

Simulations
Photos
All Graphics (no plans)



Site Plan



LEGEND:

- | | | | | | | | |
|------------------|------------------|---------------------|---------------------|---------------------|-------------------|--------------------------|----------------------|
| 1 Sculpture Park | 3 Art Walk | 5 Performance Space | 7 Business Drop-Off | 9 Fitness Club/Pool | 11 Residential | 13 Residential Courtyard | 15 La Via Gardens |
| 2 Central Plaza | 4 Business Plaza | 6 Office | 8 Hotel/Condo. | 10 Condominium | 12 Grocery/Retail | 14 Roof Deck | 16 Parking Structure |

swa

Landscape Plan



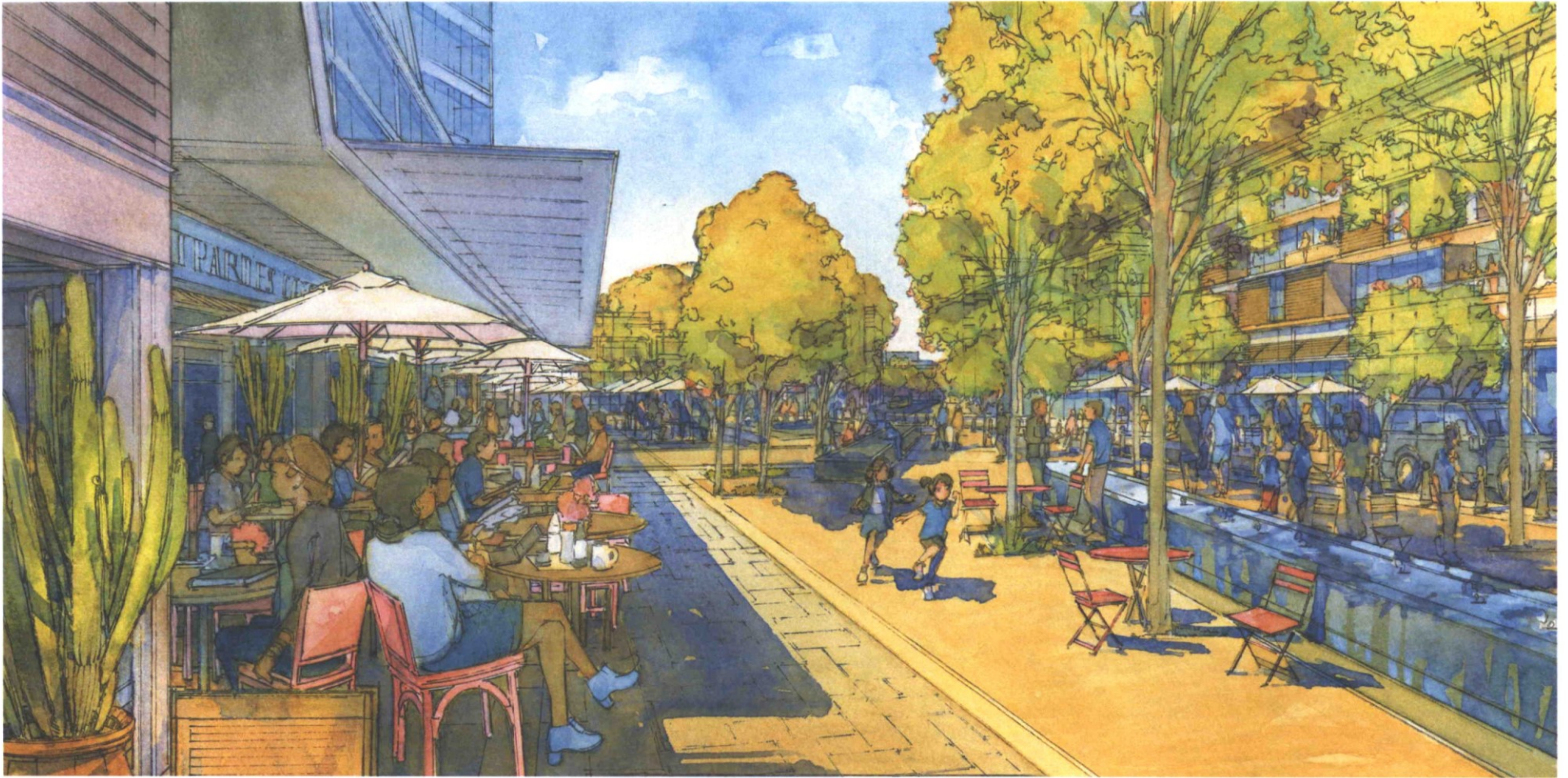
TREE LEGEND:

- | | | | |
|--------------------|-------------------|---------------------------------|--------------------|
| ① Arizona Sycamore | ③ Hybrid Mesquite | ⑤ Evergreen Elm | ⑦ Chinese Pistache |
| ② Arizona Ash | ④ Date Palm | ⑥ Palo Verde
"Desert Museum" | |

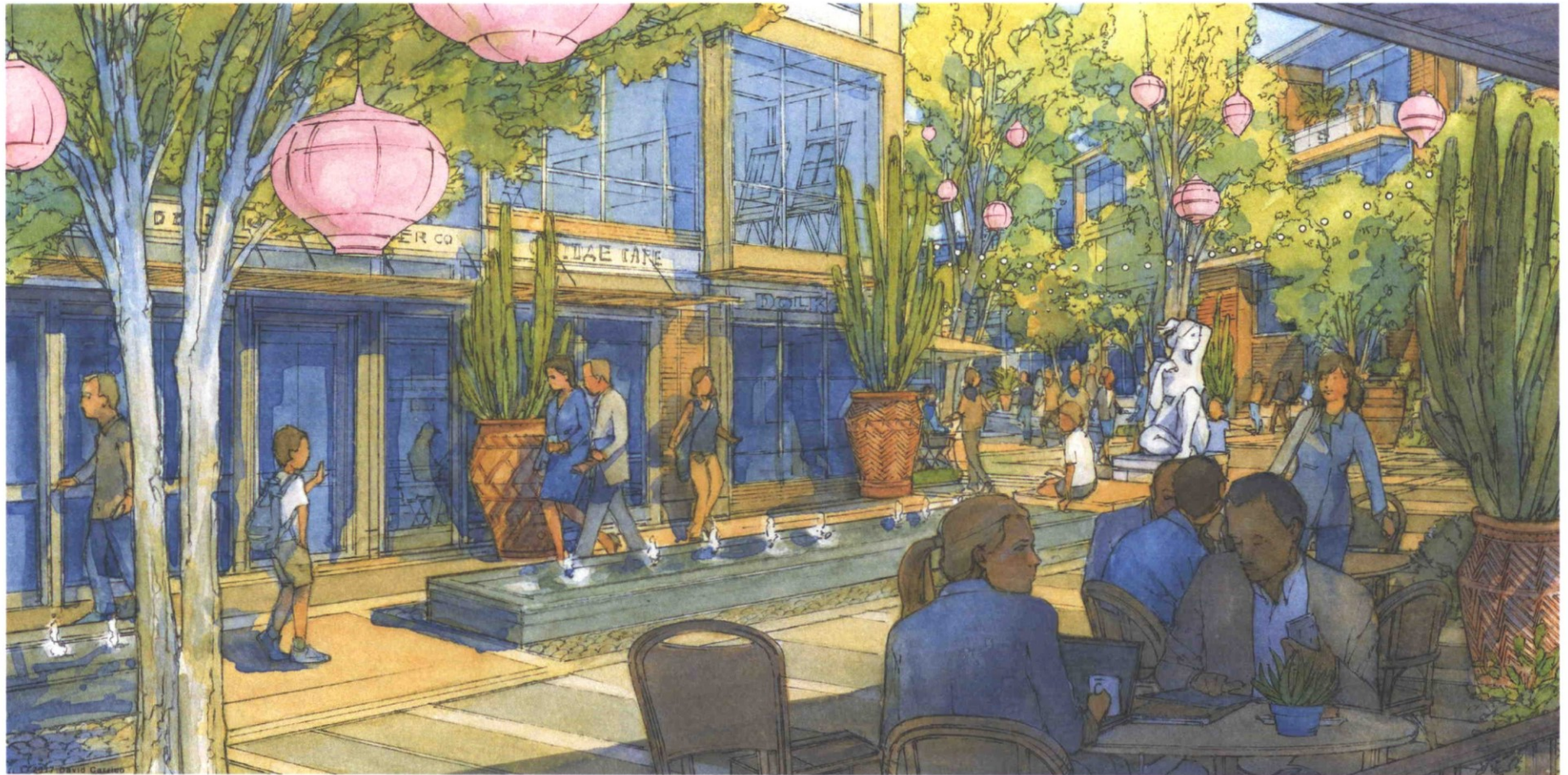
Central Plaza View



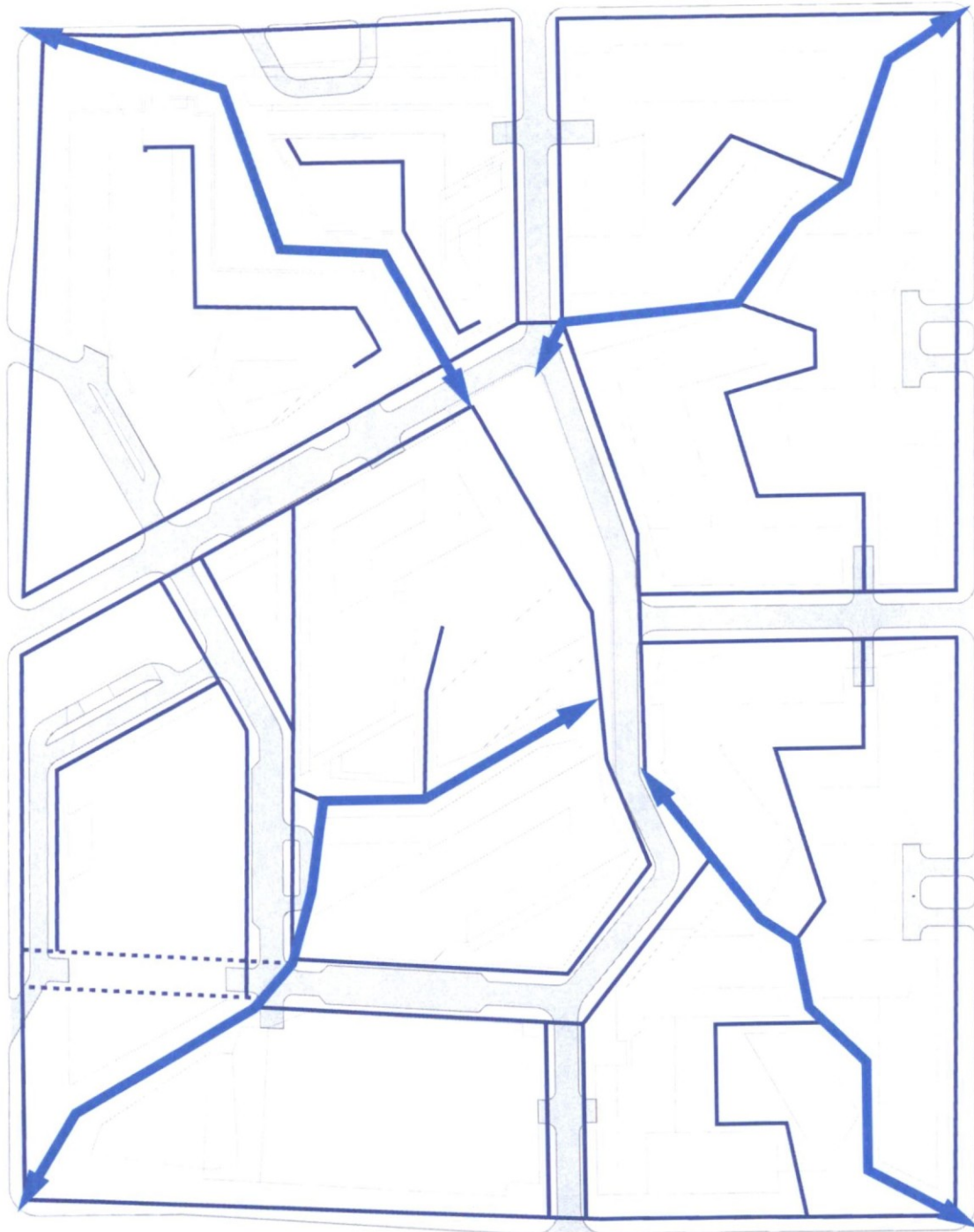
Central Plaza View



Art Corridor View



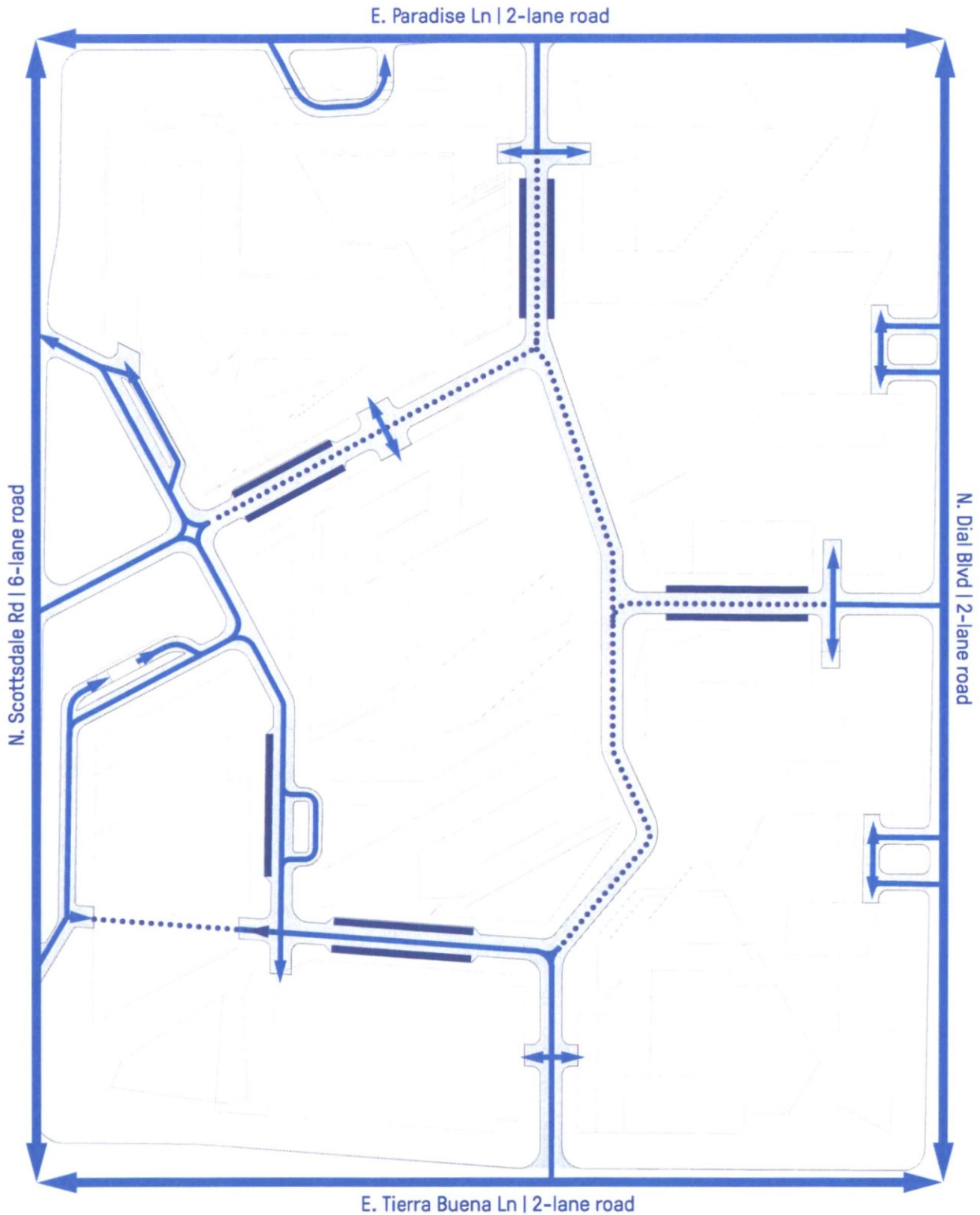
Pedestrian Circulation Plan



LEGEND:

- Primary Route
- Secondary Route

Vehicular Circulation Plan



LEGEND:

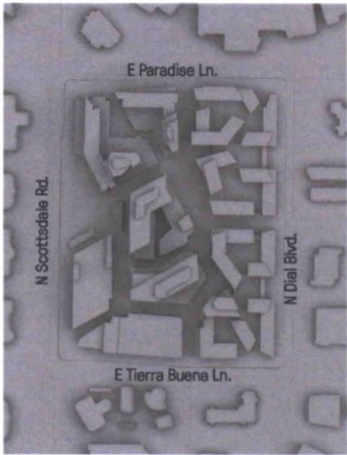
- Heavy Traffic Route
- • ► Light Traffic Route
- ▬ Street Parking

20-ZN-2017
10/17/2017

Solar Analysis - Winter

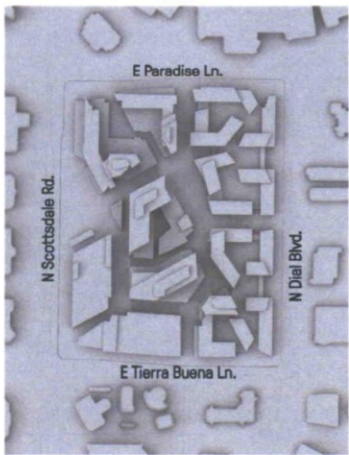
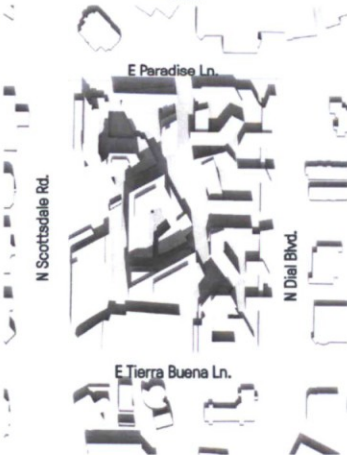
December 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



December 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



December 21
Solar Analysis

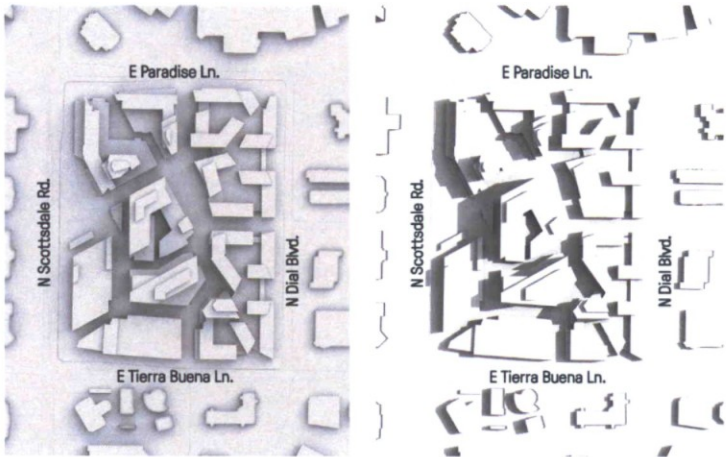
> View D.
3 PM



Solar Analysis - Summer

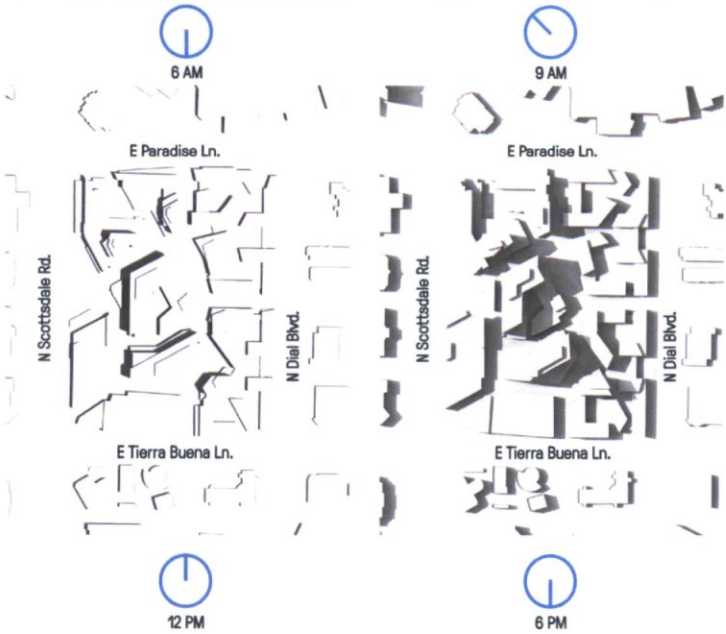
June 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



June 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



June 21
Solar Analysis

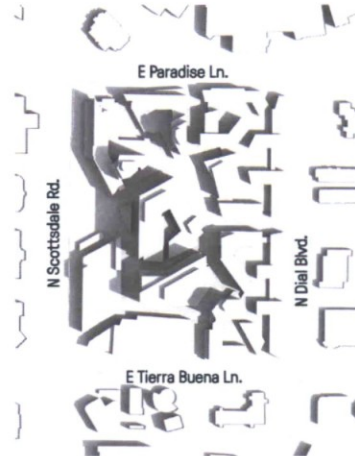
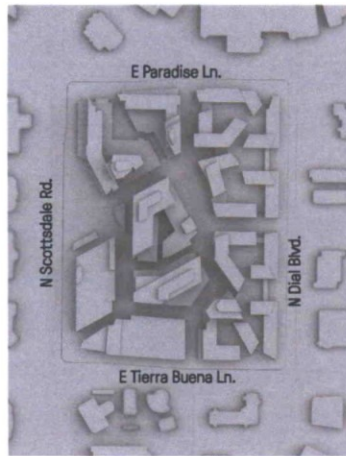
> View D.
3 PM



Solar Analysis - Spring

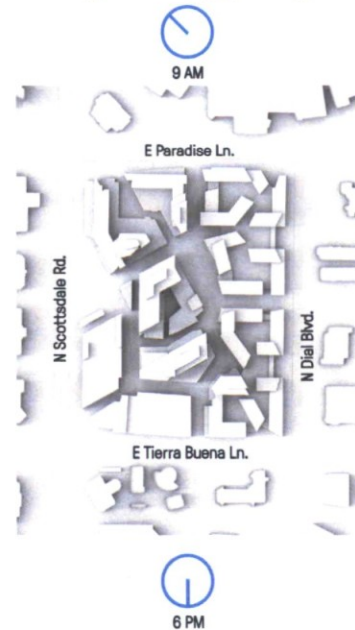
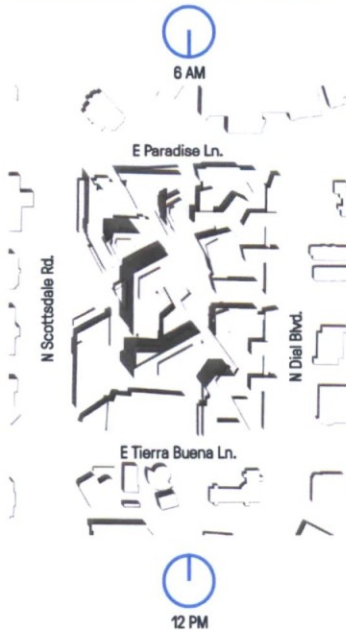
March 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



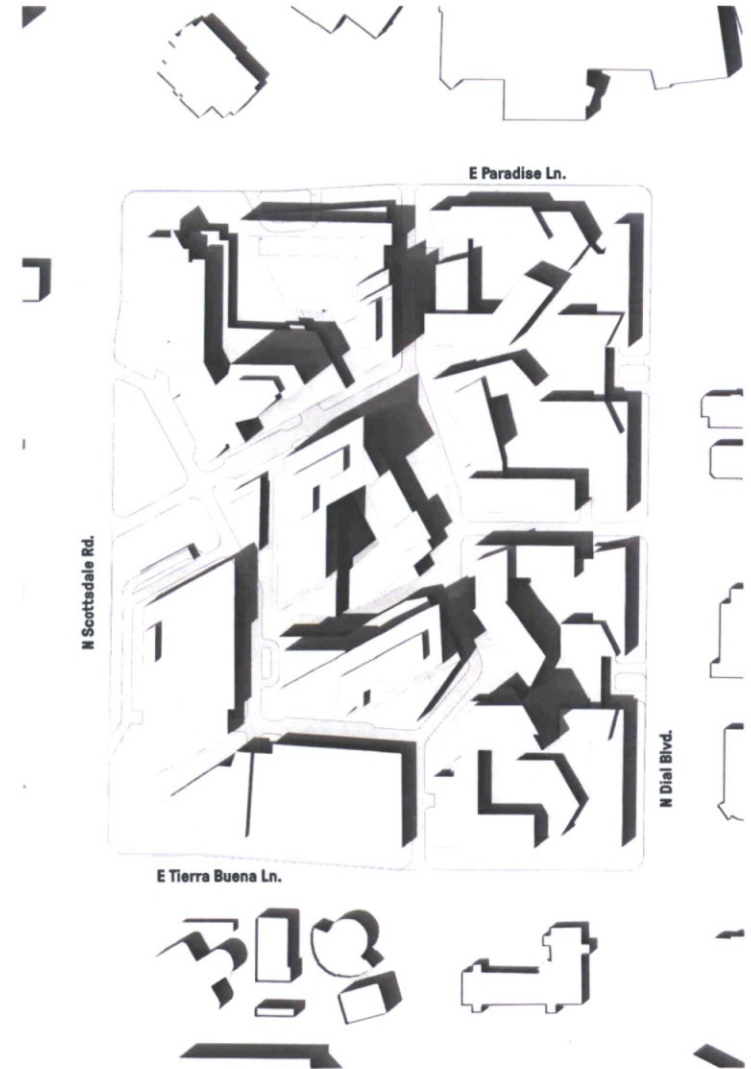
March 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



March 21
Solar Analysis

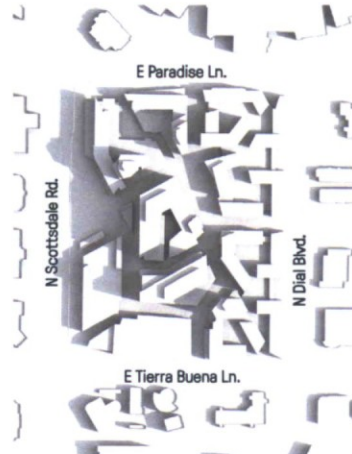
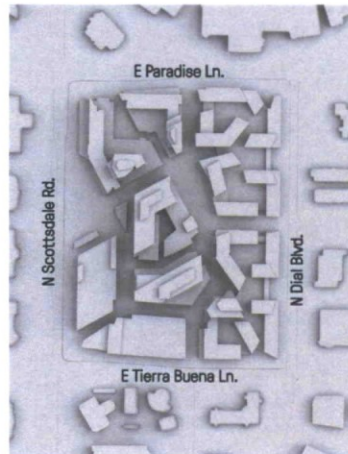
> View D.
3 PM



Solar Analysis - Fall

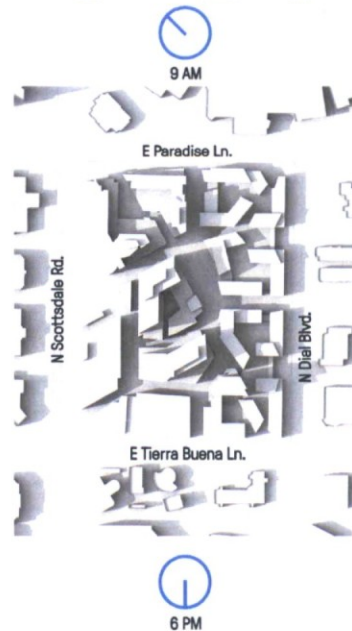
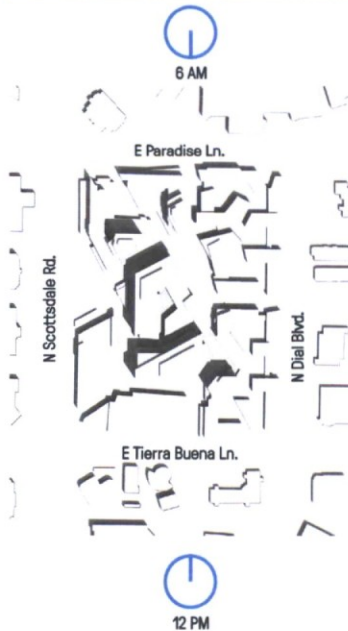
September 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



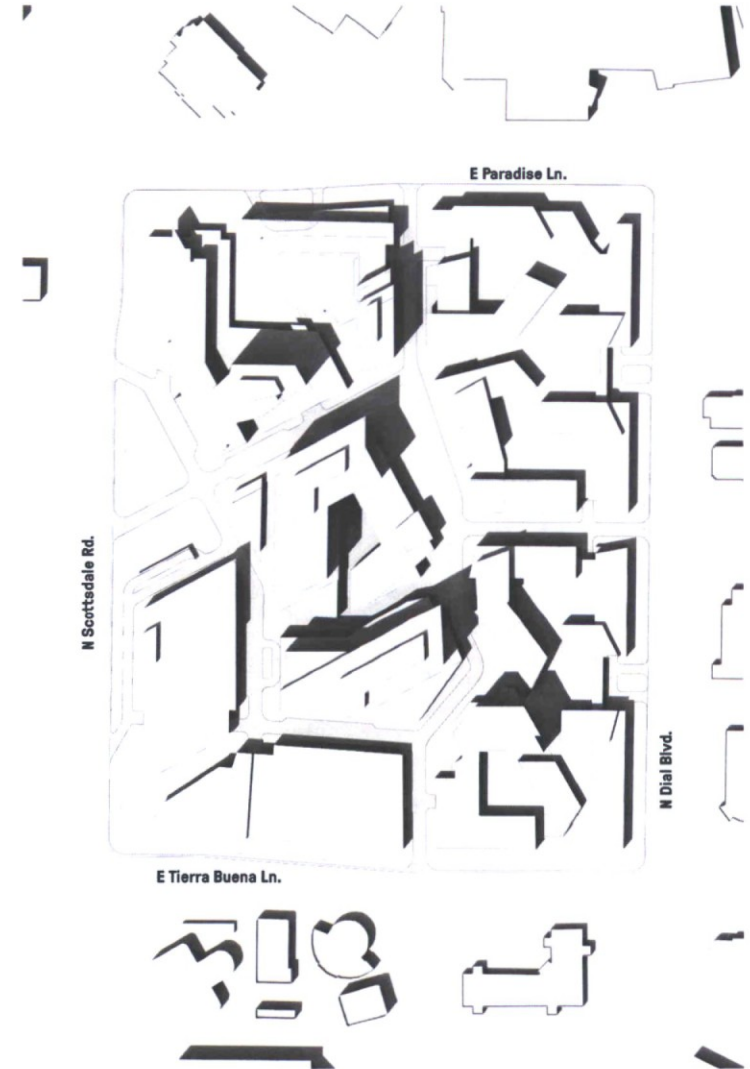
September 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



September 21
Solar Analysis

> View D.
3 PM



Conceptual Signage Plan



LEGEND:

- | | | | |
|------------------------|-----------------------|-------------------------|----------------|
| A Artwalk Kiosk | P Parking Sign | E Entry Monument | Visitor Center |
| B Building Sign | S Street Sign | Rideshare Signage | |

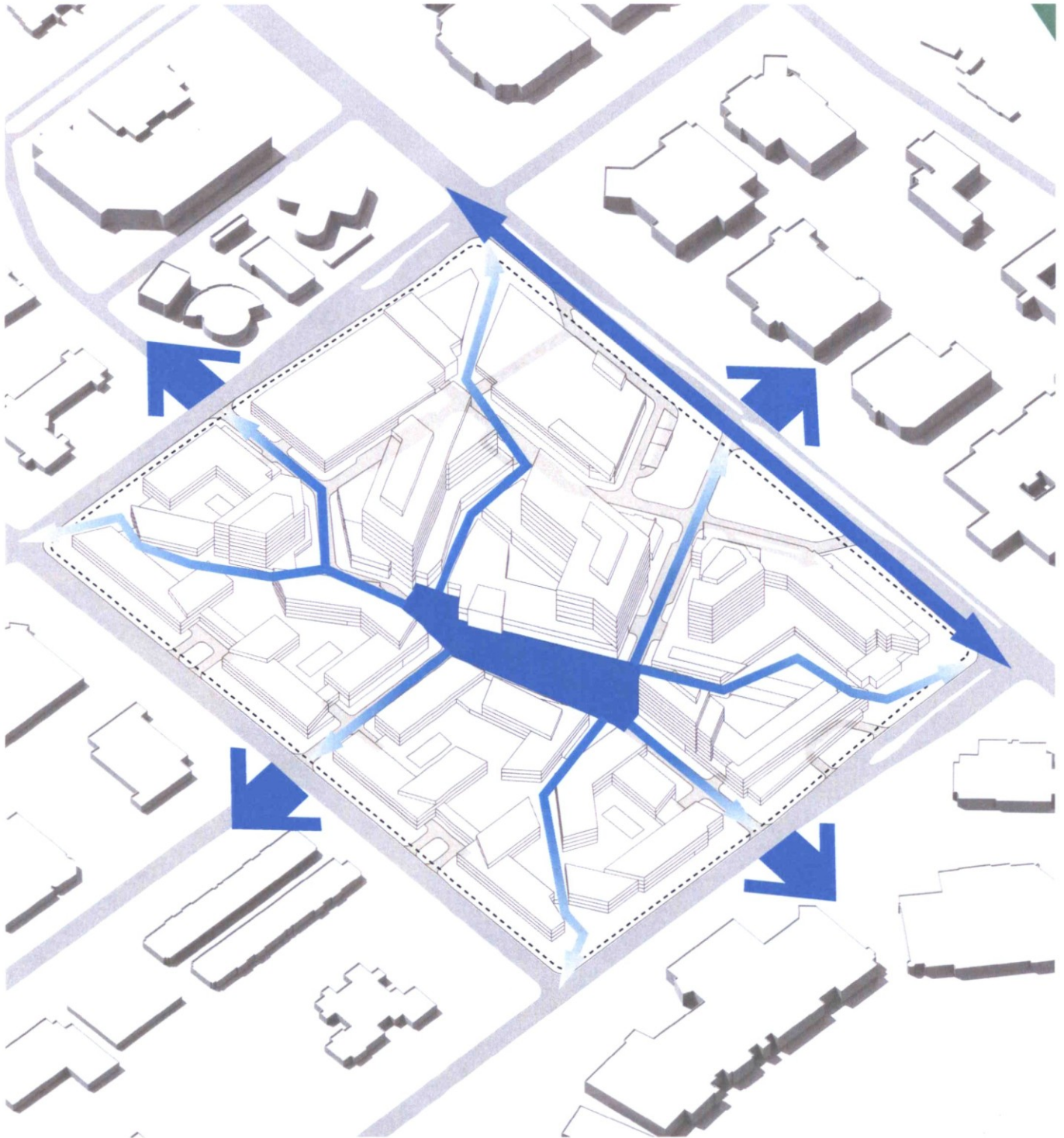
Parking Plan



LEGEND:

- | | |
|--|---|
|  Garage Parking |  Underground Parking |
|  Podium Parking |  Parking Entrance |

Transitions Plan



Transitions Plan:

La Via retains a relationship of architecture and land use to its surrounding urban form. Iconic architecture is placed along Scottsdale Rd, the main arterial adjacent to the site, where existing buildings have begun to establish higher density uses. Proposed parking and condominiums to the south transition into an existing hotel and future residential developments. Proposed low-density residential units to the east transition into a lower density fabric across the road, with views opening up to the McDowell Mountains. Lastly, condominiums and a new hotel with retail spaces compliments the existing commercial and retail spaces directly north of La Via.

Hardscape Plan

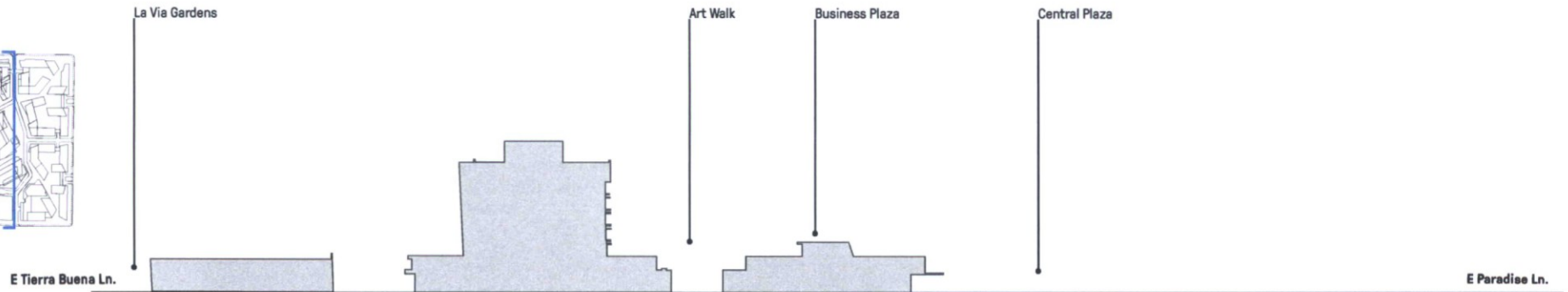
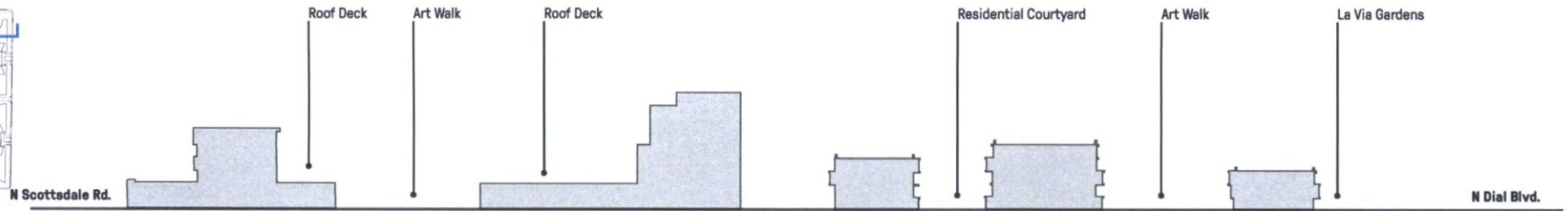


LEGEND:

- | | | | |
|------------------------|---------------------|-----------------------|-------------------------|
| 1 Porphyry Cobble | 3 Clay Unit Pavers | 5 Asphalt | 7 Decomposed Granite |
| 2 Concrete Unit Pavers | 4 C.I.P. Conc. Curb | 6 Naurepave XL Paving | 8 Mesabi Granite Pavers |

20-ZN-2017
10/17/2017

Site Cross Sections



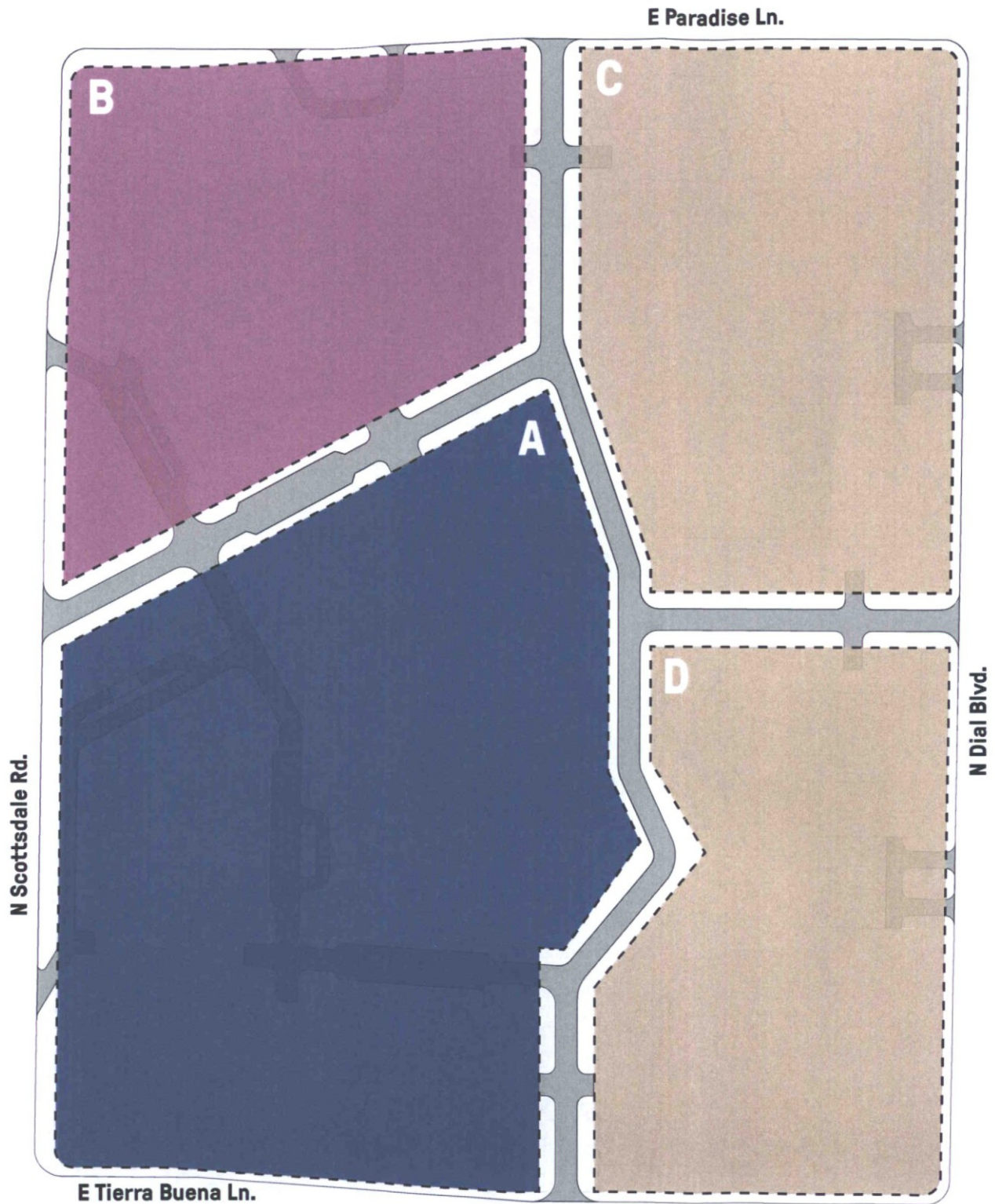
Open Space Plan



LEGEND:

- | | | |
|--|--|--|
|  Sculpture Park |  Art Walk Corridors |  Res. Courtyards/
Roof Decks |
|  Central Plaza |  La Via Gardens |  Green Roofs |

Subdivision Plan



LEGEND:

- Office + Mixed Use
- Hotel + Mixed Use
- Residential + Mixed Use

La Via - Dimensioned Plan

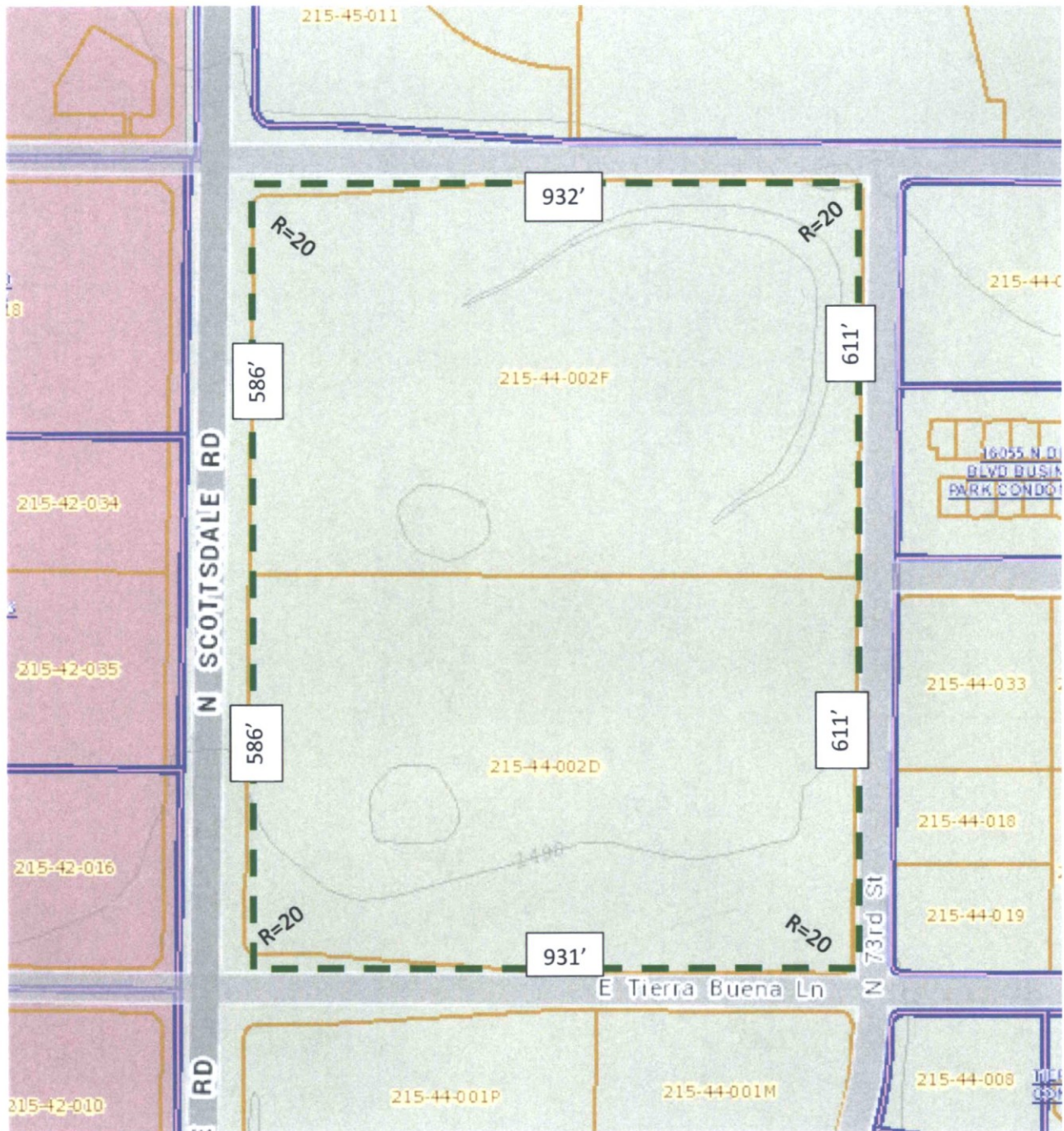


Photo Exhibit of Existing Conditions



View looking north



View looking east

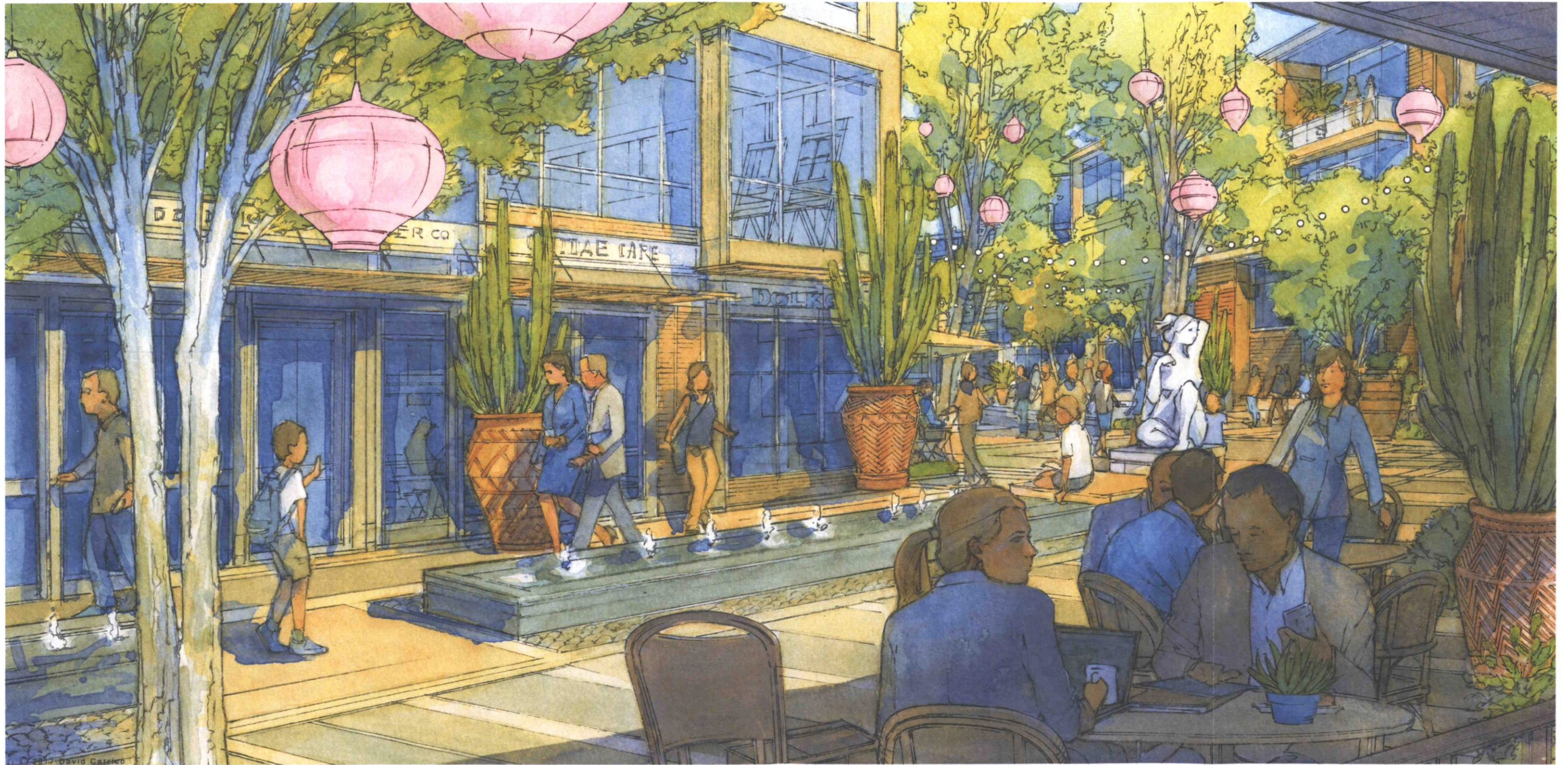


Viewing looking south

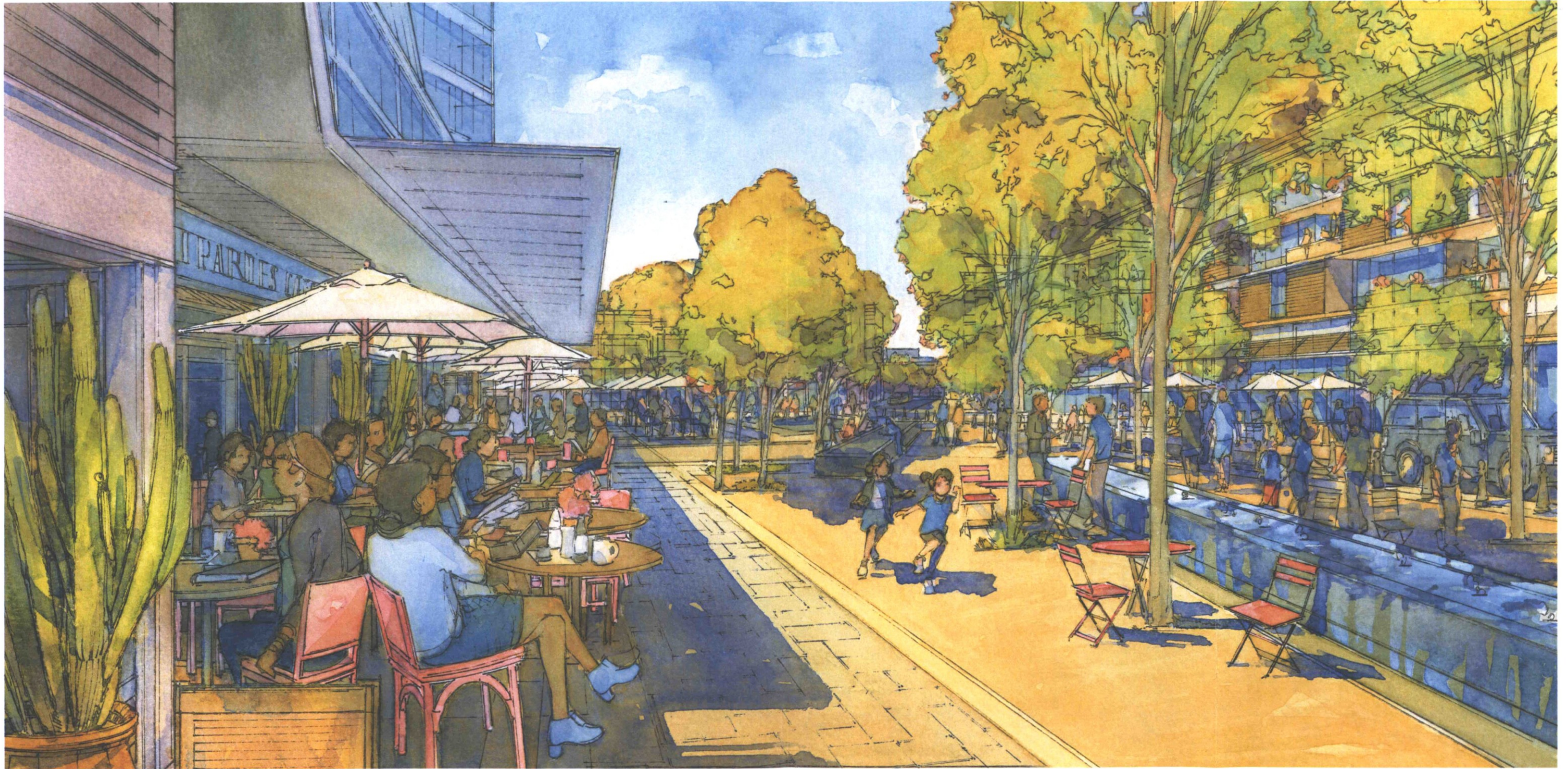


View looking west

Art Corridor View



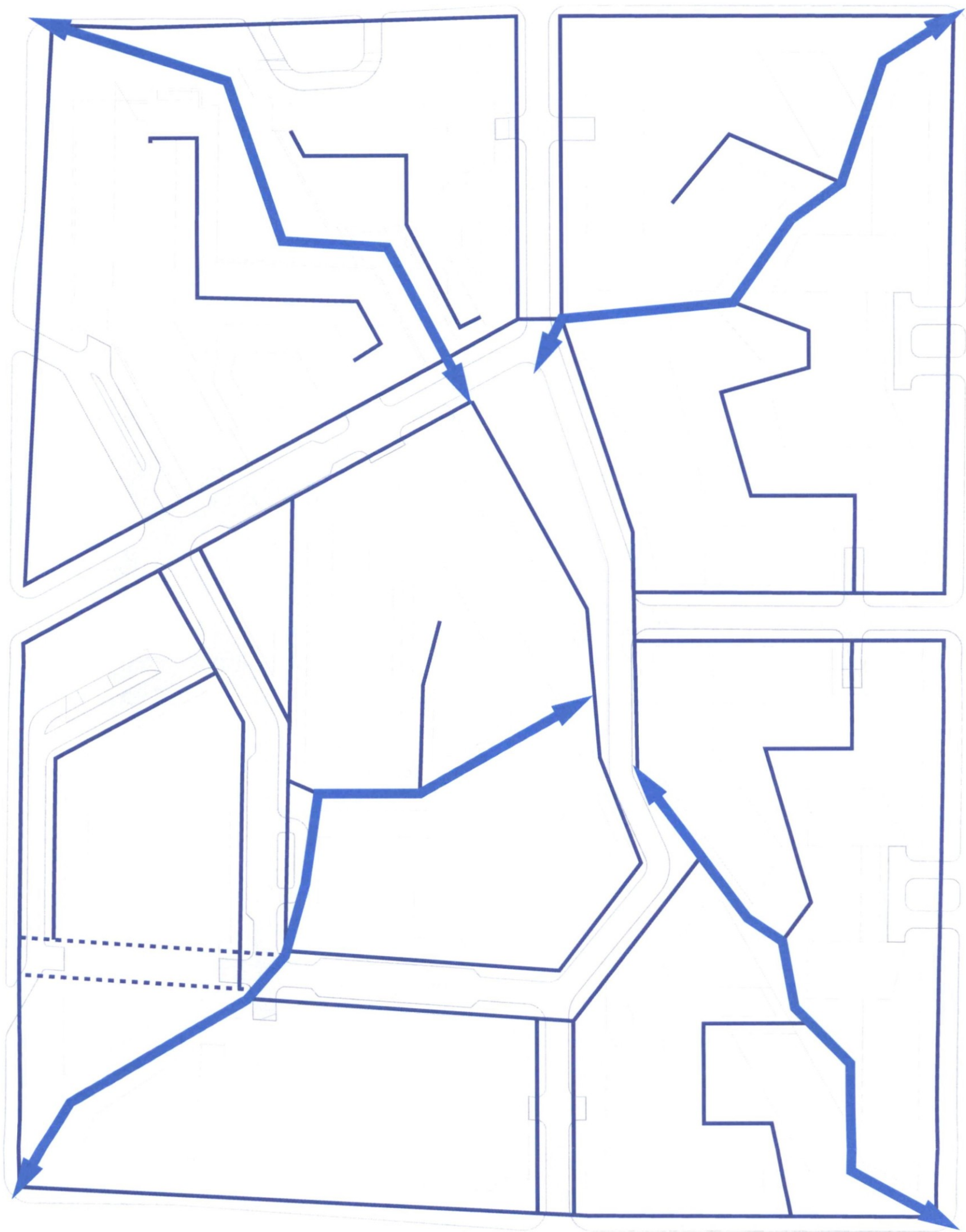
Central Plaza View



Central Plaza View

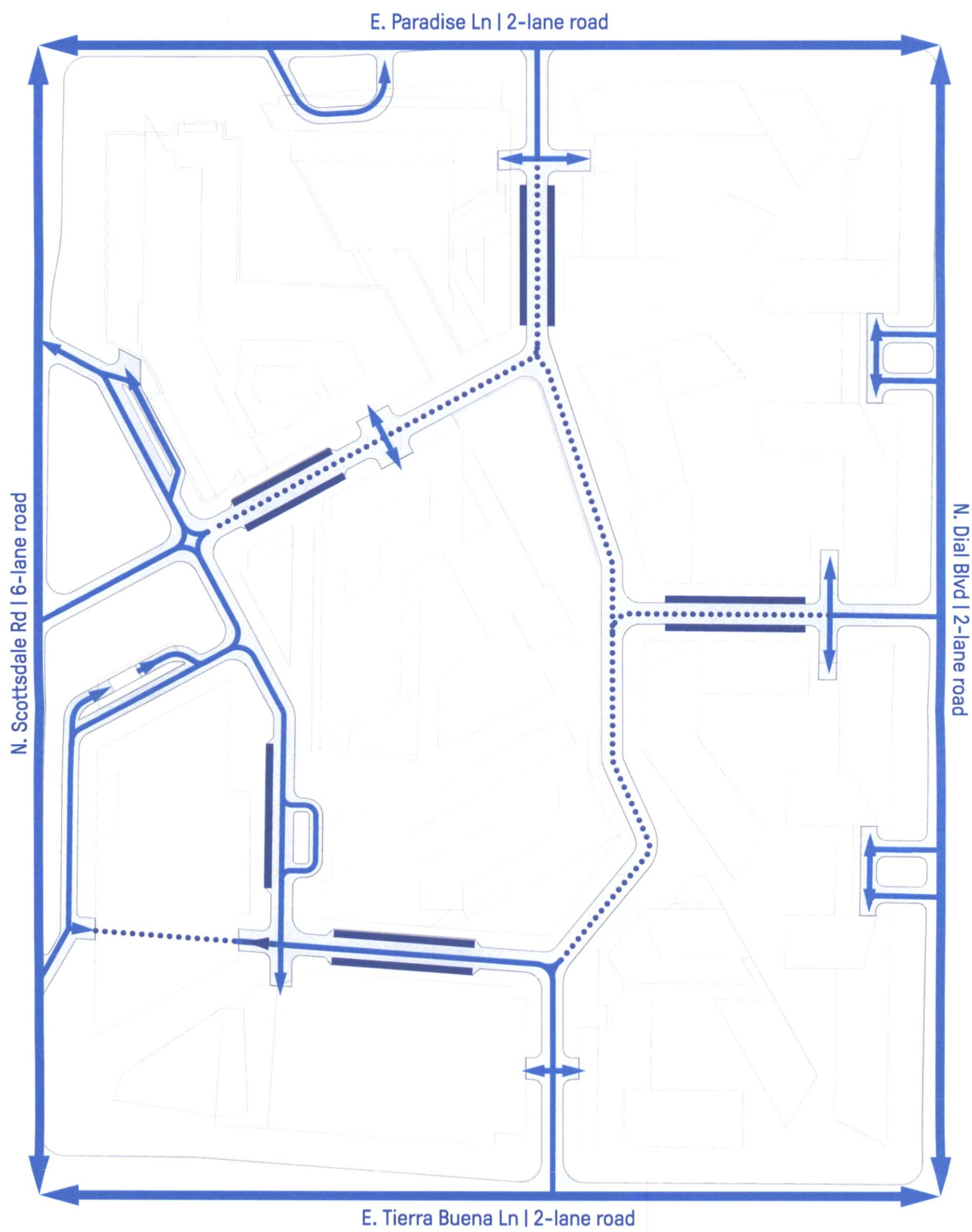


Pedestrian Circulation Plan



- LEGEND:**
- Primary Route
 - Secondary Route

Vehicular Circulation Plan

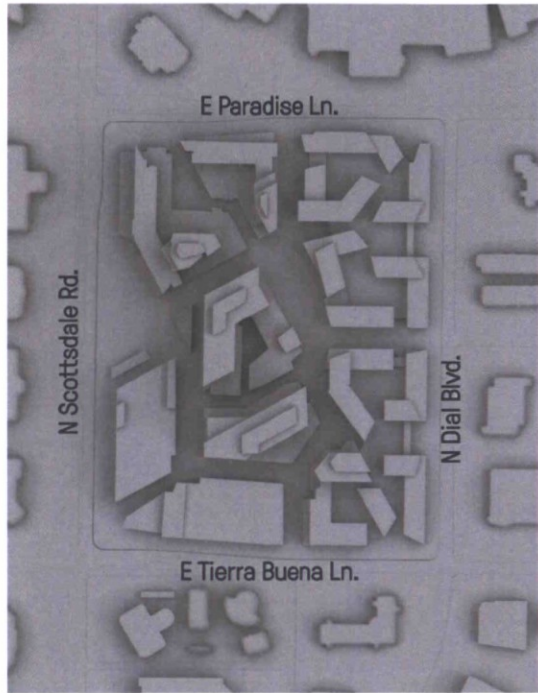


- LEGEND:**
- Heavy Traffic Route
 - • ► Light Traffic Route
 - Street Parking

Solar Analysis - Winter

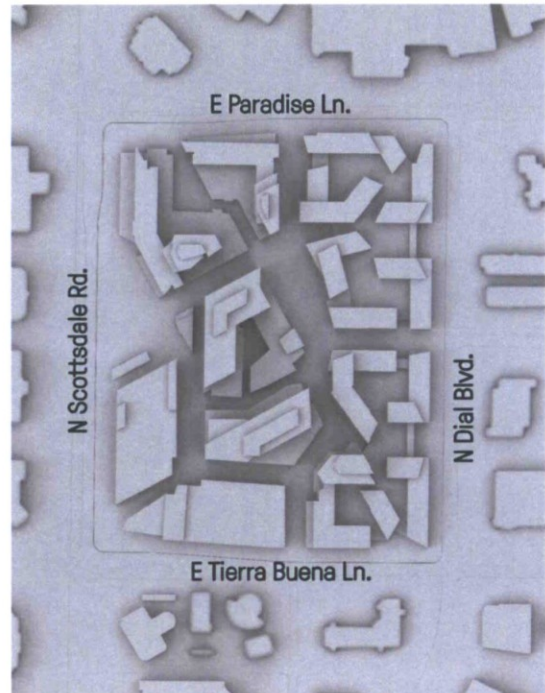
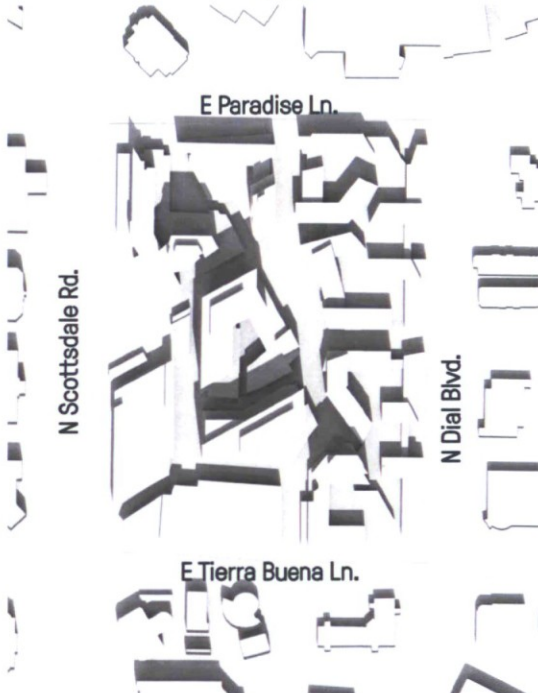
December 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



December 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



December 21
Solar Analysis

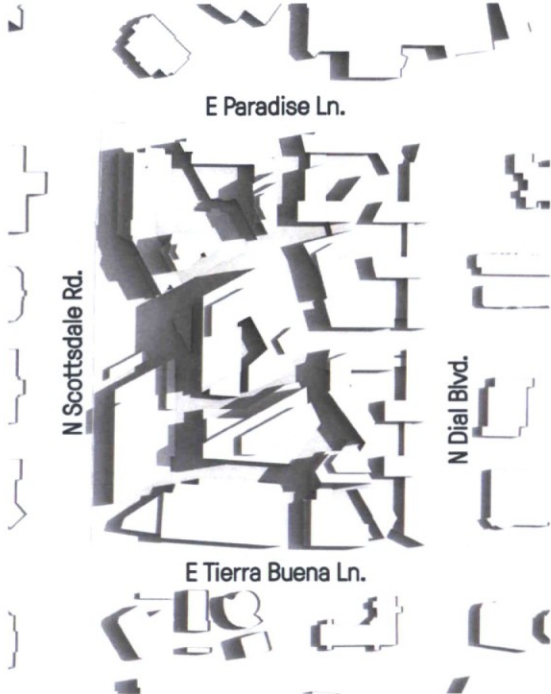
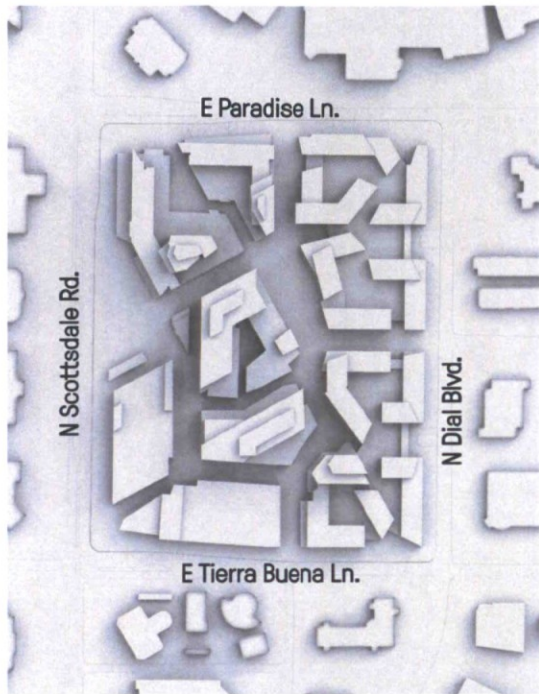
> View D.
3 PM



Solar Analysis - Summer

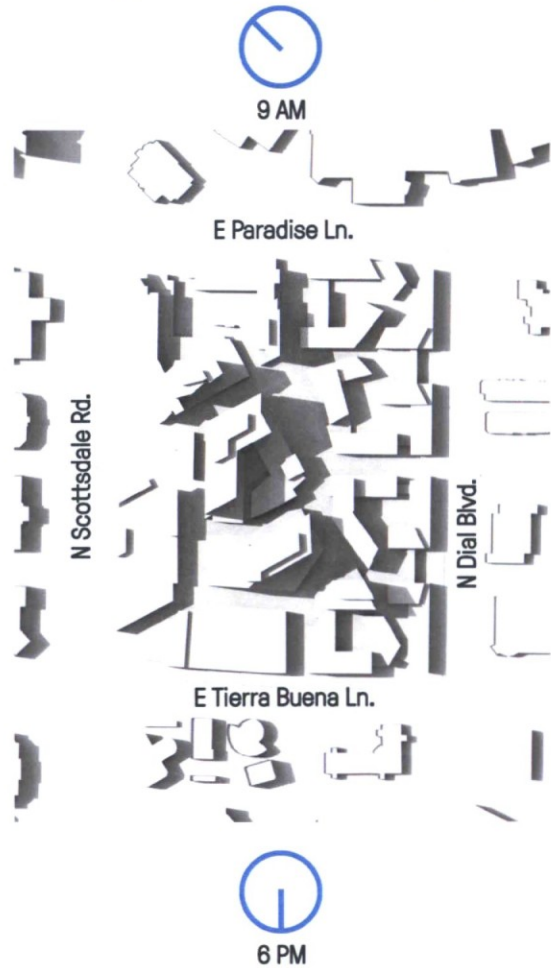
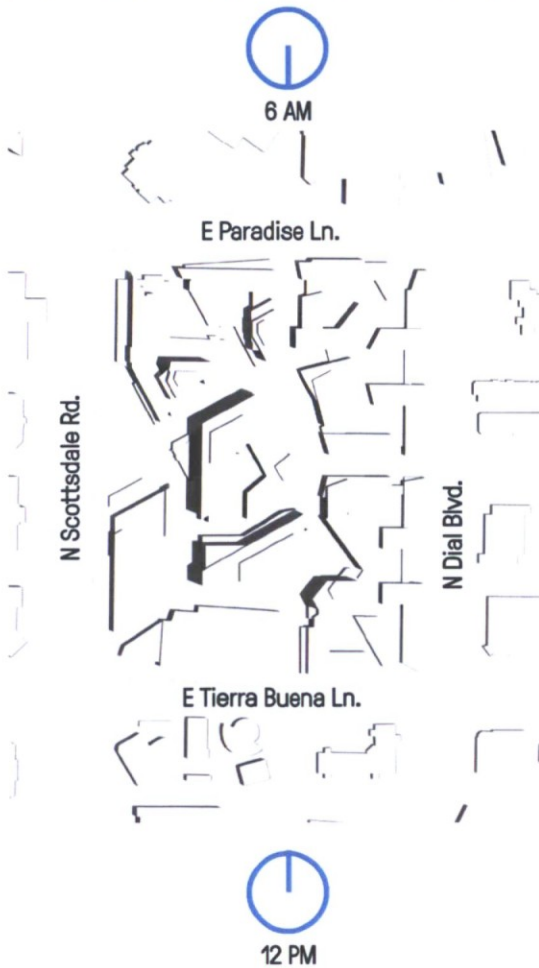
June 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



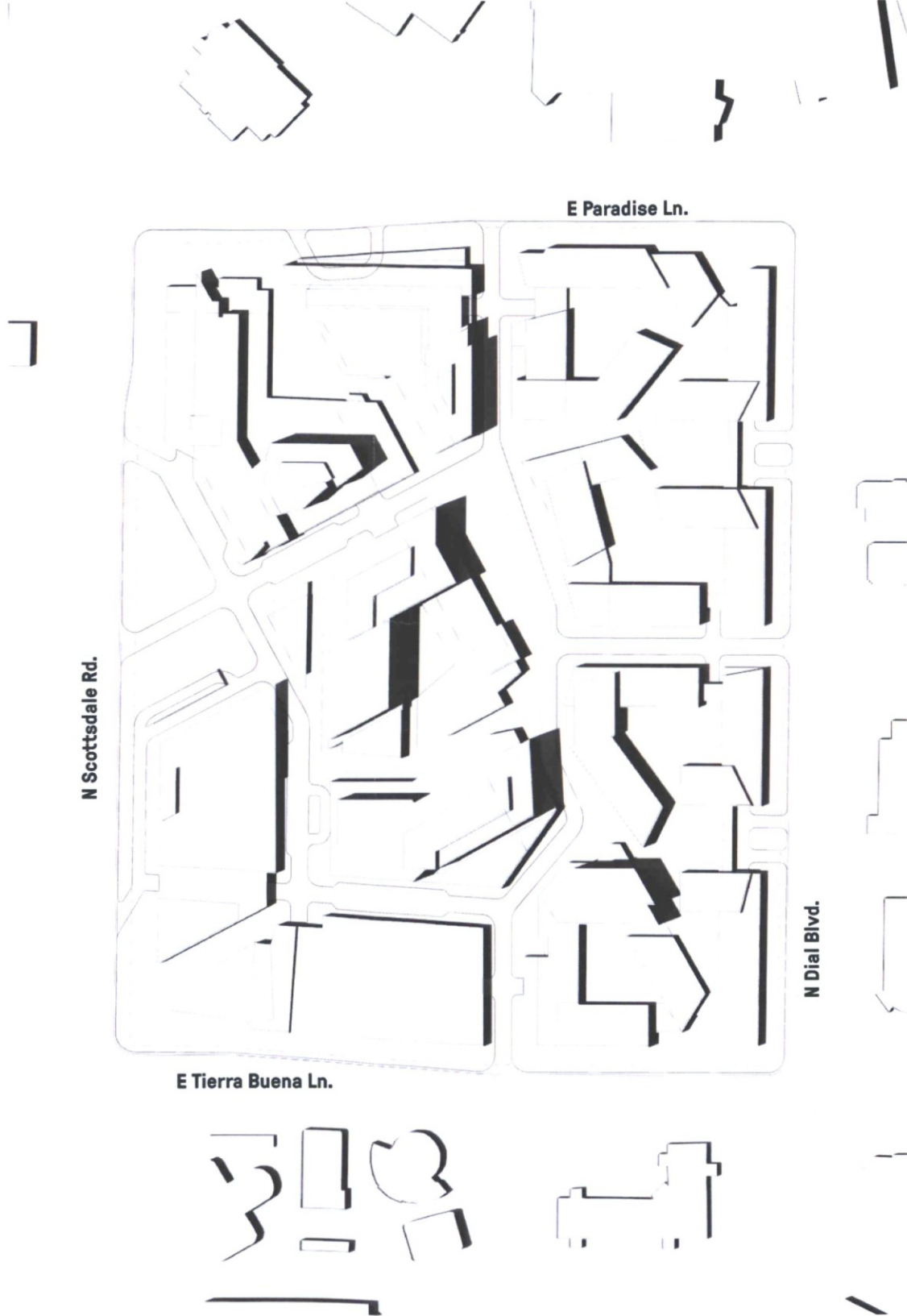
June 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



June 21
Solar Analysis

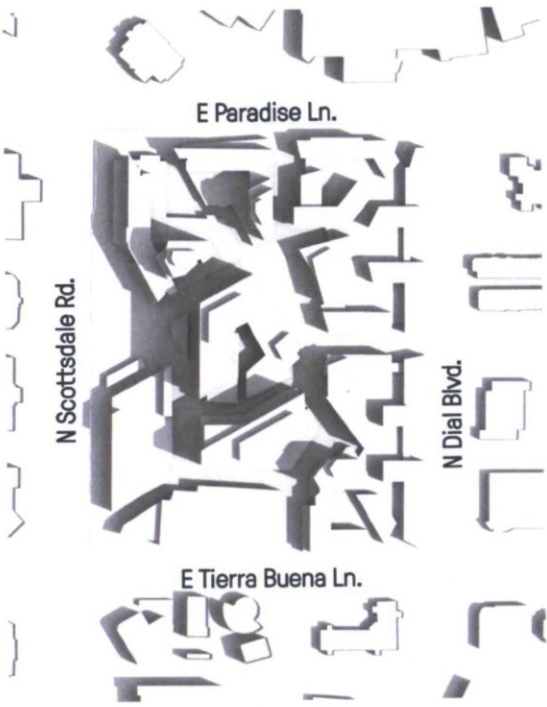
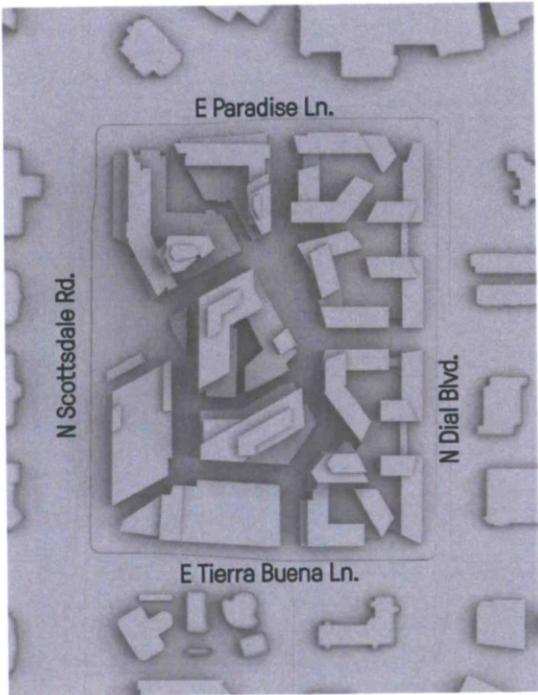
> View D.
3 PM



Solar Analysis - Spring

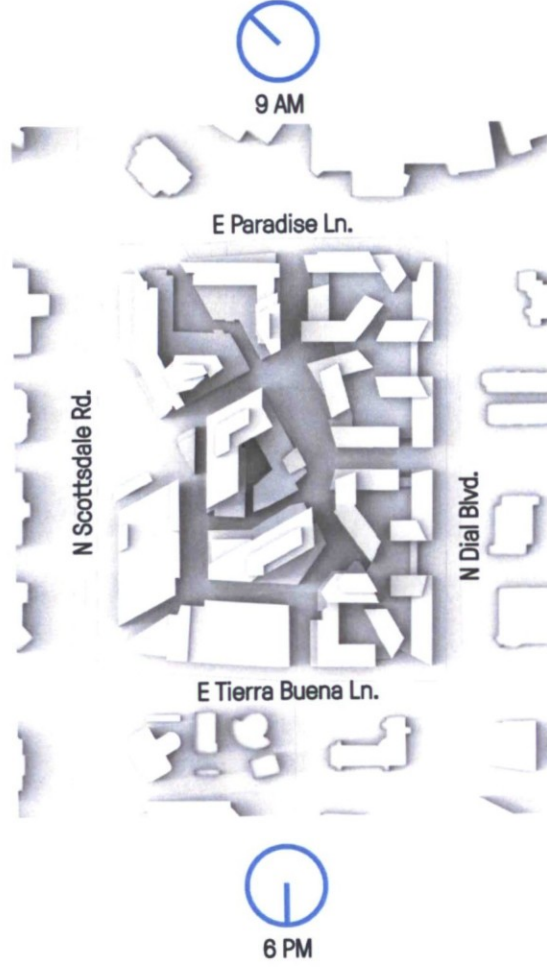
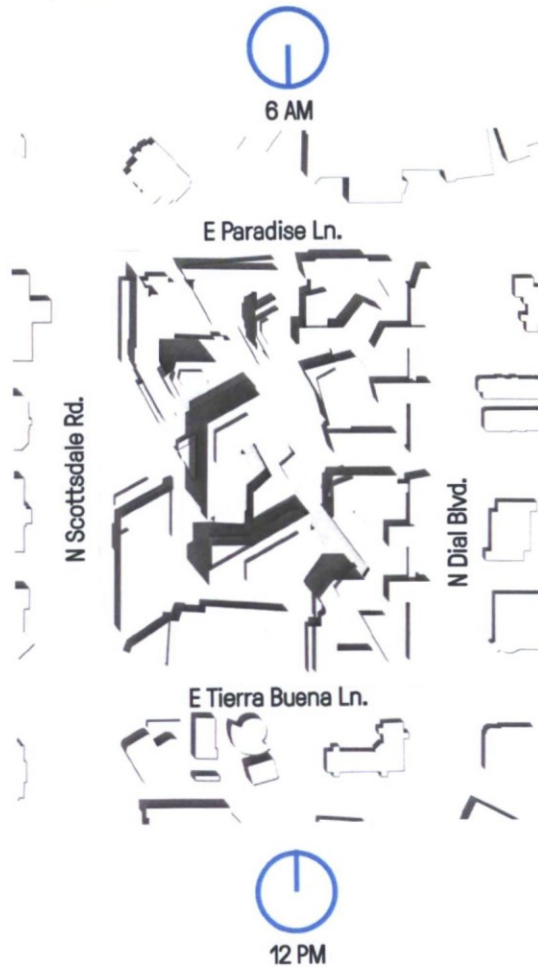
March 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



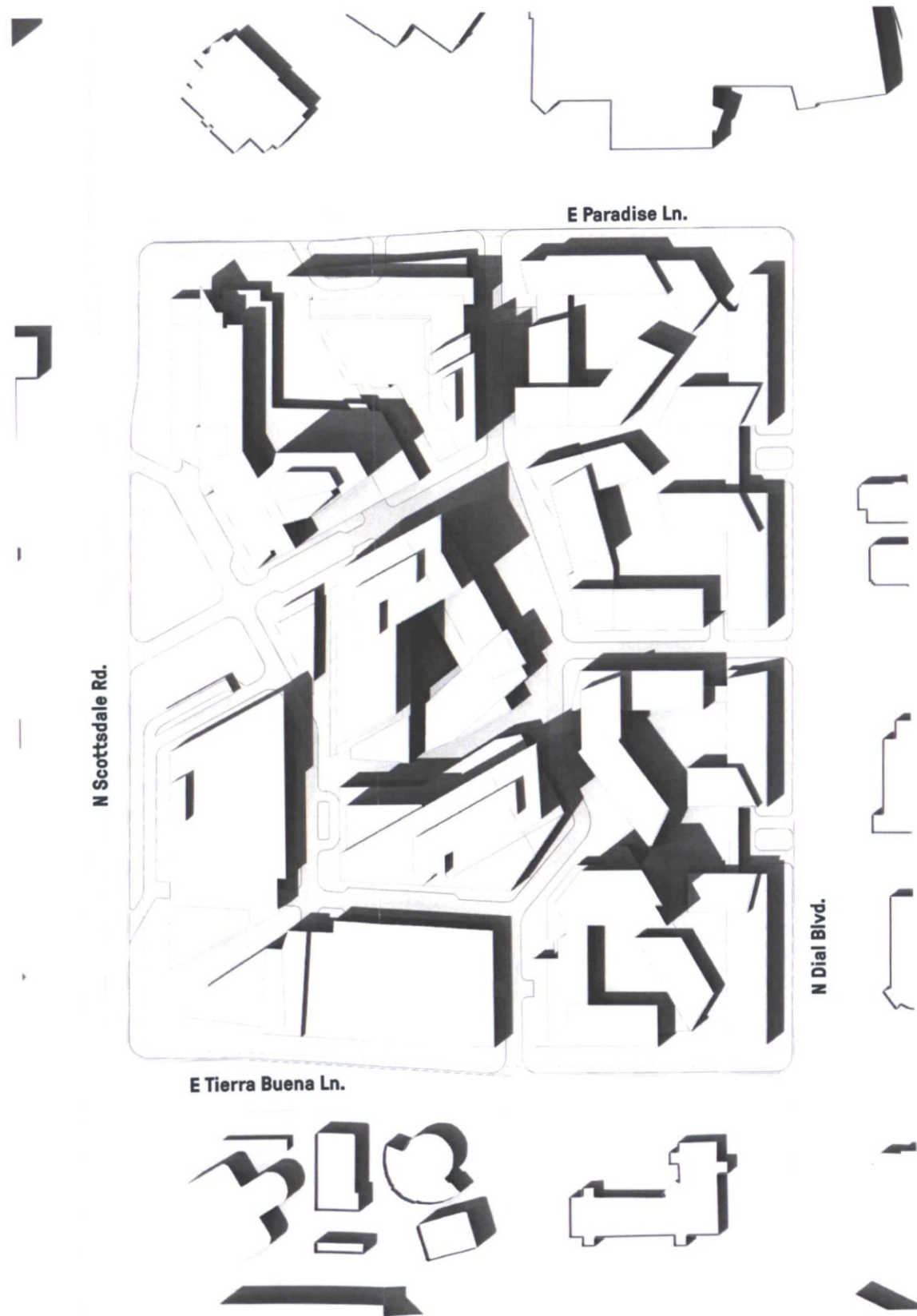
March 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM



March 21
Solar Analysis

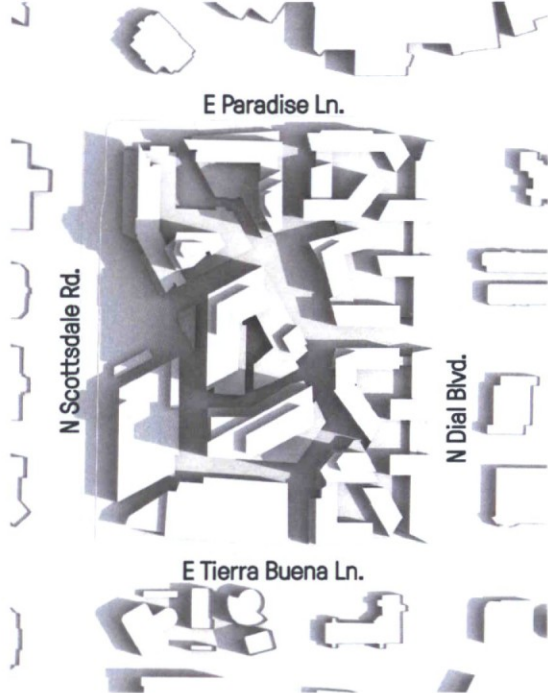
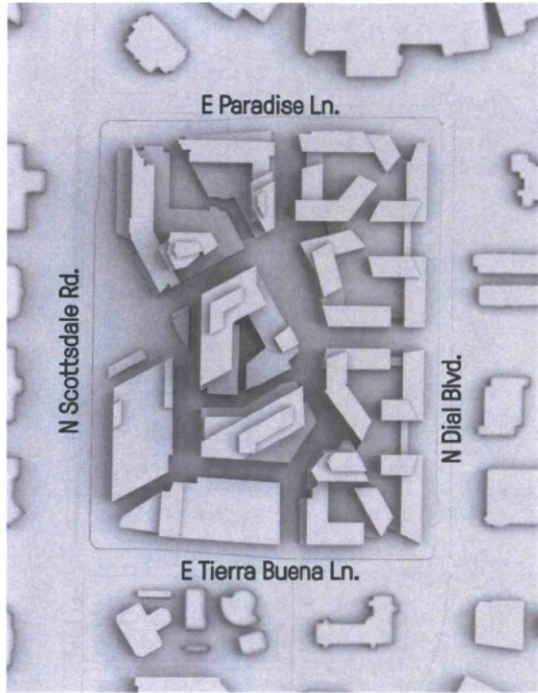
> View D.
3 PM



Solar Analysis - Fall

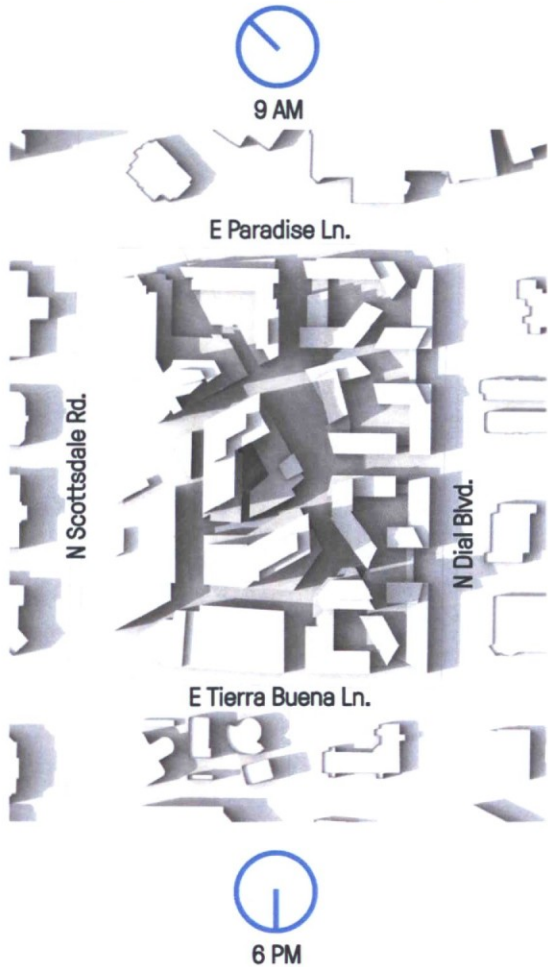
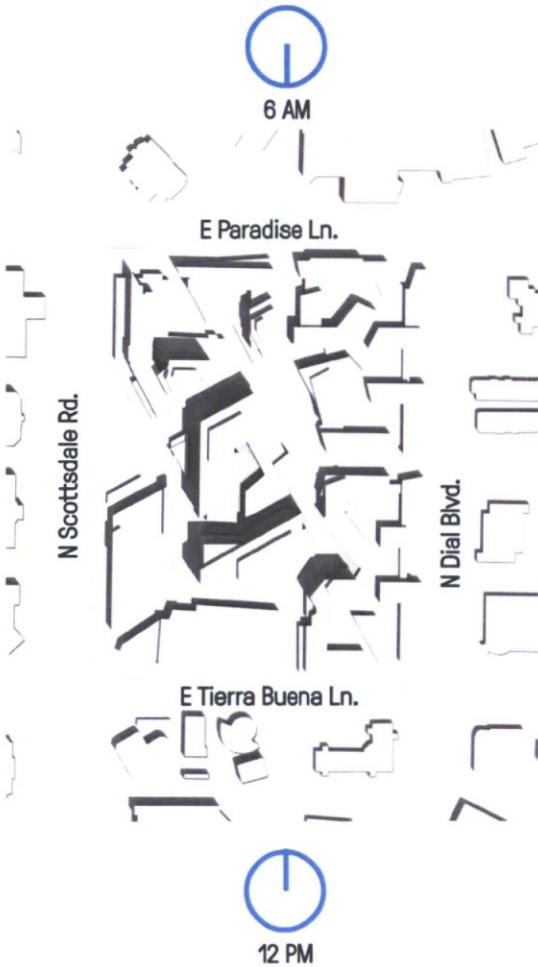
September 21
Solar Analysis

> View A.
6 AM
>> View B.
9 AM



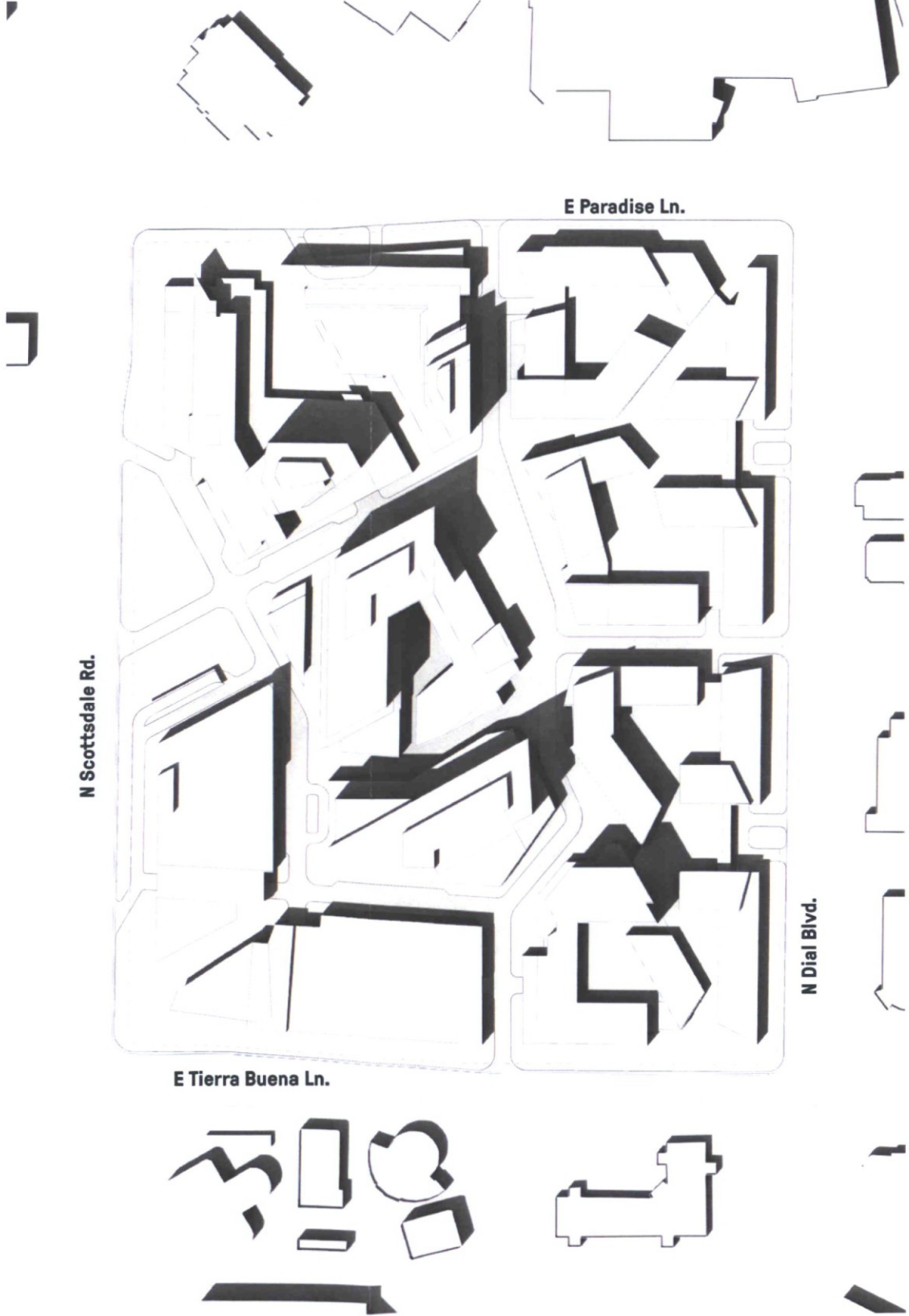
September 21
Solar Analysis

> View C.
12 PM
>> View E.
6 PM

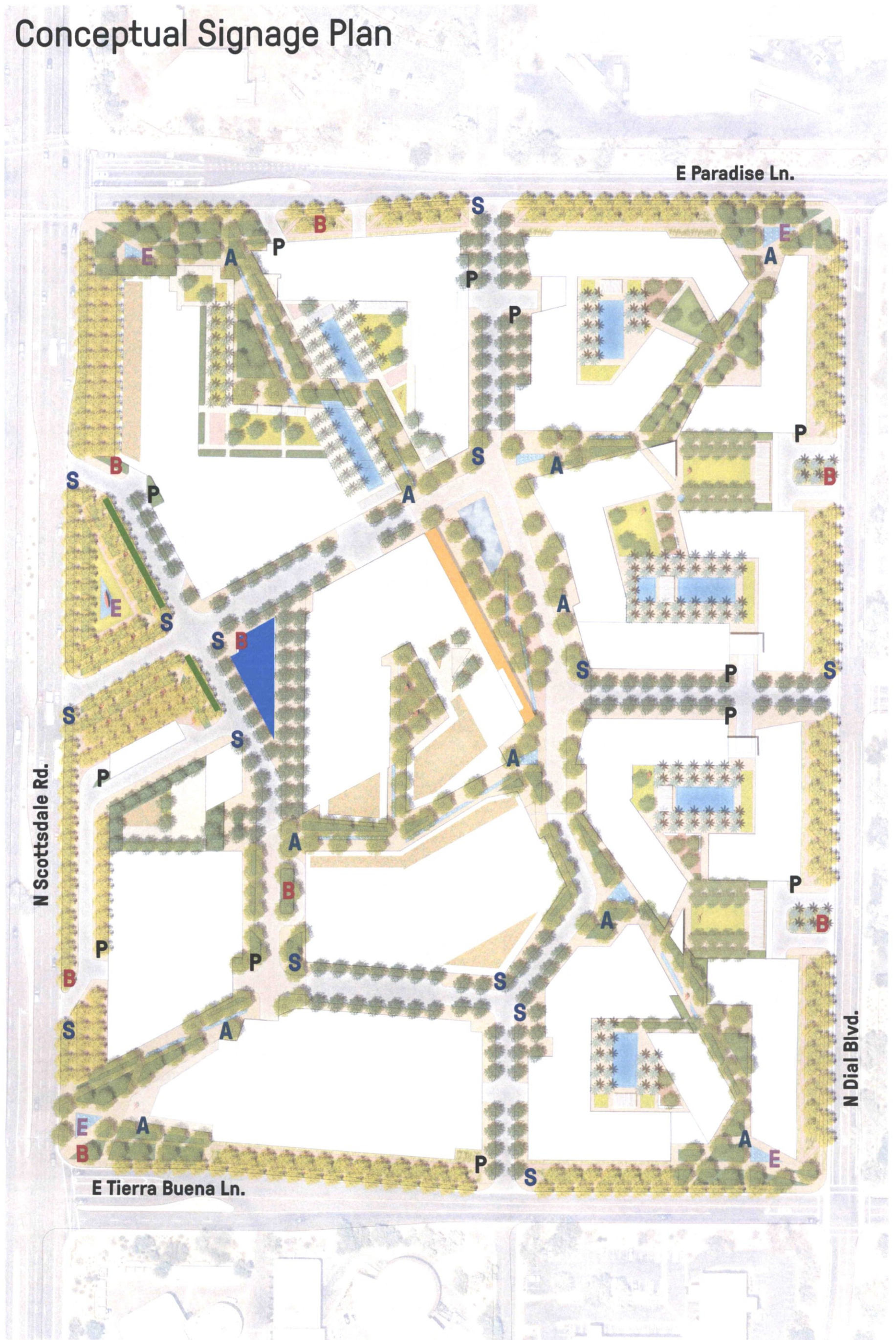


September 21
Solar Analysis

> View D.
3 PM



Conceptual Signage Plan



LEGEND:

- | | | | |
|------------------------|-----------------------|---|--|
| A Artwalk Kiosk | P Parking Sign | E Entry Monument |  Visitor Center |
| B Building Sign | S Street Sign |  Rideshare Signage | |

Parking Plan

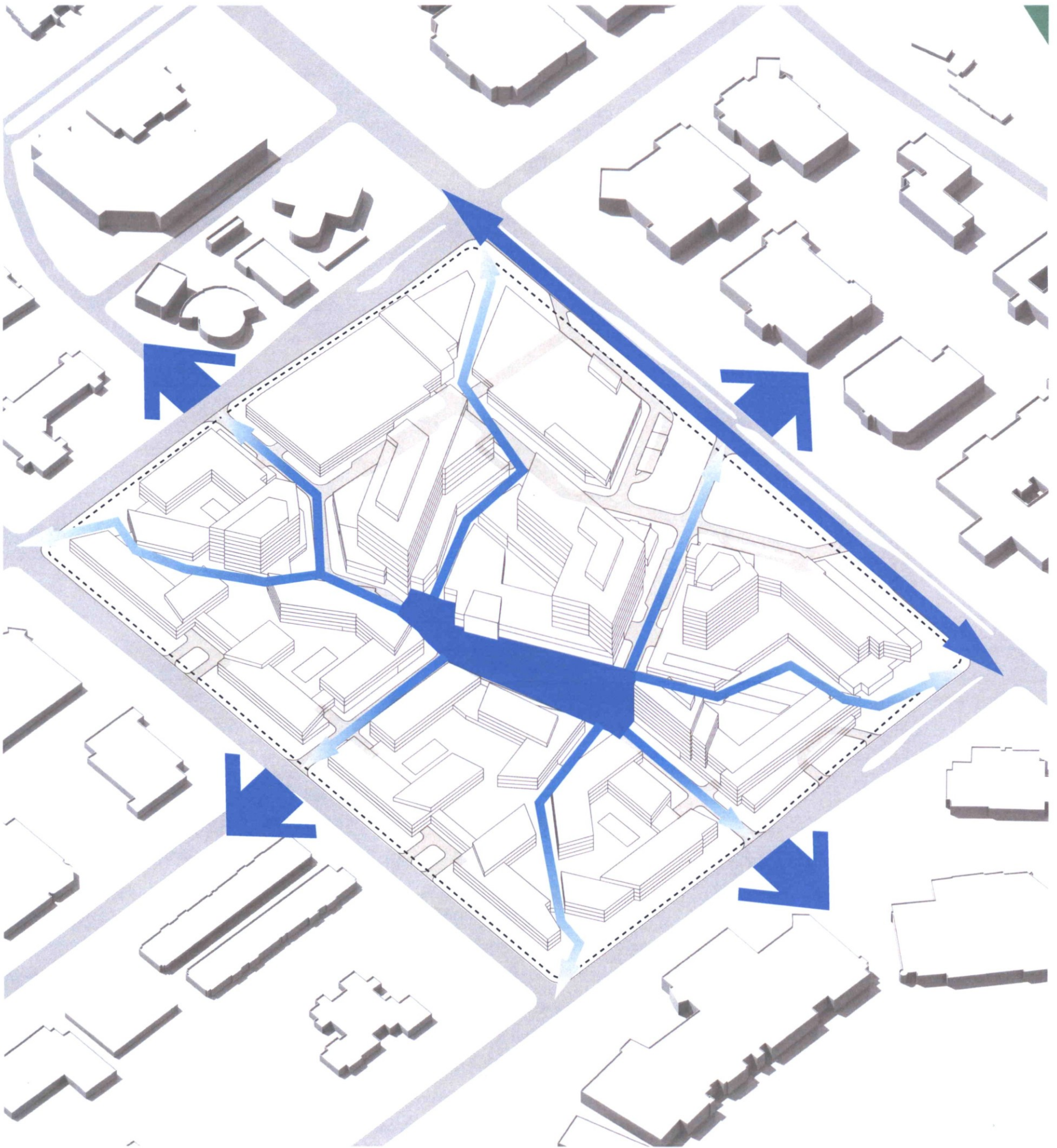
E Paradise Ln.



LEGEND:

- | | |
|----------------|---------------------|
| Garage Parking | Underground Parking |
| Podium Parking | Parking Entrance |

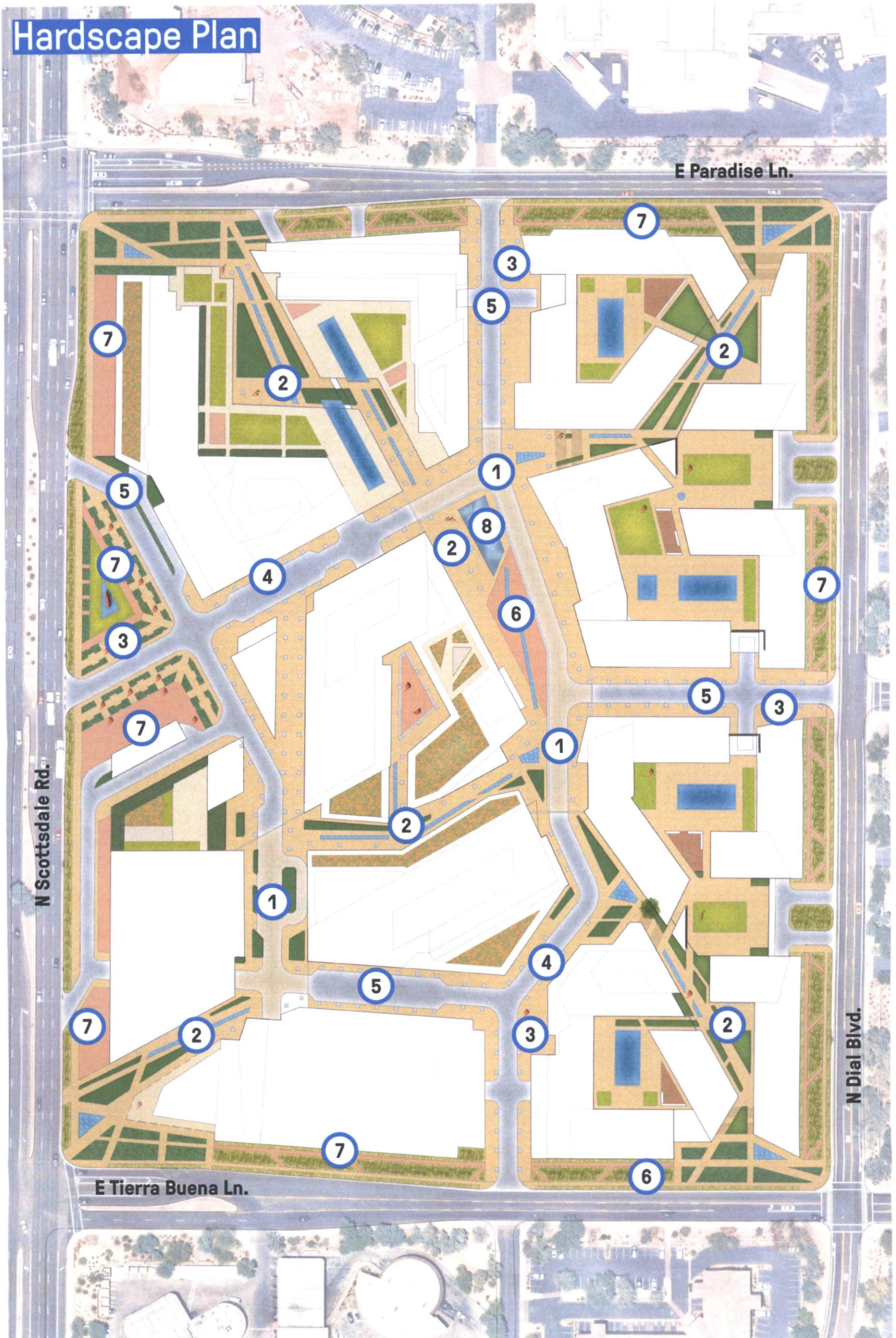
Transitions Plan



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Hardscape Plan



LEGEND:

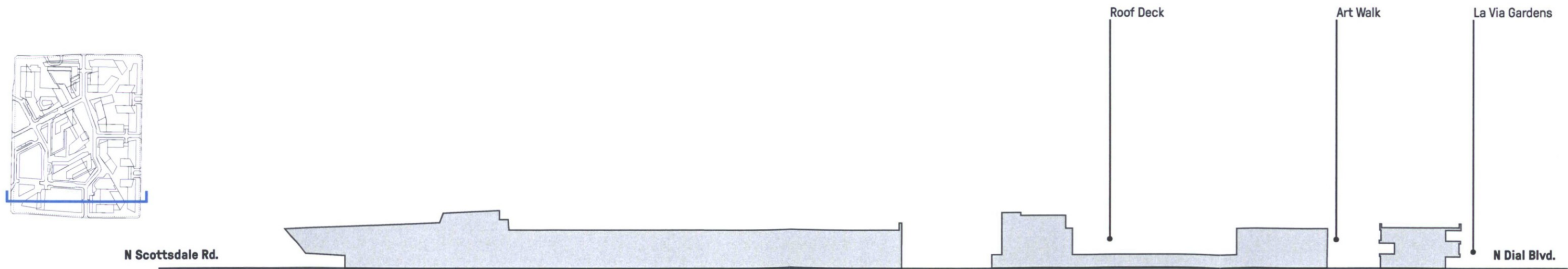
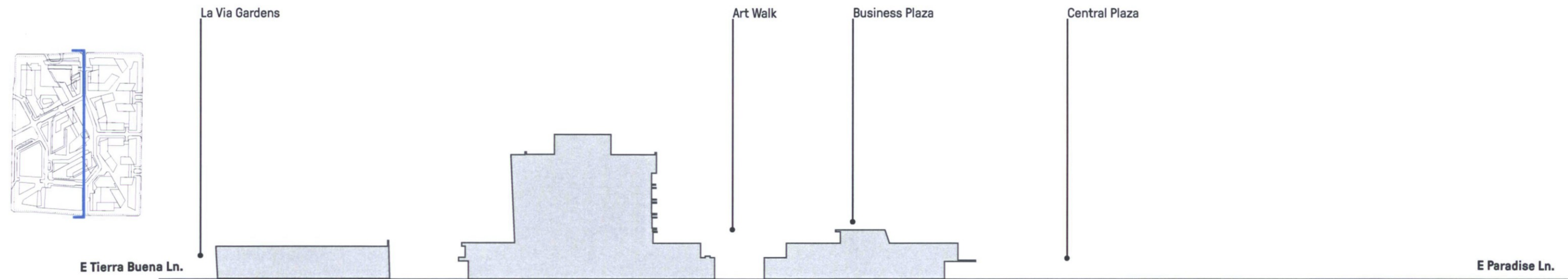
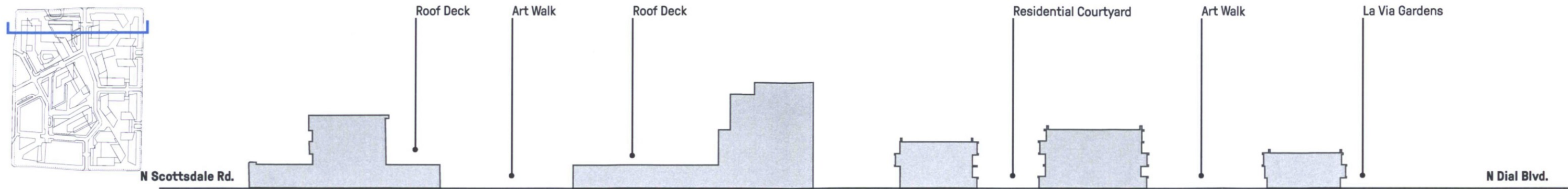
- | | | | |
|------------------------|---------------------|-----------------------|-------------------------|
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|--------------------|-------------------|---------------------------------|--------------------|
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"Desert Museum" | |

Site Cross Sections



Open Space Plan



LEGEND:

- | | | |
|--|--|--|
|  Sculpture Park |  Art Walk Corridors |  Res. Courtyards/
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|  Central Plaza |  La Via Gardens |  Green Roofs |

Subdivision Plan



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Site Plan



LEGEND:

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|------------------|------------------|---------------------|---------------------|---------------------|-------------------|--------------------------|----------------------|
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swa



La Via - Dimensioned Plan

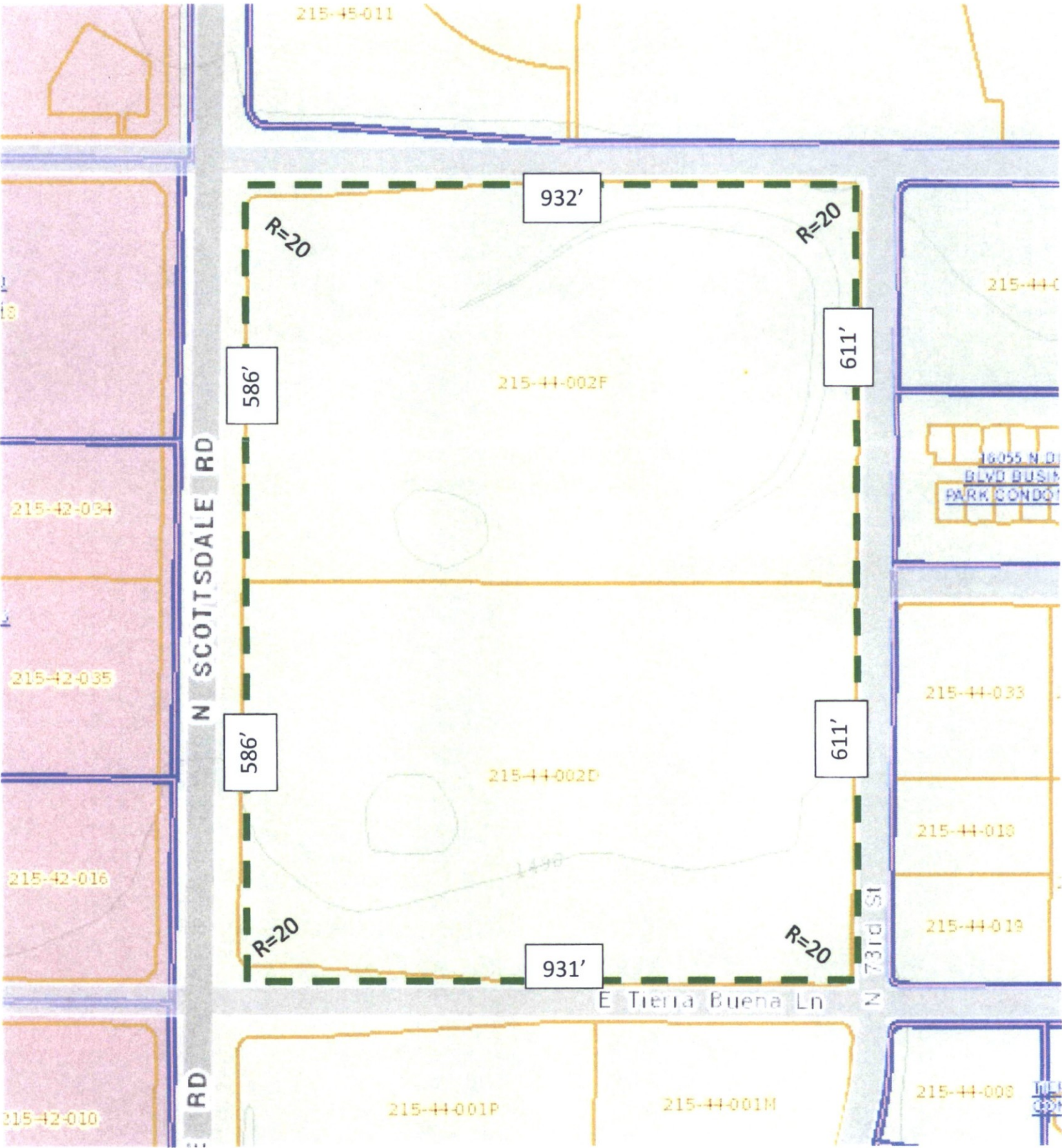


Photo Exhibit of Existing Conditions



View looking north



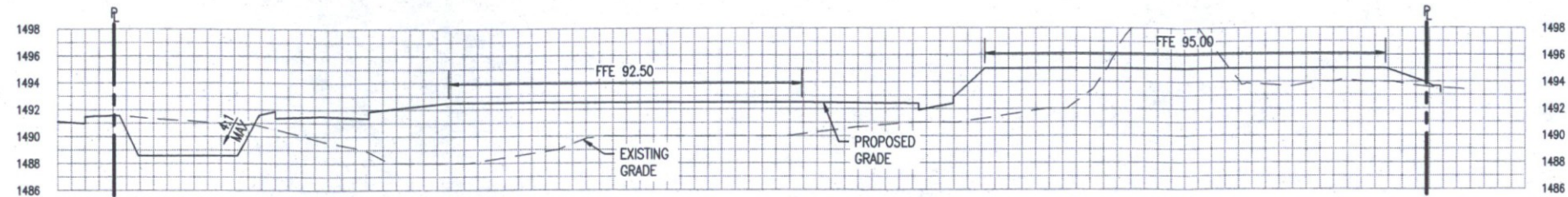
View looking east



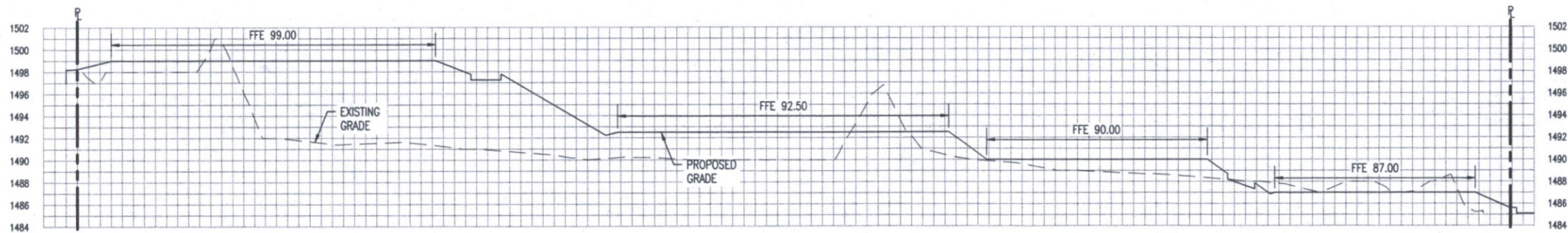
Viewing looking south



View looking west



SECTION A
SCALE:
HORZ 1"=6'
VERT 1"=60'



SECTION B
SCALE:
HORZ 1"=6'
VERT 1"=60'



20-ZN-2017
10/17/2017

10/17/2017

SITE CROSS-SECTIONS

SHEET NO.: C3.10

PROJECT
CRACKERJACK REDEVELOPMENT

LOCATION
SEC SCOTTSDALE ROAD
AND PARADISE LN
SCOTTSDALE, AZ 85254

DRAWN: POUNDS
DESIGNED: POUNDS
CHECKED: COUNSELL
PROJ. MGR: FAKIH

DATE: 10/06/17

ISSUED FOR:
ZONING

REVISION NO.	DATE
1	
2	
3	

JOB NO.: 170377

SHEET TITLE:

SITE CROSS-SECTIONS

SHEET NO.: C3.10

SUSTAINABILITY
ENGINEERING
GROUP

SEG



8280 E GELDING DR #101, SCOTTSDALE, ARIZONA 85260
WWW.AZSEG.COM TEL. 480.588.7226

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