

**Marked Agendas
Approved Minutes
Approved Reports**

**The June 5, 2014
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 5, 2014 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**Scottsdale Quarter - Phase III Block M
6-DR-2014**

Location: 15059 N. Scottsdale Rd.

Request: Request approval of the site plan, landscape plan, and building elevations for a mixed-use building containing 171,599 square feet of floor area with an integrated parking structure, on a 2.69-acre parcel.

OWNER

Glimcher Properties LP
180 E. Broad Street
Columbus, OH 43215

ARCHITECT/DESIGNER

Nelsen Partners, Inc.
15210 N. Scottsdale Road
Scottsdale, AZ 85254

ENGINEER

David Evans & Associates, Inc.
4600 E. Washington
Phoenix, AZ 85034

APPLICANT CONTACT

Gwen Jarick
Nelsen Partners
480-949-6800

BACKGROUND

Zoning

This site was zoned Planned Regional Center (PRC) by Ordinance 3648, (cases 5-GP-2005 and 24-ZN-2005) approved by City Council on October 24, 2005. On May 13, 2014 the City Council approved a zoning district map amendment for amended development standards to allow 90 feet of building height and additional floor area ratio on this site. The PRC zoning district allows a broad range of

general merchandise and service uses including, but not limited to, retail, office, restaurants, bars, live entertainment, and residential. This district allows mixed-use development, as proposed with this project.

Context

Scottsdale Quarter is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd 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 building proposed with this application is located at the southeast corner of the overall Scottsdale Quarter development, on the northwest corner of E. Butherus Drive and N. 73 Street. This portion of the site is currently vacant, and is part of the final phase of Scottsdale Quarter.

Adjacent Uses and Zoning

- North Block L of Scottsdale Quarter, vacant, approved for a 6-story mixed-use building, zoned Planned Regional Center (PRC).
- South Butherus Drive, farther south are office uses, zoned Industrial Park (I-1).
- East Office and aviation related uses, zoned Industrial Park (I-1).
- West 6-story multi-tenant building with retail/restaurant/parking (Scottsdale Quarter), zoned Planned Regional Center (PRC).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a 6-story office building with retail on the ground floor. Also on the site is an integrated parking structure with two (2) levels of below-grade parking that extend beneath the building and five (5) levels above-grade, east of the main building. This request is following a recent zoning request (18-ZN-2013) for amended development standards by which the City Council granted approval for building height up to 90 feet, inclusive of rooftop appurtenances, and floor area ratio of 1.0.

The south elevation and a portion of the east elevation of the parking structure are planned to display integrated public art as part of the design of the building. The proposed art will be incorporated in to the façade of the structure to create visual interest as well as screen the parking structure behind. The zoning ordinance requires that all public art be approved by the Cultural Council as part of a Public Art Master Plan prior to the Development Review Board reviewing and approving the location of the art. The Cultural Council has not yet approved the art piece, and therefore the Development Review Board will not be ruling on the public art at this time. The façade design for the portions of the building that include public art will return to the Development Review Board for approval after the Cultural Council has approved the art plan.

Neighborhood Communication

The applicant has sent notices to all property owners within 750 feet of the site. The City also sent notices to property owners within 750 feet of the site, and the site was posted. There was a substantial amount of public outreach as part of the recent zoning district map amendment, which included notices and an open house meeting. As of the date of this report staff has not received any

comments on the proposal, other than general inquiries.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed project is consistent with the General Plan, as well as the Greater Airpark Character Area Plan, and is implementing the recently adopted amended development standards for this phase of Scottsdale Quarter.

Vehicular access will be provided to the building from South Street and 73rd Place, which are both private drives within Scottsdale Quarter. Although these private streets are accessed from Butherus Drive and 73rd Street, there will not be direct access to the building from the public streets. Pedestrian circulation is provided around all sides of the building, with sidewalks ranging from 7 feet to 20 feet in width, and connections to the retail suites along the west side of the building, as well as direct access to the rest of the shops and amenities of Scottsdale Quarter. There is also a pedestrian and vehicle corridor between the office building and the parking structure that allows easy access to the building from the garage. Vehicular and pedestrian circulation throughout the project is consistent with the approved master transportation plan for Scottsdale Quarter.

The site is divided in to two large masses, the 6-story office building which has retail on the ground floor, and a 5-level parking structure with 2 additional levels below grade. An approximate 50-foot-wide open corridor runs on a north-south axis between the office building and parking structure, creating an area for vehicular and pedestrian circulation as well as useable open space. The parking structure is physically connected to the office building below grade and through a pedestrian bridge on the 3rd level. A trellis structure spans across the south quarter of the buildings, tying them together architecturally and shading the space below. A contemporary design is employed on the office building with the use of glass curtain wall as the main body, accented with metal, stone, and tile. The allowed building height of 90 feet is inclusive of all rooftop appurtenances, so all mechanical equipment will be located and fully screened within the building height.

The parking structure utilizes the same materials as the office building and is screened by the building mass on the west side. The other three sides of the parking structure that are not screened by the building itself, are screened by the use of materials that match the office building, such as stone, glass, porcelain panels, and perforated metal panels. Two large expanses of the south and west façades are planned to have integrated public art, and will come back to the Development Review Board for approval after the Cultural Council has approved the public art plan.

Approximately 30,000 square feet of ground-level open space is provided on the development site, with another 1,500 square feet of private common open space on upper levels. The building is set back 30 feet from Butherus Drive, and the setback along 73rd Street ranges from 10 feet to 25 feet, allowing dense landscaping and wide sidewalks to be provided along the public streets. The landscape palette is consistent with the original landscape master plan for Scottsdale Quarter, and will provide a densely planted shaded walk along 73rd street, which is consistent with the Greater Airpark Character Area plans designation of 73rd as a major pedestrian corridor.

Development Information

Standard	Development Project (SQ overall) 23.52 net acres	Development Site (Block M only) 2.69 net acres
Existing Use	Mixed-use	Vacant
Proposed Use	Mixed-use	Mixed-use
Building Size	1,434,377 square feet	171,599 square feet
Floor Area Ratio Allowed (commercial only)	0.8, up to 1.0 w/ amended development standards	N/A
Floor Area Ratio Proposed (commercial only)	1.0	1.47
Building Height Allowed	60 feet, up to 90 w/ amend.	60 feet, up to 90 w/ amend.
Building Height Proposed	90 feet	90 feet
Parking Required	3,709 spaces	N/A (shared)
Parking Provided	3,794 spaces	N/A (shared)
Open Space Required	204,911 square feet Plus 5% (Block K) – 6,214 SF Plus 5% (Block L&M) – 13,327 SF Total: 224,452 square feet	29,195 square feet
Open Space Provided	306,166 square feet / 7.03 acres	30,028 square feet (at grade) 1,513 square feet (private)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Scottsdale Quarter, Phase III Block M 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.

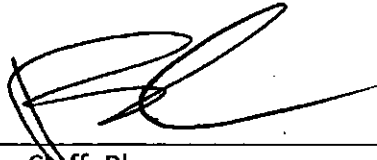
RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

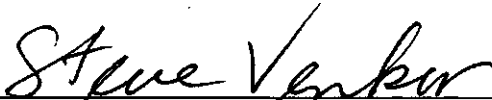
Bryan Cluff
Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Planner
Report Author

5/27/14
Date



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

5/28/14
Date

ATTACHMENTS

- A. Stipulations
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Combined Context Aerial and Site Plan
- 5. Master Site Plan
- 6. Site Plan
- 7. Floor Plans
- 8. Building Elevations
- 9. Elevation/Solar Shading Details
- 10. Perspective
- 11. Site Sections

12. Material and Color Board
13. Landscape Plans
14. Electrical Site Plan
15. Exterior Lighting Cutsheets
16. Updated Master Plans
 - a. Project Phasing Plan
 - b. Landscape Master Plan
 - c. Variable Building Height Exhibit
 - d. Master Bicycle Parking Plan
 - e. Building Setback Plan
 - f. Building Separation Master Plan

**Stipulations for the
Development Review Board Application:
Scottsdale Quarter - Phase III Block
Case Number: 6-DR-2014**

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 5/27/14.
 - 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 5/27/14.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Studio Outside, with a city staff date of 4/28/14.
 - d. The following Master Plans, as amended for Block K, submitted by Nelsen Partners, Inc., with City staff date of 4/28/14.
 - Project Phasing Plan
 - Master Site Plan
 - Landscape Master Plan
 - Master Bicycle Parking Plan
 - Variable Building Height Exhibit
 - Building Setback Plan
 - Building Separation Master Plan

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases for the subject site were: 14-ZN-2005, 18-ZN-2013, 10-DR-2007

LANDSCAPE DESIGN:

DRB Stipulations

2. With the final plan submittal, the owner shall reduce the planting density and layout of the plantings so that it is representative of the mature size of the proposed species, to avoid overcrowding of plants.

EXTERIOR LIGHTING:

DRB Stipulations

3. All exterior lighting shall continue to comply with the Development Review Board "Exterior Lighting Design" stipulations as approved in case 10-DR-2007.
4. There shall not be any pole mounted light fixtures on the roof of the parking structure located within 45 feet of the perimeter of the structure.
5. Any pole mounted light fixtures located on the roof of the parking structure shall not exceed a height of 12 feet from the surface of the parking deck to the bottom of the fixture.
6. With the final plan submittal, the applicant shall provide a day-night lighting plan for the fixtures that are located at the entrances to the parking structure. The maximum luminance level shall not exceed 31.0 footcandles during the day and 8.0 footcandles at night, in these areas.
7. Interior to the parking structure, the maintained horizontal luminance level shall not exceed 7.0 footcandles, and the maintained maximum horizontal luminance level shall not exceed 12.0 footcandles.

DRB Stipulations

8. Prior to permit issuance, the owner shall provide to the City, the form of noise disclosure notice to occupants, potential homeowners, and/or employees for approval by the Scottsdale Aviation Director.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

9. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
N. 73 rd Street	Minor Collector	None -- existing 30'-34' Half street right-of-way	Driveway, sidewalk, vertical curb and gutter	a., b.
E. Butherus Drive	Minor Arterial	None -- existing 50' Half street right-of-way	Sidewalk, traffic signal modification	b., c.

- a. The developer shall construct a new driveway on N. 73rd Street (at South Street) in general conformance with City of Scottsdale's Supplement to the MAG Standard Detail# 2257, type CH-1.
- b. The developer shall remove existing sidewalk and construct new 8-foot-wide sidewalk along N. 73rd Street and E. Butherus Drive frontages. ADA accessible ramps shall be provided at driveway crossings.

- c. The developer shall modify traffic signals at the intersection of E. Butherus Drive and N. 73rd Street to provide left turn arrows at all legs of this intersection. The owner shall be responsible for 100 percent of all costs associated with this traffic signal modification.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- B. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRB Stipulations

10. The developer shall revise the plans to show sight distance triangles at the site driveway on Butherus Road in conformance with figure 5.3-26 of the DSPM.
11. Prior to final plan approval, the owner shall dedicate public non-motorized access easements over portions of sidewalk that extend outside of the right-of-way of E. Butherus Drive and N. 73rd Street.

WATER AND WASTEWATER STIPULATIONS

DRB Stipulations

12. 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.
13. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain acceptance of the final basis of design report and plan from Water Resources Department. The basis of design report shall be in conformance with the Design Standards and Policies Manual and shall address/include:
 - a. A detailed site plan showing utility design system
 - b. Manifolding of meters is not allowed. If multiple meters are proposed to service this site, they must be located on separate building plumbing systems.
 - c. Grease interceptors shall be provided for restaurants and shall be shown on the site plan.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. 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 Manager or designee.



6 DR 2014

DATE: 02/25/14

Scottsdale Quarter
Block M
N. 73rd St & E. Butherus

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.
2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.
3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
4. PROVIDE A KNOX ACCESS SYSTEM:
A. KNOX BOX
B. PADLOCK
C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES
5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.
7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.
8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.
9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE.
12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET.
13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.
14. Provide Fire Command Center for High Rise
15. Provide Voice Evac Alarm per IFC & NFPA 72
16.
17.
18.

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.

SCOTTSDALE QUARTER

GLIMCHER
NELSEN PARTNERS, INC.
2/21/2014

PROJECT NARRATIVE

This design review request is for Block M at Scottsdale Quarter. Scottsdale Quarter encompasses 28.61 Gross AC of PRC zoning in the Scottsdale Airpark. Block M comprises 2.681 Ac. of the development. The property is located across the street from Kierland Commons, which is on the west side of Scottsdale Rd in the City of Phoenix. Scottsdale Quarter has been successful in fulfilling the vision it created when the property was originally rezoned back in 2005. The current site has completed Phases I & II of the vision for Scottsdale Quarter. Block K has been approved and is under construction as the first piece of the Phase III development. Phase III Block M is the second portion to be completed and will be the basis for our design review request.

Our request will allow for the implementation of a mixed-use building that will combine high-end sophisticated retail and office, as well as an integrated garage. The design will allow for an increase in the current employment base on the site.

The project has provided a vibrant, exciting retail environment unique to the market retailers and has created a dynamic and memorable pedestrian experience. The Quad has become a destination and provides a meaningful open space that is enjoyed by shoppers, workers and residents to the project. The additional office and retail will further solidify Scottsdale Quarter as a place of employment and tourist enjoyment.

The design will be consistent with the Scottsdale Quarter Design Guidelines. Planned and conceived as part of a unified whole, Block M consists of an integrated development consisting of retail, office and parking uses on two main building masses connected with structured below grade parking and above grade with bridges connecting the office and parking structure and future connections to Block L retail/hotel on the upper level. The parking garage is integrated with the office retail building through the architectural expression and materials, a large portal/ trellis system on the south side and an integrated bridge connecting the garage to the upper level of the building. The below grade level of the garage extends under the retail/ office building footprint to provide a direct connection for office tenants. The garage steps down in height and has architectural screening elements integrated into the design of the upper portions of the building and green screening and landscaping on the ground level. The east side has a 20' setback to break up the length of the building. All sides of the buildings provide an inviting pedestrian experience consistent with the level of quality of the existing site. On the east side of the parking garage, varying setbacks of up to 25' and undulating sidewalks, landscaping, shade trees, benches, hardscape variety provide for an enriched pedestrian experience.

ATTACHMENT #1

6-DR-2014
4/4/2014

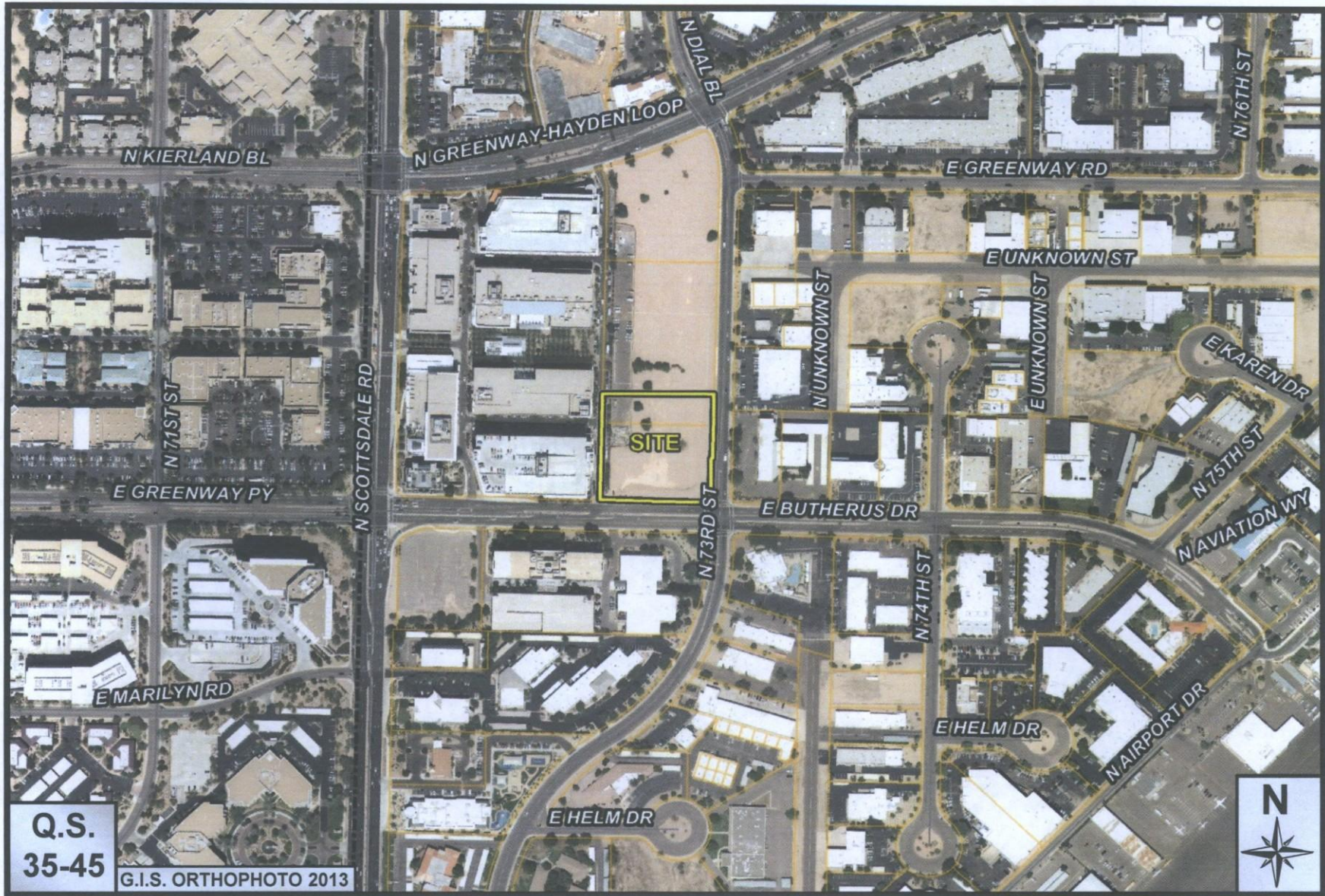
The buildings will have vertical and horizontal façade articulation along with a color and material palette that reflects the high standards of the existing buildings on site.

The streetscape will be enhanced to reflect the character and quality of the existing landscape on site. The garage has a 42' landscape buffer along Butherus Rd. (32' setback from the property line) which includes several trees to shade pedestrians, a variety of landscape plantings and vertical hedges to buffer the view into the garage. The west and north sides continue the landscape theme of the site with parking, resident and hotel drop-off and trees or canopies for shading. The building massing will have no adverse effect on the surrounding developments.

The southeast corner of the garage will be clad in an art piece as part of the cultural improvement contribution. The art piece will be designed and installed by an artist that is approved by the art council. The art council has approved this location for the art piece.

Building M will have a trash room for temporary refuse storage. A temporary refuse enclosure for compactors and containers will be placed on Block L until Block L is completed. At that time block L will have a refuse enclosure big enough to accommodate both blocks L and M.

As part of the phase III master plan Block M will be the second portion to be developed and will include integrated office above +/- 30,000 SF of retail. It will be planned and constructed per the 2012 International Green Construction Code.



Q.S.
35-45
G.I.S. ORTHOPHOTO 2013

Scottsdale Quarter Phase III Block M

6-DR-2014

ATTACHMENT #2



Q.S.
35-45

G.I.S. ORTHOPHOTO 2013

EBUTHERUS DR

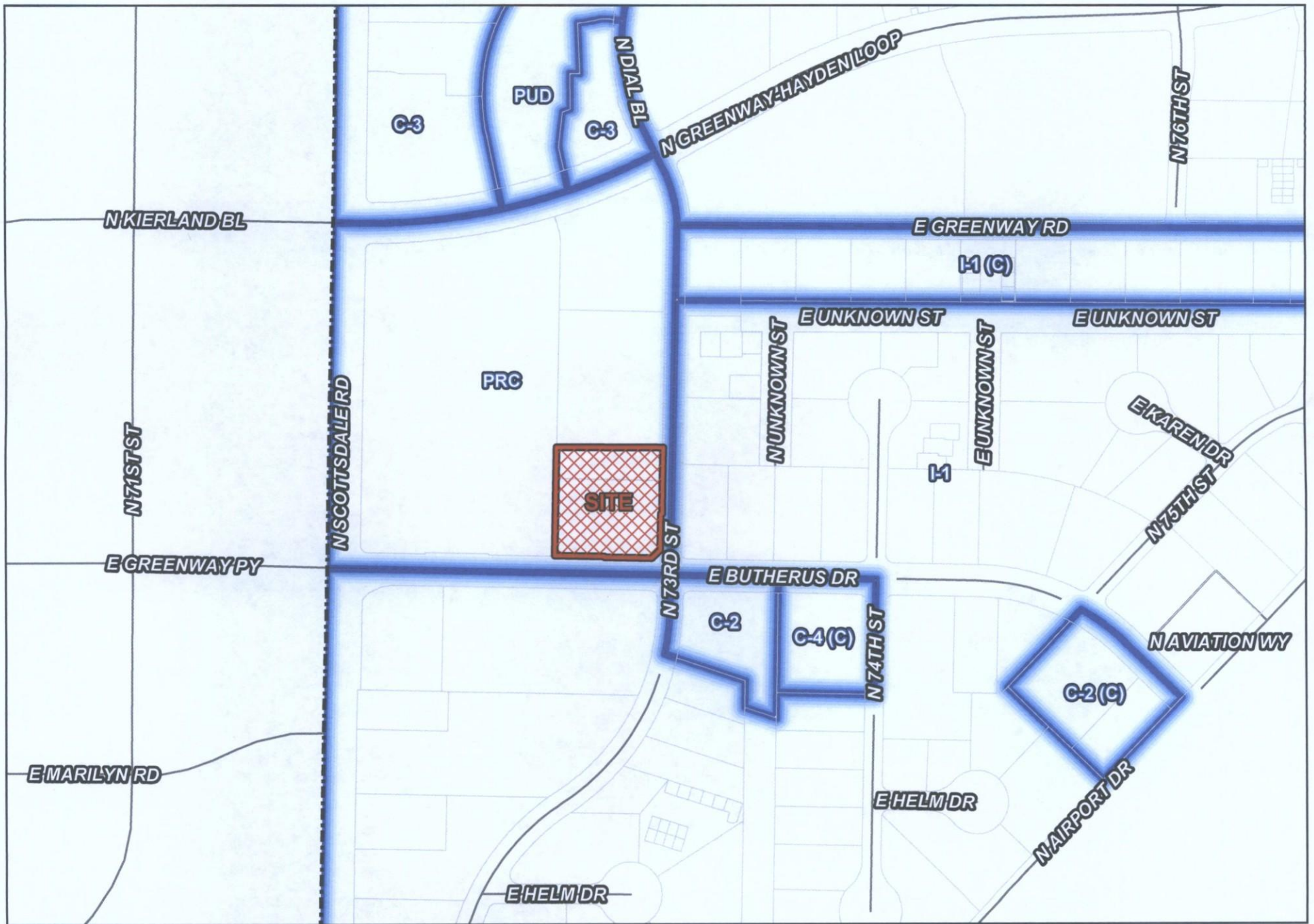
N 73RD ST



Scottsdale Quarter Phase III Block M

6-DR-2014

ATTACHMENT #2A



6-DR-2014



ATTACHMENT #3



01 CONTEXT AERIAL PLAN
SCALE: 1"=50'
NORTH

ATTACHMENT #4

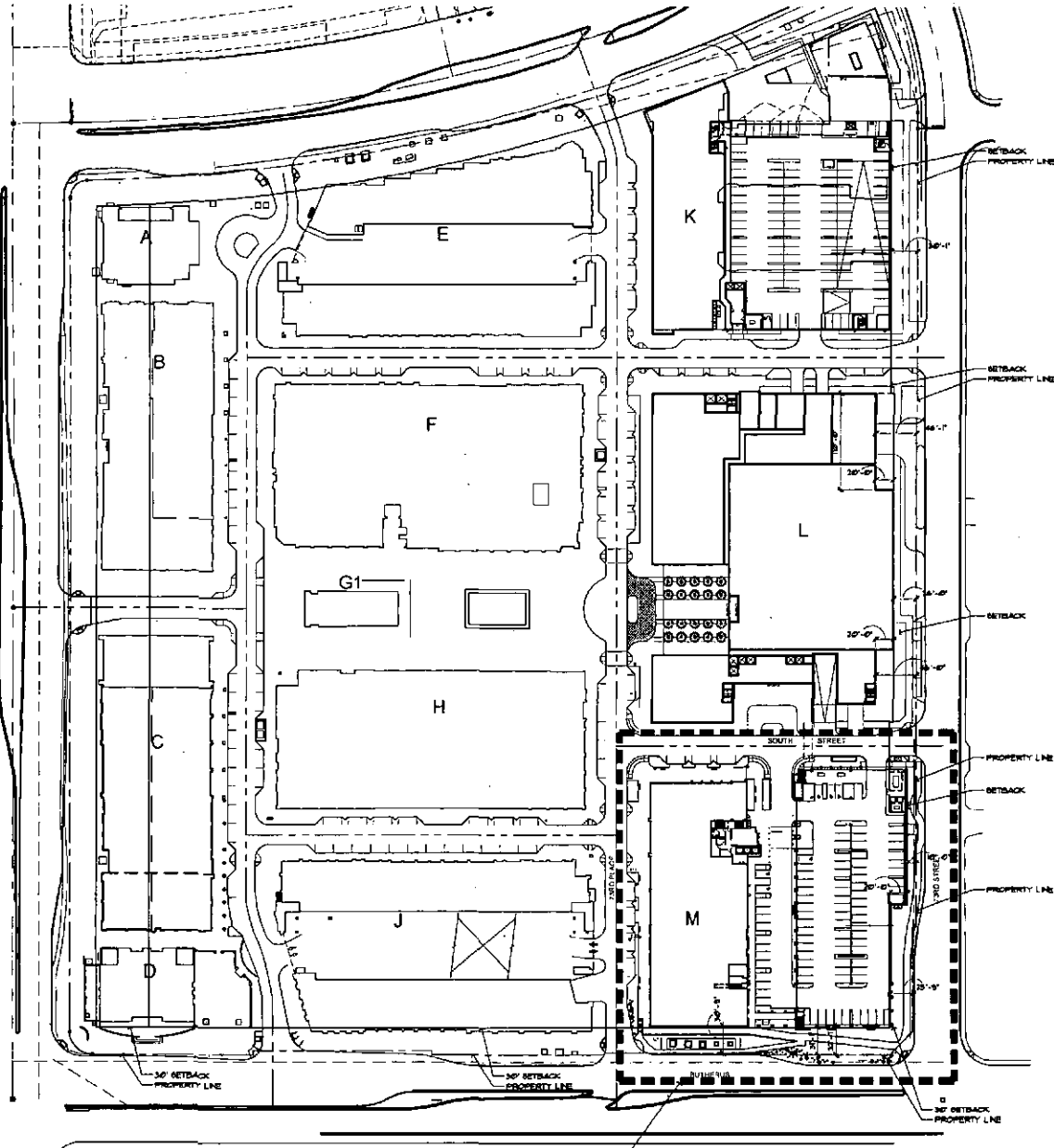
NeisenPartners
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Scottsdale, Arizona 85254
Tel: 480.344.8800
www.neisenpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

**SCOTTSDALE QUARTER
PHASE III BLOCK L & M**
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

DATE:
February 21, 2014

Change the title block information
before printing or plotting this drawing.
If you are a registered user of AutoCAD
or AutoCAD LT, you can use the
PLOT command to plot this drawing
to a PDF file. For more information,
see the AutoCAD help files.
© 2004 Autodesk, Inc. All rights reserved.
Project No.
51512
A103
CONTEXT AERIAL



SITE LOCATION

01 MASTER SITE PLAN
SCALE: 1"=80'

SITE DATA

Open Space Calculations	PRC
Zoning:	
Gross Site Area:	1,245,149.70
Net Site Area:	28.61 Acre 1,024,555.00
Open Space Required:	204,011 sf
Total Open Space Provided:	261,232 sf
Frontage Space Required:	51,228 sf
Frontage Space Provided:	58,437 sf
Maximum Building Height:	60'-0"
Building Height Proposed:	90'-0"
Building Setback:	30' (varies on 73rd Street)
FAR Allowed (for residential component):	0.8 (810,044 SF)
FAR Allowed (two residential):	1.0 (1,024,555.00 SF)
Office Allowed (40% of Commercial):	(1,024,555 x .40) 409,822 SF
Office Proposed:	262,240 SF
Residential Allowed (50% of FAR):	400,822 SF

TABULATIONS

PHASE 1A2		PHASE 2	
BUILDING A LEVEL 1 (RESTAURANT) PATIO	1,880 SF 1,880 SF	BUILDING G1 (OFFICE) LEVEL 1 (RESTAURANT) PATIO	1,766 SF 1,766 SF 4,712 SF
BUILDING B LEVEL 1 (RETAIL) LEVEL 2 (RETAIL/OFFICE) LEVEL 3 (OFFICE) PATIO	37,444 SF 31,200 SF 20,328 SF 16,848 SF	BUILDING J LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	37,444 SF 31,200 SF 20,328 SF 16,848 SF
BUILDING C LEVEL 1 (RETAIL/REST.) LEVEL 2 (RETAIL) LEVEL 3 (OFFICE) PATIO	40,807 SF 22,971 SF 42,042 SF 18,341 SF	BUILDING K LEVEL 1 (RETAIL) PATIO	38,347 SF 1,671 SF
BUILDING D LEVEL 1 (RETAIL)	21,228 SF	TOTAL PHASE 1A2:	160,840 SF
BUILDING E LEVEL 1 (RETAIL) PATIO	41,863 SF 3,131 SF	NET SITE AREA PHASE 1A2:	102,273 SF
BUILDING F LEVEL 1 (RETAIL) LEVEL 2 (OFFICE) PATIO	37,244 SF 18,738 SF 12,874 SF	BUILDING L LEVEL 1 (RETAIL) PATIO	38,347 SF 1,671 SF
BUILDING G LEVEL 1 (RETAIL) PATIO	1,880 SF 1,880 SF	BUILDING M LEVEL 1 (RETAIL) PATIO	114,861 SF 18,868 SF 89,000 SF (114,861 SF) 318,731 SF
		NONRESIDENTIAL PHASE 2:	431,750 SF
		NET SITE AREA PHASE 2:	262,182 SF
		GRAND TOTAL NONRESIDENTIAL (PHASES 1 & 2):	1,024,555 SF
		GRAND TOTAL (PHASES 1 & 2):	1,276,622 SF
		VOLUME CALC =	
		18' x NET SITE: 18,392,880	
		A- 254,848	
		B- 1,722,768	
		C- 1,358,280	
		D- 215,842	
		F- 3,457,840	
		G- 3,658,200	
		H- 2,589,420	
		J- 2,040,200	
		K- 4,485,320	
		L- 4,571,820	
		M- 4,231,800	

PARKING ANALYSIS SUMMARY

- RESIDENTIAL PARKING REQUIREMENT BLOCK K - 262 DUU
- 43 STUDIO UNITS = 63.76 PARKING SPACES
- 175 ONE BEDROOM UNITS = 227.5 PARKING SPACES
- 57 TWO BEDROOM UNITS = 85.0 PARKING SPACES
- HOTEL PARKING REQUIREMENT - 116 ROOMS @ 1.25 SPACE/ROOM = 145 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING REQUIREMENT = 557 SPACES
- TOTAL RESIDENTIAL/HOTEL PARKING PROVIDED (ON K, L, M GARAGES) = 557 SPACES
- MIXED USE COMMERCIAL CENTER (MUCC) PARKING REQUIREMENT = 1,024,555 SF @ 1 SPACE/225 SF = 3,152 SPACES
- TOTAL PARKING REQUIRED = 3,152 SPACES
- TOTAL PARKING PROVIDED = 3,237 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING REQUIRED = 2% OF TOTAL PROVIDED = .02 x 557 SPACES = 11 SPACES
- ACCESSIBLE RESIDENTIAL/HOTEL PARKING PROVIDED (ON K, L, M GARAGES) = 11 SPACES

BICYCLE PARKING REQUIREMENTS

- BICYCLE PARKING REQUIRED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 148 SPACES
- BICYCLE PARKING PROVIDED FOR PHASES 1 AND 2 (BUILDINGS A THROUGH J) = 148 SPACES
- BICYCLE PARKING REQUIRED FOR PHASE 3 (BUILDINGS K, L, M) = 101 SPACES
- BICYCLE PARKING PROVIDED FOR PHASE 3 (BUILDINGS K, L, M) = 102 SPACES
- BICYCLE PARKING SPACES TO BE LOCATED IN ACCORDANCE WITH CURRENT MASTER BICYCLE PARKING PLAN, OR AS OTHERWISE APPROVED BY THE ZONING ADMINISTRATOR.

NelsenPartners

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PRELIMINARY
NOT FOR
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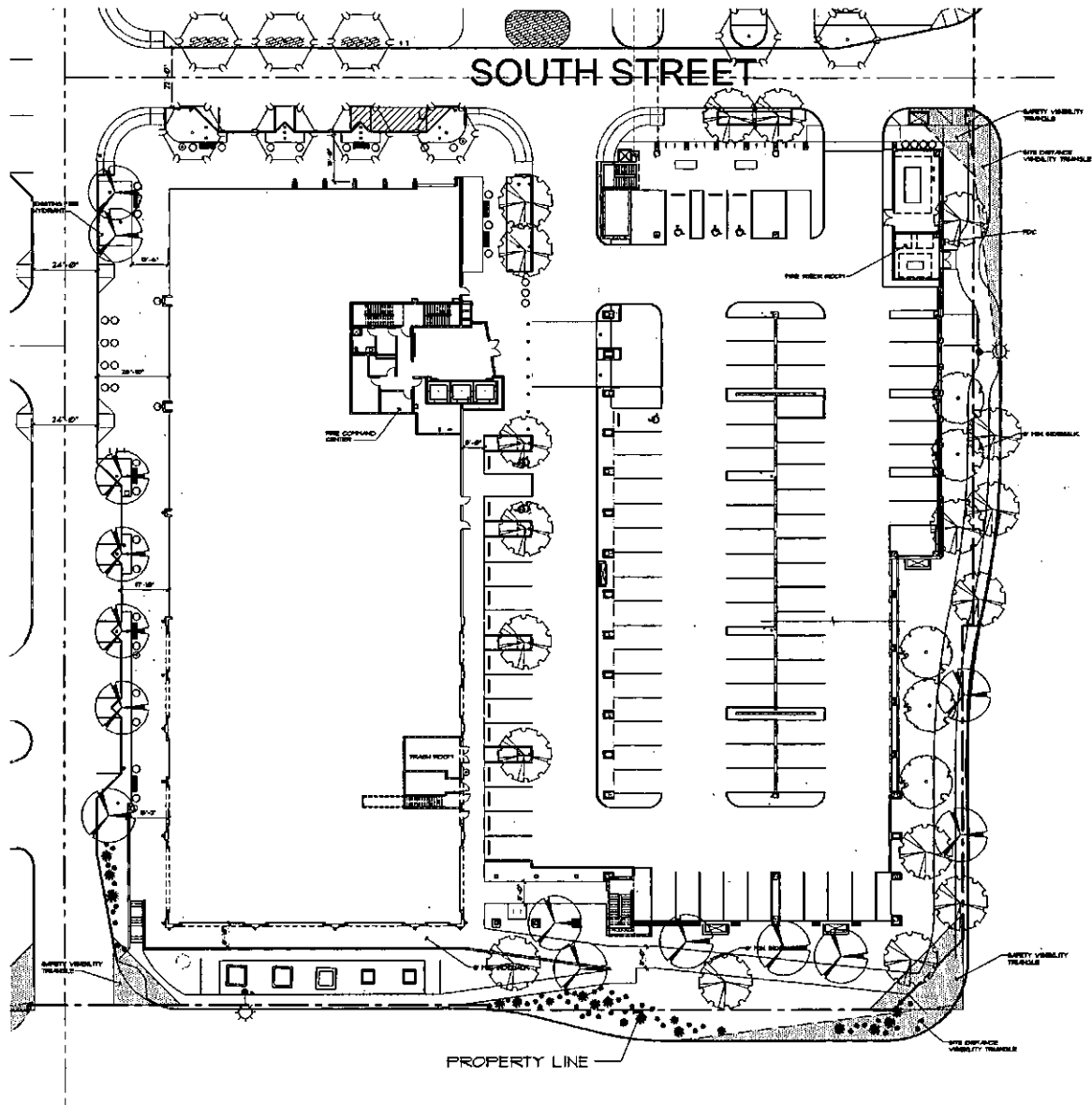
SCOTTSDALE QUARTER
PHASE III BLOCK L & M
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

Date:
February 22, 2014
Revision:
A014, 001
2nd City Submittal
May 27, 2014
3rd City Submittal

0.568 NELSON PARTNERS, INC.
Project No.
31374

A100
MASTER SITE PLAN

ATTACHMENT #5



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 Fax: 480.346.8870
 www.nelsenpartners.com

**SCOTTSDALE QUARTER
 PHASE III BLOCK M**
 N. 73RD STREET AND E. BUTHERUS ROAD
 SCOTTSDALE, ARIZONA

Date
 February 22, 2014
 Revisions
 April 4, 2014
 2nd City Special

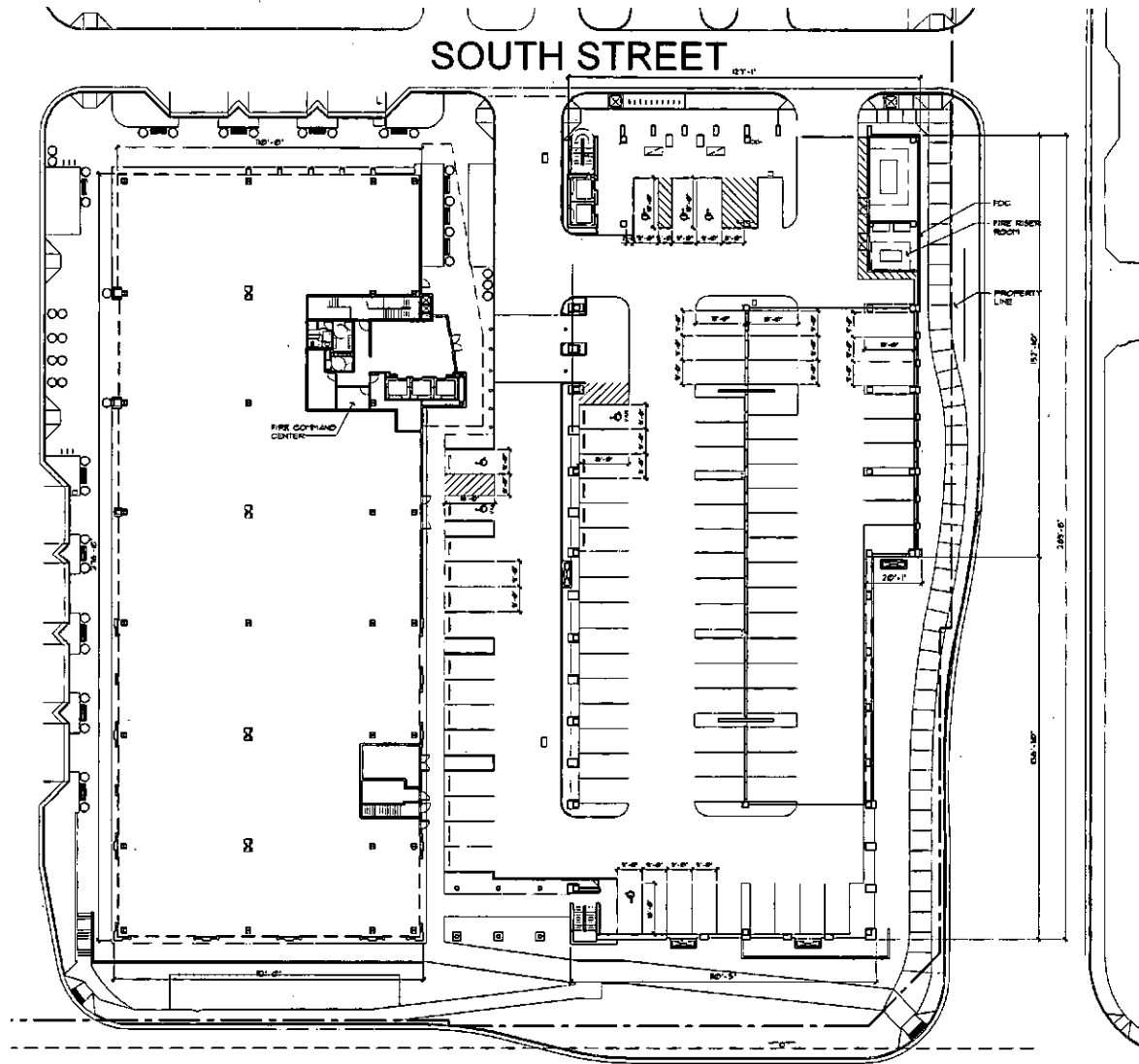
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Proj. No.
 91374

A100b
 ENLARGED SITE PLAN

01 ENLARGED SITE PLAN
 SCALE: 1"=20'
 REP:

ATTACHMENT #6



**GROUND FLOOR
BUILDING M**

01

SCALE: 1"=20'

REF:

ATTACHMENT #7

**6-DR-2014
4/28/2014**

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N. 73RD STREET AND E. BUTHERUS ROAD
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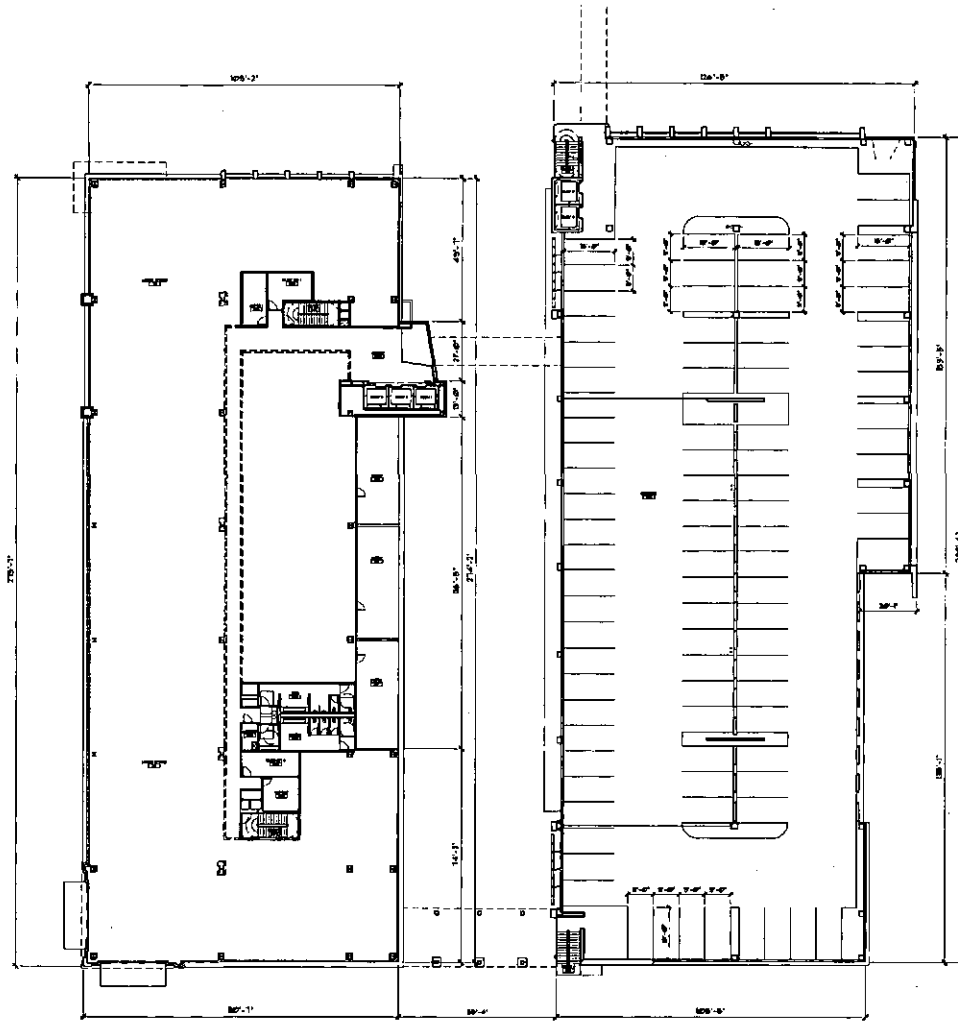
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Project No.
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A201.M
GROUND FLOOR
BUILDING M



 NORTH
01
SECOND FLOOR BUILDING M
 SCALE: 1"=20'
 REF.

6-DR-2014
4/28/2014

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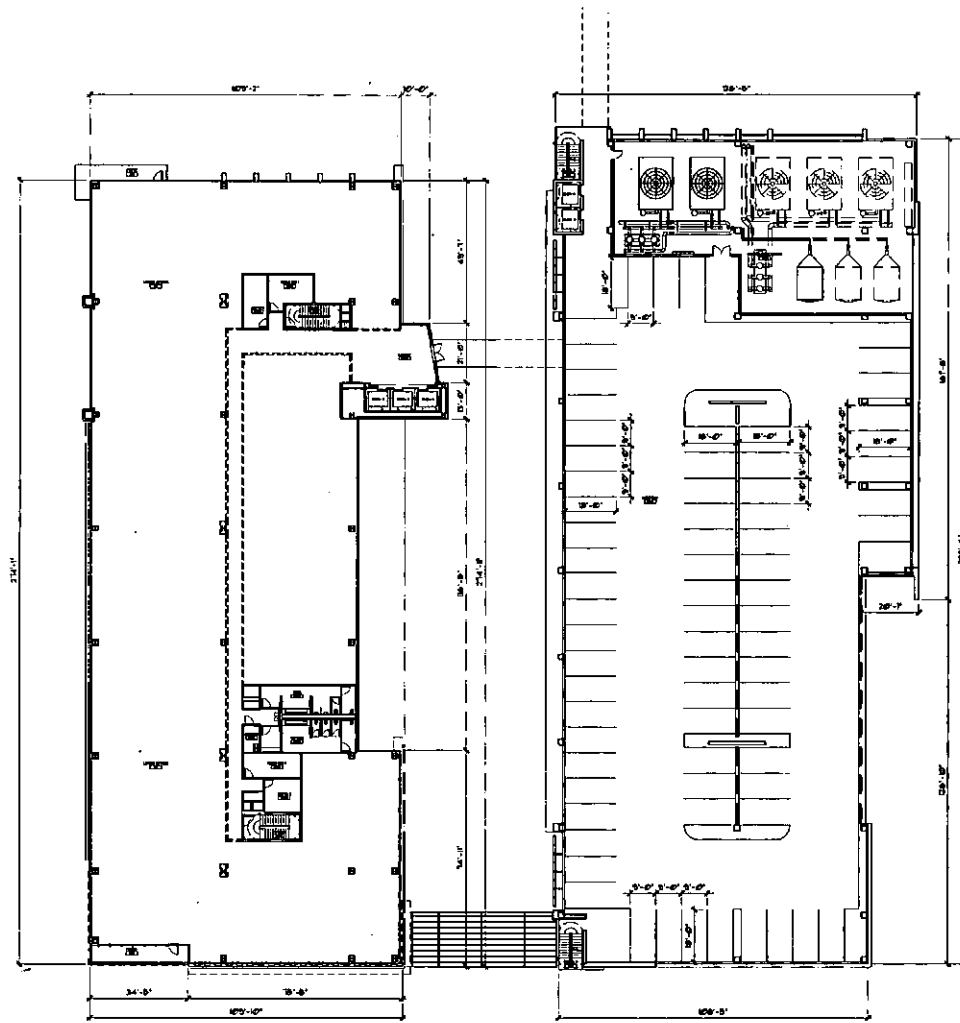
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Project No.
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A202.M
 SECOND FLOOR
 BUILDING M



+ 01
 NORTH
**THIRD FLOOR
 BUILDING M**
 SCALE: 1"=20'
 REF:

6-DR-2014
 4/28/2014

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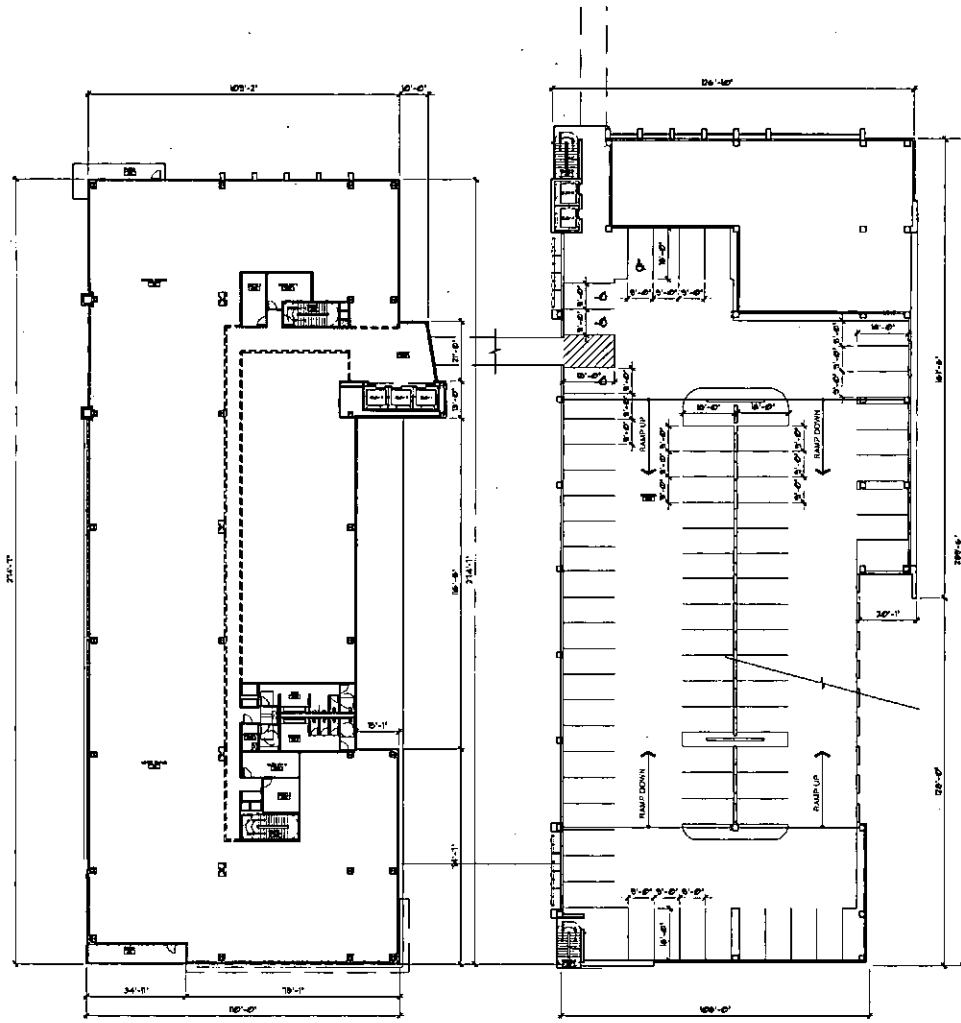
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A203.M
 THIRD FLOOR
 PARKING PLAN



 NORTH
 01
 SCALE: 1"=20'
 REF:

**FOURTH FLOOR
 BUILDING M**

**6-DR-2014
 4/28/2014**

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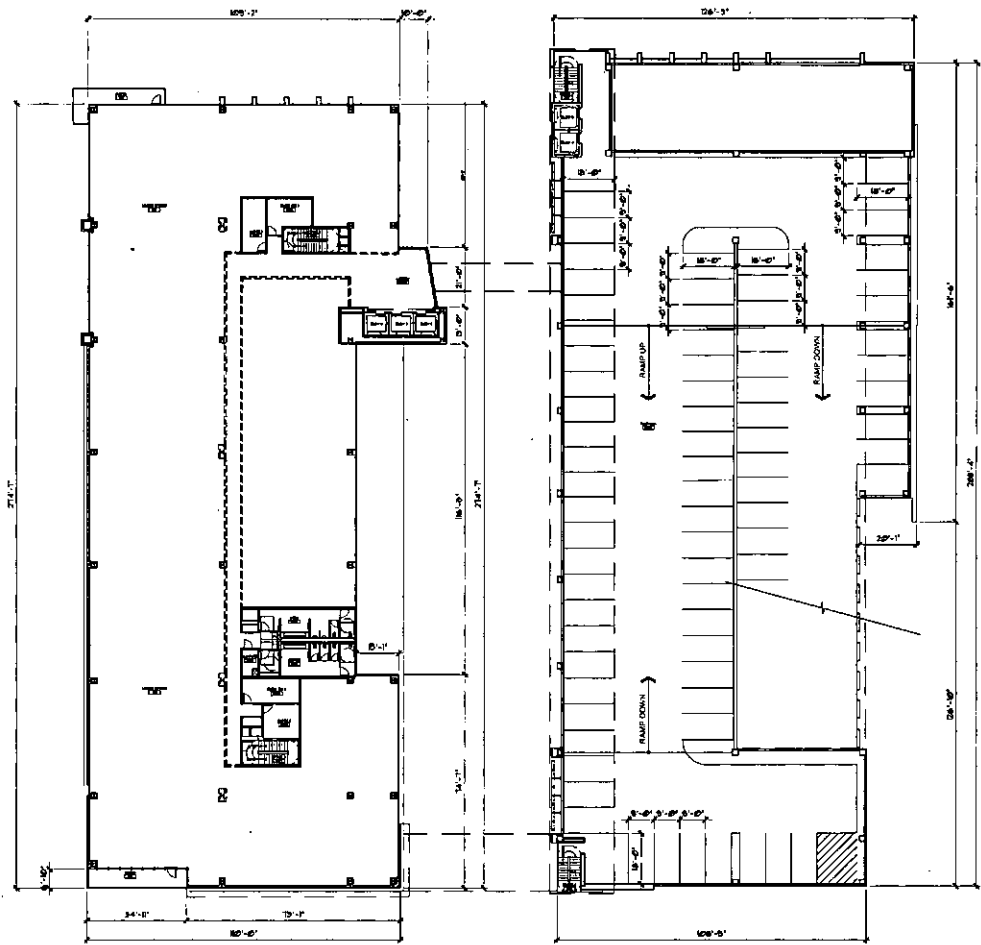
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A204.M
 FOURTH FLOOR
 BUILDING M



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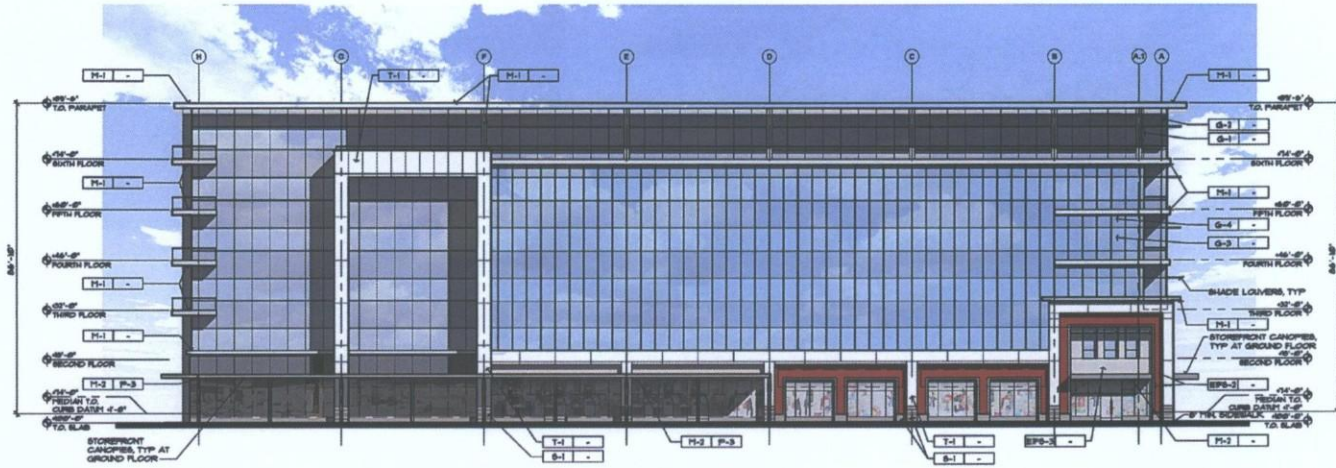
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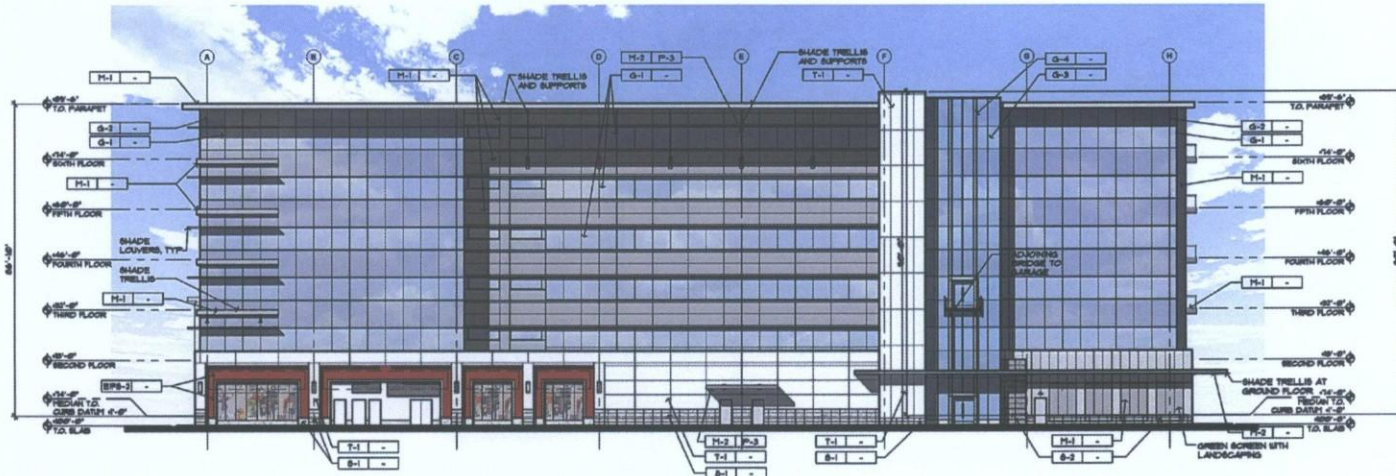
A205.M
 FIFTH FLOOR
 BUILDING M

BUILDING M
FIFTH FLOOR
 01 REF:
 SCALE: 1"=20'

6-DR-2014
4/28/2014

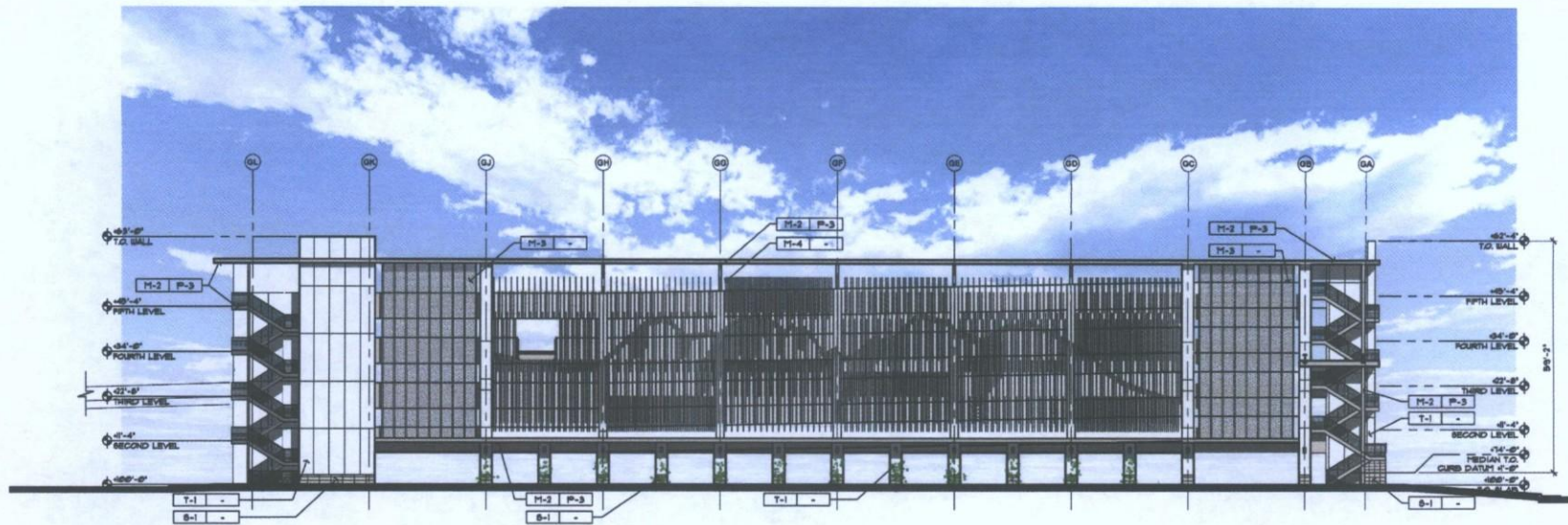


02 OFFICE - WEST ELEVATION
 SCALE: 1/16" = 1'-0" REF.

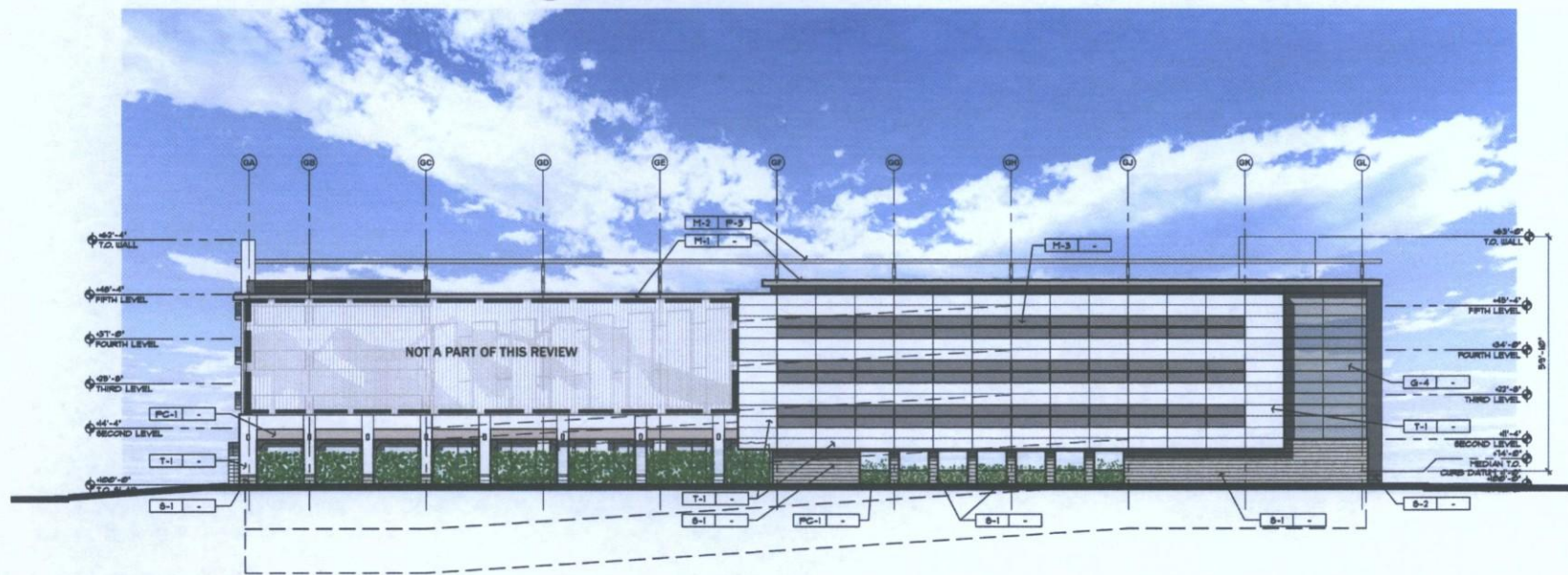


01 OFFICE - EAST ELEVATION
 SCALE: 1/16" = 1'-0" REF.

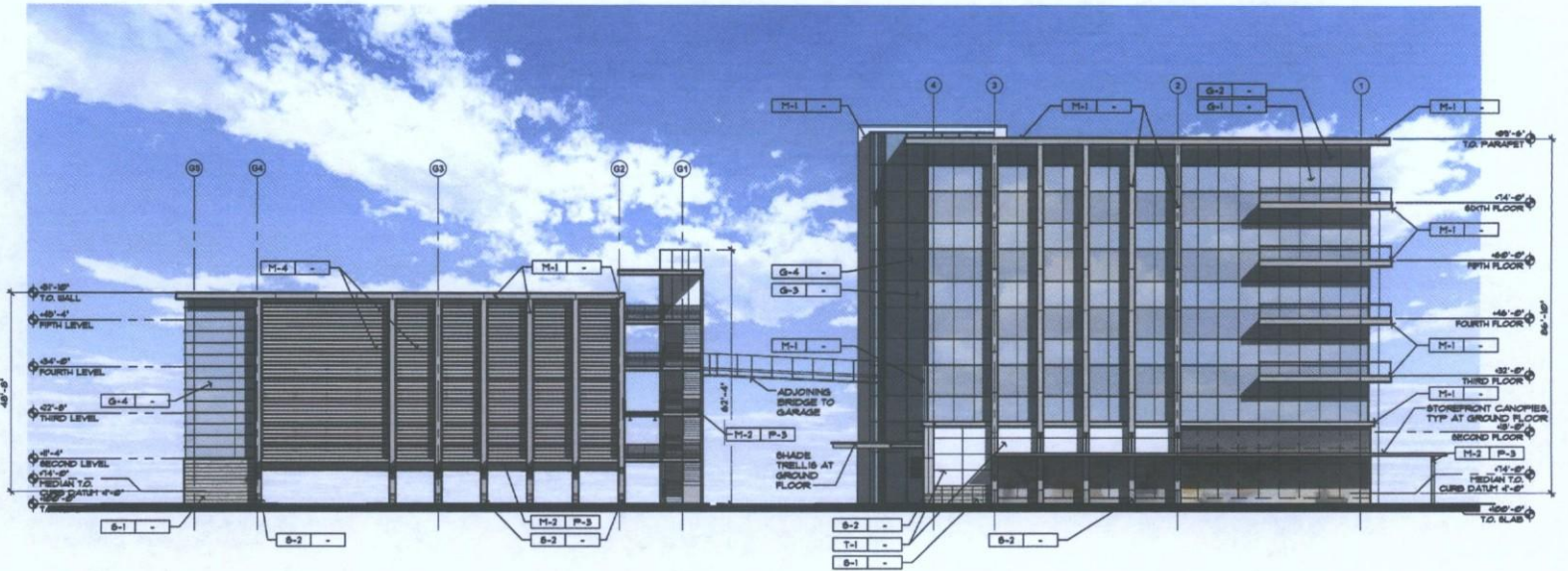
6-DR-2014
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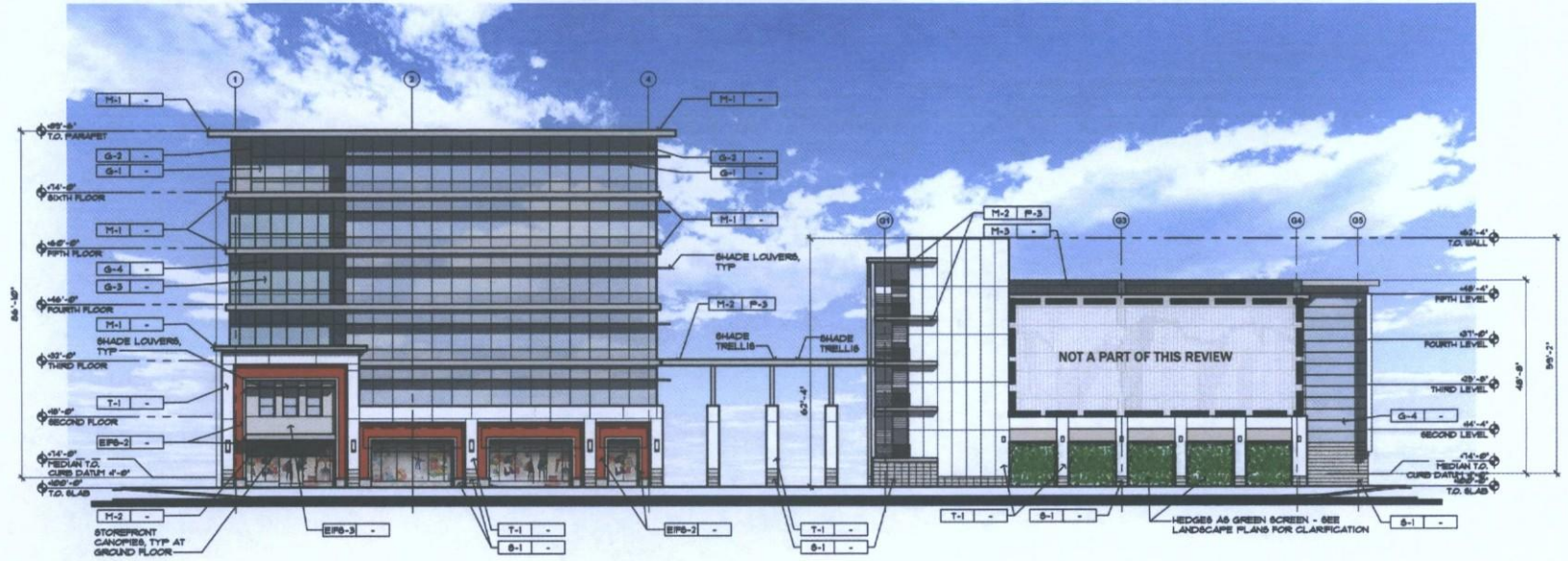
02 GARAGE - WEST ELEVATION
SCALE: 1/16" = 1'-0" REF:



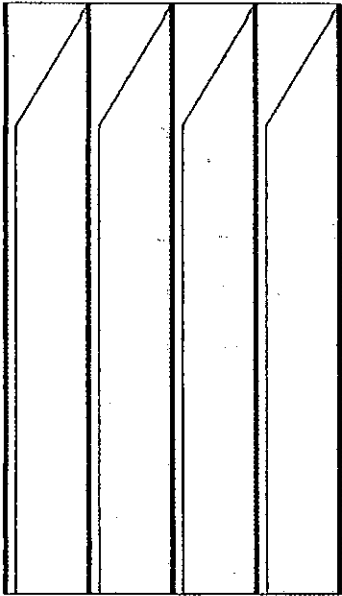
01 GARAGE - EAST ELEVATION
SCALE: 1/16" = 1'-0" REF:



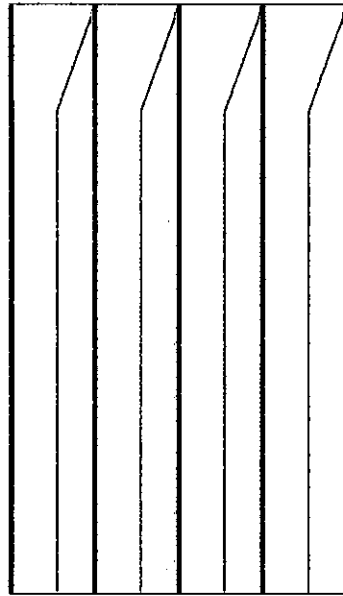
02 NORTH ELEVATION
SCALE: 1/16" = 1'-0" REF:



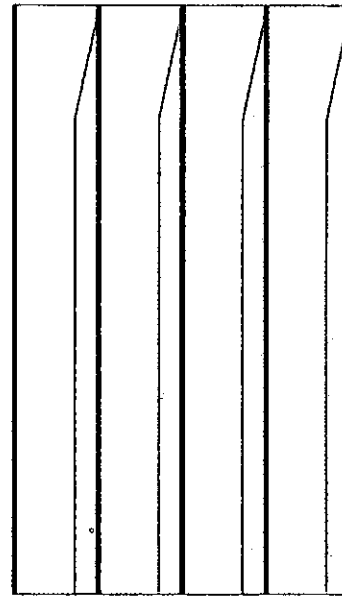
01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0" REF:



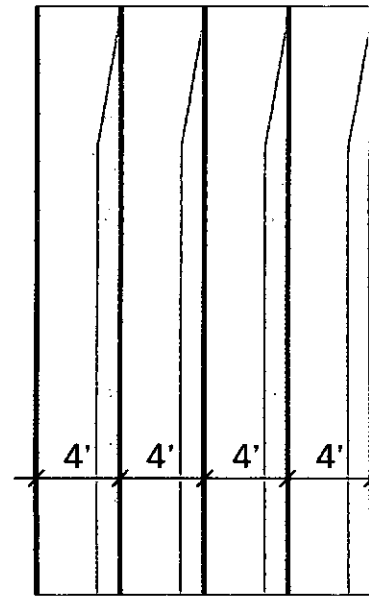
March 25 - 1:00 pm



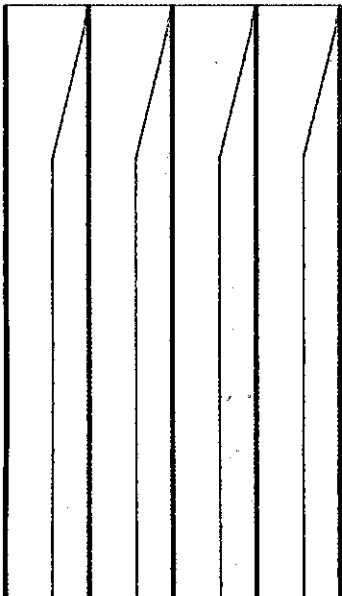
April 25 - 1:00 pm



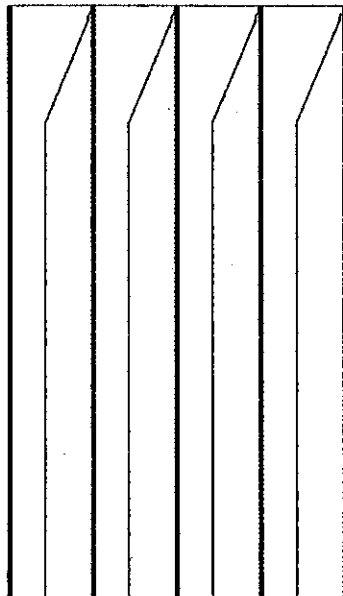
May 25 - 1:00 pm



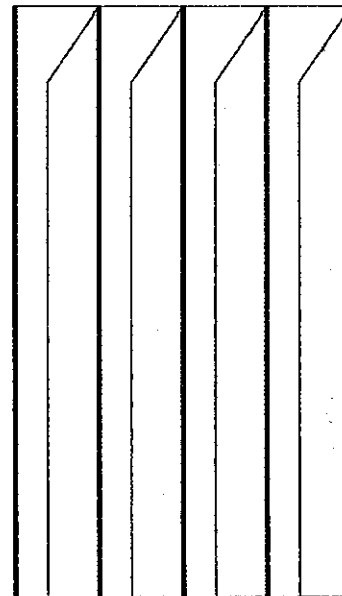
June 25 - 1:00 pm



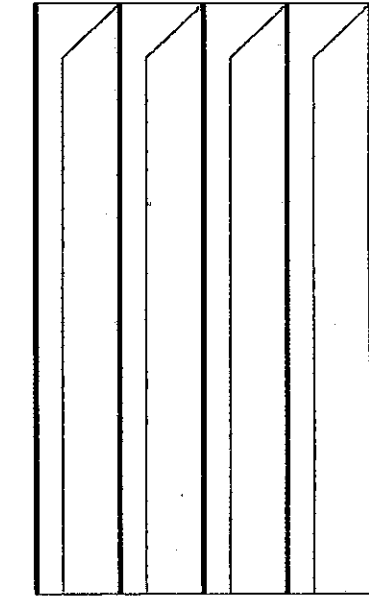
July 25 - 1:00 pm



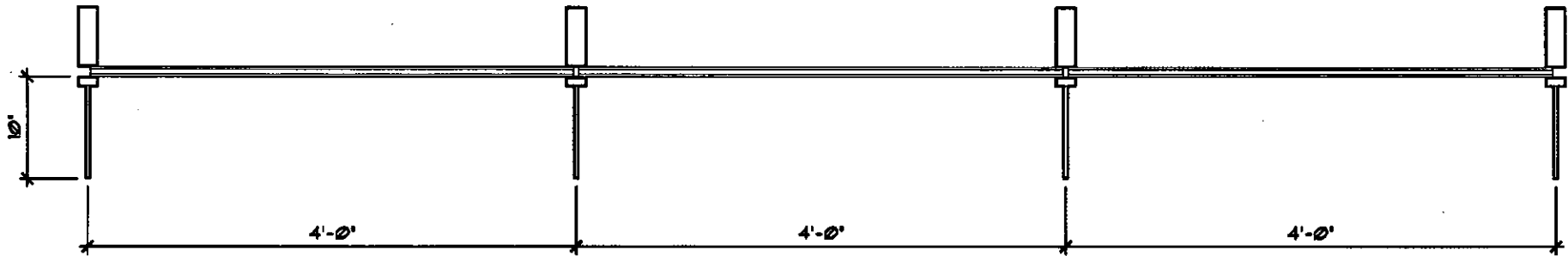
August 25 - 1:00 pm

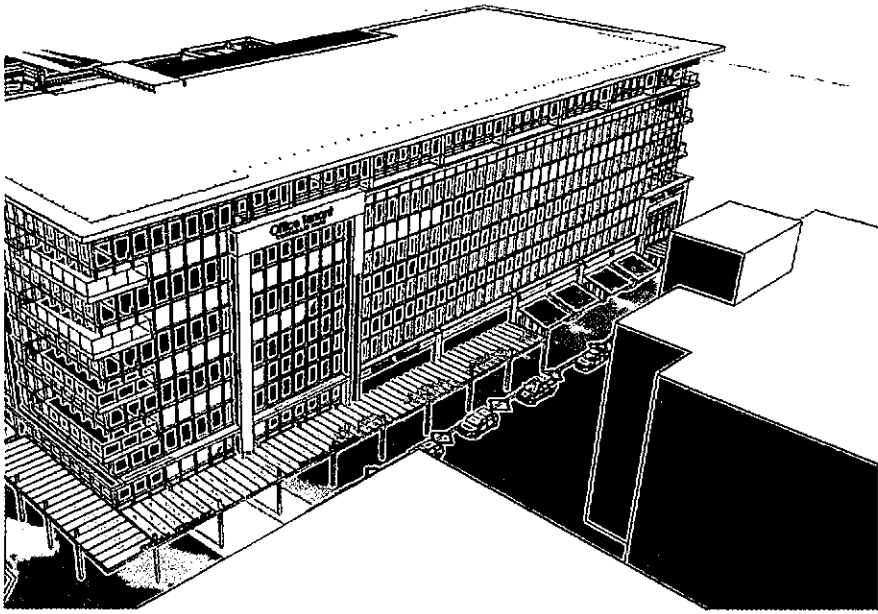


September 25 - 1:00 pm

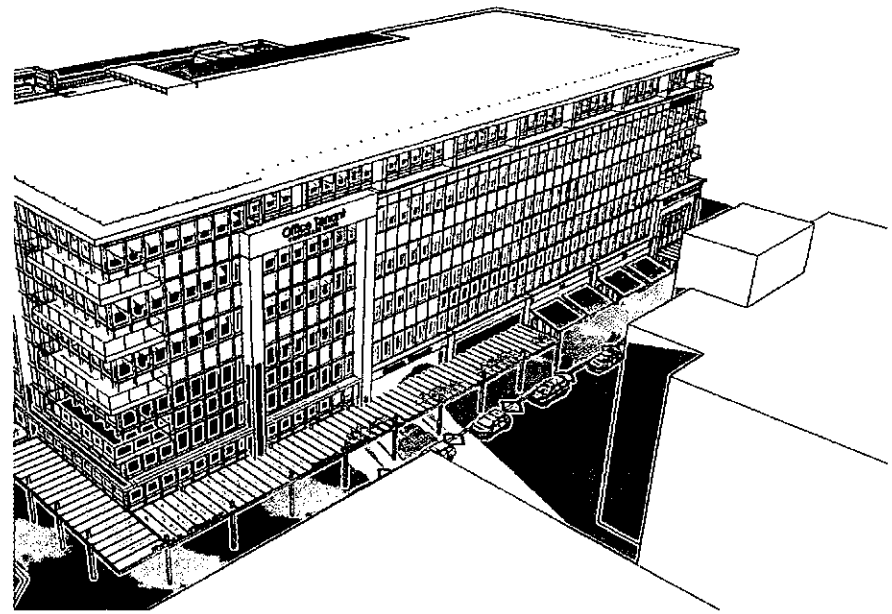


October 25 - 1:00 pm

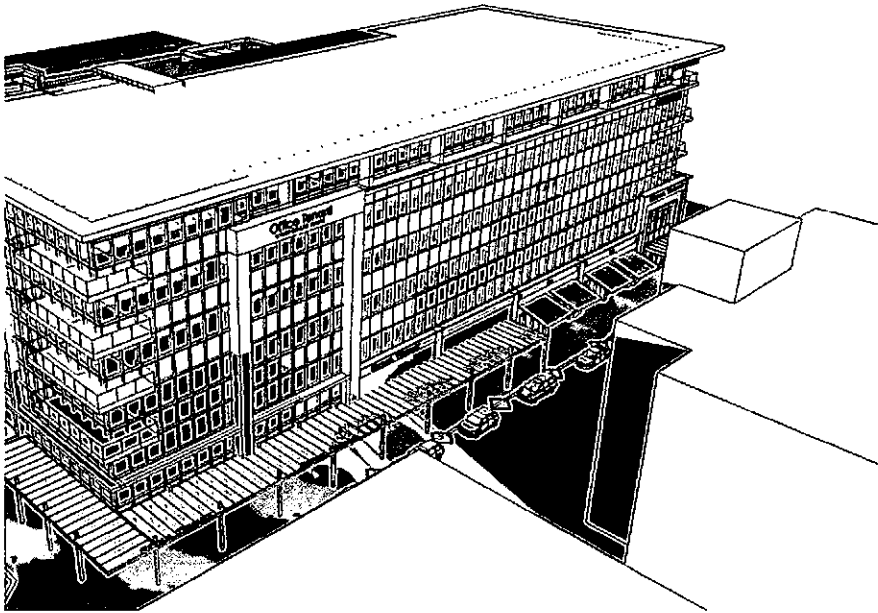




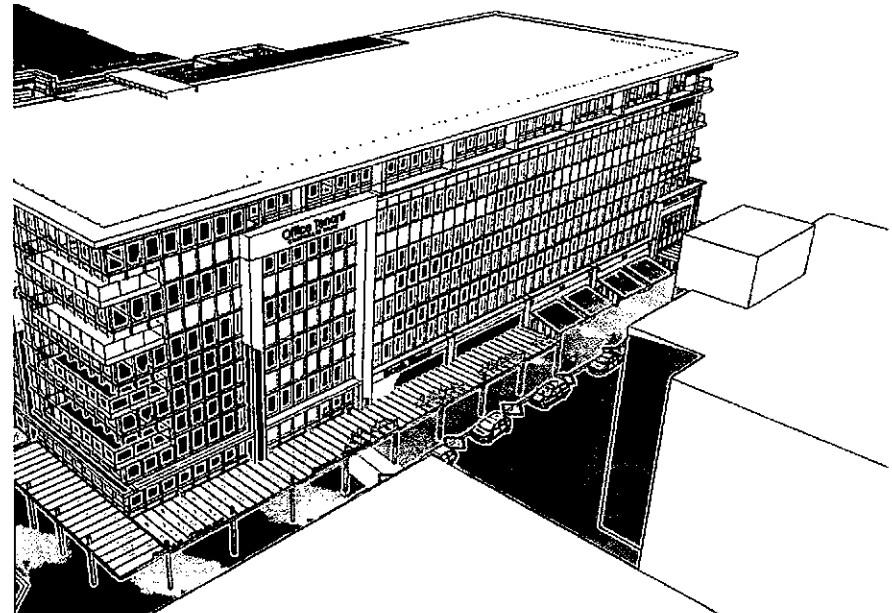
May 25 - 6:30 pm



June 25 - 6:30 pm



July 25 - 6:30 pm



August 25 - 6:30 pm

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N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

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A312
GROUND VIEW



ATTACHMENT #10

6-DR-2014
2/21/2014



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A313
 GROUND VIEW

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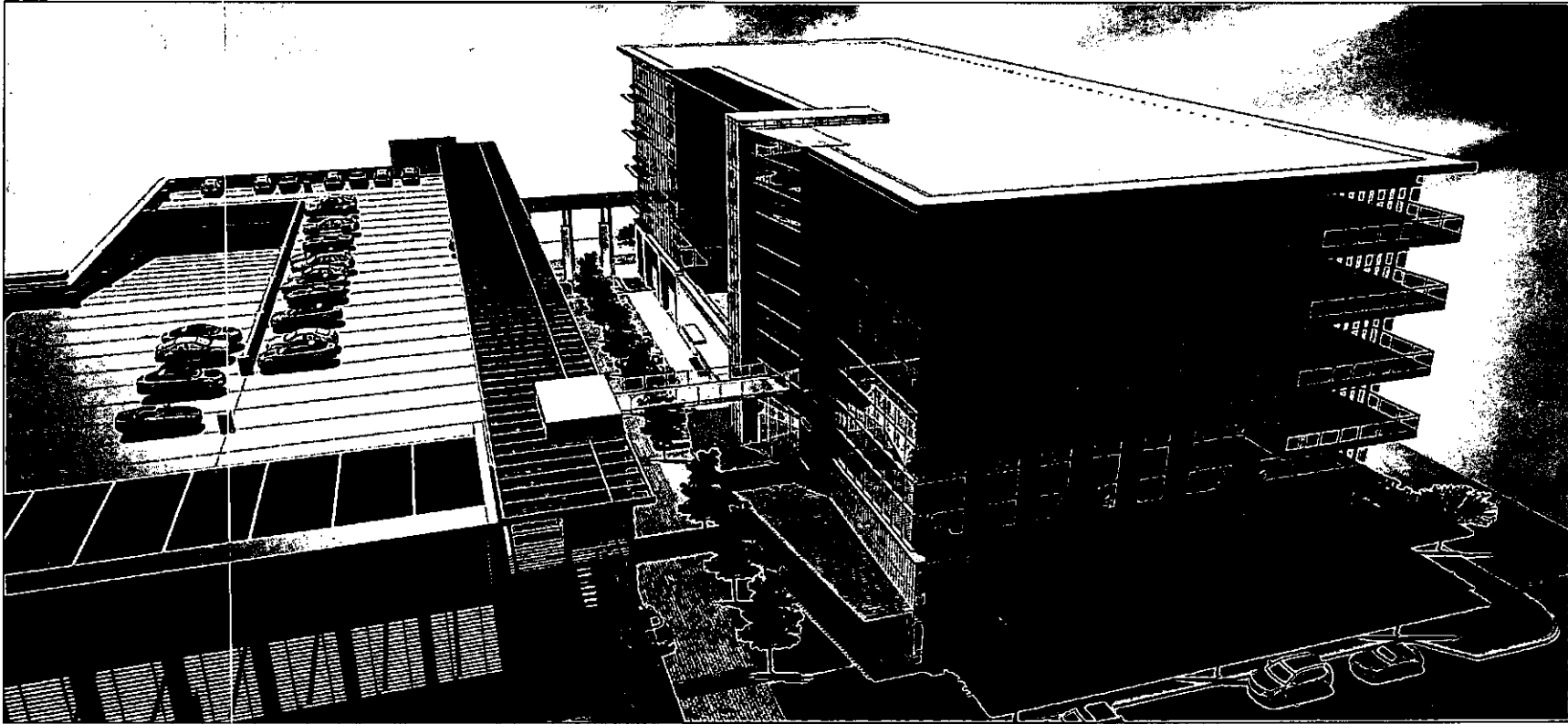
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A310
AERIAL VIEW



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PHASE III BLOCK L & M
N. 73RD STREET AND E. BUTHERUS ROAD
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A309
AERIAL VIEW



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A311
AERIAL VIEW

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2/21/2014

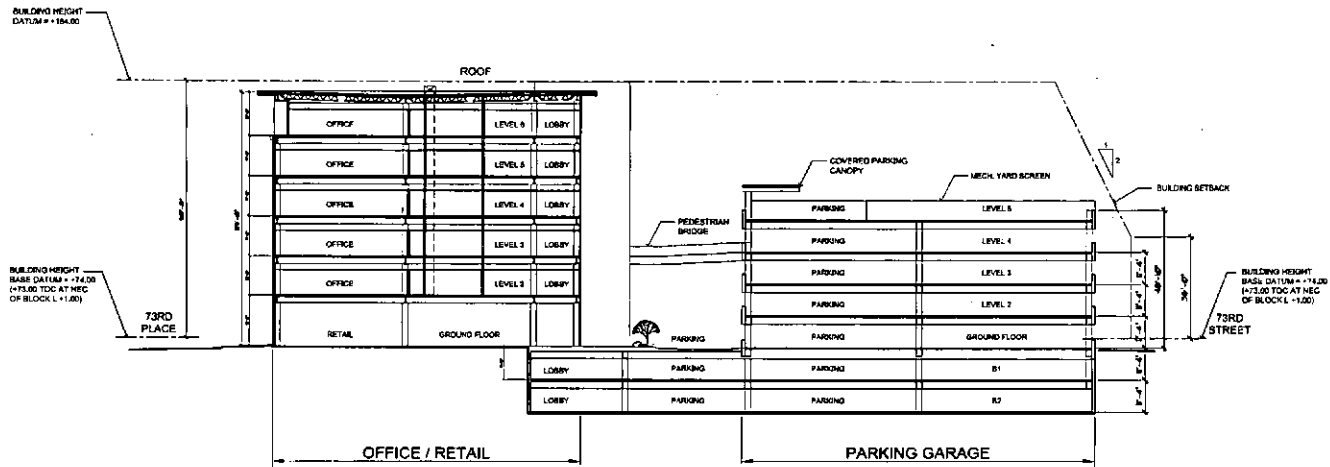


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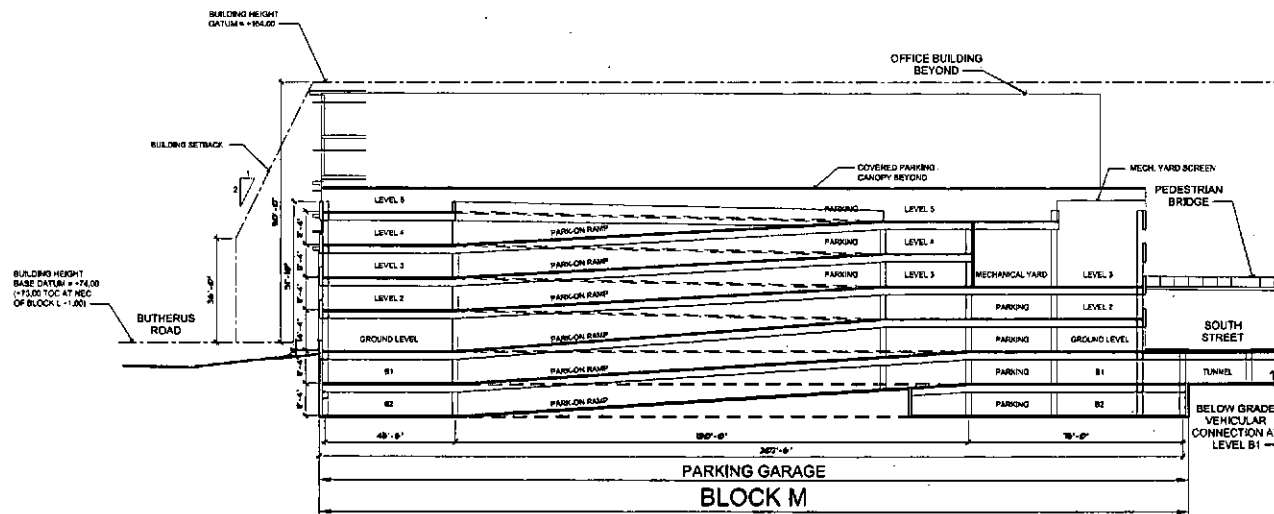
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 Project No.
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A401
 SITE SECTIONS



02 SITE SECTION - BLOCK M
 SCALE: 1"=20'
 REF:



01 SITE SECTION - BLOCK M GARAGE
 SCALE: 1"=20'
 REF:

ATTACHMENT #11

6-DR-2014
 2/21/2014

**G-1 Insulated Glazing
Pacifica on Solarban 60
By PPG Industries**

**G-3 Insulated Glazing
Solarblue on Solarban 60
By PPG Industries**

PACIFICA™ Glass + Glass Below if Insulating Glass Unit

Sample	VLT	Exterior Reflectance		SHGC	Solar Factor (g) EN 410	U-Value Imperial		U-Value EN 673 W/m ² *K	LSG
		SC	SHGC			Winter	Summer		
Monolithic 1/4"	42%	5%	0.56	0.48	0.47	1.02	0.93	5.75	0.88
Clear	38%	7%	0.41	0.35	0.35	0.47	0.50	2.81	1.07
SOLARBAN® 60 (3)	34%	6%	0.29	0.25	0.27	0.29	0.27	1.55	1.36
SOLARBAN® 250 (3)	25%	6%	0.28	0.24	0.26	0.29	0.27	1.55	1.01
SOLARBAN® 70XL (3)	31%	6%	0.26	0.22	0.24	0.26	0.26	1.50	1.36
SUNGATE® 500 (3)	35%	7%	0.35	0.30	0.31	0.35	0.35	1.96	1.16

SOLARBLUE™ Glass + Glass Below if Insulating Glass Unit

Sample	VLT	Exterior Reflectance		SHGC	Solar Factor (g) EN 410	U-Value Imperial		U-Value EN 673 W/m ² *K	LSG
		SC	SHGC			Winter	Summer		
Monolithic 1/4"	56%	6%	0.71	0.61	0.60	1.02	0.93	5.75	0.92
Clear	50%	9%	0.56	0.49	0.49	0.47	0.50	2.81	1.03
SOLARBAN® 60 (3)	45%	8%	0.37	0.32	0.35	0.29	0.27	1.55	1.39
SOLARBAN® 250 (3)	32%	7%	0.36	0.31	0.34	0.29	0.27	1.55	1.03
SOLARBAN® 70XL (3)	41%	8%	0.32	0.27	0.30	0.28	0.26	1.50	1.48
SUNGATE® 500 (3)	46%	10%	0.51	0.44	0.44	0.35	0.35	1.96	1.06

**Scottsdale Quarter Phase III
Block M**



**M-1 "SILVERSMITH"
Composite Metal Panel
By Centria**

**T-1 "NIEVE" Colorfeel
Neolith Porcelain Panel
by The Size
Tel: +34 964 652 233**

**S-2 Limestone Veneer
"PEWTER MIST" Honed
By Azasazi Stone
Tel: 480-229-8652**

**S-1 Limestone Veneer
"LUEDERS" Honed
By Azasazi Stone
Tel: 480-229-8652**

**EIFS-4 Integral Color EIFS
"Ashley Gray" BM HC-87
By Senergy**

**EIFS-3 Integral Color EIFS
"Ashen Tan" BM 996
By Senergy**

**EIFS-2 Integral Color EIFS
"Kitten Whiskers" BM 1
By Senergy**

6-DR-2014
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**SCOTTSDALE QUARTER
 PHASE III BLOCK M**
 N. 73RD STREET AND E. BUTHERUS ROAD
 SCOTTSDALE, ARIZONA

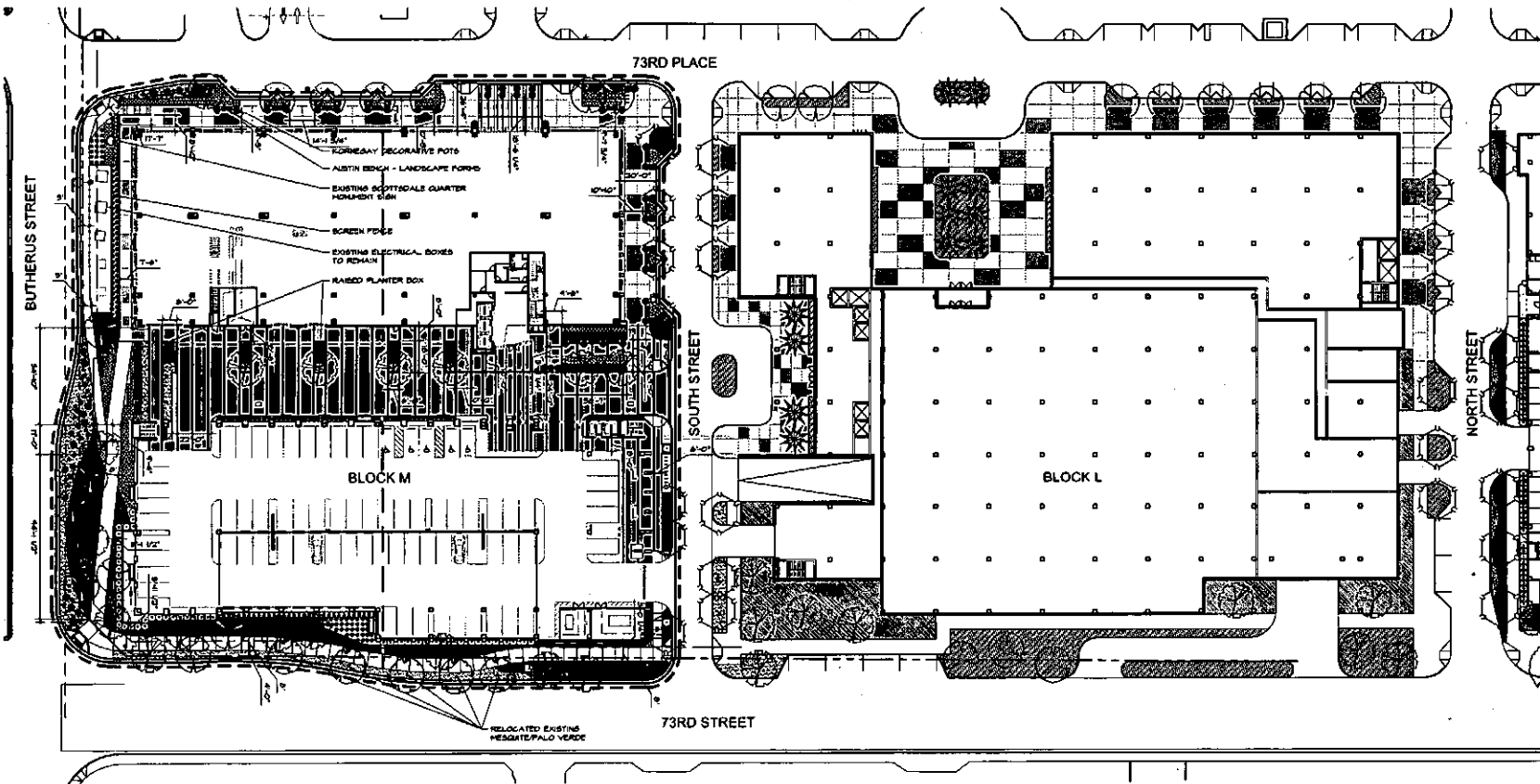
studioOutside

Date
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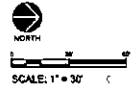
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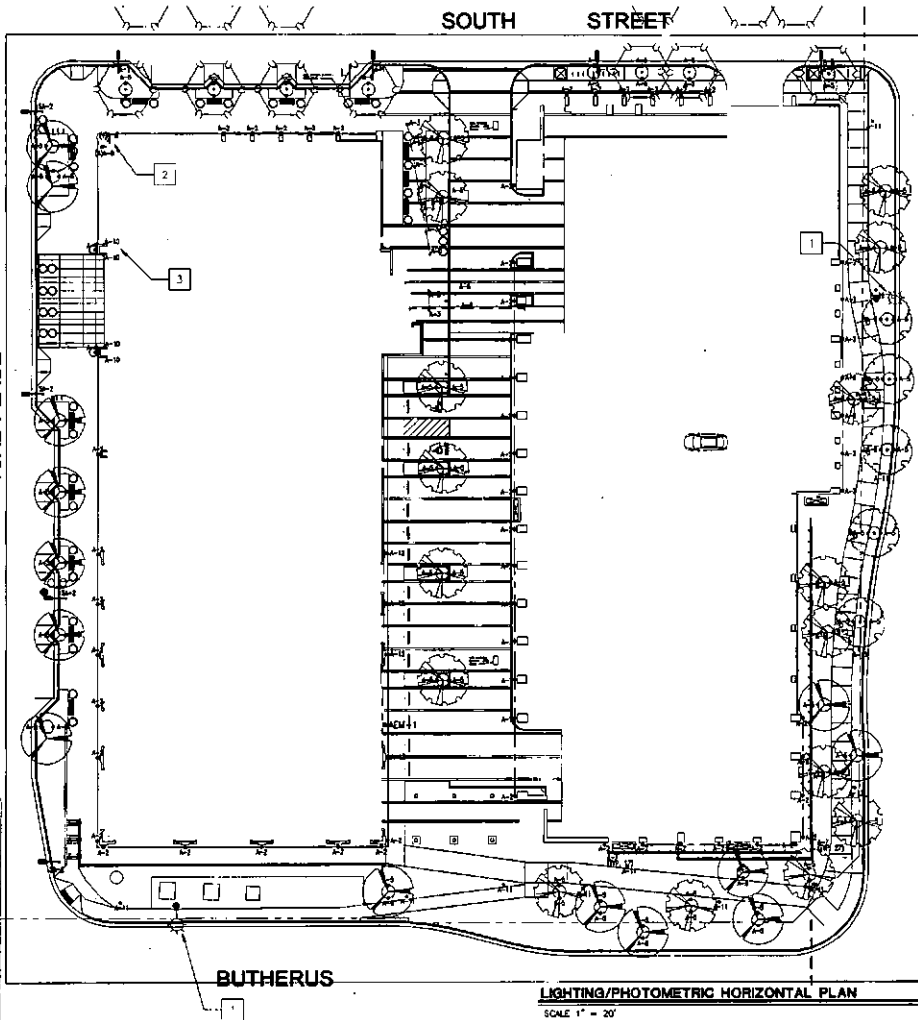


PLANT LEGEND			
PLANT SYMBOL	COMMON NAME BOTANICAL NAME		
CANOPY TREES			
(Symbol)	LANDMARK TREES	(Symbol)	TEXAS MOUNTAIN LAUREL <i>Sophora secundiflora</i>
(Symbol)	RELOCATED PALO VERDE	(Symbol)	BILL HEBLY <i>Hilbertia speciosa</i>
(Symbol)	WILLOW ACACIA <i>Acacia saligna</i>	(Symbol)	SHRUBBER <i>Tournefortia bicolor</i>
(Symbol)	DESERT MUDEN PALO VERDE <i>Cercocarpus x Desert Muse</i>	(Symbol)	COMPACT JOJOBA <i>Bombax coccineum</i>
(Symbol)	EVERGREEN LACEDARK ELM <i>Ulmus parvifolius 'True Green'</i>	(Symbol)	CATS CLAW <i>Neuraphis argentea</i>
(Symbol)	Palm Tree	(Symbol)	SLOWER GROWING BLUE GRASSES <i>Bouteloua gracilis</i>
SHRUBS, BRACEDS, GROUNDCOVERS			
(Symbol)	OCTOPUS ABACAY <i>Agave vivipara</i>	(Symbol)	NATAL PLUM <i>Cordia macrocarpa</i>
(Symbol)	SUPPER PLANT <i>Platycodon grandiflorus</i>	(Symbol)	DARBARITA <i>Crotona mexicana</i>
(Symbol)	ALOE VERA <i>Aloe barbadensis</i>	(Symbol)	LAVENDER LANTANA <i>Lantana montevidensis</i>
(Symbol)	RED BIRD OF PARADISE <i>Caesalpinia pulcherrima</i>	(Symbol)	BALBINE <i>Bursera graveolens</i>
(Symbol)	LITTLE JOHN BOTTLEBRUSH <i>Caryocarpus sphaerocarpus</i>	(Symbol)	DECOMPOSED GRANITE
		(Symbol)	SHRUBS
		(Symbol)	GROUNDCOVER



ATTACHMENT #13

**6-DR-2014
 4/28/2014**



LIGHTING/PHOTOMETRIC HORIZONTAL PLAN
SCALE 1" = 20'

LIGHTING/PHOTOMETRIC VERTICAL PLAN - EAST

NOT SCALE

LIGHTING/PHOTOMETRIC VERTICAL PLAN - SOUTH

NOT SCALE

LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	VOLT-AGE	LOAD TYPE	MOUNTING	REMARKS
A-1	BECA	7954LED WITH POLE MATCH WITH EXISTING AS-1	POLE TOP	80W LED 3,054LM, 3,000K	120-277	LED	POLE MOUNTED	LUMINAIRE FINISH, NECESSARY ACCESSORIES AND POLE HEIGHT SHALL BE VERIFIED PRIOR TO ORDERING.
A-2	ERCO	33639.023	IN-GROUND (COLUMN)	18W LED 1,710LM, 3,000K	120-277	LED	IN-GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-3	BECA	3581LED	DOWNLIGHT	18W LED 803LM, 3,000K	120-277	LED	SURFACE MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-4	BECA	2137LED	STEPLIGHT	10.1W LED 141LM, 3,000K	120-277	LED	WALL RECESSED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-5	ERCO	33025.023	IN-GROUND (TREE)	18W LED 1,710LM, 3,000K	120-277	LED	GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-6	BRUCK	1.354011-70437/24V	RAIL LIGHT	1.25W/FT LED WARM WHITE	120	LED	RAIL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-7	CLAMPTIPER	S-171-K442-HDC/MDX-X-X-KX-0-35-00	PUBLIC ART LIGHT	97W LED 4,730LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-8	BECA	2434LED	BALCONY UPLIGHT	50.6W LED 2,982LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-9	BECA	2434LED	ROOF UPLIGHT	50.6W LED 2,982LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-10	PHILIPS	COLORGRAZE MIX PWRCC-DATA ENABLER FR0	ACCENT LIGHT (WHITE COLOR LED ONLY)	80W LED 1,352LM, 3,000K	120-277	LED	WALL RECESSED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-11	LANDSCAPE FORM	FU450-X	BOLLARD	15.1W LED 981LM, 3,000K	120-277	LED	GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
AEM-1	HUBBELL	POF1-X-X	EMERGENCY WALL PACK	17.7W LED 1,087LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-12	BECA	4530P	WALL SCONCE	30W CFL 2,930LM, 3,000K	120-277	CFL	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
AS-1	EXISTING	EXISTING	POLE TOP	STEWART: MS250/3K/HOR	N/A	MID	POLE MOUNTED	RELOCATE AS SHOWN IN THE PLAN.

PHOTOMETRIC LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	TOTAL LUMENS	LLF	DESCRIPTION	WATTS	LAMPS	CUT-OFF CLASS
AS-1	4	A-1	SINGLE	5,064	0.7	POLETOP (EXISTING)	250	1	FULL CUTOFF
AS-1	4	AS-1	SINGLE	17,200	0.7	POLETOP	80	1	FULL CUTOFF
A-2	86	A-2	SINGLE	1710	0.7	UPLIGHT (COLUMN)	18	1	FULL CUTOFF
A-3	9	A-3	SINGLE	803	0.7	DOWNLIGHT	18	1	FULL CUTOFF
A-4	3	A-4	SINGLE	14	0.7	STEP LIGHT	10.1	1	FULL CUTOFF
A-5	80	A-5	SINGLE	1,710	0.7	UPLIGHT (TREE)	18	1	FULL CUTOFF
A-11	13	A-11	SINGLE	951	0.7	BOLLARD	15.1	1	FULL CUTOFF
A-12	5	A-12	SINGLE	2,900	0.7	WALL SCONCE	39	1	FULL CUTOFF

PHOTOMETRIC STATISTIC SUMMARY

LABEL	CALC TYPE	UNIT	AVG	MAX	MIN	AVE/MIN	MAX/MIN
CALCPTS-SITE (HORIZONTAL PLAN)	ILLUMINANCE	FC	1.10	8.7	0.0	N.A.	N.A.
CALCPTS-SOUTH (VERTICAL PLAN)	ILLUMINANCE	FC	0	0	0	N.A.	N.A.
CALCPTS-WEST (VERTICAL PLAN)	ILLUMINANCE	FC	0	0	0	N.A.	N.A.

GENERAL NOTES

- THIS IS A LIGHTING LAYOUT DIAGRAM. REFER ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

KEY NOTES

- EXISTING CITY STREET LIGHT.
- UPLIGHT BALCONIES (3RD FLOOR TO 6TH FLOOR).
- FAÇADE ACCENT.

NelsenPartners

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Architecture Planning Interiors
Austin, Scottsdale
16210 N. Scottsdale Road, Suite 100
Scottsdale, Arizona 85254
Tel: 480.340.6800
Tel: 480.340.0823
www.nelsonpartners.com

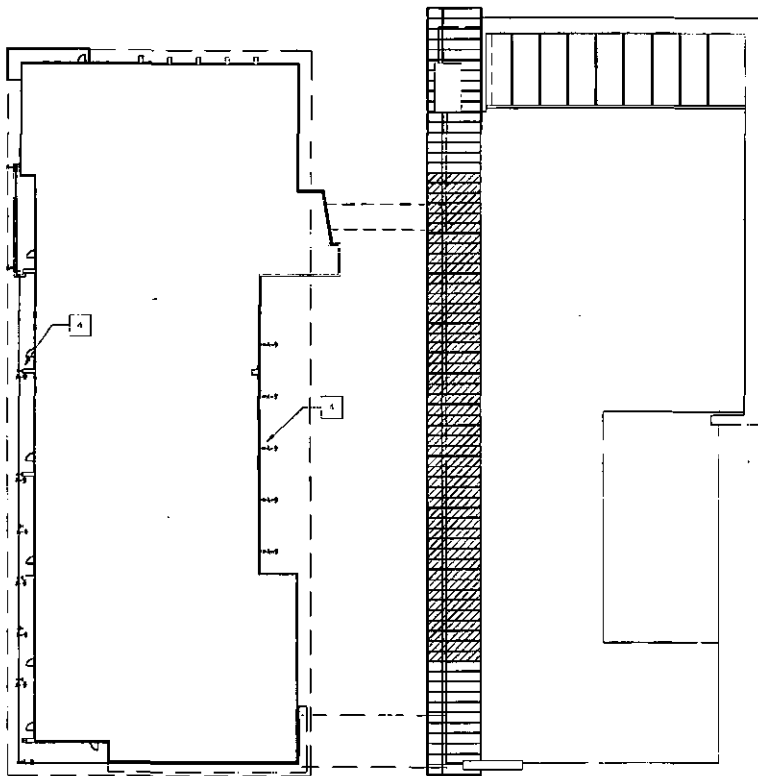
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OR
RECORDING

**SCOTTSDALE QUARTER
PHASE III BLOCK M**
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

Date:
February 21, 2014
Rev. 4/4/14
2nd City Submitted

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Project No.
31574

LT-1



LIGHTING PLAN (8TH FLOOR)

SCALE 1" = 20'

6-DR-2014
4/4/2014

LUMINAIRE SCHEDULE

MARK	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP	VOLT-AGE	LOAD TYPE	MOUNTING	REMARKS
A-1	BECA	7854LED WITH POLE MATCH WITH EXISTING AS-1	POLE TOP	80W LED 9,064LM, 3,000K	120-277	LED	POLE MOUNTED	LUMINAIRE FINISH, NECESSARY ACCESSORIES AND POLE HEIGHT SHALL BE VERIFIED PRIOR TO ORDERING.
A-2	ERCO	33629.023	IN-GROUND (COLUMN)	18W LED 1,710LM, 3,000K	120-277	LED	IN-GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-3	BEGA	3581LED	DOWNLIGHT	18W LED 863LM, 3,000K	120-277	LED	SURFACE MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-4	BEGA	2137LED	STEP-LIGHT	10.1W LED 14LM, 3,000K	120-277	LED	WALL RECESSED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-5	ERCO	33025.023	IN-GROUND (TREE)	18W LED 1,710LM, 3,000K	120-277	LED	GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-6	BRUCK	1354011-70437/24V	RAIL LIGHT	1.25W/FT LED WARM WHITE	120	LED	RAIL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-7	ELLIPHER	S-171-K442-HDC/ADD-2-K-KK-0-35-00	PUBLIC ART LIGHT	97W LED 4,730LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-8	BEGA	2434LED	BALCONY UPLIGHT	50.6W LED 2,982LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-9	BEGA	2434LED	ROOF UPLIGHT	50.6W LED 2,982LM, 3,000K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-10	PHILIPS	COLORGRABE MK ENFORCE-DATA ENABLER PRO	FACADE ACCENT LIGHT WHITE COLOR LED ONLY	80W LED 1,952LM, 3,000K	120-277	LED	WALL RECESSED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-11	LANDSCAPE FORM	FL450-X	BOLLARD	15.1W LED 961LM, 3,000K	120-277	LED	GROUND MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
ACM-1	HUBBELL	RF1-X-X	EMERGENCY WALL PACK	17.7W LED 1,067LM, 4,300K	120-277	LED	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
A-12	BEGA	4530P	WALL SCIENCE	39W CFL 2,900LM, 3,000K	120-277	CFL	WALL MOUNTED	LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING.
AS-1	EXISTING	EXISTING	POLE TOP	SYNANA MS250/3K/HDR	N/A	HD	POLE MOUNTED	RELOCATE AS SHOWN IN THE PLAN.

GENERAL NOTES

1 THIS IS A LIGHTING LAYOUT DIAGRAM. REFER ELECTRICAL DRAWINGS FOR FURTHER INFORMATION.

KEY NOTES

4 ROOF UPLIGHT.

Johnson Partnership, Inc.
Architecture Planning Interiors
Austin - Scottsdale
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Scottsdale, Arizona 85254
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Fax: 480.942.0801
www.johnsonpartners.com

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SCOTTSDALE QUARTER
PHASE III BLOCK M
N. 73RD STREET AND E. BUTTERBUS ROAD
SCOTTSDALE, ARIZONA

Date:
February 21, 2014
Rev: 4/4/14
12nd City Submitted

Drawings and other related documents
are the property of Johnson Partnership, Inc.
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written consent of the architect.

Project No.
31374

LT-2

Pole top luminaire with asymmetrical light distribution

Headlight: Compact fluorescent luminaire combination with three 15W tubes. Luminaire is mounted on a stainless steel pole with a 9" to 12" adjustable height. Weight of luminaire is 12.5 lbs. Luminaire is mounted on a stainless steel pole with a 9" to 12" adjustable height. Weight of luminaire is 12.5 lbs.

Mounting: Pole top luminaire with asymmetrical light distribution. Luminaire is mounted on a stainless steel pole with a 9" to 12" adjustable height. Weight of luminaire is 12.5 lbs.

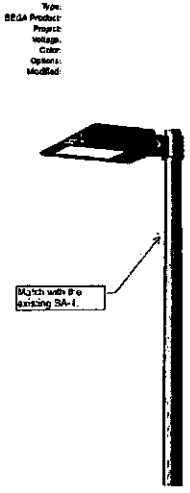
Material: Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel.

Finish: Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel.

Weight: Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel.

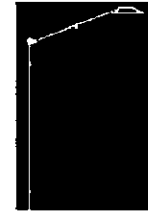
Dimensions: Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel.

Notes: Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel. Luminaire is made of high quality stainless steel.



A-1

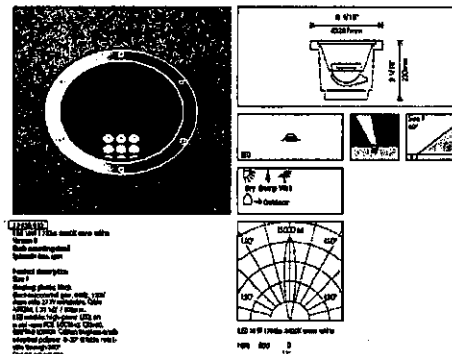
Type: Pole Top
Project: 6264 754-10
Mounting: Pole mounted 174" tapered round pole galvanized steel pole with bronze beam (43708 GP)



Align with P.O. blanking SA-1.

A1

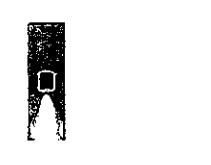
ERCO Tesis LED In-ground luminaire



LED Lighting Inc.
181 Bayview Parkway
Suite 100
San Jose, CA 95128
Tel: +1 408 253 4800
Fax: +1 408 253 4807
www.ledlighting.com

Wall luminaire with 4-tube fluorescent luminaire

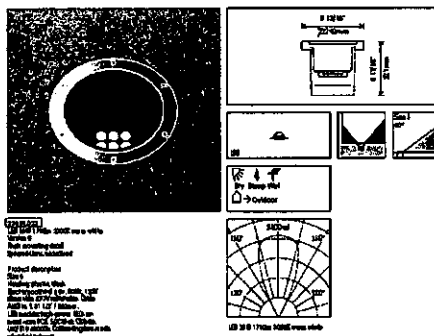
Headlight: Compact fluorescent luminaire combination with three 15W tubes. Luminaire is mounted on a stainless steel pole with a 9" to 12" adjustable height. Weight of luminaire is 12.5 lbs.



Type: Pole Top
Project: 6264 754-10
Mounting: Pole mounted 174" tapered round pole galvanized steel pole with bronze beam (43708 GP)

A-2

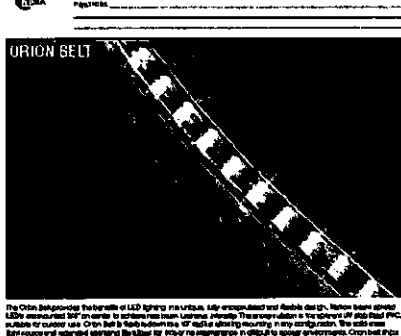
ERCO Tesis LED In-ground luminaire



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A-3

BRUCK Orion Belt



LED Lighting Inc.
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Suite 100
San Jose, CA 95128
Tel: +1 408 253 4800
Fax: +1 408 253 4807
www.ledlighting.com

A-5

Wall luminaire with asymmetrical light distribution

Headlight: Compact fluorescent luminaire combination with three 15W tubes. Luminaire is mounted on a stainless steel pole with a 9" to 12" adjustable height. Weight of luminaire is 12.5 lbs.



Type: Pole Top
Project: 6264 754-10
Mounting: Pole mounted 174" tapered round pole galvanized steel pole with bronze beam (43708 GP)

6-DR-2014
4/4/2014

ATTACHMENT #15

NelsenPartners, Inc.
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16200 N. Scottsdale Road, Suite 200
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Fax: 480.948.0302
www.nelsenpartners.com

EXHIBIT
NOT FOR CONSTRUCTION OR RECORDING

**SCOTTSDALE QUARTER
PHASE III BLOCK M**
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA



Date:
February 21, 2014
Rev: 4/4/14
Issued City Submitted

Project No.
31374

LT-3

Lighting Fixtures

Specifications

- 1. Luminaire: []
- 2. Mounting: []
- 3. Finish: []
- 4. Color: []
- 5. Voltage: []
- 6. Power: []
- 7. Beam Angle: []
- 8. Footcandle: []
- 9. Life Span: []
- 10. Maintenance: []

Lighting Facts

Lighting Facts are provided for informational purposes only. They are not intended to be used as a substitute for professional engineering or architectural services. The user is responsible for verifying the accuracy of the information and for determining the appropriate application of the information to their specific project.

Date: _____
 File No.: _____
 Project: _____



White Color LED ONLY
ColorGraze MX Powercore
 30° x 60° beam angle

Premium linear outdoor LED wall grazing fixture with intelligent colorlight features the most light output in one foot of color-changing LED profile, 60W/100lm for high-contrast secondary light and uniform illumination. Low-profile housing, concealed cabling, a weather proof gasket design and direct beam-offlight specialty metal frame. Mount in rough and smooth.

Features placement with no visible light scattering between fixtures.

Convenient post-mount design (connection to post only) and ready-to-install. Ladder Cable and Jumper Cable. Contact your local lighting distributor for details and installation guidelines.

Available in four vibrant hues and the standard beam angle. Addressable via 1-800-850-8500 for more information. Changing effects and light shows.

Color-changing 60 lumens of color-changing 60W/100lm beam angle 60W/100lm. 100% dimmable. 50,000 hours life.

Features placement with no visible light scattering between fixtures.

Convenient post-mount design (connection to post only) and ready-to-install. Ladder Cable and Jumper Cable. Contact your local lighting distributor for details and installation guidelines.

Available in four vibrant hues and the standard beam angle. Addressable via 1-800-850-8500 for more information. Changing effects and light shows.

Color-changing 60 lumens of color-changing 60W/100lm beam angle 60W/100lm. 100% dimmable. 50,000 hours life.

Specifications

Size	15.25" (386mm) x 2.5" (63.5mm) x 1.5" (38.1mm)
Weight	1.1 lbs (500g)
Input	120V AC, 60Hz, 100W
Output	60W/100lm, 30° x 60° beam angle
Beam Angle	30° x 60°
Mounting	Post-mount, 1/2" (12.7mm) diameter hole
Finish	Black, White, Bronze, Silver
Material	Aluminum, Steel, Brass
Life Span	50,000 hours
Dimming	100% dimmable
Temperature	-20°C to 50°C
Humidity	95% RH
IP Rating	IP65
Warranty	5 years



DUAL LITE
PGF1
 High Performance LED Source

FEATURES

The PGF1 is a replacement dual indicator diode LED source. It has two indicator diodes in a single housing. It is designed for use in a variety of applications. It is available in a variety of colors and finishes. It is available in a variety of sizes and shapes. It is available in a variety of mounting options. It is available in a variety of power ratings. It is available in a variety of beam angles. It is available in a variety of life spans. It is available in a variety of maintenance options. It is available in a variety of temperature ratings. It is available in a variety of humidity ratings. It is available in a variety of IP ratings. It is available in a variety of warranty options.

Dimensions

Mounting

The PGF1 is designed for use in a variety of mounting options. It is available in a variety of mounting brackets. It is available in a variety of mounting hardware. It is available in a variety of mounting locations. It is available in a variety of mounting orientations. It is available in a variety of mounting configurations. It is available in a variety of mounting styles. It is available in a variety of mounting finishes. It is available in a variety of mounting colors. It is available in a variety of mounting materials. It is available in a variety of mounting sizes. It is available in a variety of mounting shapes. It is available in a variety of mounting forms. It is available in a variety of mounting functions. It is available in a variety of mounting purposes. It is available in a variety of mounting uses. It is available in a variety of mounting applications. It is available in a variety of mounting environments. It is available in a variety of mounting conditions. It is available in a variety of mounting situations. It is available in a variety of mounting contexts. It is available in a variety of mounting scenarios. It is available in a variety of mounting events. It is available in a variety of mounting occasions. It is available in a variety of mounting moments. It is available in a variety of mounting times. It is available in a variety of mounting dates. It is available in a variety of mounting years. It is available in a variety of mounting decades. It is available in a variety of mounting centuries. It is available in a variety of mounting millennia. It is available in a variety of mounting eras. It is available in a variety of mounting ages. It is available in a variety of mounting periods. It is available in a variety of mounting phases. It is available in a variety of mounting stages. It is available in a variety of mounting steps. It is available in a variety of mounting processes. It is available in a variety of mounting procedures. It is available in a variety of mounting protocols. It is available in a variety of mounting standards. It is available in a variety of mounting guidelines. It is available in a variety of mounting best practices. It is available in a variety of mounting tips. It is available in a variety of mounting tricks. It is available in a variety of mounting hacks. It is available in a variety of mounting shortcuts. It is available in a variety of mounting workarounds. It is available in a variety of mounting solutions. It is available in a variety of mounting fixes. It is available in a variety of mounting patches. It is available in a variety of mounting updates. It is available in a variety of mounting releases. It is available in a variety of mounting versions. It is available in a variety of mounting editions. It is available in a variety of mounting formats. It is available in a variety of mounting styles. It is available in a variety of mounting themes. It is available in a variety of mounting templates. It is available in a variety of mounting layouts. It is available in a variety of mounting designs. It is available in a variety of mounting architectures. It is available in a variety of mounting frameworks. It is available in a variety of mounting structures. It is available in a variety of mounting systems. It is available in a variety of mounting platforms. It is available in a variety of mounting environments. It is available in a variety of mounting ecosystems. It is available in a variety of mounting networks. It is available in a variety of mounting communities. It is available in a variety of mounting groups. It is available in a variety of mounting organizations. It is available in a variety of mounting associations. It is available in a variety of mounting unions. It is available in a variety of mounting guilds. It is available in a variety of mounting societies. It is available in a variety of mounting clubs. It is available in a variety of mounting teams. It is available in a variety of mounting groups. It is available in a variety of mounting organizations. It is available in a variety of mounting associations. It is available in a variety of mounting unions. It is available in a variety of mounting guilds. It is available in a variety of mounting societies. It is available in a variety of mounting clubs. It is available in a variety of mounting teams.

COMPLIANCE

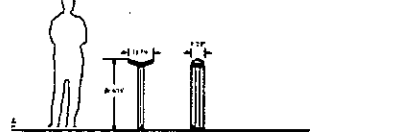
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ORDERING GUIDE

Color	Finish	Options
Black	Black	None
White	White	None
Bronze	Bronze	None
Silver	Silver	None

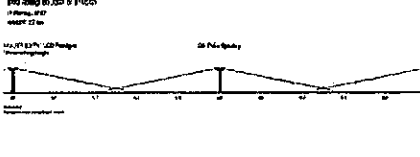
6-DR-2014
 4/4/2014

Multi-Point by its advantage Form



Murko CITY™ LED Parlight
 100W/100lm, 30° x 60° beam angle

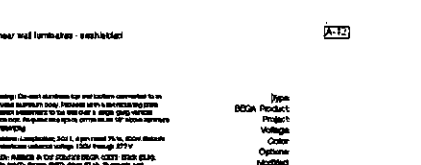
Murko CITY™ Solar Parlight
 100W/100lm, 30° x 60° beam angle



TO ORDER LIGHTING

Color	Finish	Options
Black	Black	None
White	White	None
Bronze	Bronze	None
Silver	Silver	None

Linear wall luminaires - rectangular



Murko CITY™ LED Parlight
 100W/100lm, 30° x 60° beam angle

Murko CITY™ Solar Parlight
 100W/100lm, 30° x 60° beam angle



TO ORDER LIGHTING

Color	Finish	Options
Black	Black	None
White	White	None
Bronze	Bronze	None
Silver	Silver	None

NelsenPartners

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 Scottsdale, Arizona 85254
 Tel: 480.948.8200
 Fax: 480.948.0800
 www.nelsenpartners.com

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**SCOTTSDALE QUARTER
 PHASE III BLOCK M**

N. 73RD STREET AND E. BUTLERUS ROAD
 SCOTTSDALE, ARIZONA

Date: February 21, 2014
 Rev: 4/4/14
 Draw City Submitted

Project No. 31374

LT-4

6-DR-2014
4/4/2014

PKG-304-SM-1C
SMA Series™ Surface Mount LED Strip - True Neutral - Flush and Clip Mount

Product Description
This is the industry's first LED strip with a true neutral color, making it ideal for applications where color accuracy is important. It is also the first LED strip to be designed specifically for use in recessed lighting fixtures.

Applications
Retail, Commercial, Industrial, Hospitality, Healthcare, Education, Government, Entertainment, and more.

Features
• True Neutral Color
• Flush and Clip Mount
• Dimmable
• High Efficiency
• Long Life
• Low Heat
• Flexible
• Easy to Install

Specifications

Part Number	Length	Width	Height	Weight	Power (W)	Current (A)	Voltage (V)	Beam Spread	Color Temperature (K)	Color Rendering Index (CRI)	Life (hrs)
304-10	10' (3.05m)	1/8" (3.18mm)	1/8" (3.18mm)	0.11lb (50g)	10W	0.18A	57V	45°	3000K	90	50,000
304-15	15' (4.57m)	1/8" (3.18mm)	1/8" (3.18mm)	0.17lb (77g)	15W	0.27A	57V	45°	3000K	90	50,000
304-20	20' (6.10m)	1/8" (3.18mm)	1/8" (3.18mm)	0.22lb (100g)	20W	0.36A	57V	45°	3000K	90	50,000
304-25	25' (7.62m)	1/8" (3.18mm)	1/8" (3.18mm)	0.28lb (127g)	25W	0.45A	57V	45°	3000K	90	50,000
304-30	30' (9.14m)	1/8" (3.18mm)	1/8" (3.18mm)	0.34lb (155g)	30W	0.54A	57V	45°	3000K	90	50,000

Notes:
1. All dimensions are nominal.
2. Power and current ratings are based on a 57V nominal voltage.
3. Color temperature and CRI are based on a 3000K nominal color temperature and a CRI of 90.
4. Life is based on a 50,000 hour nominal life.
5. Beam spread is based on a 45° nominal beam spread.
6. Weight is based on a nominal weight.

Logos: LITHONIA LIGHTING, CREE

High-End Service

Product Description
This is the industry's first LED strip with a true neutral color, making it ideal for applications where color accuracy is important. It is also the first LED strip to be designed specifically for use in recessed lighting fixtures.

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Logos: LITHONIA LIGHTING, CREE

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VAP LED

REQUIREMENTS & SPECIFICATIONS

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Logos: LITHONIA LIGHTING, CREE

VAP LED - High Service LED

REQUIREMENTS & SPECIFICATIONS

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2. Power and current ratings are based on a 57V nominal voltage.
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Logos: LITHONIA LIGHTING, CREE

D-Series Size 0 LED Area Luminaire

REQUIREMENTS & SPECIFICATIONS

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Logos: LITHONIA LIGHTING, CREE

LITHONIA LIGHTING

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Logos: LITHONIA LIGHTING, CREE

LITHONIA LIGHTING

REQUIREMENTS & SPECIFICATIONS

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Logos: LITHONIA LIGHTING, CREE

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WEB SITE: www.pearson-eng.com
DESIGNER:
PROJECT NO:

**SCOTTSDALE QUARTER
PHASE III BLOCK M**
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA

Date:
04-04-14
SHEET:
2nd CITY SUBMITTAL

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PHASE III BLOCK L & M
N. 73RD STREET AND E. BUTHERUS ROAD
SCOTTSDALE, ARIZONA**

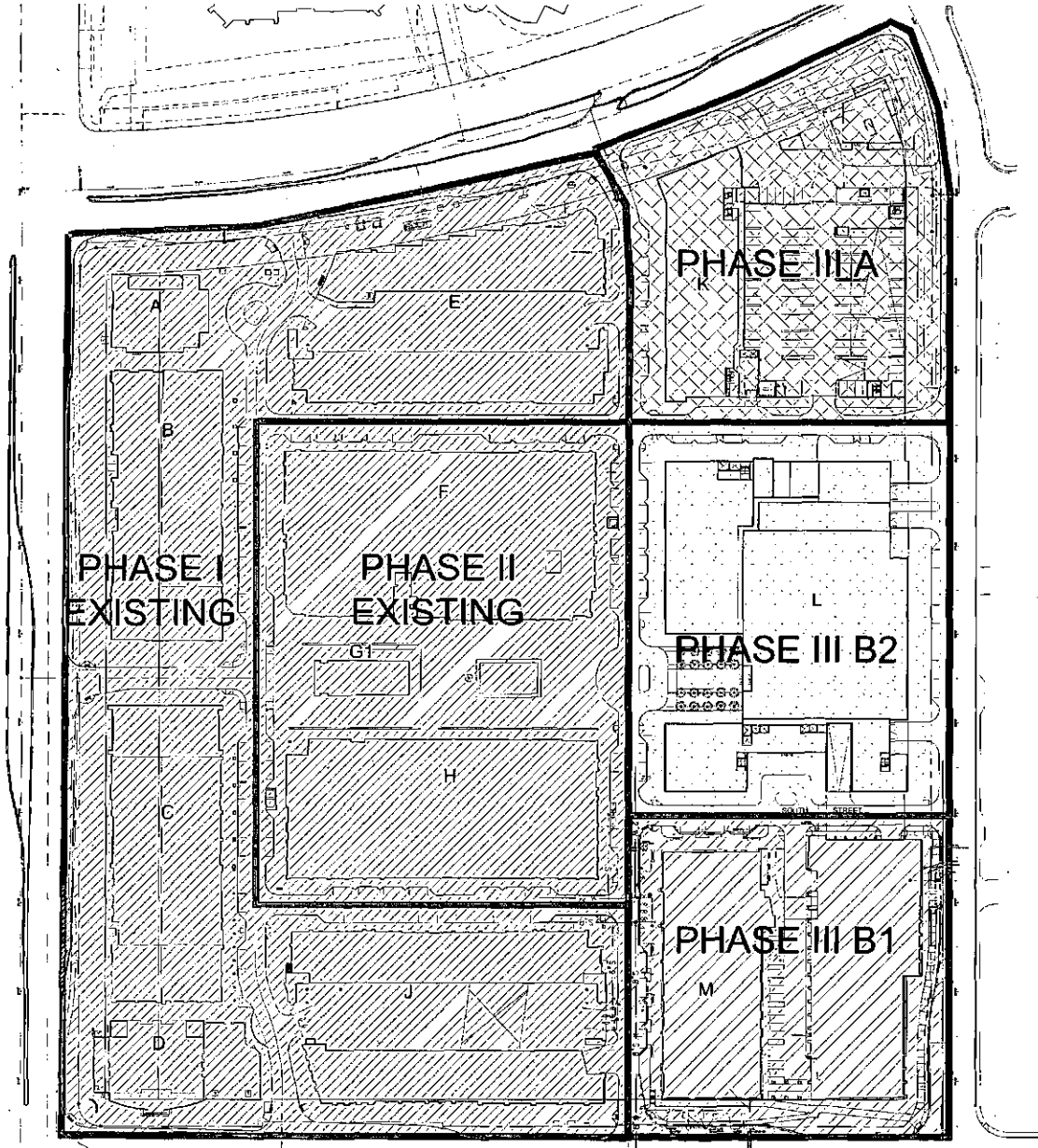
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Project No.
51374

A101
PHASING PLAN



01 PHASING PLAN
SCALE: 1"=60'
NORTH REF.

ATTACHMENT #16

6-DR-2014
2/21/2014



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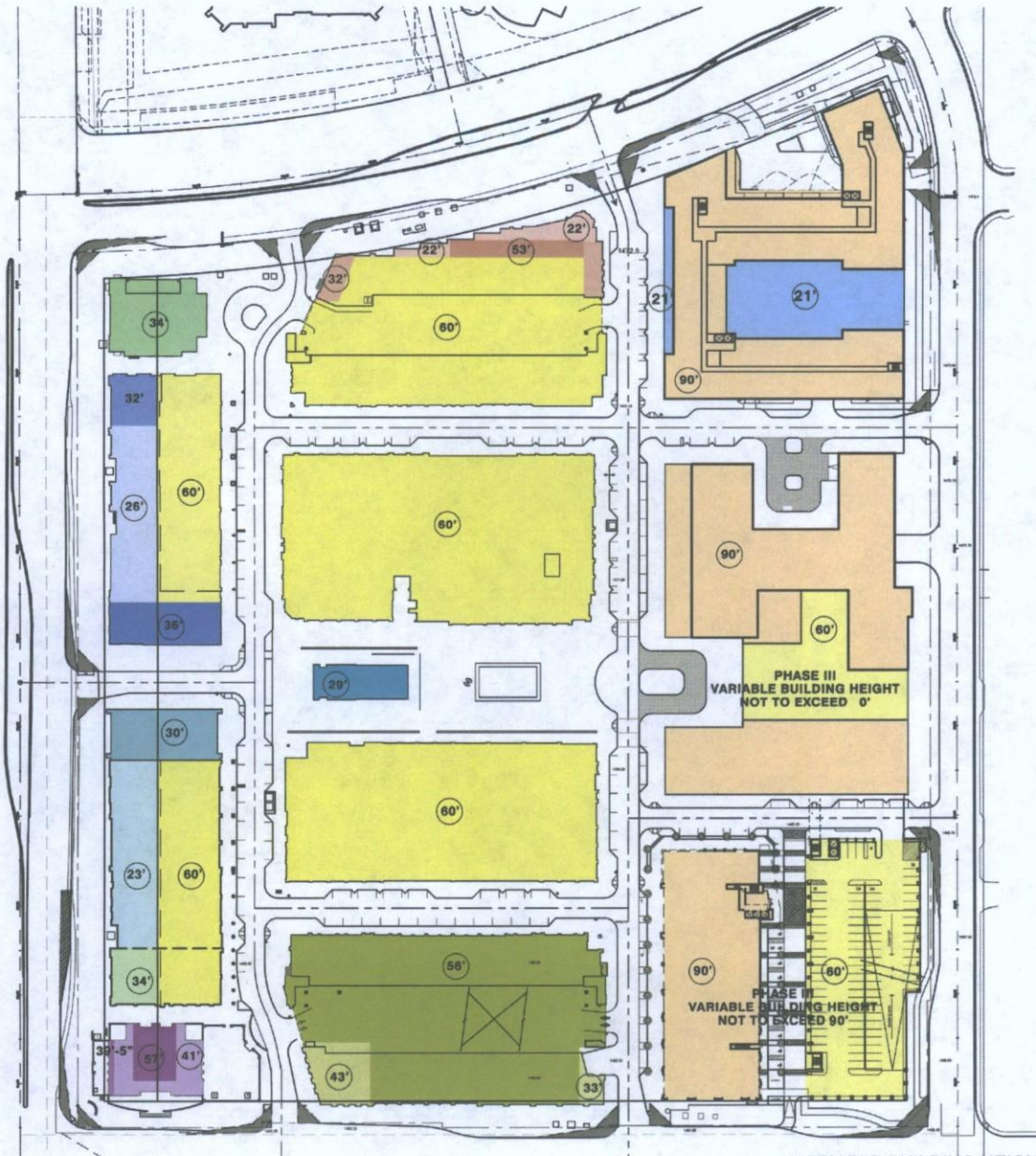
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Master Landscape
 Plan



VARIABLE BUILDING HEIGHT EXHIBIT 01
 NORTH SCALE: 1"=60' REF.

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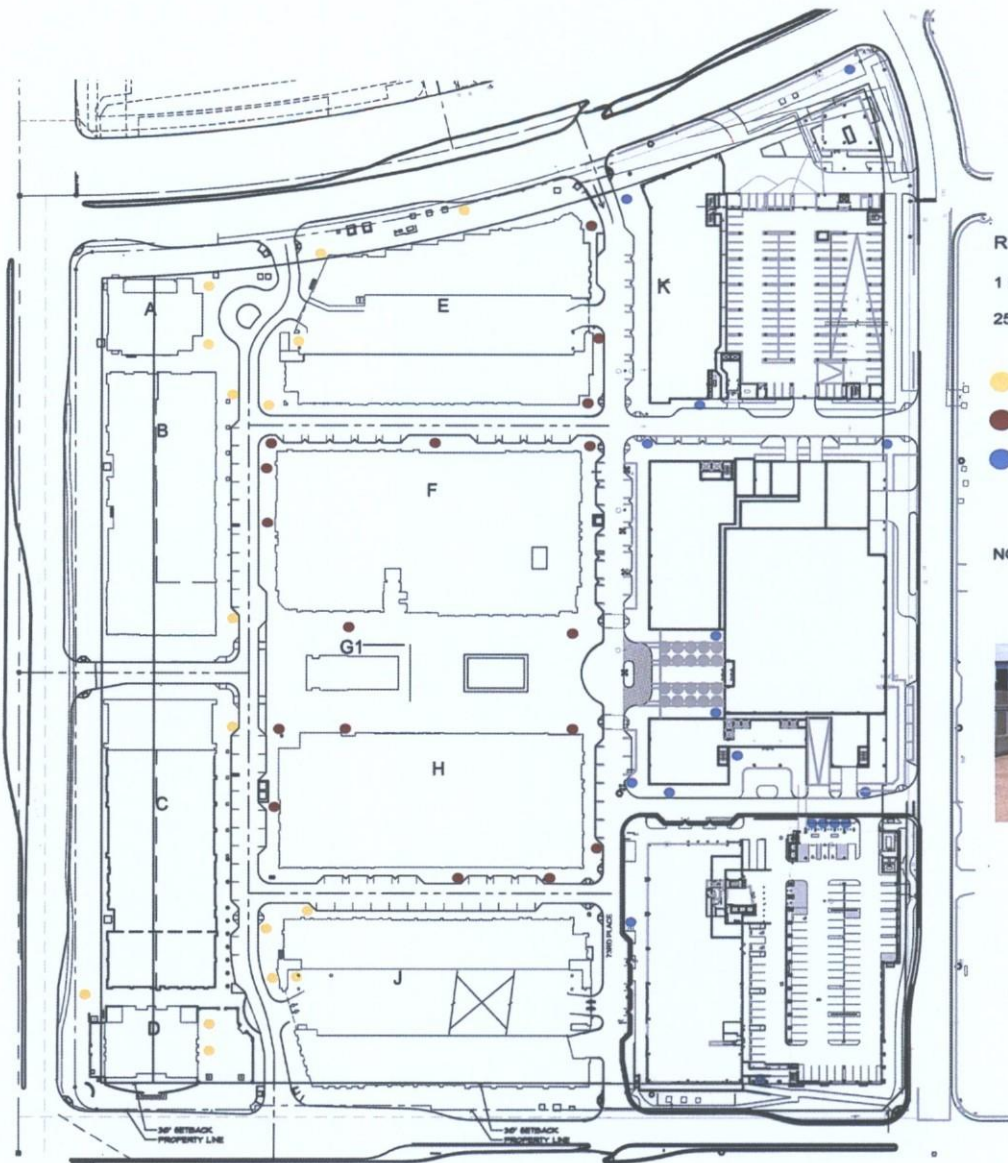
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A108
 VARIABLE BUILDING HEIGHT EXHIBIT

18-ZN-2013
 11/12/2013



REQUIRED BIKE PARKING:

1 BIKE SPACE PER 100 CAR SPACES

2500 PARKING SPACES = 250+/- BIKE SPACES

- PHASE ONE BIKE PARKING 75 SPACES
 - PHASE TWO BIKE PARKING 100 SPACES
 - PHASE THREE BIKE PARKING 75 SPACES
- TOTAL PROVIDED 250 SPACES

- NOTES:**
1. ALL BIKE SPACES ARE LOCATED WITHIN 50 FEET OF BUILDING ENTRANCE.
 2. EACH DOT REPRESENTS 2-6 BIKE SPACES OR 1-3 RACKS.



Date
 May 27, 2014

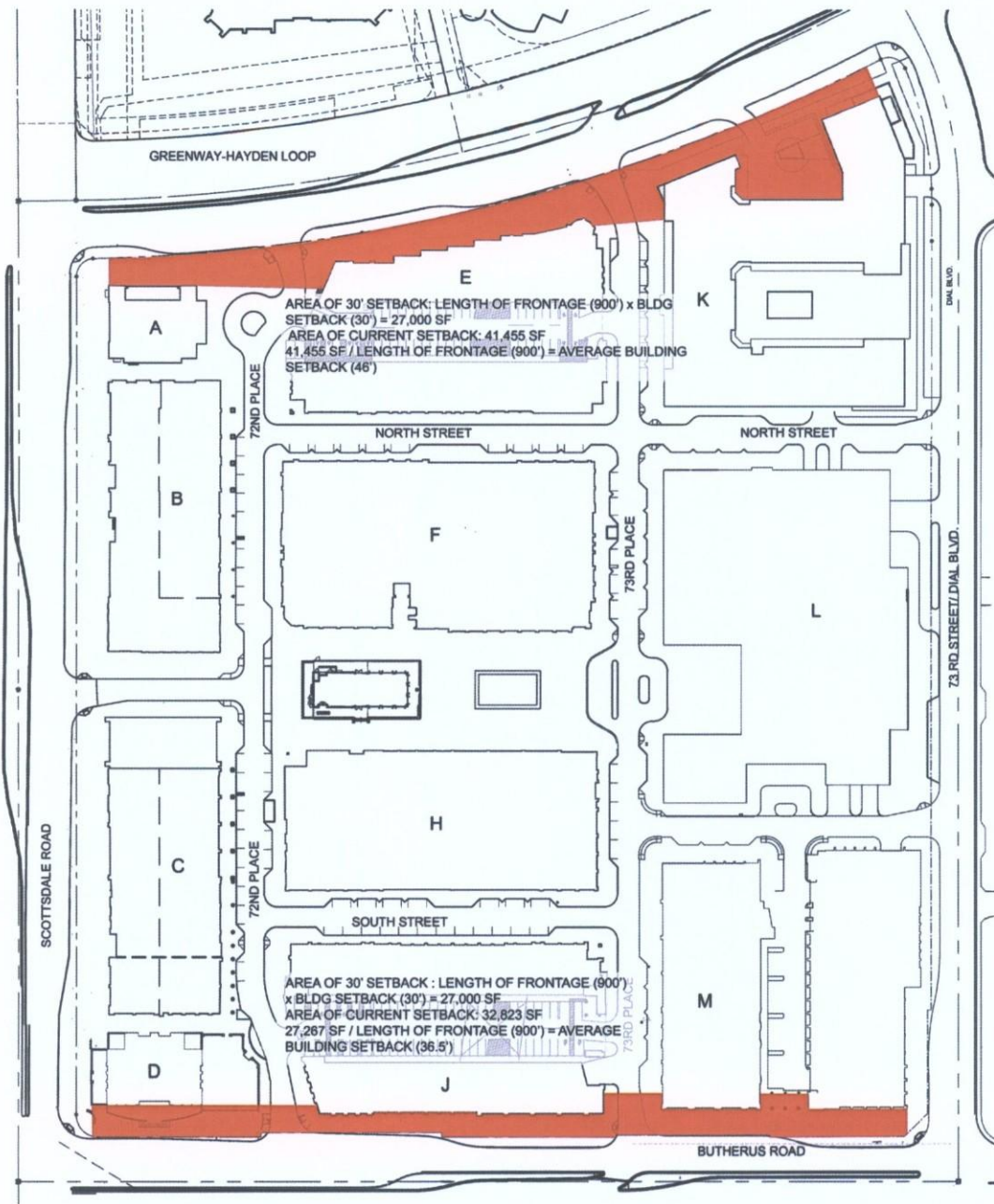
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MASTER BICYCLE PARKING PLAN

Scale: 1" = 60'-0"



01 BUILDING SETBACK PLAN
 SCALE: 1"=60'



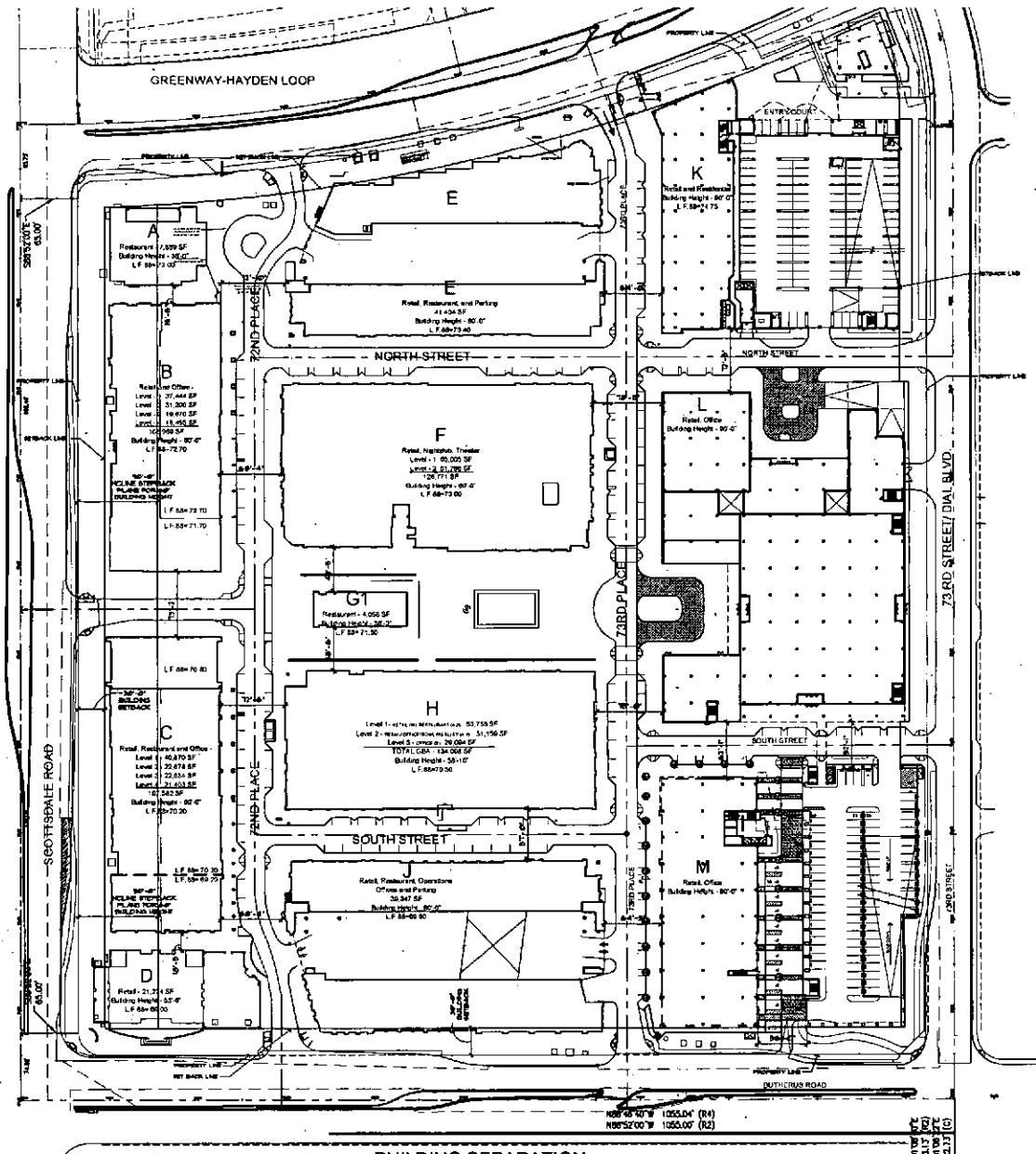
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Building Setback
 Plan



**BUILDING SEPARATION
MASTER PLAN**

01
SCALE: 1"=00'

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November 12, 2013

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A107
SEPARATION PLAN

18-ZN-2013
11/12/2013