



BG ATAVIA LLC

ONE SCOTTSDALE - PLANNING UNIT II

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

March 14, 2024

REQUEST

On behalf of BG ATAVIA LLC (“BG”) and DMB Associates, Inc. (“DMB”), the following is a request for the approval of an ownership residential community within Planning Unit II, which is south of Legacy Boulevard within One Scottsdale (“Property”). The proposal, approximately 4.5 acres, requests Development Review Board (“DRB”) approval for the building elevations and site plan for the residential project (“Project”).

DEVELOPMENT OVERVIEW

One Scottsdale

One Scottsdale is located at the northeast corner of Scottsdale Road and the Loop 101 freeway. One Scottsdale is planned to be a mixed-use development on the north side of the Loop 101 freeway along Scottsdale Road. At build-out, One Scottsdale will include hospitality, retail, restaurant, office and residential uses, which is in conformance with the zoning and other regulating documents approved by the City in 2002 (“2002 Entitlements”) and an update to the rezoning in 2016 (“2016 Entitlements”). One Scottsdale is envisioned as a vibrant destination with active daytime and nighttime uses for its residents and others throughout the area.

Part of the 2002 & 2016 Entitlements are master plans for water, wastewater, drainage, transportation, and environmental design. The Project conforms to these master plans. A Master Environmental Design Concept Plan (“MEDCP”) was approved by the DRB that includes landscape, hardscape, architectural styles, and other design features for One Scottsdale.

One Scottsdale – Planning Unit II

Planning Unit II within, One Scottsdale, is bounded by Legacy Boulevard on the north, Scottsdale Road on the west, Loop 101 on the south, and the western boundary of Arizona State Land Department (“ASLD”) land on the east. The Land Use Budget (“Budget”) for One Scottsdale allows for a mixture of residential, hotel and commercial/retail/office uses within Planning Unit II. The Budget is specific for Planning Unit II as to the maximum number of residential units, residential densities in certain areas, varying height limitations and a requirement for ownership residential units. The Project conforms to all the requirements and development standards set forth in the 2002 & 2016 Entitlements.



The Project and Surrounding Improvements

The site is in the center of Planning Unit II and just west of the Portico property, currently under construction by an affiliate of BG. To the northeast, the Streetlights multi-family project is currently under construction. To the west, within Planning Unit II, is developable property and a current excavated hole, once planned for underground parking. Further west across Scottsdale Road is the City of Phoenix which is planned for dense and intense mixture of land uses. To the south is the remainder of One Scottsdale within Planning Unit II and the existing Dial/Henkel office building. The access points to the Property from Scottsdale Road and Legacy Boulevard were approved as part of the 2002 entitlements and remain unchanged.

REQUEST

Site Plan

The request is to approve building elevations and a site plan for a 4.5 +/- acre parcel. To the east side of the parcel is a dedicated private street tract (73rd Way) which is under construction and will be in conformance with the street standards from Schedule F of the 2002 Entitlements. There will be one central access point to the residential project from the east side of the site with a proposed gated entry, similar in function to the adjacent Portico project, while being 6'-6" deeper. Vehicles (emergency, residents, and visitors alike) will be able to utilize an internal street system to access the proposed fourteen (14) residential buildings, clubhouse, and trash building.

The project includes (14) residential buildings, (1) centrally located single story clubhouse, and (1) small trash building. The residential buildings consist of (12) 4-story / 6 unit buildings and (2) 4-story / 8 unit buildings. All residential units have separate entrances (direct to the unit). All perimeter buildings have unit entrances facing the internal private streets within One Scottsdale and the (4) interior buildings have entrances facing an interior common open space. The property has private streets on all sides of the development with access to public sidewalks for 360 degree pedestrian activity around the project.

The project has been designed so that all perimeter buildings face the street and are accessed from the public sidewalk. The buildings located at the interior of the development are more private and front on a landscaped courtyard. Pedestrian and vehicular access is provided through a controlled gate located on 73rd Way.

Internal sidewalks are also provided for pedestrian connectivity to the clubhouse. Parking for every residential unit is provided by private 2 car garages found within the ground floor of each building. Guest parking is located at grade in key areas within the site, which will be for exclusive use of the project. Additional on-street parallel parking will be available on the private streets outside the project gates, internal to the One Scottsdale development, and most of the planned on-street spaces will also be for the exclusive use of the project.

Architecture

The parcel is located within an area of One Scottsdale that allows for buildings up to ninety (90) feet in height, however, the proposed buildings are designed at a maximum height no higher than fifty-one (51)



feet. This lower building height and density serves to create more variety within the overall One Scottsdale mixed-use development and specifically contributes to a more authentic urban-scaled residential neighborhood experience at Atavia.

Architecturally, the character of the development is Contemporary as defined by the MEDCP, however the site planning principles used to design the project fall under the Classic Urban characterization. This helps to create a less suburban and far more walkable urban neighborhood experience.

Rather than providing a large, single building mass with structured parking, the project is envisioned as a series of 14 smaller, self-parked buildings, plus a separate Clubhouse and Trash building. This layout provides enhanced opportunities for the majority of residential units to face the street edge, and for internal units to face open space.

The Clubhouse and amenity spaces are sited directly off the main vehicular entry gate and will be a short walk from every resident's front door. Drawing inspiration from Frank Lloyd Wright's Taliesin West and the works of local Mid-century Modernist architect Ralph Haver, the canted roof forms, thoughtful color and material expressions create a truly iconic presence at the heart of the development.

Refuse and recycling will be located in a separate building, centrally located and walking distance from each individual building. Trash pick-up will be directly accessed from 73rd Street, outside the gates of the development.

Designed to provide a completely unique living experience in the Valley, Atavia will offer 88 luxury condominium units designed in a 4 story "stacked-flats" typology. A hybrid of a conventional townhouse unit and a typical condominium flat, multi-story units are consolidated into larger floor plates, interlocking with adjacent units for a much more efficient use of space and less vertical travel between stories. Each individual unit will have its own front door, private 2-car garage, and outdoor space ranging from generous balconies to much larger outdoor roof terraces.

Sun shading is provided with subtle applied "eyebrow" elements thoughtfully incorporated into the façade to express clean, horizontal lines across the building facades. Balconies and terraces will utilize a horizontal cable railing system. Roof level terraces also feature a trellis structure to provide shade for the terrace occupants.

A rich palette of materials and colors will create a unique architectural expression at each building. Buildings will be broken into three distinct color families to provide maximum diversity across the new neighborhood. Each color family will have its own distinctive blend of brick, simulated wood, metal panel, and stucco colors to enhance the individuality of each building. All glazing will be high-performance glass to provide the maximum thermal value for each unit.

Open Space

The proposed project will provide internal residential amenities and open space for an enhanced user experience. All perimeter buildings will be setback off the property line to provide them with a landscape buffer. Those landscaped buffer areas will be common elements, governed and maintained by the condominium association to ensure long term consistency and preservation of the exterior of the



property. Two interior landscaped spaces will serve as a focal point to the interior buildings and the entrances fronting on them.

The Clubhouse will offer exterior lounge space, fireplace area, and grilling stations, as well as an in-ground pool/spa with casual seating. All spaces are appropriately landscaped for visual enjoyment of the residents.

DEVELOPMENT REVIEW BOARD CRITERIA

The City’s zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

***Response:** One Scottsdale has an approved zoning case and development agreement which sets forth the zoning entitlements for the Property. Master plan requirements and amended development standards provide for a cohesive yet flexible construct for development on the Property. The Project is within the character approved for One Scottsdale through its approved MEDCP and zoning entitlements.*

2. The architectural character, landscaping and master plan design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood.
 - b. Avoid excessive variety and monotonous repetition.
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles.

***Response:** The design character of the area will be enhanced and strengthened by the new development through the continuation of a distinctive design quality of the surrounding context. The architectural character of the various buildings will be contemporary in nature.*

The project Master Plan provides an average setback along Scottsdale Road of 100 feet to help the natural flow of existing habitats. The development integrates alternative modes of transportation, including bicycles and a pedestrian network that encourage social contact and interaction within the community.

The design of the Master Plan’s built environment responds to the desert environment and pedestrian environment through the use of large, recessed balconies, thoughtfully designed sunshades, and enhanced landscaping at pedestrian connections. The use of high performance glazing will help to reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.



3. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - d. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: *The Property is neither in the ESL or the Historic Property Overlay.*

4. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

Response: *One Scottsdale access points to the surrounding public roadways were pre-determined with the 2002 & 2016 Entitlements. The existing driveways along Scottsdale Road were constructed when the widening of the roadway occurred in the mid-2000's. The site is surrounded by access with Legacy Boulevard to the north, Scottsdale Road to the west, the Loop 101 Freeway frontage road and interchange on the south and private tracts for private streets to serve the Property. The design of the site plan will enable full access through the site for residents of the multi-family project from the private street tracts within One Scottsdale. These private streets will connect to Legacy Boulevard on the north down to the existing Henkel Way on the south and the freeway frontage road.*

5. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

Response: *This portion of One Scottsdale restricts building height per the 2002 & 2016 Entitlements. This parcel falls within an area of One Scottsdale that allows for ninety (90) feet in height. All mechanical equipment, appurtenances and utilities and their associated screening will be integral to the building design.*

6. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines.
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level.
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations.
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and



- e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response: *The Property is not within the Downtown Area.*

7. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public.
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features.
 - c. Location near the primary pedestrian or vehicular entrance of a development.
 - d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.

Response: *There is no proposed Cultural Improvement Program or Public Art Program.*

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: The zoning case was approved in 2002 in conformance with the City's General Plan. The zoning also pre-dates the applicable Greater Airpark Character Area Plan ("GACAP"). The GACAP indicates this area as an Airpark Mixed Use – Residential (AMU-R) land use. With the residential, employment and support commercial uses approved for One Scottsdale, the project implements the desired land uses indicated with the AMU-R goals and policies. The GACAP Conceptual Development Types map designates the Property as a mixture of higher scale (southern portion) and medium scale (norther portion). The proposed building heights and site design are consistent with this designation and the more restrictive height stipulations from the zoning case. The amended development standards are a part of the zoning designation for the Property. The Project complies with and implements the MEDCP character and design. The zoning case stipulated an average 100' wide scenic corridor with a 60' wide minimum. This parcel does not impact the scenic corridor requirements of the 2002 & 2016 Entitlements.



- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.

Response: The City's General Plan, GACAP and existing zoning entitlements will allow the Property to develop as a part of a larger mixed-use core. The Project is a component of an overall One Scottsdale master plan that envisions a mixture of uses providing residents, employees, employers, and tourists alike a place to live, work, play and shop. This type of development plan creates a sustainable environment to reduce vehicle trips and creates a mixture of uses in one development creating convenience of persons residing or working in the vicinity. The set of zoning restrictions and master plan requirements for the infrastructure of One Scottsdale ensures the City is allowing a development plan that contributes to the health, safety, and welfare of the community.

- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: The Project creates an additional residential component to the evolving One Scottsdale mixed-use development. With proposed hotel, commercial and office uses beginning to develop north of Legacy Boulevard within One Scottsdale's Planning Unit III, the proposed residential development will introduce 14 lower-scaled, 4 story "stacked-flats" buildings in a more urban paradigm. The design intent is to create an authentic urban neighborhood experience.

A hybrid of a conventional townhouse unit and a typical condominium flat, multi-story units are consolidated into larger floor plates, interlocking with adjacent units for a much more efficient use of space and less vertical travel between stories. Individual units will have generous private outdoor spaces to encourage indoor/outdoor activities.

As a lower density product type, walkability and connectivity between the neighboring buildings within the development and the overall surrounding context will be highlighted by thoughtful exterior massing and materials, large balcony and terrace spaces, generous outdoor amenity space, landscaped setbacks, and defined sitelines. An internal sidewalk and open space network will connect to the perimeter sidewalk and ultimately the overall One Scottsdale master planned area.

- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The site plan is designed with access from a private street tract along the north, south, east, and west side of the parcel. These private street standards will be consistent with the street sections from the 2002 Entitlements. All perimeter buildings will be set back off the property line for an adequate landscape buffer, and to allow for uninterrupted pedestrian foot traffic around the development. Individual front doors for each unit will be provided along the street frontage. All residential units within the development will have their own securable front doors and private 2-car garage, not a common area entrance/lobby and parking structure, for increased security.

Vehicular entry into the development will be located at a main gate located off of 73rd Way. Located centrally to the development and directly within the main entrance will be the residential



amenity spaces and Clubhouse building. Designated areas for guest parking are to be provided adjacent to the Clubhouse and throughout the project.

Bike use and foot traffic is encouraged to solidify the urban vitality of the project. Outdoor bike storage will be situated throughout the site and individually within each unit's garage. Located directly behind the Clubhouse will be a separate Trash building within walking distance to each building. All trash pick-ups will be made outside the property, accessed from 73rd Street.

The future scenic corridor will provide for a sidewalk and trail. The master pedestrian plan demonstrates the many paths within the site and connections off the Property. The design and function of the private street adjacent to the site provides for convenient vehicle and pedestrian access from other One Scottsdale uses.

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: One Scottsdale has four (4) architectural styles approved as part of the overall MEDCP. They include Traditional, Urban, Contemporary and a mixture of Traditional and Contemporary or Con-Trad. The Architectural style of the proposed Atavia project is Contemporary and will relate thematically with the neighboring Portico project to the east. The nearby Streetlights residential project is more traditional in design. Architectural contrast and variety is the goal of the overall evolution of buildings within One Scottsdale. A Contemporary design language fits contextually with the currently approved architectural character in Planning Unit II with the Dial/Henkel building on the south end of Planning Unit II and Portico.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, and utilities.

Response: Mechanical equipment and their associated screening will be integral to the building design. Ground mounted mechanical equipment will be screened either thru the use of architectural site walls or landscape elements, or if located on the roof thru the use of architectural screening compatible with the architecture of the building. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

Response: Pedestrian areas and building entrances will be heavily shaded thru the use of landscape features and/or architectural building elements. The scale of the Atavia buildings are consistent with the existing residential development located to the northeast of the property, and lower than Portico to the east. All sides of the buildings will have consistent architectural detail and character for "four-sided-architecture". Changes in the use or location of exterior building materials, colors, and/or textures will occur in a logical and well thought out fashion. Many of the building design elements are consistent with the City's sensitive design principles and One Scottsdale design guidelines.



- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance

Response: The Property is not located within the City's ESL area.

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: The Property is not located within a historic property designation.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: The Property is not located within the downtown district.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: Architecturally, the project will express a carefully considered and thoughtfully integrated Contemporary design language sympathetic to the existing multifamily residential developments, and the office building located at the NE corner of Scottsdale Rd and the 101, while maintaining a softer residential-focused design expression. Utilizing the highest quality of energy efficient materials, facades will implement a diversity of architectural textures and detailing. The contemporary style will offer a timeless addition to the overall vision of One Scottsdale by striking a balance between the commercial and residential components.



2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - o Scenic views of the Sonoran Desert and mountains
 - o Archaeological and historical resources

Response: Planned as a more urban, lower density “stacked-flats” product, buildings are designed to highlight adjacencies and walkability more so than views. Glimpses of mountain views may be possible between buildings and the adjacent projects built to the east. Each individual unit will provide its own private outdoor spaces ranging from generous balconies to much larger outdoor terraces.

Atavia will offer 88 luxury condominium units. The project is envisioned as a series of 14, four-story buildings, with a separate Clubhouse/Amenity building located directly off a gated vehicular and pedestrian entry. For both residents and visitors, the first impression of the project upon entering the site will be the highly active residential community spaces and Clubhouse.

Ten buildings will front onto the street edges bounded by 73rd Way, 73rd Street (both Private), and two new Private streets to the north and south of the property. Four internal buildings will front onto a landscaped park space. A separate Trash building will provide pick-up access directly from 73rd Street.

3. Development should be sensitive to existing topography and landscaping.
 - o A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: Prior to the start of the Project, the site had been master planned for drainage and utility infrastructure. As a result, the site does not currently match exact historical grades for the site. However, existing site topography still generally conforms to historical drainage routes and elevations. The existing site topography is highest on the northeast corner of the property boundary at an approximate elevation of 1631, and drops from the north to the south, to an elevation of approximately 1625. Moving east to west, there is a drop in grade in the middle of the site that runs the length of the parcel. This elevation change was a result of previous grading activity and is generally set at a 4:1 slope. The Project will be designed to align with north to south grade change, with the addition of fill material to raise the western portion of the site to mitigate steep grade drops. Building Finish Floor elevations will be stepped in coordination with the grade changes.

4. **Response:** The existing site was previously 100% graded. The terrain will be matched to those existing conditions. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: The native trees and cacti will be salvaged. Landscape on all four sides and internally will be low water use and plants and will be compatible with the One Scottsdale parcels characterized in this portion of the E.D.M.P..



5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations
 - o Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: The streetscape will utilize a combination of a strong landscape character, enhanced colored concrete, pavers, low voltage lighting and decorative fencing and walls to direct views. Street trees are placed to provide comfort, color, and smell for the senses while also providing shade for pedestrians and architectural scale.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Response: Walkability is paramount in this type of development. In addition to vehicular traffic, pedestrian access around and throughout the site will also be encouraged. Clubhouse and Trash buildings will be a short walk away for all residents. Bicycle use will also be facilitated by providing ample indoor bike storage. Access to a perimeter walking and riding path is available to residents east of the new residential projects built along 73rd Way.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - o Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Pedestrian scale will be addressed through the use of thoughtful adjacencies and integrated living. Humanly scaled massing on building facades will contribute to an engaging and active streetscape. Strategic integration of sun-shades, plus a varying exterior material and color palette will heighten the overall experience for both residents and the extended neighborhood.

Response: All four sides of the site provide tree shaded walks with five clearly delineated pedestrian access points via gates, two at the main entry and one on each of the other sides. In addition, the internal buildings have courtyards with walks providing linkage to the internal amenities and perimeter of the site.

8. Buildings should be designed with a logical hierarchy of masses:
 - o To control the visual impact of a building's height and size
 - o To highlight important building volumes and features, such as the building entry.

Response: Planned as a more urban development, the pedestrian scale will primarily be addressed through the use of a less densely scaled product type, well below the allowable 90 ft maximum height. Building facades will contribute to an engaging and active streetscape by applying carefully designed massing, unique color palettes and varying material expressions per building to encourage a more authentic neighborhood experience. Strategic integration of sun-



shades along the major facades and detailed entry canopies at each individual unit entry will heighten the sense of architectural expression.

9. The design of the built environment should respond to the desert environment:
 - Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: The promotion of indoor/outdoor activity will be a key feature of the project with each unit providing a generously sized, covered exterior balcony to extend the living experience to encompass both the indoors and outdoors. Varying colors, material accents, and textures will be applied to create a dynamic blend with the natural environment. Sunshade structures will be incorporated into the overall design.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
 - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

Response: Materials shall consist of high-quality masonry, architectural stucco, synthetic wood panels, and architectural metal panel. Exterior wall construction will incorporate high U-values and insulation. High-performance glazing will be utilized at all windows and exterior doors.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
 - The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
 - The landscaping should complement the built environment while relating to the various uses.

Response: The landscape will incorporate a variety of tree and shrub sizes. Planting character will be consistent with the C.O.S. guidelines as well as compliment the overall character of the One Scottsdale development and incorporate themes within the E.D.M.P. Plant selections will complement the architecture, urban street environment, pool, and amenities.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
 - Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.



Response: The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: Tasteful lighting at the base of each building will be used to create a walkable pedestrian experience between buildings.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
- Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

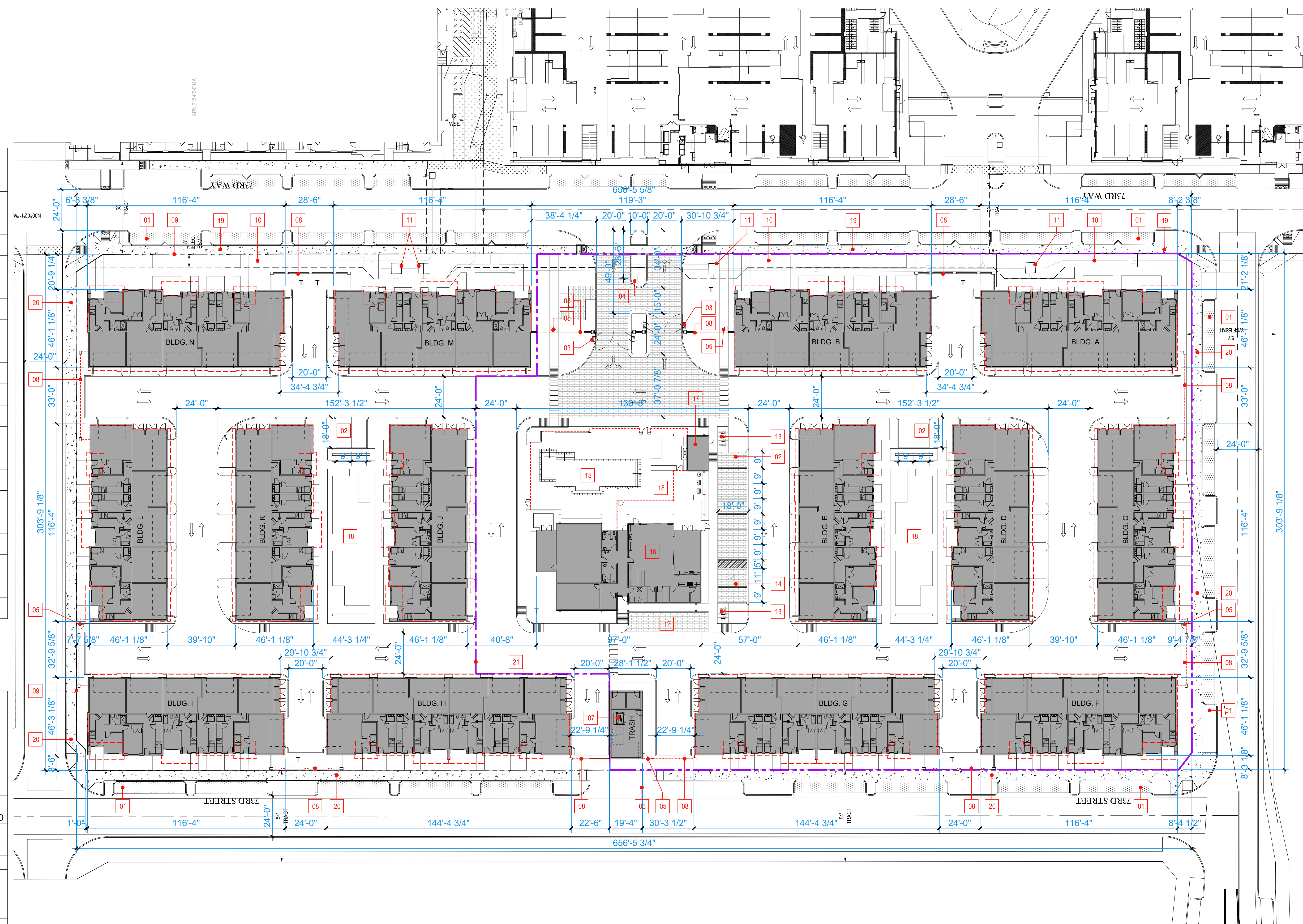
Response: The design and development team will consider integrated signage and branding throughout the entire project in future phases of the project.

SUMMARY

The request is to approve a four (4) story residential project within the central portion of One Scottsdale's Planning Unit II. This proposal will provide for a continuous residential enclave within One Scottsdale located between 73rd Way (Private), 73rd Street (Private), and two new Private Streets located north and south of the development. The proposed development conforms to the 2002 & 2016 Entitlements. The proposed 88 ownership residential units will assist in meeting one of the stipulations from the 2016 Entitlements regarding percentage of residential units being for-sale units. When fully developed, the proposed 4.57 acre site will provide for another type of high quality residential lifestyle for One Scottsdale and this area of the City. We respectfully request the DRB's approval of the Request.

KEYNOTES	
01	ON STREET GUEST PARKING OUTSIDE GATED AREA (UP TO 46 SPACES)
02	GUEST PARKING INSIDE GATED AREA (13 SPACES)
03	ELECTRONIC VEHICLE GATE
04	CALL BOX
05	PEDESTRIAN GATE
06	TRASH PICKUP ZONE - SEE SOLID WASTE PICKUP DIAGRAM
07	TRASH COMPACTOR - SEE SOLID WASTE PLAN
08	PERIMETER FENCING - SEE LANDSCAPE DRAWINGS
09	PROPERTY LINE
10	ELECTRICAL EASEMENT
11	SWITCHING CABINET
12	12' x 45' LOADING ZONE
13	OUTDOOR BIKE RACKS
14	ACCESSIBLE PARKING
15	RESIDENT POOL
16	RESIDENT CLUBHOUSE
17	POOL PUMP ROOM
18	OPEN SPACE AMENITY FOR RESIDENTS
19	EXISTING 5'-0" PUBLIC WALK
20	NEW 6'-0" PUBLIC WALK
21	PHASING LINE 

PROJECT DATA				
LOT AREA: 199,185 SF (4.57 AC) 19.3 DU / AC		BUILDING FOOTPRINT AREA: 79,669 SF (1.83 AC)		
OPEN SPACE AREA 55,214 SF (SEE A1.5 FOR OPEN SPACE DIAGRAM)		OPEN SPACE % OF LOT AREA 28%		OPEN COURTYARD AREA 14,279 SF
UNIT COUNT	TYPE	PARKING RATIO	PARKING REQ'D	PARKING PROVIDED
0	1 BDRM UNITS	1.30	0	64
32	2 BDRM UNITS	1.70	55	112
56	3 BDRM + UNITS	1.90	107	174
88 TOTAL UNITS			162	174
GUEST REQ'D GUEST PROVIDED GUEST PROVIDED		1 SPACE / 6 UNITS	15	46
TOTAL PARKING			177	233
REQ'D ACCESSIBLE PARKING PROVIDED ACCESSIBLE PARKING		4% OF GUEST (15)	1	1
BICYCLE PARKING		OUTDOOR 1 BIKE / 10 CARS (15 GUEST)	2	7

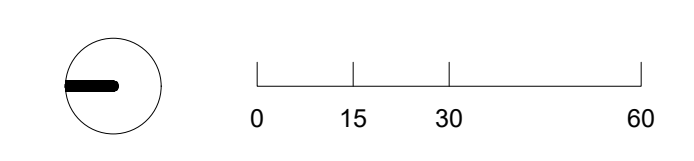


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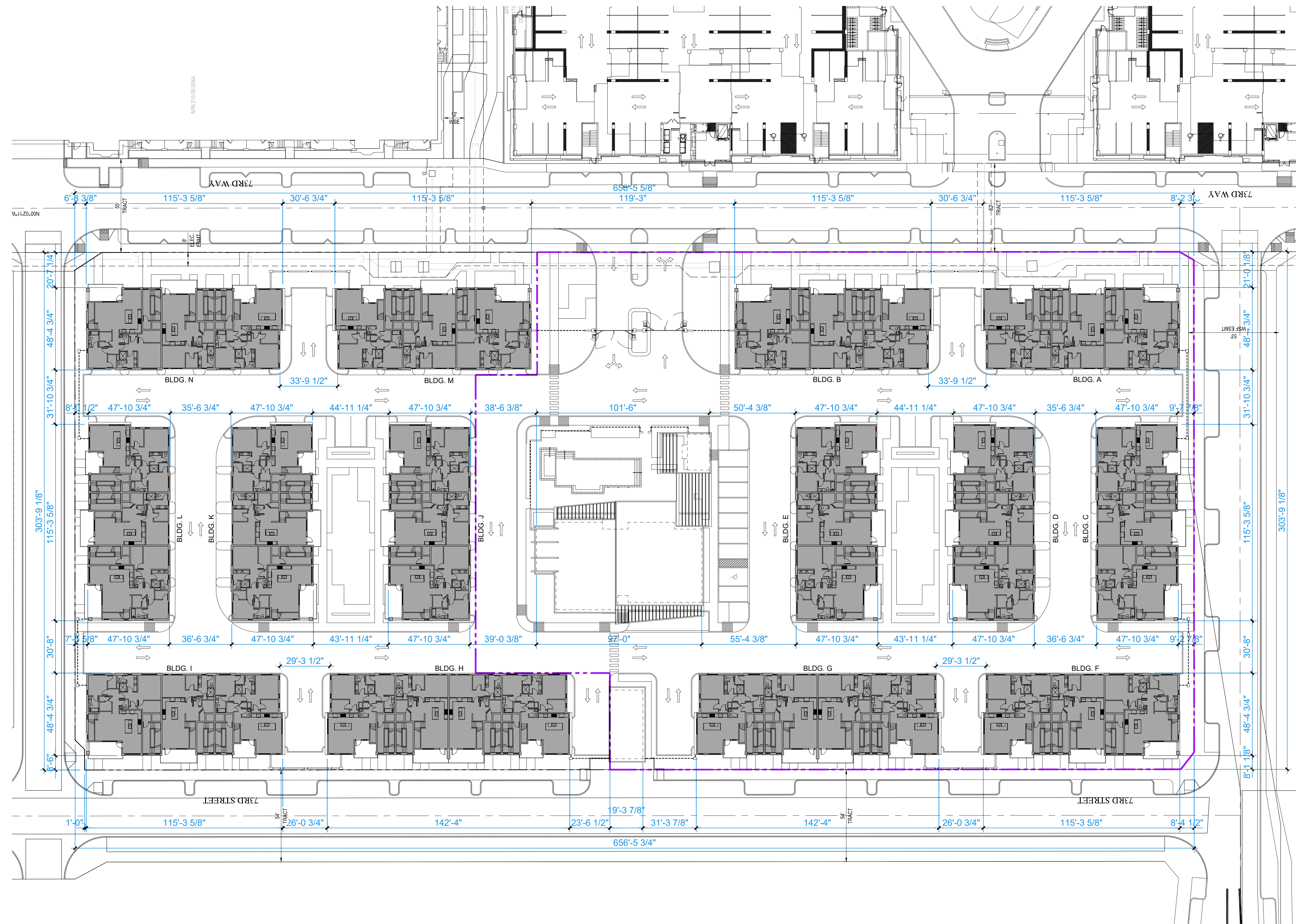
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SITE PLAN - GROUND FLOOR PLAN

A1.1

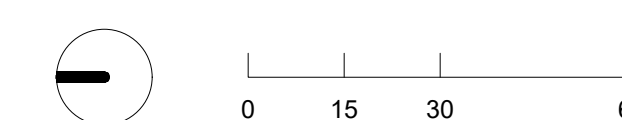


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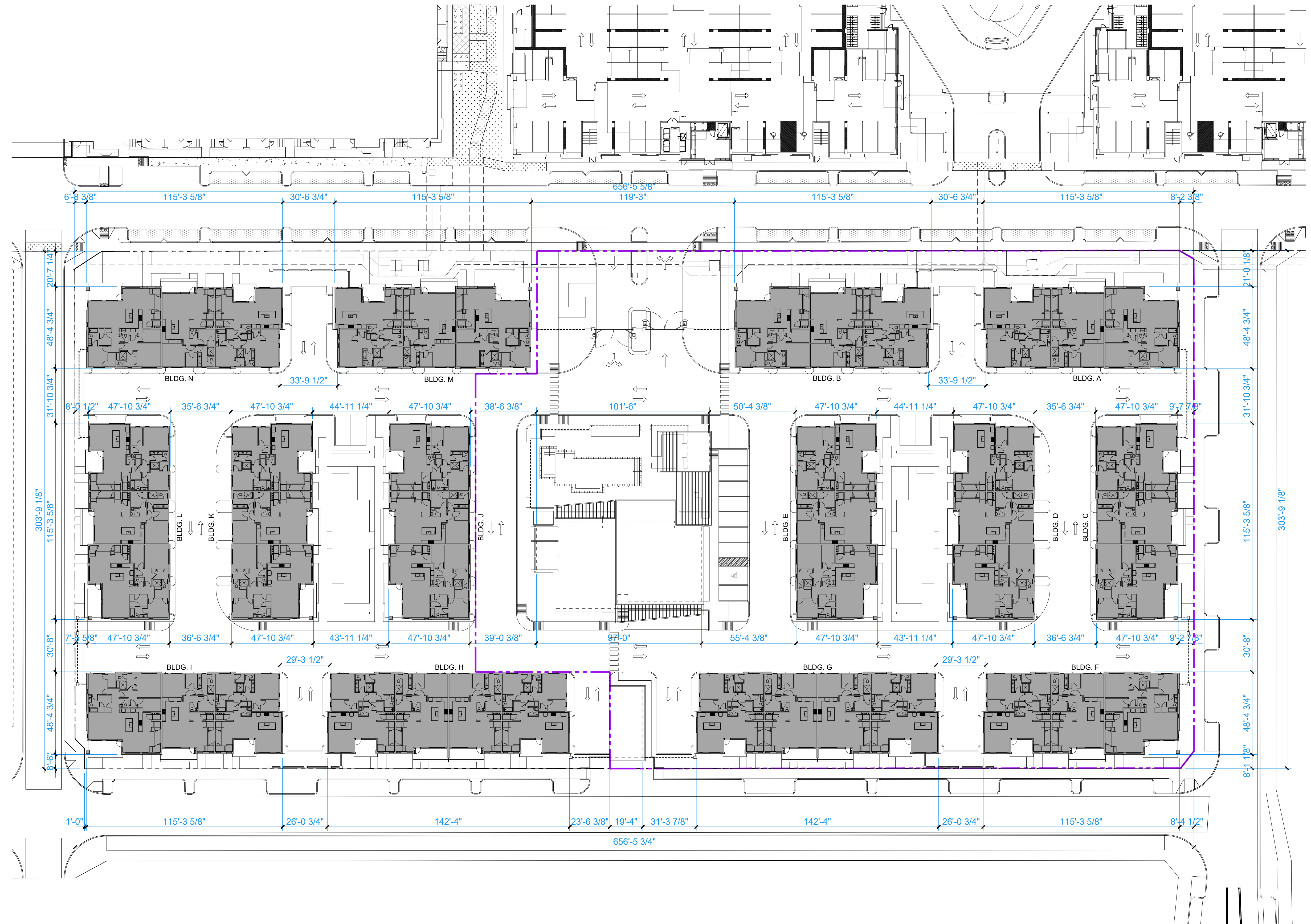
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SITE PLAN - LEVEL 2

A1.2

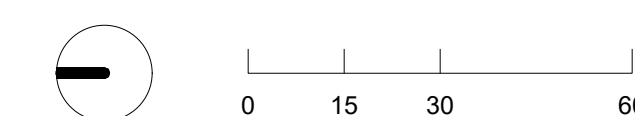


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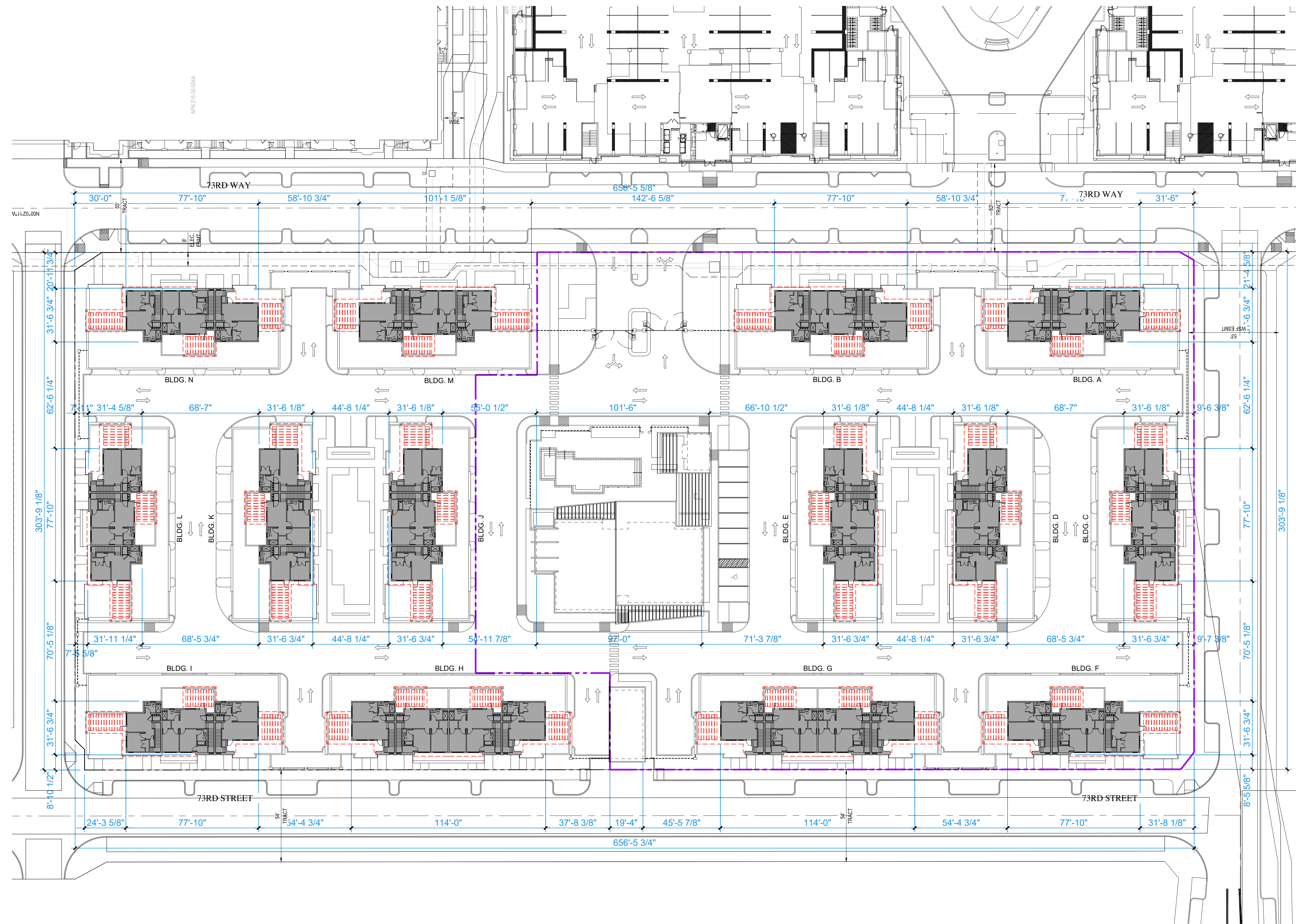
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SITE PLAN - LEVEL 3

A1.3

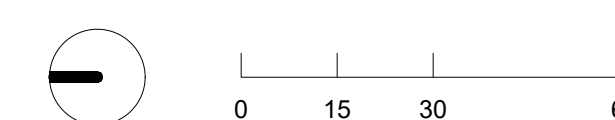


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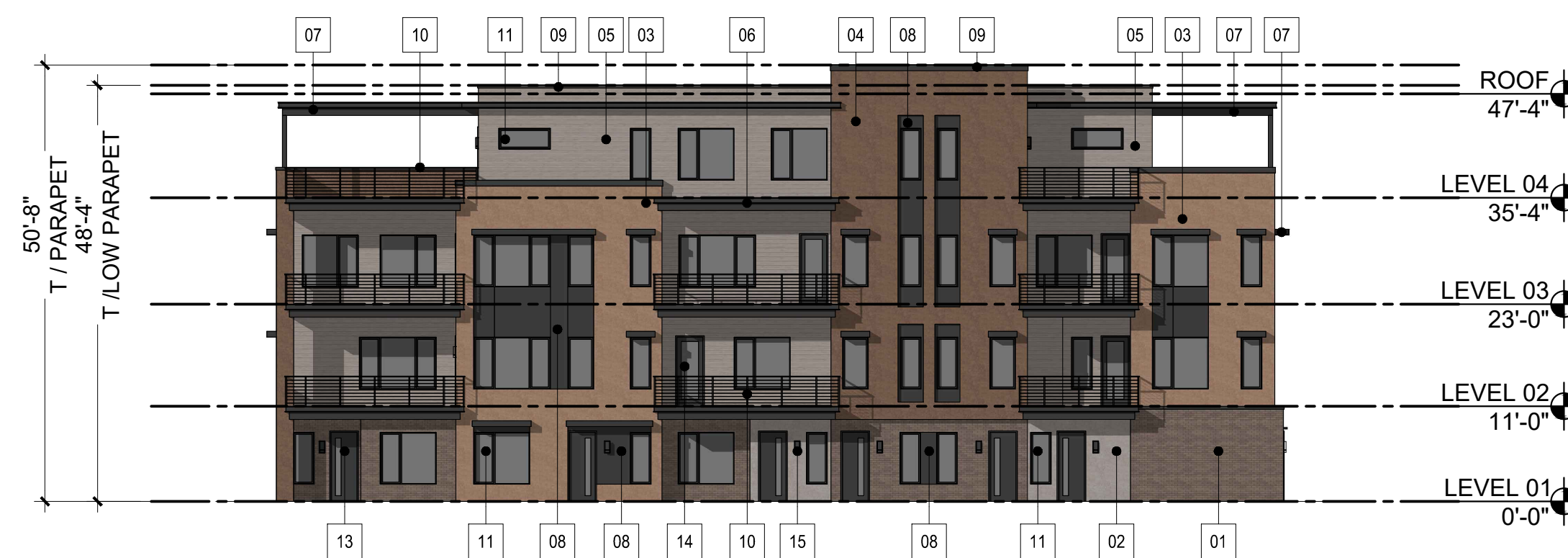
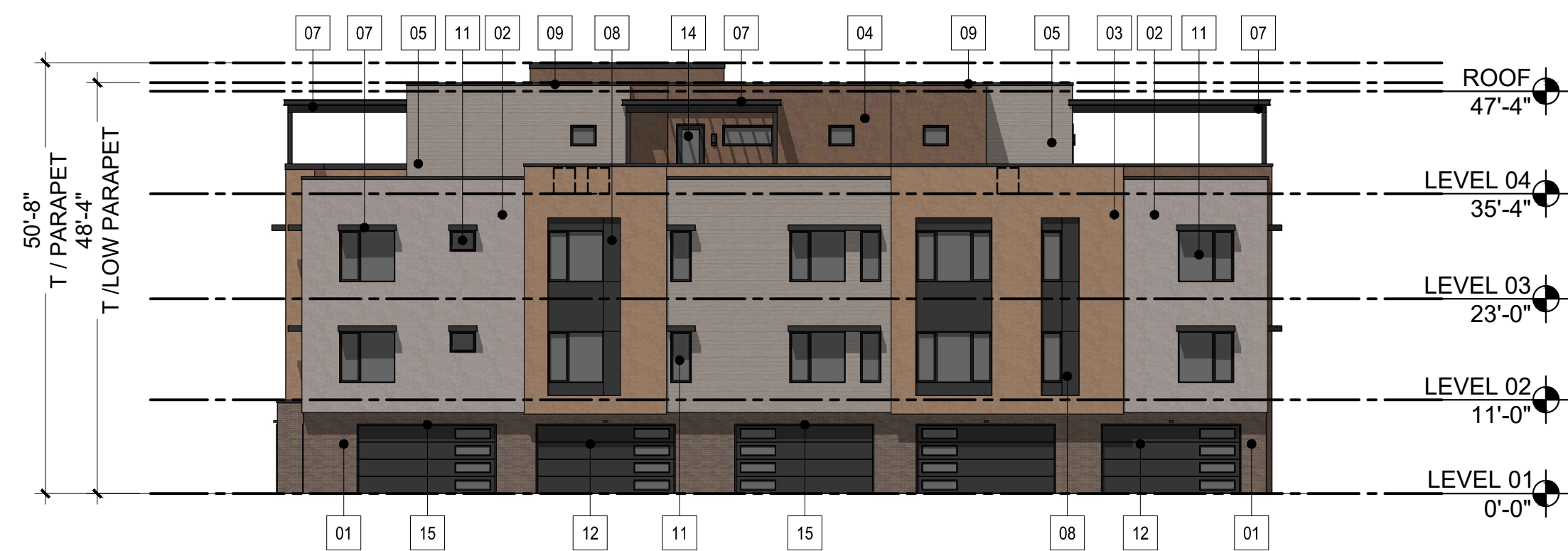
SITE PLAN - LEVEL 4

A1.4



BLDG A,D,I,K,M - SIDE ELEVATION SCALE: 1/16"=1'-0" 1

BLDG A,D,I,K,M - SIDE ELEVATION SCALE: 1/16"=1'-0" 2

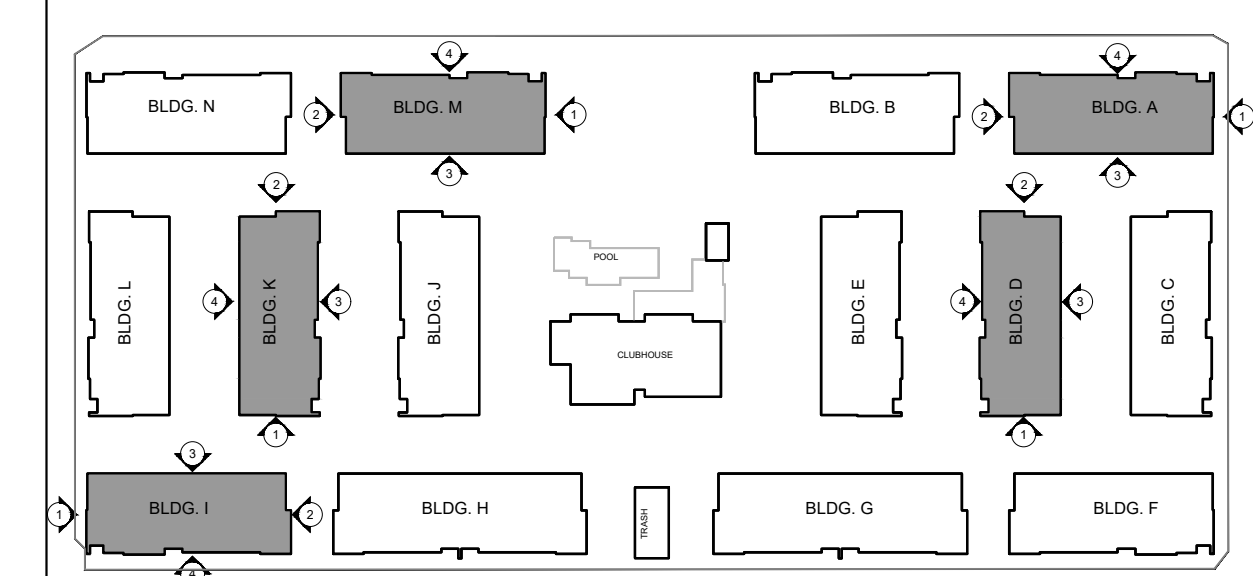


BLDG A,D,I,K,M - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3

BLDG A,D,I,K,M - FRONT ELEVATION SCALE: 1/16"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-1	
02	STUCCO- COLOR 1A	
03	STUCCO- COLOR 1B	
04	STUCCO- COLOR 1C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-1	
06	PRE-FINISHED METAL PANEL CANOPY	
07	PRE-FINISHED METAL LOUVERED SUNSHADE	
08	COMPOSITE METAL PANEL	
09	PRE-FINISHED METAL CLADDING / COPING	
10	HORIZONTAL CABLE RAILING	
11	ALUMINUM CLAD WOOD WINDOWS	
12	OVERHEAD GARAGE DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	PATIO DOOR	
15	LIGHT FIXTURE	

*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN SCALE: N.T.S. 5

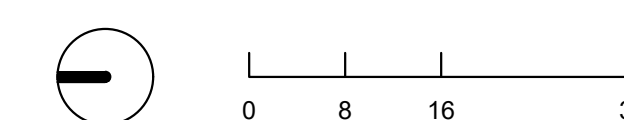


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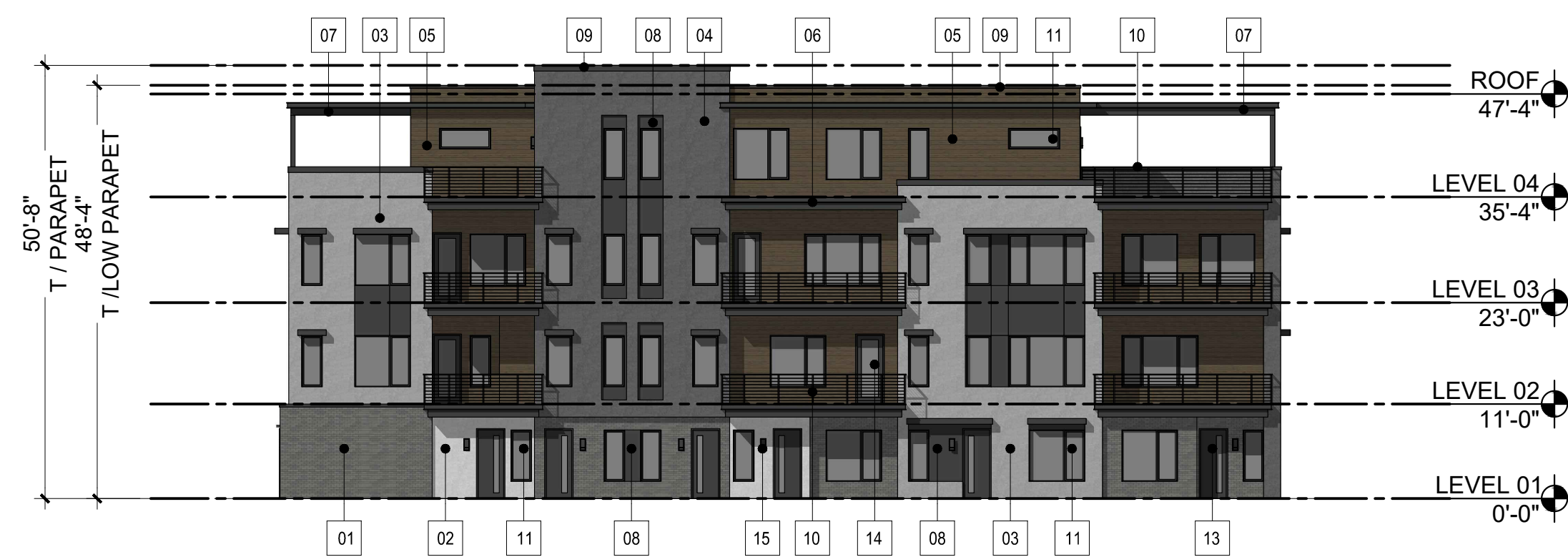
ELEVATIONS - BUILDINGS A,D,I,K,M
COLOR SCHEME 1

A3.0



BLDG B,F,N - SIDE ELEVATION SCALE: 1/16"=1'-0" 1

BLDG B,F,N - SIDE ELEVATION SCALE: 1/16"=1'-0" 2

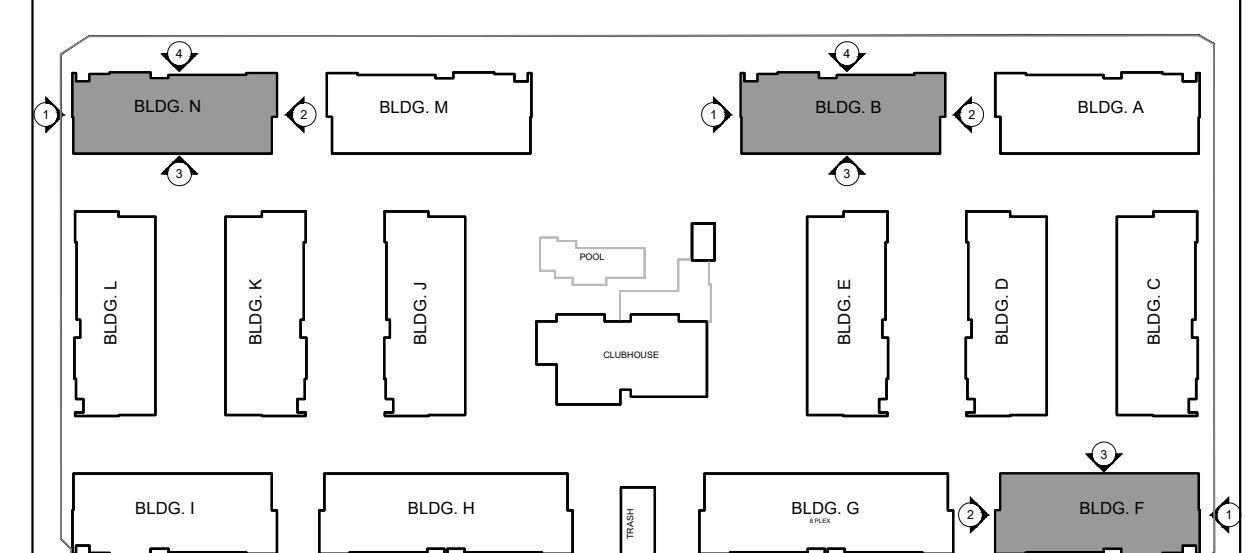


BLDG B,F,N - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3

BLDG B,F,N - FRONT ELEVATION SCALE: 1/16"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A	
03	STUCCO- COLOR 2B	
04	STUCCO- COLOR 2C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2	
06	PRE-FINISHED METAL PANEL CANOPY	
07	PRE-FINISHED METAL LOUVERED SUNSHADE	
08	COMPOSITE METAL PANEL	
09	PRE-FINISHED METAL CLADDING / COPING	
10	HORIZONTAL CABLE RAILING	
11	ALUMINUM CLAD WOOD WINDOWS	
12	OVERHEAD GARAGE DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	PATIO DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S. 4

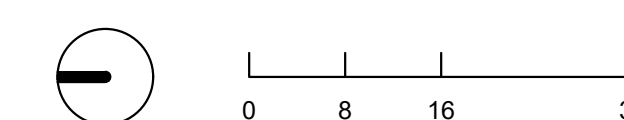


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ELEVATIONS - BUILDINGS B,F,N
COLOR SCHEME 2

A3.1



BLDG C,E,J,L - SIDE ELEVATION SCALE: 1/16"=1'-0" 1



BLDG C,E,J,L - SIDE ELEVATION SCALE: 1/16"=1'-0" 2



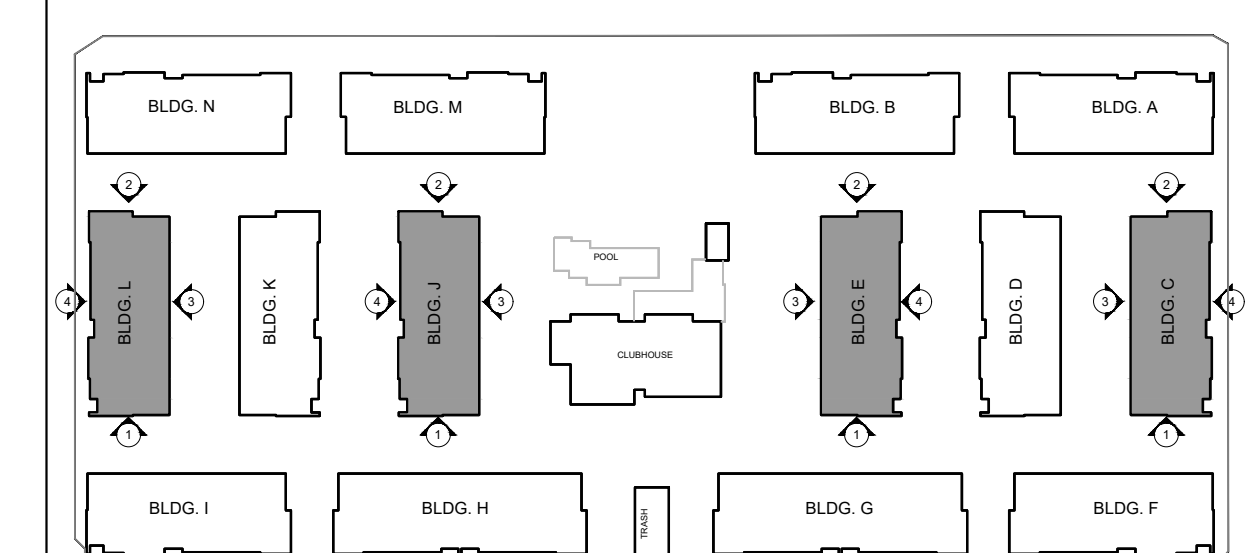
BLDG C,E,J,L - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3



BLDG C,E,J,L - FRONT ELEVATION SCALE: 1/16"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	STUCCO- COLOR 3A	
03	STUCCO- COLOR 3B	
04	STUCCO- COLOR 3C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-3	
06	PRE-FINISHED METAL PANEL CANOPY	
07	PRE-FINISHED METAL LOUVERED SUNSHADE	
08	COMPOSITE METAL PANEL	
09	PRE-FINISHED METAL CLADDING / COPING	
10	HORIZONTAL CABLE RAILING	
11	ALUMINUM CLAD WOOD WINDOWS	
12	OVERHEAD GARAGE DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	PATIO DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S. 4



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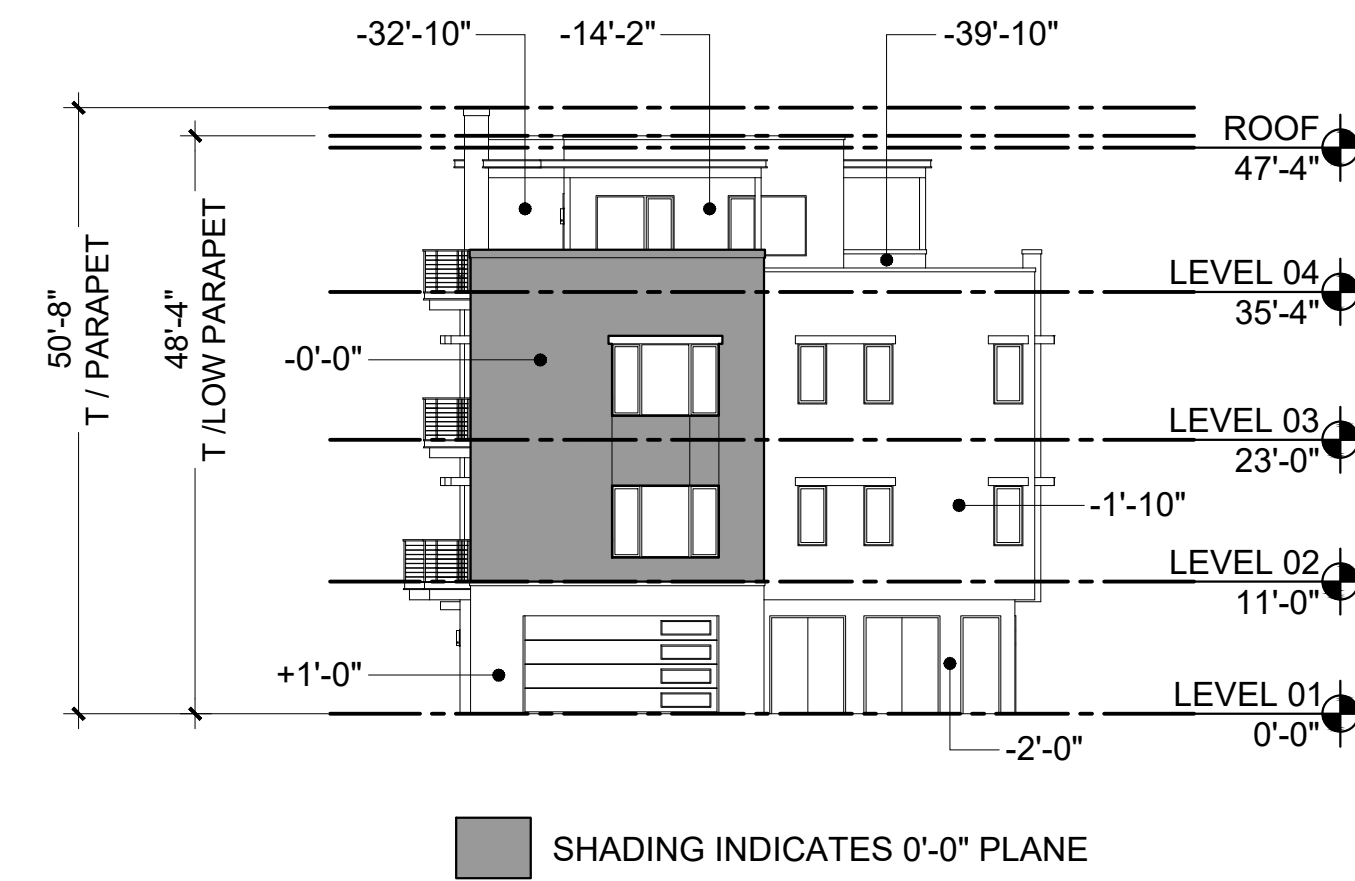
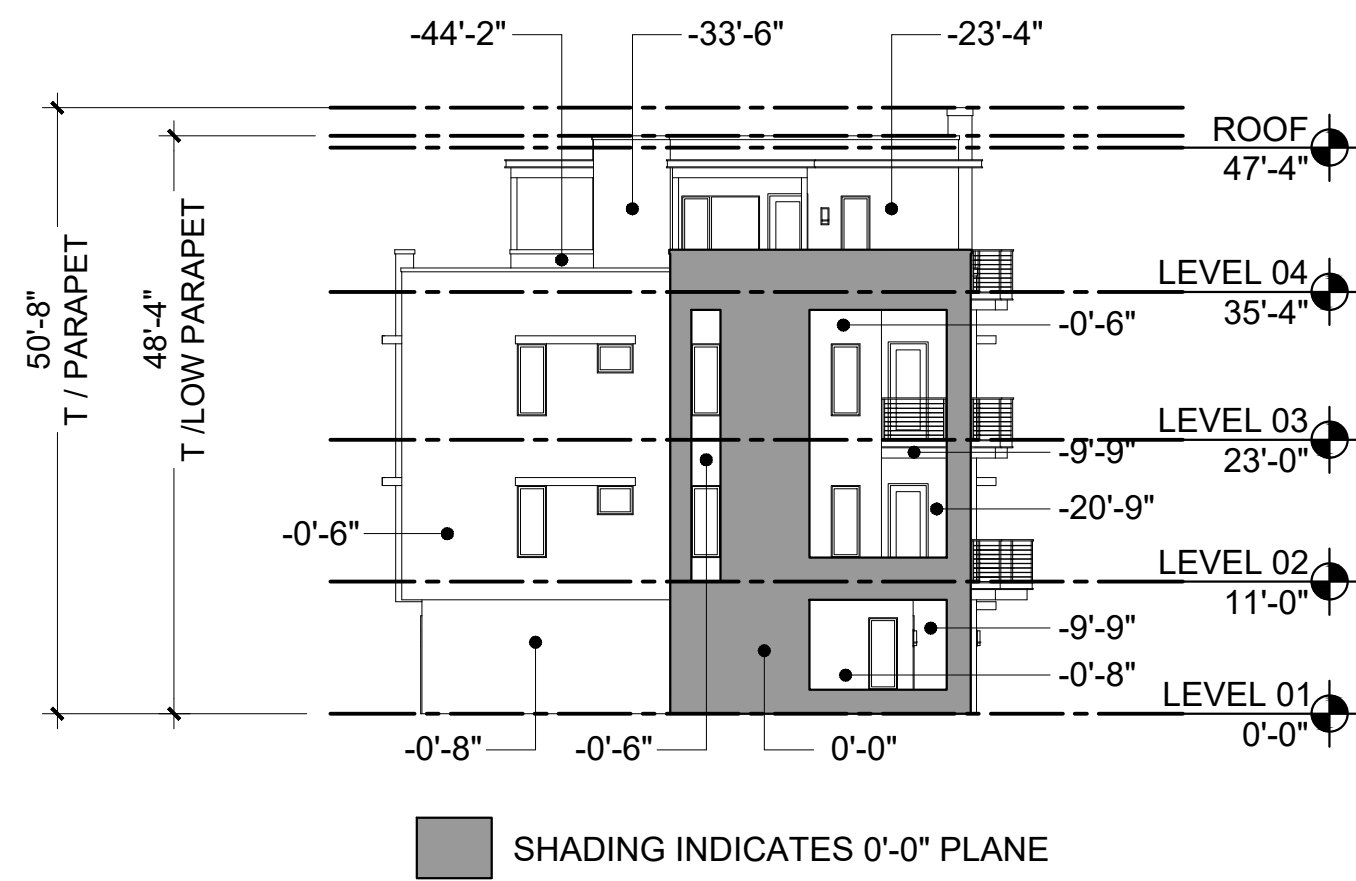
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ELEVATIONS - BUILDINGS C,E,J,L
COLOR SCHEME 3

A3.2

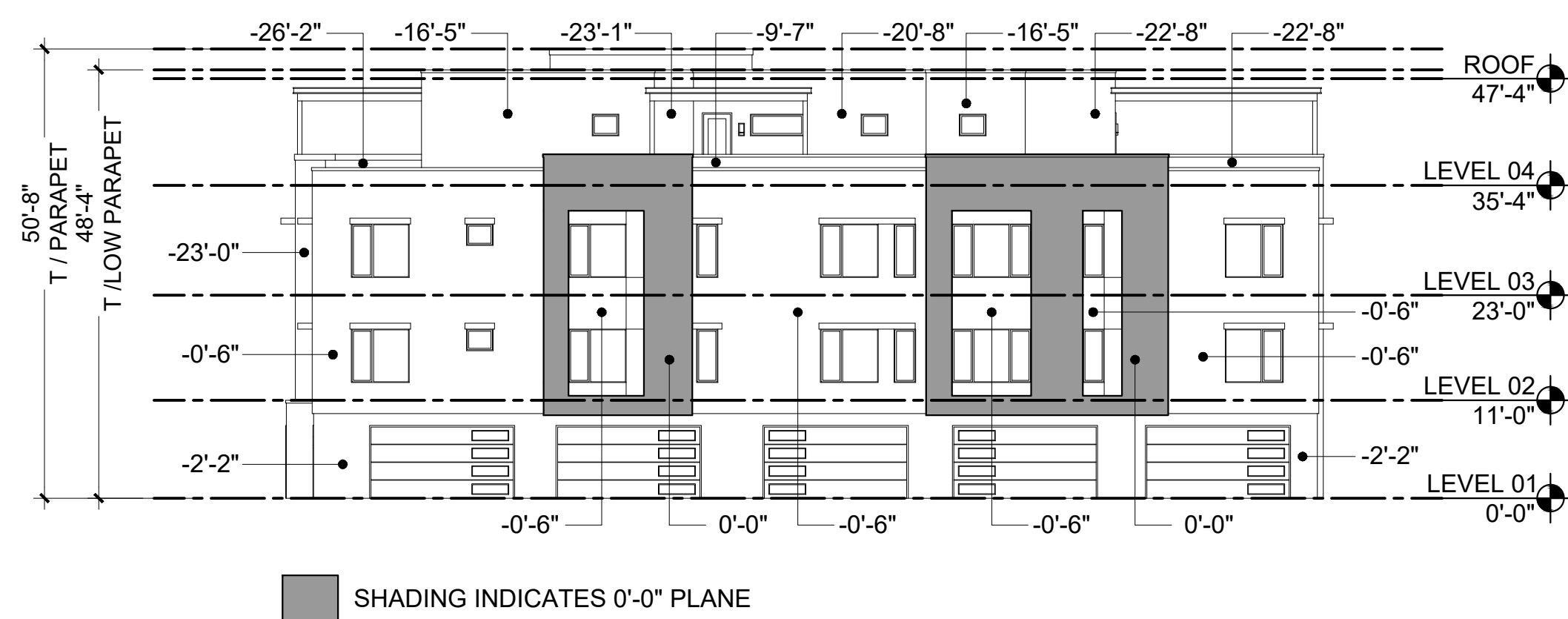


BLDG A-F & I-N - SIDE ELEVATION

SCALE: 1/16"=1'-0" 1

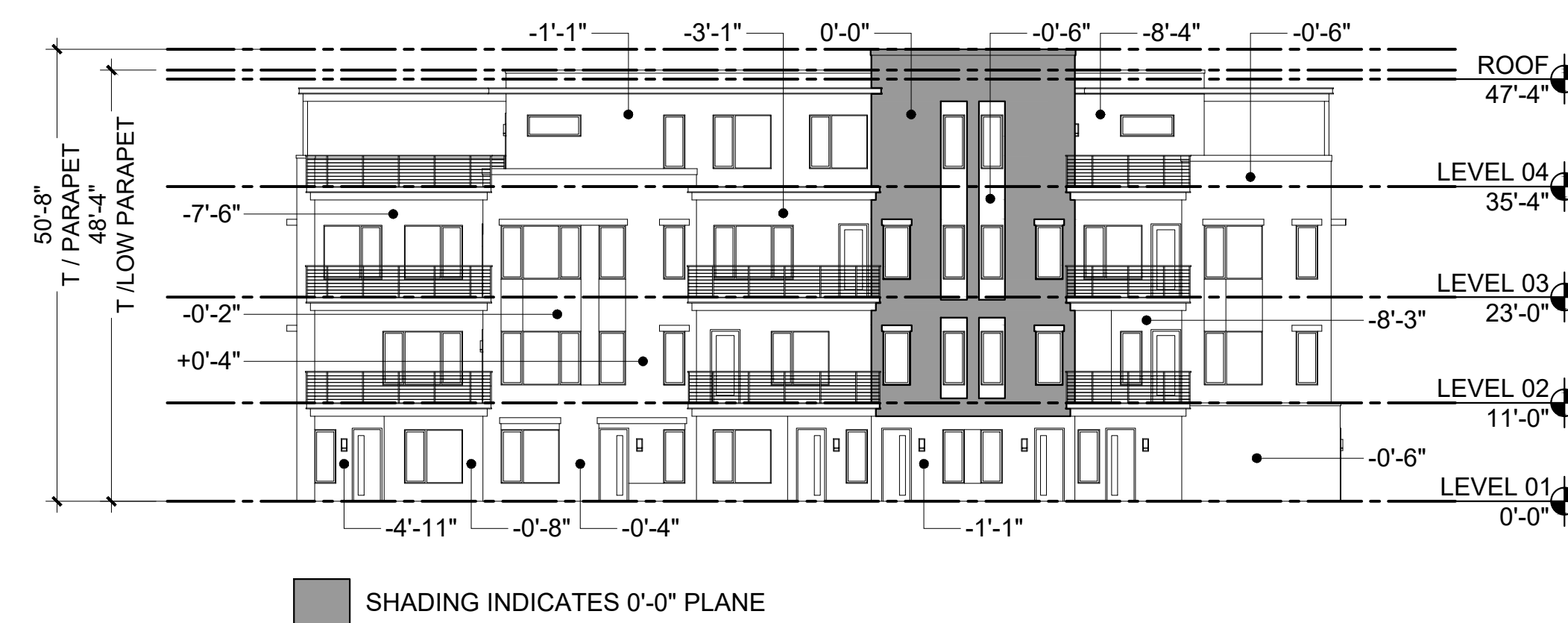
BLDG A-F & I-N - SIDE ELEVATION

SCALE: 1/16"=1'-0" 2



BLDG A-F & I-N - GARAGE ELEVATION

SCALE: 1/16"=1'-0" 3



BLDG C,E,J,L - FRONT ELEVATION

SCALE: 1/16"=1'-0" 4



KEY PLAN

SCALE: N.T.S.

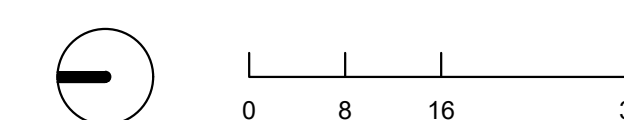


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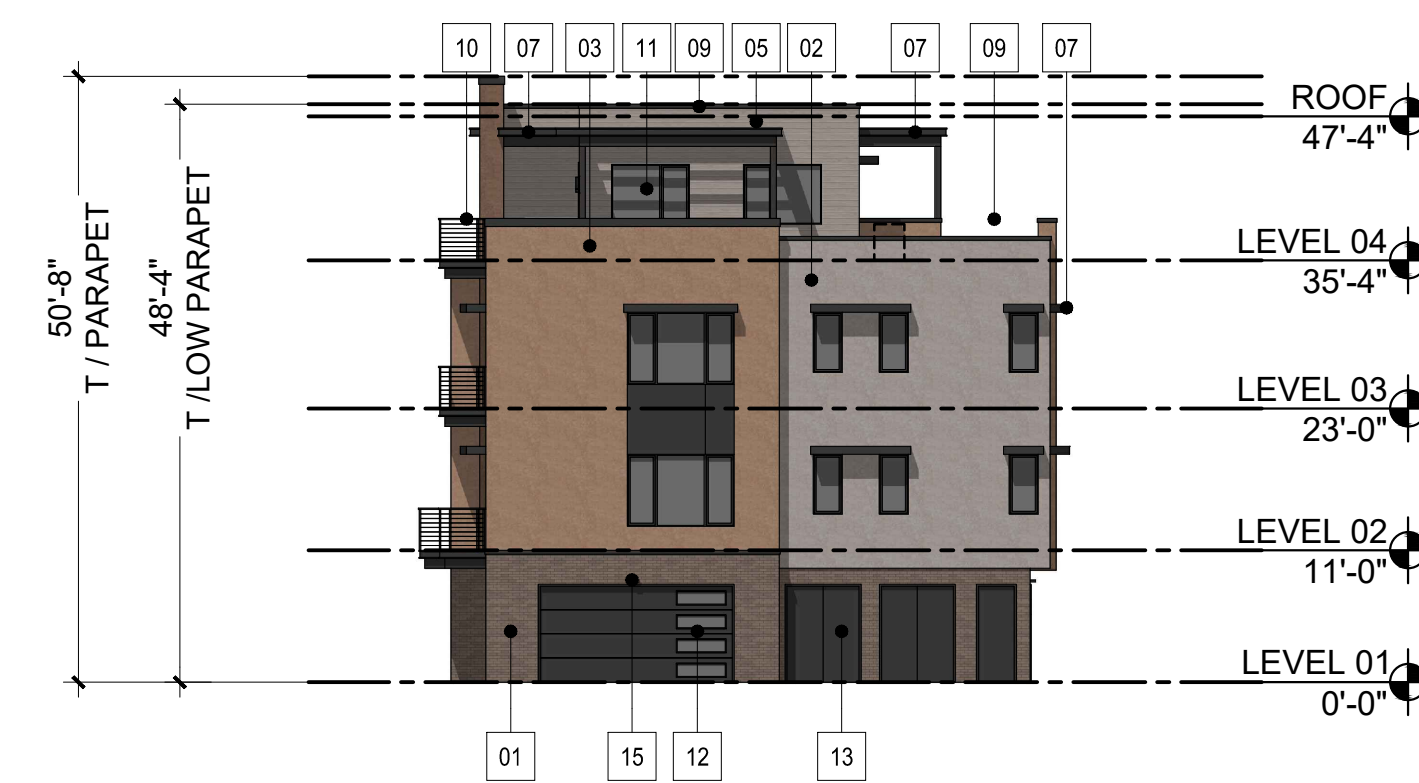


ELEVATIONS - BUILDINGS A-F & I-N
FACADE DEPTHS

A3.2A



BLDG G - SIDE ELEVATION SCALE: 1/16"=1'-0" 1



BLDG G - SIDE ELEVATION SCALE: 1/16"=1'-0" 2



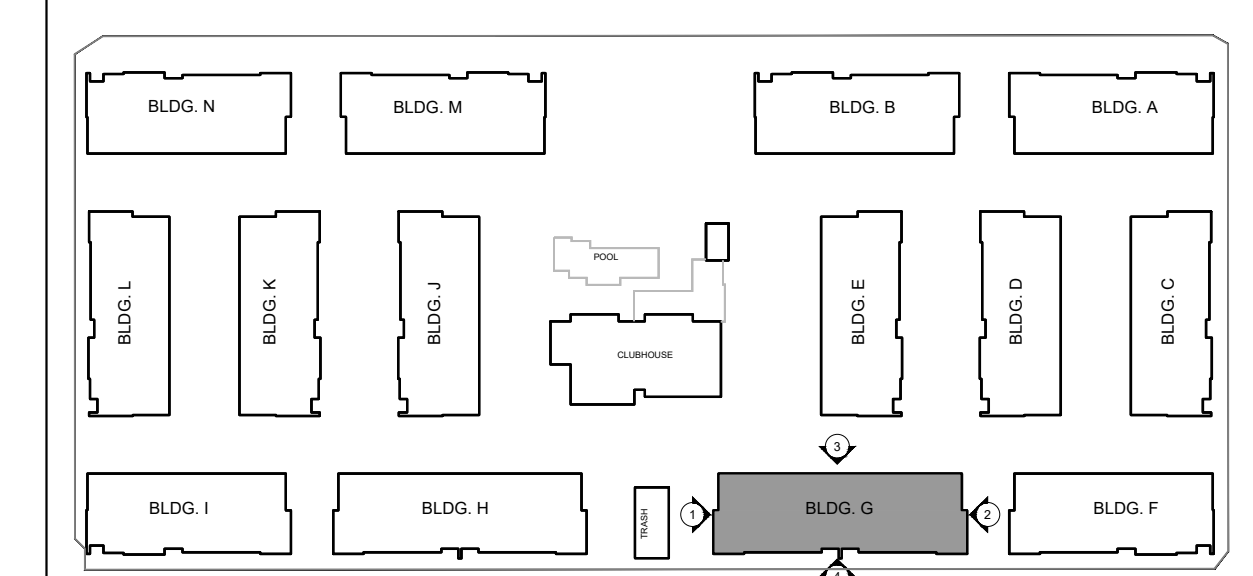
BLDG G - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3



BLDG G - FRONT ELEVATION SCALE: 1/16"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-1	
02	STUCCO- COLOR 1A	
03	STUCCO- COLOR 1B	
04	STUCCO- COLOR 1C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-1	
06	PRE-FINISHED METAL PANEL CANOPY	
07	PRE-FINISHED METAL LOUVERED SUNSHADE	
08	COMPOSITE METAL PANEL	
09	PRE-FINISHED METAL CLADDING / COPING	
10	HORIZONTAL CABLE RAILING	
11	ALUMINUM CLAD WOOD WINDOWS	
12	OVERHEAD GARAGE DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	PATIO DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S. 4

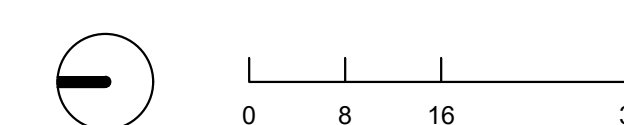


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ELEVATIONS - BUILDING G
COLOR SCHEME 1

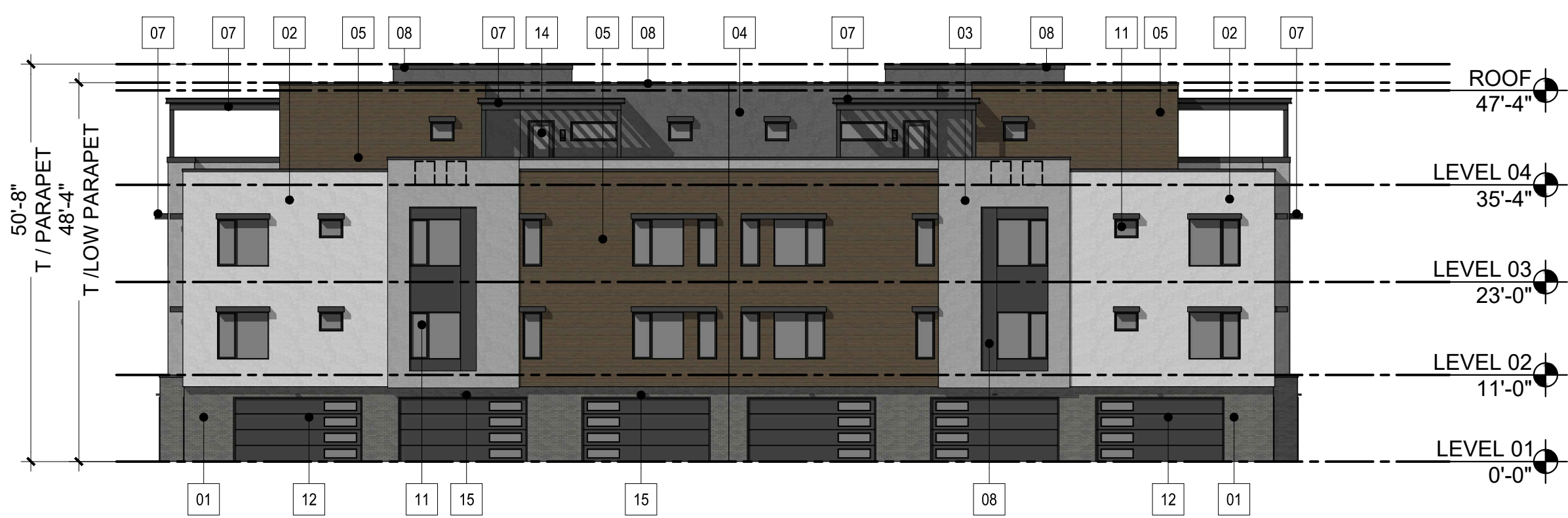
A3.3



BLDG H - SIDE ELEVATION SCALE: 1/16"=1'-0" 1



BLDG H - SIDE ELEVATION SCALE: 1/16"=1'-0" 2



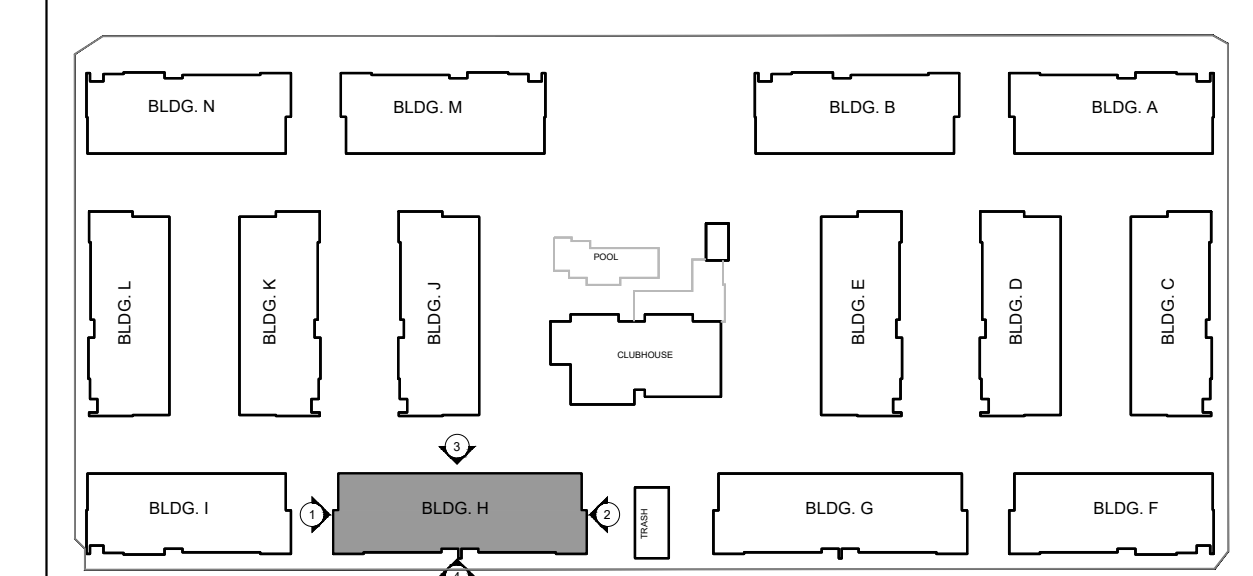
BLDG H - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3



BLDG H - FRONT ELEVATION SCALE: 1/16"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-2	
02	STUCCO- COLOR 2A	
03	STUCCO- COLOR 2B	
04	STUCCO- COLOR 2C	
05	FIBER CEMENT FAUX WOOD SIDING- WD-2	
06	PRE-FINISHED METAL PANEL CANOPY	
07	PRE-FINISHED METAL LOUVERED SUNSHADE	
08	COMPOSITE METAL PANEL	
09	PRE-FINISHED METAL CLADDING / COPING	
10	HORIZONTAL CABLE RAILING	
11	ALUMINUM CLAD WOOD WINDOWS	
12	OVERHEAD GARAGE DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	PATIO DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S. 4

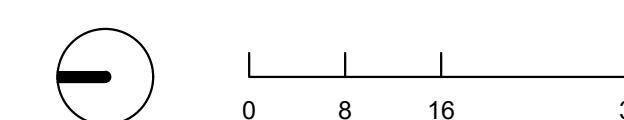


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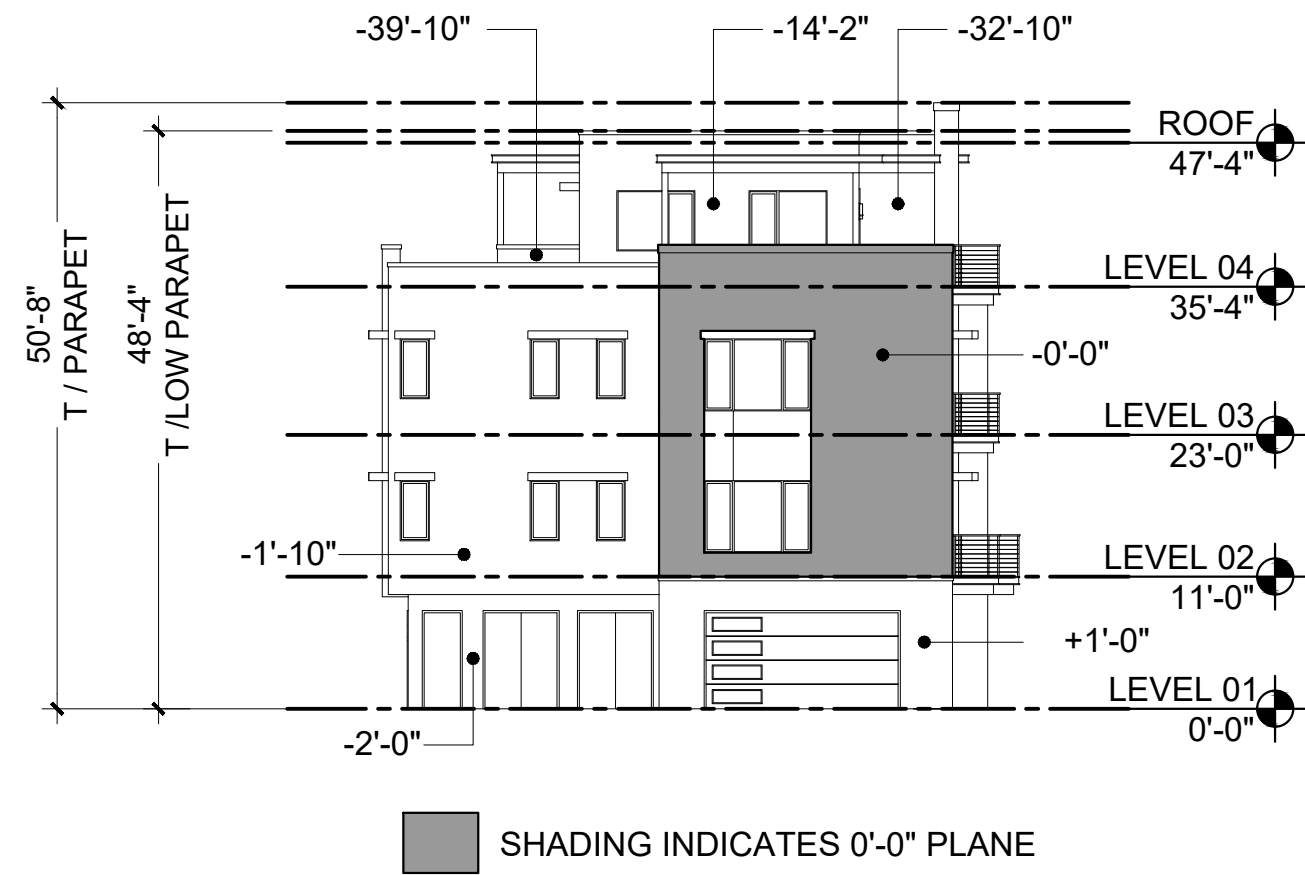
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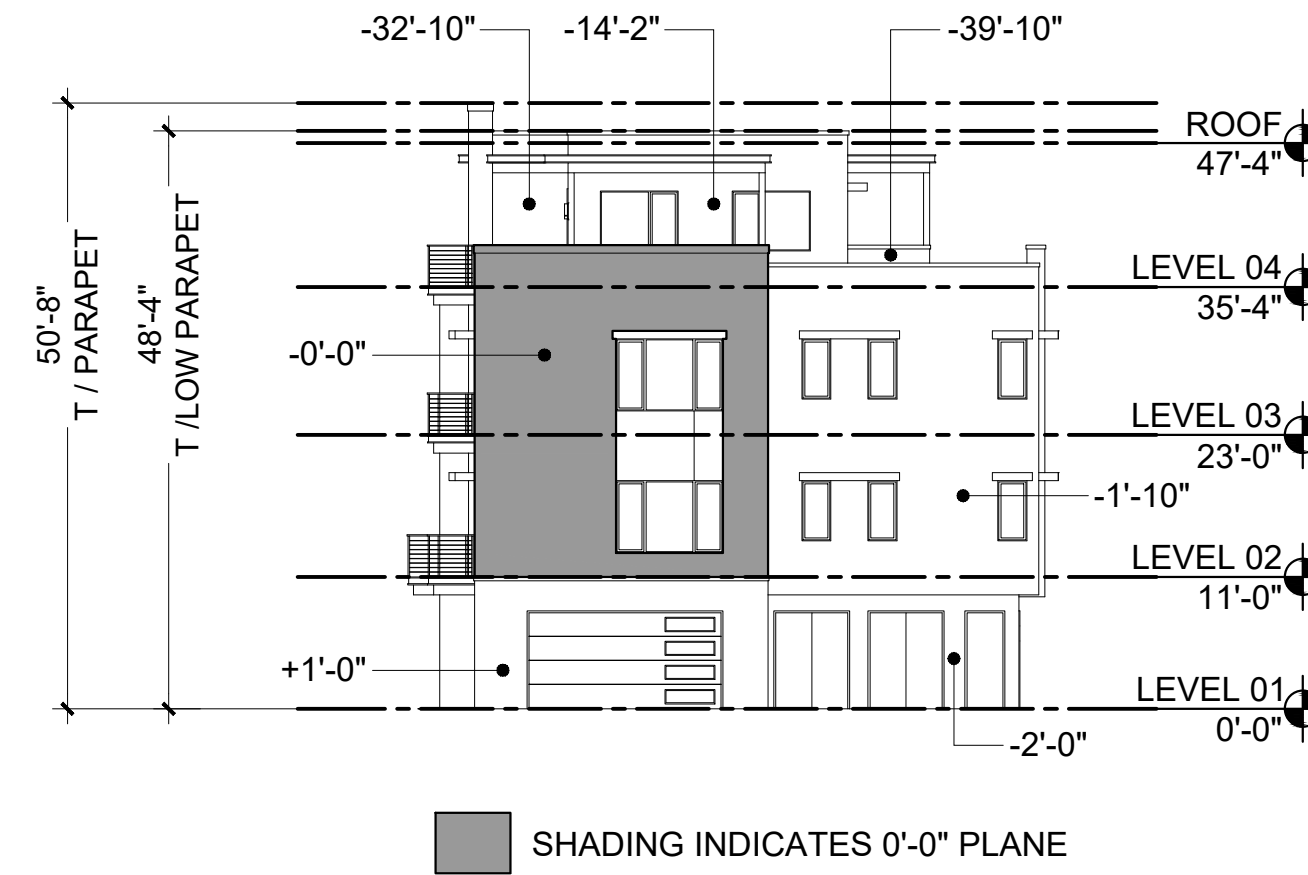


ELEVATIONS - BUILDING H
COLOR SCHEME 2

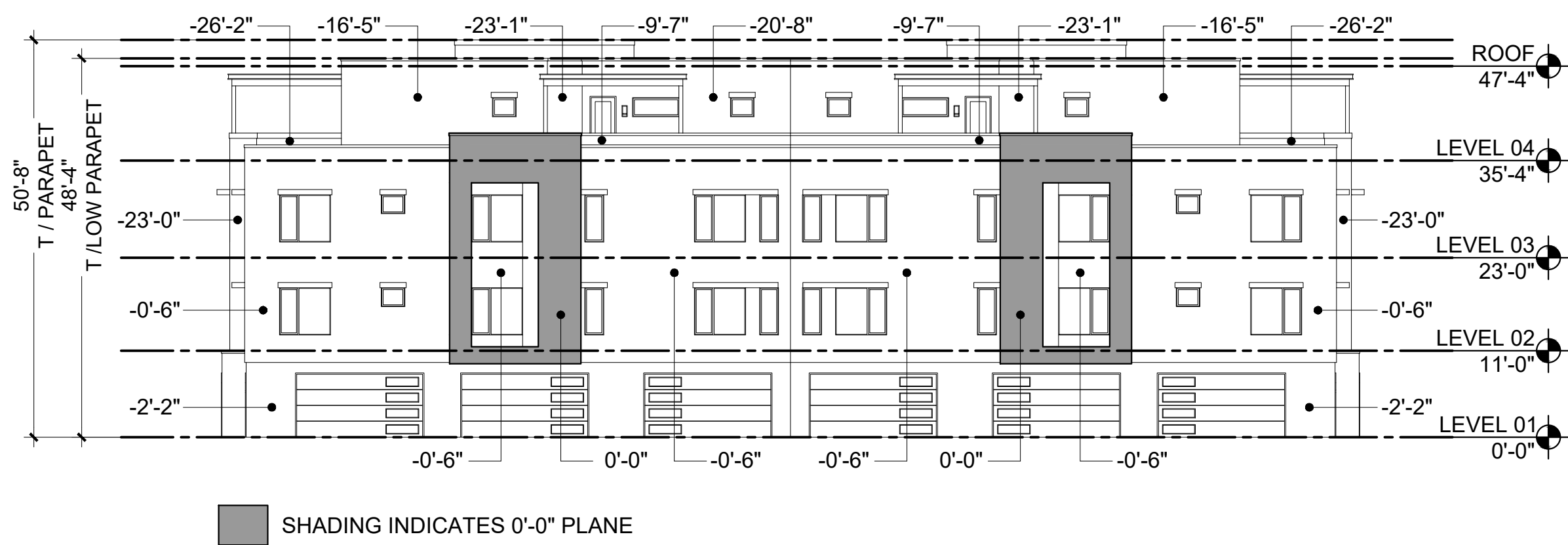
A3.4



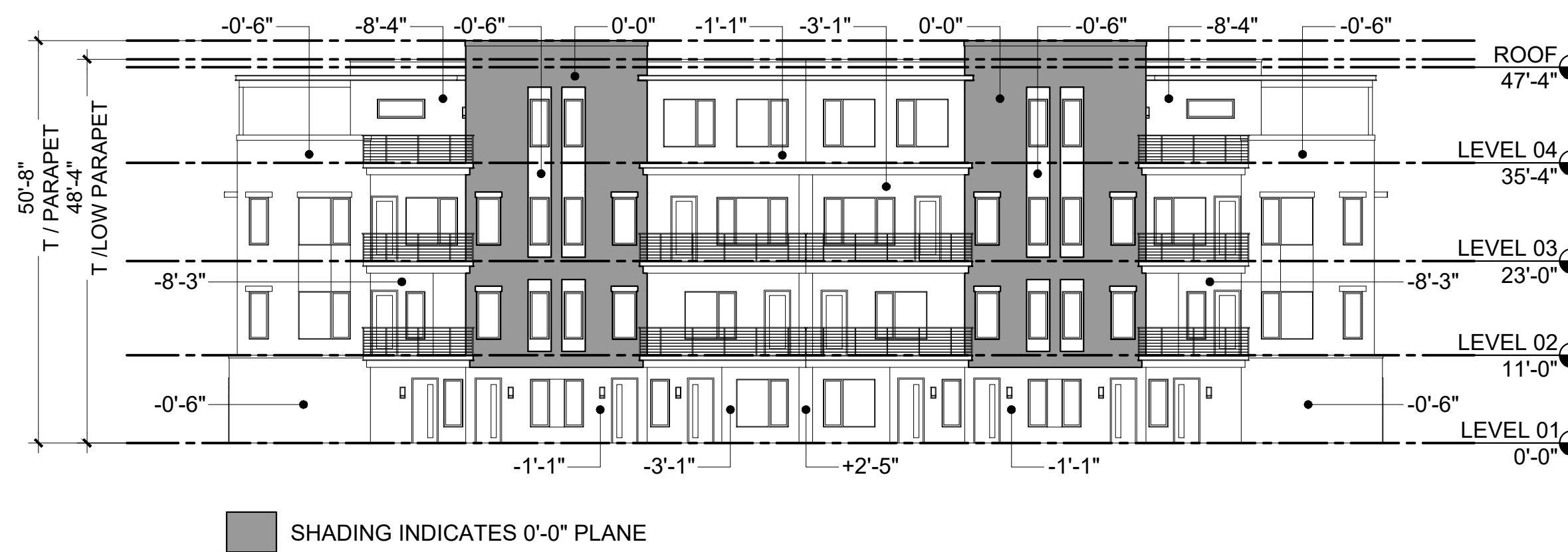
BLDG G-H - SIDE ELEVATION SCALE: 1/16"=1'-0" 1



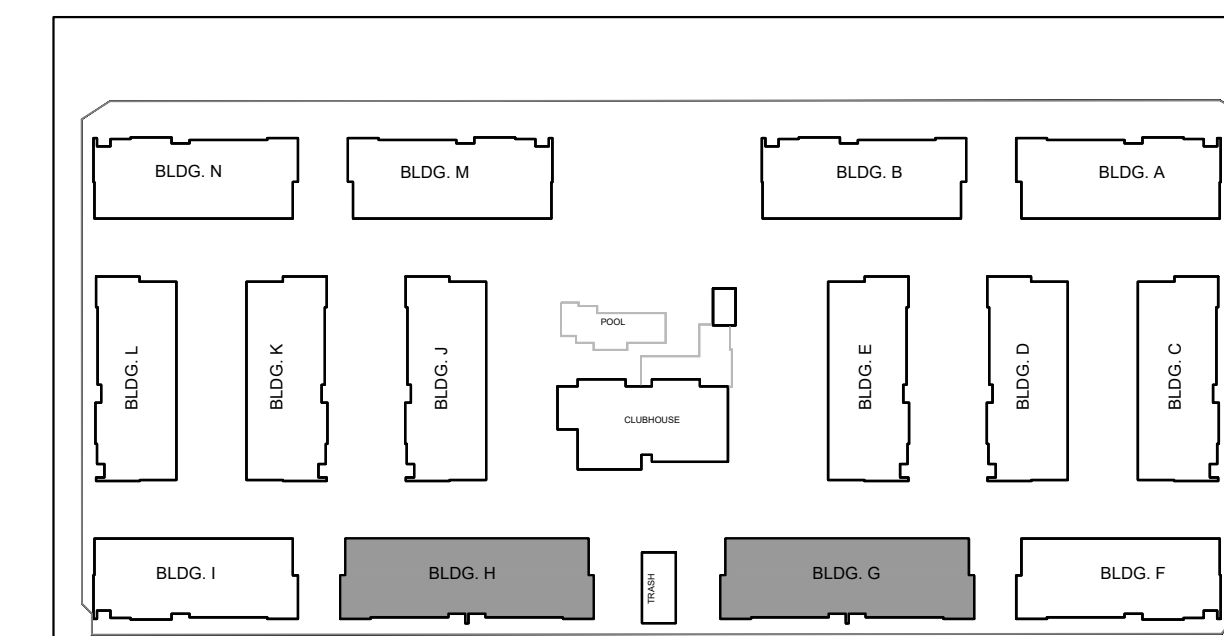
BLDG G-H - SIDE ELEVATION SCALE: 1/16"=1'-0" 2



BLDG G-H - GARAGE ELEVATION SCALE: 1/16"=1'-0" 3



BLDG G-H - FRONT ELEVATION SCALE: 1/16"=1'-0" 4



KEY PLAN SCALE: N.T.S.

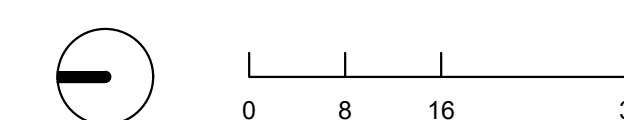


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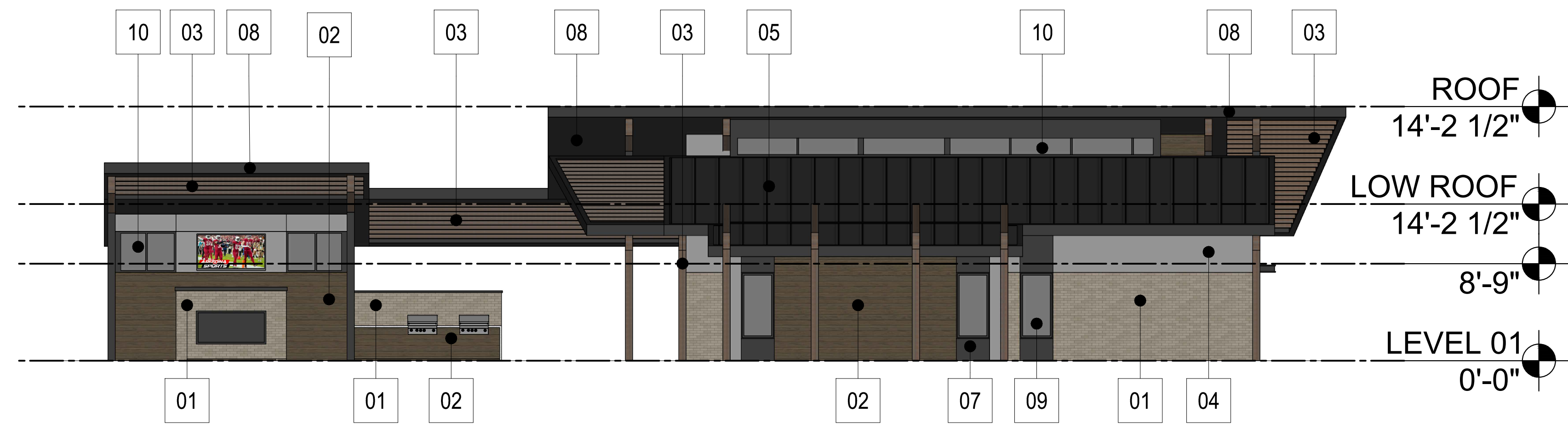
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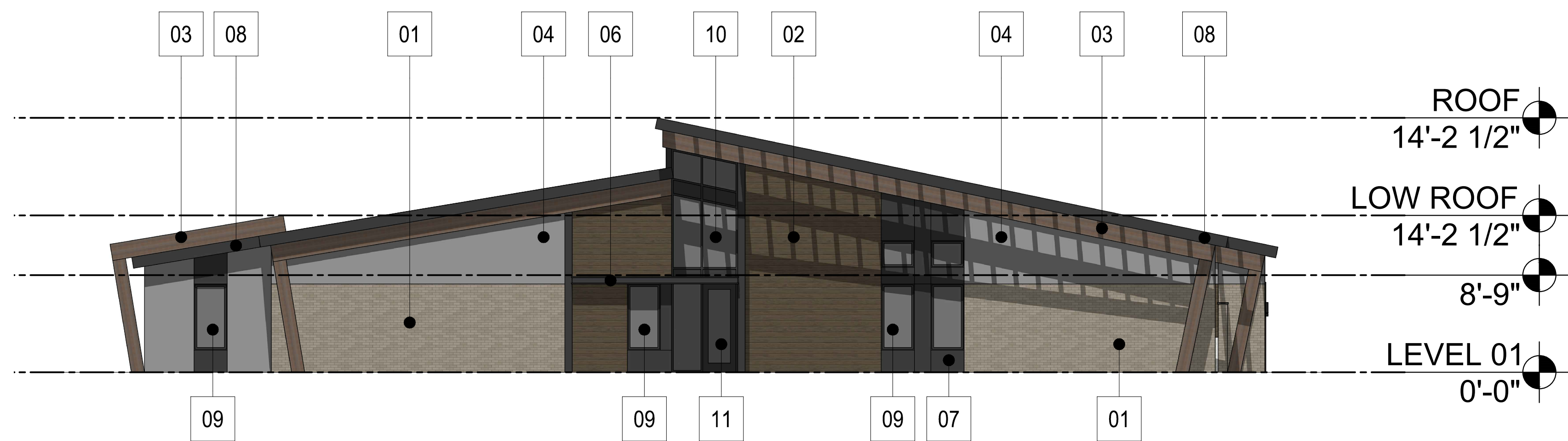


ELEVATIONS - BUILDINGS G-H
FACADE DEPTHS

A3.4A



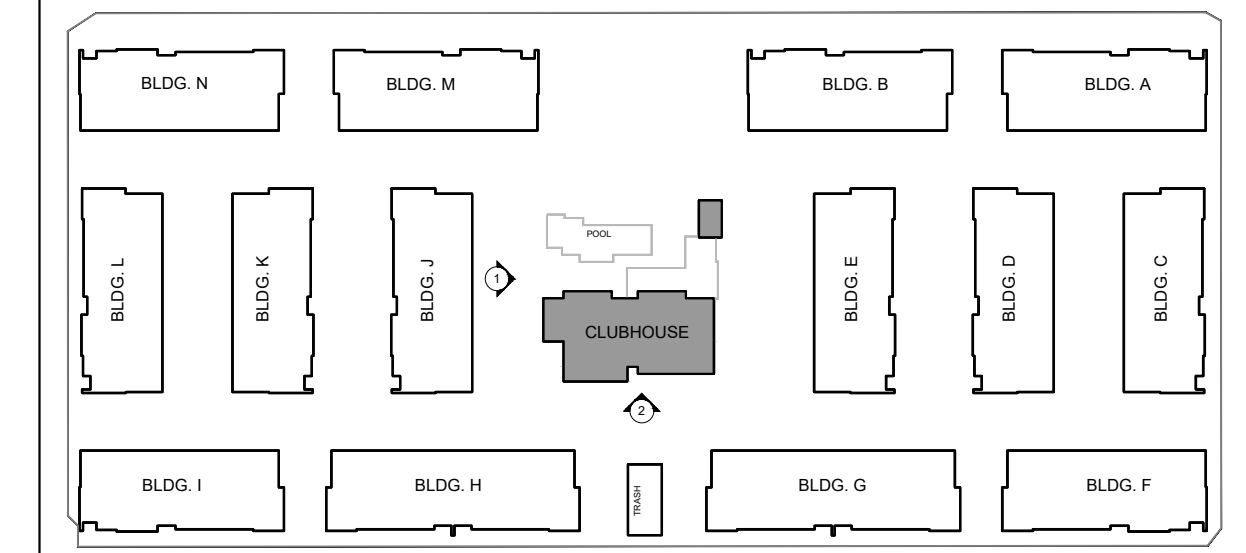
CLUBHOUSE NORTH ELEVATION SCALE: 1/16"=1'-0" 1



CLUBHOUSE WEST ELEVATION SCALE: 1/16"=1'-0" 2

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2	
03	STAINED WOOD STRUCTURE	
04	FIBER CEMENT PANEL	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY	
07	COMPOSITE METAL PANEL	
08	PRE-FINISHED METAL CLADDING / COPING	
09	ALUMINUM CLAD WOOD WINDOWS	
10	CLERESTORY WINDOWS	
11	THERMALLY BROKEN ALUMINUM STOREFRONT	
12	METAL SLIDING PATIO DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	OVERHEAD DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S.

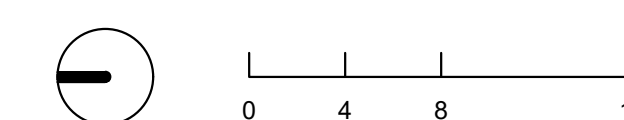


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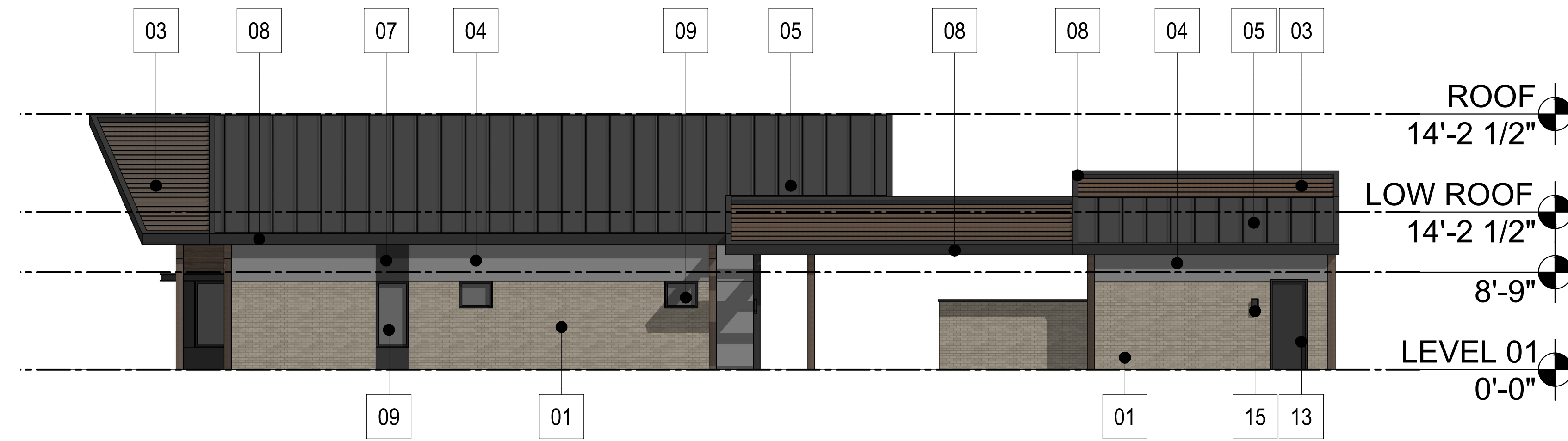
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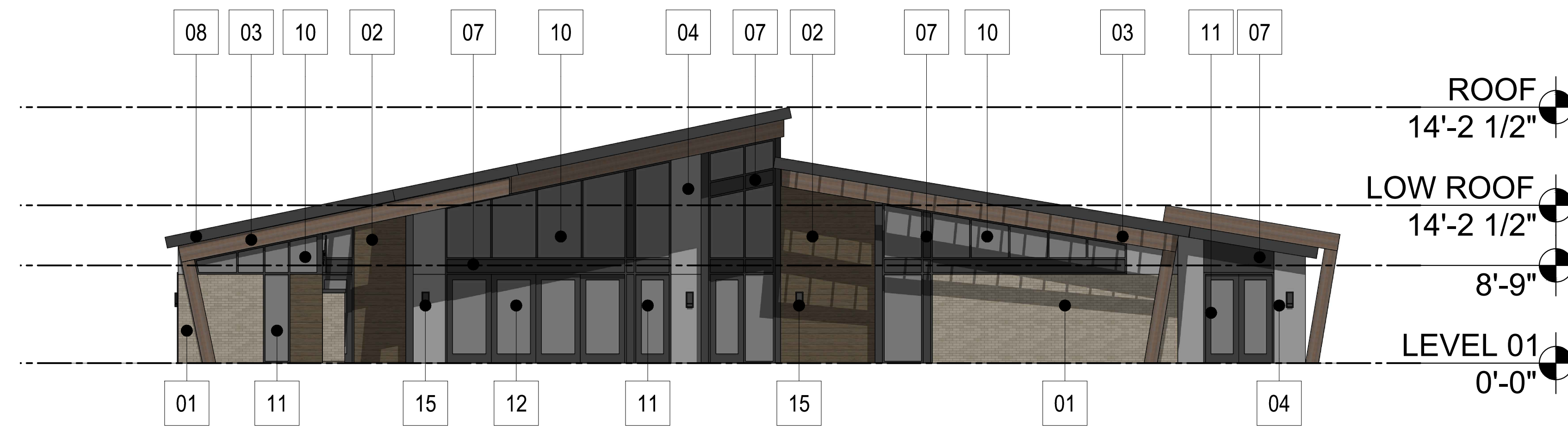


ELEVATIONS - CLUBHOUSE

A3.5



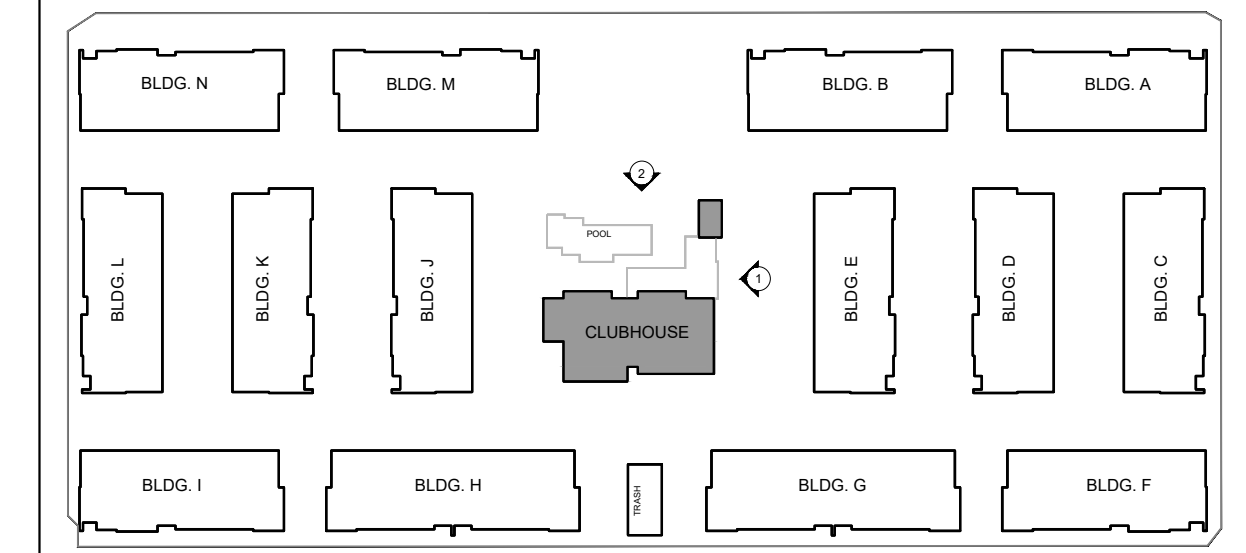
CLUBHOUSE SOUTH ELEVATION SCALE: 1/16"=1'-0" 1



CLUBHOUSE EAST ELEVATION SCALE: 1/16"=1'-0" 2

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2	
03	STAINED WOOD STRUCTURE	
04	FIBER CEMENT PANEL	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY	
07	COMPOSITE METAL PANEL	
08	PRE-FINISHED METAL CLADDING / COPING	
09	ALUMINUM CLAD WOOD WINDOWS	
10	CLERESTORY WINDOWS	
11	THERMALLY BROKEN ALUMINUM STOREFRONT	
12	METAL SLIDING PATIO DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	OVERHEAD DOOR	
15	LIGHT FIXTURE	

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KEY PLAN SCALE: N.T.S. 2

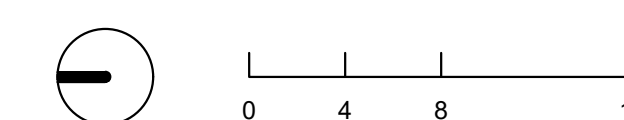


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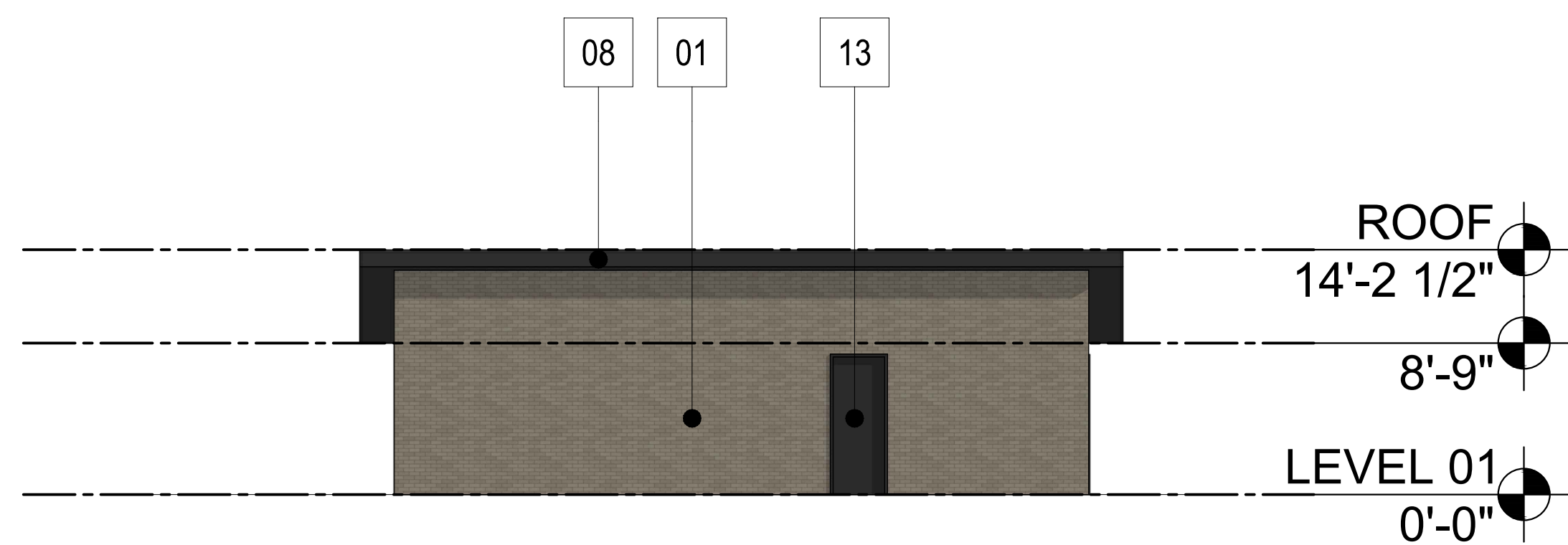
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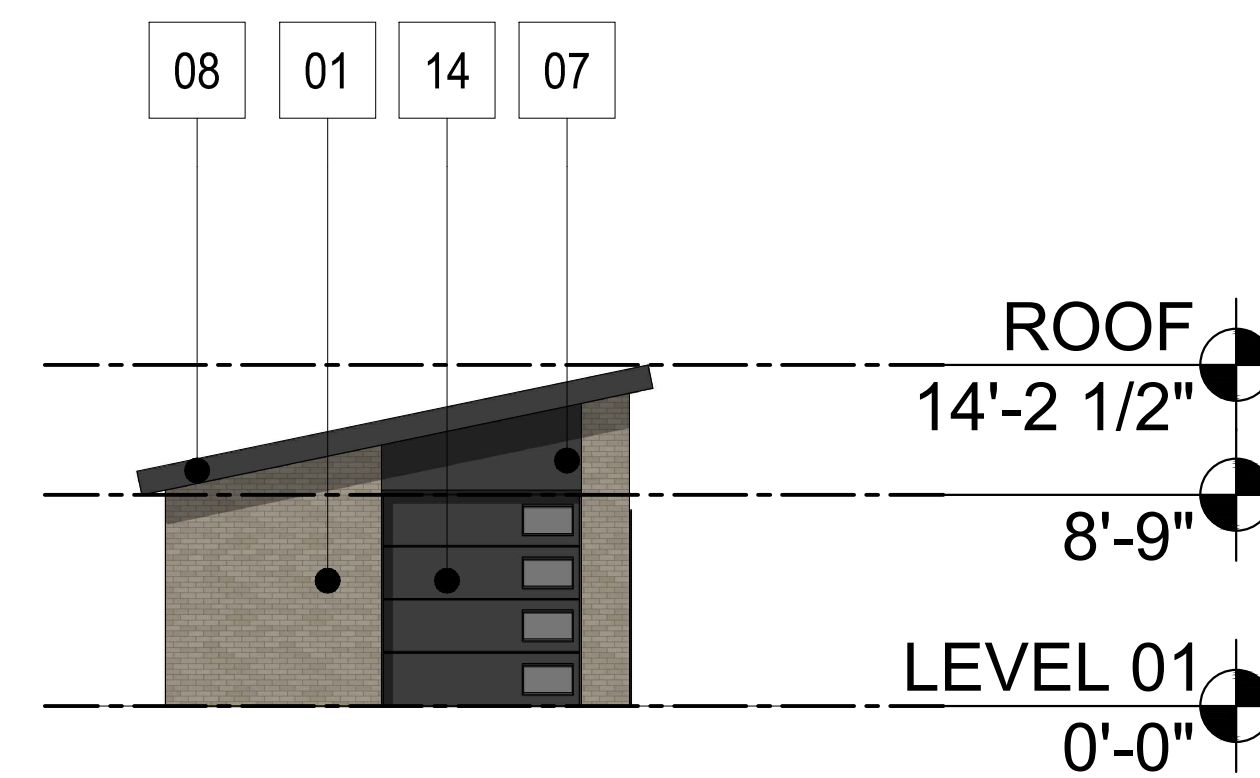


ELEVATIONS - CLUBHOUSE

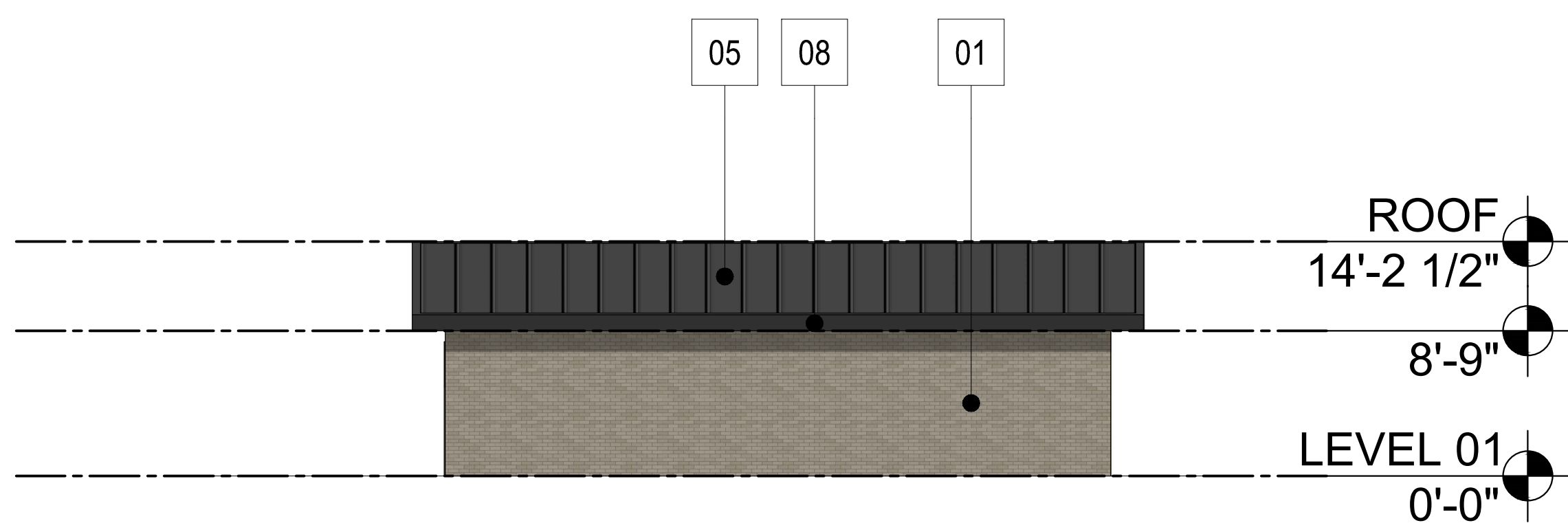
A3.6



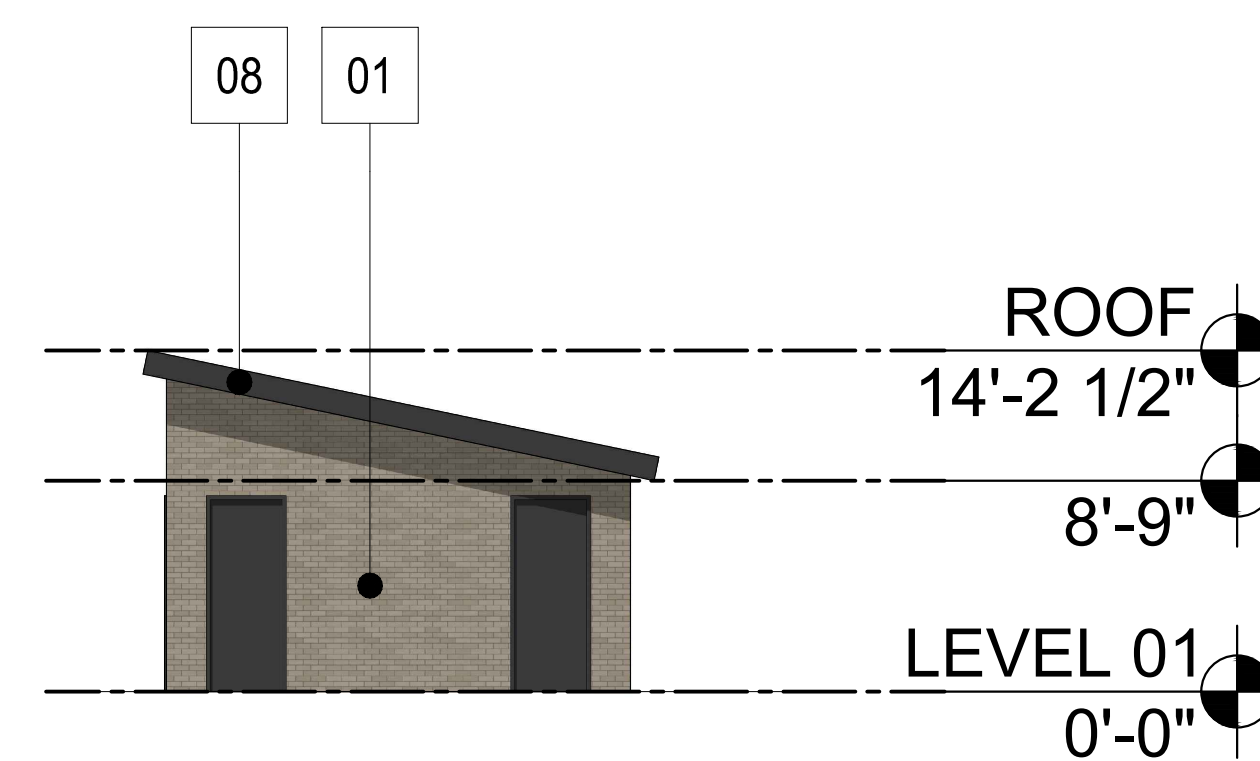
TRASH BUILDING SOUTH ELEVATION SCALE: 1/8"=1'-0" 1



TRASH BUILDING WEST ELEVATION SCALE: 1/8"=1'-0" 2



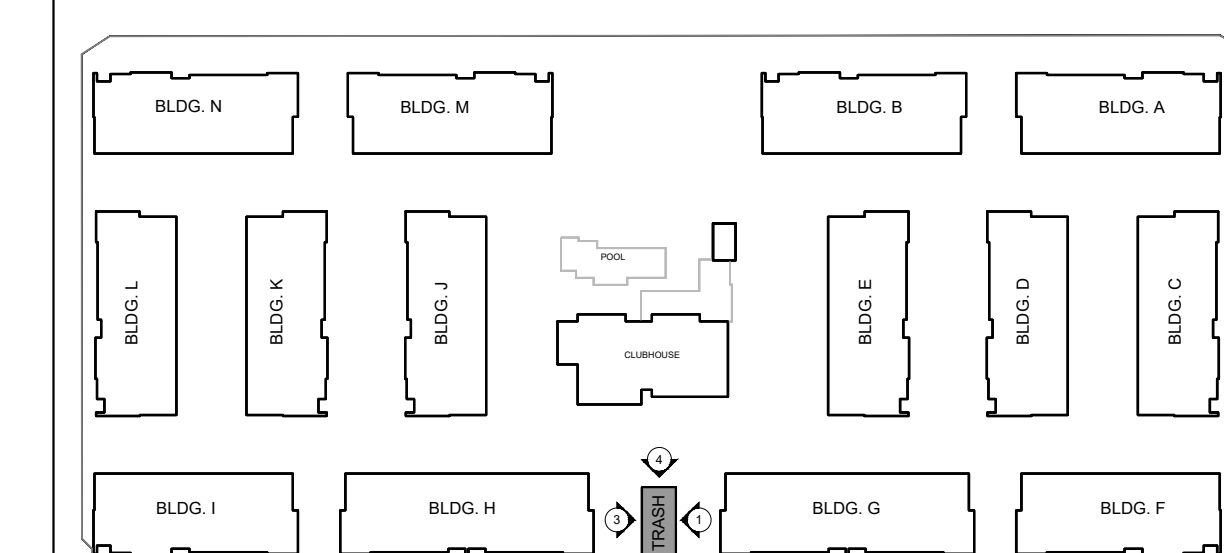
TRASH BUILDING NORTH ELEVATION SCALE: 1/8"=1'-0" 3



TRASH BUILDING EAST ELEVATION SCALE: 1/8"=1'-0" 4

EXTERIOR MATERIAL SCHEDULE		
MARK	DESCRIPTION	IMAGE
01	MASONRY VENEER- MV-3	
02	FIBER CEMENT FAUX WOOD SIDING- WD-2	
03	STAINED WOOD STRUCTURE	
04	FIBER CEMENT PANEL	
05	STANDING SEAM ROOF	
06	PRE-FINISHED METAL PANEL CANOPY	
07	COMPOSITE METAL PANEL	
08	PRE-FINISHED METAL CLADDING / COPING	
09	ALUMINUM CLAD WOOD WINDOWS	
10	CLERESTORY WINDOWS	
11	THERMALLY BROKEN ALUMINUM STOREFRONT	
12	METAL SLIDING PATIO DOOR	
13	PAINTED INSULATED METAL DOORS / FRAMES	
14	OVERHEAD DOOR	
15	LIGHT FIXTURE	

*DUE TO SUPPLY CHAIN CHALLENGES AND THE IMPACT ON PRODUCT AVAILABILITY, MATERIALS AND COLORS REFERENCED IN SCHEDULE ARE INTENDED FOR GENERAL DESCRIPTION PENDING VERIFICATION OF AVAILABILITY AT THE TIME OF PROJECT SUBMITTAL FOR BUILDING PERMIT.



KEY PLAN SCALE: N.T.S. 4

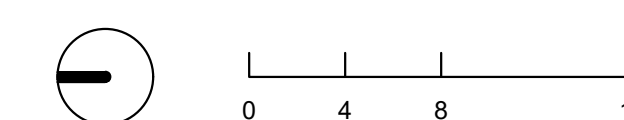


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ELEVATIONS - TRASH BUILDING

A3.7



NOTE: LANDSCAPING NOT SHOWN FOR ARCHITECTURAL CLARITY. PLEASE SEE LANDSCAPE PLANS FOR DESIGN INTENT.



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AERIAL VIEW

A4.0



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6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 1

A4.1



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6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 2

A4.2



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6-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 3

A4.3



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8-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 1

A4.4



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8-PLEX FRONT ELEVATION VIEW
COLOR SCHEME 2

A4.5



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COURTYARD VIEW

A4.6



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ENTRY VIEW

A4.7



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AERIAL ENTRY VIEW

A4.8



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AERIAL POOL VIEW

A4.9



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POOL VIEW

A4.10



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STREET VIEW NORTH

A4.11



COMMUNITY ENTRY AND SIGNAGE



POOL AMENITY AREA

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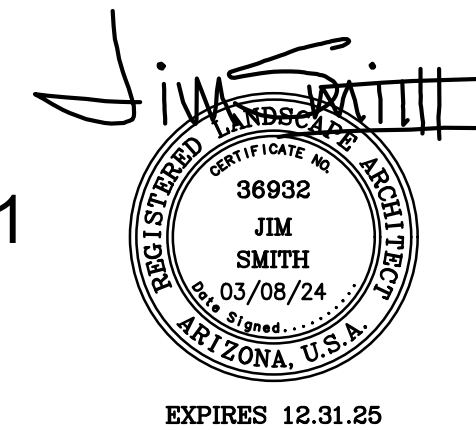


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CONCEPTUAL RENDERINGS

L1.10



POOL AMENITY AREA

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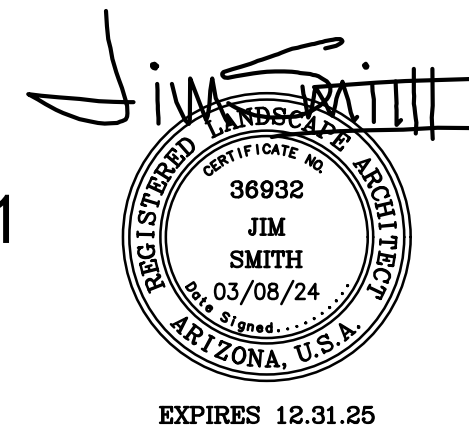


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CONCEPTUAL RENDERINGS

L1.11





CENTRAL COURTYARDS



73RD WAY - VIEW NORTH

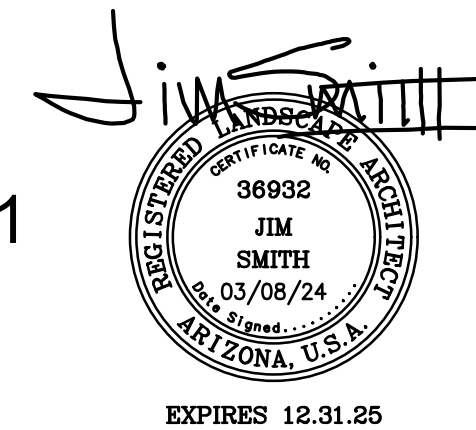


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CONCEPTUAL RENDERINGS

L1.13



ENTRY - VIEW WEST

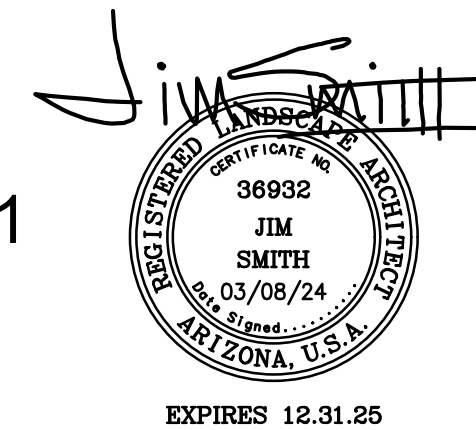


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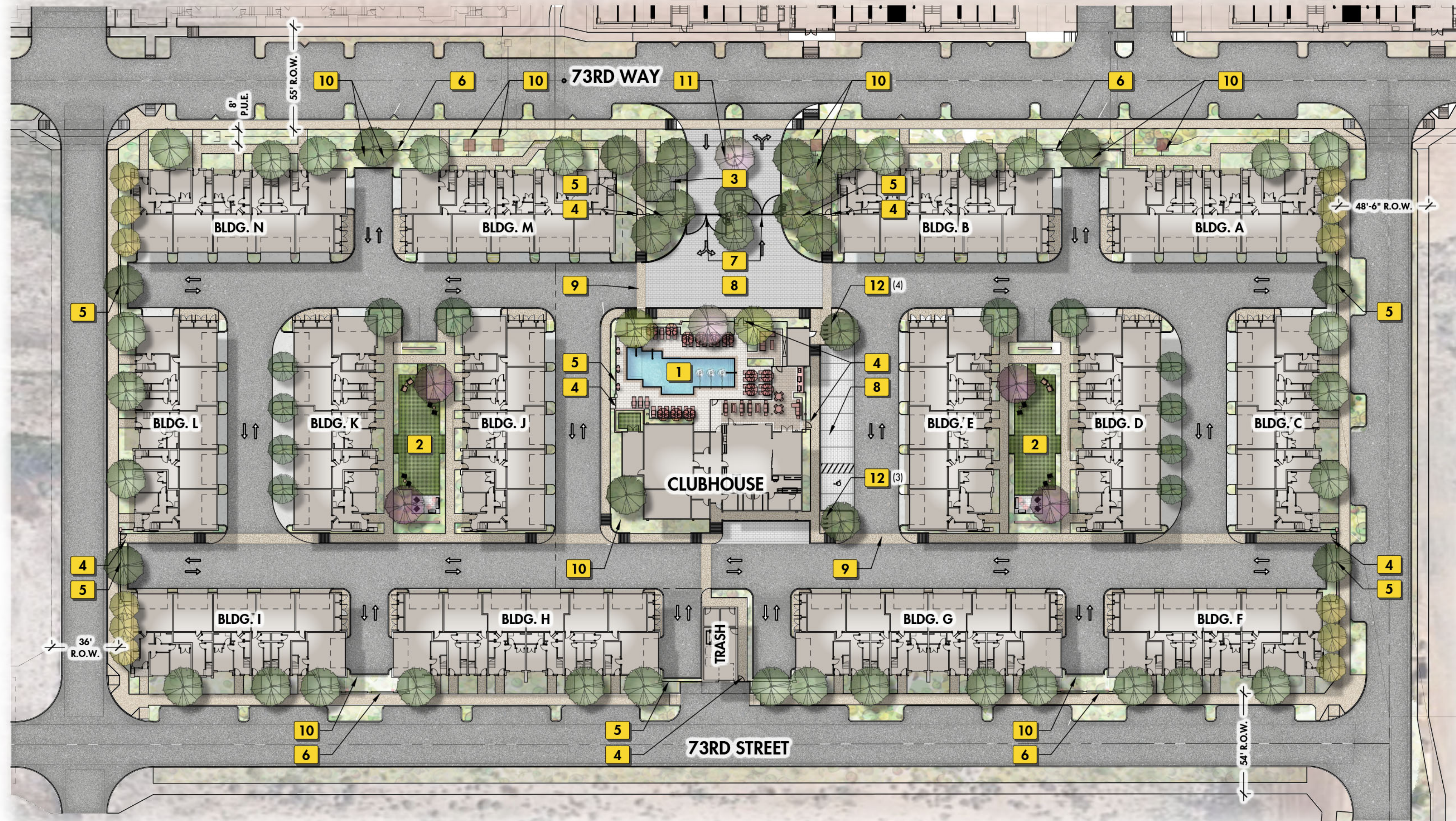
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CONCEPTUAL RENDERINGS

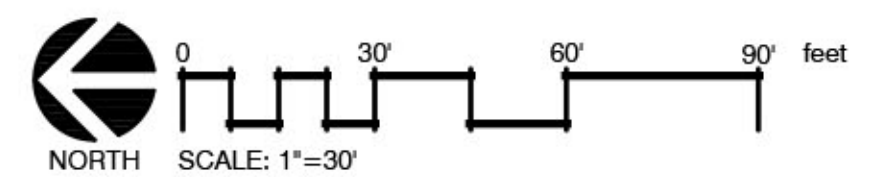
L1.14

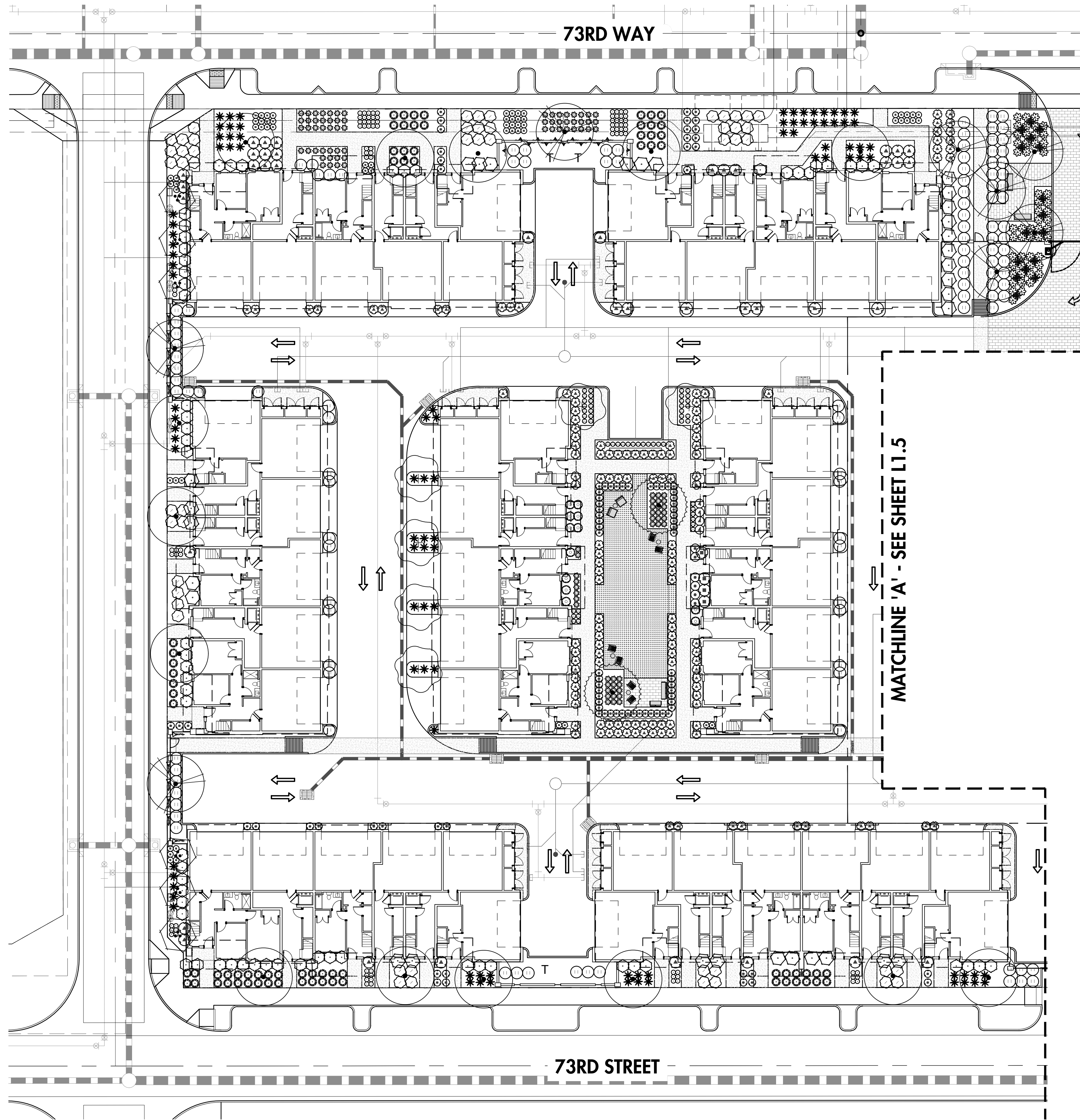




DESIGN KEYNOTES

- 1** PRIMARY COMMUNITY AMENITY AREA WITH 49' x 15' POOL, 17' x 8' SPA, OUTDOOR SEATING, OUTDOOR KITCHEN, FIRE PLACE WITH ENTERTAINMENT WALL, FIRE PIT, COMMUNITY TABLES AND OUTDOOR YOGA LAWN AND BIKE RACKS.
- 2** OUTDOOR COMMUNITY COURTYARD WITH SEATING AREA, OPEN SYNTHETIC TURF LAWN AND SCREEN WALL.
- 3** COMMUNITY PICKUP/DROP-OFF AREA WITH ENHANCED CONCRETE PAVING AND BENCH SEATING.
- 4** PEDESTRIAN GATE.
- 5** VIEW FENCING.
- 6** PERIMETER SCREEN WALL.
- 7** VEHICULAR BI-PARTING GATES.
- 8** VEHICULAR GRADE CONCRETE PAVERS AT ENTRY DRIVE AND GUEST PARKING.
- 9** ENHANCED CONCRETE PAVING AT PEDESTRIAN WALKS/CROSSINGS.
- 10** SWITCH CABINET / TRANSFORMER.
- 11** CALL BOX.
- 12** BIKE RACK(S) - (7) RACKS TOTAL.

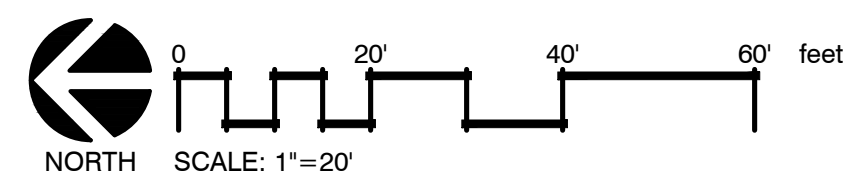




PLANT SCHEDULE

NOTE:
ALL PLANTING AREAS TO RECEIVE 3/4" SCREENED MADISON GOLD DECOMPOSED GRANITE AT 2" MIN. DEPTH.

SYMBOL	COMMON / BOTANICAL NAME	SIZE	QTY
TREES			
	DESERT IRONWOOD / OLNEYA TESOTA	72"BOX	2
	GHOST GUM / EUCALYPTUS PAPIUANA	36"BOX	29
	HONG KONG ORCHID TREE / BAUHINIA X BLAKEANA	48" BOX	4
	LESLIE ROY MESQUITE / PROSOPIS X 'LESLIE ROY'	36"BOX	21
	SMOOTHIE THORNLESS CASCALOTE / CAESALPINIA CACALACO 'SMOOTHIE'	36"BOX	3
	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	36"BOX	12
	YELLOW BELLS / TECOMA STANS	24"BOX	12
SHRUBS			
	BIRD OF PARADISE / STRELITZIA REGINAE	5 GAL	8
	BOXWOOD BEAUTY NATAL PLUM / CARISSA MACROCARPA 'BOXWOOD BEAUTY'	5 GAL	16
	DESERT RUELLIA / RUELLIA PENINSULARIS	5 GAL	290
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA'	5 GAL	15
	FORTNIGHT LILY / DIETES BICOLOR	5 GAL	8
	HOPSEED BUSH / DODONAEA VISCOSA	5 GAL	79
	LITTLE JOHN WEeping BOTTLEBRUSH / CALLISTEMON VIMINALIS 'LITTLE JOHN'	5 GAL	142
	LITTLE OLLIE® OLIVE / OLEA EUROPAEA 'MONTRA'	5 GAL	201
	SIERRA APRICOT® YELLOW BELLS / TECOMA X 'MNSTABE'	5 GAL	133
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	5 GAL	70
	WINTER BLAZE EMU BUSH / EREMOPHILA GLABRA 'WINTER BLAZE'	5 GAL	225
ACCENT			
	BEAKED YUCCA / YUCCA ROSTRATA	VARIES, SEE PLAN	9
	DAWE'S ALOE / ALOE DAWEI	5 GAL	8
	ELEPHANT BUSH / PORTULACARIA AFRA	5 GAL	103
	GIANT LIRIOPE / LIRIOPE GIGANTEA	5 GAL	12
	MEDICINAL ALOE / ALOE BARBADENSIS	5 GAL	214
	PALE-LEAF YUCCA / YUCCA PALLIDA	5 GAL	192
	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS	5 GAL	184
	PINK PARADE RED YUCCA / HESPERALOE X 'PERFU'	5 GAL	201
	RED YUCCA / HESPERALOE PARVIFLORA	5 GAL	57
	SLIPPER / PEDILANTHUS BRACTEATUS	5 GAL	24
	SNAKE PLANT / DRACAENA TRIFASCIATA	5 GAL	24
GROUNDCOVER			
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD'	5 GAL	19
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENOW GOLD'	5 GAL	135
	ROCKY POINT ICE PLANT / MALEPHORA LUTEA	5 GAL	136
VINES			
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST'	5 GAL	25
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES 'STAR'	5 GAL	26

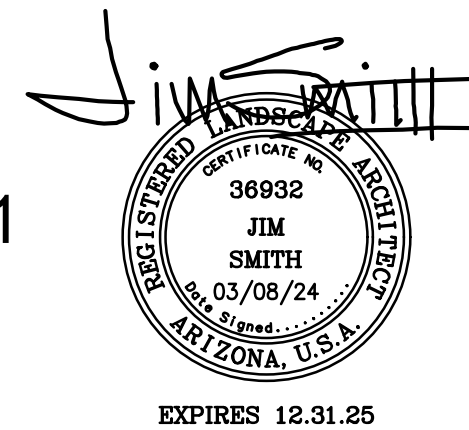


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PLANTING PLAN

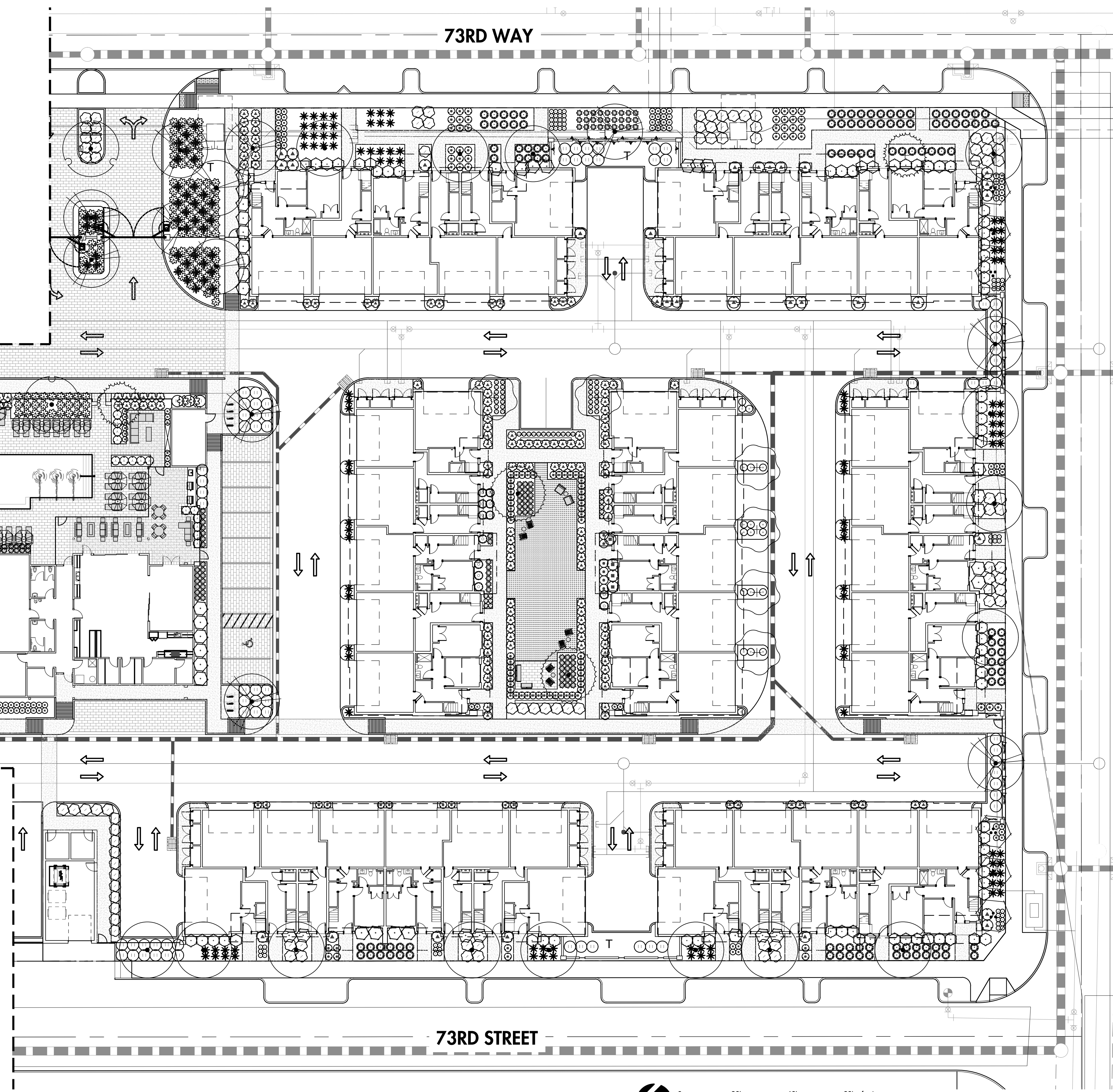
L1.4

PLANT SCHEDULE

NOTE:
ALL PLANTING AREAS
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SCREENED MADISON
GOLD DECOMPOSED
GRANITE AT 2" MIN.
DEPTH.

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MATCHLINE 'A' - SEE SHEET L1.5

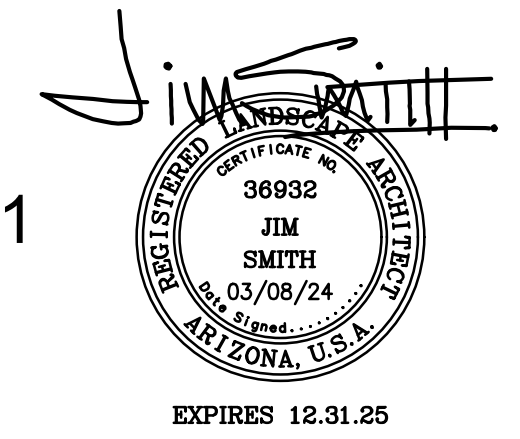


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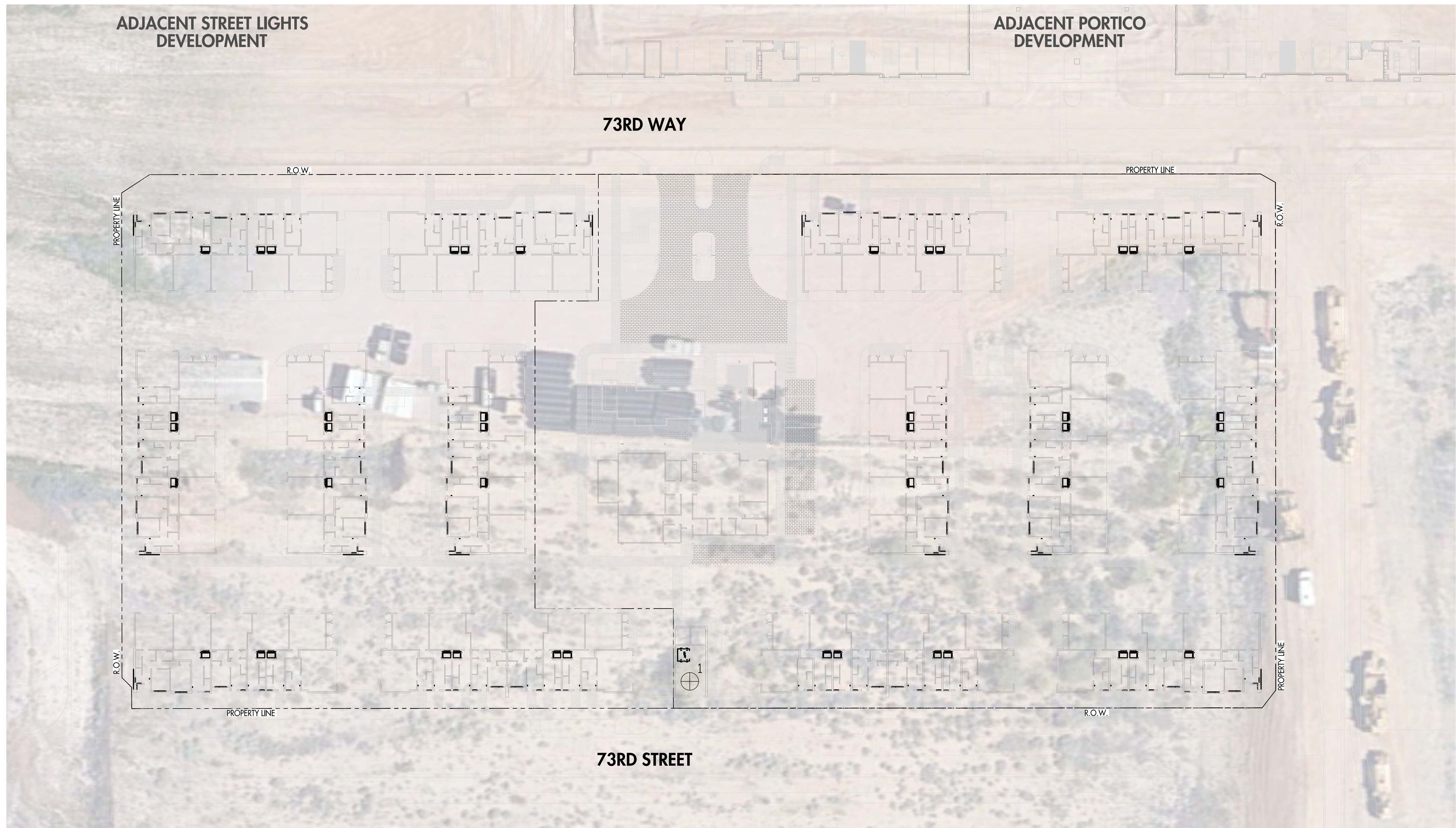
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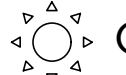




PLANTING PLAN

L1.5



PLANT LEGEND

-  Tree - Salvageable
-  Tree - Non-Salvageable
-  Tree - Remain In Place
-  Cacti - Salvageable
-  Cacti - Non-Salvageable
-  Cacti - Remain In Place

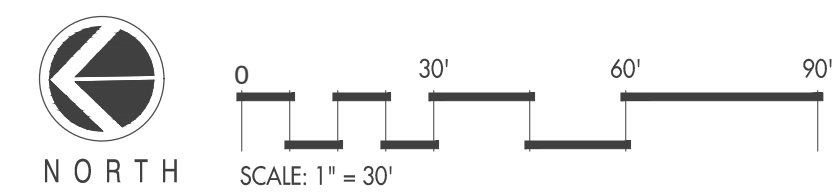
NATIVE PLANT INVENTORY

DATE: 01/31/2021

PLANT #	COMMON NAME	CALIPER (IN) / HEIGHT (FT)	STATUS	COMMENTS
1	BLUE PALO VERDE	4	STATUS	

SUMMARY	TREES	CACTI
SALVAGEABLE	1	0
NON-SALVAGEABLE	0	0
REMAIN IN PLACE	0	0
TOTAL	1	0

LEGEND
 S = SALVAGEABLE
 NS = NON SALVAGEABLE
 RIP = REMAIN IN PLACE

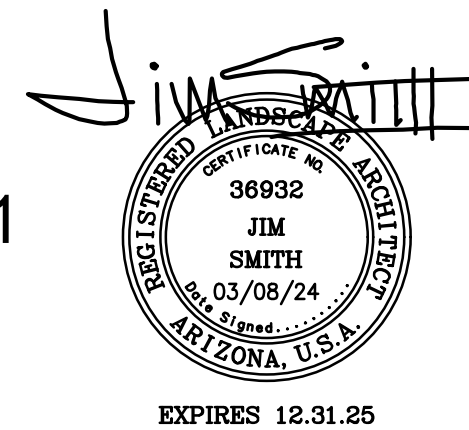


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NATIVE PLANT PLAN

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