

Residences at Morning Vista – Architectural Narrative - TOV Section 22.9.D.5

22.9.D.5.a – Conceptual Site Design

22.9.D.5.a.i – Building Orientation:

The proposed development of 18 dwelling units, comprised of 10 separate structures, including a pool and cabana are efficiently organized along a single, central driveway (Elizabeth Way) that runs east to west. Each unit is 1,500 square feet and is part of its own single-story duplex. The units, equally balanced on either side of Elizabeth Way, have their larger openings facing to the north and south, providing the optimum passive solar orientation. For more privacy, the entry is moved to the side of each unit allowing broad overhangs to provide a consistent transition between structures. An ample 20' wide front yard allows for the planting of a well-developed palette of natural desert landscaping, further unifying the project's overall design

22.9.D.5.a.ii – Drainage/Grading:

Prior to any development, the approximately 500' long site currently slopes from its high-side (to the west) at a rate of approximately 5% to its low-side (to the east). At the center of the site's 300' width, there is an existing overall cross-slope (south to north) of approximately 2% that rises approximately 4' toward the center of the site before sloping downward approximately 10' to its northern property line, where a greater than 25% slope exists for the remaining approximately 55'

The proposed development is served by a single street (Elizabeth Way) that follows the general slope of the existing site. Although the highest portion of the site (toward the center) must be cut down approximately 9', the northeastern portion of the site will have approximately 6' of fill installed, including an approximately 5' tall retaining wall to the back, or northeast, of Unit 18. Overall, there will be approximately 16,000 net cubic yards of fill exported from the project site

Generally, by following the site's existing slope from west to east and particularly by draining into its prescribed 25% slope area to the north and northeast, site drainage and runoff will not change nor negatively impact adjacent properties. And all proposed townhomes will have a natural transition to the new grade heights utilizing properly sloping concrete drives and walkways

22.9.D.5.a.iii – Connectivity:

The project's access (Elizabeth Way) transitions smoothly from the existing asphalt elevation at Morning Vista Drive and slopes subtly downward at approximately 4%, where it transitions into a "tee" that slopes approximately 3% in each direction, east and west

The mild slope of Elizabeth Way will provide a seamless connection of the structures to the street as well as for the vehicles accessing the proposed development. And there will be a smooth transition from the public street system for both pedestrians and bicyclists alike, making easily accessible the active and passive recreation areas located within the proposed development

22.9.D.5.b – Conceptual Architectural Design

22.9.D.5.b.i – Design:

An efficient, sensible footprint underpins the architectural design intent for the 18 townhomes being proposed, resulting in both a functional and humane experience for the homeowner and visitor alike. As a climatic response, the use of broad overhangs along the front entry and rear porch provide protection from the harsh desert sun for the home's large openings through to the adjacent outdoor areas. As those overhangs continue, from dwelling to dwelling throughout the subdivision, there is a feeling of unity and connection along the streetscape, as the homes are uniformly placed on either side of Elizabeth Way

The exterior materials of stone veneer, stucco and colored metal will be placed in a manner to compliment one another. Specifically, stone will be applied to the central organizing wall at the front of each unit as well as on the taller volume of the Kitchen and Great Room, which will have a darker metal, pitched roof to match the metal

of the overhangs as well as the garage door. A smoothly finished stucco system, with earth-tone colors, will be applied at all other exterior wall surfaces

22.9.D.5.b.ii – Scale, Height and Mass:

The structures within the proposed development are designed to maintain a low, horizontal profile, giving them a strong connection to the ground plain while reducing their height and mass. With a typical height of 9’ to the bottom of all overhangs and a maximum parapet height of 12’, there will be an intimate relationship between the structures and the homeowner as well as the pedestrian, while staying well below the height allowed by Town of Oro Valley development standards

The 14’ height of the ridge line above the Kitchen and Great Room provides a contrasting taller mass, but with that form intentionally set back from the street elevation, veneered in stone and given a colored metal, standing-seam roof, it breaks up the unit’s overall mass while making less of an impact from the street elevation

The low, horizontal quality of the project’s design results in a smaller scale development and serves to positively impact the neighborhood, in no way limiting views to and from adjacent properties and/or adjoining areas

22.9.D.5.b.iii – Façade Articulation:

The structures’ façades are articulated to provide dramatic variation along the streetscape and this is achieved in two fundamental ways. First, the duplex elevations themselves have three distinct surfaces facing the street. The garage door/wall is set back two feet from the end of the stone-veneered central wall, which, in turn, sits six feet out in front of the front bedroom (Bedroom 2) wall. These variations within the façade will create, among other things, dramatic shadow lines

Second, the northern-most duplexes vary from one to another in their respective placements along the street. The units located on the east and west, along the north side of the street, are set back approximately 60’ from the units closer to the street, which vary approximately two feet from one to another

As mentioned, stone veneer, stucco and colored metal will be placed in a manner so that each material will compliment the other. Broad overhangs, covered in metal, along the front entry and rear porch will provide a consistent horizontal line throughout the subdivision as well as a valuable transition from each home to and from adjacent outdoor areas

The taller central form above the Living Room and Kitchen will provide a contrasting taller mass and provide additional interest with its stone veneered walls and standing seam metal roof

Distinct desert landscape packages (ie. shrubs, boulders and cactus) for each building, will provide further variation and additional interest for each structure and throughout the subdivision as follows:

Warm Palette:

Trees:	Velvet Mesquite
Cactus:	Saguaro
Shrubs/Accents:	Gopher Plan and Autumn Sage
Groundcovers:	Purple Trailing Lantana

Nuetral Palette:

Trees:	Desert Willow
Cactus:	Saguaro
Shrubs/Accents:	Fairy Duster and Brakelights Yucca
Groundcovers:	Yellow Trailing Lantana

Cool Palette:

Trees:	Blue Palo Verde
Cactus:	Saguaro
Shrubs/Accents:	Black Dalea, Blue Yucca & Desert Milkweed

22.9.D.5.b.iv – Signs:

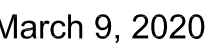
A monument sign for the proposed development has not yet been designed but will utilize similar materials to those used on the structures, will maintain a low profile and be located at the entrance to the project. There are no other signs proposed for this development

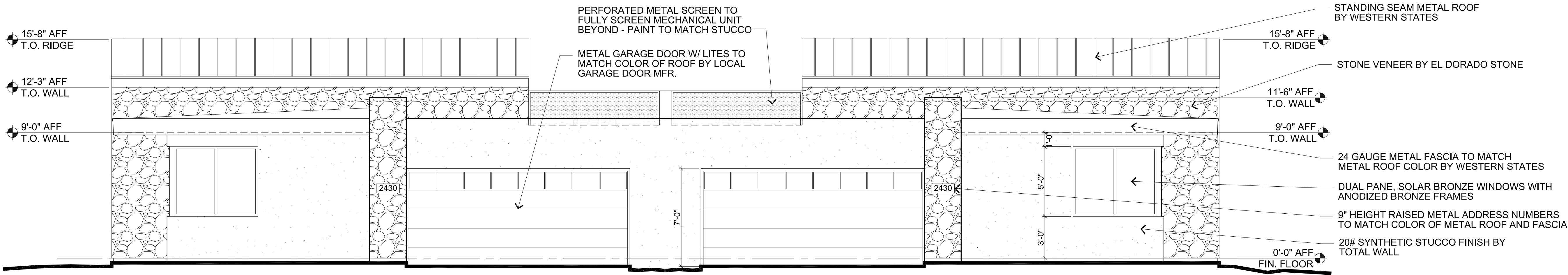
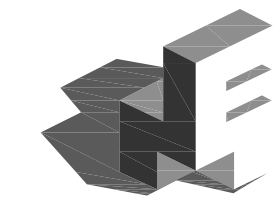
22.9.D.5.b.v – Screening:

There are no loading areas proposed for this development and all trash removal will occur on the street in front of each unit. However, rooftop equipment will be installed for each unit that will be obscured with metal screening painted the same color as the exterior walls of the unit where it is located. There will be no exposed vents and/or ducts on the roof. Nor will there be any ground-mounted equipment serving the units

22.9.D.5.b.vi – Communication Towers:

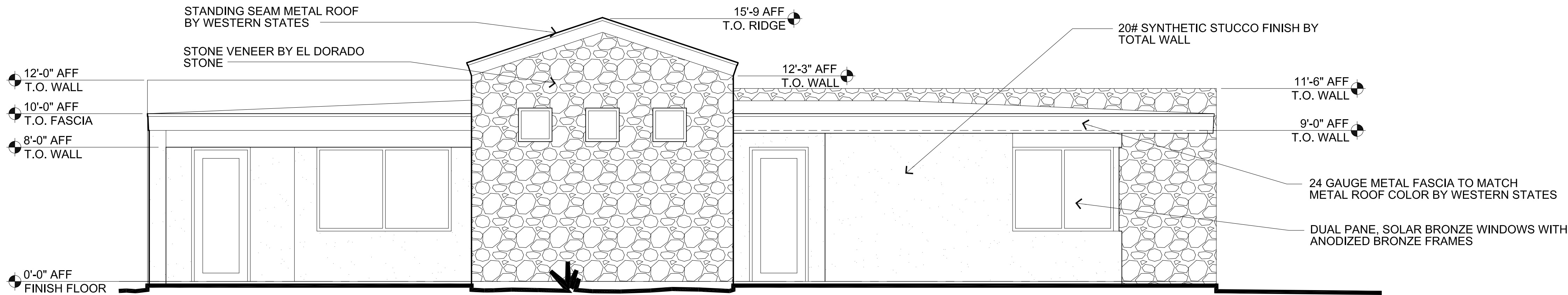
There are no communication towers or similar facilities contemplated for this development





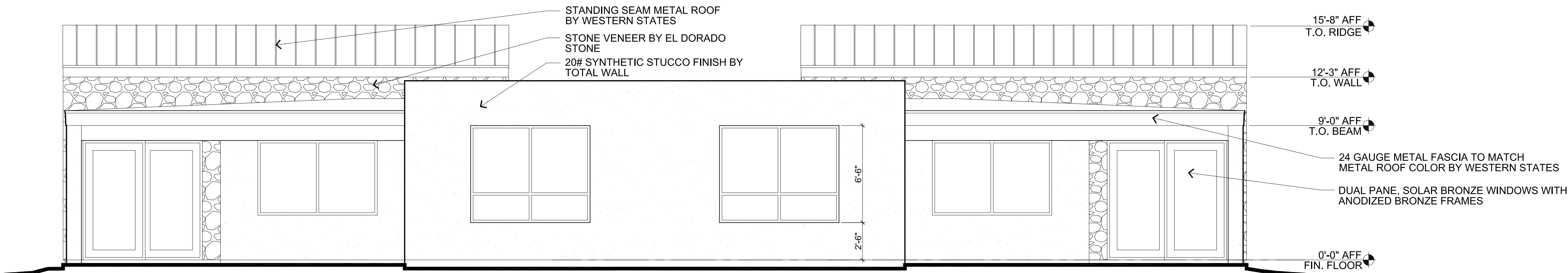
FRONT DUPLEX ELEVATION

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



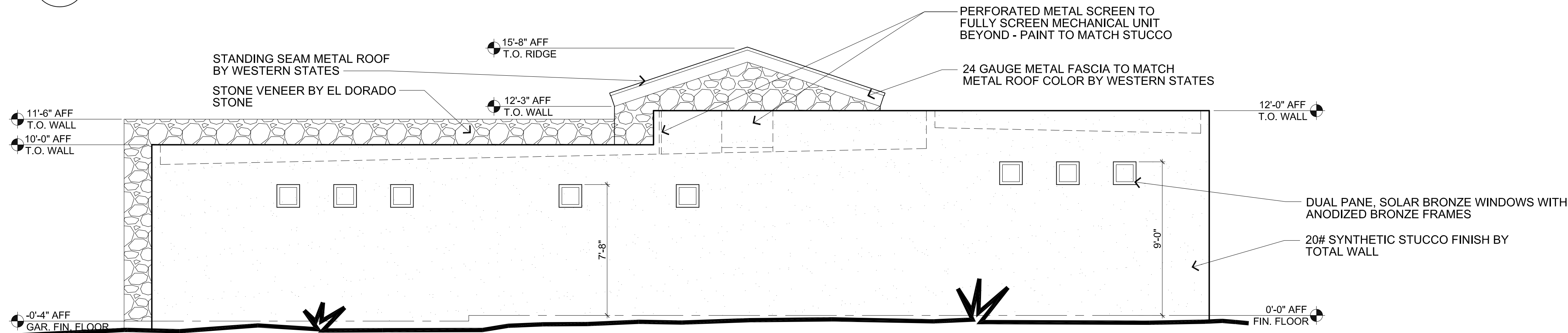
SIDE DUPLEX ELEVATION

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



REAR DUPLEX ELEVATION

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



DEMISING WALL ELEVATION

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

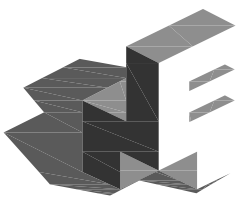
PLANS REVIEWED AND ACCEPTED FOR CODE COMPLIANCE

Planning & Zoning: kpacker 09/28/2023

The issuance of a permit shall not be construed to be a permit or approval of any violation of the codes or ordinances of the Town of Oro Valley

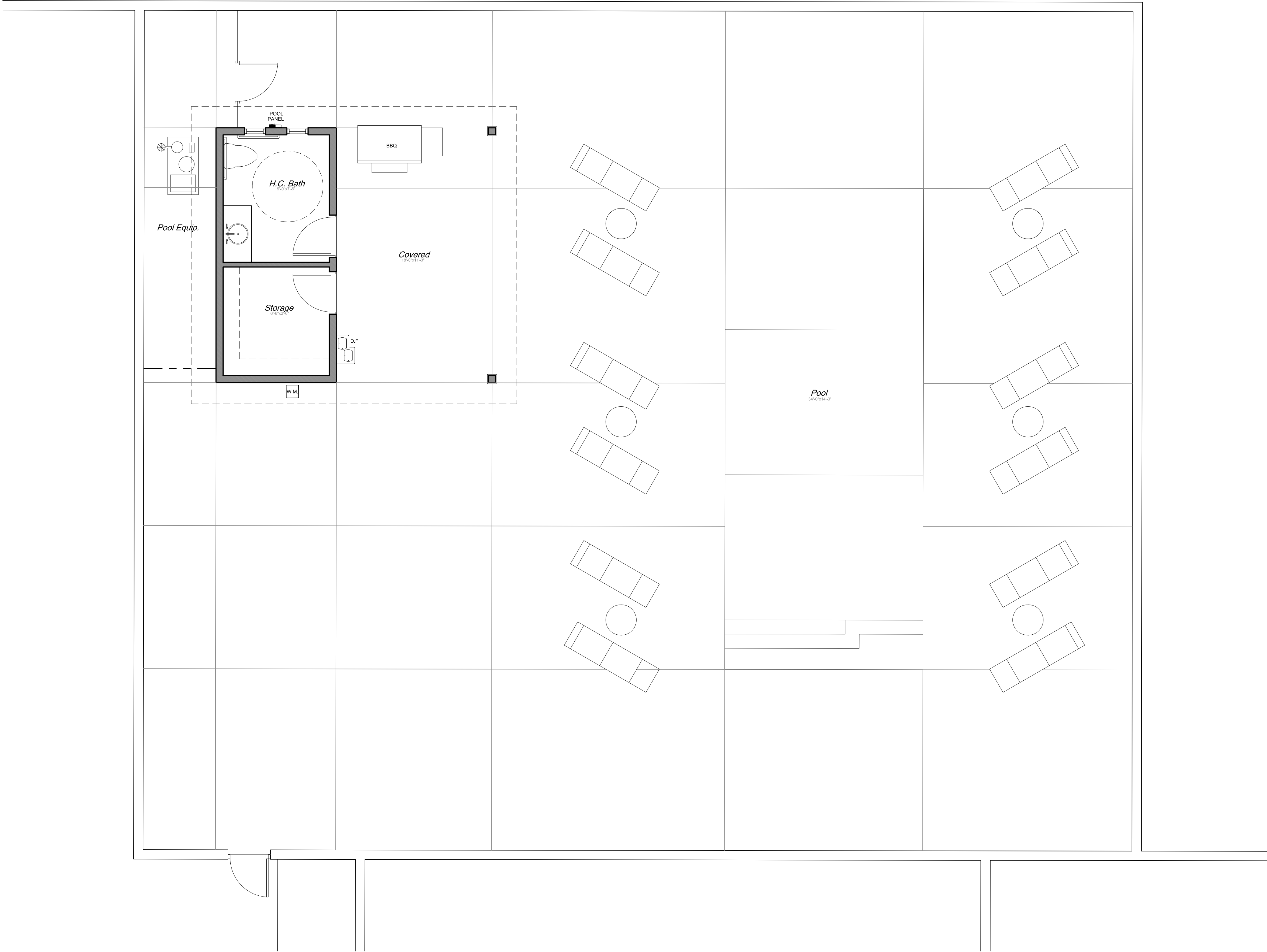
Residences at Morning Vista

18 Townhomes located:
Rancho Vistoso Blvd. & Morning Vista Dr.



James E. McMahon
Architecture and Planning
6340 N. Campbell Ave., Ste. #270
Tucson, Arizona 85718
(o) 520 321-0468
(c) 520 982-8182

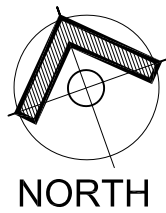
April 5, 2020

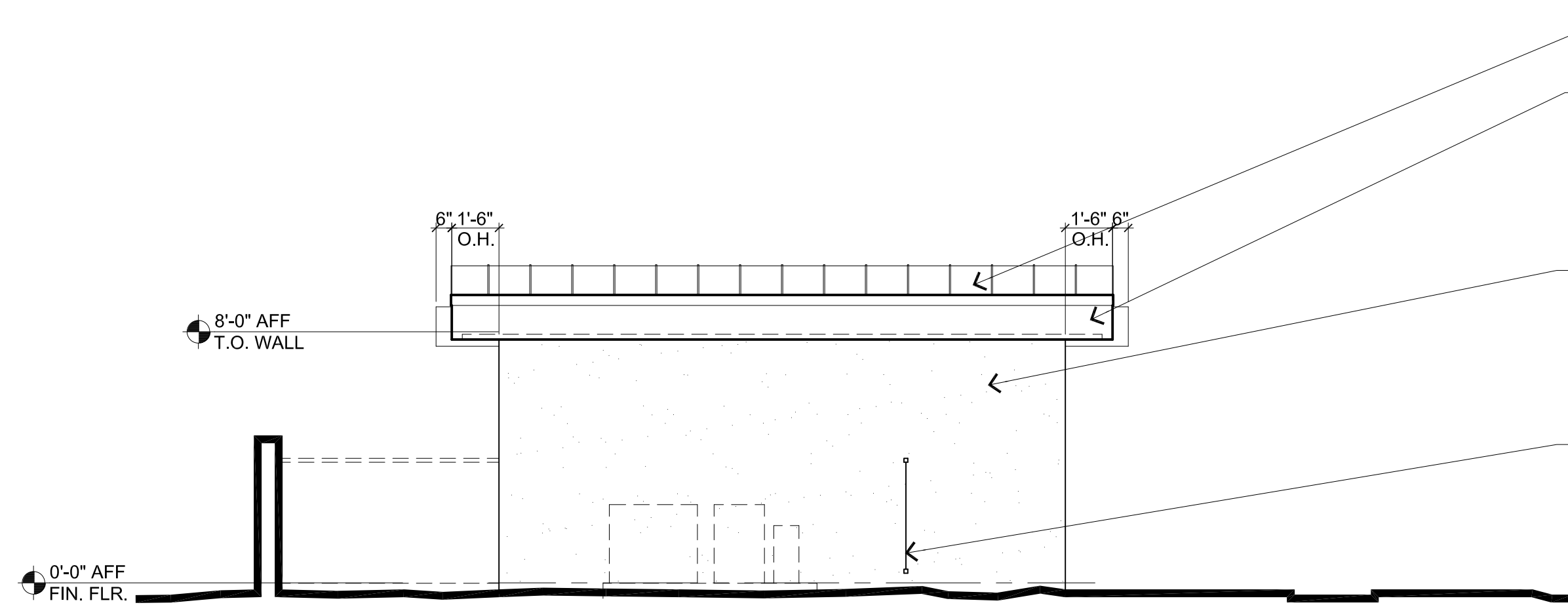


CABANA FLOOR/SITE PLAN

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

153 S.F.

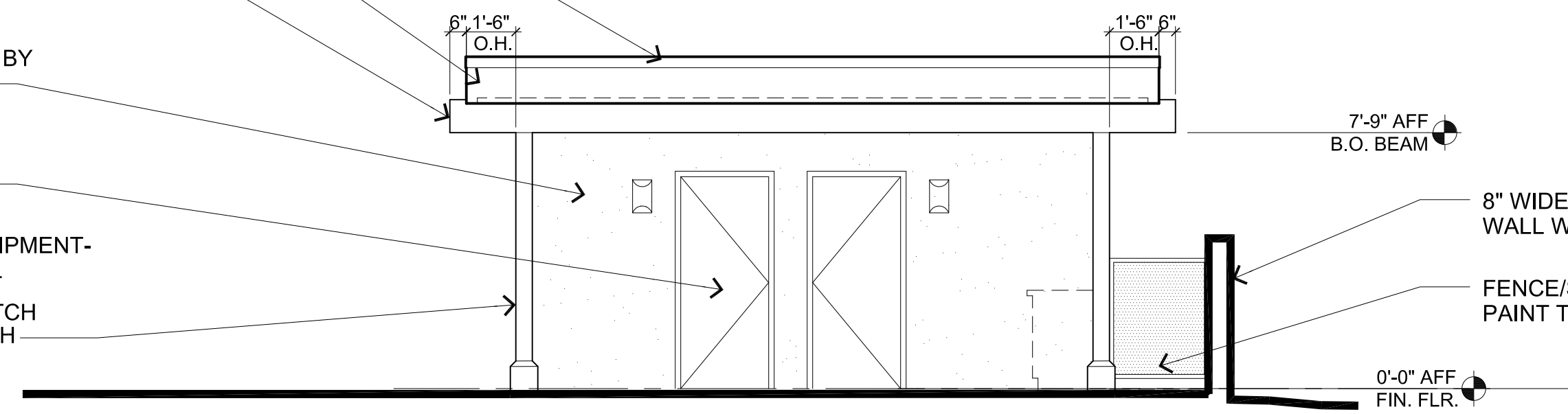




WEST CABANA ELEVATION

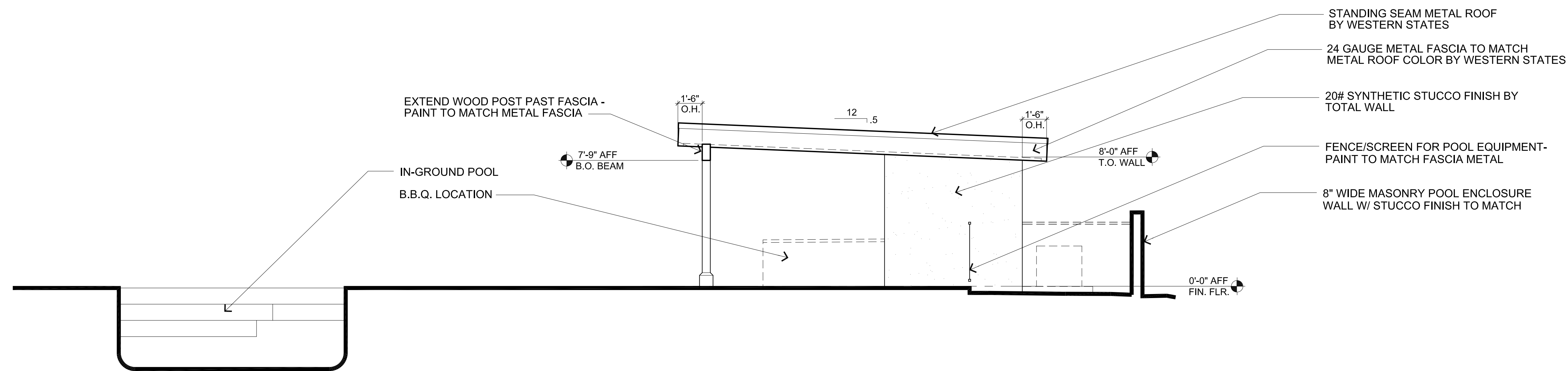
SCALE: 14" = 1'-0"

- STANDING SEAM METAL ROOF BY WESTERN STATES
- 24 GAUGE METAL FASCIA TO MATCH METAL ROOF COLOR BY WESTERN STATES
- EXTEND WOOD POST PAST FASCIA - PAINT TO MATCH METAL FASCIA
- 20# SYNTHETIC STUCCO FINISH BY TOTAL WALL
- HOLLOW METAL DOORS - PAINT TO MATCH FASCIA METAL
- FENCE/SCREEN FOR POOL EQUIPMENT - PAINT TO MATCH FASCIA METAL
- 6x6 WOOD POST - PAINT TO MATCH METAL - OVER 12" CONC. PLYNTH



EAST CABANA ELEVATION

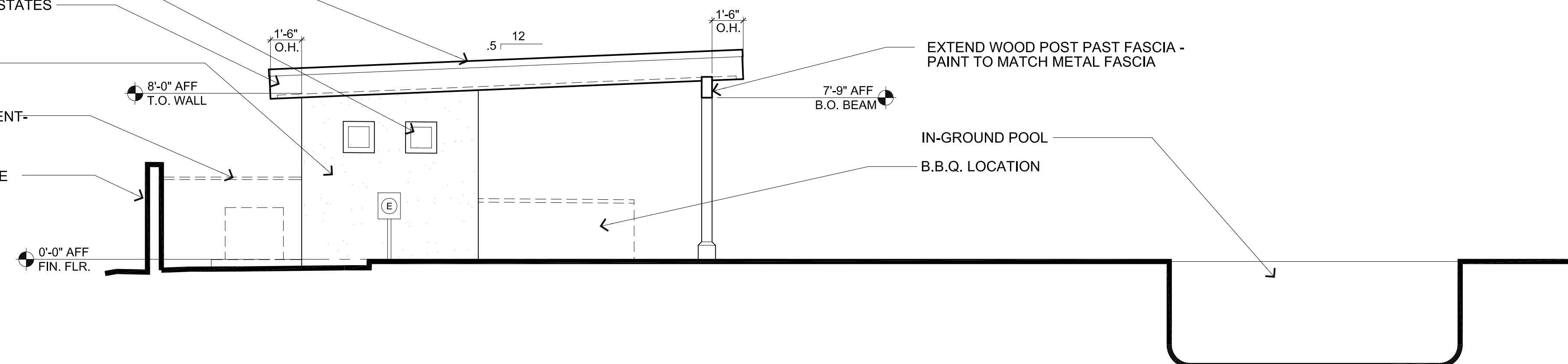
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NORTH CABANA ELEVATION

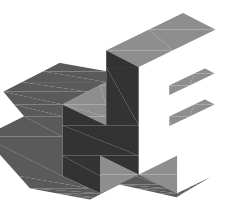
SCALE: 14" = 1'-0"

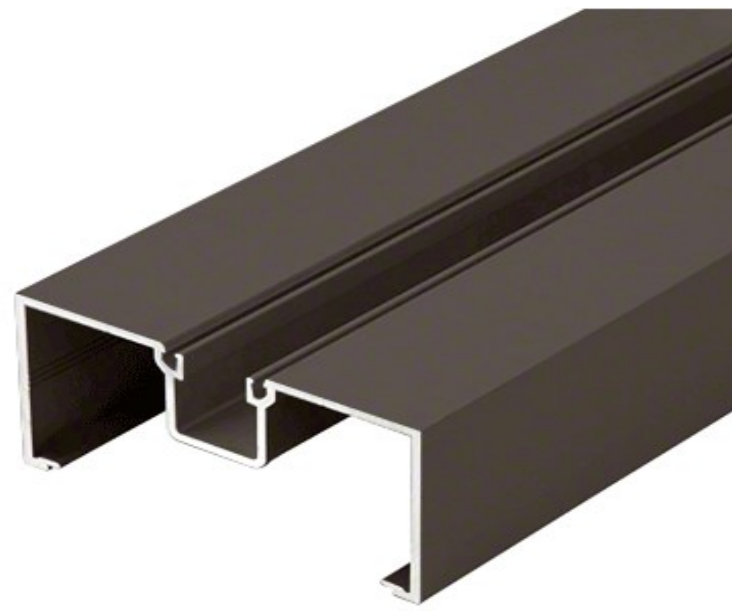
- STANDING SEAM METAL ROOF BY WESTERN STATES
- DUAL PANE, SOLAR BRONZE WINDOWS WITH ANODIZED BRONZE FRAMES
- 24 GAUGE METAL FASCIA TO MATCH METAL ROOF COLOR BY WESTERN STATES
- 20# SYNTHETIC STUCCO FINISH BY TOTAL WALL
- FENCE/SCREEN FOR POOL EQUIPMENT - PAINT TO MATCH FASCIA METAL
- 8" WIDE MASONRY POOL ENCLOSURE WALL W/ STUCCO FINISH TO MATCH



SOUTH CABANA ELEVATION

SCALE: 14" = 1'-0"

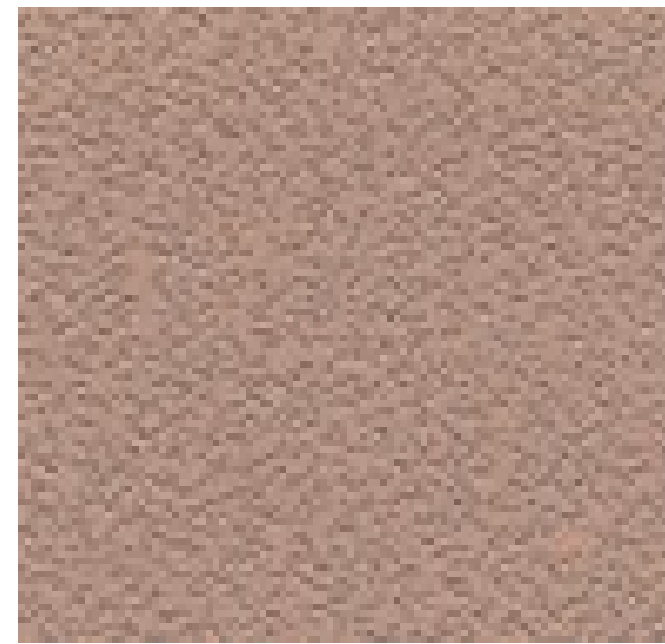




Milgard -
Anodized Aluminum Frames -
LRV = 20%



Western States -
Mansard Brown - Metal
Roofs & Garage Doors -
LRV = 27%



Total Wall - Sable
Wood - Stucco -
LRV = 26%

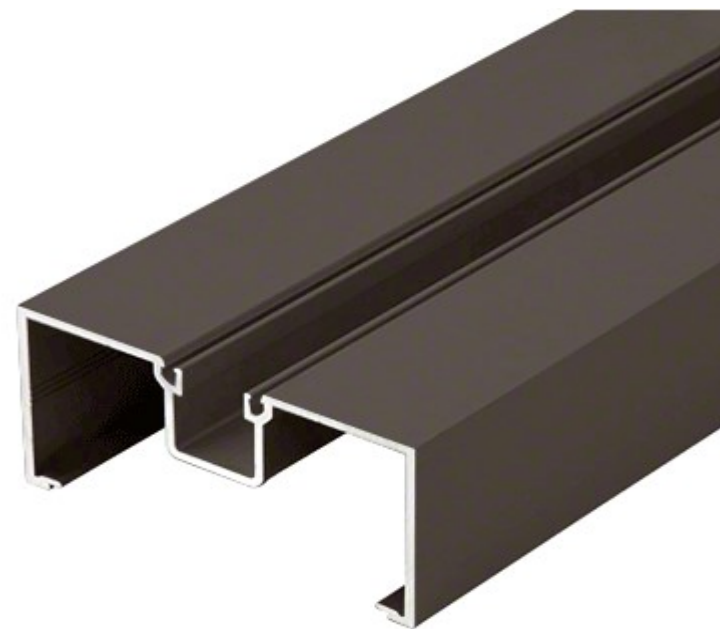


Davis Colors -
Concrete Flatwork -
Sangria -
LRV = 35%

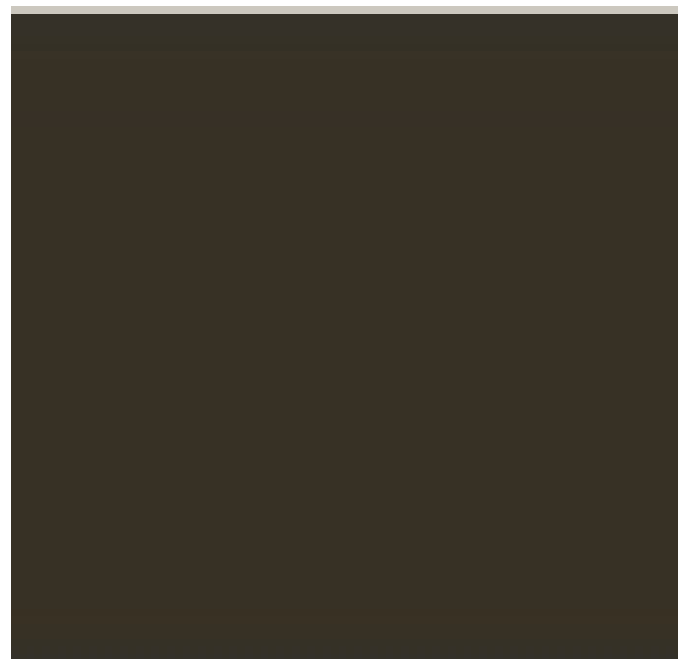


El Dorado Stone -
Adobe Veneer - Bautista -
LRV = 31%

Warm Color Palette



Milgard -
Anodized Aluminum Frames -
LRV 20%



Western States -
Burnished Slate - Metal
Roofs & Garage Doors -
LRV = 29%



Total Wall - Sandal
Wood - Stucco -
LRV = 31%

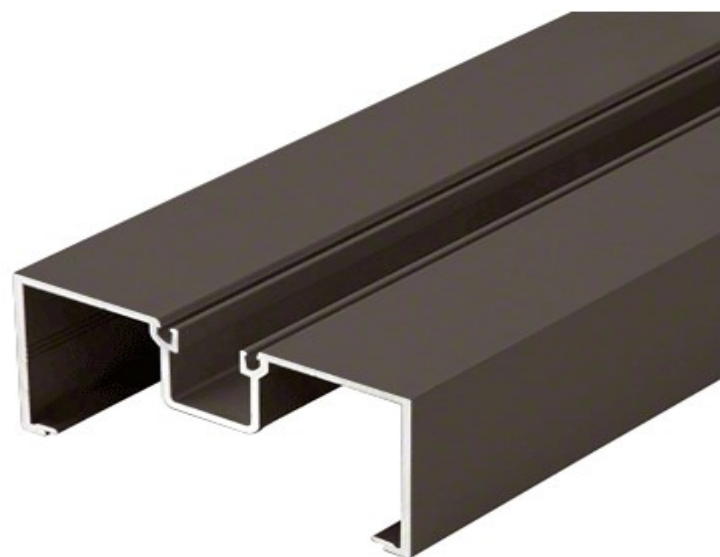


Davis Colors -
Concrete Flatwork -
Mesquite -
LRV = 33%



El Dorado Stone -
Ledge Stone Veneer - Clearwater -
LRV = 39%

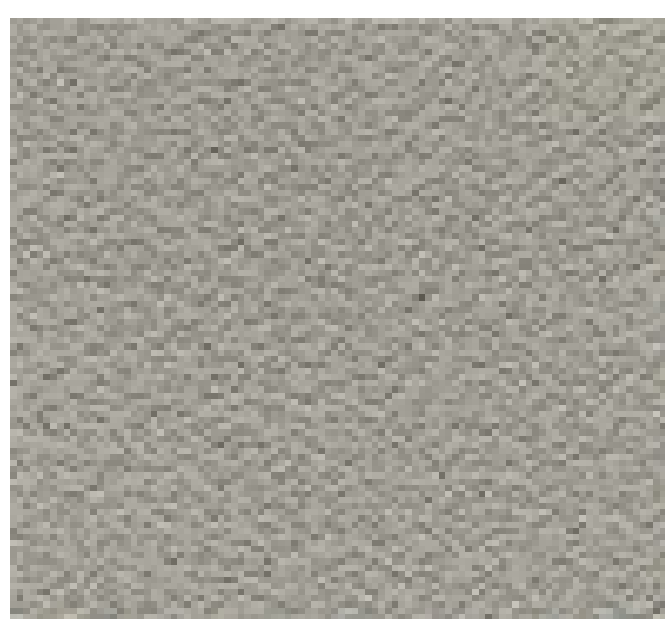
Neutral Color Palette



Milgard -
Anodized Aluminum
Frames -
LRV = 20%



Western States -
Charcoal Gray - Metal
Roofs & Garage Doors -
LRV = 26%



Total Wall - Putty -
Stucco -
LRV = 33%



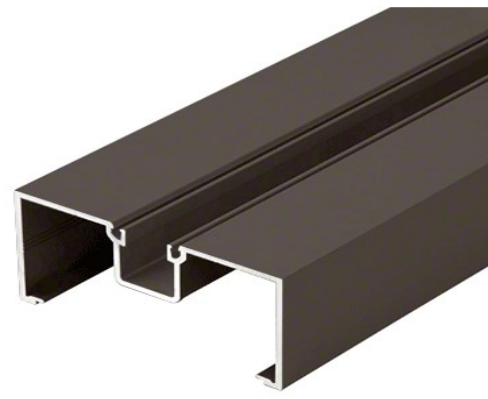
Davis Colors -
Concrete Flatwork -
Green Slate -
LRV = 31%



El Dorado Stone -
Shadow Rock - Teton -
LRV = 35%

Cool Color Palette

Residences at Morning Vista - Color & Material Palettes with Light Reflectivity Values



Anodized Aluminum Frames



Mansard Brown Metal
Roofs & Garage Doors



Sable Wood Stucco



Sangria Concrete

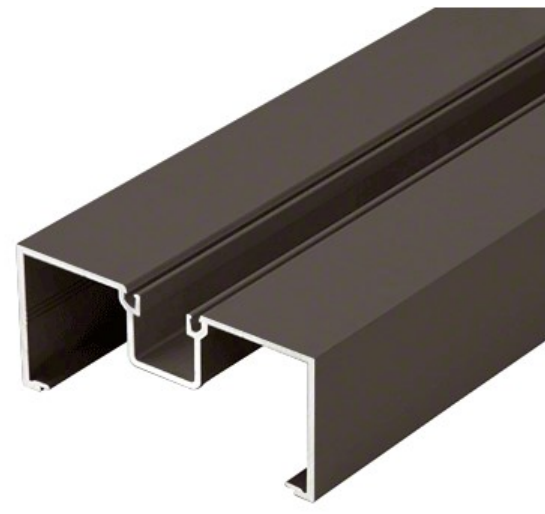


Bautista Adobe Veneer



Residences at Morning Vista - Front Elevation - Warm Palette

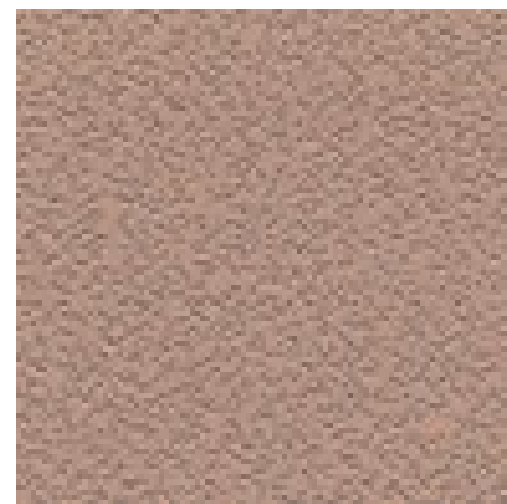




Anodized Aluminum Frames



Mansard Brown Metal
Roofs & Garage Doors



Sable Wood Stucco



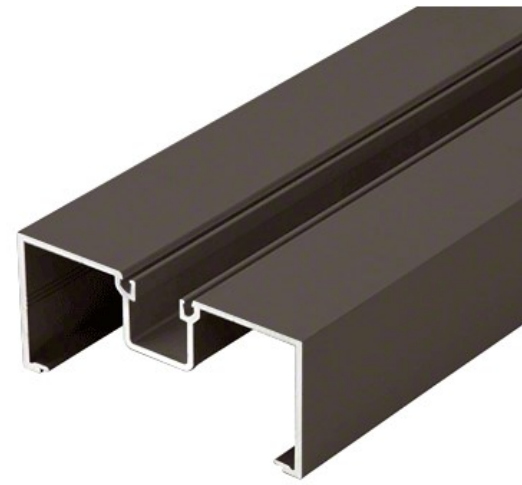
Sangria Concrete



Bautista Adobe Veneer



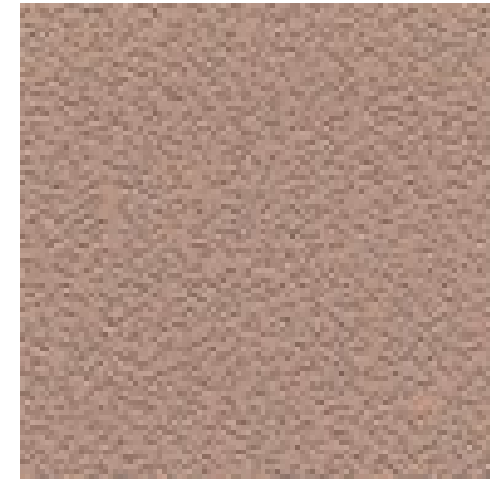
Residences at Morning Vista - Side Elevation - Warm Palette



Anodized Aluminum Frames



Mansard Brown Metal
Roofs & Garage Doors



Sable Wood Stucco



Sangria Concrete



Bautista Adobe Veneer



Residences at Morning Vista - Rear Elevation - Warm Palette

Plant Palette

Trees:

Velvet Mesquite

Cactus:

Saguaro

Shrubs/Accents:

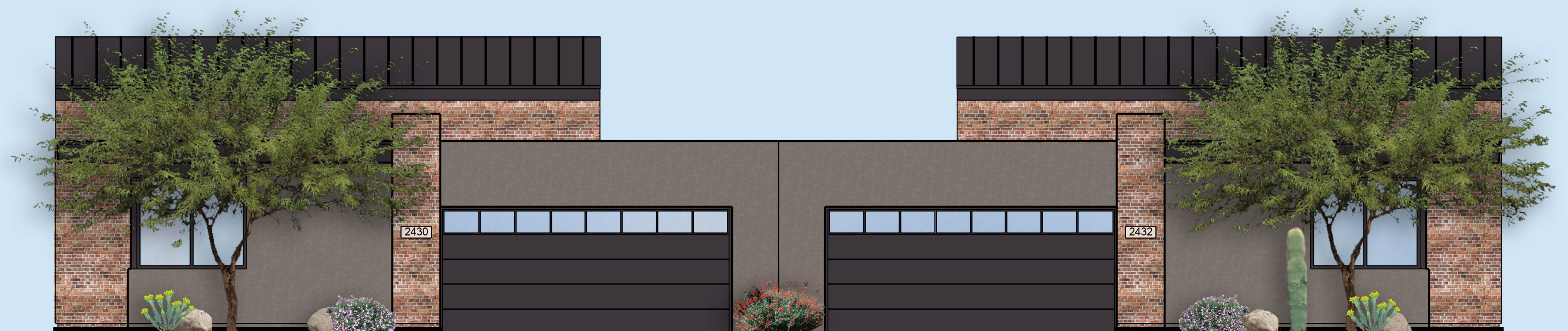
Gopher Plant

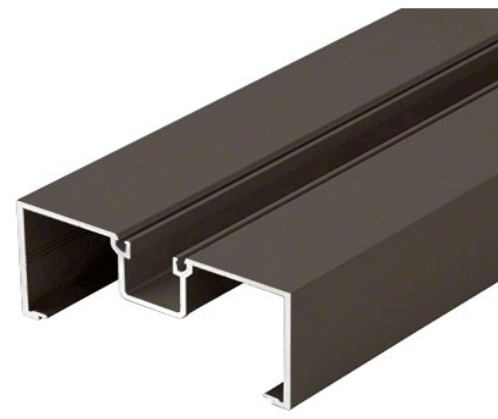
Autumn Sage

Groundcovers:

Purple Trailing Lantana

Scheme A “Warm Palette”

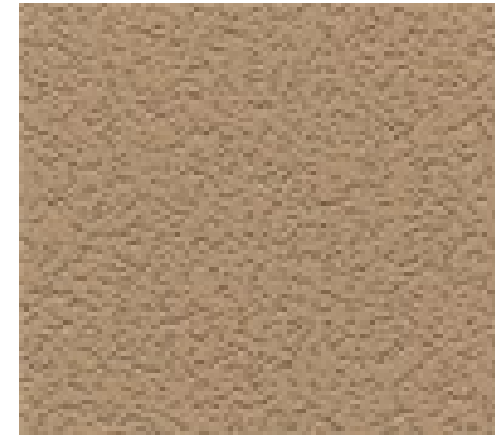




Anodized Aluminum Frames



Burnished Slate Metal
Roof & Garage Doors



Sandal Wood Stucco



Mesquite Concrete

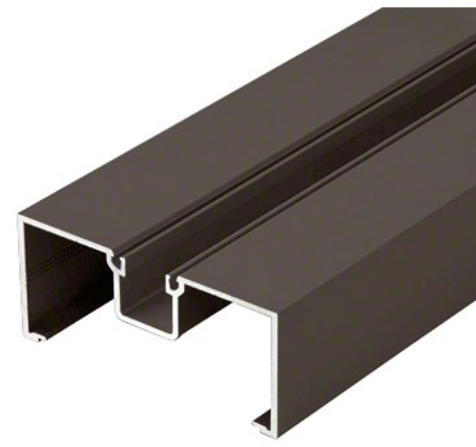


Clearwater Ledge Stone Veneer



Residences at Morning Vista - Front Elevation - Neutral Palette





Anodized Aluminum Frames



Burnished Slate Metal
Roof & Garage Doors



Sandal Wood Stucco



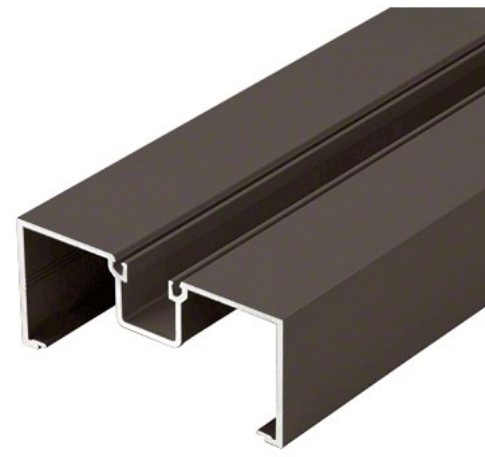
Mesquite Concrete



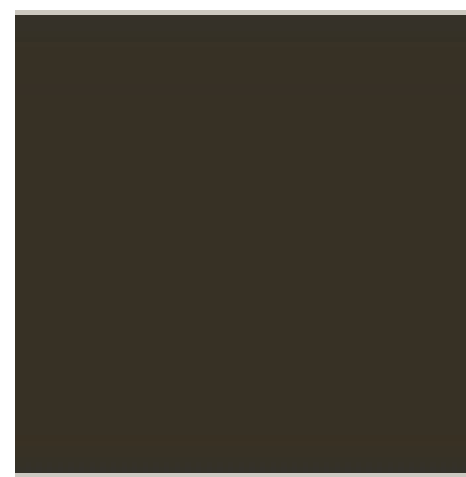
Clearwater Ledge Stone Veneer



Residences at Morning Vista - Side Elevation - Neutral Palette



Anodized Aluminum Frames



Burnished Slate Metal
Roof & Garage Doors



Sandal Wood Stucco



Mesquite Concrete



Clearwater Ledge Stone Veneer



Residences at Morning Vista - Rear Elevation - Neutral Palette

Plant Palette

Trees:

Desert Willow

Cactus:

Saguaro

Shrubs/Accents:

Fairy Duster

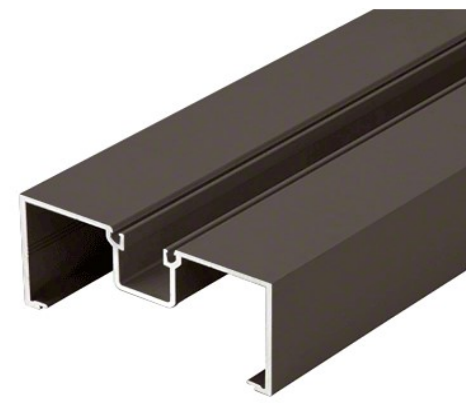
Brakelights Yucca

Groundcovers:

Yellow Trailing Lantana

Scheme B “Neutral Palette”

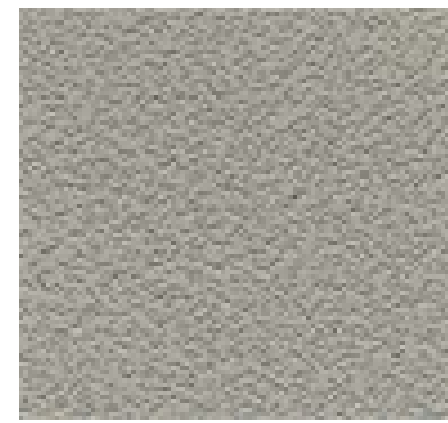




Anodized Aluminum Frames



Charcoal Gray Metal
Roof & Garage Doors



Putty Gray Stucco



Green Slate Concrete

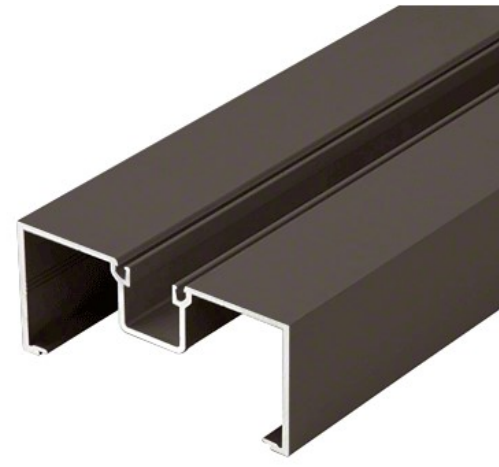


Teton Shadow Rock Veneer

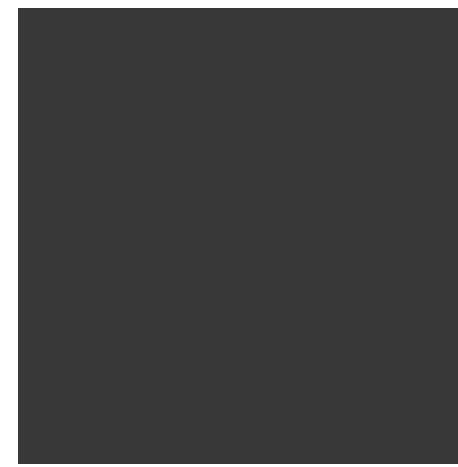


Residences at Morning Vista - Front Elevation - Cool Palette

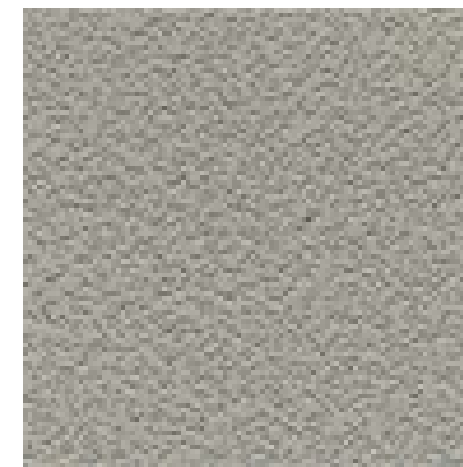




Anodized Aluminum Frames



Charcoal Gray Metal
Roof & Garage Doors



Putty Gray Stucco



Green Slate Concrete

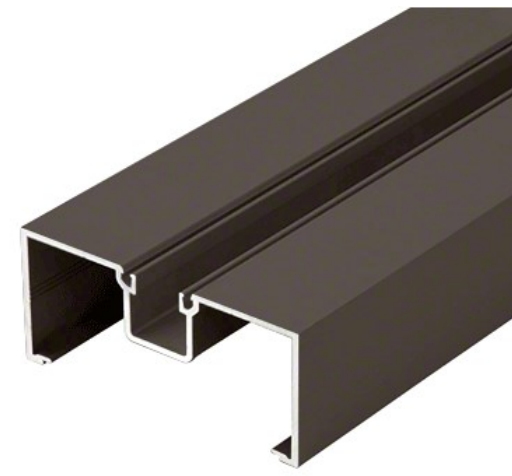


Teton Shadow Rock Veneer

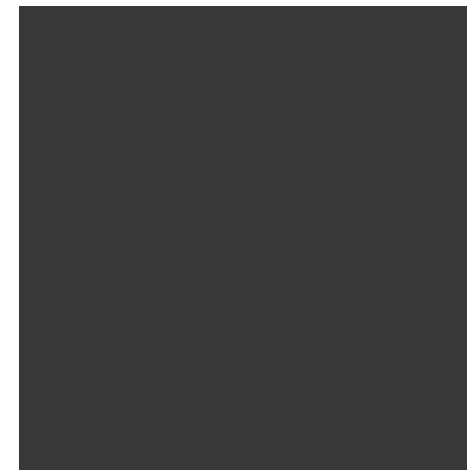


Residences at Morning Vista - Side Elevation - Cool Palette

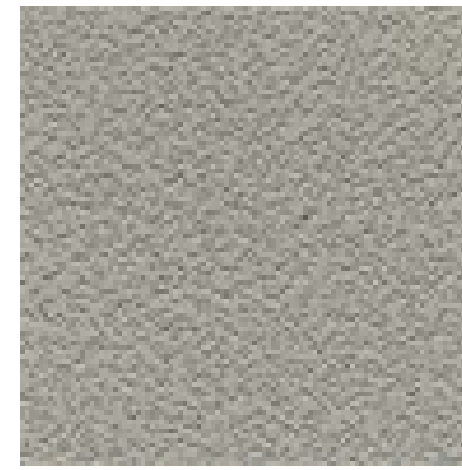




Anodized Aluminum Frames



Charcoal Gray Metal
Roof & Garage Doors



Putty Gray Stucco



Green Slate Concrete



Teton Shadow Rock Veneer



Residences at Morning Vista - Rear Elevation - Cool Palette

Plant Palette

- Trees:
- Blue Palo Verde
- Cactus:
- Saguaro
- Shrubs/Accents:
- Black Dalea
- Blue Yucca
- Desert Milkweed

Scheme C

“Cool Palette”



Plant Palette
Trees: Velvet Mesquite
Cactus: Saguaro
Shrubs/Accents: Gopher Plant
Autumn Sage
Groundcovers: Purple Trailing Lantana

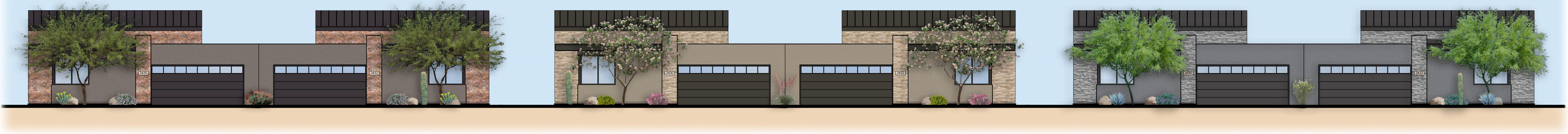
Scheme A
“Warm Palette”

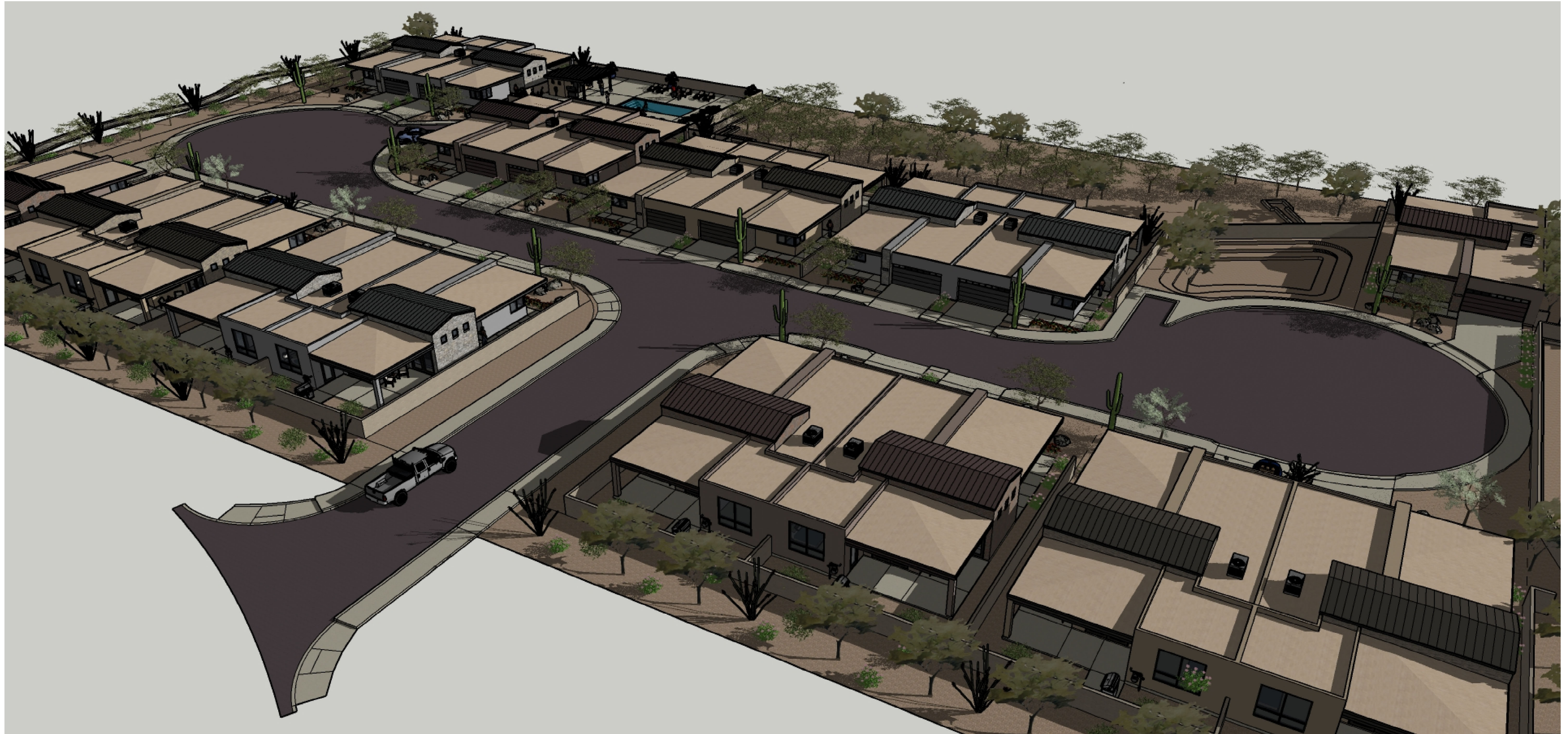
Plant Palette
Trees: Desert Willow
Cactus: Saguaro
Shrubs/Accents: Fairy Duster
Brakelights Yucca
Groundcovers: Yellow Trailing Lantana

Scheme B
“Neutral Palette”

Plant Palette
Trees: Blue Palo Verde
Cactus: Saguaro
Shrubs/Accents: Black Dalea
Blue Yucca
Desert Milkweed

Scheme C
“Cool Palette”





Residences at Morning Vista - Overall View



Residences at Morning Vista - Aerial View of Common Area



Residences at Morning Vista - Street View #1



Residences at Morning Vista - Street View #2

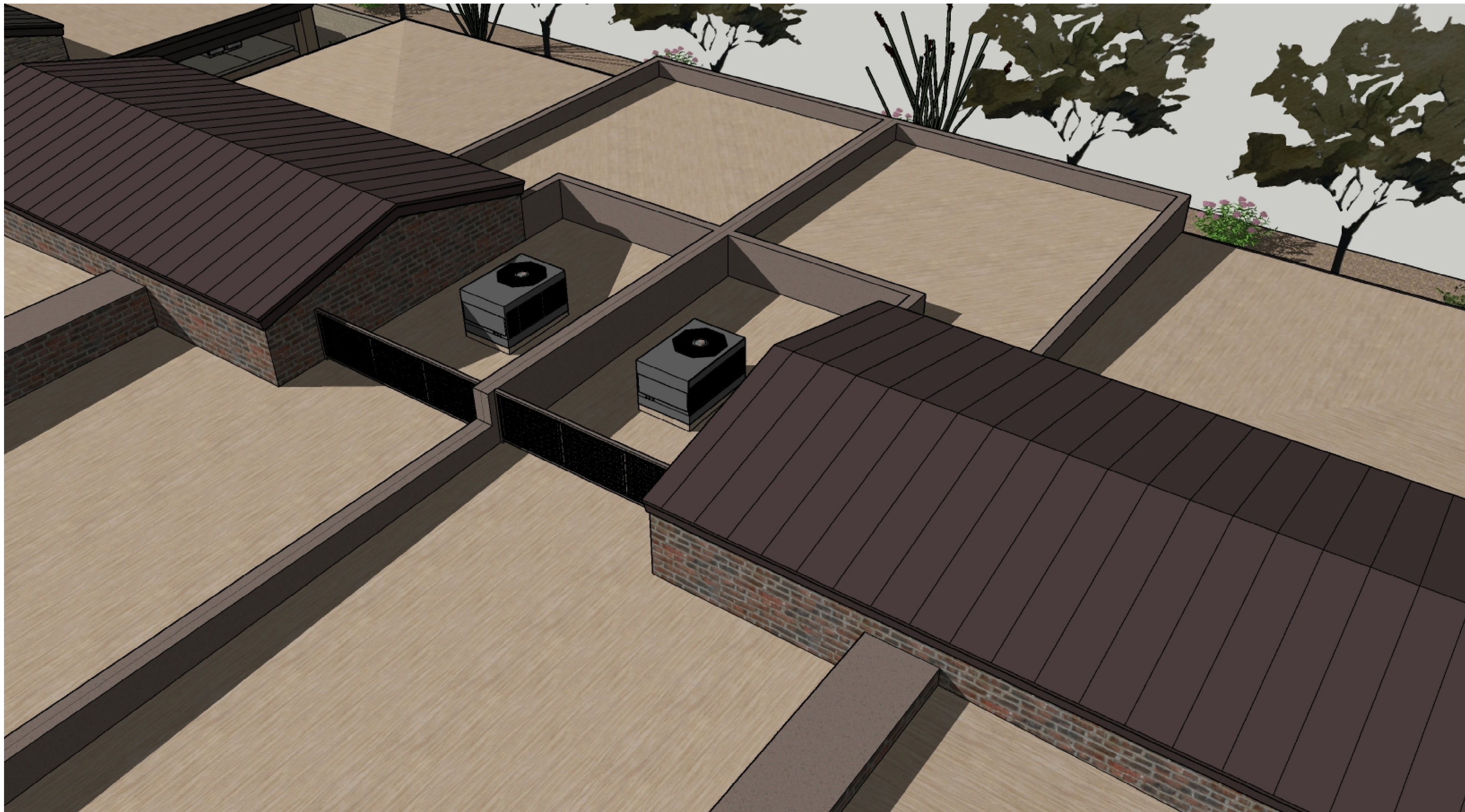




Residences at Morning Vista - Street View #3



Residences at Morning Vista - Mechanical Screening - Front Elevation



Residences at Morning Vista - Mechanical Screening - Aerial View