

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:
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LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
- 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 UTILITIES, 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 EASEMENTS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUND COVER 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 GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- 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.
- PRIOR TO SPREADING MATERIAL GROUND COVER, 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 DELIVERY.
- STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
- 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 LIST.
- 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 BACKFILL.
- ADD AGRI-FORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
 - 1 GALLON PLANT - 1 TABLET
 - 5 GALLON PLANT - 2 TABLETS
 - 10 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 PERIOD.
- 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 BE MAINTAINED.

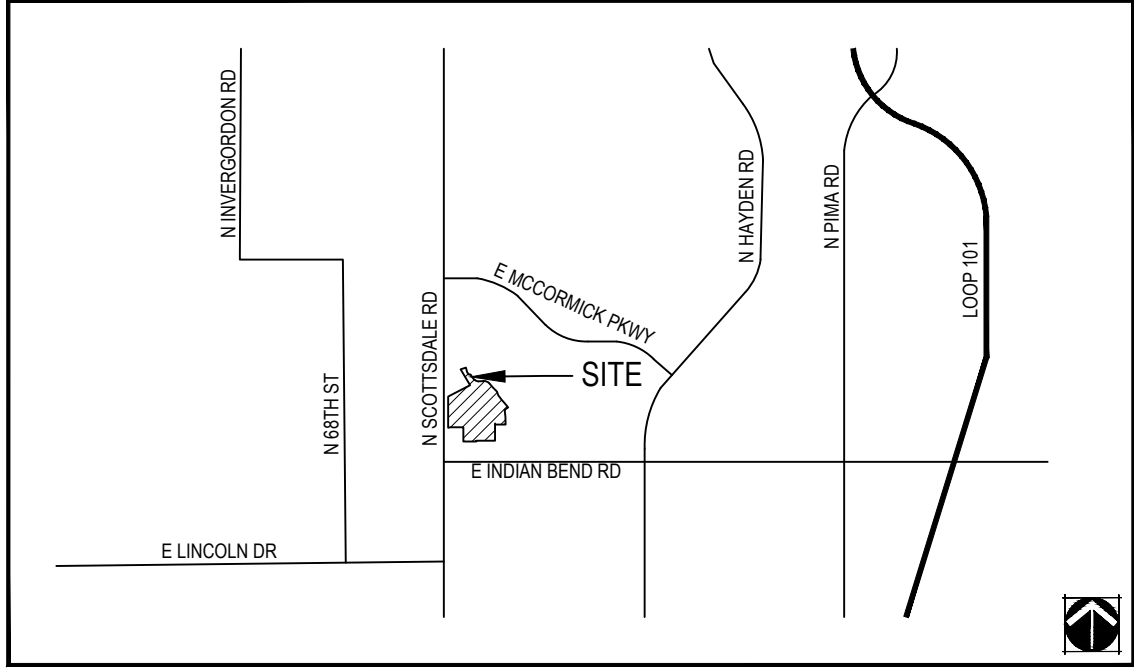
CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUND COVER 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 THAN 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 CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- 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 PLANS.
- 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 ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR 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

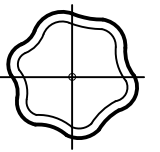
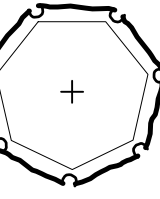
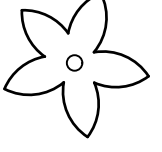
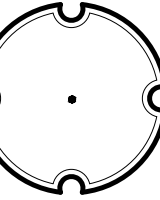
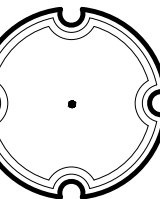
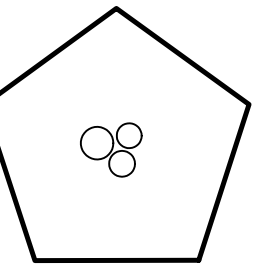
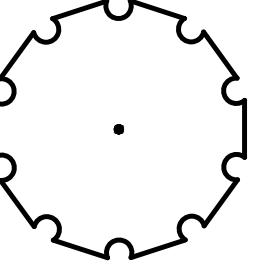
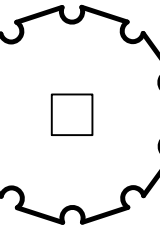
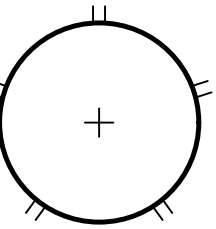
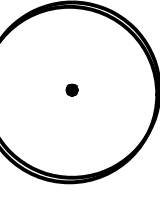
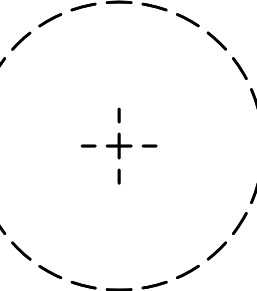
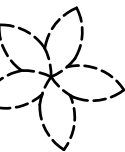
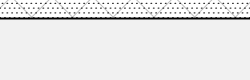
SHEET INDEX

SHEET #	DESCRIPTION	5/30/22 ISSUED FOR DRB SUBMITTAL	6/9/22 ISSUED FOR DRB SUBMITTAL	11/03/22 ISSUED FOR DRB 3RD SUBMITTAL	01/12/23 ISSUED FOR DRB 4TH SUBMITTAL
LA-100	LANDSCAPE COVER	X	X	X	X
LA-100A	LANDSCAPE SCHEDULES	X	X	X	X
LA-100B	LANDSCAPE SCHEDULES	X	X	X	X
LA-101	LANDSCAPE PLAN	X	X	X	X
LA-102	LANDSCAPE PLAN	X	X	X	X
LA-103	LANDSCAPE PLAN	X	X	X	X
LA-104	LANDSCAPE PLAN	X	X	X	X
LA-105	LANDSCAPE PLAN	X	X	X	X
LA-106	LANDSCAPE PLAN	X	X	X	X
LA-107	LANDSCAPE PLAN	X	X	X	X
LA-108	LANDSCAPE PLAN	X	X	X	X
LA-109	LANDSCAPE PLAN	X	X	X	X
LA-201	ILLUSTRATIVE LANDSCAPE PLAN	X	X	X	X
LA-301	SITE DETAILS	X	X	X	X
LA-302	SITE DETAILS	X	X	X	X
LA-303	SITE DETAILS	X	X	X	X
LA-304	SITE DETAILS	X	X	X	X
LA-305	SITE DETAILS	X	X	X	X
LA-401	SITE OPEN SPACE PLAN	X	X	X	X
LA-402.1	PLANNING AREA 1 OPEN SPACE PLAN	X	X	X	X
LA-402.2	PLANNING AREA 1 - PRIVATE OPEN SPACE DATA TABLE				
LA-403	PLANNING AREA 2 OPEN SPACE PLAN	X	X	X	X
LA-404.1	PLANNING AREA 3 OPEN SPACE PLAN	X	X	X	X
LA-404.2	SPACE DATA TABLE				

VICINITY MAP



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY	REMARKS	PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY	REMARKS
	Acacia aneura Mulga	36" BOX STANDARD TRUNK	1.5" CAL MIN	76			Chamaerops humilis Mediterranean Fan Palm	24" BOX MULTI-TRUNK	3 TRUNK MIN.	35	
	Chilopsis linearis 'Bubbba' Bubbba Desert Willow	24" BOX MULTI-TRUNK	1.5" CAL MIN	55			Phoenix dactylifera Date Palm	25' BTH	DIAMOND CUT, FEMALE VARIETY	22	
	Olea europaea 'Wilsoni' Wilson Olive	36" BOX MULTI-TRUNK	2" CAL MIN	21			Phoenix roebelenii Pygmy Date Palm	24" BOX MULTI-TRUNK	3 TRUNK MIN.	3	HIGH WATER USE PLANT
	Olea europaea 'Wilsoni' Wilson Olive	48" BOX STANDARD TRUNK	3" CAL MIN	24		SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS
	Parkinsonia florida Palo Verde	24" BOX MULTI-TRUNK	1.5" CAL MIN	21			Bougainvillea x 'Torch Glow' Torch Glow Bougainvillea	5 gal	5' x 5'	190	
	Pistacia chinensis Chinese Pistache	36" BOX STANDARD TRUNK	3" CAL MIN	48			Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	6' x 6'	125	
	Prosopis chilensis Chilean Mesquite	24" BOX MULTI-TRUNK	1.5" CAL MIN	7			Calliandra californica Red Baja Fairy Duster	5 gal	5' x 5'	180	
	Ulmus parvifolia Chinese Elm	48" BOX STANDARD TRUNK	3" CAL MIN	40			Callistemon citrinus 'Little John' Dwarf Bottle Brush	5 gal	3' x 3'	548	
	Vitex agnus-castus 'Alba' White Monk's Pepper	24" BOX MULTI-TRUNK	1.5" CAL MIN	6			Dodonaea viscosa Green Hop Bush	5 gal	10' x 8'	263	
	x Chitalpa tashkentensis Chitalpa	24" BOX MULTI-TRUNK	1" CAL MIN	17			Eremophila hygrophana Blue Bells	5 gal	3' x 3'	285	
EXISTING TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	QTY	REMARKS		Hamelia patens Firecracker Bush	5 gal	4' x 4'	153	HIGH WATER USE PLANT
	Chamaerops humilis Mediterranean Fan Palm	EXISTING		1	REMAIN IN PLACE		Justicia spicigera Mexican Honeysuckle	5 gal	4' x 4'	71	
	Existing Tree	EXISTING		2	REMAIN IN PLACE		Leucophyllum laevigatum 'Summer Snow' Summer Snow Chihuahuan Sage	5 gal	4' x 4'	243	
	Existing Tree	EXISTING		3	SPECIES VARIES, REMAIN IN PLACE		Myrtus communis 'Compacta' Dwarf Common Myrtle	5 gal	3' x 3'	305	
	Phoenix dactylifera Date Palm	EXISTING		7	REMAIN IN PLACE		Olea europaea 'Little Olle' TM Little Olle	5 gal	6' x 6'	110	
							Plumbago scandens Wild Plumbago	5 gal	4' x 4'	32	
							Ruellia brittoniana Mexican Petunia	5 gal	3' x 3'	533	
							Ruellia penninsularis Desert Ruellia	5 gal	3' x 4'	218	
							Russelia x 'St. Elmo's Fire' TM St. Elmo's Fire Russelia	5 gal	3' x 3'	363	
							Senna oligophylla Senna	5 gal	5' x 5'	48	
							Setcreasea purpurea Purple Heart	5 gal	1' x 1'	10	
							Tacoma x 'Orange Jubilee' Orange Jubilee Yellow Bells	5 gal	6' x 6'	114	
	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS	GRASSES	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS
							Aristida purpurea Purple Threeween	5 gal	2' x 3'	300	
							Muhlenbergia capillaris 'White Cloud' White Arn Muhly	5 gal	4' x 4'	247	
							Muhlenbergia rigens Deer Grass	5 gal	4' x 4'	198	
	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS	GROUND COVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS
							Acacia redolens 'Desert Carpet' TM Desert Carpet	5 gal	2' x 12'	56	
							Convolvulus cneorum Bush Morning Glory	5 gal	2' x 4'	105	
							Eremophila glabra 'Mingenew Gold' Outback Sunrise Eru	5 gal	1' x 6'	371	
							Lantana montevidensis Purple Trailing Lantana	5 gal	2' x 4'	512	
							Lantana x 'New Gold' New Gold Lantana	5 gal	2' x 3'	1,000	
							Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	5 gal	2' x 4'	158	
							Ruellia brittoniana 'Katie' Katie Mexican Petunia	5 gal	2' x 2'	130	
	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS	SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS
							Aloe barbadensis Medicinal Aloe	5 gal	3' x 3'	50	
							Aloe x 'Blue Elf' Blue Elf Aloe	5 gal	2' x 2'	50	
							Hesperaloe parviflora 'Perpet' TM Brasigleita Red Yucca	5 gal	3' x 3'	688	
							Nolina microcarpa Beargrass	5 gal	5' x 7'	73	
							Pedicularis bracteatus Tall Slipper Plant	5 gal	4' x 2'	143	
							Portulacaria afra 'minima' Elephant Food	5 gal	2' x 3'	93	
	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS	VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY	REMARKS
							Bougainvillea x 'Barbara Karst' Barbara Karst Bougainvillea	15 gal	4' x 4'	12	ESPALIER TO TRELLIS
							Rosa banksiae Lady Banks Rose	15 gal	4' x 6'	27	ESPALIER TO TRELLIS
	PRODUCT NAME	SUPPLIER	QTY			ARTIFICIAL TURF	PRODUCT NAME	SUPPLIER	QTY		
							ROO1 (LAWN AREAS AND PUTTING GREEN ROUGH BORDER)	SYNTHETIC TURF RESOURCES (706)277-1012	17,250 SF		
							K9 GRASS	FOREVERLAWN EAST VALLEY (480-813-2235)	5,085 SF		
							PRECISION PUTT	SYNLAWN OR APPROVED EQUAL (BACKING TO BE PERFORMED FOR DRAINAGE)	1,270 SF		



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

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	09/20/22	DRB RESUBMITTAL
	11/17/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

LANDSCAPE SCHEDULES

D

C

B

A

PAVING SCHEDULE

TYPE 1 - CONCRETE DRIVEWAY
COLOR: DAVIS YOSEMITE BROWN
FINISH: EXPOSED AGGREGATE (7/64")
EXPOSURE
TRAFFIC RATED

TYPE 2 - CONCRETE PARKING STALL
COLOR: DAVIS FLAGSTONE BROWN
FINISH: LIGHT SANDBLAST (1/64")
TRAFFIC RATED

TYPE 3 - CONCRETE DRIVEWAY
COLOR: DAVIS SAN DIEGO BUFF
FINISH: LIGHT SANDBLAST (1/64")
TRAFFIC RATED

TYPE 4 - CROSS WALKS
18" WIDE CONCRETE RIBBON -
COLOR: DAVIS SAN DIEGO BUFF
FINISH: MEDIUM BROOM
CONCRETE PAVERS -
MODEL: MEGA - BERGERAC (80mm)
COLOR: BELLA
PER MAG DETAIL 225

TYPE 5 - CONCRETE PATIO AT ENTRY
PATTERN: 3x3' SQUARE SAWCUT JOINTS
FINISH: MEDIUM SALT FINISH
COLOR: DAVIS YOSEMITE BROWN

NOTES:

- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR TO PROVIDE 5x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- ALL PAVERS TO BE PROVIDED BY BELGARD

TYPE 6 - ON-SITE CONCRETE SIDEWALKS
COLOR: DAVIS SAN DIEGO BUFF
FINISH: MEDIUM BROOM WITH ALTERNATING
DIAGONAL BRUSH PATTERN

TYPE 7 - CONCRETE PAVER
MANUFACTURER: ARTISTIC PAVERS
MODEL: DESERTLOCK
FIELD PATTERN: 16"x16" PAVER
BORDER PATTERN: 12"x12" PAVER
COLOR: BISCOTTI

TYPE 8 - CONCRETE PAVER
MODEL: CATALINA STONE (60mm)
FIELD PATTERN: 3-PIECE MODULAR PAVER
BORDER PATTERN: 6"x9" PAVER
COLOR: SIERRA

TYPE 9 - CONCRETE POOL DECKING
COLOR: DAVIS YOSEMITE BROWN
FINISH: LIGHT EXPOSED AGGREGATE
SAW CUT JOINTS

TYPE 10 - DETECTABLE WARNING GROOVES
FLUSH CONCRETE TRANSITION WITH
DETECTABLE WARNING GROOVES (ICC
SECTION 302), SEE DETAIL 4/L2.22
COLOR: DAVIS SAN DIEGO BUFF

TOPDRESS SCHEDULE

TYPE 1 - DECOMPOSED GRANITE
ALL PERIMETER LANDSCAPE AREAS
SOURCE: ROCKPROS USA
SIZE: 1/2" MINUS
COLOR: MAHOGANY

TYPE 2 - STABILIZED DECOMPOSED GRANITE
SOURCE: ROCKPROS USA
SIZE: 1/4" MINUS
COLOR: PAINTED DESERT

TYPE 3 - ARTIFICIAL TURF (PERIMETER)
SUPPLIER: SYNTHETIC TURF RESOURCES
TYPE: RG01 OR APPROVED EQUAL

TYPE 4 - ACCENT PEBBLES
ALL LANDSCAPE CONTAINERS AND RAISED
PLANTERS
SOURCE: PIONEER SAND
SIZE: 1"-2"
COLOR: UNPOLISHED MEXICAN BEACH
PEBBLE

TYPE 5 - ARTIFICIAL TURF (PUTTING GREEN)
SUPPLIER: SYNLAWN
TYPE: PRECISION PUTT OR APPROVED
EQUAL

TYPE 6 - ARTIFICIAL TURF - DOG PARK
SUPPLIER: FOREVER LAWN
TYPE: K9 GRASS OR APPROVED EQUAL

TYPE 7 - RIP RAP
AT STREAM BED
SOURCE: PIONEER SAND
A - SIZE / COLOR: 6"+ (10% RIP RAP)
B - SIZE / COLOR: 1-1/2" - 3" (45%
DECOMPOSED GRANITE)
C - SIZE / COLOR: 3/4"-1-1/2" (30%
DECOMPOSED GRANITE)
D - SIZE / COLOR: 3/8" (15% DECOMPOSED
GRANITE)

TYPE 8 - GRANITE SURFACE SELECT
BOULDERS
AT STREAM BED
SOURCE: PIONEER SAND
SIZE: 5'x5'x5', 4'x4'x4', 3'x3'x3'

NOTES:

- CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

MATERIALS SCHEDULE

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

LANDSCAPE CONTAINER SCHEDULE

- A** MASARU SERIES 45.5 PLANTER
SIZE: 45"H X 42"D | COLOR: WILLOW GREEN
QUANTITY: 4
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: KORNEGAY
- B** MACETEROS VASE 47130R
SIZE: 52"H X 18"D | COLOR: WHITE
QUANTITY: 11
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: VONDOM
- C** MACETEROS VASE 47055R
SIZE: 18"H X 22"D | COLOR: WHITE
QUANTITY: 4
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: VONDOM
- D** MEXBOLD SERIES - 18 PLANTER
SIZE: 18"H X 40"D | COLOR: TERRA COTTA
QUANTITY: 123
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: KORNEGAY
- E** DUNE SERIES DS-16
SIZE: 16"H X 24"D | COLOR: TERRA COTTA
QUANTITY: 20
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: KORNEGAY
- F** DUNE SERIES DS-29
SIZE: 29"H X 72"D | COLOR: WILLOW GREEN
QUANTITY: 5
DRILL 2" HOLE FOR IRRIGATION
SUPPLIER: KORNEGAY

NOTES:

- ALL CONTAINERS ARE TO BE IRRIGATED - SEE DETAIL IRRIGATION DETAILS.
- SEE DETAILS 3/LA-206 FOR INSTALLATION DETAILS
- CONTRACTOR IS TO SUBMIT PRODUCT SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL CONTAINERS TO BE FILLED WITH 1-2" UNPOLISHED MEXICAN BEACH PEBBLE.

CONTAINER PLANT SCHEDULE

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY.
A-1	<i>Lophocereus schottii</i> Monstrose Totem Pole	15 GAL	1/POT
	<i>Portulacaria afra</i> Elephant's Food	1 GAL	2/POT
B-1	<i>Aloe barbadensis</i> Aloe Vera	5 GAL	2/POT
	<i>Tradescantia pallida</i> Purple Heart	1 GAL	3/POT
C-1	<i>Sansevieria trifasciata</i> Mother-in-laws Tongue	5 GAL	1/POT
D-1	<i>Dasyliiron longissimum</i> Mexican Grass Tree	5 GAL	1/POT
	<i>Solanum jasminoides</i> Potato Vine (Mix 1 green & 1 purple)	1 GAL	2/POT

NOTES:

- ALL CONTAINER PLANTS AND LAYOUTS REQUIRE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTAINER SOIL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT QUANTITIES ARE PER CONTAINER.
- PLANT QUANTITIES ARE FOR CONTAINERS ONLY.
- PLANT QUANTITIES DO NOT REFLECT TOTAL QUANTITIES IN THE PLANT SCHEDULE.

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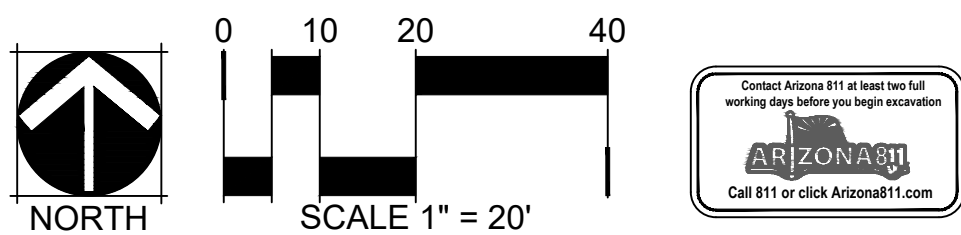
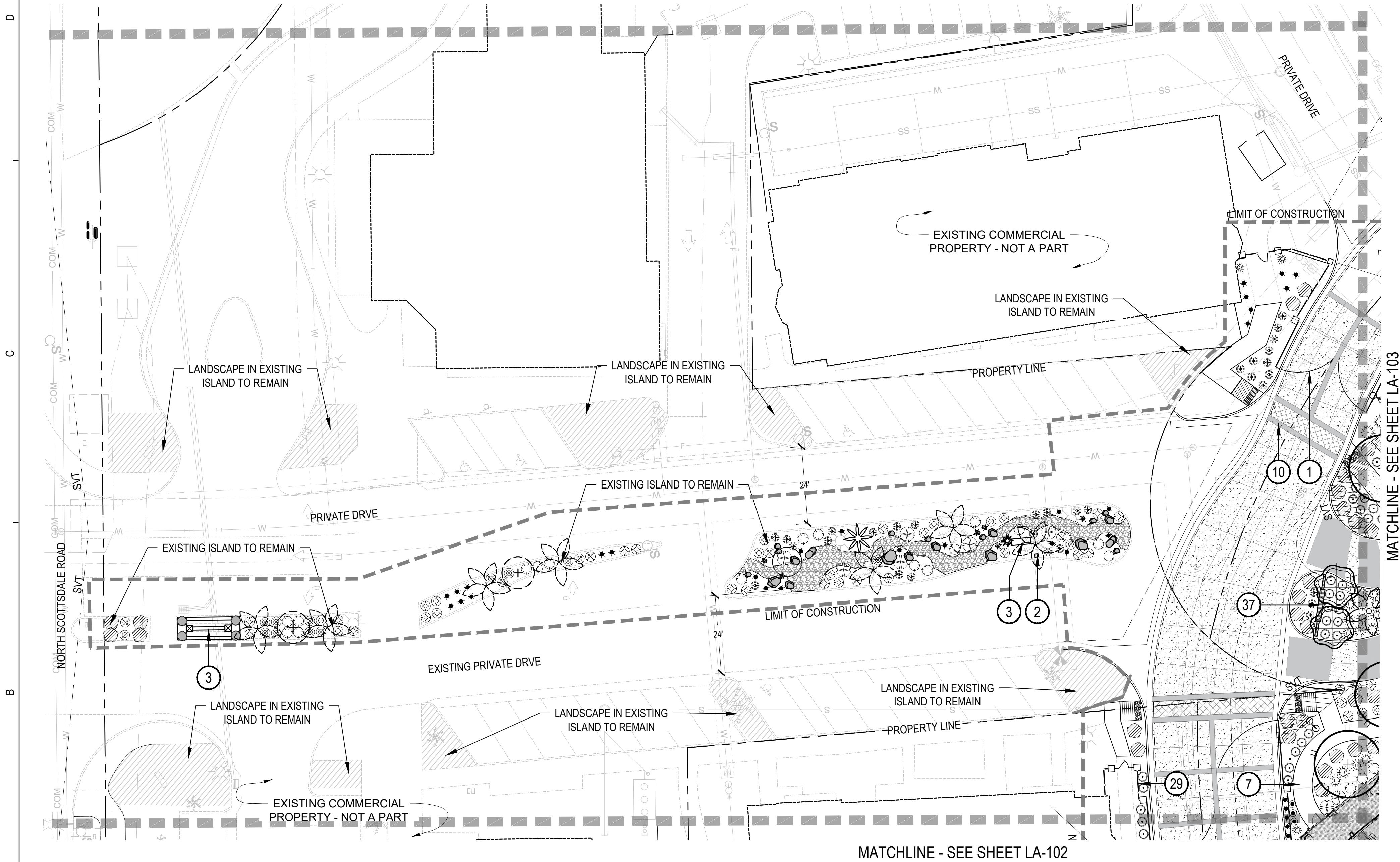
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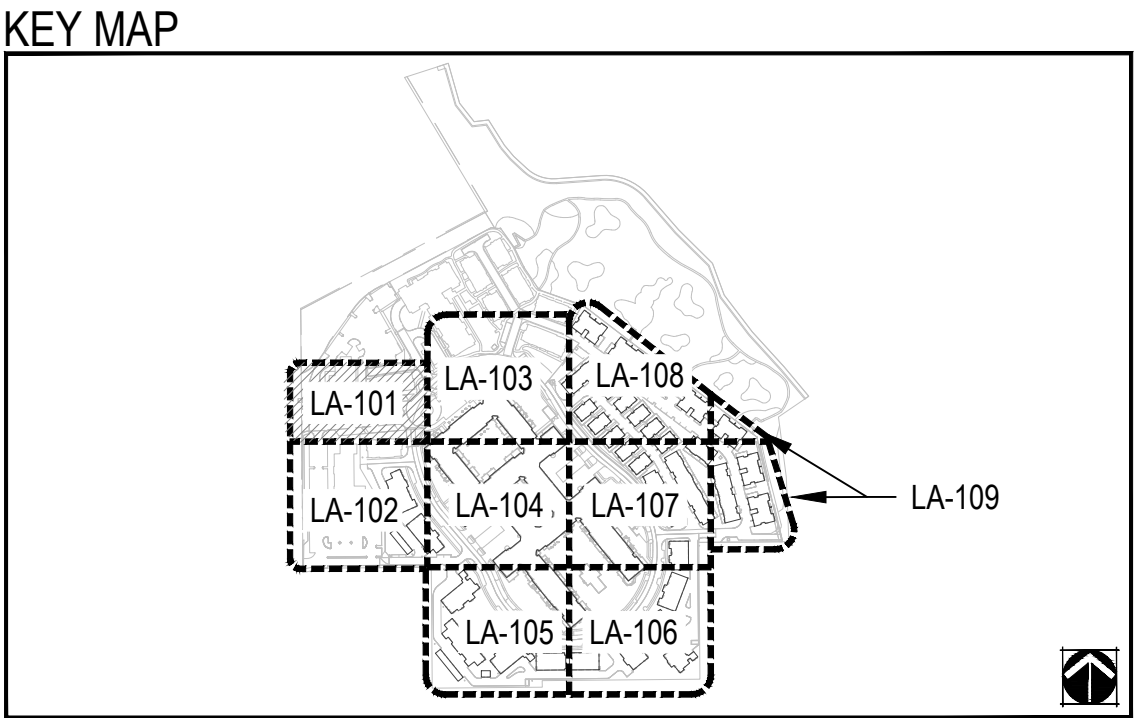
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LANDSCAPE SCHEDULES

LA-100B



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 - 11 ADA RAMP WITH RAILING
 - 12 CONCRETE HEADER
 - 13 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
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 - 33 10' SCREEN WALL - SEE DETAIL 2/LA-303
 - 34 GARAGE ENTRY SHADE STRUCTURE - SEE DETAIL 3/LA-302
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 - 53 PATIO WALL - SEE ARCHITECTURAL PLANS
 - 54 ENCLOSURE WALL - SEE ARCHITECTURAL PLANS
 - 55 STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206
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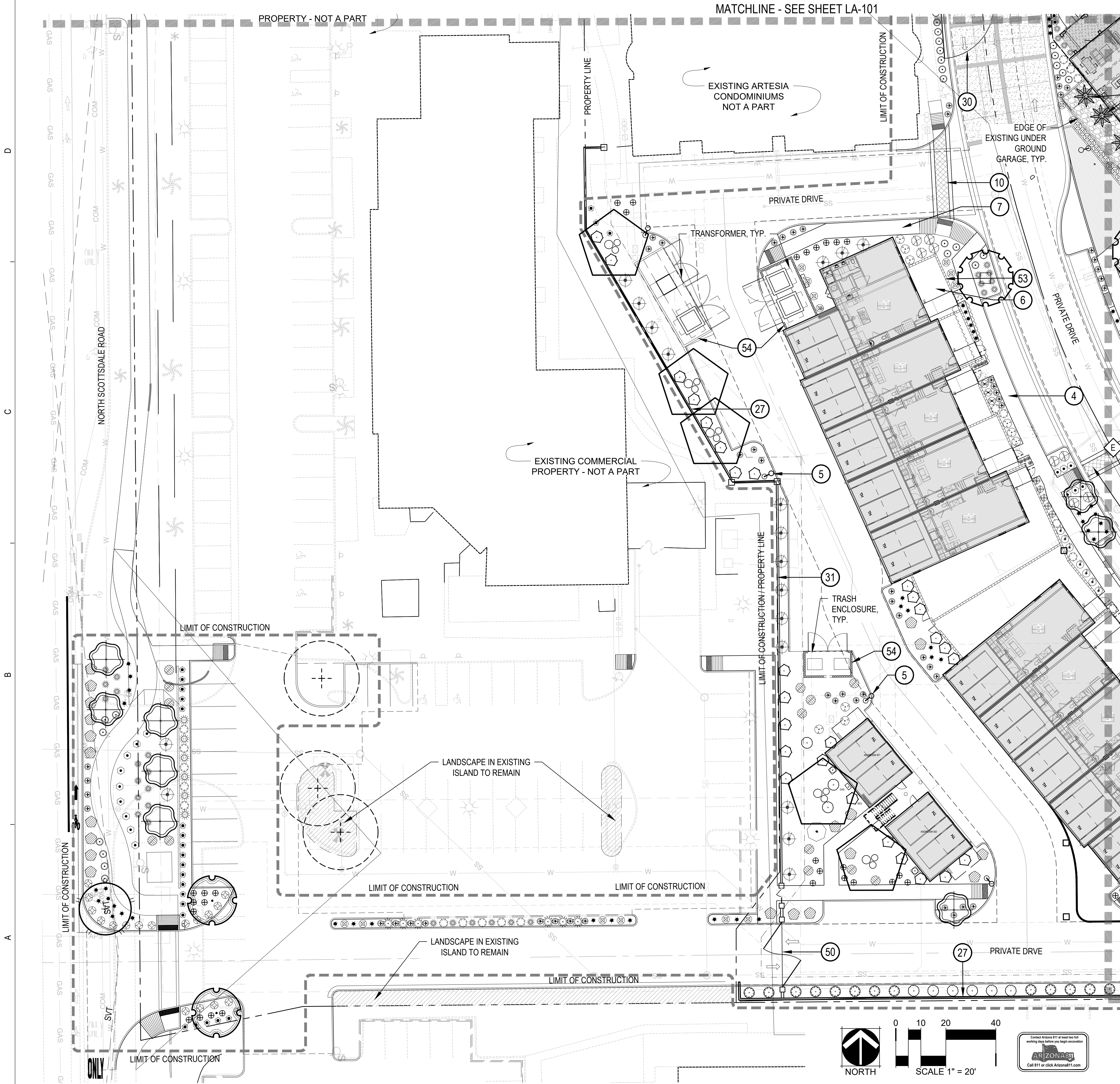


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LANDSCAPE PLAN



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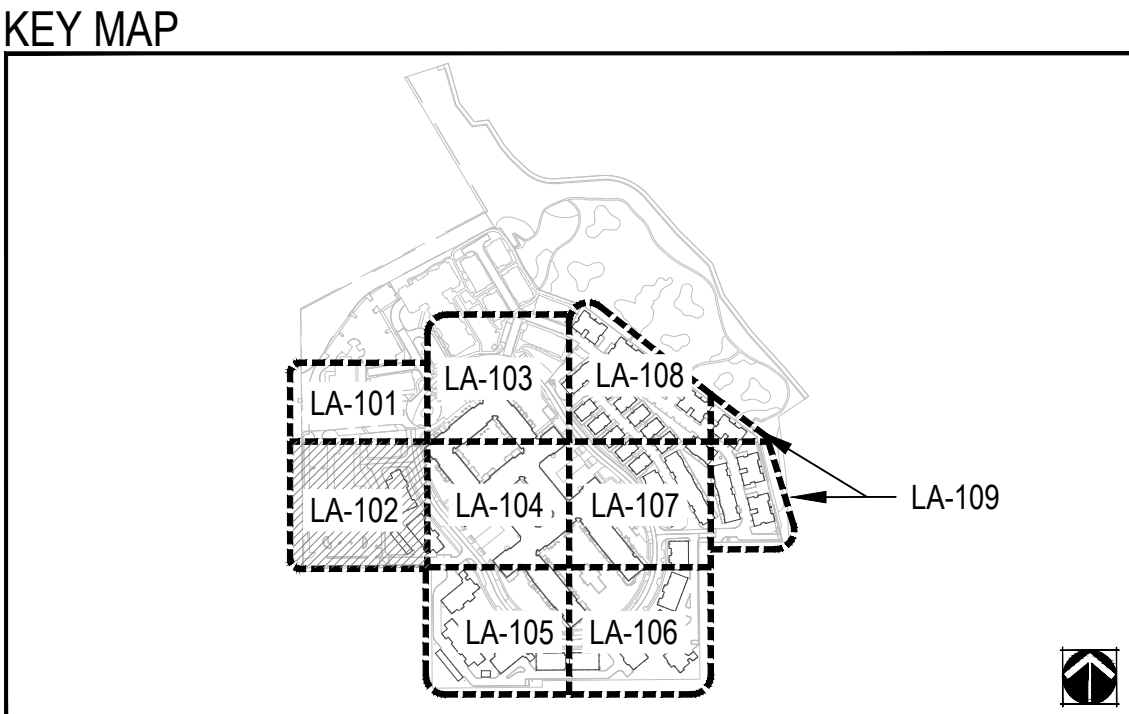
55 STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206

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LANDSCAPE PLAN

LA-102



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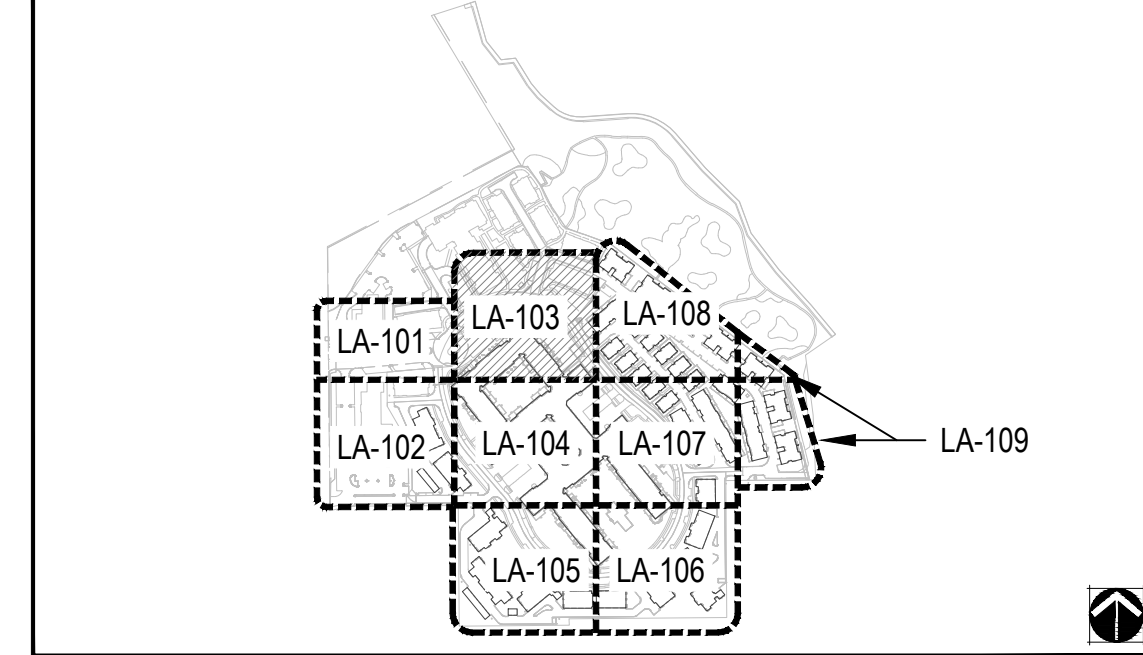
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KEY MAP



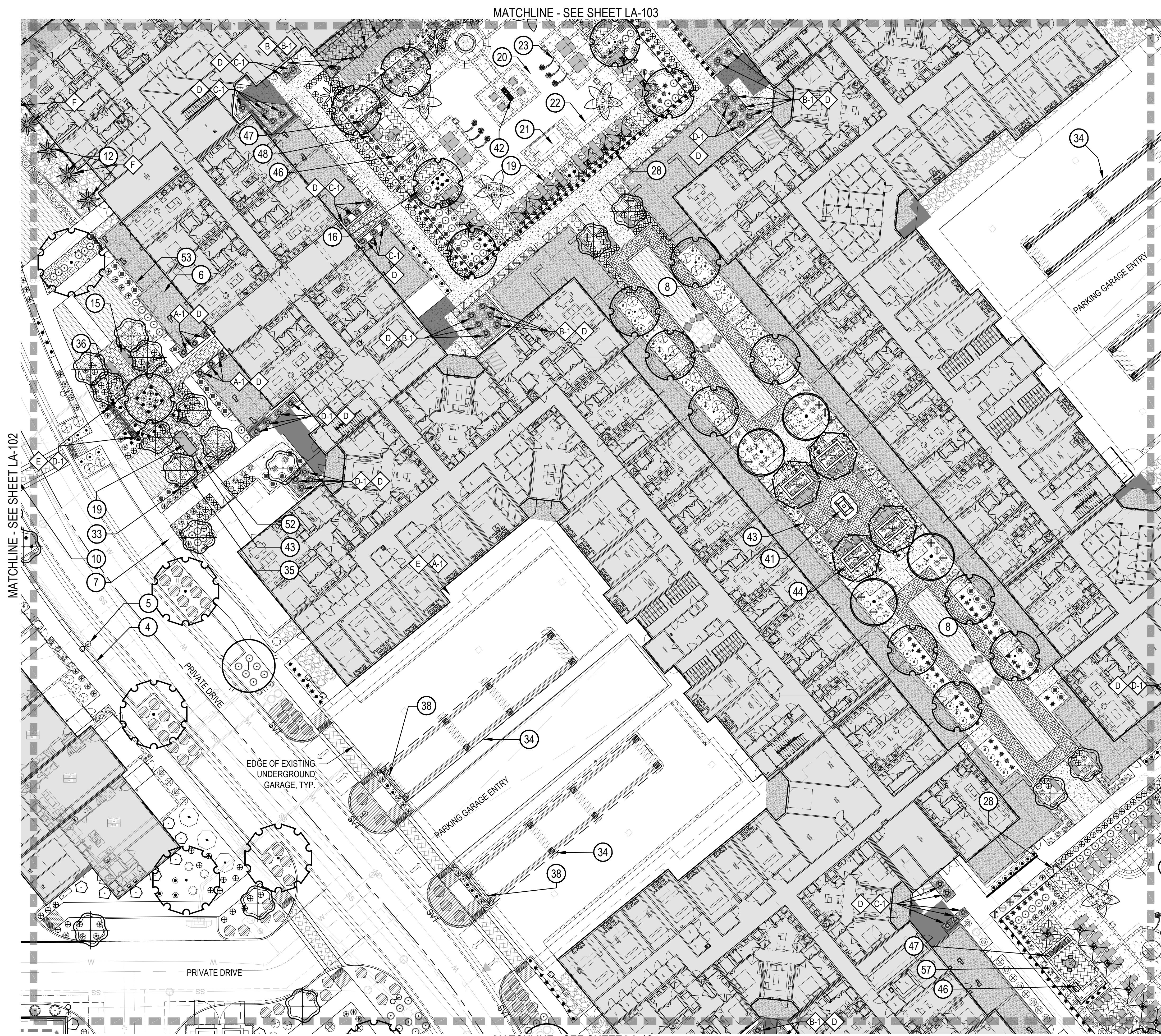
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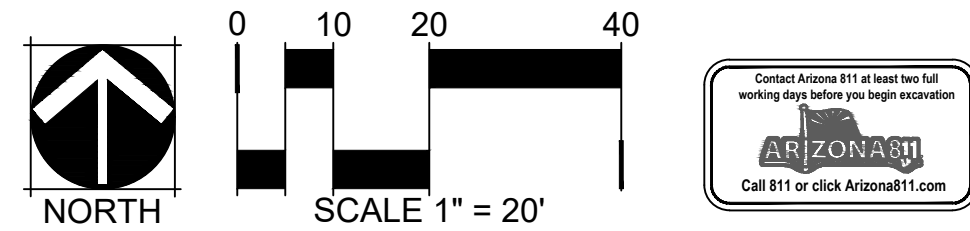
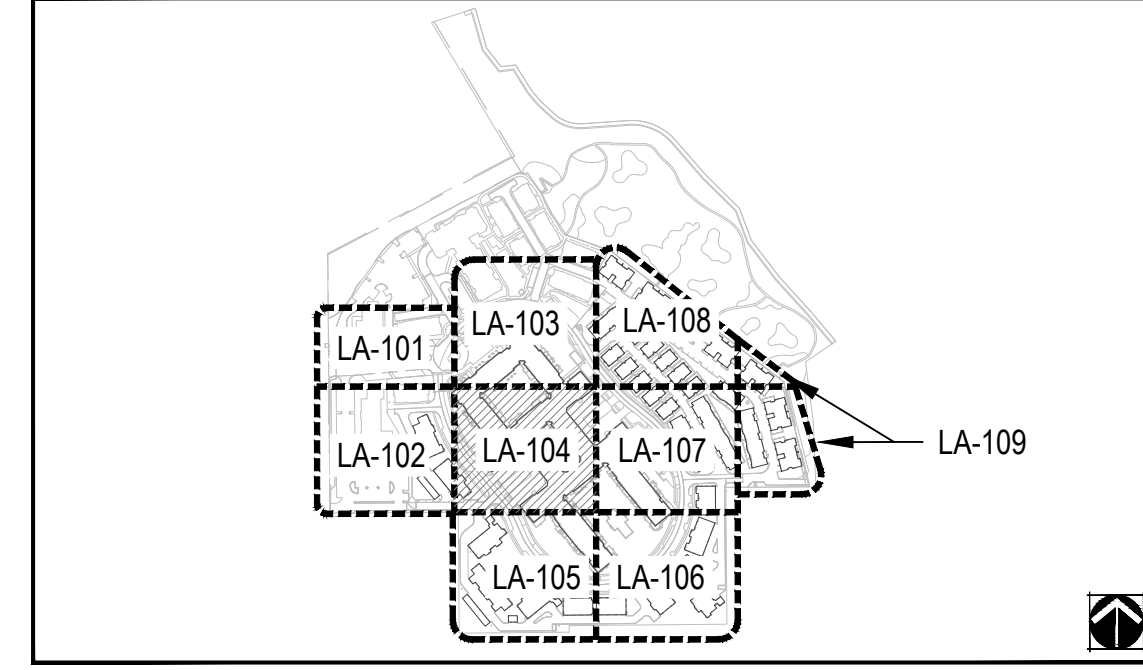
LANDSCAPE PLAN



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- 59 STABILIZED DECOMPOSED GRANITE TRAIL

KEY MAP



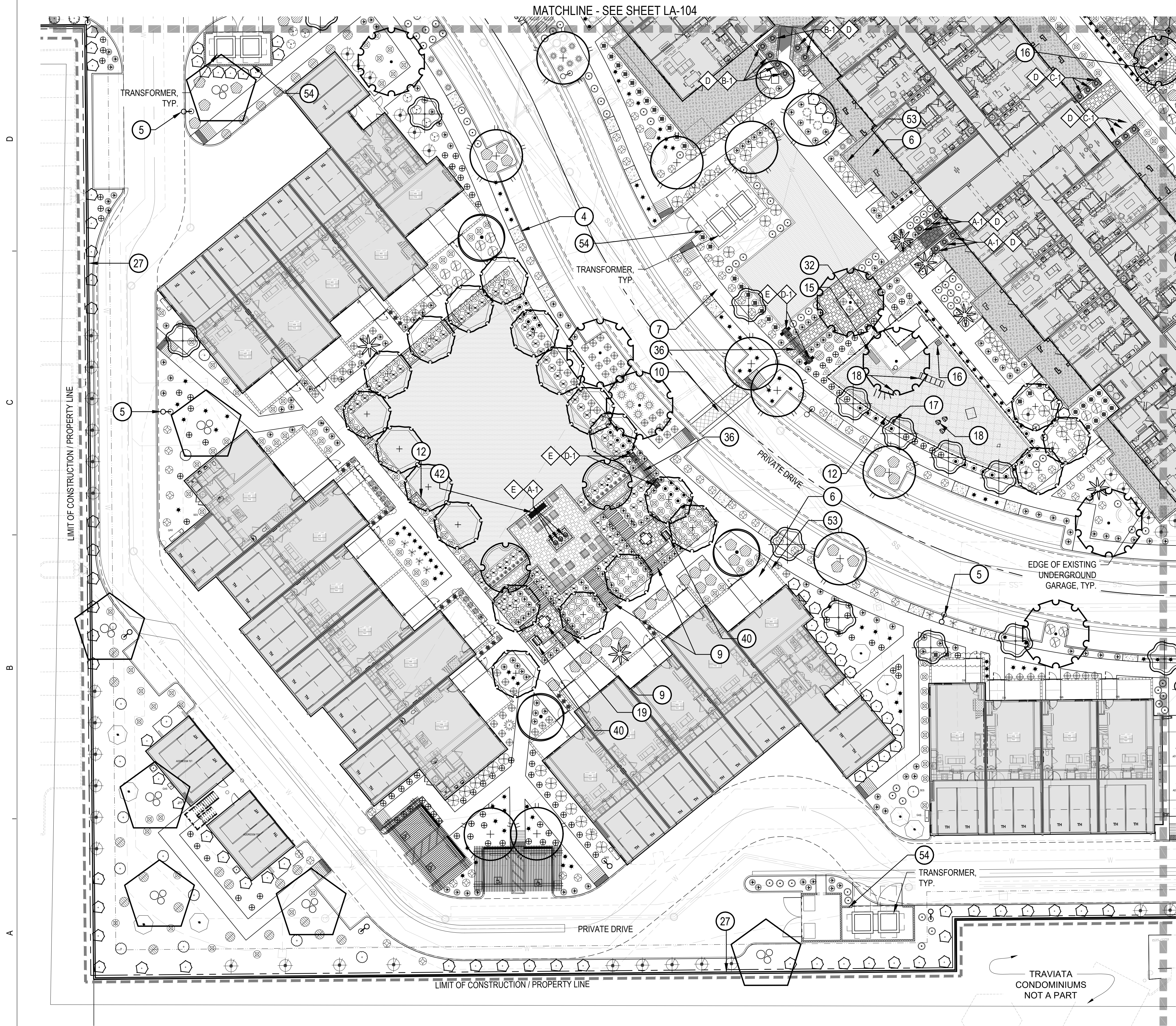
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SCOTTSDALE, ARIZONA 85253

DRAWING ISSUES AND REVISIONS

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09/9/2022	DRB RESUBMITTAL	
11/17/2022	DRB RESUBMITTAL	
01/12/2023	DRB RESUBMITTAL	

LANDSCAPE PLAN



KEY NOTES

- 1 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

12 CONCRETE HEADER

13 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

19 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

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27 EXISTING PERIMETER WALL

28 POOL BARRIER AND INTERIOR GATE

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

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

34 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

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48 SHADE STRUCTURE AT MAIN POOL

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

51 OVERHEAD SHADE STRUCTURE AT AMENITY AREA

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

53 PATIO WALL - SEE ARCHITECTURAL PLANS

54 ENCLOSURE WALL - SEE ARCHITECTURAL PLANS

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

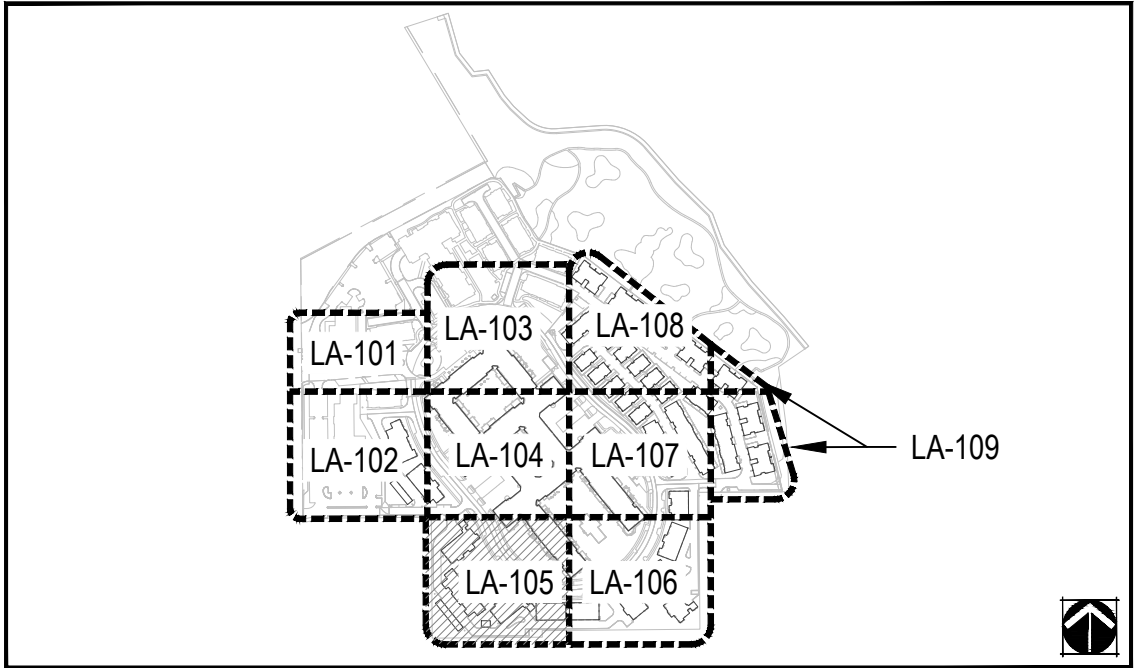
56 RAISED PATIO WALL

57 4 POST SHADE STRUCTURE AT POOL

58 PICKLEBALL COURT

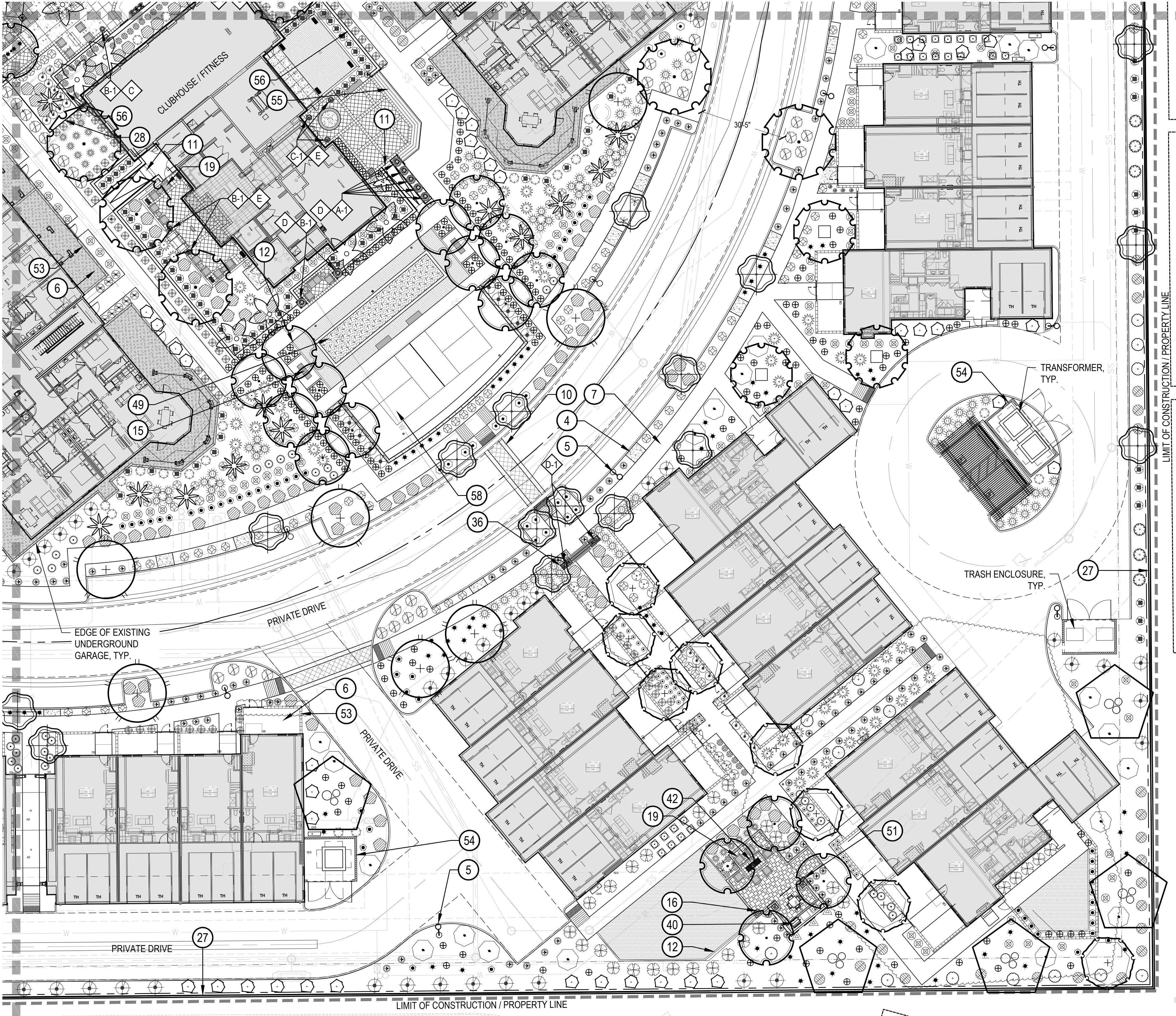
59 STABILIZED DECOMPOSED GRANITE TRAIL

KEY MAP



DRAWING ISSUES AND REVISIONS

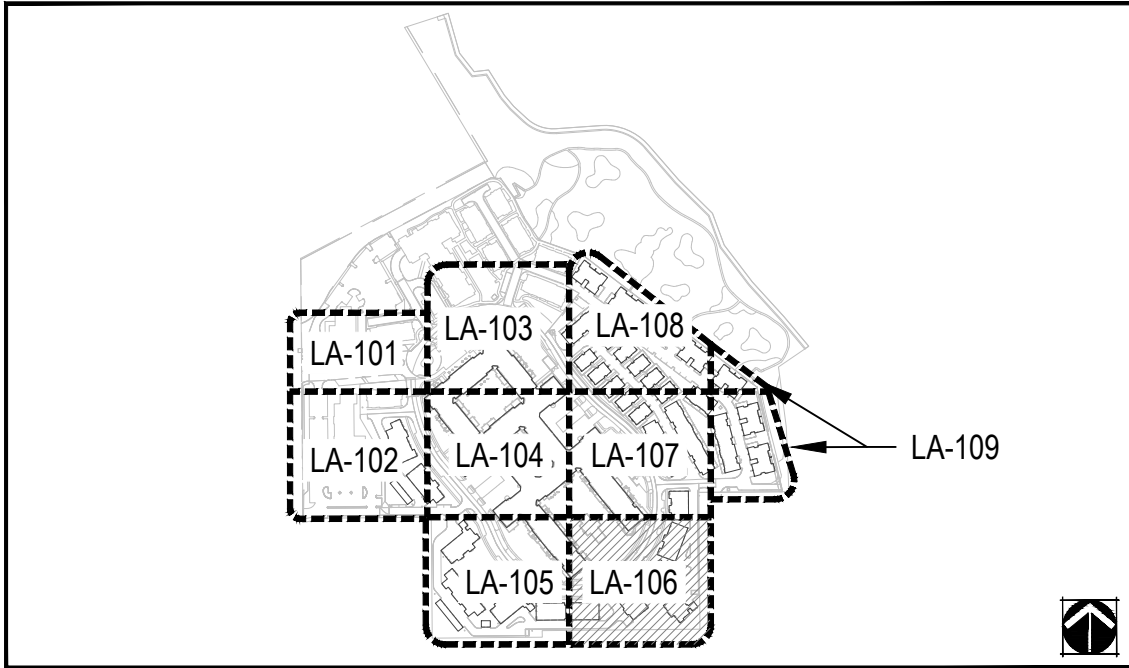
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- 59 STABILIZED DECOMPOSED GRANITE TRAIL

KEY MAP



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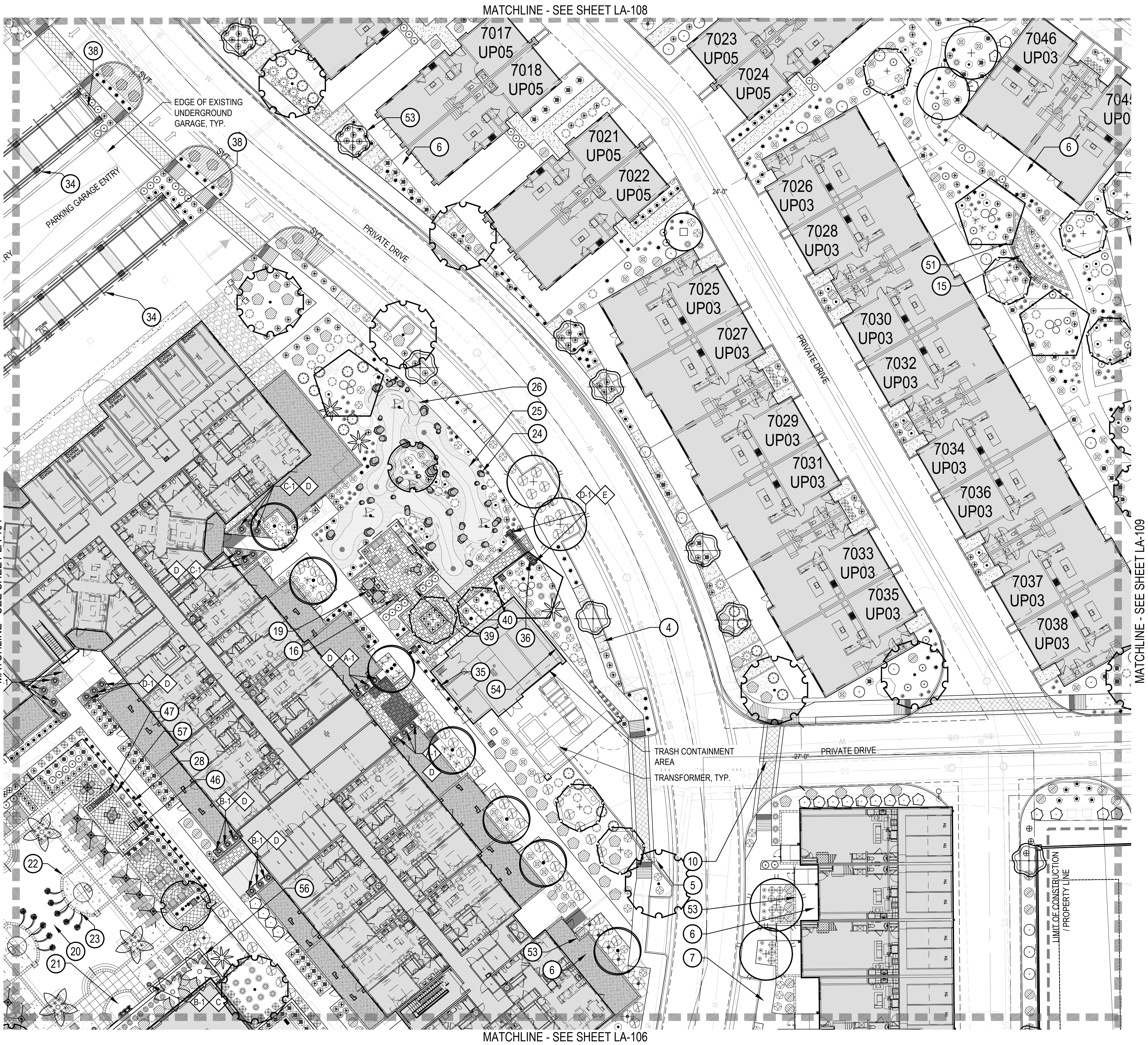
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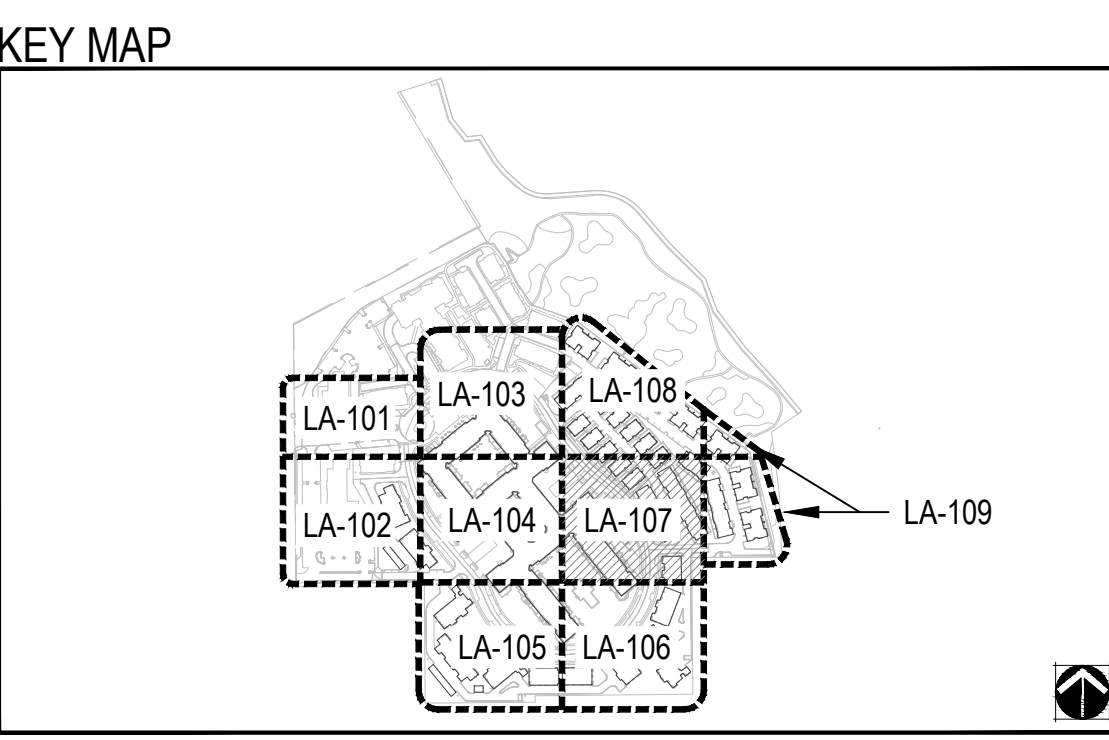
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LANDSCAPE PLAN

LA-106



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LANDSCAPE PLAN

LA-107



KEY NOTES

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2 EXISTING CALL BOX

3 EXISTING SIGNAGE

4 CONCRETE STEPPING PAD

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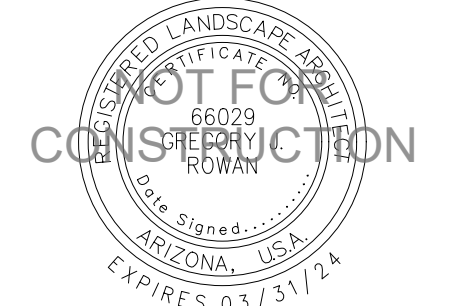
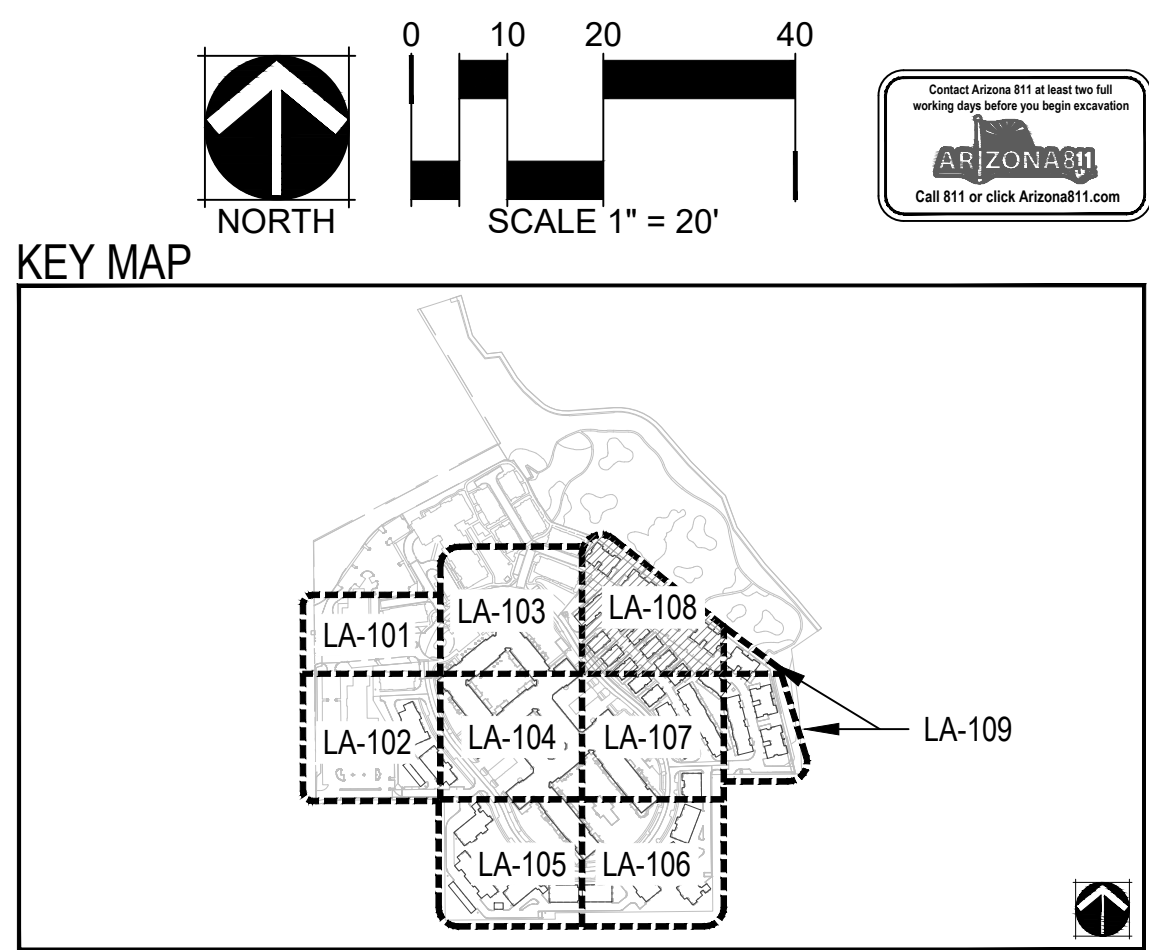
55 STAIRS AT FITNESS BUILDING - SEE DETAIL 2-LA/206

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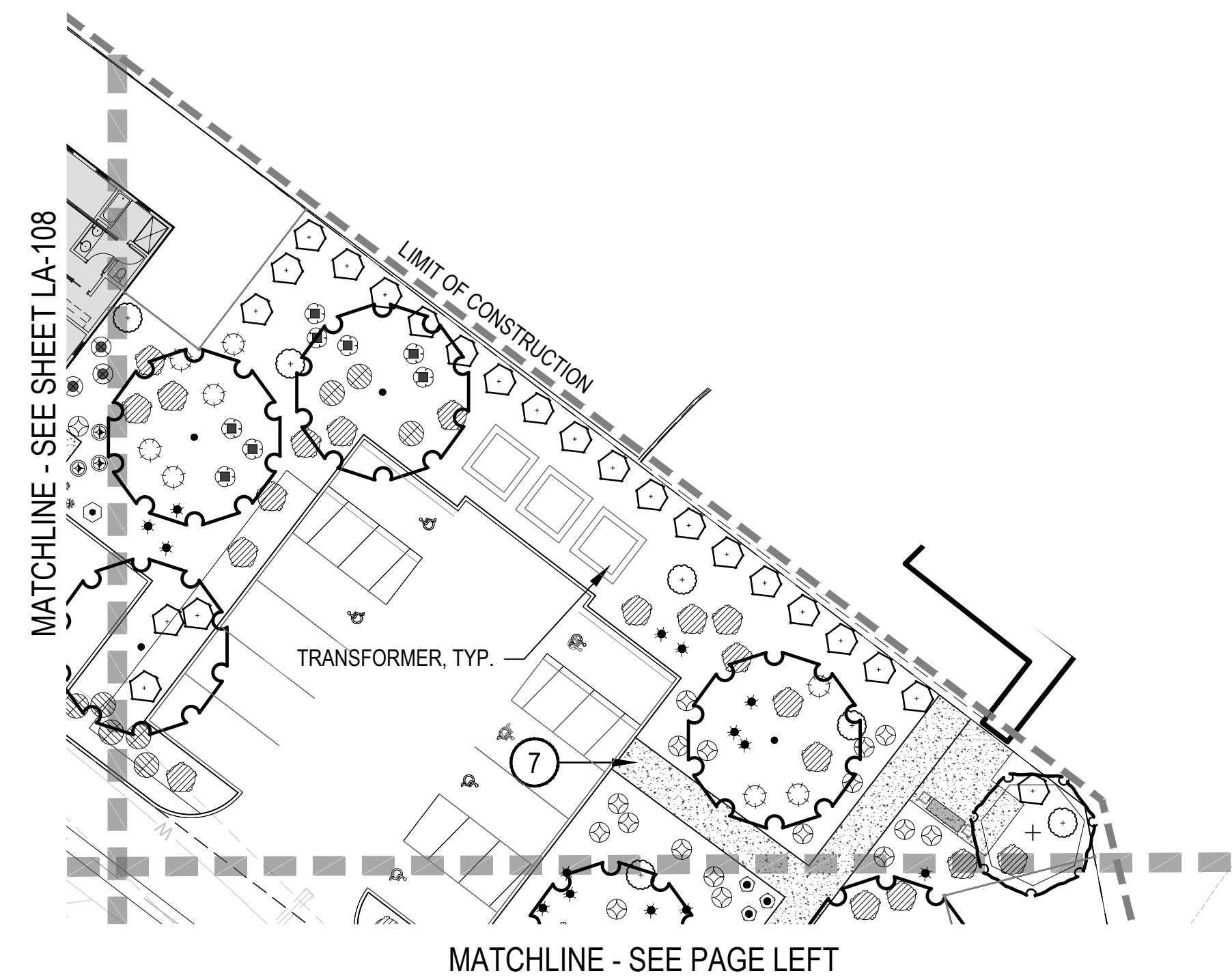
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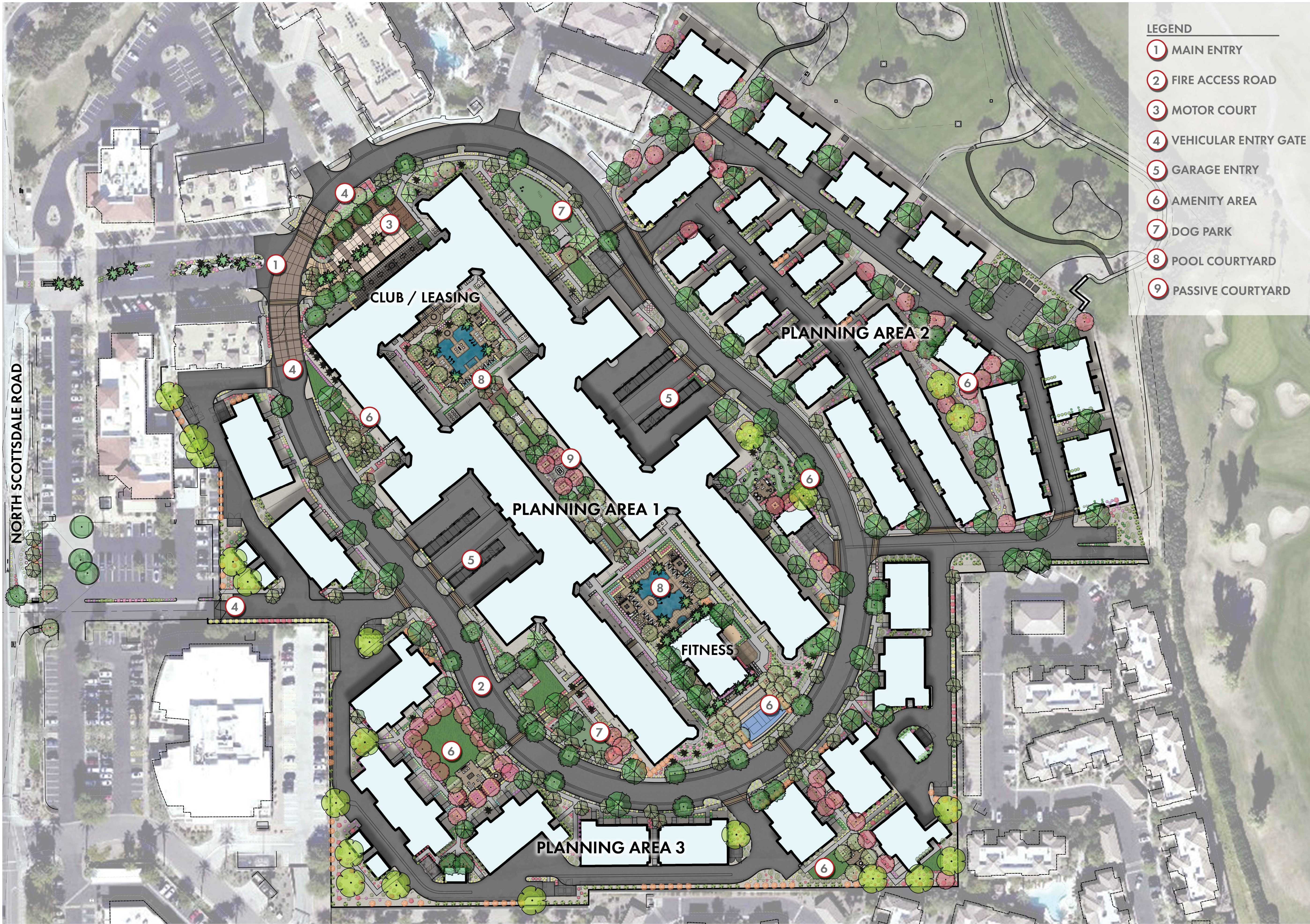
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LANDSCAPE PLAN

LA-108



A-109



LEGEND

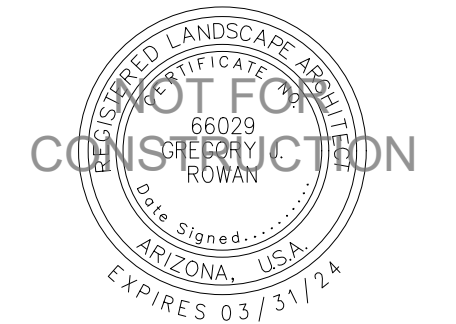
- 1 MAIN ENTRY
- 2 FIRE ACCESS ROAD
- 3 MOTOR COURT
- 4 VEHICULAR ENTRY GATE
- 5 GARAGE ENTRY
- 6 AMENITY AREA
- 7 DOG PARK
- 8 POOL COURTYARD
- 9 PASSIVE COURTYARD

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ILLUSTRATIVE LANDSCAPE PLAN



LA-201



1 BENCH - MODEL 57-60TX, STEEL FRAME AND RECYCLED PLASTIC SLATS
FRAME COLOR: BLACK
SLAT COLOR: ANTIQUE MAHOGANY
MANUFACTURER: DUMOR

NOTES:
1. ALL BENCHES SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.



1 ECHELON PLUS FENCE BY AMERISTAR
STYLE: MAJESTIC 4 RAIL PUPPY PANEL
HEIGHT: 4'-0"
COLOR: SEE MATERIALS SCHEDULE

NOTES:
1. GATE AND FENCING TO BE INSTALLED PER MANUFACTURERS ASSEMBLY INSTRUCTIONS AND DETAILS
2. ALL NON-POWDER COATED METAL TO BE PRIMED PRIOR TO PAINTING



1 BIKE RACK - 2" SQUARE TUBE U RACK
MODEL: U200 - SURFACE MOUNTED
SIZE: 34"H X 18"W
FRAME COLOR: BLACK
MANUFACTURER: GRABER MANUFACTURING INC. / THOMAS STEEL

NOTES:
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER ASSEMBLY INSTRUCTIONS.
2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
3. CONTRACTOR TO SUBMIT PRODUCT DATA AND ASSEMBLY INSTRUCTIONS CORRESPONDING WITH SELECTED MODEL / TYPE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. ALL NON-POWDER COAT METAL TO BE PRIMED PRIOR TO PAINTING.

1 BENCH

SCALE: NTS

2 DOG PARK FENCE AND GATE

SCALE: NTS

3 BIKE RACK



1 PET WASTE STATION
MODEL: DEPOT-006-B-GRN
COLOR: GREEN
SUPPLIER: DOGWASTEDEPOT.COM
PH#: 800-678-1612

NOTES:
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER ASSEMBLY INSTRUCTIONS.
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3. CONTRACTOR TO SUBMIT PRODUCT DATA AND ASSEMBLY INSTRUCTIONS CORRESPONDING WITH SELECTED MODEL / TYPE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. PET WASTE SHALL BE ASSEMBLED AND IN-GROUND MOUNTED PER MANUFACTURER INSTALLATION DETAILS.
5. ALL NON-POWDER COAT METAL TO BE PRIMED PRIOR TO PAINTING.
6. PET WASTE BAG DISPENSER SHALL BE NO MORE THAN 24" BACK FROM THE TURF PANEL AT A HEIGHT OF 46" MAX ABOVE FINISH GRADE TO THE DISPENSER.

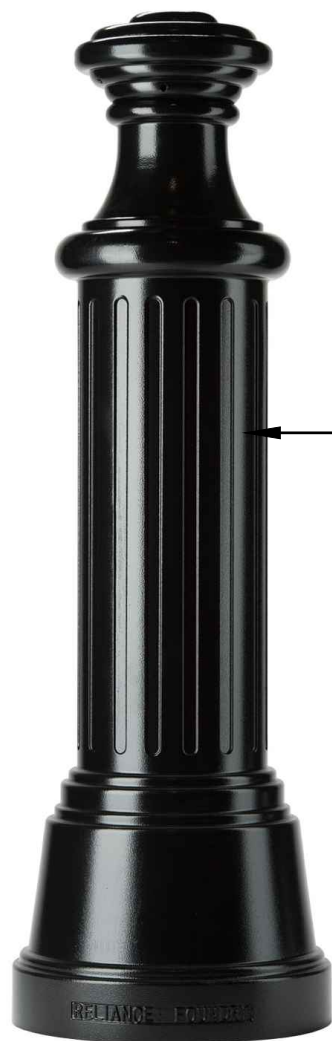
4 PET WASTE STATION



1 TRASH RECEPTACLE - MODEL RECEPTACLE 102-32-RC
FRAME COLOR: BLACK
COLOR: BLACK
MANUFACTURER: DU MOR
PH# (800) 598-4018

NOTES:
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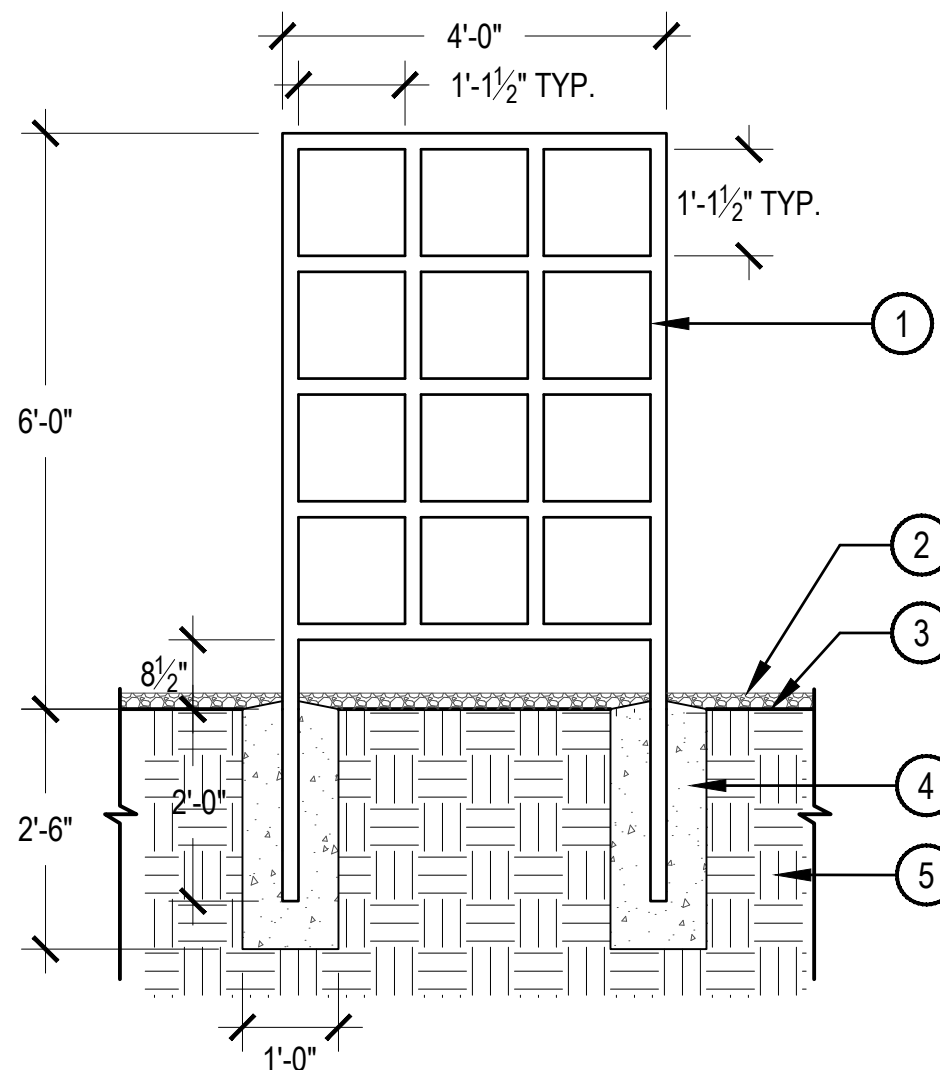
5 TRASH RECEPTACLE



1 DECORATIVE BOLLARD
MODEL: R-7583 - 36" DUCTILE IRON
COLOR: BLACK
MANUFACTURER: RELIANCE - FOUNDRY
PH: (877) 789-3245

NOTES:
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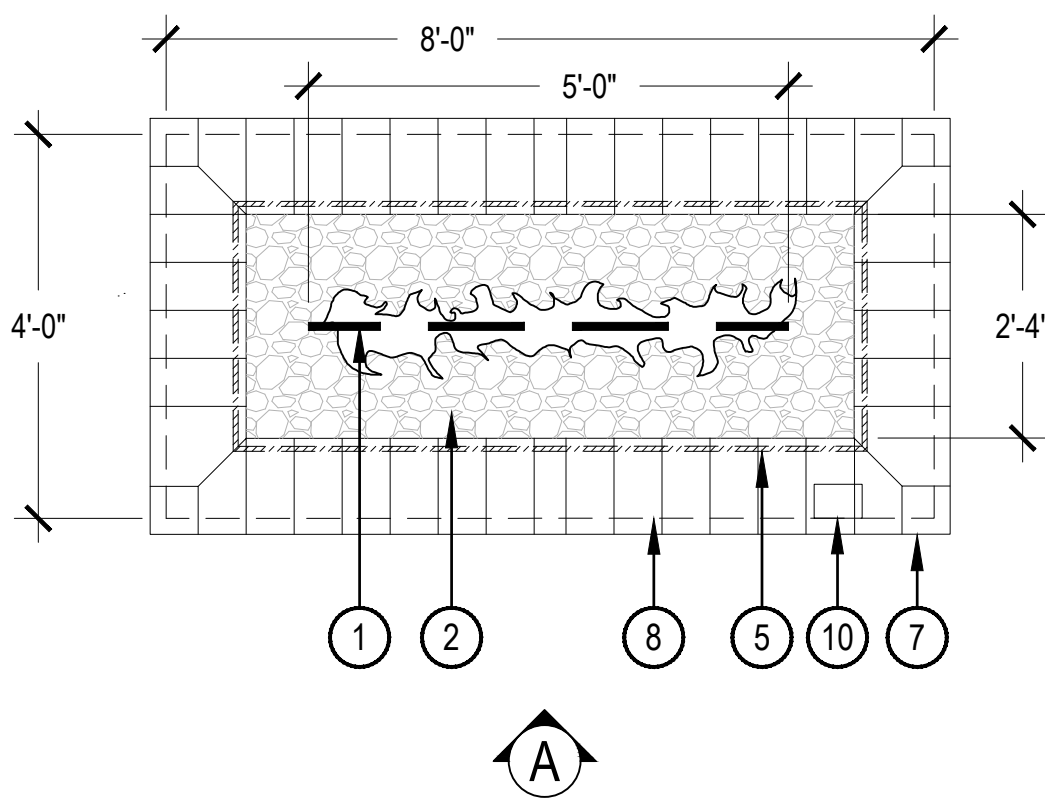
6 BOLLARD



1 2" SQUARE STEEL POST - PRIMED AND PAINTED. SEE MATERIALS SCHEDULE SHEET L0.03
2 TOP DRESS - 2" MIN. DEPTH. SEE TOP DRESS SCHEDULE
3 FINISH GRADE
4 CAST IN PLACE CONCRETE FOOTING - SLOPE TOP FOR POSITIVE DRAINAGE
5 COMPACTED SUBGRADE PER GEOTECH REPORT

7 POST MOUNTED VINE SCREEN

SCALE: 1/2" = 1'-0"



PLAN

ELEVATION

8 FIRE PIT

SCALE: 1/2" = 1'-0"

NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
3. FIRE PIT TO BE PLUMBED WITH NATURAL GAS. SEE PLUMBING PLANS
4. FIRE PIT TO BE FITTED WITH AUTOMATIC GAS SHUT-OFF AND 30-60-90 MINUTE TIMER VALVE. ALL OPERABLE PARTS SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST - MAXIMUM OPERABLE FORCE OF 5 LBS.
5. FIRE RESISTANT MORTAR/GROUT TO BE USED ON ALL FIRE FEATURES.
6. CONTRACTOR TO SUBMIT PRODUCT SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTROLS SHOULD BE OPERABLE WITH 5 LBF MAXIMUM FORCE AND OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

1 LINEAR STAINLESS STEEL FIRE BAR
2 MEDIUM GRAY LAVA STONE (1'-2" DIAMETER). ENSURE FIRE BAR IS NOT VISIBLE WHEN FILLED - SEE MATERIALS SCHEDULE SHEET LA-100B
3 STUCCO VENEER - SEE MATERIALS SCHEDULE SHEET LA-100A
4 FINISH GRADE
5 FIRE BRICK TO LINE INTERIOR OF FIRE PIT, COLOR TO MATCH WALL CAP
6 MODEL GT150 E-STOP TIMER EMERGENCY SHUT OFF WITH STAINLESS STEEL HOUSING. SUPPLIER TO BE EMPIRE COMFORT SYSTEMS. TIMER MODEL SHALL BE ADJACENT TO AN ACCESSIBLE ROUTE WITH A REACH RANGE AT 15" MINIMUM TO 48" MAXIMUM AFF.
7 CAST STONE WALL CAP WITH MASONRY ANCHORS (12" O.C. TYP.) - SEE MATERIALS SCHEDULE SHEET LA-100B
8 8"x8"x16" CMU BLOCK WITH STEEL REINFORCEMENT PER STRUCTURAL ENGINEER

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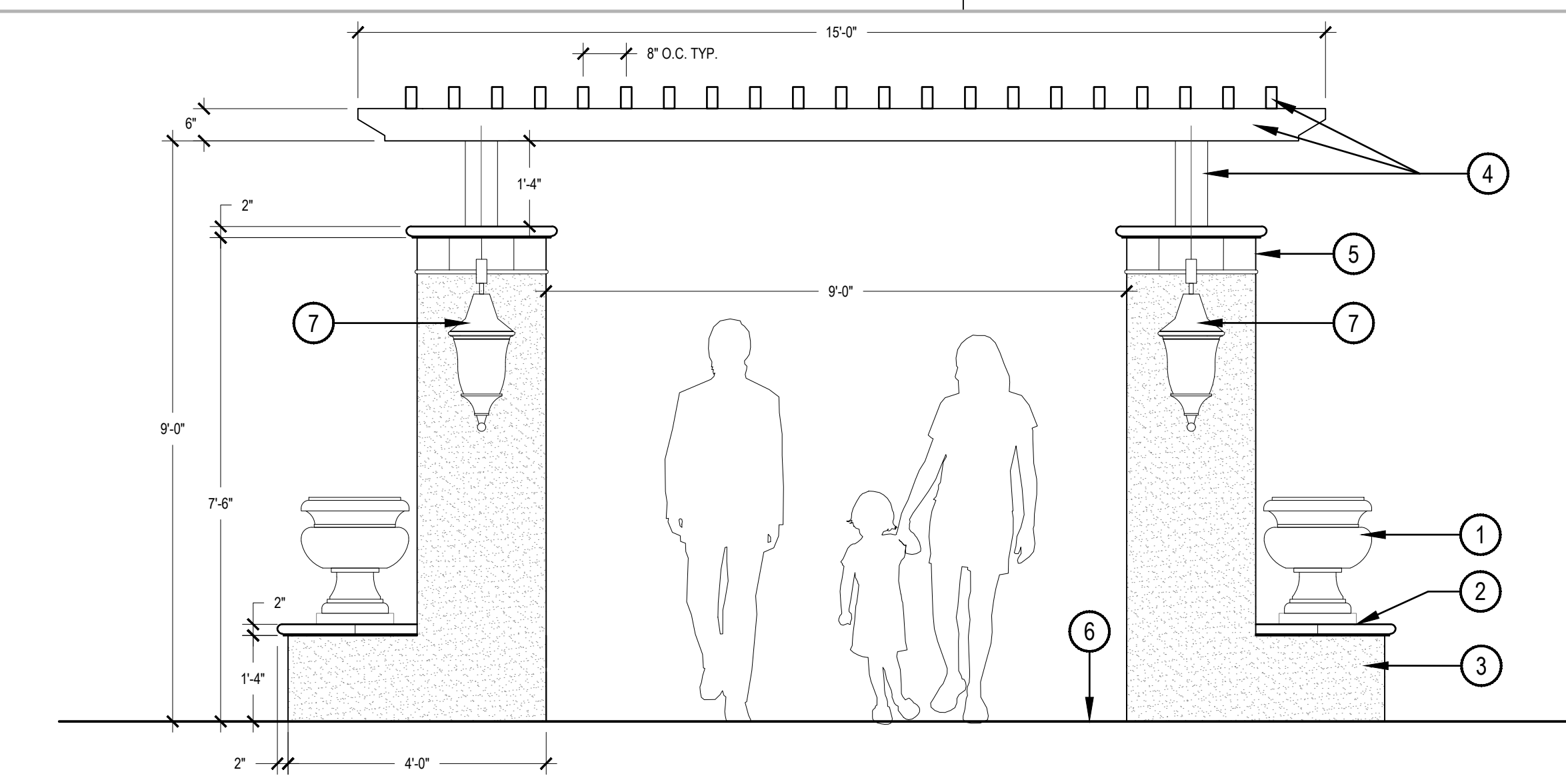
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NO.	DATE	DESCRIPTION
05/30/2022	DRB	
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11/17/2022	DRB RESUBMITTAL	
01/12/2023	DRB RESUBMITTAL	

SITE DETAILS

LA-301

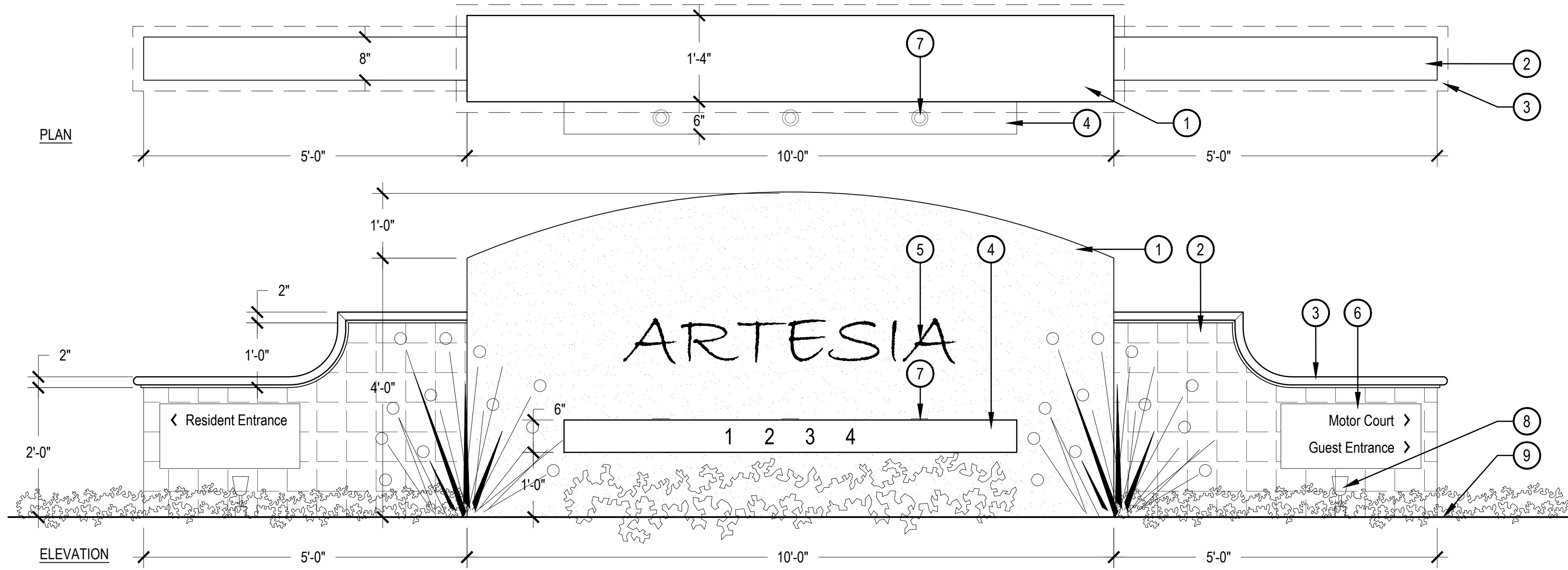


NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR REFERENCE PURPOSE, THIS DETAIL HAS NOT BEEN ENGINEERED.
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3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
4. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

- 1 LANDSCAPE CONTAINERS ON PLINTH
- 2 PLINTH PRECAST STONE CAP WITH MASONRY ANCHORS AT CORNERS - SEE MATERIALS SCHEDULE SHEET LA-100B
- 3 24" X 48" X 18" TALL CMU BLOCK PLINTH WITH STUCCO FINISH - SEE MATERIALS SCHEDULE SHEET LA-100B
- 4 METAL ARBOR WITH 6"x6" TUBE STEEL POST, 2"x6" TUBE STEEL BEAMS AND 2"x4"x4" LONG TUBE STEEL SLATS. ALL TUBING ENDS TO BE CLOSED WITH FLAT PLATE STEEL. ALL WELDS GROUND SMOOTH. PRIMED AND PAINTED - SEE MATERIALS SCHEDULE SHEET LA-100B
- 5 ACCENT TILE WRAP AT COLUMN WITH PENCIL MOLDING AT BASE - SEE MATERIALS SCHEDULE SHEET LA-100B
- 6 FINISH GRADE
- 7 WALL SCONCE - SEE MATERIALS SCHEDULE SHEET LA-100B

1 PEDESTRIAN ARBOR

SCALE: 1/2" = 1'-0"

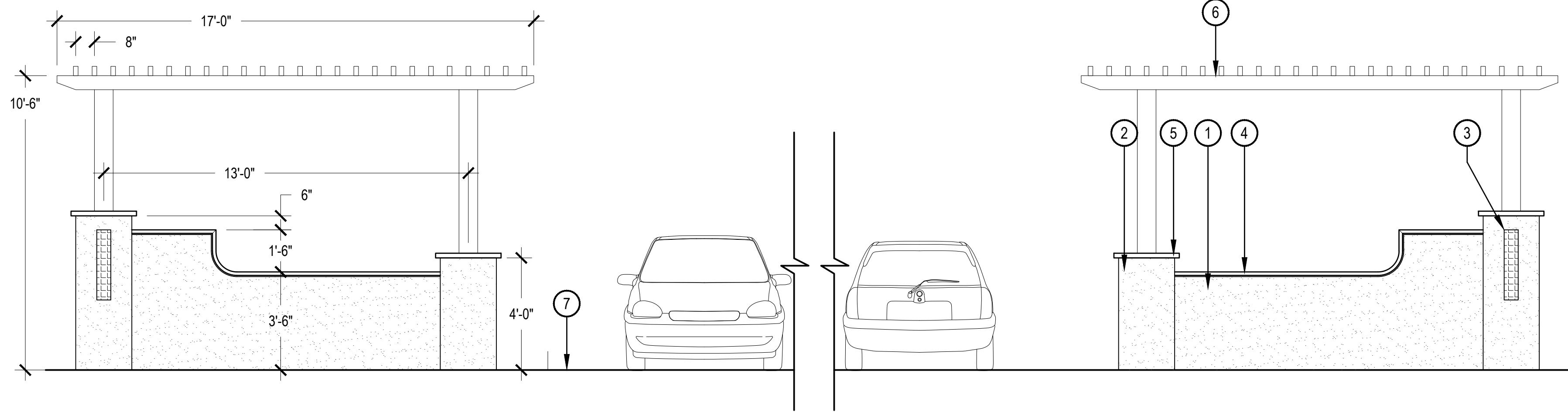


- 1 STANDARD CMU MONUMENT WALL WITH STUCCO FINISH - SEE MATERIALS SCHEDULE SHEET LA-100B
- 2 STANDARD CMU WING WALL - WRAPPED IN ACCENT TILE. SEE MATERIALS SCHEDULE SHEET LA-100B
- 3 CAST STONE WALL CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 4 ADDRESS LEDGE - PLATE STEEL BOX WITH TUBE STEEL FRAMING. PAINTED TO MATCH ARCHITECTURE
- 5 PRIMARY IDENTITY SIGNAGE - FINAL LETTERING PER SIGNAGE CONSULTANT
- 6 SECONDARY SIGNAGE PLAQUE
- 7 WELL LIGHT FOR PRIMARY SIGNAGE
- 8 BULLET ACCENT LIGHT FOR SECONDARY SIGNAGE
- 9 FINISH GRADE

2 ENTRY MONUMENT

SCALE: 3/4" = 1'-0"

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2. NORRIS DESIGN IS NOT RESPONSIBLE FOR STRUCTURAL ENGINEERING ASSOCIATED WITH THIS DETAIL. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL CODES AND REGULATIONS.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL.
4. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.



- 1 CMU SCREEN WALL - STUCCO FINISH. SEE MATERIALS SCHEDULE SHEET LA-100B
- 2 2'-0" X 2'-0" CMU COLUMN - STUCCO FINISH. SEE MATERIALS SCHEDULE SHEET LA-100B
- 3 ILLUMINATED REVEAL WITH ACCENT TILE. SEE MATERIALS SCHEDULE SHEET LA-100B
- 4 CAST STONE BULLNOSE CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 5 CAST STONE COLUMN CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 6 STEEL PARKING CANOPY WITH SLATS BEYOND, PAINTED. SEE MATERIALS SCHEDULE SHEET LA-100B
- 7 FINISH GRADE

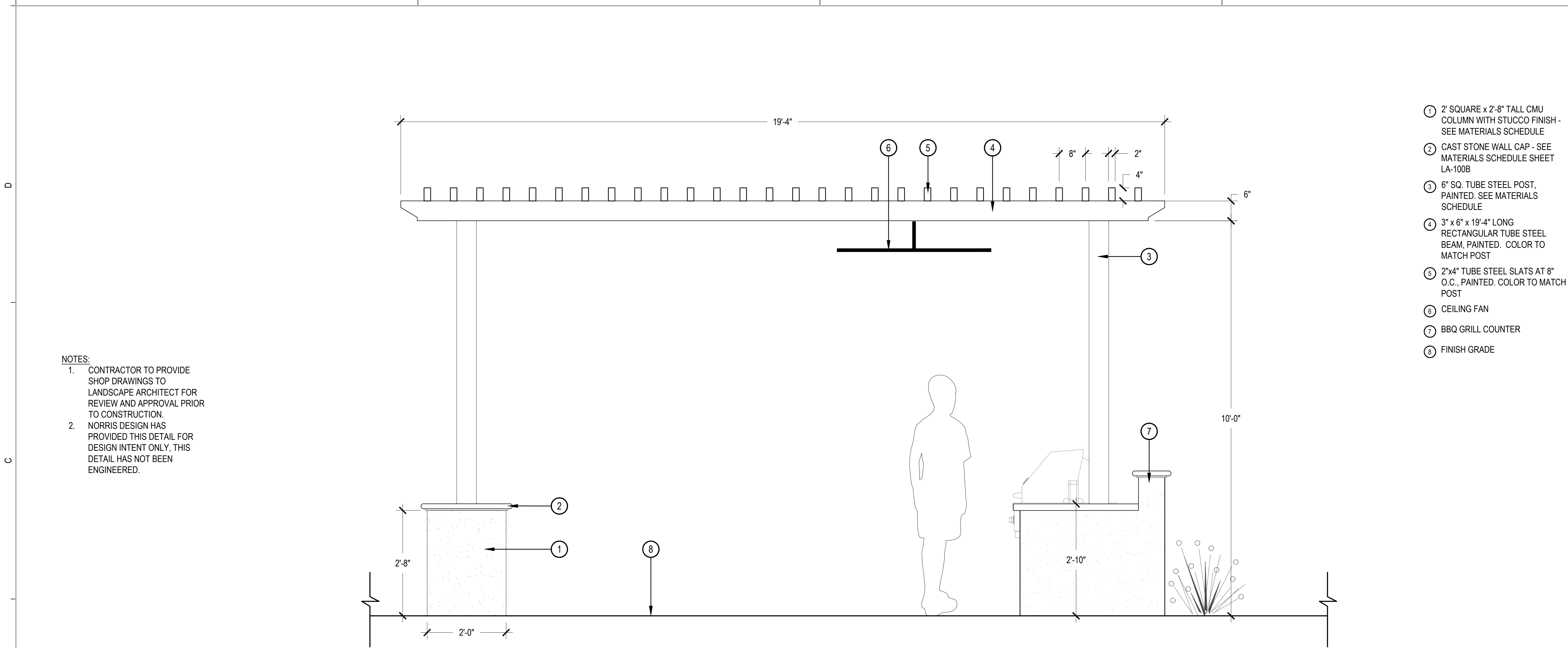
3 GARAGE ENTRY SCREEN WALLS AND SHADE STRUCTURE

SCALE: 3/8" = 1'-0"

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
05/30/2022	DRB	
09/20/2022	DRB RESUBMITTAL	
11/17/2022	DRB RESUBMITTAL	
01/12/2023	DRB RESUBMITTAL	

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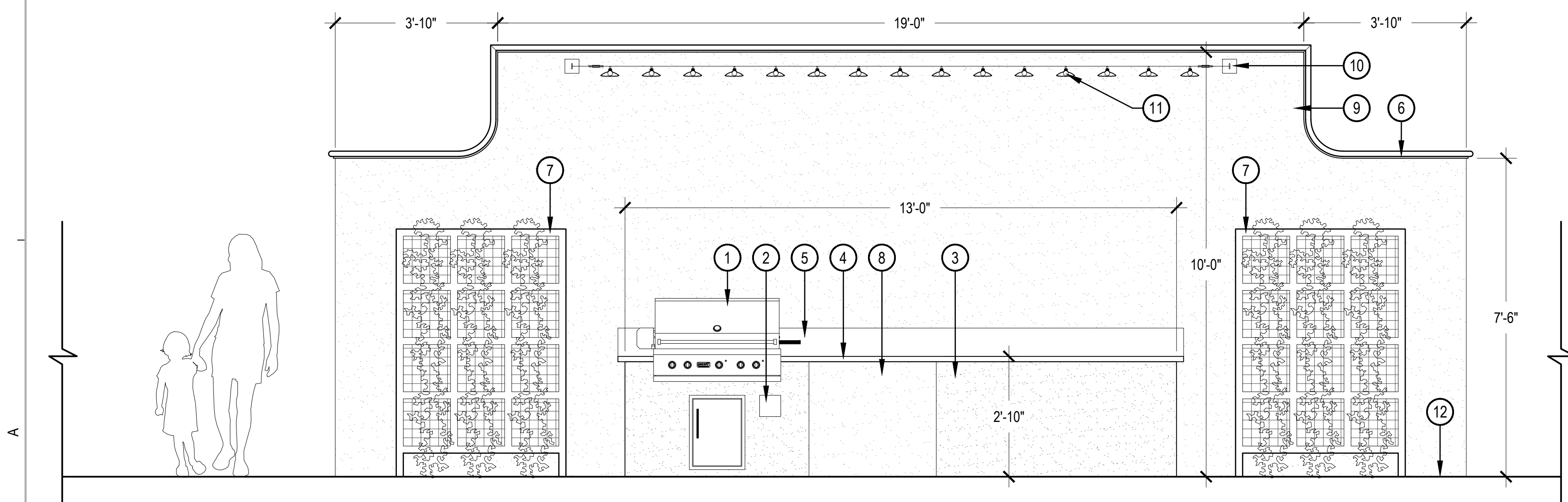


- NOTES:
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 2. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR DESIGN INTENT ONLY, THIS DETAIL HAS NOT BEEN ENGINEERED.

- 1 2' SQUARE x 2'-8" TALL CMU COLUMN WITH STUCCO FINISH - SEE MATERIALS SCHEDULE
- 2 CAST STONE WALL CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 3 6" SQ. TUBE STEEL POST, PAINTED. SEE MATERIALS SCHEDULE
- 4 3" x 6" x 19'-4" LONG RECTANGULAR TUBE STEEL BEAM, PAINTED. COLOR TO MATCH POST
- 5 2"x4" TUBE STEEL SLATS AT 8" O.C., PAINTED. COLOR TO MATCH POST
- 6 CEILING FAN
- 7 BBQ GRILL COUNTER
- 8 FINISH GRADE

1 SHADE STRUCTURE AT MASTERS LAWN

SCALE: 3/4" = 1'-0"



- 1 STAINLESS STEEL BBQ GRILL AND ACCESS DOOR - SEE MATERIALS SCHEDULE SHEET LA-100B
- 2 EMERGENCY SHUT-OFF AND TIMER - CONCEALED IN STAINLESS STEEL HOUSING
- 3 GRILL COUNTER - STUCCO FINISH. SEE MATERIALS SCHEDULE SHEET LA-100B
- 4 GRANITE COUNTERTOP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 5 BACK SPLASH TO MATCH COUNTERTOP
- 6 CAST STONE WALL CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 7 VINESCREEN - SEE DETAIL 7/LA-301
- 8 ADA REVEAL BELOW COUNTER
- 9 CMU SCREEN WALL - STUCCO FINISH. SEE MATERIALS SCHEDULE SHEET LA-100B
- 10 BASE PLATE WITH METAL EYE FOR STRING LIGHT ATTACHMENT
- 11 SHIELDED STRING LIGHTS
- 12 FINISH GRADE

2 10' SCREEN WALL AND GRILL COUNTER AT TUSCAN GROVE

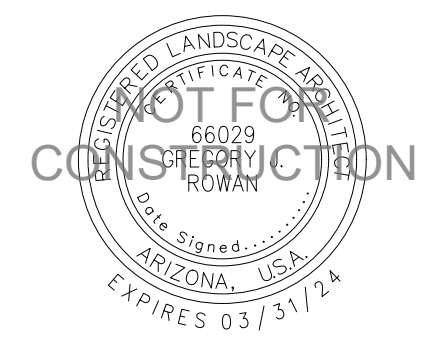
SCALE: 1/2" = 1'-0"

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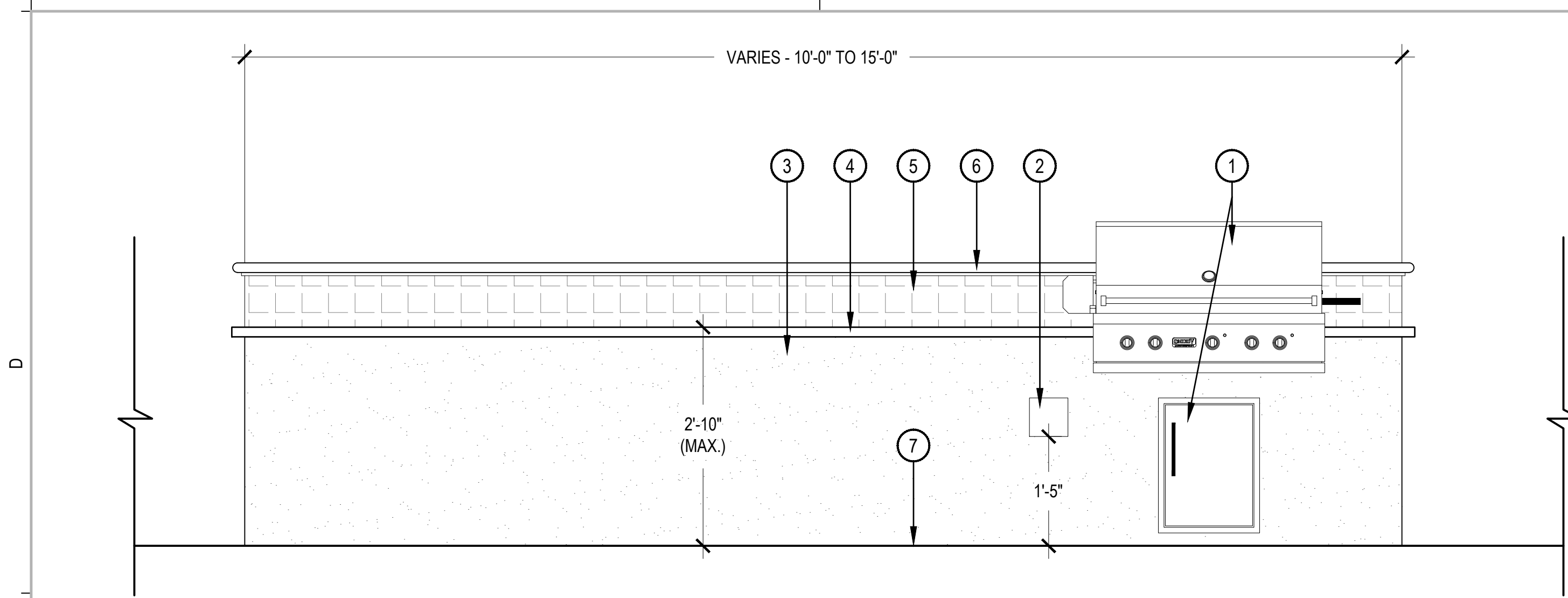
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NO.	DATE	DESCRIPTION
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11/7/2022	DRB RESUBMITTAL	
01/12/2023	DRB RESUBMITTAL	

SITE DETAILS

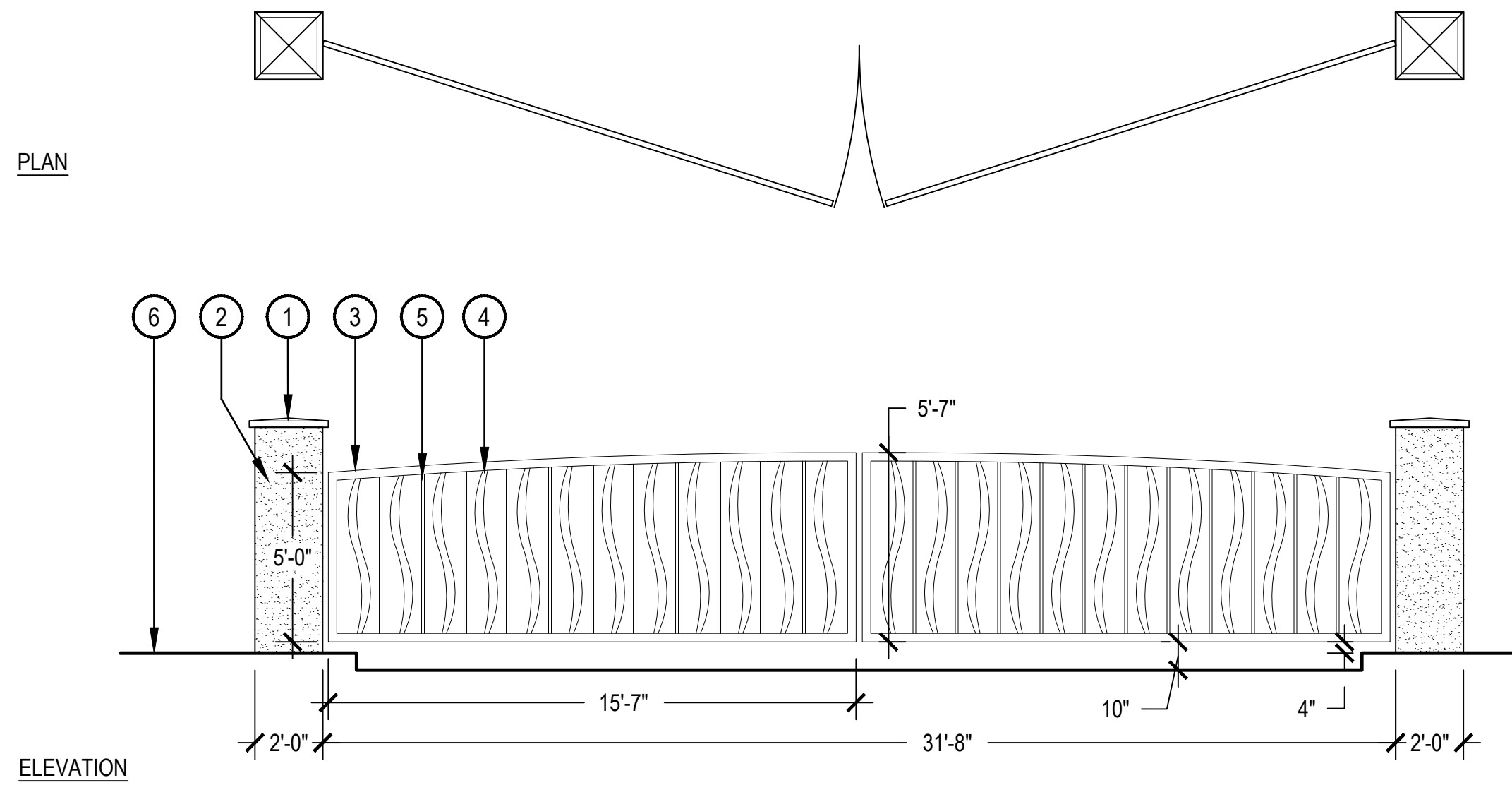
LA-303



- 1 STAINLESS STEEL BBQ GRILL AND ACCESS DOOR - SEE MATERIALS SCHEDULE SHEET LA-100B
- 2 EMERGENCY SHUT-OFF AND TIMER - CONCEALED IN STAINLESS STEEL HOUSING
- 3 GRILL COUNTER - STUCCO FINISH. SEE MATERIALS SCHEDULE SHEET LA-100B
- 4 GRANITE COUNTERTOP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 5 TILED BACKSPLASH - SEE MATERIALS SCHEDULE SHEET LA-100B
- 6 CAST STONE WALL CAP - SEE MATERIALS SCHEDULE SHEET LA-100B
- 7 FINISH GRADE

1 GRILL COUNTER - TYP.

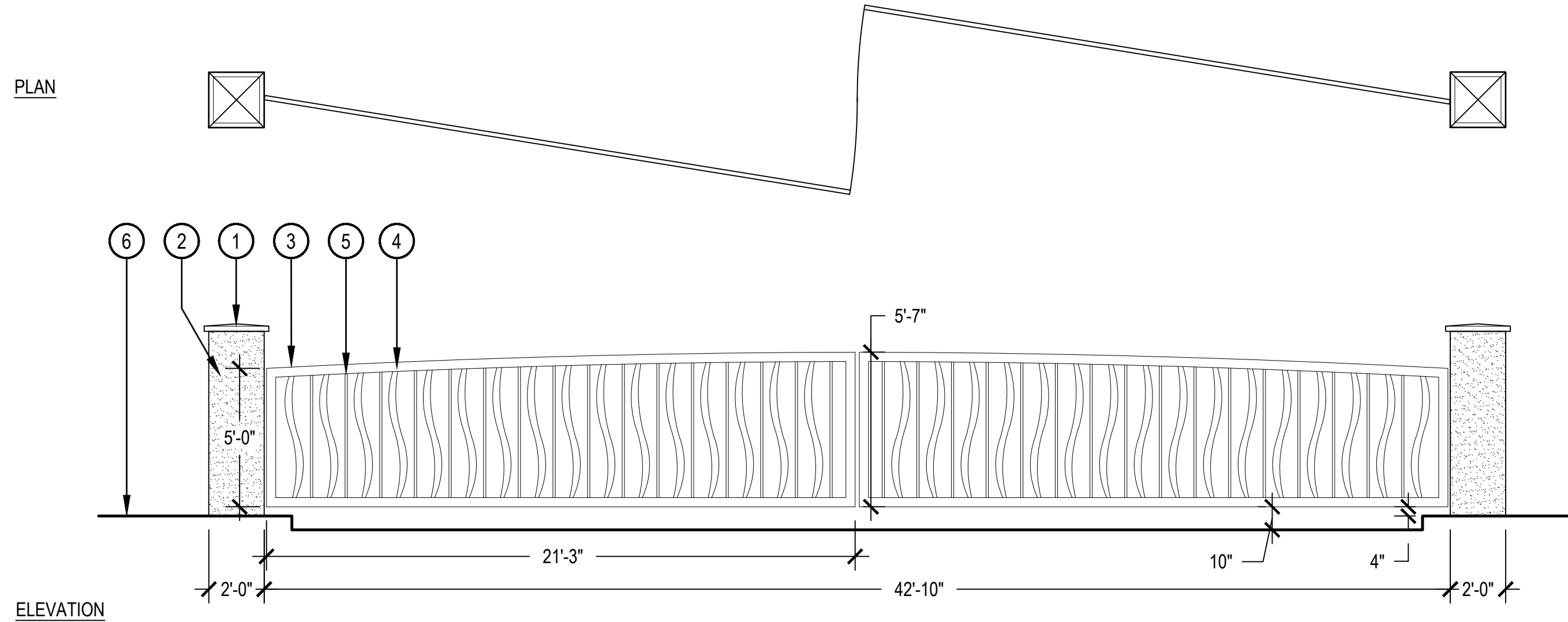
SCALE: 3/4" = 1'-0"



- 1 CAST STONE PIER CAP, SEE MATERIALS SCHEDULE LA-100B
- 2 2"x2"x6'-8" TALL SMOOTH CMU COLUMN WITH STUCCO AND PAINT FINISH, SEE MATERIALS SCHEDULE LA-100B
- 3 AUTO GATE WITH RECTANGULAR TUBE STEEL FRAME, PRIMED AND PAINTED, SEE MATERIALS SCHEDULE LA-100B
- 4 CUT TO SHAPE FLAT BAR STEEL ACCENT "WAVE", PRIMED AND PAINTED TO MATCH GATE
- 5 1" TUBE STEEL PICKET, PRIMED AND PAINTED TO MATCH GATE
- 6 FINISH GRADE

2 NORTH GATE AT NORTH COMMUNITY ENTRY

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



- 1 CAST STONE PIER CAP, SEE MATERIALS SCHEDULE LA-100B
- 2 2"x2"x6'-8" TALL SMOOTH CMU COLUMN WITH STUCCO AND PAINT FINISH, SEE MATERIALS SCHEDULE LA-100B
- 3 AUTO GATE WITH RECTANGULAR TUBE STEEL FRAME, PRIMED AND PAINTED, SEE MATERIALS SCHEDULE LA-100B
- 4 CUT TO SHAPE FLAT BAR STEEL ACCENT "WAVE", PRIMED AND PAINTED TO MATCH GATE
- 5 1" TUBE STEEL PICKET, PRIMED AND PAINTED TO MATCH GATE
- 6 FINISH GRADE

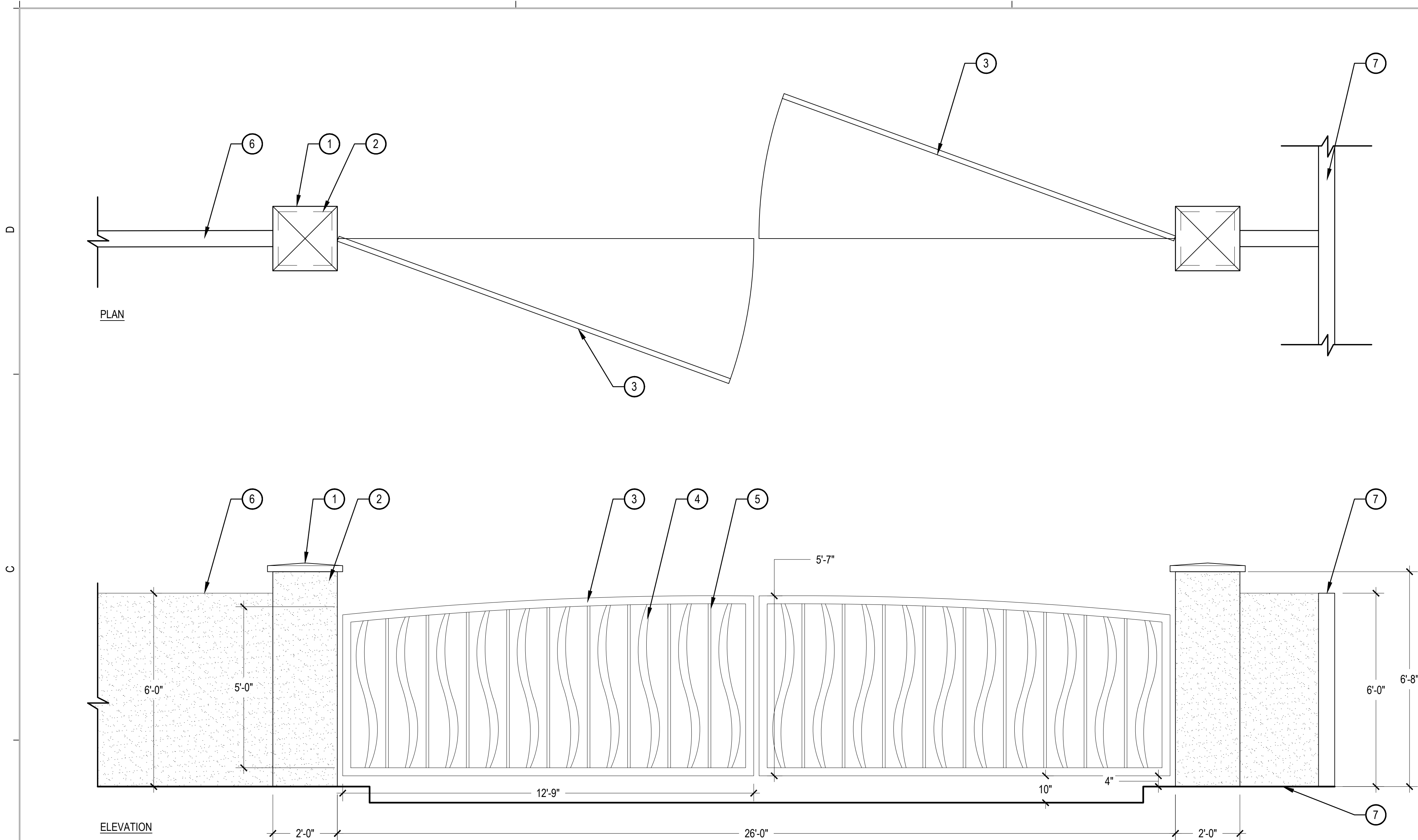
3 SOUTH GATE AT NORTH COMMUNITY ENTRY

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

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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09/9/2022	DRB RESUBMITTAL	
11/7/2022	DRB RESUBMITTAL	
01/12/2023	DRB RESUBMITTAL	

SITE DETAILS



- 1 CAST STONE PIER CAP, SEE MATERIALS SCHEDULE LA-100B
- 2 2'x2'x6'-8" TALL SMOOTH CMU COLUMN WITH STUCCO AND PAINT FINISH, SEE MATERIALS SCHEDULE LA-100B
- 3 AUTO GATE WITH RECTANGULAR TUBE STEEL FRAME, PRIMED AND PAINTED, SEE MATERIALS SCHEDULE LA-100B
- 4 CUT TO SHAPE FLAT BAR STEEL ACCENT "WAVE", PRIMED AND PAINTED TO MATCH GATE
- 5 1" TUBE STEEL PICKET, PRIMED AND PAINTED TO MATCH EXISTING GATE
- 6 6"x8"x16" SMOOTH CMU BLOCK WITH ROLLED MORTAR CAP, STUCCO AND PAINT FINISH, COLOR TO MATCH COLUMNS
- 7 EXISTING ADJACENT PERIMETER WALL
- 8 FINISH GRADE

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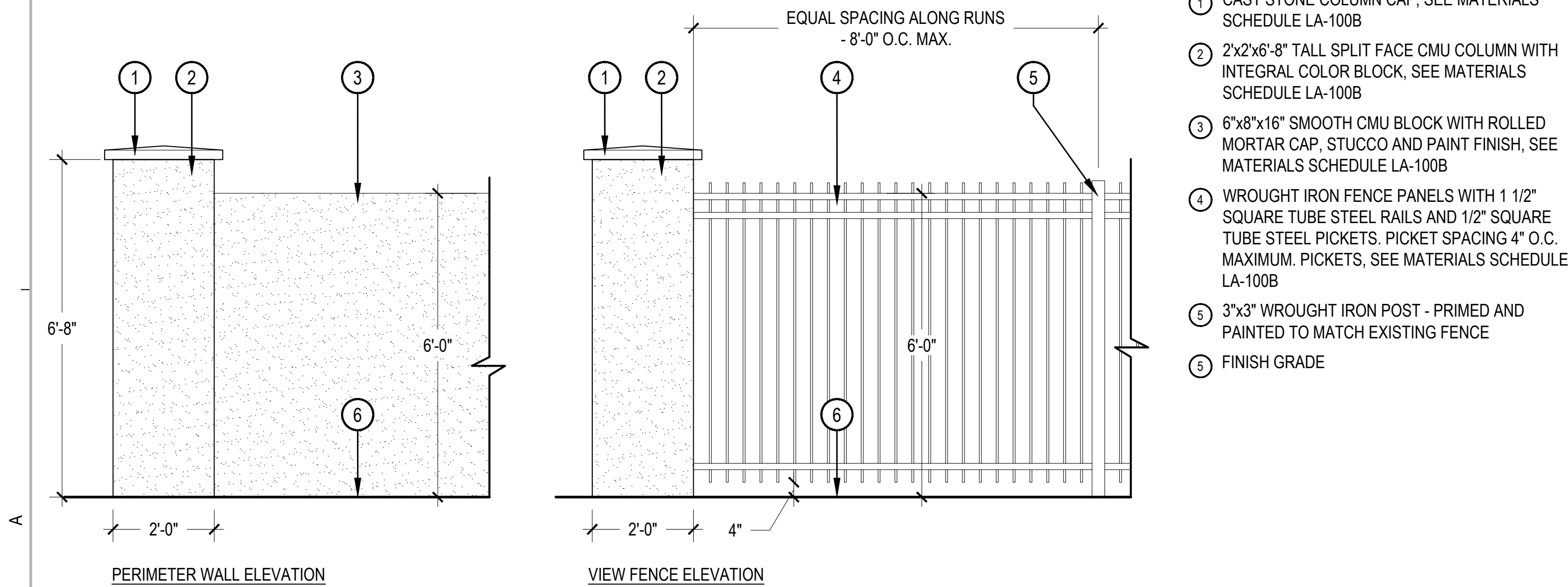
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1 NEW SECONDARY COMMUNITY ENTRY GATE ELEVATION (SOUTH ENTRY) SCALE: 1/2" = 1'-0"



- 1 CAST STONE COLUMN CAP, SEE MATERIALS SCHEDULE LA-100B
- 2 2'x2'x6'-8" TALL SPLIT FACE CMU COLUMN WITH INTEGRAL COLOR BLOCK, SEE MATERIALS SCHEDULE LA-100B
- 3 6"x8"x16" SMOOTH CMU BLOCK WITH ROLLED MORTAR CAP, STUCCO AND PAINT FINISH, SEE MATERIALS SCHEDULE LA-100B
- 4 WROUGHT IRON FENCE PANELS WITH 1 1/2" SQUARE TUBE STEEL RAILS AND 1/2" SQUARE TUBE STEEL PICKETS. PICKET SPACING 4" O.C. MAXIMUM. PICKETS, SEE MATERIALS SCHEDULE LA-100B
- 5 3"x3" WROUGHT IRON POST - PRIMED AND PAINTED TO MATCH EXISTING FENCE
- 6 FINISH GRADE

2 COMMUNITY WALL ELEVATIONS SCALE: 1/2" = 1'-0"

DRAWING ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
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	09/20/2022	DRB RESUBMITTAL
	11/7/2022	DRB RESUBMITTAL
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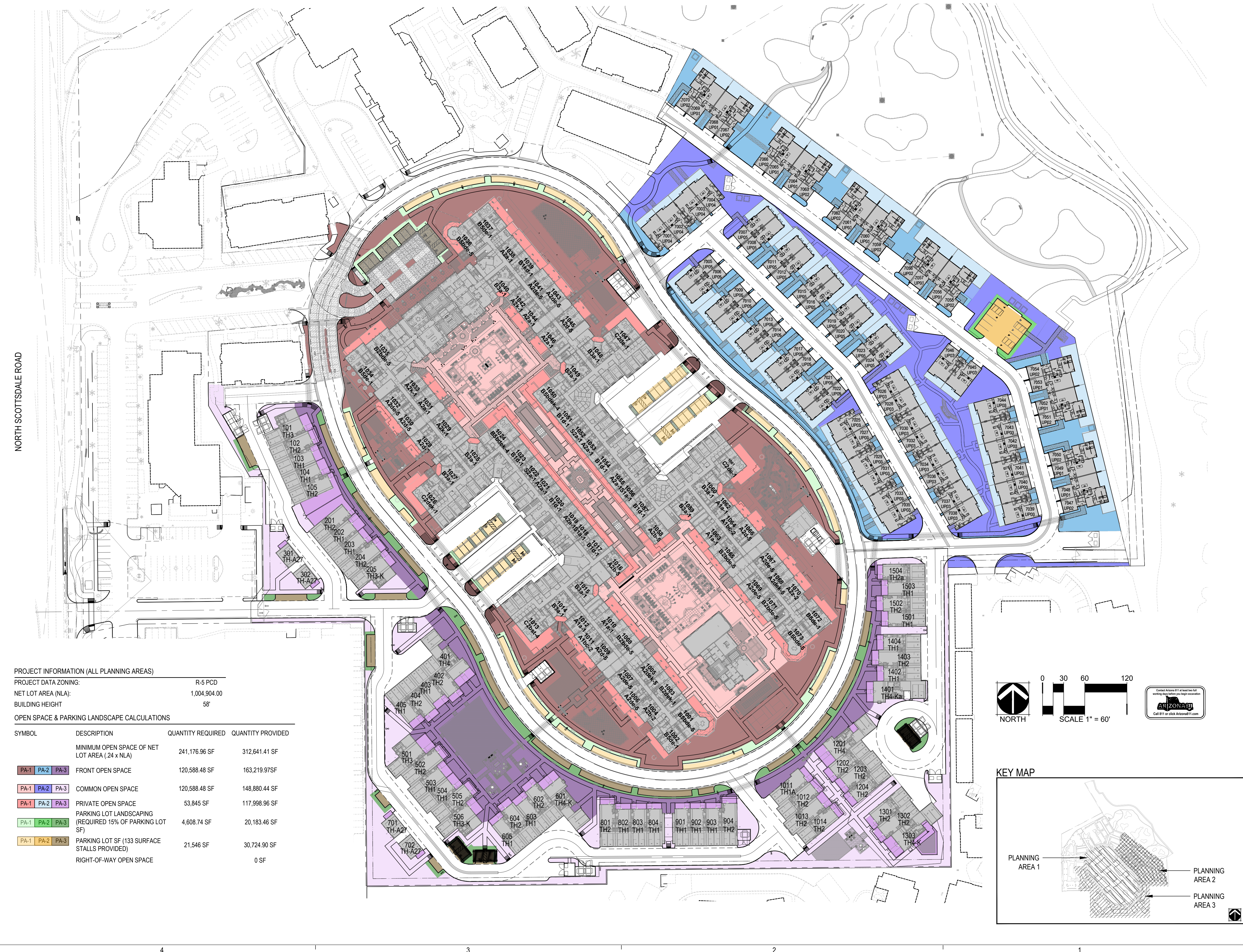
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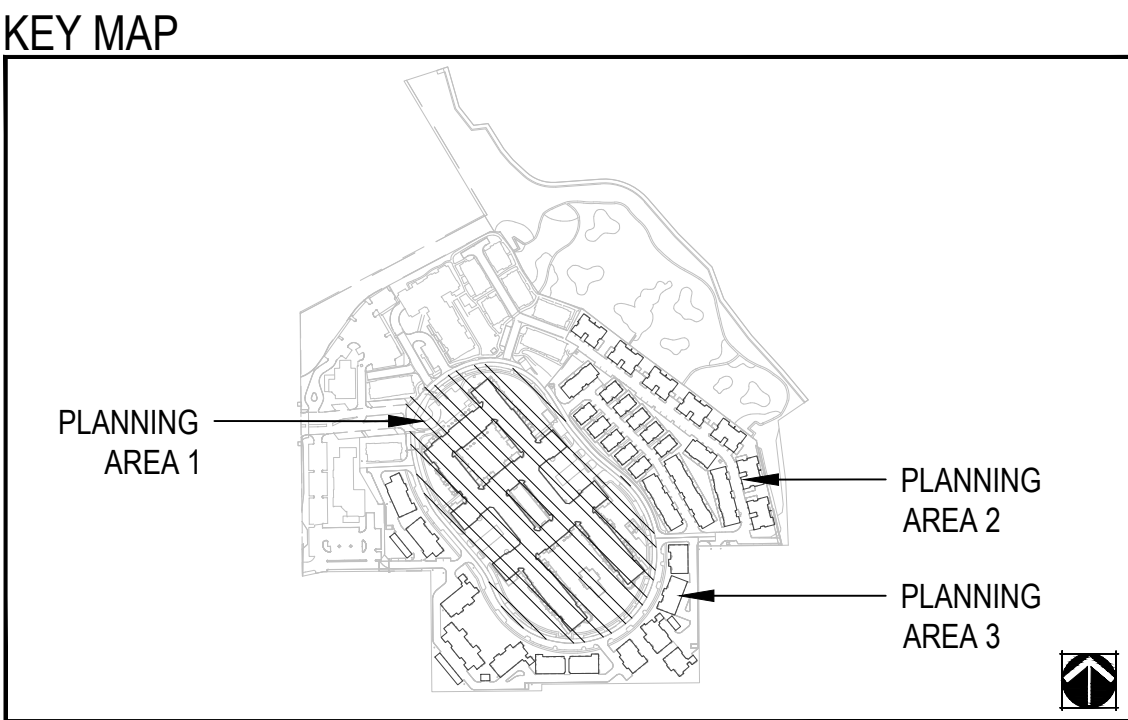
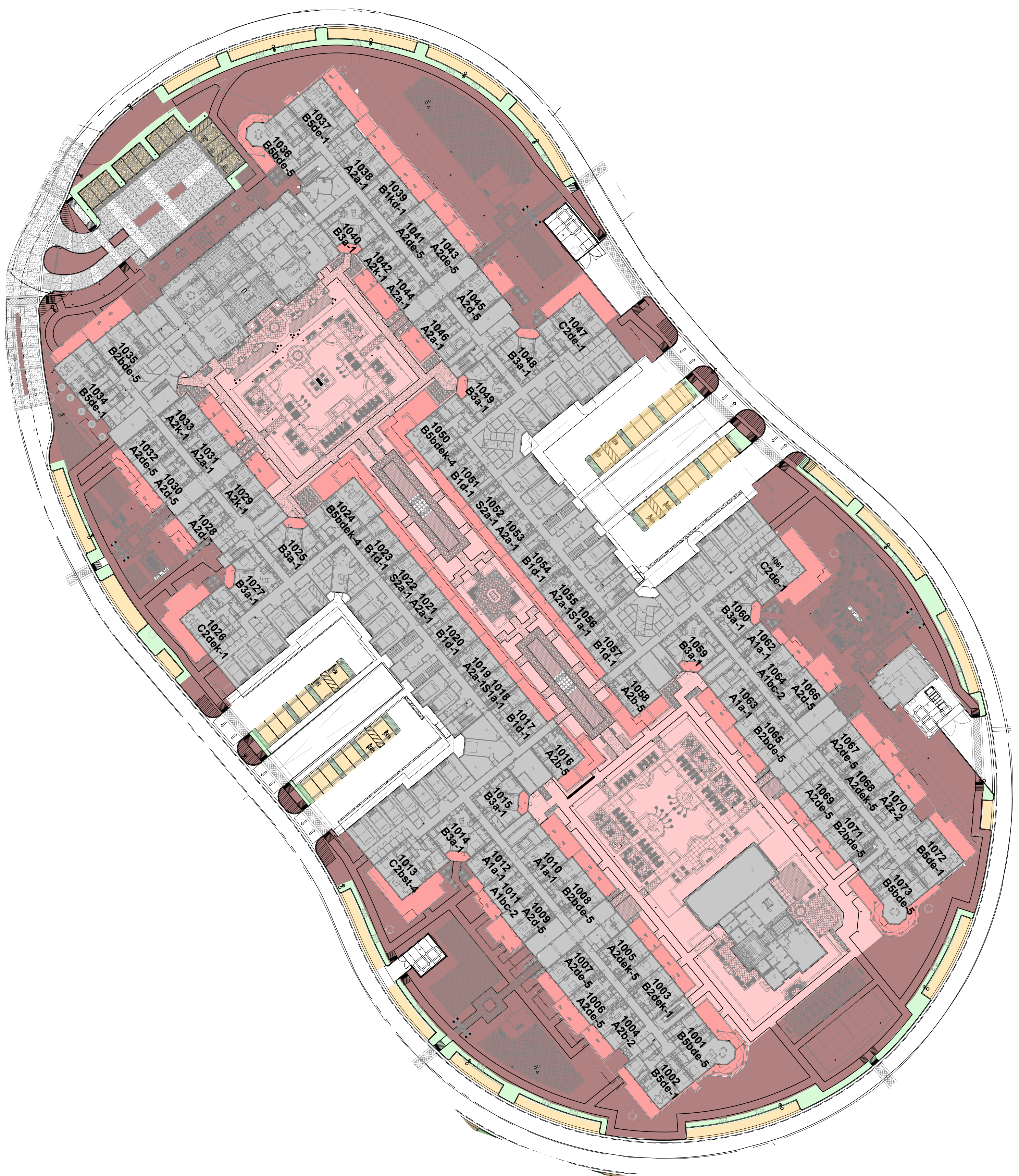
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	01/12/2023	DRB RESUBMITTAL

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

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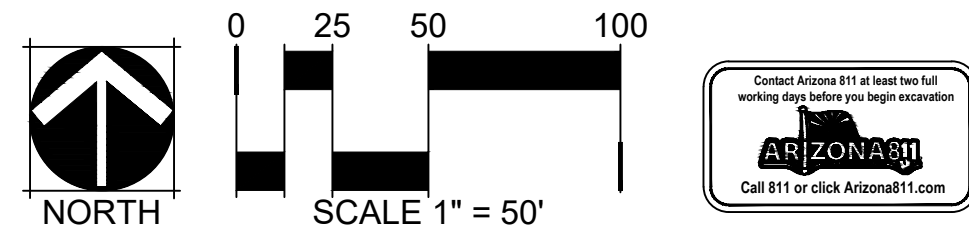
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OPEN SPACE PLAN - PLANNING AREA 1

LA-402.1



D

C

B

A

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
PA-1 UNIT OPEN SPACE - TYP LEVEL							
Unit Name	Count	NRSF	Open Space %	Unit Open Space Required	Total Open Space Required	Unit Open Space Provided	Total Open Space Provided
LEVEL 1.2							
A1a-1	4	672 SF	10%	67 SF	269 SF	192 SF	768 SF
A1bc-2	2	720 SF	10%	72 SF	144 SF	251 SF	502 SF
A2a-1	8	756 SF	10%	76 SF	605 SF	249 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	3	756 SF	10%	76 SF	227 SF	318 SF	954 SF
A2z-2 ANSI	1	810 SF	10%	81 SF	81 SF	328 SF	328 SF
B1d-1	6	1,008 SF	10%	101 SF	605 SF	334 SF	2,004 SF
B1kd-1	1	1,008 SF	10%	101 SF	101 SF	463 SF	463 SF
B2bde-5	4	1,296 SF	10%	130 SF	518 SF	336 SF	1,344 SF
B2dek-1	1	1,296 SF	10%	130 SF	130 SF	408 SF	408 SF
B3a-1	8	1,139.51 SF	10%	114 SF	912 SF	162 SF	1,296 SF
B3c-2	1	1,117.05 SF	10%	112 SF	112 SF	162 SF	162 SF
B5bcde-5	1	1,543.39 SF	10%	154 SF	154 SF	714 SF	714 SF
B5bcde-6	1	1,541 SF	10%	154 SF	154 SF	803 SF	803 SF
B5bde-5	2	1,510.39 SF	10%	151 SF	302 SF	714 SF	1,428 SF
B5bdek-4	1	1,592 SF	10%	159 SF	159 SF	965 SF	965 SF
B5cde-1	3	1,405 SF	10%	141 SF	422 SF	812 SF	2,436 SF
B5cdek-1	1	1,405 SF	10%	141 SF	141 SF	504 SF	504 SF
B5de-1	2	1,372 SF	10%	137 SF	274 SF	409 SF	818 SF
B5st-4	1	1,592 SF	10%	159 SF	1,038 SF	1,038 SF	1,038 SF
C2dek-1	1	1,692.06 SF	10%	169 SF	169 SF	264 SF	264 SF
S1a-1	2	504 SF	10%	50 SF	101 SF	143 SF	286 SF
S2a-1	2	588 SF	10%	59 SF	118 SF	186 SF	372 SF
73	73				7,319 SF		25,635 SF
LEVEL 2							
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
A2b-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
A2k-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
A2w-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
B1a-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1bd-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B1d-1	3	1,008 SF	5%	50 SF	151 SF	81 SF	243 SF
B1kd-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1st-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B1z ANSI	2	1,008 SF	5%	50 SF	101 SF	81 SF	162 SF
B2bde-5	4	1,296 SF	5%	65 SF	259 SF	81 SF	324 SF
B2de-1	2	1,134 SF	5%	57 SF	113 SF	74 SF	148 SF
B2dek-1	1	1,296 SF	5%	65 SF	65 SF	81 SF	81 SF
B2st-5	2	1,296 SF	5%	65 SF	130 SF	81 SF	162 SF
B3a-1	13	1,139.51 SF	5%	57 SF	741 SF	119 SF	1,547 SF
B3c-2	2	1,117.05 SF	5%	56 SF	112 SF	119 SF	238 SF
B5bcde-5	1	1,543.39 SF	5%	77 SF	77 SF	331 SF	331 SF
B5bcde-6	1	1,541 SF	5%	77 SF	77 SF	90 SF	90 SF
B5bcdek-2	1	1,430.29 SF	5%	72 SF	72 SF	138 SF	138 SF
B5bde-2	2	1,397.29 SF	5%	70 SF	140 SF	81 SF	162 SF
B5bde-5	2	1,510.39 SF	5%	76 SF	151 SF	331 SF	662 SF
B5bdek-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
B5cde-1	3	1,405 SF	5%	70 SF	211 SF	90 SF	270 SF
B5st-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
C2bcde-2	1	1,719.03 SF	5%	86 SF	86 SF	93 SF	93 SF
C2bcdek-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	1	1,677.94 SF	5%	84 SF	84 SF	135 SF	135 SF
S1a-1	7	504 SF	5%	25 SF	176 SF	81 SF	567 SF
S2a-1	3	588 SF	5%	29 SF	88 SF	81 SF	243 SF
S2z-1	1	588 SF	5%	29 SF	29 SF	81 SF	81 SF

4

3

LEVEL 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
A2b-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
A2k-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
A2w-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
B1a-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1bd-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B1d-1	5	1,008 SF	5%	50 SF	252 SF	81 SF	405 SF
B1kd-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1st-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B2bde-5	6	1,296 SF	5%	65 SF	389 SF	81 SF	486 SF
B2de-1	2	1,134 SF	5%	57 SF	113 SF	74 SF	148 SF
B2dek-1	1	1,296 SF	5%	65 SF	65 SF	81 SF	81 SF
B2st-5	2	1,296 SF	5%	65 SF	130 SF	81 SF	162 SF
B3a-1	13	1,139.51 SF	5%	57 SF	741 SF	119 SF	1,547 SF
B3c-2	2	1,117.05 SF	5%	56 SF	112 SF	119 SF	238 SF
B5bcde-5	1	1,543.39 SF	5%	77 SF	77 SF	331 SF	331 SF
B5bcde-6	1	1,541 SF	5%	77 SF	77 SF	90 SF	90 SF
B5bcdek-2	1	1,430.29 SF	5%	72 SF	72 SF	138 SF	138 SF
B5bde-2	2	1,397.29 SF	5%	70 SF	140 SF	81 SF	162 SF
B5bde-5	2	1,510.39 SF	5%	76 SF	151 SF	331 SF	662 SF
B5bdek-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
B5cde-1	3	1,405 SF	5%	70 SF	211 SF	90 SF	270 SF
B5st-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
C2bcde-2	2	1,719.03 SF	5%	86 SF	172 SF	93 SF	186 SF
C2bcdek-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
C2bde-3	1	1,677.94 SF	5%	84 SF	84 SF	135 SF	135 SF
S1a-1	7	504 SF	5%	25 SF	176 SF	81 SF	567 SF
S2a-1	4	588 SF	5%	29 SF	118 SF	81 SF	324 SF
116	116				5,757 SF		11,909 SF
LEVEL 4							
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	10	756 SF	5%	38 SF	378 SF	81 SF	810 SF
A2b-2	2	810 SF	5%	41 SF	81 SF	81 SF	162 SF
A2b-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
A2k-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
A2w-3	2	781.5 SF	5%	39 SF	78 SF	81 SF	162 SF
B1a-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1bd-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B1d-1	5	1,008 SF	5%	50 SF	252 SF	81 SF	405 SF
B1kd-1	1	1,008 SF	5%	50 SF	50 SF	81 SF	81 SF
B1st-5	1	1,152 SF	5%	58 SF	58 SF	94 SF	94 SF
B2bde-5	6	1,296 SF	5%	65 SF	389 SF	81 SF	486 SF
B2de-1	2	1,134 SF	5%	57 SF	113 SF	74 SF	148 SF
B2dek-1	1	1,296 SF	5%	65 SF	65 SF	81 SF	81 SF
B2st-5	2	1,296 SF	5%	65 SF	130 SF	81 SF	162 SF
B3a-1	13	1,139.51 SF	5%	57 SF	741 SF	119 SF	1,547 SF
B3c-2	2	1,117.05 SF	5%	56 SF	112 SF	119 SF	238 SF
B5bcde-5	1	1,543.39 SF	5%	77 SF	77 SF	331 SF	331 SF
B5bcde-6	1	1,541 SF	5%	77 SF	77 SF	90 SF	90 SF
B5bcdek-2	1	1,430.29 SF	5%	72 SF	72 SF	138 SF	138 SF
B5bde-2	2	1,397.29 SF	5%	70 SF	140 SF	81 SF	162 SF
B5bde-5	2	1,510.39 SF	5%	76 SF	151 SF	331 SF	662 SF
B5bdek-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
B5cde-1	3	1,405 SF	5%	70 SF	211 SF	90 SF	270 SF
B5st-4	1	1,592 SF	5%	80 SF	80 SF	363 SF	363 SF
C2bcde-2	2	1,719.03 SF	5%	86 SF	172 SF	93 SF	186 SF
C2bcdek-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
C2bde-3	1	1,677.94 SF	5%	84 SF	84 SF	135 SF	135 SF
S1a-1	7	504 SF	5%	25 SF	176 SF	81 SF	567 SF
S2a-1	3	588 SF	5%	29 SF	88 SF	81 SF	243 SF
S2z-1	1	588 SF	5%	29 SF	29 SF	81 SF	81 SF
116	116				5,757 SF		11,918 SF
Grand total: 419	419				24,461 SF		61,209 SF

2

1

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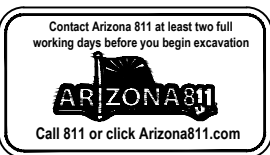
ARTESIA

7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	09/9/2022	DRB RESUBMITTAL
	11/17/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

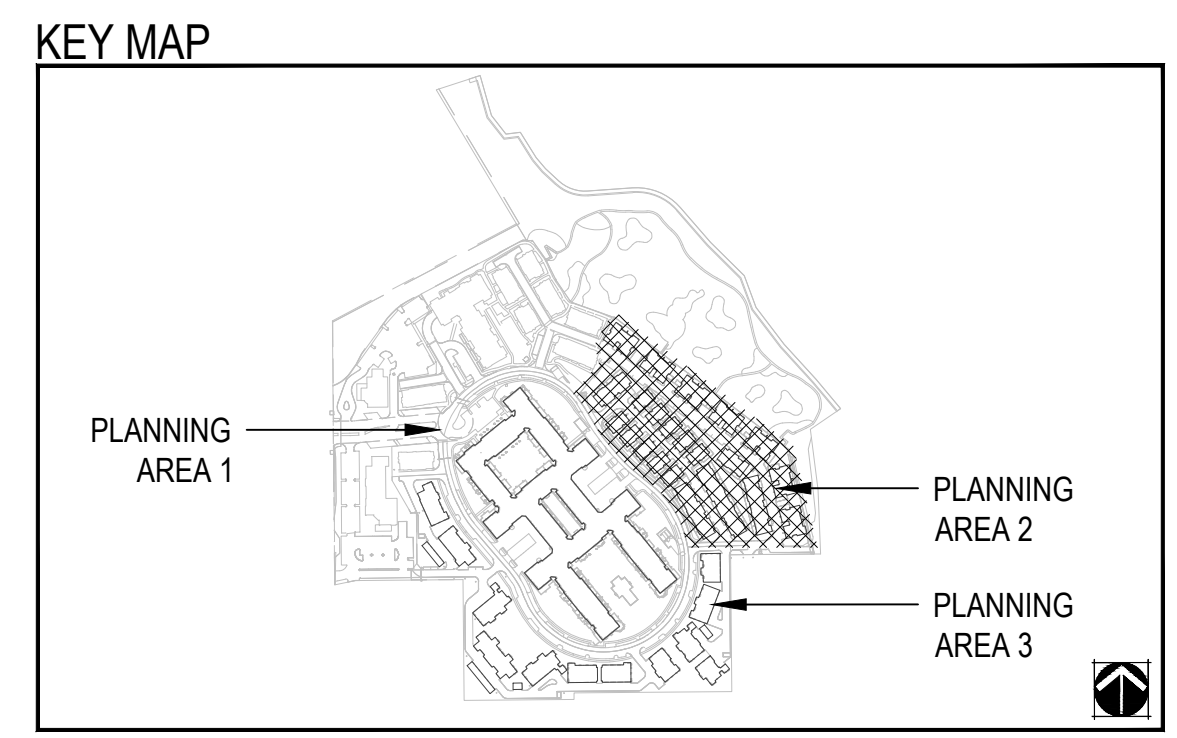
PLANNING AREA 1 - PRIVATE OPEN SPACE DATA TABLE



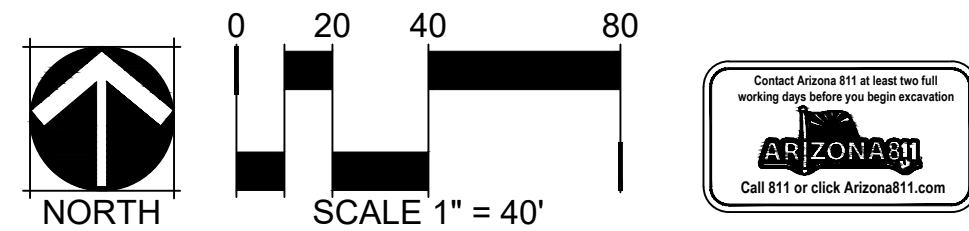
LA-402.2



PROJECT INFORMATION (PLANNING AREA 2)			
PROJECT DATA ZONING:		R-5 PCD	
NET LOT AREA (NLA):		271,776.00	
BUILDING HEIGHT		58'	
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
PA-2	PARKING LOT LANDSCAPING (REQUIRED 15% OF PARKING LOT SF)	498.38 SF	1,172.26 SF
PA-2	PARKING LOT SF (9 SURFACE STALLS PROVIDED)	1,458 SF	3,222.51 SF
	RIGHT-OF-WAY OPEN SPACE		0 SF



PA-2 UNIT BREAKDOWN							
UNIT TYPE	DESCRIPTION	QTY	SF	MULTIPLIER	REQUIRED PRIVATE OPEN SPACE	PROVIDED PRIVATE OPEN SPACE	TOTAL REQUIRED PRIVATE OPEN SPACE
UP01 (2 BED + 2.5 BATH)	1ST LEVEL FLAT	12	1,638	0.10	164 SF	728 SF	1,968 SF
UP02 (3 BED + 3 BATH)	2ND LEVEL FLAT	12	2,472	0.05	124 SF	150 SF	1,488 SF
UP03 (3 BED + 3.5 BATH)	2 STORY TOWNHOME	22	2,358	0.10	236 SF	292 SF	5,192 SF
UP04 (3 OR 4 BED + 4.5 BATH)	3 STORY TOWNHOME	4	2,902	0.10	291 SF	1,065 SF	1,164 SF
UP05 (3 OR 4 BED + 3.5 BATH)	3 STORY TOWNHOME	20	2,574	0.10	258 SF	995 SF	5,160 SF
TOTAL		70					14,972 SF
							41,120 SF

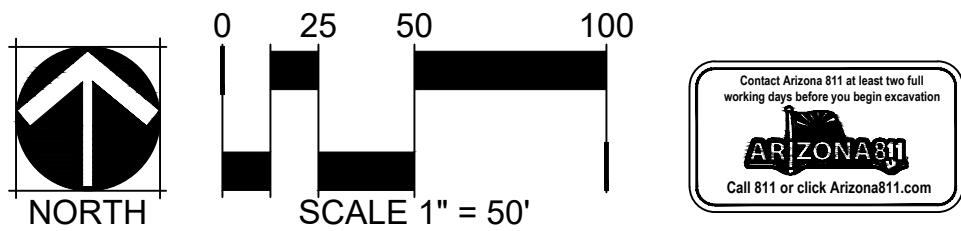
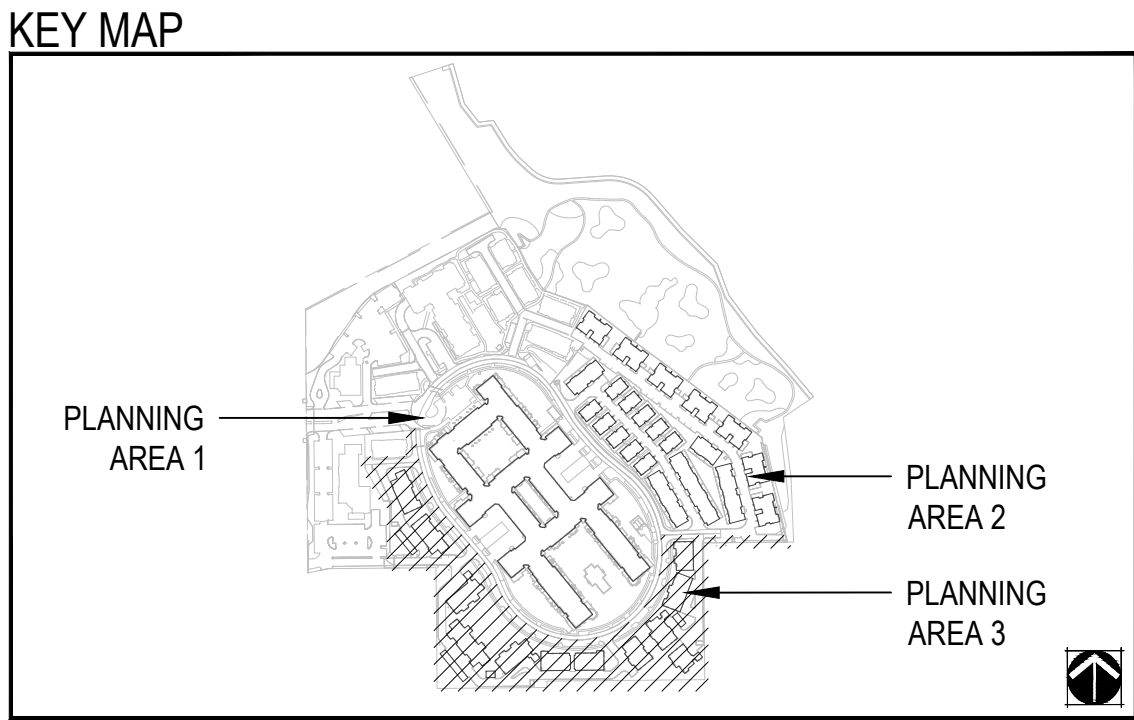


DRAWING ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
	05/30/2022	DRB
	09/9/2022	DRB RESUBMITTAL
	11/17/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL



PROJECT INFORMATION (PLANNING AREA 3)			
PROJECT DATA ZONING:		R-5 PCD	
NET LOT AREA (NLA):		305,160.00 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)	73,238.40 SF	82,863.24 SF
PA-3	FRONT OPEN SPACE	36,619.20 SF	36,294.81 SF
PA-3	COMMON OPEN SPACE	36,619.20 SF	46,568.43 SF
PA-3	PRIVATE OPEN SPACE	14,412.00 SF *	15,669.96 SF *
PA-3	PARKING LOT LANDSCAPING (REQUIRED 15% OF PARKING LOT SF)	1,645.24 SF	8,677.05 SF
PA-3	PARKING LOT SF (24 SURFACE STALLS PROVIDED)	3,888 SF	10,698.29 SF
	RIGHT-OF-WAY OPEN SPACE		0 SF

* SEE SHEET LA-404.2 FOR PRIVATE OPEN SPACE QUANTITY TABLE FOR BREAKDOWN BUY UNIT TYPE PER FLOOR



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NO.	DATE	DESCRIPTION
	05/30/2022	DRB
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	11/17/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

OPEN SPACE PLAN - PLANNING AREA 3

D

C

B

A

PA-3 UNIT OPEN SPACE							
UNIT NUMBER	# OF OPEN SPACE	OPEN SPACE %	OPEN SPACE REQUIRED	OPEN SPACE (LEVEL 1) PROVIDED	OPEN SPACE (LEVEL 2) PROVIDED	OPEN SPACE (LEVEL 3) PROVIDED	TOTAL OPEN SPACE 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



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	11/17/2022	DRB RESUBMITTAL
	01/12/2023	DRB RESUBMITTAL

PLANNING AREA 3 - PRIVATE OPEN
SPACE DATA TABLE