

CITY OF PHOENIX

MAR 02 2022

**Planning & Development
Department**



Lumara

CASE NO. Z-48-21-1

LOCATED 265 FEET NORTH OF THE NORTHEAST CORNER
OF N. 19th AVE AND W. HAPPY VALLEY ROAD

1ST SUBMITTAL: July 7, 2021

2ND SUBMITTAL: September 10, 2021

3RD SUBMITTAL: October 7, 2021

HEARING DRAFT: November 18, 2021

CITY COUNCIL ADOPTED: February 2, 2022

A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies Zoning Ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary, such as, but not limited to, right-of way abandonments.

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A. PURPOSE AND INTENT

A1: Project Overview and Goals

Lumara is a proposed luxury multifamily community on 13.48 gross acres that will establish a new high quality residential living opportunity near a key intersection along the 19th Avenue corridor, a major linkage to employment, entertainment and retail shopping opportunities in the north Phoenix area. By providing a modern “lock and leave” living environment with all of the amenities that residents expect in a first class home, those that desire to live near their place of work as well as to enjoy all of the shopping, dining, and entertainment located in close proximity, Lumara (the “Project”) will exceed their expectations. To summarize the primary goal of the Project, it is to (i) establish a quality modern urban living experience, both internally (via amenities, unit finishes and tenant services) and externally (by locating new residents in close proximity to a full live/work/play environment available in the immediate area) for its future residents; (ii) to provide a full service housing option not readily available in the immediate area (the majority of the new construction in the area is detached single-family residences); and (iii) to create a visually pleasing grouping of structures that complements other new development in the area while providing a transition of structural mass and form that will buffer the rural large-lot single-family community to the north/northeast from the noise, traffic and general busyness of the more intensive and rapidly growing Norterra area while acting as an edge between these two unique development patterns.

A2: Overall Design Concept

The overall design concept for the Project is a clean-cut, modern design vernacular that is focused on the creation of a “modern luxury” built environment, both visually (in its appearance) and functionally (in its amenities and resident services). The Project’s design, articulation, and use of materials provides for quality buildings that will create visual interest from 19th Avenue as well as Happy Valley Road and for the surrounding properties, reflecting a modern desert design with elevations that focus on the expression of the dwelling units, with contemporary elements that features the use of stone veneers, textured fiber cement siding, use of a varied light, mid-range and dark color palette as well as movement in the elevation at the base, middle and top of the structure that contributes to the quality design and appearance.

To accomplish the transitional goal noted above between 19th Avenue and the neighborhoods to the north and northeast, the Project’s varying height establishes a framing edge from the commercial and industrial businesses to the south as well as establishing a strong transitional buffer, acting as a buffer from the noise and activities of 19th Avenue while providing a step-down transition to the east to reduce visual impacts and lines of site to/from the neighborhood beyond. Along the 19th Avenue frontage, a visual transition is provided along the building’s frontage via a similar stepdown design, a design detail that, when combined with generous front setbacks, adds visual interest and appropriate scale along this busy arterial roadway.

B. LAND USE PLAN

B1: Proposed Land Use Categories

The Project is a 13.48-acre luxury residential community of a total of 470 dwelling units (34.9 du/gross ac) with associated private residential amenities and resident services.

B2: Conceptual Site Plan Summary

The conceptual site plan provided herein illustrates the proposed site design, subject to modifications as the Project is processed through the City's site plan and building permit approval processes.

The Project's "front door" is along 19th Avenue, with the main clubhouse facility/primary entry located mid-point of the building façade. Secondary egress is provided at the northwestern corner of the site. The community is fully gated. Parking is provided in a mix of covered and open surface parking stalls, as well as within private "tuck-under" garages. Building massing is focused on the interior of the site, with a three-story perimeter along the 19th Avenue frontage as well in the north 300 feet of the property, allowing for generous perimeter setbacks and landscaping for the majority of the development. In addition, parking areas are located between the property edges and the buildings, further separating the development from its neighbors. Resident amenities are located in three (3) fully wrapped courtyards which provides all units to have a pleasant view. The buildings are all linked with a visually enhanced pedestrian walkway system to encourage both internal as well as external pedestrian movements.

C. LIST OF USES

The Zoning Administrator may issue interpretations for land uses that are analogous to those listed in Section C, List of Uses, as authorized by Zoning Ordinance Section 307.A.3.

C1: Permitted Uses

- Multifamily residential dwelling units

C2: Temporary Uses

- All temporary uses shall comply with Section 708 of the City of Phoenix Zoning Ordinance.

D. DEVELOPMENT STANDARDS

D1: Development Standards Table

The following development standards apply to any multifamily development of the Property.

Development Standards	
a. Maximum Residential Unit Count Maximum Dwellings Maximum Density	470 34.9 du/gross acre
b. Minimum Lot Width/Depth	No Minimum
c. Minimum Building Setbacks ¹	
North (Desert Hollow Drive)	10'
North (Internal Property Line)	105'
South (Internal Property Line)	60'
East (Internal Property Line)	59'
West (19 th Ave.)	62'
West (Internal Property Line)	59'
d. Minimum Surface Parking Setbacks	10'
e. Minimum Parking Canopy Setbacks	10'
f. Maximum Building Height	49' feet
g. Maximum Lot Coverage	50% of Total Net Site Area
h. Minimum Open Space	Minimum of 15% of total Gross Site Acreage. Excludes required landscape setback areas.
i. Building Massing	<p>As shown on the conceptual site plan, the tallest portions of the project are along 19th Avenue and in the middle of the site. This strategy moves height away from nearby homes and focuses it toward the internal section of the site to create step downs to lower height development to the north and east of the project. Final plans for the development should include such massing for primary structures.</p> <p>To further ensure an appropriate height transition to abutting properties building height (massing) shall:</p> <ul style="list-style-type: none"> • Not exceed 3 stories or 45' within 350 feet of the northern most property line (at the northeast corner of the site).

¹ Parking canopies exempt, see D1.e.

D2: Landscape Standards Table

Minimum Landscape Setbacks	
West (19 th Avenue Frontage)	20'
West (Not abutting Right of Way)	10'
All other property lines	10'

D2: Landscape Standards Table

Minimum Landscape Standards	
<p>a. Streetscape - Adjacent to 19th Avenue (West Property Line) Adjacent to Desert Hollow Drive (North Property Line)</p>	<p>50% 2"-caliper trees; 25% 3"-caliper trees; 25% 4"-caliper trees planted 20' on center or in equivalent groupings, except for within driveways or sidewalks and excludes any areas where existing easements restrict tree plantings and those areas with overhead electrical lines.</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved or hardscaped shall include landscaping materials at a minimum of 50% living groundcover.</p> <p>The streetscape adjacent to 19th Avenue requires the A Street Section. An A section requires detached sidewalks where a minimum 5-footwide sidewalk is required, and a minimum 13-foot-wide landscape area is required.</p> <p>Where utility conflicts arise, the developer shall work with the Planning and Development Department on alternative design solutions consistent with a pedestrian environment.</p>
<p>b. Perimeter Property Lines – Not Adjacent to Public Right-of-Way (North, East, South, and West Property Line)</p>	<p>100% 2" Caliper Trees (or greater) planted 25' on center or in equivalent groupings, except for within driveways or sidewalks and excluding any area along a required fire lane where landscape area is not able to support</p>

	<p>trees (in which case one (1) shrub per 5 feet shall be provided in lieu of required trees).</p> <p>Five (5) 5-gallon drought-resistant shrubs per tree.</p> <p>Any open area not improved or hardscaped shall include landscaping materials at a minimum of 50% living groundcover.</p>
c. Parking Lot Landscaping	Minimum 15% of parking lot shall be landscaped.
d. Minimum Total Open Space	Minimum of 15% of total Gross Site Acreage. Excludes required landscape setback areas.
e. Plant Palette	All plant materials outside of internal courtyards shall consist of those listed on the City of Phoenix low-water use plant list.

D3: Parking

Parking Standards	
Minimum Parking Standards	
<ul style="list-style-type: none"> a. Residents b. Unreserved Visitor c. Bicycle Parking 	<ul style="list-style-type: none"> 1.5 spaces per dwelling unit .26 spaces per dwelling unit 0.25 spaces per dwelling unit <p>(maximum requirement for bicycle parking is 50 spaces)</p>
Bicycle Parking Locations	To be installed in conformance with Section 1307.H, except as follows: (i) Inverted-U style bicycle racks or artistic style racks consistent with the City of Phoenix preferred designs (see Comprehensive Bicycle Master Plan, Appendix K) shall be provided.

D4: Fences/Walls

Fences/Walls
Fences and walls shall comply with Ordinance Section 703 for multifamily developments.

D5: Shade

Shade
Building and Shade
Shading, which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all public sidewalks where possible due to utility and drainage restrictions. Private sidewalks shall require a minimum of 50% shading. All shade calculations shall be based on the summer solstice at noon.

D6: Lighting Plan

Lighting
All site lighting will comply with the standards of the Phoenix Zoning Ordinance, as well as applicable City standards.

E. DESIGN GUIDELINES

The following design guidelines shall be provided for in the final plans for a multifamily development, those standards not addressed herein development shall comply with Ordinance Section 507 Tab A:

E1: Design Guidelines

E1. Design Guidelines	
a. Exterior Materials	<p>Quality elevations require the use of a variety of materials, particularly in the details of the façade design. All sides of the building shall exhibit four-sided architecture. To achieve this, the following standards apply:</p> <ul style="list-style-type: none"> • Materials for the external façade to include a minimum of: <ul style="list-style-type: none"> ○ 55% Plaster ○ 15% Glazing ○ 10% Cement Board ○ 4% Metal Railings • Use of Stucco is limited to no more than 80% of the total building elevations.
b. Color Palette	<p>The projects color pallet will consist of brown and grey tones to blend with the surrounding terrain and developments. Body paint colors are configured with lighter tones at the upper section of the building and darker tones at the lower section of the buildings.</p>
c. Balconies and Patios	<p>All units shall have a private balcony or patio with a minimum of 5 feet in depth.</p> <ul style="list-style-type: none"> • 26% of private balconies or patios shall have a minimum of 48 square feet total area • 74% of private balconies or patios shall have a minimum of 60 square feet total area
d. Off-site Pedestrian Circulation	<p>Detached sidewalks shall be provided along 19th Avenue with trees and shrubs except when adjacent to the right turn lane.</p>
e. On-site Pedestrian Circulation	<p>All pedestrian pathways that cross over parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.</p>

f. Pedestrian Gates/ Access Points	A total of no less than three (3) gated pedestrian access points shall be provided to permit (i) access to 19 th Avenue at or near the southwest and northwest corners of the site and (ii) at or near the main entrance drive area. Said access points shall have a pathway to a building entry that is as direct a route as practical. For implementation purposes, the intent of this provision is to encourage walking to/from the development to 19 th Avenue (and points beyond).
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E2: Landscape Design Guidelines

E2. Landscape Design Guidelines	
a. Uniform Streetscape Design	<p>Enhanced entry into the development off 19th Avenue shall be comprised of:</p> <ul style="list-style-type: none"> • Pedestrian pathway connecting the interior of the development to the public sidewalk along the vehicular driveway • Pedestrian pathway will be landscaped with drought-tolerant plant materials providing seasonal interest and 75 percent live cover. • Trees shall be provided at 2-inch caliper or larger with a minimum of five 5-gallon shrubs per tree, seasonal color flower beds, and 75 percent live cover along both sides of the driveway. • The entry driveway surface shall be constructed of decorative pavers, stamped, or colored concrete, or another material, other than those used to pave the parking surfaces, as approved by the Planning and Development Department. <p>The landscape along the public right-of-way shall:</p> <ul style="list-style-type: none"> • Meet or exceed the Landscape Standards set forth in Sections D2; and shall include: <ul style="list-style-type: none"> ▪ 3 different shrub species ▪ 3 different accent species ▪ 1 different groundcover species
b. Uniform Perimeter Design	The landscaping along the interior lot lines at the property perimeter will be designed to have a uniform appearance and shall include the following:

	<ul style="list-style-type: none"> • Multi-trunk Mesquite, Foothills Palo Verde or Acacia Trees, or similar Native species, meeting or exceeding the Landscape Standards set forth in Sections D2/d • 2 different shrub species • 2 different accent species • 1 different groundcover species
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E3: Amenities

E3. Amenities	
a. Resident Amenities	<p>Residential amenities shall include a swimming pool and a minimum of three (3) of the following:</p> <ul style="list-style-type: none"> • Resident lounge/clubhouse • Internal walking path/loop • Fitness center • Dog park • Lounge deck • Shaded outdoor dining area(s) • Water feature(s) • Barbeque grill(s) • Fire feature(s) • Seating node(s) • Trellis areas (to provide shaded seating zones)

F. SIGNS

F1: Signs

The PUD proposes signs to be in compliance with Section 705 of the Zoning Ordinance.

G. SUSTAINABILITY

G1: City Enforced Standards

The following standards are standards that are measurable and enforceable by the City and will be provided:

- As encouraged by Reimagine Phoenix, commercial recycling receptacles will be provided onsite.
- Dual Glaze Windows with High Performance Low-e Glazing.
- All primary site lighting will be LED lighting.
- Provide water efficient landscaping (drought tolerant plants).
- Utilize a drip irrigation system with a 'smart' controller to minimize water waste.
- Salvage and reuse of existing trees is strongly encouraged

G2: Developer Enforced Standards

Toll Brothers will contribute to the City of Phoenix initiatives by addressing the following:

- Utilize low water usage plumbing fixtures.
- Encourage the design of buildings' HVAC systems to eliminate the usage of CFC's and CFC based refrigerants.
- Encourage the use of water-based adhesives on all VCT and vinyl flooring to minimize VOC off gassing.
- Lower flow toilets and showerheads.
- Energy Star Rated appliances.
- Reduce heat island effect through ample open space, desert adapted landscaping and vegetation to include, shrubs etc.
- Use of synthetic turf (outside of any landscape setback).
- Provide as much shade as practical.
- Recycling services will be provided for tenants.
- Tenant invoicing and billing services will be paperless.

H. INFRASTRUCTURE

H1: Grading and Drainage

The west portion of the site is currently vacant consisting of native desert, along 19th Ave. The east portion of the site consists of 4 single family developments. The site is located within the Scatter Wash Drainage Area. The drainage pattern for storm water starts at the Arizona Canal, east of the site, and drains to the southwest, to 19th Ave. There is no existing storm drain infrastructure that mitigates any of the overland stormwater flow. It isn't until the stormwater reaches 19th Ave that the stormwater is then captured by large inlets and conveyed by an existing 72" storm drainpipe down to Happy Valley Rd. The new development will be required to capture the off-site stormwater flows from the east and convey it through the site and to the historical discharge areas that are along 19th Ave and along the southern property line. There are no off-site flows affecting the site from 19th Ave. The site will be required to retain the 100-year 2-hour storm event. There will be underground CMP tanks installed to accommodate the required retention and drywells to percolate the storm water.

H2: Water and Wastewater

There is an existing 12" waterline in 19th Ave that will be used to service the site. A looped 6" potable waterline and 8" fireline will be installed on site and tied to the existing 12" waterline. There is no existing sewer in 19th Ave. A new 12" sewer line will be required to be installed in 19th Ave and tied to the existing 12" sewer in Happy Valley Rd. The sewer line extension will be coordinated with the proposed development to the north that will also need the sewer to be extended to the site. The site will be required to install one 8" sewer service that will accommodate the site in its entirety.

H3: Circulation Systems

According to the traffic generation statement that was conducted for the project (filed under separate cover), it was determined that the proposed use of the site would generate 2,560 weekday trips, with 156 trips (41 in, 115 out) during the AM peak hour and 196 trips (120 in, 76 out) during the PM peak hour.

The project is planned to have two (2) access points: One onto 19th Avenue and one onto Desert Hollow Drive.

In 2018, the City of Phoenix adopted its Complete Streets Design Guidelines with the goal of promoting health and safety through active streetscapes. The City of Phoenix Complete Streets Design Guidelines include a number of suggestions for new development, some of which noted below are applicable to the Project:

- Streets should be designed to promote safety for all users, particularly children, the elderly, those with disabilities, transit users and more vulnerable modes (walking, bicycling, transit). See **Section E1.d: Pedestrian Circulation**, “All pedestrian pathways that cross over parking lot surfaces shall feature enhanced surfacing materials, such as stamped or colored concrete, bricks or other pavement treatments, that visually contrast with the adjacent parking and drive aisle surfaces shall be provided to delineate all areas where pedestrian paths cross drive aisles and parking fields.” **Section E1.e: Pedestrian Gates/Access Points** requires that the Project provide a “minimum of two (2) pedestrian access points (gates) shall be provided to permit access to 19th Avenue at the southwest and northwest corners of the site, and at the main entrance drive area. Said access points shall have a pathway to a building entry that is as direct a route as practical. For implementation purposes, the intent of this provision is to encourage walking to/from the development and 19th Avenue.”
- Shade should be a primary technique in projects to reduce ambient temperatures and reduce direct sunlight exposure for pedestrians and cyclists. See **Section D5: Shade**, shading “which may be architectural, vegetative or any combination thereof, shall be provided at a minimum of 75% for all public sidewalks. Private sidewalks shall require a minimum of 50% shading. All shade calculations shall be based on the summer solstice at noon.”

I. COMPARATIVE ZONING STANDARDS

I: Comparative Zoning Standards Table

Standards	R-5 Standards	RE-43 Standards (Maricopa County)	Proposed PUD Standards
a. Minimum Lot Dimensions (Width and Depth)	45' x 110'	100' x 175' (43,560 min sq.ft.)	None
b. Dwelling Unit Density (Units/Gross Acre)	6.5; 12 with bonus	1 single-family dwelling per lot	34.9
c. Building Setbacks Front: Rear: Side:	15' 20' (2-story) 15' (2-story)	40' 40' 30'	Front (19 th Ave.): 62' Rear (East Internal Property Line): 62' Side (North Desert Hollow Drive): 10' Side (North Internal Property Line): 110' South (Internal Property Line): 60' Side (West Internal Property Line): 59'
d. Landscape Setbacks Front: Rear: Side:	20' 10' 10'	None None None	20' 10' 10'
e. Maximum Height	2 stories and 30' (3 stories not exceeding 30' when approved)	2 stories or 30'	4 stories or 49'
f. Maximum Lot Coverage	40% (Primary structure)/ 50% total	30%	50%

J. LEGAL DESCRIPTION

J. Legal Description

Parcel No. 1 Per Deed 20060434557 (APN 210-10-030B):

Lots 39, Section 6, Township 4 North, Range 3 East of The Gila And Salt River Base And Meridian, Maricopa County, Arizona

Except all Coal, oil, gas and other Mineral deposits as reserved in patent from the United States of America.

Parcel No. 2 Per Deed 20060434557 (APN 210-10-023A):

Lots 43, Section 6, Township 4 North, Range 3 East of The Gila And Salt River Base And Meridian, Maricopa County, Arizona

Except all Coal, oil, gas and other Mineral deposits as reserved in patent from the United States of America.

Parcel No. 3 Per Deed 20180399909 (APN 210-10-008F):

Lot forty (40), section six (6), township four (4) North, range three (3) East of the Gila and salt river base and meridian, Maricopa County, Arizona;

Except the North 330 feet of the East 165 feet thereof, which said Lot 40 is also known as the West Half of the Northeast Quarter of the Southwest Quarter of the Southwest Quarter of Section 6, township 4 North, range 3 East of the Gila and salt river base and meridian, Maricopa County, Arizona;

Except the South half;

Except all Coal, oil, gas and other Mineral deposits as reserved in patent from the United States of America.

Parcel No. 4 Per Deed 200907986 (APN 210-10-008G):

The East 165 Feet Of The North 339 Feet Of G.L.O. Lot 40 (Sometimes Referred To As The West Half Of The Northeast Quarter Of The Southwest Quarter Of The Southwest Quarter) Of Section 6, Township 4 North, Range 3 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona;

An Undivided Interest In That Part Of G.L.O. Lot 34 Of Section 6, Township 4 North, Range 3 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona, Described As Follows:

Beginning 50 Feet North Of The Southwest Corner Of Said G.L.O. Lot 34;

Thence North 20 Feet;

Thence East 20 Feet;

Thence South 20 Feet;

Thence West 20 Feet To The Point Of Beginning;

Except All Coal, Oil, Gas And Other Minerals As Reserved In The Patent To The United States Of America, Recorded In Docket 4299, Page 244.

Parcel No. 5 Per Deed Number 20120544055 (APN 210-10-008B):

The Southwest Quarter Of Lot 40, Section 6, Township 4 North, Range 3 East Of The Gila And Salt River Base And Meridian, Maricopa County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits as reserved in the Patent.

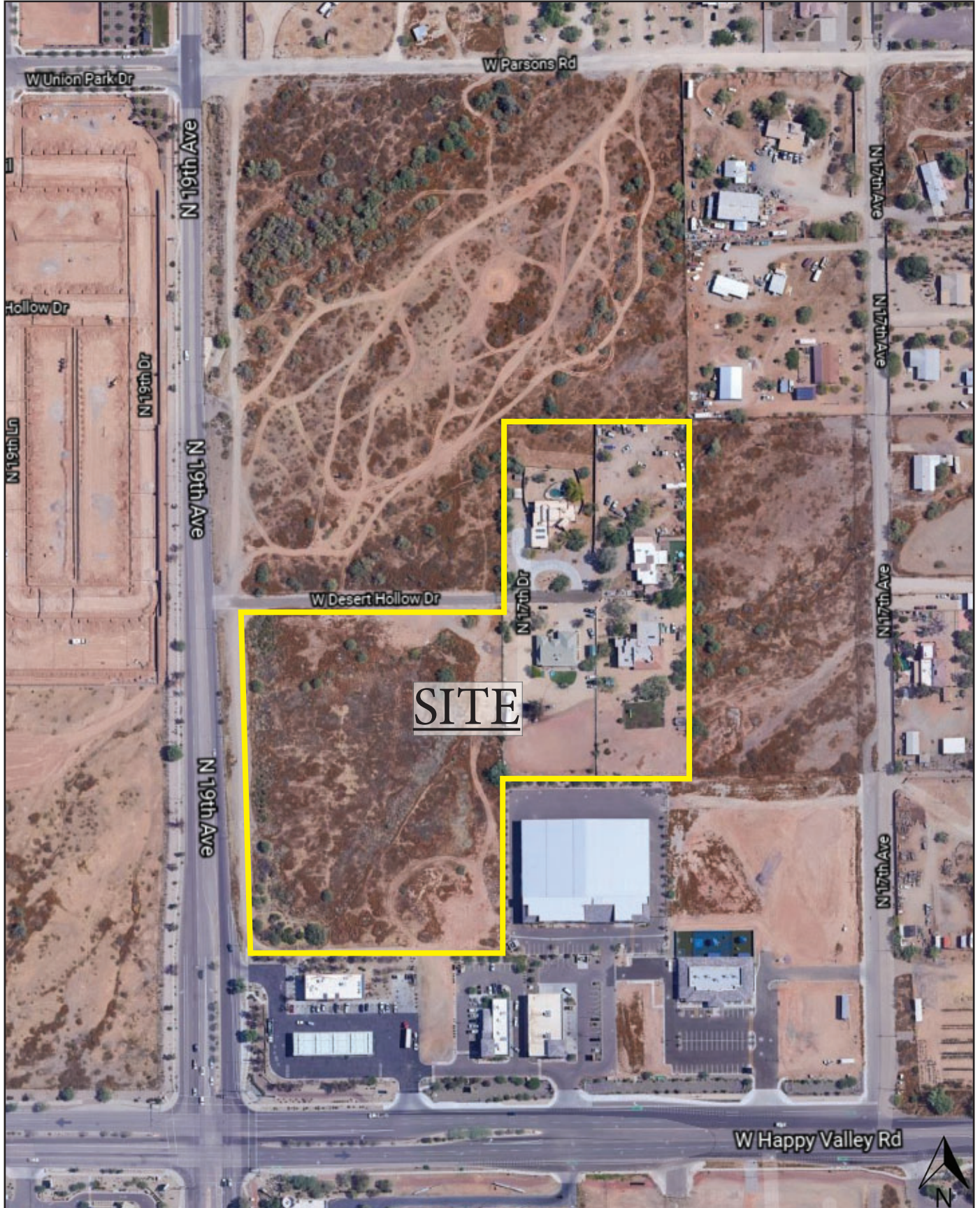
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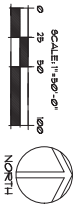
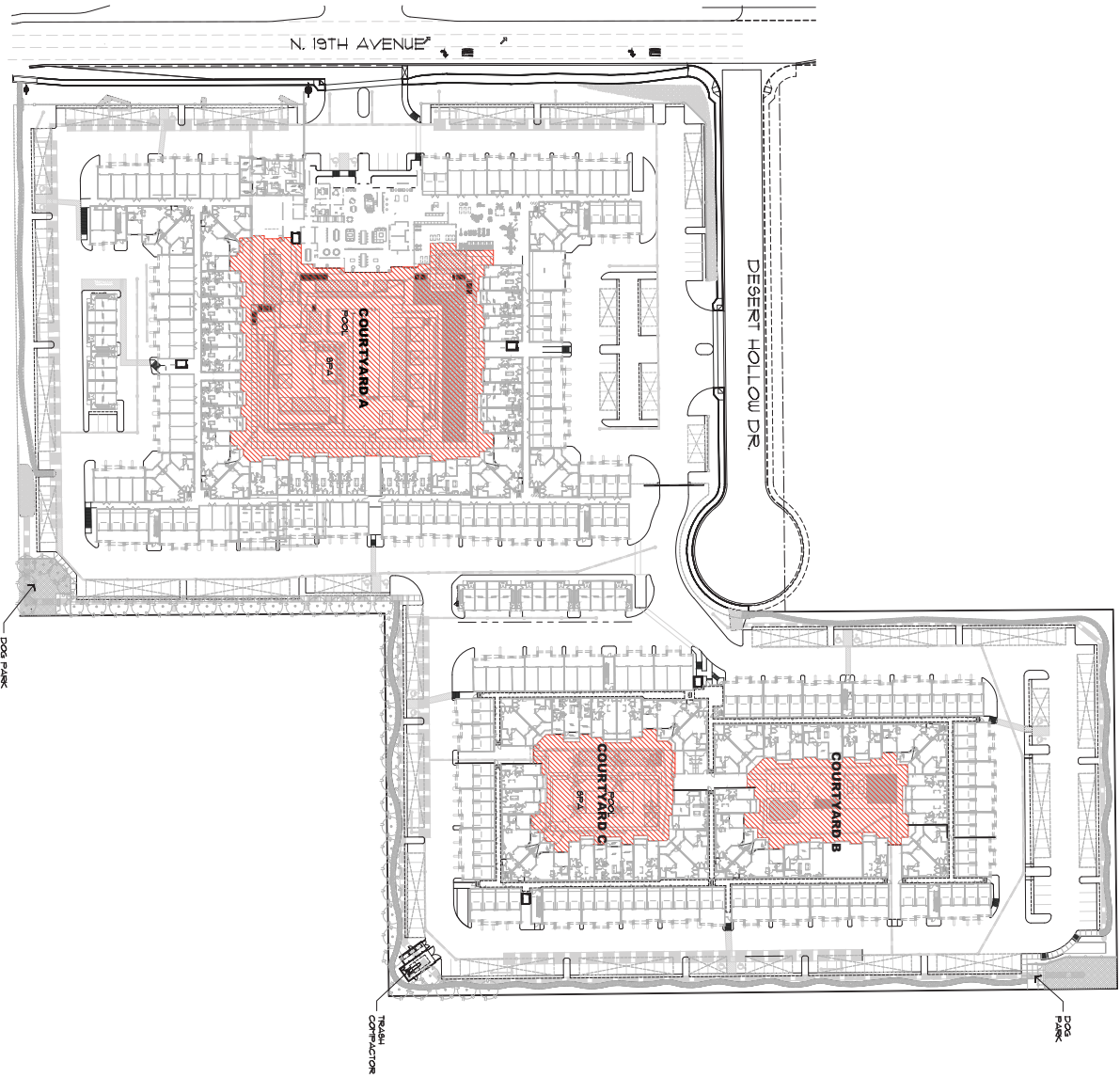
The Southeast Quarter of The Following Described Property:

Lot 40, Section 6, Township 4 North, Range 3 East of The Gila And Salt River Base and Meridian, Maricopa County, Arizona.

Except all the coal, oil, gas and other mineral deposits as reserved in the patent to said land.

SITE AERIAL

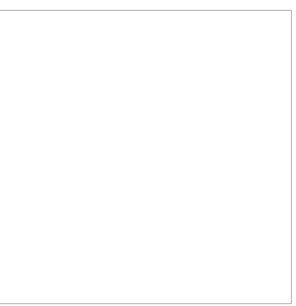




OPEN SPACE CALCULATIONS

SITE AREA	54,360 SF / 1.25 ACRES
NET	54,360 SF / 1.25 ACRES
OPEN SPACE	54,360 SF / 1.25 ACRES
REQUIRED, 10% OF GROSS ACRES (SEC 150)	5,436 SF / 0.125 ACRES
PROVIDED PROPOSED SF / 53,974 SF + 386 SF	54,360 SF / 1.25 ACRES
COURTYARD A	24,351 SF
COURTYARD B	10,719 SF
COURTYARD C	19,290 SF
TOTAL	54,360 SF

KIM SHINE
PROJECT LEADER
05.04.25



Conceptual Open Space Plan

LANDSCAPE IMPROVEMENTS

Lumara

NEC of 19th Avenue and Happy Valley rd. Phoenix, AZ

DATE	02/01/2022
BY	KL
FOR	KL
PROJECT	CL-3
DATE	02/01/2022
BY	KL
FOR	KL
PROJECT	CL-3

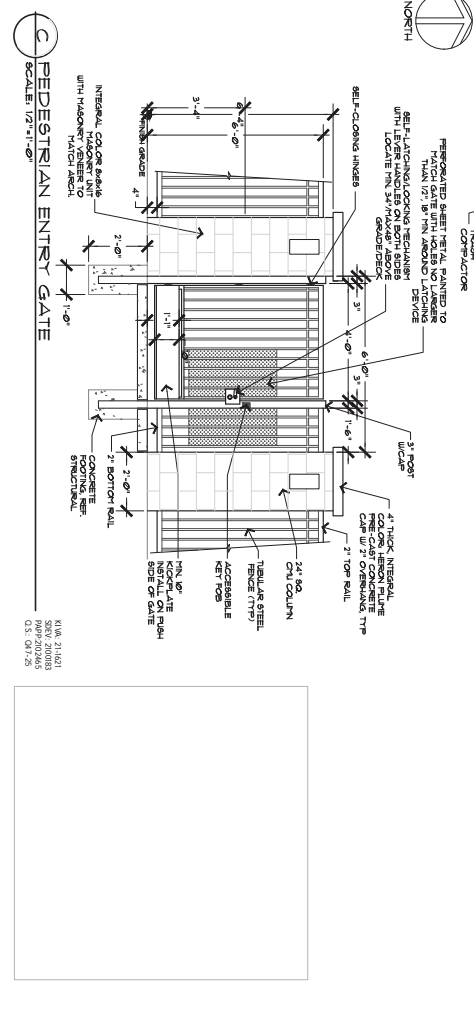
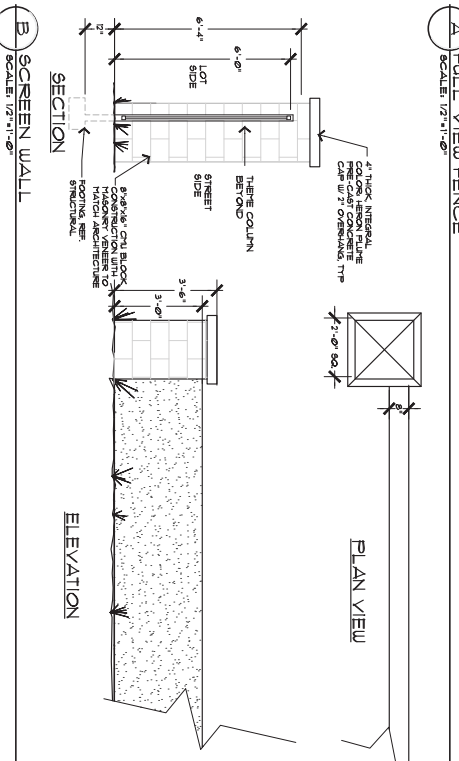
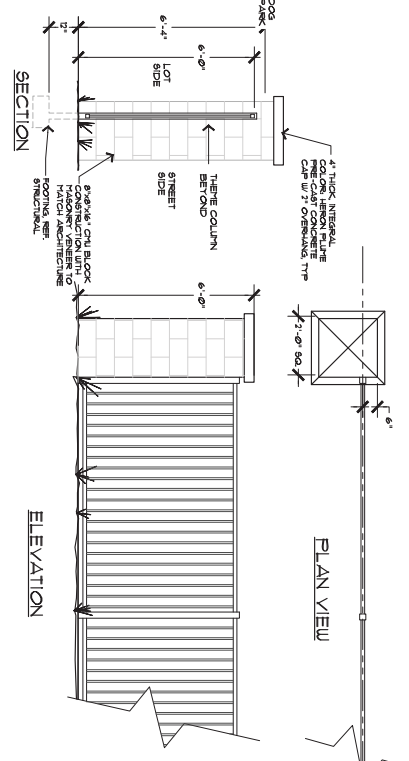
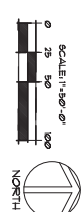
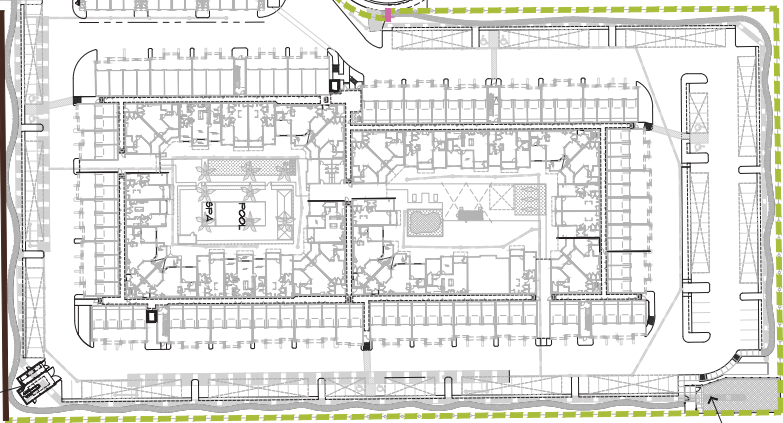
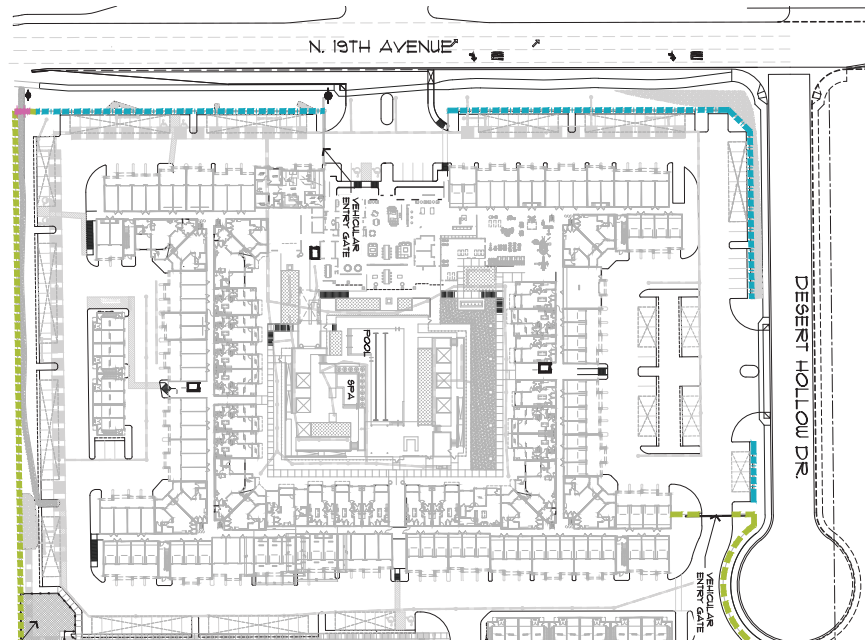


COLLABORATIVE DESIGN STUDIO

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Phoenix, AZ 85021
Office: 480.248.0590
Cell: 480.248.0591

WALL PLAN AND DETAILS

- FULL VIEW FENCE - REF. DETAIL A SHEET CLS-4
- SCREEN WALL - REF. DETAIL A SHEET CLS-4
- PEDESTRIAN ENTRY GATE - REF. DETAIL C SHEET CLS-4
- EXISTING WALL TO REMAIN



Conceptual Wall Plan

LANDSCAPE IMPROVEMENTS

Lumara

NEC of 19th Avenue and Happy Valley rd. Phoenix, AZ


COLLABORATIVE DESIGN STUDIO
 COLLABORATIVE V.
 7713 EAST 1ST AVE.
 SUITE 103
 SCOTTSDALE, ARIZONA
 85251
 OFFICE: 480.24.65590
 FAX: 480.24.65590
 WWW.CDSSTUDIO.COM

EXPIRES: 03.30.2022


DRAWN BY: SHINDO
 CHECKED BY: PV
 DATE: FEBRUARY 17, 2022
 PROJECT: LUMARA
 PC: 20220101

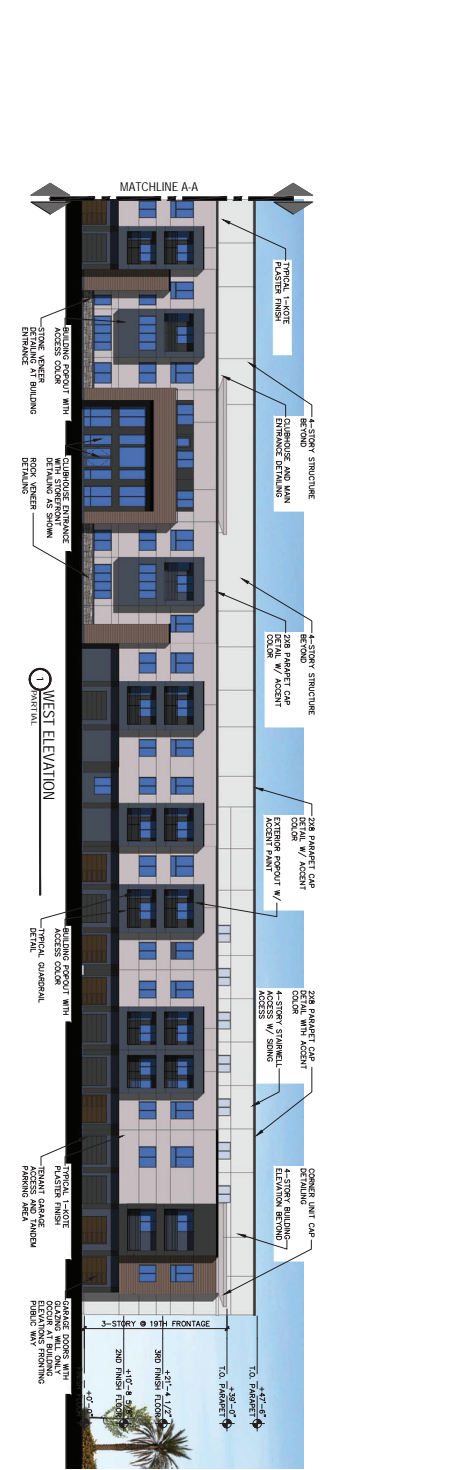
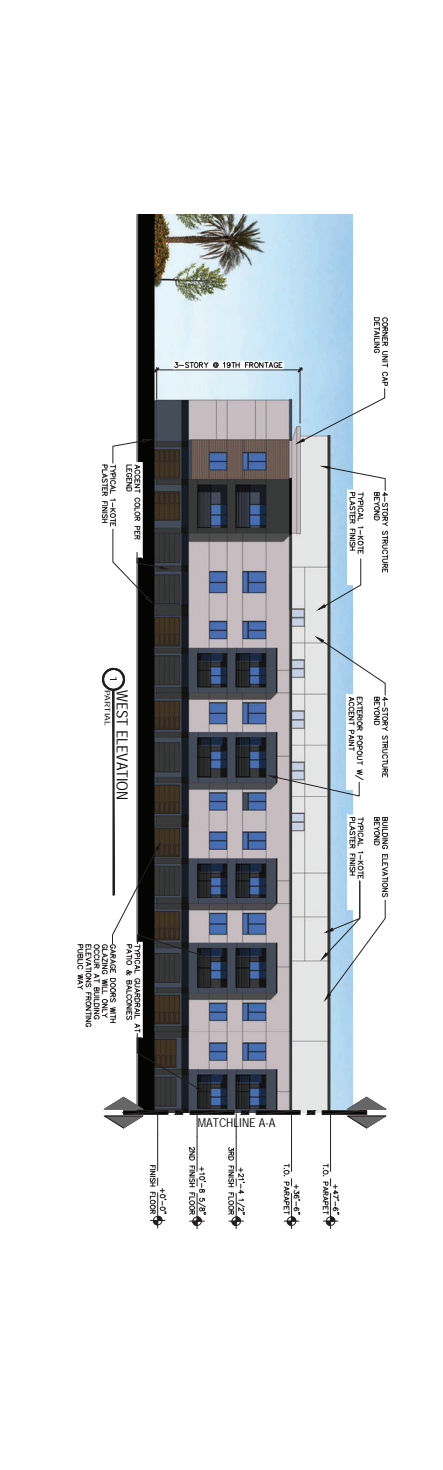
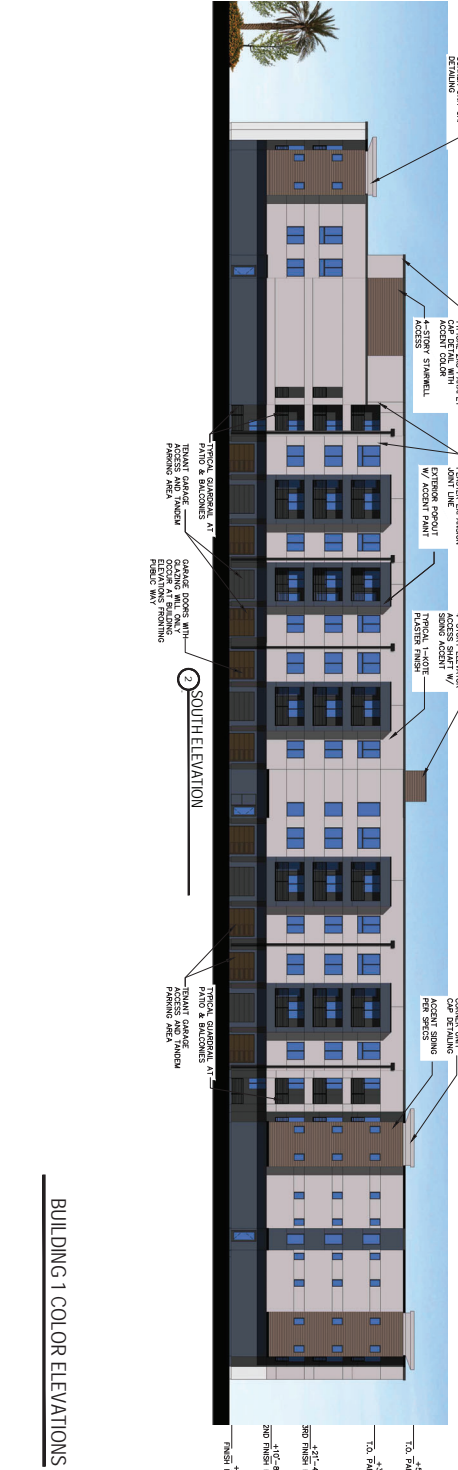
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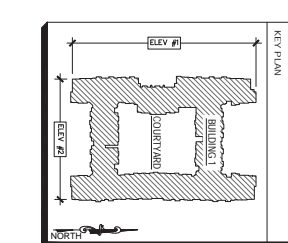








BUILDING 1 COLOR ELEVATIONS



GENERAL ELEVATION NOTES:

1. ALL LEAF MATERIALS IDENTIFIED THROUGHOUT SHALL BE FULLY SUBSTITUTED BY MARKET AVAILABLE EQUIV. TO BE IDENTIFIED BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. EXCEPT WHERE SHOWN, THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN.
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6. EXCEPT WHERE SHOWN, THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN.
7. EXCEPT WHERE SHOWN, THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN. THE ROOF SHALL BE A 2" MIN. SLOPE TO DRAIN.

EXTERIOR COLOR SCHEME 1:

- 1. BOY COLOR #1: MAIN UPPER BOY COLOR
- 2. BOY COLOR #2: MAIN UPPER BOY COLOR
- 3. BOY COLOR #3: MAIN UPPER BOY COLOR
- 4. BOY COLOR #4: MAIN UPPER BOY COLOR
- 5. BOY COLOR #5: MAIN UPPER BOY COLOR
- 6. BOY COLOR #6: MAIN UPPER BOY COLOR
- 7. BOY COLOR #7: MAIN UPPER BOY COLOR
- 8. BOY COLOR #8: MAIN UPPER BOY COLOR
- 9. BOY COLOR #9: MAIN UPPER BOY COLOR
- 10. BOY COLOR #10: MAIN UPPER BOY COLOR

GENERAL COLOR PALETTE

THE PROPOSED COLOR PALETTE WILL BE USED WITH THE EXTERIOR REPORT AND EXTENSIONS. ALTHOUGH THIS IS A GENERAL COLOR PALETTE, IT WILL BE CHANGED TO ONE FOR EACH BUILDING ITS OWN IDENTITY.

EXTERIOR COLOR SCHEME 1:

- 1. BOY COLOR #1: MAIN UPPER BOY COLOR
- 2. BOY COLOR #2: MAIN UPPER BOY COLOR
- 3. BOY COLOR #3: MAIN UPPER BOY COLOR
- 4. BOY COLOR #4: MAIN UPPER BOY COLOR
- 5. BOY COLOR #5: MAIN UPPER BOY COLOR
- 6. BOY COLOR #6: MAIN UPPER BOY COLOR
- 7. BOY COLOR #7: MAIN UPPER BOY COLOR
- 8. BOY COLOR #8: MAIN UPPER BOY COLOR
- 9. BOY COLOR #9: MAIN UPPER BOY COLOR
- 10. BOY COLOR #10: MAIN UPPER BOY COLOR

EXTERIOR COLOR SCHEME 1:

- 1. BOY COLOR #1: MAIN UPPER BOY COLOR
- 2. BOY COLOR #2: MAIN UPPER BOY COLOR
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- 4. BOY COLOR #4: MAIN UPPER BOY COLOR
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- 6. BOY COLOR #6: MAIN UPPER BOY COLOR
- 7. BOY COLOR #7: MAIN UPPER BOY COLOR
- 8. BOY COLOR #8: MAIN UPPER BOY COLOR
- 9. BOY COLOR #9: MAIN UPPER BOY COLOR
- 10. BOY COLOR #10: MAIN UPPER BOY COLOR

EXTERIOR COLOR SCHEME 1:

- 1. BOY COLOR #1: MAIN UPPER BOY COLOR
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- 3. BOY COLOR #3: MAIN UPPER BOY COLOR
- 4. BOY COLOR #4: MAIN UPPER BOY COLOR
- 5. BOY COLOR #5: MAIN UPPER BOY COLOR
- 6. BOY COLOR #6: MAIN UPPER BOY COLOR
- 7. BOY COLOR #7: MAIN UPPER BOY COLOR
- 8. BOY COLOR #8: MAIN UPPER BOY COLOR
- 9. BOY COLOR #9: MAIN UPPER BOY COLOR
- 10. BOY COLOR #10: MAIN UPPER BOY COLOR

REFERENCES

1	AS 6.2	AS 6.2
2	AS 6.2	AS 6.2
3	AS 6.2	AS 6.2
4	AS 6.2	AS 6.2
5	AS 6.2	AS 6.2
6	AS 6.2	AS 6.2
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8	AS 6.2	AS 6.2
9	AS 6.2	AS 6.2
10	AS 6.2	AS 6.2

AS 6.2

LUMARA Apartment Homes

N.E.C. OF 19TH AVE AND HAPPY VALLEY RD., PHOENIX, ARIZONA

TOLL BROTHERS APARTMENT LIVING

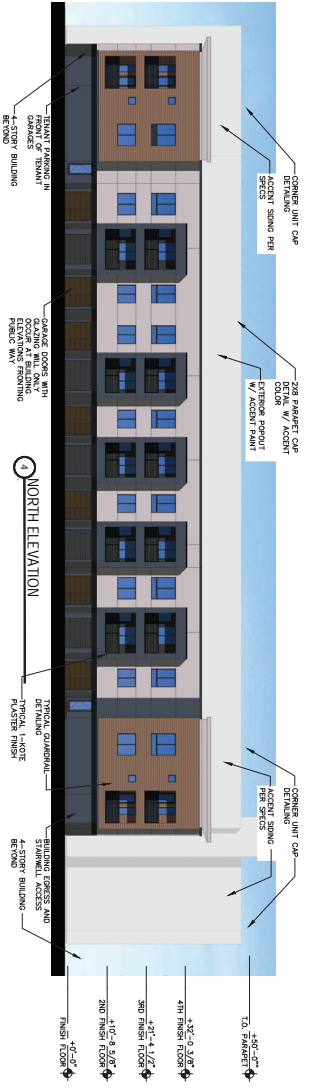
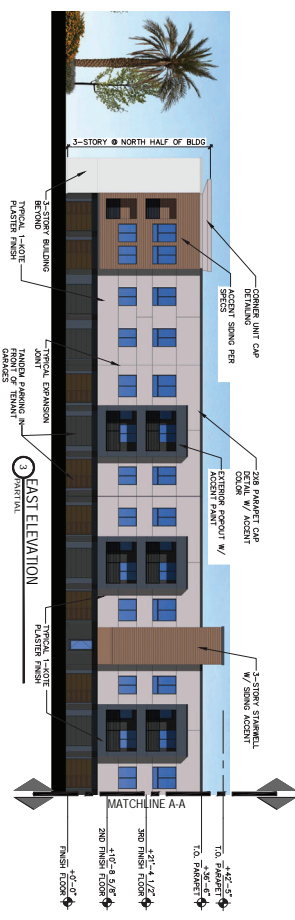
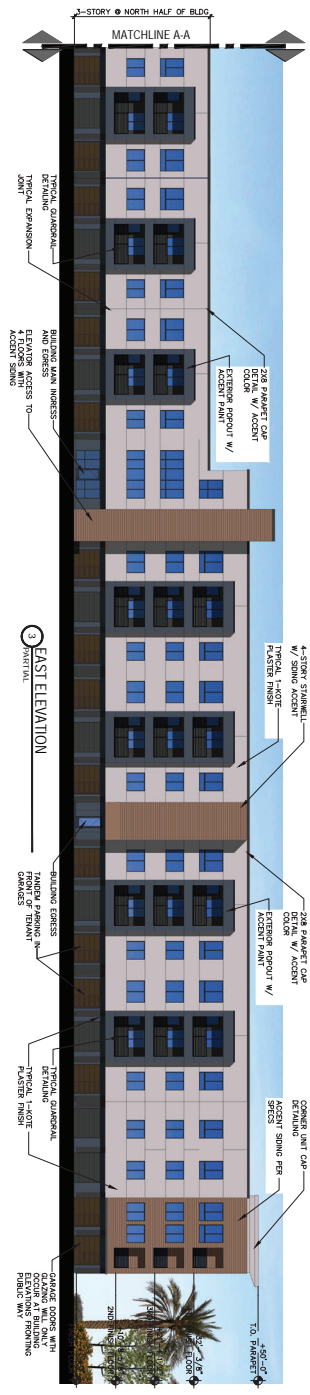
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PRELIMINARY NOT FOR CONSTRUCTION

EXHIBITS 9/20/22

billform architecture Group, Inc.

11000 North Central Expressway, Suite 111
Phoenix, Arizona 85028
Phone: 602.953.9200 Fax: 602.953.9202



BUILDING 2 COLOR ELEVATIONS

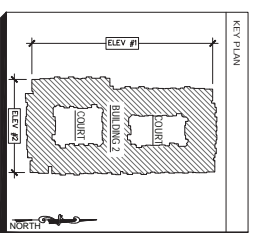
- GENERAL ELEVATION NOTES:
1. ALL EXTERIOR MATERIALS, FINISHES, AND COLORS SHALL BE AS SHOWN ON THESE ELEVATIONS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS.
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 6. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS.
 7. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS.

EXTERIOR COLOR SCHEME 1:

1	UPPER BODY	MAIN UPPER BODY COLOR
2	LOWER BODY	MAIN LOWER BODY COLOR
3	DOORS	DOOR COLOR WITH DARK GRAY WITH
4	TRIM & BALUNES	BLK BLK
5	UPPER ACCENT	UPPER ACCENT COLOR
6	LOWER ACCENT	LOWER ACCENT COLOR
7	STONE VENEER	STONE VENEER

GENERAL COLOR PALETTE

THE PROPOSED COLOR PALETTE WILL BE USED WITH THE EXTERIOR MATERIALS, FINISHES, AND COLORS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS. THE PROJECT TEAM SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE EXTERIOR MATERIALS, FINISHES, AND COLORS.



REFERENCES

1	AS SHOWN
2	AS SHOWN
3	AS SHOWN
4	AS SHOWN
5	AS SHOWN
6	AS SHOWN
7	AS SHOWN

DATE: 10/23/2024

PROJECT NO: A6.6.2

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

LUMARA
Apartment Homes

N.E.C. OF 19TH AVE AND HAPPY VALLEY RD., PHOENIX, ARIZONA

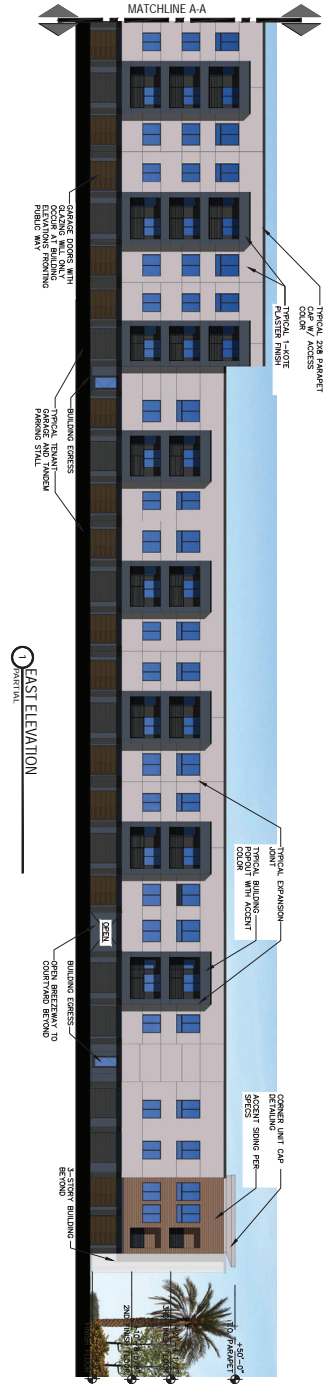
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PRELIMINARY
NOT FOR
CONSTRUCTION

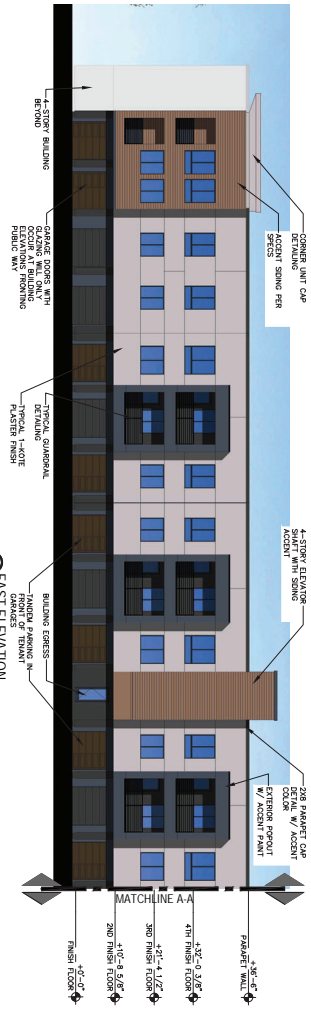
EXHIBITS 9/20/22

billform architecture
Group, Inc.

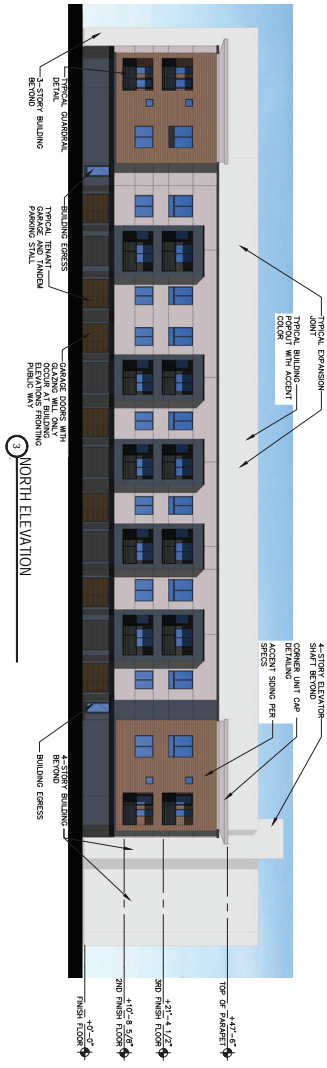
11600 North Central Expressway, Suite 11
Phoenix, Arizona 85028
Phone: 602.951.5000 Fax: 602.951.9029



1 EAST ELEVATION
PARALLEL



2 EAST ELEVATION
PARALLEL



3 NORTH ELEVATION

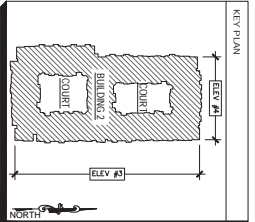
BUILDING 2 COLOR ELEVATIONS

- GENERAL ELEVATION NOTES:
- ALL EXTERIOR MATERIALS, FINISHES, AND COLORS SHALL BE FULLY SUBMITTED BY PROVIDER SHALL'S BIDDING TO BE APPROVED BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - THE ARCHITECT SHALL BE THE DECISIVE PARTY OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE THE DECISIVE PARTY OF THE CONTRACT DOCUMENTS.
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EXTERIOR COLOR SCHEME 1:

1	BOVY COLOR #1	MAIN UPPER BOVY COLOR
2	BOVY COLOR #2	MAIN UPPER BOVY COLOR
3	BOVY COLOR #3	MAIN UPPER BOVY COLOR
4	BOVY COLOR #4	MAIN UPPER BOVY COLOR
5	DOORS	DARK COLORED WITH BRASS
6	TRIM & BALUNES	BR BLACK
7	UP SIDING	DANGER BROWN ACCENT LOWER ACCENT COLOR
8	WINDSHIELD FRAMES	BROWN COLOR
9	STONE VENEER	ESSENTIAL ACCENT LENSID SHALE GREY

GENERAL COLOR PALETTE
THE ARCHITECT SHALL BE THE DECISIVE PARTY OF THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL BE THE DECISIVE PARTY OF THE CONTRACT DOCUMENTS.



REFERENCES

1	ASCE	2018
2	IBC	2018
3	IBC	2018
4	IBC	2018
5	IBC	2018
6	IBC	2018
7	IBC	2018
8	IBC	2018
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A6.6.3

LUMARA
Apartment Homes
N.E.C. OF 19TH AVE AND HAPPY VALLEY RD., PHOENIX, ARIZONA

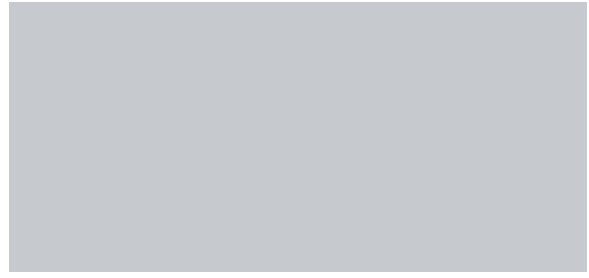
TOLL BROTHERS APARTMENT LIVING
8767 E. VIA DE VENTURA, SUITE 390, SCOTTSDALE, AZ. 85258

PRELIMINARY
NOT FOR
CONSTRUCTION
EXPIRES 9/30/22

billform architecture
Group, Inc.
11600 North Central Expressway, Suite 11
Phoenix, Arizona 85028
Phone: 602.951.9000 Fax: 602.951.9029



Body Color 1 - **Ben Moore Cumulus Cloud 1550**



Accent Corner Caps - **BM White Water Bay OC - 70**



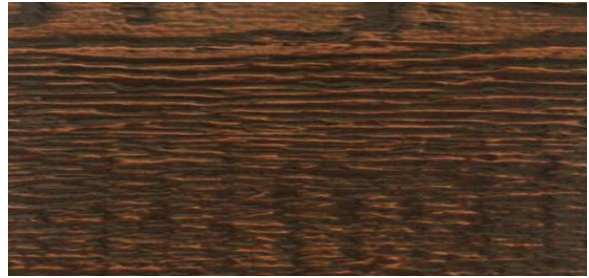
Body Color / Doors - **BM Silhouette AF-655**



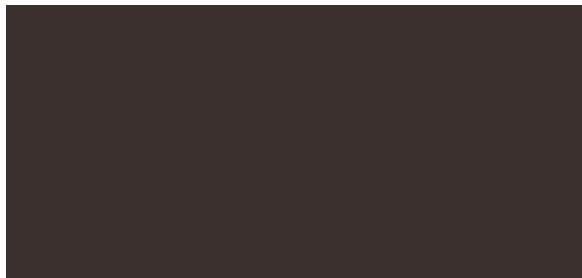
Doors - **BM Devonwood Taupe 1008**



Parapet Accent - **BM Black Beauty 2128-10**



Lap Siding - **Woodtone Rustic Series OSI 236 Warm Espresso**



Window/Storefront Frame - **Dark Bronze Color**



Stone Veneer - **Coronado Industrial Ledge Shale Grey**

BUILDING 1

MATERIALS AND COLOR EXHIBIT

Lumara

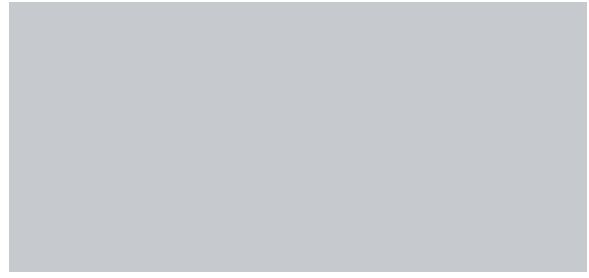
20-049



11460 north cave creek road . suite 11
phoenix . arizona . 85020
phone 602.285.9200 . fax 602.285.9229



Body Color 1 - **Ben Moore Creekbed 1006**



Accent Corner Caps - **BM Balboa Mist OC-27**



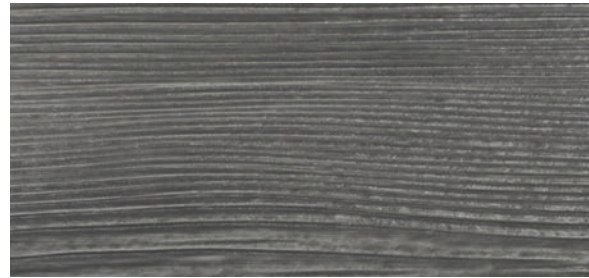
Body Color / Doors - **BM Silhouette AF-655**



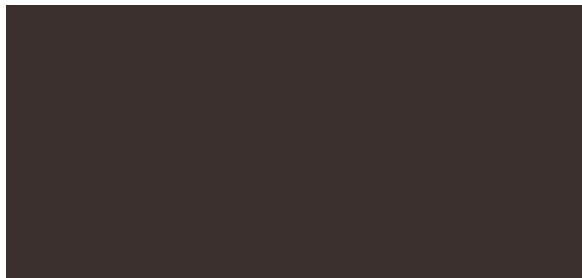
Doors - **BM Devonwood Taupe 1008**



Parapet Accent - **BM Black Beauty 2128-10**



Lap Siding - **Woodtone Rustic Series OSI Coastal Gray**



Window/Storefront Frame - **Dark Bronze Color**

BUILDING 2

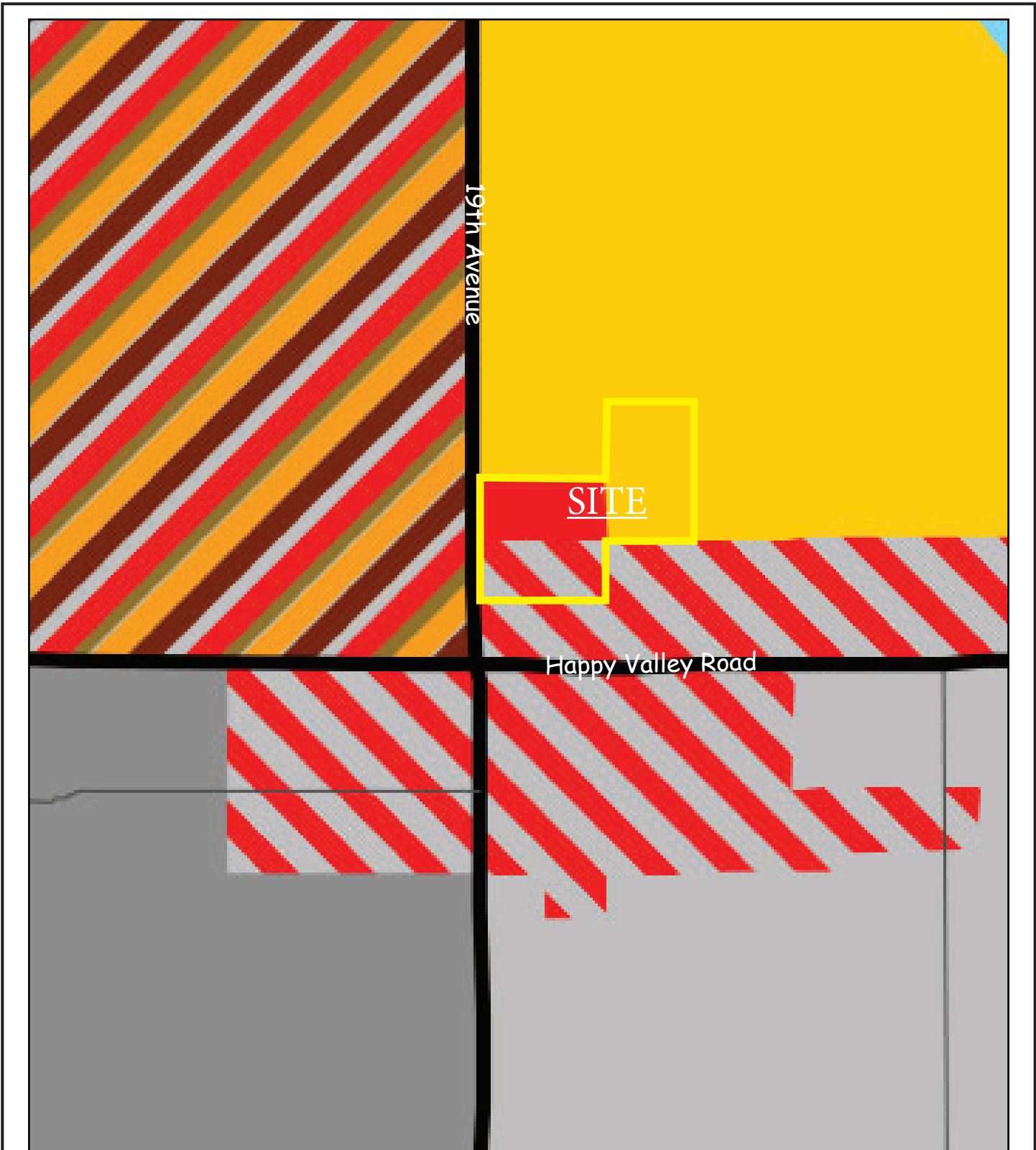
MATERIALS AND COLOR EXHIBIT

Lumara




20-049



11460 north cave creek road . suite 11
phoenix . arizona . 85020
phone 602.285.9200 . fax 602.285.9229



Source: City of Phoenix General Plan land Use Map

-  Commercial
-  3.5 to 5 du/acre - Traditional Lot
-  Mixed Use - Commercial / Commerce Business Park

Snell & Wilmer
 Committed to being your perfect fit.™

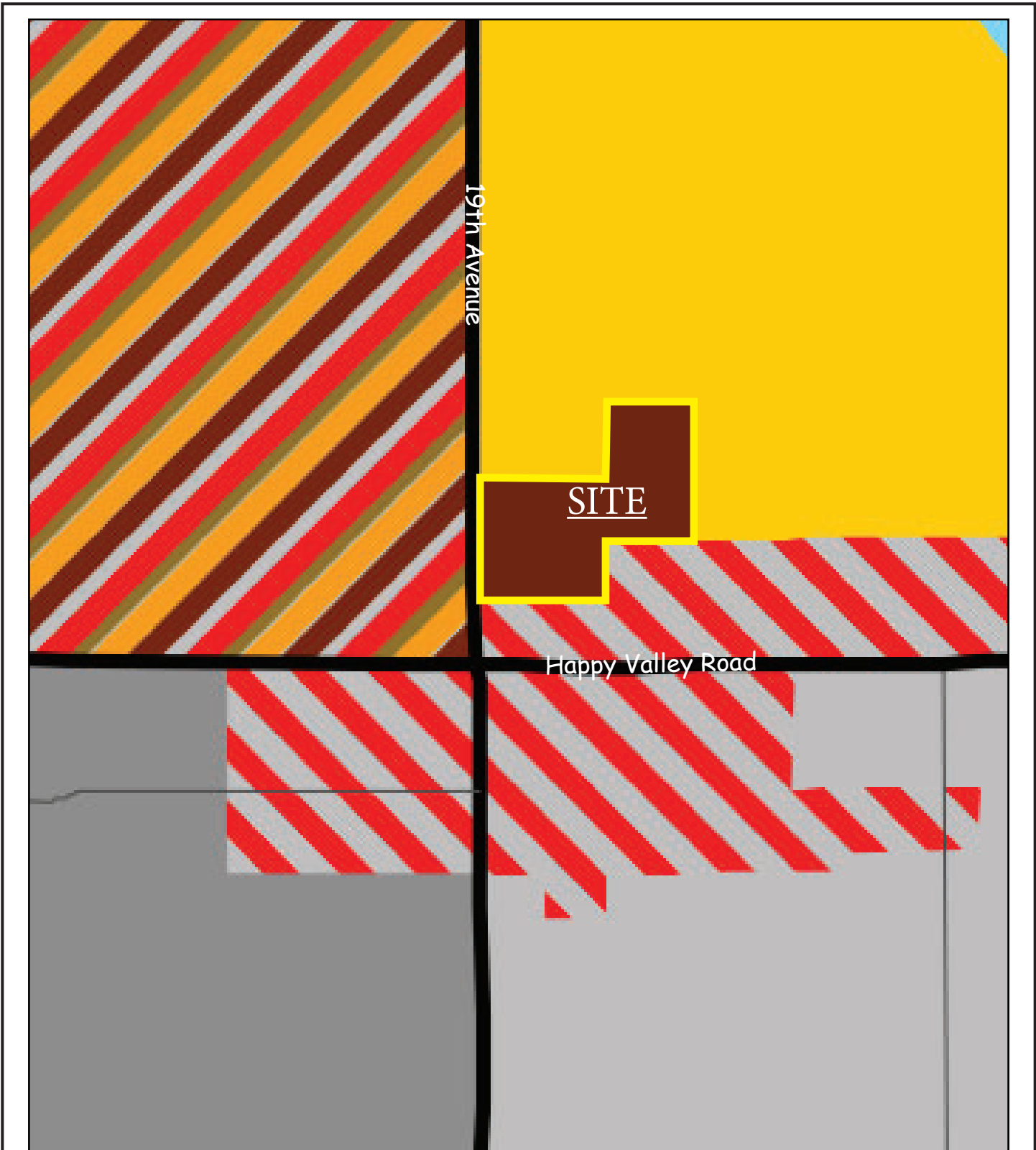


Existing Land Use Map

400 E Van Buren Street Phoenix, AZ 85004

NOT TO SCALE

May 2021



19th Avenue

SITE

Happy Valley Road



15+ du/acre - High density attached townhouses, condos, or apartments

Snell & Wilmer
Committed to being your perfect fit.™

400 E Van Buren Street Phoenix, AZ 85004

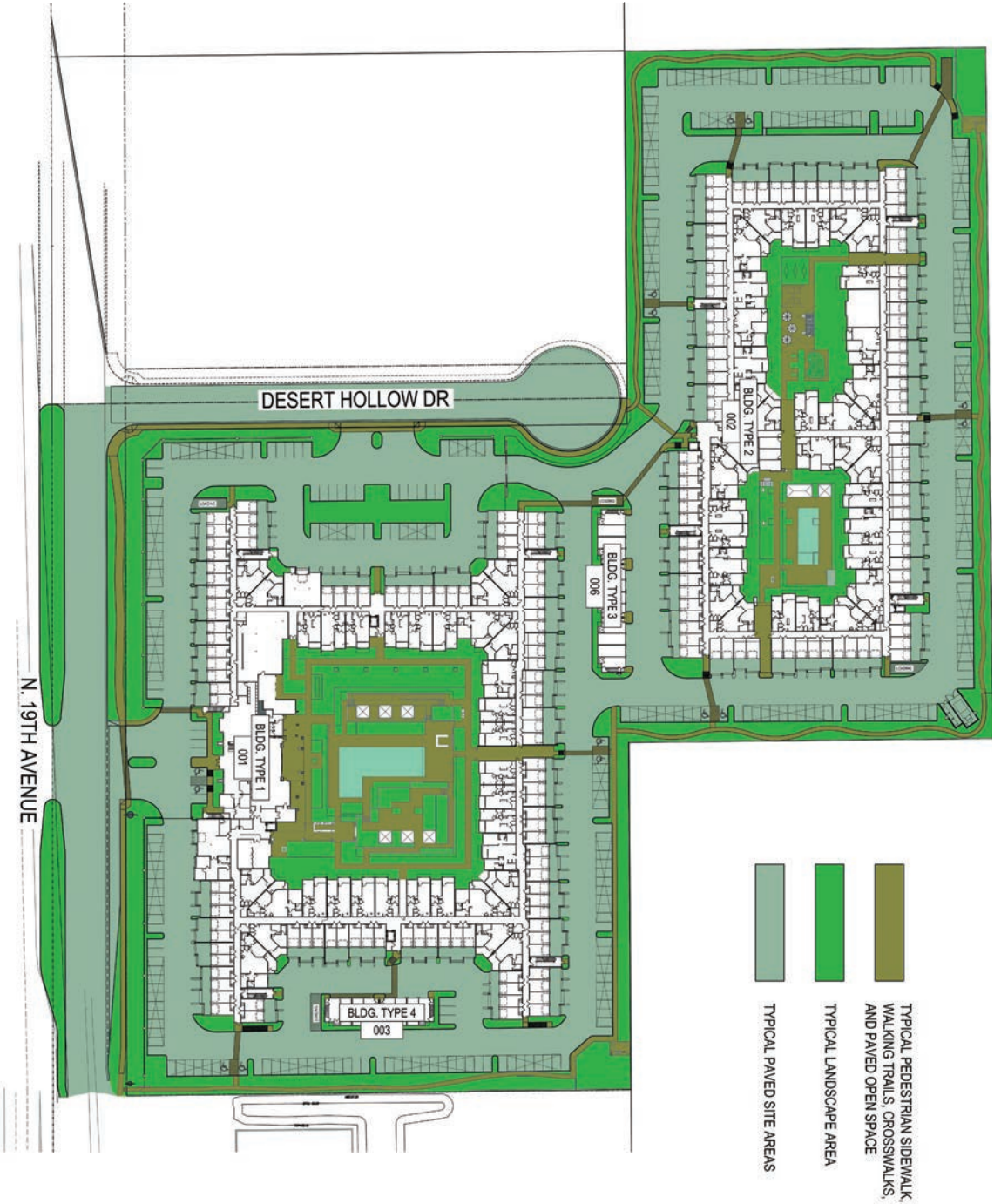


NOT TO SCALE

Proposed Land Use
Map Excerpt

May 2021

PEDESTRIAN CIRCULATION PLAN
LUMARA MULTI-FAMILY COMMUNITY
TOLL BROTHERS APARTMENT LIVING





BUILDING HEIGHT EXHIBIT
LUMARA MULTI-FAMILY COMMUNITY
TOLL BROTHERS APARTMENT LIVING

02/16/2022
preliminary not for construction