

**Correspondence Between  
Staff and Applicant  
Approval Letter**



## Planning & Development Services

7447 East Indian School Road  
Scottsdale, Arizona 85251

April 22, 2019

41-DR-2018  
Rudy Herrera  
Family Development  
73081 Fred Warning  
Palm Desert, CA 92260

**RE: DRB APPROVAL NOTIFICATION**

**Case Reference No:** 41-DR-2018 The Retreat @ Seven

The Development Review Board approved the above referenced case on April 18, 2019. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
  - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Jesus Murillo, 480-312-7849.
- Table: "About Fees"
  - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current year's fee schedule at: <https://www.scottsdaleaz.gov/planning-development/fees>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

**Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.**

Sincerely,

Jesus Murillo  
Senior Planner  
jmurillo@scottsdaleAZ.gov

### About Fees



The following table is intended to assist you in estimating your potential application, plan review, and building permit fees. Other fees may also apply, for example Water Resources Non-Residential Development, Parking-in-Lieu Fees, or Assessment District Fees; and those fees are not listed in this package the plan review staff is responsible for determining additional applicable fees.

| Type of Activity | Type of Fee     | Subcategory                                                                                                                                                                                                                                                                                                       | When paid?                                                               |
|------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| Commercial       | Application     | <ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>                                          | At time of application submittal                                         |
|                  | Plan Review     | <ul style="list-style-type: none"> <li>Commercial, foundation, addition, tenant improvement/remodel</li> <li>Apartments/Condos</li> <li>Engineering site review</li> <li>Signs</li> <li>Plat fees</li> <li>Misc. Plan Review</li> <li>Lot Tie/Lot Split</li> <li>Pools &amp; Spas</li> <li>Recordation</li> </ul> | At time of construction document submittal                               |
|                  | Building Permit | <ul style="list-style-type: none"> <li>Commercial addition, remodel, tenant improvement, foundation only, shell only</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>                                                                                                      | After construction document approval and before site construction begins |
| Residential      | Application     | <ul style="list-style-type: none"> <li>Preapplication, Variance, Zoning Appeal, Continuance, Development Review Board, ESL, General Plan, Rezoning, Sign Review, Special Event, Staff Approval, Temporary Sales Trailer, Use Permit, or Zoning Text Amendment</li> </ul>                                          | At time of application submittal                                         |
|                  | Plan Review     | <ul style="list-style-type: none"> <li>Single family custom, addition, remodel, standard plans</li> <li>Engineering site review</li> <li>Misc. plan reviews</li> </ul>                                                                                                                                            | At time of construction document submittal                               |
|                  | Building Permit | <ul style="list-style-type: none"> <li>Single family custom, addition, remodel, detached structure, standard plans</li> <li>Fence walls or Retaining walls</li> <li>Misc. Permit</li> <li>Signs</li> </ul>                                                                                                        | After construction document approval and before site construction begins |



DM 19  
DM 19, LLC  
Permit #E182438 AZCON #67342  
Kayla Becker 928.499.0252

Dust Complaints? Call Maricopa  
County Air Quality Department  
602.506.6010 or 602.372.2703

**PUBLIC HEARING NOTICE** 411

**REQUEST:** approval of the site plan, landscape plan, and building elevations for a new 48-unit residential condominium development, consisting of nine, two-story buildings, in a 9.4-acre tract, all on a 61-acre site.

**CASE#:** 41-DR-2018

**DATE:** April 18, 2018

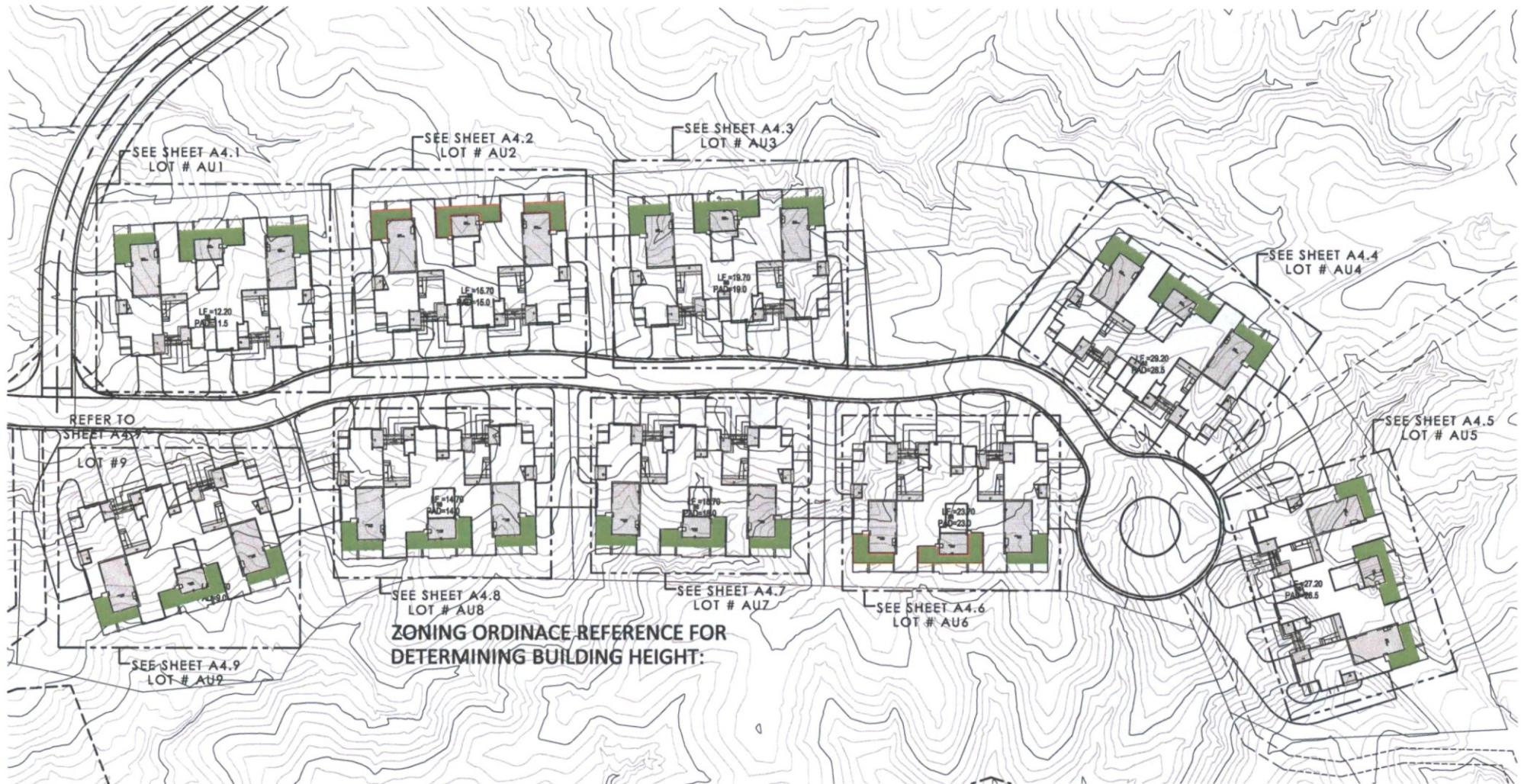
**HEARING DATE SUBJECT TO CHANGE**

**480-312-7000**

4/5/2018

1:00 P.M.





NOTE:  
REFER TO SHEET A5 FOR  
ARCHITECTURAL PROJECTION  
AND SET BACKS

#### BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



MAX BUILDING HEIGHTS WITH  
NATURAL GRADE

DANIELIAN  
ASSOCIATES  
architects ■ planners  
A4  
17027.00

41-DR-2018

02.12.19

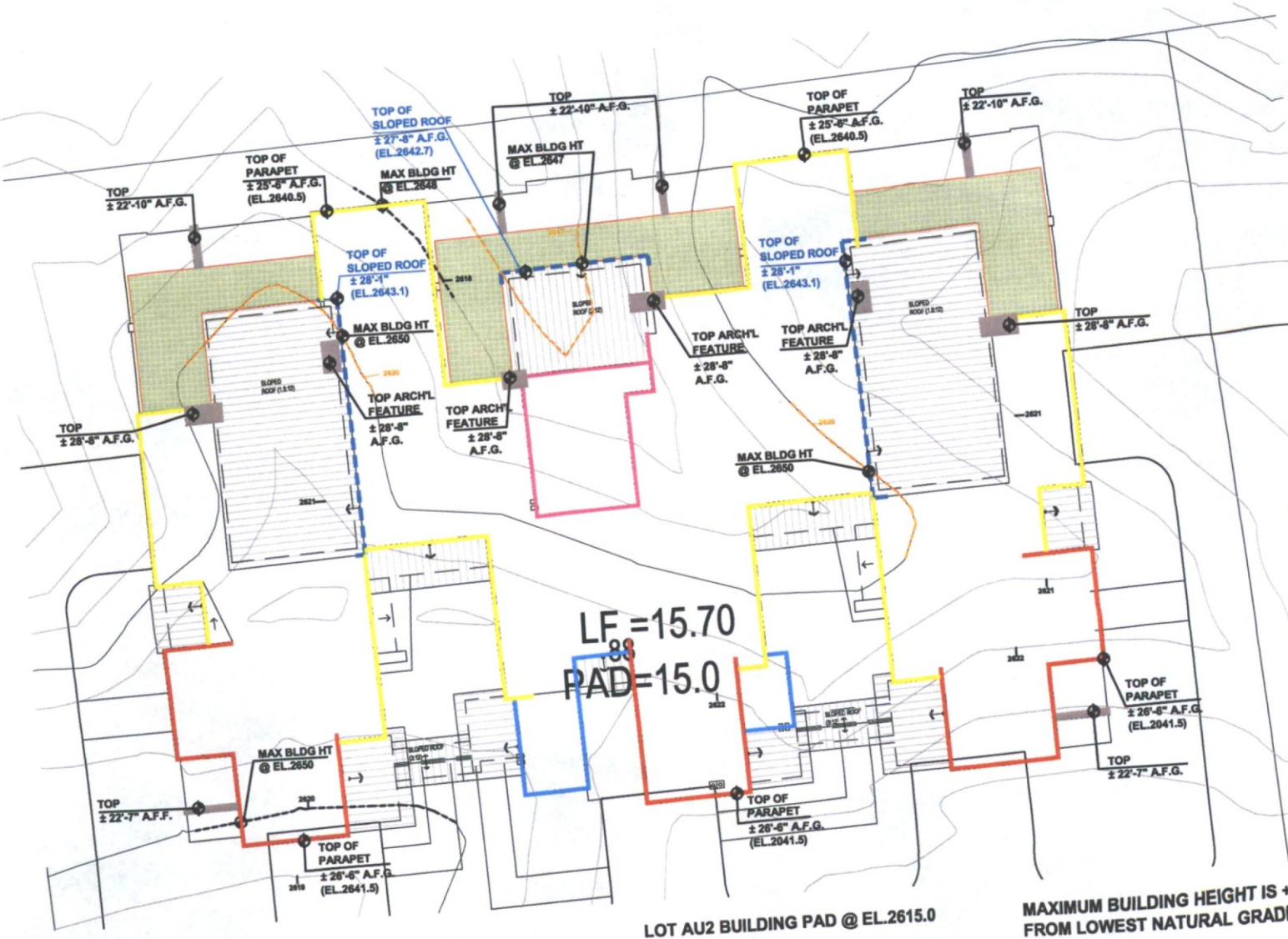
41-DR-2018  
02/14/2019



**LEGEND:**

- HEIGHTS ARE TAKEN FROM  
FINISH GRADE
- ±23'-6" FLAT ROOF  
W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE  
REFERENCE

**BENCHMARK:**  
NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K3, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.



NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTIONS AND SET BACKS

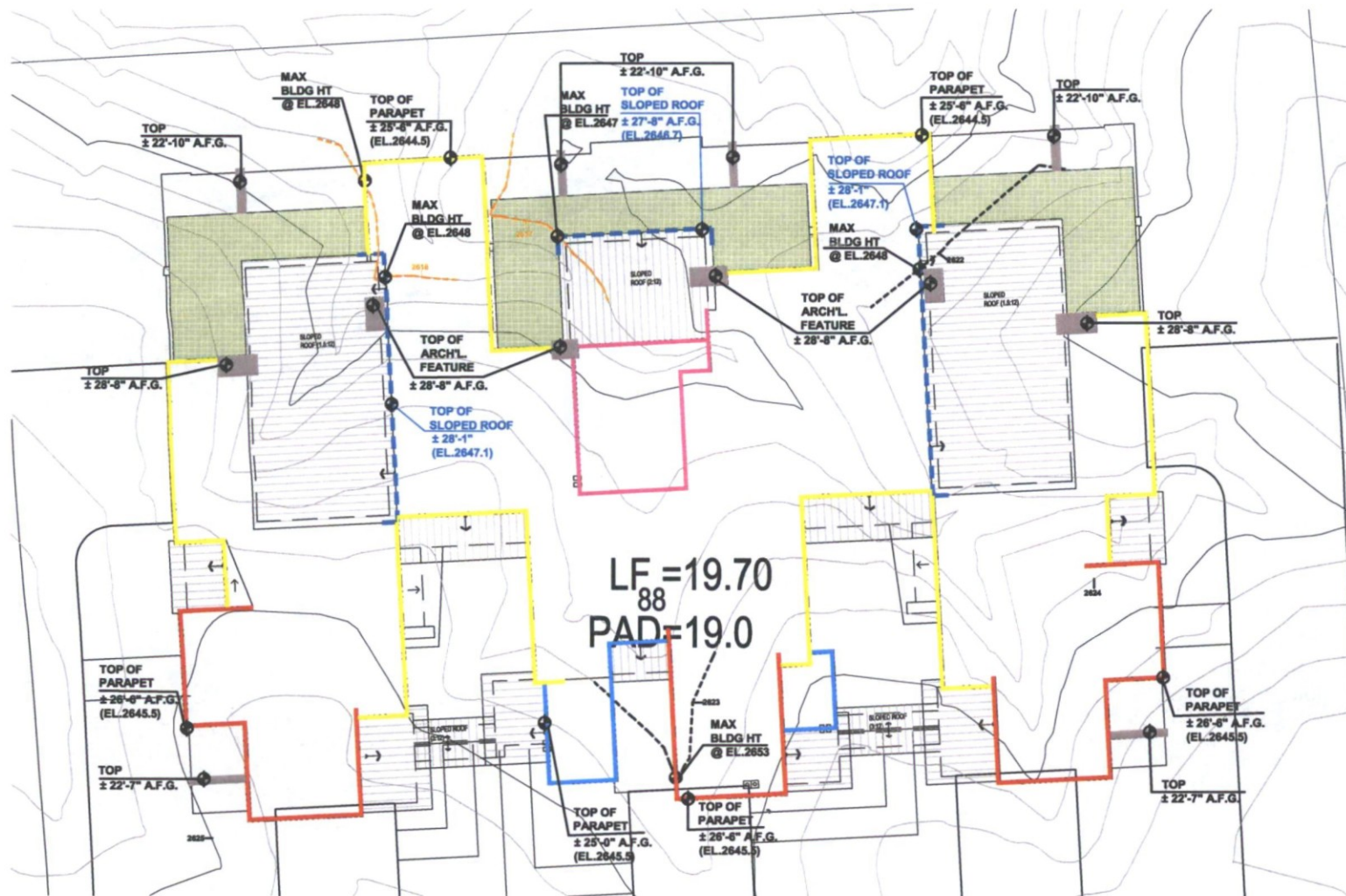
2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA

LOT AU2 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

**DANIELIA**  
ASSOCIATES  
architectural planning  
41-DR-2018  
02.12.18





#### LEGEND:

HEIGHTS ARE TAKEN FROM  
FINISH GRADE

- ±23'-6" FLAT ROOF  
W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED

- HIGHEST POINT OF ROOF
- NATURAL GRADE  
REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K13, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTIONS AND SET BACKS

LOT AU3 BUILDING PAD @ EL.2619.0

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU3 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

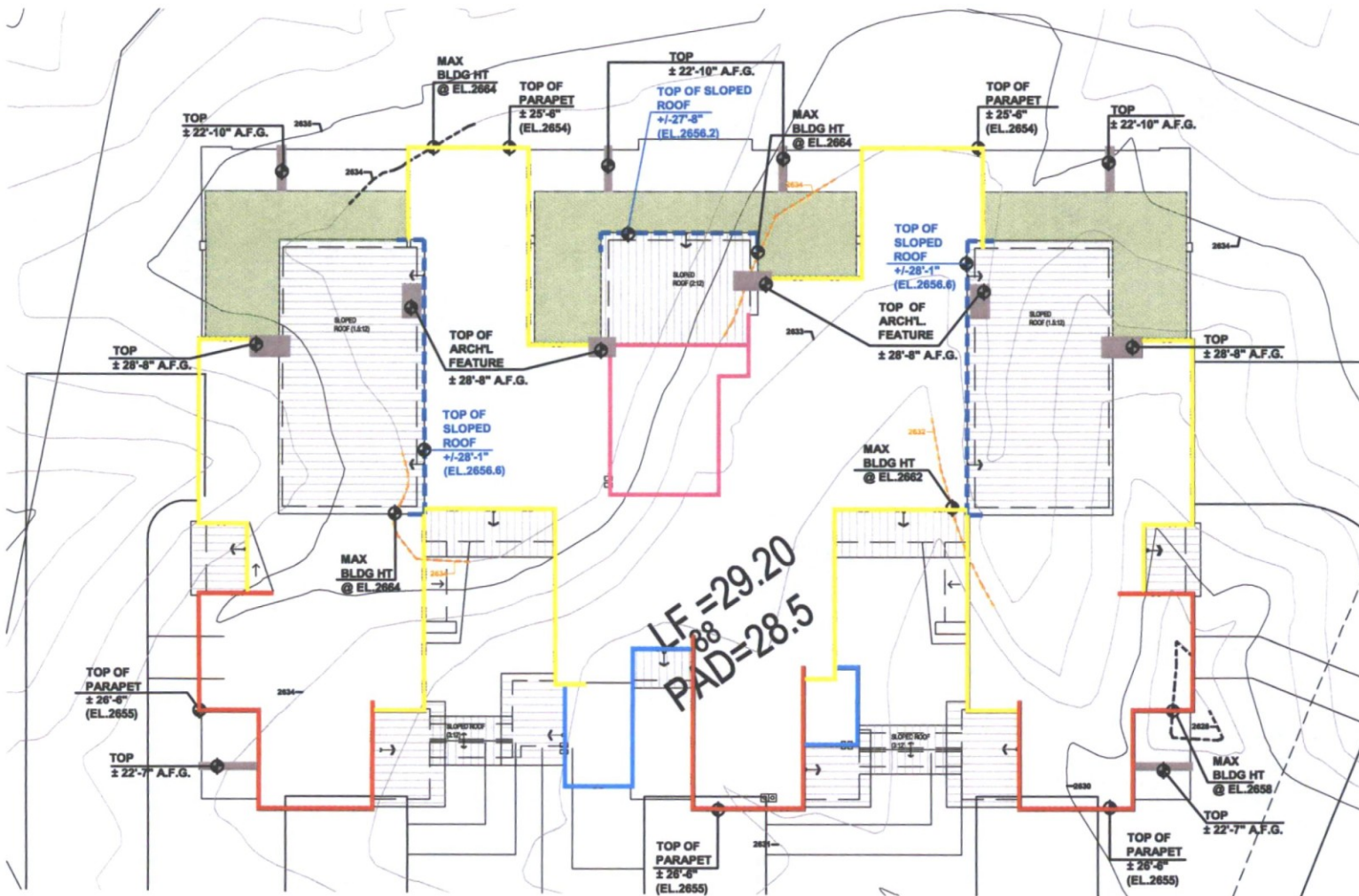
**DANIELIAN**  
ASSOCIATES  
architectural planners  
A4.3  
17027.00



41-DR-2018

02.12.19





#### LEGEND:

HEIGHTS ARE TAKEN FROM  
FINISH GRADE

- ±23'-6" FLAT ROOF  
W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE  
REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K13, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTION AND SET BACKS

LOT AU4 BUILDING PAD @ EL.2628.5

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA

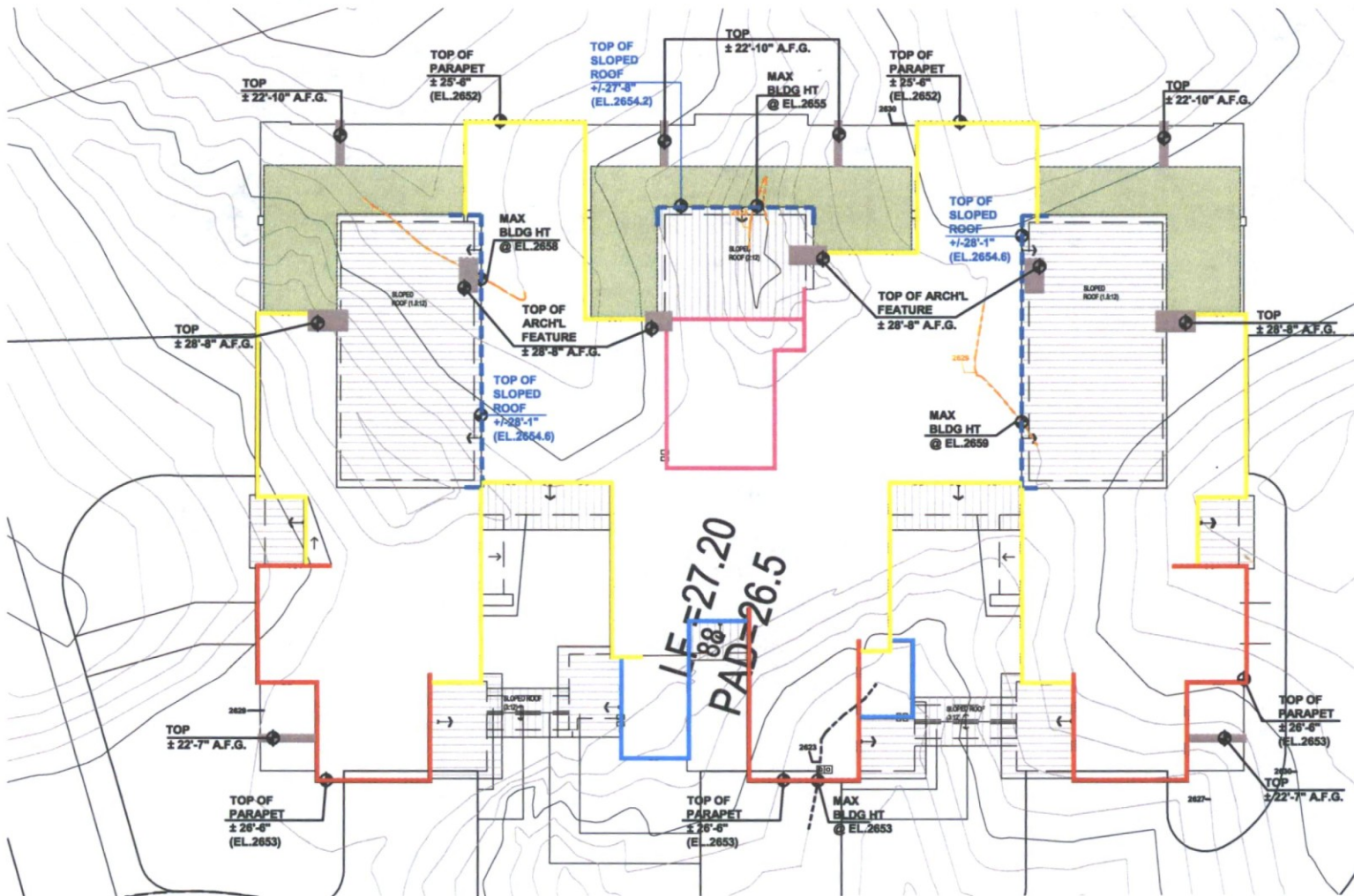


LOT AU4 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

**DANIELIAN**  
ASSOCIATES  
architects planners  
A4.4  
02.12.19  
17027.00



41-DR-2018



#### LEGEND:

HEIGHTS ARE TAKEN FROM FINISH GRADE

- ±23'-6" FLAT ROOF W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTION AND SET BACKS

LOT AU5 BUILDING PAD @ EL. 2626.5

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU5 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

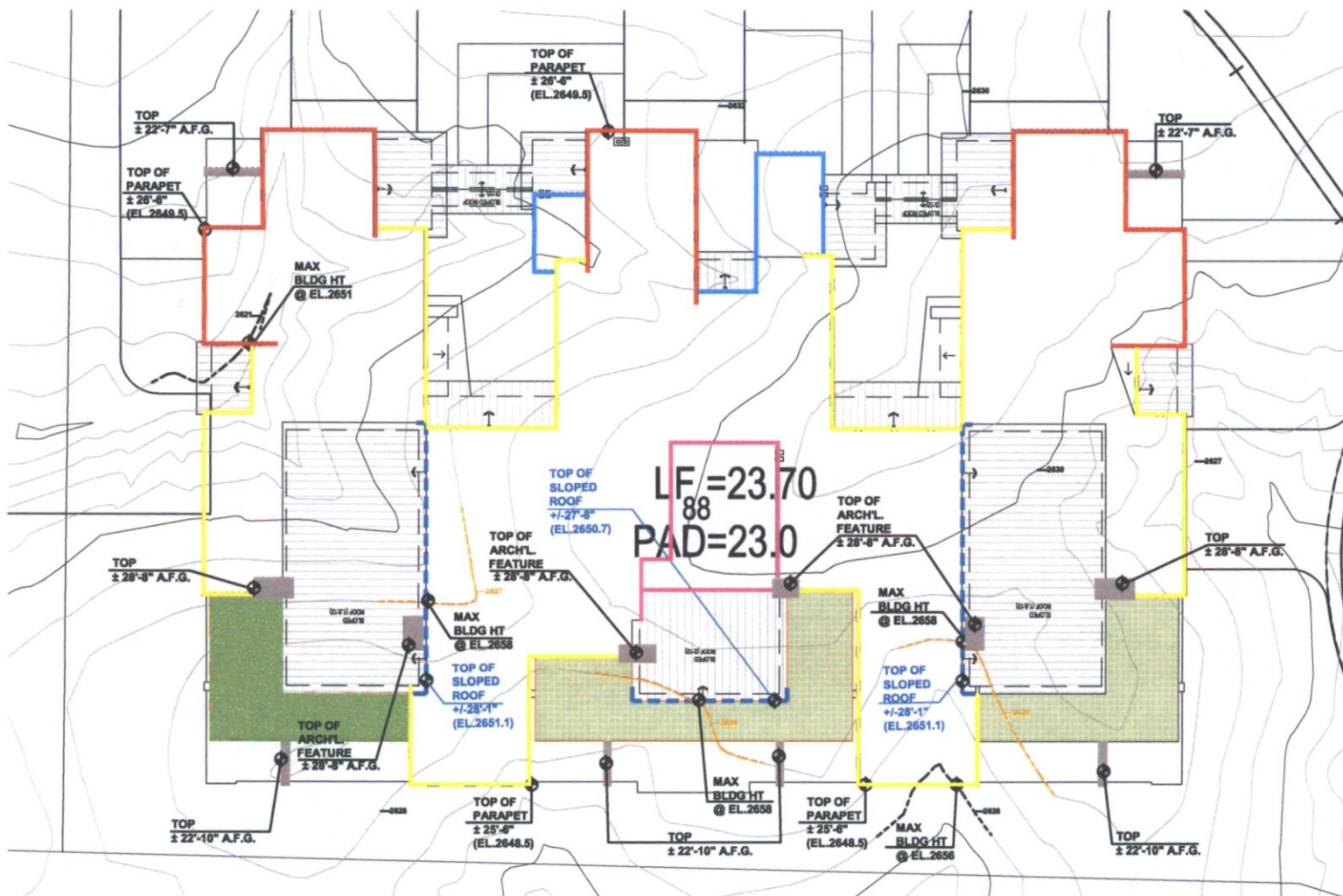
DANIELIAN ASSOCIATES  
architects • planners  
A4.5  
17027.00



41-DR-2018

02.12.19





#### LEGEND:

HEIGHTS ARE TAKEN FROM FINISH GRADE

- ±23'-6" FLAT ROOF W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

LOT AU6 BUILDING PAD @ EL. 2623.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU6 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

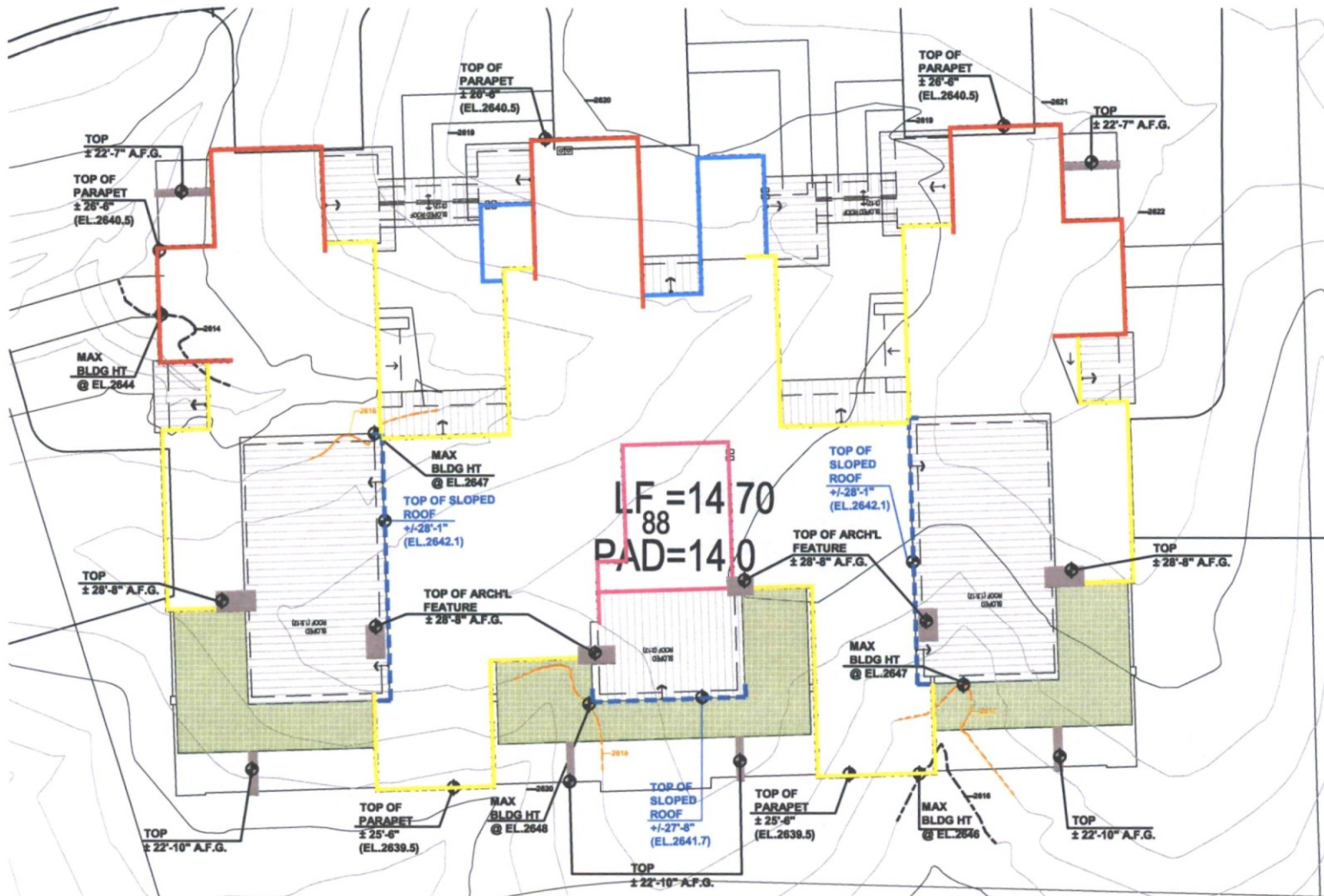
DANIELIAN ASSOCIATES  
architects planners  
A4.6  
02.12.19  
17027.00



41-DR-2018







- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

**NOTE:**  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTION AND SET BACKS

LOT AU8 BUILDING PAD @ EL.2614.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

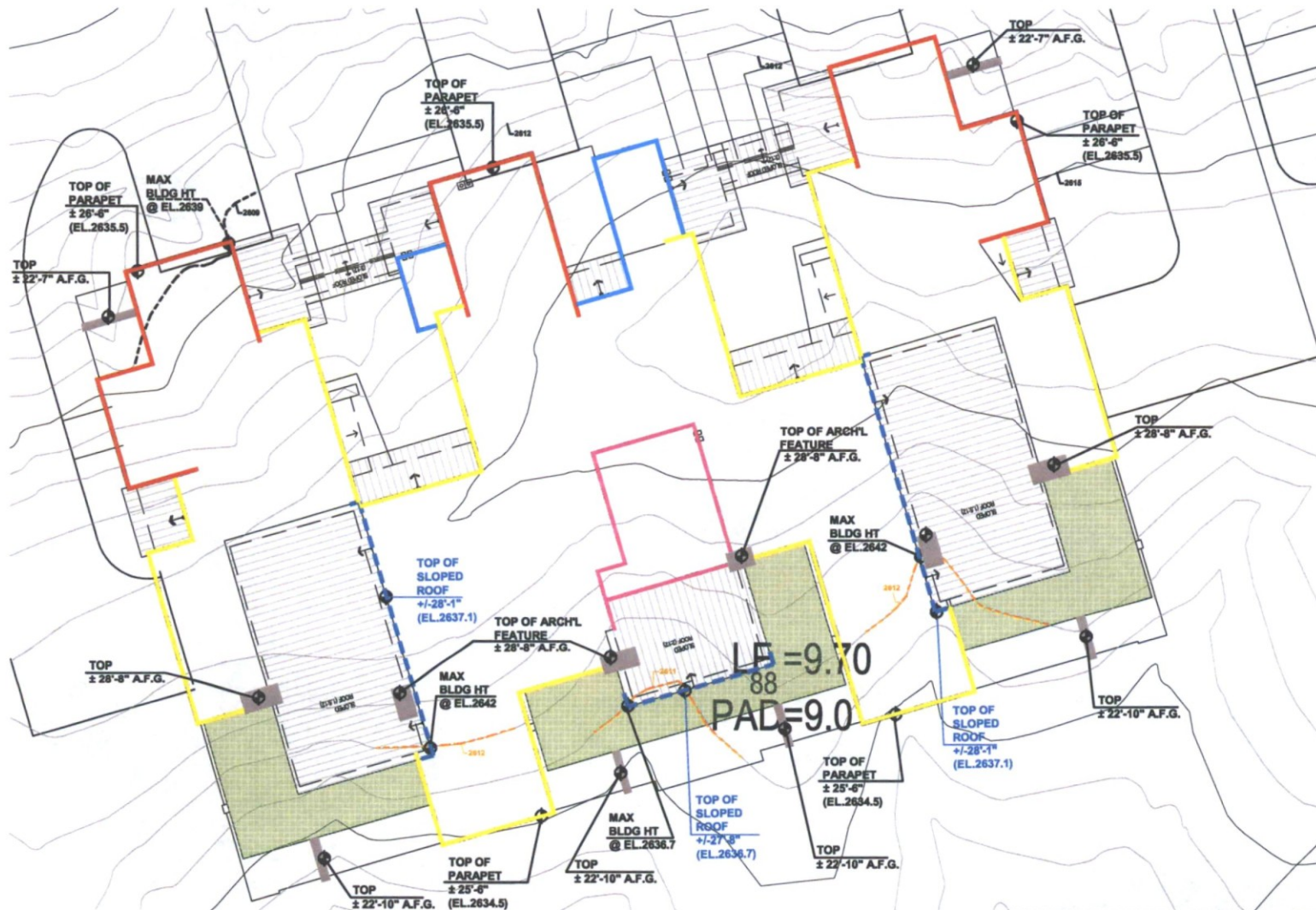
2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
 TP-FD-DM7,LLC.  
 SCOTTSDALE, ARIZONA

LOT AU8 NATURAL GRADE WITH  
 BUILDING ELEVATION HEIGHTS

**DANIELIAN ASSOCIATES**  
 architects planners  
 02.12.19  
 A4.8  
 17027.00





#### LEGEND:

HEIGHTS ARE TAKEN FROM  
FINISH GRADE

- ±23'-6" FLAT ROOF  
W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE  
REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K13, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTIONS AND SET BACKS

LOT AU9 BUILDING PAD @ EL.2609.0

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



LOT AU9 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

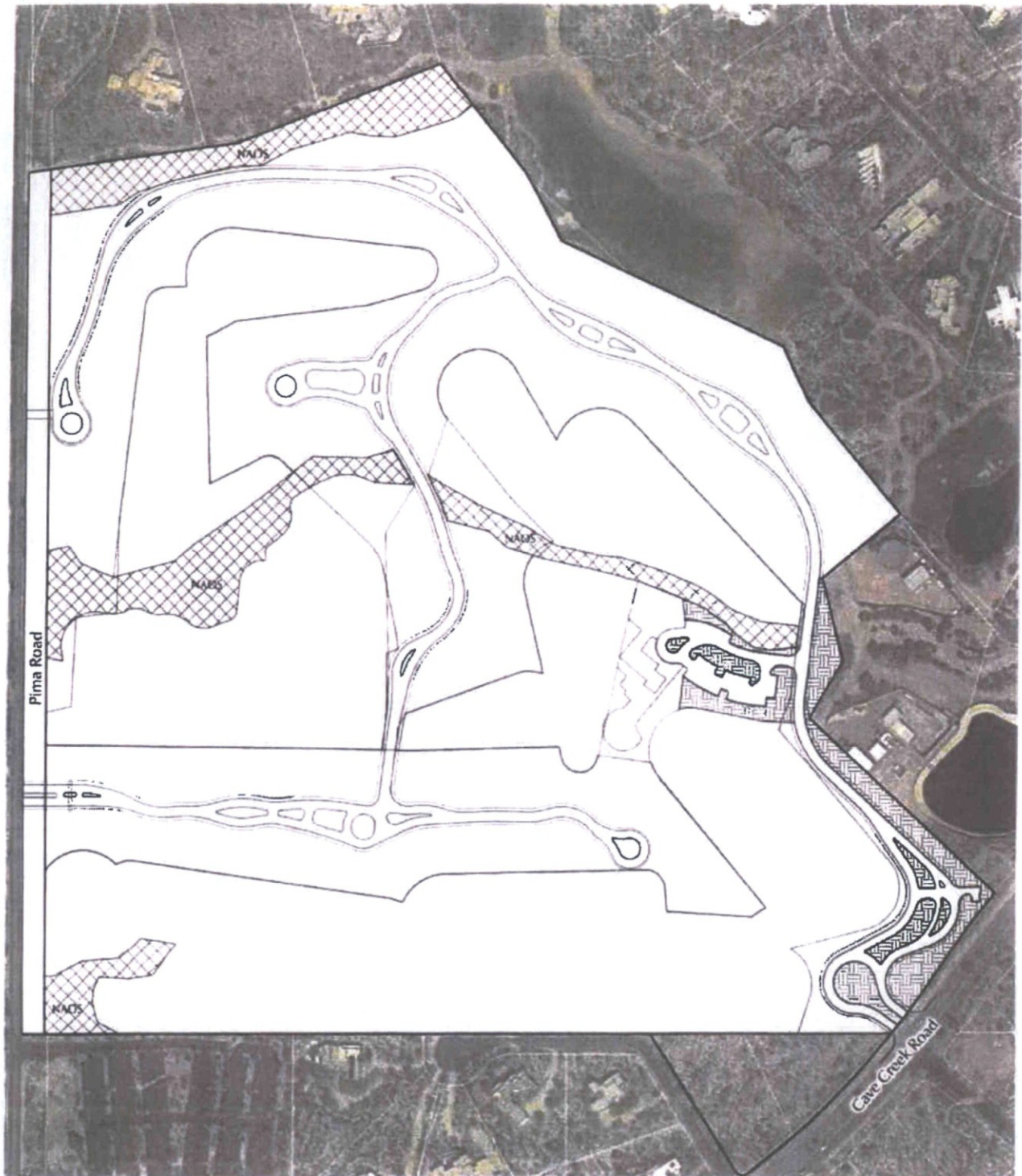
**DANIELIAN**  
ASSOCIATES  
architects planners  
A4.9  
17027.00



41-DR-2018

02.12.19





#### NAOS ZONES

|                                                                                     |                                  |                                |
|-------------------------------------------------------------------------------------|----------------------------------|--------------------------------|
|  | Undisturbed NAOS -               | 6.1 Acres = 6.7% of Property   |
|  | Revegetated NAOS                 | 2.8 Acres = 3.0% of Property   |
|                                                                                     | Desert Mountain NAOS Pool        | 25.3 Acres = 27.6% of Property |
|                                                                                     | NAOS Provided -                  | 34.2 Acres = 37.3% of Property |
|                                                                                     | Required NAOS per Slope Analysis | 34.2 Acres = 37.3% of Property |
|                                                                                     | Gross Property Acreage           | 91.7 Acres                     |

Desert Mountain Parcel 19 - NAOS Calculations

| Land Slope | Upper Desert | Area (Acres) | Percent Area | NAOS Required (Acres) |
|------------|--------------|--------------|--------------|-----------------------|
| 0-2%       | 25%          | 30.46        | 33.22%       | 7.62                  |
| 2-5%       | 20%          | 30.13        | 32.86%       | 6.03                  |
| 5-10%      | 10%          | 17.57        | 19.16%       | 1.76                  |
| 10-15%     | 5%           | 30.78        | 33.57%       | 1.54                  |
| 15-20%     | 5%           | 34.56        | 37.59%       | 1.73                  |
| Over 20%   | 5%           | 5.49         | 6.00%        | 0.27                  |
|            |              | 88.99        | 100.00%      | 18.95                 |

TOTAL SLOPE AREA: 88.99 AC  
 TOTAL NAOS REQUIRED: 18.95 AC  
 UNDISTURBED REQUIRED: 6.1 AC  
 REVEGETATED ALLOWED (38% OF REQUIRED): 7.85 AC

July 29, 2016  
 SCALE 1" = 100'

**DESERT MOUNTAIN**  
 Parcel 19  
 NAOS Plan

**5-GP, 17-ZN & 6-UP-2016**  
 8/9/16

**m3companies**  
 GREGORY PICKETT





Site Data:  
92 Gross Acres  
190 Proposed Units  
2.06 du/acre

Proposed Zoning: R-4 ESL  
+/- 56 Acres, 3.39 du/acre  
Required R-4 ESL Open Space: 243,936 sf.  
Provided R-4 ESL Open Space: 311,797 sf

Proposed Zoning: O-5 ESL  
+/- 36 Acres

#### LANDSCAPE ZONES

|                                                                                     |                               |                                |
|-------------------------------------------------------------------------------------|-------------------------------|--------------------------------|
|  | Undisturbed NAOS -            | 6.1 Acres = 6.7% of Property   |
|  | Revegetated NAOS -            | 2.8 Acres = 3.0% of Property   |
|  | Golf Course Landscape -       | 19.0 Acres = 20.7% of Property |
|  | Golf Course Turf/Bunker Areas | 18.1 Acres = 19.7% of Property |
| Landscape Area Total -                                                              |                               | 46.0 Acres = 50.2% of Property |
| Gross Property Acreage                                                              |                               | 91.7 Acres                     |

#### Desert Mountain Parcel 19 - NAOS Calculation

| Landscape | Percent | Area (Acres) | Percent | NAOS Required (Acres) |
|-----------|---------|--------------|---------|-----------------------|
| 0-2%      | 25%     | 10.46        | 11.76%  | 2.62                  |
| 2-5%      | 29%     | 10.13        | 11.18%  | 2.53                  |
| 5-10%     | 36%     | 17.57        | 18.75%  | 6.15                  |
| 10-15%    | 49%     | 20.78        | 23.39%  | 9.35                  |
| 15-25%    | 49%     | 24.55        | 27.59%  | 11.05                 |
| Over 25%  | 49%     | 5.49         | 6.17%   | 2.47                  |
| Total     |         | 88.98        | 100.00% | 34.17                 |

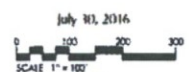
TOTAL BLOW AREA: 88.98 AC  
TOTAL NAOS REQUIRED: 34.17 AC  
UNDISTURBED REQUIRED: 23.97 AC  
REVEGETATED ALLOWED: 10.20 AC



Parcel 19

Open Space Plan

5-GP, 17-ZN & 6-UP-2016  
8/9/16



July 31, 2016  
m3companies  
GRIFFY PICKETT





Site Data:  
92 Gross Acres  
190 Proposed Units  
2.06 du/acre

Proposed Zoning: R-4 ESL  
+/- 56 Acres, 3.39 du/acre  
Required R-4 ESL Open Space: 243,936 sf.  
Provided R-4 ESL Open Space: 279,825 sf

Proposed Zoning: O-S ESL  
+/- 36 Acres

#### OPEN SPACE ZONES

|                                                                                     |                                 |                                |
|-------------------------------------------------------------------------------------|---------------------------------|--------------------------------|
|  | Undisturbed NAOS -              | 5.3 Acres = 5.8% of Property   |
|  | Revegetated NAOS -              | 1.8 Acres = 2.0% of Property   |
|  | Golf Course Landscape -         | 19.0 Acres = 20.7% of Property |
|  | Golf Course Turf/Bunker Areas - | 18.0 Acres = 19.7% of Property |
| Landscape Area Total -                                                              |                                 | 44.1 Acres = 48.1% of Property |
| Gross Property Acreage                                                              |                                 | 91.7 Acres                     |

#### Desert Mountain Parcel 19 - NAOS Calculation

| Land Slope   | Unperturbed | Area (Acres) | Percent Area   | NAOS Required (Acres) |
|--------------|-------------|--------------|----------------|-----------------------|
| 0-2%         | 25%         | 30.46        | 33.21%         | 7.62                  |
| 2-5%         | 25%         | 30.13        | 32.86%         | 7.53                  |
| 5-10%        | 35%         | 17.57        | 19.16%         | 6.15                  |
| 10-15%       | 45%         | 30.78        | 33.53%         | 13.91                 |
| 15-25%       | 45%         | 34.55        | 37.58%         | 15.55                 |
| Over 25%     | 45%         | 5.49         | 6.00%          | 2.47                  |
| <b>Total</b> |             | <b>88.98</b> | <b>100.00%</b> | <b>34.17</b>          |

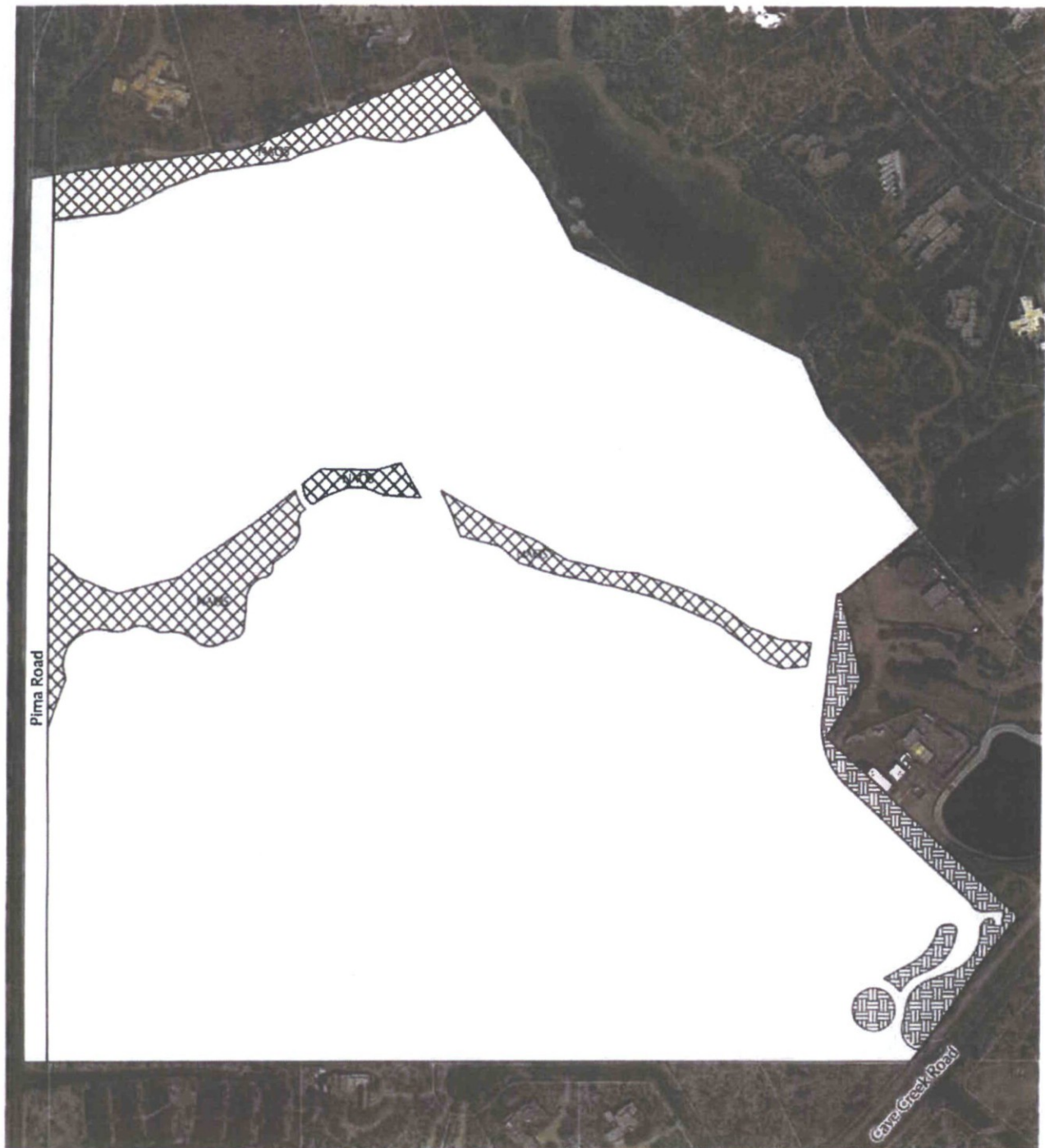
TOTAL NAOS AREA:  
TOTAL NAOS REQUIRED:  
UNPUBLISHED REQUIRED:  
RECALCULATED ALLOWED (35% OF NAOS)

September 19, 2016  
SCALE 1" = 100'

**DESERT MOUNTAIN**  
Parcel 19  
Open Space Plan

**17-ZN-2016**  
**09/19/16**

**m3companies**  
GREEN/PICKETT



# NAOS ZONES

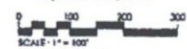
|                                                                                     |                                    |                                |
|-------------------------------------------------------------------------------------|------------------------------------|--------------------------------|
|  | Undisturbed NAOS -                 | 5.3 Acres = 5.8% of Property   |
|  | Revegetated NAOS -                 | 1.8 Acres = 2.0% of Property   |
|                                                                                     | Desert Mountain NAOS Pool -        | 27.1 Acres = 29.5% of Property |
|                                                                                     | NAOS Provided -                    | 34.2 Acres = 37.3% of Property |
|                                                                                     | Required NAOS per Slope Analysis - | 34.2 Acres = 37.3% of Property |
|                                                                                     | Gross Property Acreage -           | 91.7 Acres                     |

Desert Mountain Parcel 19 - NAOS Calculation

| Land Slope | Upper Desert | Area (Acres) | Percent Area | NAOS Required (Acres) |
|------------|--------------|--------------|--------------|-----------------------|
| 0-2%       | 20%          | 10.46        | 11.38%       | 2.62                  |
| 2-5%       | 20%          | 10.11        | 11.03%       | 2.53                  |
| 5-10%      | 30%          | 17.57        | 19.16%       | 5.27                  |
| 10-15%     | 40%          | 20.78        | 22.65%       | 8.31                  |
| 15-20%     | 45%          | 24.55        | 26.77%       | 11.05                 |
| Over 20%   | 45%          | 5.49         | 6.00%        | 2.47                  |
|            |              | 88.96        | 100.00%      | 34.17                 |

TOTAL SLOPE AREA  
TOTAL NAOS REQUIRED  
LAND REQUIRED FOR REQUIRED  
REVEGETATION REQUIRED (20% OF REQUIRED)

September 19, 2016

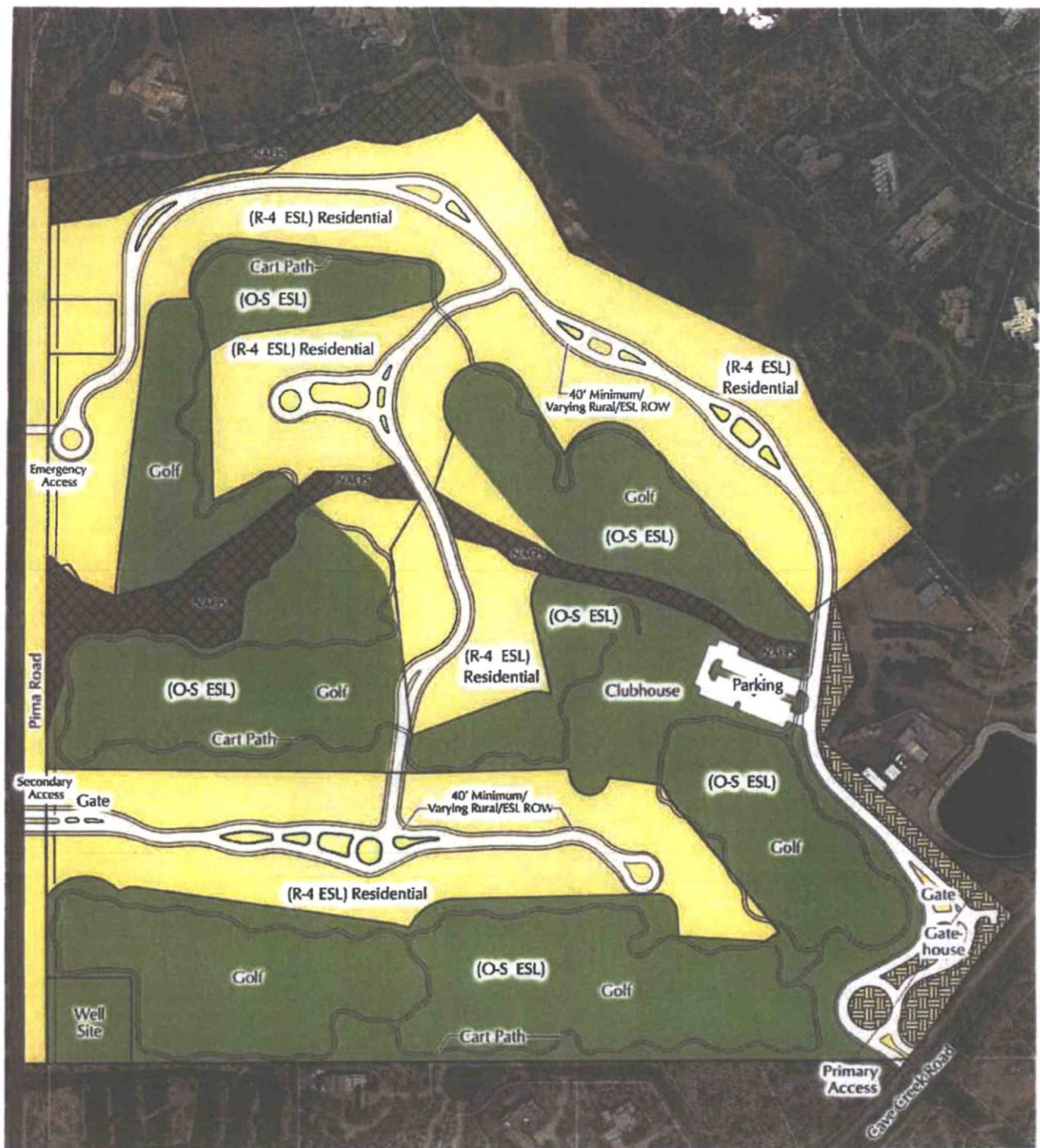


**DESERT MOUNTAIN**  
Parcel 19  
NAOS Plan

**17-ZN-2016**  
**09/19/16**

**m3companies**  
GREGORY PICKETT





#### B. Rural/ESL Character

- Auxiliary turn lanes may be required at intersections with additional ROW requirements.
- Cross-sections may vary to fit surrounding topography.
- ADT: 1,500 vpd Max.
- Design Speed: 20 m.p.h.
- Maximum Grade: 19.0%
- Minimum Grade: 0.4%

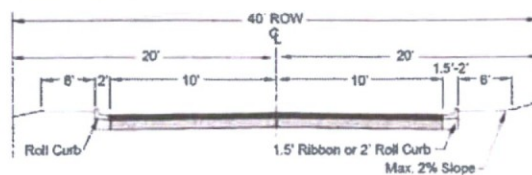
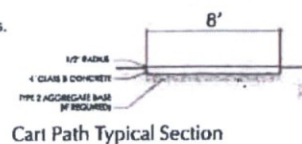


FIGURE 5.3-19 LOCAL RESIDENTIAL - RURAL/ESL CHARACTER



Parcel 19

Hardscape Plan

17-ZN-2016  
09/19/16

September 19, 2016



m3companies  
GREEY/PICKETT





Site Data:  
92 Gross Acres  
190 Proposed Units  
2.06 du/acre

**R-4 ESL**

Proposed Zoning: R-4 ESL  
±/- 56 Acres, 3.39 du/acre  
Required R-4 ESL Open Space: 243,936 sf.  
Provided R-4 ESL Open Space: 279,825 sf  
Max. Building Height: 30'

**O-S ESL**

Proposed Zoning: O-S ESL  
±/- 36 Acres  
Max. Building Height: 24'

Existing Zoning:  
I-1 ESL, C-2 ESL, C-0 ESL,  
R1-7 ESL, R1-35 ESL

Resident Parking:  
2 Garage Spaces per unit

Guest Parking:  
On lot driveway parking provided,  
Additional Parking Zones provided only  
if parking requirement not met.

Golf Club Parking will meet City Standards.

September 19, 2016



**m3companies**

GREGORY PICKETT

**DESERT  
MOUNTAIN**

Parcel 19  
Site Plan

**17-ZN-2016**  
**09/19/16**





### Circulation Legend

-  Vehicular
-  Golf Cart
-  Pedestrian

Resident Parking:  
2 Garage Spaces per unit

Guest Parking:  
On lot driveway parking provided,  
Additional Parking Zones provided only  
if parking requirement not met.

Golf Club Parking will meet City Standards  
per Zoning Ordinance Section 10

**17-ZN-2016**  
**09/19/16**

September 19, 2016  
SCALE 1" = 100'

**m3companies**  
GREGG PICKETT



Parcel 19

## Circulation Plan





Parcel 19

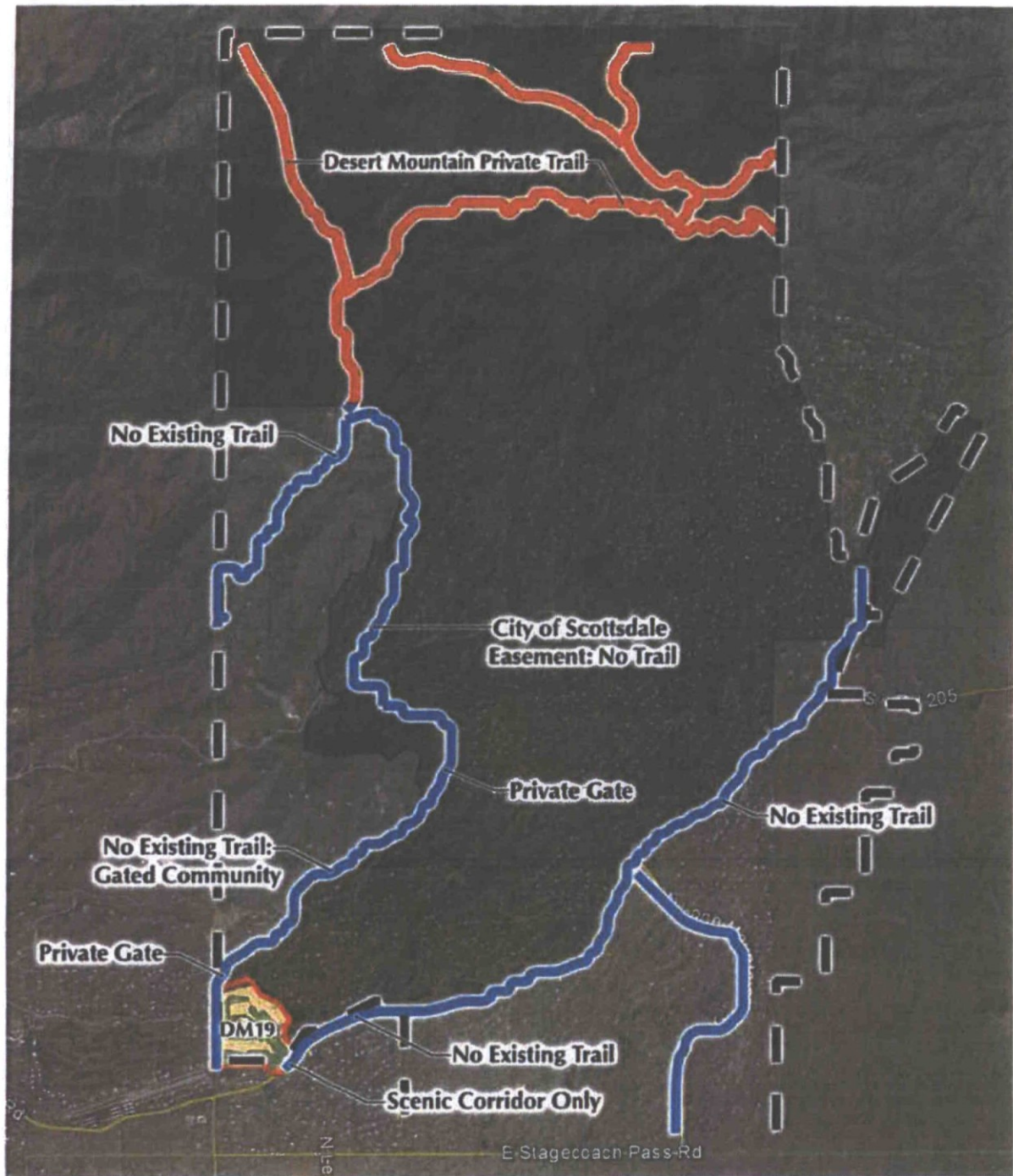
Scenic Corridor Plan

17-ZN-2016  
09/19/16

September 19, 2016  
SCALE 1" = 200'

m3companies  
GREGORY PICKETT





Parcel 19

# Trail & Connectivity Plan



17-ZN-2016  
09/19/16

September 19, 2016





41-DR-2018  
02/14/2019



FRONT ELEVATION

MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



COLOE ELEVATIONS SCHEME-1

DANIELIAN  
ASSOCIATES  
ARCHITECTS • DESIGNERS  
02.12.19  
A9.1  
17027.00



FRONT ELEVATION

MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

COLOR SCHEME 2 SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

NOTE: 2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-2

41-DR-2018  
02.12.19  
**DANIELIAN**  
ASSOCIATES  
architects • planners  
A9.2  
17027.00





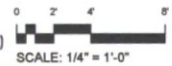
REAR ELEVATION

MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-1

DANIELIAN  
ASSOCIATES  
ARCHITECTS + PLANNERS  
A10.1  
02.12.19  
17027.00



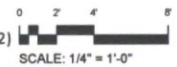
REAR ELEVATION

MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 2** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



COLOR ELEVATIONS SCHEME-2

**DANIELIAN** A10.2  
ASSOCIATES  
architects • planners  
02.12.19  
17027.00





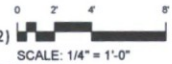
RIGHT ELEVATION  
(LEFT ELEVATION IDENTICAL MIRRORED)

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

COLOR SCHEME 1 SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-1

**DANIELIAN** A11.1  
ASSOCIATES  
architects • planners  
02.12.19  
17027.00



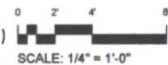
RIGHT ELEVATION  
(LEFT ELEVATION IDENTICAL MIRRORED)

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 2** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA

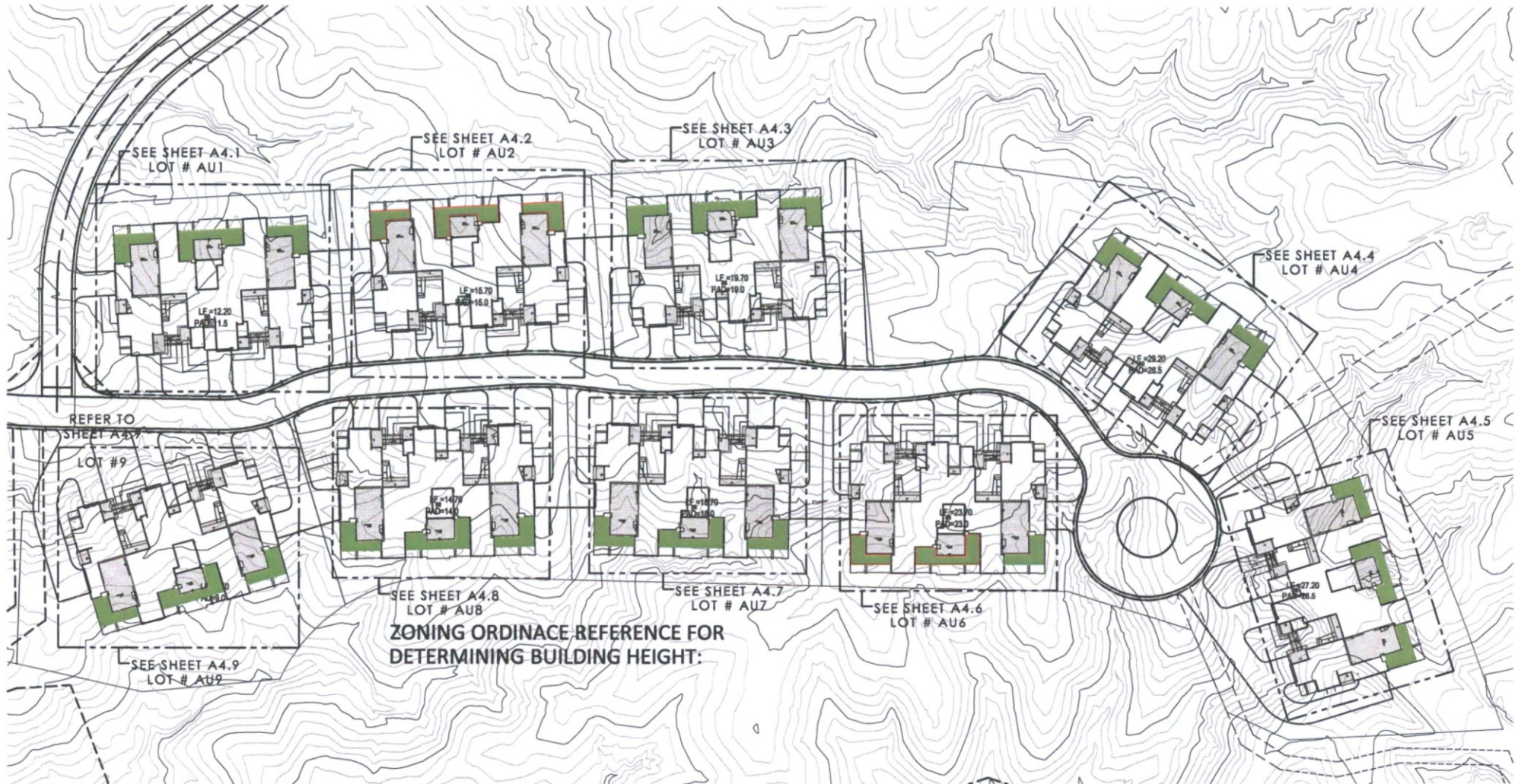


## COLOR ELEVATIONS SCHEME-2

**DANIELIAN** A11.2  
ASSOCIATES  
architectural planners 17027.00

02.12.19





**NOTE:**  
REFER TO SHEET A5 FOR  
ARCHITECTURAL PROJECTION  
AND SET BACKS

**BENCHMARK:**

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

**THE RETREAT AT**  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



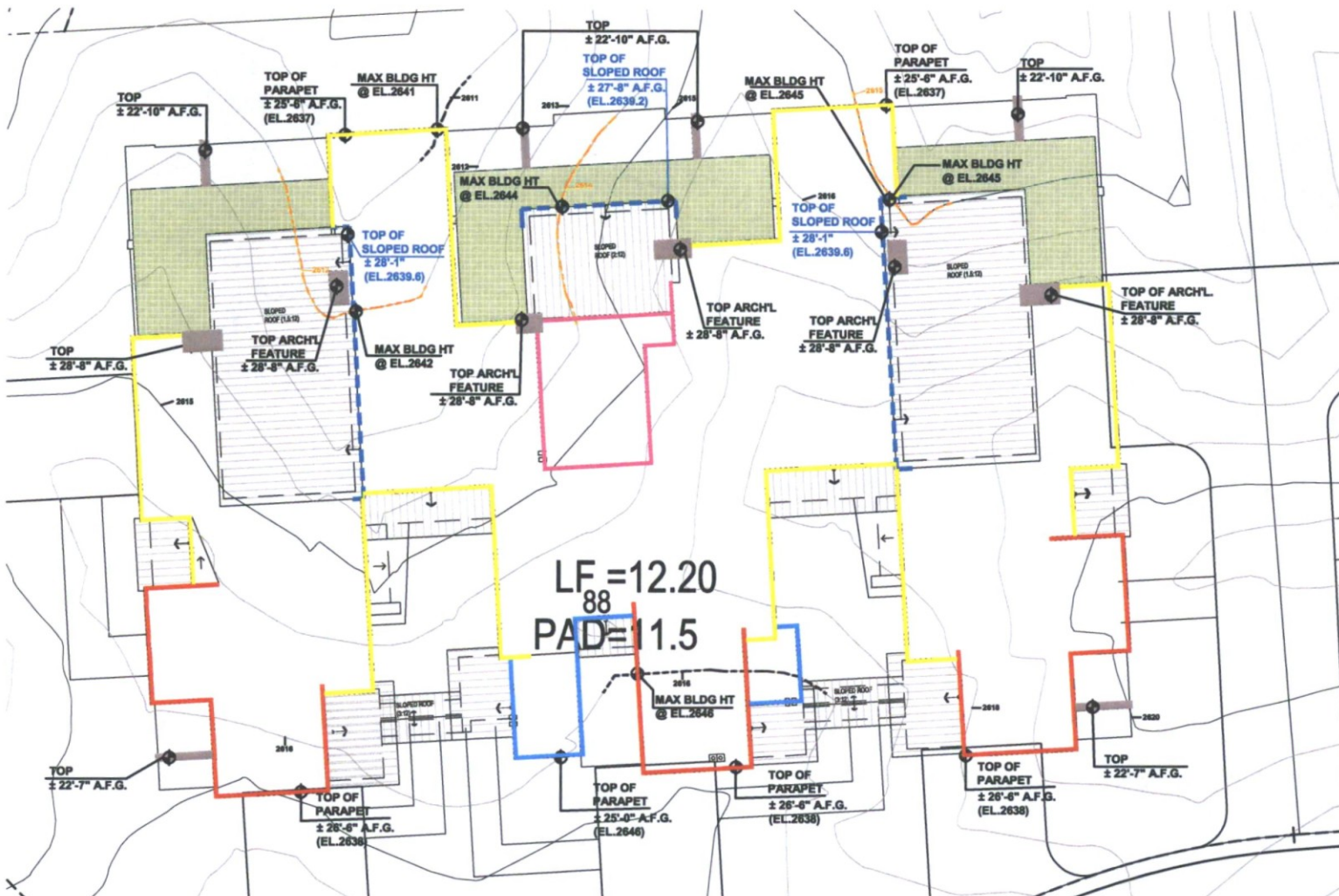
**MAX BUILDING HEIGHTS WITH  
NATURAL GRADE**

**DANIELIAN**  
ASSOCIATES  
architects planners

41-DR-2018  
02.12.19  
**A4**  
17027.00

**41-DR-2018**  
**02/14/2019**





#### LEGEND:

HEIGHTS ARE TAKEN FROM FINISH GRADE

- ±23'-6" FLAT ROOF W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

LOT AU1 BUILDING PAD @ EL.2611.5

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU1 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

DANIELIAN ASSOCIATES  
architects • planners  
A4.1  
17027.00

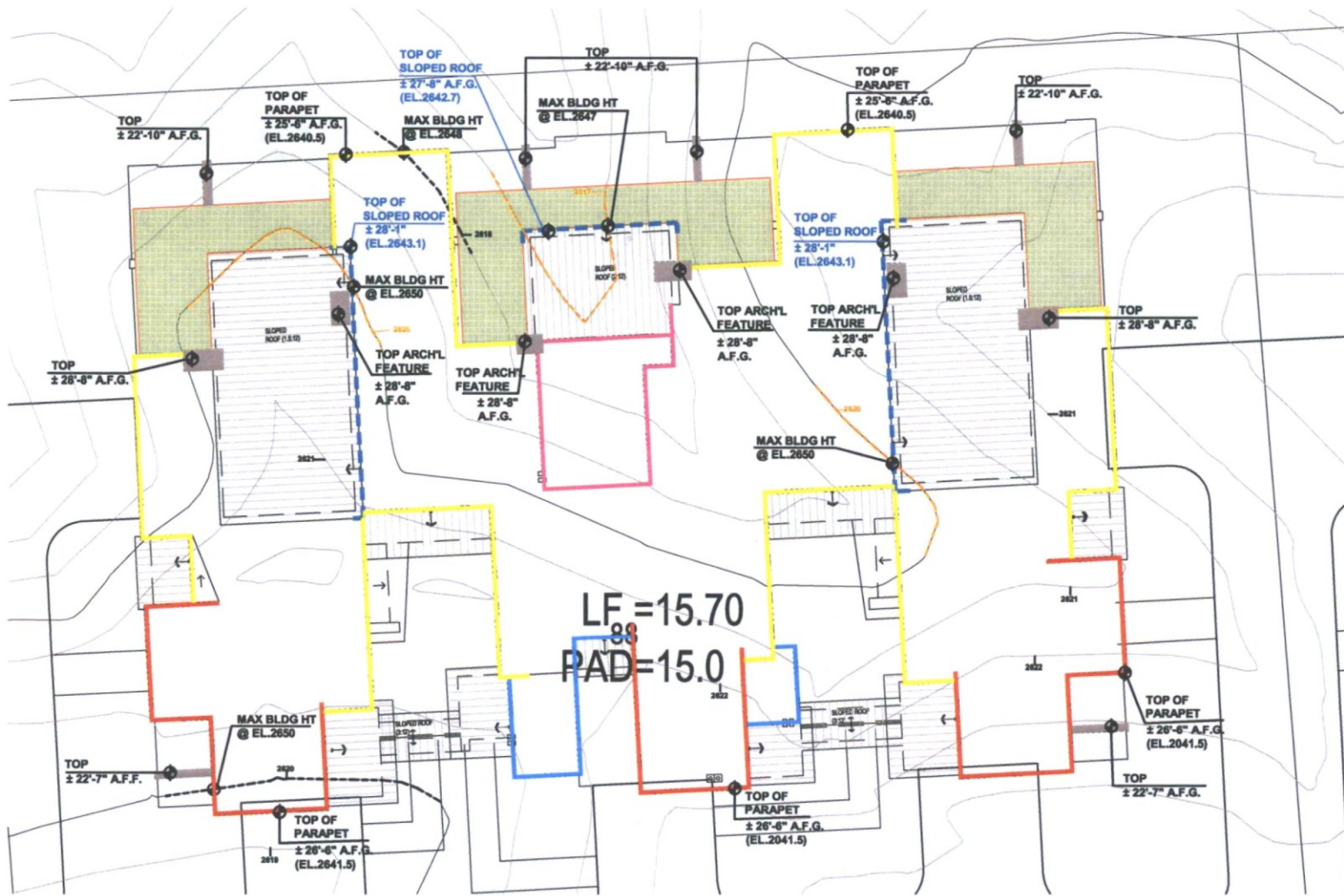
41-DR-2018  
02/14/2019



41-DR-2018

02.12.19





- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-0" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

LOT AU2 BUILDING PAD @ EL.2615.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

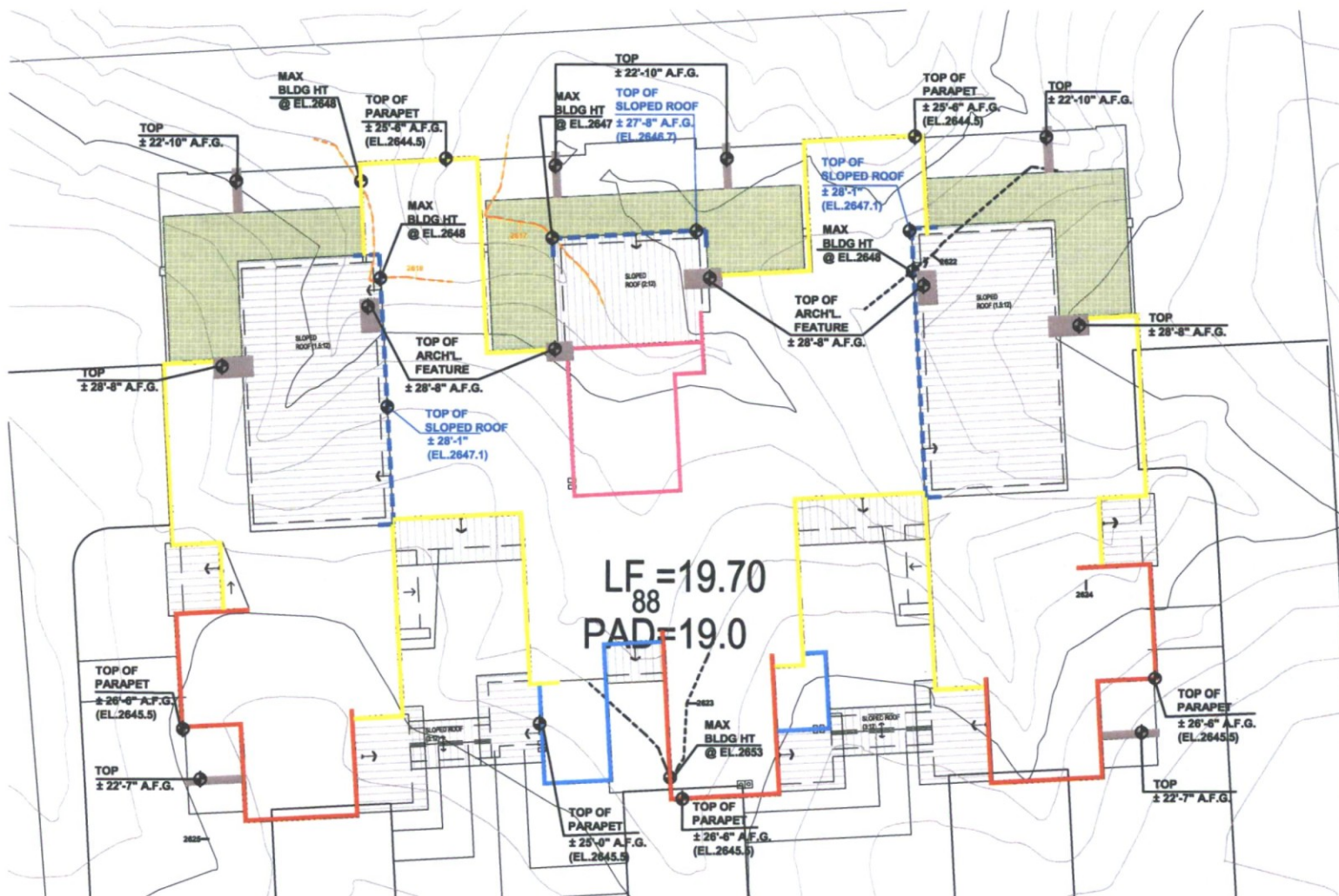
2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
 TP-FD-DM7,LLC.  
 SCOTTSDALE, ARIZONA

LOT AU2 NATURAL GRADE WITH  
 BUILDING ELEVATION HEIGHTS

41-DR-2018  
 02.12.19  
**DANIELIAN**  
 ASSOCIATES  
 architects • planners  
**A4.2**  
 17027.00

41-DR-2018  
 02/14/2019



#### LEGEND:

HEIGHTS ARE TAKEN FROM  
FINISH GRADE

- ±23'-6" FLAT ROOF  
W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE  
REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K13, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTIONS AND SET BACKS

LOT AU3 BUILDING PAD @ EL.2619.0

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU3 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

DANIELIAN  
ASSOCIATES  
architects planners



41-DR-2018

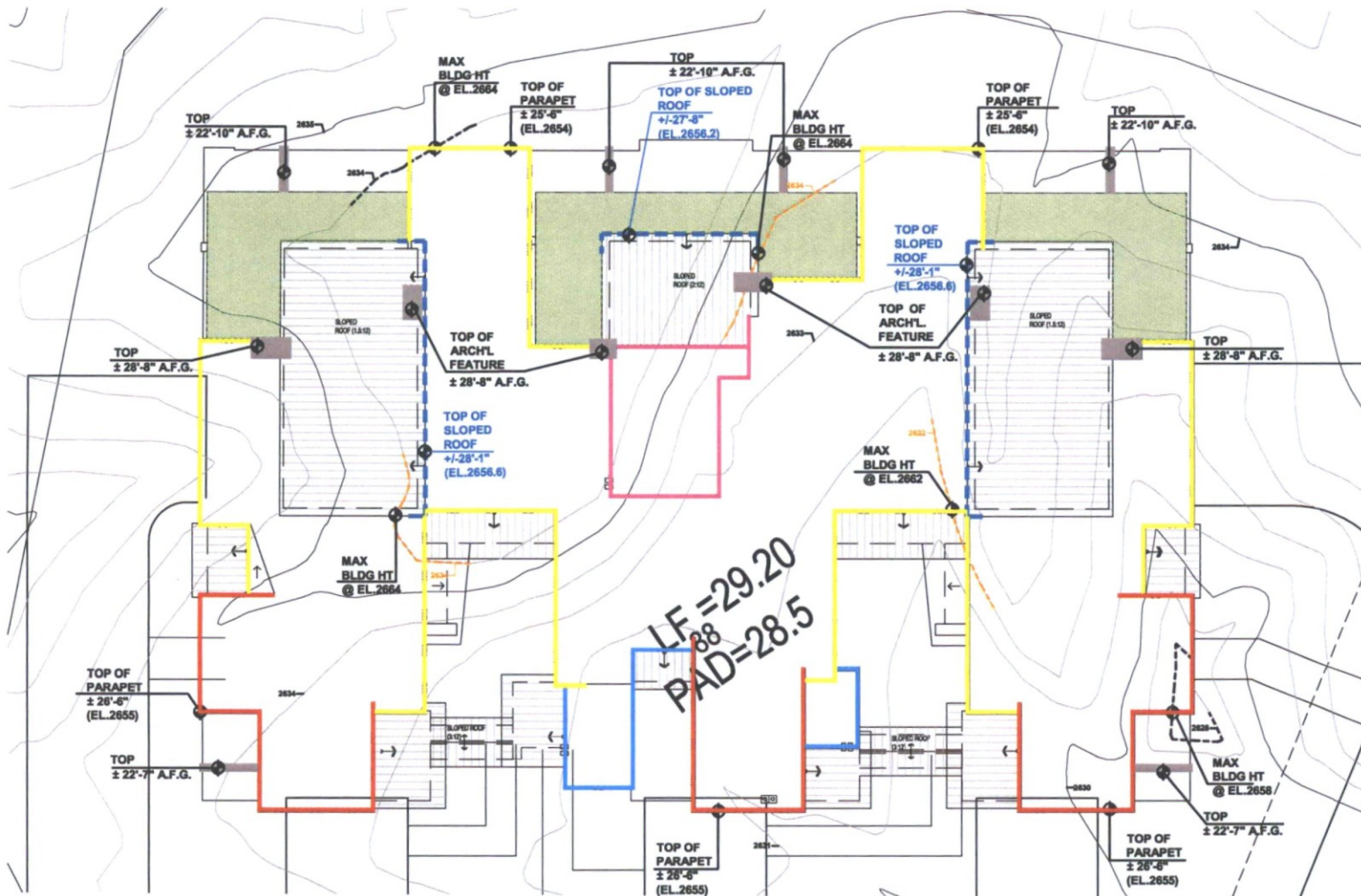
02.12.19

A4.3

17027.00

41-DR-2018  
02/14/2019





**LEGEND:**

HEIGHTS ARE TAKEN FROM  
FINISH GRADE

- ±23'-6" FLAT ROOF  
W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF  
ARCHITECTURAL FEATURE  
AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE  
REFERENCE

**BENCHMARK:**

NATIONAL GEODETIC SURVEY  
(NGS) CONTROL POINT 1K13, AN  
ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC  
SLEEVE SURROUNDED WITH A  
CONCRETE COLLAR FLUSH  
WITH THE GROUND,  
WITNESSED BY A WHITE  
CARSONITE MARKER, HAVING  
AN ELEVATION OF 2581.051 NGS  
NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTION AND SET BACKS

LOT AU4 BUILDING PAD @ EL.2628.5

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



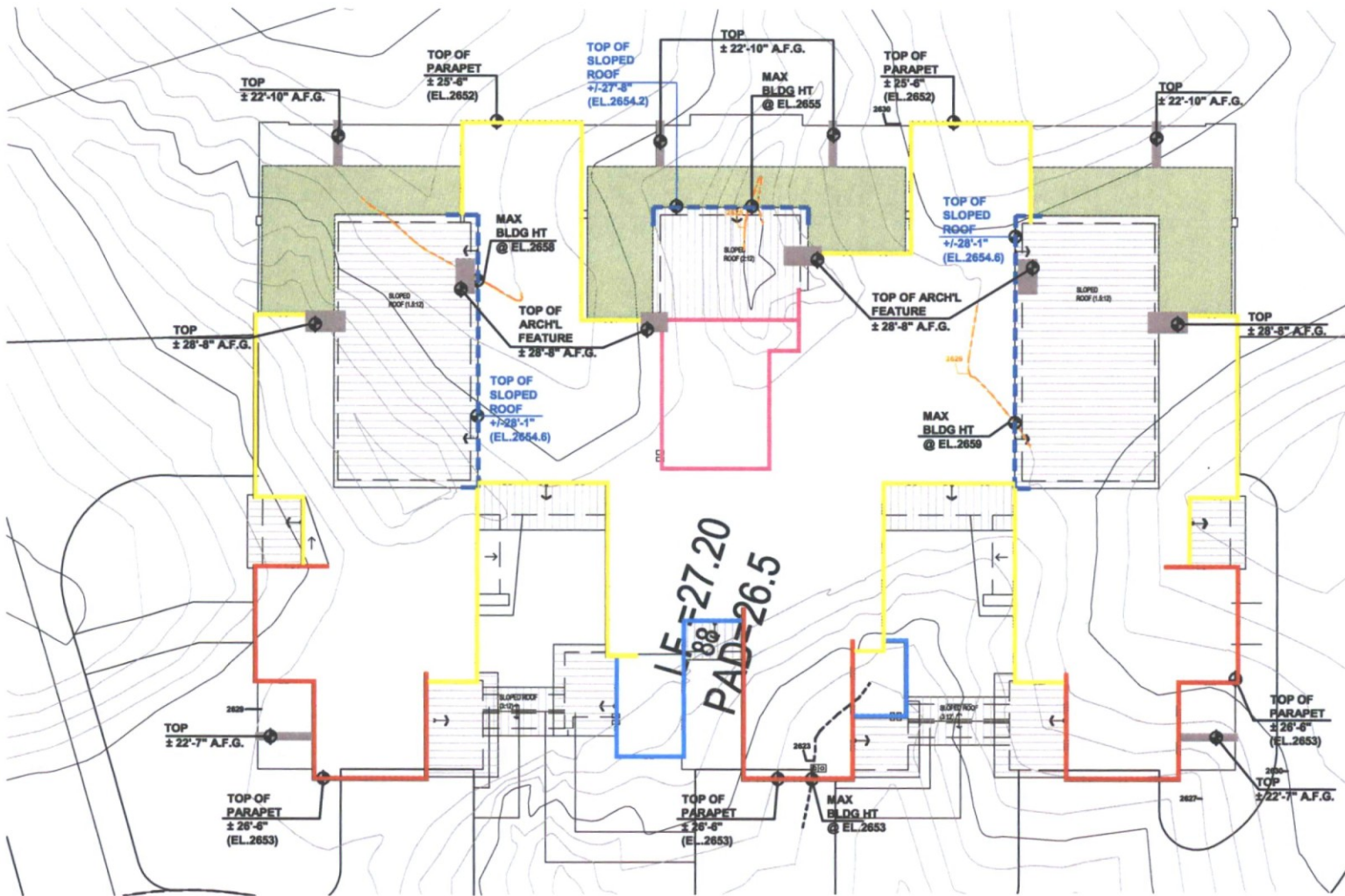
LOT AU4 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

**DANIELIAN** ASSOCIATES  
architects • planners  
A4.4  
02.12.19  
17027.00

41-DR-2018  
02/14/2019



41-DR-2018



#### LEGEND:

HEIGHTS ARE TAKEN FROM FINISH GRADE

- ±23'-6" FLAT ROOF W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE REFERENCE

#### BENCHMARK:

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL  
PROJECTION AND SET BACKS

LOT AU5 BUILDING PAD @ EL.2626.5

MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA



LOT AU5 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

DANIELIAN  
ASSOCIATES  
architects planners



41-DR-2018

02.12.19

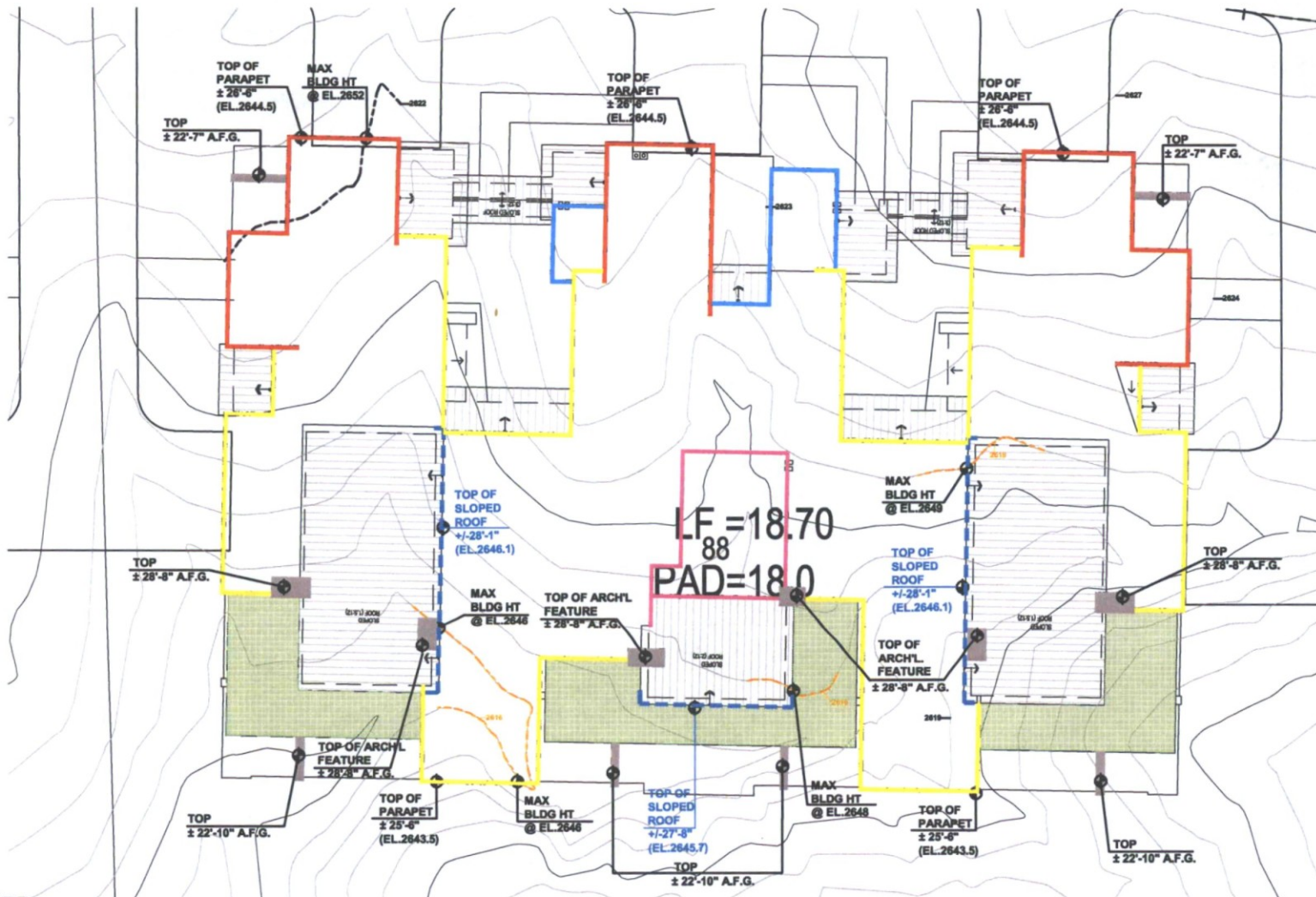
A4.5

17027.00

41-DR-2018  
02/14/2019







- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

LOT AU7 BUILDING PAD @ EL.2618.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA

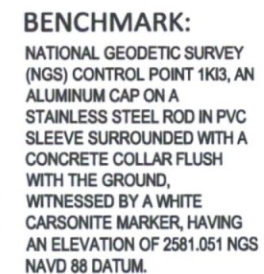
LOT AU7 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

**DANIELIAN ASSOCIATES**  
architects planners  
A4.7  
17027.00

41-DR-2018  
02/14/2019

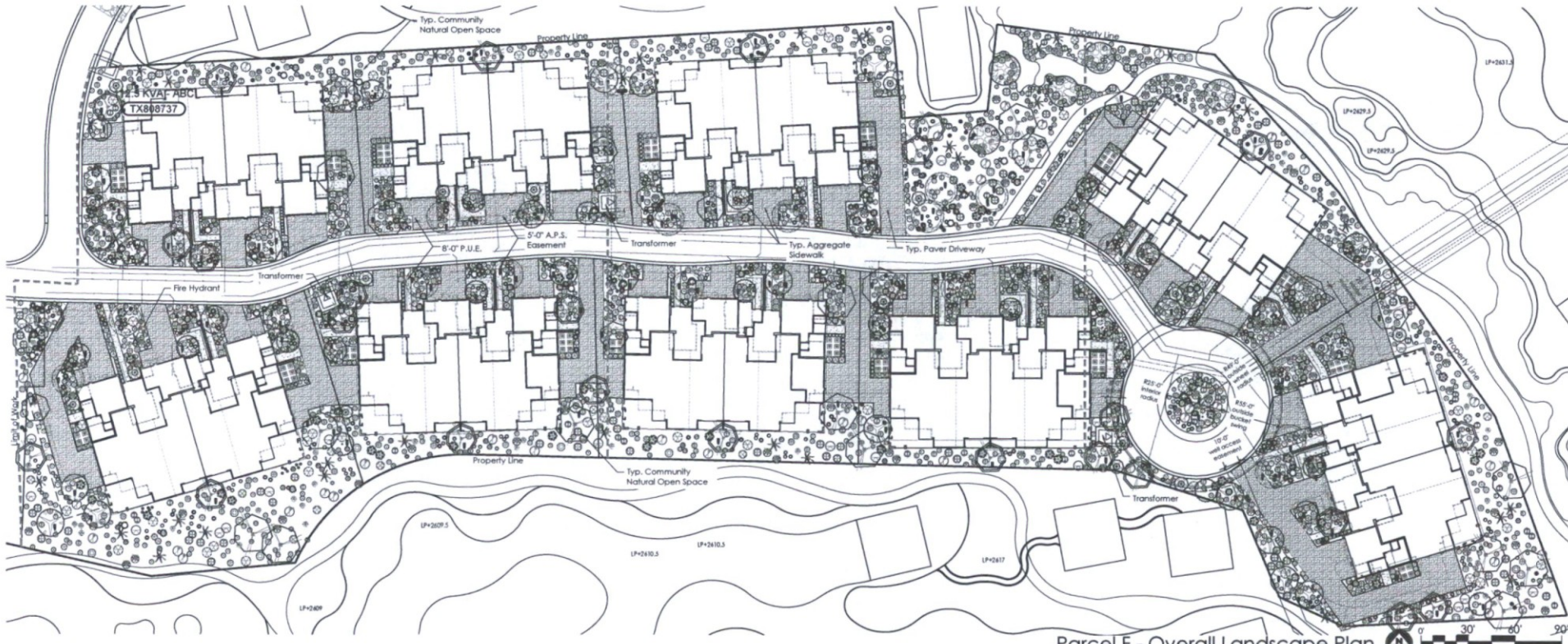






**41-DR-2018**  
**02/14/2019**





Parcel F - Overall Landscape Plan

| PLANT LEGEND |                                                             |                         |     |      |                                                           |        |     |      |                                                           |              |     |                                                                                                   |                                                              |        |     |            |                                                         |                                                                                                                                         |  |
|--------------|-------------------------------------------------------------|-------------------------|-----|------|-----------------------------------------------------------|--------|-----|------|-----------------------------------------------------------|--------------|-----|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------|--------|-----|------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--|
| Sym.         | TREES                                                       | Size                    | Qty | Sym. | SHRUBS                                                    | Size   | Qty | Sym. | CACTI / ACCENTS                                           | Size         | Qty | Sym.                                                                                              | GROUNDCOVERS                                                 | Size   | Qty | MISC ITEMS |                                                         |                                                                                                                                         |  |
|              | <i>Acacia aneura</i><br>Mulga Acacia                        | 36" box/<br>2" calip.   | 24  |      | <i>Calliandra californica</i><br>Red Fairy Duster         | 5 gal. | 109 |      | <i>Agave murpheyi</i><br>Murphy's Agave                   | 5 gal.       | 100 |                                                                                                   | <i>Baileya multiradiata</i><br>Desert Marigold               | 1 gal. | 352 |            | FX Luminaire<br>model #FR-LED<br>tree mounted downlight |                                                                                                                                         |  |
|              | <i>Oliveya tesota</i><br>Ironwood                           | 48" box/<br>3.5" calip. | 10  |      | <i>Calliandra eriophylla</i><br>Pink Fairy Duster         | 5 gal. | 65  |      | <i>Agave ocahui</i><br>Ocahui Agave                       | 5 gal.       | 144 |                                                                                                   | <i>Chrysactinia mexicana</i><br>Damianita                    | 1 gal. | 133 |            | Electrical Transformer                                  |                                                                                                                                         |  |
|              | <i>Parkinsonia florida</i><br>Blue Palo Verde               | 48" box/<br>3.5" calip. | 21  |      | <i>Encelia farinosa</i><br>Brittlebush                    | 5 gal. | 21  |      | <i>Agave weberi</i><br>Blue Agave                         | 15 gal.      | 56  |                                                                                                   | <i>Comolobus sabatus</i><br>Ground Morning Glory             | 5 gal. | 86  |            | AC Unit                                                 |                                                                                                                                         |  |
|              | <i>Parkinsonia hybrid</i><br>Desert Museum Palo Verde       | 36" box/<br>2" calip.   | 30  |      | <i>Ephedra trifurca</i><br>Mormon Tea                     | 5 gal. | 19  |      | <i>Aloe x 'Blue Elf'</i> **<br>Blue Elf Aloe              | 5 gal.       | 74  |                                                                                                   | <i>Dalea greggii</i><br>Trailing Indigo Bush                 | 5 gal. | 139 |            | 6' Metal Screen-Panel                                   |                                                                                                                                         |  |
|              | <i>Populus fremontii</i><br>Fremont Cottonwood              | 48" box/<br>3.5" calip. | 5   |      | <i>Eremophila maculata</i> 'Valentine'<br>Violetine Shrub | 5 gal. | 64  |      | <i>Carnegiea gigantea</i><br>Saguaro                      | 8' min.      | 16  |                                                                                                   | <i>Glandularia tenuisecta</i><br>Rock Verbena                | 1 gal. | 170 |            | Driveway Pavers                                         |                                                                                                                                         |  |
|              | <i>Prosopis velutina</i><br>Native Mesquite                 | 36" box<br>2.5" calip.  | 20  |      | <i>Ericameria laricifolia</i><br>Turpentine Bush          | 5 gal. | 428 |      | <i>Carnegiea gigantea</i><br>Saguaro                      | 10' min.     | 8   |                                                                                                   | <i>Melampodium leucanthum</i><br>Blackfoot Daisy             | 1 gal. | 335 |            | Exp. Aggregate Sidewalk                                 |                                                                                                                                         |  |
|              | <i>Schinus terebinthifolius</i> **<br>Brazilian Pepper Tree | 36" box<br>2" calip.    | 17  |      | <i>Justicia californica</i><br>Chuparosa                  | 5 gal. | 20  |      | <i>Euphorbia biglandulosa</i> **<br>Gopher Plant          | 5 gal.       | 98  |                                                                                                   | <i>Oenothera berlandieri</i><br>Mexican Evening Primrose     | 1 gal. | 155 | BOULDERS   |                                                         |                                                                                                                                         |  |
|              |                                                             |                         |     |      | <i>Justicia spicigera</i> **<br>Mexican Honeysuckle       | 5 gal. | 105 |      | <i>Fouquieria splendens</i><br>Ocotillo                   | 8' cone min. | 40  |                                                                                                   |                                                              |        |     |            |                                                         | Size                                                                                                                                    |  |
|              |                                                             |                         |     |      | <i>Larrea tridentata</i><br>Creosote                      | 5 gal. | 38  |      | <i>Hesperaloe parviflora</i><br>Giant Hesperaloe          | 5 gal.       | 113 | Sym.                                                                                              | GROUNDCOVERS                                                 | Size   | Qty |            | 1 ton                                                   |                                                                                                                                         |  |
|              |                                                             |                         |     |      | <i>Leucophyllum laevigatum</i> **<br>Chihuahuan Sage      | 5 gal. | 35  |      | <i>Opuntia basilaris</i> **<br>Beavertail Pickley Pear    | 5 gal.       | 115 |                                                                                                   | <i>Muhlenbergia capillaris</i> 'Regal Mist'<br>Regal Mist TM | 5 gal. | 23  |            | 2 ton                                                   |                                                                                                                                         |  |
|              |                                                             |                         |     |      | <i>Ruellia peninsularis</i> **<br>Desert Ruella           | 5 gal. | 49  |      | <i>Opuntia violacea</i> santa-rita<br>Purple Pickley Pear | 5 gal.       | 50  |                                                                                                   | <i>Muhlenbergia rigens</i><br>Deer Grass                     | 5 gal. | 49  |            | 3 ton                                                   |                                                                                                                                         |  |
|              |                                                             |                         |     |      | <i>Salvia chamaedryoides</i> **<br>German Sage            | 5 gal. | 101 |      | <i>Yucca baccata</i><br>Banana Yucca                      | 24" Box      | 21  | *All planting areas shall be covered with 2" of 1-1/2" decomposed granite in Express Brown color. |                                                              |        |     |            |                                                         | 4 ton                                                                                                                                   |  |
|              |                                                             |                         |     |      | <i>Salvia greggii</i><br>Autumn Sage                      | 5 gal. | 132 |      |                                                           |              |     |                                                                                                   |                                                              |        |     |            |                                                         |                                                                                                                                         |  |
|              |                                                             |                         |     |      | <i>Simmondsia chinensis</i><br>Jojoba                     | 5 gal. | 26  |      |                                                           |              |     |                                                                                                   |                                                              |        |     |            |                                                         |                                                                                                                                         |  |
|              |                                                             |                         |     |      |                                                           |        |     |      |                                                           |              |     |                                                                                                   |                                                              |        |     |            | 1.                                                      | Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes. |  |
|              |                                                             |                         |     |      |                                                           |        |     |      |                                                           |              |     |                                                                                                   |                                                              |        |     |            | 2.                                                      | Boulders shall be surface select, pattern color.                                                                                        |  |

\*All planting areas shall be covered with 2" of 1-1/2" decomposed granite in Express Brown color.

| BOULDERS | Size  |
|----------|-------|
|          | 1 ton |
|          | 2 ton |
|          | 3 ton |
|          | 4 ton |

- Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes
- Boulders shall be surface select, native color

GREEY PICKETT  
landscape architecture community design  
1144 E. Stevens Drive, Suite 200  
Scottsdale, Arizona 85252  
480.869.8880 fax 480.869.8881

DESERT MOUNTAIN-Parcel F  
Landscape Conceptual Plan  
SCOTTSDALE, ARIZONA

project #:  
MTC049  
scale:  
1" = 30'-0"  
issued for:  
DRB  
drawn by:  
JH  
date:  
02.06.2019  
drawing:  
Landscape Plan

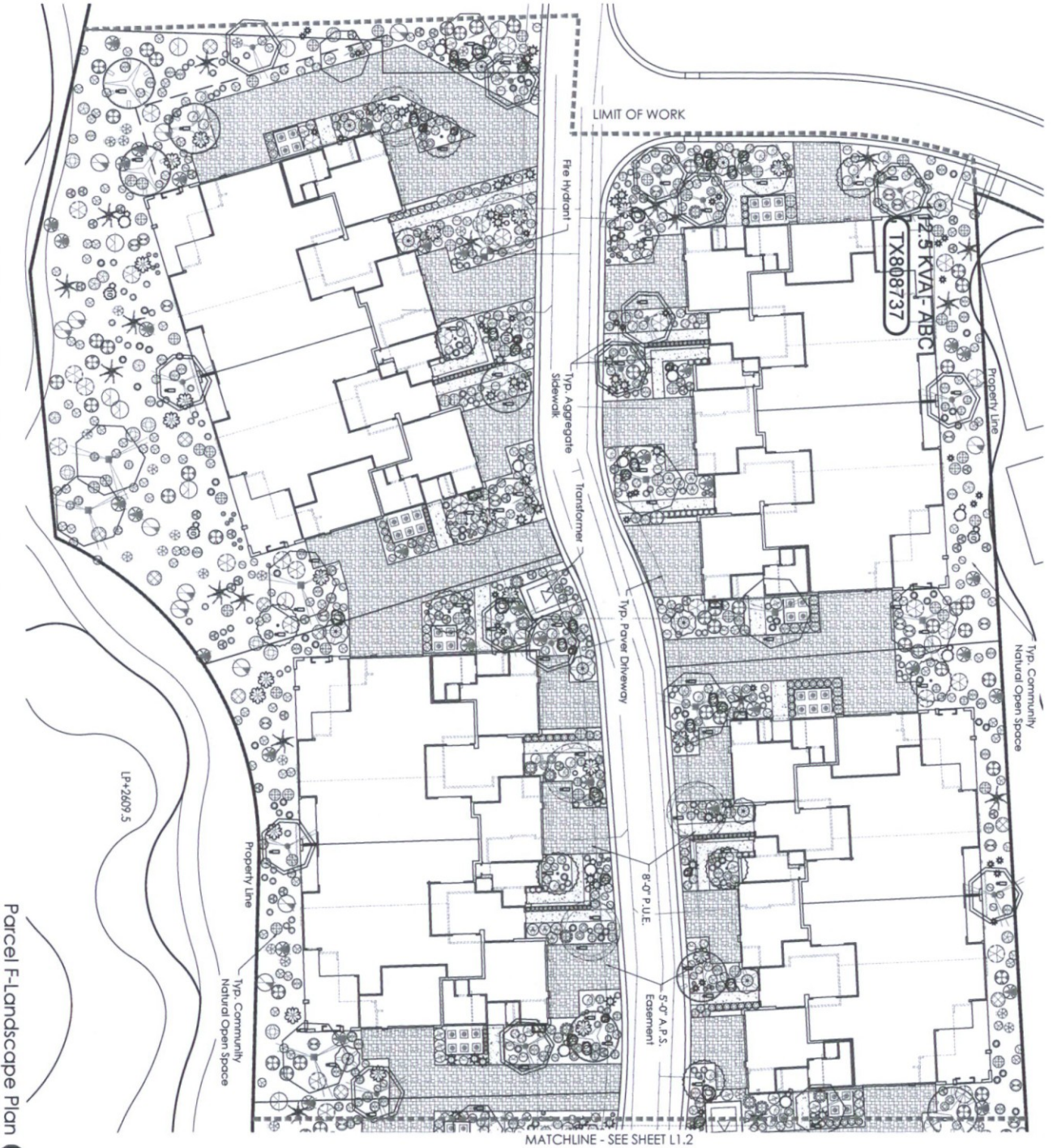
L1.0  
1 of 5

These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.

41-DR-2018  
02/14/2019



These documents are protected by copyright and may not be reproduced, in whole or in part, in any form or by any means, electronic or mechanical, without express written consent of the owner or Greey Pickett. Unauthorized reproduction may subject you to civil and criminal liability.



Parcel F-Landscape Plan



L1.1  
2 of 5

Project #: MTC049  
Scale: 1" = 16'-0"  
Issued for: DRB  
Drawn by: JH  
Date: 02.06.2019  
Drawing: Landscape Plan

DESERT MOUNTAIN-Parcel F  
Landscape Conceptual Plan  
SCOTTSDALE, ARIZONA



GREEY PICKETT  
landscape architecture community design  
1144 e. glaston drive, suite 205  
scottsdale, arizona 85251  
480-609-0000 480-609-0001



[illegible]

| Sym. | CAULIS / ACENTIS  | Size   | Qty | Sym. | GHINO/COVERS      | Size  | Qty |
|------|-------------------|--------|-----|------|-------------------|-------|-----|
|      | Alnus pedunculata | 5 gal  | 130 |      | Prunella vulgaris | 1 gal | 350 |
|      | Alnus incana      | 5 gal  | 144 |      | Quercus robur     | 1 gal | 123 |
|      | Cornus alba       | 5 gal  | 56  |      | Quercus ilex      | 1 gal | 83  |
|      | Alnus glutinosa   | 15 gal | 34  |      | Quercus robur     | 5 gal | 166 |
|      | Alnus glutinosa   | 5 gal  | 74  |      | Quercus robur     | 5 gal | 129 |
|      | Alnus glutinosa   | 5 gal  | 16  |      | Quercus robur     | 1 gal | 170 |
|      | Alnus glutinosa   | 10 gal | 8   |      | Quercus robur     | 1 gal | 353 |
|      | Alnus glutinosa   | 5 gal  | 98  |      | Quercus robur     | 1 gal | 135 |
|      | Alnus glutinosa   | 5 gal  | 40  |      | Quercus robur     | 1 gal | 135 |
|      | Alnus glutinosa   | 5 gal  | 113 |      | Quercus robur     | 1 gal | 135 |
|      | Alnus glutinosa   | 5 gal  | 50  |      | Quercus robur     | 1 gal | 135 |
|      | Alnus glutinosa   | 5 gal  | 21  |      | Quercus robur     | 1 gal | 135 |

24 feet  
 21

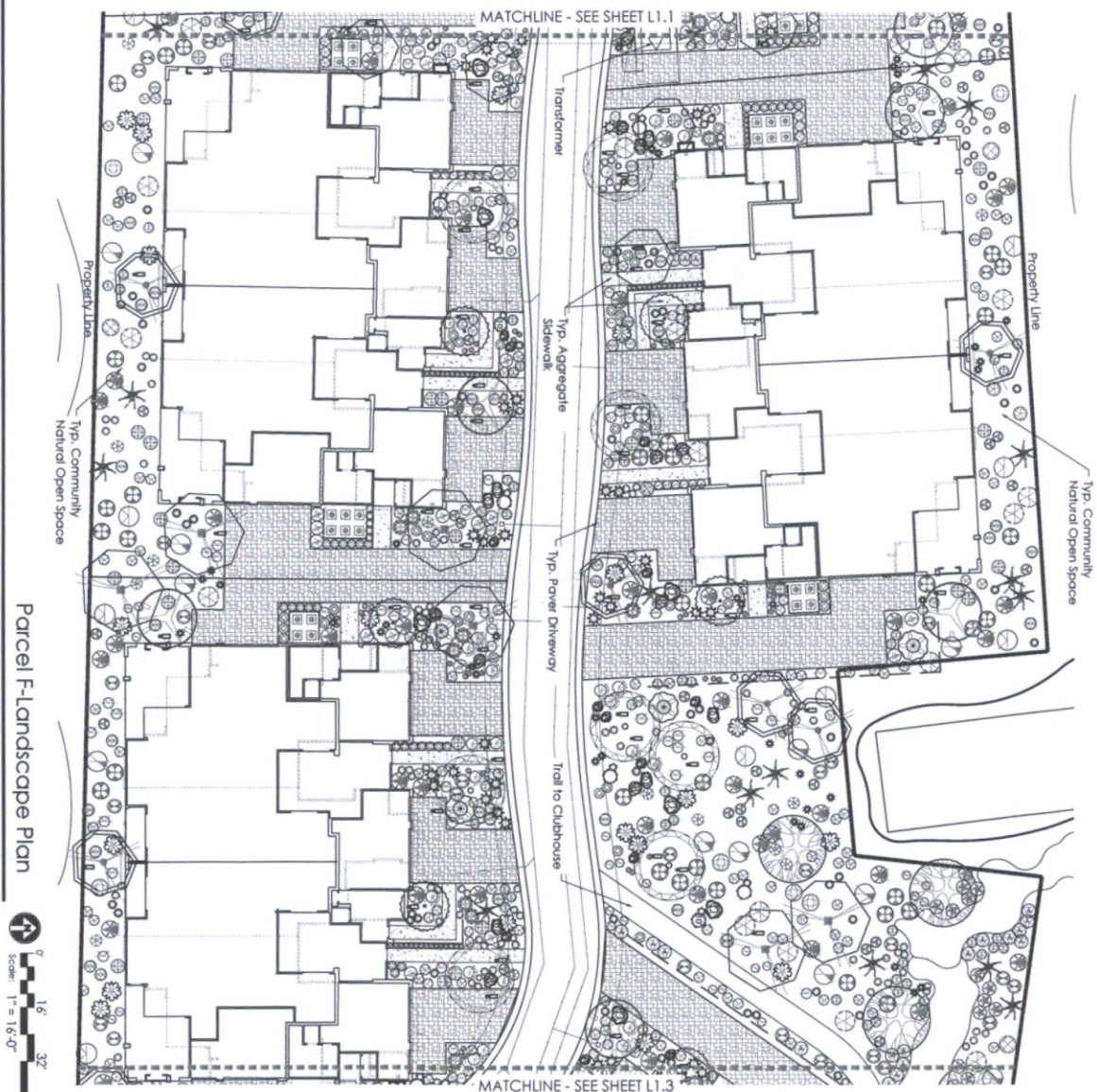
Sym.  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27  
 28  
 29  
 30  
 31  
 32  
 33  
 34  
 35  
 36  
 37  
 38  
 39  
 40  
 41  
 42  
 43  
 44  
 45  
 46  
 47  
 48  
 49  
 50  
 51  
 52  
 53  
 54  
 55  
 56  
 57  
 58  
 59  
 60  
 61  
 62  
 63  
 64  
 65  
 66  
 67  
 68  
 69  
 70  
 71  
 72  
 73  
 74  
 75  
 76  
 77  
 78  
 79  
 80  
 81  
 82  
 83  
 84  
 85  
 86  
 87  
 88  
 89  
 90  
 91  
 92  
 93  
 94  
 95  
 96  
 97  
 98  
 99  
 100

101  
 102  
 103  
 104  
 105  
 106  
 107  
 108  
 109  
 110  
 111  
 112  
 113  
 114  
 115  
 116  
 117  
 118  
 119  
 120  
 121  
 122  
 123  
 124  
 125  
 126  
 127  
 128  
 129  
 130  
 131  
 132  
 133  
 134  
 135  
 136  
 137  
 138  
 139  
 140  
 141  
 142  
 143  
 144  
 145  
 146  
 147  
 148  
 149  
 150  
 151  
 152  
 153  
 154  
 155  
 156  
 157  
 158  
 159  
 160  
 161  
 162  
 163  
 164  
 165  
 166  
 167  
 168  
 169  
 170  
 171  
 172  
 173  
 174  
 175  
 176  
 177  
 178  
 179  
 180  
 181  
 182  
 183  
 184  
 185  
 186  
 187  
 188  
 189  
 190  
 191  
 192  
 193  
 194  
 195  
 196  
 197  
 198  
 199  
 200

201  
 202  
 203  
 204  
 205  
 206  
 207  
 208  
 209  
 210  
 211  
 212  
 213  
 214  
 215  
 216  
 217  
 218  
 219  
 220  
 221  
 222  
 223  
 224  
 225  
 226  
 227  
 228  
 229  
 230  
 231  
 232  
 233  
 234  
 235  
 236  
 237  
 238  
 239  
 240  
 241  
 242  
 243  
 244  
 245  
 246  
 247  
 248  
 249  
 250  
 251  
 252  
 253  
 254  
 255  
 256  
 257  
 258  
 259  
 260  
 261  
 262  
 263  
 264  
 265  
 266  
 267  
 268  
 269  
 270  
 271  
 272  
 273  
 274  
 275  
 276  
 277  
 278  
 279  
 280  
 281  
 282  
 283  
 284  
 285  
 286  
 287  
 288  
 289  
 290  
 291  
 292  
 293  
 294  
 295  
 296  
 297  
 298  
 299  
 300

301  
 302  
 303  
 304  
 305  
 306  
 307  
 308  
 309  
 310  
 311  
 312  
 313  
 314  
 315  
 316  
 317  
 318  
 319  
 320  
 321  
 322  
 323  
 324  
 325  
 326  
 327  
 328  
 329  
 330  
 331  
 332  
 333  
 334  
 335  
 336  
 337  
 338  
 339  
 340  
 341  
 342  
 343  
 344  
 345  
 346  
 347  
 348  
 349  
 350  
 351  
 352  
 353  
 354  
 355  
 356  
 357  
 358  
 359  
 360  
 361  
 362  
 363  
 364  
 365  
 366  
 367  
 368  
 369  
 370  
 371  
 372  
 373  
 374  
 375  
 376  
 377  
 378  
 379  
 380  
 381  
 382  
 38

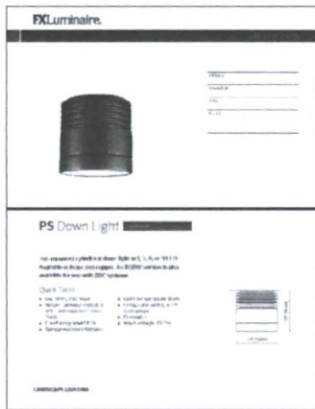
| MISC ITEMS                                                                                                                                                                                                                                                               |                                            | Codes |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------|
|                                                                                                                                                                                                                                                                          | FX luminaire<br>model #R-LED               | brown |
|                                                                                                                                                                                                                                                                          | Electrical Transformer                     |       |
| (d)                                                                                                                                                                                                                                                                      | AC Unit                                    |       |
|                                                                                                                                                                                                                                                                          | 6' Metal Screen - Panel<br>Driveway Powers |       |
| -.-                                                                                                                                                                                                                                                                      | Exp. Aggregate Silestone                   |       |
| Boulders                                                                                                                                                                                                                                                                 | Size                                       | Qty   |
|                                                                                                                                                                                                                                                                          | 1 ton                                      | 24    |
|                                                                                                                                                                                                                                                                          | 2 tons                                     | 21    |
|                                                                                                                                                                                                                                                                          | 3 tons                                     | 23    |
|                                                                                                                                                                                                                                                                          | 4 tons                                     | 15    |
| <p>1. Boulder symbols are shown for reference only. Actual boulders may vary in size and shape. Boulders are based on turnover work, but could include a variety of shapes and sizes.</p> <p>2. Select boulders to be surface select.<br/>           3. Active color</p> |                                            |       |



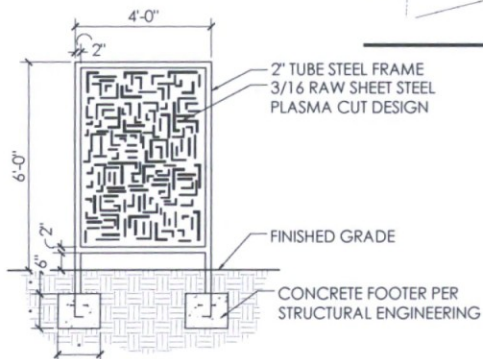




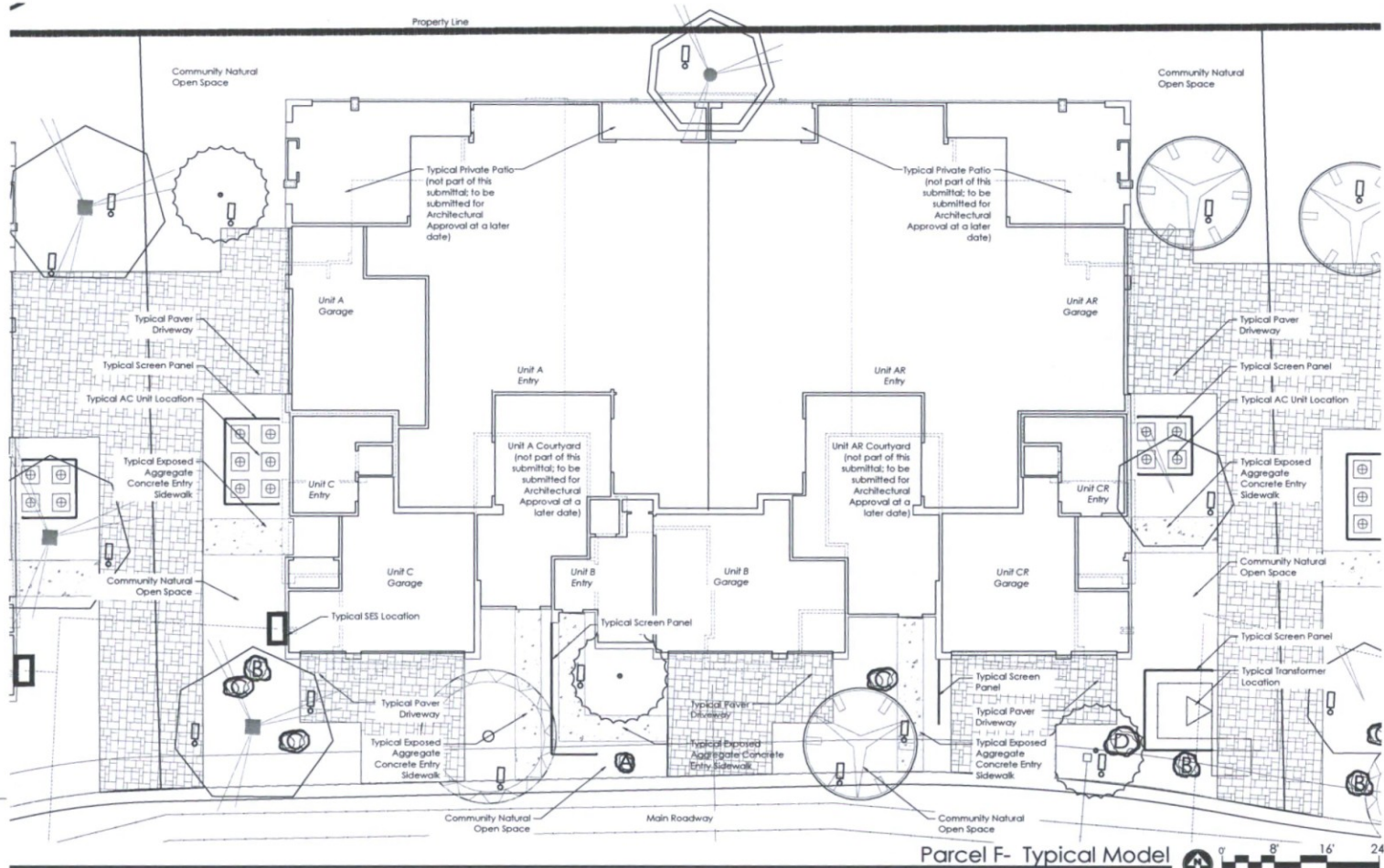




1 TYPICAL TREE MOUNTED DOWNLIGHT  
SCALE: N.T.S.



2 TYPICAL SCREEN PANEL  
SCALE: N.T.S.



| MISC ITEMS                                        | Color  | Lamp | Watts/Qty | BOULDERS | Size  | Qty |
|---------------------------------------------------|--------|------|-----------|----------|-------|-----|
| FX Luminaire model #FR-LED tree mounted downlight | bronze | led  | 7w/140    |          | 1 ton | 24  |
| Electrical Transformer                            |        |      |           |          | 2 ton | 21  |
| AC Unit                                           |        |      |           |          | 3 ton | 23  |
| 6' Metal Screen-Panel                             |        |      |           |          | 4 ton | 15  |
| Driveway Pavers                                   |        |      |           |          |       |     |
| Exp. Aggregate Sidewalk                           |        |      |           |          |       |     |

- Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes.
- Boulders shall be surface select, native color.

41-DR-2018  
02/14/2019

GREEY PICKETT  
landscape architecture community design  
7144 E. Street, Suite 200  
Scottsdale, Arizona 85261  
480.699.0000 480.699.0001



DESERT MOUNTAIN-Parcel F  
Landscape Conceptual Plan  
SCOTTSDALE, ARIZONA

project #:  
MTC049  
scale:  
1/8"=1'-0"  
issued for:  
DRB  
drawn by:  
JH  
date:  
02.06.2019  
drawing:  
Typical Model

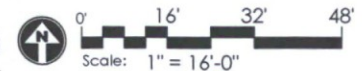
sheet #  
L1.4  
5 of 5



41-DR-2018  
02/14/2019



Parcel F-Landscape Plan



**DESERT MOUNTAIN-Parcel F**  
*Landscape Conceptual Plan*  
SCOTTSDALE, ARIZONA

**GREY PICKETT**  
landscape architecture | community design  
7144 e stielson drive, suite 205  
scottsdale, arizona 85251  
480.609.0099P 480.609.0009I



revisions:  
project #: MTC049  
scale: 1" = 16'-0"  
issued for: DRB  
drawn by: JH  
date: 02.06.2019  
drawing: Landscape Plan

sheet #  
**L1.1**  
2 of 5



| PLANT LEGEND |                                    |                         |     |      |                                        |        |     |
|--------------|------------------------------------|-------------------------|-----|------|----------------------------------------|--------|-----|
| Sym.         | TREES                              | Size                    | Qty | Sym. | SHRUBS                                 | Size   | Qty |
|              | <i>Acacia aneura</i>               | 36" box/<br>2" calip.   | 24  |      | <i>Calliandra californica</i>          | 5 gal. | 109 |
|              | <i>Mulga Acacia</i>                | 48" box/<br>3.5" calip. | 10  |      | <i>Calliandra eriophylla</i>           | 5 gal. | 65  |
|              | <i>Olneya tesota</i>               | 48" box/<br>3.5" calip. | 21  |      | <i>Encelia farinosa</i>                | 5 gal. | 21  |
|              | <i>Parkinsonia florida</i>         | 48" box/<br>3.5" calip. | 21  |      | <i>Ephedra trifurca</i>                | 5 gal. | 19  |
|              | <i>Parkinsonia hybrid</i>          | 36" box/<br>2" calip.   | 30  |      | <i>Eremophila maculata 'Valentine'</i> | 5 gal. | 64  |
|              | <i>Populus fremontii</i>           | 48" box/<br>3.5" calip. | 5   |      | <i>Ericameria laricifolia</i>          | 5 gal. | 428 |
|              | <i>Prosopis velutina</i>           | 36" box/<br>2.5" calip. | 20  |      | <i>Justicia californica</i>            | 5 gal. | 20  |
|              | <i>Schinus terebinthifolius **</i> | 36" box/<br>2" calip.   | 17  |      | <i>Justicia spicigera **</i>           | 5 gal. | 105 |
|              |                                    |                         |     |      | <i>Mexican Honeysuckle</i>             | 5 gal. | 38  |
|              |                                    |                         |     |      | <i>Larrea tridentata</i>               | 5 gal. | 38  |
|              |                                    |                         |     |      | <i>Leucophyllum laevigatum **</i>      | 5 gal. | 35  |
|              |                                    |                         |     |      | <i>Chihuahuan Sage</i>                 | 5 gal. | 49  |
|              |                                    |                         |     |      | <i>Ruellia peninsularis **</i>         | 5 gal. | 101 |
|              |                                    |                         |     |      | <i>Salvia chamaedryoides **</i>        | 5 gal. | 132 |
|              |                                    |                         |     |      | <i>Salvia greggii</i>                  | 5 gal. | 26  |
|              |                                    |                         |     |      | <i>Simmondsia chinensis</i>            | 5 gal. | 26  |
|              |                                    |                         |     |      | <i>Jojoba</i>                          | 5 gal. | 26  |

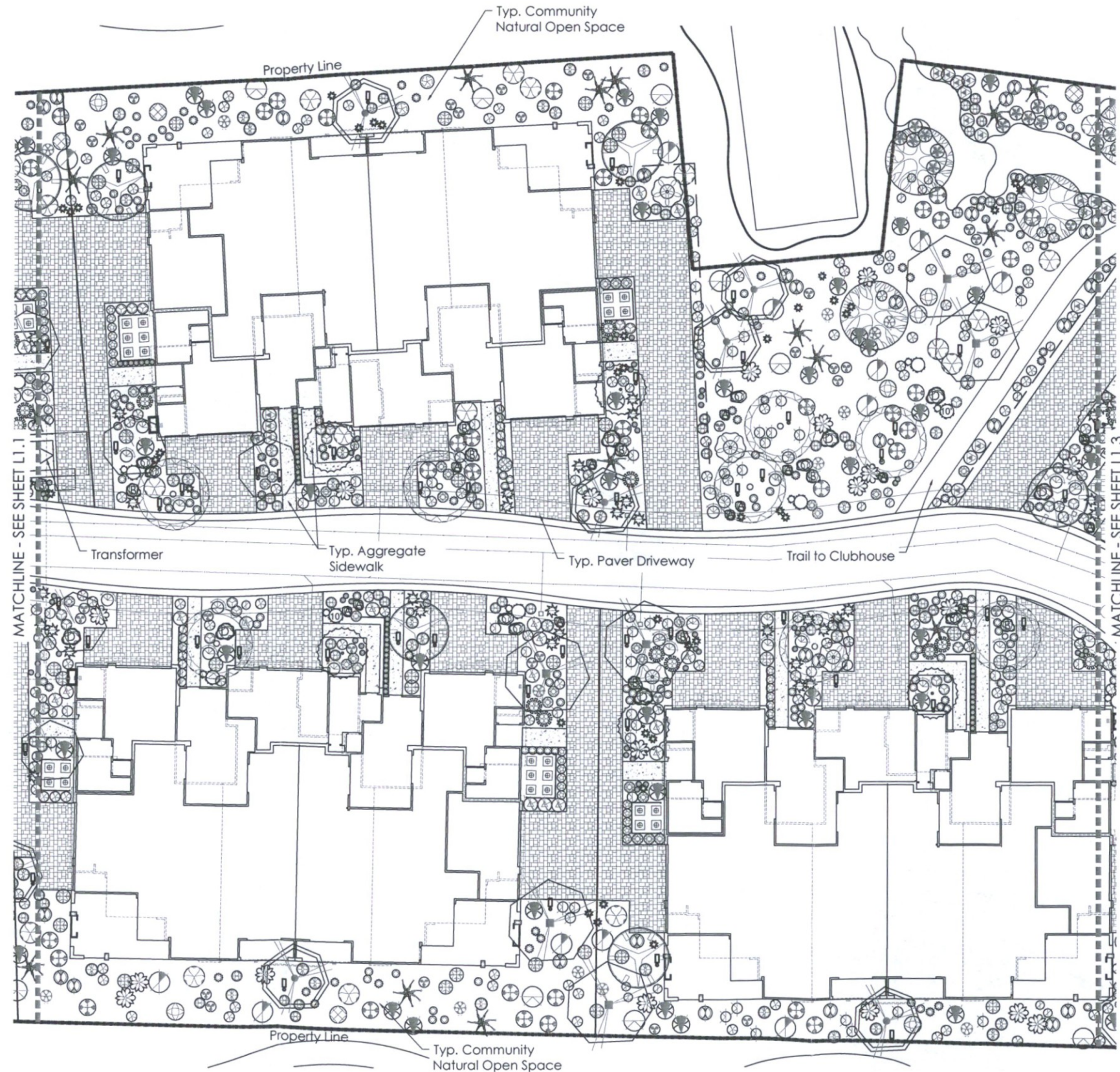
| Sym. | CACTI / ACCENTS                    | Size        | Qty | Sym. | GROUNDCOVERS                  | Size   | Qty |
|------|------------------------------------|-------------|-----|------|-------------------------------|--------|-----|
|      | <i>Agave murpheyi</i>              | 5 gal.      | 100 |      | <i>Baileya multiradiata</i>   | 1 gal. | 352 |
|      | <i>Agave ocahui</i>                | 5 gal.      | 144 |      | <i>Chrysactinia mexicana</i>  | 1 gal. | 133 |
|      | <i>Agave weberi</i>                | 15 gal.     | 56  |      | <i>Convolvulus sabatius</i>   | 5 gal. | 86  |
|      | <i>Aloe x 'Blue Elf' **</i>        | 5 gal.      | 74  |      | <i>Dalea greggii</i>          | 5 gal. | 139 |
|      | <i>Carnegiea gigantea</i>          | 8 min.      | 16  |      | <i>Glandularia temisecta</i>  | 1 gal. | 170 |
|      | <i>Carnegiea gigantea</i>          | 10 min.     | 8   |      | <i>Melampodium leucanthum</i> | 1 gal. | 335 |
|      | <i>Euphorbia biglandulosa **</i>   | 5 gal.      | 98  |      | <i>Oenothera berlandieri</i>  | 1 gal. | 155 |
|      | <i>Fouquieria splendens</i>        | 8 cone min. | 40  |      |                               |        |     |
|      | <i>Hesperaloe parviflora</i>       | 5 gal.      | 113 |      |                               |        |     |
|      | <i>Opuntia basilaris **</i>        | 5 gal.      | 115 |      |                               |        |     |
|      | <i>Opuntia violacea santa-rita</i> | 5 gal.      | 50  |      |                               |        |     |
|      | <i>Yucca baccata</i>               | 24" Box     | 21  |      |                               |        |     |

| MISC ITEMS | Color                                                   |
|------------|---------------------------------------------------------|
|            | FX Luminaire<br>model #FR-LED<br>tree mounted downlight |
|            | Electrical Transformer                                  |
|            | AC Unit                                                 |
|            | 6' Metal Screen-Panel                                   |
|            | Driveway Pavers                                         |
|            | Exp. Aggregate Sidewalk                                 |

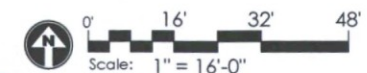
| BOULDERS | Size  | Qty |
|----------|-------|-----|
|          | 1 ton | 24  |
|          | 2 ton | 21  |
|          | 3 ton | 23  |
|          | 4 ton | 15  |

- Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes.
- Boulders shall be surface selected native color.

41-DR-2018  
02/14/2019



Parcel F-Landscape Plan



GREY PICKETT  
landscape architecture | community design  
7144 e sieston drive, suite 205  
scottsdale, arizona 85251  
480.609.0090 480.609.0091



DESERT MOUNTAIN-Parcel F  
Landscape Conceptual Plan  
SCOTTSDALE, ARIZONA

revisions:  
project #:  
MTC049  
scale:  
1" = 20'-0"  
issued for:  
DRB  
drawn by:  
JH  
date:  
02.06.2019  
drawing:  
Landscape Plan

sheet #  
L1.2  
3 of 5



PLANT LEGEND Sym. TREES Size Qty Sym. SHRUBS Size Qty

|  |                                                |                         |    |  |                                                    |        |     |
|--|------------------------------------------------|-------------------------|----|--|----------------------------------------------------|--------|-----|
|  | Acacia aneura<br>Mulga Acacia                  | 36" box/<br>2" calip.   | 24 |  | Calliandra californica<br>Red Fairy Duster         | 5 gal. | 109 |
|  | Olneya tesota<br>Ironwood                      | 48" box/<br>3.5" calip. | 10 |  | Calliandra eriophylla<br>Pink Fairy Duster         | 5 gal. | 65  |
|  | Parkinsonia florida<br>Blue Palo Verde         | 48" box/<br>3.5" calip. | 21 |  | Encelia farinosa<br>Brittlebush                    | 5 gal. | 21  |
|  | Parkinsonia hybrid<br>Desert Museum Palo Verde | 36" box/<br>2" calip.   | 30 |  | Ephedra trifurca<br>Mormon Tea                     | 5 gal. | 19  |
|  | Populus fremontii<br>Fremont Cottonwood        | 48" box/<br>3.5" calip. | 5  |  | Eremophila maculata 'Valentine'<br>Valentine Shrub | 5 gal. | 64  |
|  | Prosopis juliflora<br>Native Mesquite          | 36" box/<br>2.5" calip. | 20 |  | Ericameria laricifolia<br>Turpentine Bush          | 5 gal. | 428 |
|  | Schinus molle<br>Brazilian Pepper Tree         | 36" box/<br>2" calip.   | 17 |  | Justicia californica<br>Chuparosa                  | 5 gal. | 20  |
|  |                                                |                         |    |  | Justicia spicigera **<br>Mexican Honeysuckle       | 5 gal. | 105 |
|  |                                                |                         |    |  | Larrea tridentata<br>Creosote                      | 5 gal. | 38  |
|  |                                                |                         |    |  | Leucophyllum laevigatum **<br>Chihuahuan Sage      | 5 gal. | 35  |
|  |                                                |                         |    |  | Ruellia peninsularis **<br>Desert Ruellia          | 5 gal. | 49  |
|  |                                                |                         |    |  | Salvia chamaedryoides **<br>German Sage            | 5 gal. | 101 |
|  |                                                |                         |    |  | Salvia greggii<br>Autumn Sage                      | 5 gal. | 132 |
|  |                                                |                         |    |  | Simmondsia chinensis<br>Jojoba                     | 5 gal. | 26  |

Sym. CACTI / ACCENTS Size Qty Sym. GROUNDCOVERS Size Qty

|  |                                                    |              |     |                       |                                                       |        |     |
|--|----------------------------------------------------|--------------|-----|-----------------------|-------------------------------------------------------|--------|-----|
|  | Agave murpheyi<br>Murphy's Agave                   | 5 gal.       | 100 |                       | Baileya multiradiata<br>Desert Marigold               | 1 gal. | 352 |
|  | Agave ocahui<br>Ocahui Agave                       | 5 gal.       | 144 |                       | Chrysactinia mexicana<br>Damianita                    | 1 gal. | 133 |
|  | Agave weberi<br>Blue Agave                         | 15 gal.      | 56  |                       | Convolvulus sabatius<br>Ground Morning Glory          | 5 gal. | 86  |
|  | Aloe x 'Blue Elf' **<br>Blue Elf Aloe              | 5 gal.       | 74  |                       | Dalea greggii<br>Trailing Indigo Bush                 | 5 gal. | 139 |
|  | Carnegiea gigantea<br>Saguaro                      | 8' min.      | 16  |                       | Glandularia temusecta<br>Rock Verbena                 | 1 gal. | 170 |
|  | Carnegiea gigantea<br>Saguaro                      | 10' min.     | 8   |                       | Melampodium leucanthum<br>Blackfoot Daisy             | 1 gal. | 335 |
|  | Euphorbia biglandulosa **<br>Gopher Plant          | 5 gal.       | 98  |                       | Oenothera berlandieri<br>Mexican Evening Primrose     | 1 gal. | 155 |
|  | Fouquieria splendens<br>Ocotillo                   | 8' cone min. | 40  |                       |                                                       |        |     |
|  | Hesperaloe parviflora<br>Giant Hesperaloe          | 5 gal.       | 113 | Sym. GRASSES Size Qty |                                                       |        |     |
|  | Opuntia basilaris **<br>Beavertail Prickly Pear    | 5 gal.       | 115 |                       | Muhlenbergia capillaris 'Regal Mist'<br>Regal Mist TM | 5 gal. | 23  |
|  | Opuntia violacea santa-rita<br>Purple Prickly Pear | 5 gal.       | 50  |                       | Muhlenbergia rigens<br>Deer Grass                     | 5 gal. | 49  |
|  | Yucca baccata<br>Banana Yucca                      | 24" Box      | 21  |                       |                                                       |        |     |

\*All planting areas shall be covered with 2" of 1-1/2" decomposed granite in Express Brown color.

MISC ITEMS Color

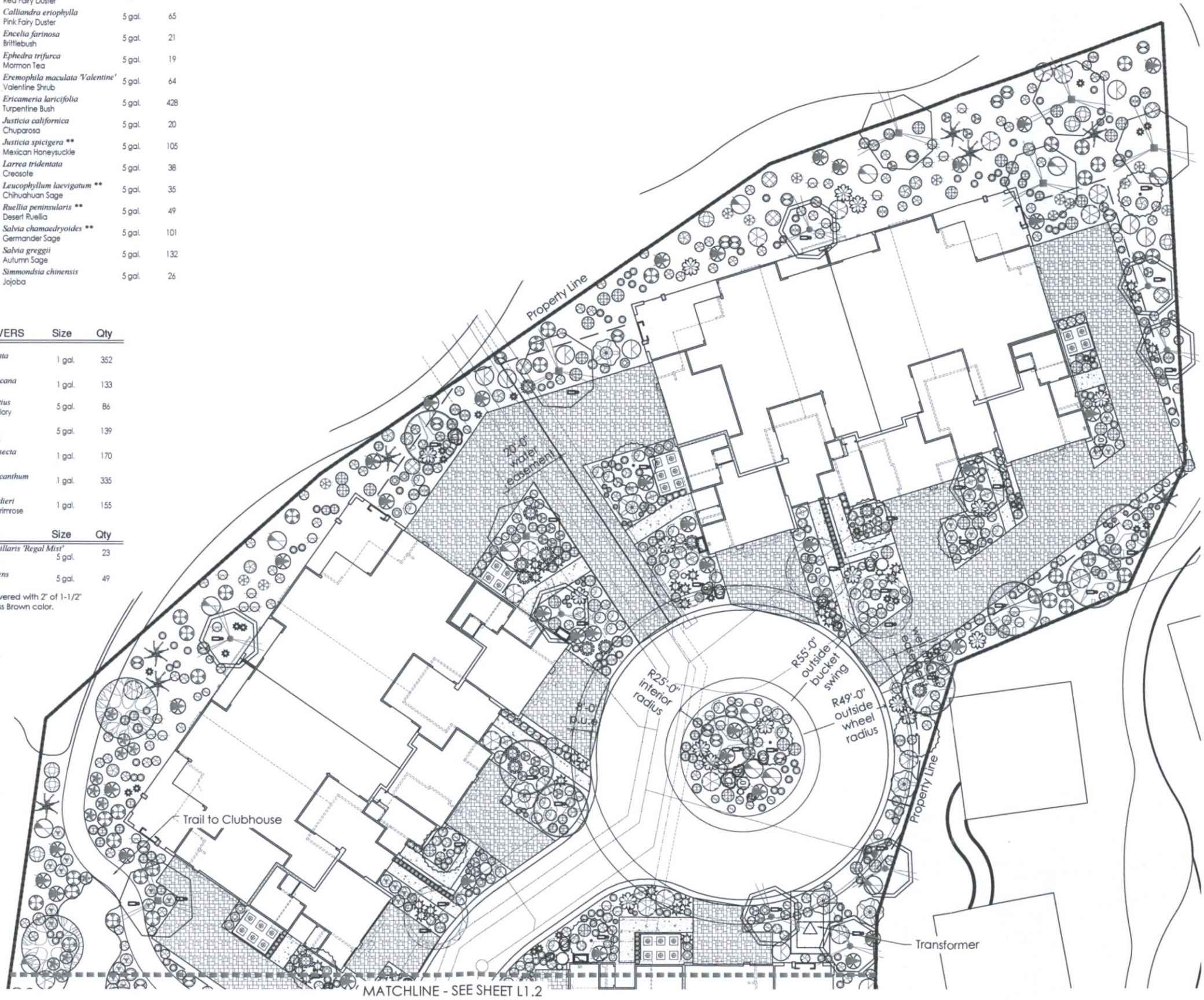
|  |                                                         |       |
|--|---------------------------------------------------------|-------|
|  | FX Luminaire<br>model #FR-LED<br>tree mounted downlight | bronz |
|  | Electrical Transformer                                  |       |
|  | AC Unit                                                 |       |
|  | 6' Metal Screen-Panel                                   |       |
|  | Driveway Pavers                                         |       |
|  | Exp. Aggregate Sidewalk                                 |       |

BOULDERS Size Qty

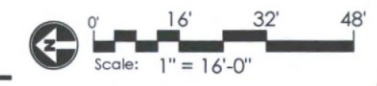
|  |       |    |
|--|-------|----|
|  | 1 ton | 24 |
|  | 2 ton | 21 |
|  | 3 ton | 23 |
|  | 4 ton | 15 |

1. Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes.
2. Boulders shall be surface select, native color

41-DR-2018  
02/14/2019



Parcel F-Landscape Plan



Greey Pickett  
landscape architecture community design  
7144 e sielson drive, suite 205  
scottsdale, arizona 85251  
480.609.0009 480.609.0009

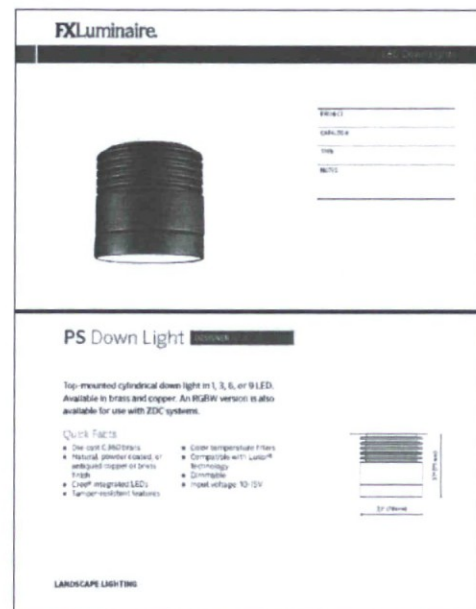


DESERT MOUNTAIN-Parcel F  
Landscape Conceptual Plan  
SCOTTSDALE, ARIZONA

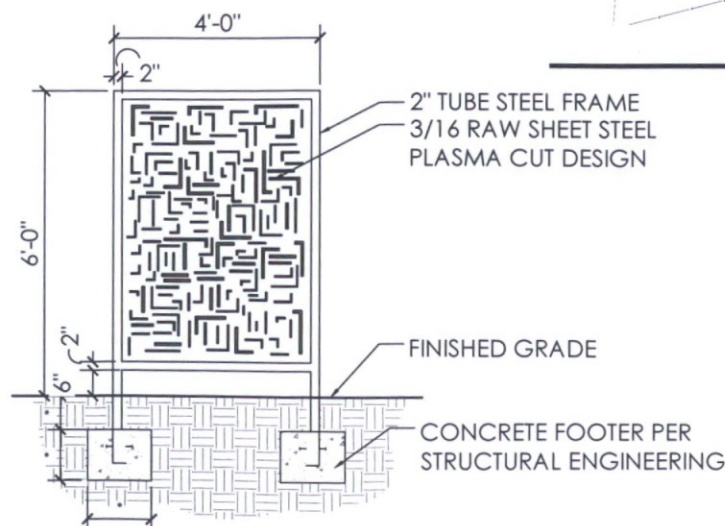
project #:  
MTC049  
scale:  
1" = 20'-0"  
issued for:  
DRB  
drawn by:  
JH  
date:  
02.06.2019  
drawing:  
Landscape Plan

L1.3  
4 of 5

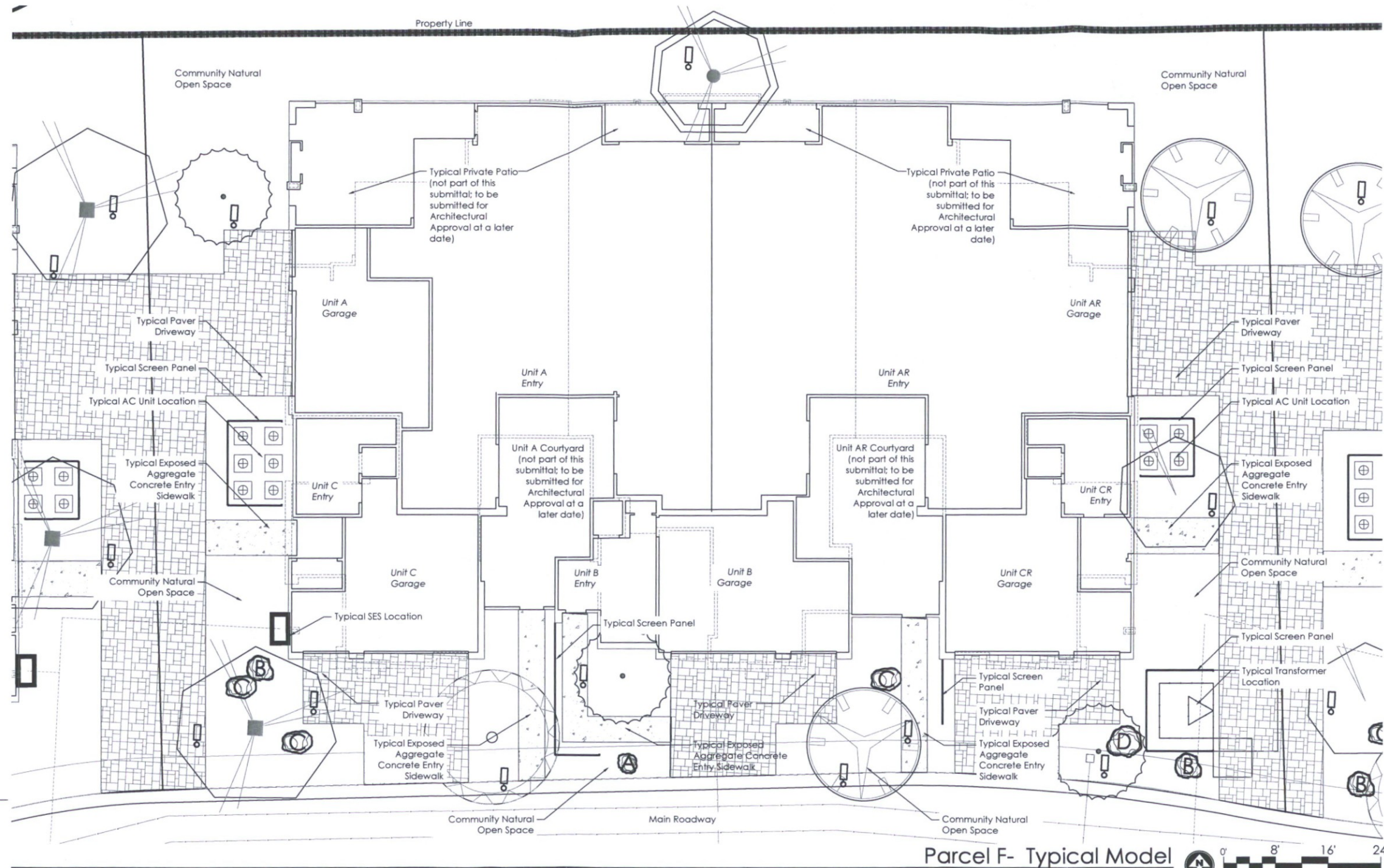




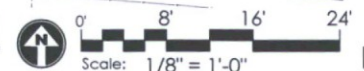
1 TYPICAL TREE MOUNTED DOWNLIGHT  
SCALE: N.T.S.



2 TYPICAL SCREEN PANEL  
SCALE: N.T.S.



Parcel F- Typical Model



| MISC ITEMS |                                                   |  | Color  | Lamp | Watts/Qty | BOULDERS |       |    |
|------------|---------------------------------------------------|--|--------|------|-----------|----------|-------|----|
|            | FX Luminaire model #FR-LED tree mounted downlight |  | bronze | led  | 7w/140    |          | 1 ton | 24 |
|            | Electrical Transformer                            |  |        |      |           |          | 2 ton | 21 |
|            | AC Unit                                           |  |        |      |           |          | 3 ton | 23 |
|            | 6' Metal Screen-Panel                             |  |        |      |           |          | 4 ton | 15 |
|            | Driveway Pavers                                   |  |        |      |           |          |       |    |
|            | Exp. Aggregate Sidewalk                           |  |        |      |           |          |       |    |

- Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes.
- Boulders shall be surface select, native color.







FRONT ELEVATION

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 1** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

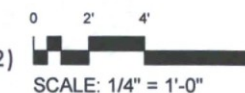
**41-DR-2018**  
**02/14/2019**

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOE ELEVATIONS SCHEME-1

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

**DANIELIAN** ASSOCIATES  
architects ■ planners  
02.12.19  
**A9.1**  
17027.00





FRONT ELEVATION

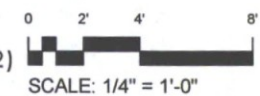
#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 2** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

NOTE: 2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-2

**DANIELIAN** ASSOCIATES  
architects ■ planners  
02.12.19  
A9.2  
17027.00





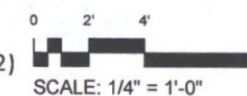
REAR ELEVATION

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 1** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-1

**DANIELIAN** ASSOCIATES  
architects ■ planners  
A10.1  
02.12.19  
17027.00





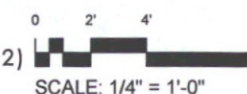
REAR ELEVATION

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 2** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-2

**DANIELIAN** ASSOCIATES  
architects ■ planners  
A10.2  
02.12.19  
17027.00





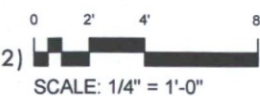
**RIGHT ELEVATION**  
(LEFT ELEVATION IDENTICAL MIRRORED)

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 1** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



41-DR-2018

**THE RETREAT AT**  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-1

**DANIELIAN** 02.12.19  
ASSOCIATES A11.1  
architects ■ planners 17027.00





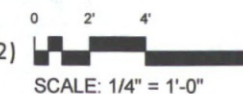
RIGHT ELEVATION  
(LEFT ELEVATION IDENTICAL MIRRORED)

#### MATERIALS LEGEND

- |                                     |                                                               |
|-------------------------------------|---------------------------------------------------------------|
| 1 STUCCO                            | 7 METAL GARAGE DOOR W/ PRIVACY GLASS                          |
| 2 STONE VENEER                      | 8 FRAMED METAL LOUVERED AWNING & FRAMED METAL GRATE GUARDRAIL |
| 3 STONE ACCENT TILE                 | 9 METAL TRELLIS                                               |
| 4 STANDING SEAM METAL WALL PANEL    | 10 VERTICAL METAL LOUVERS                                     |
| 5 STANDING SEAM METAL ROOF          | 11 WINDOW & DOOR W/ LOW E-366 GLASS                           |
| 6 METAL ENTRY GATE W/ PRIVACY GLASS | 12 METAL FASCIA                                               |

**COLOR SCHEME 2** SHOWN ABOVE IS REPRESENTATIONAL.  
- SEE COLOR & MATERIALS BOARD FOR MORE INFORMATION

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)



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

41-DR-2018

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



## COLOR ELEVATIONS SCHEME-2

**DANIELIAN** ASSOCIATES  
architects ■ planners  
A11.2  
02.12.19  
17027.00





**ZONING ORDINANCE REFERENCE FOR  
DETERMINING BUILDING HEIGHT:**

**NOTE:**  
REFER TO SHEET A5 FOR  
ARCHITECTURAL PROJECTION  
AND SET BACKS

**BENCHMARK:**

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A  
STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR  
FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN  
ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.

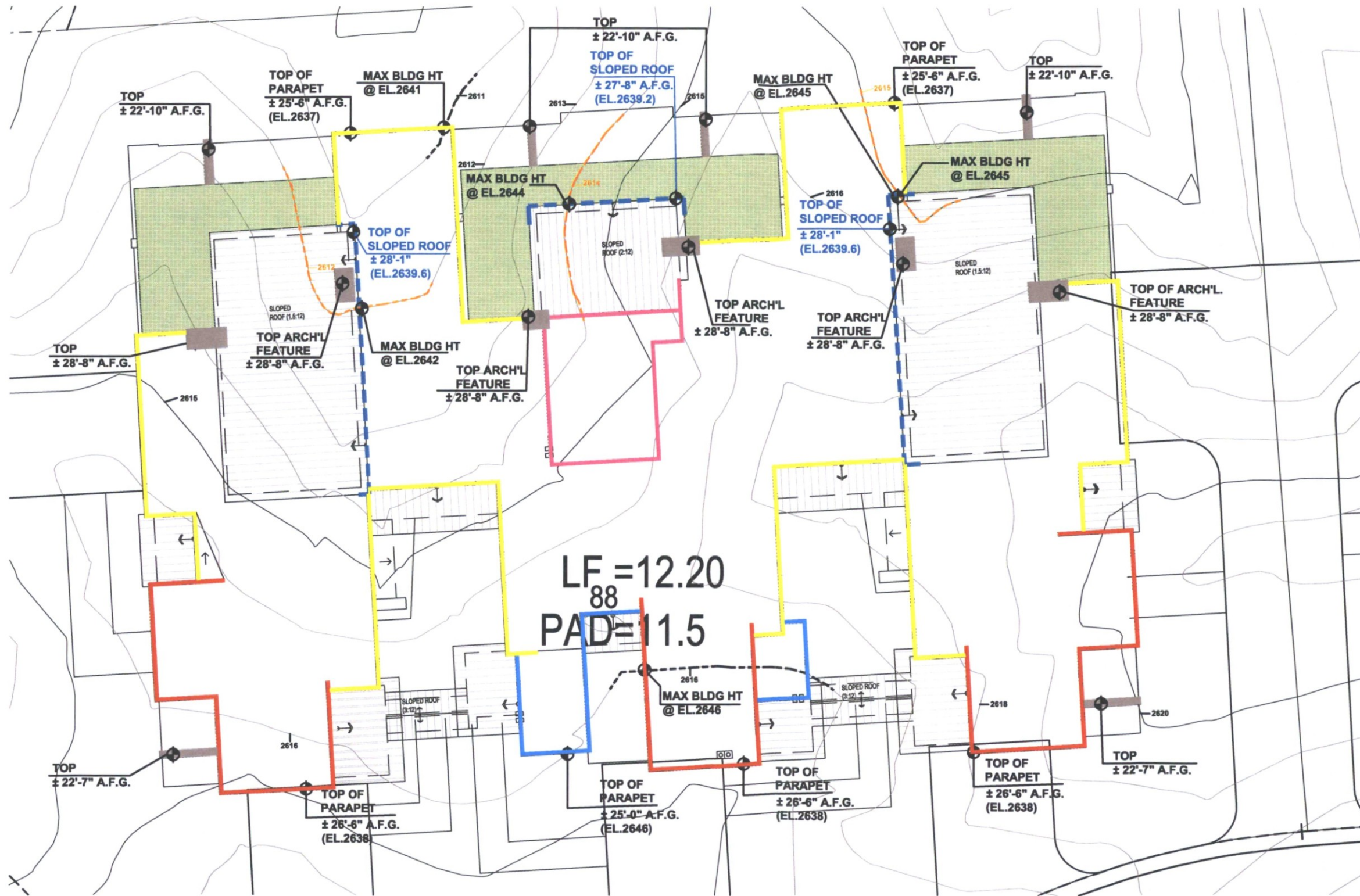


SC 41-DR-2018  
02/14/2019

MAX BUILDING HEIGHTS WITH  
NATURAL GRADE

**DANIELIAN**  
ASSOCIATES  
architects ■ planners  
41-DR-2018  
02.12.19  
A4  
17027.00





**LEGEND:**

HEIGHTS ARE TAKEN FROM FINISH GRADE

- ±23'-6" FLAT ROOF W/O PARAPET
- ±25'-6" T.O. PARAPET
- ±26'-6" T.O. PARAPET
- ±25'-0" T.O. PARAPET
- ±26'-11" T.O. PARAPET
- ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
- HIGHEST POINT OF ROOF
- NATURAL GRADE REFERENCE

**BENCHMARK:**

NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

LOT AU1 BUILDING PAD @ EL.2611.5

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

THE RETREAT AT  
TP-FD-DM7,LLC.  
SCOTTSDALE, ARIZONA



LOT AU1 NATURAL GRADE WITH  
BUILDING ELEVATION HEIGHTS

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

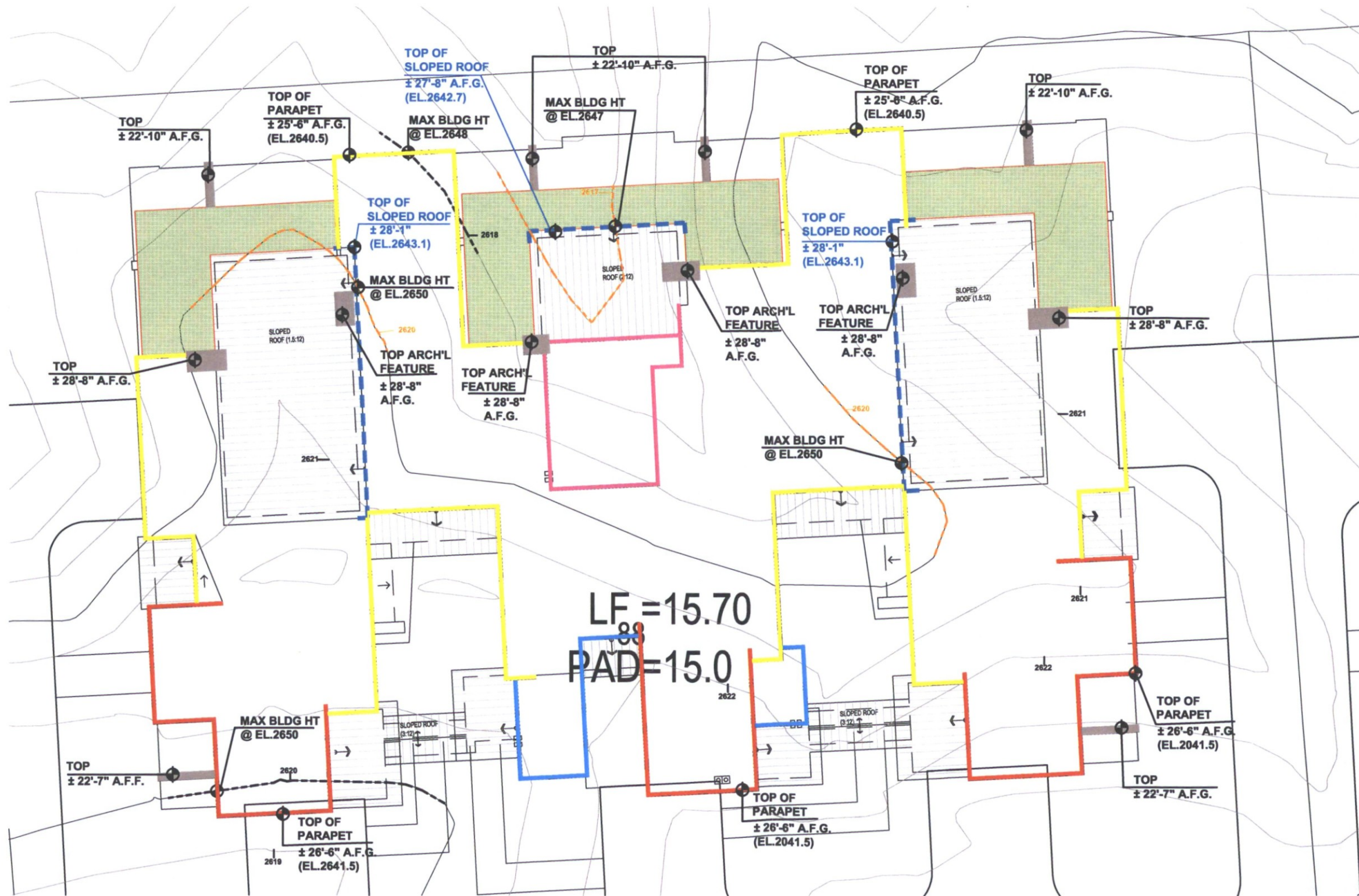
**DANIELIAN** ASSOCIATES  
architects ■ planners  
A4.1  
17027.00



41-DR-2018

02.12.19





- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
  - ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

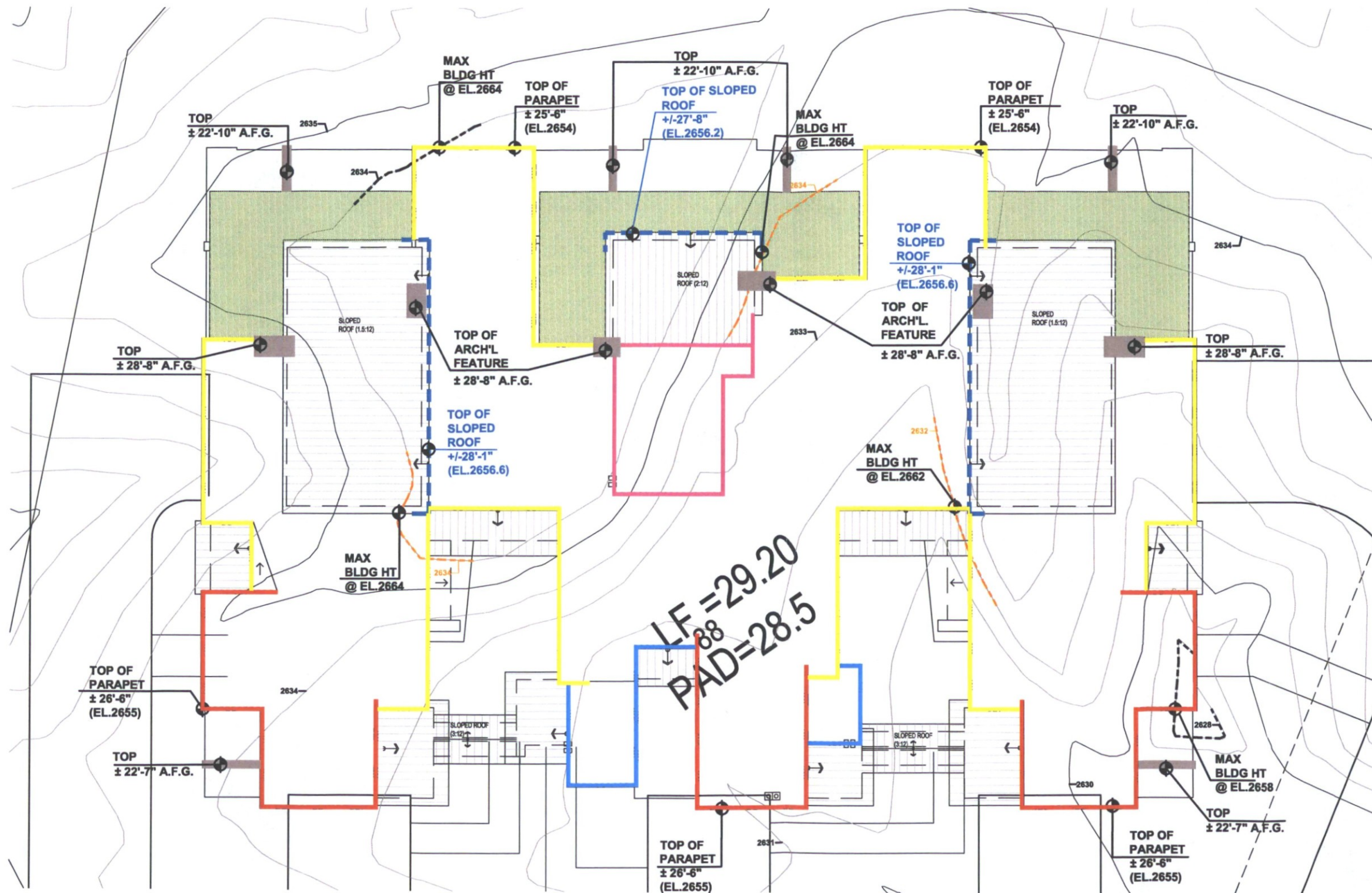
LOT AU2 BUILDING PAD @ EL.2615.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE









- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

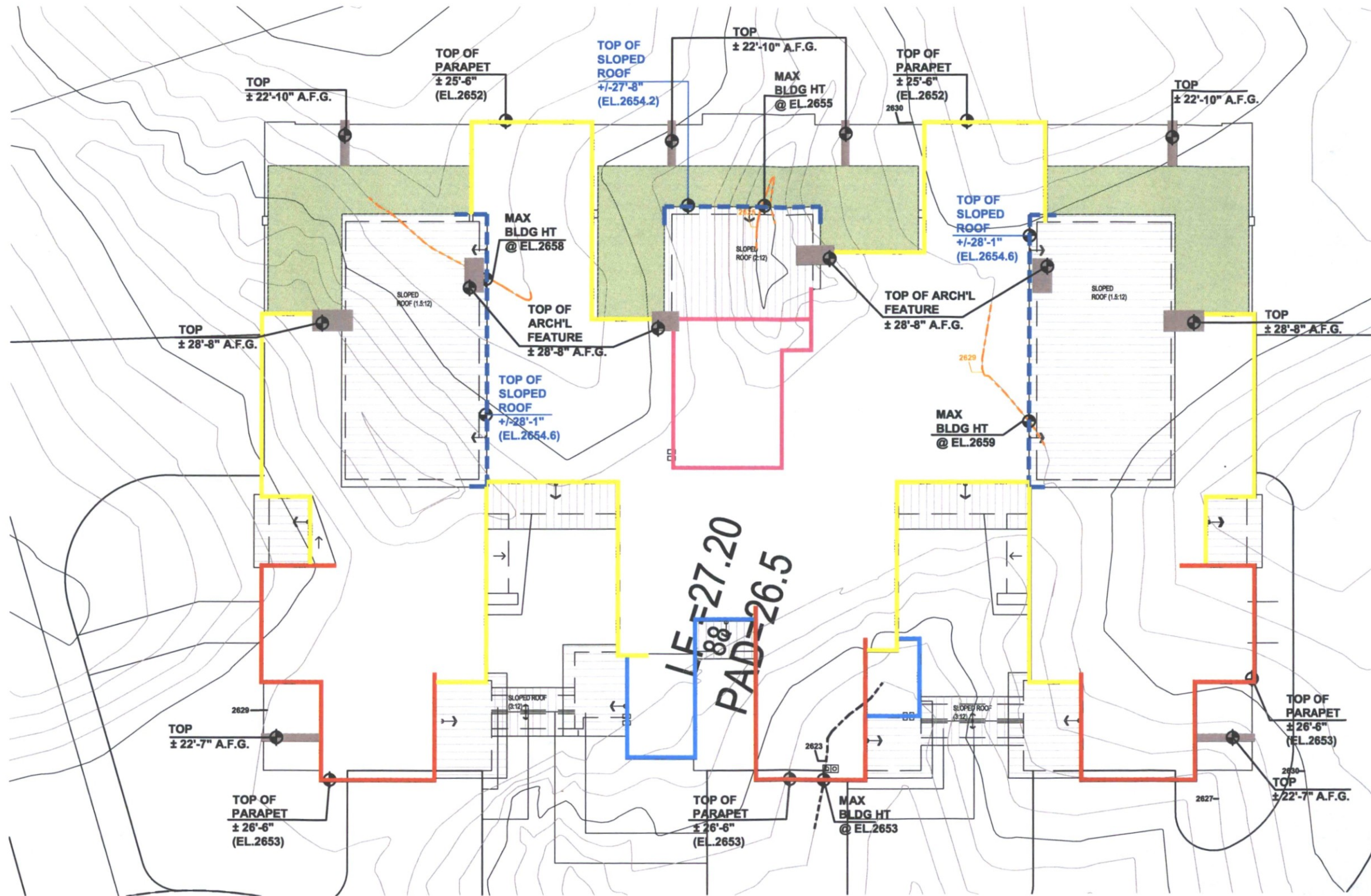
**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTION AND SET BACKS

LOT AU4 BUILDING PAD @ EL.2628.5

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE





- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTION AND SET BACKS

LOT AU5 BUILDING PAD @ EL.2626.5

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
 TP-FD-DM7, LLC.  
 SCOTTSDALE, ARIZONA

LOT AU5 NATURAL GRADE WITH  
 BUILDING ELEVATION HEIGHTS

**DANIELIAN ASSOCIATES**  
 architects ■ planners  
 02.12.19  
 A4.5  
 17027.00









**LOT AU7 BUILDING PAD @ EL.2618.0**

**MAXIMUM BUILDING HEIGHT IS + 30FT  
FROM LOWEST NATURAL GRADE**

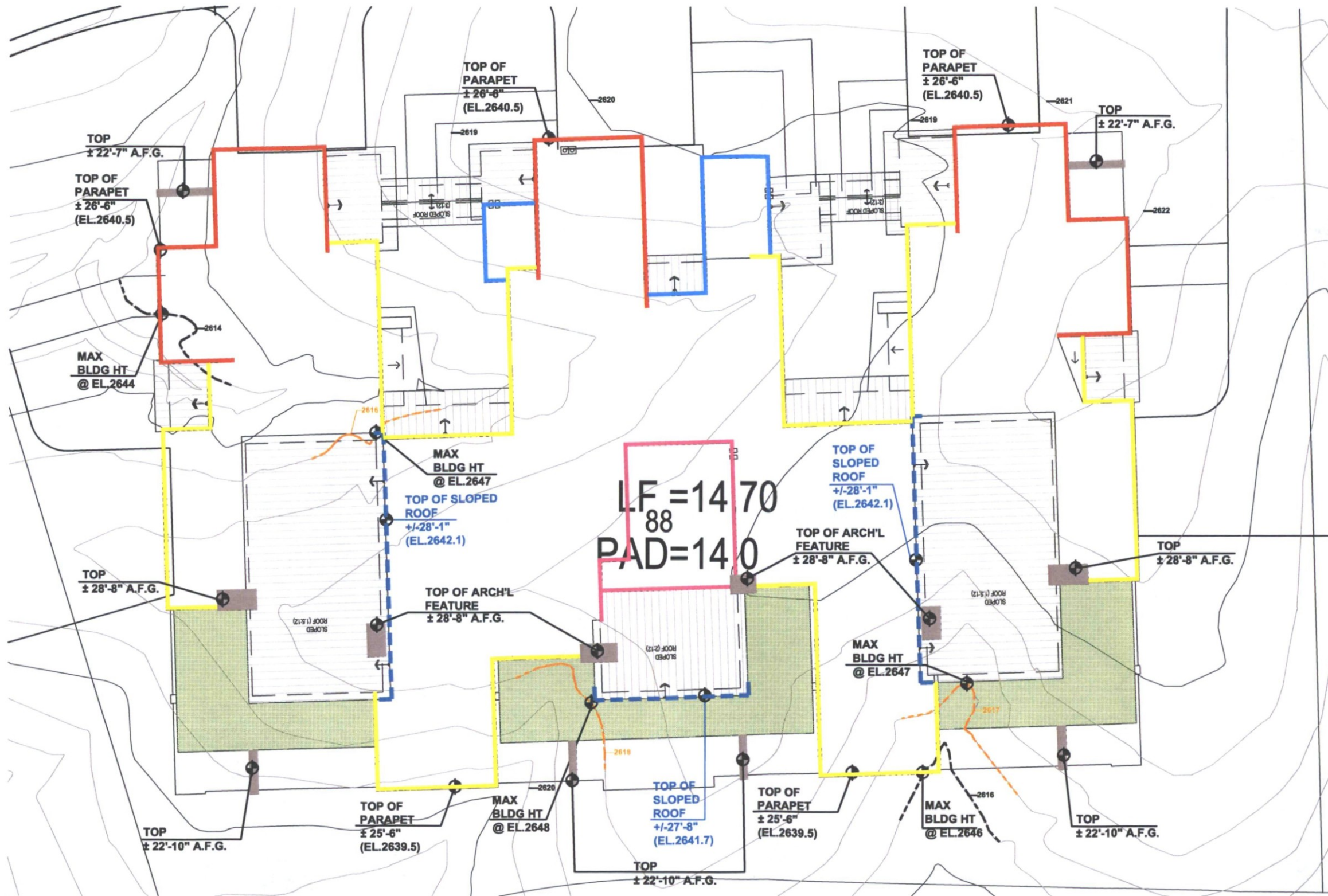
2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
TP-FD-DM7, LLC.  
SCOTTSDALE, ARIZONA

## LOT AU7 NATURAL GRADE WITH BUILDING ELEVATION HEIGHTS

018.02.12)  
 41-DR-2018  
 02.12.19  
**DANIELIAN**  
 ASSOCIATES  
 architects ■ planners  
 A4.7  
 17027.00





- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

NOTE:  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTION AND SET BACKS

LOT AU8 BUILDING PAD @ EL.2614.0

MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE

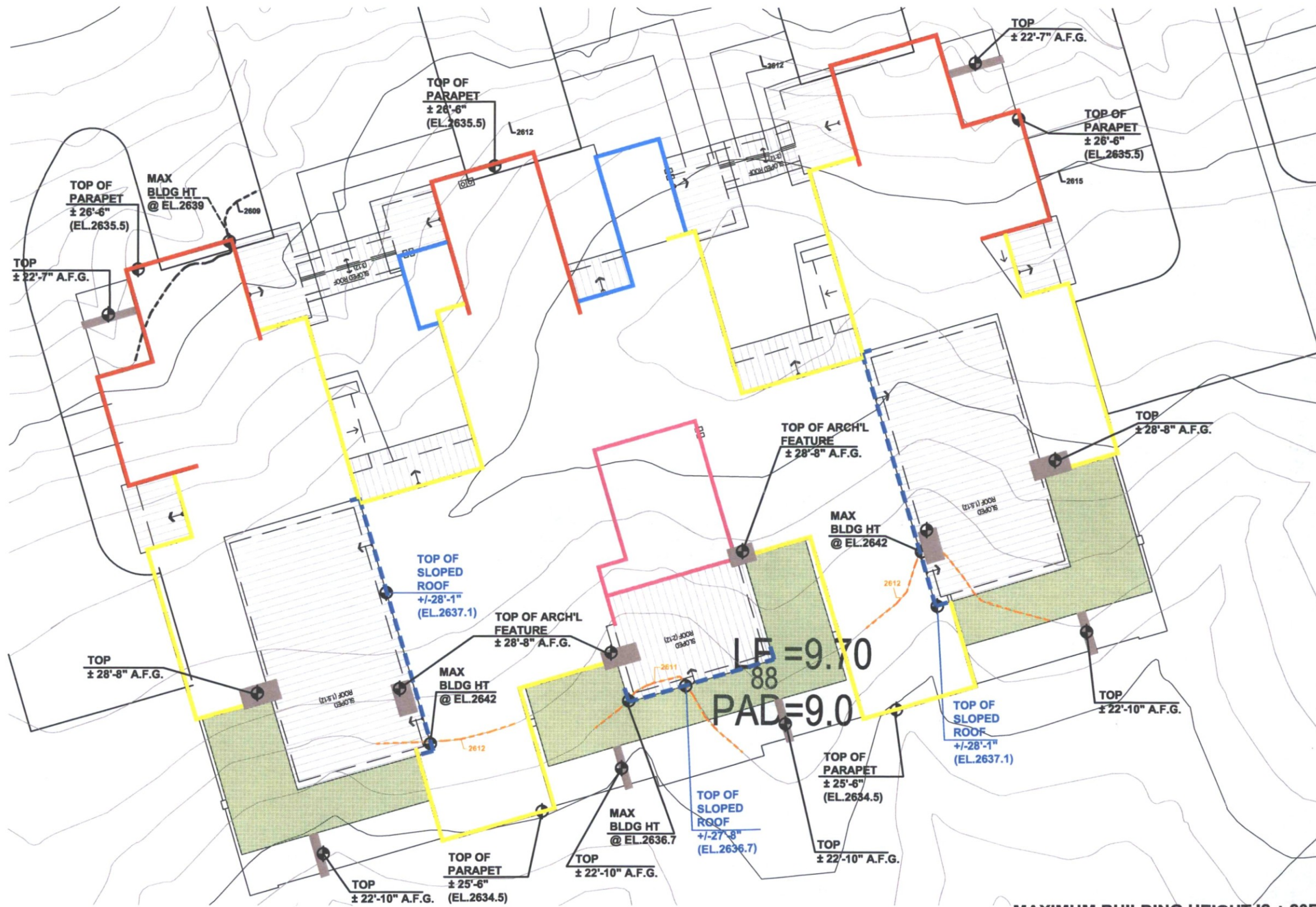
2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)

THE RETREAT AT  
 TP-FD-DM7, LLC.  
 SCOTTSDALE, ARIZONA

LOT AU8 NATURAL GRADE WITH  
 BUILDING ELEVATION HEIGHTS

N  
 41-DR-2018  
 02.12.19  
**DANIELIAN** A4.8  
 ASSOCIATES  
 architects ■ planners 17027.00





- LEGEND:**
- HEIGHTS ARE TAKEN FROM FINISH GRADE
- ±23'-6" FLAT ROOF W/O PARAPET
  - ±25'-6" T.O. PARAPET
  - ±26'-6" T.O. PARAPET
  - ±25'-0" T.O. PARAPET
  - ±26'-11" T.O. PARAPET
  - ELEVATION OF ARCHITECTURAL FEATURE AS NOTED
  - HIGHEST POINT OF ROOF
  - NATURAL GRADE REFERENCE

**BENCHMARK:**  
 NATIONAL GEODETIC SURVEY (NGS) CONTROL POINT 1K13, AN ALUMINUM CAP ON A STAINLESS STEEL ROD IN PVC SLEEVE SURROUNDED WITH A CONCRETE COLLAR FLUSH WITH THE GROUND, WITNESSED BY A WHITE CARSONITE MARKER, HAVING AN ELEVATION OF 2581.051 NGS NAVD 88 DATUM.

**NOTE:**  
 REFER TO SHEET A5 FOR ARCHITECTURAL PROJECTIONS AND SET BACKS

**LOT AU9 BUILDING PAD @ EL.2609.0**

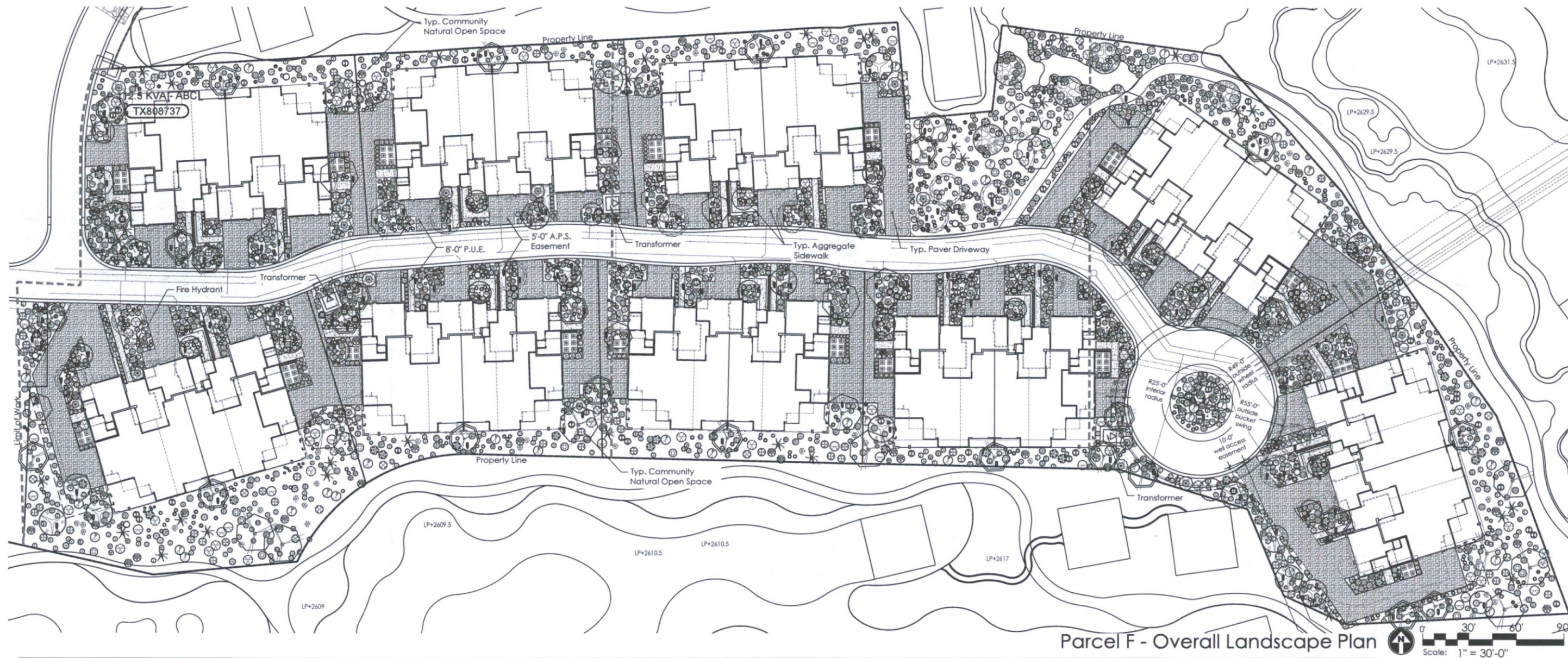
**MAXIMUM BUILDING HEIGHT IS + 30FT FROM LOWEST NATURAL GRADE**

**THE RETREAT AT**  
 TP-FD-DM7,LLC.  
 SCOTTSDALE, ARIZONA

**LOT AU9 NATURAL GRADE WITH BUILDING ELEVATION HEIGHTS**

2nd DRB REVIEW COMMENTS RESUBMITTAL (2018.02.12)





Parcel F - Overall Landscape Plan

| PLANT LEGEND |                                                             |                         |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|--------------|-------------------------------------------------------------|-------------------------|-----|------|-----------------------------------------------------------|-----------------------------------------------------|--------|------|------------------------------------------------------------|-----------------------------------------|--------------|------|---------------------------------------------------------------------------------------------------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--|------|--|-------|--|-------|--|-------|--|-------|
| Sym.         | TREES                                                       | Size                    | Qty | Sym. | SHRUBS                                                    | Size                                                | Qty    | Sym. | CACTI / ACCENTS                                            | Size                                    | Qty          | Sym. | GROUNDCOVERS                                                                                      | Size   | Qty                                                                                                                                                                                            | MISC ITEMS                                                                                                                                                                                        |                                                         |  |      |  |       |  |       |  |       |  |       |
|              | <i>Acacia aneura</i><br>Mulga Acacia                        | 36" box/<br>2" calip.   | 24  |      | <i>Calliandra californica</i><br>Red Fairy Duster         | 5 gal.                                              | 109    |      | <i>Agave murpheyi</i><br>Murphy's Agave                    | 5 gal.                                  | 100          |      | <i>Baileya multiradiata</i><br>Desert Marigold                                                    | 1 gal. | 352                                                                                                                                                                                            |                                                                                                                                                                                                   | FX Luminaire<br>model #FR-LED<br>tree mounted downlight |  |      |  |       |  |       |  |       |  |       |
|              | <i>Olneya tesota</i><br>Ironwood                            | 48" box/<br>3.5" calip. | 10  |      | <i>Calliandra eriophylla</i><br>Pink Fairy Duster         | 5 gal.                                              | 65     |      | <i>Agave ocahui</i><br>Ocahui Agave                        | 5 gal.                                  | 144          |      | <i>Chrysactinia mexicana</i><br>Damianita                                                         | 1 gal. | 133                                                                                                                                                                                            |                                                                                                                                                                                                   | Electrical Transformer                                  |  |      |  |       |  |       |  |       |  |       |
|              | <i>Parkinsonia florida</i><br>Blue Palo Verde               | 48" box/<br>3.5" calip. | 21  |      | <i>Encelia farinosa</i><br>Brittlebush                    | 5 gal.                                              | 21     |      | <i>Agave weberi</i><br>Blue Agave                          | 15 gal.                                 | 56           |      | <i>Convolvulus sabatius</i><br>Ground Morning Glory                                               | 5 gal. | 86                                                                                                                                                                                             |                                                                                                                                                                                                   | AC Unit                                                 |  |      |  |       |  |       |  |       |  |       |
|              | <i>Parkinsonia hybrid</i><br>Desert Museum Palo Verde       | 36" box/<br>2" calip.   | 30  |      | <i>Ephedra trifurca</i><br>Mormon Tea                     | 5 gal.                                              | 19     |      | <i>Aloe x 'Blue Elf' **</i><br>Blue Elf Aloe               | 5 gal.                                  | 74           |      | <i>Dalea greggii</i><br>Trailing Indigo Bush                                                      | 5 gal. | 139                                                                                                                                                                                            |                                                                                                                                                                                                   | 6' Metal Screen-Panel                                   |  |      |  |       |  |       |  |       |  |       |
|              | <i>Populus fremontii</i><br>Fremont Cottonwood              | 48" box/<br>3.5" calip. | 5   |      | <i>Eremophila maculata 'Valentine'</i><br>Valentine Shrub | 5 gal.                                              | 64     |      | <i>Carnegiea gigantea</i><br>Saguaro                       | 8' min.                                 | 16           |      | <i>Glandularia tenuisecta</i><br>Rock Verbena                                                     | 1 gal. | 170                                                                                                                                                                                            |                                                                                                                                                                                                   | Driveway Pavers                                         |  |      |  |       |  |       |  |       |  |       |
|              | <i>Prosopis velutina</i><br>Native Mesquite                 | 36" box<br>2.5" calip.  | 20  |      | <i>Ericameria laricifolia</i><br>Turpentine Bush          | 5 gal.                                              | 428    |      | <i>Carnegiea gigantea</i><br>Saguaro                       | 10' min.                                | 8            |      | <i>Melampodium leucanthum</i><br>Blackfoot Daisy                                                  | 1 gal. | 335                                                                                                                                                                                            |                                                                                                                                                                                                   | Exp. Aggregate Sidewalk                                 |  |      |  |       |  |       |  |       |  |       |
|              | <i>Schinus terebinthifolius **</i><br>Brazilian Pepper Tree | 36" box<br>2" calip.    | 17  |      | <i>Justicia californica</i><br>Chuparosa                  | 5 gal.                                              | 20     |      | <i>Euphorbia biglandulosa **</i><br>Gopher Plant           | 5 gal.                                  | 98           |      | <i>Oenothera berlandieri</i><br>Mexican Evening Primrose                                          | 1 gal. | 155                                                                                                                                                                                            | <b>BOULDERS</b><br><table><tr><th></th><th>Size</th></tr><tr><td></td><td>1 ton</td></tr><tr><td></td><td>2 ton</td></tr><tr><td></td><td>3 ton</td></tr><tr><td></td><td>4 ton</td></tr></table> |                                                         |  | Size |  | 1 ton |  | 2 ton |  | 3 ton |  | 4 ton |
|              |                                                             | Size                    |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             | 1 ton                   |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             | 2 ton                   |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             | 3 ton                   |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             | 4 ton                   |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      |                                                           | <i>Justicia spicigera **</i><br>Mexican Honeysuckle | 5 gal. | 105  |                                                            | <i>Fouquieria splendens</i><br>Ocotillo | 8' cone min. | 40   |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Larrea tridentata</i><br>Creosote                      | 5 gal.                                              | 38     |      | <i>Hesperaloe funifera</i><br>Giant Hesperaloe             | 5 gal.                                  | 113          |      | <i>Muhlenbergia capillaris 'Regal Mist'</i><br>Regal Mist TM                                      | 5 gal. | 23                                                                                                                                                                                             |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Leucophyllum laevigatum **</i><br>Chihuahuan Sage      | 5 gal.                                              | 35     |      | <i>Opuntia basilaris **</i><br>Beavertail Prickley Pear    | 5 gal.                                  | 115          |      | <i>Muhlenbergia rigens</i><br>Deer Grass                                                          | 5 gal. | 49                                                                                                                                                                                             |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Ruellia peninsularis **</i><br>Desert Ruellia          | 5 gal.                                              | 49     |      | <i>Opuntia violacea santa-rita</i><br>Purple Prickley Pear | 5 gal.                                  | 50           |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Salvia chamaedryoides **</i><br>Germander Sage         | 5 gal.                                              | 101    |      | <i>Yucca baccata</i><br>Banana Yucca                       | 24" Box                                 | 21           |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Salvia greggii</i><br>Autumn Sage                      | 5 gal.                                              | 132    |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      | <i>Simmondsia chinensis</i><br>Jojoba                     | 5 gal.                                              | 26     |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      | *All planting areas shall be covered with 2" of 1-1/2" decomposed granite in Express Brown color. |        | 1. Boulder symbols are shown for reference only. Boulder sizes are based on tonnage only, but shall include a variety of shapes and sizes<br>2. Boulders shall be surface select, native color |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |
|              |                                                             |                         |     |      |                                                           |                                                     |        |      |                                                            |                                         |              |      |                                                                                                   |        |                                                                                                                                                                                                |                                                                                                                                                                                                   |                                                         |  |      |  |       |  |       |  |       |  |       |

41-DR-2018

02/14/2019



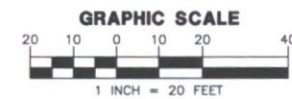
THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.



MATCHLINE 'A' SEE SHEET SE1.2

LIGHT FIXTURE SCHEDULE

| SYMBOL | MANUFACTURER     | CATALOG #                | VOLTS | LAMP(S)   | CCT   | DETAIL             |
|--------|------------------|--------------------------|-------|-----------|-------|--------------------|
| ⓘ      | FX LIGHTING      | VE-3LED-AB               | 12    | 4.2W LED  | 2700K | TREE DOWNLIGHT     |
| ⊠      | HINKLEY LIGHTING | UU312490                 | 120   | 6W LED    | 3000K | WALL SCONCE LIGHT  |
| ⊙      | PRESCOLITE       | LB4A-6L27K9              | 120   | 9W LED    | 2700K | RECESSED CAN LIGHT |
| ●      | PRESCOLITE       | D2LED-2D9LED9L27K8 WFL45 | 120   | 12.6W LED | 2700K | MINI CAN LIGHT     |



| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | 10/26/18 | 1ST DRB SUBMITTAL                   |
| 2   | 11/27/18 | 2ND DRB SUBMITTAL                   |
| 3   | 02/05/19 | 3RD DRB SUBMITTAL                   |



DRAWING NO:  
**SE1.1**  
OF 8

SCOTTSDALE, ARIZONA  
**DESERT MOUNTAIN PARCEL F**  
**PHOTOMETRICS**  
**LIGHTING SITE PLAN**

WRIGHT ENGINEERING  
PROJECT NO:  
**18355**  
DESIGN BY: NAM  
DRAWN BY: NAM  
CHECKED BY: CMT

**WRIGHT**  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHANDLER AVENUE, SUITE 400  
SCOTTSDALE, ARIZONA 85225  
PHONE (480) 552-5525 FAX (480) 487-3507  
www.wrightengineering.us

\\A\2018\18355-Desert Mountain Parcel F Landscape Light Plan\18355-DRB.dwg



THESE DRAWINGS AND SPECIFICATIONS ARE THE SOLE PROPERTY OF WRIGHT ENGINEERING CORPORATION AND MAY NOT BE REPRODUCED OR MODIFIED FOR ANY USE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WRIGHT ENGINEERING CORPORATION.

MATCHLINE 'E' SEE SHEET SE2.3



| LIGHT FIXTURE SCHEDULE |                  |                         |       |           |       |                    |
|------------------------|------------------|-------------------------|-------|-----------|-------|--------------------|
| SYMBOL                 | MANUFACTURER     | CATALOG #               | VOLTS | LAMP(S)   | CCT   | DETAIL             |
| Ⓚ                      | FX LIGHTING      | VE-3LED-AB              | 12    | 4.2W LED  | 2700K | TREE DOWNLIGHT     |
| Ⓚ                      | HINKLEY LIGHTING | UU312490                | 120   | 6W LED    | 3000K | WALL SCONCE LIGHT  |
| Ⓚ                      | PRESCOLITE       | LB4A-6L27K9             | 120   | 9W LED    | 2700K | RECESSED CAN LIGHT |
| ●                      | PRESCOLITE       | D2LED-2D9LED9L27K8WFL45 | 120   | 12.6W LED | 2700K | MINI CAN LIGHT     |

#### LEGEND

- Ⓚ DOWNLIGHT  
FX LIGHTING MODEL  
#VE-3LED-AB  
DARK BRONZE FINISH  
4.2 WATTS  
209 LUMENS  
2700K COLOR TEMPERATURE  
8' MOUNT HEIGHT  
1.0 LIGHT LOSS FACTOR
- Ⓚ WALL SCONCE LIGHT  
HINKLEY LIGHTING PRODUCT ID #UU312490  
DARK BRONZE FINISH  
6 WATTS  
300 LUMENS  
3000K COLOR TEMPERATURE  
5' MOUNT HEIGHT  
1.0 LIGHT LOSS FACTOR
- Ⓚ RECESSED CAN LIGHT  
PRESCOLITE #LB4A-6L27K9  
9 WATT  
600 LUMENS  
2700K COLOR TEMPERATURE  
10' MOUNT HEIGHT  
1.0 LIGHT LOSS FACTOR
- MINI CAN LIGHT  
PRESCOLITE #D2LED-2D9LED9L27K8WFL45  
12.6 WATTS  
740 LUMENS  
2700K COLOR TEMPERATURE  
10' MOUNT HEIGHT  
1.0 LIGHT LOSS FACTOR

Site  
2419 points at z=0, sp 10ft by 10ft  
HORIZONTAL FOOTCANDLES

Average 1.0  
Maximum 12.8  
Minimum 0.0  
Avg:Min N/A  
Max:Min N/A  
Coef Var 2.20  
UnifGrad N/A

North Spill  
99 points  
VERTICAL FOOTCANDLES, observer facing North

Average 0.0  
Maximum 0.0  
Minimum 0.0  
Avg:Min N/A  
Max:Min N/A  
Coef Var 0.00

West Spill  
37 points at z=0, sp 3.177ft by 9.482ft  
VERTICAL FOOTCANDLES, observer facing West

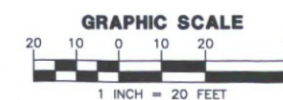
Average 0.0  
Maximum 0.0  
Minimum 0.0  
Avg:Min N/A  
Max:Min N/A  
Coef Var 0.00  
UnifGrad 3176.27

East Spill  
50 points  
VERTICAL FOOTCANDLES, observer facing East

Average 0.0  
Maximum 0.0  
Minimum 0.0  
Avg:Min N/A  
Max:Min N/A  
Coef Var 0.00

South Spill  
124 points  
VERTICAL FOOTCANDLES, observer facing South

Average 0.0  
Maximum 0.0  
Minimum 0.0  
Avg:Min N/A  
Max:Min N/A  
Coef Var 0.00



WRIGHT ENGINEERING  
PROJECT NO:  
**18355**  
DESIGN BY: NAM  
DRAWN BY: NAM  
CHECKED BY: CMT

**WRIGHT**  
engineering corporation  
ELECTRICAL ENGINEERING AND DESIGN  
165 EAST CHILTON DRIVE • CHANDLER, ARIZONA 85225  
PHONE 480.497.5825 • FAX 480.497.5807  
www.wrightengineering.us

PROJECT: TITLE:

SCOTTSDALE, ARIZONA  
**DESERT MOUNTAIN PARCEL F**  
**PHOTOMETRICS**

**PHOTOMETRIC ANALYSIS**

| NO. | DATE     | SUBMITTALS/REVISIONS (DESCRIPTIONS) |
|-----|----------|-------------------------------------|
| 1   | 8/28/18  | 1ST DRG SUBMITTAL                   |
| 2   | 11/27/18 | 2ND DRG SUBMITTAL                   |
| 3   | 02/05/19 | 3RD DRG SUBMITTAL                   |



DRAWING NO:  
**SE2.4**  
OF 8

H:\2018\18355-Desert Mountain Parcel F Landscape Light Plan\18355-DRG.dwg