

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2012 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**84-DR-2011 Restoration Hardware at Scottsdale Quarter**

**Location:** 15015 N. Scottsdale Rd.

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new 3-story building with 22,405 square feet of building area, on a 0.5 acre site.

## OWNER

Glimcher Development Corporation  
180 E. Broad Street  
Columbus, Ohio 43215

## TENANT

Restoration Hardware

## ARCHITECT/DESIGNER

George Melara / Gwen Jarick  
Nelsen Partners, Inc.  
15210 N. Scottsdale Road, Suite 300  
Scottsdale, AZ 85254

## ENGINEER

Andrew Mizerek  
David Evans & Associates  
4600 E. Washington Street, Suite 430  
Phoenix, AZ 85034

## APPLICANT CONTACT

George Melara / Gwen Jarick  
Nelsen Partners, Inc.  
15210 N. Scottsdale Road, Suite 300  
Scottsdale, AZ 85254  
480-949-6800

Action Taken \_\_\_\_\_

## BACKGROUND

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### Zoning

The site is zoned Planned Regional Center District (PRC). The PRC zoning district allows a broad range of general merchandise and service uses, and can include office and residential uses. This district allows retail uses, as proposed with this request.

### Context

The Scottsdale Quarter site is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73<sup>rd</sup> Street on the east, and E. Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed use development with a contemporary design style. The proposed Restoration Hardware building is located at the southwest corner of the development, at the corner of N. Scottsdale Road and E. Butherus Road. An existing single-story building at this location will be demolished.

### Adjacent Uses and Zoning

- North Dominick's restaurant, zoned Planned Regional Center (PRC).
- South E. Butherus Road, farther south is vacant land, zoned Industrial Park District (I-1).
- East Interior private street and parking structure, zoned Planned Regional Center (PRC).
- West Scottsdale Road, farther west is Kierland shopping center, zoned commercial (Phoenix).

### Key Items for Consideration

- Substantial change in architectural character on the corner of a busy intersection.
- Included within this request is an amendment to the master Building Height Variation Exhibit for Scottsdale Quarter.
- Change to the pedestrian experience around all sides of the building.

## DEVELOPMENT PROPOSAL

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### Goal/Purpose of Request

Restoration Hardware, currently operating in Kierland, is proposing to relocate to a new building in Scottsdale Quarter that will better suite their operational needs as a growing business.

The proposal includes demolition of the existing 7,000 square feet single-story building (previously Oakville Grocery) that is located on the corner of N. Scottsdale Road and E. Butherus Road; and the construction of a new 22,405 square feet 3-story building in its place. This new building will fit over the footprint of the existing building, with the exception of 2 outdoor courtyard areas on the south and west sides of the building, and a slight expansion to the north over the area that was previous used as an outdoor patio for Oakville Grocery. An existing, small, parking lot directly east of the building will be converted into a circle drive to be used as a valet drop off and customer pick up zone. Pedestrian access to and around the building will continue to function as it currently does.

The new building has two main levels, with a mezzanine level and a roof top terrace above the 2<sup>nd</sup> floor. The tallest part of the building is 53'-6" above the lowest finished floor elevation. Included within this proposal is a modification to the master Building Height Variation Exhibit that was

approved by the Development Review Board with the original application for Scottsdale Quarter. The proposed building height conforms to the Zoning Ordinance.

Architectural character of the building is formal and classical, with contemporary style, which is a substantial change from the existing brick building, but is still consistent with the overall design concept for Scottsdale Quarter: combine multiple types of architecture for an appearance of a site that was developed over a longer period of time. The main building material is a grey Venetian plaster, which is accented by black powder-coated steel balconies and shading devices around the windows. Mechanical equipment will be located on the west end of the roof, and fully screened behind parapets and screen walls.

### **Neighborhood Communication**

Project notification mailings were sent, by the applicant as well as the City, to property owners within 750 feet of the site, and the site was posted. As of the date of this report, staff has not received any correspondence regarding the proposal.

### **Development Information**

- Existing Use: Vacant building
- Proposed Use: Retail
- Parcel Size: 23.52 acres (net)
- Building Size: 22,405 SF
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.8
- Building Height Allowed: 60 Feet
- Building Height Proposed: 57'-6" (from avg. TOC +1)
- Parking Required: 2,987 spaces
- Parking Provided: 3,191 spaces
- Open Space Required: 204,911 SF
- Open Space Provided: 226,636 SF

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Restoration Hardware per the attached stipulations, finding that the provisions of the General Plan policies and goals, master plans, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning, Neighborhood and Transportation**

Current Planning Services

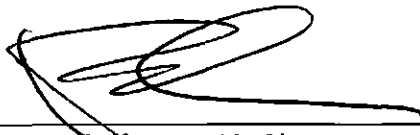
**STAFF CONTACT**

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Bryan Cluff, Planner 480-312-2258 E-mail: bcluff@ScottsdaleAZ.gov

**APPROVED BY**

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Bryan Cluff, LEED AP, Planner  
Report Author

2/8/12  
Date



Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

2/8/12  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Applicant's Narrative
  - 2. Context Aerial
  - 2A. Close-Up Aerial
  - 3. Zoning Map
  - 4. Master Site Plan
  - 5. Site Plan
  - 6. Landscape Plan
  - 7. Floor Plans
  - 8. Building Setback Plan
  - 9. Building Setback Analysis
  - 10. Building Height Variation Exhibit
  - 11. Building Elevations
  - 12. Streetscape Elevation
  - 13. Perspectives
  - 14. Lighting Plans

**Stipulations for the  
Development Review Board Application:  
Restoration Hardware  
Case Number: 84-DR-2011**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Nelsen Partners, Inc., with a city staff date of 2/7/12.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, Inc., with a city staff date of 2/7/12.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Nelsen Partners, Inc., with a city staff date of 2/7/12.
  - d. The case drainage report submitted by David Evans & Associates and accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.
  - e. Building height shall be consistent with the revised master Building Height Variation Exhibit submitted by Nelsen Partners, Inc., with a city staff date of 2/7/12.
  - f. Overall building setbacks shall be consistent with the revised master Building Setback Plan submitted by Nelsen Partners, Inc., with a city staff date of 2/7/12.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning and DRB cases for the subject site were: 14-ZN-2005, 10-DR-2007

**SITE DESIGN:**

**Ordinance**

- B. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

**AIRPORT:**

**DRB Stipulations**

2. Prior to permit issuance, the owner shall submit an FAA Form 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA Form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- C. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over the sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.
- D. Prior to permit issuance, the owner shall revise the site plan to show that the proposed improvements will not encroach into the existing utility and drainage easements; or  
The owner shall provide proof of approval from all public utilities for the proposed improvements within the existing easements and apply for the City's Permission to Work in Right-of-Way and Permission for Private Improvements in the Right-of-Way and the owner shall dedicate to the City an Indemnity Agreement in a form acceptable to the City; or

The owner shall submit, and receive approval of, a Release of Easement application to realign any easements and utilities that are in conflict with the proposed improvements.

**WATER AND WASTEWATER STIPULATIONS**

**DRB Stipulations**

3. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

4. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Director, or designee, of the Stormwater Management Division of the Planning, Neighborhood and Transportation Department.
5. Demonstrate consistency with the accepted master drainage plan and report.
  - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Management Division's Director, or designee.
  - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

**CASE NO. 84-DR-2011**

6. With the final plan submittal, the owner shall clearly evaluate the structural impacts associated with building in close proximity to existing underground storm water storage facilities, and comply with any mitigation measures that may be required as determined by the Stormwater Management Division's Director, or designee.
7. With the final plan submittal, the owner shall clearly demonstrate that the finished floor elevations will prevent storm water from entering the proposed building.

**SCOTTSDALE QUARTER- BUILDING D  
GLIMCHER/ RESTORATION HARDWARE**

December 23, 2011

**PROJECT NARATIVE**

The project request is for development review board approval for building D of the Scottsdale Quarter Master Plan, located at 15101 N. Scottsdale Rd., which encompasses 28.61 Gross AC of PRC zoning within the Scottsdale Airpark. The property is located across the street from Kierland Commons on Scottsdale Rd in the City of Phoenix, on the west side. Butherus Dr. is on the south side of the property and forms the boundaries of Building D. The existing building D is a one-story, 6,840 SF, 36' tall building with a 1,517 SF patio on the North side. The existing building is clad in brick and has gray metal panels with black steel accents. The existing building has been vacant and was designed for Oakville Grocery as the tenant and the existing building structure could not be re-used to accommodate this new significant tenant. The new Dominick's Steakhouse with a roof top terrace is the tenant to the North and Building J, a 5-story parking structure is located just to the east of the building.

The existing site is raised +/- 4' from the existing surrounding sidewalk grade with an existing elevation of 69.00. This was due to the nature of trying to minimize steps in the buildings to provide a pedestrian friendly experience. We are proposing having terraces that integrate with the building; the finish grade will be the same grade elevation of 69.00. The building will be set back 30'-0" from Scottsdale Road consistent with the existing building. The Butherus side will conform to the average setback requirement per our DRB and Master Plan. The existing ground floor footprint is 7,985 sf only 1,145 SF more than the existing building and 372 SF less than the existing building with its patio footprint. The new Restoration Hardware building is 22,405 SF. The existing building height approved in our DRB for this building is 36'. The new building is 37'-6" with the highest point to a skylight of 53'-6". The additional height is within the step back plane along Scottsdale road. The building parapet at the perimeter encroaches into the current building height by 1'-6" and represents an encroachment of less than 5%. We are requesting that DRB approve our proposed new building height, as it is consistent with the overall design intent of the Scottsdale Quarter development to provide variety and urban diversity.

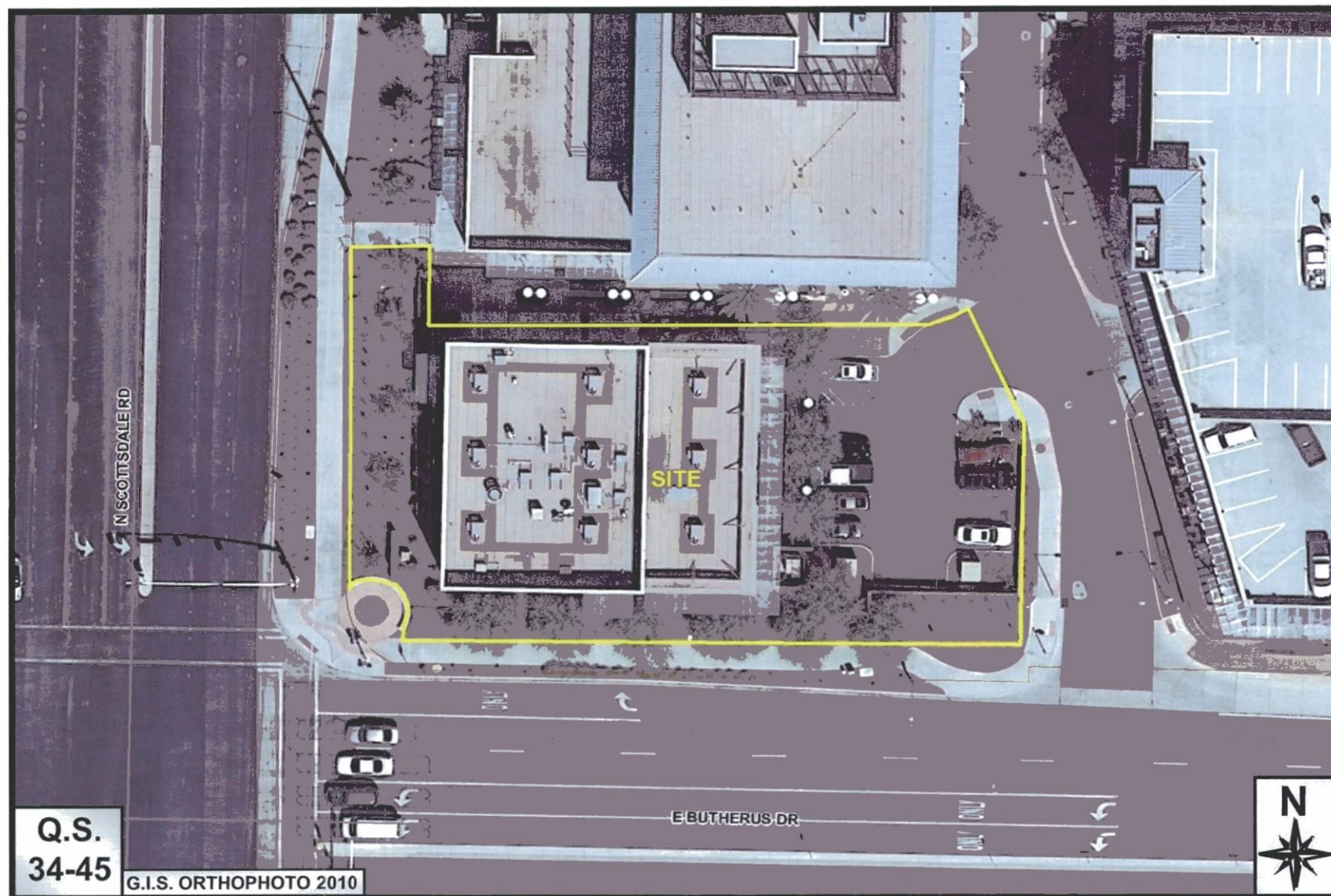
The project will have a circle drive that will have a limited use, as a valet drop-off and as a customer pick up area. This area will serve as a formal arrival court. The pedestrian access will be primarily from the South Colonnade and from the East Garage cross walk area. The pedestrian sidewalk is 6' minimum and will be protected by bollards and landscape at the entrance area.

Restoration Hardware is currently located across the street at Kierland Commons, in the City of Phoenix. Their success and inability to expand at their current location has resulted in the opportunity to create a significant presence at Scottsdale Quarter. The existing building does not have a strong presence on the corner of Scottsdale Road and Butherus due to the previous tenants functional requirements, it provided a solid brick mass on the corner. The new proposed building will enhance the overall perception of Scottsdale Quarter and create a strong corner anchored by a significant tenant. The proposed building character is consistent with the



existing DRB approved plans and design guidelines and complies with the approved Master Plan for Scottsdale Quarter. The new building will engage its context 360 degrees as it provides and addresses all the street exposures with windows, storefronts and courtyards that take advantage of our great climate by integrating the interior with the exterior. The new building has a roof top terrace that is stepped back from Scottsdale Road and from 72<sup>nd</sup> Place. The roof terrace will have trees and a trellis area protecting from the West and East exposure. The ability to use the roof for other uses other than a mechanical yard is desirable and consistent with the surrounding buildings at Scottsdale Quarter. The rooftop will provide trees, shade structures, and outdoor merchandising opportunities that enhance the outdoor lifestyle.

The building has been designed with sensitivity to the orientations and large steel screen shades provide protection from the sun. The architectural character is formal and classical but uniquely contemporary at the same time. The building has a simple and sophisticated palette of materials. Venetian Plaster covers the exterior with a smooth velvety texture; black powder coated steel highlights the balconies and shading devices. A series of courts and terraces provide scale relief to the building. Large custom decorative lights accent the entries. The South Terrace has an Oval space that creates a strong elevation from the South. The main entry to the project is on the East side via a formal motor court. We believe the new Restoration Hardware building will be an asset to the Scottsdale Quarter development and provide a significant icon along Scottsdale Road.



Restoration Hardware

84-DR-2011

ATTACHMENT #2A





Restoration Hardware

84-DR-2011

ATTACHMENT #2

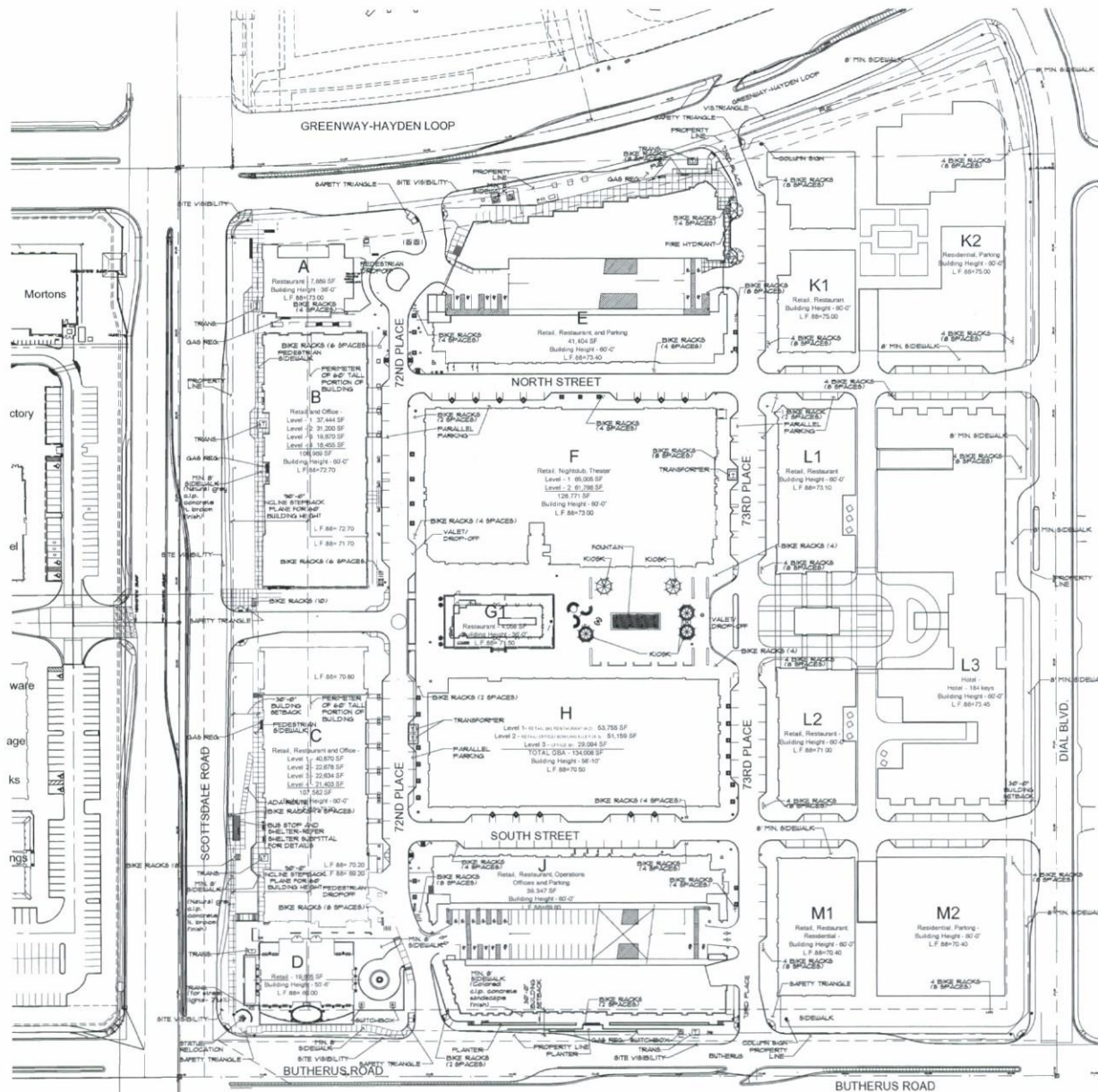


84-DR-2011

ATTACHMENT #3







## SITE DATA

Zoning	PRG
Gross Site Area	1,240,149.70 SF
Net Site Area	28.61 Acres
	1,024,555.00 SF
	23.52 Acres

Open Space Required	204,911 SF
Open Space Provided	226,636 SF
Frontage Open Space Required	51,229 SF
Frontage Open Space Provided	62,250 SF

Parking Lot Landscape Req'd	490 SF
Parking Lot Landscape Provided	673 SF
Building Height Allowed	60' max
Building Setback	30' at all streets
FAR Allowed (two residential)	0.8 (819,644 SF)
FAR Proposed	0.8 (819,644 SF)
Office Allowed (40% of Commercial)	(819,644 x .40) 327,858 SF
Office Provided	178,236 SF
Residential Allowed (50% of Commercial)	(819,644 x .50) 409,822 SF
Residential Proposed	238 Units / 409,822 SF

## TABULATIONS

<b>BUILDING A</b>		<b>BUILDING D</b>		<b>BUILDING H</b>	
LEVEL 1 (RESTAURANT)		LEVEL 1 (RETAIL)	7,085 SF	LEVEL 1 (RETAIL)	38,468 SF
PATIO	1,866 SF	LEVEL 2 (RETAIL)	7,903 SF	LEVEL 1 (RESTAURANT)	10,175 SF
		LEVEL 3 (RETAIL)	3,177 SF	LEVEL 1 (NON-LEASEABLE)	8,307 SF
		TOTAL	18,065 SF	LEVEL 2 (RETAIL)	9,743 SF
<b>BUILDING B</b>		<b>BUILDING E</b>		<b>BUILDING I</b>	
LEVEL 1 (RETAIL)	34,188 SF	LEVEL 1 (RETAIL)	18,356 SF	LEVEL 1 (RETAIL)	38,468 SF
LEVEL 2 (NON-LEASEABLE)	3,275 SF	LEVEL 1 (RESTAURANT)	24,953 SF	LEVEL 1 (NON-LEASEABLE)	8,307 SF
LEVEL 3 (OFFICE)	19,608 SF	LEVEL 2 (OFFICE)	24,953 SF	LEVEL 2 (NON-LEASEABLE)	9,743 SF
LEVEL 4 (OFFICE)	2,858 SF	LEVEL 3 (OFFICE)	24,953 SF	LEVEL 3 (OFFICE)	24,953 SF
LEVEL 5 (OFFICE)	17,489 SF	LEVEL 4 (NON-LEASEABLE)	2,025 SF	LEVEL 4 (NON-LEASEABLE)	3,953 SF
LEVEL 6 (OFFICE)	2,381 SF	TOTAL	143,841 SF	PATIO	10,378 SF
LEVEL 7 (OFFICE)	16,881 SF	PATIO	4,131 SF	<b>BUILDING J</b>	
LEVEL 8 (NON-LEASEABLE)	1,574 SF	TOTAL	147,972 SF	LEVEL 1 (RETAIL)	18,155 SF
TOTAL	100,999 SF	<b>BUILDING F</b>		LEVEL 1 (RESTAURANT)	18,889 SF
		LEVEL 1 (RETAIL)	87,800 SF	LEVEL 1 (NON-LEASEABLE)	8,307 SF
<b>BUILDING C</b>		LEVEL 2 (RETAIL)	5,802 SF	LEVEL 2 (RETAIL)	37,165 SF
LEVEL 1 (RETAIL)	30,881 SF	LEVEL 3 (RETAIL)	12,858 SF	LEVEL 3 (RETAIL)	37,165 SF
LEVEL 1 (RESTAURANT)	7,719 SF	LEVEL 4 (NON-LEASEABLE)	2,025 SF	TOTAL	161,788 SF
LEVEL 2 (NON-LEASEABLE)	2,235 SF	TOTAL	12,858 SF	PATIO	1,818 SF
LEVEL 3 (OFFICE)	20,425 SF	<b>BUILDING G</b>		<b>BUILDING K1, K2</b>	
LEVEL 4 (OFFICE)	2,235 SF	LEVEL 1 (RETAIL)	10,787 SF	LEVEL 1 (RETAIL)	10,787 SF
LEVEL 5 (OFFICE)	19,637 SF	LEVEL 1 (RESTAURANT)	4,053 SF	LEVEL 1 (RESTAURANT)	11,029 SF
LEVEL 6 (OFFICE)	2,235 SF	LEVEL 2 (OFFICE)	102 SF	LEVEL 1 (NON-LEASEABLE)	8,307 SF
LEVEL 7 (OFFICE)	18,809 SF	LEVEL 3 (OFFICE)	122 SF	TOTAL	299,119 SF
LEVEL 8 (NON-LEASEABLE)	2,235 SF	LEVEL 4 (OFFICE)	1,202 SF	<b>BUILDING L1, L2, L3</b>	
TOTAL	107,842 SF	LEVEL 5 (OFFICE)	1,202 SF	LEVEL 1 (RETAIL)	10,787 SF
		TOTAL	4,473 SF	LEVEL 1 (RESTAURANT)	11,029 SF
				LEVEL 1 (NON-LEASEABLE)	8,307 SF
				TOTAL	189,400 SF
				PATIO	0 SF
				<b>BUILDING M1, M2</b>	
				LEVEL 1 (RETAIL)	22,787 SF
				LEVEL 1 (RESTAURANT)	141,419 SF
				LEVEL 1 (NON-LEASEABLE)	8,307 SF
				TOTAL	164,716 SF
				PATIO	0 SF
				GRAND TOTAL	1,229,486 SF

## PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT = 282 DU @ 2 SPACES/DU = 564 SPACES
- HOTEL PARKING REQUIREMENT = 184 ROOMS @ 1 SPACE/ROOM = 184 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 748 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 637,795 SF @ 1 SPACE/500 SF = 2,126 SPACES
- SUITE J1-100 (PRIMEBAR) PARKING REQUIREMENT = 113 SPACES (SEE SUITE J1-100 NOTE, BELOW)
- TOTAL MUCC/PRIMEBAR PARKING REQUIREMENT = 2,239 SPACES
- TOTAL MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 2,452 SPACES
- TOTAL PARKING REQUIRED = 2,887 SPACES
- TOTAL PARKING PROVIDED = 3,200 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = 62 X 748 SPACES = 15 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (IN K, L, M GARAGES) = 15 SPACES
- ACCESSIBLE MUCC/PRIMEBAR PARKING REQUIRED = 2% OF TOTAL PROVIDED = 62 X 2,452 SPACES = 49 SPACES
- ACCESSIBLE MUCC/PRIMEBAR PARKING PROVIDED (ON-STREET AND IN E, J GARAGES) = 49 SPACES

SUITE J1-100 Note: Parking required for Suite J1 (Primebar) determined through City Council approval of 15-UP-2008 #2 and 16-UP-2008 #2

## BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 140 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 140 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 4 (BUILDINGS N, O, P) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 5 (BUILDINGS Q, R, S) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 6 (BUILDINGS T, U, V) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 7 (BUILDINGS W, X, Y, Z) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 8 (BUILDINGS AA, AB, AC) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 9 (BUILDINGS AD, AE, AF) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 10 (BUILDINGS AG, AH, AI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 11 (BUILDINGS AJ, AK, AL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 12 (BUILDINGS AM, AN, AO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 13 (BUILDINGS AP, AQ, AR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 14 (BUILDINGS AS, AT, AU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 15 (BUILDINGS AV, AW, AX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 16 (BUILDINGS AY, AZ, BA, BB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 17 (BUILDINGS BC, BD, BE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 18 (BUILDINGS BF, BG, BH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 19 (BUILDINGS BI, BJ, BK) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 20 (BUILDINGS BL, BM, BN) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 21 (BUILDINGS BO, BP, BQ) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 22 (BUILDINGS BR, BS, BT) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 23 (BUILDINGS BU, BV, BW) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 24 (BUILDINGS BX, BY, BZ) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 25 (BUILDINGS CA, CB, CC) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 26 (BUILDINGS CD, CE, CF) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 27 (BUILDINGS CG, CH, CI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 28 (BUILDINGS CJ, CK, CL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 29 (BUILDINGS CM, CN, CO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 30 (BUILDINGS CP, CQ, CR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 31 (BUILDINGS CS, CT, CU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 32 (BUILDINGS CV, CW, CX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 33 (BUILDINGS CY, CZ, DA, DB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 34 (BUILDINGS DC, DD, DE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 35 (BUILDINGS DF, DG, DH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 36 (BUILDINGS DI, DJ, DK) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 37 (BUILDINGS DL, DM, DN) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 38 (BUILDINGS DO, DP, DQ) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 39 (BUILDINGS DR, DS, DT) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 40 (BUILDINGS DU, DV, DW) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 41 (BUILDINGS DX, DY, DZ) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 42 (BUILDINGS EA, EB, EC) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 43 (BUILDINGS ED, EE, EF) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 44 (BUILDINGS EG, EH, EI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 45 (BUILDINGS EJ, EK, EL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 46 (BUILDINGS EM, EN, EO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 47 (BUILDINGS EP, EQ, ER) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 48 (BUILDINGS ES, ET, EU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 49 (BUILDINGS EV, EW, EX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 50 (BUILDINGS EY, EZ, FA, FB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 51 (BUILDINGS FC, FD, FE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 52 (BUILDINGS FG, FH, FI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 53 (BUILDINGS FJ, FK, FL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 54 (BUILDINGS FM, FN, FO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 55 (BUILDINGS FP, FQ, FR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 56 (BUILDINGS FS, FT, FU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 57 (BUILDINGS FV, FW, FX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 58 (BUILDINGS FY, FZ, GA, GB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 59 (BUILDINGS GC, GD, GE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 60 (BUILDINGS GF, GH, GI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 61 (BUILDINGS GJ, GK, GL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 62 (BUILDINGS GM, GN, GO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 63 (BUILDINGS GP, GQ, GR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 64 (BUILDINGS GS, GT, GU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 65 (BUILDINGS GV, GW, GX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 66 (BUILDINGS GY, GZ, HA, HB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 67 (BUILDINGS HC, HD, HE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 68 (BUILDINGS HF, HG, HI) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 69 (BUILDINGS HJ, HK, HL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 70 (BUILDINGS HM, HN, HO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 71 (BUILDINGS HP, HQ, HR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 72 (BUILDINGS HS, HT, HU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 73 (BUILDINGS HV, HW, HX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 74 (BUILDINGS HY, HZ, IA, IB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 75 (BUILDINGS IC, ID, IE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 76 (BUILDINGS IF, IG, IH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 77 (BUILDINGS IJ, IK, IL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 78 (BUILDINGS IM, IN, IO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 79 (BUILDINGS IP, IQ, IR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 80 (BUILDINGS IS, IT, IU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 81 (BUILDINGS IV, IW, IX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 82 (BUILDINGS IY, IZ, JA, JB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 83 (BUILDINGS JC, JD, JE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 84 (BUILDINGS JF, JG, JH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 85 (BUILDINGS JJ, JK, JL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 86 (BUILDINGS JM, JN, JO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 87 (BUILDINGS JP, JQ, JR) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 89 (BUILDINGS JV, JW, JX) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 97 (BUILDINGS KV, KW, KX) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 102 (BUILDINGS LM, LN, LO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 103 (BUILDINGS LP, LQ, LR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 104 (BUILDINGS LS, LT, LU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 105 (BUILDINGS LV, LW, LX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 106 (BUILDINGS LY, LZ, MA, MB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 107 (BUILDINGS MC, MD, ME) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 109 (BUILDINGS MJ, MK, ML) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 110 (BUILDINGS MN, MO, MP) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 111 (BUILDINGS MQ, MR, MS) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 112 (BUILDINGS MT, MU, MV) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 126 (BUILDINGS OM, ON, OP) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 127 (BUILDINGS OQ, OR, OS) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 149 (BUILDINGS RJ, RK, RL) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 152 (BUILDINGS RS, RT, RU) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 158 (BUILDINGS SM, SN, SO) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 161 (BUILDINGS SV, SW, SX) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 166 (BUILDINGS TM, TN, TO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 167 (BUILDINGS TP, TQ, TR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 168 (BUILDINGS TS, TT, TU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 169 (BUILDINGS TV, TW, TX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 170 (BUILDINGS TY, TZ, UA, UB) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 172 (BUILDINGS UF, UG, UH) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 174 (BUILDINGS UM, UN, UO) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 177 (BUILDINGS UV, UW, UX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 178 (BUILDINGS UY, UZ, VA, VB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 179 (BUILDINGS VC, VD, VE) = 102 SPACES
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- BICYCLE PARKING PROVIDED FOR PHASE 182 (BUILDINGS VM, VN, VO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 183 (BUILDINGS VP, VQ, VR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 184 (BUILDINGS VS, VT, VU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 185 (BUILDINGS VV, VW, VX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 186 (BUILDINGS VY, VZ, WA, WB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 187 (BUILDINGS WC, WD, WE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 188 (BUILDINGS WF, WG, WH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 189 (BUILDINGS WJ, WK, WL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 190 (BUILDINGS WM, WN, WO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 191 (BUILDINGS WP, WQ, WR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 192 (BUILDINGS WS, WT, WU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 193 (BUILDINGS WV, WW, WX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 194 (BUILDINGS WY, WZ, XA, XB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 195 (BUILDINGS XC, XD, XE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 196 (BUILDINGS XF, XG, XH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 197 (BUILDINGS XJ, XK, XL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 198 (BUILDINGS XM, XN, XO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 199 (BUILDINGS XP, XQ, XR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 200 (BUILDINGS XS, XT, XU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 201 (BUILDINGS XV, XW, XX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 202 (BUILDINGS XY, XZ, YA, YB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 203 (BUILDINGS YC, YD, YE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 204 (BUILDINGS YF, YG, YH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 205 (BUILDINGS YJ, YK, YL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 206 (BUILDINGS YM, YN, YO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 207 (BUILDINGS YP, YQ, YR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 208 (BUILDINGS YS, YT, YU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 209 (BUILDINGS YV, YW, YX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 210 (BUILDINGS YZ, ZA, ZB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 211 (BUILDINGS ZC, ZD, ZE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 212 (BUILDINGS ZF, ZG, ZH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 213 (BUILDINGS ZJ, ZK, ZL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 214 (BUILDINGS ZM, ZN, ZO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 215 (BUILDINGS ZP, ZQ, ZR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 216 (BUILDINGS ZS, ZT, ZU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 217 (BUILDINGS ZV, ZW, ZX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 218 (BUILDINGS ZY, ZZ, AA, AB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 219 (BUILDINGS AC, AD, AE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 220 (BUILDINGS AF, AG, AH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 221 (BUILDINGS AJ, AK, AL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 222 (BUILDINGS AM, AN, AO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 223 (BUILDINGS AP, AQ, AR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 224 (BUILDINGS AS, AT, AU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 225 (BUILDINGS AV, AW, AX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 226 (BUILDINGS AY, AZ, BA, BB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 227 (BUILDINGS BC, BD, BE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 228 (BUILDINGS BF, BG, BH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 229 (BUILDINGS BJ, BK, BL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 230 (BUILDINGS BM, BN, BO) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 231 (BUILDINGS BP, BQ, BR) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 232 (BUILDINGS BS, BT, BU) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 233 (BUILDINGS BV, BW, BX) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 234 (BUILDINGS BY, BZ, CA, CB) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 235 (BUILDINGS CC, CD, CE) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 236 (BUILDINGS CF, CG, CH) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 237 (BUILDINGS CJ, CK, CL) = 102 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 238 (BUILDINGS CM, CN, CO) = 10



65.17  
T.O.C. DATUM PER  
PREVIOUSLY  
APPROVED  
DRB PACKAGE

64.93  
T.O.C.

ATTACHMENT #5

SCOTTSDALE RD.

63.95  
T.O.C.

63.15  
T.O.C.

63.55  
T.O.C.

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

NelsenPartners

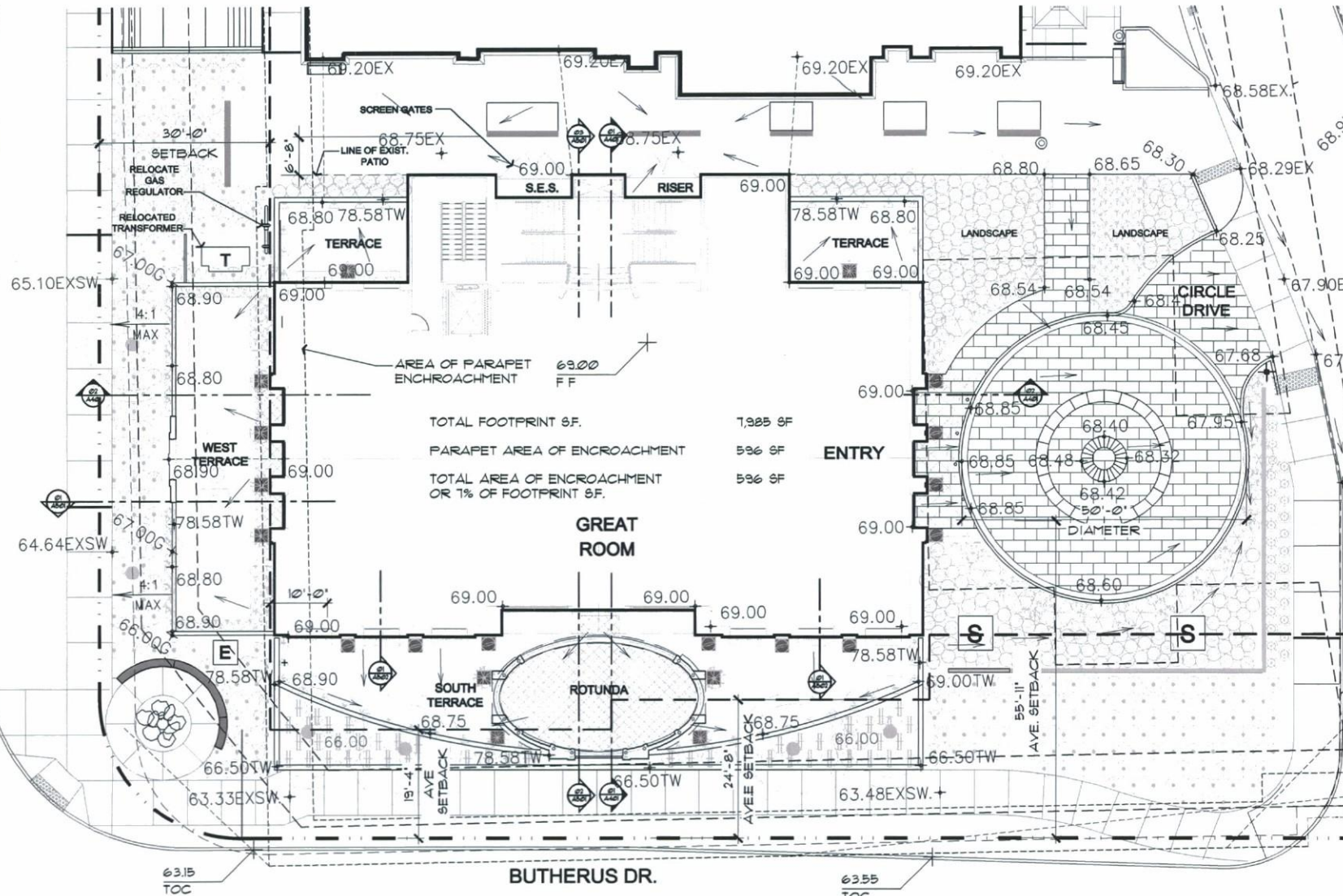
Nelsen Partners, Inc.  
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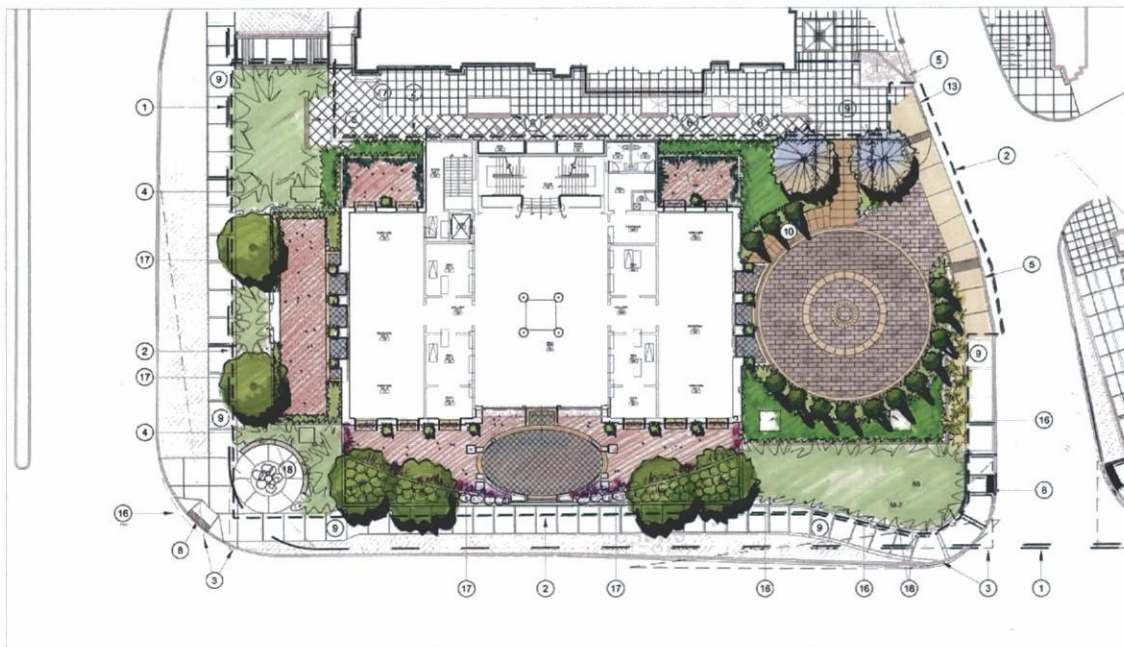
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Scottsdale, Arizona 85250

Date  
12.23.2011

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Project No.  
31185  
A110  
SITE PLAN



84-DR-2011  
2nd: 1/20/12



GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

# PLANT LEGEND

BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT & W	QTY
<b>TREES</b>			
CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	15 GAL	1.0' CAL 8H X 4W	14
OLIA FLORIDA SWAN HILL OLIVE	36" BOX	2.0' CAL 12H X 8W	2
PTERIS LILIUM FLEXUALE TEXAS BERRY	24" BOX	1.0' CAL 8H X 4W	8
PTERIS LILIUM FLEXUALE TEXAS BERRY	36" BOX SINGLE	2.0' CAL 16H X 8W	6
<b>SHRUBS</b>			
LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL		8
SEMA PHOENIXIA CAPILLARIS TIGER MIST DEER GRASS	5 GAL		221
MYRTIS COMMUNIS CHAMP MYRTLE	5 GAL		221
ROSMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL		192
RUELLIA BRITTONIANA RUELLIA	5 GAL		52
<b>ACCENTS</b>			
PHOENIX NOBELIENI PYRAMID DATE PALM	15 GAL		10
STREPTOCARPA NERANGENS BIRD OF PARADISE	15 GAL		12
YUCCA PALMIDA PALE YUCCA	5 GAL		28
<b>VINES</b>			
PICUS PUMILA CREATING IVY VINE	5 GAL		10
VIOLA CARACALLA SNAIL VINE	5 GAL		12
<b>TOPDRESS / DUST CONTROL</b>			
1/2" MINUS DECOMPOSED GRANITE 2" MIN. DEPTH COLOR: COLORED EXPRESS BROWN SOURCE: GRANITE EXPRESS (480) 345-8800			5,180 S.F.
1/4" MINUS STABILIZED DECOMPOSED GRANITE 1" MIN. DEPTH COLOR: GOLDEN PEARL SOURCE: GRANITE EXPRESS (480) 345-8800			2,670 S.F.
3/8"-5/8" MEXICAN BEACH PEBBLES (IN POTS) 1" MIN. DEPTH COLOR: SILVER SOURCE: GRANITE EXPRESS (480) 345-8800			440 S.F.

## KEYNOTES

1. R.O.W. / PROPERTY LINE.
2. LIMIT OF CONSTRUCTION
3. SIGHT VISIBILITY TRIANGLE.
4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS.
5. EXISTING CURB TO REMAIN.
6. EXISTING SEATWALL TO REMAIN.
7. DISPLAY MODEL PLANTER POTS.
8. ADA RAMP.
9. EXISTING SIDEWALK TO REMAIN.
10. CONCRETE SIDEWALK.
11. CONCRETE PAVEMENT DROP CIRCLE.
12. CUT CONNECTICUT BLUESTONE PAVING.
13. C.I.P. CONCRETE CURB.
14. STEEL HEADER.
15. STABILIZED DECOMPOSED GRANITE.
16. EXISTING SCREEN WALL.
17. COURTYARD WALL.
18. EXISTING CACTI - SALVAGE AND RELOCATE TO NW CORNER OF DEVELOPMENT PROPERTY.

## LANDSCAPE CALCULATIONS

TOTAL AREA OF LANDSCAPE	8,850 SQ FT
TOTAL AREA OF WATER INTENSIVE PLANTS / WATER FEATURES	0 SQ FT.

## NelsenPartners

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Date  
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Project No.  
31185  
LANDSCAPE PLAN

L-1.0  
SHEET 1 OF 1







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12.23.2011

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Project No.  
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A301  
ELEVATIONS



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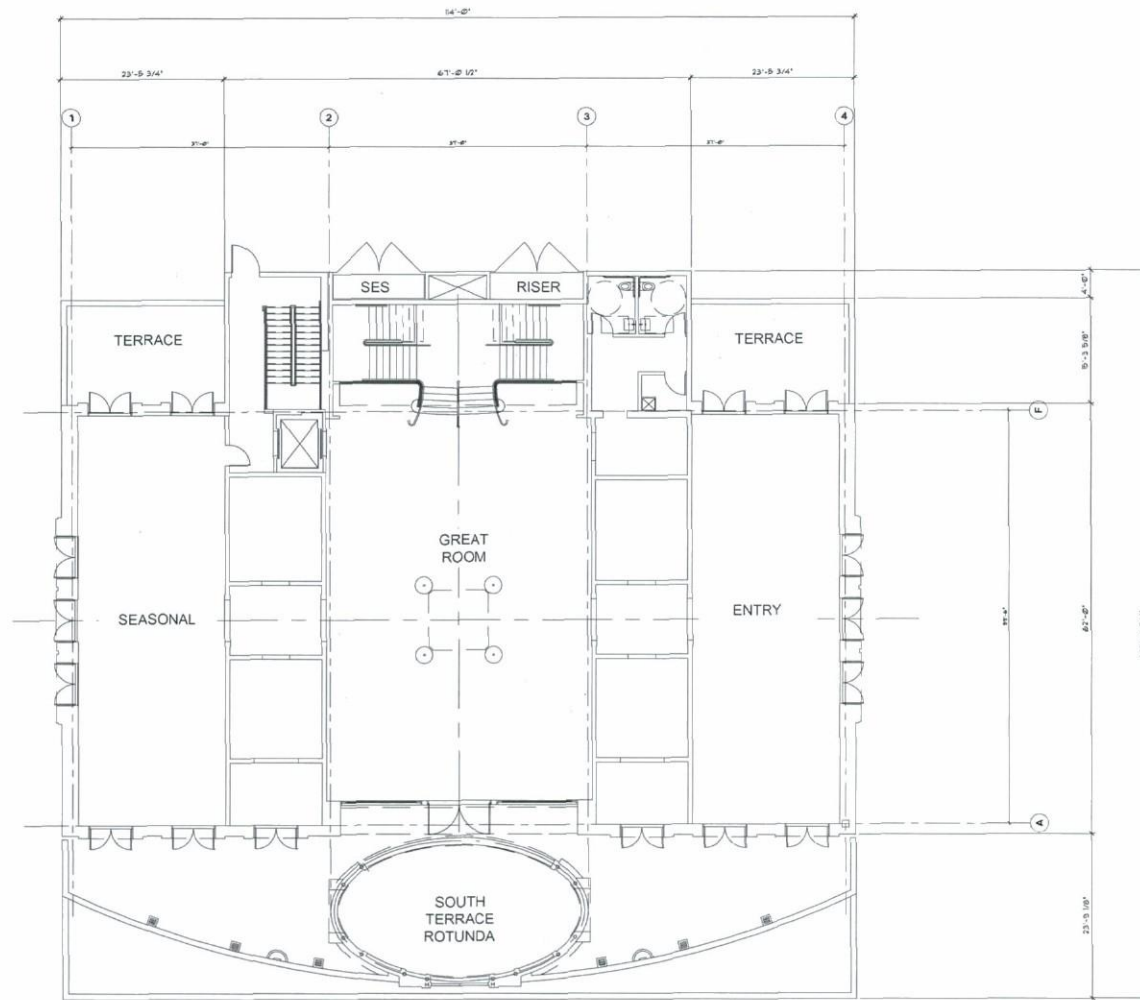


SOUTH ELEVATION

84-DR-2011  
2nd: 1/20/12

# ATTACHMENT #7

84-DR-2011  
1st: 12/23/2011



01 GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0" REF:

## NelsenPartners

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Project No.  
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A201  
GROUND LEVEL FLOOR PLAN



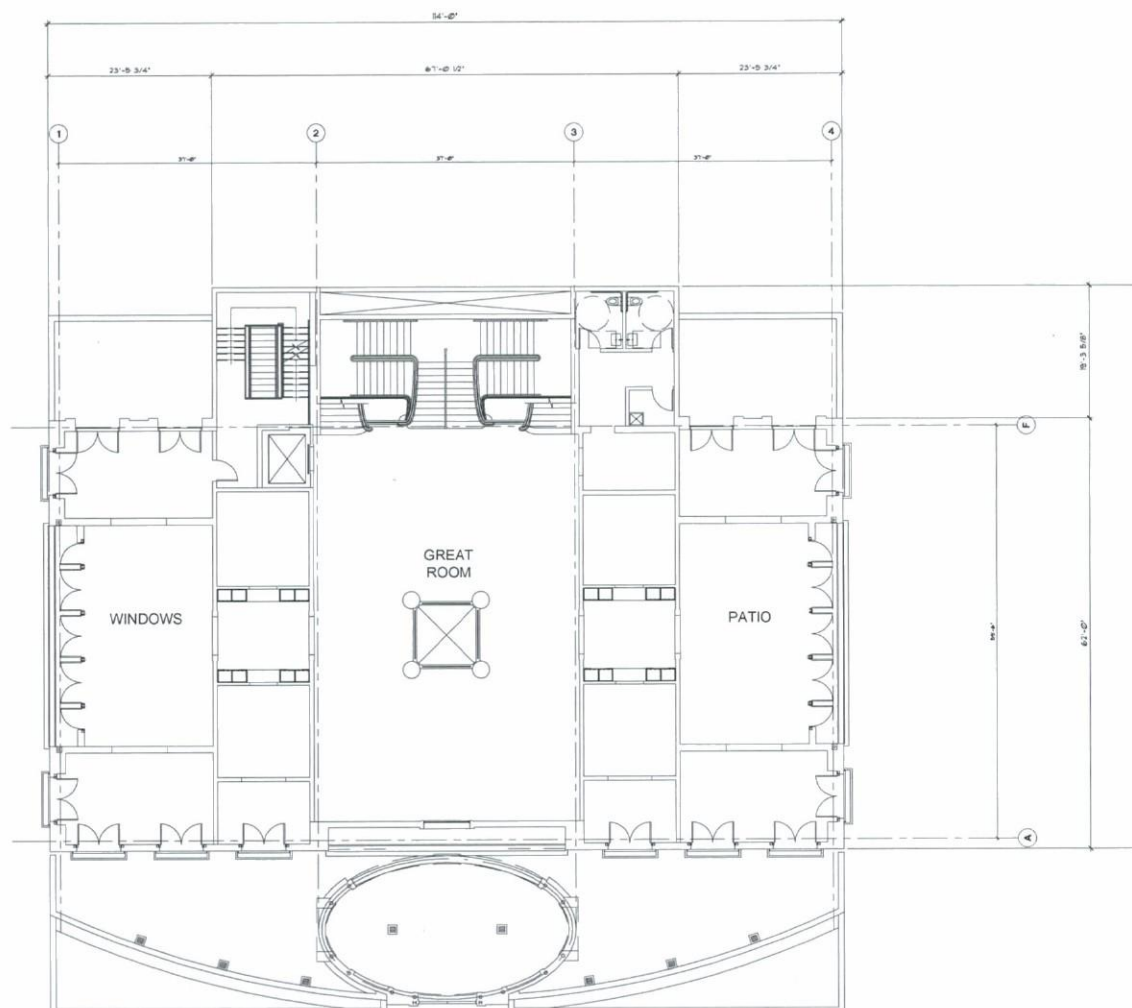
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Project No.  
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**A202**  
SECOND LEVEL FLOOR PLAN

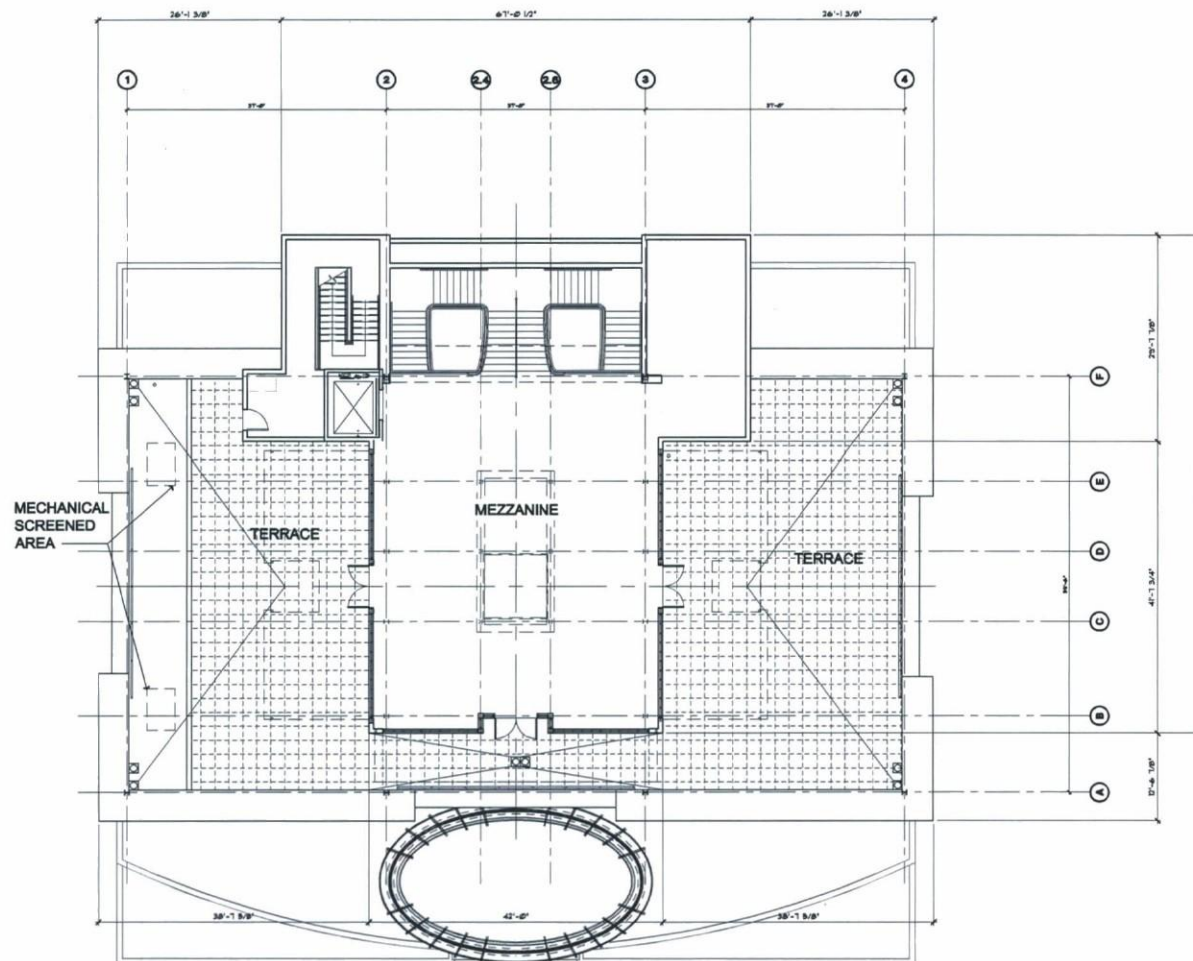


01 SECOND LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0" REF:

34-DR-2011  
1st: 12/23/2011



84-DR-2011  
2nd: 1/20/12



01 THIRD LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0" REF:

NeisenPartners

NeisenPartners, Inc.  
Architecture Planning Interiors  
Austin - Scottsdale  
18210 N. Scottsdale Road, Suite 300  
Scottsdale, Arizona 85254  
Tel: 480.948.6800  
Fax: 480.948.6801  
www.neisenpartners.com



Restoration Hardware  
15015 N Scottsdale Rd.  
Scottsdale, Arizona 85260

Date  
12.23.2011

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A203  
MEZZANINE FLOOR PLAN

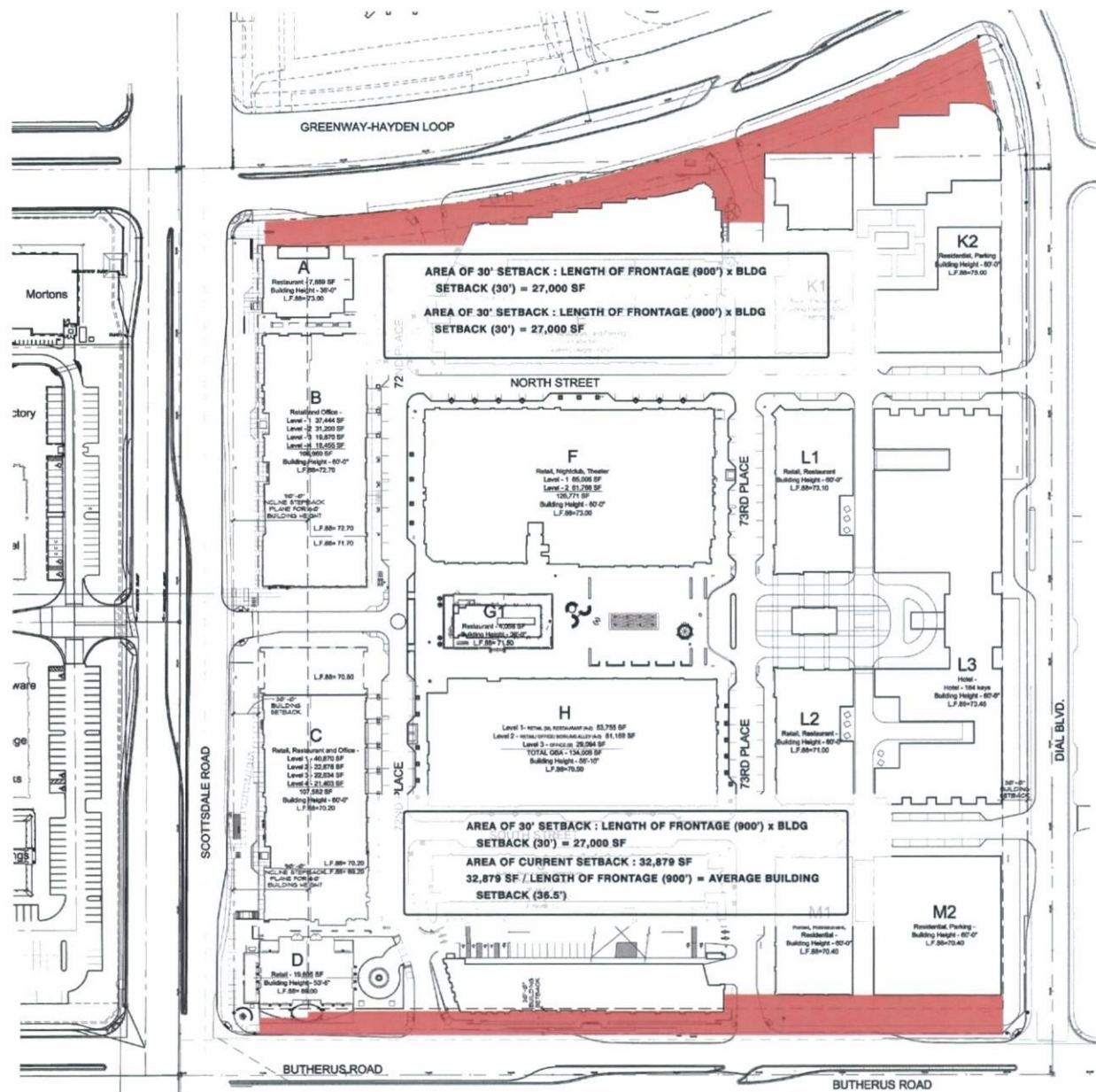


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**EXH - 2**  
BLDG SETBACK PLAN

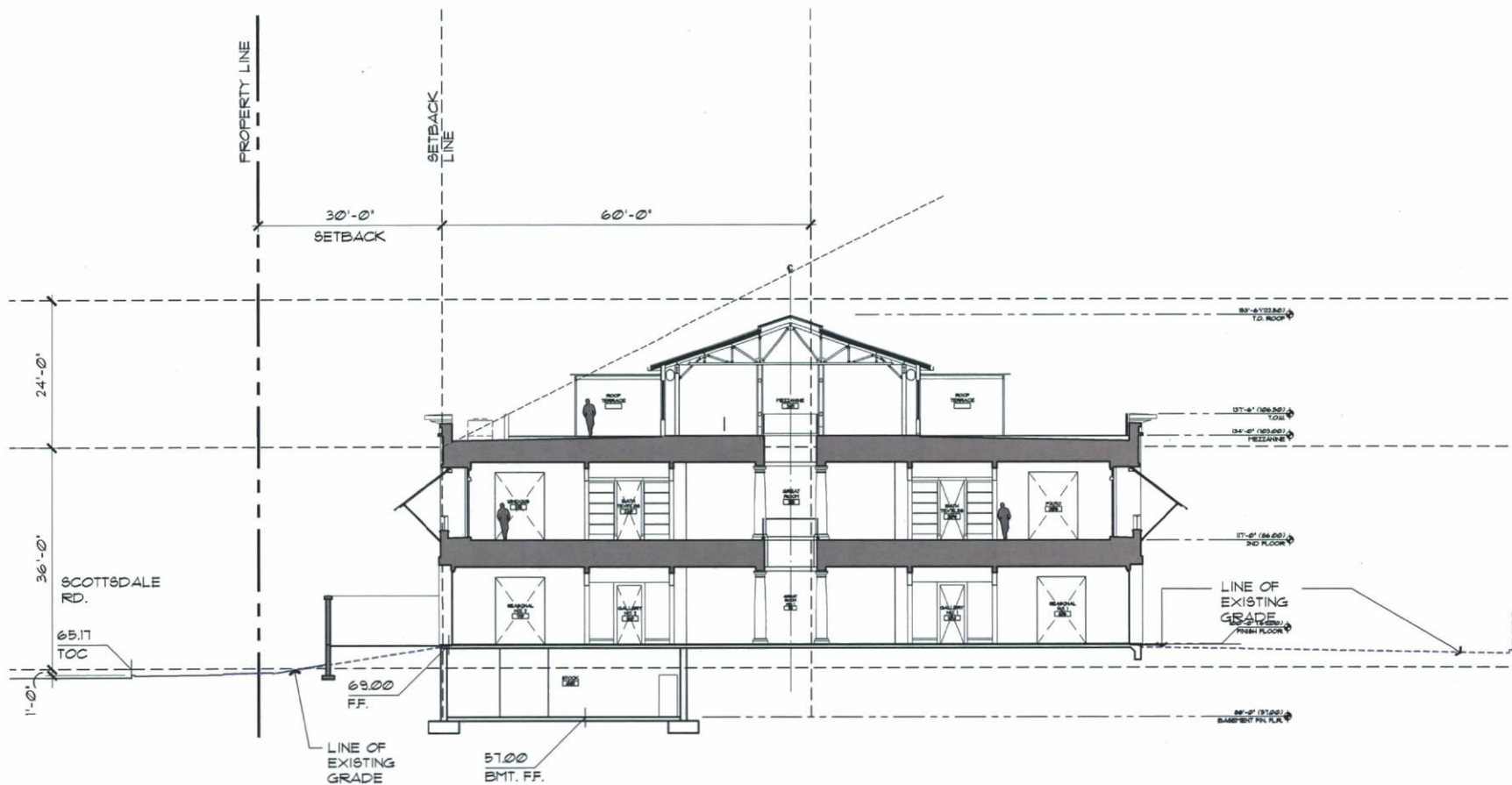


— 01 BUILDING SETBACK PLAN  
SCALE: 1"=60'

REF:  NORTH

# ATTACHMENT #9

84-DR-2011  
2nd: 1/20/12



**SOUTH ELEVATION SETBACK ANALYSIS**  
SCALE: 1/8"=1'-0" REP:

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**SBA-2**  
SETBACK ANALYSIS  
ELEVATION





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**EXH - 1**  
BUILDING HEIGHT EXHIBIT

**01 BLDG HEIGHT VARIATION EXHIBIT**  
SCALE: 1"=50'





STREETSCAPE ELEVATION ALONG SCOTTSDALE ROAD

ATTACHMENT #12

34-DR-2011  
1st: 12/23/2011

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STREETSCAPE  
ELEVATION





**3-D PERSPECTIVE**  
North East Corner

ATTACHMENT #13

84-DR-2011  
2nd: 1/20/12

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**3-D PERSPECTIVE**  
South West Corner

84-DR-2011  
2nd: 1/20/12

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