



Marked Agendas

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**The June 6, 2019  
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 6, 2019 Item No. 8  
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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### **Nationwide Corporate Office Building and Parking Structure 6-DR-2019**

**Location:** 18700 North Hayden Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new 465,435-square-foot office building and 1,206,280-square-foot parking garage on a 30-acre site.

## **OWNER**

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Nationwide Realty Investors, Ltd  
614-857-2333

## **ARCHITECT/DESIGNER**

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Columbus Architectural Studio

## **ENGINEER**

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Hubbard Engineering

## **APPLICANT CONTACT**

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Danial Hanes  
Columbus Architectural Studio  
614-541-2801

## **BACKGROUND**

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### **Zoning**

The site is zoned Planned Community District, Planned Airpark Core District (P-C PCP). The PCP district is one of the P-C "comparable" districts that developers within the Crossroads Master Plan can choose from, with consent from the Arizona State Land Department (ASLD) who oversees distribution of zoning for the Crossroads PCD. The applicant received approval of a Development Plan with amended PCP development standards for approximately 124 acres as part of Case 19-ZN-2002#6. This project is proposed on the southeast 30 acres of the 124-acre site.

### **Context**

Located at the intersection of North Hayden Road and East Loop 101, the project site is situated in an area surrounded by vacant land owned by the applicant and the ASLD. As such, this project will be the first new development in this area of Crossroads. The nearest developments to the project are the City of Scottsdale Water Campus, located approximately 2,422 feet east of the site, and the Grayhawk community, located approximately 2,300 feet north of the site.

### **Adjacent Uses and Zoning**

- North Vacant, zoned P-C PCP
- South Loop 101 Freeway
- East Vacant, zoned P-C
- West Vacant, zoned P-C

### **Key Items for Consideration**

- Development Review Board Criteria
- Design of parking garage relative to office building
- Loop 101 is 12-15 feet higher than the finished pad for the building at this location (apparent mass)
- No public comment received by staff

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant seeks approval of a new, five-story corporate office building, a five-level, above-grade parking garage, and associated site improvements. The proposed parking garage is intended to provide vehicle parking for the entire 124-acre campus (3,750 spaces), including the proposed office building.

### **Neighborhood Communication**

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

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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### **Building Elevations**

A combination of stacked stone veneers, metal accents and insulated glass windows are utilized to create a contemporary design for the office building. Consistent with Sensitive Design Principle (SDP) No. 9, eyebrows and exaggerated roof overhangs provide shading over windows to mitigate solar heat gain and provide shadowing for visual interest. Adding to the visual interest is a stacked stone base that utilizes a color palette consistent with the surrounding desert context (SDP No. 9). Dark bronze is proposed for the metal accents, including the rooftop mechanical screening and window framing. The "H" shape of the building footprint reduces the apparent mass along Hayden Road and provides an additional element of visual interest. The entry feature along the front of the building incorporates similar materials to the main building to establish context, with an Alumaboard element added to the underside of the shade canopies that also incorporates a color consistent with the surrounding desert context.

The parking garage design utilizes materials with colors and finishes consistent with the main building, adding to the proposed character for the site. Dramatic stair towers with large shade canopies and glass railings for stairwells are proposed at the corners of the garage as well as at the midpoints, adding visual interest to a structure that usually receives little attention in a typical mixed-use development.

**Site Plan**

This project will occupy approximately 13 acres of the 30-acre southeast quadrant. The “H” shape of the building footprint allows large courtyards to be incorporated into the site design on the east and west sides of the office building. These courtyard areas will serve primarily as gathering spaces for employees. Included as part of the west courtyard is a service yard for mechanical and utility equipment. No surface parking is proposed as part of this application; instead an enhanced approach to the building is proposed that includes decorative shade canopies. All parking for the office building will be provided in the parking garage and an elevated pedestrian bridge is proposed at the 3<sup>rd</sup> level of the garage to provide convenient access for employees from the garage to the building. Providing all parking in a structured garage allows larger areas of the site to be devoted to landscaping, passive/active open space and pedestrian circulation. Primary access to the parking garage will be provided off Hayden Road, with secondary access points provided off Cavasson Boulevard and Claret Drive (internal streets). Consistent with Section 2-1.312 of the DSPM, pedestrian connections six feet in width are proposed from the building to the garage and from the building to Hayden Road.

**Landscaping**

Lush landscaping is proposed all around the building and in the courtyards to provide a setting for the building as well as base planting (DSPM Section 2-1.501). Many of the trees proposed for the project are trees salvaged from the site, including large, mature Palo Verdes and Ironwoods. Consistent with the Future Land Use Chapter of the Greater Airpark Character Area Plan, which designates Hayden Road as a Signature Corridor, a minimum 40-foot-wide landscape setback is proposed along the entire Hayden Road frontage to preserve the parkway setting of Hayden Road. Landscaping will eventually be provided around the entirety of the parking garage to serve as base planting, though only a portion is proposed to be landscaped with this project.

**Development Information**

- Existing Use: Vacant
- Proposed Use: Office
- Parcel Size: 1,306,800 square feet (30 acres)
- Office space: 465,435 square feet
- Other space (Parking Garage): 1,206,280 square feet
- Floor Area Ratio Allowed: 0.85 (for entire development plan area at build-out)  
1.15 within 600 feet of Loop 101 (19-ZN-2002#6)
- Floor Area Ratio Proposed: 0.35
- Building Height Allowed: 115 feet, inclusive of rooftop appurtenances (19-ZN-2002#6)

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- Building Height Proposed: 87 feet (inclusive of rooftop appurtenances)
- Parking Required: 1,432 spaces (1:325 for mixed-use)
- Parking Provided: 3,750 spaces
- Open Space Required: 1,350,000 square feet (31 acres for entire development plan area; 19-ZN-2002#6)
- Open Space Provided: Cumulative (857,737 square feet (19.6 acres) for this 30-acre portion)

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Nationwide Corporate Office Building and Parking Garage per the attached stipulations, finding that the provisions of Sensitive Design Principles, Greater Airpark Character Area Plan, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**  
Current Planning Services

**STAFF CONTACT**

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Greg Bloemberg  
Senior Planner  
480-312-4306  
E-mail: gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

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 Greg Bloemberg, Report Author	<u>5.21.19</u> Date
 Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov	<u>5/21/19</u> Date
 Randy Grant, Director Planning and Development Services Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov	<u>5/21/19</u> Date

## ATTACHMENTS

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
    - 1A. Close-Up Aerial
  - 2. Applicant's Narrative
  - 3. Combined Context Aerial and Site Plan
  - 4. Site Plan
  - 5. Site Cross-Section
  - 6. Open Space Plan
  - 7. Building Elevations (color)
  - 8. Building Elevations (black and white)
  - 9. Parking Garage Elevations (color)
  - 10. Parking Garage Elevations (black and white)
  - 11. Building Entry Feature Details
  - 12. Perspectives
  - 13. Material and Color Boards
  - 14. Landscape/Hardscape Plans
  - 15. Lighting Site Plans
  - 16. Exterior Lighting Cutsheets

**Stipulations for the  
Development Review Board Application:  
Nationwide Corporate Office Building and Parking Structure  
Case Number: 6-DR-2019**

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 provided by the Columbus Architectural Studio, with a city staff date of 3/28/19.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by the Columbus Architectural Studio, with a city staff date of 3/28/19.
  - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan provided by Laskin & Associates, with a city staff date of 3/28/19.
  - d. The case drainage report submitted by Hubbard Engineering and accepted in concept by the Stormwater Management Department
  - e. The traffic impact mitigation analysis submitted by CivTech and accepted in concept by the Transportation Department.
  - f. The master water and sewer reports submitted by Hubbard Engineering and accepted in concept by the Water Resources Department
  - g. The water and sewer basis of design reports submitted by Hubbard Engineering and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the subject site were: 19-ZN-2002#2 and 19-ZN-2002#6.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, 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 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. 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.
4. With the final plan submittal, revise the web steel section structural elements to be hollow steel section structural elements that will mimic traditional regional wood structural elements, per Scottsdale Sensitive Design Principle 9.

**SITE DESIGN:**

**DRB Stipulations**

5. All drive aisles designated as fire lanes shall have a minimum width of twenty-four (24) feet.
6. *Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct a compactor refuse enclosures in conformance with Hubbard Engineering site plan sheet EX#23-0 dated April 11, 2019.*
7. *With the final plans submittal, the non-directional ADA ramps shown on the site plan shall be changed to unobstructed directional ramps at all street intersections.*

**LANDSCAPE DESIGN:**

**Ordinance**

- C. *There shall be no greater than seven feet of exposed decomposed granite between the mature form of a specimen plant or tree, per Zoning Ordinance Section 10.501.A.*

**DRB Stipulations**

8. Prior to the issuance of any building permit for the development project, the property 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.
9. If applicable, landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
10. *With the final plans submittal, the landscape plan shall be revised to indicate caliper sizes for all proposed trees, with the exception of trees salvaged from the site.*

**EXTRIOR LIGHTING:**

**Ordinance**

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

**DRB Stipulations**

11. All exterior luminaires shall meet IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
12. 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.
  - 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 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**Ordinance**

- E. Prior to issuance of any building permits, other than a native plant permit, the property owner shall provide a copy of the FAA Determination Letter on the appropriate FAA Form 7460-1 for any structures and/or appurtenances that penetrate the 100:1 slope, per Stipulation No. 9 from case 19-ZN-2002#6.

**DRB Stipulations**

13. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential residents, employees and/or students. Disclosure shall be in a form acceptable to the Scottsdale Aviation Director.

**STREET DEDICATIONS:**

**Ordinance**

- F. Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - a. One hundred ten-foot dedication for Miller Road from Legacy Boulevard to Cavasson Boulevard.
  - b. One hundred ten-foot dedication for Cavasson Boulevard.
  - c. Eighty-foot dedication for Claret Drive.

**STREET INFRASTRUCTURE:**

**Ordinance**

- G. 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.
- H. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
  - a. Miller Road

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- i. Construct full-street improvements (curb, gutter, sidewalk, bike lanes, pavement, etc.) in accordance with the traffic impact mitigation analysis from Legacy Blvd. to Cavasson Blvd.
- b. Cavasson Boulevard
  - i. Construct full-street improvements (curb, gutter, sidewalk, lanes, pavement, etc.) in accordance with the traffic impact mitigation analysis.
- c. Claret Drive
  - i. Construct full street improvements (curb, gutter, sidewalk, lanes, pavement, etc.) in accordance with the traffic impact mitigation analysis.

**WATER AND WASTEWATER:**

**Ordinance**

- i. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct all off-site water and sewer improvements along Miller Road from Legacy Boulevard to Cavasson Boulevard, Cavasson Boulevard, and Claret Drive in conformance with accepted master water and sewer reports.*

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 14. With the civil construction document submittal, the property 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.
- 15. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**MULTI-USE TRAILS AND PATHS:**

**DRB Stipulations**

- 16. *Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct a minimum eight-foot-wide multi-use path along both sides of Cavasson Boulevard and Claret Drive. Multi-use paths shall meander as little as possible to promote safe pedestrian and bicycle circulation.*

**EASEMENTS DEDICATIONS:**

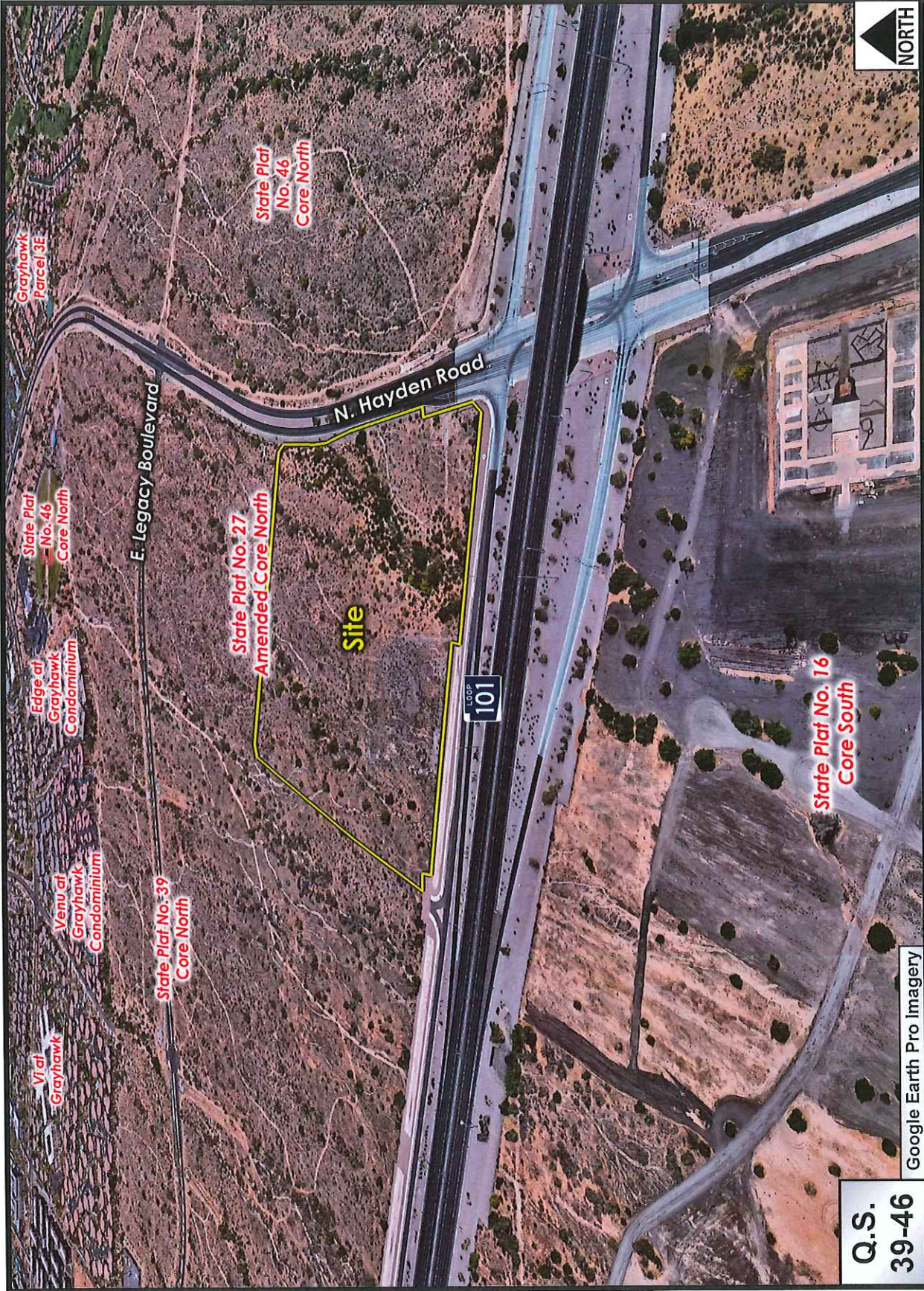
**DRB Stipulations**

- 17. Prior to the issuance of any on-site permits, other than the native plant permit, for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A Public Non-Motorized Access Easement over any portion of the sidewalks on Cavasson Blvd and Claret Drive that encroach beyond the public right-of-way on to the project site.
  - b. Sight distance easements and sight distance triangle at all driveways that intersect public streets, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

18. *As part of the final plans submittal, the applicant shall create a development standard matrix so cumulative development standards, such as floor area ratio and open space, can be tracked as each phase of development is completed. The matrix shall be provided on the site plan or on a separate site plan worksheet.*



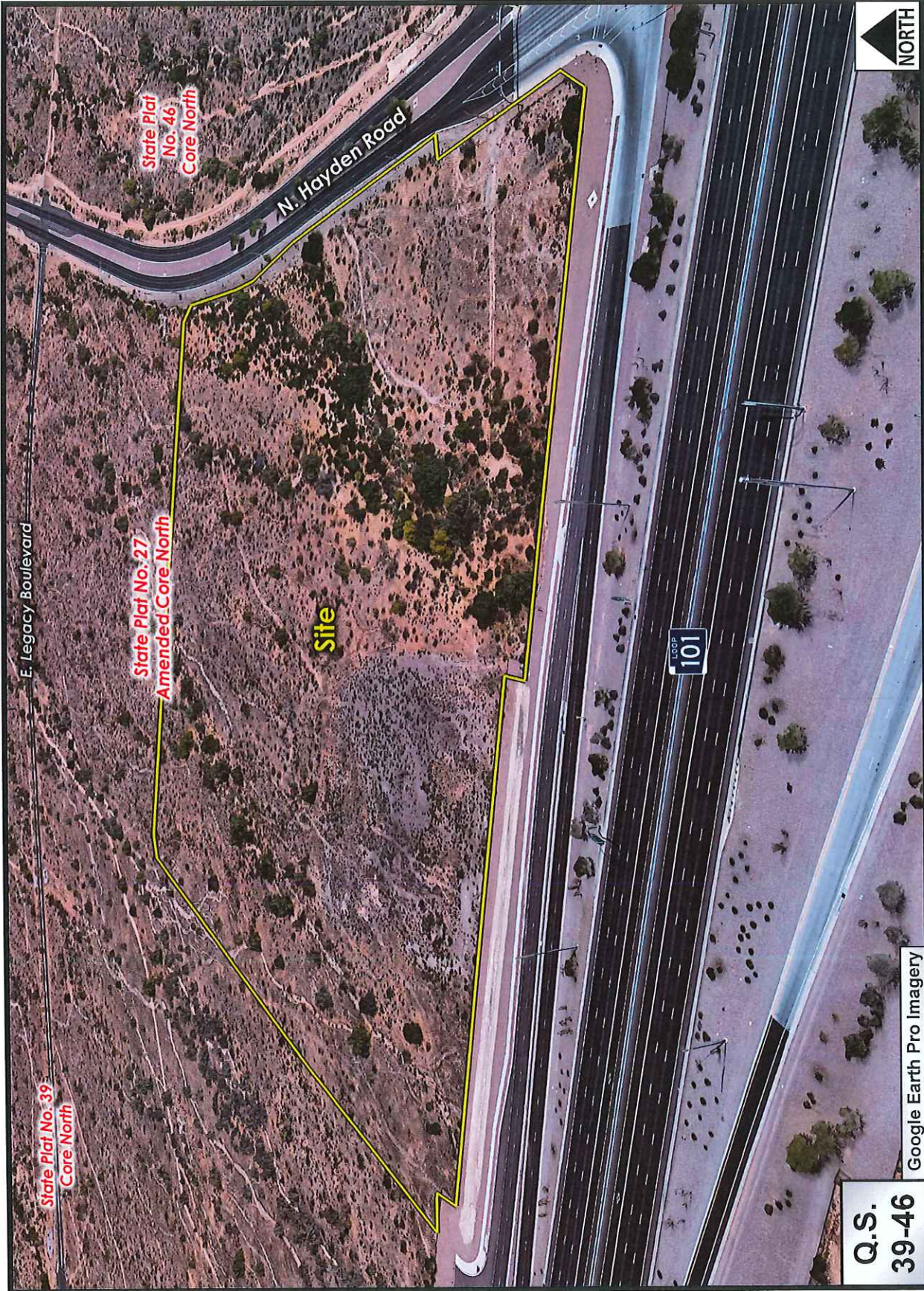
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39-46**

Google Earth Pro Imagery

**NORTH**

**Nationwide Corporate Office Building and Parking Structure**

**6-DR-2019**



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39-46**

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**Nationwide Corporate Office Building and Parking Structure**

**6-DR-2019**

## INTRODUCTION

### REQUEST

The request is for Development Review Board (DRB) approval of the new 460,000-square-foot Nationwide Insurance regional headquarters building and parking structure (the "Development"). These structures comprise the first phase of the 134-acre premiere mixed-use development, Cavasson, which will include a mix of office, hotel(s), retail, restaurant(s), multifamily residential, services and amenities in future phases.

Serving as Cavasson's first anchor tenant, the new 460,000-square-foot, five-story Nationwide Insurance regional headquarters building will house approximately 2,200 associates with room to grow. The 3,750-space, six-story parking structure will serve office as well as residential, retail and hotel uses.

### CONTEXT

Cavasson is located along the Loop 101, at the northwest corner of the Loop 101 and Hayden Road (the "Site"). The existing Site is vacant and undeveloped. The majority of the Site is characterized by flat terrain with a gentle slope to the south and is sparsely vegetated with typical desert flora and fauna found in the region.

The Development is located within the Greater Airpark Character Area Plan (GACAP), which identifies this area as most appropriate for development-focused communities, supporting planned concentration of a variety of uses and discouraging sprawl. The Greater Airpark Character Area Plan presents a vision for this area as a recognized destination of national and international commerce, continuously evolving as an unparalleled place to do business, innovate, discover, captivate and dwell. The proposed office building and parking structure, along with its relevant significant infrastructure improvements, will be the first step in transforming this vision into the built environment.

### BACKGROUND

The Crossroads East Planned Community (P-C), as amended most recently in 2018, establishes a framework for the 1,000 +/- acre area east of Scottsdale Road, both north and south of the Loop 101 Freeway.

The Development is part of Planning Unit V within the Crossroads East P-C (see 19-ZN-2002-6). As is detailed in Attachment #2 to the Planning Unit V Development Plan, Planning Unit V includes amended development standards for FAR, building height, open space, building setbacks, and other standards within the Planned Airpark Core Development (PCP) comparative zoning district.

## DRB APPROVAL CRITERIA

The project has been designed and evaluated to exhibit general conformance to the criteria of the Scottsdale Zoning ordinance Section 1.904:

1. *The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.*

- **RESPONSE:** The proposed development will comply with the applicable guidelines, development standards that are applicable to Planning Unit V of the Crossroads East P-C, Design Standards & Policies Manual, Greater Airpark Character Area Plan (GACAP) and General Plan.

The proposal for this development fulfills the GACAP goals and policies by bringing major employment uses of regional significance to an area that is envisioned as a national and international center for commerce and tourism. The proposed development achieves a range of goals including developing underutilized, vacant land, integrating high quality architecture and site planning that will bring economic energy to the freeway corridor, and creating a pedestrian-oriented setting that will improve connectivity and access to and from the surrounding context.

2. *The architectural character, landscaping and site design of the proposed development shall:*
  - a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*

- **RESPONSE:** Site and building design focus on Sonoran Desert climate through the use of solar shading, overhangs, recessed windows, building and landscaping material selection, textures, paint colors, scale and massing.

The design of the structures reflects the dominant horizontal landforms of the Sonoran Desert and the southwest and incorporates natural stone with earth-tone colors and textures that seamlessly blend in with the local landscape. The exterior façade of the office utilizes deeply-recessed window glazing with horizontal shading features that exaggerate the wall thickness. The expansive mass of the parking structure is broken up by vertical piers marching along the walls, as well as refined stair towers at the corners.

The common open space areas and landscape character of the proposed development includes a wide variety of plants that will provide year-round color, shade and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate. The planting scheme includes dense planting patterns and shade trees in areas with the most human interaction. The Development promotes a positive pedestrian experience by designing the pedestrian realm as an enjoyable experience with exterior circulation space as well as a variety of community gathering spaces that have lush landscaping and shade for comfort.

- b. *Avoid excessive variety and monotonous repetition;*

- **RESPONSE:** The design of the structures utilizes a balance of various surface textures, shifting planes, solid and void relationships to activate all sides so that every vantage point provides articulation and undulating, visual interest.

- c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;*

- **RESPONSE:** The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, appropriate building orientation, desert-sensitive design elements such as overhangs and recessed windows, energy-efficient building, lighting and mechanical systems, pedestrian connectivity, integration of low water-use landscaping and shade trees, and contextually compatible design. Refer to the Scottsdale Sensitive Design Principles Section below.

d. *Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and*

- **RESPONSE:** Not applicable.

e. *Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.*

- **RESPONSE:** Not applicable.

3. *Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.*

- **RESPONSE:** Vehicular and pedestrian circulation has been designed to promote safety and convenience. Sidewalks are provided to separate pedestrians from vehicles with landscape buffer elements. Access to the garage is conveniently provided with a continuous, covered walkway at the ground level and a covered pedestrian bridge above.

4. *If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.*

- **RESPONSE:** Rooftop appurtenances will be fully screened and integrated into the building design by use of parapets and screening materials consistent with the exterior skin of the building on which it sits. On-site equipment and utilities will be located within designated services areas so as not to conflict with pedestrian amenities and circulation and will be screened with site walls of materials and finishes matching and complimenting adjacent structures. Landscape buffers will provide secondary screening.

5. *Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;*

- a. *Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;*
- b. *Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;*
- c. *Reflect the design features and materials of the urban neighborhoods in which the development is located; and*
- d. *Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.*

- **RESPONSE:** Not applicable.

6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:*

- a. *Accessibility to the public;*
- b. *Location near pedestrian circulation routes consistent with existing or future development or natural features;*
- c. *Location near the primary pedestrian or vehicular entrance of a development;*
- d. *Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and*

e. *Location in conformance to standards for public safety.*

- **RESPONSE:** Not applicable. Instead, pursuant to footnote 4 on Attachment #5 (Conceptual Open Space Plan) of the Development Plan for Planning Unit V, "Signature/Landmark open space amenities with enhanced pedestrian amenities" will be provided at the intersections of Legacy/Hayden and Legacy/Miller -- neither of which are included within Nationwide's Regional Headquarters Development Site.

### **SCOTTSDALE SENSITIVE DESIGN PRINCIPLES**

1. *The design character of any area should be enhanced and strengthened by new development.*
  - *Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.*
  - *Building design should be sensitive to the evolving context of an area over time.*
- **RESPONSE:** With the development being surrounded by largely undeveloped land, careful consideration has been given to the design to accentuate the existing qualities of the site, including tremendous visibility, great connectivity to amenities and services and outstanding access. Reflecting upon the dominant natural landscape of the site, the design of the development strives to respect the existing landscape by utilizing indigenous planting design, highly-textured surfaces and thoughtful orientations that respond to the natural topography and landscape character. In addition, the proposed development will utilize a variety of textures and building finishes appropriate for the Sonoran Desert setting, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor gathering places for its occupants.
2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:*
  - *Scenic views of the Sonoran Desert and mountains*
  - *Archaeological and historical resources*
- **RESPONSE:** The building has been appropriately sited to preserve unobstructed views of the surrounding natural landscape. Views of the surrounding desert and mountains are enhanced with generous glazing, particularly at the ground level where operable glass doors open out to a well-shaded outdoor courtyard area, providing occupants with a unique indoor/outdoor experience.
3. *Development should be sensitive to existing topography and landscaping.*
  - *A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.*
- **RESPONSE:** All landscaping will consist of low-water use desert-appropriate landscaping materials. Respecting local climate conditions, a variety of new and salvaged native materials respectful of the existing natural landscape character will be integrated to create a layering effect that will reduce the urban heat island effect. Grade changes will be

accommodated by structural retaining wall systems consisting of natural materials that blend with the natural character of the site.

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

- **RESPONSE:** To the extent possible, the development will include desert-appropriate landscaping including the integration of native plants. Additional landscaping will contribute to an urban habitat for wildlife and improved air quality. Desert-appropriate plants should be able to withstand the intense heat and sun of the desert climate and become self-sustaining relative to water demand.

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

- *Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.*

- **RESPONSE:** Pedestrian circulation along both the perimeter and through the development is an important design feature that will become part of a larger network of paths and walkways with access to retail, restaurants, multifamily residential, services and amenities in future phases. The development has been designed as a walkable community with tree-lined sidewalks, covered walkways with seating and generous community gathering spaces.

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

- **RESPONSE:** The development is located along North Hayden Road and the Loop 101, all of which provide regional access.

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

- *Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.*

- **RESPONSE:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site, landscape and hardscape design.

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

- *To control the visual impact of a building's height and size*
- *To highlight important building volumes and features, such as the building entry.*

- **RESPONSE:** The design of the structures utilizes a balance massing, proportion, material contrast and architectural detailing to establish a natural hierarchy that accentuates important building features, including the entries and access points. The building heights

will adhere to the building height limitations as stipulated in the approved zoning amendment.

9. *The design of the built environment should respond to the desert environment:*
- *Interior spaces should be extended into the outdoors both physically and visually when appropriate*
  - *Materials with colors and coarse textures associated with this region should be utilized.*
  - *A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities*
  - *Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.*
- **RESPONSE:** The proposed development will utilize a variety of desert-appropriate textures and building finishes, incorporate architectural elements that provide solar shading and deeply-recessed windows, create fluid indoor/outdoor spaces that celebrate the local climate.
10. *Developments should strive to incorporate sustainable and healthy building practices and products.*
- *Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.*
- **RESPONSE:** The proposed development will use best management practices, efficient systems and durable materials to promote sustainability of the project. Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be emphasized to the extent feasible.
11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*
- *The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement*
  - *The landscaping should complement the built environment while relating to the various uses.*
- **RESPONSE:** Context-appropriate native plant materials will be utilized. Plant material will vary in size to provide interesting proportion and scale, density and massing that complements the design of the structures and upholds the desert character.
12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*
- *Water, as a landscape element, should be used judiciously*
  - *Water features should be placed in locations with high pedestrian activity.*
- **RESPONSE:** The proposed development will maintain a low-water-use plant palette consistent with City standards.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*
- *A balance should occur between the ambient light levels and designated focal lighting needs.*
  - *Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.*
- **RESPONSE:** Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for occupants.
14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*
- *Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.*
- **RESPONSE:** Project identification will be contextually appropriate and processed under a separate approval and permit process.





**Nationwide**  
 Project:  
**SCOTTSDALE NATIONAL  
 OFFICE & PARKING**  
 1870 N. HAYDEN ROAD, LOOP 911  
 SCOTTSDALE, AZ 85255

Prepared For:  
**Nationwide Realty Investors**

Contract No. 17-005



4910 West Park  
 Suite 100  
 1870 N. Hayden Road, Suite 100, Scottsdale, AZ 85255  
 Phone: (480) 444-1111  
 Fax: (480) 444-1112  
 Website: www.columbusarch.com

Hubbard Engineering, Inc.  
 1100 North Central Expressway, Suite 100  
 Scottsdale, AZ 85257  
 Phone: (480) 444-1111  
 Fax: (480) 444-1112  
 Website: www.hubbardeng.com

Blanchard Engineering  
 1100 North Central Expressway, Suite 100  
 Scottsdale, AZ 85257  
 Phone: (480) 444-1111  
 Fax: (480) 444-1112  
 Website: www.blanchardeng.com

Project Engineering Associates  
 1100 North Central Expressway, Suite 100  
 Scottsdale, AZ 85257  
 Phone: (480) 444-1111  
 Fax: (480) 444-1112  
 Website: www.pea.com

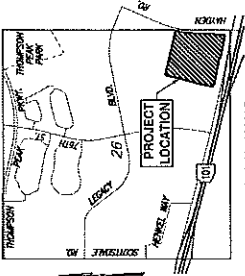
Project Engineering Associates  
 1100 North Central Expressway, Suite 100  
 Scottsdale, AZ 85257  
 Phone: (480) 444-1111  
 Fax: (480) 444-1112  
 Website: www.pea.com

Professional Seal

No.	Date	By
1	02/15/2017	J. HUBBARD
2	02/15/2017	J. HUBBARD
3	02/15/2017	J. HUBBARD
4	02/15/2017	J. HUBBARD
5	02/15/2017	J. HUBBARD
6	02/15/2017	J. HUBBARD
7	02/15/2017	J. HUBBARD
8	02/15/2017	J. HUBBARD
9	02/15/2017	J. HUBBARD
10	02/15/2017	J. HUBBARD

Master Site Plan  
 Scale: 1" = 150'  
 Date: 02/15/2017  
 Project: SCOTTSDALE NATIONAL OFFICE & PARKING

**EX#23-0**



**PROJECT NAME AND ADDRESS:**  
 SCOTTSDALE NATIONAL OFFICE BUILDING  
 1870 N. HAYDEN ROAD (OFFICE)  
 1870 N. HAYDEN ROAD (GARAGE)  
 SCOTTSDALE, ARIZONA 85255

**ZONING:**  
 EXISTING: PCD  
 PROPOSED: PCD

**SITE AREA:**  
 FUTURE LOT 1 (NET) 29,049 sq. ft. (0.67 ac.)  
 FUTURE LOT 2 (NET) 18,250 sq. ft. (0.42 ac.)  
 FUTURE LOT 3 (NET) 44,500 sq. ft. (1.02 ac.)  
 FUTURE LOT 4 (NET) 44,500 sq. ft. (1.02 ac.)  
 FUTURE LOT 5 (NET) 44,500 sq. ft. (1.02 ac.)  
 FUTURE LOT 6 (NET) 44,500 sq. ft. (1.02 ac.)

**OPEN SPACE CALCULATIONS:**  
 FUTURE LOT 4 (OFFICE) 5.08 acres (221,318 sq. ft.)  
 FUTURE LOT 5 (OFFICE) 5.08 acres (221,318 sq. ft.)  
 FUTURE LOT 6 (GARAGE) 1.62 acres (70,830 sq. ft.)  
 REQUIRED (25% OF LOT AREA) 1.62 acres (70,830 sq. ft.)  
 PROVIDED (25.7% OF LOT AREA) 1.62 acres (70,830 sq. ft.)

**PARKING CALCULATIONS:**  
 OFFICE (665 sq. ft. x 1 per 300 sq. ft.) 1,551 P.S.  
 TOTAL REQUIRED 1,551 P.S.  
 PROPOSED GARAGE 3,750 P.S.  
 SURFACE PARKING 3,750 P.S.  
 TOTAL PROVIDED 3,750 P.S.

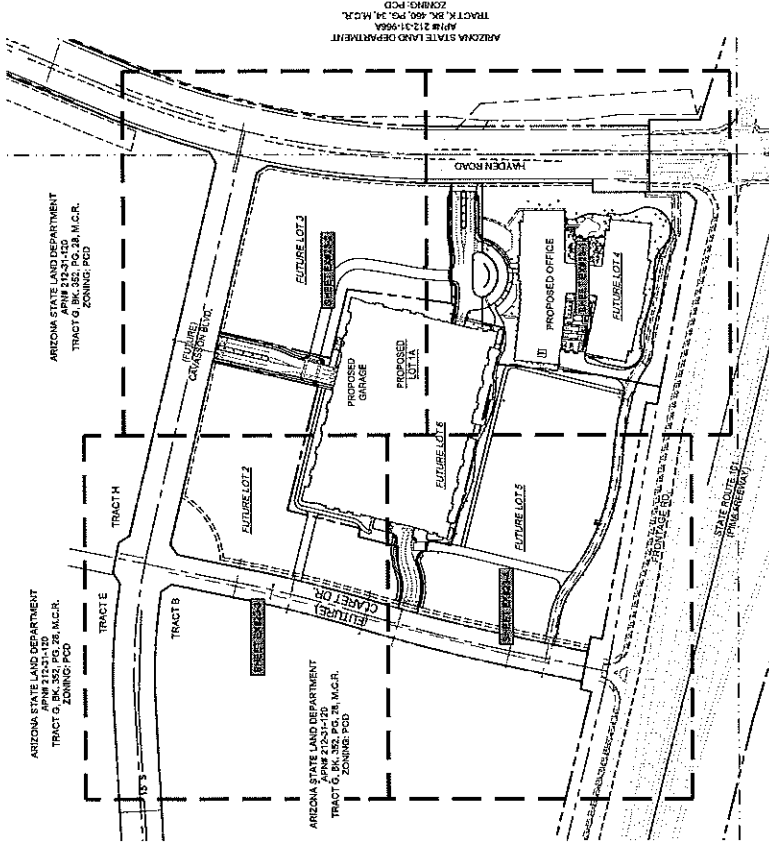
**ACCESSIBLE PARKING REQUIRED:**  
 C.O.S. ZONING (4%) 62 P.S.  
 ADA (20 per 1 for each 100 over 100) 40 P.S.  
 TOTAL PROVIDED 66 P.S.

**ACCESSIBLE PARKING PROVIDED:**  
 SURFACE PARKING 66 P.S.  
 TOTAL ACCESSIBLE PARKING PROVIDED 66 P.S.

**BICYCLE PARKING REQUIRED:**  
 (1 per 10 office space, 1 per 100) 100 P.S.  
 BICYCLE PARKING PROVIDED 100 P.S.

**BUILDING AREAS:**  
 OFFICE 9,715 sq. ft.  
 LEVEL 1 9,715 sq. ft.  
 LEVEL 2 9,715 sq. ft.  
 LEVEL 3 9,715 sq. ft.  
 LEVEL 4 9,715 sq. ft.  
 LEVEL 5 9,715 sq. ft.  
 LEVEL 6 9,715 sq. ft.  
 TOTAL OFFICE 465,425 sq. ft.

**PARKING GARAGE:**  
 LEVEL 1 (G1) 167,500 sq. ft.  
 LEVEL 2 (G2) 200,000 sq. ft.  
 LEVEL 3 (G3) 100,000 sq. ft.  
 LEVEL 4 (G4) 207,125 sq. ft.  
 LEVEL 5 (G5) 207,125 sq. ft.  
 LEVEL 6 (G6) 180,251 sq. ft.  
 TOTAL PARKING GARAGE 1,068,001 sq. ft.



ARIZONA STATE LAND DEPARTMENT  
 TRACT G, BK. 352, PG. 28, M.C.R.  
 ZONING: PCD

ARIZONA STATE LAND DEPARTMENT  
 TRACT H, BK. 352, PG. 28, M.C.R.  
 ZONING: PCD

ARIZONA STATE LAND DEPARTMENT  
 TRACT K, BK. 466, PG. 24, M.C.R.  
 ZONING: PCD





**Nationwide**

Project:  
**SCOTTSDALE NATIONWIDE  
 OFFICE & PARKING**  
 10000 North Central Expressway, Suite 100  
 Scottsdale, AZ 85258

Prepared by:  
 Nationwide Realty Investors

Contract No. 17-003



**Columbus**  
 ARCHITECTURAL STUDIO

4817 North Central Expressway, Suite 100  
 Scottsdale, AZ 85258  
 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.columbusarchitectural.com

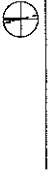
Hubbard Engineering  
 10000 North Central Expressway, Suite 100  
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 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.hubbard-engineering.com

Charles T. Miller, P.E., Structural Engineer  
 License No. 10000  
 State of Arizona  
 10000 North Central Expressway, Suite 100  
 Scottsdale, AZ 85258  
 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.hubbard-engineering.com

Project Engineering Association  
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 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
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Blair Engineering  
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 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.hubbard-engineering.com

Major: Frankovich Planning and Design, Inc.  
 License No. 10000  
 State of Arizona  
 10000 North Central Expressway, Suite 100  
 Scottsdale, AZ 85258  
 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.hubbard-engineering.com



Professional Seals

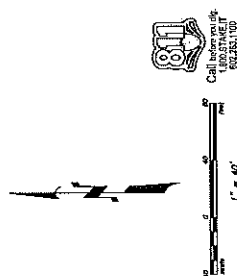
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DATE: 10/20/17  
 DRAWN: J. HUBBARD  
 CHECKED: J. HUBBARD  
 PROJECT: SCOTTSDALE NATIONWIDE OFFICE & PARKING

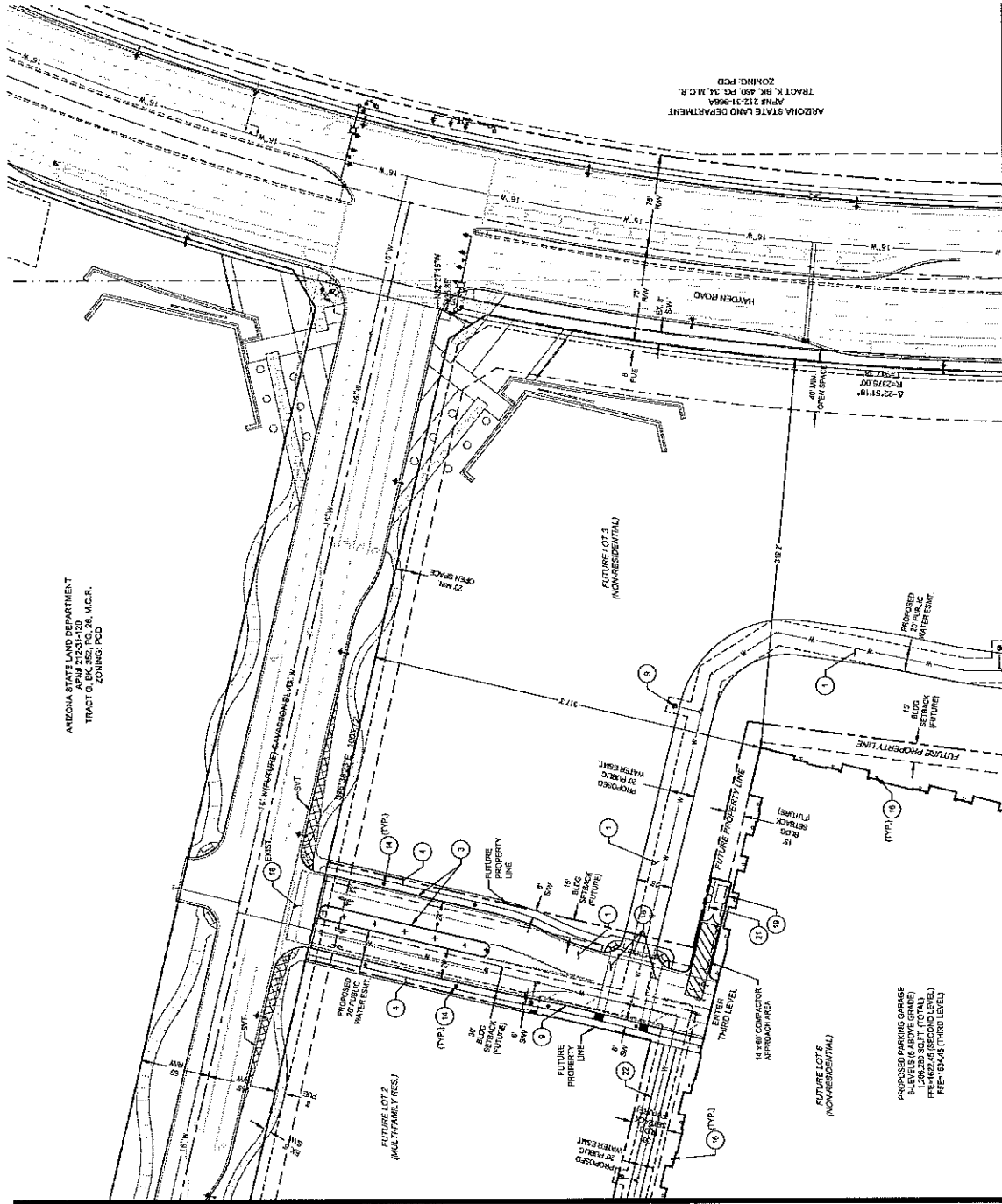
SITE PLAN

EX#23-2

- SITE PLAN KEYNOTES:**
- 1 PROPOSED ASPHALT PAVING.
  - 2 PROPOSED DECORATIVE PAVING.
  - 3 PROPOSED CONCRETE CURB.
  - 4 PROPOSED CONCRETE SIDEWALK.
  - 5 PROPOSED DECORATIVE CONCRETE HARDSCAPE.
  - 6 PROPOSED DECORATIVE STONE HARDSCAPE.
  - 7 PROPOSED DECOMPOSED GRANITE.
  - 8 PROPOSED AGGREGATE FIRE ACCESS LANE.
  - 9 PROPOSED FIRE HYDRANT.
  - 10 PROPOSED FIRE DEPARTMENT CONNECTION (FDC).
  - 11 PROPOSED BACKFLOW PREVENTION ASSEMBLY.
  - 12 PROPOSED WATER METER.
  - 13 PROPOSED RETAINING WALL HEIGHT AS NOTED.
  - 14 PROPOSED LIGHT POLE.
  - 15 PROPOSED LANDSCAPE LIGHTING.
  - 16 PROPOSED BUILDING EXTERIOR LIGHTING.
  - 17 PROPOSED BICYCLE PARKING.
  - 18 PROPOSED PEDESTRIAN CROSSWALK.
  - 19 PROPOSED TRASH COMPACTOR.
  - 20 PROPOSED RECYCLING COMPACTOR.
  - 21 PROPOSED RECYCLING CONTAINER.
  - 22 SURFACE MAINTENANCE PATH.



**HUBBARD  
 ENGINEERING**  
 10000 North Central Expressway, Suite 100  
 Scottsdale, AZ 85258  
 Phone: (480) 344-1111  
 Fax: (480) 344-1112  
 Website: www.hubbard-engineering.com



ARIZONA STATE LAND DEPARTMENT  
 TRACT 6, BK. 852, PG. 28, M.C.R.  
 ZONING: PCD

ARIZONA STATE LAND DEPARTMENT  
 TRACT 6, BK. 889, PG. 24, M.C.R.  
 ZONING: PCD

MATCH SHEET EX#23-1

MATCH SHEET EX#23-3



**Nationwide**  
 Project  
**SCOTTSDALE NATIONWIDE  
 OFFICE & PARKING**  
 11001 Highland Road 2, Loop 101  
 Scottsdale, AZ 85255

Prepared For  
**Nationwide Realty Investors**  
 Contract No. 17-035

**Columbus**  
 III  
**ARCHITECTURAL STUDIO**  
 405 1st Street  
 Suite 101  
 Phoenix, AZ 85004  
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 Fax: (602) 955-1101  
 Website: www.columbusstudio.com

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 Website: www.hubbards-engineering.com

**Blount Engineering**  
 1111 N. 1st Street, Suite 100, Phoenix, AZ 85004  
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 Fax: (602) 955-1101  
 Website: www.blount-engineering.com

**Mersey Landscape Planning and Design Inc.**  
 101 S. Greenway Road, Suite 100, Phoenix, AZ 85042  
 Phone: (602) 955-1100  
 Fax: (602) 955-1101  
 Website: www.merseylandscape.com

**Professional Seal**

No.	Description	Date
1	SCOTTSDALE NATIONWIDE OFFICE & PARKING	10/20/18

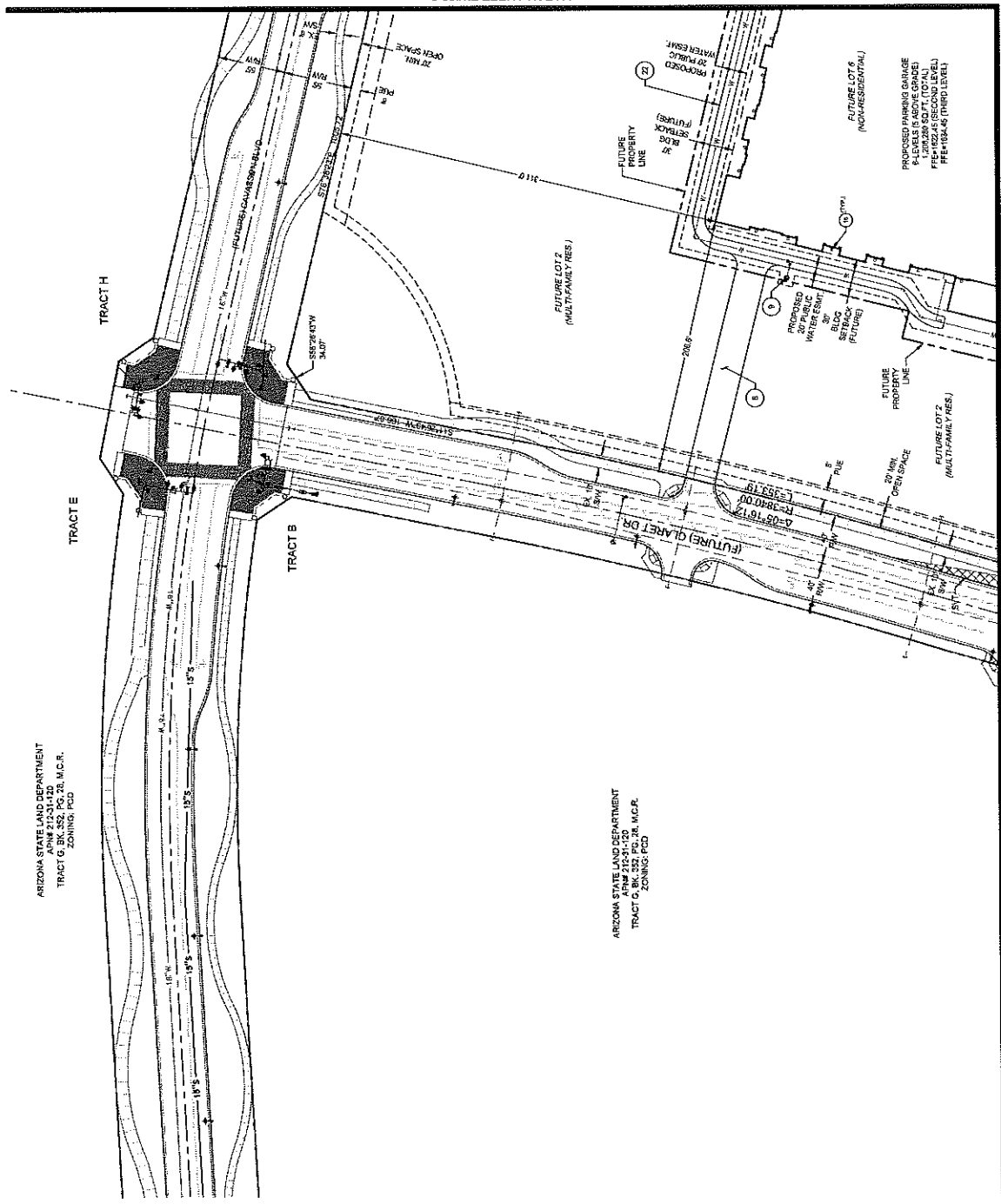
**SITE PLAN**

**EX#23-3**

**SITE PLAN KEYNOTES:**

- 1 PROPOSED ASPHALT PAVING.
- 2 PROPOSED DECORATIVE PAVING.
- 3 PROPOSED CONCRETE CURB.
- 4 PROPOSED CONCRETE SIDEWALK.
- 5 PROPOSED DECORATIVE CONCRETE HANDSCAPE.
- 6 PROPOSED DECORATIVE STONE HANDSCAPE.
- 7 PROPOSED DECOMPOSED GRANITE.
- 8 PROPOSED AGGREGATE FIRE ACCESS LANE.
- 9 PROPOSED FIRE HYDRANT.
- 10 PROPOSED FIRE DEPARTMENT CONNECTION (FDC).
- 11 PROPOSED JACK-O-LANTERN PREVENTION ASSEMBLY.
- 12 PROPOSED WATER METER.
- 13 PROPOSED STEERING WALL - HEIGHT AS NOTED.
- 14 PROPOSED LIGHT POLE.
- 15 PROPOSED LANDSCAPE LIGHTING.
- 16 PROPOSED BUILDING EXTERIOR LIGHTING.
- 17 PROPOSED BICYCLE PARKING.
- 18 PROPOSED PEDESTRIAN CROSSWALK.
- 19 PROPOSED TRASH COMPACTOR.
- 20 PROPOSED RECYCLING CONTAINER.
- 21 PROPOSED RECYCLING CONTAINER.
- 22 PROPOSED PUBLIC WATERMAIN HARDEDGE SURFACE MAINTENANCE PAINT.

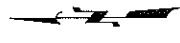
MATCH SHEET EX#23-2



ARIZONA STATE LAND DEPARTMENT  
 TRACT G, BK. 52, PG. 28, M.C.R.  
 ZONING: PDD

ARIZONA STATE LAND DEPARTMENT  
 TRACT G, BK. 52, PG. 28, M.C.R.  
 ZONING: PDD

MATCH SHEET EX#23-4



**HUBBARD ENGINEERING**  
 101 S. Greenway Road, Suite 100, Phoenix, AZ 85042  
 Phone: (602) 955-1100  
 Fax: (602) 955-1101  
 Website: www.hubbards-engineering.com

Call Antonio at  
 1-800-331-1100  
 602-955-1100

1" = 40'





**Nationwide®**

Project:  
**SCOTTSDALE NATIONWIDE  
OFFICE & PARKING**  
Nationwide Realty Investors  
Scottsdale, AZ 85258

Prepared For:  
**Nationwide Realty Investors**

Contract No.: 1700E

**THE  
Columbus**  
ARCHITECTURAL STUDIO

4035 East Olive  
Columbus, OH 43211 | (614) 541-2901  
www.columbusarchitecturalstudio.com  
Architectural Studio

Robbitt Engineering  
200 S. Main Street, Suite 1000, Iowa, IA 50202  
Iowa | (515) 281-2373

Larkin & Associates, Inc.  
4744 Madison Ave., Suite 220, Memphis, TN 38112  
Tennessee | (901) 527-7771

Conce, Truby, Scott Structural Engineers  
1101 W. 17th Street, Suite 201, Irving, TX 75039  
Texas | (972) 251-2600

Perkins Engineering Associates  
4472 Englewood, Suite 100, Denver, CO 80239  
Colorado | (303) 751-8400

Bluestone Engineering  
10000 E. Harvard Avenue, Suite 100, Denver, CO 80231  
Colorado | (303) 757-1700

Kelton Foundation Planning and Design, Inc.  
2414 N. 152nd Street, Suite 101, Edina, MN 55425  
Minnesota | (763) 251-3222



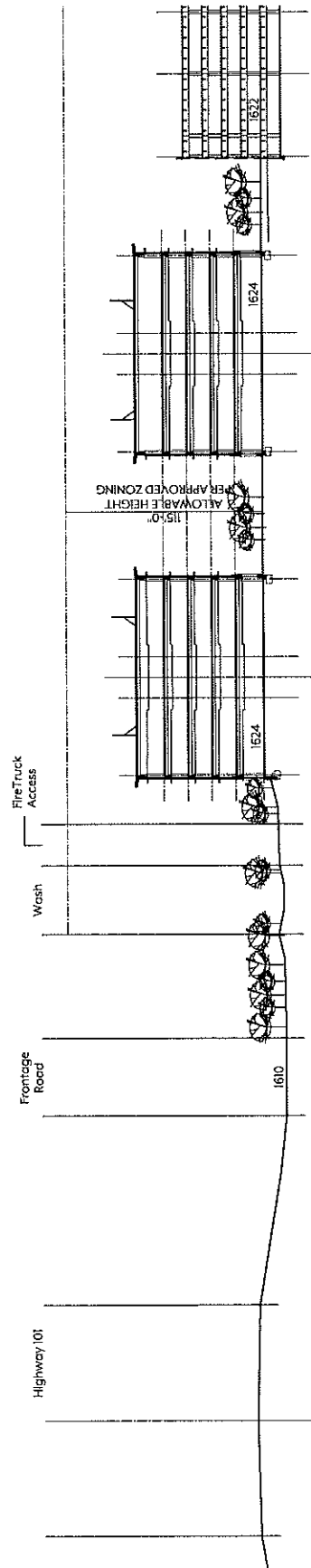
Professional Seal

No.	Description	Date
1	SCOTTSDALE NATIONWIDE OFFICE & PARKING	02/20/20

**NOT FOR CONSTRUCTION**

Date of this Plan: 02/20/20  
Project No.: 1700E  
Drawing No.: 1700E-01  
**SITE SECTION**

Sheet Number: **37-7**



1 SITE SECTION NS SCALE: 1" = 30'-0"

# OPEN SPACE PLAN FOR SCOTTSDALE NATIONWIDE OFFICE BUILDING-PHASE 1

A PORTION OF THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE MERIDIAN, MARICOPA COUNTY, ARIZONA



**Nationwide**  
Project  
SCOTTSDALE NATIONWIDE  
OFFICE & PARKING  
1000 Hayden Road & Loop 101  
Scottsdale, AZ 85255

Prepared For  
Nationwide Realty Investors  
Contract No. 17-026

**Columbus**  
ARCHITECTURAL STUDIO

405 N. First Street  
Scottsdale, AZ 85261  
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Fax: (480) 992-7021  
Contract: ADAM BIRCHAM, PLS

Hubbard Engineering  
101 S. Arroyo Blvd Suite 1000, Mesa, AZ 85210  
1-114-111-1110  
Leland & Associates, Inc.  
11111 N. 19th Ave, Suite 100, Phoenix, AZ 85024  
1-114-111-1110

Design: Tully Scott Structural Engineers  
2000 N. Central Expressway, Suite 100, Tempe, AZ 85281  
1-480-714-1100  
Peer Engineering Associates  
1000 Hayden Road, Suite 101, Scottsdale, AZ 85255  
1-114-111-1110  
Blanton Engineering  
11111 N. 19th Ave, Suite 100, Phoenix, AZ 85024  
1-114-111-1110  
Peer Engineering Associates  
1000 Hayden Road, Suite 101, Scottsdale, AZ 85255  
1-114-111-1110



**CIVIL ENGINEER**  
HUBBARD ENGINEERING  
101 S. Arroyo Blvd, Suite 1000  
Mesa, AZ 85210  
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**ARCHITECT**  
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FAX: (480) 992-7021  
CONTRACT: ADAM BIRCHAM, PLS

**OWNER**  
NATIONWIDE REALTY INVESTORS  
1000 HAYDEN ROAD, SUITE 1000  
SCOTTSDALE, AZ 85255  
PHONE: (480) 992-3313  
FAX: (480) 992-7021  
CONTRACT: ADAM BIRCHAM, PLS

**ARCHITECT**  
THE COLUMBUS ARCHITECTURAL STUDIO  
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SCOTTSDALE, AZ 85261  
PHONE: (480) 992-3313  
FAX: (480) 992-7021  
CONTRACT: ADAM BIRCHAM, PLS

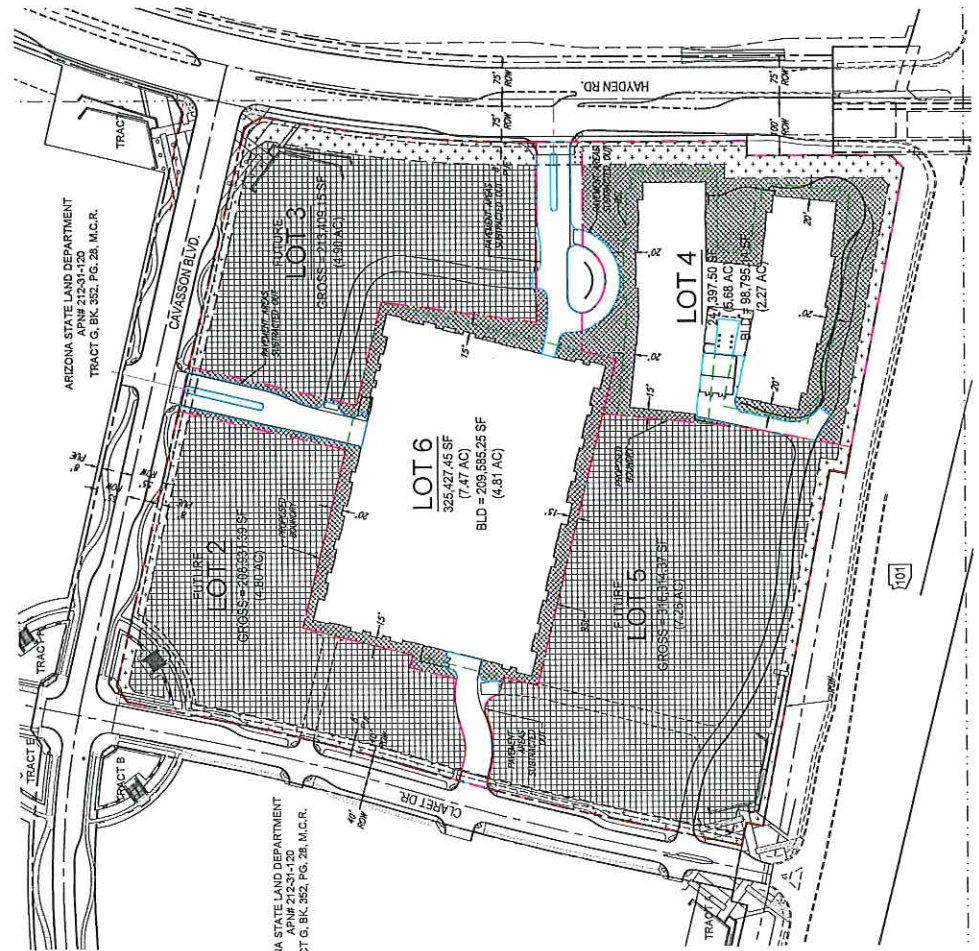
## CAVASSON PHASE 1 AS SHOWN ACTUAL :

Use/Building	Gross Lot Size (Ac)	Building Foot Print (Sq Ft)	Minimum Percentage Space (Ac)	Minimum Footprint (Sq Ft)	Minimum Footprint (Ac)	Open Space (Ac)	Open Space (Sq Ft)		
Lot 4 NW COR	242,397.50	6,646	2.27	32,953.0	0.76	20,385.6	0.47	65,292.5	
Lot 6 Garage	325,427.45	7,477	209,855.25	4,281	1,186.1	0.03	48,934.0	1.12	65,722.1
Future Lot 2	208,931.39	4,800	0.00	22,234.9	0.51	0.00	186,696.5	4.29	89,356.4
Future Lot 3	213,409.15	4,500	0.00	24,893.8	0.66	0.00	184,515.3	4.24	86,466.6
Future Lot 5	218,554.31	15,546	0.00	25,565.1	1.23	0.00	192,989.2	4.37	95,776.7
Future Lot 6	218,554.31	15,546	0.00	25,565.1	1.23	0.00	192,989.2	4.37	95,776.7

NOTES: OPEN SPACE = GROSS LOT SIZE - MINIMUM BUILDING-PAVED AREAS

- LOT 4:**
- PROVIDE OPEN SPACE = 22,355.0 SF TOTAL
  - PPV SPACE = 102,266.4 SF TOTAL
- LOT 6:**
- PROVIDE OPEN SPACE = 1,186.1 SF TOTAL
  - PPV SPACE = 91,368.3 SF TOTAL
- LOT 2, 3 & 5:**
- PROVIDE OPEN SPACE = 75,565.1 SF TOTAL
  - PPV SPACE = 661,089.8 SF TOTAL

- LEGEND**
- LOTS 2, 3 AND 5
  - GARAGE BOUNDARY (LOT 6)
  - NW OFFICE BOUNDARY (LOT 4)
  - BUILDING SETBACK (AS NOTED)
  - PAVEMENT AREAS SUBTRACTED



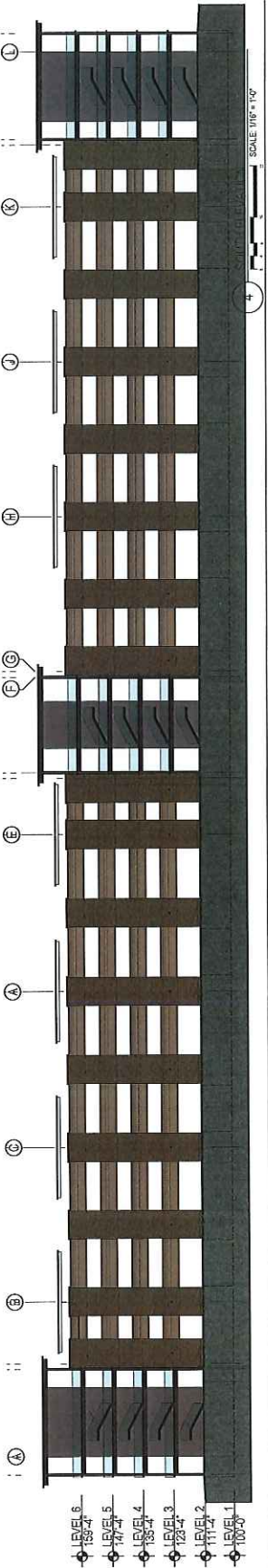
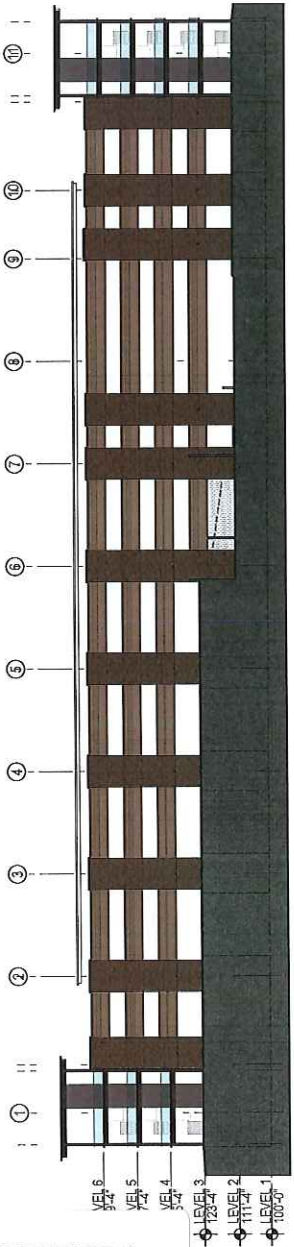
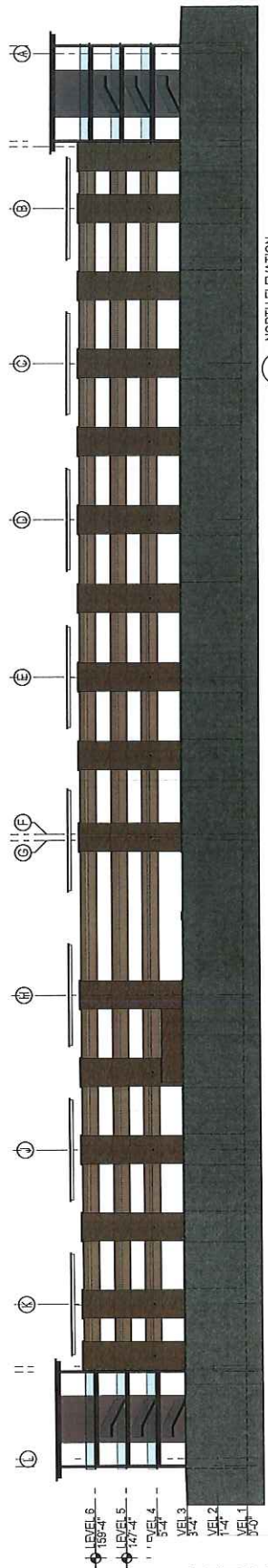
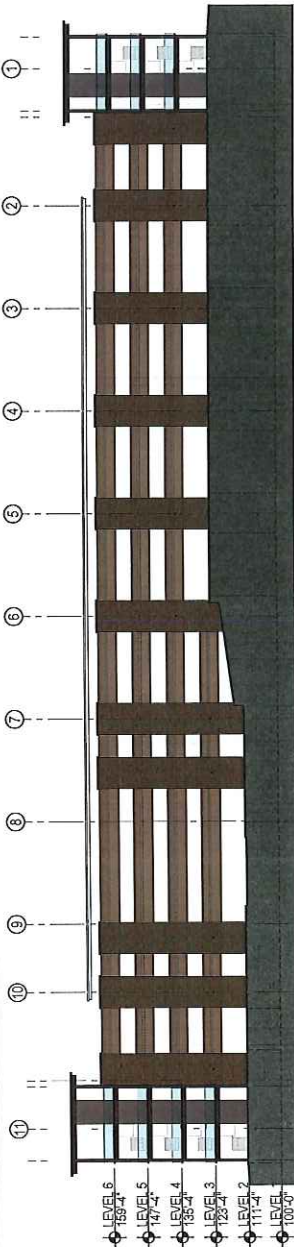
**HUBBARD ENGINEERING**  
www.hubbardengineering.com  
101 S. Arroyo Blvd, Suite 1000, Mesa, AZ 85210  
Phone: (480) 992-3313

**EX#25**





- MATERIAL LEGEND**
- STN-2 IRONWOOD
  - MTL-2 PAINTED DARK BRONZE
  - GFMU-1 TRENDSSTONE BLACK MOUNTAIN
  - PC-1 MODIFIED MAULU SUNSET
  - WD-1 ALUMABOARD COLONY MAPLE





**Nationwide**  
 Project  
 SCOTTSDALE NATIONWIDE  
 OFFICE & PARKING  
 NWC Hayden Road & Loop 101  
 Scottsdale, AZ 85255

Prepared For  
 Nationwide Realty Investors  
 Contract No. 17-025

**THE Columbus ARCHITECTURAL STUDIO**

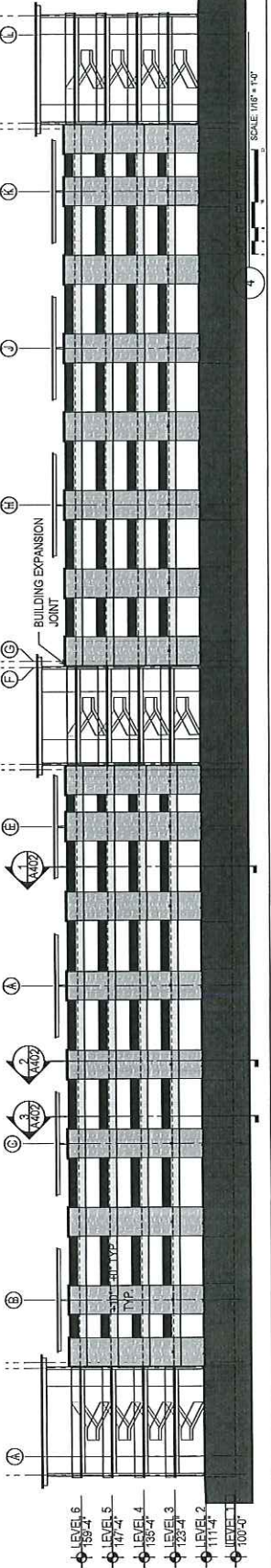
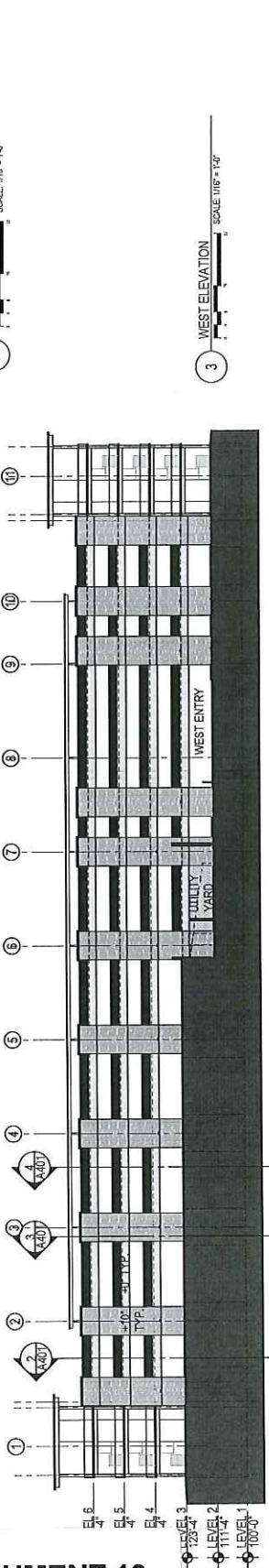
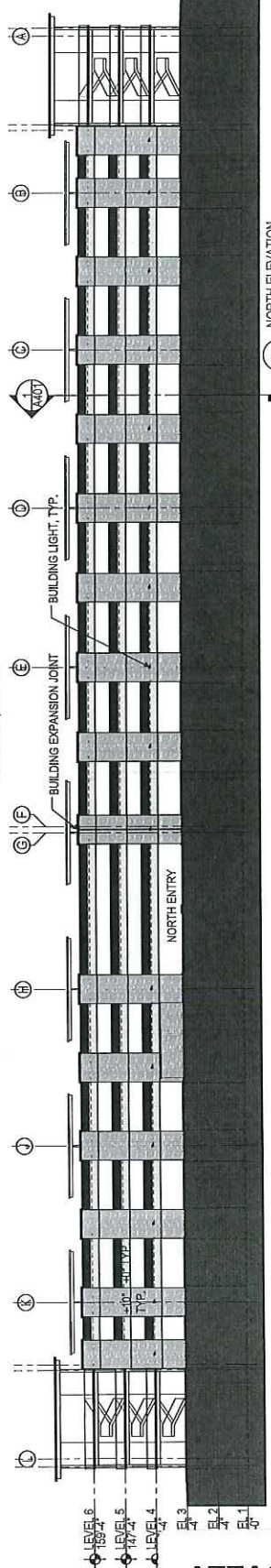
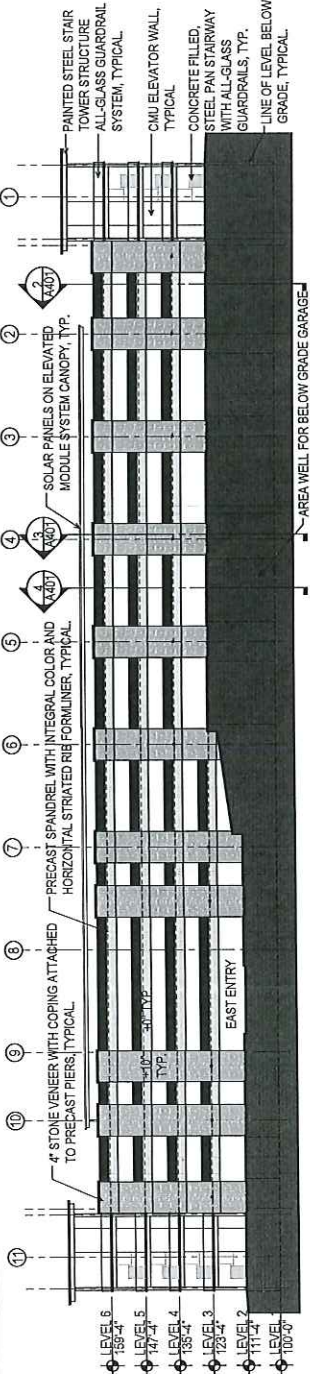
488 N West Street  
 Suite 100  
 Scottsdale, AZ 85261  
 Phone: (480) 441-1911  
 Fax: (480) 441-1912  
 Website: www.columbusarch.com

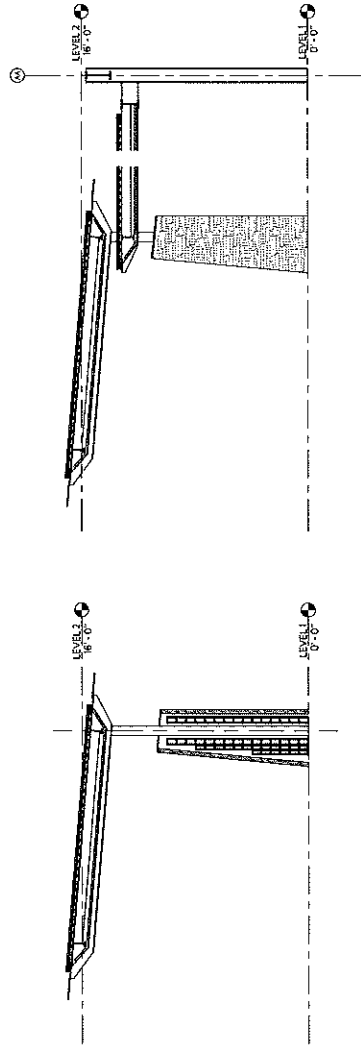
Professional Seal

No. 00000000  
 DATE 12/27/2018  
 PROJECT SCOTTSDALE NATIONWIDE  
 SHEET 10 OF 10  
 DRAWN BY J. BROWN  
 CHECKED BY J. BROWN  
 PROJECT 17-025  
 SHEET 10  
 BUILDING ELEVATIONS  
 - GARAGE  
 SCALE 1/8" = 1'-0"

**ELEVATION GENERAL NOTES**

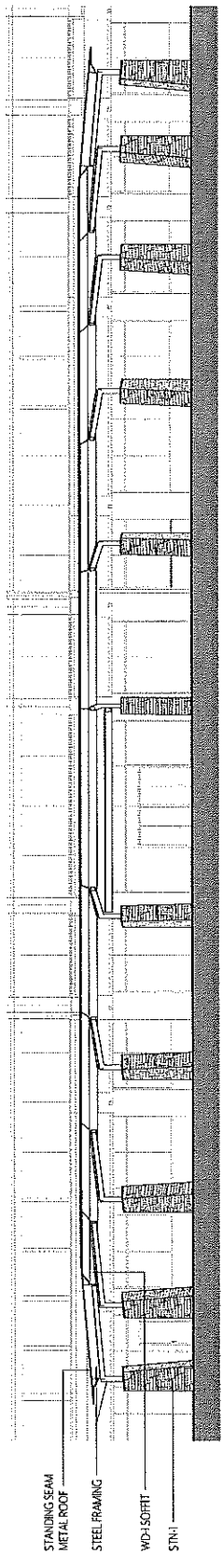
1. ALL MEP ELEMENTS SHALL BE CENTERED BETWEEN ARCHITECTURAL ELEMENTS AND/OR ALIGN WITH ELECTRICAL OBJECTS FOR PRECAST COURSING, UNO. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL EXPOSED STEEL SHALL BE GALVANIZED, PAINT PT-XX, TYPICAL UNO.





② CANOPY SECTION - ENTRANCE-41  
1/4" = 1'-0"

③ CANOPY SECTION - PIER-41  
1/4" = 1'-0"



① ENTRANCE CANOPY ELEVATION  
1/8" = 1'-0"

No.	Description	Date
1	SCOTTSDALE NATIONWIDE OFFICE BUILDING	03/20/19

**NOT FOR CONSTRUCTION**

DATE OF PRINTING: 03/20/19  
DRAWING NO.: 19-005

DATE OF ENTRY: 03/20/19

**ENTRY FEATURE ELEVATIONS AND DETAILS**

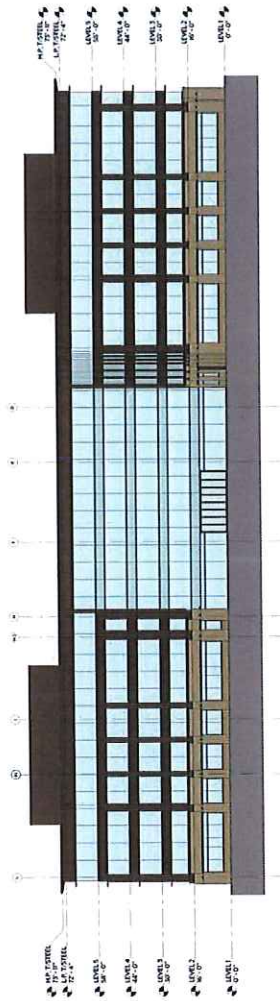




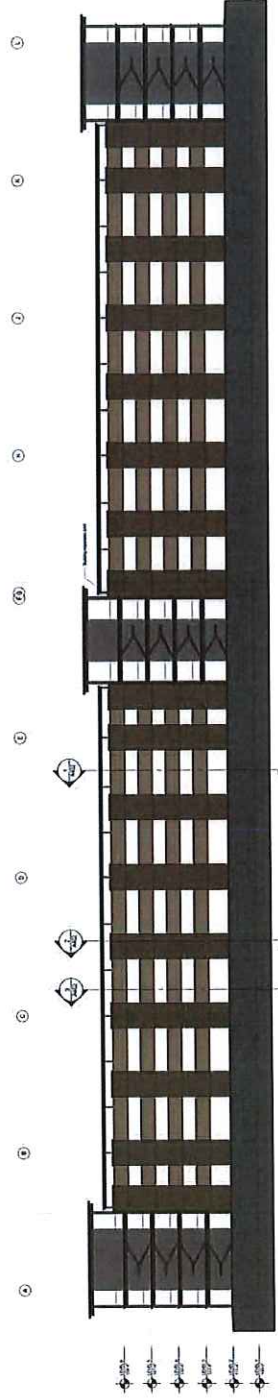
# 6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

## OFFICE EAST ELEVATION



## GARAGE SOUTH ELEVATION



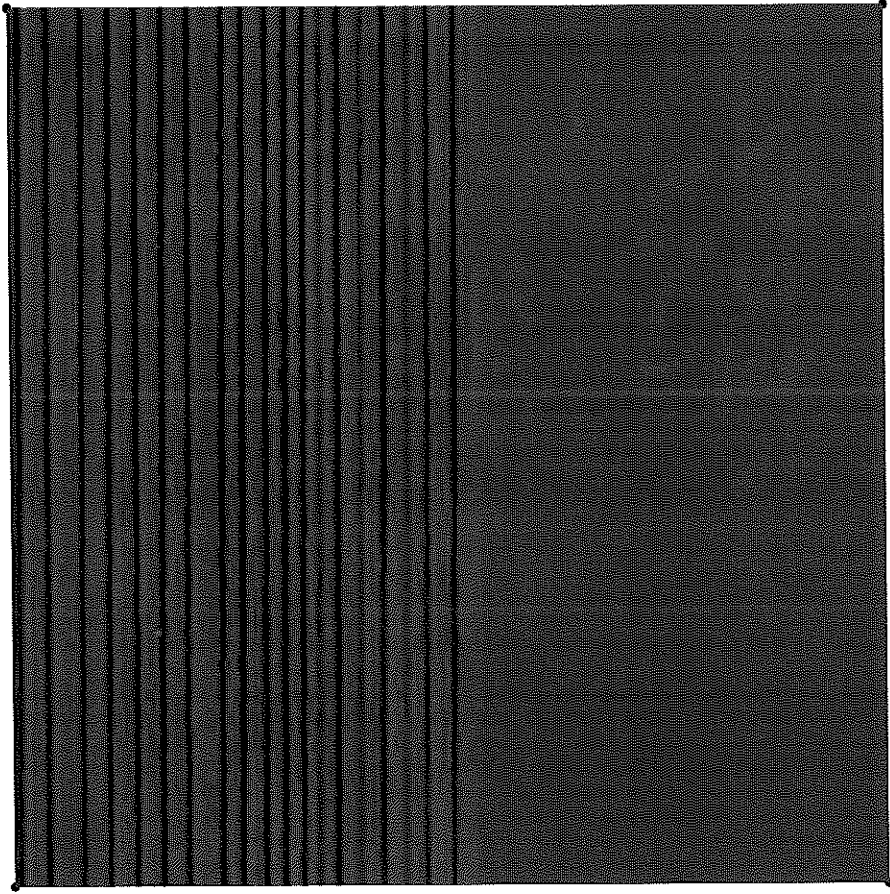
### MATERIAL LEGEND

- STN-1** ARIZONA BROWN SCHIST
- MTL-1** DRI-DESIGN ANODIZED DARK BRONZE
- GL-1** VIRACON VNE1-54 | 19% EXT. REFLECT.
- GL-2** SPANDREL BLACK
- STN-2** IRONWOOD
- MTL-2** PAINTED URBANE BRONZE
- GFMU-1** TRENDSTONE BLACK MOUNTAIN
- PC-1** MODIFIED MALIBU SUNSET
- WD-1** ALUMABOARD COLONY MAPLE

**6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS**

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

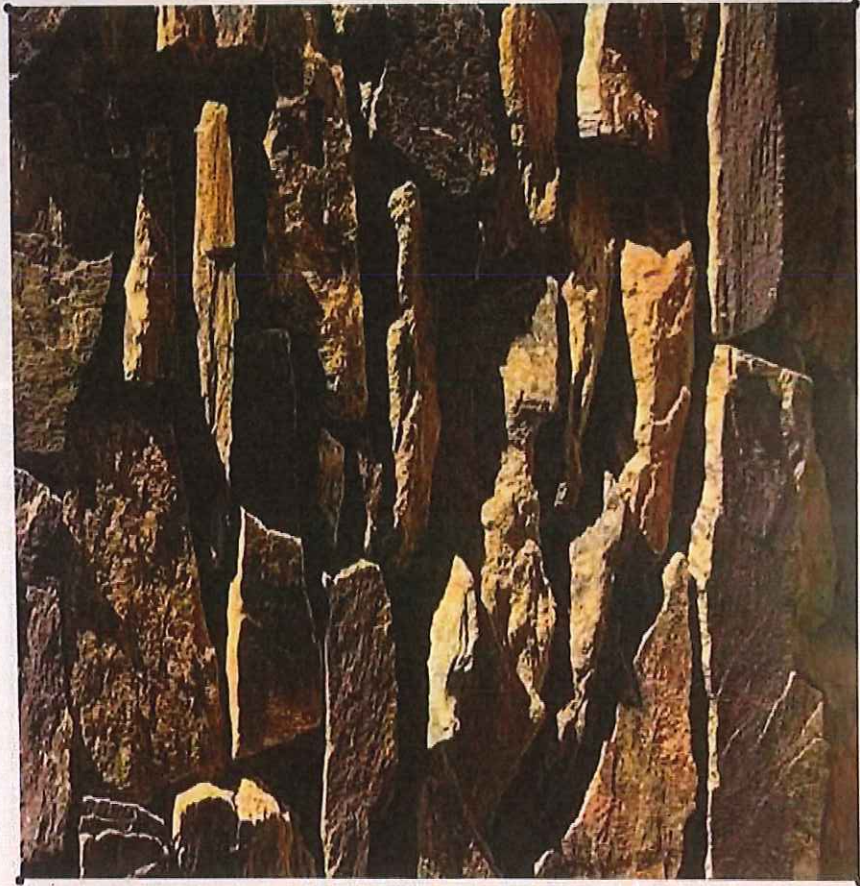
**PC-1** MODIFIED MALIBU SUNSET



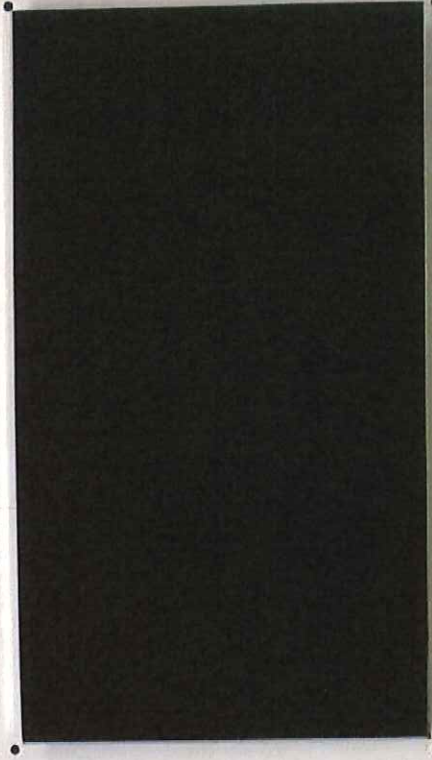
**6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS**

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

**STN-1** ARIZONA BROWN SCHIST




**MTL-1** DR-DESIGN ANODIZED DARK BRONZE





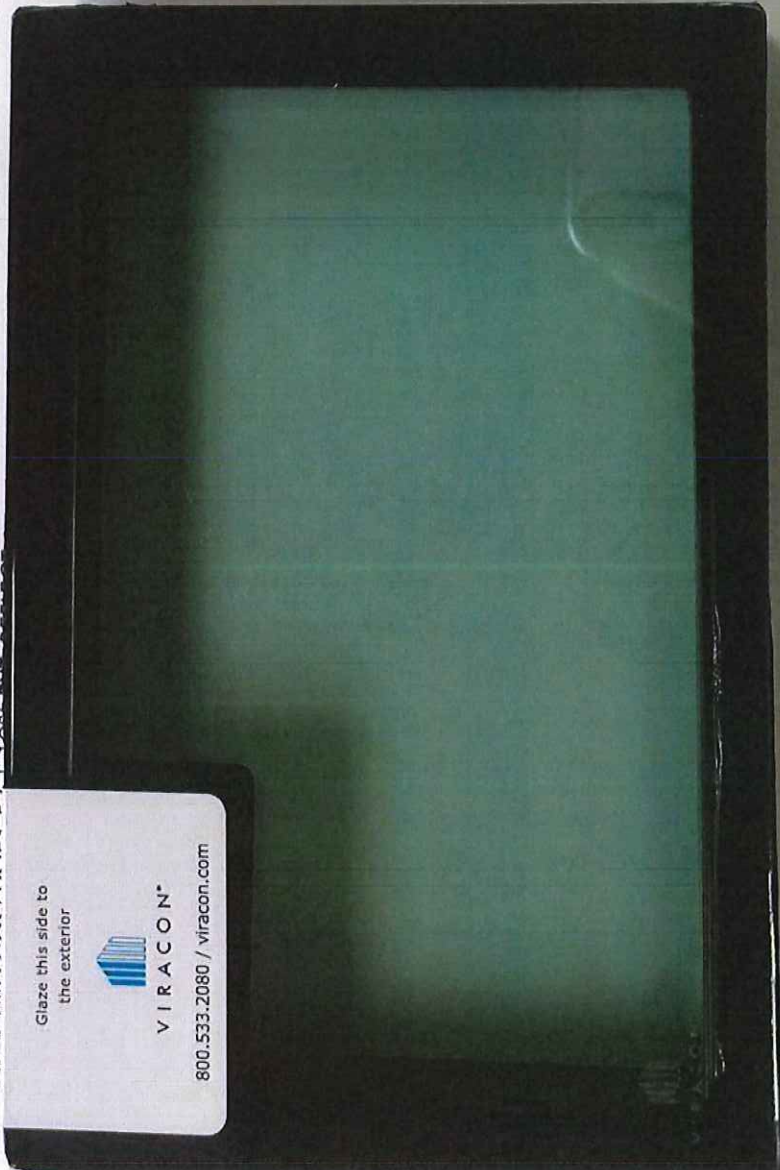
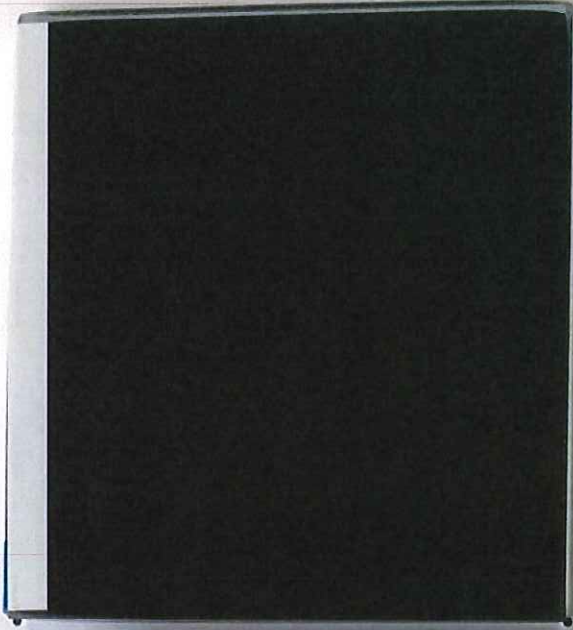
**6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS**  
SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

Glaze this side to  
the exterior



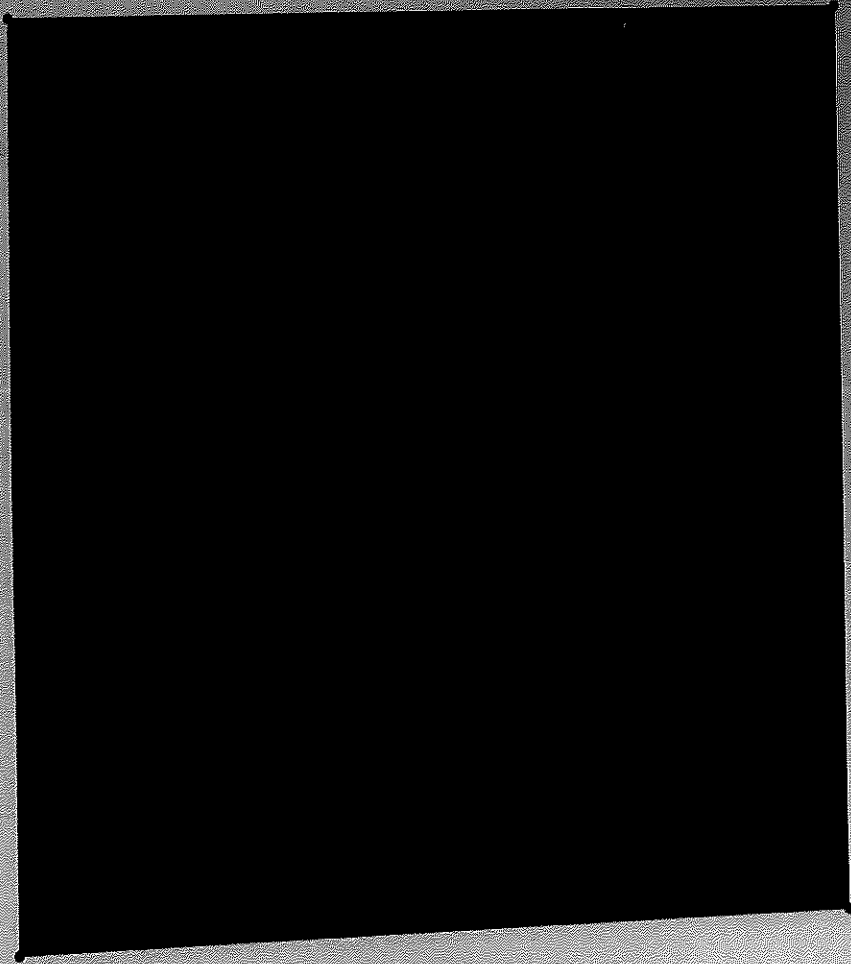
**V I R A C O N**  
800.533.2080 / [viracon.com](http://viracon.com)

**GL-2 SPANDREL BLACK**



**6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS**  
SCOTTSDALE DRB SUBMISSION | 03.25.2019

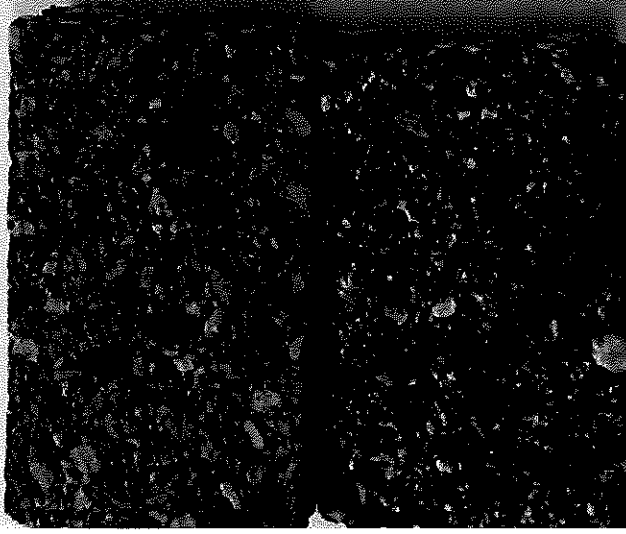
**PC-1 MODIFIED MALIBU SUNSET**



**6-DR-2019 NATIONWIDE SCOTTSDALE CAMPUS**

SCOTTSDALE DRB SUBMISSION 1ST REVIEW | 03.25.2019

**GFMU-1 TRENDSTONE BLACK MOUNTAIN**



**WD-1 ALUMABOARD COLONY MAPLE**





**Nationwide**  
 Project  
 SCOTTSDALE NATIONWIDE  
 OFFICE & PARKING  
 100 Hayden Road Loop 101  
 Scottsdale, AZ 85255  
 Prepared By  
 Nationwide Realty Investors  
 Date: 11/20/19

**COLUMBUS**  
 ARCHITECTURAL STUDIO



LANDSCAPE ARCHITECTS, INC.  
 100 Hayden Road Loop 101  
 Scottsdale, AZ 85255  
 Prepared By  
 Columbus Architectural Studio  
 Date: 11/20/19



Professional Seal  
 Scottsdale City  
 100 Hayden Road Loop 101  
 Scottsdale, AZ 85255  
 Prepared By  
 Columbus Architectural Studio  
 Date: 11/20/19

L301

**PROJECT TEAM**

**LANDSCAPE ARCHITECT:**  
 LASKIN AND ASSOCIATES INC.  
 67 E WELDON AVE  
 SUITE 230  
 PHOENIX, ARIZONA 85012  
 PH (602) 840-7771  
 CONTACT: DANIEL DODSON  
 Email: daniel@laskinandassociates.com

**CIVIL ENGINEER:**  
 HUBBARD ENGINEERING  
 CIVIL ENGINEERING  
 1201 S. ALMA SCHOOL ROAD  
 SUITE 12000, MESA, AZ 85210  
 PH (480) 892 3313  
 CONTACT: BRENT STEFFENHAGEN  
 Email: bsteffenhagen@hubbardengineering.com

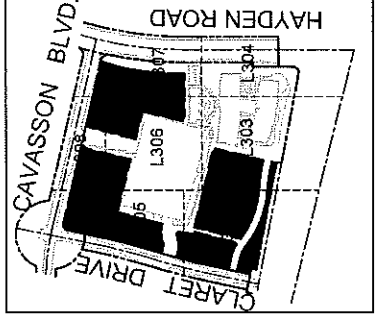
**ARCHITECT:**  
 COLUMBUS ARCHITECTURAL  
 STUDIO  
 405 N FRONT STREET  
 COLUMBUS OHIO 43215  
 PH: (614) 541 2801  
 CONTACT: DANIEL HANES  
 Email: daniel.hanes@columbusarch.com

**GENERAL BUILDING FOUNDATION IRRIGATION NOTES:**

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY. LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1" GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1" GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATING LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

**LANDSCAPING CALCULATIONS:**

(OFF SITE)	N/A by others
PHASE 1 BUILDING LOT AREA	247,318 SF
PHASE 1 PARKING GARAGE LOT AREA	324,932 SF
PHASE 1 TOTAL LOT AREA	572,250 sf
LANDSCAPE (excluding drainage & row)	173,081 SF
LANDSCAPE AREA PROVIDED 30%	173,081 SF
LANDSCAPING COVERAGE:	
GARAGE LANDSCAPE AREA	65,856 SF
BUILDING LANDSCAPE AREA	107,425 SF
BIKE PARKING PROVIDED 100 BIKE PARKING SPACES	



**PROJECT KEY PLAN**  
 N.T.S.

**SHRUBS**

SHRUBS	SIZE	QTY
Yucca tuberculata	5 Gallon	853
Desert Spar	5 Gallon	851
Callisander olivaceus "Little John"	5 Gallon	100
Aloe vera	5 Gallon	220
Medion Hybrid Bermuda	5 Gallon	916
Toothless Desert Spinnon	24" Box	30
Cereus peruvianus	3 trunk, 3 to 5' tall Min.	26
Echinocactus grusonii	12" DIA.	
Globe Barrel Cactus	Matching	904 SF
Annual - 4" Pots 12" O.C		

**INERT MATERIALS**

Decomposed Granite - 5/8" to 3" Screened Express Gold	11,143 SF
Minimum 3" thickness in all landscape areas	
Minimum 2" thickness. Place on filter fabric	
Decomposed Granite - Courtyards - 1/2" Screened - Express Rose	2,411 SF
Minimum 2" thickness in all landscape areas	
Stabilized Granite Path - 1/4" Minus Table Mega Brown	
3" thickness and 100% Compacted with Stabilizer	
1/4" x 6" Steel Header	
Secure Every 4'	
Artificial Turf	
Pioneer - Dobby with SuperFill Plus Infill	
Surface Select Granite Builders Desert Tan	
8000 lbs Min 4' x 4' Bury 1/3 of builder	

**SCOTTSDALE CITY NOTES**

- Replanting in areas identified for revegetation, subject to the requirements of each case.
- Any alteration of the approved civil plans (additional fill, boulders, etc) shall require additional final plans staff review and approval.
- Landscaping specifications section of the plans have not been reviewed and shall not be part of the city of Scottsdale approval.
- A minimum of 50 percent of the provided trees shall be mature trees, pursuant to the city of Scottsdale's zoning ordinance (article x, section 10.201), as defined in the city of Scottsdale zoning ordinance (article iii, section 3.100).
- A single trunk tree's caliper size, that is to be equal or less than 4", shall be determined by utilizing the smallest diameter of the trunk, 6" above the finished grade adjacent to the trunk.
- Tree caliper size for single trunk trees that are to have a diameter greater than 4" shall be determined by utilizing the smallest diameter of the trunk 12" above the finished grade adjacent to the trunk.
- A multiple trunk tree's caliper size is measured at 6" above the location that the trunk split or originates, or 6" above the finished grade if all trunks originate from the soil.
- All landscape areas to receive irrigation.
- Prior to establishment of water service, non residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with sections 49-245 through 49-248 of the city code to water conservation office.
- Areas within sight distance triangles are to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5'. trees within the sight distance triangle shall have a canopy that begins at 8' in height upon installation. all heights are measured from the nearest street line elevation.
- Thorny trees, shrubs and cacti shall be planted so the mature size / canopy will be at least 4 feet from any walkways or parking area curbs.

**LANDSCAPE LEGEND**

ALL TREES SHALL COMPLY WITH THE LATEST EDITION OF ARIZONA NURSERY ASSOCIATIONS - RECOMMENDED SPECIFICATIONS) SEE SECTION 19010(a) ZONING CODE. U.O.N (unless otherwise noted)

TREES	SIZE	QTY
Phoenix doctyifera	20' T.F Straight Trunks	12
Date Palm	Diamond Cut, Matching	
Salvaged Tree From Site	48" Box Min.	
Caesalpinia mexicana	36" Box U.O.N	31
Mexican Bird of Paradise	Multi-Trunk, Matching	
Parkinsonia praecox	48" Box U.O.N	105
Palo Brea	Standard, Matching	
Acacia anthera	48" Box U.O.N	40
Mulga Tree	Standard, Matching	
Onyia tesota	50" Box U.O.N	20
Ironwood Tree	Multi-Trunk	
Parkinsonia benitum	36" Box	72
Blue Palo Verde	Multi-Trunk, Low Breaking	
Parkinsonia hybrid	48" Box - Matching	46
Desert Museum	Low Breaking Multi-Trunk	
Chilopsis linearis "Bulbosa"	36" Box	43
Seedless Desert Willow	Multi-Trunk, Low Breaking	
Cooper Mesquite	48" Box	104
Fouquieria splendens	Multi-Trunk, Low Breaking	
Ocotillo	10 Arm Min.	247
Carnegiea gigantea	6' Tall U.O.N	21
Saguaro	No Scars or Holes	

SHRUBS	SIZE	QTY
Larrea tridentata	5 Gallon	184
Creosote Bush	5 Gallon	34
Yucca elata	5 Gallon	220
Agave americana "Variegata"	5 Gallon	369
Variegated Century Plant	5 Gallon	369
Eremophila gabra "Mingnew Gold"	5 Gallon	386
Outback Sunrise Eimu	5 Gallon	339
Hesperaloe parviflora	5 Gallon	775
Blue Elf Aloe	5 Gallon	60
Blue Elf Aloe	5 Gallon	653
Russelia equisetiformis	5 Gallon	221
Blue Elf Aloe	5 Gallon	180
Blue Elf Aloe	5 Gallon	1729
Blue Elf Aloe	5 Gallon	45
Blue Elf Aloe	5 Gallon	110
Blue Elf Aloe	5 Gallon	332
Blue Elf Aloe	5 Gallon	558
Blue Elf Aloe	5 Gallon	70
Blue Elf Aloe	5 Gallon	73
Blue Elf Aloe	5 Gallon	167
Blue Elf Aloe	5 Gallon	601
Blue Elf Aloe	5 Gallon	65
Blue Elf Aloe	5 Gallon	375

**Notes**

To be planted a minimum of FOUR feet from edge of walkways and / or pedestrian areas, measured to the edge of mature plants

Preliminary Design



**Nationwide**

Project: SCOTTSDALE NATIONWIDE OFFICE & PARKING  
 1400 Hayden Road, Suite 101  
 Scottsdale, AZ 85255

Prepared For: Nationwide Realty Investors  
 Date: 11/20/20

**Columbus**  
 ARCHITECTURAL STUDIO



LANDSCAPE ARCHITECTURE, INC.  
 415 W. W. Road, Suite 101  
 Phoenix, Arizona 85001  
 Phone: (602) 998-1111  
 Fax: (602) 998-1112  
 www.columbusva.com



DATE: 11/20/20  
 DRAWN BY: J. L. [Name]  
 CHECKED BY: [Name]  
 PROJECT: SCOTTSDALE NATIONWIDE OFFICE & PARKING  
 SHEET: L302 OF 302

SCALE: 1" = 30'-00"

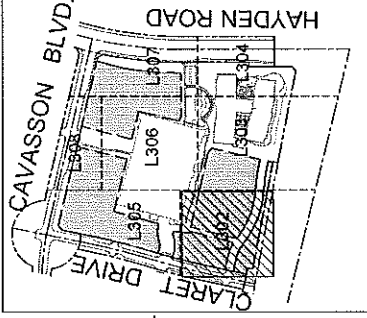
L302

**SHRUBS**

Symbol	Plant Name	Size
⊕	Twisted Leaf Yucca	5 Gallon
⊕	Daylily white/leil	5 Gallon
⊕	Desert Spoon	5 Gallon
⊕	Cholla 'Little John'	5 Gallon
⊕	Cholla 'Little John'	5 Gallon
⊕	Aliso vera	5 Gallon
⊕	Medicinal Aloe	5 Gallon
⊕	Daylily long/stem	5 Gallon
⊕	Daylily long/stem	5 Gallon
⊕	Coreus peruvianus	24" Box
⊕	Night Blooming Cereus Cactus	* 3 Trunk
⊕	Echinocactus grusonii	* 47" DIA
⊕	Golden Barrel Cactus	* Matching

**INERT MATERIALS**

⊕	3" Screened Express Gold
⊕	3" thickness in all landscape areas
⊕	Rip-Rap - Desert Tan 3" - 6"
⊕	DG Counters 1/2" Select Express Rose
⊕	2" thickness in all landscape areas
⊕	Stabilized DG Path 1/4" Minus Table Mesa Brown
⊕	3" thickness and 100% Compacted with Stabilizer
⊕	Midiron Hybrid Bermuda
⊕	Secure Every 4'
⊕	Surfaces Select Granite Boulders 'Desert Tan'
⊕	6000 lbs Min. 4' x 4' Bury 1/3 of boulder



PROJECT KEY PLAN  
 N.T.S.

GENERAL BUILDING FOUNDATION  
 IRRIGATION NOTES:

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10' NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

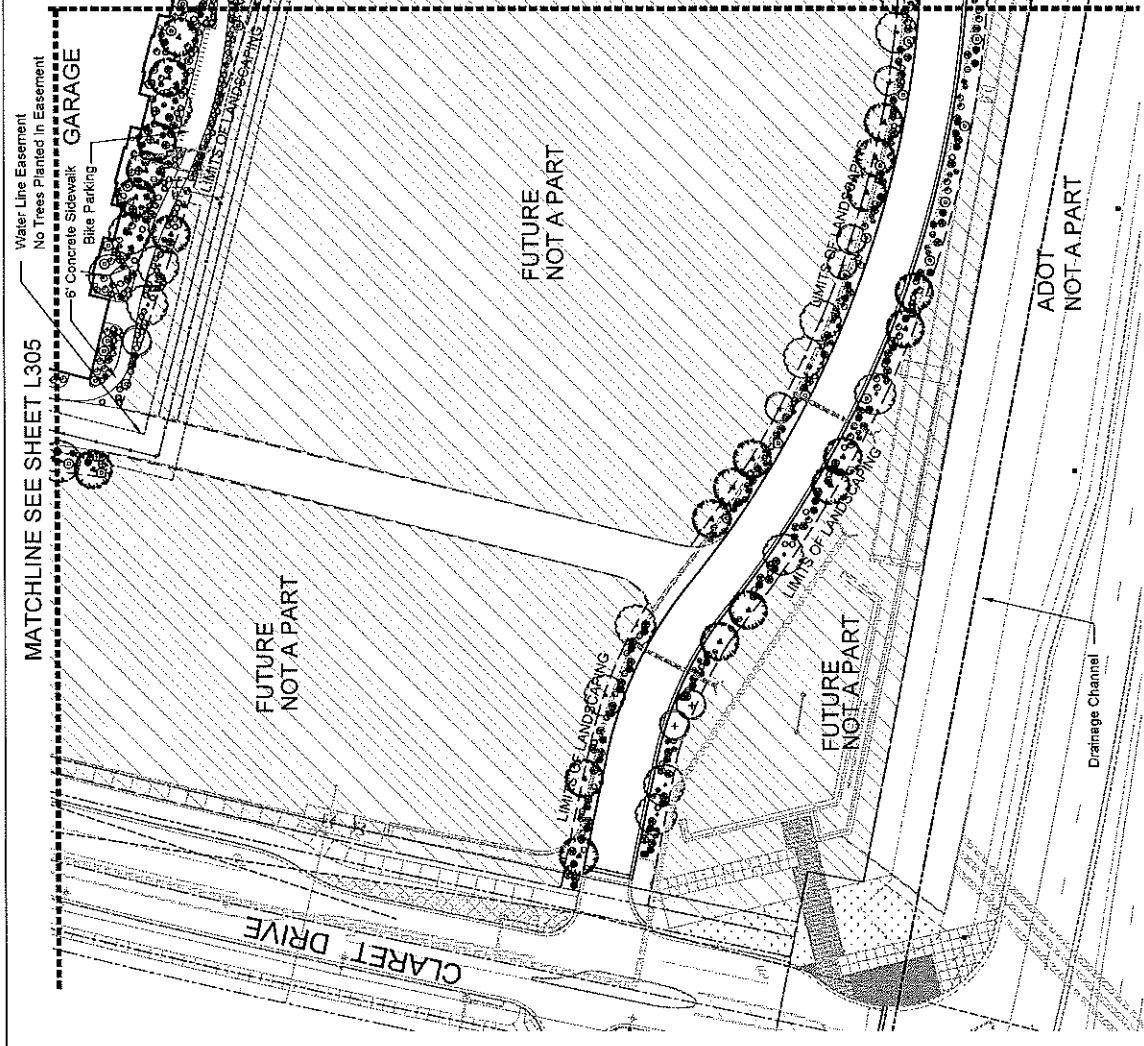
**LANDSCAPE LEGEND**  
 U.O.N (unless otherwise noted)  
 RB Root Barrier

Symbol	Plant Name	Size
⊕	Opuntia basilaris	20" T 5' Height Trunk
⊕	Live Palm	Diamond Cut, Matching
⊕	Savagato Tree From Site	48" Box Min.
⊕	U.O.N	(U.O.N)
⊕	U.O.N	36" Box U.O.N
⊕	U.O.N	48" Box U.O.N
⊕	U.O.N	60" Box U.O.N
⊕	U.O.N	Multi-Trunk
⊕	U.O.N	36" Box
⊕	U.O.N	48" Box - Matching
⊕	U.O.N	Low Breaking Multi-Trunk
⊕	U.O.N	36" Box
⊕	U.O.N	Multi-Trunk, Low Breaking
⊕	U.O.N	48" Box
⊕	U.O.N	Multi-Trunk, Low Breaking
⊕	U.O.N	10 Arm Min.
⊕	U.O.N	10' Tall
⊕	U.O.N	6" Tall U.O.N
⊕	U.O.N	No Scars or Holes

**SHRUBS**

Symbol	Plant Name	Size
⊕	Lotus tetradactyla	5 Gallon
⊕	Cereus bush	5 Gallon
⊕	Hopseed Bush	5 Gallon
⊕	Agave americana 'variegata'	* 5 Gallon
⊕	Variegated Century Plant	5 Gallon
⊕	Conchocarpus 'gingernew gold'	5 Gallon
⊕	Conchocarpus 'gingernew gold'	5 Gallon
⊕	Hesperaloe parviflora	5 Gallon
⊕	Giant Hesperaloe	5 Gallon
⊕	Aloe 'Hybrid - Blue Elf'	5 Gallon
⊕	Agave 'Blue Elf'	5 Gallon
⊕	Russelia equisetiformis	5 Gallon
⊕	Coral Fountain	5 Gallon
⊕	Eremophila hydrophana	5 Gallon
⊕	Agave 'Blue Elf'	5 Gallon
⊕	Agave 'Blue Elf'	5 Gallon
⊕	Purple Hesperaloe	5 Gallon
⊕	Muhlenbergia capillaris	5 Gallon
⊕	Purple Muhly Grass	5 Gallon
⊕	Desert Willow	5 Gallon
⊕	Hesperaloe parviflora	5 Gallon
⊕	Brake Light Yucca	5 Gallon
⊕	Opuntia engelmannii	* 3 Pad Min.
⊕	Opuntia engelmannii	5 Gallon
⊕	Triangular Bursage	5 Gallon
⊕	Agave glauca	5 Gallon
⊕	Yucca 'Blue Elf'	5 Gallon
⊕	Chaparral Sage	5 Gallon
⊕	Leucophyllum candidum	5 Gallon
⊕	Silver Cholla Sage	5 Gallon
⊕	Bougainvillea 'Torch Glow'	5 Gallon
⊕	Leucophyllum leucogatum	5 Gallon
⊕	Chihuahuan sage	5 Gallon
⊕	Eriocaulon lanosum	5 Gallon
⊕	Agave 'Blue Elf'	* 5 Gallon
⊕	Agave 'Blue Elf'	5 Gallon
⊕	Calliandra eriophylla	5 Gallon
⊕	Fairy Duster	5 Gallon

\* To be planted a minimum of FOUR feet from edges of walkways and/or pedestrian areas, measured to the edge of mature plants



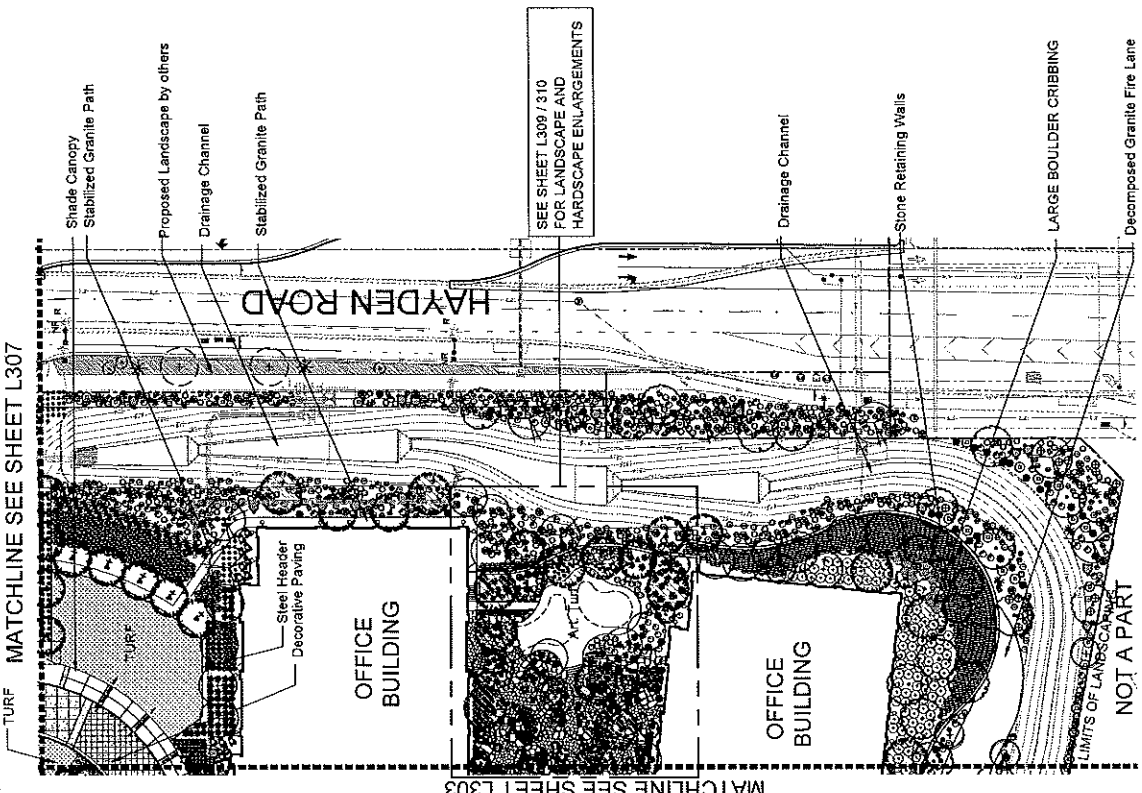
PRELIMINARY LANDSCAPE PLAN  
 SCALE: 1" = 30'-00"



SCALE: 1" = 30'



MATCHLINE SEE SHEET L307



MATCHLINE SEE SHEET L307



**Nationwide**  
SCOTTSDALE NATIONWIDE  
OFFICE & PARKING

Presented For  
NATIONWIDE Realty Investors  
1000 Hayden Road, Suite 101  
Scottsdale, AZ 85255

**THE Columbus**  
ARCHITECTURAL STUDIO



LARINA ASSOCIATES, INC.  
1000 Hayden Road, Suite 101  
Scottsdale, AZ 85255  
Phone: 480.444.1111  
Fax: 480.444.1112  
www.larina.com



Project No. 1307-1308  
Date: 11/20/13  
Scale: 1" = 30'-00"  
NOT FOR CONSTRUCTION

**SHRUBS**

Waxed Leaf Yucca	5 Gallon
Daylily wheel	5 Gallon
Desert Spoon	5 Gallon
Callistemon rigidus "Little John"	5 Gallon
Alone vera	5 Gallon
Medicinal Aloe	5 Gallon
Daylily longistamum	24" Box
Callistemon rigidus	3" trunk
Cereus peruvianus	* 3 trunk
Echinocactus grusonii	* 17" DIA.
Golden Barrel Cactus	* Matching

**INERT MATERIALS**

DG 5/8" to 3" Screened Express Gold	3" thickness in all landscape areas
Rip-Rap - Desert Tan 3"-6"	DG Countdown 1/2" Select Express Rose
2" thickness in all landscape areas	Stabilized DG Path 1/4" Minus Table Mesa Brown
3" thickness and 100% Compacted with Stabilizer	1/4" x 6" Steel Header
Secure Every 4'	Midtown Hybrid Bermuda
Surface Select Granite Boulders "Desert Tan"	6000 lbs Min. 4' x 4' Bury 1/3 of boulder

**LANDSCAPE LEGEND**

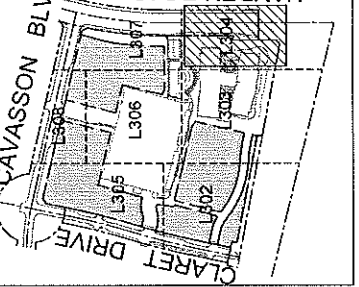
U.O.N (unless otherwise noted)

**TREES**

20" T.F. Straight Trunks	5 Gallon
RB Root Barrier	5 Gallon
Phoenix dactylopera	5 Gallon
Salvaged Tree From Site	5 Gallon
Caesalpinia mexicana	5 Gallon
Mexican Bird of Paradise	5 Gallon
Parkinsonia praecox	5 Gallon
Palo Verde	5 Gallon
Acacia anaura	5 Gallon
Mulga Tree	5 Gallon
Olneya tesota	5 Gallon
Ironwood Tree	5 Gallon
Parkinsonia florida	5 Gallon
Blue Palo Verde	5 Gallon
Redwoods hybrid	5 Gallon
Desert Museum	5 Gallon
Chilopsis linearis "Bubba"	5 Gallon
Seedless Desert Willow	5 Gallon
Prosopis hybrid "Cooperii"	5 Gallon
Cooper Mesquite	5 Gallon
Fouquieria splendens	5 Gallon
Coccoloba	5 Gallon
Carnegiea gigantea	5 Gallon
Saguaro	5 Gallon

**SHRUBS**

Larrea tridentata	5 Gallon
Cholla bush	5 Gallon
Horseshoe Bush	5 Gallon
Agave americana "Variegata"	* 5 Gallon
Variegated Century Plant	5 Gallon
Chromolaena glabra "Ewing's Gold"	5 Gallon
Hesperaloe funifera	5 Gallon
Giant Hesperaloe	5 Gallon
Aloe hybrid "Blue Elf"	5 Gallon
Blue Aloe	5 Gallon
Russiaea equisetiformis	5 Gallon
Coral Fountain	5 Gallon
Eremophila hydropathica	5 Gallon
Blue Erua bushes "Purpurea"	5 Gallon
Purple Hesperaloe Bush	5 Gallon
Purple Mulberry Grass	5 Gallon
Desert Milkweed	5 Gallon
Hesperaloe parviflora Brakelight	* 3 Feet Min.
Opuntia engelmannii	5 Gallon
Antelope Pear	5 Gallon
Tringeloveal Bursage	5 Gallon
Agave graminifera	5 Gallon
Twin-Flower Agave	5 Gallon
Chaparral Sage	5 Gallon
Leucophyllum candidum	5 Gallon
Silver Cloud Sage	5 Gallon
Eucalyptus "Torch Glow"	5 Gallon
Leucophyllum parviflorum	5 Gallon
Chihuahuan sage	5 Gallon
Ensetella lanosa	5 Gallon
Agave SP	* 5 Gallon
Agave Spacies	5 Gallon
Gallandria eriophylla	5 Gallon
Fairy Duster	5 Gallon



**PROJECT KEY PLAN**

N.T.S.

**GENERAL BUILDING FOUNDATION**

**IRRIGATION NOTES:**

POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH MATTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1 GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

**SHRUBS**

36" Box	5 Gallon
Multi-Trunk, Low Breaking	5 Gallon
48" Box	5 Gallon
Multi-Trunk, Low Breaking	5 Gallon
10 Arm Min.	5 Gallon
10' Tall	5 Gallon
6" Tall U.O.N	5 Gallon
No Seams or Holes	5 Gallon

SEE SHEET L309 / 310 FOR LANDSCAPE AND HARDSCAPE ENLARGEMENTS

Drainage Channel

Stone Retaining Walls

LARGE BOULDER CRIBBING

Decomposed Granite Fire Lane

**PRELIMINARY LANDSCAPE PLAN**

SCALE: 1" = 30'-00"

NOT A PART

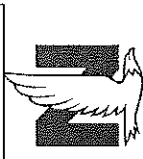
**RETAINING PLANTERS**  
Colorful and Bold Massings of Accent Plants and Grasses

**LANDSCAPE**

**L304**







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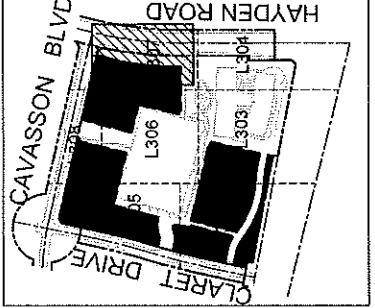
Professional Seal  
 N.T.S.  
 PROJECT KEY PLAN  
 GENERAL BUILDING FOUNDATION  
 IRRIGATION NOTES:  
 POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER SHALL BE IRRIGATED WITH TURF GREATER THAN 1 GPH, INCLUDING TURF SMALLER THAN A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

LANDSCAPE PLAN  
 MATCHLINE SEE SHEET L306  
 MATCHLINE SEE SHEET L307

L307

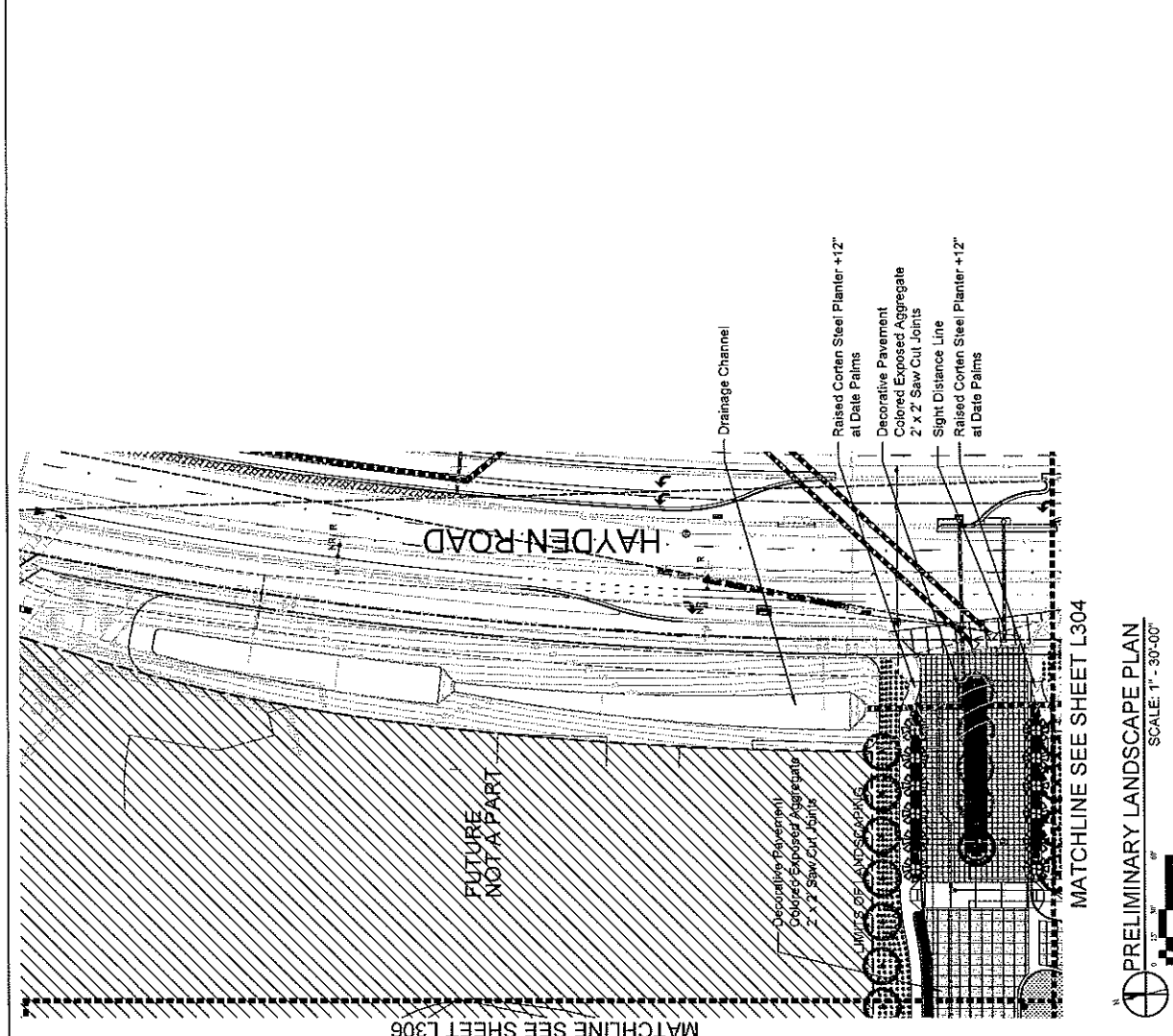
SHRUBS	SIZE
Twisted Leaf Yucca	5 Gallon
Daylily on wheel	5 Gallon
Desert Spoon	5 Gallon
Callistemon ciliatus "Little John"	5 Gallon
Alone yera	5 Gallon
Medicinal Aloe	5 Gallon
Daylily on long stem	5 Gallon
Cereus peruvianus	3 Trunk
Night Blooming Cereus Cactus	* 24" Box
Echinocactus grusonii	* 137 DIA
Golden Barrel Cactus	* Matching

TREES	SIZE
Proxix deciflora	37" F-Spight Trunks
Date Palm	Diamond Cut, Matching
Severged Tree From Site	48" Box Min.
Carex palmica melleocarpa (U.O.N)	56" Box U.O.N
Mexican Birch of Paradise	Multi-Trunk, Matching
Pandanus praecox	48" Box U.O.N
Palo Brea	Standard, Matching
Acacia aneura	48" Box U.O.N
Mulga Tree	Standard, Matching
Olneya tesota	67" Box U.O.N
Ironwood Tree	Multi-Trunk
Parkinsonia floridum	36" Box
Blue Palo Verde	48" Box - Matching
Pericallis Hybrid	Low Breaking Multi-Trunk
Desert Museum	36" Box
Chilopsis linearis "Bubba"	Multi-Trunk, Low Breaking
Seedless Desert Willow	48" Box
Prosopis hybrid "Cooperii"	Multi-Trunk, Low Breaking
Cooper Mesquite	Multi-Trunk, Low Breaking
Fouquieria splendens	10' Arm Min.
Ocotillo	10' Tall
Carnegiea gigantea	6" Tall U.O.N
Saguaro	No Scarce or Holes



SHRUBS	SIZE
Larrea tridentata	5 Gallon
Cholla Bush	5 Gallon
Hopseed Bush	5 Gallon
Agave americana "Variegata"	* 5 Gallon
Variegated Century Plant	5 Gallon
Orange Blossom "Lighthouse Gold"	5 Gallon
Desert Spine Plant	5 Gallon
Hesperaloe parviflora	5 Gallon
Giant Hesperaloe	5 Gallon
Aloe hybrid "Blue Elf"	5 Gallon
Desert Milkweed	5 Gallon
Ruscus aculeatus	5 Gallon
Coral Fountain	5 Gallon
Eremophila hydrophana	5 Gallon
Blue Bird Yucca	5 Gallon
Purple Hesperaloe Bush	5 Gallon
Muhlenbergia capillaris	5 Gallon
Purple Muhly Grass	5 Gallon
Orange Milkweed	5 Gallon
Hesperaloe parviflora Brakelight	5 Gallon
Brite Light Yucca	* 3 Pad Min.
Opuntia engelmannii	5 Gallon
Angelica ciliolata Pear	5 Gallon
Angelica ciliolata	5 Gallon
Tringletree/Bursera	5 Gallon
Agave graminifera	5 Gallon
Star-Flower Agave	5 Gallon
Chaparral Sage	5 Gallon
Leucophyllum candidum	5 Gallon
Silver Cloud Sage	5 Gallon
Orange Yucca "Torch Glow"	5 Gallon
Leucophyllum candidum	5 Gallon
Chihuahuan sage	5 Gallon
Encelia farinosa	5 Gallon
Agave SP	* 5 Gallon
Agave Specios	5 Gallon
Callandrea eriophylla	5 Gallon
Fairy Duster	5 Gallon

\* To be planted a minimum of FOUR feet from edge of walkways and / or pedestrian areas, measured to the edge of mature plants



PRELIMINARY LANDSCAPE PLAN  
 SCALE: 1"=30'-00"  
 MATCHLINE SEE SHEET L306  
 MATCHLINE SEE SHEET L307









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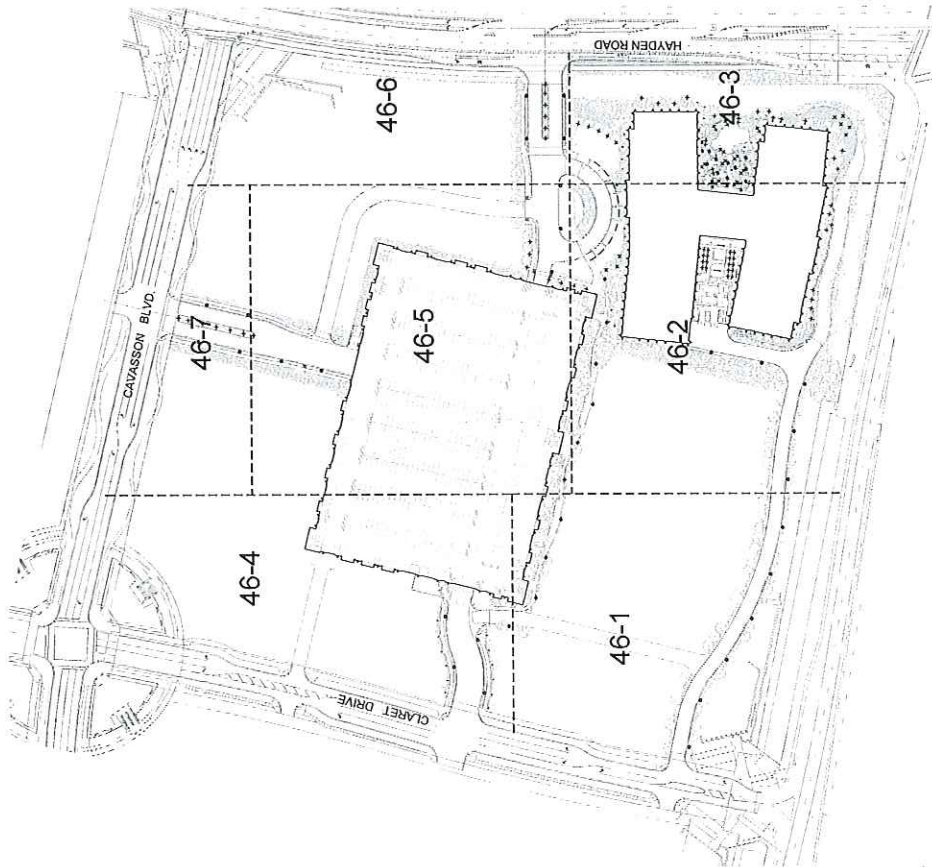
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No.	Description	Date
1	SCOTTSDALE SUBMITTAL	10/20/11
<b>NOT FOR CONSTRUCTION</b>		
Date of Plot Issue	02/25/10	
Project No.	17-205	
Sheet No.		

OVERALL LIGHTING PLAN

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

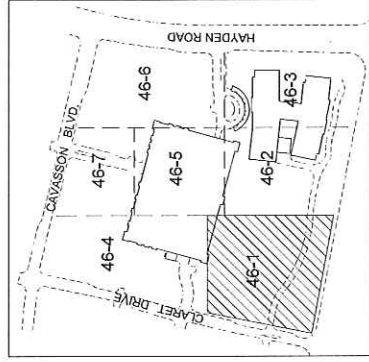
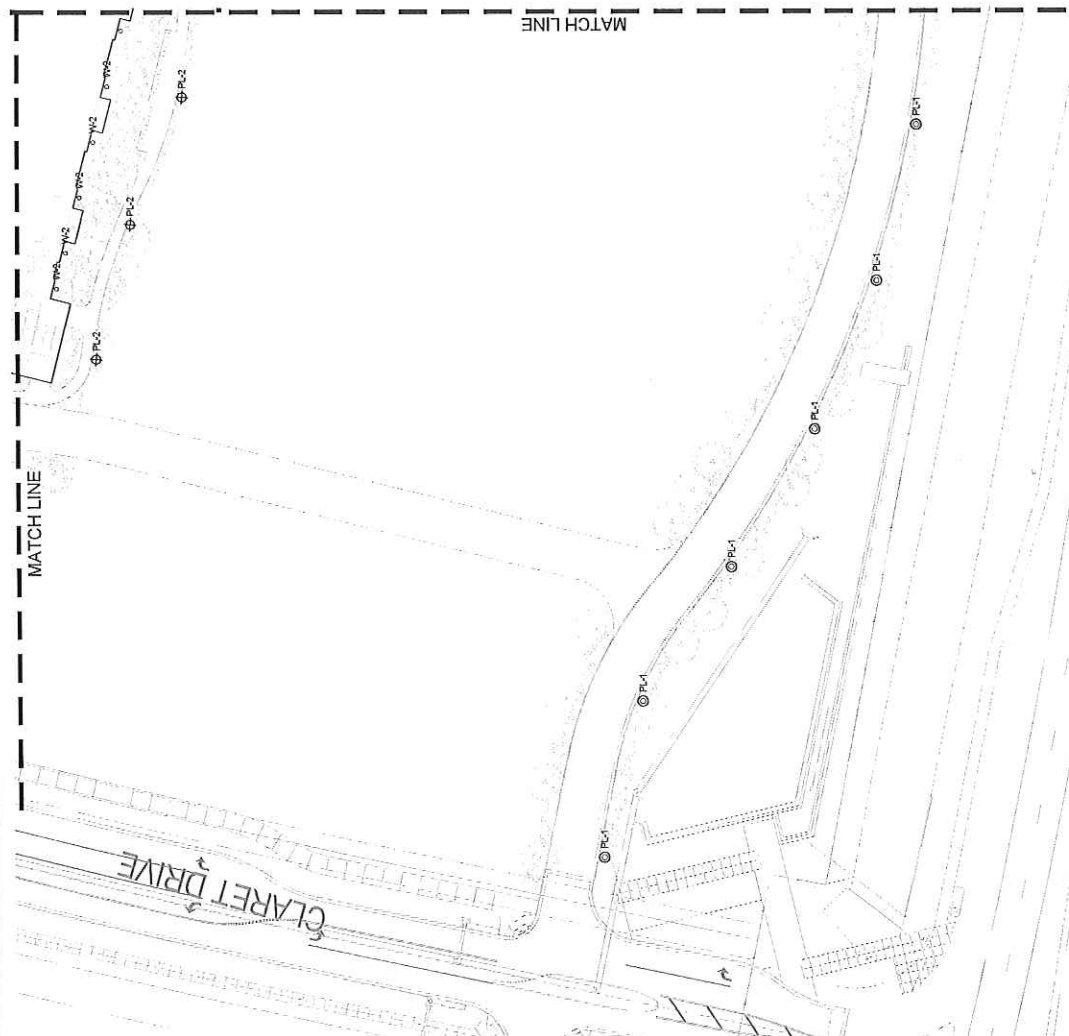
46-0



No.	Description	Date
1	SCOTTSDALE OFFICE PARKING	10/20/18
<b>NOT FOR CONSTRUCTION</b>		
DRAWN BY: J. HARRIS		
CHECKED BY: J. HARRIS		
DATE OF PLOT: 03/20/19		
PROJECT NO: 17205		
PAGE NO: 1/1		

LIGHTING SCHEDULE

- ⊙ PL-1: STREET LIGHT  
HESSE-LED LINA60
- ⊕ PL-2: PEDESTRIAN LIGHT  
HESSE-LED LINA50
- ⊕ LL-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- ⊕ LL-2: LANDSCAPE MOON LIGHT  
HYDREL MILLERTON LED
- ⊕ BL-1: PEDESTRIAN BOLLARD  
HESSE-LED BOLLARD
- ⊕ S-1: ARCHITECTURAL WALL LIGHT  
WINONA LIGHTING 48" LED
- ⊕ W-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING
- ⊕ W-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- ⊕ W-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING



KEY PLAN  
 N.T.S.





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 Contract No. 17-825

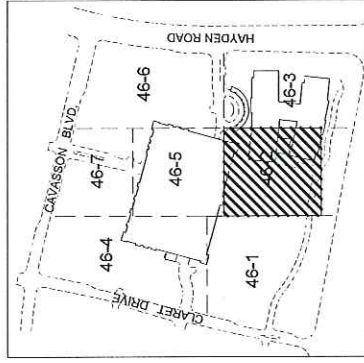
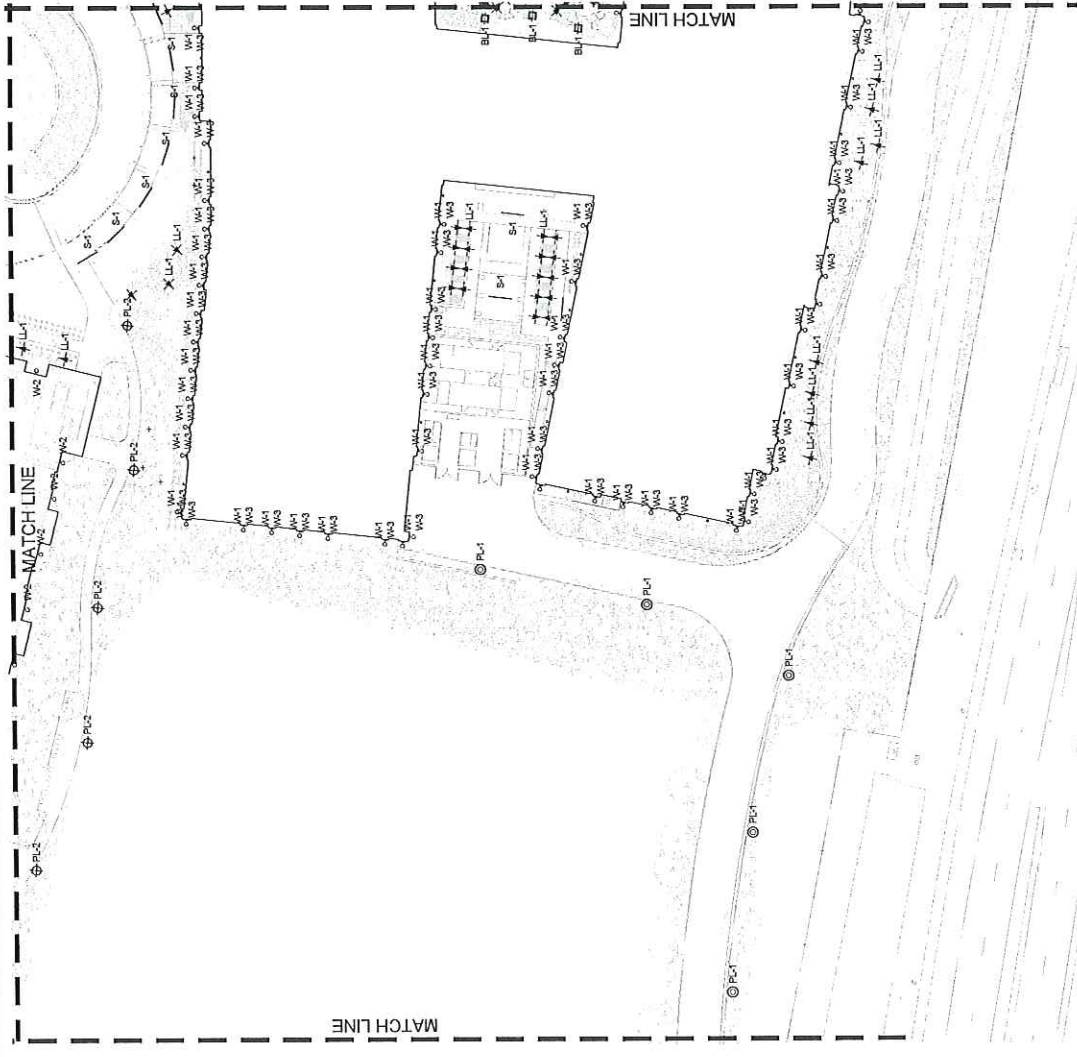


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 482 SOUTH LUDLOW AVE  
 PHOENIX, ARIZONA 85004  
 602.462.2700 MKSKSTUDIOS.COM

**LIGHTING SCHEDULE**

- ⊙ PL-1: STREET LIGHT  
HES-LED LM60
- ⊕ PL-2: PEDESTRIAN LIGHT  
HES-LED LM450
- ✦ LL-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- ☼ LL-2: LANDSCAPE MOON LIGHT  
HYDREL MILLER FOR LED
- ⊕ BL-1: PEDESTRIAN BOLLARD  
HES-LED BOLLARD
- ⊖ S-1: ARCHITECTURAL WALL LIGHT  
WINDMA LIGHTING 48" LED
- ♀ WA-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFT LIGHTING
- ♂ WA-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- ♂ WA-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFT LIGHTING



**KEY PLAN**  
 N.T.S.



**LIGHTING PLAN**

46-2

No.	Description	Date
1	SCOTTSDALE OFFICE BUILDING	02/20/21
<b>NOT FOR CONSTRUCTION</b>		
Date of Field Work: 03/23/21		
Sheet No.: 15-005		
Sheet Title:		

State of Arizona, License No. 15-005  
 State of Arizona, License No. 15-005



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 OFFICE & PARKING**  
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 Scottsdale, AZ 85255

Prepared For:  
**Nationwide Realty Investors**

Contract No.: 17-025

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405 SOUTH LUDLOW AVENUE  
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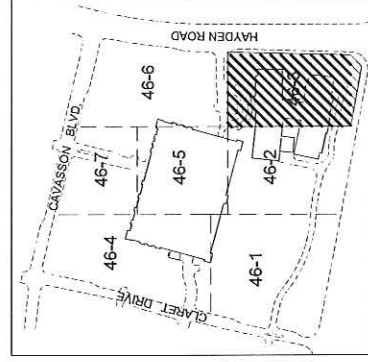
Professional Seal

No.	Description	Date
1	SCOTTSDALE OFFICE BUILDING	03/23/2018
<b>NOT FOR CONSTRUCTION</b>		
Date of Plot Issue: 03/23/2018		Sheet No.: 17-025
Project Name: 17-025		Sheet Title:

LIGHTING PLAN

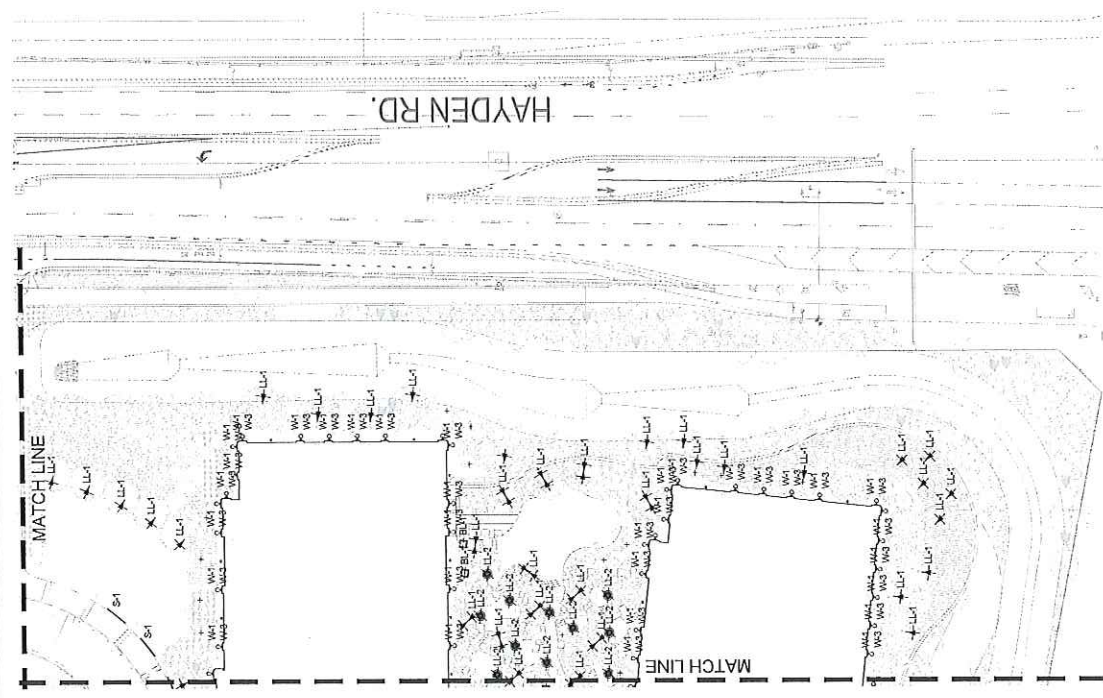


KEY PLAN  
 N.T.S.



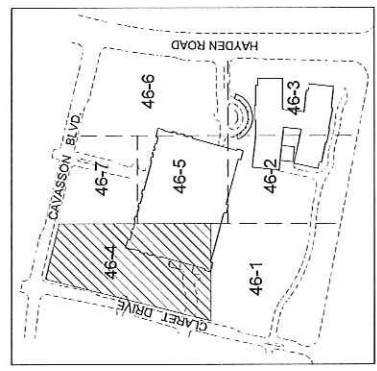
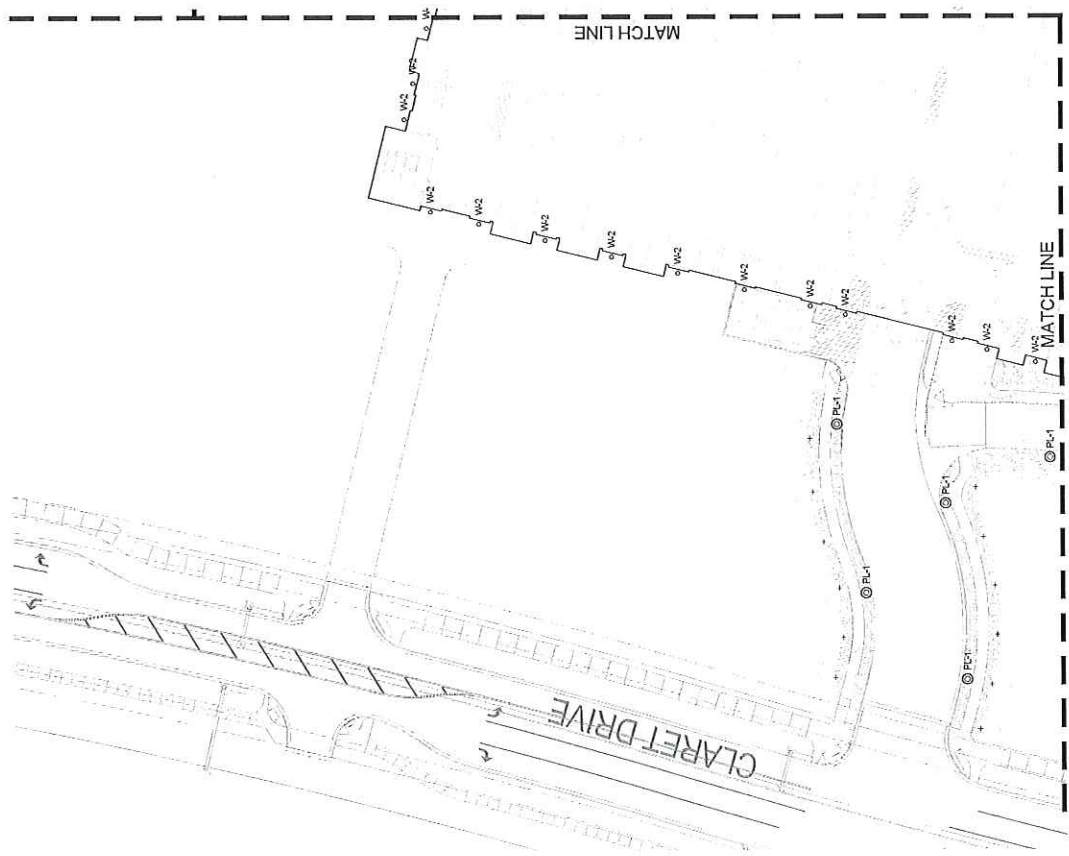
LIGHTING SCHEDULE

- ⊙ P-1: STREET LIGHT  
HES-LED LM60
- ⊕ P-2: PEDESTRIAN LIGHT  
HES-LED LM40
- ⊕ LL-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- ⊕ LL-2: LANDSCAPE MOON LIGHT  
HYDREL MILLERTON LED
- ⊕ BL-1: PEDESTRIAN BOLLARD  
HES-LED BOLLARD
- ⊕ S-1: ARCHITECTURAL WALL LIGHT  
MINONA LIGHTING 48" LED
- ⊕ W-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING
- ⊕ W-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- ⊕ W-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING



**LIGHTING SCHEDULE**

- ⊙ PL-1: STREET LIGHT  
HESS-LED L4650
- ⊕ PL-2: PEDESTRIAN LIGHT  
HESS-LED L4450
- ⊖ LH-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- ⊙ LH-2: LANDSCAPE MOON LIGHT  
HYDREL MILLERTON LED
- ⊕ BLH-1: PEDESTRIAN BOLLARD  
HESS-LED BOLLARD
- ▭ S-1: ARCHITECTURAL WALL LIGHT  
WINDOW LIGHTING 48" LED
- ⊙ WA-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING
- ⊙ WA-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- ⊙ WA-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFFIT LIGHTING

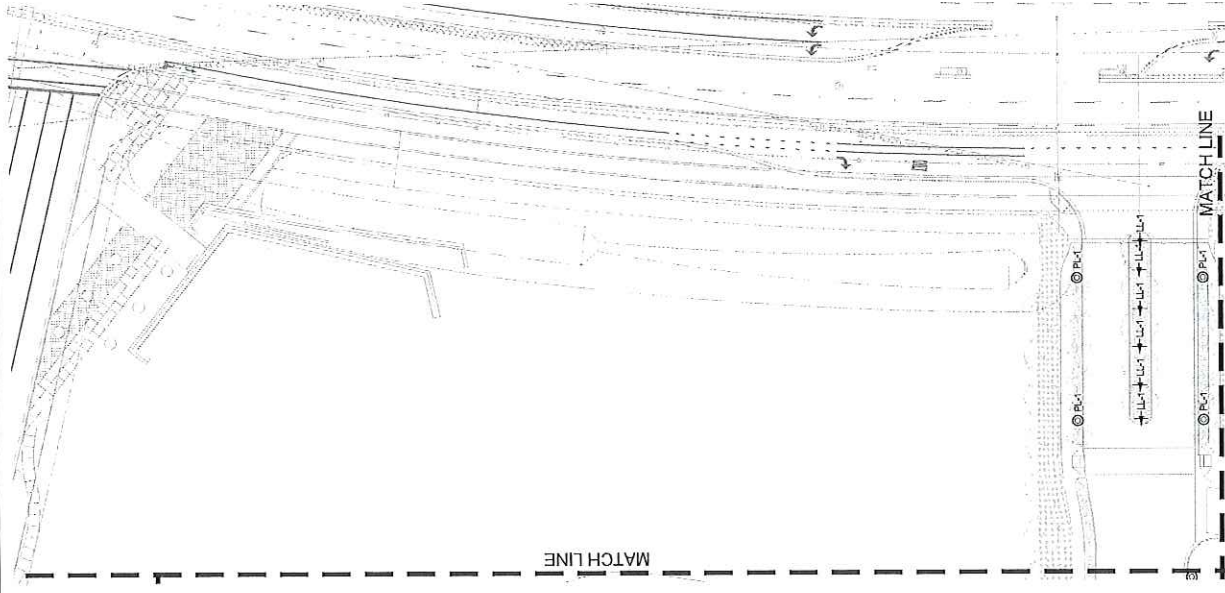


**KEY PLAN**  
 N.T.S.

**LIGHTING PLAN**

No.	Description	Date
1	SCOTTSDALE OFFICE BUILDING	8/27/2018
<b>NOT FOR CONSTRUCTION</b>		
Date of Plot Issue: 12/15/2018		
Project No.: 17-026		
Sheet No.:		





**LIGHTING SCHEDULE**

- PL-1: STREET LIGHT  
HES-LED LM600
- PL-2: PEDESTRIAN LIGHT  
HES-LED LM400
- LL-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- LL-2: LANDSCAPE MOON LIGHT  
HYDREL MILLERTON LED
- BL-1: PEDESTRIAN BOLLARD  
HES-LED BOLLARD
- S-1: ARCHITECTURAL WALL LIGHT  
MINORA LIGHTING 48" LED
- WA-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFRT LIGHTING
- WA-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- WA-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFRT LIGHTING



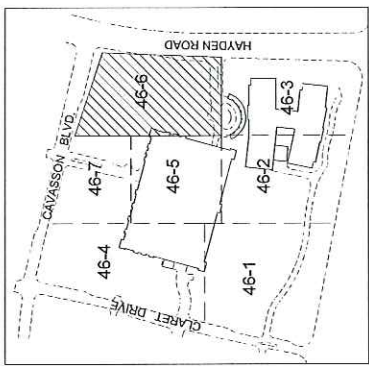
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Prepared For:  
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Contract No. 17-235



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**KEY PLAN**  
N.T.S.

Professional Seals

No.	Description	Date
1	SCOTTSDALE URBAN PLANNING	12/20/21

**NOT FOR CONSTRUCTION**

Date of Print/Issue: 03/25/24  
Sheet No.: 11-005  
Sheet Title:

**LIGHTING PLAN**



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380 Hayden Road, Loop 101  
Scottsdale, AZ 85255

Prepared For  
Nationwide Realty Investors

Contract No. 17-025

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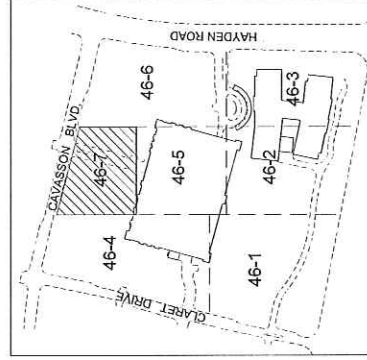
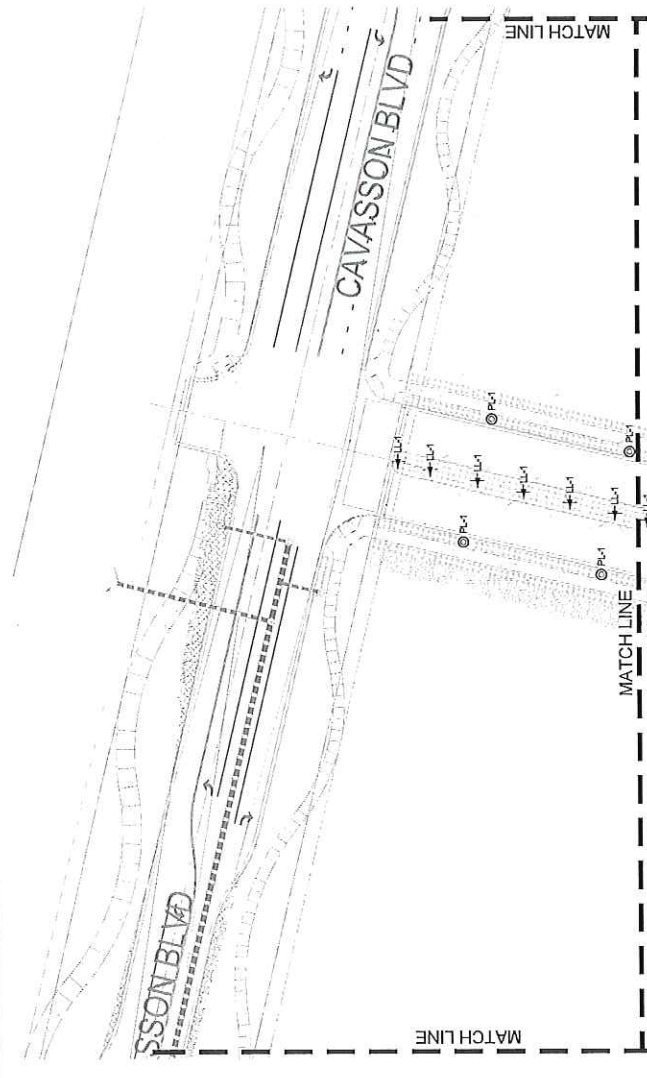
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**LIGHTING SCHEDULE**

- PL-1: STREET LIGHT  
HESSE-LED LNB60
- PL-2: PEDESTRIAN LIGHT  
HESSE-LED LNA50
- LL-1: LANDSCAPE UPLIGHT  
HYDREL ASPEN LED
- LL-2: LANDSCAPE MOON LIGHT  
HYDREL MILLERTON LED
- BL-1: PEDESTRIAN BOLLARD  
HESSE-LED BOLLARD
- S-1: ARCHITECTURAL WALL LIGHT  
MINORA LIGHTING 4P-LED
- WA-1: ARCHITECTURAL WALL LIGHT  
DOWN / SOFT LIGHTING
- WA-2: ARCHITECTURAL WALL LIGHT  
UP LIGHTING
- WA-3: ARCHITECTURAL WALL LIGHT  
DOWN / SOFT LIGHTING



KEY PLAN  
N.T.S.



Professional Seal

No.	Description	Date
1	SCOTTSDALE OFFICE SUBMITTAL	12/20/18
<b>NOT FOR CONSTRUCTION</b>		
DRAWN BY: MKSK		
DATE OF PREPARED: 12/20/2018		
PROJECT NO.: 17-025		
SHEET NO.		

LIGHTING PLAN

46-7





