

February 22, 2017

Re: The Summit & The Pinnacle at Silverstone – Modified Entry & Amenity Building Concepts

Dear Neighbor/Landowner:

We are a land planning and landscape architecture firm working with K. Hovnanian Homes on an approved residential community (CoS case #9-PP-2015) near your property. The 22-acre gated community (The Summit & The Pinnacle) is located on the southwest corner of Pinnacle Peak Road and 74th Street, and is part of the Silverstone Master Planned Community.

We are now submitting an application for the review and approval for updates to both entry concepts. These entry types are in conformance with the Silverstone Master Planned Sign Program 2014. The proposed changes include: realignment of pedestrian sidewalks into the community as well as entry "portal" and entry "unmanned guardhouse" architectural embellishment. No other site plan changes are proposed with this request.

The proposed signage element is to be located at the north entry off 74th Street and Pinnacle Peak and will remain classified as a "Secondary Vehicular Directional" sign, but will include gated pedestrian access on either side of the driveway through a pedestrian gate structure. The "portal" is designed to be a thirteen foot stucco arch with architectural accents. The portal is set behind the signage wall and will attach to a six foot tall curved accent wall, enhanced with glass tile inflections on the interior façade. The vehicular gate is connected to the curved accent wall, creating a semi-circle.

The proposed signage element to be located at the southern entry, 74th Street and Silverstone Drive, and will remain classified as a "Residential Monument" sign, but will include an entry "unmanned guardhouse" on the north side of the accessway and an entry "portal" on the south side. The "unmanned guardhouse" is located behind the signage wall and stands about eighteen feet high. The pedestrian connects through the gated "unmanned guardhouse" and consists of stucco, concrete and glass accents. On the south side of the accessway, behind the signage wall, a smaller pedestrian entry "portal" is proposed. The "portal" is about fourteen feet high and is surfaced with a stucco finish and roof tile. The entry "portal" is located over the southern pedestrian connection, prior to the gated access point.

Attached are front elevations of the proposed entries that will be included with our application submittal. If you have any questions regarding the architecture, please contact me by email (astedman@LVAdesign.com) or by phone at (480) 994-0994. You may also contact Jesus Murillo with the City of Scottsdale at jmurillo@scottsdaleAZ.gov or by phone at (480) 312-7000 and reference pre-application #740-PA-2016.

Sincerely,



Alex Stedman

LVA Urban Design Studio, LLC



CONCEPTUAL RENDERING OF **NORTH ENTRY** ON 74TH STREET

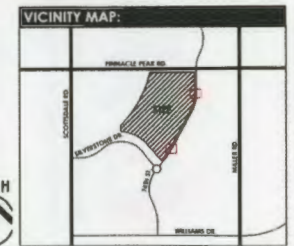


CONCEPTUAL RENDERING OF **SOUTH ENTRY** ON 74TH STREET



LVA urban design studio
and planning • development entitlements • landscape architecture
120 south ash avenue • tempe, arizona 85281 • 480.994.0994

PROPOSED ENTRY & SIGNAGE CONCEPTS



APPROX. SCALE: NTS



DRAWN BY: ac

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