

THE PALMERAIE™

SCOTTSDALE

7-ZN-2016

Rezoning, Development Review and Development Plan
SWC Scottsdale Road & Indian Bend Road

PROJECT NARRATIVE

Prepared by:

Withey Morris, PLC

Jason B. Morris

George A. Pasquel III

On behalf of:

Five Star Development, LLC

Design Team:

Nelsen Partners

7-ZN-2016
6/30/2016

Table of Contents

- 1. INTRODUCTION**
- 2. THE DEVELOPMENT PLAN**
- 3. GENERAL PLAN CONFORMANCE**
- 4. SOUTHERN SCOTTSDALE CHARACTER AREA CONFORMANCE**
- 5. SCOTTSDALE DESIGN STANDARD CONFORMANCE**
- 6. PLANNED REGIONAL CENTER CONFORMANCE**
- 7. AMENDED DEVELOPMENT STANDARDS**
- 8. CONCLUSION**

1. INTRODUCTION

Purpose of Request

The purpose of this request is to obtain the entitlements necessary to develop the roughly 20 acre site at the southwest corner of Scottsdale Road and Indian Bend Road (the "Property") with a new, mixed-use retail and office project with the potential for additional residential and hotel uses in the future. The site is located along Scottsdale Road and immediately adjacent to the recently approved Ritz Carlton project in Paradise Valley. The project will help maintain Scottsdale's status as a world-class designation for shopping and dining, while also providing employment and retail opportunities for residents and visitors alike.

Request

The Property is currently zoned Resort / Townhouse Residential (R-4R) and has a General Plan designation of Resort / Tourism. The request is to rezone the Property to Planned Regional Center (PRC). The General Plan designation will remain the same.

Location

The Property is located at 6990 North Scottsdale Road at the southwest corner of Scottsdale Road and Indian Bend Road (Assessor's Parcel No.174-56-001D and -002A). The full site encompasses roughly 20 acres. The site is currently vacant and unimproved.

2. THE DEVELOPMENT PLAN

Overall design concept

The Palmeraie is an upscale, high-end mixed-use village providing a unique connection to bridge the Ritz-Carlton resort in Paradise Valley and the city of Scottsdale. The master plan contemplates a holistic view of the property that reinforces the resort retail connection and preserves Scottsdale as the preferred high end shopping destination.

Project Layout

The Palmeraie consists of an East-West commercial street loop in Phase I with 136,592 SF of retail with dining options and 32,200 SF of boutique offices. It is organized around a main pedestrian central plaza that connects vehicular access to the parking garage underground and the valet drop-offs to restaurants and high-end retail stores. Future Phases may include quality offices, luxury residential, retail and a boutique hotel. The main vehicular entrance is from Indian Bend to the north and secondary vehicular entries from Scottsdale Road to the east and 6750 to the south. The Palmeraie conforms to all setbacks and the 60' PRC height limit, with Phase I heights ranging from 30' to approximately 50' in height. The project shares amenities across the jurisdiction line with Paradise Valley.

Materials

The Palmeraie material palette could be described as warm contemporary with a neo-midcentury-modern feel. It uses a range of high-end stone, different patterns of fritted art glass façade systems, intricate decorative metal screen systems, precast stone and GFRC panels on high volumes, decorative hardwood soffits, steel trellis canopies, and green wall created as a design feature along the east façade of the project in Phase I. The project also includes design standards for the wide variety of storefront systems to be designed and installed by tenants.

Parking

The Palmeraie conforms to all City of Scottsdale parking requirements. The majority of the parking structure will be an underground parking garage across the jurisdiction line with Paradise Valley. The below grade parking will be painted and provide for below grade valet parking areas that will have a high-end and sophisticated appearance. The site provides convenient angled parking on all streets and several drop-off areas serve the public for an efficient and convenient flow of traffic.

Landscaping

The proposed landscape design at the Palmeraie begins with a series of palms that line the perimeter of the project, as well as the entries. The streetscape design along Scottsdale road utilizes existing design guidelines from the city, while incorporating a palette of colorful shrubs and groundcovers to supplement the natural Sonoran Desert landscape. Once inside the project, the palms transition into a grove of canopy trees that line either side of all interior roads. These canopy trees are meant to provide shade for shoppers, as well as provide a feeling of separation from the storefronts, to the vehicular circulation. The central retail core of

the project re-introduces palm trees as design themes, which are used as a source of shade for the large gathering spaces below.

Retail

Phase I of The Palmeraie consists of 136,592 SF of luxury retail and dining options in a pedestrian environment organized around a central plaza and an East-West commercial street. Building canopies and vegetation will provide ample shade and a comfortable pedestrian experience.

Office

The office component in Phase I of The Palmeraie consists of 32,200 SF of quality, boutique offices placed atop street level retail. The Offices will have balconies that are integrated with the overall design of the buildings.

Public realm

As a pedestrian environment, the Palmeraie is organized around a main central plaza. This plaza not only provides a pleasant retail experience to visitors but it also offers open space for the public and restaurant patios. The central plaza will be a vibrant space with opportunities for open air events and the arts festivals. Throughout the commercial street several smaller courtyards and pedestrian spaces will allow for a more intimate experience and the opportunity for micro-climates and a variety of events.

Sustainability Measures - Desert Modern Sustainable Design Strategies

The design of the Palmeraie site establishes a comprehensive and site specific language used as our approach to sustainable development on the site and the diverse social, economic, and environmental issues facing this stunning desert setting. The Master Plan proposes a series of interconnected and publicly accessible interior streets and independent buildings, a modern village concept, designed to grow and dynamically evolve over time. The Palmeraie was designed to be a dynamic center of activity and create nuanced areas for human interaction and engagement with the public. The vision includes sizing the blocks into a compact, walkable center, created to minimize personal vehicle use once on the site.

Design standards within the master plan for the site include development standards for enhanced open space, Best Management Practices used as part of a comprehensive storm water mitigation and management plan, a sophisticated and comprehensive materials criterion including landscape materials and irrigation criteria, means and methods of construction, potable water savings and use standards, exterior site lighting standards, and energy consumption guidelines.

Substantial ecological buffers around both arterial and secondary access roads were included in the master plan and designed as integrated architectural features. The high-performance envelope develops a unique facade language, including a massive green wall on the east façade along Scottsdale Road. The bioclimatic form will help with storm-water filtration, sound

attenuation from Scottsdale Road into the site, and will passively cool the large façade by alleviating direct solar gain on the building.

Phase I of the project was designed around a central plaza facilitating passive cooling by promoting cross ventilation and the Venturi effect, as well as providing areas shaded by the buildings themselves. The commercial streets running East-West were oriented to minimize direct solar gain on the West and East facades, enhancing the pedestrian experience.

The project as whole exemplifies passive solar design, design standards for individual buildings include clerestory windows with light shelves, custom sunshades and canopies for the buildings, each individually designed specifically by solar orientation for mitigating the effects of direct solar gains. The underground parking helps obviate the urban heat island effect.

Landscaping was integrated early in the project with mature trees selected to create lush shaded outdoor spaces. Desert adapted species and water features with recycled reclaimed water cool the central plaza, and shade structures are provided for comfort throughout the site.

We are currently exploring on site renewable energy concepts with roof top mounted photovoltaics, a solar trellis shade canopy capable of producing half the total energy used in the first phase of Palmeraie, resulting in substantial energy savings.

The project offers public gathering areas, quiet areas of contemplation, and active destinations. The proposed improvements, both public and private, leverages nearby tourism development in Scottsdale and Paradise Valley, and strengthens Scottsdale reputation as a strong, sustainable community connected to surrounding industries and opportunities.

3. GENERAL PLAN CONFORMANCE

The General Plan Conceptual Land Use Map designates the Property as Resort / Tourism. This designation will remain unchanged by this application and the proposal is in conformance with this designation as well as numerous Goals and Approaches found in the General Plan.

Land Use Goals and Approaches

No. 1 - Recognize Scottsdale's role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

- ***Promote land uses that accommodate destination resorts along with the recreation, retail, residential, and cultural uses that support tourism activity and sustain a resort-like lifestyle.***

- The proposal is perfectly aligned with this General Plan Goal and Approach and will help maintain Scottsdale's role as a major regional economic and cultural center. The first phase of the Palmeraie will provide world class retail and recreational uses in an open-air, resort-like lifestyle setting. The project will be a destination for locals and tourists alike. Phase 2 has the potential to provide additional residential, hotel or office uses as the market demands.

No. 2 - Coordinate land uses affecting regional networks (mobility, economic, and open space) with adjacent jurisdictions to maintain the integrity and efficiency of each network.

- ***Work with adjacent jurisdictions to understand the dynamics of the emerging and redeveloping areas on the borders of Scottsdale.***

- The Applicant has worked closely with the adjacent jurisdiction of Paradise Valley and will continue to do so throughout the development process. It is imperative that the Ritz Carlton and the Palmeraie work in unison from a planning perspective to ensure efficiency of development resources and coordinated mobility. One example of this coordinated effort is the two-level underground garage that will service the Palmeraie. The garage will span the jurisdictional line between Scottsdale and Paradise Valley, preserving resources and ensuring convenient parking options for visitors.

No. 7 - Sensitively integrate land uses into the surrounding physical and natural environments, the neighborhood setting, and the neighborhood itself.

- ***Focus intense land uses along major transportation networks (such as the Pima Freeway and major arterial streets) and in urban centers (such as Downtown and the Airpark). Less intense land uses should be located within more environmentally sensitive lands.***

- The proposal is a more intense land use which is ideally situated along a Major Arterial (Scottsdale Road). The Property also abuts Indian Bend Road which provides direct access to the Loop 101 Freeway. The location of this use on an urban, infill site along a Major Arterial is preferred in lieu of pushing this preferred land use to other, less accommodating and more environmentally sensitive areas.

Character & Design Goals and Approaches

No. 1 - Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- ***Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.***
- ***The Resort Corridor consists of concentrations of major resort facilities along Scottsdale Road near Downtown. A variety of tourist accommodations, quality office, specialty retail, recreation uses including golf courses and tennis courts, employment, and compatible high amenity residential neighborhoods are all components.***

- The Palmeraie project is designed in conformance with the surrounding area character. The site is located within the Urban District known as The Resort Corridor. The project will maintain and enhance this character with new, high-quality tourist accommodations including specialty retail and restaurant options. Future phases may include quality office uses, residential, and a boutique hotel.

No. 2 - Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.

- ***Promote development that respects and enhances 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 Palmeraie is designed to reflect Scottsdale's status as a distinct and modern desert City. The Sonoran Desert context and climate calls for special design considerations and treatments with regard to shade and pedestrian comfort. Although the design is unmistakably modern, it also recalls timeless desert building practices and strategies which ensure pedestrian comfort. These include the use of large building overhangs, shaded colonnades, lush desert-appropriate landscaping and courtyard water features. The combination of these features help to improve building performance and enhance overall pedestrian comfort. One of the biggest design considerations for the project in the placement of the vast majority of

parking spaces underground. This negates the heat-island effect produced from a “sea of surface parking,” but also ensures comfortable vehicle temperatures when patrons return to their vehicles. The above design considerations combined with high quality materials will make the project a community amenity that helps sustain a high quality of life for residents and visitors alike.

No. 4 - Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

- ***Create specific design guidelines for highly visible major city streets.***
- ***Achieve compatibility between pedestrians and transportation routes in the Suburban areas of the city. Use of trees that are native and/or desert adapted and achieve a dense, broad canopy is encouraged for the main theme of this streetscape type. Separation of pedestrians from traffic flow can be realized through the use of landscape areas and consideration of sidewalk alignment.***

The project’s Scottsdale Road streetscape improvements will complete a long-lacking north-south pedestrian connection along the City’s signature roadway. This enhancement will blend with the character of the surrounding area, matching the existing, large landscape setbacks provided in front of the Scottsdale Plaza Resort to the north and the Spectrum Office complex to the south. Detached sidewalks will help provide pedestrian comfort and protection, while the undergrounding of existing utilities will vastly improve the streetscape aesthetics.

No. 5 - Build upon the significant role the arts have played in shaping our community’s image and lifestyle by maximizing the potential of public art to enrich the daily lives of people that live in or visit Scottsdale.

- ***Express Scottsdale’s unique heritage, culture, and environment through private and public art.***
- The Palmeraie courtyards and interior street alignments are designed with ample opportunities for artwork to act as major focal points or as more subtle, complimentary features to the overall project design. Whether these pieces are commissioned through a “public” process or private process is yet to be determined and can be further outlined in the DR submittal. The courtyard water features and shade canopies are also designed as functional works of art.

No. 6 - Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

- ***Require substantial landscaping be provided as part of new development or redevelopment.***

- **Maintain the landscaping materials and pattern within a character area.**
 - **Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.**
- The Sonoran Desert landscape defines Scottsdale as a unique desert oasis that few locales can match. The Palmeraie landscape design recognizes this unique setting and provides substantial, yet desert appropriate landscaping solutions. The exterior of the Palmeraie draws upon the existing Scottsdale plant palette in order to seamlessly match the existing environment. Large, mature palms will be used around the perimeter in combination with shade trees. The interior of the Palmeraie looks to reinforce that aesthetic, using plants which complement the landscape found throughout the city, while also defining the Palmeraie as a high-end retail destination. This is accomplished through the use of ornate shade trees and colorful shrubs and groundcovers throughout the interior of the site, in addition to plants native to Scottsdale. . Date Palms will serve as a mayor focal point of the Palmeraie, creating a strong sense of place and lining major pathways. Mature landscape will be critical to the success of creating the Palmeraie brand. The landscape will also enhance and ensure seamless connections to surrounding and future uses, including the Ritz-Carlton.

No. 7 - Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

- **Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.**
 - **Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.**
- Palmeraie will conform to the City of Scottsdale’s lighting design standards. The lighting will vary and be appropriately used from the Scottsdale Road frontage, to the interior of the project, to the residential interphase along Paradise Valley. The lighting will transition from The Ritz-Carlton resort to the resort retail. There will be sensitivity to the resort residential lighting to conform to the city lighting ordinance.

Economic Vitality Goals and Approaches

No. 1 - Sustain and strengthen Scottsdale’s position as a premier international and national tourism destination and resort community.

- **Enhance Scottsdale’s tourism support services including fine dining, specialty retail, and entertainment.**

- ***Preserve and enhance the tourist's ability to travel easily to different destinations throughout the city. Promote the Transportation Center, trolley system, bike rental, and pedestrian connections, etc.***
- The Palmeraie will sustain and strengthen Scottsdale's position as a premier international and national tourism destination. The specialty retail and fine dining, along with the open-air courtyards and semi-public spaces will not only serve as a support service for the nearby resorts, but will also become a destination in their own right. The prominent location of the Palmeraie along Scottsdale Road and the new pedestrian linkages it will create to adjacent properties will ensure convenient and easy travel options for tourists. Guests at the Scottsdale Plaza Resort are just a short walk away, as is the McCormick-Stillman Railroad Park to the east.

No. 2 - Encourage and maintain a high level of diverse, quality retail and entertainment activity in Scottsdale that supports the needs of Scottsdale's residents and visitors.

- ***Encourage the location of new, high quality, regionally oriented retail activities in Scottsdale. New retail activity should focus on unique and diverse retail adventures.***
- ***Maintain a strong, aggressive position in dealing with bringing new, high quality retail and entertainment experiences to the community.***
- The Palmeraie will offer world class designer boutiques and dining options organized around walkable open air plazas with lush landscaping, an abundance of shade and key water features. The overall experience will be unique to Scottsdale and the Valley and will support the needs of residents and visitors alike.

No. 3 - Encourage and support a diversity of businesses that contribute to Scottsdale's sales and property tax base so that needed infrastructure, physical amenities, services, and the expansion of such services are provided.

- ***Diversify Scottsdale's business and retail community so it includes a variety of business types as well as a variety of business scales and sizes.***
- ***Promote Scottsdale as a diverse shopping and entertainment destination.***
- The Palmeraie will once again solidify Scottsdale as a premiere shopping and entertainment designation. With over 136,592 sqft of retail and dining options in Phase I alone, the project will expand Scottsdale's sales tax base to ensure the City can continue to provide vital services for residents.

Public Facilities Goals and Approaches

No. 3 - Encourage provision of power and communication systems that match the character of Scottsdale and provide reliable, efficient service for Scottsdale citizens, visitors, and businesses.

- ***Encourage the undergrounding of all existing 69kV and lower voltage electrical lines. One method for financing the undergrounding is through special improvement districts.***
- A significant expense, the project will look to underground the existing 69kv lines which run along Scottsdale Road. APS is requiring a 30ft utility easement for continued access to these lines.

Community Mobility Goals and Approaches

No. 8 - Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.

- ***Enhance Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.***
- ***Encourage, where appropriate, mixed use developments that physically incorporate residential, shopping and work environments within one area or project and place strong emphasis on connectivity with non-motorized access (pedestrian oriented development)***
- The Palmeraie represents a 20 acre, mixed-use development that will encourage a “park once” mentality. Phase I consists of 136,592 SF of retail and dining options, but also includes 32,200 SF of 2nd floor office space. Future phases, though not determined yet, will likely include a mix of office, residential and hotel uses to further emphasize the sought after live, work and play relationship of uses. The comfortable outdoor plazas, courtyards and pedestrian connections will further encourage non-motorized trips both within the site and to nearby and connecting properties.

4. SOUTHERN SCOTTSDALE CHARACTER AREA CONFORMANCE

The Property is located at the northwest tip of the Southern Scottsdale Character Area Plan boundaries and is in conformance with numerous provisions of that Plan, including some of the standards outlined below:

Land Use, Growth & Activity Goals and Policies (LU)

LU No. 4 - PRESERVE, ENHANCE, AND EXPAND THE RESORT, HOTEL, RETAIL, AND TOURISM LAND USES ALONG THE RESORT CORRIDOR IN SOUTHERN SCOTTSDALE.

- ***Promote reinvestment and revitalization along the Resort Corridor to sustain a mix of land uses that complement the area's tourism and hospitality activities.***
- The project is perfectly aligned with this goal and policy. Currently, the vacant Property represents a glaring gap in the Resort Corridor. This project will fill that gap with a high-end retail and tourism-attracting land use that works in conjunction with the existing resort and hotel uses as well as the forthcoming Ritz Carlton. The project will help reinvigorate and enhance this section of the Resort Corridor for years to come.

Character & Design Goals and Policies (CD)

CD No. 10 - PROVIDE PUBLIC ART TO CREATE EXCITING AND ATTRACTIVE PUBLIC SPACES THAT ARE USED AND ENJOYED BY SOUTHERN SCOTTSDALE RESIDENTS, WORKERS, AND VISITORS.

- ***Enhance the quality of life of Southern Scottsdale residents by increasing their access to the visual arts and create a more aesthetically-pleasing urban environment.***
- ***Support the creation of exciting, appealing, and harmonious public spaces by integrating architecture, design, public art, and the planning of infrastructure at the earliest design stage.***
- The Palmeraie courtyards and pedestrian gathering areas are designed in such a manner to enable the integration of high-quality architecture, design, and artwork. The water features, shade canopies and distinct building designs will create a visually attractive and enjoyable space for residents and visitors to enjoy. As noted elsewhere in this document, a determination on whether artwork is commissioned through a public process or private process is yet to be determined and will be further outlined in the DR submittal.

Public Services & Facilities Goals and Policies (PSF)

PSF No. 3 - PLAN AND PROVIDE FOR SOUTHERN SCOTTSDALE'S EXISTING AND FUTURE INFRASTRUCTURE NEEDS.

- ***Encourage both the private and public sectors to underground existing and new 69kV and lower voltage power lines throughout Southern Scottsdale, where feasible.***

- A significant expense, the project will look to underground the existing 69kv lines which run along Scottsdale Road. APS is requiring a 30ft utility easement for continued access to these lines.

5. SCOTTSDALE DESIGN STANDARDS CONFORMANCE

The project design is in conformance with numerous Character and Design policies published by the City of Scottsdale. The Palmeraie will develop as part of the DRB submittal package, Design Guidelines for the Palmeraie. The guidelines will establish the character of this contemporary resort retail village. The intent of the guidelines will serve two functions; 1) to allow for flexibility for the retail tenants and yet maintain a strong coherent design vision, and 2) provide guidance for future development as part of the overall Master Plan.

6. PLANNED REGIONAL CENTER CONFORMANCE

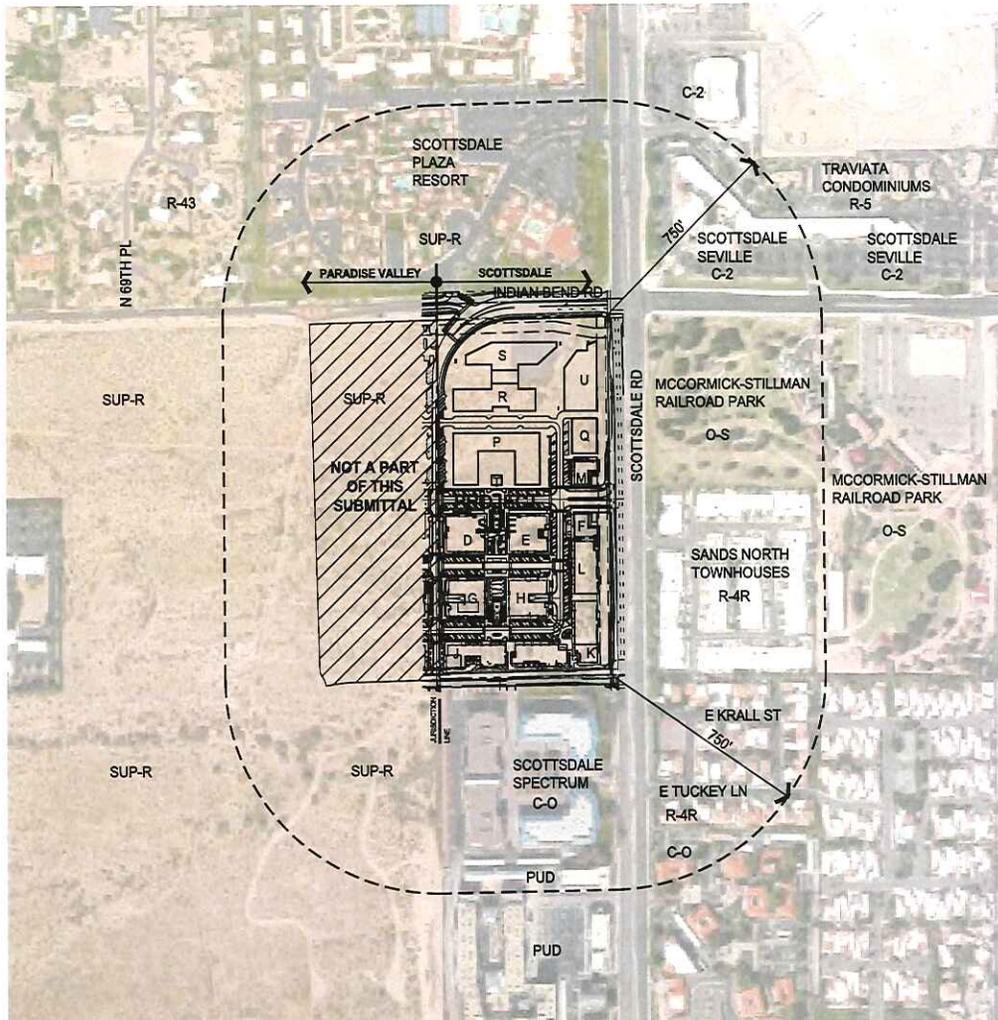
As noted in Ordinance Section 5.2600, the purpose of the Planned Regional Center District (PRC) is *"to provide for regional shopping, business, and residential uses within a planned center serving a broad region."* Additionally, the PRC, *"...should be pedestrian oriented with complementary mixed uses that are carefully interrelated by the site design."* The proposal is perfectly aligned with this stated purpose. The Palmeraie will provide regional shopping and business opportunities in a highly designed, mixed-use setting. The project layout places an emphasis on pedestrian comfort and orientation.

7. AMENDED DEVELOPMENT STANDARDS

Phase I of the Palmeraie project adheres to the applicable development standards. The FAR is below the allowable 0.8 standard and building heights are below the allowable 60' standard. Should Phase II require amended development standards, an amendment to this development plan will be required.

8. CONCLUSION

As outlined in this narrative and as seen in the application exhibits, the proposal meets and exceeds numerous stated goals of the General Plan, the Southern Scottsdale Character Area Plan and the Planned Regional Center ordinance. The project will deliver an iconic, world class shopping venue and will help maintain Scottsdale's status as a world class shopping and dining destination, while also providing employment and retail opportunities for residents and visitors alike.



0 200' 400' 01 CONTEXT AERIAL SCALE: 1"=200' REF:

BUILDING AND FENCE HEIGHTS

PHASE I

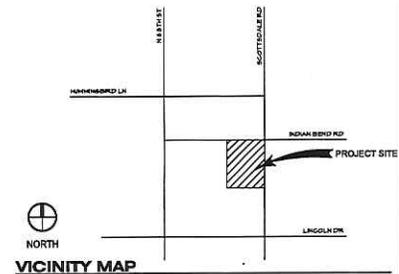
Max. Building Height Allowed: 60'

Building	Provided
Building D	48 FT
Building E	48 FT
Building F	40 FT
Building G	45 FT
Building H	40 FT
Building I	40 FT
Building K	40 FT
Building L	40 FT
Building M	40 FT

PHASE II

Building	Provided
Building P	48 FT
Building Q	48 FT
Building U	48 FT
Building T	48 FT
Building R	48 FT
Building S	48 FT

THERE IS NO CONTIGUOUS SITE FENCE. SERVICE YARD SCREEN WALLS ARE TO BE TALL ENOUGH TO SCREEN ALL EQUIPMENT WITHIN SERVICE YARDS.



NELSEN PARTNERS ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15310 North Scottsdale Road
Suite #000
Scottsdale, Arizona 85254
t: 480.949.8500
nelsonpartners.com



REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERAIE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

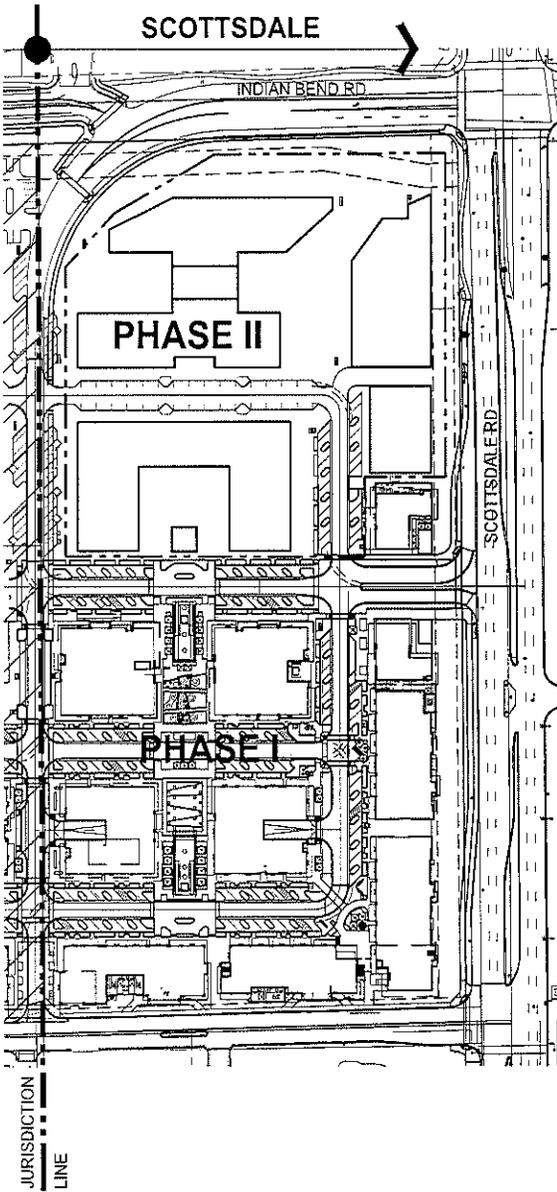
Date
JUNE 20, 2016

Drawings and related material depicting herein constitute original and unpublished work of the architect and may not be reproduced, copied, or disclosed without written consent of the architect.
© 2016 NELSEN PARTNERS, INC.

Project No.
1515033

A101
CONTEXT AERIAL

7-ZN-2016
6/30/2016



JURISDICTION LINE

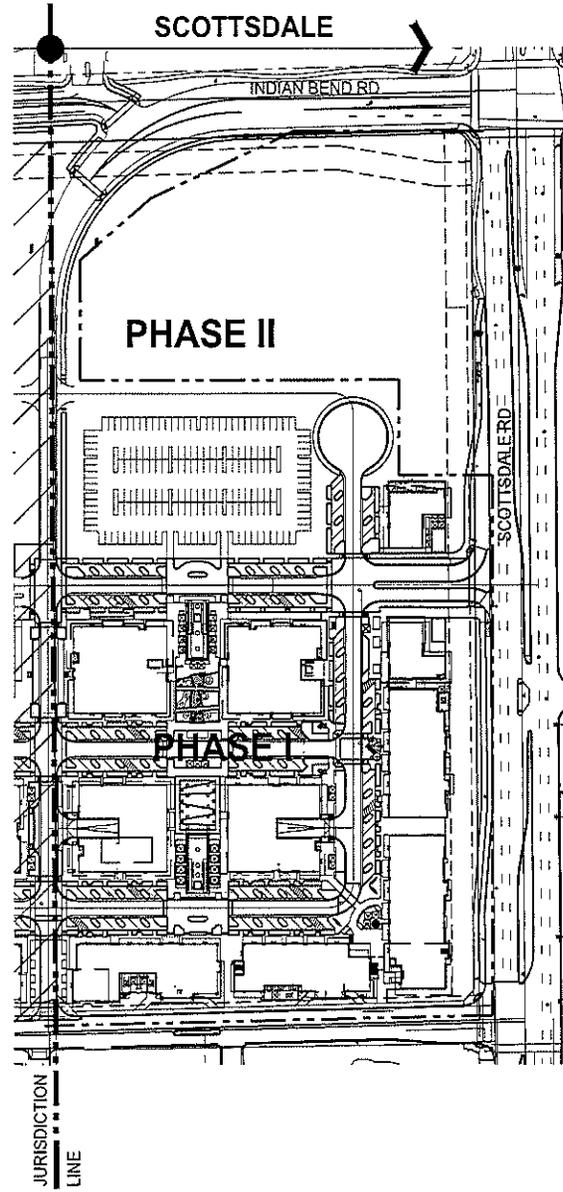
0 50' 100'

NORTH

02 PHASE II PHASING PLAN

SCALE: 1"=40'

REF:



JURISDICTION LINE

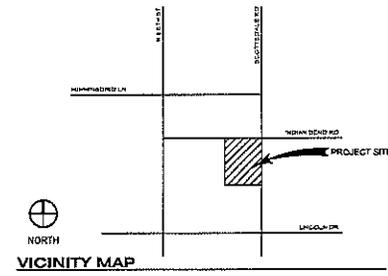
0 50' 100'

NORTH

01 PHASE I PHASING PLAN

SCALE: 1"=40'

REF:



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Aaron I. Scharfke

15210 North Scottsdale Road
Suite 3300
Scottsdale, Arizona 85254
t: 480.949.4600
nelsonpartners.com

REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

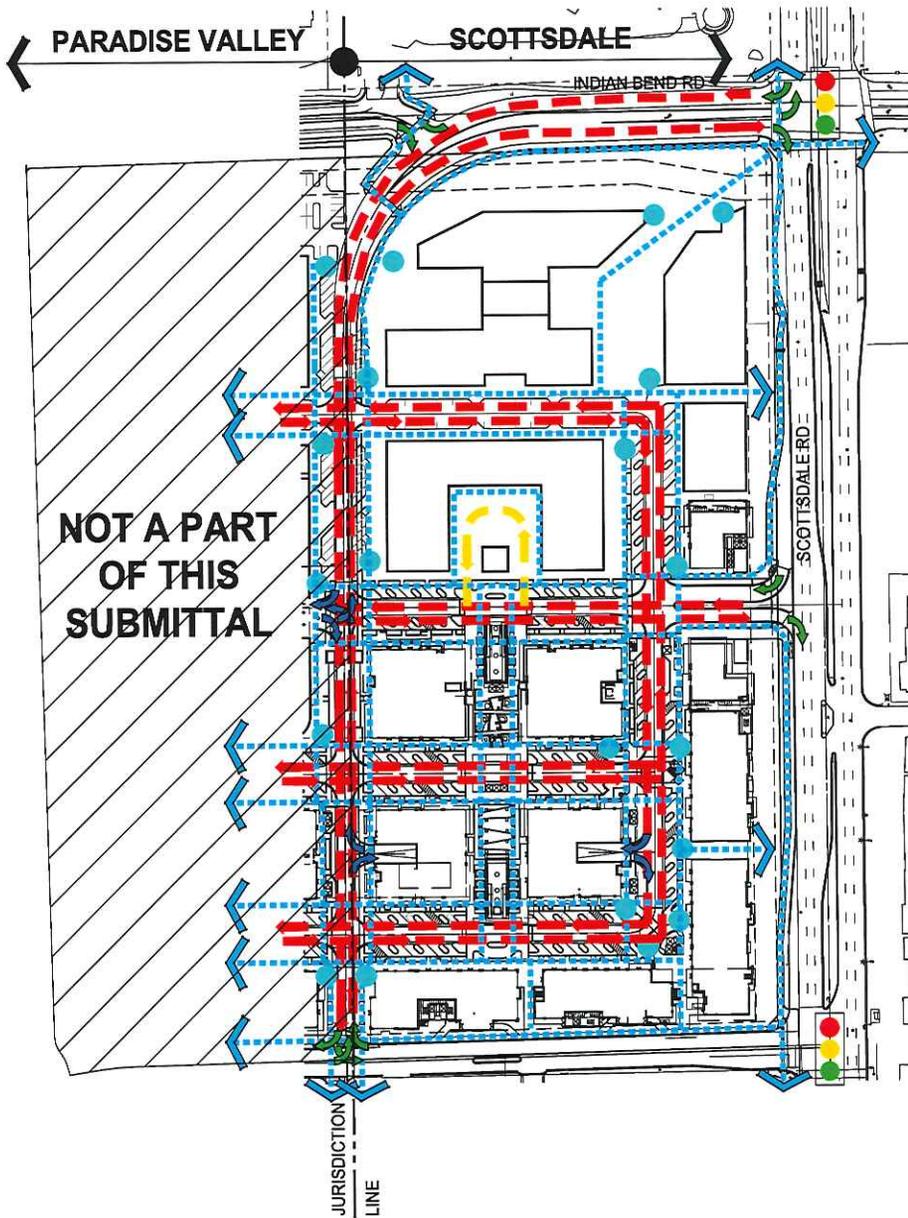
Drawings and/or other material appearing herein
are the property of Nelsen Partners, Inc. and
shall remain confidential and shall not be
reproduced, copied, or distributed without
written consent of the architect.

© 2015 NELSEN PARTNERS, INC.

Project No.
315033

A102
PHASING PLAN

7-ZN-2016
6/30/2016



LEGEND

- OFF-SITE ENTRY / EXIT
- PARKING GARAGE ENTRY / EXIT
- TWO-WAY STREET
- ONE-WAY STREET
- PEDESTRIAN CIRCULATION
- BICYCLE PARKING

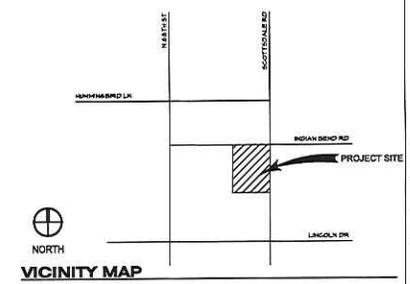
**NOT A PART
OF THIS
SUBMITTAL**



PEDESTRIAN AND VEHICLE
CIRCULATION PLAN

SCALE: 1"=80'

REF:



VICINITY MAP

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 8200
Scottsdale, Arizona 85254
t: 480.949.6800
nelsonpartners.com



REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

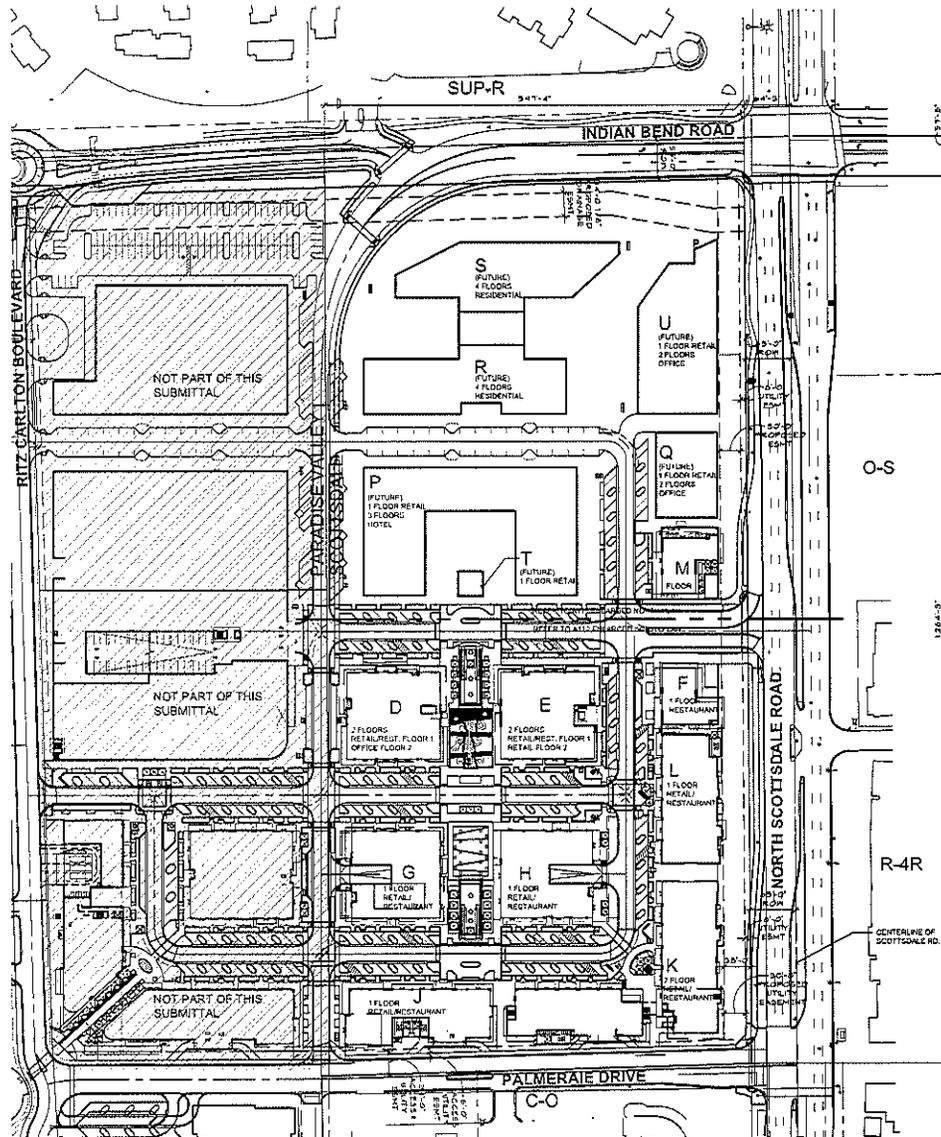
Date
JUNE 20, 2016

Drawings and related material appearing herein constitute contract and intellectual work of the architect and may not be reproduced, copied, or disclosed without written consent of the architect.
© 2016 NELSEN PARTNERS, INC.

Project No.
315033

A103
PEDESTRIAN AND VEHICLE
CIRCULATION PLAN

7-ZN-2016
6/30/2016



01 SITE PLAN - OVERALL
SCALE: 1/8"=1'-0"
NORTH

PROJECT DATA

PROJECT PROPOSED USES: RETAIL/RESTAURANT/OFFICE
 Zoning: SUP-R
 Current ZMR: Proposed PRZ
 Building Height Allowed: 60'
 Development Plan Gross Lot Area: 30,125 AC / 698,651 SF
 Development Plan Net Lot Area: 17,226 AC / 757,787 SF
 Construction Type: III

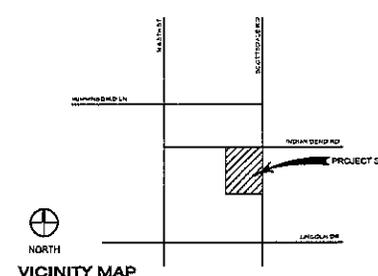
BUILDING AREA TABULATIONS PHASE I AND II

PHASE	BUILDING	GFA (sq ft)	NET RETAIL (sq ft)	NET REST. (sq ft)	NET OFFICE (sq ft)	NET TOTAL (sq ft)	NOTES (sq ft)	RESIDENTIAL (sq ft)
PH I	Building D	16,465	3,424	3,061	-	-	-	-
	Ground	16,465	-	-	15,995	-	-	-
	Total	16,465	-	-	15,995	-	-	-
PH II	Building E	15,823	12,726	1,527	-	-	-	-
	Ground	12,784	-	-	-	-	-	-
	Total	28,507	12,726	1,527	-	-	-	-
PH I	Building G	14,223	8,792	3,280	-	-	-	-
	Building H	14,377	12,835	708	-	-	-	-
	Building J	14,173	13,057	-	-	-	-	-
PH I	Building I	30,259	18,057	3,518	-	-	-	-
	Ground	17,520	-	-	-	-	-	-
	Total	47,788	18,057	3,518	-	-	-	-
PH II	Building L	14,322	8,805	-	-	-	-	-
	Building M	4,208	-	4,208	-	-	-	-
	Total	18,530	8,805	4,208	-	-	-	-
Phase I Total:		176,616 GSF	121,828 NSF	23,624 NSF	15,995 NSF	151,417 NSF	-	-
PH II	Building P	126,048	33,004 GSF	-	-	-	120,884 GSF (150 Units)	-
	Building Q	46,529	13,583 GSF	-	27,064 GSF	-	-	-
	Building R	82,933	-	-	-	-	-	82,933 GSF (83 Units)
PH II	Building S	88,427	-	-	-	-	-	88,427 GSF (94 Units)
	Building T	950	908 GSF	-	-	-	-	-
	Building U	54,689	18,329 GSF	-	32,006 GSF	-	-	-
Phase II Total:		433,777 GSF	65,327 GSF	-	37,064 GSF	-	332,884 GSF	169,430 GSF
Phase III Total:		608,287 GSF	177,226 GSF	23,614 GSF	43,461 GSF	351,417 GSF	332,884 GSF	169,430 GSF

PARKING CALCULATIONS - PHASE I

Category	Value	Notes
Required Spaces (1 per 325 GSF)	175,800 SP	
Provided Spaces:		
- Curbside	338	
- Basement Level One (B1)	311	
- Basement Level Two (B2)	125	
- Total	774	
GRAND TOTAL	176,574 SP	
Statement Level One:	246,726 sf	
Statement Level Two:	87,264 sf	
Total Above Grade Parking Area:	333,990 sf	

SEE SHEET A100 FOR OPEN SPACE AND SURFACE PARKING AREAS
 PHASE I
 PARKING FOR FUTURE PHASE II WILL BE DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR THE BUILDING AREAS ON PHASE II.
 NOTES:
 1. UNOBTAINED VERTICAL CLEARANCE OF 13'-4" WILL BE MAINTAINED FOR ALL HIGHWAY (PK) ORDINANCE 404.803.2.11
 2. POIS AND FIRE RISER ROOMS ARE LOCATED AT EACH BUILDING AS NOTED



VICINITY MAP

NELSEN PARTNERS
 ARCHITECTS & PLANNERS
 Nelsen Partners, Inc.
 Austin | Scottsdale
 15210 North Scottsdale Road
 Suite 1000
 Scottsdale, Arizona 85254
 T: 480.949.4800
 info@npspartners.com

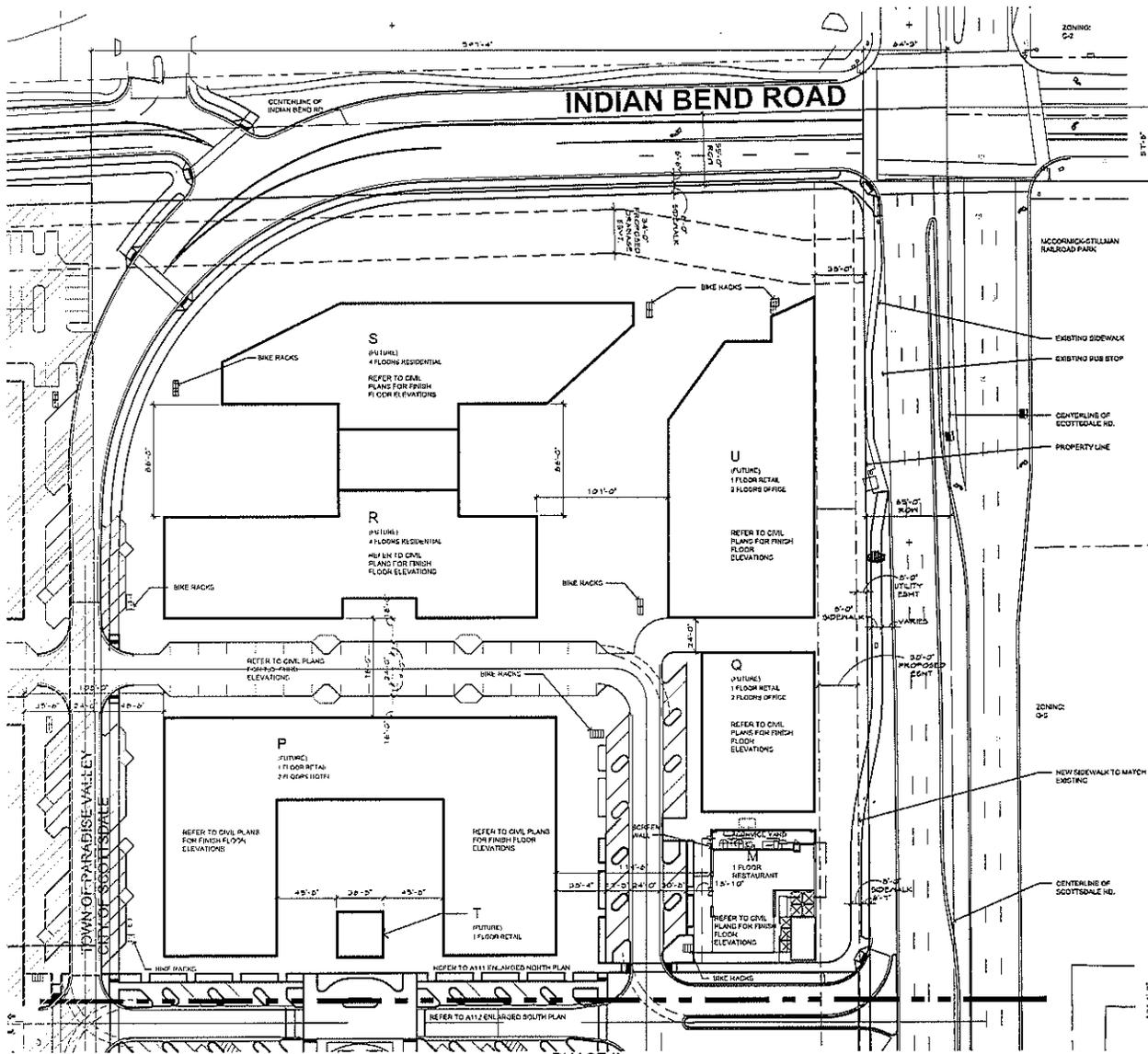


REZONING PROPOSAL
 C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
 6990 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date: JUNE 20, 2016

Project No. 316033

A110
 SITE PLAN - OVERALL



PHASE II
 SITE PLAN - ENLARGED NORTH PLAN
 SCALE: 1/4"=1'-0"
 NORTH



VICINITY MAP

NELSEN PARTNERS
 ARCHITECTS & PLANNERS

Nelson Partners, Inc.
 Austin | Scottsdale
 15210 North Scottsdale Road
 Suite 4000
 Scottsdale, Arizona 85254
 t 480.949.4800
 nelsonpartners.com



REZONING PROPOSAL
 C.O.S. PRE-APP NO.: 44-PA-2016
PALMERIAE
 6990 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date
 JUNE 20, 2016

Drawings and all related operations remain the property of Nelsen Partners, Inc. and are not to be distributed, used or reproduced without the written consent of the architect.

© 2015 NELSEN PARTNERS, INC.
 Project No.
 315031

A111
 SITE PLAN - PHASE II
 ENLARGED NORTH PLAN

7-ZN-2016
 6/30/2016

Nelson Partners, Inc.
Austin | Seattle
15210 North Scottsdale Road
Suite 4000
Scottsdale, Arizona 85254
t. 480.919.4800
nelsonpartners.com



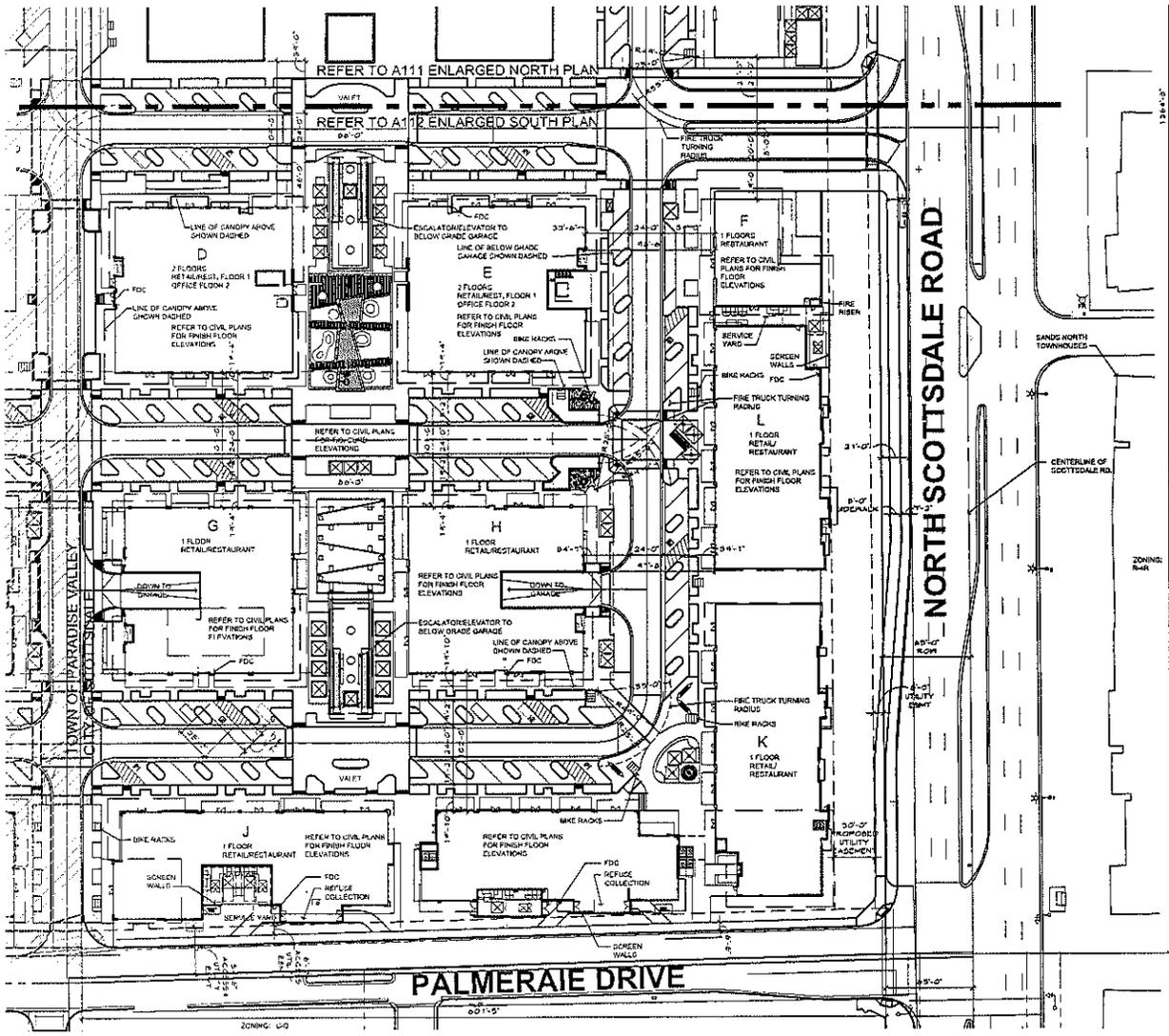
REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERAIE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

Drawings and other materials prepared by means of computer-aided design and other electronic means shall be deemed to be the work of the engineer and shall be subject to the same standards of care as if prepared by the engineer.

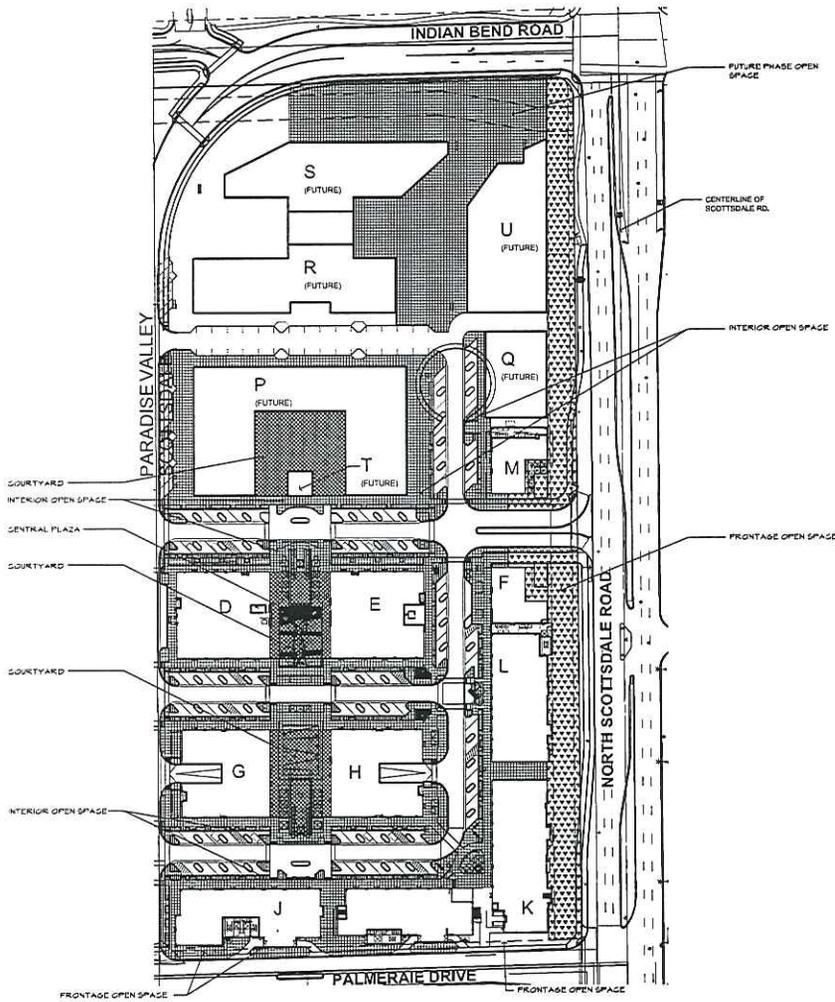
© 2016 NELSON PARTNERS, INC.
Project No.
315033

A112
SITE PLAN - PHASE I
ENLARGED SOUTH PLAN



PHASE I
SITE PLAN - ENLARGED SOUTH PLAN
SCALE: 1"=48'
REF:





01 OPEN SPACE PLAN
 SCALE: 1"=60'
 REF:

PROJECT DATA

PROJECT PROPOSED USES: RETAIL/RESTAURANT/OFFICE

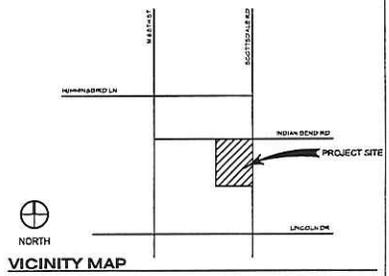
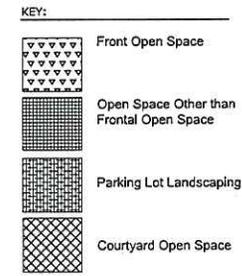
Zoning
 Scottsdale: Current: R-4H Proposed: PHC

Building Height Allowed
 Scottsdale: 50'

Development Plan Gross Lot Area: 25,123 AC / 876,651 SF
 Development Plan Net Lot Area: 17,304 AC / 751,787 SF
 Conservation Type: BII

OPEN SPACE CALCULATIONS:

Open Space Required:	
Front 10'	= 10% x Net Lot Area = 1.9 x 757,787 sf = 75,779 sf
Height 35'	= 35 x .004 x 757,787 sf = 109,121 sf
Total Required	= 184,900 sf
Open Space Provided:	
Front Open Space:	
Required	= 25 x Open Space Required = 25 x 184,900 sf = 46,225 sf
Provided	= 54,802 sf
Courtyard Open Space:	
Required	= 0.1 x Net Lot Area = 0.1 x 757,787 = 7,577,87 sf
Provided	= 25,849 sf
Open Space other than Frontal Open Space and Courtyard Open Space:	
Provided	= 178,756 sf
Total Open Space Provided:	346,407 sf



NELSEN PARTNERS
 ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
 Austin | Scottsdale
 15210 North Scottsdale Road
 Suite #200
 Scottsdale, Arizona 85254
 t: 480.949.6800
 nelsenpartners.com



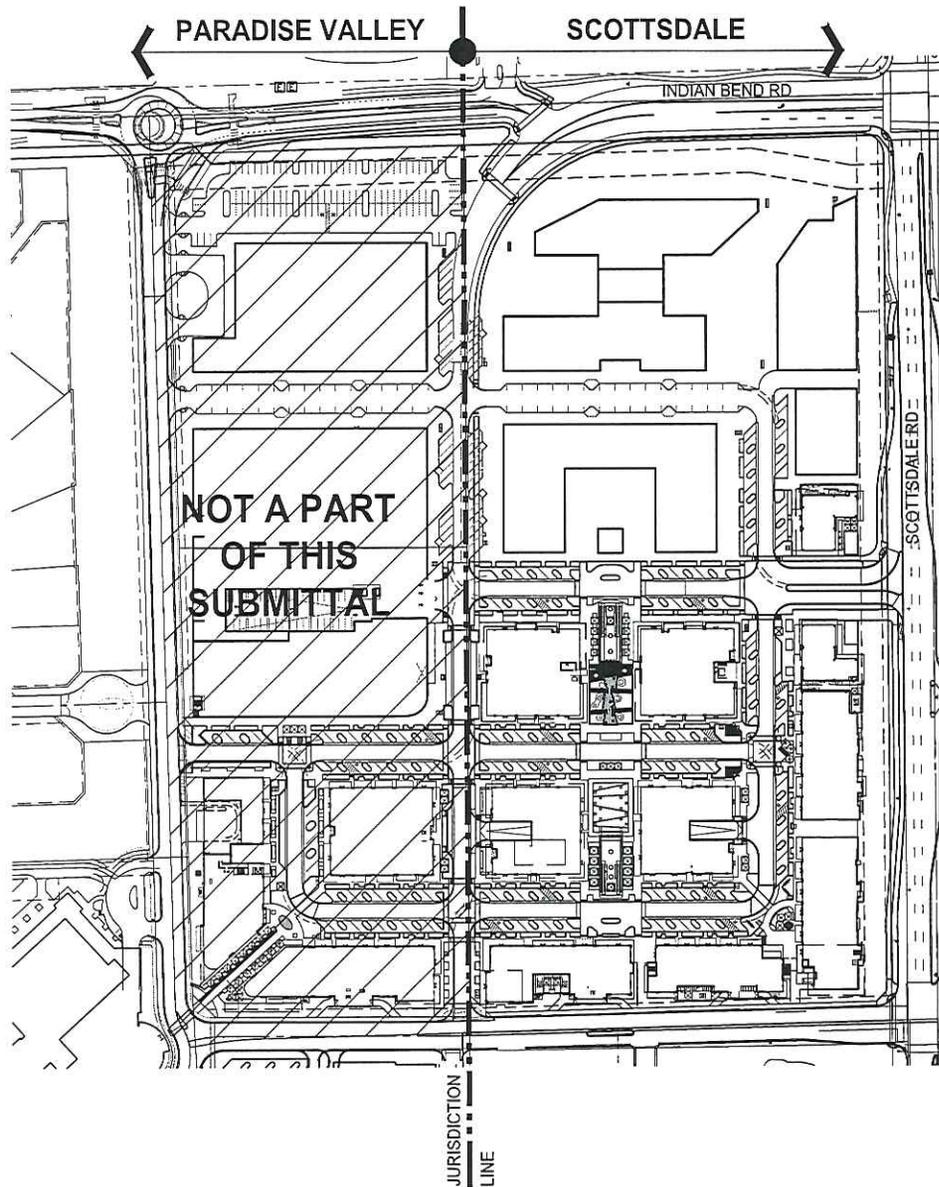
REZONING PROPOSAL
 C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERAIE
 6990 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date
 JUNE 20, 2016

Drawings and related material prepared by Nelsen Partners, Inc. are the property of Nelsen Partners, Inc. and are not to be copied, used, or distributed without written consent of the architect.

© 2016 NELSEN PARTNERS, INC.
 Project No. 315033
A120
 OPEN SPACE PLAN

7-ZN-2016
 6/30/2016



PARKING CALCULATIONS - PHASE 1

Required Spaces: (1 per 325 GSF)	541 cars
175,840/325=	
Provided Spaces:	
Surface	538
Basement Level One (B1)	511
Basement Level Two (B2)	125
Provided Total:	1,173 cars
CHGDG PARKING AREAS:	
Basement Level One:	245,723 sf
Basement Level Two:	61,244 sf
Total Below Grade Parking Area:	302,272 sf

SEE SHEET A130 FOR OPEN SPACE AND SURFACE PARKING AREAS

Accessible Parking

Required:	4% of required parking	21
Provided:		21

Van Accessible:
1 per 6 required accessible spaces = 4 of the required accessible spaces

Approximately half of the accessible spaces are distributed throughout the surface parking areas, and the other half is located on B1 adjacent the elevator lobby.

Bicycle Parking (Entire Project - Phase 1 & 2)

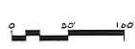
Required:	1/10 required parking cars
Max. Required:	100
Provided:	100
541 / 10 = 53 bike spaces required in Phase 1.	

PHASE II

PARKING FOR FUTURE PHASE II WILL BE DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR THE BUILDING AREAS ON PHASE II.

NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE OF 13'-4" WILL BE MAINTAINED FOR ALL ROADS (FIRE ORDINANCE 4245.203.2.1)
- FDCS AND FIRE RISER ROOMS ARE LOCATED AT EACH BUILDING AS NOTED



01

PARKING PLAN - SURFACE PARKING

SCALE: 1"=30'

REF:

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 4000
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



Issue: 12-01-2016

REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERAIE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

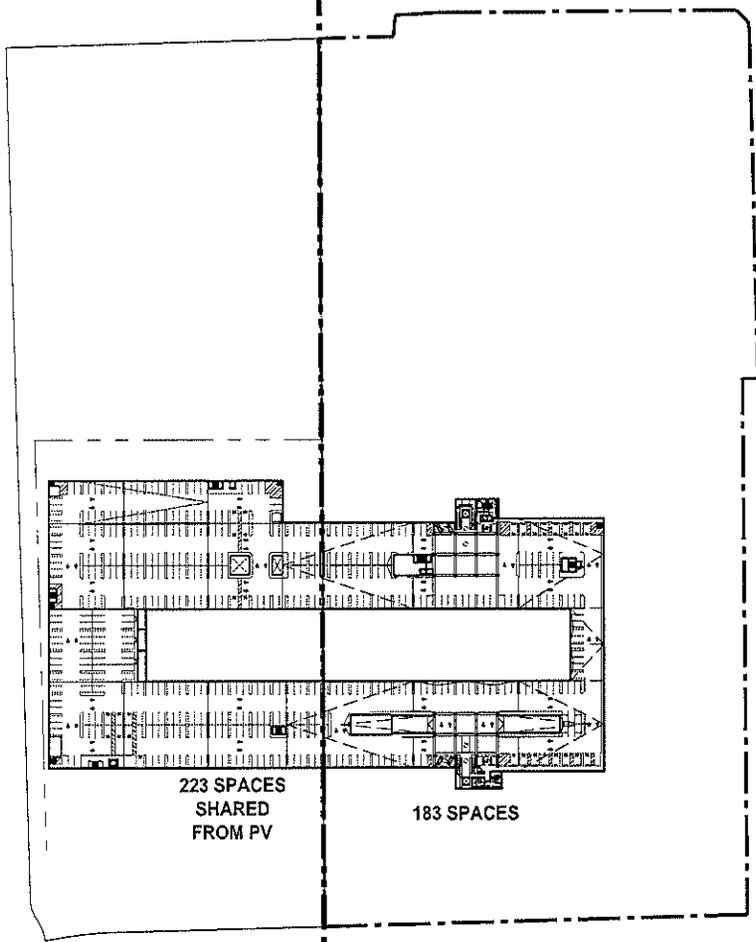
Drawings and other material appearing herein constitute original and intellectual work of the architect and shall not be duplicated, used or modified without written consent of the architect.
© 2016 NELSON PARTNERS, INC.

Project No.
315033

A130
PARKING PLAN - SURFACE

7-ZN-2016
6/30/2016

← PARADISE VALLEY SCOTTSDALE →
INDIAN BEND RD



0 20' 40' NORTH 01 PARKING PLAN - B1 LEVEL SCALE: 1"=80' REF:

PARKING CALCULATIONS - PHASE 1

Required Spaces: (1 per 520 GSF)	541 cars
179,810/328	
Provided Spaces:	
Surface	526
Basement Level One (B1)	911
Basement Level Two (B2)	126
Provided Total:	1,563 cars
CRS22 PARKING AREAS	
Basement Level One	240,728 sf
Basement Level Two	61,264 sf
Total Below-Grade Parking Area:	302,092 sf

CBE SHEET A120 FOR OPEN SPACE AND SURFACE PARKING AREAS

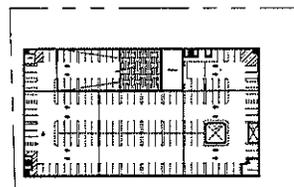
PHASE 2

PARKING FOR FUTURE PHASE 2 WILL BE DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS FOR THE BUILDING AREA ON PHASE 2.

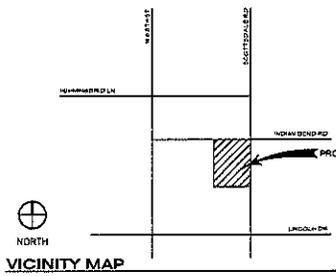
NOTES

- UNOBSTRUCTED VERTICAL CLEARANCE OF 12'-0" WILL BE MAINTAINED FOR ALL ROADS (PER ORDINANCE 4840.052.1.1)
- FIRE AND FIRE RISER ROOMS ARE LOCATED AT EACH BUILDING AS NOTED

Accessible Parking	
Required: 4% of required parking	21
Provided:	21
Van Accessible:	
1 per 4 required accessible spaces = 4 of 16 provided accessible spaces	
Approximately half of the accessible spaces are distributed throughout the surface parking areas, and the other half is located at B1 adjacent the elevator lobbies.	
Bicycle Parking (Bike-to-Work Project - Phase 1 & 2)	
Required: 175 required parking cars	
Max. Program:	150
Provided:	150
541 / 150 = 3.61 bike spaces required in Phase 1.	



0 20' 40' NORTH 01 PARKING PLAN - B2 LEVEL SCALE: 1"=80' REF:



NORTH VICINITY MAP

NELSEN PARTNERS ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 4030
Scottsdale, Arizona 85254
t: 480.919.4800
nelsonpartners.com



REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6690 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

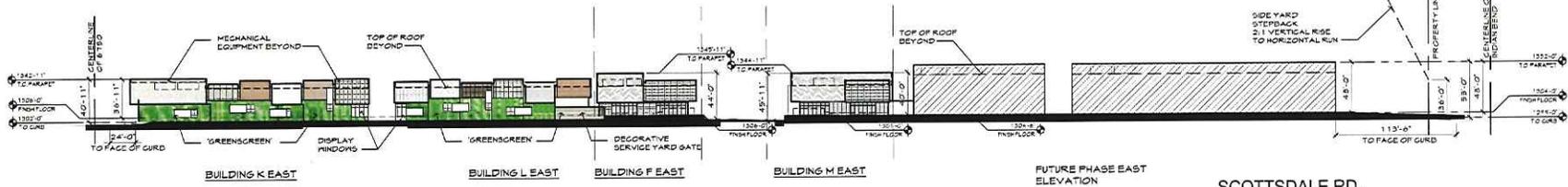
Date
JUNE 20, 2016

Drawings and other information shown herein are the property of Nelsen Partners, Inc. and shall remain the confidential property of Nelsen Partners, Inc. © 2015 NELSONPARTNERS, INC.

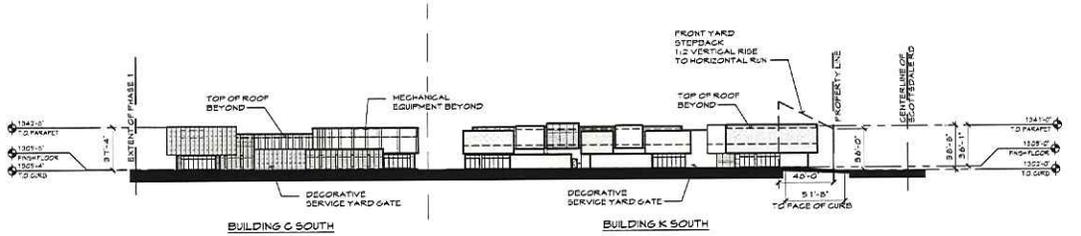
Project No.
315033

A131
PARKING PLAN - B1&B2 LEVEL

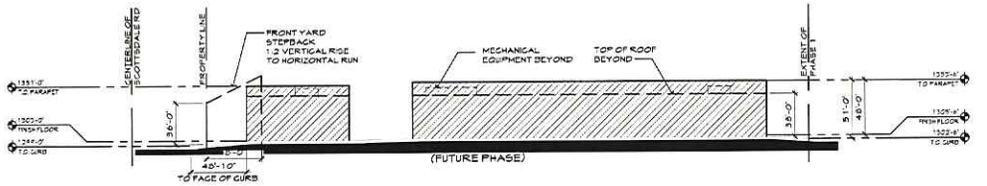
7-ZN-2016
6/30/2016



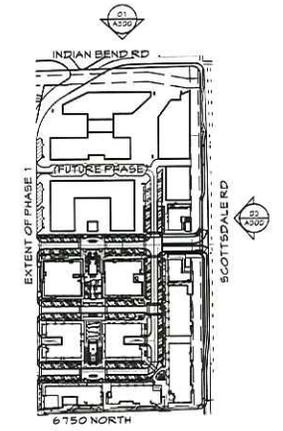
SCOTTSDALE RD.
03 OVERALL EAST ELEVATION
SCALE: 1"=50' REF:



6750 NORTH
02 OVERALL SOUTH ELEVATION
SCALE: 1"=50' REF:



INDIAN BEND RD.
01 OVERALL NORTH ELEVATION
SCALE: 1"=50' REF:



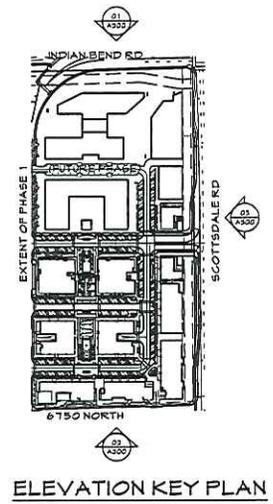
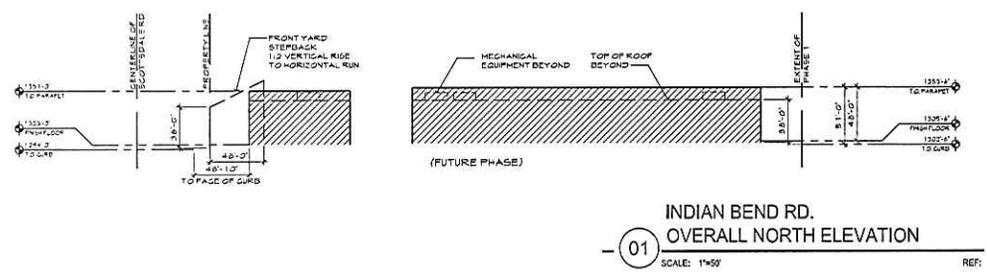
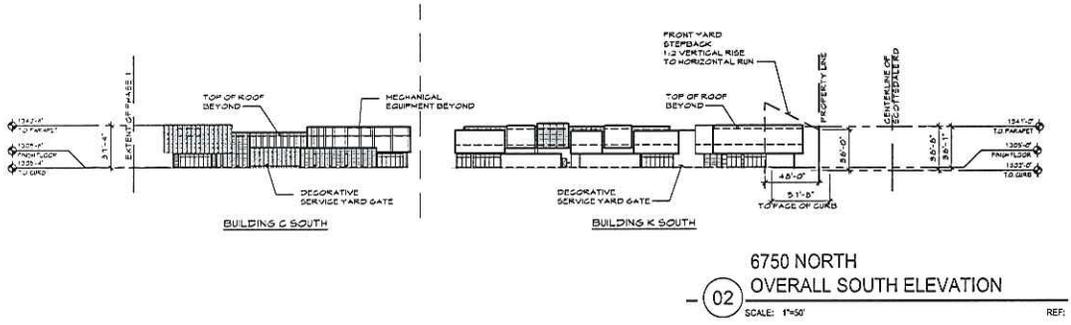
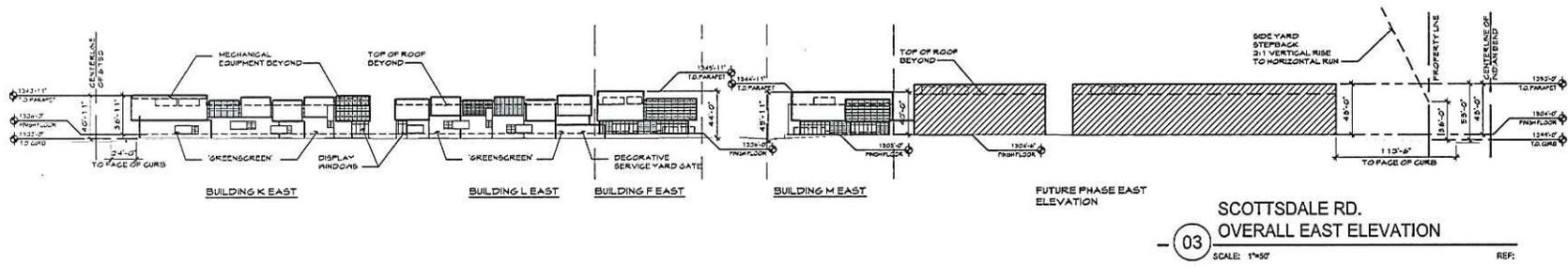
ELEVATION KEY PLAN

REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

Drawings and/or other records prepared by Nelsen Partners, Inc. are the property of Nelsen Partners, Inc. and shall remain the property of Nelsen Partners, Inc. unless otherwise stated on the drawings. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Nelsen Partners, Inc.

Project No.
315033
A300
PERIMETER OVERALL ELEVATIONS



REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

Drawings and related material appearing herein constitute intellectual property of the architect and may not be distributed, used, or duplicated without written consent of the architect.

© 2016 NELSEN PARTNERS, INC.

Project No.
315033

A300
PERIMETER OVERALL
ELEVATIONS

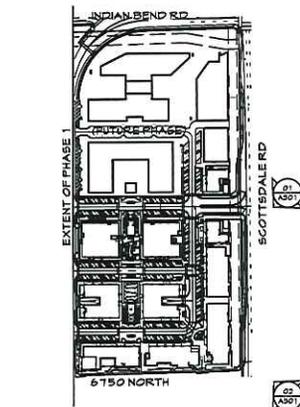
7-ZN-2016
6/30/2016



02 SCOTTSDALE RD PERSPECTIVE - LOOKING NORTHWEST
SCALE: N.T.S. REF:



01 SCOTTSDALE RD PERSPECTIVE - LOOKING SOUTHEAST
SCALE: N.T.S. REF:



PERSPECTIVE KEY PLAN

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15710 North Scottsdale Road
Suite #100
Scottsdale, Arizona 85254
T: 480.949.4800
F: 480.949.4800
nelsonpartners.com



REZONING PROPOSAL
C.O.S. PRE-APP NO.: 44 - PA - 2016
PALMERIAE
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, copied, or disclosed without written consent of the architect.

© 2016 NELSEN PARTNERS, INC.

Project No.
315033

A301
PERSPECTIVES

7-ZN-2016
6/30/2016

Plant Legend

Perimeter Roads

Trees

Symbol	Botanical name	Common Name	Size	Caliper
	<i>Raihiria macranthera</i>	Chihuahuan Orchid Tree	24" box	2"
	<i>Olea europaea</i>	Olive	24" box	3"

Palms and Cycads

Symbol	Botanical name	Common Name	Size	Notes
	<i>Chamaeceras humilis</i>	Mediterranean Fan Palm	2'-4' BTH	3 trunks
	<i>Cycas revoluta</i>	Sago Palm	20 gal	1 trunk
	<i>Phoenix dactylifera</i>	Date Palm	12" BTH	--

Interior

Trees

Symbol	Botanical name	Common Name	Size	Caliper
	<i>Bounnea variegata</i>	Purple Orchid Tree	24" box	2"
	<i>Citrus species</i>	Citrus	1 b gal	N/A
	<i>Ficus microcarpa nitida</i>	Indian Laurel Fig	24" box	3"
	<i>Olea europaea</i>	Olive	24" box	3"

Palms and Cycads

Symbol	Botanical name	Common Name	Size	Notes
	<i>Chamaeceras humilis</i>	Mediterranean Fan Palm	2'-4' BTH	3 trunks
	<i>Cycas revoluta</i>	Sago Palm	20 gal	1 trunk
	<i>Phoenix dactylifera</i>	Date Palm	12" BTH	--

Notes

- All plant material, 1 gallon and larger, including boxed palms, to be supplied by D. L. Cunningham, Inc. It is the responsibility of the landscape contractor to locate and bid any bare root palms, but these palms must be referred to D.L.C. Inc. and approved by Burton Landscape Architecture Studio. Landscape contractor must contact D.L. Cunningham, Inc. for their selection rates and all other applicable terms. Contact: Rob Cunningham 949.621.7131.
- The contractor shall verify all plant material quantities prior to plant installation. Plant material quantities are listed for the convenience of the contractor. Actual number of plant symbols shall have priority over quantities designated.
- All plant material designated with (++) shall be planted with cactus and succulent back fill mix (see planting specifications).
- All plant material designated with (***) shall be planted with acid ledding plant back fill mix (see planting specifications).
- All individual shrubs @ slope conditions are to be underplanted with ground cover to match adjacent plant symbol.

Perimeter Roads

Shrubs, Perennials, Vines and Groundcovers



Botanical name	Common Name	Size
<i>Anigozanthos species ++</i>	Kangaroo Paw	5 gal
<i>Baccharis species</i>	Baccharis	5 gal
<i>Bougainvillea species</i>	Bougainvillea	5 gal
<i>Bulbine frutescens ++</i>	No Common Name	5 gal
<i>Caesalpinia species</i>	No Common Name	5 gal
<i>Callistemon viminalis</i>	Weeping Bottlebrush	5 gal
<i>Composita radicans</i>	Common Trumpet Creeper	5 gal
<i>Carissa macrocarpa 'Tuttie'</i>	Natal Plum	5 gal
<i>Dalea greggii</i>	Trailing Indigo Bush	5 gal
<i>Eremophila species</i>	Emu Bush	5 gal
<i>Felicia sellowiana</i>	Pineapple Guava	5 gal
<i>Ficus pumila</i>	Creeping Fig	5 gal
<i>Gaura lindheimeri</i>	Lindheimer's Beeblossom	5 gal
<i>Gelsemium sempervirens</i>	Carolina Jessamine	5 gal
<i>Jasminum mesnyi</i>	Primrose Jasmine	5 gal
<i>Lantana species</i>	No Common Name	5 gal
<i>Leucophyllum species</i>	Texas Ranger	5 gal
<i>Maccladyna unguis-cati***</i>	Cat's Claw	5 gal
<i>Myrtus communis</i>	Myrtle	5 gal
<i>Mycoporum parvifolium</i>	No Common Name	Sod
<i>Nerium oleander</i>	Oleander	5 gal
<i>Penstemon species</i>	Beard Tongue	5 gal
<i>Plumbago auriculata (capensis)</i>	Cape Plumbago	5 gal
<i>Portulacaria afra ++</i>	Elephant's Food	5 gal
<i>Prunus caroliniana 'Bright 'n Tight'</i>	Carolina Laurel Cherry	5 gal
<i>Pyracantha species</i>	Firethorn	5 gal
<i>Rosa banksiae</i>	Lady Banks' Rose	5 gal
<i>Rosmarinus officinalis 'Prostratus'</i>	Rosemary	1 gal
<i>Rosmarinus officinalis species</i>	Rosemary	5 gal
<i>Ruellia species</i>	No Common Name	5 gal
<i>Salvia greggii</i>	Autumn Sage	5 gal
<i>Thevetia nerifolia</i>	Yellow Oleander	5 gal
<i>Tecoma stans 'Gold Star'</i>	Gold Star Esperanza	5 gal
<i>Xylocma congestum</i>	Shiny Xylocma	5 gal

Interior

Shrubs, Perennials, Vines and Groundcovers



Botanical name	Common Name	Size
<i>Anigozanthos species ++</i>	Kangaroo Paw	5 gal
<i>Asparagus densiflorus 'Sprenger'</i>	Sprenger Asparagus	5 gal
<i>Bougainvillea species</i>	Bougainvillea	5 gal
<i>Callistemon viminalis</i>	Weeping Bottlebrush	5 gal
<i>Calyptothus hartwegii fenderi</i>	Sundrops	5 gal
<i>Ceanothus radicans</i>	Common Trumpet Creeper	5 gal
<i>Carissa macrocarpa 'Tuttie'</i>	Natal Plum	5 gal
<i>Catharanthus roseus</i>	Madagascar Periwinkle	5 gal
<i>Felicia sellowiana</i>	Pineapple Guava	5 gal
<i>Ficus pumila</i>	Creeping Fig	5 gal
<i>Gelsemium sempervirens</i>	Carolina Jessamine	5 gal
<i>Lantana species</i>	No Common Name	5 gal
<i>Lavandula species ++</i>	Lavender	5 gal
<i>Ligustrum japonicum 'Texanum'</i>	Wax-Leaf Privet	5 gal
<i>Maccladyna unguis-cati***</i>	Cat's Claw	5 gal
<i>Myrtus communis</i>	Myrtle	5 gal
<i>Pollenthus macrocarpus</i>	Lady's Slipper	5 gal
<i>Pittosporum species</i>	No Common Name	5 gal
<i>Plumbago auriculata (capensis)</i>	Cape Plumbago	5 gal
<i>Prunus caroliniana 'Bright 'n Tight'</i>	Carolina Laurel Cherry	5 gal
<i>Punica granatum</i>	Flowering Pomegranate	5 gal
<i>Rosa banksiae</i>	Lady Banks' Rose	1 gal
<i>Rosmarinus officinalis 'Prostratus'</i>	Rosemary	5 gal
<i>Rosmarinus officinalis species</i>	Rosemary	5 gal
<i>Senecioia chamecyparissus</i>	Lavender Cotton	5 gal
<i>Strelitzia reginae</i>	Bird Of Paradise	5 gal
<i>Teucrium fruticosum</i>	Bush Germander	5 gal
<i>Trachelospermum jasminoides</i>	Star Jasmine	5 gal
<i>Westringia frutescens</i>	Coast Rosemary	

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 9200
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

burton

Landscape Architecture Studio
307 S. Cactus Square, Suite G, 92015
818.706.7058 | 818.706.7059
www.burton-studio.com

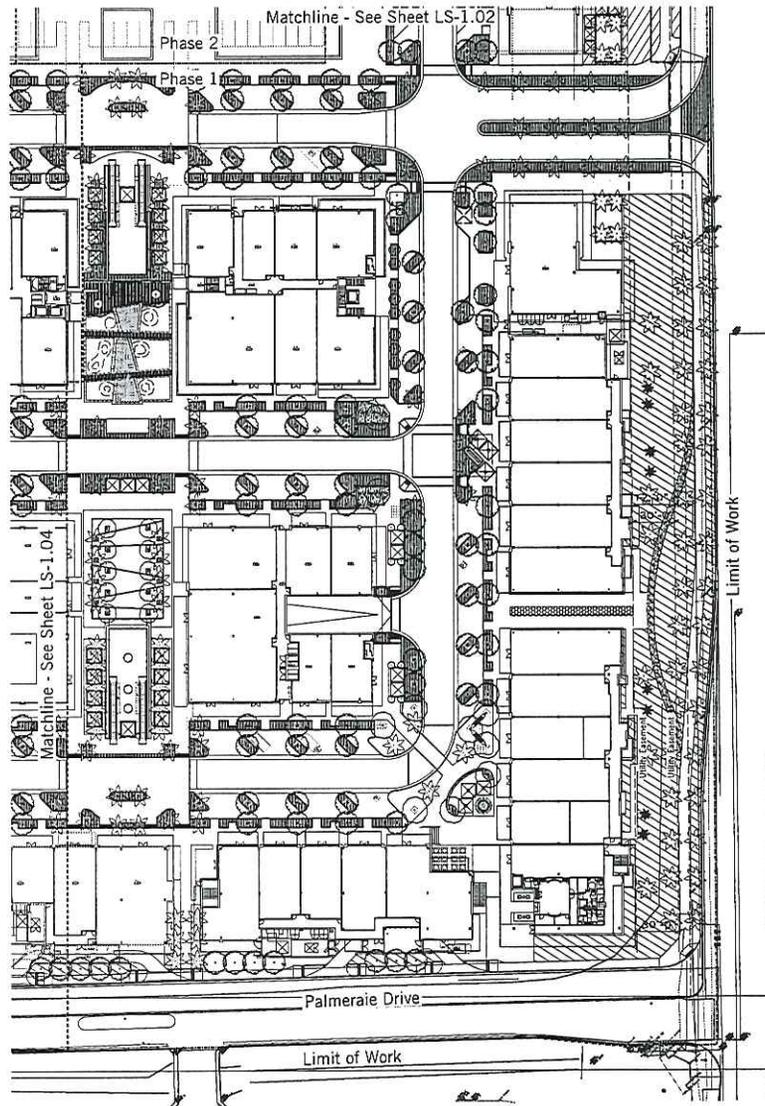
PALMERAIE
C.O.S. PRE-APP NO.: 44 - PA - 2016
6980 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016 - Re-zoning

Drawings and notes are intended to provide a general guide only. The contractor shall verify all quantities and conditions of materials and methods of construction and shall be responsible for all errors and omissions.

© 2016 NELSEN PARTNERS, INC.
Project No.
315033
Landscape Plan
Notes & Legends
LS-0.01

7-ZN-2016
6/30/2016



Plant Legend
Perimeter Roads Trees

Symbol	Botanical name
	Bauhinia macranthera Ulmus parvifolia

Perimeter Roads Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Interior Trees

Symbol	Botanical name
	Bauhinia variegata Citrus species Ficus microcarpa nitida Ulmus parvifolia

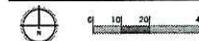
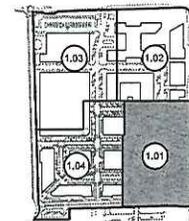
Interior Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Shrubs

Symbol	Description
	Perimeter Roads & Right of Way Shrubs, Perennials, Vines and Groundcovers Total SF - 37,834
	Interior & On-Site Shrubs, Perennials, Vines and Groundcovers Total SF - 54,786 SF
	Total Landscape Square Footage - 92,620 SF

Key Map



**NELSEN
 PARTNERS**
 ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
 Austin | Scottsdale
 15210 North Scottsdale Road
 Suite #200
 Scottsdale, Arizona 85254
 t: 480.949.6800
 nelsonpartners.com

burton
 Landscape Architecture Studio
 3675 S. Crinius Salina Beach Ct #2075
 858 794-7204 | 858 794-7207
 www.burton-studio.com

PALMERAIE
 C.O.S. PRE-APP NO.: 44 - PA - 2016
 6890 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

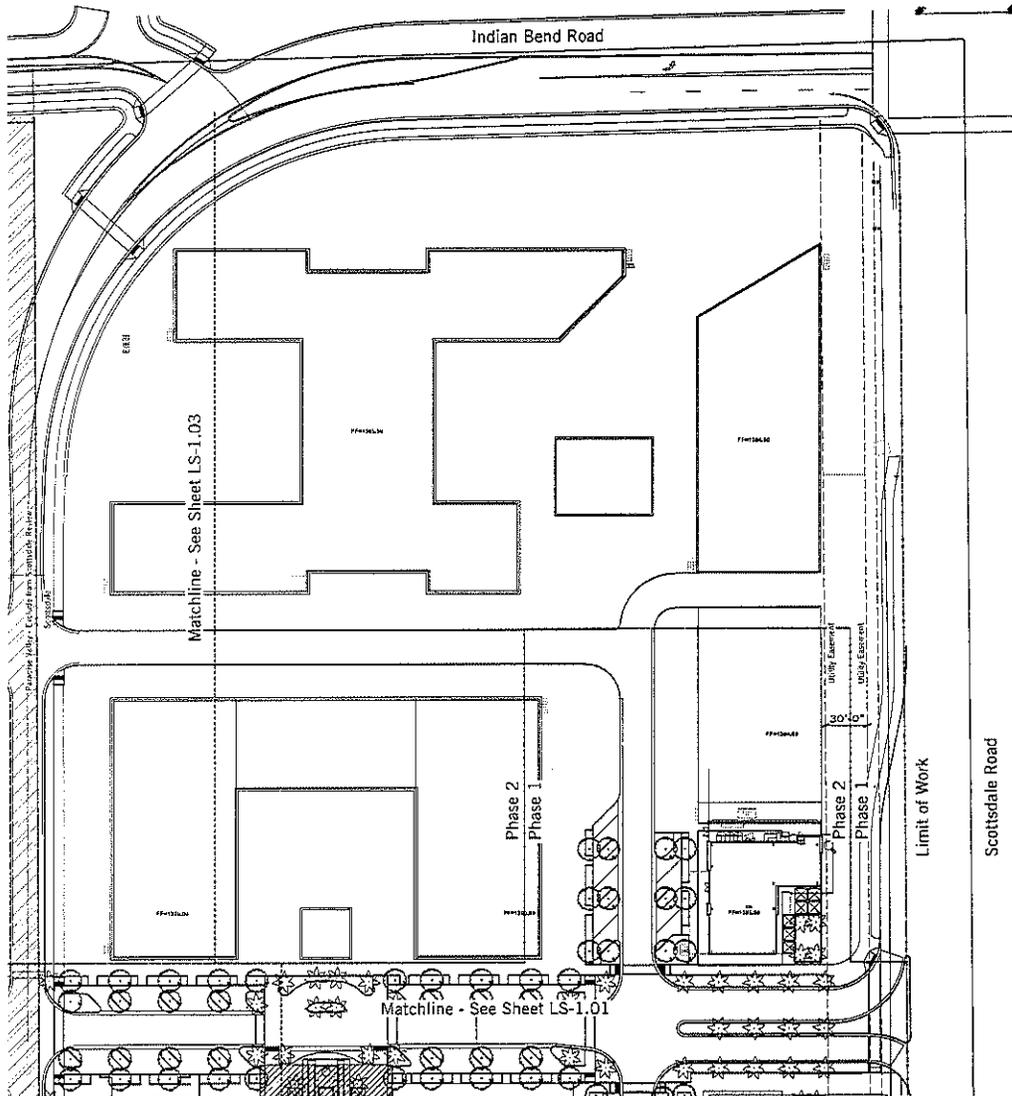
Date
 JUNE 20, 2016 • Rezoning

Drawings and written material are being loaned
 to the client and are to be used only for the
 project and are not to be published, sold, or
 otherwise used without written consent of the architect.

© 2016 NELSEN PARTNERS, INC.
 Project No.
 315033

Landscape Plan
LS-1.01

7-ZN-2016
 6/30/2016



Plant Legend
Perimeter Roads Trees

Symbol	Botanical name
	Bauhinia mucronthera Ulmus parvifolia

Perimeter Roads Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Interior Trees

Symbol	Botanical name
	Bauhinia variegata Citrus spaciata Ficus microcarpa elliptica Ulmus parvifolia

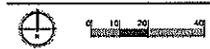
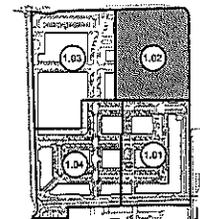
Interior Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Shrubs

Symbol	Description
	Perimeter Roads & Right of Way Shrubs, Perennials, Vines and Groundcovers
	Total SF - 37,834
	Interior & On-Site Shrubs, Perennials, Vines and Groundcovers
	Total SF - 54,786 SF
	Total Landscape Square Footage - 92,620 SF

Key Map



**NELSEN
 PARTNERS**
 ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
 Austin | Scottsdale
 15210 North Scottsdale Road
 Suite 8200
 Scottsdale, Arizona 85254
 t 480.949.6800
 nelsenpartners.com

burton
 Landscape Architecture Studio
 397 S. Cactus Salina Beach Ct #1875
 852 764 2001 • 852 764 2007
 www.burton-studio.com

PALMERAIE
 C.O.S. PRE-APP NO.: 44 - PA - 2016
 6990 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

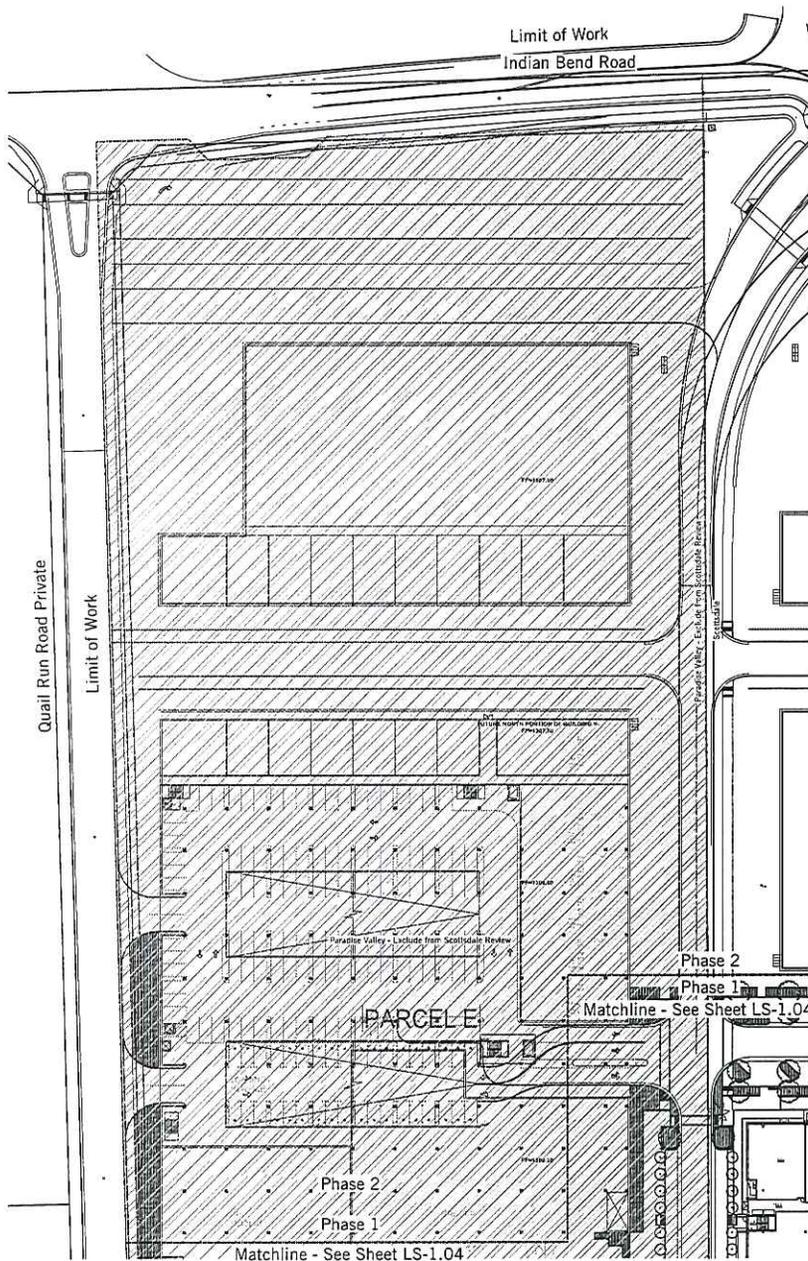
Date
 JUNE 20, 2016 - Re-zoning

Drawings not valid for construction without the issuance of a building permit by the applicable authority. Use of this drawing without consent of the architect is prohibited.

© 2016 NELSEN PARTNERS, INC.
 Project No.
 315033

Landscape Plan
LS-1.02

7-ZN-2016
 6/30/2016



Plant Legend
Perimeter Roads Trees

Symbol	Botanical name
	Bauhinia macranthera Ulmus parvifolia

Perimeter Roads Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Interior Trees

Symbol	Botanical name
	Bauhinia variegata Citrus species Ficus microcarpa nillda Ulmus parvifolia

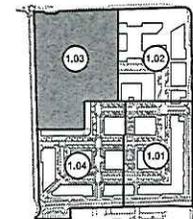
Interior Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Shrubs

Symbol	Description
	Perimeter Roads & Right of Way Shrubs, Perennials, Vines and Groundcovers Total SF - 37,834
	Interior & On-Site Shrubs, Perennials, Vines and Groundcovers Total SF - 54,786 SF Total Landscape Square Footage - 92,620 SF

Key Map



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #200
Scottsdale, Arizona 85254
t. 480.949.6800
nelsenpartners.com

burton
Landscape Architecture Studio
387 S. Cactus Silena Beach Ca 92075
658.764.7204 | 658.764.7207
www.burton-studio.com

PALMERIAE
C.O.S. PRE-APP NO.: 44 - PA - 2016
6990 N. SCOTTSDALE RD.
SCOTTSDALE, AZ

Date
JUNE 20, 2016 - Re-zoning

Drawings and written material appearing herein are the original and confidential work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

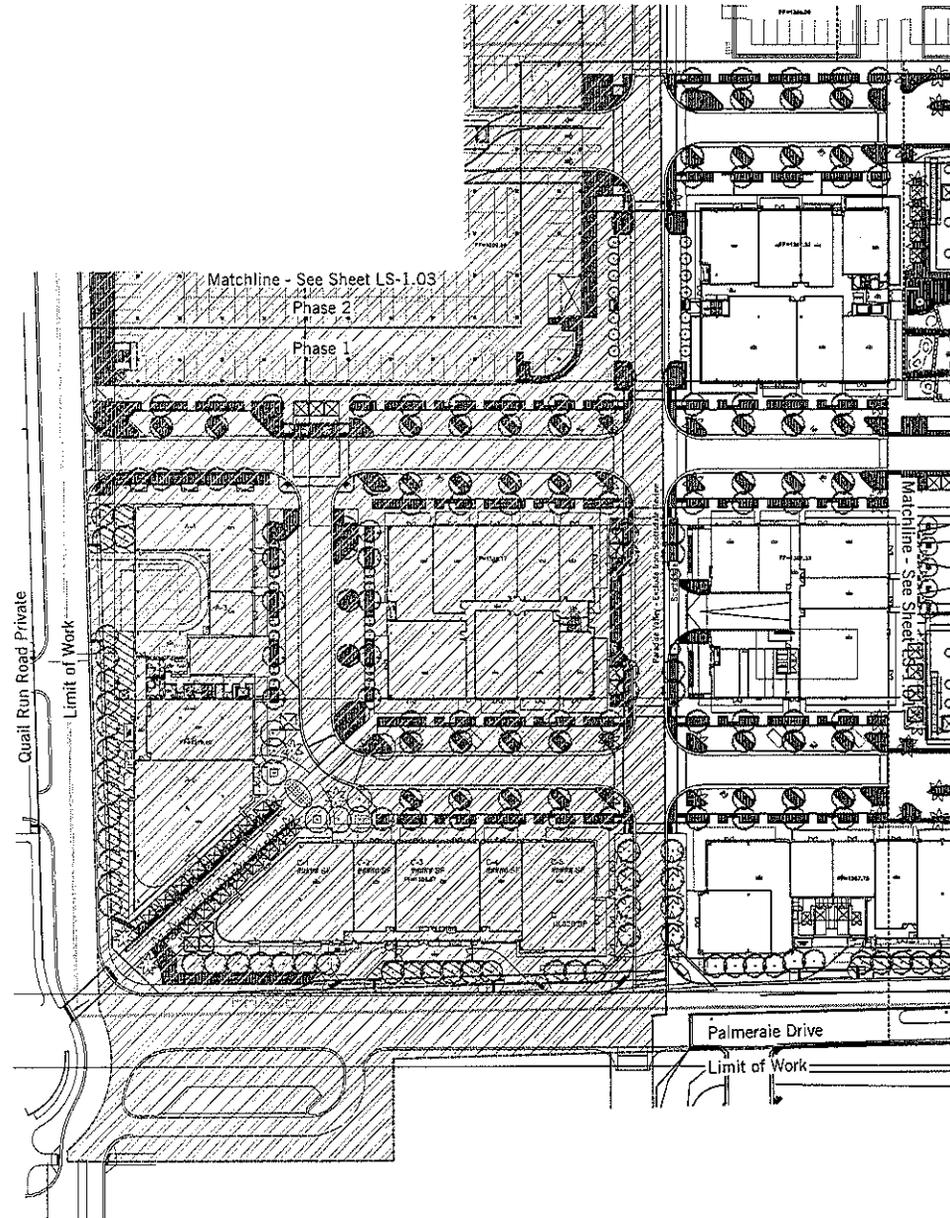
© 2016 NELSEN PARTNERS, INC.

Project No.
315033

Landscape Plan

LS-1.03

7-ZN-2016
6/30/2016



Plant Legend
Perimeter Roads Trees

Symbol	Botanical name
	Bauhinia macranthera Ulmus parvifolia

Perimeter Roads Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Interior Trees

Symbol	Botanical name
	Bauhinia variegata Citrus speciosus Ficus microcarpa nitida Ulmus parvifolia

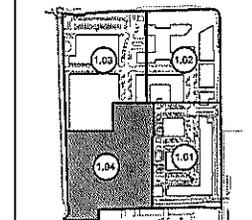
Interior Palms

Symbol	Botanical name
	Chamaerops humilis Cycas revoluta Phoenix dactylifera

Shrubs

Symbol	Description
	Perimeter Roads & Right of Way Shrubs, Perennials, Vines and Groundcovers Total SF - 37,834
	Interior & On-Site Shrubs, Perennials, Vines and Groundcovers Total SF - 54,786 SF
	Total Landscape Square Footage - 92,620 SF

Key Map



**NELSEN
 PARTNERS**
 ARCHITECTS & PLANNERS

Nelson Partners, Inc.
 Aesch | Scottsdale
 15210 North Scottsdale Road
 Suite 8200
 Scottsdale, Arizona 85254
 t 480.949.6800
 nelsonpartners.com

burton

Landscape Architecture Studio
 2875 Central Expressway East, Suite 100
 858 764 7200 • 858 764 7200
 www.burtonstudio.com

PALMERAIE
 C.O.S. PRE-APP NO.: 44 - PA - 2016
 6890 N. SCOTTSDALE RD.
 SCOTTSDALE, AZ

Date
 JUNE 20, 2016 - Re-working

Design is of Nelson Partners, Inc. and is not to be reproduced or used in any manner without the written consent of Nelson Partners, Inc.
 © 2016 NELSON PARTNERS, INC.

Project No.
 315033

Landscape Plan
LS-1.04

7-ZN-2016
 6/30/2016