

**Marked Agendas
Approved Minutes
Approved Reports**

**The October 19, 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: October 19, 2017 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fashion Square Renovation-Luxury Entrance 26-DR-2017

Location: Southwest Corner of East Highland Avenue and North Goldwater Boulevard
Request: Request approval of the site plan, landscape plan, and building elevations for redevelopment of the entrance to the western portion of Scottsdale Fashion Square, including pad sites for future buildings, all on an 8.6-acre site.

OWNER

The Macerich Company
602-953-6456

ARCHITECT/DESIGNER

JPRA Architects
39300 W. Twelve Mile Road Ste. 180
Farmington Hills, MI 48331

ENGINEER

Olsson Associates
7250 N. 16th Street Ste. 210
Phoenix, AZ 85016

APPLICANT CONTACT

Andy Greenwood
The Macerich Company
602-953-6338

BACKGROUND

Zoning

This site is zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO), which allows large-scale development of office, commercial, retail, and residential uses in a mixed-use format. Scottsdale Fashion Square recently received approval from the City Council for a zoning district map amendment to the current D/DRU-2 PBD DO zoning district, which included a master development plan for the property.

Context

Located at the southwest corner of the intersection of North Goldwater Boulevard and East Highland Avenue, the surrounding developments include single-family residential, multi-family residential, and other retail uses associated with the mall.

Adjacent Uses and Zoning

- North Single-family homes, zoned Single-family Residential (R1-10).
- South Retail (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).
- East Retail and vacant land (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).
- West Parking structure (Fashion Square), zoned Downtown/Downtown Regional Use - Type 2, Planned Block Development, Downtown Overlay (D/DRU-2 PBD DO).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for redevelopment of the mall entrance located off the intersection of North Goldwater Boulevard and East Highland Avenue. The proposal includes a new covered entry feature, new building façade materials around the entrance, locations for future pad buildings on the site, and new landscaping.

Neighborhood Communication

Surrounding property owners within 750 feet have been notified and the site has been posted. City staff has received a number of general inquires, however no formal comment has been received as of the date of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed improvements include renovations to the building façade and development site, establishing a new luxury entrance to the Scottsdale Fashion Square. Building improvements will feature a new 48-foot-tall covered entrance extending toward a new vehicular approach. The design of the new entrance intends to create a more significant presence toward the public way. The design theme, which includes multifaceted concrete panels and stone accents, is an enhancement of the existing mall and conforms to the development standards approved for the mall, as well as the Downtown Plan and Urban Design and Architectural Guidelines. The existing and any new mechanical equipment will be screened from view, and a future phase of this project will include enhancement of the adjacent parking structure façade.

The existing vehicular circulation pattern with main access through North Goldwater Boulevard is being maintained. The existing driveway access to East Highland Avenue at the north end of the site will be removed and replaced with a screen wall and landscaping to provide a buffer to the single-family homes and reduce traffic on Highland. Pedestrian access will be maintained around the wall adjacent to North Goldwater Boulevard.

The site plan includes locations for up to four (4) new building pads in the area, of which the buildings will be subject to future Development Review Board approvals. A new 8-foot-wide

sidewalk detached from the curb will be provided along North Goldwater Boulevard bringing pedestrians to the new mall entrance. Future approvals will include expansion of the existing sidewalk along the rest of the Goldwater frontage. Surface improvements across the development site will include enhanced pavement materials and new lush landscaping that is sensitive to the Sonoran Desert. Please refer to the applicant's narrative (Attachment #3) for additional detail on the architectural and site improvements.

Development Information

- | | |
|--------------------------------|---|
| • Existing Use: | Mall/Parking |
| • Proposed Use: | Mall/Parking/Building pads |
| • Parcel Size: | 8.6 gross acres |
| | 4.86 net acres |
| | 211,702 square feet |
| • Building / Commercial space: | 2,000 square feet (entry addition) |
| • Building Height Allowed: | 150 feet, including rooftop appurtenances |
| • Building Height Proposed: | 47 feet 2 inches, including rooftop appurtenances |
| • Parking Required: | 6,100 spaces (entire mall) |
| • Parking Provided: | 8,158 spaces, plus 350 in-lieu spaces (entire mall) |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Fashion Square Renovation – Luxury Entrance per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

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

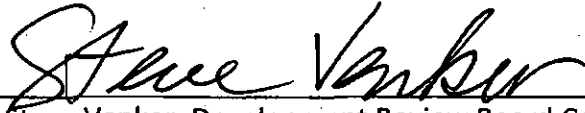
Scottsdale Development Review Board Report | Case No. 10-01-2017

APPROVED BY



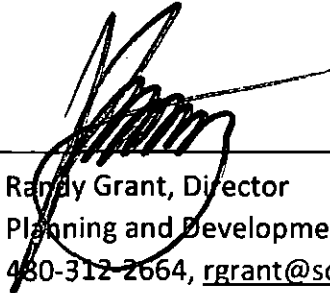
Bryan Cluff, Report Author

10/12/17
Date



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

10/12/17
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

10/12/17
Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations & Details
 - 7. Perspectives
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Fashion Square Renovation-Luxury Entrance
Case Number: 26-DR-2017**

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 (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by JPRA Architects, with a city staff date of 8/21/17.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Olsson Associates, with a city staff date of 9/12/17.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by JPRA Architects, with a city staff date of 8/21/17.
 - d. The case drainage report submitted by Olsson and Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the site was: 25-ZN-2015 & 1-II-2016

ARCHITECTURAL DESIGN:

DRB Stipulations

2. Any new 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 or 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. Any new 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. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. 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 Detail, 2147-2.

LANDSCAPE DESIGN:

Ordinance

- B. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree per Zoning Ordinance Section 10.402.A.5.
- C. With the final plan submittal, the owner shall revise the landscape plan in the area adjacent to N. Goldwater Boulevard south of the main entrance drive, relocating the Palo Verde trees to be adjacent to the sidewalk along N. Goldwater Boulevard, per Ordinance Section 10.502.E.1.d.

DRB Stipulations

6. Landscape pots and/or raised landscape planters, if provided, shall be a minimum of 36 inches in diameter, have a sufficient depth to support the root system of the plants located in the pots/planters, and shall be tied in to an automatic irrigation system.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- G. The initial vertical luminance at 6-foot above grade, along the north property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Incorporate the following parking lot and site lighting into the project's design:
 - b. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 5.0-foot-candles. All exterior luminaires shall be included in this calculation.

- d. With exception of the north property line, the initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 9. With the final plan submittal, and Development Review Board applications for development on the future pad sites, the owner shall coordinate with City staff regarding appropriate locations for additional bicycle parking locations which are convenient and will benefit from natural surveillance, with consideration of the overall bicycle parking plan for Scottsdale Fashion Square.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

- 10. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - b. Construct an 8-foot-wide sidewalk along North Goldwater Boulevard in accordance with the Couplet classification as specified in the DSPM.
 - c. Extend the 8-foot-wide sidewalk along North Goldwater Boulevard across East Highland Avenue to connect to the existing 8-foot-wide sidewalk on the north side of the street.
- 11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

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

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 13. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 14. The minimum stormwater storage volume required is the First Flush Volume (FFV).

EASEMENTS DEDICATIONS:

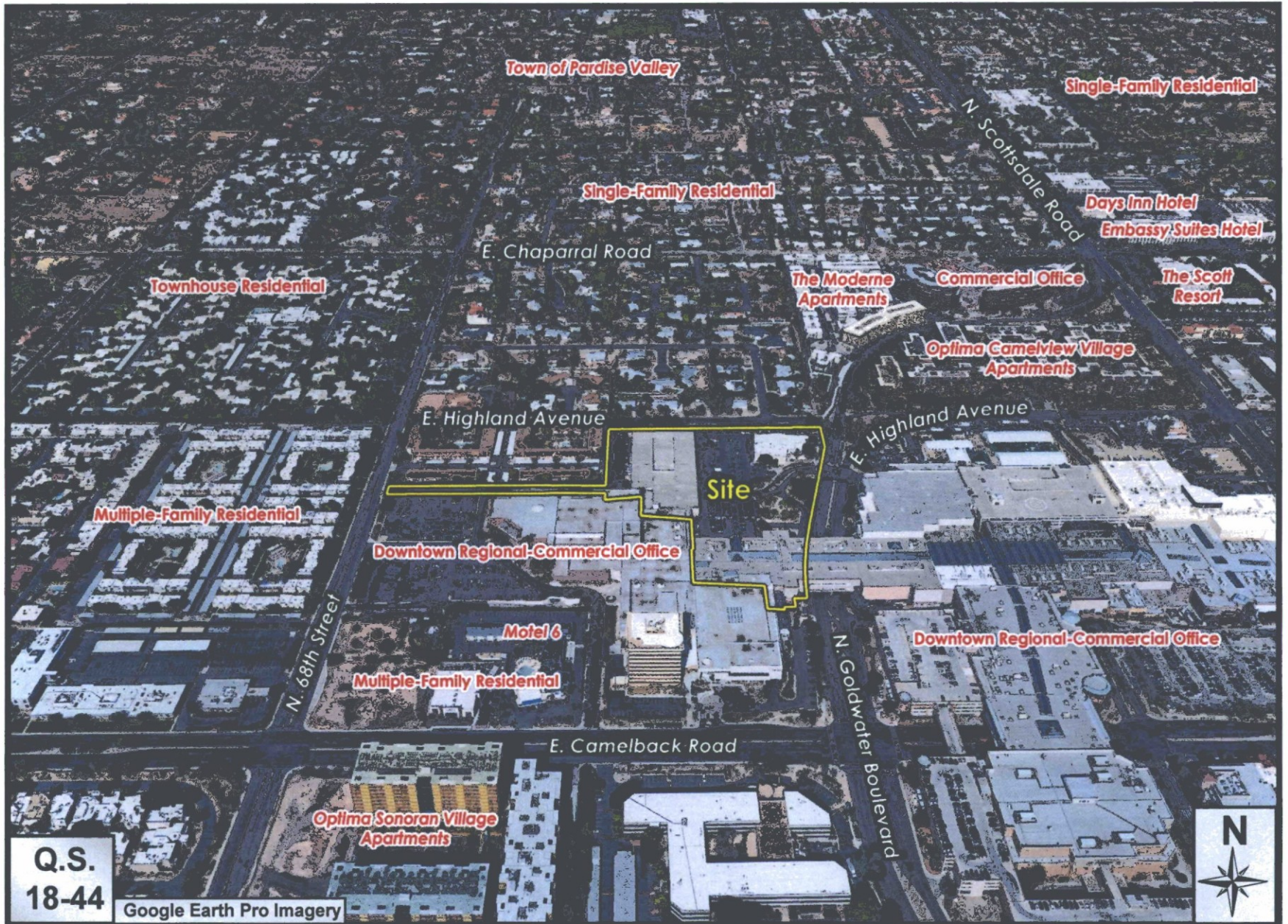
DRB Stipulations

15. Prior to the issuance of a building permit for the development project, the owner shall dedicate a sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
16. Prior to issuance of any building permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk is located outside of the public right-of-way.
17. Prior to issuance of any building permit for the development project, the owner shall coordinate with the applicable utility companies regarding release or relocation of easements that are in conflict with the proposed improvements.

ADDITIONAL ITEMS:

DRB Stipulations

18. The proposed block wall along Highland Avenue shall maintain a minimum 3-foot separation from the existing fire hydrant.



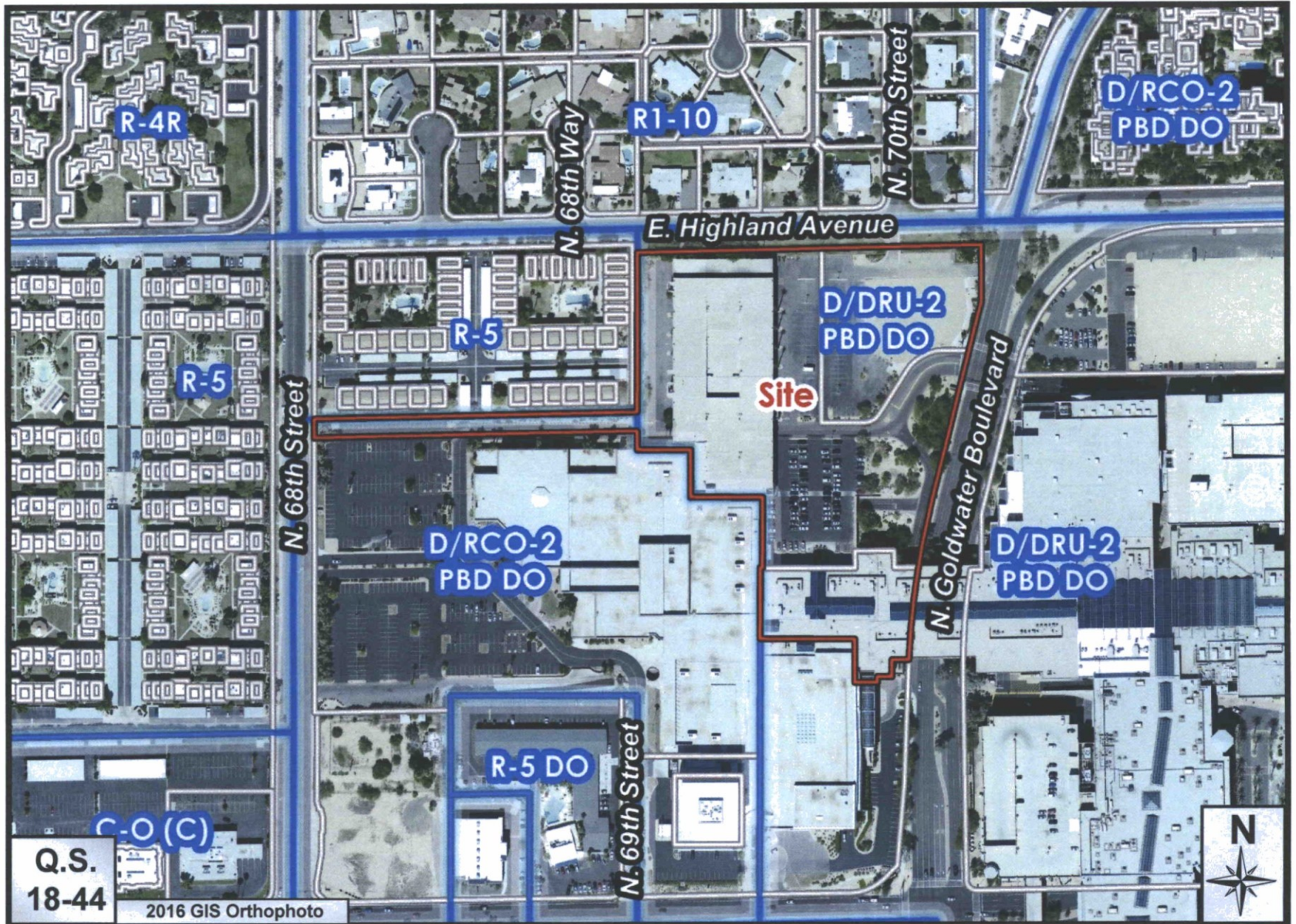
Fashion Square Renovation-Luxury Entrance

26-DR-2017



Fashion Square Renovation-Luxury Entrance

26-DR-2017



Fashion Square Renovation-Luxury Entrance

26-DR-2017

PROJECT NARRATIVE

Scottsdale Fashion Square- Luxury Entrance and Site Plan

The following request is for DRB approval of the luxury entrance and site plan of the existing Scottsdale Fashion Square Mall. The modifications to the site plan will take place on the Northwest portion of the Mall (west of Goldwater Blvd). The new building finishes will include the adjacent above-grade parking structure, the Dillard's building and will bridge over Goldwater Blvd. to the buildings immediately adjacent.

The new entrance design is 48'-0" (above adjacent finished grade) tall to the top of roof and will project out from the existing building approximately 53'-0" to meet a new vehicular approach. The new vehicular loop will accompany lush, curated landscaping, enhanced hardscape, a valet drop off and other luxury amenities to address the street frontage design.

The architectural design for this entrance is the next evolutionary style of the Mall itself. The design unmistakably reaches out to create a significant presence toward the public way by visually punctuating the existing garage and existing blank facades on the Northwest quadrant of the mall. The new design successfully engages the public with an inviting entrance featuring ambient lighting, lush landscaping and engaging architecture. The design meets the stated goals for the downtown urban design principles in the following ways:

A1-2. The design and theme is an enhancement of the existing Mall and conforms to the development standards approved for the Mall, and as will be evident, our proposal exceeds the traditional prototypical designs of the mall and future uses.

The proposed building design creates an integrated solution to adding to the existing Mall, by engaging the North side of the Mall and East face of the existing Dillard's building and adjacent parking structure. It maintains the existing pedestrian connection to the Mall from the single-family residents on the North side, yet provides the residents with an added measure of screening through tasteful landscaping and a new site wall:

The building retains its urban characteristics and the landscaping is designed to be sensitive to the Sonoran Desert.

The design is sensitive to the historical Mid-Century influences to the Site and the Downtown area. The building massing is broken down and provides various transitions in plane, elevation and finishes

A3. The major traffic circulation and service access from Goldwater Blvd. and 68th Street that currently serves the Mall is being maintained. The existing parking lot is being re-configured and minimized to create a better pedestrian connection.

A4. The existing new mechanical equipment will be screened from view. Any new mechanical equipment will be integrated in the design of the building and also

screened from view. The utilities are integrated and screened from view and located along the service drive or within the parking lots that exist today. The service drive that exists today also serves as the waste collection area. Compactors will be used and are naturally screened from the public way. Future phases of the renovation will continue to evolve and further define the building architecture in massing, undulation and character.

A5. The design for the expansion of the Mall is consistent with the Downtown Plan Urban Design and Architectural Guidelines. The design provides for valet parking near the entry and within the existing parking structures, and a drop off area. The architecture is reinforced by planting, furniture, decorative paving and ornamental lighting. The design responds to the scale of the building appropriately at the vehicular and pedestrian level.

A6. One way that the design of the building engages and breaks up the monotonous nature of a mall is in the heroic tower element. This will also provide the pedestrian with a covered, shaded experience in getting in to the mall. The existing understated entry element is re-interpreted and re-created as an iconic architectural focal element to the building. The entry element canopy is 48'-0" above adjacent finished grade and 5,170 sf in area, which represents only 1.07 % of the Mall Building roof area and 0.62% of the Mall Building with Anchors Included roof area.

The use of structural glass, architectural panels, timeless pavers, lighting and enhanced landscaping form the groundwork for the new design and anchor the luxurious nature of the entry and site. The finishes will provide for interest and a sense of enhanced scale to the pedestrian.

The building uses structural curtain wall with high efficiency glass facing North and architectural panels to break up the bulk and massing of the building. The decorative panels will be cut in a pattern for texture and differentiation to create a visually pleasing and interesting re-interpretation of a mid-century modern textural pattern to address the blank walls of the existing building. The existing parking structure will be broken up in portions so that the long, monotonous elevation fronting Goldwater Blvd. will have visual intrigue to the pedestrian and vehicles passing by.

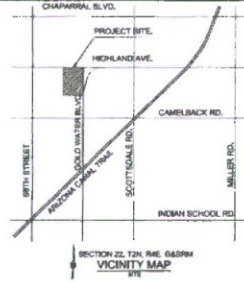
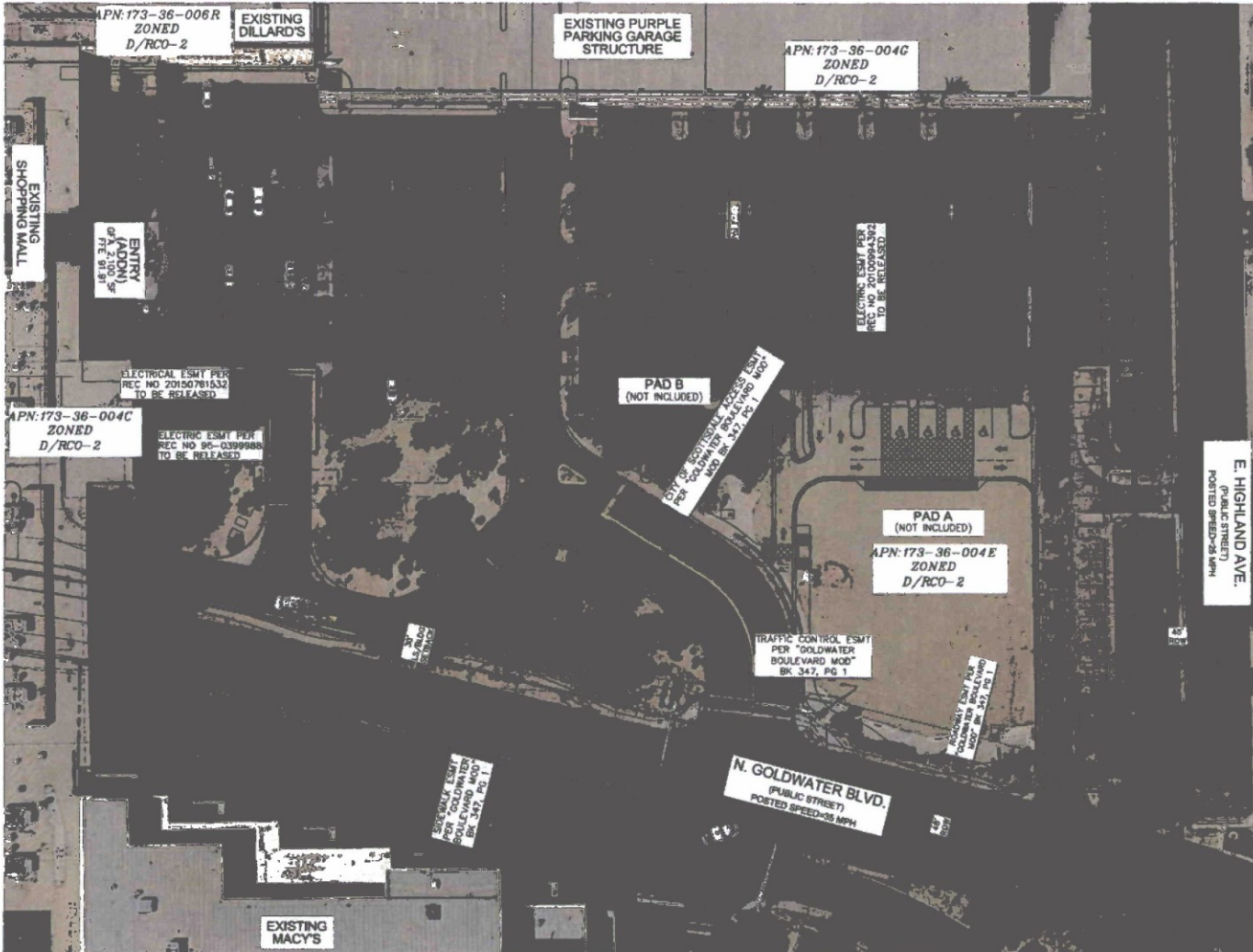
This design will take advantage of its urban location and enhances the overall context by providing an upscale and more inviting method of entry into the mall. We believe that this renovation will energize the Northwest side of the Mall and increase the pedestrian traffic to this portion of the Mall. The proposed development is consistent with the architectural character of the surrounding context and will be an integral part of the Mall and provide for an elevated urban experience. The existing vehicular and pedestrian circulation around the site is maintained and is not impacted by the new development.

The palette of materials proposed is complimentary to the mall. The materials used will include:

- New veneer of Architectural glass fiber reinforced concrete panels, offering subtle variations in natural color, texture and pattern
- Natural cut stone at the solid wall areas and columns of the new entry enclosure
- Point supported structural glazing at the new entry wall
- Painted architectural composite metal soffit and fascia panels at the new entry canopy
- An array of laser cut patterned painted aluminum architectural screen panels organized on each side of the new entry enclosure with subtle low level back lighting

The proposed renovation will serve to improve the pedestrian and vehicular experience on the Northeast side of the Scottsdale Fashion Square Mall by providing a new and Improved experience. The design is sophisticated, clean and compliments the existing mall and will prove a benefit to the Downtown area.

CONTEXT AERIAL WITH SUPERIMPOSED SITE FOR
SCOTTSDALE FASHION SQUARE
LUXURY WING ENTRY
 7014 EAST CAMELBACK ROAD
 SCOTTSDALE, ARIZONA 85251



OWNER/DEVELOPER
 MACERICH
 1411 NORTH TATUM BLVD
 PHOENIX, AZ 85028
 (602) 950-6038
 ATTN: ANDY GREENWOOD

ENGINEER:
 OLSSON ASSOCIATES
 7250 NORTH 16TH STREET,
 SUITE 210
 PHOENIX, ARIZONA 86020
 PHONE: (602) 748-1000
 FAX: (602) 748-1001
 CONTACT: CARDELL ANDREWS

PROJECT DATA:
PROJECT ADDRESS:
 7014 EAST CAMELBACK ROAD
 SCOTTSDALE, ARIZONA 85251

BENCH MARK: A CITY OF SCOTTSDALE BRASS CAP
 IN HAND HOLE AT THE INTERSECTION OF INDIAN
 SCHOOL RD. & 68TH ST., CITY OF SCOTTSDALE
 BENCHMARK #4271.

ELEVATION= 1274.62' (PER C.O.S. NAVD 88
 DATUM)

SITE AREA: 352,970 SF OR 8.09 ACRES
 CONSTRUCTION LIMITS: 210,880 OR 4.84 ACRES
 APN: PARCEL 173-36-004E AND 173-36-004G
 ZONING: D/RCO-2 PBD DO



OLSSON ASSOCIATES



OLSSON ASSOCIATES
 7250 NORTH 16TH STREET,
 SUITE 210
 PHOENIX, ARIZONA 86020
 PHONE: (602) 748-1000
 FAX: (602) 748-1001
 CONTACT: CARDELL ANDREWS

REVISION DESCRIPTION	DATE	BY	CHK

CONTEXT AERIAL WITH SUPERIMPOSED SITE
 SCOTTSDALE FASHION SQUARE

Sheet No. _____
 Prepared by _____
 Checked by _____
 SA/DC by _____
 Printed on _____
 Date _____

C05
 18 of

CONSULTANT:

ISSUED FOR:
 DRB SUBMITTAL
 08-05-2017
 DRB 2ND SUBMITTAL
 08-17-2017

SUBJECT:
**ARCHITECTURAL
 SITE PLAN**

SEAL:
 ARCHITECT OF RECORD
 WILLIAM J. BEITZ,
 REGISTERED ARCHITECT
 LICENSE NO. 67812
 ANDREA M.A.A.

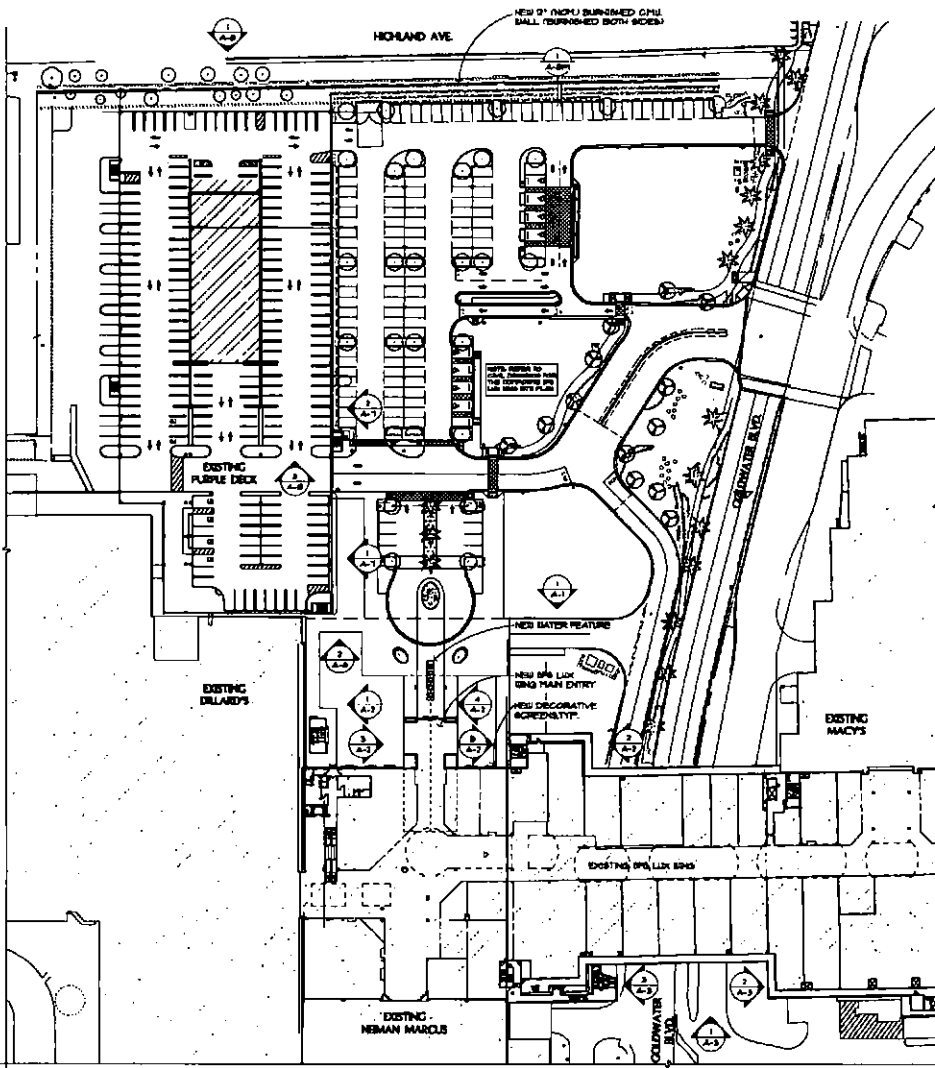
DEVELOPER:
MACER

PROJECT:

S.C.O.T.T.S.D.P.
Fashion
 LUX WING M
 RENOVATION

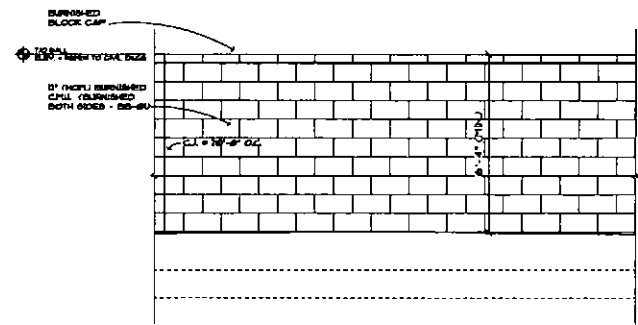
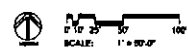
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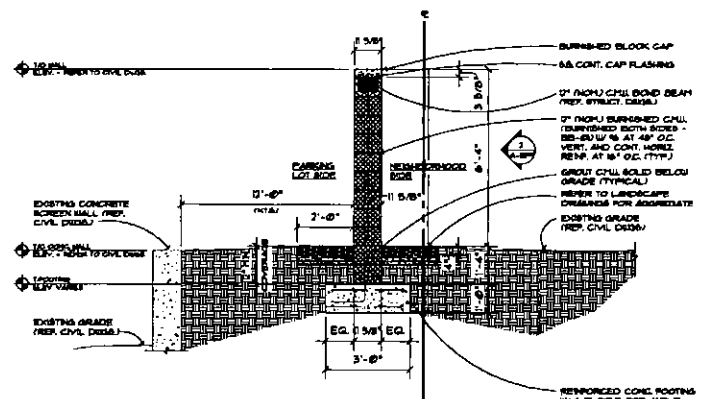


GENERAL NOTE:
 1. PROJECT REFERENCE ELEVATION = 600'-00" = X'-00" NGVD
 2. PL INDICATES PROPERTY LINE.

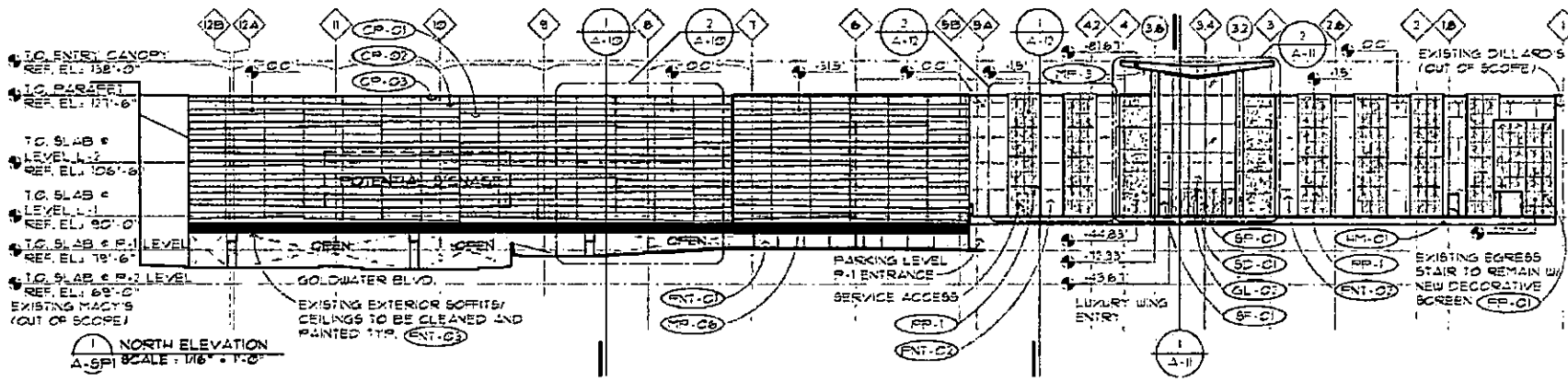
ARCHITECTURAL SITE PLAN
 SCALE: 1" = 30'-0"



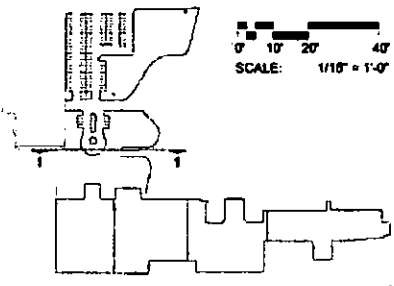
2 PARTIAL SCREENWALL ELEVATION
 A-SP1 SCALE: 1/2" = 1'-0"



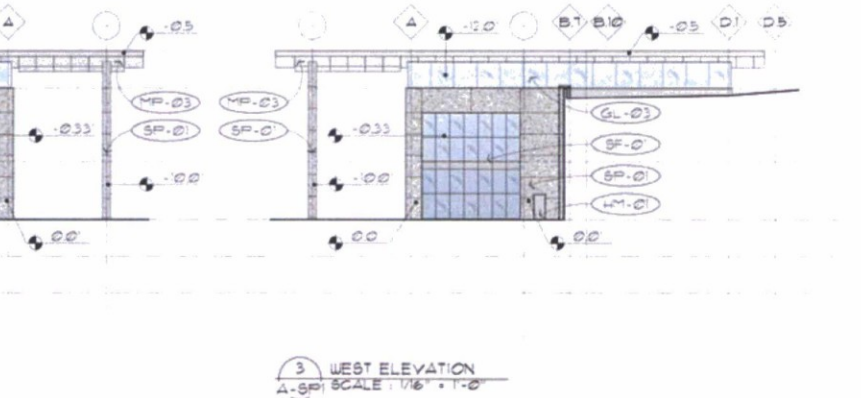
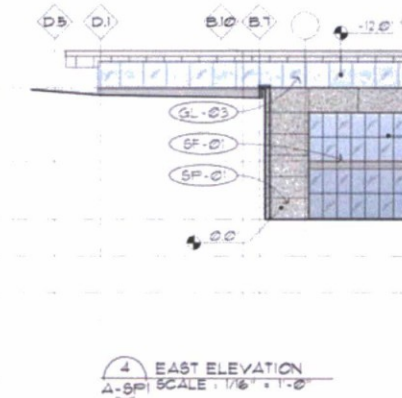
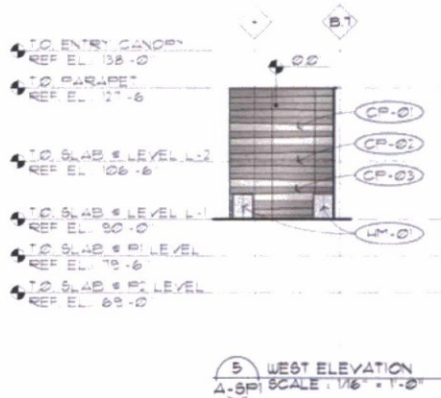
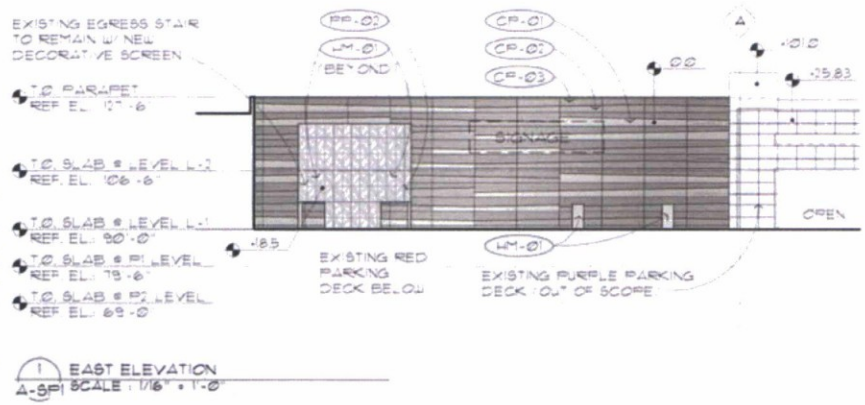
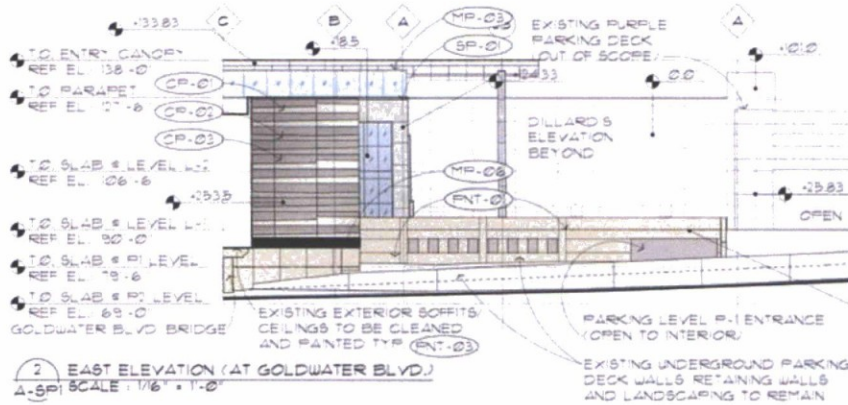
1 SCREENWALL SECTION
 A-SP1 SCALE: 1/2" = 1'-0"



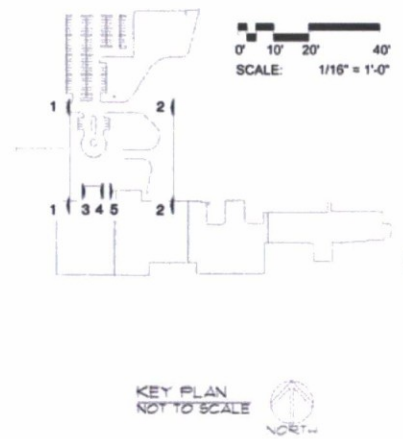
EXTERIOR MATERIAL LIST					
GL-01	INSULATED GLASS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	MP-03	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: ALABASTER	PNT-01	RE-FINISH AND RE-PAINT EXISTING EIFS OR CONCRETE COLOR: BU 1541 SANDBAR
GL-03	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM TYP. IN CLERESTORY COLOR: CHAMPAGNE	MP-06	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: NATURAL BRUSHED GRAPHITE	PNT-03	PAINT EXISTING EIFS COLOR: BU 1541 GRECIAN IVORY
DM-01	PAINTED WOLLOW-METAL DOORS AND FRAMES - COLOR: BU 1541 GRECIAN IVORY	PP-01	DECORATIVE, 1/8" GA MIN. PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN	PNT-05	PAINT EXISTING CEILING/SOFFITS COLOR: BU 1364 POLAR BEAR
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: SMOOTH	SP-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS, NORTH ENTRY COLOR: CHAMPAGNE	TL-01	TEAR-DROP ALUM. ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME
CP-02	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ROUGH 3	SP-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS - COLOR: CHAMPAGNE	BB-01	BURNISHED CML (GRAND BLANC CEMENT PRODUCTS - COLOR: T45)
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ARBOS 3	SP-01	STONE WALL PANEL - GLACIER GREY HONED LIMESTONE		



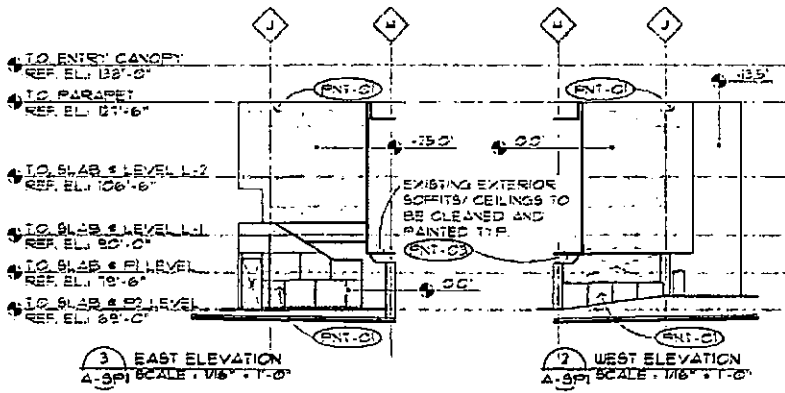
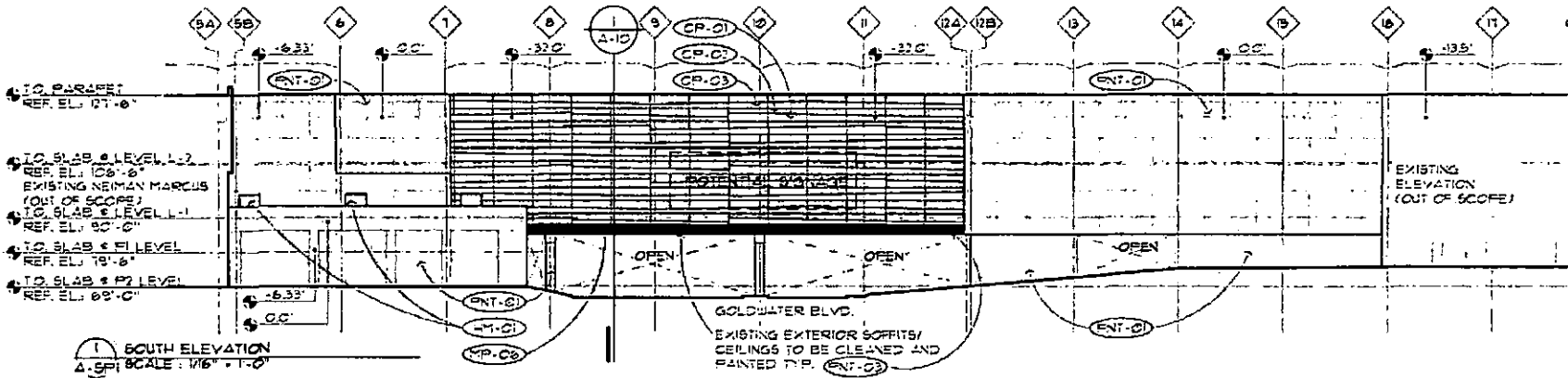
KEY PLAN
NOT TO SCALE



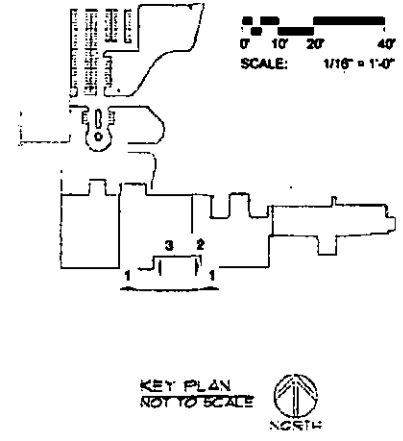
EXTERIOR MATERIAL LIST			
GL-01	INSULATED GLASS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	PNT-01	RE-FINISH AND RE-PAINT EXISTING EIFS OR CONCRETE
GL-03	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM TYPE N GLERESTORY COLOR: CHAMPAGNE	PNT-02	PAINT EXISTING EIFS
LM-01	PAINTED HOLLOW METAL DOORS AND FRAMES - COLOR: SW 1541 GRECIAN IVORY	PNT-03	PAINT EXISTING CEILING/ SOFFITS
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL)	TL-01	TEARDROP ALUM ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME
CP-02	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL)	BB-01	BURNISHED CMU (GRAND BLANC CEMENT PRODUCTS - COLOR: T&S
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL)		
MP-03	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL)		
MP-06	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL)		
PP-01	DECORATIVE 1/8 GA MIN PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN		
SD-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS		
SF-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED GLASS -COLOR: CHAMPAGNE		
SF-02	STONE WALL PANEL - GLACIER GREY HONED LIMESTONE		



5/16/2017 7:52:32 PM

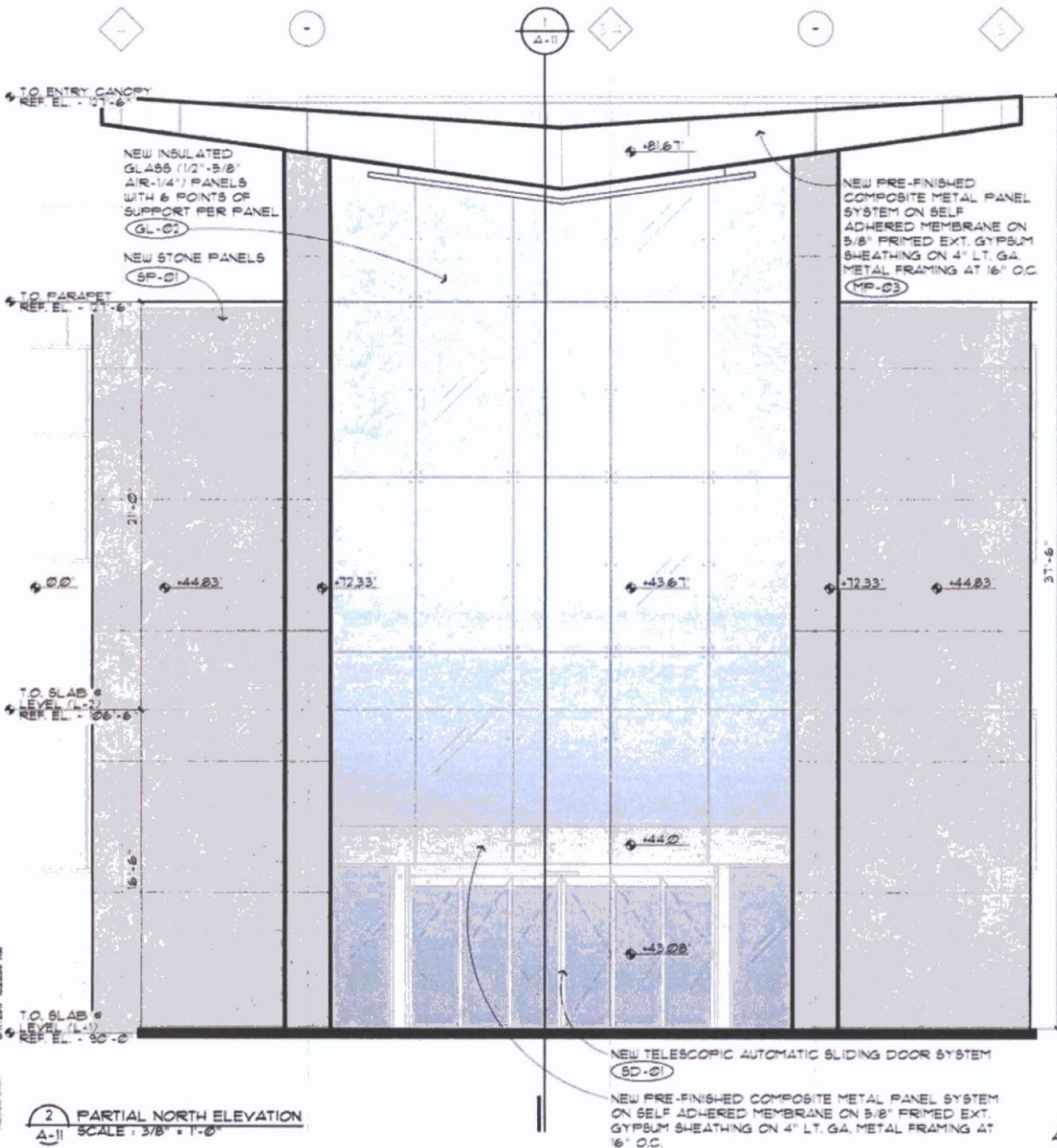


EXTERIOR MATERIAL LIST					
GL-01	INSULATED GL-SS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	MP-03	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: ALABASTER	ENT-01	RE-FINISH AND RE-PAINT EXISTING EPS OR CONCRETE COLOR: SW 1541 SANDBAR
GL-02	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM, TYP IN CLERESTORY COLOR: CHAMPAGNE	MP-06	PRE-FINISHED COMPOSITE METAL PANEL (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: NATURAL BRUSHED GRAPHITE	ENT-02	PAINT EXISTING EPS COLOR: SW 1541 GRECIAN IVORY
MP-01	PAINTED HOLLOW METAL DOORS AND FRAMES - COLOR: SW 1541 GRECIAN IVORY	MP-02	DECORATIVE, 16 GA MIN PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN.	ENT-03	PAINT EXISTING CEILING/SOFFITS COLOR: SW 1564 POLAR BEAR
CF-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE TEXTURE: SMOOTH	SP-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS. NORTH ENTRY COLOR: CHAMPAGNE	TL-01	TEARDROP ALUM. ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE TEXTURE: ROUGH 3	SP-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH INSULATED GLASS. COLOR: CHAMPAGNE	BB-01	BURNISHED CYM (GRAND BLANC CEMENT PRODUCTS - COLOR: 145)
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: 4805 2		STONE WALL PANEL - GLACIER GREY HONED LESTONE		

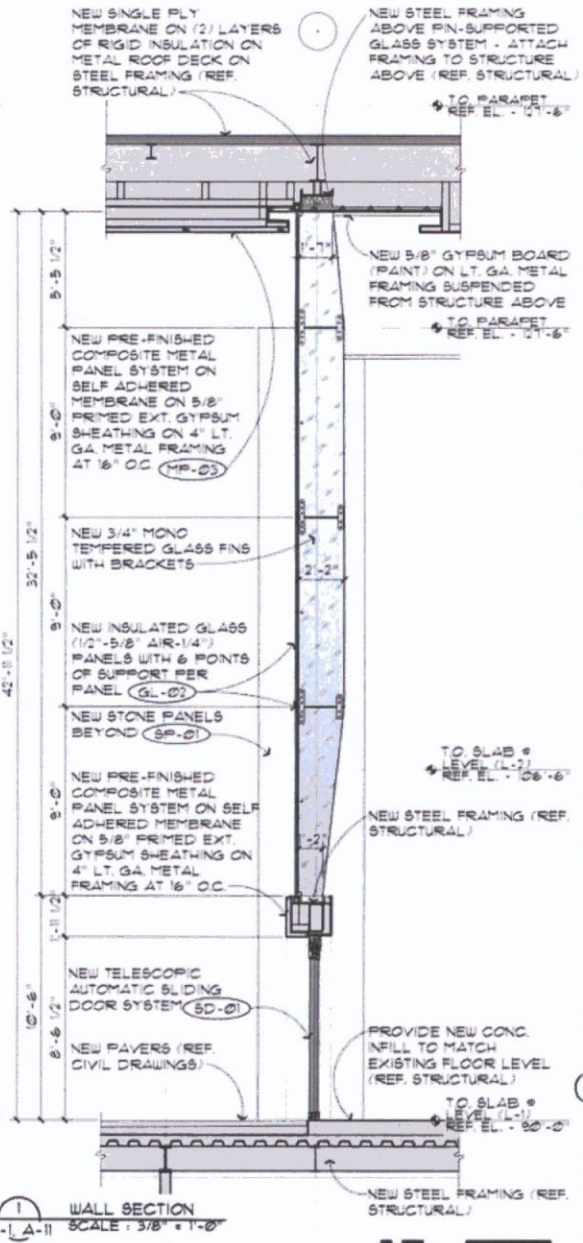


KEY PLAN
 NOT TO SCALE

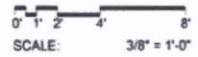




2 PARTIAL NORTH ELEVATION
SCALE: 3/8" = 1'-0"



1 WALL SECTION
SCALE: 3/8" = 1'-0"



CONSULTANT :

ISSUED FOR :
 DRB SUBMITTAL
 06-05-2017
 DRB 2ND SUBMITTAL
 08-17-2017

SUBJECT :
COLORLED PAINT NORTH ELEV. AND WALL SECTION (AT FUTURE BOL)

SEAL :
 PROJECT OF RECORD
 PRELIM. & SCHEMATIC ARCHITECTURE
 CONTRACT NO. 1717
 ARCADIA, CA

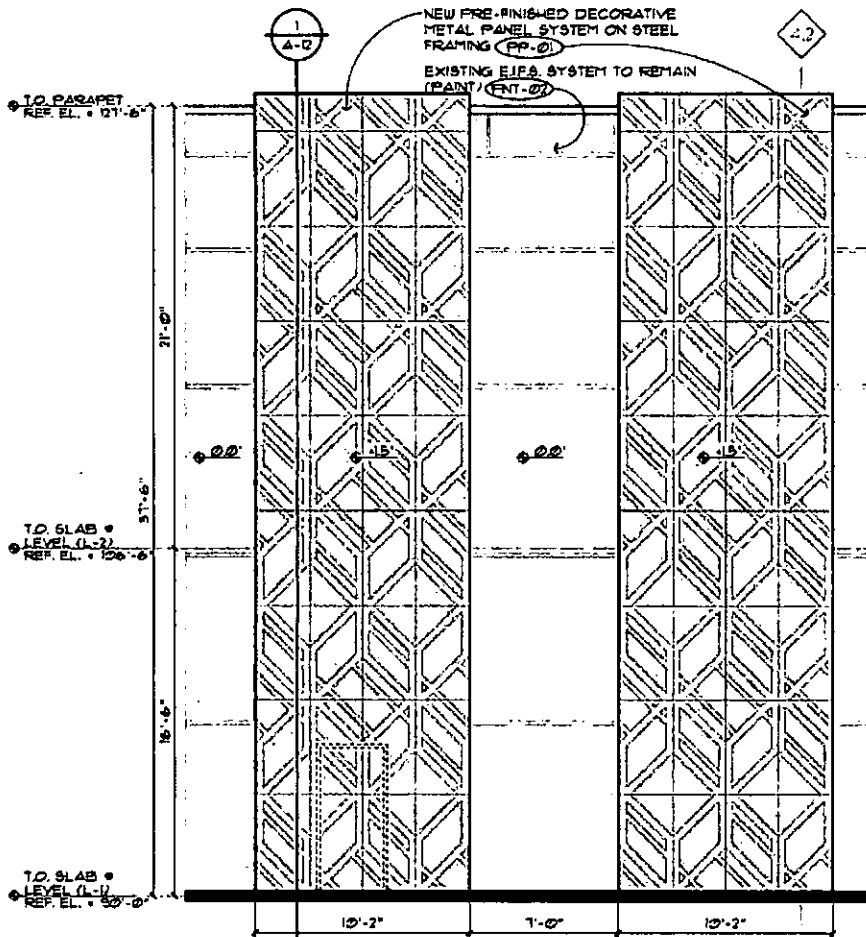
DEVELOPER :
MACEI

PROJECT :

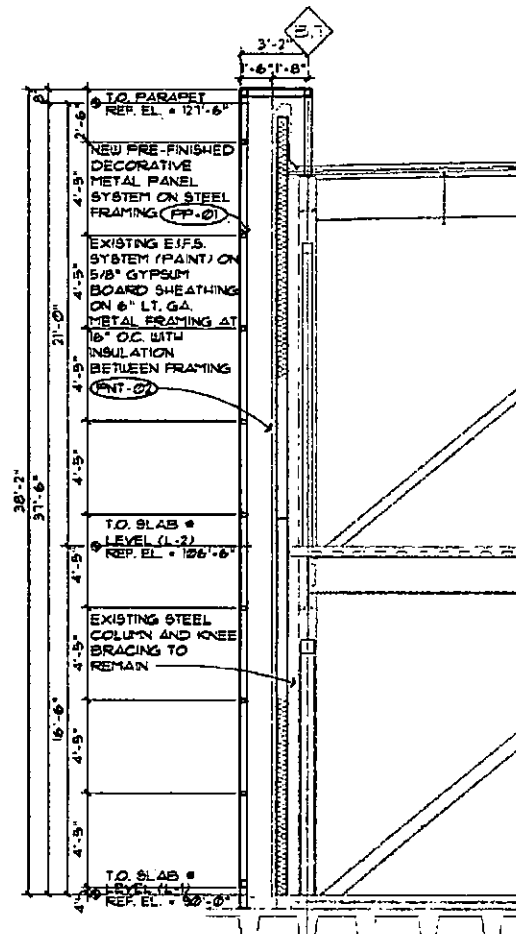
S.C.D.P.T.S.D.
Fashion
 LUX WING M
 RENOVATION

JOB NO.
 1881

SHEET NO.
A-12 COLOR



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



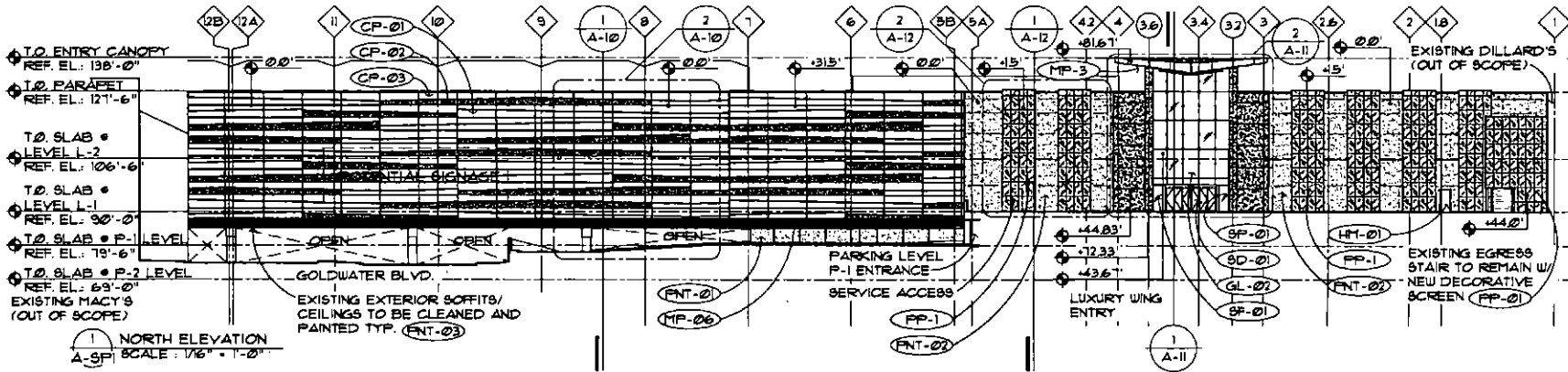
1 WALL SECTION
 SCALE : 3/8" = 1'-0"

A-12

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

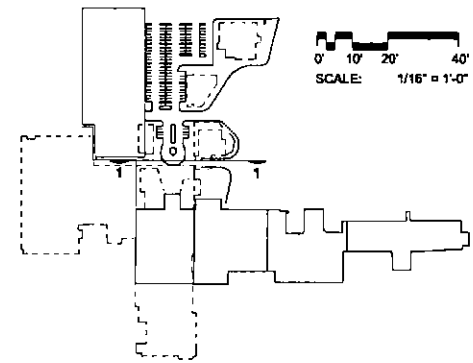
6/20/2017 2:28:08 PM

MACEI ARCH



EXTERIOR MATERIAL LIST

GL-02	INSULATED GLASS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	MP-03	PRE-FINISHED COMPOSITE METAL PANEL. (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: ALABASTER	FNT-01	RE-FINISH AND RE-PAINT EXISTING EIFS OR CONCRETE COLOR: SW 1541 SANDBAR
GL-03	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM, TYP. IN CLERESTORY COLOR: CHAMPAGNE	MP-06	PRE-FINISHED COMPOSITE METAL PANEL. (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: NATURAL BRUSHED GRAPHITE	FNT-02	PAINT EXISTING EIFS COLOR: SW 1541 GRECIAN IVORY
LM-01	PAINTED HOLLOW METAL DOORS AND FRAMES - COLOR: SW 1541 GRECIAN IVORY	PP-01	DECORATIVE, 1/8 GA MIN. PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN.	FNT-03	PAINT EXISTING CEILING/ SOFFITS COLOR: SW 1564 POLAR BEAR
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: SMOOTH	SD-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS, NORTH ENTRY COLOR: CHAMPAGNE	TL-01	TEARDROP ALUM. ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME
CP-02	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ROUGH 3	SF-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS -COLOR: CHAMPAGNE	BB-01	BURNISHED CMU. (GRAND BLANC CEMENT PRODUCTS - COLOR: TBS)
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ARBOS 2	SF-02	STONE WALL PANEL - GLACIER GREY HONED LIMESTONE		



KEY PLAN
 NOT TO SCALE



CONSULTANT :

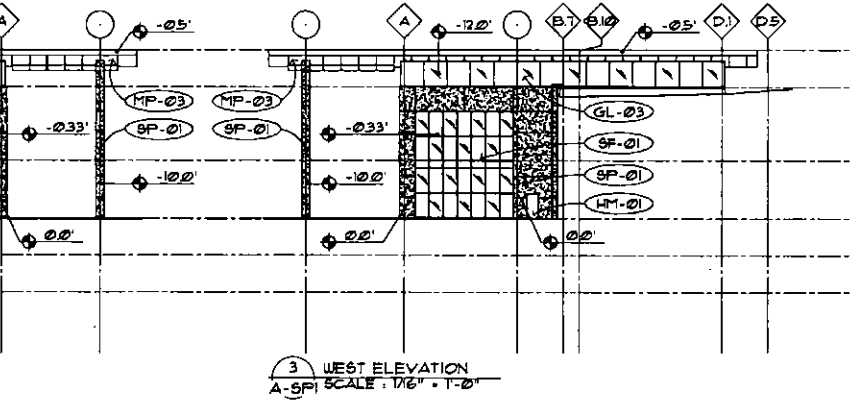
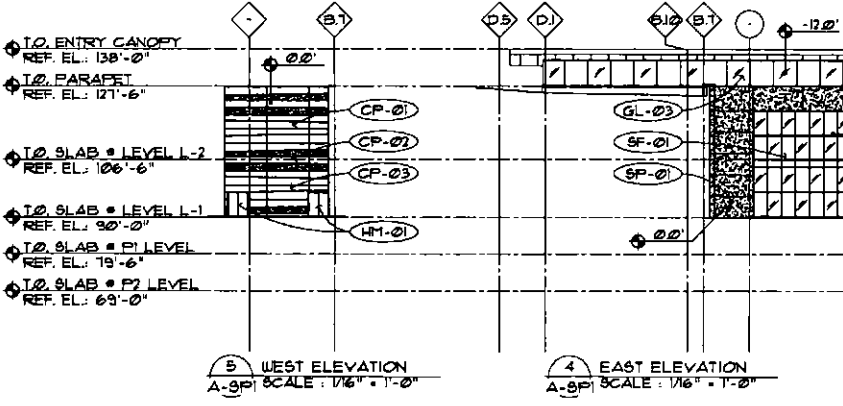
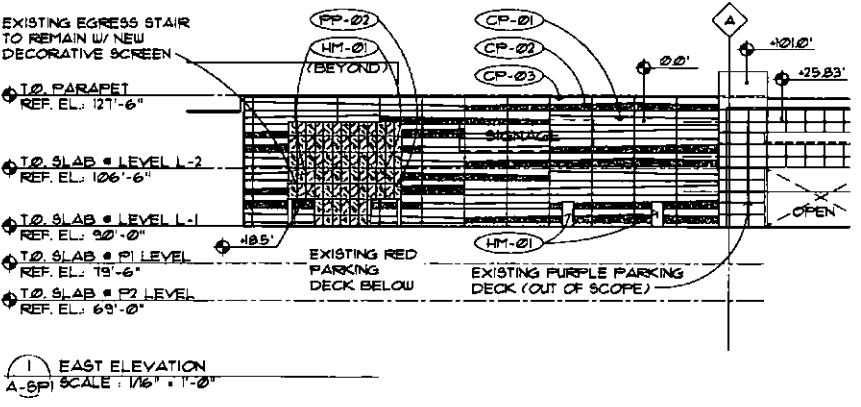
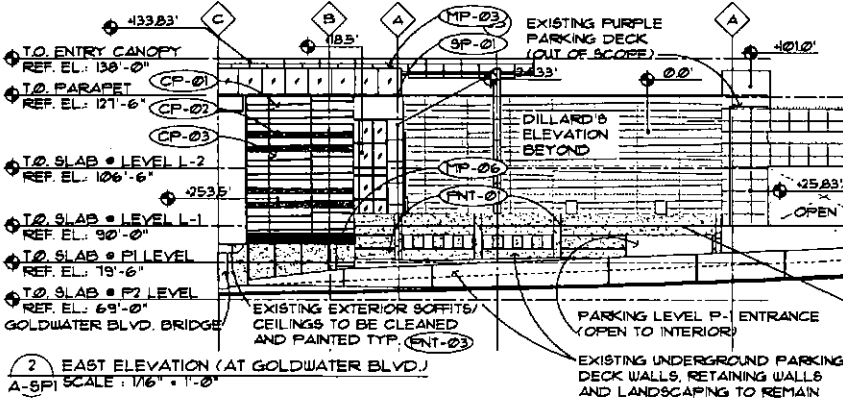
ISSUED FOR:
 DRB SUBMITTAL
 06-05-2017
 DRB 2ND SUBMIT
 08-17-2017

SUBJECT:
**B&W EAST A
 WEST ELEVATION**

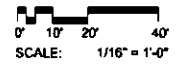
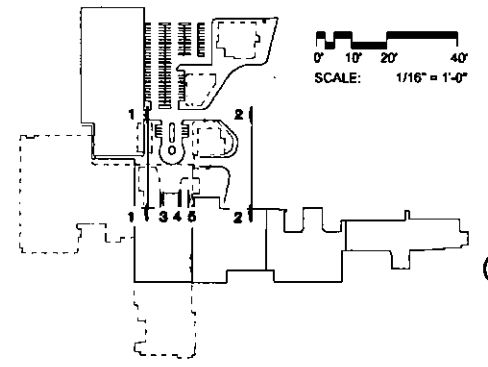
SEAL:
 ARCHITECT OF RECORD
 WILLIAM A. BRETHERTON
 REGISTERED ARCHITECT
 CONTRACT NO. 16-001
 JPR ARCHITECTS, U.S.A.

DEVELOPER:
MACER

PROJECT:
**SCOTTSDALE
 Fashion
 LUX WING M
 RENOVATION**
 JOB NO.
1861
 SHEET NO.
A-2



EXTERIOR MATERIAL LIST					
GL-02	INSULATED GLASS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	MP-03	PRE-FINISHED COMPOSITE METAL PANEL. (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: ALABASTER	FNT-01	RE-FINISH AND RE-PAINT EXISTING EIFS OR CONCRETE COLOR: SW T547 SANDBAR
GL-03	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM, TYP. IN CLERESTORY COLOR: CHAMPAGNE	MP-06	PRE-FINISHED COMPOSITE METAL PANEL. (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: NATURAL BRUSHED GRAPHITE	FNT-02	PAINT EXISTING EIFS COLOR: SW T541 GRECIAN (VORY)
HM-01	PAINTED HOLLOW METAL DOORS AND FRAMES - COLOR: SW T541 GRECIAN IVORY	PP-01	DECORATIVE 1/8 GA MIN. PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN.	FNT-03	PAINT EXISTING CEILING/ SOFFITS COLOR: SW T564 POLAR BEAR
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: SMOOTH	SD-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS, NORTH ENTRY COLOR: CHAMPAGNE	TL-01	TEARDROP ALUM. ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME
CP-02	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ROUGH 3	SF-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS -COLOR: CHAMPAGNE	BB-01	BURNISHED CMU. (GRAND BLANC CEMENT PRODUCTS - COLOR: TBS)
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ARBOS 2	SP-01	STONE WALL PANEL - GLACIER GREY HONED LIMESTONE		



06/27/2017 10:50 AM

CONSULTANT:

ISSUED FOR:
DRB SUBMITTAL
06-05-2017
DRB 2ND SUBMITTAL
08-17-2017

SUBJECT:
B&W SOUTH ELEVATION

SEAL:
ARCHITECT OF RECORD
WILLIAM J. BEYER
REGISTERED ARCHITECT
CERTIFICATE NO. 2006
AURORA, ILLINOIS

Developer:
MACER

PROJECT:

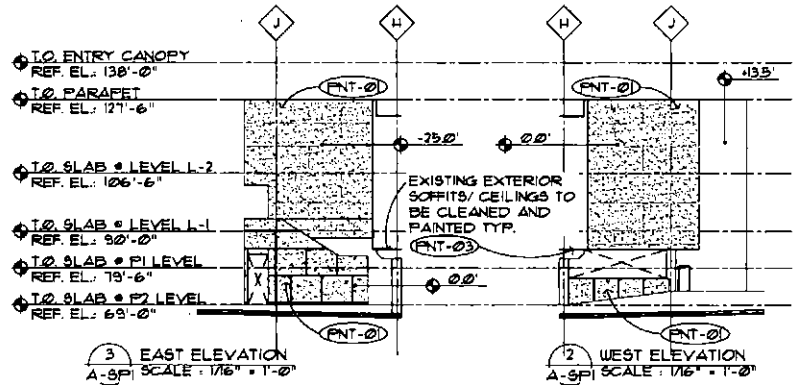
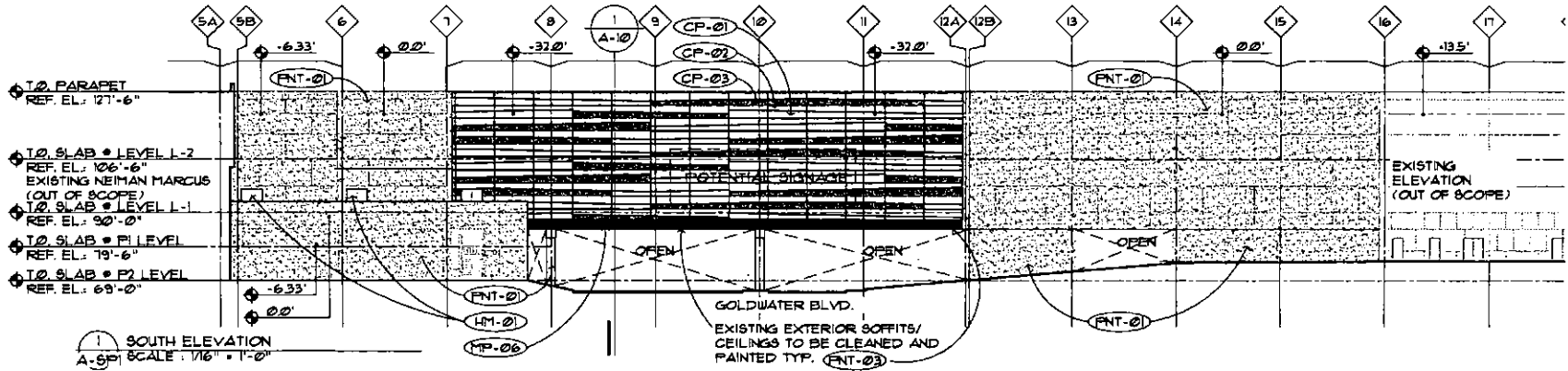
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Fashion
LUX WING M.
RENOVATION

JOB NO.

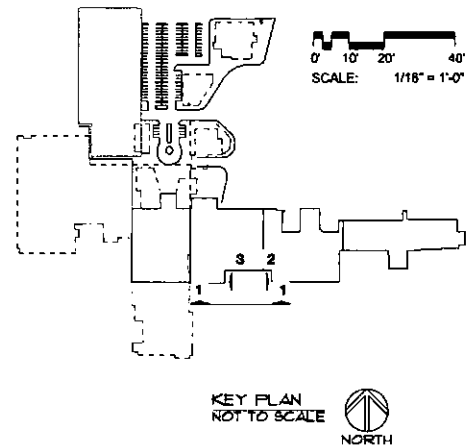
1861

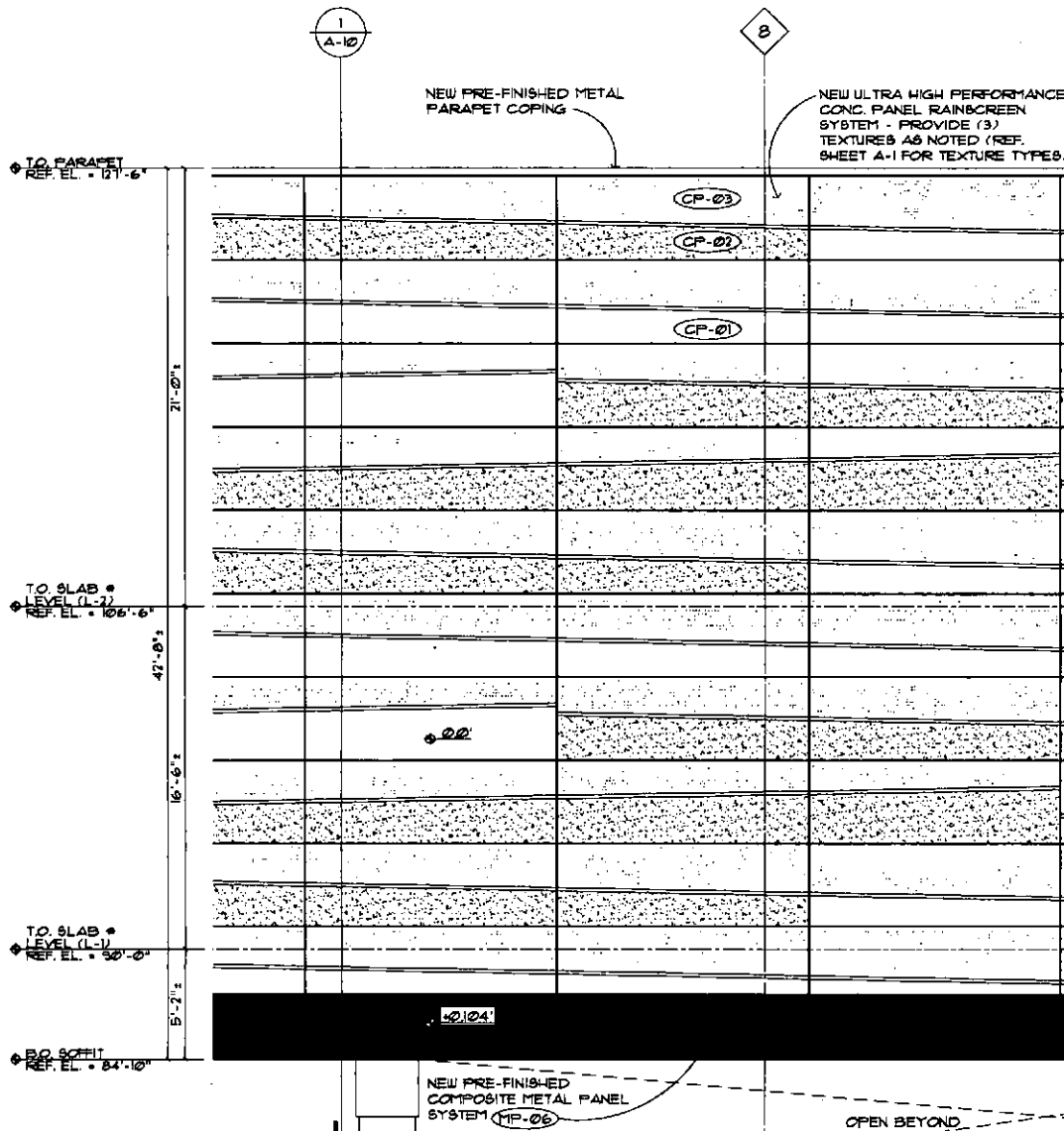
SHEET NO.

A-3

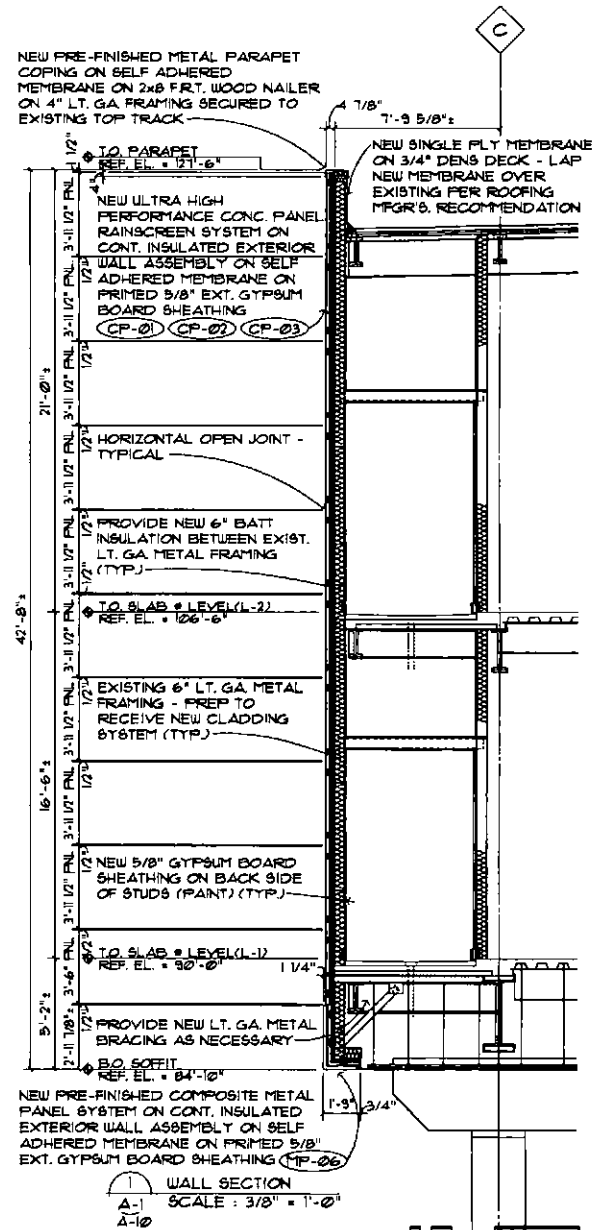


EXTERIOR MATERIAL LIST		
GL-01	INSULATED GLASS IN STRUCTURAL POINT SUPPORT WALL SYSTEM (PILKINGTON PLANAR OR EQUAL)	
GL-03	INSULATED GLASS IN ALUMINUM TWO SIDED VERTICAL STRUCTURAL GLAZED CURTAIN WALL SYSTEM, TYP. IN CLERESTORY COLOR: CHAMPAGNE	
HM-01	PAINTED HOLLOW METAL DOORS AND FRAMES - COLOR: SW 1541 GRECIAN IVORY	
CP-01	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: SMOOTH	
CP-02	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ROUGH 3	
CP-03	ULTRA HIGH PERFORMANCE CONCRETE PANEL RAINSCREEN SYSTEM (TAKTL) COLOR: BONE, TEXTURE: ARBO\$ 2	
MP-03	PRE-FINISHED COMPOSITE METAL PANEL, (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: ALABASTER	
MP-06	PRE-FINISHED COMPOSITE METAL PANEL, (ALUCOBOND ROUT AND RETURN DRY SEAL) COLOR: NATURAL BRUSHED GRAPHITE	
FP-01	DECORATIVE, 16 GA MIN. PAINTED ALUMINUM PANELS WITH CUSTOM WATER-JET CUT PATTERN.	
SD-01	AUTOMATIC GLAZED SLIDING DOORS WITH BREAKAWAY EGRESS PANELS, NORTH ENTRY COLOR: CHAMPAGNE	
SF-01	PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM WITH 1" INSULATED GLASS - COLOR: CHAMPAGNE	
SP-01	STONE WALL PANEL - GLACIER GREY HONED LIMESTONE	
FNT-01	RE-FINISH AND RE-PAINT EXISTING EIFS OR CONCRETE COLOR: SW 1541 SANDBAR	
FNT-02	PAINT EXISTING EIFS COLOR: SW 1541 GRECIAN IVORY	
FNT-03	PAINT EXISTING CEILING/ SOFFITS COLOR: SW 1564 POLAR BEAR	
TL-01	TEARDROP ALUM. ADJUSTABLE LOUVER SYSTEM WITH INTEGRATED ANGLE FRAME	
BB-01	BURNISHED CMU, (GRAND BLANC CEMENT PRODUCTS - COLOR: TH\$)	

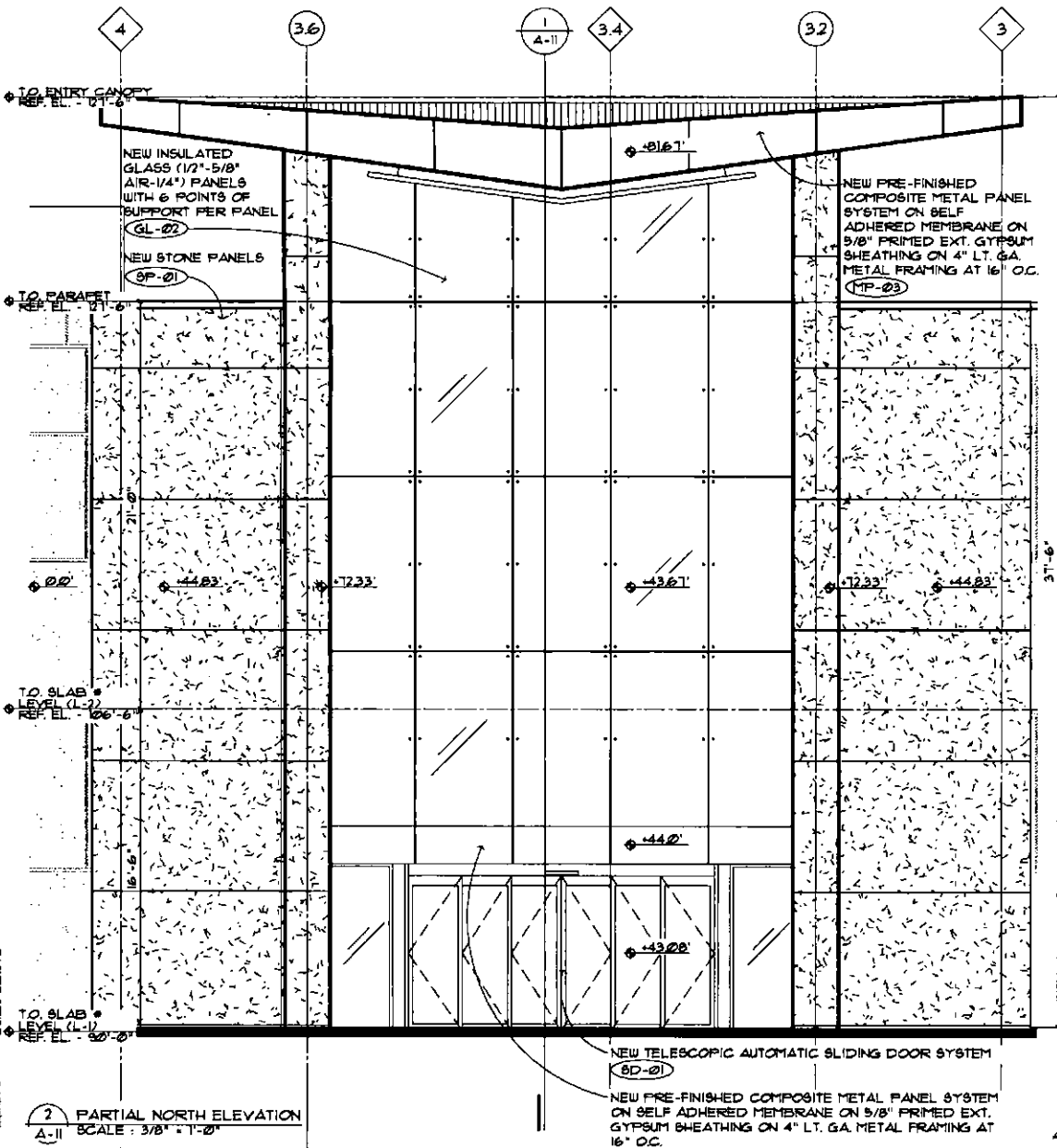




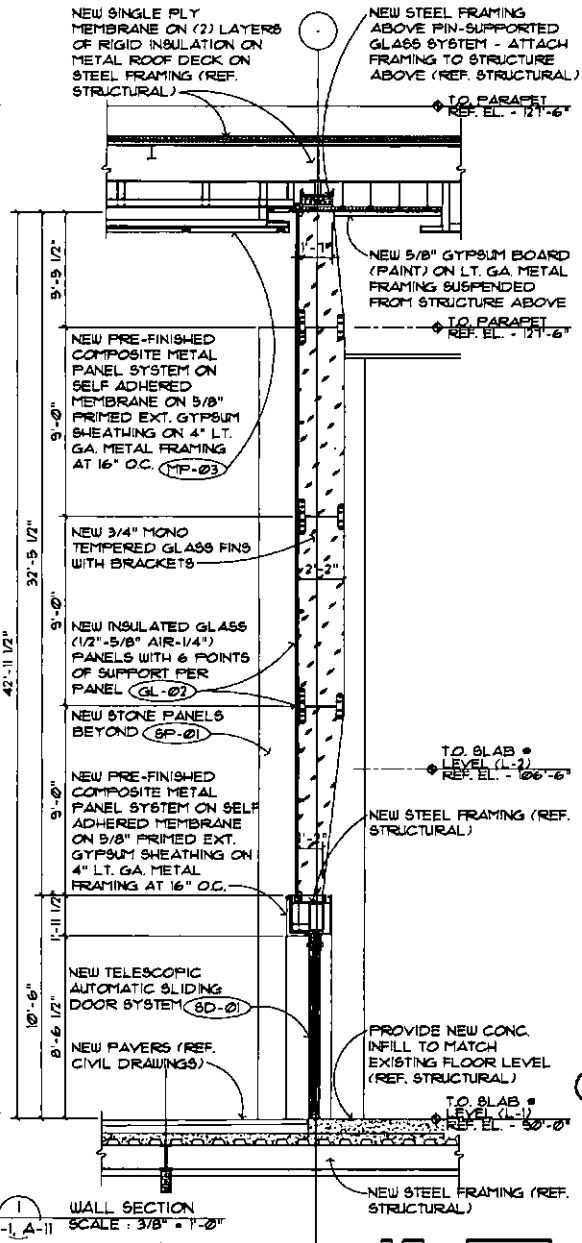
2 PARTIAL NORTH (SOUTH SIMILAR) ELEVATION
SCALE: 3/8" = 1'-0"



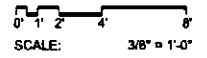
1 WALL SECTION
SCALE: 3/8" = 1'-0"



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



1 WALL SECTION
 SCALE: 3/8" = 1'-0"



CONSULTANT:

ISSUED FOR:
DRB SUBMITTAL
06-05-2017
DRB 2ND SUBMITTAL
08-17-2017

SUBJECT:
B&W PARTIAL
NORTH ELEVATION
AND WALL
SECTION (AT
FUTURE BOL...)

SEAL:
ARCHITECT OF RECORD
WILLIAM J. DETZ
REGISTERED ARCHITECT
CERTIFICATE NO. 5890
HOUSTON, TEXAS

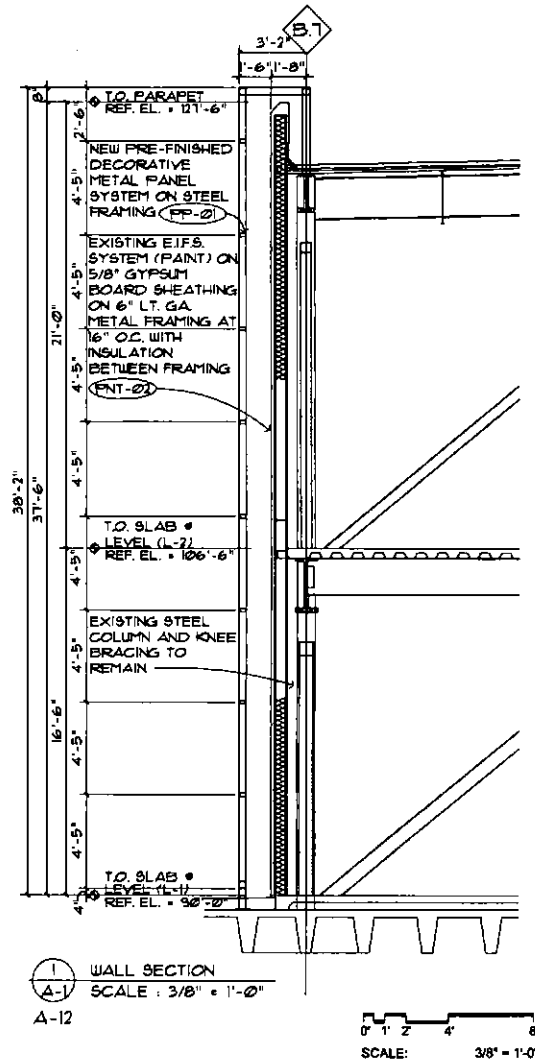
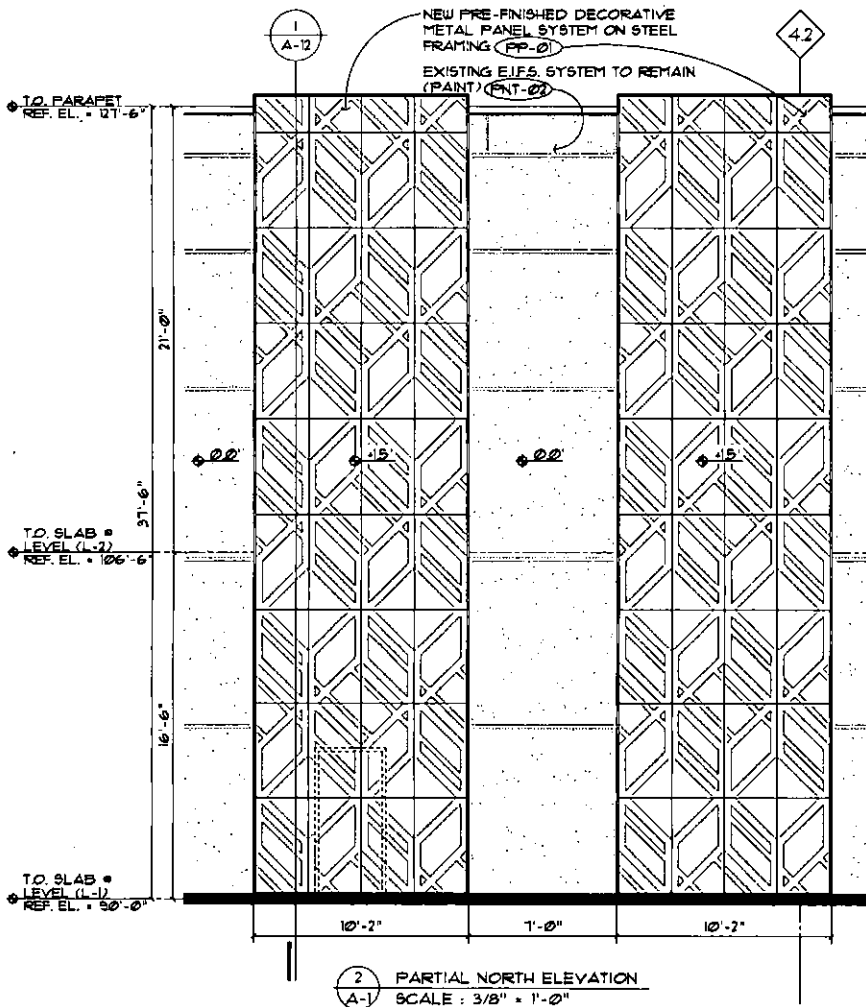
DEVELOPER:
MACER

PROJECT:

F.C.O.T.T.S.D./
Fashion
LUX WING M
RENOVATION

JOB NO.
1861

SHEET NO.
A-12





PERSPECTIVE 01
NOT TO SCALE



PERSPECTIVE 02
NOT TO SCALE



PERSPECTIVE 03
NOT TO SCALE



PERSPECTIVE 04
NOT TO SCALE



PERSPECTIVE 05
NOT TO SCALE



PERSPECTIVE 06
NOT TO SCALE



PERSPECTIVE 01
NOT TO SCALE



PERSPECTIVE 08
NOT TO SCALE

CONSULTANT :

ISSUED FOR :
DRB SUBMITTAL
06-05-2017
DRB 2ND SUBMITTAL
08-17-2017

SUBJECT :
PERSPECTIVE

SEAL :
ARCHITECT OF RECORD
WILLIAM J. BEITZ,
REGISTERED ARCHITECT
CERTIFICATE NO. 2076
ANN ARBOR, MICHIGAN, U.S.A.

Developer:
MACER

PROJECT :

S-C-O-T-T-S-D-A
Fashion
LUX WING M.
RENOVATION

JOB NO.
1861

SHEET NO.
A-5

06/17/2017 2:26:01 PM

06/17/2017 2:26:01 PM



PERSPECTIVE 09
NOT TO SCALE



PERSPECTIVE 10
NOT TO SCALE



PERSPECTIVE 11
NOT TO SCALE



PERSPECTIVE 12
NOT TO SCALE

JPra
ARCHITECTS
39300 W. Tuohi Mesa Rd.
Fountain Valley, CA 92708
p 949 737 9100
www.jpaa.com

CONSULTANT :

ISSUED FOR :
DRB SUBMITTAL
06-05-2017
DRB 2ND SUBMITTAL
08-17-2017

SUBJECT :
PERSPECTIVE

SEAL :
ARCHITECT OF RECORD
WILLIAM J. BRETZ, AIA
REGISTERED ARCHITECT
CERTIFICATE NO. 30723
ARIZONA, U.S.A.

Developer :
MACER

PROJECT :

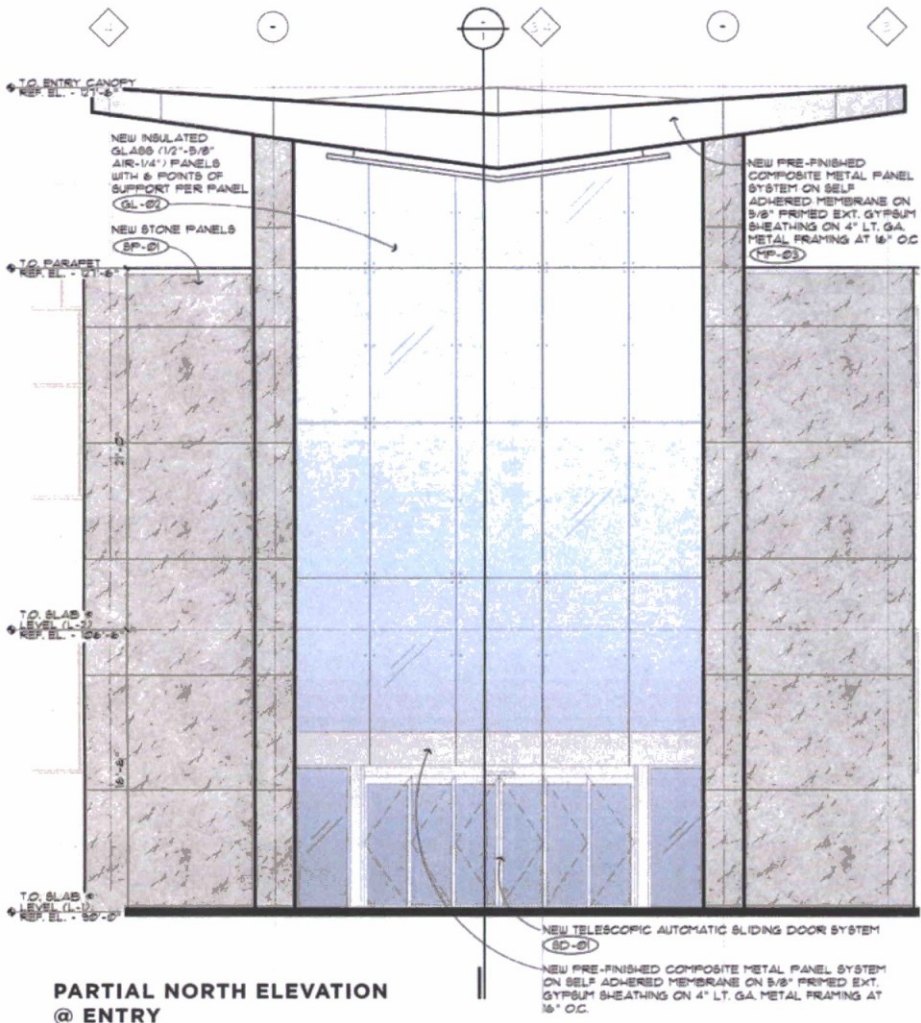
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Fashion
LUX WING M
RENOVATION

JOB NO.
1861

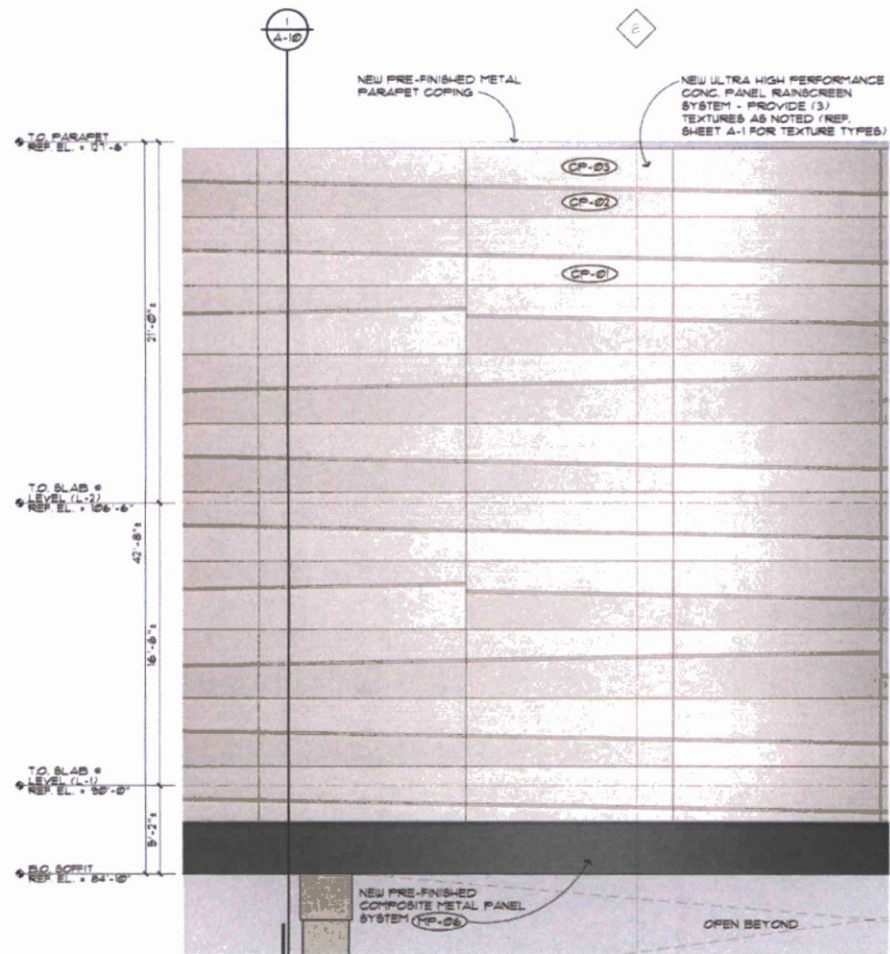
SHEET NO.
A-6

8/17/2017 2:57 PM

8/17/2017 2:57 PM



SP-01
STONE WALL PANEL - GLACIER GREY



**PARTIAL NORTH ELEVATION
@ BRIDGE**

CP-01

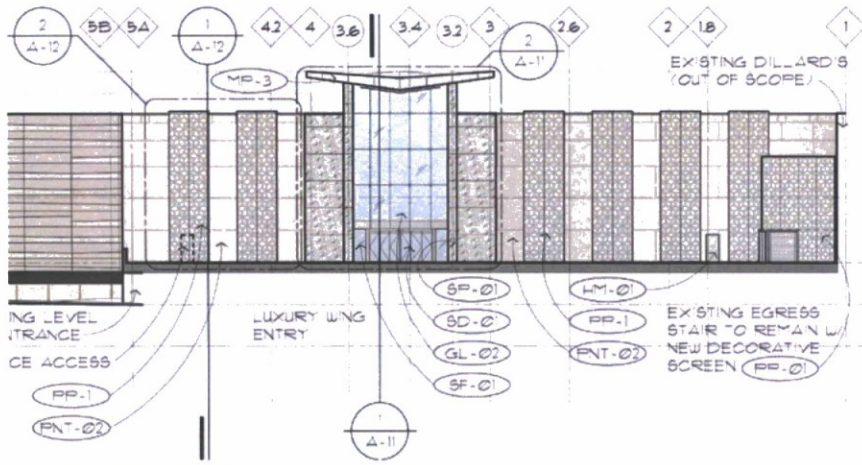
U.H.P. CONCRETE PANEL - TEXTURE: SMOOTH / COLOR: BONE

CP-02

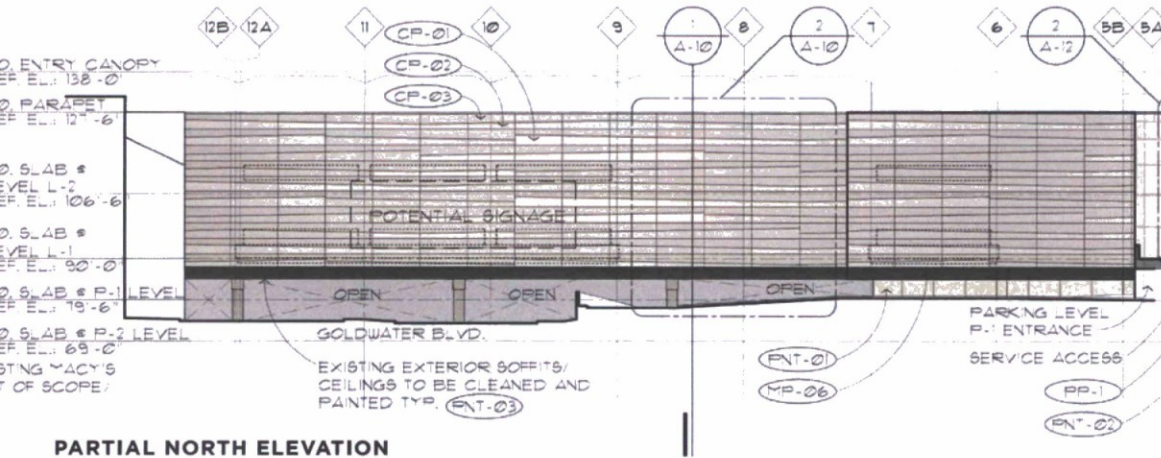
U.H.P. CONCRETE PANEL - TEXTURE: ROUGH 03 / COLOR: BONE

CP-03

U.H.P. CONCRETE PANEL - TEXTURE: ARBOS 02 / COLOR: BONE



PARTIAL NORTH ELEVATION



PARTIAL NORTH ELEVATION

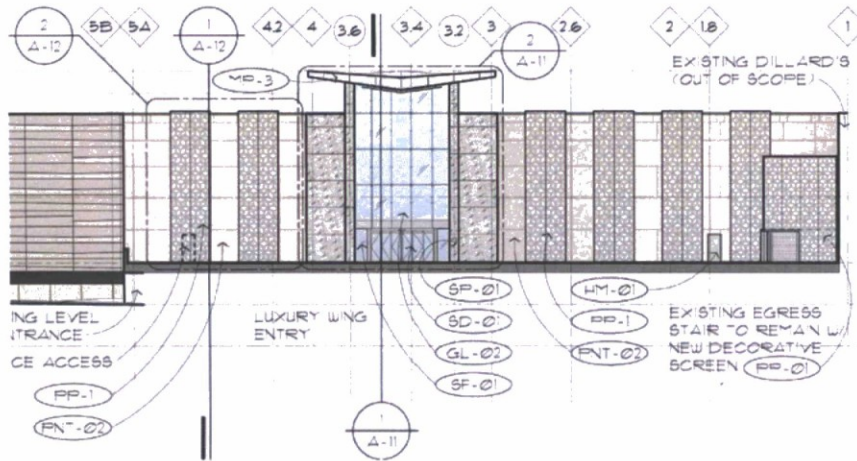
SD-01
&
SF-01

PRE-FINISHED ALUMINUM CURTAIN WALL SYSTEM / SLIDING DOORS

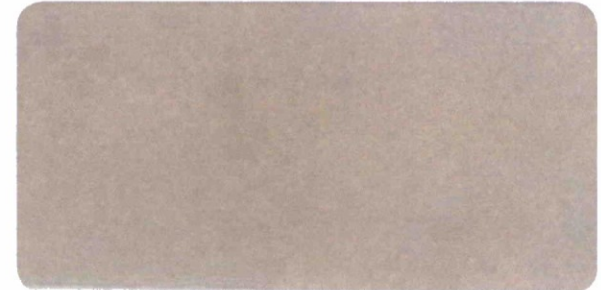
MP-03/PP-01
ALABASTER

PRE-FINISHED COMPOSITE
METAL PANEL

MP-06
NATURAL BRUSHED GRAPHITE

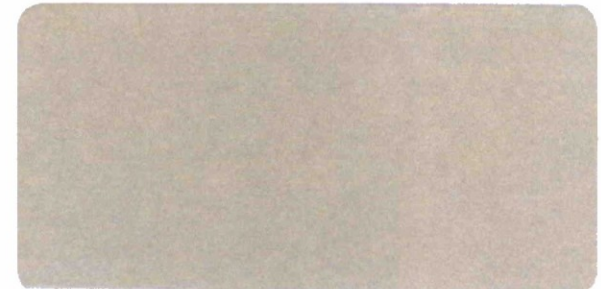


PARTIAL NORTH ELEVATION



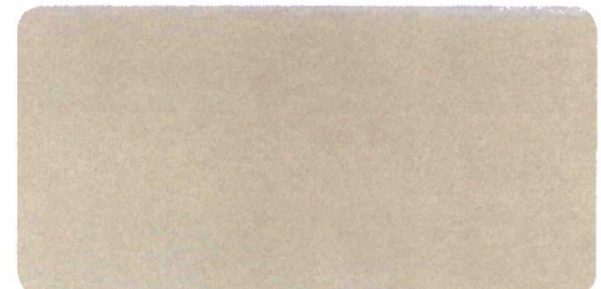
PNT-01

SW 7547: SANDBAR



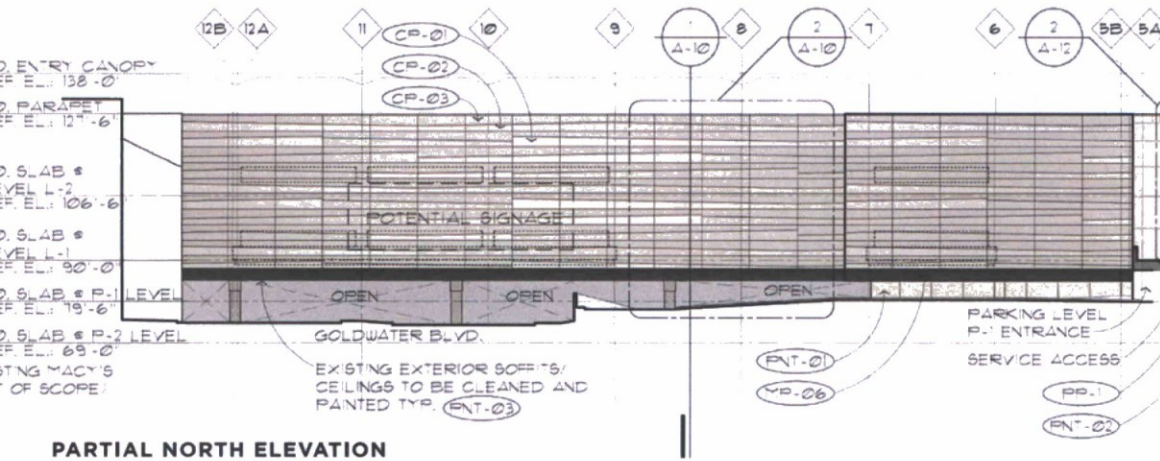
PNT-02 & HM-01

SW 7541: GRECIAN IVORY



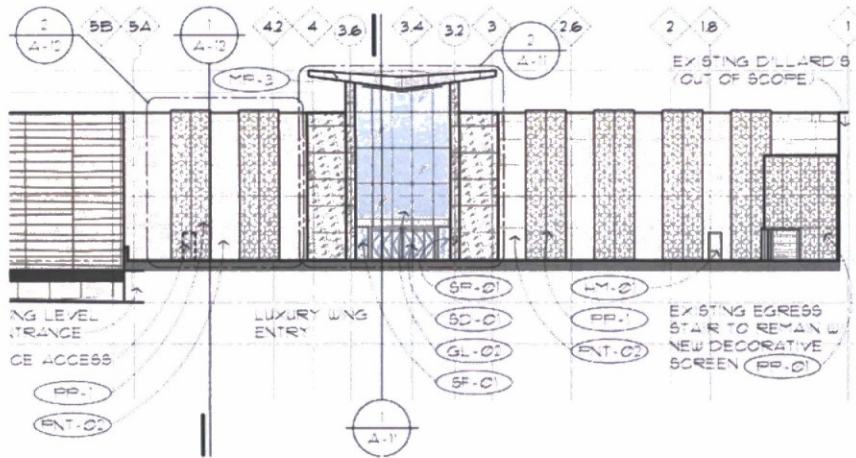
PNT-03

SW 7564: POLAR BEAR

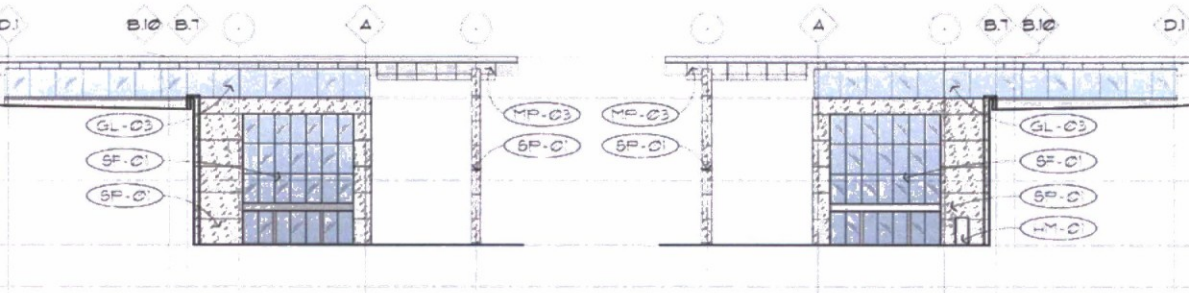


PARTIAL NORTH ELEVATION

SCOTTSDALE
Fashion Square



PARTIAL NORTH ELEVATION

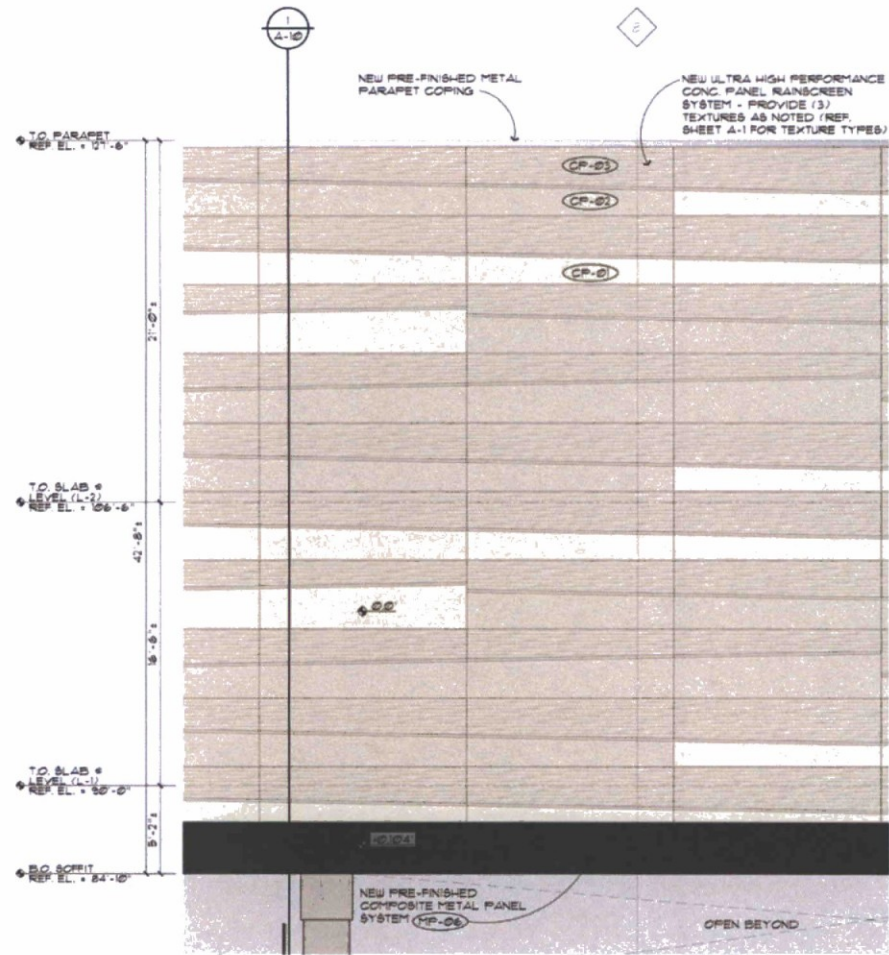


PARTIAL EAST ELEVATION

PARTIAL WEST ELEVATION



GL-02 & GL-03 INSULATED GLASS UNITS



**PARTIAL NORTH ELEVATION
@ BRIDGE**



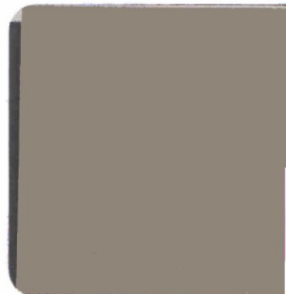
CP-01
U.H.P. CONCRETE PANEL - TEXTURE: SMOOTH / COLOR: BONE

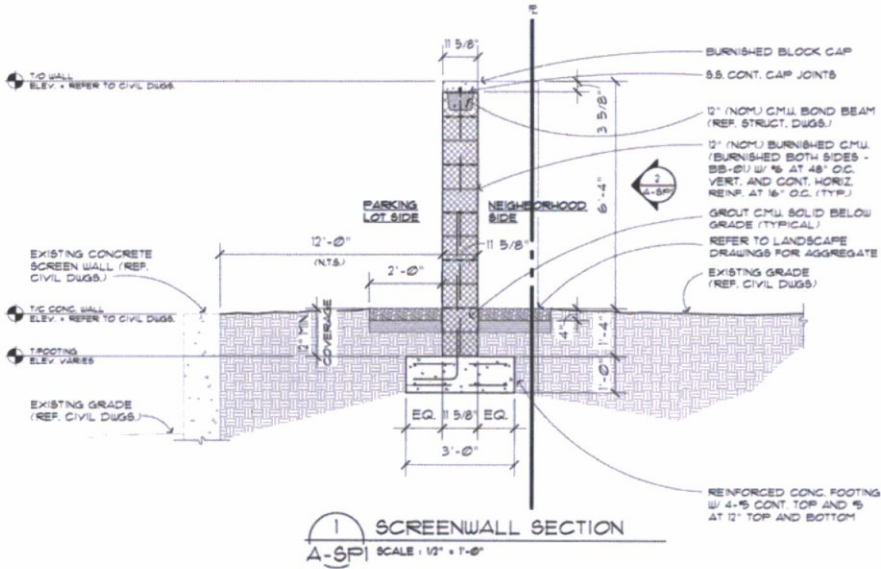
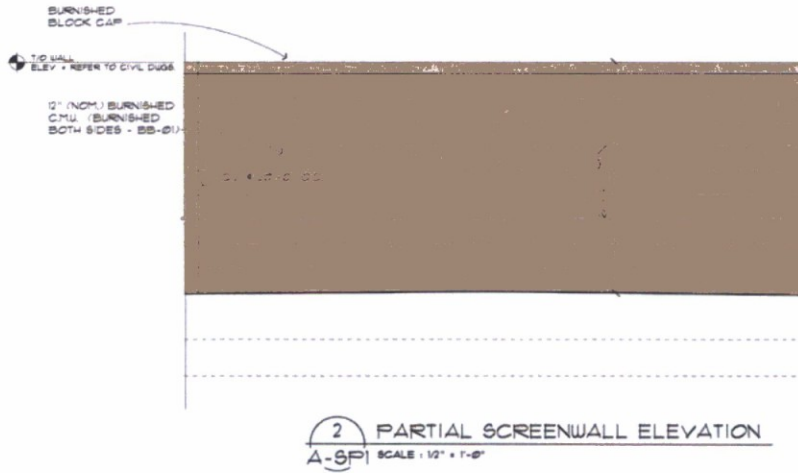


CP-02
U.H.P. CONCRETE PANEL - TEXTURE: ROUGH 03 / COLOR: BONE

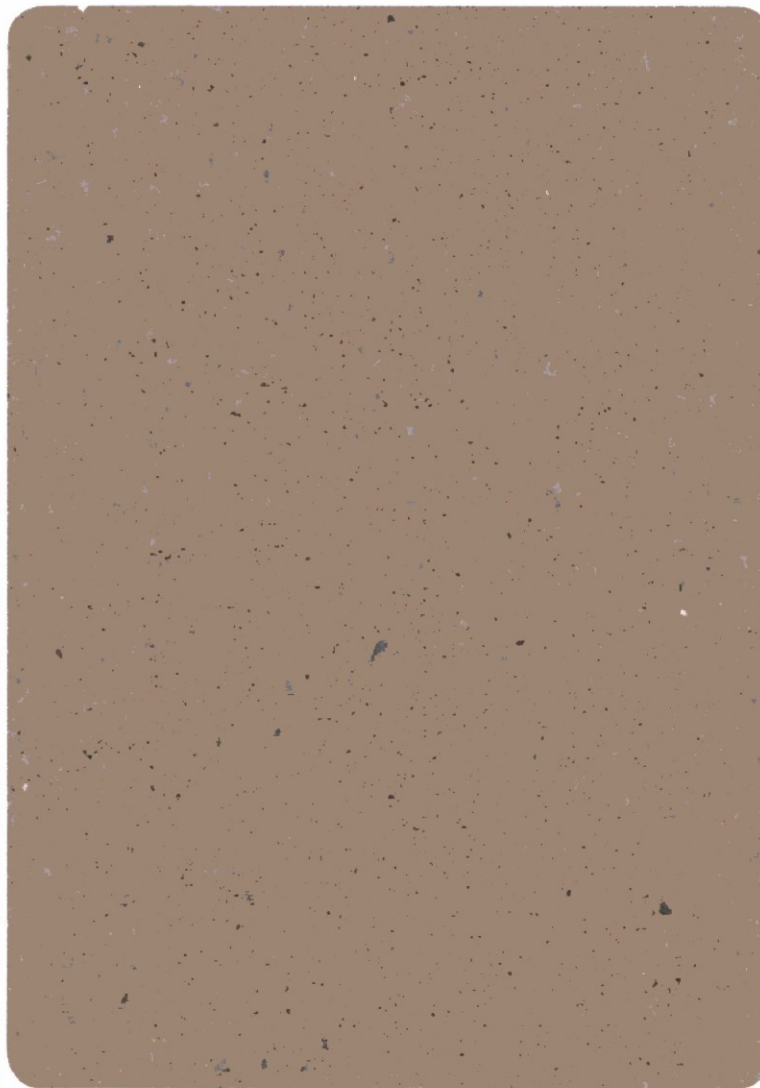


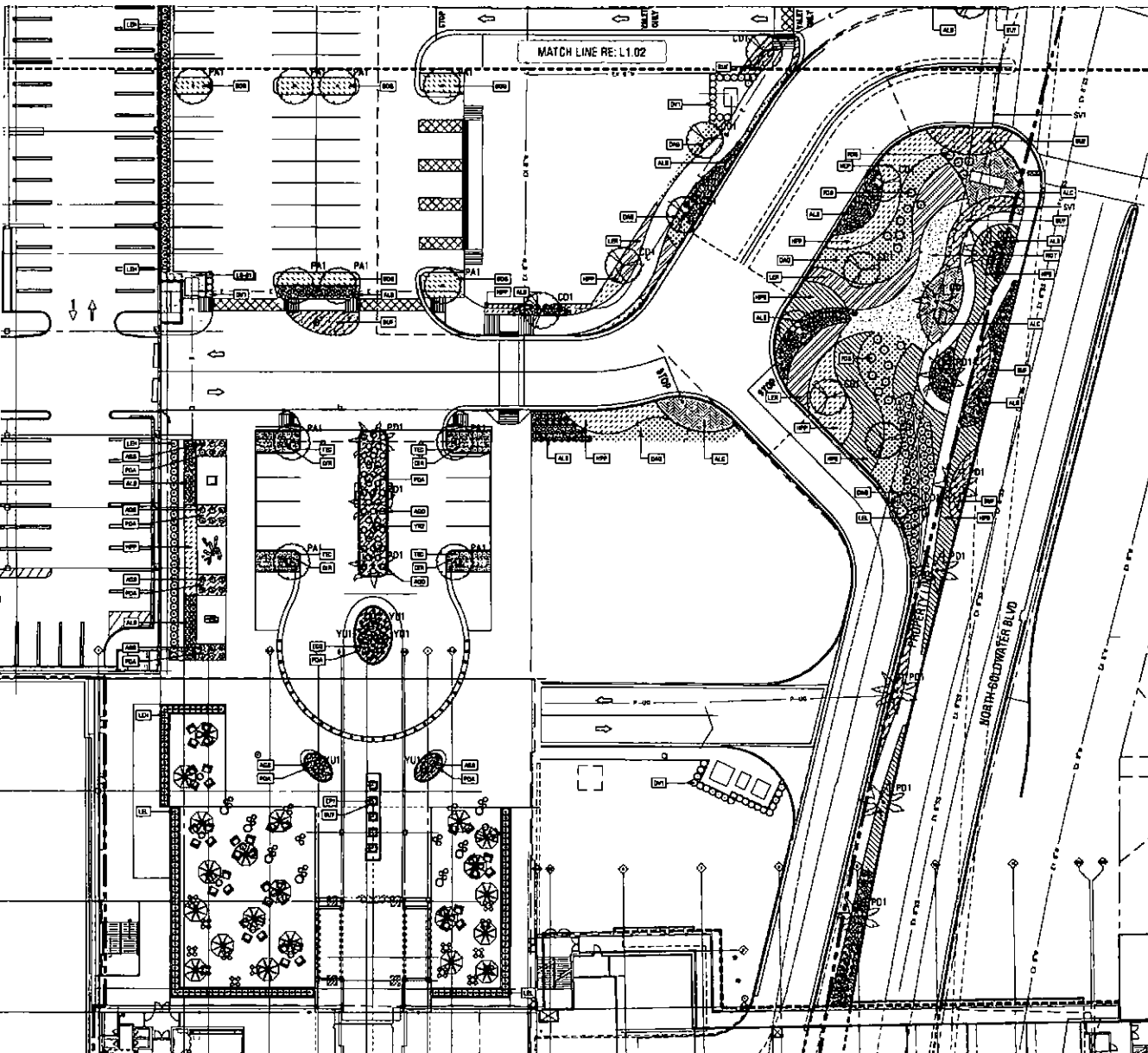
CP-03
U.H.P. CONCRETE PANEL - TEXTURE: ARBOS 02 / COLOR: BONE





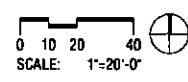
BB-01 BURNISHED CEMENT BLOCK - COLOR: "THS"





PLANT SCHEDULE				
TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	02P	12	LEUCODENDRON HYALID / WHITE WILLOW / LEUCODENDRON PALM FENCE	4" BKT
	02I	25	BOERHAVIA FRUTICOSA / FRODOED BUSH	11 GAL
	02Y	1	LEUCODENDRON B. FRUITICOSUM / SAN PEDRO CACTUS	8" BKT
	02R	25	PROSOPIS ALBA / SOUTH AMERICAN MESQUITE	4" BKT
	02D	18	PHOEBA DACTYLOIDES / DATE PALM	20" BKT
	02H	3	YUCCA ROSEIFLORA / BEADED YUCCA	20" BKT
	02E	15	YUCCA ROSEIFLORA / BEADED YUCCA	20" BKT
SHRUBS				
	02B	40	ADONIS BELLE PLUMBE / BLUE PLUMB AGAVE	1 GAL
	02J	50	AGAVE OXYSPICATA / SPINALE & FONGUE AGAVE	1 GAL
	02F	118	DIABELLA ADELPHOTA / LITTLE NEW / LITTLE NEW FLAG LILY	1 GAL
	02N	52	PEREGRINUS CACTUS / BELLER BARRER CACTUS	1 GAL
	02K	31	YUCCA ROSEIFLORA / BEADED YUCCA	10 GAL
	02M	127	LEUCOPHYLLON B. NEARBY / CLOUD / SANMATEO BUSH	1 GAL
	02L	254	LEUCOPHYLLON LANGRANIANAE / NO BRAVO TM / SANMATEO BUSH	1 GAL
	02C	69	TETRAELIX CHAMACORVIS / PROSTRATUM / PROSTRATE GERANIUM	1 GAL
VINES/SPILLER				
	02T	027	BOTANICAL NAME / COMMON NAME	CONTAINER
	02P	204	PELUS PUMILA / CROCODON PINE	1 GAL
SHRUB AREAS				
	02G	071	BOTANICAL NAME / COMMON NAME	CONTAINER
	02A	714	ALOE B. TIGER TAIL / FALOT	1 GAL
	02D	224	ALOE EMPEROR / ALOE	1 GAL
	02B	686	DIABELLA CACTUS / BELLER BARRER / BLUE & BAMA	1 GAL
	02P	629	AGAVE FRUTICOSA / YELLOW / FRODOED BUSH W	1 GAL
	02H	774	HEPHERIA OF PANYPLODIA / BRANDELIGHTS TM / BRANDELIGHTS RED YUCCA	1 GAL
	02P	844	LEUCODENDRON PALM FENCE / SAN PEDRO CACTUS	1 GAL
	02I	224	LEUCOPHYLLON LANGRANIANAE / NO BRAVO TM / SANMATEO BUSH	1 GAL
SHRUB PLANTERS				
	02G	071	BOTANICAL NAME / COMMON NAME	CONTAINER
	02C	313	DIABELLA ADELPHOTA / LITTLE NEW / LITTLE NEW FLAG LILY	1 GAL
	02T	250	DIABELLA ADELPHOTA / LITTLE NEW / LITTLE NEW FLAG LILY	1 GAL
	02A	710	PORTULACARIA ANNA / PROSTRATA / ELEGANT BUSH	1 GAL

LANDSCAPE AREA SUMMARY:
 • ON-SITE: 20,245 SQ. FT.
 • RIGHT-OF-WAY: 2,261 SQ. FT.
 • PARKING LOT: 12,913 SQ. FT.



JPRO ARCHITECTURE
 20000 W. Touhy Ave. Suite 100
 Rosemead, CA 91768
 626.777.9700
 www.jpro.com

CONSULTANT

OJB THE OFFICE OF JAMES BURTON
 LANDSCAPE ARCHITECTURE
 88 Lomas Blvd. Suite 200
 San Jose, CA 95128

ISSUED FOR:
 DRB SUBMITTAL PART II

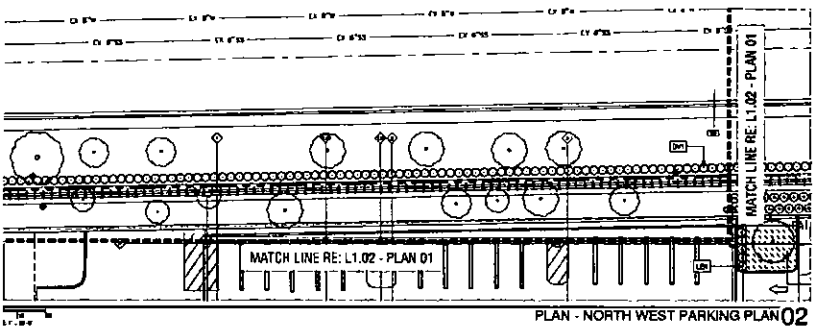
SUBJECT:
LANDSCAPE PLAN

DEVELOPER:
MACER

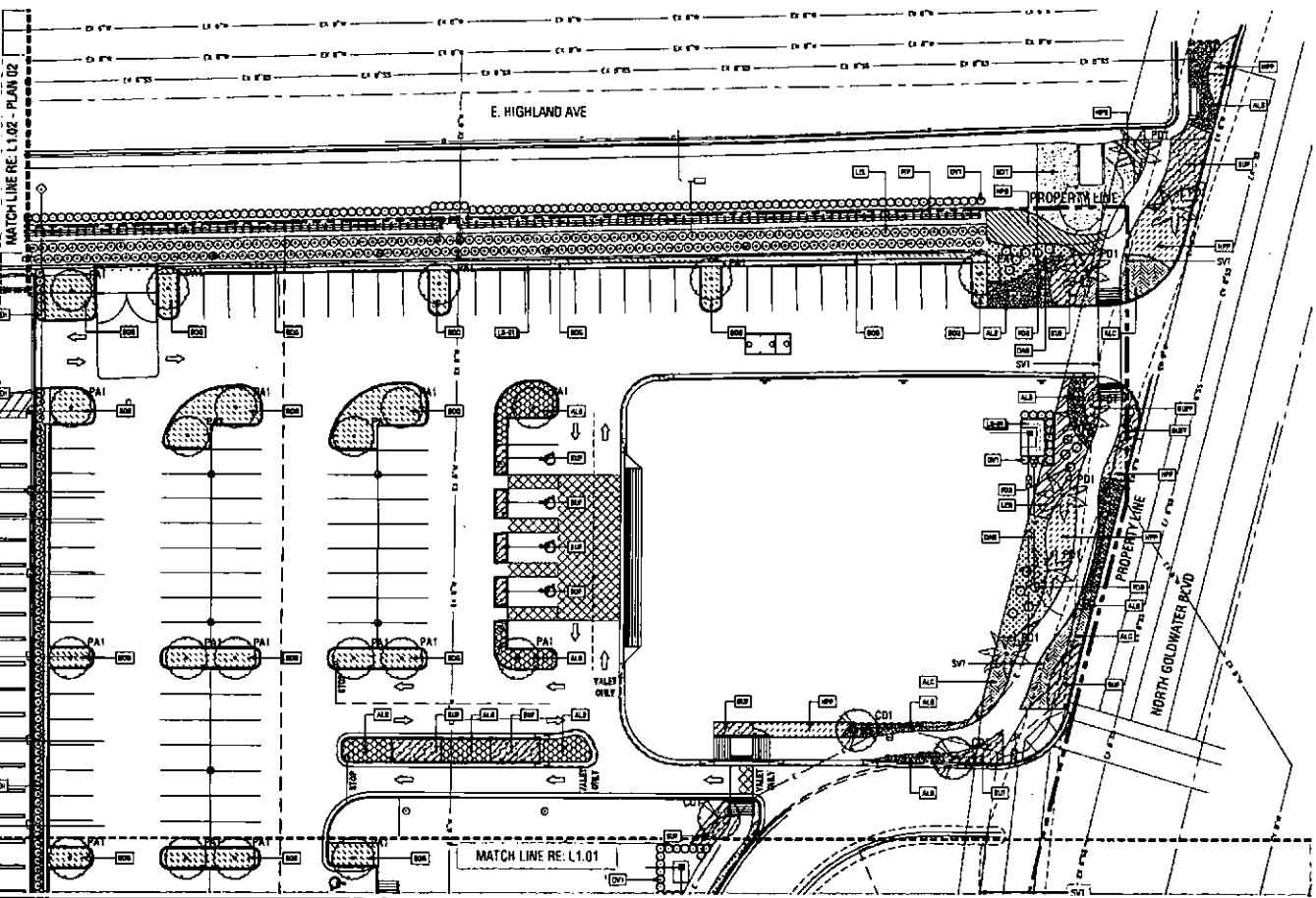
PROJECT:
SCOTTSDALE Fashion District LUX WIND MALL RENOVATION

JOB NO.
1881

SHEET NO.
L1.01



PLAN - NORTH WEST PARKING PLAN 02

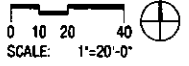


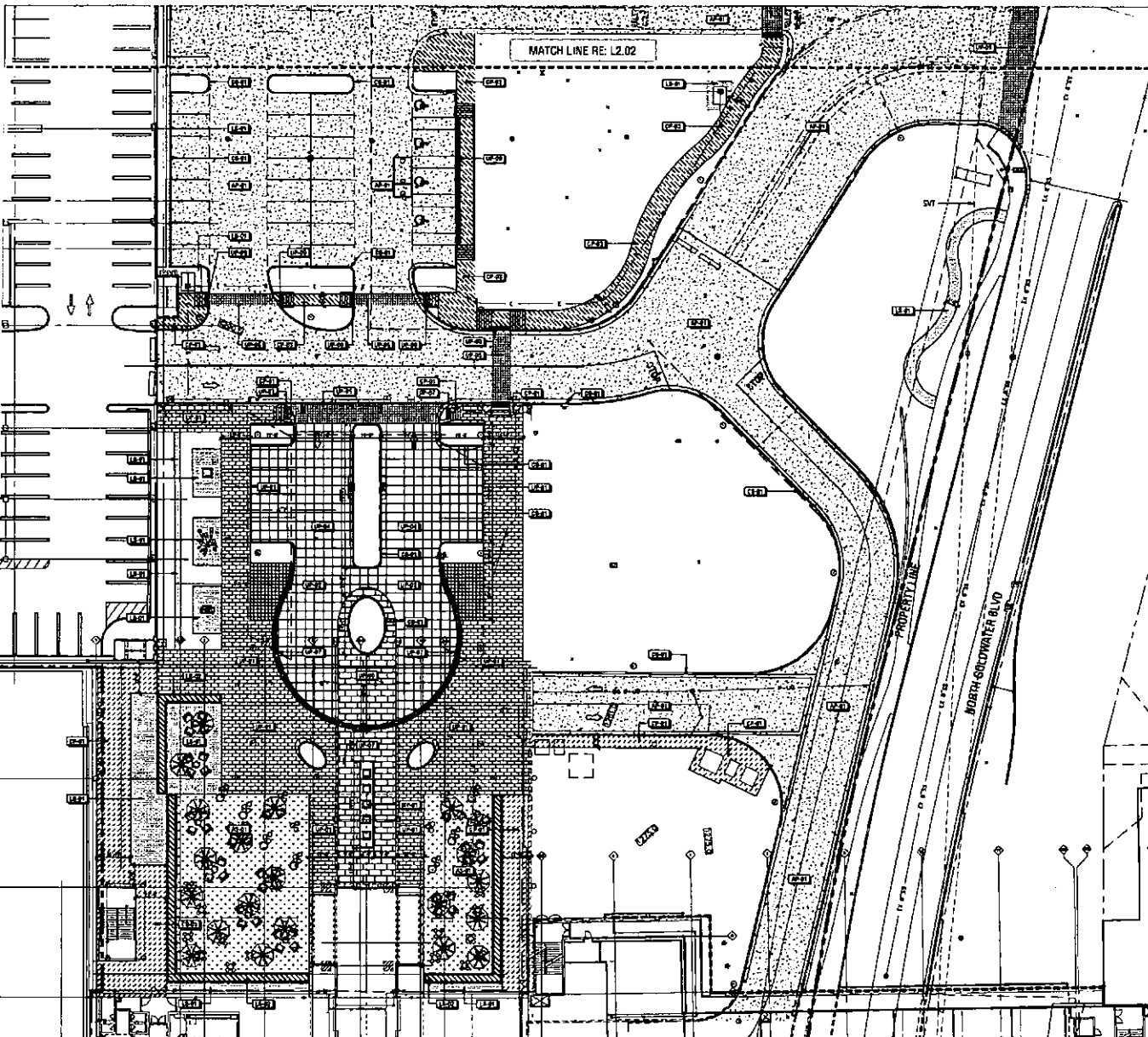
PLAN - NORTH PARKING PLAN 01

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	CD1	13	CONDICION HYBRID / DESERT MUEBLEN / DESERT MUEBLEN PALM VERDE	4" BOX
	DP1	15	DOODONAEA VIRENS / POTPORE BUSH	16 GAL
	EP1	16	PORTULACASIA MACRAEA / SAN PEDRO CACTUS	24" BOX
	PA1	17	PROSOPIS ALBA / SOUTH AMERICAN MESQUITE	48" BOX
	PD1	18	PROSOPIS ALBA / SOUTH AMERICAN MESQUITE	48" BOX
	FR1	19	FUCCIA ROSEATA / BEADED YUCCA	36" BOX
	YD1	20	YUCCA ROSEATA / BEADED YUCCA	24" BOX
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	AB1	21	ABOVE STATICEUM / FRENCH FLOPPY	5 GAL
	AM1	22	AMARYLLIDACEAE / FRENCH FLOPPY	5 GAL
	DR1	23	DANIELLA REVELUEN / TUTTLE REY / TUTTLE REY PLANT LIT	5 GAL
	ED1	24	EDMONDCACTUS BANGSI / BANGSI BARREL CACTUS	5 GAL
	FO1	25	FORSYTHIA SPLENDIDA / GOLDEN EGG	10 GAL
	LM1	26	LEUCOPHYLLON & NEARBY CLOVER / SANDMATE BUSH	5 GAL
	LE1	27	LEUCOPHYLLON LANGRISHAE / NO BRAVO TM / SANDMATE BUSH	5 GAL
	TR1	28	TRICHODON CHAMAEDRYS / PROSTRATE BERBERIDON	5 GAL
VINE/ARBORS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	FP1	29	FICUS PLUMBA / CREEPING FIG	1 GAL
PAVING AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	BL1	30	BLAZE E. BLUE EGF / PALM	5 GAL
	AL1	31	ALICE CAMPION / PALM	5 GAL
	AD1	32	ADONISDIUM GRANULOSUM / BLOOMER'S ADONIS	5 GAL
	AP1	33	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	34	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	35	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	36	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	37	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	38	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	39	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
	AP1	40	APALIS PRATENSIS / YELLOW / SOLID YUCCA	5 GAL
SHADING DEVICES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER
	PA1	41	PALE GREEN / TRAILING HOODER BUSH	1 GAL
	BT1	42	BETULINA TEXANA / TEXAS LARCHLEAF	5 GAL
	PO1	43	PORTULACASIA ALBA / PROSTRATE / EUPHORBIC BUSH	1 GAL

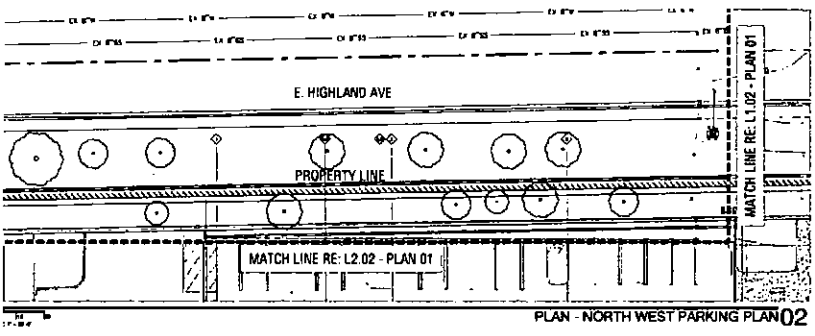
LANDSCAPE AREA SUMMARY:
 • ON-SITE: 20,200 SQ. FT.
 • RIGHT OF WAY: 7,261 SQ. FT.
 • PARKING LOT: 12,813 SQ. FT.



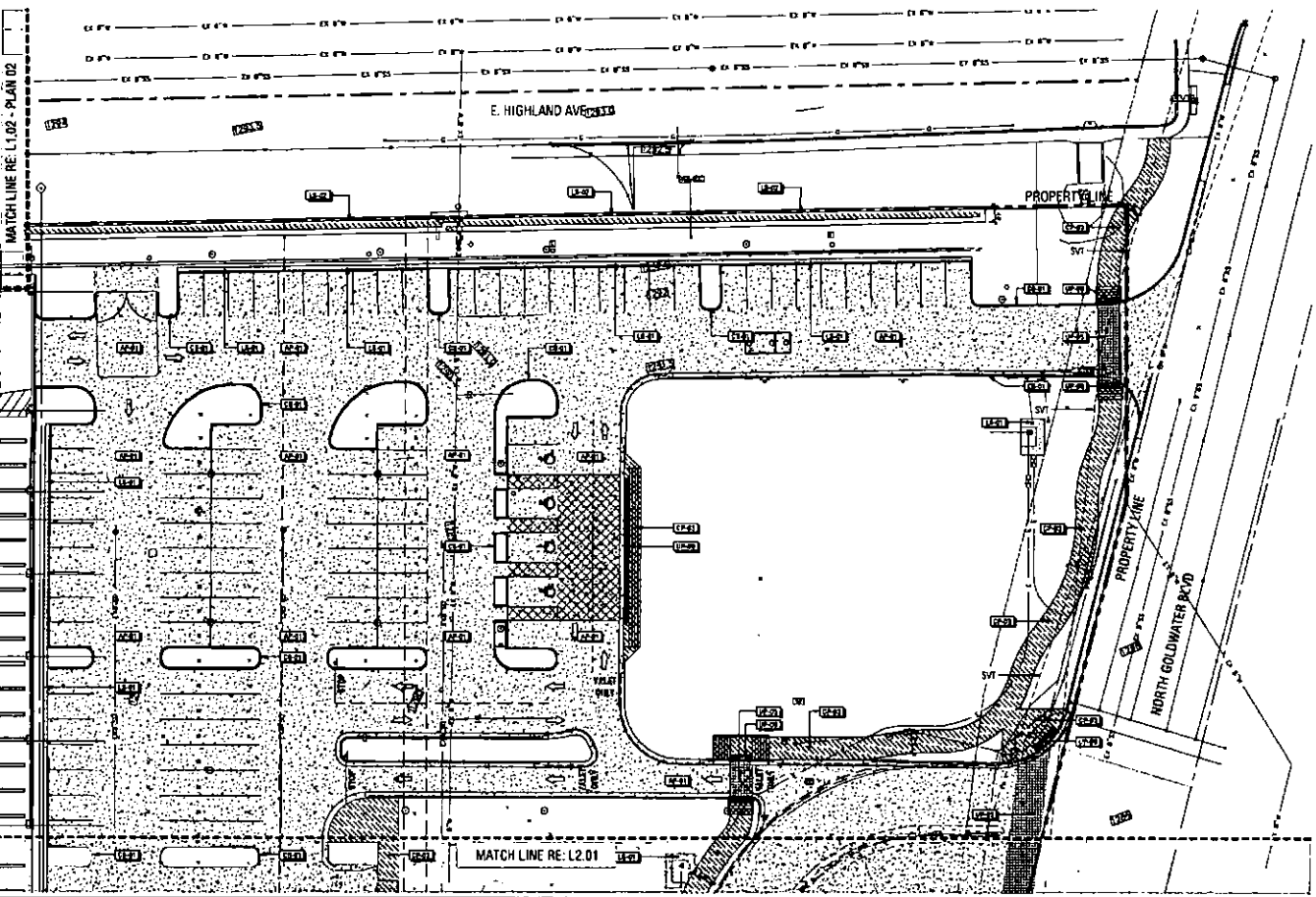


HARDSCAPE SCHEDULE

SYMBOL	APPROXIMATE DESCRIPTION	MATERIAL
(L-2-1)	ASPHALT PAVING (TYPE 1)	RS-1000X COATING ASPHALT
(L-2-2)	ARTIFICIAL SURFACING	
(L-2-3)	ARTIFICIAL TURF (TYPE 1)	
(L-2-4)	GRASS	
(L-2-5)	CONCRETE CURB (TYPE 1)	
(L-2-6)	CONCRETE PAVING	
(L-2-7)	CONCRETE PAVING (TYPE 1)	
(L-2-8)	CONCRETE PAVING (TYPE 2)	
(L-2-9)	LANDSCAPE MATERIALS	
(L-2-10)	BRICK/PAVING GRANITE	
(L-2-11)	DECORATIVE AGGREGATE	
(L-2-12)	VEHICULAR PAVING	
(L-2-13)	PEDESTRIAN UNIT PAVING (TYPE 1)	
(L-2-14)	PEDESTRIAN UNIT PAVING (TYPE 2)	
(L-2-15)	PEDESTRIAN UNIT PAVING (TYPE 3)	
(L-2-16)	VEHICULAR UNIT PAVING (TYPE 4)	
(L-2-17)	VEHICULAR UNIT PAVING (TYPE 5)	
(L-2-18)	VEHICULAR UNIT PAVING (TYPE 6)	
(L-2-19)	FRAGMENTED DOME	
(L-2-20)	WATER FEATURE (TYPE 1)	
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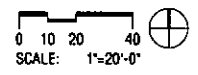
PLAN - NORTH WEST PARKING PLAN 02

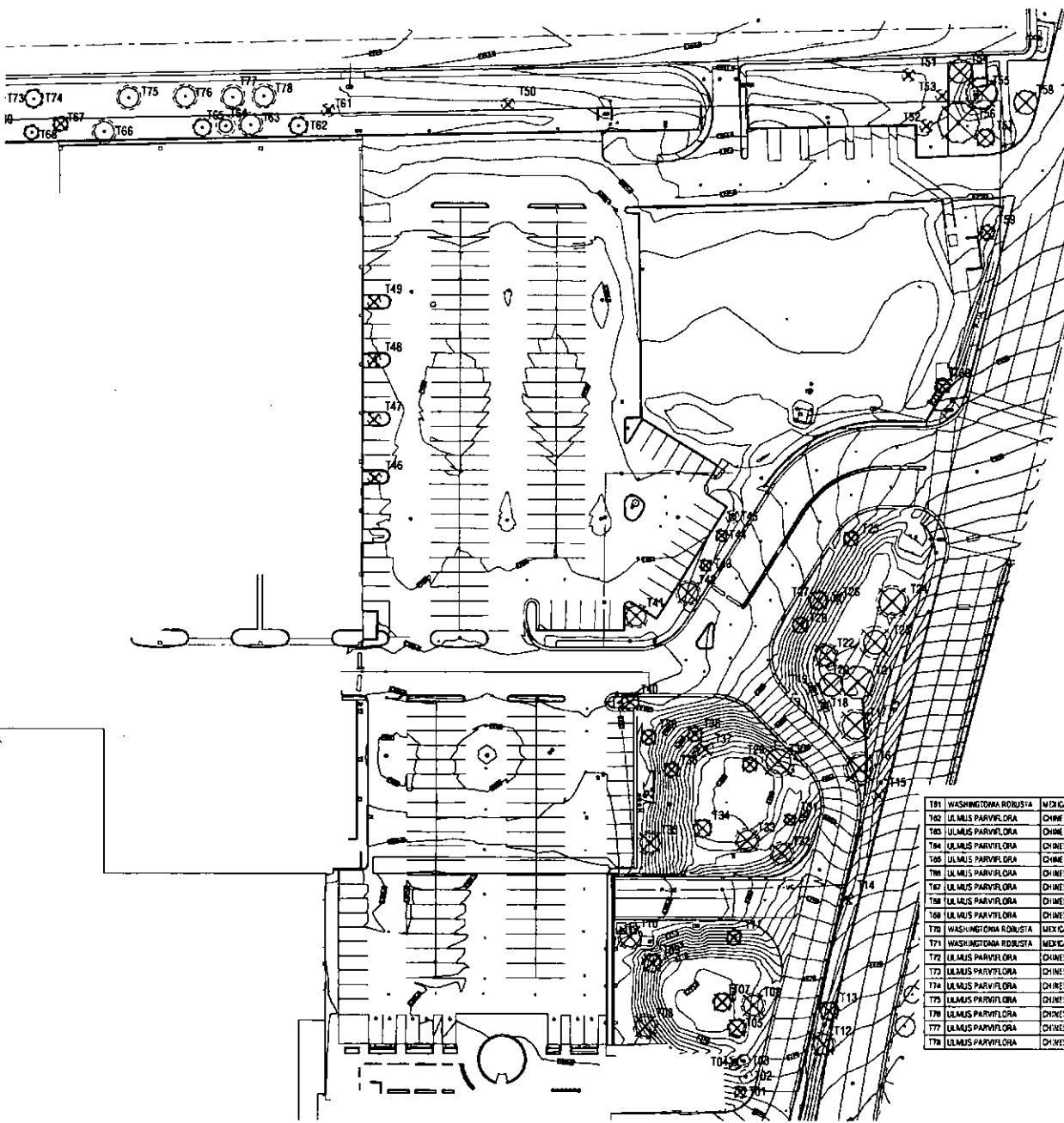


PLAN - NORTH PARKING PLAN 01

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	MATERIAL
(L2-21)	ASPHALT PAVING (TYPE 1)	32-PHIN EXISTING ASPHALT
(L2-22)	CONCRETE PAVING (TYPE 1)	4" THICK PEDESTRIAN CONCRETE PAVING WITH RETARDANT FINISH
(L2-23)	CONCRETE PAVING (TYPE 2)	4" THICK PEDESTRIAN INTERLOCK COLORED CONCRETE PAVING
(L2-24)	CONCRETE CURB (TYPE 1)	
(L2-25)	CONCRETE FINISH (TYPE 1)	
(L2-26)	CONCRETE FINISH (TYPE 2)	
(L2-27)	CONCRETE FINISH (TYPE 3)	
(L2-28)	CONCRETE FINISH (TYPE 4)	
(L2-29)	CONCRETE FINISH (TYPE 5)	
(L2-30)	CONCRETE FINISH (TYPE 6)	
(L2-31)	CONCRETE FINISH (TYPE 7)	
(L2-32)	CONCRETE FINISH (TYPE 8)	
(L2-33)	CONCRETE FINISH (TYPE 9)	
(L2-34)	CONCRETE FINISH (TYPE 10)	
(L2-35)	CONCRETE FINISH (TYPE 11)	
(L2-36)	CONCRETE FINISH (TYPE 12)	
(L2-37)	CONCRETE FINISH (TYPE 13)	
(L2-38)	CONCRETE FINISH (TYPE 14)	
(L2-39)	CONCRETE FINISH (TYPE 15)	
(L2-40)	CONCRETE FINISH (TYPE 16)	
(L2-41)	CONCRETE FINISH (TYPE 17)	
(L2-42)	CONCRETE FINISH (TYPE 18)	
(L2-43)	CONCRETE FINISH (TYPE 19)	
(L2-44)	CONCRETE FINISH (TYPE 20)	
(L2-45)	CONCRETE FINISH (TYPE 21)	
(L2-46)	CONCRETE FINISH (TYPE 22)	
(L2-47)	CONCRETE FINISH (TYPE 23)	
(L2-48)	CONCRETE FINISH (TYPE 24)	
(L2-49)	CONCRETE FINISH (TYPE 25)	
(L2-50)	CONCRETE FINISH (TYPE 26)	
(L2-51)	CONCRETE FINISH (TYPE 27)	
(L2-52)	CONCRETE FINISH (TYPE 28)	
(L2-53)	CONCRETE FINISH (TYPE 29)	
(L2-54)	CONCRETE FINISH (TYPE 30)	
(L2-55)	CONCRETE FINISH (TYPE 31)	
(L2-56)	CONCRETE FINISH (TYPE 32)	
(L2-57)	CONCRETE FINISH (TYPE 33)	
(L2-58)	CONCRETE FINISH (TYPE 34)	
(L2-59)	CONCRETE FINISH (TYPE 35)	
(L2-60)	CONCRETE FINISH (TYPE 36)	
(L2-61)	CONCRETE FINISH (TYPE 37)	
(L2-62)	CONCRETE FINISH (TYPE 38)	
(L2-63)	CONCRETE FINISH (TYPE 39)	
(L2-64)	CONCRETE FINISH (TYPE 40)	
(L2-65)	CONCRETE FINISH (TYPE 41)	
(L2-66)	CONCRETE FINISH (TYPE 42)	
(L2-67)	CONCRETE FINISH (TYPE 43)	
(L2-68)	CONCRETE FINISH (TYPE 44)	
(L2-69)	CONCRETE FINISH (TYPE 45)	
(L2-70)	CONCRETE FINISH (TYPE 46)	
(L2-71)	CONCRETE FINISH (TYPE 47)	
(L2-72)	CONCRETE FINISH (TYPE 48)	
(L2-73)	CONCRETE FINISH (TYPE 49)	
(L2-74)	CONCRETE FINISH (TYPE 50)	
(L2-75)	CONCRETE FINISH (TYPE 51)	
(L2-76)	CONCRETE FINISH (TYPE 52)	
(L2-77)	CONCRETE FINISH (TYPE 53)	
(L2-78)	CONCRETE FINISH (TYPE 54)	
(L2-79)	CONCRETE FINISH (TYPE 55)	
(L2-80)	CONCRETE FINISH (TYPE 56)	
(L2-81)	CONCRETE FINISH (TYPE 57)	
(L2-82)	CONCRETE FINISH (TYPE 58)	
(L2-83)	CONCRETE FINISH (TYPE 59)	
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(L2-85)	CONCRETE FINISH (TYPE 61)	
(L2-86)	CONCRETE FINISH (TYPE 62)	
(L2-87)	CONCRETE FINISH (TYPE 63)	
(L2-88)	CONCRETE FINISH (TYPE 64)	
(L2-89)	CONCRETE FINISH (TYPE 65)	
(L2-90)	CONCRETE FINISH (TYPE 66)	
(L2-91)	CONCRETE FINISH (TYPE 67)	
(L2-92)	CONCRETE FINISH (TYPE 68)	
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(L2-94)	CONCRETE FINISH (TYPE 70)	
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(L2-96)	CONCRETE FINISH (TYPE 72)	
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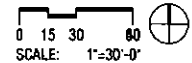
TREE PROTECTION LEGEND

- ⊙ (with 'X' inside) TREES TO BE PROTECTED IN PLACE REFER TO PROJECT SPECIFICATIONS
- ⊗ (with 'X' inside) TREE TO BE REMOVED REFER TO PROJECT SPECIFICATIONS

TREE DEMO & PROTECTION SCHEDULE

SY	MI	LATIN NAME	COMMON NAME	SCOPE
T01		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T02		PHOENIX DACTYLIFERA	DEGLET NOOR DATE PALM	PROTECTED IN PLACE
T03		PHOENIX DACTYLIFERA	DEGLET NOOR DATE PALM	PROTECTED IN PLACE
T04		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T05		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T06		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T07		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T08		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T09		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T10		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T11		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T12		EUCALYPTUS NIDROTHECA	COOLIBAH	DEMO
T13		EUCALYPTUS NIDROTHECA	COOLIBAH	DEMO
T14		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T15		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T16		PROSOPIS SP.	MESQUITE	DEMO
T17		PROSOPIS SP.	MESQUITE	DEMO
T18		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T19		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T20		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T21		PROSOPIS SP.	MESQUITE	DEMO
T22		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T23		PROSOPIS SP.	MESQUITE	DEMO
T24		PROSOPIS SP.	MESQUITE	DEMO
T25		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T26		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T27		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T28		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T29		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T30		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T31		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T32		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T33		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T34		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T35		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T36		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T37		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T38		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T39		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T40		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T41		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T42		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T43		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T44		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T45		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T46		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T47		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T48		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T49		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T50		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T51		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T52		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T53		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T54		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T55		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T56		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T57		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T58		FRAXINUS VALLETTA	ARIZONA ASH	DEMO
T59		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T60		FRAXINUS VALLETTA	ARIZONA ASH	DEMO

T61		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T62		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T63		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T64		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T65		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T66		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T67		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T68		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T69		ULMUS PARVIFLORA	CHINESE ELM	PROTECTED IN PLACE
T70		ULMUS PARVIFLORA	CHINESE ELM	DEMO
T71		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T72		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T73		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T74		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T75		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T76		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T77		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T78		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T79		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T80		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T81		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T82		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T83		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T84		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T85		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T86		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T87		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T88		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T89		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T90		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T91		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T92		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T93		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T94		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T95		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T96		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T97		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T98		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T99		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO
T100		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	DEMO



PLAN - TREE PROTECTION PLAN 01

CONSULTANT:

ISSUED FOR:
DRS SUBMITTAL PART B

PROJECT:
NATIVE PLAN SUBMITTAL

SCALE:

PROJECT:

JOB NO.

1861

SHEET NO.

L3.00

