

**Marked Agendas**  
**Approved Minutes**  
**Approved Reports**

**The June 7, 2018  
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: June 7, 2018 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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**17 Three Hundred  
7-DR-2018**

**Location:** 17300 North Perimeter Drive

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new two-story office development, with approximately 48,500 square feet of building area, all on a 2.4-acre site.

## OWNER

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Perimeter Center Commons  
602-682-0200

## ARCHITECT/DESIGNER

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Vertical Design Studio  
Justin Gregonis  
602-395-1000

## ENGINEER

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IMEG  
Mike Jackson  
480-378-3792

## APPLICANT CONTACT

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David Kross  
Irgens  
602-682-0198

## BACKGROUND

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### Zoning

This site is located within the 1,292 acres that was annexed from the county as Single-family Residential (R1-35) in 1963. Perimeter Center PCD was established in zoning district map amendment cases 11-Z-1986 and 10-Z-1988, which rezoned this site from R1-35 to Planned Community District with an Industrial Park comparable zoning (I-1 PCD). The Industrial zoning district allows office uses as well as manufacturing and storage.

## **Context**

Located at the southwest corner of North Perimeter Drive and East Anderson Drive, the 2.4-acre site is centrally located within the partially developed Perimeter Center. The site is surrounded by industrial and office uses. Please refer to the context graphic attached.

## **Adjacent Uses and Zoning**

- North Existing office, zoned Industrial Park, Planned Community District (I-1 PCD).
- South Existing office, zoned Industrial Park, Planned Community District (I-1 PCD).
- East Existing office, zoned Industrial Park, Planned Community District (I-1 PCD).
- West Existing office, zoned Industrial Park, Planned Community District (I-1 PCD).

## **Key Items for Consideration**

- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles
- Conformance with the City of Scottsdale Office Design Guidelines

## **DEVELOPMENT PROPOSAL**

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### **Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new two-story office development with approximately 48,500 square feet of building area.

### **Neighborhood Communication**

Property owners within 750 feet of the site have been notified of the applicant's request and the site has been posted with the required hearing notice sign.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The General Plan Land Use Element designates the property as Employment with the Regional Use Overlay. The Employment category allows industrial, commercial and office uses providing a source of employment, commerce and economic activity to serve the surrounding area and community. The Regional Use Overlay designated the freeway corridor in this area as a major mixed-use employment, service and civic core of regional significance.

The site is located within the boundaries of the Greater Airpark Character Area Plan (GACAP), which designates this site as Employment. Uses in this category include office, commercial, warehousing, and light industrial land uses that provide opportunities for business enterprises, as well as regional and local jobs. The GACAP identifies this area for "Type C" development which represents medium to higher scale development.

Access to the site is provided by an existing shared driveway entrance and a new pedestrian walkway will connect the building to the existing sidewalk along Perimeter Drive. Internal pedestrian connectivity is maintained with a new sidewalk that circulates around the entire building.

Development Review Board Report | Case No. 7-DR-2018

The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” using “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. The development project utilizes muted earth tones, consistent with the City policies and guidelines. Architectural materials are consistent with the surrounding development; the façade of the building is compilation of tilt-wall concrete panels, stone tile, and aluminum metal composite panel. The main entry is covered by a 10-foot-deep cantilevered canopy, and on the second-floor horizontal louvered sunshades are integrated into the building design to shade windows.

A new site wall and desert landscape will be installed along Perimeter Drive to screen vehicular parking from street view. Pedestrian amenities include a two ground floor patios located on the north and east side of the building with benches, hardscape and planters.

### Development Information

• Existing Use:	Existing vacant pad
• Proposed Use:	Office
• Parcel Size:	2.6 gross acres
	2.4 net acres
	103,930 square feet
• Total Building/Office Area:	48,444 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Proposed:	0.45
• Building Height Allowed:	52 feet, excluding rooftop appurtenances
• Building Height Proposed:	35 feet 0 inches, including rooftop appurtenances
• Parking Required:	162 spaces
• Parking Provided:	179 spaces
• Open Space Required:	17,564 square feet / 0.40 acres
• Open Space Provided:	18,404 square feet / 0.42 acres

### STAFF RECOMMENDATION

#### Recommended Approach:

Staff recommends that the Development Review Board approve 17 Three Hundred per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan and the Development Review Criteria have been met.

### RESPONSIBLE DEPARTMENTS

#### Planning and Development Services

Current Planning Services

Traffic Engineering

Fire & Life Safety Services

Stormwater Management

**STAFF CONTACT**

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Meredith Tessier  
Senior Planner  
480-312-4211  
E-mail: mtessier@ScottsdaleAZ.gov

**APPROVED BY**

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Meredith Tessier, Report Author

5/30/2018  
Date



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

5/31/18  
Date



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

5/31/18  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 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
  - 7. Material and Color Board
  - 8. Landscape Plans
  - 9. Neighborhood Notification Report

**Stipulations for the  
Development Review Board Application:  
17 Three Hundred  
Case Number: 7-DR-2018**

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

**STIPULATIONS IN BOLD PRINT WERE ADDED BY THE DEVELOPMENT REVIEW BOARD**

**APPLICABLE DOCUMENTS AND PLANS:**

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:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Irgens, with a city staff date of 04/24/2018.
  - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by Irgens, with a city staff date of 04/24/2018.
  - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Irgens, with a city staff date of 04/24/2018.
  - c. The case drainage report prepared by IMEG 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 cases for the site were 11-Z-86, 10-Z-88, and 15-DR-1988.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

**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. At time of final plans, the applicant shall use pavers or tree grates for trees affected in the parking area.
5. Site design shall be consistent with the Perimeter Center Master Environmental Design Concept Plan (15-DR-1988).
6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. 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 2147-1, for double enclosures.

#### **LANDSCAPE DESIGN:**

##### **Ordinance**

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

##### **DRB Stipulations**

8. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

#### **EXTRIOR LIGHTING:**

##### **Ordinance**

- D. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- 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.

##### **DRB Stipulations**

9. 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.
10. Incorporate the following parking lot and site lighting into the project's design:
- a. 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

- DRB NO. 7-DR-2010
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-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 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**DRB Stipulations**

- 11. At time of final plans, the applicant shall dedicate an Avigation Easement to the City of Scottsdale.

**STREET INFRASTRUCTURE:**

**DRB Stipulations**

- 12. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 13. 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 Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

**WATER AND WASTEWATER:**

**DRB Stipulations**

- 14. 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**

- 15. 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.



17 Three Hundred

7-DR-2017

ATTACHMENT 1



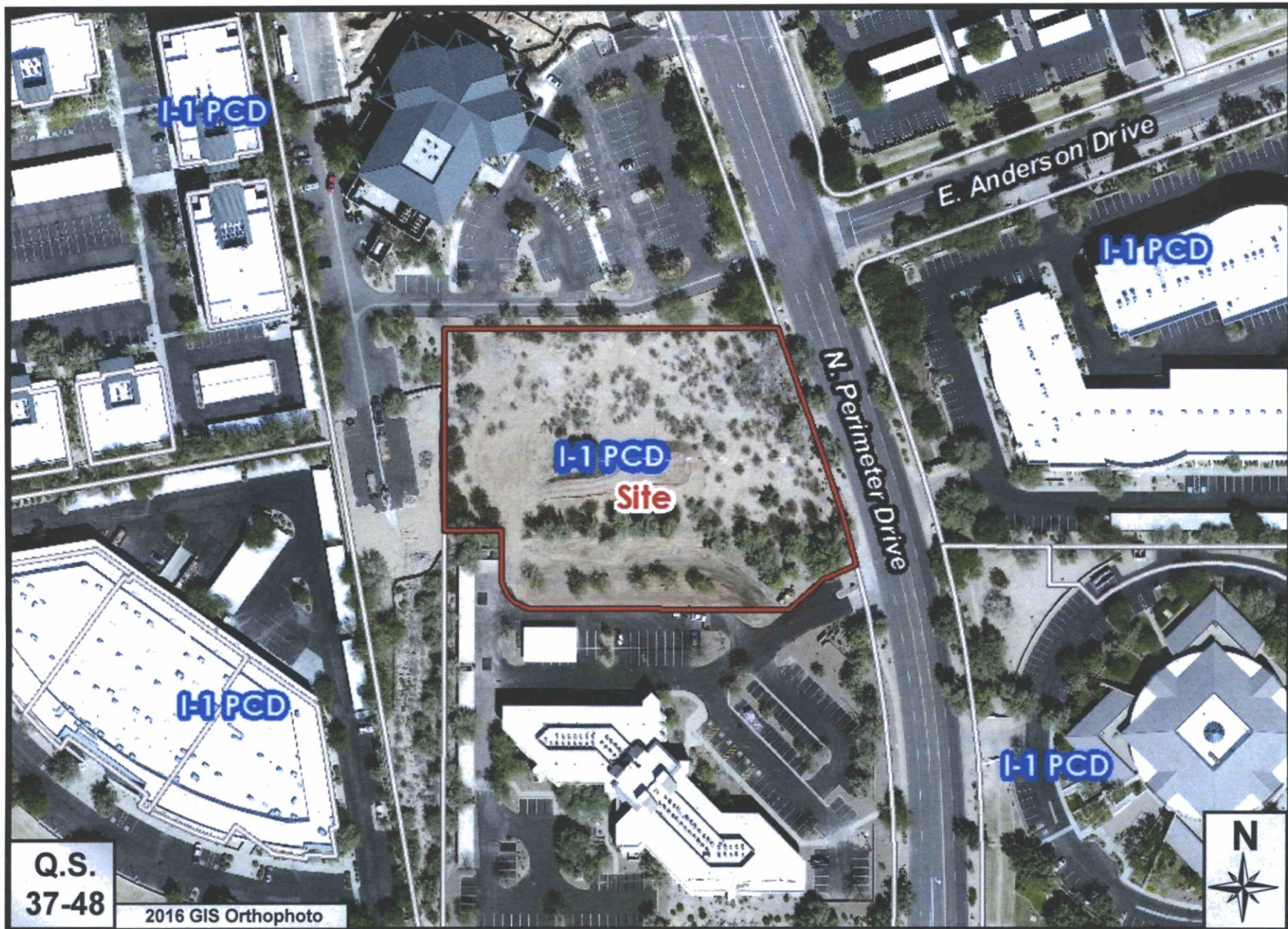
Q.S.  
37-48

Google Earth Pro Imagery

17 Three Hundred

7-DR-2017

ATTACHMENT 1A



Q.S.  
37-48

2016 GIS Orthophoto

17 Three Hundred

7-DR-2018

ATTACHMENT 2

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**The Project**

Irgens will be the developer for the 17 Three Hundred office building to be constructed on the vacant 2.386 acres at 17300 North Perimeter Drive. The site is located north of Bell Road, south of Princess Drive on the west side of North Perimeter Drive in The Perimeter Center Commons business park. The proposed multi-tenant two-story office development will have a tilt-wall concrete and glazed opening skin with architectural elements clad in tile along with metal panels and sun shade elements. The most desirable features of the building are the exterior patios on the first and second floors at the east end of the building as well as the balcony on the north side of the building at the west end. Parking will exceed code and be provided at a market driven four plus (4+) parking stalls per 1000 square feet of the building. The intent is to design and develop a project consistent with the Scottsdale and Perimeter Center guidelines and development standards for architecture, engineering and landscaping. Specifics are discussed in this Narrative.

Previously, Irgens redeveloped the 17200 multi-tenant office property to the south of this parcel within the requirements of current zoning, as well as, The Perimeter Center Conditions, Covenants, and Restrictions. This was done by implementing site modifications (Plan Check No: 844-16-1) to rearrange parking and update landscaping and site lighting at the two-story property. While there were no modifications to the exterior of the building, Irgens updated the interior common areas of the building, bringing life to the stale building, along with new tenants. One of these new tenants purchased the existing building from Irgens and has agreed to cooperate on any issues associated with the new development or easements which the City of Scottsdale (CoS) may require.

Upon modifying the site of the 17200 property, Irgens relocated the property line between the 17200 and 17300 properties by means of a Lot Tie process (Plan Check No: 844-16-5) to create the largest developable, vacant 17300 parcel possible. Irgens is now ready to proceed with developing the vacant parcel.

**The Site**

The site is accessed off North Perimeter Drive through an existing access / egress point shared with the 17200 office building. Because the drive is shared, the 17300 parking field and circulation patterns will flow with the existing parking field. Covered parking,

# IRGENS | 17 THREE HUNDRED 17300 N. PERIMETER DRIVE *Project Narrative – Pre-App #745PA2015*

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site lighting and landscape concepts will be the same for the 17300 building as the existing 17200 building, yet each property will stand alone to meet code requirements.

The site design concept centers the building in the parking field in a practical, efficient manner, yet the main entrance to the new building is identifiable upon entering the site. This project is intended to be a multi-tenant office building with tenants and visitors accessing the building through a main lobby but it is hoped the project can accommodate the tenants the real estate market has available. Therefore, this parking concept is expected to be a catalyst to accommodate a wide variety of tenant sizes on the first floor by providing direct entry access from multiple points around the building. Additionally, this site concept continues the 17200 concept of covered parking along the perimeter of the site on the west and north sides of the site. This creates an inconspicuous buffer from the more industrial looking building to the west and the medical building to the north.

The context of this site is really that of an infill site in this portion of Perimeter Center. Therefore, in considering the Design Standards & Policies Manual and other applicable design guidelines in laying out this site, the building was pushed north to reasonably separate the building from the existing 17200 building yet still permit appropriate recognition of the main building entrance from the site access and allowing circulation around the new building. The parking and drive aisles were laid out to accommodate fire and trash vehicle circulation. In addition, utility locations were thoughtfully placed. The transformer is expected to be located at the west end of the site in an island and this will allow the building's electric gear to be located on the west end of the building, away from the public view.

A site wall will be installed along most of the length of the east side of the 17300 parcel. This is along North Perimeter Drive. This site wall will intentionally be different than the wall on the south side of the access / egress drive to differentiate the 17300 building / site from the 17200 building / site. The 17300 dumpster enclosure will be in the northwest corner site, will accommodate two dumpsters, and be constructed of the same material as the site wall. One nuance of developing the 17300 site is that the existing dumpster enclosure for the 17200 building will be relocated from the northwest corner of the 17200 site to the east end of the 17200 site, north of the existing building.

The Sensitive Design Program and the Sensitive Design Principles were reviewed regarding the development of the site and its location in the Sonoran Desert environment. The site design includes enhancement of the existing character of the

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surrounding area by utilizing similar site and building materials, colors and textures. Major vistas from locations offsite have been preserved as the height and location of the proposed building is similar to the existing adjacent structures. Integration of alternative modes of transportation has been considered by providing bicycle parking as well as consideration of pedestrians by including sidewalk connections to the public sidewalk and the 17200 development. Shade elements have been created through the landscape design which utilizes indigenous plants of appropriate scale and density. Separately, lighting design will accommodate dark sky requirements for all parts of the built environment on the site. Overall, the site will be lit with bollard lights and as few light poles as possible thereby continuing the approach taken to site lighting on the 17200 property.

The proposed 17300 office property will embrace a unified landscape pallet indicative of the properties' surrounding Sonoran desert. The landscape design will reinforce xeriscape design principles utilizing an indigenous plant pallet and borrowing from the Arizona Department of Water Resources approved plant list. The proposed trees, shrubs, and accents within the landscape design will serve as unifying elements which will visually tie the exterior features of the project together creating a unique desert character and experience for its visitors and users. Existing plant material on site has been cataloged by Native Resources International, and salvageable plant material will be reused primarily on the east end of the site. This existing material will be supplemented with new material focused to highlight the building's architectural elements and the patios on the east end of the building.

### **The Building**

While the site design follows the lead of the 17200 project, the architecture of this new development is intentionally different. About twenty-years ago, the 17200 building was one of the first buildings developed in The Perimeter Center. It was originally designed as a single tenant building with features to accommodate that tenant's requirements. In the big picture, The Perimeter Center is a multi-use park with hotel, office and industrial uses. Most of the buildings have unique architecture, which allows each to have its own identity yet are designed utilizing the same guidelines.

As tenant needs have evolved, building layouts have progressed to large simple floor plates that allow for open concept spaces. Building amenities have also become a standard request from tenants. The proposed 17300 building design has responded to both new standards with a simple building form which will allow for large open floor

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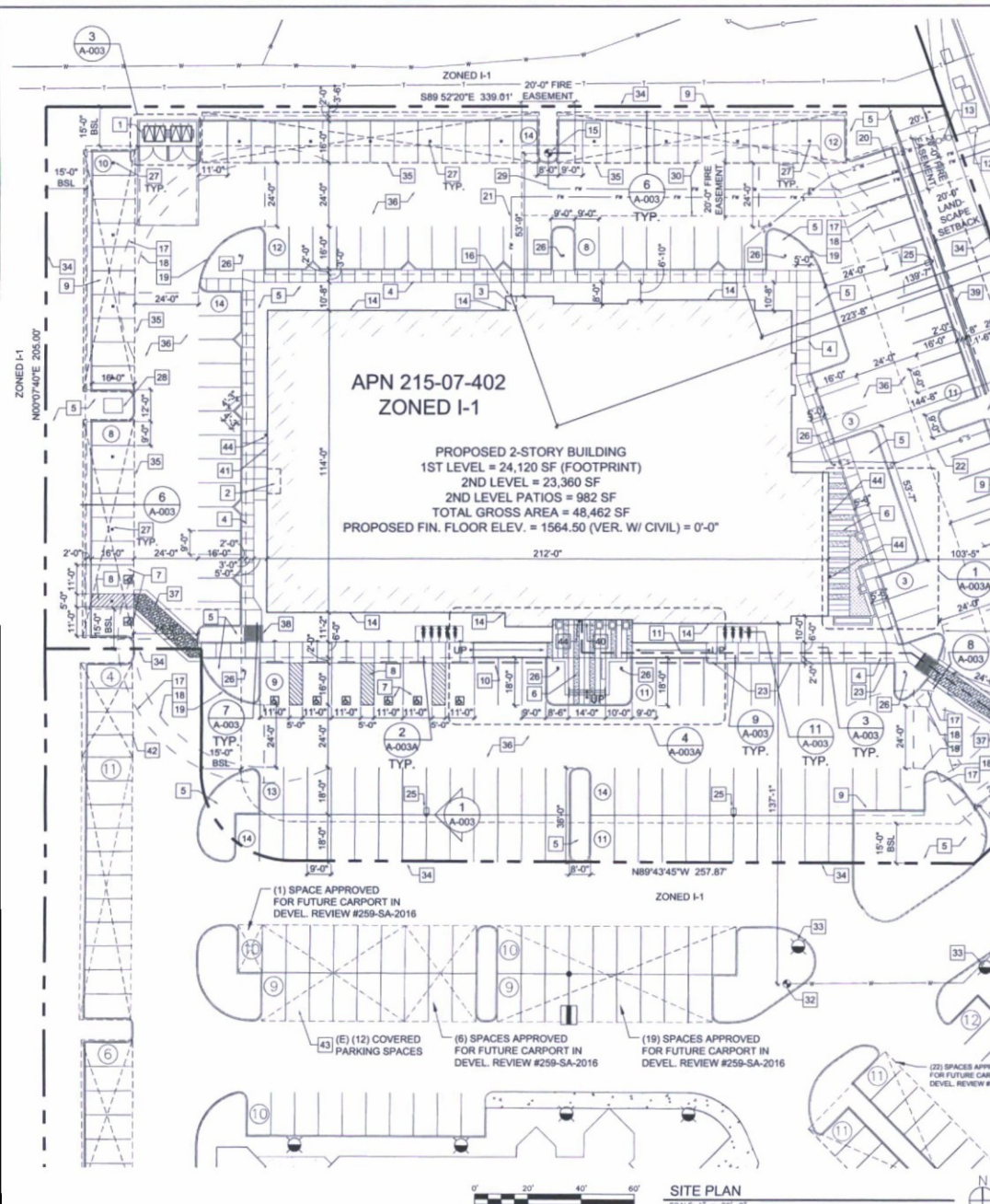
plans for ultimate tenant configuration. And the building also incorporates multiple balconies and patio amenities with sliding doors which will allow tenant spaces to be opened to the outside.

This office is a two-story roughly 48,000 square-foot building with two-story glass element at the main entrance with a large cantilever canopy, clad in composite metal which is off-set from the center of the building on the south side. The entrance is further defined by an adjacent vertical design element clad in 12"x24" limestone tile. This will bring attention to the entrance for visitors. The off-set allows multiple sizes of tenant spaces to be created, especially on the first floor. The tilt-panels will extend above the roof line to provide proper scale to the building dimensions while at the same time screening typical roof mounted HVAC equipment.

The building concept considered the Shading Guidelines which are part of Designing for the Desert. In doing so, the building glazing selections include Low-E and reflective characteristics. Additionally, horizontal louvered sunshades were integrated into the building design to shade all 2<sup>nd</sup> floor windows. The 1<sup>st</sup> floor windows and exterior pedestrian path will be shaded by utilizing trees located around the perimeter of the building. The main entry is also covered by a 10' deep cantilevered canopy which will provide shading and weather protection for people entering and exiting the building.

The building features a 760 square-foot, second-floor patio at the east end of the building with views of the McDowell Mountains. There is also a 650 square-foot ground level patio at the east end of the building with permanent benches, artificial turf, and tile clad planters. A 200 square-foot balcony on the north side of the building at the west end completes the exterior amenities of the building which are highly desirable to tenants. All three patio/balcony areas will utilize sliding doors on the exterior of the building which can be left open for tenants to take advantage of the great climate which Arizona offers.





- ### GENERAL SITE PLAN NOTES
1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
  2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
  3. ALL SITE SIGNS SHALL BE PERMITTED UNDER A SEPARATE CITY SUBMITTAL PROCESS. SITE SIGNS NOT SHOWN WITHIN THIS SCOPE.
  4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT PROPERTIES AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY BOUNDARY.
  5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS.
  6. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 6 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:48. ALL CURBS MUST PROVIDE ACCESSIBLE RAMP PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

### SITE DATA

PARCEL NUMBER	: 215-07-402
SITE AREA	: 103,930.00 SF (2.36 AC) NET
ZONING	: I-1 INDUSTRIAL PARK
BUILDING SQUARE FOOTAGE	: 24,120 GSF (FOOTPRINT)
GROSS FLOOR AREA PER ORS. SEC. 3.1)	: 47,130 GSF
BUILDING LOT COVERAGE (ACTUAL)	: 23.2%
FLOOR AREA RATIO (ALLOWED)	: 80% (0.80 X 103,930.00) = 83,144 GSF)
FLOOR AREA RATIO (ACTUAL)	: 46% (47,130 GSF / 103,930.00) = 0.463
Avg. T.O. CURB + 1980.50	
BUILDING HEIGHT PER ORS. SEC. 3.1)	: 20'-0"
BUILDING HEIGHT (FIN. FLR. TO TOP OF PARAPET)	: 20'-0"
BUILDING HEIGHT (FIN. FLR. TO TOP OF PARAPET)	: 20'-0"
FRONT YARD BLDG SETBACK (REQUIRED)	: 20'-0"
FRONT YARD BLDG SETBACK (ACTUAL)	: 20'-0"
SIDE YARD BLDG SETBACK (REQUIRED)	: 5'-0"
SIDE YARD BLDG SETBACK (ACTUAL)	: 5'-0"
REAR YARD BLDG SETBACK (REQUIRED)	: 5'-0"
REAR YARD BLDG SETBACK (ACTUAL)	: 5'-0"
PARKING REQUIRED	: 48,444 GSF @ 1,000 GSF
TOTAL PROVIDED	: 162 SPACES
PARKING PROVIDED	: 162 SPACES
STANDARD (8'X18')	: 135 SPACES
COVERED (STANDARD (8'X18')	: 44 SPACES
STANDARD ACCESSIBLE (11'X18')	: 8 SPACES
COVERED ACCESSIBLE (11'X18')	: 179 SPACES
BICYCLE PARKING REQUIRED	: 162 REQ. SPACES @ 1/10
TOTAL PROVIDED	: 162
BICYCLE PARKING PROVIDED	: 162 SPACES

- ### SITE KEY NOTES
1. PROPOSED DR. TRASH ENCLOSURE WITH GATES: (1) 8' YD. REFUSE BIN AND (1) 8' YD. RECYCLE BIN 21'-4" X 30'-0" OF CONCRETE APPROX.
  2. PROPOSED BEES ROOM RECESSED IN BLDG. W/ SWIRLING GATES.
  3. PROPOSED FIRE RISER ROOM.
  4. PROPOSED 4" CONCRETE SIDEWALK GRAY COLOR, TYP.
  5. PROPOSED LANDSCAPE AREA.
  6. PROPOSED HANDICAP PARKING AREA (11'-0" X 18'-0" TYP. W/ 2'-0" OVERHANG) - SEE DETAIL 5 / A-003A FOR PAINTED SYMBOL.
  7. PROPOSED ADA ACCESSIBLE (5'-0" X 18'-0" TYP. W/ 2'-0" OVERHANG).
  8. PROPOSED STANDARD PARKING STALL (8'-0" X 18'-0" TYP. W/ 2'-0" OVERHANG).
  9. PROPOSED CONC. PARKING BUMPER TRAVEL CORRECT TO PUBLIC WAY.
  10. PROPOSED ACCESSIBLE PATH OF TRAVEL CORRECT TO PUBLIC WAY.
  11. PROPOSED WATER METER.
  12. PROPOSED BACKFLOW PREVENTER.
  13. PROPOSED ROOF DRAIN LEADER NOZZLE AT WALL.
  14. PROPOSED FIRE HYDRANT.
  15. PROPOSED FDC BLDG-MOUNTED.
  16. PROPOSED 90' OUT. TURNING RADIUS.
  17. PROPOSED 45' OUT. TURNING RADIUS.
  18. PROPOSED 25' INSIDE TURNING RADIUS.
  19. PROPOSED 2" DOMESTIC WATER LINE.
  20. PROPOSED 6" FIRE LINE TO BLDG.
  21. PROPOSED 6" SANITARY SEWER LINE.
  22. PROPOSED FIRE LINE SIGNAGE.
  23. PROPOSED KEY SWITCH / FIRE-EMERGENCY SENSOR PER FIRE ORS. FOR FUTURE USE.
  24. PROPOSED POLE LIGHT FIXTURE.
  25. PROPOSED BOLLARD LIGHT FIXTURE.
  26. PROPOSED CARPORT LIGHT FIXTURE.
  27. PROPOSED ELECTRIC TRANSFORMER.
  28. PROPOSED 6" FIRE LINE TO HYDRANT.
  29. PROPOSED 20' HYDRANT FIRE EASEMENT, CENTERED ON PIPE, TURNING TO NORTH AND EXTENDS 2' PAST HYDRANT.
  30. EXIST. CURB CUT / ENTRY DRIVE.
  31. EXIST. FIRE HYDRANT.
  32. EXIST. FIRE HYDRANT.
  33. EXIST. PROPERTY LINE.
  34. PROPOSED COVERED PARKING STRUCTURE, TYP.
  35. PROPOSED APPL. RAILING, TYP.
  36. PROPOSED ENHANCED PAVEMENT, TYP.
  37. PROPOSED 7' H. SCREEN WALL, TYP.
  38. PROPOSED ACCESSIBLE RAMP, TYP.
  39. PROPOSED MAIN ENTRY/EGRESS DR. EASEMENT, CENTERED ON PIPE, TURNING TO NORTH AND EXTENDS 2' PAST HYDRANT.
  40. EXIST. COVERED PARKING AT (4).
  41. EXIST. COVERED PARKING.
  42. PROPOSED BUILDING-MOUNTED LIGHT FIXTURE.
  43. EXIST. COVERED PARKING.
  44. PROPOSED BUILDING-MOUNTED LIGHT FIXTURE.

### PROJECT DESCRIPTION

THIS PROJECT INCLUDES A 48,442 G.S.F. TWO-STORY OFFICE BUILDING WITH MULTIPLE TENANT SUITES. (INTERIOR TENANT IMPROVEMENTS SHALL OCCUR IN THE FUTURE.)

### LEGAL DESCRIPTION

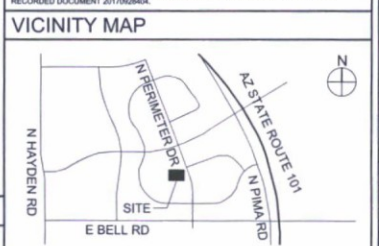
LOT 1, OF 17200 N. PERIMETER DRIVE, ACCORDING TO MIRROR LAND DIVISION PLAT IN BOOK 1336 OF MAPS, PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AFFIDAVIT OF CORRECTION RECORDED AS 2011-009495 OF OFFICIAL RECORDS.

### PROJECT TEAM

<b>ARCHITECT</b> VERTICAL DESIGN STUDIO, LLC 4855 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85046 PHONE: 602.386.1000 FAX: 602.386.1000 E-MAIL: jgregoria@verticaldesignstudio.com CONTACT: Justin Gregoria	<b>DEVELOPER</b> 5055 E. WASHINGTON STREET, SUITE 110 PHOENIX, ARIZONA 85034 PHONE: 602.862.0198 FAX: 602.862.0198 E-MAIL: dkruse@jgma.com CONTACT: David Kruse
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### EASEMENT W/ 17200 N. PERIMETER

THE EASEMENT PROVIDES "DECLARANT HEREBY DECLARES, GRANTS AND CREATES FOR THE BENEFIT OF EACH PARCEL AND THE OWNERS AND PERMITTEES THEREOF, IN CONJUNCTION WITH OTHERS ENTITLED TO USE THE SAME, A PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND VEHICLES (BUT NOT FOR PARKING PURPOSES) ON, OVER AND ACROSS THE BOUNDARY AREAS OF EACH PARCEL, AS THE SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE - FROM RECORDED DOCUMENT 201708004.



### APPROVAL STAMPS

APN: 215-07-402

# MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING
  2. STEEL CANOPY - PAINTED
  3. STONE TILE (12"x24")
  4. CONCRETE TILT PANEL - PAINTED
  5. ALUMINUM METAL COMPOSITE PANEL
  6. PIPE AND TUBE RAILING - PAINTED
  7. WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED
  8. MECHANICAL UNITS BEYOND
  9. HOLLOW METAL - PAINTED
  10. SEE ROOM 18 GAUGL, 3/4" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT DOWNING DATE - PAINTED

## COLORS

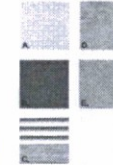
- By Data Schedule (or Equal):**
- A. "DETAY" "GRADE WIND"
  - B. DECK/7 "BOAT ANCHOR"

- By Discrete (or Equal):**
- A. ANODIZED ALUMINUM

- By Discrete (or Equal):**
- A. TROPICANE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

- By Discrete (or Equal):**
- A. ALUMINUM "CLEAR ANODIZED"

MATERIAL  
FINISH

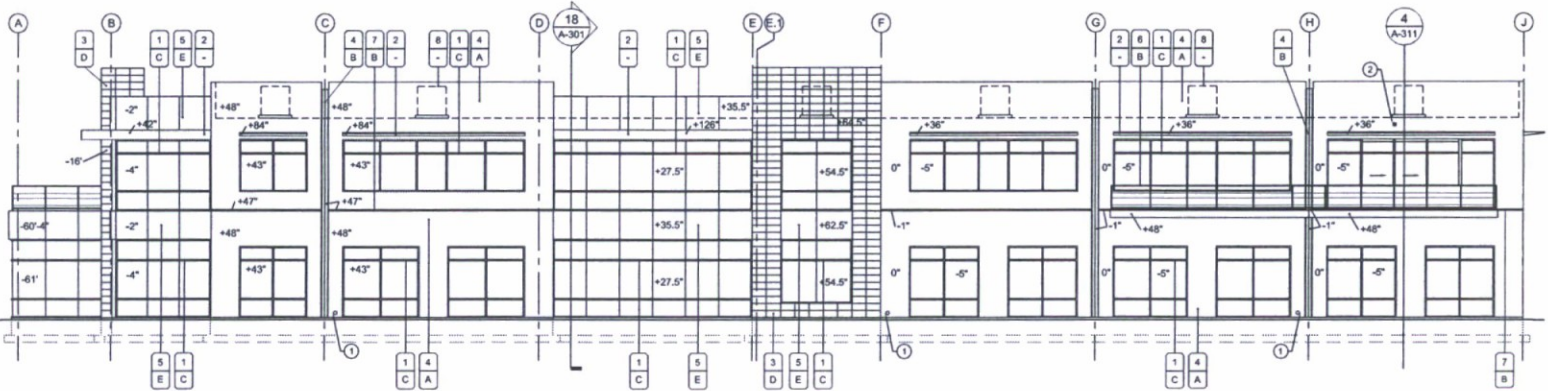


# EXTERIOR ELEV. GENERAL NOTES

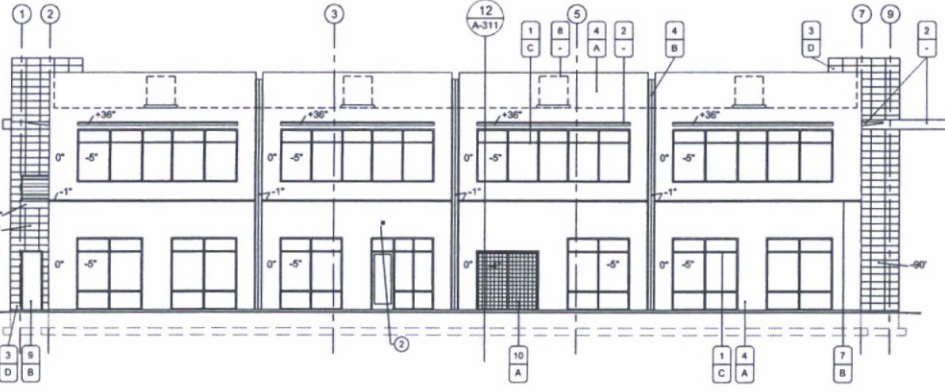
A. 30

## EXTERIOR ELEV. KEY NOTES

1. ROOF DRAIN LEADER NOZZLE: DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW. RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVIL DWG.
2. WALL-MOUNTED LIGHT FIXTURE



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



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

7-DR-2018  
03/22/18

ARCHITECT  
**VERTIC**  
DESIGN STUDIO  
400 E. Center Center Rd.  
Phoenix, Arizona 85004  
PH: 602.444.1000  
FAX: 602.444.1001

SEAL  
50439  
JASON J. GREGG  
CONSULTANT

OWNER  
**17 Three Hundred**  
17300 N. Peoria Drive  
Scottsdale, Arizona 85255

PROJECT DESCRIPTION  
**EXTERIOR ELEVATIONS**

DATE: 03/22/18  
REVISIONS  
1. 03/22/18  
2. 03/22/18  
3. 03/22/18  
4. 03/22/18  
5. 03/22/18  
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97. 03/22/18  
98. 03/22/18  
99. 03/22/18  
100. 03/22/18

SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECT NUMBER  
17021.00

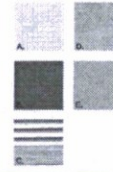
A-202

# MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING
  2. STEEL CANOPY - PAINTED
  3. STONE TILE (12"x24")
  4. CONCRETE TILT PANEL - PAINTED
  5. ALUMINUM METAL COMPOSITE PANEL
  6. PIPE AND TUBE RAILING - PAINTED
  7. WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED
  8. MECHANICAL UNITS BEYOND
  9. HOLLOW METAL - PAINTED
  10. SEE ROOM 18 GAUGE, 6.2" SQUARE HOLE PERFORATED STEEL PANEL w/ 25% OPEN SPACE MAX. AT SWINGING GATE - PAINTED

## COLORS

- by Dots (Specify for Equals)**
- A. DETERMINE "TRUCK WINDSHIELD"
  - B. DETERMINE "BOAT ANCHOR"
- by Offsets (for Equals)**
- A. ANODIZED ALUMINUM
- by Adhesive (for Equals)**
- A. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"
- by Revolved (for Equals)**
- A. ALUMINUM "CLEAR ANODIZED"



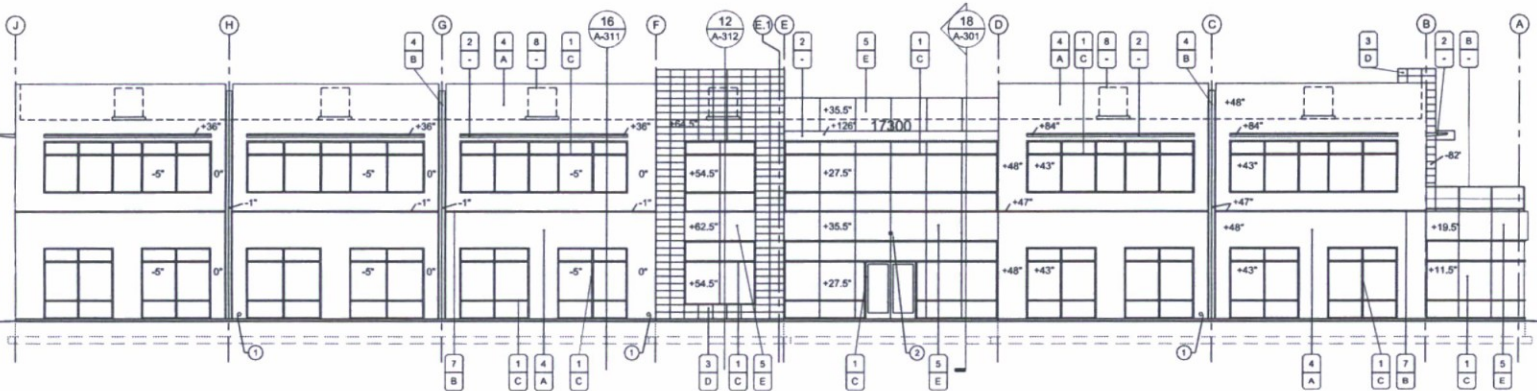
MATERIAL #  
FINISH X

# EXTERIOR ELEV. GENERAL NOTES

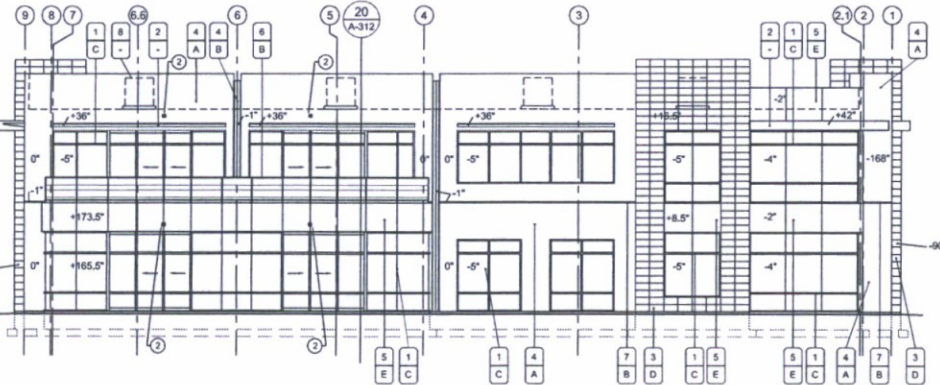
- A. XX

## EXTERIOR ELEV. KEY NOTES

1. ROOF DRAIN LEADER NOZZLE: DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW. RUSH UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVL. DWGS.
2. WALL-MOUNTED LIGHT FIXTURE



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



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

ARCHITECT

VERTIC  
DESIGN & BUILD

4019 E. Central Avenue, Suite 100  
Phoenix, Arizona 85018  
PH: 602.962.1000 FAX: 602.962.1001

SEAL

10439  
JASON A. GREGG  
REGISTERED ARCHITECT  
STATE OF ARIZONA  
00001574

CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred  
17300 N. Peoria Avenue  
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO. DATE BY

1 10/1/18 JAG

2 10/1/18 JAG

3 10/1/18 JAG

4 10/1/18 JAG

5 10/1/18 JAG

6 10/1/18 JAG

7 10/1/18 JAG

8 10/1/18 JAG

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30 10/1/18 JAG

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

17021.00

A-201

7-DR-2018  
03/22/18

# MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING
  2. STEEL CANOPY - PAINTED
  3. STONE TILE (12"x24")
  4. CONCRETE TILT PANEL - PAINTED
  5. ALUMINUM METAL COMPOSITE PANEL
  6. PIPE AND TUBE RAILING - PAINTED
  7. WITH STEEL CABLE RAILING
  8. REVEAL AT CONCRETE TILT PANEL - PAINTED
  9. MECHANICAL UNITS BEYOND
  10. HOLLOW METAL - PAINTED
  11. SEE ROOM: 18 SAUNAS, 0.2" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT BAYHONGS
  12. GATE - PAINTED

**COLORS**

by Dan Schwartz for Exotic

A. DE7947 "TRADE WIND" / DES377 "BOAT ANCHOR"

by Aderson Ties

D. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

by Decorette for Exotic

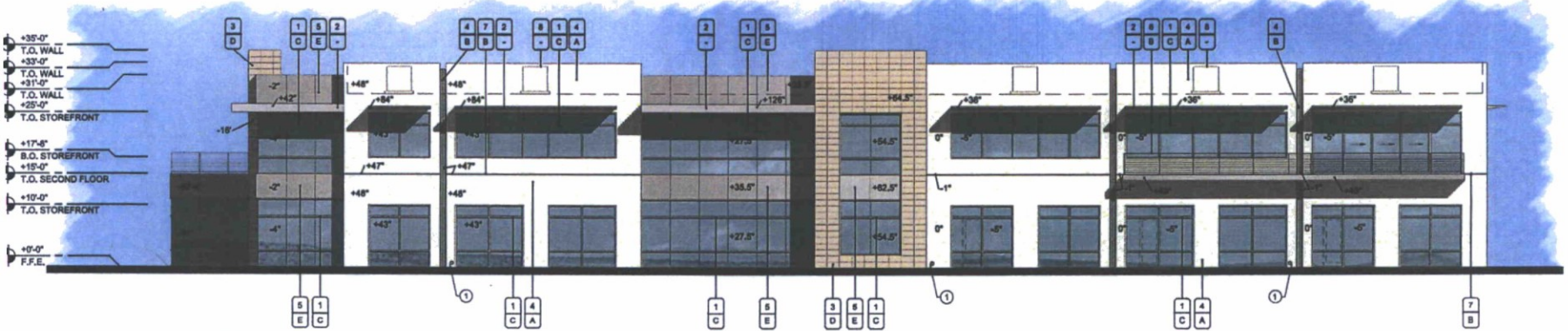
ALUMINUM

"CLEAR ANODIZED"

MATERIAL	#
FINISH	X

# EXTERIOR ELEV. KEY NOTES

1. ROOF DRAIN LEADER NOZZLE; DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW, RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIV. DWGS.



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



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

VER

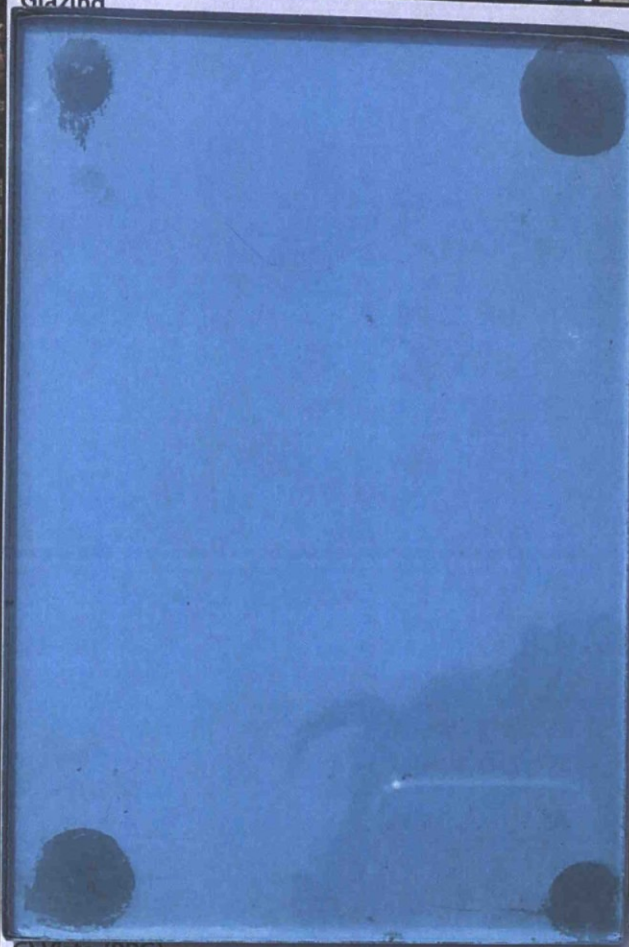
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7-DR-2018  
03/22/18

Glazing



C) Virto (PPG)  
Solarbran Optiblue



Superlite:  
Smooth Face Integral  
Color Block  
"Superstition"

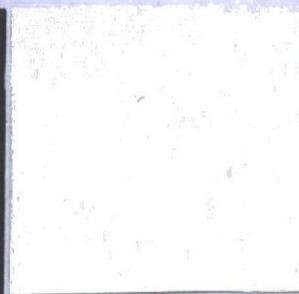


Superlite:  
Split Face Integral Color  
Block "Black Canyon"

Paint



A) Dunn Edwards:  
DE6377 "Boat Anchor"  
LRV 14



B) Dunn Edwards:  
DET647 "Trade Winds"  
LRV 76

Aluminum

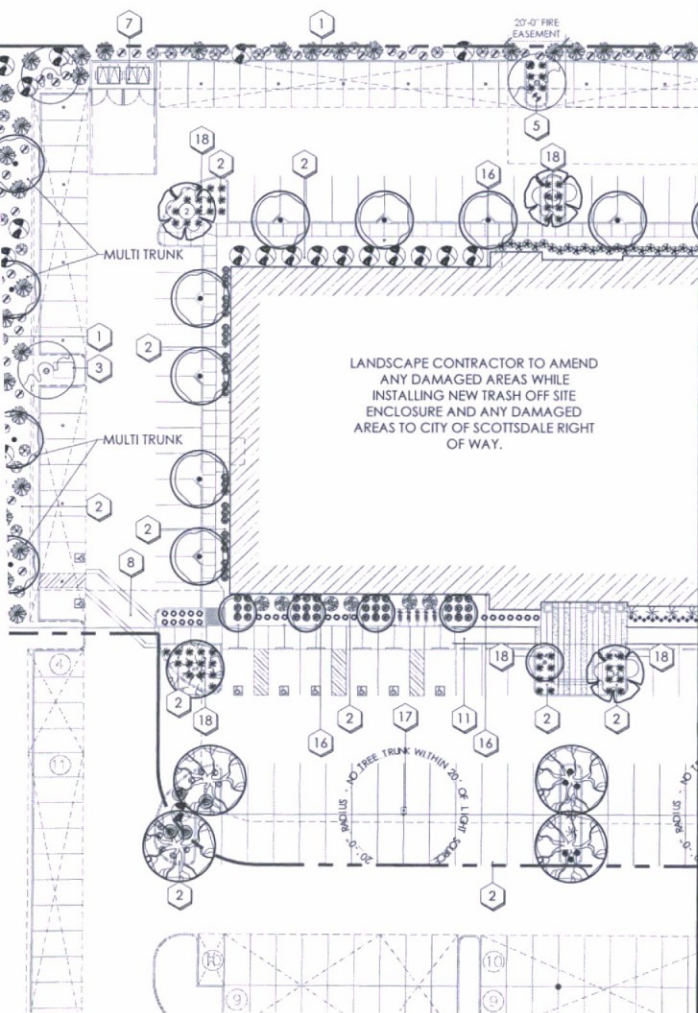


D) Arizona Tile:  
Filled & Honed 12"x24" Stone Tile  
Travertine, Chapala - Vein Cut



E) Reynobond:  
Aluminum "Clear Anodized"

DR - 2018  
Three Hundred



## planting key notes

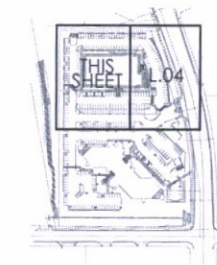
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 ELECTRICAL TRANSFORMER
- 4 NATIVE SEED MIX (TYPICAL) CONTRACTOR TO HAND RAKE IN
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 EXISTING LANDSCAPE TO REMAIN
- 7 3" - 6" FRACTURED RIP RAP (SHALL BE NATIVE STONE)
- 8 SIDEWALK.
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- 10 ENTRY MONUMENT.
- 11 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 12 SCREEN WALL. SEE SITE PLAN.
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## desert pavement note:

AFTER EXISTING PLANT MATERIAL IS REMOVED/SALVAGED, GRADING CONTRACTOR WILL COLLECT THE TOP 2" OF ALL AREAS TO BE DISTURBED AND STOCK PILE IT FOR REPLACEMENT AT THE END OF PROJECT TO BE USED AND DISTRIBUTED AS DESERT PAVEMENT TOP-DRESSING. ALL MATERIAL (ROOTS & SEEDS INCLUDED) LOCATED WITHIN THE TOP 2" OF THE SALVAGED MATERIAL TO REMAIN. DESERT PAVEMENT TO BE BLENDED WITH THE EXISTING DESERT LANDSCAPE FOR A NATURAL APPEARANCE.

## thorny planting notes:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.



key map

## plant legend

botanical name	common name	size	qty
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### salvaged trees

	OLNEYA TESOTA IRONWOOD	EXISTING VARIES	3
	PARKINSONIA FLORIDUM BLUE PALO VERDE	EXISTING VARIES	11
	PROSOPIS VELUTINA VELVET MESQUITE	EXISTING VARIES	4

### trees - stake in place

	CAESALPINIA CACALACO SMOOTHIE THORNLESS CASCALOTE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	7
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	13
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	4
	PROSOPIS SEEDLESS HYBRID 'AZTMM' HYBRID MESQUITE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	9

### salvaged cactus

	FOUQUIERIA SPLENDENS OCOTILLO	SALVAGED VARIES	1
--	----------------------------------	--------------------	---

### shrubs

	ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL.	4
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	23
	SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL.	49

### accents

	AGAVE ATTENUATA FOX TAIL AGAVE	(1 @ 1.0 GPH)	5 GAL.	4
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	32
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	1 GAL.	83
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	110
	CARNEGIEA GIGANTEA SAGUARO	(1 @ 1.0 GPH)	8" SPEAR	14
	DASYLIRON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	17
	ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	1 GAL.	63
	EUPHORBIA ANTISYPHILITICA CANDELILLA	(1 @ 1.0 GPH)	5 GAL.	70
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	12
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 2.0 GPH)	5 GAL.	64
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	12
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	11
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	20
	OPUNTIA VERSICOLOR STAGHORN CHOLLA	(1 @ 1.0 GPH)	5 PAD MIN.	2
	YUCCA ROSTRATA BEAKED YUCCA	(1 @ 2.0 GPH)	5 GAL.	3

### groundcover

	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	1 GAL.	69
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	1 GAL.	137
	THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	1 GAL.	13

### inerts

	4" MINUS DECOMPOSED GRANITE EXPRESS BROWN	4"-MINUS	25,614 S.F.
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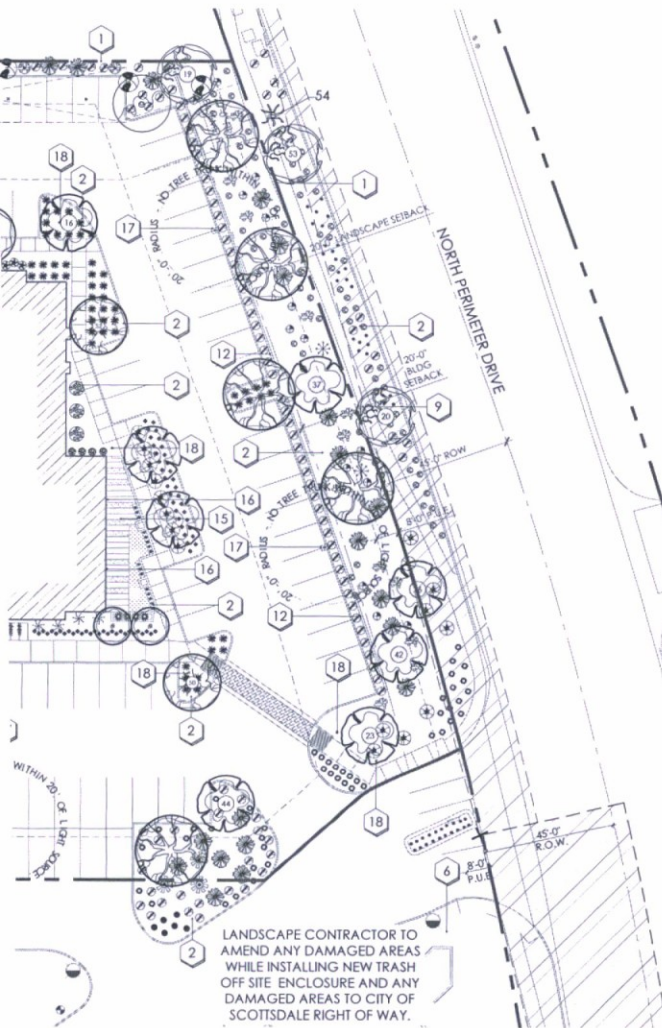
7-DR-2018

03/22/18

PROJECT:  
JOB NO:  
DATE:  
DRAWN BY:  
SUBMITTED:  
SET:

SHEET

L.03 of



## planting key notes

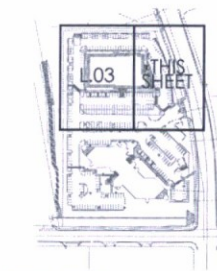
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key map

## plant legend

	botanical name common name	size	qty
salvaged trees			
	OLNEYA TESOTA IRONWOOD	EXISTING VARIES	3
	PARKINSONIA FLORIDUM BLUE PALO VERDE	EXISTING VARIES	11
	PROSOPIS VELUTINA VELVET MESQUITE	EXISTING VARIES	4
trees - stake in place			
	CAESALPINIA CACALACO SMOOTHIE THORNLESS CASALOTE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL. 7
	PARKINSONIA HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI 13
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL. 4
	PROSOPIS SEEDLESS HYBRID 'AZTMM' 'AZTMM' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI 9
salvaged cactus			
	FOUQUIERIA SPLENDENS OCOTILLO	SALVAGED VARIES	1
shrubs			
	ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL. 4
	LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL. 23
	SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL. 49
accents			
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	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	1 GAL. 83
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL. 110
	CARNEGIEA GIGANTEA SAGUARO	(1 @ 1.0 GPH)	8" SPEAR 14
	DASYLIRON WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL. 17
	ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	1 GAL. 63
	EUPHORBIA ANTISYPHILITICA CANDELILLA	(1 @ 1.0 GPH)	5 GAL. 70
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL. 12
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 2.0 GPH)	5 GAL. 64
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN. 12
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN. 11
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN. 20
	OPUNTIA VERSICOLOR STAGHORN CHOLLA	(1 @ 1.0 GPH)	5 PAD MIN. 2
	YUCCA ROSTRATA BEAKED YUCCA	(1 @ 2.0 GPH)	5 GAL. 3
groundcover			
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	1 GAL. 69
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	1 GAL. 137
	THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	1 GAL. 13
inerts			
	4" MINUS DECOMPOSED GRANITE EXPRESS BROWN	4"-MINUS	25,614 S.F.



VERTIC  
DESIGN STUDIO  
4650 E. Cotton Center Bl  
Phoenix, Arizona 8  
PH 602.395.1000 / Fax 60

17 Three Hundred  
17300 North Perimeter Drive  
Scottsdale, Arizona

PROJECT:

JOB NO: -  
DATE: -  
DRAWN BY: -  
SUBMITTED: -  
SET: -

SHEET

L.04 of

7-DR-2018  
03/22/18

10 DAYS  
20  
00  
E-IT  
COUNTY



January 5, 2018

To Whom it May Concern:

This letter is to notify property owners within the City of Scottsdale's required 750' radius of the property to be developed, that Irgens intends to develop a 48,000 square foot office building on the vacant lot with an address of 17300 North Perimeter Drive. The site is 2.386 acres and is located south of Princess Drive on the west side of North Perimeter. The current zoning for the site is I-1, which allows office building development; therefore, the site is NOT required to be rezoned.

Irgens has started the development process and will be making a Development Review Submittal (745-PA-2015) to the City of Scottsdale in January. Attached is a site plan which demonstrates the size and location of the project.

Irgens is a developer, investor, and operator of commercial office, healthcare, mixed-use and manufacturing properties. Irgens ensures successful conception, implementation, and operation of projects. The company started in Milwaukee in 1983 and opened an office in Phoenix in 2007. The Irgens team consists of over 100 team members who are involved in the development, acquisition, ownership and operation of commercial real estate.

Questions regarding Irgens or the project can be directed to David Kross at [dkross@irgens.com](mailto:dkross@irgens.com) or 602.682.0198. Questions regarding the project of the City process can be directed to Meredith Tessier at [mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov) or 480.312.4211.

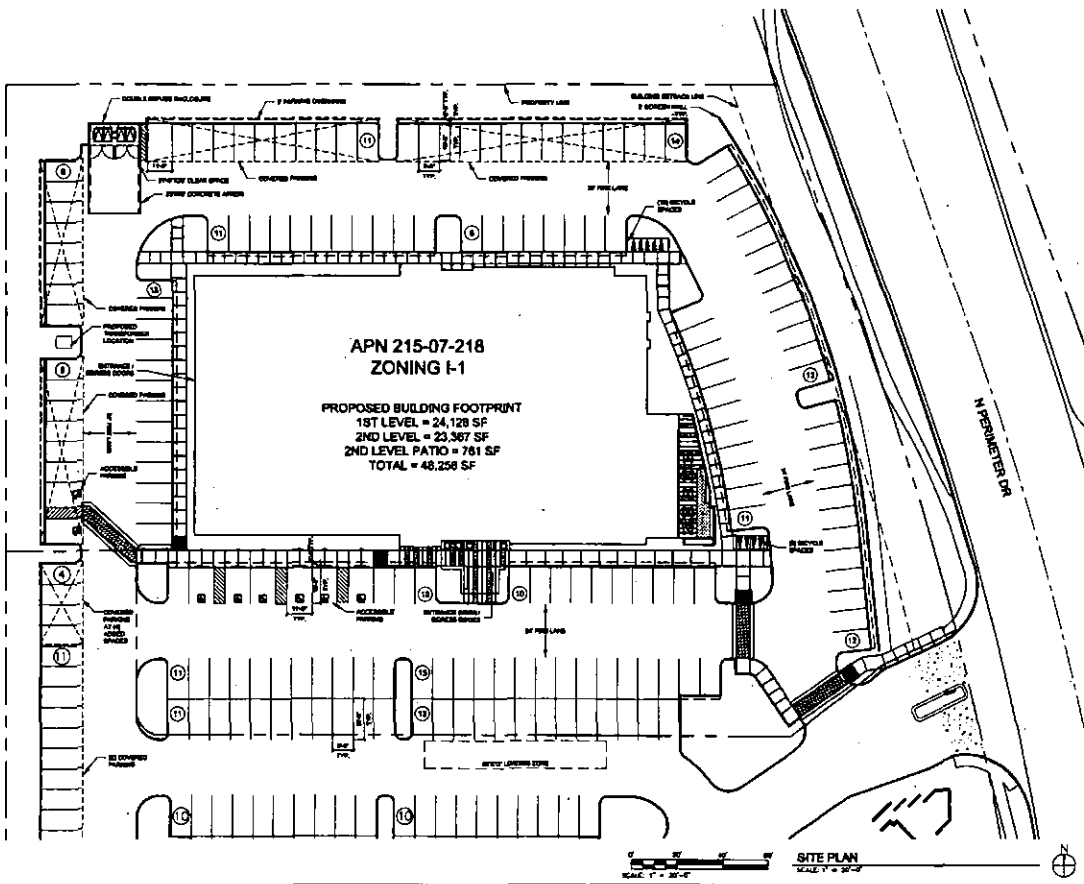
Sincerely,



David A. Kross  
Development Director

Enc.

**7-DR-2018**  
**1/18/18**



PROJECT

VERTICAL  
DESIGN STANDARDS  
FOR THE CITY OF  
SAN JOSE  
COMPLIANT

17 Three Hundred  
San Jose, California 95128

DATE: 10/10/2010  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

SITE PLAN

PROJECT NUMBER  
101010

A-002

