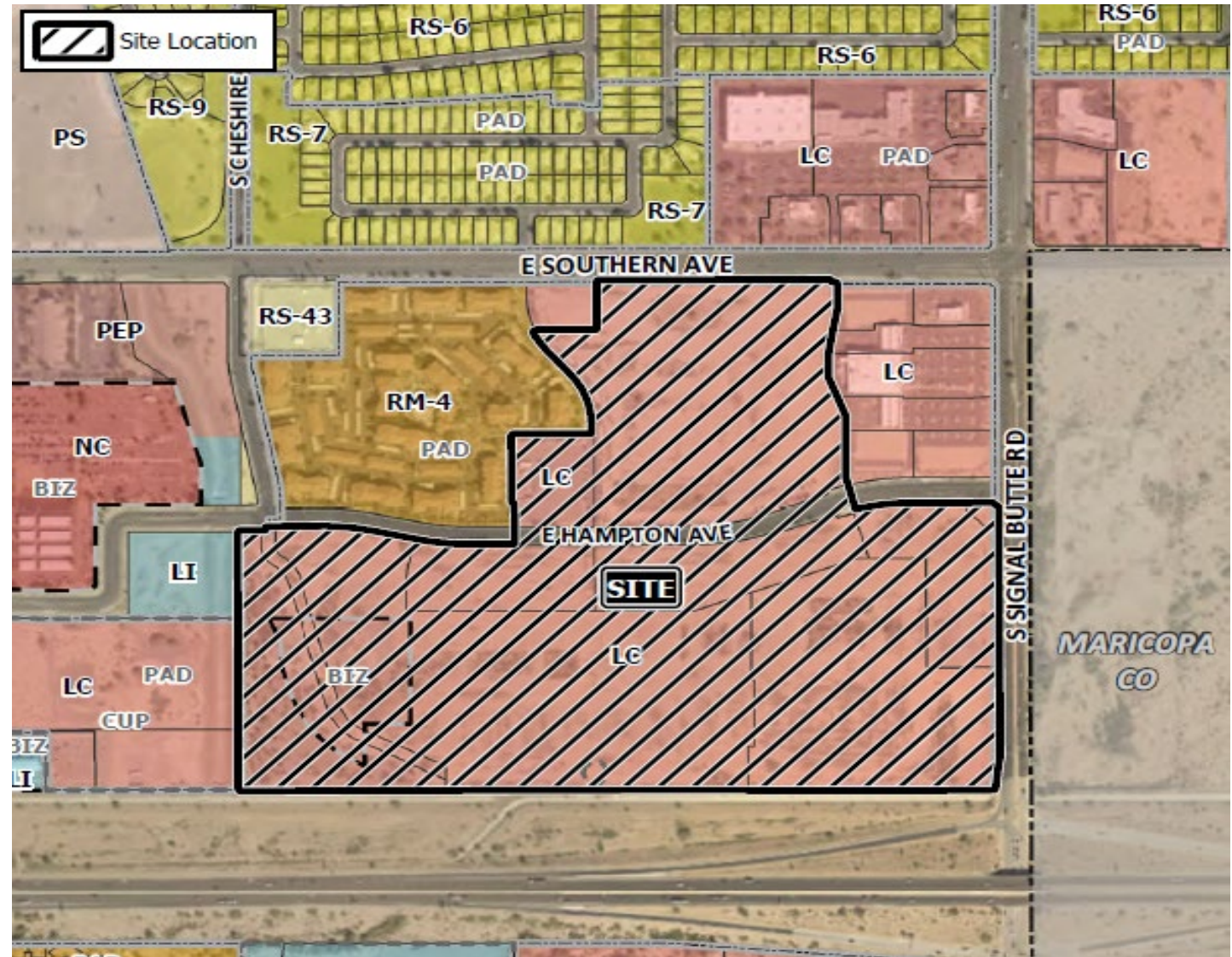


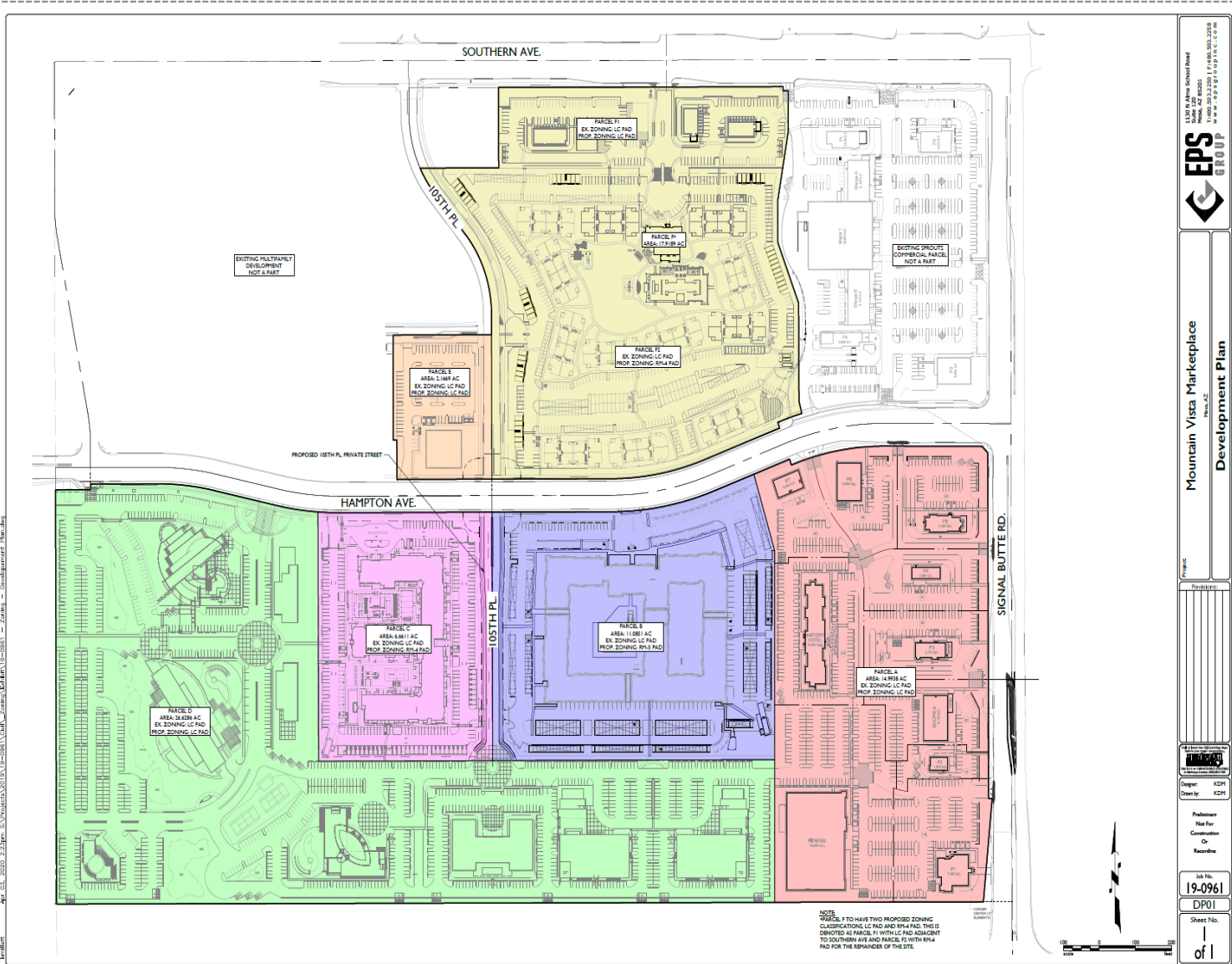


DRB19-00962

Location

- West of Signal Butte Road between Southern Avenue and the US 60





1130 N. 4th Avenue, Phoenix, AZ 85012
 Phone: 602.252.1200
 Fax: 602.252.1201
 Website: www.eps-group.com

EPS GROUP

Project: Mountain Vista Marketplace
 City: Phoenix, AZ
 Development Plan

Scale: 1" = 20' (Horizontal)
 1" = 40' (Vertical)

Design: KEDM
 Drawn by: KEDM

Not for Construction or Record

Job No. 19-0961
 DP01
 Sheet No. 1 of 1

Request

- Approval of Mountain Vista Design Guidelines
- Planned Area Development (PAD)
- Future administrative approval

Design Theme

- Supplements Mesa Design Guidelines
- Three building styles
- Required architectural features
- Landscape character areas



Design Standards

TABLE 1 – DESIGN ELEMENTS AND REQUIRED MATERIAL PERCENTAGES PER PARCEL

Parcel	Categories Legend: (1) A = Allowed C = Choice E = Encouraged Anticipated Primary Land Use (2)	Primary Materials							Secondary Materials (7)										Architectural Features (8)										
		Stucco	Concrete	Masonry	Stone	Brick	Nichiha	Required Max. % - All Facades (3)	Brick	Concrete	Masonry	Metal Panels	Stone	Nichiha	Glass / Glazing (4)	Stucco	Wood	Architectural Metals	Limited Finish	Required Min. % - Primary Facades (5)	Required Min. % - All Other Facades (6)	Large Overhangs	Wood soffits	Entry Statement	Balcony or Deck	2+ Building Styles	Decorative Screening	Recessed Windows	
A	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C	C
B	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C	C
C	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C	C
D1	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C	C
D2	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C	C
E	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C	C
F1	Commercial	A	A	A	C	C	C	50%	C	C	C	E	E	C	C	A	E	C	C	50%	50%	C	C	C	C	C	C	C	C
F2	Residential	A	A	A	C	C	C	75%	C	C	C	E	E	C	C	A	E	C	C	30%	25%	C	C	C	C	C	C	C	C

(1) FAQ: What is the difference between "Choice" and "Encouraged"? Answer: Both are allowed but neither are required. "Choice" design elements are at the discretion of the project designer. "Encouraged" design elements are those which are envisioned to be incorporated in the building design. When considering requests for deviations to the Design Guidelines, reviewers should consider the parcel owner's incorporation of "Encouraged" Design Elements in the building design.

(2) Anticipated land uses established at time these Design Guidelines were prepared.

(3) This percentage is the maximum percentage of Primary Material(s) per these Design Guidelines, subject to the allowances and limitations set forth herein. Primary Materials are generally flagged "A", but may be designed as "E" as they are allowed per the project designer's vision subject to the parameters of these Design Guidelines.

(4) Where glazing / glass is specifically used or listed as a possible Secondary Material by the project designer, it shall be included in the calculations for satisfying the % of required Secondary Materials. Percentage of exterior elevation calculation excludes glazing systems and openings in the case of parking structures. Purely artistic Murals may receive a 1:1 SF credit toward the Secondary Material % requirement, but in no event will a mural satisfy more than 3/4 of a building's single façade % requirement. Use of wood on the exterior elevations as well as any soffits will receive a 1:1 SF credit toward the Secondary Material % requirement. Wood decorative screening treatments which are not required for screening mechanical, back of house, etc., will receive a 1:1 SF credit towards the Secondary Material % requirement. EX: 100' x 60' building 18' tall: (100+60) x 2 x 18' = 5,760 SF of surface area - glazing (assume 1,760 SF) = 4,000 SF x % (assume 50%) = 2,000 SF

(5) The Primary Facade is "front" of a building that is traditionally used by the public as the primary entry.

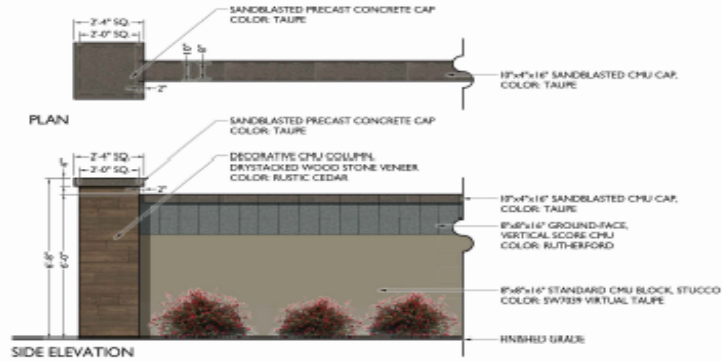
(6) Secondary Materials are shown at the minimum required percentage, subject to the requirement that the primary façades of multifamily residential buildings must have a minimum of 30% Secondary Material(s), which can be satisfied through 1 or more Secondary Materials. Commercial buildings have a requirement to meet at least 50% Secondary Materials, which can be satisfied through 2 or more Secondary Materials on the primary façade.

(7) Alternate materials and requests for deviations from the required % may be considered for approval in special circumstances or when meeting the standards of the "Secondary Materials – Percentage Clarification" for buildings over 3 stories and buildings that are not visible from a public street or a private drive.

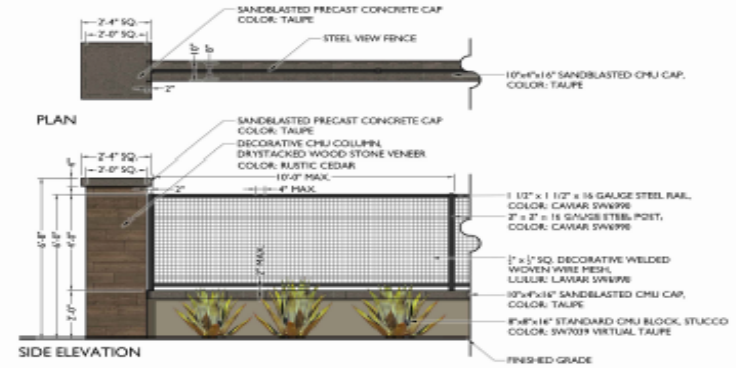
(8) A minimum of 2 required Architectural Features must be incorporated within the project. Project designers may choose any of these two options.

Wall Plan

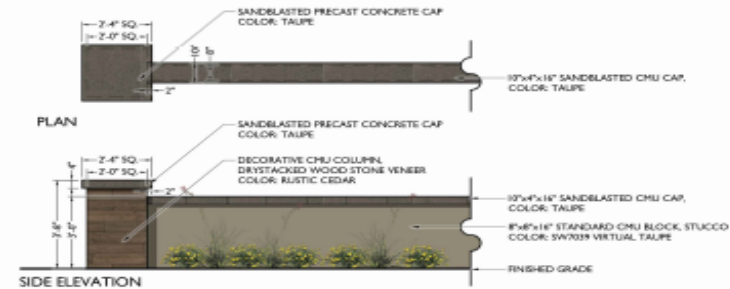
PRIMARY THEME WALL & DETAILS



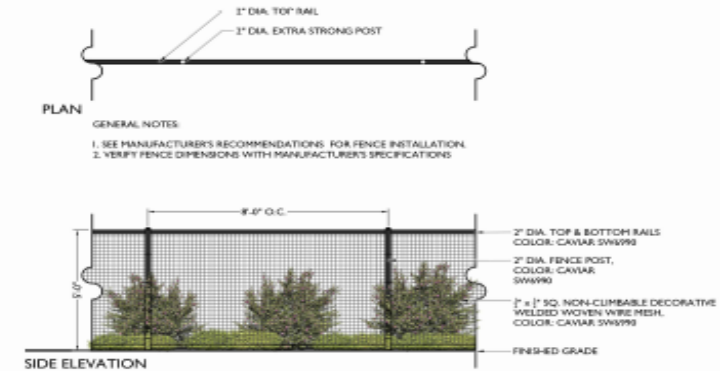
1 6' PERIMETER THEME WALL (PRIMARY)
Scale: 1/2" = 1'-0"



2 6' PARTIAL VIEW FENCE
Scale: 1/2" = 1'-0"



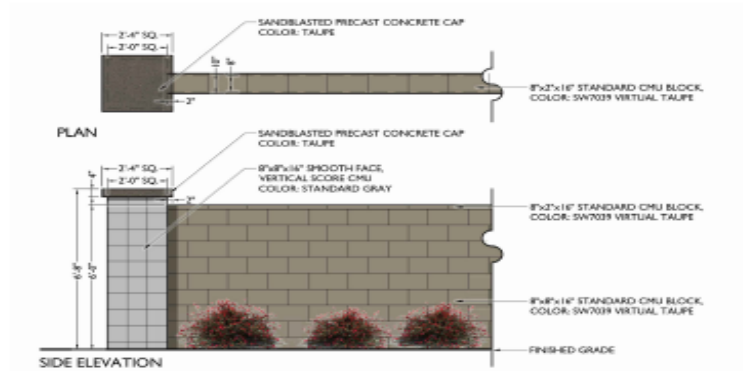
3 3' SCREEN WALL
Scale: 1/2" = 1'-0"



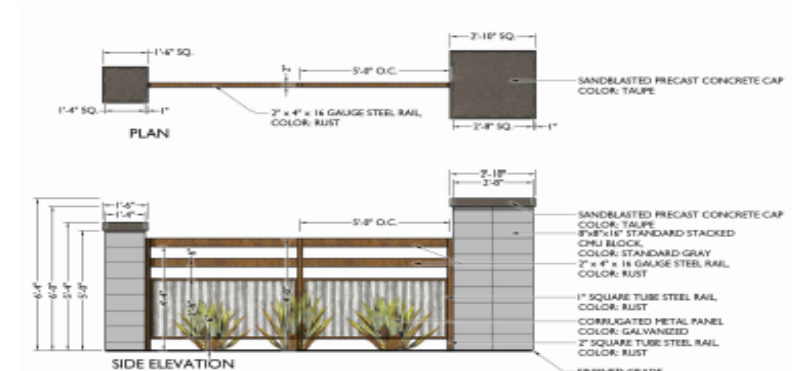
4 5' POOL/VIEW FENCE
Scale: 1/2" = 1'-0"

Wall Plan

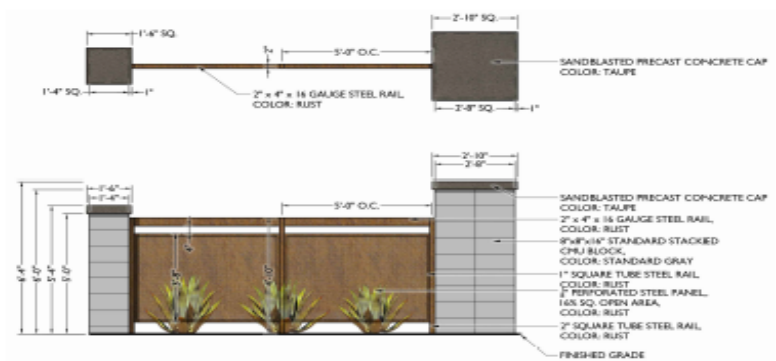
PRIMARY THEME WALL & DETAILS



1 6' PERIMETER THEME WALL (SECONDARY)
Scale: 1/2" = 1'-0"



2 PERIMETER FENCE - OPTION A
Scale: 1/2" = 1'-0"



3 PERIMETER FENCE - OPTION B
Scale: 1/2" = 1'-0"

Wall Plan

Wall Materials



Metal Color
Cevler SW6990 Color



Stucco
Virtual Taupe SW7039 Color



Vertical Score CMU Block - Ground Face
Rutherford Color



Drystacked Wood Stone Veneer
Rustic Cedar Color



Precast Concrete Cap
Gray



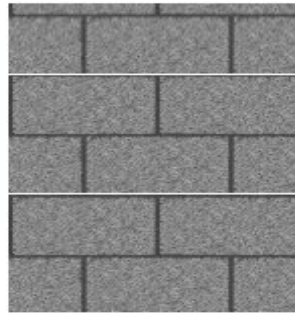
Metal Color
Rust Color



Precast Concrete Cap
Sandblasted Taupe Color



Corrugated Metal Panel
Galvanized Finish



CMU Block - Standard
Standard Gray

Summary

Findings

- ✓ Supplements Mesa Quality Design Standards
- ✓ Future administrative approvals

Staff Recommendation

Approval