

**Marked Agendas  
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**The January 5, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 5, 2017 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## **ACTION**

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### **SkySong 6 & Quadrant 3 Parking Garage Expansion 34-DR-2016**

**Location:** 1465 N. Scottsdale Rd.

**Request:** Approval of the site plan, landscape plan, and building elevations for a new 6-story commercial building, with approximately 150,000 square feet of building area, and the expansion of existing parking garage, with approximately 400 additional parking spaces, all on a 2-acre site.

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## **OWNER**

City of Scottsdale

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## **ARCHITECT/DESIGNER**

Butler Design Group

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## **ENGINEER**

Wood Patel

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## **APPLICANT CONTACT**

Korey Wilkes  
Butler Design Group  
602-316-6307

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## **BACKGROUND**

### **Zoning**

SkySong is zoned Planned Community District (P-C), which is a district assigned to larger mixed-use projects and master-planned communities. All P-C zoned properties consist of P-C "comparable" zoning districts that regulate land use and development. In this case, the P-C comparable districts are Planned Regional Center (PRC) and Industrial Park (I-1). The development standards, i.e. setbacks, open space, etc. for both districts were amended as part of the original Development Plan (26-ZN-2004), and were further amended when the Development Plan was updated in April of 2015 (26-ZN-2004#2). The recent update to the Development Plan included amendments to the project Design Guidelines to reflect current design tendencies and respond the City of Scottsdale design policies and guidelines.

**Context**

Located at the intersection of Scottsdale Road and McDowell Road, SkySong is approximately 50% built out. Currently, there are 3 completed office buildings; all of which are 4-stories in height. Additionally, there is a 4<sup>th</sup> office building currently under construction that will also be 4-stories tall, and a single-story retail building along the Scottsdale Road frontage. Each building integrates some element of its predecessors to establish a consistent design theme for the project. Central to the project is a decorative tensile structure, approximately 90 feet in height that is the focal point for the development and serves as a landmark for the McDowell Corridor.

**Adjacent Uses and Zoning**

- North Vacant, zoned PCD
- South Office, zoned PCD
- East Office, zoned PCD
- West Retail, zoned PCD

**Key Items for Consideration**

- Development Review Board Criteria
- Sensitive Design Principles
- SkySong Design Guidelines, specific to building design (26-ZN-2004#2)
- First building in SkySong to utilize additional building height approved as part of the most recent zoning case (100 feet in height proposed, inclusive of rooftop appurtenances; maximum 108 feet allowed)
- No public comment received by staff

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The applicant seeks approval to construct a new 6-story office building at the intersection of SkySong Boulevard & Innovation Place. The proposed building will occupy the last remaining vacant area of land adjacent to the central tensile structure. To accommodate the additional office space, the applicant also proposes to expand the existing parking garage, that is located in the southwest quadrant (Quadrant 3) of the project, to accommodate 400 additional parking spaces.

**Neighborhood Communication**

Property owners within 750 feet of the site have been notified by mail of the applicant's request and the site is posted with the required signage. As of the date of this report, staff has received no public comment related to this proposal.

**DEVELOPMENT REVIEW BOARD CRITERIA AND DESIGN GUIDELINE ANALYSIS**

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**Building Elevations**

Contemporary in design, the proposed building utilizes glass and metal as the primary elements for the building facade. Both vertical and horizontal metal elements are proposed to provide visual interest, as well as shading for the windows behind them; consistent with the Sensitive Design Principles. Also consistent with the Sensitive Design Principles, the proposed building integrates certain design features from previous buildings to establish contextual consistency with the existing character of the project. In this case, insulated horizontal metal panels with a rust finish, vertical metal panels, and EIFS wall elements are proposed which are consistent with elements that were

also utilized on Buildings 3 and 4 across SkySong Blvd. from the proposed building. As with the existing buildings, the first floor of the proposed building will be designed to accommodate retail should the demand arise. The garage expansion proposed for Quadrant 3 will match the design of the existing garage.

Case 26-ZN-2004#2 included an update to the SkySong Design Guidelines. Several guidelines specific to building design are identified. Below is a list of the guidelines specific to SkySong, the applicant's response to each guidelines and staff analysis (where necessary).

**1. Vary building height and massing along Scottsdale and McDowell Roads**

- **Applicant response:** SkySong 6 is not located along either roadway, but at 6-stories tall, creates a different mass than prior buildings on the SkySong development.

**Staff analysis:** Per the updated Development Plan approved with Case 26-ZN-2004#2, stepbacks for a building in excess of 60 feet in height are only required along the Scottsdale Road and McDowell Road frontages. SkySong 6 is internally located and does not front either street.

**2. Design buildings to be compatible with the Scottsdale Sensitive Design Principles and the existing SkySong Architecture**

- **Applicant response:** SkySong 6 is the next stage of the SkySong story that already embraces many of the Scottsdale Sensitive Design Principles with its mixed uses interconnected by shaded pedestrian walkways leading to various plazas, exterior and interior bicycle parking, nearby mass transit, sustainable practices in both building, and landscape architecture. SkySong 6 further enhances and strengthens the SkySong development through the use of similar materials and forms that create the next generation of building at SkySong. While many of the buildings are 4-story and SkySong 6 is a 6-story building, they all provide amenities and elements at the pedestrian level to create a true live, work, play community within SkySong.

**Staff analysis:** As previously stated, the proposed building design makes use of deep roof overhangs and vertical and horizontal metal elements on the building face to provide shading and protection from solar heat gain, consistent with the Sensitive Design Principles. Additionally, the proposed design integrates architectural elements from other buildings on the site to promote contextual compatibility.

**3. Design buildings for LEED certification**

- **Applicant's response:** SkySong 6 is filed with the USGBC with the intent of being certified LEED Silver.

**4. Design and site buildings so they contribute to creating a Southern Scottsdale gateway at Scottsdale & McDowell Roads**

- **Applicant's response:** Goal LU6 of the Southern Scottsdale Character Area Plan (SSCAP) specifically addresses this site with the intent of "revitalizing the Corridor areas of Scottsdale

and McDowell Roads”. SkySong 6 will continue the SkySong experience that has already begun the revitalization effort and take it to the next level. It will enhance and strengthen the architecture in the area by supporting existing architecture and yet creating its own complimentary identity. It maintains the relationship with all of the existing office buildings while taking advantage of its unique placement on the site. Furthermore, it embraces the incorporation of deep roof overhangs and a variety of materials called for in CD4 of the SSCAP.

Staff analysis: The SSCAP identifies SkySong as a “Regional Center”, which suggests it is in appropriate location for the most intense vertical and horizontal mixed use development. The “Regional Center” classification also suggests this location should serve as a virtual gateway into Scottsdale. SkySong 6 will be the first building to take advantage of the additional height approved as part of zoning Case 26-ZN-2004#2. It will make a dramatic statement that, combined with the iconic tensile structure, will announce SkySong as a gateway into southern Scottsdale.

**5. *Provide design flexibility needed to meet future business needs with certainty, allowing a broad range of possible building configurations***

- Applicant’s response: Architecturally, SkySong 6 embraces the “innovative” motif of the SkySong development through the use of high-performance materials and maximizing natural lighting inside. The elements of SkySong 6 create interest while performing the function of breaking up the building with materials, shadows and forms. From a functional standpoint, SkySong 6 is configured to provide various options for tenant sizes and configurations.

**6. *Design buildings to incorporate human-scale elements and architectural detail in lower floors to enhance the pedestrian experience***

- Applicant’s response: The ground floor of SkySong 6 is recessed from the floors above to create more space at the ground level. The three lobby entrances are further recessed to provide shade and shadow. The west pedestrian path incorporates shaded seating nodes from the breezeway between SkySong 3 and 4; while the east entry utilizes its proximity to the signature SkySong shade sale to incorporate clear glass making the lobby a part of the outside patio environment. Through the use of trees and a metal shade canopy similar to that used on SkySong 3 and 4, the sidewalk along the south side at SkySong Blvd. is shaded.

Staff analysis: As with the other commercial buildings along SkySong Blvd., the first floor is designed to accommodate both office and commercial uses. This level could be occupied by retail or restaurant uses to further activate the street frontage and provide a pedestrian scale at the street level.

**7. *Provide building setbacks that add visual interest and variety to architectural massing***

- Applicant’s response: SkySong 6, the first 6-story building at SkySong, is setback from nearby Scottsdale Road and McDowell Road beyond the 45 feet outlined in Section 5.2600 of the amended PRC development standards. The 6-story-tall building in and of itself creates a

different massing than the existing 4-story and 1-story buildings on the site.

Staff analysis: No setbacks are required for this building, based on the amended development standards. In lieu of setbacks, the design of the building utilizes recessing to break up the massing at street level. In addition to being functional, the metal paneling provides an element of visual interest to what would otherwise be an almost exclusively glass building.

**8. Provide human-scale detail and articulation at base of buildings**

- Applicant's response: The ground floor of SkySong 6 is recessed from the floors above to create more space at the ground level. The three lobby entrances are further recessed to provide shade and shadow. The west pedestrian path incorporates shaded seating nodes from the breezeway between SkySong 3 and 4; while the east entry utilizes its proximity to the signature SkySong shade sail to incorporate clear glass making the lobby a part of the outside patio environment. Through the use of trees and a metal shade canopy similar to that used on SkySong 3 and 4, the sidewalk along the south side at SkySong Blvd. is shaded.

Staff analysis: As with the other commercial buildings along SkySong Blvd., the first floor is designed to accommodate both office and commercial uses. This level could be occupied by retail or restaurant uses to further activate the street frontage and provide a pedestrian scale at the street level.

**9. Include building elements that help provide shade and shadow movement across building facades**

- Applicant's response: SkySong 6 incorporates various elements to contribute shade and shadow movement across the building. Some elements pay homage to the existing buildings while others create details unique to SkySong 6. On the south and east facades, louvered canopies from the first level of SkySong 3 and 4 have been incorporated at multiple levels. The southeast corner at the shade sail incorporates the use of blue EIFS with deeply recessed punch windows that you find at all three of the existing buildings on that corner. Unique to SkySong 6 is the use of 16-inch vertical projections on the north, south, and west faces that create a different play on the shadow movement than its predecessors. In addition, insulated projected metal panels 4 inches from the building, and rich modeled lap seam panels projecting 8 inches from the building run both horizontally and vertically along three sides. On the south section of the west side, above the entry and balcony in that area, standoff perforated metal panels draw your attention to that main entry corner as soon as you pull on to the SkySong site. It creates a combination of shadow and diffused light that will further enhance as you approach the building.

**10. Rooftop appurtenances should be integrated into the building's form, colors, and materials**

- Applicant's response: SkySong 6 has a centralized rooftop mechanical system screened by profiled metal panel forms that integrate with the character of the building and yet are setback far enough that they will only be seen from a distance and not be visible as you get closer to the building.

**11. Provide lighting at SkySong to enhance character and safety**

- **Applicant's response:** The light fixtures incorporated into SkySong 6 are the same fixtures used on SkySong 3 and 4; thereby creating a continuity of lighting at the pedestrian and parking level, and addressing each of the key points for lighting in the PCD zoning case. Many of the fixtures used provide dual purpose lighting. For instance, the bollards provide an architectural form, security, and area lighting for the pedestrian walkways; and when strategically placed under the canopy of a tree, have the option to have a top that will light the underside of the tree canopy. In addition, the glass used on the building is high performance 1-inch glass allowing for some glow from the interior lighting to increase interest in the building and what is going on inside.

**Staff analysis:** Most of the proposed lighting is consistent with the City lighting ordinance and policies; which requires all light fixtures to be full-cut-off and, depending on wattage, directed downward. Staff does not support the use of bollard lights, with the top removed, under tree canopies. This could have the effect of projecting glare on pedestrians passing by and sending light in all directions, rather than lighting just the tree canopy.

**Site Plan**

Continuing the design for previous buildings along SkySong Blvd., the proposed site plan puts an emphasis on the pedestrian experience. A minimum 10-foot-wide sidewalk with a row of trees is proposed along the street and, as with other buildings around the tensile structure, a pedestrian plaza is proposed at the southeast corner of the building that will complete the courtyard setting required by the PRC zoning district. Adjacent to the west end of the building, another pedestrian plaza that includes shade trellises and seating elements is proposed that aligns with the plaza to the south; further enhancing the pedestrian experience and providing a contiguous connection from the parking garage in Quadrant 3 to the proposed building.

**Landscape**

The streetscape along SkySong Blvd. and Innovation Place is completed. As such, landscaping for this project focuses on the interior of the site. Staff has concerns about the proposed Palo Brea trees immediately adjacent to the north side of the proposed building. Palo Breas require full sun to be successful. If these trees are planted near the building, they will get very limited sun due to the height of the proposed building (100 feet). Staff recommends these trees be replaced with Desert Willow, which is more successful in shaded areas. The Palo Breas that are proposed near the parking lot should get enough sun to be successful.

**Development Information**

- Existing Use: Vacant
- Proposed Use: Office/Retail
- Site Area: 45,104 square feet
- Potential Commercial space: 22,848 square feet
- Office space: 124,849 square feet
- Total Building Area: 155,400 square feet



- Floor Area Ratio Allowed: Cumulative (0.8 for entire SkySong project)
- Building Height Allowed: 108 feet (inclusive of rooftop appurtenances)
- Building Height Proposed: 100 feet (inclusive of rooftop appurtenances)
- Parking Required: 500 spaces
- Parking Provided: Cumulative (400 spaces proposed; 1,859 existing spaces for entire SkySong project)
- Open Space Required: 336,258 square feet (325,663 square feet + 10,595 square feet additional required for this building, based on base building height of 86 feet, per stipulations for Case 26-ZN-2004#2)
- Open Space Provided: Cumulative (384,119 square feet to be provided at build-out)

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**STAFF RECOMMENDATION**

**Recommended Approach:**

Staff recommends that the Development Review Board approve SkySong 6 and Quadrant 3 Parking Garage Expansion per the attached stipulations, finding that the provisions of the Sensitive Design Principles, Commercial Design Guidelines, SkySong Design Guidelines, and the Development Review Criteria have been met.

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**RESPONSIBLE DEPARTMENT**

**Planning and Development Services**

Current Planning Services

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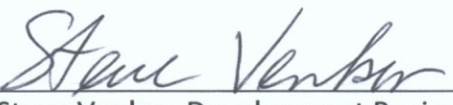
**STAFF CONTACT**


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**APPROVED BY**

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Greg Bloemberg, Report Author Date 12/22/16

  
Steve Venker, Development Review Board Coordinator Date 12/22/16  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

  
Randy Grant, Director Date 12/27/16  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
- 2A. Close-Up Aerial (Building Site)
- 2B. Close-Up Aerial (Garage Expansion Site)
- 3. Combined Context Aerial and Site Plan
- 4. Applicant's Narrative
- 5. Master Site Plan (for SkySong project)
- 6. Site Plan (Building Site)
- 7. Site Plan (Garage Expansion Site)
- 8. Open Space Plan
- 9. Building Elevations/Streetscape Elevations
- 10. Garage Expansion Elevations
- 11. Perspective
- 12. Material and Color Boards
- 13. Landscape Plan (Building Site)
- 14. Landscape Plan (Garage Expansion Site)
- 15. Electrical Site Plan (Building Site)
- 16. Electrical Site Plan (Garage Expansion Site)
- 17. Exterior Lighting Cut Sheets

**Stipulations for the  
Development Review Board Application:  
SkySong 6 & Quadrant 3 Parking Garage Expansion  
Case Number: 34-DR-2016**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Butler Design Group, with a city staff date of 11/2/16.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Butler Design Group, with a city staff date of 11/2/16.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Laskin & Associates, with a city staff date of 11/2/16
  - d. The water and sewer basis of design report submitted by Wood Patel and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the site were: 26-ZN-2004 and 26-ZN-2004#2

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb, and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing,

exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb, and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**DRB Stipulations**

4. *With the final plans submittal, the applicant shall submit a copy of the updated Development Standards Matrix for SkySong, either on the Site Plan or on a separate plan.*
5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details #2146-1 for single enclosures.

**LANDSCAPE DESIGN:**

**Ordinance**

- B. *With the final plans submittal, the landscape plan shall be revised to demonstrate compliance with all applicable provisions of Section 10.200 of the Zoning Ordinance, and the Plan and Report Requirements for Development Applications, to the satisfaction of final plans staff.*

**EXTERIOR LIGHTING:**

**DRB Stipulations**

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property lines except for sign lighting.
8. 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, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

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

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

9. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM. The final drainage report shall address/include the following:
  - Lowest floor selection
  - Overall on-site stormwater management
  - Hydraulic calculations for storm drain and hydraulic structure design
  - Rationale for not providing storage per master plan



ATTACHMENT #2A



Skysong 6 & Quadrant 3 Parking Garage Expansion

34-DR-2016

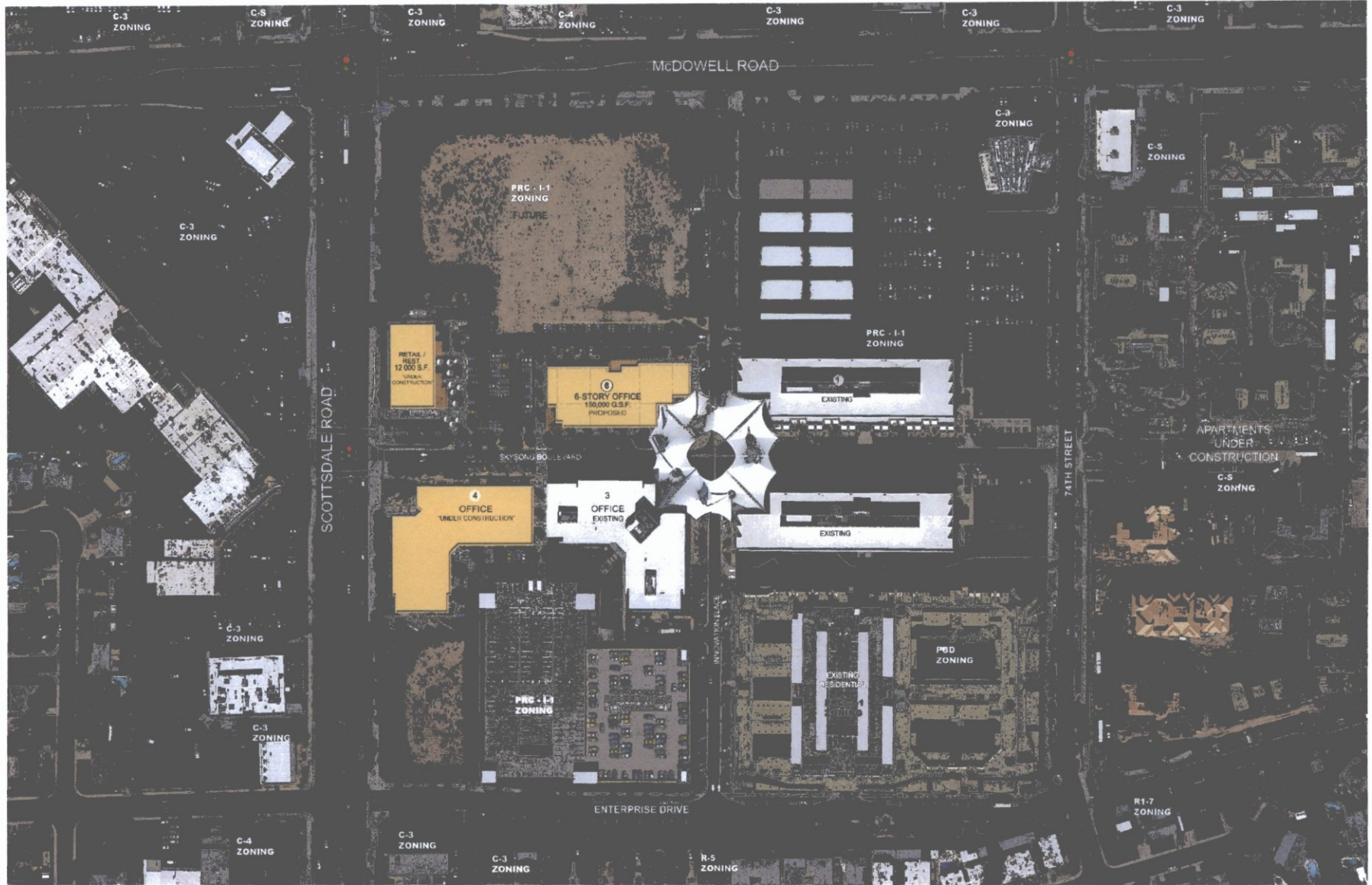
ATTACHMENT #2B



Skysong 6 & Quadrant 3 Parking Garage Expansion

34-DR-2016



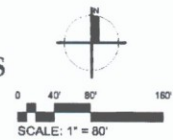


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34-DR-2016  
07/27/16

## SkySong 6 Design Narrative

October 28, 2016

SkySong is not just another commercial office development. It's unique. It's innovative. It's about collaboration, teaming and communication. Technology is critical. Thinking 'outside the box' is a given. Creativity and imagination merge with business to create an environment for success.

The initial SkySong development is anchored by the iconic shade structure located at its core. That element will always represent the 'heart' of SkySong and remain a symbol of what makes it a special place. But with the need for expansion and a proposed strategic location along SkySong Boulevard stretching toward Scottsdale Road, SkySong 3 (completed) & 4 (under construction) office buildings have become the new 'face' of SkySong to the general public. As SkySong's first 6-story building under the new Zoning Case (26-ZN-2004#2), SkySong 6 (SS6) further enhances the innovative and unique appearance of the development and captures the last piece directly adjacent to the shade structure. In conjunction with the building comes the expansion of the Quadrant 3 parking structure to provide required parking for SS6. Coupled with the completion of SkySong 4 later this quarter at the southeast corner of SkySong Blvd and Scottsdale Rd, the 3<sup>rd</sup> Quadrant (Southwest Quadrant) is nearly complete. Only the southwest corner of that quadrant, currently slated for a hotel (by others), is remaining.

The new 6-story approximately 150,000 square foot building will be sited along the north side of SkySong Boulevard and west side of Innovation Place. Being a 6-story building is not the only unique characteristic of SS6. It will have 3 ground floor lobby entrances, continuing to promote the strong, interconnectivity pedestrian spine both from the center court under the shade structure and from the parking fields that will serve the building. The West Lobby at the southwest corner of the building will link SS6 with the existing offices to the south and to the parking structure on Quadrant 3 that serves this building. The East Lobby, at the southeast corner of the building, connects the building to center court area, an alternate path to the parking structure along the east side of SS3 and the residential development to the south. Surface parking intended for visitors will be provided along the street frontages, adjacent to the building entrances and in small, tree-shaded parking areas to the north and south of the building. Existing bicycle parking and a bicycle storage center with showers in SkySong 3, as well as strong, connective pedestrian routes to future transit locations along Scottsdale Road, help promote alternate means of transportation to the development.

As the first office building on Quadrant 4, SS6 has a prominent position as viewed from Scottsdale and McDowell. The Quadrant 4 parking structure will likely be part of the development for SkySong 7 or 8 at a future date and therefore leaves the 'internal' side (the north side that would face the garage) of SS6 open to this view. SS6 addresses this exposure with 360 degrees of enhanced architecture creating a sense of entry to all directions of approach. A favorable north-south primary solar orientation and the availability of high-performing glazing encourages the use of enhanced glass area desired by the tenant market, LEED requirements for natural light, and allows the building to continue the 'Window to Innovation' theme embraced by the faces of all three buildings (SS3, SS4, & SS6) facing the west half of SkySong Blvd. Like its relative buildings to the south, portions of SS6 will feel transparent to the street – all glass should not be reflective, nor does it need to be due to the aforementioned performance. There should be

a sense that the collaborative efforts happening inside are for all to see – to promote the excitement of what's happening within.

The primary approach located on the southwest corner of SS6 will never be obstructed due to the current development of SkySong's Retail building to the west. This corner and the west elevation maintain views of the McDowell Buttes to the west. The corner incorporates a 2<sup>nd</sup> floor community space that can be fully opened up to the outdoor balcony through the use of retractable glass walls. This community space is shaded by the floors above by a perforated horizontal metal fins which provide shading of the west face glass. The dynamic rooftop projection and fenestration in front of the window systems draws attention to this corner as a sense of arrival, not just to the building, but to SkySong as a whole. Like SS3 & SS4, the building feels *intellectually accessible* from the street, promoting a 2-way interaction between SkySong and the business community as a whole.

SkySong 6 intentionally has a different look to it than previous buildings, relating to the design vocabulary of SkySong 3 & 4 while clearly having an identity of its own. The building is to be constructed of post tension concrete structure skinned on 3 sides with high performance glass that is accented by various uses of metal and ACM (Aluminum Composite Material) panels. The panels include both vertical and horizontal applications with expressed and profiled surfaces, providing architectural relief and shading/shadowing. The east side/southeast corner pays homage to the existing elevations of SkySong buildings 1, 2, and 3 and the shade structure by repeating the EIFS and punch window look, but takes advantage of the shade structure with an accent of high performance clear glass at the East Lobby that carries 4 stories up to a balcony looking over the SkySong center court under the shade structure.

Sustainability is interwoven throughout the design. Like prior SkySong buildings, the project will be LEED Silver Certified with consideration given from the initial site planning efforts through the selection of materials, systems and construction practices. Shading considerations are employed on all 4 sides of the building. Vertical projection elements on the west face reduce the portion of windows facing west and project enough to provide some shadowing under many setting sun conditions. These elements are repeated in moderation on the south and north elevations, tying the 3 together. On the southwest corner, perforated horizontal metal fins provide the shade, but allow occupants to still enjoy the views to the west. A "Rustico" modeled lap seam metal panel accentuates the north lobby as well as the south side of the west lobby. This lap seam panel is also used on the north and south elevations in an 'L' shape that delineates the SS6 versions of the 'Window to Innovation' where a more transparent glass is used. The north, south, and east elevations utilize an insulated projected metal panel in the sill section of the window system to break up the all glass façade. On the south and east sides, additional horizontal shade elements similar to those used on SkySong 3 & 4 buildings are located at multiple floors addressing the southern and eastern sun.

Sustainable practices incorporated include LED lighting, high performance HVAC, recycled content, regional materials, insulated roofing and metal panels, high performance Low-E thermally broken glazing systems, and low water use fixtures and plant material, all contributing to achieving the LEED Silver Certification.

The SkySong 6 color palette is intended to complement the existing SkySong motif, continuing a contextual relationship with the existing adjacent buildings while clearly announcing the transition that allows this building to have its own unique character.

The landscape palette will continue from earlier development on SkySong and reinforce the native material palette established with the initial development, focusing on shade, where appropriate, and providing color and accent form as needed to reinforce the building architecture. The landscaped paseo, located on the west side of the building is a northerly continuation of that which was developed between the SkySong 3 & 4 buildings. It will ultimately continue through the SkySong Quadrant 4 parking structure and connect to SkySong 8 on the north side of the 4<sup>th</sup> Quadrant. This, combined with the aforementioned pass-through lobbies that connect to existing and proposed pedestrian plazas, provide opportunities for tenant, as well as public, interaction and connectivity to the rest of the mixed-use development. These pedestrian spaces include seating; appropriately scaled lighting and landscaping that provide opportunities for outside collaboration to support the overall theme of the SkySong development. Level one development on the south side of the building features projected canopy shade elements, as provided on the north side of SkySong 3 and 4, providing solar protection and a level of pedestrian scale against the taller 6 story structure.

The SkySong Quadrant 3 Parking Structure expansion is a part of this submittal and continues the existing use of metal lath, steel and CMU accents, and rooftop canopies at key pedestrian areas to identify this parking structure as an integral feature of the overall SkySong development.

These new structures, building and parking, have been developed within the approved framework and Design Guidelines established with the initial SkySong development and PAD Zoning Case 26-ZN-2004#2 (see listing below). Special attention has been given to the development of all 4 sides of the building. Where possible, the existing maturing trees are being preserved to provide shade to the lower floors of the building.

SkySong 6 is the next step in a significant master development in the making. It responds to what's needed both now and in the future. It needs to stand alone on the Quadrant at this time, but will change and evolve over time within the spirit of the vision that started it all. Everything that's new will reinforce all that came before it. At the center of it all, the pulse established at the core shade structure will always remain strong.

SS6 takes advantage of the existing storm drain system, extending connections to meet the internalized roof drains that traverse the building vertically adjacent stair and elevator shafts and continue under the slab on grade out to the storm drain system shown on civil. Overflow pipes will run vertically down to below the 2<sup>nd</sup> floor, then horizontally to the perimeter where they will turn down along a column inside the building and daylight at 6" above grade.

Specifically addressing PAD Zoning Case 26-ZN-2004#2 Section 2 Subsection II.A.  
Architectural Guidelines:

- 1. Vary building height and massing along Scottsdale and McDowell Roads.**
  - SS6 is not located along either roadway, but at 6-stories creates a different mass than all prior buildings on the SkySong development.
- 2. Design building to be compatible with Scottsdale Sensitive Design Principles and Existing SkySong architecture.**
  - SS6 is just the next stage in the SkySong story that already embraces many of the Scottsdale Sensitive Design Principles with its mixed uses interconnected by shaded pedestrian walkways leading to various parks and plazas, exterior and interior bicycle parking, nearby mass transit, sustainable practices in both building and landscape architecture. Each of the buildings are sited to maximize solar orientation and SS6 is no exception with its placement. SS6 further

enhances and strengthens the SkySong development through the use of similar materials and forms that create the next generation of building at SkySong. While many of the buildings are 4-story and SS6 is a 6-story building, they all provide amenities and elements at the pedestrian level to create a true live, work, play community within SkySong.

3. ***Design building for LEED certifications***
  - SS6 is filed with the USGBC with the intent of being certified LEED Silver.
4. ***Design and site buildings so they contribute to creating a Southern Scottsdale gateway at Scottsdale and McDowell Roads.***
  - Goal LU 6 of the Southern Scottsdale Character Area Plan specifically addresses this site with the intent of “revitalizing the Corridor areas of Scottsdale and McDowell Roads”. SS6 will continue the SkySong experience that has already begun the revitalization effort and take it to the next level. It will enhance and strengthen the architecture in the area by supporting existing architecture and yet creating its’ own complimentary identity. It maintains the relationship with all of the existing office buildings while taking advantage of its’ unique placement on the site. All parts of Goal CD3 of the Area Plan. Furthermore, it embraces the incorporation of deep roof overhangs and a variety of materials called for in Goal CD4.
5. ***Provide the design flexibility needed to meet future business needs with certainty allowing a broad range of possible building configurations***
  - Architecturally SS6 embraces the “innovative” motif of the SkySong development through the use of high performance materials and maximizing natural lighting inside. The elements of SS6 create interest while performing the function of breaking up the building with materials, shadows, and forms.
  - From a functional standpoint SS6 is configured to provide various options for tenant sizes and configurations.
6. ***Design buildings to incorporate human-scale elements and architectural detail in lower floors to enhance the pedestrian experience.***
  - The ground floor of SS6 is recessed from the floors above to create more space at the pedestrian level. The 3 lobby entrances are further recessed to provide shade and shadow. The west pedestrian path incorporates shaded seating nodes from the breezeway between SS3 & SS4, while the east entry utilizes its’ proximately to the signature SkySong shade sale to incorporate clear glass making that lobby a part of the outside patio environment. Through the use of trees and a metal shade canopy similar to that used on SS3 & SS4, the sidewalk along the south side at SkySong Blvd. is shaded.
7. ***Provide building stepbacks that add variety interest and variety to architectural massing.***
  - SS6, the first 6-story building at SkySong and is set back from nearby Scottsdale Road and McDowell Road beyond the 45’ outlined in section 5.2600 of the PAD. The 6-stories in and of itself creates a different massing than the existing 4-story and 1-story buildings on the site.
8. ***Provide human scale detail and articulation at base of building.***
  - The ground floor of SS6 is recessed from the floors above to create more space at the pedestrian level. The 3 lobby entrances are further recessed to provide shade and shadow. The west pedestrian path incorporates shaded seating nodes from the breezeway between SS3 & SS4, while the east entry utilizes its’ proximately to the signature SkySong shade sale to incorporate clear glass making that lobby a part of the outside patio environment. Through the use of trees and a metal

shade canopy similar to that used on SS3 & SS4, the sidewalk along the south side at SkySong Blvd. is shaded.

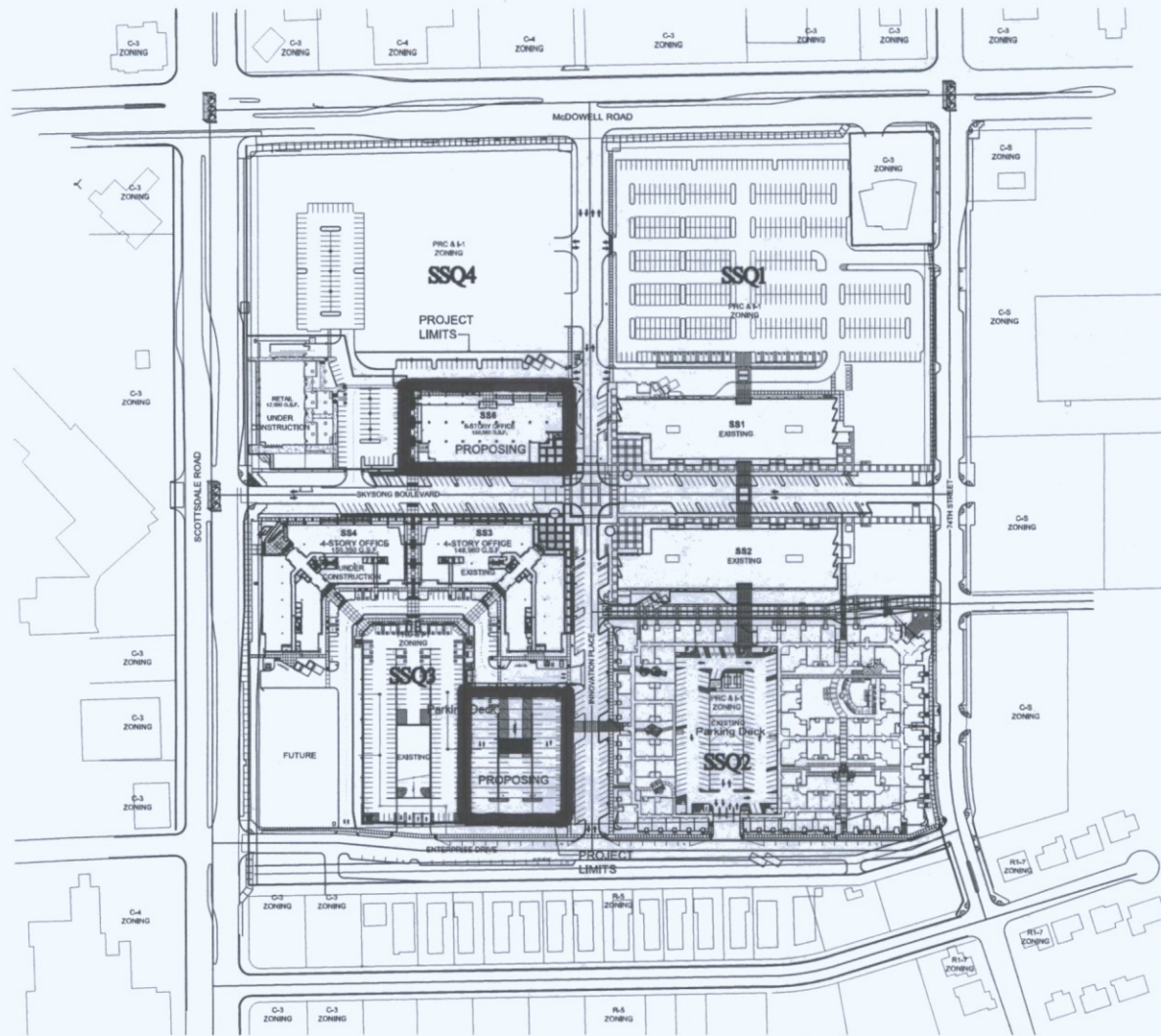
9. ***Include building elements that help provide shade and shadow movement across building facades.***
  - SS6 incorporates various elements to contribute the shade and shadow movement across the building; some elements pay homage to the existing buildings, while others create details unique to SS6. On the south and east facades louvered canopies from the first level of SS3 & SS4 have been incorporated at multiple levels. The southeast corner at the shade sail incorporates the use of the blue EIFS with deeply recessed punch windows that you find at all 3 of the existing buildings on that corner. Unique to SS6 is the use of +/-16" vertical projections on north, south, and west faces that create a different play on the shadow movement than its predecessors. In addition, insulated projected metal panels +/-4" from the building, and rich modeled lap seam panels projecting +/-8" run both horizontally and vertically along 3 sides. On the south section of the west side, above the entry and balcony in that area, a standoff perforated metal panels component draws your attention to that main entry corner as soon as you pull on to the SkySong site. It creates a combination of shadow and diffused light that will further enhance as you approach the building.
10. ***Roof-mounted appurtenances should be integrated into the buildings form, colors and materials.***
  - SS6 has a centralized roof top mechanical system screened by profiled metal panel forms that integrate with the character of the building and yet are set back far enough that they will only be seen from a distance and not be visible as you get closer to the building.
11. ***Provide lighting at SkySong to enhance character and safety.***
  - The light fixtures incorporated into SS6 are the same fixtures used on SS3 and SS4, thereby creating a continuity of lighting at the pedestrian and parking level and addressing each of the key points for lighting in the PAD; Architectural, Street, Landscape, Security, Area, and Pedestrian lighting. Many of the fixtures used provide dual purpose lighting. For instance, the bollards provide an Architectural form, security and area lighting for the pedestrian walkways, and when strategically placed under the canopy of a tree have the option to have a top that will light the underside of that tree canopy. In addition, the glass used on the building is high performance 1" glass allowing for some glow from the interior lighting to increase interest in the building and what is going on inside.

Section 12-1.306 of the 2010 DSPM #1 indicates that 'ADA parking spaces are to be provided at a rate of 4% of the total required vehicular parking spaces'. This section also references the City Zoning Ordinance Appendix B Section 9.105 as well as the pending updated 2014 DSPM under review only references the Zoning Ordinance and does not call for the 4%. Under subsection C of this Ordinance section the Zoning Administrator is allowed to grant a reduction of required ADA parking to no less than 2% of the total provided spaces listing a series of provisions for which the Administrator can grant this reduction. The SkySong development meets each of the criteria outlined:

- a. The development has over 500 parking stalls. With the latest additions, there will already be over 2,500 parking stalls. Ultimately it will have over 5,000 parking stalls.

- b. The development includes major employment uses. Additionally it has mixed uses of retail and residential thereby creating less of a need for additional parking or automotive movements.
- c. The development is within 600 feet of public transit with a bus stop on Scottsdale Road and one on McDowell, both within that distance.
- d. Relative to the 5,000 parking stalls, the development has minimal directly daily visitors. Most are employees of the companies that operate in the development.
- e. An unscientific monitoring of the existing ADA stalls indicates that there are always available ADA stalls within the development, thereby supporting the request for a reduction.
- f. Other relevant information: The 2010 ADA requires only 2% of the provided parking. A ratio of 2% of the provided parking exceeds a 3% ratio to the required parking. In the event additional ADA spaces are required, the site is level enough to convert existing standard spaces to ADA stalls.

Currently the SkySong development shows an ADA parking ratio, as a whole, of around 2.5% ADA parking with existing parking fields, structures, and configurations.



SCALE: 1" = 100'

### SITE PLAN DATA

**PROJECT DATA:**

PARCEL ZONING:	PRC & I-1
GROSS LOT AREA:	1,628,317 (37.3819 AC)
<b>TOTAL BUILDING FOOTPRINT:</b>	
BUILDING 6:	22,948 S.F.
GARAGE:	44,372 S.F.
TOTAL:	67,320 S.F.
<b>TOTAL BUILDING AREA:</b>	
BUILDING 6:	176,000 S.F.
GARAGE:	395,152 S.F.
TOTAL:	571,152 S.F.
<b>LOT COVERAGE:</b>	24%
BUILDING HEIGHT ALLOWED:	114.8'
BUILDING HEIGHT PROPOSED:	86'-1"

**OWNER:**  
SKYSONG PLAZA, SKYSONG PLAZA 4  
PLAZA COMPANIES  
3801 W. THUNDERBOLT RD.  
8020  
PHOENIX, AZ 85111  
PH: 602.972.1184  
CONTACT: JON STELZER

**DEVELOPER:**  
PLAZA COMPANIES  
3801 W. THUNDERBOLT RD.  
8020  
PHOENIX, AZ 85111  
PH: 602.972.1184  
CONTACT: SHARON HARPER

**ARCHITECT:**  
SYSTEM DESIGN GROUP  
1017 E. WASHINGTON ST  
#107  
PHOENIX, AZ 85034  
PH: 602.957.1850  
CONTACT: JEFF CUTBERTH  
KOREY WALKER

### VICINITY MAP



# SKYSONG 6

SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



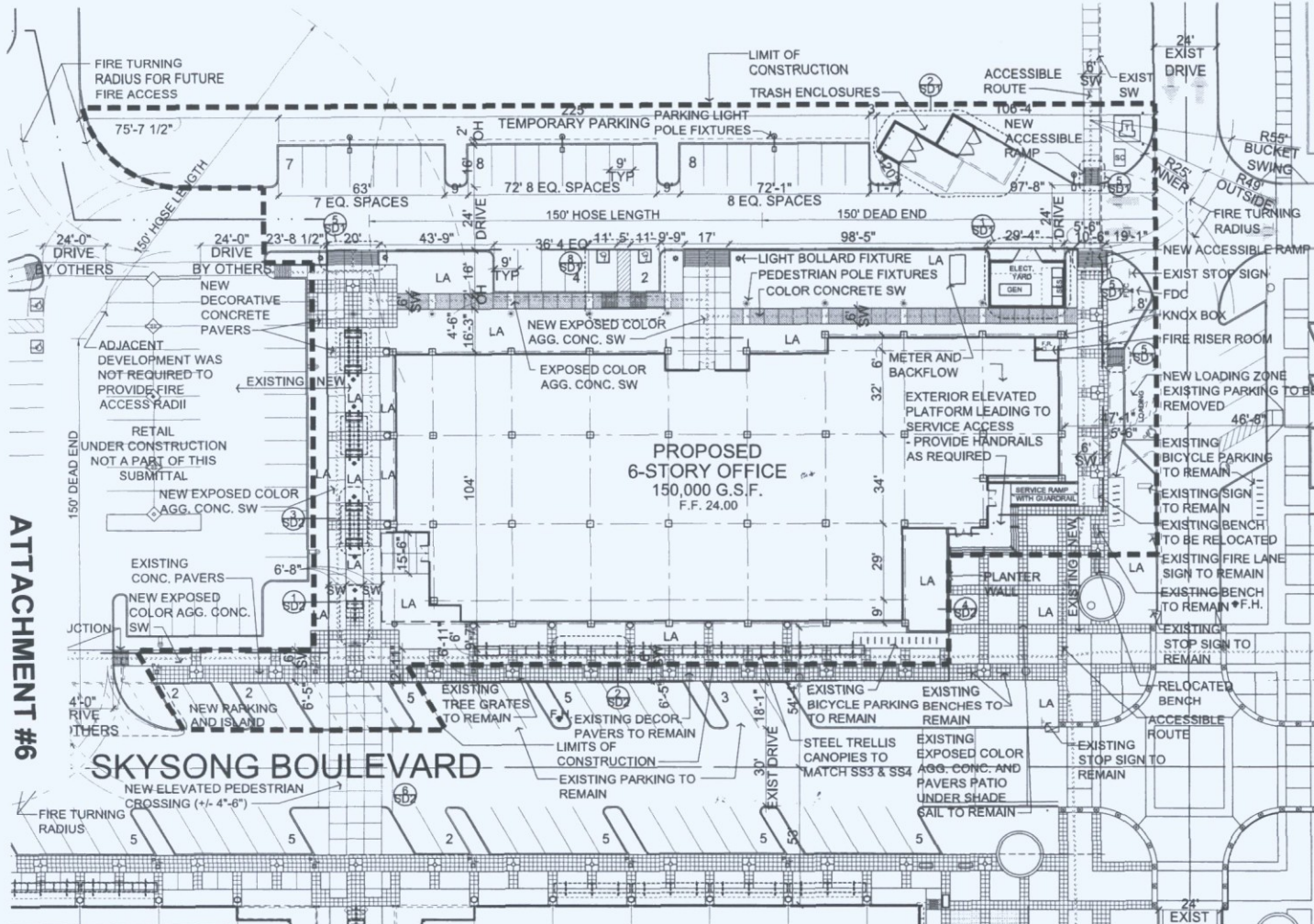
MSP 10.28.16  
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34-DR-2016  
11/02/2016



ATTACHMENT #6



**PROJECT INFORMATION**

ZONING	: PRC AND I-1 PER 26-ZN-2004#2		
SITE AREA (SA)	: 45,104.68 S.F. (1.03 ACRES)		
LIMITS OF CONSTRUCTION AREA	: 71,125 S.F. (1.6 ACRES)		
CONSTRUCTION TYPE	: IIB (SPRINKLERED)		
OCCUPANCY	: B (BUSINESS) W/ <5% M (MERCANTILE)		
<b>BUILDING AREAS:</b>			
FLOOR AREAS	GBA*	GFA*	NAC*
1ST FLOOR	: 25,060 G.S.F.	: 22,848 S.F.	: 55.60 S.F.
2ND FLOOR	: 26,065 G.S.F.	: 25,305 S.F.	: 117.26 S.F.
3RD FLOOR	: 26,541 G.S.F.	: 25,269 S.F.	: 117.26 S.F.
4TH FLOOR	: 26,176 G.S.F.	: 24,744 S.F.	: 117.26 S.F.
5TH FLOOR	: 25,779 G.S.F.	: 24,750 S.F.	: 117.26 S.F.
6TH FLOOR	: 25,779 G.S.F.	: 24,781 S.F.	: 117.26 S.F.
TOTAL AREA	: 155,400 G.S.F.	: 147,697 S.F.	: 641.90 S.F.

\* - GBA = GROSS BUILDING AREA (OUTSIDE FACE) / FUA = GROSS FLOOR AREA (INSIDE FACE OF EXTERIOR WALL USED FOR OCCUPANCY-WITHIN THE GBA) / NAC = NON-AC AREA (CANOPIES, PROJECTIONS) - OUTSIDE THE GBA

BLDG. HEIGHT = 60' MAX. PER ORD  
 3 T.O. CURB @ SCOTTSDALE : 28.49 SW/28.81 W/29.00 NWC  
 AVERAGE T.O. CURB @ SCOTTSDALE : 28.81 + 90 = 118.81  
 ALLOWABLE BUILDING HEIGHT : 28.81 + 90 = 118.81  
 BUILDING FINISH FLOOR (F.F.) : 24.00  
 HIGHEST POINT OF LOW SLOPE ROOF : 86.00' ABOVE F.F.  
 RELATIVE BUILDING HEIGHT : 110.00'  
 ACTUAL BUILDING HEIGHT : 81.19'

**PARKING DATA:**

REQUIRED PARKING	EXISTING	REQUIRED
SS3	148,960 SF / 300	497 SPACES
SS4	150,350 SF / 300	501 SPACES
NEW REQUIRED		
SS6	150,000 SF / 300	500 SPACES

**FUTURE**

HOTEL (1.5/1 RM+116 MTG RM)	286 / 1	286 SPACES
TOTAL PARKING REQUIRED		1,784 SPACES

**PROVIDED PARKING:**

Q3 - PARKING STRUCTURE	1,676 SPACES
SURFACE PARKING	137 SPACES
TOTAL PROVIDED	1,813 SPACES
Q4 - SURFACE PARKING	46 SPACES
TOTAL PARK PROVIDED (SS3, SS4, SS6, HOTEL)	1,859 SPACES

**ADA PARKING:**

TOTAL PARKING PROVIDED	1,859 SPACES
ADA PARKING REQ'D (1,001 & OVER	29 SPACES
20 SPACES + 1/100 OVER 1,000)	34 SPACES**
ADA PARKING PROVIDED	22
COVERED ADA REQUIRED (75% OF 29)*	23
COVERED ADA PROVIDED	23

\* 183 SURFACE PARKING - 11 ADA STALLS + 287 TOP OF GARAGE (UNCOVERED) = 459 UNCOVERED NON ADA STALLS  
 1389 COVERED PARKING - 23 ADA STALLS  
 1366 COVERED NON-ADA STALLS  
 1366/1817 (TOTAL NON-ADA) = 75%

\*\* 7 EXTRA ADA SURFACE UNCOVERED STALLS PROVIDED NEAR ENTRIES FOR CONVENIENCE

**PARKING DIMENSIONS:**  
 STANDARD : 9'x18' (2'-0" OVERHANG)  
 ACCESSIBLE : 11'x18' PLUS 5' AISLE (2'-0" OVERHANG)  
 DRIVE AISLE : 24' MIN. REQUIRED, 24'/26' PROVIDED  
 BICYCLE PARKING PROVIDED: 220  
 SSQ1 = 36  
 SSQ3 = 70 (28+42 IN BIKE CENTER INSIDE SS3)  
 SSQ2 = 78  
 SSQ4 = 36  
 TOTAL REQUIRED = 100 TOTAL PER SEC. 9.103 PARKING REQUIREMENTS



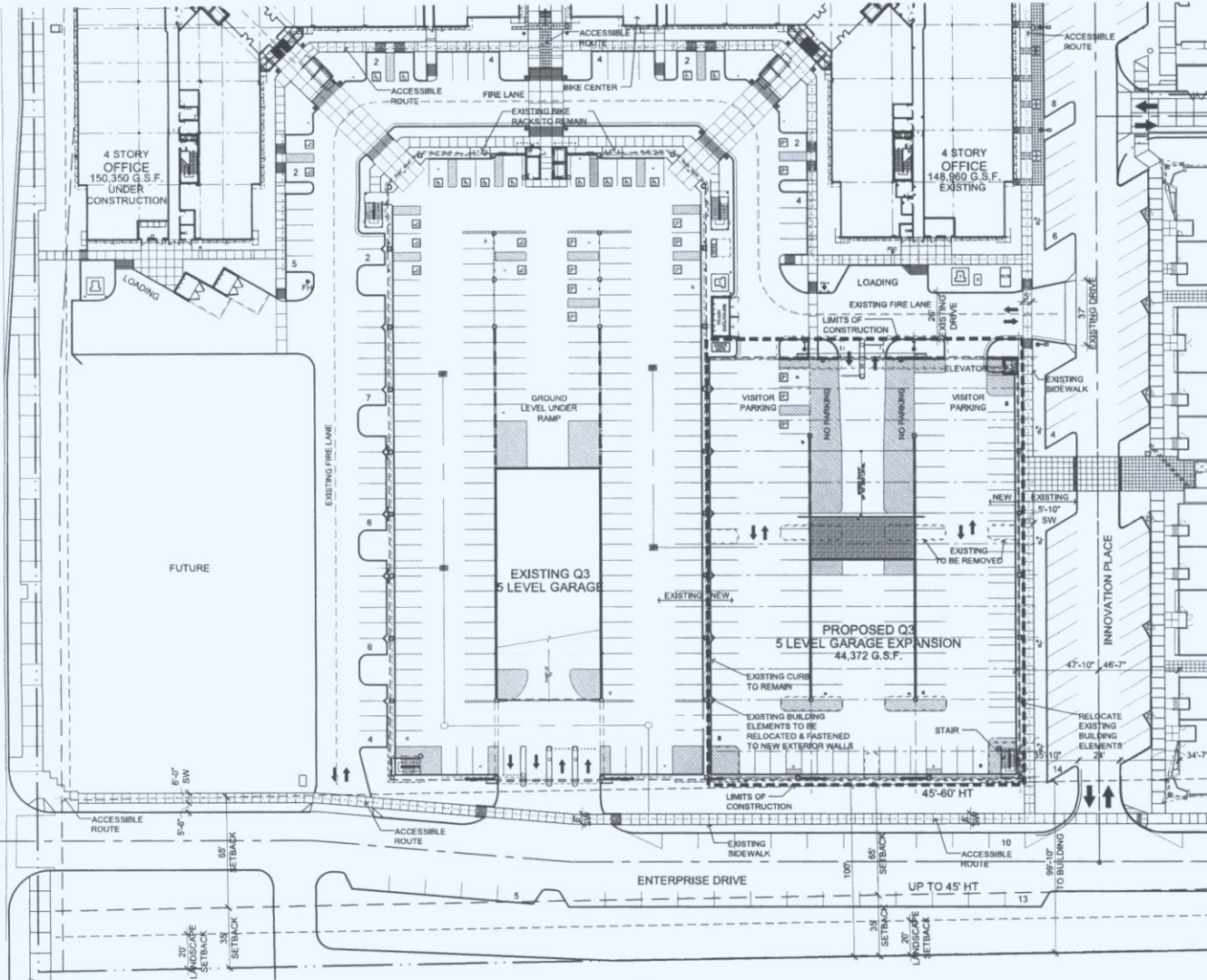
**SKYSONG 6**  
 SCOTTSDALE ROAD & SKYSONG BLVD.  
 SCOTTSDALE, ARIZONA



SP1 10.28.16  
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11/02/2016



PROJECT INFORMATION	
ZONING	:PRC AND I-1 PER 26-ZN-2004#2
SITE AREA (SA)	:475,581 S.F. (1.91 ACRES)
LIMITS OF CONSTRUCTION AREA	:47,178 S.F. (1.0 ACRES)
CONSTRUCTION TYPE	:IB (SPRINKLERED)
OCCUPANCY	:S-2 PARKING GARAGE
TOTAL BUILDING FOOTPRINT:	
GARAGE	44,372 S.F.
TOTAL BUILDING AREA:	
GARAGE	369,552 S.F.
LOT COVERAGE:	11%
BUILDING HEIGHT ALLOWED:	118.81'
BUILDING HEIGHT PROPOSED:	86'-1"
PARKING DATA:	
REQUIRED PARKING	
EXISTING	REQUIRED
SS3	148,960 SF / 300 : 497 SPACES
SS4	150,350 SF / 300 : 501 SPACES
NEW REQUIRED	
SS6	150,000 SF / 300 : 500 SPACES
FUTURE	
HOTEL (1.5/1 RM+116 MTG RM)	286 / 1 : 286 SPACES
TOTAL PARKING REQUIRED	: 1,784 SPACES
PROVIDED PARKING :	
Q3 -	
PARKING STRUCTURE	: 1,676 SPACES
SURFACE PARKING	: 137 SPACES
TOTAL PROVIDED	: 1,813 SPACES
Q4 -	
SURFACE PARKING	: 46 SPACES
TOTAL PARK PROVIDED ( SS3, SS4, SS6, HOTEL)	: 1,859 SPACES
ADA PARKING:	
TOTAL PARKING PROVIDED	:1,859 SPACES
ADA PARKING REQ'D (1,001 & OVER	
20 SPACES +1/100 OVER 1,000)	:29 SPACES
ADA PARKING PROVIDED	:34 SPACES**
COVERED ADA REQUIRED (75% OF 29)*	:22
COVERED ADA PROVIDED	:23
* 183 SURFACE PARKING	
- 11 ADA STALLS + 287 TOP OF GARAGE (UNCOVERED)	= 459 UNCOVERED
NON ADA STALLS	
1389 COVERED PARKING - 23 ADA STALLS	
1366 COVERED NON-ADA STALLS	
1366/1817 (TOTAL NON-ADA) = 75%	
** 7 EXTRA ADA SURFACE UNCOVERED STALLS	
PROVIDED NEAR ENTRIES FOR CONVENIENCE	
PARKING DIMENSIONS:	
STANDARD :	9x18' (2'-0" OVERHANG)
ACCESSIBLE :	11x18' PLUS 5' AISLE (2'-0" OVERHANG)
DRIVE AISLE :	24' MIN. REQUIRED, 24'/26' PROVIDED
BICYCLE PARKING PROVIDED:	220
SSQ1 = 36	SSQ2 = 78
SSQ3 = 28+42 IN A CONDITIONED BLDG (SS3)=70	SSQ4 = 36
TOTAL REQUIRED = 100 TOTAL PER SEC. 9.103 PARKING REQUIREMENTS	

**SITE PLAN-Q3 GARAGE EXPANSION**  
 SCALE: 1" = 30'-0"  
 0 15 30 60  
 SCALE: 1" = 30'



**SKY SONG**  
 SCOTTSDALE ROAD & SKYSONG BLVD.  
 SCOTTSDALE, ARIZONA

**PLAZA COMPANIES**

**ASU Foundation**  
 FOR A NEW AMERICAN UNIVERSITY  
 ARIZONA STATE UNIVERSITY

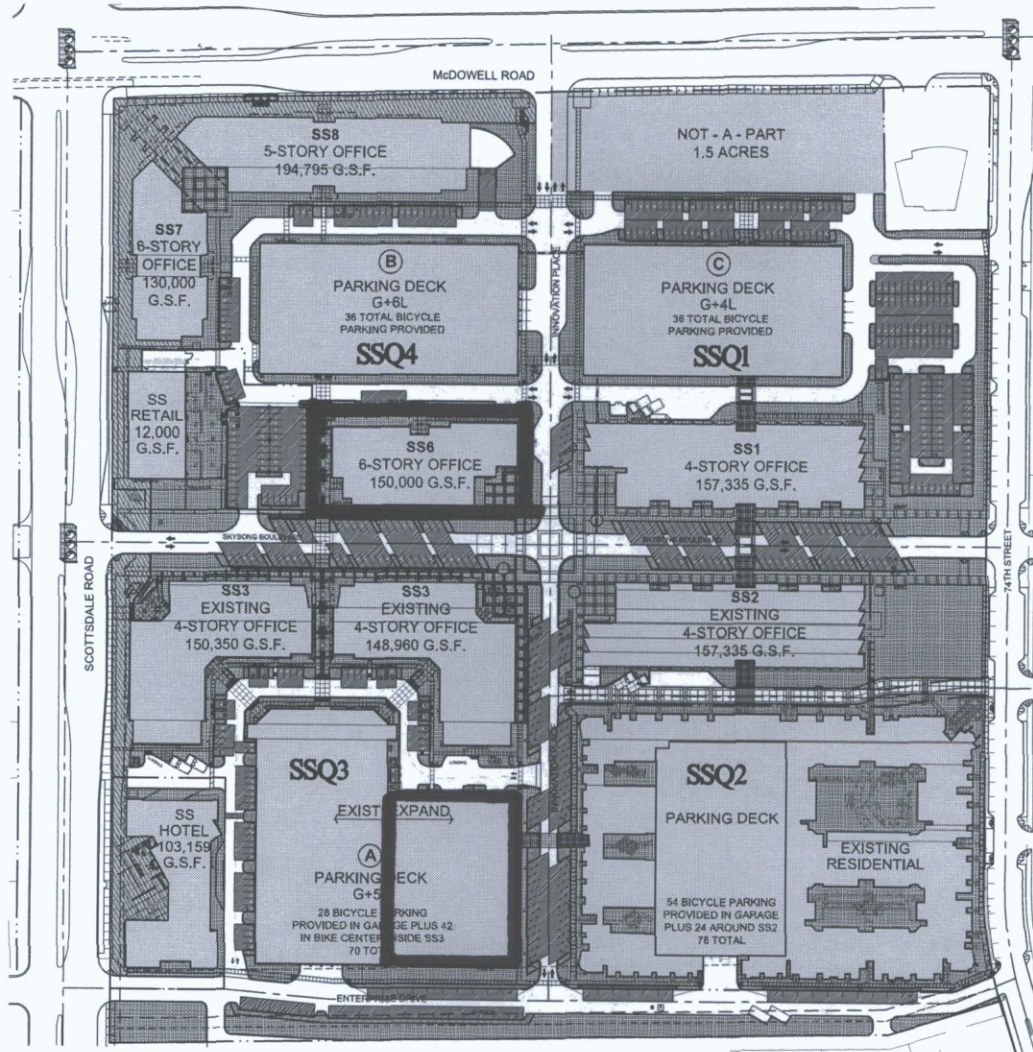
**HOLUALOA COMPANIES**

**Bdg**  
 Builder Design Group, Inc.



SP2 10.28.16  
 10046.914

**34-DR-2016**  
**11/02/2016**



### SITE PLAN WORKSHEET DATA

**PROJECT DATA:**  
 PROJECT DATA ZONING: PRG AND 1-I  
 NET SITE AREA: 1,628,917 S.F. (37.3510 ACRES)  
 BUILDING HEIGHT: 140'-0" (T.O.R)

**OPEN SPACE CALCULATIONS:**  
**REQUIRED OPEN SPACE:**  
 BLDG. HEIGHT = 60' MAX. PER ORD  
 3 T.O. CURB @ SCOTTSDALE: 128.81 SHG/28.81 W/24.00 NNC  
 AVERAGE T.O. CURB @ SCOTTSDALE: 28.81  
 ALLOWABLE BUILDING HEIGHT: 28.81 + 90 = 118.81  
 BUILDING FINISH FLOOR (F.F.): 24.00  
 HIGHEST POINT OF LOW SLOPE ROOF: 106.00' ABOVE F.F.  
 RELATIVE BUILDING HEIGHT: 110.00'  
 ACTUAL BUILDING HEIGHT: 81.14'

MAXIMUM BUILDING HEIGHT - 40' (T.O.R) PROPOSED  
 (28.81 + 90 = 118.81 ALLOWED)

FIRST 60' OF HEIGHT = 20% NET LOT AREA  
 = 20 X 1,628,917 S.F. = 325,663 S.F.  
 HEIGHT OVER 60' = 21.14 X 500 S.F. = 10,545 S.F.

**OPEN SPACE REQUIRED**  
 (NOT INCLUDING PARKING LOT LANDSCAPING)  
 = 325,663 + 10,545 = 336,208 S.F.  
 OPEN SPACE PROVIDED = 384,119 S.F.

**PARKING LOT LANDSCAPING REQUIRED**  
 PARKING LOT AREA X 15%  
 154,310 S.F. X .15 = 23,147 S.F.  
 PARKING LOT AREA LANDSCAPING PROVIDED = 28,834 S.F.

	DENOTES FRONT OPEN SPACE 65,834 S.F. TOTAL
	DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 58,419 S.F. TOTAL
	DENOTES PARKING LOT LANDSCAPING 28,834 S.F. TOTAL
	DENOTES PARKING LOT AREA 154,310 S.F. TOTAL

**ORDINANCE DEFINITIONS**

- FRONTAGE OPEN SPACE IS THE MEANINGFUL OPEN SPACE BETWEEN THE STREET LINE AND A BUILDING. FRONTAGE OPEN SPACE GENERALLY PROVIDES A SETTING FOR THE BUILDING AND VISUAL CONTINUITY WITHIN THE COMMUNITY. FRONTAGE OPEN SPACE MAY EXTEND BETWEEN STRUCTURES OR BETWEEN A STRUCTURE AND A SIDE PROPERTY LINE TO A DEPTH OF NOT MORE THAN ONE-HALF (1/2) THE WIDTH OF THE OPENING.
- OPEN SPACE IS MEANINGFUL OUTDOOR SPACE FOR PASSIVE OR ACTIVE USE. IT INCLUDES, BUT IS NOT LIMITED TO, SETTINGS FOR DEVELOPMENT, RECREATION AREAS, LANDSCAPING, HARDSCAPE, WATER FEATURES, SEATING AREAS, FLAZAS, GAZEBOS, SIDEWALKS AND TRAILS. OPEN SPACE DOES NOT INCLUDE PARKING AREAS OR PARKING LOT LANDSCAPING.



# SKYSONG 6

SCOTTSDALE ROAD & SKYSONG BLVD.  
 SCOTTSDALE, ARIZONA



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 10046.914



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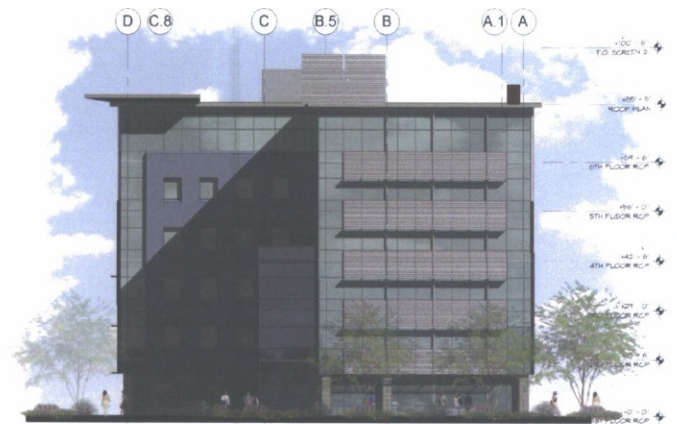


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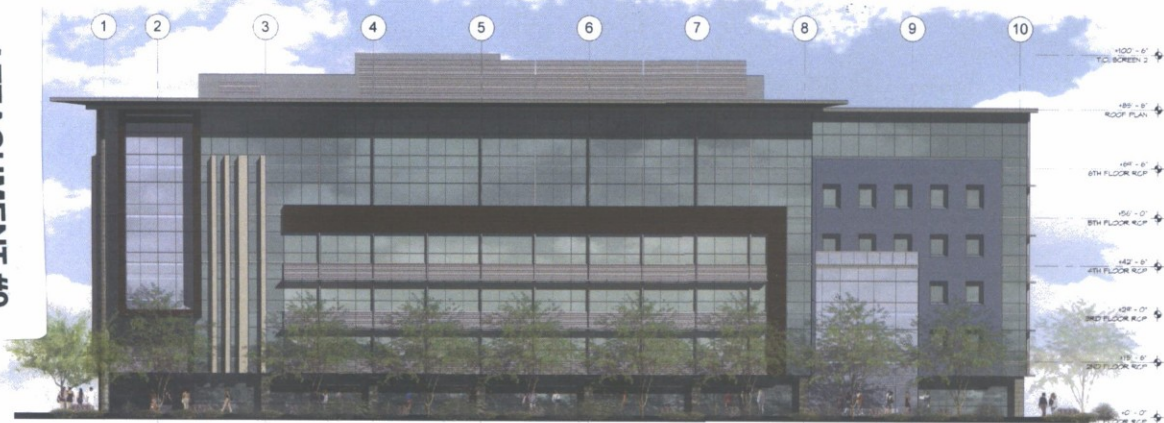
ATTACHMENT #9



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



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



4 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



  
**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA

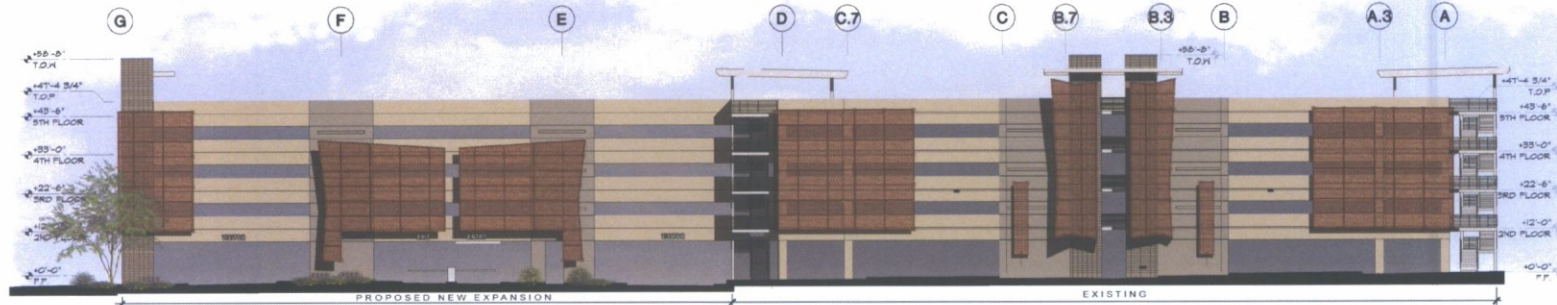


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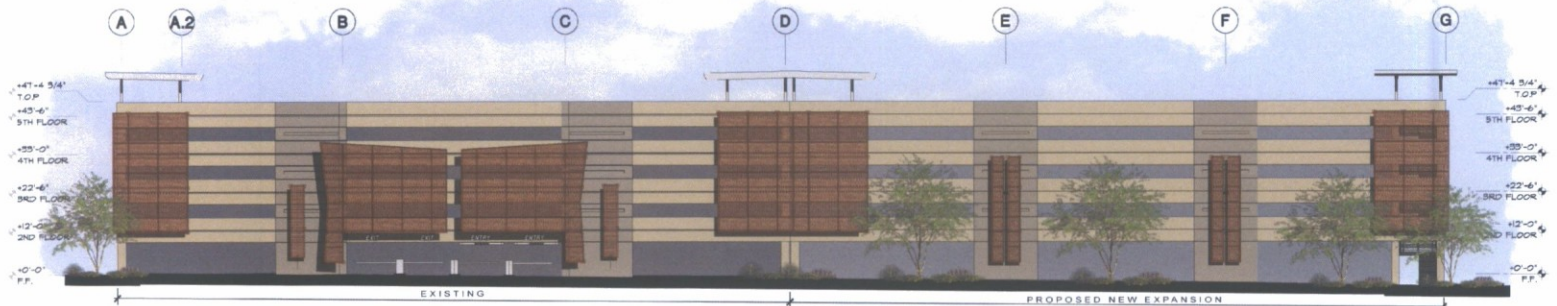
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10046 914  
ELEVATIONS



34-DR-2016  
11/02/2016



1 NORTH ELEVATION  
SCALE 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



3 EAST ELEVATION  
SCALE 1/8" = 1'-0"

FINISH LEGEND	
FINISH / COLORS	
[Color swatch]	A. PAINT DUN EDWARDS - DE6565 HALLS
[Color swatch]	B. PAINT DUN EDWARDS - DE6221 FLINSTONE
[Color swatch]	C. PAINT DUN EDWARDS - DE6215 WOODEN PEG
[Color swatch]	D. PAINT DUN EDWARDS - DE6180 HOPE CHEST
[Color swatch]	E. STANDARD GRAY
MATERIALS	
1.	STACK BOND CMU BLOCK
2.	PRECAST CONCRETE
3.	STEEL
4.	EXPANDED METAL LATH-ON STEEL FRAME



**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



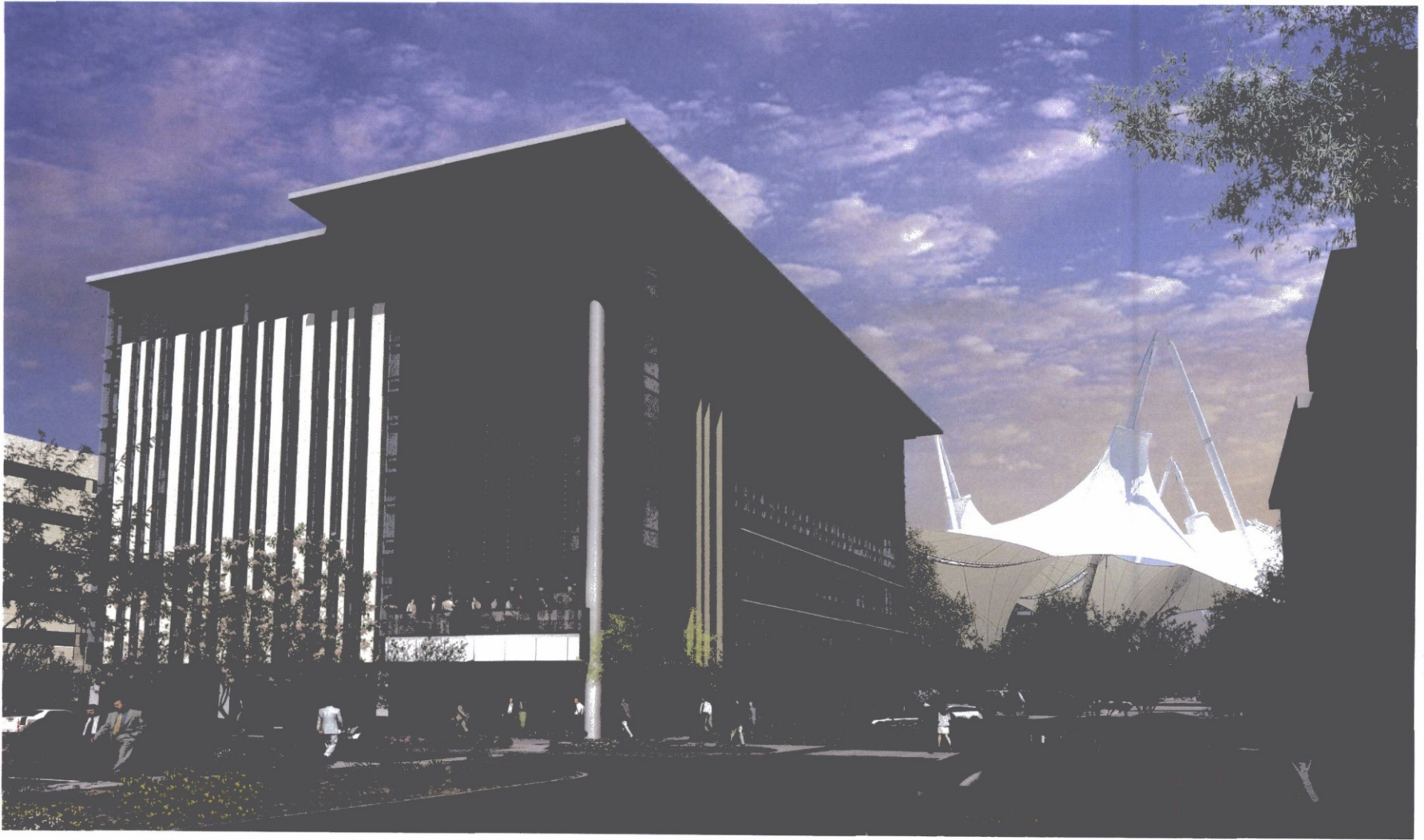
HOLUALOA COMPANIES

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ATTACHMENT #11



PLAZA COMPANIES 

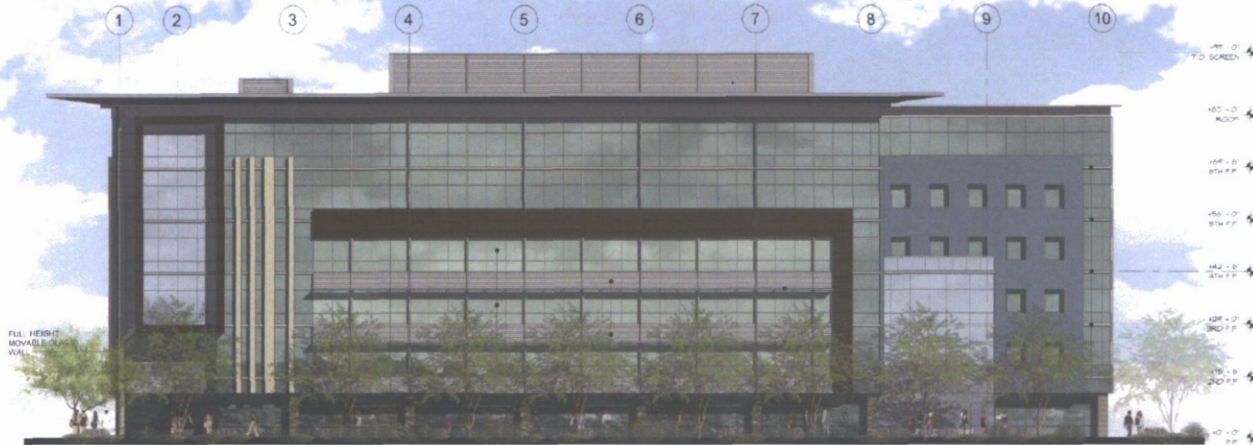
ASU Foundation  
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ARIZONA STATE UNIVERSITY

  
**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA

HOLUALOA®  COMPANIES

**Bd**  
group  
Butler Design Group, Inc.  
architects & planners

34-DR-2016  
11/02/2016



**CONCRETE BLOCK**



**GLASS**



**VISTEON**

Visteon Versalux  
Low-E  
Blue R  
Blue, Medium Reflectance

Clear anod. aluminum  
window system

**SITE FURNITURE**



Match Existing

**PAINT by DUNN EDWARDS/SHERWIN WILLIAMS**



**EIFS 01/GARAGE**  
SW6148  
Wool Skein



**EIFS 02 Accent**  
DEC799  
Wharf View



**PPG INDUSTRIES**  
UC70092F  
Silversmith



**STEEL STRUCTURE**  
DE6368  
Walrus

**CONCRETE**



Pebble  
641



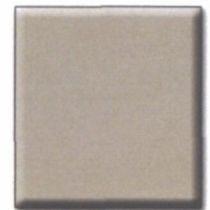
Sierra  
6107



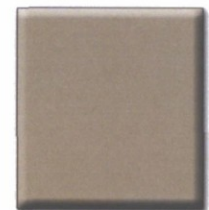
Omaha Tan  
5084



**EXPANDED METAL**  
DEA160  
Hope Chest

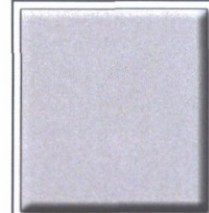


**GARAGE**  
DE6221  
Flintstone

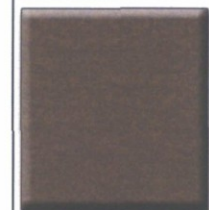


**GARAGE Accent**  
DE6215  
Wooden Peg

**METAL SIDING**



**ALCOA REYNOBOND**  
Silversmith



**OLD COUNTRY MILLWORK (OCM)**  
K5 CLASSIC RUST



**SKYSONG 6**

SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



M1

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HOLUALOA COMPANIES



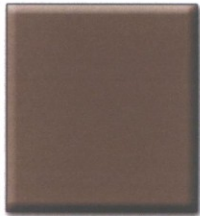
**34-DR-2016**  
**07/27/16**



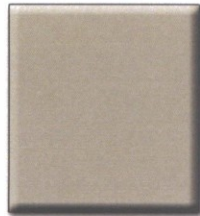
**PAINT by DUNN EDWARDS**



**STEEL STRUCTURE**  
DE6368  
Walrus



**EXPANDED METAL**  
DEA160  
Hope Chest



**GARAGE**  
DE6221  
Flintstone



**GARAGE Accent**  
DE6215  
Wooden Peg

**CONCRETE BLOCK**



**34-DR-2016**  
**07/27/16**



**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



M2

07.21.16  
10048.914



HOLUALOA COMPANIES



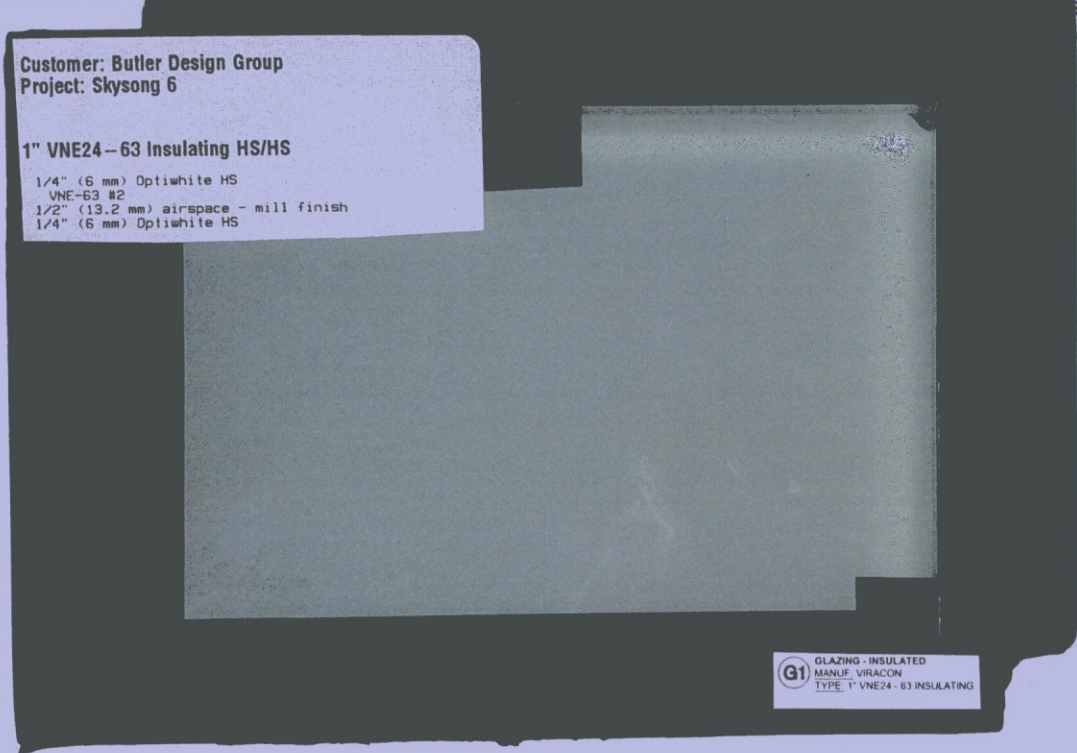




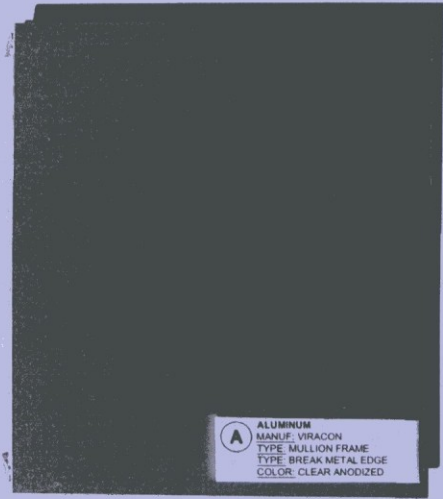
Customer: Butler Design Group  
Project: Skysong 6

**1" VNE24-63 Insulating HS/HS**

- 1/4" (6 mm) Optiwhite HS
- VNE-63 #2
- 1/2" (13.2 mm) airspace - mill finish
- 1/4" (6 mm) Optiwhite HS



**G1** GLAZING - INSULATED  
MANUF. VIRACON  
TYPE: 1" VNE24 - 63 INSULATING



**A** ALUMINUM  
MANUF. VIRACON  
TYPE: MULLION FRAME  
TYPE: BREAK METAL EDGE  
COLOR: CLEAR ANODIZED

PLAZA COMPANIES 

ASU Foundation  
*for a NEW AMERICAN UNIVERSITY*  
ARIZONA STATE UNIVERSITY

  
**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.

HOLUALOA  COMPANIES

**Bdg**  
Butler Design Group, Inc.  
architects & interior



Customer: Butler Design Group  
Project: Skysong 6

**1" VUE1-30 Insulating HS/HS**

- 1/4" (6 mm) Clear HS
- VUE-30 #2
- 1/2" (13.2 mm) airspace - black
- 1/4" (6 mm) Clear HS

Customer: Butler Design Group  
Project: Skysong 6

**1" VUE1-50 Insulating HS/HS**

- 1/4" (6 mm) Clear HS
- VUE-50 #2
- 1/2" (13.2 mm) airspace - black
- 1/4" (6 mm) Clear HS

**G2** GLAZING - INSULATED  
MANUF. VIRACON  
TYPE: 1" VUE1 - 30 INSULATING

**G3** GLAZING - INSULATED  
MANUF. VIRACON  
TYPE: 1" VUE1 - 50 INSULATING

PLAZA  
COMPANIES

ASU Foundation  
for a NEW AMERICAN UNIVERSITY  
ARIZONA STATE UNIVERSITY

SKYSONG 6  
SCOTTSDALE ROAD & SKYSONG BLVD.

HOLUALOA® COMPANIES

**BdG**  
Butler Design Group, Inc.  
Member of a group



Customer: Butler Design Group  
 Project: Skysong 6

**1" VUE1-30 Insulating HS/HS**

1/4" (6 mm) Clear HS  
 VUE-30 #2  
 1/2" (13.2 mm) airspace - black  
 1/4" (6 mm) Clear HS

Customer: Butler Design Group  
 Project: Skysong 6

**1" VUE1-50 Insulating HS/HS**

1/4" (6 mm) Clear HS  
 VUE-50 #2  
 1/2" (13.2 mm) airspace - black  
 1/4" (6 mm) Clear HS

**G2** GLAZING - INSULATED  
 MANUF. VIRACON  
 TYPE: 1" VUE1-30 INSULATING

**G3** GLAZING - INSULATED  
 MANUF. VIRACON  
 TYPE: 1" VUE1-50 INSULATING

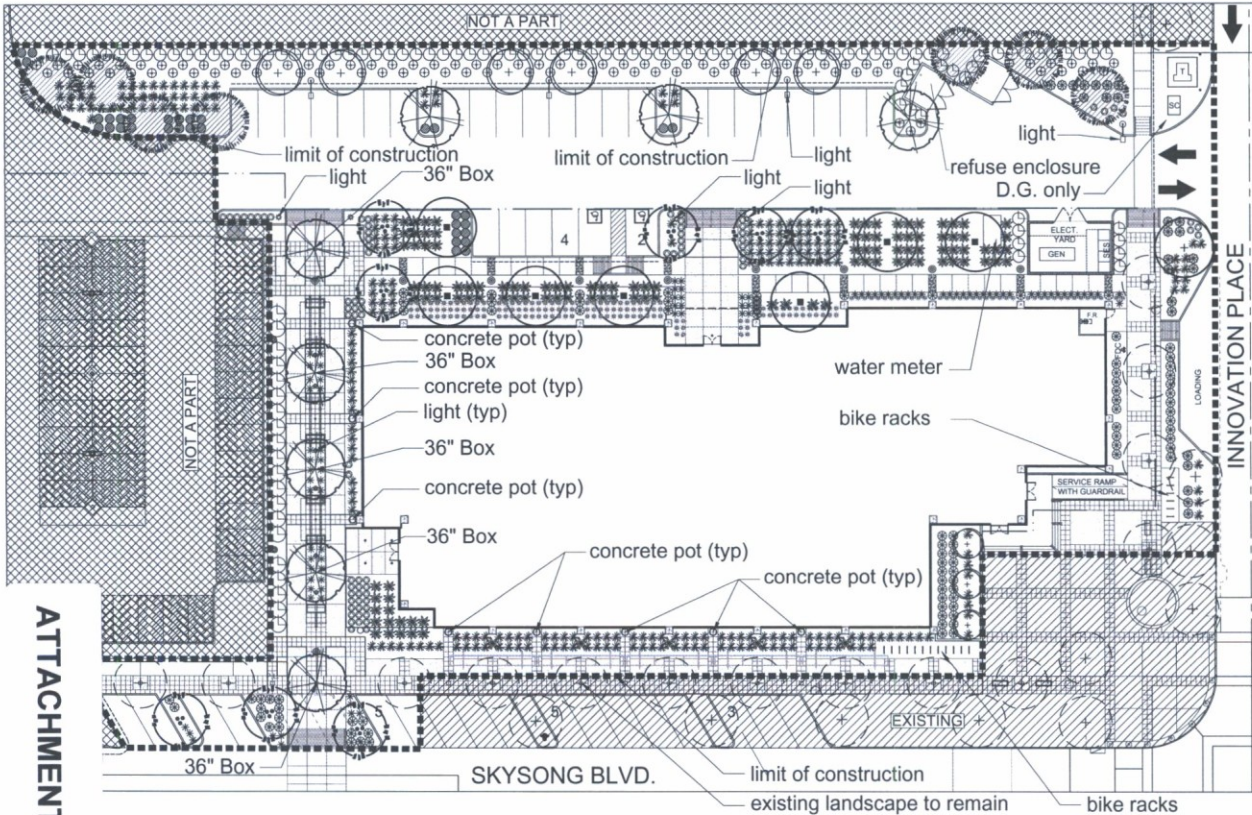
PLAZA COMPANIES 

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 ARIZONA STATE UNIVERSITY

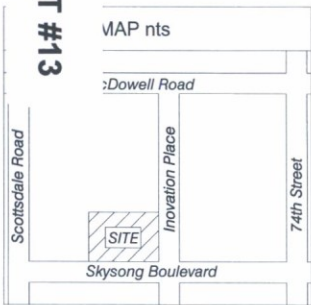
  
**SKYSONG 6**  
 SCOTTSDALE ROAD & SKYSONG BLVD.

HOLUALOA  COMPANIES

**Bd**  
 Butler Design Group, Inc.  
 ARCHITECTS & ENGINEERS



ATTACHMENT #13



**POT SCHEDULE**  
 Konegay DS -38 (38" Diameter)  
 Davis Colors: Omaha Tan 5084  
 Hesperloe funifera 15 GALLON (1)  
 Wedelia trilobata 1 GALLON (2)

PRELIMINARY LANDSCAPE PLAN



LANDSCAPE LEGEND

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	QNTY	SIZE / CLPR	
Parkinsonia praecox Palo Brea	(9)	48" box, 4" cal matching, stand.	(1-36" Box)
Parkinsonia hybrid 'Desert Museum' Palo Verde	(8)	24" box, 1" cal. U.O.N. (5-36" Box)	low breaking, stand.
Chilopsis linearis Desert Willow	(12)	36" box, 2" cal. Matching	low breaking, stand.
Caesalpinia mexicana Evergreen Bird of Paradise	(9)	36" box 2" cal. Multi-trunk	varies
Existing Tree to remain and be protected			
Salvage Tree			varies
X Chitalpa tashkentensis Chitalpa tree	(1)	48" box, 4" cal matching, stand.	
<b>SHRUBS / ACCENTS / VINES</b>		5 Gallon	<b>GROUNDCOVERS</b> 1 Gallon
Tecoma alata 'Orange Jubilee' Orange Jubilee	(115)		Lantana montevidensis (33) Trailing Lantana 'Purple & Gold mound' 50/50 mix
Asclepias subulata Desert Milkweed	(25)		D.G.- 3/4 screened Apache Brown 2" min thickness in all landscape areas Submit samples to Landscape Architect
Hesperaloe parviflora Red Yucca	(277)		Granite Rip rap- 1" to 3" Apache Brown 2" min thickness in designated landscape areas and splash pad locations
Agave murpheyi 'Rodney' Variegated Murphy Agave	(117)		* Verify and match existing decomposed granite on site.
Euphorbia rigida Gopher Plant	(77)		
Dasyliirion quadrangulatum Toothless Desert Spoon	(97)		
Pedilanthus macrocarpus Lady Slipper	(182)		
Aloe barbadensis Medicinal Aloe	(91)		
Nolina microcarpa Bear Grass	(90)		
Existing Landscape Area			

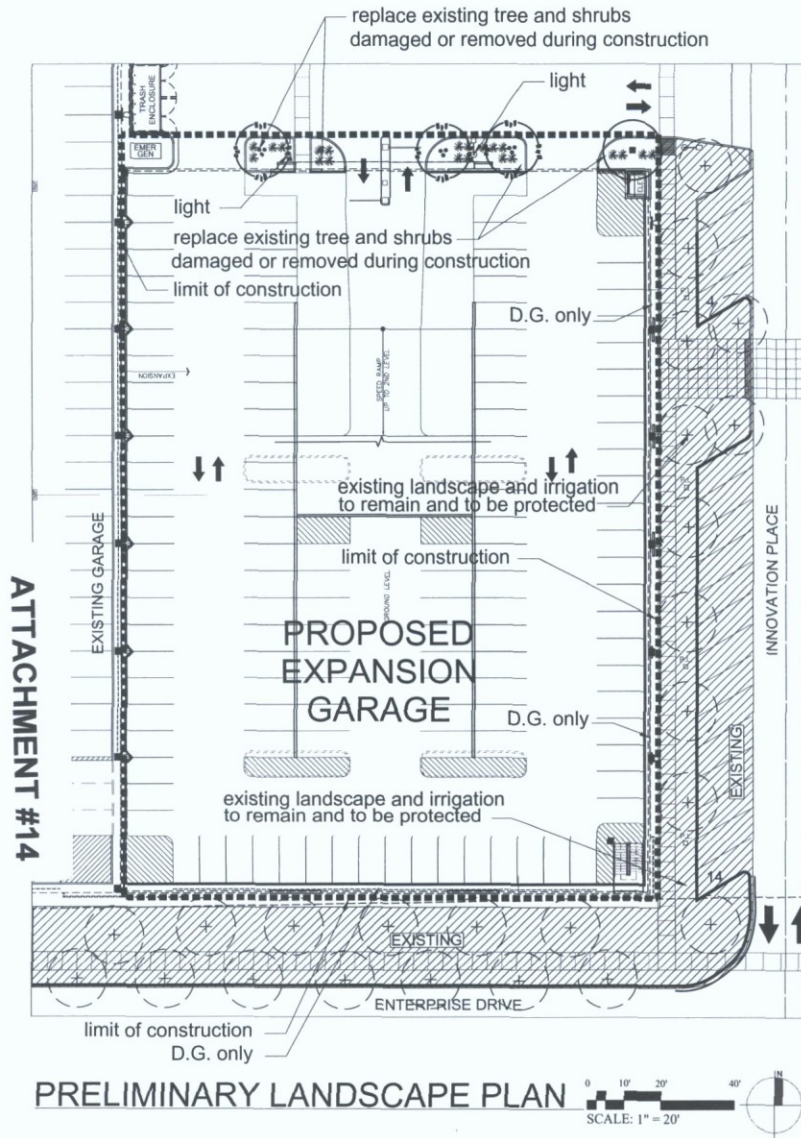


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 SCOTTSDALE, ARIZONA



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**LANDSCAPE LEGEND** quantities for this sheet only

ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	QNTY	SIZE / CLPR
Parkinsonia praecox Palo Brea	(1)	36" box, 2" cal. matching, stand.
Chilopsis linearis Desert Willow	(3)	36" box, 2" cal. Matching low breaking, stand.
Existing Tree to remain and be protected		varies

SHRUBS / ACCENTS / VINES 5 Gallon

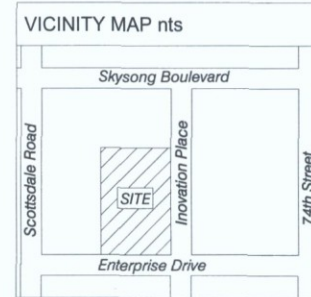
Hesperaloe parviflora Red Yucca	(21)	
Existing Landscape Area		
D.G. - 3/4 screened Apache Brown		2" min thickness in all landscape areas
		Submit samples to Landscape Architect

**EXISTING LANDSCAPING AND IRRIGATION NOTES:**

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
2. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE/CARE, NEGLIGENCE OR VANDALISM SHALL BE REPLACED BY A LIKE TYPE TREE 48" BOX MINIMUM. ALL SHRUBS AND GROUND COVER SHALL BE REPLACED WITH 5 GALLON PLANTS. AT NO ADDITIONAL COST TO THE OWNER.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ETC....
5. EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. IF THE EXISTING SYSTEM IS TIED INTO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERALS, HEADS, VALVES ETC... SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATERING.
6. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES (SEE SLEEVE SCHEDULE)
7. ALL EXISTING TO REMAIN TREES AND SHRUBS, SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECTS DIRECTIONS, AND GUARANTEED 100% IRRIGATION COVERAGE DURING ALL CONSTRUCTION PHASES.
8. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED TO A MAXIMUM HEIGHT OF 30".
9. ALL EXISTING TREES WITHIN THE SIGHT DISTANCE LINES AND VISIBILITY TRIANGLES SHALL HAVE ITS CANOPY BE LIFTED TO A CLEAR HEIGHT OF 7'.
10. LANDSCAPE CONTRACTOR SHALL BORE UNDER EXISTING SIDEWALK RATHER THAN SAW CUT TO PLACE NEW SLEEVES.
11. L.C. AND G.C. ARE RESPONSIBLE FOR LOCATING ALL EXISTING IRRIGATION SLEEVES PRIOR TO SETTING ANY PAVERS AND/OR CONCRETE.

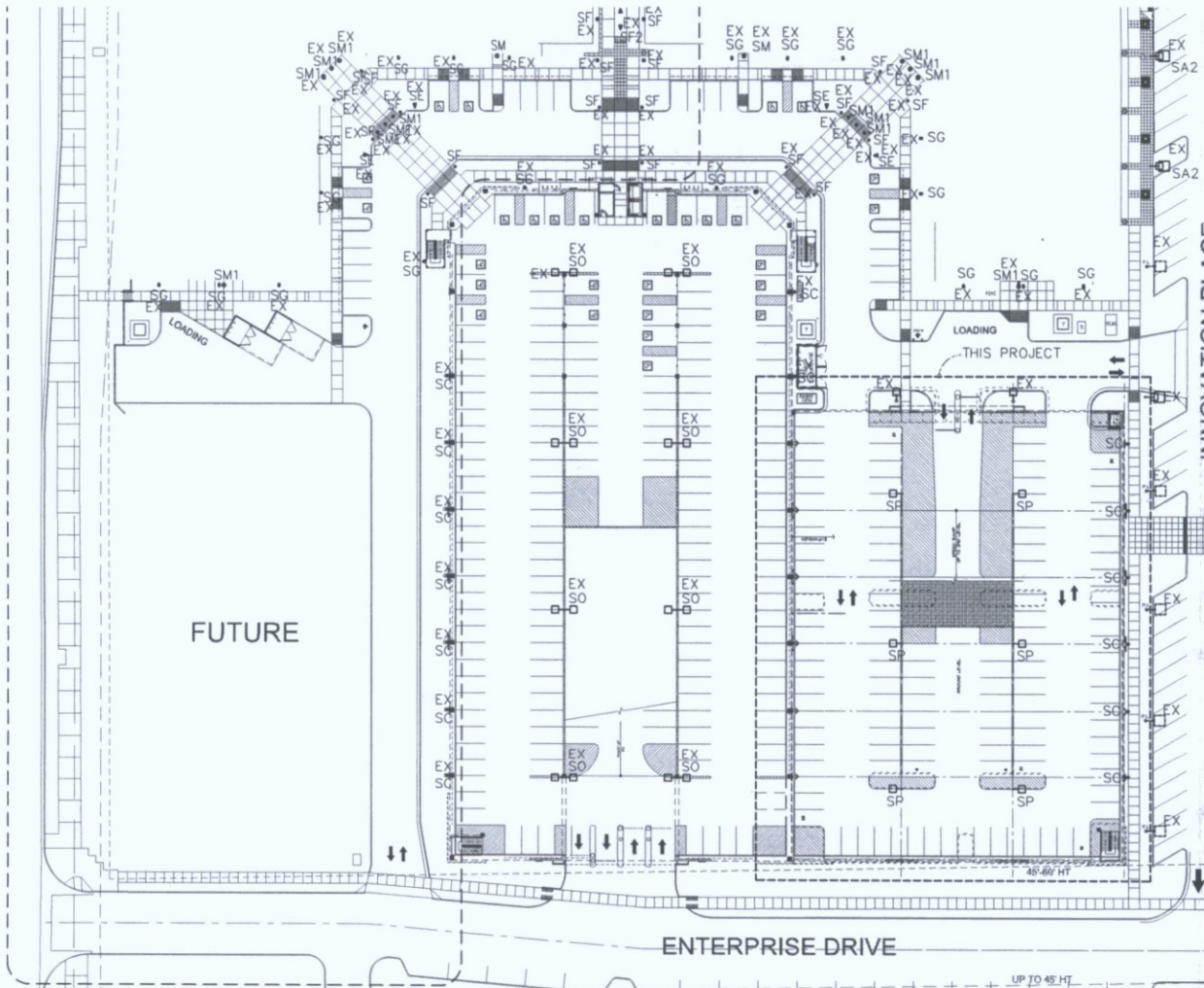
**PRELIMINARY GENERAL NOTES:**

1. THE ENTIRE SITE WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF SCOTTSDALE STANDARDS.
2. ALL TREES WILL BE 24" BOX OR LARGER.
3. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
4. DECOMPOSED GRANITE, 2" MINIMUM THICKNESS, TO BE PLACED IN ALL LANDSCAPE AREAS NOT DESIGNATED FOR RIP-RAP OR LAWN.
5. ALL EARTHWORK WILL BE DONE SO THAT ALL WATER DRAINS AWAY FROM SIDEWALKS, STRUCTURES AND WILL NOT IMPEDE NATURAL DRAINAGE EASEMENTS.
6. STRUCTURES AND LANDSCAPING WITHIN A SIGHT VISIBILITY TRIANGLE OR SIGHT VISIBILITY LINE WILL NOT EXCEED 24" INCHES.
7. FINAL LANDSCAPE PLANS TO MEET OR EXCEED MINIMUM CITY STANDARDS.





ATTACHMENT #16



**GENERAL NOTES**  
 1. EX = EXISTING TO REMAIN

SITE LIGHTING PLAN - GARAGE EXP.  
 SCALE: 1"=80'-0"



McGraw Consulting Engineers, LLC  
 ELECTRICAL ENGINEERING  
 1000 N. WILSON AVENUE, SUITE 100  
 SCOTTSDALE, ARIZONA 85257  
 PHONE (480) 952-1177 FAX (480) 952-1187  
 WWW.MCGRAW-CE.COM



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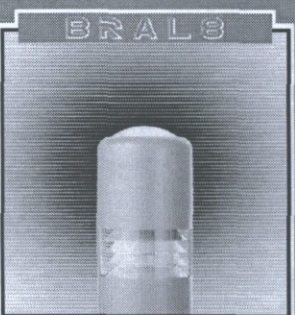
**SKYSONG 6**  
 SCOTTSDALE ROAD & SKYSONG BLVD.  
 SCOTTSDALE, ARIZONA

HOLUALOA® COMPANIES

Boulder Design Group, Inc.  
 1000 N. WILSON AVENUE, SUITE 100  
 SCOTTSDALE, ARIZONA 85257

34-DR-2016  
 11/02/2016

(800 WATT MAX)

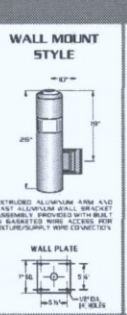


**BRAL8**

**STANDARD OPTIONS**

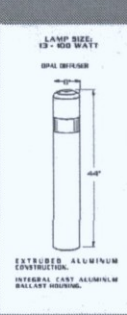
- OPTION 1: METALLIC LAMPS
- OPTION 2: CAST ALUMINUM
- OPTION 3: PINK PEARL GLASS
- OPTION 4: PINK PEARL ACRYLIC

**WALL MOUNT STYLE**



EXTRUDED ALUMINUM AND CAST ALUMINUM BODY. ANCHOR PLATE MOUNTS TO WALL. BASKETED WIRE ACCESS FROM REAR. PULSED-WIDTH DIMMING COMPATIBLE.

**LAMP SIZE: 12" x 800 WATT**



EXTRUDED ALUMINUM CONSTRUCTION. FEDERAL CAST ALUMINUM BALLAST HOUSING.

**ORDERING INFORMATION**


OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
STANDARD: CLEAR	WATTAGE: 100/150/200	GROUND REGULATOR	ROUNDER: 100/150/200	ROUNDER: 100/150/200
OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT

**SPECIFICATIONS**

HOUSING: EXTRUDED ALUMINUM CONSTRUCTION. TOP CAP: EXTRUDED ALUMINUM CONSTRUCTION, WITH CLEAR OR OPAL POLYCARBONATE. SPECIAL TRAIN: CAST ALUMINUM CONSTRUCTION. CAST ALUMINUM COVER SYSTEM PROVIDES BASKETED WIRE ACCESS FROM REAR. ANCHOR PLATE MOUNTS TO WALL. BASKETED WIRE ACCESS FROM REAR. PULSED-WIDTH DIMMING COMPATIBLE. SPECIAL FINISHES: PINK PEARL GLASS, PINK PEARL ACRYLIC. EXTRUDED ALUMINUM LOUVER TRAIN. CAST ALUMINUM COVER SYSTEM PROVIDES BASKETED WIRE ACCESS FROM REAR. BASKETED WIRE ACCESS FROM REAR. PULSED-WIDTH DIMMING COMPATIBLE. LAMP HOUSING: METAL BASE PORCELAIN. LAMP: (BY OTHERS). BASE: 1/2" x 1/2" x 1/2". AUTOTRANSFORMER. 50° STARTING TEMPERATURE. ELECTRICAL SHOCK PROTECTION. AUTOTRANSFORMER. 50° STARTING TEMPERATURE. ELECTRICAL SHOCK PROTECTION. PLATE: EXTRUDED ALUMINUM CONSTRUCTION. ANCHOR PLATE IS MECHANICALLY ATTACHED TO WALL. FINISH: POLYESTER POWDER COAT. FINISH: POLYESTER POWDER COAT. FINISH: POLYESTER POWDER COAT.

ATTACHMENT #17

FIXTURE 'SF' AND 'SF2'



**6" Evo<sup>®</sup> Open Reflector**

Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.

**TYPE STYLE**

- Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.


**TECHNICAL SPECIFICATIONS**

- 6" Evo<sup>®</sup> Open Reflector. Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.

**ORDERING INFORMATION**

OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
STANDARD: CLEAR	WATTAGE: 100/150/200	GROUND REGULATOR	ROUNDER: 100/150/200	ROUNDER: 100/150/200
OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT

FIXTURES 'SM' AND 'SM1'



**6" Evo<sup>®</sup> Open Reflector**

Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.

**TYPE STYLE**

- Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.

**TECHNICAL SPECIFICATIONS**

- 6" Evo<sup>®</sup> Open Reflector. Standard Architectural Downlighting. LED Downlights. Soft-Gloss Lighting.

**ORDERING INFORMATION**

OPTICS	LAMP	MOUNTING	FINISH	OPTIONS
STANDARD: CLEAR	WATTAGE: 100/150/200	GROUND REGULATOR	ROUNDER: 100/150/200	ROUNDER: 100/150/200
OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT	OPTICS: CLEAR, OPAL, TRANSPARENT



  
**SKY SONG 6**  
 SCOTTSDALE ROAD & SKYSONG BLVD.  
 SCOTTSDALE, ARIZONA

HOLUALOA COMPANIES



**34-DR-2016**  
**11/02/2016**

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**LED AREA LIGHTS - PATRIOT® (XP13)**



**AS PER THESE SPECIFICATIONS, IT IS THE BUYER'S RESPONSIBILITY TO VERIFY THAT THE LED AREA LIGHTS ARE COMPLIANT WITH ALL APPLICABLE REGULATIONS AND STANDARDS.**

**SMOKE TEST:** LED strips feature integral smoke seals which reduce fire concern, when activated, automatically retract upon temperature rise.

**OPERATING TEMPERATURE:** -30°C to 50°C. Integral smoke seals retract within minutes of activation, allowing for maximum light output. High heat light is activated just moments before light is activated when target area is subject to radiant energy for 2 minutes and retracts when (20-35 seconds) to the level to allow heat to subside. Sensor is mounted on the rear of optical assembly. Sensor optic has a detection angle of approximately 45°. Examples of detection - smoke, fire, and heat. A 20° mounting height, requires 20' and less, a 30° mounting height, 30'.

**EXPECTED LIFE:** Minimum 50,000 hours in 100,000 hours depending upon the ambient temperature of the installation location. See LED web site for specific guidance.

**LEDS:** -SMD high-brightness LEDs in Cool White (5000K) or Natural White (4000K) color temperatures. 70° beam.

**OPERATING TEMPERATURE:** -30°C to 50°C. Integral smoke seals retract within minutes of activation, allowing for maximum light output. High heat light is activated just moments before light is activated when target area is subject to radiant energy for 2 minutes and retracts when (20-35 seconds) to the level to allow heat to subside. Sensor is mounted on the rear of optical assembly. Sensor optic has a detection angle of approximately 45°. Examples of detection - smoke, fire, and heat. A 20° mounting height, requires 20' and less, a 30° mounting height, 30'.

**LIGHT OUTPUT - SP13**

Beam Angle	10'	20'	30'	40'	50'	60'	70'	80'	90'	100'
10'	100	100	100	100	100	100	100	100	100	100
20'	100	100	100	100	100	100	100	100	100	100
30'	100	100	100	100	100	100	100	100	100	100
40'	100	100	100	100	100	100	100	100	100	100
50'	100	100	100	100	100	100	100	100	100	100
60'	100	100	100	100	100	100	100	100	100	100
70'	100	100	100	100	100	100	100	100	100	100
80'	100	100	100	100	100	100	100	100	100	100
90'	100	100	100	100	100	100	100	100	100	100
100'	100	100	100	100	100	100	100	100	100	100

**LED AREA LIGHTS - PATRIOT® (XP13)**

**TECHNICAL SPECIFICATIONS**

Model	Part Number	Light Source	Beam Angle	Color Temperature	Mounting Height	Notes
XP13	XP13	LED 128 450 CW UE WHT PCB	70°	5000K	20' - 100'	See Notes

**ACCESSORY OPTIONS**

Accessory	Part Number	Description
Smoke Seal	SS-1	Smoke seal for fire protection
Mounting Bracket	MB-1	Mounting bracket for wall or ceiling
Power Supply	PS-1	Power supply for LED strips

**MECHANICAL DIMENSIONS**

**MECHANICAL DIMENSIONS**

Dimensions are in millimeters unless otherwise specified.

1. Overall length: 100mm

2. Overall width: 50mm

3. Mounting hole diameter: 10mm

4. Mounting hole spacing: 40mm

5. Mounting hole offset: 10mm

Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_

Company: \_\_\_\_\_

**LED PATRIOT® WALL SCONCE (XPWS3)**

**TECHNICAL SPECIFICATIONS**

Model	Part Number	Light Source	Beam Angle	Color Temperature	Mounting Height	Notes
XPWS3	XPWS3	LED 128 450 CW UE WHT BB	70°	5000K	20' - 100'	See Notes

**ACCESSORY OPTIONS**

Accessory	Part Number	Description
Smoke Seal	SS-1	Smoke seal for fire protection
Mounting Bracket	MB-1	Mounting bracket for wall or ceiling
Power Supply	PS-1	Power supply for LED strips

Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_

Company: \_\_\_\_\_

**LED PATRIOT® WALL SCONCE (XPWS3)**



**OPERATING TEMPERATURE:** -30°C to 50°C. Integral smoke seals retract within minutes of activation, allowing for maximum light output. High heat light is activated just moments before light is activated when target area is subject to radiant energy for 2 minutes and retracts when (20-35 seconds) to the level to allow heat to subside. Sensor is mounted on the rear of optical assembly. Sensor optic has a detection angle of approximately 45°. Examples of detection - smoke, fire, and heat. A 20° mounting height, requires 20' and less, a 30° mounting height, 30'.

**EXPECTED LIFE:** Minimum 50,000 hours in 100,000 hours depending upon the ambient temperature of the installation location. See LED web site for specific guidance.

**LEDS:** -SMD high-brightness LEDs in Cool White (5000K) or Natural White (4000K) color temperatures. 70° beam.

**OPERATING TEMPERATURE:** -30°C to 50°C. Integral smoke seals retract within minutes of activation, allowing for maximum light output. High heat light is activated just moments before light is activated when target area is subject to radiant energy for 2 minutes and retracts when (20-35 seconds) to the level to allow heat to subside. Sensor is mounted on the rear of optical assembly. Sensor optic has a detection angle of approximately 45°. Examples of detection - smoke, fire, and heat. A 20° mounting height, requires 20' and less, a 30° mounting height, 30'.

**LIGHT OUTPUT - SP13**

Beam Angle	10'	20'	30'	40'	50'	60'	70'	80'	90'	100'
10'	100	100	100	100	100	100	100	100	100	100
20'	100	100	100	100	100	100	100	100	100	100
30'	100	100	100	100	100	100	100	100	100	100
40'	100	100	100	100	100	100	100	100	100	100
50'	100	100	100	100	100	100	100	100	100	100
60'	100	100	100	100	100	100	100	100	100	100
70'	100	100	100	100	100	100	100	100	100	100
80'	100	100	100	100	100	100	100	100	100	100
90'	100	100	100	100	100	100	100	100	100	100
100'	100	100	100	100	100	100	100	100	100	100

Project Name: \_\_\_\_\_ Fixture Type: \_\_\_\_\_

Company: \_\_\_\_\_

**FIXTURE 'SA' AND 'SP'**

**FIXTURE 'SC'**



**SKYSONG 6**  
SCOTTSDALE ROAD & SKYSONG BLVD.  
SCOTTSDALE, ARIZONA



**34-DR-2016**  
**11/02/2016**

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