

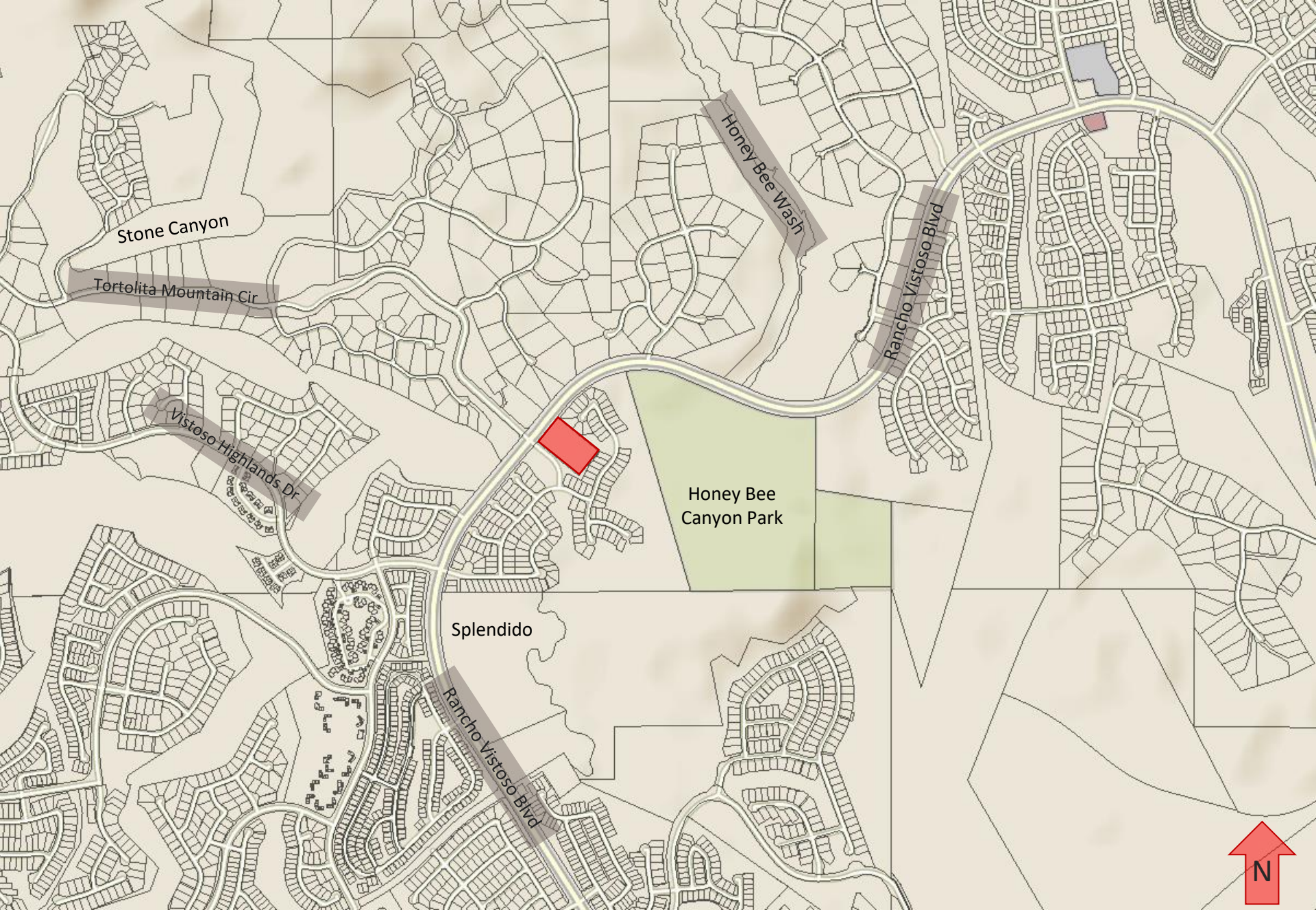
Residences at Morning Vista

CONCEPTUAL DESIGN REVIEW

MARCH 30, 2022

Conceptual Review

- Site Plan
- Landscape Plan
- Architectural Plans

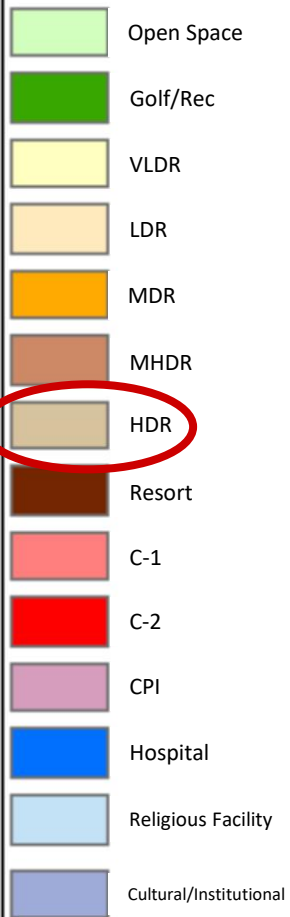


Location Map

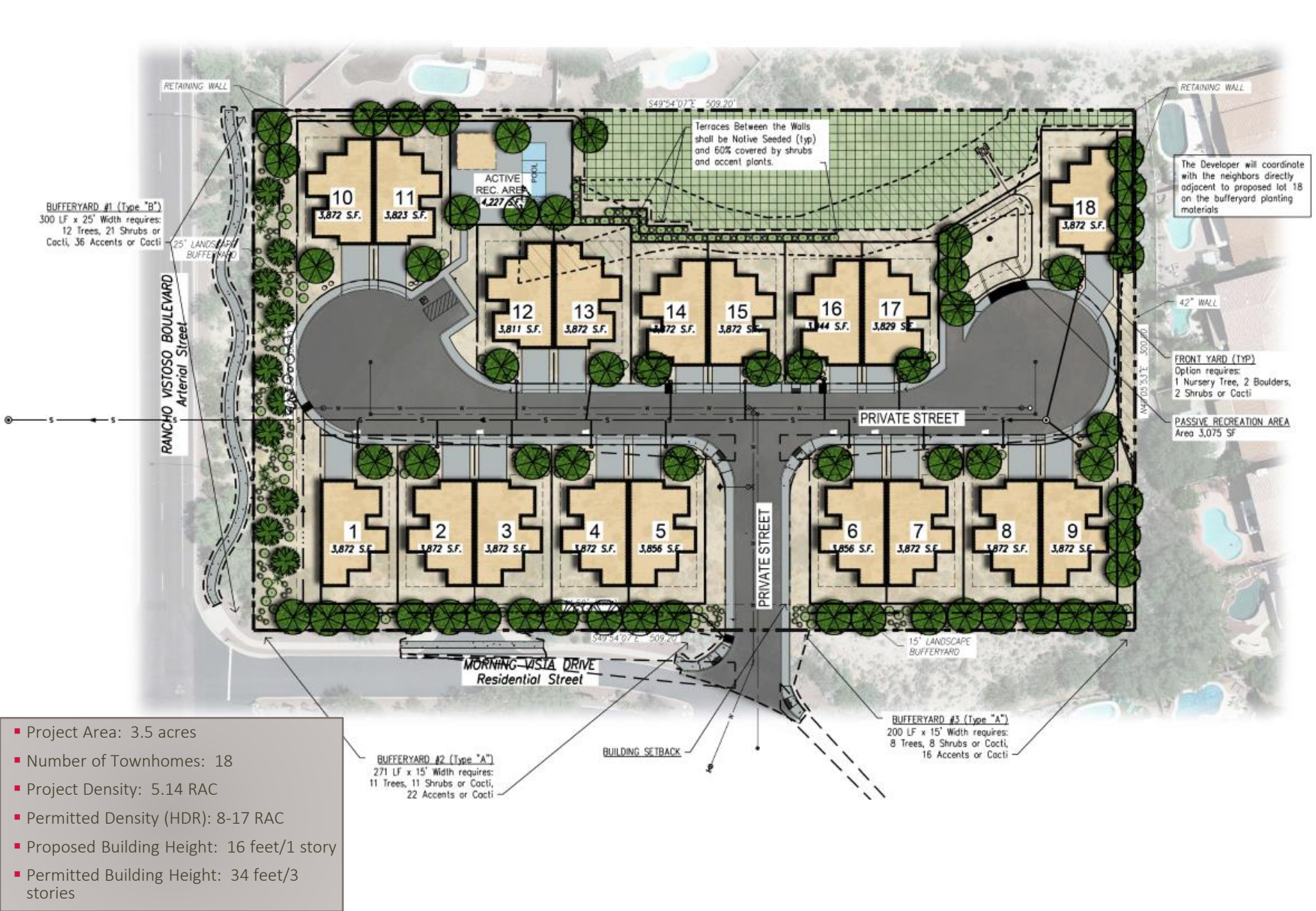


Context Map

(5) Rancho Vistoso



Rancho Vistoso Land Use Map



Conceptual Site/Landscape Plan



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



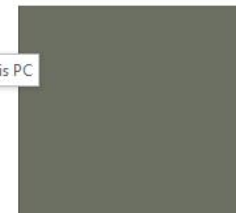
Milgard -
Anodized Aluminum
Frames -
LRV = 20%



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



MATERIALS & COLOR PALETTE



Conceptual Architectural Design

FRONT ELEVATION



Conceptual Architectural Design

FRONT ELEVATION



Conceptual Architectural Design

FRONT ELEVATION



Conceptual Architectural Design

STREET VIEW



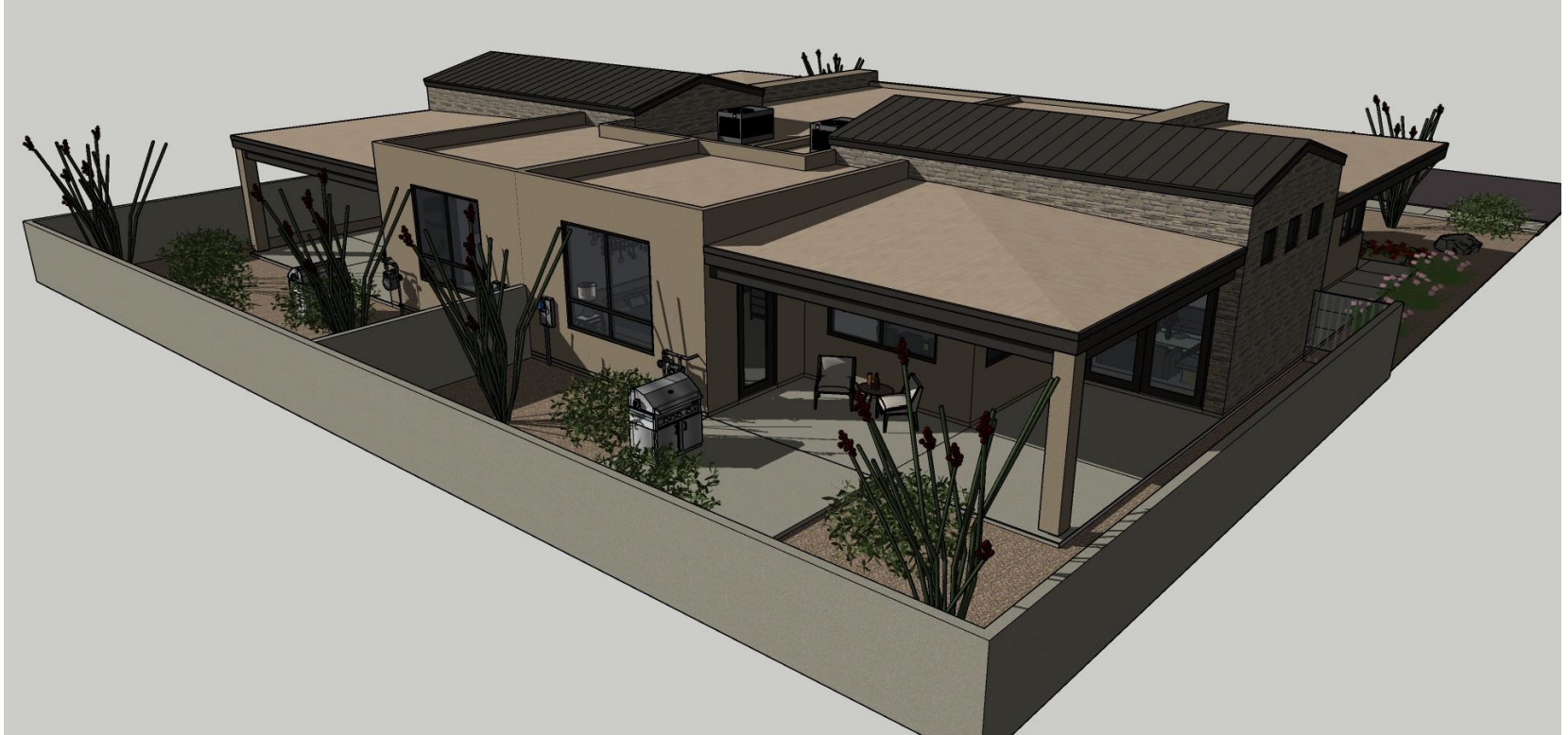
Conceptual Architectural Design

STREET VIEW



Conceptual Architectural Design

VIEW FROM NORTHEAST



Conceptual Architectural Design

VIEW FROM NORTHWEST



Conceptual Architectural Design

VIEW FROM SOUTHEAST



Conceptual Architectural Design

VIEW FROM SOUTHWEST

Conceptual Design Review Process

1st Neighborhood Meeting

- May 20, 2021

Application Submittal & Staff Review

- July 2021

2nd Neighborhood Meeting

- March 30, 2022

Planning & Zoning Commission

Mayor & Council

Begin Final Design Review Process

Neighborhood Meeting Comments

- Privacy
- Protected Hillside
- Grading
- Lighting
- Traffic Volume
- Access
- Drainage

Contact Information

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Conceptual Architectural Design

SIDE ELEVATION



Conceptual Architectural Design

REAR ELEVATION