

Gentry on the Green

Development Review Board

Project Narrative

323-PA-2019



SITE INFORMATION & REQUEST

Location:

- Southwest corner of Hayden and Camelback Roads (the “Property”)

Property Size:

- Total Site Area: 16.20+/- gross acres of a larger 41.5+/- gross acres site

Approved Zoning: 3-GP-2019 and 11-ZN-2019

- PUD PSD (Planned Unit Development, Planned Shared District) approved by City Council on December 3, 2019



Request:

The request is for Development Review Board (“DRB”) approval for Phase 1 of Gentry on the Green (“Gentry”) as depicted above, which includes Phase 1a and 1b along with the Paseo public open space design.

Phase 1a consists of 262 residential units with 5,700 s.f. of commercial/retail space. Phase 1b consists of 320 residential units with 1,600 s.f. of commercial/retail space. Both phases will be heavily amenitized with fitness facilities, numerous outdoor courtyard areas, view decks, and a public Paseo open space along the two phases’ southern edge. The Paseo will have many

opportunities for active and passive use, all within a lushly landscaped environment. The Paseo also acts as a link to the Indian Bend Wash system along the eastern border of the property. The architectural character of the two buildings is what is termed “Modern Farmhouse”, which features stylized traditional forms and clean minimalistic detailing. The exterior building materials used are of high quality and timelessness, consisting of architectural metal paneling, wood planking (synthetic), stained brick, and concrete veneer.



DEVELOPMENT REVIEW BOARD CRITERIA

Sec. 1.904: In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 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: The proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the approved zoning case for Gentry, the development plan conforms to the General Plan, PUD Criteria, and the Scottsdale Sensitive Design Principles.

- 2. The architectural character, landscaping and site design of the proposed development shall:***

a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

Response: Gentry is located withing the “Urban Character Type” which recognizes the need for a wide variety of higher intensity uses in the same area to support each other and create a livable urban character. The Property is close to nearby retail, service, entertainment, and hospitality uses and has direct adjacency to the largest active open space corridor in the City, the Indian Bend Wash Greenbelt. Gentry will not only provide much needed residential to serve the housing needs of the area, but, through its mixed-use nature it will provide a range of community amenities for neighborhood residents, citizens, and visitors that are currently lacking. The proposed development will also allow employees to live closer to their jobs and to walk or bike to Old Town and other South Scottsdale destinations, while beautifying the area and stimulating reinvestment. Additional roof tops will also help bolster the existing commercial and employment uses in the nearby area.

b. *Avoid excessive variety and monotonous repetition;*

Response: Gentry’s materials, massing, and architecture take queues from the surrounding vernacular as well as newer buildings in Old Town. The exterior building materials used are of high quality and timelessness, consisting of architectural metal paneling, wood planking (synthetic), stained brick, and concrete veneer. These materials and colors were carefully selected to provide a long-lasting quality that endure the Sonoran Desert climate.

The selected materials are translated into built form and layered to provide a hierarchy within each structure creating architectural design variation. Vertical and horizontal linear elements also bring visual interest creating relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings. Recessed windows and balconies along with overhangs will provide solar relief to the glazing and shaded outdoor spaces. Each façade provides balance and movement, helping to accentuate appearance and offering a vibrant and interesting architectural character.

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: Please see the Scottsdale Sensitive Design Principles section below.

d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

Response: Not applicable.

e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.*

Response: Not applicable.

3. *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: The site adjoins Camelback Road and Hayden Road and is within 1.5 miles of the Loop 101 freeway. The integration of mixed-use development near the employment-centric Old Town area supports the City's desire to reduce residents' reliance on their vehicles. Gentry residents will be able to walk and bike to work, retail establishments, entertainment and services benefiting from direct adjacency to the Indian Bend Wash Greenbelt and the established bicycle path network that runs throughout Scottsdale. Additionally, the non-residential uses, The Paseo, Bicycle Pavilion, and community amenities on the ground level cater to the growing number of residents seeking to live in communities that provide a diverse, interactive lifestyle that is less dependent on vehicles. Parking will be provided completely on-site in structured parking as well as some surface parking spaces.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.

5. *Within the Downtown Area, building and site design shall...*

Response: Not applicable

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

- a. *Accessibility to the public;*
- b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. *Location near the primary pedestrian or vehicular entrance of a development;*
- d. *Location in conformance with 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: As demonstrated with the zoning entitlements, public art improvements are envisioned to activate and energize the pedestrian experience throughout the site in conformance with the criteria above. A conceptual Public Art Plan (Phase 1) is provided with the DRB submittal. An initial meeting with Scottsdale Public Arts was held on August 13th and a preview with the board is scheduled for October.

As required by the approved zoning case for Gentry, original works of art shall be installed and maintained in accordance with the Scottsdale Cultural Improvement Program costing a minimum of one dollar per square foot of building area (excluding garages).

B. The property owner shall address all applicable criteria in this section.

PUD Criteria

Section 5.5003 of the Zoning Ordinance sets forth the criteria that must be satisfied when considering an application for a PUD District:

A. PUD Zoning District approval criteria.

1. As part of the approval or modified approval of an application for a PUD District, the Planning Commission shall recommend, and the City Council shall find that the following criteria have been met:

a. The proposed development promotes revitalization, the goals, policies, and guidelines of the General Plan, area plans, and design guidelines.

Response: As demonstrated in the General Plan and Southern Scottsdale Character Area Plan discussion found in the approved zoning case (11-ZN-2019), the proposed development promotes revitalization and upholds the goals and policies set forth in these documents.

b. The proposed development's uses, densities, or development standards would not otherwise be permitted by the property's existing zoning.

Response: The mixed-use residential development, approved density, and specific property development standards aligned best with the PUD zoning district vs. the previous R-5 zoning district.

c. The proposed development will be compatible with adjacent land uses and promotes the stability and integrity of abutting or adjacent residential neighborhoods.

Response: As an infill development, the proposed design is respectful of the existing edge conditions in terms of setbacks, building placement, building height transitioning, human-scale and landscaping buffers. The architectural character of the proposed community is contextually appropriate while integrating new vibrant building and site design to the area.

d. There is adequate infrastructure and city services to serve the development.

Response: Water and sewer reports are included with the application and demonstrate that there is adequate infrastructure and city services to serve the development.

e. The proposal meets the following criteria:

- i. *The proposed development is not located within any area zoned Environmentally Sensitive Lands Ordinance (ESL) nor within the boundaries of the Downtown Area.*

Response: Property is not located in ESL or Downtown.

- ii. *The proposed development fronts onto a major or minor arterial and/or major collector street as designated in the Transportation Master Plan.*

Response: The site fronts onto Camelback Road, a minor arterial.

B. Amended development standards.

1. *To encourage sensitivity to site conditions and provide flexibility in planning, development standards outlined in Section 5.5005., excluding C. Allowable building height and D. Exception to building height, may be amended upon recommendation by the Planning Commission and a finding by the City Council that the amended development standards achieve the purposes of the planned unit development district better than the existing standards.*

Response: There were (4) amended development standards approved with the zoning entitlements related to minimum property size and setbacks. Summarized as follows:

The first request was a modification to increase the maximum PUD property size from 25 acres to 42 acres (site area is 41.5 gross acres but the development standard was rounded to the nearest whole number) to accommodate both phases of the proposed development plan in one application.

Second, the building setback along Camelback was revised to accommodate the City requested deceleration lane and bus bay: 34 feet required, 30 feet proposed.

Third, the building setback along 78th Street was revised to accommodate new angled parking spaces, which provides over 60 additional public parking spaces: 25 feet required, 10 feet proposed.

Fourth, the “average” setback language was modified to state “minimum average” setback as it is difficult to achieve an exact average setback dimension and in most cases the development exceeds the required average.

Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

- 1. The design character of any area should be enhanced and strengthened by new development.***

Response: The contemporary, context appropriate building character and massing fits well with the surrounding development including both the established residential and nearby non-residential architectural styles. The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents. The Paseo offers a large public open space with a variety of amenities including, but not limited to, bicycle and pedestrian connectivity to the Indian Bend Wash Greenbelt, outdoor seating, central water feature, and Bicycle Pavilion destination.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

Response: The Property itself does not contain any natural features. Building siting has been designed in a way that makes the most of the redevelopment site while still being able to provide abundant common open space with a variety of gathering spaces and amenities. The ground level is designed to promote connectivity to the surrounding restaurants, services, and recreational opportunities as well as direct connectivity to the Indian Bend Wash Greenbelt. The Indian Bend Wash Greenbelt regional open space amenity along the east strongly influenced the site and building design.

- 3. Development should be sensitive to existing topography and landscaping.***

Response: The site is a relatively flat, urban infill/redevelopment parcel. Landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect.

- 4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

Response: To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they will become self-sustaining relative to water demand.

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.*

Response: Pedestrian and bicycle circulation on the perimeter and through the site (The Paseo is open to the public) is a central, organizing feature of the proposed mixed-use development, which is within close proximity to abundant retail, restaurant, employment and other service uses in Old Town, with direct adjacency to several major transit opportunities.

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: The Property is located directly adjacent to a major bus route, a major intersection of two arterials, and a plethora of restaurant, retail, and service locations, many of which will also provide employment opportunities. Additionally, major employers such as HonorHealth, ASU/SkySong, and the City of Scottsdale are nearby. This will directly support walkability, bikability, and the use of public transit, all of which will foster direct social contact and interaction with the community and its residents. Landscaping will be integrated to shade the newly created pedestrian network, with over 50% shade cover on all sidewalks. Pedestrian and bicycle circulation on the perimeter of the site and through The Paseo provides connectivity from the Indian Bend Wash to Old Town.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development will incorporate design elements that respect human-scale, celebrating the pedestrian realm by providing shade and shelter through building, site and landscape design. A pedestrian/bicycle circulation plan is provided with the application depicting The Paseo open space area, which bisects the site, as well as connectivity to/from/along the site. The site plan design takes advantage of its adjacency to the Indian Bend Wash Greenbelt with direct connections centered around the Bicycle Pavilion providing a linkage to Old Town, which is approximately 600 feet to the west of the Property.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Building articulation and stepped massing promote a natural hierarchy. Phase 1 of the project will consist of two, three and four-story buildings, in a wrap design that obscures the central

parking structures from view and provides direct resident access. The PUD development standards are maintained to allow for appropriate setbacks/stepbacks and provide a meaningful landscape setting for the buildings.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities (pools, courtyards, etc.) for its residents. These private outdoor spaces and resident amenities are visually tied to The Paseo open space corridor, which functions as a versatile public outdoor plaza intermingled with the proposed mix of ground level retail and restaurant uses.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: This mixed-use development focused on bicycle tourism promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized in conformance with the zoning stipulations (#9 and #10). The developer intends to incorporate sustainable design elements into the building and site design and plans to develop in accordance with green building standards where possible. The development plan proposes an array of sustainable strategies to include, but not limited to, solar panels on the parking structures, approximately 90% permeable paving or surfaces within The Paseo, over 50% shade cover on designated sidewalks, rainwater harvesting for a portion of onsite irrigation, and integration of low-water use plant materials throughout.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development will maintain a low-water use plant palette (see landscape plan and design guidelines). Context appropriate desert plant materials will be utilized with the development of the Property. Tree varieties include, but are not limited to, Blue Palo Verde, Palo Blanco, Ironwood, and Thornless Mesquite.

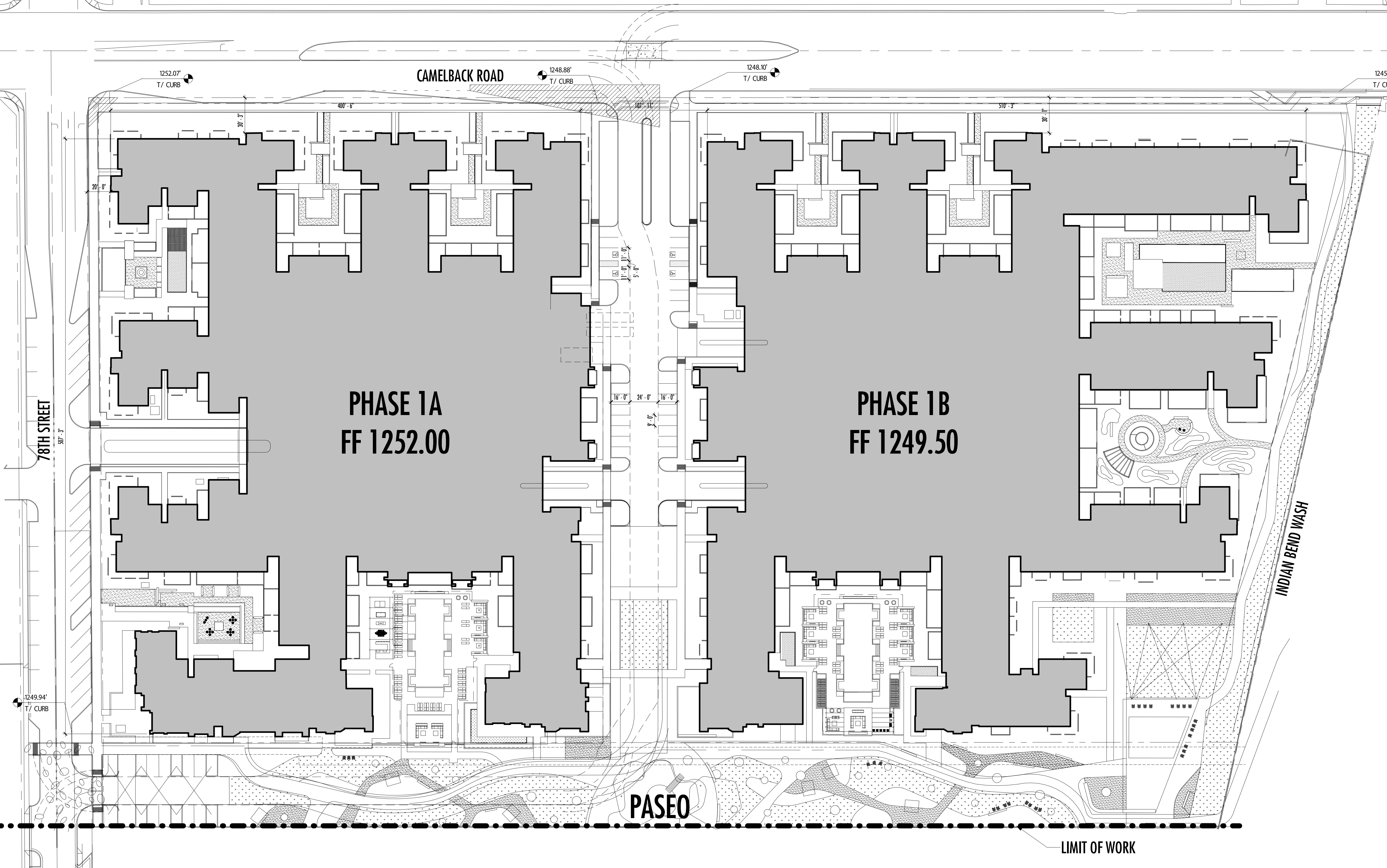
13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future residents and in conformance with City standards. See lighting plans.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification and wayfinding will be contextually appropriate and processed under a separate approval and permit process.

SITE AREA (GROSS): 705,701 SF (16.20 ACRES)
 SITE AREA (NET): 641,579 SF (14.73 ACRES)
 LOT COVERAGE (EXCL. GARAGE): 192,667 SF
 DENSITY:
 582 UNITS/16.20 ACRES = 35.9 UNITS/ACRE



PHASE IA REQUIRED PARKING

	FACTOR	UNIT QTY	SPACES
1 BEDROOM	1.3	96	125
2 BEDROOM	1.7	120	204
3 BEDROOM	1.9	46	88
		262	417
COMMERCIAL RESTAURANT		5700 SF=23	
BIKE PARKING		1/10 AUTO = 44 BIKE SPACES	
TOTAL REQUIRED			440 SPACES

PHASE IA PROVIDED PARKING

- 499 SPACES - PARKING STRUCTURE
- 11 SPACES - DRIVE
- 10 SPACES - PASEO
- 32 SPACES - 78TH STREET

BIKE PARKING 60 SPACES
 TOTAL PROVIDED 552 SPACES
 ACCESSIBLE PARKING PROV. 12 SPACES

PHASE IB REQUIRED PARKING

	FACTOR	UNIT QTY	SPACES
1 BEDROOM	1.3	116	151
2 BEDROOM	1.7	141	240
3 BEDROOM	1.9	63	120
		320	511
COMMERCIAL RESTAURANT		1600 SF=7	
BIKE PARKING		1/10 AUTO = 52 BIKE SPACES	
TOTAL REQUIRED			518 SPACES

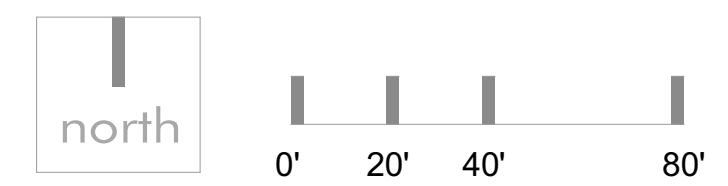
PHASE IB PROVIDED PARKING

- 639 SPACES - PARKING STRUCTURE
- 14 SPACES - DRIVE
- BIKE PARKING - 45 + 25 (BIKE PAVILION) = 70 SPACES

TOTAL PROVIDED 653 SPACES
 ACCESSIBLE PARKING PROV. 15 SPACES

PHASE IA&IB TOTAL REQ. PARKING 958 SPACES
 PHASE IA&IB TOTAL PROV. PARKING 1205 SPACES

1 SITE PLAN 1" = 40'-0"



CURB CALCULATION
 PHASE IA:
 AVG CURB = 1250.30'
 1250.30' + 1' = 1251.30'
 FF = 1252.00' (.70' DIFFERENCE)

PHASE IB:
 AVG CURB = 1246.87'
 1246.87' + 1' = 1247.87'
 FF = 1249.50' (1.63' DIFFERENCE)

SITE PLAN
 18160 - 08.17.2021
 DAVIS

GENTRY ON THE GREEN PHASE IA & IB

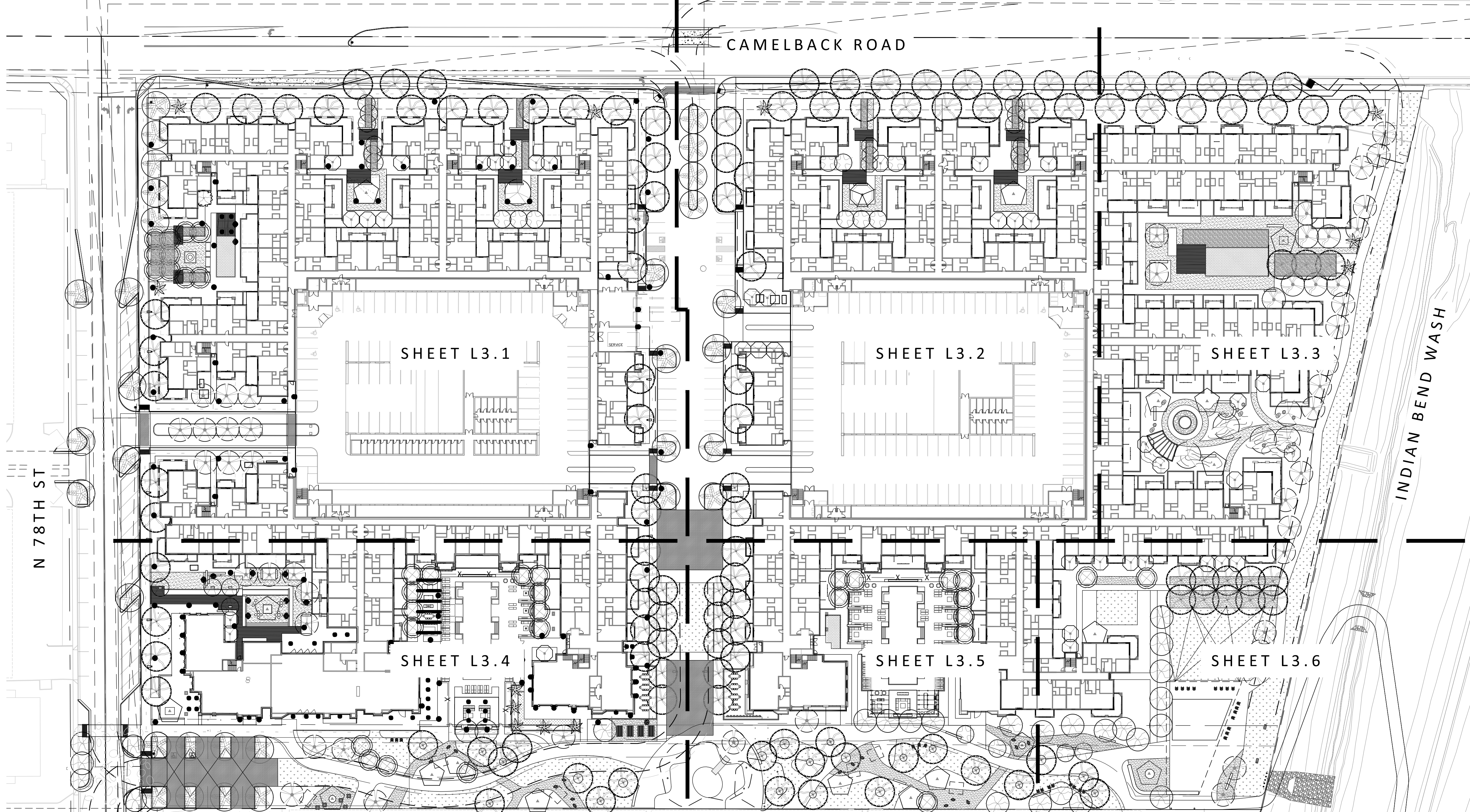
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Client:

CH Arizona Holdings,
LLC
444 West Beech St., Ste. 300
San Diego, CA 92101
858.490.2300

PLANT MATERIALS LEGEND

Trees	Size	Quantity	Cacti/ Accents (Continued)	Size	Quantity
Acacia willardiana Palo Blanco	24" Box	29	Dasyliyon wheeleri Desert Spoon	5 gal.	-
Bauhinia lunarioides Anacacho Orchid Tree	24" Box	1	Echinocereus engelmannii Hedge Hog Cactus	5 gal.	-
Bismarkia nobilis Bismark Palm	24" Box	12	Echinocereus grusonii Golden Barrel	5 gal.	-
Havardia mexicana Mexican Ebony	24" Box	35	Euphorbia antisiphylitica Candellilla	1 gal.	-
Olneya tesota Ironwood	60" box desert salvage Multi-trunk	19	Euphorbia royleana Churee	5 gal.	-
Parkinsonia floridum Blue Palo Verde	24" Box	6	Euphorbia tirucalli Fire Sticks	5 gal.	-
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	125	Euphorbia trigona African Milk Tree	15 gal.	-
Phoenix dactylifera Date Palm	24" Box	33	Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	-
Prosopis hybrid Thornless Mesquite	24" Box	56	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Sophora secundiflora Texas Mountain Laurel	24" Box	43	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Extra Large Shrubs	Size	Quantity	Nassella tenuissima Mexican Feather Grass	5 gal.	-
Callistemon citrinus Lemon Bottlebrush	15 gal.	44	Nolina microcarpa Beargrass	5 gal.	-
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	8	Opuntia ficus indica Indian Fig Prickly Pear	8 Pad Min.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	174	Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	-
Large Shrubs	Size	Quantity	Pachycereus marginatus Mexican Fence Post Cactus	5 gal.	-
Justicia californica Red Chuparosa	5 gal.	9	Pedilanthus bracteatus Tall Slipper Plant	15 gal.	-
Medium Shrubs	Size	Quantity	Pedilanthus macrocarpus Slipper Plant	5 gal.	-
Eremophila hydrophana Blue Bells Blue Bells	5 gal.	44	Portulacaria efra minima Dwarf Elephant Food	5 gal.	-
Justicia spicigera Mexican Honeysuckle	5 gal.	-	Stenocereus thurberi Organ Pipe Cactus	15 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-	Yucca pallida Pale Leaf Yucca	5 gal.	-
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.	-	Yucca rostrata Beaked Yucca	20 gal.	-
Small Shrubs	Size	Quantity			
Bougainvillea x Alexandra Alexandra Bougainvillea	5 gal.	-			
Carissa grandiflora 'Green Carpet' Natal Plum	1 gal.	-			
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	-			
Russelia equisetiformis Coral Fountain	5 gal.	-			
Santolina chamaecyparissus Lavender Cotton	5 gal.	-			
Teucrium chamaedrys Germander	1 gal.	-			
Cacti/ Accents	Size	Quantity			
Agave attenuata Soft Leaf Agave	5 gal.	-			
Agave 'Blue Glow' Blue Glow Agave	5 gal.	-			
Agave ovatifolia 'Frosty Blue' Whale's Tongue Agave	5 gal.	-			
Agave parryi 'truncata' Parry's Agave	5 gal.	-			
Agave sisalana Sisal Agave	5 gal.	-			
Agave weberi Weber's Agave	15 gal.	-			
Aloe barbadensis Medicinal Aloe	5 gal.	-			
Aloe striata Coral Aloe	5 gal.	-			
Asclepias subulata Desert Milkweed	5 gal.	-			
Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	-			
Bouteloua gracilis Blonde Ambition	1 gal.	-			
CH Cereus hildmannianus Queen of the Night	5 gal.	-			
Dasyliyon quadrangulatum Mexican Grass Tree	5 gal.	-			



Gentry on the Green
 Design Review Board Submittal
 SEC Camelback Rd and N 78th St
 Scottsdale, Arizona
Overall Planting Plan



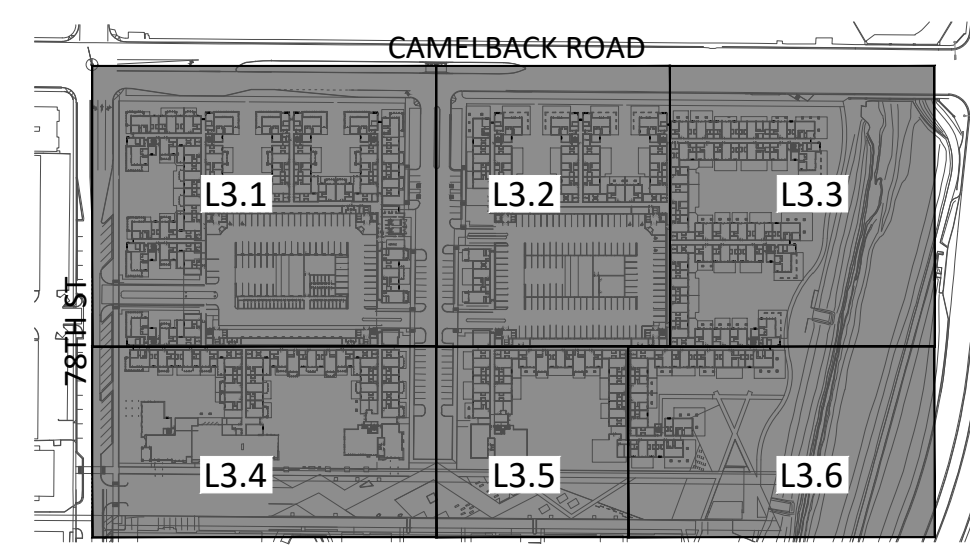
* SEE CIVIL PLANS FOR PHASING

revisions

1	
2	
3	
4	

issued for
design dev.
city submittal
bid package
construction

date issued 08.17.2021
scale 1:50
drawn by jh, jc, jd
checked by ba
project number
sheet number

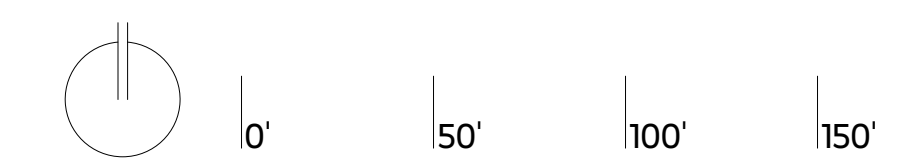


Key Map Not To Scale

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE THEREFORE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE 'ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS.' SEE SECTION 1903(6)(A), ZONING CODE.

PROJECT DATA TABLE

ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF

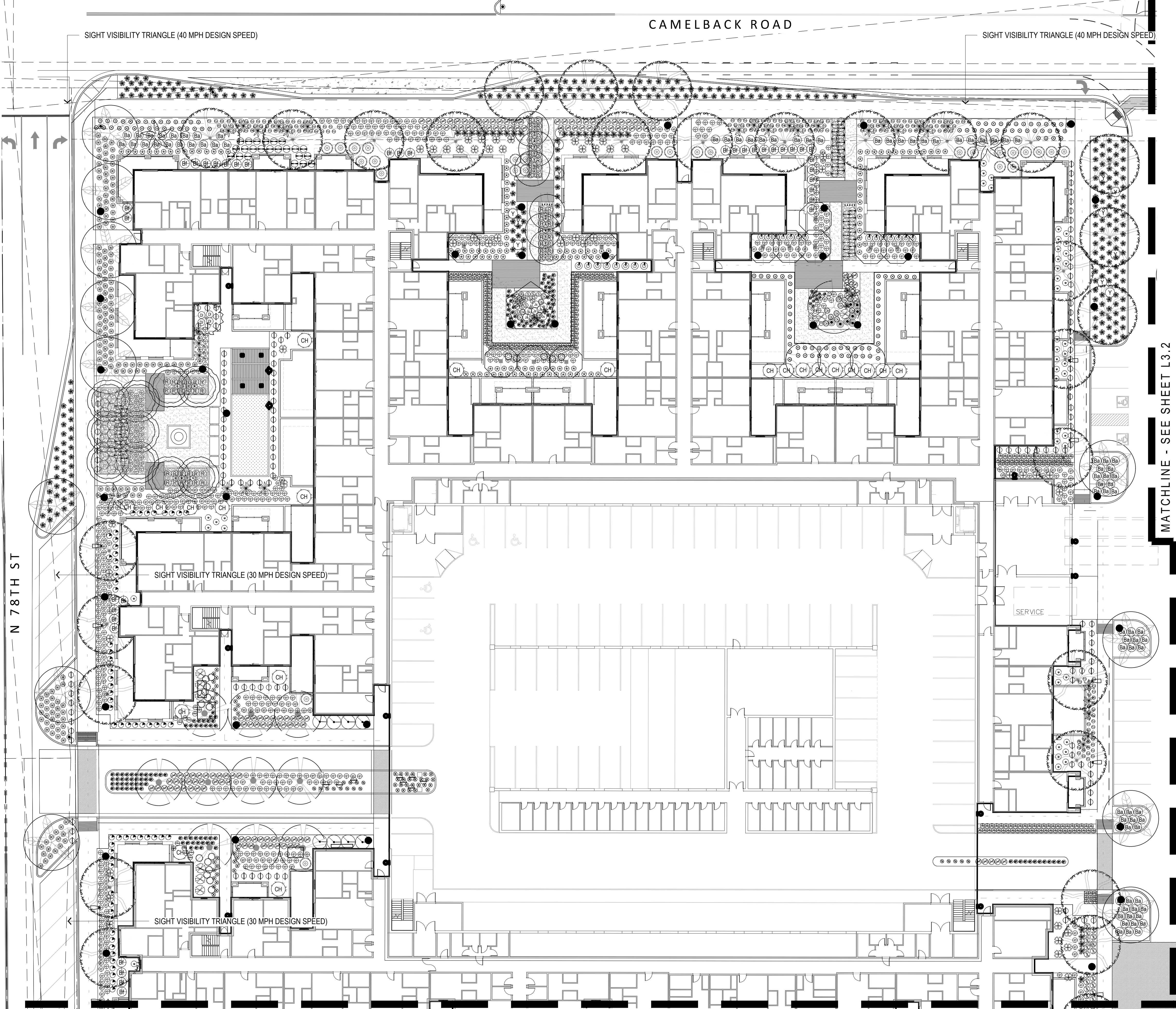


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PLANT MATERIALS LEGEND

Trees	Size	Quantity	Cacti/ Accents (Continued)	Size	Quantity
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Ruellia brittoniana Ruellia	5 gal.	-	Agave parryi 'truncata' Parry's Agave	5 gal.	5
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	-	Agave sisalana Sisal Agave	5 gal.	5
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Bougainvillea x Alexandra Alexandra Bougainvillea	5 gal.	-	Aloe barbadensis Medicinal Aloe	5 Gal.	5
Carissa grandiflora 'Green Carpet' Natal Plum	1 gal.	-	Aloe striata Coral Aloe	5 Gal.	5
Olea europaea 'Little Ollie' Little Ollie Dwarf Olive	5 gal.	-	Asclepias subulata Desert Milkweed	5 gal.	5
Russelia equisetiformis Coral Fountain	5 gal.	-	Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	5
Santolina chamaecyparissus Lavender Cotton	5 gal.	-	Bouteloua gracilis Blonde Ambition	1 gal.	1
Teucrium chamaedrys Germaner	1 gal.	-	Cereus hildmannianus Queen of the Night	5 gal.	5
Cacti/ Accents	Size	Quantity	Dasyliyon quadrangulatum Mexican Grass Tree	5 gal.	5
Portulacaria afra minima Dwarf Elephant Food	5 gal.	5			
Stenocereus thurberi Organ Pipe Cactus	15 gal.	15			
Yucca pallida Pale Leaf Yucca	5 gal.	5			
Yucca rostrata Beaked Yucca	20 gal.	20			

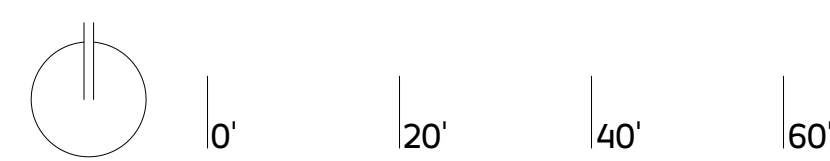


MATCHLINE - SEE SHEET L3.2

MATCHLINE - SEE SHEET L3.4

NOTES:
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PROJECT DATA TABLE	
ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF

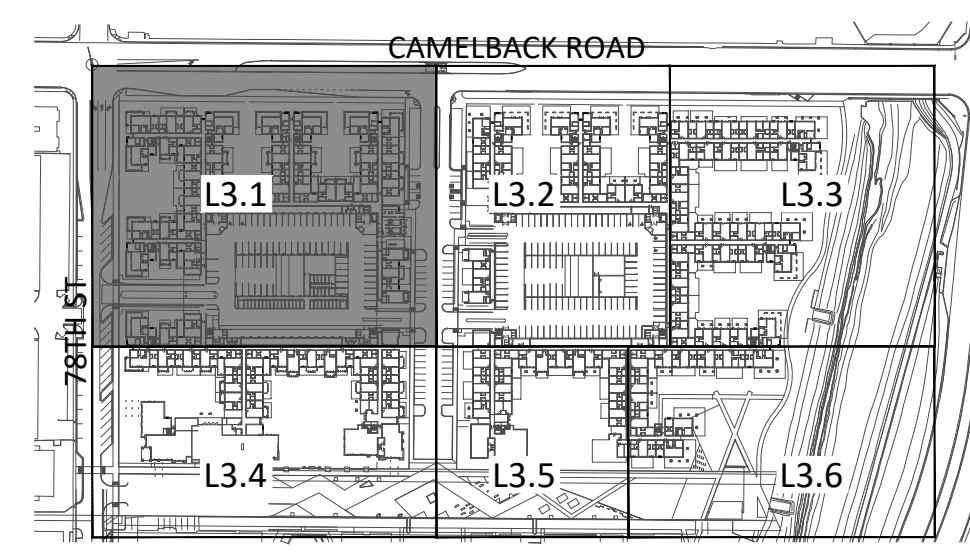


* SEE CIVIL PLANS FOR PHASING

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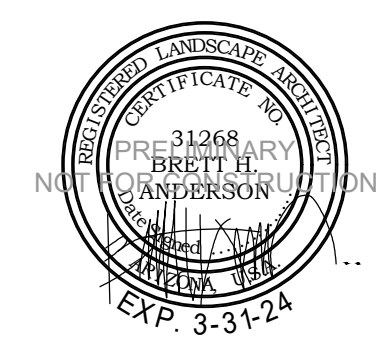
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construction	<input type="checkbox"/>

date issued	08.17.2021
scale	
drawn by	jh, jc, jd
checked by	ba
project number	
sheet number	



Key Map Not To Scale

Gentry on the Green
 Design Review Board Submittal
 SEC Camelback Rd and N 78th St
 Scottsdale, Arizona



MATCHLINE - SEE SHEET L3.1

MATCHLINE - SEE SHEET L3.3

MATCHLINE - SEE SHEET L3.5

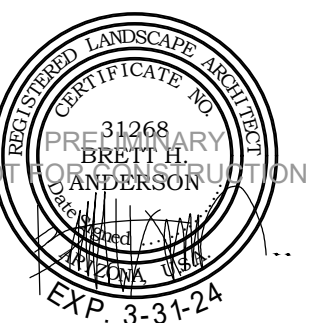
PLANT MATERIALS LEGEND

Trees	Size	Quantity	Cacti/ Accents (Continued)	Size	Quantity
Acacia willardiana	24" Box	29	Dasylium wheeleri	5 gal.	-
Anacacho Orchid Tree	24" Box	1	Echinocereus engelmannii	5 gal.	-
Bismarkia nobilis	24" Box	12	Echinocereus grusonii	5 gal.	-
Bismark Palm	24" Box	35	Echinocereus Golden Barrel	5 gal.	-
Havardia mexicana	24" Box	35	Euphorbia antisiphilitica	1 gal.	-
Mexican Ebony	24" Box	35	Euphorbia royleana	5 gal.	-
Olneya tesota	60" box desert salvage	19	Euphorbia tirucalli	5 gal.	-
Ironwood	Multi-trunk	6	Euphorbia trigona	15 gal.	-
Parkinsonia floridum	24" Box	6	African Milk Tree	3 gal.	-
Blue Palo Verde	24" Box	125	Hesperaloe parviflora	5 gal.	-
Parkinsonia hyb. 'Desert Museum'	24" Box	33	'Brakelights' Red Yucca	5 gal.	-
Date Palm	24" Box	56	Muhlenbergia lindheimeri	5 gal.	-
Prosopis hybrid	24" Box	43	'Autumn Glow'	5 gal.	-
Thornless Mesquite	24" Box	43	Muhlenbergia lindheimeri	5 gal.	-
Texas Mountain Laurel	24" Box	43	'Autumn Glow'	5 gal.	-
Extra Large Shrubs	Size	Quantity	Nassella tenuissima	5 gal.	-
Callistemon citrinus	15 gal.	44	Mexican Feather Grass	5 gal.	-
Lemon Bottlebrush	15 gal.	44	Alexandra Bougainvillea	5 gal.	-
Tecoma alata 'Orange Jubilee'	15 gal.	8	Natal Plum	5 gal.	-
Orange Jubilee	15 gal.	8	Carissa grandiflora 'Green Carpet'	1 gal.	-
Tecoma x 'Bells of Fire'	5 gal.	174	Olea europaea 'Little Ollie'	5 gal.	-
Bells of Fire	5 gal.	174	Little Ollie Dwarf Olive	5 gal.	-
Large Shrubs	Size	Quantity	Russelia equisetiformis	5 gal.	-
Justicia californica	5 gal.	9	Coral Fountain	5 gal.	-
Red Chuparosa	5 gal.	9	Santolina chamaecyparissus	5 gal.	-
Medium Shrubs	Size	Quantity	Lavender Cotton	5 gal.	-
Eremophila hygrophana	5 gal.	44	Teucrium chamaedrys	1 gal.	-
Blue Bells	5 gal.	44	Germander	1 gal.	-
Justicia spicigera	5 gal.	-	Cacti/ Accents	Size	Quantity
Mexican Honeysuckle	5 gal.	-	Agave attenuata	5 gal.	-
Ruellia brittoniana	5 gal.	-	Soft Leaf Agave	5 gal.	-
Ruellia	5 gal.	-	Agave 'Blue Glow'	5 gal.	-
Simmondsia chinensis 'Vista'	5 gal.	-	Blue Glow Agave	5 gal.	-
Compact Jojoba	5 gal.	-	Agave ovalifolia 'Frosty Blue'	5 gal.	-
Small Shrubs	Size	Quantity	Whale's Tongue Agave	5 gal.	-
Bougainvillea x Alexandra	5 gal.	-	Agave parryi 'truncata'	5 gal.	-
Alexandra Bougainvillea	5 gal.	-	Parry's Agave	5 gal.	-
Carissa grandiflora 'Green Carpet'	1 gal.	-	Agave sisalana	5 gal.	-
Natal Plum	1 gal.	-	Sisal Agave	5 gal.	-
Olea europaea 'Little Ollie'	5 gal.	-	Agave weberi	15 gal.	-
Little Ollie Dwarf Olive	5 gal.	-	Weber's Agave	15 gal.	-
Russelia equisetiformis	5 gal.	-	Aloe barbadensis	5 gal.	-
Coral Fountain	5 gal.	-	Medicinal Aloe	5 gal.	-
Santolina chamaecyparissus	5 gal.	-	Aloe striata	5 gal.	-
Lavender Cotton	5 gal.	-	Coral Aloe	5 gal.	-
Teucrium chamaedrys	1 gal.	-	Asclepias subulata	5 gal.	-
Germander	1 gal.	-	Desert Milkweed	5 gal.	-
Cacti/ Accents	Size	Quantity	Asparagus densiflorus 'Myers'	5 gal.	-
Agave attenuata	5 gal.	-	Foxtail Fern	5 gal.	-
Soft Leaf Agave	5 gal.	-	Bouteloua gracilis	1 gal.	-
Agave 'Blue Glow'	5 gal.	-	Blonde Ambition	1 gal.	-
Blue Glow Agave	5 gal.	-	Cereus hildmannianus	5 gal.	-
Agave ovalifolia 'Frosty Blue'	5 gal.	-	Queen of the Night	5 gal.	-
Whale's Tongue Agave	5 gal.	-	Dasylium quadrangulatum	5 gal.	-
Agave parryi 'truncata'	5 gal.	-	Mexican Grass Tree	5 gal.	-
Parry's Agave	5 gal.	-			
Agave sisalana	5 gal.	-			
Sisal Agave	5 gal.	-			
Agave weberi	15 gal.	-			
Weber's Agave	15 gal.	-			
Aloe barbadensis	5 gal.	-			
Medicinal Aloe	5 gal.	-			
Aloe striata	5 gal.	-			
Coral Aloe	5 gal.	-			
Asclepias subulata	5 gal.	-			
Desert Milkweed	5 gal.	-			
Asparagus densiflorus 'Myers'	5 gal.	-			
Foxtail Fern	5 gal.	-			
Bouteloua gracilis	1 gal.	-			
Blonde Ambition	1 gal.	-			
Cereus hildmannianus	5 gal.	-			
Queen of the Night	5 gal.	-			
Dasylium quadrangulatum	5 gal.	-			
Mexican Grass Tree	5 gal.	-			

Client:

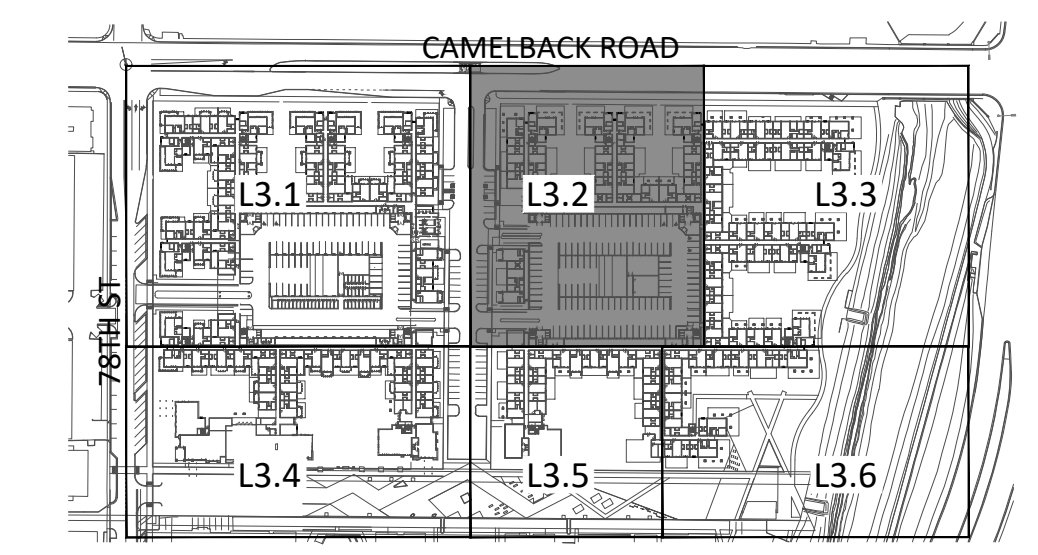
CH Arizona Holdings,
LLC
444 West Beech St., Ste. 300
San Diego, CA 92101
858.490.2300

Gentry on the Green
Design Review Board Submittal
SEC Camelback Rd and N 78th St
Scottsdale, Arizona
Planting Plan



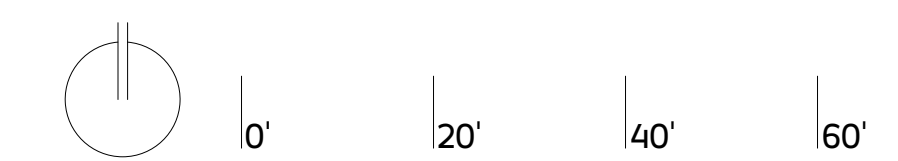
* SEE CIVIL PLANS FOR PHASING

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2	city submittal						
3	bid package						
4	construction						



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PROJECT DATA TABLE	
ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF



Key Map Not To Scale

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PLANT MATERIALS LEGEND

Trees	Size	Quantity	Cacti/ Accents (Continued)	Size	Quantity
Acacia willardiana Palo Blanco	24" Box	29	Dasyliiron wheeleri Desert Spoon	5 gal.	5
Bauhinia lunarioides Anacacho Orchid Tree	24" Box	1	Echinocereus engelmannii Hedge Hog Cactus	5 gal.	5
Bismarkia nobilis Bismark Palm	24" Box	12	Echinocereus grusonii Golden Barrel	5 gal.	5
Havardia mexicana Mexican Ebony	24" Box	35	Euphorbia antisyphilitica Candellilla	1 gal.	1
Olneya tesota Desert Museum Palo Verde	60" box desert salvage Multi-trunk	19	Euphorbia royleana Churee	5 gal.	5
Parkinsonia floridum Blue Palo Verde	24" Box	6	Euphorbia tirucalli Fire Sticks	5 gal.	5
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	125	Euphorbia trigona African Milk Tree	15 gal.	15
Phoenix dactylifera Date Palm	24" Box	33	Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	3
Prosopis hybrid Thornless Mesquite	24" Box	56	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	5
Sophora secundiflora Texas Mountain Laurel	24" Box	43	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	5
Extra Large Shrubs	Size	Quantity	Nassella tenuissima Mexican Feather Grass	5 gal.	5
Callistemon citrinus Lemon Bottlebrush	15 gal.	44	Nolina microcarpa Beargrass	5 gal.	5
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	8	Opuntia ficus indica Indian Fig Prickly Pear	8 Pad Min.	8
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	174	Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	5
Large Shrubs	Size	Quantity	Pachycereus marginatus Mexican Fence Post Cactus	5 gal.	5
Justicia californica Red Chuparosa	5 gal.	9	Pediantus bracteatus Tall Slipper Plant	15 gal.	15
Medium Shrubs	Size	Quantity	Pediantus macrocarpus Slipper Plant	5 gal.	5
Eremophila hydropapha Blue Bells Blue Bells	5 gal.	44	Portulacaria afra minima Dwarf Elephant Food	5 gal.	5
Justicia spicigera Mexican Honeysuckle	5 gal.	-	Stenocereus thurberi Organ Pipe Cactus	15 gal.	15
Ruellia brittoniana Ruellia	5 gal.	-	Yucca pallida Pale Leaf Yucca	5 gal.	5
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.	-	Yucca rostrata Beaked Yucca	20 gal.	20
Small Shrubs	Size	Quantity			
Bougainvillea x Alexandra Alexandra Bougainvillea	5 gal.	-			
Carissa grandiflora 'Green Carpet' Natal Plum	1 gal.	-			
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	-			
Russelia equisetiformis Coral Fountain	5 gal.	-			
Santolina chamaecyparissus Lavender Cotton	5 gal.	-			
Teucrium chamaedrys Germaner	1 gal.	-			
Cacti/ Accents	Size	Quantity			
Agave attenuata Soft Leaf Agave	5 gal.	-			
Agave 'Blue Glow' Blue Glow Agave	5 gal.	-			
Agave ovatifolia 'Frosty Blue' Whale's Tongue Agave	5 gal.	-			
Agave parvii 'truncata' Parry's Agave	5 gal.	-			
Agave sisalana Sisal Agave	5 gal.	-			
Agave weberi Weber's Agave	15 gal.	-			
Aloe barbadensis Medicinal Aloe	5 gal.	-			
Aloe striata Coral Aloe	5 gal.	-			
Asclepias subulata Desert Milkweed	5 gal.	-			
Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	-			
Bouteloua gracilis Blonde Ambition	1 gal.	-			
Cereus hildmannianus Queen of the Night	5 gal.	-			
Dasyliiron quadrangulatum Mexican Grass Tree	5 gal.	-			

MATCHLINE - SEE SHEET L3.1

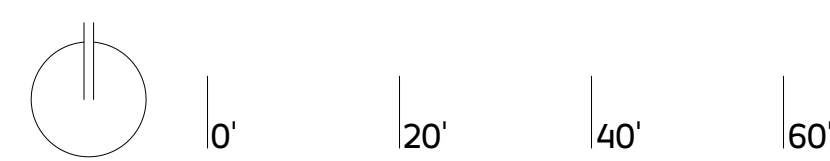
MATCHLINE - SEE SHEET L3.5

N 78TH ST

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PROJECT DATA TABLE

ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF



* SEE CIVIL PLANS FOR PHASING

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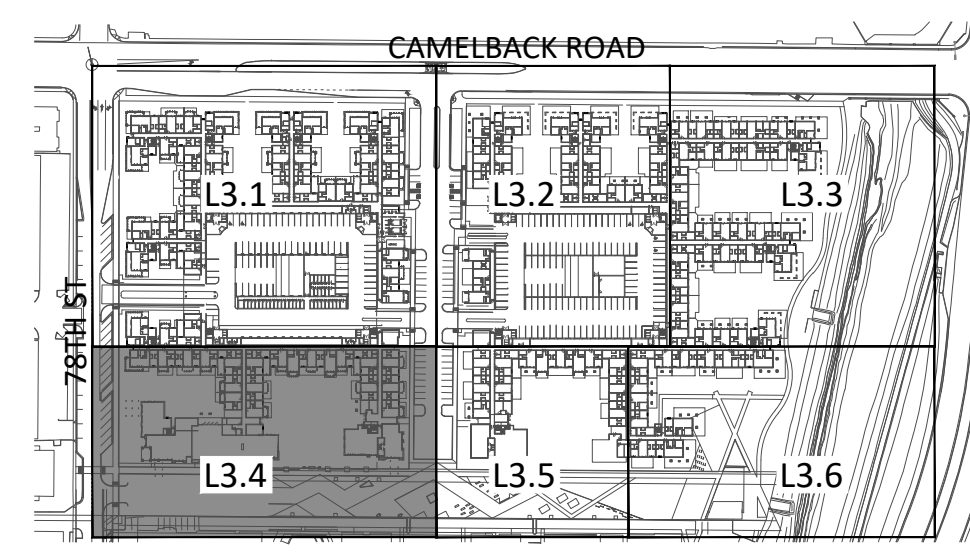
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checked by ba

project number

sheet number



Key Map Not To Scale

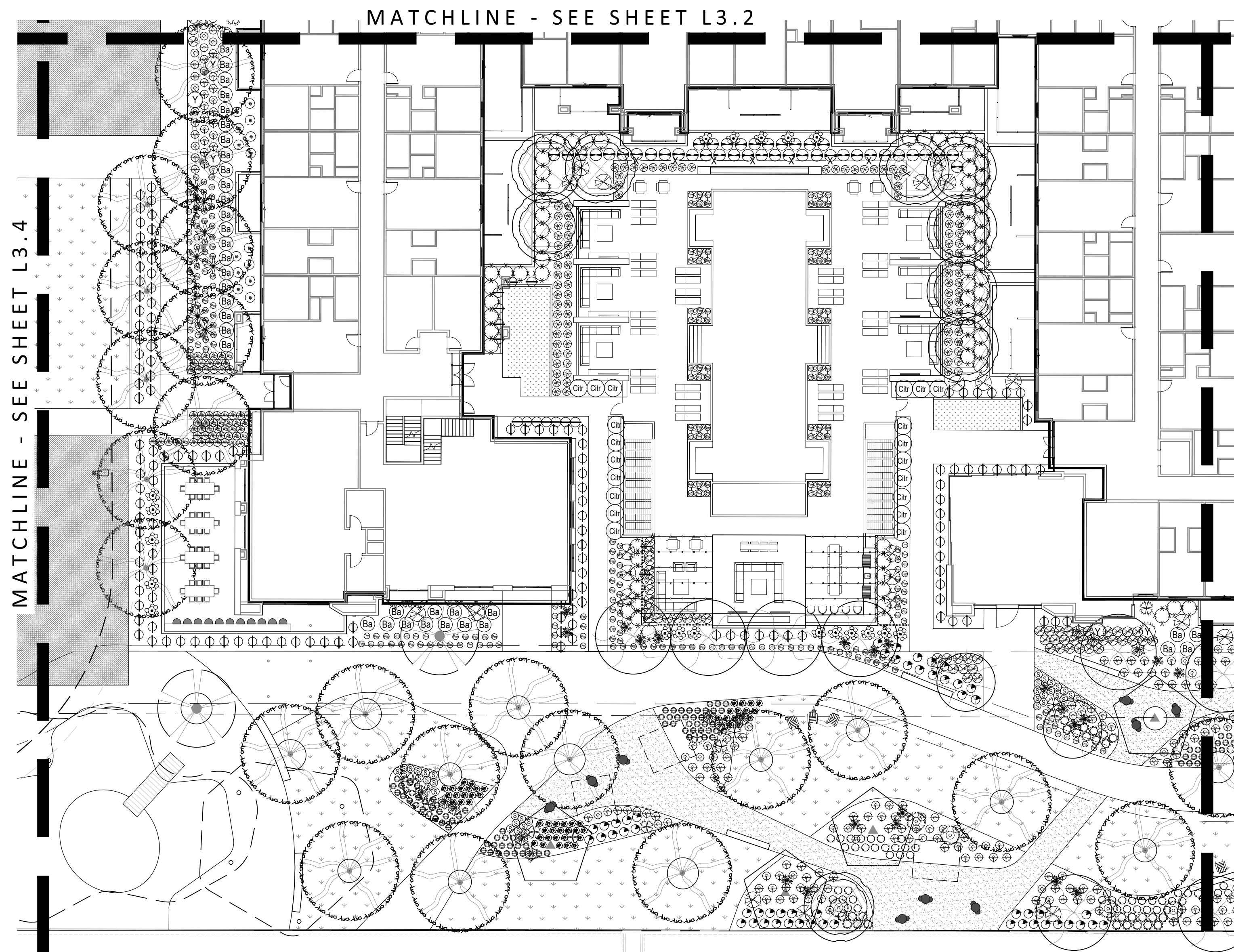
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Client:

CH Arizona Holdings,
LLC
444 West Beech St., Ste. 300
San Diego, CA 92101
858.490.2300

PLANT MATERIALS LEGEND

Trees	Size	Quantity	Cacti/ Accents (Continued)	Size	Quantity
Acacia willardiana Palo Blanco	24" Box	29	Dasyliroon wheeleri Desert Spoon	5 gal.	-
Bauhinia lunarioides Anacacho Orchid Tree	24" Box	1	Echinocereus engelmannii Hedge Hog Cactus	5 gal.	-
Bismarkia nobilis Bismark Palm	24" Box	12	Echinocereus grusonii Golden Barrel	5 gal.	-
Havardia mexicana Mexican Ebony	24" Box	35	Euphorbia antisiphilitica Candellilla	1 gal.	-
Oleaya tesota Ironwood	60" box desert salvage Multi-trunk	19	Euphorbia royleana Churee	5 gal.	-
Parkinsonia floridum Blue Palo Verde	24" Box	6	Euphorbia tirucalli Fire Sticks	5 gal.	-
Parkinsonia hyb. 'Desert Museum' Palo Verde	24" Box	125	Euphorbia trigona African Milk Tree	15 gal.	-
Phoenix dactylifera Date Palm	24" Box	33	Hesperaloe parviflora 'Brakelights' Red Yucca	3 gal.	-
Prosopis hybrid Thornless Mesquite	24" Box	56	Muhlenbergia lindheimeri 'Autumn Glow'	5 gal.	-
Sophora secundiflora Texas Mountain Laurel	24" Box	43	Nassella tenuissima Mexican Feather Grass	5 gal.	-
Extra Large Shrubs	Size	Quantity	Small Shrubs	Size	Quantity
Callistemon citrinus Lemon Bottlebrush	15 gal.	44	Bougainvillea x Alexandra Alexandra Bougainvillea	5 gal.	-
Tecoma alata 'Orange Jubilee' Orange Jubilee	15 gal.	8	Carissa grandiflora 'Green Carpet' Natal Plum	1 gal.	-
Tecoma x 'Bells of Fire' Bells of Fire	5 gal.	174	Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	-
Large Shrubs	Size	Quantity	Russelia equisetiformis Coral Fountain	5 gal.	-
Justicia californica Red Chuparosa	5 gal.	9	Santolina chamaecyparissus Lavender Cotton	5 gal.	-
Medium Shrubs	Size	Quantity	Teucrium chamaedrys Germander	1 gal.	-
Eremophila hydrophana Blue Bells Blue Bells	5 gal.	44	Agave attenuata Soft Leaf Agave	5 gal.	-
Justicia spicigera Mexican Honeysuckle	5 gal.	-	Agave 'Blue Glow' Blue Glow Agave	5 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-	Agave ovalifolia 'Frosty Blue' Whale's Tongue Agave	5 gal.	-
Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	-	Agave parryi 'truncata' Parry's Agave	5 gal.	-
Small Shrubs	Size	Quantity	Agave sisalana Sisal Agave	5 gal.	-
Nassella tenuissima Mexican Feather Grass	5 gal.	-	Agave weberi Weber's Agave	15 gal.	-
Nolina microcarpa Beargrass	5 gal.	-	Aloe barbadensis Medicinal Aloe	5 Gal.	-
Opuntia ficus indica Indian Fig Prickly Pear	8 Pad Min.	-	Aloe striata Coral Aloe	5 Gal.	-
Opuntia sp. Kelly's Choice Kelly's Choice Prickly Pear	5 gal.	-	Asclepias subulata Desert Milkweed	5 gal.	-
Pachycereus marginatus Mexican Fence Post Cactus	5 gal.	-	Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	-
Pedanthus bracteatus Tall Slipper Plant	15 gal.	-	Bouteloua gracilis Blonde Ambition	1 gal.	-
Pedanthus macrocarpus Slipper Plant	5 gal.	-	Cereus hildmannianus Queen of the Night	5 gal.	-
Portulacaria efra minima Dwarf Elephant Food	5 gal.	-	Dasyliroon quadrangulatum Mexican Grass Tree	5 gal.	-
Stenocereus thurberi Organ Pipe Cactus	15 gal.	-			
Yucca pallida Pale Leaf Yucca	5 gal.	-			
Yucca rostrata Beaked Yucca	20 gal.	-			



MATCHLINE - SEE SHEET L3.4

MATCHLINE - SEE SHEET L3.2

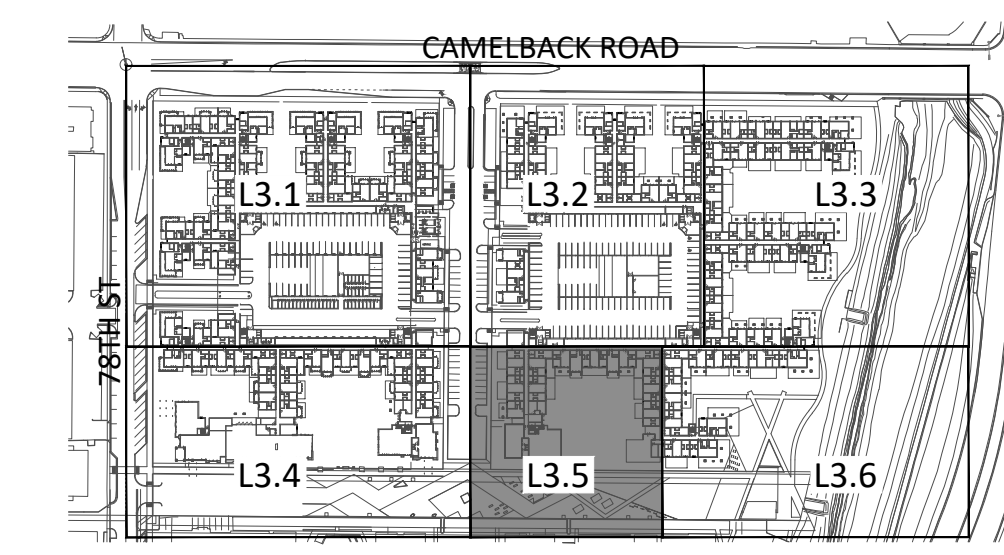
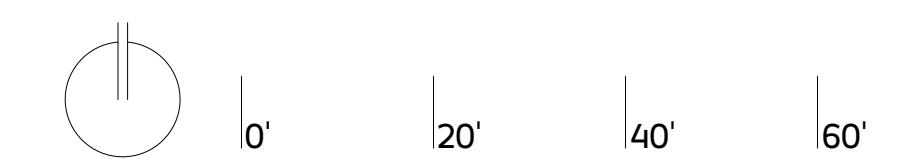
MATCHLINE - SEE SHEET L3.6

* SEE CIVIL PLANS FOR PHASING

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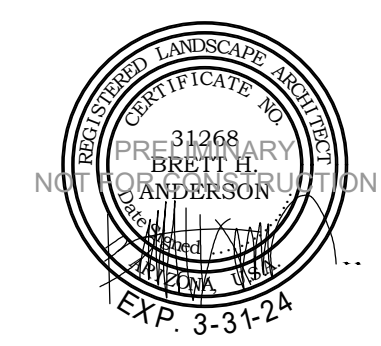
PROJECT DATA TABLE

ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF



Key Map Not To Scale

Gentry on the Green
Design Review Board Submittal
SEC Camelback Rd and N 78th St
Scottsdale, Arizona
Planting Plan



revisions

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city submittal	<input type="radio"/>
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date issued 08.17.2021

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drawn by jh, jc, jd

checked by ba

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sheet number

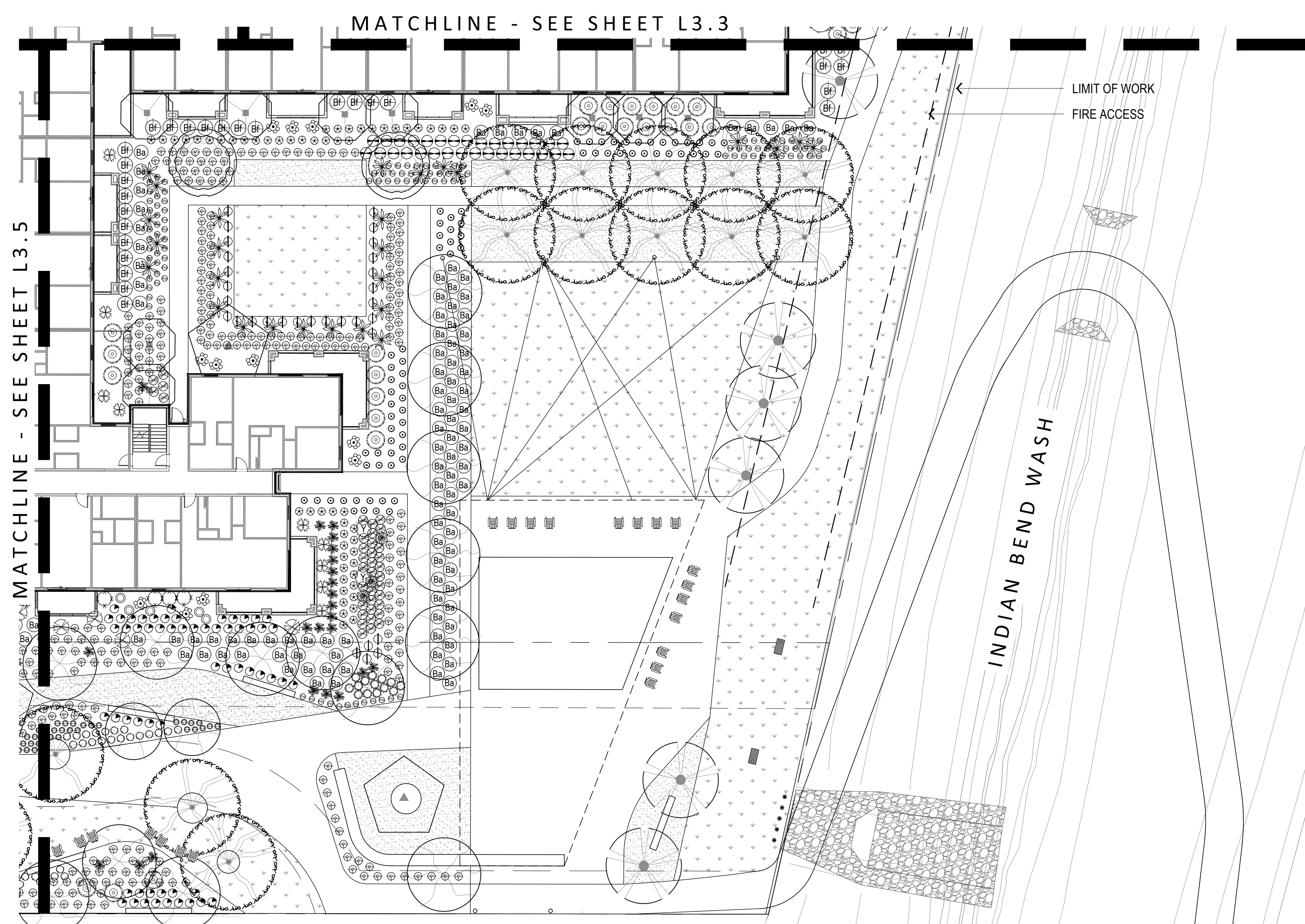
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Client:

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PLANT MATERIALS LEGEND

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Justicia californica Red Chuparosa	5 gal.	9	Santolina chamaecyparissus Lavender Cotton	5 gal.	-
Medium Shrubs	Size	Quantity	Teucrium chamaedrys Germander	1 gal.	-
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	44	Cacti/ Accents	Size	Quantity
Justicia spicigera Mexican Honeysuckle	5 gal.	-	Agave attenuata Soft Leaf Agave	5 gal.	-
Ruellia brittoniana Ruellia	5 gal.	-	Agave 'Blue Glow' Blue Glow Agave	5 gal.	-
Simmondsia chinensis 'Vista' Compact Jojoba	5 gal.	-	Agave ovatifolia 'Frosty Blue' Whale's Tongue Agave	5 gal.	-
Small Shrubs	Size	Quantity	Agave parryi 'truncata' Parry's Agave	5 gal.	-
Bougainvillea x Alexandra Alexandra Bougainvillea	5 gal.	-	Agave sisalana Sisal Agave	5 gal.	-
Carissa grandiflora 'Green Carpet' Natal Plum	1 gal.	-	Agave weberi Weber's Agave	15 gal.	-
Olea europaea 'Little Olive' Little Olive Dwarf Olive	5 gal.	-	Aloe barbadensis Medicinal Aloe	5 gal.	-
Russelia equisetiformis Coral Fountain	5 gal.	-	Aloe striata Coral Aloe	5 gal.	-
Santolina chamaecyparissus Lavender Cotton	5 gal.	-	Asclepias subulata Desert Milkweed	5 gal.	-
Teucrium chamaedrys Germander	1 gal.	-	Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	-
Cacti/ Accents	Size	Quantity	Bouteloua gracilis Blonde Ambition	1 gal.	-
Agave attenuata Soft Leaf Agave	5 gal.	-	Cereus hildmannianus Queen of the Night	5 gal.	-
Agave 'Blue Glow' Blue Glow Agave	5 gal.	-	Dasylium quadrangulatum Mexican Grass Tree	5 gal.	-
Agave ovatifolia 'Frosty Blue' Whale's Tongue Agave	5 gal.	-			
Agave parryi 'truncata' Parry's Agave	5 gal.	-			
Agave sisalana Sisal Agave	5 gal.	-			
Agave weberi Weber's Agave	15 gal.	-			
Aloe barbadensis Medicinal Aloe	5 gal.	-			
Aloe striata Coral Aloe	5 gal.	-			
Asclepias subulata Desert Milkweed	5 gal.	-			
Asparagus densiflorus 'Myers' Foxtail Fern	5 gal.	-			
Bouteloua gracilis Blonde Ambition	1 gal.	-			
Cereus hildmannianus Queen of the Night	5 gal.	-			
Dasylium quadrangulatum Mexican Grass Tree	5 gal.	-			



* SEE CIVIL PLANS FOR PHASING

Gentry on the Green
Design Review Board Submittal
SEC Camelback Rd and N 78th St
Scottsdale, Arizona
Planting Plan

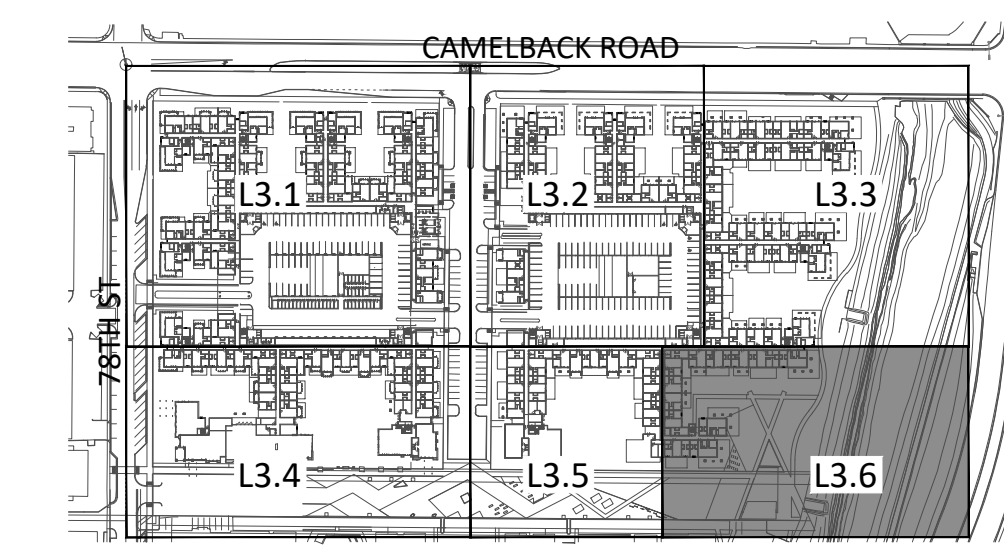


revisions

1	
2	
3	
4	

issued for
design dev.
city submittal
bid package
construction

date issued 08.17.2021
scale 1:20
drawn by jh, jc, jd
checked by ba
project number
sheet number

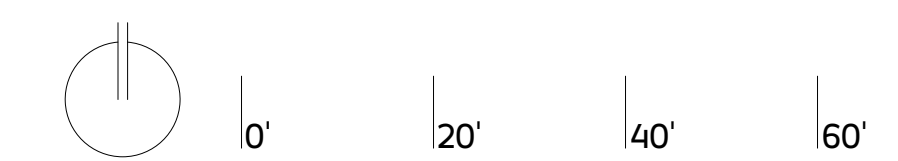


Key Map Not To Scale

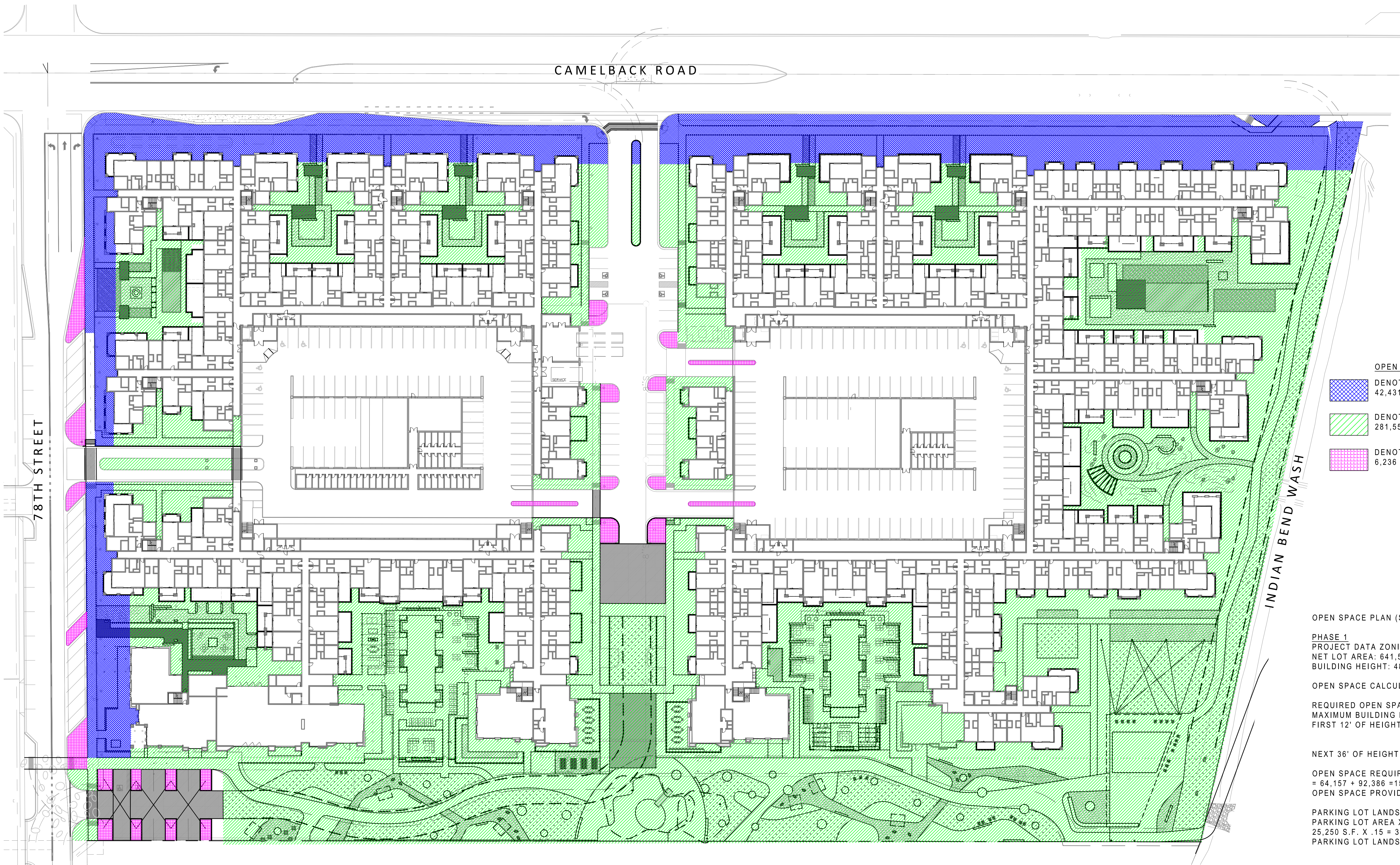
NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND ARE THEREFORE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.

PROJECT DATA TABLE

ON-SITE LANDSCAPE AREA:	281,556 SF
RIGHT-OF-WAY LANDSCAPE AREA:	9,417 SF
PARKING LANDSCAPE:	6,236 SF



I:\SERVER\Projects\1\ColRich\VC\Drawings\Development\Plan\03-Planting_Scottsdale_DRB_Gentry.dwg



CAMELBACK ROAD

78TH STREET

INDIAN BEND WASH

- OPEN SPACE LEGEND**
- DENOTES FRONT OPEN SPACE
42,431 S.F. TOTAL
 - DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
281,556 S.F. TOTAL
 - DENOTES PARKING LOT LANDSCAPING
6,236 S.F. TOTAL

OPEN SPACE PLAN (SITE PLAN WORKSHEET)

PHASE 1
 PROJECT DATA ZONING: PUD
 NET LOT AREA: 641,570
 BUILDING HEIGHT: 48'

OPEN SPACE CALCULATIONS

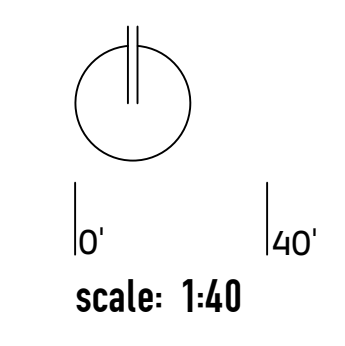
REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT = 48' PROPOSED
 FIRST 12' OF HEIGHT = 10% X NET LOT AREA
 = 10% X 641,570 S.F.
 = 64,157 S.F.
 NEXT 36' OF HEIGHT = 36' X .004 X 641,570 SF = 92,386 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
 = 64,157 + 92,386 = 156,543 SF (24.4%)
OPEN SPACE PROVIDED = 281,556 SF (6.46 ACRES)

PARKING LOT LANDSCAPING REQUIRED:
 PARKING LOT AREA X 15%
 25,250 S.F. X .15 = 3,038 S.F.
PARKING LOT LANDSCAPE PROVIDED = 6,236 S.F.

Open Space
Plan

Gentry on the Green



date: 08.17.21

anderson
 815 n. 1st avenue, suite 3
 phoenix, az 85003



EXTERIOR FINISH LEGEND:

NOTE: ALL FINISHES MAY NOT APPEAR ON THIS SHEET

- | | | | |
|---|----------------|--|----------------|
| P-1 | [Color swatch] | MT-1 | [Color swatch] |
| MATERIAL: PLASTER/EIFS
COLOR: WHITE
MFG: DRYVIT OR EQUAL | | MATERIAL: ALUM. WINDOW/
DOOR FRAMES
COLOR: BLACK
MFG: QUAKER OR EQUAL | |
| P-2 | [Color swatch] | MT-2 | [Color swatch] |
| MATERIAL: VERTICAL WOOD-LOOK
SIDING
COLOR: BURMA
MFG: RESYSTA OR EQUAL | | MATERIAL: METAL SIDING/
STANDING SEAM ROOF
COLOR: BLACK
MFG: WESTERN STATES
METAL ROOFING OR EQUAL | |
| P-3 | [Color swatch] | *AT INTERIOR COURTYARDS:
*MATERIAL: PLASTER/EIFS
COLOR: BLACK
MFG: DRYVIT OR EQUAL | |
| MATERIAL: BRICK VENEER
COLOR: WHITE (PAINTED)
MFG: CREATIVE MINDS OR
EQUAL | | CMU-1 | [Color swatch] |
| GL-1 | [Color swatch] | MATERIAL: CONCRETE VENEER
COLOR: GREY
MFG: 2 STONE OR EQUAL | |
| MATERIAL: LOW-E, INSULATED
GLAZING
COLOR: CLEAR
MFG: VIRACON OR EQUAL | | | |

KEYNOTES:

- NOTE: NOT ALL KEYNOTES ARE USED ON ALL DRAWINGS.
 1-5. REFER TO SECTIONS SHEET
 6. FRAMED APARTMENT BUILDING.
 7. DECORATIVE METAL RAILING WITH WELDED WIRE INFILL.
 8. 1/2 LAMINATED TEMPERED GLASS. GUARDRAIL.
 9. 1" INSULATED GLASS AND ALUMINUM WINDOW SYSTEM. QUAKER OR EQUAL.
 10. METAL TRELLIS

IA ELEVATIONS
 18160 - 08.17.2021

GENTRY ON THE GREEN PHASE IA & IB

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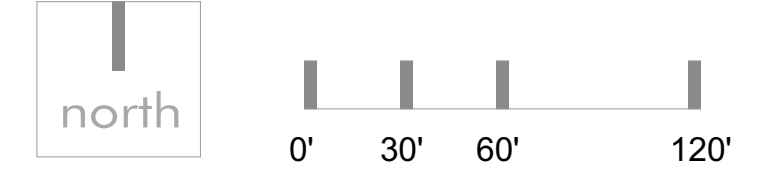


LEGEND:

- OPEN SPACE PROVIDED:
412,000 SF (38%)
- OPEN SPACE REQUIRED:
107,729 SF (10%)
- TOTAL LOT SQFT:
1,077,293 SF

1 OPEN SPACE PLAN

1" = 60'-0"



OPEN SPACE PLAN INCL.
FUTURE PHASE

18160 - 08.17.2021



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04 EAST ELEVATION 1/16" = 1'-0"



03 WEST ELEVATION 1/16" = 1'-0"



02 NORTH ELEVATION 1/16" = 1'-0"








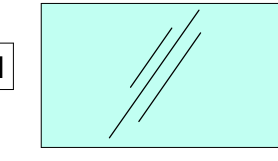

01 SOUTH ELEVATION 1/16" = 1'-0"

KEYNOTES:

- NOTE: NOT ALL KEYNOTES ARE USED ON ALL DRAWINGS.
- 1-5. REFER TO SECTIONS SHEET
- 6. FRAMED APARTMENT BUILDING.
- 7. DECORATIVE METAL RAILING WITH WELDED WIRE INFILL.
- 8. 1/2 LAMINATED TEMPERED GLASS. GUARDRAIL.
- 9. 1" INSULATED GLASS AND ALUMINUM WINDOW SYSTEM. QUAKER OR EQUAL.
- 10. METAL TRELLIS

EXTERIOR FINISH LEGEND:

NOTE: ALL FINISHES MAY NOT APPEAR ON THIS SHEET

<p>P-1 </p> <p>MATERIAL: PLASTER/EIFS COLOR: WHITE MFG: DRYVIT OR EQUAL</p>	<p>P-2 </p> <p>MATERIAL: VERTICAL WOOD-LOOK SIDING COLOR: BURMA MFG: RESYSTA OR EQUAL</p>	<p>P-3 </p> <p>MATERIAL: BRICK VENEER COLOR: WHITE (PAINTED) MFG: CREATIVE MINDS OR EQUAL</p>	<p>MT-1 </p> <p>MATERIAL: ALUM. WINDOW/ DOOR FRAMES COLOR: BLACK MFG: QUAKER OR EQUAL</p>	<p>MT-2 </p> <p>MATERIAL: METAL SIDING/ STANDING SEAM ROOF COLOR: BLACK MFG: WESTERN STATES METAL ROOFING OR EQUAL</p>	<p>GL-1 </p> <p>MATERIAL: LOW-E, INSULATED GLAZING COLOR: CLEAR MFG: VIRACON OR EQUAL</p>	<p>CNU-1 </p> <p>MATERIAL: CONCRETE VENEER COLOR: GREY MFG: 2 STONE OR EQUAL</p>
--	--	--	---	---	--	---

*AT INTERIOR COURTYARDS:
*MATERIAL: PLASTER/EIFS
COLOR: BLACK
MFG: DRYVIT OR EQUAL

IB ELEVATIONS

18160 - 08.17.2021



GENTRY ON THE GREEN PHASE IA & IB

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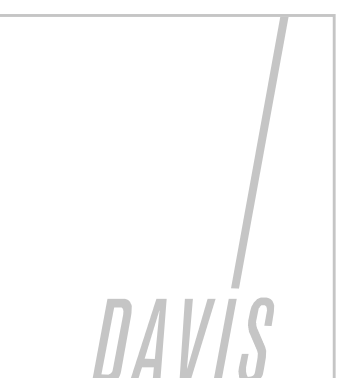
01 PARTIAL WEST ELEVATION WORKSHEET 1/16" = 1'-0"



02 SOUTH ELEVATION WORKSHEET 1/16" = 1'-0"

IA ELEVATION WORKSHEET

18160 - 08.17.2021



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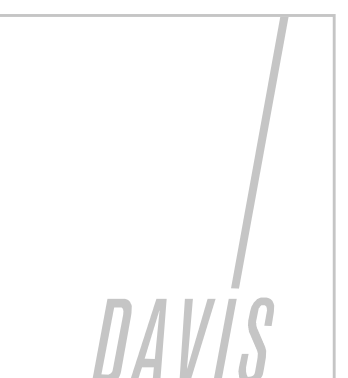


01 PARTIAL WEST ELEVATION WORKSHEET

1/16" = 1'-0"

IB ELEVATION
WORKSHEET

18160 - 08.17.2021



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01 IA NORTHWEST CORNER NTS



02 IA WESTERN ELEVATION NTS



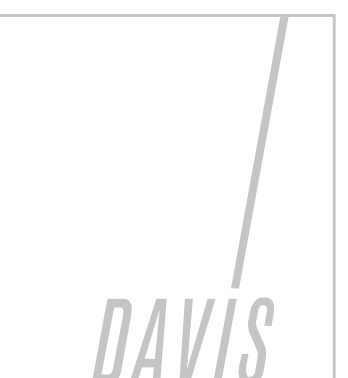
03 IA SOUTHWEST CORNER NTS



04 IB NORTHWEST CORNER NTS

EXTERIOR PERSPECTIVES

18160 - 08.17.2021



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01 IA SOUTHEAST CORNER NTS



02 POOL COURTYARD NTS



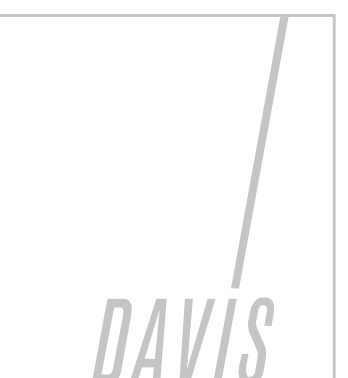
03 IA SOUTH ELEVATION NTS



04 IB SOUTHWEST CORNER NTS

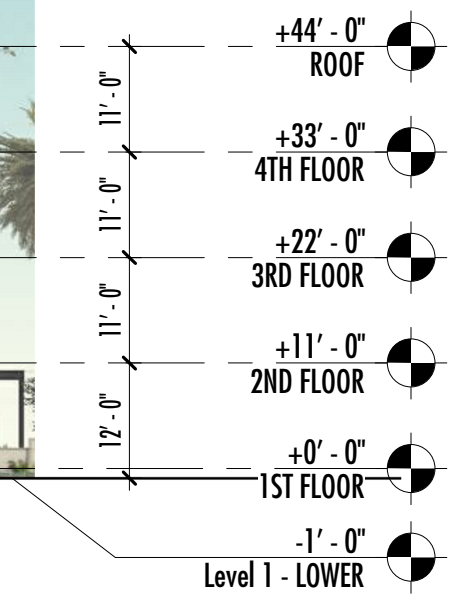
EXTERIOR PERSPECTIVES

18160 - 08.17.2021

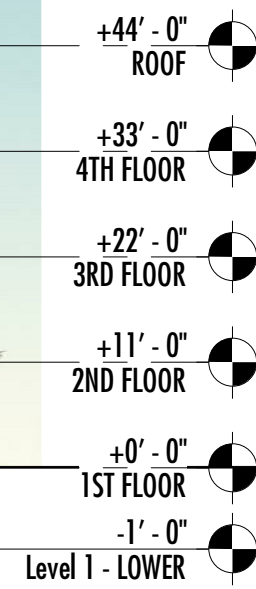


GENTRY ON THE GREEN PHASE IA & IB

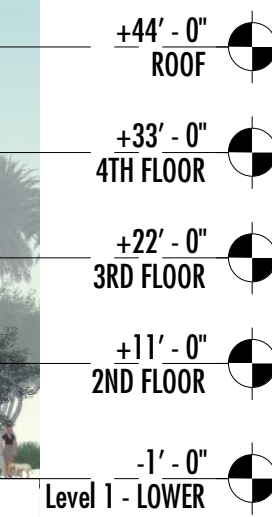
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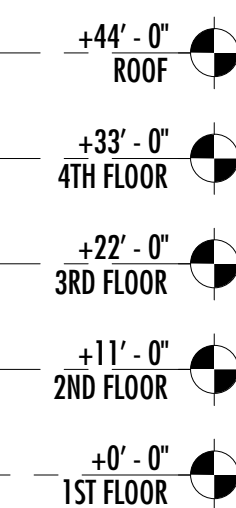
04 WEST- STREETScape ELEVATION 1" = 20'-0"



03 EAST- STREETScape ELEVATION 1" = 20'-0"



02 SOUTH- STREETScape ELEVATION 1" = 20'-0"



01 NORTH- STREETScape ELEVATION 1" = 20'-0"

IA STREETScape ELEVATIONS

18160 - 08.17.2021



GENTRY ON THE GREEN PHASE IA & IB

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04 WEST ELEVATION - REFERENCE 1" = 20'-0"



03 WEST - STREETScape 1/20"1 1" = 20'-0"



02 SOUTH ELEVATION 1" = 20'-0"



01 NORTH ELEVATION 1" = 20'-0"

IB STREETScape
ELEVATIONS

18160 - 08.17.2021



GENTRY ON THE GREEN PHASE IA & IB