

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 homogenous 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 park 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 separate 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.

Location of Provided Artwork

As you arrive at the entrance to the Artesia site along Scottsdale Road you are greeted by a large sculptural water feature. This feature is both visible and accessible from Scottsdale Rd. As the front door to the Artesia site sits just behind the retail along Scottsdale Road, this fountain acts as a beautiful wayfinding device to deliver the resident from the street entrance to the leasing center and front gates of the project.

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

Location of Provided artwork

As you arrive at the entrance to the Artesia site along Scottsdale Road you are greeted by a large sculptural water feature. This feature is both visible and accessible from Scottsdale Rd. As the front door to the Artesia site sits just behind the retail along Scottsdale Road, this fountain acts as a beautiful wayfinding device to deliver the resident from the street entrance to the leasing center and front gates of the project.

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.

Location of Provided artwork

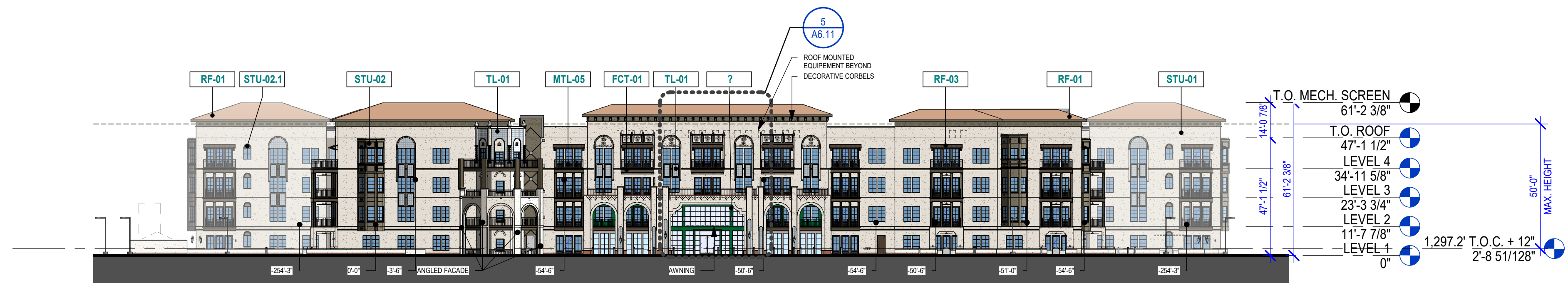
As you arrive at the entrance to the Artesia site along Scottsdale Road you are greeted by a large sculptural water feature. This feature is both visible and accessible from Scottsdale RD. As the front door to the Artesia site sits just behind the retail along Scottsdale Road, this fountain acts as a beautiful wayfinding device to deliver the resident from the street entrance to the leasing center and front gates of the project.

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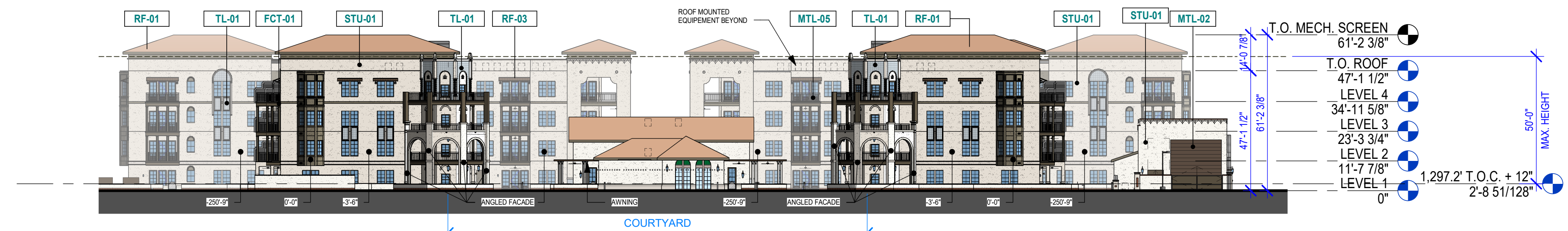
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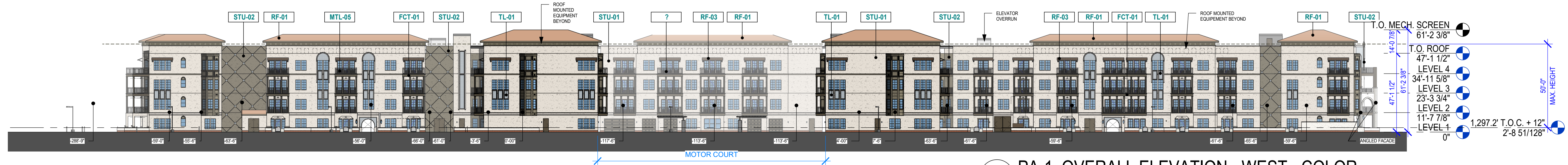
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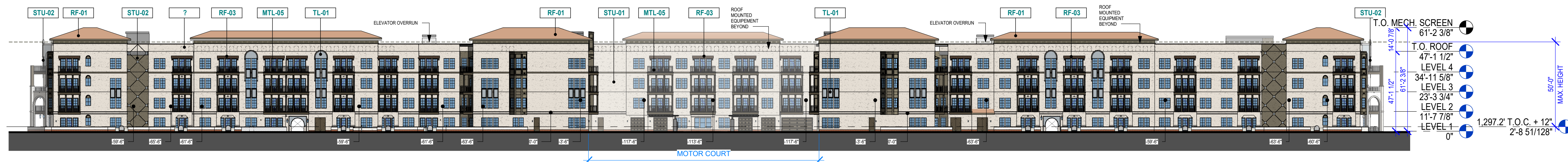
4 PA-1 OVERALL ELEVATIONS - NORTH - COLOR
1/32" = 1'-0"



3 PA-1 OVERALL ELEVATION - SOUTH - COLOR
1/32" = 1'-0"



2 PA-1 OVERALL ELEVATION - WEST - COLOR
1/32" = 1'-0"



1 PA-1 OVERALL ELEVATION - EAST - COLOR
1/32" = 1'-0"

DESIGN CONSULTANT

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AUTHORIZATION

PROJECT TITLE

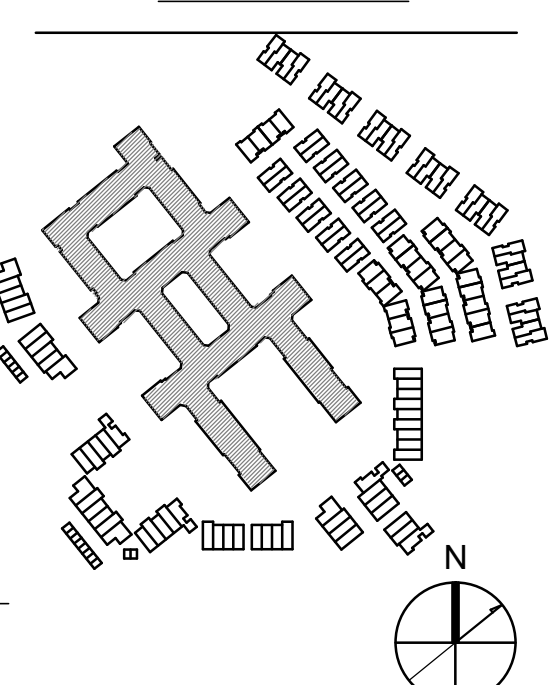
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THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF:

NAME:
RA #:
DATE:

ARTESIA
7291 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85233
15-DR-2022

Key Plan



DRAWING ISSUES AND REVISIONS

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







DRAWING NUMBER AND TITLE

OVERALL
ELEVATIONS - PA1 -
COLOR

DRAWING NUMBER AND TITLE

A5.11

15-DR-2022
9/12/2022

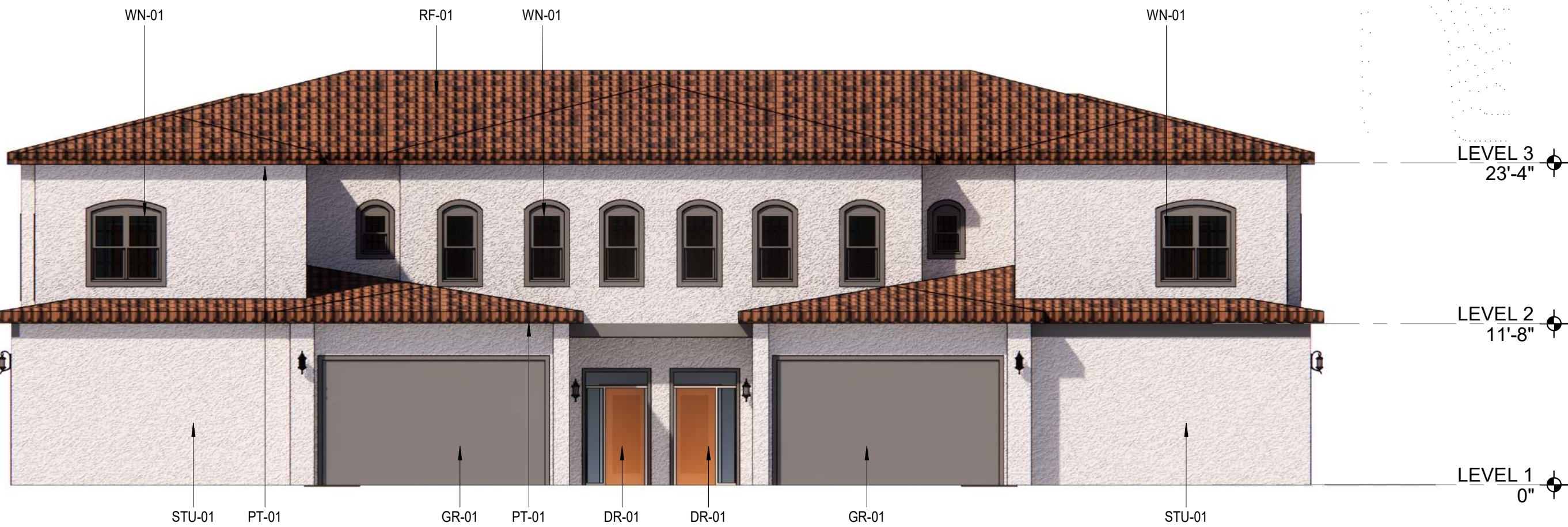
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01				INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01			CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-01				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORLED 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	



2 UP01/UP02 - ELEVATION 2
1/8" = 1'-0"



3 UP01/UP02 - ELEVATION 3
1/8" = 1'-0"



1 UP01/UP02 - ELEVATION 1
1/8" = 1'-0"

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PROJECT TITLE

ARTESIA

SCOTTSDALE, ARIZONA

Key Plan

DRAWING ISSUES AND REVISIONS







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

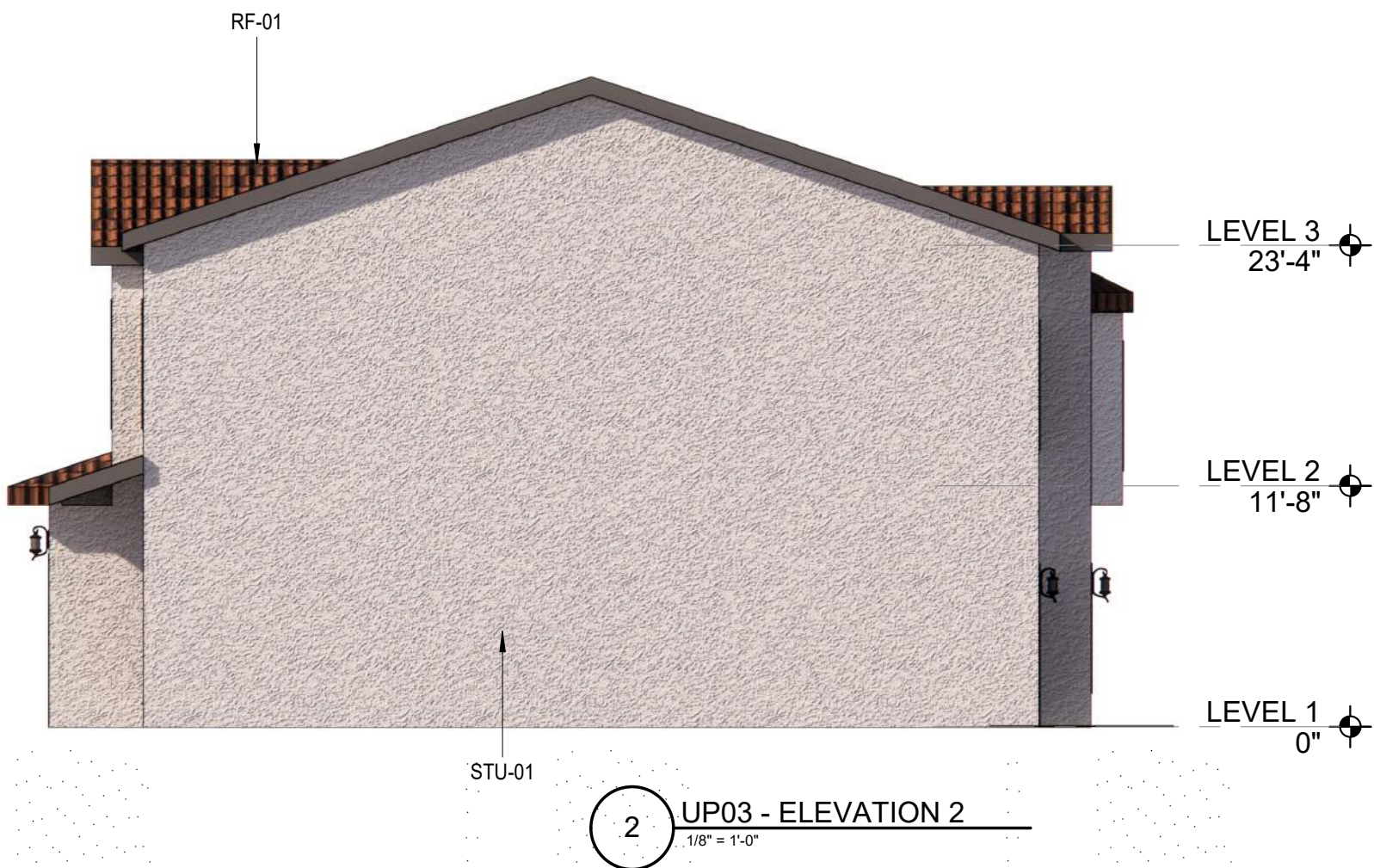
DRAWING NUMBER AND TITLE

OVERALL
ELEVATIONS - PA2 -
UP01/UP02 - COLOR

DRAWING NUMBER AND TITLE

A5.21

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01				INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01			CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-01				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	



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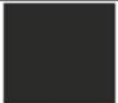


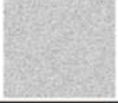

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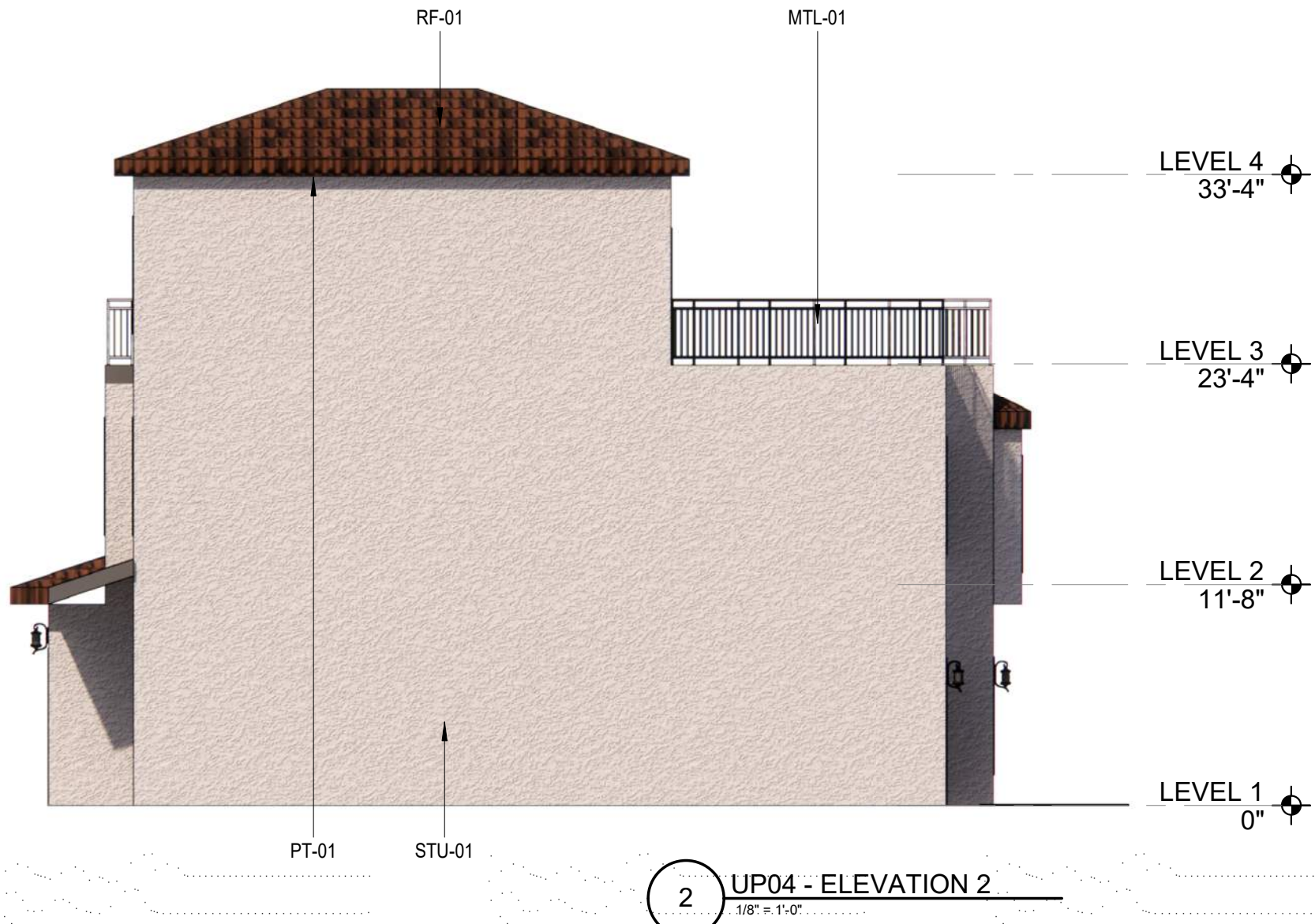
DRAWING NUMBER AND TITLE

**OVERALL
ELEVATIONS - PA2 -
UP03 - COLOR**

DRAWING NUMBER AND TITLE

A5.22

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01				INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01			CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-01				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORLED 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	



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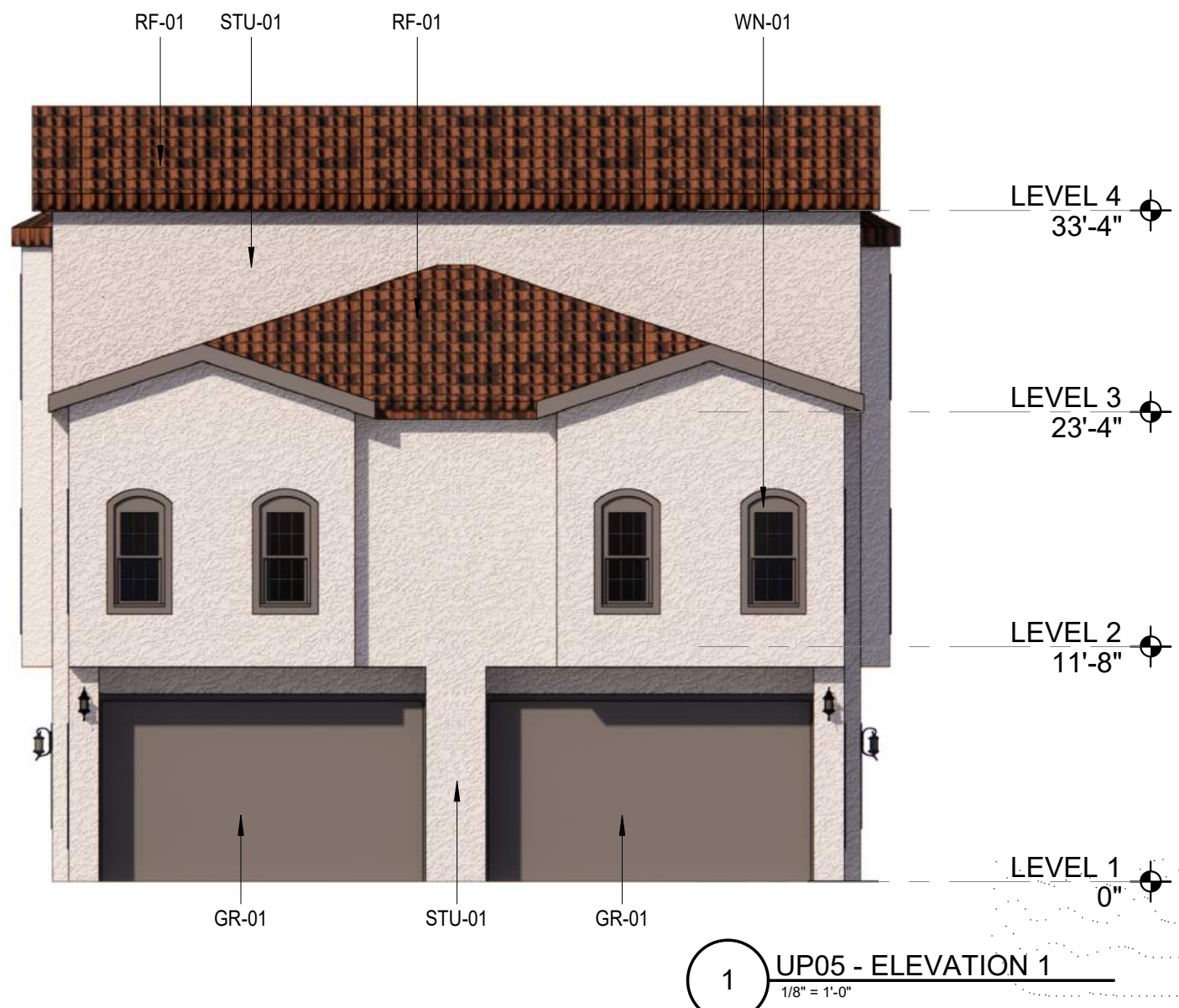
DRAWING NUMBER AND TITLE

OVERALL
ELEVATIONS - PA2 -
UP04 - COLOR

DRAWING NUMBER AND TITLE

A5.23

EXTERIOR MATERIALS SCHEDULE					
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DR-01	BRONZE			ACCENT DOOR AT ENTRIES	
GR-01				INSULATED GARAGE DOORS WITH ACCENT PAINT	
MTL-01			CUSTOM ALUMINUM	PAINTED ACCENT RAILING	
PT-01				PAINTED SOFFIT ACCENTS MATCHING ROOF	
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORLED CONCRETE ROOF TILES - BARREL SHAPE	
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WN-01	SUPERCAP SR BRONZE			RESIDENTIAL SCALE WINDOW WITH DIVIDED MULLIONS, RECESSED 50% WITH 3/4" CLEAR GLAZING	



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DRAWING NUMBER AND TITLE

**OVERALL
ELEVATIONS - PA2 -
UP05 - COLOR**

DRAWING NUMBER AND TITLE

A5.24