

**Project Narrative
Development Review Board
The Enclave at Borgata**

Northwest Corner
of
Scottsdale Road & Rose Lane

Prepared for:

Antera Development, LLC

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**33-DR-2014
9/17/2014**

I. Request

The request is for Development Review Board (“DRB”) approval of a residential community, The Enclave at Borgata, on a 5+/- gross acre site located at the northwest corner of Scottsdale Road and Rose Lane (the “Property”). The Property was recently rezoned with the approval of 18-ZN-2012 from C-2 (Central Business District) to PUD (Planned Unit Development). The zoning entitlements allowed for up to 218 units and the current DRB application is for only 90 dwelling units. Below is a comparison table between the approved zoning entitlements and the proposed development plan.

	Approved Site Plan	Proposed Site Plan	
Unit Count	218 du	90 du	Decrease
Density	45.70 du/ac	18 du/ac	Decrease
Gross Building Area	262,480 sf	232,000 sf	Decrease
Parking Spaces	313 spaces	203 spaces	Decrease
Common Open Space	94,570 sf	107,200 sf	Increase

II. Existing Improvements/History:

This PUD site is surrounded by a range of zoning districts/uses including a commercial retail center with Trader Joe’s and Walgreens (C-2) to the north, Los Alamos Condominiums (R-4R) to the south, the Cottonwoods (SUP-R Paradise Valley) to the west, Scottsdale Forum office building (C-2) and Hilton Village retail center (C-2/C-0) to the east of Scottsdale Road. The Property is walking distance to an established commercial core including a grocery store, multiple restaurants/services, and hotels, and as such, the site plan has been designed with an emphasis on pedestrian connectivity.

III. Project Overview

The proposal is to redevelop the 5+/- gross acre site to allow for 90 residential condominium units consistent with the approved PUD district with an overall density of approximately 18 +/- dwelling units/acre. The buildings are proposed at 4 stories, 48’ in height with underground parking. The development plan consists of 3 separate buildings with a central common area/courtyard including a pool, spa, bbq, fire pit and multiple seating areas.

The site is ideal for residential dwelling units due to its close proximity to the range of support services, retail, restaurant, resort and office uses in the immediate vicinity. The proposal to redevelop this Property from an underutilized struggling retail center to a residential condominium community will bring additional housing options for the residents of Scottsdale and bolster the economic success of surrounding Scottsdale businesses. Additionally, the integration of additional residential units in this location will not only strengthen the nearby existing retail and commercial businesses, but will uphold the City’s goals and policies set forth in the Southern Scottsdale Character Area Plan (SSCAP).

IV. DRB Criteria (1.904)

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

Response: The proposed residential development is consistent with the approved PUD development standards, Design Standards & Policies Manual, Southern Scottsdale Character Area Plan (SSCAP) and General Plan (Mixed Use Neighborhoods). The Property is part of the larger SSCAP which has a range of uses and land use types. The integration of multifamily along the Scottsdale Road Resort Corridor adjacent to a range of existing commercial and resort land uses fulfills the goals and policies set forth in the SSCAP. The integration of a residential community on the subject site contributes towards the mixed use sustainable character planned for this character area and complements the existing urban fabric of the surrounding area creating a quintessential PUD development.

- 2. The architectural character, landscaping and site design of the proposed development shall:*
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
 - b. Avoid excessive variety and monotonous repetition;*
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles; **See Section V. below.***

Response: The Project will consist of 90 dwelling units, designed in one, two and three bedroom configurations, averaging approximately 2,200 square feet each. Each dwelling unit will have an outdoor balcony living area to provide direct exposure to the outdoor spaces. Resident parking will be provided below grade in an underground parking structure.

All of the units will have access to the project's full amenity package which will include a large internal courtyard including bbq areas, a swimming pool, spa, fire pit, shaded plaza space with seating areas, and a fitness facility. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible. The buildings and site plan have been designed to engage the surrounding development, specifically the two remaining restaurant pads along Scottsdale Road and the Lincoln Village shopping centering directly to the north, through site design, pedestrian connections and architectural character.

The proposed buildings are 4 stories, 48-feet in height in accordance with the PUD development standards approved with case 18-ZN-2012 (see below). These buildings do not abut any single-family residential properties and are setback approximately 500 feet from Scottsdale Road. Pedestrian circulation both on-site and internally within buildings is an important feature of the project, as numerous retail, resort, and entertainment uses are within walking distances from this site.

The proposed residential community will accomplish a range of goals including the revitalization of an underutilized property by integrating high quality, modern architecture and site planning to the area, and creating a pedestrian environment that will tie into and celebrate the existing pedestrian network.

The predominant exterior building material will be clay brick and CMU along with color integrated EIFS with design elements evocative of clean, contemporary "Tuscan" architecture. The roof construction will consist of a flat parapet roof to conceal rooftop mechanical equipment, with lower hip roof elements (along the upper floor) to provide shaded balconies and windows. The exterior colors will consist of a context appropriate earth-tone palette. The design incorporates the use of balconies (private outdoor spaces) for each unit, canopies, trellis details and recessed windows to provide architectural interest and solar shading.

This application includes a range of exhibits (site plan, elevations, landscape plan, and cross-sections) which demonstrate the character and high-level of design proposed for this site. The buildings have been designed in a manner that provides a hierarchy of masses and sensitivity to the surrounding context.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Not applicable.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

Response: The existing network of mobility options associated with this Property make it ideal for residential redevelopment. Scottsdale Road is a major arterial providing primary north-south connection to through Scottsdale, which has a significant concentration of employment, retail, resort and entertainment land uses. Additionally, Valley Metro Route 72 traverses Scottsdale Road, from Chandler Boulevard to Thompson Peak Parkway. While bus stops are not located directly on the subject Property, there is an existing bus stop just south of the site and also on the east side of Scottsdale Road (The Forum), and thus, the existing and proposed sidewalk connections will tie to these bus stops for convenience. Scottsdale Road has a bike lane in the right-of-way. The site is also a little over one mile west of Indian Bend Wash, the City's most predominate open space corridor with a network of continuous pedestrian and bicycle pathways. Developing housing along the Resort Corridor with a range of employment, retail and entertainment uses with established multi-modal transportation options reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: All mechanical equipment, appurtenances and utilities will be integrated in the building design or obscured by a screen walls and landscaping. See roof plan and aerial perspective regarding the screening of roof top mechanical.

5. *Within the Downtown Area, building and site design shall:*
 - a. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*
 - b. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
 - c. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
 - d. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
 - e. *Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between*

adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Not applicable.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;*
- b. Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. Location near the primary pedestrian or vehicular entrance of a development;*
- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*
- e. Location in conformance to standards for public safety.*

Not applicable.

V. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plant states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The proposed architectural character takes inspiration from the previous Borgata retail center through the use of similar materials, colors and architectural detailing. The building character and massing is complementary to the surrounding development including the newly remodeled Lincoln Village retail center immediately to the north and the existing restaurant pads (Blanco and Paul Martin’s) along Scottsdale Road, to remain. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: Although the setting of this redevelopment site is urban in character and does not have natural features such as washes and natural area open space, the developer has taken special consideration in maintaining view corridors for the Los Alamos residents and provide ample open space (over 3 times what is required).

3. *Development should be sensitive to existing topography and landscaping.*

Response: The property is a redevelopment site. All landscaping will consist of low water use desert appropriate landscaping materials.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed redevelopment will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (and some integration of native plants). The site has 3 times the amount of required open space, an increase from the previous retail site. Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand. The existing runoff flow patterns coming from the west and through this site toward Scottsdale Road are maintained with the proposed development. The proposed development reduces the runoff generated on-site due to increased green space compared to existing conditions.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation both on-site and internally within buildings is an important feature of the project, as numerous retail, resort, and entertainment uses are within walking distances from this site.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The subject Property falls within the Scottsdale Road Resort Corridor and is surrounded by a range of uses including the Lincoln Village commercial retail center with Trader Joe's and Walgreens to the north, Los Alamos Condominiums to the south, the Cottonwoods Resort to the west, Scottsdale Forum office building and Hilton Village retail center to the east of Scottsdale Road. The Property is walking distance to an established

commercial core including a grocery store, multiple restaurants/services, and hotels, and as such, the site plan has been designed with an emphasis on pedestrian connectivity enhancing the hospitality/tourism land use goal for this area. The site is also a little over one mile west of Indian Bend Wash, the City's most predominate open space corridor with a network of continuous pedestrian and bicycle pathways. Developing housing along the Resort Corridor with a range of employment, retail and entertainment uses with established multi-modal transportation options reduces the number and distance of automobile trips, improves air quality, thereby enhancing the quality of life for surrounding residents.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity from the site to the north, south, east and west and well connections through the site benefiting adjacent property owners and nearby retail/resort patrons.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: The proposed use of building massing is compatible surrounding development and is appropriately place back from Scottsdale Road. Building articulation and stepped massing promotes a natural hierarchy.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents. The development plan far exceeds the base open space requirements.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. The developer intends to incorporate sustainable design elements into the building design and plans to develop in accordance with green building standards where possible.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting will be designed in a manner that is respectful of the surrounding context while maintaining safety for future residents.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be low-scale and contextually appropriate and processed under a separate approval and permit process.

VI. Amended Development Standards

The City Council approved amended development standards are outlined below.

1) This amendment was approved for a small portion of the building corner which encroaches into the 25 foot setback along Rose Lane. The narrowest point is 20 feet; therefore the setback request was for 20 feet. The request to eliminate the average setback requirement was due to the curved road and varying building lines and dimensions along the Rose Lane frontage. The net average setback is much greater than 30 feet (approximately 50+/- feet), which allows for a meaningful public open space area along the south side of the building.

E. *Building setbacks. (for Rose Lane)*

Major and Minor Collector, Local Streets, and Unclassified Streets (Including Private Streets but Excluding Alleys) - Residential on First Floor Adjacent to the Street	Minimum Setback	Average Setback
	25-feet 20 FEET	30-feet N/A

2) This amendment was approved to modify the standard as noted below to allow for a very small encroachment into the building envelope along Rose Lane (where the PUD development abuts a residential zoning district), which does not impact the overall intent of the building envelope requirement. The gross square footage of the building area that encroaches into the stepback is approximately 5,200 s.f., which is roughly 2% of the total building area.

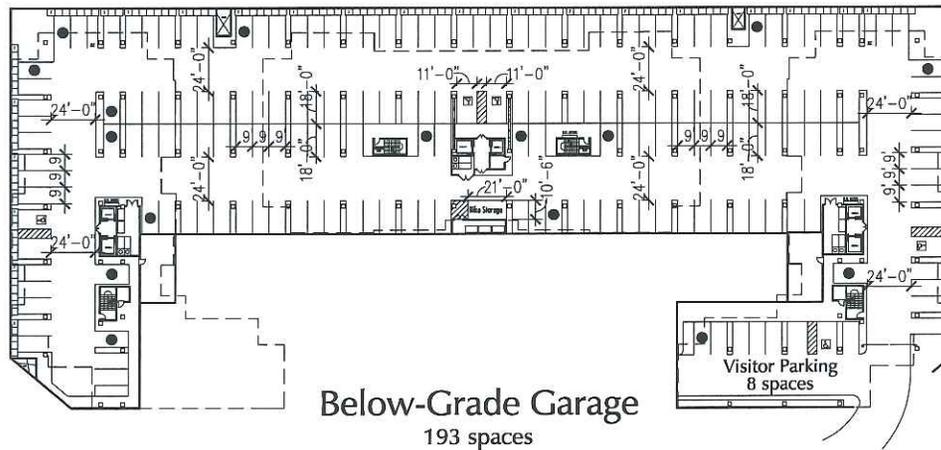
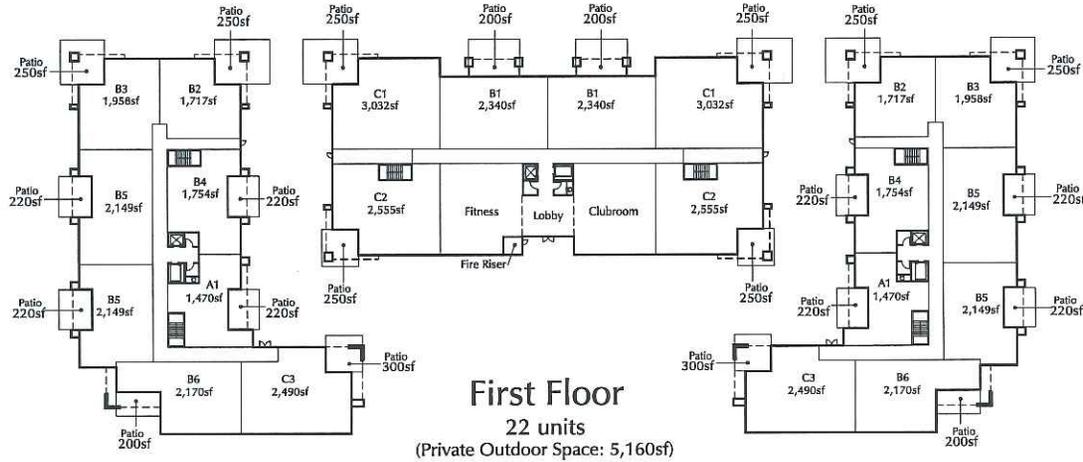
F. Building envelope.

2. PUD Developments abutting or adjacent to a residential zoning district shall have a building envelope inclined stepback plane of 1:2 (ratio of the vertical rise to the horizontal run) starting **AT A POINT TWENTY-FOUR (24) FEET ABOVE** on the residential zoning district boundary, except as specified Section 5.5005.F.3.

VII. Other

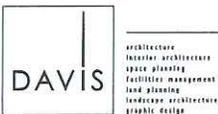
Refuse Collection:

Each residential building has a centrally located trash chute room on each floor that descends to the garage level. The chutes align with trash containers below. These trash containers will be transported by a maintenance vehicle to the trash compactor located at the southwest corner of the site. Pick up and management of the collection will be monitored by the Enclave's management company and will be based on demand. The refuse trash compactor has been designed in a manner that accommodates ample back-up and maneuvering for refuse trucks in Rose Lane, which is a private road (not City right-of-way).



First Floor and Garage Plan Worksheet

Total Private Outdoor Space: 21,420sf

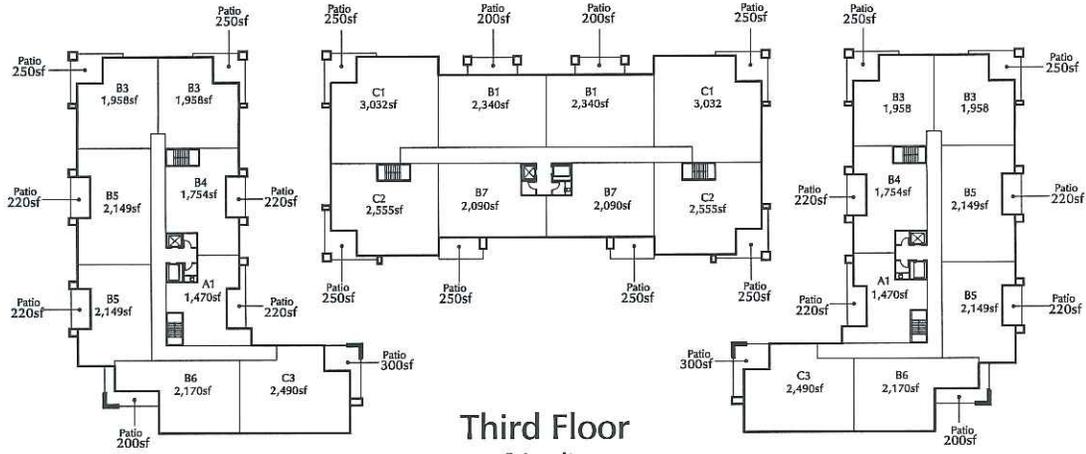


0' | 30' | 60' | 90' | 120' All calculations are approximate and subject to change.

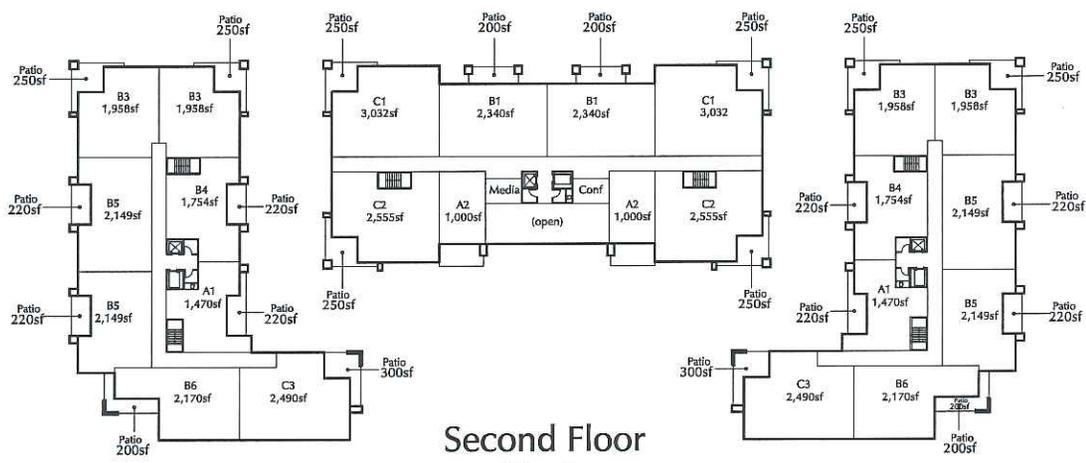
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Scottsdale, Arizona

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Third Floor
 24 units
 (Private Outdoor Space: 5,660sf)



Second Floor
 24 units
 (Private Outdoor Space: 5,660sf)

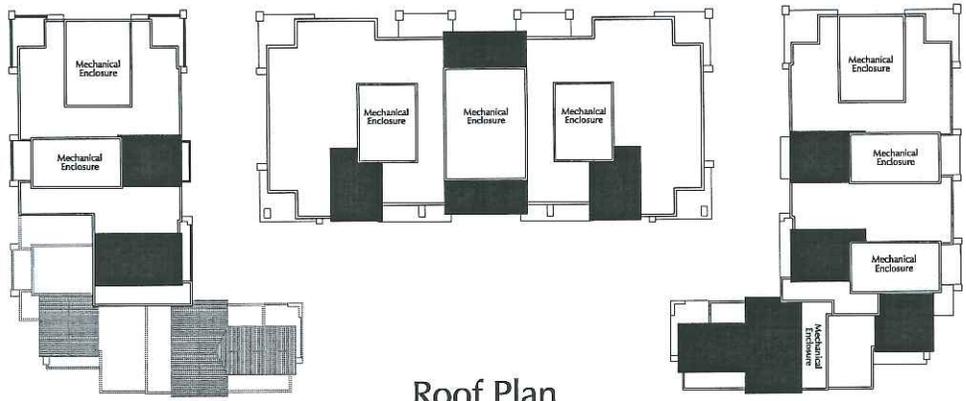
Second and Third Floor Worksheet

0' 30' 60' 90' 120' All cabinets are approximate and subject to change.

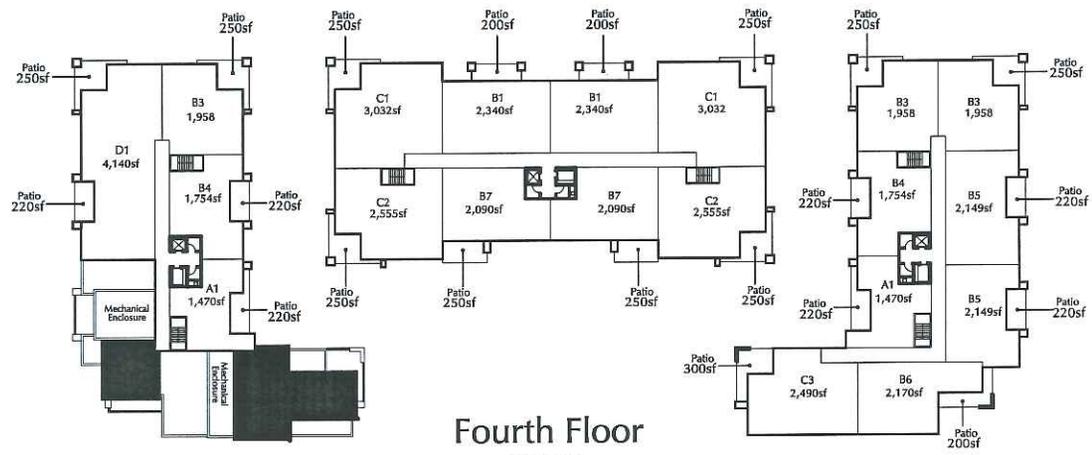
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Scottsdale, Arizona
 1375
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DAVIS
 architecture
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

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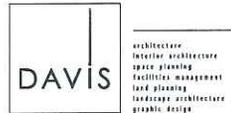


Roof Plan



Fourth Floor
20 units
(Private Outdoor Space: 4,940sf)

Fourth Floor and Roof Plan Worksheet



0' 30' 60' 90' 120' All calculations are approximate and subject to change.

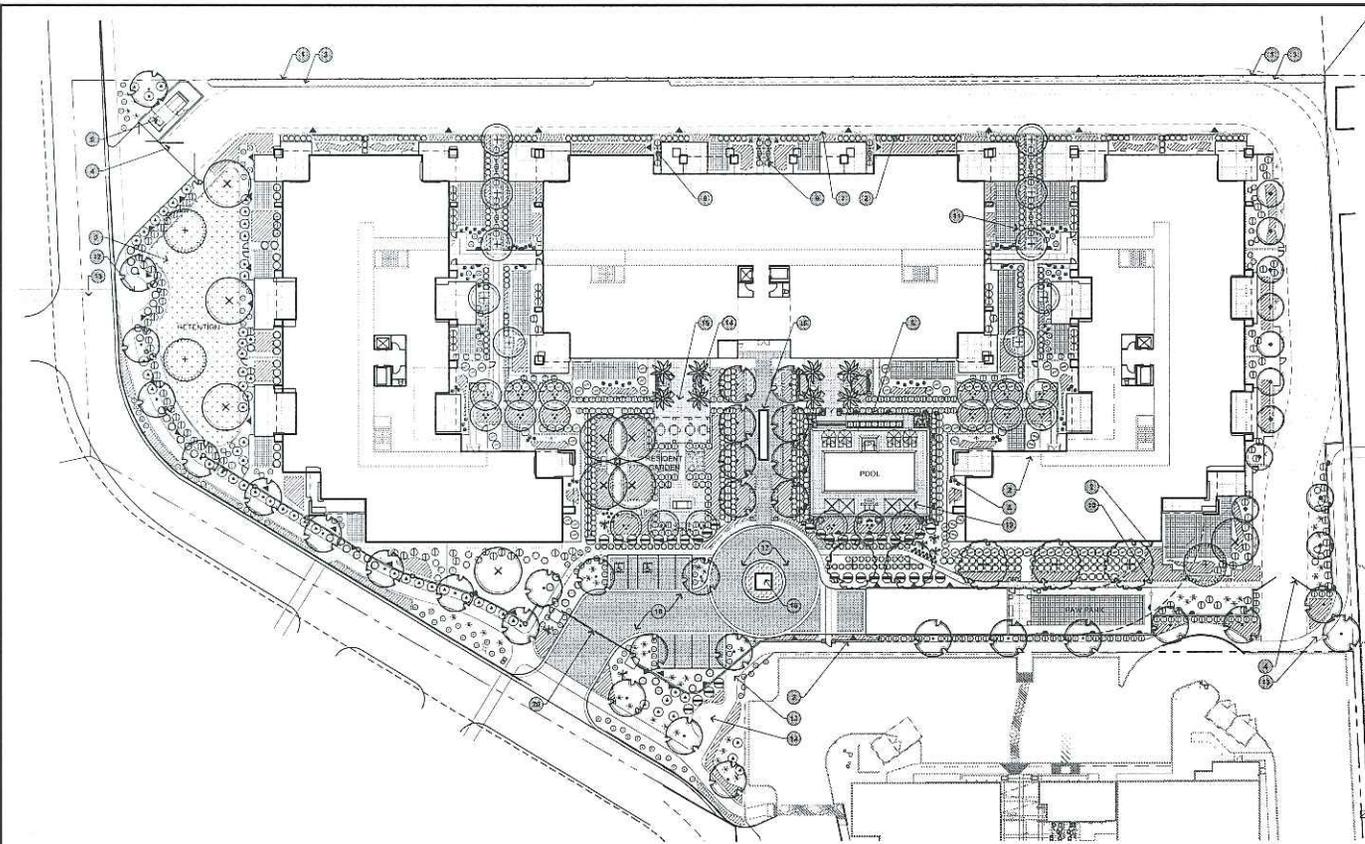
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Scottsdale, Arizona
 1375
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33-DR-2014
9/17/2014



EXPIRES 06/30/2014

**THE ENCLAVE AT
BORGATA**
SCOTTSDALE, ARIZONA 85254



GENERAL LANDSCAPE NOTES

ALL LANDSCAPING WITHIN THE LIMITS OF CONSTRUCTION WILL BE MAINTAINED BY THE PROPERTY OWNER WHILE ALL OTHER LANDSCAPE AREAS INCLUDING LANDSCAPING INSIDE THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE OWNER OF THE ADJACENT DEVELOPMENT.
ALL TREES SHALL MEET IRRIGATOR REQUIREMENTS PER ARIZONA IRRIGATOR ASSOCIATION PLANTING STANDARDS.
IRRIPIVET DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH THROUGHOUT THE SITE AND AT ADJACENT OFF-SITE LANDSCAPE AREAS. CONSTRUCTION TO IRRIPIVET WEATHERING AND DO NOT USE PLASTIC LINDBLAY.
FINISH GRADE OF LANDSCAPE AREAS (TOP OF G.C.) MUST BE GRADED TO 1/2" BELOW DRAIN SURFACES.
LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE READILY MAINTAINED IN ACCORDANCE WITH THE APPROVED SITE AND/OR LANDSCAPE PLAN. PLANT MATERIAL SHALL NOT BE SEVERELY PRUNED SUCH THAT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM IS SIGNIFICANTLY ALTERED.
ALL PLANT MATERIAL SHALL BE MAINTAINED IN ACCORDANCE WITH THE COMMONLY ACCEPTED LANDSCAPE MAINTENANCE STANDARDS.
ALL LANDSCAPING SHALL BE SERVICED WITH A PERMANENT UNDERGROUND AUTOMATED IRRIGATION SYSTEM DESIGNED IN COMPLIANCE WITH THE MINIMUM STANDARDS FOR LANDSCAPE IRRIGATION BY THE ARIZONA CHAPTER, AMERICAN SOCIETY OF IRRIGATION CONSULTANTS.

CITY OF SCOTTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIAL GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
A MINIMUM OF 10 PERCENTAGE UNLESS OTHERWISE SPECIFIED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE (COMPLIANCE WITH) OF THE PROVIDED TREES SHALL BE MAINTAINED. THESE APPLICANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 5, SECTION 10.381 AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 5, SECTION 3.10E.
A SINGLE TRUNK THICKNESS CALIPER SHALL BE 10 TO 12 INCHES TO OR LESS THAN 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE FOR SINGLE TRUNK TREES THAT ARE TO HAVE A CALIPER GREATER THAN 12 INCHES SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK, 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 4" ABOVE THE LOCATION THAT THE THINkest TRUNK IS ORIENTED OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIENTED ABOUT THE SAME.
AREAS WITH THE SIGHT TRIANGLE TRUNCATED TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITH THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 4 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (VERTICAL CURVE, HOLDINGS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS BY STAFF REVIEW AND APPROVAL.
ALL HIGH OR WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, HOMEOWNERS/RESIDENTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRES-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN COMPLIANCE WITH SECTIONS 48-245 THROUGH 48-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 48-215 THROUGH 48-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT ALTER ANY VARIATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (LETTER OF RELEASE) TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	ACADIA STYNOHYLLA	SHORTSTYNG ACADIA	3/4" BOX 25" CAL. 13" H X 10" W	STD TRUNK
(Symbol)	CHALMERS-HOPE-NUSBUR	MEDITERRANEAN FAN PALM	24" BOX	
(Symbol)	DALBERGIA SIBIRICA	SIBIRIC TREE	2 1/2" BOX 15" CAL. 10" H X 8" W	STD TRUNK
(Symbol)	PHOENIX DACYLIPTERA	DATE PALM	16" HT DIAMOND CUT	STD TRUNK
(Symbol)	PASTORIS X RED PUSH	RED PUSH PISTACHE	2 1/2" BOX 15" CAL. 10" H X 8" W	STD TRUNK
(Symbol)	PASTORIS LENTICULUS	MARBLE TREE	24" BOX 15" CAL. 9" H X 8" W	STD TRUNK
(Symbol)	PRUNUS CAROLINIANA	CHINDOLA CHERRY	36" BOX 2 1/2" CAL. 13" H X 10" W	STD TRUNK
(Symbol)	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3/4" BOX 2 1/2" CAL. 13" H X 8" W	STD TRUNK
(Symbol)	SOPIHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	3/4" BOX 2 1/2" CAL. 13" H X 8" W	STD TRUNK
(Symbol)	TRIFLORA NIPA	TRIFL TREE	33" BOX 2 1/2" CAL. 12" H X 10" W	STD TRUNK
ACCENTS				
(Symbol)	CHICUS REVOLUTA	SAGO PALM	15-18 GALLON	
(Symbol)	HEPHESTIA FOR PARVIFLORA	RED YUCCA	8 GALLON	
(Symbol)	MOLICA COLOMBICA	SPRINKLE BACKER	15 GALLON	

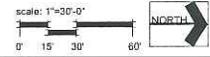
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	RYUKYU KUROHAYASHI	JAPANESE BOKIWOOD	5 GALLON	
(Symbol)	ODONDEAEA VIRGOSA	HOPSEDGE BUSH	5 GALLON	
(Symbol)	BANAEOPHYLLA HYPODIPHYLLA	BELL BELLIS (100 BARS)	5 GALLON	
(Symbol)	SPARGANGLIA RAUCESCENS	EASTERN HOOBAR	5 GALLON	
(Symbol)	INDUSTRIAL JAPONICUM	JAPANESE PRIVET	5 GALLON	
(Symbol)	LARXENBERGIA ROSIDA	PURPLE HIBIKY	5 GALLON	
(Symbol)	MYRTUS COQUANUS	COMMON MYRTLE	5 GALLON	
(Symbol)	MYRTUS COQUANUS 'COMPACTA'	COMPACT COMMON MYRTLE	5 GALLON	
(Symbol)	PURPUREA PUNICATA	DRYFLET BURNING	5 GALLON	
(Symbol)	SAESSEVERIA TORFASCATA	SNAPE PLANT	5 GALLON	
(Symbol)	STRELITZIA REGINAE	TROPICAL BIRD OF PARADISE	5 GALLON	
GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	FICUS PALMIS	CREEPING FIG	1 GALLON	
(Symbol)	JANTANA CAMARU 'NEW GON 17'	NEW GON 17	1 GALLON	
(Symbol)	PLUMBAGO SCANDONIA	PLUMBAGO	1 GALLON	
(Symbol)	SPOROCASTA PARIOSA	PURPLE HEART	1 GALLON	
(Symbol)	WEDELIA TRIOBITA	YELLOW DOT	1 GALLON	
ANNUALS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	CHENOPDIUM SP. CHYRON	BERNARDIA GRASS	500	
(Symbol)	SYNTHETIC TURF			
FINISHES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	STABILIZED DG	COI. OF: DESERT BROWN		FIRE LANE - FIRE TRUCK RATED
(Symbol)	DECOMPOSED GRANITE	COI. OF: 'DESERT BROWN	1/2" SCREENED	2" MINIMUM THICKNESS IN ALL NON-TURF LANDSCAPE AREAS.
VINES	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
(Symbol)	BOUGHANVILLEA SPP.	BOUGHVILLE	5 GALLON	
(Symbol)	SAESSEVERIA	SNAPE PLANT	5 GALLON	
(Symbol)	TRINCHERY COQUANUS	LADY BANKS ROSE	5 GALLON	
(Symbol)	JASMINE	STAR JASMINE	5 GALLON	

SITE / LANDSCAPE DATA

SITE AREA	4.77 ACRES NET GROSS (207,443 SF)
ON-SITE	107,200 SF
RIGHT-OF-WAY	NA
PARKING LOT LANDSCAPING	650 SF (0.05% OF 2,160 SF PARKING AREA)

KEYNOTES

- 10 PROPERTY LINE
- 11 LINE OF GARAGE BELOW
- 12 PERIMETER FENCE
- 13 FIRE EMERGENCY ACCESS GATE
- 14 REFUSE COLLECTION
- 15 POOL FENCE
- 16 PATIO VIEW FENCE
- 17 PATIO PRIVACY WALL
- 18 RAISED PLANTER
- 19 WALKING PATH
- 20 SYNTHETIC LAWN (INTERIOR ONLY, NOT VISIBLE FROM ADJACENT STREET, 10,332 CSZ ZONING).
- 21 COMMUNITY SEATING AREA
- 22 PEDESTRIAN CONNECTION / PATHWAY
- 23 OUTDOOR KITCHEN
- 24 OUTDOOR SEATING
- 25 WATER FEATURE
- 26 DROP OFF
- 27 CONCRETE PAVERS
- 28 POOL CABANA
- 29 FRONT ENTRY GATE



PROJECT NUMBER: 12027
ISSUED FOR PRELIMINARY DESIGN
ISSUED DATE: SEPT 16, 2014
DRAWN BY: MB. REVIEWED BY: JA



REVISIONS:

#	DATE	DESCRIPTION

SHEET NAME:
LANDSCAPE PLAN
SHEET NUMBER:
L1.0

33-DR-2014
9/17/2014



Building Elevations

0' 20' 40' 60' 80'

It contains an accurate and subject to change.

The Enclave at Borgata
Scottsdale, Arizona

13175
 REVISED 9.16.14

DAVIS
 ARCHITECTS
 interior architecture
 space planning
 facilities management
 land planning
 landscape architecture
 graphic design

33-DR-2014
9/17/2014



Aerial View from Southeast



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

The Enclave at Borgata
Scottsdale, Arizona

13175
7.20.14

All conditions are approximate and subject to change.

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Aerial View from Southwest



architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

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All calculations are approximations and subject to change.

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View from East

DAVIS

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

All decisions are approximate and subject to change.

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Aerial View from Northeast



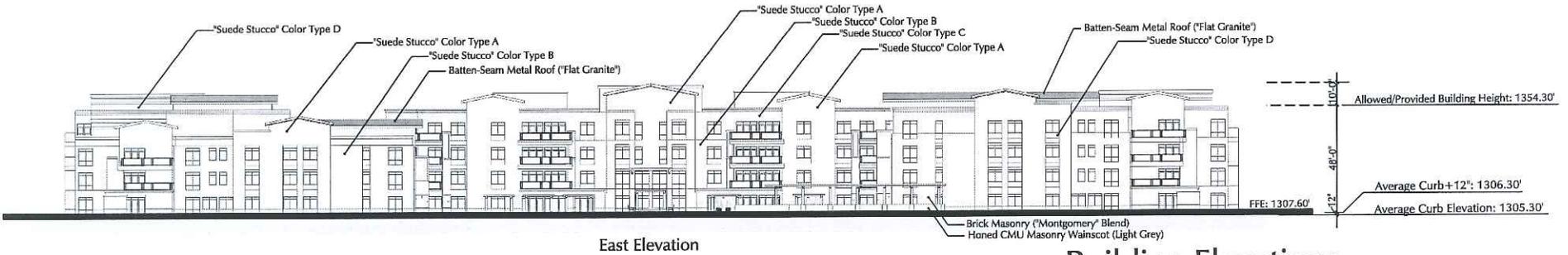
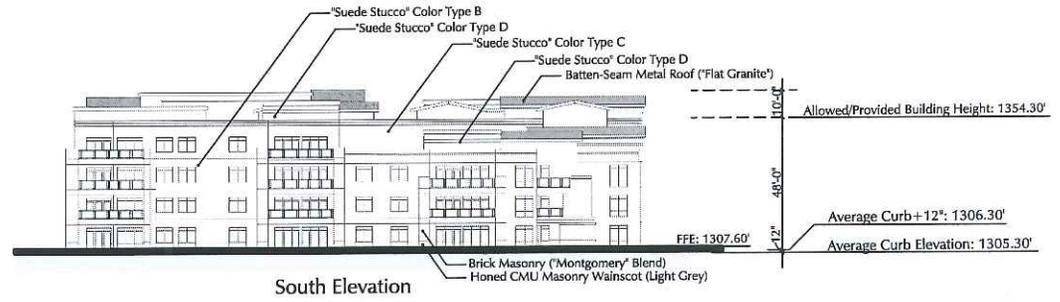
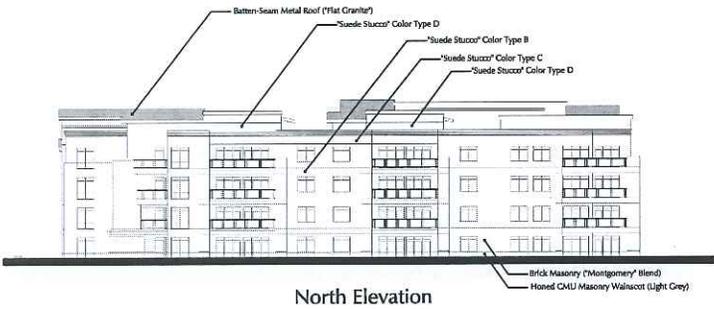
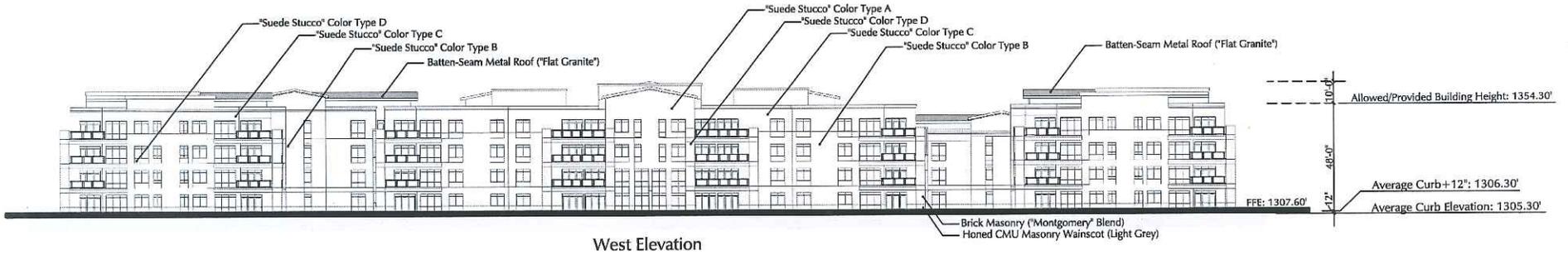
architecture
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The Enclave at Borgata
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13175
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Building Elevations

0' | 20' | 40' | 60' | 80'

All elevations are approximate and subject to change.

DAVIS
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