DEVELOPMENT REVIEW BOARD



Meeting Date: March 16, 2023 General Plan Element: Character and Design

General Plan Goal: Foster quality design that enhances Scottsdale as a unique

southwestern desert community.

ACTION

Artesia

Request for approval of a site plan, landscape plan, building elevations and associated improvements for a new 546-unit multi-family 15-DR-2022 development composed of 3 phases with approximately 1,094,487 square feet of building area, and a subterranean parking garage, on a +/-23.1 acre

site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria staff confirms
- Integration of Sensitive Design Principles staff confirms
- Compatibility with surrounding neighborhood and development densities
- Building height and massing decreases along perimeter
- Strong pedestrian connections throughout development
- Public comment received

BACKGROUND

Location: 7117 N. Scottsdale Road

Multi-family Residential, Planned Community District (R-5 Zoning:

PCD)

Adjacent Uses

North: Existing multi-family residential condominiums, zoned R-5 PCD,

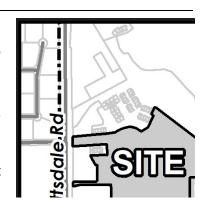
built in 2008

Existing park, zoned R-5 PCD, built in 2008 East:

South: Existing multi-family residential condominiums, zoned R-5, built

in 2003

West: Commercial shopping center, zoned C-1 PCD, built in 2007



Property Owner

Artesia Development Partners LLC

Designer

Street Lights Residential & CCBG Architects, Inc.

Scottsdale Development Review Board Report | Case No. 15-DR-2022

Applicant	Engineer	
David Breen	Kimley Horn	
480-407-2902		

DEVELOPMENT PROPOSAL

The development proposal includes three residential components to complete the original Artesia development that began construction in 2007. Planning Area 1 (PA-1) is centrally located and consists of a 4-story multi-family residential building and 1-level of underground parking. Planning Area 2 (PA-2) is east of PA-1 and includes an attached 2-story and 3-story single-family product, with the massing decreasing closer to the project boundary and existing park area. South of PA-1 is Planning Area 3 (PA-3) which is composed of 2-story townhomes. The overall site is gated and utilizes the existing circular drive aisle. Pedestrian connections are provided between each Planning Area, to share amenities, and to the park along the east of the site.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4. For the applicant's complete narrative, see Attachment #3.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Artesia development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS			
Planning and Development Services Current Planning Services	Katie Posler Senior Planner 480-312-2703 kposler@scottsdaleaz.gov			
Public Works Traffic Engineering	Phil Kercher Traffic Engineering & Operations Manager 480-312-7645 <u>pker@scottsdaleaz.gov</u>			

APPROVED BY

Yacii Ro	2/24/2023
Katie Posler, Senior Planner, Report Author	Date
Bul Com	3/8/2023
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager	Date

Development Review Board Liaison

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

ATTACHMENTS

- 1. Context Aerial
- 2. Close-up Aerial
- 3. Applicant's Narrative
- 4. Development Review Board Criteria Analysis
- 5. Development Information
- 6. Stipulations / Zoning Ordinance Requirements
- 7. Site Plans
- 8. Landscape Plans
- 9. Open Space Plans
- 10. Materials and Colors Boards
- 11. Building Elevations
- 12. Perspectives
- 13. Electrical Site Plan
- 14. Exterior Photometrics Plans
- 15. Exterior Lighting Cutsheets
- 16. Zoning Map
- 17. City Notification Map
- 18. Public Comment





15-DR-2022

Artesia (PA-1, PA-2, PA-3)

Project Narrative – Development Review Board – 9/9/2022

Introduction and Site Design

The unique character of the site and its context has directly informed the architectural design of the proposed residential building as well as the site planning of the project. The Artesia community is nestled Phoenix Mountain Preserve/Mummy Mountain and Camelback Mountain. The existing Artesia Condominium community, the surrounding retail, and the proposed design are marked by landscaping that embraces the native plants of the Sonoran Desert and buildings that recall Spanish Colonial revival architecture. This style of architecture is defined by elements that are well suited to the heat and intense sunlight of the desert environment. Namely, deep roof overhangs provide shade for top floor windows while lower floor windows and openings are protected and shaded by arcades and colonnades. Courtyards are typically proportioned such that they are in shade throughout most of the day as the angle of the sun tracks across them. Stylistically, Spanish Colonial revival architecture is distinguished by stucco walls, ornamental plaster details around select windows and doors, terracotta barrel tile roofs, as well as tower features and corbels at roof overhangs.

The proposed site design for the Artesia community is to create an architecturally homogonous but typologically rich neighborhood. This neighborhood would include at its heart a 4 story Multifamily residential building that was designed to resemble a detail rich Spanish colonial resort hotel, prevalent in the greater Scottsdale area. This central multifamily building would be circled by a loop road lined with parallel parking, shade trees, and crosswalks to promote pedestrian activity and safety. Across the loop road at the perimeter of the site, are two and three story for sale attached single family dwellings (PA-2) and two story townhomes (PA-3). Conceptually these smaller scale structures are meant to be the upscale housing that grew up over time next to the "boutique hotel" but would provide a shorter residential texture to help blend back in to the surrounding two to three story retail and residential adjacent to the Artesia site. This site arrangement highlights unique building edges and vignette to the surrounding mountain ranges.

The overall planting design for Artesia is designed to provide an enhanced landscape theme, utilizing a variety of low water use trees, shrubs, succulents, groundcovers, and a mixture of desert adaptive Mid-iron turf and artificial turf that provides a lush landscape typical of a resort-style hotel found within the Scottsdale area. The landscape design focuses on a mixture of formal and in-formal plantings that provide ample shade, vertical accentuation at key amenity areas and variation in color and texture throughout the year. While adhering to low water use principles, the landscape goals noted in the City of Scottsdale's Design Standards & Policies Manual and Article X - Landscaping Requirements of the zoning code, each Planning Area provides a unique open space amenities and character for the overall development.

PA-1

Architectural Character, Landscaping and Site design

The proposed PA-1 development is an approximately 419-unit 4-story residential community. The PA-1 project will utilize the existing below ground garage to shield the cars from the sun and help hide any unsightly garage façade from surrounding properties. Residents also have the option to parkin in dedicated tuck-under parking garages that are located off Motor Court East and Motor Court West. Public guest parking is provided at the North Motor Court. Once through the security gate, guests can also park along the ring road and within dedicated motor courts that provide covered parking and proximity to building entrances

Conceptually the four-story building at the heart of the site was conceived as a historic hotel resting at the center of a development that grew over time. The architecture of this portion of the project is characterized by several two-story arcades of varying lengths, many "outdoor living rooms" as defined by very deep outdoor balconies, and three distinct tower balcony features that are octagonal in plan. These unique elements not only provide dwelling units with generous outdoor living space but also address the desirability of shaded outdoor space. The most ornate of these octagonal towers greets you at the main approach to the project (Motor Court North), visible from Scottsdale Rd and incorporates wrap around belvederes. The towers are an extension of the living space for four large dwelling units.

PA-1 provides a total of seven landscaped amenity areas. Four amenity areas are found along the perimeter of the Multi-family Building. These amenity areas consist of two separate dog parks, labeled amenity courtyard 5&6 on the plans, which are located on the northern and southern open space areas, a shaded formal passive gathering/dining courtyard, labeled amenity courtyard 4 on the plans, located on the western open space area and an outdoor gathering/gaming courtyard with a shaded outdoor dining area and 3-hole putting course on the eastern open space area, labeled amenity courtyard 7 on the plans. Three amenity areas are found within the interior of the building. Pool courtyard 1 contains a formal pool with patio lounge seating, a central fire pit island, at-grade rectangular spa, and shaded outdoor dining and sitting areas. Amenity courtyard 2 contains two seating clusters placed within two separate linear turf areas, a central gathering/seating area with a large fireplace and festoon lighting. Pool courtyard 3 contains a large play pool, an elevated spa, patio lounge seating, shaded cabanas, and two outdoor dining and sitting areas, elevated patios at the amenity building, bocce ball court with dark sky compliant festoon lighting and two flex turf areas for gathering events and passive/active use. All exterior and interior courtyards are accessible via a contiguous exterior sidewalk as well as interior building breezeways, labeled "paseo" in the ground level plan. The PA-1 motor court, labeled Motor Court North on the plans, was designed with canopy trees and vertical Date Palms to provide shade for automobiles and to compliment the aesthetic character of the building. The intent is to have a flush curb condition for easy and inviting drop off of visitors and to emulate a high-end hotel experience.

Ingress, Egress, and Parking

Upon your arrival to the site, at the Motor Court North sitting at the front door of PA-1, you are greeted with a large public plaza visible from Scottsdale Rd. This plaza is adorned with decorative paving work, lush plantings, low walls that will create texture and layering to soften the entry experience. This plaza also sets the main pedestrian thoroughfare that becomes the spine of the entire site cutting through internal amenity courtyards 1,2, and 3. This central spine helps sperate the pedestrian from the vehicular circulation entirely and allows for a shaded protected experience. Along this promenade you are met with two resort style pools that serve both formal and informal desires. These pools also serve as the connection point, via open breezeways, back to the surrounding townhome neighborhoods reducing the travel distance and enhancing all portions of the community. Surrounding the heart of the project are ample landscaping areas that will allow for many unique reflective moments. The site is also ordered around an internal vehicular circulation loop that has access to all points of the project. This main circulation curves you around the site, always keeping you from having the same experience with the buildings, creating vistas to the several mountain ranges visible in the area. This internal loop provides some parallel parking, cross walks, street trees, and direct access to two ramps to the subterranean garage at the center point of the project, keeping the ground plane for pedestrians.

Mechanical and Utility Equipment

The engineering requirement to provide mechanical systems, including rooftop units for the corridors and units, informed the design of the Spanish Colonial Revival hipped roofs that are ubiquitous across the building. These hipped roof forms imbue the building with compositional unity and perform the double function of screening rooftop equipment and overruns. These hipped roofs will be clad with composite concrete Spanish tiles in keeping with the architectural character of the project. Where hipped roofs do not screen equipment, a 42" parapet is used as mechanical screening. Any stair or elevator overrun that is on the exterior of the building has also been designed to match the architectural style of the building to fit within the composition of the façade. All utility equipment located at the ground level will be screened with CMU and stucco walls with metal gates or decorative panels.

PA-2

Architectural Character, Landscaping and Site design

On the northern edge of the Artesia Master Plan sits Planning Area 2. As a cohesive planned project circulation muse creates not only an ease of connection but a sense of neighborhood with tree lined edges. The key to PA-2 is the reduced height that allows the project to blend into the adjacent open areas and buffer the denser/higher interior aspects of the project. This area also connects to the existing structures to the west to form a unified seamless blend. Buildings are separated and divided into appropriate scaled buildings that complete the northern edge of the development. PA-2 offers a variety of unit types with smaller building modules that begins to break down the potential of long spans and monotonous facades. With consistent breaks in building footprint, the existing outdoor space located at the northeast corner of the overall property begins to bleed into the developed area blending together the adjacent context.

Planning area 2 consists of approximately 70 for sale residential units, each with a dedicated 2 car parking garage for a total of 140 private parking spaces. The area will consist of +/- 12 guest parking spaces, and heavily landscaped pathways that connects planning area 1 and 3 to the large existing outdoor park. All structures will be below the max height of 45'-0" to 58'-0", as well as the massing will step down closer to the outdoor space. This allows for uninterrupted views from PA1 to the McDowell Mountain range in the northeast. Along with the overall mass of PA2 stepping down, each building type's facade also steps back to reduce the scale of the building to a more pedestrian level. Each residential unit will have its own dedicated private outdoor space, creating a less dense area bringing the existing outdoor space within the boundaries of the development. The overall atmosphere will be reflective of Sonoran Desert traditions, with smaller scale masses at the pedestrian level, recessed fenestrations, and a color palette that is respectful to the overall environment.

Planning of the individual floor plans offers "eyes on the street" to strengthen not only a sense of community but a strategy for internal security and safety. Spatial adjacencies of living spaces are arranged to provide each unit's privacy combined with a community connection for interaction creating a public realm. Individual massing of each residence provides a variety of roof lines and material changes that give the project a unique residential character. Entry porches and exterior spaces strengthen the community feeling from the perimeter streets to landscaped spaces between structures.

Landscape design unites all aspects of the project. An amenity link exists on the western border allowing for a connection via two concrete paths that lead to the existing park. Landscape design also forms a strong streetscape edge between the individual buildings and the connecting streets. Planning Area 2 also contains a central passive amenity space with shaded seating that is accessible via a shaded stabilized decomposed granite trail and a contiguous concrete path that encompassed this planning area.

Ingress, Egress, and Parking

Sitting to the North and East of PA-1, clustered around the internal vehicular circulation muse, sits PA-2 with approximately 70 for sale residential units, each with a dedicated 2 car parking garage for a total of 140 parking spaces that are shielded from the sun. These townhomes will be ordered around connecting pedestrian paths that lead back to the amenity space in PA-1. Uncovered guest parking will be provided along the ring road as well to slow traffic and make site circulation easy.

Mechanical and Utility Equipment

Mechanical equipment at grade will be screened by stucco walls and metal gates in keeping with the Spanish colonial revival architecture of the townhomes. These walls will help screen from view the engineering requirement to provide mechanical systems, including at grade packaged heat pumps for the residential townhome units

PA-3

Architectural Character, Landscaping and Site design

In keeping with the premise of the building as a desert resort, the design of the townhomes that surround the main building are designed as if it were a later expansion to the hotel like building that sits in PA-1. The architectural details of this portion of the project are more reserved and residential than those of the main building. This shift in both scale and texture will help the whole site blend into its context and allow for all units to have amazing views of the surrounding mountains. As you traverse around the internal main circulation, you will be greeted with the scale and texture of the main building to the center of the site, and the smaller and more delicate texture of the townhomes around the perimeter. The layout of the townhomes also provides the opportunity to highlight several vistas to the surrounding McDowell Mountain range and small private front yards to encourage tenant expression and community engagement

Landscape design in PA-3 will match that of PA-1 but unique amenity courtyards have been provided at a smaller scale throughout the planning area so that each townhome cluster has open landscape area within proximity. BBQ grills, seating areas, and planting zones help to break up the townhomes into their own distinct areas. Planning Area 3 contains two amenity areas located along the

southwestern (Courtyard #1) and southeastern edge (Courtyard #2) of the overall development. The southwestern open space area (Courtyard #1) contains three gathering/sitting areas with outdoor dining and a central fire pit and one large turf area for active/passive use. The southeastern open space (Courtyard #2) contains a shaded outdoor dining space with a separate sitting area and fire pit and a flex turf panel for gathering events and passive/active use. Each amenity space within Planning Area 3 is accessible via the contiguous concrete pathway that leads to each Planning Unit with the project.

Ingress, Egress, and Parking

Sitting to the South and West of PA-1, clustered around the internal vehicular circulation muse, sits approximately 57 two-story townhomes. These townhomes will be ordered around connecting pedestrian paths and courtyards that lead back to the amenity space in PA-1. All the townhomes will have private covered parking to shield cars from the sun. Uncovered guest parking will be provided along the ring road as well as in designated PA-3 guest parking areas.

Mechanical and Utility Equipment

Utility equipment at grade will be screened by decorative metal screens or stucco walls with metal gates in keeping with the Spanish colonial revival architecture of the townhomes. These walls will help screen from view the engineering requirement to provide mechanical systems, including at grade packaged heat pumps for the residential townhome units. Roof top mechanical equipment will be screened with 42" parapet walls that are integrated with the architectural style.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

For the applicant's complete narrative, see Attachment #3.

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - Staff finds this proposal is consistent with the development standards, previous zoning cases 2-ZN-2005 and 2-ZN-2005#2, and Design Standards and Policies Manual. The proposal completes the overall Artesia development.
- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - Staff finds that the architecture for Planning Area 1, 2, and 3 are composed of stucco building facades, colorful accent tiles, and concrete tile roofs. The color palette includes whites like "Egret White", "Pediment", with LRVs under 80, paired with warmer brown and terracotta accents. Building massing decreases moving towards the boundaries of the overall site.
 - Landscaping and open space are common elements among the three residential areas with a large focus in Planning Area 1, which includes 7 total landscaped amenity courtyard areas, with 4 along the perimeter abutting Planning Area 2 and 3. In Planning Area 2 and 3, there are landscape buffers between the rows of buildings, adjacent to the individual private open space per unit, and along the perimeter of the site. Additionally, trees and planting border the circular drive aisle, parallel street parking, and pedestrian sidewalk.
- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - Staff finds that the proposal provides gated vehicular access via two locations, one primary entrance drive at the N. Scottsdale Road and E. Hummingbird Lane intersection, and a secondary entrance further south. Main interior circulation is provided by the existing vehicular loop that curves around the entire site. Access to the subterranean garage is provided by the existing two ramps located centrally on the east and west side of Planning Area 1.

- The 2005 zoning case that established the R-5 PCD zoning included a stipulation that stated that the developer would contribute toward a future traffic signal installation and a signal would be installed if determined to be warranted within two years of the initial certificate of occupancy. Staff is recommending that the applicant install a left in, left-out style median to improve site access. The current traffic volumes do not warrant a traffic signal installation, and the entry location does not meet City standards for traffic signal spacing. Staff will continue to monitor the intersection and will conduct a signal warrant analysis after the development is complete and at full occupancy.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - Staff finds that throughout the overall residential development, ground mounted equipment is screened with site walls and gates to match the building architecture. Roof mounted equipment, where present, is screened by architecturally integrated building parapets and hipped roofs. Elevator overruns match the building design and are centrally located with the building to avoid view.
- 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - This criterion is not applicable.
- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - In accordance with zoning case, 2-ZN-2005, the property owner installed original works of art that received Scottsdale Public Art and Development Review Board approvals. Any future updates to the public art at the site will require additional review and approval from Scottsdale Public Art Advisory Board and the Development Review Board.

DEVELOPMENT INFORMATION

Zoning History

The south portion of the site was annexed into the City in 1962 via Ordinance No. 164, the north half of the site was annexed into the City in 1967 via Ordinance No. 333. The site was originally rezoned to Multiple-family Residential Planned Community District, R-5 PCD, in 2005, via case 2-ZN-2005. In 2015, via case 2-ZN-2005#2, the development plan was amended to reallocate building height, add density, and relocate a driveway.

Community Involvement

With the submittal of the application, staff and the applicant notified all property owners within 750 feet of the site. In addition, a hearing sign has been posted at the site.

Staff received general inquiries, questions about rentals vs condominiums, and support letters from neighboring businesses on the subject case. Submitted public comment can be found via Attachment #18.

Context

The subject site is generally located northeast of the N. Scottsdale Road and E. Indian Bend intersection. Currently, the site is partially developed from the original development review board case approval, 8-DR-2006. Please see context graphics.

Project Data

• Existing Use: Partially developed site that was not completed

• Proposed Use: Multi-family residential development

• Parcel Size: 1,004,885 square feet / 23.069 acre (net)

• Total Residential Building Area: 1,049,487 square feet

Building Height Allowed PA-1: 50 feet, exclusive mechanical screening
 Building Height Proposed PA-1: 49 feet, exclusive of mechanical screening

Building Height Allowed PA-2:
 45 feet & 58 feet, exclusive mechanical screening

Building Height Proposed PA-2: 39 feet, inclusive of mechanical screening
 Building Height Allowed PA-3: 45 feet, exclusive mechanical screening
 Building Height Proposed PA-3: 35 feet, inclusive of mechanical screening

Total Parking Required: 876 spacesTotal Parking Provided: 910 spaces

Total Open Space Required: 241,176 square feet
 Total Open Space Provided: 312,641 square feet

Number of Dwelling Units Allowed: 580 units per 2-ZN-2005

Number of Dwelling Units Proposed: 546 units (PA-1: 419 units, PA-2: 70 units, PA-3: 57 units)

Stipulations for the Development Review Board Application: Artesia

Case Number: 15-DR-2022

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

- 1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Street Lights Residential, with a city staff date of 2/24/2023.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Street Lights Residential, with a city staff date of 2/24/2023.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by submitted by Street Lights Residential, with a city staff date of 2/24/2023.
 - d. The case drainage report submitted by Kimley-Horn and Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horn and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable zoning cases were: 2-ZN-2005 and 2-ZN-2005#2.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

- 3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
- 4. With final plans, all SES enclosure areas shall be recessed into the building façade and not protrude outward.
- 5. With final plans, fire back flow preventors shall be screened within the fire riser rooms.

SITE DESIGN:

Ordinance

C. Prior to issuance of any building permit within an approved phase for the development project, the property owner shall submit a condominium plat amendment and receive its recordation amending existing condo plat in accordance with project development approved site plans.

DRB Stipulations

- 6. With final plans, the property owner shall provide written approval from the existing HOA for the proposed improvements.
- 7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 8. Prior to issuance of any building permit within an approved phase for the development project, the property owner shall submit plans and receive approval to construct phase refuse enclosures, in conformance with city staff approved Refuse Plans, sheets A1.30 thru A1.33 by CCBG Architects, Inc. and dated 11/7/2022.

LANDSCAPE DESIGN:

Ordinance

D. The property owner shall obtain a native plant permit to remove or relocate any protected native plants on site.

DRB Stipulations

- 9. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 10. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for any landscape and irrigation improvements within the public right-of-way median(s).
- 11. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

E. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 12. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
- 13. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. All exterior lighting fixtures shall have a black or dark bronze colored shield.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- I. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements: (ALL IMPROVEMENTS PER SECTION 47-10 (a) and 47-21 (a) and (b)
 - a. SCOTTSDALE ROAD
 - i. N. SCOTTDALE ROAD. Construct a left-in, left-out median opening at the main entrance intersection with Scottsdale Road.

DRB Stipulations

- 14. All public sidewalks adjacent to the building shall be gray colored concrete.
- 15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

J. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

16. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 18. The final drainage report shall include modified storm drain network analysis.
- 19. The final drainage report shall include detail stormwater storage waiver calculation as well as determination of the in-lieu fee which were accepted in concept in the case drainage report but are subject to further evaluation with the final drainage report submittal.

MULTI-USE TRAILS AND PATHS:

Ordinance

K. Before any certificate of occupancy is issued for the site, the developer shall construct all multi-use paths and trails and shall dedicate public access easement for said paths and trails, through and adjacent to site providing pedestrian connectivity to transportation master plan identified nearby amenities, including pedestrian connections to and from Scottsdale Road. Paths and trails shall be designed in conformance with the Design Standards and Policies Manual.

EASEMENTS DEDICATIONS:

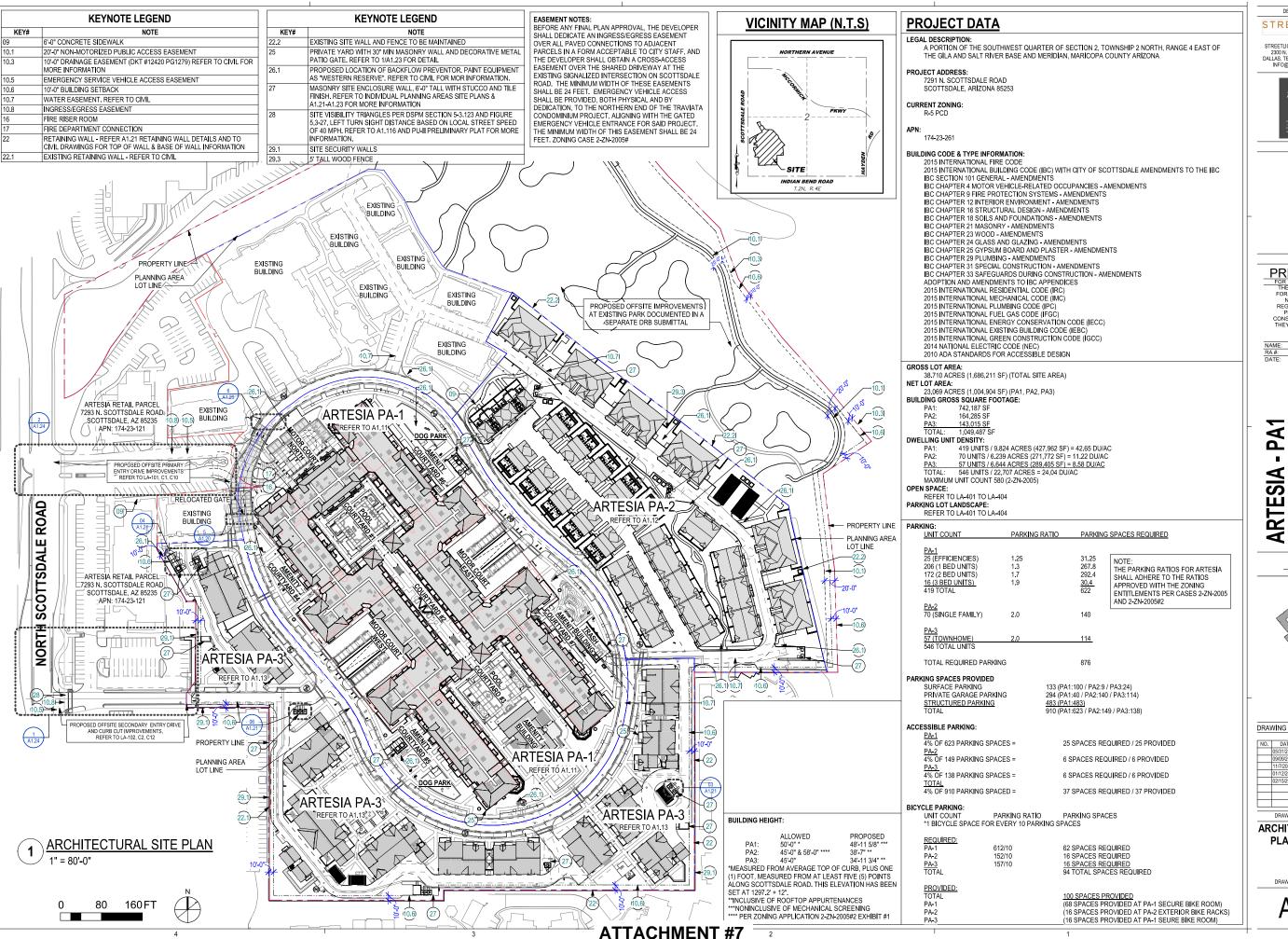
Ordinance

- L. EASEMENT REQUIREMENTS from the Zoning Case 2-ZN-2005: Before any final plan approval, the developer shall dedicate an ingress/egress easement over all paved connections to adjacent parcels in a form acceptable to city staff, and the developer shall obtain a cross-access easement over the shared driveway at the existing signalized intersection on Scottsdale Road. The minimum width of these easements shall be 24 feet. Emergency vehicle access (ESVA) easement shall be provided, both physical and by dedication, to the northern end of the Traviata Condominium project, aligning with the gated emergency vehicle entrance for said project. The minimum width of this easement shall be 24 feet.
- M. PUBLIC NON-MOTORIZED ACCESS (PNMA) EASEMENT A continuous PNMA easement to the City of Scottsdale from the Zoning Case 2-ZN-2005#2. Before any certificate of occupancy is issued for the site, the owner shall dedicate to the city on the final plat a minimum 20-foot wide, (PNMA) easement adjacent to the 10-foot drainage easement (Dkt. #12420 pg. 1279) starting at the southeast corner of property and extending north overlaying an existing unpaved trail that meanders northwest to the parcel line. This 20-foot PNMA will be located within the Indian Bend

Wash drainage easement as recorded in Book 952, Page 3 (Record # 2007-110455) of the official records of the Maricopa County Recorder.

DRB Stipulations

- 20. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. SIGHT DISTANCE (SD) EASEMENT, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross onto the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - A Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way, easement width per approved water and sewer basis of design reports.



STREET LIGHT

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW AND NOT INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022

Key Plan



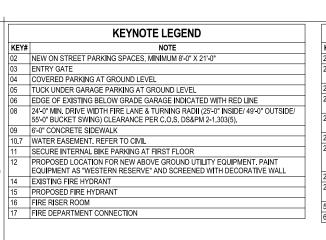


DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL
	02/15/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE **ARCHITECTURAL SITE** PLAN - OVERALL

DRAWING NUMBER AND TITLE



1	
	KEYNOTE LEGEND
KEY#	NOTE
21	MOVE-IN ZONE. MINIMUM 45'X12' SIZE.
22	RETAINING WALL - REFER A1.21 RETAINING WALL DETAILS AND TO CIVIL DRAWINGS FOR TOP OF WALL & BASE OF WALL INFORMATION
24	USPS PARKING SPACE
26.1	PROPOSED LOCATION OF BACKFLOW PREVENTOR. PAINT EQUIPMENT AS "WESTERN RESERVE". REFER TO CIVIL FOR MOR INFORMATION.
26.2	PROPOSED LOCATION OF GAS METER. PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.
26.3	PROPOSED LOCATION OF BELOW GROUND GREASE, OIL, & SAND INTERCEPTOR
27	MASONRY SITE ENCLOSURE WALL, 6'-0" TALL WITH STUCCO AND TILE FINISH. REFER TO INDIVIDUAL PLANNING AREAS SITE PLANS & A1.21-A1.23 FOR MORE INFORMATION
29	EXISTING GARAGE VENTILATION AT GRADE
29.2	PRIVATE YARD WITH 30" MIN MASONRY WALL AND DECORATIVE METAL PATIO GATE. REFER TO 1/A1.23 FOR DETAIL
55	BUILDING MONUMENT SIGN, PROVIDE BLOCKING AND POWER
60	PLANNING AREA BOUNDARY

Unit Type	Count	Unit Mix	Parking Factor	Require
WD-A24x28	30	7.16%	1.3	39.0
WD-A27x28	70	16.71%	1.3	91.0
WD-A27x32	94	22.43%	1.3	122.2
WD-B36x28	28	6.68%	1.7	47.6
WD-B36x32	6	1.43%	1.7	10.2
WD-B40.5x28	6	1.43%	1.7	10.2
WD-B40.5x32	30	7.16%	1.7	51.0
WD-BIC36x36	54	12.89%	1.7	91.8
WD-BOC43x34	48	11.46%	1.7	81.6
WD-COC52x34	16	3.82%	1.9	30.4
WD-S18x28	23	5.49%	1.25	28.8
WD-S21x28	14	3.34%	1.25	17.5
Grand total: 419	419	100.00%		621.3

THE PARKING RATIOS FOR ARTESIA SHALL ADHERE TO THE RATIOS
APPROVED WITH THE ZONING ENTITLEMENTS PER CASES 2-ZN-2005 AND
2-ZN-2005#2

	PA-1 PARKING PROVIDED					
	LEVEL	COUNT	Туре	l		
ed		1	STANDARD PRIVATE GARAGE - 9x18 FUTURE EV			
		1	STANDARD PRIVATE GARAGE - 9x18 FUTURE EV ACCESSIBLE			
	Level 0	1	ADA TANDEM	1		
\neg	Level 0	104	STANDARD - 9x18	1 1		
	Level 0	135	STANDARD - 9x18 CAR EV - FUTURE			
	Level 0	15	STANDARD - 11x18 ADA	ſ		
	Level 0	8	STANDARD - 11x18 CAR EV ACCESSIBLE			
	Level 0	4	STANDARD - 11x18 VAN			
	Level 0	122	STANDARD / TANDEM			
\neg	Level 0	94	TANDEM - 9x18			
	LEVEL 1.2	63	PARALLEL - 8x21			
	LEVEL 1.2	9	STANDARD - 9x18			
	LEVEL 1.2	4	STANDARD - 11x18 ADA			
	LEVEL 1.2	5	STANDARD - 11x18 EV ACCESSIBLE FUTURE			
ND	LEVEL 1.2	2	STANDARD - 11x18 VAN	L		
שאו	LEVEL 1.2	22	STANDARD CARPORT - 9x18			
	LEVEL 1.2	20	STANDARD PRIVATE GARAGE - 9x18			
	LEVEL 1.2	16	STANDARD PRIVATE GARAGE - 9x18 FUTURE			

	PA-1	NET RI	ENTABLE	PA1 -	GROSS SF
	LEVEL	UNIT COUNT	NRSF	Level	GROSS AREA
	LEVEL 4	116	115,148.88 SF	LEVEL 4	137,309 SF
.	LEVEL 3	116	115,148.88 SF	LEVEL 3	137,309 SF
_	LEVEL 2	114	112,556.88 SF	LEVEL 2	137,309 SF
_	LEVEL 1.2	73	73,186.38 SF	LEVEL 1.2	130,215 SF
	Grand total: 4	19	416,041.01 SF		542,142 SF

EASEMENT NOTES:
BEFORE ANY FINAL PLAN APPROVAL, THE DEVELOPER SHALL DEDICATE AN INGRESS/EGRESS EASEMENT OVER ALL PAVED CONNECTIONS TO ADJACENT PARCELS IN A FORM ACCEPTABLE TO CITY STAFF, AND THE DEVELOPER SHALL OBTAIN A CROSS-ACCESS EASEMENT OVER THE SHARED DRIVEWAY AT THE EXISTING SIGNALIZED INTERSECTION ON SCOTTSDALE ROAD. THE MINIMUM WIDTH OF THESE EASEMENTS SHALL BE 24 FEET. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED, BOTH PHYSICAL AND BY DEDICATION, TO THE NORTHERN END OF THE TRAVIATA CONDOMINIUM PROJECT, ALIGNING WITH THE GATED EMERGENCY VEHICLE ENTRANCE FOR SAID PROJECT. THE MINIMUM WIDTH OF THIS EASEMENT SHALL BE 24 FEET. ZONING CASE 2-ZN-2005#



STREET LIGHT

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEX. 214-922-1182
INFO@STREETLIGHTSRES.COM

WD-A27x28 WD-A27x32 22% WD-B36x28 WD-B36x32 WD-B40.5x28 WD-B40.5x32 VD-BIC36x36 WD-BOC43x34 WD-COC52x34 WD-S18x28



7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022 **ARTESIA - PA1**

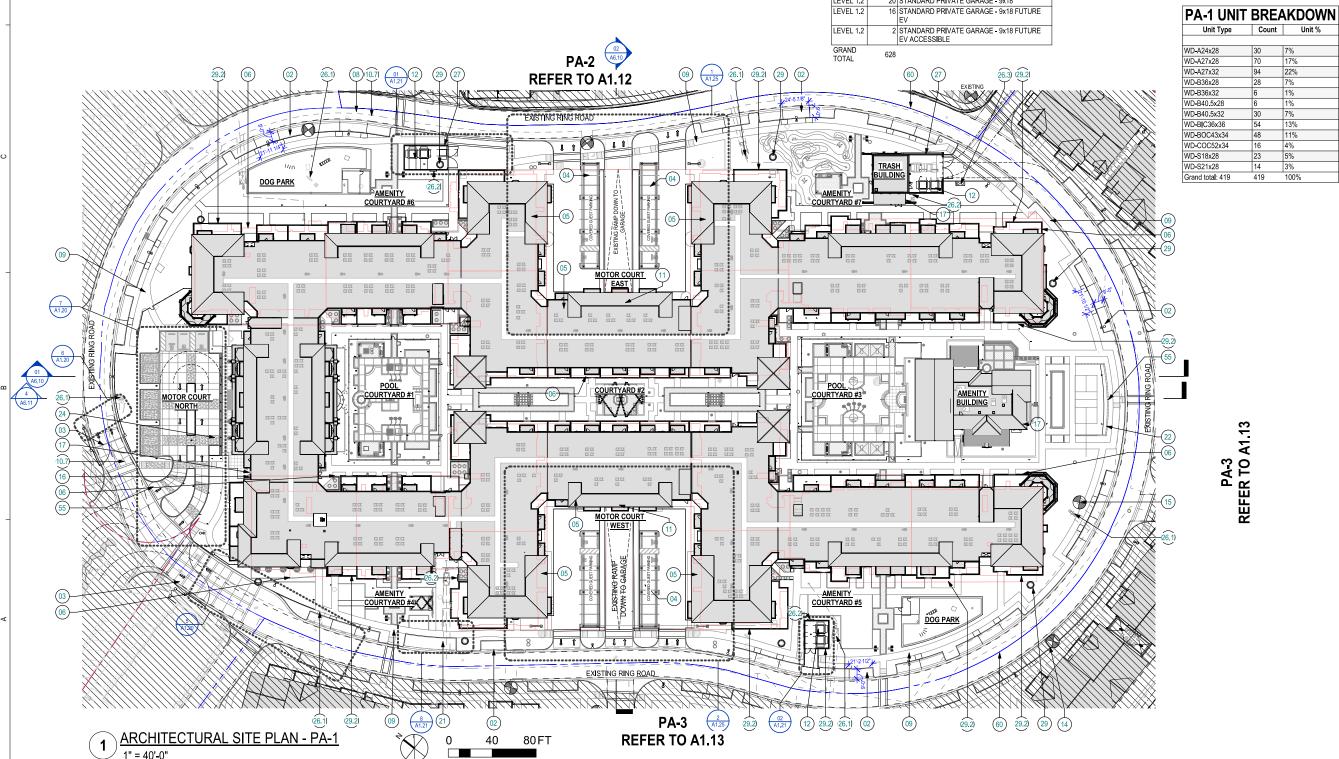
Key Plan

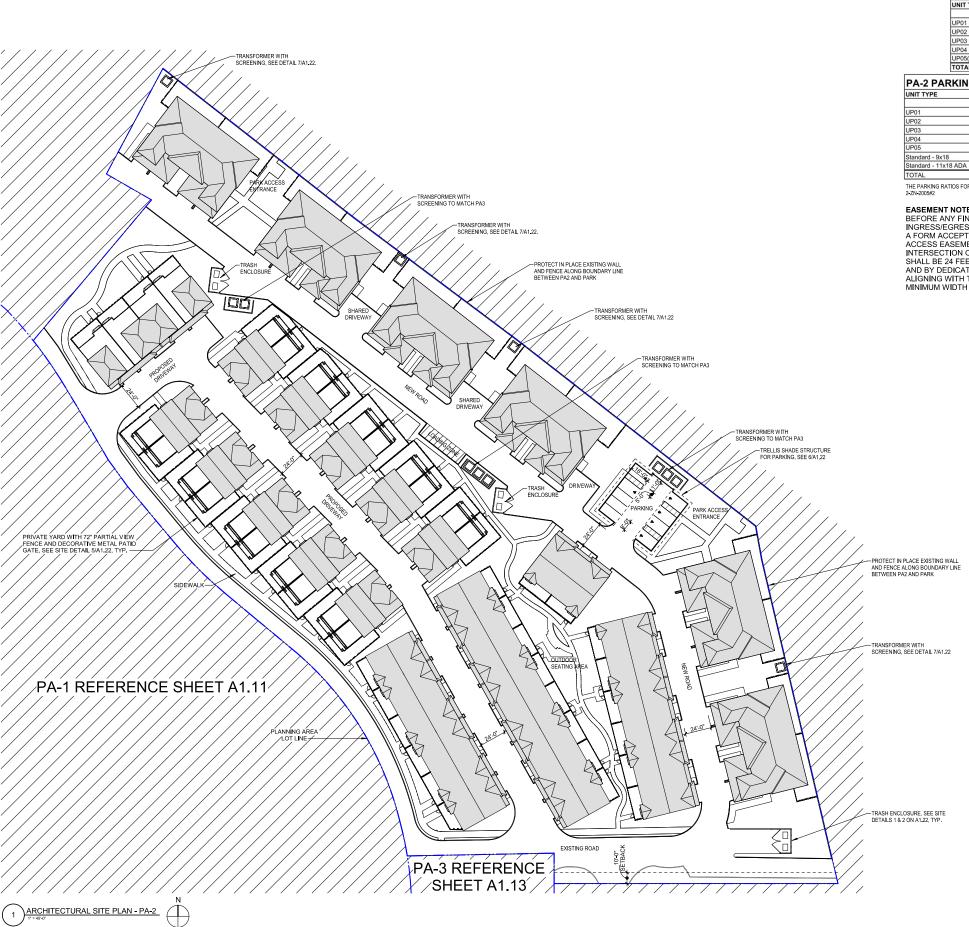
DRA'	WING ISS	UES AND REVISIONS
NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL
=		

DRAWING NUMBER AND TITLE ARCHITECTURAL SITE PLAN - PA1

DRAWING NUMBER AND TITLE

A1.11





PA-2 UNIT BREAKDOWN					
UNIT TYPE	QUANTITY	SF	TOTAL SF	9	
	1				
UP01 (2 BED + 2.5 BATH)	12	1,638	19,656	179	
UP02 (3 BED + 3 BATH)	12	2,472	29,664	179	
UP03 (3 BED + 3.5 BATH)	22	2,358	51,876	30%	
UP04 (3 OR 4 BED + 4.5 BATH)	4	2,902	11,608	6%	
UP05(3 OR 4 BED + 3.5 BATH)	20	2,574	51,480	29%	
TOTAL	70	AVG: 2347	164 284	100%	

PA-2 PARKING REQUIRED/PROVIDED							
UNIT TYPE	QTY	UNIT PARKING FACTOR	REQUIRED	PROVIDED	DESCRIPTION		
UP01	12	2	24	24	PRIVATE 2-CAR GARAGE		
UP02	12	2	24	24	PRIVATE 2-CAR GARAGE		
UP03	22	2	44	44	PRIVATE 2-CAR GARAGE		
UP04	4	2	8	8	PRIVATE 2-CAR GARAGE		
UP05	20	2	40	40	PRIVATE 2-CAR GARAGE		
Standard - 9x18				3	SURFACE PARKING		
Standard - 11x18 ADA				6	SURFACE PARKING		
TOTAL			140	149			

THE PARKING RATIOS FOR ARTESIA SHALL ADHERE TO THE RATIOS APPROVED WITH THE ZONING ENTITLEMENTS PER CASES 2-ZN-2005 AND 2-ZN-2005#2

EASEMENT NOTES:
BEFORE ANY FINAL PLAN APPROVAL, THE DEVELOPER SHALL DEDICATE AN INGRESS/EGRESS EASEMENT OVER ALL PAVED CONNECTIONS TO ADJACENT PARCELS IN A FORM ACCEPTABLE TO CITY STAFF, AND THE DEVELOPER SHALL OBTAIN A CROSS-ACCESS EASEMENT OVER THE SHARED DRIVEWAY AT THE EXISTING SIGNALIZED INTERSECTION ON SCOTTSDALE ROAD. THE MINIMUM WIDTH OF THESE EASEMENTS SHALL BE 24 FEET. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED, BOTH PHYSICAL AND BY DEDICATION, TO THE NORTHERN END OF THE TRAVIATA CONDOMINIUM PROJECT, ALIGNING WITH THE GATED EMERGENCY VEHICLE ENTRANCE FOR SAID PROJECT. THE MINIMUM WIDTH OF THIS EASEMENT SHALL BE 24 FEET. ZONING CASE 2-ZN-2005#

DESIGN CONSULTANT STREET LIGHTS

RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I, SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES,COM



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

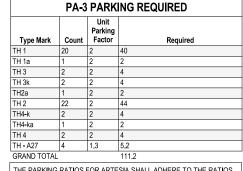
DRAWING ISSUES AND REVISIONS

1 05/31/2022 DRB 2 09/09/2022 DRB RESUBMITTAI 3 11/07/2022 DRB RESUBMITTAI 4 01/12/2023 DRB RESUBMITTAI
3 11/07/2022 DRB RESUBMITTAL
4 01/12/2023 DRB RESUBMITTAI

ARCHITECTURAL SITE

PLAN - PA2

A1.12



THE PARKING RATIOS FOR ARTESIA SHALL ADHERE TO THE RATIOS APPROVED WITH ZONING ENTITLEMENTS PER CASES 2-ZN-2005 AND 2-ZN-2005#2

PA-3 PARKING PROVIDED				
TYPE	DESCRIPTION	COUNT		
HC - STANDARD - 11x18 + 5' AISLE	TOWNHOME GUEST ACCESSIBLE STALL	5		
HC - VAN - 11x18 + 5' ASILE	TOWNHOME GUEST VAN ACCESSIBLE STALL	1		
PARALLEL TH - 9x21	TOWNHOME GUEST STREET PARKING	19		
TOWNHOME - 8x18	TOWNHOME GARAGE	91		
TOWNHOME - 8x18 - EV DAY 1	TOWNHOME GARAGE - EV DAY ONE	5		
TOWNHOME - 8x18 - FUTURE EV	TOWNHOME GARAGE - FUTURE EV	18		
CDAND TOTAL		130		

ARCHITECTURAL SITE PLAN

ACCESSIBLE PARKING - PA3

REQUIRED:

4% of TOTAL 139 x 0.04 = 5.56 = 6 REQD..

PROVIDED: 6 ACCESSIBLE STALLS

LOADING AREAS

REQUIRED:

PER DSPM 2-1.305 F. 12' X 45' MIN AREA PER PROVIDED TABLE - 1 AREA REQUIRED FOR 51-150 UNITS

PROVIDED: 3 LOADING / UNLOADING AREAS

PA-3 NET RENTABLE LEVEL UNIT COUNT

GROSS AREA (BUILDING)			
LEVEL	AREA		
PA3 - LEVEL 1	74,600.83 SF		
PA3 - LEVEL 2	66,800.03 SF		
TOTAL	141,400.87 SF		

KEYNOTE LEGEND KEY# EXISTING RING ROAD WITH NEW ASPHLAT OVERLAY COVERED PARKING AT GROUND LEVEL TUCK UNDER GARAGE PARKING AT GROUND LEVEL 6'-0" CONCRETE SIDEWALK 20'-0" WATER/SEWER EASEMENT. REFER TO CIVIL FOR MORE INFORMATION PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT. PAINT EQUIPMENT AS "WESTERN RESERVE" AND SCREENED WITH DECORATIVE WALL EXISTING FIRE HYDRANT PROPOSED FIRE HYDRAN TRASH CONTAINER ENCLOSURE MOVE-IN ZONE. MINIMUM 45'X12' SIZE RETAINING WALL - REFER A1.21 RETAINING WALL DETAILS AND TO CIVIL DRAWINGS FOR TOP OF WALL & BASE OF WALL INFORMATION PRIVATE YARD WITH 30" MIN MASONRY WALL AND DECORATIVE METAL PATIO GATE, REFER TO 1/A1.23 FOR DETAIL MASONRY SITE ENCLOSURE WALL, 6'-0" TALL WITH STUCCO AND TILE FINISH, REFER TO INDIVIDUAL PLANNING AREAS SITE PLANS & A1.21-A1.23 FOR MORE INFORMATION FIRE LANE - 24' WIDE

EASEMENT NOTES:

BEFORE ANY FINAL PLAN APPROVAL, THE DEVELOPER SHALL DEDICATE AN INGRESS/EGRESS EASEMENT OVER ALL PAVED CONNECTIONS TO ADJACENT PARCELS IN A FORM ACCEPTABLE TO CITY STAFF, AND THE DEVELOPER SHALL OBTAIN A CROSS-ACCESS EASEMENT OVER THE SHARED DRIVEWAY AT THE EXISTING SIGNALIZED INTERSECTION ON SCOTTSDALE ROAD. THE MINIMUM WIDTH OF THESE EASEMENTS SHALL BE 24 FEET. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED, BOTH PHYSICAL AND BY DEDICATION, TO THE NORTHERN END OF THE TRAVIATA CONDOMINIUM PROJECT, ALIGNING WITH THE GATED EMERGENCY VEHICLE ENTRANCE FOR SAID PROJECT. THE MINIMUM WIDTH OF THIS EASEMENT SHALL BE 24 FEET. ZONING CASE 2-ZN-2005#

PROJECT TITLE

STREET LIGHT

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

CCBG

AUTHORIZATION

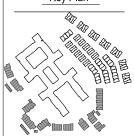
PRELIMINARY FOR INTERIM REVIEW ONLY THESE DOCUMENTS ARE

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

ARTESIA PA3

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

Key Plan



DRAWING ISSUES AND REVISIONS

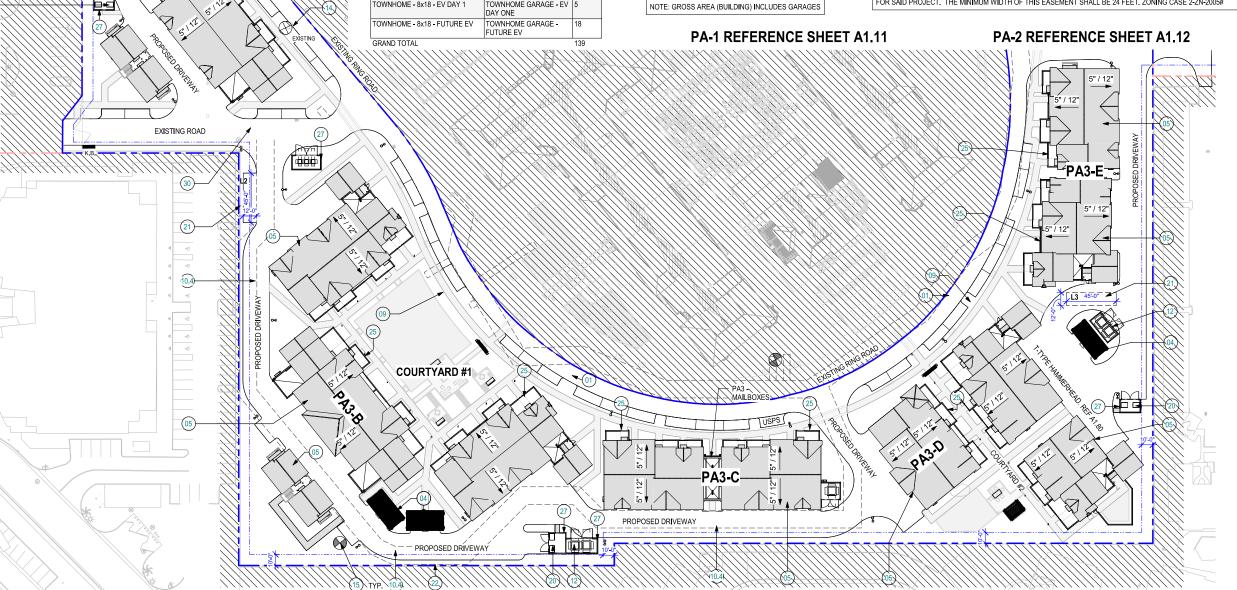
DATE	DESCRIPTION
05/31/2022	DRB
09/09/2022	DRB RESUBMITTAL
01/12/2023	DRB RESUBMITTAL
	05/31/2022 09/09/2022

ARCHITECTURAL SITE PLAN - PA3

DRAWING NUMBER AND TITLE

80 FT

40



ARTESIA

MULTI-FAMILY DEVELOPMENT SCOTTSDALE, ARIZONA

PROJECT TEAM:

OWNER:

ARTESIA MULTIFAMILY OWNER, LLC 6263 N. SCOTTSDALE ROAD, SUIT 300 SCOTTSDALE, AZ 85250 PHONE: 602.432.7300

DEVELOPER/APPLICANT: SLAR ARTESIA DEVELOPMENT, LLC. 2300 N. FIELD STREET, SUITE 800 DALLAS TX 75201 PHONE:214.922.1182

DESIGN BUILD/GENERAL CONTRACTOR: STREETLIGHTS CREATIVE STUDIO, LLC.

STREETLIGHTS ARIZONA CONSTRUCTION III, LLC 2300 N. FIELD STREET, SUITE 800 DALLAS, TX 75201 PHONE:214.922.1182

LANDSCAPE ARCHITECT: NORRIS DESIGN

901 EAST MADISON STREET PHOENIX, AZ 85034 CONTACT: DOUG PROUTY P.L.A. EMAIL: DPROUTY@NORRIS-DESIGN.COM

KIMLEY HORN 7740 NORTH 16TH STREET, STE 300 PHOENIX, ARIZONA 85020 CONTACT: CURTIS BROWN, PE EMAIL: CURTIS.BROWN@KIMLEY-HORN.COM

CIVIL ENGINEER:

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE- CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS. DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND LITH ITIES IRRIGATION LINES ELECTRICAL LINES ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS. THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD. HOT. OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE LOCATION AND SPACING: TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ONSITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY FASEMENTS TO AN ADJACENT PROPERTY
- ALL SHRUBS AND GROUNDCOVER TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING(S) IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE

- 12. CONTRACTOR SHALL FINE GRADE ENTIRE LANDSCAPED AREA AS REQUIRED FOR INSTALLATION OF PLANTING. ALL GRADES SHALL BE NEAT, RAKED SMOOTH AND BE FREE OF DEBRIS PRIOR TO SUBSTANTIAL COMPLETION.
- 13. PRIOR TO SPREADING MATERIAL GROUNDCOVER, ADJUST AND COMPACT FINISH GRADES, APPLY WEED PRE-EMERGENT SURFLAN PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD DECOMPOSED GRANITE AS INDICATED ON PLANS. PROVIDE A SECOND APPLICATION OF THE PRE-EMERGENT SURFLAN AT THE END OF THE MAINTENANCE PERIOD
- ALL LANDSCAPED AREAS SHALL RECEIVE A 2" TOP DRESSING OF DECOMPOSED GRANITE AS SPECIFIED IN THE TOPDRESS SCHEDULE. PROVIDE SAMPLE OF SIZE AND COLOR FOR APPROVAL BY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE PRIOR TO
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 16 ALL PLANT MATERIAL SHALL BE HEALTHY VIGOROUS WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS (NOT POT BOUND), A NORMAL HABIT OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS, AND SHALL BE FREE OF ANY BRUISES, CUTS, OR OTHER ABNORMALITIES.
- ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT
- BACKFILL MIXTURES, EXCEPT AS NOTED, TO BE COMPRISED OF 75% NATIVE SOIL AND 25% DECOMPOSED GRANULAR BARK MULCH AND 2 LBS_DISPERSAL PER CUBIC YARD OF BACKELL
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES: 1 GALLON PLANT - 1 TABLET 5 GALLON PLANT - 2 TABLETS 0 GALLON PLANT - 4 TABLET
- 15 GALLON & 24" BOX TREE 6 TABLETS (MIN.) TABLETS TO BE PLACED NO DEEPER THAN 6" BELOW SOIL SURFACE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. DO NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE EVIDENCE OF STRESS OR IMPROPER CARE.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE
- THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL, IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR
- ALL TREES ARE TO BE STAKED AND GUYED PER LANDSCAPE DETAILS FOR A PERIOD OF ONE YEAR. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING PRIOR TO THE FINAL ONE YEAR WALK THROUGH, LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
- A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO

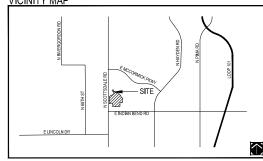
CITY OF SCOTTSDALE LANDSCAPE NOTES

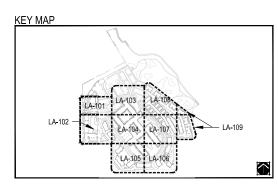
- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUNDCOVER SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN
- PLANT CANOPIES AND / OR COVERAGE.
 A MINIMUM OF 50 PERCENT (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD AND / OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES. PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III. SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK'S SPLIT ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAT 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL TURF PANELS SHOWN ARE ARTIFICIAL TURF PANELS AND ARE NOT IN THE CITY RIGHT-OF-WAY. LAWN GRASS WILL NOT BE USED.
 RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY
- FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL
- THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED
- 12. THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- 13 ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF
- NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.
 THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT
- THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING

SHEET INDEX

		(6/30/22) ISSUED FOR: DRB SUBMITTAL	(9/09/22) ISSUED FOR: DRB 2ND SUBMITTAL	(11/03/22) ISSUED FOR: DRB 3RD SUBMITTAL	(01/12/23) ISSUED FOR: DRB 4TH SUBMITTAL
SHEET#	DESCRIPTION				
LA-100 LA-100A	LANDSCAPE COVER LANDSCAPE SCHEDULES	X	X	X	X X
LA-100A	LANDSCAPE SCHEDULES	x	x x	î	î
LA-100B	LANDSCAPE SCHEDULES	x	x x	î	î
LA-101	LANDSCAPE PLAN	x	l x	x x	x
LA-102 LA-103	LANDSCAPE PLAN	x	l x	x	x
LA-103	LANDSCAPE PLAN	x	x	x X	x
LA-104	LANDSCAPE PLAN	x	x	x	x
LA-105	LANDSCAPE PLAN	x	x	x	x
LA-107	LANDSCAPE PLAN	x	x	x x	x
LA-108	LANDSCAPE PLAN	x	x	l x	x
LA-109	LANDSCAPE PLAN	x	X	Ϊ́х	Ω
LA-201	ILLUSTRATIVE LANDSCAPE PLAN	x	X	Ιx	Ω
LA-301	SITE DETAILS	X	X	X	χl
LA-302	SITE DETAILS	Х	Х	Х	X
LA-303	SITE DETAILS	Х	Х	X	x l
LA-304	SITE DETAILS	Х	Х	X	x
LA-305	SITE DETAILS	Х	Х	X	X
LA-401	SITE OPEN SPACE PLAN	Х	Х	X	X
LA-402.1	PLANNING AREA 1 OPEN SPACE PLAN	Х	Х	X	X
LA-402.2	PLANNING AREA 1 - PRIVATE OPEN				X
	SPACE DATA TABLE		l		l l
LA-403	PLANNING AREA 2 OPEN SPACE PLAN	X	X	X	X
LA-404.1	PLANNING AREA 3 OPEN SPACE PLAN	Х	Х	X	X
LA-404.2	PLANNING AREA 3 - PRIVATE OPEN				X

VICINITY MAP





LANDSCAPE SUMMARY DATA TABLE

ITEM	TOTAL SQFT REQUIRED	TOTAL SQFT PROVIDED	NOTES
LANDSCAPE AREAS			
TOTAL ON-SITE AREA	241,176.96	334,625.41 SF	SEE SHEET LA-401 FOR LANDSCAPE AREA DESIGNATIONS
RIGHT-OF-WAY	0 SF	0 SF	SEE SHEET LA-401 FOR LANDSCAPE AREA

LANDSCAPE WATER INTENSIVE PLANT MATERIAL CALCULATIONS

ITEM	AREA (SF)	NOTES
TOTAL GROSS SITE	1,004,904 SF	
TOTAL ALLOWABLE SQUARE FEET OF WATER INTENSIVE PLANT MATERIAL	0 SF	PER Article VII, Division 1, Section 49-246(A)(2)
PROVIDED WATER INTENSIVE (TURF)	0 SF	ARTIFICIAL TURF TO BE USED THROUGHOUT THE PROJECT
PROVIDED WATER INTENSIVE (PLANTS)	0 SF	
TOTAL WATER INTENSIVE (PLANTS AND TURF)	0 SF	

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY

PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

ARTESIA

DRAWING ISSUES AND REVISIONS

	NO.	DATE	DESCRIPTION
[05/30/2022	DRB
		9/9/2022	DRB RESUBMITTAL
		11/7/2022	DRB RESUBMITTAL
		01/12/2023	DRB RESUBMITTAL
[
[

LANDSCAPE COVER

PLANT SCHEDULE 紫 6" BOX STANDARD TRUNK 1.5" CAL MIN 4" BOX MULTI-TRUNK 1.5" CAL MIN 83 4" BOX MULTETRUNK TRUNK MIN. BOTANICAL / COMMON NAME MATURE HEIGHT & WIDTH 0 Bougairwillea x 'Torch Glow' Torch Glow Bougairwillea \odot Caesalpinia pulcherima Red Bird Of Paradise BOX MULTITRUNK 2" CAL MIN Calliandra californica Red Baja Fairy Duster 0 Callistemon citrinus 'Little John' Dwarf Bottle Brush \bigcirc Dodonaea viscosa Green Hop Bush 48" BOX STANDARD TRUNK 3" CAL MIN Eremophila hygrophana Blue Bells Hamelia patens Firecracker Bush HIGH WATER USE PLANT ● Justicia spicigera Mexican Honeysuckle Leucophyllum laevigatum 'Summer Snow Summer Snow Chihuahuan Sage 9 BOX MULTI-TRUNK 1.5" CAL MIN **⊕** ₩ Olea europaea 'Little Ollie' TM Little Ollie 9 Ruellia brittoniana Mexican Petunia Ruellia penninsularis Desert Ruellia **®** 36" BOX STANDARD TRUNK 3" CAL MIN Russelia x 'St. Elmo's Fire' TM St. Elmo's Fire Russelia 0 Senna oligophylla Senna (*) BOTANICAL / COMMON NAME " BOX MULTI-TRUNK 1.5" CAL MIN MATURE HEIGHT & WIDTH Aristida purpurea Purple Threeawn Muhlenbergia capillaris "White Cloud" White Awn Muhly Muhlenbergia rigens Deer Grass 泰 — BOTANICAL / COMMON NAME MATURE HEIGHT & WIDTH ROUNDCOVER 48" BOX STANDARD TRUNK 3" CAL MIN • -Convolvulus cneorum Bush Morning Glory • Eremophila glabra "Mingenew Gold" Outback Sunrise Emu 1.5" CAL MIN ♦ Lantana x 'New Gold' New Gold Lantana Rosmarinus officinalis 'Prostratus' Dwarf Rosemary (2) • BOX MULTI-TRUNK Ruellia brittoniana 'Katie' Katie Mexican Petunia BOTANICAL / COMMON NA EXISTING TREES SIZE/TRUNK TYPE Alce x 'Blue Elf Blue Elf Alce * $\begin{pmatrix} 1 \\ + \end{pmatrix}$ 攀 Portulacaria afra 'minima' Elephant Food • BOTANICAL / COMMON NAME ESPALIER TO TRELLIS ₾ ___ ESPALIER TO TRELLIS \triangle Rosa banksiae Lady Banks Rose ARTIFICIAL TURF PRODUCT NAME SUPPLIER RG01 (LAWN AREAS AND PUTTING GREEN ROUGH BORDER) 7,250 SF SYNTHETIC TURF RESOURCES (706)277-1012) 5,085 SF K9 GRASS OREVERLAWN EAST VALLEY (480-813-2235)

PRECISION PUTT

STREET LIGHTS

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



ARTESIA

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

DRAWING ISSUES AND REVISIONS

	NO.	DATE	DESCRIPTION
		05/30/2022	DRB
		9/9/2022	DRB RESUBMITTAL
		11/7/2022	DRB RESUBMITTAL
		01/12/2023	DRB RESUBMITTAL
		•	

LANDSCAPE SCHEDULES

LA-100A

MATERIALS SCHEDULE ITEM STUCCO ACCENT TILE WALL SCONCE BBQ GRILL COUNTER TOP PUSH BAR

MODEL / FINISH / COLOR MANUFACTURER / SUPPLIER FINISH: MATCH ARCHITECTURE SHERWIN WILLIAMS COLOR: SW7570 EGRET WHITE (LRV 70) CAST STONE WALL CAP MODEL: FLATFACE STONE LEGENDS SIZE: 2"x12"x36" COLOR: WHITE CAST STONE COLUMN CAP MODEL: DURANGO 2 STONE LEGENDS SIZE: 25" SQUARE PH# 214-398-1199 TYPE: CAST STONE COLOR: WHITE SITE METALS PAINT COLOR -UNLESS NOTED OTHERWISE COLOR: SW6991 BLACK MAGIC SHERWIN WILLIAMS (LRV 2.88) SEE ARCHITECTURE PLANS COLOR: TERRACOTTA MATCH ARCHITECTURE MODEL: TBD FINISH: STAINLESS STEEL 1/2" GRANITE COLOR: BIANCO MONTANHA DOG FENCE AND GATE MODEL: ECHELON PLUS MANUFACTURER: AMERISTAR STYLE: MAJESTIC 3 RAIL WITH PLIPPY FENCE PANEL GATE HARDWARE: D&D HEAVY DUTY SINGLE GATE HARDWARE COLOR: SW6991 BLACK MAGIC EXTERIOR RATED COORDINATE WITH ARCHITECTURAL PLANS EXTERIOR RATED COORDINATE WITH KEY FOB ARCHITECTURAL PLANS KNOX BOX ACCESS KNOXBOX.COM MODEL#: 3501

LANDSCAPE CONTAINER SCHEDULE

QUANTITY: 4

QUANTITY: 11

DRILL 2" HOLE FOR IRRIGATION

DRILL 2" HOLE FOR IRRIGATION

DRILL 2" HOLE FOR IRRIGATION

3 CONTRACTOR IS TO SUBMIT PRODUCT

4. ALL CONTAINERS TO BE FILLED WITH 1-2"

UNPOLISHED MEXICAN BEACH PEBBLE.

DUNE SERIES DS-16
SIZE: 16"H X 24"D | COLOR: TERRA COTTA

DUNE SERIES DS-29
SIZE: 29"H X 72"D | COLOR: WILLOW GREEN

ALL CONTAINERS ARE TO BE IRRIGATED - SEE

SEE DETAILS 3/LA-206 FOR INSTALLATION DETAILS

SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR

REVIEW AND APPROVAL PRIOR TO INSTALLATION.

SUPPLIER: KORNEGAY

SUPPLIER: KORNEGAY

SUPPLIER: KORNEGAY

DETAIL IRRIGATION DETAILS.

QUANTITY: 20

QUANTITY: 5

MASARU SERIES 45.5 PLANTER
SIZE: 45"H X 42"D | COLOR: WILLOW GREEN SYM. BOTANICAL NAME COMMON NAME Lophocereus schottii DRILL 2" HOLE FOR IRRIGATION SUPPLIER: KORNEGAY MACETEROS VASE 47130R SIZE: 52"H X 18"D | COLOR: WHITE Portulacaria afra Elephant's Food Aloe barbadensis DRILL 2" HOLE FOR IRRIGATION Aloe Vera SUPPLIER: VONDOM Tradescantia pallida MACETEROS VASE 47055R SIZE: 18"H X 22"D | COLOR: WHITE Purple Heart Sansevieria trifasciata
Mother-in-laws Tongue DRILL 2" HOLE FOR IRRIGATION SUPPLIER: VONDOM Dasylirion longissimum MEXBOLD SERIES - 18 PLANTER
SIZE: 18"H X 40"D | COLOR: TERRA COTTA Solanum jasminoides QUANTITY: 123

CONTAINER PLANT SCHEDULE

TAINER PLANT SCHEDULE						
BOTANICAL NAME COMMON NAME	SIZE	QTY.	NOTES: 1. ALL CONTAINER PLANTS AND LAYOUTS REQUIRE			
Lophocereus schottii Monstrose Totem Pole	15 GAL	1/POT	APPROVAL BY THE LANDSCAPE ARCHITECT			
Portulacaria afra Elephant's Food	1 GAL	2/POT	PRIOR TO INSTALLATION. 2. CONTAINER SOIL TO BE APPROVED BY LANDSCAPE			
Aloe barbadensis Aloe Vera	5 GAL	2/POT	ARCHITECT PRIOR TO INSTALLATION.			
Tradescantia pallida Purple Heart	1 GAL	3/POT	PLANT QUANTITIES ARE PER CONTAINER. PLANT QUANTITIES ARE FOR			
Sansevieria trifasciata Mother-in-laws Tongue	5 GAL	1/POT	CONTAINERS ONLY. 5. PLANT QUANTITIES DO NOT			
Dasylirion longissimum Mexican Grass Tree	5 GAL	1/POT	REFLECT TOTAL QUANTITIES IN THE PLANT SCHEDULE.			
Solanum jasminoides Potato Vine (Mix 1 green & 1 purple)	1 GAL	2/POT				

STREET LIGHT STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY

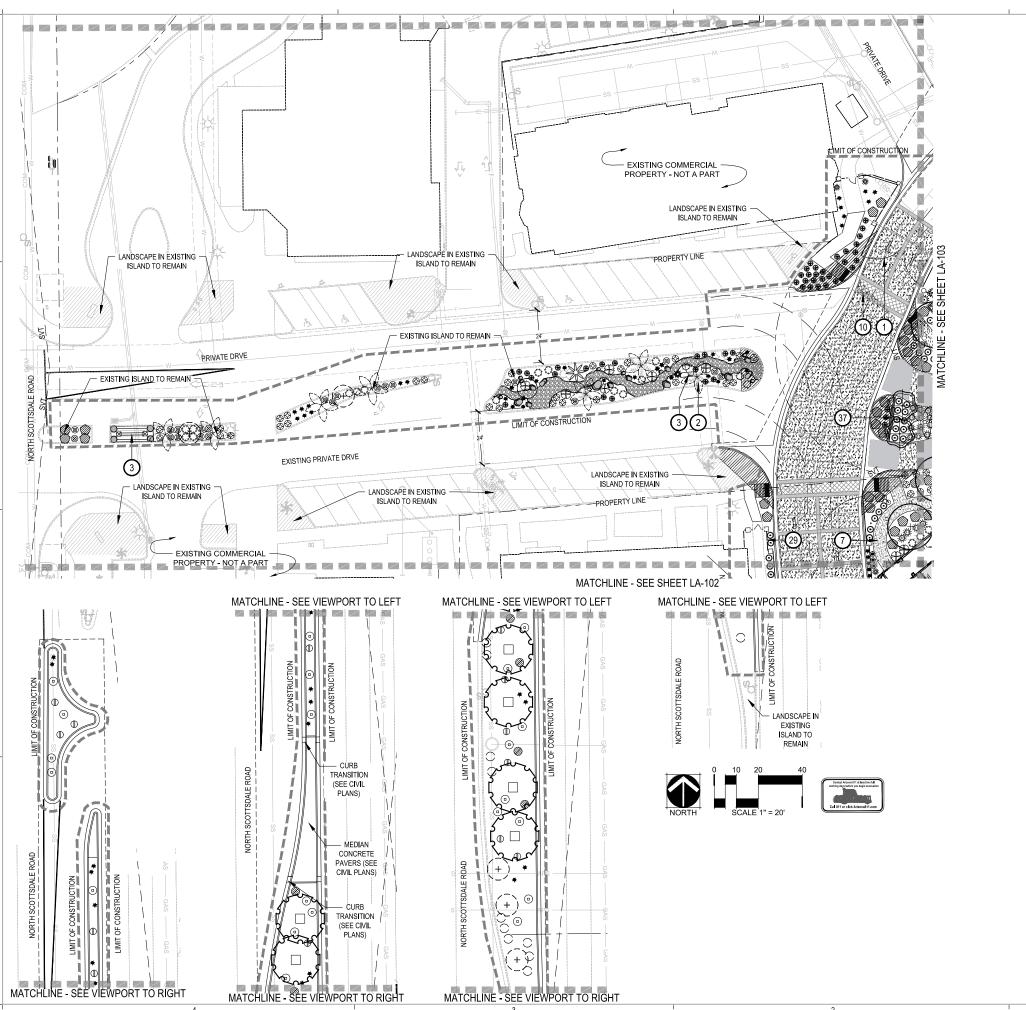
PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE SCHEDULES



- 9 5' X 3' CONCRETE PAVER STEP PAD
- 11) ADA RAMP WITH RAILING

- (6) TRASH RECEPTACLE SEE DETAIL 5/LA-301
- PET WASTE STATION SEE DETAIL 4/LA-301
- (8) DOG PARK EQUIPMENT BY OWNER
- 19 FFE BY OWNER
- 20 POOL BY POOL CONTRACTOR
- 21 SPA BY POOL CONTRACTOR
- OBJUST BY POOL CONTRACTOR
- 25 PUTTING COURSE

- POOL BARRIER AND INTERIOR GATE
- PERIMETER FENCE AND GATE SEE DETAIL 2/LA-305

KEY MAP

- SOUTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 3/LA-304
- PERIMETER WALL SEE DETAIL 2/LA-305

KEY NOTES

- NORTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 2/LA-304
- 2 EXISTING CALL BOX
- 3 EXISTING SIGNAGE
- 4 CONCRETE STEPPING PAD
- 5 STREET LIGHT
- 6 PRIVATE PATIO/YARDS (TYP.) SEE ARCHITECTURAL PLANS
- 7 SIDEWALK
- 8 2' X 2' CONCRETE PAVER STEP PAD
- 10 DECORATIVE CROSSWALK
- CONCRETE HEADER
- (3) BIKE RACK SEE DETAIL 3/LA-301
- (14) BOLLARD SEE DETAIL 6/LA-301
- 15 BENCH SEE DETAIL 1/LA-301

- 22 UNDERWATER BENCH BY POOL CONTRACTOR

- 24 LANDSCAPE BOULDER
- 26) LANDSCAPE MOUNDING
- 27 EXISTING PERIMETER WALL

- DOG PARK FENCE AND GATE SEE DETAIL 2/LA-301
- 33 10' SCREEN WALL SEE DETAIL 2/LA-303

37 ENTRY MONUMENT - SEE DETAIL 2/LA-302

GARAGE ENTRY SCREEN WALLS - SEE DETAIL 3/LA-302

39 SHADE STRUCTURE AT MASTERS LAWN - SEE DETAIL 1/LA-303

(40) GRILL COUNTER – SEE DETAIL 1/LA-304

43 DARK SKY COMPLIANT FESTOON LIGHTING

42 FIRE PIT – SEE DETAIL 8/LA-301

(6) GRILL COUNTER AT POOL AREA

(8) SHADE STRUCTURE AT MAIN POOL

OVERHEAD SHADE STRUCTURE AT AMENITY AREA

NEW SECONDARY COMMUNITY ENTRY
GATE (SOUTH ENTRY) - SEE DETAIL 1/LA-305

© GRILL COUNTER AT TUSCAN GROVE - SEE DETAIL 2/LA-303

63 PATIO WALL - SEE ARCHITECTURAL PLANS

64 ENCLOSURE WALL - SEE ARCHITECTURAL PLANS

55) STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206

(57) 4 POST SHADE STRUCTURE AT POOL

STABILIZED DECOMPOSED GRANITE TRAIL

47 MEDIA WALL AT SPA PATIO

49 BOCCE BALL COURT

66 RAISED PATIO WALL

68 PICKLEBALL COURT

41 FIRE PLACE

44 RAISED PLANTER

(45) BUILT-IN SEATING

- GARAGE ENTRY SHADE STRUCTURE SEE DETAIL 3/LA-302
- 95 POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301
- 36 PEDESTRIAN ARBOR SEE DETAIL 1/LA-302
 - NORRIS DESIGN

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM



PRELIMINARY

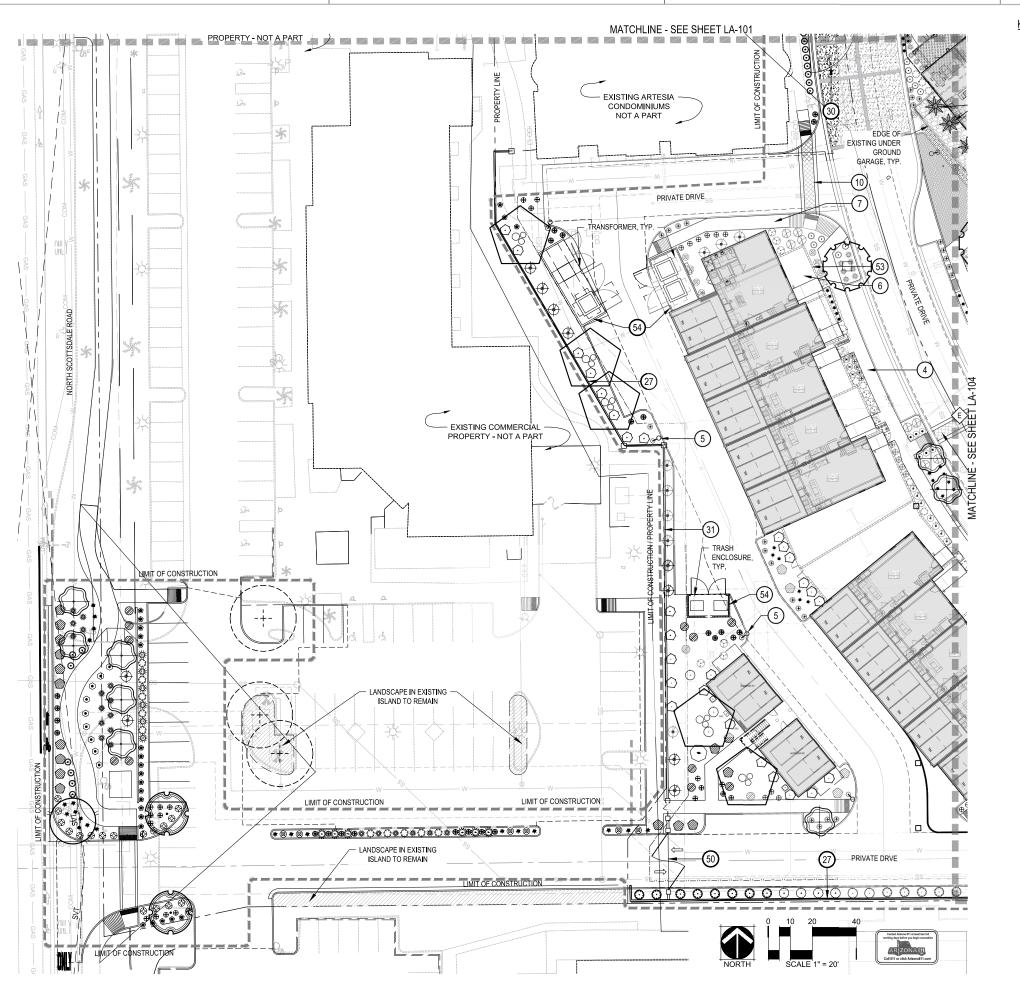
NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION				
	05/30/2022	DRB				
	9/9/2022	DRB RESUBMITTAL				
	01/12/2023	DRB RESUBMITTAL				
	02/15/2023	DRB RESUBMITTAL				

LANDSCAPE PLAN



NORTH GATE AT NORTH COMMUNITY ENTRY - SEE DETAIL 2/LA-304

② EXISTING CALL BOX

3 EXISTING SIGNAGE 4 CONCRETE STEPPING PAD

5 STREET LIGHT

6 PRIVATE PATIO/YARDS (TYP.) – SEE ARCHITECTURAL PLANS

SIDEWALK

3 2' X 2' CONCRETE PAVER STEP PAD

5' X 3' CONCRETE PAVER STEP PAD

10) DECORATIVE CROSSWALK

ADA RAMP WITH RAILING

(2) CONCRETE HEADER

(3) BIKE RACK - SEE DETAIL 3/LA-301 (14) BOLLARD - SEE DETAIL 6/LA-301

15 BENCH - SEE DETAIL 1/LA-301

16) TRASH RECEPTACLE - SEE DETAIL 5/LA-301

17) PET WASTE STATION - SEE DETAIL 4/LA-301

18 DOG PARK EQUIPMENT – BY OWNER

(9) FFE - BY OWNER

20 POOL - BY POOL CONTRACTOR

21) SPA - BY POOL CONTRACTOR

22) UNDERWATER BENCH – BY POOL CONTRACTOR

23) DECK JETS - BY POOL CONTRACTOR

(24) LANDSCAPE BOULDER

25 PUTTING COURSE

26 LANDSCAPE MOUNDING

27 EXISTING PERIMETER WALL

KEY MAP

28) POOL BARRIER AND INTERIOR GATE

PERIMETER FENCE AND GATE - SEE DETAIL 2/LA-305

30 SOUTH GATE AT NORTH COMMUNITY ENTRY – SEE DETAIL 3/LA-304 3) PERIMETER WALL - SEE DETAIL 2/LA-305

32 DOG PARK FENCE AND GATE – SEE DETAIL 2/LA-301

33 10' SCREEN WALL - SEE DETAIL 2/LA-303

GARAGE ENTRY SHADE STRUCTURE – SEE DETAIL 3/LA-302

95 POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301

36 PEDESTRIAN ARBOR - SEE DETAIL 1/LA-302

37 ENTRY MONUMENT - SEE DETAIL 2/LA-302

GARAGE ENTRY SCREEN WALLS - SEE DETAIL 3/LA-302 39 SHADE STRUCTURE AT MASTERS LAWN - SEE DETAIL 1/LA-303

(40) GRILL COUNTER - SEE DETAIL 1/LA-304

41 FIRE PLACE

42 FIRE PIT – SEE DETAIL 8/LA-301

43 DARK SKY COMPLIANT FESTOON LIGHTING

44 RAISED PLANTER

(45) BUILT-IN SEATING

(6) GRILL COUNTER AT POOL AREA

47 MEDIA WALL AT SPA PATIO

(48) SHADE STRUCTURE AT MAIN POOL

49 BOCCE BALL COURT

50 NEW SECONDARY COMMUNITY ENTRY GATE (SOUTH ENTRY) - SEE DETAIL 1/LA-305

OVERHEAD SHADE STRUCTURE AT AMENITY AREA

© GRILL COUNTER AT TUSCAN GROVE - SEE DETAIL 2/LA-303 63 PATIO WALL - SEE ARCHITECTURAL PLANS

64 ENCLOSURE WALL - SEE ARCHITECTURAL PLANS

STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206

66 RAISED PATIO WALL

(57) 4 POST SHADE STRUCTURE AT POOL

68 PICKLEBALL COURT

(59) STABILIZED DECOMPOSED GRANITE TRAIL

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY

ARTESIA

NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN

LA-102

STREET LIGH

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



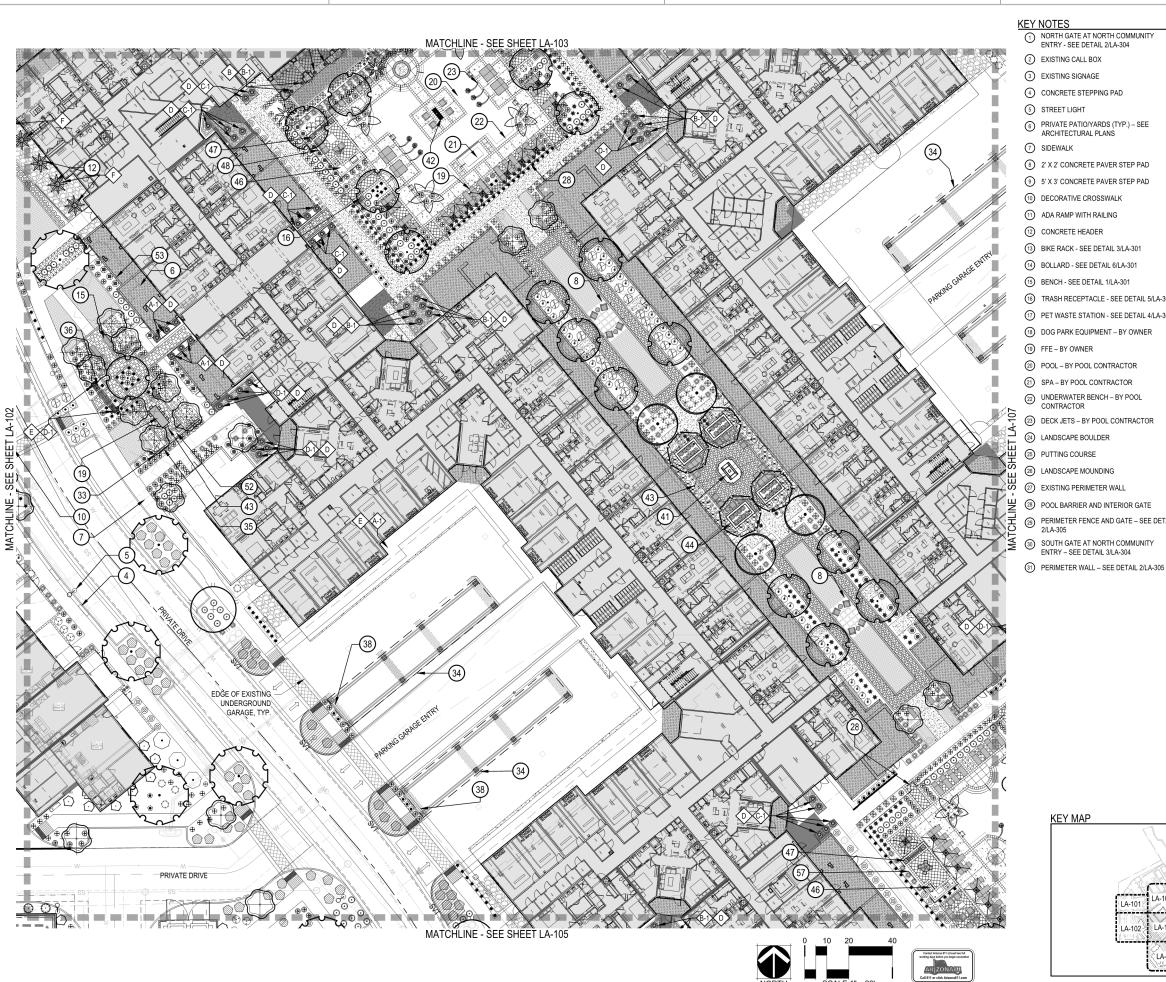
PRELIMINARY NOT INTENDED FOR REGULATORY APPROVAL. PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

),	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN



- NORTH GATE AT NORTH COMMUNITY
 ENTRY SEE DETAIL 2/LA-304
- ② EXISTING CALL BOX

- 4 CONCRETE STEPPING PAD
- 5 STREET LIGHT
- PRIVATE PATIO/YARDS (TYP.) SEE
 ARCHITECTURAL PLANS
- 8 2' X 2' CONCRETE PAVER STEP PAD
- 9 5' X 3' CONCRETE PAVER STEP PAD
- 10) DECORATIVE CROSSWALK
- 11) ADA RAMP WITH RAILING
- 12 CONCRETE HEADER
- (13) BIKE RACK SEE DETAIL 3/LA-301
- (4) BOLLARD SEE DETAIL 6/LA-301
- 15 BENCH SEE DETAIL 1/LA-301
- (6) TRASH RECEPTACLE SEE DETAIL 5/LA-301 (17) PET WASTE STATION - SEE DETAIL 4/LA-301 (47) MEDIA WALL AT SPA PATIO
- (8) DOG PARK EQUIPMENT BY OWNER
- 20 POOL BY POOL CONTRACTOR
- 21 SPA BY POOL CONTRACTOR
- 22 UNDERWATER BENCH BY POOL CONTRACTOR
- ② DECK JETS BY POOL CONTRACTOR
- (24) LANDSCAPE BOULDER
- 25 PUTTING COURSE
- 26 LANDSCAPE MOUNDING
- 27 EXISTING PERIMETER WALL
- 28 POOL BARRIER AND INTERIOR GATE
- (29) PERIMETER FENCE AND GATE SEE DETAIL (58) PICKLEBALL COURT 2/LA-305
- 30 SOUTH GATE AT NORTH COMMUNITY ENTRY - SEE DETAIL 3/LA-304

- - 32) DOG PARK FENCE AND GATE SEE DETAIL 2/LA-301
 - 33 10' SCREEN WALL SEE DETAIL 2/LA-303 GARAGE ENTRY SHADE STRUCTURE – SEE DETAIL 3/LA-302
 - (35) POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301
 - 36 PEDESTRIAN ARBOR SEE DETAIL 1/LA-302
 - 37 ENTRY MONUMENT SEE DETAIL 2/LA-302
 - 38 GARAGE ENTRY SCREEN WALLS SEE DETAIL 3/LA-302
 - 39 SHADE STRUCTURE AT MASTERS LAWN -SEE DETAIL 1/LA-303
 - 40 GRILL COUNTER SEE DETAIL 1/LA-304
 - 41) FIRE PLACE
 - 42) FIRE PIT SEE DETAIL 8/LA-301
 - 43 DARK SKY COMPLIANT FESTOON LIGHTING
 - 44 RAISED PLANTER
 - 45 BUILT-IN SEATING
 - 46 GRILL COUNTER AT POOL AREA

 - 48) SHADE STRUCTURE AT MAIN POOL
 - 49 BOCCE BALL COURT
 - 50 NEW SECONDARY COMMUNITY ENTRY GATE (SOUTH ENTRY) SEE DETAIL 1/LA-305
 - OVERHEAD SHADE STRUCTURE AT AMENITY AREA
 - © GRILL COUNTER AT TUSCAN GROVE SEE DETAIL 2/LA-303
 - 53 PATIO WALL SEE ARCHITECTURAL PLANS
 - 64 ENCLOSURE WALL SEE ARCHITECTURAL PLANS
 - (55) STAIRS AT FITNESS BUILDING SEE DETAIL 2-LA/206
 - 66 RAISED PATIO WALL
 - 57 4 POST SHADE STRUCTURE AT POOL

 - 59 STABILIZED DECOMPOSED GRANITE TRAIL

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM





PRELIMINARY

NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN

- NORTH GATE AT NORTH COMMUNITY
 ENTRY SEE DETAIL 2/LA-304
- ② EXISTING CALL BOX
- 4 CONCRETE STEPPING PAD

- 6 PRIVATE PATIO/YARDS (TYP.) SEE ARCHITECTURAL PLANS
- 8 2' X 2' CONCRETE PAVER STEP PAD
- 9 5' X 3' CONCRETE PAVER STEP PAD

- (13) BIKE RACK SEE DETAIL 3/LA-301
- (4) BOLLARD SEE DETAIL 6/LA-301
- 15 BENCH SEE DETAIL 1/LA-301
- 17 PET WASTE STATION SEE DETAIL 4/LA-301
- 18 DOG PARK EQUIPMENT BY OWNER
- 19 FFE BY OWNER
- 20 POOL BY POOL CONTRACTOR
- 21 SPA BY POOL CONTRACTOR

- 24 LANDSCAPE BOULDER
- 26 LANDSCAPE MOUNDING
- 27 EXISTING PERIMETER WALL
- 28 POOL BARRIER AND INTERIOR GATE
- (29) PERIMETER FENCE AND GATE SEE DETAIL (58) PICKLEBALL COURT 2/LA-305
- 30 SOUTH GATE AT NORTH COMMUNITY
- ENTRY SEE DETAIL 3/LA-304 31 PERIMETER WALL – SEE DETAIL 2/LA-305

- 32) DOG PARK FENCE AND GATE SEE DETAIL 2/LA-301
 - 33 10' SCREEN WALL SEE DETAIL 2/LA-303
 - GARAGE ENTRY SHADE STRUCTURE SEE DETAIL 3/LA-302
 - (35) POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301
 - 36 PEDESTRIAN ARBOR SEE DETAIL 1/LA-302
 - 37 ENTRY MONUMENT SEE DETAIL 2/LA-302
 - 38 GARAGE ENTRY SCREEN WALLS SEE DETAIL 3/LA-302
 - 39 SHADE STRUCTURE AT MASTERS LAWN -SEE DETAIL 1/LA-303
 - 40 GRILL COUNTER SEE DETAIL 1/LA-304
 - 41) FIRE PLACE
 - 42) FIRE PIT SEE DETAIL 8/LA-301
 - 43 DARK SKY COMPLIANT FESTOON LIGHTING
 - 44 RAISED PLANTER
 - (45) BUILT-IN SEATING
 - (46) GRILL COUNTER AT POOL AREA
 - 47) MEDIA WALL AT SPA PATIO
 - (48) SHADE STRUCTURE AT MAIN POOL
 - 49 BOCCE BALL COURT
 - 50 NEW SECONDARY COMMUNITY ENTRY
 GATE (SOUTH ENTRY) SEE DETAIL 1/LA-305
 - OVERHEAD SHADE STRUCTURE AT AMENITY AREA
 - © GRILL COUNTER AT TUSCAN GROVE SEE DETAIL 2/LA-303
 - 53 PATIO WALL SEE ARCHITECTURAL PLANS
 - 64 ENCLOSURE WALL SEE ARCHITECTURAL PLANS
 - (55) STAIRS AT FITNESS BUILDING SEE DETAIL 2-LA/206
 - 66 RAISED PATIO WALL
 - 57 4 POST SHADE STRUCTURE AT POOL

 - 59 STABILIZED DECOMPOSED GRANITE TRAIL

ARTESIA

PRELIMINARY

NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN

DRAWING ISSUES AND REVISIONS

KEY NOTES

- NORTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 2/LA-304
- 2 EXISTING CALL BOX
- 3 EXISTING SIGNAGE 4 CONCRETE STEPPING PAD
- 5 STREET LIGHT
- 6 PRIVATE PATIO/YARDS (TYP.) SEE ARCHITECTURAL PLANS
- 7 SIDEWALK
- 8 2' X 2' CONCRETE PAVER STEP PAD
- 9 5' X 3' CONCRETE PAVER STEP PAD
- 10 DECORATIVE CROSSWALK
- 11) ADA RAMP WITH RAILING
- (2) CONCRETE HEADER
- (3) BIKE RACK SEE DETAIL 3/LA-301
- (4) BOLLARD SEE DETAIL 6/LA-301 15 BENCH - SEE DETAIL 1/LA-301
- (6) TRASH RECEPTACLE SEE DETAIL 5/LA-301
- PET WASTE STATION SEE DETAIL 4/LA-301
- (8) DOG PARK EQUIPMENT BY OWNER
- 9 FFE BY OWNER
- 20 POOL BY POOL CONTRACTOR
- 21 SPA BY POOL CONTRACTOR
- UNDERWATER BENCH BY POOL CONTRACTOR
- 23 DECK JETS BY POOL CONTRACTOR
- 24 LANDSCAPE BOULDER
- 25 PUTTING COURSE
- 26) LANDSCAPE MOUNDING
- 27 EXISTING PERIMETER WALL
- POOL BARRIER AND INTERIOR GATE
- PERIMETER FENCE AND GATE SEE DETAIL 2/LA-305
- SOUTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 3/LA-304 31 PERIMETER WALL - SEE DETAIL 2/LA-305

- 49 BOCCE BALL COURT 50 NEW SECONDARY COMMUNITY ENTRY GATE (SOUTH ENTRY) - SEE DETAIL 1/LA-305
- OVERHEAD SHADE STRUCTURE AT AMENITY AREA

32 DOG PARK FENCE AND GATE – SEE DETAIL 2/LA-301

33 10' SCREEN WALL - SEE DETAIL 2/LA-303 GARAGE ENTRY SHADE STRUCTURE – SEE DETAIL 3/LA-302

95 POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301

36 PEDESTRIAN ARBOR - SEE DETAIL 1/LA-302

37 ENTRY MONUMENT - SEE DETAIL 2/LA-302

GARAGE ENTRY SCREEN WALLS - SEE DETAIL 3/LA-302

39 SHADE STRUCTURE AT MASTERS LAWN - SEE DETAIL 1/LA-303

(40) GRILL COUNTER - SEE DETAIL 1/LA-304

43 DARK SKY COMPLIANT FESTOON LIGHTING

42 FIRE PIT – SEE DETAIL 8/LA-301

(6) GRILL COUNTER AT POOL AREA

(48) SHADE STRUCTURE AT MAIN POOL

47 MEDIA WALL AT SPA PATIO

41 FIRE PLACE

44 RAISED PLANTER

(45) BUILT-IN SEATING

- © GRILL COUNTER AT TUSCAN GROVE SEE DETAIL 2/LA-303
- 63 PATIO WALL SEE ARCHITECTURAL PLANS
- 64 ENCLOSURE WALL SEE ARCHITECTURAL PLANS STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206
- 66 RAISED PATIO WALL
- (57) 4 POST SHADE STRUCTURE AT POOL
- 68 PICKLEBALL COURT
- (59) STABILIZED DECOMPOSED GRANITE TRAIL

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY

NOT INTENDED FOR PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN

LA-106

KEY MAP LA-105

- NORTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 2/LA-304
- 3 EXISTING SIGNAGE
- 4 CONCRETE STEPPING PAD

- 10 DECORATIVE CROSSWALK
- (2) CONCRETE HEADER
- BIKE RACK SEE DETAIL 3/LA-301
- (14) BOLLARD SEE DETAIL 6/LA-301
- PET WASTE STATION SEE DETAIL 4/LA-301
- (8) DOG PARK EQUIPMENT BY OWNER
- FFE BY OWNER
- 20 POOL BY POOL CONTRACTOR
- 21 SPA BY POOL CONTRACTOR
- (4) LANDSCAPE BOULDER
- 25 PUTTING COURSE
- 26) LANDSCAPE MOUNDING
- 27 EXISTING PERIMETER WALL
- POOL BARRIER AND INTERIOR GATE
- PERIMETER FENCE AND GATE SEE DETAIL 2/LA-305

- 2 EXISTING CALL BOX

- 5 STREET LIGHT
- 6 PRIVATE PATIO/YARDS (TYP.) SEE ARCHITECTURAL PLANS
- 7 SIDEWALK
- 8 2' X 2' CONCRETE PAVER STEP PAD
- 9 5' X 3' CONCRETE PAVER STEP PAD
- 11) ADA RAMP WITH RAILING

- 15 BENCH SEE DETAIL 1/LA-301
- 16 TRASH RECEPTACLE SEE DETAIL 5/LA-301

- 22 UNDERWATER BENCH BY POOL CONTRACTOR
- ② DECK JETS BY POOL CONTRACTOR

- 30 SOUTH GATE AT NORTH COMMUNITY ENTRY SEE DETAIL 3/LA-304

KEY MAP

31 PERIMETER WALL - SEE DETAIL 2/LA-305

- 32 DOG PARK FENCE AND GATE SEE DETAIL 2/LA-301
- 33 10' SCREEN WALL SEE DETAIL 2/LA-303
- GARAGE ENTRY SHADE STRUCTURE SEE DETAIL 3/LA-302
- 95 POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

PRELIMINARY

PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

NORRIS DESIGN

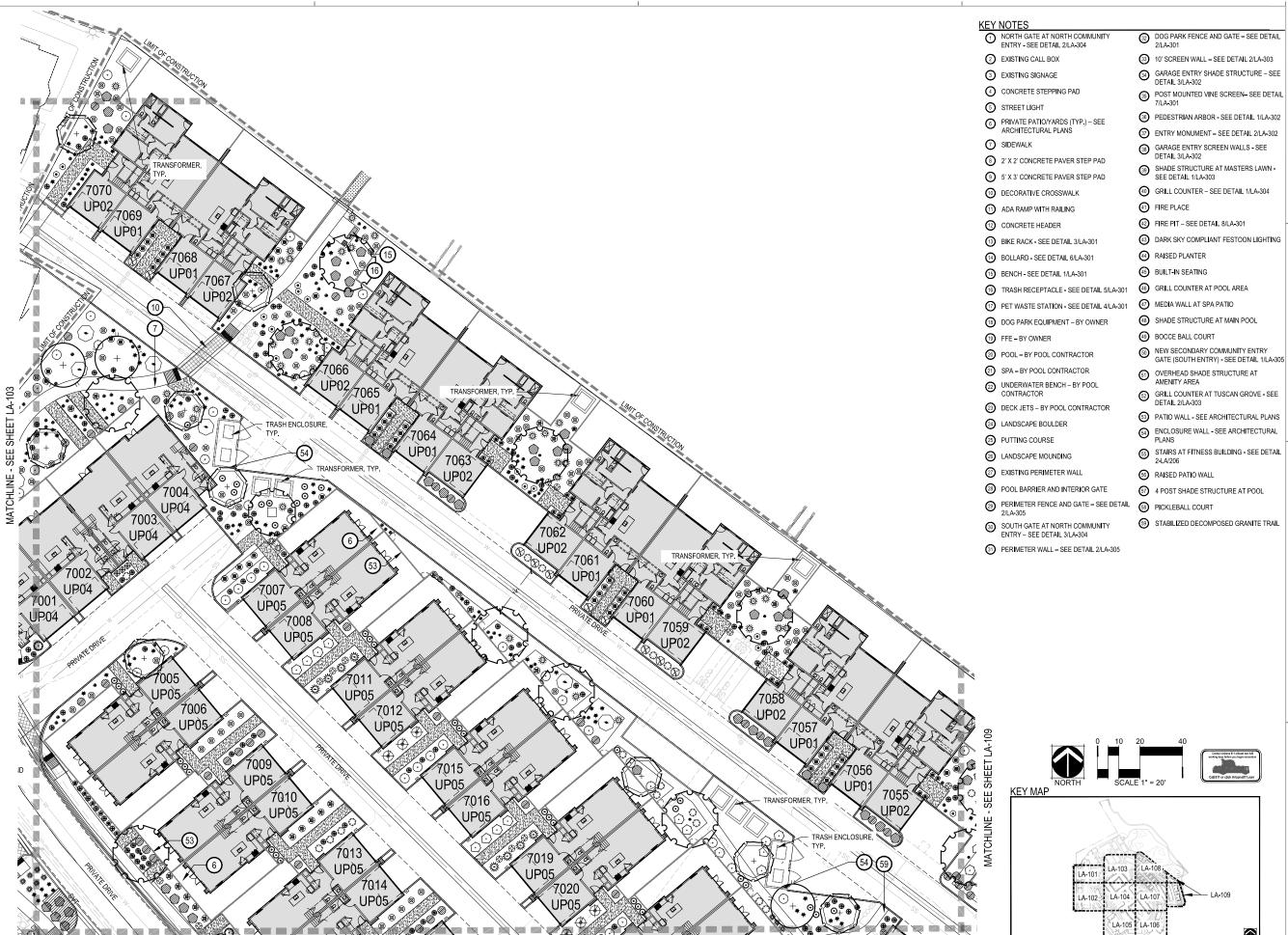
- 36 PEDESTRIAN ARBOR SEE DETAIL 1/LA-302
- 37 ENTRY MONUMENT SEE DETAIL 2/LA-302 GARAGE ENTRY SCREEN WALLS - SEE DETAIL 3/LA-302
- 39 SHADE STRUCTURE AT MASTERS LAWN SEE DETAIL 1/LA-303
- (40) GRILL COUNTER SEE DETAIL 1/LA-304
- 41 FIRE PLACE
- 42 FIRE PIT SEE DETAIL 8/LA-301
- 43 DARK SKY COMPLIANT FESTOON LIGHTING
- 44 RAISED PLANTER
- 45 BUILT-IN SEATING
- (6) GRILL COUNTER AT POOL AREA
- 47 MEDIA WALL AT SPA PATIO
- 48 SHADE STRUCTURE AT MAIN POOL
- 49 BOCCE BALL COURT
- 50 NEW SECONDARY COMMUNITY ENTRY
 GATE (SOUTH ENTRY) SEE DETAIL 1/LA-305
- OVERHEAD SHADE STRUCTURE AT AMENITY AREA
- © GRILL COUNTER AT TUSCAN GROVE SEE DETAIL 2/LA-303
- 63 PATIO WALL SEE ARCHITECTURAL PLANS
- 64 ENCLOSURE WALL SEE ARCHITECTURAL PLANS
- 55) STAIRS AT FITNESS BUILDING SEE DETAIL 2-LA/206
- 66 RAISED PATIO WALL
- (57) 4 POST SHADE STRUCTURE AT POOL
- 68 PICKLEBALL COURT
- STABILIZED DECOMPOSED GRANITE TRAIL

ARTESIA

LANDSCAPE PLAN

LA-107

DRAWING ISSUES AND REVISIONS



STREET LIGHT

COPYRIGHT 2022 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

East Madison Street Phoenix, AZ 85034

ノ))) Norris Design Pening Landscape Ardification | Brandhol



PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL
	1.440	OO LDE DI ALI

LANDSCAPE PLAN

ENCLOSURE,

PRIVATE DRIVE

KEY NOTES

NORTH GATE AT NORTH COMMUNITY ENTRY - SEE DETAIL 2/LA-304

2 EXISTING CALL BOX

3 EXISTING SIGNAGE

4 CONCRETE STEPPING PAD

5 STREET LIGHT

6 PRIVATE PATIO/YARDS (TYP.) – SEE ARCHITECTURAL PLANS

SIDEWALK 8 2' X 2' CONCRETE PAVER STEP PAD

9 5' X 3' CONCRETE PAVER STEP PAD

10 DECORATIVE CROSSWALK

11) ADA RAMP WITH RAILING

(2) CONCRETE HEADER

(3) BIKE RACK - SEE DETAIL 3/LA-301

14 BOLLARD - SEE DETAIL 6/LA-301 15 BENCH - SEE DETAIL 1/LA-301

(6) TRASH RECEPTACLE - SEE DETAIL 5/LA-301

PET WASTE STATION - SEE DETAIL 4/LA-301

(8) DOG PARK EQUIPMENT – BY OWNER

19 FFE - BY OWNER

20 POOL - BY POOL CONTRACTOR

21 SPA - BY POOL CONTRACTOR

22 UNDERWATER BENCH – BY POOL CONTRACTOR

DECK JETS – BY POOL CONTRACTOR

24 LANDSCAPE BOULDER

25 PUTTING COURSE

26) LANDSCAPE MOUNDING

27 EXISTING PERIMETER WALL

POOL BARRIER AND INTERIOR GATE

PERIMETER FENCE AND GATE – SEE DETAIL 2/LA-305

KEY MAP

LA-105

SOUTH GATE AT NORTH COMMUNITY ENTRY – SEE DETAIL 3/LA-304 31 PERIMETER WALL - SEE DETAIL 2/LA-305

32 DOG PARK FENCE AND GATE – SEE DETAIL 2/LA-301

33 10' SCREEN WALL - SEE DETAIL 2/LA-303

GARAGE ENTRY SHADE STRUCTURE – SEE DETAIL 3/LA-302

95 POST MOUNTED VINE SCREEN- SEE DETAIL 7/LA-301

36 PEDESTRIAN ARBOR - SEE DETAIL 1/LA-302

37 ENTRY MONUMENT - SEE DETAIL 2/LA-302

GARAGE ENTRY SCREEN WALLS - SEE DETAIL 3/LA-302 39 SHADE STRUCTURE AT MASTERS LAWN - SEE DETAIL 1/LA-303

(40) GRILL COUNTER – SEE DETAIL 1/LA-304

41 FIRE PLACE

42 FIRE PIT – SEE DETAIL 8/LA-301

43 DARK SKY COMPLIANT FESTOON LIGHTING

44 RAISED PLANTER

(45) BUILT-IN SEATING

(6) GRILL COUNTER AT POOL AREA

47 MEDIA WALL AT SPA PATIO

48 SHADE STRUCTURE AT MAIN POOL

49 BOCCE BALL COURT

50 NEW SECONDARY COMMUNITY ENTRY
GATE (SOUTH ENTRY) - SEE DETAIL 1/LA-305

OVERHEAD SHADE STRUCTURE AT AMENITY AREA

© GRILL COUNTER AT TUSCAN GROVE - SEE DETAIL 2/LA-303

63 PATIO WALL - SEE ARCHITECTURAL PLANS

64 ENCLOSURE WALL - SEE ARCHITECTURAL PLANS

55) STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206

66 RAISED PATIO WALL

(57) 4 POST SHADE STRUCTURE AT POOL

68 PICKLEBALL COURT

STABILIZED DECOMPOSED GRANITE TRAIL

ARTESIA

STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

PRELIMINARY

NOT INTENDED FOR

PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

NORRIS DESIGN

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE PLAN

LA-109

NORTH SCALE 1" = 20'



STREET LIGHT

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEX. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

ARTESIA

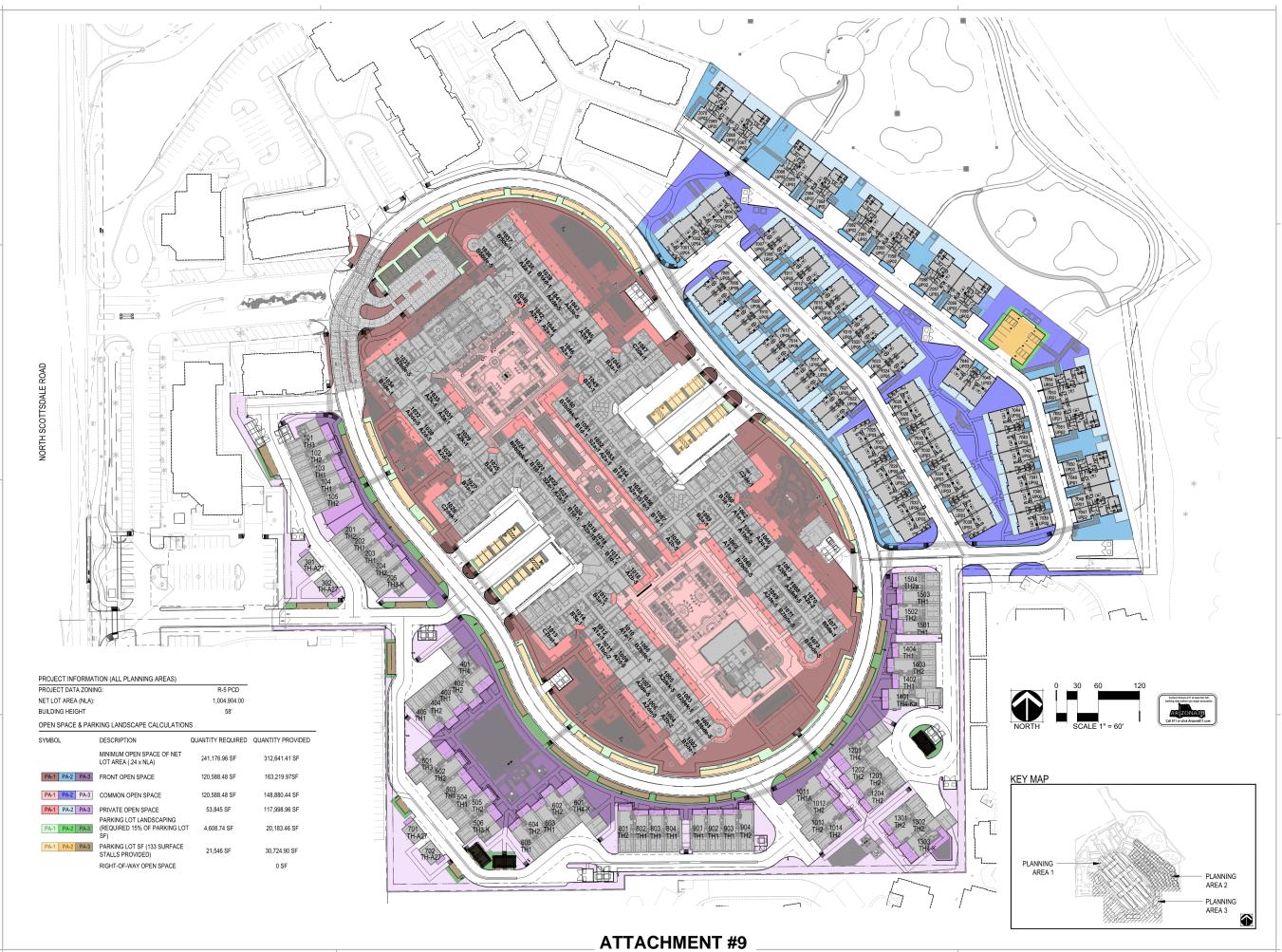
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

ILLUSTRATIVE LANDSCAPE PLAN

LA-201

SCALE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



ARTESIA

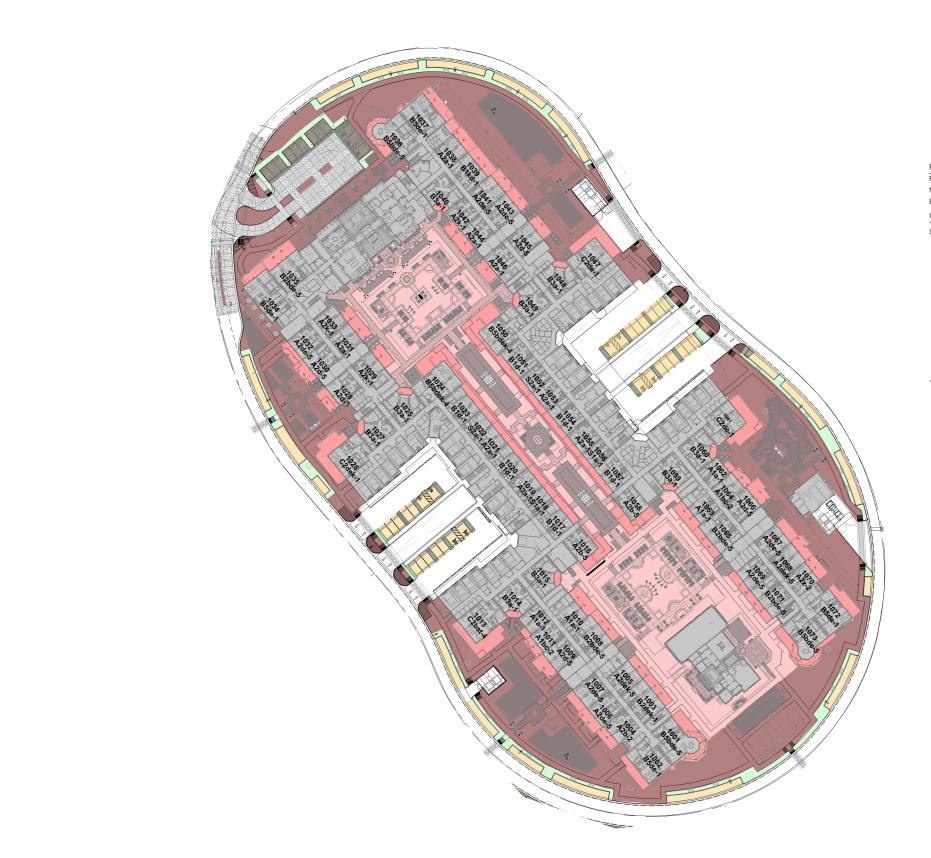
PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

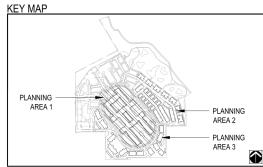
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OPEN SPACE PLAN - ALL PLANNING AREAS

LA-401





PROJECT INFORMATION (PLANNING AREA 1)

PROJECT DATA ZONING: R-5 PCD NET LOT AREA (NLA): 427,968.00 SF BUILDING HEIGHT 58'

OPEN SPACE & PARKING LANDSCAPE CALCULATIONS

SYMBOL	DESCRIPTION	QUANTITY REQUIRED	QUANTITY PROVIDED
	MINIMUM OPEN SPACE OF NET LOT AREA (.24 x NLA)	102,712.32 SF	155,586.99 SF
PA-1	FRONT OPEN SPACE	51,356.16 SF	91,587.60 SF
PA-1	COMMON OPEN SPACE	51,356.16 SF	63,999.39 SF
PA-1	PRIVATE OPEN SPACE	24,461.00 SF *	61,209.00 SF *
PA-1	PARKING LOT LANDSCAPING (REQUIRED 15% OF PARKING LOT SF)	2,465.12 SF	10,334.15 SF
PA-1	PARKING LOT SF (100 SURFACE STALLS PROVIDED)	16,200 SF	16,434.10 SF
	RIGHT-OF-WAY OPEN SPACE		0 SF

SEE SHEET LA-402.2 FOR PRIVATE OPEN SPACE QUANTITY TABLE FOR BREAKDOWN BUY UNIT TYPE PER FLOOR

STREET LIGHT

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IJUTE 800
DALLAS, TEXAS 75201 I FE. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



ARTESIA

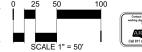
PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OPEN SPACE PLAN - PLANNING AREA 1





LA-402.1

Column1	Column	2 Column3	Column4	Column5	Column6	Column7	Column8
PA-1 UNIT OPEN							
SPACE - TYP LEVE	L			Unit Open Space	Total Open Space	Unit Open Space	Total Open Space
Unit Name	Count	NRSF	Open Space %	Required	Required	Provided	Provided
			.,,				
LEVEL 1.2							
A1a-1	4	672 SF	10%	67 SF	269 SF	192 SF	768 SF
A1bc-2 A2a-1	2 8	720 SF 756 SF	10%	72 SF 76 SF	144 SF 605 SF	251 SF 249 SF	502 SF 1,992 SF
A2b-2	1	810 SF	10%	81 SF	81 SF	321 SF	321 SF
A2b-5	2	864 SF	10%	86 SF	173 SF	610 SF	1,220 SF
A2d-5	5	864 SF	10%	86 SF	432 SF	364 SF	1,820 SF
A2de-5	7	864 SF	10%	86 SF	605 SF	251 SF	1,757 SF
A2dek-5	2	864 SF	10%	86 SF	173 SF	334 SF	668 SF
A2k-1 A2z-2 ANSI	3	756 SF 810 SF	10%	76 SF 81 SF	227 SF 81 SF	318 SF 328 SF	954 SF 328 SF
31d-1	6	1,008 SF	10%	101 SF	605 SF	334 SF	2,004 SF
31kd-1	1	1,008 SF	10%	101 SF	101 SF	463 SF	463 SF
32bde-5	4	1,296 SF	10%	130 SF	518 SF	336 SF	1,344 SF
32dek-1	1	1,296 SF	10%	130 SF	130 SF	408 SF	408 SF
33a-1	8	1,139.51 SF	10%	114 SF	912 SF	162 SF	1,296 SF
33c-2 35bcde-5	1	1,117.05 SF 1,543.39 SF	10%	112 SF 154 SF	112 SF 154 SF	162 SF 714 SF	162 SF 714 SF
35bcde-5	1	1,543.39 3F	10%	154 SF	154 SF	803 SF	803 SF
35bde-5	2	1,510.39 SF	10%	151 SF	302 SF	714 SF	1,428 SF
35bdek-4	1	1,592 SF	10%	159 SF	159 SF	965 SF	965 SF
35cde-1	3	1,405 SF	10%	141 SF	422 SF	812 SF	2,436 SF
35cdek-1	1	1,405 SF	10%	141 SF	141 SF	504 SF	504 SF
35de-1	2	1,372 SF	10%	137 SF	274 SF	409 SF	818 SF
35st-4 C2dek-1	1	1,592 SF 1,692.06 SF	10%	159 SF 169 SF	159 SF 169 SF	1,038 SF 264 SF	1,038 SF 264 SF
51a-1	2	504 SF	10%	50 SF	101 SF	143 SF	286 SF
52a-1	2	588 SF	10%	59 SF	118 SF	186 SF	372 SF
73	73				7,319 SF		25,635 SF
EVEL 2							
\1a-1	6	672 SF	5%	34 SF	202 SF	81 SF	486 SF
\1bc-2	9	720 SF 756 SF	5%	36 SF	72 SF	81 SF	162 SF 729 SF
\2a-1 \2b-2	2	810 SF	5%	38 SF 41 SF	340 SF 81 SF	81 SF 81 SF	162 SF
N2b-2	14	864 SF	5%	43 SF	605 SF	94 SF	1,316 SF
\2d-5	3	864 SF	5%	43 SF	130 SF	135 SF	405 SF
\2de-5	5	864 SF	5%	43 SF	216 SF	81 SF	405 SF
A2dek-5	2	864 SF	5%	43 SF	86 SF	81 SF	162 SF
12dew-3	2	781.5 SF	5%	39 SF	78 SF	81 SF	162 SF
N2k-1	3	756 SF	5%	38 SF	113 SF	74 SF	222 SF 270 SF
12st-5	2	864 SF 781.5 SF	5%	43 SF 39 SF	86 SF 78 SF	135 SF 81 SF	162 SF
A2w-3 A2z-1 ANSI	1	756 SF	5%	38 SF	38 SF	72 SF	72 SF
31a-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
31bd-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
31d-1	3	1,008 SF	5%	50 SF	151 SF	81 SF	243 SF
31kd-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
31st-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
31z ANSI	2	1,008 SF	5%	50 SF	101 SF	81 SF	162 SF
32bde-5 32de-1	2	1,296 SF 1,134 SF	5%	65 SF 57 SF	259 SF 113 SF	81 SF 74 SF	324 SF 148 SF
32dek-1	1	1,134 3F	5%	65 SF	65 SF	81 SF	81 SF
32st-5	2	1,296 SF	5%	65 SF	130 SF	81 SF	162 SF
33a-1	13	1,139.51 SF	5%	57 SF	741 SF	119 SF	1,547 SF
33c-2	2	1,117.05 SF	5%	56 SF	112 SF	119 SF	238 SF
5bcde-5	1	1,543.39 SF	5%	77 SF	77 SF	331 SF	331 SF
5bcde-6	1	1,541 SF	5%	77 SF	77 SF	90 SF	90 SF
5bcdek-2 5bde-2	2	1,430.29 SF 1,397.29 SF	5% 5%	72 SF 70 SF	72 SF 140 SF	138 SF 81 SF	138 SF 162 SF
55bde-2 55bde-5	2	1,397.29 SF 1,510.39 SF	5%	76 SF	151 SF	331 SF	662 SF
5bde-5	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
5cde-1	3	1,405 SF	5%	70 SF	211 SF	90 SF	270 SF
5st-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
2bcde-2	1	1,719.03 SF	5%	86 SF	86 SF	93 SF	93 SF
2bcdek-2	1	1,719.03 SF	5%	86 SF	86 SF	93 SF	93 SF
C2bcst-4	1	1,855.03 SF	5%	93 SF	93 SF	93 SF	93 SF
C2cz-2 ANSI A	1	1,719.03 SF	5%	86 SF	86 SF	93 SF	93 SF
C2z-3 ANSI A G1a-1	7	1,677.94 SF 504 SF	5%	84 SF 25 SF	84 SF 176 SF	135 SF 81 SF	135 SF 567 SF
52a-1	3	504 SF 588 SF	5%	29 SF	88 SF	81 SF	243 SF
	_						· · · · ·

					I		
14∀ EL 3	114				5,628 SF		11,747 SF
A1a-1	6	672 SF	5%	34 SF	202 SF	81 SF	486 SF
A1bc-2	2	720 SF	5%	36 SF	72 SF	81 SF	162 SF
A2a-1	9	756 SF	5%	38 SF	340 SF	81 SF	729 SF
A2b-2	2	810 SF	5%	41 SF	81 SF	81 SF	162 SF
42b-5	14	864 SF	5%	43 SF	605 SF	94 SF	1,316 SF
A2d-5	3	864 SF	5%	43 SF	130 SF	135 SF	405 SF
A2de-5	5	864 SF	5%	43 SF	216 SF	81 SF	405 SF
A2dek-5	2	864 SF	5%	43 SF	86 SF	81 SF	162 SF
A2dew-3	2	781.5 SF	5%	39 SF	78 SF	81 SF	162 SF
42k-1	3	756 SF	5%	38 SF	113 SF	74 SF	222 SF
A2st-5	2	864 SF	5%	43 SF	86 SF	135 SF	270 SF
42w-3	2	781.5 SF	5%	39 SF	78 SF	81 SF	162 SF
A2z-1 ANSI	1	756 SF	5%	38 SF	38 SF	72 SF	72 SF
31a-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
31bd-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
31d-1	5	1,008 SF	5%	50 SF	252 SF	81 SF	405 SF
31kd-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
31st-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
32bde-5	6	1,296 SF	5%	65 SF	389 SF	81 SF	486 SF
32de-1	2	1,134 SF	5%	57 SF	113 SF	74 SF	148 SF
32dek-1	1	1,296 SF	5%	65 SF	65 SF	81 SF	81 SF
32st-5	2	1,296 SF	5%	65 SF	130 SF	81 SF	162 SF
33a-1	13	1,139.51 SF	5%	57 SF	741 SF	119 SF	1,547 SF
33c-2	2	1,117.05 SF	5%	56 SF	112 SF	119 SF	238 SF
35bcde-5	1	1,543.39 SF	5%	77 SF	77 SF	331 SF	331 SF
35bcde-6	1	1,541 SF	5%	77 SF	77 SF	90 SF	90 SF
35bcdek-2	1	1,430.29 SF	5%	72 SF	72 SF	138 SF	138 SF
35bde-2	2	1,397.29 SF	5%	70 SF	140 SF	81 SF	162 SF
S5bde-5	2	1,510.39 SF	5%	76 SF	151 SF	331 SF	662 SF
35bdek-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
35cde-1	3	1,405 SF	5%	70 SF	211 SF	90 SF	270 SF
35st-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
2bcde-2	2	1,719.03 SF	5%	86 SF	172 SF	93 SF	186 SF
2bcdek-2	1	1,719.03 SF	5%	86 SF	86 SF	93 SF	93 SF
2bcst-4	1	1,855.03 SF	5%	93 SF	93 SF	93 SF	93 SF
2bde-3	1	1,677.94 SF	5%	84 SF	84 SF	135 SF	135 SF
1a-1	7	504 SF	5%	25 SF	176 SF	81 SF	567 SF
2a-1	4	588 SF	5%	29 SF	118 SF	81 SF	324 SF
.16	116	300 JF	3/0	25 31	5,757 SF	91 JF	11,909 SF
110	110				3,73731		11,505 51
EVEL 4							
\1a-1	6	672 SF	5%	34 SF	202 SF	81 SF	486 SF
A1bc-2	2	720 SF	5%	36 SF	72 SF	81 SF	162 SF
\2a-1	10	756 SF	5%	38 SF	378 SF	81 SF	810 SF
\2b-2	2	810 SF	5%	41 SF	81 SF	81 SF	162 SF
			5%	43 SF	605 SF	94 SF	1,316 SF
A2b-5	14	864 SF		43 31			
\2b-5	14 3	864 SF 864 SF	5%		130 SF	135 SF	
			5% 5%	43 SF 43 SF	130 SF 216 SF	135 SF 81 SF	405 SF 405 SF
\2b-5 \2d-5 \2de-5	3 5	864 SF 864 SF	5%	43 SF 43 SF	216 SF	81 SF	405 SF
A2b-5 A2d-5 A2de-5 A2dek-5	3 5 2	864 SF 864 SF 864 SF	5% 5%	43 SF 43 SF 43 SF	216 SF 86 SF	81 SF 81 SF	405 SF 405 SF 162 SF
N2b-5 N2d-5 N2de-5 N2dek-5 N2dew-3	3 5 2 2	864 SF 864 SF 864 SF 781.5 SF	5% 5% 5%	43 SF 43 SF 43 SF 39 SF	216 SF 86 SF 78 SF	81 SF 81 SF 81 SF	405 SF 405 SF 162 SF 162 SF
.2b-5 .2d-5 .2de-5 .2dek-5 .2dew-3 .2k-1	3 5 2 2 3	864 SF 864 SF 864 SF 781.5 SF 756 SF	5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF	216 SF 86 SF 78 SF 113 SF	81 SF 81 SF 81 SF 74 SF	405 SF 405 SF 162 SF 162 SF 222 SF
.2b-5 .2d-5 .2de-5 .2dek-5 .2dew-3 .2k-1	3 5 2 2 3 2	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF	5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF	216 SF 86 SF 78 SF 113 SF 86 SF	81 SF 81 SF 81 SF 74 SF 135 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF
\2b-5 \2d-5 \2de-5 \2dek-5 \2dew-3 \2k-1 \2st-5 \2w-3	3 5 2 2 3 2	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF	5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF
.2b-5 .2d-5 .2de-5 .2dek-5 .2dew-3 .2k-1 .2st-5 .2w-3	3 5 2 2 3 2 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF
12b-5 12d-5 12de-5 12dek-5 12dew-3 12k-1 12k-1 12k-3 13d-1	3 5 2 2 3 2 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF
1,2b-5 1,2d-5 1,2de-5 1,2dek-5 1,2dek-5 1,2dek-3 1,2k-1 1,2st-5 1,2w-3 1,1a-1 1,1bd-5 1,1d-1	3 5 2 2 3 2 2 1 1 5	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 58 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF
1,2b-5 1,2de-5 1,2de-5 1,2dek-5 1,2dek-3 1,2k-1 1,2st-5 1,2w-3 1,1a-1 1,1bd-5 1,1d-1 1,1kd-1	3 5 2 2 3 2 2 1 1 5 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 58 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF
1,2b-5 1,2de-5 1,2de-5 1,2dek-5 1,2dew-3 1,2k-1 1,2st-5 1,2w-3 1,1a-1 1,1bd-5 1,1d-1 1,1kd-1 1,1st-5	3 5 2 2 3 2 2 1 1 5 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 58 SF 50 SF 50 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF
12b-5 12d-5 12de-5 12dek-5 12dew-3 12k-1 12st-5 12w-3 13la-1 13lbd-5 13ld-1 13lst-5 13de-5	3 5 2 2 3 2 2 1 1 5 1 1 6	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,008 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 58 SF 50 SF 50 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 405 SF
A2b-5 A2d-5 A2de-5 A2dek-5 A2dew-3 A2k-1 A2st-5 A2w-3 B1d-1 B1kd-1 B1st-5 B2bde-5 B2de-1	3 5 2 2 3 2 2 1 1 5 1 1 6	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,008 SF 1,152 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 81 SF 94 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 405 SF 81 SF
1,2b-5 1,2d-5 1,2de-5 1,2de-5 1,2dew-3 1,2de-1 1,2st-5 1,2w-3 1,1a-1 1,1bd-5 1,1d-1 1,1st-5 1,2bde-5 1,2de-1 1,2dek-1	3 5 2 2 3 2 2 1 1 5 1 1 6 2	864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,008 SF 1,152 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 81 SF 94 SF 81 SF 81 SF 81 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF
A2b-5 A2d-5 A2de-5 A2de-5 A2dew-3 A2k-1 A2k-1 A2k-1 A2k-1 B1bd-5 B1d-1 B1bd-5 B1d-1 B1bd-5 B1bd-5 B1bd-5 B1bd-5 B1bd-1 B1bd-5 B1bd-1	3 5 2 2 3 2 2 1 1 5 1 1 6 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF
.2b-5 .2d-5 .2de-5 .2dek-5 .2dew-3 .2k-1 .2st-5 .2w-3 .1a-1 .1bd-5 .1d-1 .1kd-1 .1st-5 .2bde-5 .2de-1 .2dek-1 .2st-5 .3a-1	3 5 2 2 3 2 2 1 1 5 1 1 6 2 1 2	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 81 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 159 SF
N2b-5 N2d-5 N2de-5 N2de-5 N2dew-3 N2k-1 N2k-1 N2k-1 N2k-1 N3b-5 N3d-1 N3kd-1 N3tk-1 N3	3 5 2 2 2 2 1 1 5 1 1 6 2 1 1 2 2 1 1 1 5	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,296 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 50 SF 55 SF 65 SF 65 SF 65 SF 65 SF 65 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 81 SF	405 SF 405 SF 162 SF 162 SF 270 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 148 SF 162 SF
1,2b-5 1,2de-5 1,2de-5 1,2dek-5 1,2dek-5 1,2dek-1 1,2st-5 1,2dek-1 1,1bd-5 1,1d-1 1,1bd-5 1,1d-1 1,1st-5 1,2dek-1 1,2st-5 1,2dek-1 1,2st-5 1,3a-1 1,3c-2 1,5bcde-5	3 5 2 2 2 2 1 1 5 1 1 6 2 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,117.05 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 57 SF 56 SF 77 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 91 SF 81 SF 11 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 81 SF 148 SF 148 SF
12b-5 12de-5 12de-5 12dek-5 12dek-5 12dek-1 12st-5 12de-1 13d-1	3 5 2 2 2 3 2 2 1 1 5 1 1 6 2 1 2 1 1 2 1 1 1 2 1 1 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,139.51 SF 1,139.51 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 56 SF 57 SF 65 SF 57 SF 57 SF 57 SF 57 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 119 SF 119 SF 119 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 81 SF 94 SF 288 SF 31 SF
2b-5 2de-5 2de-5 2dek-5 2dew-3 2k-1 2st-5 2w-3 1a-1 1bd-5 1d-1 1kd-1 1st-5 2bde-5 2dek-1 2dek-1 2st-5 3a-1 3c-2 5bcde-5 5bcde-6 5bcdek-2	3 5 2 2 2 3 2 2 1 1 5 1 1 6 2 1 2 1 2 1 1 2 1 1 1 2 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,296 SF 1,296 SF 1,139.51 SF 1,296 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 50 SF 50 SF 50 SF 57 SF 65 SF 65 SF 67 SF 67 SF 77 SF 77 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 81 SF 119 SF 119 SF 133 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 157 1547 SF 238 SF 331 SF 90 SF
2b-5 2de-5 2de-5 2dek-5 2dew-3 2k-1 2st-5 2w-3 2w-3 1a-1 1bd-5 1d-1 1kd-1 1st-5 2bde-5 2dee-1 2dek-1 2st-5 3a-1 3a-2 5bcde-5 5bcde-6 5bcdek-2	3 5 2 2 3 2 2 1 1 5 1 1 6 2 1 2 1 2 1 1 5 1 1 2 1 1 2 1 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,296 SF 1,296 SF 1,139.51 SF 1,17.05 SF 1,17.05 SF 1,17.05 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 139 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 77 SF 72 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 119 SF 331 SF 90 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 1547 SF 238 SF 331 SF 90 SF
1,2b-5 1,2d-5 1,2de-5 1,2de-5 1,2dew-3 1,2dew-1	3 5 2 2 3 2 2 1 1 5 1 1 6 2 1 2 1 3 2 1 1 1 2 1 2 1 1 2 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,17.05 SF 1,17.05 SF 1,543.39 SF 1,430.29 SF 1,430.29 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50 SF 58 SF 50 SF 58 SF 50 SF 58 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 70 SF 70 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 113 SF 65 SF 110 SF 77 SF 77 SF 77 SF 72 SF 140 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1547 SF 238 SF 331 SF 90 SF
22b-5 22d-5 22de-5 22de-5 22dew-3 22k-1 22k-1 22k-1 22k-3 21a-1 21bd-5 21d-1 21k-1 22k-6 22dew-3 22dew-3 22dew-3 23d-1 23dew-1 22k-5 23dew-1 22k-5 23dew-1 22k-5 23dew-1 23k-6 25bdew-6 25bdew-6 25bdew-2 25bdew-2 25bdew-2 25bdew-3	3 5 2 2 2 1 1 5 1 1 6 2 1 1 2 1 3 2 2 1 1 1 1 5 1 1 1 1 1 2 1 1 1 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,139.51 SF 1,1430.29 SF 1,543.39 SF 1,543.0.29 SF 1,397.29 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 39 SF 50 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 72 SF 70 SF 70 SF 76 SF 80 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 130 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 77 SF 72 SF 140 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 119 SF 131 SF 90 SF 138 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF
N2b-5 N2d-5 N2de-5 N2de-5 N2de-5 N2dew-3 N2dew-3 N2de-1 N2	3 5 2 2 3 2 2 1 1 5 1 1 6 2 1 2 1 3 2 1 1 1 2 1 2 1 1 2 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,17.05 SF 1,17.05 SF 1,543.39 SF 1,430.29 SF 1,430.29 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50 SF 58 SF 50 SF 58 SF 50 SF 58 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 70 SF 70 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 113 SF 65 SF 110 SF 77 SF 77 SF 77 SF 72 SF 140 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF 11 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1547 SF 238 SF 331 SF 90 SF
22b-5 22d-5 22de-5 22de-5 22dew-3 22k-1 22k-1 22k-1 22k-3 21a-1 21bd-5 22de-1 22de-5 22de-1 22de-1 22de-1 22de-1 22de-1 22de-1 22de-1 22de-1 23dek-1 23c-2 25bcde-5 25bcde-5 25bde-2 25bde-2 25bde-5 25bde-2 25bde-5 25bde-5 25bde-5 25bde-5 25bde-5 25bde-6	3 5 2 2 2 1 1 5 1 1 6 2 1 1 2 1 3 2 2 1 1 1 1 5 1 1 1 1 1 2 1 1 1 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,139.51 SF 1,1430.29 SF 1,543.39 SF 1,543.0.29 SF 1,397.29 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 39 SF 50 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 72 SF 70 SF 70 SF 76 SF 80 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 130 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 77 SF 72 SF 140 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 119 SF 131 SF 90 SF 138 SF 81 SF	405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF
N2b-5 N2d-5 N2de-5 N2de-5 N2dek-5 N2dew-3 N2k-1 N2k-1 N2k-1 N2k-1 N3h-1 N3h-5 N3h-1 N3h-5 N2de-1 N3h-1 N3h-5 N3h-1 N3h-1 N3h-5 N3h-1 N3h-1 N3h-5 N3h-1	3 5 2 2 2 1 1 5 1 1 6 2 1 2 13 2 1 1 1 1 2 2 1 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,117.05 SF 1,543.39 SF 1,543.39 SF 1,540.29 SF 1,397.29 SF 1,397.29 SF 1,510.39 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 72 SF 70 SF 70 SF 70 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 113 SF 65 SF 113 SF 65 SF 112 SF 77 SF 77 SF 72 SF 140 SF 151 SF 80 SF 211 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 133 SF 90 SF 138 SF 90 SF	405 SF 405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 162 SF
A2b-5 A2d-5 A2d-5 A2de-5 A2de-5 A2dew-3 A2k-1 A2st-5 A2k-3 B1a-1 B1bd-5 B1d-1 B1kd-1 B1kd-1 B1st-5 B2bde-5 B2dek-1 B2dek-1 B2dek-1 B2dek-1 B3c-2 B5bcde-6 B5bcde-6 B5bdek-2 B5bdek-2 B5bdek-2 B5bdek-4 B5cde-1 B5dek-4 B5cde-1	3 5 2 2 2 1 1 5 1 1 6 2 1 1 2 1 1 2 1 1 2 2 1 1 2 2 1 1 1 2 1 1 1 2 1 1 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,143.39 SF 1,541 SF 1,430.29 SF 1,540.39 SF 1,592 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 70 SF 70 SF 70 SF 70 SF 80 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 72 SF 140 SF 151 SF 80 SF 211 SF 80 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 119 SF 119 SF 119 SF 1331 SF 90 SF 138 SF 90 SF	405 SF 405 SF 405 SF 162 SF 162 SF 270 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 162 SF 163 SF
12b-5 12de-5 12de-5 12de-5 12dek-5 12dek-5 12dek-1 12st-5 12de-1 13d-1 1	3 5 2 2 2 1 1 5 1 1 6 2 1 1 2 1 1 2 1 1 2 2 1 1 1 2 2 1 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,17.05 SF 1,543.39 SF 1,541 SF 1,430.29 SF 1,510.39 SF 1,510.39 SF 1,592 SF 1,405 SF 1,592 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 65 SF 77 SF 77 SF 70 SF 70 SF 70 SF 70 SF 80 SF 80 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 72 SF 140 SF 151 SF 80 SF 211 SF 80 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 94 SF 81 SF 119 SF 119 SF 119 SF 133 SF 90 SF 138 SF 81 SF	405 SF 405 SF 405 SF 162 SF 162 SF 270 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 148 SF 331 SF 90 SF 138 SF 162 SF 162 SF 162 SF 17547 SF 186 SF
A2b-5 A2d-5 A2d-5 A2de-5 A2dek-5 A2dek-5 A2dek-5 A2dek-1 A2st-5 A2w-3 A3ta-1 B1bd-5 B1d-1 B1st-5 B2de-1 B2st-5 B2de-1 B2st-5 B3a-1 B3c-2 B5bcde-6 B5bcde-2 B5bde-2 B5bde-5 B5bde-1 B5bde-4 B5bde-4 B5bde-4 B5bde-4 B5bde-4 B5bde-4 B5bde-2 B5bde-2 B5bde-2 B5bde-2 B5bde-2 B5bde-5 B5bde-5 B5bde-5 B5bde-5 B5bde-6 B5bde-6 B5bde-6 B5bde-7 B5bde-7 B5bde-7 B5bde-8 B5b	3 5 2 2 2 1 1 5 1 1 6 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,296 SF 1,139.51 SF 1,139.51 SF 1,1430.29 SF 1,543.39 SF 1,541 SF 1,430.29 SF 1,540 SF 1,592 SF 1,405 SF 1,592 SF 1,1903 SF 1,719.03 SF 1,719.03 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 70 SF 70 SF 80 SF 70 SF 80 SF 70 SF 80 SF 80 SF 80 SF 80 SF 80 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 389 SF 113 SF 65 SF 130 SF 741 SF 112 SF 77 SF 77 SF 72 SF 140 SF 151 SF 80 SF 211 SF 80 SF 211 SF 80 SF 172 SF 86 SF 93 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 133 SF 90 SF 138 SF 81 SF 90 SF	405 SF 405 SF 405 SF 162 SF 162 SF 270 SF 162 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 662 SF 363 SF 270 SF 363 SF 186 SF 93 SF
A2b-5 A2d-5 A2d-5 A2de-5 A2de-5 A2de-5 A2dew-3 A2k-1 A2k-1 A2k-1 A2k-1 B3bd-5 B3bd-5 B3bd-5 B3bd-5 B3bd-5 B3bd-5 B3bd-5 B3bd-5 B3bd-6 B3bbd-6 B3bd-6 B4bd-6 B4b	3 5 2 2 2 3 2 2 1 1 5 1 1 6 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,296 SF 1,139.51 SF 1,543.39 SF 1,543.39 SF 1,543.39 SF 1,540 SF 1,540 SF 1,540 SF 1,590 SF 1,590 SF 1,590 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 39 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 65 SF 77 SF 77 SF 77 SF 70 SF 70 SF 80 SF 80 SF 80 SF 80 SF 80 SF 86 SF 86 SF 87 SF 88 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 139 SF 113 SF 65 SF 140 SF 77 SF 77 SF 77 SF 151 SF 80 SF 211 SF 80 SF 211 SF 80 SF 211 SF 80 SF 212 SF 86 SF 93 SF 84 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 119 SF 133 SF 90 SF 138 SF 90 SF 138 SF 91 SF 92 SF 93 SF 93 SF	405 SF 405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 1547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 662 SF 363 SF 270 SF 363 SF 270 SF 363 SF 93 SF
A2b-5 A2d-5 A2d-5 A2de-5 A2de-5 A2de-5 A2dew-3 A2k-1 A2k-1 A2k-1 A2k-1 B3bd-5 B3d-1 B3bd-5 B3d-1 B3bd-5 B3de-1 B3cd-1 B3cd-1 B3cd-1 B3cd-1 B3cd-1 B3cd-1 B3cd-1 B3cd-5 B3cd-6 B3cd-6 B3cd-6 B3cd-6 B3cd-6 B3cd-1 B3cd-2 B3cd-1 B3cd-2 B3cd-1 B3cd-2 B3c	3 5 2 2 2 1 1 5 1 1 6 6 2 1 2 13 2 1 1 1 2 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,143.0.29 SF 1,543.39 SF 1,543.39 SF 1,540.29 SF 1,510.39 SF 1,592 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,855.03 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 39 SF 38 SF 39 SF 50 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 77 SF 70 SF 70 SF 80 SF 80 SF 80 SF 80 SF 80 SF 80 SF 86 SF 86 SF 86 SF 86 SF 87 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 130 SF 741 SF 112 SF 77 SF 77 SF 77 SF 140 SF 151 SF 80 SF 211 SF 80 SF 211 SF 80 SF 212 SF 86 SF 93 SF 84 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 133 SF 90 SF 138 SF 90 SF 138 SF 93 SF 93 SF 93 SF	405 SF 405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 163 SF 163 SF 165 SF 165 SF 165 SF
A2b-5 A2d-5 A2d-5 A2de-5 A2de-5 A2de-5 A2dew-3 A2k-1 A2k-1 A2k-1 A2k-1 B3bd-5 B3d-1 B3bd-5 B3d-1 B3tk-1 B3t	3 5 2 2 2 1 1 5 1 1 6 2 1 2 1 3 2 1 1 1 2 2 1 1 3 2 1 1 1 1 2 1 1 1 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,139.51 SF 1,1430.29 SF 1,543.39 SF 1,543.39 SF 1,540.39 SF 1,540.39 SF 1,540.39 SF 1,592 SF 1,592 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 43 SF 39 SF 38 SF 43 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 72 SF 70 SF 70 SF 70 SF 80 SF 70 SF 80 SF 93 SF 86 SF 86 SF 87 SF 87 SF 88 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 113 SF 65 SF 113 SF 77 SF 77 SF 77 SF 72 SF 140 SF 151 SF 80 SF 211 SF 80 SF 211 SF 80 SF 172 SF 86 SF 172 SF 86 SF 87 SF 88 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 81 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 133 SF 90 SF 138 SF 93 SF 93 SF 93 SF 93 SF 93 SF 93 SF 93 SF	405 SF 405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 162 SF 163 SF 162 SF 163 SF 164 SF 165 SF 165 SF 165 SF 165 SF 166 SF
\2b-5 \2d-5	3 5 2 2 2 1 1 5 1 1 6 6 2 1 2 13 2 1 1 1 2 1 2 1 1 2 1 1 2 1 1 1 2 1 1 1 2 1 1 1 2 1	864 SF 864 SF 864 SF 781.5 SF 756 SF 864 SF 781.5 SF 1,008 SF 1,152 SF 1,008 SF 1,152 SF 1,296 SF 1,296 SF 1,296 SF 1,134 SF 1,296 SF 1,139.51 SF 1,143.0.29 SF 1,543.39 SF 1,543.39 SF 1,540.29 SF 1,510.39 SF 1,592 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,719.03 SF 1,855.03 SF	5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5	43 SF 43 SF 43 SF 39 SF 38 SF 39 SF 50 SF 50 SF 50 SF 50 SF 55 SF 57 SF 65 SF 57 SF 65 SF 77 SF 77 SF 77 SF 70 SF 70 SF 80 SF 80 SF 80 SF 80 SF 80 SF 80 SF 86 SF 86 SF 86 SF 86 SF 87 SF	216 SF 86 SF 78 SF 113 SF 86 SF 78 SF 50 SF 58 SF 252 SF 50 SF 58 SF 130 SF 741 SF 112 SF 77 SF 77 SF 77 SF 140 SF 151 SF 80 SF 211 SF 80 SF 211 SF 80 SF 212 SF 86 SF 93 SF 84 SF	81 SF 81 SF 81 SF 74 SF 135 SF 81 SF 81 SF 94 SF 81 SF 94 SF 81 SF 74 SF 81 SF 119 SF 119 SF 133 SF 90 SF 138 SF 90 SF 138 SF 93 SF 93 SF 93 SF	405 SF 405 SF 405 SF 162 SF 162 SF 222 SF 270 SF 162 SF 81 SF 94 SF 405 SF 81 SF 94 SF 486 SF 148 SF 162 SF 1,547 SF 238 SF 331 SF 90 SF 138 SF 162 SF 163 SF 163 SF 165 SF 165 SF 165 SF



RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN
Petring | Landscape Architecture | Branching



PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES,
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

ARTESIA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL
		•

PLANNING AREA 1 - PRIVATE OPEN SPACE DATA TABLE



LA-402.2

PROJECT INFORMATION (PLANNING AREA 2) PROJECT DATA ZONING: R-5 PCD NET LOT AREA (NLA): 271,776.00 BUILDING HEIGHT OPEN SPACE & PARKING LANDSCAPE CALCULATIONS SYMBOL DESCRIPTION QUANTITY REQUIRED QUANTITY PROVIDED MINIMUM OPEN SPACE OF NET LOT AREA (.24 x NLA) 65,226.24 SF 73,650.18 SF PA-2 FRONT OPEN SPACE 32,613.12 SF 35,337.56 SF PA-2 COMMON OPEN SPACE 32,613.12 SF 38,312.62 SF PA-2 PRIVATE OPEN SPACE 14,972.00 SF 41,120.00 SF PARKING LOT LANDSCAPING PA-2 (REQUIRED 15% OF PARKING LOT 1,172.26 SF 498.38 SF PA-2 PARKING LOT SF (9 SURFACE STALLS PROVIDED) 1,458 SF 3,222.51 SF RIGHT-OF-WAY OPEN SPACE 0 SF

TOTAL REQUIRED PRIVATE TOTAL PROVIDED PRIVATE OPEN

8,736 SF

1,800 SF

6,424 SF

4,260 SF 19,900 SF

41,120 SF

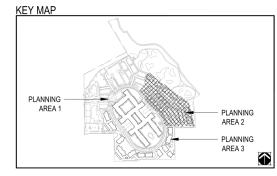
1,968 SF

1,488 SF

5,192 SF

1,164 SF 5,160 SF

14,972 SF



STREET LIGHT

STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVWEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

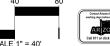
7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

ARTESIA

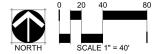
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OPEN SPACE PLAN - PLANNING AREA 2







164 SF 124 SF

236 SF

291 SF 258 SF

REQUIRED PRIVATE OPEN PROVIDED PRIVATE OPEN

728 SF 150 SF

292 SF

PA-2 UNIT BREAKDOWN

1ST LEVEL FLAT

2ND LEVEL FLAT

2 STORY TOWNHOME

12 1,638

22 2,358

12 2,472 0.05

0.10

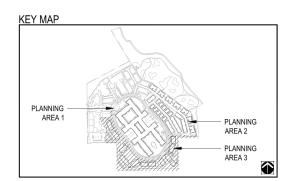
0.10

UP01 (2 BED + 2.5 BATH) UP02 (3 BED + 3 BATH)

UP03 (3 BED + 3.5 BATH)

UP04 (3 OR 4 BED + 4.5 BATH) UP05 (3 OR 4 BED + 3.5 BATH) TOTAL









COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN



ARTESIA

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	9/9/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL
\equiv		

OPEN SPACE PLAN - PLANNING AREA 3

LA-404

PA-3 UNIT OPEN	SPACE						
			OPEN SPACE	OPEN SPACE (LEVEL 1)	OPEN SPACE (LEVEL 2)	OPEN SPACE (LEVEL 3)	TOTAL OPEN SPACE
UNIT NUMBER	# OF OPEN SPACE	OPEN SPACE %	REQUIRED	PROVIDED	PROVIDED	PROVIDED	PROVIDED
101	1	10	194	323.02	0		323.02
102	1	10	217	217.02			217.02
103	2	10	372	264.31	134.3		398.61
104	2	10	372	302.3	134.3		436.6
105	1	10	217	204.15			204.15
201	1	10	217	58.98			58.98
202	2	10	372	338.36	134.3		472.66
203	2	10	372	218.72	134.3		353.02
204	1	10	217	217.46			217.46
205	1	10	194	264.61			264.61
301	1	10	75	83.14			83.14
302	1	10	75	83.14			83.14
401	1	10	220	404.75			404.75
402	1	10	217	219.78			219.78
403	2	10	372	251.13	133.94		385.07
404	1	10	217	218.3			218.3
405	1	10	186	245.41			245.41
501	1	10	194	439.32			439.32
502	1	10	217	217.89			217.89
503	2	10	372	283.58	133.37		416.95
504	2	10	372	283.58	133.38		416.96
505	1	10	217	219.43			219.43
506	1	10	194	332.19			332.19
601	1	10	220	404.75			404.75
602	1	10	217	220.14			220.14
603	2	10	372	227.59	133.94		361.53
604	1	10	217	219.38			219.38
605	1	10	186	200.48			200.48
701	1	10	75	83.14			83.14
702	1	10	75	83.14			83.14
801	1	10	217	217.45			217.45
802	2	10	372	188.32	130.4		318.72
803	1	10	186	187.96			187.96
804	1	10	186	185.15			185.15
901	1	10	186	185.15			185.15
902	1	10	186	187.96			187.96
903	2	10	372	188.32	130.4		318.72
904	1	10	217	217.45			217.45
1011	1	10	199	223.42			223.42
1012	1	10	217	217.95			217.95
1013	2	10	434	287.03	132.38		419.41
1014	1	10	217	219.25			219.25
1101	1	10	220	499.7			499.7
1102	1	10	217	217.93			217.93
1103	1	10	217	224.67			224.67
1104	1	10	217	217.34			217.34
1201	1	10	217	225.38			225.38
1202	1	10	217	217.79			217.79
1203	2	10	440	443.46	167.16		610.62
1401	3	10	660	106.05	300.24	106.05	512.34
1402	2	10	372	225.71	133.96		359.67
1403	1	10	217	219.14			219.14
1404	1	10	186	216.78			216.78
1501	1	10	186	222.84			222.84
1502	1	10	217	219.14			219.14
1503	2	10	372	219.8	133.96		353.76
1504	2	10	434	171.27	81.98		253.25
Grand Total	74		14412	13281.6	2282.31	106.05	15669.96

RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET; ISUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

NORRIS DESIGN
Petring | Landscape Architecture | Branching



PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES,
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

ARTESIA

DRAWING ISSUES AND REVISIONS

	NO.	DATE	DESCRIPTION
		05/30/2022	DRB
		9/9/2022	DRB RESUBMITTAL
		11/7/2022	DRB RESUBMITTAL
		01/12/2023	DRB RESUBMITTAL

PLANNING AREA 3 - PRIVATE OPEN SPACE DATA TABLE



LA-404

MARK	00/ 07		OR MATERIALS SCHEDU		1044.05
MARK CS-01	COLOR INTEGRAL COLOR TO MATCH PT-07	MANUF.	MODEL DRY TAMP	DESCRIPTION PRECAST CAP. SEE PROFILES. COPINGS, SILLS,	IMAGE
JS-U1	INTEGRAL COLOR TO MATCH PT-07	PROFILES	DRY TAMP	TRIMS, PINTHS, WATER TABLES, ETC.	
CS-02	INTEGRAL COLOR TO MATCH PT-02	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP. SEE PROFILES. COPINGS, SILLS, TRIMS, PIINTHS, WATER TABLES, ETC.	
CS-03	INTEGRAL COLOR TO MATCH TL-03 (ARCHITECT TO VERIFY SAMPLE PRIOR TO INSTALATION)	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP. SEE PROFILES. COPINGS, SILLS, TRIMS, PINTHS, WATER TABLES, ETC PROVIDE MATERIAL AMPLE TO ARCHITECT FOR APPROVAL.	
CP-01	PT-02	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
CS-02	PT-02	JAMES HARDIE CO OR EQUAL	HARDDIE SOFFIT PANELS,VENTED, CEDARMILL, PRIMED	FIBER CEMENT SOFFIT PANELS	
CT-01	PT-02	JAMES HARDIE CO OR EQUAL	HARDIE TRIM, CEDARMILL, PRIMED	FIBER CEMENT TRIM AT CORNERS, COLUMNS, FASCIAS, DOORS, & WINDOWS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	
GL-04	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDINGS	
/TL-01 /TL-02	PT-02 PT-02		RAILINGS, FENCES & MISC STEEL CUSTOM ALUMINUM	RAILINGS, FENCES & MISC STEEL DOWNSPOUTS, GUTTERS, & COPING	
MTL-05	PT-05	<varies></varies>	CUSTOM STEEL	BALCONY & PATIO RAILINGS	
MTL-06	PT-05	ARTISAN PANELS.	1/8" STEEL PANEL WITH 106 -	CUSTOM FLORAL PATTERN AT PATIO GATES -	
		INC	Swirling Leaves / 117 - Agave / 165 - Grassland Patterns	PATTERNS TO REPEAT EVERY THREE GATES	
MTL-10	SW7055 ENDURING BRONZE - LRV 7	PPG	PT-30 AND PT-31	STEEL SHADE STRUCTURES AND OTHER FIELD FABRICATED ELEMENTS	
PT-01	SW7570 EGRET WHITE - LRV 70	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT (DOORS/TRIM, RAILINGS, EXHAUST DISCHARGE CAPS, OTHER MISC. METALS, ETC.)	
PT-02	SW7055 ENDURING BRONZE - LRV 7	SW PRO INDUSTRIAL	ACRYLIC PAINT, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT (DOORS/TRIM, RAILINGS, EXHAUST DISCHARGE CAPS, OTHER MISC. METALS, ETC.)	
PT-05	SW6991 BLACK MAGIC - LRV 3	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT (METAL RAILINGS, GATES, FENCES.)	
PT-06	MATCH PANTONE PROCESS 326-I, PANTONE SOLIVE 4II	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT (UTILITY / ELECTRICAL EQUIPMENT)	

MARK	201.00		OR MATERIALS SCHEDU		1844
MARK PT-07	COLOR SW7634 PEDIMENT - LRV 61	MANUF. SW PRO INDUSTRIAL	MODEL ACRYLIC LATEX, SATIN SHEEN	DESCRIPTION COMMERCIAL EXTERIOR PAINT (STUCCO FOAM DETAILS AND CAST STONE INTEGRAL COLOR)	IMA
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - MISSION S	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SFA	STANDARD DARK BRONZE AB-7	ARCADIA, INC. OR EQUAL	AFG451T SERIES, 2.25" X 5.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) WI 1" CLEAR IGU - SURFACE APPLIED MUNTINS WWM30 WITH INTEIOR GRILLE PER ELEVATIONS.	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
SFB	STANDARD DARK BRONZE AB-7	ARCADIA, INC. OR EQUAL	AFG451T SERIES, 5.5" X 5.5" ALUM. STOREFRONT SYSTEM (OR EQUAL)	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	ARMOURWALL 300 STUCCO SYSTEM	3-COAT CEMENT PLASTER STUCCO. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-07 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	ARMOURWALL 300 STUCCO SYSTEM	HARD COAT FOAM TRIM / FOAM SHAPES	
STU-03	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	ARMOURWALL 300 STUCCO SYSTEM	3-COAT CEMENT PLASTER STUCCO. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	ARMOURWALL 300 STUCCO SYSTEM	HARD COAT FOAM TRIM / FOAM SHAPES	
STU-05	PAREX FINISH COAT - CUSTOM TO MATCH TERRACOTA TILE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	ARMOURWALL 300 STUCCO SYSTEM	HARD COAT FOAM TRIM / FOAM SHAPES	
STU-06	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	ARMOURWALL 300 STUCCO SYSTEM	DIRECT APPLIED CEMENT PLASTER STUCCO. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
TL-01	WHITE BLUE MATTE DISTRESSED	MOSAIC TILE OUTLET	MTO0598	9"X9" POCELAIN TILE INLAY	
TL-02	GREEN	DALTILE	HERBAL RECTANGLE HAND CRAFTED	2"X10" TILE / GLOSSY / COLOR CODE: RD21	
TL-03	TERRACOTTA	CLAY IMPORTS	SMOOTH GLOSS SEALED TILE 12"x12"	TERRACOTA TILE AT BASE AND CAP	
TL-04	WHITE	TESSELLE	CLOVER WHITE	CEMENT BREEZE BLOCK AT PATIO WALLS	
TL-05	TERRACOTTA	CLAY IMPORTS	BREEZE BLOCK DULCE	CEMENT BREEZE BLOCK AT FIRE PLACE	
TL-06	TERRACOTTA	MALIBU CERAMICS	MISSION & VILLA WALL CAP	WALL CAP AT SITE WALLS, PATIO, AND ENCLOSURE WALLS	
WD-01	TEXAS HONEY BROWN	WOODTONE	FINELINE PANELING	SOFFIT PANELING	X X
W I N-01	SUPERCAP SR BRONZE	CASCADE 9200 WINDOWS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01a)	

RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PROJECT ITTLE

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

NAME:

ARTESIA - PA1

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022

Key Plan





DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	02/15/2023	DRB RESUBMITTAL

EXTERIOR MATERIAL SCHEDULE - PA1

DRAWING NUMBER AND TITLE

A5.10A

MARK	COLOR	MANUF.	MCDEL	DESCRIPTION
DR-01	BRONZE	MASONITE OR EQUAL	-	ACCENT DOOR AT ENTRIES
GR-01	BRONZE	CLOPLAY OR EQUAL	-	INSULATED GARAGE DOORS WITH ACCENT PAINT
MTL-01	PT-05	CUSTOM	CUSTOM ALUMINUM	PAINTED ACCENT RAILING
PT-01	SW7055 ENDURING BRONZE - LRV 7	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	PAINTED SOFFIT ACCENTS MATCHING ROOF
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE
STU-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE	PAREX USA, INC OR EQUAL	ARMOURWALL 300 STUCCO SYSTEM	3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT
WN-01	SUPERCAP SR BRONZE	CASCADE 9200 WINDOW OR EQUAL	2.75" SINGLE & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	
PT-02	SW7570 EGRET WHITE - LRV 70	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT
PT-05	SW6991 BLACK MAJIC - LRV 3	SW PRO INDUSTRIAL	ACRYLIC LATEX, GLOSS SHEEN	COMMERCIAL EXTERIOR PAINT

DESIGN CONSULTANT

STREET LIGHTS

RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I, SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND

NOT INTENDED FOR

REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES,
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

NAME:

ARTESIA - PA2

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	02/15/2023	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

EXTERIOR MATERIAL SCHEDULE - PA2

DRAWING NUMBER AND TITLE

A5.10B

C	0		
_			
В	ω		
-			
А	∢		

		EXTERIOR	MATERIALS SCHEDU	LE	
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE /	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM	3-COAT CEMENT PLASTER STUCCO. MESH. 7/8" TOTAL THICKNESS, WITH	
	FLEXFINE 1.0MM			PAREX ACRYLIC FINISH COAT	
CB-01	PT-02 -SEMI-GLOSS SHEEN	JAMES HARDIE CO OR EQUAL	HARDIE SOFFIT PANEL - VENTED CEDARMILL, PRIMED	FIBER CEMENT SOFFIT PANELS	
CT-01	PT-02 -SEMI-GLOSS SHEEN	JAMES HARDIE CO	HARDIE SOFFIT PANEL -	FIBER CEMENT SOFFIT PANELS	
		OR EQUAL	VENTED CEDARMILL, PRIMED		
01a	CLEAR - VLT = 53; U-VALUE = 0.52;	VITRO OR EQ	.25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
	SHGC = 0.24		GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25"		
			SOLARBRONZE + CLEAR		
01b	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24	VITRO OR EQ	.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL +	UNIT PATIO DOORS	
	01100 - 0.24		.50" AIR SPACE + .25"		
ΓL-01	SW 7055 ENDURING BRONZE	SHERWIN WILLIAMS	SOLARBRONZE + CLEAR	COPING, GUTTERS ETC.	
1201	OW 7000 ENDOMINO BRONZE	OFFERWARY WILLIAMS	OTIEET WEITIES	001 110, 0011210 210.	
ΓL-05	PT-05	=	STEEL & METAL PAINTED	BALCONY AND PATIO RAILINGS	
ΓL-07	PT-05	-	CUSTOM ALUMINUM	PATIO GATES	
-01	SW7570 EGRET WHITE - LRV 70	SW PRO	ACRYLIC PAINT, GLOSS	FIELD COLOR	
		INDUSTRIAL	SHEEN		
-02	SW7055 ENDUR I NG BRONZE - LRV 7	SW PRO	ACRYLIC PAINT, GLOSS	ACCENT & TRIMS	
O.L	CHITOGO ENDONINO BRONZE ERVIT	INDUSTRIAL	SHEEN	ACCENT & THING	
	DUVOCA DI AGUANA DIO 1 DIVO	au ana	A C D W I C D A D I T C I C C C		
-05	SW6991 BLACK MAGIC - LRV 3	SW PRO INDUSTRIAL	ACRYLIC PAINT, GLOSS SHEEN	METALS & MISC.	
-07	SW7634 PEDIMENT - LRV 61	SW PRO INDUSTRIAL	ACRYLIC PAINT, GLOSS SHEEN	FIELD STUCCO TRIM COLOR	
		INDOON WIL	OTILLIA		
-10	1364 VINTAGE CLARET - LRV 14.23	BENJAMIN MOORE	ACRYLIC PAINT, SEMI-GLOSS	UNIT ENTRY DOORS	
		CLASSICS	SHEEN		
-11	1656 ASPEN SKIES - LRV 46.07	BENJAMIN MOORE	ACRYLIC PAINT, SEMI-GLOSS	UNIT ENTRY DOORS	
		CLASSICS	SHEEN		
-01	ESPANA CASA GRANDE BLEND	COMPOSITE /	BORAL DURALITE ESPANA	COLORED CONCRETE ROOF TILES -	
•	20171111 071071 071111112 222113	CONCRETE ROOF	CASA GRANDE BLEND	MISSION S	
		TILE OR EQUAL			
- 00	DADI/ PROMZE	DEDDIDOE OD	4 FILLIOU OF AM TEE DANIEL	OTANDINO OF AM DOOFING	
-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
'U-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE /	PAREX USA, INC OR EQUAL.	ARMOURWALL 300 STUCCO SYSTEM	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL	
	FLEXFINE 1.0MM			THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
				I INTO I COAT	
U-02	PAREX FINISH COAT - CUSTOM TO		ARMOURWALL 300 STUCCO	HARD COAT FOAM TRIM / FOAM SHAPES	
	MATCH PT-07 - SAND FINE / FLEXFINE 1.0MM	EQUAL.	SYSTEM		
'U-04	PAREX FINISH COAT - CUSTOM TO	PAREX USA, INC OR	ARMOURWALL 300 STUCCO	HARD COAT FOAM TRIM / FOAM SHAPES	
	MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	EQUAL.	SYSTEM		
	TEST THE TOWN				

MADIC	201.00	MANUE	MODE	DECODIDATION	1144.05
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
TL-01	WHITE BLUE MATTE DISTRESSED	MOSAIC TILE OUTLET	MTO0598	9 x 9 PORCELAIN TILE	X
TL-03	TERRA COTTA TILE	CLAY IMPORTS	SMOOTH GLOSS SEALED TILE 12"x12"	TERRACOTA TILE AT BASE AND CAP	
TL-04	WHITE	TESSELLE	CLOVER WHITE	CEMENT BREEZE BLOCK AT PATIO WALLS	溪
TL-06	TERRA COTTA TILE	MALIBU CERAMICS	MISSION & VILLA WALL CAP	TERRA COTTA WALL CAP	*

RESIDENTIAL

COPYRIGHT 2022

STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800

DALLAS, TEXAS 75201 | TEX. 214-922-1182

INFO@STREETLIGHTSRES.COM



AUTHORIZATION

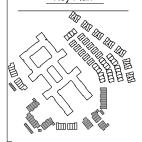
PROJECT TITLE

PROJECT THE PROJECT OF THE SEPERATE OF THE SEP

ARTESIA PA3

Key Plan

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253



DRAWING ISSUES AND REVISIONS

DESCRIPTION

EXTERIOR MATERIAL SCHEDULE - PA3

A5.10C



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEX. 214-922-1182
INFO@STREETLIGHTSRES.COM



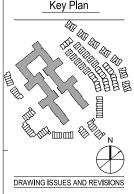
AUTHORIZATION

PROJECT TITLE

PROJECT INTERM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

ARTESIA - PA1

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022 Key Plan



OVERALL **ELEVATIONS - PA1 -**COLOR

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEX. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PROJECT INTERM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022

ARTESIA - PA1

Key Plan

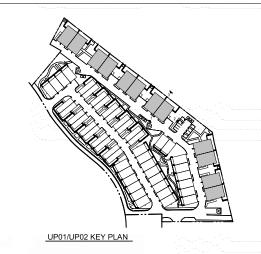
DRAWING ISSUES AND REVISIONS



OVERALL **ELEVATIONS - PA1 -**BW

DRAWING NUMBER AND TITLE

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01	BRONZE			INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01	BLACK	Tarrent Community	CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-02				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE	COMPOSITE /	BORAL DURALITE	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
	BLEND	CONCRETE ROOF	ESPANA CASA GRANDE		
STU-01	PAREX FINISH COAT -	TILE OR EQUAL	BLEND	3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD	Total Control Control
310-01	CUSTOM TO MATCH PT-01 -			REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX	
	SAND FINE / FLEXFINE			ACRYLIC FINISH COAT	
WN-01	SUPERCAP SR BRONZE			RESIDENTIAL SCALE WINDOW WITH DIVIDED MULLIONS, RECESSED 50% WITH 3/4" CLEAR GLAZING	1 m









DESIGN CONSULTA

STREET LIGHTS

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

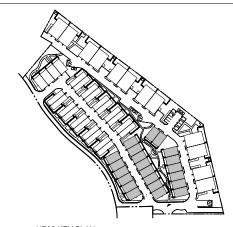
DRAWING ISSUES AND REVISIONS

	1.1	· · · · ·
NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL
	•	•
	DRAWING N	NUMBER AND TITLE

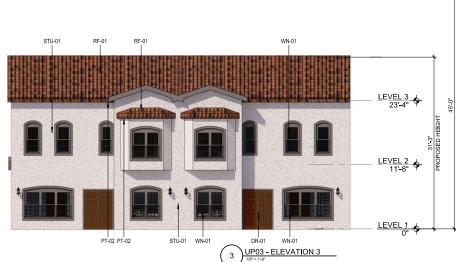
OVERALL ELEVATIONS - PA2 -UP01/UP02 - COLOR

DRAWING NUMBER AND TITLE

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
IVIANN	COLOR	WANT.	MODEL	DESCRIPTION	IIVIAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01	BRONZE			INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01	BLACK		CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-02				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
STU-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE			3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
WN-01	SUPERCAP SR BRONZE			RESIDENTIAL SCALE WINDOW WITH DIVIDED MULLIONS, RECESSED 50% WITH 3/4" CLEAR GLAZING	



UP03 KEY PLAN



DR-01 WN-01

UP03 - ELEVATION 3

LEVEL 2 11'-8" LEVEL 1 0" 2 UP03 - ELEVATION 2



STREET LIGHTS

RESIDENTIAL

COPYRIGHT 2022

STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800

DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

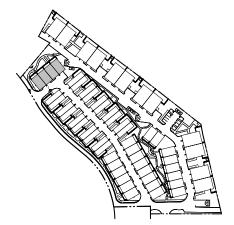
SCOTTSDALE, ARIZONA

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL

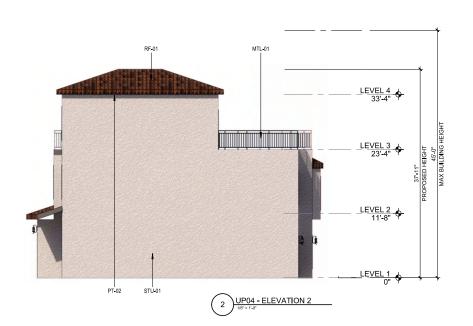
OVERALL ELEVATIONS - PA2 -UP03 - COLOR

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01	BRONZE			INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01	BLACK		CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-02				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
STU-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE			3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
WN-01	SUPERCAP SR BRONZE			RESIDENTIAL SCALE WINDOW WITH DIVIDED MULLIONS, RECESSED 50% WITH 3/4" CLEAR GLAZING	



UP04 KEY PLAN







DESIGN CONSUL

STREET LIGHTS

RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

SCOTTSDALE, ARIZONA

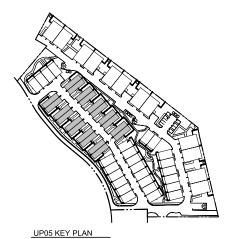
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL
	•	
	DRAWING N	JUMBER AND TITLE

OVERALL ELEVATIONS - PA2 -UP04 - COLOR

DRAWING NUMBER AND TIT

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
WARK	COLON	WAROT.	WOOLE	DESCRIPTION	IIVIAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01	BRONZE			INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01	BLACK		CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-02				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
STU-01	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE			3 COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
WN-01	SUPERCAP SR BRONZE			RESIDENTIAL SCALE WINDOW WITH DIVIDED MULLIONS, RECESSED 50% WITH 3/4" CLEAR GLAZING	







Key Plan

ARTESIA

SCOTTSDALE, ARIZONA

STREET LIGHTS

RESIDENTIAL

COPYRIGHT 2022

STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800

DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

CCBG

AUTHORIZATION

PROJECT TITLE

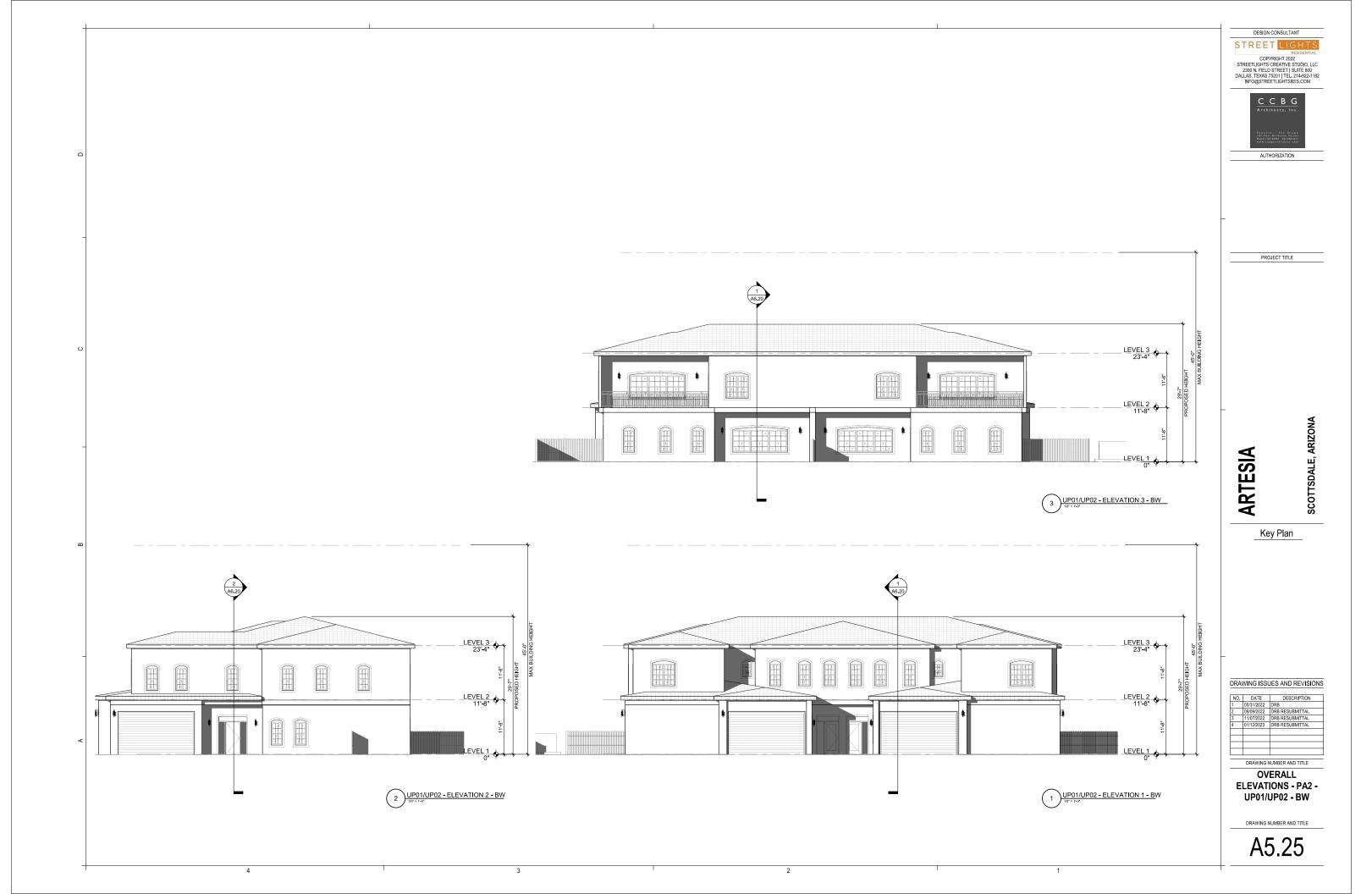
DRAWING ISSUES AND REVISIONS

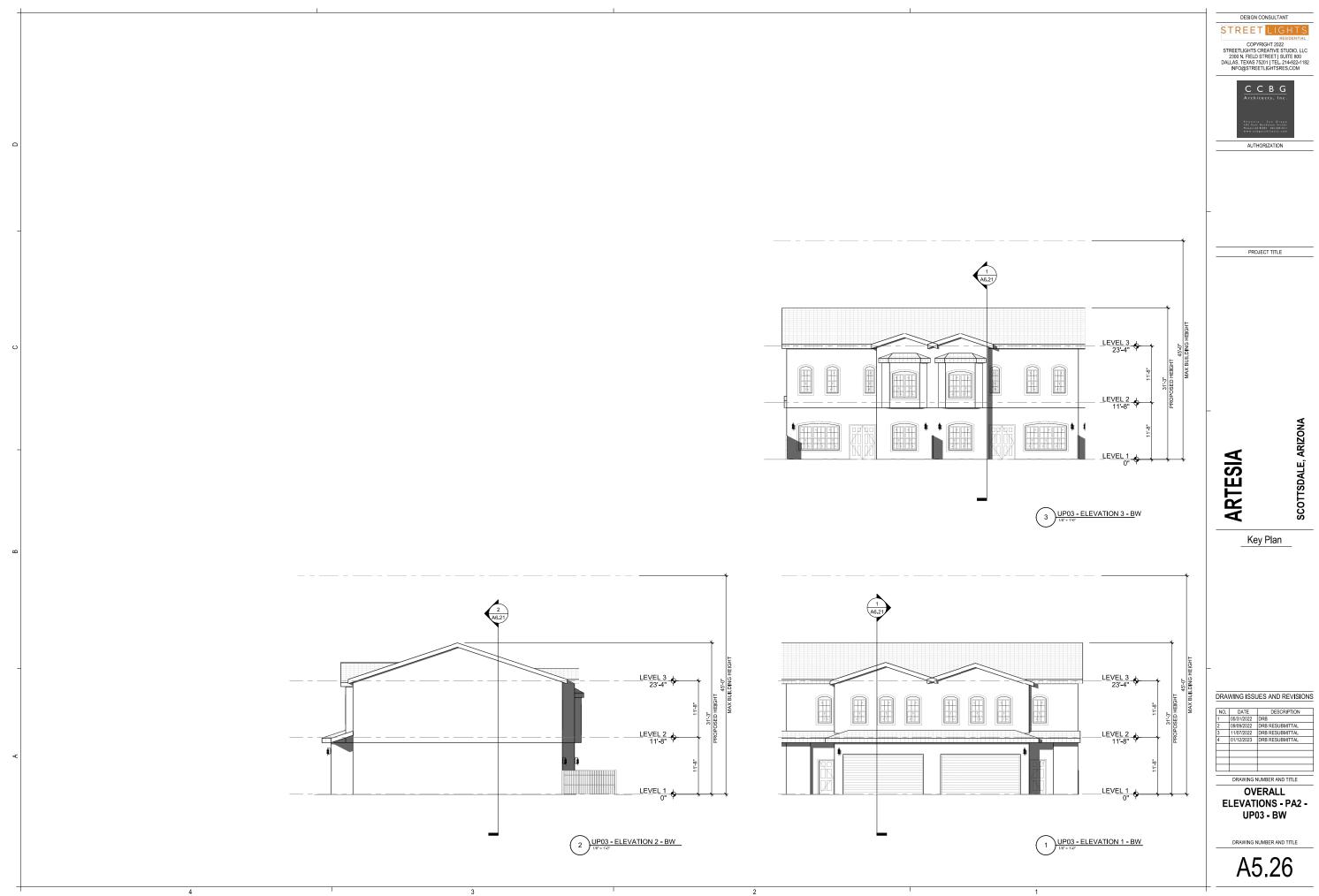
NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL

OVERALL ELEVATIONS - PA2 -UP05 - COLOR

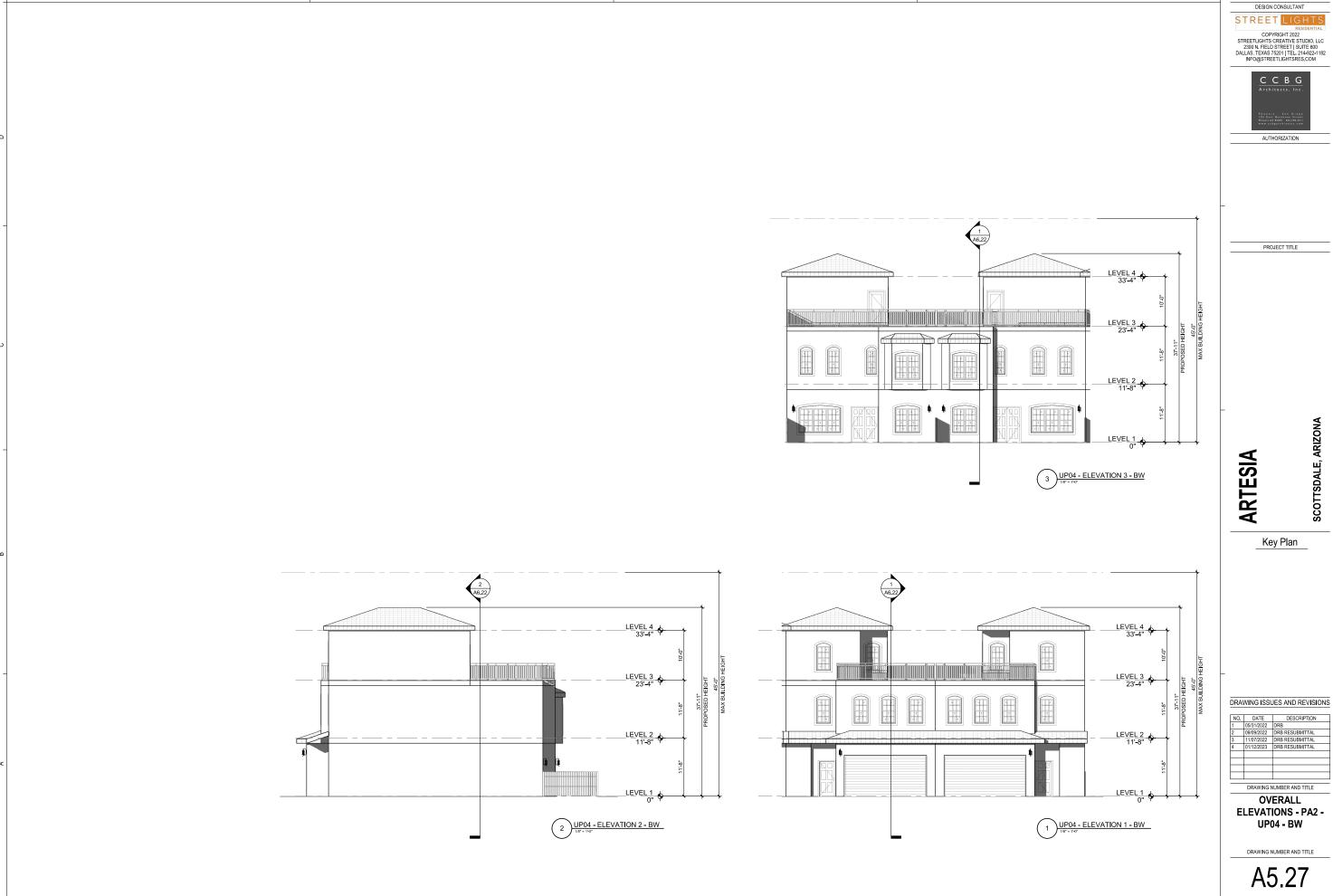
A5.24

_LEVEL 4 ◆ LEVEL 3 + _<u>LEVEL 2</u> 11'-8" **♦** LEVEL 1 0" 2 UP05 - ELEVATION 2





NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL
	•	
	DOMESTIC N	HIMDED AND TITLE



DESIGN CONSULTANT

STREET LIGHTS

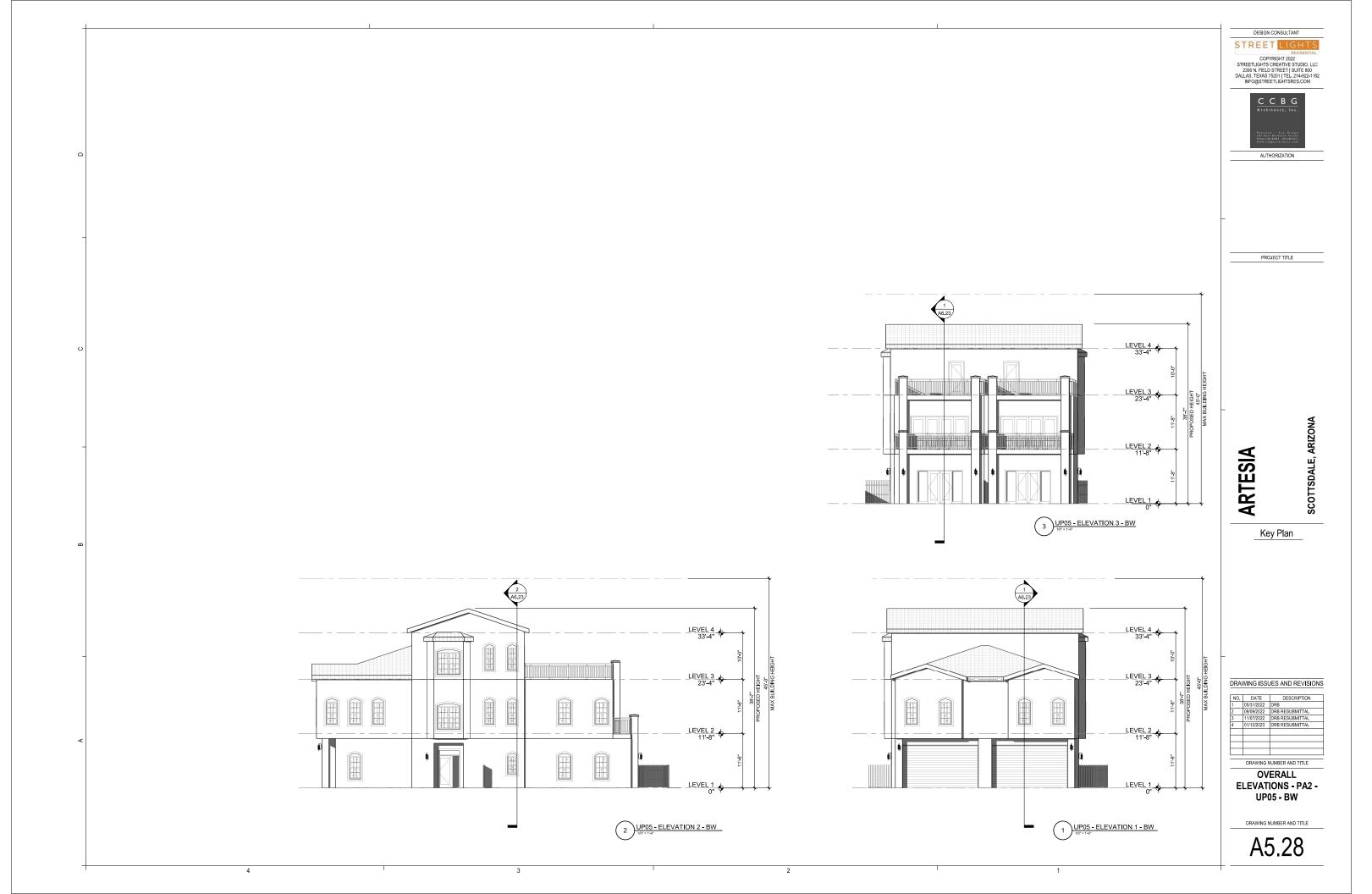
RESIDENTIAL
COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I, SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES,COM



SCOTTSDALE, ARIZONA

NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL
3	11/07/2022	DRB RESUBMITTAL
4	01/12/2023	DRB RESUBMITTAL
	•	
	DEVINING N	II IMRED AND TITLE

DRAWING NUMBER AND TITLE





COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253



DRAWING ISSUES AND REVISIONS

 NO.
 DATE
 DESCRIPTION

 05/31/2022
 DRB

 09/09/2022
 DRB RESUBMITTAL

 11/7/2022
 DRB RESUBMITTAL

 01/12/2023
 DRB RESUBMITTAL
 DRAWING NUMBER AND TITLE

OVERALL **ELEVATIONS - PA3 -**COLOR

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEX. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

Key Plan

DRAWING ISSUES AND REVISIONS



OVERALL **ELEVATIONS - PA3 -**COLOR

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUTE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



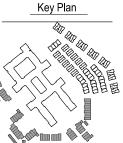
AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

ARTESIA PA3

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OVERALL **ELEVATIONS - PA3 -**COLOR

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



PROJECT TITLE

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

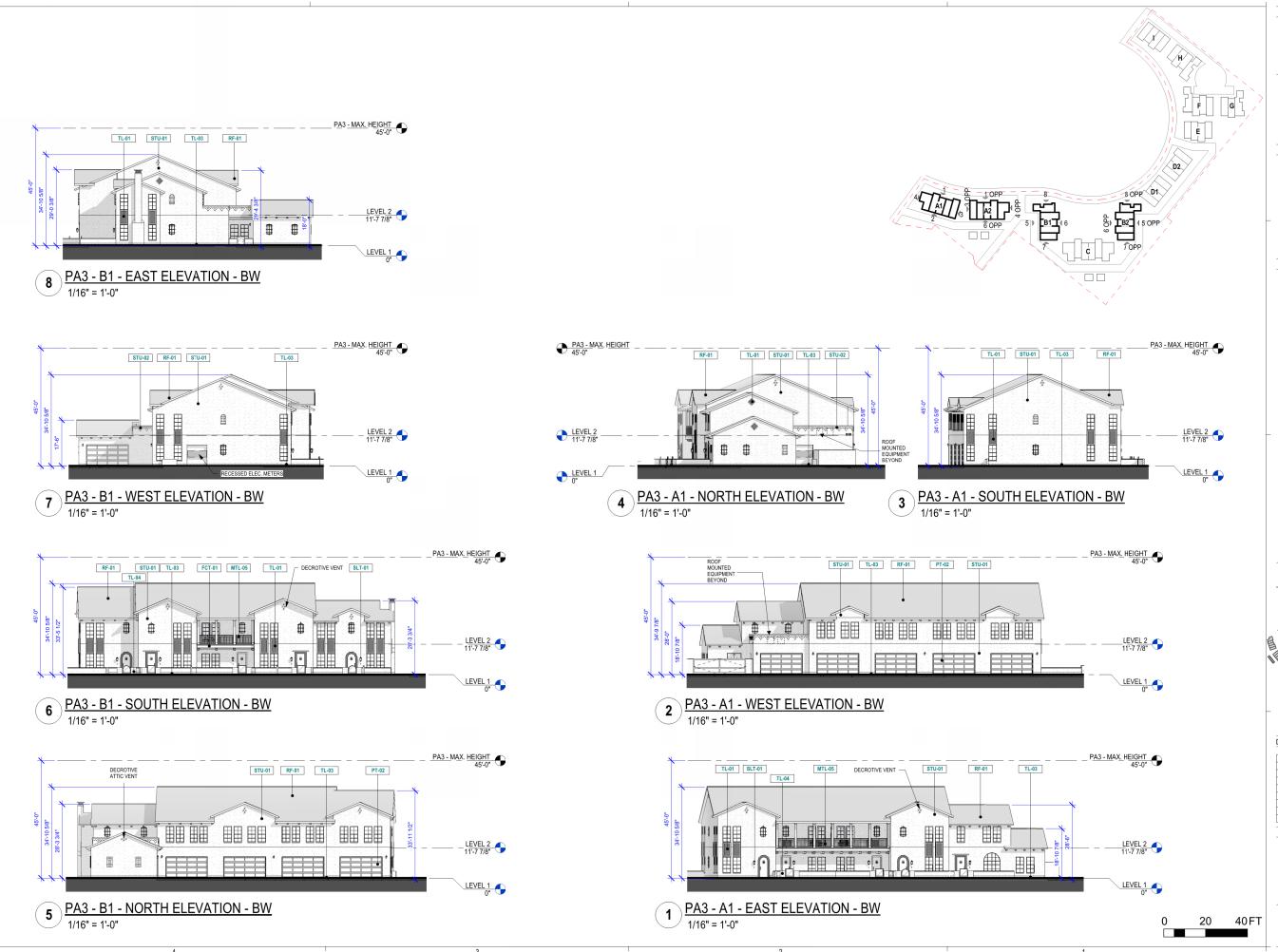
Key Plan





ELEVATIONS - PA3 -

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:
NAME:

ARTESIA PA3

Key Plan

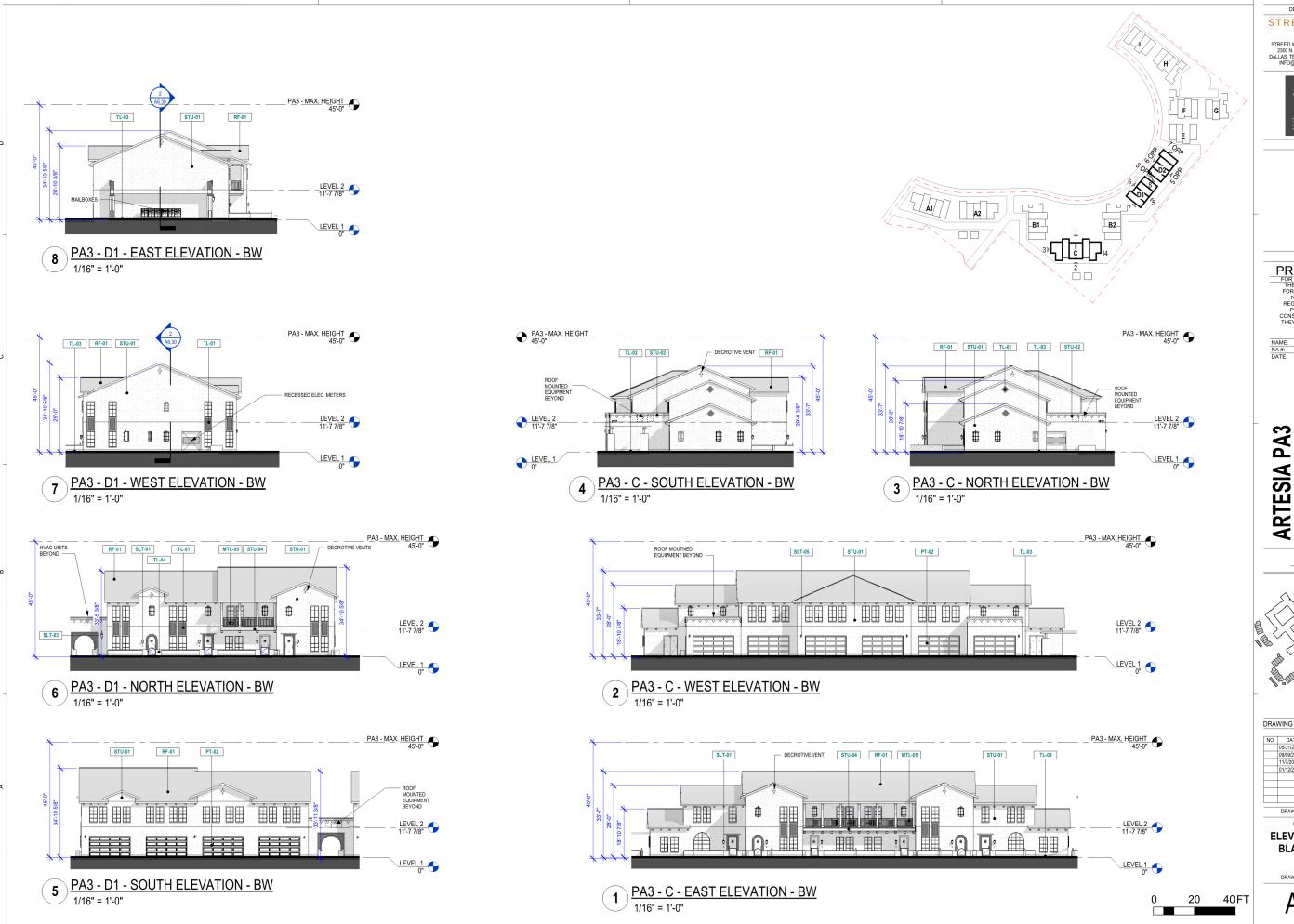


DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OVERALL **ELEVATIONS - PA3 -BLACK & WHITE**

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



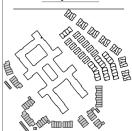
AUTHORIZATION

PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPPERVISION OF:

Key Plan

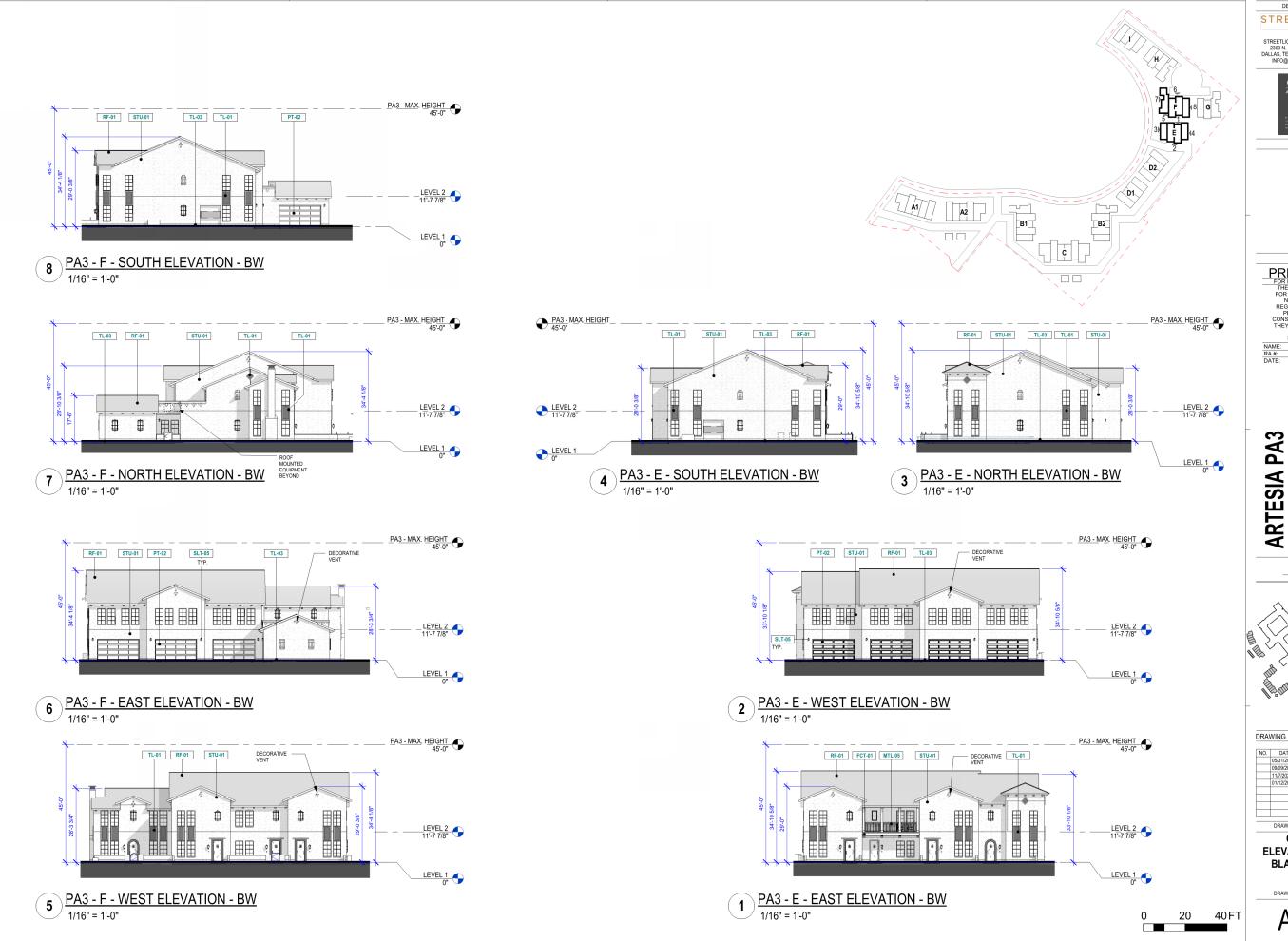


DRAWING ISSUES AND REVISIONS



OVERALL **ELEVATIONS - PA3 -BLACK & WHITE**

DRAWING NUMBER AND TITLE



COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
ONLY WORE THE
SUPERVISION OF:
NAME:

Key Plan

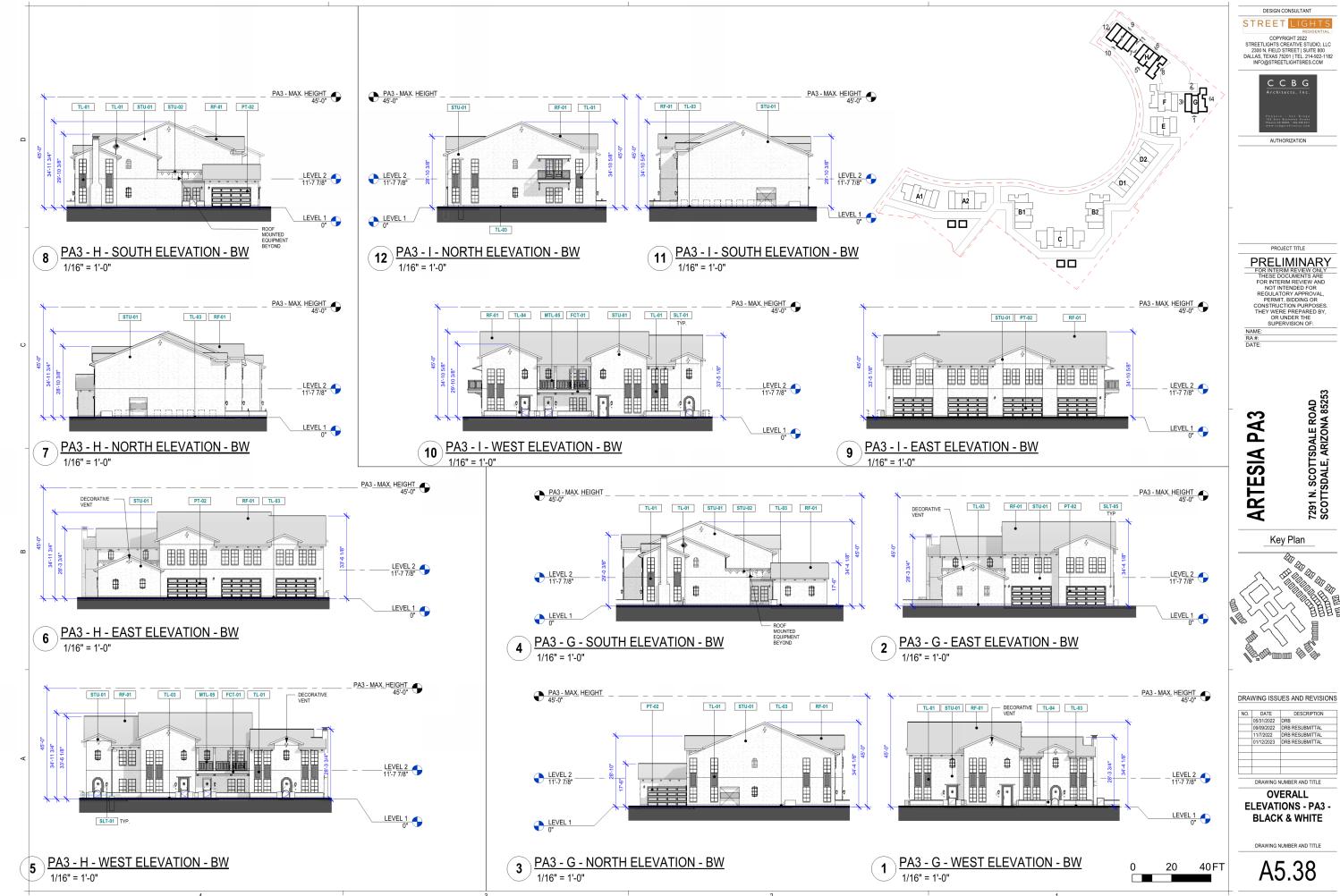


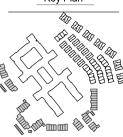
DRAWING ISSUES AND REVISIONS

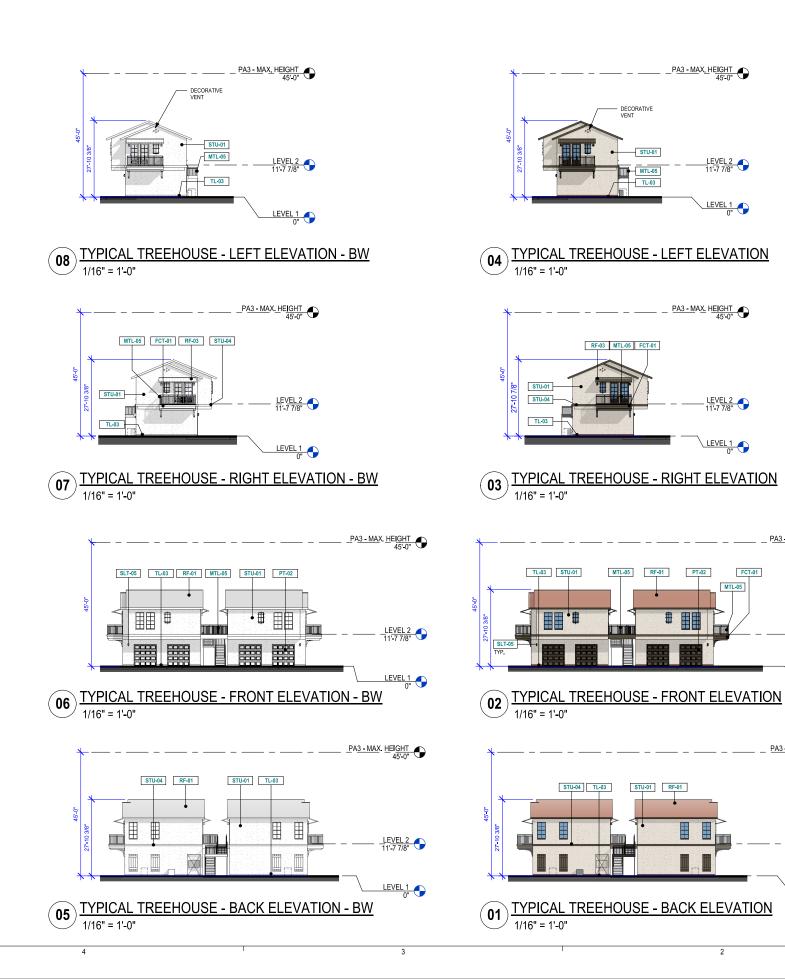
NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

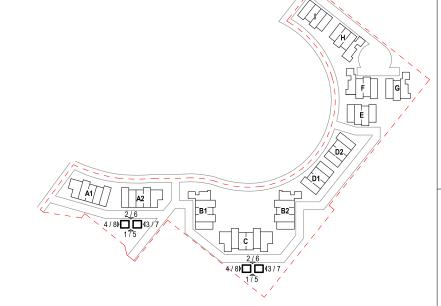
OVERALL **ELEVATIONS - PA3 -BLACK & WHITE**

DRAWING NUMBER AND TITLE









COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

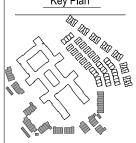


AUTHORIZATION

PROJECT TITLE

PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE

ARTESIA PA3



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OVERALL **ELEVATIONS - PA3**

A5.39

20



3D VIEW: FITNESS



3D VIEW: AXIAL COURTYARDS



3D VIEW: POOL COURTYARD #1



VIEW 1: OVERALL VIEW

ATTACHMENT #12

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

PROJECT ITTLE

PRELIMINARY

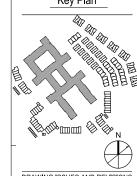
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES,
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

NAME:

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 15-DR-2022

ARTESIA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL

PERSPECTIVES - PA1





DESIGN CONSULTAN

STREET LIGHT

COPYRIGHT 2022 STREETLIGHTS CREATIVE STUDIO, LI 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
110.		
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PERSPECTIVES - PA2

DRAWING NUMBER AND TI





DESIGN CONSULTANT

STREET LIGHTS

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET IS JUTE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

PROJECT TITLE

ARTESIA

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL

DRAWING NUMBER AND TITLE

PERSPECTIVES - PA2

DRAWING NUMBER AND TI



VIEW 02 : TOWNHOMES COURTYARD #2



VIEW 03 : ENTRY DRIVE



VIEW 01: TOWNHOMES COURTYARD #1

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET I SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

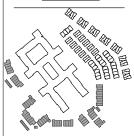


AUTHORIZATION

PROJECT TITLE

PROJECT THE PROJET

ARTESIA



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	05/31/2022	DRB
2	09/09/2022	DRB RESUBMITTAL

PERSPECTIVES - PA3



ATTACHMENT #13

LUMINAIRE SCHEDULE

- PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
- MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.

- ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW & POSSIBLE ENGINEERING DESIGN CHANGES, TO BE BILLED TO THE CONTRACTOR.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS/MOUNTING
SLT02	CYCLONE LIGHTING HUDP1A-NL-TG-P10 -30K-MVOLT-DIM-BZ	MVOLT	LED 3000K 24.0 WATTS	PENDANT FIXTURE WITH 0-10V DIMMING, PHOTOCELL AND MOTION SENSOR @ 16' A.F.G. BRONZE FINISH
S LT03	CYCLONE LIGHTING HUDS4A-NL-T3M-P10 -30K-MVOLT-DIM-BZ	MVOLT	LED 3000K 24.0 WATTS	LARGE WALL SCONCE FIXTURE WITH O-10V DIMMING, PHOTOCELL AND MOTION SENSOR @ 16' A.F.G. BRONZE FINISH
8LT05	WAC LIGHTING WS-W17214-BK	MVOLT	LED 3000K 16.4 WATTS	SMALL WALL SCONCE FIXTURE WITH O-10V DIMMING, PHOTOCELL AND MOTION SENSOR @ 16' A.F.G. BLACK FINISH
S LT07	TOKISTAR EXBK-18-UBIW -G199-F EX-CS1-B	MVOLT	LED 3000K 1.8 WATTS	FESTOON STYLE STRING LIGHT WITH SHADES 0-10V DIMMING @ 16' A.F.G. BLACK FINISH
SLT08	VISIONAIRE LIGHTING LSO-M-T2-5L-3K-UNV -AM-BZ-DIM-UPMA-4	MVOLT	LED 3000K 52.0 WATTS	POLE MOUNTED LIGHT FIXTURE WITH O-10V DIMMING, PHOTOCELL AND MOTION SENSOR. BRONZE FINISH
SLTH	SELUX CORPORATION IBL-4-4QS-30-BZ -UNV-DM-LP	MVOLT	LED 3000K 20.0 WATTS	BOLLARD LIGHT FIXTURE WITH O-10V DIMMING, PHOTOCELL AND MOTION SENSOR. BRONZE FINISH
BLT13	JUNO LIGHTING JSF-7IN-10LM-30K- 90CRI-MVOLT-ZT-WH	MVOLT	LED 3000K 12.8 WATTS	7" SURFACE MOUNTED PUCK LIGHT FIXTURE WITH 0-10V DIMMING, PHOTOCELL AND MOTION SENSOR. PROVIDE BRONZE TRIM ACCESSORY
8L T16	VISIONAIRE LIGHTING LSO-M-T2-5L-3K-UNV -AM-BZ-DIM-UPMA-4	MVOLT	LED 3000K 104.0 WATTS	DUAL HEAD POLE MOUNTED LIGHT FIXTURE WITH 0-10V DIMMING, PHOTOCELL AND MOTION SENSOR. BRONZE FINISH
BLT16	LITHONIA LIGHTING WPX1-LED-P1 -30K-MVOLT-DDBXD	MVOLT	LED 3000K 11.5 WATTS	WALL PACK LIGHT FIXTURE WITH 0-10V DIMMING, PHOTOCELL AND MOTION SENSOF 16' A.F.G. DARK BRONZE FINISH
8LT17	LUMINAIRE LED VPF4-2FT-15W -30K-MVOLT-0P-BRZ	MVOLT	LED 3000K 16.0 WATTS	CARPORT MOUNTED LIGHT FIXTURE WITH O-10V DIMMING, PHOTOCELL AND MOTION SENSOR. BRONZE FINISH

PRELIMINARY NOT FOR CONSTRUCTION

DESIGN CODES IECC: 2015 NEC: 2014



IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

STREET LIGHTS

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM



AUTHORIZATION

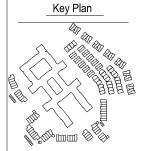


PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

ARTESIA



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION	
	05/31/2022	DRB	
	09/09/2022	DRB RESUBMITTAL	
	11/07/2022	DRB RESUBMITTAL	
		•	
	DRAWING N	ILIMPED AND TITLE	

ELECTRICAL SITE LIGHTING PLAN

DRAWING NUMBER AND TITLE

DR2.00



DESIGN CONSUL

STREET LIGH

COPYRIGHT 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES,COM



AUTHORIZATION



PROJECT TITLE

PRELIMINARY

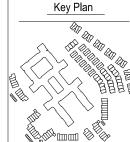
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

RA #:

91 N. SCOTTSDALE ROAD

Vau D

ARTESIA



DRAWING ISSUES AND REVISION

JINA	WING ISS	DES AND REVISIONS
NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/07/2022	DRB RESUBMITTAL
	•	

ELECTRICAL SITE PHOTOMETRICS PLAN

DRAWING NUMBER AND TITLE

DR3.00

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

ATTACHMENT #14



DESIGN CONSULTANT

STREET LIGHTS

COPYRIGHT 2022 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM



AUTHORIZATION



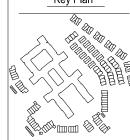
PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT. BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

Key Plan

ARTESIA



JKA	WING 1991	DES AND REVISIONS
NO.	DATE	DESCRIPTION
	05/31/2022	DRB
	09/09/2022	DRB RESUBMITTAL
	11/07/2022	DRB RESUBMITTAL
		•

ELECTRICAL

SITE PROPERTY LINE **PHOTOMETRICS** PLAN

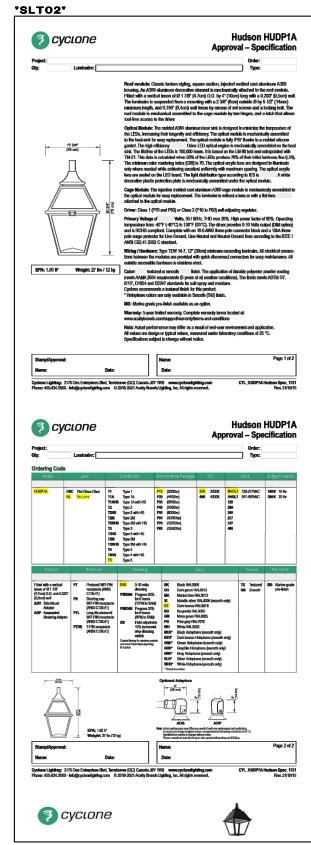
DRAWING NUMBER AND TITLE

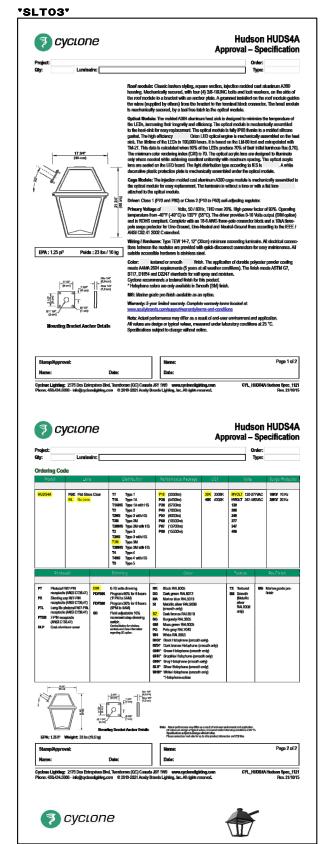
ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGREEP PROR TO ANY DEVIATIO FROM THIS SET OF ELECTRICAL DESIGN PLAI ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGREER, WELL REQUIRE REVISIONS TO

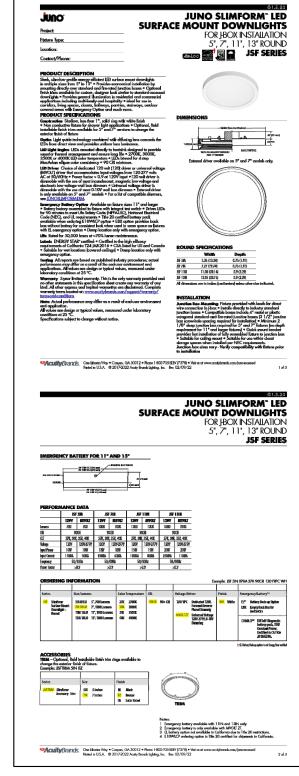
DR3.01

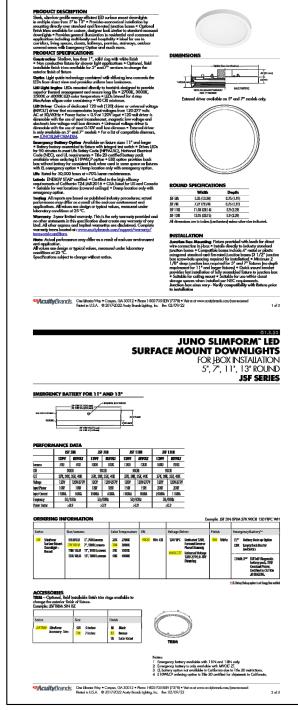
IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE









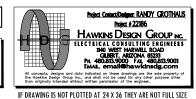


PRELIMINARY NOT FOR CONSTRUCTION

DESIGN CODES 2015 NEC: 2014 IECC: 2015

'SLT13'

ELECTRICAL CONTRACTOR SHALL NOTFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATIO FROM THIS SET OF ELECTRICAL DESIGN PLAN ANY CHANGES TO THE DESIGN, IF APPROVED SY ENGINEER, WILL REQUIRE REVISIONS TO



PRELIMINARY FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF: **ARTESIA** DRAWING ISSUES AND REVISIONS 05/31/2022 DRB 09/09/2022 DRB RESUBMITTAL 11/07/2022 DRB RESUBMITTAL DRAWING NUMBER AND TITLE

DESIGN CONSULTANT STREET LIGHTS

COPYRIGHT 2022 COPYRIGH 2022
STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

CCBG

AUTHORIZATION

PROJECT TITLE

7291 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253

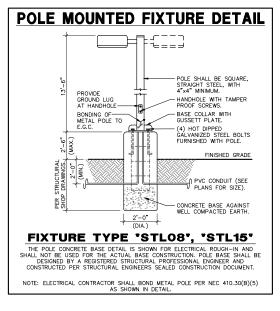
Key Plan

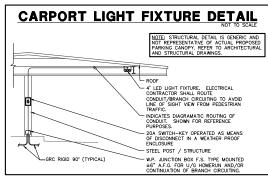
DR4.00

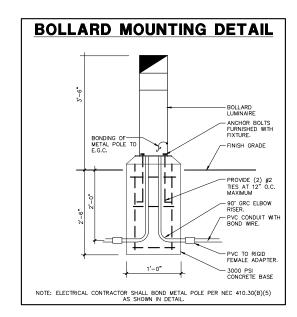
DRAWING NUMBER AND TITLE

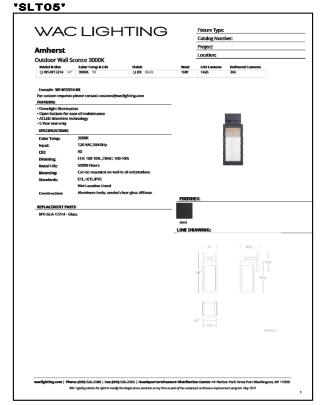
ELECTRICAL

CUT SHEETS

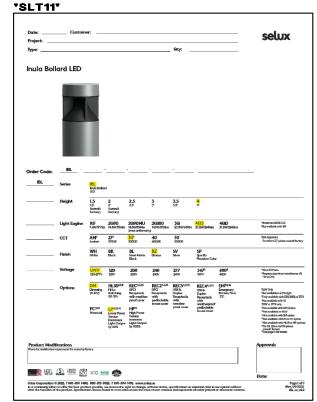


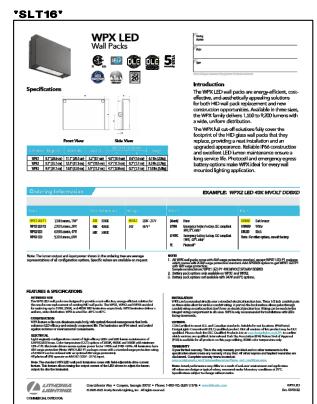


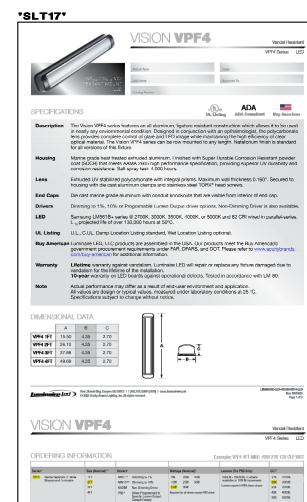


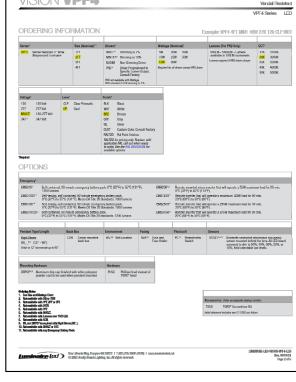














DESIGN CODES 2015 NEC: 2014 IECC: 2015

ELECTRICAL CONTRACTOR SHALL NOTFY DESCRIPE, PRINCE TO ANY DEVIATION FROM THE SET OF ELECTRICAL DESIGN PLANS ANY CHANGES TO THE DESIGN, PLANS ANY CHANGES TO THE DESIGN, PE APPROVED BY ENGINEER, WELL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE



IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

DESIGN CONSULTANT

STREET LIGHTS

COPYRIGHT 2022 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM



AUTHORIZATION

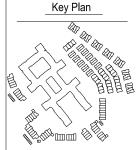


PROJECT TITLE

PRELIMINARY

FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL,
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

ARTESIA



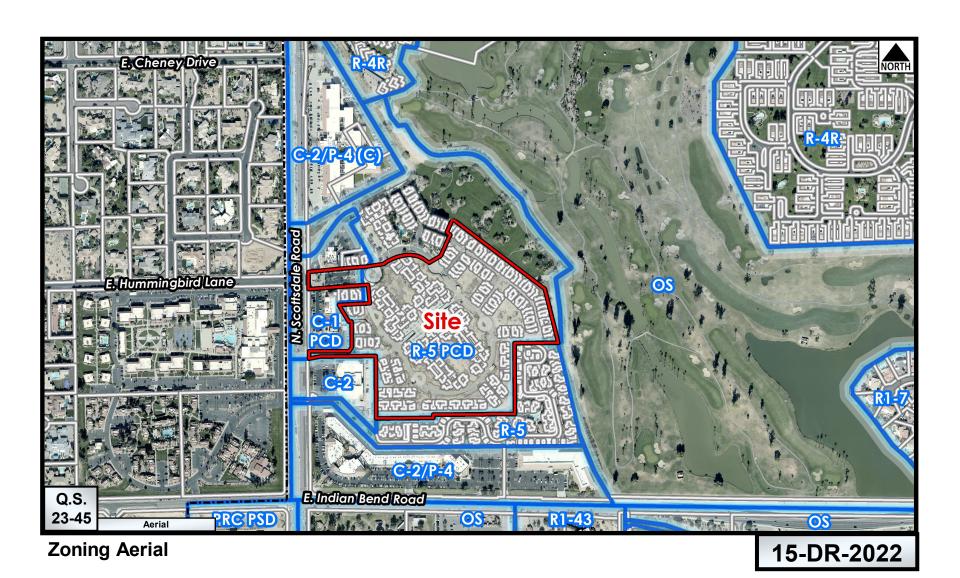
DRAWING ISSUES AND REVISIONS

DESCRIPTION 05/31/2022 DRB 09/09/2022 DRB RESUBMITTAL 11/07/2022 DRB RESUBMITTAL

> **ELECTRICAL CUT SHEETS** & DETAILS

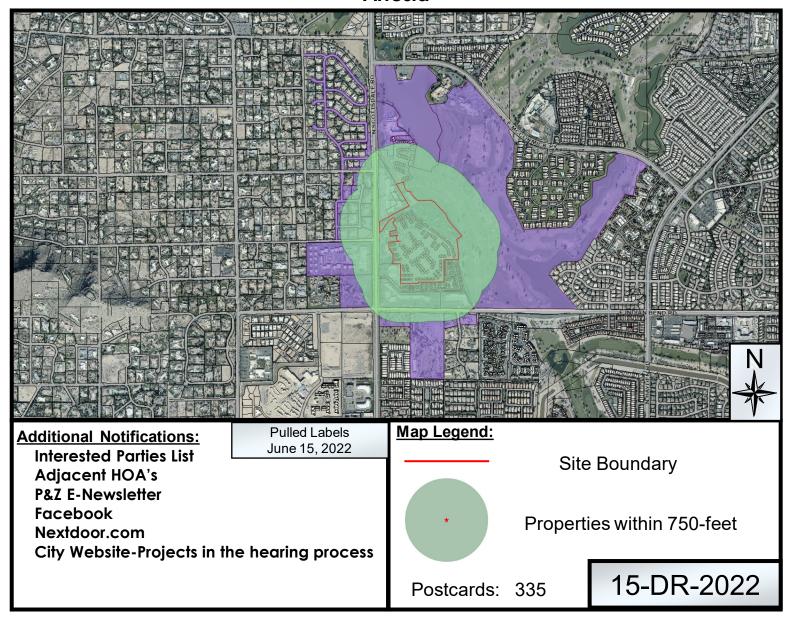
DRAWING NUMBER AND TITLE

DR4.01



City Notifications – Mailing List Selection Map

Artesia



From: NoReply
To: Projectinput

Subject: Case 15-DR-2022-ARTESIA

Date: Saturday, January 21, 2023 6:57:41 AM



Another large new three story residential complex proposed at a busy intersection in Central Scottsdale. I guess the developer and our city council members have forgotten about the ongoing drought? Where is the water source? -- sent by Carolyn Kinville (case# 15-DR-2022)



From: NoReply
To: Projectinput

Subject: 15-DR-2022 StreetLights Residential **Date:** Monday, June 20, 2022 11:49:52 AM



Is the proposal changing for this property from private residences to apartments? -- sent by Linda Hawkins (case# 15-DR-2022)





© 2022 City of Scottsdale. All Rights Reserved.

From: NoReply

Sent: Tuesday, September 13, 2022 10:34 AM

To: Projectinput

Subject: 15-DR-2022 - Artesia



Hello, I live directly next to this proposed project and would like a current status update. As far as I can tell there is no permit issued yet for this land, however there is currently a bobcat on site right outside our door doing work. Please let me know asap. -- sent by Kurtis Rottunda (case# 15-DR-2022)



From: NoReply

Sent: Monday, June 27, 2022 5:07 PM

To: Projectinput

Subject: Artesia DR-15-2022, Case 53624



PA-1 "Within PA-1, the proposed development is an approximately 419-unit 4-story residential community." Does this mean for sale condos or for rental apartments? I see in PA 3 it actually says residental for sale. Why is sale or rental not mentioned in PA-1 just says residential. Please reply. Where can you pick up a complete set of plans for the design review DR-15-2022at our cost? -- sent by Linda Hawkins (case# 15-DR-2022)



From: NoReply

Sent: Thursday, March 02, 2023 3:08 PM

To: Posler, Kathryn **Subject:** 15-DR-2022 - Artesia



Hello Kate, I see a date has been set for this hearing. Where are the hearings held and at what time? We are directly adjacent to this property. Thanks, Kurtis -- sent by Kurtis Rottunda (case# 15-DR-2022)



From: NoReply

Sent: Wednesday, August 10, 2022 7:29 AM

To: Posler, Kathryn **Subject:** Artesia - 15-DR-2022



Hi Katie Is it possible to tell me if it's only the Planning Area 1 with the 419 units, that will be rentals for this project, or is PA-3 also to be rentals? Thanks for your help. Regards Dilys --sent by Dilys Rees (case# 15-DR-2022)



From: NoReply

Sent: Tuesday, September 13, 2022 11:56 AM

To: Posler, Kathryn **Subject:** 15-DR-2022 - Artesia



We live directly adjacent to this property and it does not look like any permits have been issued. However there is currently a bobcat doing site work, could you please clarify what work is allowed on the property at this time? -- sent by Kurtis Rottunda (case# 15-DR-2022)





March 7, 2023

Mayor and City Council Members City of Scottsdale 3939 N Drinkwater Scottsdale, AZ 85251

Re: SCC Artesia LLC's Support for Artesia's Proposed Development

Dear Mayor and City Council Members:

SCC Artesia LLC owns the retail property known as Artesia Village located at 7293-7299 N. Scottsdale Road in Scottsdale, Arizona, which includes Roka Akor restaurant and Charles Schwab among other tenants. As a neighboring property owner, SCC Artesia LLC wants to express its support for the proposed residential development for Artesia located 7291 N. Scottsdale Road, Scottsdale, Arizona. SCC Artesia LLC believes that completion of this residential project will bring more residents to Scottsdale, will be a benefit to our adjacent retail property and to other local business owners.

Sincerely,

SCC Artesia LLC

John Cattonar

Executive Vice President and Chief Investment Officer



February 23, 2023

Mayor and City Council Members City of Scottsdale 3939 N Drinkwater Scottsdale, AZ 85251

Dear Mayor and City Council Members:

I want to express my support for the proposed amendment to the Artesia site plan at Indian Bend & Scottsdale Road. I believe that the completion of this project will be a benefit to the local business owners. In addition, the new plan will increase setbacks, increase open space and decrease height in many places.

We look forward to welcoming the Artesia to the neighborhood.

Sincerely,

Martin Greenwood

Vice President/General Manager

Scottsdale Plaza Resort

















Artesia Condominiums Homeowners Association N. Scottsdale Rd & E. Indian Bend Rd. Scottsdale, Arizona 85253

March 10, 2023

City of Scottsdale Development Review Board 3939 N. Drinkwater Blvd. Scottsdale, Arizona 85251

Re: Revised Development Plans for Artesia

Ladies and Gentlemen:

On behalf of the Artesia Condominiums Homeowners Association (the "Association"), this letter is provided in support of the proposed development of the remaining undeveloped portion of the Artesia property as shown and described in the plans and other materials submitted by SLAR Artesia Development, LLC, the developer/applicant, as the 4th submittal for review and approval by the City of Scottsdale's Development Review Board under Case No. 15-DR-2022 (the "Proposed Artesia Buildout Plan").

Like countless other real estate projects under development when the Great Recession hit in 2008, Artesia eventually succumbed to foreclosure in 2011 after only 93 units of the 472 total planned units had been constructed and sold to residents. Year after year following the foreclosure, the residents of the 93 completed units waited for the remaining units and amenities to be completed as originally envisioned; however, it became clear through the boom years following the Great Recession that rising construction costs, land value, and other factors had combined to make it impractical to complete the buildout of the Artesia condominium project. For more than a decade, Artesia remained an unfinished project in full display on prime ground along Scottsdale Road, waiting for a developer to acquire the property, pick-up where the initial developer left-off, and complete the buildout of the 472-unit condominium. Yet time and time again, interested developers were unable to get comfortable that the project would pencil under the new market conditions. Several modified buildout plans were proposed, but they were unacceptable because they sacrificed defining characteristics of our vision for Artesia.

The Association's Board of Directors has carefully reviewed and deliberated on the Proposed Artesia Buildout Plan and has presented the plan to the residents and gathered their opinions, and I am now pleased to convey the Board's support for the Proposed Artesia Buildout Plan and the Board's desire for the DRB to approve the proposed plan. Although it increases the overall density of Artesia, the Board is satisfied that the many great features of the Proposed Artesia Buildout Plan, such as product type and design, layout, and amenities available for the shared use of our residents, will be worth it.

As described and depicted in the Proposed Artesia Buildout Plan, development remains to be completed on approximately 33.9 acres of the Artesia property. This property would be

subdivided into four separate parcels. One parcel, adjacent to the McCormick Ranch Golf Course, would remain open space and improved as a park. The other three parcels (referred to as Planning Areas 1, 2, and 3) would be developed with multifamily residential buildings parcels, with density allocated as follows:

Planning Area 1: 419 Units / 9.824 acres = 42.65 DU/AC
Planning Area 2: 70 Units / 6.239 acres = 11.22 DU/AC
Planning Area 3: 57 Units / 6.644 acres = 8.58 DU/AC
TOTAL: 546 Units / 22.707 acres = 24.04 DU/AC

Planning Areas 1, 2, and 3 would not be part of the existing Artesia condominium, but the entire Artesia residential project, comprised of the existing condominium property, the open space/park parcel, and Planning Areas 1, 2 and 3 would all be subject to recorded operating, maintenance and access rights and obligations, to provide for the upkeep and shared use of amenities and common areas, and the sharing of maintenance and repair costs.

This letter is intended only for the DRB's consideration in its evaluation of the Proposed Artesia Buildout Plan. In addition to DRB approval, implementation of the Proposed Artesia Buildout Plan would require other approvals from public and private stakeholders. The endorsement in this letter is not intended as an assurance or opinion that any other necessary approvals have been or will be obtained, or that the Proposed Artesia Buildout Plan complies with applicable legal requirements. Nevertheless, the Proposed Artesia Buildout Plan is a sensible path forward for Artesia – finally – that will mutually benefit all residents (condo and non-condo) in Artesia, as well as the greater Scottsdale community.

Respectfully,

ARTESIA CONDOMINIUMS
HOMEOWNERS ASSOCIATION,
an Arizona nonprofit corporation

John Graham, Director and President