townhome units provide a thoughtful transition using located interior to the project as well as make a reference to the contemporary aesthetic of the public library and adjacent commercial uses.

- 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. This application for the individual unit elevations enhances the site design.

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

Response: Mechanical equipment and appurtenances will be located behind architecturally integrated parapets on the roof of the individual townhome units.

- 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that addresses human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: Not applicable due to the project site location.

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;

- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.

Response: Not applicable due to the project site location.

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

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.

- *Applicant Response: The proposed buildings are consistent with the applicable standards to the project, including the Silverstone Master Environmental Design Concept Plan (MEDCP) and Silverstone Design Guidelines.*
- *Staff Analysis: The proposed building and lighting design responds favorably to the Character and Design Element of General Plan 2035; specifically, Policy CD 1.1, which encourage new development that responds to the regional, citywide and neighborhood contexts in terms of:*
 - *Scottsdale's southwestern, Sonoran Desert characteristics, such as climate and native plants,*
 - *Relationships and sensitivity to surrounding land forms, land uses, and transportation corridors, and*
 - *Compatibility with and sensitive integration into established neighborhood character.**The proposed building design borrows elements from some of the surrounding projects and is generally consistent with the established MEDCP.*

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;**
- 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.**
- *Applicant 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 enhances the character of the buildings. The units provide a thoughtful transition using designs located interior to the project as well as make a reference to the contemporary aesthetic of the public library and adjacent commercial uses.*
- *Staff Analysis: The building design responds favorably to the city's Sensitive Design Principles by utilizing desert appropriate colors and materials representative of the Southwestern Desert context, and integrating recessing for ground level patios and shade devices over windows to mitigate solar heat impacts.*

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

- *All pedestrian and vehicular circulation elements of the project were considered and approved as part of the preliminary plat case (2-PP-2024).*
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
- *Applicant Response: All mechanical equipment and appurtenances will be roof-mounted and located behind architecturally integrated parapet 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 address 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. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.**
- *This criterion is not applicable.*
- 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 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.**
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Community Involvement

With the submittal of this application, staff notified all property owners within 750 feet of the site and the applicant has been in communication with property owners surrounding the site. Additionally, during the zoning process, the applicant held an Open House on 4/3/2024 to introduce the project to neighbors. Per the applicant's outreach report, there were 10 attendees all of whom were generally supportive of the project. As of the publishing of this report, staff has not received any community input regarding this application.

Context

Located at the northeast corner of Scottsdale Road and Williams Drive, the subject site is the last remaining vacant parcel in the Silverstone PCD and is situated in an area occupied by commercial and residential development of varying design. Significantly, the proposed building design is generally consistent in context to existing development in the Silverstone PCD, and the associated MEDCP for the Silverstone project

**Stipulations for the
Development Review Board Application:
Aria at Silverstone - Building Elevations
Case Number: 4-DR-2025**

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 (SRC), 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, texture, and building-mounted lighting shall be consistent with the building elevations and manufacturer's cut sheet submitted by K Hovanian Homes, with a city staff date of 2/6/2025

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Preliminary Plat cases for the subject site were: 15-ZN-2005#4 and 2-PP-2024.

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 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.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. Scheme 2210 shall be consistent with the updated materials and color board received by staff dated 2/26/2025.

SITE DATA

GROSS AC:	16.3 AC
NET AC:	13.5 AC
TOTAL # OF LOTS:	100 / 2-STORIES
GROSS DENSITY:	6.1 DU/AC
NET DENSITY:	7.4 DU/AC
REQUIRED O/S:	2.97 AC. (22% NET)
PROVIDED O/S:	4.5 AC. (33% NET)

STATE TRUST LAND
CITY OF PHOENIX
C-2 COMMERCIAL

SCOTTSDALE ROAD

100' SCENIC CORRIDOR

DOG
PARK

SAN PORTALES
3-STORY APARTMENTS

VI AT SILVERSTONE
4-STORY

46' PRIVATE STREET TRACT

GATED
ENTRY

46' PRIVATE STREET TRACT

35' LANDSCAPE SETBACK

35' LANDSCAPE SETBACK

74TH STREET

WILLIAMS DRIVE

PET
HOSPITAL

AUTO
REPAIR

COX
DISPATCH CENTER

USPS

LIFE
STORAGE

DISCLAIMER: ALL GRAPHICS PROVIDED ARE
CONCEPTUAL ONLY & SUBJECT TO CHANGE



4300 N. Scottsdale Rd. Suite 1200
Scottsdale, Arizona 85251
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www.rviplanning.com

ARIA AT SILVERSTONE PHASE 5 • CONCEPTUAL SITE PLAN

- SCOTTSDALE, AZ
- 2024-07-16
- # 24000634
- K. HOVNIANIAN



26' | 28' TOWNHOME :: SP-3

3 - PLEX

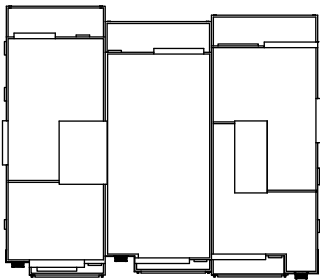
LIV. SF: 2,754 | 2,480 | 2,656

PLAN WxD: ###

PLAN #: 8268 | 7739 | 8280

PLAN NAME: LACONIA III
AVALON II
SEAVIEW III

FORM: VA - MODERN MEDITERRANEAN



FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.

ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF W/ ROOF TERRACES
- 2 RECESSED WINDOWS
- 3 8" - 14" DEEP TRIM AT WDW. HEADERS
- 4 DECORATIVE STONE MASONRY
- 5 WINDOW HEADERS 8'-0" A.F.F.



LACONIA III

AVALON II

SEAVIEW III

FRONT ELEVATION



3 - PLEX

LIV. SF: 2,754 | 2,480 | 2,656

PLAN WxD: ###

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SEAVIEW III LEFT ELEVATION SEAVIEW III RIGHT ELEVATION



LACONIA III AVALON II SEAVIEW III REAR ELEVATION



26' | 28' TOWNHOME :: SP-3

4 - PLEX

LIV. SF: 2,754 | 2,480 | 2,656 | 2,754

PLAN WxD: ###

PLAN #: 8268 | 7739 | 8277 | 8268

PLAN NAME: LACONIA III
AVALON II
SEAVIEW III
LACONIA III

FORM: VA - MODERN MEDITERRANEAN



FORM VA - MODERN MEDITERRANEAN
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FRONT ELEVATION



4 - PLEX

LIV. SF: 2,754 | 2,480 | 2,656 | 2,754

PLAN WxD: ###

PLAN #: 8268 | 7739 | 8277 | 8268

PLAN NAME: LACONIA III
AVALON II
SEAVIEW III
LACONIA III

FORM: VA - MODERN MEDITERRANEAN



ROOF PLAN | SCALE: N.T.S.

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SEAVIEW III LEFT ELEVATION LACONIA III RIGHT ELEVATION



LACONIA III AVALON II SEAVIEW III LACONIA III REAR ELEVATION

5 - PLEX

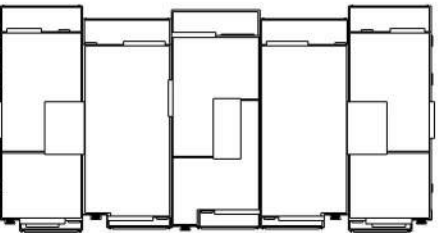
LIV. SF: 2,754 | 2,480 | 2,656 | 2,480 | 2,754

PLAN WxD: #####

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FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.



FRONT ELEVATION

5 - PLEX

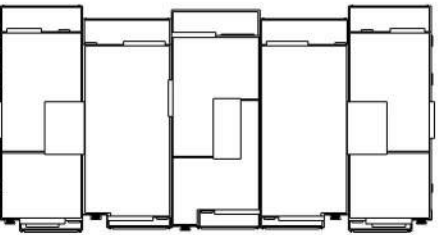
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LACONIA III

LEFT ELEVATION

LACONIA III

RIGHT ELEVATION

FORM VA - MODERN MEDITERRANEAN
FRONT VIEW: N.T.S.



LACONIA III

AVALON II

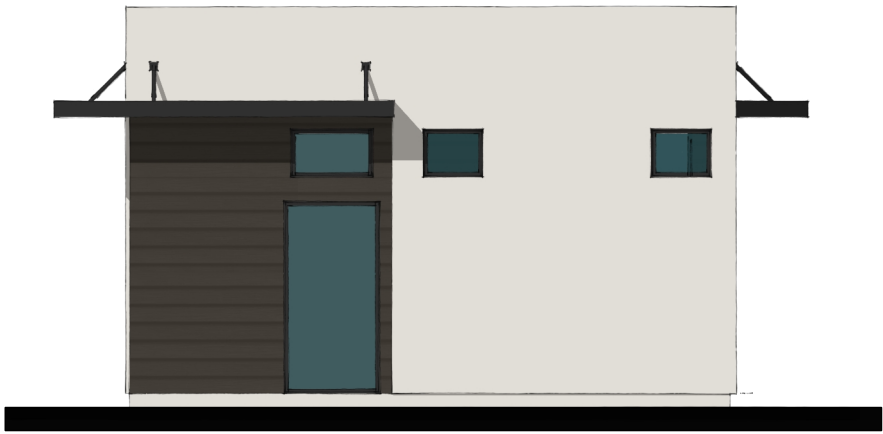
SEAVIEW III

AVALON II

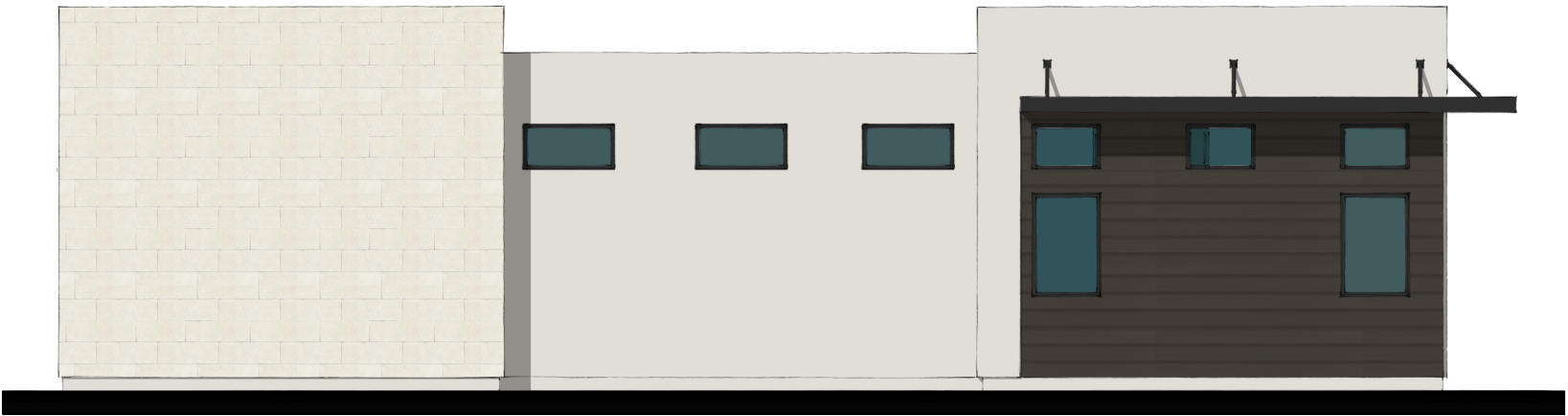
LACONIA III

REAR ELEVATION

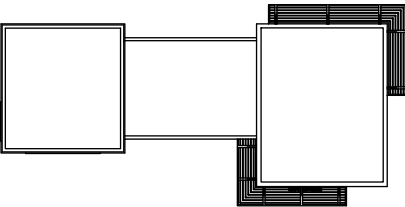
PLAN	POOL BUILDING
LIV. SF:	XXXX
PLAN W x D:	25'-0" x 60'-0"
PLAN #:	
ROOF PITCH:	FLAT ROOF U.N.O.
FORM:	ZA - CONTEMPORARY



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF
- 2 PLATE HEIGHT AT 14'-1" W/ 24" PARAPIT
- 3 8" HORIZONTAL LAP SIDING
- 4 DECORATIVE STONE/BRICK VENEER
- 5 ALUMINUM AWNING
- 6 ALUMINUM SLATTING
- 7 WINDOW HEADER - 8'-0" A.F.F.
- 8 TRANSOM WINDOWS WHERE OCCURS - 11'-0" A.F.F.
- 9 SOFFIT HEADER - 9'-1" A.F.F.
- 10 COACH LIGHT



LEFT ELEVATION
SCALE: 1/8" = 1'-0"

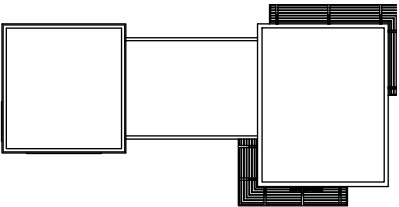


FRONT ELEVATION
SCALE: 1/8" = 1'-0"



POOL BUILDING + RAMADA :: SP3 :: SP-3

PLAN	POOL BUILDING
LIV. SF:	XXXX
PLAN W x D:	25'-0" x 60'-0"
PLAN #:	
ROOF PITCH:	FLAT ROOF U.N.O.
FORM:	ZA - CONTEMPORARY



ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

- 1 FLAT ROOF
- 2 PLATE HEIGHT AT 14'-1" W/ 24" PARAPIT
- 3 8" HORIZONTAL LAP SIDING
- 4 DECORATIVE STONE/BRICK VENEER
- 5 ALUMINUM AWNING
- 6 ALUMINUM SLATTING
- 7 WINDOW HEADER - 8'-0" A.F.F.
- 8 TRANSOM WINDOWS WHERE OCCURS - 11'-0" A.F.F.
- 9 COLOR SCHEME # xxxx
- 10 COACH LIGHT



POOL BUILDING + RAMADA :: SP3 :: SP-3

PLAN **GAZEBO**

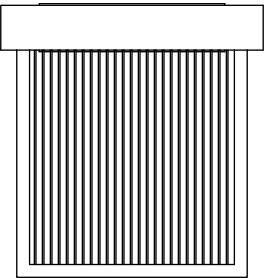
LIV. SF: XXXX

PLAN W x D: 25'-0" x 60'-0"

PLAN #:

ROOF PITCH: FLAT ROOF U.N.O.

FORM: ZA - CONTEMPORARY



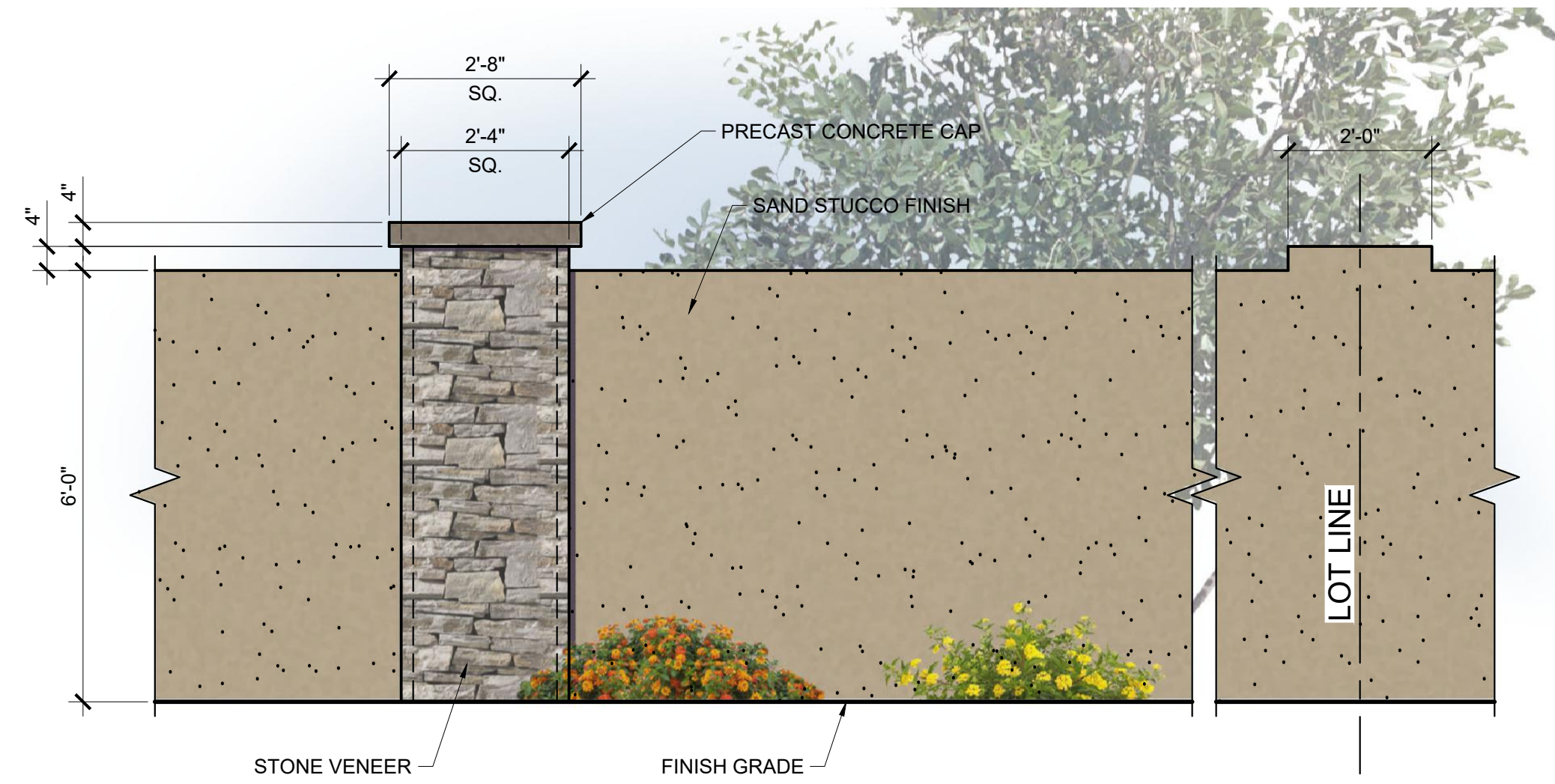
ROOF PLAN | SCALE: N.T.S.

STYLE LEGEND:

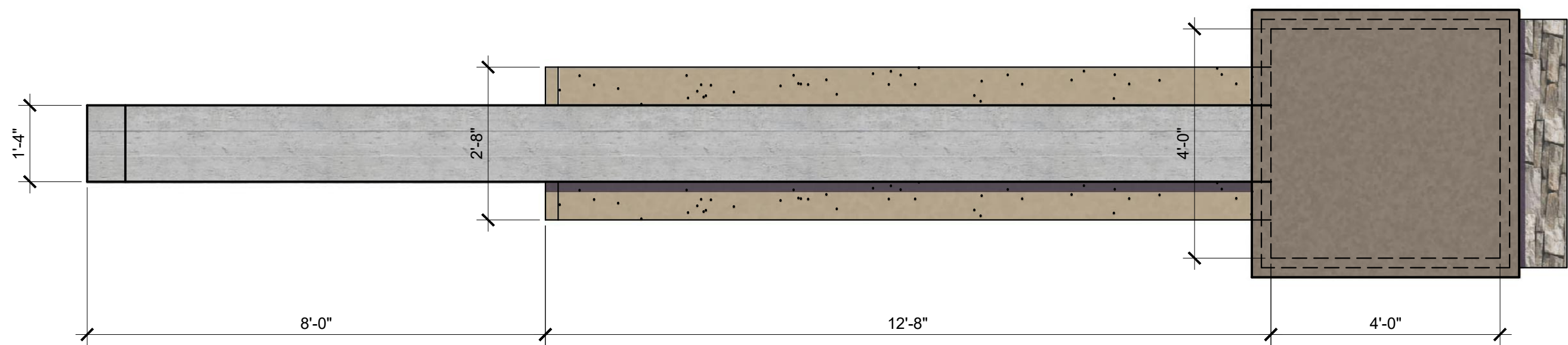
- 1 FLAT ROOF
- 2 PLATE HEIGHT AT 10'-6"
- 3 ALUMINUM VERANDA
- 4 DECORATIVE STONE/BRICK VENEER
- 5 COLOR SCHEME # XXXX



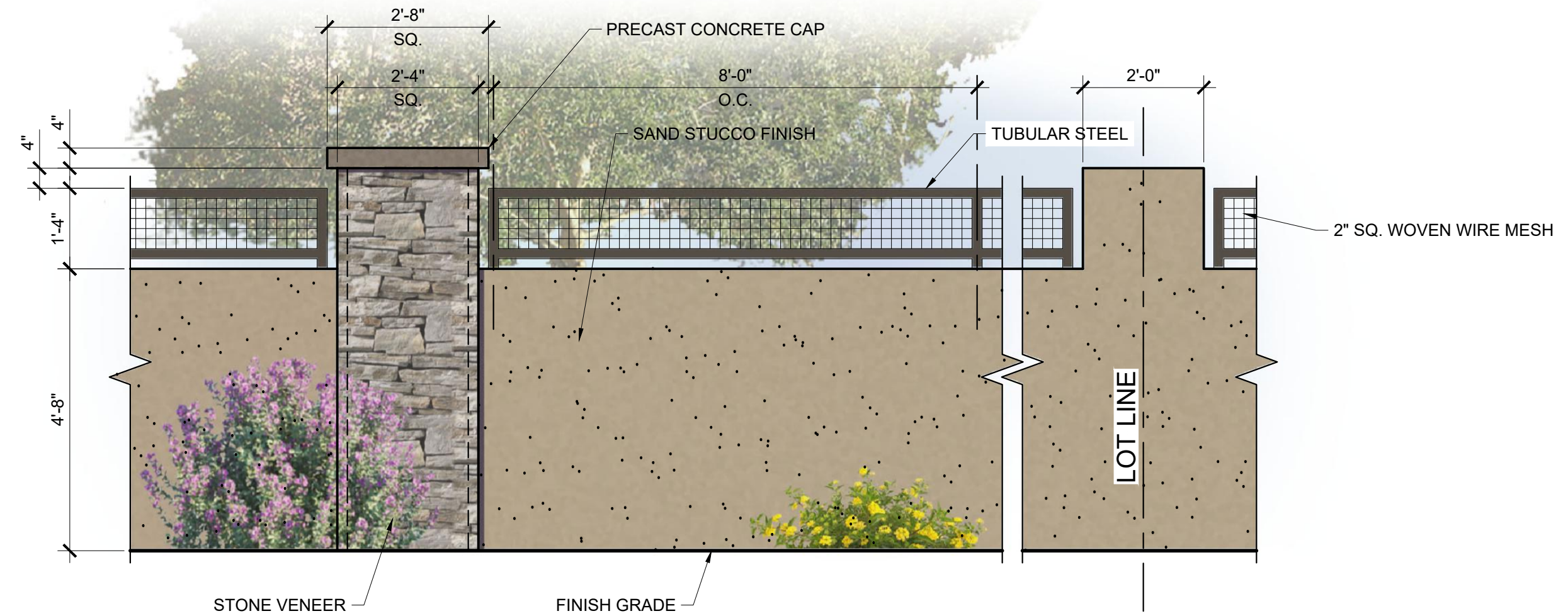
1 ENTRY MONUMENT ELEVATION
SCALE: 1/2" = 1'-0"



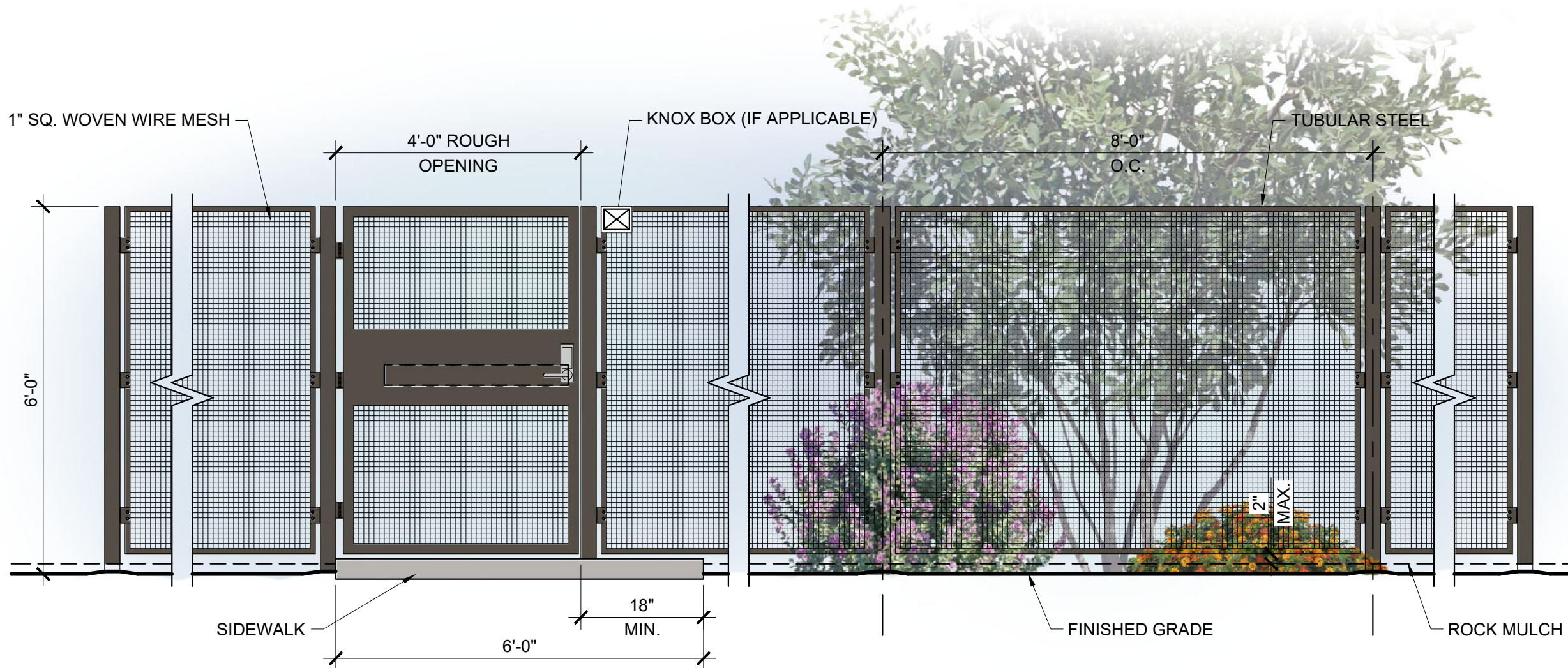
2 THEME WALL ELEVATION
SCALE: 1/2" = 1'-0"



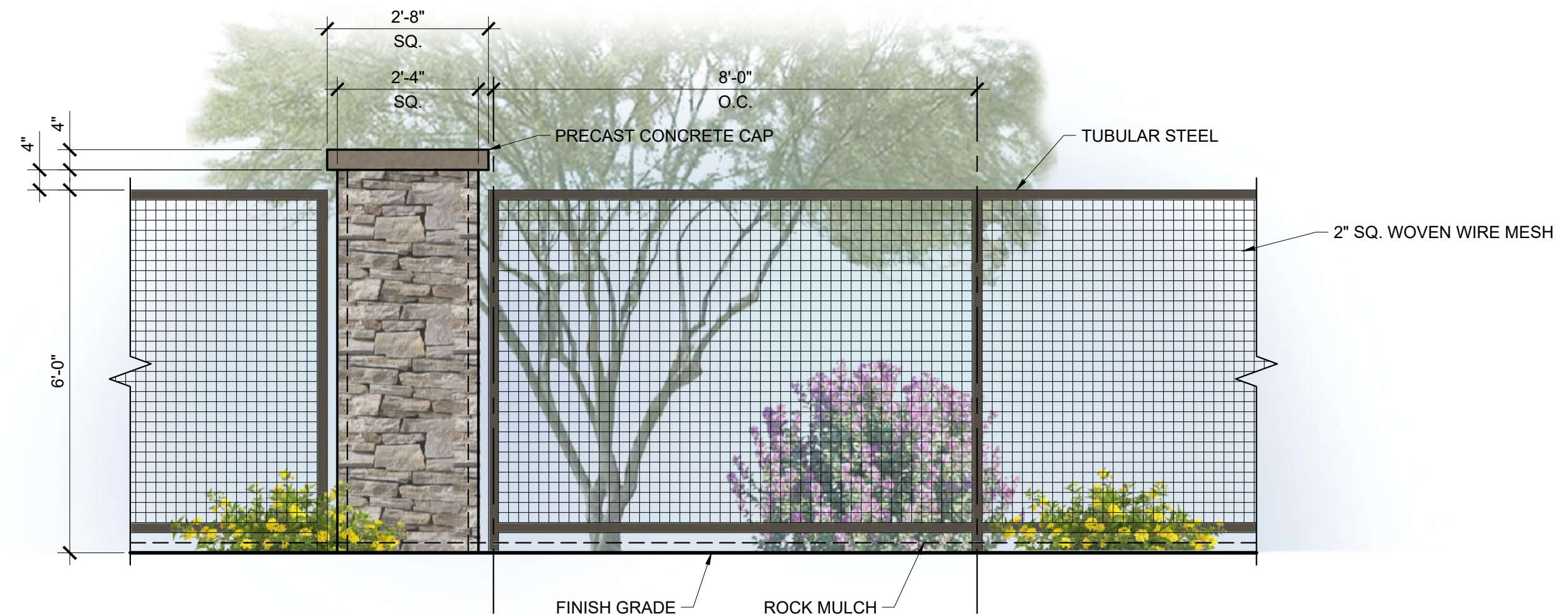
3 ENTRY MONUMENT PLAN
SCALE: 1/2" = 1'-0"



4 22% VIEW WALL ELEVATION
SCALE: 1/2" = 1'-0"



5 POOL FENCE & GATE ELEVATION
SCALE: 1/2" = 1'-0"



6 FULL VIEW FENCE ELEVATION
SCALE: 1/2" = 1'-0"

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SILVERSTONE • HARDSCAPE DETAILS

SCOTTSDALE, ARIZONA
07/15/2024
24000634
KHOF

Color
Scheme

2209

AZD Aria at Silverstone

Body

9132 Acacia Haze

32



Entry

6209 Ripe Olive



Gar Door

6209 Ripe Olive



Trim

6208 Pewter Green



Veneer

Cultured Stone_Textured Cast Fit_Stanhope



**Color
Scheme**

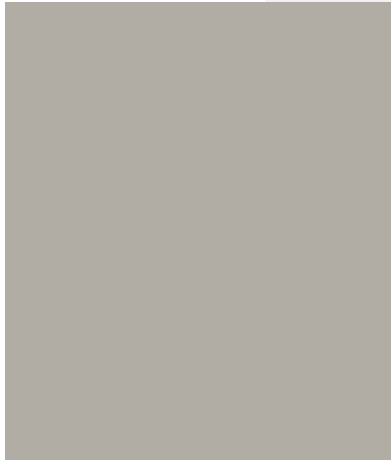
2210

AZD Aria at Silverstone

Body

7643 Pussywillow

42



Entry 6993 Black of Night



Gar Door 6993 Black of Night



Trim 6994 Greenblack



Veneer Cultured Stone_Textured Cast Fit_Stanhope



Color
Scheme

2211

AZD Aria at Silverstone

Body 7024 Functional Gray 37



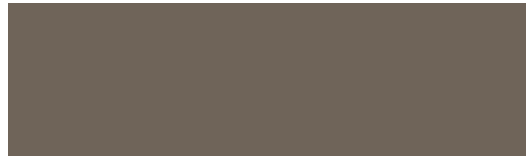
Entry 6988 Bohemian Black



Gar Door 6988 Bohemian Black



Trim 7026 Griffin



Veneer Eldorado Stone_Marquee 24_Dove Tail



Color
Scheme

2212

AZD Aria at Silverstone

Body

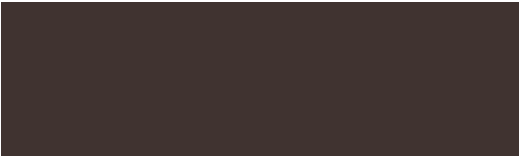
7507 Stone Lion

38



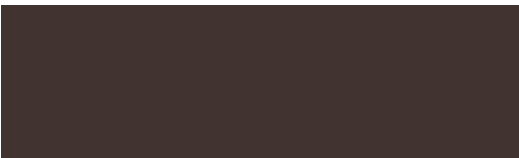
Entry

6006 Black Bean



Gar Door

6006 Black Bean



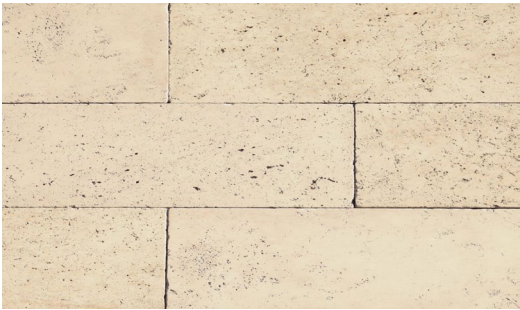
Trim

7514 Foothills



Veneer

Eldorado Stone_Marquee 24_Sanderling





Project: Aria at Silverstone
Fixture Type: Coach Light (Cover over Top)
Location: Ea. side of Garage & Abv. Front Dr.
Contact:



P5644-20
Square

6" outdoor two-light up/down square with heavy duty aluminum construction and die cast wall bracket. Powder coated finish. Antique Bronze finish. Wet location listed when used with P860047 top cover lens (sold separately).

- Antique Bronze finish.
- Powder coat finish.
- Ideal for a wide variety of interior and exterior applications.
- Wet location listed when used with P860047 top cover lens (sold separately).
- Two 250w PAR-38 or 150w BR-40.

Category: Outdoor
Finish: Antique Bronze (Painted)
Construction: Aluminum Construction

Width: 6 in
Height: 18 in
Depth: 8-7/8 in
H/CTR: 8 in

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted	Prewired	Quantity:	UL-CUL Damp Location Listed
Mounting strap for outlet box included	6 inches of wire supplied	two 250 W max. PAR-38 or LED equivalent	1-year Limited Warranty
back plate covers a standard 4" recessed outlet box: 4.5" W., 4.5" ht., 2.911" depth	120 V	E26 base porcelain sockets	

ATTACHMENT #11

City Notifications – Mailing List Selection Map

Aria at Silverstone - Parcel D

