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# StreetLights Residential – One Scottsdale Development Review Board ("DRB") Application Narrative





#### **StreetLights Residential – One Scottsdale - DRB Application Narrative**

South side of Legacy Boulevard approximately 1,100-feet east of Scottsdale Road within the One Scottsdale Planned Community Development

#### Submitted to:

City of Scottsdale Planning and Development Department 3939 North Drinkwater Boulevard, Scottsdale, AZ 85251

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**Prepared for:** StreetLights Residential 5080 North 40<sup>th</sup> Street, Suite 475, Phoenix, AZ 85018

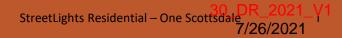
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#### Part I: Request and Introduction



On behalf of StreetLights Residential, Quarles & Brady LLP submits this Development Review Board ("DRB") application in regard to a proposed 314-unit luxury multifamily residential development located on approximately 5.7 acres on the south side of Legacy Boulevard approximately 1,100-feet east of Scottsdale Road within the One Scottsdale Planned Community Development (the "Property"). See Aerial & Zoning Maps attached at **Tab A.** According to zoning history records, the City of Scottsdale previously approved and anticipated a high-quality, multifamily use at this Property. Specifically, Zoning Case No. 20-ZN-2002 approved 900 residential units for One Scottsdale, of which 80% were to be developed as multi-family rental units, and 20% as for-sale condominiums. Based on these percentages, the total number of anticipated rental units are 720, while 180 units will be for-sale condominiums. Therefore, StreetLights Residential' s 314 proposed units are well below the maximum 720 units permitted, and this application complies with and fulfills the intent of all prior City Council approvals.

StreetLights Residential takes a quality-centric approach to designing apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states. Since StreetLights' inception in 2011, the company has grown to more than 150 employees in its development and construction companies and has offices in Dallas, Atlanta, Orlando, Phoenix and San Diego. For more information, visit <u>www.streetlightsres.com</u>.



Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. Additionally, StreetLights recently broke ground on a new luxury residential development located at The Grove at the Northwest corner of 44th Street and Camelback Road and obtained zoning approvals for a mixed-use development near the intersection of Rio Salado Parkway and Highway 101 in Tempe. Included with this submittal are photographs of existing Arizona developments which highlight the luxury and quality StreetLights brings to all of its developments. Photographs and renderings of these projects are attached at **Tab B**.





#### Part I: continued...

The proposed 314 units will range in size from 530 SF – 1600 SF and include studio, one-bedroom, two-bedroom and threebedroom homes. The proposed height of the residential portion will be three and four stories, along with a 5.5-story parking garage with a total of 503 parking spaces within the garage and an additional 24 surface parking spaces for a total of 527 parking spaces available for residents, guests, and visitors. This parking garage will be screened on all sides by wrapping the residential units and high-quality architecture around the garage. This draws the attention to the high-quality of architecture and materials, while removing the garage from the visual elements. Access is available directly off Legacy Boulevard.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002 attached at Tab D) with a large open courtyard and pool along its eastern edge. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the south has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The architectural style of the development is also broken into two distinct districts corresponding to the three-story building to the north and the four-story building to the south. The more elaborate Spanish Colonial Revival details and towers of the northern portion are inspired by and correspond with Arizona's Architect Annie Graham Rockfellow's 1928 El Conquistador Hotel, while the more sparing details and simplified massing of the southern portion give it the character of a later addition to the resort. These distinct styles help to break up the length of the building facades. This overall design is intended to set a design precedent for the masterplan.

The development's architectural style exemplifies the imagery outlined within the One Scottsdale Pattern Book and its associated design standards. This is demonstrated by the strong architectural statement at the front door to the development off of Legacy Drive.





#### Part II: Zoning History and Background Overview





The Property is zoned "PRC PCD" (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as "Stacked 40s," the area was later amended via Case No. 20-ZN-2002 #3 and is now identified as "One Scottsdale." The One Scottsdale development is intended to be a mixed-use development consisting of residential (both rental and condominiums), commercial, retail, office and hotel uses. See Aerial & Zoning Maps attached at **Tab A**.

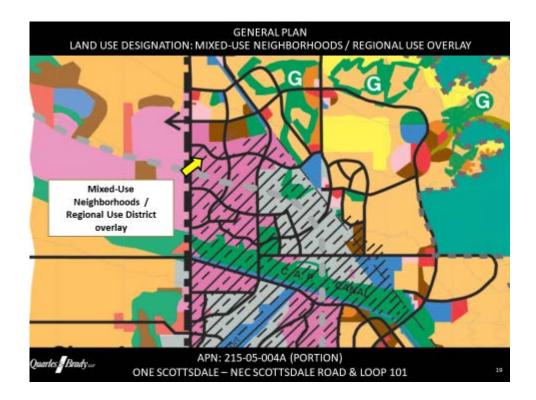
The prior approvals anticipated a multifamily residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units and reduced to 900 units within the overall project). Per conditions approved by the Scottsdale City Council, the 900 units are required to consist of a minimum of 20% (120 units) for-sale condominium uses, allowing for 80% (720 units) of the units to be developed as for-rent multi-family units. The proposed StreetLights development falls within Planning Unit II. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately 55.6 d.u./acre, and at the intended height and other development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Survey Map and Planning Unit Plan Attached at **Tab E**.



## a. Conformance with General Plan



The proposed development is in compliance with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing. See General Plan Map attached at **Tab A**.





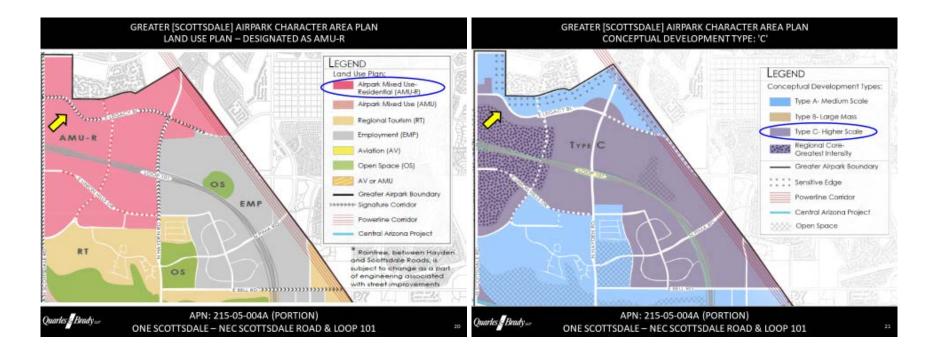
StreetLights Residential – One Scottsdale Zoning History and Background Overview – 7/26/2021



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## b. Conformance with Greater Airport Character Area Plan

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type). See Greater Airport Character Area Plan Map attached at **Tab A**.





# c. Conformance with One Scottsdale Amended Development Plan





The proposed development is in compliance with all applicable stipulations from Case No. 20-ZN-2002#3. See City Council Report and Stipulations for 20-ZN-2002#3 Attached at **Tab D**.

Specifically, the proposed development is in compliance with Stipulation No. 5, which states:

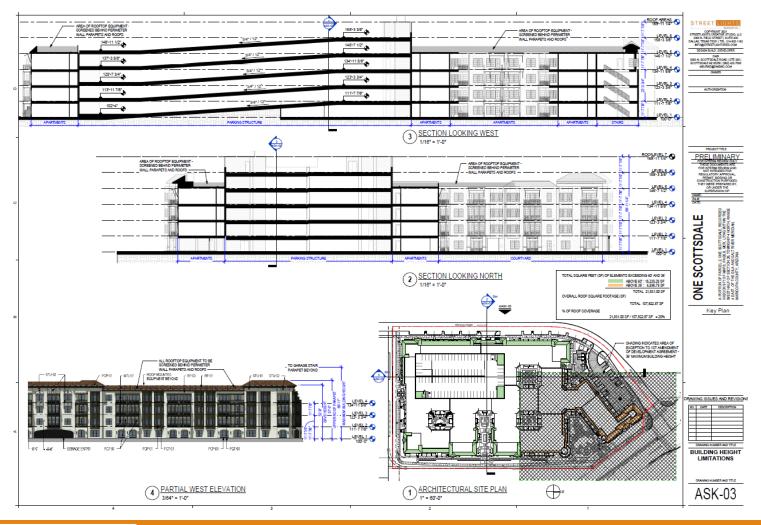
BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed ninety (90) feet in height, forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.





## c. Conformance with One Scottsdale Amended Development Plan

A portion of the proposed development falls within area "C" which limits the building height to 36 feet and area "E" which limits the building height to 90 feet indicated on the Allowable Building Heights Map as part of the Amended Development Plan. The proposed development is in compliance with these height requirements. Please see Allowable Building Heights Map and Building Height Limitation Plan Attached a **Tab E**.







# Part III: Development Review Board Criteria a. Architectural Character and Site Plan

The design of the three-story wing was inspired by the work of Arizona's Architect Annie Graham Rockfellow (b. 1866 – d. 1954). Photographs of Rockfellow's 1928 El Conquistador Hotel, surrounded by the vast desert and mountains beyond, inspired the premise that became the aesthetic identity for this proposed project: a desert mountain retreat that was expanded and enlarged over time. The three-story wing was conceived as the original hotel and is organized around a formal motor court to the north and a resort style pool courtyard to the south. The architecture of this portion of the project is characterized by seven two-story arcades of varying lengths and five distinct tower features that are octagonal in plan. The two-story arcades not only provide dwelling units with generous outdoor living space but also address the provision of shaded portions of the proposed development in a direct response to zoning requirements. See Historical Images of El Conquistador Hotel Attached at **Tab F** and Elevations Attached at **Tab G**.

The most ornate of these octagonal towers frame views of the McDowell Mountains from the pool courtyard and incorporate wrap around belvederes. The north tower is a portion of the amenity area and the south tower is an extension of the living space for three large dwelling units. An additional three towers on this portion of the building express stairways and elevator lobbies. In keeping with the aforementioned premise of the building as a desert resort, the design of the four-story building was intended to appear as if it were a later expansion to the hotel. The architectural details of this portion of the proposed development are more reserved than those of the north building. The four-story building is organized around three courtyards and six tower features. Five of the towers mark the corners, and the sixth marks the vehicular ingress and egress of the hidden parking structure. These six features are rectilinear in plan and are capped by hipped tile roofs. The ornamental cartouches and window moldings on these corner towers are intended to reference the more ornate detailing of the three-story Quartes Brady ... wing and unify the composition. See Elevations Attached at Tab G.

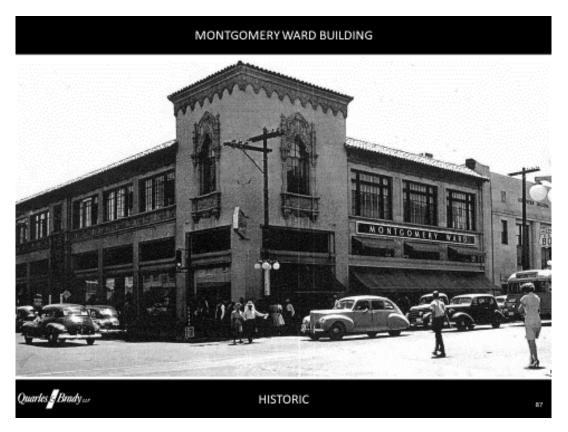






# Part III: Development Review Board Criteria a. Architectural Character and Site Plan

The design of these corner elements was influenced by the work of another Arizona architect, Roy Place (b.1887 – d.1950). Place's Montgomery Ward Building in Tucson particularly inspired the design. The referenced building makes a strong urban statement and is an anchor at the corner of Stone Avenue and Pennington Street. The design intent of the four-story building is to address the new collector street and to set the precedent for future buildings to embrace the street in a similar manner. The first-floor dwelling units along the street façade were designed with an entrance edicule to celebrate their exterior entrances. These dwelling units will also have private exterior patios along the street edge in addition to these covered front entrances. See Elevations Attached at Tab G and Historical Image of Montgomery Ward Building Attached at Tab H.







## b. Landscaping



The overall planting design for the Property is designed to provide an enhanced landscape theme, utilizing a variety of low water use trees, shrubs, cacti, succulents, and groundcovers, landscape mounding and natural clusters of surface-select boulders that transitions from a lush natural desert plant palette found along the eastern edge of the Property to a formal enhanced plant palette as the Property progresses to the western edge. The landscape design focuses on enhanced desert and formal plantings that provide ample shade, vertical accentuation at key amenity areas and variation in color and texture throughout the year. See Landscape Plan Attached at **Tab I.** 

#### c. Ingress, Egress, and Parking

The architectural feature located near the midpoint of the west elevation occurs at the ingress and egress point for the multifamily parking garage concealed behind the building's façade. The location of this garage access point is flanked by two masses that recall Roy Place's Montgomery Ward Building. The ingress and egress point itself is celebrated with a three centered arch.

The five courtyards and perimeter of the building are of special significance to the design of this project. The boundary to the east of the Property borders protected land and allows the Sonoran Desert to be reflected in the selection of hearty native plants. The formal motor court at the extreme north of the Property along Legacy Boulevard has been landscaped to reinforce the formality of the architectural character of the proposed development. In like manner, the pool courtyard and central courtyard of the four-story building open to the east and embrace the Sonoran Desert. The three smaller courtyards of the project are roughly square in proportion and feature more ornamental plants that are native to this part of Arizona, but also reinforce the architectural character of the building. See Site Plan Attached at **Tab J.** 



StreetLights Residential – One Scottsdale Development Review Board Criteria 7/26/2021



#### d. Mechanical and Utility Equipment

The engineering requirement to provide mechanical systems, including rooftop packaged heat pumps for the residential dwelling units and DX split systems for the corridors, 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 potentially unsightly rooftop equipment. These hipped roofs will be clad with Spanish Barrell tiles in keeping with the architectural character of the project. The octagonal towers, capped with pyramidal roof forms, extend above the primary roof of the four-story building to provide roof access to mechanical equipment and are a welcome addition to the roofline of the project. These are very much in keeping with the aesthetic of the building. See Elevations Attached at **Tab G**.



6. VIEW FROM SOUTH WEST







#### Part IV: Scottsdale's Sensitive Design Principles

#### a. Observance of Sensitive Design Program

The unique character of the proposed development and its context has directly informed the architectural design of the proposed residential building as well as the site planning of the project. The DC Ranch community located two miles directly east of the site has set a precedent of respectfully siting residences and amenities within the topography of the McDowell Mountains. The built environment of both Market Street and Silverleaf Village at DC Ranch is 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 taught stucco walls, ornamental plaster details around select windows and doors, barrel tile roofs that are frequently red as well as tower features and corbels at roof overhangs. The proposed development will incorporate these design features in an effort to stay consistent with the surrounding developments, like the DC Ranch community to the east. See Elevations Attached at **Tab G**.



5. VIEW FROM NORTH EAST





#### b. Design Standards and Compliance with Scenic Corridor

The proposed development, situated along Legacy Boulevard, is organized around five courtyards, two of which are open to the east to provide dwelling units with views of the adjacent McDowell Mountains. The 36' height limitation for the northern portion of the project and the requirement to locate a three-lane condition at the intersection of Legacy Boulevard and the new collector street within the proposed development created and helped shaped the unique massing of the current design which is evident through the three-story wing and the building's motor court which is located 250' from the intersection. See Elevations Attached at **Tab G**.

## c. On-Site Circulation and Pedestrian Connectivity

All five of the courtyards of the proposed development are connected by first floor pedestrian paseos for the enjoyment of the residents of the building. Both courtyards on the east side of the site that are open to allow for views of the mountains beyond feature gated pedestrian connections to hiking and biking trails. The sidewalks to the north and west of the project conform to zoning requirements and are enhanced by landscape features as well as the architectural character of exterior dwelling unit entrances and first floor patios. The design of the motor court is a curbless piazza with an inlaid pattern of contrasting pavers and a formal fountain that complement the architectural style of the project. See Elevations Attached at **Tab G**.





#### Part V: Lighting Design Guidelines

Both the architectural lighting for the building as well as the strategy for sight lighting are in compliance with the lighting design guidelines provided by the City of Scottsdale. This has been achieved by specifying LED lighting fixtures at the main entrance sconces as well as those that identify private dwelling unit entrances and terraces at the first floor of the project. All exterior architectural lighting above the first floor of the building is located within the deep balconies or arcade terrace features of the building to further minimize glare. The sight lighting has been designed with shaded streetlamps and sidewalk lighting to comply with "dark sky" requirements. The site lighting fixtures and illuminated bollards have also been specified with LED lamps.

#### Part VI: Shading Guidelines

The design of the building is characterized by architecturally significant shading elements. The three-story portion of the building features two story arcades that function as partially enclosed balconies for each dwelling unit on the first and second floors. The third story of this portion of the building is equipped with metal sunshades reminiscent of awnings that are intended to give both architectural character and provide shading from direct sunlight. A similar architectural strategy was used to provide shading elements for the four-story portion of the project. The first three stories have been enhanced with deep balconies and the fourth-floor dwelling units are shaded with metal sunshades or are shaded by a deep roof overhang at the corner towers.



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StreetLights Residential – One Scottsdale Lighting Design Guidelines 7/26/2021

#### Part VII: Conclusion



The proposed StreetLights Residential development meets all applicable zoning ordinances, prior zoning approvals and conditions, Development Review Board Criteria, City of Scottsdale Lighting Design Guidelines, Shading Guidelines, and Sensitive Design Principles. A high-quality multifamily use was anticipated at this location via the prior zoning approvals and the proposed development fulfills the goals of the previously approved zoning and planned uses. We appreciate the Development Review Board's consideration of this application and our team is available to provided additional information as needed.





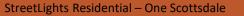




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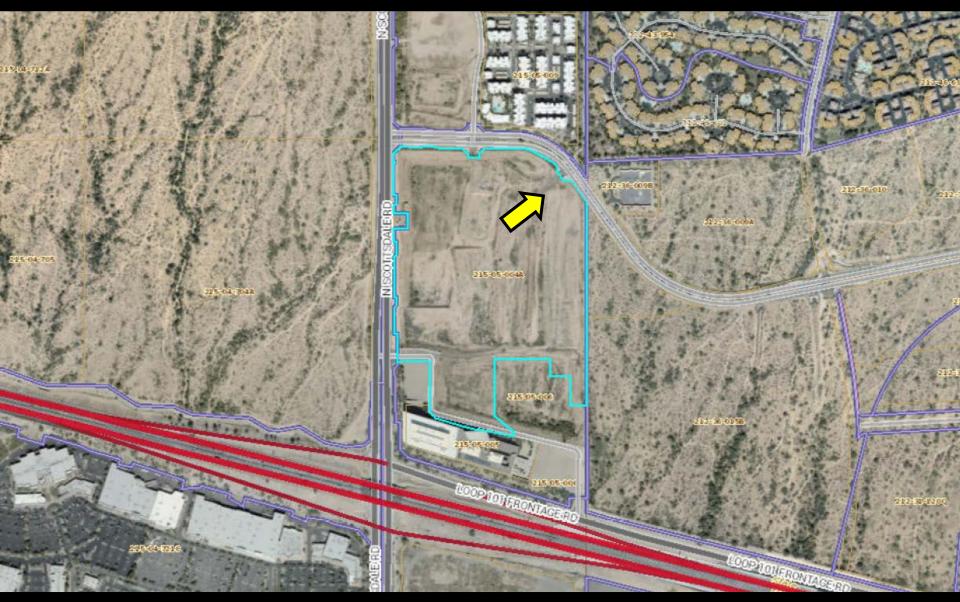


# Tab A: Aerial & Zoning Maps





# AERIAL MAP

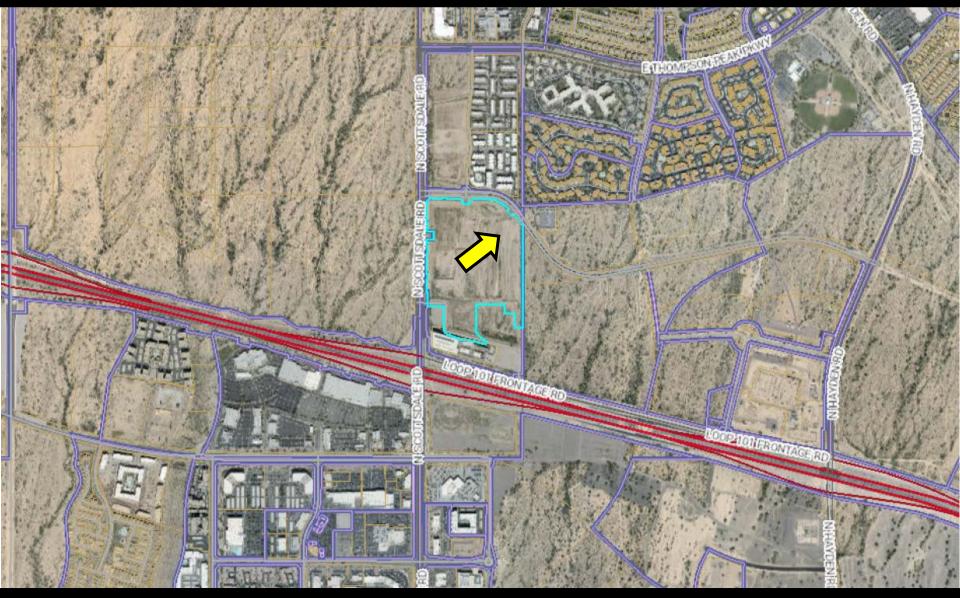




APN: 215-05-004A (PORTION) ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

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# AERIAL MAP

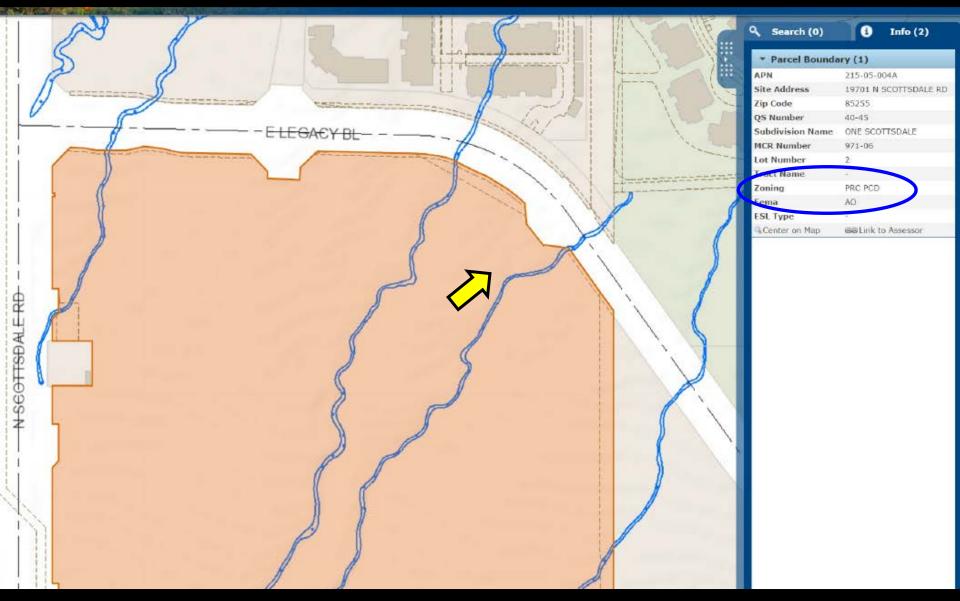




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## ZONING MAP PRC PCD





APN: 215-05-004A (PORTION) ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

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# GENERAL PLAN LAND USE DESIGNATION: MIXED-USE NEIGHBORHOODS / REGIONAL USE OVERLAY

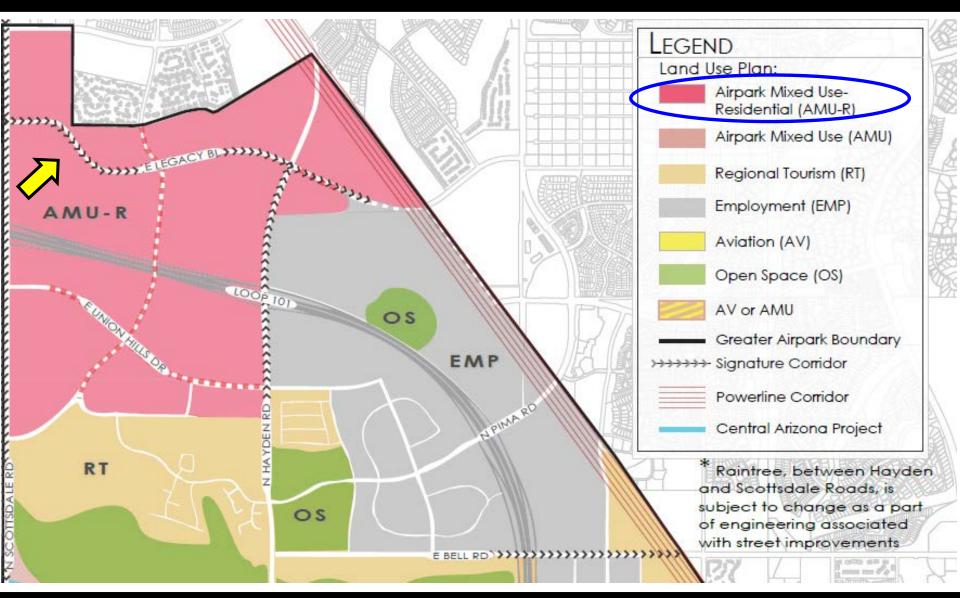




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## GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN LAND USE PLAN – DESIGNATED AS AMU-R

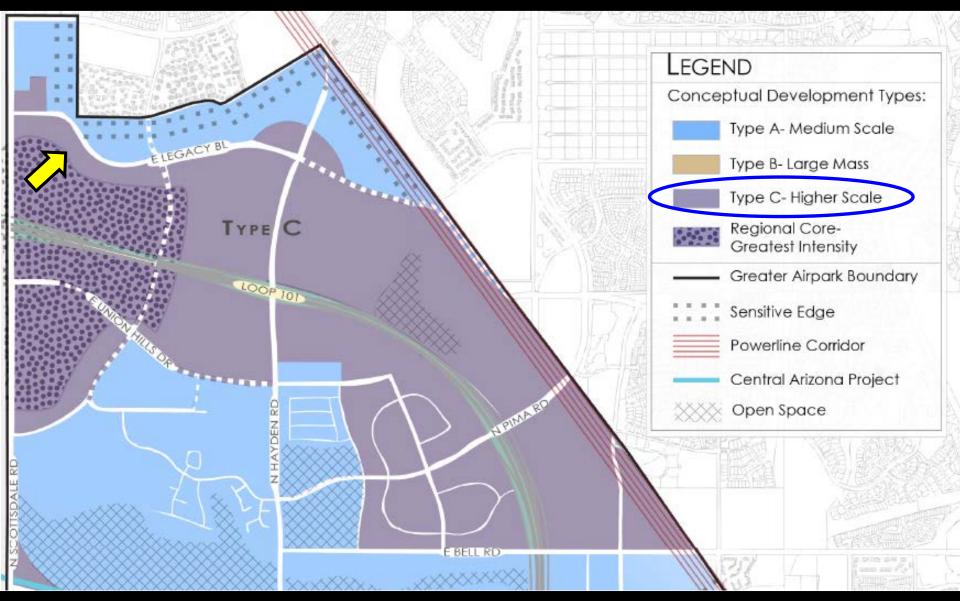




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# GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN CONCEPTUAL DEVELOPMENT TYPE: 'C'

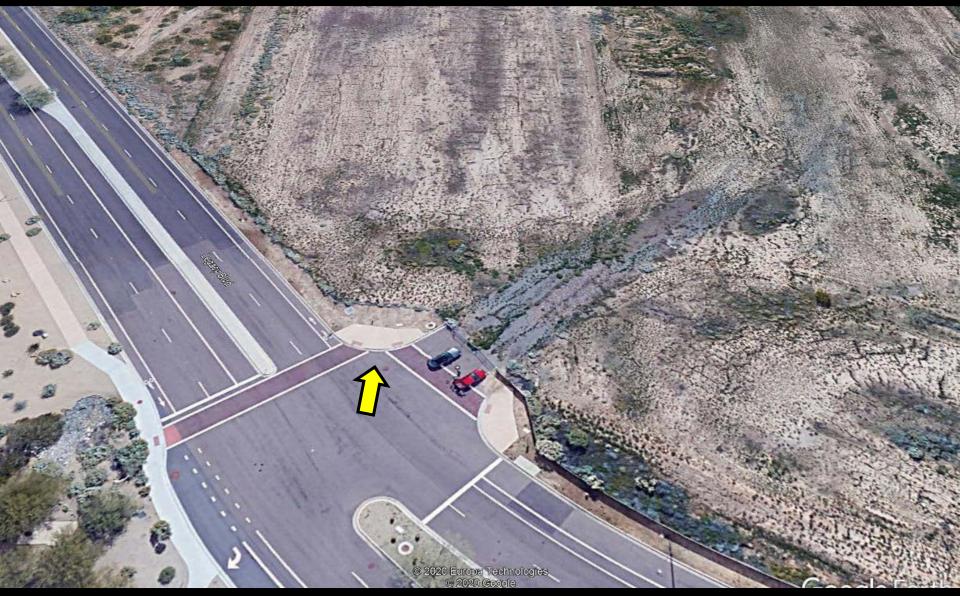




APN: 215-05-004A (PORTION) ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

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# PHOTOGRAPHIC ELEVATIONS (LOOKING SOUTH FROM LEGACY BLVD.)





APN: 215-05-004A (PORTION) ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

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# Tab B: StreetLights' Projects in Arizona







# Tab B: StreetLights' Projects in Arizona: The Angela (Phoenix)

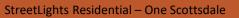




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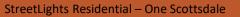




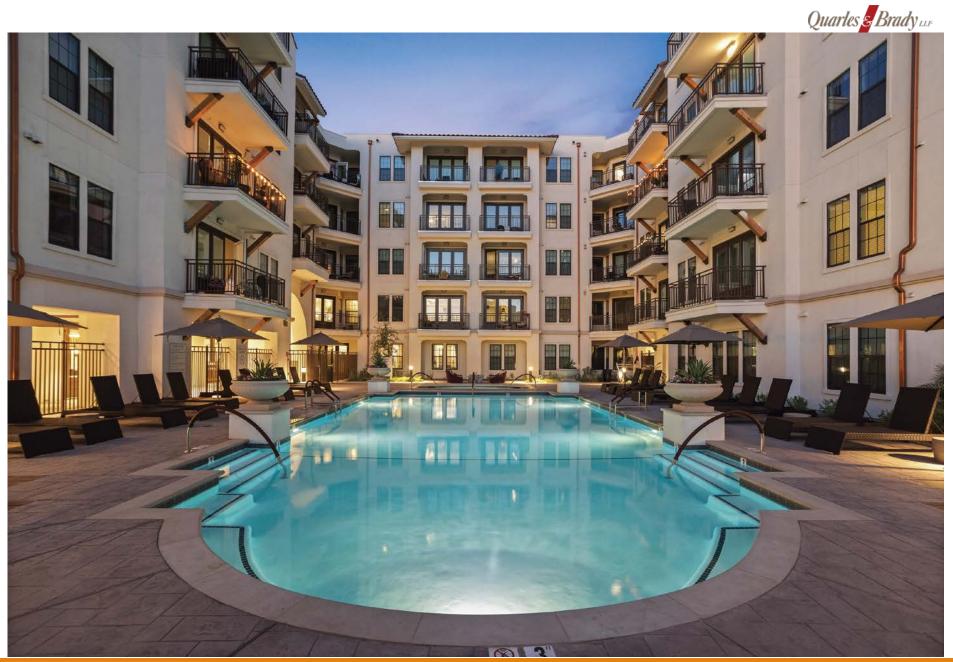




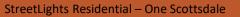






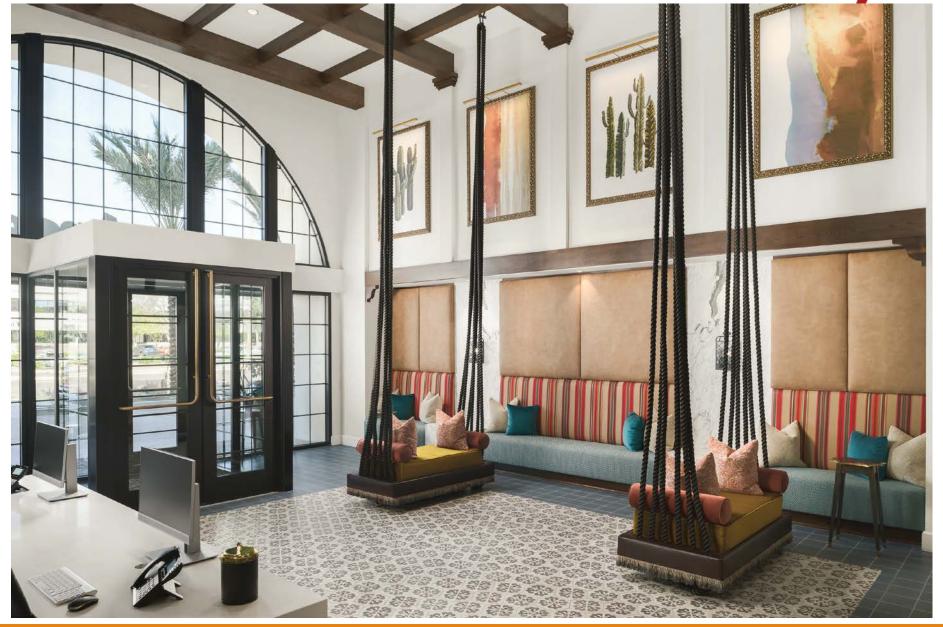




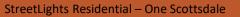




Quarles & Brady LLF

























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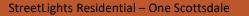






# Tab B: StreetLights' Projects in Arizona: The Cameron (Tempe)



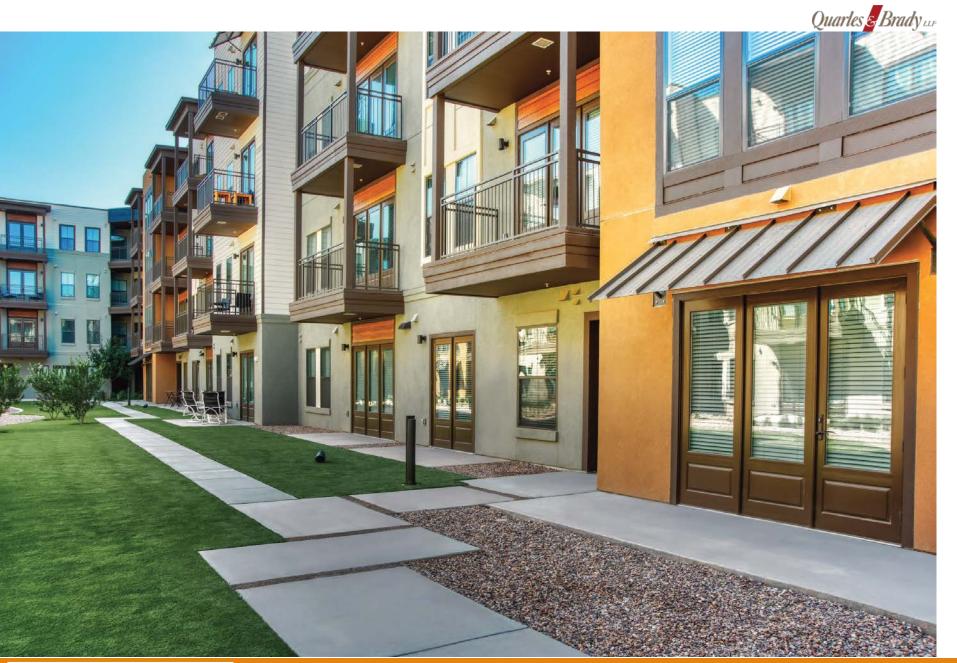






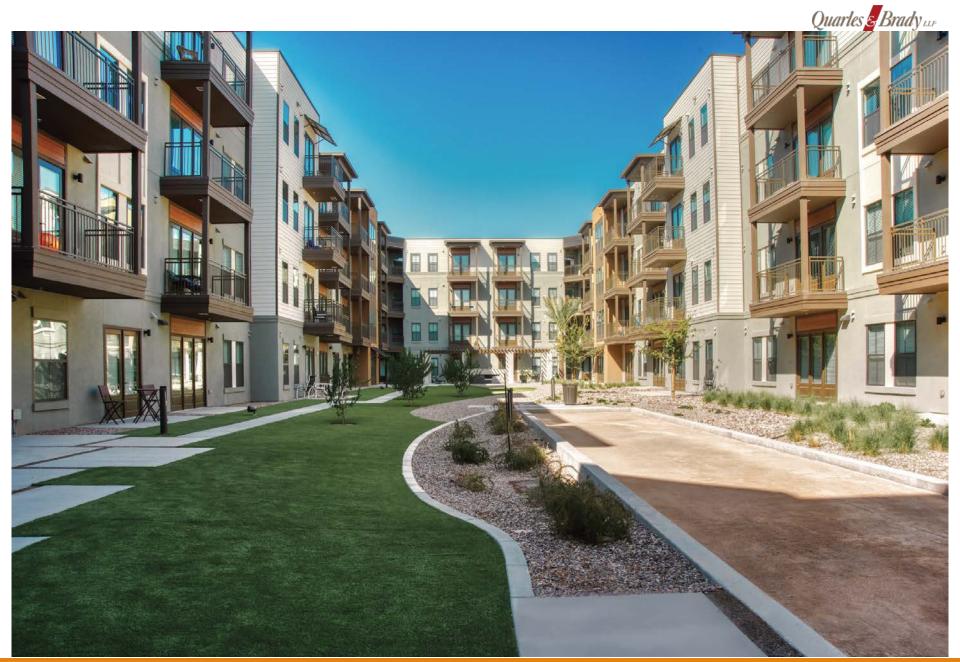




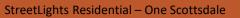




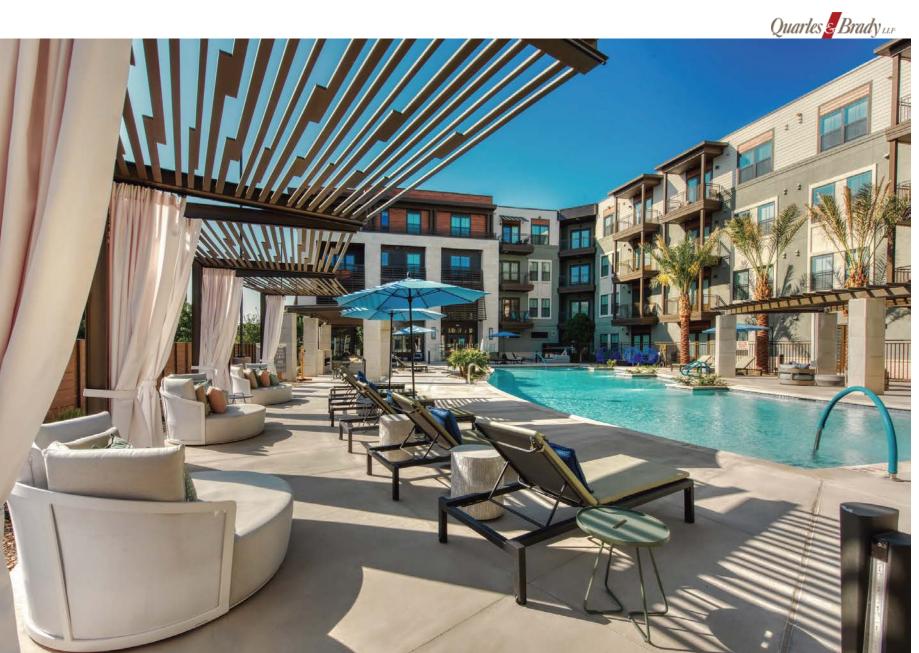




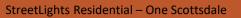














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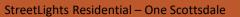




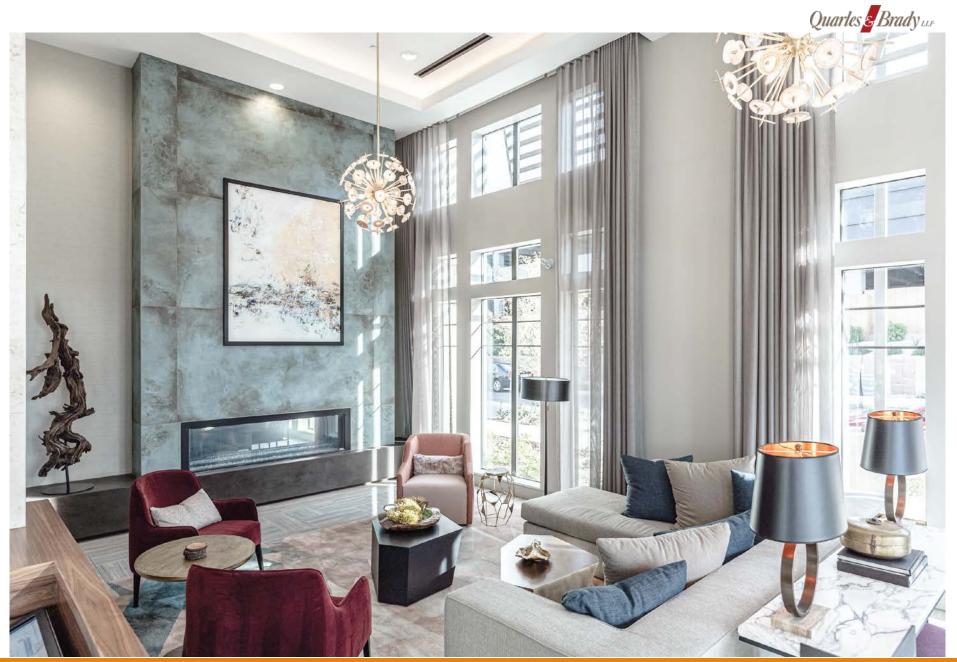
Quarles & Brady LLF































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# Tab B: StreetLights' Projects in Arizona: The Ryan (Phoenix)



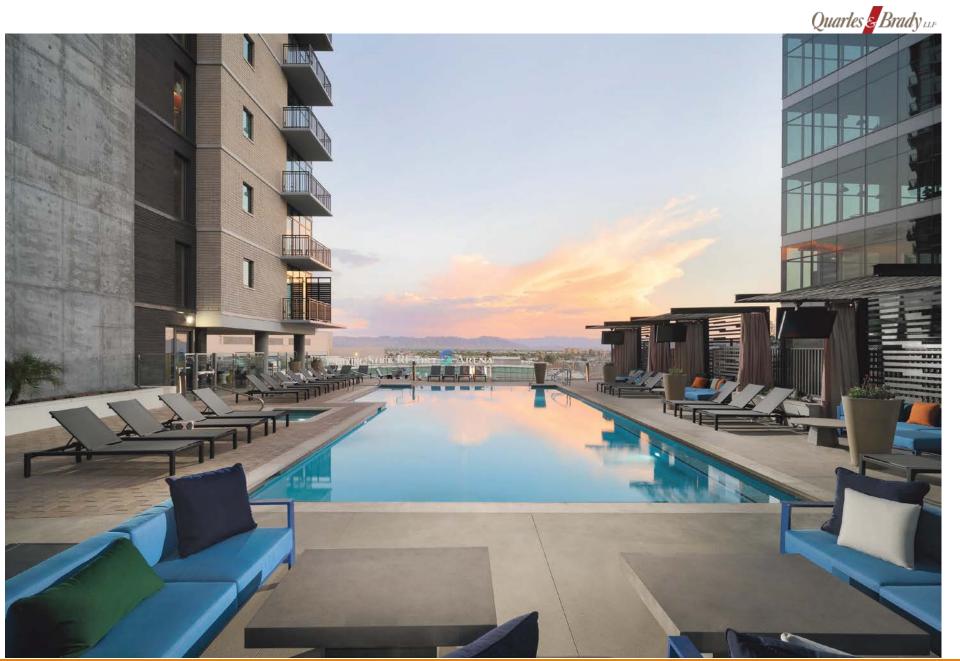




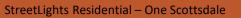










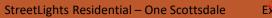


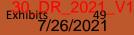


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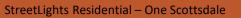




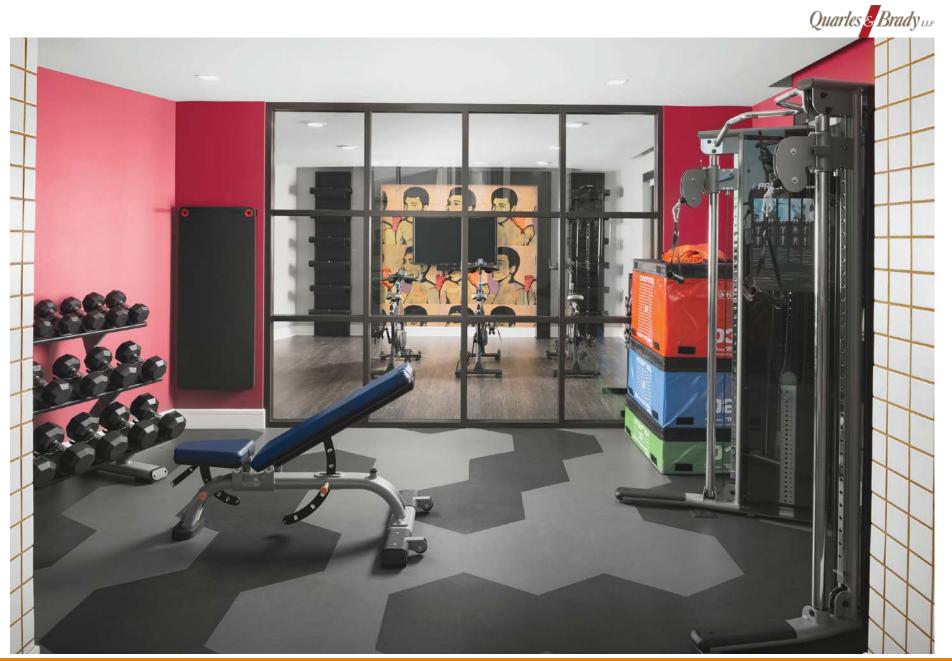
























Quarles & Brady 1.1.



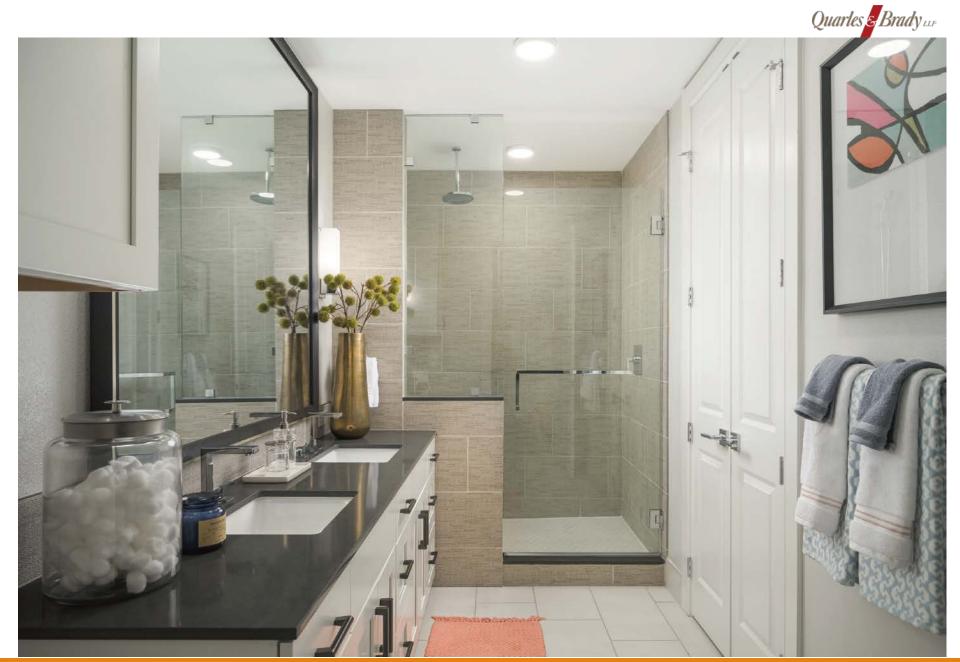
















Quarles & Brady LLF



















## Tab B: StreetLights' Projects in Arizona: The Tyler at Agritopia (Gilbert)



















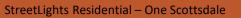










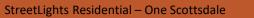










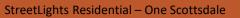






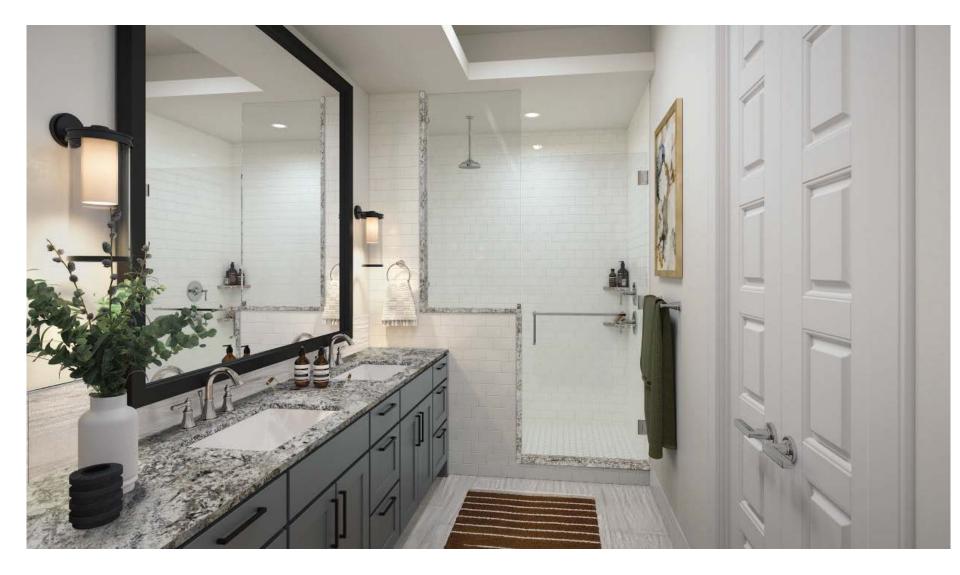




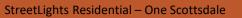












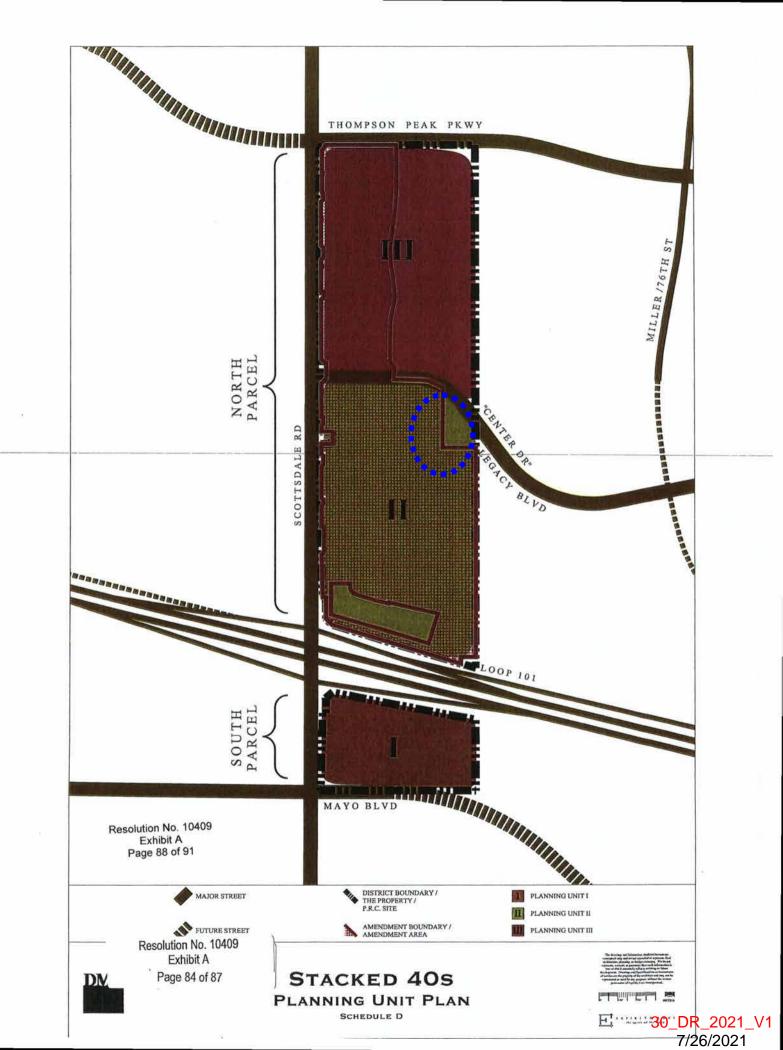




#### Tab C: Survey and Planning Unit Plan







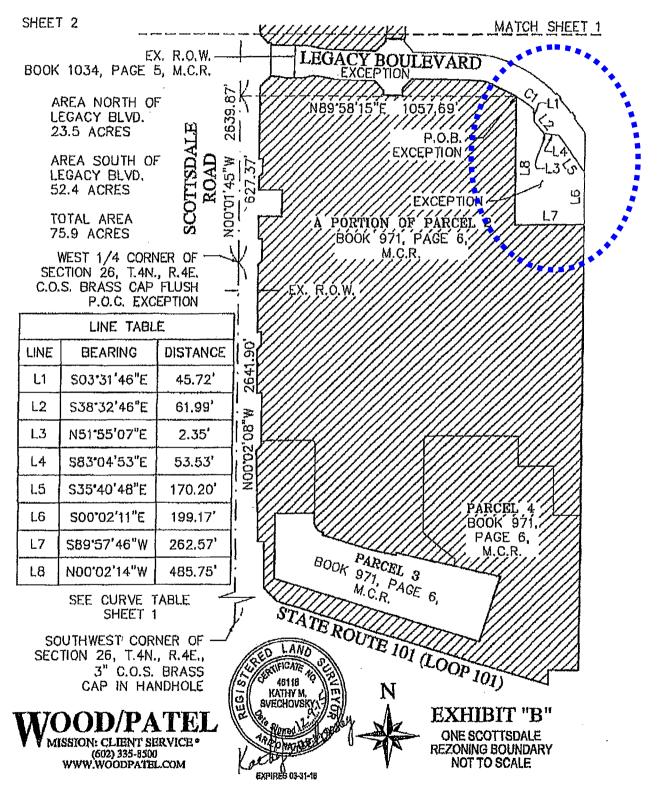


Exhibit 1 Agreement No. 2002-142-COS-A2 Page 4 of 4



## Tab D: City Council Report and Stipulations for 20-ZN-2002#3







# Item 32





Meeting Date:June 21, 2016General Plan Element:Character and DesignGeneral Plan Goal:Use Community Goals, Character and Context to determinedevelopment appropriateness.

# ACTION

One Scottsdale 20-ZN-2002#3

### **Request to consider the following:**

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

## **OWNER**

One Scottsdale Investors LLC

# **APPLICANT CONTACT**

Kurt Jones Tiffany & Bosco, PA 602-452-2729

# **LOCATION**

19701 N Scottsdale Rd & 20001 N. Scottsdale Road Northeast corner of Loop 101 and N. Scottsdale Road

# REQUEST

### **Goal/Purpose of Request**

At the June 7, 2016 City Council hearing, the City Council voted 4-3 to adopt Ordinance No. 4256 to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002, to allow: 1) building heights up to 90 feet; 2) 900 additional residential units; and 3) 1,066,145 additional square feet of non-residential area. The City Council also voted 4-3 to adopt Resolution

ADOPT RESOLUTION 10408 AUTHORIZING DEVELOPMENT AGREEMENT 2002-142-COS-A2 AND Action Taken ACCEPT THE AMENDED RELATED DOCUMENTS - OK - 5/2 (JL, KL)

10409, declaring the "One Scottsdale Amended Development Plan" as a public record on a 76 +/acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

As part of the City Council's June 7 motion for approval, three additional requirements were included:

- Reduce the requested density from 1,366 to 900, 20% of the requested density shall be offered for-sale, and a condo plat will be required for all residential units. All requested and remaining residential units shall only be allowed within Planning Unit II, south of Legacy Drive.
- 2. All buildings adjacent to Scottsdale Road shall not exceed 60' to the same depth as shown by the 45' height limitation adjacent to Scottsdale Road on the Allowable Building Heights exhibit.
- 3. Surface parked, garden level type residential developments will not be allowed. Any additional residential development shall be of a quality, mass and design that is consistent with the representative images exhibit titled Residential Architectural Character supplement which shall be included within the updated One Scottsdale Master Environmental Design Concept Plan (MEDCP) for City Staff and Development Review Board (DRB) review.

This request to approve Resolution number 10408, authorizing Development Agreement 2002-142-COS-A2, incorporates the requirement that condominium plats be recorded prior to construction for all residential dwelling units within Planning Unit II, south of Legacy Boulevard. Also, a minimum of twenty (20) percent of the residential units added to Planning Unit II, south of Legacy Boulevard, shall be for-sale units.

Also, attached for reference to the City Council Report is the updated Development Plan that addresses the other additional requirements:

- A density reduction from 1,366 additional residential units to 900 additional residential units is shown on the land use budget;
- A revised Allowable Building Height exhibit is included containing a reduction in allowable building heights from 90 feet to 60 feet for a portion of the property along the N. Scottsdale Road frontage;
- Design guidelines/examples discouraging surface parked residential developments and encouraging quality architectural character, massing and design have been inserted.

Finally, pursuant to the June 7 motion for approval, stipulation number 15 of Ordinance 4256 has been amended to read, "No Certificate of Occupancy shall be granted for any new site building(s) once 937 residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of additional commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is

achieved."

### RECOMMENDATION

### **Recommended Approach:**

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

### **RESPONSIBLE DEPARTMENT**

**Planning and Development Services Current Planning Services** 

### STAFF CONTACT

**Keith Niederer** Senior Planner 480-312-2953 E-mail: kniederer@ScottsdaleAZ.gov

### **APPROVED BY**

Keith Niederer, Report Author

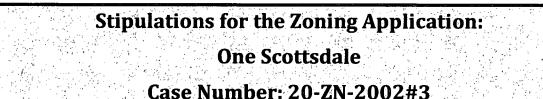
Tim Curtis/ AICP, Current Planning Director 480-312-4210, tcurtis@scottsdaleaz.gov

Far

Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov

<u>6/14/2016</u> Date

<u>6/14/2016</u> Date <u>6/14/2016</u>



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

### STIPULATIONS IN BOLD AND CAPS HAVE BEEN MODIFIED SINCE THE 4/20/2016 PLANNING COMMISSION HEARING

# CHANGES MADE TO STIPULATIONS AFTER THE JUNE 7, 2016 CITY COUNCIL MEETING, ARE SHOWN IN DOUBLE STIRKE-THROUGH AND NEW TEXT IS IN BOLD AND ITALICS.

### **GOVERNANCE**

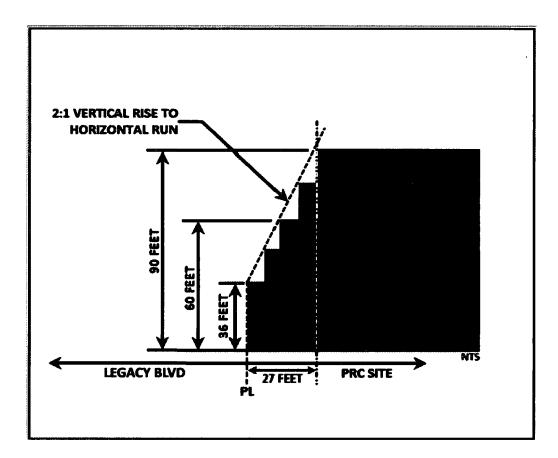
1. GOVERNANCE. Stipulations from case 20-ZN-2002, not modified herein, shall remain in effect.

### **SITE DESIGN**

- 2. CONFORMANCE TO DEVELOPMENT PLAN. Development shall conform with the Development Plan, entitled "One Scottsdale Amended Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10409 and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
- 3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards that are included as part of the Development Plan.
- 4. CONFORMANCE TO DEVELOPMENT AGREEMENT. Development shall conform with Resolution number 10408, Development Agreement contract number 2002-142-COS-A2. Any change to the development agreement shall be subject to City Council approval.
- 5. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed ninety (90) feet in height, forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.
- OPEN SPACE: A minimum of twenty (20) percent of the net P.R.C. site of Planning Unit II shall be provided as open space. The open space master plan shall be updated and provided to the Development Review Board with the first development application for Planning Unit II.
- 7. PARKING STRUCTURES. All above ground parking structures within Planning Unit II shall be architecturally compatible with surrounding buildings to obscure the garage function, as

determined by the Development Review Board.

- 8. OPEN SPACE AND PUBLIC ACCESS EASEMENTS. Prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall do the following:
  - a. North-South Easement:
    - Provide dedication of a 30-foot wide open space easement including landscaping over the existing 30-foot wide drainage easement along the east property line of Planning Unit II, running north-south to connect E. Legacy Boulevard (Center Drive) with the Loop 101 frontage road.
    - Provide a public access easement over a minimum six foot wide concrete path within the above-mentioned 30- foot wide open space and drainage easements running north-south to connect E. Legacy Boulevard (Center Drive) sidewalk with the Loop 101 frontage road sidewalk.
  - b. East-West Easement:
    - Provide dedication of two 30 foot wide open space easements with landscaping or alternative vehicular and pedestrian public access easements running east-west connecting the east property line of Planning Unit II with the easternmost internal north-south street of Planning Unit II, one a minimum of 300 feet south of Legacy Boulevard (Center Drive) and one a minimum of 600 feet north of the Loop 101 frontage road or in locations as otherwise approved by City staff.
    - ii. Provide a public access easement over a minimum six foot wide concrete path within each of the above mentioned 30 foot open space easements running east-west to connect with the minimum six-foot wide concrete path located within the above-mentioned 30-foot northsouth drainage and open space easement.
- 9. For the first building having a height greater than sixty (60) feet in Planning Unit II, the owner shall comply with one of the following:
  - a. Construct a minimum of 100,000 square feet of Class A office building in Planning Unit II; or
  - b. Construct a minimum 100-room hotel in Planning Unit II; or
  - c. Construct a minimum of 60,000 square feet of office or retail/restaurant space and a minimum of 250 residential units within the mixed-use pedestrian core as designated on the Development Plan.
  - d. All buildings having a height greater than sixty (60) feet located along the south side of the E. Legacy Boulevard (Center Drive) frontage within Planning Unit II shall comply with setback and stepback requirements identified in the following diagram:



10. A majority of the parking for buildings having a height greater than sixty (60) feet located within Planning Unit II shall incorporate underground or structured parking.

### **AIRPORT**

- 11. FAA DETERMINATION. With the Development Review Board Application, the developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
- 12. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the developer shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
- 13. AVIGATION EASEMENT. Prior to permit issuance, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
- 14. SOUND ATTENUATION MEASURES. Residential buildings having a height greater than sixty (60) feet located within Planning Unit II shall be constructed with noise attenuation measures in conformance with the sound transmission requirements of the International Building Code (IBC), as required by Sec. 5-358 of the City Code, as it relates to the 'AC-2' designation. TO REDUCE INTERIOR TO EXTERIOR NOISE BY AT LEAST 25 DECIBLES, PER THE NOISE ATTENUATION MEASURES SET FORTH IN SECTION IN SECTION 4.00 OF APPENDIX F OF THE FAA PART 150 NOISE COMPATIBLITY STUDY. WITH THE FINAL PLANS SUBMITTAL,

# THE DEVELOPER SHALL SUBMIT PLANS AND DOCUMENTATION SHOWING CONFORMANCE WITH THE NOISE ATTENTUATION MEASURES.

### STREETS

15. TIMING OF SCOTTSDALE ROAD STREET IMPROVEMENTS. No certificate of occupancy shall be granted for any new site building once 1,287 937 residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is achieved by interim improvements, to the satisfaction of the City's Transportation Director.

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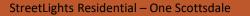
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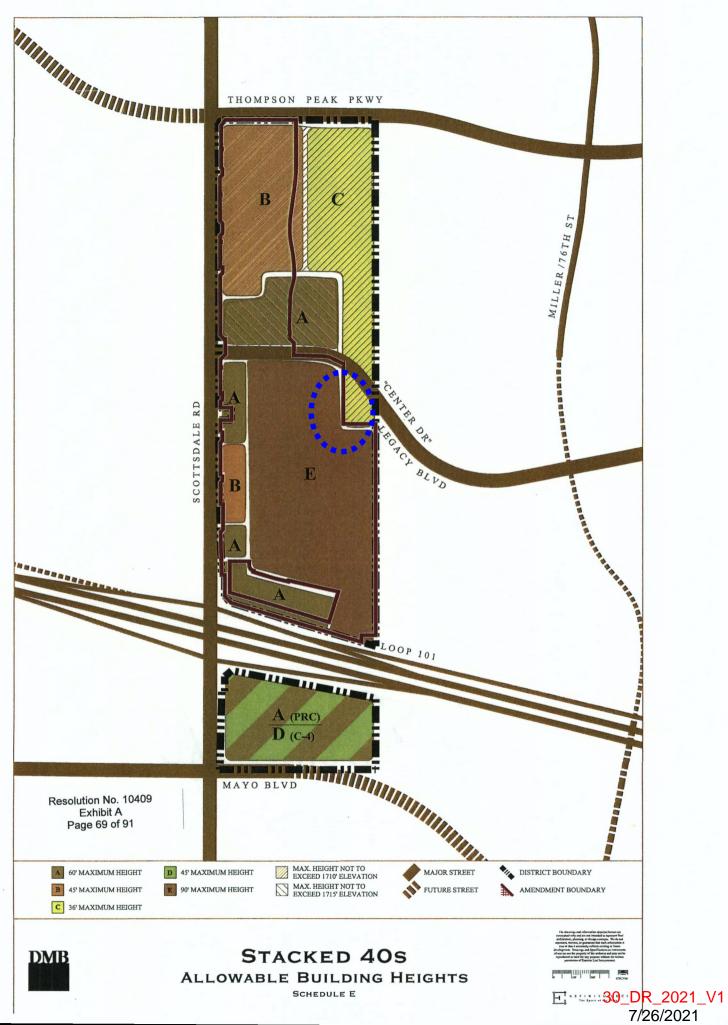


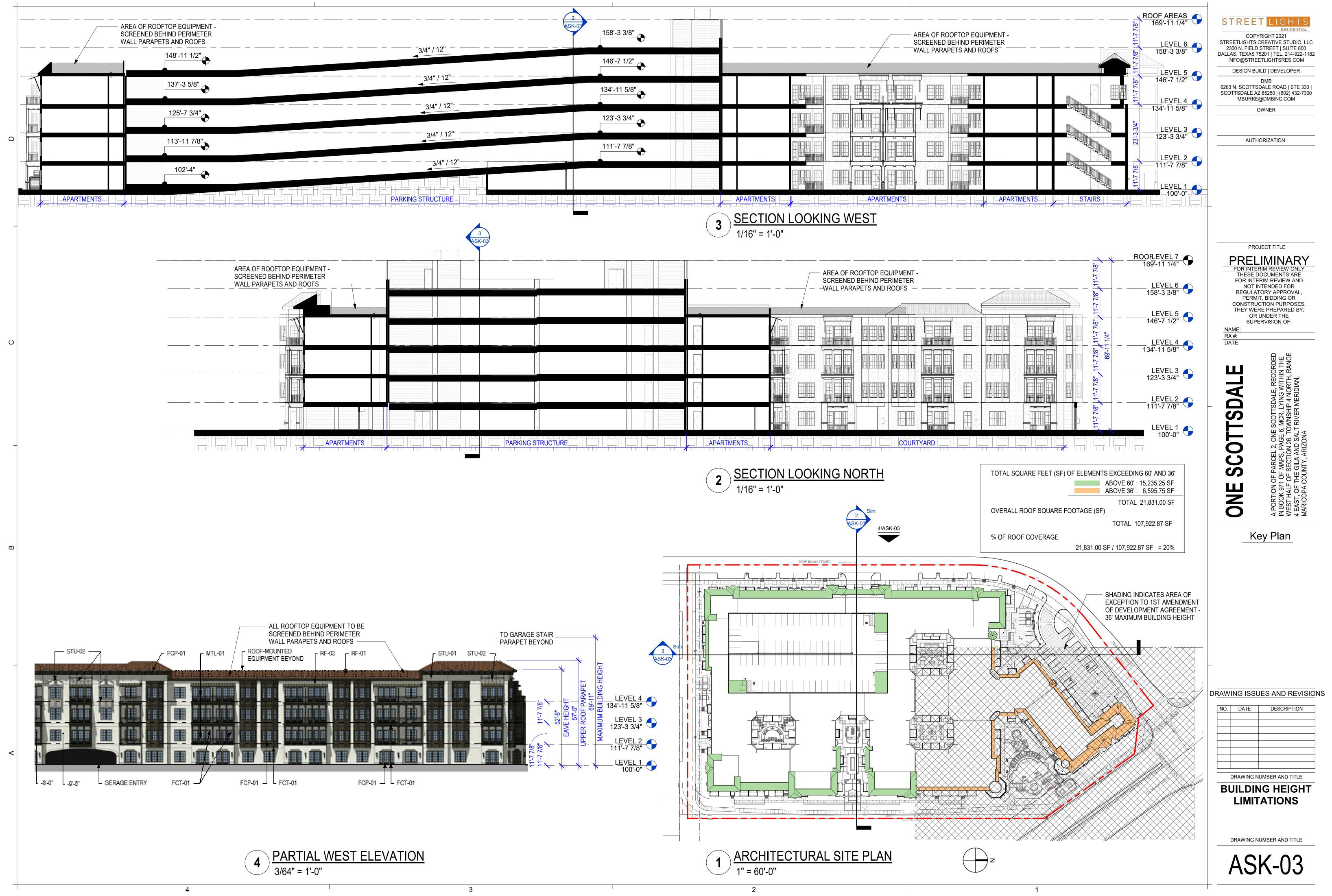
# Tab E: Allowable Heights Map and Building Height Limitation Plan













# Tab F: El Conquistador Hotel







# EL CONQUISTADOR HOTEL



Quarles & Brady 11.

# EL CONQUISTADOR HOTEL



Quarles & Brady LLP



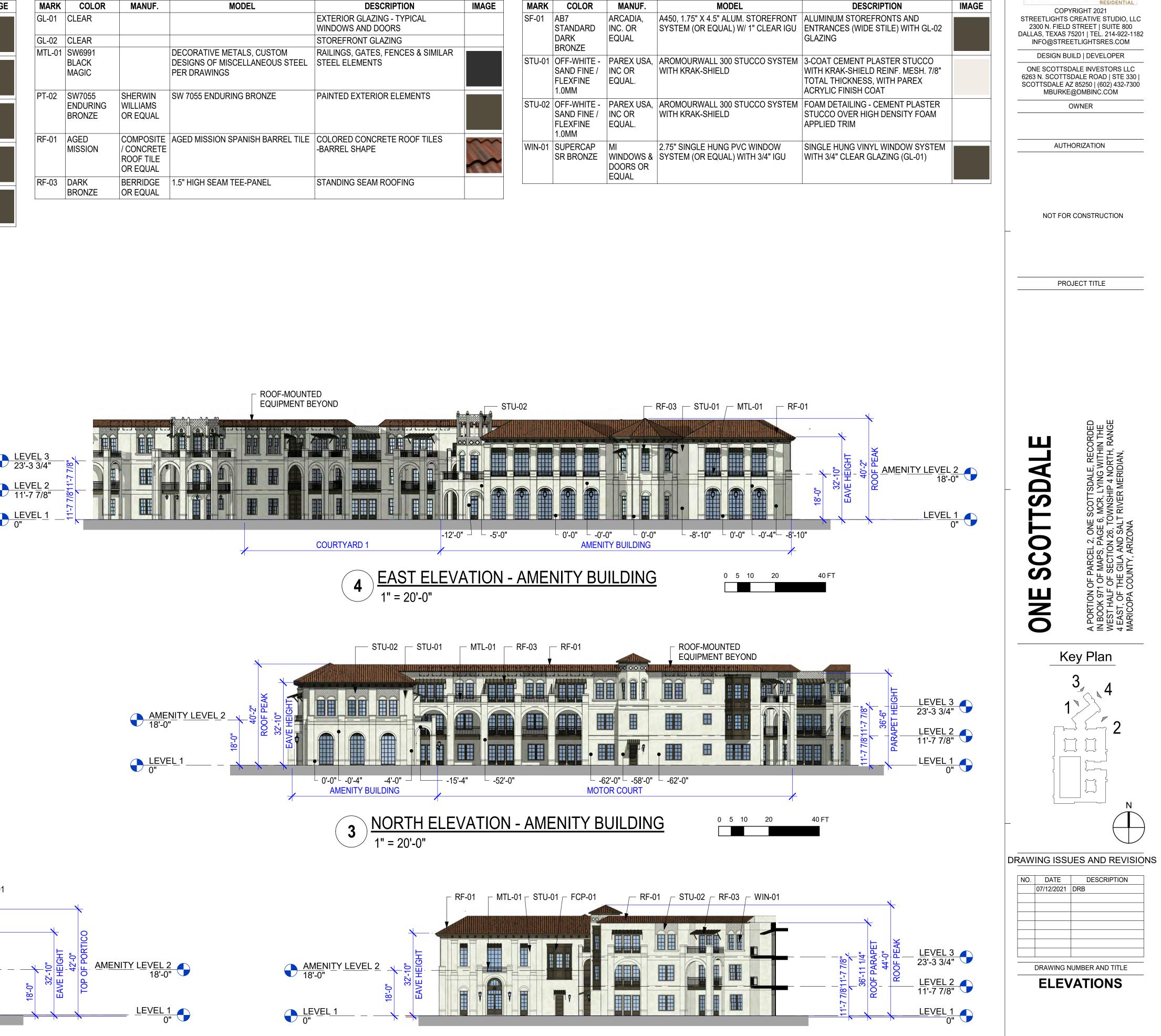
# Tab G: Elevations







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		OR EQUAL								SW7055	SHERWIN	SW 7055 ENDURI			NTED EXTERIOR ELEME	NTS		FLEXFINE 1.0MM	EQUAL.	
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GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS		SF-01	AB7 STANDARD	ARCADIA, INC. OR	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ENTRANCES (WIDE STILE) WITH GL-02				
GL-02	CLEAR			STOREFRONT GLAZING			DARK	EQUAL		GLAZING				
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS		STU-01	BRONZE OFF-WHITE - SAND FINE / FLEXFINE	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX				
PT-02	SW7055 ENDURING BRONZE	WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS		STU-02	1.0MM OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	ACRYLIC FINISH COAT FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM				
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES -BARREL SHAPE		WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)				
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING										



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OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE



DRAWING ISSUES AND REVISIONS



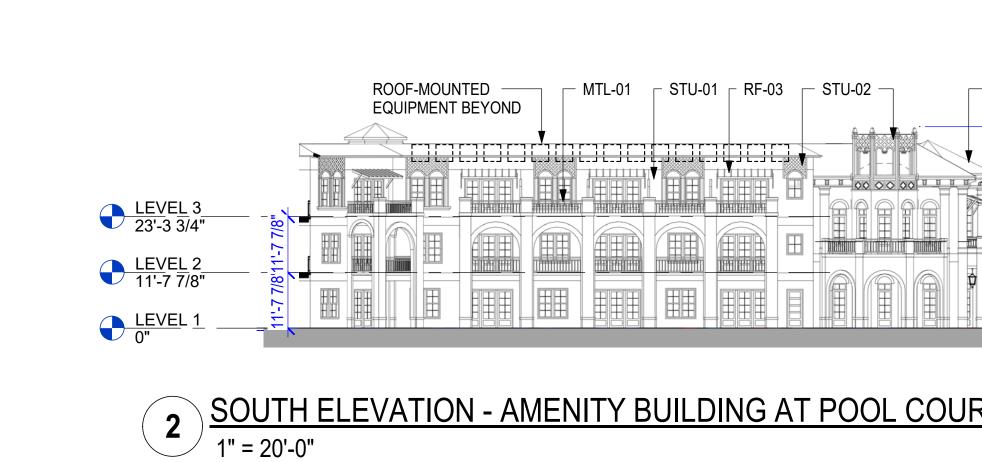
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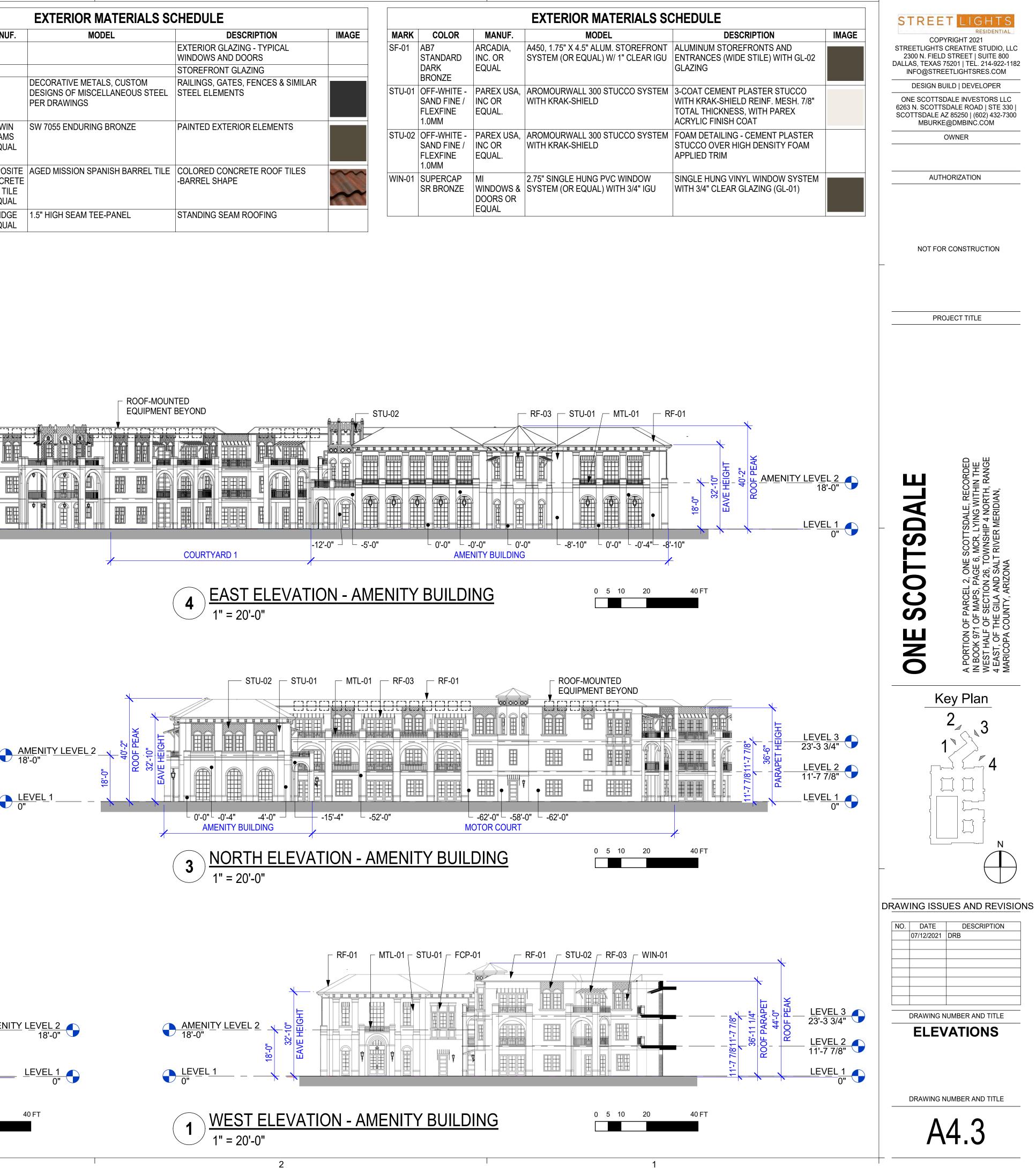
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E	BRONZE	OR EQUAL				GL-02	CLEAR			STOREFRONT GLAZING			DARK	EQUAL
	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE		MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS		STU-01	BRONZE OFF-WHITE - SAND FINE / FLEXFINE	PAREX INC OR EQUAL.
	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS		PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS		STU-02	1.0MM OFF-WHITE - SAND FINE / FLEXFINE	PAREX INC OR EQUAL.
	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS		RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES -BARREL SHAPE		WIN-01	1.0MM SUPERCAP SR BRONZE	MI WINDON DOORS
E	SW7055 ENDURING 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		RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING				EQUAL

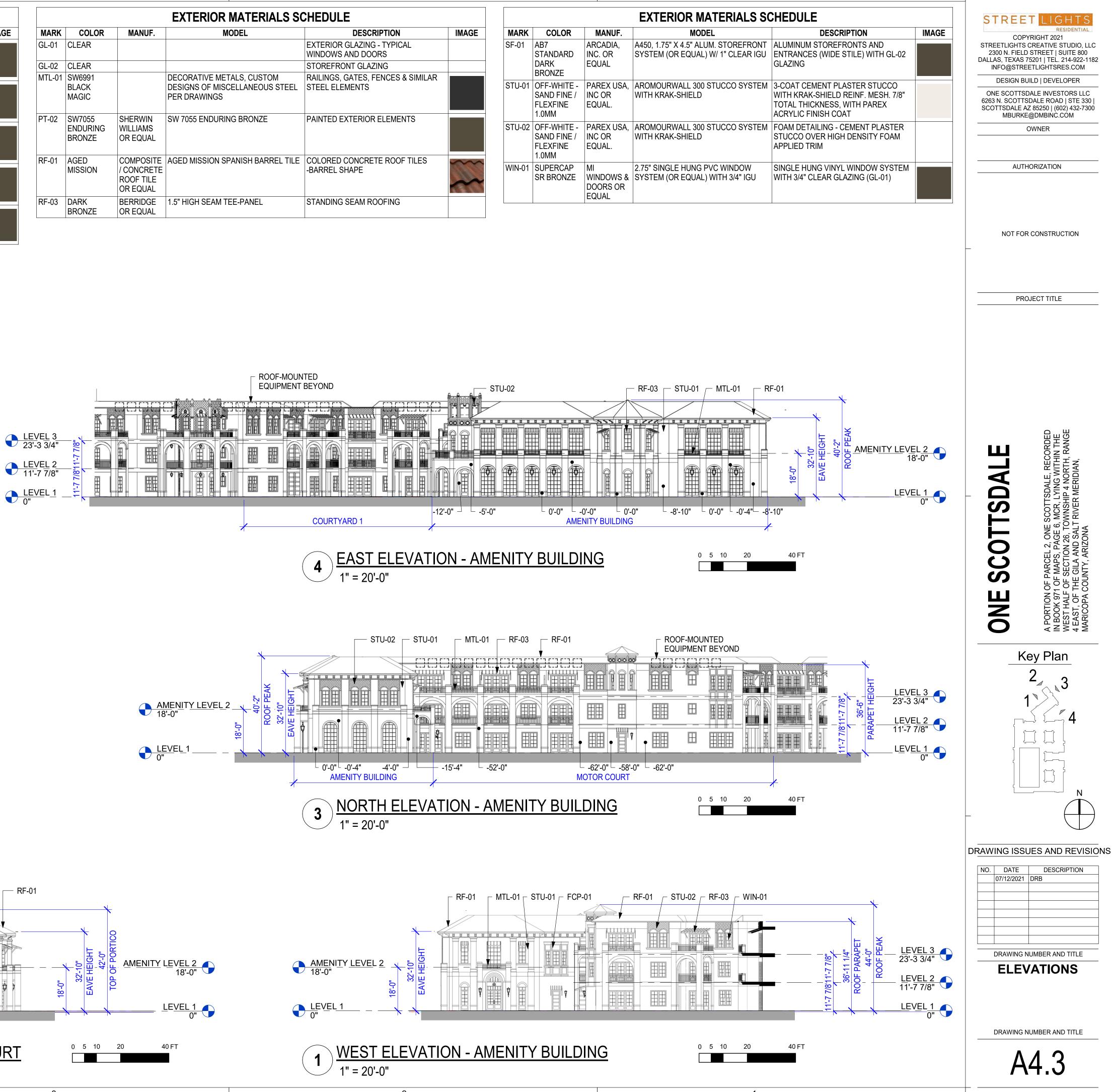


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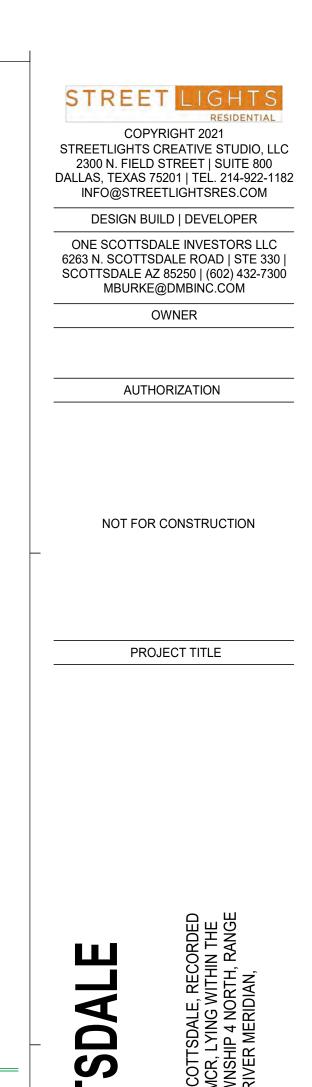




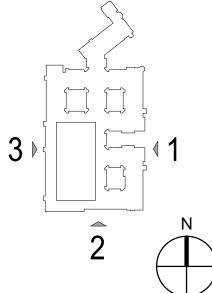
<sup>30</sup>\_DR\_2021\_V1 7/26/2021



			<b>EXTERIOR MATERIALS S</b>	CHEDULE		EXTERIOR MATERIALS SCHEDULE							
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE		
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS		SF-01	AB7 STANDARD	ARCADIA, INC. OR	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02			
GL-02	CLEAR			STOREFRONT GLAZING			DARK	EQUAL		GLAZING			
	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS		STU-01	BRONZE OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT			
PT-02	ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS		STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM			
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES -BARREL SHAPE		WIN-01	SUPERCAP SR BRONZE	DOORS OR	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)			
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING				EQUAL					







DRAWING ISSUES AND REVISIONS



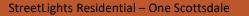
DRAWING NUMBER AND TITLE

A4.4



# Tab H: Montgomery Ward Building







# MONTGOMERY WARD BUILDING



Quarles & Brady LLP



30\_DR\_2021\_\81

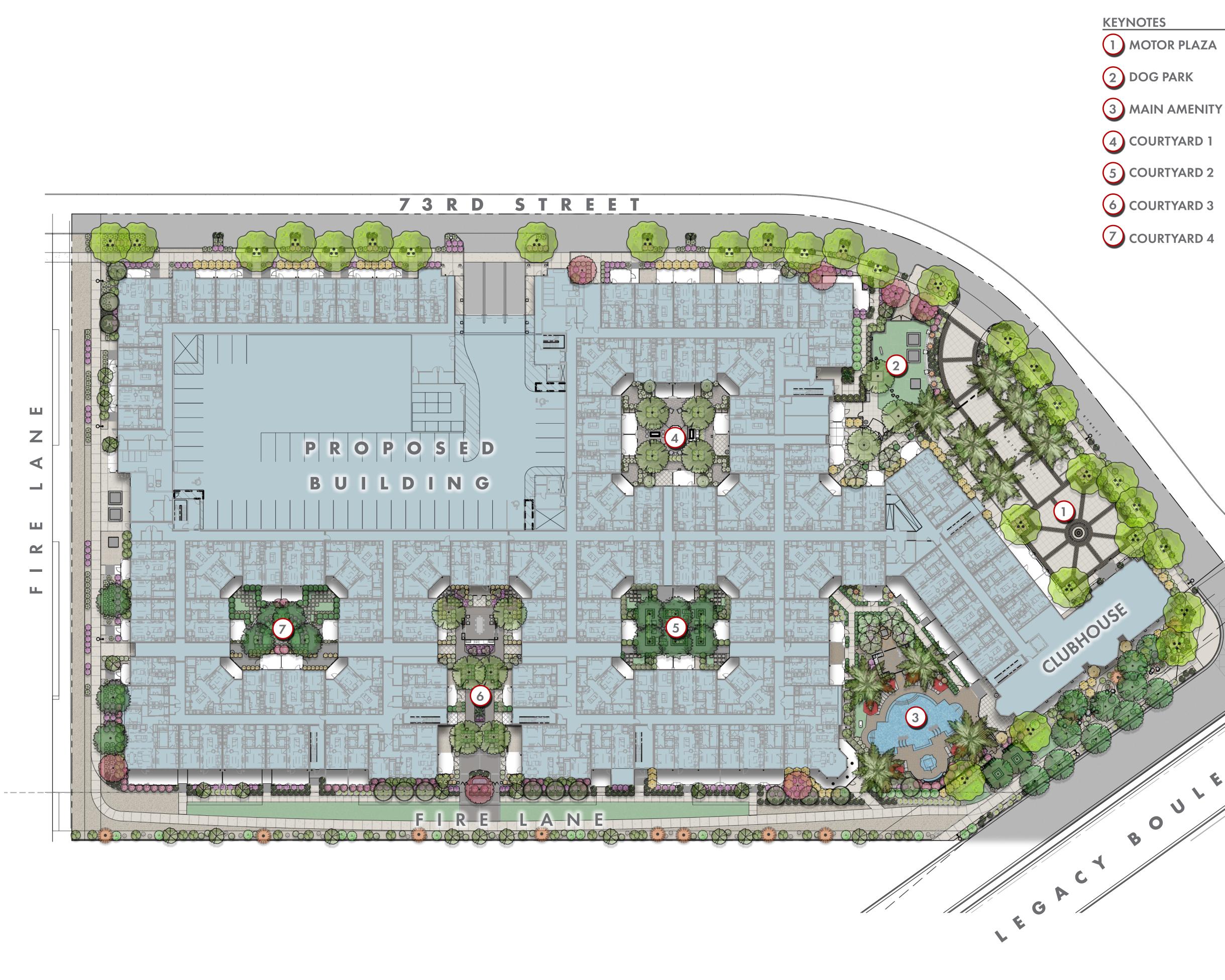


# Tab I: Landscape Plan



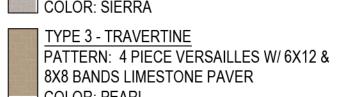
StreetLights Residential – One Scottsdale





J

TOPDRESS SCHEDULE         TYPE 1 - DECOMPOSED GRANITE         ALL LANDSCAPE AREAS         SOURCE: PIONEER SAND         SIZE: 1" SCREEN         COLOR: APACHE BROWN	STREETLIGHTS 2300 N. FIEL DALLAS, TEXAS	PYRIGHT 2019 S CREATIVE STUDIO, LLC D STREET   SUITE 800 75201   TEL. 214-922-1182 EETLIGHTSRES.COM
TYPE 2 - STABILIZED DECOMPOSED GRANITE         SOURCE: PIONEER SAND         SIZE: 1/4" MINUS         COLOR: APACHE BROWN	901 East Madison Street Phoenix, AZ 85034 P 602.254.9600	
<u>NOTES:</u> 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT	www.norris-design.com	Planning   Landecape Architecture   Branding
FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.	NIC	DT FOR
PAVING SCHEDULE TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT		TRUCTION
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE COLOR: SIERRA	PR	OJECT TITLE



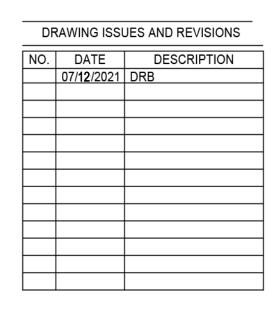
8X8 BANDS LIMESTONE PAVER COLOR: PEARL TYPE 4 - CONCRETE PATTERN: 4X4 SQUARE COLOR: DAVIS ADOBE

TYPE 5 - BRICK BANDING COLOR: DESERT

# NOTES:

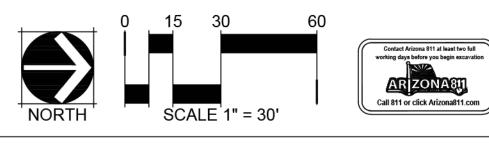
- 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.





ILLUSTRATIVE LANDSCAPE PLAN

LA-110



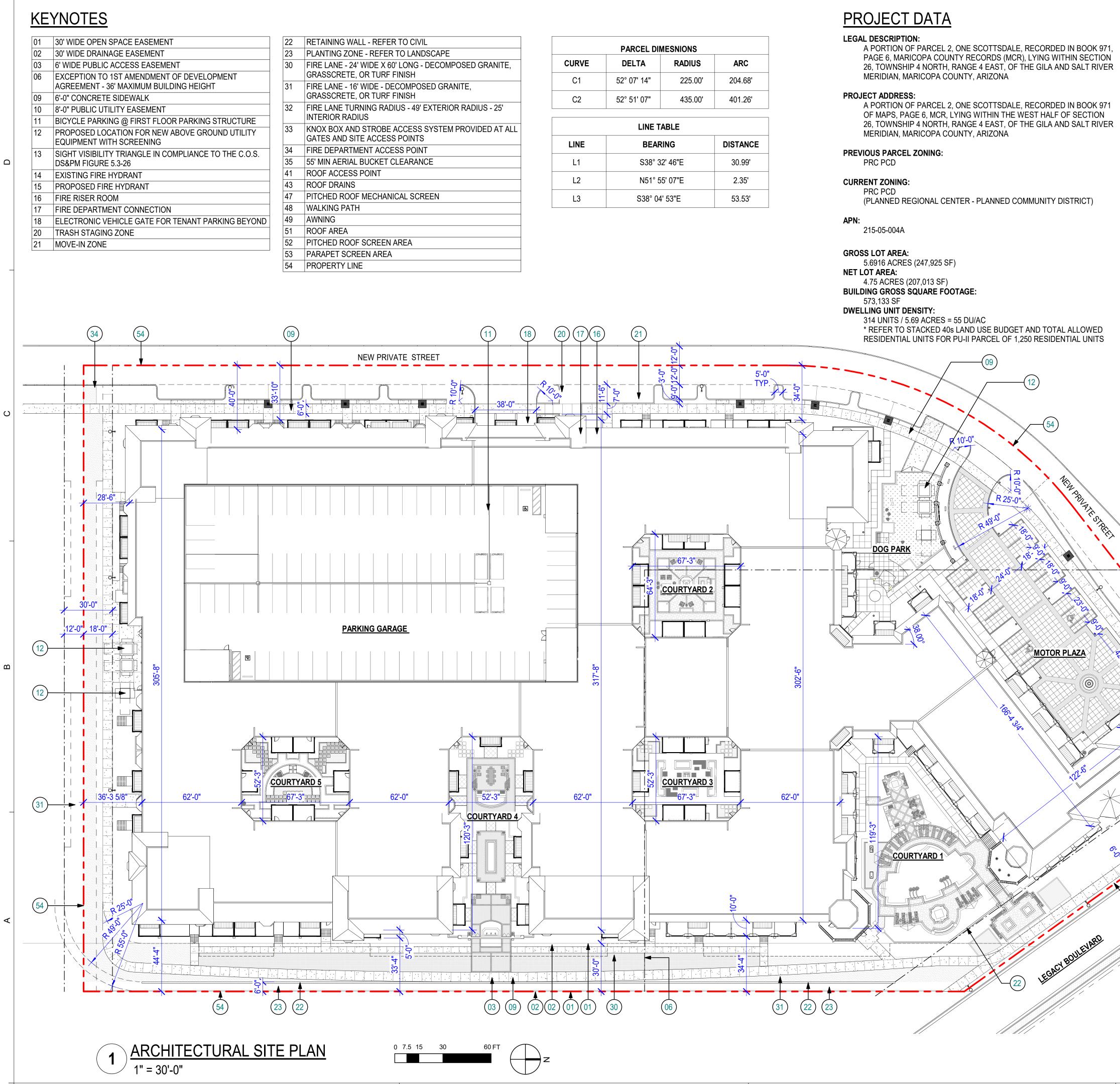


# Tab J: Site Plan



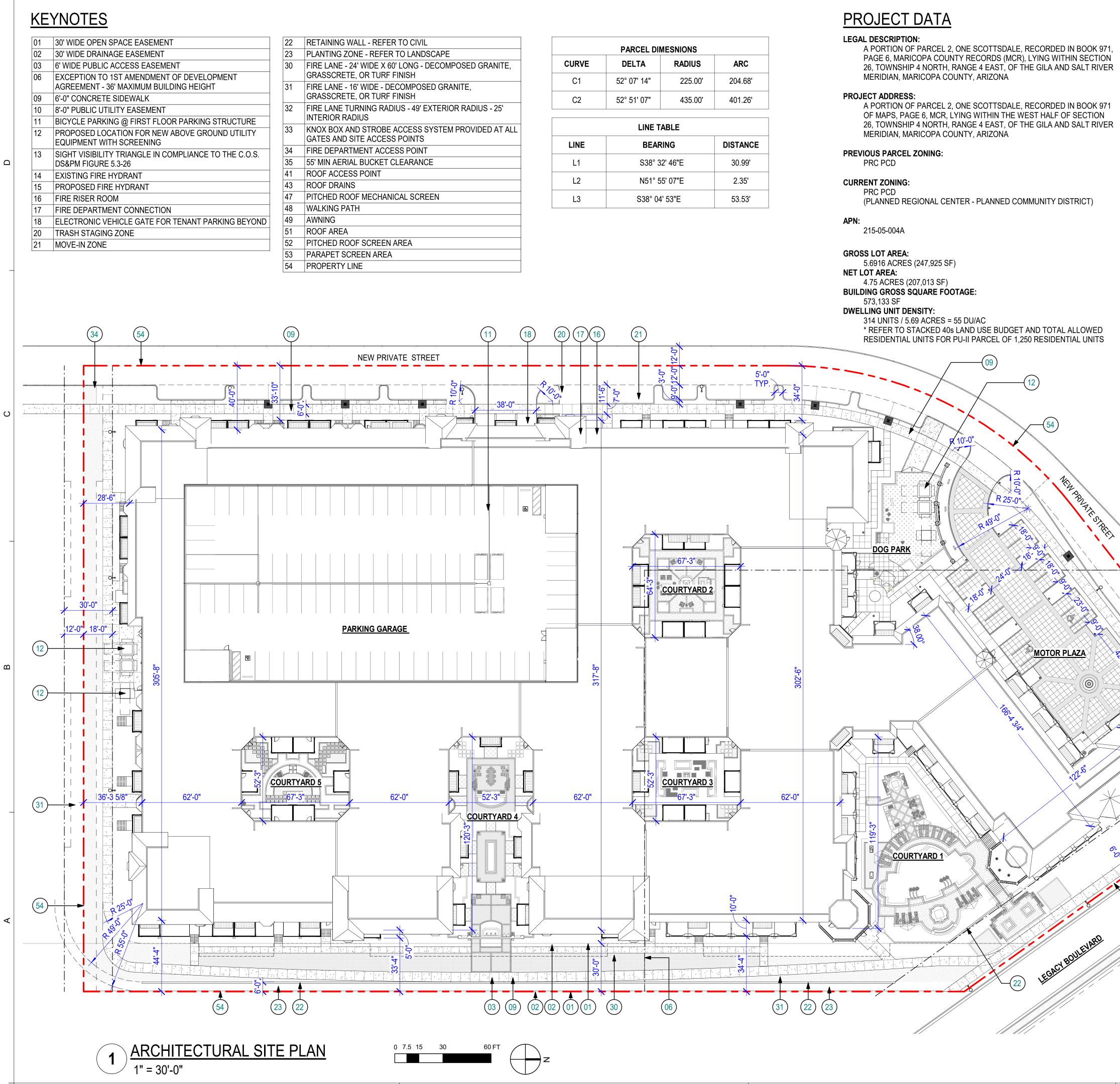
StreetLights Residential – One Scottsdale





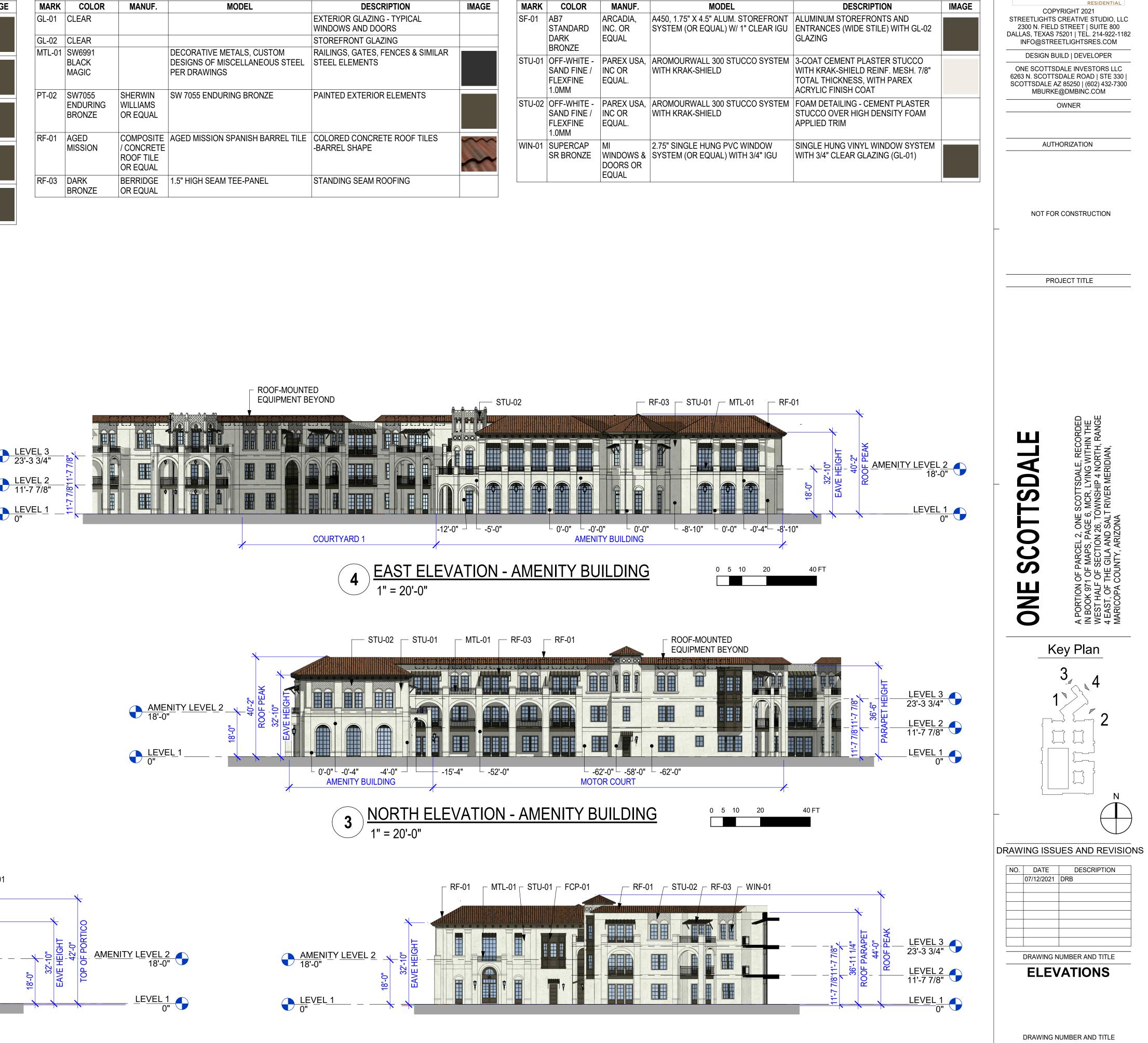
UNIT COUNT	BAB1/11-8		STREET LIGHTS
		PARKING SPACES REQUIRED	COPYRIGHT 2021
11 (EFFICIENCIES) 184 (1 BED UNITS)	1.25 1.3	14 240	STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET   SUITE 800 DALLAS, TEXAS 75201   TEL. 214-922-1182
108 (2 BED UNITS) 11 (3 BED UNITS)	1.7 1.9	184 <u>21</u> 459	INFO@STREETLIGHTSRES.COM
314 TOTAL UNITS			DESIGN BUILD   DEVELOPER
GUEST PARKING	1 SPACE / 6 UNITS	53	6263 N. SCOTTSDALE ROAD   STE 330   SCOTTSDALE AZ 85250   (602) 432-7300
TOTAL REQUIRED PAR		512	MBURKE@DMBINC.COM OWNER
ACCESSIBLE PARKING 4% OF 459 PARKING SF		19 SPACES REQUIRED 19 SPACES PROVDED	
PARKING SPACES PRC	)VIDED		AUTHORIZATION
SURFACE PARKING SPACES PRO SURFACE PARKII STRUCTURED PA	NG	24 503	
TOTAL		<u>503</u> 527	
BICYCLE PARKING: UNIT COUNT	PARKING RATIO	PARKING SPACES	NOT FOR CONSTRUCTION
2 SPACES FOR EVERY		46 SPACES REQUIRED	-
(*NOT TO EXCEED 100	SPACES)	100 SPACES PROVIDED (100 SPACES PROVIDED INSIDE SECURE PARKING GARAGE)	
OPEN SPACE:			PROJECT TITLE
45,302 SF OPEN SPACE	E / 247,925 SF LOT AREA		
OPEN SPACE PROVIDE OPEN SPACE REQUIRE	ED: **18%		
* CALCULATED FOR STR	EETLIGHTS SITE OF TOTAL	- PU-II PARCEL. REFER TO	
	EQUIREMENT FOR TOTAL F	PU-II PARCELS. REFER TO	
OPEN SPACE PLAN.			
PARKING LOT LANDSCAPE:	NOT APPLICABLE		
			<b>DALE</b> <b>TSDALE, RECORDED</b> LYING WITHIN THE HIP 4 NORTH, RANGE ER MERIDIAN,
			TSDALE, REC SCOTTSDALE, REC MCR, LYING WITHI WWNSHIP 4 NORTH, RIVER MERIDIAN,
			ONE SC GE 6, M SALT R SALT R DNA
<u>(06)</u>			
			PARCEL 2 F MAPS, P SECTION SECTION
			OF PAF OF MAF OF SEC
			$=$ $=$ $\odot$ $\simeq$ $\sim$ $=$ $\odot$
18 <sup>50</sup> X	-		
305.5 × 185 ×	(14)		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3 <sup>0</sup> 78.0 × 18.0 ×	(14)		
30,18,0 X 18,0 X	14		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3 <sup>6</sup> .5 X	(14)		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3.0°.0° × 18.0° × 3.18.0° × 2.18.0° ×	(14)		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
30,15,15 ×	14)		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3 <sup>0</sup> 18 <sup>0</sup> X 38 <sup>0</sup> 112 <sup>1</sup> X X 38 <sup>0</sup> 112 <sup>1</sup> X			A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
30, 50 X 318, 50 X 22 238, 0 1/2 X 238, 0 1/2 X			A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3°5.0 × 380 N2 × 7 380 N2 ×			A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3 <sup>10</sup> / <sub>18</sub> .0 X 28.0 1/2 X 28.0 1/2 X 25.0	(14) R 25'-0"		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
3 <sup>10</sup> / <sub>18</sub> .0 X 2 2 2 2 38.0 N <sup>2</sup> X 2 5.0 2 5.0	R 25'-0"		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
30,0 X 38,0 X 38,0 1/2 X 38,0 1/2 X 20,0 0 20,0 0	R 25'-0"		A PORTION IN BOOK 97 WEST HALF 4 EAST, OF MARICOPA (
	R 25'-0" -13		A PORTION IN BOOK 97 WARTCOPA
	R 25'-0" -13		AGNOODA A BAORTION Rey Plan
	R 25'-0" -13	IITY MAP (N.T.S)	A PORTION IN BOOK 97 NAMEST HALF
	R 25'-0" -13	$\frown$	AGYNOGRA JTH LO LO LO LO LO LO LO LO LO LO
	R 25'-0" -13	IITY MAP (N.T.S)	AGYOOGUN NOLINO A Key Plan DRAWING ISSUES AND REVISIO NO. DATE DESCRIPTION
	R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY	JICH VOLUOU V         JICH VOLUOU V         Key Plan         Key Plan         DRAWING ISSUES AND REVISION         NO. DATE
	R 25'-0" 13 VICIN	THOMPSON PEAK PARKINAY SECTION 26,	
	R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	JITE O ROUBOR         NOLADOR VINANT         Key Plan         Key Plan         DRAWING ISSUES AND REVISION         07/12/2021         DRB         DRAWING ISSUES AND REVISION         07/12/2021         DRB         DRAWING NUMBER AND TITLE
	R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	
		THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: Second state sta
	R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: State of the second
		THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: State of the second
		THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Key Plan      Key Plan      Montage issues and revision      Drawing issues and revision      Drawing number and title      Drawing number and title
		THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: Second state sta

30\_DR\_2021\_V1 7/26/2021



PAR	KING			
	UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED	STREET LIGHTS RESIDENTIAL
	11 (EFFICIENCIES) 184 (1 BED UNITS)	1.25 1.3	14 240	COPYRIGHT 2021 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET   SUITE 800
	108 (2 BED UNITS)	1.3 1.7 1.9	184	DALLAS, TEXAS 75201   TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM
	<u>11 (3 BED UNITS)</u> 314 TOTAL UNITS	ı.ə	<u>21</u> 459	
	GUEST PARKING	1 SPACE / 6 UNITS	53	ONE SCOTTSDALE INVESTORS LLC 6263 N. SCOTTSDALE ROAD   STE 330   SCOTTSDALE AZ 85250   (602) 432-7300
	TOTAL REQUIRED PARK	KING	512	MBURKE@DMBINC.COM
	ACCESSIBLE PARKING: 4% OF 459 PARKING SP		19 SPACES REQUIRED	
	470 UF 499 PARKING SP/	AUEJ -	19 SPACES REQUIRED 19 SPACES PROVDED	AUTHORIZATION
			24	
	SURFACE PARKIN STRUCTURED PAR		24 <u>503</u> 527	
<b>BIA</b>			527	
BICY	CLE PARKING: UNIT COUNT	PARKING RATIO	PARKING SPACES	NOT FOR CONSTRUCTION
	2 SPACES FOR EVERY 1		46 SPACES REQUIRED	+
	(*NOT TO EXCEED 100 S	SPACES)	100 SPACES PROVIDED (100 SPACES PROVIDED INSIDE	
			SECURE PARKING GARAGE)	
OPEI	N SPACE: 45,302 SF OPEN SPACE			PROJECT TITLE
	OPEN SPACE PROVIDED OPEN SPACE REQUIRED	D: **18%		
**		EETLIGHTS SITE OF TOTAL	. PU-II PARCEL. REFER TO	
***		EQUIREMENT FOR TOTAL F	PU-II PARCELS. REFER TO	
DVDI	KING LOT LANDSCAPE:			
	LOI LANDOUAFE.			
				n u H
				DALE RECORDED LYING WITHIN THE IP 4 NORTH, RANGE R MERIDIAN,
				REC VITHI IAN,
				COTTSDALE, RE SCOTTSDALE, RE MCR, LYING WITH NNSHIP 4 NORTH RIVER MERIDIAN
				6, MCR, TRIVEL
				S, PAGE OT S, PAGE ION 26, T AND SAL
				<b>SCOTTSDALE</b> PARCEL 2, ONE SCOTTSDALE, RECOR F MAPS, PAGE 6, MCR, LYING WITHIN T SECTION 26, TOWNSHIP 4 NORTH, RA E GILA AND SALT RIVER MERIDIAN, UNTY, ARIZONA
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3.5 18 18		(14)-		A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
30° 2000 2000	s X	(14)		A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THI MARICOPA COI
		(14)		A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
	s X	(14)		A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
	s X			A PORTION OF IN BOOK 971 O WEST HALF OF MARICOPA COI
	s X			A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
	s X	R 25'-0"		A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
				A PORTION OF IN BOOK 971 O WEST HALF OF A EAST, OF THE MARICOPA COI
	s X	R 25'-0"		A PORTION OF IN BOOK 971 O WEST HALF OF MARICOPA COI
		R 25'-0"		A PORTION OF MORTION OF WEST HALF OF WEST HALF OF THI TAST, OF THI
		R 25'-0" -13		B B B B B B B B B B B B B B B B B B B
20. 20. 20. 20. 20. 20. 20. 20. 20. 20.		R 25'-0" -13	ITY MAP (N.T.S)	B B B B B B B B B B B B B B B B B B B
		R 25'-0" -13	$\frown$	BBB BOULS NOOLAOU Key Plan Key Plan DRAWING ISSUES AND REVISIONS
		R 25'-0" -13	ITY MAP (N.T.S)	BBB BOULS NOOLAOU Key Plan Key Plan DRAWING ISSUES AND REVISIONS
		R 25'-0" -13 VICIN	THOMPSON PEAK PARKWAY	BBB BOULSONOGUION Key Plan Key Plan DRAWING ISSUES AND REVISION
		R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26,	BBB BOULS NOOLAOU Key Plan Key Plan DRAWING ISSUES AND REVISIONS
		R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	
		R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: Second State Sta
20. 20. 20. 20. 20. 20. 20. 20. 20. 20.		R 25'-0" 13 VICIN	THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	B       UNOLIGO VACOUNT         Image: Construction of the second sec
			THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	
			THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	B       UNOLIGO VACOUNT         Image: Construction of the second sec
			THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	Image: Section of the property
200			THOMPSON PEAK PARKWAY SECTION 26, T4N, R4E	

	_		EXTERIOR MATERIALS S	CHEDULE				_	EXTERIOR MATERIALS	SCHEDULE				Ε
MARK FCP-07	COLOR SW7055 ENDURING BRONZE	MANUF. JAMES HARDIE CO OR EQUAL	MODEL HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	DESCRIPTION FIBER CEMENT PANELS			CLEAR	MANUF.	MODEL	DESCRIPTION           EXTERIOR GLAZING - TYPICAL           WINDOWS AND DOORS	IMAGE MAR	K COLOR AB7 STANDARD DARK		A45 SYS
FCS-07	SW7055 ENDURING BRONZE	JAMES	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE			CLEAR I SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STE PER DRAWINGS	STOREFRONT GLAZING RAILINGS, GATES, FENCES & SIMILAR EL STEEL ELEMENTS	STU-0	BRONZE 1 OFF-WHITE - SAND FINE /	PAREX USA,	AR( WIT
FCS-02	2 SW7055 ENDURING BRONZE	JAMES	HARDDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS		PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	STU-0	1.0MM 2 OFF-WHITE -	PAREX USA,	AR( WIT
FCT-01	SW7055 ENDURING	JAMES HARDIE CO	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS,	FIBER CEMENT TRIM AND BATTEN BOARDS		RF-01	AGED MISSION	/ CONCRETE ROOF TILE	AGED MISSION SPANISH BARREL T	ILE COLORED CONCRETE ROOF TILES -BARREL SHAPE		1.0MM 1 SUPERCAP		2.75 SYS
FG-01	BRONZE SW7055 ENDURING BRONZE	MASONITE	PRIMED BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNITINS) AND CLEAR GLASS		RF-03	DARK BRONZE	OR EQUAL BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING			EQUAL	
FG-01							BRONZE							
		OR EQUAL	CLEAR, SDL, PRIMED											
										JNTED IT BEYOND	STU-02		I	RF-0
					<b>LEVE</b> 23'-3	L 3 3/4"								
					LEVE		8'11'-7 7							
							11-77/					•		
										-12'-0 COURTYARD 1	"5'-0"	0'-0" -0'. AMEN	-0" <sup></sup> 0'-0" ITY BUILDING	
										EAST ELEV	ATION - AME	NITY BL	JILDING	
										<b>4</b> <u>1" = 20'-0"</u>				
									×			F RF-01 ▼		
									¥					
								AME 18'-0	NITY LEVEL 2 4 00 H H H H H H H H H H H H H H H H H					
									18'-0" 3 3 R EAVE				<b>III</b> • <b>II</b> •	•
								<u>LEVI</u> 0"			4" -52'-0"	-(	52'-0" -58'-0" OR COURT	
									+					
										3 <u>NORTH ELE</u> 1" = 20'-0"	<u>/AIION - AM</u>	<u>ENITY B</u>	UILDIN	<u>ز</u>
			MOUNTED MTL-01 STU MENT BEYOND	J-01 RF-03 STU-02	— RF-01		N			_ R	F-01 _ MTL-01 _ STU	J-01 _ FCP-01	RF-0	1
						_								
<u>LEVEL 3</u> 23'-3 3/4"						- LHT	PORTIC							
<u>LEVEL</u> 2 11'-7 7/8"	(8'11'-7 7				8-0 <sup>1</sup>	32'-10 AVF HFI	TOP OF POR	<u>NITY</u> L <u>EVEL :</u> 18'-0		AMENITY LEVEL 2 18'-0"				
<u>LEVEL</u> <u>1</u> 0"	11-77				<u>3</u>			LEVEL	<u>1</u>	$\underbrace{LEVEL}_{0"} \xrightarrow{\underline{\diamond}} \xrightarrow{\underline{\diamond}} \xrightarrow{\underline{\diamond}}$		Ŷ Ŷ		
v														
2			ATION - AMENITY B	JILDING AT POOL CC	<u>URT</u>		0 5 10 2	0 40	FT	1 WEST ELEVA	ATION - AME	<u>NITY BU</u>	ILDING	
	/ 1" = 20	)'-0"								1" = 20'-0"				



2

**EXTERIOR MATERIALS SCHEDULE** 

0 5 10 20 40 FT

1

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A4.1

STREET LIGHTS



			<b>EXTERIOR MATERIALS S</b>	CHEDULE		EXTERIOR MATERIALS SCHEDULE								
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE			
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS		SF-01	AB7 STANDARD	ARCADIA, INC. OR	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02				
GL-02	CLEAR			STOREFRONT GLAZING			DARK	EQUAL		GLAZING				
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS		STU-01	BRONZE OFF-WHITE - SAND FINE /	PAREX USA, INC OR	AROMOURWALL 300 STUCCO SYSTEM	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8"				
PT-02	SW7055	SHERWIN	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS			FLEXFINE 1.0MM	EQUAL.	WITTING ACOMILLE	TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT				
F 1-02	ENDURING BRONZE	WILLIAMS OR EQUAL	SW 7055 ENDORING BRONZE	PAINTED EXTERIOR ELEMENTS		STU-02	OFF-WHITE - SAND FINE / FLEXFINE	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM				
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES -BARREL SHAPE		WIN-01	1.0MM SUPERCAP SR BRONZE	DOORS OR	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)				
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING				EQUAL						



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

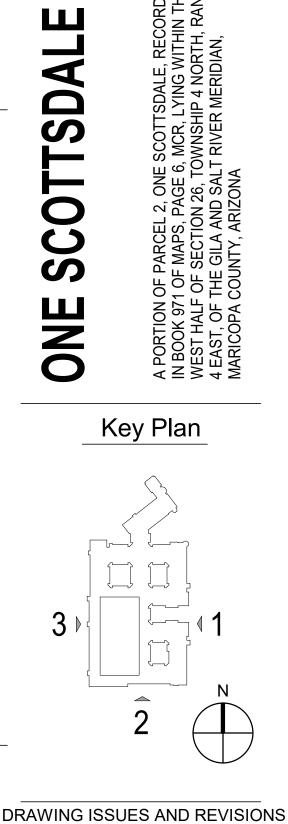
ONE SCOTTSDALE INVESTORS LLC 6263 N. SCOTTSDALE ROAD | STE 330 | SCOTTSDALE AZ 85250 | (602) 432-7300 MBURKE@DMBINC.COM

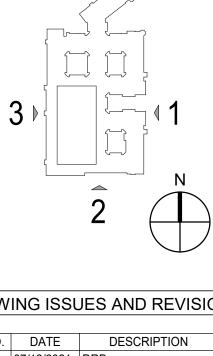
OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE







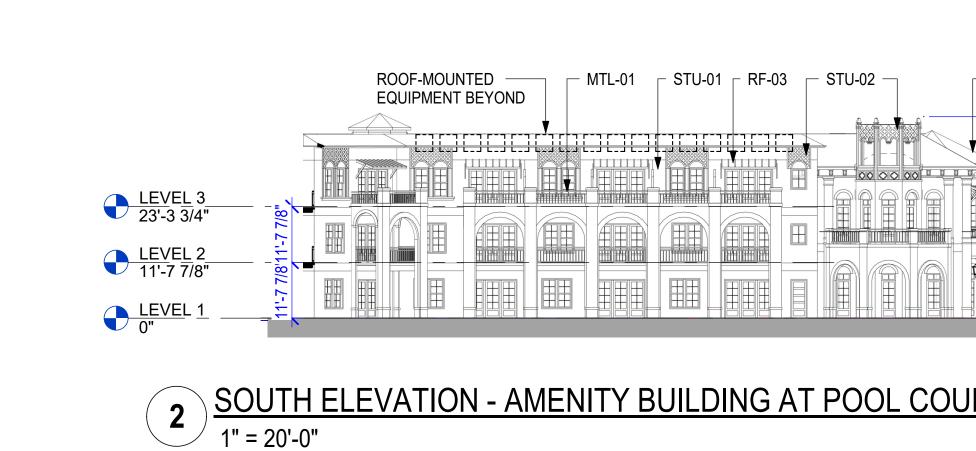
DRAWING NUMBER AND TITLE

A4.2

			<b>EXTERIOR MATERIALS S</b>	CHEDULE		EXTERIOR MATERIALS SCHEDULE								
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	MARK	COLOR	MANUF
	SW7055 ENDURING	JAMES HARDIE CO	HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS		GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS		SF-01	AB7 STANDARD	ARCADIA, INC. OR
	BRONZE	OR EQUAL				GL-02	CLEAR			STOREFRONT GLAZING			DARK BRONZE	EQUAL
-00.04	0)1/7055					MTL-01	SW6991		DECORATIVE METALS, CUSTOM	RAILINGS, GATES, FENCES & SIMILAR		STU 01		PAREX U
	SW7055 ENDURING	JAMES HARDIE CO	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE			BLACK MAGIC		DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	STEEL ELEMENTS			OFF-WHITE - SAND FINE /	INC OR
	BRONZE	OR EQUAL											FLEXFINE	EQUAL.
						PT-02	SW7055	SHERWIN	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS			1.0MM	
	SW7055	JAMES	HARDDIESOFFIT PANELS,	FIBER CEMENT PANELS			ENDURING	WILLIAMS					OFF-WHITE -	
	ENDURING BRONZE	HARDIE CO OR EQUAL	NON-VENTED, CEDARMILL, PRIMED				BRONZE	OR EQUAL					SAND FINE / FLEXFINE	INC OR EQUAL.
						RF-01							1.0MM	
-CT-01	SW7055	JAMES	HARDIETRIM BOARDS 5/4 RUSTIC,	FIBER CEMENT TRIM AND BATTEN		RF-01	AGED MISSION	/ CONCRETE	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES		WIN-01	SUPERCAP	MI
	ENDURING	HARDIE CO	PRIMED & RUSTIC BATTEN BOARDS,	BOARDS				<b>ROOF TILE</b>	-		~		SR BRONZE	WINDOW
	BRONZE	OR EQUAL	PRIMED					OR EQUAL						DOORS C
-0.04	0) 1/7055					RF-03		BERRIDGE	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING				LQUAL
	SW7055 ENDURING	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS,			BRONZE	OR EQUAL						
	BRONZE	ONLOOAL		(MUNTINS) AND CLEAR GLASS										

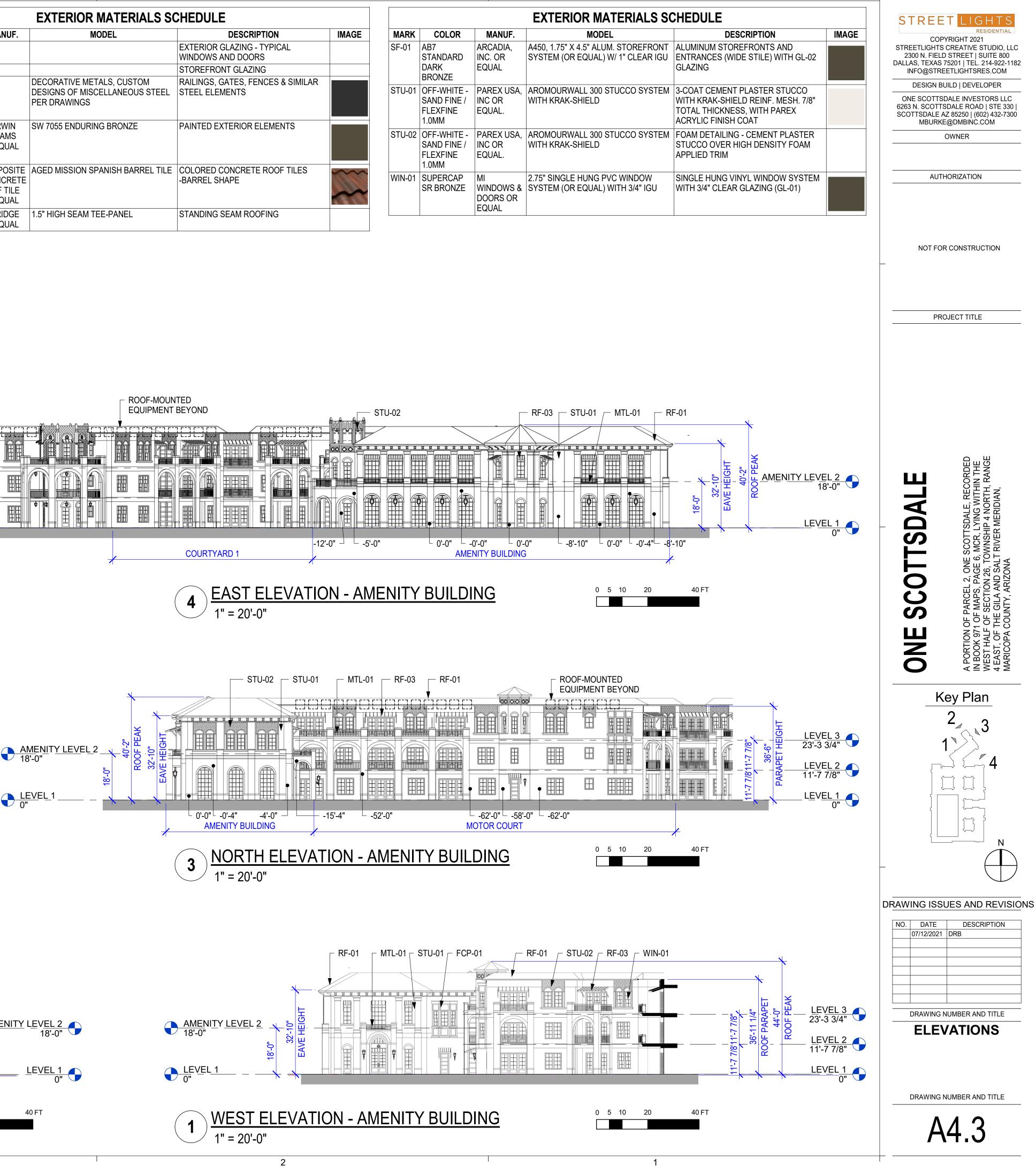


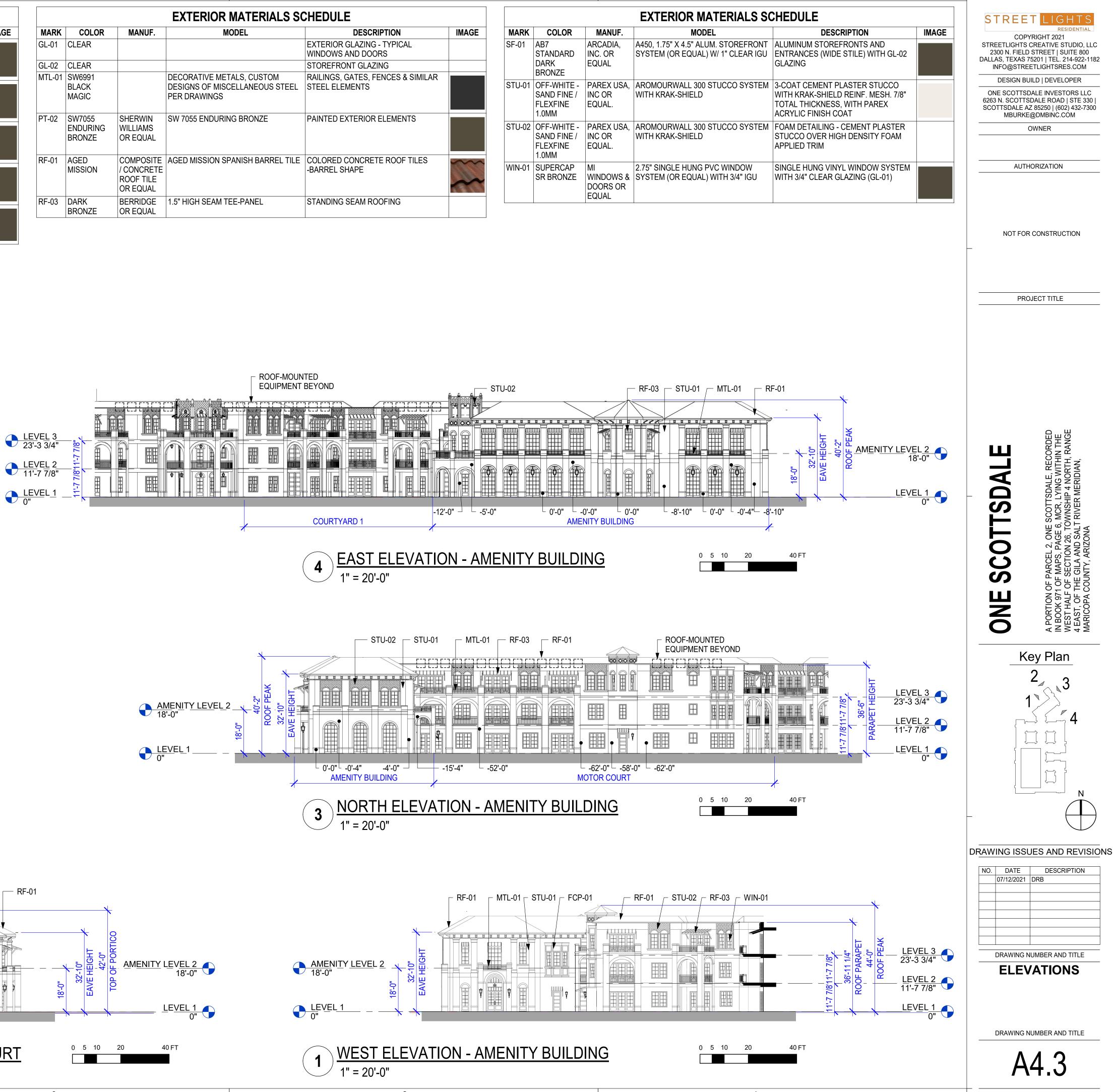
 $\cap$ 



4

		<b>3</b> <u>NORTH ELEVA</u> 1" = 20'-0"	ATION - AMENITY BUILDIN
RF-01			RF-01 MTL-01 STU-01 FCP-01
TOP OF PORTICO	Y L <u>EVEL 2</u> 18'-0"	AMENITY LEVEL 2 18'-0" LEVEL 1 0" 	
JRT 0 5 10 20	40 FT		<u> TION - AMENITY BUILDING</u>
3		2	



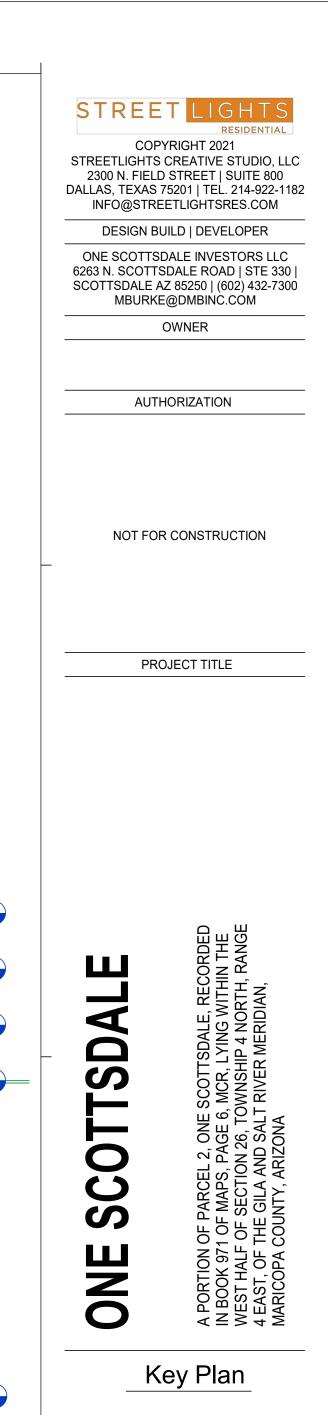


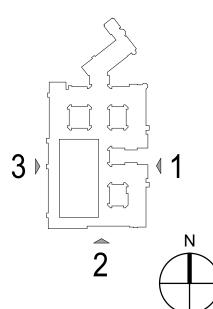
RF-01       AGED       COMPOSITE       AGED MISSION SPANISH BARREL TILE       COLORED CONCRETE ROOF TILES         MISSION       / CONCRETE       ROOF TILE       AGED MISSION SPANISH BARREL TILE       COLORED CONCRETE ROOF TILES       WIN-01       SUPERC         OR EQUAL       OR EQUAL       OR EQUAL       AGED MISSION SPANISH BARREL TILE       COLORED CONCRETE ROOF TILES       WIN-01       SUPERC
RF-03       DARK       BERRIDGE       1.5" HIGH SEAM TEE-PANEL       STANDING SEAM ROOFING         BRONZE       OR EQUAL       1.5" HIGH SEAM TEE-PANEL       STANDING SEAM ROOFING

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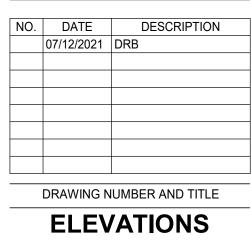


	EXTERIOR MATERIALS SCHEDULE					EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS		SF-01	STANDARD DARK	NDARD INC. OR	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02	
GL-02	CLEAR			STOREFRONT GLAZING					EQUAL		GLAZING
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS			BRONZE OFF-WHITE - SAND FINE / FLEXFINE	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX	
	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS		STU-02	1.0MM OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	ACRYLIC FINISH COAT FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORED CONCRETE ROOF TILES -BARREL SHAPE		WIN-01	SUPERCAP SR BRONZE	DOORS OR	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING				EQUAL			



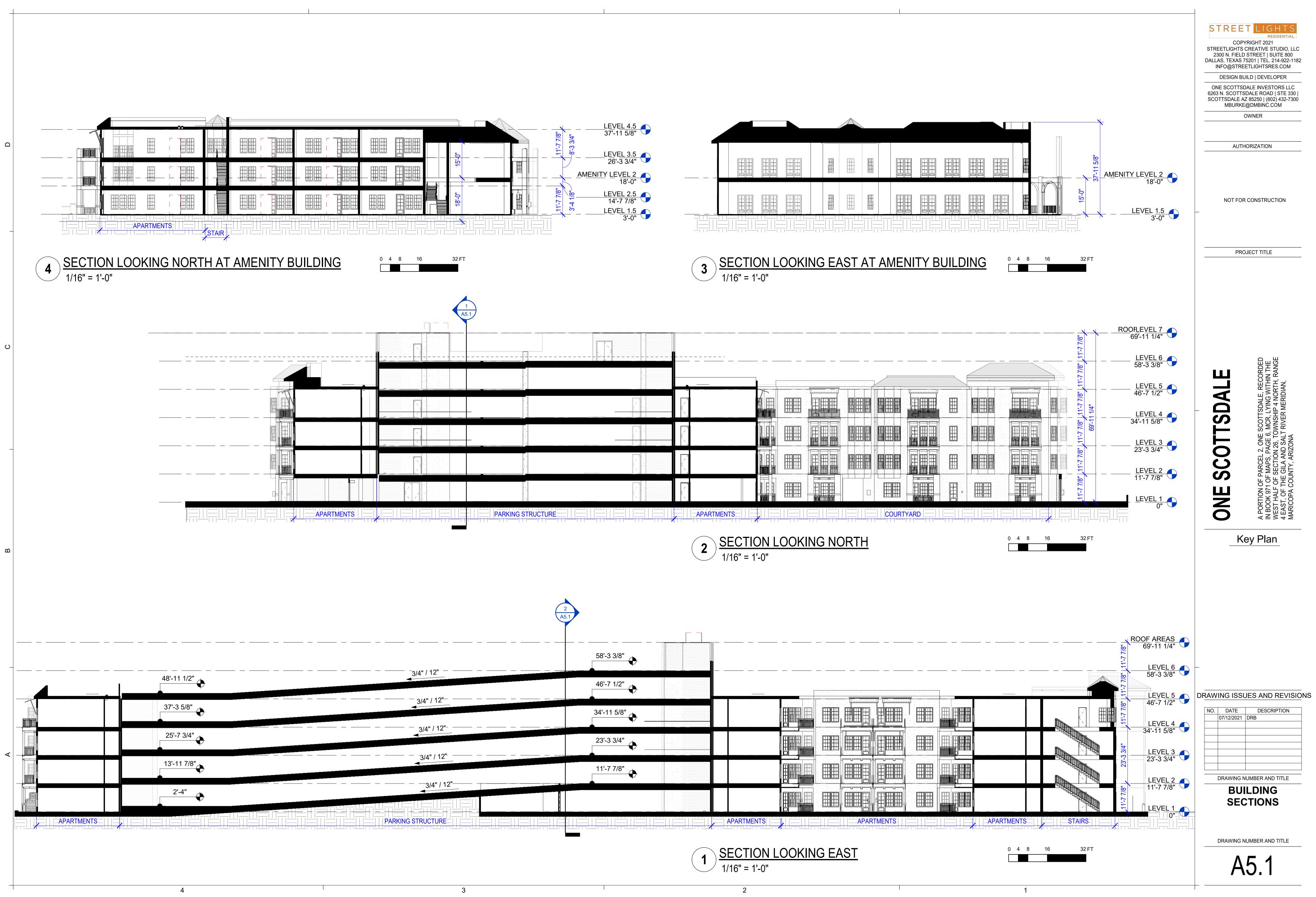


DRAWING ISSUES AND REVISIONS

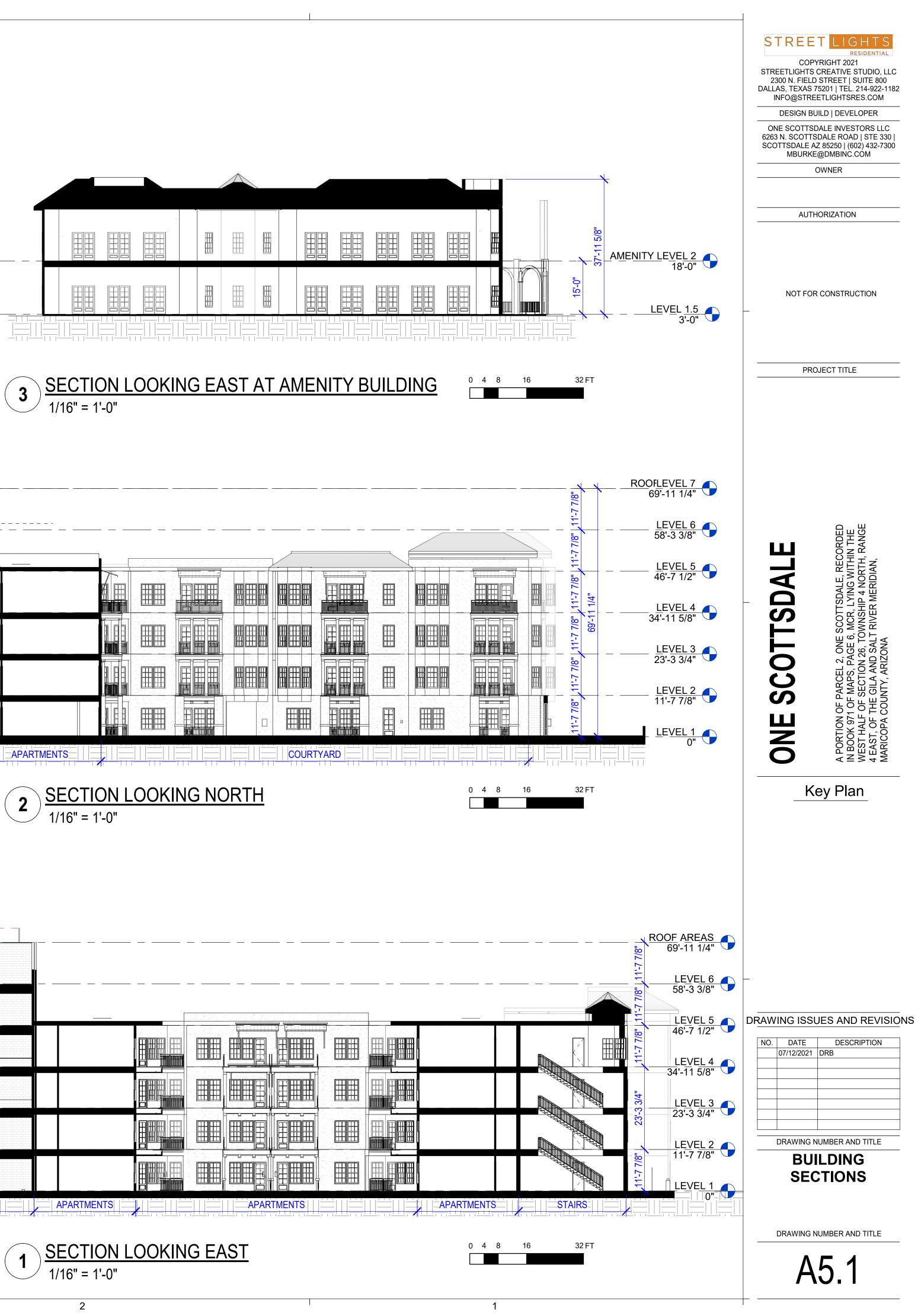


DRAWING NUMBER AND TITLE

A4.4







OWNER:

ONE SCOTTSDALE INVESTORS, LLC 6263 N. SCOTTSDALE ROAD, STE 330 SCOTTSDALE, AZ 85250 PHONE: 602.432.7300

# 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/OF 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.
- 5. 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.
- 6. PLANT SIZE, LOCATION, AND SPACING:
- 6.1. 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 GROUNDCOVERS TO BE A MINIMUM OF 2' 6.2. FROM BACK OF SIDEWALK.
- 7. 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.
- 9. 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.
- 10. 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.
- 11. ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

- 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 GROUNDCOVERS, 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
- 14. 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.
- 15. 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.
- 17. ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- 18. 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.
- 19. 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.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. THE CONTRACTOR SHALL WARRANTY THE PLANT MATERIAL IRRIGATION SYSTEM, AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR
- 24. 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.
- 25. A MINIMUM OF THREE FOOT (3') ACCESS TO AND CLEARANCE AROUND ALL FIRE HYDRANTS PER MAG STANDARD DETAIL 362 IS TO BE MAINTAINED.

# ONE SCOTTSDALE MULTI-FAMILY DEVELOPMENT SCOTTSDALE, ARIZONA

# **PROJECT TEAM:**

DESIGN BUILD/DEVELOPER: 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

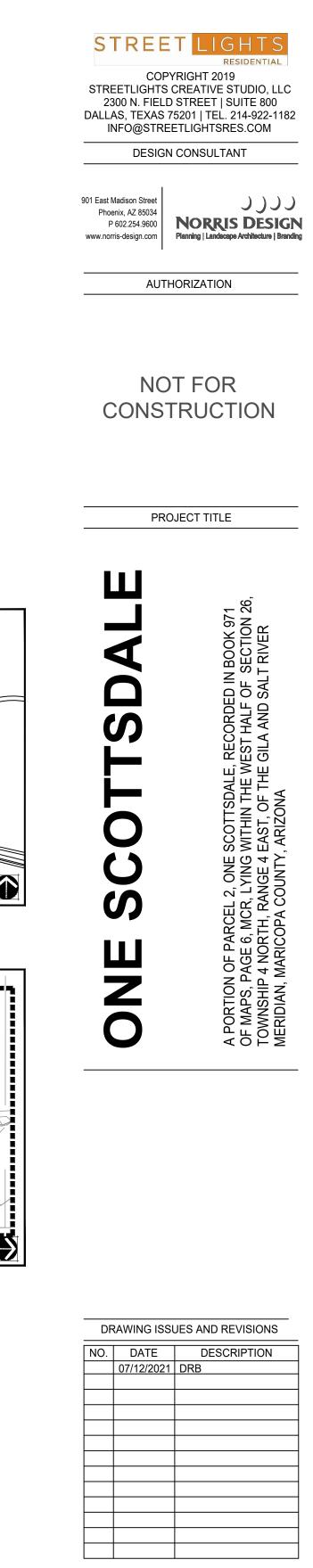
CIVIL ENGINEER: WOOD PATEL 2051 W. NORTHERN AVE, SUITE 100 PHOENIX, ARIZONA 85021 CONTACT: GORDY RITCHIE, PE EMAIL: JRITCHIE@WOODPATEL.COM

# CITY OF SCOTTSDALE LANDSCAPE NOTES

1.	AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT
	MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF
	MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN
	PLANT CANOPIES AND / OR COVERAGE.
2.	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.
3.	
J.	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.
4.	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.
5.	NO TURF AREAS ARE TO BE PROVIDED.
5. 6.	
0.	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.
7.	ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE
	LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8.	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.
9.	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.
10.	-
-	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
40	ELECTRICAL CODE.
12.	
	NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF
	SCOTTSDALE'S APPROVAL.
13.	ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
14.	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.
15.	ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE
IJ.	
	END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED
10	NAOS SHALL BE PERMANENTLY DISCONNECTED.
16.	NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA
<b>4</b> –	OPEN SPACE (NAOS) AREAS.
17.	
	CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

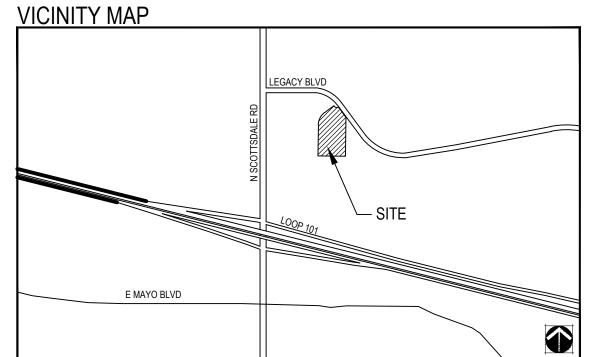
# SHEET INDEX

SHEET #	DESCRIPTION	(7/12/21) ISSUED FOF DRB SUBMITTAL		
LA-100	LANDSCAPE COVER	Х		
LA-100A	SCHEDULES	X		
LA-101	LANDSCAPE PLAN	X		
LA-102	LANDSCAPE PLAN	X		
LA-103	LANDSCAPE ENLARGEMENT PLAN	X		
LA-104	LANDSCAPE ENLARGEMENT PLAN	X		
LA-105	LANDSCAPE ENLARGEMENT PLAN	X		
LA-106	LANDSCAPE ENLARGEMENT PLAN	X		
LA-107	LANDSCAPE ENLARGEMENT PLAN	X		
LA-108	LANDSCAPE ENLARGEMENT PLAN	X		
LA-109	LANDSCAPE ENLARGEMENT PLAN	X		
LA-110	ILLUSTRATIVE LANDSCAPE PLAN	X		
LA-201	HARDSCAPE DETAILS & SITE AMENITIES	Х		

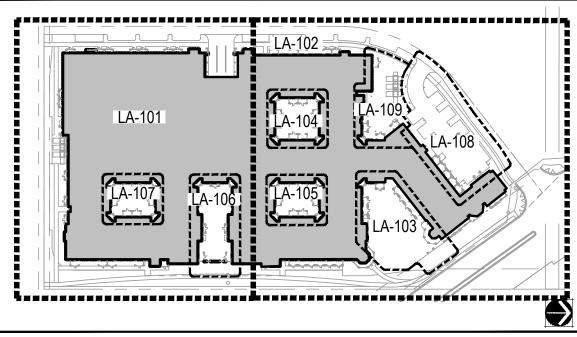


LANDSCAPE COVER

LA-100



KEY MAP



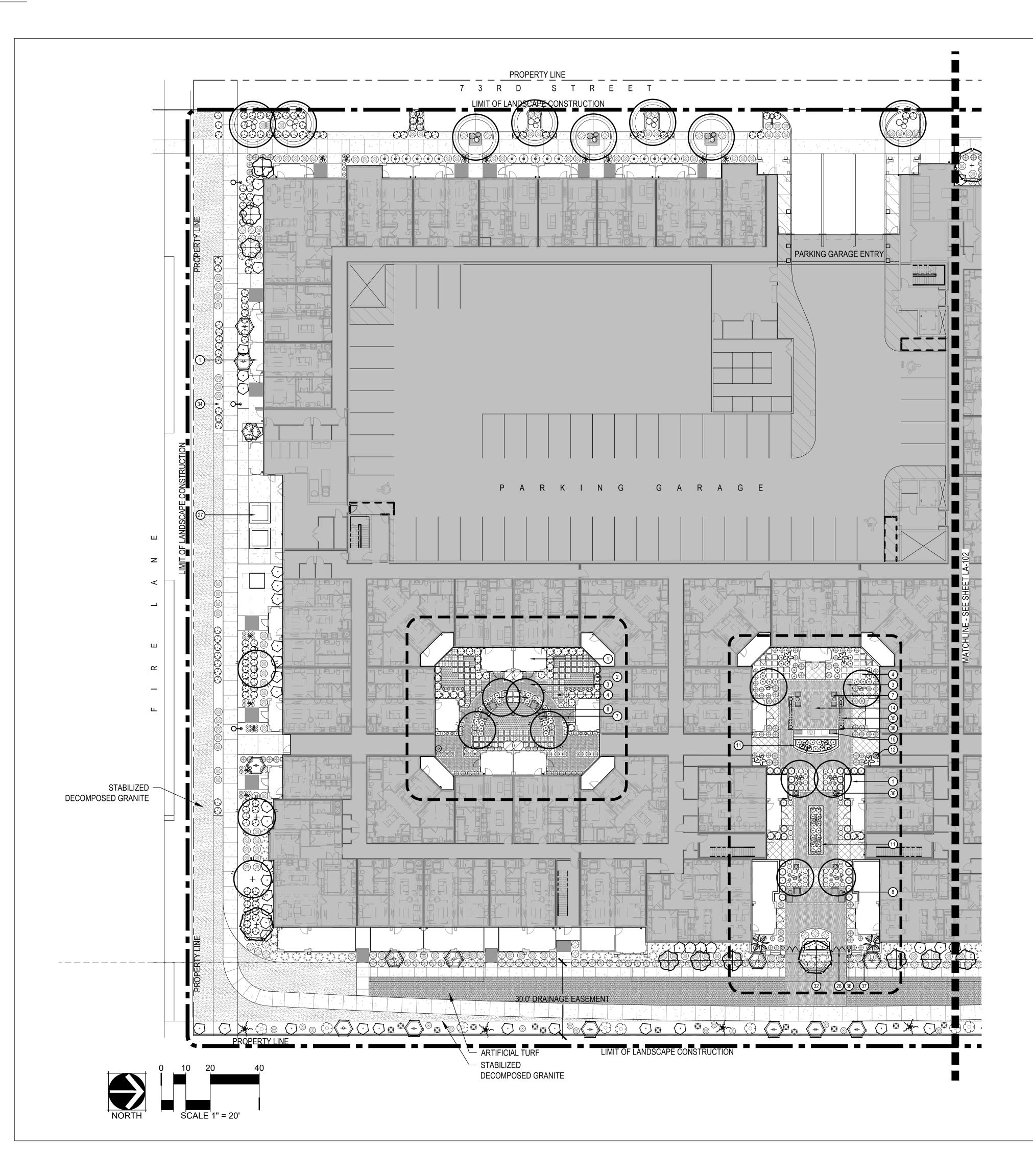
WALL MATERIAL S	SCHEDULE		PLANT SCHE	DULE ALL									
ITEM	MODEL / FINISH / COLOR	MANUFACTURER / SUPPLIER	TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY	SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	QTY
STUCCO CUSTOM METAL LOGO MOUNTED TO WALL	COLOR: SW7000 IBIS WHITE COLOR: SW7055 ENDURING BRONZE	SHERWIN WILLIAMS SHERWIN WILLIAMS		ACACIA ANEURA MULGA	36" BOX STANDARD TRUNK	2" CAL MIN	9` X 6`	13	©	LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM BLUE RANGER	5 GAL	3` X 3`	153
CAST STONE PIER CAP	MODEL: DURANGO 2 SIZE: 25" SQUARE TYPE: CAST STONE	STONE LEGENDS PH# 214-398-1199	$\left  \begin{array}{c} \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\$	CAESALPINIA CACALACO CASCALOTE	24" BOX STANDARD TRUNK	1" CAL MIN	5` X 3`	6	⊚	MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL	8"X18"	189
STEEL GATE AT PEDESTRIAN PORTAL AT POOL	COLOR: WHITE COLOR: SW6991 BLACK MAGIC	SHERWIN WILLIAMS		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	36" BOX MULTI-TRUNK	2" CAL MIN	8` X 5`	22	•	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE RHAPHIOLEPIS INDICA	5 GAL	4` X 4` 4` X 4`	41
FORGED STEEL ROSETTE ON GATE	MODEL: 13-24-3 FINISH: FORGED STEEL COLOR: MATCH GATE	KING METALS PH# 214-388-9834		CHILOPSIS LINEARIS	36" BOX MULTI-TRUNK	2" CAL MIN	9° X 7°	7	0	INDIAN HAWTHORN	5 GAL	4` X 4`	272
GATE PICKET GATE HINGE	COLOR: MATCH GATE TYPE: EXTERIOR RATED, SELF CLOSING HINGE			DESERT WILLOW					Solution	RUELLIA PENNINSULARIS	5 GAL	4 × 4 4 × 4	212
	COLOR: MATCH GATE SIZE PER GATE WEIGHT			PARKINSONIA X `DESERT MUSEUM` DESERT MUSEUM PALO VERDE	36" BOX STANDARD TRUNK	2" CAL MIN	9` X 7`	29	۲	DESERT RUELLIA SALVIA LEUCANTHA	5 GAL	4 × 4 4 × 4	40
BRICK VENEER	MODEL: 702TBL 'CONCORDE'	MANUFACTURER: SUMMIT BRICK COMPANY SOURCE: AZ BRICK SOURCE PH# 602-956-5579		PROSOPIS GLANDULOSA `THORNLESS AZT` THORNLESS HONEY MESQUITE	24" BOX MULTI-TRUNK	1.5" CAL MIN	8` X 4`	13	0	MEXICAN BUSH SAGE	5 GAL	6` X 8`	69
WALL SCONCE	MATCH ARCHITECTURE								$\bullet$	ORANGE JUBILEE YELLOW BELLS			
6' TALL VIEW FENCE	MODEL: AEGIS PLUS STYLE: CLASSIC COLOR: BLACK	MANUFACTURER: AMERISTAR WWW.AMERISTARFENCE.COM		PROSOPIS X `RIO SALADO` RIO SALADO MESQUITE	36" BOX MULTI-TRUNK	2" CAL MIN	10` X 8`	13	œ	TEUCRIUM CHAMAEDRYS `PROSTRATUM` PROSTRATE GERMANDER	5 GAL	2` X 3`	65
SOLID GATE PANEL	TYPE: STEEL COLOR: MATCH GATE			ULMUS PARVIFOLIA CHINESE ELM	36" BOX STANDARD TRUNK	2" CAL MIN	11` X 7`	13	*	YUCCA ROSTRATA BEAKED YUCCA	15 GAL		3
PUSH BAR KEY FOB	EXTERIOR RATED EXTERIOR RATED		PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY	CACTUS	BOTANICAL / COMMON NAME CARNEGIEA GIGANTEA SAGUARO	SIZE 6` SPEAR	MATURE HEIGHT & WIDTH	2
DOG FENCE AND GATE	MODEL: ECHELON PLUS STYLE: MAJESTIC 3 RAIL WITH	MANUFACTURER: AMERISTAR WWW.AMERISTARFENCE.COM		CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI-TRUNK			2	¢.	FEROCACTUS WISLIZENII FISH HOOK BARREL CACTUS	4` HT.	2` X 4`	3
	PUPPY FENCE PANEL GATE HARDWARE: D&D HEAVY DUTY SINGLE GATE HARDWARE KIT.		- And	CYCAS REVOLUTA SAGO PALM	15 GAL			3	۲	OPUNTIA SANTA-RITA SANTA RITA PRICKLYPEAR	5 GAL	3` X 3`	4
	COLOR: BLACK							10	GROUNDCOVER		SIZE	MATURE HEIGHT & WIDTH	
CAST STONE WALL CAP	MODEL: FLATFACE SIZE: 2"x12"x36" COLOR: WHITE	STONE LEGENDS PH# 214-398-1199		PHOENIX DACTYLIFERA DATE PALM	20` BTH			10	$\bigcirc$	LANTANA CAMARA `DALLAS RED` DALLAS RED LANTANA	1 GAL	4` X 5`	12
CAST STONE WALL SURROUND	SIZE: 6" WIDE COLOR: WHITE	STONE LEGENDS PH# 214-398-1199		PHOENIX ROEBELENII PYGMY DATE PALM	24" BOX MULTI-TRUNK			9	$\otimes$	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	2` X 4`	216
METAL DOOR METAL ROSETTE	COLOR TO BE BLACK MODEL: 13-05000-288	KING METALS							$\odot$	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	2` X 3`	135
METAL ROSETTE	SIZE: 2-5/16" x 2-5/16" FINISH: CAST STEEL COLOR: MATCH DOOR	PH# 214-388-9834	3HRUBS ①	BOTANICAL / COMMON NAME ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN	SIZE 5 GAL	MATURE HEIGHT & WIDTH 2` X 2`		100	Θ	OENOTHERA SPECIOSA `SISKIYOU` MEXICAN EVENING PRIMROSE	5 GAL	1` X 3`	62
CAST STONE DOOR SURROUND	PROFILE: MARSHALL SIZE: 6" WIDE COLOR: WHITE	STONE LEGENDS PH# 214-398-1199	$\bigcirc$	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL	6` X 6`		10	$\otimes$	ROSMARINUS OFFICINALIS `PROSTRATUS` DWARF ROSEMARY	5 GAL	2` X 4`	136
DOOR HINGE	TYPE: EXTERIOR RATED, SELF CLOSING HINGE COLOR: MATCH DOOR		t <sub>o</sub> t	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BOUGAINVILLEA	5 GAL	5` X 5`		47	PERENNIALS	BOTANICAL / COMMON NAME PENSTEMON EATONII FIRECRACKER PENSTEMON	SIZE 5 GAL	MATURE HEIGHT & WIDTH 2` X 2`	19
PERFORATED METAL PANEL	SIZE PER GATE WEIGHT STYLE : DESIGNER PERFORATED MODEL: CLASSIC 2058, 20 GAUGE	MANUFACTURER: MCNICHOLS PH# 877-215-0274	+	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL	6` X 6`		7	SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH	
	WITH 58% OPEN AREA ITEM# 16CS582038 - 36" x 96" COLOR: SW6991 BLACK MAGIC	PAINT SUPPLIER: SHERWIN WILLIAMS	O	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	5 GAL			200	Ę	AGAVE WEBERI WEBER`S AGAVE	5 GAL	5` X 10`	3
STEEL WINDOW FRAME	TYPE: CUSTOM STEEL COLOR: MATCH PERFORATED METAL PANEL		*	DIETES BICOLOR FORTNIGHT LILY	5 GAL	2` X 2`		40	*	DASYLIRION WHEELERI DESERT SPOON	5 GAL	4` X 4`	1
CAST STONE WINDOW SILL	PROFILE: MARCUS SLOPE SIZE: 6" WIDE COLOR: WHITE	STONE LEGENDS PH# 214-398-1199	$\frown$	DODONAEA VISCOSA GREEN HOP BUSH	5 GAL	10` X 8`		99	24 m	FOUQUIERIA SPLENDENS OCOTILLO	24" BOX	10` X 10`	11
			<b>©</b>	ENCELIA FARINOSA BRITTLE BUSH	1 GAL	3, X 3,		26	*	PEDILANTHUS MACROCARPUS LADY SLIPPER	5 GAL	4` X 2`	27
			Ø	EUPHORBIA TIRUCALLI 'STICKS ON FIRE' STICKS ON FIRE PENCIL TREE	5 GAL	4` X 6`		7	VINE/ESPALIER	BOTANICAL / COMMON NAME FICUS PUMILA CREEPING FIG	SIZE 15 GAL	MATURE HEIGHT & WIDTH 6` X 6`, SPREADING	6
			O	HAMELIA PATENS FIREBUSH	5 GAL	3, X 3,		24		ROSA BANKSIAE LADY BANKS ROSE	5 GAL	4` X 6`	21
			$\odot$	HIBISCUS ROSA-SINENSIS CHINESE HIBISCUS	5 GAL	4` X 4`		24	LANDSCAF				
			artina a o o vectora	HYPTIS EMORYI DESERT LAVENDER	5 GAL			4		PLANTS LOCATED ON SITE DO NOT MEET THE SIZE AND/ EQUIREMENTS NEEDED TO WARRANT A NATIVE PLANT IBMITTAL.			
			$\square$	JUSTICIA CALIFORNICA CHUPAROSA	5 GAL	3` X 4`		5	LANE BOUI	OPIES ARE NOT ALLOWED TO ENCROACH INTO THE FIR NDARIES AS PER THE DIRECTION OF THE CITY OF	Ξ		
			۲	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	3, X 3,		85	SCOTTSDA	LE FIRE DEPARTMENT.			
			$\bigcirc$	LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM GREEN CLOUD TEXAS RANGER	5 GAL	6` X 6`		54					

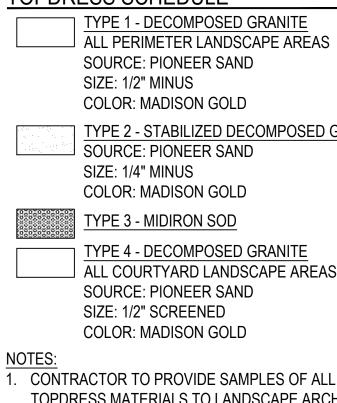
STREET LIGHTS RESIDENTIAL COPYRIGHT 2019 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET | SUITE 800 DALLAS, TEXAS 75201 | TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM \_\_\_\_\_ DESIGN CONSULTANT 901 East Madison Street Phoenix, AZ 85034 P 602.254.9600 www.norris-design.com Plenning | Landscape Architecture | Branding AUTHORIZATION NOT FOR CONSTRUCTION \_\_\_\_\_ PROJECT TITLE TSDALE A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA SCOT ONE

DRAWING ISSUES AND REVISIONS NO.DATEDESCRIPTION07/12/2021DRB

SCHEDULES

LA-100A

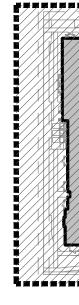




INSTALLATION.

PLANTING AREAS.

KEY MAP

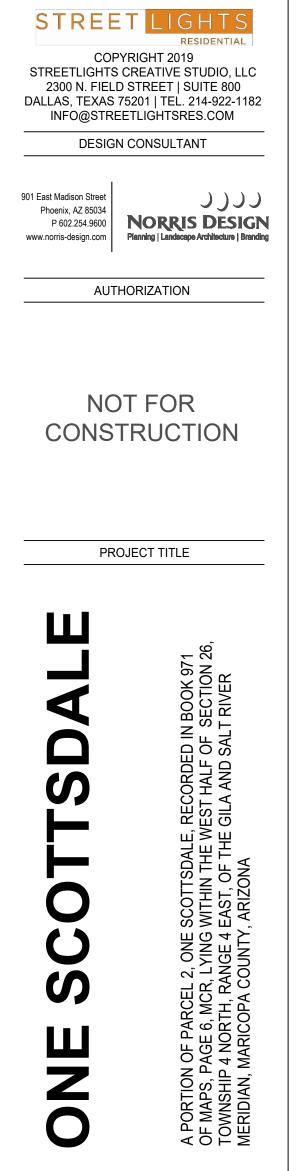


# TOPDRESS SCHEDULE

- **TYPE 1 DECOMPOSED GRANITE** ALL PERIMETER LANDSCAPE AREAS SOURCE: PIONEER SAND
- **TYPE 2 STABILIZED DECOMPOSED GRANITE** SOURCE: PIONEER SAND
- TYPE 4 DECOMPOSED GRANITE ALL COURTYARD LANDSCAPE AREAS
- TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO
- 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL

# KEY NOTES

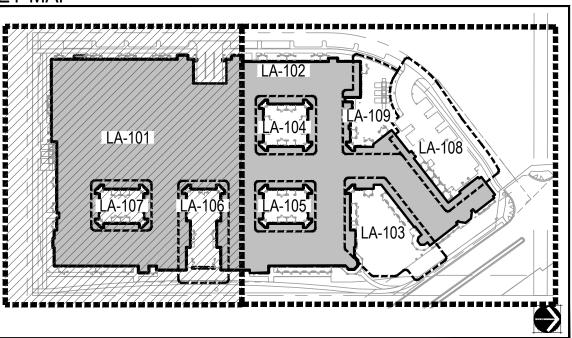
- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- 3 DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- (7) LOUNGE FURNITURE
- 8 END TABLE
- IFIRE PIT
- 10 FIRE PLACE WITH HEARTH
- 1 RAISED PLANTER
- (12) TRASH RECEPTACLE
- (13) CATENARY LIGHTS
- (14) DINING TABLE
- (15) OUTDOOR KITCHEN/ GRILL
- (16) UMBRELLA
- 17 POOL LOUNGE CHAIR
- (18) SPA
- (19) POOL
- 20) POOL EQUIPMENT ROOM
- 21 FOUNTAIN WALL
- 22 SEAT WALL
- (23) CORNHOLE BOARDS
- 24 POOL DECK
- 25 BENCH
- 26 ENTRY GATE
- (27) TRANSFORMERS
- (28) BRICK EDGE
- (29) DOG PLAY EQUIPMENT
- 30 DOG PARK ENTRY
- 31 LIGHT BOLLARD TYP.
- 32 ENTRY FOUNTAIN
- 33 ENTRY SIGNAGE
- 34) STREET LIGHT TYP.
- (35) OVERHEAD STRUCTURE
- 36 PLANTER POT
- (37) COURTYARD WALL
- (38) TREE GRATE
- (39) LANDSCAPE MOUNDING



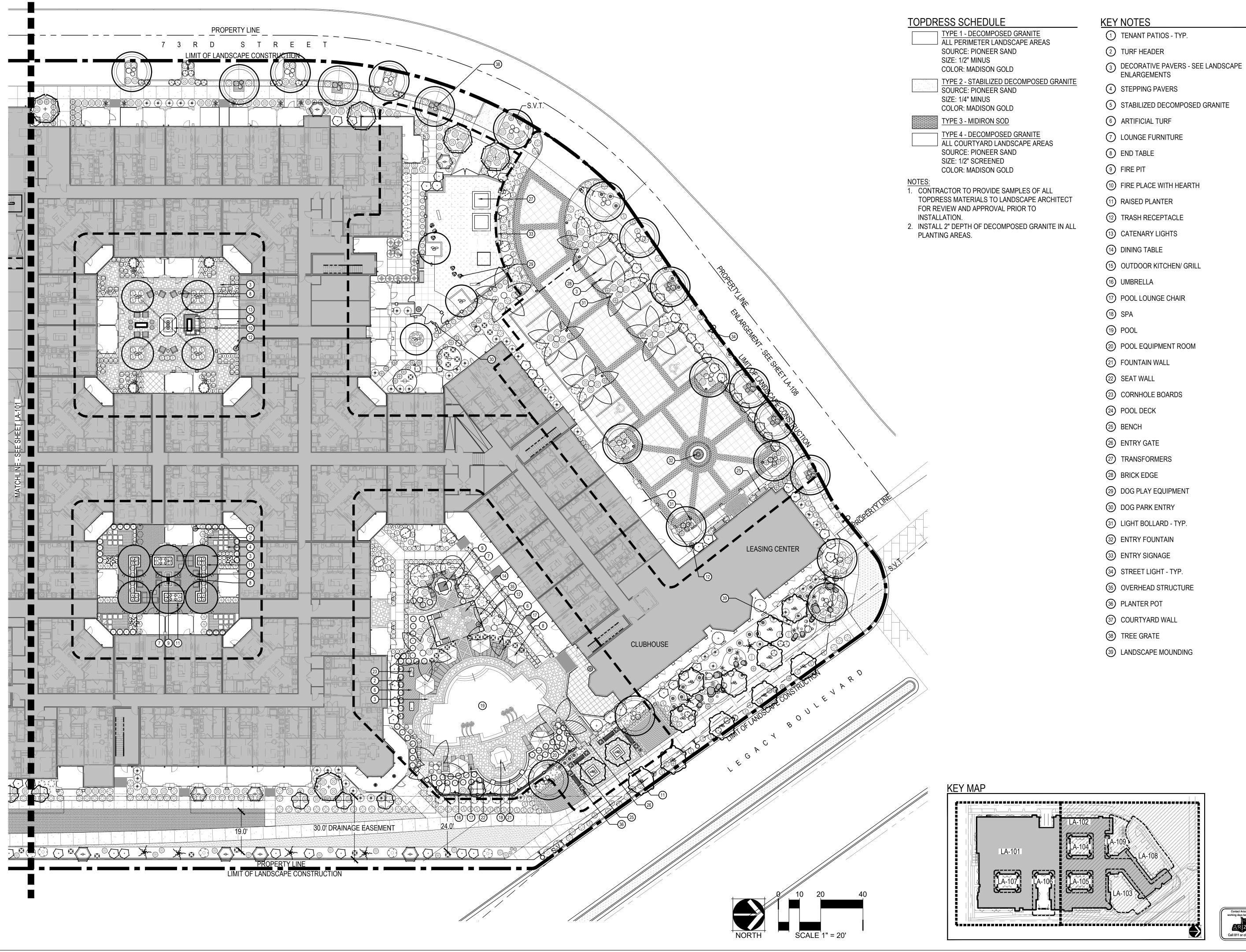
### DRAWING ISSUES AND REVISIONS



LANDSCAPE PLAN

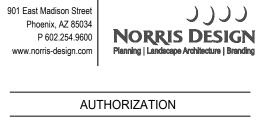






- 5 STABILIZED DECOMPOSED GRANITE





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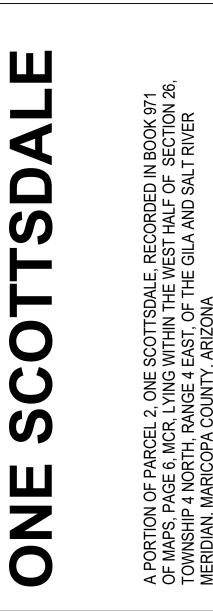
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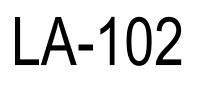
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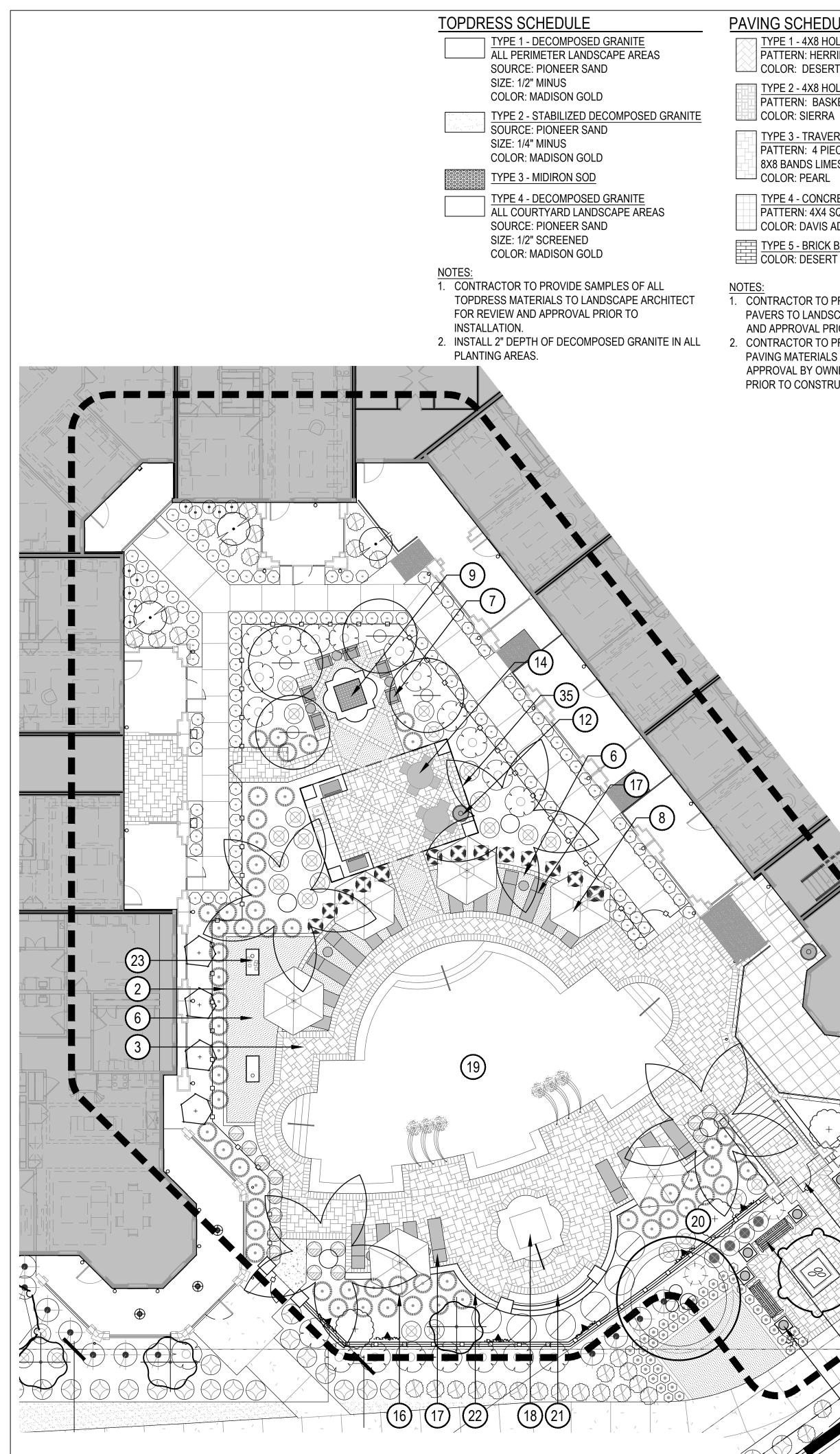


## DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07/12/2021	DRB

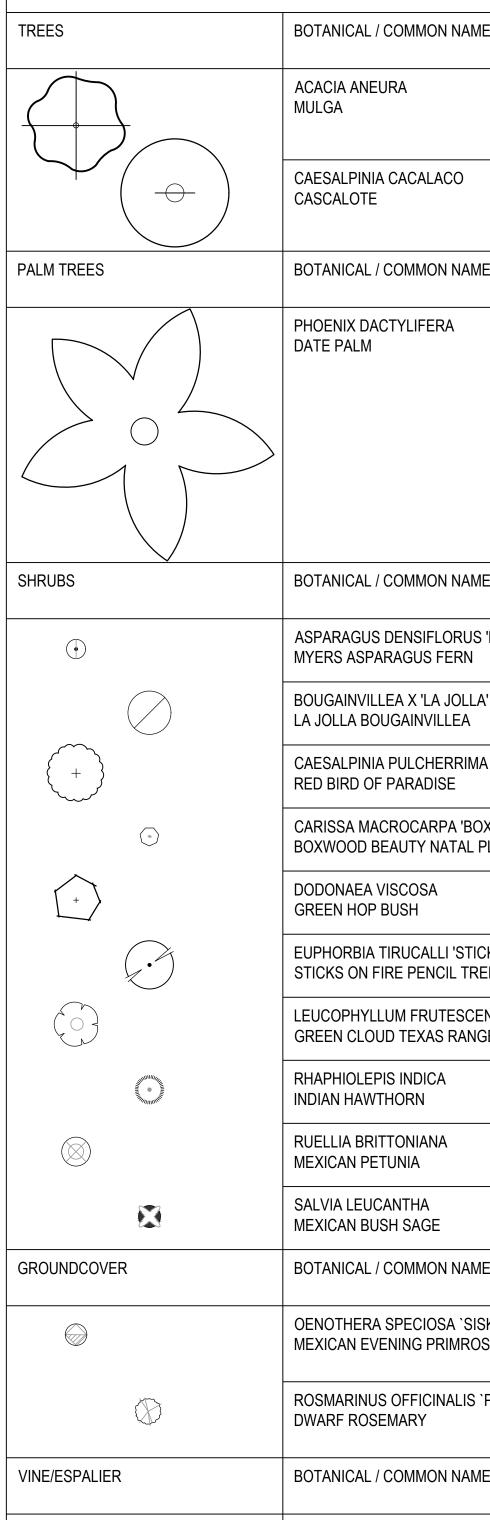
LANDSCAPE PLAN





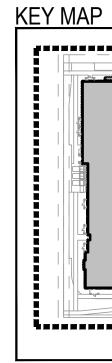
- **PAVING SCHEDULE** 
  - TYPE 1 4X8 HOLLAND PATTERN: HERRINGBONE
- TYPE 2 - 4X8 HOLLAND
- PATTERN: BASKETWEAVE COLOR: SIERRA
- TYPE 3 TRAVERTINE PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER
- TYPE 4 CONCRETE PATTERN: 4X4 SQUARE
- COLOR: DAVIS ADOBE
- TYPE 5 BRICK BANDING
- 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

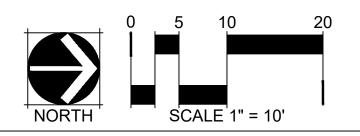
- **KEY NOTES**
- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- (3) DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- (7) LOUNGE FURNITURE
- 8 END TABLE
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- (1) RAISED PLANTER
- (12) TRASH RECEPTACLE
- (13) CATENARY LIGHTS
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- (27) TRANSFORMERS
- (28) BRICK EDGE
- (29) DOG PLAY EQUIPMENT
- 30 DOG PARK ENTRY
- (31) LIGHT BOLLARD TYP.
- (32) ENTRY FOUNTAIN
- (33) ENTRY SIGNAGE
- 34) STREET LIGHT TYP.
- 35 OVERHEAD STRUCTURE
- 36 PLANTER POT
- (37) COURTYARD WALL
- 38) TREE GRATE
- (39) LANDSCAPE MOUNDING



PLANT SCHEDULE- POOL COURTYARD

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.





IE	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	36" BOX STANDARD TRUNK	2" CAL MIN	9` X 6`	1
	24" BOX STANDARD TRUNK	1" CAL MIN	5` X 3`	4
IE	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	20` BTH			4
IE	SIZE	MATURE HEIGHT &		
IE	SIZE	WIDTH		
6 'MYERS'	5 GAL	2` X 2`		10
۹'	5 GAL	6` X 6`		6
A	5 GAL	6` X 6`		5
)XWOOD BEAUTY' PLUM	5 GAL			116
	5 GAL	10` X 8`		4
CKS ON FIRE' EE	5 GAL	4` X 6`		3
ENS `GREEN CLOUD` TM GER	5 GAL	6` X 6`		12
	5 GAL	4` X 4`		59
	5 GAL	4` X 4`		23
	5 GAL	4` X 4`		14
IE	SIZE	MATURE HEIGHT & WIDTH		
SKIYOU` ISE	5 GAL	1` X 3`		16
`PROSTRATUS`	5 GAL	2` X 4`		13
IE	SIZE	MATURE HEIGHT & WIDTH		

DESIGN CONSULTANT 901 East Madison Street )))))Phoenix, AZ 85034 P 602.254.9600 NORRIS DESIGN www.norris-design.com Planning | Landscape Architecture | Branding AUTHORIZATION NOT FOR CONSTRUCTION PROJECT TITLE Ш ;, RECORDED IN BOOK 971 WEST HALF OF SECTION 2 E GILA AND SALT RIVER 4 SD ய்≤ய EL 2, ONE SCOTTSDALE CR, LYING WITHIN THE V , RANGE 4 EAST, OF THE A COUNTY, ARIZONA 0 Ŭ

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NO.	DATE	DESCRIPTION
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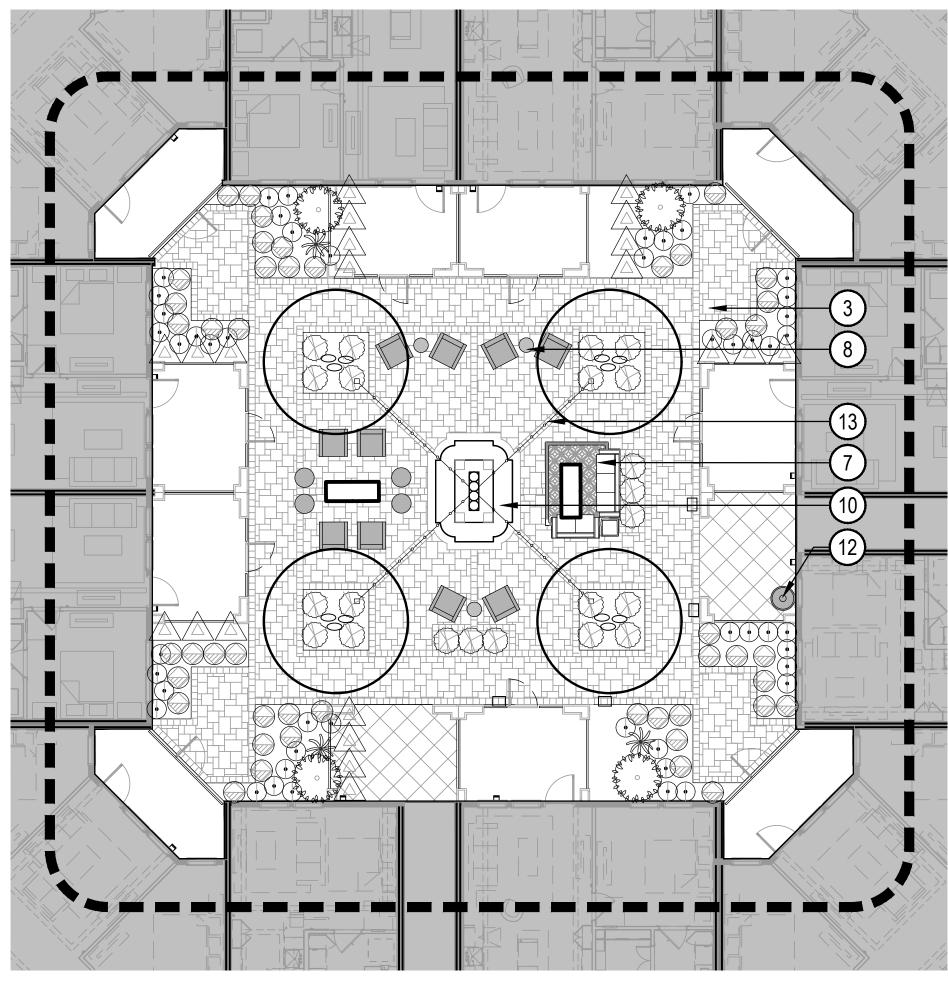
LANDSCAPE ENLARGEMENT PLAN

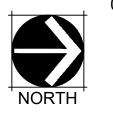
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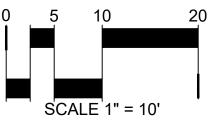
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# PLANT SCHEDULE COURTYARD 3

TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
- <u></u>	PROSOPIS GLANDULOSA `THORNLESS AZT` THORNLESS HONEY MESQUITE	24" BOX MULTI-TRUNK	1.5" CAL MIN	8` X 4`	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
$(\bullet)$	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN	5 GAL	2` X 2`		49
A A A A A A A A A A A A A A A A A A A	HYPTIS EMORYI DESERT LAVENDER	5 GAL			4
×	YUCCA ROSTRATA BEAKED YUCCA	15 GAL			3
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
$\bigcirc$	OENOTHERA SPECIOSA `SISKIYOU` MEXICAN EVENING PRIMROSE	5 GAL	1` X 3`		46
$\bigcirc$	ROSMARINUS OFFICINALIS `PROSTRATUS` DWARF ROSEMARY	5 GAL	2` X 4`		22
VINE/ESPALIER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	ROSA BANKSIAE LADY BANKS ROSE	5 GAL	4` X 6`		21

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.

# PAVING SCHEDULE

PAVING SCHEDULE	TOPDRESS SCHEDULE
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT	TYPE 1 - DECOMPOSED GRANITE         ALL PERIMETER LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE	SIZE: 1/2" MINUS COLOR: MADISON GOLD
COLOR: SIERRA	TYPE 2 - STABILIZED DECOMPOSED GRANITE
TYPE 3 - TRAVERTINE PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER	SOURCE: PIONEER SAND SIZE: 1/4" MINUS COLOR: MADISON GOLD
COLOR: PEARL	TYPE 3 - MIDIRON SOD
TYPE 4 - CONCRETE         PATTERN: 4X4 SQUARE         COLOR: DAVIS ADOBE	TYPE 4 - DECOMPOSED GRANITE         ALL COURTYARD LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 5 - BRICK BANDING COLOR: DESERT	SIZE: 1/2" SCREENED COLOR: MADISON GOLD
NOTES.	

NOTES: 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT

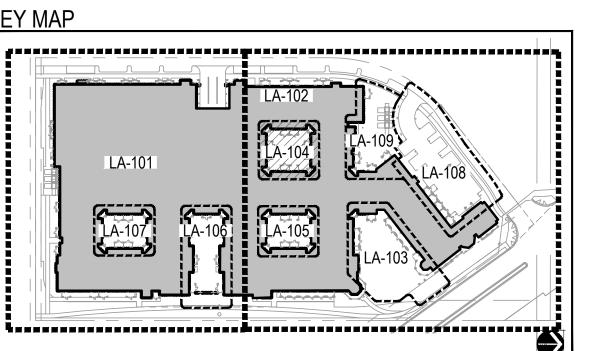
FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

# KEY MAP

# KEY NOTES

- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- 4 STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- 1 LOUNGE FURNITURE
- 8 END TABLE
- 9 FIRE PIT
- 10 FIRE PLACE WITH HEARTH
- 1 RAISED PLANTER
- 12 TRASH RECEPTACLE
- (13) CATENARY LIGHTS
- (14) DINING TABLE
- (15) OUTDOOR KITCHEN/ GRILL
- (16) UMBRELLA
- 17 POOL LOUNGE CHAIR
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- (37) COURTYARD WALL
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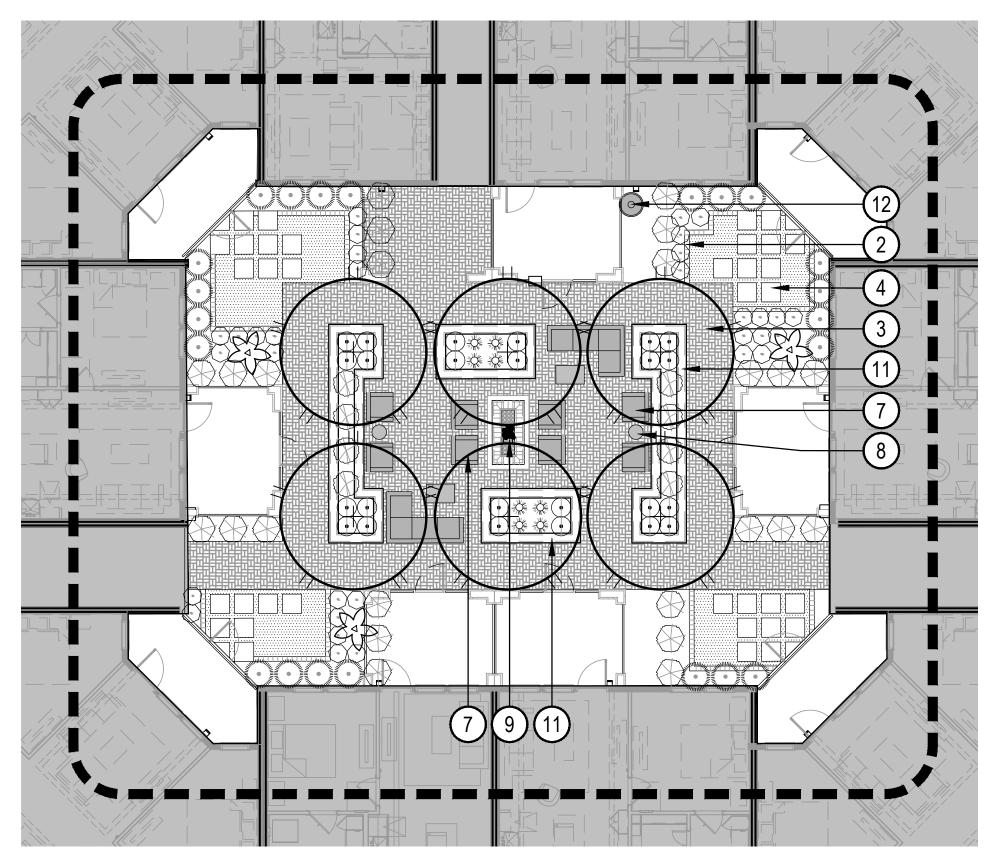


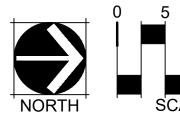
STREET LIGHTS

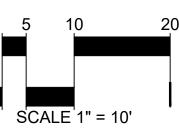












TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	ULMUS PARVIFOLIA CHINESE ELM	36" BOX STANDARD TRUNK	2" CAL MIN	11` X 7`	6
PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
B	PHOENIX ROEBELENII PYGMY DATE PALM	24" BOX MULTI-TRUNK			3
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN	5 GAL	2` X 2`		24
٩	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	5 GAL			32
₹Ķ.	DIETES BICOLOR FORTNIGHT LILY	5 GAL	2` X 2`		8
	HIBISCUS ROSA-SINENSIS CHINESE HIBISCUS	5 GAL	4` X 4`		24
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	4` X 4`		22
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
$\bigcirc$	ROSMARINUS OFFICINALIS `PROSTRATUS` DWARF ROSEMARY	5 GAL	2` X 4`		8

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.

# PAVING SCHEDULE

PAVING SCHEDULE	TOPDRESS SCHEDULE
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT	TYPE 1 - DECOMPOSED GRANITE         ALL PERIMETER LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE	SIZE: 1/2" MINUS COLOR: MADISON GOLD
	TYPE 2 - STABILIZED DECOMPOSED GRANITE SOURCE: PIONEER SAND
ATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER	SIZE: 1/4" MINUS COLOR: MADISON GOLD
COLOR: PEARL	TYPE 3 - MIDIRON SOD
TYPE 4 - CONCRETE         PATTERN: 4X4 SQUARE         COLOR: DAVIS ADOBE	TYPE 4 - DECOMPOSED GRANITE         ALL COURTYARD LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 5 - BRICK BANDING COLOR: DESERT	SIZE: 1/2" SCREENED COLOR: MADISON GOLD

# NOTES:

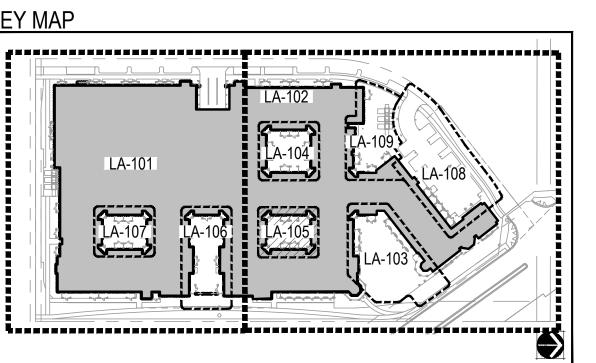
- 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

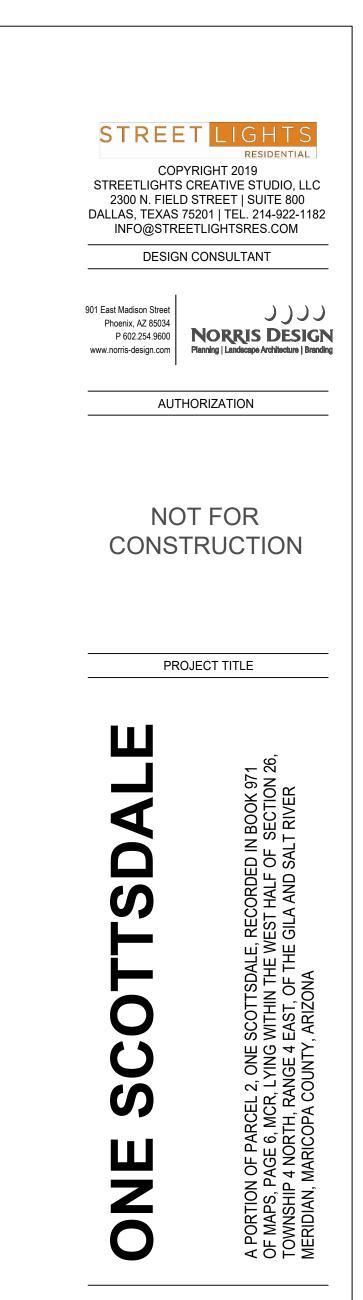
- NOTES 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

# KEY MAP

# KEY NOTES

- 1 TENANT PATIOS TYP. 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- (7) LOUNGE FURNITURE
- 8 END TABLE
- 9 FIRE PIT
- 10 FIRE PLACE WITH HEARTH
- 1 RAISED PLANTER
- 12 TRASH RECEPTACLE
- (13) CATENARY LIGHTS
- (14) DINING TABLE
- (15) OUTDOOR KITCHEN/ GRILL
- (16) UMBRELLA
- 17 POOL LOUNGE CHAIR
- (18) SPA
- (19) POOL
- 20) POOL EQUIPMENT ROOM
- 21 FOUNTAIN WALL
- 22 SEAT WALL
- (23) CORNHOLE BOARDS
- (24) POOL DECK
- 25 BENCH
- 26 ENTRY GATE
- (27) TRANSFORMERS
- (28) BRICK EDGE
- 29 DOG PLAY EQUIPMENT
- 30 DOG PARK ENTRY
- (31) LIGHT BOLLARD TYP.
- 32 ENTRY FOUNTAIN
- 33 ENTRY SIGNAGE
- 34) STREET LIGHT TYP.
- (35) OVERHEAD STRUCTURE
- (36) PLANTER POT
- (37) COURTYARD WALL
- (38) TREE GRATE
- (39) LANDSCAPE MOUNDING

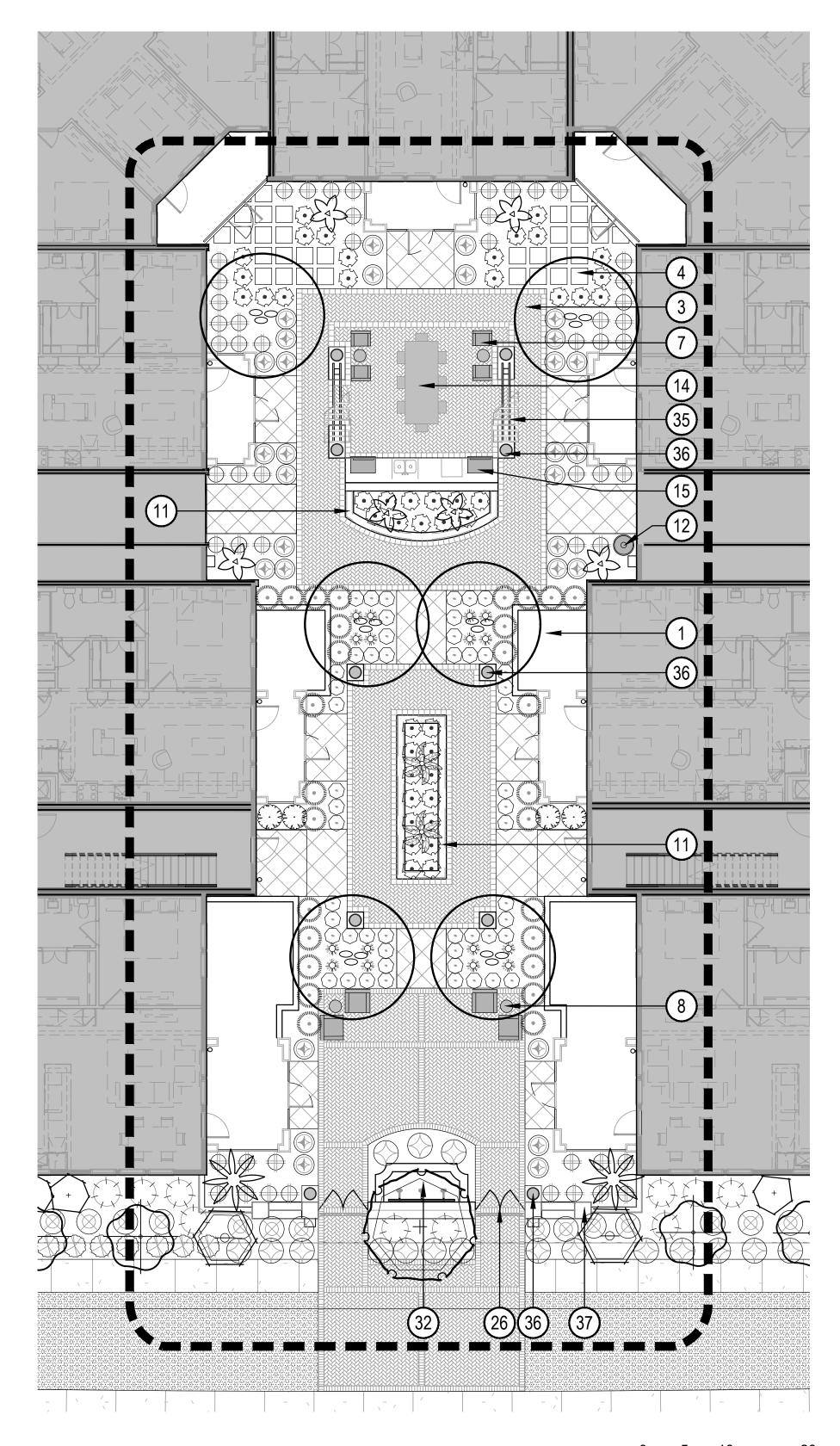


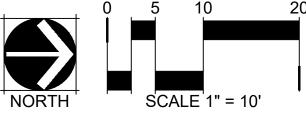


# DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07/12/2021	DRB







FLANT SCHEDU	ILE GOURTTARD 3				
TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	PROSOPIS GLANDULOSA 'THORNLESS AZT' THORNLESS HONEY MESQUITE	24" BOX MULTI-TRUNK	1.5" CAL MIN	8` X 4`	6
PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTI-TRUNK			2
	CYCAS REVOLUTA SAGO PALM	15 GAL			2
EB	PHOENIX ROEBELENII PYGMY DATE PALM	24" BOX MULTI-TRUNK			6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
(-)	CARISSA MACROCARPA 'BOXWOOD BEAUTY' BOXWOOD BEAUTY NATAL PLUM	5 GAL			52
÷,	DIETES BICOLOR FORTNIGHT LILY	5 GAL	2` X 2`		16
$\oplus$	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	3, X 3,		53
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL	4` X 4`		4
	RHAPHIOLEPIS INDICA INDIAN HAWTHORN	5 GAL	4` X 4`		28
<u><u></u></u>	TEUCRIUM CHAMAEDRYS `PROSTRATUM` PROSTRATE GERMANDER	5 GAL	2` X 3`		45
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	2` X 4`		3
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	2` X 3`		30

# PLANT SCHEDULE COURTYARD 5

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.

# PAVING SCHEDULE

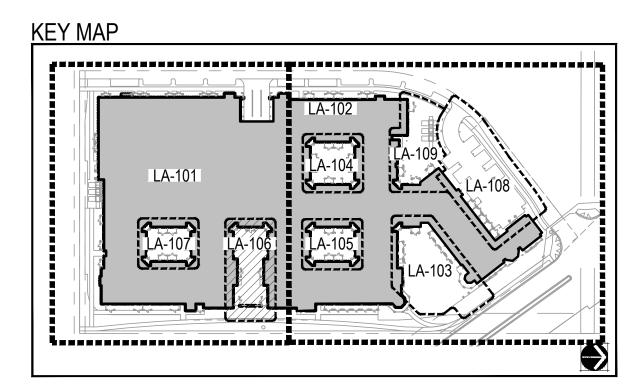
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE COLOR: SIERRA
TYPE 3 - TRAVERTINE PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER COLOR: PEARL
TYPE 4 - CONCRETE         PATTERN: 4X4 SQUARE         COLOR: DAVIS ADOBE

TYPE 5 - BRICK BANDING COLOR: DESERT

- NOTES: 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

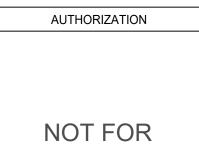
TOPDRESS SCHEDULE         TYPE 1 - DECOMPOSED GRANITE         ALL PERIMETER LANDSCAPE AREAS         SOURCE: PIONEER SAND         SIZE: 1/2" MINUS         COLOR: MADISON GOLD
TYPE 2 - STABILIZED DECOMPOSED GRANITE         SOURCE: PIONEER SAND         SIZE: 1/4" MINUS         COLOR: MADISON GOLD
TYPE 3 - MIDIRON SOD         TYPE 4 - DECOMPOSED GRANITE         ALL COURTYARD LANDSCAPE AREAS         SOURCE: PIONEER SAND         SIZE: 1/2" SCREENED         COLOR: MADISON GOLD
<u>NOTES:</u> 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO

INSTALLATION. 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.



# KEY NOTES

- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- (7) LOUNGE FURNITURE
- 8 END TABLE
- 9 FIRE PIT
- (10) FIRE PLACE WITH HEARTH
- (1) RAISED PLANTER
- (12) TRASH RECEPTACLE
- (13) CATENARY LIGHTS
- (14) DINING TABLE
- 15 OUTDOOR KITCHEN/ GRILL
- (16) UMBRELLA
- 17 POOL LOUNGE CHAIR
- (18) SPA
- (19) POOL
- 20) POOL EQUIPMENT ROOM
- 21 FOUNTAIN WALL
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- (28) BRICK EDGE
- (29) DOG PLAY EQUIPMENT
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- 31 LIGHT BOLLARD TYP.
- 32 ENTRY FOUNTAIN
- 33 ENTRY SIGNAGE
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- 35 OVERHEAD STRUCTURE
- 36 PLANTER POT
- 37 COURTYARD WALL
- 38) TREE GRATE
- (39) LANDSCAPE MOUNDING



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DESIGN CONSULTANT

P 602.254.9600 www.norris-design.com

901 East Madison Street

Phoenix, AZ 85034

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# CONSTRUCTION

PROJECT TITLE

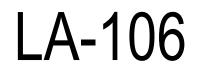


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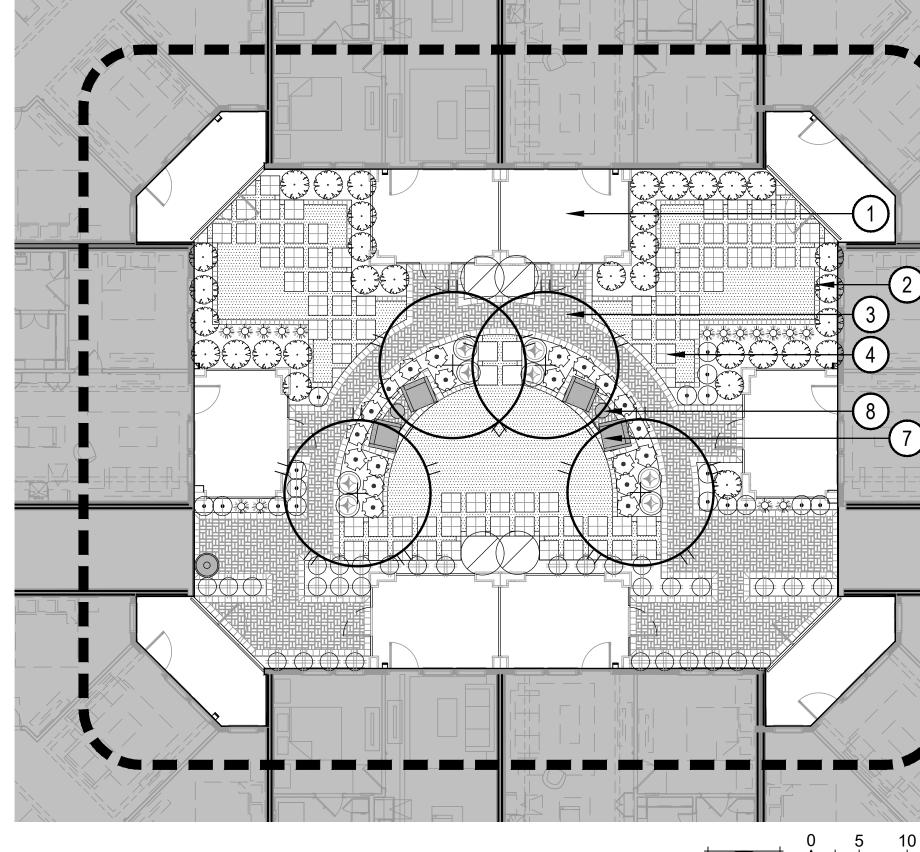
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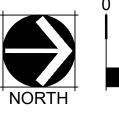
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SCALE 1" = 10'

TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
+	ULMUS PARVIFOLIA CHINESE ELM	36" BOX STANDARD TRUNK	2" CAL MIN	11` X 7`	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
$\textcircled{\bullet}$	ASPARAGUS DENSIFLORUS 'MYERS' MYERS ASPARAGUS FERN	5 GAL	2` X 2`		17
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL	6` X 6`		4
	DIETES BICOLOR FORTNIGHT LILY	5 GAL	2` X 2`		16
$\bigoplus$	JUSTICIA SPICIGERA MEXICAN HONEYSUCKLE	5 GAL	3, X 3,		32
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL	4` X 4`		33
	TEUCRIUM CHAMAEDRYS `PROSTRATUM` PROSTRATE GERMANDER	5 GAL	2` X 3`		20
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	2` X 3`		8

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.

PAVING SCHEDULE
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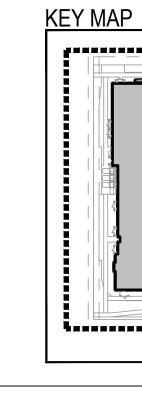
PAVING SCHEDULE	TOPDRESS SCHEDULE
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT	TYPE 1 - DECOMPOSED GRANITE         ALL PERIMETER LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE	SIZE: 1/2" MINUS COLOR: MADISON GOLD
	TYPE 2 - STABILIZED DECOMPOSED GRANITE
TYPE 3 - TRAVERTINE         PATTERN: 4 PIECE VERSAILLES W/ 6X12 &         8X8 BANDS LIMESTONE PAVER	SOURCE: PIONEER SAND SIZE: 1/4" MINUS COLOR: MADISON GOLD
COLOR: PEARL	TYPE 3 - MIDIRON SOD
TYPE 4 - CONCRETE PATTERN: 4X4 SQUARE COLOR: DAVIS ADOBE	TYPE 4 - DECOMPOSED GRANITE         ALL COURTYARD LANDSCAPE AREAS         SOURCE: PIONEER SAND
TYPE 5 - BRICK BANDING COLOR: DESERT	SIZE: 1/2" SCREENED COLOR: MADISON GOLD
NOTES: 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW	NOTES: 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO

INSTALLATION.

PLANTING AREAS.

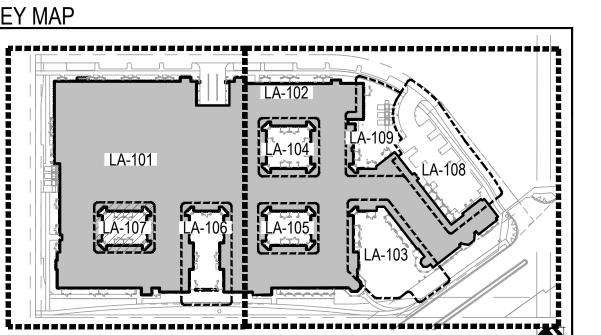
2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL

AND APPROVAL PRIOR TO INSTALLATION. 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

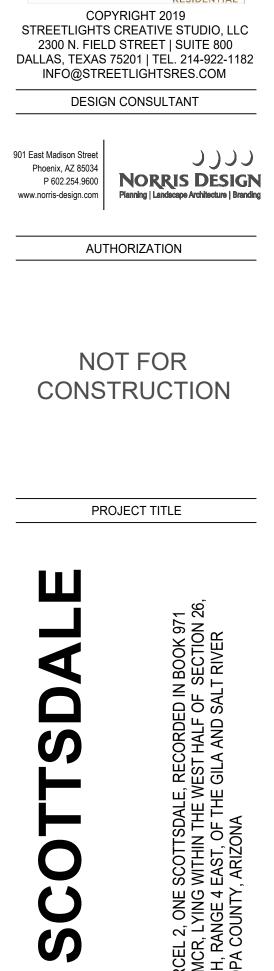


# KEY NOTES

- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
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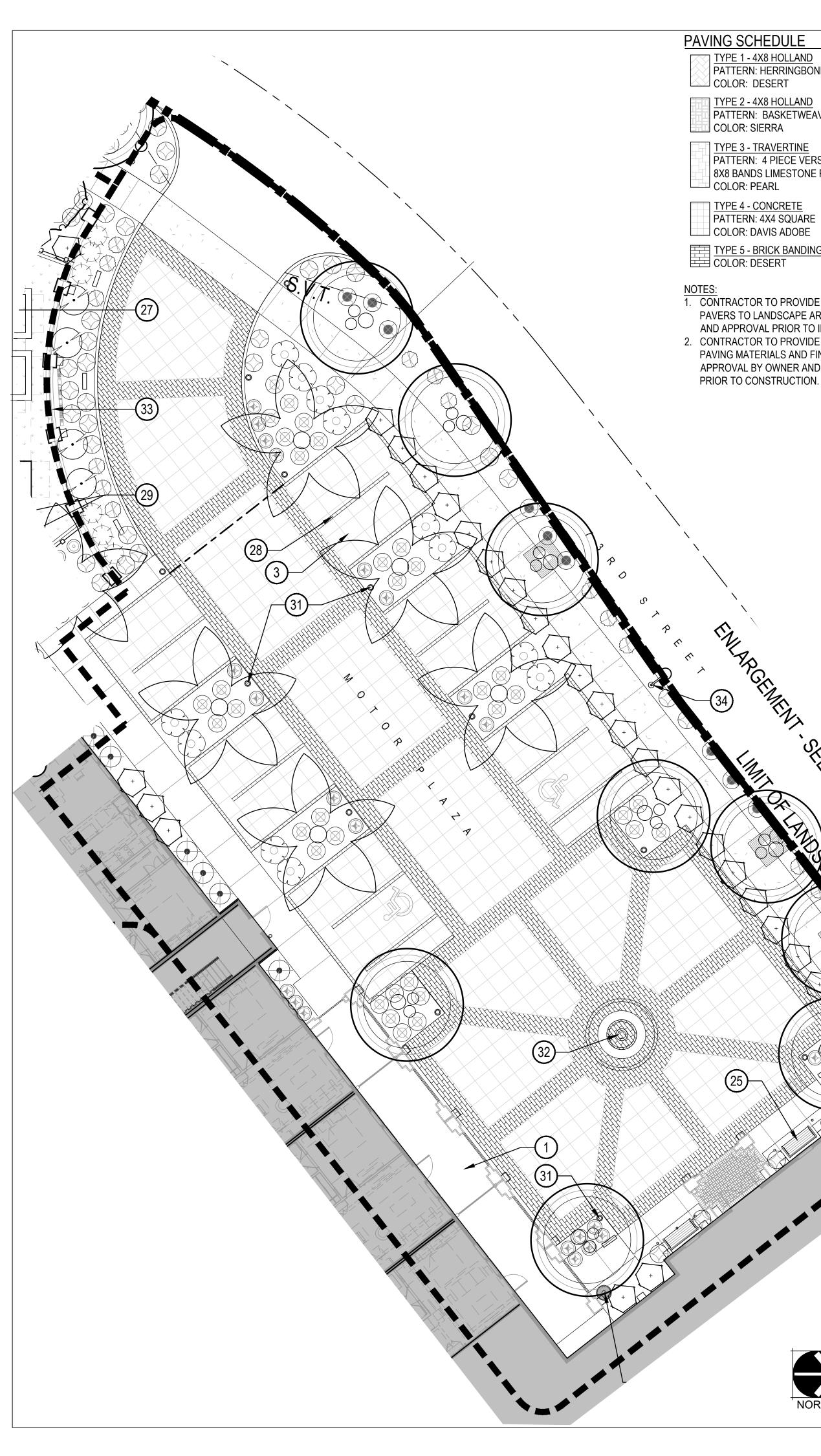
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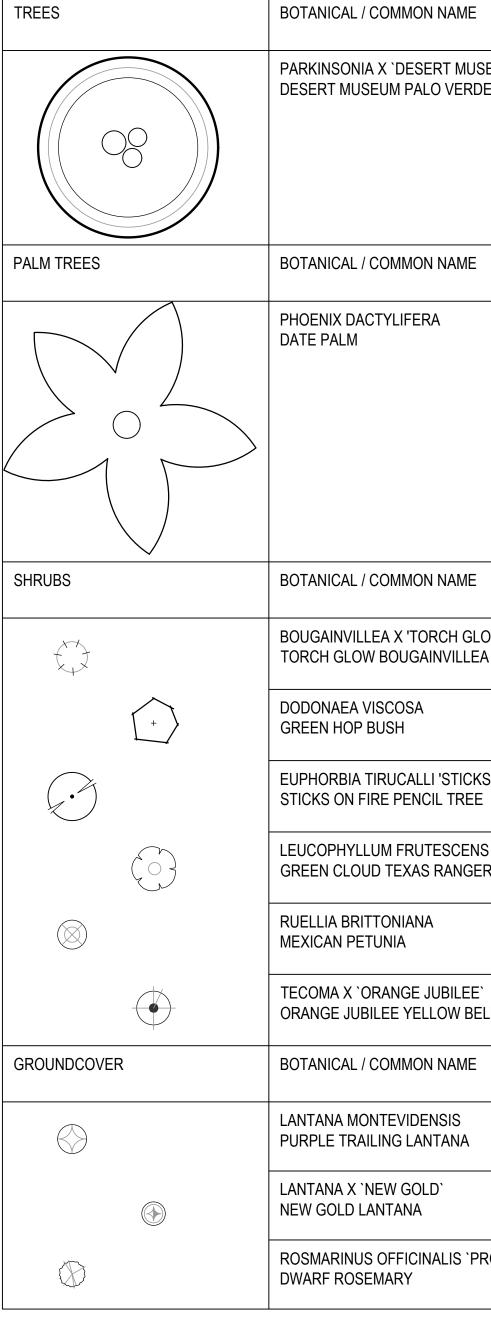
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE

- TYPE 2 4X8 HOLLAND PATTERN: BASKETWEAVE
- TYPE 3 TRAVERTINE PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER
- TYPE 4 CONCRETE PATTERN: 4X4 SQUARE
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# **KEY NOTES**

- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
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- (30) DOG PARK ENTRY
- 31 LIGHT BOLLARD TYP.
- 32) ENTRY FOUNTAIN
- 33 ENTRY SIGNAGE
- 34) STREET LIGHT TYP.
- (35) OVERHEAD STRUCTURE
- (36) PLANTER POT
- (37) COURTYARD WALL
- 38) TREE GRATE
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PLANT SCHEDULE AUTO COURT

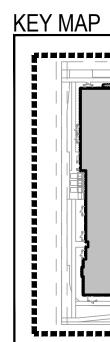
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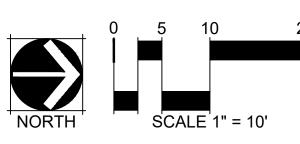
1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.

# TOPDRESS SCHEDULE

ALL PE SOURO SIZE: 1	<u>1 - DECOMPOSED GRANITE</u> ERIMETER LANDSCAPE AREAS CE: PIONEER SAND I/2" MINUS R: MADISON GOLD
SOUR SIZE: 1	2 - STABILIZED DECOMPOSED GRANITE CE: PIONEER SAND I/4" MINUS R: MADISON GOLD
<u>TYPE</u>	3 - MIDIRON SOD
ALL CO SOURC SIZE: 1	<u>4 - DECOMPOSED GRANITE</u> DURTYARD LANDSCAPE AREAS CE: PIONEER SAND I/2" SCREENED R: MADISON GOLD
TOPDRESS MA	TO PROVIDE SAMPLES OF ALL ATERIALS TO LANDSCAPE ARCHITECT AND APPROVAL PRIOR TO

2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.





	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
EUM` E	36" BOX STANDARD TRUNK	2" CAL MIN	9` X 7`	4
	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	20` BTH			6
	SIZE	MATURE HEIGHT & WIDTH		QTY
DW'	5 GAL	5` X 5`		6
	5 GAL	10` X 8`		27
S ON FIRE'	5 GAL	4` X 6`		4
GREEN CLOUD`TM	5 GAL	6` X 6`		12
	5 GAL	4` X 4`		34
LS	5 GAL	6` X 8`		7
	SIZE	MATURE HEIGHT & WIDTH		QTY
	1 GAL	2` X 4`		26
	1 GAL	2° X 3°		30
OSTRATUS`	5 GAL	2` X 4`		6

COF STREETLIGHTS 2300 N. FIELI DALLAS, TEXAS INFO@STRE DESIG 901 East Madison Street Phoenix, AZ 85034 P 602.254.9600 www.norris-design.com	T LIGHTS RESIDENTIAL PYRIGHT 2019 CREATIVE STUDIO, LLC D STREET   SUITE 800 75201   TEL. 214-922-1182 ETLIGHTSRES.COM N CONSULTANT N CONSULTANT JJJJJ NORRIS DESIGN Planning   Landacape Architecture   Branding HORIZATION
CONS	OT FOR TRUCTION
ONE SCOTTSDALE	A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

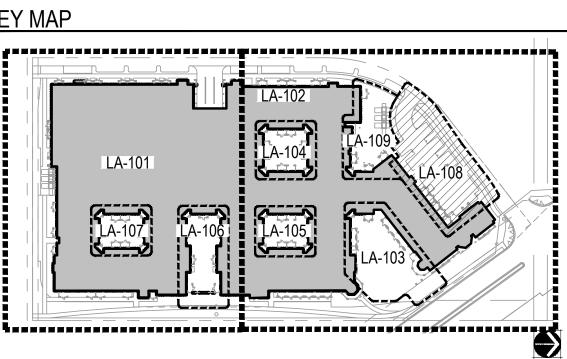
DRAWING ISSUES AND REVISIONS

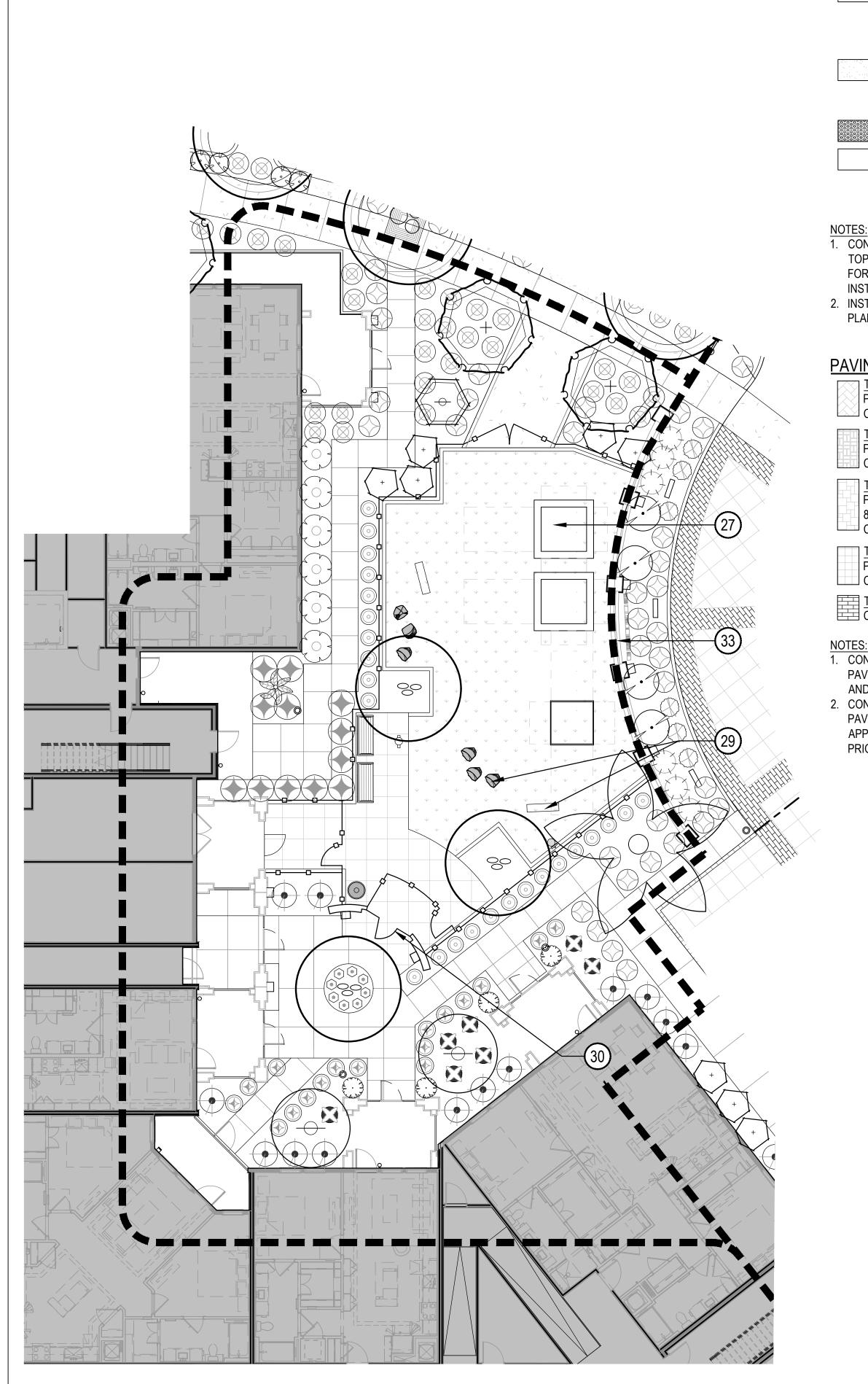
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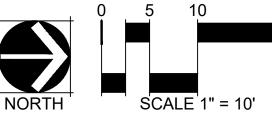
LANDSCAPE ENLARGEMENT PLAN

Contact Arizona 811 at least two f working days before you begin excav AR ZONA8 Call 811 or click Arizona81







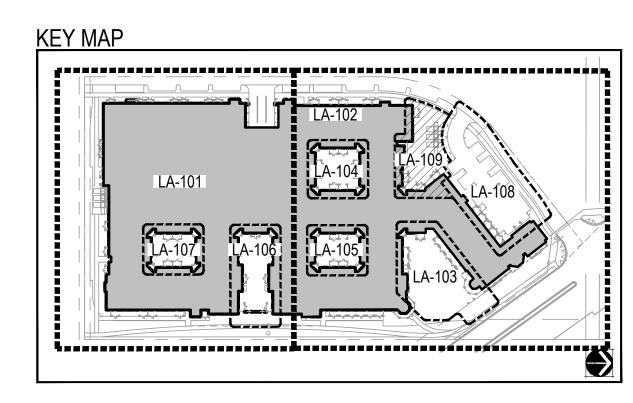


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# PLANT SCHEDULE DOG PARK

TOPDRESS SCHEDULE	PLANT SCHEDULE DOG PARK					
TYPE 1 - DECOMPOSED GRANITE         ALL PERIMETER LANDSCAPE AREAS         SOURCE: PIONEER SAND	TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
SIZE: 1/2" MINUS COLOR: MADISON GOLD TYPE 2 - STABILIZED DECOMPOSED GRANITE SOURCE: PIONEER SAND		CAESALPINIA CACALACO CASCALOTE	24" BOX STANDARD TRUNK	1" CAL MIN	5` X 3`	2
SIZE: 1/4" MINUS COLOR: MADISON GOLD <u>TYPE 3 - MIDIRON SOD</u> TYPE 4 - DECOMPOSED GRANITE		CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	36" BOX MULTI-TRUNK	2" CAL MIN	8` X 5`	1
ALL COURTYARD LANDSCAPE AREAS SOURCE: PIONEER SAND SIZE: 1/2" SCREENED COLOR: MADISON GOLD <u>NOTES:</u> 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.		CHILOPSIS LINEARIS DESERT WILLOW	36" BOX MULTI-TRUNK	2" CAL MIN	9` X 7`	2
		PROSOPIS GLANDULOSA 'THORNLESS AZT' THORNLESS HONEY MESQUITE	24" BOX MULTI-TRUNK	1.5" CAL MIN	8` X 4`	3
PAVING SCHEDULE	PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT         TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE COLOR: SIERRA         TYPE 3 - TRAVERTINE PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER COLOR: PEARL         TYPE 4 - CONCRETE PATTERN: 4X4 SQUARE COLOR: DAVIS ADOBE         TYPE 5 - BRICK BANDING COLOR: DESERT         NOTESI         1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.         2. CONTRACTOR TO PROVIDE SXMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.		CYCAS REVOLUTA SAGO PALM	15 GAL			1
	SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	+	DODONAEA VISCOSA GREEN HOP BUSH	5 GAL	10` X 8`		5
		HAMELIA PATENS FIREBUSH	5 GAL	3` X 3`		24
		LEUCOPHYLLUM FRUTESCENS `GREEN CLOUD` TM GREEN CLOUD TEXAS RANGER	5 GAL	6` X 6`		6
		MELAMPODIUM LEUCANTHUM BLACKFOOT DAISY	5 GAL	8"X18"		8
	E	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	5 GAL	4` X 4`		4
		RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL	4` X 4`		22
		SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL	4` X 4`		7
		TECOMA X `ORANGE JUBILEE` ORANGE JUBILEE YELLOW BELLS	5 GAL	6` X 8`		10
	GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
		LANTANA CAMARA `DALLAS RED` DALLAS RED LANTANA	1 GAL	4` X 5`		12
		LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	1 GAL	2` X 4`		12
		LANTANA X `NEW GOLD` NEW GOLD LANTANA	1 GAL	2` X 3`		17
	·	·	•	•	•	

<u>NOTE:</u> 1. NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.



# KEY NOTES

- 1 TENANT PATIOS TYP.
- 2 TURF HEADER
- ③ DECORATIVE PAVERS SEE LANDSCAPE ENLARGEMENTS
- (4) STEPPING PAVERS
- 5 STABILIZED DECOMPOSED GRANITE
- 6 ARTIFICIAL TURF
- 1 LOUNGE FURNITURE
- 8 END TABLE
- IFIRE PIT
- (10) FIRE PLACE WITH HEARTH
- 11 RAISED PLANTER
- 12 TRASH RECEPTACLE
- (13) CATENARY LIGHTS
- (14) DINING TABLE
- (15) OUTDOOR KITCHEN/ GRILL
- (16) UMBRELLA
- 17) POOL LOUNGE CHAIR
- (18) SPA
- (19) POOL
- 20 POOL EQUIPMENT ROOM
- 21 FOUNTAIN WALL
- 22 SEAT WALL
- 23 CORNHOLE BOARDS
- 24 POOL DECK
- 25 BENCH
- 26) ENTRY GATE
- 27) TRANSFORMERS
- (28) BRICK EDGE
- 29 DOG PLAY EQUIPMENT
- 30 DOG PARK ENTRY
- 31) LIGHT BOLLARD TYP.
- 32 ENTRY FOUNTAIN
- 33 ENTRY SIGNAGE
- 34) STREET LIGHT TYP.
- (35) OVERHEAD STRUCTURE
- (36) PLANTER POT
- 37 COURTYARD WALL
- 38 TREE GRATE
- (39) LANDSCAPE MOUNDING



DRAWING ISSUES AND REVISIONS

S S O

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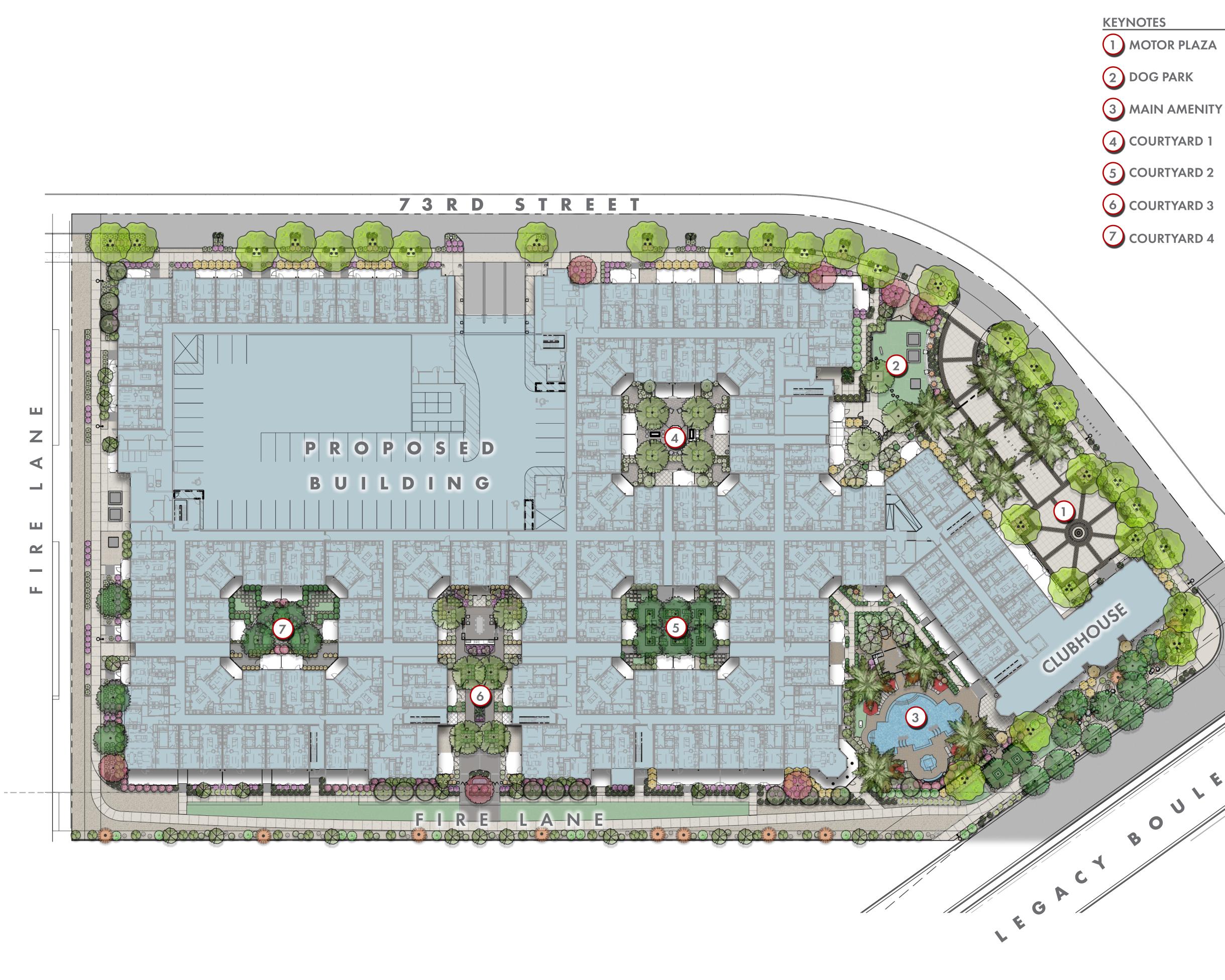
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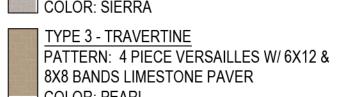






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TOPDRESS SCHEDULE         TYPE 1 - DECOMPOSED GRANITE         ALL LANDSCAPE AREAS         SOURCE: PIONEER SAND         SIZE: 1" SCREEN         COLOR: APACHE BROWN	STREET LIGHTS RESIDENTIAL COPYRIGHT 2019 STREETLIGHTS CREATIVE STUDIO, LLC 2300 N. FIELD STREET   SUITE 800 DALLAS, TEXAS 75201   TEL. 214-922-1182 INFO@STREETLIGHTSRES.COM		
TYPE 2 - STABILIZED DECOMPOSED GRANITE         SOURCE: PIONEER SAND         SIZE: 1/4" MINUS         COLOR: APACHE BROWN	901 East Madison Street Phoenix, AZ 85034 P 602.254.9600		
<u>NOTES:</u> 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT	WWW.norris-design.com Planning   Landacape Architecture   Branding AUTHORIZATION		
FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. 2. INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.	NIC		
PAVING SCHEDULE TYPE 1 - 4X8 HOLLAND PATTERN: HERRINGBONE COLOR: DESERT	NOT FOR CONSTRUCTION		
TYPE 2 - 4X8 HOLLAND PATTERN: BASKETWEAVE COLOR: SIERRA	PR	OJECT TITLE	



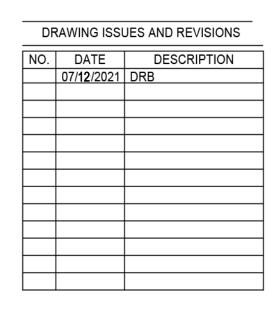
8X8 BANDS LIMESTONE PAVER COLOR: PEARL TYPE 4 - CONCRETE PATTERN: 4X4 SQUARE COLOR: DAVIS ADOBE

TYPE 5 - BRICK BANDING COLOR: DESERT

# NOTES:

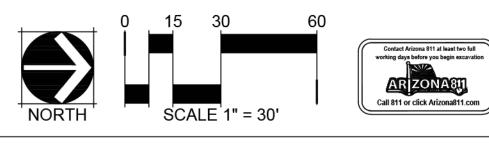
- 1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 2. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

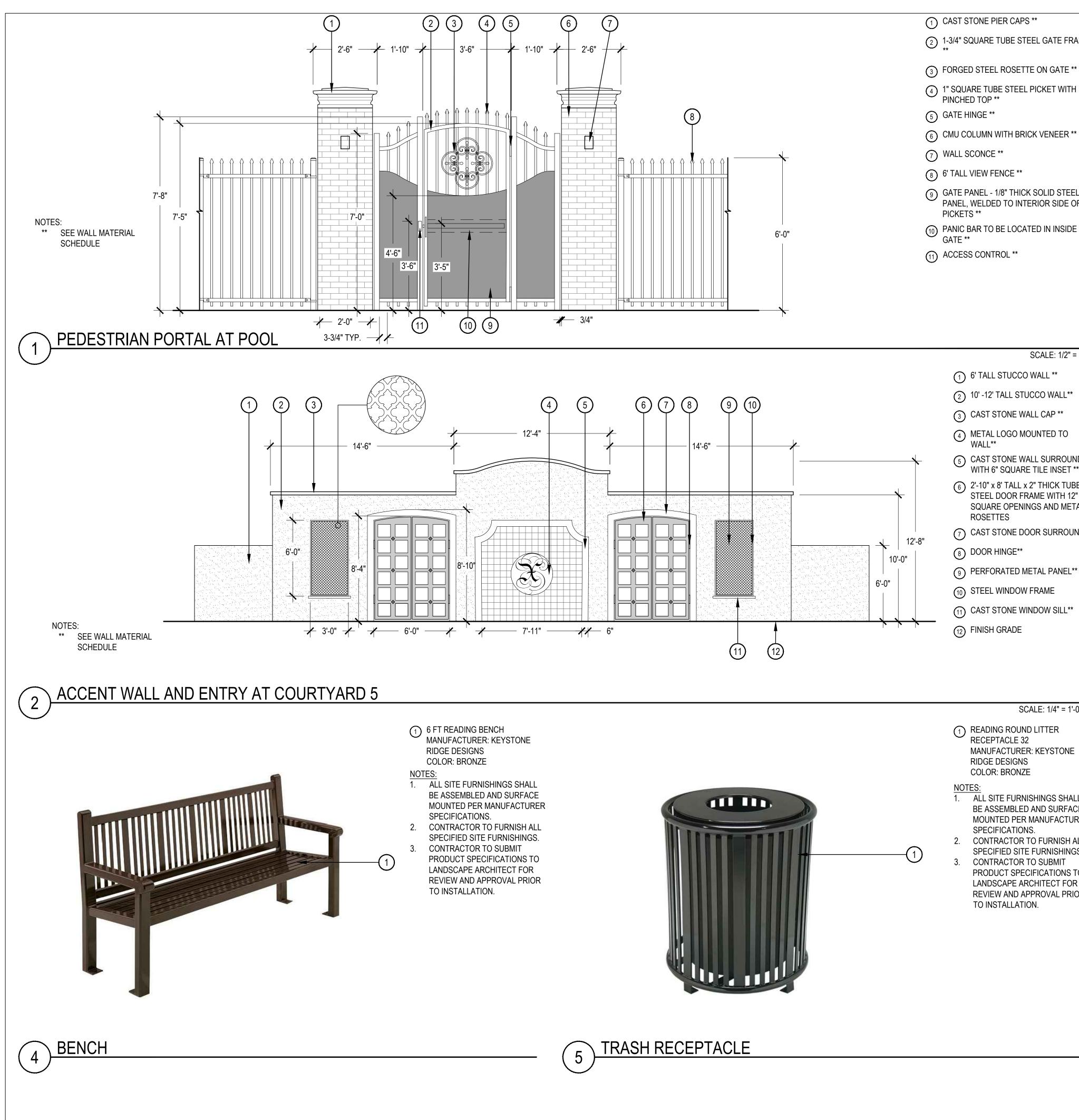


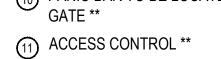


ILLUSTRATIVE LANDSCAPE PLAN

LA-110







10 PANIC BAR TO BE LOCATED IN INSIDE OF GATE \*\*

6' TALL STUCCO WALL \*\*

2 10' -12' TALL STUCCO WALL\*\*

3 CAST STONE WALL CAP \*\*

(4) METAL LOGO MOUNTED TO

WITH 6" SQUARE TILE INSET \*\*

6 2'-10" x 8' TALL x 2" THICK TUBE STEEL DOOR FRAME WITH 12"

CAST STONE DOOR SURROUND\*\*

PERFORATED METAL PANEL\*\*

(1) CAST STONE WINDOW SILL\*\*

(10) STEEL WINDOW FRAME

SQUARE OPENINGS AND METAL

WALL\*\*

ROSETTES

B DOOR HINGE\*\*

12 FINISH GRADE

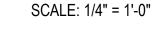
SCALE: 1/2" = 1'-0"

- GATE PANEL 1/8" THICK SOLID STEEL PANEL, WELDED TO INTERIOR SIDE OF PICKETS \*\*
- 8 6' TALL VIEW FENCE \*\*
- 7 WALL SCONCE \*\*
- 6 CMU COLUMN WITH BRICK VENEER \*\*
- 5 GATE HINGE \*\*

- PINCHED TOP \*\*

- 4 1" SQUARE TUBE STEEL PICKET WITH

- 1-3/4" SQUARE TUBE STEEL GATE FRAME \*\*



1 READING ROUND LITTER RECEPTACLE 32 MANUFACTURER: KEYSTONE RIDGE DESIGNS COLOR: BRONZE

# NOTES:

- 1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
- 2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS. CONTRACTOR TO SUBMIT
- PRODUCT SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



1 ECHELON PLUS FENCE BY AMERISTAR STYLE: MONTAGE MAJESTIC STYLE 4 RAIL PUPPY PANELS

HEIGHT: 5'-0" COLOR: SEE WALL MATERIAL SCHEDULE

NOTES

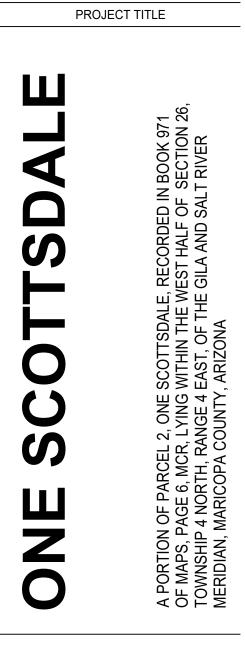
- ALL SITE FURNISHINGS SHALL **BE ASSEMBLED AND SURFACE** MOUNTED PER MANUFACTURER SPECIFICATIONS.
- CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
- CONTRACTOR TO SUBMIT PRODUCT SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR **REVIEW AND APPROVAL** PRIOR TO INSTALLATION.

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# NOT FOR CONSTRUCTION

DOG PARK FENCE

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



# DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
	07/12/2021	DRB

HARDSCAPE DETAILS & SITE AMENITIES

