Marked Agendas
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CITY COUNCIL REPORT

Meeting Date: February 7, 2012
General Plan Element: ***Character & Design***
General Plan Goal: ***Use community goals, character and context to determine development appropriateness***

ACTION

BlueSky
62-DR-2011

Request to consider the following:

Request approval of the Development Review Board application for the development plan of a mixed-use development consisting of approximately 721,738 square feet of building area, on a +3.74 acres site, offsite improvements, and the Arizona Canal improvements adjacent to the property, pursuant to Ordinance No. 3909.

OWNER

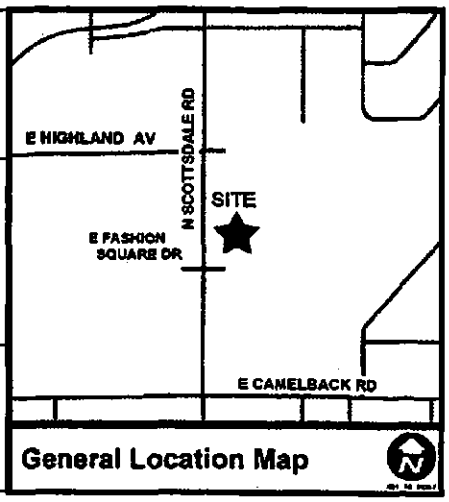
Blue Sky Scottsdale, LLC.

APPLICANT CONTACT

Brian Kearney
602-508-7141

LOCATION

4605 North Scottsdale Road



BACKGROUND

Zoning

The site is currently zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), which allows large-scale development that include commercial uses, residential, and mixed-use developments.

Action Taken _____

Context

Located on the northeast corner of East Fashion Drive and North Scottsdale Road, with the Arizona Canal on the east, the site is surrounded by a variety of uses including retail, commercial office, hotel, restaurant, and multiple-family residential uses.

Adjacent Uses and Zoning

- North: East Coolidge Road (a private drive), and further north is an existing office building, zoned Highway Commercial (C-3).
- South: An existing retail building, zoned Highway Commercial, Downtown Overlay (C-3/DO).
- East: An existing multiple-family development and a vacant lot, zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), the Arizona Canal, and on the east side of the Arizona Canal are vacant lots, zoned Downtown/Office Residential, Type 2 Planned Block Development/Downtown Overlay (D OR-2 PBD/DO).
- West: North Scottsdale Road, and further west is Scottsdale Fashion Square Mall, a restaurant, hotel and a theater, zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO).

Key Items for Consideration

- Consistency with the Scottsdale Sensitive Design Principles
- Consistency with the Downtown Plan Urban Design & Architectural Guidelines

APPLICANTS PROPOSAL

Goal/Purpose of Request

Pursuant to the rezoning stipulations of Ordinance No. 3909 that requires the property owner to obtain the City Council's approval of the Development Review Board application, the applicant is requesting approval of the Development Plan for a new mixed-use development, located on the northeast corner of East Fashion Drive and North Scottsdale Road, which is proposed to be constructed in two phases, and the Arizona Canal improvements adjacent to the property. The proposed Development Plan consists of two options to configure the floor area within the Development. The Hotel Option consists of 197 rooms, 621 residential units, and approximately 69,422 square feet of commercial area (a total of 203,453 square feet of commercial area inclusive of the hotel related areas). The Apartment Option consists of 749 residential units, and approximately 69,422 square feet of commercial area.

Neighborhood Communication

The applicant has sent notification letters to the property owners within 750 feet of the site, and the city sent a notification postcard to the surrounding property owners within 750 feet and has posted the property. Staff has received one phone call in opposition to the application.

In preparation of the City Council review of the application, the applicant held an open house meeting on January 17, 2012 at 5:30 p.m. at the Young @ Art Gallery in the Scottsdale Center for the Performing Arts.

Development Information

- Existing Use: Vacant lot
- Proposed Use: Mixed Use Development
- Parcel Size (Phase 1 and 2): 3.74 net acres/4.41 gross acres
- Building Size (Hotel Option): 721,738 square feet
- Building Size (Apartment Option): 715,770 square feet
- Maximum Building Height Allowed: 133 feet 4 inches
- Maximum Building Height Proposed: 133 feet 4 inches
- Parking Required (Hotel Option): 1346 spaces
- Parking Required (Apartment Option): 1332 spaces
- Parking Provided: 1,414 spaces
- Open Space Required: none
- Open Space Provided: 51,696 square feet public realm open space
- Density Allowed: 152 dwelling units per gross acre, based on total site area 4.95 gross acres per rezoning case no., 65-ZN-1992#7.
- Density Proposed (Hotel Option): 126 dwelling units per acre
- Density Proposed (Apartment Option): 152 dwelling units per acre

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Comprised of three separate buildings, the proposed development is a mixed-use development consisting of multiple-family residential and commercial uses. Consistent with the property's General Plan Mixed-Use Neighborhoods designation and Downtown Plan's Downtown Regional designation, the proposed development is not anticipated to have an impact on the adjoining properties. Also, the proposed development incorporates shade and smaller, developed open spaces that could be utilized to encourage pedestrian interaction and enhance the sense of place and comfort, adjacent to the North Scottsdale Road sidewalk and within the development, that are consistent with the General Plan. The applicant's narrative includes a comprehensive summary of the proposed development and how it addresses several of the General Plan's goal and objectives pertaining to the Character and Design Chapter of the Scottsdale General Plan and the Development Review Board Criteria and the City's Scottsdale Sensitive Design Principles.

Located on the northeast corner of East Fashion Square Avenue and North Scottsdale Road, the contextual design area is comprised of: Barney's of New York expansion to Fashion Square Mall to

the west; The Renaissance Center to the south; Safari condominium development to the east; Arizona Canal to the southeast; the Optima Camelview condominium development to the northeast; and Highland Park office development to the north. These developments are comprised of various building forms and materials. Responding to the contextual design area, the buildings' forms and masses are stepped to provide variations in heights to and away from the adjacent developments, and assist in providing for buildings' defined base, middle and top, which is consistent with the intent of the Downtown Urban Design & Architectural Guidelines. In addition, the proposed building materials responds to the contextual design area through the incorporation of contextual materials (stone, glass and the Exterior Insulating Finishing System (EIFS)) that promotes a supportive design relationship within the Downtown Regional Urban Neighborhood, while differentiating the buildings' architectural style in the macro-contextual design area, which is consistent with the intent of the Scottsdale Sensitive Design Principles.

Throughout the development, the site and architectural design incorporate elements that address human scale, provisions for pedestrian comfort, and an enhanced public realm. Adjacent to North Scottsdale Road, the proposed site design includes the elimination of the existing right turn lane at the north end of the site. This will allow the proposed streetscape to provide continuity with the adjacent developments, and a larger landscape and pedestrian area between the building and street. Within this area, the development incorporates "V" shaped benches, decorative seeded-colored-concrete sidewalk paving, locations for outdoor dining, and shade trees and structural canopies over the sidewalk. The public sidewalk is required to have a minimum 10-foot width. Furthermore, the architectural design of the building incorporates storefront and building entrances along the street frontage, pedestrian lighting, and the use of natural stone veneers enhance to pedestrian experience through finer detailing. The proposed improvements are consistent with the intent of the Scottsdale Streetscape Design Guidelines and the Downtown Urban Design & Architectural Guidelines pertaining to this section of North Scottsdale Road.

Perpendicular and bisecting the north and south buildings abutting North Scottsdale Road, public access will be dedicated from North Scottsdale Road to the Safari Phase 2 development to the east within the corridor. This access connects to the dedicated public access within the Safari development, which provides access to the Arizona Canal. The proposed site design of this area strengthens pedestrian character and creates a strong pedestrian connection. The area is proposed to incorporate courtyards, shade trees, enhanced landscaping, pedestrian lighting and a water feature that establishes an outdoor microclimate space that would be functional to both the development's tenants and guests, which addresses the Downtown Urban Design & Architectural Guidelines, Scottsdale Sensitive Design Principles and General Plan. In addition, the area between the north and south buildings will allow for a view corridor into the Safari development, and toward Camelback Mountain, also consistent with the Scottsdale Sensitive Design Principles and General Plan.

To enhance the pedestrian environment and encourage public use of the Arizona Canal, landscape and hardscape improvements are proposed within the adjacent Arizona Canal property. In addition, within the Arizona Canal, from the property to the intersection of North Scottsdale Road and East Camelback Road, the proposed improvements will include an improved pedestrian path and landscape improvements. The Salt River Project and Flood Control District of Maricopa County is required to approve the final design of the improvements in the Arizona Canal.

Access to the development will be provided from North Scottsdale Road by the existing private drives (East Fashion Square Drive, East Coolidge Drive, and the North 72nd Place alignments). Access to the proposed underground parking garage will be provided from the North 72nd Place alignment drive. This drive will service both the Safari development and the BlueSky development, and delivery and loading zones will be provided within the garage. In addition to the pedestrian ways describe above, sidewalks will be provided throughout the site that connect the adjoining buildings, the Safari development, and the Arizona Canal.

OTHER BOARDS & COMMISSIONS

Development Review Board

On January 19, 2012, the Development Review Board approved the application, per the attached stipulations, finding that the provisions of the Character and Design and Neighborhood Elements of the General Plan, Sensitive Design Principles, and the Development Review Criteria have been met by a vote of 6-1. As part of the approval, the Board incorporated additional stipulations pertaining to the location of the stone on the North and East Buildings, incorporating a canopy on the north side of the North Building, and that the paint colors of the Exterior Insulating Finishing System shall be colors that are in a warm taupe nature. These stipulations are incorporated as numbers 1 through 5 of Attachment A.

OPTIONS & STAFF RECOMMENDATION

Recommended Approach

Approve the Development Review Board application for BlueSky development plan, Case No. 62-DR-2011 per the attached stipulations, finding that the provisions of the Character and Design and Neighborhood Elements of the General Plan, Sensitive Design Principles, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACTS (S)

Dan Symer, AICP
Senior Planner
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APPROVED BY

Dan Symer, Report Author — Date: 1-20-2012

Tim Curtis, AICP, Current Planning Director — Date: 1/23/2012
480-312-4210, tcurtis@scottsdaleaz.gov

Connie Padian, Administrator — Date: 1/24/2012
Planning, Neighborhood and Transportation
480-312-2664, cpadian@scottsdaleaz.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
B. Fire Ordinance Requirements
1. Applicant's Narrative
1.A. Applicant's Request for a Council Hearing
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Development Plans

Stipulations for the Development Review Board Application: BlueSky Case Number: 62-DR-2011

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

Modification in ***bold italic letters*** are stipulation added the Development Review Board.

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. The location and configuration of all site improvements, and architectural elements shall be consistent with the Development Plan submitted by Gray Architects, PLLC with a city staff date of 01/10/2012.
    b. The case drainage report submitted by David Evans & Associates, Inc. accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.
    c. The water and sewer basis of design report submitted by David Evans & Associates, Inc. when accepted in concept by the Water Resources Division.

RELEVANT CASES:

Ordinance

B. At the time of review, the applicable zoning case for the subject site is 65-ZN-1992 #7.

ARCHITECTURAL DESIGN:

Ordinance

C. With the construction document submittal for the East Building, the BlueSky property owner shall demonstrate compliance with the Large Walls, Horizontal Dimension Maximum development standard to the satisfaction of the Zoning Administrator.

D. Prior to the issuance of a building permit for each building, the BlueSky property owner shall demonstrate conformance with U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification standards to the satisfaction of the Zoning Administrator.

DRB Stipulations

1. ***The six story podium section of the east (canal) building shall be stone to the top of the parapet/terrace wall, including the podium walls that return to the 13 story section of the building.***

2. ***The north building's EIFS private patios and building façades that extend out from the 13 story section of the building's west elevation, above the top of the stone podium, shall be stone up to the top of the parapet/terrace wall, including the walls that return to the 13 story section of the building.***
3. ***The canopy on the north building's west elevation above the first floor, shall wrap around to the north side of the building, and connect to the canopy above the building entrance in the middle of the building.***
4. ***The stone on the north building's 13 story north elevation shall be lowered to the level of the canopy.***
5. ***The paint colors used shall be in a warm family of a taupe nature, all colors; and the dark gray is a warm taupe/brown vernacular.***

SITE DESIGN:

Ordinance

E. Prior to the submittal of the Construction Documents for Phase 1, the BlueSky property owner shall obtain staff approval of a minor subdivision application to create the Sale Parcel. Unless otherwise determined by the Zoning Administrator, the BlueSky property owner shall receive staff approval of the final subdivision plat prior to the issuance of the building permit for the Phase 1 above grade superstructure.

F. The BlueSky property owner shall submit a completed Permission for Private Improvements in Right-of-Way authorization form and obtain an encroachment permit prior to issuance of the building permit for the exhaust air shafts, bike racks, and benches located in the right-of-way for the underground parking garage.

G. All accessible parking stalls shall have a minimum width of 11 feet, with a 5-foot-wide access aisle.

H. With the construction document submittal for each phase, the BlueSky property owner shall demonstrate that all van accessible stalls associated with each phase that are located in the parking garage are located on first level of the underground garage. The accessible parking spaces and vehicular access route shall have a minimum clearance of 98-inches provided from the garage entrance to the van accessible parking stalls.

I. The location and design of any water feature(s) shall comply with the Scottsdale Revised Code.

J. If the BlueSky property owner exercises the Hotel Option (Phase 2), the BlueSky property owner shall submit an update trip generation report, and shall demonstrate compliance with the maximum allowable daily trips stipulated in Case No. 65-ZN-1992#7.

K. If the Hotel Option (Phase 2) is not exercised, the model units provided in the Phase 1 and 2 building shall not be offered for rent, or occupied for living purposes.

DRB Stipulations

6. There shall be no new above grade utilities between the east curb of North Scottsdale Road and the Main and North Buildings.
7. All backflow preventers shall be completely screened, subject to the approval of the Zoning Administrator.

8. Within the Arizona Canal property, the retaining wall which protects the stormwater drainage inlets, shall have a stucco finish and shall be painted a color to match San Diego Buff. Hand rails/fencing shall be provided on the retaining wall as determined by City Staff, and the design shall be subject to the approval of the Zoning Administrator.

LANDSCAPE DESIGN:

Ordinance

L. With the construction document submittal for the landscape improvements for each phase, the BlueSky property owner shall demonstrate compliance with the maximum allowable water intensive landscape plant material allowances specified in the Scottsdale Revised Code.

DRB Stipulations

9. On the landscape improvement plans, the layout and density of landscape plants shall be representative of the mature size of the proposed species, relative to the planting area. The landscape plant material shall be designed and planted in order to avoid overcrowding of plants and to result in sustainable landscape improvements.

10. Based on the mature size of the proposed species, landscape plant material shall be designed and planted so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surface.

11. A separate water meter and backflow preventer shall be installed and utilized to solely to irrigate the Arizona Canal landscape improvements southwest of East Building down to East Camelback Road.

12. The Arizona Canal landscape improvements within Arizona Canal property, beginning at the proposed property line that is southwest to the East Building and adjoining the Sale Parcel, and extending to East Camelback Road, shall be constructed with the first phase of construction on the BlueSky property.

13. The Arizona Canal landscape improvements within the Arizona Canal property that is abutting the East Building shall be constructed with the Second Phase of development.

14. The plant materials within the Arizona Canal property that are on the northwest side of the multi-use path, shall be distributed throughout the canal bank, and shall be supplemented with additional ground cover and shrub plant material. Final design of the Arizona Canal landscape improvements shall be subject to the approval of the Zoning Administrator.

15. Prior to receiving approval of landscape improvements from the City of Scottsdale, the BlueSky property owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County for the final design of the landscape improvements in the Arizona Canal property. The BlueSky property owner shall provide written evidence to the Zoning Administrator from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the landscape improvements.

EXTERIOR LIGHTING:

DRB Stipulations

16. Incorporate the following parking lot and site lighting into the project's design:

    Parking Lot and Site Lighting:

    a. The maintained average horizontal luminance level, at grade on the site and including the parking garage ramps, shall not exceed 10.00 foot-candles. All exterior luminaires, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    b. The maintained maximum horizontal luminance level, at grade on the site, including the parking garage ramps, shall not exceed 2.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    c. The initial vertical luminance at 6-foot above grade, along the property lines, except for the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property line adjacent to the East Building, shall not exceed 1.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace, shall be included in this calculation.

    d. The initial vertical luminance at 6-foot above grade, along the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property line adjacent to the East Building, shall be subject to the approval of the Zoning Administrator. All exterior luminaries, excluding residential and hotel patios luminaries, shall be included in this calculation.

    e. The final design of the exterior lighting for the roof terraces and the raised pedestrian bridges between the buildings shall be low in intensity, and shall be subject to the approval of the Zoning Administrator.

    f. All bollards shall utilize external louvers that are opaque and non-reflective. The lamp source and reflectors shall not be visible.

    g. All landscape fixtures shall utilize extension shields to minimum the visibility of the lamp.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

17. The exterior bicycle racks and clearances shall be consistent with the City of Scottsdale Supplements to MAG Specifications and Details, detail 2285.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

M. With the first phase of construction, the BlueSky property owner shall construct a minimum 10-foot-wide sidewalk adjacent to North Scottsdale Road. The design of the sidewalk improvement shall conform to the stipulations of Case No. 65-ZN-1992#7, the final design shall be subject to the approval of the Zoning Administrator.

DRB Stipulations

18. Other than a concrete cut or score, the BlueSky property owners shall incorporate a separate pavement material that clearly delineates the location of the public sidewalk between the west elevations of the main and north buildings and landscape improvements adjacent to North Scottsdale Road.

19. Before any building permit is issued for the site, dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major Arterial	65' Half Street Right-of-Way (existing)	Removal of deceleration lane, sidewalk, curb and gutter. Construct new vertical curb and gutter, bike lane, and an ADA ramp	a., b., c

    a. The BlueSky property owner shall remove the existing deceleration lane, sidewalk, curb and gutter on North Scottsdale Road along the site frontage. The developer shall construct vertical curb and gutter along the site frontage. The new curb line shall be set back 2 feet from the proposed curb line shown on the site plan that is included in the Development Plan.

    b. The BlueSky property owner shall remove the existing southern ADA ramp at the intersection of East Coolidge Drive alignment and on North Scottsdale Road. A new ADA ramp and a new curb return shall be reconstructed by the Blue Sky property owner.

    c. The BlueSky property owner shall, with Phase 1, construct southbound left turn lane storage within North Scottsdale Road at the intersection of East Fashion Square Drive and North Scottsdale Road, in conformance with Case No. 65-ZN-1992#7.

20. Prior to the approval of the improvements plans for North Scottsdale Road, the BlueSky property owner shall submit plans and receive approval to install a streetlight(s) on North Scottsdale Road, north of the North Scottsdale Road and Fashion Square Drive intersection. The street light shall be provided in accordance with the Design Standards and Policies Manual.

21. Access to the site shall be provided by the existing driveways on East Coolidge Drive and Fashion Square Drive alignments.

22. The interim configuration of the Fashion Square Drive driveway shall conceptually conform to the Alternative Driveway Plan of the Development Plan, subject to the approval of the Zoning Administrator.

23. The final configuration of the Fashion Square Drive alignment driveway improvements east of North Scottsdale Road shall be subject to the approval of the Zoning Administrator. The schedule for installation of these improvements shall be subject to the approval of the Zoning Administrator.

24. The multi-use path to be constructed within Arizona Canal property, from the existing path location adjacent to the Safari development, to the concrete paver sidewalk located near the intersection of North Scottsdale Road and East Camelback Road, shall be constructed by the BlueSky property owner with the first phase of construction of the BlueSky Property.

25. The multi-use path to be constructed within Arizona Canal property shall be located at least five feet from the northwest apex of the canal bank that slopes down to the water.

26. The multi-use path to be constructed within Arizona Canal property shall have a minimum width of ten (10) feet, shall have an integral color concrete that is colored to match San Diego Buff, and be constructed to load bearing weight specifications of the Salt River Project. Additional load bearing weight specifications shall be incorporated if required by the City's Fire Department.

27. The BlueSky property owner shall provide to the Transportation Engineering Department for review and approval from the Transportation Director, or designee, detailed improvement plans for the canal bank multi-use path and associated improvements north of East Camelback Road and adjacent to the northwest side of the Arizona Canal.

28. The BlueSky property owner shall provide hand rails and/or fencing adjacent to the multi-use path if required by the Transportation Director, or designee, subject to the approval of the Salt River Project. The design of the hand rails and/or fencing shall be subject to the approval of the Zoning Administrator.

29. The BlueSky property owner shall submit a detail striping and signage plan with improvement plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

30. The BlueSky property owner shall provide and receive approval of a traffic control plan at the internal "Y" intersection between the drive aisle for the property to the south and East Fashion Square Drive and North 72nd Place alignments.

31. Pavement marking, signage, or other delineation, of the pedestrian crossing across the on-site driveways, shall be shown clearly on the final improvement plans.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

N. The BlueSky property owner shall dedicate all easements required in Case No. 65-ZN-1992#7 and the Scottsdale Revised Code prior to the issuance of a building permit for any above grade superstructure improvements.

O. The BlueSky property 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 prior to the issuance of a building permit for any above grade superstructure improvements.

DRB Stipulations

32. Sight distance triangles shall be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 1.5 feet and 7 feet in height.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

P. The improvement plans and associated reports shall demonstrate compliance with the requirements of the Scottsdale Revised Code.

DRB Stipulations

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

34. Before the improvement plan submittal to the Planning, Neighborhood and Transportation Division, the owner shall obtain approval of the basis of design reports (Water and Wastewater) and plan from to Water Resources Division.

DRAINAGE AND FLOOD CONTROL:

Ordinance

Q. The improvement plans and associated reports shall demonstrate compliance with the requirements of Case 65-ZN-1992#7 and the Scottsdale Revised Code.

DRB Stipulations

35. With the improvement plan submittal, the BlueSky owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report when accepted in concept by the Director, or designee, of the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.

36. Prior to receiving approval of improvements from the City of Scottsdale, the BlueSky owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County of the final design of the improvements in the Arizona Canal property. The BlueSky property owner shall provide written evidence to Building Official, or designee, from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the improvements.

FIRE ACCESS:

Ordinance

R. The location of the Fire Department apparatus access and staging for the East Building shall be subject to the approval of Fire Chief, or designee, prior to the submittal of the construction documents for the East Building.

S. With the construction document submittal for each building, the property owner shall demonstrate compliance with the high-rise building fire safety requirements, including a secondary on-site water supply if the seismic category is C,D,E, or F. IFC 903.3.5.2.

T. With the construction document submittal for each building, the property owner shall demonstrate that the elevators for each building have a 6 foot by 7 foot nominal interior dimensions in order to comply with the stretcher size requirements.

ADDITIONAL ITEMS:

Ordinance

U. Signage is subject to separate review and approval.

V. The maximum allowable Floor Area Ratio and maximum density indicated in the Development Plan is based on the total net and gross lot area of site plan and amended development standards and stipulations of Case No. 65-ZN-1992#7.

W. Prior to issuance of the building permit to construct the improvements on the property to the south (The Renaissance) and to the east (Safari), the BlueSky property owner shall provide documentation to the satisfaction of the Building Official demonstrating that the Safari and The Renaissance property owner have authorized the construction of the improvements.

DRB Stipulations

37. The parcel label on the site plans as the Sale Parcel is not included with this approval, and shall obtain an approval of a separate development review application in conformance with the Zoning Ordinance and applicable rezoning stipulations.

62 DR 2011

DATE: 12/8/11

Blue Sky
(High Rise)

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 & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☒ B. PADLOCK
- ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☒ 6. SUBMIT PLANS FOR A CLASS tbd FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 7. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°.

☒ 8. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 9. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 10. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 11. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF tbd AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 12. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x tbd (NSHT)

☒ 15. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

ATTACHMENT B

62 DR 2011 DATE: 12/8/11

16. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2007 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2007 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2007 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2007 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: tbd SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G. PROVIDE OWNER CERTIFICATE WITH SPRINKLER PLAN SUBMITTAL.

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, 312-7080.

ATTACHMENT B

REVISED PROJECT NARRATIVE
BLUE SKY
January 2, 2012

INTRODUCTION

This application requests Development Review Board approval for the Blue Sky Scottsdale project located on an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads. Gray Development proposes to develop Blue Sky at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20, 000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two Scottsdale Road facing buildings, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

Consistency with Scottsdale General Plan

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

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: Blue Sky will support the long-term success of the Downtown Scottsdale urban character type neighborhood through its inclusion of high density, high quality, urban apartments; street level restaurants and retail, and vertically integrated commercial uses; and utilizing its integrated, shaded pedestrian connectivity elements. Further, Blue Sky will be developed on a vacant, underutilized infill parcel in the heart of Downtown Scottsdale. As a result, it will maximize prior public and private investments made in existing infrastructure, including water, wastewater, sewer, electrical, street and transit systems. Blue Sky's intensive nature is appropriate at it's proposed location given the large scale, high intensity development that surrounds it such as the Fashion Square Mall and Scottsdale Waterfront. Blue Sky will contribute to city wide linkages of open space and activity zones through its connectivity to the Arizona Canal and the improvements it will make along the canal bank. When completed, these improvements will link areas north of Camelback Road to other

activity centers such as the Waterfront, Southbridge and the Soleri bridge, all located south of Camelback Road. As the highest quality multifamily rental development in all of Arizona, it will also maintain Scottsdale's strong commitment to quality.

Goal 4: Encourage streetscapes for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: Improvements made to Scottsdale Road as a part of the Blue Sky development will make significant contributions to the overall streetscape goals for this important corridor. Through the use of plant materials, decorative paving, shaded canopies and outdoor pedestrian amenities, Blue Sky's Scottsdale Road frontage will be a high quality, activated urban street front. Its plant materials and paving patterns, including enhanced paving, will be consistent with those used at Fashion Square Mall on the west side of the street. In fact, subject to City approval, Blue Sky proposes to add date palms and appropriate low-level landscaping to the median in the portion of the street between Fashion Square Mall and Blue Sky in order to create a signature corridor between these two important projects.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: Blue Sky's landscape plans will make a significant visual contribution to the City as well as help mitigate the urban heat island effect. While remaining within the City and State limitations regarding water-intensive landscaping, Blue Sky will create an urban oasis through the use of greenery at all levels of the project. Scottsdale Road will include a generous landscape buffer complete with shade trees and shrubbery between the pedestrian areas adjacent to the buildings and Scottsdale Road. Plant materials used in this buffer will be consistent with those called for in the Scottsdale streetscape design guidelines. Additionally, Blue Sky will include a landscaped paseo between the North and Main buildings that will serve as a dedicated public access to the Safari development and the Arizona Canal, as well as a public gathering space in and of itself. Moreover, virtually all perimeter walls of the project will include a landscape buffer between the buildings and the surrounding sidewalks. Finally, and very importantly, all of Blue Sky's podium roof decks will be landscape with shrubbery and trees, creating inviting urban public spaces for residents and guests, as well as creating a striking visual impact along Scottsdale Road and the Arizona Canal.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: Blue Sky will use exterior lighting with different characteristics depending on the use intended, while ensuring that the project meets all dark sky requirements. At the Scottsdale Road frontage, lighting will be conducive to sidewalk dining and pedestrians browsing at the retail storefront, at the paseo lighting levels will be higher at areas intended as pedestrian pathways, and lower at courtyard seating areas off the paseo. Occupied rooftop areas will feature more subdued lighting, with higher levels of illumination only at the barbecue grill areas.

Contribution to general health, welfare, safety and convenience

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

Response: Blue Sky will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity by providing additional opportunities to obtain goods or services; enhancing the Arizona Canal pedestrian experience, one of the City's important public amenities; and offering additional living opportunities not currently found in the city. With respect to the Canal, Blue Sky will provide access through a beautifully designed and landscaped paseo between the North and East buildings. The paseo will include a dedicated public access way for pedestrians. The paseo will connect to the Safari Condominiums to the south as well as to the Canal via a sidewalk that runs between the Blue Sky and Safari properties. Members of the public will be welcome to utilize the paseo to access the canal or to simply enjoy the urban public spaces adjacent to it. These spaces will be courtyards that include landscaping, shade and pedestrian amenities. The courtyards will be located within the "U" of their respective buildings. An appropriately-scaled water feature will be located between the courtyards, helping to create a cool environment and drown out the noise of nearby Scottsdale Road.

Blue Sky's Scottsdale Road frontage will also provide an outstanding public amenity that will contribute to the general health, welfare, safety and convenience of the community. As discussed above, the frontage will consist of enhanced paving materials, intensive landscaping, a retail shade portico, and public seating areas. The paving material along Scottsdale Road will be an enhanced material consisting of poured-in-place integral colored concrete with hand seeded aggregate and a medium sand blasted finish. Trees will consist of a double row of signature mature date palms interspersed with shade trees (palo brea or Texas ebony) in the landscape buffer between the sidewalk and Scottsdale Road. Generous shrubbery plantings will occur in between the trees within the landscape buffer. Additionally, public seating will be provided on concrete benches placed at the edge of the buffer facing the sidewalk and retail portico. The retail portico will consist of a canopy covering a 20-foot wide area conducive to outdoor dining and seating opportunities along the entire frontage. Finally, there are opportunities for public art along the Scottsdale Road frontage,

particularly at the southwest corner of the site and potentially at other select locations along the frontage.

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

Response: In addition to creating pedestrian friendly dedicated public access ways, Blue Sky has incorporated multiple pedestrian passageways and an urban pocket park to permit public pedestrian traffic through the site. Additionally, the use of various hardscape materials, lush landscaping, and shaded walkways are just a few of the elements that will encourage pedestrian use.

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

Response: Blue Sky's front porch is Scottsdale Road and interaction with it is an important element of the project's design. While it is the goal of Blue Sky to draw people in off of Scottsdale Road, the project will also provide an exciting experience for all pedestrian and street traffic on Scottsdale Road that wish to pass by or through the project. Blue Sky is designed with an internal loop road connected to Fashion Square Drive on the south and Coolidge Road on the north, that will provide delivery and emergency response access to our project as well as continued access to adjacent projects.

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

Response: The central location of Blue Sky in the Downtown Regional Zone allows for significant heights and building massing. The design incorporates varying building heights and step backs throughout the project that are sensitive to the adjacencies and view corridors of neighboring properties. Mature landscape buffers will also assist in creating appropriate transitions to the adjacent properties. Improvements along the Arizona Canal and associated pedestrian walkways provide an additional buffer to the east.

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

Response: Rooftop mechanical wells are recessed and set back to assure screening, and most utilities have been placed underground to make them unobtrusive. In addition, all refuse collection and pickup occurs in the underground parking structure, removing the eyesore of surface trash dumpsters from the street level.

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

Response: The 14 principles outlined in the "Scottsdale Sensitive Design Principles" have been addressed to the full extent that they are applicable to this project. Attached please find a narrative that addresses each of the points.

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

Response: Not applicable to this project

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

Response: Not applicable to this project

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

Response: The mix of residential, retail, restaurant and fitness uses within the vertically integrated Blue Sky exemplifies the concept of a "mixed use neighborhood." The shaded restaurant/retail portico along Scottsdale Road will provide an activated, shaded, integrated area for the comfort of pedestrians, shoppers, diners and residents. The pedestrian Paseo between the two Scottsdale Road buildings provides a garden-like setting for potential al fresco dining, or just sitting and relaxing away from the street noise. Further, the activated and landscaped podium roof decks and pedestrian bridge connecting the North building pool to the Main building will add significantly to the urban character and pedestrian nature of the site. Each of the project's multiple lower level roof decks will include landscape and hardscape improvements intended to provide social gathering places for residents and guests. The North Building's

east podium deck and the East building's podium deck will serve as barbecue plazas with top of the line equipment, lighting, landscaping and seating areas. The North building's west podium deck will serve as a high end pool environment that will be extended to the Main building via a pedestrian bridge and Main building roof deck. Additional urban gathering spaces are provided at each step of the Main and North buildings' podium component.

Downtown District – building forms

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

Response: Blue Sky's planned high-density housing with complementary commercial uses precisely meets the goal of providing higher scale development in non-Downtown Core areas of the Downtown. Further, Consistent with City goals for urban development, Blue Sky will eliminate the negative impact that parking uses have on an urban area by locating its parking underground. Doing so will...

- *Eliminate the negative visual impacts of parking; and*
- *Preserve the site for more productive uses, including significant new public spaces.*

Blue Sky's massing will be broken up into smaller forms through the use of stepbacks, varying roof heights, building recesses and projections, and the placement of building materials. Along Scottsdale Road, the North and Main buildings will each include a podium building designed to create an appropriately-scaled pedestrian environment. Each of the podium buildings will have four steps to it at the 5th, 6th, 7th and 8th levels, very effectively breaking up the mass of these buildings. Further, the taller portion of the North building will occupy less than half of the total building footprint, while the taller portion of the Main building will include large public patio areas at two different heights near the top of the building that serve to break up its mass. The North building will also include a seven story podium to break up its mass on its eastern side. Finally, the East building will include a six-story podium building to provide for an appropriately-scaled environment adjacent to the Canal. Additional relief will be provided throughout the building elevations through the generous use of recessed and extended balconies. Finally, the placement and color of building materials will create a modern southwest design that includes stone, glass and EIFS. These materials will be placed so as to create distinct components of each building – a stone or EIFS wainscot of contrasting color creating the base where the building hits the ground, a contrasting color of stone or EIFS to create the middle of the building, and a projecting overhang topping off each building's tower element..

Downtown District – urban design and architectural design

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

Response: The design of Blue Sky will include approximately 76,000 square feet square feet of new public spaces for use by the community. These will include active, shaded spaces under the portico adjacent to retail and restaurant spaces along Scottsdale Road (which will also will provide an attractive, active and comfortable connection between uses to the south and north of the project), an inviting and landscaped Canalscape, and a pedestrian Paseo - an urban pocket park - located between the two Scottsdale Road buildings that comprise the first phase of Blue Sky. All of these areas will contain seating areas, pedestrian amenities and/or public art elements. Blue Sky will play an integral role in providing an interconnected public realm within Downtown Scottsdale. Additionally, the new pedestrian connections along the Canal and between the project's buildings, including the pedestrian "bridge" over the underground parking ramps, will provide important pedestrian connections to adjacent uses. Blue Sky will provide a dramatic visual impact and fill a void in the urban fabric around Fashion Square. Its unique design, including activated public spaces, variations in roof heights, step backs (including green roofs stepping back from the street) and high quality architecture, featuring significant glass and stone elements, will add a major architectural statement along the Scottsdale corridor.

Blue Sky has incorporated many of the principles of design in the "Downtown Urban Design and Architectural Guidelines", providing a project that will contribute to the urban design goals for Downtown and compatible with the character of existing Downtown districts. For example, the project's massing and form is being designed to be sensitive to adjacent developments. It will have active street frontages facilitated by the shaded restaurant/retail portico. The building elements are designed around a highly amenitized pedestrian corridor and interior courtyard Paseo. Parking will be hidden underground and a pedestrian connection will be created over the top of the parking ramps. Appropriate pedestrian scales will be created along the Canal and Scottsdale Road, and varying building heights and step backs are being used to reduce massing and bulk.

Sensitive Design Principles

As amended by the Development Review Board on March 8, 2001

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

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

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
    - *Blue Sky's design reflects the fact that it is located in the most intensive urban location in downtown Scottsdale. Adjacent to large scale shopping, office, hotel and residential projects, Blue Sky responds to this environment through a contemporary design with building massing that responds to the geometry of the site, while adhering to the setback and density requirements of the project's amended development standards. The design of Blue Sky – both in its materials and its form - will blend in with and enhance the surrounding built environment.*
- Building design should be sensitive to the evolving context of an area over time.
    - *Blue Sky utilizes timeless building materials commonly found in downtown Scottsdale: stone, stucco (EIFS) and glass. It is designed in such a way that it will not look "dated" a few years after its completion.*

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

- Scenic views of the Sonoran desert and mountains
    - *Blue Sky recognizes the importance of scenic views, in the sense that it makes a significant effort to provide them to residents, and also provides view corridors to adjacent properties. Specifically, Blue Sky will provide*

view corridors between its North and Main buildings, as well as its Main and East buildings. It will also not obstruct existing views along the Arizona Canal. Its height and glass expanses will provide unparalleled views of the nearby Sonoran Desert and mountains.

- Archaeological and historical resources
    - *Not applicable to this project*

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

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
    - *Blue Sky does step down slightly along Scottsdale Road, following the natural topography, though the ability to step down is limited on this site by flood plain requirements. The civil design of the site is intended to minimize disturbance of the natural grade while ensuring that it does not adversely affect surrounding properties.*

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

- *Not applicable to this project*

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.
    - *Blue Sky's streetscape will provide all of the above, and at a level well above the city's minimum standards. The project's Scottsdale Road frontage will include landscape and hardscape treatments that are consistent with those found to the west at Scottsdale Fashion Square. The intent of providing this consistency is to create a signature urban corridor between these two important projects. The Scottsdale Road frontage will also be consistent with the Scottsdale Streetscape Design Guidelines.*

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

- *Blue Sky's location is adjacent to bus routes on Scottsdale and Camelback Roads, provides multiple options for bicycle parking (for both visitors and residents) and creates significant pedestrian amenities on the site and linking to adjacent sites on Scottsdale Road and the Arizona Canal.*

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

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.
  - *Blue Sky's building massing will be minimized through the use of podium buildings with multiple stepbacks and building heights. Additionally, all lower level podium roof decks will be designed as activated, social gathering spaces. The pedestrian amenities on the project are continuously shaded by a canopy and shade trees along the Scottsdale Road frontage, and by large trees in other portions of the project. In addition, the building mass will provide shading in the pedestrian paseo a good portion of each day.*

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

- To control the visual impact of a building's height and size
  - *The massing of the building steps down at the northwest and southwest corners of the Scottsdale Road frontage, and at the canal end to provide a transition of scale at these locations. In addition the podiums at the North Building and East Building reduce the mass height and size at a significant portion of both buildings.*
- To highlight important building volumes and features, such as the building entry.
  - *Building entries have been articulated by recesses, canopies and some feature enhanced materials and two story volumes. The streetscape along Scottsdale Road is also highlighted by a continuous canopy, upgraded hardscape and landscaping to provide an enhanced street presence.*

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

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
    - *At building lobbies, the project will create an experience that links interior and exterior. At the commercial lease space, we have provided adequate space for outdoor dining and lounging. It is anticipated that individual tenants may elect to create seamless transitions between interior and exterior spaces to blend these two environments.*
- Materials with colors and coarse textures associated with this region should be utilized.
    - *Blue Sky utilizes two coarse textured building materials commonly found in downtown Scottsdale: stone and stucco (EIFS), and the colors utilized are similar to those found in other projects in the Scottsdale downtown.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
    - *Blue Sky utilizes timeless and high quality building materials: stone, stucco (EIFS) and glass, and we believe the design reflects an "honest" iteration of their qualities.*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.
    - *Shade canopies have been provided at the Scottsdale Road commercial frontage, and residential patios throughout the project are recessed to provide shade and cover. Windows at the top floor of the project are shaded by a deep overhang.*

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.
    - *The design of this project utilizes a space and material efficient concrete structure, energy efficient building skin materials and a state-of-the-art*

HVAC system, all consistent with high quality and sustainable building design practices.

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
    - *Planting materials have been selected to be consistent with city standards on the street frontages, with more lush and dense plantings at the interior of the project, and on the occupied roof deck areas. The project's high density nature means that less water will be used on a per capita basis than any suburban-oriented development.*
- The landscaping should complement the built environment while relating to the various uses.
    - *Landscape design directly correlates to the intended uses and varies through the project – providing shade, buffer zones and color to enhance the project.*

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

- Water, as a landscape element, should be used judiciously
    - *Only one small fountain is planned for this project.*
- Water features should be placed in locations with high pedestrian activity.
    - *The fountain will be located in the pedestrian paseo between the North and Main Buildings.*

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

- A balance should occur between the ambient light levels and designated focal lighting needs.
    - *Lighting design at the project is intended to provide appropriate levels of illumination for the intended use without violating Dark Sky design principles or creating levels disruptive to residents or surrounding uses.*

- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.
    - *All fixtures selected are energy efficient, and some utilize LED lamps to conserve energy (as compared to other conventional lamp types). Pedestrian light fixtures and wall mounted sconces create unique design that will provide appropriate illumination and enhance the project.*

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

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.
    - *A separate comprehensive sign package will be prepared and submitted for this project. Signage shown on the elevations in the DRB submittal package are "placeholders" and do not represent the final design of project signage.*

GRAY | GRAY DEVELOPMENT | GRAY RESIDENTIAL | GRAY SERVICES

January 20, 2012

Honorable Mayor Jim Lane
Members of the City Council
City of Scottsdale
3939 N. Drinkwater Boulevard
Scottsdale, AZ 85251

RE: Blue Sky Scottsdale Development Review Board Application, Case No. 62-DR-2011

Dear Honorable Mayor and Members of the City Council:

I am pleased to inform you that we have received approval from the Development Review Board pertaining to our application for Blue Sky Scottsdale, Case No. 62-DR-2011. As you may recall Blue Sky is a high-end, mixed-use, multifamily project planned for the vacant site just north of the northeast corner of Scottsdale and Camelback Roads.

During the rezoning application hearing process (Case No. 65-ZN-1992#7), the City Council incorporated a stipulation requirement that the Development Review application return to the City Council for approval after receiving approval from the Development Review Board. Pursuant to Ordinance No. 3909, conditionally approving the Blue Sky zoning case, I hereby submit the Development Review Board application, Case No. 62-DR-2011, for the City Council's review and final design approval. The City Council is requested to affirm the Development Review Board's approval.

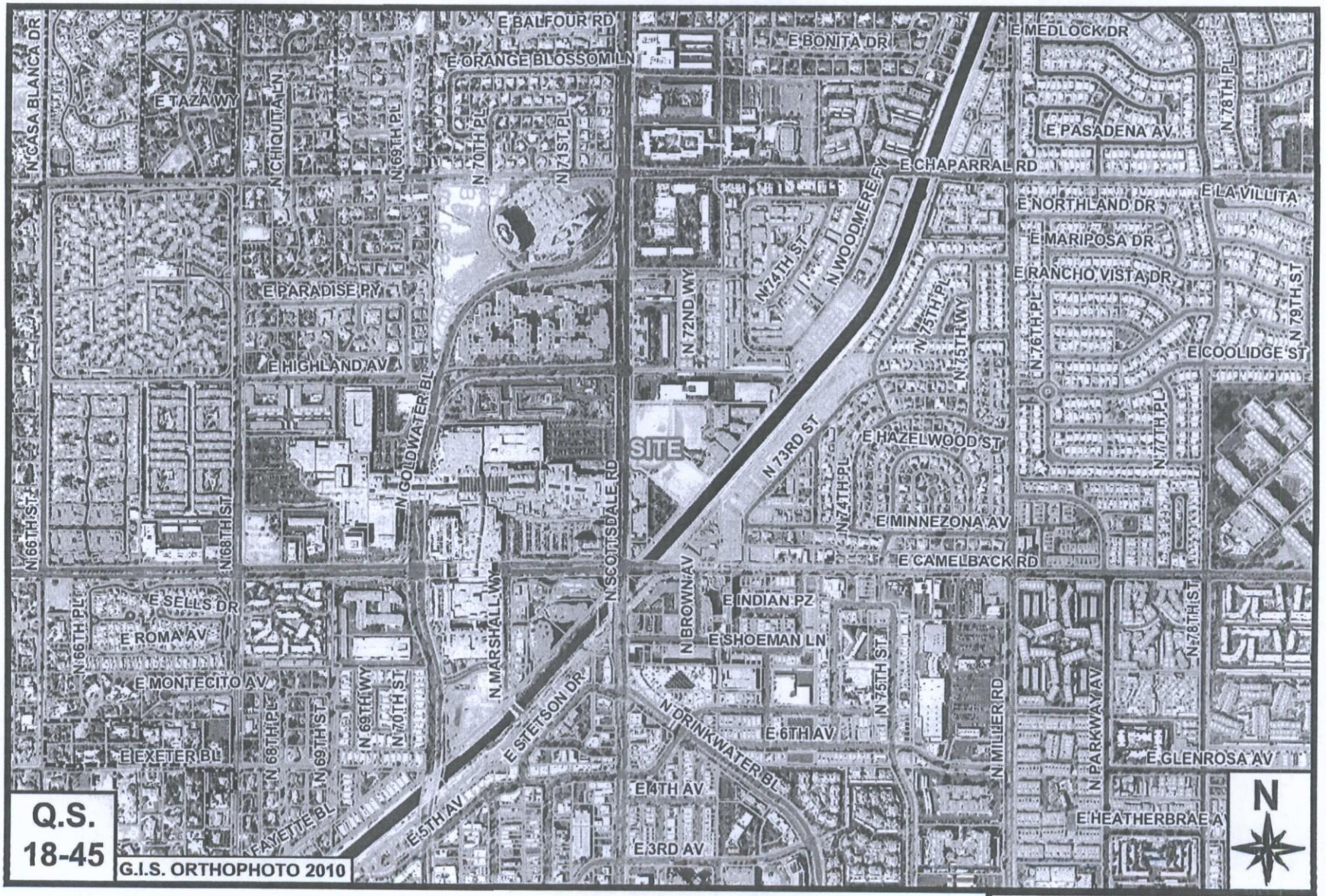
If you have any questions regarding Blue Sky, please contact me directly at 602-508-7141, or by email at bkearney@grayus.com.

Sincerely,

Brian Kearney
Manager
Sonoran Desert Land Investors, LLC

c: Dan Symer

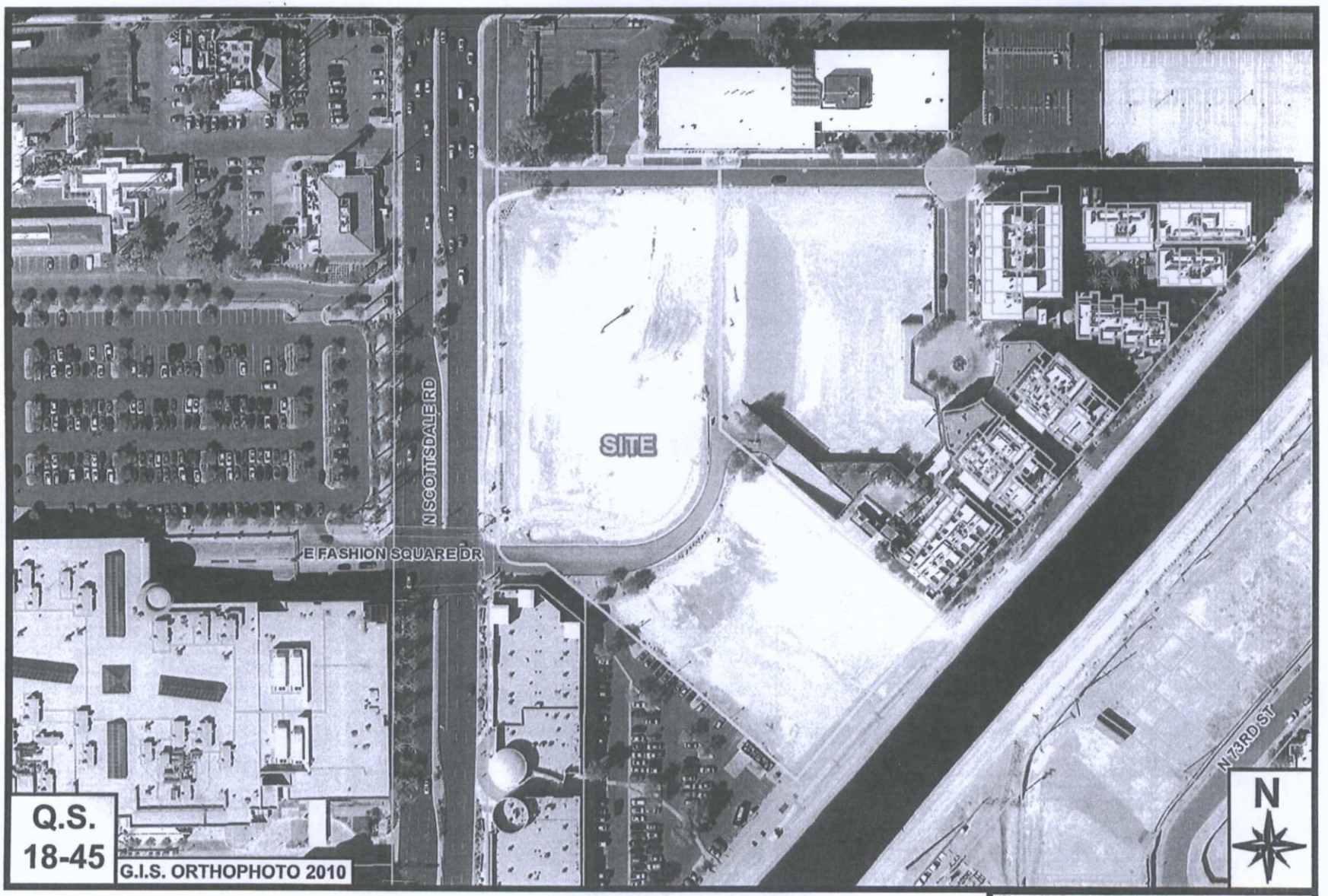
ATTACHMENT #1A



BlueSky

62-DR-2011

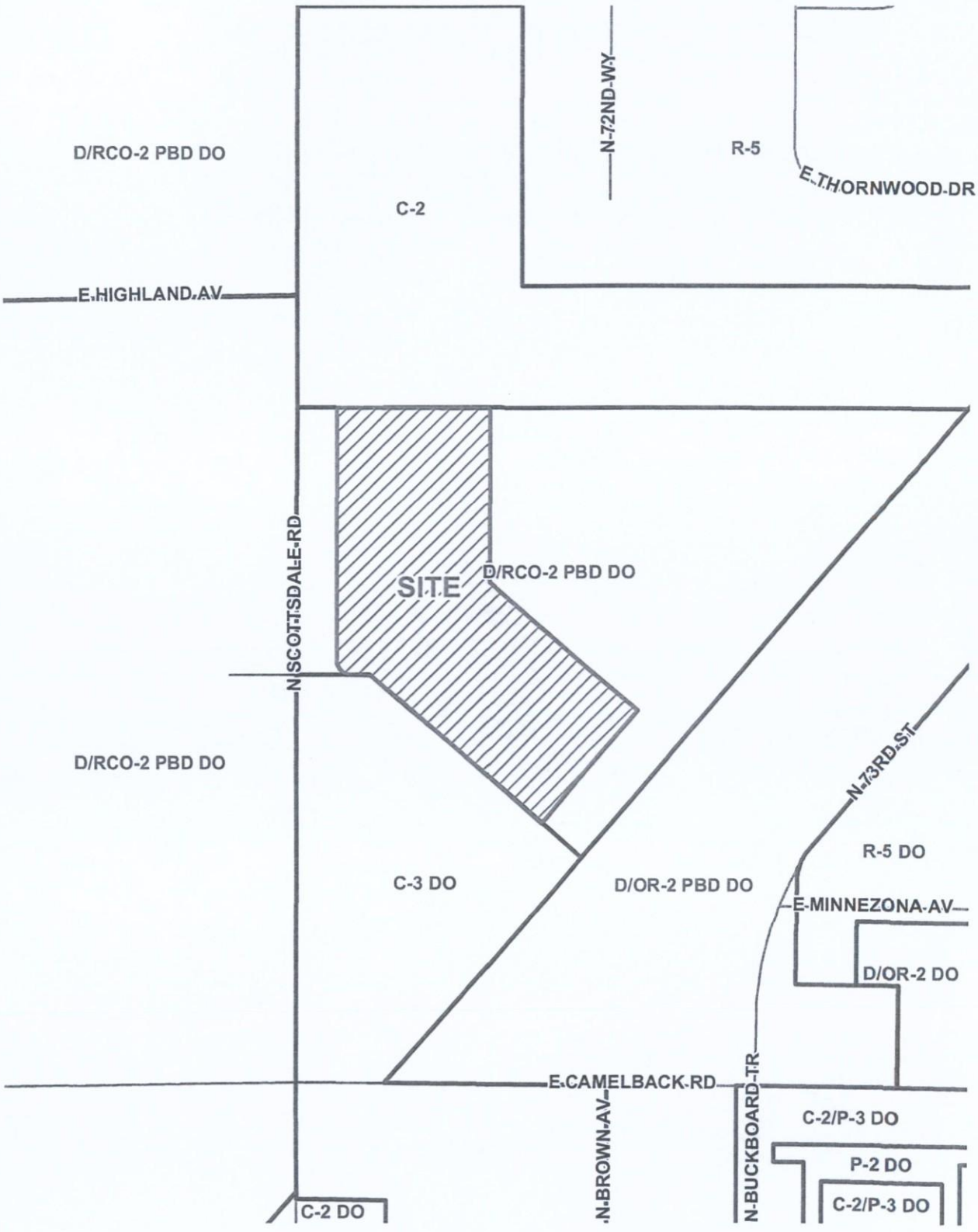
ATTACHMENT #2



BlueSky

62-DR-2011

ATTACHMENT #2A



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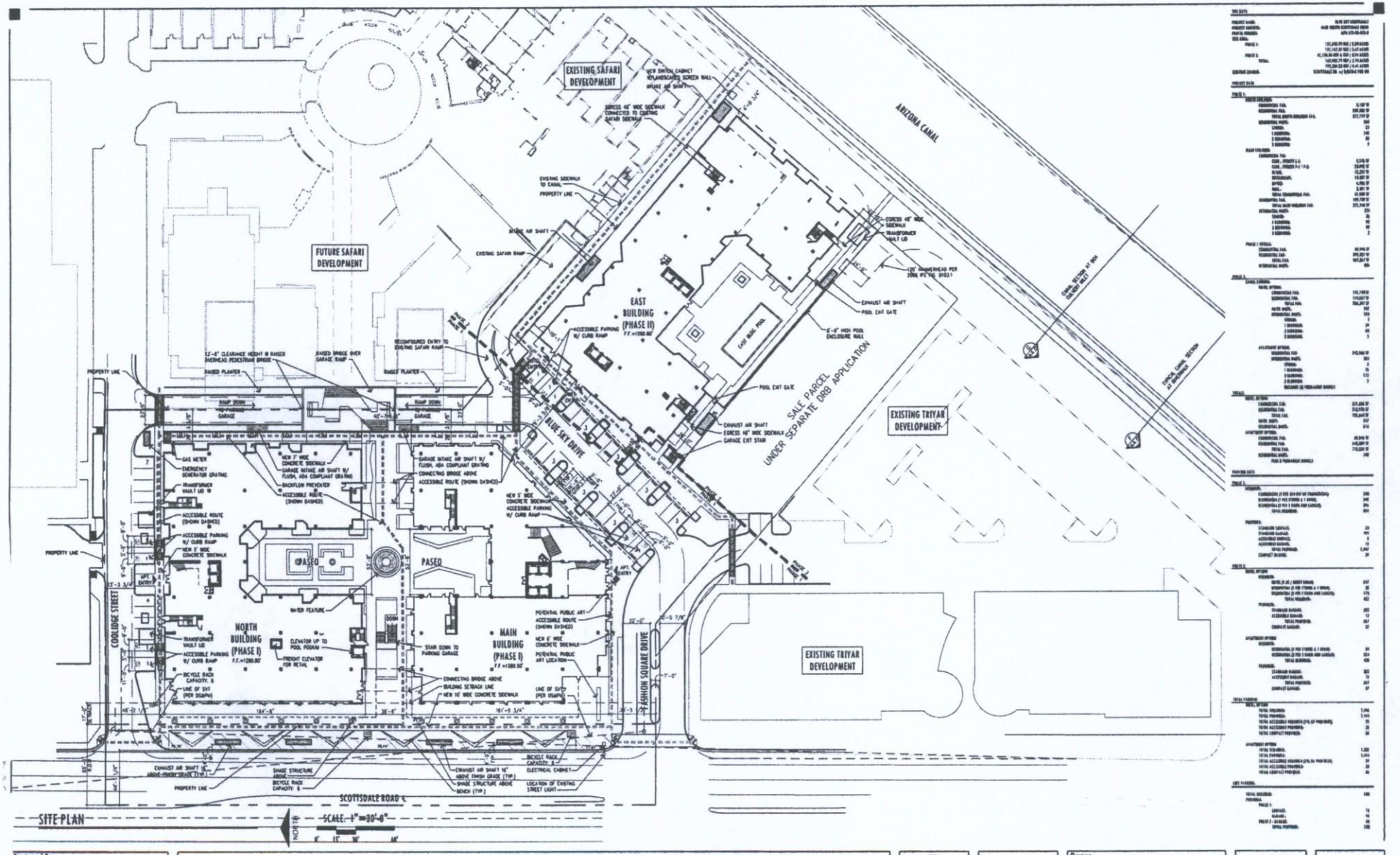
ATTACHMENT #3



ATTACHMENT #4

62-DR-2011
1/10/2012

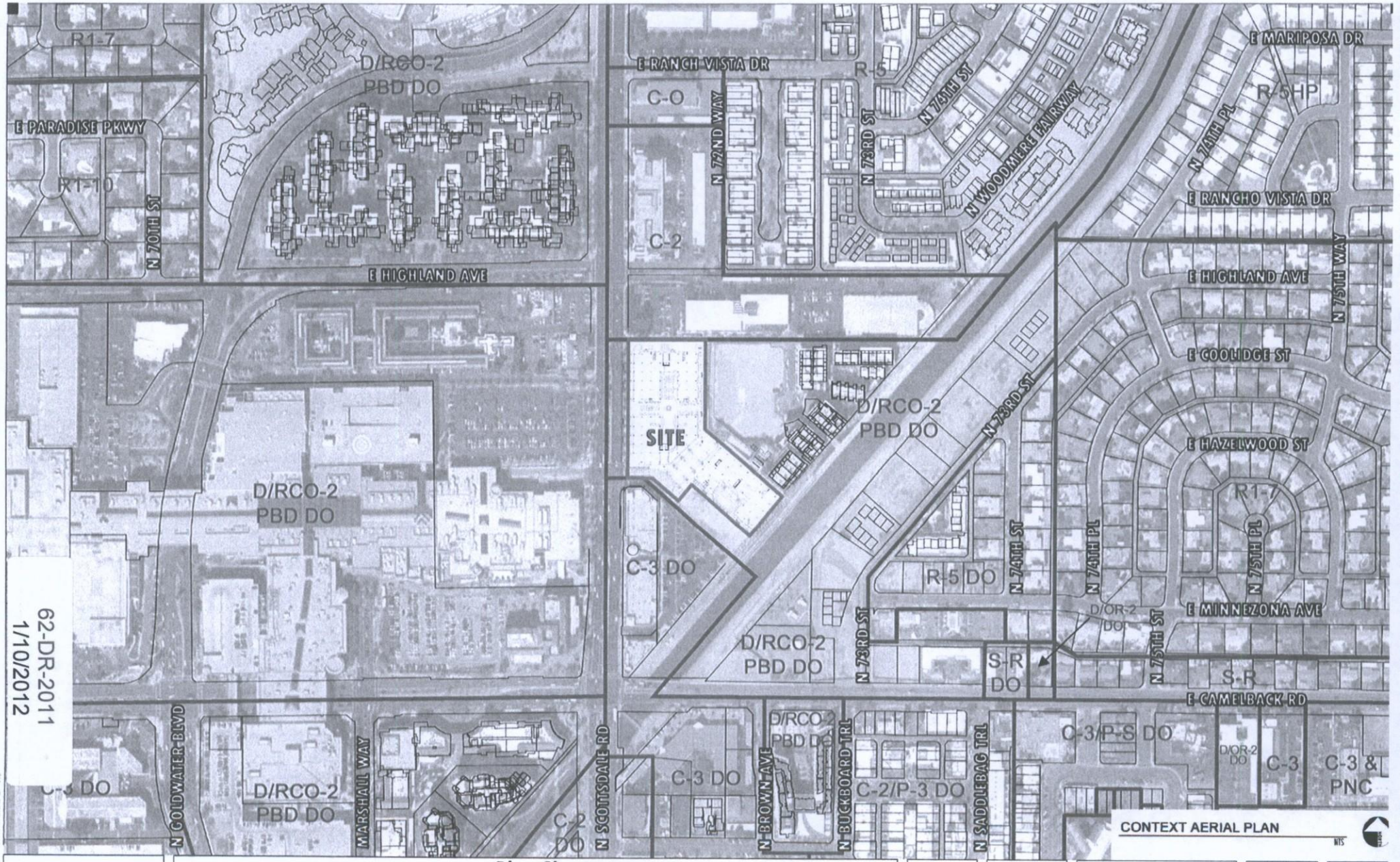
Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A1.0
62-DR-2011



62-DR-2011
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CONTEXT AERIAL PLAN

NTS

Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

Blue Sky

SCOTTSDALE, ARIZONA

another residential community by Gray Development Group

Date: November 21, 2011
Revisions:

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A1.1
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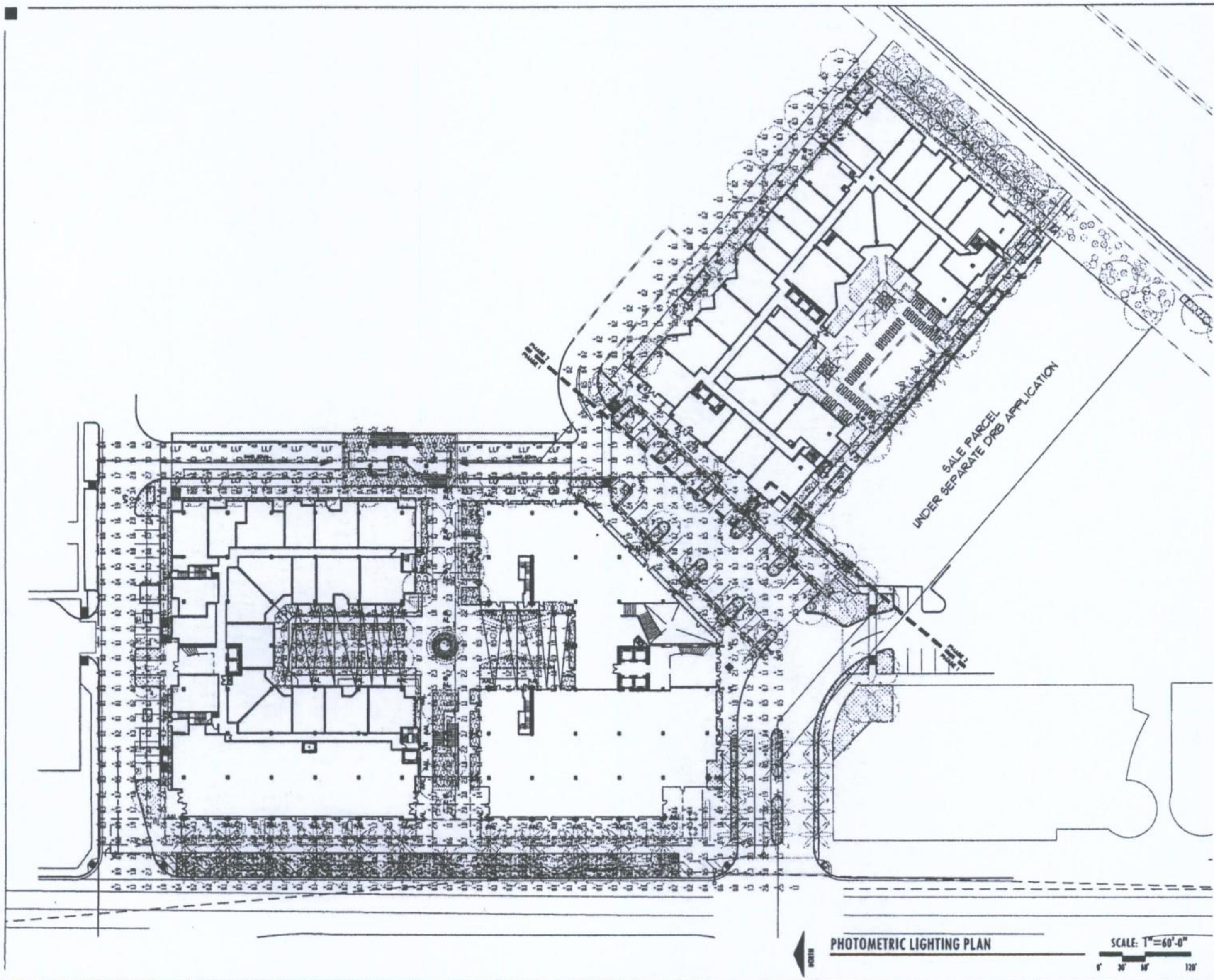

SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.
AAL	[illegible]	[illegible]	[illegible]	[illegible]	WALL MOUNT @ [illegible] TOP OF FIXTURE	[illegible]	[illegible]
AL	[illegible]	Louis Poulsen [illegible]	[illegible]	[illegible]	[illegible] TO TOP OF FIXTURE	[illegible]	[illegible]
LLF	[illegible]	[illegible] LIGHTING [illegible]	[illegible]	[illegible]	WALL MOUNTED [illegible] FIXTURE	[illegible]	[illegible]
LP		Louis Poulsen [illegible] LED BOLLARD [illegible]	[illegible]	[illegible]		[illegible]	[illegible]
SL		[illegible] LIGHTING LED [illegible]	[illegible] LED	[illegible]	STEP LIGHT @ [illegible]	[illegible]	[illegible]
WP	[illegible]	[illegible] LIGHTING [illegible]	[illegible]	[illegible]	[illegible] TO TOP OF FIXTURE	[illegible]	[illegible]
WPS		[illegible] LIGHTING [illegible]	[illegible]	[illegible]	[illegible] TO TOP OF FIXTURE	[illegible]	[illegible]
WL	[illegible]	Louis Poulsen [illegible]	[illegible]	[illegible]	WALL MOUNT @ [illegible] TOP OF FIXTURE	[illegible]	[illegible]
WW		[illegible]	[illegible]	[illegible]	WALL MOUNTED	[illegible]	[illegible]

REFER TO SHEETS [illegible] FOR FIXTURE CUT SHEETS.

CALCULATION SUMMARY											
AREA NAME	[illegible]	GRID / TYPE	[illegible]	SPACING	[illegible]	AVE.	MAX.	MIN.	MAX/MIN	AVE/MIN
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PHOTOMETRIC LIGHTING PLAN

SCALE: 1"=60'-0"

0' 30' 60' 120'

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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
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A1.4

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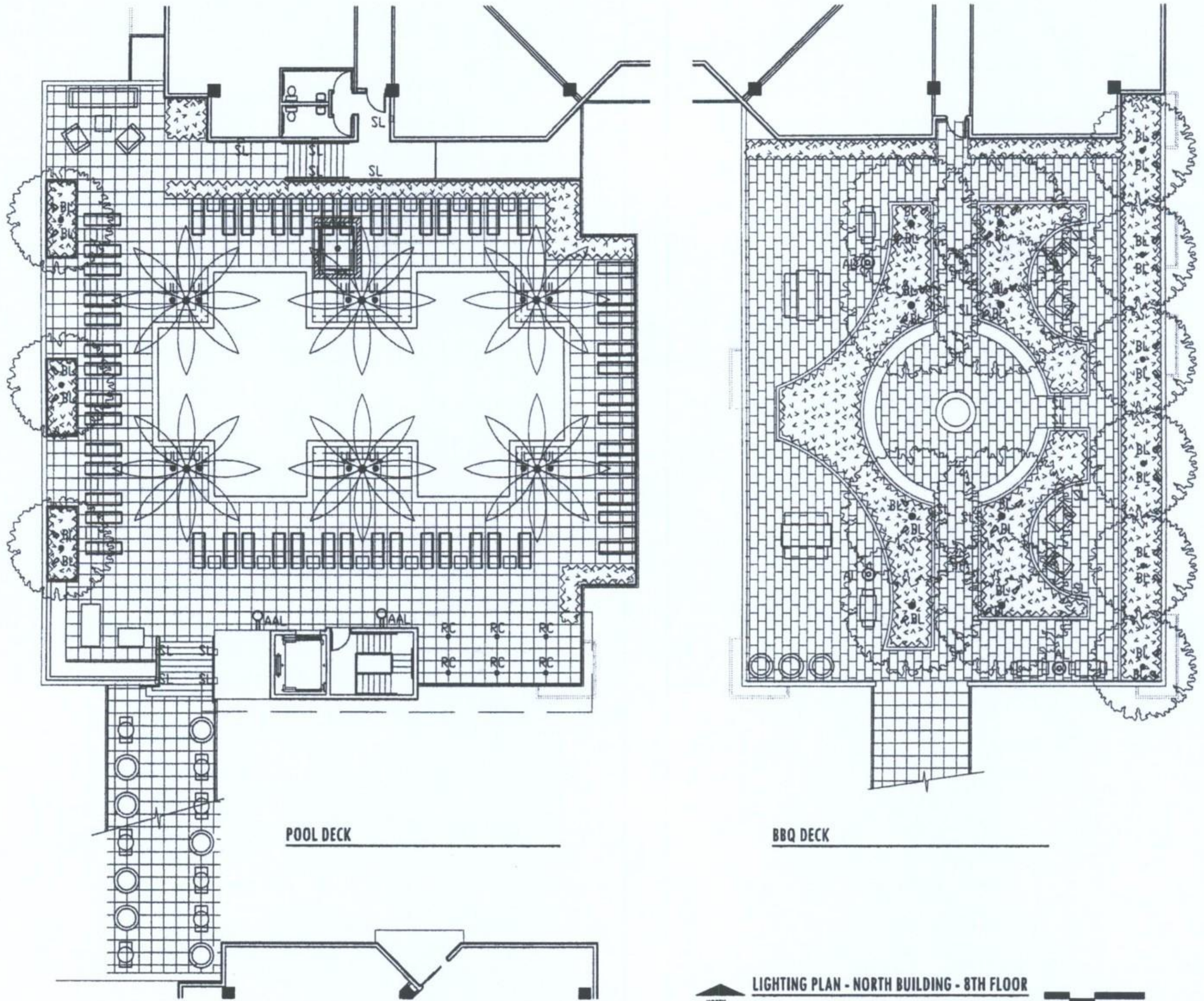

SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.
AAL		AAL (2) F21T5 - T5 [illegible]	[illegible] F21T5	[illegible]	WALL MOUNT @ 12' TOP OF FIXTURE	[illegible]	[illegible]
AL		Louis Poulsen & [illegible] [illegible]	[illegible]	[illegible]	12' TO TOP OF FIXTURE	[illegible]	[illegible]
LLF		[illegible] LIGHTING [illegible]	[illegible]	[illegible]	WALL MOUNTED LAMP FIXTURE	[illegible]	[illegible]
LP		Louis Poulsen & LED BOLLARD [illegible]	[illegible]	[illegible]		[illegible]	[illegible]
SL		[illegible] LIGHTING LED [illegible]	(1) LED	[illegible]	STEP LIGHT @ [illegible]	[illegible]	[illegible]
[illegible]		[illegible] LIGHTING [illegible]	[illegible]	[illegible]	[illegible] TO TOP OF FIXTURE	[illegible]	[illegible]
[illegible]		[illegible] LIGHTING [illegible]	[illegible]	[illegible]	[illegible] TO TOP OF FIXTURE	[illegible]	[illegible]
WL		Louis Poulsen & [illegible] [illegible]	[illegible]	[illegible]	WALL MOUNT @ 12' TOP OF FIXTURE	[illegible]	[illegible]
[illegible]		LUMINAIRE LIGHT [illegible]	[illegible] SYLVANIA [illegible]	[illegible]	WALL MOUNTED	[illegible]	[illegible]

REFER TO SHEETS A1.11 thru A1.13 FOR FIXTURE CUT SHEETS.

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LIGHTING PLAN - NORTH BUILDING - 8TH FLOOR

NORTH

SCALE: 1/8" = 1'-0"

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4605 North Scottsdale Road, Scottsdale, Arizona 85251

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A1.5

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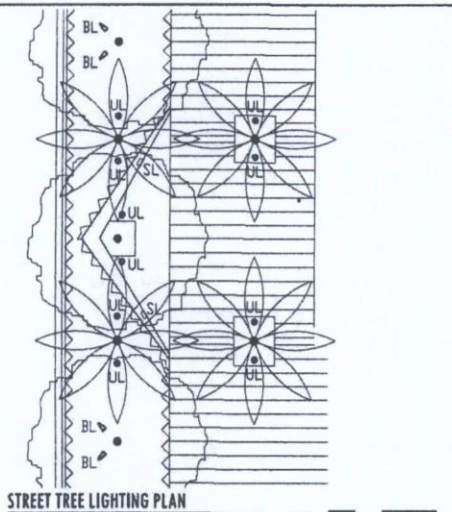
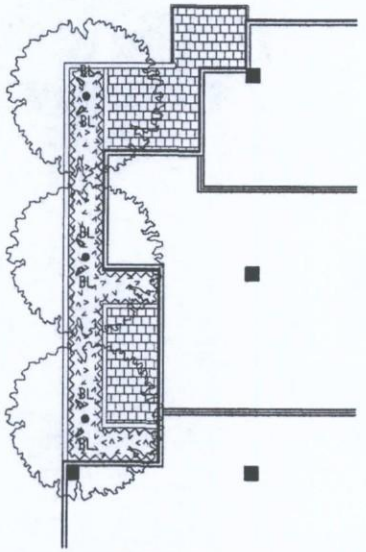


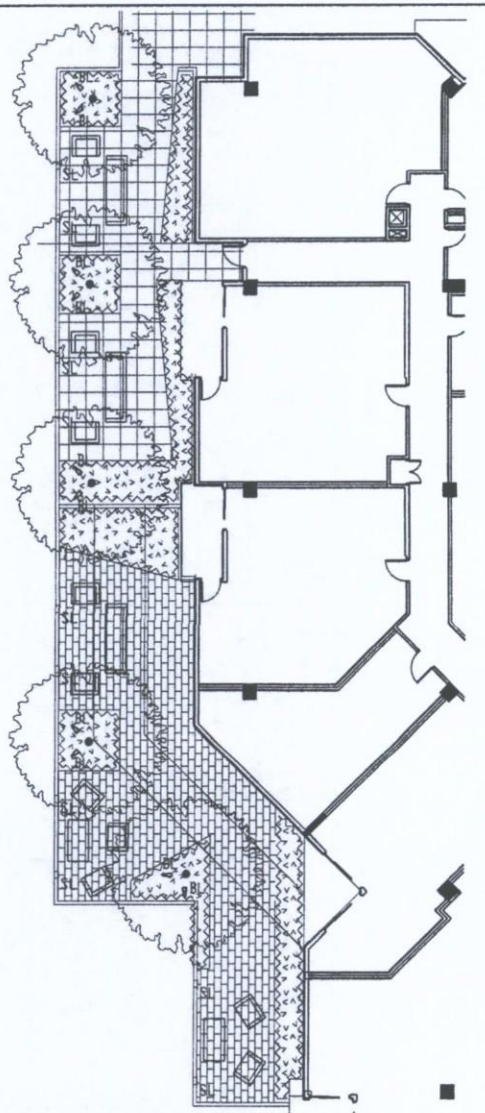
STREET TREE LIGHTING PLAN

SCALE: 1/8"= 1'-0"



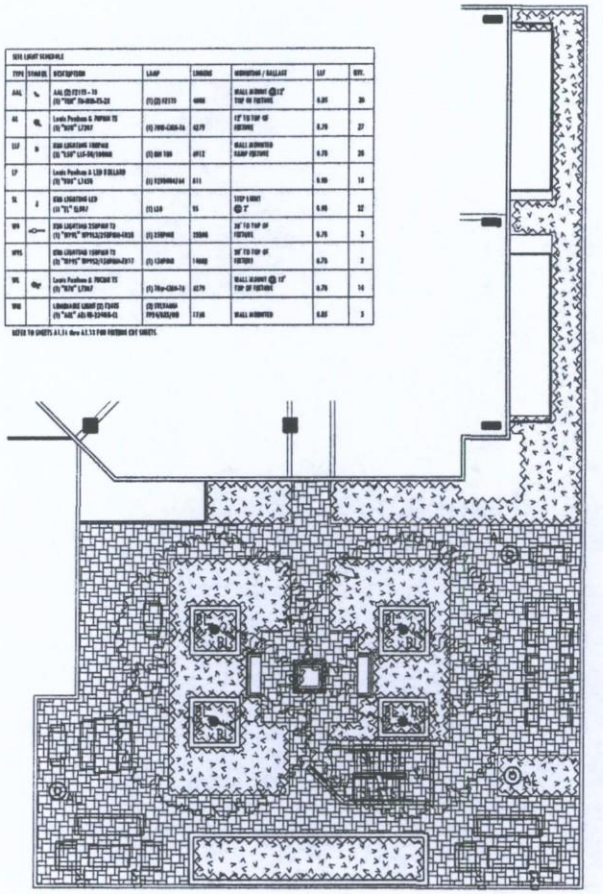
LIGHTING PLAN - NORTH BUILDING - 5TH FLOOR

SCALE: 1/8"= 1'-0"



LIGHTING PLAN - MAIN BUILDING - 8TH FLOOR

SCALE: 1/8"= 1'-0"



LIGHTING PLAN - EAST BUILDING - 7TH FLOOR

SCALE: 1/8"= 1'-0"

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A1.6
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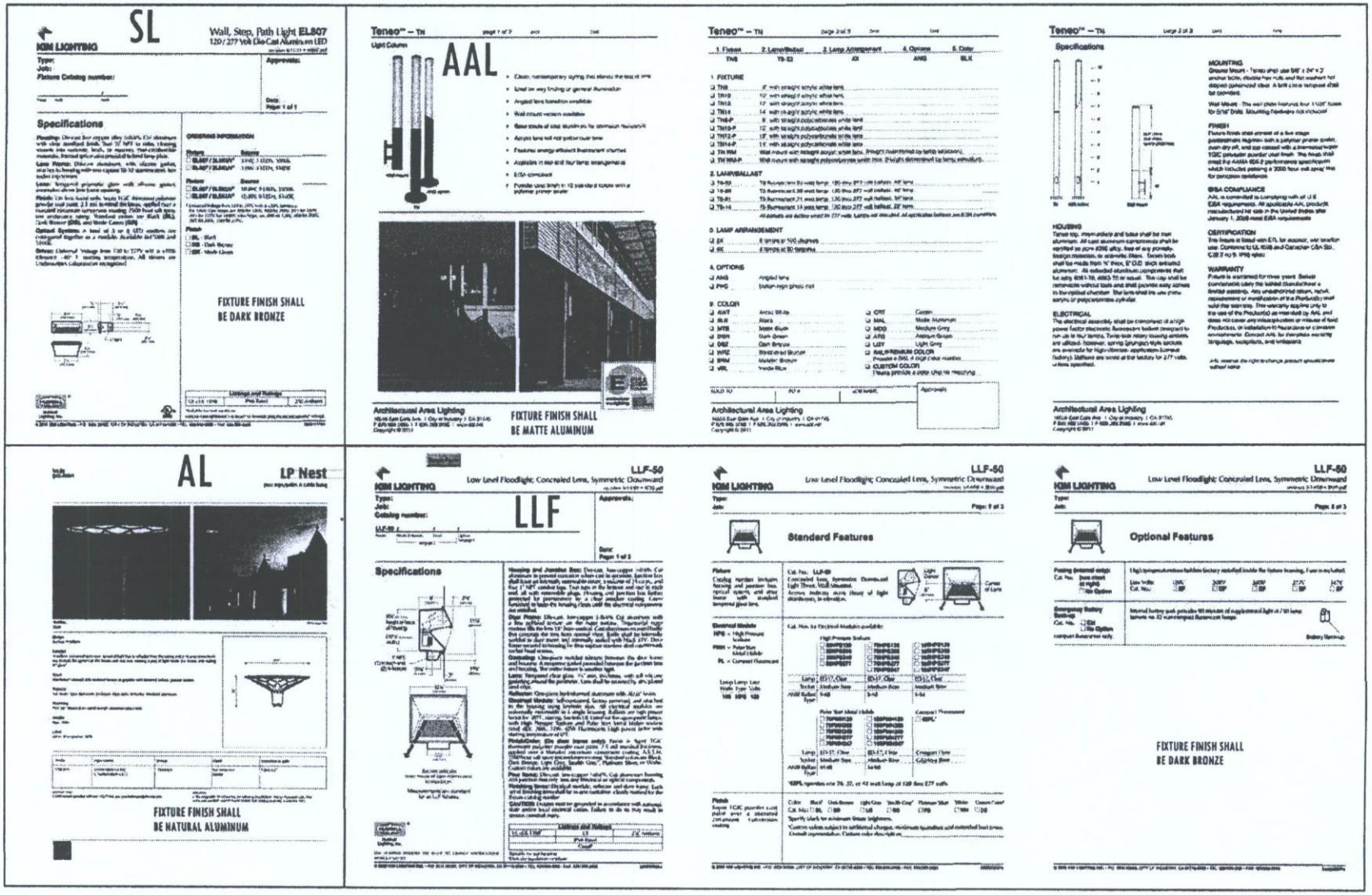

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EXTERIOR LIGHTING FIXTURE CUT SHEETS

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Date: November 21, 2011
Revised: December 30, 2011

Owner:
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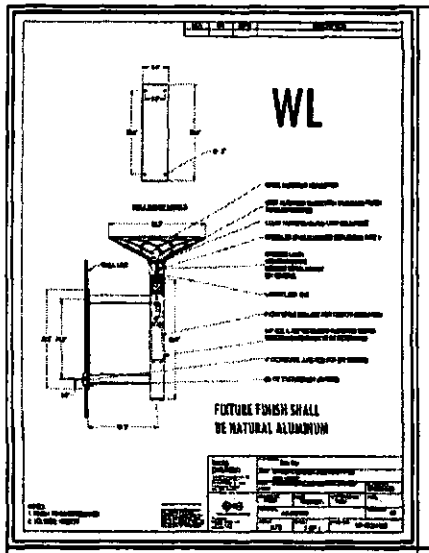
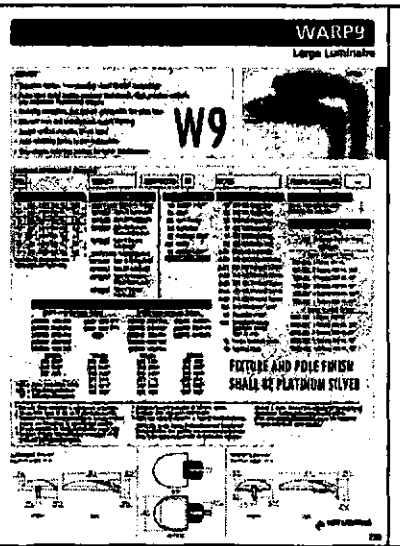
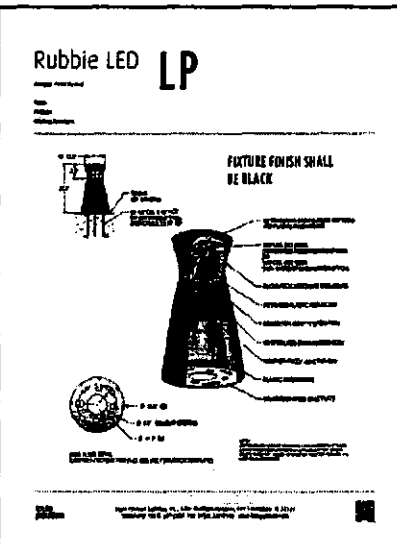
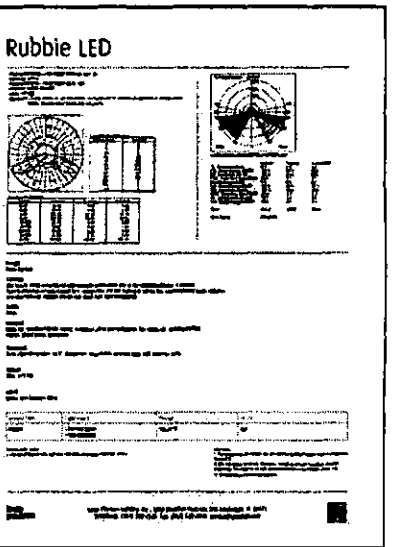
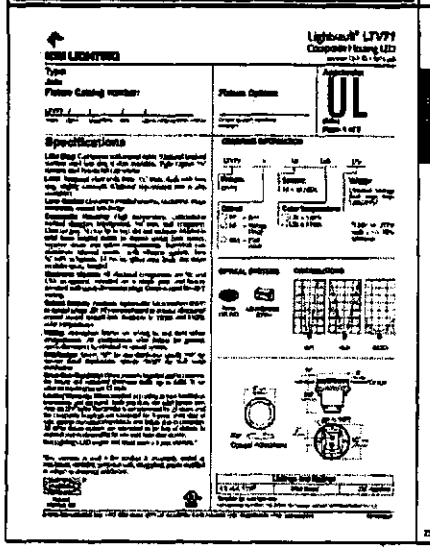
A1.11
62-DR-2011

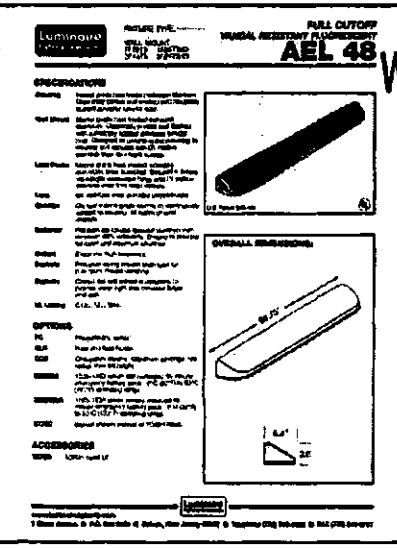


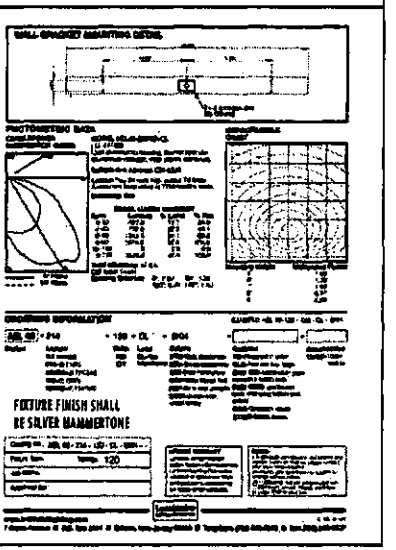












EXTERIOR LIGHTING FIXTURE CUT SHEETS

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Owner:
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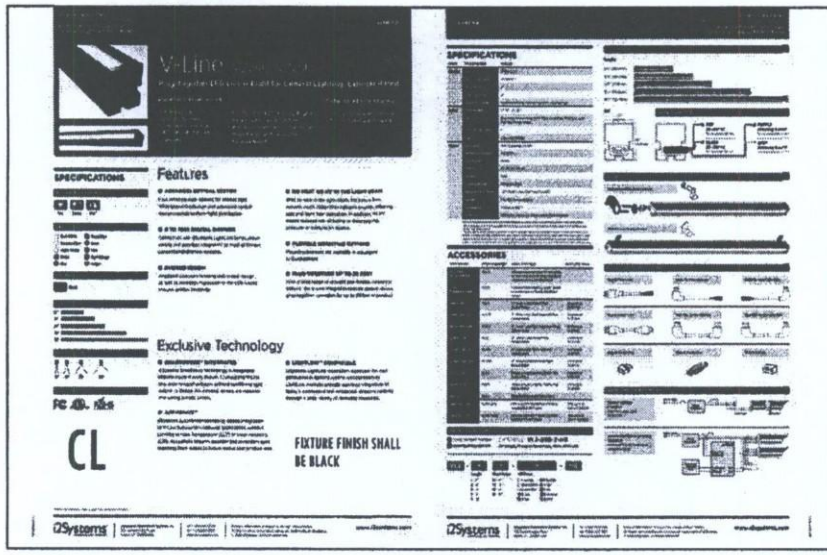
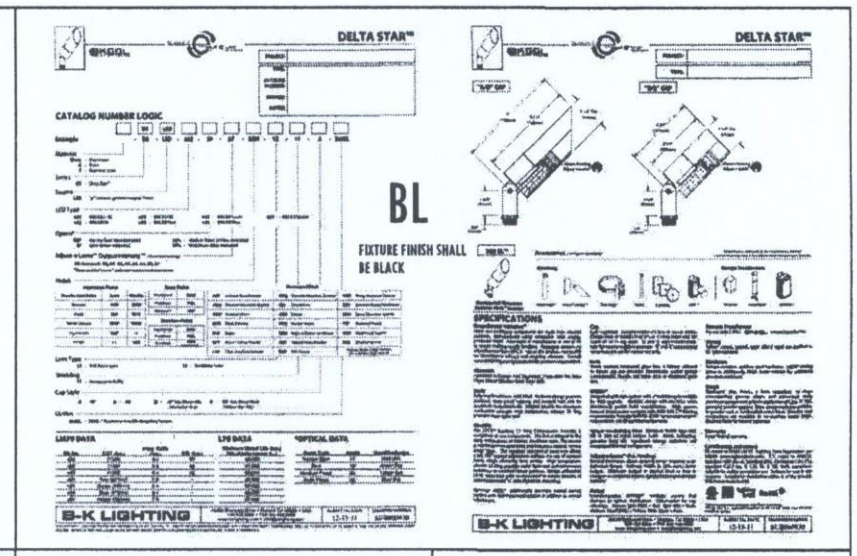
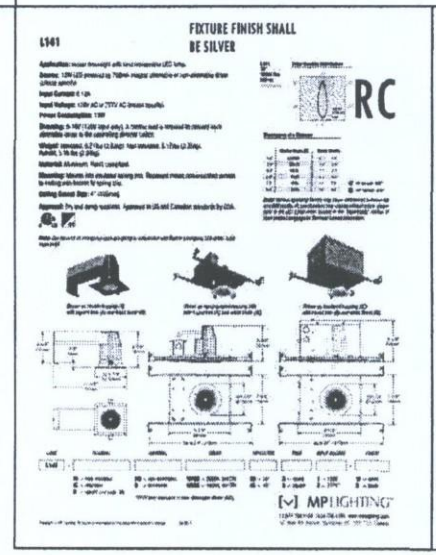
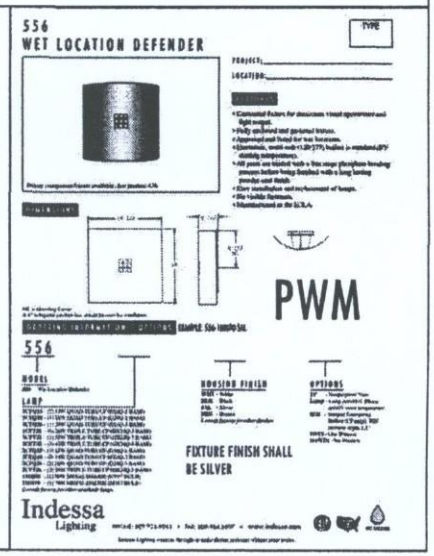
A1.12
02-08-2011









EXTERIOR LIGHTING FIXTURE CUT SHEETS

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Date: November 21, 2011
Revised: December 30, 2011

Owner:
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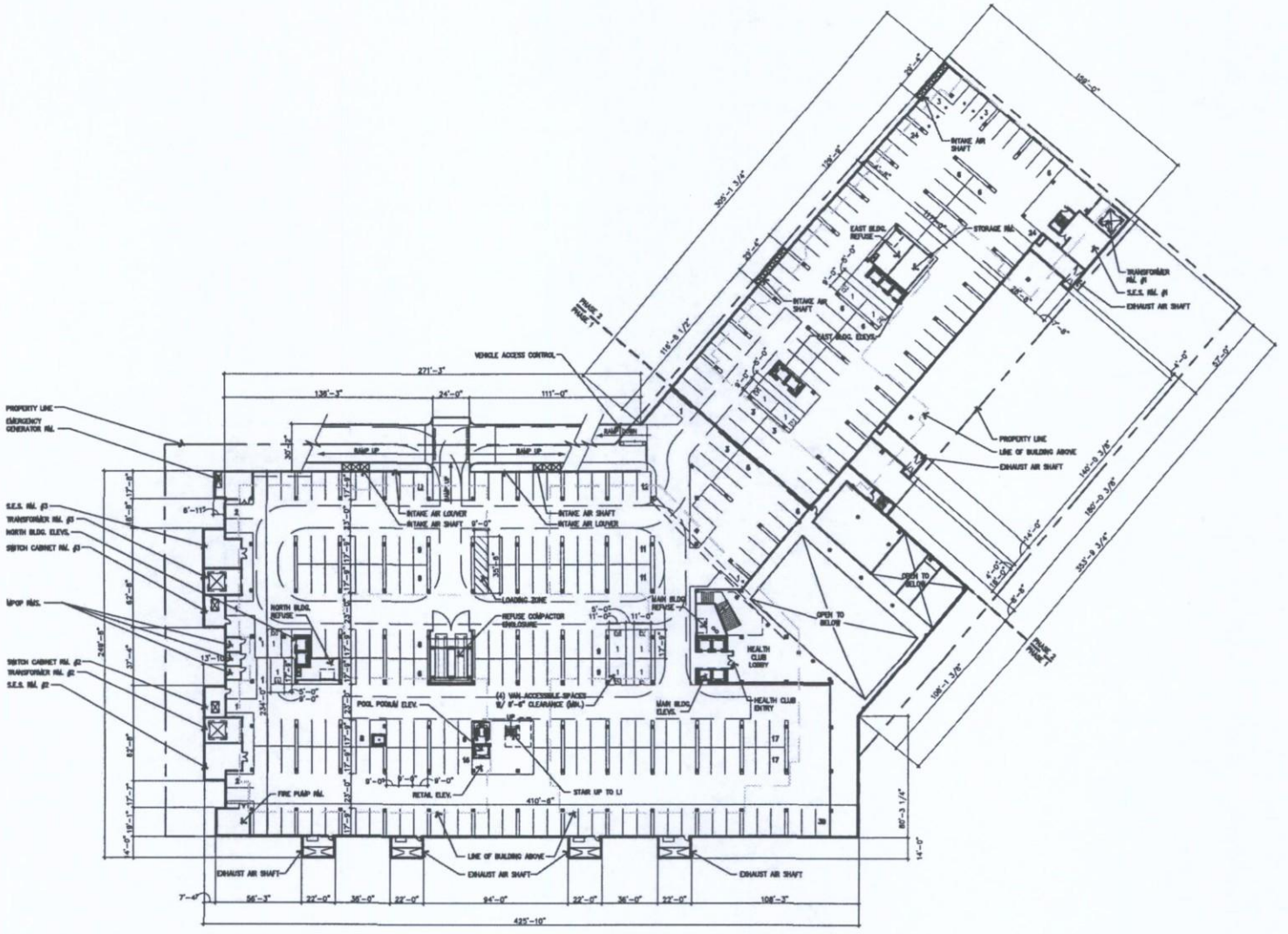
A1.13
62-DR-2011



GARAGE FLOOR PLAN - LEVEL P1

NORTH

SCALE: 1/32"=1'-0"

P1 FLOOR AREA TABULATION			
	PARKING	HEALTH CLUB	TOTAL
PHASE 1	103,276 SF	8,211 SF	111,487 SF
PHASE 2	35,486 SF	0 SF	35,486 SF
TOTAL	138,762 SF	8,211 SF	146,973 SF

P1 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	220	6	2	228
PHASE 2	78	4	6	88
TOTAL	298	10	8	316

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

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4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
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Owner:
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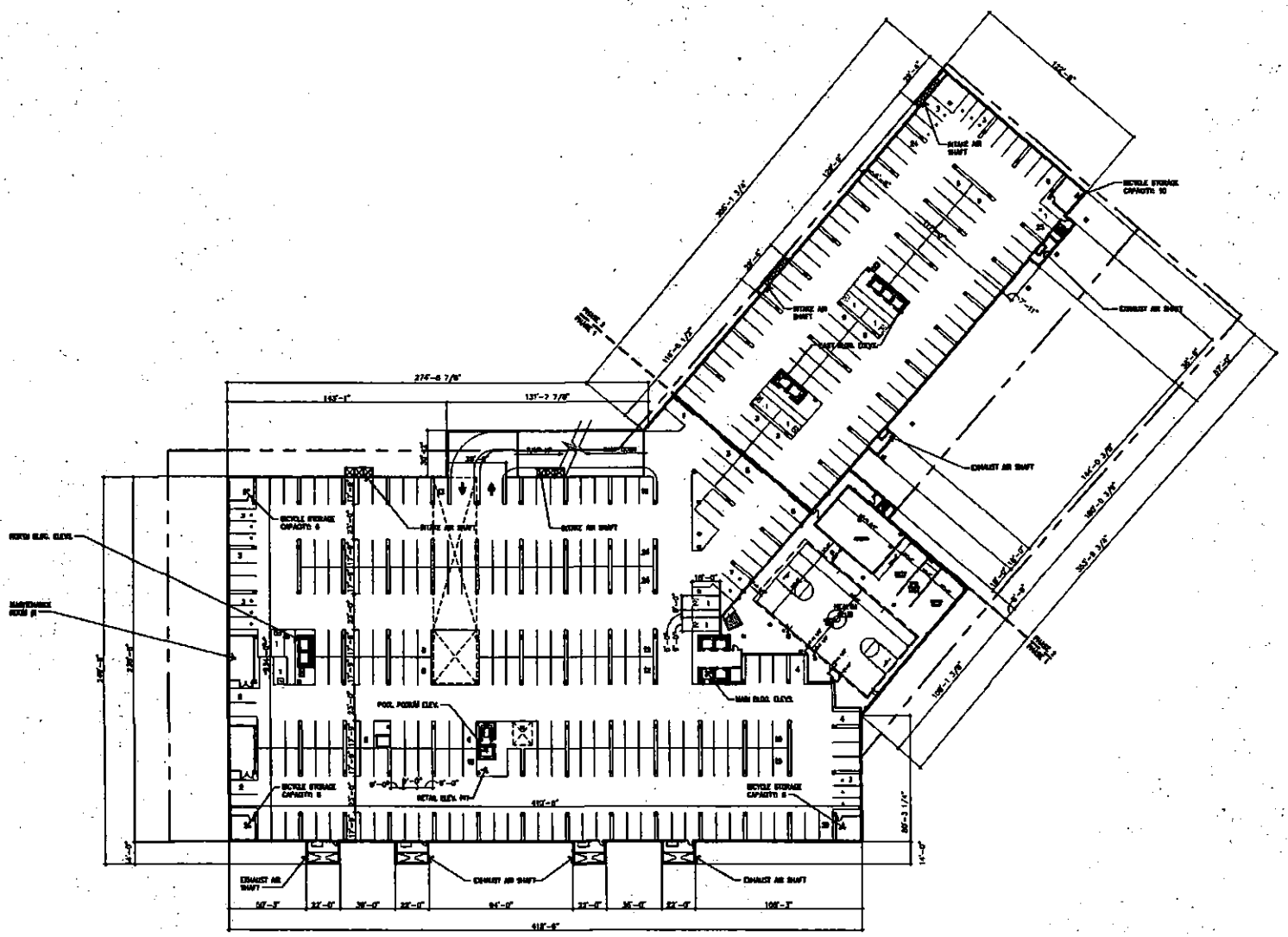
A2.1

62-DR-2011



GARAGE FLOOR PLAN - LEVEL P2

NORTH

SCALE: 1/32"=1'-0"

P2 FLOOR AREA TABULATION			
	PARKING	HEALTH CLUB	TOTAL
PHASE 1	96,828 SF	12,681 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	129,968 SF	12,681 SF	142,649 SF

P2 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	248	4	12	264
PHASE 2	81	4	7	102
TOTAL	339	8	19	366

BICYCLE STORAGE: 22 SPACES

NOTE: A MINIMUM OF (2) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 403.6.1 REQUIREMENTS.

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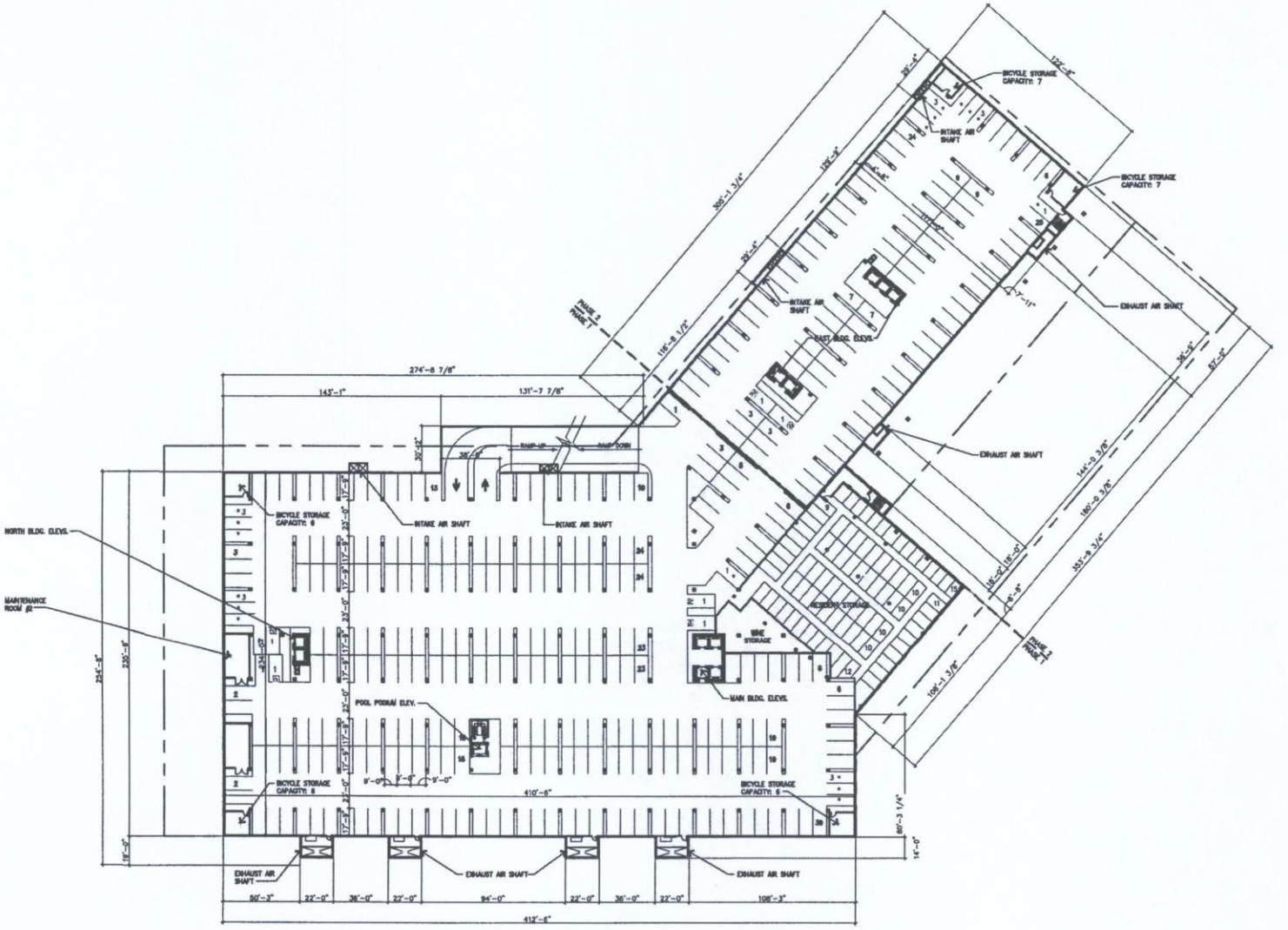
BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: December 21, 2011
Revised: December 28, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A2.2

12-08-2011



GARAGE FLOOR PLAN - LEVEL P3

NORTH

SCALE: 1/32"=1'-0"

0' 16' 32' 64'

P3 FLOOR AREA TABULATION			
	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

P3 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	259	4	11	274
PHASE 2	93	2	7	102
TOTAL	352	6	18	376

BICYCLE STORAGE: 22 SPACES

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

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A2.3

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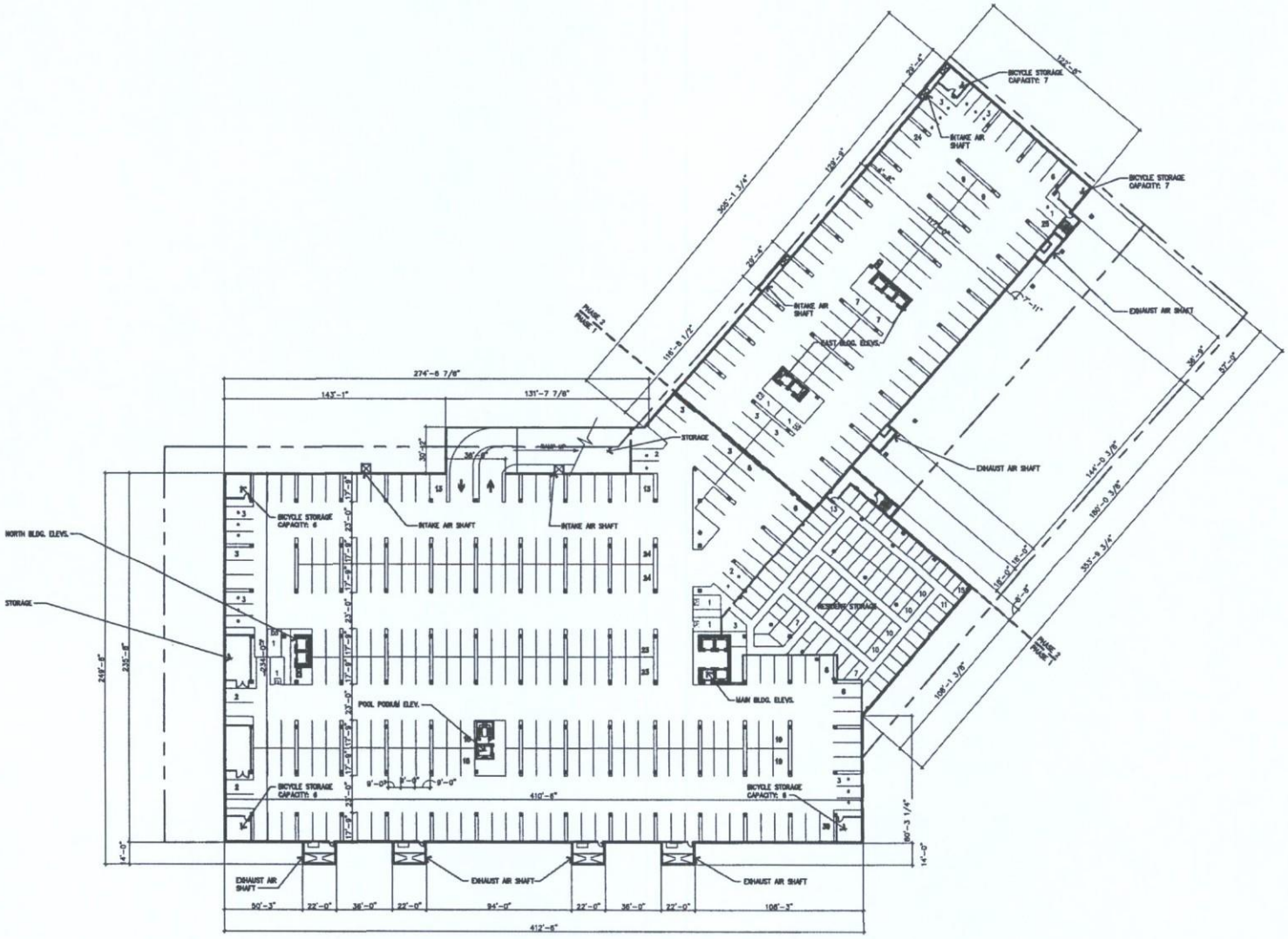

GARAGE FLOOR PLAN - LEVEL P4

NORTH

SCALE: 1/32"=1'-0"

P4 FLOOR AREA TABULATION			
	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

P4 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	264	4	14	282
PHASE 2	93	2	7	102
TOTAL	357	6	21	384

BICYCLE STORAGE: 38 SPACES

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1 REQUIREMENTS.

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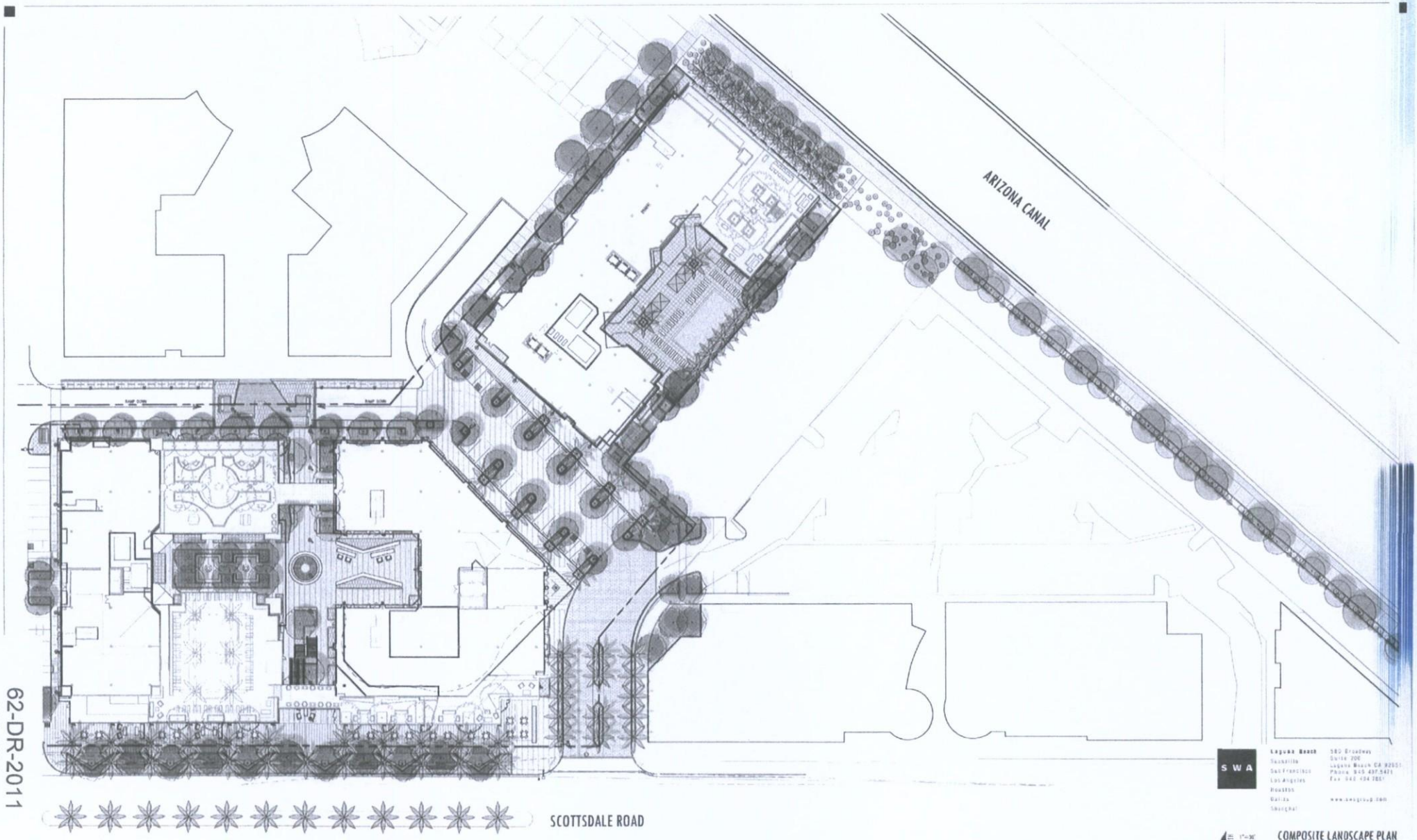
A2.4

62-DR-2011



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Gray Architects, PLLC
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BLUE SKY
Scottsdale, Arizona

Date: SEPTEMBER 21, 2011
Revisions:

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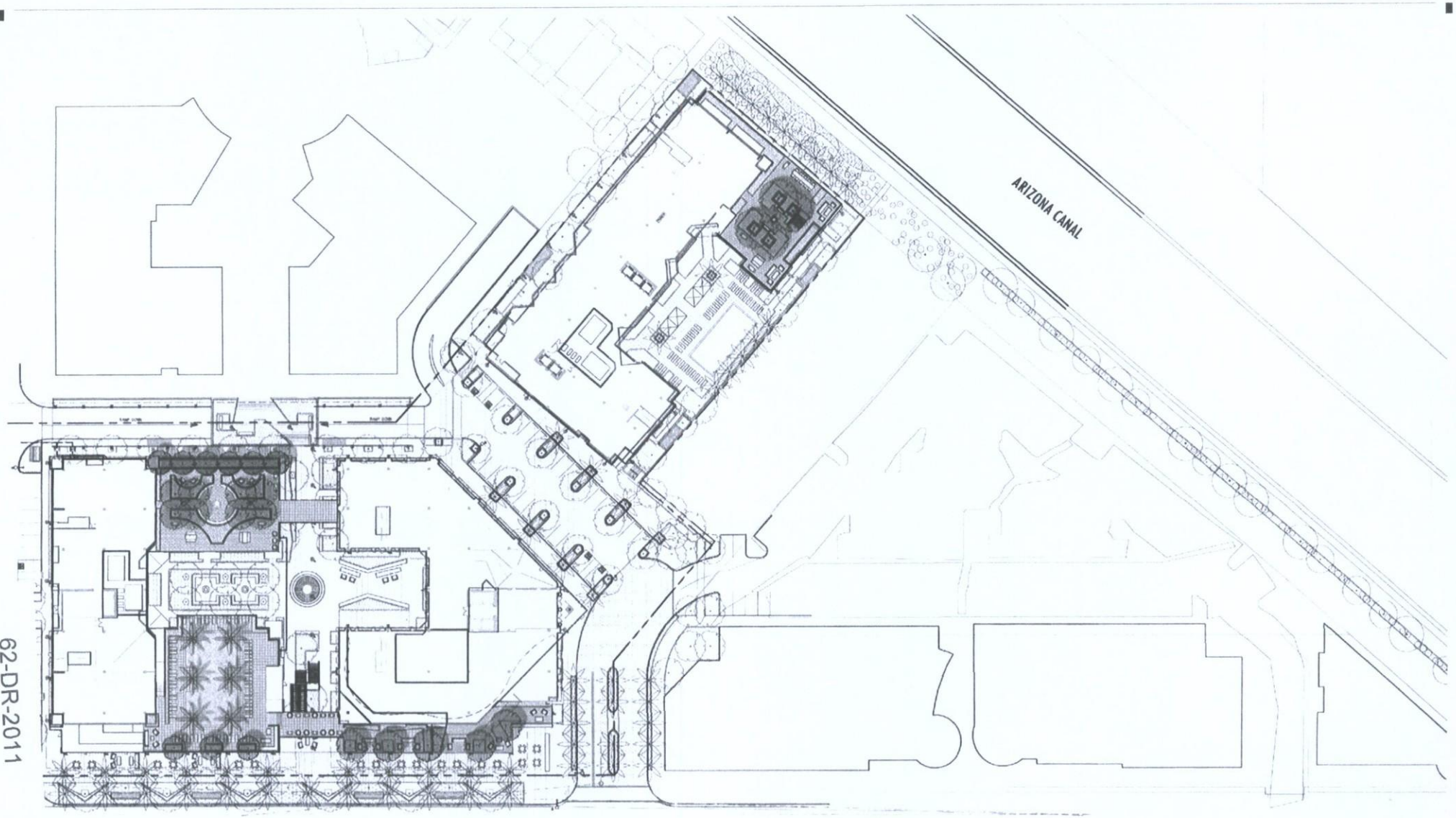
L1.00
62 DR 2011



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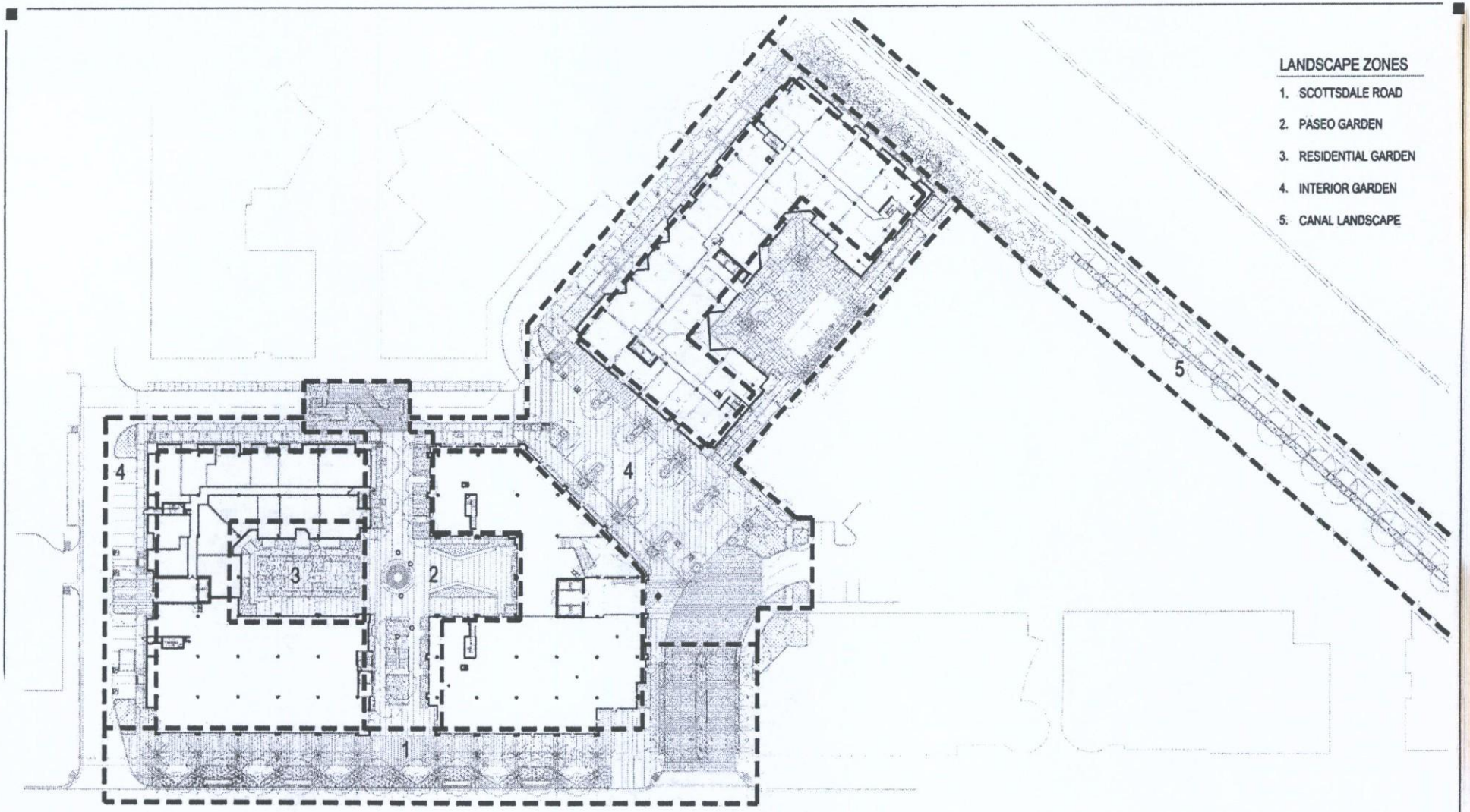
1/10/2012

SWA

COMPOSITE LANDSCAPE PLAN

Gray Architects, PLLC 4040 East Camelback Road Suite 275 Phoenix, Arizona 85018 602.954.0109	BLUE SKY Scottsdale, Arizona	Date: NOVEMBER 21, 2011 Revisions:	Gray Development 4040 East Camelback Road Suite 275 Phoenix, Arizona 85018 602.954.0109	L1.00 62 DR 2011



62-DR-2011
1/10/2012

W A

Laguna Beach 980 Broadway Suite 290 Laguna Beach CA 92651 Phone: 949.497.5471 Fax: 949.494.7391
Scottsdale
San Francisco
Los Angeles
Houston
Dallas
Shanghai
www.thegroup.com

NORTH 1"=30' LANDSCAPE PLAN STREET LEVEL

Gray Architects, PLLC
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BLUE SKY
Scottsdale, Arizona

Date: NOV. 11, 2011
Revisions: DEC. 28, 2011

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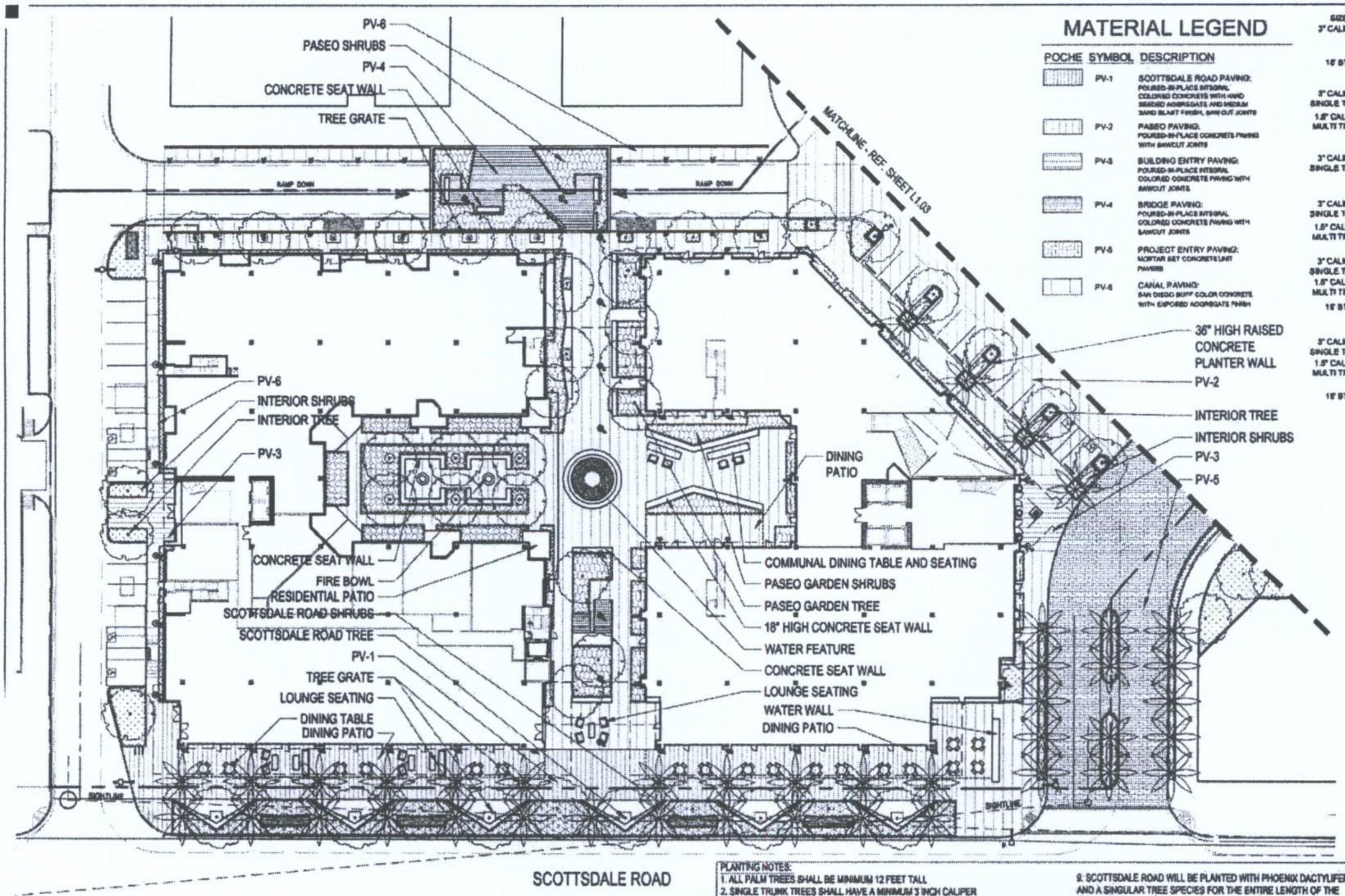
L1.01
62 DR 2011



MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAWCUT JOINTS
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH

SIZE: QUANTITY:

SCOTTSDALE ROAD TREE:

PASEO GARDEN TREE:

RESIDENTIAL GARDEN TREE:

INTERIOR TREE:

POOL TREE:

ARIZONA CANAL TREE:

SCOTTSDALE ROAD SHRUBS:

PASEO GARDEN SHRUBS:

RESIDENTIAL GARDEN SHRUBS:

INTERIOR SHRUBS:

ARIZONA CANAL SHRUBS:

* PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST

PLANTING NOTES:

1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET
8. STREET TREES WITHIN THE SIGHT LINE RESTRICTIONS ALONG SCOTTSDALE ROAD WILL BE SINGLE TRUCK TREES
9. SCOTTSDALE ROAD WILL BE PLANTED WITH PHOENIX DACTYLIFERA AND A SINGULAR TREE SPECIES FOR THE ENTIRE LENGTH OF THE DEVELOPMENT
10. THE PASEO GARDEN WILL BE PLANTED WITH NO MORE THAN THREE TREE SPECIES

LANDSCAPE PLAN
STREET LEVEL

62-DR-2011
1/10/2012

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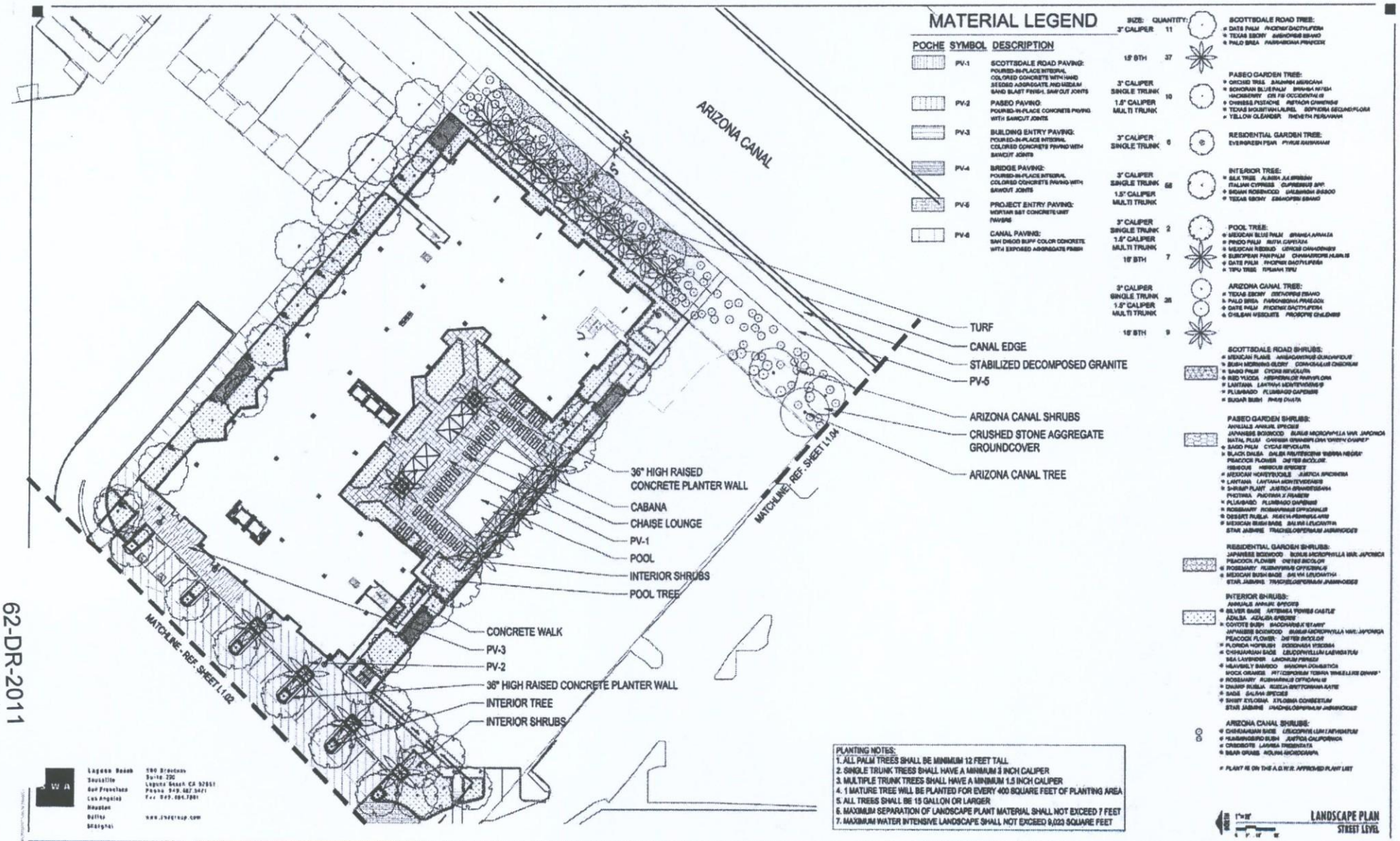
L1.02
62 DR 2011



MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION	SIZE:	QUANTITY:
	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAWCUT JOINTS	3" CALIPER	11
			18' BTH	37
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS	3" CALIPER SINGLE TRUNK	10
			1.5" CALIPER MULTI TRUNK	
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS	3" CALIPER SINGLE TRUNK	6
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS	3" CALIPER SINGLE TRUNK	68
			1.5" CALIPER MULTI TRUNK	
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS	3" CALIPER SINGLE TRUNK	2
			1.5" CALIPER MULTI TRUNK	
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH	18' BTH	7
			3" CALIPER SINGLE TRUNK	35
			1.5" CALIPER MULTI TRUNK	
			18' BTH	9

SCOTTSDALE ROAD TREE:
- DATE PALM *PHOENIX DACTYLIFERA*
- TEXAS EBONY *EBENOPSIS EBANO*
- PALO BREA *PARKINSONIA PRAECOX*

PASEO GARDEN TREE:
- ORCHID TREE *BAUHINIA MEXICANA*
- BONGRAIN BLUE PALM *BRAHEA ARMATA*
- HACKBERRY *CELTIS OCCIDENTALIS*
- CHINESE PISTACHE *PISTACIA CHINENSIS*
- TEXAS MOUNTAIN LAUREL *SOPHORA SECUNDIFLORA*
- YELLOW OLEANDER *THEVETIA PERUVIANA*

RESIDENTIAL GARDEN TREE:
- EVERGREEN PEAR *PYRUS KAWAKAMI*

INTERIOR TREE:
- SILK TREE *ALBIZIA JULIBRISSIN*
- ITALIAN CYPRESS *CUPRESSUS SPP.*
- INDIAN ROSEWOOD *DALBERGIA SISSOO*
- TEXAS EBONY *EBENOPSIS EBANO*

POOL TREE:
- MEXICAN BLUE PALM *BRAHEA ARMATA*
- PINDO PALM *BUTIA CAPITATA*
- MEXICAN FEDERAL *CERCIS CANADENSIS*
- EUROPEAN FAN PALM *CHAMAEROPS HUMILIS*
- DATE PALM *PHOENIX DACTYLIFERA*
- TIPU TREE *TIPUANA TIPU*

ARIZONA CANAL TREE:
- TEXAS EBONY *EBENOPSIS EBANO*
- PALO BREA *PARKINSONIA PRAECOX*
- DATE PALM *PHOENIX DACTYLIFERA*
- CHILEAN MESQUITE *PROSOPIS CHILENSIS*

SCOTTSDALE ROAD SHRUBS:
- MEXICAN FLAME *ANISACANTHUS QUADRIFIDUS*
- BUSH MORNING GLORY *CONVOLVULUS CNEORUM*
- SAGO PALM *CYCAS REVOLUTA*
- RED YUCCA *HESPERALOE PARVIFLORA*
- LANTANA *LANTANA MONTEVIDENSIS*
- PLUMBAGO *PLUMBAGO CAPENSIS*
- SUGAR BUSH *RHUS OVATA*

PASEO GARDEN SHRUBS:
- ANNUALS ANNUAL SPECIES
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- NATAL PLUM *CARISSA GRANDIFLORA 'GREEN CARPET'*
- SAGO PALM *CYCAS REVOLUTA*
- BLACK DALEA *DALEA RUTHERSONIA 'SIERRA NEGRA'*
- PEACOCK FLOWER *DIETES BICOLOR*
- HIBISCUS *HIBISCUS SPECIES*
- MEXICAN HONEYSUCKLE *JUSTICIA SPICIGERA*
- LANTANA *LANTANA MONTEVIDENSIS*
- SHRIMP PLANT *JUSTICIA BRANDEGEANA*
- PHOTINIA *PHOTINIA X FRASERI*
- PLUMBAGO *PLUMBAGO CAPENSIS*
- ROSEMARY *ROSMARINUS OFFICINALIS*
- DESERT RUELLIA *RUELLIA PENINSULARIS*
- MEXICAN BUSH SAGE *SALVIA LEUCANTHA*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

RESIDENTIAL GARDEN SHRUBS:
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- PEACOCK FLOWER *DIETES BICOLOR*
- ROSEMARY *ROSMARINUS OFFICINALIS*
- MEXICAN BUSH SAGE *SALVIA LEUCANTHA*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

INTERIOR SHRUBS:
- ANNUALS ANNUAL SPECIES
- SILVER SAGE *ARTEMISIA 'POWIS CASTLE'*
- AZALEA *AZALEA SPECIES*
- COYOTE BUSH *BACCHARIS X 'STARN'*
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- PEACOCK FLOWER *DIETES BICOLOR*
- FLORIDA HOPSEED *DODONAEA VISCOSA*
- CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*
- SEA LAVENDER *LIMONIUM PEREZII*
- HEAVENLY BAMBOO *NANDINA DOMESTICA*
- POCK ORANGE *PITTOSPORUM TOBIRA 'WHEELERS DWARF'*
- ROSEMARY *RUSMARINUS OFFICINALIS*
- DWARF RUELLIA *RUELLIA BRITTONIANA RATE*
- SAGE *SALVIA SPECIES*
- SHINY XYLOSMA *XYLOSMA CONGESTUM*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

ARIZONA CANAL SHRUBS:
- CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*
- *RUSMARINUS BUSH JUSTICIA CALIFORNICA*
- CREOSOTE *LARREA TRIDENTATA*
- SAGE SPECIES *SALVIA SPECIES*

* PLANT IS ON THE A.G.W.R. APPROVED PLANT LIST

PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
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4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET

LANDSCAPE PLAN
STREET LEVEL

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62 DR 2011

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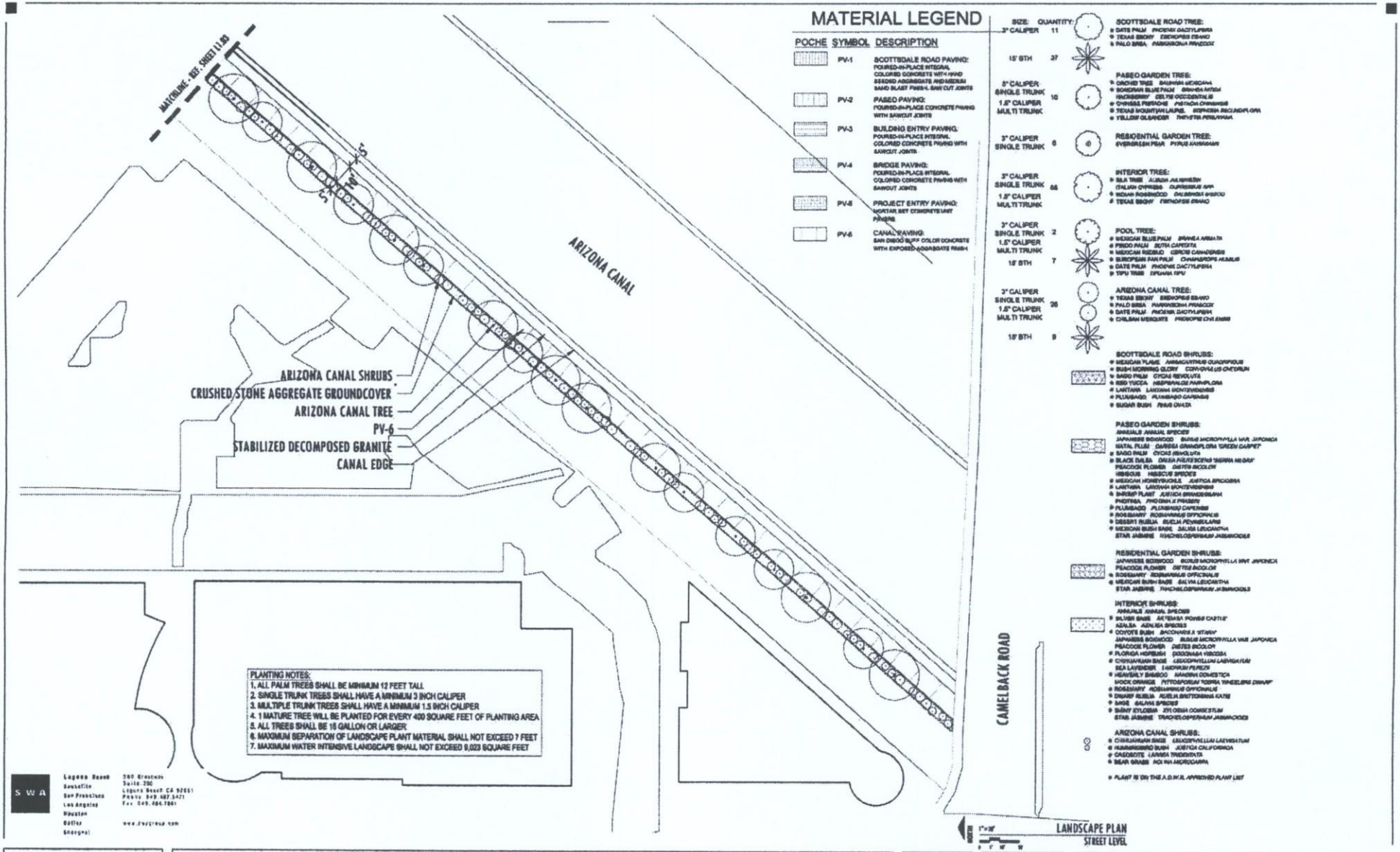

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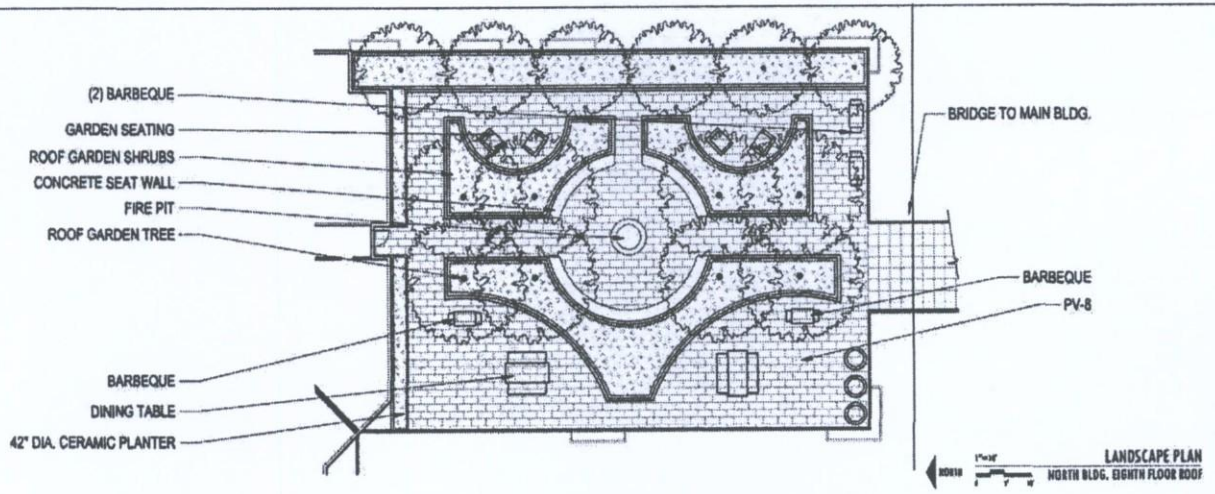
11/10/2011



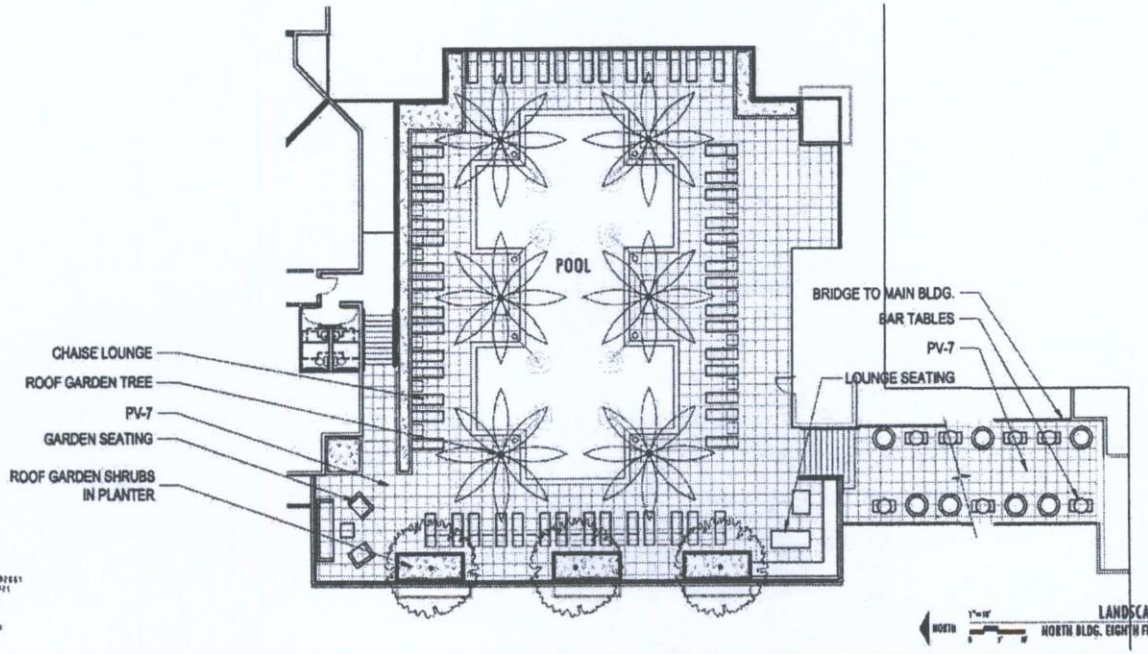
MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	PV-7	POOL DECK PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS
	PV-8	ROOF GARDEN PAVING: 4"x8" CONCRETE UNIT PAVERS IN RUNNING BOND PATTERN, SAND SET
	PV-9	ROOF GARDEN PAVING: VARYING SIZE CONCRETE UNIT PAVERS IN ASHLAR PATTERN, SAND SET
	PV-10	ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

SIZE	QUANTITY	ROOF GARDEN TREE
3" CALIPER SINGLE TRUNK 1.5" CALIPER MULTI TRUNK	25	✦ FEVER TREE *ACACIA XANTHOPHLOEA* SILK TREE *ALBIZIA JULIBRISSIN* GIANT TIMBER BAMBOO *BAMBUSA OLDHAMII* ✦ MEXICAN BLUE PALM *BRAHEA ARMATA* ✦ PINDO PALM *BUTIA CAPITATA* ✦ MEXICAN REDBUD *CERCIS CANADENSIS* ✦ EUROPEAN FAN PALM *CHAMAEROPS HUMILIS* ✦ DESERT WILLOW *CHILOPSIS LINEARIS* ✦ INDIAN ROSEWOOD *DALBERGIA SISSOO* ✦ AUSTRALIAN WILLOW *GEIJERA PARVIFLORA* SYCAMORE *PLATANUS ACERIFOLIA* ✦ DATE PALM *PHOENIX DACTYLIFERA* FLOSSIFRAG PEAR *PYRUS SPECIOSA* ✦ YELLOW OLEANDER *THEVETIA PERUVIANA* ✦ TIPU TREE *TIPUANA TIPU*
10' BTH	9	

	ROOF GARDEN SHRUBS:
	ANNUALS *ANNUAL SPECIES* ✦ SILVER SAGE *ARTEMISIA 'POWIS CASTLE'* ✦ JAPANESE AUCUBA *AUCUBA JAPONICA* COYOTE BUSH *BACCHARIS X STARKY* JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA* CANNA *CANNA SPECIES* ✦ BAJA FAIRY DUSTER *CALIANDRA CALIFORNICA* LAVENDER TRUMPET VINE *CLYTOSTOMA CALLISTEGIOIDES* ✦ LITTLE LEAF CORDIA *CORDIA PARVIFOLIA* ✦ SAGO PALM *CYCAS REVOLUTA* ✦ BLACK DALEA *DALEA FRUTESCENS 'SIERRA NEGRA'* JAPANESE ARALIA *FATSIA JAPONICA* GERANIUM SPECIES *GERANIUM* HUMMINGBIRD BUSH *HAMELIA PATENS* ✦ RED YUCCA *HESPERALOE PARVIFLORA* HIBISCUS *HIBISCUS SPECIES* ✦ MEXICAN HONEYSUCKLE *JUSTICIA SPICIGERA* ✦ LANTANA *LANTANA MONTEVIDENSIS* ✦ PLUMBAGO *PLUMBAGO CAPENSIS* INDIAN HAWTHORNE *RAPHIOLEPIS INDICA* ✦ ROSEMARY *ROSMARINUS OFFICINALIS* ✦ DWARF BUELLIA *RUELLIA BRITTONIANA 'KATIE'* ✦ MEXICAN BUSH SAGE *SALVIA LEUCANTHA* STAR JASMINE *TRACHELOSPERMUM JASMINOIDES* ✦ SHINY XYLOSMA *XYLOSMA CONGESTUM*

✦ PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST



PLANTING NOTES:
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4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA.
5. ALL TREES SHALL BE MINIMUM 15 GALLON OR LARGER.
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET.

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Date: NOVEMBER 21, 2011
Signature:

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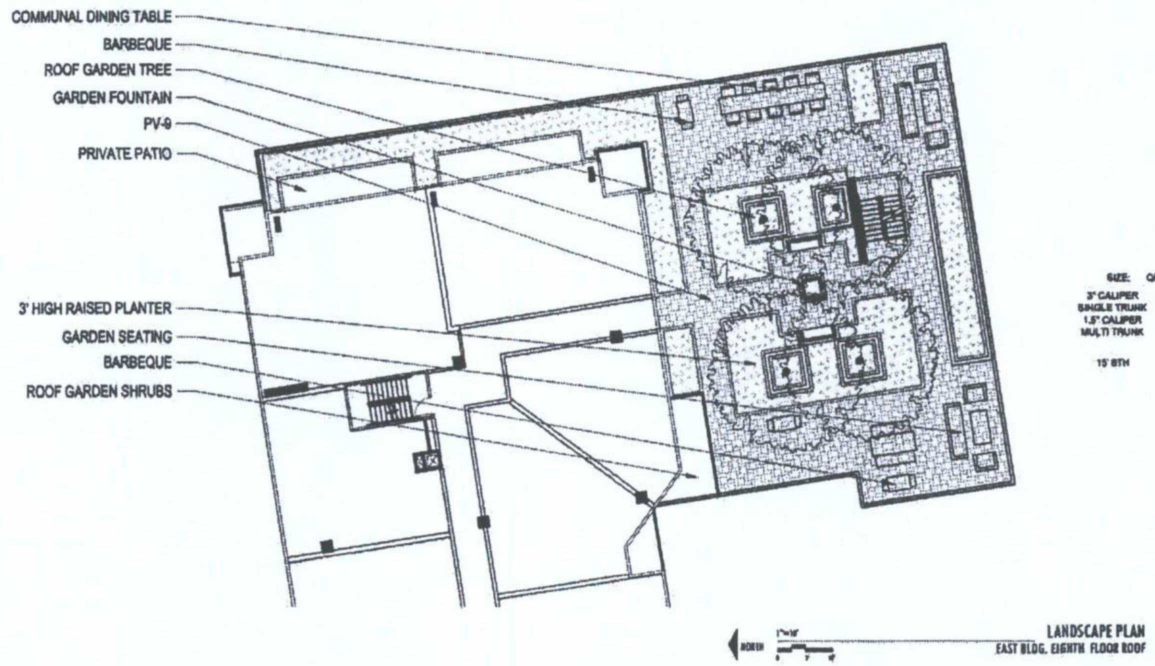

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
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	PV-10	ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

SIZE:	QUANTITY:		
3" CALIPER SINGLE TRUNK 1.5" CALIPER MULTI TRUNK	20		ROOF GARDEN TREE:
15' BTH	6		

ROOF GARDEN TREE:
FEVER TREE ACACIA XANTHOPHLOEA
SILK TREE ALBIZIA JULIBRISSIN
GIANT TIMBER BAMBOO BAMBUSA OLDHAMII
MEXICAN BLUE PALM BRAHEA ARMATA
PINDO PALM BUTIA CAPITATA
MEXICAN REDBUD CERCIS CANADENSIS
EUROPEAN FAN PALM CHAMAEROPS HUMILIS
DESERT WILLOW CHILOPSIS LINEARIS
INDIAN ROSEWOOD DALBERGIA SISSOO
AUSTRALIAN WILLOW GEIJERA PARVIFLORA
SYCAMORE PLATANUS
DATE PALM PHOENIX DACTYLIFERA
FLOWERING PEAR PYRUS SPECIES
YELLOW OLEANDER THEVETIA PERUVIANA
TIPU TREE TIPUANA TIPU

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JAPANESE AUCUBA AUCUBA JAPONICA
COYOTE BUSH BACCHARIS X 'STARN'
JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
CANNA CANNA SPECIES
BAJA FAIRY DUSTER CALLIANDRA CALIFORNICA
LAVENDER TRUMPET VINE CLYTOSTOMA CALLISTEGIOIDES
LITTLE LEAF CORDIA CORDIA PARVIFOLIA
SAGO PALM CYCAS REVOLUTA
BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
JAPANESE ARALIA FATSIA JAPONICA
GERANIUM SPECIES GERANIUM
HUMMINGBIRD BUSH HAMELIA PATENS
RED YUCCA HESPERALOE PARVIFLORA
HIBISCUS HIBISCUS SPECIES
MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
LANTANA LANTANA MONTEVIDENSIS
PLUMBAGO PLUMBAGO CAPENSIS
INDIAN HAWTHORNE RAPHIOLEPIS INDICA
ROSEMARY ROSMARINUS OFFICINALIS
DWARF RUELLIA RUELLIA BRITTONIANA 'KATIE'
MEXICAN BUSH SAGE SALVIA LEUCANTHA
STAR JASMINE TRACHELOSPERMUM JASMINOIDES
SHINY XYLOSMA XYLOSMA CONGESTUM

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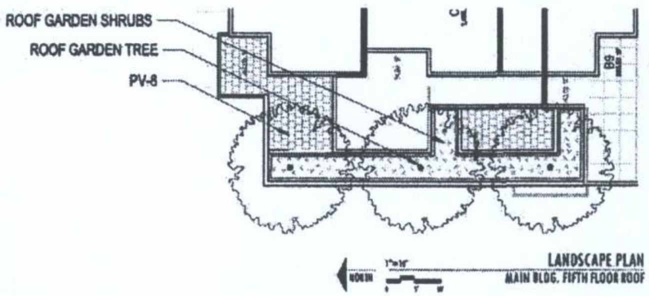

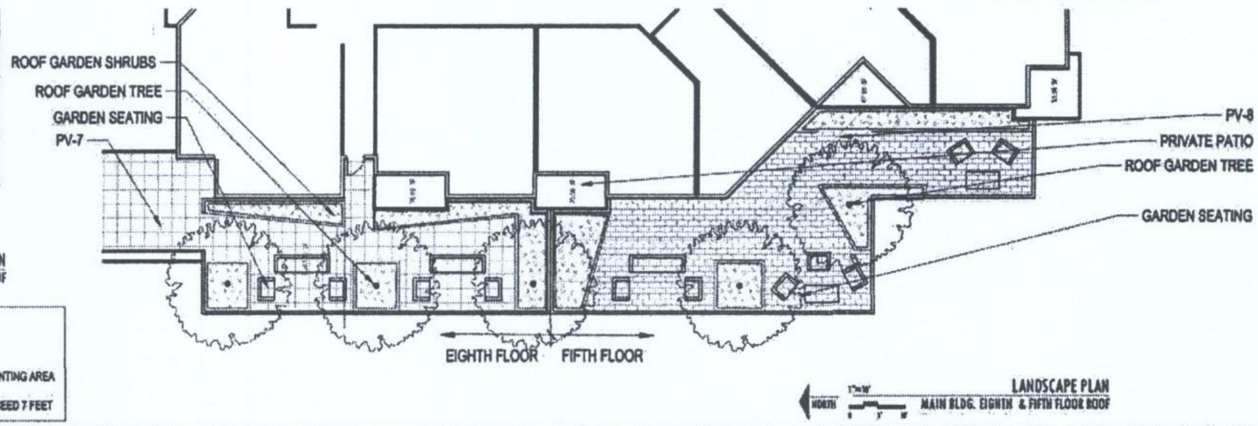

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PLANTING NOTES:
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3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
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6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET

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TREES:


SILK TREE *ALBIZIA JULIBRISSIN*


SONORAN BLUE PALM *BRAHEA NITIDA*


BLUE PALO VERDE *CERCIDIUM FLORIDUM*


MEXICAN REDBUD *CERCIS CANADENSIS*


INDIAN ROSEWOOD *DALBERGIA SISSOO*


TEXAS EBONY *FRENOPSIS FBANO*


DATE PALM *PHOENIX DACTYLIFERA*


CHINESE PISTACHE *PISTACIA CHINENSIS*

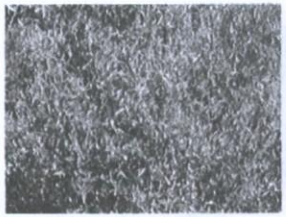

CHILEAN MESQUITE *PROSOPIS CHILENSIS*


EVERGREEN PEAR *PYRUS KAWAKAMII*


TEXAS MOUNTIAN LAUREL *SOPHORA SECUNDIFLORA*


TIPU TREE *TIPUANA TIPU*

SHRUBS:


MEXICAN FLAME *ANISACANTHUS QUADRIFIDUS*

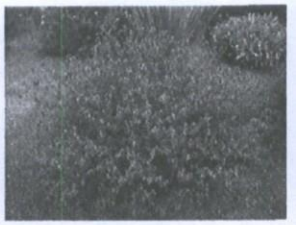

SILVER SAGE *ARTEMISA 'POWIS CASTLE'*


AZALEA *AZALIEA SPECIES*


COYOTE BUSH *BACCHARIS X 'STARN'*


JAPANESE BOXWOOD *BUXUS MICROPHYLLA*

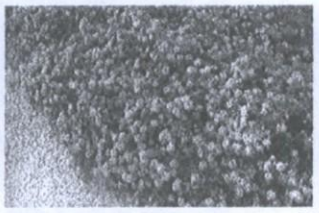

SAGO PALM *CYCAS REVOLUTA*


BLACK DALEA *DALEA FRUTESCENS*


.OWER DIETES BICOLOR


FLORIDA HOPBUSH *DODONAEA VISCOSA*


HUMMINGBIRD BUSH *JUSTICA CALIFORNICA*


LANTANA *LANTANA MONTEVIDENSIS*


CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*


HEAVENLY BAMBOO *NANDINA DOMESTICA*


MOCK ORANGE *PITTOSPORUM TOBIRA 'WHEELERS DWARF'*


PHOTINIA *FRATINIA X FRASERI*


PLUMBAGO *PLUMBAGO CAPENSIS*


ROSEMARY *ROSMARINUS OFFICINALIS*


DWARF RUELIA *RUELIA BRITTONIANA KATIE*


SAGE *SALVIA SPECIES*


SHINY XYLOSMA *XYLOSMA CONGESTUM*

62-DR-2011
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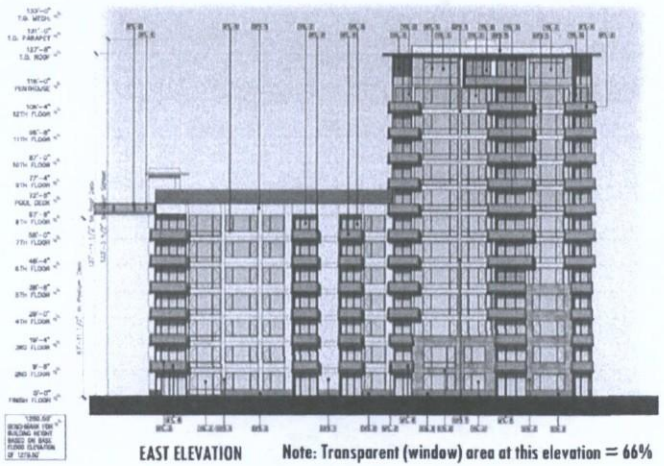
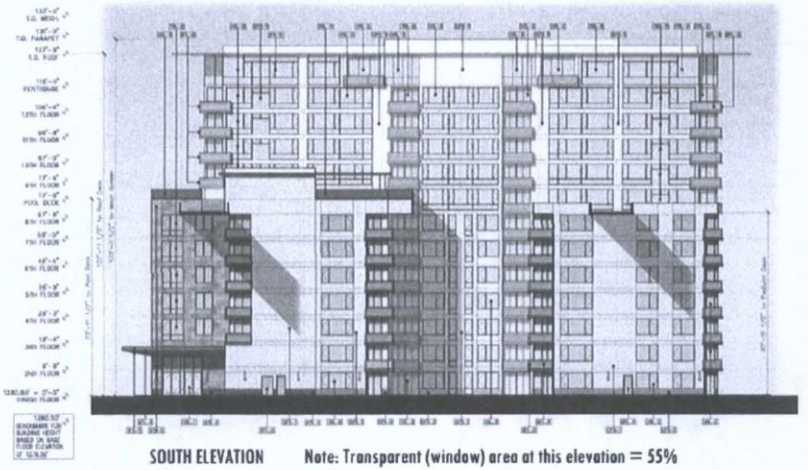
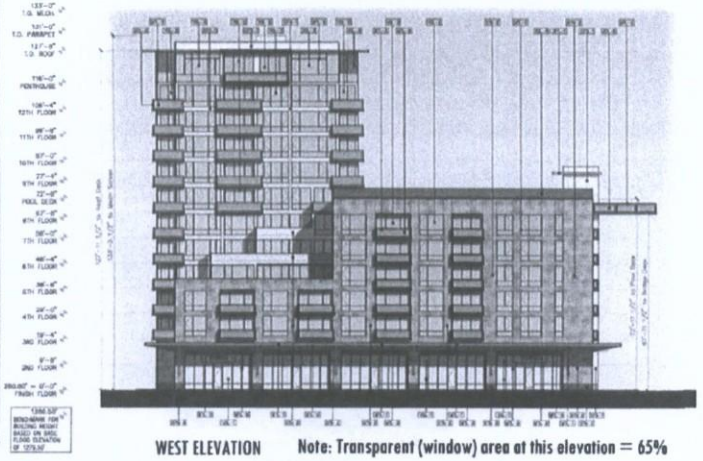


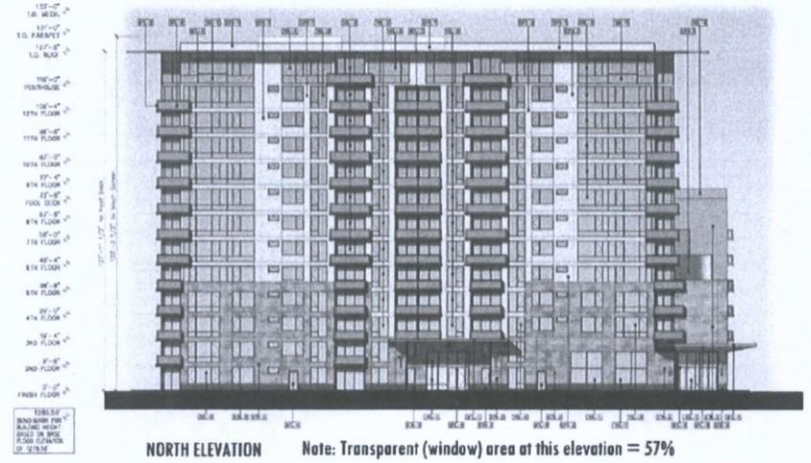
EAST ELEVATION Note: Transparent (window) area at this elevation = 66%



SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%



WEST ELEVATION Note: Transparent (window) area at this elevation = 65%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3270W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3910D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VSB6 14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #946
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE, or ultimate EQUAL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL #306-0910 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURNED FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

KEY MAP

NORTH BUILDING - ELEVATIONS

SCALE: 1"= 20'-0"

0' 10' 20' 40'

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

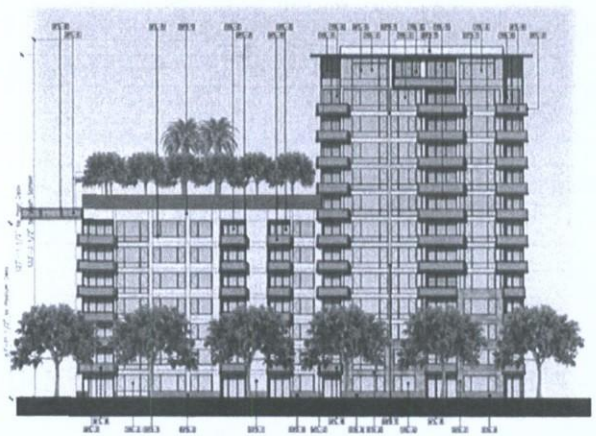
BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

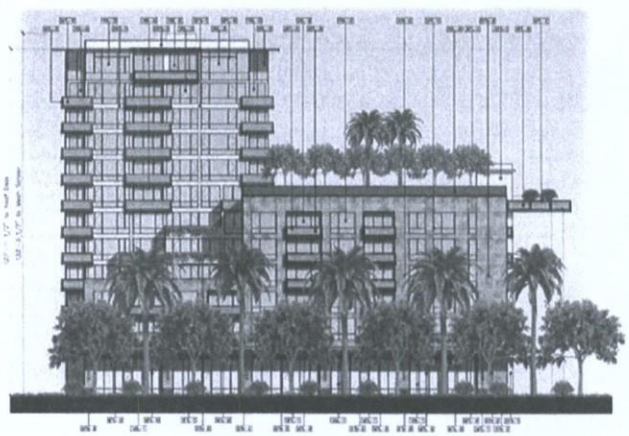
A3.1
62 DR 2011

62-DR-2011
1/10/2012



EAST ELEVATION Note: Transparent (window) area at this elevation = 66%

SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%



WEST ELEVATION Note: Transparent (window) area at this elevation = 65%

NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM SANDED ASTI FINISH, COLOR COAT TO MATCH HARDIE PAINT #CL 3072W
	EIFS-2	EXTERIOR FINISH SYSTEM SANDED ASTI FINISH, COLOR COAT TO MATCH HARDIE PAINT #CL 3010D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT-1-50 or CARDINAL Lo-E 240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT-1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ GRAY OPACIFIER TO MATCH VIRACON #946
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1066
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD GRANITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD GRANITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SKILLSTONE or approved equal
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL 5005 GRID GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: BASIX
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

KEY MAP

NORTH BUILDING - ELEVATIONS

SCALE: 1"= 20'-0"

0' 10' 20' 40'

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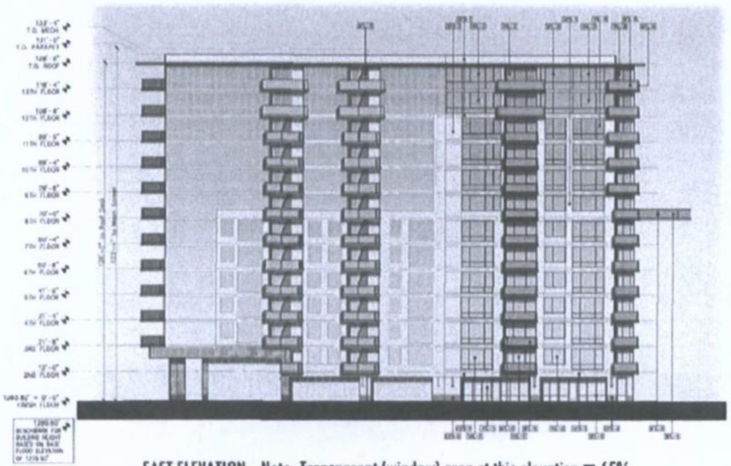
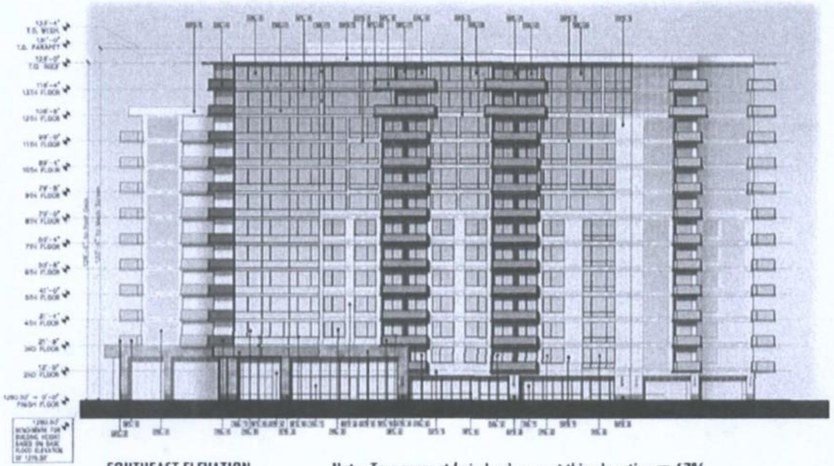
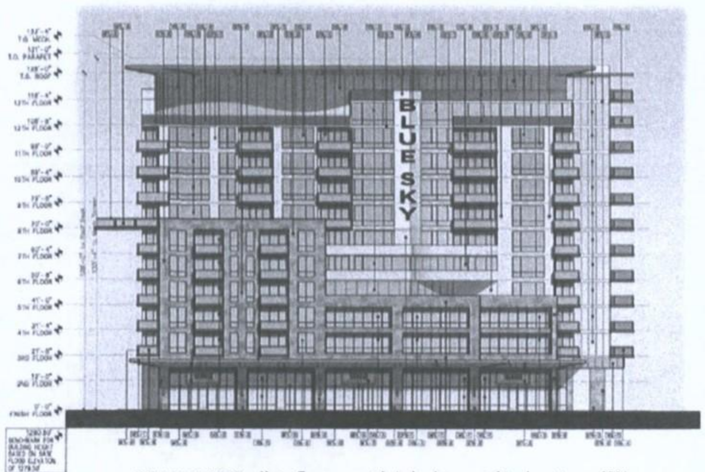


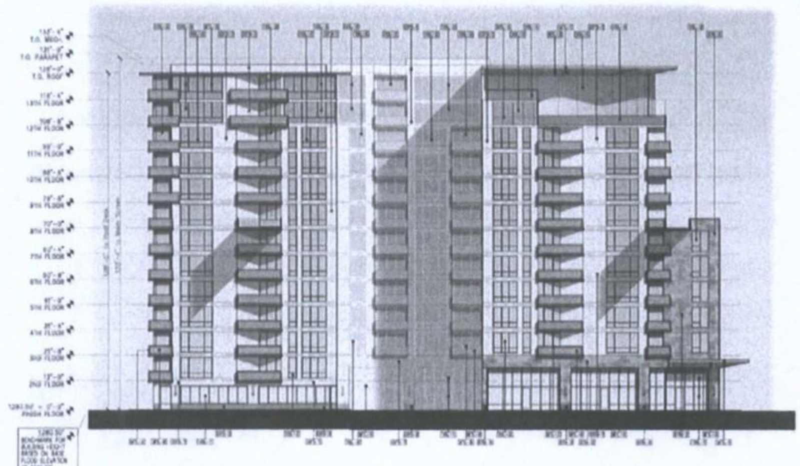
EAST ELEVATION Note: Transparent (window) area at this elevation = 65%



SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%



WEST ELEVATION Note: Transparent (window) area at this elevation = 68%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3915D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE 240
	VGL-3	VISION GLASS, MED BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS36-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL H026-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL/PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

MAIN BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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BLUE SKY
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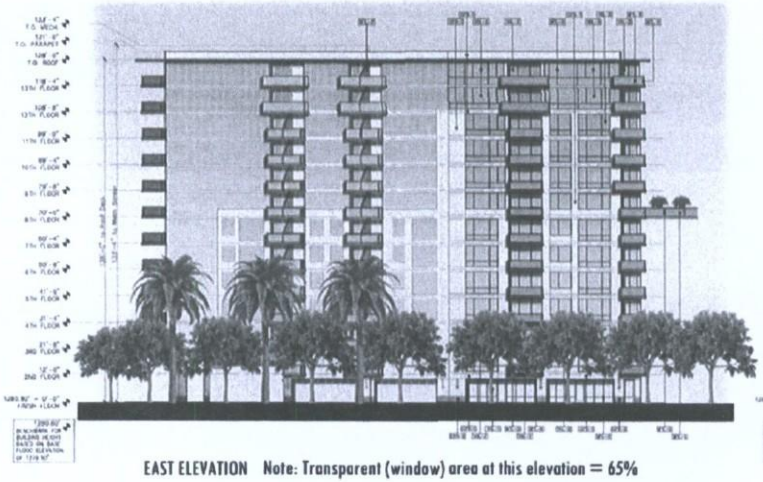
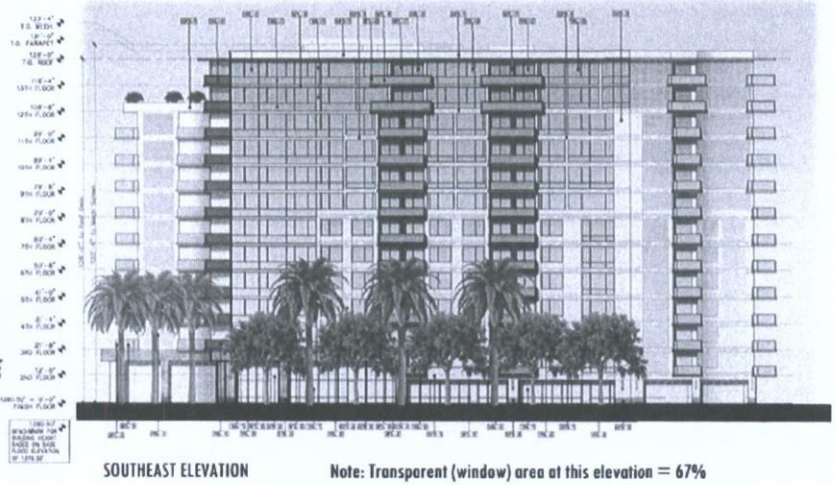
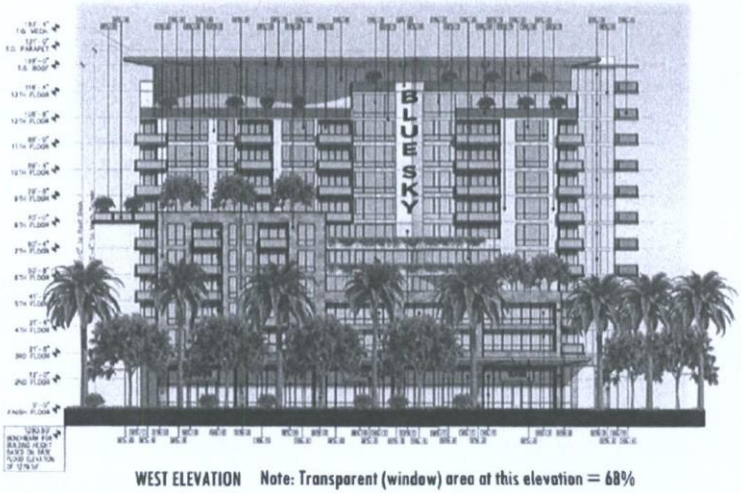
62-DR-2011
1/10/2012



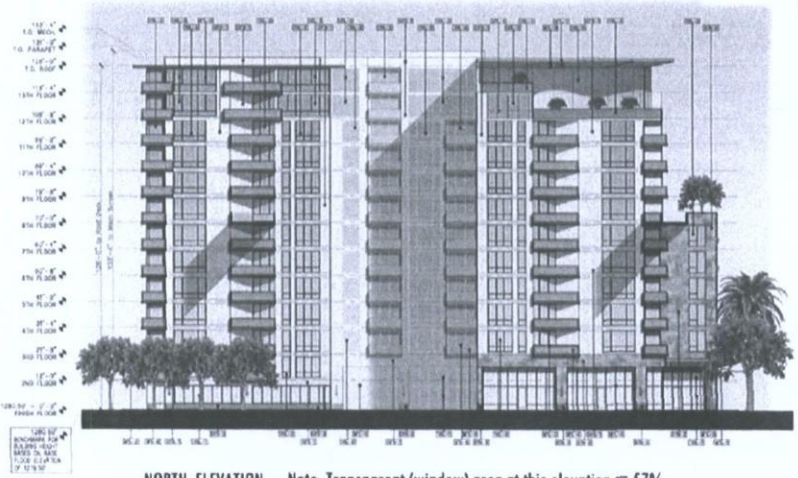
EAST ELEVATION Note: Transparent (window) area at this elevation = 65%



SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%



WEST ELEVATION Note: Transparent (window) area at this elevation = 68%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #DL 3010W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #DL 3810D
	VGL-1	VISION GLASS CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT-1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT-142
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR B-LUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VG#-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #tbd
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #WW
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate GUMBARA
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: LUMINANT XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL HDB GAS GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURNED FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: LUMINANT XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL ON GREEN SCREEN

KEY MAP

MAIN BUILDING - ELEVATIONS

SCALE: 1"= 20'-0"

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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

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Owner:
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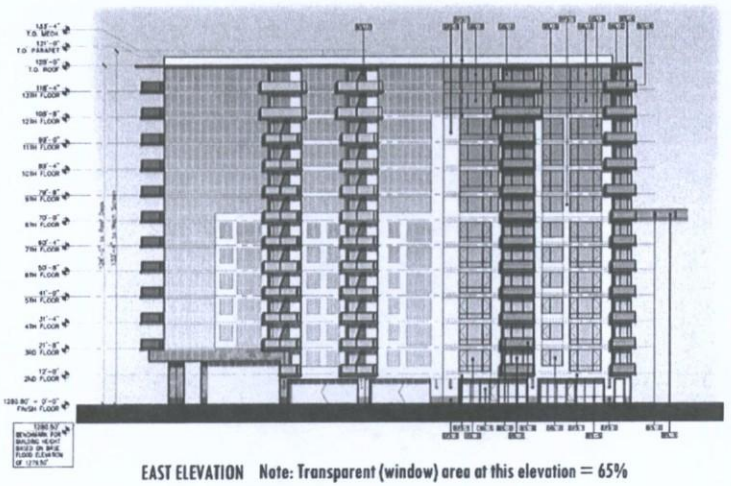
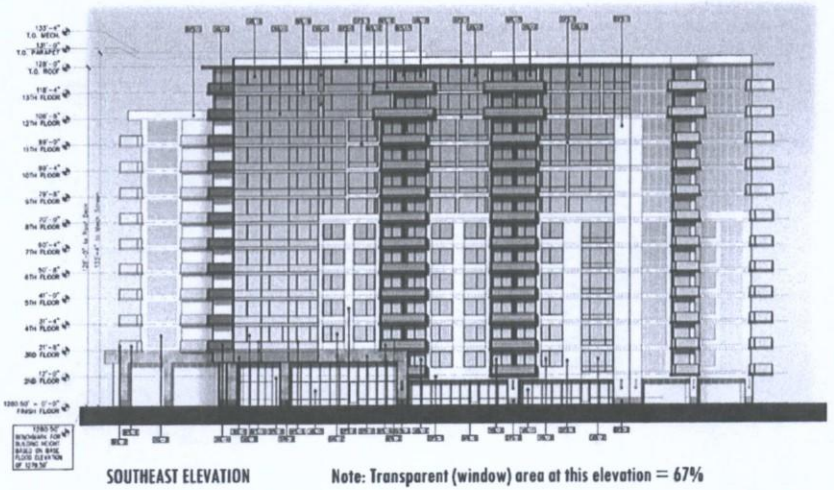
62 DR 2011

62-DR-2011
1/10/2012



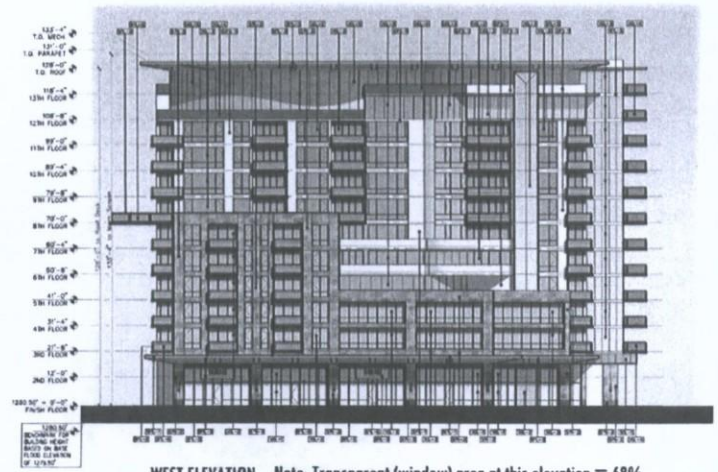
EAST ELEVATION Note: Transparent (window) area at this elevation = 65%



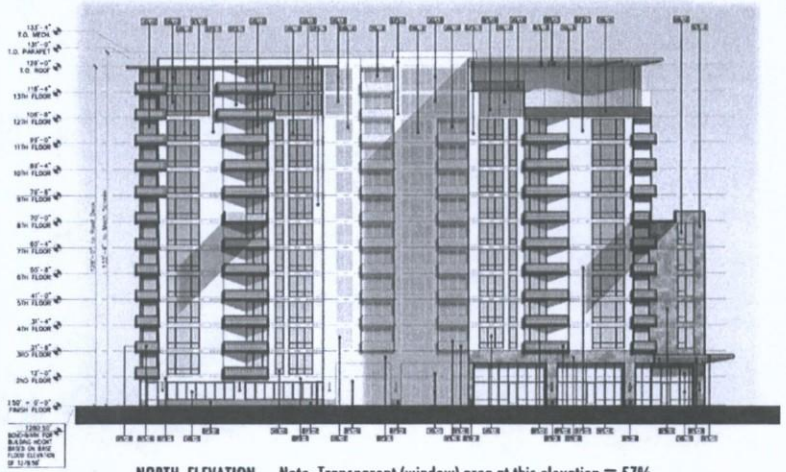
SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EPS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EPS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3010D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE 2x2
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPURED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VSUS 14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #108
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL HOOS GR16 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF., METAL OR GREEN SCREEN



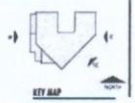
WEST ELEVATION Note: Transparent (window) area at this elevation = 68%
With Elevator Option



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MAIN BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"



KEY MAP

62-DR-2011

1/10/2012

Designed By:
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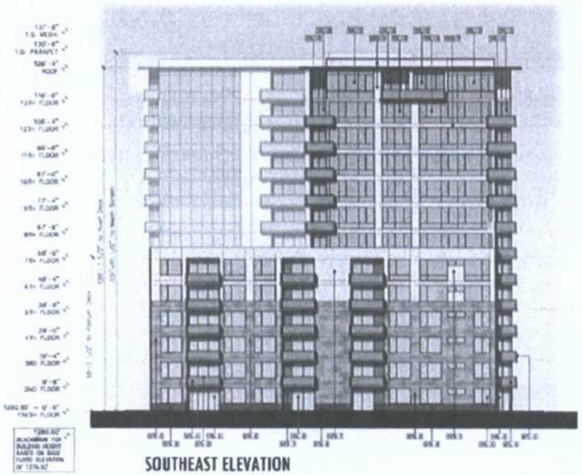
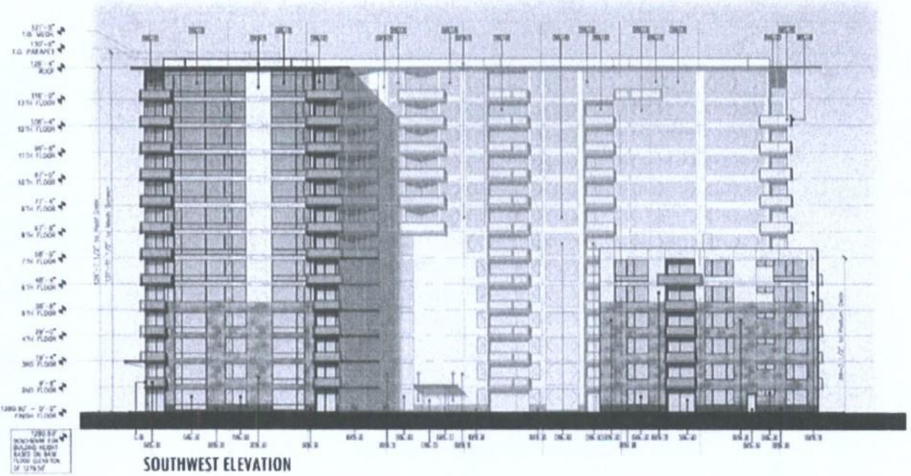
62-DR-2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE 240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR, DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR, CARDINAL H305 GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR SILVER
	MTL-4	STAINLESS STEEL/PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR, DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

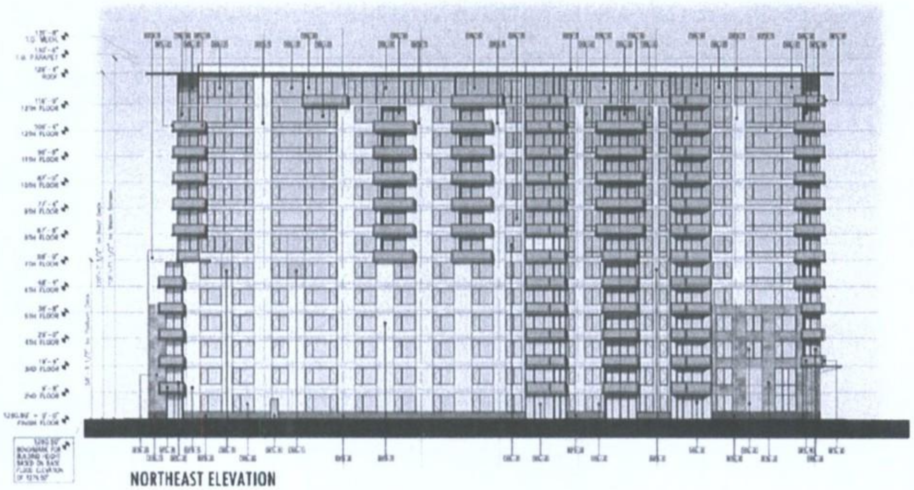


SOUTHEAST ELEVATION

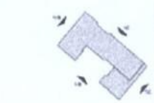


SOUTHWEST ELEVATION

NORTHWEST ELEVATION



NORTHEAST ELEVATION



KEY MAP

CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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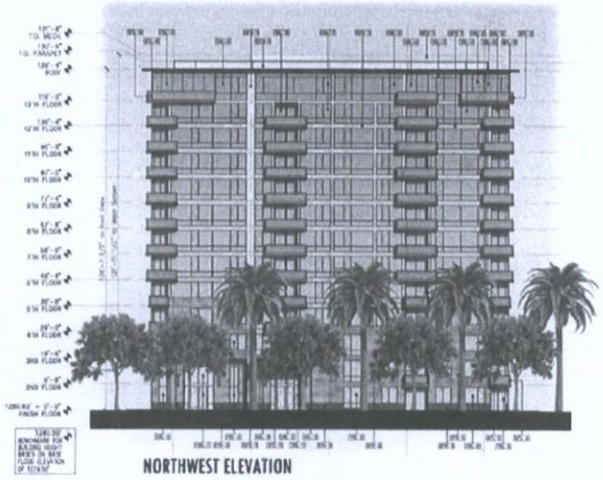
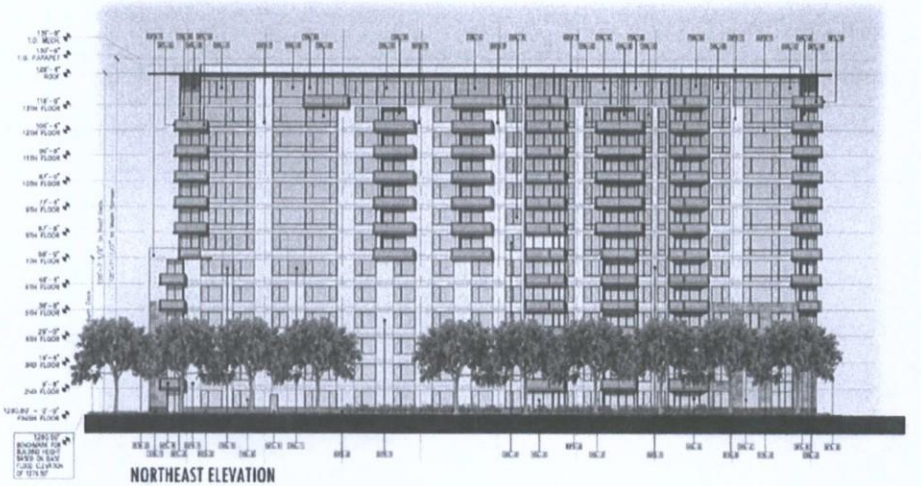
1/10/2012

SOUTHEAST ELEVATION

SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	CFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FROZE PAINT #DL 3072W
	CFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FROZE PAINT #DL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL Lo-E-340
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SO AIR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VISN 14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #940
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1006
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY GNEISS STONE, or alternate CEMA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL HOBI GRISI GRAY SPECIAL TY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: BAUER
	MTL-4	STAINLESS STEEL PIN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

KEY MAP

CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

SCALE: 1" = 20'-0"

0' 10' 20' 40'

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: December 27, 2011
Revised: December 28, 2011

Owner:
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4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A3.3
62 DR 2011

62-DR-2011
1/10/2012

62-DR-2011
1/10/2012

TTSDALE ROAD RENDERING

N.T.S.

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BLUE SKY
Scottsdale, Arizona

Date: November 21, 2011
Revisions: December 30, 2011

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A3.5
62 DR 2011

62-DR-2011
1/10/2012

BARNEY'S ROOFTOP RENDERING

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BLUE SKY
Scottsdale, Arizona

Date: November 21, 2011
Revisions: December 30, 2011

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A3.6
62 DR 2011

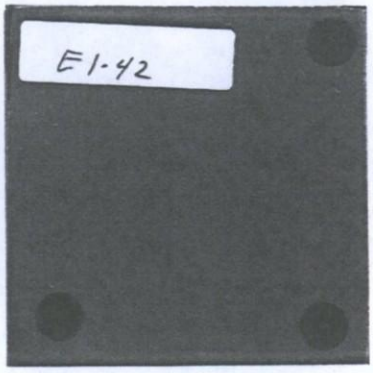
BLUE SKY

Scottsdale, Arizona

MATERIAL BOARD

VGL-1 VISION GLASS:
CLEAR INSULATED GLAZING

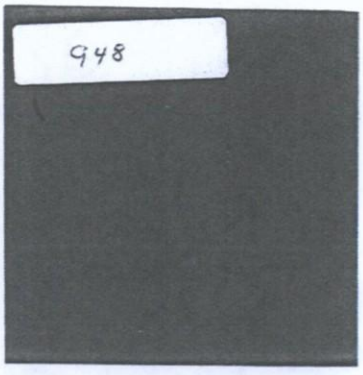
VGL-2 VISION GLASS:
LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240



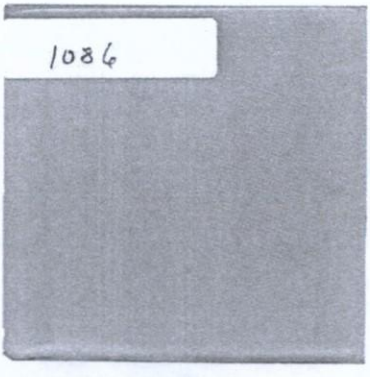
VGL-3 VISION GLASS:
MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42

VGL-4 VISION GLASS:
DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE

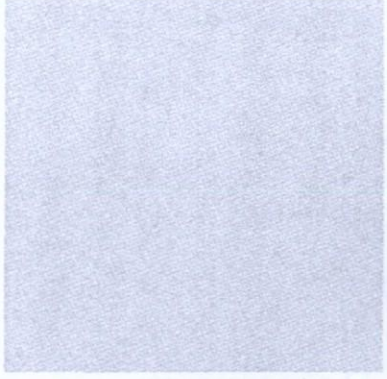
VGL-5 VISION GLASS:
REFLECTIVE VISION GLASS, BLUE TINTED, INSULTATE W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14



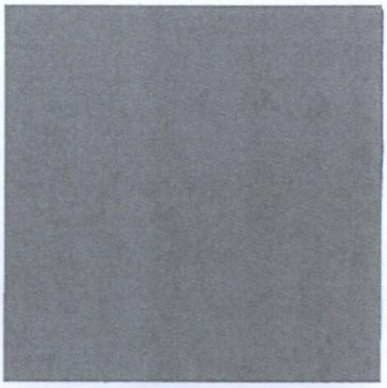
SGL-1 SPANDREL GLASS:
BLUR TINTED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #948



SGL-2 SPANDREL GLASS:
TRANSLUCENT TO MATCH VIRACON #1086



EIFS-1 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W HUSH



EIFS-2 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D EMPLOY

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62-DR-2011
1st: 11/23/2011

BLUE SKY

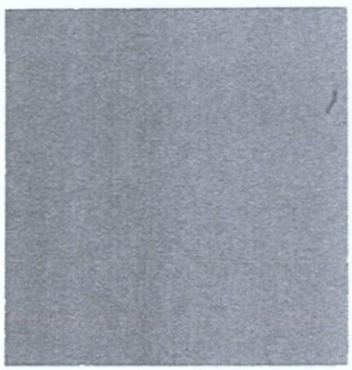
Scottsdale, Arizona

MATERIAL BOARD

STN-1 STONE:
EXTERIOR STONE CLADDING,
BRAZILIAN GOLD QUARTZITE,
HONED FINISH

STN-2 STONE:
EXTERIOR STONE CLADDING,
BRAZILIAN GOLD QUARTZITE,
CLEFT FINISH

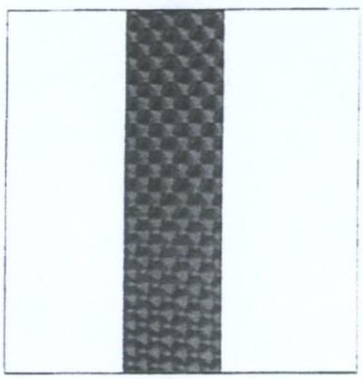
STN-3 STONE:
EXTERIOR STONE CLADDING,
GERMAN SHELLSTONE
(alternate:CENIA AZUL)



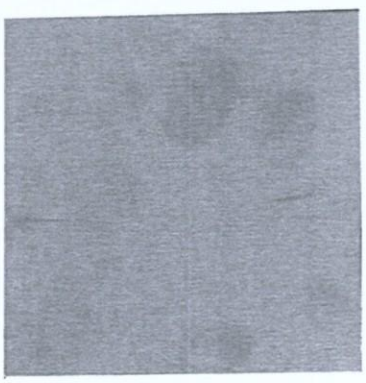
MTL-1
MTL-5 METAL:
ALUMINUM W/ DURANAR
PAINTED FINISH, COLOR: SILVER
TO MATCH DURANAR XL PLATINUM
or PRECISION COATINGS #2280

MTL-2 METAL:
STEEL W/ POWDER COAT PAINT
FINISH, COLOR: LIGHT GRAY
TO MATCH CARDINAL H305-GR10

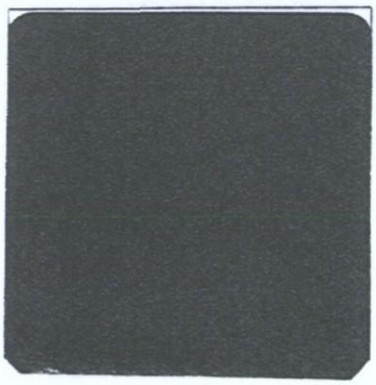
MTL-3 METAL:
COMPOSITE ALUMINUM PANEL
W/ SCREEN PRINTED PATTERN
(SIMILAR TO ABOVE PHOTO)



MTL-4 METAL:
STAINLESS STEEL PAN
CHANNEL LETTERS W/
MACHINE TURNED FINISH



MTL-6 METAL:
SATIN STAINLESS STEEL and
STAINLESS STEEL CABLE



MTL-7 METAL:
STEEL W/ POWDER COAT
FINISH, COLOR: WRINKLE
FINISH SILVERTO MATCH
CARDINAL TO91-GR309

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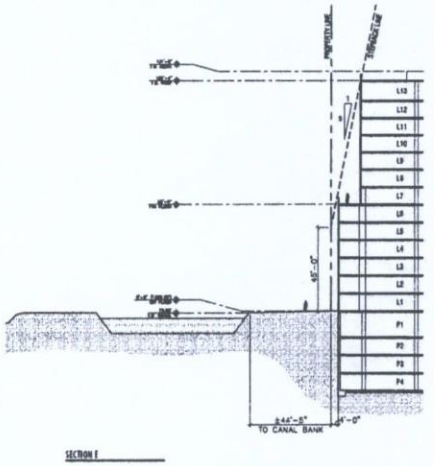
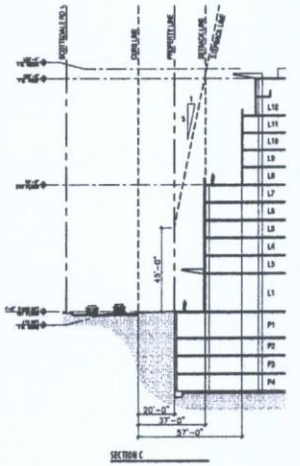
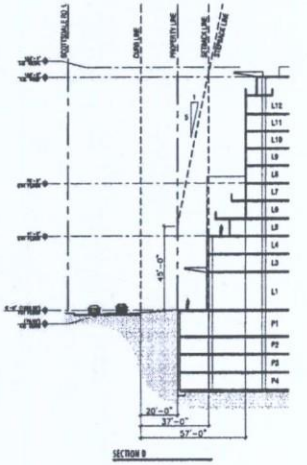
62-DR-2011
1st: 11/23/2011

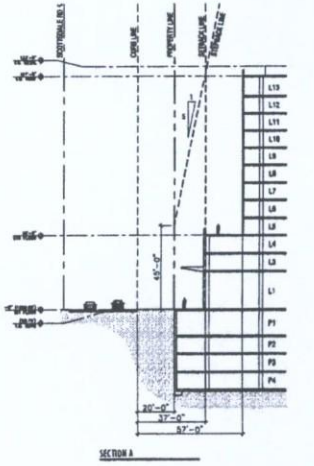


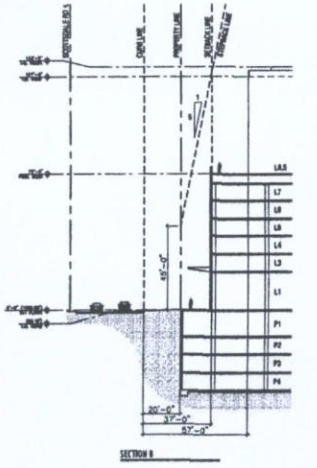
EAST BUILDING



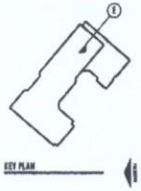


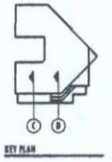
MAIN BUILDING

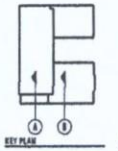


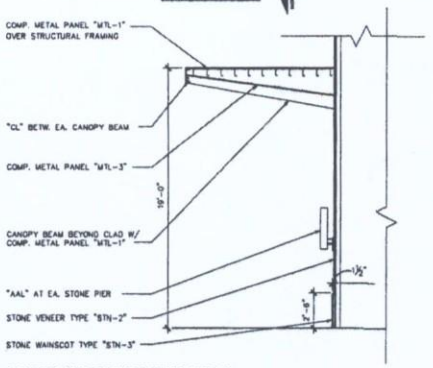


NORTH BUILDING







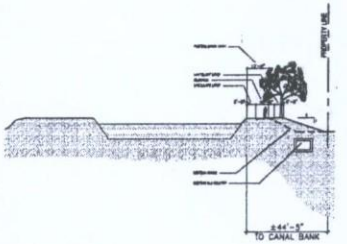


CANOPY AND STONE VENEER DETAIL

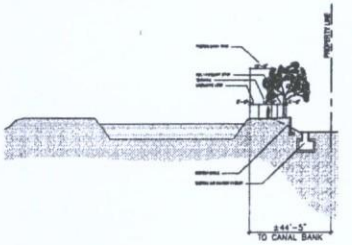
SCALE: 1/4" = 1'-0"

BUILDING/SITE SECTIONS

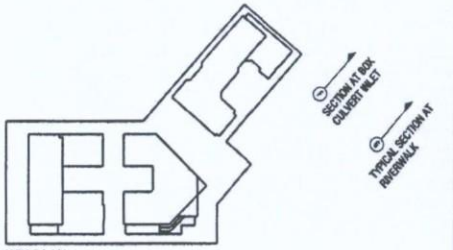
SCALE: 1"=30'-0"



CANAL SECTION F



CANAL SECTION G



KEY PLAN

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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 28, 2011

Owner:
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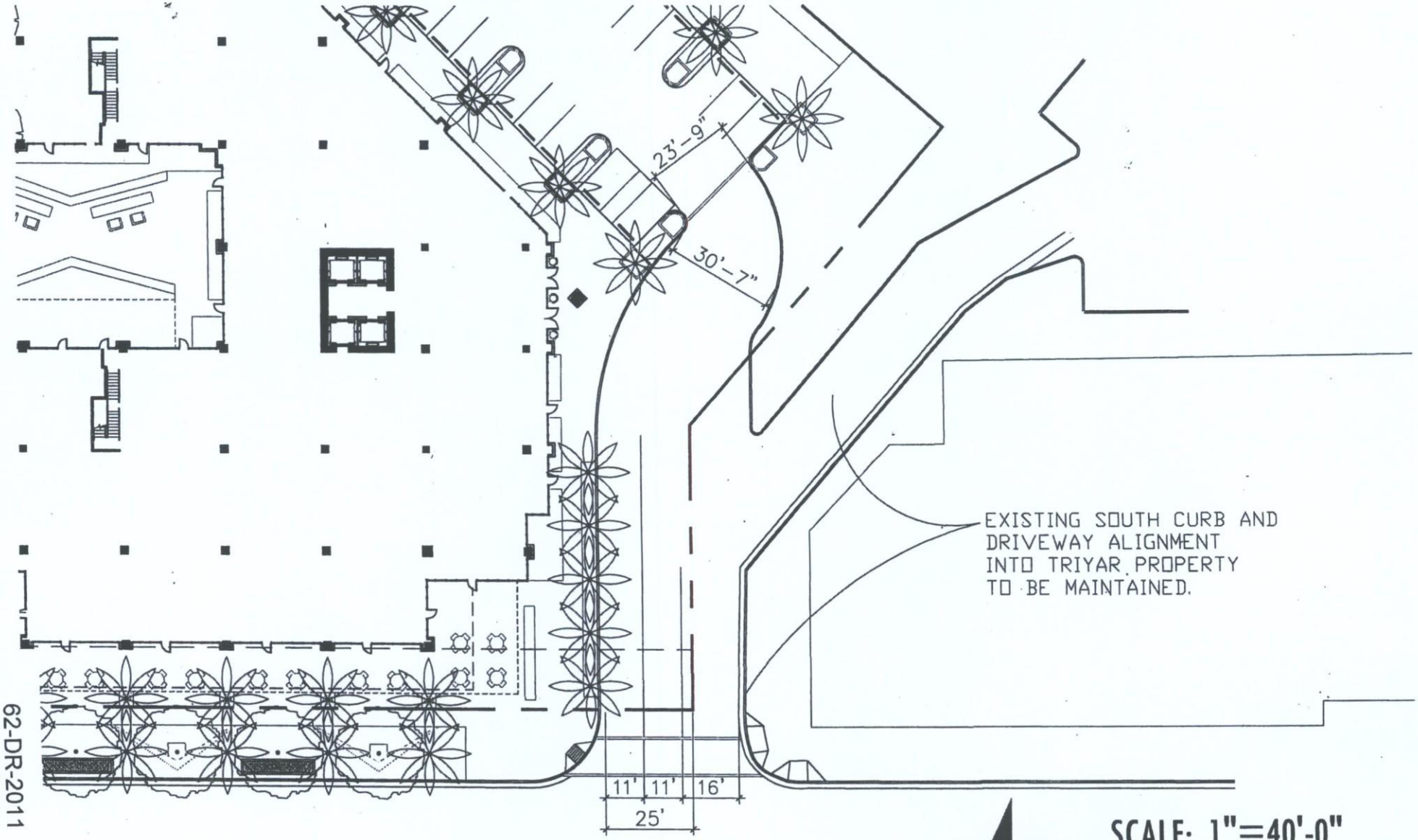
1/10/2012

BLUE SKY SCOTTSDALE - ALTERNATE DRIVEWAY PLAN



62-DR-2011
1/10/2012

01/03/12

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Gray Development

4040 East Camelback Road, Suite 275, Phoenix, Arizona 85018

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Green Ideas®
Environmental Building Consultants

January 11, 2012

Solar Reflectivity Study of Blue Sky Scottsdale Project

Client: Gray Development
Joe Worrall, Director of Architecture and Engineering

Prepared by: Mark Wilhelm, Principal, Green Ideas, Inc.
& Kirby Spitler, Associate, Green Ideas, Inc.

www.Egreenideas.com » 99 East Virginia Ave, Suite 175 - Phoenix, AZ 85004 » 602-635-7925

DISCLAIMER AND CONFIDENTIALITY

This report is not intended to serve as an engineering design document, but is intended to provide an estimated assessment of reflectivity issues associated with the glazing planned for the Blue Sky Scottsdale mixed use development. The information and recommendations represented in this report have been reviewed for their technical accuracy and are believed to be reasonable and correct.

Please note that the results presented herein have been based on data provided by Gray Development and Viracon. Green Ideas Inc. cannot be held liable if the projected results of this reflectivity study are not actually experienced because of changes in design or construction. All results are provided for informational purposes only and are not to be construed as a design document or as guarantees. The customer should independently evaluate the information presented in this report. Green Ideas, Inc. cannot be held liable if the customer experiences results other than those summarized in this report or if there are any incidental or consequential damages experienced in connection with this report or the installation of the planned measures.

Solar Reflectivity Study for Blue Sky Scottsdale

1.0 Executive Summary

Blue Sky Scottsdale is a mixed –use, multifamily development project proposed for a site located north of the northeast corner of Scottsdale and Camelback Roads in Scottsdale, Arizona. The Downtown Development Guidelines for the City of Scottsdale require that a reflectivity study be performed. The focus of the study is to evaluate the effects of the reflectance of visible sunlight on passing motorists on Scottsdale and Camelback Roads.

At the City's request, the study utilizes Google *SketchUp*, which is a 3D computer modeling program. An additional light rendering program, *V-Ray*, is used in conjunction with *SketchUp* to study the reflectance of visible sunlight off of the south- and west-facing building fenestration. The color and reflectance characteristics of the three glass types used on the buildings are approximated in the modeling process. Rendered reflectance models are created for three viewing locations on three different dates throughout the year – the Summer Solstice, the Winter Solstice and the Vernal Equinox. Several parametric model runs are created for different times each day to evaluate visible light reflectance. Forty-seven (47) rendered models were created and are included in the appendix of this document.

All of the renderings were evaluated to develop an understanding of reflectance patterns throughout the afternoon and evening hours for each of the selected days and over the course of a year. Results showed that there were only two instances – December 21, at 3:00 pm and 4:00 pm – where a reflected solar sphere was visible on the building façade. Our analysis indicates that the potential for similar reflections will be limited to only an hour or two on similar dates. Further, these reflections do not pose a risk to passing motorists due to the distance and angle of the reflections and the momentary nature of the reflection due to movement of vehicles and the earth. The study indicated no other instances of problem reflectance.

2.0 Reason for study

The following reflectivity study was prepared for the *Blue Sky Scottsdale* project which is proposed for an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads.

Gray Development is working with the City of Scottsdale to gain design review approval for the new *Blue Sky Scottsdale* project. Downtown Scottsdale development guidelines require that a reflectivity study be performed. Joe Smith with the City of Scottsdale asked Gray Development to perform a Reflectivity Study for the project to determine if there are any issues associated with the reflection of visible light from south- and west-facing fenestration.

3.0 Assumptions

Project Description

Gray Development proposes to develop *Blue Sky* at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two buildings facing Scottsdale Road, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

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Focus of Reflectivity Study

For the purposes of this study, it is assumed that those most affected by the buildings' reflectance will be passing motorists on Scottsdale and Camelback roads during the afternoon and early evening. The study will focus, therefore, on the reflectance of glazing on the south, southwest and west sides of the proposed development.

The project's reflectance will be studied from three locations:

1. Eastbound motorist in the left turn lane of Camelback Road at Scottsdale Road
2. A northbound motorist on Scottsdale Road approaching the project from the south
3. A southbound motorist on Scottsdale Road approaching the project from the north

The representative dates chosen for studying the reflectance are those dates when the sun is at its highest, lowest and average altitudes –specifically the Summer Solstice, the Winter Solstice and the Vernal Equinox (which presents the same solar conditions as the Autumnal Equinox), respectively. Analysis will be based on rendered views of the project from the indicated locations on the following dates and times:

Date	Camelback & Scottsdale Roads	Northbound Scottsdale Road	Southbound Scottsdale Road
March 19 (Equinox)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
June 20 (S Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
	7:00 pm	7:00 pm	7:00 pm
December 21 (W Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm

The study assumes that three glazing types will be used on the building, as indicated by Gray development:

1. Clear vision glazing (Viracon VNE1-1-63) at ground floor retail locations

2. Tinted vision glazing (Viracon VE1-42) at upper level residential units
3. Reflective vision glazing (Viracon VS26-14) at the shaded top level restaurant

The following table indicates properties of the glazing:

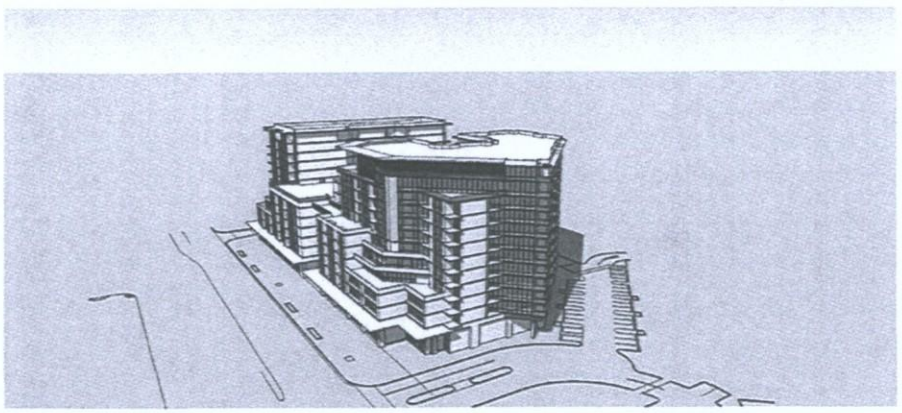
Glazing	Visible Light Transmittance	Solar Heat Gain Coefficient	Visible Light Reflectance (Outside)
VNE1-63	62%	0.29	10%
VE1-42	37%	0.31	19%
VS26-14	8%	0.16	16%

4.0 Approach taken

- The study uses Google "*SketchUp* 8" 3D modeling software ("*SketchUp*") as requested by the City of Scottsdale.

- An additional plug-in rendering engine, *V-Ray*, is used with *SketchUp* to provide more realistic lighting effects. This software module leverages the use of path tracing, photon mapping, irradiance maps and directly computed global illumination to emulate actual lighting effects on a surface.

- The study is based on a *SketchUp* model received by Green Ideas from Gray Development on January 6, 2012.



SketchUp model, *Blue Sky Scottsdale*

- Green Ideas verified details of the model, including:
  - Building location, height and orientation
  - Distance of building surfaces from rights-of-way and targeted points of perspective
  - Position of architectural shading devices
  - Characteristics of opaque building materials
  - Characteristics and properties of glazing materials

- Perspective views were generated from realistic viewpoints at a measured distance from the building as follows:
  - View 1: Eastbound Motorist at Camelback and Scottsdale Roads
    - Approximately 716 feet south and 177 feet west of building
  - View 2: Northbound Motorist on Scottsdale Road
    - Approximately 124 feet south and 70 feet west of building
  - View 3: Southbound Motorist on Scottsdale Road

- Approximately 100 feet north and 123 feet west of building

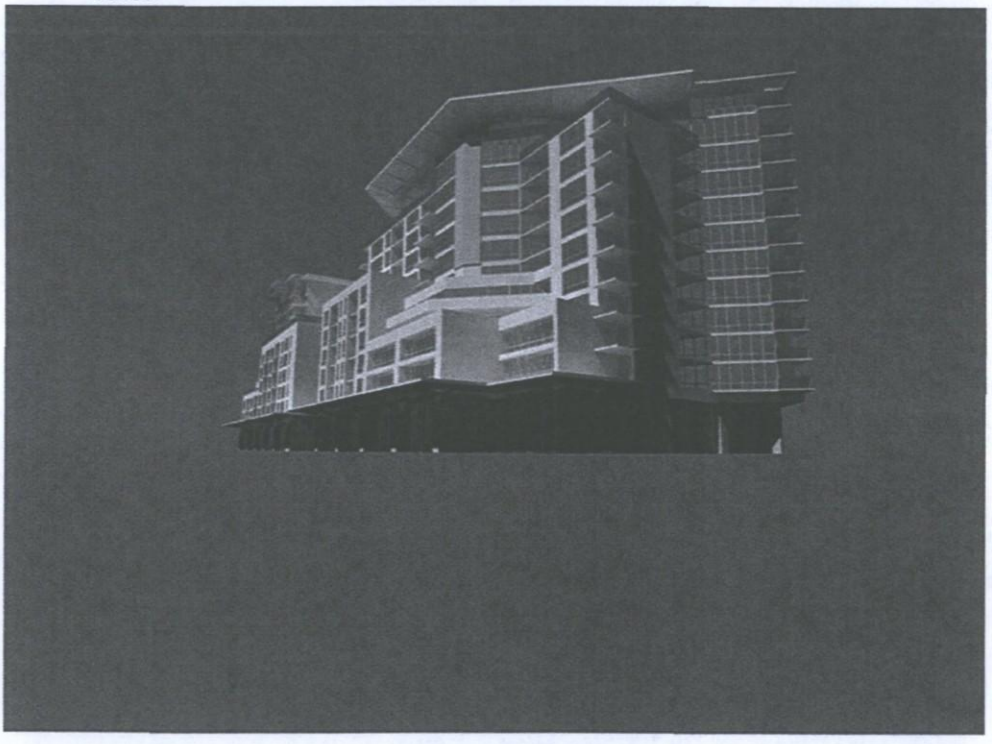
- Green Ideas leveraged the use of the *V-Ray* rendering software to evaluate the reflectivity at designated times, locations and views.

- Green Ideas worked with Gray Development to define the series of dates, times and perspectives that would be evaluated in this study. There were more than 40 distinct parametric runs based upon all of the variables.

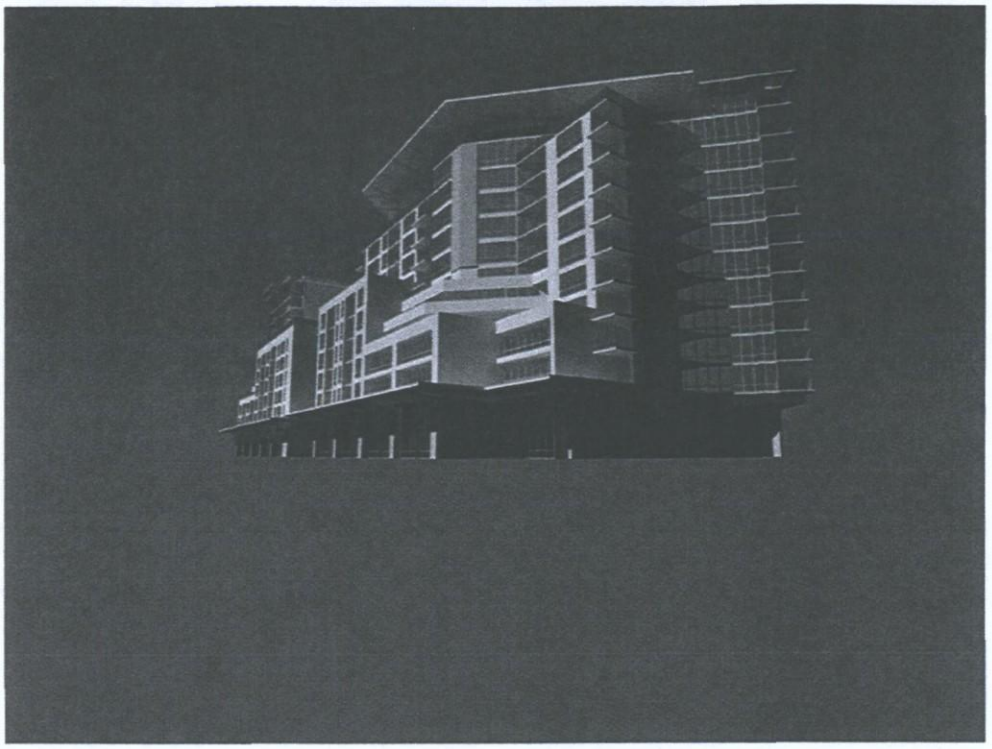
- Settings in the V-Ray plug-in software were adjusted to facilitate an analysis of the reflected sunlight. Global Illumination values were set to 0.0 and Background Illumination values were set at 0.5. Sunlight textured mapping settings were selected for both Global Illumination and Background Illumination. These settings emphasized the reflected light from the building while reducing the ambient light seen in the rendering. Materials were created within the V-Ray plug-in software to approximate the color and reflective properties of the specified glazing: these properties were then "associated" with the respective glass in the model.

- The results of these 40 runs were screened according to several parameters to determine which, if any, specific runs posed reflectivity or glare problems to passing motorists at the designated locations and times. The parameters include:
  - Reflections from visible glazing surfaces
  - Shade on reflective surfaces
  - Visible solar sphere reflection
  - Ability for restaurant glazing to be seen from different perspectives

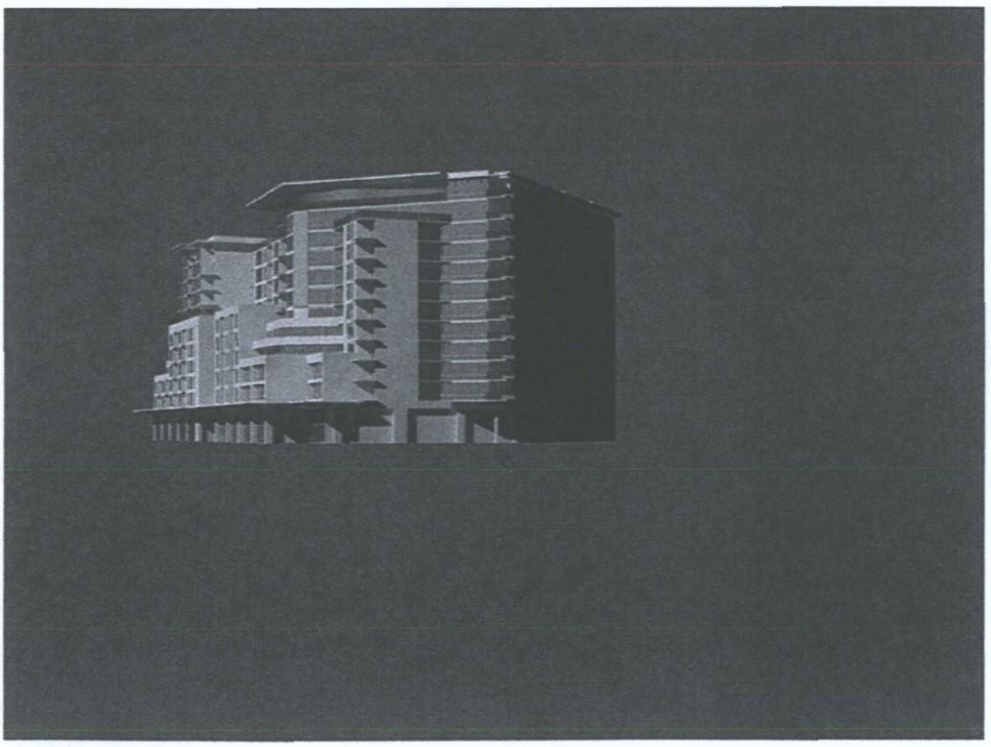
- The renderings below are representative of the studies completed from each perspective at different times and dates.



Rendered View: Northbound Scottsdale Road, June 20, 3:00 pm
Reflective glass at the restaurant (top level) is shaded.



Rendered View: Northbound Scottsdale Road, June 20, 4:00 pm
Reflective glass at the restaurant (top level) is "protected" and not easily seen in this view.



Rendered View: Camelback & Scottsdale Roads, March 19, 4:00 pm, 3 x zoom
The reflective vision glass of the restaurant level is visible in this distant view.

5.0 Analysis

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	March 19 3:00 pm	• Restaurant glazing is in shade • Restaurant glazing is visible in this view • First level glazing is mostly shaded • Sky reflections are visible in the southwestern most glazing at the residential levels	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 4:00 pm	• Restaurant glazing is in shade • Shaded glazing is beginning to see sun • First level glazing is mostly in the sun	Sun is moderately high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 5:00 pm	• Restaurant glazing and reflections on it are visible in this view • Sky reflection can be seen on southwest facades • Shadows are cast on south east facades	Sun is lower in the sky, approaching horizontal	No
Eastbound, Camelback & Scottsdale Roads	March19 6:00 pm	• Soft, evening sunlight is cast on building • Restaurant glazing is in shade • Sky reflection can be seen on southwest facades • Sky reflection can be seen on restaurant glazing • Shadows projected on south east facades (almost horizontal)	Sun is at or just above the horizon, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 7:00 pm	• No sun illumination on the building • Glazing is reflecting ambient light from the sky • There are no shadows cast on the building • Restaurant glazing and sky reflections on it are visible in this view	The sun has set	No
Eastbound, Camelback & Scottsdale Roads	June 20 3:00 pm	• Deep shadows are cast by shading devices • First floor glazing is almost entirely in shade • Restaurant glazing is in shade • Restaurant glazing is visible in this view • Sky reflection can be seen on southwest facade	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 4:00 pm	• Sky reflections on restaurant glazing are visible in this view • Southwest glazing is reflecting sunlight and ambient light from the sky	Sun is moderately high, just north of west	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	June 20 5:00 pm	• Much of the southwest glazing is in shade • Reflections on restaurant glazing are visible in this view	Sun is moderately high, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 6:00 pm	• Southeast portion of southwest façade is predominantly in shade • Sky reflections can be seen on 'residential' glazing at higher levels • Sky reflections on restaurant glazing are visible in this view • Restaurant glazing appears to be lit by sunlight	Sun is moderately low, approaching horizontal, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 7:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sun is north of west • Sky reflections on restaurant glazing are visible in this view	Sun is at, or below, the horizon	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 3:00 pm	• Sky reflection from restaurant glazing is visible in this view • Sky reflections can be seen on upper level residential glazing • Very little shade is cast on the building	Sun is moderately low, approaching horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 4:00 pm	• Sky reflection from restaurant glazing is visible in this view • Sky reflections can be seen on upper level residential glazing • Very little shade is cast on the building	Sun is very low, approximately horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 5:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sky reflections on restaurant glazing are visible in this view	Sun is below the horizon	No
Northbound Scottsdale Road	March 19 3:00 pm	• Restaurant glazing is in shade	Sun is high and south of west	No
Northbound Scottsdale Road	March 19 4:00 pm	• Restaurant glazing is in shade • Shaded glazing is beginning to see sun	Sun is moderately high and south of west	No
Northbound Scottsdale Road	March 19 5:00 pm	• Restaurant glazing is in sun • Reflection can be seen on southwest facades • Shadows are cast on south east facades	Sun is lower in the sky	No
Northbound Scottsdale	March 19 6:00 pm	• Restaurant glazing is in shade • Sky reflection can be seen on	Sun is just above the horizon, and	No

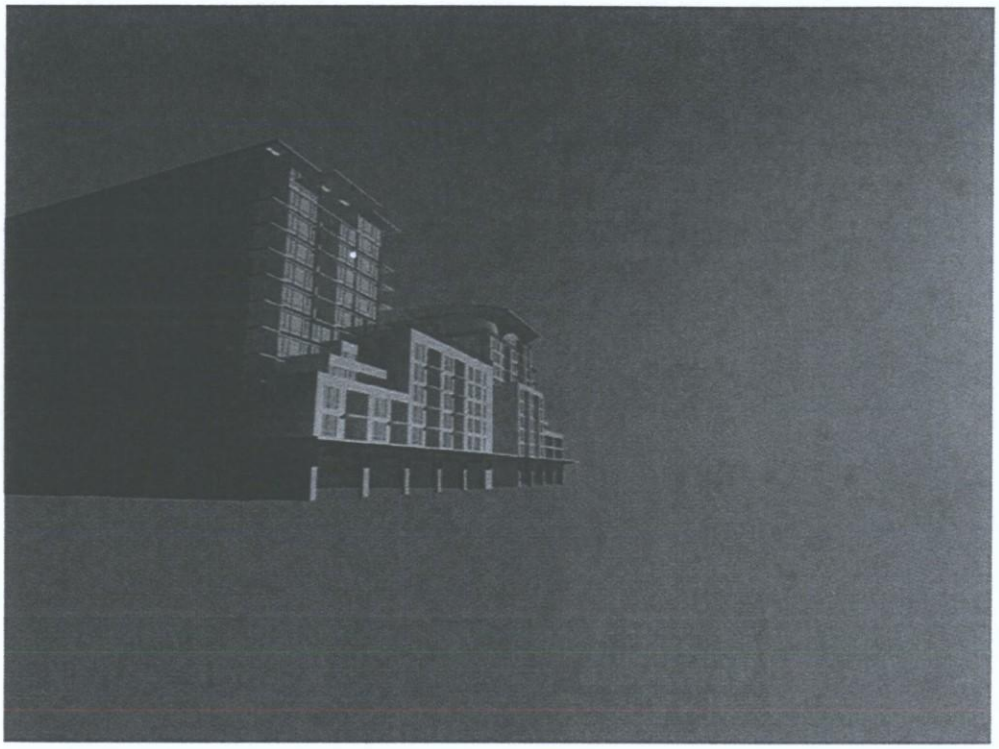
View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Road		southwest facades • Shadows projected on south east facades (almost horizontal)	south of west	
Northbound Scottsdale Road	March 19 7:00 pm	• No sun illumination on the building • Glazing is reflecting ambient light from the sky • There are no shadows cast on the building	The sun has set	No
Northbound Scottsdale Road	June 20 3:00 pm	• Deep shadows are cast by shading devices • First floor glazing is almost entirely in shade • Restaurant glazing is in shade • Sky reflection can be seen on southwest facade	Sun is high and south of west	No
Northbound Scottsdale Road	June 20 4:00 pm	• Reflections on restaurant glazing are not visible in this view • Southwest glazing is reflecting sunlight and ambient light from the sky	Sun is moderately high, just north of west	No
Northbound Scottsdale Road	June 20 5:00 pm	• Much of the southwest glazing is in shade • Reflections on restaurant glazing are not visible in this view	Sun is moderately high and north of west	No
Northbound Scottsdale Road	June 20 6:00 pm	• Southeast portion of southwest façade is predominantly in shade • Sky reflections can be seen on 'residential' glazing at higher levels • Reflections on restaurant glazing are not visible in this view • Restaurant glazing appears to be in shade	Sun is moderately low, approaching horizontal and north of west	No
Northbound Scottsdale Road	June 20 7:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sun is north of west • Reflections on restaurant glazing are not visible in this view	Sun is at, or below, the horizon	No
Northbound Scottsdale Road	Dec 21 3:00 pm	• Reflection from restaurant glazing is not visible in this view • Sky reflections can be seen on upper glazing • Very little shade is cast on the building	Sun is moderately low, approaching horizontal and south of west	No
Northbound Scottsdale Road	Dec 21 4:00 pm	• Reflection from restaurant glazing is not visible in this view • Sky reflections can be seen on upper	Sun is very low, approximately horizontal and	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		glazing • Very little shade is cast on the building	south of west	
Northbound Scottsdale Road	Dec 21 5:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is not visible in this view	Sun is below the horizon	No
Southbound Scottsdale Road	March 19 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is south of west	No
Southbound Scottsdale Road	March 19 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is moderately low and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is low, approaching horizontal and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is at or below the horizon and south of west	No
Southbound Scottsdale Road	June 20 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view	Sun is very high and south of west	No
Southbound Scottsdale Road	June 20 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view	Sun is very high and north of west	No
Southbound Scottsdale Road	June 20 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is moderately low and north of west	No
Southbound Scottsdale Road	June 20 6:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun	Sun is approaching horizontal and	No

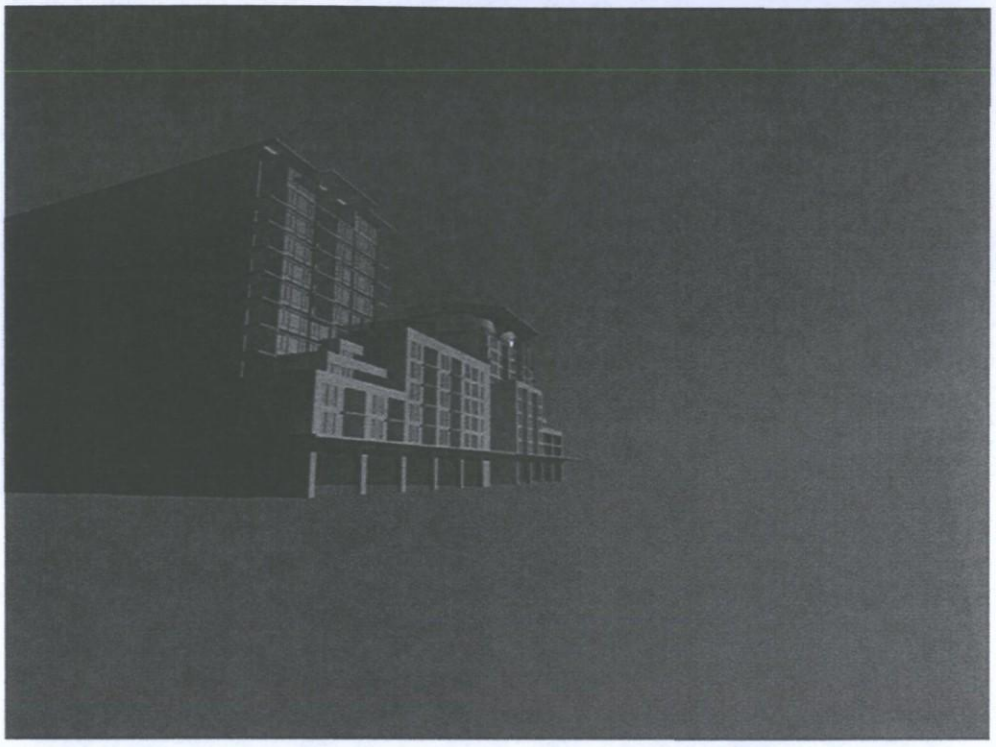
View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		• Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	north of west	
Southbound Scottsdale Road	June 20 7:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is at or near the horizon and north of west	No
Southbound Scottsdale Road	Dec 21 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in glazing • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is moderately low and south of west	Yes
Southbound Scottsdale Road	Dec 21 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in restaurant glazing • West facing glazing is in sun	Sun is very low and south of west	Yes
Southbound Scottsdale Road	Dec 21 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is below the horizon and south of west	No

6.0 Results

Evaluation of the 47 *SketchUp* views showed that there only 2 instances where reflectance from the south- and west-facing glazing surfaces of *Blue Sky Scottsdale* would be a concern. The reflected solar sphere was visible in only two of the renderings analyzed. Both were for View 2: Southbound Motorist on Scottsdale Road, on the Winter Solstice, December 21, at 3:00 pm and 4:00 pm, as shown below:



Rendered View: Southbound Scottsdale Road, December 21, 3:00 pm
The sun's reflection is visible on upper level glass, approximately 225 from the view of the driver, at an angle of 36.6 degrees above horizontal

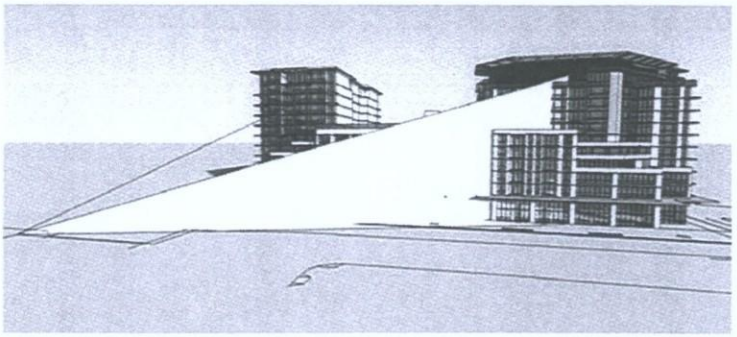


Rendered View: Southbound Scottsdale Road, December 21, 4:00 pm
The sun's reflection is visible on restaurant level glass, approximately 415 feet from the view of the driver, at an angle of 17.1 degrees above horizontal

The fact that the solar sphere is visible in the 3:00 pm and 4:00 renderings indicates that there is only a short period of time where visible light reflection could cause a problem. The reflected sphere will move across the façade of the building for an hour or two, and for part of that time, its position would fall on a void or an opaque surface, which would result in no reflection whatsoever.

Therefore, our analysis indicates that direct reflections of the solar sphere from Blue Sky Scottsdale pose minimal risks to passing motorists for the following reasons:

1. The movement of the motorist (30-40 mph) and the rotation of the earth mean that the reflection of the solar sphere will be fleeting, and in fact, almost instantaneous for the southbound driver
2. The reflected solar image is far from the driver in both cases, at a distance of 225 feet at 3:00 pm and 415 feet at 4:00 pm
3. The angle of the reflected solar image is high enough (36.6 degrees elevation at 3:00 pm and 17.1 degrees elevation at 4 pm) to be blocked from the driver's view by either:
    a. The horizontal plane of the roof of the vehicle above the driver
    b. A sun visor
4. The reflected image of the sun from any of the specified glazing types will be five to ten times less intense than the sun itself, since the Visible Light Reflectance percentage for the three glazing types ranges only from 10% to 19%



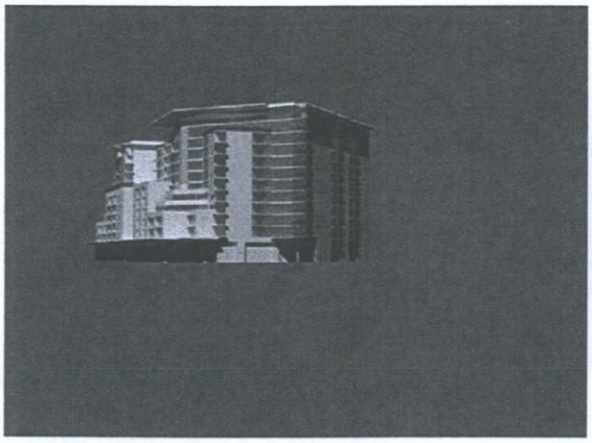
In general, the reflectance of visible sunlight from *modern* glazing is typically not a issue:

1. Optical science has created spectral coatings that reduce Visible Light Reflectance so that it is far less than that of common "mirror" glazing types that were used in the 1970s.
2. Most of the glazing manufactured today has very similar quality regarding the reflectance of visible light.
3. Glazing systems are commonly designed to reflect only a fraction of the visible light at low angles of solar incidence on the plane (while reflecting a significant portion of the ultraviolet wavelengths from the sun).
4. When sunlight strikes a glass surface – or any glossy surface, for that matter – at a high angle of incidence, then more the light is reflected rather than being transmitted or absorbed. Even clear glass will reflect 50 percent or more of the sunlight striking it at angles of incidence greater than about 70 degrees.

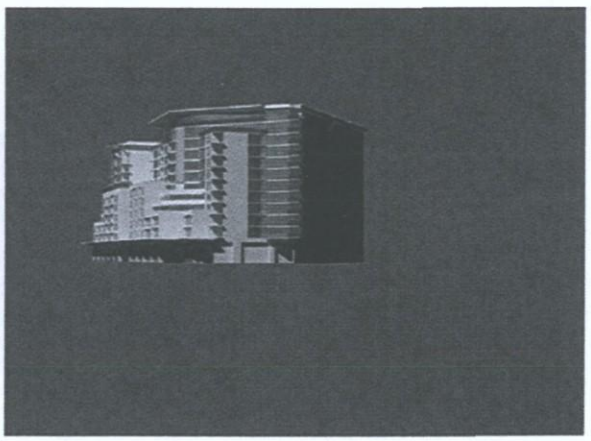
7.0 Appendices

Generated renderings are organized by view.

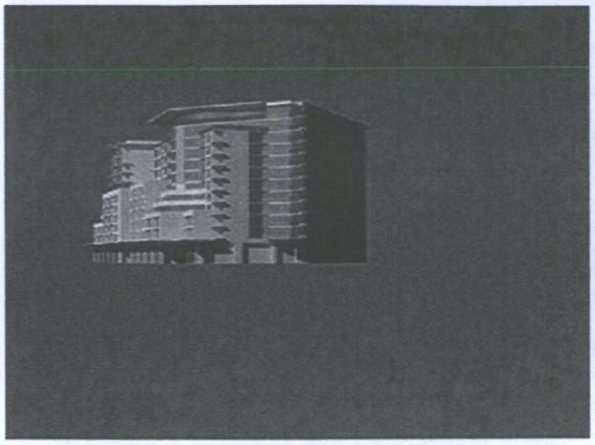
EASTBOUND CAMELBACK AND SCOTTSDALE ROADS



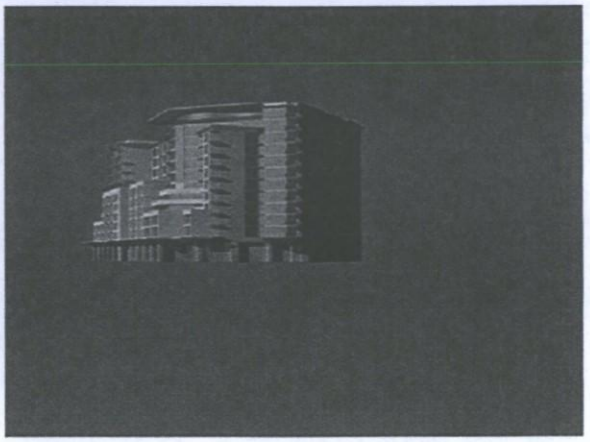
March 19, 2:00 pm - 3 X Zoom



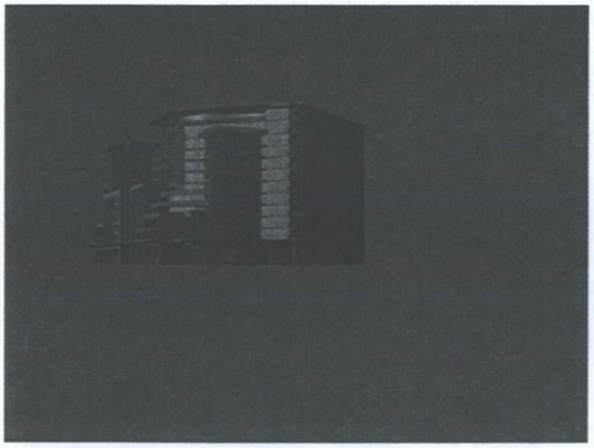
March 19, 3:00 pm - 3 X Zoom



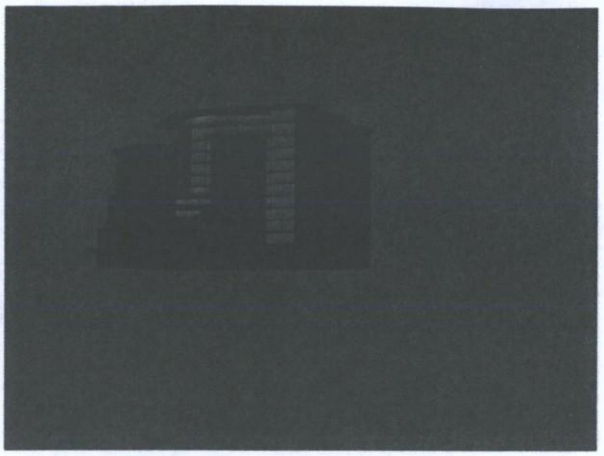
March 19, 4:00 pm - 3 X Zoom



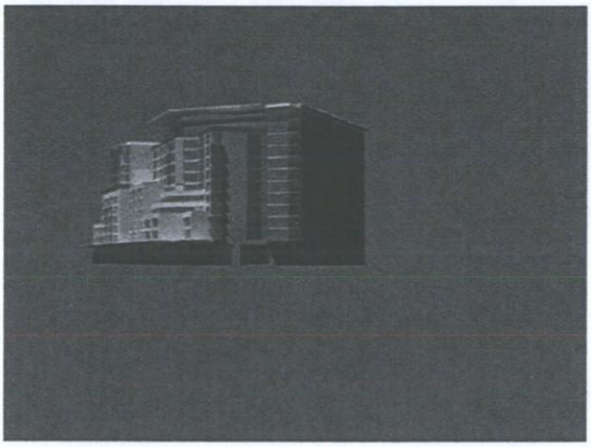
March 19, 5:00 pm - 3 X Zoom



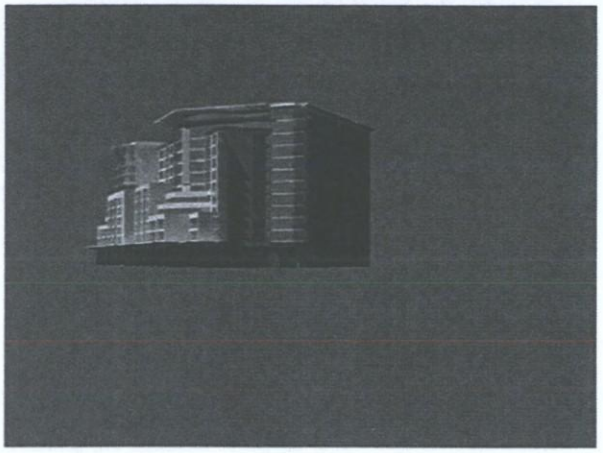
March 19, 6:00 pm - 3 X Zoom



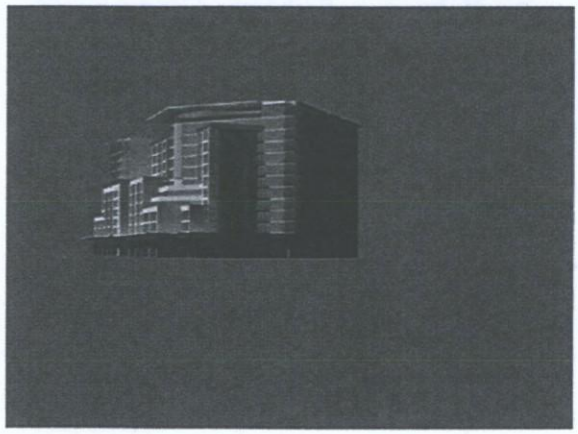
March 19, 7:00 pm - 3 X Zoom



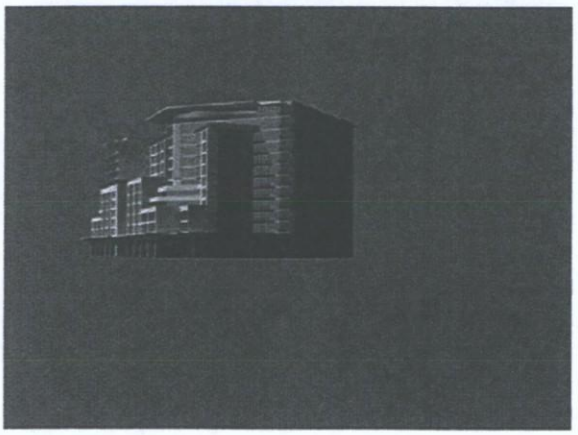
June 20, 2:00 pm - 3 X Zoom



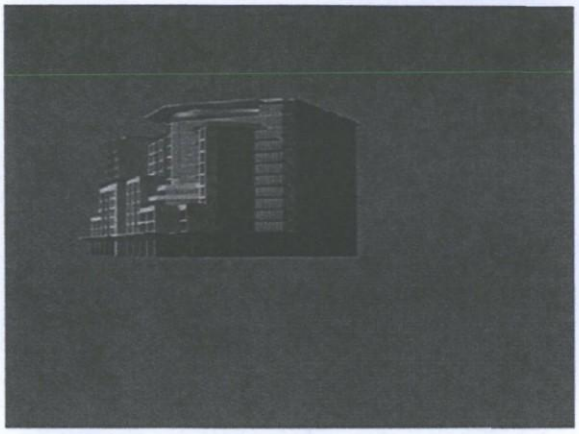
June 20, 3:00 pm - 3 X Zoom



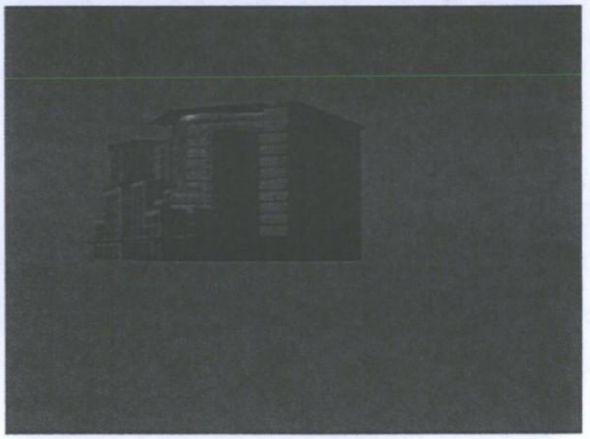
June 20, 4:00 pm - 3 X Zoom



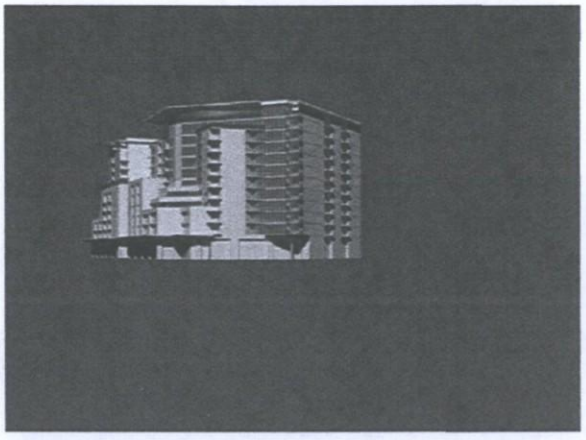
June 20, 5:00 pm - 3 X Zoom



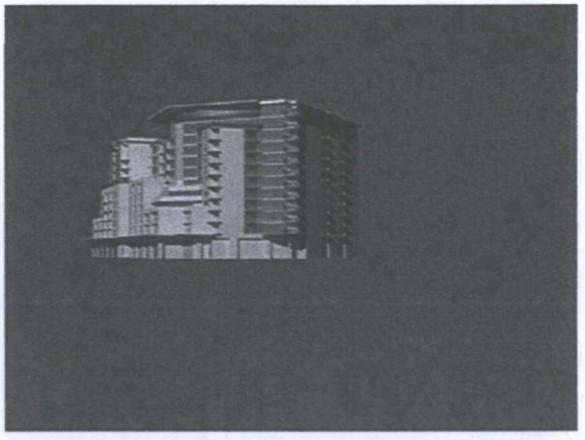
June 20, 6:00 pm - 3 X Zoom



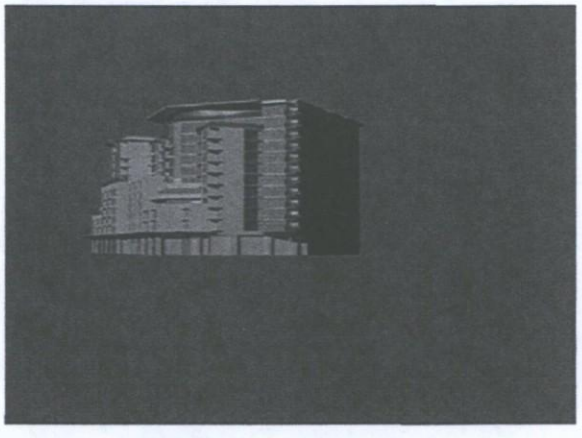
June 20, 7:00 pm - 3 X Zoom



December 21, 2:00 pm - 3 X Zoom



December 21, 3:00 pm - 3 X Zoom



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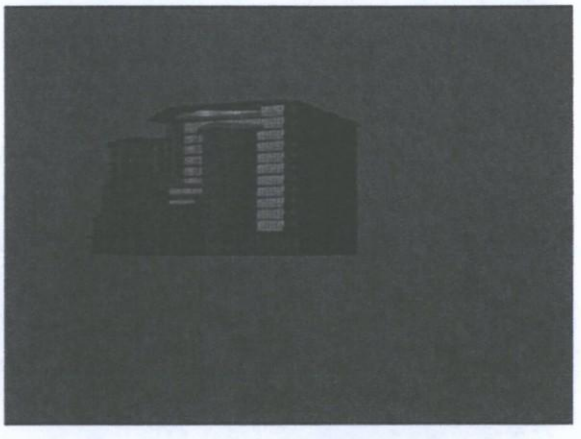
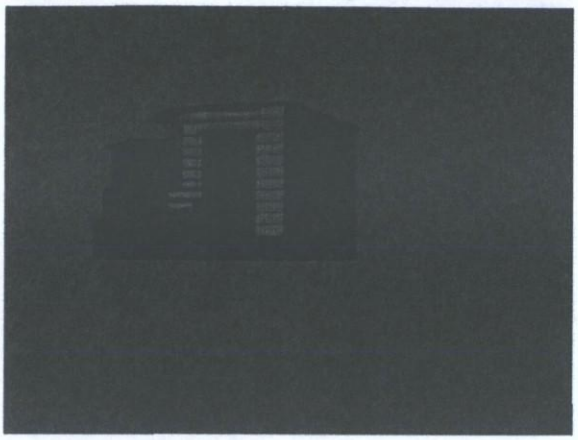
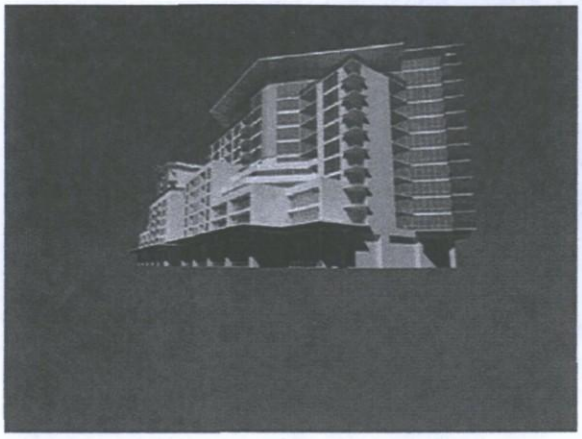


December 21, 5:00 pm - 3 X Zoom

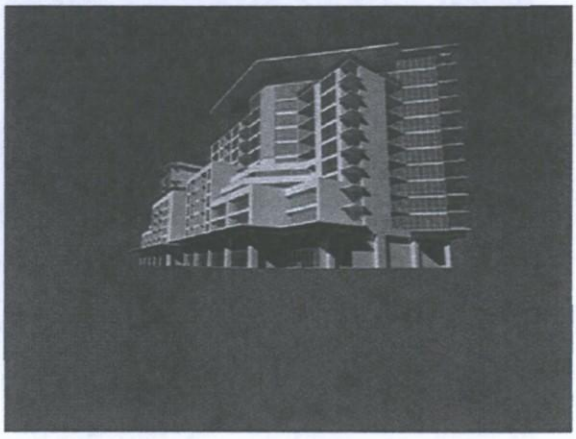


December 21, 6:00 pm - 3 X Zoom

NORTHBOUND SCOTTSDALE ROAD

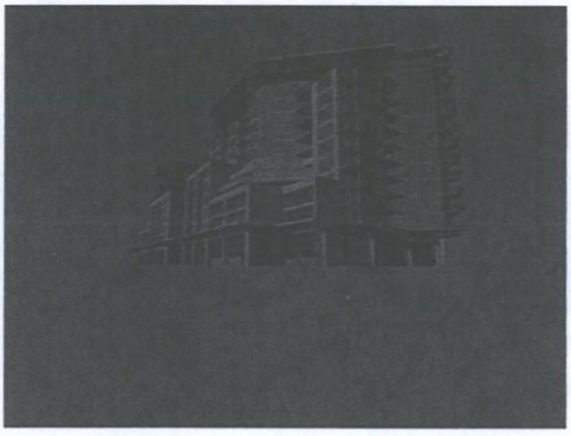


March 19, 3:00 pm

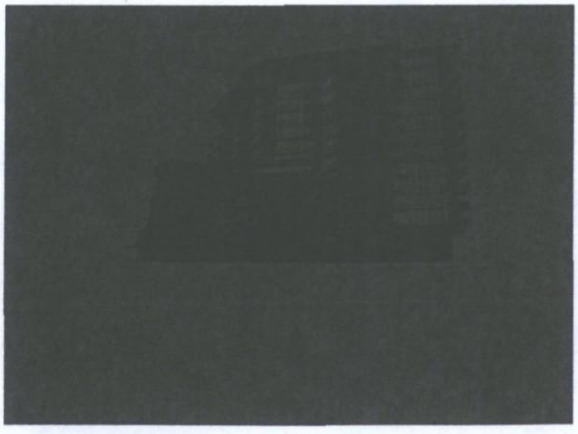


March 19, 4:00 pm

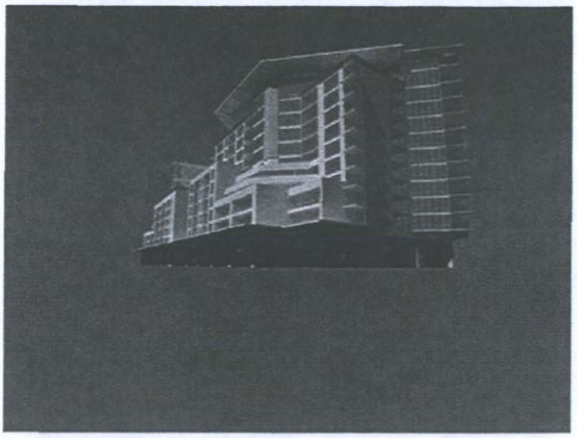
March 19, 5:00 pm



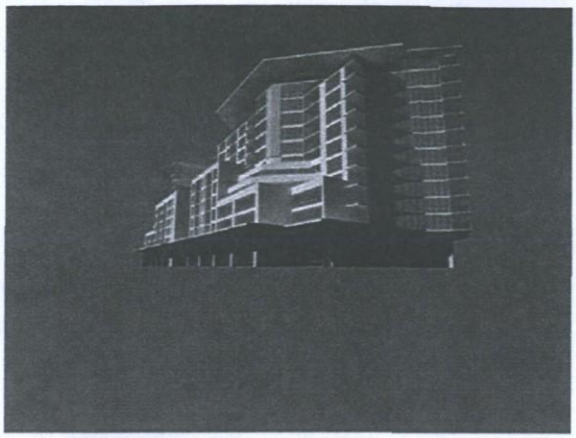
March 19, 6:00 pm



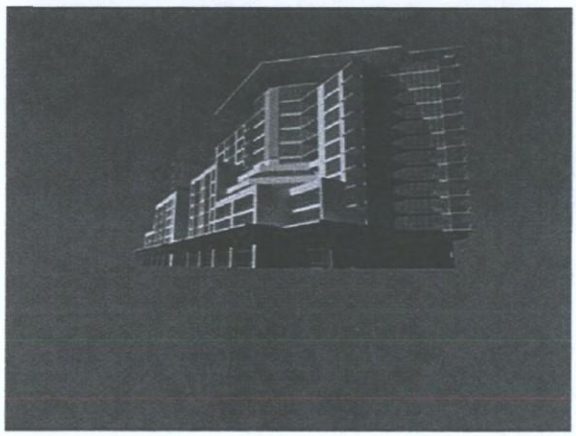
March 19, 7:00 pm



June 20, 3:00 pm



June 20, 4:00 pm



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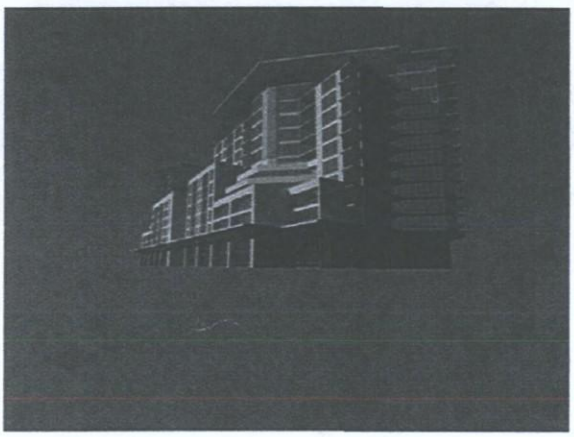

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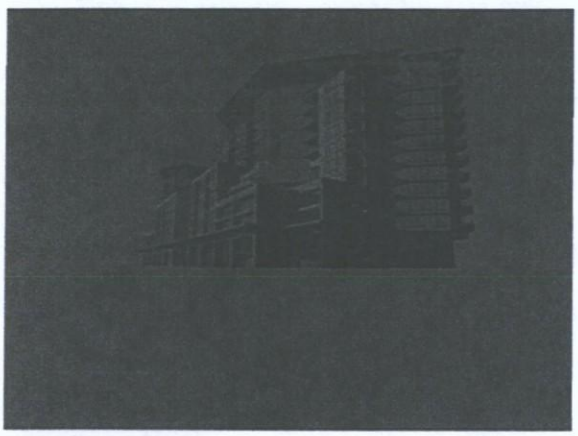

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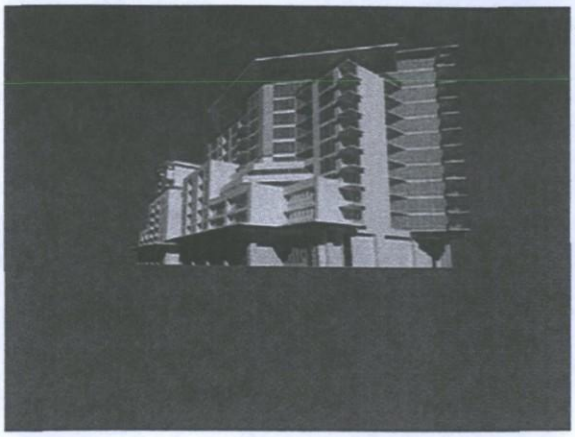

December 21, 2:00 pm

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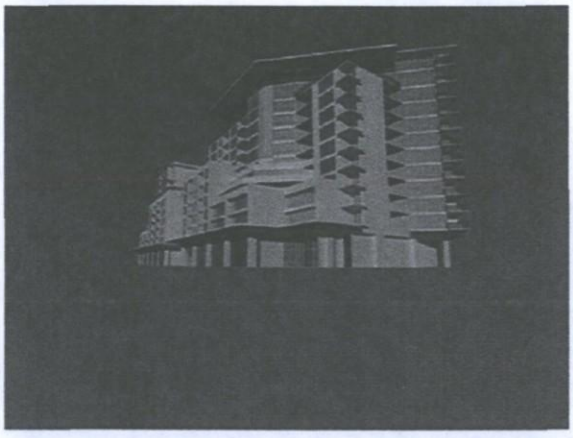

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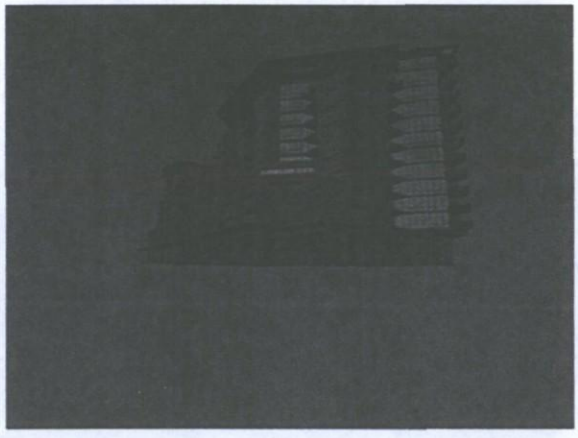

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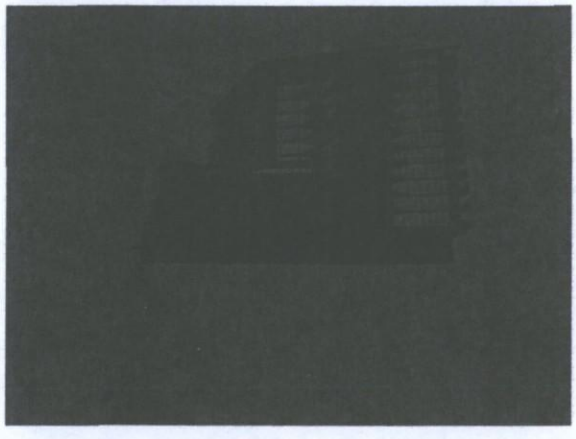
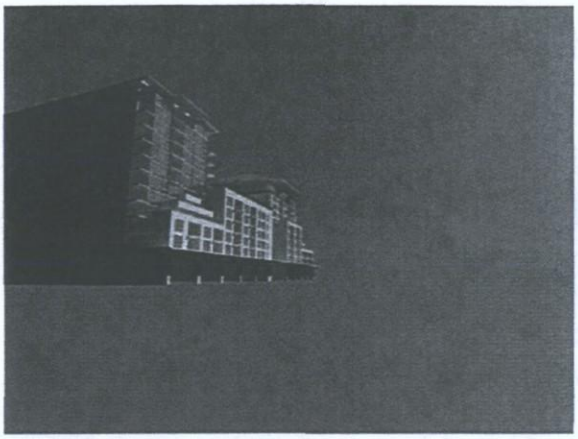


December 21, 6:00 pm

SOUTHBOUND SCOTTSDALE ROAD



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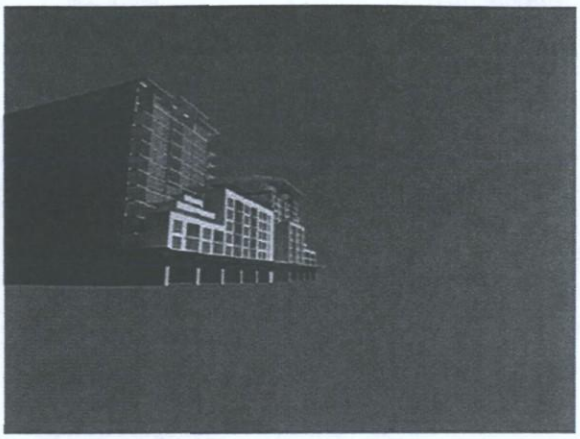

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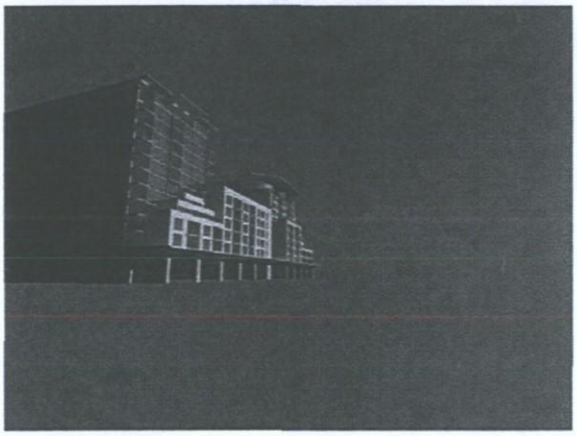

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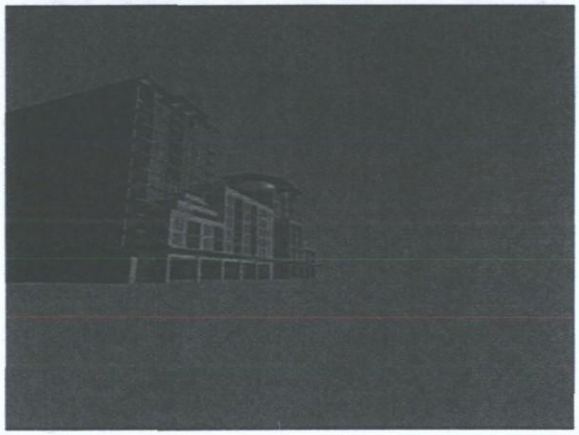

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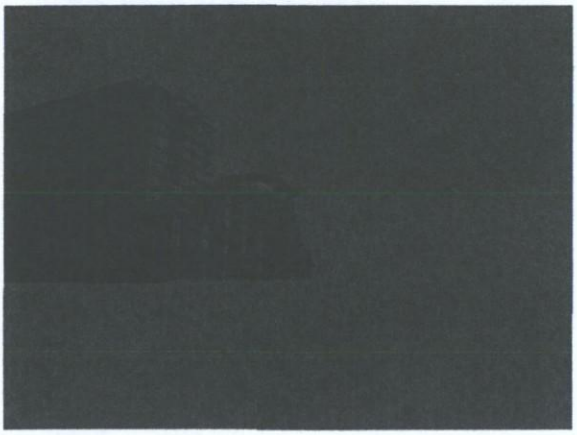

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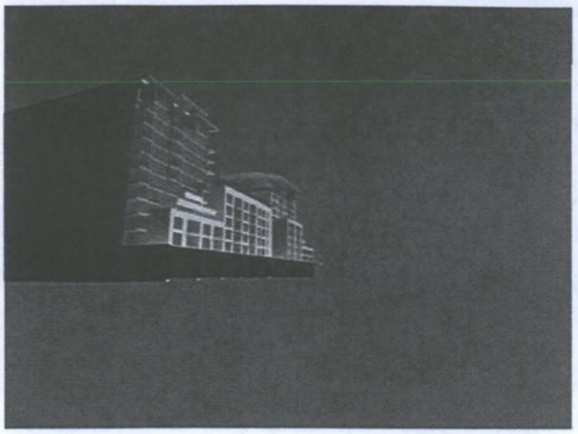

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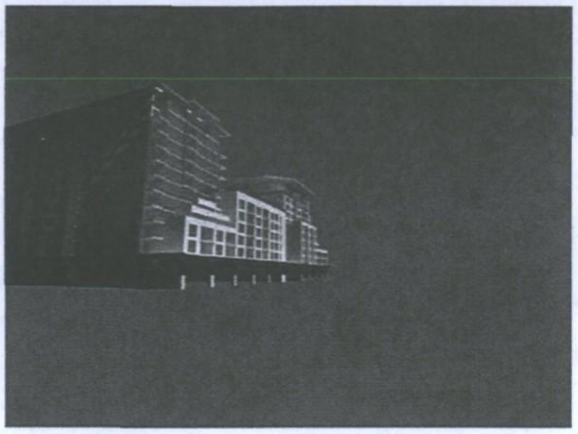

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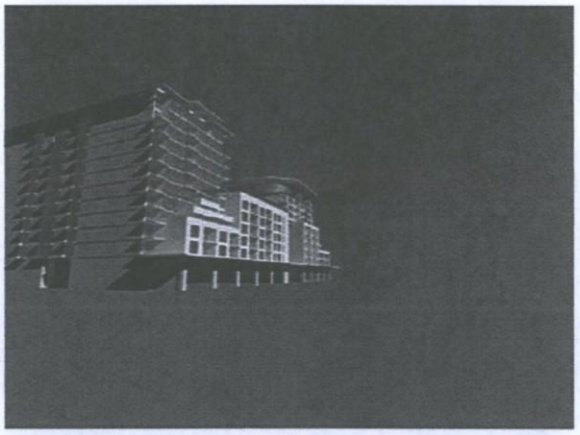

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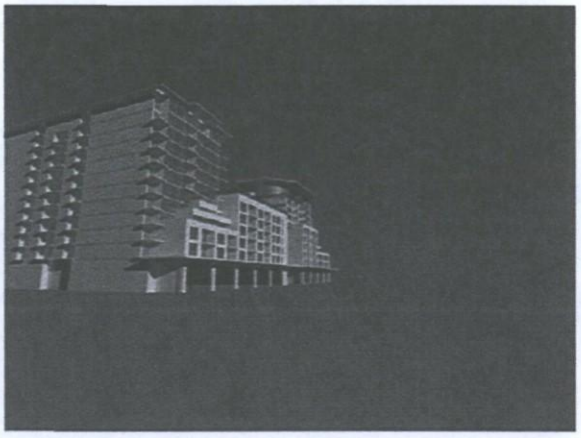

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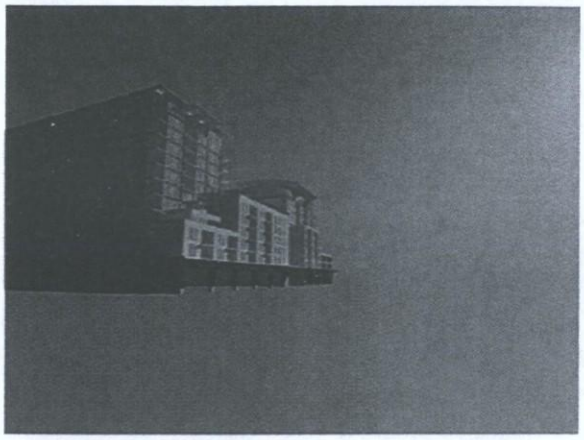
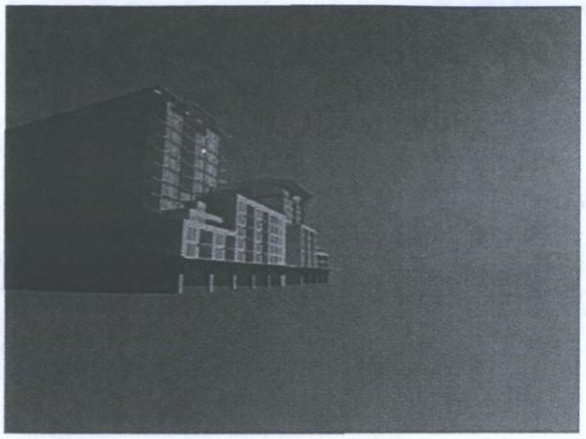
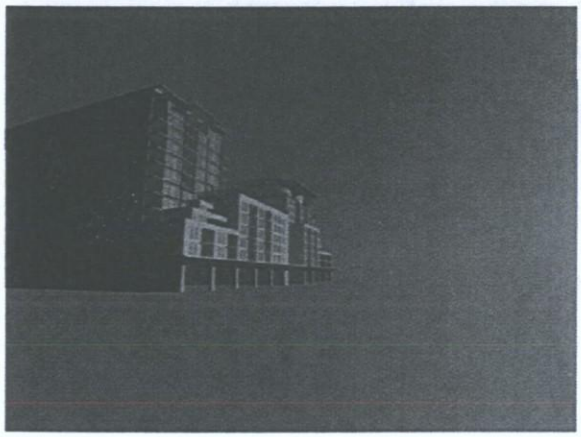


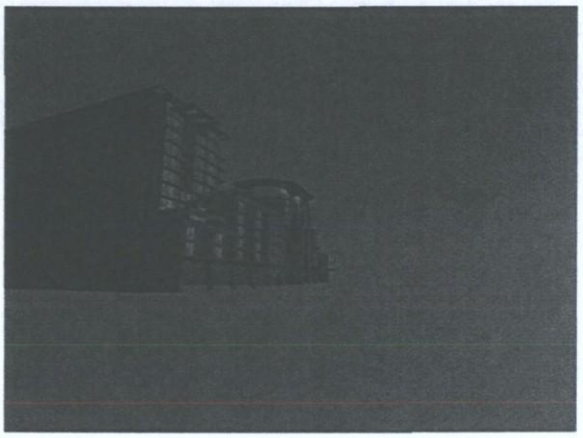
December 21, 2:00 pm



December 21, 3:00 pm



December 21, 4:00 pm



December 21, 5:00 pm

Low-Emissivity Coatings (Low-E)

Low-Emissivity coatings, which are applied to glass, reflect invisible long-wave infrared or heat. They reduce heat gain or loss in a building by redirecting the heat. In addition, they provide greater light transmission, low reflection and reduce heat transfer.

Condensation Formation

Condensation forms on glass when the glass temperature falls below the dewpoint of the air. To prevent condensation from forming, the glass temperature needs to be higher than the dewpoint of ambient air. That's why it is critical to choose a glass product that addresses these concerns, such as insulating glass.

For instance, insulating glass units decrease the potential for condensation formation on roomside glass surfaces by "insulating" the inboard glass ply from conductive/convective heat loss to the outside.

This "insulation," using an air space between the two glass plies, results in a more stabilized interior glass temperature. Unfortunately, insulating glass alone may not totally eliminate condensation formation in extreme climates. To lessen this risk, a Low-E coating can be applied to the insulating unit.

Insulating Glass

Inherently, insulating glass increases a window's thermal performance. It is constructed with two or more glass plies, separated by a desiccant-filled spacer and sealed with an organic sealant. The desiccant absorbs the insulating glass units internal moisture. The sealant may be the standard black silicone and PIB or you may choose a gray silicone/ PIB sealant (see Figure 5).

Viracon uses mill finish and black painted spacers. We also offer a stainless steel spacer for warm edge performance.

Viracon's insulating glass products offer a wide range of performance levels, as well as aesthetic options.

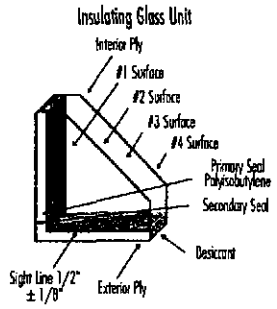


Figure 5

VIRACON GLASS

Viracon High-Performance Reflective Insulating Glass

This type of glass combines the thermal advantages of insulating glass with the superior solar control characteristics of reflective coatings.

Viracon Low-E Insulating Glass

When applied to a variety of glass substrates, Viracon's Low-E coatings offer a balance between light transmission and solar energy control.

Each coating offers high visible light transmittance, low exterior reflectance and the lowest U-values available; thereby, reducing radiant heat transfer (see Figure 6).

By combining tinted glass with silk-screened patterns and Low-E coatings, the building design professional can achieve unique, custom glass designs.

Viracon VRE (Radiant Low-E)

Viracon's VRE high-performance coatings allow designers to balance aesthetics, along with the economical necessity of reducing solar heat gain and the

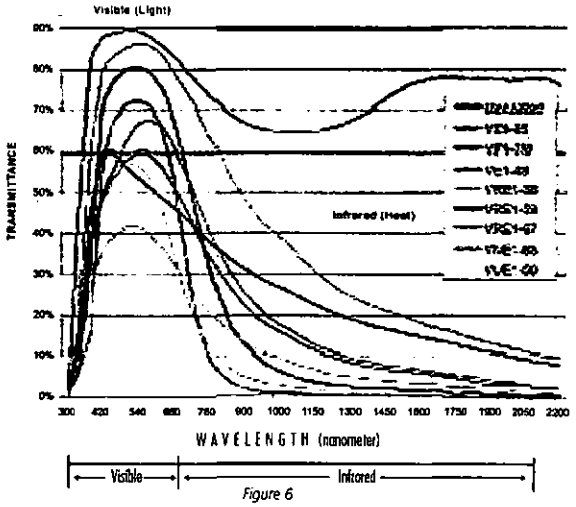


Figure 6

psychological need for natural light. The product, available in 5 levels of light transmittance, provides a crisp neutral exterior appearance and soothing tones to the interior, allowing two-way vision through the glazing under varying lighting conditions. In addition, VRE coatings offer an efficient blend of u-values as low as any coatings along with reduced solar heat gain not previously available with Low-E products.

Viracon VNE (Neutral Low-E)

Viracon's VNE high-performance glass is the latest revolution in solar control glass coatings to offer you an innovative alternative for your glass selection. VNE blends the low reflectivity of traditional Low-E (VE) coatings with the improved solar control characteristics of the Radiant Low-E (VRE) coatings. The result is a new glazing option with low solar heat gain, low reflectance and an ultra-subtle neutral reflected color architects have been asking for. The real beauty of VNE is that it provides an appealing visual balance without dominating the building façade.

Viracon VUE (Low-E)

Viracon's VUE coatings are our newest generation of high-performance coated glass. No matter what your view to the outdoors, Viracon VUE-50™ and VUE-40 provide natural daylight while reducing potential glare; balancing light with low interior and exterior reflectance and low U-V transmittance.

Commercial Applications

Many commercial building designs feature large ratios of glass-to-wall areas, which translate into a greater potential for increased heat gain. What's more, secondary sources, such as people, office machines and artificial lighting generate heat within a building. Consequently, the emphasis is on reducing heat gain into the building interior.

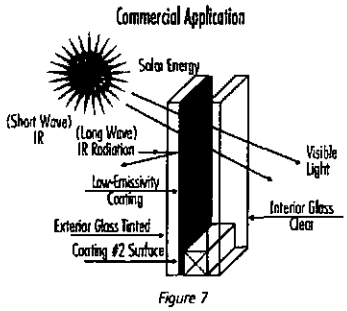


Figure 7

Low-E coatings on tinted glass play an important role in thermal performance by possessing high visible light transmission and low heat transfer properties. What's more, Low-E coatings on tinted glass reduce glare.

When short-wave solar energy (IR) strikes the tinted exterior glass ply it is absorbed and converted into long-wave infrared or heat. By applying a Low-E coating to the second (#2) surface, the heat is reradiated back outdoors, reducing the heat gain potential into the building interior (see Figure 7).

Vision/Spandrel Match

Often a project may require spandrel glass to harmonize with the vision areas of your building. However, this is sometimes difficult to achieve when high-light transmitting or low-reflective glass types are used. Instead, the use of low-light transmitting and high-reflective glass types provide the least contrast between vision and spandrel areas under a variety of lighting conditions.

In addition, variable sky conditions can also influence our perception of glass color and general appearance. On a bright, sunny day, the exterior light intensity is approximately 50 to 100 times greater than the interior lighting level. When viewing the glass from the outside, the dominant visual characteristic is the exterior reflection. On gray, overcast days, a greater visual disparity is created between vision and spandrel areas. This is due to the transparency of the vision glass and the perception of depth created by interior lighting. The non-vision areas tend to look flat and two-dimensional by contrast.

Because spandrel glass is virtually opaque, it can only be viewed in reflection. On the other hand, vision glass possesses a degree of transmission. As the transmission of the vision glass increases during overcast conditions, interior lighting becomes more prevalent. Viracon recommends viewing glass samples or full-size mockups to match vision and spandrel glass areas when the vision glass light transmission exceeds 14 percent.

Greater contrast between vision and spandrel areas occurs when using uncoated, tinted glass (green, bronze, blue, etc.) or high transmission Low-E coatings. Under these conditions, insulating spandrel units can create the illusion of depth and approximate the vision glass more closely. By keeping the vision and spandrel glass construction similar (the same exterior glass color, coating, etc.), the contrast can be minimized under various lighting conditions. Viracon recommends a neutral colored ceramic frit on the number four (#4) surface.

ENERGY TERMS

Visible Light Transmittance

The percentage of visible light (380 - 780 nm) that is transmitted through the glass.

Solar Transmittance

The percentage of ultraviolet, visible and near infrared energy (300 - 3000 nm) that is transmitted through the glass.

Visible Light Reflectance

The percentage of light that is reflected from the glass surface(s).

Solar Reflectance

The percentage of solar energy that is reflected from the glass surface(s).

NFRC U-Value

A measure of heat gain or heat loss through glass due to the differences between indoor and outdoor temperatures. These are center pane values based on NFRC standard winter nighttime and summer daytime conditions.

U-values are given in BTU/(hr*ft²*°F) for the English system. Metric U-values are given in W/(m²*°K)*.

**Note: To convert from English to metric, multiply the English U-value by 5.6783.*

NFRC winter nighttime U-values are based on an outdoor temperature of 0°F (-17.8°C), an indoor temperature of 70°F (21°C) and a 12.3 mph (19.8 km/h) outdoor air velocity.

NFRC summer daytime U-values are based on an outdoor temperature of 89°F (32°C), an indoor temperature of 75°F (24°C), a 6.2 mph (10.1 km/h) outdoor air velocity and a solar intensity of 248 BTU/(hr*ft²*°F) (782 W/m²).

R-Value

Thermal resistance is expressed in ft²*hr*°F/BTU. It is the reciprocal of U-value. The higher the R-value, the less heat is transmitted through the glazing material.

Shading Coefficient

Shading coefficient is the ratio of solar heat gain through a specific type of glass that is relative to the solar heat gain through a 1/8" (3 mm) ply of clear glass under identical conditions (see Figure 8). As the shading coefficient number decreases, heat gain is reduced, which means a better performing product.

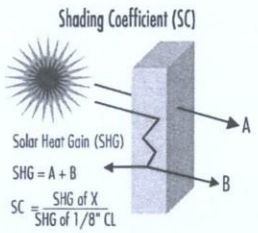


Figure 8

Relative Heat Gain (RHG)

The amount of heat gained through glass taking into consideration U-value and shading coefficient. Using the NFRC standard, relative heat gain is calculated as follows:

English System:
RHG = Summer U-value x 14°F + shading coefficient x 200.

Metric System:
RHG = Summer U-value x 7.8°C + shading coefficient x 630.

Solar Heat Gain Coefficient (SHGC)

The portion of directly transmitted and absorbed solar energy that enters into the building's interior. The higher the SHGC, the higher the heat gain.

Light to Solar Gain Ratio (LSG)

The ratio is equal to the Visible Light Transmittance divided by the Solar Heat Gain Coefficient. The Department of Energy's Federal Technology Alert publication of the Federal Energy Management Program (FEMP) views an LSG of 1.25 or greater to be Green Glazing/Spectrally Selective Glazing.

European U-Value (formerly K-Value)

Based on ISO-DP10292 draft standard conditions. It is based on an outdoor temperature of 5.5°C, an indoor temperature of 20.5°C and a 4.8 m/s outdoor air velocity.

The solar and optical data presented in this guide is center-of-glass data based on the National Fenestration Rating Council measurement standards. They were calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 5.2/6.3 software. In some cases performance data changed in comparison to previous versions of LBNL's WINDOW program.

VIRACON VUE (NEUTRAL LOW-E) INSULATING GLASS (TABLE 3)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VUE1-50	48%	20%	5%	11%	11%	26%	0.29	0.26	0.29	62	0.25	1.92	1.5
VUE1-40	40%	16%	4%	16%	15%	26%	0.29	0.25	0.25	54	0.22	1.82	1.5
VUE2-50	41%	15%	3%	10%	11%	10%	0.29	0.26	0.26	55	0.22	1.86	1.5
VUE2-40	34%	13%	2%	12%	15%	10%	0.29	0.25	0.22	48	0.19	1.79	1.5
VUE3-50	24%	10%	2%	6%	10%	13%	0.29	0.26	0.20	44	0.17	1.41	1.5
VUE3-40	20%	9%	2%	7%	15%	11%	0.29	0.25	0.18	40	0.15	1.33	1.5
VUE4-50	29%	12%	2%	7%	11%	15%	0.29	0.26	0.22	47	0.19	1.53	1.5
VUE4-40	24%	10%	2%	8%	15%	14%	0.29	0.25	0.19	42	0.19	1.41	1.5
VUE6-50	42%	16%	3%	10%	11%	11%	0.29	0.26	0.26	56	0.23	1.83	1.5
VUE6-40	34%	13%	2%	13%	15%	12%	0.29	0.25	0.23	49	0.20	1.70	1.5
VUE19-50	36%	15%	3%	8%	11%	15%	0.29	0.26	0.25	53	0.21	1.71	1.5
VUE19-40	29%	12%	3%	10%	15%	15%	0.29	0.25	0.21	46	0.18	1.61	1.5
VUE24-50	51%	23%	7%	12%	12%	37%	0.29	0.26	0.31	65	0.27	1.89	1.5
VUE24-40	42%	19%	5%	16%	16%	36%	0.29	0.25	0.26	55	0.22	1.91	1.5
VUE26-50	31%	13%	3%	7%	11%	12%	0.29	0.26	0.23	50	0.20	1.55	1.5
VUE26-40	26%	11%	2%	9%	15%	12%	0.29	0.25	0.20	44	0.17	1.53	1.5

1. The performance data in Table 3 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VUE coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
2. If Viracon's VUE coatings are applied to tinted glass, the glass must be heat treated.
3. If Viracon's VUE coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.

VIRACON VE (LOW-E) INSULATING GLASS (TABLE 4)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VE1-2M	70%	33%	10%	11%	12%	31%	0.29	0.26	0.44	91	0.38	1.84	1.5
VE1-85	76%	47%	26%	12%	13%	21%	0.31	0.29	0.63	129	0.54	1.41	1.6
VE1-55	47%	28%	13%	11%	16%	22%	0.31	0.29	0.40	85	0.35	1.34	1.6
VE1-52	50%	32%	21%	16%	11%	20%	0.32	0.29	0.46	96	0.40	1.24	1.6
VE1-48	47%	30%	19%	17%	11%	22%	0.31	0.29	0.43	90	0.37	1.27	1.6
VE1-42	37%	24%	16%	19%	14%	21%	0.31	0.29	0.36	77	0.31	1.20	1.6
VE1-40	36%	21%	10%	15%	19%	25%	0.31	0.29	0.32	68	0.28	1.28	1.6
VE2-2M	60%	24%	6%	9%	11%	10%	0.29	0.26	0.36	75	0.31	1.94	1.5
VE2-85	65%	31%	13%	10%	12%	9%	0.31	0.29	0.45	93	0.39	1.67	1.6
VE2-55	40%	18%	7%	10%	16%	9%	0.31	0.29	0.30	64	0.26	1.53	1.6
VE2-52	43%	21%	10%	12%	11%	9%	0.32	0.29	0.34	72	0.29	1.50	1.6
VE2-48	39%	19%	9%	13%	11%	10%	0.31	0.29	0.31	67	0.27	1.44	1.6
VE2-42	31%	16%	8%	15%	14%	10%	0.31	0.29	0.27	58	0.23	1.37	1.6
VE2-40	32%	14%	5%	12%	19%	10%	0.31	0.29	0.26	55	0.22	1.44	1.6

VIRACON VS (STAINLESS STEEL) REFLECTIVE INSULATING GLASS (TABLE 6)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VS1-08	8%	5%	3%	42%	38%	34%	0.38	0.39	0.16	37	0.13	0.58	2.2
VS1-14	12%	9%	6%	33%	38%	27%	0.40	0.41	0.21	47	0.18	0.67	2.3
VS1-20	18%	12%	8%	24%	34%	21%	0.42	0.43	0.27	59	0.23	0.79	2.4
VS1-30	26%	19%	13%	15%	30%	14%	0.44	0.45	0.35	76	0.30	0.87	2.5
VS1-40	36%	26%	17%	11%	25%	10%	0.45	0.47	0.44	94	0.38	0.94	2.6
VS2-08	6%	3%	2%	31%	38%	17%	0.38	0.39	0.16	37	0.13	0.49	2.2
VS2-14	10%	5%	3%	25%	38%	14%	0.40	0.41	0.19	44	0.16	0.64	2.3
VS2-20	15%	8%	4%	19%	34%	11%	0.42	0.43	0.23	52	0.20	0.76	2.4
VS2-30	24%	12%	7%	12%	29%	8%	0.44	0.45	0.29	64	0.25	0.95	2.5
VS2-40	30%	16%	8%	9%	25%	6%	0.45	0.47	0.33	73	0.29	1.03	2.6
VS3-08	4%	3%	2%	14%	38%	15%	0.38	0.39	0.16	38	0.14	0.27	2.2
VS3-14	6%	5%	3%	12%	38%	13%	0.40	0.41	0.19	44	0.16	0.39	2.3
VS3-20	9%	7%	4%	10%	34%	11%	0.42	0.43	0.23	52	0.20	0.46	2.4
VS3-30	13%	10%	5%	7%	30%	7%	0.44	0.45	0.27	61	0.23	0.57	2.5
VS3-40	18%	14%	7%	6%	25%	6%	0.45	0.47	0.32	71	0.27	0.66	2.6
VS4-08	5%	3%	1%	17%	38%	16%	0.38	0.39	0.16	38	0.14	0.32	2.2
VS4-14	7%	5%	2%	14%	38%	13%	0.40	0.41	0.19	45	0.17	0.42	2.3
VS4-20	11%	8%	3%	11%	33%	11%	0.42	0.43	0.23	52	0.20	0.53	2.4
VS4-30	16%	12%	5%	8%	30%	8%	0.44	0.45	0.29	64	0.25	0.63	2.5
VS4-40	22%	16%	7%	7%	25%	6%	0.45	0.47	0.34	75	0.29	0.74	2.6
VS6-08	6%	4%	2%	32%	38%	18%	0.38	0.39	0.16	37	0.14	0.46	2.2
VS6-14	10%	6%	3%	25%	39%	15%	0.40	0.41	0.19	45	0.17	0.61	2.3
VS6-20	15%	8%	4%	19%	34%	12%	0.42	0.43	0.23	53	0.20	0.77	2.4
VS6-30	23%	13%	7%	12%	29%	8%	0.44	0.45	0.30	66	0.26	0.90	2.5
VS6-40	31%	17%	10%	9%	25%	7%	0.45	0.47	0.35	76	0.30	1.02	2.6
VS19-08	6%	4%	2%	24%	38%	19%	0.38	0.39	0.16	37	0.14	0.43	2.2
VS19-14	9%	6%	4%	19%	38%	16%	0.40	0.41	0.20	45	0.17	0.53	2.3
VS19-20	13%	9%	5%	15%	34%	13%	0.42	0.43	0.24	54	0.20	0.65	2.4
VS19-30	19%	13%	7%	10%	30%	9%	0.44	0.45	0.30	66	0.26	0.73	2.5
VS19-40	26%	18%	10%	8%	25%	7%	0.45	0.47	0.36	79	0.31	0.84	2.6
VS24-08	8%	7%	5%	44%	40%	43%	0.38	0.39	0.15	36	0.13	0.62	2.2
VS24-14	13%	11%	9%	34%	41%	34%	0.40	0.41	0.22	49	0.18	0.72	2.3
VS24-20	19%	16%	12%	25%	35%	26%	0.42	0.43	0.28	62	0.24	0.79	2.4
VS24-30	28%	24%	20%	16%	31%	17%	0.44	0.45	0.38	83	0.33	0.85	2.5
VS24-40	38%	34%	28%	11%	27%	11%	0.45	0.47	0.49	105	0.42	0.90	2.6
VS26-08	5%	3%	2%	20%	38%	16%	0.38	0.39	0.16	37	0.14	0.36	2.2
VS26-14	8%	5%	3%	16%	38%	13%	0.40	0.41	0.19	44	0.16	0.50	2.3
VS26-20	12%	8%	4%	12%	34%	11%	0.42	0.43	0.23	52	0.20	0.60	2.4
VS26-30	17%	11%	7%	9%	30%	8%	0.44	0.45	0.28	63	0.24	0.71	2.5
VS26-40	23%	16%	9%	7%	25%	6%	0.45	0.47	0.34	74	0.29	0.79	2.6

1. The performance data in Table 5 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VS coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
2. If Viracon's VS coatings are applied to tinted glass, the glass must be heat treated.
3. If Viracon's VS coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.

VIRACON

BlueSky

62-DR-2011

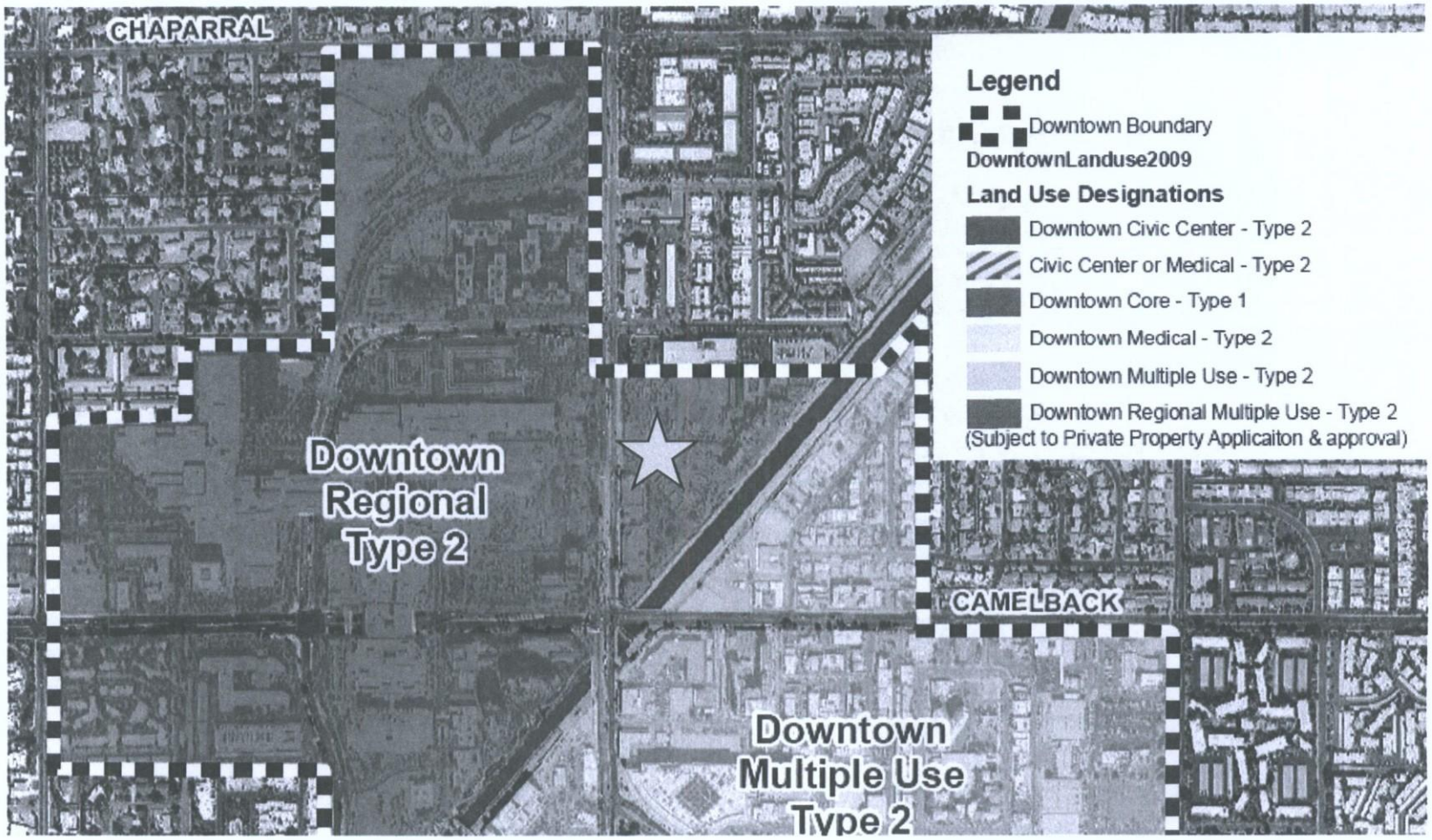
City Council
Coordinator: Dan Symer
February 7, 2012

BlueSky

CONTEXT AERIAL

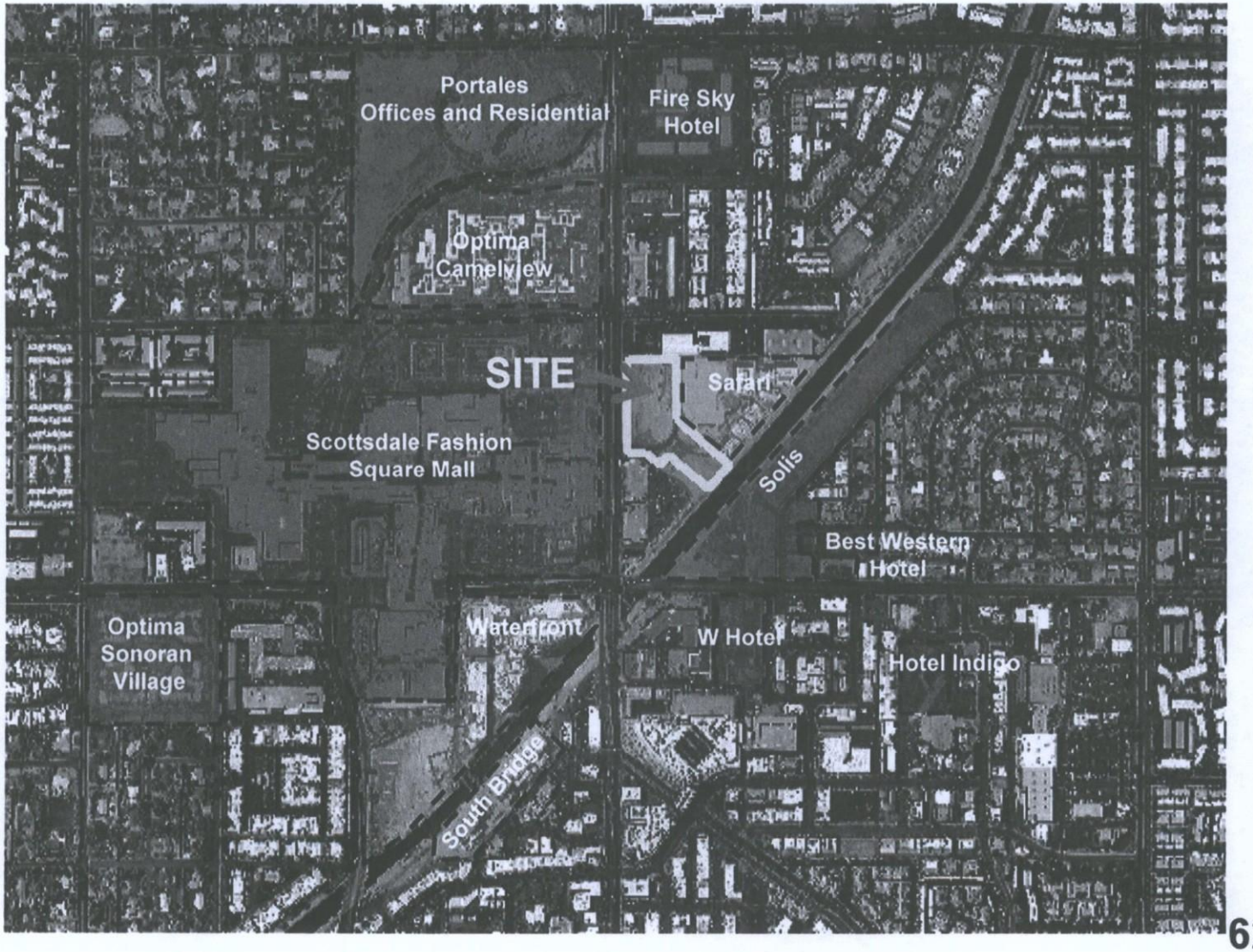
62-DR-2011

Blue Sky



Downtown Plan **62-DR-2011**

BlueSky



62-DR-2011

BlueSky

Development Information Summary

- Proposed Use: Mixed Use Development
- Building Size Maximum: 721,738 square feet
- Maximum Building Height Proposed: 133 feet 4 inches
- Parking Provided: 1,414 spaces
- Open Space Provided: 51,696 square feet
- Density Proposed Maximum: 152 dwelling units per acre

62-DR-2011

BlueSky

62-DR-2011

City Council

Coordinator: Dan Symer

February 7, 2012

DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	January 19, 2012	Item No. 26
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

62-DR-2011 BlueSky

Location: 4605 North Scottsdale Road

Request: Request approval of the Development plan for a mixed-use development consisting of approximately of 721,738 square feet of building area, on a 3.74 acres site, and the Arizona Canal improvements adjacent to the property.

OWNER

Blue Sky Scottsdale, LLC

ARCHITECT/DESIGNER

Gray Architects, PLLC

ENGINEER

David Evans & Associates, Inc.

APPLICANT CONTACT

Brian Kearney
602-508-7141

BACKGROUND

Zoning

The site is currently zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), which allows large-scale development that include commercial uses, residential, and mixed-use developments.

Context

Located on the northeast corner of East Fashion Drive and North Scottsdale Road, with the Arizona Canal on the east, the site is surrounded by a variety of uses including retail, commercial office, hotel, restaurant, and multiple-family residential uses.

Action Taken _____

Adjacent Uses and Zoning

- North: East Coolidge Road (a private drive), and further north is an existing office building, zoned Highway Commercial (C-3).
- South: An existing retail building, zoned Highway Commercial, Downtown Overlay (C-3/DO).
- East: An existing multiple-family development and a vacant lot, zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO), the Arizona Canal, and on the east side of the Arizona Canal are vacant lots, zoned Downtown/Office Residential, Type 2 Planned Block Development/Downtown Overlay (D OR-2 PBD/DO).
- West: North Scottsdale Road, and further west is Scottsdale Fashion Square Mall, a restaurant, hotel and a theater, zoned Downtown Regional Commercial Office, Type 2, Planned Block Development, Downtown Overlay (D/RCO-2/PBD/DO).

Key Items for Consideration

- Consistency with the Scottsdale Sensitive Design Principles
- Consistency with the Downtown Plan Urban Design & Architectural Guidelines
- Whether the reflective solar arrays from the glass panels negatively effects vehicular, and pedestrian traffic within and adjacent to North Scottsdale Road, and property (including buildings) abutting the west side of North Scottsdale Road

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval the Development Plan for a new mixed-use development, located on the northeast corner of East Fashion Drive and North Scottsdale Road, that is proposed to be constructed in two phases, and the Arizona Canal improvements adjacent to the property. The proposed Development Plan consists of two options to configure the floor area within the Development. The Hotel Option consists of 197 rooms, 621 residential units, and approximately 69,422 square feet of commercial area (a total of 203,453 square feet of commercial area inclusive of the hotel related areas). The Apartment Option consists of 749 residential units, and approximately 69,422 square feet of commercial area.

Neighborhood Communication

The applicant has sent notification letters to the property owners within 750 feet of the site, and the city sent notification postcard to the surrounding property owners within 750 feet and has posted the property. Staff has received one phone call in opposition to the application.

In preparation of the City Council review of the application, the applicant will be holding an open house meeting on January 17, 2012 at 5:30 p.m. at the Young @ Art Gallery in the Scottsdale Center for the Performing Arts.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Comprised of three separate buildings, the proposed development is a mixed-use development consisting of multiple-family residential and commercial uses. Consistent with the property's General Plan Mixed-Use Neighborhoods designation and Downtown Plan's Downtown Regional designation, the proposed development is not anticipated to have an impact on the adjoining properties. Also, the proposed development incorporates shade and smaller, developed open spaces that could be utilized to encourage pedestrian interaction and enhance the sense of place and comfort, adjacent to the North Scottsdale Road sidewalk and within the development, that are consistent with the General Plan. The applicant's narrative includes a comprehensive summary of the proposed development and how it addresses several of the General Plan's goal and objectives pertaining to the Character and Design Chapter of the Scottsdale General Plan and the Development Review Board Criteria and the City's Scottsdale Sensitive Design Principles.

Located on the northeast corner of East Fashion Square Avenue and North Scottsdale Road, the contextual design area is comprised of the: Barney's of New York expansion to Fashion Square Mall to the west; The Renaissance Center to the south; Safari condominium development to the east; Arizona Canal to the southeast; the Optima Camelview condominium development to the northeast; and Highland Park office development to the north. These developments are comprised of various building forms and materials. Responding to the contextual design area, the buildings' forms and masses are stepped to provide variations in heights to and away from the adjacent developments, and assist in providing for buildings' defined base, middle and top, which is consistent with the intent of the Downtown Urban Design & Architectural Guidelines. In addition, the proposed building materials responds to the contextual design area through the incorporation of contextual materials (stone, glass and the Exterior Insulating Finishing System (EIFS)) that promotes a supportive design relationship within the Downtown Regional Urban Neighborhood, while differentiating the buildings' architectural style in the macro-contextual design area, which is consistent with the intent of the Scottsdale Sensitive Design Principles.

Throughout the development, the site and architectural design incorporate elements that address human scale, provisions for pedestrian comfort, and an enhanced public realm. Adjacent to North Scottsdale Road, the proposed site design includes the elimination of the existing right turn lane at the north end of the site. This will allow the proposed streetscape to provide continuity with the adjacent developments, and a larger landscape and pedestrian area between the building and street. Within this area, the development incorporates "V" shaped benches, decorative seeded-colored-concrete sidewalk paving, locations for outdoor dining, and shade trees and structural canopies over the sidewalk. The public sidewalk is required to have a minimum 10-foot width. Furthermore, the architectural design of the building incorporates storefront and building entrances along the street frontage, pedestrian lighting, and the use of natural stone veneers enhance to pedestrian experience through finer detailing. The proposed improvements are consistent with the intent of the Scottsdale Streetscape Design Guidelines and the Downtown Urban Design & Architectural Guidelines pertaining to this section of North Scottsdale Road.

Perpendicular and bisecting the north and south buildings abutting North Scottsdale Road, public access will be dedicated from North Scottsdale Road to the Safari Phase 2 development to the east within the corridor. This access connects to the dedicated public access within the Safari development, which provides access to the Arizona Canal. The proposed site design of this area strengthens pedestrian character and creates a strong pedestrian connection. The area is proposed to incorporate courtyards, shade trees, enhanced landscaping, pedestrian lighting and a water feature that establishes an outdoor microclimate space that would be functional to both the development's tenants and guests, which addresses the Downtown Urban Design & Architectural Guidelines, Scottsdale Sensitive Design Principles and General Plan. In addition, the area between the north and south buildings will allow for a view corridor into the Safari development, and toward Camelback Mountain, also consistent with the Scottsdale Sensitive Design Principles and General Plan.

To enhance the pedestrian environment and encourage public use of the Arizona Canal, landscape and hardscape improvements are proposed within the adjacent Arizona Canal property. In addition, within the Arizona Canal, from the property to the intersection of North Scottsdale Road and East Camelback Road, the proposed improvements will include an improved pedestrian path and landscape improvements. The Salt River Project and Flood Control District of Maricopa County is required to approve the final design of the improvements in the Arizona Canal.

Access to the development will be provided from North Scottsdale Road by the existing private drives (East Fashion Square Drive, East Coolidge Drive, and the North 72nd Place alignments). Access to the proposed underground parking garage will be provided from the North 72nd Place alignment drive. This drive will service both the Safari development and the BlueSky development, and delivery and loading zones will be provided within the garage. In addition to the pedestrian ways describe above, sidewalks will be provided throughout the site that connect the adjoining buildings, the Safari development, and the Arizona Canal.

Development Information

- Existing Use: Vacant lot
- Proposed Use: Mixed Use Development
- Parcel Size (Phase 1 and 2): 3.74 net acres/4.41 gross acres
- Building Size (Hotel Option): 721,738 square feet
- Building Size (Apartment Option): 715,770 square feet
- Maximum Building Height Allowed: 133 feet 4 inches
- Maximum Building Height Proposed: 133 feet 4 inches
- Parking Required (Hotel Option): 1346 spaces
- Parking Required (Apartment Option): 1332 spaces
- Parking Provided: 1,414 spaces
- Open Space Required: none

- Open Space Provided: 51,696 square feet public realm open space
- Density Allowed: 152 dwelling unit per gross acre, based on total site area 4.95 gross acres per rezoning case no., 65-ZN-1992#7.
- Density Proposed (Hotel Option): 126 dwelling units per acre
- Density Proposed (Apartment Option): 152 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve BlueSky, Case No. 62-DR-2011 per the attached stipulations, finding that the provisions of the Character and Design and Neighborhood Elements of the General Plan, Sensitive Design Principles, and the Development Review Criteria have been met.

Next Steps:

In conformance with the applicable rezoning stipulations for Case No. 65-ZN-1992#7, this development review application is automatically appealed to the City Council. The City Council review of the application is scheduled for February 7, 2012.

RESPONSIBLE DEPARTMENT

Planning, Neighborhood and Transportation
Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY

Dan Symer, AICP, Report Author — Date: 1-12-2012

Steve Venker, Development Review Board Coordinator — Date: 1/12/12

Phone: 480-312-283
E-mail: svenker@ScottsdaleAZ.gov

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
B. Fire Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Aerial Close-Up
3. Zoning Map
4. Development Plans

Stipulations for the Development Review Board Application: BlueSky Case Number: 62-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. The location and configuration of all site improvements, and architectural elements shall be consistent with the Development Plan submitted by Gray Architects, PLLC with a city staff date of 01/10/2012.
   b. The case drainage report submitted by David Evans & Associates, Inc. accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.
   c. The water and sewer basis of design report submitted by David Evans & Associates, Inc. when accepted in concept by the Water Resources Division.

RELEVANT CASES:

Ordinance

B. At the time of review, the applicable zoning case for the subject site is 65-ZN-1992 #7.

ARCHITECTURAL DESIGN:

Ordinance

C. With the construction document submittal for the East Building, the BlueSky property owner shall demonstrate compliance with the Large Walls, Horizontal Dimension Maximum development standard to the satisfaction of the Zoning Administrator.

D. Prior to the issuance of a building permit for each building, the BlueSky property owner shall demonstrate conformance with U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification standards to the satisfaction of the Zoning Administrator.

SITE DESIGN:

Ordinance

E. Prior to the submittal of the Construction Documents for Phase 1, the BlueSky property owner shall obtain staff approval of a minor subdivision application to create the Sale Parcel. Unless otherwise determined by the Zoning Administrator, the BlueSky property

owner shall receive staff approval of the final subdivision plat prior to the issuance of the building permit for the Phase 1 above grade superstructure.

F. The BlueSky property owner shall submit a completed Permission for Private Improvements in Right-of-Way authorization form and obtain an encroachment permit prior to issuance of the building permit for the exhaust air shafts, bike racks, and benches located in the right-of-way for the underground parking garage.

G. All accessible parking stalls shall have a minimum width of 11 feet, with a 5-foot-wide access aisle.

H. With the construction document submittal for each phase, the BlueSky property owner shall demonstrate that all van accessible stalls associated with each phase that are located in the parking garage are located on first level of the underground garage. The accessible parking spaces and vehicular access route shall have a minimum clearance of 98-inches provided from the garage entrance to the van accessible parking stalls.

I. The location and design of any water feature(s) shall comply with the Scottsdale Revised Code.

J. If the BlueSky property owner exercises the Hotel Option (Phase 2), the BlueSky property owner shall submit an update trip generation report, and shall demonstrate compliance with the maximum allowable daily trips stipulated in Case No. 65-ZN-1992#7.

K. If the Hotel Option (Phase 2) is not exercised, the model units provided in the Phase 1 and 2 building shall not be offered for rent, or occupied for living purposes.

DRB Stipulations

2. There shall be no new above grade utilities between the east curb of North Scottsdale Road and the Main and North Buildings.

3. All backflow preventers shall be completely screened, subject to the approval of the Zoning Administrator.

4. Within the Arizona Canal property, the retaining wall which protects the stormwater drainage inlets, shall have a stucco finish and shall be painted a color to match San Diego Buff. Hand rails/fencing shall be provided on the retaining wall as determined by City Staff, and the design shall be subject to the approval of the Zoning Administrator.

LANDSCAPE DESIGN:

Ordinance

L. With the construction document submittal for the landscape improvements for each phase, the BlueSky property owner shall demonstrate compliance with the maximum allowable water intensive landscape plant material allowances specified in the Scottsdale Revised Code.

DRB Stipulations

5. On the landscape improvement plans, the layout and density of landscape plants shall be representative of the mature size of the proposed species, relative to the planting area. The landscape plant material shall be designed and planted in order to avoid overcrowding of plants and to result in sustainable landscape improvements.

6. Based on the mature size of the proposed species, landscape plant material shall be designed and planted so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surface.
7. A separate water meter and backflow preventer shall be installed and utilized to solely to irrigate the Arizona Canal landscape improvements southwest of East Building down to East Camelback Road.
8. The Arizona Canal landscape improvements within Arizona Canal property, beginning at the proposed property line that is southwest to the East Building and adjoining the Sale Parcel, and extending to East Camelback Road, shall be constructed with the first phase of construction on the BlueSky property.
9. The Arizona Canal landscape improvements within the Arizona Canal property that is abutting the East Building shall be constructed with the Second Phase of development.
10. The plant materials within the Arizona Canal property that are on the northwest side of the multi-use path, shall be distributed throughout the canal bank, and shall be supplemented with additional ground cover and shrub plant material. Final design of the Arizona Canal landscape improvements shall be subject to the approval of the Zoning Administrator.
11. Prior to receiving approval of landscape improvements from the City of Scottsdale, the BlueSky property owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County for the final design of the landscape improvements in the Arizona Canal property. The BlueSky property owner shall provide written evidence to the Zoning Administrator from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the landscape improvements.

EXTERIOR LIGHTING:

DRB Stipulations

12. Incorporate the following parking lot and site lighting into the project's design:

    Parking Lot and Site Lighting:

    a. The maintained average horizontal luminance level, at grade on the site and including the parking garage ramps, shall not exceed 10.00 foot-candles. All exterior luminaires, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    b. The maintained maximum horizontal luminance level, at grade on the site, including the parking garage ramps, shall not exceed 2.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    c. The initial vertical luminance at 6-foot above grade, along the property lines, except for the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property line adjacent to the East Building, shall not exceed 1.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace, shall be included in this calculation.

    d. The initial vertical luminance at 6-foot above grade, along the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property

line adjacent to the East Building, shall be subject to the approval of the Zoning Administrator. All exterior luminaries, excluding residential and hotel patios luminaries, shall be included in this calculation.

e. The final design of the exterior lighting for the roof terraces and the raised pedestrian bridges between the buildings shall be low in intensity, and shall be subject to the approval of the Zoning Administrator.

f. All bollards shall utilize external louvers that are opaque and non-reflective. The lamp source and reflectors shall not be visible.

g. All landscape fixtures shall utilize extension shields to minimum the visibility of the lamp.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

13. The exterior bicycle racks and clearances shall be consistent with the City of Scottsdale Supplements to MAG Specifications and Details, detail 2285.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

M. With the first phase of construction, the BlueSky property owner shall construct a minimum 10-foot-wide sidewalk adjacent to North Scottsdale Road. The design of the sidewalk improvement shall conform to the stipulations of Case No. 65-ZN-1992#7, the final design shall be subject to the approval of the Zoning Administrator.

DRB Stipulations

14. Other than a concrete cut or score, the BlueSky property owners shall incorporate a separate pavement material that clearly delineates the location of the public sidewalk between the west elevations of the main and north buildings and landscape improvements adjacent to North Scottsdale Road.

15. Before any building permit is issued for the site, dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major Arterial	65' Half Street Right-of-Way (existing)	Removal of deceleration lane, sidewalk, curb and gutter. Construct new vertical curb and gutter, bike lane, and an ADA ramp	a., b., c

a. The BlueSky property owner shall remove the existing deceleration lane, sidewalk, curb and gutter on North Scottsdale Road along the site frontage. The

developer shall construct vertical curb and gutter along the site frontage. The new curb line shall be set back 2 feet from the proposed curb line shown on the site plan that is included in the Development Plan.

b. The BlueSky property owner shall remove the existing southern ADA ramp at the intersection of East Coolidge Drive alignment and on North Scottsdale Road. A new ADA ramp and a new curb return shall be reconstructed by the Blue Sky property owner.

c. The BlueSky property owner shall, with Phase 1, construct southbound left turn lane storage within North Scottsdale Road at the intersection of East Fashion Square Drive and North Scottsdale Road, in conformance with Case No. 65-ZN-1992#7.

16. Prior to the approval of the improvements plans for North Scottsdale Road, the BlueSky property owner shall submit plans and receive approval to install a streetlight(s) on North Scottsdale Road, north of the North Scottsdale Road and Fashion Square Drive intersection. The street light shall be provided in accordance with the Design Standards and Policies Manual.

17. Access to the site shall be provided by the existing driveways on East Coolidge Drive and Fashion Square Drive alignments.

18. The interim configuration of the Fashion Square Drive driveway shall conceptually conform to the Alternative Driveway Plan of the Development Plan, subject to the approval of the Zoning Administrator.

19. The final configuration of the Fashion Square Drive alignment driveway improvements east of North Scottsdale Road shall be subject to the approval of the Zoning Administrator. The schedule for installation of these improvements shall be subject to the approval of the Zoning Administrator.

20. The multi-use path to be constructed within Arizona Canal property, from the existing path location adjacent to the Safari development, to the concrete paver sidewalk located near the intersection of North Scottsdale Road and East Camelback Road, shall be constructed by the BlueSky property owner with the first phase of construction of the BlueSky Property.

21. The multi-use path to be constructed within Arizona Canal property shall be located at least five feet from the northwest apex of the canal bank that slopes down to the water.

22. The multi-use path to be constructed within Arizona Canal property shall have a minimum width of ten (10) feet, shall have an integral color concrete that is colored to match San Diego Buff, and be constructed to load bearing weight specifications of the Salt River Project. Additional load bearing weight specifications shall be incorporated if required by the City's Fire Department.

23. The BlueSky property owner shall provide to the Transportation Engineering Department for review and approval from the Transportation Director, or designee, detailed improvement plans for the canal bank multi-use path and associated improvements north of East Camelback Road and adjacent to the northwest side of the Arizona Canal.

24. The BlueSky property owner shall provide hand rails and/or fencing adjacent to the multi-use path if required by the Transportation Director, or designee, subject to the approval of the Salt River Project. The design of the hand rails and/or fencing shall be subject to the approval of the Zoning Administrator.

25. The BlueSky property owner shall submit a detail striping and signage plan with improvement plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

26. The BlueSky property owner shall provide and receive approval of a traffic control plan at the internal "Y" intersection between the drive aisle for the property to the south and East Fashion Square Drive and North 72nd Place alignments.

27. Pavement marking, signage, or other delineation, of the pedestrian crossing across the on-site driveways, shall be shown clearly on the final improvement plans.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

N. The BlueSky property owner shall dedicate all easements required in Case No. 65-ZN-1992#7 and the Scottsdale Revised Code prior to the issuance of a building permit for any above grade superstructure improvements.

O. The BlueSky property 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 prior to the issuance of a building permit for any above grade superstructure improvements.

DRB Stipulations

28. Sight distance triangles shall be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 1.5 feet and 7 feet in height.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

P. The improvement plans and associated reports shall demonstrate compliance with the requirements of the Scottsdale Revised Code.

DRB Stipulations

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

30. Before the improvement plan submittal to the Planning, Neighborhood and Transportation Division, the owner shall obtain approval of the basis of design reports (Water and Wastewater) and plan from to Water Resources Division.

DRAINAGE AND FLOOD CONTROL:

Ordinance

Q. The improvement plans and associated reports shall demonstrate compliance with the requirements of Case 65-ZN-1992#7 and the Scottsdale Revised Code.

DRB Stipulations

31. With the improvement plan submittal, the BlueSky owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report when accepted in concept by the Director, or designee, of the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.

32. Prior to receiving approval of improvements from the City of Scottsdale, the BlueSky owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County of the final design of the improvements in the Arizona Canal property. The BlueSky property owner shall provide written evidence to Building Official, or designee, from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the improvements.

FIRE ACCESS:

Ordinance

R. The location of the Fire Department apparatus access and staging for the East Building shall be subject to the approval of Fire Chief, or designee, prior to the submittal of the construction documents for the East Building.

S. With the construction document submittal for each building, the property owner shall demonstrate compliance with the high-rise building fire safety requirements, including a secondary on-site water supply if the seismic category is C,D,E, or F. IFC 903.3.5.2.

T. With the construction document submittal for each building, the property owner shall demonstrate that the elevators for each building have a 6 foot by 7 foot nominal interior dimensions in order to comply with the stretcher size requirements.

ADDITIONAL ITEMS:

Ordinance

U. Signage is subject to separate review and approval.

V. The maximum allowable Floor Area Ratio and maximum density indicated in the Development Plan is based on the total net and gross lot area of site plan and amended development standards and stipulations of Case No. 65-ZN-1992#7.

W. Prior to issuance of the building permit to construct the improvements on the property to the south (The Renaissance) and to the east (Safari), the BlueSky property owner shall provide documentation to the satisfaction of the Building Official demonstrating that the Safari and The Renaissance property owner have authorized the construction of the improvements.

DRB Stipulations

33. The parcel label on the site plans as the Sale Parcel is not included with this approval, and shall obtain an approval of a separate development review application in conformance with the Zoning Ordinance and applicable rezoning stipulations.

62 DR 2011

DATE: 12/8/11

Blue Sky
(High Rise)

_____
_____

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 & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

_____
_____
_____

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☒ B. PADLOCK
- ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☒ 6. SUBMIT PLANS FOR A CLASS tbd FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 7. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

_____

☒ 8. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 9. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 10. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 11. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF tbd AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 12. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x tbd (NSHT)

☒ 15. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

ATTACHMENT B

62 DR 2011 DATE: 12/8/11

16. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2007 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2007 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2007 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2007 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: tbd SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☐ G. PROVIDE OWNER CERTIFICATE WITH SPRINKLER PLAN SUBMITTAL.

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, 312-7080.

ATTACHMENT B

REVISED PROJECT NARRATIVE
BLUE SKY
January 2, 2012

INTRODUCTION

This application requests Development Review Board approval for the Blue Sky Scottsdale project located on an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads. Gray Development proposes to develop Blue Sky at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20, 000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two Scottsdale Road facing buildings, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

Consistency with Scottsdale General Plan

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

Goal 1: Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Response: Blue Sky will support the long-term success of the Downtown Scottsdale urban character type neighborhood through its inclusion of high density, high quality, urban apartments; street level restaurants and retail, and vertically integrated commercial uses; and utilizing its integrated, shaded pedestrian connectivity elements. Further, Blue Sky will be developed on a vacant, underutilized infill parcel in the heart of Downtown Scottsdale. As a result, it will maximize prior public and private investments made in existing infrastructure, including water, wastewater, sewer, electrical, street and transit systems. Blue Sky's intensive nature is appropriate at it's proposed location given the large scale, high intensity development that surrounds it such as the Fashion Square Mall and Scottsdale Waterfront. Blue Sky will contribute to city wide linkages of open space and activity zones through its connectivity to the Arizona Canal and the improvements it will make along the canal bank. When completed, these improvements will link areas north of Camelback Road to other

activity centers such as the Waterfront, Southbridge and the Soleri bridge, all located south of Camelback Road. As the highest quality multifamily rental development in all of Arizona, it will also maintain Scottsdale's strong commitment to quality.

Goal 4: Encourage streetscapes for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Response: Improvements made to Scottsdale Road as a part of the Blue Sky development will make significant contributions to the overall streetscape goals for this important corridor. Through the use of plant materials, decorative paving, shaded canopies and outdoor pedestrian amenities, Blue Sky's Scottsdale Road frontage will be a high quality, activated urban street front. Its plant materials and paving patterns, including enhanced paving, will be consistent with those used at Fashion Square Mall on the west side of the street. In fact, subject to City approval, Blue Sky proposes to add date palms and appropriate low-level landscaping to the median in the portion of the street between Fashion Square Mall and Blue Sky in order to create a signature corridor between these two important projects.

Goal 6: Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.

Response: Blue Sky's landscape plans will make a significant visual contribution to the City as well as help mitigate the urban heat island effect. While remaining within the City and State limitations regarding water-intensive landscaping, Blue Sky will create an urban oasis through the use of greenery at all levels of the project. Scottsdale Road will include a generous landscape buffer complete with shade trees and shrubbery between the pedestrian areas adjacent to the buildings and Scottsdale Road. Plant materials used in this buffer will be consistent with those called for in the Scottsdale streetscape design guidelines. Additionally, Blue Sky will include a landscaped paseo between the North and Main buildings that will serve as a dedicated public access to the Safari development and the Arizona Canal, as well as a public gathering space in and of itself. Moreover, virtually all perimeter walls of the project will include a landscape buffer between the buildings and the surrounding sidewalks. Finally, and very importantly, all of Blue Sky's podium roof decks will be landscape with shrubbery and trees, creating inviting urban public spaces for residents and guests, as well as creating a striking visual impact along Scottsdale Road and the Arizona Canal.

Goal 7: Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

Response: Blue Sky will use exterior lighting with different characteristics depending on the use intended, while ensuring that the project meets all dark sky requirements. At the Scottsdale Road frontage, lighting will be conducive to sidewalk dining and pedestrians browsing at the retail storefront, at the paseo lighting levels will be higher at areas intended as pedestrian pathways, and lower at courtyard seating areas off the paseo. Occupied rooftop areas will feature more subdued lighting, with higher levels of illumination only at the barbecue grill areas.

Contribution to general health, welfare, safety and convenience

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

Response: Blue Sky will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity by providing additional opportunities to obtain goods or services; enhancing the Arizona Canal pedestrian experience, one of the City's important public amenities; and offering additional living opportunities not currently found in the city. With respect to the Canal, Blue Sky will provide access through a beautifully designed and landscaped paseo between the North and East buildings. The paseo will include a dedicated public access way for pedestrians. The paseo will connect to the Safari Condominiums to the south as well as to the Canal via a sidewalk that runs between the Blue Sky and Safari properties. Members of the public will be welcome to utilize the paseo to access the canal or to simply enjoy the urban public spaces adjacent to it. These spaces will be courtyards that include landscaping, shade and pedestrian amenities. The courtyards will be located within the "U" of their respective buildings. An appropriately-scaled water feature will be located between the courtyards, helping to create a cool environment and drown out the noise of nearby Scottsdale Road.

Blue Sky's Scottsdale Road frontage will also provide an outstanding public amenity that will contribute to the general health, welfare, safety and convenience of the community. As discussed above, the frontage will consist of enhanced paving materials, intensive landscaping, a retail shade portico, and public seating areas. The paving material along Scottsdale Road will be an enhanced material consisting of poured-in-place integral colored concrete with hand seeded aggregate and a medium sand blasted finish. Trees will consist of a double row of signature mature date palms interspersed with shade trees (palo brea or Texas ebony) in the landscape buffer between the sidewalk and Scottsdale Road. Generous shrubbery plantings will occur in between the trees within the landscape buffer. Additionally, public seating will be provided on concrete benches placed at the edge of the buffer facing the sidewalk and retail portico. The retail portico will consist of a canopy covering a 20-foot wide area conducive to outdoor dining and seating opportunities along the entire frontage. Finally, there are opportunities for public art along the Scottsdale Road frontage,

particularly at the southwest corner of the site and potentially at other select locations along the frontage.

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

Response: In addition to creating pedestrian friendly dedicated public access ways, Blue Sky has incorporated multiple pedestrian passageways and an urban pocket park to permit public pedestrian traffic through the site. Additionally, the use of various hardscape materials, lush landscaping, and shaded walkways are just a few of the elements that will encourage pedestrian use.

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

Response: Blue Sky's front porch is Scottsdale Road and interaction with it is an important element of the project's design. While it is the goal of Blue Sky to draw people in off of Scottsdale Road, the project will also provide an exciting experience for all pedestrian and street traffic on Scottsdale Road that wish to pass by or through the project. Blue Sky is designed with an internal loop road connected to Fashion Square Drive on the south and Coolidge Road on the north, that will provide delivery and emergency response access to our project as well as continued access to adjacent projects.

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

Response: The central location of Blue Sky in the Downtown Regional Zone allows for significant heights and building massing. The design incorporates varying building heights and step backs throughout the project that are sensitive to the adjacencies and view corridors of neighboring properties. Mature landscape buffers will also assist in creating appropriate transitions to the adjacent properties. Improvements along the Arizona Canal and associated pedestrian walkways provide an additional buffer to the east.

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

Response: Rooftop mechanical wells are recessed and set back to assure screening, and most utilities have been placed underground to make them unobtrusive. In addition, all refuse collection and pickup occurs in the underground parking structure, removing the eyesore of surface trash dumpsters from the street level.

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

Response: The 14 principles outlined in the "Scottsdale Sensitive Design Principles" have been addressed to the full extent that they are applicable to this project. Attached please find a narrative that addresses each of the points.

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

Response: Not applicable to this project

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

Response: Not applicable to this project

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

Response: The mix of residential, retail, restaurant and fitness uses within the vertically integrated Blue Sky exemplifies the concept of a "mixed use neighborhood." The shaded restaurant/retail portico along Scottsdale Road will provide an activated, shaded, integrated area for the comfort of pedestrians, shoppers, diners and residents. The pedestrian Paseo between the two Scottsdale Road buildings provides a garden-like setting for potential al fresco dining, or just sitting and relaxing away from the street noise. Further, the activated and landscaped podium roof decks and pedestrian bridge connecting the North building pool to the Main building will add significantly to the urban character and pedestrian nature of the site. Each of the project's multiple lower level roof decks will include landscape and hardscape improvements intended to provide social gathering places for residents and guests. The North Building's

east podium deck and the East building's podium deck will serve as barbecue plazas with top of the line equipment, lighting, landscaping and seating areas. The North building's west podium deck will serve as a high end pool environment that will be extended to the Main building via a pedestrian bridge and Main building roof deck. Additional urban gathering spaces are provided at each step of the Main and North buildings' podium component.

Downtown District – building forms

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

Response: Blue Sky's planned high-density housing with complementary commercial uses precisely meets the goal of providing higher scale development in non-Downtown Core areas of the Downtown. Further, Consistent with City goals for urban development, Blue Sky will eliminate the negative impact that parking uses have on an urban area by locating its parking underground. Doing so will…

- *Eliminate the negative visual impacts of parking; and*
- *Preserve the site for more productive uses, including significant new public spaces.*

Blue Sky's massing will be broken up into smaller forms through the use of stepbacks, varying roof heights, building recesses and projections, and the placement of building materials. Along Scottsdale Road, the North and Main buildings will each include a podium building designed to create an appropriately-scaled pedestrian environment. Each of the podium buildings will have four steps to it at the 5th, 6th, 7th and 8th levels, very effectively breaking up the mass of these buildings. Further, the taller portion of the North building will occupy less than half of the total building footprint, while the taller portion of the Main building will include large public patio areas at two different heights near the top of the building that serve to break up its mass. The North building will also include a seven story podium to break up its mass on its eastern side. Finally, the East building will include a six-story podium building to provide for an appropriately-scaled environment adjacent to the Canal. Additional relief will be provided throughout the building elevations through the generous use of recessed and extended balconies. Finally, the placement and color of building materials will create a modern southwest design that includes stone, glass and EIFS. These materials will be placed so as to create distinct components of each building – a stone or EIFS wainscot of contrasting color creating the base where the building hits the ground, a contrasting color of stone or EIFS to create the middle of the building, and a projecting overhang topping off each building's tower element..

Downtown District – urban design and architectural design

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

Response: The design of Blue Sky will include approximately 76,000 square feet square feet of new public spaces for use by the community. These will include active, shaded spaces under the portico adjacent to retail and restaurant spaces along Scottsdale Road (which will also will provide an attractive, active and comfortable connection between uses to the south and north of the project), an inviting and landscaped Canalscape, and a pedestrian Paseo - an urban pocket park - located between the two Scottsdale Road buildings that comprise the first phase of Blue Sky. All of these areas will contain seating areas, pedestrian amenities and/or public art elements. Blue Sky will play an integral role in providing an interconnected public realm within Downtown Scottsdale. Additionally, the new pedestrian connections along the Canal and between the project's buildings, including the pedestrian "bridge" over the underground parking ramps, will provide important pedestrian connections to adjacent uses. Blue Sky will provide a dramatic visual impact and fill a void in the urban fabric around Fashion Square. Its unique design, including activated public spaces, variations in roof heights, step backs (including green roofs stepping back from the street) and high quality architecture, featuring significant glass and stone elements, will add a major architectural statement along the Scottsdale corridor.

Blue Sky has incorporated many of the principles of design in the "Downtown Urban Design and Architectural Guidelines", providing a project that will contribute to the urban design goals for Downtown and compatible with the character of existing Downtown districts. For example, the project's massing and form is being designed to be sensitive to adjacent developments. It will have active street frontages facilitated by the shaded restaurant/retail portico. The building elements are designed around a highly amenitized pedestrian corridor and interior courtyard Paseo. Parking will be hidden underground and a pedestrian connection will be created over the top of the parking ramps. Appropriate pedestrian scales will be created along the Canal and Scottsdale Road, and varying building heights and step backs are being used to reduce massing and bulk.

Sensitive Design Principles

As amended by the Development Review Board on March 8, 2001

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

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

- Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
    - *Blue Sky's design reflects the fact that it is located in the most intensive urban location in downtown Scottsdale. Adjacent to large scale shopping, office, hotel and residential projects, Blue Sky responds to this environment through a contemporary design with building massing that responds to the geometry of the site, while adhering to the setback and density requirements of the project's amended development standards. The design of Blue Sky – both in its materials and its form - will blend in with and enhance the surrounding built environment.*
- Building design should be sensitive to the evolving context of an area over time.
    - *Blue Sky utilizes timeless building materials commonly found in downtown Scottsdale: stone, stucco (EIFS) and glass. It is designed in such a way that it will not look "dated" a few years after its completion.*

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

- Scenic views of the Sonoran desert and mountains
    - *Blue Sky recognizes the importance of scenic views, in the sense that it makes a significant effort to provide them to residents, and also provides view corridors to adjacent properties. Specifically, Blue Sky will provide*

view corridors between its North and Main buildings, as well as its Main and East buildings. It will also not obstruct existing views along the Arizona Canal. Its height and glass expanses will provide unparalleled views of the nearby Sonoran Desert and mountains.

- Archaeological and historical resources
    - *Not applicable to this project*

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

- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
    - *Blue Sky does step down slightly along Scottsdale Road, following the natural topography, though the ability to step down is limited on this site by flood plain requirements. The civil design of the site is intended to minimize disturbance of the natural grade while ensuring that it does not adversely affect surrounding properties.*

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

- *Not applicable to this project*

5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.

- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.
    - *Blue Sky's streetscape will provide all of the above, and at a level well above the city's minimum standards. The project's Scottsdale Road frontage will include landscape and hardscape treatments that are consistent with those found to the west at Scottsdale Fashion Square. The intent of providing this consistency is to create a signature urban corridor between these two important projects. The Scottsdale Road frontage will also be consistent with the Scottsdale Streetscape Design Guidelines.*

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

- *Blue Sky's location is adjacent to bus routes on Scottsdale and Camelback Roads, provides multiple options for bicycle parking (for both visitors and residents) and creates significant pedestrian amenities on the site and linking to adjacent sites on Scottsdale Road and the Arizona Canal.*

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

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.
  - *Blue Sky's building massing will be minimized through the use of podium buildings with multiple stepbacks and building heights. Additionally, all lower level podium roof decks will be designed as activated, social gathering spaces. The pedestrian amenities on the project are continuously shaded by a canopy and shade trees along the Scottsdale Road frontage, and by large trees in other portions of the project. In addition, the building mass will provide shading in the pedestrian paseo a good portion of each day.*

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

- To control the visual impact of a building's height and size
  - *The massing of the building steps down at the northwest and southwest corners of the Scottsdale Road frontage, and at the canal end to provide a transition of scale at these locations. In addition the podiums at the North Building and East Building reduce the mass height and size at a significant portion of both buildings.*
- To highlight important building volumes and features, such as the building entry.
  - *Building entries have been articulated by recesses, canopies and some feature enhanced materials and two story volumes. The streetscape along Scottsdale Road is also highlighted by a continuous canopy, upgraded hardscape and landscaping to provide an enhanced street presence.*

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

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
    - *At building lobbies, the project will create an experience that links interior and exterior. At the commercial lease space, we have provided adequate space for outdoor dining and lounging. It is anticipated that individual tenants may elect to create seamless transitions between interior and exterior spaces to blend these two environments.*
- Materials with colors and coarse textures associated with this region should be utilized.
    - *Blue Sky utilizes two coarse textured building materials commonly found in downtown Scottsdale: stone and stucco (EIFS), and the colors utilized are similar to those found in other projects in the Scottsdale downtown.*
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
    - *Blue Sky utilizes timeless and high quality building materials: stone, stucco (EIFS) and glass, and we believe the design reflects an "honest" iteration of their qualities.*
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.
    - *Shade canopies have been provided at the Scottsdale Road commercial frontage, and residential patios throughout the project are recessed to provide shade and cover. Windows at the top floor of the project are shaded by a deep overhang.*

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

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.
    - *The design of this project utilizes a space and material efficient concrete structure, energy efficient building skin materials and a state-of-the-art*

HVAC system, all consistent with high quality and sustainable building design practices.

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

- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
    - *Planting materials have been selected to be consistent with city standards on the street frontages, with more lush and dense plantings at the interior of the project, and on the occupied roof deck areas. The project's high density nature means that less water will be used on a per capita basis than any suburban-oriented development.*
- The landscaping should complement the built environment while relating to the various uses.
    - *Landscape design directly correlates to the intended uses and varies through the project – providing shade, buffer zones and color to enhance the project.*

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

- Water, as a landscape element, should be used judiciously
    - *Only one small fountain is planned for this project.*
- Water features should be placed in locations with high pedestrian activity.
    - *The fountain will be located in the pedestrian paseo between the North and Main Buildings.*

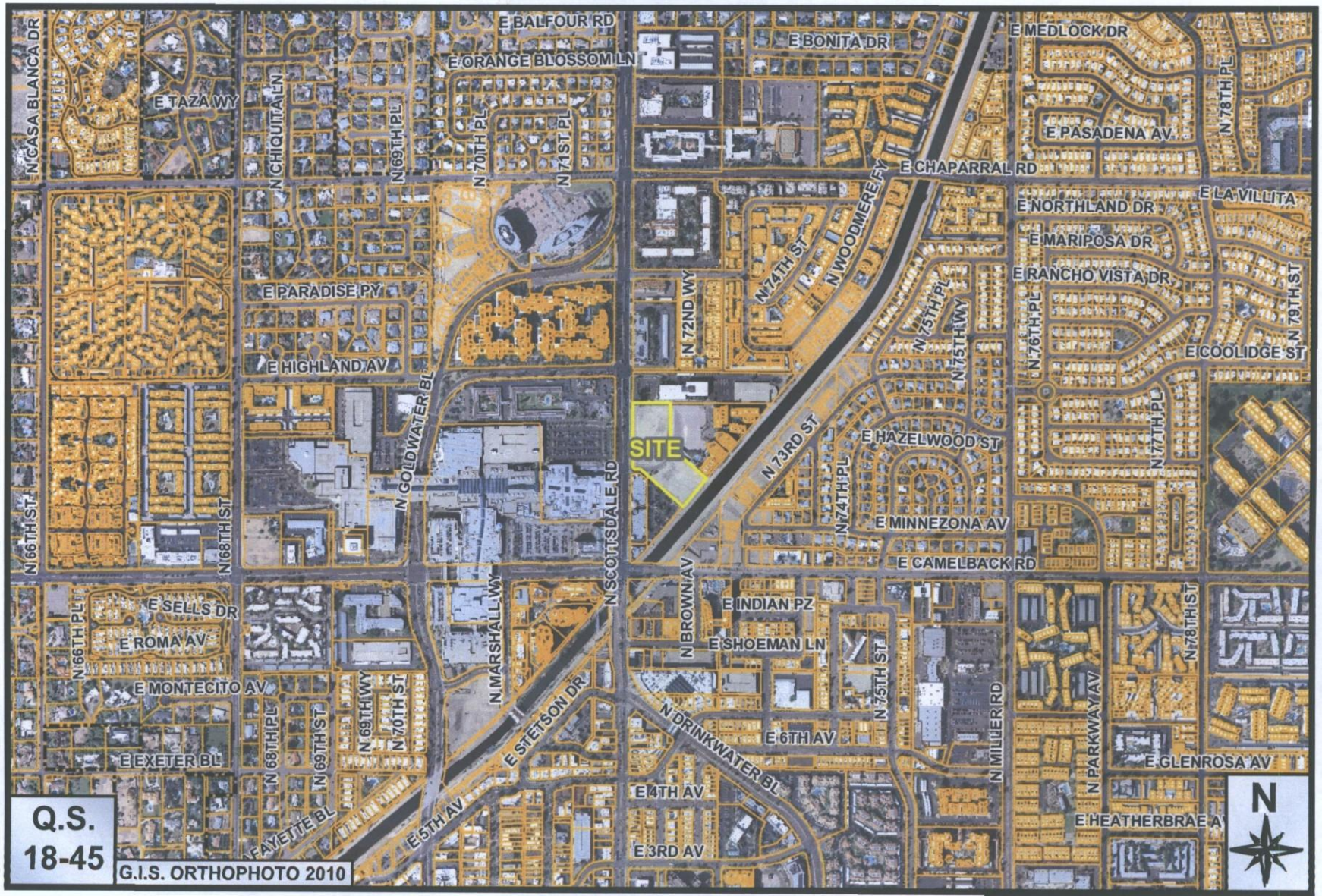
13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
    - *Lighting design at the project is intended to provide appropriate levels of illumination for the intended use without violating Dark Sky design principles or creating levels disruptive to residents or surrounding uses.*

- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.
    - *All fixtures selected are energy efficient, and some utilize LED lamps to conserve energy (as compared to other conventional lamp types). Pedestrian light fixtures and wall mounted sconces create unique design that will provide appropriate illumination and enhance the project.*

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

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.
    - *A separate comprehensive sign package will be prepared and submitted for this project. Signage shown on the elevations in the DRB submittal package are "placeholders" and do not represent the final design of project signage.*



BlueSky

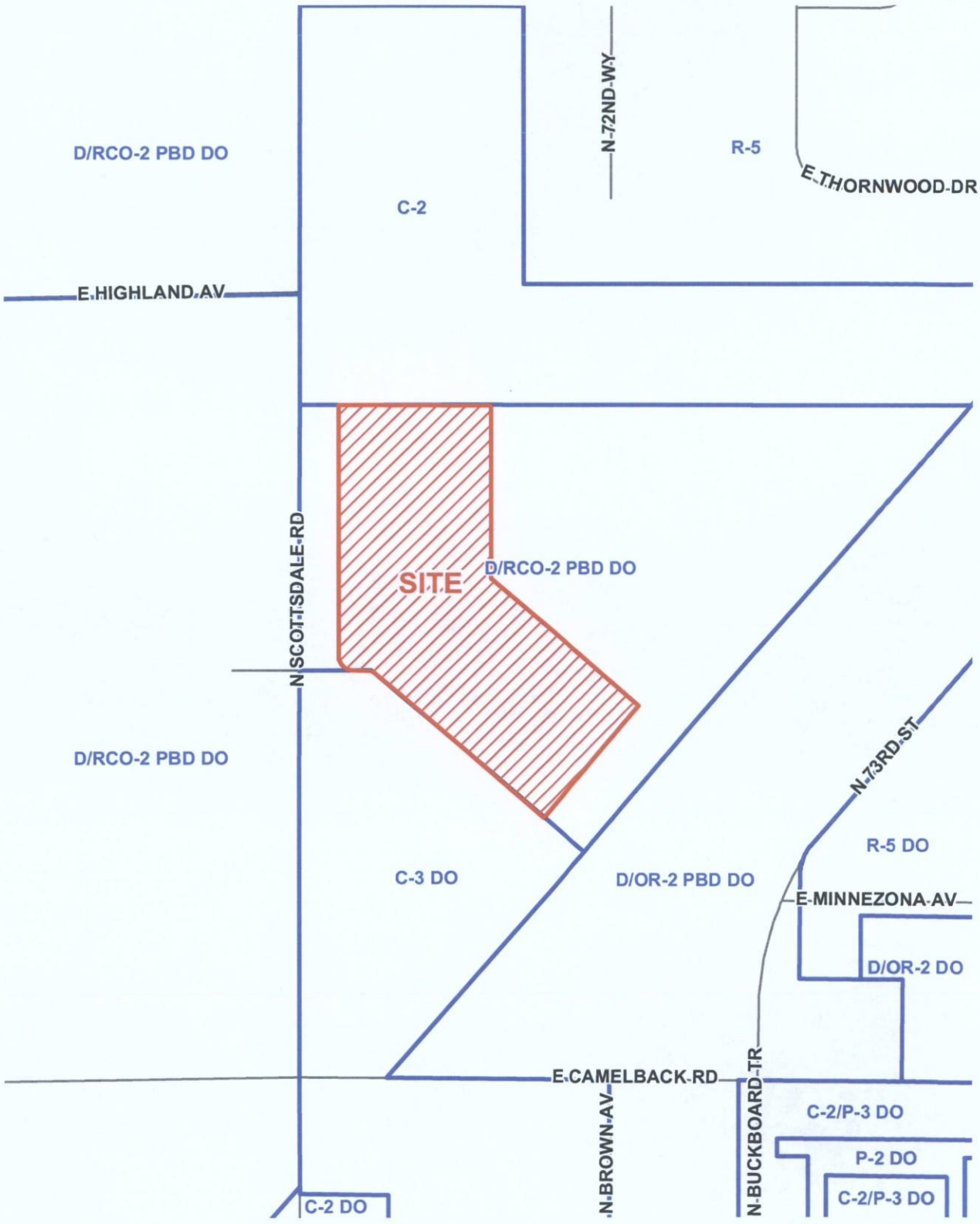
62-DR-2011

ATTACHMENT #2

BlueSky

62-DR-2011

ATTACHMENT #2A



62-DR-2011

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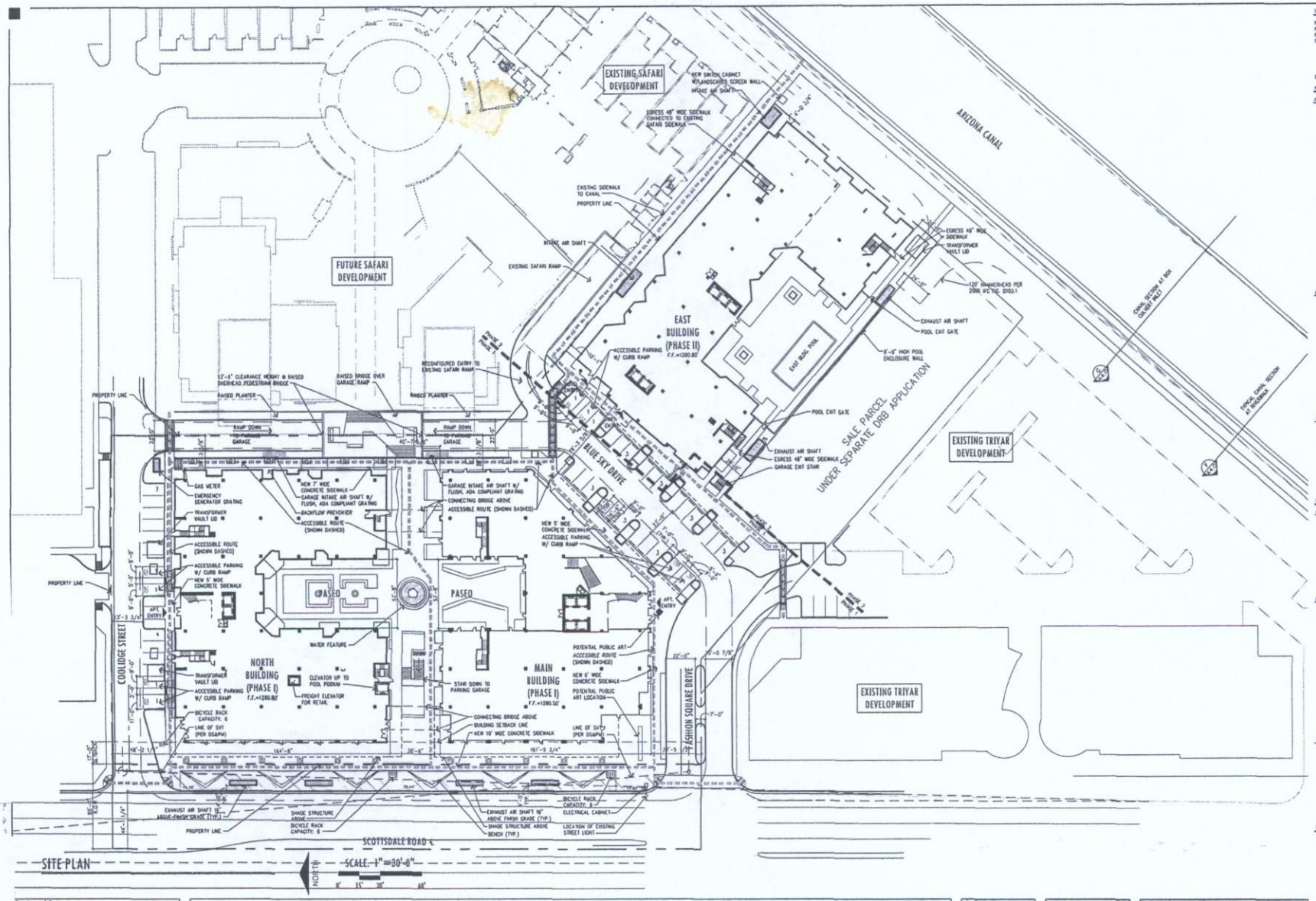
ATTACHMENT #3



ATTACHMENT #4

62-DR-2011
1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY

Scottsdale, Arizona

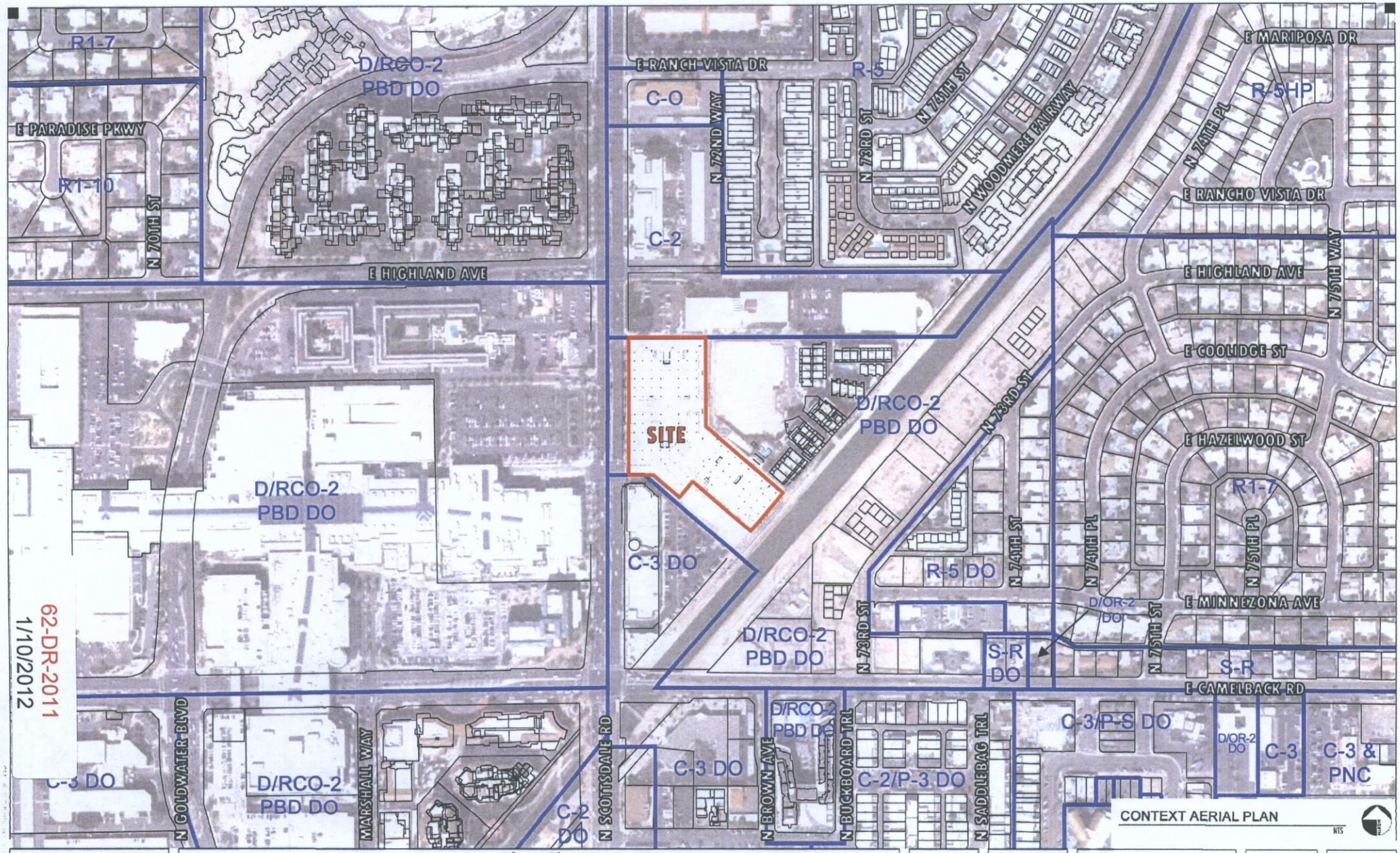
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 20, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A1.0

62-DR-2011



CONTEXT AERIAL PLAN

NTS

62-DR-2011
1/10/2012

Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

Blue Sky

SCOTTSDALE, ARIZONA

another residential community by Gray Development Group

Date: November 21, 2011
Revisions:

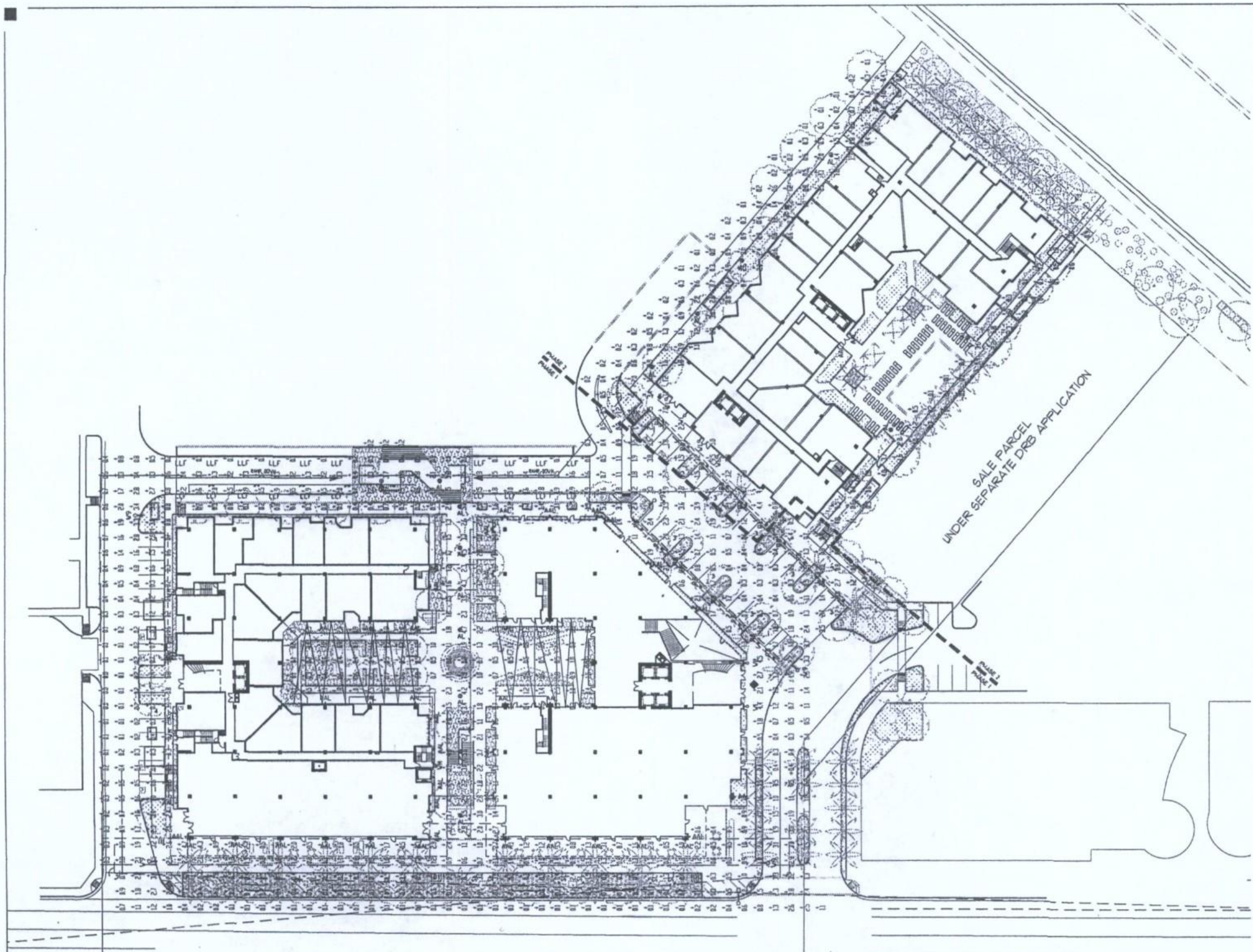
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A1.1
62 DR 2011

SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.
AAL		AAL (2) F21T5 - T5 (1) "TSH" TH-H/W-T5-2X	(1) (2) F21T5	4005	WALL MOUNT @ 12' TOP OF FIXTURE	0.85	30
AL		Louis Poulsen & 70PMH T3 (1) "N70" L7207	(1) 70W-CMH-T6	4279	12' TO TOP OF FIXTURE	0.70	27
LLF		KIM LIGHTING 100PMH (1) "LSH" LLF-30/100MH	(1) MH 100	4912	WALL MOUNTED RAMP FIXTURE	0.70	20
LP		Louis Poulsen & LED BOLLARD (1) "BUR" L745B	(1) 9290004784	811		0.90	18
SL		KIM LIGHTING LED (1) "EL" ELB07	(1) LED	95	STEP LIGHT @ 2'	0.90	22
WP		KIM LIGHTING 250PMH T3 (1) "WP9L" WPFL3/250PMH-ED28	(1) 250PMH	22000	20' TO TOP OF FIXTURE	0.70	3
WPS		KIM LIGHTING 150PMH T2 (1) "WP9S" WPFS2/150PMH-ED17	(1) 150PMH	14000	20' TO TOP OF FIXTURE	0.70	2
WL		Louis Poulsen & 70CMH T3 (1) "N70" L7207	(1) 70w-CMH-T6	4279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM		LUMINAIRE LIGHT (2) F24T5 (1) "ALL" AEL48-224BO-CL	(2) SYLVANIA FP24/835/HO	1760	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.11 THRU A1.13 FOR FIXTURE CUT SHEETS.

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PTS.	SPACING	GROUP	AVE.	MAX.	MIN.	MAX/MIN	AVE/MIN
BLUE SKY SCOTTSDALE	760.30'x941.60'	NEW GRID/H.H	994	10.00'	(+)	1.30	9.60	0.04	245.41	33.33



NORTH

PHOTOMETRIC LIGHTING PLAN

SCALE: 1"=60'-0"

0' 30' 60' 120'

Designed By:
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Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

REGISTERED ARCHITECT CERTIFICATE NO. 26789 JOSEPH H. WORRALL ARIZONA, U.S.A.

Date: November 21, 2011
Revised: December 30, 2011

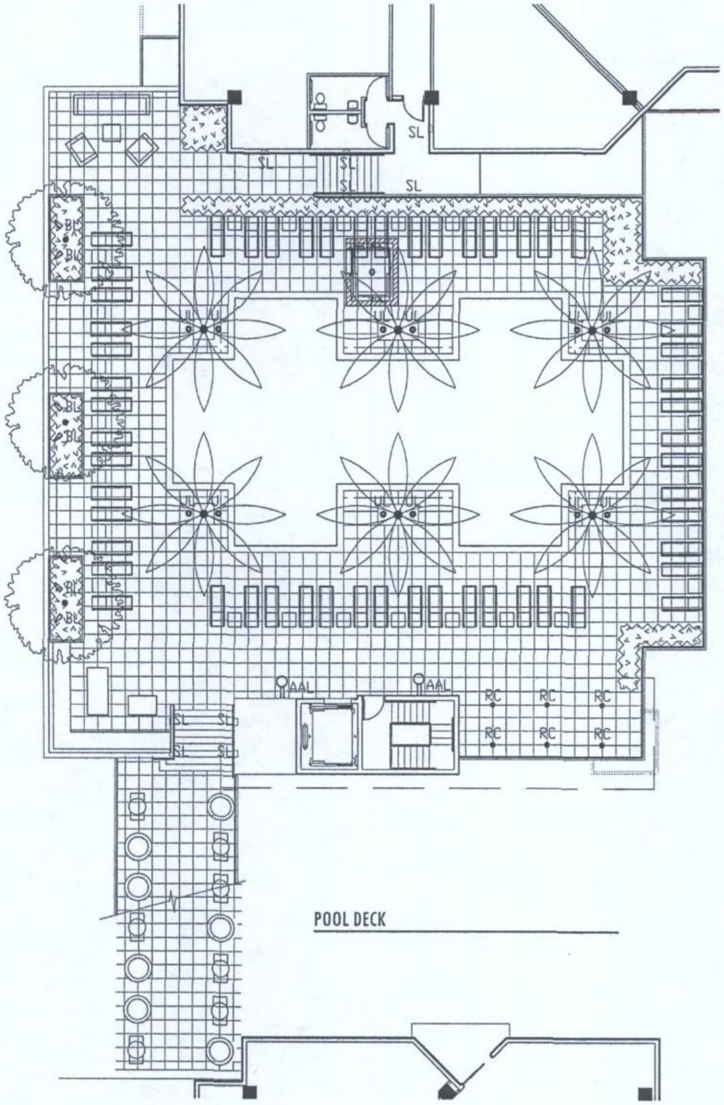
Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A1.4

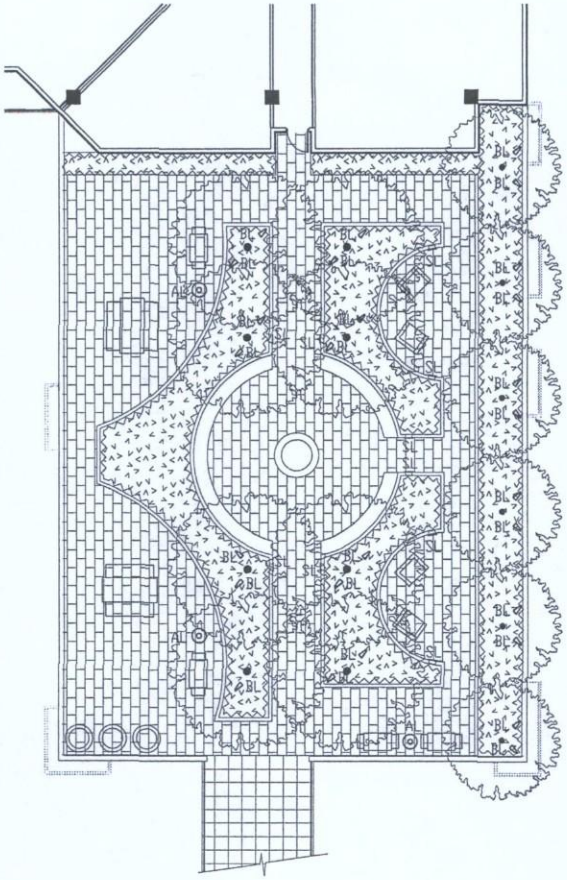
62-DR-2011

SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY
AAL		AAL (2) F21T5 - T5 (1) "TEN" TN-WM-T5-2X	(1) (2) F21T5	4000	WALL MOUNT @ 12' TOP OF FIXTURE	0.85	30
AL		Louis Poulsen & 70PMH T5 (1) "KJO" L7287	(1) 70W-CMH-T6	4279	12' TO TOP OF FIXTURE	0.70	27
LLF		KIM LIGHTING 100PMH (1) "LSR" LLF-10/100MH	(1) MH 100	6912	WALL MOUNTED DAMP FIXTURE	0.70	20
LP		Louis Poulsen & LED BOLLARD (1) "BUG" L7450	(1) 929000474A	811		0.96	18
SL		KIM LIGHTING LED (1) "EL" CL807	(1) LED	95	STEP LIGHT @ 2'	0.90	22
WP		KIM LIGHTING 250PMH T3 (1) "WP9L" WP9L3/250PMH-ED28	(1) 250PMH	22000	24' TO TOP OF FIXTURE	0.70	3
WPS		KIM LIGHTING 150PMH T2 (1) "WP9S" WP9S2/150PMH-ED17	(1) 150PMH	14000	24' TO TOP OF FIXTURE	0.70	2
WL		Louis Poulsen & 70CMH T5 (1) "KJO" L7287	(1) 70w-CMH-T6	4279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM		LUMINAIRE LIGHT (2) F24T5 (1) "AEL" AEL48-224HO-CL	(2) SYLVANIA FP24/835/HO	1740	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.11 thru A1.13 FOR FIXTURE CUT SHEETS.



POOL DECK



BBQ DECK

NORTH

LIGHTING PLAN - NORTH BUILDING - 8TH FLOOR

SCALE: 1/8" = 1'-0"

62-DR-2011
1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 30, 2011

Owner:
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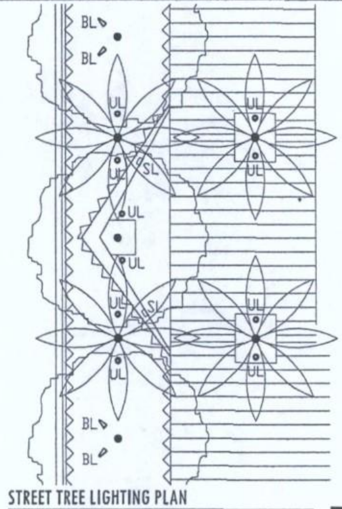
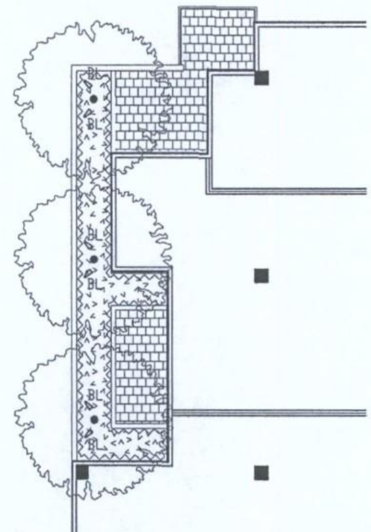
A1.5

62-DR-2011



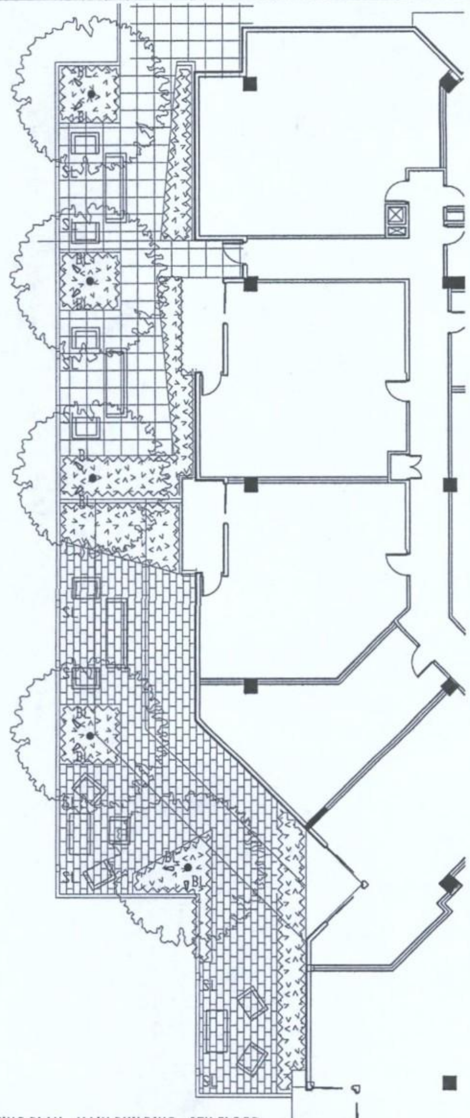
STREET TREE LIGHTING PLAN

SCALE: 1/8" = 1'-0"



LIGHTING PLAN - NORTH BUILDING - 5TH FLOOR

SCALE: 1/8" = 1'-0"



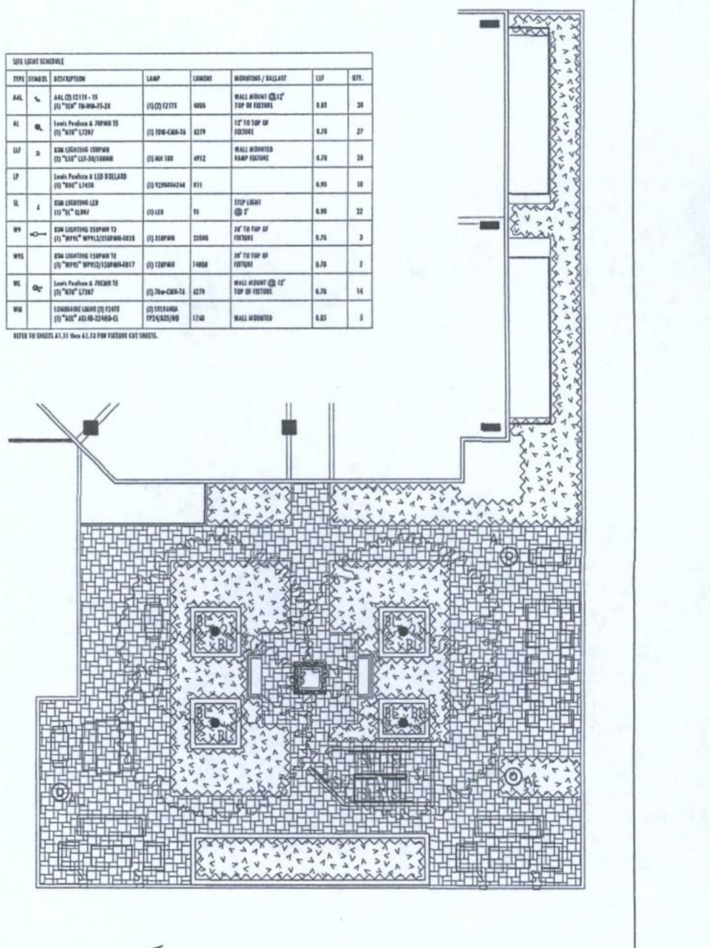
LIGHTING PLAN - MAIN BUILDING - 8TH FLOOR

SCALE: 1/8" = 1'-0"

SITE LIGHT SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.
AAL		AAL (2) F21T5 - T5 (1) "TEM" TM-WM-25-2X	(1) (2) F21T5	4005	WALL MOUNT @ 12' TOP OF FIXTURE	0.85	28
AL		Louis Poulsen & 70PMH T5 (1) "NTO" L7207	(1) 70W-CMH-T6	6279	12' TO TOP OF FIXTURE	0.70	27
LLF		KIM LIGHTING 100PMH (1) "LSO" LLF-50/100MH	(1) MH 100	4912	WALL MOUNTED RAMP FIXTURE	0.70	28
LP		Louis Poulsen A LED BOLLARD (1) "BOG" L7458	(1) 9290004244	811		0.95	18
SL		KIM LIGHTING LED (1) "EL" EL097	(1) LED	95	STEP LIGHT @ 2'	0.95	32
W9		KIM LIGHTING 250PMH T3 (1) "WP9L" WP9L3/250PMH-4038	(1) 250PMH	22000	38' TO TOP OF FIXTURE	0.76	3
W9S		KIM LIGHTING 150PMH T3 (1) "WP9S" WP9S3/150PMH-4017	(1) 150PMH	14000	28' TO TOP OF FIXTURE	0.70	2
WL		Louis Poulsen & 70CMH T5 (1) "NTO" L7207	(1) 70w-CMH-T6	6279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM		LUMINAIRE LIGHT (2) F24T5 (1) "ALL" AL148-224HO-CL	(2) SYLVANIA FP24/835/HO	1740	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.11 thru A1.13 FOR FIXTURE CUT SHEETS.



LIGHTING PLAN - EAST BUILDING - 7TH FLOOR

SCALE: 1/8" = 1'-0"

62-DR-2011
1/10/2012

Designed By:
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Phoenix, Arizona 85018 602.954.0109

BLUE SKY

Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

REGISTERED ARCHITECT CERTIFICATE NO. 26769 JOSEPH H. WORRALL ARIZONA U.S.A.

Date: November 21, 2011
Revised: December 20, 2011

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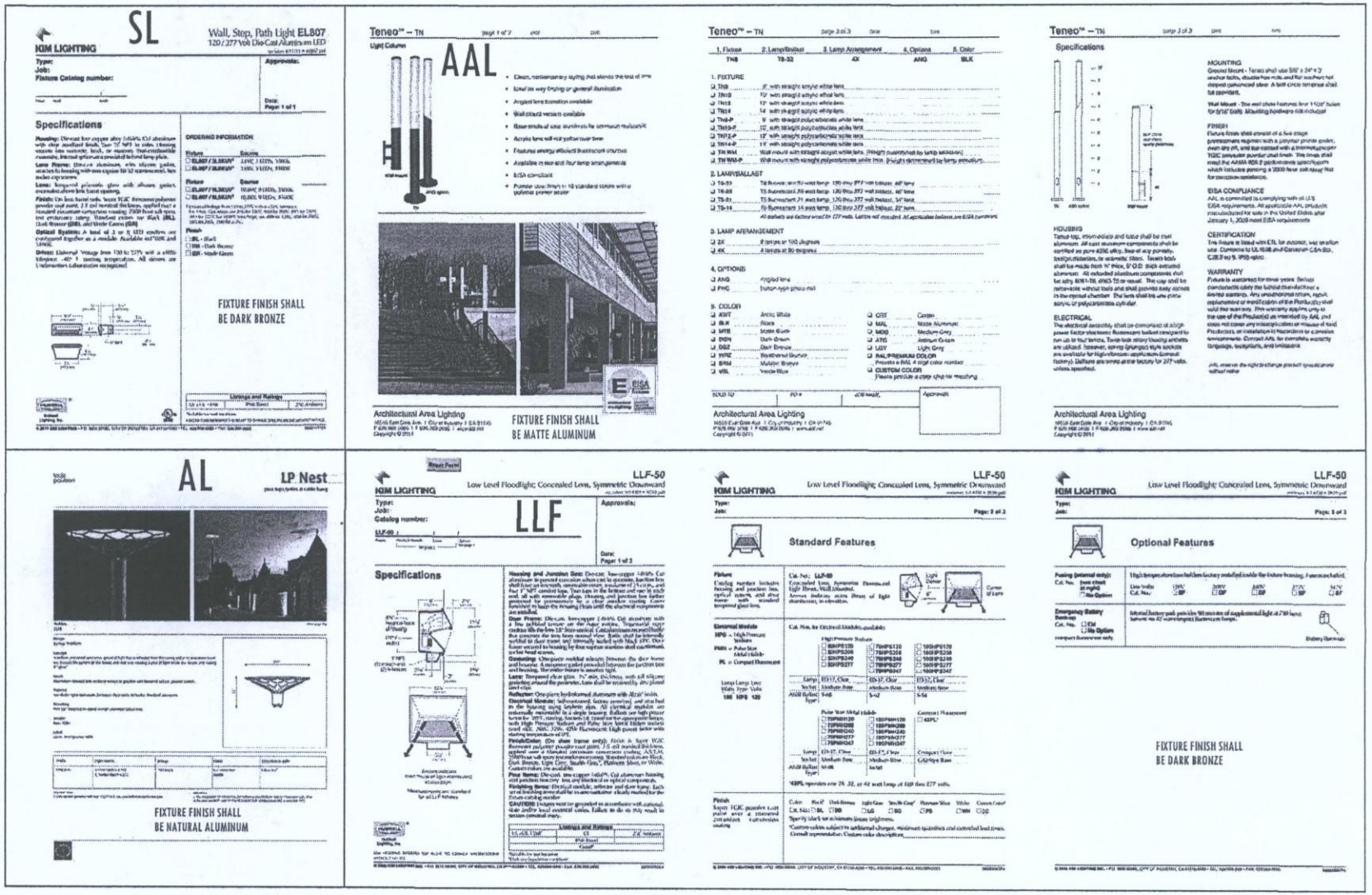
A1.6

62-DR-2011



KIM LIGHTING

SL

Wall, Step, Path Light EL807
120 / 277 Volt Die-Cast Aluminum LED

Type:
Job:
Fixture Catalog number:

Approvals:

Date:
Page 1 of 1

Specifications

ORDERING INFORMATION

FIXTURE FINISH SHALL BE DARK BRONZE

Teneo™ – TN

AAL

Light Column

- Clean, contemporary styling that stands the test of time
- Ideal for way finding or general illumination
- Angled lens location available
- Wall attach version available
- Base made of cast aluminum for corrosion resistance
- Acrylic lens will not yellow over time
- Features energy efficient fluorescent sources
- Available in two and four lamp arrangements
- IESA compliant
- Powder coat finish in 10 standard colors with a polyester primer sealer

FIXTURE FINISH SHALL BE MATTE ALUMINUM

Teneo™ – TN

1. Fixture | 2. Lamp/Ballast | 3. Lamp Arrangement | 4. Options | 5. Color
TN8 | T8-32 | 4X | ANG | BLK

1. FIXTURE
2. LAMP/BALLAST
3. LAMP ARRANGEMENT
4. OPTIONS
5. COLOR

Architectural Area Lighting

Teneo™ – TN

Specifications

HOUSING

FINISH

ELECTRICAL

MOUNTING

CERTIFICATION

WARRANTY

Architectural Area Lighting

KIM LIGHTING

AL

LP Nest

FIXTURE FINISH SHALL BE NATURAL ALUMINUM

KIM LIGHTING

LLF-50

Low Level Floodlight; Concealed Lens, Symmetric Downward

LLF

Type:
Job:
Catalog number:

Approvals:

Date:
Page 1 of 3

Specifications

KIM LIGHTING

LLF-50

Low Level Floodlight; Concealed Lens, Symmetric Downward

Type:
Job:

Page: 2 of 3

Standard Features

KIM LIGHTING

LLF-50

Low Level Floodlight; Concealed Lens, Symmetric Downward

Type:
Job:

Page: 3 of 3

Optional Features

FIXTURE FINISH SHALL BE DARK BRONZE

EXTERIOR LIGHTING FIXTURE CUT SHEETS

62-DR-2011
1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

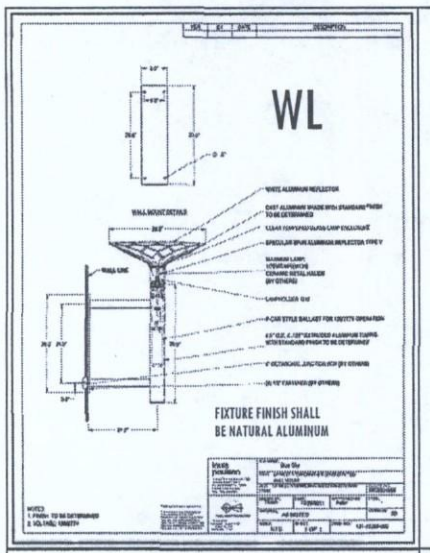
BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

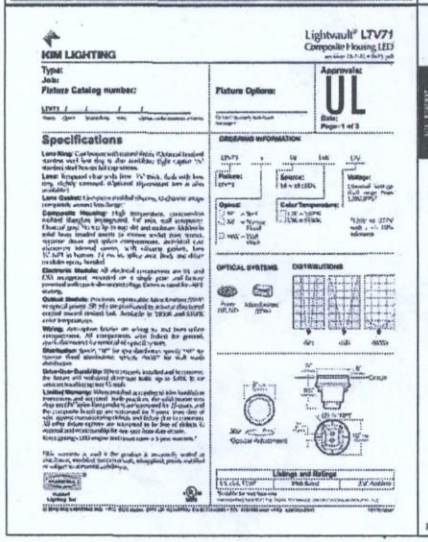
REGISTERED ARCHITECT JOSEPH H. MORRALL 36789 ARIZONA U.S.A.

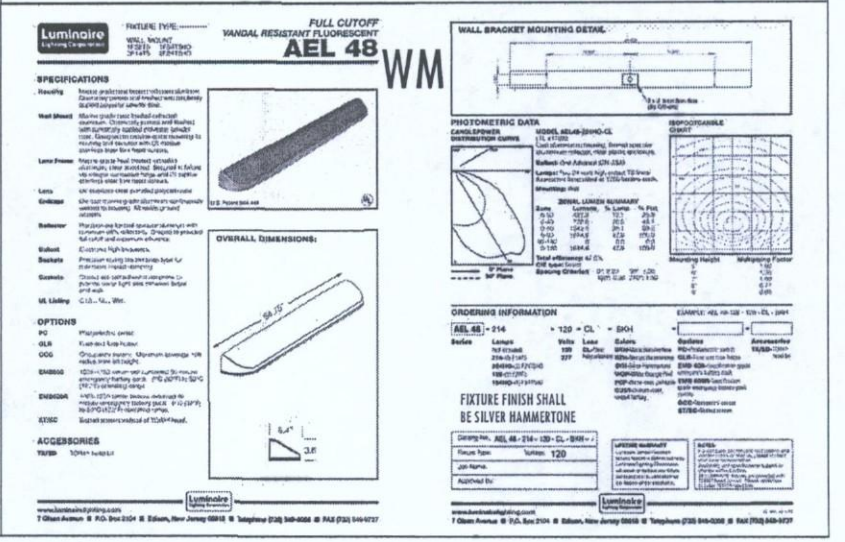
Date: November 21, 2011
Revised: December 20, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A1.11
62-DR-2011







EXTERIOR LIGHTING FIXTURE CUT SHEETS

Designed By:
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Scottsdale, Arizona
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Date: November 21, 2011
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Owner:
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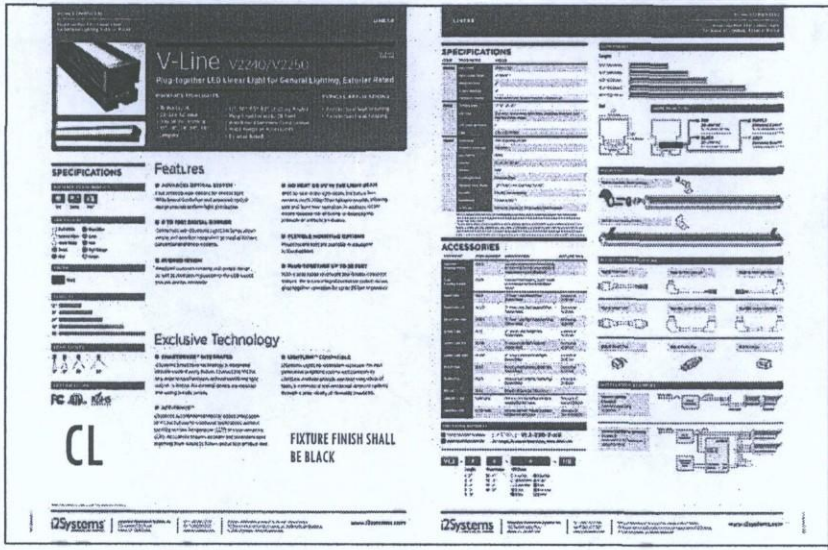
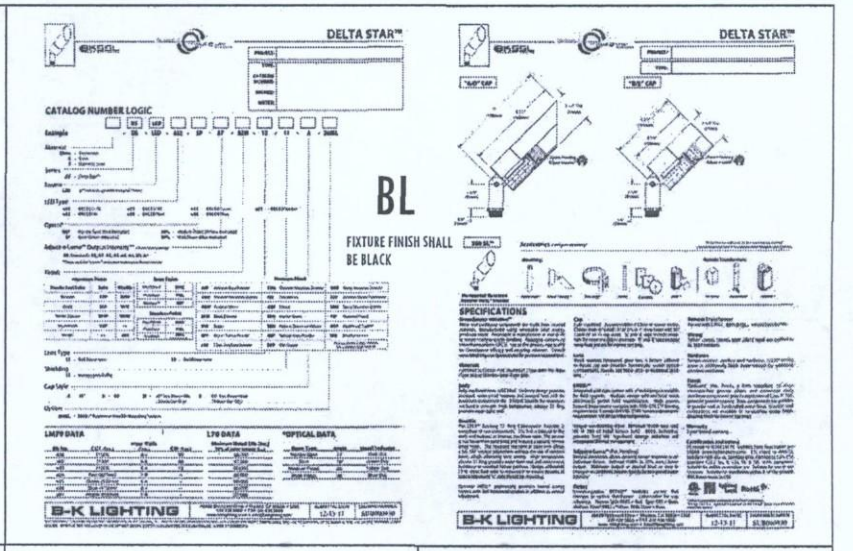
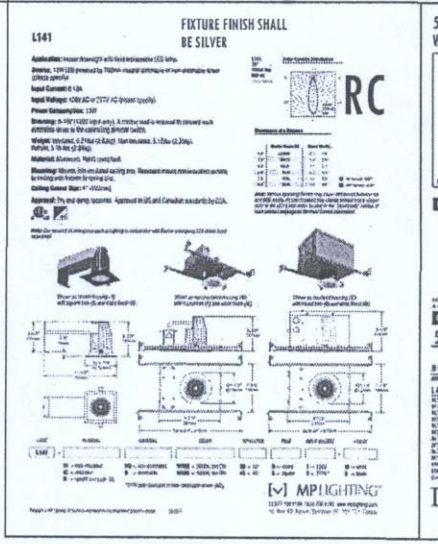
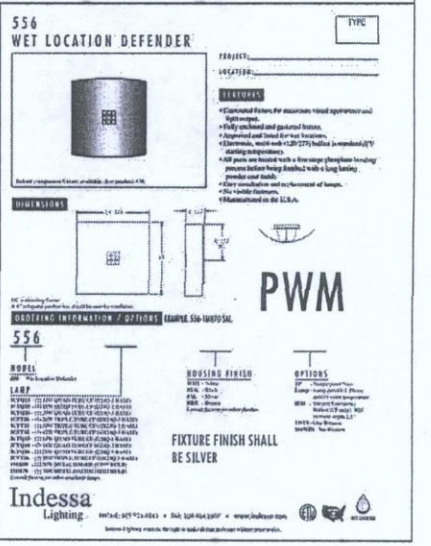
A1.12
62-DR-2011

62-DR-2011
1/10/2012









EXTERIOR LIGHTING FIXTURE CUT SHEETS

62-DR-2011
1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 30, 2011

Owner:
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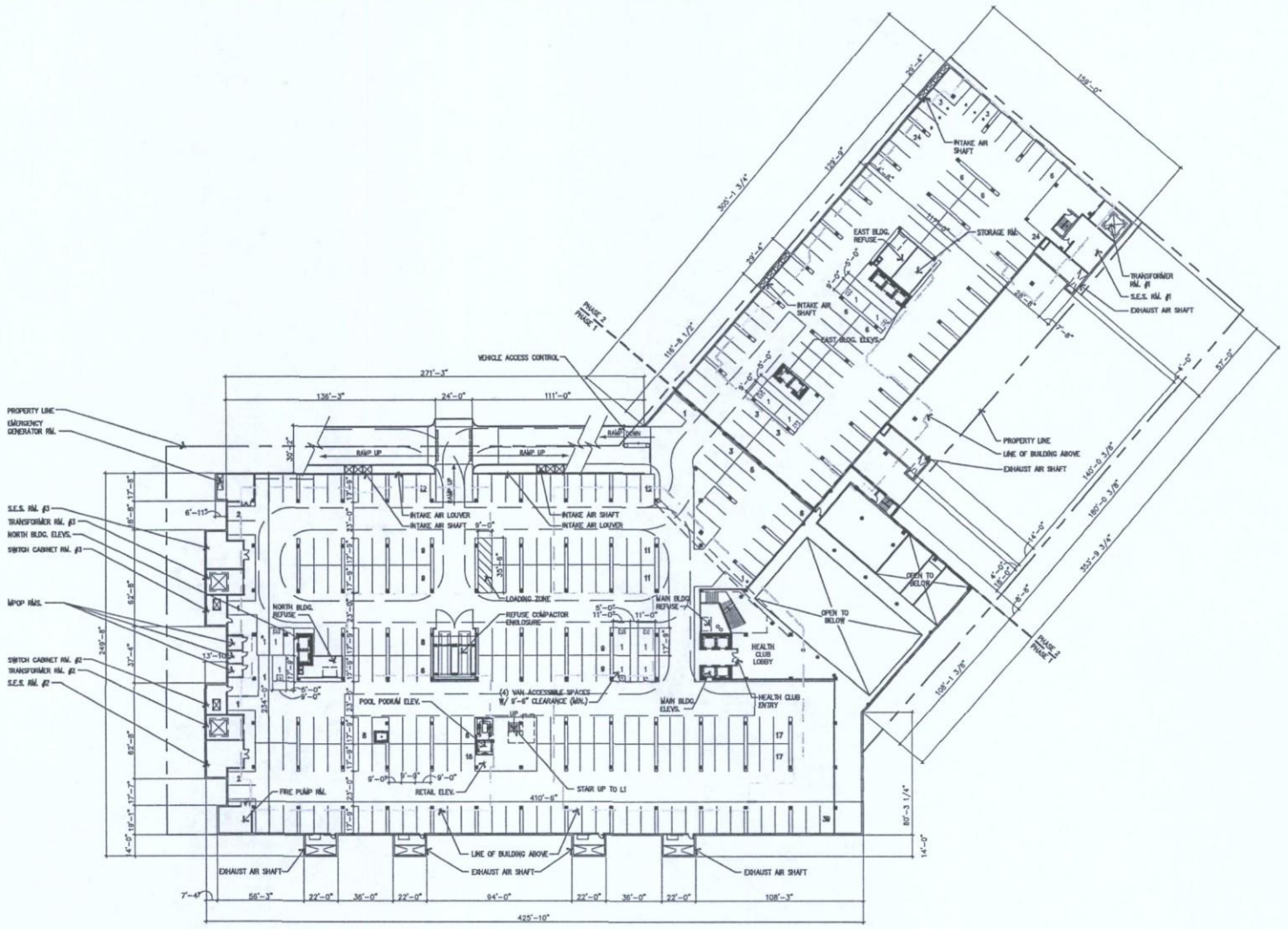
A1.13
62-DR-2011



GARAGE FLOOR PLAN - LEVEL P1

NORTH

SCALE: 1/32"=1'-0"

0' 16' 32' 64'

P1 FLOOR AREA TABULATION			
	PARKING	HEALTH CLUB	TOTAL
PHASE 1	103,276 SF	8,211 SF	111,487 SF
PHASE 2	35,486 SF	0 SF	35,486 SF
TOTAL	138,762 SF	8,211 SF	146,973 SF

P1 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	220	6	2	228
PHASE 2	78	4	6	88
TOTAL	298	10	8	316

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY

Scottsdale, Arizona

4605 North Scottsdale Road, Scottsdale, Arizona 85251

REGISTERED ARCHITECT 25799 JOSEPH H. MORRALL ARIZONA, U.S.A.

Date: November 21, 2011
Revised: December 20, 2011

Owner:
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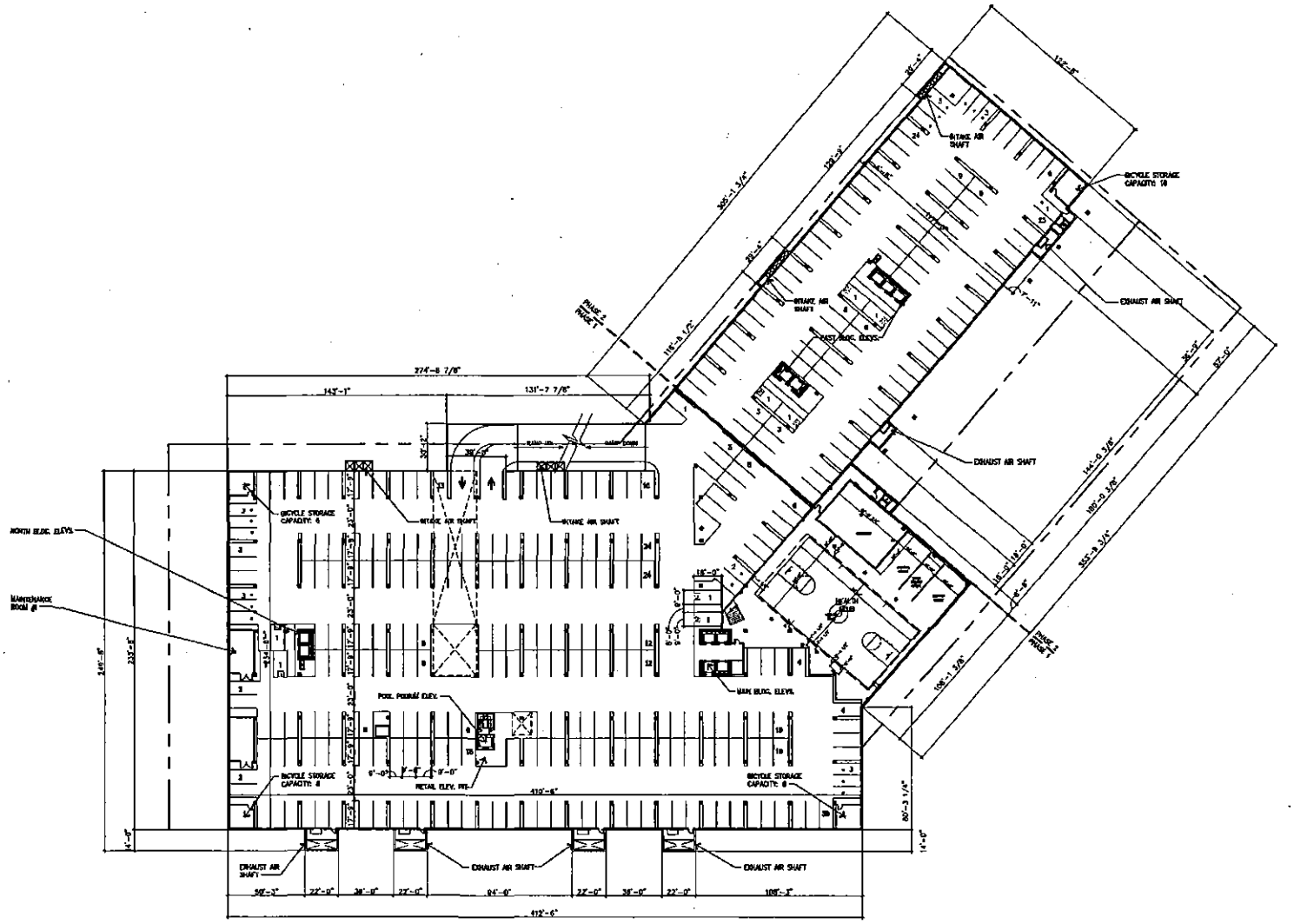
A2.1

62-DR-2011



GARAGE FLOOR PLAN - LEVEL P2

NORTH

SCALE: 1/32"=1'-0"

P2 FLOOR AREA TABULATION			
	PARKING	HEALTH CLUB	TOTAL
PHASE 1	96,828 SF	12,681 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	129,968 SF	12,681 SF	142,649 SF

P2 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	248	4	12	264
PHASE 2	91	4	7	102
TOTAL	339	8	19	366

BICYCLE STORAGE: 32 SPACES

NOTE: A MINIMUM OF 03 ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

Designed By:
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4040 East Camelback Road Suite 275
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BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 11, 2011
Revised: December 20, 2011

Owner:
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4040 East Camelback Road Suite 275
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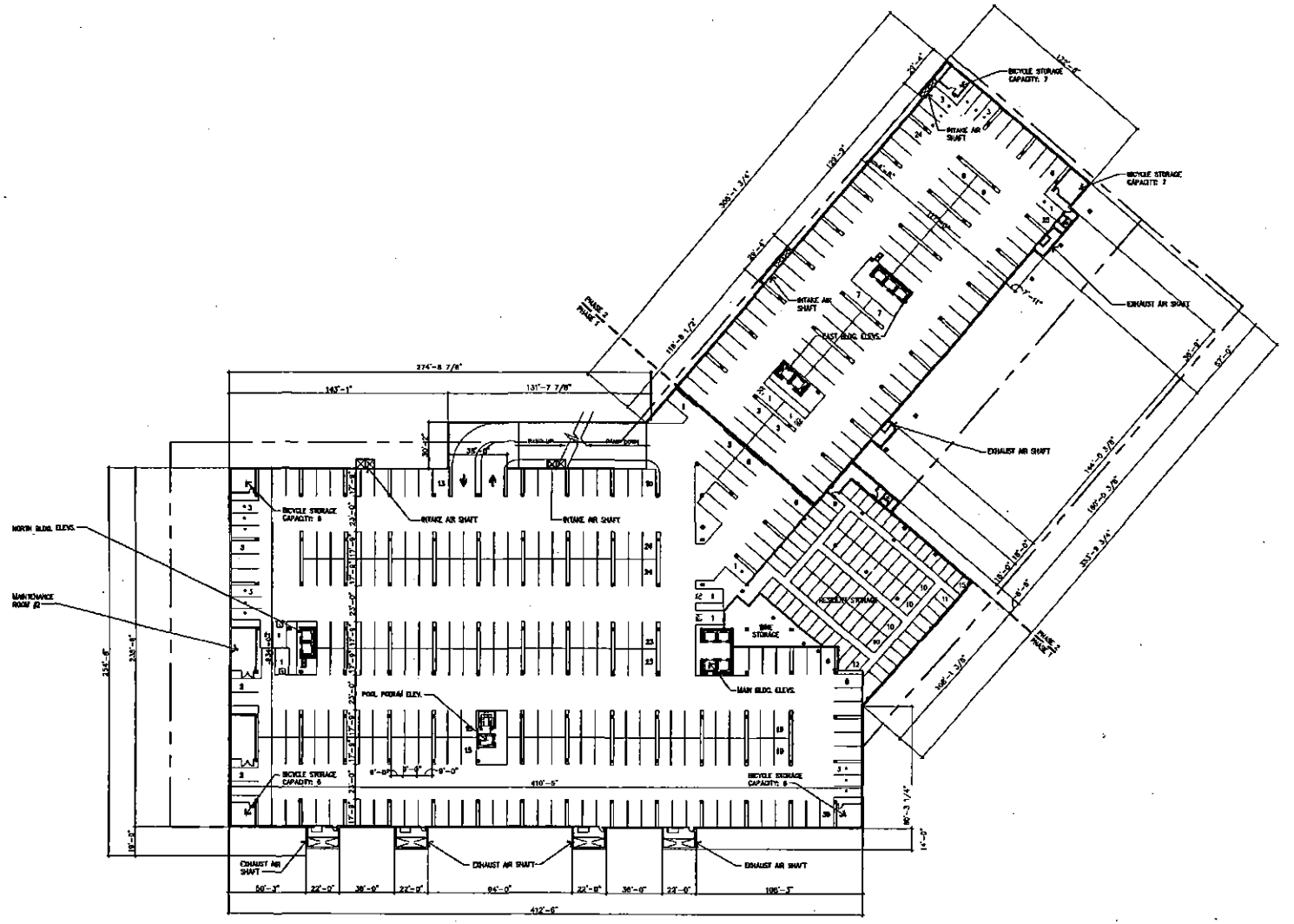
A2.2

62-DR-2011



GARAGE FLOOR PLAN - LEVEL P3

NORTH

SCALE: 1/32"=1'-0"

P3 FLOOR AREA TABULATION			
	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,508 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

P3 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	259	4	11	274
PHASE 2	93	2	7	102
TOTAL	352	6	18	376

BICYCLE STORAGE: 32 SPACES

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

Designed By:
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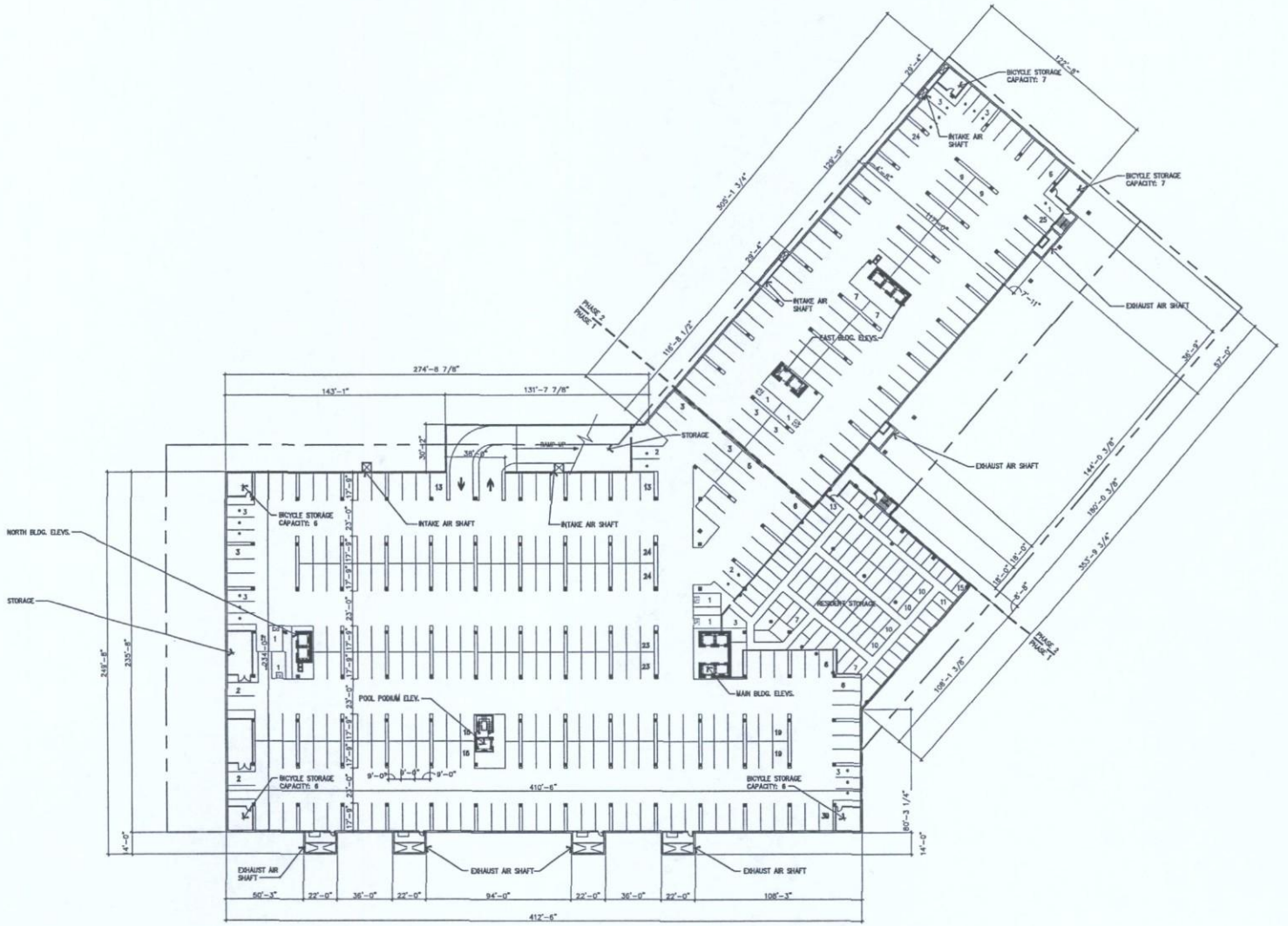
BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 19, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A2.3

62-DR-2011



GARAGE FLOOR PLAN - LEVEL P4

NORTH

SCALE: 1/32"=1'-0"

0' 16' 32' 64'

P4 FLOOR AREA TABULATION			
	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

P4 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	264	4	14	282
PHASE 2	93	2	7	102
TOTAL	357	6	21	384

BICYCLE STORAGE: 30 SPACES

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY

Scottsdale, Arizona

4605 North Scottsdale Road, Scottsdale, Arizona 85251

REGISTERED ARCHITECT 28786 JOSEPH H. MORRALL

Date: November 21, 2011
Revised: December 20, 2011

Owner:
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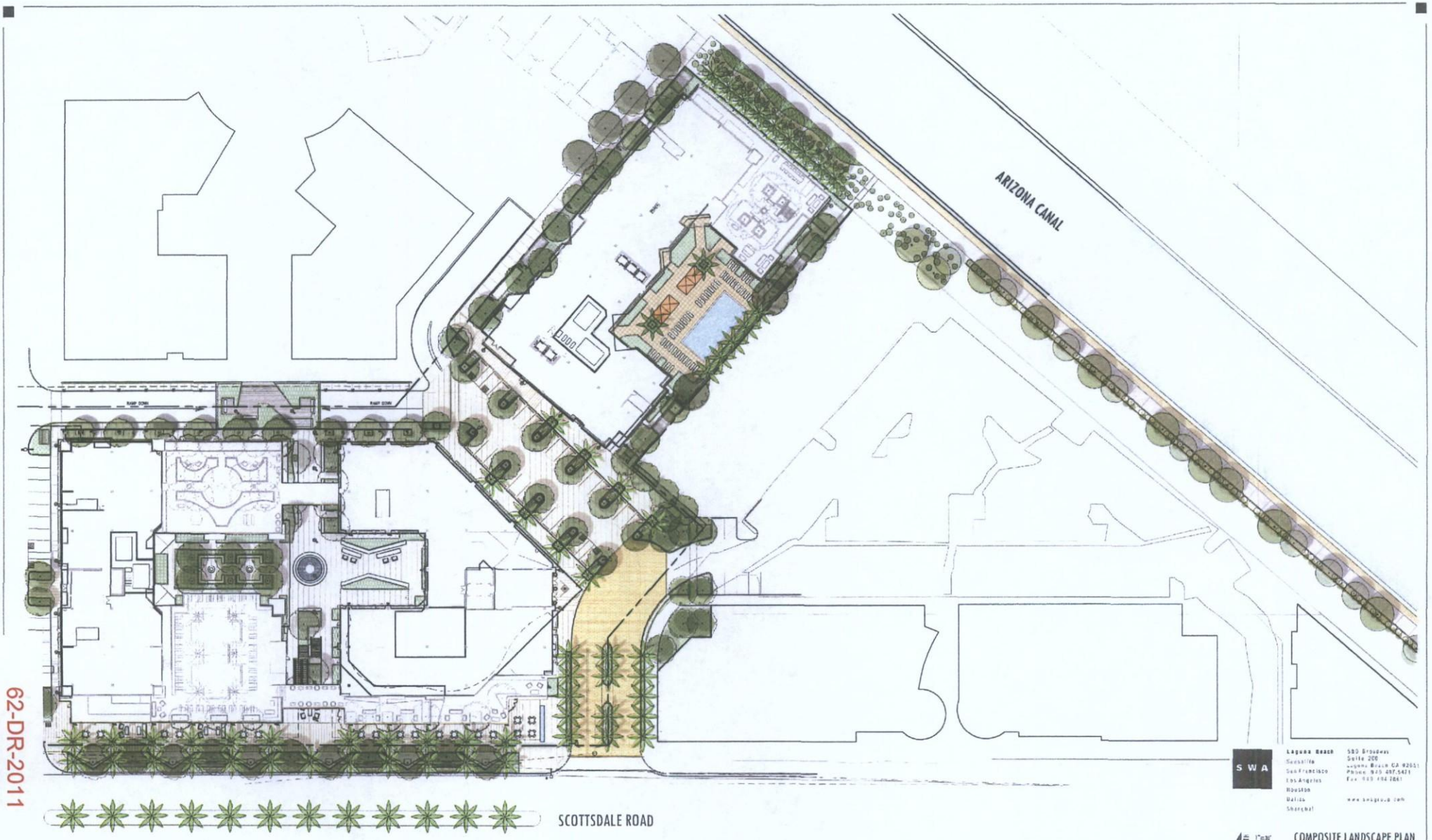

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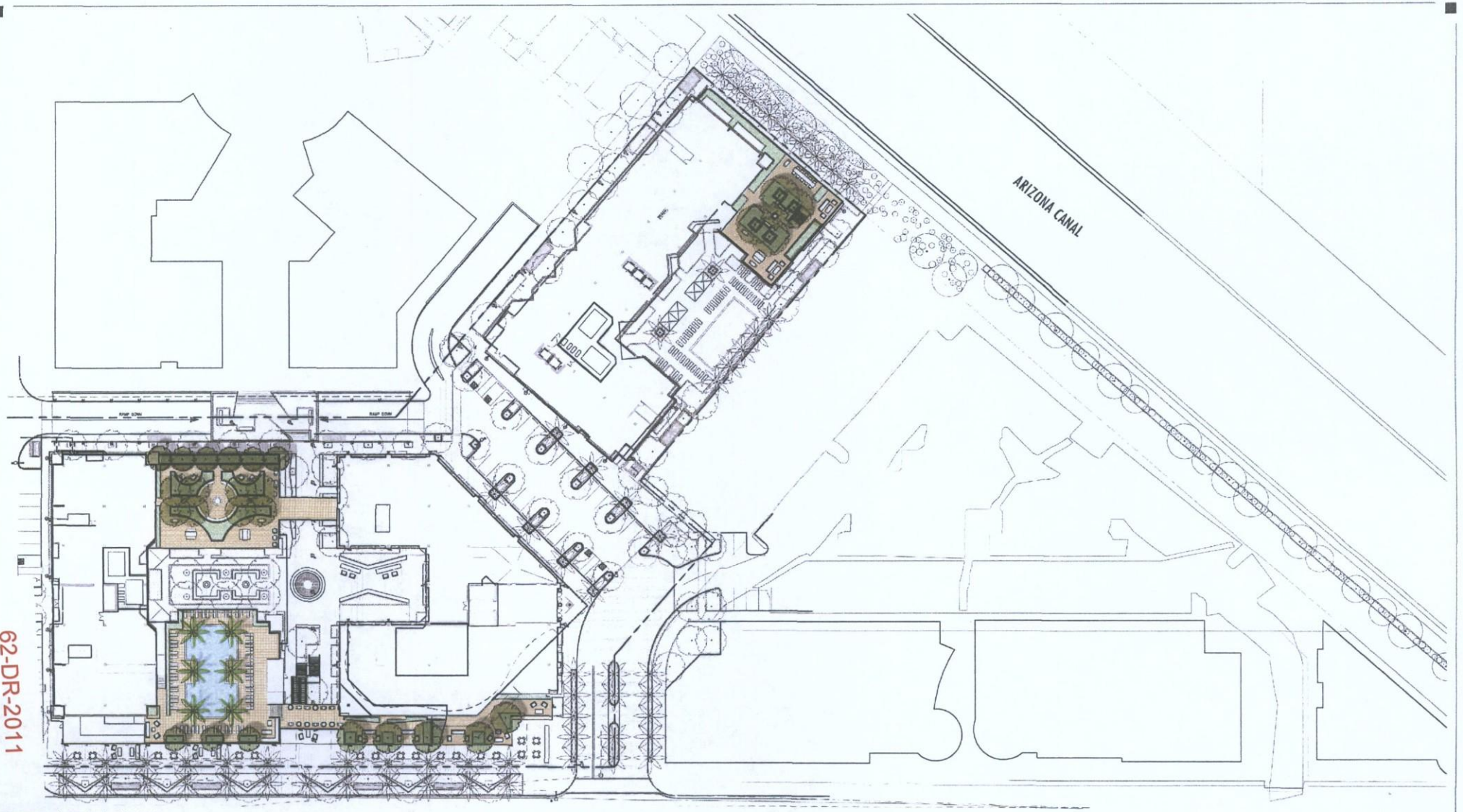

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SWA

Laguna Beach
Sausalito
San Francisco
Los Angeles
Houston
Dallas
Shanghai

NORTH 1"=30'

COMPOSITE LANDSCAPE PLAN

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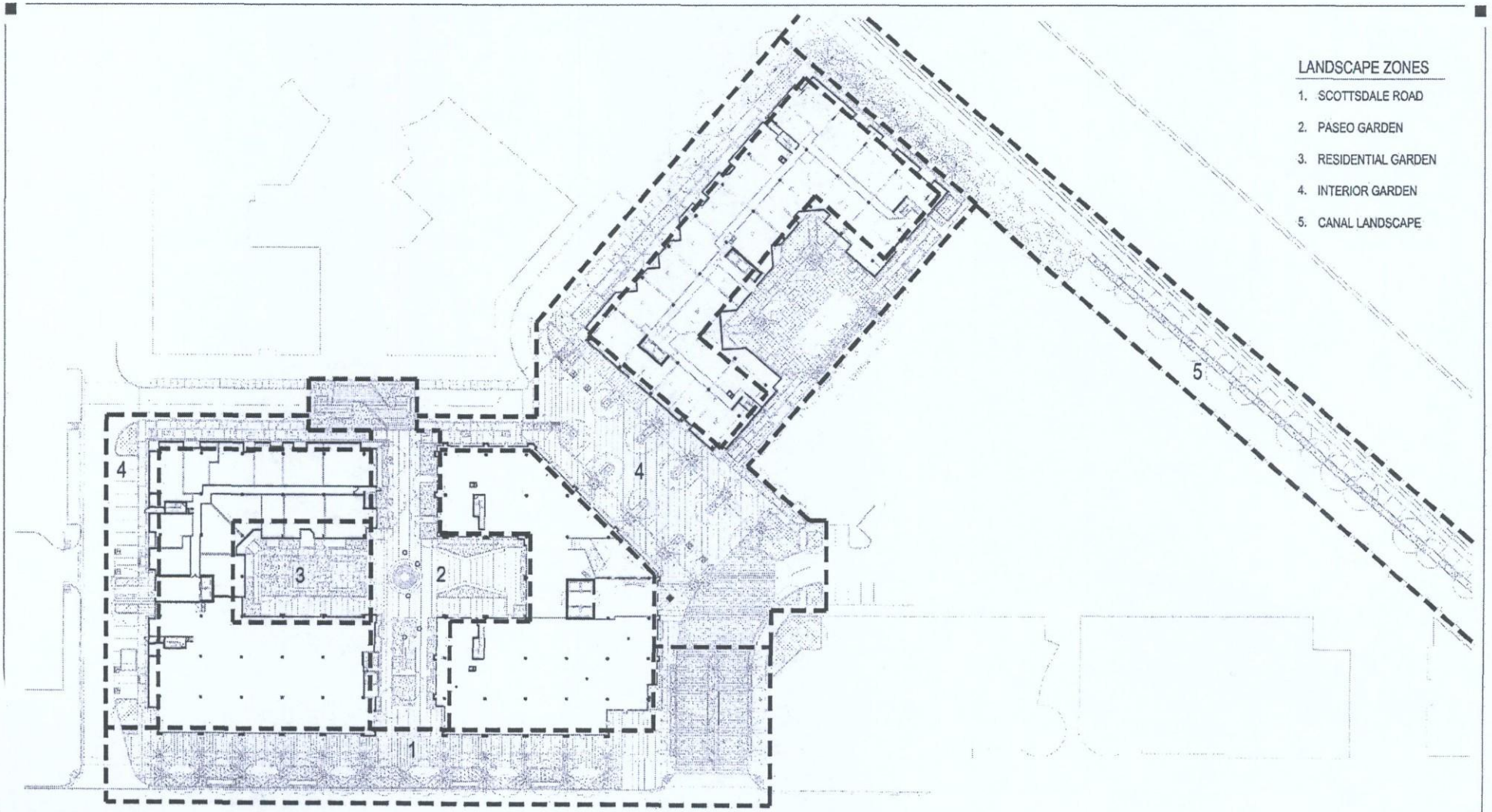

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Houston
Dallas
Shanghai

NORTH

LANDSCAPE PLAN
STREET LEVEL

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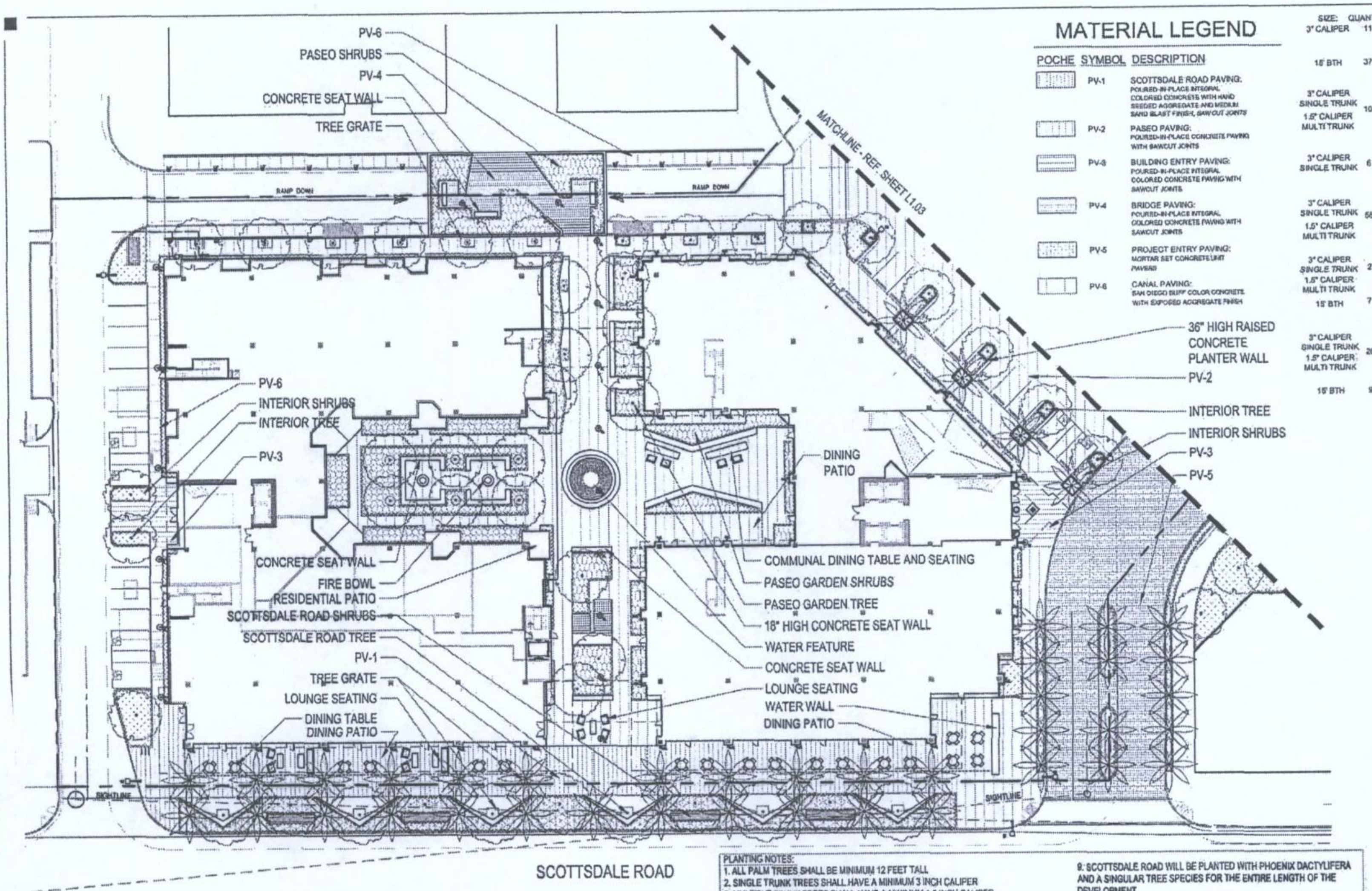

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAWCUT JOINTS
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH

SIZE:	QUANTITY:	DESCRIPTION
3" CALIPER	11	SCOTTSDALE ROAD TREE: * DATE PALM PHOENIX DACTYLIFERA; * TEXAS EBONY EBENOPSIS EBANO; * PALO BREA PARKINSONIA PRAECOX
15' BTH	37	
3" CALIPER SINGLE TRUNK / 1.5" CALIPER MULTI TRUNK	10	PASEO GARDEN TREE: * ORCHID TREE BAUHINIA MEXICANA; * SONORAN BLUE PALM BRAHEA NITIDA; HACKBERRY CELTIS OCCIDENTALIS; * CHINESE PISTACHE PISTACIA CHINENSIS; * TEXAS MOUNTAIN LAUREL SOPHORA SECUNDIFLORA; * YELLOW OLEANDER THEVETIA PERUVIANA
3" CALIPER SINGLE TRUNK	6	RESIDENTIAL GARDEN TREE: EVERGREEN PEAR PYRUS KAWAKAMII
3" CALIPER SINGLE TRUNK / 1.5" CALIPER MULTI TRUNK	58	INTERIOR TREE: * SILK TREE ALBIZIA JULIBRISSIN; ITALIAN CYPRESS CUPRESSUS SPP.; * INDIAN ROSEWOOD DALBERGIA SISSOO; * TEXAS EBONY EBENOPSIS EBANO
3" CALIPER SINGLE TRUNK / 1.5" CALIPER MULTI TRUNK	2	POOL TREE: * MEXICAN BLUE PALM BRAHEA ARMATA; * PINDO PALM BUTIA CAPITATA; * MEXICAN REDBUD CERCIS CANADENSIS; * EUROPEAN FAN PALM CHAMAEROPS HUMILIS; * DATE PALM PHOENIX DACTYLIFERA; * TIPU TREE TIPUANA TIPU
15' BTH	7	
3" CALIPER SINGLE TRUNK / 1.5" CALIPER MULTI TRUNK	26	ARIZONA CANAL TREE: * TEXAS EBONY EBENOPSIS EBANO; * PALO BREA PARKINSONIA PRAECOX; * DATE PALM PHOENIX DACTYLIFERA; * CHILEAN MESQUITE PROSOPIS CHILENSIS
15' BTH	9	

SCOTTSDALE ROAD SHRUBS:
- * MEXICAN FLAME ANISACANTHUS QUADRIFIDUS
- * BUSH MORNING GLORY CONVOLVULUS CNEORUM
- * SAGO PALM CYCAS REVOLUTA
- * RED YUCCA HESPERALOE PARVIFLORA
- * LANTANA LANTANA MONTEVIDENSIS
- * PLUMBAGO PLUMBAGO CAPENSIS
- * SUGAR BUSH RHUS OVATA

PASEO GARDEN SHRUBS:
- ANNUALS ANNUAL SPECIES
- JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
- NATAL PLUM CARISSA GRANDIFLORA 'GREEN CARPET'
- * SAGO PALM CYCAS REVOLUTA
- * BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
- PEACOCK FLOWER DIETES BICOLOR
- HIBISCUS HIBISCUS SPECIES
- * MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
- * LANTANA LANTANA MONTEVIDENSIS
- * SHRIMP PLANT JUSTICIA BRANDEGEANA
- PHOTINIA PHOTINIA X FRASERI
- * PLUMBAGO PLUMBAGO CAPENSIS
- * ROSEMARY ROSMARINUS OFFICINALIS
- * DESERT RUELLIA RUELLIA PENINSULARIS
- * MEXICAN BUSH SAGE SALVIA LEUCANTHA
- STAR JASMINE TRACHELOSPERMUM JASMINOIDES

RESIDENTIAL GARDEN SHRUBS:
- JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
- PEACOCK FLOWER DIETES BICOLOR
- * ROSEMARY ROSMARINUS OFFICINALIS
- * MEXICAN BUSH SAGE SALVIA LEUCANTHA
- STAR JASMINE TRACHELOSPERMUM JASMINOIDES

INTERIOR SHRUBS:
- ANNUALS ANNUAL SPECIES
- * SILVER SAGE ARTEMISIA 'POWIS CASTLE'
- AZALEA AZALEA SPECIES
- * COYOTE BUSH BACCHARIS X 'STARN'
- JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
- PEACOCK FLOWER DIETES BICOLOR
- * FLORIDA HOPBUSH DODONAEA VISCOSA
- * CHIHUAHUAN SAGE LEUCOPHYLLUM LAEVIGATUM
- SEA LAVENDER LIMONIUM PEREZII
- * HEAVENLY BAMBOO NANDINA DOMESTICA
- MOCK ORANGE PITTOSPORUM TOBIRA 'WHEELERS DWARF'
- * ROSEMARY ROSMARINUS OFFICINALIS
- * DWARF RUELLIA RUELLIA BRITTONIANA 'KATIE'
- * SAGE SALVIA SPECIES
- * SHINY XYLOSMA XYLOSMA CONGESTUM
- STAR JASMINE TRACHELOSPERMUM JASMINOIDES

ARIZONA CANAL SHRUBS:
- * CHIHUAHUAN SAGE LEUCOPHYLLUM LAEVIGATUM
- * HUMMINGBIRD BUSH JUSTICIA CALIFORNICA
- * CREOSOTE LARREA TRIDENTATA
- * BEAR GRASS NOLINA MICROCARPA

* PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST

PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET
8. STREET TREES WITHIN THE SIGHT LINE RESTRICTIONS ALONG SCOTTSDALE ROAD WILL BE SINGLE TRUCK TREES
9. SCOTTSDALE ROAD WILL BE PLANTED WITH PHOENIX DACTYLIFERA AND A SINGULAR TREE SPECIES FOR THE ENTIRE LENGTH OF THE DEVELOPMENT
10. THE PASEO GARDEN WILL BE PLANTED WITH NO MORE THAN THREE TREE SPECIES

NORTH 1"=20'

LANDSCAPE PLAN
STREET LEVEL

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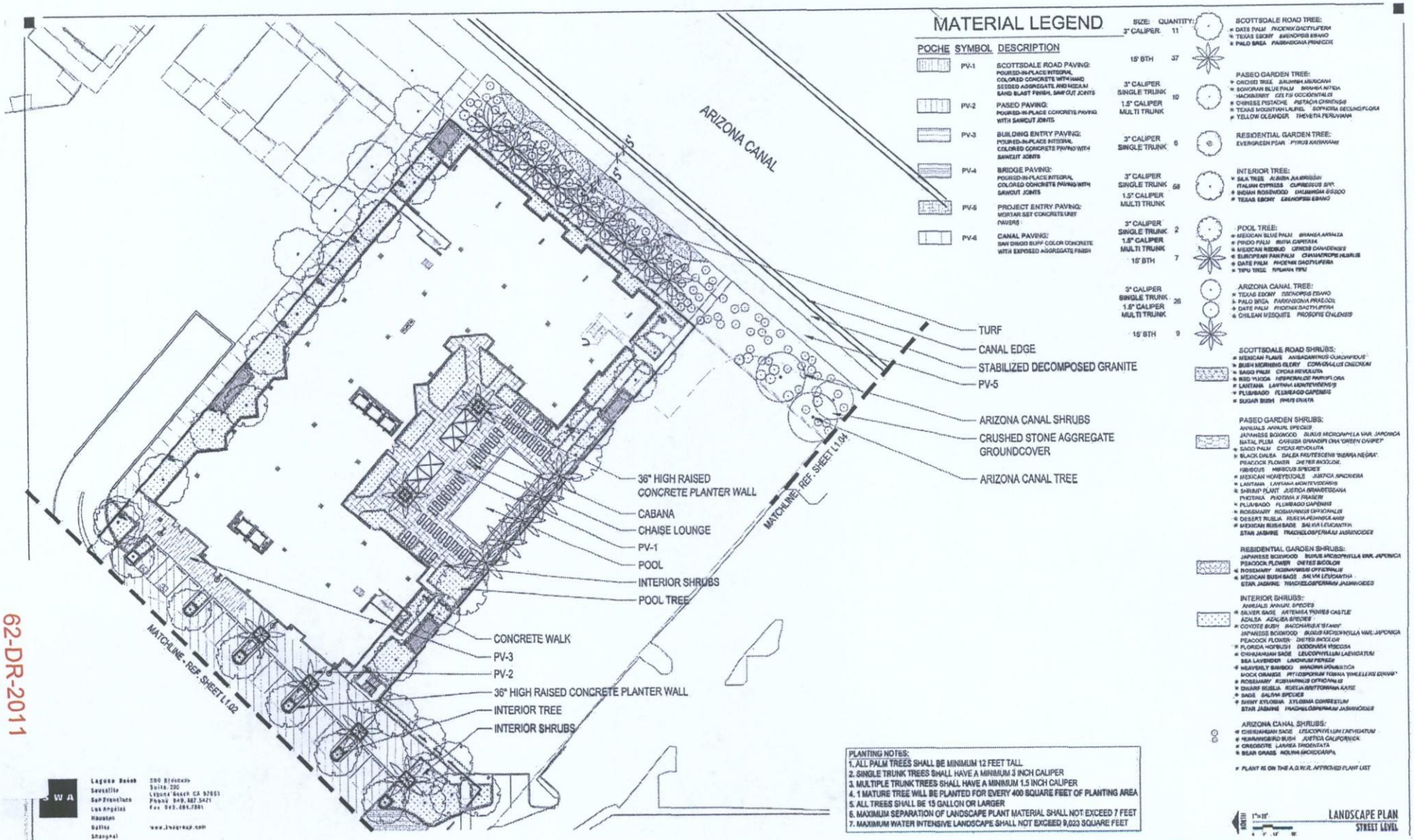

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION	SIZE	QUANTITY
	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS		
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS		
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS		
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS		
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS		
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH		

SIZE	QUANTITY
3" CALIPER	11
15' BTH	37
3" CALIPER SINGLE TRUNK	10
1.5" CALIPER MULTI TRUNK	
3" CALIPER SINGLE TRUNK	6
3" CALIPER SINGLE TRUNK	58
1.5" CALIPER MULTI TRUNK	
3" CALIPER SINGLE TRUNK	2
1.5" CALIPER MULTI TRUNK	
15' BTH	7
3" CALIPER SINGLE TRUNK	26
1.5" CALIPER MULTI TRUNK	
15' BTH	9

SCOTTSDALE ROAD TREE:
- DATE PALM *PHOENIX DACTYLIFERA*
- TEXAS EBONY *EBENOPSIS EBANO*
- PALO BREA *PARKINSONIA PRAECOX*

PASEO GARDEN TREE:
- ORCHID TREE *BAUHINIA MEXICANA*
- SONORAN BLUE PALM *BRAHEA ARMATA*
- HACKBERRY *CELTIS OCCIDENTALIS*
- CHINESE PISTACHE *PISTACIA CHINENSIS*
- TEXAS MOUNTAIN LAUREL *SOPHORA SECUNDIFLORA*
- YELLOW OLEANDER *THEVETIA PERUVIANA*

RESIDENTIAL GARDEN TREE:
EVERGREEN PEAR *PYRUS KAWAKAMI*

INTERIOR TREE:
- SILK TREE *ALBIZIA JULIBRISSIN*
- ITALIAN CYPRESS *CUPRESSUS SPP.*
- INDIAN ROSEWOOD *DALBERGIA SISSOO*
- TEXAS EBONY *EBENOPSIS EBANO*

POOL TREE:
- MEXICAN BLUE PALM *BRAHEA ARMATA*
- PINDO PALM *BUTIA CAPITATA*
- MEXICAN REDBUD *CERCIS CANADENSIS*
- EUROPEAN FAN PALM *CHAMAEROPS HUMILIS*
- DATE PALM *PHOENIX DACTYLIFERA*
- TIPU TREE *TIPUANA TIPU*

ARIZONA CANAL TREE:
- TEXAS EBONY *EBENOPSIS EBANO*
- PALO BREA *PARKINSONIA PRAECOX*
- DATE PALM *PHOENIX DACTYLIFERA*
- CHILEAN MESQUITE *PROSOPIS CHILENSIS*

SCOTTSDALE ROAD SHRUBS:
- MEXICAN FLAME *ANISACANTHUS QUADRIFIDUS*
- BUSH MORNING GLORY *CONVOLVULUS CNEORUM*
- SAGO PALM *CYCAS REVOLUTA*
- RED YUCCA *HESPERALOE PARVIFLORA*
- LANTANA *LANTANA MONTEVIDENSIS*
- PLUMBAGO *PLUMBAGO CAPENSIS*
- SUGAR BUSH *RHUS OVATA*

PASEO GARDEN SHRUBS:
ANNUALS *ANNUAL SPECIES*
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- NATAL PLUM *CARISSA GRANDIFLORA 'GREEN CARPET'*
- SAGO PALM *CYCAS REVOLUTA*
- BLACK DALEA *DALEA FRUTESCENS 'SIERRA NEGRA'*
- PEACOCK FLOWER *DIETES BICOLOR*
- HIBISCUS *HIBISCUS SPECIES*
- MEXICAN HONEYSUCKLE *JUSTICIA SPICIGERA*
- LANTANA *LANTANA MONTEVIDENSIS*
- SHRIMP PLANT *JUSTICIA BRANDEGEANA*
- PHOTINIA *PHOTINIA X FRASERI*
- PLUMBAGO *PLUMBAGO CAPENSIS*
- ROSEMARY *ROSMARINUS OFFICINALIS*
- DESERT RUELLA *RUELLIA PENINSULARIS*
- MEXICAN BUSH SAGE *SALVIA LEUCANTHA*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

RESIDENTIAL GARDEN SHRUBS:
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- PEACOCK FLOWER *DIETES BICOLOR*
- ROSEMARY *ROSMARINUS OFFICINALIS*
- MEXICAN BUSH SAGE *SALVIA LEUCANTHA*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

INTERIOR SHRUBS:
ANNUALS *ANNUAL SPECIES*
- SILVER SAGE *ARTEMISIA 'POWIS CASTLE'*
- AZALEA *AZALEA SPECIES*
- COYOTE BUSH *BACCHARIS X 'STARN'*
- JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
- PEACOCK FLOWER *DIETES BICOLOR*
- FLORIDA HOPBUSH *DODONAEA VISCOSA*
- CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*
- SEA LAVENDER *LIMONIUM PEREZII*
- HEAVENLY BAMBOO *NANDINA DOMESTICA*
- MOCK ORANGE *PITTOSPORUM TOBIRA 'WHEELERS DWARF'*
- ROSEMARY *ROSMARINUS OFFICINALIS*
- DWARF RUELLA *RUELLIA BRITTONIANA KATIE*
- SAGE *SALVIA SPECIES*
- SHINY XYLOSMA *XYLOSMA CONGESTUM*
- STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*

ARIZONA CANAL SHRUBS:
- CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*
- HUMMINGBIRD BUSH *JUSTICIA CALIFORNICA*
- CREOSOTE *LARREA TRIDENTATA*
- BEAR GRASS *NOLINA MICROCARPA*

* PLANT IS ON THE A.G.W.R. APPROVED PLANT LIST

PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET

NORTH 1"=20' — LANDSCAPE PLAN STREET LEVEL

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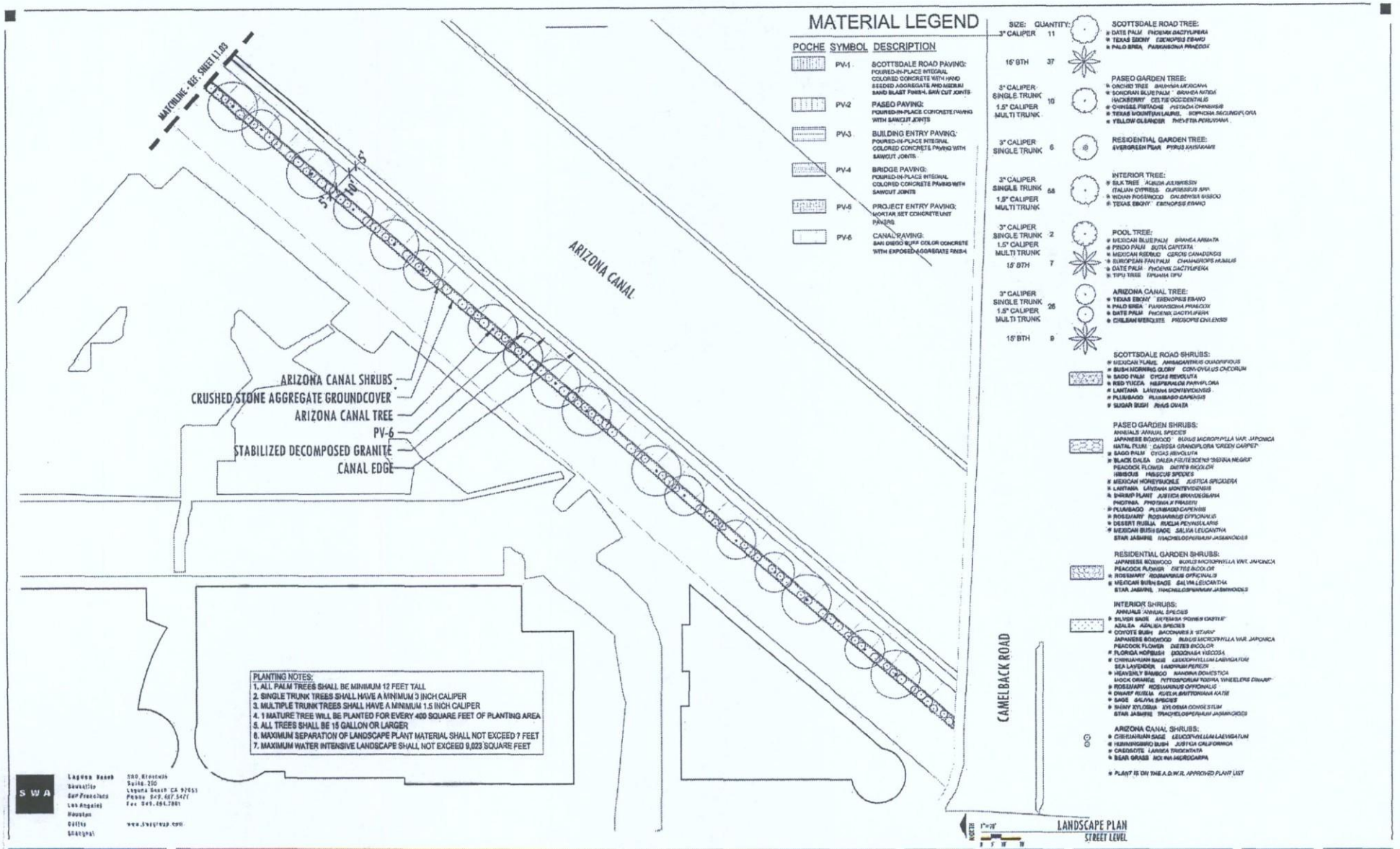

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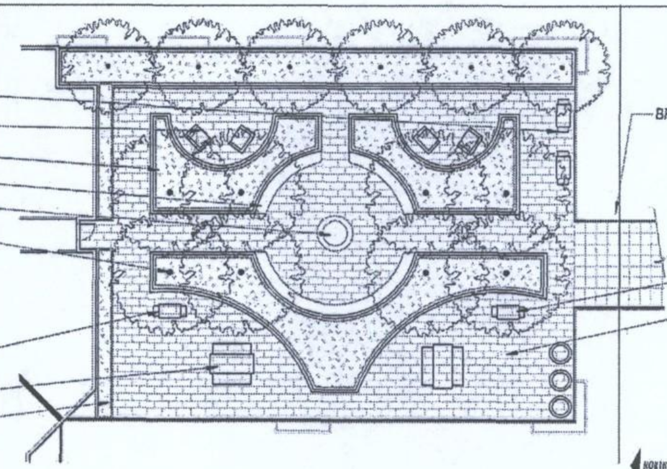
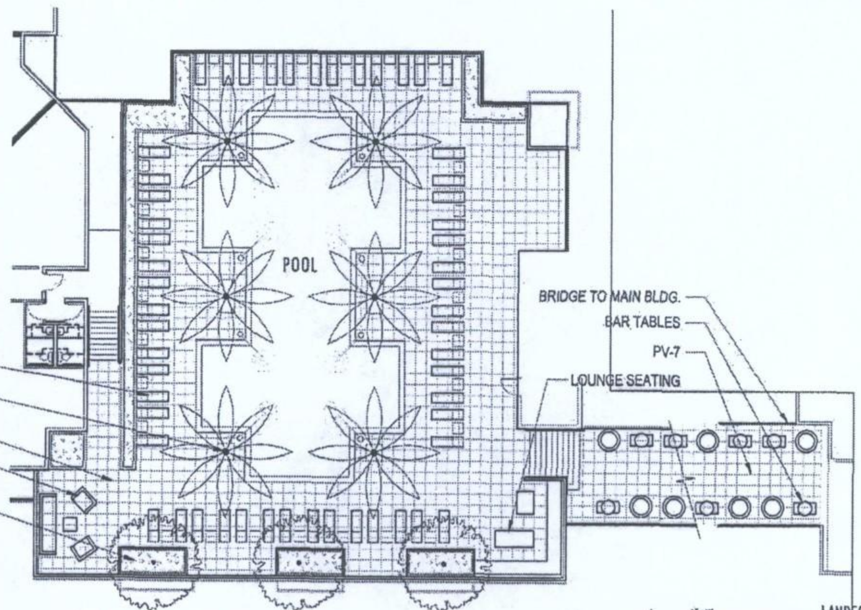


LANDSCAPE PLAN
NORTH BLDG. EIGHTH FLOOR ROOF



LANDSCAPE PLAN
NORTH BLDG. EIGHTH FLOOR ROOF

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	PV-7	POOL DECK PAVING. POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND USUAL SAND BLAST FINISH, SAW CUT JOINTS
	PV-8	ROOF GARDEN PAVING: 4"x8" CONCRETE UNIT PAVERS IN RUNNING BOND PATTERN, SAND SET
	PV-9	ROOF GARDEN PAVING: VARYING SIZE CONCRETE UNIT PAVERS IN ASHLAR PATTERN. SAND SET
	PV-10	ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

SIZE:	QUANTITY:	ROOF GARDEN TREE:
3" CALIPER SINGLE TRUNK 1.5" CALIPER MULTI TRUNK	29	* FEVER TREE ACACIA XANTHOPHLOEA SILK TREE ALBIZIA JULIBRISSIM GIANT TIMBER BAMBOO BAMBUSA OLDHAMII * MEXICAN BLUE PALM BRAHEA ARMATA * PINDO PALM BUTIA CAPITATA * MEXICAN REDBUD CERCIS CANADENSIS * EUROPEAN FAN PALM CHAMAEROPS HUMILIS * DESERT WILLOW CHILOPSIS LINEARIS * INDIAN ROSEWOOD DALBERGIA SISSOO * AUSTRALIAN WILLOW GEIJERA PARVIFLORA SYCAMORE PLATANUS ACERIFOLIA
15' BTH	6	* DATE PALM PHOENIX DACTYLIFERA FLOWERING PEAR PYRUS SPECIES * YELLOW OLEANDER THEVETIA PERUVIANA * TIPU TREE TIPUANA TIPU

ROOF GARDEN SHRUBS:
ANNUALS ANNUAL SPECIES
* SILVER SAGE ARTEMISIA 'POWIS CASTLE'
* JAPANESE AUCUBA AUCUBA JAPONICA
COYOTE BUSH BACCHARIS X 'STARN'
JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
CANNA CANNA SPECIES
* BAJA FAIRY DUSTER CALLIANDRA CALIFORNICA
LAVENDER TRUMPET VINE CLYTOSTOMA CALLISTEGIOIDES
* LITTLE LEAF CORDIA CORDIA PARVIFOLIA
* SAGO PALM CYCAS REVOLUTA
* BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
JAPANESE ARALIA FATSIA JAPONICA
GERANIUM SPECIES GERANIUM
HUMMINGBIRD BUSH HAMELIA PATENS
* RED YUCCA HESPERALOE PARVIFLORA
HIBISCUS HIBISCUS SPECIES
* MEXICAN HONEYSUCKLE JUSTICIA SPICIGERA
* LANTANA LANTANA MONTEVIDENSIS
* PLUMBAGO PLUMBAGO CAPENSIS
INDIAN HAWTHORNE RAPHIOLEPIS INDICA
* ROSEMARY ROSMARINUS OFFICINALIS
* DWARF RUELLIA RUELLIA BRITTONIANA 'KATIE'
* MEXICAN BUSH SAGE SALVIA LEUCANTHA
STAR JASMINE TRACHELOSPERMUM JASMINOIDES
* SHINY XYLOSMA XYLOSMA CONGESTUM

* PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST

PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE MINIMUM 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET

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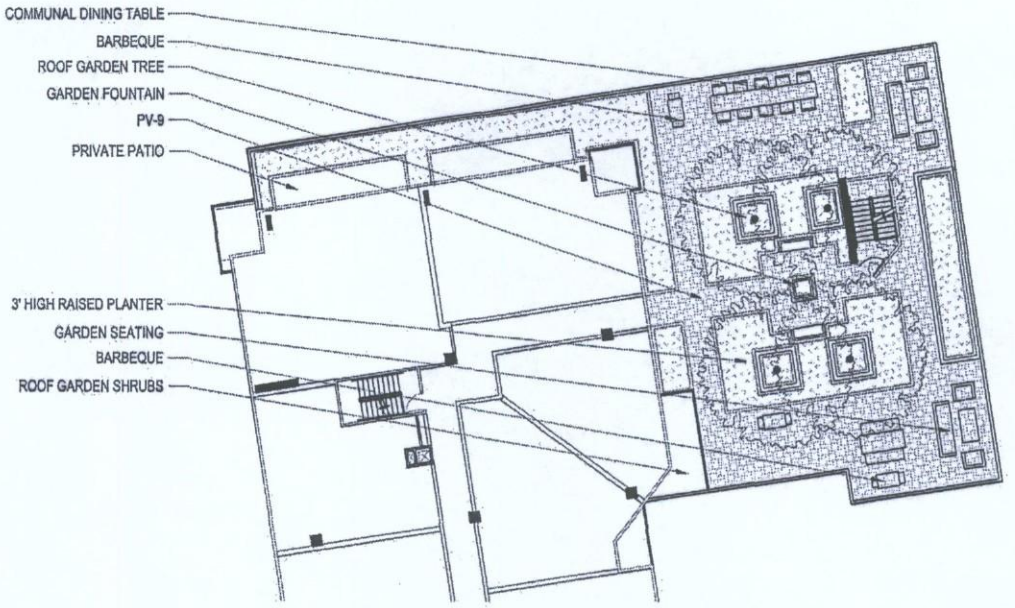


NORTH 1"=10'

LANDSCAPE PLAN
EAST BLDG. EIGHTH FLOOR ROOF

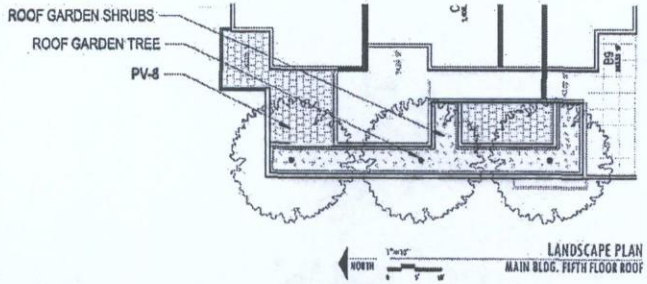
MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	PV-7	POOL DECK PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS
	PV-8	ROOF GARDEN PAVING: 4"x8" CONCRETE UNIT PAVERS IN RUNNING BOND PATTERN, SAND SET
	PV-9	ROOF GARDEN PAVING: VARYING SIZE CONCRETE UNIT PAVERS IN ASHLAR PATTERN, SAND SET
	PV-10	ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

SIZE:	QUANTITY:	ROOF GARDEN TREE:
3" CALIPER SINGLE TRUNK 1.5" CALIPER MULTI TRUNK	29	* FEVER TREE *ACACIA XANTHOPHLOEA* SILK TREE *ALBIZIA JULIBRISSIN* GIANT TIMBER BAMBOO *BAMBUSA OLDHAMII* * MEXICAN BLUE PALM *BRAHEA ARMATA* * PINDO PALM *BUTIA CAPITATA* * MEXICAN REDBUD *CERCIS CANADENSIS* * EUROPEAN FAN PALM *CHAMAEROPS HUMILIS* * DESERT WILLOW *CHILOPSIS LINEARIS* * INDIAN ROSEWOOD *DALBERGIA SISSOO* * AUSTRALIAN WILLOW *GELIERA PARVIFLORA* SYCAMORE *PLATANUS ACERIFOLIA* * DATE PALM *PHOENIX DACTYLIFERA* FLOWERING PEAR *PYRUS SPECIES* * YELLOW OLEANDER *THEVETIA PERUVIANA* * TIPU TREE *TIPUANA TIPU*
15' BTH	6	

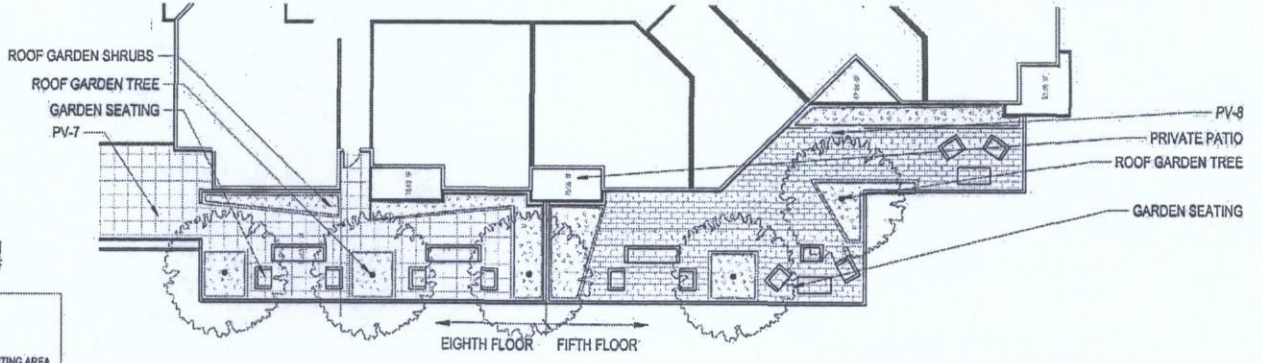
	ROOF GARDEN SHRUBS:
	ANNUALS *ANNUAL SPECIES*
	* SILVER SAGE *ARTEMISIA 'POWIS CASTLE'*
	* JAPANESE AUCUBA *AUCUBA JAPONICA*
	COYOTE BUSH *BACCHARIS X 'STARN'*
	JAPANESE BOXWOOD *BUXUS MICROPHYLLA VAR. JAPONICA*
	CARISA *CARISA SPECIES*
	* BAJA FAIRY DUSTER *CALLIANDRA CALIFORNICA*
	LAVENDER TRUMPET VINE *CLYTOSTOMA CALLISTEGIOIDES*
	* LITTLE LEAF CORDIA *CORDIA PARVIFOLIA*
	* SAGO PALM *CYCAS REVOLUTA*
	* BLACK DALEA *DALEA FRUTESCENS 'SIERRA NEGRA'*
	JAPANESE ARALIA *FATSIA JAPONICA*
	GERANIUM SPECIES *GERANIUM*
	HUMMINGBIRD BUSH *HAMELIA PATENS*
	* RED YUCCA *HESPERALOE PARVIFLORA*
	HIBISCUS *HIBISCUS SPECIES*
	* MEXICAN HONEYSUCKLE *JUSTICIA SPICIGERA*
	* LANTANA *LANTANA MONTEVIDENSIS*
	* PLUMBAGO *PLUMBAGO CAPENSIS*
	INDIAN HAWTHORN *RAPHIOLEPIS INDICA*
	* ROSEMARY *ROSMARINUS OFFICINALIS*
	* DWARF RUELLIA *RUELLIA BRITTONIANA 'KATIE'*
	* MEXICAN BUSH SAGE *SALVIA LEUCANTHA*
	STAR JASMINE *TRACHELOSPERMUM JASMINOIDES*
	* SHINY XYLOSMA *XYLOSMA CONGESTUM*

* PLANT IS ON THE A.G.W.R. APPROVED PLANT LIST



NORTH 1"=10'

LANDSCAPE PLAN
MAIN BLDG. FIFTH FLOOR ROOF



NORTH 1"=10'

LANDSCAPE PLAN
MAIN BLDG. EIGHTH & FIFTH FLOOR ROOF

PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER.
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE MINIMUM 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET

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TREES:


SILK TREE *ALBIZIA JULIBRISSIN*


SONORAN BLUE PALM *BRAHEA NITIDA*


BLUE PALO VERDE *CERCIDIUM FLORIDUM*


MEXICAN REDBUD *CERCIS CANADENSIS*


INDIAN ROSEWOOD *DALBERGIA SISSOO*

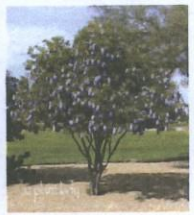

TEXAS EBONY *EBENOPSIS EBANO*


DATE PALM *PHOENIX DACTYLIFERA*


CHINESE PISTACHE *PISTACIA CHINENSIS*


CHILEAN MESQUITE *PROSOPIS CHILENSIS*


EVERGREEN PEAR *PYRUS KAWAKAMII*


TEXAS MOUNTIAN LAUREL *SOPHORA SECUNDIFLORA*


TIPU TREE *TIPUANA TIPU*

SHRUBS:


MEXICAN FLAME *ANISACANTHUS QUADRIFIDUS*


SILVER SAGE *ARTEMISA 'POWES CASTLE'*


AZALEA *AZALIEA SPECIES*


COYOTE BUSH *BACCHARIS X 'STARN'*


JAPANESE BOXWOOD *BUXUS MICROPHYLLA*


SAGO PALM *CYCAS REVOLUTA*


BLACK DALEA *DALEA FRUTESCENS*


.OWER *DIETES BICOLOR*


FLORIDA HOPBUSH *DODONAEA VISCOSA*


HUMMINGBIRD BUSH *JUSTICA CALIFORNICA*


LANTANA *LANTANA MONTEVIDENSIS*


CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*


HEAVENLY BAMBOO *NANDINA DOMESTICA*


MOCK ORANGE *PITTOSPORUM TOBIRA 'WHEELERS DWARF'*

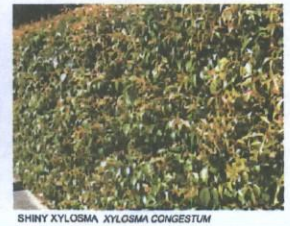

PHOTINIA *PHOTINIA X FRASERI*


PLUMBAGO *PLUMBAGO CAPENSIS*


ROSEMARY *ROSMARINUS OFFICINALIS*


DWARF RUELIA *RUELIA BRITTONIANA KATIE*


SAGE *SALVIA SPECIES*


SHINY XYLOSMA *XYLOSMA CONGESTUM*

62-DR-2011
1/10/2012

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Revisions: DEC. 20, 2011

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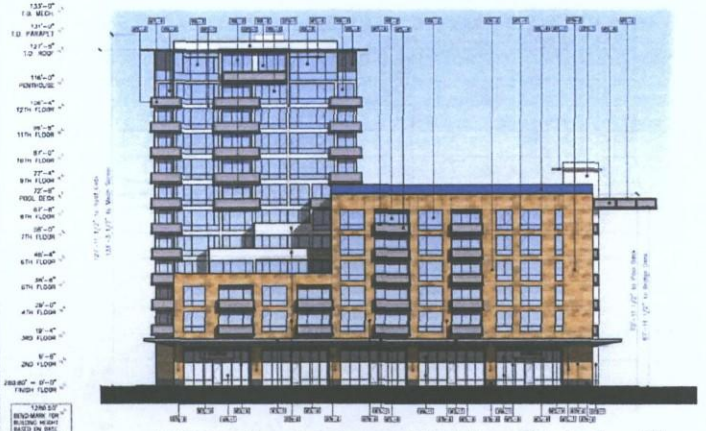
62 DR 2011

EAST ELEVATION Note: Transparent (window) area at this elevation = 66%

SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%



WEST ELEVATION Note: Transparent (window) area at this elevation = 65%

NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FINISH PAINT #CL 3212W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FINISH PAINT #CL 3010D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE 240
	VGL-3	VISION GLASS, MED BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VT1-47
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VG26.18
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #6x6
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1566
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD GRANITE/TIL HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD GRANITE/TIL CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or eliminate CS-MAZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL #3305-GREY GRAY SPECIAL TY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-3	STAINLESS STEEL Prep CHANNEL LETTERS w/ MACHINE TURN Finish
	MTL-4	ALUM. BULLNOSE W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-5	SATIN STAINLESS STEEL
	MTL-6	PAINTED STEEL PERF. METAL OR GREEN SCREEN
	MTL-7	

NORTH BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"

0' 10' 20' 40'

KEY MAP

Designed By:
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BLUE SKY
Scottsdale, Arizona
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Date: November 21, 2011
Revised: December 28, 2011

Owner:
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EAST ELEVATION Note: Transparent (window) area at this elevation = 66%

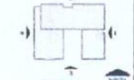
SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%

WEST ELEVATION Note: Transparent (window) area at this elevation = 65%

NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-57 or CARDINAL LoE 240
	VGL-3	VISION GLASS, MED BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS24-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #848
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE, or alternate: CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR, DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL H305-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL/PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN



KEY MAP

NORTH BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"

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EAST ELEVATION Note: Transparent (window) area at this elevation = 65%

SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE, or alternate CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL H305-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL/PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

WEST ELEVATION Note: Transparent (window) area at this elevation = 68%

NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

KEY MAP

MAIN BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"

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EAST ELEVATION Note: Transparent (window) area at this elevation = 65%

SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

WEST ELEVATION Note: Transparent (window) area at this elevation = 68%

NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM; SANDIS ART FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3372W
	EIFS-2	EXTERIOR FINISH SYSTEM; SANDIS ART FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3061D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-2M or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-2M
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1886
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY GNEISS STONE, or alternate: CHIMA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	ALUM. MULLION W/ PAINTED STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL #286-G169 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE FURFINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

MAIN BUILDING - ELEVATIONS

SCALE: 1"= 20'-0"

0' 10' 20' 40'

KEY MAP

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SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

NORTHEAST ELEVATION

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 7272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY CRACKFIRE TO MATCH VIRACON #588
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GUIANAN GRAY GNEISS STONE, or alternate: CEMA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR #5, PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL #339-GRID GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: BAVEN
	MTL-4	STAINLESS STEEL PVR CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. BULLION W/ PAINTED FINISH, COLOR: DURANAR #5, PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL ON GREEN SCREEN

KEY MAP

CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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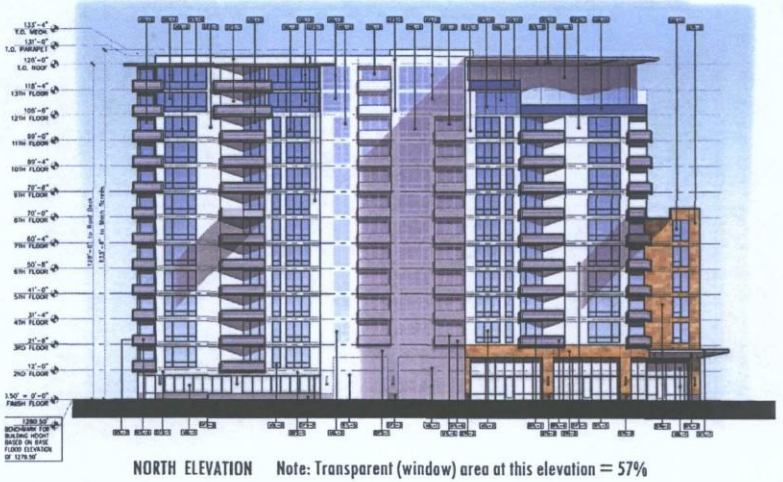
EAST ELEVATION Note: Transparent (window) area at this elevation = 65%

SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

WEST ELEVATION Note: Transparent (window) area at this elevation = 68%
With Elevator Option



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS25-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #948
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1096
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate: CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL HS05-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

MAIN BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"

KEY MAP

62-DR-2011

1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 23, 2011
Revised: December 30, 2011

Owner:
Gray Development
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SOUTHEAST ELEVATION

SOUTHWEST ELEVATION

NORTHWEST ELEVATION

NORTHEAST ELEVATION

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
	EIFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL 1off-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS24-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #848
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE, or alternate: CENIA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL 9085-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL/PVN CHANNEL LETTERS W/ MACHINE TURN FINSH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

KEY MAP

CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

SCALE: 1" = 20'-0"

0' 10' 20' 40'

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TTSDALE ROAD RENDERING

N.T.S.

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Scottsdale, Arizona

Date: November 21, 2011
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BARNEY'S ROOFTOP RENDERING

N.T.S.

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BLUE SKY
Scottsdale, Arizona

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Revisions: December 28, 2011

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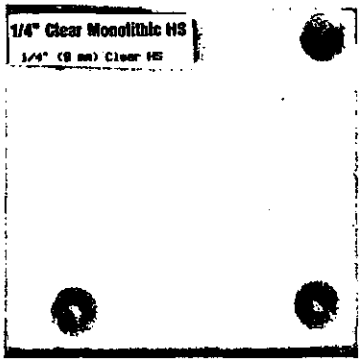
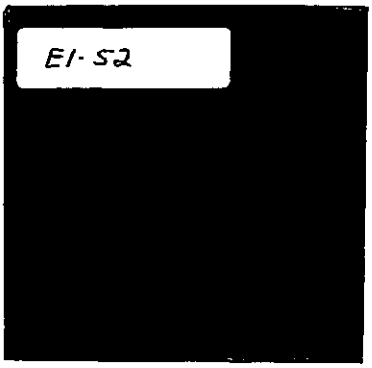
BLUE SKY

Scottsdale, Arizona

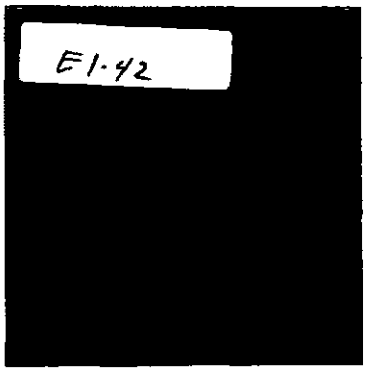
MATERIAL BOARD



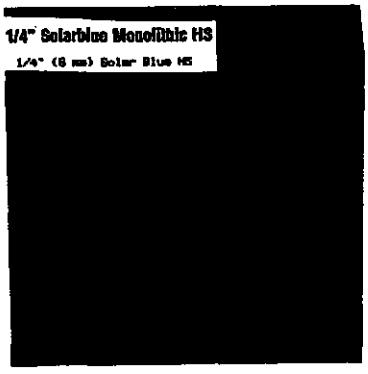
VGL-1 VISION GLASS:
CLEAR INSULATED GLAZING



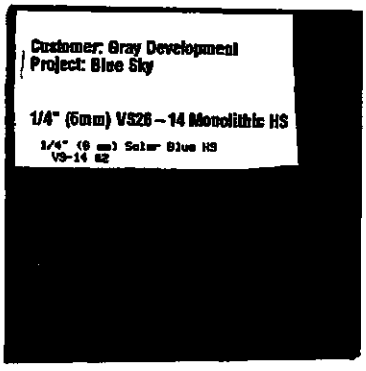
VGL-2 VISION GLASS:
LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240



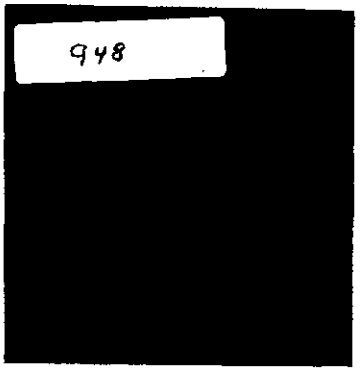
VGL-3 VISION GLASS:
MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42



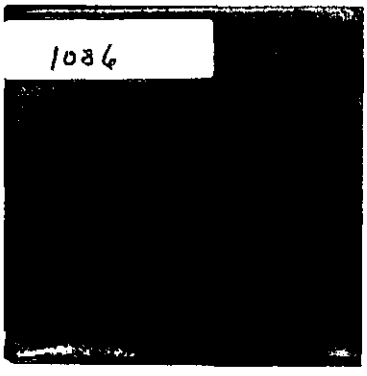
VGL-4 VISION GLASS:
DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE



VGL-5 VISION GLASS:
REFLECTIVE VISION GLASS, BLUE TINTED, INSULTATE W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14

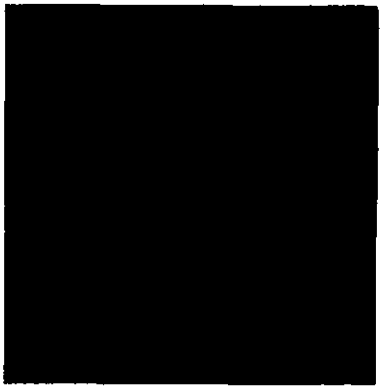


SGL-1 SPANDREL GLASS:
BLUR TINTED W/ MED. GRAY SPACIFIER TO MATCH VIRACON #948



SGL-2 SPANDREL GLASS:
TRANSLUCENT TO MATCH VIRACON #1086

EIFS-1 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W HUSH



EIFS-2 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D EMPLOY

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1st: 11/23/2011

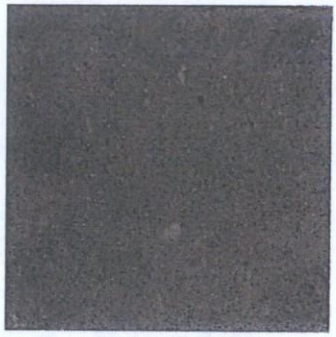
BLUE SKY

Scottsdale, Arizona

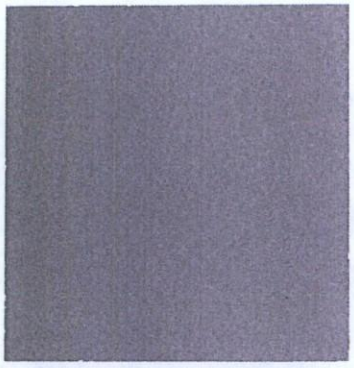
MATERIAL BOARD

STN-1 STONE:
EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH

STN-2 STONE:
EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH



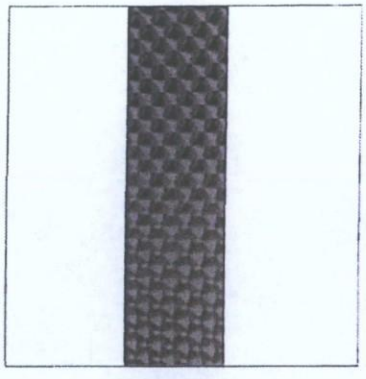
STN-3 STONE:
EXTERIOR STONE CLADDING, GERMAN SHELLSTONE (alternate:CENIA AZUL)



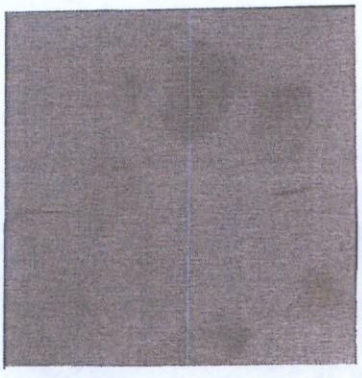
MTL-1
MTL-5 METAL:
ALUMINUM W/ DURANAR PAINTED FINISH, COLOR: SILVER TO MATCH DURANAR XL PLATINUM or PRECISION COATINGS #2280

MTL-2 METAL:
STEEL W/ POWDER COAT PAINT FINISH, COLOR: LIGHT GRAY TO MATCH CARDINAL H305-GR10

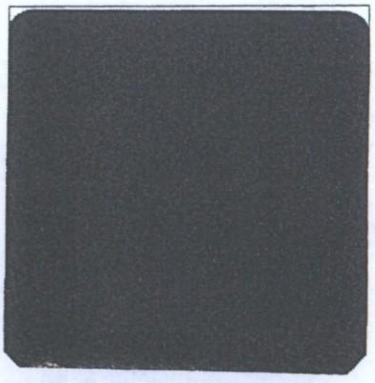
MTL-3 METAL:
COMPOSITE ALUMINUM PANEL W/ SCREEN PRINTED PATTERN (SIMILAR TO ABOVE PHOTO)



MTL-4 METAL:
STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURNED FINISH



MTL-6 METAL:
SATIN STAINLESS STEEL and STAINLESS STEEL CABLE



MTL-7 METAL:
STEEL W/ POWDER COAT FINISH, COLOR: WRINKLE FINISH SILVER TO MATCH CARDINAL TO91-GR309

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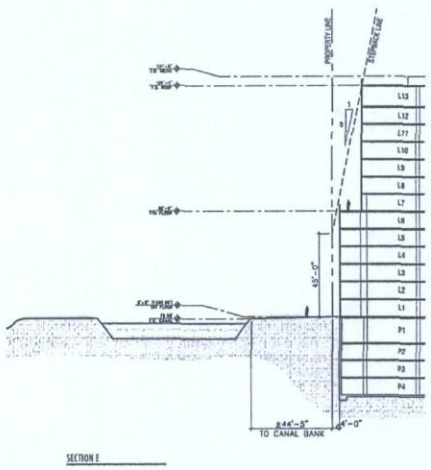
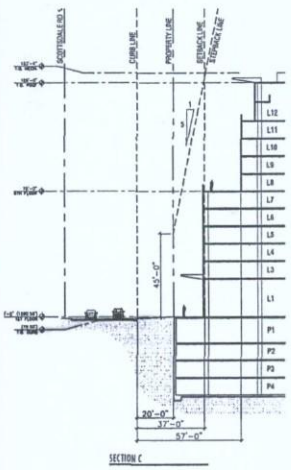
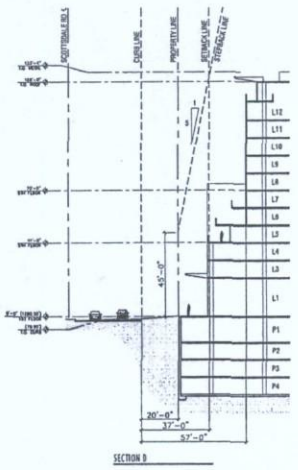


SECTION E

EAST BUILDING

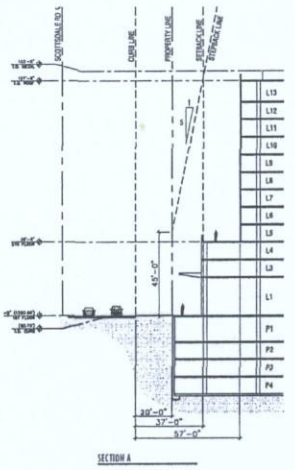


SECTION C

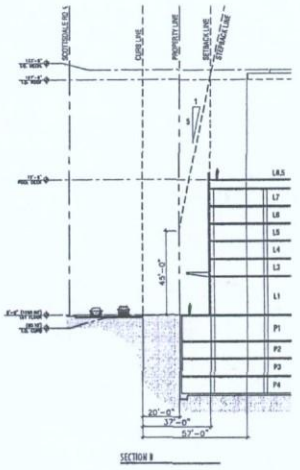


SECTION D

MAIN BUILDING

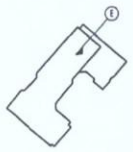


SECTION A



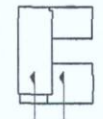
SECTION B

NORTH BUILDING



KEY PLAN

KEY PLAN



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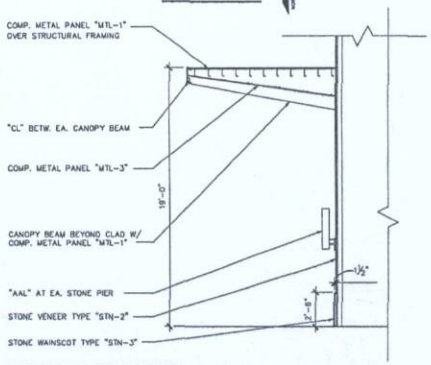
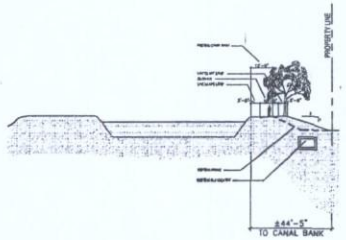


CANOPY AND STONE VENEER DETAIL

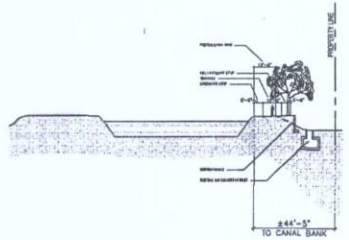
SCALE: 1/4" = 1'-0"

BUILDING/SITE SECTIONS

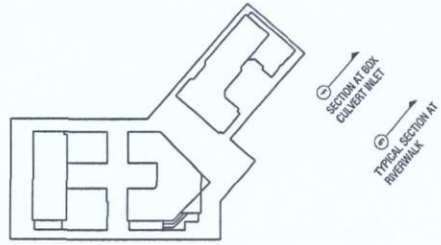
SCALE: 1"=30'-0"



CANAL SECTION F



CANAL SECTION G



KEY PLAN

62-DR-2011
1/10/2012

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BLUE SKY

Scottsdale, Arizona

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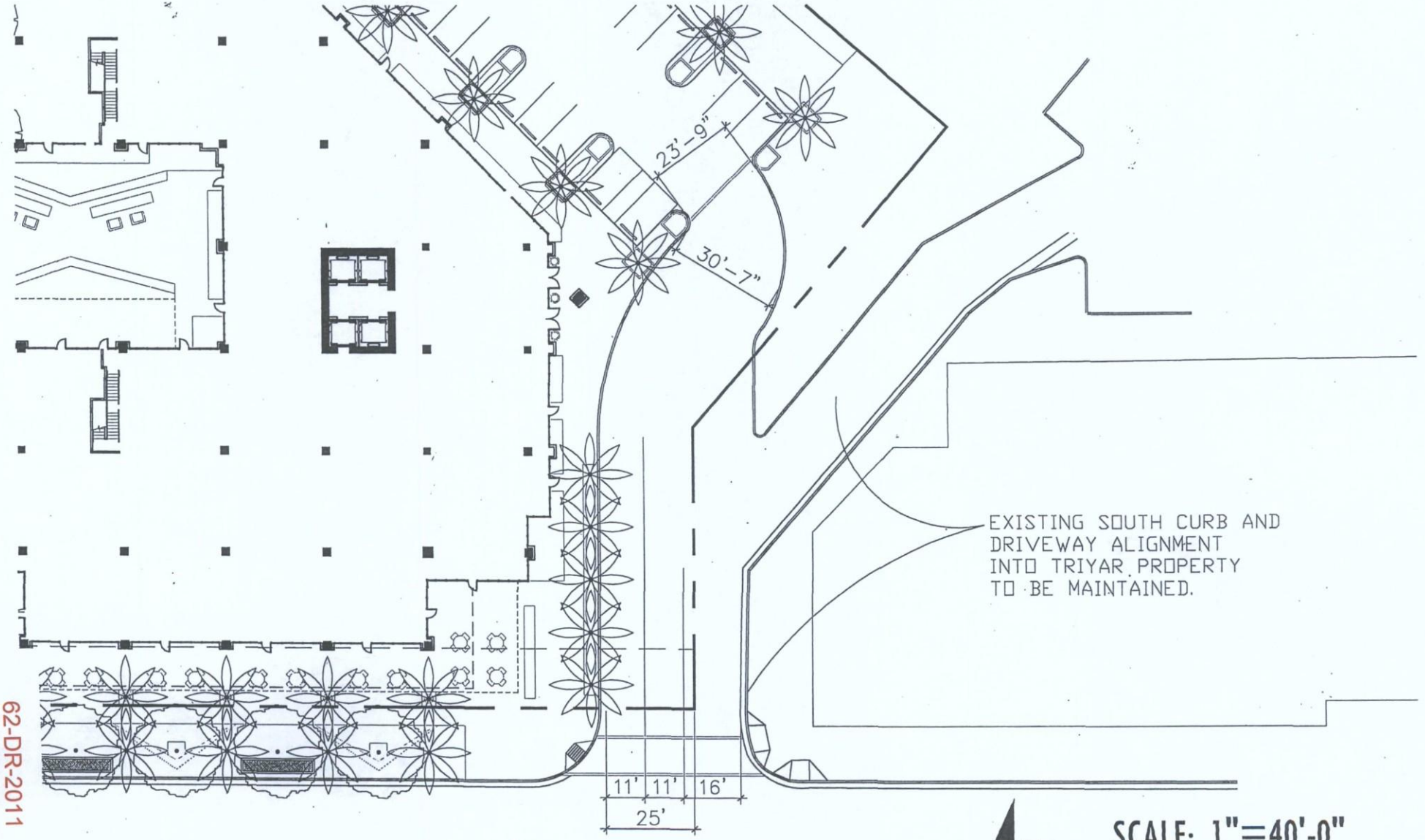
BLUE SKY SCOTTSDALE - ALTERNATE DRIVEWAY PLAN



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01/03/12

Gray Architects, PLLC

Gray Development

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Green Ideas®
Environmental Building Consultants

January 11, 2012

Solar Reflectivity Study of Blue Sky Scottsdale Project

Client: Gray Development
Joe Worrall, Director of Architecture and Engineering

Prepared by: Mark Wilhelm, Principal, Green Ideas, Inc.
& Kirby Spitler, Associate, Green Ideas, Inc.

www.Egreenideas.com » 99 East Virginia Ave, Suite 175 - Phoenix, AZ 85004 » 602-635-7925

DISCLAIMER AND CONFIDENTIALITY

This report is not intended to serve as an engineering design document, but is intended to provide an estimated assessment of reflectivity issues associated with the glazing planned for the Blue Sky Scottsdale mixed use development. The information and recommendations represented in this report have been reviewed for their technical accuracy and are believed to be reasonable and correct.

Please note that the results presented herein have been based on data provided by Gray Development and Viracon. Green Ideas Inc. cannot be held liable if the projected results of this reflectivity study are not actually experienced because of changes in design or construction. All results are provided for informational purposes only and are not to be construed as a design document or as guarantees. The customer should independently evaluate the information presented in this report. Green Ideas, Inc. cannot be held liable if the customer experiences results other than those summarized in this report or if there are any incidental or consequential damages experienced in connection with this report or the installation of the planned measures.

Solar Reflectivity Study for Blue Sky Scottsdale

1.0 Executive Summary

Blue Sky Scottsdale is a mixed –use, multifamily development project proposed for a site located north of the northeast corner of Scottsdale and Camelback Roads in Scottsdale, Arizona. The Downtown Development Guidelines for the City of Scottsdale require that a reflectivity study be performed. The focus of the study is to evaluate the effects of the reflectance of visible sunlight on passing motorists on Scottsdale and Camelback Roads.

At the City's request, the study utilizes Google *SketchUp*, which is a 3D computer modeling program. An additional light rendering program, *V-Ray*, is used in conjunction with *SketchUp* to study the reflectance of visible sunlight off of the south- and west-facing building fenestration. The color and reflectance characteristics of the three glass types used on the buildings are approximated in the modeling process. Rendered reflectance models are created for three viewing locations on three different dates throughout the year – the Summer Solstice, the Winter Solstice and the Vernal Equinox. Several parametric model runs are created for different times each day to evaluate visible light reflectance. Forty-seven (47) rendered models were created and are included in the appendix of this document.

All of the renderings were evaluated to develop an understanding of reflectance patterns throughout the afternoon and evening hours for each of the selected days and over the course of a year. Results showed that there were only two instances – December 21, at 3:00 pm and 4:00 pm – where a reflected solar sphere was visible on the building façade. Our analysis indicates that the potential for similar reflections will be limited to only an hour or two on similar dates. Further, these reflections do not pose a risk to passing motorists due to the distance and angle of the reflections and the momentary nature of the reflection due to movement of vehicles and the earth. The study indicated no other instances of problem reflectance.

2.0 Reason for study

The following reflectivity study was prepared for the *Blue Sky Scottsdale* project which is proposed for an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads.

Gray Development is working with the City of Scottsdale to gain design review approval for the new *Blue Sky Scottsdale* project. Downtown Scottsdale development guidelines require that a reflectivity study be performed. Joe Smith with the City of Scottsdale asked Gray Development to perform a Reflectivity Study for the project to determine if there are any issues associated with the reflection of visible light from south- and west-facing fenestration.

3.0 Assumptions

Project Description

Gray Development proposes to develop *Blue Sky* at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two buildings facing Scottsdale Road, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two buildings facing Scottsdale Road, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along

the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

Focus of Reflectivity Study

For the purposes of this study, it is assumed that those most affected by the buildings' reflectance will be passing motorists on Scottsdale and Camelback roads during the afternoon and early evening. The study will focus, therefore, on the reflectance of glazing on the south, southwest and west sides of the proposed development.

The project's reflectance will be studied from three locations:

1. Eastbound motorist in the left turn lane of Camelback Road at Scottsdale Road
2. A northbound motorist on Scottsdale Road approaching the project from the south
3. A southbound motorist on Scottsdale Road approaching the project from the north

The representative dates chosen for studying the reflectance are those dates when the sun is at its highest, lowest and average altitudes –specifically the Summer Solstice, the Winter Solstice and the Vernal Equinox (which presents the same solar conditions as the Autumnal Equinox), respectively. Analysis will be based on rendered views of the project from the indicated locations on the following dates and times:

Date	Camelback & Scottsdale Roads	Northbound Scottsdale Road	Southbound Scottsdale Road
March 19 (Equinox)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
June 20 (S Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
	7:00 pm	7:00 pm	7:00 pm
December 21 (W Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm

The study assumes that three glazing types will be used on the building, as indicated by Gray development:

1. Clear vision glazing (Viracon VNE1-1-63) at ground floor retail locations

2. Tinted vision glazing (Viracon VE1-42) at upper level residential units
3. Reflective vision glazing (Viracon VS26-14) at the shaded top level restaurant

The following table indicates properties of the glazing:

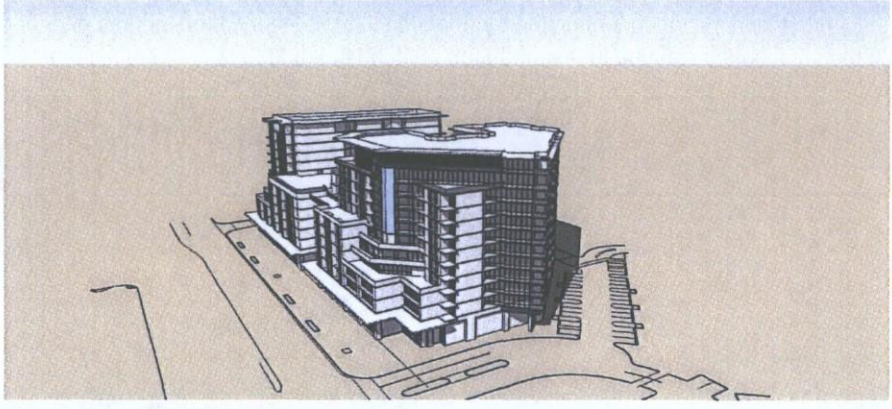
Glazing	Visible Light Transmittance	Solar Heat Gain Coefficient	Visible Light Reflectance (Outside)
VNE1-63	62%	0.29	10%
VE1-42	37%	0.31	19%
VS26-14	8%	0.16	16%

4.0 Approach taken

- The study uses Google "*SketchUp* 8" 3D modeling software ("*SketchUp*") as requested by the City of Scottsdale.

- An additional plug-in rendering engine, *V-Ray*, is used with *SketchUp* to provide more realistic lighting effects. This software module leverages the use of path tracing, photon mapping, irradiance maps and directly computed global illumination to emulate actual lighting effects on a surface.

- The study is based on a *SketchUp* model received by Green Ideas from Gray Development on January 6, 2012.



SketchUp model, *Blue Sky Scottsdale*

- Green Ideas verified details of the model, including:
  - Building location, height and orientation
  - Distance of building surfaces from rights-of-way and targeted points of perspective
  - Position of architectural shading devices
  - Characteristics of opaque building materials
  - Characteristics and properties of glazing materials

- Perspective views were generated from realistic viewpoints at a measured distance from the building as follows:
  - View 1: Eastbound Motorist at Camelback and Scottsdale Roads
    - Approximately 716 feet south and 177 feet west of building
  - View 2: Northbound Motorist on Scottsdale Road
    - Approximately 124 feet south and 70 feet west of building
  - View 3: Southbound Motorist on Scottsdale Road

- Approximately 100 feet north and 123 feet west of building

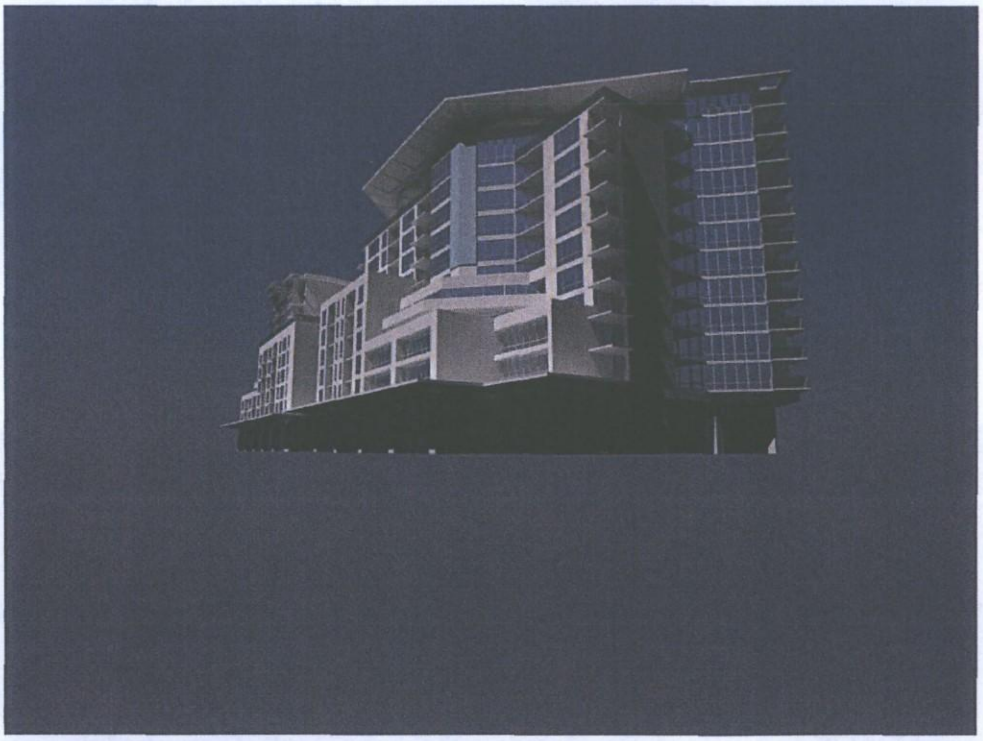
- Green Ideas leveraged the use of the *V-Ray* rendering software to evaluate the reflectivity at designated times, locations and views.

- Green Ideas worked with Gray Development to define the series of dates, times and perspectives that would be evaluated in this study. There were more than 40 distinct parametric runs based upon all of the variables.

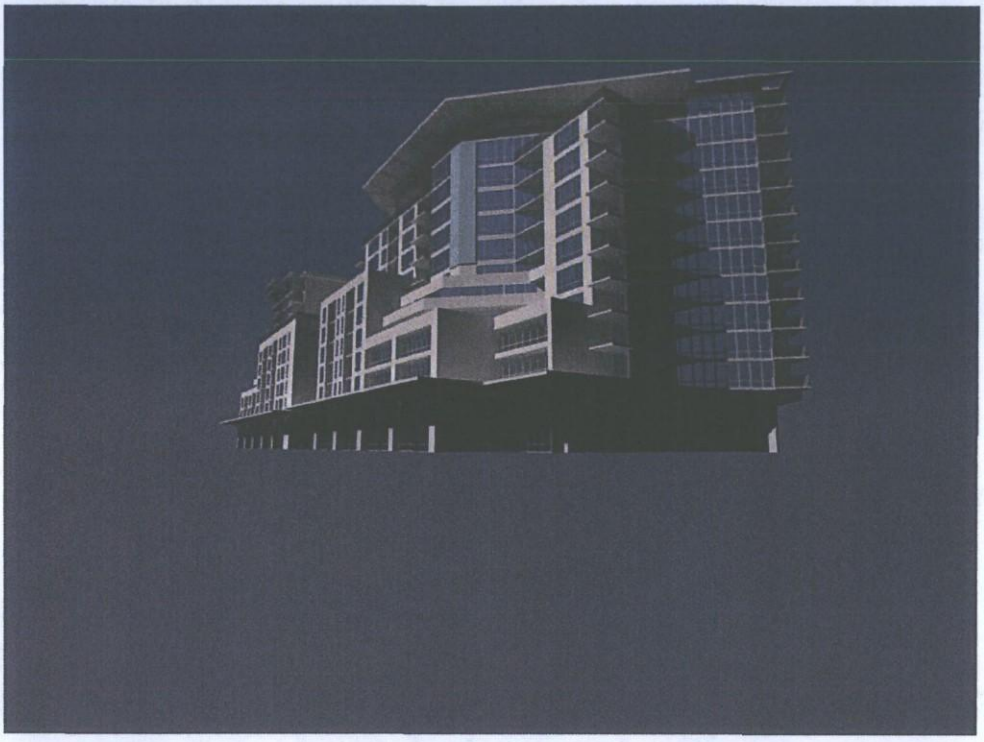
- Settings in the V-Ray plug-in software were adjusted to facilitate an analysis of the reflected sunlight. Global Illumination values were set to 0.0 and Background Illumination values were set at 0.5. Sunlight textured mapping settings were selected for both Global Illumination and Background Illumination. These settings emphasized the reflected light from the building while reducing the ambient light seen in the rendering. Materials were created within the V-Ray plug-in software to approximate the color and reflective properties of the specified glazing: these properties were then "associated" with the respective glass in the model.

- The results of these 40 runs were screened according to several parameters to determine which, if any, specific runs posed reflectivity or glare problems to passing motorists at the designated locations and times. The parameters include:
  - Reflections from visible glazing surfaces
  - Shade on reflective surfaces
  - Visible solar sphere reflection
  - Ability for restaurant glazing to be seen from different perspectives

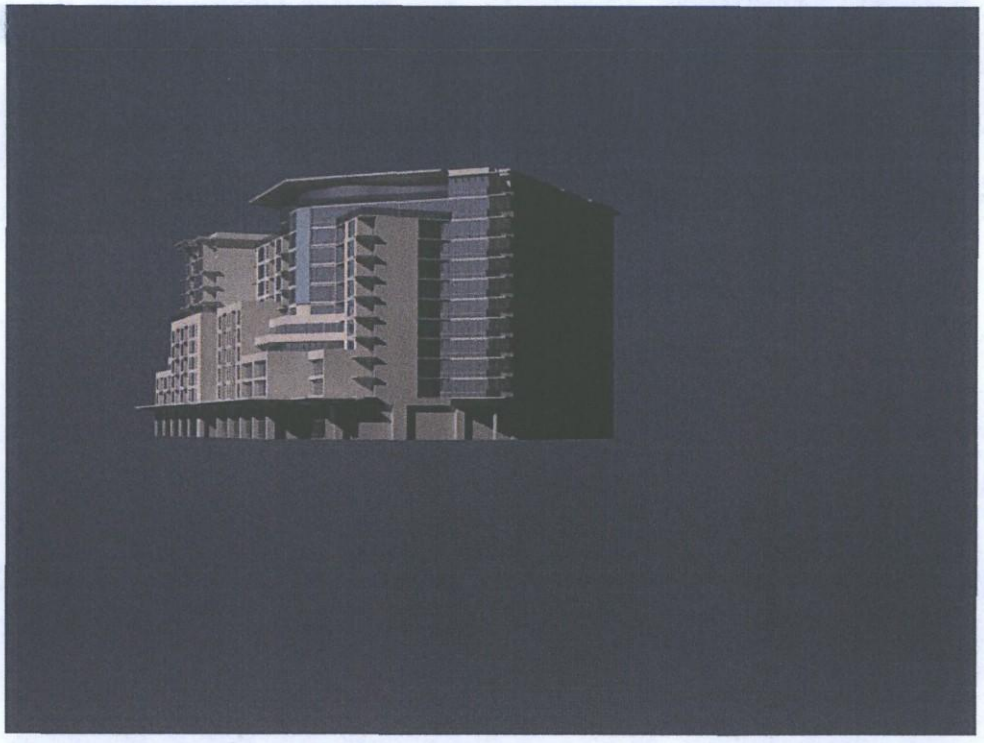
- The renderings below are representative of the studies completed from each perspective at different times and dates.



Rendered View: Northbound Scottsdale Road, June 20, 3:00 pm
Reflective glass at the restaurant (top level) is shaded.



Rendered View: Northbound Scottsdale Road, June 20, 4:00 pm
Reflective glass at the restaurant (top level) is "protected" and not easily seen in this view.



Rendered View: Camelback & Scottsdale Roads, March 19, 4:00 pm, 3 x zoom
The reflective vision glass of the restaurant level is visible in this distant view.

5.0 Analysis

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	March 19 3:00 pm	• Restaurant glazing is in shade • Restaurant glazing is visible in this view • First level glazing is mostly shaded • Sky reflections are visible in the southwestern most glazing at the residential levels	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 4:00 pm	• Restaurant glazing is in shade • Shaded glazing is beginning to see sun • First level glazing is mostly in the sun	Sun is moderately high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 5:00 pm	• Restaurant glazing and reflections on it are visible in this view • Sky reflection can be seen on southwest facades • Shadows are cast on south east facades	Sun is lower in the sky, approaching horizontal	No
Eastbound, Camelback & Scottsdale Roads	March19 6:00 pm	• Soft, evening sunlight is cast on building • Restaurant glazing is in shade • Sky reflection can be seen on southwest facades • Sky reflection can be seen on restaurant glazing • Shadows projected on south east facades (almost horizontal)	Sun is at or just above the horizon, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 7:00 pm	• No sun illumination on the building • Glazing is reflecting ambient light from the sky • There are no shadows cast on the building • Restaurant glazing and sky reflections on it are visible in this view	The sun has set	No
Eastbound, Camelback & Scottsdale Roads	June 20 3:00 pm	• Deep shadows are cast by shading devices • First floor glazing is almost entirely in shade • Restaurant glazing is in shade • Restaurant glazing is visible in this view • Sky reflection can be seen on southwest facade	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 4:00 pm	• Sky reflections on restaurant glazing are visible in this view • Southwest glazing is reflecting sunlight and ambient light from the sky	Sun is moderately high, just north of west	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	June 20 5:00 pm	• Much of the southwest glazing is in shade • Reflections on restaurant glazing are visible in this view	Sun is moderately high, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 6:00 pm	• Southeast portion of southwest façade is predominantly in shade • Sky reflections can be seen on 'residential' glazing at higher levels • Sky reflections on restaurant glazing are visible in this view • Restaurant glazing appears to be lit by sunlight	Sun is moderately low, approaching horizontal, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 7:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sun is north of west • Sky reflections on restaurant glazing are visible in this view	Sun is at, or below, the horizon	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 3:00 pm	• Sky reflection from restaurant glazing is visible in this view • Sky reflections can be seen on upper level residential glazing • Very little shade is cast on the building	Sun is moderately low, approaching horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 4:00 pm	• Sky reflection from restaurant glazing is visible in this view • Sky reflections can be seen on upper level residential glazing • Very little shade is cast on the building	Sun is very low, approximately horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 5:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sky reflections on restaurant glazing are visible in this view	Sun is below the horizon	No
Northbound Scottsdale Road	March 19 3:00 pm	• Restaurant glazing is in shade	Sun is high and south of west	No
Northbound Scottsdale Road	March 19 4:00 pm	• Restaurant glazing is in shade • Shaded glazing is beginning to see sun	Sun is moderately high and south of west	No
Northbound Scottsdale Road	March 19 5:00 pm	• Restaurant glazing is in sun • Reflection can be seen on southwest facades • Shadows are cast on south east facades	Sun is lower in the sky	No
Northbound Scottsdale	March 19 6:00 pm	• Restaurant glazing is in shade • Sky reflection can be seen on	Sun is just above the horizon, and	No

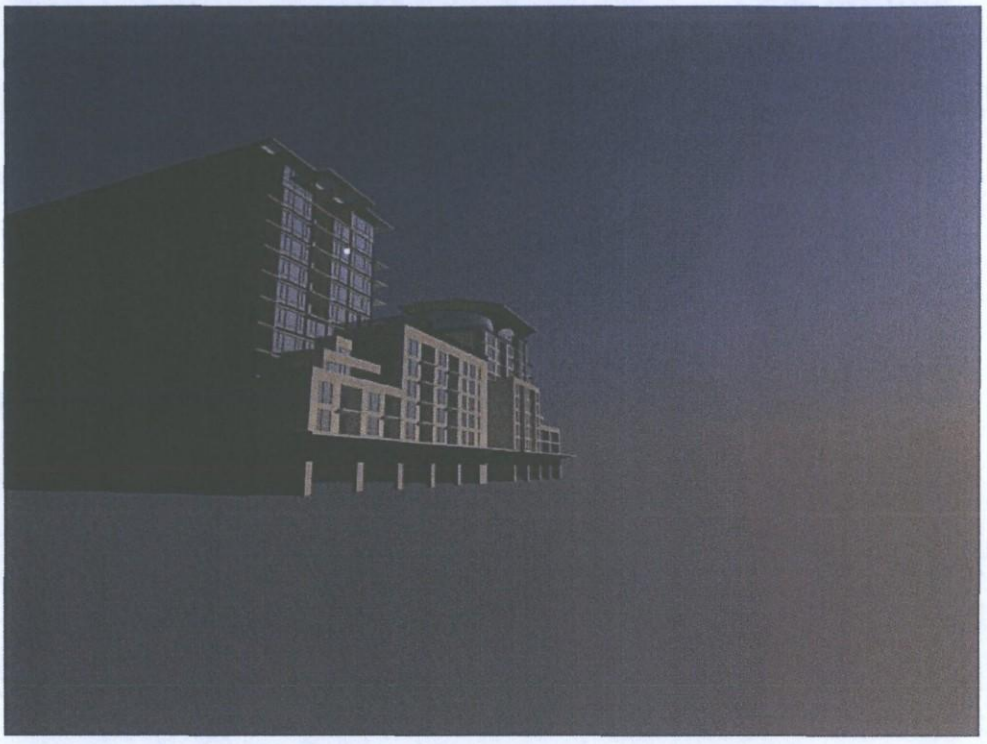
View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Road		southwest facades • Shadows projected on south east facades (almost horizontal)	south of west	
Northbound Scottsdale Road	March 19 7:00 pm	• No sun illumination on the building • Glazing is reflecting ambient light from the sky • There are no shadows cast on the building	The sun has set	No
Northbound Scottsdale Road	June 20 3:00 pm	• Deep shadows are cast by shading devices • First floor glazing is almost entirely in shade • Restaurant glazing is in shade • Sky reflection can be seen on southwest facade	Sun is high and south of west	No
Northbound Scottsdale Road	June 20 4:00 pm	• Reflections on restaurant glazing are not visible in this view • Southwest glazing is reflecting sunlight and ambient light from the sky	Sun is moderately high, just north of west	No
Northbound Scottsdale Road	June 20 5:00 pm	• Much of the southwest glazing is in shade • Reflections on restaurant glazing are not visible in this view	Sun is moderately high and north of west	No
Northbound Scottsdale Road	June 20 6:00 pm	• Southeast portion of southwest façade is predominantly in shade • Sky reflections can be seen on 'residential' glazing at higher levels • Reflections on restaurant glazing are not visible in this view • Restaurant glazing appears to be in shade	Sun is moderately low, approaching horizontal and north of west	No
Northbound Scottsdale Road	June 20 7:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Sun is north of west • Reflections on restaurant glazing are not visible in this view	Sun is at, or below, the horizon	No
Northbound Scottsdale Road	Dec 21 3:00 pm	• Reflection from restaurant glazing is not visible in this view • Sky reflections can be seen on upper glazing • Very little shade is cast on the building	Sun is moderately low, approaching horizontal and south of west	No
Northbound Scottsdale Road	Dec 21 4:00 pm	• Reflection from restaurant glazing is not visible in this view • Sky reflections can be seen on upper	Sun is very low, approximately horizontal and	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		glazing • Very little shade is cast on the building	south of west	
Northbound Scottsdale Road	Dec 21 5:00 pm	• All west and southwest facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is not visible in this view	Sun is below the horizon	No
Southbound Scottsdale Road	March 19 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is south of west	No
Southbound Scottsdale Road	March 19 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is moderately low and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is low, approaching horizontal and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is at or below the horizon and south of west	No
Southbound Scottsdale Road	June 20 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view	Sun is very high and south of west	No
Southbound Scottsdale Road	June 20 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view	Sun is very high and north of west	No
Southbound Scottsdale Road	June 20 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is moderately low and north of west	No
Southbound Scottsdale Road	June 20 6:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun	Sun is approaching horizontal and	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		• Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	north of west	
Southbound Scottsdale Road	June 20 7:00 pm	• All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is at or near the horizon and north of west	No
Southbound Scottsdale Road	Dec 21 3:00 pm	• All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in glazing • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view	Sun is moderately low and south of west	Yes
Southbound Scottsdale Road	Dec 21 4:00 pm	• All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in restaurant glazing • West facing glazing is in sun	Sun is very low and south of west	Yes
Southbound Scottsdale Road	Dec 21 5:00 pm	• All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view	Sun is below the horizon and south of west	No

6.0 Results

Evaluation of the 47 *SketchUp* views showed that there only 2 instances where reflectance from the south- and west-facing glazing surfaces of *Blue Sky Scottsdale* would be a concern. The reflected solar sphere was visible in only two of the renderings analyzed. Both were for View 2: Southbound Motorist on Scottsdale Road, on the Winter Solstice, December 21, at 3:00 pm and 4:00 pm, as shown below:



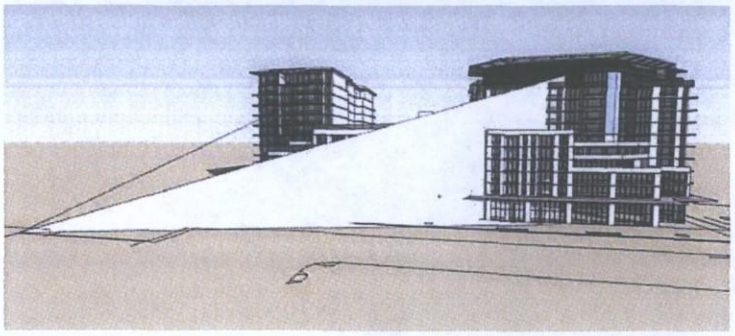
Rendered View: Southbound Scottsdale Road, December 21, 3:00 pm
The sun's reflection is visible on upper level glass, approximately 225 from the view of the driver, at an angle of 36.6 degrees above horizontal

Rendered View: Southbound Scottsdale Road, December 21, 4:00 pm
The sun's reflection is visible on restaurant level glass, approximately 415 feet from the view of the driver, at an angle of 17.1 degrees above horizontal

The fact that the solar sphere is visible in the 3:00 pm and 4:00 renderings indicates that there is only a short period of time where visible light reflection could cause a problem. The reflected sphere will move across the façade of the building for an hour or two, and for part of that time, its position would fall on a void or an opaque surface, which would result in no reflection whatsoever.

Therefore, our analysis indicates that direct reflections of the solar sphere from Blue Sky Scottsdale pose minimal risks to passing motorists for the following reasons:

1. The movement of the motorist (30-40 mph) and the rotation of the earth mean that the reflection of the solar sphere will be fleeting, and in fact, almost instantaneous for the southbound driver
2. The reflected solar image is far from the driver in both cases, at a distance of 225 feet at 3:00 pm and 415 feet at 4:00 pm
3. The angle of the reflected solar image is high enough (36.6 degrees elevation at 3:00 pm and 17.1 degrees elevation at 4 pm) to be blocked from the driver's view by either:
    a. The horizontal plane of the roof of the vehicle above the driver
    b. A sun visor
4. The reflected image of the sun from any of the specified glazing types will be five to ten times less intense than the sun itself, since the Visible Light Reflectance percentage for the three glazing types ranges only from 10% to 19%



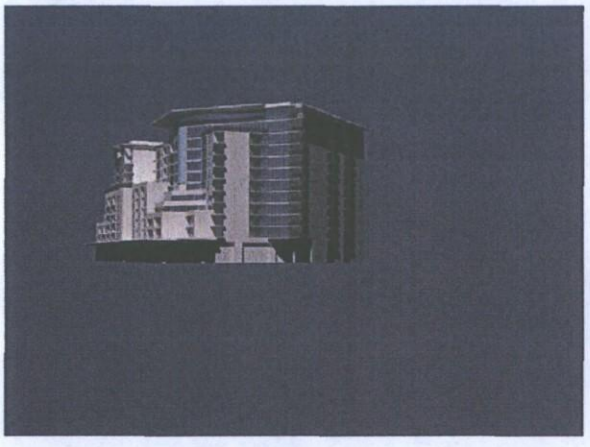
In general, the reflectance of visible sunlight from *modern* glazing is typically not a issue:

1. Optical science has created spectral coatings that reduce Visible Light Reflectance so that it is far less than that of common "mirror" glazing types that were used in the 1970s.
2. Most of the glazing manufactured today has very similar quality regarding the reflectance of visible light.
3. Glazing systems are commonly designed to reflect only a fraction of the visible light at low angles of solar incidence on the plane (while reflecting a significant portion of the ultraviolet wavelengths from the sun).
4. When sunlight strikes a glass surface – or any glossy surface, for that matter – at a high angle of incidence, then more the light is reflected rather than being transmitted or absorbed. Even clear glass will reflect 50 percent or more of the sunlight striking it at angles of incidence greater than about 70 degrees.

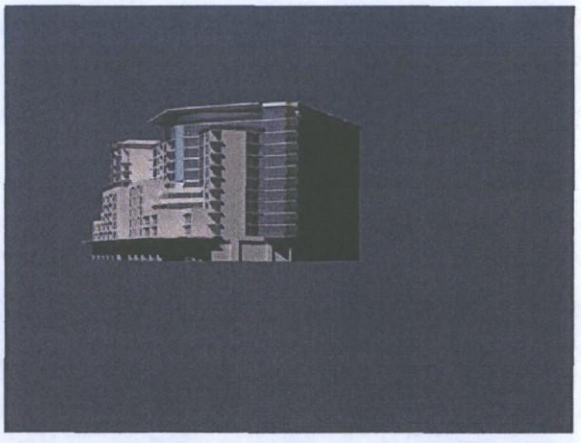
7.0 Appendices

Generated renderings are organized by view.

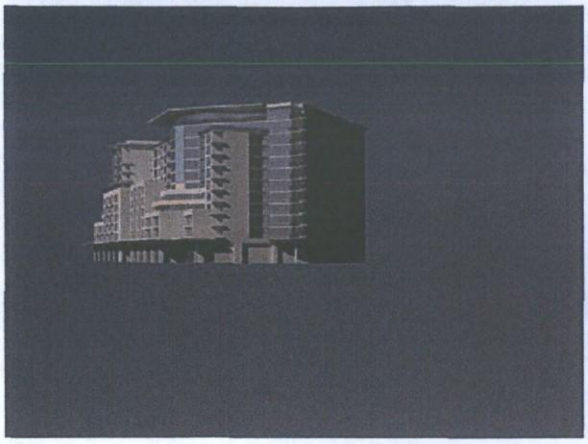
EASTBOUND CAMELBACK AND SCOTTSDALE ROADS



March 19, 2:00 pm - 3 X Zoom

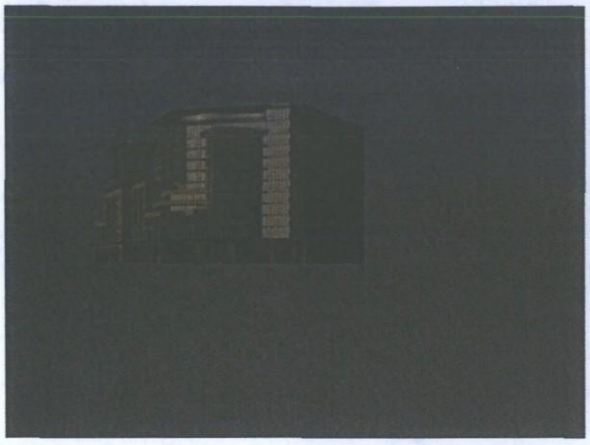


March 19, 3:00 pm - 3 X Zoom

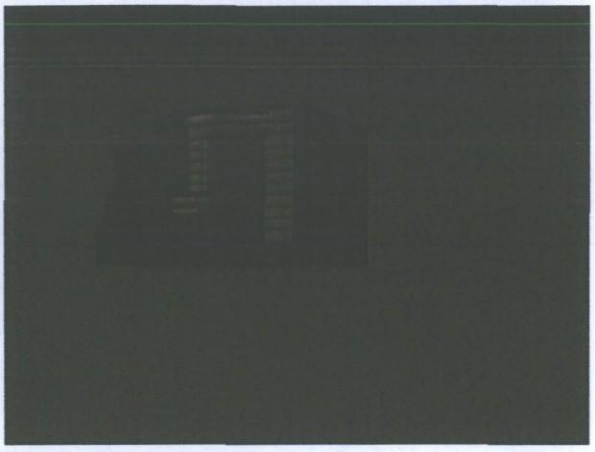


March 19, 4:00 pm - 3 X Zoom

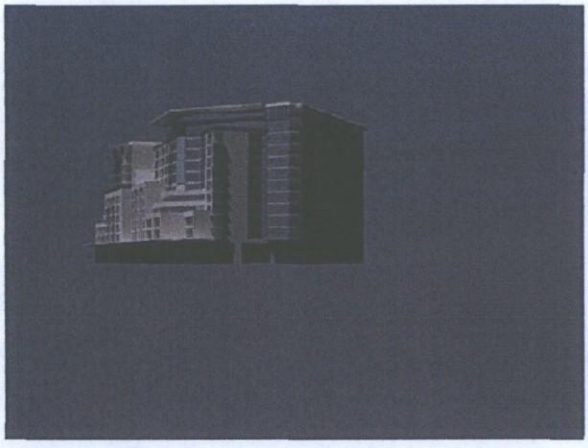
March 19, 5:00 pm - 3 X Zoom



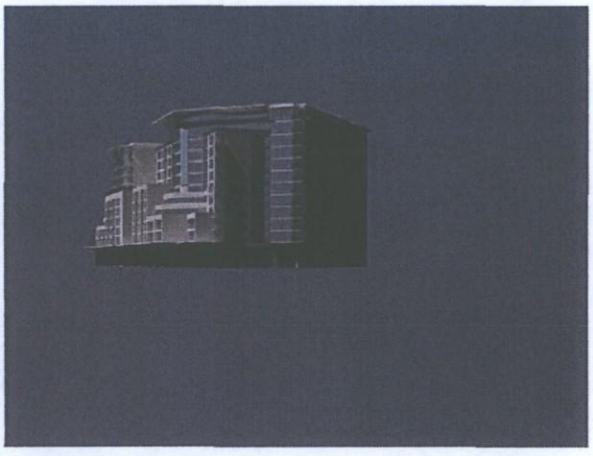
March 19, 6:00 pm - 3 X Zoom



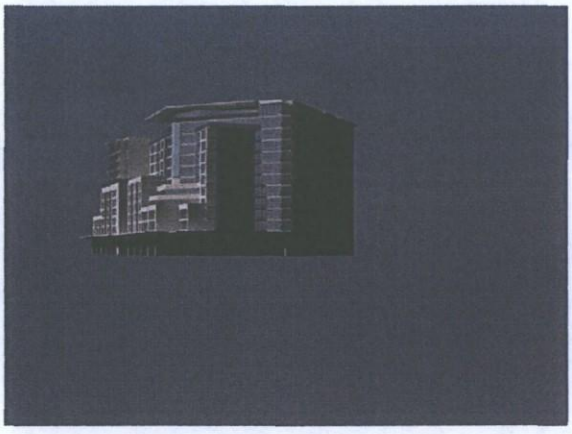
March 19, 7:00 pm - 3 X Zoom



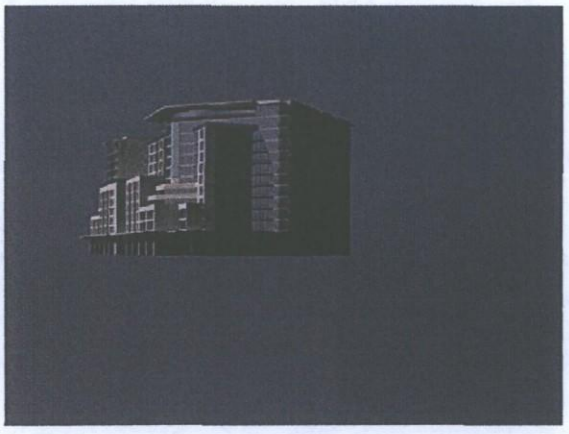
June 20, 2:00 pm - 3 X Zoom



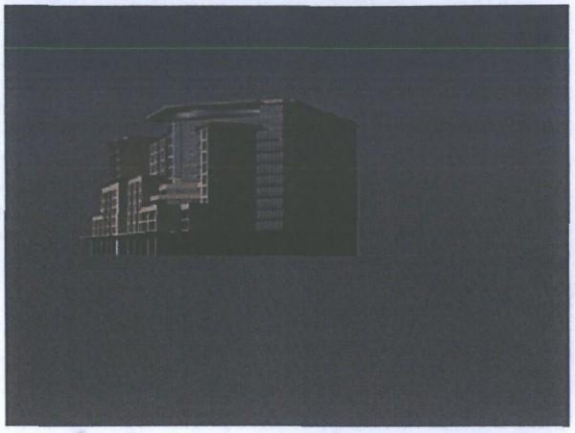
June 20, 3:00 pm - 3 X Zoom



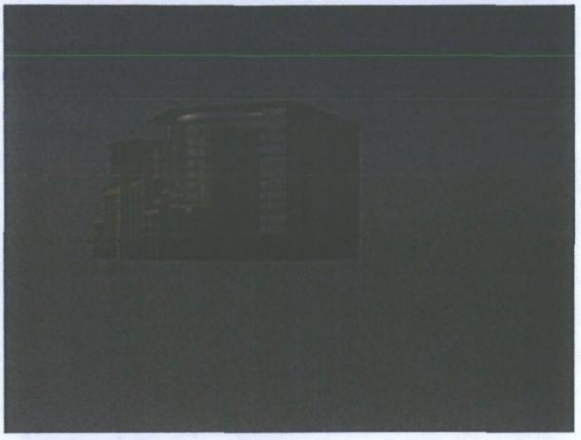
June 20, 4:00 pm - 3 X Zoom



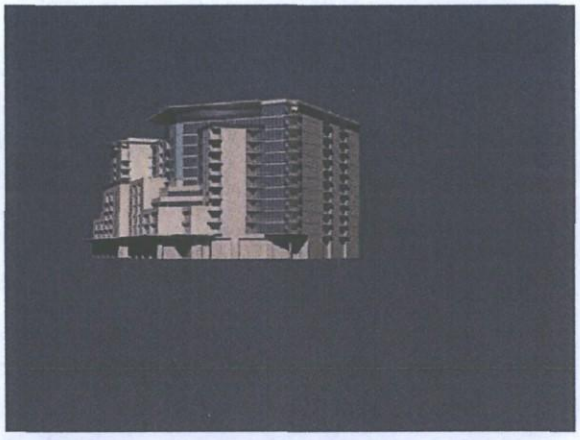
June 20, 5:00 pm - 3 X Zoom



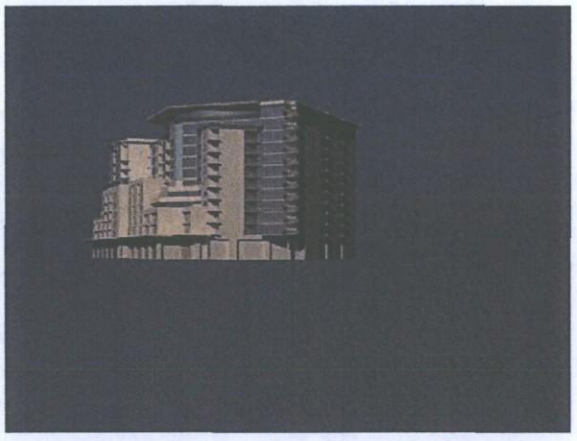
June 20, 6:00 pm - 3 X Zoom



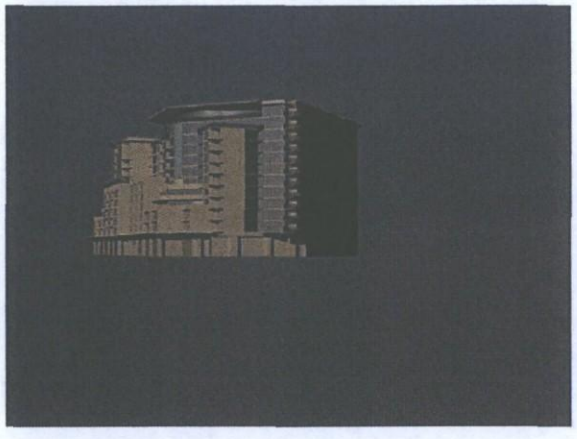
June 20, 7:00 pm - 3 X Zoom



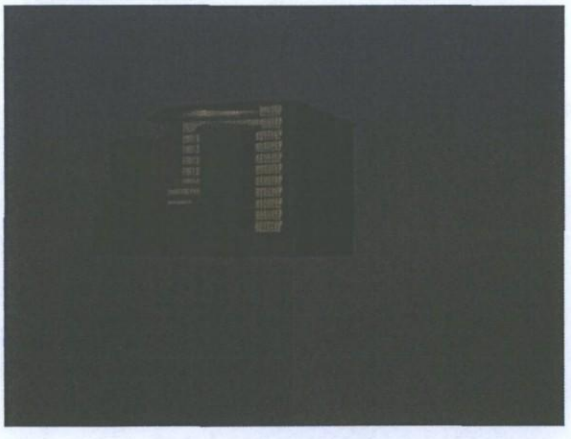
December 21, 2:00 pm - 3 X Zoom



December 21, 3:00 pm - 3 X Zoom



December 21, 4:00 pm - 3 X Zoom



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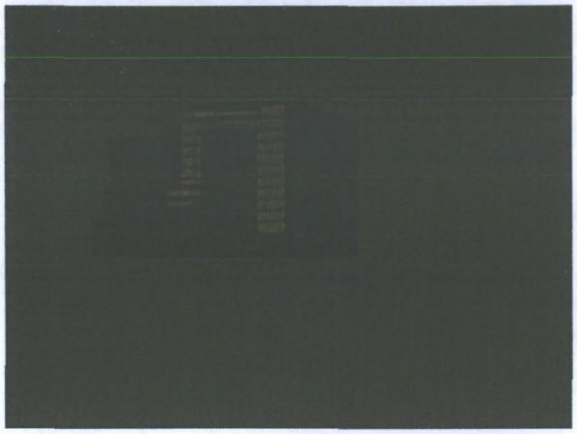

December 21, 6:00 pm - 3 X Zoom

NORTHBOUND SCOTTSDALE ROAD

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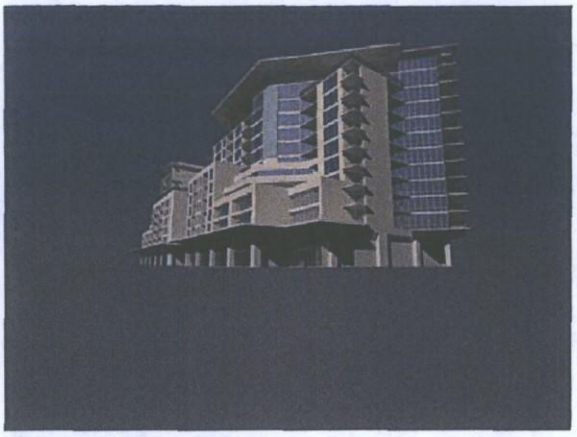

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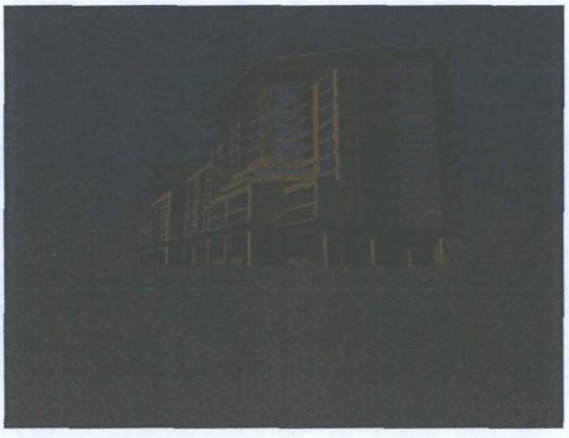
March 19, 5:00 pm



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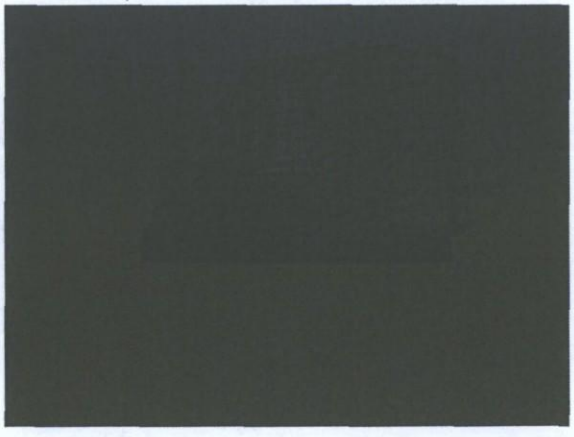

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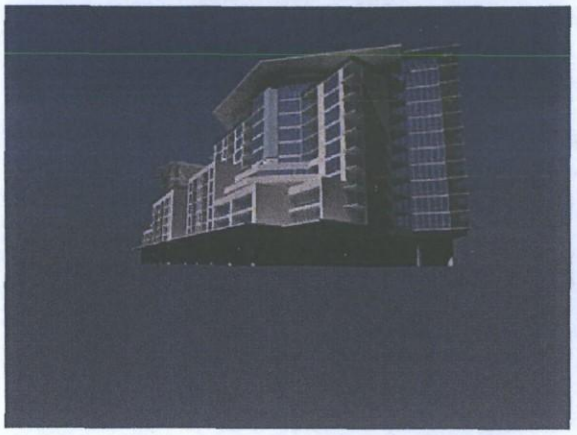
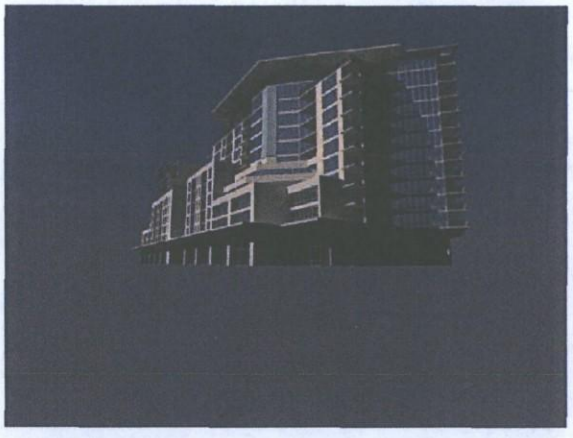


June 20, 3:00 pm

June 20, 4:00 pm



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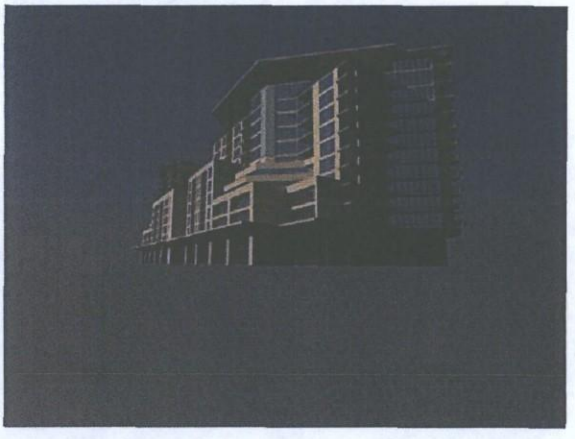


June 20, 6:00 pm

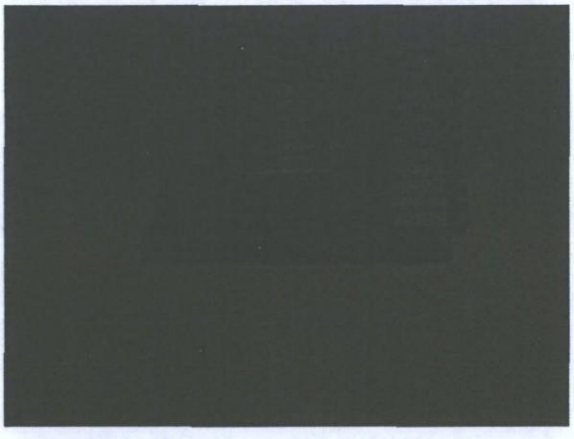
June 20, 7:00 pm

December 21, 2:00 pm

December 21, 3:00 pm

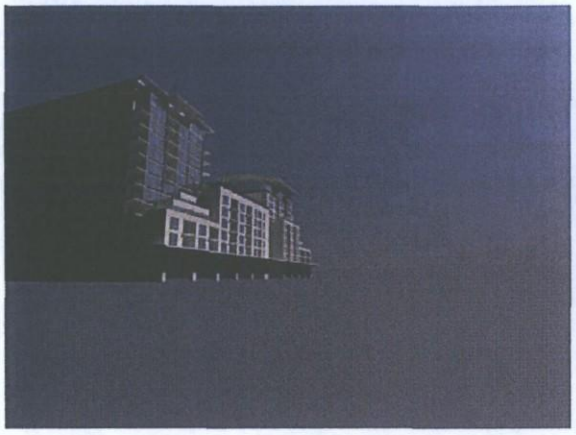
December 21, 4:00 pm

December 21, 5:00 pm



December 21, 6:00 pm

SOUTHBOUND SCOTTSDALE ROAD



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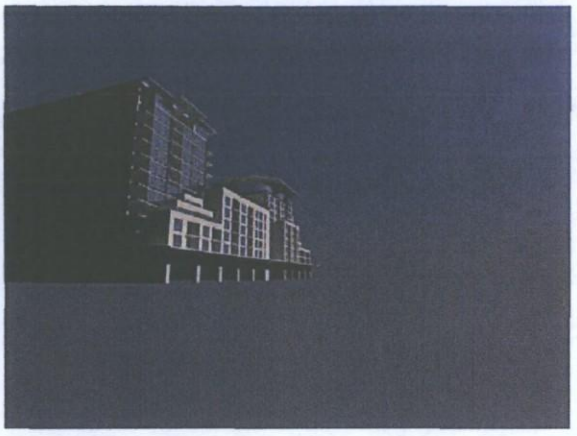

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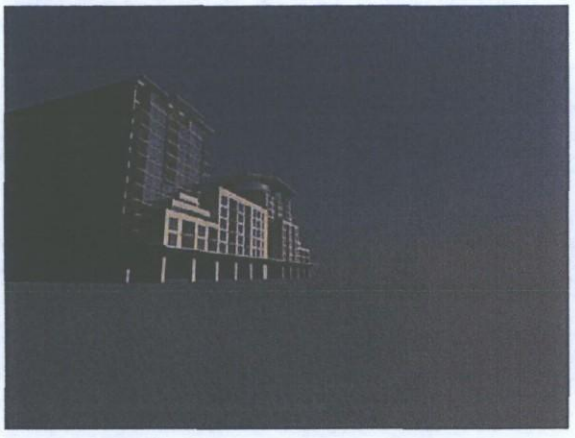

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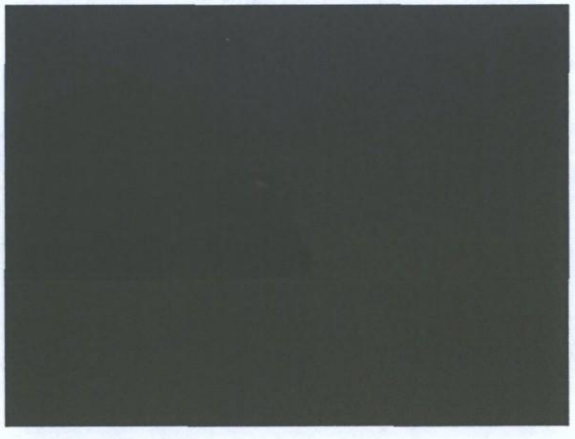

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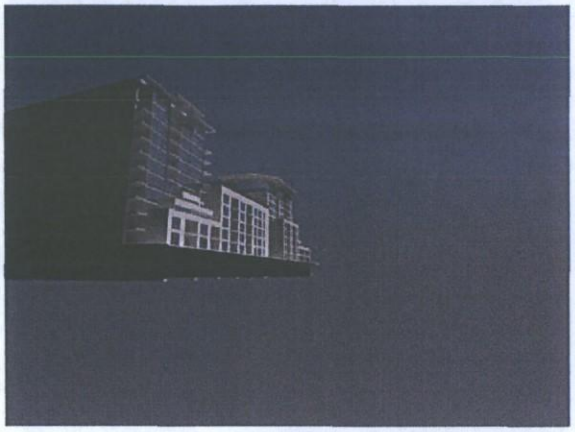

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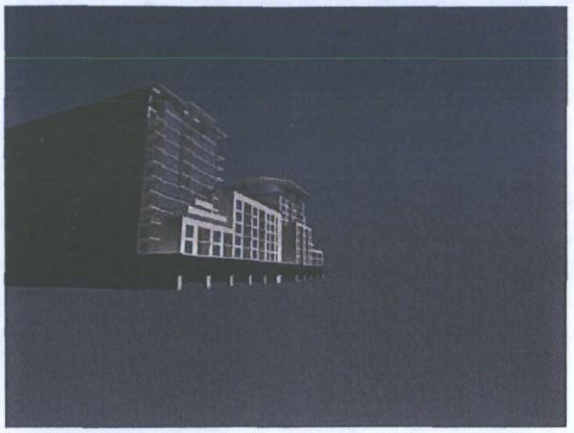

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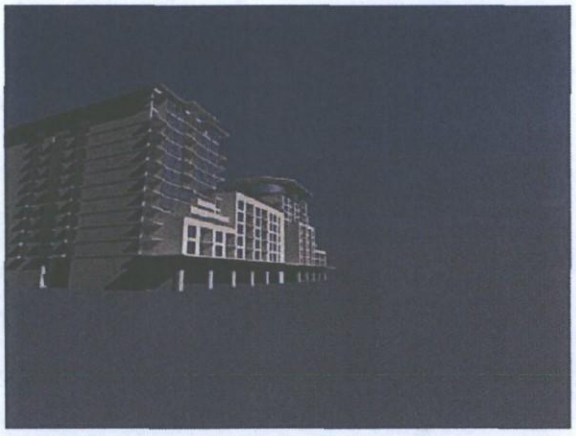
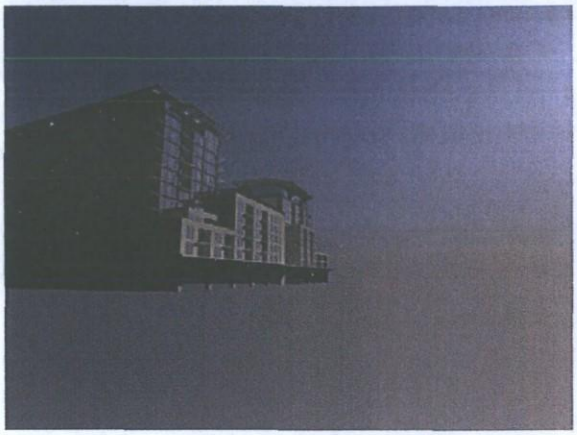


June 20, 5:00 pm

June 20, 6:00 pm

June 20, 7:00 pm



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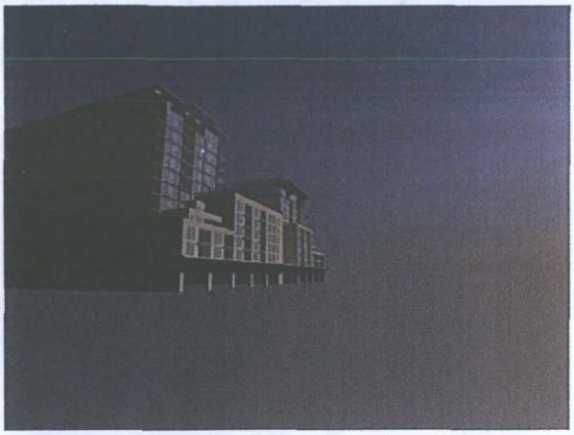
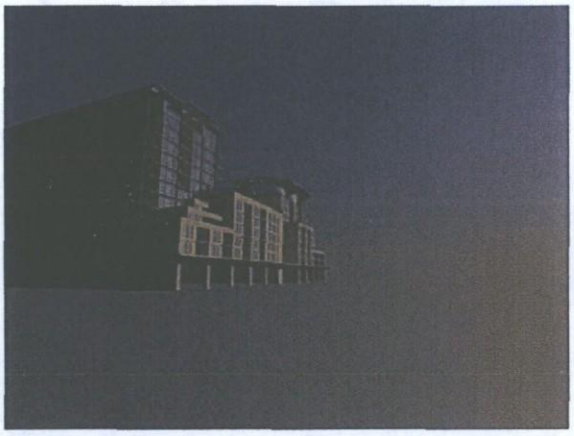


December 21, 3:00 pm



December 21, 4:00 pm

December 21, 5:00 pm

Low-Emissivity Coatings (Low-E)

Low-Emissivity coatings, which are applied to glass, reflect invisible long-wave infrared or heat. They reduce heat gain or loss in a building by redirecting the heat. In addition, they provide greater light transmission, low reflection and reduce heat transfer.

Condensation Formation

Condensation forms on glass when the glass temperature falls below the dewpoint of the air. To prevent condensation from forming, the glass temperature needs to be higher than the dewpoint of ambient air. That's why it is critical to choose a glass product that addresses these concerns, such as insulating glass.

For instance, insulating glass units decrease the potential for condensation formation on roomside glass surfaces by "insulating" the inboard glass ply from conductive/convective heat loss to the outside.

This "insulation," using an air space between the two glass plies, results in a more stabilized interior glass temperature. Unfortunately, insulating glass alone may not totally eliminate condensation formation in extreme climates. To lessen this risk, a Low-E coating can be applied to the insulating unit.

Insulating Glass

Inherently, insulating glass increases a window's thermal performance. It is constructed with two or more glass plies, separated by a desiccant-filled spacer and sealed with an organic sealant. The desiccant absorbs the insulating glass units internal moisture. The sealant may be the standard black silicone and PIB or you may choose a gray silicone/ PIB sealant (see Figure 5).

Viracon uses mill finish and black painted spacers. We also offer a stainless steel spacer for warm edge performance.

Viracon's insulating glass products offer a wide range of performance levels, as well as aesthetic options.

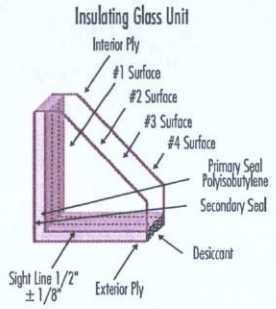


Figure 5

VIRACON GLASS

Viracon High-Performance Reflective Insulating Glass

This type of glass combines the thermal advantages of insulating glass with the superior solar control characteristics of reflective coatings.

Viracon Low-E Insulating Glass

When applied to a variety of glass substrates, Viracon's Low-E coatings offer a balance between light transmission and solar energy control.

Each coating offers high visible light transmittance, low exterior reflectance and the lowest U-values available; thereby, reducing radiant heat transfer (see Figure 6).

By combining tinted glass with silk-screened patterns and Low-E coatings, the building design professional can achieve unique, custom glass designs.

Viracon VRE (Radiant Low-E)

Viracon's VRE high-performance coatings allow designers to balance aesthetics, along with the economical necessity of reducing solar heat gain and the

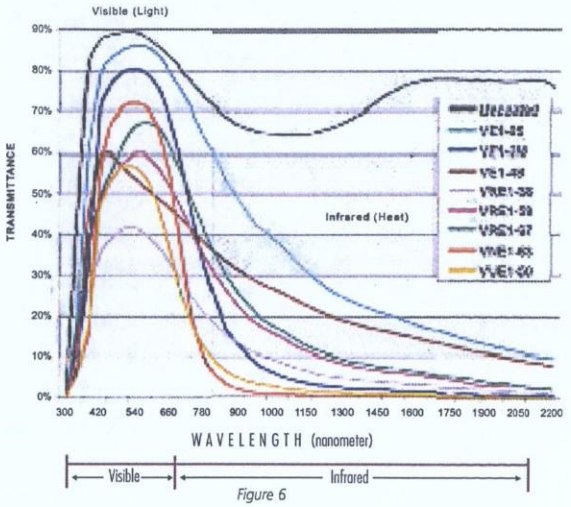


Figure 6

psychological need for natural light. The product, available in 5 levels of light transmittance, provides a crisp neutral exterior appearance and soothing tones to the interior, allowing two-way vision through the glazing under varying lighting conditions. In addition, VRE coatings offer an efficient blend of u-values as low as any coatings along with reduced solar heat gain not previously available with Low-E products.

Viracon VNE (Neutral Low-E)

Viracon's VNE high-performance glass is the latest revolution in solar control glass coatings to offer you an innovative alternative for your glass selection. VNE blends the low reflectivity of traditional Low-E (VE) coatings with the improved solar control characteristics of the Radiant Low-E (VRE) coatings. The result is a new glazing option with low solar heat gain, low reflectance and an ultra-subtle neutral reflected color architects have been asking for. The real beauty of VNE is that it provides an appealing visual balance without dominating the building façade.

Viracon VUE (Low-E)

Viracon's VUE coatings are our newest generation of high-performance coated glass. No matter what your view to the outdoors, Viracon VUE-50™ and VUE-40 provide natural daylight while reducing potentiial glare; balancing light with low interior and exterior reflectance and low U-V transmittance.

Commercial Applications

Many commercial building designs feature large ratios of glass-to-wall areas, which translate into a greater potential for increased heat gain. What's more, secondary sources, such as people, office machines and artificial lighting generate heat within a building. Consequently, the emphasis is on reducing heat gain into the building interior.

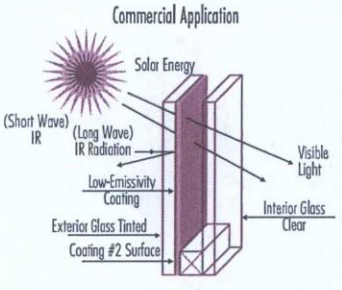


Figure 7

Low-E coatings on tinted glass play an important role in thermal performance by possessing high visible light transmission and low heat transfer properties. What's more, Low-E coatings on tinted glass reduce glare.

When short-wave solar energy (IR) strikes the tinted exterior glass ply it is absorbed and converted into long-wave infrared or heat. By applying a Low-E coating to the second (#2) surface, the heat is reradiated back outdoors, reducing the heat gain potential into the building interior (see Figure 7).

Vision/Spandrel Match

Often a project may require spandrel glass to harmonize with the vision areas of your building. However, this is sometimes difficult to achieve when high-light transmitting or low-reflective glass types are used. Instead, the use of low-light transmitting and high-reflective glass types provide the least contrast between vision and spandrel areas under a variety of lighting conditions.

In addition, variable sky conditions can also influence our perception of glass color and general appearance. On a bright, sunny day, the exterior light intensity is approximately 50 to 100 times greater than the interior lighting level. When viewing the glass from the outside, the dominant visual characteristic is the exterior reflection. On gray, overcast days, a greater visual disparity is created between vision and spandrel areas. This is due to the transparency of the vision glass and the perception of depth created by interior lighting. The non-vision areas tend to look flat and two-dimensional by contrast.

Because spandrel glass is virtually opaque, it can only be viewed in reflection. On the other hand, vision glass possesses a degree of transmission. As the transmission of the vision glass increases during overcast conditions, interior lighting becomes more prevalent. Viracon recommends viewing glass samples or full-size mockups to match vision and spandrel glass areas when the vision glass light transmission exceeds 14 percent.

Greater contrast between vision and spandrel areas occurs when using uncoated, tinted glass (green, bronze, blue, etc.) or high transmission Low-E coatings. Under these conditions, insulating spandrel units can create the illusion of depth and approximate the vision glass more closely. By keeping the vision and spandrel glass construction similar (the same exterior glass color, coating, etc.), the contrast can be minimized under various lighting conditions. Viracon recommends a neutral colored ceramic frit on the number four (#4) surface.

ENERGY TERMS

Visible Light Transmittance

The percentage of visible light (380 - 780 nm) that is transmitted through the glass.

Solar Transmittance

The percentage of ultraviolet, visible and near infrared energy (300 - 3000 nm) that is transmitted through the glass.

Visible Light Reflectance

The percentage of light that is reflected from the glass surface(s).

Solar Reflectance

The percentage of solar energy that is reflected from the glass surface(s).

NFRC U-Value

A measure of heat gain or heat loss through glass due to the differences between indoor and outdoor temperatures. These are center pane values based on NFRC standard winter nighttime and summer daytime conditions.

U-values are given in BTU/(hr*ft²*°F) for the English system. Metric U-values are given in W/(m²*°K)*.

**Note: To convert from English to metric, multiply the English U-value by 5.6783.*

NFRC winter nighttime U-values are based on an outdoor temperature of 0°F (-17.8°C), an indoor temperature of 70°F (21°C) and a 12.3 mph (19.8 km/h) outdoor air velocity.

NFRC summer daytime U-values are based on an outdoor temperature of 89°F (32°C), an indoor temperature of 75°F (24°C), a 6.2 mph (10.1 km/h) outdoor air velocity and a solar intensity of 248 BTU/(hr*ft²*°F) (782 W/m²).

R-Value

Thermal resistance is expressed in ft²*hr*°F/BTU. It is the reciprocal of U-value. The higher the R-value, the less heat is transmitted through the glazing material.

Shading Coefficient

Shading coefficient is the ratio of solar heat gain through a specific type of glass that is relative to the solar heat gain through a 1/8" (3 mm) ply of clear glass under identical conditions (see Figure 8). As the shading coefficient number decreases, heat gain is reduced, which means a better performing product.

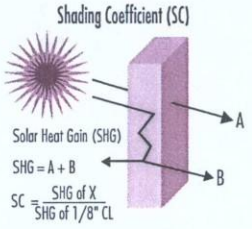


Figure 8

Relative Heat Gain (RHG)

The amount of heat gained through glass taking into consideration U-value and shading coefficient. Using the NFRC standard, relative heat gain is calculated as follows:

English System:
RHG = Summer U-value x 14°F + shading coefficient x 200.

Metric System:
RHG = Summer U-value x 7.8°C + shading coefficient x 630.

Solar Heat Gain Coefficient (SHGC)

The portion of directly transmitted and absorbed solar energy that enters into the building's interior. The higher the SHGC, the higher the heat gain.

Light to Solar Gain Ratio (LSG)

The ratio is equal to the Visible Light Transmittance divided by the Solar Heat Gain Coefficient. The Department of Energy's Federal Technology Alert publication of the Federal Energy Management Program (FEMP) views an LSG of 1.25 or greater to be Green Glazing/Spectrally Selective Glazing.

European U-Value (formerly K-Value)

Based on ISO-DP10292 draft standard conditions. It is based on an outdoor temperature of 5.5°C, an indoor temperature of 20.5°C and a 4.8 m/s outdoor air velocity.

The solar and optical data presented in this guide is center-of-glass data based on the National Fenestration Rating Council measurement standards. They were calculated using Lawrence Berkeley National Laboratory's (LBNL) WINDOW 5.2/6.3 software. In some cases performance data changed in comparison to previous versions of LBNL's WINDOW program.

VIRACON VUE (NEUTRAL LOW-E) INSULATING GLASS (TABLE 3)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VUE1-50	48%	20%	5%	11%	11%	26%	0.29	0.26	0.29	62	0.25	1.92	1.5
VUE1-40	40%	16%	4%	16%	15%	26%	0.29	0.25	0.25	54	0.22	1.82	1.5
VUE2-50	**41%**	**15%**	**3%**	**10%**	**11%**	**10%**	**0.29**	**0.26**	**0.26**	**55**	**0.22**	**1.86**	**1.5**
VUE2-40	**34%**	**13%**	**2%**	**12%**	**15%**	**10%**	**0.29**	**0.25**	**0.22**	**48**	**0.19**	**1.79**	**1.5**
VUE3-50	24%	10%	2%	6%	10%	13%	0.29	0.26	0.20	44	0.17	1.41	1.5
VUE3-40	20%	9%	2%	7%	15%	11%	0.29	0.25	0.18	40	0.15	1.33	1.5
VUE4-50	**29%**	**12%**	**2%**	**7%**	**11%**	**15%**	**0.29**	**0.26**	**0.22**	**47**	**0.19**	**1.53**	**1.5**
VUE4-40	**24%**	**10%**	**2%**	**8%**	**15%**	**14%**	**0.29**	**0.25**	**0.19**	**42**	**0.19**	**1.41**	**1.5**
VUE6-50	42%	16%	3%	10%	11%	11%	0.29	0.26	0.26	56	0.23	1.83	1.5
VUE6-40	34%	13%	2%	13%	15%	12%	0.29	0.25	0.23	49	0.20	1.70	1.5
VUE19-50	**36%**	**15%**	**3%**	**8%**	**11%**	**15%**	**0.29**	**0.26**	**0.25**	**53**	**0.21**	**1.71**	**1.5**
VUE19-40	**29%**	**12%**	**3%**	**10%**	**15%**	**15%**	**0.29**	**0.25**	**0.21**	**46**	**0.18**	**1.61**	**1.5**
VUE24-50	51%	23%	7%	12%	12%	37%	0.29	0.26	0.31	65	0.27	1.89	1.5
VUE24-40	42%	19%	5%	16%	16%	36%	0.29	0.25	0.26	55	0.22	1.91	1.5
VUE26-50	**31%**	**13%**	**3%**	**7%**	**11%**	**12%**	**0.29**	**0.26**	**0.23**	**50**	**0.20**	**1.55**	**1.5**
VUE26-40	**26%**	**11%**	**2%**	**9%**	**15%**	**12%**	**0.29**	**0.25**	**0.20**	**44**	**0.17**	**1.53**	**1.5**

1. The performance data in Table 3 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VUE coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
2. If Viracon's VUE coatings are applied to tinted glass, the glass must be heat treated.
3. If Viracon's VUE coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.

VIRACON VE (LOW-E) INSULATING GLASS (TABLE 4)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VE1-2M	70%	33%	10%	11%	12%	31%	0.29	0.26	0.44	91	0.38	1.84	1.5
VE1-85	76%	47%	26%	12%	13%	21%	0.31	0.29	0.63	129	0.54	1.41	1.6
VE1-55	47%	28%	13%	11%	16%	22%	0.31	0.29	0.40	85	0.35	1.34	1.6
VE1-52	50%	32%	21%	16%	11%	20%	0.32	0.29	0.46	96	0.40	1.24	1.6
VE1-48	47%	30%	19%	17%	11%	22%	0.31	0.29	0.43	90	0.37	1.27	1.6
VE1-42	37%	24%	16%	19%	14%	21%	0.31	0.29	0.36	77	0.31	1.20	1.6
VE1-40	36%	21%	10%	15%	19%	25%	0.31	0.29	0.32	68	0.28	1.28	1.6
VE2-2M	**60%**	**24%**	**6%**	**9%**	**11%**	**10%**	**0.29**	**0.26**	**0.36**	**75**	**0.31**	**1.94**	**1.5**
VE2-85	**65%**	**31%**	**13%**	**10%**	**12%**	**9%**	**0.31**	**0.29**	**0.45**	**93**	**0.39**	**1.67**	**1.6**
VE2-55	**40%**	**18%**	**7%**	**10%**	**16%**	**9%**	**0.31**	**0.29**	**0.30**	**64**	**0.26**	**1.53**	**1.6**
VE2-52	**43%**	**21%**	**10%**	**12%**	**11%**	**9%**	**0.32**	**0.29**	**0.34**	**72**	**0.29**	**1.50**	**1.6**
VE2-48	**39%**	**19%**	**9%**	**13%**	**11%**	**10%**	**0.31**	**0.29**	**0.31**	**67**	**0.27**	**1.44**	**1.6**
VE2-42	**31%**	**16%**	**8%**	**15%**	**14%**	**10%**	**0.31**	**0.29**	**0.27**	**58**	**0.23**	**1.37**	**1.6**
VE2-40	**32%**	**14%**	**5%**	**12%**	**19%**	**10%**	**0.31**	**0.29**	**0.26**	**55**	**0.22**	**1.44**	**1.6**

VIRACON

VIRACON VS (STAINLESS STEEL) REFLECTIVE INSULATING GLASS (TABLE 6)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VS1-08	8%	5%	3%	42%	38%	34%	0.38	0.39	0.16	37	0.13	0.58	2.2
VS1-14	12%	9%	6%	33%	38%	27%	0.40	0.41	0.21	47	0.18	0.67	2.3
VS1-20	18%	12%	8%	24%	34%	21%	0.42	0.43	0.27	59	0.23	0.79	2.4
VS1-30	26%	19%	13%	15%	30%	14%	0.44	0.45	0.35	76	0.30	0.87	2.5
VS1-40	36%	26%	17%	11%	25%	10%	0.45	0.47	0.44	94	0.38	0.94	2.6
VS2-08	**6%**	**3%**	**2%**	**31%**	**38%**	**17%**	**0.38**	**0.39**	**0.16**	**37**	**0.13**	**0.49**	**2.2**
VS2-14	**10%**	**5%**	**3%**	**25%**	**38%**	**14%**	**0.40**	**0.41**	**0.19**	**44**	**0.16**	**0.64**	**2.3**
VS2-20	**15%**	**8%**	**4%**	**19%**	**34%**	**11%**	**0.42**	**0.43**	**0.23**	**52**	**0.20**	**0.76**	**2.4**
VS2-30	**24%**	**12%**	**7%**	**12%**	**29%**	**8%**	**0.44**	**0.45**	**0.29**	**64**	**0.25**	**0.95**	**2.5**
VS2-40	**30%**	**16%**	**8%**	**9%**	**25%**	**6%**	**0.45**	**0.47**	**0.33**	**73**	**0.29**	**1.03**	**2.6**
VS3-08	4%	3%	2%	14%	38%	15%	0.38	0.39	0.16	38	0.14	0.27	2.2
VS3-14	6%	5%	3%	12%	38%	13%	0.40	0.41	0.19	44	0.16	0.39	2.3
VS3-20	9%	7%	4%	10%	34%	11%	0.42	0.43	0.23	52	0.20	0.46	2.4
VS3-30	13%	10%	5%	7%	30%	7%	0.44	0.45	0.27	61	0.23	0.57	2.5
VS3-40	18%	14%	7%	6%	25%	6%	0.45	0.47	0.32	71	0.27	0.66	2.6
VS4-08	**5%**	**3%**	**1%**	**17%**	**38%**	**16%**	**0.38**	**0.39**	**0.16**	**38**	**0.14**	**0.32**	**2.2**
VS4-14	**7%**	**5%**	**2%**	**14%**	**38%**	**13%**	**0.40**	**0.41**	**0.19**	**45**	**0.17**	**0.42**	**2.3**
VS4-20	**11%**	**8%**	**3%**	**11%**	**33%**	**11%**	**0.42**	**0.43**	**0.23**	**52**	**0.20**	**0.53**	**2.4**
VS4-30	**16%**	**12%**	**5%**	**8%**	**30%**	**8%**	**0.44**	**0.45**	**0.29**	**64**	**0.25**	**0.63**	**2.5**
VS4-40	**22%**	**16%**	**7%**	**7%**	**25%**	**6%**	**0.45**	**0.47**	**0.34**	**75**	**0.29**	**0.74**	**2.6**
VS6-08	6%	4%	2%	32%	38%	18%	0.38	0.39	0.16	37	0.14	0.46	2.2
VS6-14	10%	6%	3%	25%	39%	15%	0.40	0.41	0.19	45	0.17	0.61	2.3
VS6-20	15%	8%	4%	19%	34%	12%	0.42	0.43	0.23	53	0.20	0.77	2.4
VS6-30	23%	13%	7%	12%	29%	8%	0.44	0.45	0.30	66	0.26	0.90	2.5
VS6-40	31%	17%	10%	9%	25%	7%	0.45	0.47	0.35	76	0.30	1.02	2.6
VS19-08	**6%**	**4%**	**2%**	**24%**	**38%**	**19%**	**0.38**	**0.39**	**0.16**	**37**	**0.14**	**0.43**	**2.2**
VS19-14	**9%**	**6%**	**4%**	**19%**	**38%**	**16%**	**0.40**	**0.41**	**0.20**	**45**	**0.17**	**0.53**	**2.3**
VS19-20	**13%**	**9%**	**5%**	**15%**	**34%**	**13%**	**0.42**	**0.43**	**0.24**	**54**	**0.20**	**0.65**	**2.4**
VS19-30	**19%**	**13%**	**7%**	**10%**	**30%**	**9%**	**0.44**	**0.45**	**0.30**	**66**	**0.26**	**0.73**	**2.5**
VS19-40	**26%**	**18%**	**10%**	**8%**	**25%**	**7%**	**0.45**	**0.47**	**0.36**	**79**	**0.31**	**0.84**	**2.6**
VS24-08	8%	7%	5%	44%	40%	43%	0.38	0.39	0.15	36	0.13	0.62	2.2
VS24-14	13%	11%	9%	34%	41%	34%	0.40	0.41	0.22	49	0.18	0.72	2.3
VS24-20	19%	16%	12%	25%	35%	26%	0.42	0.43	0.28	62	0.24	0.79	2.4
VS24-30	28%	24%	20%	16%	31%	17%	0.44	0.45	0.38	83	0.33	0.85	2.5
VS24-40	38%	34%	28%	11%	27%	11%	0.45	0.47	0.49	105	0.42	0.90	2.6
VS26-08	**5%**	**3%**	**2%**	**20%**	**38%**	**16%**	**0.38**	**0.39**	**0.16**	**37**	**0.14**	**0.36**	**2.2**
VS26-14	**8%**	**5%**	**3%**	**16%**	**38%**	**13%**	**0.40**	**0.41**	**0.19**	**44**	**0.16**	**0.50**	**2.3**
VS26-20	**12%**	**8%**	**4%**	**12%**	**34%**	**11%**	**0.42**	**0.43**	**0.23**	**52**	**0.20**	**0.60**	**2.4**
VS26-30	**17%**	**11%**	**7%**	**9%**	**30%**	**8%**	**0.44**	**0.45**	**0.28**	**63**	**0.24**	**0.71**	**2.5**
VS26-40	**23%**	**16%**	**9%**	**7%**	**25%**	**6%**	**0.45**	**0.47**	**0.34**	**74**	**0.29**	**0.79**	**2.6**

1. The performance data in Table 5 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VS coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
2. If Viracon's VS coatings are applied to tinted glass, the glass must be heat treated.
3. If Viracon's VS coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.

VIRACON

Stipulations for the Development Review Board Application: BlueSky Case Number: 62-DR-2011

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

Modification in ***bold italic letters*** are stipulations added by the Development Review Board.

Modifications in **BOLD CAPTIAL LETTER** are stipulations added by the City Council.

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. The location and configuration of all site improvements, and architectural elements shall be consistent with the Development Plan submitted by Gray Architects, PLLC with a city staff date of 01/10/2012.
    b. The case drainage report submitted by David Evans & Associates, Inc. accepted in concept by the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.
    c. The water and sewer basis of design report submitted by David Evans & Associates, Inc. when accepted in concept by the Water Resources Division.

RELEVANT CASES:

Ordinance

B. At the time of review, the applicable zoning case for the subject site is 65-ZN-1992 #7.

ARCHITECTURAL DESIGN:

Ordinance

C. With the construction document submittal for the East Building, the BlueSky property owner shall demonstrate compliance with the Large Walls, Horizontal Dimension Maximum development standard to the satisfaction of the Zoning Administrator.

D. Prior to the issuance of a building permit for each building, the BlueSky property owner shall demonstrate conformance with U.S. Green Building Council's Leadership in Energy & Environmental Design (LEED) certification standards to the satisfaction of the Zoning Administrator.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-9-2012
DATE INITIALS

DRB Stipulations

1. ***The six story podium section of the east (canal) building shall be stone to the top of the parapet/terrace wall, including the podium walls that return to the 13 story section of the building.***
2. ***The north building's EIFS private patios and building façades that extend out from the 13 story section of the building's west elevation, above the top of the stone podium, shall be stone up to the top of the parapet/terrace wall, including the walls that return to the 13 story section of the building.***
3. ***The canopy on the north building's west elevation above the first floor, shall wrap around to the north side of the building, and connect to the canopy above the building entrance in the middle of the building.***
4. ***The stone on the north building's 13 story north elevation shall be lowered to the level of the canopy.***
5. ***The paint colors used shall be in a warm family of a taupe nature, all colors; and the dark gray is a warm taupe/brown vernacular.***

SITE DESIGN:

Ordinance

E. Prior to the submittal of the Construction Documents for Phase 1, the BlueSky property owner shall obtain staff approval of a minor subdivision application to create the Sale Parcel. Unless otherwise determined by the Zoning Administrator, the BlueSky property owner shall receive staff approval of the final subdivision plat prior to the issuance of the building permit for the Phase 1 above grade superstructure.

F. The BlueSky property owner shall submit a completed Permission for Private Improvements in Right-of-Way authorization form and obtain an encroachment permit prior to issuance of the building permit for the exhaust air shafts, bike racks, and benches located in the right-of-way for the underground parking garage.

G. All accessible parking stalls shall have a minimum width of 11 feet, with a 5-foot-wide access aisle.

H. With the construction document submittal for each phase, the BlueSky property owner shall demonstrate that all van accessible stalls associated with each phase that are located in the parking garage are located on first level of the underground garage. The accessible parking spaces and vehicular access route shall have a minimum clearance of 98-inches provided from the garage entrance to the van accessible parking stalls.

I. The location and design of any water feature(s) shall comply with the Scottsdale Revised Code.

J. If the BlueSky property owner exercises the Hotel Option (Phase 2), the BlueSky property owner shall submit an update trip generation report, and shall demonstrate compliance with the maximum allowable daily trips stipulated in Case No. 65-ZN-1992#7.

K. If the Hotel Option (Phase 2) is not exercised, the model units provided in the Phase 1 and 2 building shall not be offered for rent, or occupied for living purposes.

29.2012

DRB Stipulations

6. There shall be no new above grade utilities between the east curb of North Scottsdale Road and the Main and North Buildings.
7. All backflow preventers shall be completely screened, subject to the approval of the Zoning Administrator.
8. Within the Arizona Canal property, the retaining wall which protects the stormwater drainage inlets, shall have a stucco finish and shall be painted a color to match San Diego Buff. Hand rails/fencing shall be provided on the retaining wall as determined by City Staff, and the design shall be subject to the approval of the Zoning Administrator.

LANDSCAPE DESIGN:

Ordinance

L. With the construction document submittal for the landscape improvements for each phase, the BlueSky property owner shall demonstrate compliance with the maximum allowable water intensive landscape plant material allowances specified in the Scottsdale Revised Code.

DRB Stipulations

9. On the landscape improvement plans, the layout and density of landscape plants shall be representative of the mature size of the proposed species, relative to the planting area. The landscape plant material shall be designed and planted in order to avoid overcrowding of plants and to result in sustainable landscape improvements.
10. Based on the mature size of the proposed species, landscape plant material shall be designed and planted so that there will be no need to trim or shear the plants excessively at the edge of any adjacent pedestrian area, parking space, and other paved surface.
11. A separate water meter and backflow preventer shall be installed and utilized to solely to irrigate the Arizona Canal landscape improvements southwest of East Building down to East Camelback Road.
12. The Arizona Canal landscape improvements within Arizona Canal property, beginning at the proposed property line that is southwest to the East Building and adjoining the Sale Parcel, and extending to East Camelback Road, shall be constructed with the first phase of construction on the BlueSky property.
13. The Arizona Canal landscape improvements within the Arizona Canal property that is abutting the East Building shall be constructed with the Second Phase of development.
14. The plant materials within the Arizona Canal property that are on the northwest side of the multi-use path, shall be distributed throughout the canal bank, and shall be supplemented with additional ground cover and shrub plant material. Final design of the Arizona Canal landscape improvements shall be subject to the approval of the Zoning Administrator.
15. Prior to receiving approval of landscape improvements from the City of Scottsdale, the BlueSky property owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County for the final design of the landscape improvements in

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the Arizona Canal property. The BlueSky property owner shall provide written evidence to the Zoning Administrator from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the landscape improvements.

16. **THE PROPERTY OWNER SHALL PROVIDE DATE PALM TREES IN THE MEDIAN IN NORTH SCOTTSDALE ROAD, NORTH OF THE EAST FASHION SQUARE DRIVE INTERSECTION AND ADJACENT TO THE PROPERTY, SUBJECT TO CITY STAFF APPROVAL.**

EXTERIOR LIGHTING:

DRB Stipulations

17. Incorporate the following parking lot and site lighting into the project's design:

    Parking Lot and Site Lighting:

    a. The maintained average horizontal luminance level, at grade on the site and including the parking garage ramps, shall not exceed 10.00 foot-candles. All exterior luminaires, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    b. The maintained maximum horizontal luminance level, at grade on the site, including the parking garage ramps, shall not exceed 2.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace luminaries, shall be included in this calculation.

    c. The initial vertical luminance at 6-foot above grade, along the property lines, except for the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property line adjacent to the East Building, shall not exceed 1.5 foot-candles. All exterior luminaries, excluding residential and hotel patios and terrace, shall be included in this calculation.

    d. The initial vertical luminance at 6-foot above grade, along the East Fashion Square Drive and North 72nd Street alignment property lines, and the northwest property line adjacent to the East Building, shall be subject to the approval of the Zoning Administrator. All exterior luminaries, excluding residential and hotel patios luminaries, shall be included in this calculation.

    e. The final design of the exterior lighting for the roof terraces and the raised pedestrian bridges between the buildings shall be low in intensity, and shall be subject to the approval of the Zoning Administrator.

    f. All bollards shall utilize external louvers that are opaque and non-reflective. The lamp source and reflectors shall not be visible.

    g. All landscape fixtures shall utilize extension shields to minimum the visibility of the lamp.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

18. The exterior bicycle racks and clearances shall be consistent with the City of Scottsdale Supplements to MAG Specifications and Details, detail 2285.

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STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

M. With the first phase of construction, the BlueSky property owner shall construct a minimum 10-foot-wide sidewalk adjacent to North Scottsdale Road. The design of the sidewalk improvement shall conform to the stipulations of Case No. 65-ZN-1992#7, the final design shall be subject to the approval of the Zoning Administrator.

DRB Stipulations

19. Other than a concrete cut or score, the BlueSky property owners shall incorporate a separate pavement material that clearly delineates the location of the public sidewalk between the west elevations of the main and north buildings and landscape improvements adjacent to North Scottsdale Road.

20. Before any building permit is issued for the site, dedicate the following right-of-way and construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
Scottsdale Road	Major Arterial	65' Half Street Right-of-Way (existing)	Removal of deceleration lane, sidewalk, curb and gutter. Construct new vertical curb and gutter, bike lane, and an ADA ramp	a., b., c

a. The BlueSky property owner shall remove the existing deceleration lane, sidewalk, curb and gutter on North Scottsdale Road along the site frontage. The developer shall construct vertical curb and gutter along the site frontage. The new curb line shall be set back 2 feet from the proposed curb line shown on the site plan that is included in the Development Plan.

b. The BlueSky property owner shall remove the existing southern ADA ramp at the intersection of East Coolidge Drive alignment and on North Scottsdale Road. A new ADA ramp and a new curb return shall be reconstructed by the Blue Sky property owner.

c. The BlueSky property owner shall, with Phase 1, construct southbound left turn lane storage within North Scottsdale Road at the intersection of East Fashion Square Drive and North Scottsdale Road, in conformance with Case No. 65-ZN-1992#7.

21. **THE PROPERTY OWNER SHALL MODIFY THE MEDIAN IN NORTH SCOTTSDALE ROAD, NORTH OF THE EAST FASHION SQUARE DRIVE INTERSECTION AND ADJACENT TO THE PROPERTY, TO ACCOMMODATE DATE PALM TREES, SUBJECT TO CITY STAFF APPROVAL.**

22. Prior to the approval of the improvements plans for North Scottsdale Road, the BlueSky property owner shall submit plans and receive approval to install a streetlight(s) on North

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Scottsdale Road, north of the North Scottsdale Road and Fashion Square Drive intersection. The street light shall be provided in accordance with the Design Standards and Policies Manual.

23. Access to the site shall be provided by the existing driveways on East Coolidge Drive and Fashion Square Drive alignments.
24. The interim configuration of the Fashion Square Drive driveway shall conceptually conform to the Alternative Driveway Plan of the Development Plan, subject to the approval of the Zoning Administrator.
25. The final configuration of the Fashion Square Drive alignment driveway improvements east of North Scottsdale Road shall be subject to the approval of the Zoning Administrator. The schedule for installation of these improvements shall be subject to the approval of the Zoning Administrator.
26. The multi-use path to be constructed within Arizona Canal property, from the existing path location adjacent to the Safari development, to the concrete paver sidewalk located near the intersection of North Scottsdale Road and East Camelback Road, shall be constructed by the BlueSky property owner with the first phase of construction of the BlueSky Property.
27. The multi-use path to be constructed within Arizona Canal property shall be located at least five feet from the northwest apex of the canal bank that slopes down to the water.
28. The multi-use path to be constructed within Arizona Canal property shall have a minimum width of ten (10) feet, shall have an integral color concrete that is colored to match San Diego Buff, and be constructed to load bearing weight specifications of the Salt River Project. Additional load bearing weight specifications shall be incorporated if required by the City's Fire Department.
29. The BlueSky property owner shall provide to the Transportation Engineering Department for review and approval from the Transportation Director, or designee, detailed improvement plans for the canal bank multi-use path and associated improvements north of East Camelback Road and adjacent to the northwest side of the Arizona Canal.
30. The BlueSky property owner shall provide hand rails and/or fencing adjacent to the multi-use path if required by the Transportation Director, or designee, subject to the approval of the Salt River Project. The design of the hand rails and/or fencing shall be subject to the approval of the Zoning Administrator.
31. The BlueSky property owner shall submit a detail striping and signage plan with improvement plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:

DRB Stipulations

32. The BlueSky property owner shall provide and receive approval of a traffic control plan at the internal "Y" intersection between the drive aisle for the property to the south and East Fashion Square Drive and North 72nd Place alignments.

2/9/2012

33. Pavement marking, signage, or other delineation, of the pedestrian crossing across the on-site driveways, shall be shown clearly on the final improvement plans.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

N. The BlueSky property owner shall dedicate all easements required in Case No. 65-ZN-1992#7 and the Scottsdale Revised Code prior to the issuance of a building permit for any above grade superstructure improvements.

O. The BlueSky property 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 prior to the issuance of a building permit for any above grade superstructure improvements.

DRB Stipulations

34. Sight distance triangles shall be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 1.5 feet and 7 feet in height.

WATER AND WASTEWATER STIPULATIONS:

Ordinance

P. The improvement plans and associated reports shall demonstrate compliance with the requirements of the Scottsdale Revised Code.

DRB Stipulations

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

36. Before the improvement plan submittal to the Planning, Neighborhood and Transportation Division, the owner shall obtain approval of the basis of design reports (Water and Wastewater) and plan from to Water Resources Division.

DRAINAGE AND FLOOD CONTROL:

Ordinance

Q. The improvement plans and associated reports shall demonstrate compliance with the requirements of Case 65-ZN-1992#7 and the Scottsdale Revised Code.

DRB Stipulations

37. With the improvement plan submittal, the BlueSky owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report when accepted in concept by the Director, or designee, of the Stormwater Management Department of the Planning, Neighborhood and Transportation Division.

38. Prior to receiving approval of improvements from the City of Scottsdale, the BlueSky owner shall receive approval from the Salt River Project and the Flood Control District of Maricopa County of the final design of the improvements in the Arizona Canal property. The BlueSky property owner shall provide written evidence to Building Official, or designee, from the Salt River Project and the Flood Control District of Maricopa County, documenting their approval of the improvements.

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FIRE ACCESS:

Ordinance

R. The location of the Fire Department apparatus access and staging for the East Building shall be subject to the approval of Fire Chief, or designee, prior to the submittal of the construction documents for the East Building.

S. With the construction document submittal for each building, the property owner shall demonstrate compliance with the high-rise building fire safety requirements, including a secondary on-site water supply if the seismic category is C,D,E, or F. IFC 903.3.5.2.

T. With the construction document submittal for each building, the property owner shall demonstrate that the elevators for each building have a 6 foot by 7 foot nominal interior dimensions in order to comply with the stretcher size requirements.

ADDITIONAL ITEMS:

Ordinance

U. Signage is subject to separate review and approval.

V. The maximum allowable Floor Area Ratio and maximum density indicated in the Development Plan is based on the total net and gross lot area of site plan and amended development standards and stipulations of Case No. 65-ZN-1992#7.

W. Prior to issuance of the building permit to construct the improvements on the property to the south (The Renaissance) and to the east (Safari), the BlueSky property owner shall provide documentation to the satisfaction of the Building Official demonstrating that the Safari and The Renaissance property owner have authorized the construction of the improvements.

DRB Stipulations

39. The parcel label on the site plans as the Sale Parcel is not included with this approval, and shall obtain an approval of a separate development review application in conformance with the Zoning Ordinance and applicable rezoning stipulations.

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CITY OF SCOTTSDALE FIRE DEPT

62 DR 2011

DATE: 12/8/11

Blue Sky
(High Rise)

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 & MUST BE ON ALL PLANS.

☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.

☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.

☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.

☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
- ☒ A. KNOX BOX
- ☒ B. PADLOCK
- ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.

☒ 6. SUBMIT PLANS FOR A CLASS tbd FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.

☐ 7. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____

☒ 8. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.

☒ 9. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.

☒ 10. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.

☒ 11. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIREDHYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF tbd AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.

☒ 12. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC.
A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.

☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.

☒ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x tbd (NSHT)

☒ 15. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-9-2012
INITIALS

ATTACHMENT B

62 DR 2011 DATE: 12/8/11

16. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2007 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.

☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2007 EDITION)

☐ B. MODIFIED NFPA 13R SYSTEM (2007 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.

☒ C. NFPA 13 2007 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: tbd SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.

☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:

☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.

☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.

☐ G. PROVIDE OWNER CERTIFICATE WITH SPRINKLER PLAN SUBMITTAL.

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, 312-7080.

Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No.	6
Topic:	62-DR-2011, BlueSky
Action Requested:	Development Review Board comment and direction pertaining to the application
Meeting Date:	12/15/2011
From:	Dan Symer, AICP, Senior Planner
Through:	Steve Venker, Development Review Board Coordinator

This agenda item is intended to allow the Development Review Board to provide early direction and design comments to the applicant regarding the proposed application (62-DR-2011, BlueSky). The proposed development plan is included as Attachment #1. In preparation of comments regarding this item, please refer to the City's Sensitive Design Principles and the Downtown Plan Urban Design and Architectural Guidelines.

These may be found at the City's website at:

Sensitive Design Principles,
http://www.scottsdaleaz.gov/planning/general/sensitivedesign/designprin

Downtown Plan Urban Design and Architectural Guidelines,
http://www.scottsdaleaz.gov/Assets/Public+Website/design/GL_Downtown_Mar2004.pdf

For your information, on February 3, 2011 the Development Review Board recommended approval (5-0) to the Planning Commission and City Council regarding Amended Site Development Standards for the BlueSky rezoning and infill incentive applications, 65-ZN-1992#7 and 1-II-2010. These applications were subsequently approved by the City Council on April 26, 2011. These amendments included the modifications to the following Site Development Standards:

- Residential/hotel Floor Area Ratio bonus maximum
- Total Maximum Floor Area Ratio, (including residential but, excluding right-of-way credit)
- Minimum front building setback (minimum percentage of building built at the setback)
- Basic building heights size maximum
- Bonused building heights (PBD all uses, and residential uses)
- Building size maximum
- Large walls – vertical dimension maximum
- Building envelope
- Encroachments beyond inclined stepback plane
- Building lines
- Private outdoor living space
- Free parking in downtown area
- Required accessible spaces
- Parking stall dimensions and drive aisle width

Attachment: 1. BlueSky Development Review Application.

PROJECT NARRATIVE
BLUE SKY

INTRODUCTION

This request is request Development Review Board approval for the Blue Sky Scottsdale project located on an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads. Gray Development proposes to develop *Blue Sky* at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, Blue Sky will include 749 apartment units and approximately 76,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 26,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two Scottsdale Road facing buildings, along with the majority of the 4 level underground parking garage, will be constructed in the first phase of the project.

Blue Sky's third building, with a maximum roof height of 126..67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums adjacent.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher that required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the Blue Sky property line all the way to the intersection of Scottsdale and Camelback Roads.

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

Response: Blue Sky will support the long-term success of the Downtown Scottsdale urban character type neighborhood through its inclusion of high density, high quality, urban apartments; street level restauants & retail, and vertically integrated commercial uses; and utilizing its integrated, shaded pedestrian connectivity elements. Further, Blue Sky will be developed on a vacant, underutilized infill parcel in the heart of Downtown Scottsdale. As a result, it will maximize prior public and private investments made in existing infrastructure, including water, wastewater, sewer, electrical, street and transit systems.

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

Response: One of the major goals of Blue Sky is to provide an easy, exciting pedestrian experience within, through and around the project. With frontage on both Scottsdale Road and the Canal, access from one to the other is an extremely important component of pedestrian circulation.

Spatial relationship with surrounding buildings
Describe the spatial relationship that will exist between nearby structures and the

proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response: In addition to creating pedestrian friendly dedicated public access ways, Blue Sky has incorporated multiple pedestrian passageways and an urban pocket park to permit public pedestrian traffic through the site. Additionally, the use of various hardscape materials, lush landscaping, and shaded walkways are just a few of the elements that will encourage pedestrian use.

Site circulation, ingress and egress

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

Response: Blue Sky's front porch is Scottsdale Road and interaction with it is an important element of the project's design. While it is the goal of Blue Sky to draw people in off of Scottsdale Road, the project will also provide an exciting experience for all pedestrian and street traffic on Scottsdale Road that wish to pass by or through the project. Blue Sky is designed with an internal loop road connected to Fashion Square Drive on the south and Coolidge Road on the north, that will provide delivery and emergency response access to our project as well as continued access to adjacent projects.

Architectural character

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

Response: The central location of Blue Sky in the Downtown Regional Zone allows for significant heights and building massing. The design incorporates varying building heights and step backs throughout the project that are sensitive to the adjacencies and view corridors of neighboring properties. Mature landscape buffers will also assist in creating appropriate transitions to the adjacent properties. Improvements along the Arizona Canal and associated pedestrian walkways provide an additional buffer to the east.

Design features

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

Response: Rooftop mechanical wells are recessed and setback to assure screening, and most utilities have been placed underground to make them unobtrusive. In addition, all refuse collection and pickup occurs in the

underground parking structure, removing the eyesore of surface trash dumpsters from the street level.

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

Response: The 14 principles outlined in the "Scottsdale Sensitive Design Principles" have been addressed to the full extent that they are applicable to this project. For example, Blue Sky's design will enhance and strengthen the design character of the area, will use the public realm, i.e., the Scottsdale Road portico and Canal walk, as an opportunity to provide identity to the community and to convey its design expectations, will provide significant shading elements and inviting connections to adjacent developments (portico, Paseo and Canal improvements), will design the buildings with a logical hierarchy of masses, and will meet LEED certification standards. These principles will help maintain Scottsdale's community and quality of life. Blue Sky will create a unique pedestrian-oriented urban design that encompasses interior and exterior spaces, passive solar shading and a mixture of Sonoran and other compatible landscape materials. The use of desert colors and materials are a response to its location in the Sonoran Desert.

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

Response: Not applicable to this project

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

Response: Not applicable to this project

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

Response: The mix of residential, retail, restaurant and fitness uses within the vertically integrated Blue Sky exemplifies the concept of a "mixed use neighborhood." The shaded restaurant/retail portico along Scottsdale Road will provide an activated, shaded, integrated area for the comfort of pedestrians,

shoppers, diners and residents. The pedestrian Paseo between the two Scottsdale Road buildings provides a garden-like setting for potential al fresco dining, or just sitting and relaxing away from the street noise.

Downtown District – building forms

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

Response: Blue Sky's planned high-density housing with complementary commercial uses precisely meets the goal of providing higher scale development in non-Downtown Core areas of the Downtown. Further, Consistent with City goals for urban development, Blue Sky will eliminate the negative impact that parking uses have on an urban area by locating its parking underground. Doing so will…

- *Eliminate the negative visual impacts of parking; and*
- *Preserve the site for more productive uses, including significant new public spaces.*

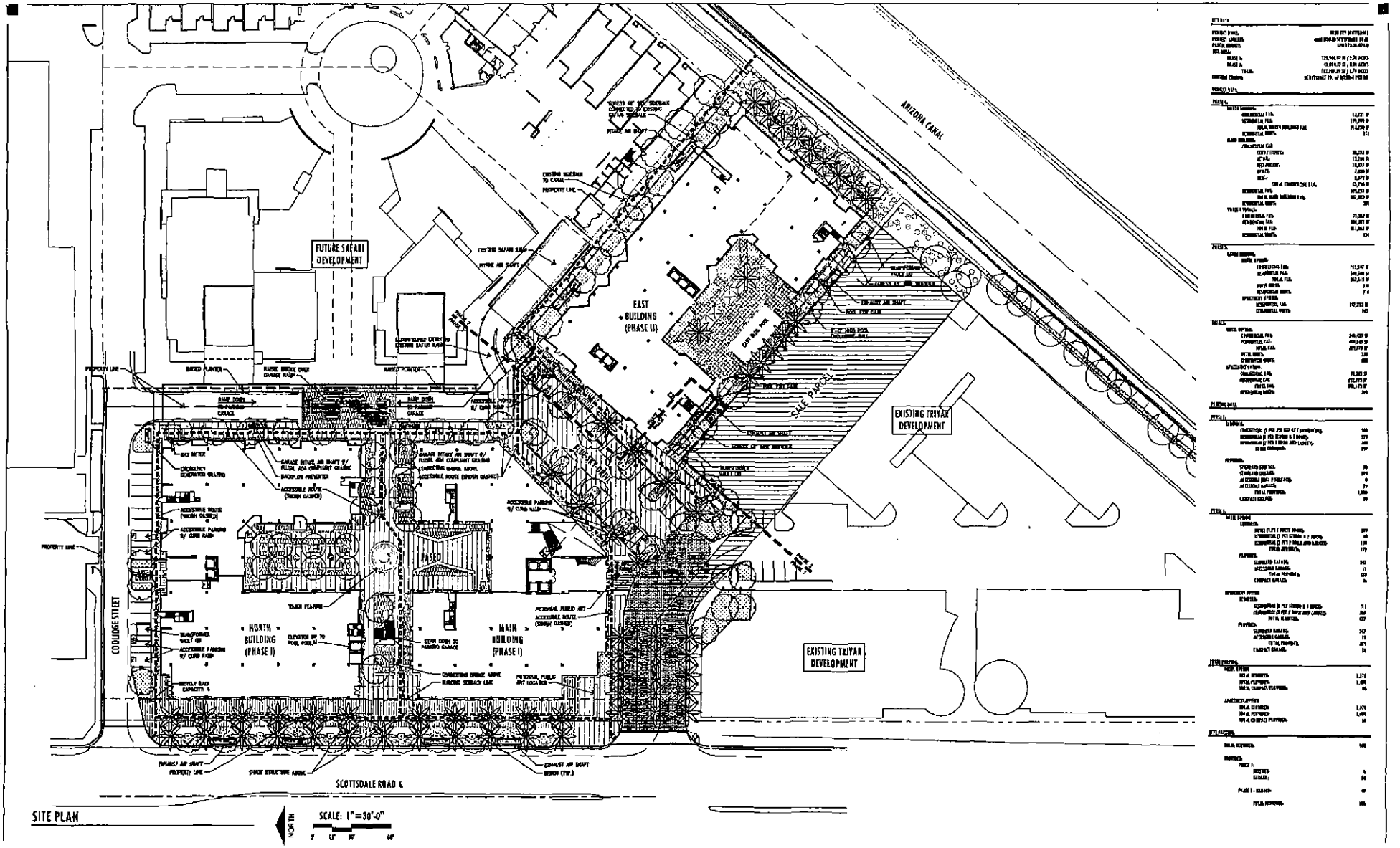
Downtown District – urban design and architectural design

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

Response: The design of Blue Sky will include approximately 76,000 square feet square feet of new public spaces for use by the community. These will include active, shaded spaces under the portico adjacent to retail and restaurant spaces along Scottsdale Road (which will also will provide an attractive, active and comfortable connection between uses to the south and north of the project), an inviting and landscaped Canalscape, and a pedestrian Paseo - an urban pocket park - located between the two Scottsdale Road buildings that comprise the first phase of Blue Sky. All of these areas will contain seating areas, pedestrian amenities and/or public art elements. Blue Sky will play an integral role in providing an interconnected public realm within Downtown Scottsdale. Additionally, the new pedestrian connections along the Canal and between the project's buildings, including the pedestrian "bridge" over the underground parking ramps, will provide important pedestrian connections to adjacent uses. Blue Sky will provide a dramatic visual impact and fill a void in the urban fabric around Fashion Square. Its unique design, including activated public spaces, variations in roof heights, step backs (including green roofs stepping back from

the street) and high quality architecture, featuring significant glass and stone elements, will add a major architectural statement along the Scottsdale corridor.

Blue Sky has incorporated many of the principles of design in the "Downtown Urban Design and Architectural Guidelines", providing a project that will contribute to the urban design goals for Downtown and compatible with the character of existing Downtown districts. For example, the project's massing and form is being designed to be sensitive to adjacent developments. It will have active street frontages facilitated by the shaded restaurant/retail portico. The building elements are designed around a highly amenitized pedestrian corridor and interior courtyard Paseo. Parking will be hidden underground and a pedestrian connection will be created over the top of the parking ramps. Appropriate pedestrian scales will be created along the Canal and Scottsdale Road, and varying building heights and step backs are being used to reduce massing and bulk.



Gray Architects, PLLC
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Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona

Date: November 21, 2012
Revisions:

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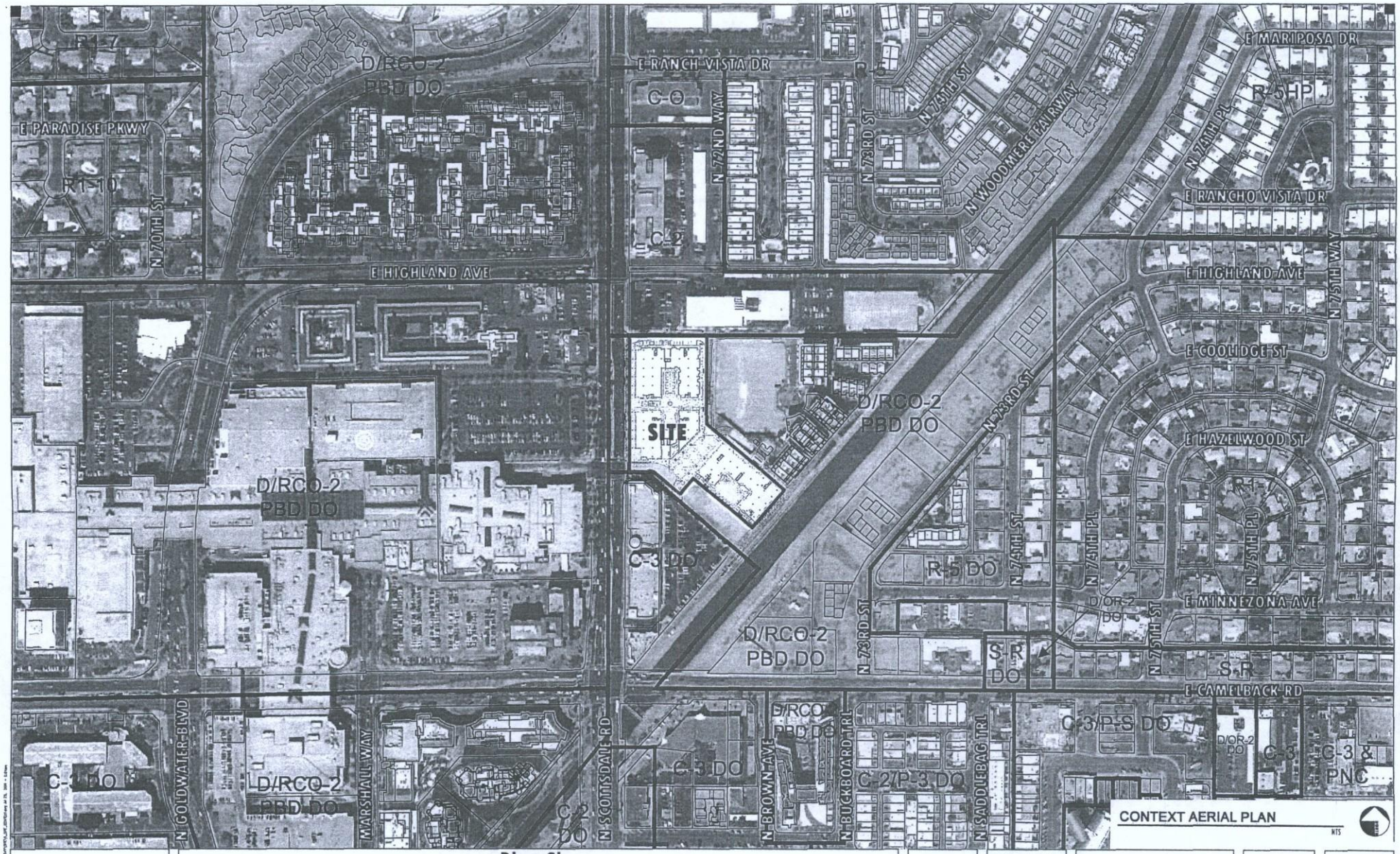
A1.0



CONTEXT AERIAL PLAN

NTS

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Blue Sky

SCOTTSDALE, ARIZONA

another residential community by Gray Development Group

Date: November 21, 2011

Revisions:

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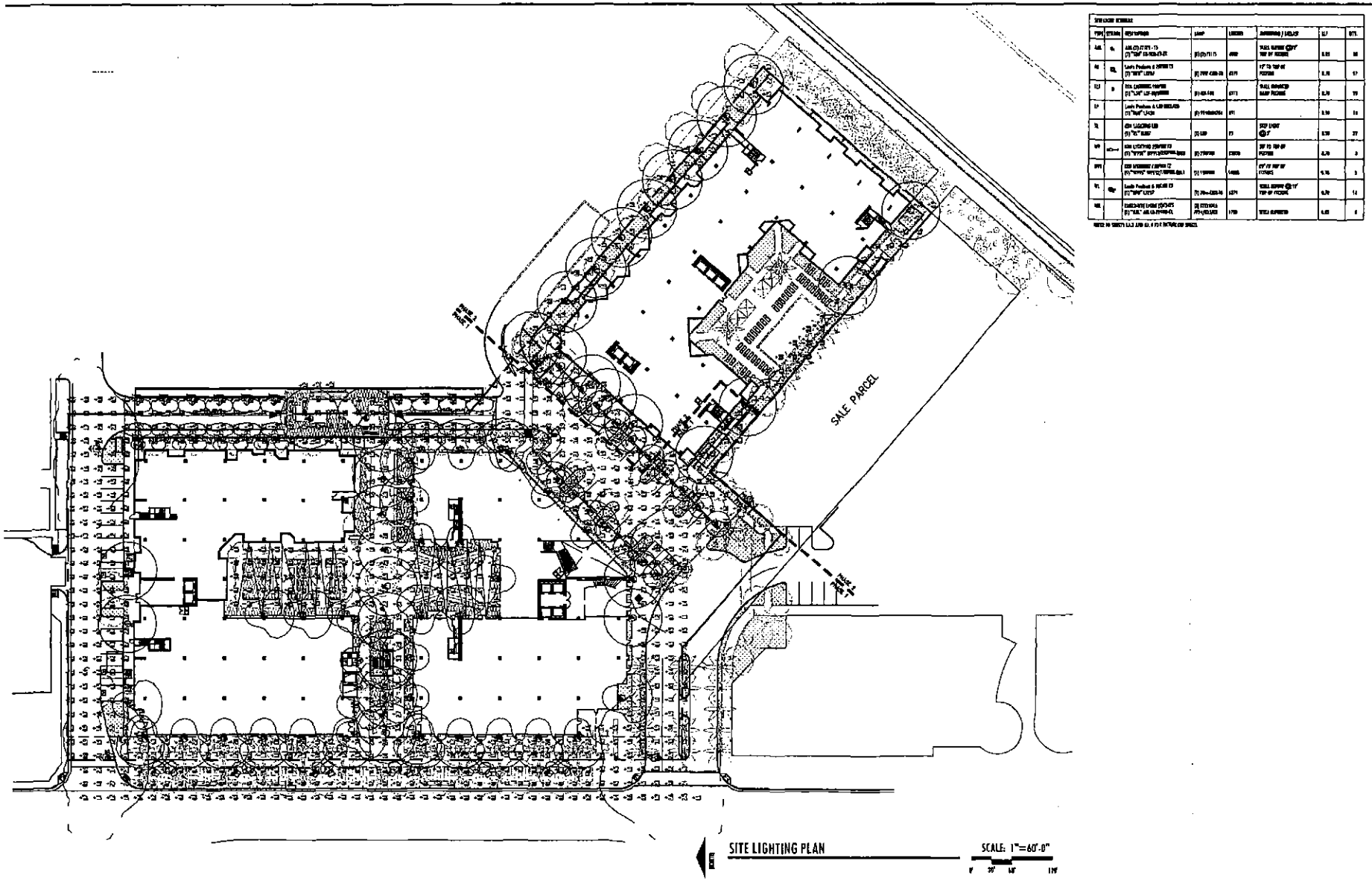
A1.1



SITE LIGHTING PLAN

SCALE: 1"=60'-0"

0' 30' 60' 120'

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BLUE SKY

Scottsdale, Arizona

Date: November 21, 2011

Revisions

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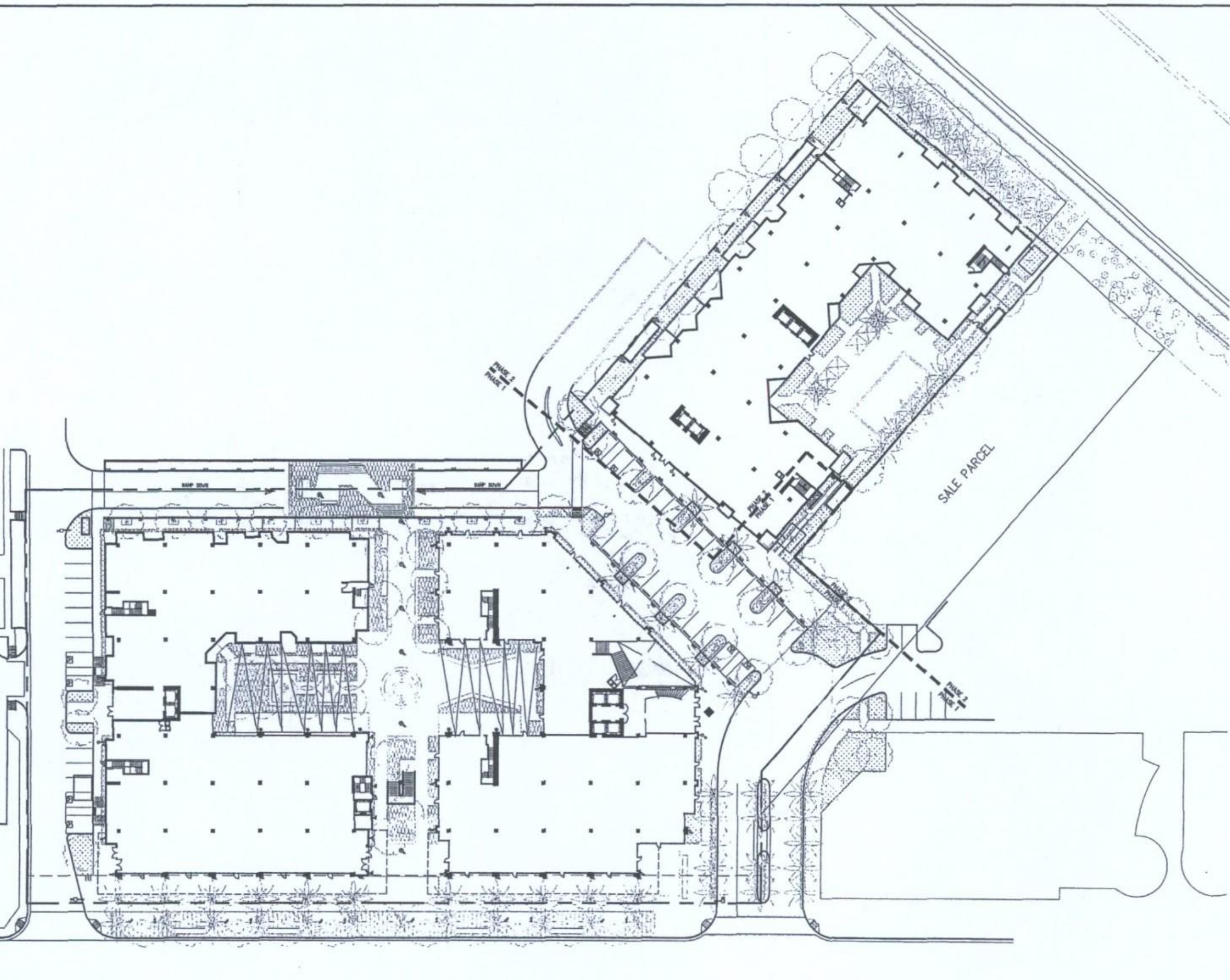
A1.2

SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LLF	QTY.
AAL		AAL (2) F21T5-T5 (1) "TEH" TH-WM-T5-2X	(1) (2) F21T5	4000	WALL MOUNT @12' TOP OF FIXTURE	0.85	30
AL		Louis Poulsen & 70PMH T5 (1) "NYO" L7207	(1) 70W-CMH-T6	6279	12' TO TOP OF FIXTURE	0.70	27
LLF		KIM LIGHTING 100PMH (1) "LSO" LLF-50/100MH	(1) MH 100	6912	WALL MOUNTED RAMP FIXTURE	0.70	20
LP		Louis Poulsen & LED BOLLARD (1) "BUR" L7150	(1) 9290004764	811		0.95	16
SL		KIM LIGHTING LED (1) "EL" EL807	(1) LED	95	STEP LIGHT @3'	0.90	22
WP		KIM LIGHTING 250PMH T3 (1) "WPFL" WPFL3/250PMH-ED18	(1) 250PMH	22000	20' TO TOP OF FIXTURE	0.70	3
WPS		KIM LIGHTING 150PMH T2 (1) "WPFS" WPFS2/150PMH-ED17	(1) 150PMH	14000	20' TO TOP OF FIXTURE	0.70	2
WL		Louis Poulsen & 70CMH T5 (1) "NYO" L7207	(1) 70w-CMH-T6	6279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM		LUMINAIRE LIGHT (2) F24T5 (1) "AEL" AEL48-224HO-CL	(2) SYLVANIA FP24/835/HO	1760	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.2 AND A1.4 FOR FIXTURE CUT SHEETS.



SITE LIGHTING PLAN

NORTH

SCALE: 1"=60'-0"

0' 30' 60' 120'

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BLUE SKY

Scottsdale, Arizona

REGISTERED ARCHITECT CERTIFICATE NO. 24700 JOSEPH H. WORRALL ARIZONA, U.S.A.

Date: November 21, 2011
Revisions:

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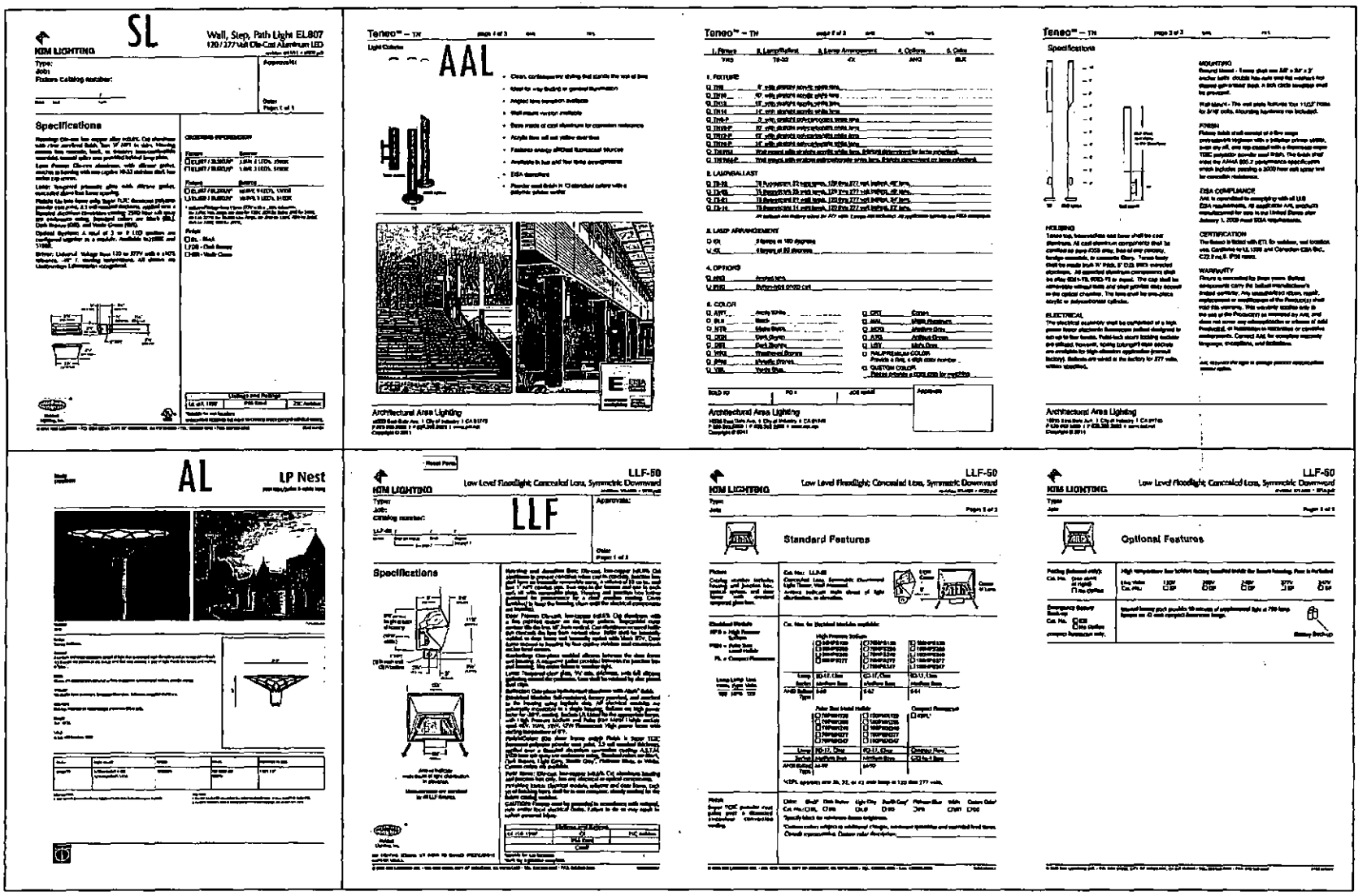
A1.3



KIM LIGHTING

SL

Wall, Step, Path Light EL807

120/277 Volt Die-Cast Aluminum LED

Specifications

Architectural Area Lighting

Tenso™ — TH

AAL

Architectural Area Lighting

Tenso™ — TH

Specifications

Architectural Area Lighting

AL

LP Nest

KIM LIGHTING

LLF-50

Low Level Floodlight, Concealed Lens, Symmetric Downward

LLF

Specifications

KIM LIGHTING

LLF-50

Low Level Floodlight, Concealed Lens, Symmetric Downward

Standard Features

KIM LIGHTING

LLF-50

Low Level Floodlight, Concealed Lens, Symmetric Downward

Optional Features

EXTERIOR LIGHTING FIXTURE CUT SHEETS

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BLUE SKY
Scottsdale, Arizona

Date: December 21, 2011
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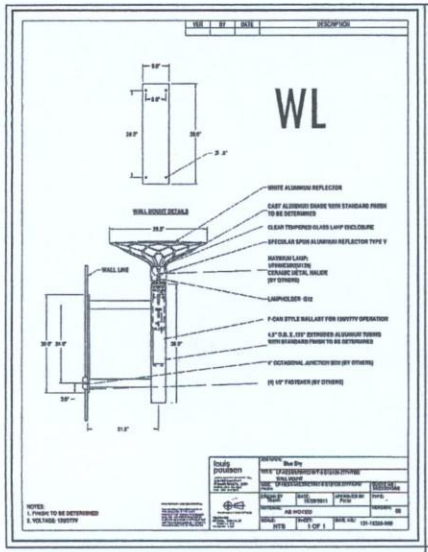
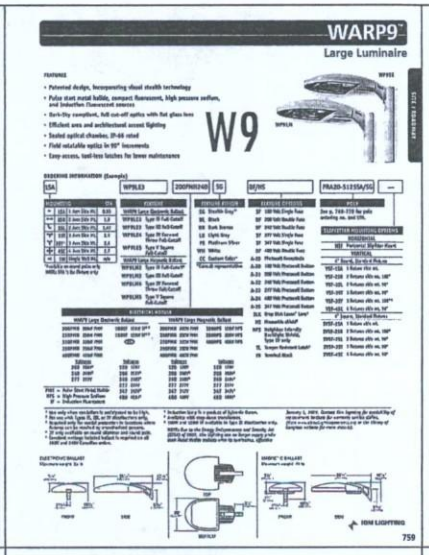
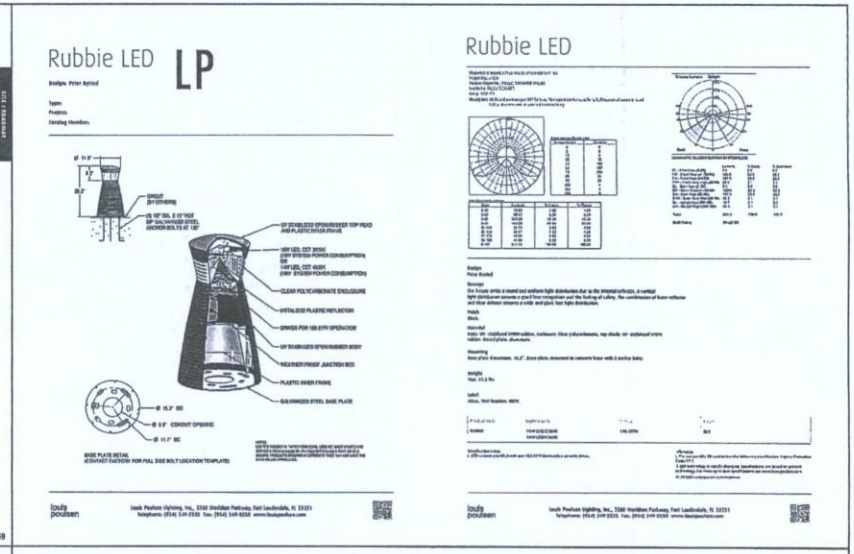
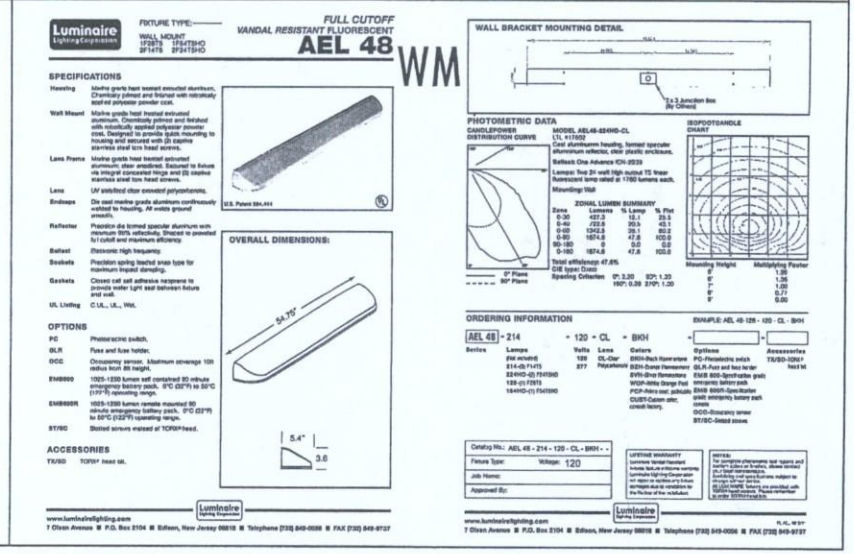
A1.4









EXTERIOR LIGHTING FIXTURE CUT SHEETS

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BLUE SKY
Scottsdale, Arizona

REGISTERED ARCHITECT
26789
JOSEPH H. WORRALL
ARIZONA, U.S.A.

Date: November 21, 2011
Revisions:

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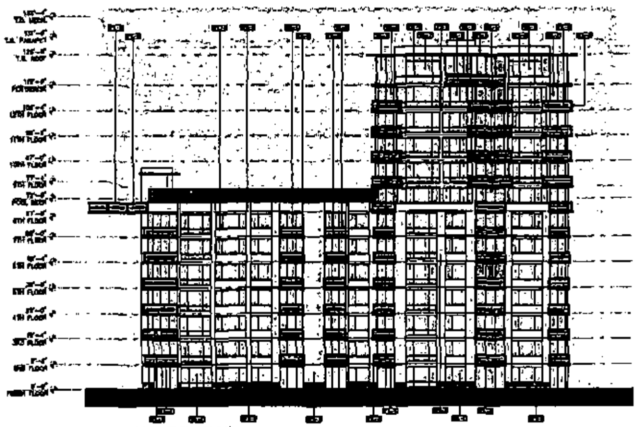
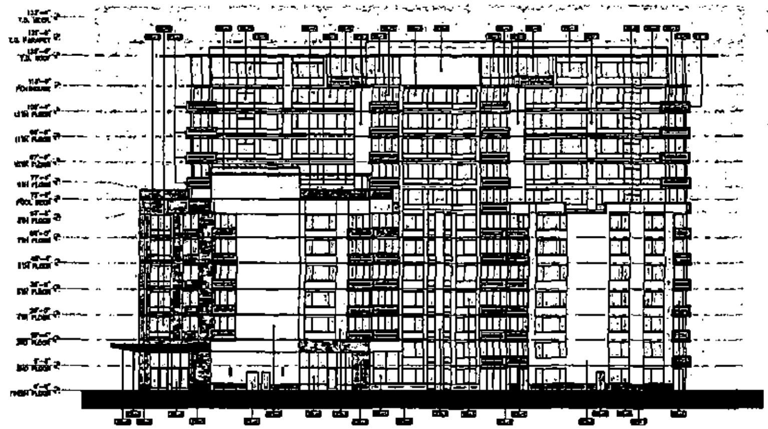
A1.5



EAST ELEVATION

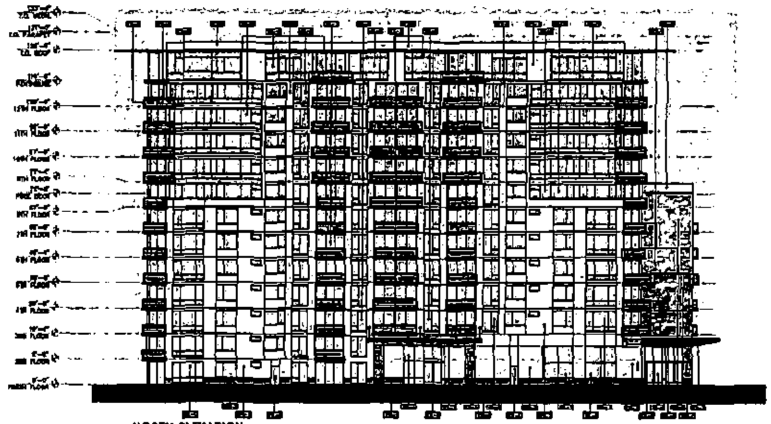


SOUTH ELEVATION

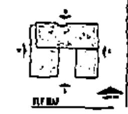
MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT [illegible]
	EFS-2	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT [illegible]
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42 or CARDINAL [illegible]
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON [illegible]
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON [illegible]
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON [illegible]
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or [illegible]
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR [illegible] PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL [illegible] GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL [illegible] CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR [illegible] PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN

WEST ELEVATION



NORTH ELEVATION



NORTH BUILDING - ELEVATIONS

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BLUE SKY
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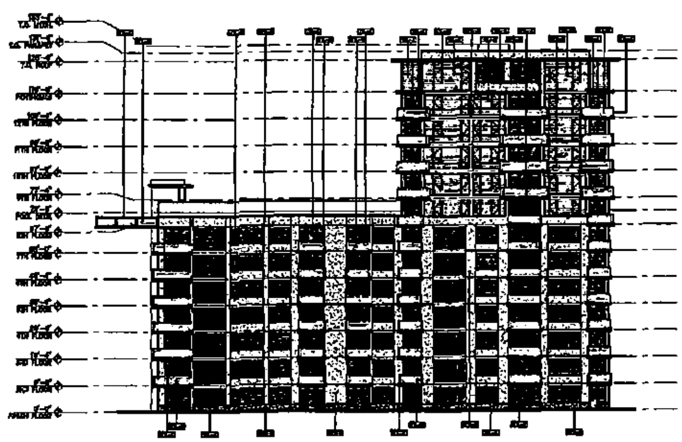
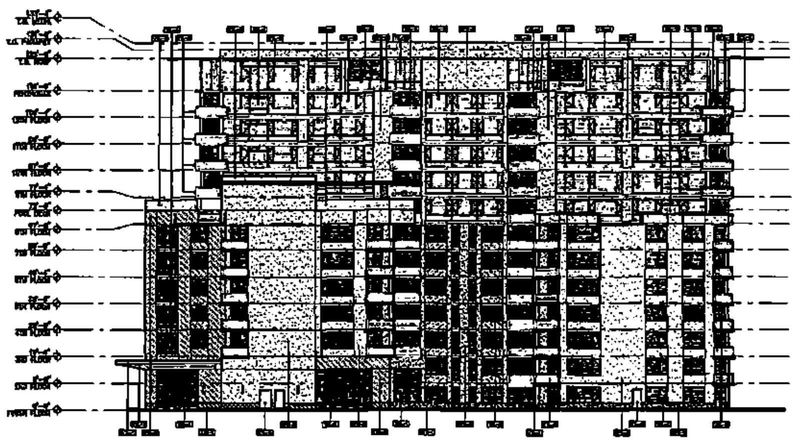
A3.1



EAST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT FCL [illegible]
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	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON [illegible] CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON [illegible]
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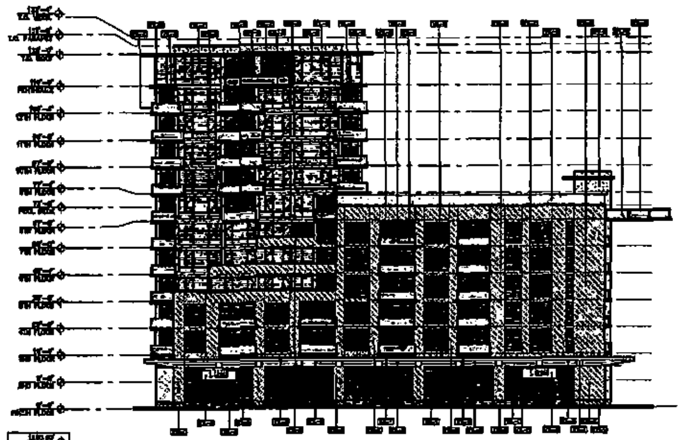
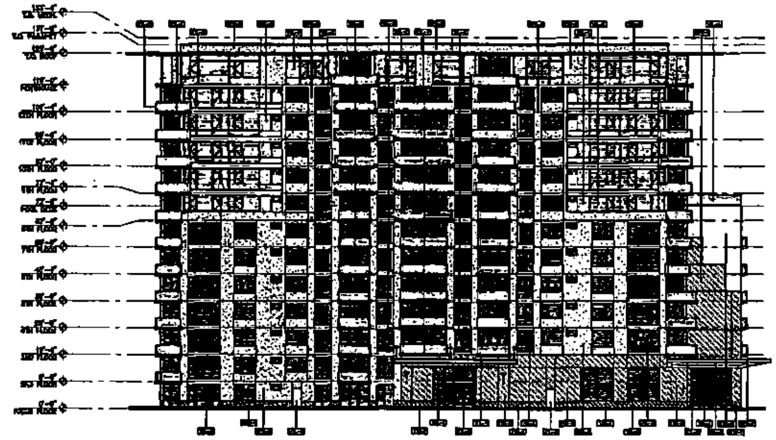
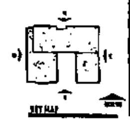
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON [illegible]
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON [illegible]
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE [illegible]
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL [illegible] GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF. METAL OR GREEN SCREEN



WEST ELEVATION



NORTH ELEVATION



NORTH BUILDING - ELEVATIONS

Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona

Date: December 21, 2011
Revisions:

Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A3.1

Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No.	26
Topic:	62-DR-2011, BlueSky
Meeting Date:	JANUARY 19, 2012
From:	Dan Symer, AICP, Senior Planner
Through:	Steve Venker, Development Review Board Coordinator

Members of the Development Review Board, attached is Sheet 3.2.a. of the BlueSky development plan. This sheet illustrates an optional west elevation to accommodation an exterior glass elevator corridor and 12th floor lobby.

Attachment: 1. BlueSky Development Plan, Sheet 3.2.a.

ATTACHMENT #1

EAST ELEVATION Note: Transparent (window) area at this elevation = 65%

SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

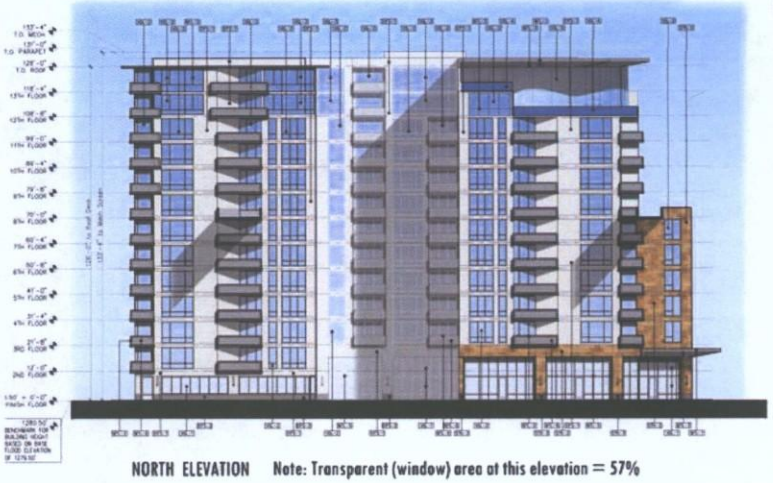
MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
	EIFS-1	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3072W
	EIFS-2	EXTERIOR FINISH SYSTEM SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3011D
	VGL-1	VISION GLASS, CLEAR INSULATED GLAZING
	VGL-2	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL LoE-240
	VGL-3	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
	VGL-4	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
	VGL-5	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VG26-14
	SGL-1	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED GRAY OPACIFIER TO MATCH VIRACON #946
	SGL-2	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
	STN-1	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
	STN-2	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
	STN-3	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate CRIMA AZUL
	MTL-1	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-2	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL HDSS-GR10 GRAY
	MTL-3	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
	MTL-4	STAINLESS STEEL PAN CHANNEL, LETTERS W/ MACHINE TURN FINISH
	MTL-5	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
	MTL-6	SATIN STAINLESS STEEL
	MTL-7	PAINTED STEEL PERF METAL OR GREEN SCREEN

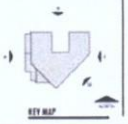
12th Floor Lobby

Elevator Corridor

WEST ELEVATION Note: Transparent (window) area at this elevation = 68%
With Elevator Option



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%



MAIN BUILDING - ELEVATIONS

SCALE: 1"= 20'-0"

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date November 23, 2011
Revised December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

A3.2a
62-DR-2011