



Simulations

Photos

All Graphics (no plans)

Color Boards

Color Drawdowns

Exterior Building Color

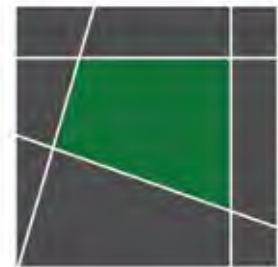
Material Samples



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19. PHOTO EXHIBIT OF EXISTING CONDITIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION





1  
VIEW FROM MARSHALL WAY AND 2ND STREET INTERSECTION LOOKING NORTHEAST TOWARDS THE PARKING LOT WHERE RESIDENTIAL BUILDING #4 WILL SIT



2  
VIEW FROM MARSHALL WAY LOOKING EAST TOWARDS THE ADJACENT LAUNCH HAUS ESTABLISHMENT



3  
VIEW LOOKING SOUTH ALONG MARSHALL WAY



4  
VIEW TAKEN FROM THE MARSHALL WAY AND 2ND STREET INTERSECTION LOOKING BACK AT THE ENTRANCE OF THE SCOTTSDALE ARTISTS' SCHOOL DISTRICT

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VIEW LOOKING NORTH ON MARSHALL WAY



VIEW TAKEN FROM THE NORTHWEST INTERSECTION OF GOLDWATER BLVD. AND MARSHALL WAY LOOKING EAST



VIEW LOOKING WEST ON GOLDWATER BLVD AT THE NORTHWEST INTERSECTION OF GOLDWATER BLVD AND MARSHALL WAY



VIEW LOOKING NORTH TO THE EXISTING PARKING LOT FROM GOLDWATER BLVD

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VIEW LOOKING SOUTH ALONG GOLDWATER BLVD



VIEW LOOKING SOUTHWEST TOWARDS 70TH STREET



VIEW LOOKING SOUTH ALONG GOLDWATER BLVD



VIEW LOOKING EAST TO THE EXISTING PARKING LOT FROM GOLDWATER BLVD

**19. PHOTO EXHIBIT OF EXISTING CONDITIONS**

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1ST SUBMITTAL: 6.18.18



VIEW LOOKING SOUTH ON GOLDWATER BLVD TAKEN FROM THE INTERSECTION OF GOLDWATER BLVD AND 2ND STREET



VIEW LOOKING NORTH AT THE INTERSECTION OF GOLDWATER BLVD AND 2ND STREET



VIEW LOOKING EAST ON 2ND STREET



VIEW TAKEN ON 2ND STREET LOOKING NORTH TO THE MUSEUM OF THE WEST

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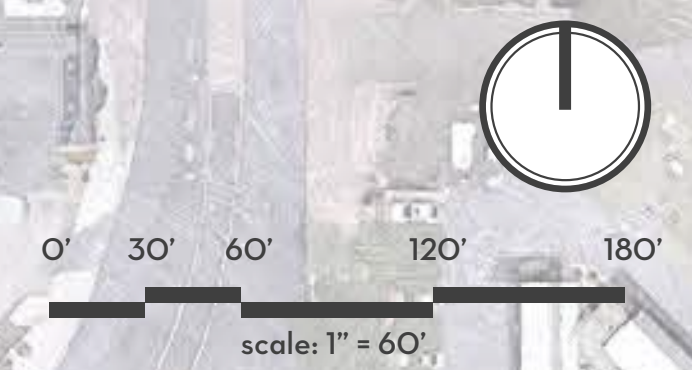
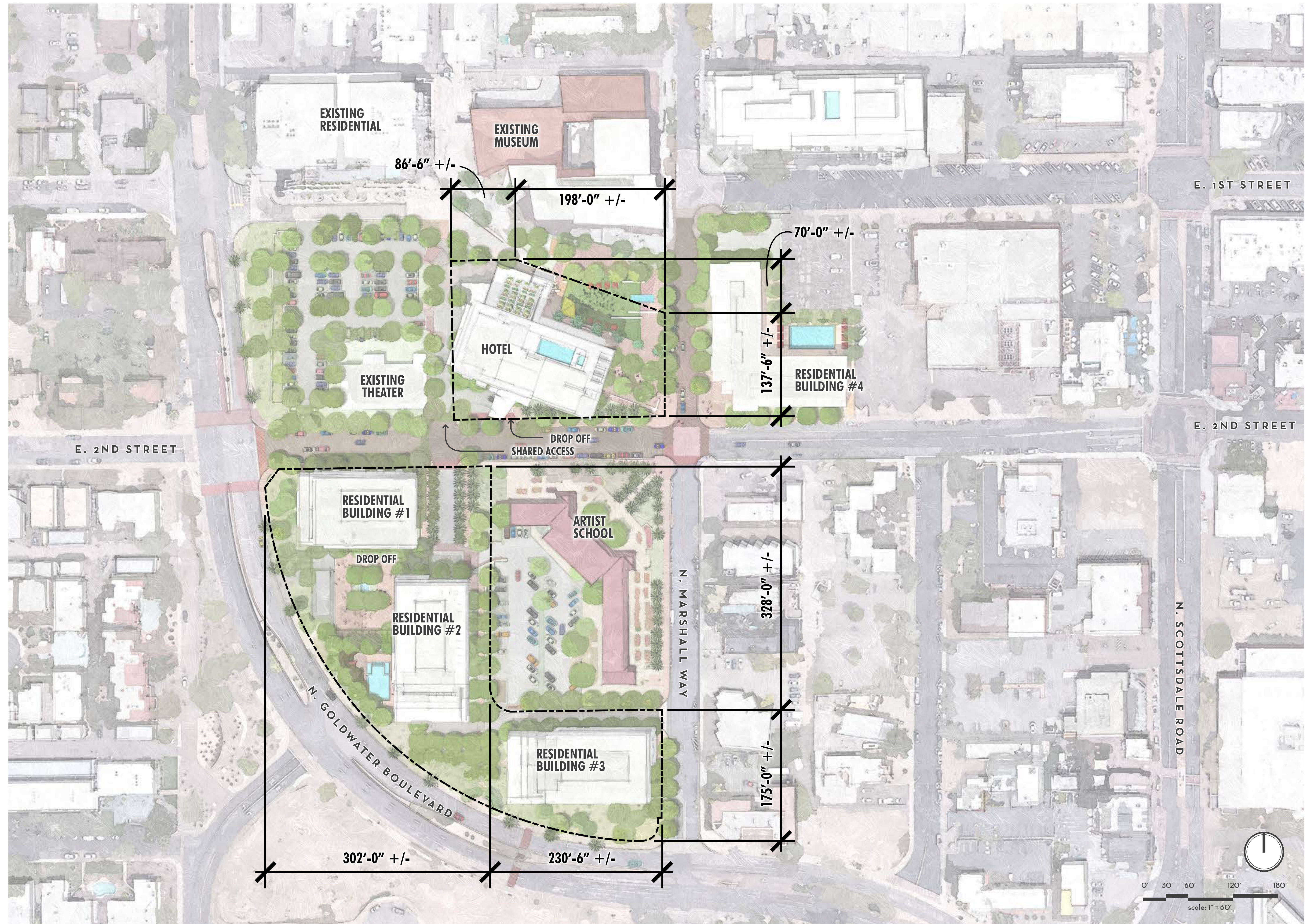
19. PHOTO EXHIBIT OF EXISTING CONDITIONS

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1ST SUBMITTAL: 6.18.18

**LEGEND**

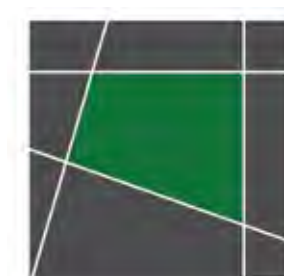
----- PROPERTY BOUNDARY

 DIMENSION CALL OUTS



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**23D. DIMENSIONED PLAN**  
2ND SUBMITTAL: 8.13.18  
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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION





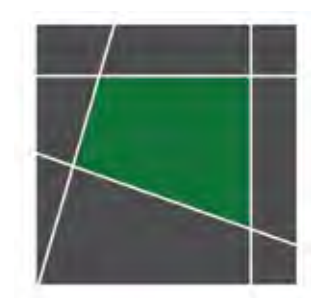
**MAP KEY**

- 1 RESIDENTIAL BUILDING #1**  
- 11 STORIES - 61 UNITS  
- 135' HEIGHT
- 2 RESIDENTIAL BUILDING #2**  
- 13 STORIES - 83 UNITS  
- 149' HEIGHT
- 3 RESIDENTIAL BUILDING #3**  
- 12 STORIES - 80 UNITS  
- 139' HEIGHT
- 4 RESIDENTIAL BUILDING #4**  
- 4 STORIES - 60 UNITS  
- 60' HEIGHT
- 5 HOTEL - THE ARIZONAN**  
- 13 STORIES - 190 KEYS  
- 150' HEIGHT (PLUS 6' SPIRE)
- 6 SURFACE PARKING LOT**  
- 81 SPACES
- 7 ON-STREET PARKING**  
- UP TO 45 SPACES (West of Marshall Way)
- 8 RESIDENTIAL PARCEL PURCHASE**  
- 134,078 SQFT +/-
- 9 EXISTING NORTH / SOUTH DISTRICT ESPLANADE**
- 10 CONDOMINIUM PARKING TRAYS**  
- (BELOW GRADE) 337 SPACES  
- (9 SURFACE PARKING)
- 11 GARAGE PARKING ACCESS**
- 12 PLAZA / DRIVE COURT**
- 13 HOTEL CONFERENCE BALCONY**  
- ROOF TOP CHEF'S GARDEN
- 14 POOL & TERRACE**
- 15 OPEN SPACE / SOUTH GARDEN**
- 16 EMERGENCY VEHICLE ACCESS**
- 17 ARTIST SCHOOL EGRESS**
- 18 PROPOSED HILTON CANOPY**  
- 72' HEIGHT  
- 185 KEYS
- 19 MULTI-USE PUBLIC SPACE**  
- LAWN AREA, PATIOS, & TERRACES  
- OUTDOOR DINING  
- SCULPTURE GARDEN
- 20 HOTEL PARCEL PURCHASE**  
- 52,715 SQFT +/-
- 21 ON STREET PARKING**  
- UP TO 12 SPACES (N. Marshall Way)
- 22 PEDESTRIAN CONNECTION**
- 23 ON-STREET PARKING**  
- UP TO 12 SPACES (East of Marshall Way)
- 24 HOTEL PARKING TRAYS**  
- 168 SPACES (BELOW GRADE)
- 25 COVERED PROMENADE**
- 26 RECONFIGURED ENTRY DRIVE (SHARED ACCESS / EGRESS)**
- 27 EXISTING PALM COURT**
- 28 MAIN ART SCHOOL SHARED DRIVE ENTRY**
- 29 HOTEL GARAGE PARKING ACCESS**
- 30 NEW SIGNALIZED INTERSECTION**
- 31 NEW SIGNALIZED MID-BLOCK CROSSWALK (HAWK)**
- 32 BELOW GRADE PARKING**  
- 75 SPACES  
- (10 SURFACE SPACES)
- 33 EXISTING PUBLIC PARKING ACCESS**  
- 130 PARKING SPACES
- 34 EXISTING OVERHEAD UTILITY LINES PLACED UNDERGROUND**  
- 2ND STREET & PROPOSED CONDO PARCEL



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**23F. CONCEPTUAL SITE PLAN**  
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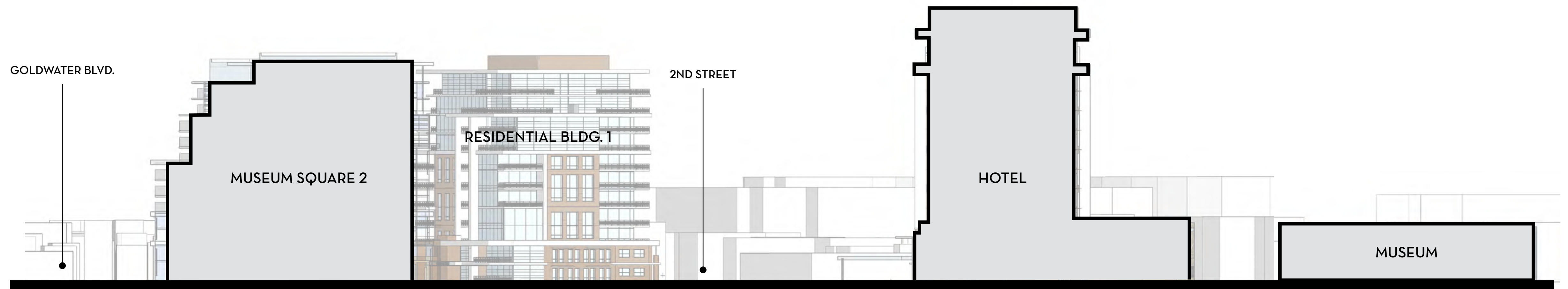


**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

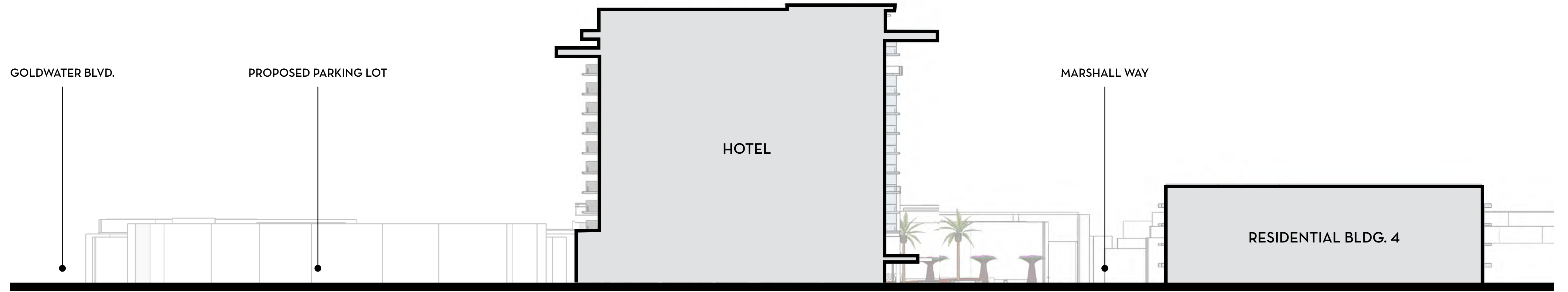




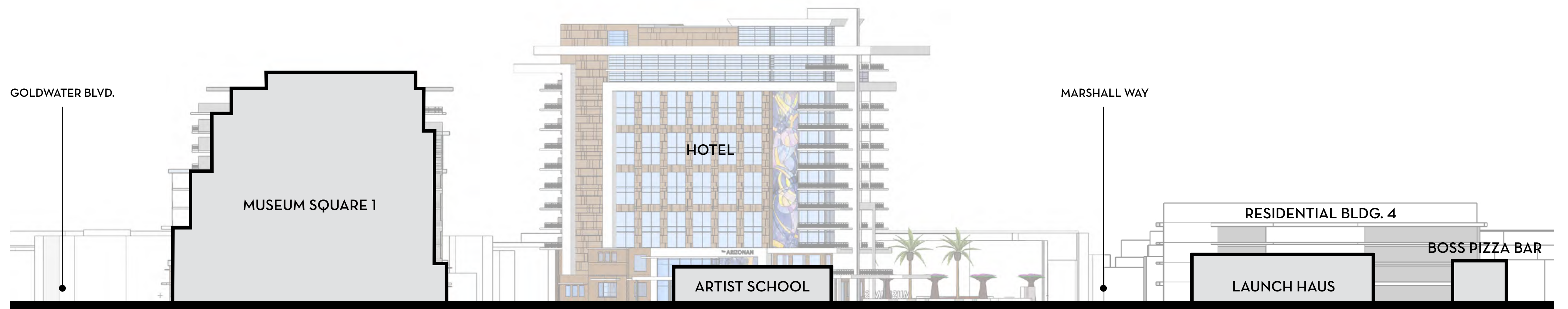
A



B



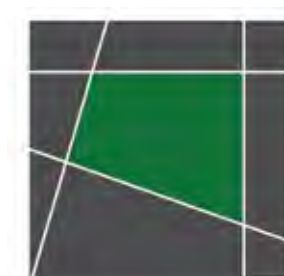
C



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231. SITE CROSS SECTIONS

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SCOTTSDALE'S MUSEUMSQUARE  
REZONING DEVELOPMENT APPLICATION



**LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

**NOTE:**

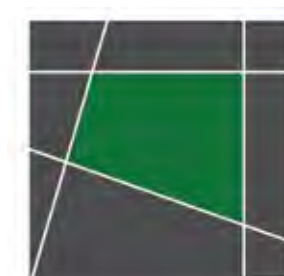
1) PROPOSED PHASING CONCEPTUAL IN NATURE. ACTUAL PHASING WILL BE DICTATED BY ECONOMIC, CONSTRUCTION AND MARKET FACTORS.

2) UNDERGROUND PARKING FOR PHASE 1,2,4 MAY BE DONE ALL AT ONCE FOR PHASE 1.



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**23L. CONCEPTUAL PHASING PLAN**  
 2ND SUBMITTAL: 8.13.18  
 1ST SUBMITTAL: 6.18.18



# LEGEND

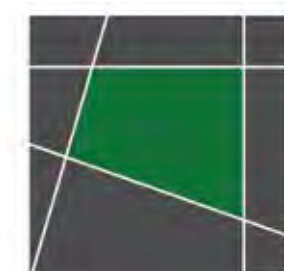
- 1 PALM TREE**  
- DATE PALM
- 2 SHADE TREE**  
- ARIZONA ASH  
- ARIZONA SYCAMORE  
- EVERGREEN ELM
- 3 STREET TREE**  
- ARIZONA ASH  
- D.M. PALO VERDE  
- PHOENIX MESQUITE  
- EVERGREEN ELM
- 4 PARKING LOT TREE**  
- ARIZONA ASH  
- D.M. PALO VERDE  
- EVERGREEN ELM
- 5 SPECIMEN**  
- IRONWOOD  
- ARIZONA SYCAMORE  
- PHOENIX MESQUITE  
- SAGUARO
- 6 ORNAMENTAL TREE**  
- DESERT WILLOW  
- TEXAS OLIVE  
- TEXAS EBONY  
- CHINESE PISTACHE  
- TEXAS MOUNTAIN LAUREL  
- MEXICAN BUCKEYE
- 7 FOUNDATION PLANTING & GROUND COVER**

- BRITTLEBRUSH	- ALOE
- TURPENTINE BUSH	- PINK MUHLY GRASS
- CHIHUAHUAN SAGE	- DEER GRASS
- JOJOBA	- MEXICAN FEATHERGRASS
- LANTANA	- DESERT MARIGOLD
- MEXICAN BUSH SAGE	- MEXICAN GOLD POPPY
- AUTUMN SAGE	- PARRY'S PENSTEMON
- SAGUARO	- DESERT PENSTEMON
- GOLDEN BARREL	- BLUE SAGE
- INDIAN FIG	- PRIMROSE JASMINE
- SLIPPER PLANT	- CAPE HONEYSUCKLE
- ORGANPIPE CACTUS	
- 8 ORNAMENTAL GRASS**
- 9 TREE SCULPTURE**



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**23M. CONCEPTUAL LANDSCAPE PLAN**  
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION



**LEGEND**

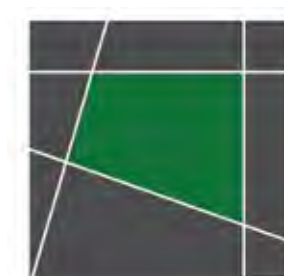
- 1 ASPHALT
- 2 CROSSWALKS  
- COLORED ASPHALT TYPE 1
- 3 COLORED ASPHALT TYPE 2
- 4 CONCRETE
- 5 CONCRETE UNIT PAVERS  
- TYPE 1
- 6 CONCRETE UNIT PAVERS  
- TYPE 2
- 7 CONCRETE UNIT PAVERS  
- EMERGENCY ACCESS



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**23N. CONCEPTUAL HARDSCAPE PLAN**

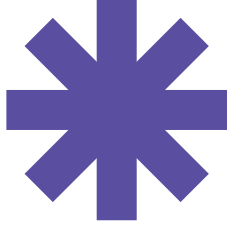
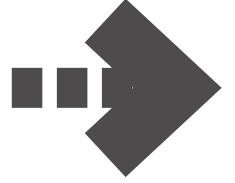





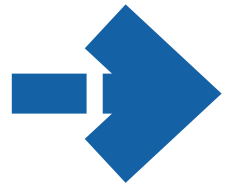



2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

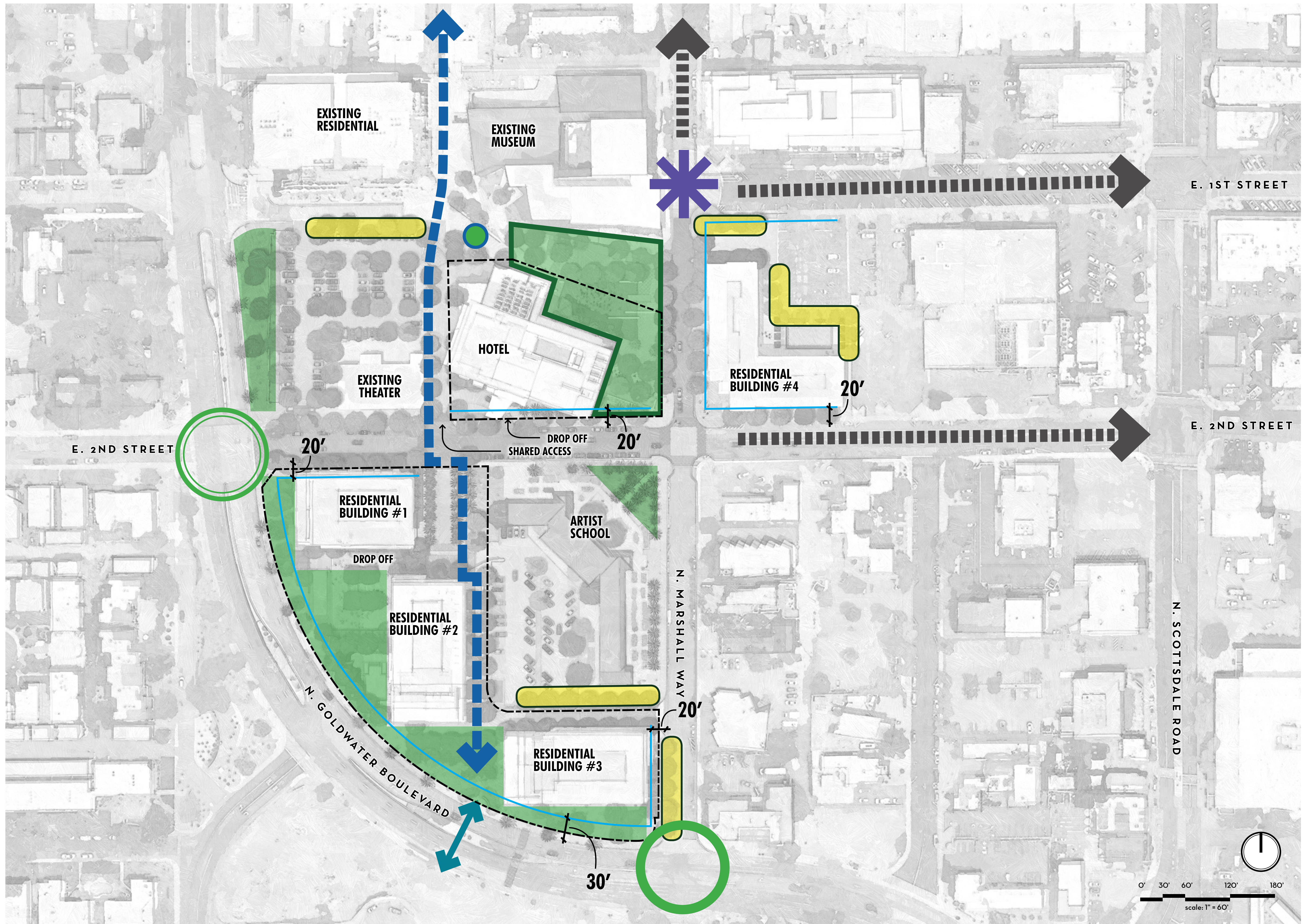


**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



**LEGEND**

-  **THEMATIC GATEWAY**
-  **FUTURE STREETScape CONTINUATION**
-  **MULTI-USE PUBLIC SPACE**  
- TRANSITION OPEN SPACE FROM PROPOSED TO EXISTING DEVELOPMENTS
-  **PARK GATEWAY**
-  **VEHICULAR GATEWAY WITH TRAFFIC SIGNAL**
-  **PEDESTRIAN GATEWAY**
-  **MAJOR OPEN SPACE**  
- ACTS AS A LANDSCAPED BUFFER FROM THE ADJACENT SOUTHWEST/WEST PROPERTIES & GOLDWATER BOULEVARD
-  **PEDESTRIAN LINK**
-  **PEDESTRIAN CONNECTOR**
-  **TREE LINED EDGES**  
- VISUAL BUFFER/SCREEN
-  **BLDG. SETBACKS**



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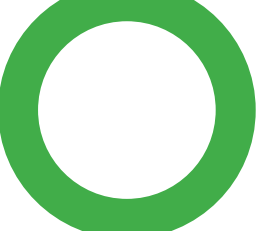
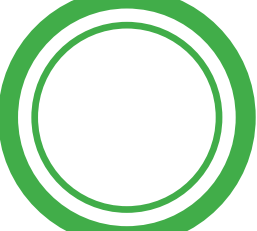
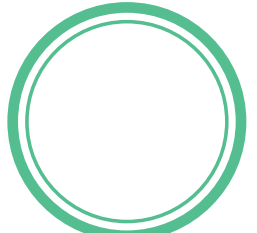

**230. CONCEPTUAL TRANSITIONS PLAN**  
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

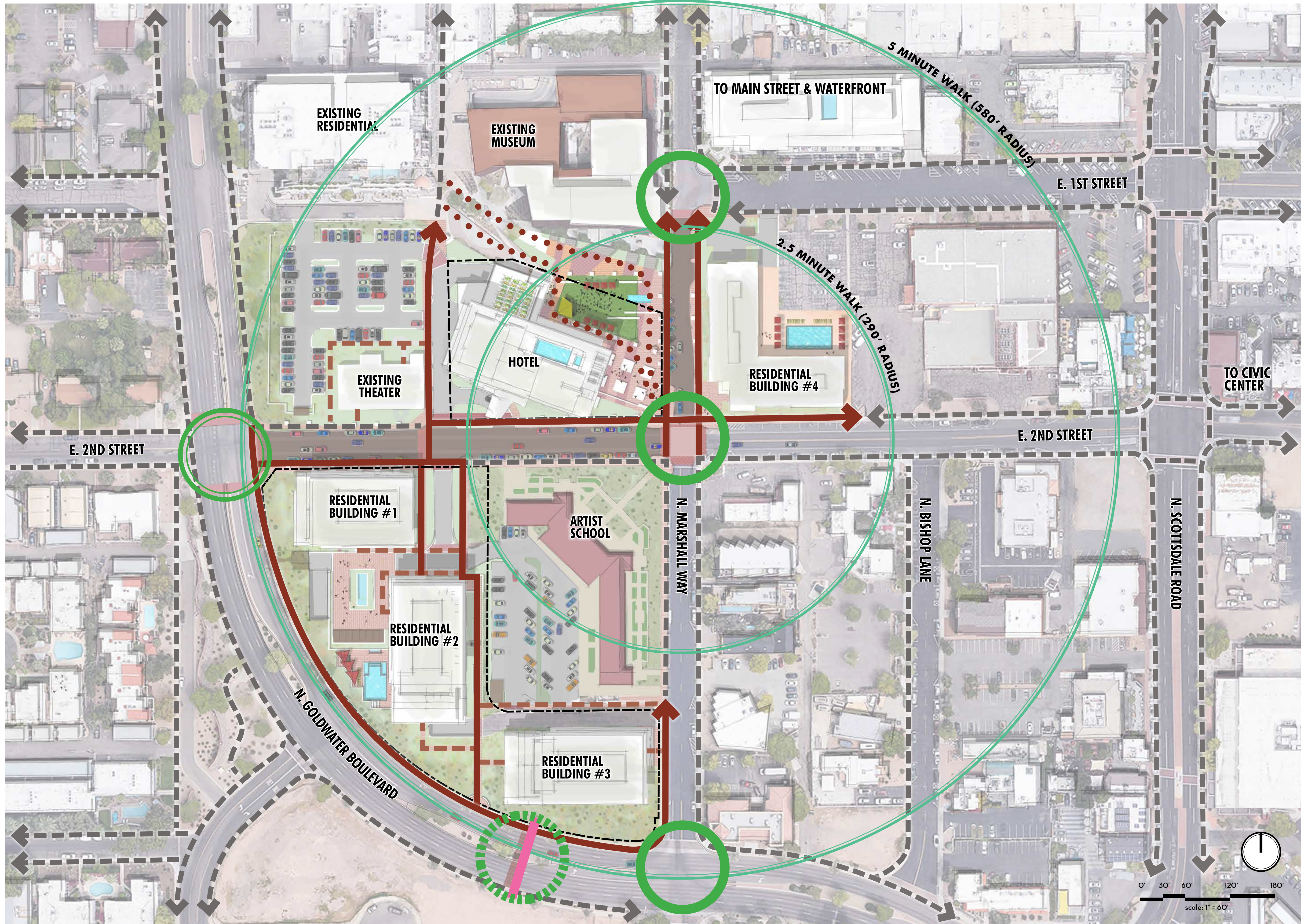


**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



**LEGEND**

-  MAJOR PEDESTRIAN LINK (8' SIDEWALK)
-  PEDESTRIAN LINK (6' SIDEWALK)
-  PEDESTRIAN CIRCULATION (PLAZA ENVIRONMENT/WIDTH VARIES)
-  EXISTING SIDEWALK
-  MAJOR CROSS STREETS
-  SIGNALIZED CROSS STREET
-  WALKABILITY RADIUS
-  HAWK PEDESTRIAN CROSSWALK



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**23R. CONCEPTUAL PEDESTRIAN CIRCULATION PLAN**

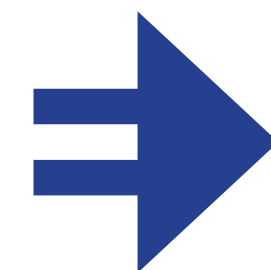




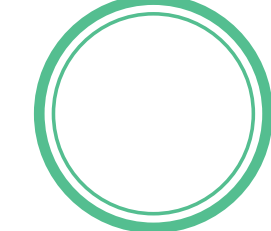
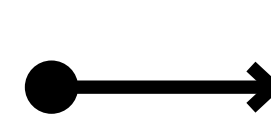

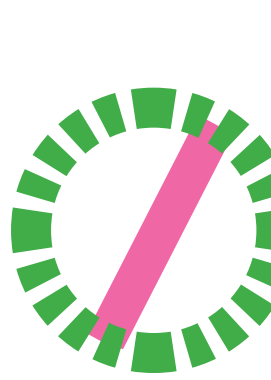
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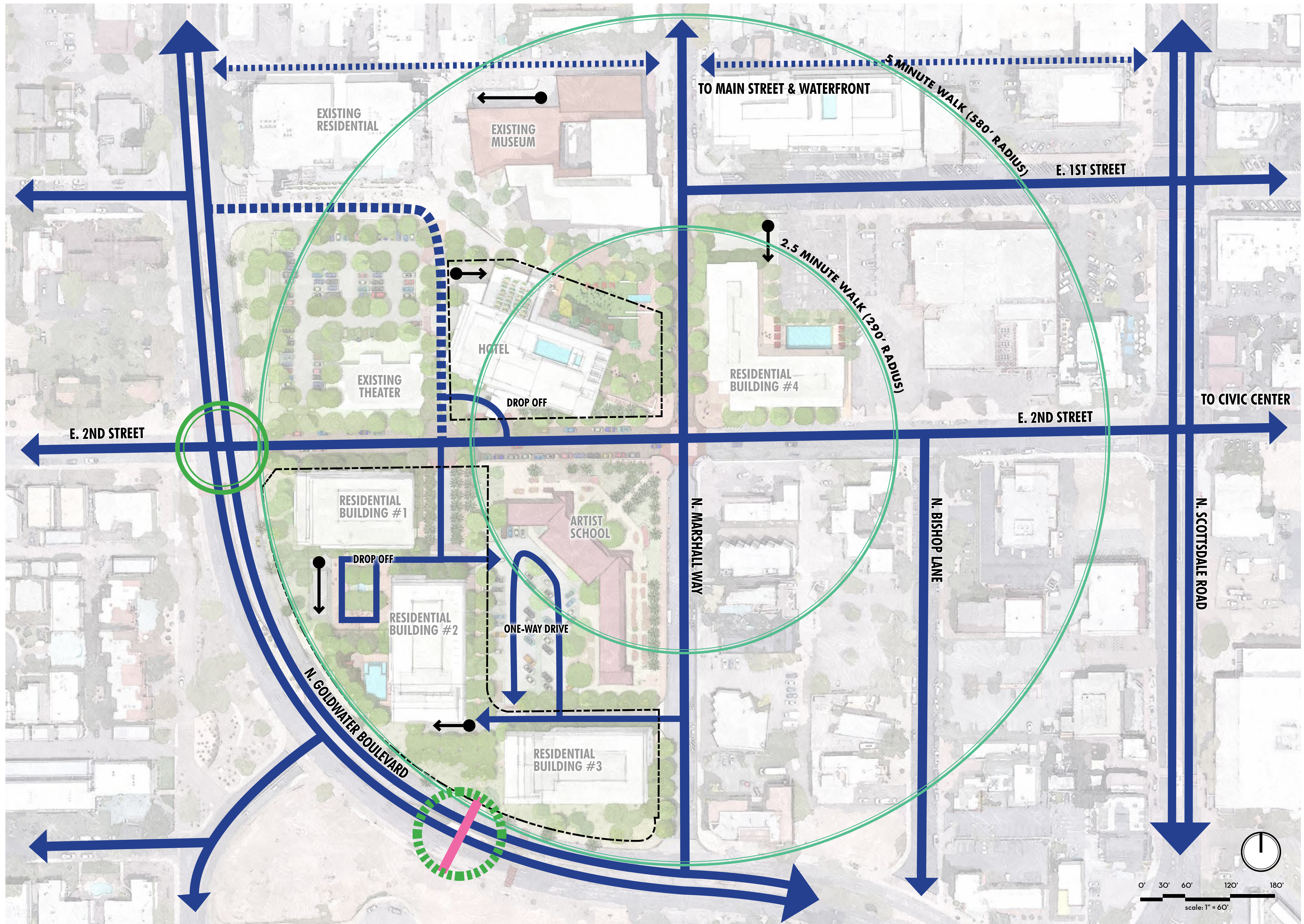


**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



**LEGEND**

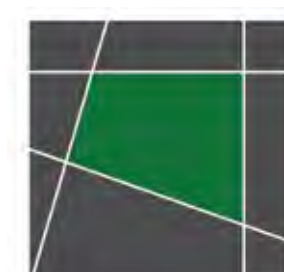
-  MAJOR ROADS
-  SECONDARY ROADS
-  INTERNAL SITE CIRCULATION
-  FIRE ACCESS
-  ALLEYWAY
-  WALKABILITY RADIUS
-  UNDERGROUND GARAGE PARKING ACCESS RAMP
-  SIGNALIZED CROSS STREET
-  HAWK PEDESTRIAN CROSSWALK



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**23R. CONCEPTUAL VEHICULAR CIRCULATION PLAN**

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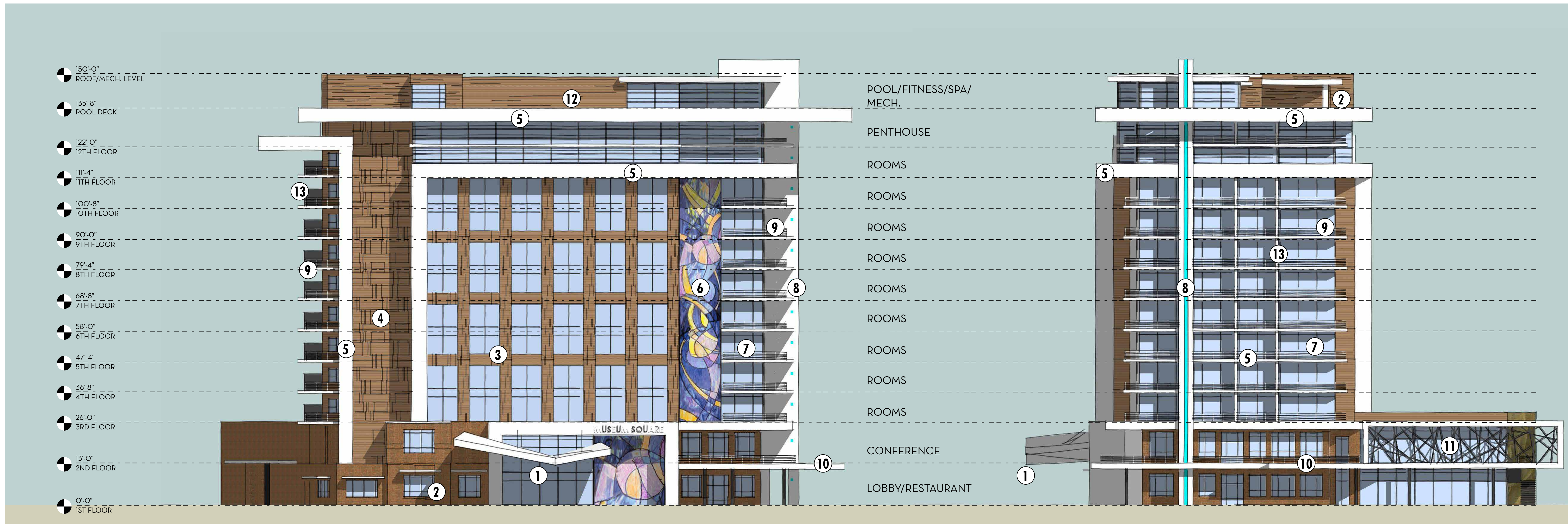
**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



## MATERIALS

- |   |   |
|---|---|
| ① ENTRY FEATURE CANOPY                        | ⑦ RIBBON WINDOW/GLASS                     |
| ② BRICK/STONE BLOCK                           | ⑧ VERTICAL ACCENT WALL (THE CANDLE STICK) |
| ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS | ⑨ BALCONIES                               |
| ④ METAL PANELING RAIN SCREEN                  | ⑩ SHADE CANOPY                            |
| ⑤ FEATURE ACCENT BLADE                        | ⑪ METAL STEEL ROD FEATURE                 |
| ⑥ ART MURAL                                   | ⑫ SCREENED MECHANICAL METAL PANEL         |
|   | ⑬ BALCONY SCREEN                          |

NOTE: CANDLESTICK SPIRE DESIGN FEATURE TO 156'-0" HEIGHT.

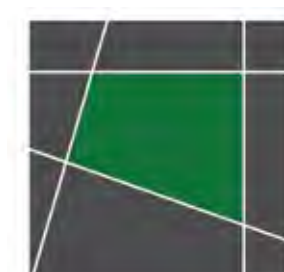


SOUTH ELEVATION

EAST ELEVATION

HOTEL  
**23S. ELEVATIONS**  
 2ND SUBMITTAL: 8.13.18  
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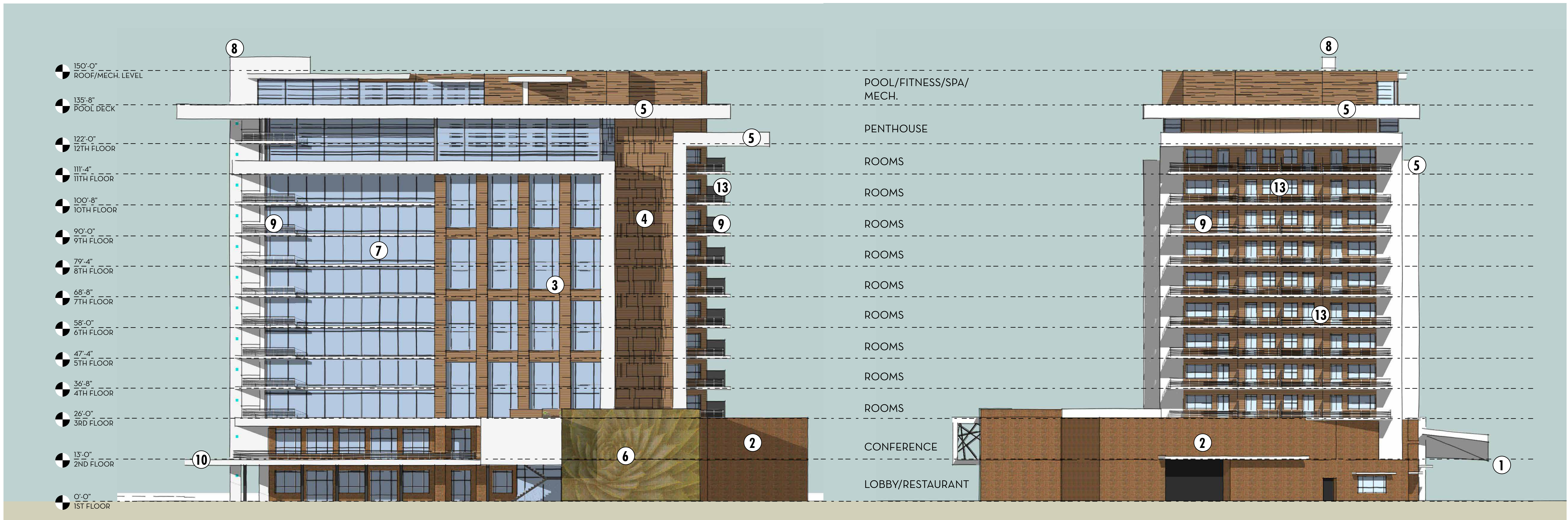
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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ ART MURAL
- ⑦ RIBBON WINDOW/GLASS
- ⑧ VERTICAL ACCENT WALL (THE CANDLE STICK)
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ METAL STEEL ROD FEATURE
- ⑫ SCREENED MECHANICAL METAL PANEL
- ⑬ BALCONY SCREEN

NOTE: CANDLESTICK SPIRE DESIGN FEATURE TO 156'-0" HEIGHT.

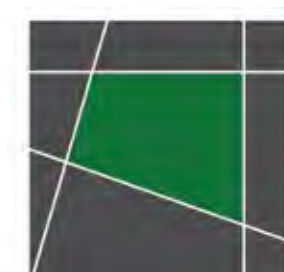


NORTH ELEVATION

WEST ELEVATION

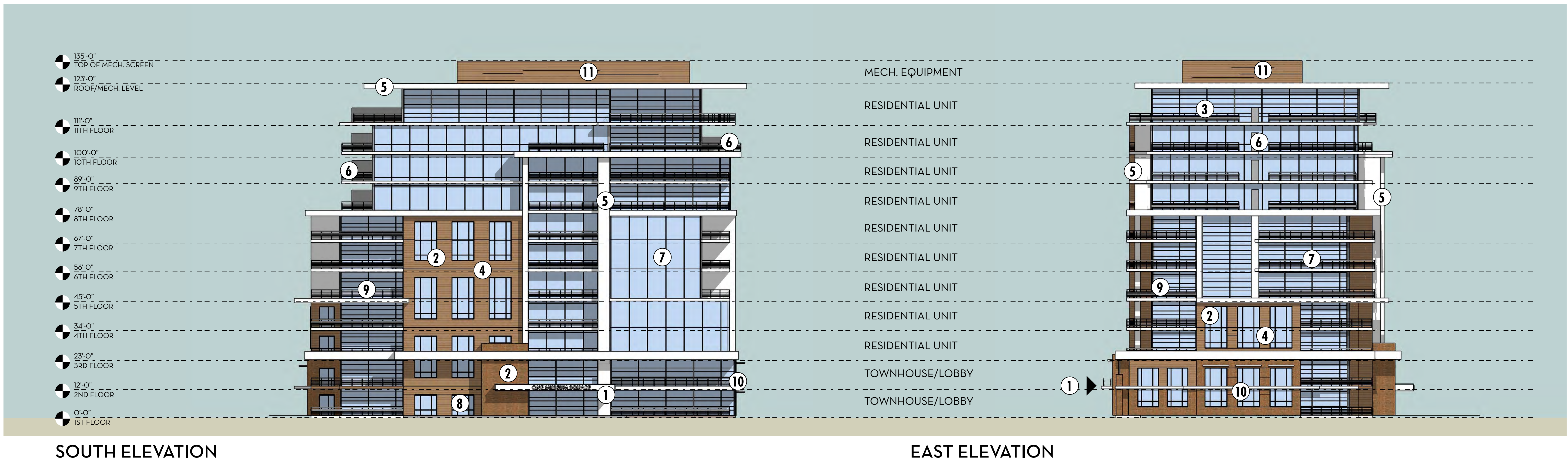
HOTEL  
**23S. ELEVATIONS**  
 2ND SUBMITTAL: 8.13.18  
 1ST SUBMITTAL: 6.18.18

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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



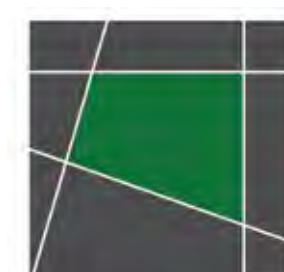
SOUTH ELEVATION

EAST ELEVATION

ONE MUSEUM SQUARE

23S. ELEVATIONS

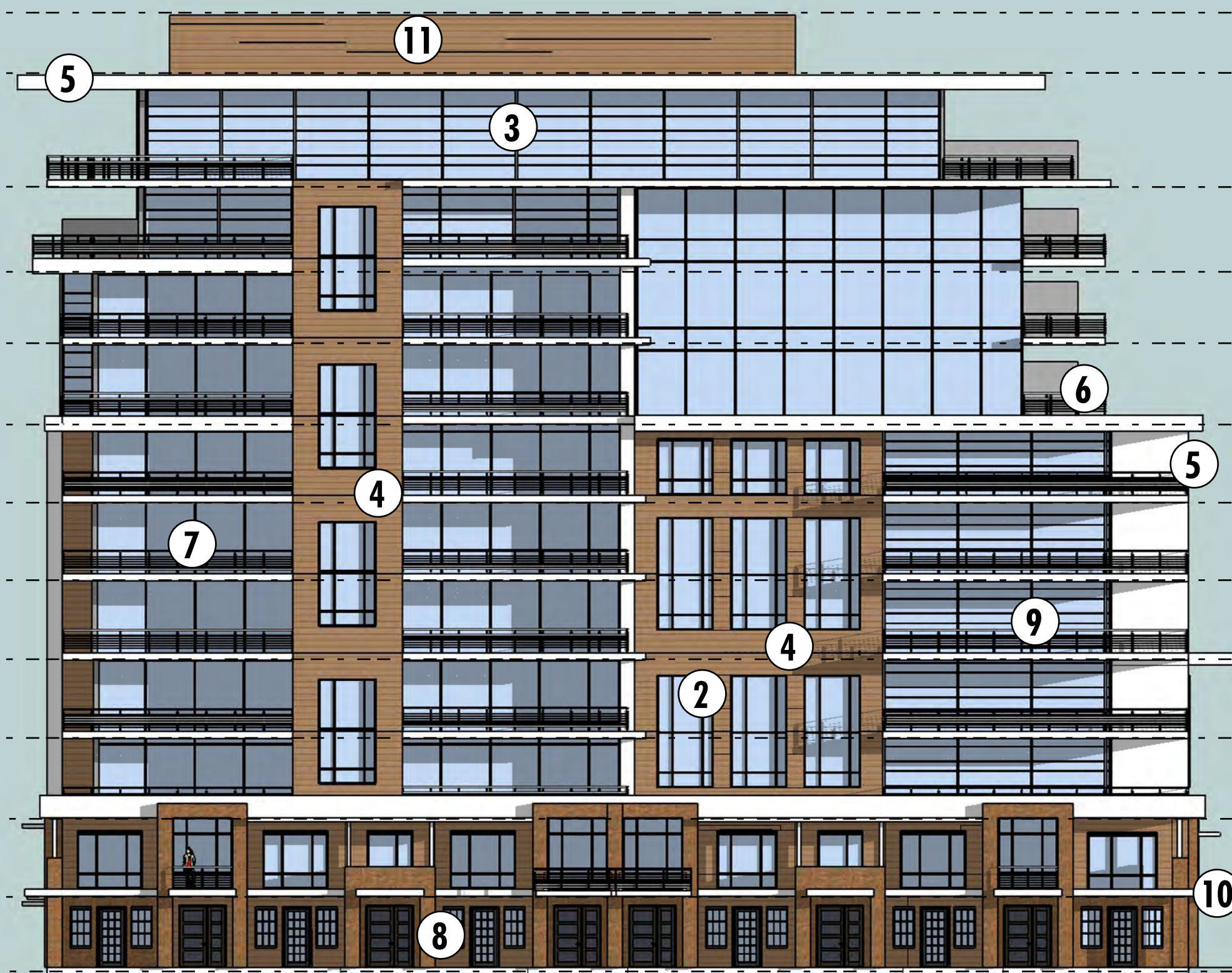
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## MATERIALS

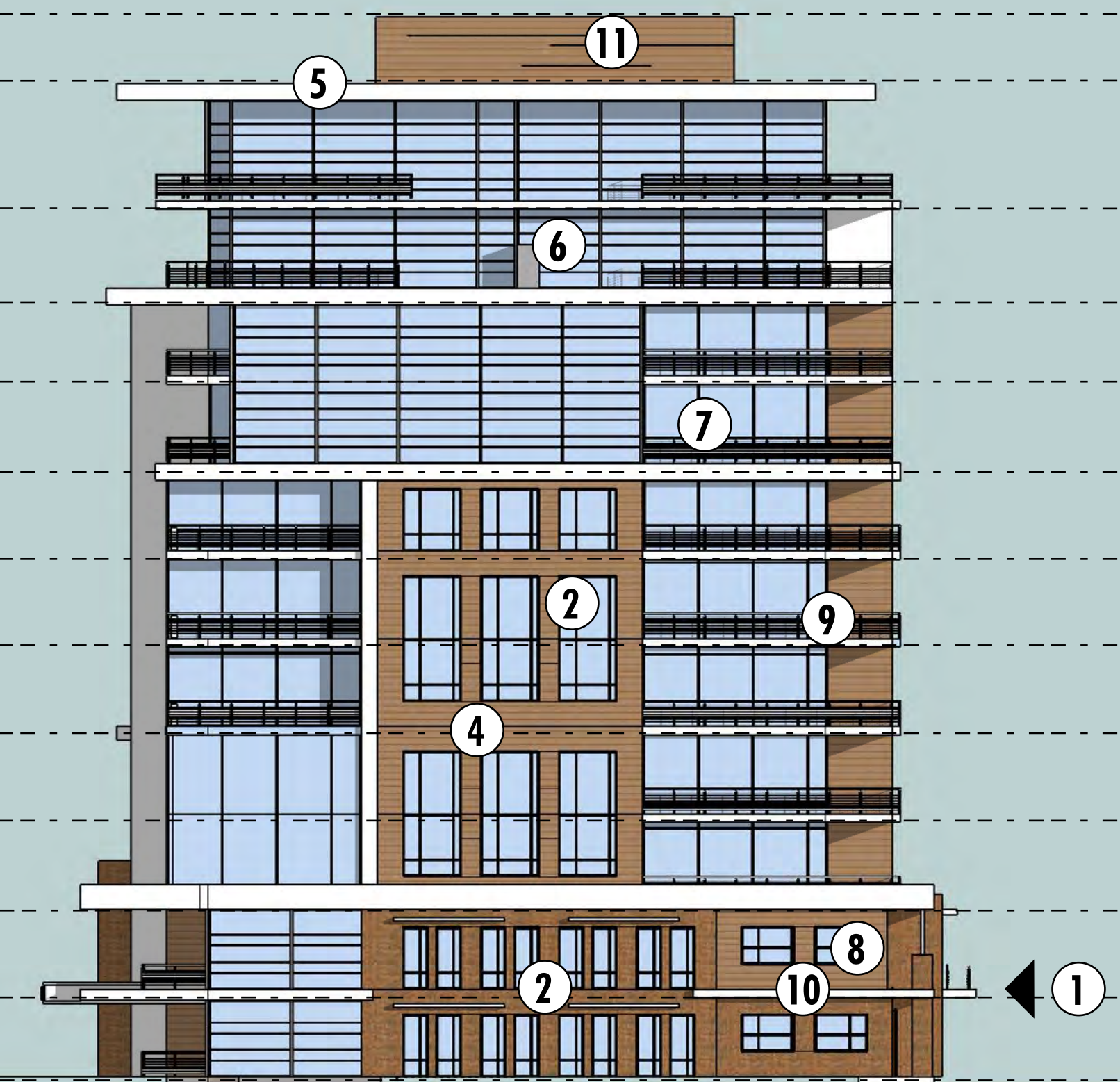
- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL

- 135'-0" TOP OF MECH. SCREEN
- 123'-0" ROOF/MECH. LEVEL
- 111'-0" 11TH FLOOR
- 100'-0" 10TH FLOOR
- 89'-0" 9TH FLOOR
- 78'-0" 8TH FLOOR
- 67'-0" 7TH FLOOR
- 56'-0" 6TH FLOOR
- 45'-0" 5TH FLOOR
- 34'-0" 4TH FLOOR
- 23'-0" 3RD FLOOR
- 12'-0" 2ND FLOOR
- 0'-0" 1ST FLOOR



NORTH ELEVATION

- MECH. EQUIPMENT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- RESIDENTIAL UNIT
- TOWNHOUSE/LOBBY
- TOWNHOUSE/LOBBY



WEST ELEVATION

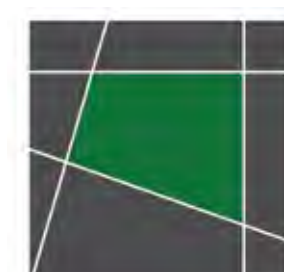
ONE MUSEUM SQUARE

23S. ELEVATIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



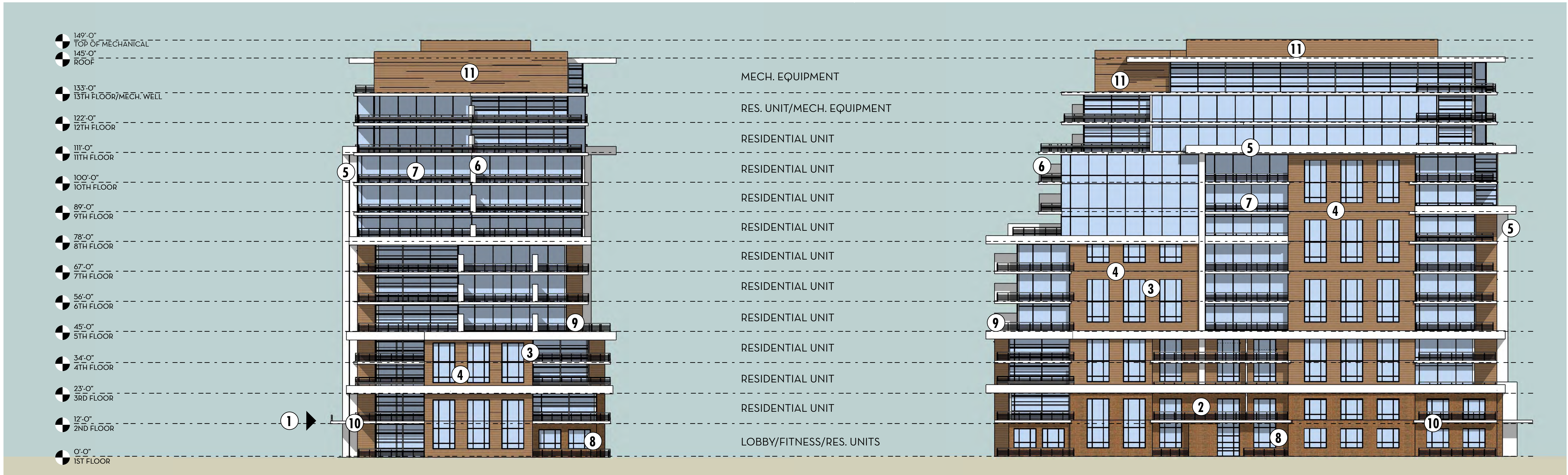
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SCOTTSDALE'S MUSEUMSQUARE  
REZONING DEVELOPMENT APPLICATION

## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



SOUTH ELEVATION

EAST ELEVATION

SCALE: 1/16" = 1'-0"

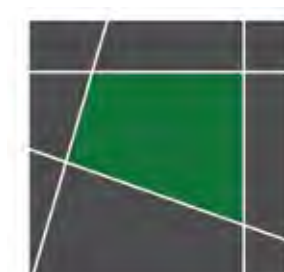
## TWO MUSEUM SQUARE

### 23S. ELEVATIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



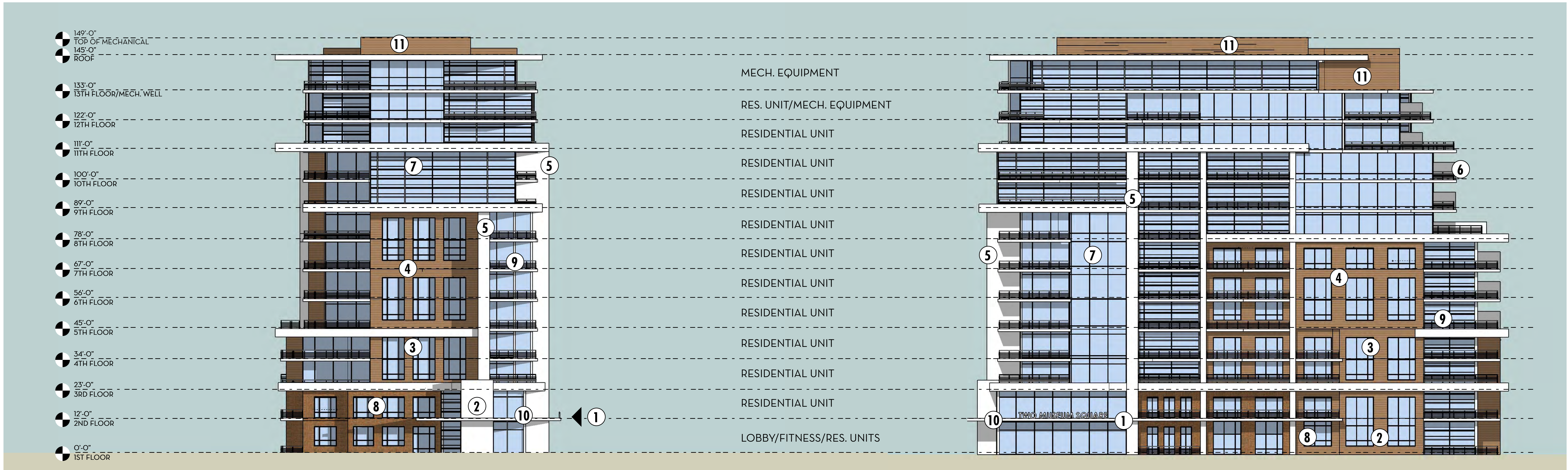
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## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION

## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



NORTH ELEVATION

WEST ELEVATION

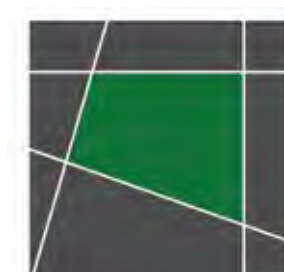
SCALE: 1/16" = 1'-0"

## TWO MUSEUM SQUARE

### 23S. ELEVATIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

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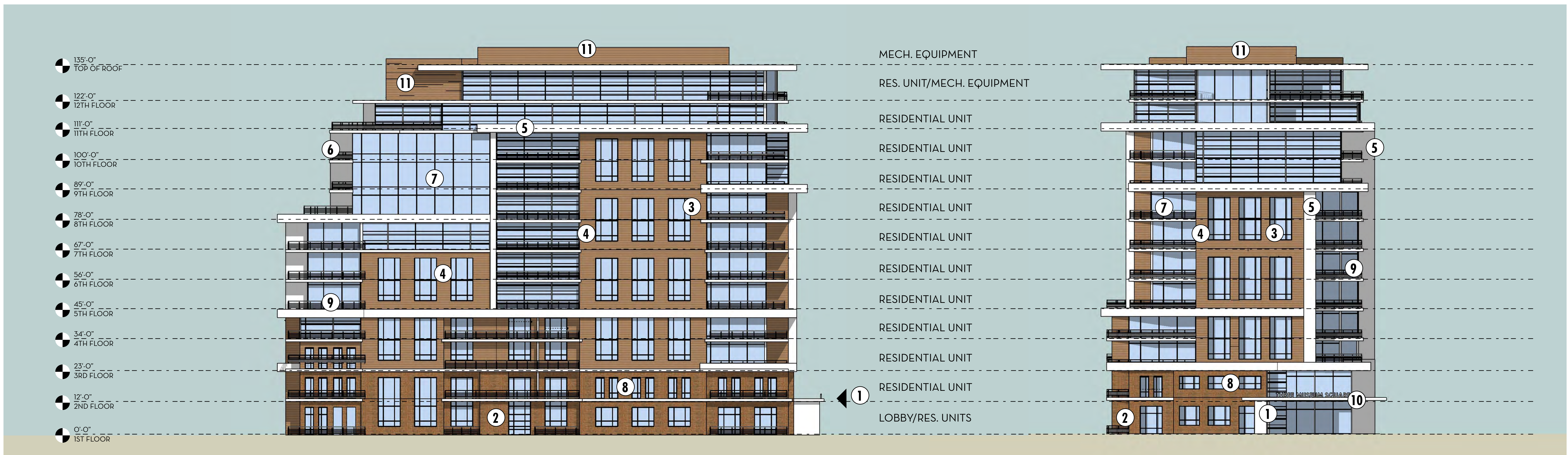


## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION



## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



SOUTH ELEVATION

EAST ELEVATION

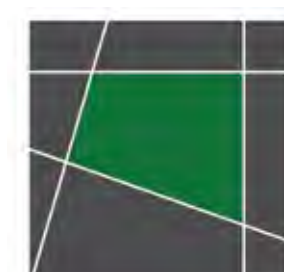
SCALE: 1/16" = 1'-0"

## THREE MUSEUM SQUARE

### 23S. ELEVATIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

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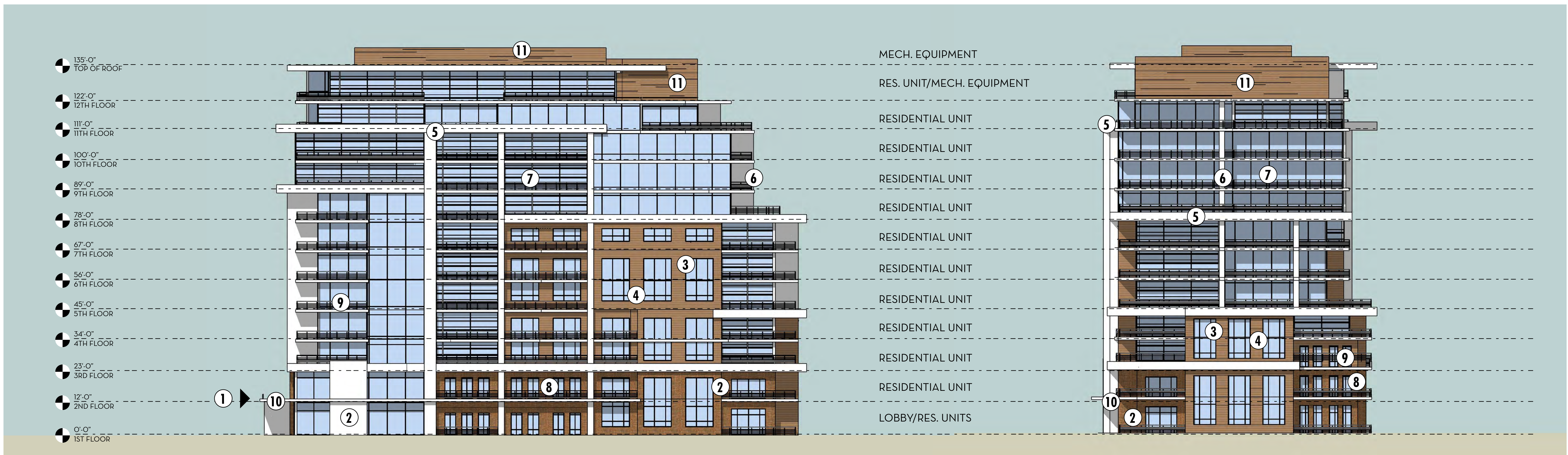


## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION



## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



NORTH ELEVATION

WEST ELEVATION

SCALE: 1/16" = 1'-0"

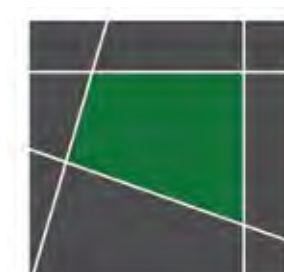
### THREE MUSEUM SQUARE

### 23S. ELEVATIONS

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



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## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION



VIEW NORTH ALONG MARSHALL WAY NEAR THE INTERSECTION OF 2ND STREET

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# SCOTTSDALE'S MUSEUMSQUARE

## REZONING DEVELOPMENT APPLICATION

**23U. PERSPECTIVES**  
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

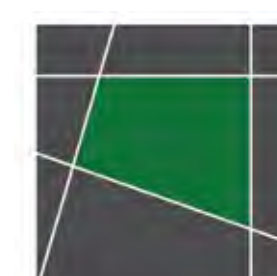




AN EVENING VIEW OF THE NEW MUSEUM SQUARE WITH THE ARIZONAN HOTEL IN THE BACKGROUND

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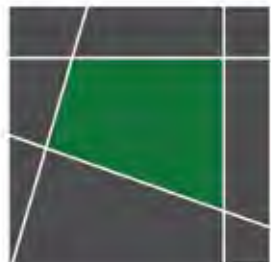
**23U. PERSPECTIVES**  
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18





AN OVERALL AERIAL VIEW OF THE PROPOSED MUSEUM SQUARE DEVELOPMENT

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**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS**



**GLASS**

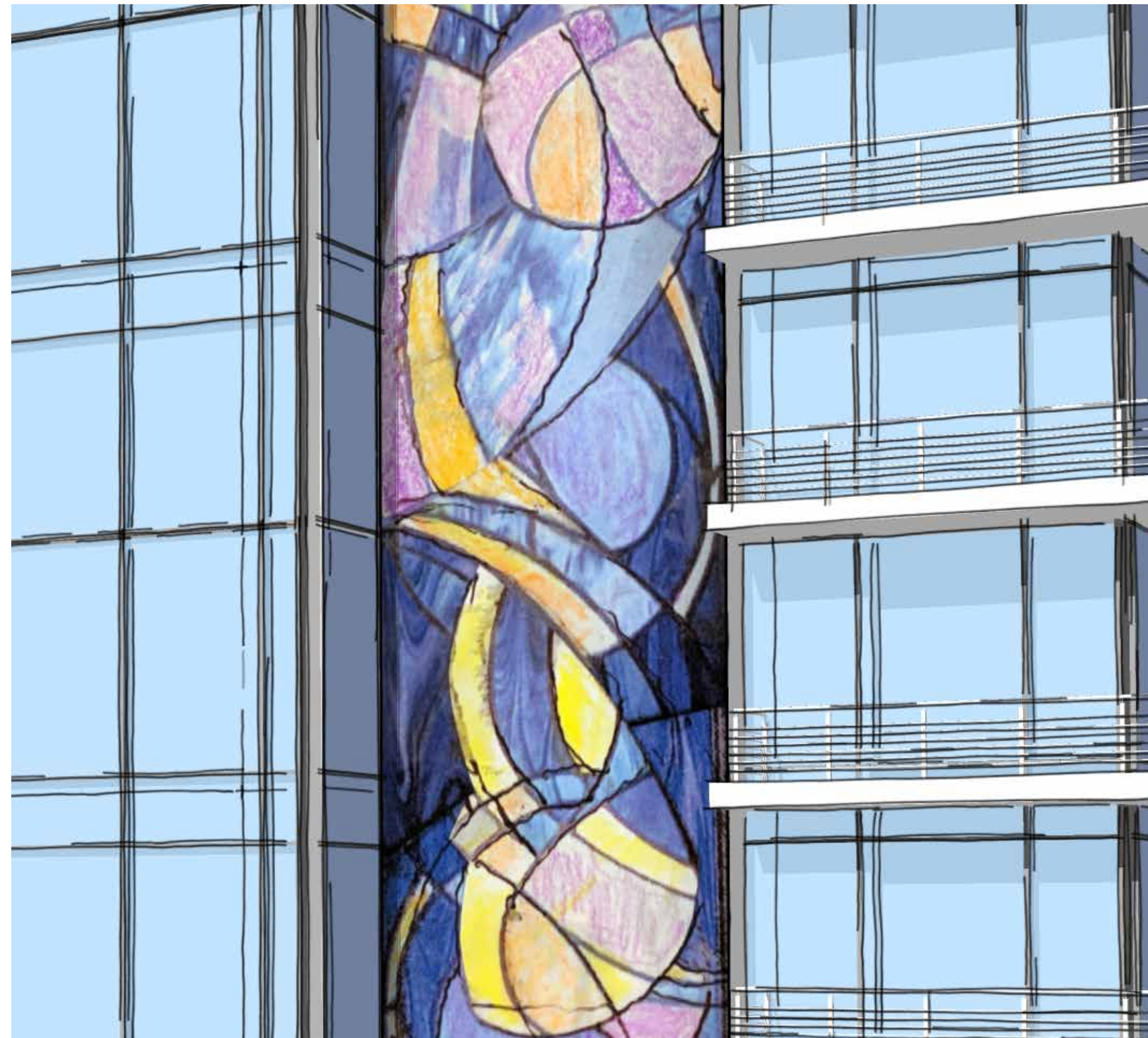


**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

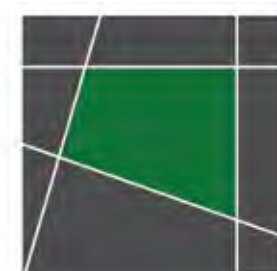


**BLADES**



**CANDLESTICK SPIRE ART FEATURE**

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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

**HOTEL**

**23EE. MASTER THEMATIC ARCHITECTURAL CHARACTER PLAN**

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS**



**GLASS**



**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

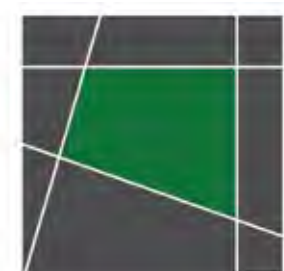


**BLADES**

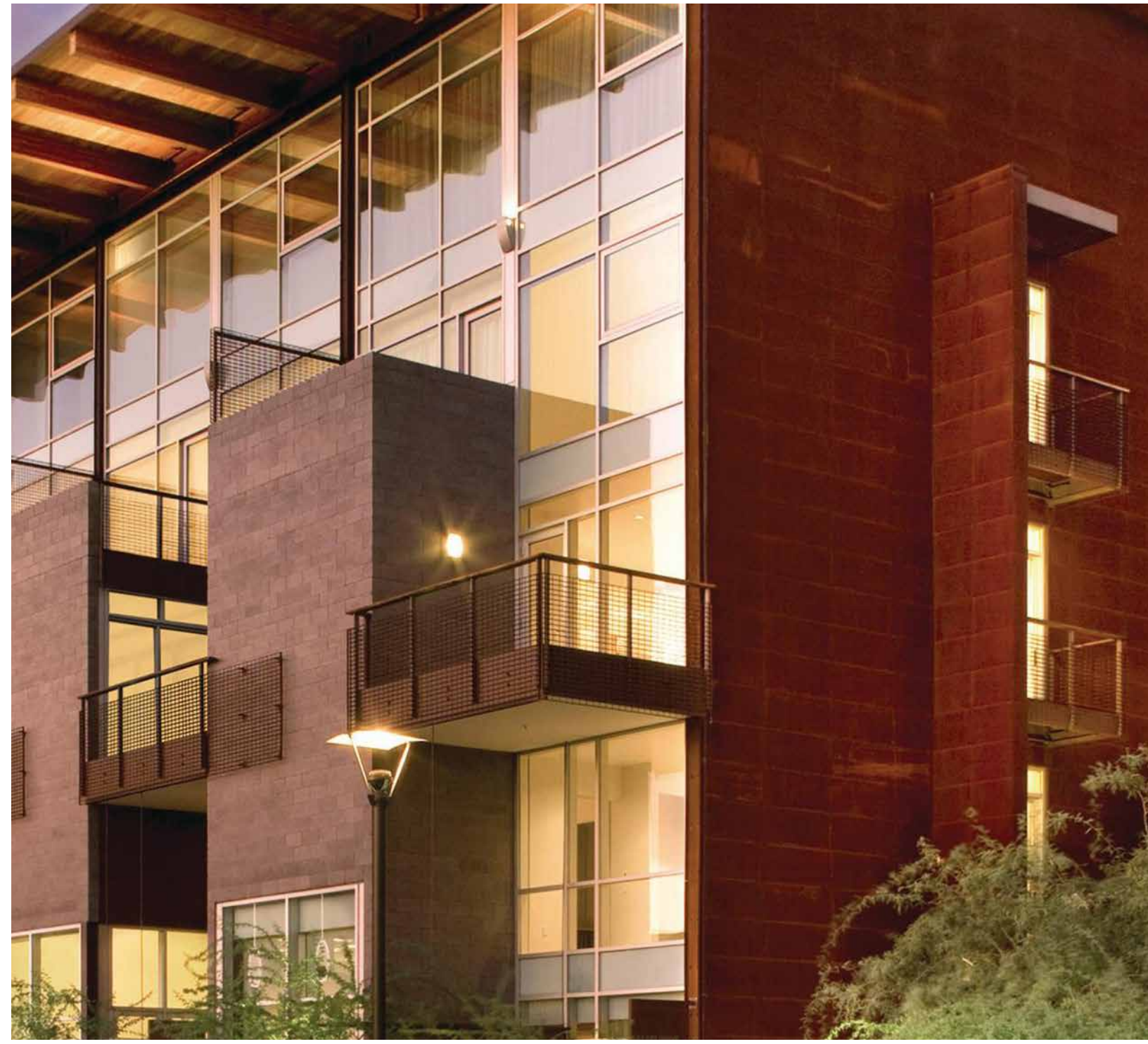


**MESQUITE THICKETS ART FEATURE**

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**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS (I.E. CORTEN STEEL)**



**GLASS**



**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

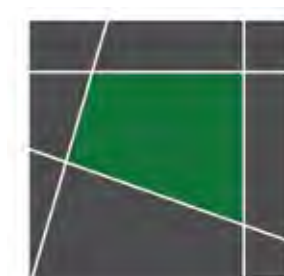


**BLADES**



**CACTI GEOMETRY ART FEATURE**

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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

**APARTMENTS/CONDOMINIUM**

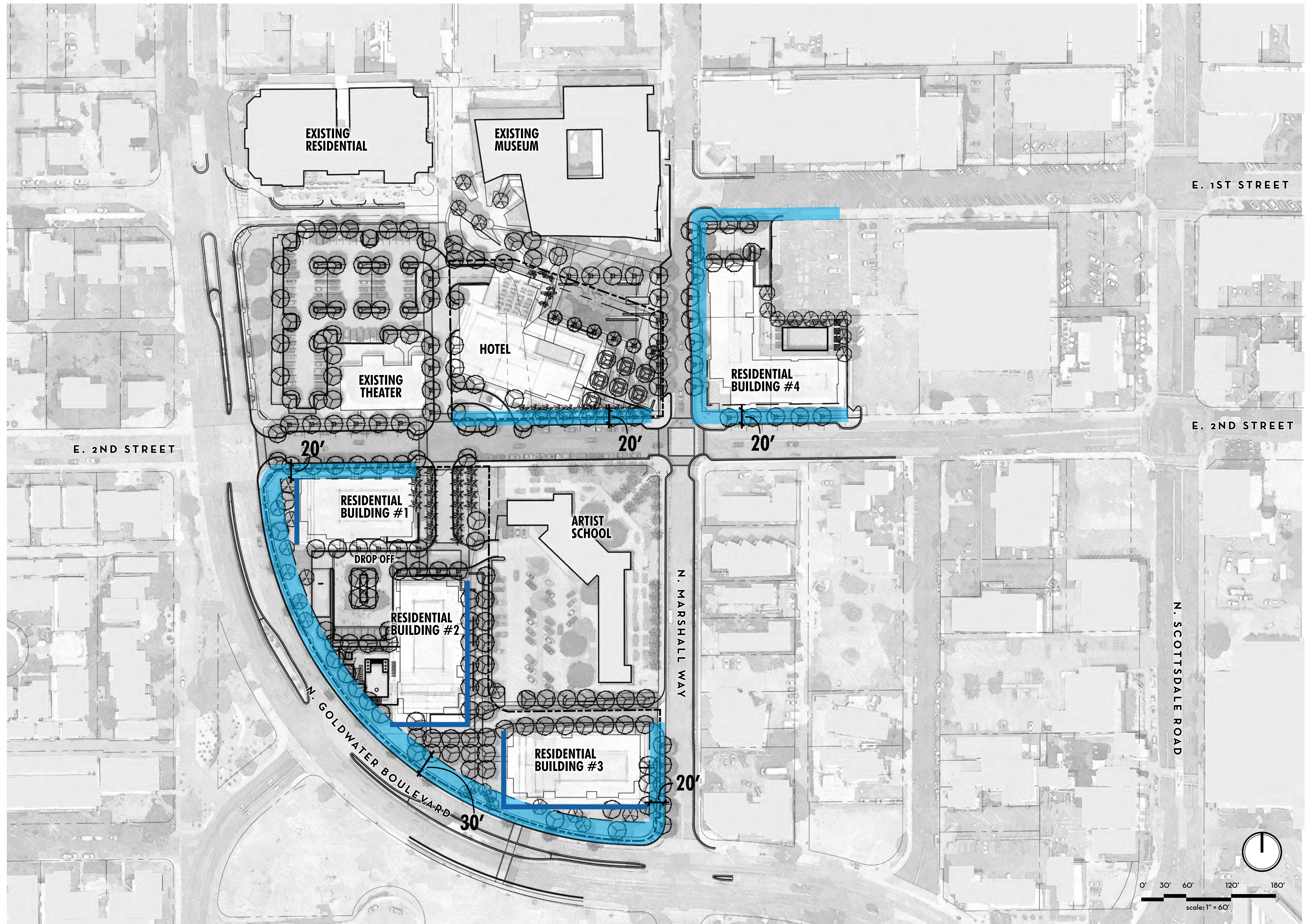
**23EE. MASTER THEMATIC ARCHITECTURAL CHARACTER PLAN**

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

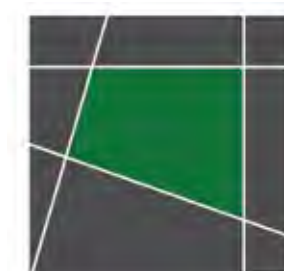


**LEGEND**

- BLDG. FOOTPRINT**  
- AT GROUND LEVEL
- SETBACK**  
- SETBACKS ARE FROM BACK OF CURB
- BLDG. STEPBACK**  
- SEE STEPBACKS SHEET FOR FURTHER INFORMATION



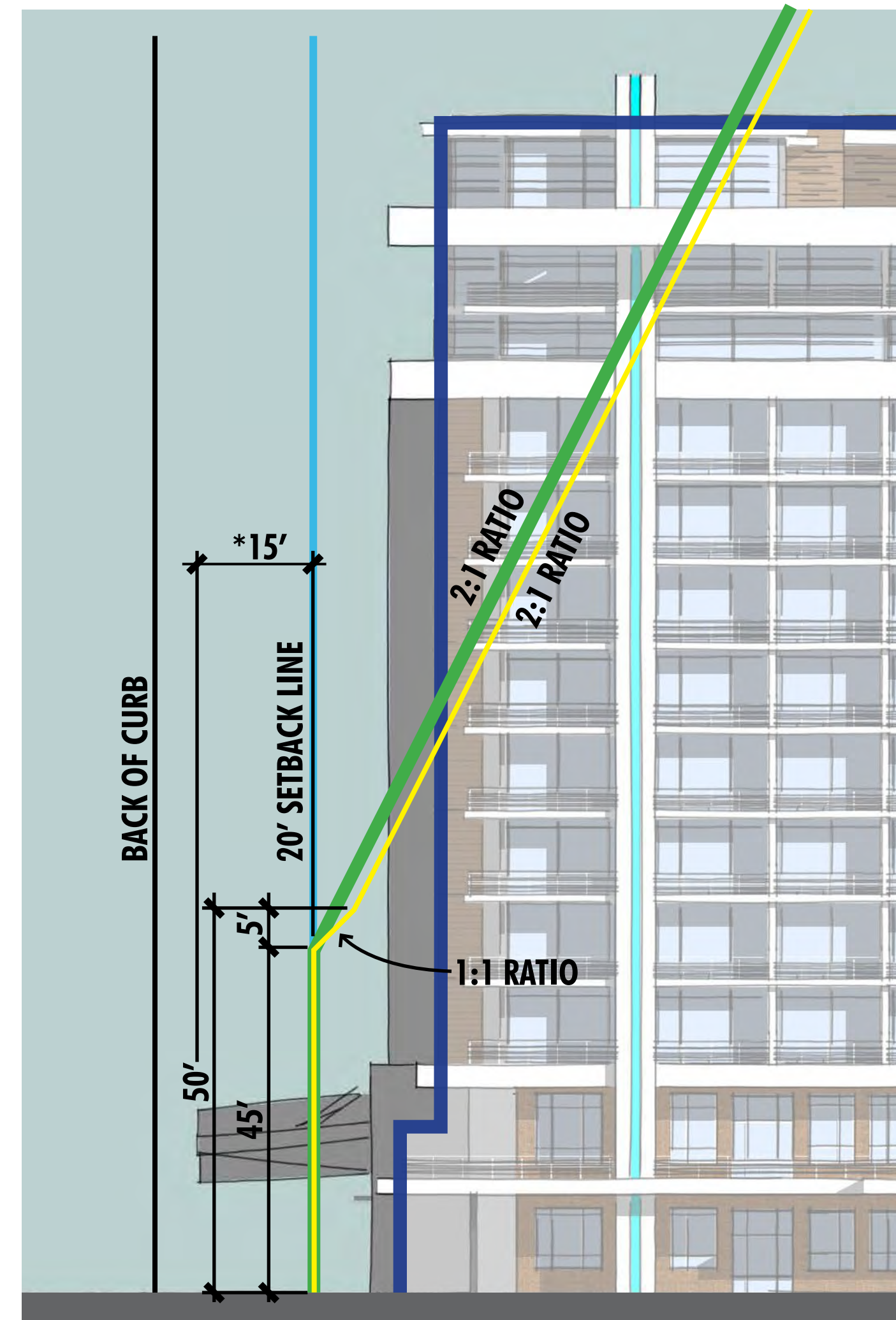
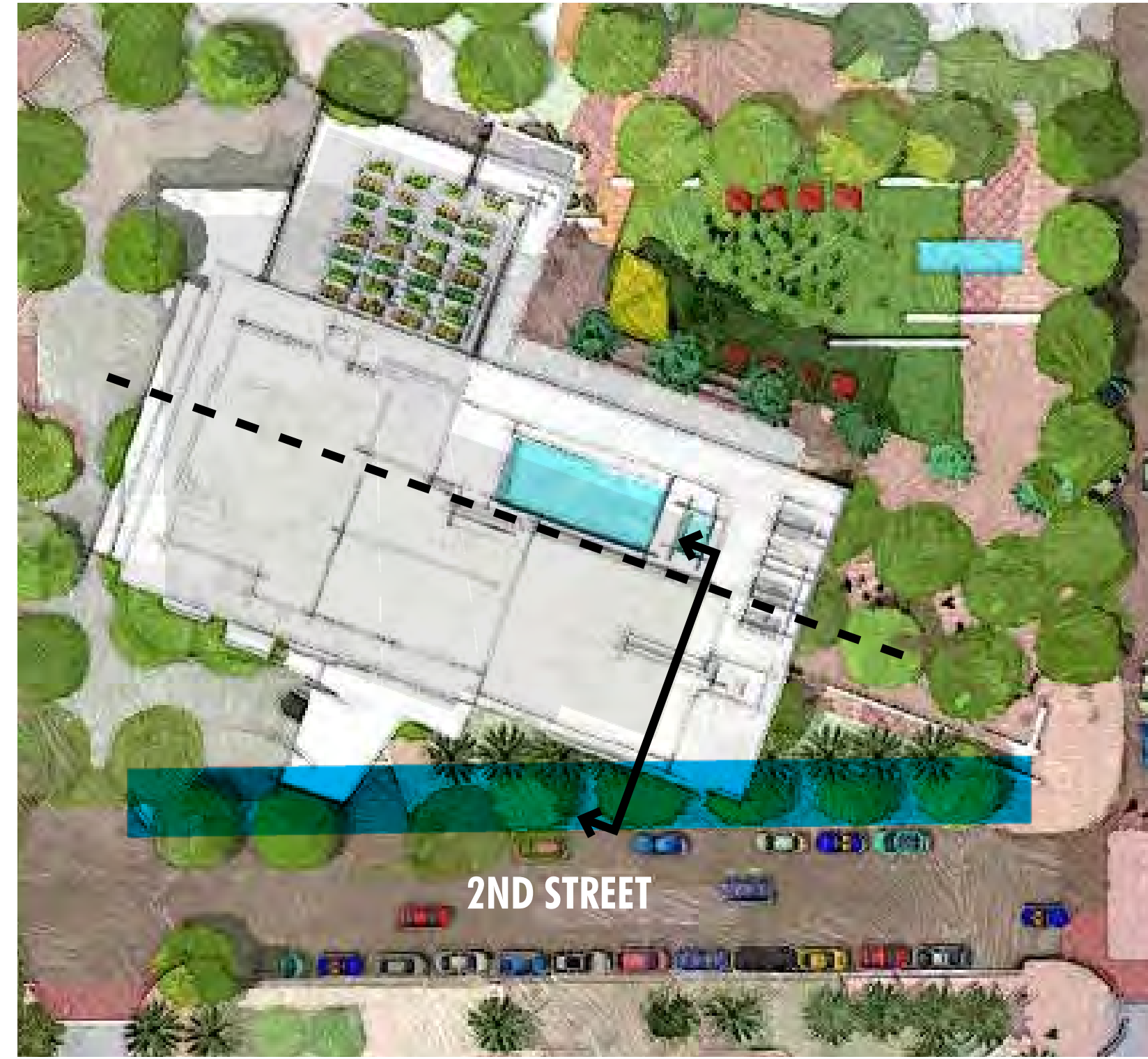
All plans, designs, guidelines, and other elements of this document are conceptual & illustrative only and are subject to future modification.



**SETBACKS**

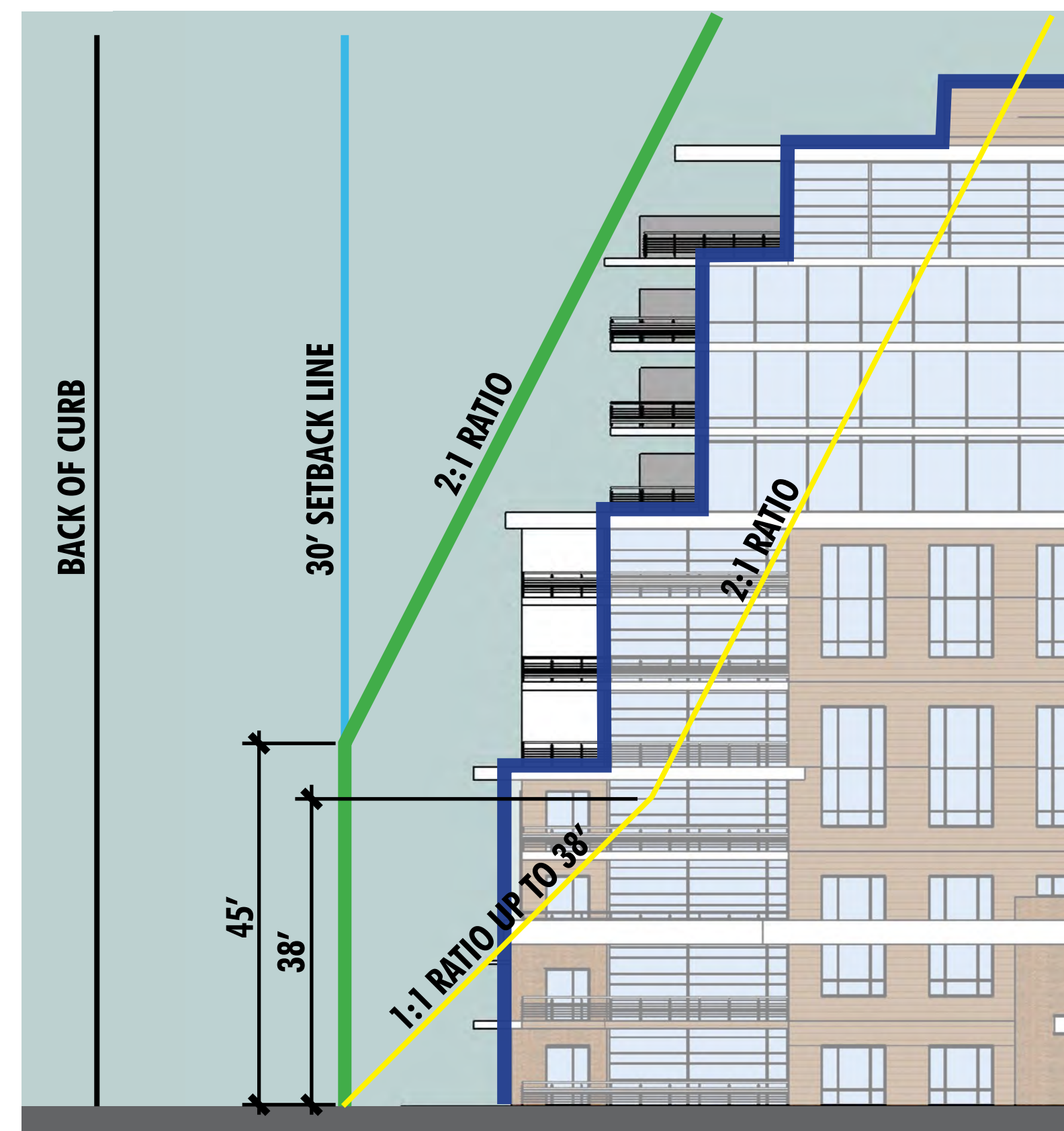
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

# HOTEL

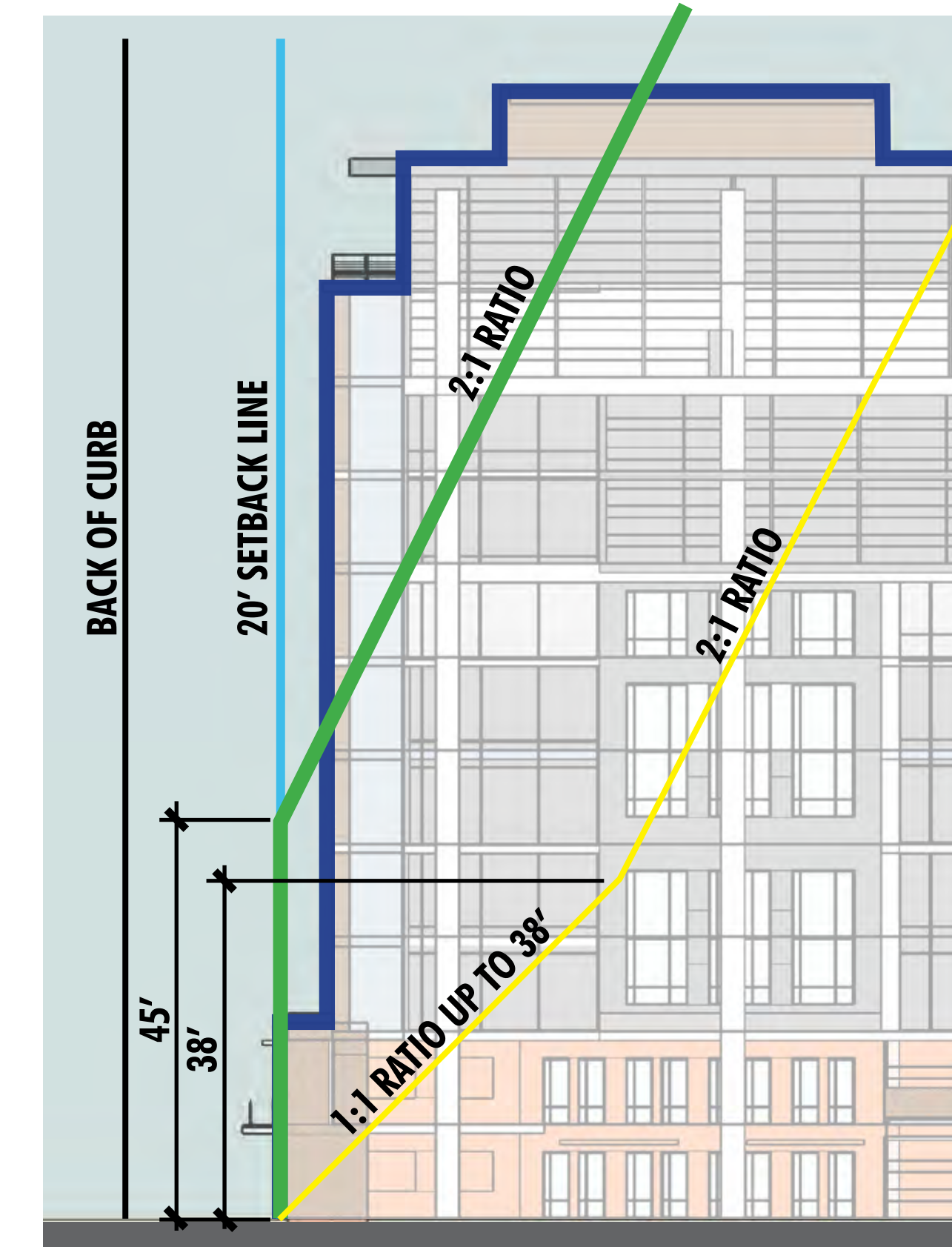


\* The Hotel porte-cochere extends past the 2:1 ratio stepback line by 15'.

# RESIDENTIAL BUILDING 1



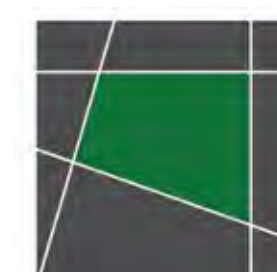
# RESIDENTIAL BUILDING 1



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## HOTEL & RESIDENTIAL BUILDING 1 STEPBACKS

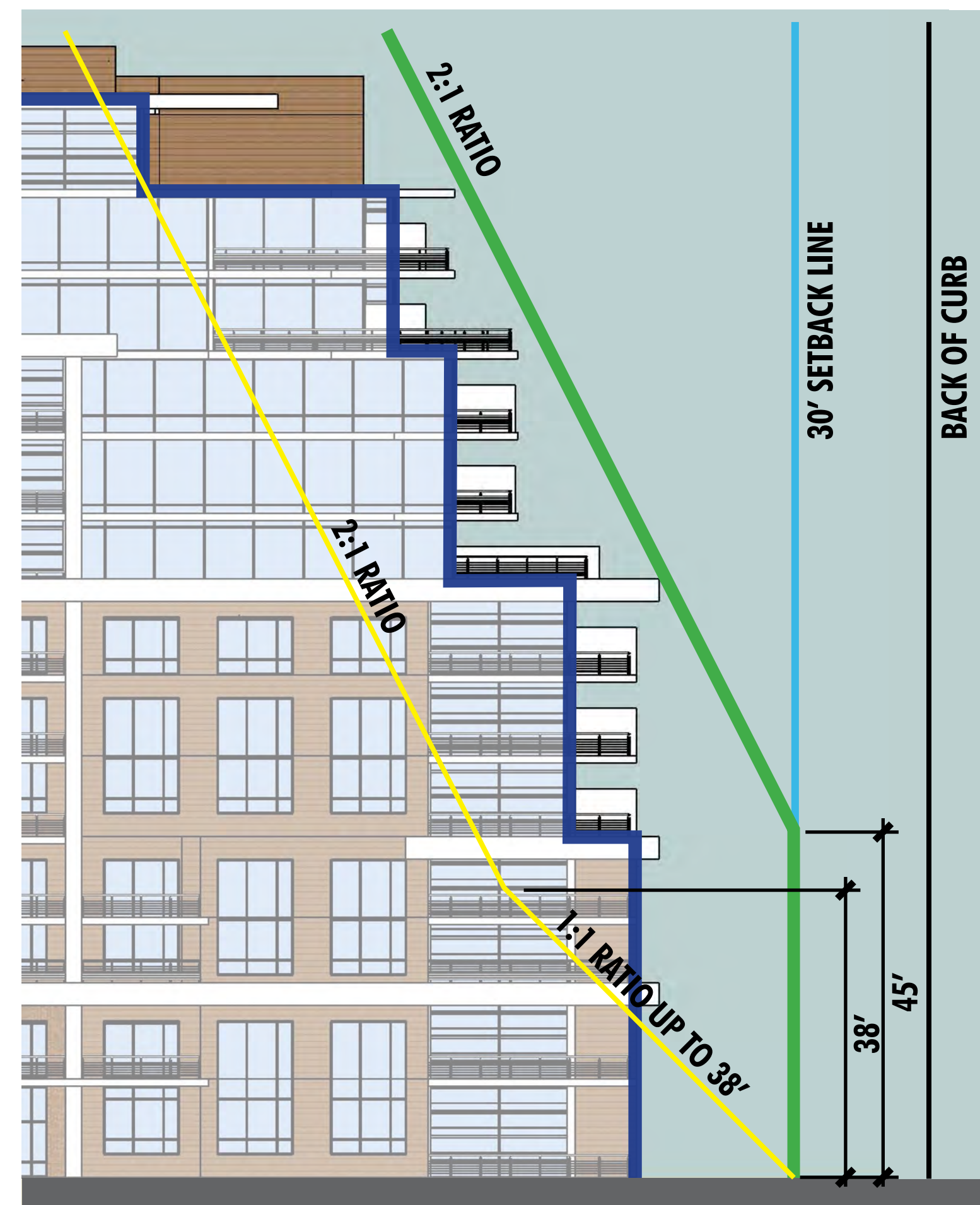
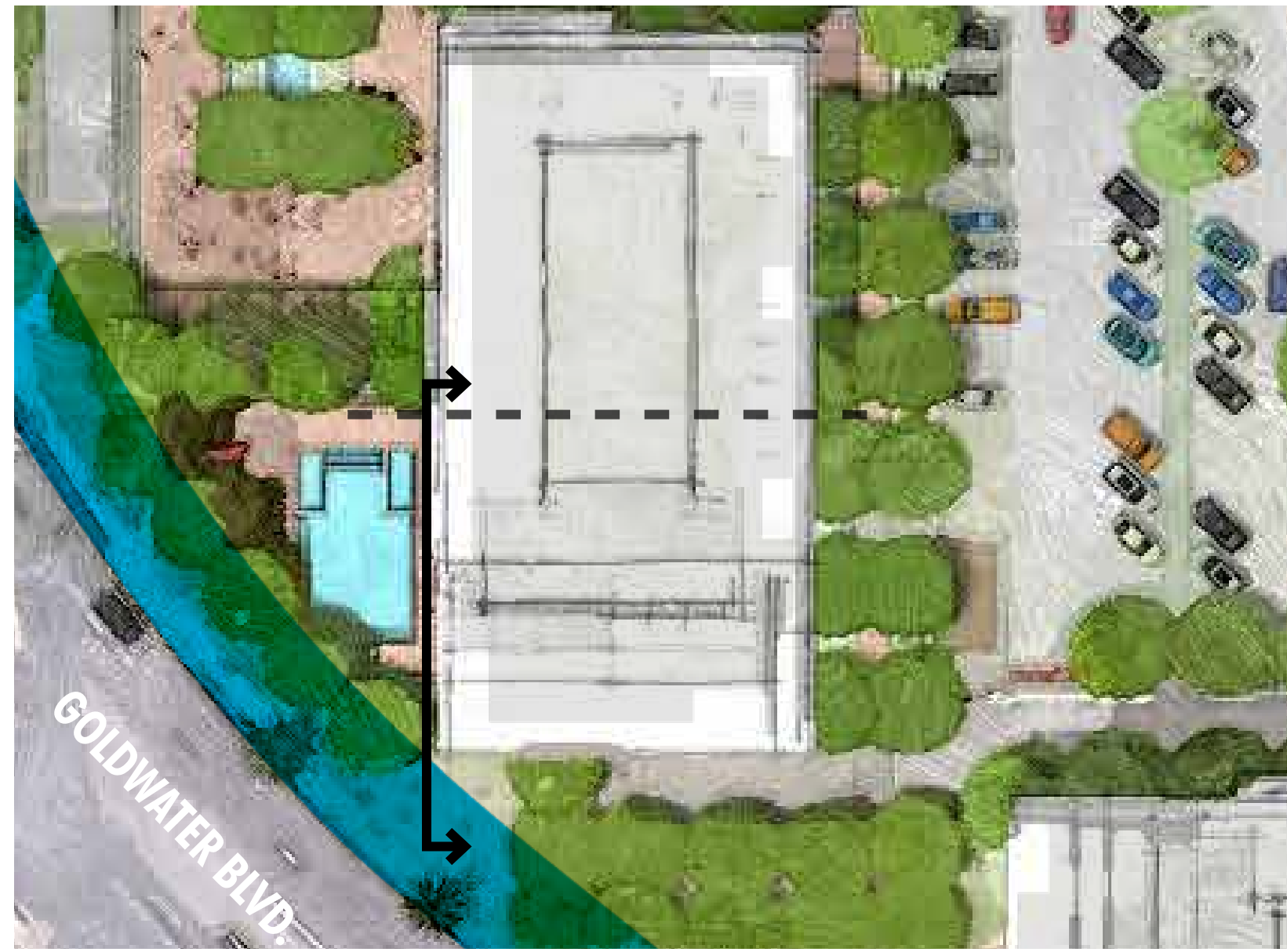
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



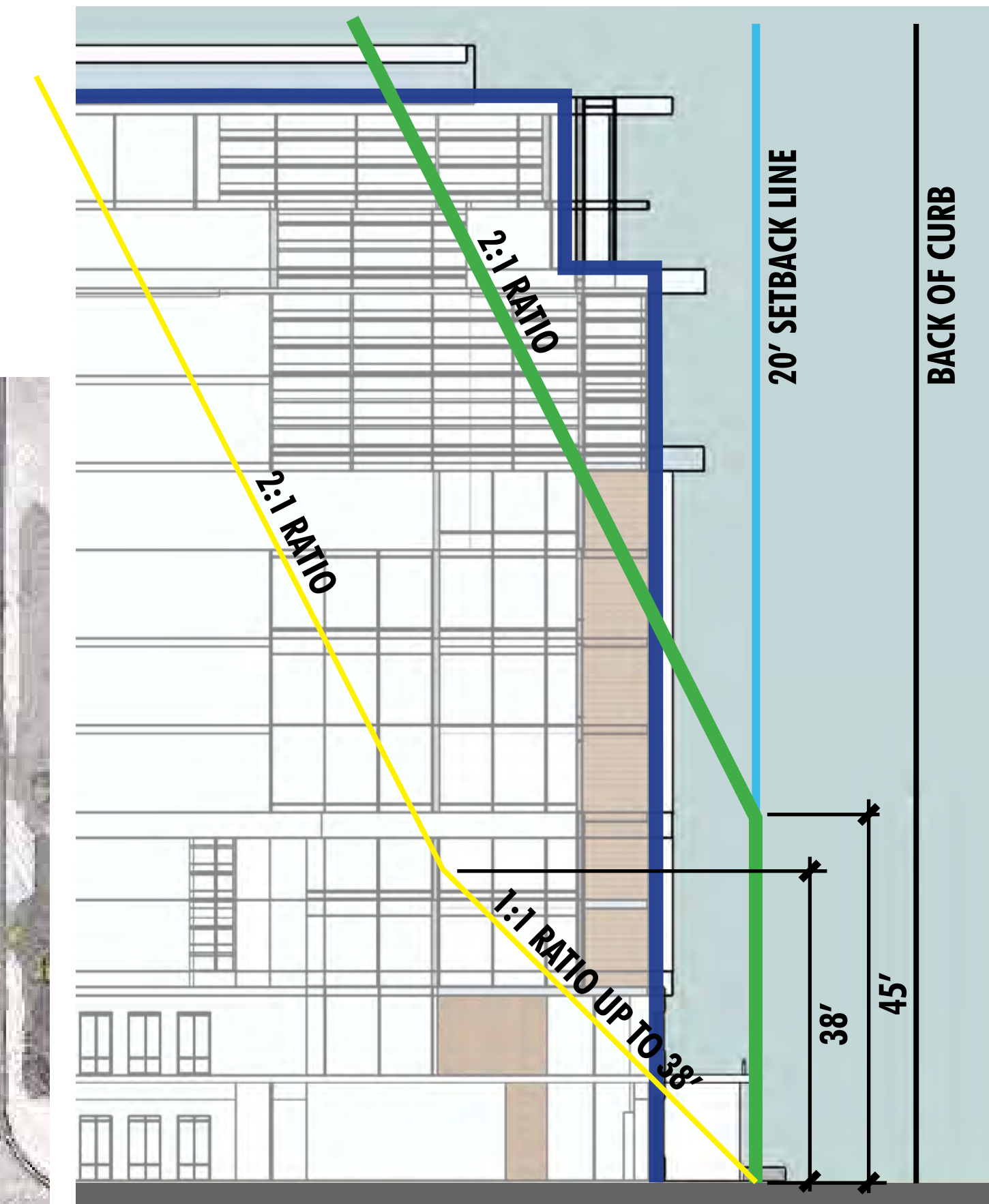
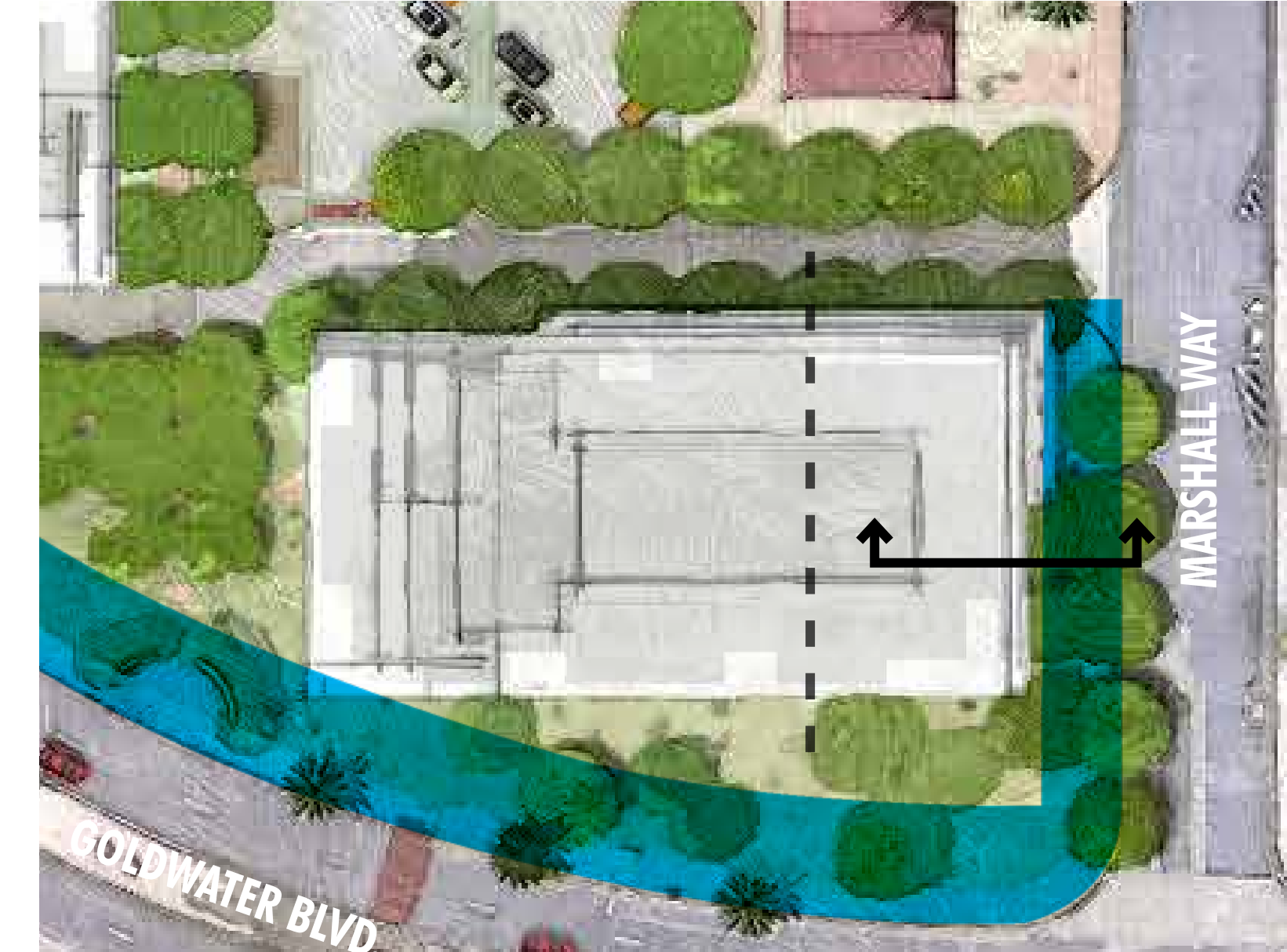
**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



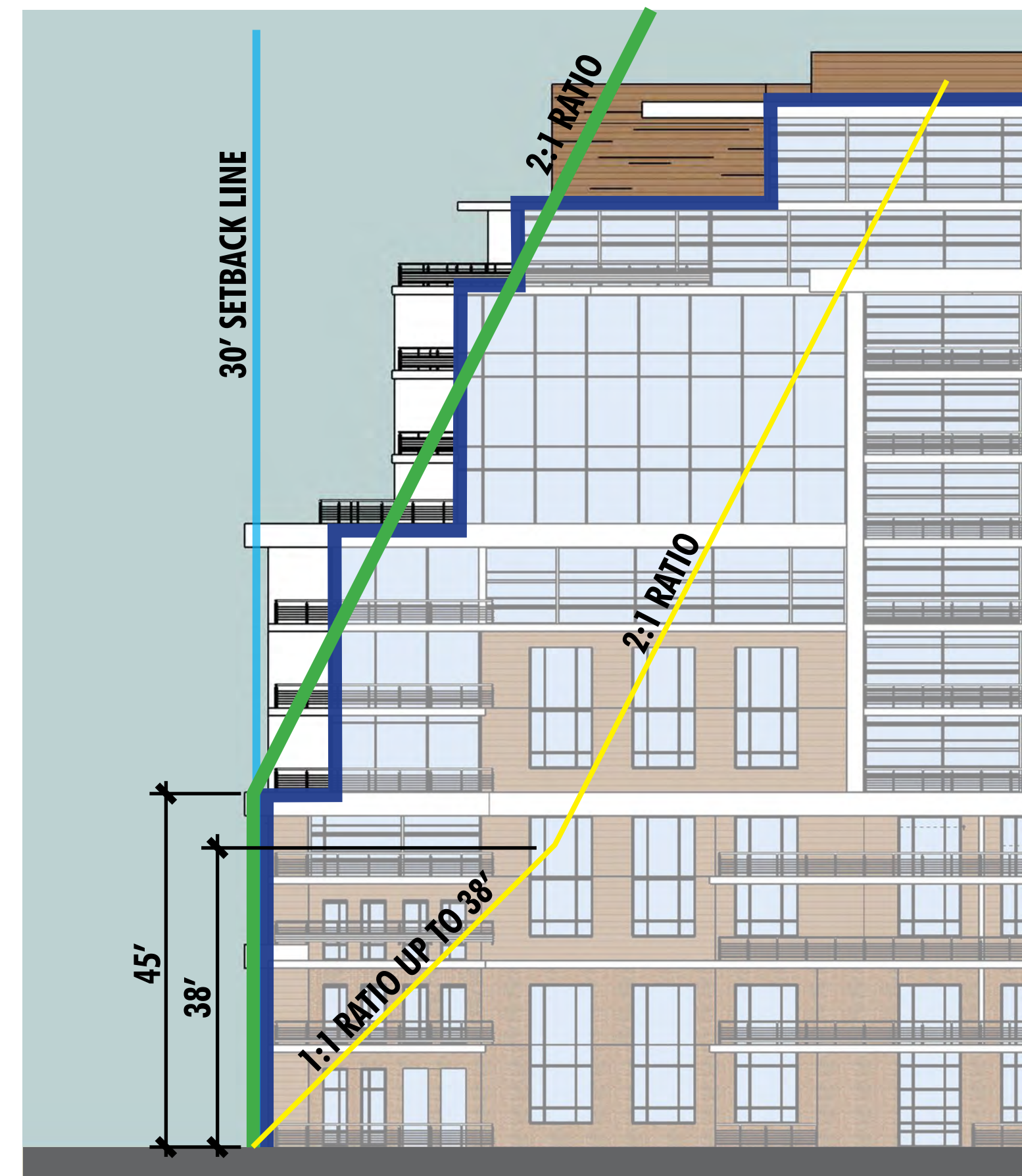
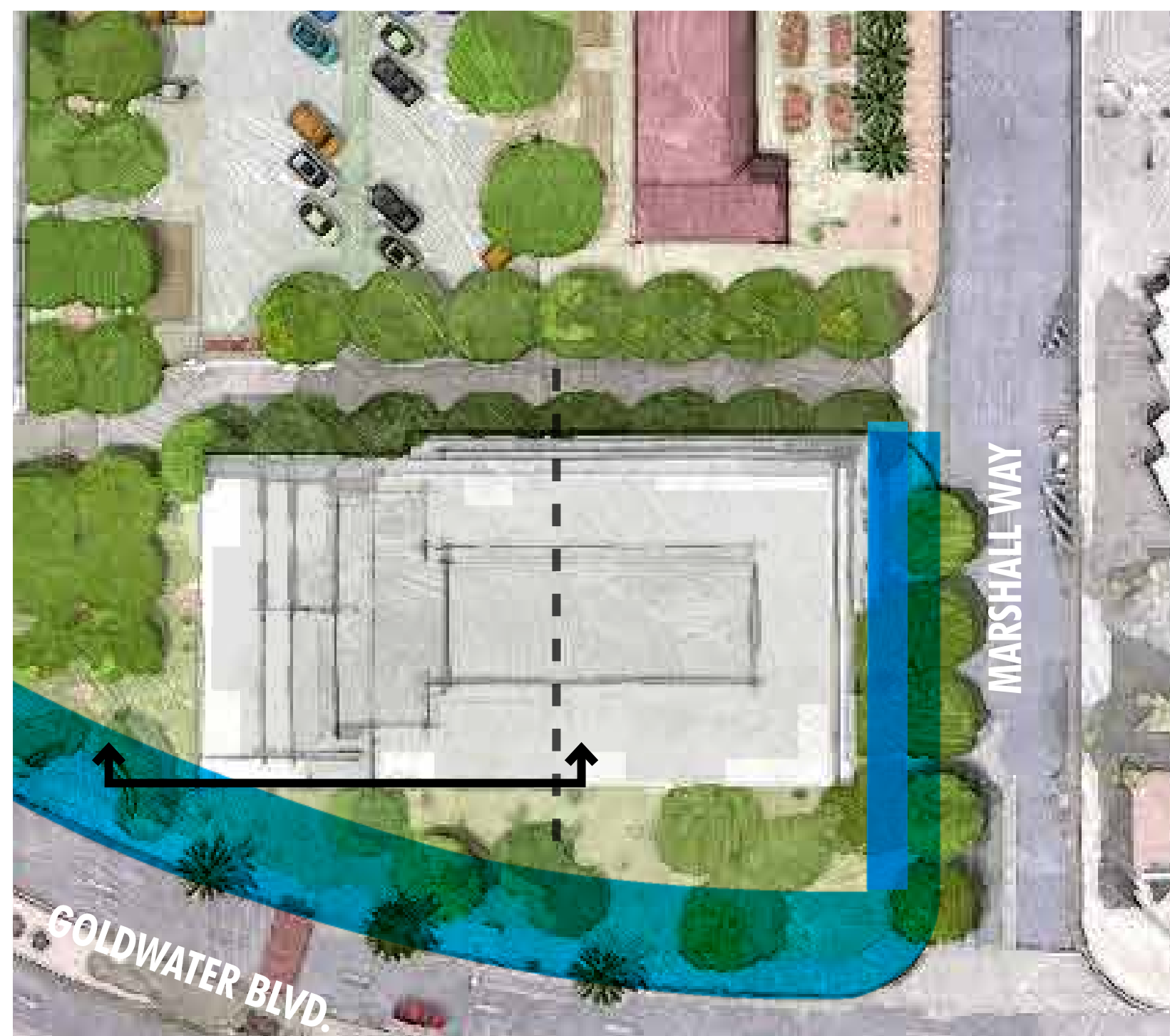
**RESIDENTIAL BUILDING 2**



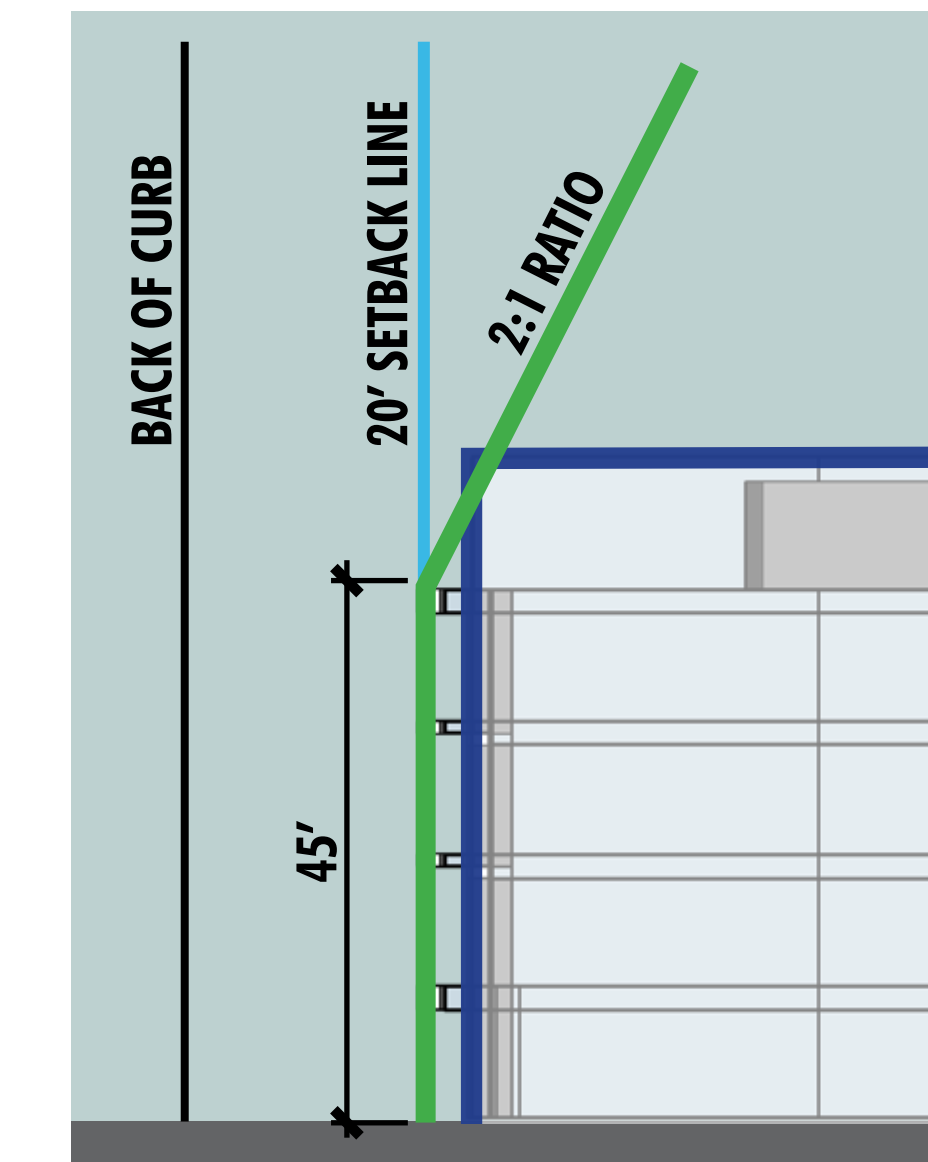
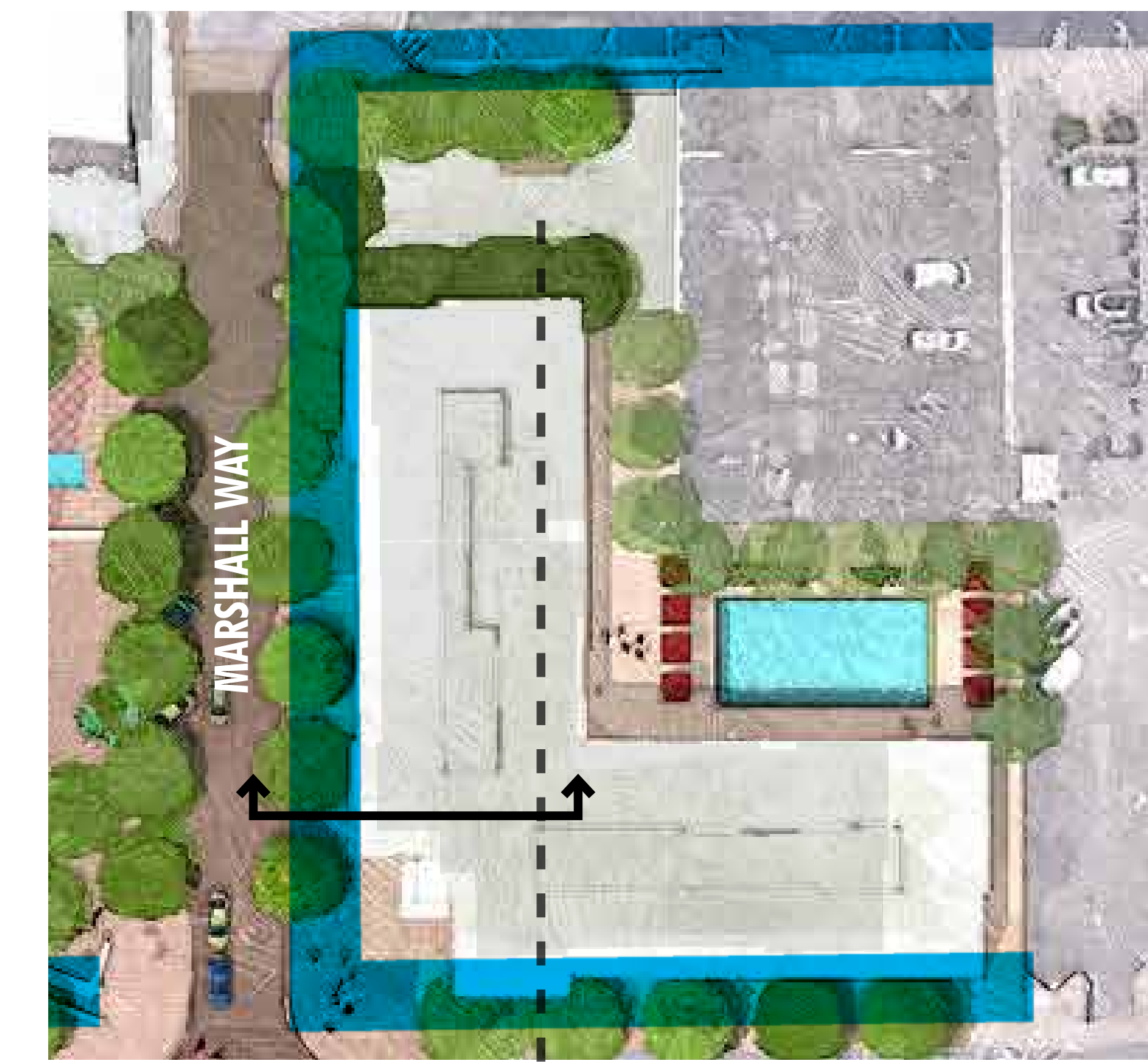
**RESIDENTIAL BUILDING 3**



**RESIDENTIAL BUILDING 3**



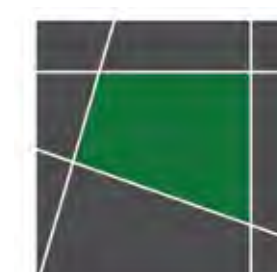
**RESIDENTIAL BUILDING 4**



**RESIDENTIAL BUILDING 2, 3, & 4 STEPBACKS**

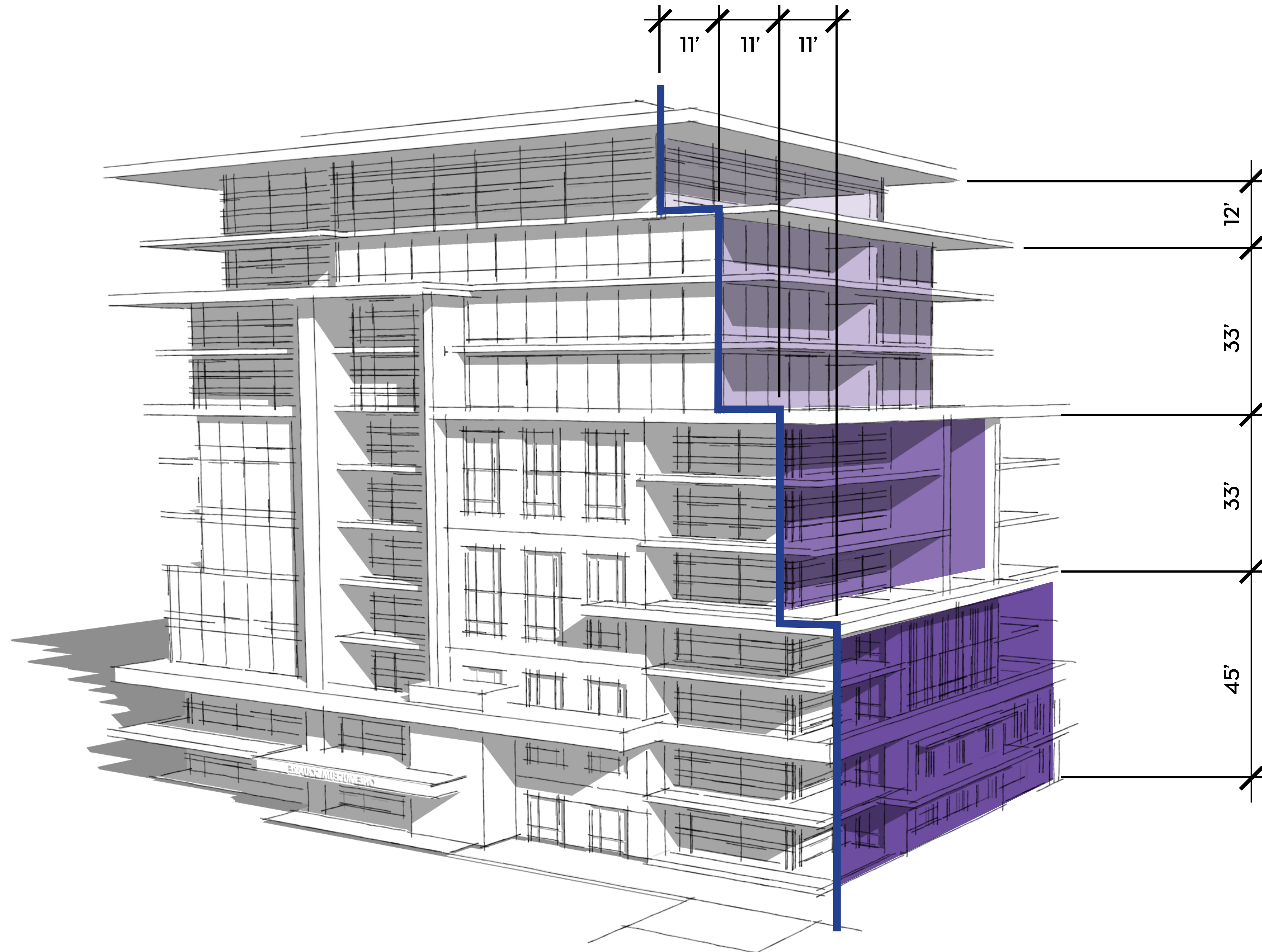
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

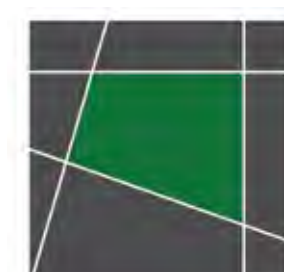




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**TYPICAL RESIDENCE STEPBACK**

2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18

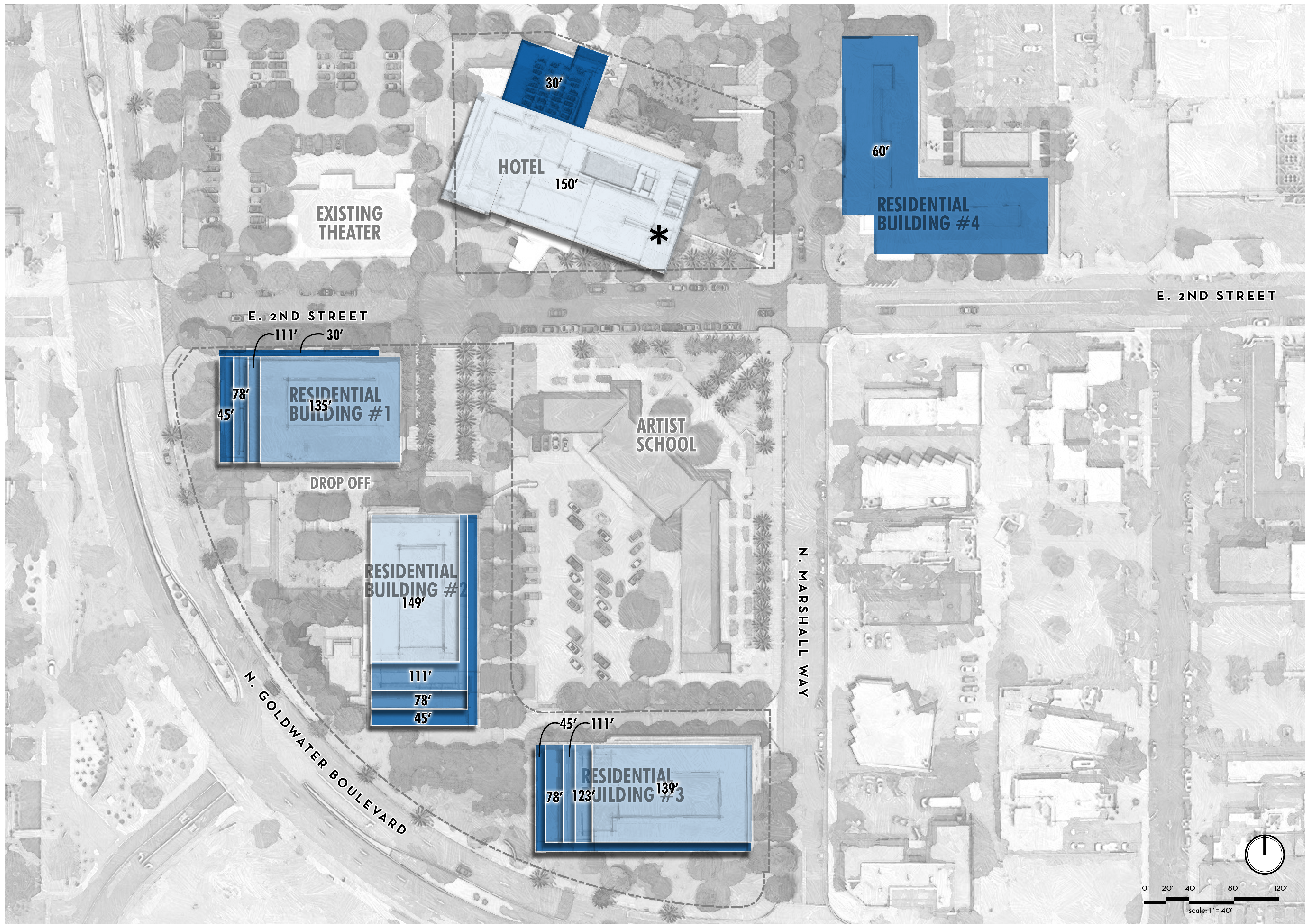


**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION



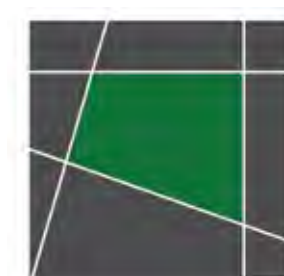
# HEIGHT GRADIATION

- 30'
- 45'
- 60'
- 78'
- 111'
- 123'
- 135'
- 139'
- 149'
- 150'
- \* 156' (CANDLESTICK SPIRE ART FEATURE)



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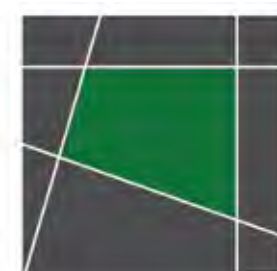
**BUILDING HEIGHT DIAGRAM**  
 2ND SUBMITTAL: 8.13.18  
 1ST SUBMITTAL: 6.18.18





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**CONTEXT AERIAL**  
2ND SUBMITTAL: 8.13.18  
1ST SUBMITTAL: 6.18.18



# SCOTTSDALE'S MUSEUMSQUARE

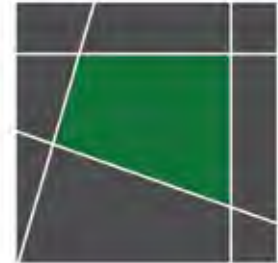
## REZONING DEVELOPMENT APPLICATION





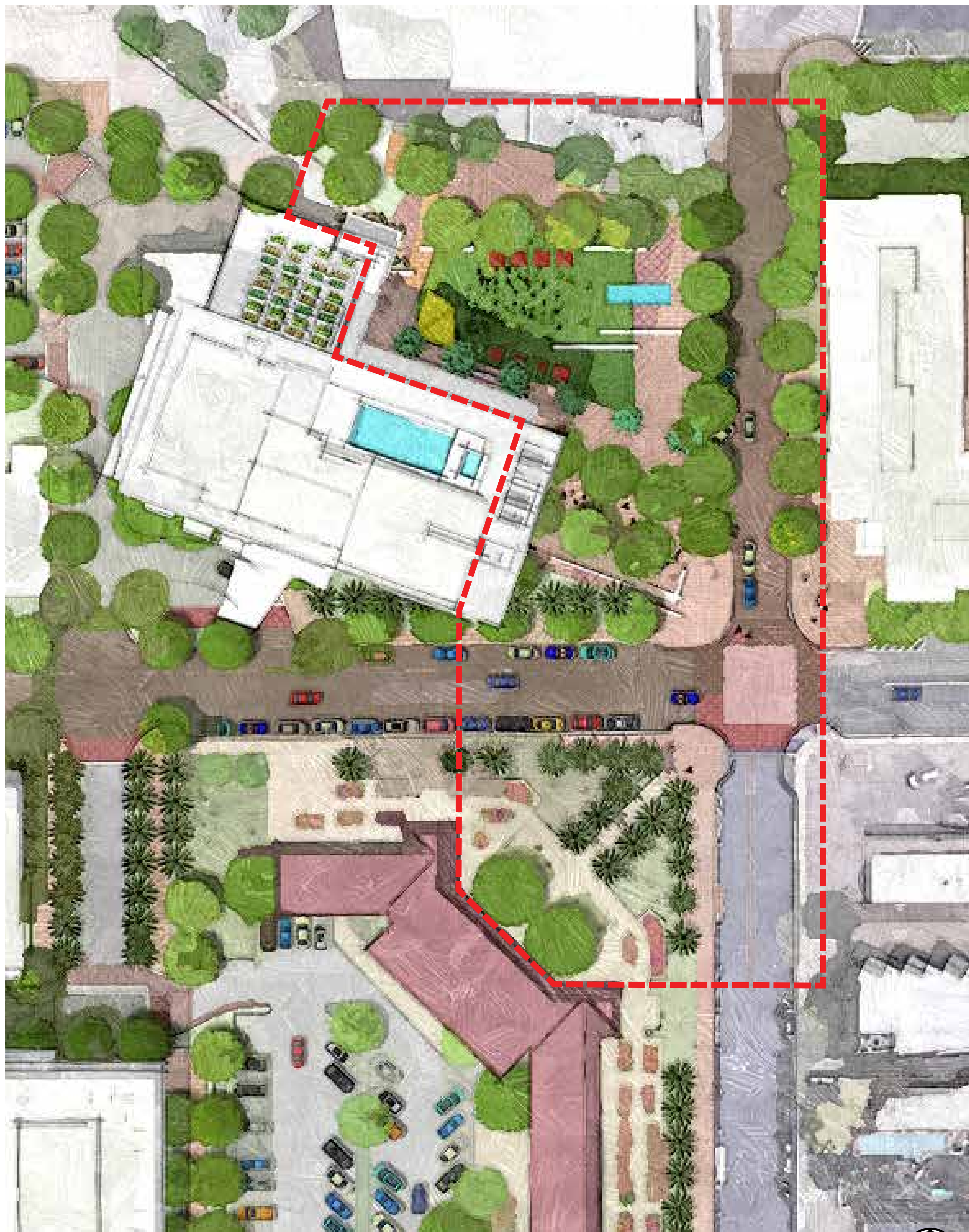
All plans, designs, guidelines, and other elements of this document are conceptual & illustrative only and are subject to future modification.

**SITE AERIAL**  
 2ND SUBMITTAL: 8.13.18  
 1ST SUBMITTAL: 6.18.18



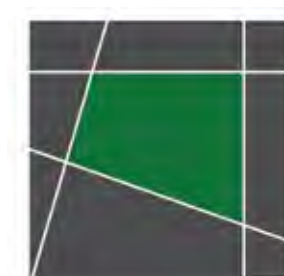
**SCOTTSDALE'S MUSEUMSQUARE**  
 REZONING DEVELOPMENT APPLICATION





**SCOTTSDALE CIVIC CENTER PLAZA (PORTION) SCOTTSDALE, AZ**  
**SCALE COMPARISON**  
 2ND SUBMITTAL: 8.13.18  
 1ST SUBMITTAL: 6.18.18

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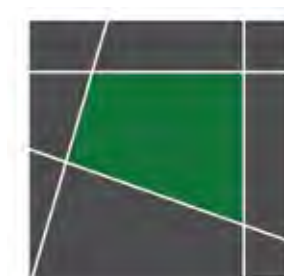
# LEGEND

- 1 **SCULPTURE GARDEN**  
- MULTIPLE OPPORTUNITIES
- 2 **PUBLIC ART PIECE/INSTALLATION**  
- MAJOR INSTALLATIONS
- 3 **BUILDING MURALS**  
- CONCEPTUALLY INCLUDED ON HOTEL ELEVATIONS



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**PUBLIC ART PLAN**  
2ND SUBMITTAL: 8.13.18

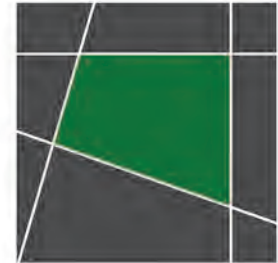




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19. PHOTO EXHIBIT OF EXISTING CONDITIONS

6.18.18





1  
VIEW FROM MARSHALL WAY AND 2ND STREET INTERSECTION LOOKING NORTHEAST TOWARDS THE PARKING LOT WHERE RESIDENTIAL BUILDING #4 WILL SIT



2  
VIEW FROM MARSHALL WAY LOOKING EAST TOWARDS THE ADJACENT LAUNCH HAUS ESTABLISHMENT

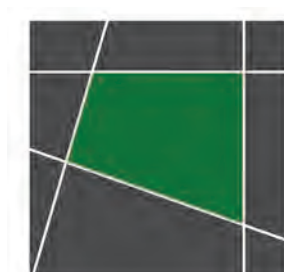


3  
VIEW LOOKING SOUTH ALONG MARSHALL WAY



4  
VIEW TAKEN FROM THE MARSHALL WAY AND 2ND STREET INTERSECTION LOOKING BACK AT THE ENTRANCE OF THE SCOTTSDALE ARTISTS' SCHOOL DISTRICT

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VIEW LOOKING NORTH ON MARSHALL WAY



VIEW TAKEN FROM THE NORTHWEST INTERSECTION OF GOLDWATER BLVD. AND MARSHALL WAY LOOKING EAST

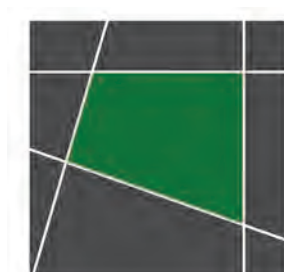


VIEW LOOKING WEST ON GOLDWATER BLVD AT THE NORTHWEST INTERSECTION OF GOLDWATER BLVD AND MARSHALL WAY



VIEW LOOKING NORTH TO THE EXISTING PARKING LOT FROM GOLDWATER BLVD

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VIEW LOOKING SOUTH ALONG GOLDWATER BLVD



VIEW LOOKING SOUTHWEST TOWARDS 70TH STREET



VIEW LOOKING SOUTH ALONG GOLDWATER BLVD



VIEW LOOKING EAST TO THE EXISTING PARKING LOT FROM GOLDWATER BLVD

19. PHOTO EXHIBIT OF EXISTING CONDITIONS  
6.18.18



VIEW LOOKING SOUTH ON GOLDWATER BLVD TAKEN FROM THE INTERSECTION OF GOLDWATER BLVD AND 2ND STREET



VIEW LOOKING NORTH AT THE INTERSECTION OF GOLDWATER BLVD AND 2ND STREET

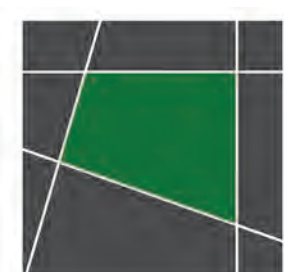


VIEW LOOKING EAST ON 2ND STREET



VIEW TAKEN ON 2ND STREET LOOKING NORTH TO THE MUSEUM OF THE WEST

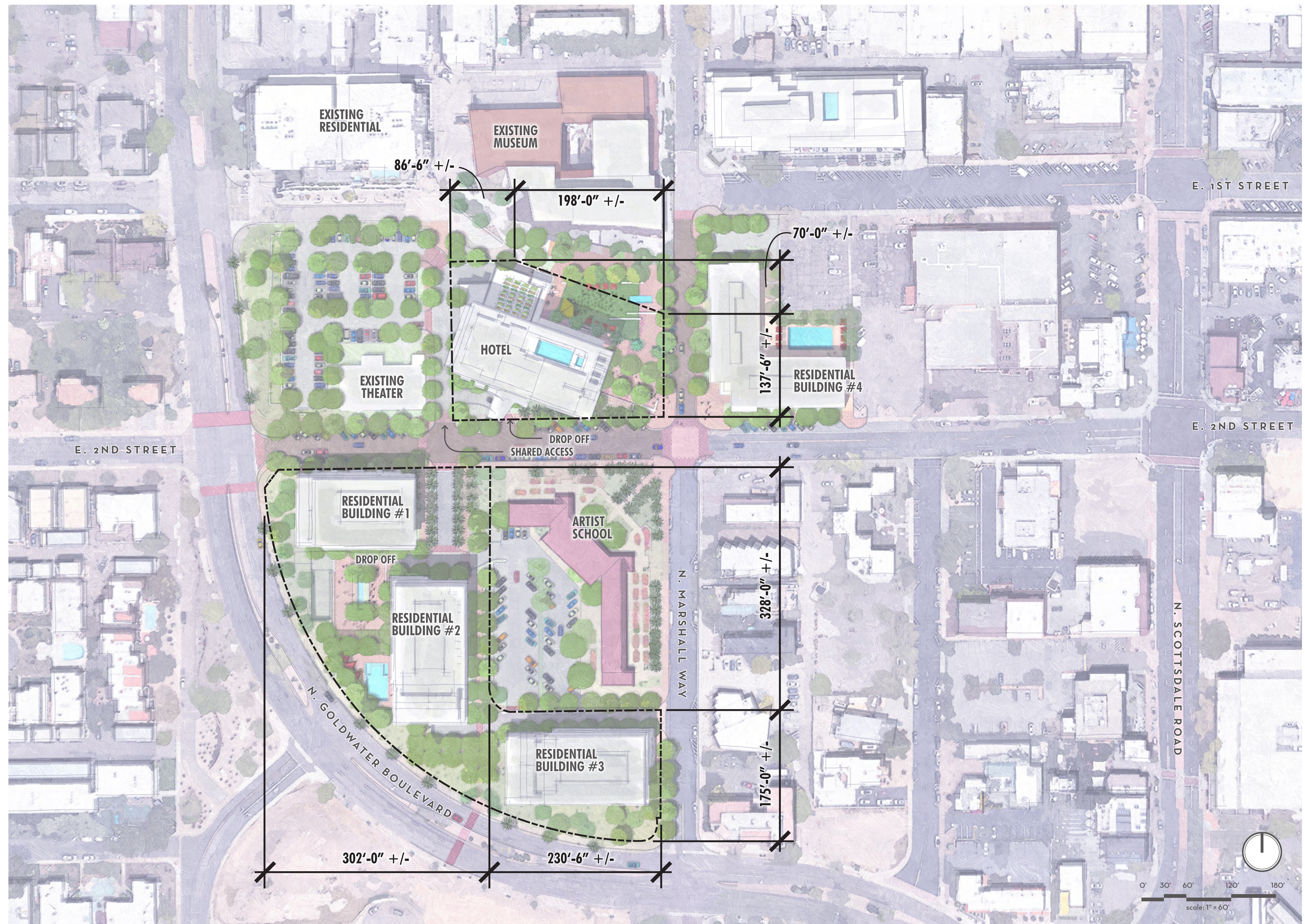
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**LEGEND**

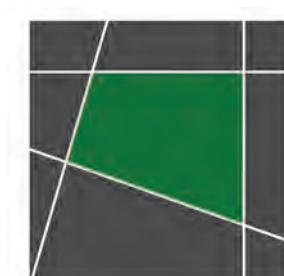
--- PROPERTY BOUNDARY

⌈ DIMENSION CALL OUTS



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**23D. DIMENSIONED PLAN**  
6.18.18

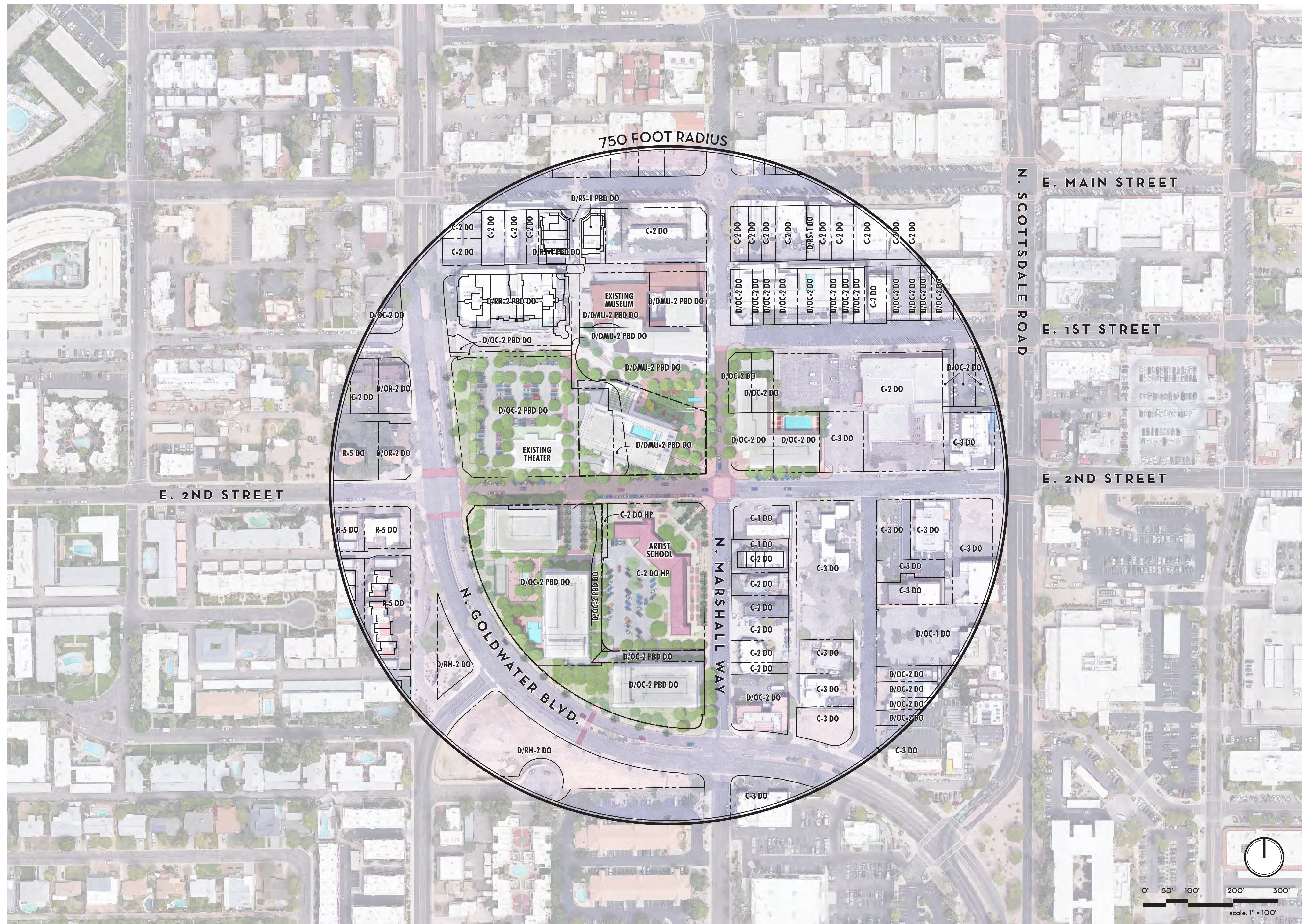


**LEGEND**

- PROPERTY BOUNDARY
- PARCEL BOUNDARY
- ===== 750' RADIUS

**ZONING DISTRICTS**

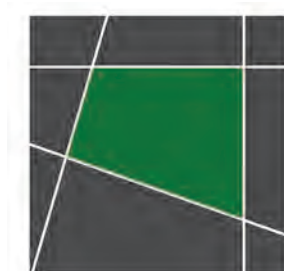
- D/RS-1 PBD DO** DOWNTOWN CORE-SPECIALTY RETAIL - PLANNED BLOCK DEVELOPMENT OVERLAY
- D/RH-2 PBD DO** DOWNTOWN CORE-RESIDENTIAL/HOTEL-PLANNED BLOCK DEVELOPMENT OVERLAY
- D/DMU-2 PBD DO** DOWNTOWN CORE-DOWNTOWN MULTIPLE USE-PLANNED BLOCK DEVELOPMENT OVERLAY
- D/OC-2 PBD DO** DOWNTOWN CORE-OFFICE/COMMERCIAL-PLANNED BLOCK DEVELOPMENT OVERLAY
- D/OC-2 DO** DOWNTOWN CORE-OFFICE/COMMERCIAL
- C-1 DO** NEIGHBORHOOD COMMERCIAL DOWNTOWN OVERLAY
- C-2 DO** HIGHWAY COMMERCIAL DOWNTOWN OVERLAY
- C-3 DO** CENTRAL BUSINESS DOWNTOWN OVERLAY
- R-5 DO** MULTI-FAMILY RESIDENTIAL DOWNTOWN OVERLAY



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**23E. CONTEXT AERIAL WITH PROPOSED SITE IMPROVEMENTS**

6.18.18



**SCOTTSDALE'S MUSEUMSQUARE**  
**REZONING DEVELOPMENT APPLICATION**



# MAP KEY

- 1** RESIDENTIAL BUILDING #1  
- 11 STORIES - 61 UNITS  
- 135' HEIGHT
- 2** RESIDENTIAL BUILDING #2  
- 13 STORIES - 83 UNITS  
- 149' HEIGHT
- 3** RESIDENTIAL BUILDING #3  
- 12 STORIES - 80 UNITS  
- 139' HEIGHT
- 4** RESIDENTIAL BUILDING #4  
- 4 STORIES - 60 UNITS  
- 60' HEIGHT
- 5** HOTEL - THE ARIZONAN  
- 13 STORIES - 190 KEYS  
- 150' HEIGHT
- 6** SURFACE PARKING LOT  
- 76 SPACES
- 7** ON-STREET PARKING  
- UP TO 45 SPACES (West of Marshall Way)
- 8** RESIDENTIAL PARCEL PURCHASE  
- 134,078 SQFT +/-
- 9** EXISTING NORTH / SOUTH DISTRICT ESPLANADE
- 10** CONDOMINIUM PARKING TRAYS  
- (BELOW GRADE) 337 SPACES
- 11** GARAGE PARKING ACCESS
- 12** PLAZA / DRIVE COURT
- 13** HOTEL CONFERENCE BALCONY  
- ROOF TOP CHEF'S GARDEN
- 14** POOL & TERRACE
- 15** OPEN SPACE / SOUTH GARDEN
- 16** EMERGENCY VEHICLE ACCESS
- 17** ARTIST SCHOOL EGRESS
- 18** PROPOSED HILTON CANOPY  
- 72' HEIGHT  
- 185 KEYS
- 19** MULTI-USE PUBLIC SPACE  
- LAWN AREA, PATIOS, & TERRACES  
- OUTDOOR DINING  
- SCULPTURE GARDEN
- 20** HOTEL PARCEL PURCHASE  
- 52,715 SQFT +/-
- 21** ON STREET PARKING  
- UP TO 12 SPACES (N. Marshall Way)
- 22** PEDESTRIAN CONNECTION
- 23** ON-STREET PARKING  
- UP TO 12 SPACES (East of Marshall Way)
- 24** HOTEL PARKING TRAYS  
- 168 SPACES (BELOW GRADE)
- 25** COVERED PROMENADE
- 26** RECONFIGURED ENTRY DRIVE  
(SHARED ACCESS / EGRESS)
- 27** EXISTING PALM COURT
- 28** MAIN ART SCHOOL SHARED  
DRIVE ENTRY
- 29** HOTEL GARAGE PARKING ACCESS
- 30** NEW SIGNALIZED INTERSECTION
- 31** NEW SIGNALIZED MID-BLOCK  
CROSSWALK (HAWK)
- 32** BELOW GRADE PARKING  
- 75 SPACES  
- 10 SURFACE SPACES
- 33** EXISTING PUBLIC PARKING ACCESS  
- 130 PARKING SPACES



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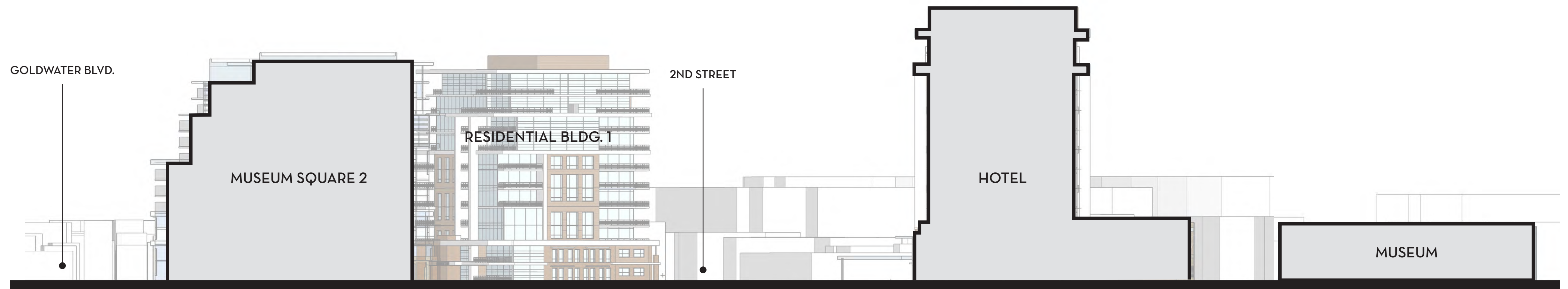


## SCOTTSDALE'S MUSEUMSQUARE REZONING DEVELOPMENT APPLICATION





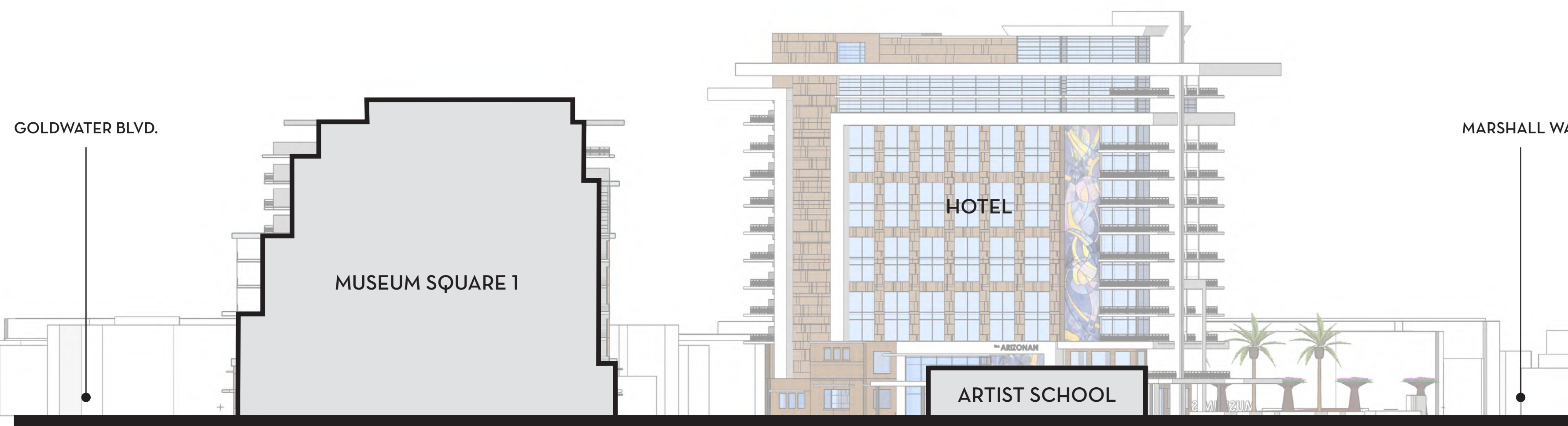
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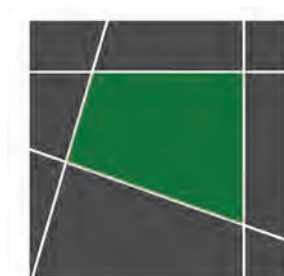
B



C



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**LEGEND**

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5

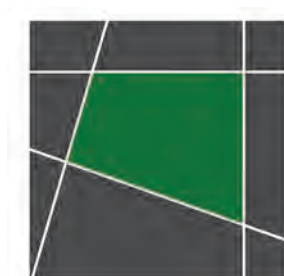
**NOTE:**

1) PROPOSED PHASING CONCEPTUAL IN NATURE. ACTUAL PHASING WILL BE DICTATED BY ECONOMIC, CONSTRUCTION AND MARKET FACTORS.

2) UNDERGROUND PARKING FOR PHASE 1,2,4 MAY BE DONE ALL AT ONCE FOR PHASE 1.



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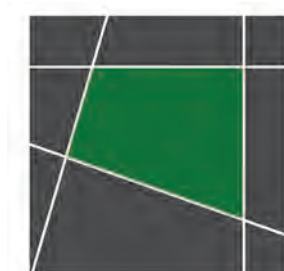
# LEGEND

- 1 PALM TREE**  
- DATE PALM
- 2 SHADE TREE**  
- ARIZONA ASH  
- ARIZONA SYCAMORE  
- EVERGREEN ELM
- 3 STREET TREE**  
- ARIZONA ASH  
- D.M. PALO VERDE  
- PHOENIX MESQUITE  
- EVERGREEN ELM
- 4 PARKING LOT TREE**  
- ARIZONA ASH  
- D.M. PALO VERDE  
- EVERGREEN ELM
- 5 SPECIMEN**  
- IRONWOOD  
- ARIZONA SYCAMORE  
- PHOENIX MESQUITE  
- SAGUARO
- 6 ORNAMENTAL TREE**  
- DESERT WILLOW  
- TEXAS OLIVE  
- TEXAS EBONY  
- CHINESE PISTACHE  
- TEXAS MOUNTAIN LAUREL  
- MEXICAN BUCKEYE
- 7 FOUNDATION PLANTING & GROUND COVER**

- BRITTLEBRUSH	- ALOE
- TURPENTINE BUSH	- PINK MUHLY GRASS
- CHIHUAHUAN SAGE	- DEER GRASS
- JOJOBA	- MEXICAN FEATHERGRASS
- LANTANA	- DESERT MARIGOLD
- MEXICAN BUSH SAGE	- MEXICAN GOLD POPPY
- AUTUMN SAGE	- PARRY'S PENSTEMON
- SAGUARO	- DESERT PENSTEMON
- GOLDEN BARREL	- BLUE SAGE
- INDIAN FIG	- PRIMROSE JASMINE
- SLIPPER PLANT	- CAPE HONEYSUCKLE
- ORGANPIPE CACTUS	
- 8 ORNAMENTAL GRASS**
- 9 TREE SCULPTURE**



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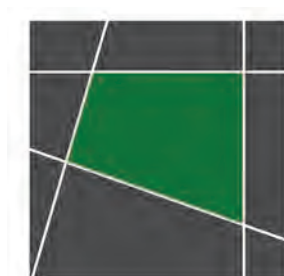
**LEGEND**

- 1 ASPHALT
- 2 CROSSWALKS  
- COLORED ASPHALT TYPE 1
- 3 COLORED ASPHALT TYPE 2
- 4 CONCRETE
- 5 CONCRETE UNIT PAVERS  
- TYPE 1
- 6 CONCRETE UNIT PAVERS  
- TYPE 2
- 7 CONCRETE UNIT PAVERS  
- EMERGENCY ACCESS



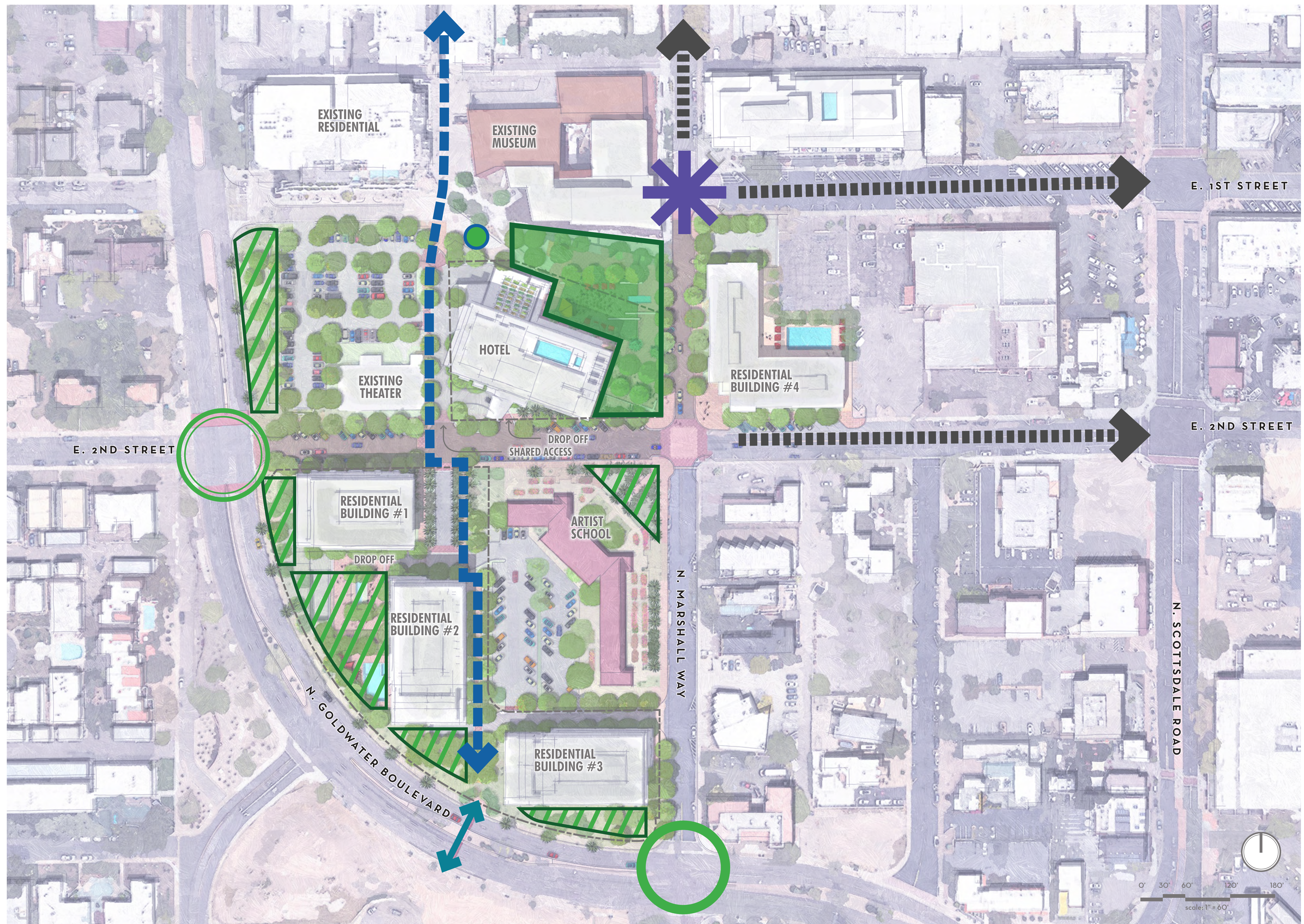
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**23N. CONCEPTUAL HARDSCAPE PLAN**  
6.18.18



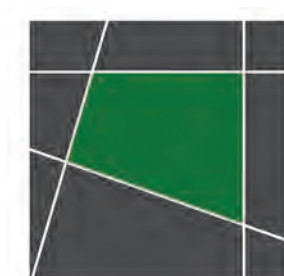
**LEGEND**

-  THEMATIC GATEWAY
-  FUTURE STREETScape CONTINUATION
-  MULTI-USE PUBLIC SPACE
-  PARK GATEWAY
-  VEHICULAR GATEWAY WITH TRAFFIC SIGNAL
-  PEDESTRIAN GATEWAY
-  MAJOR OPEN SPACE
-  PEDESTRIAN LINK
-  PEDESTRIAN CONNECTOR

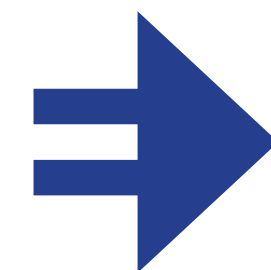




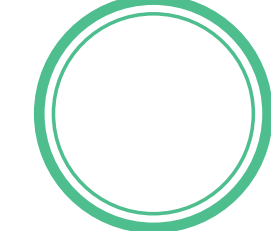


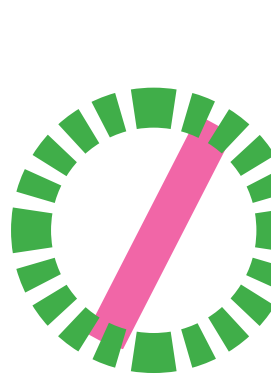


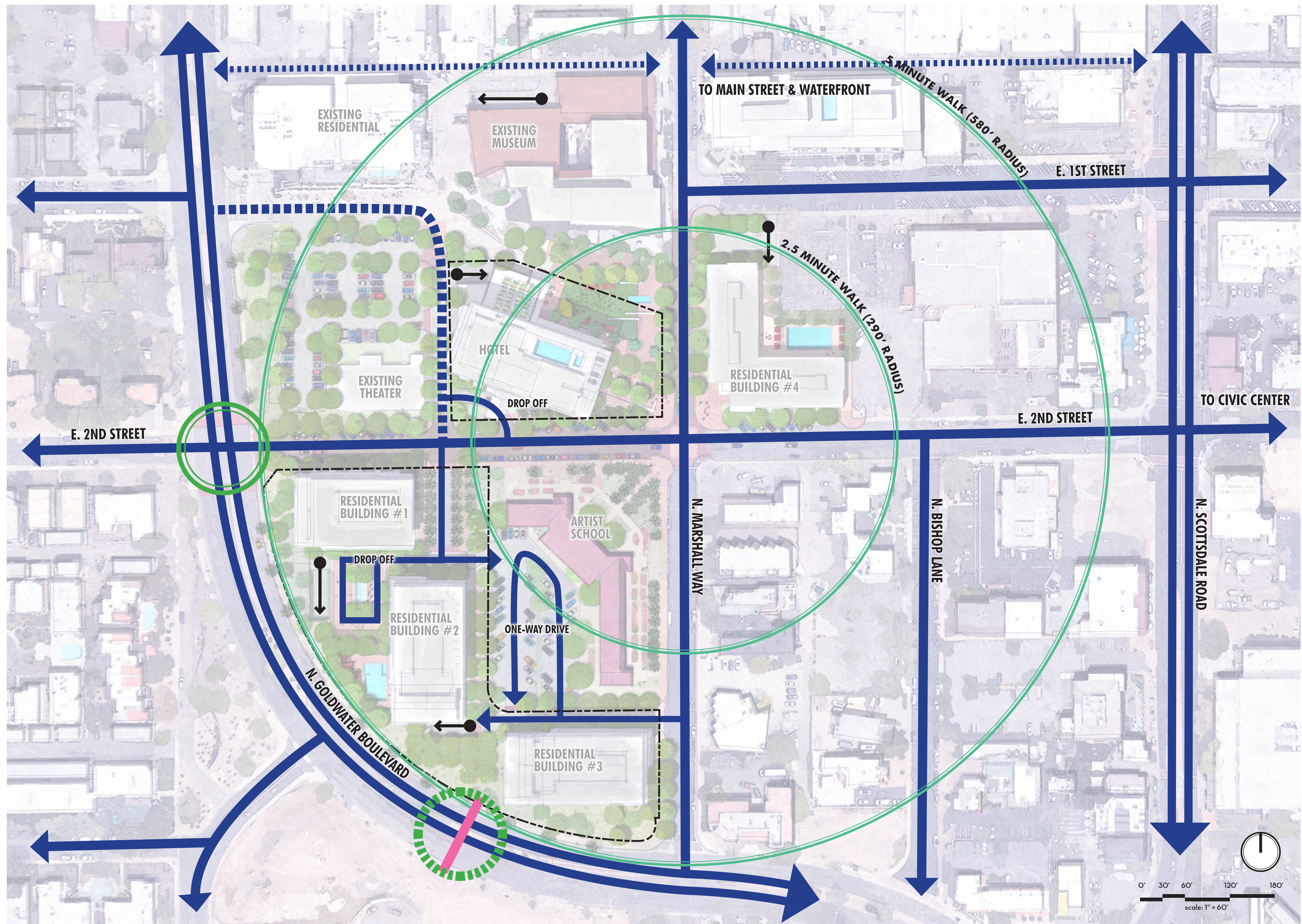
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**230. CONCEPTUAL TRANSITIONS PLAN**  
6.18.18



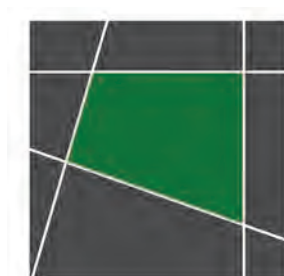
**LEGEND**

-  MAJOR ROADS
-  SECONDARY ROADS
-  INTERNAL SITE CIRCULATION
-  FIRE ACCESS
-  ALLEYWAY
-  WALKABILITY RADIUS
-  UNDERGROUND GARAGE PARKING ACCESS RAMP
-  SIGNALIZED CROSS STREET
-  HAWK PEDESTRIAN CROSSWALK



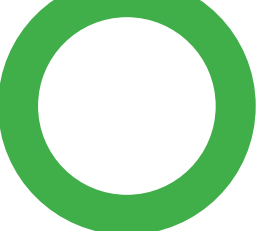
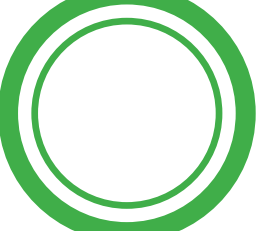
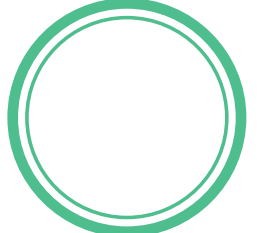



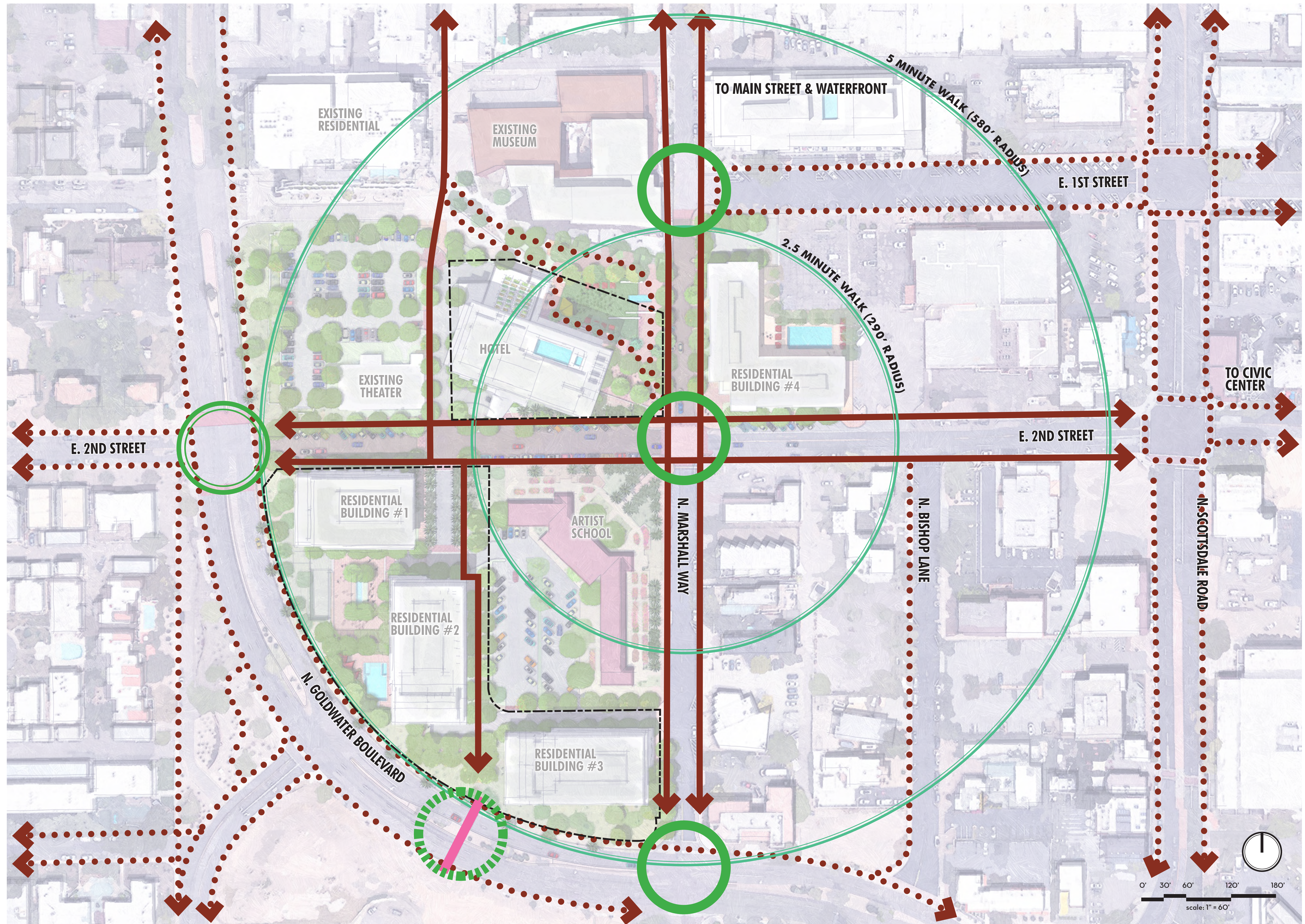
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**23R. CONCEPTUAL VEHICULAR CIRCULATION PLAN**  
6.18.18



**LEGEND**

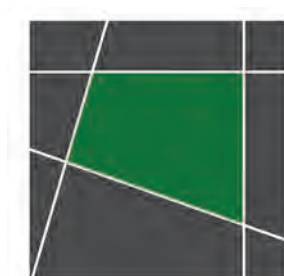
-  MAJOR PEDESTRIAN LINK
-  PEDESTRIAN CIRCULATION
-  MAJOR CROSS STREETS
-  SIGNALIZED CROSS STREET
-  WALKABILITY RADIUS
-  HAWK PEDESTRIAN CROSSWALK



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**23R. CONCEPTUAL PEDESTRIAN CIRCULATION PLAN**

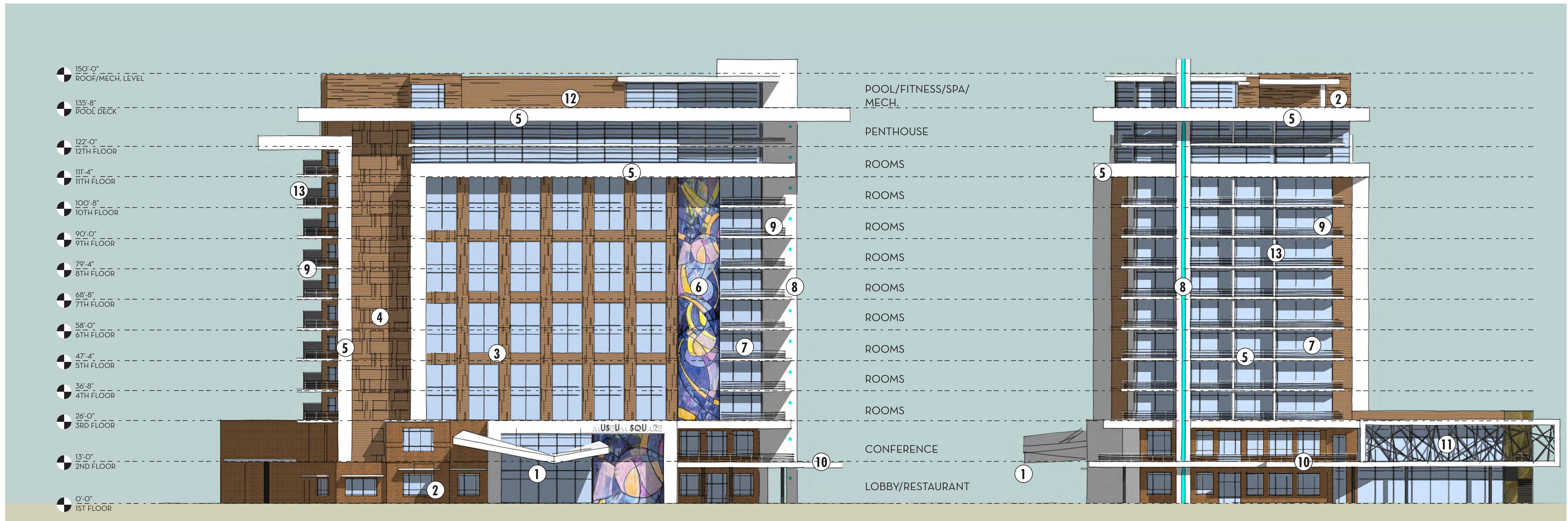
6.18.18



## MATERIALS

- |   |   |
|---|---|
| ① ENTRY FEATURE CANOPY                        | ⑦ RIBBON WINDOW/GLASS                     |
| ② BRICK/STONE BLOCK                           | ⑧ VERTICAL ACCENT WALL (THE CANDLE STICK) |
| ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS | ⑨ BALCONIES                               |
| ④ METAL PANELING RAIN SCREEN                  | ⑩ SHADE CANOPY                            |
| ⑤ FEATURE ACCENT BLADE                        | ⑪ METAL STEEL ROD FEATURE                 |
| ⑥ ART MURAL                                   | ⑫ SCREENED MECHANICAL METAL PANEL         |
|   | ⑬ BALCONY SCREEN                          |

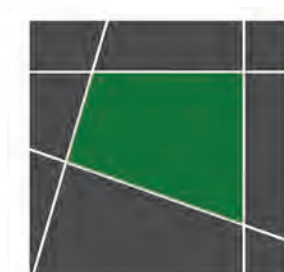
NOTE: CANDLESTICK SPIRE DESIGN FEATURE TO 156'-0" HEIGHT.



SOUTH ELEVATION

EAST ELEVATION

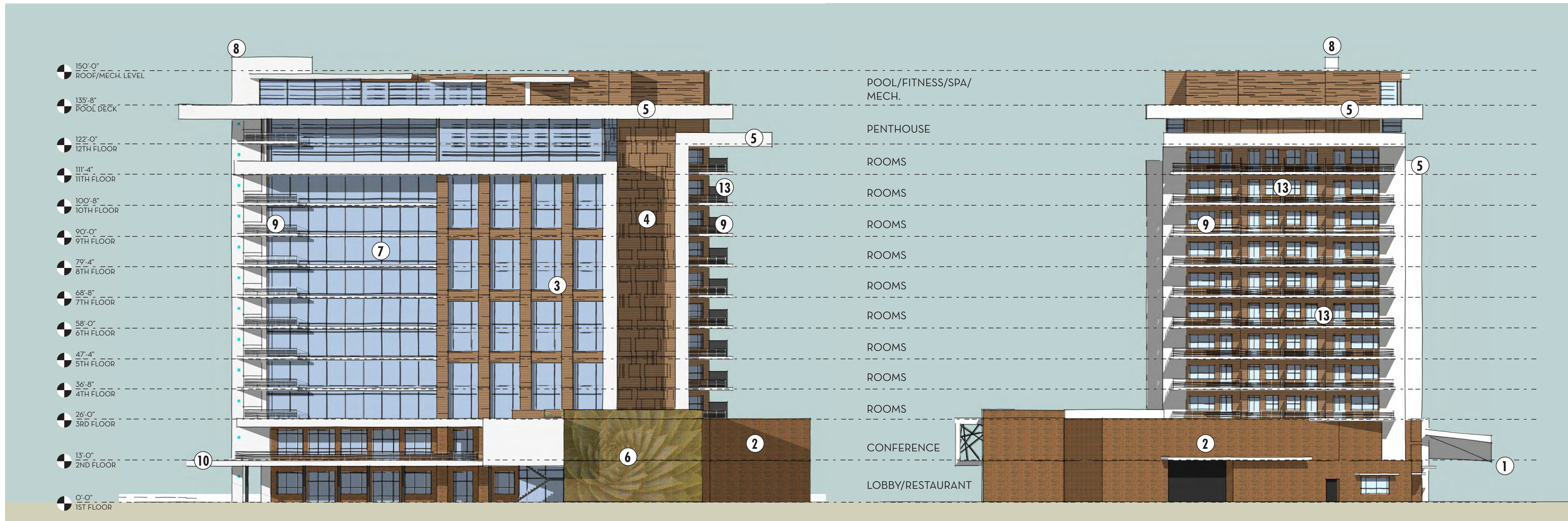
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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ ART MURAL
- ⑦ RIBBON WINDOW/GLASS
- ⑧ VERTICAL ACCENT WALL (THE CANDLE STICK)
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ METAL STEEL ROD FEATURE
- ⑫ SCREENED MECHANICAL METAL PANEL
- ⑬ BALCONY SCREEN

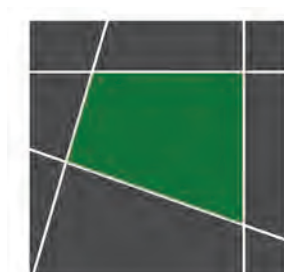
NOTE: CANDLESTICK SPIRE DESIGN FEATURE TO 156'-0" HEIGHT.



NORTH ELEVATION

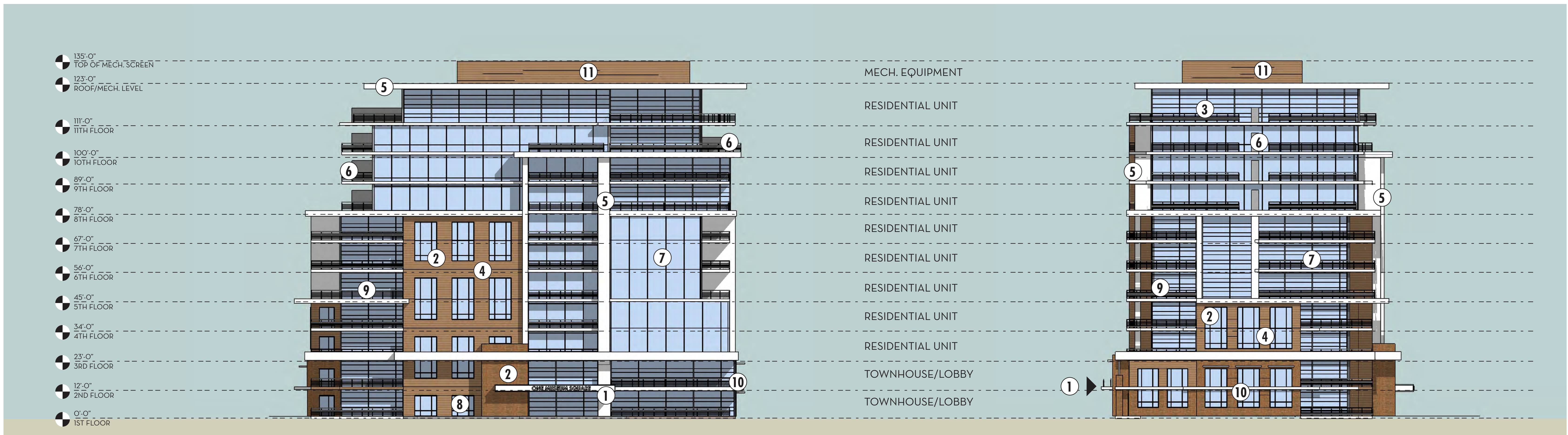
WEST ELEVATION

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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



SOUTH ELEVATION

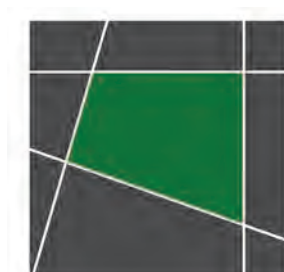
EAST ELEVATION

ONE MUSEUM SQUARE

23S. ELEVATIONS

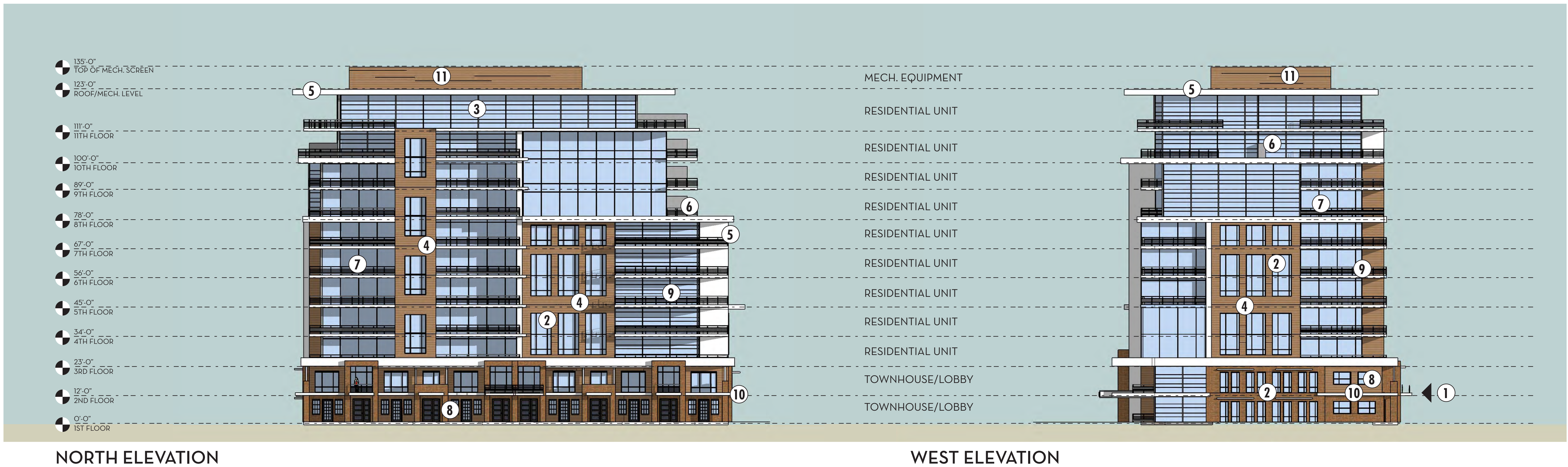
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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
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- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



NORTH ELEVATION

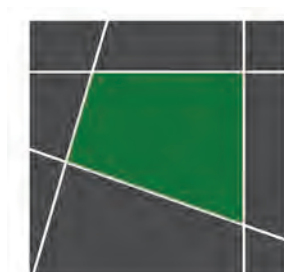
WEST ELEVATION

ONE MUSEUM SQUARE

23S. ELEVATIONS

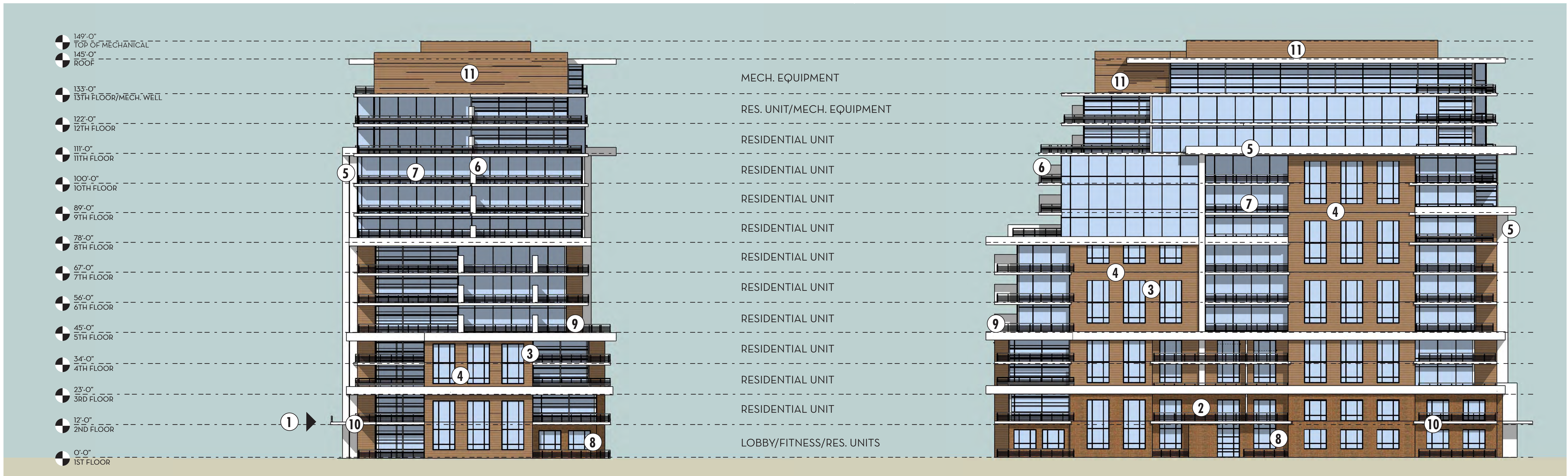
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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
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- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



SOUTH ELEVATION

EAST ELEVATION

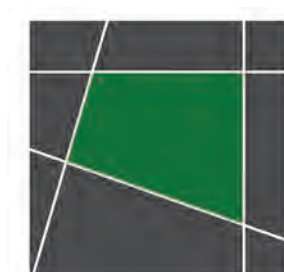
SCALE: 1/16" = 1'-0"

TWO MUSEUM SQUARE

23S. ELEVATIONS

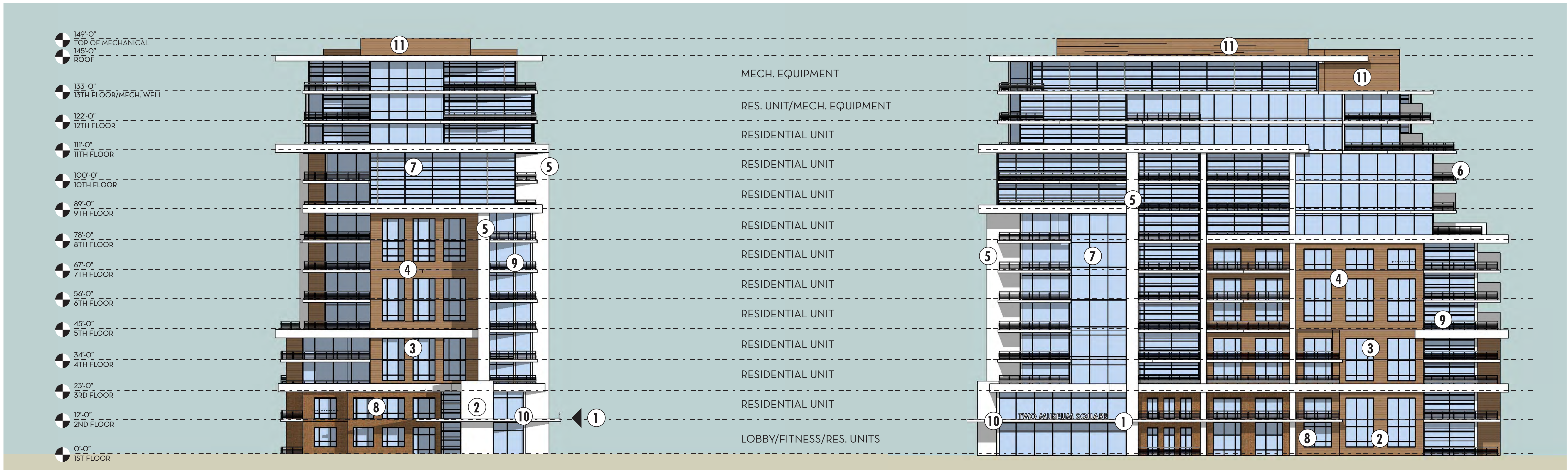
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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



NORTH ELEVATION

WEST ELEVATION

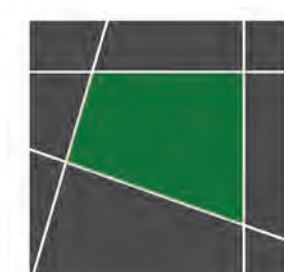
SCALE: 1/16" = 1'-0"

TWO MUSEUM SQUARE

23S. ELEVATIONS

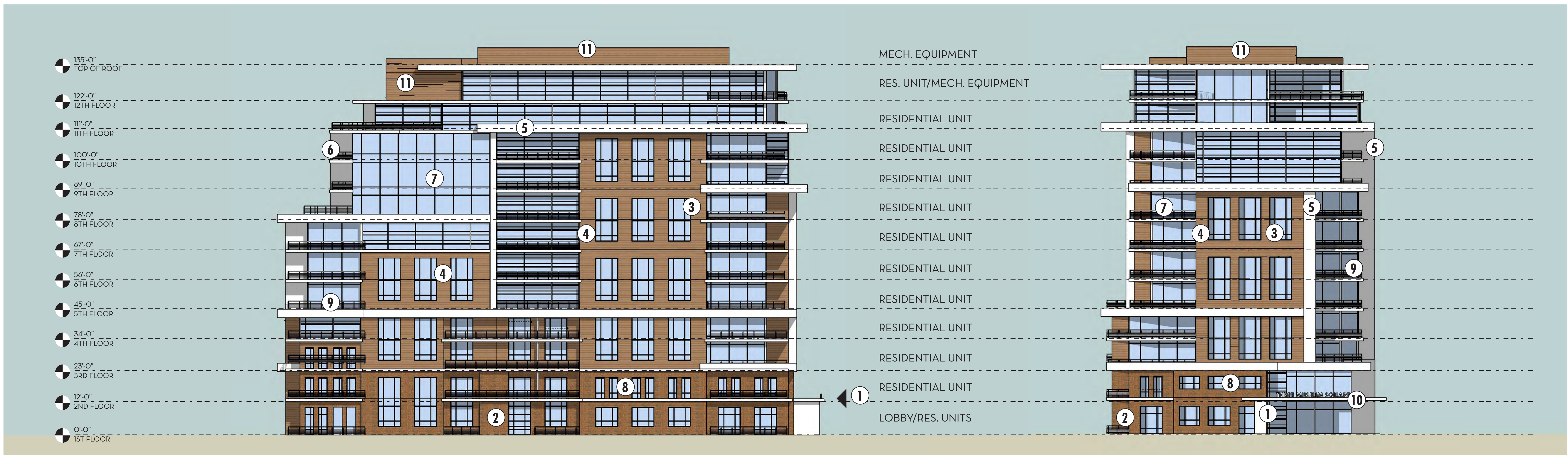
6.18.18

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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
- ④ METAL PANELING RAIN SCREEN
- ⑤ FEATURE ACCENT BLADE
- ⑥ BALCONY SCREEN
- ⑦ RIBBON WINDOW/GLASS
- ⑧ 1 LEVEL PUNCHED WINDOWS
- ⑨ BALCONIES
- ⑩ SHADE CANOPY
- ⑪ SCREENED MECHANICAL METAL PANEL



SOUTH ELEVATION

EAST ELEVATION

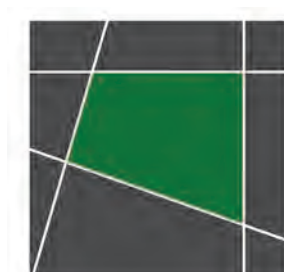
SCALE: 1/16" = 1'-0"

THREE MUSEUM SQUARE

23S. ELEVATIONS

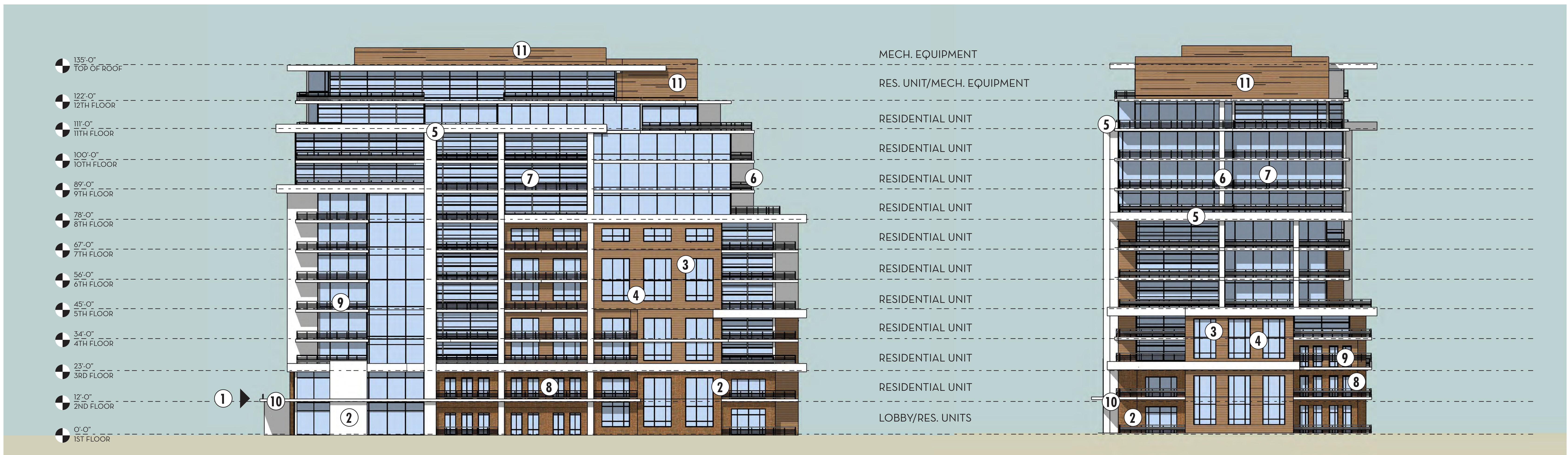
6.18.18

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## MATERIALS

- ① ENTRY FEATURE CANOPY
- ② BRICK/STONE BLOCK
- ③ METAL PANELING WITH 2 STORY PUNCHED WINDOWS
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NORTH ELEVATION

WEST ELEVATION

SCALE: 1/16" = 1'-0"

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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

**THREE MUSEUM SQUARE**  
**23S. ELEVATIONS**  
6.18.18





VIEW NORTH ALONG MARSHALL WAY NEAR THE INTERSECTION OF 2ND STREET

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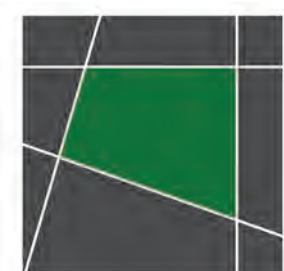




AN EVENING VIEW OF THE NEW MUSEUM SQUARE WITH THE ARIZONAN HOTEL IN THE BACKGROUND

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23U. PERSPECTIVES  
6.18.18

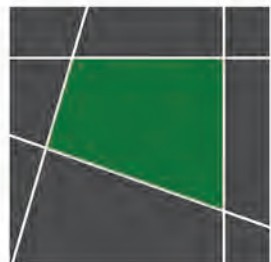




AN OVERALL AERIAL VIEW OF THE PROPOSED MUSEUM SQUARE DEVELOPMENT

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23U. PERSPECTIVES  
6.18.18



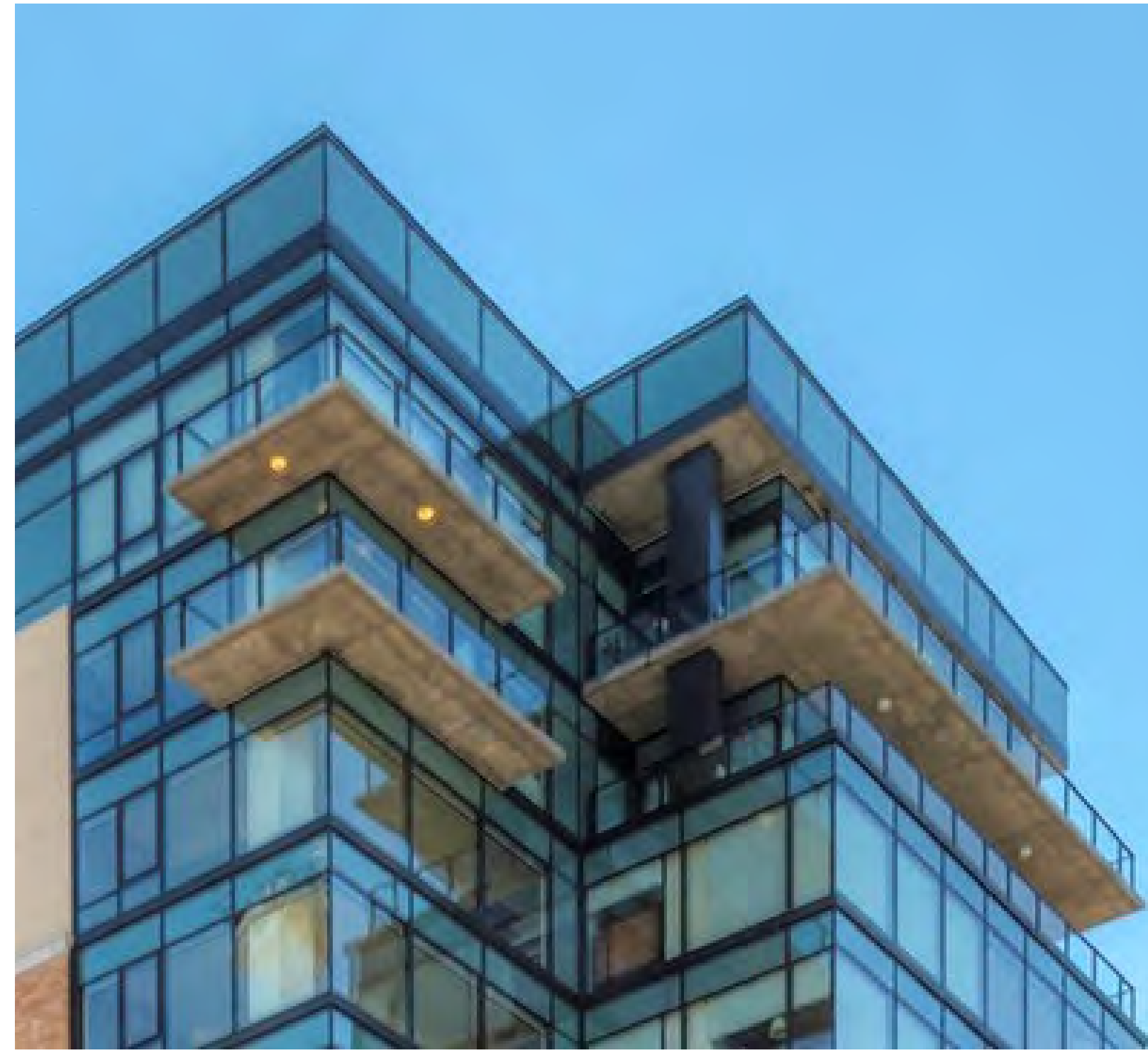
**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS**

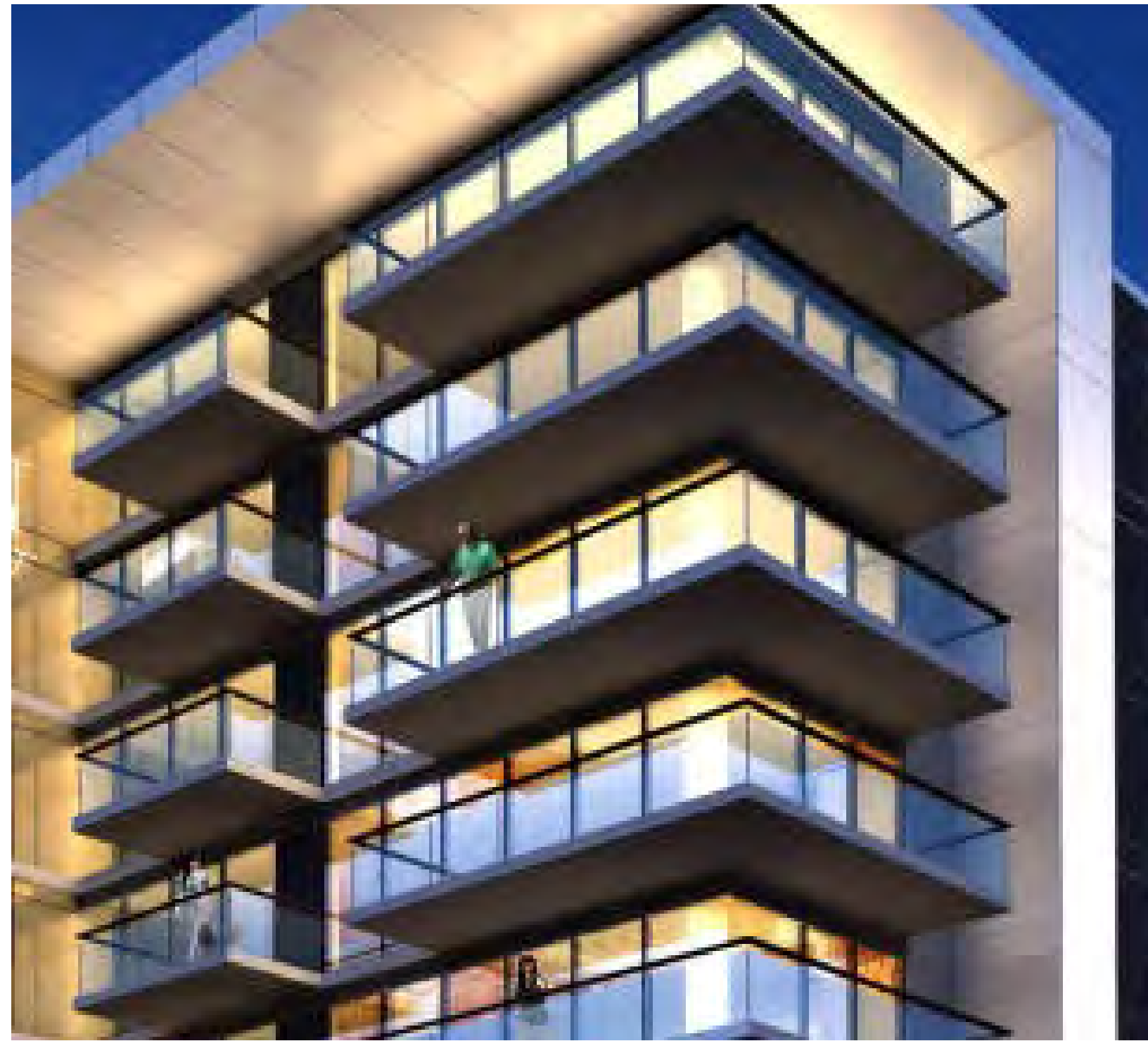


**GLASS**

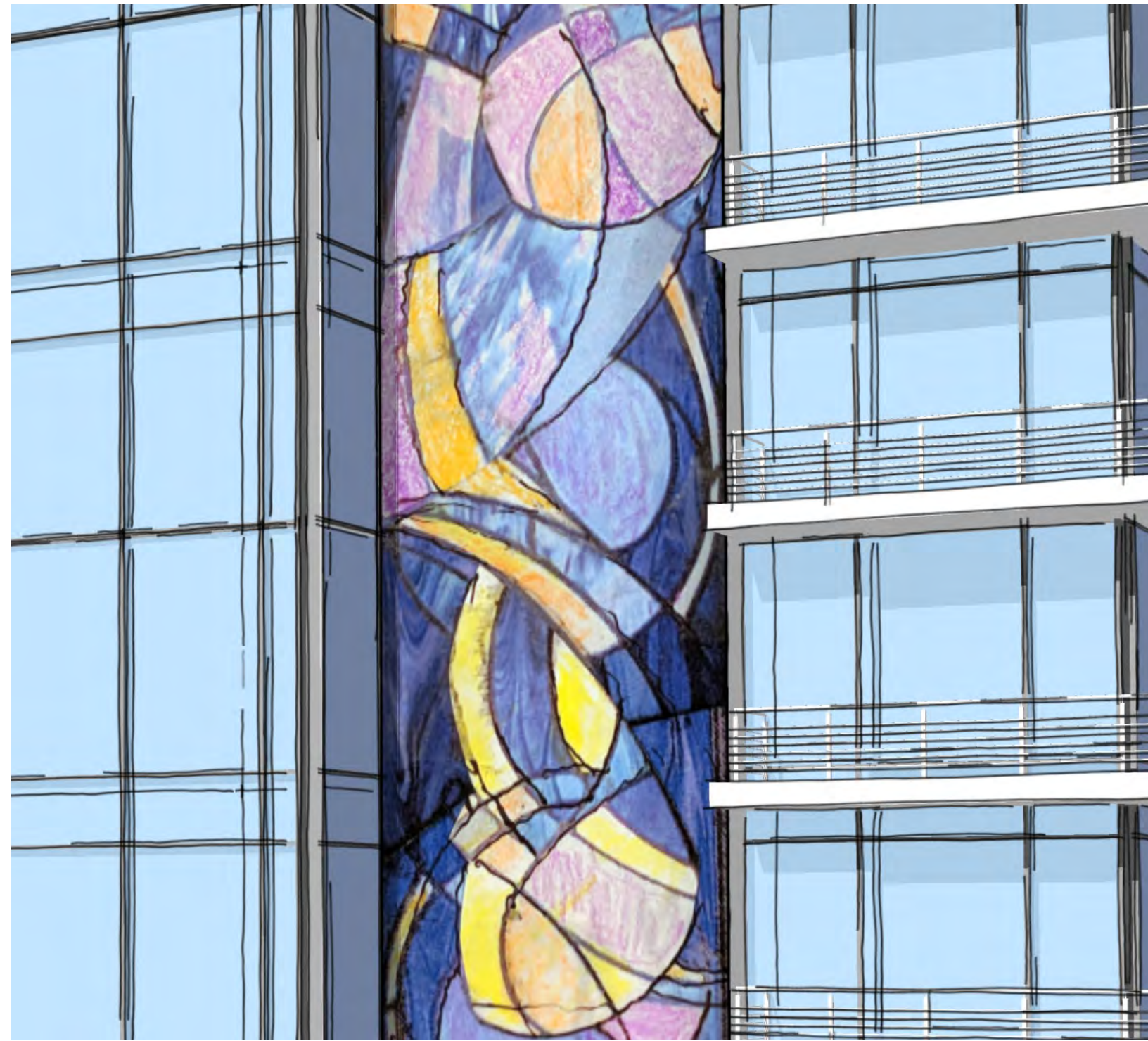


**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

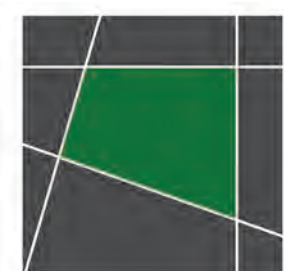


**BLADES**



**CANDLESTICK SPIRE ART FEATURE**

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**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS**



**GLASS**



**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

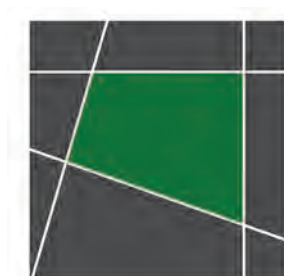


**BLADES**



**MESQUITE THICKETS ART FEATURE**

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**MATERIAL**



**BRICK/BLOCK/STONE**



**METAL PANELS (I.E. CORTEN STEEL)**

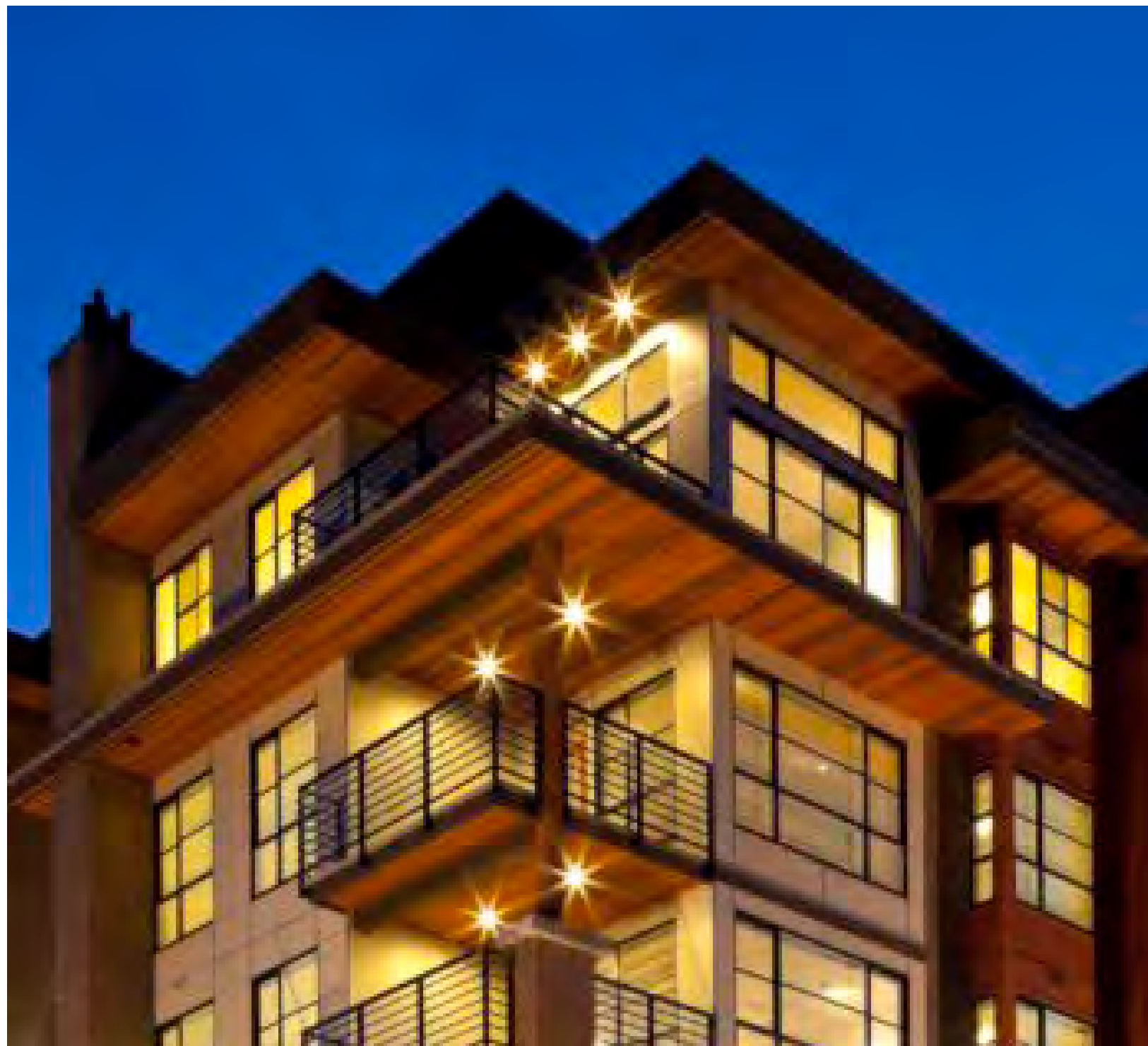


**GLASS**



**ART GLASS**

**CONDITION**



**BALCONIES**



**ART MURAL**

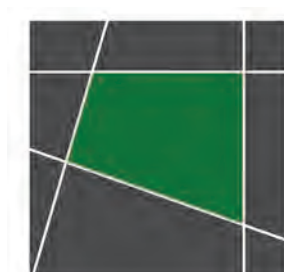


**BLADES**



**CACTI GEOMETRY ART FEATURE**

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**SCOTTSDALE'S MUSEUMSQUARE**  
REZONING DEVELOPMENT APPLICATION

APARTMENTS/CONDOMINIUM

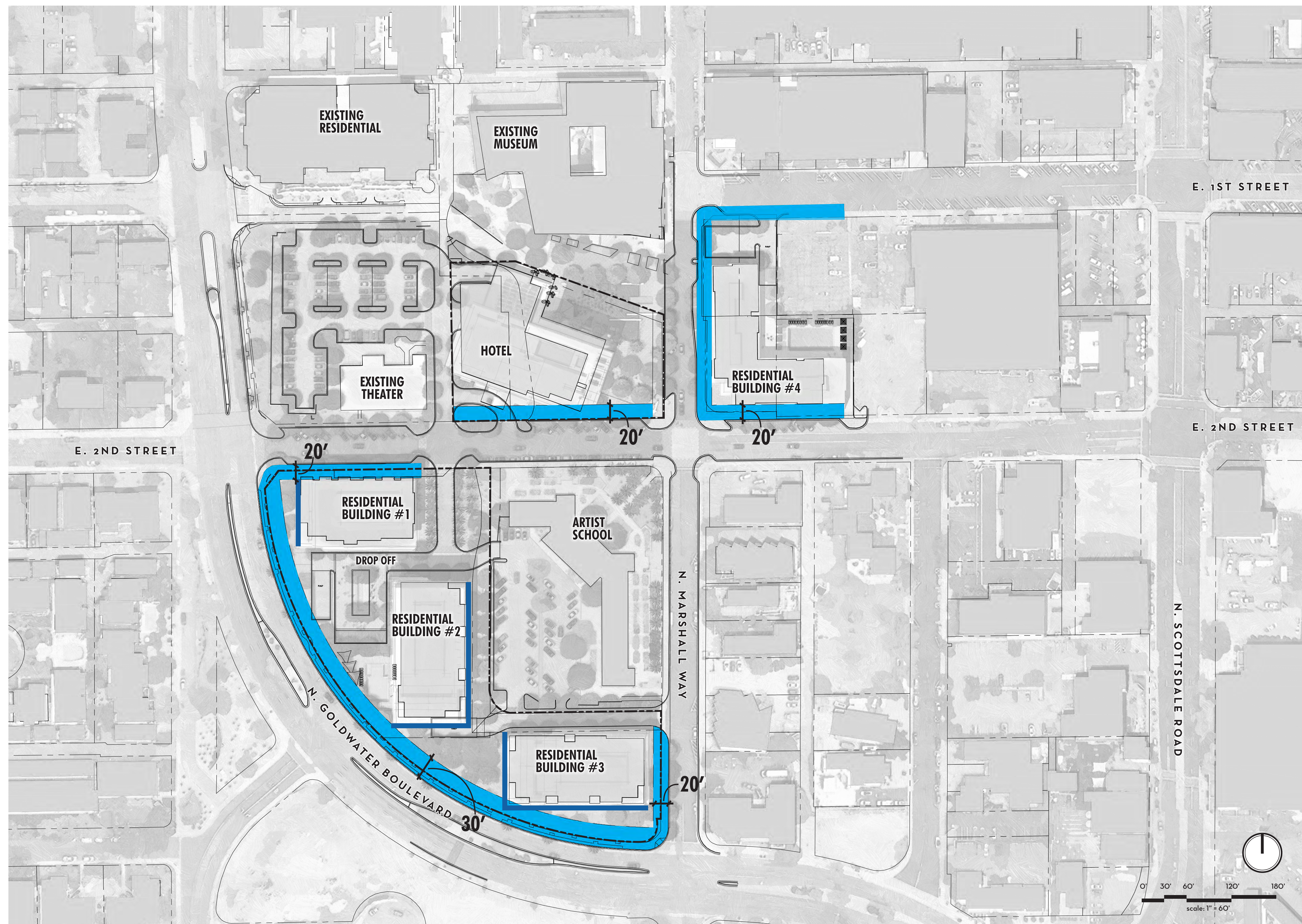
23EE. MASTER THEMATIC ARCHITECTURAL CHARACTER PLAN

6.18.18



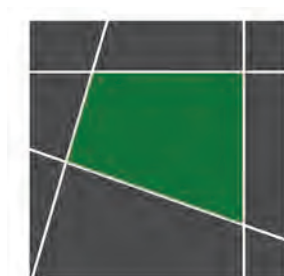
**LEGEND**

- BLDG. FOOTPRINT**  
- AT GROUND LEVEL
- SETBACK**  
- SETBACKS ARE FROM BACK OF CURB
- BLDG. STEPBACK**  
- SEE STEPBACKS SHEET FOR FURTHER INFORMATION

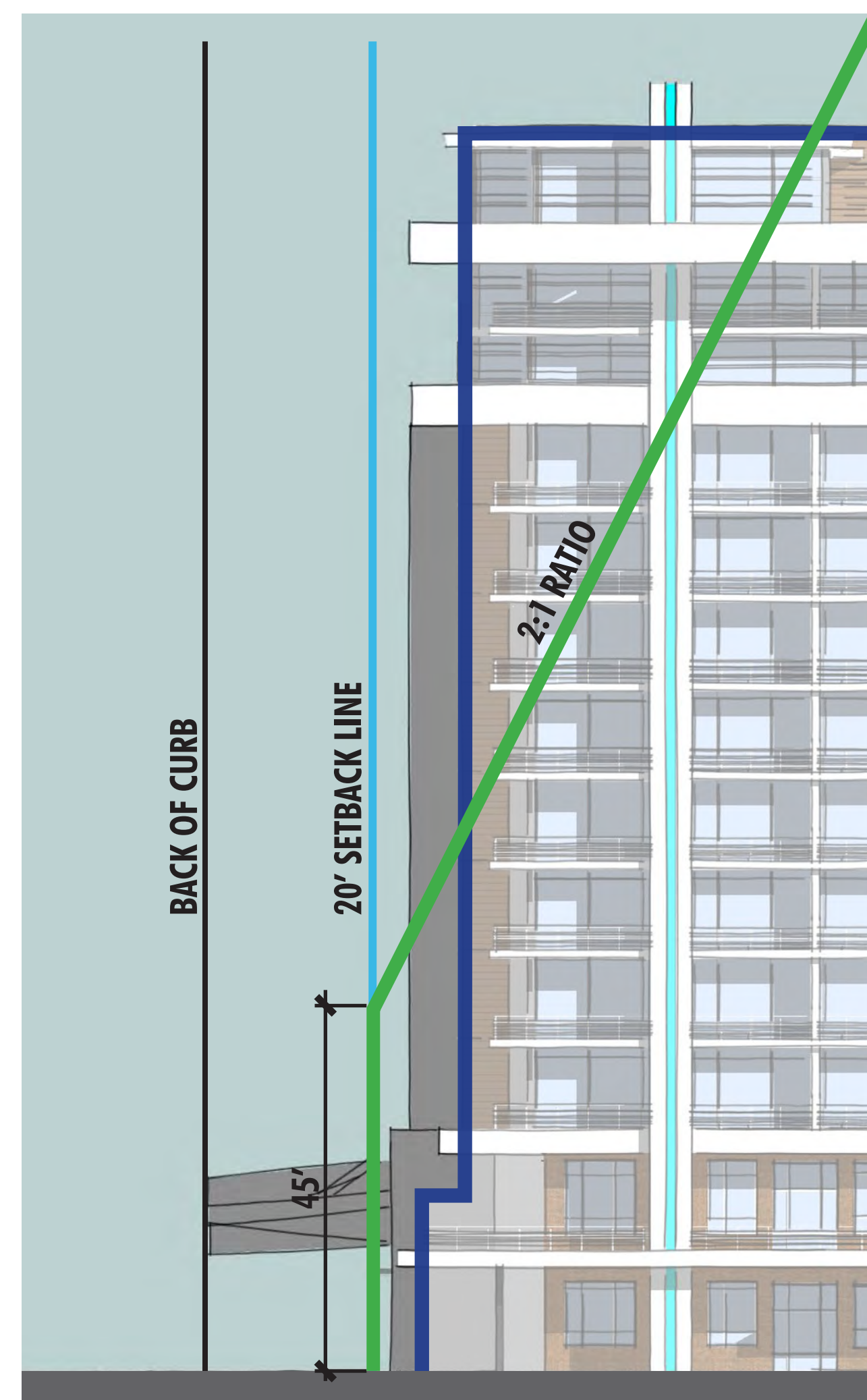
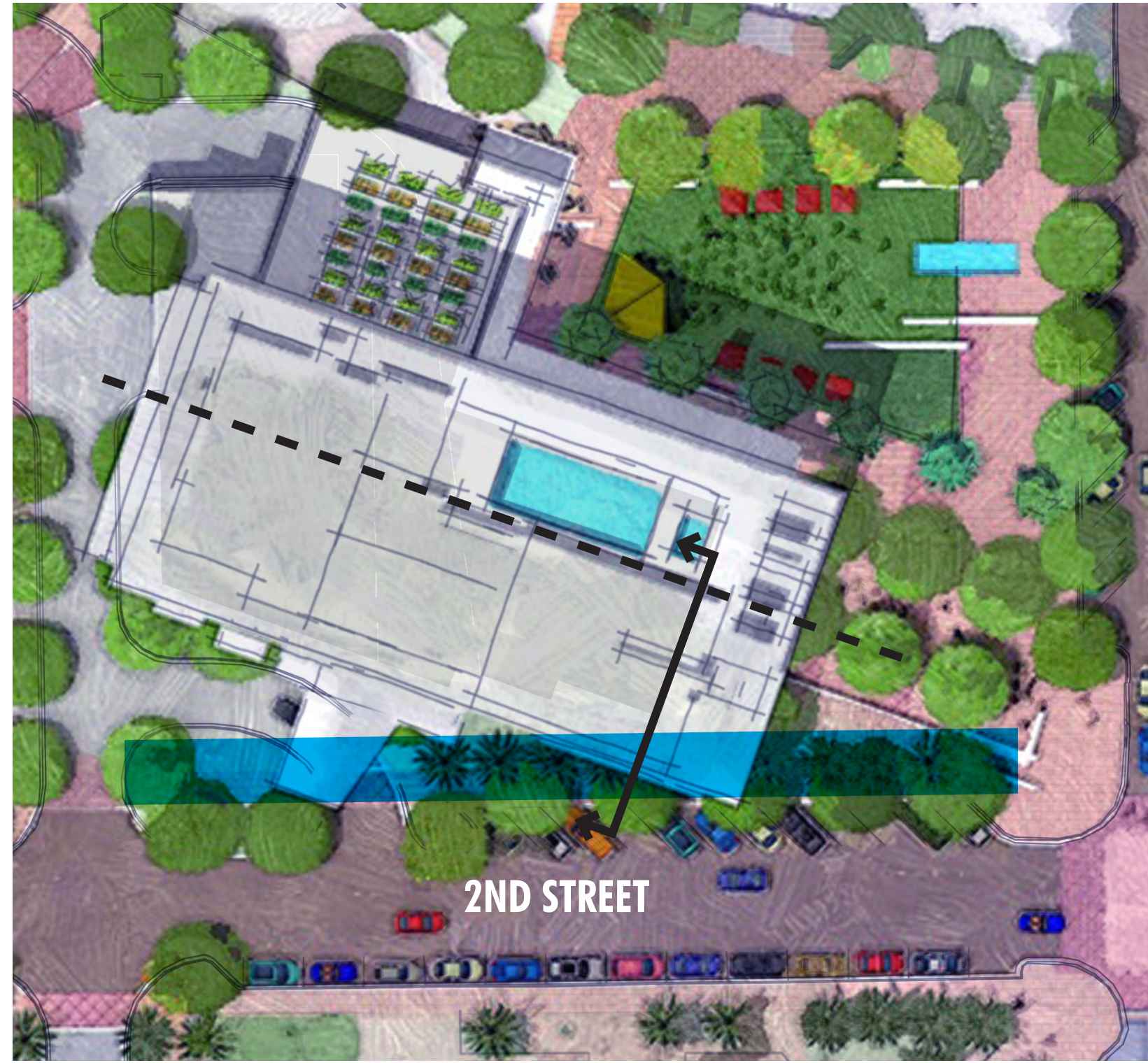


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**SETBACKS**  
6.18.18



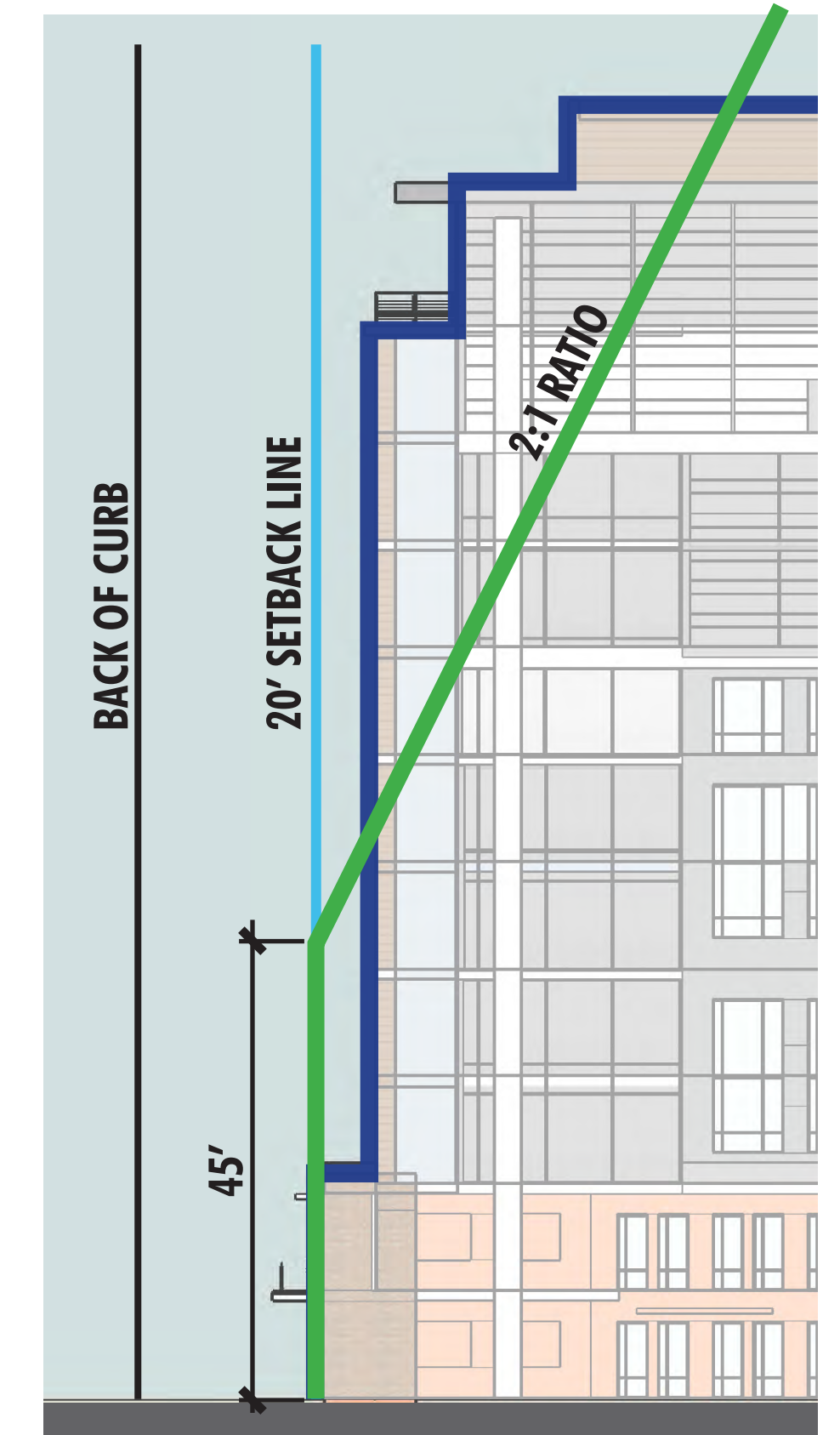
**HOTEL**



**RESIDENTIAL BUILDING 1**



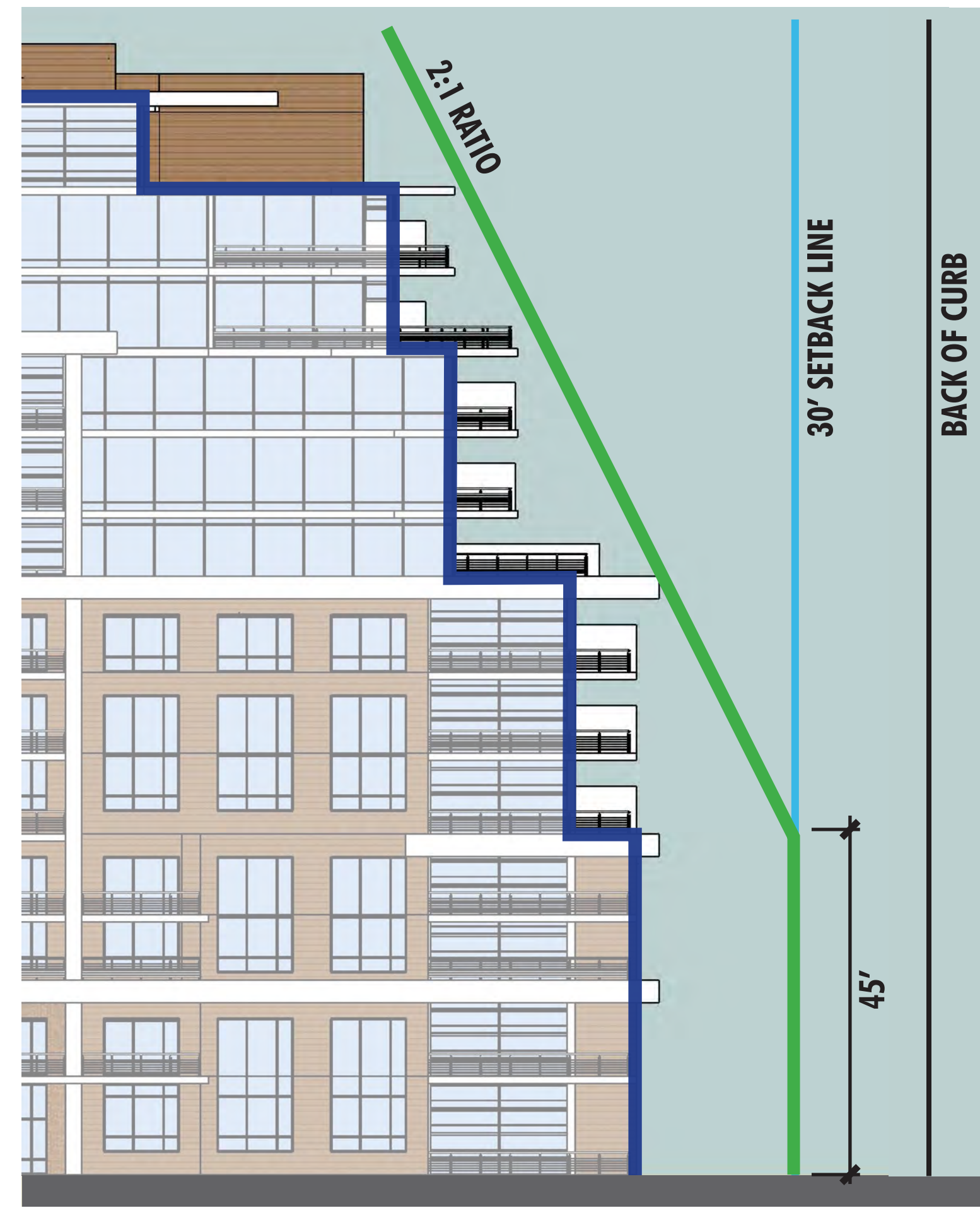
**RESIDENTIAL BUILDING 1**



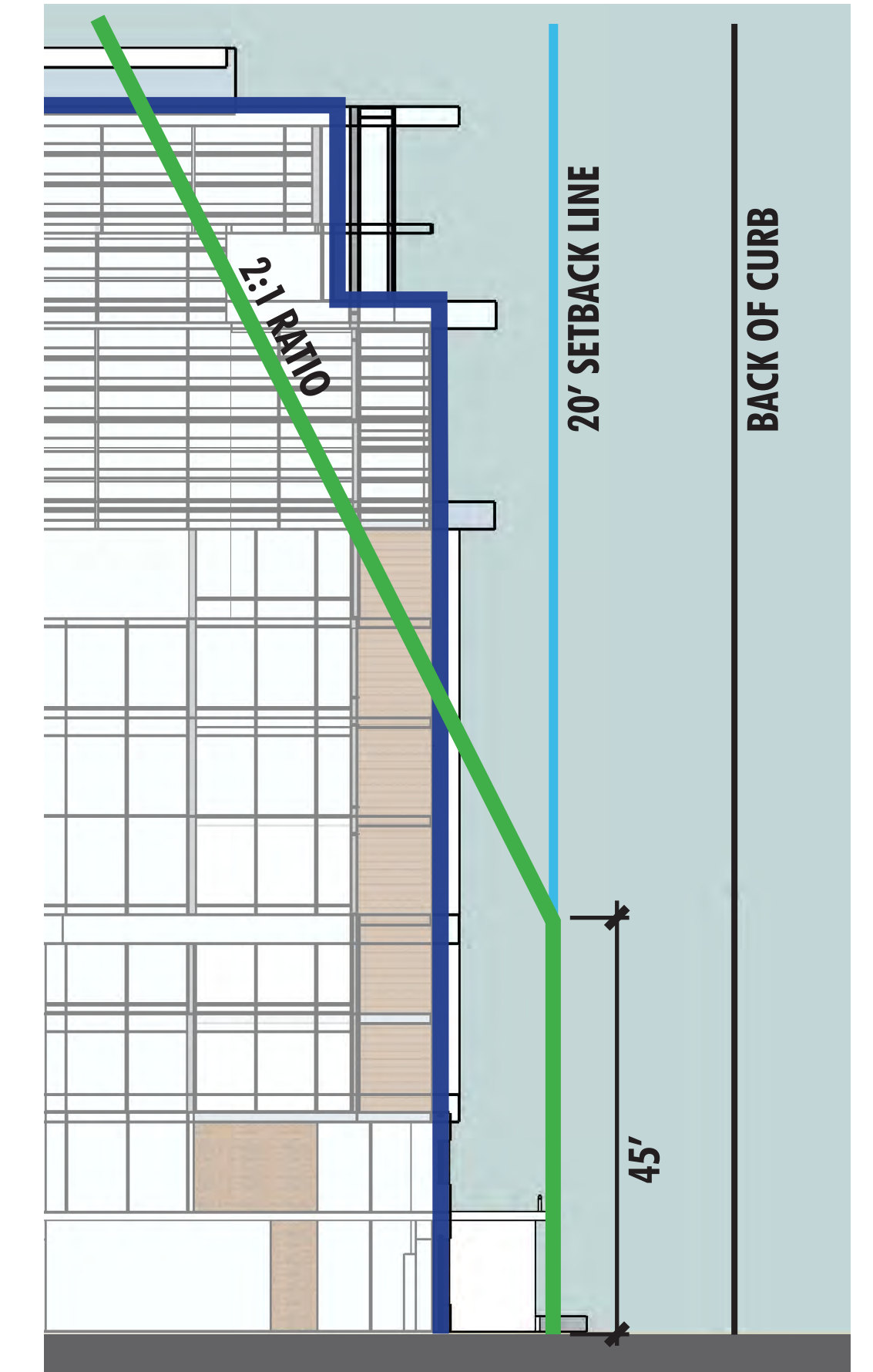
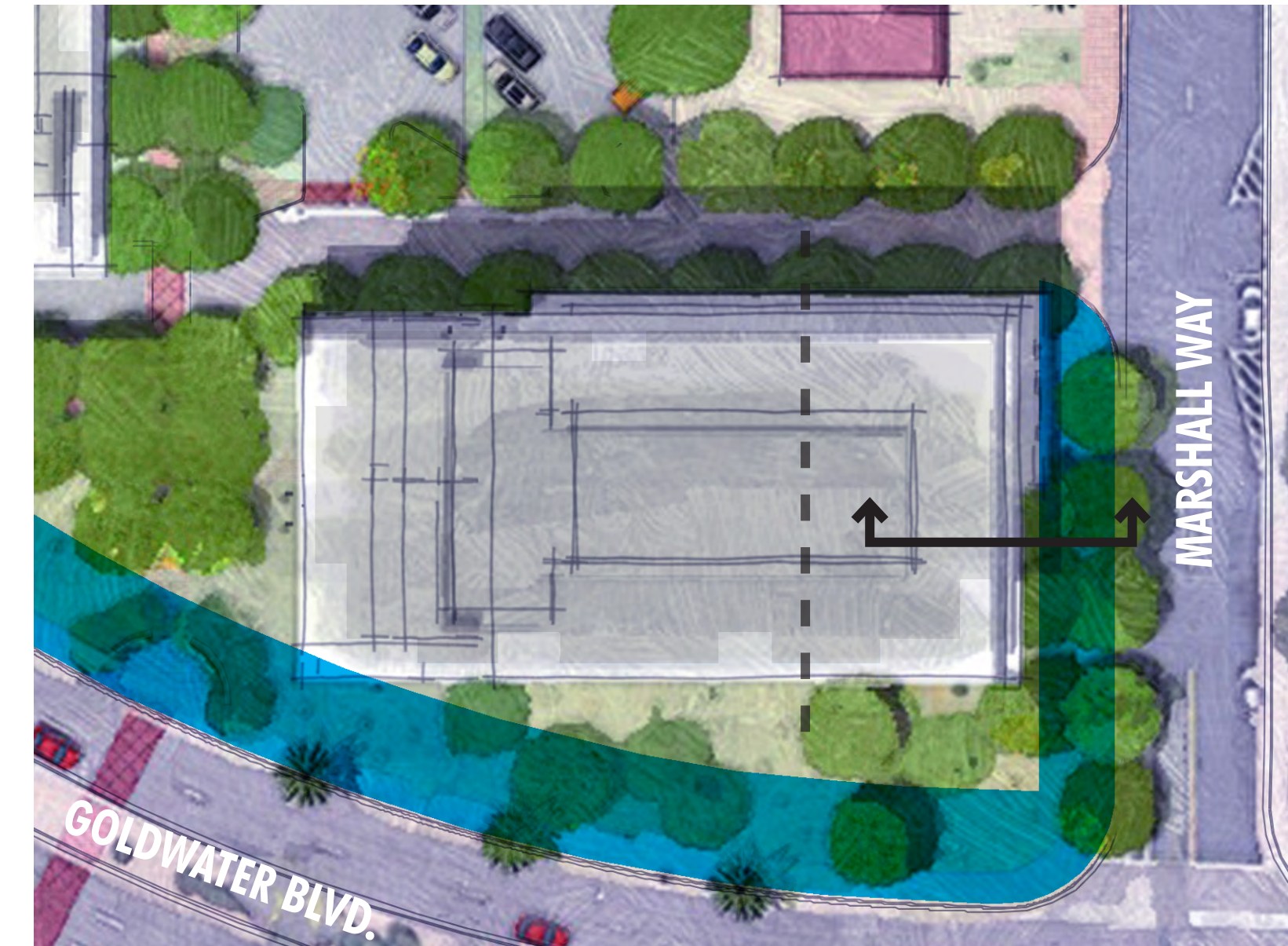
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**HOTEL & RESIDENTIAL BUILDING 1 STEPBACKS**  
6.18.18

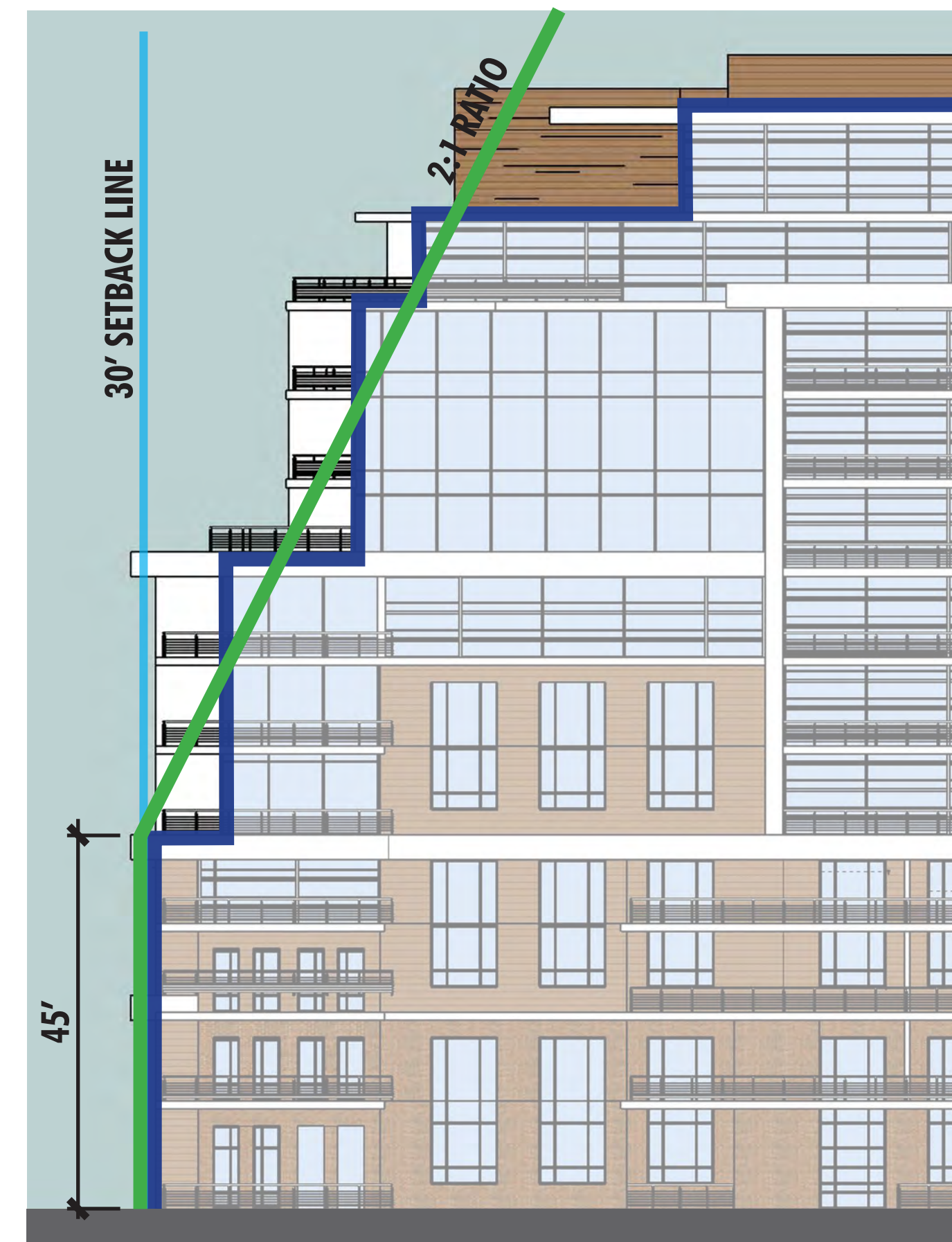
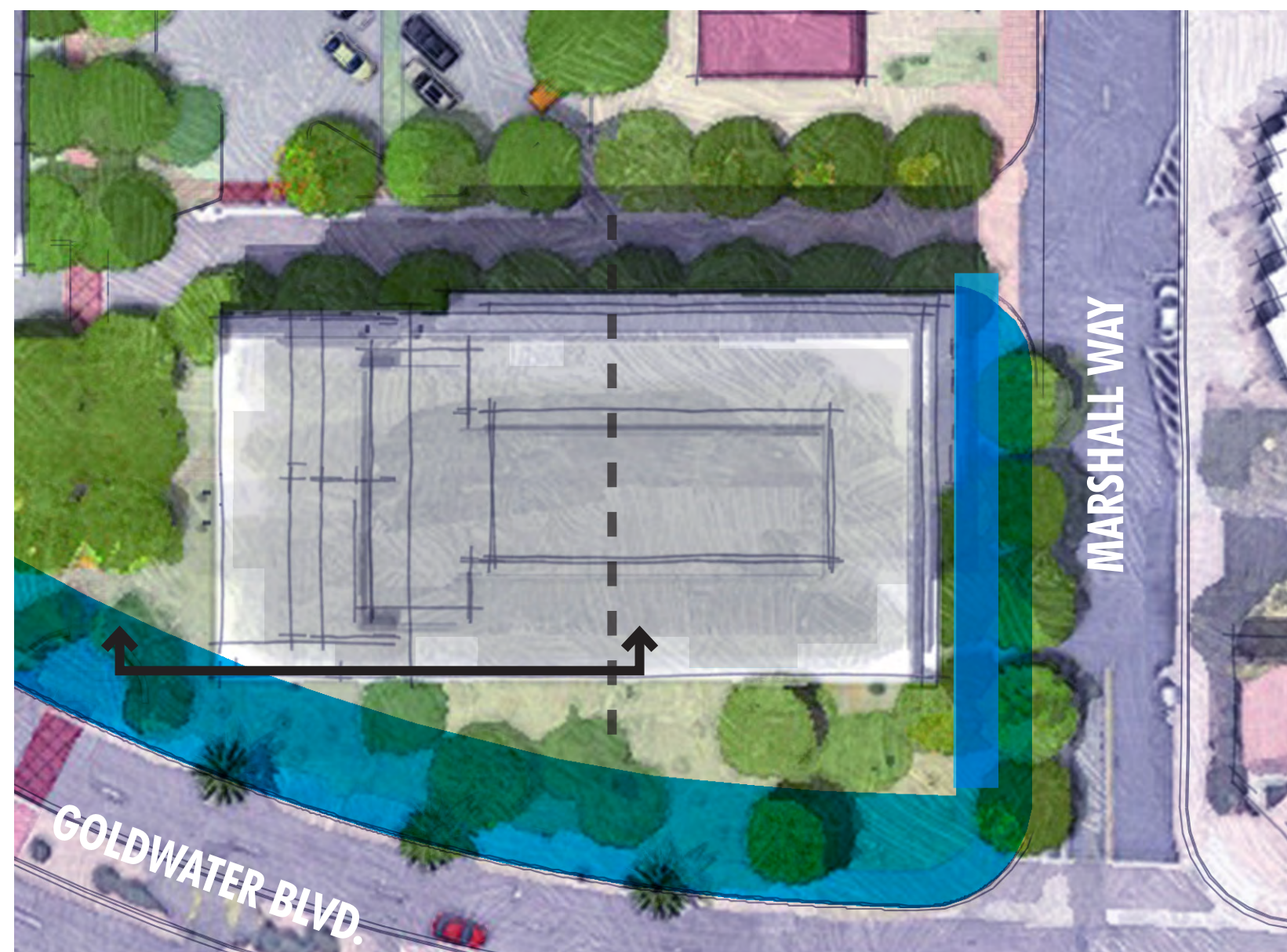
**RESIDENTIAL BUILDING 2**



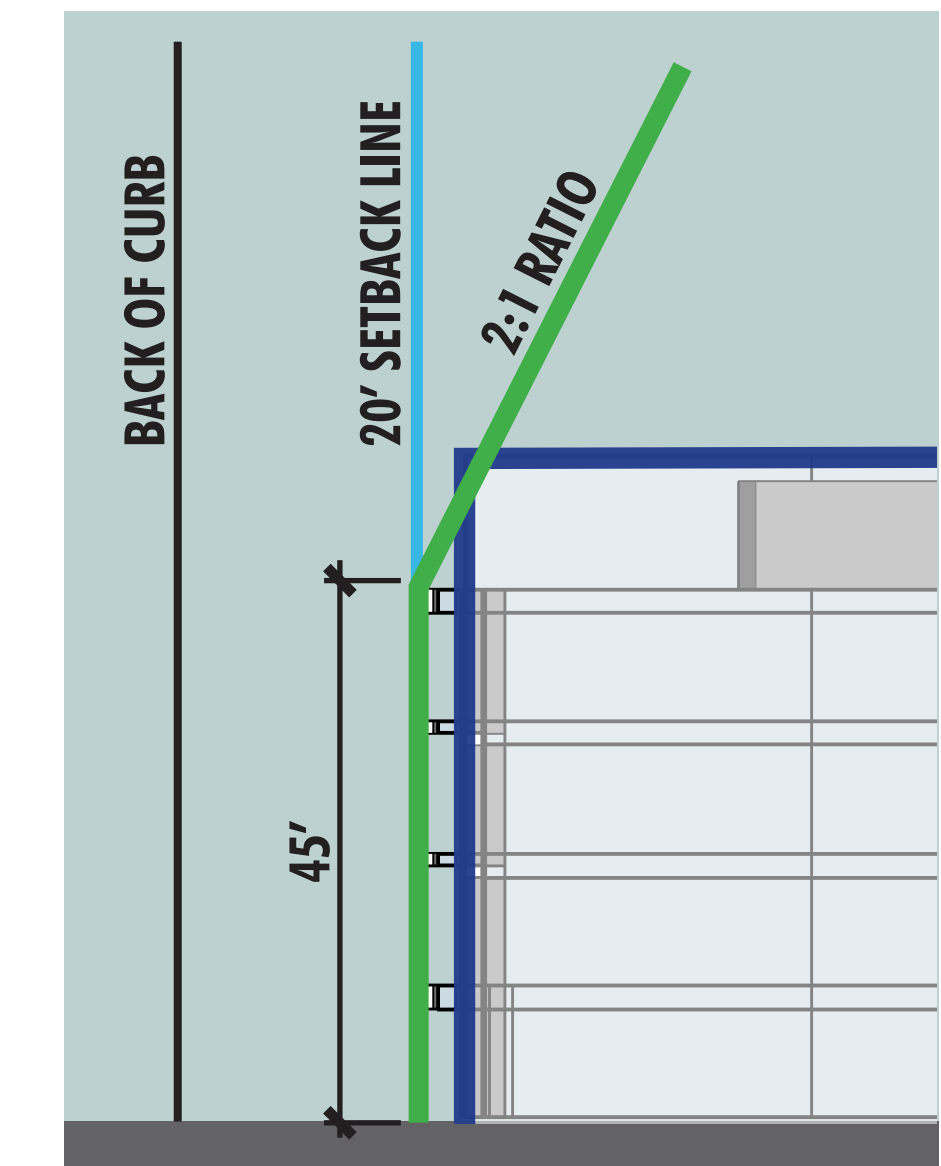
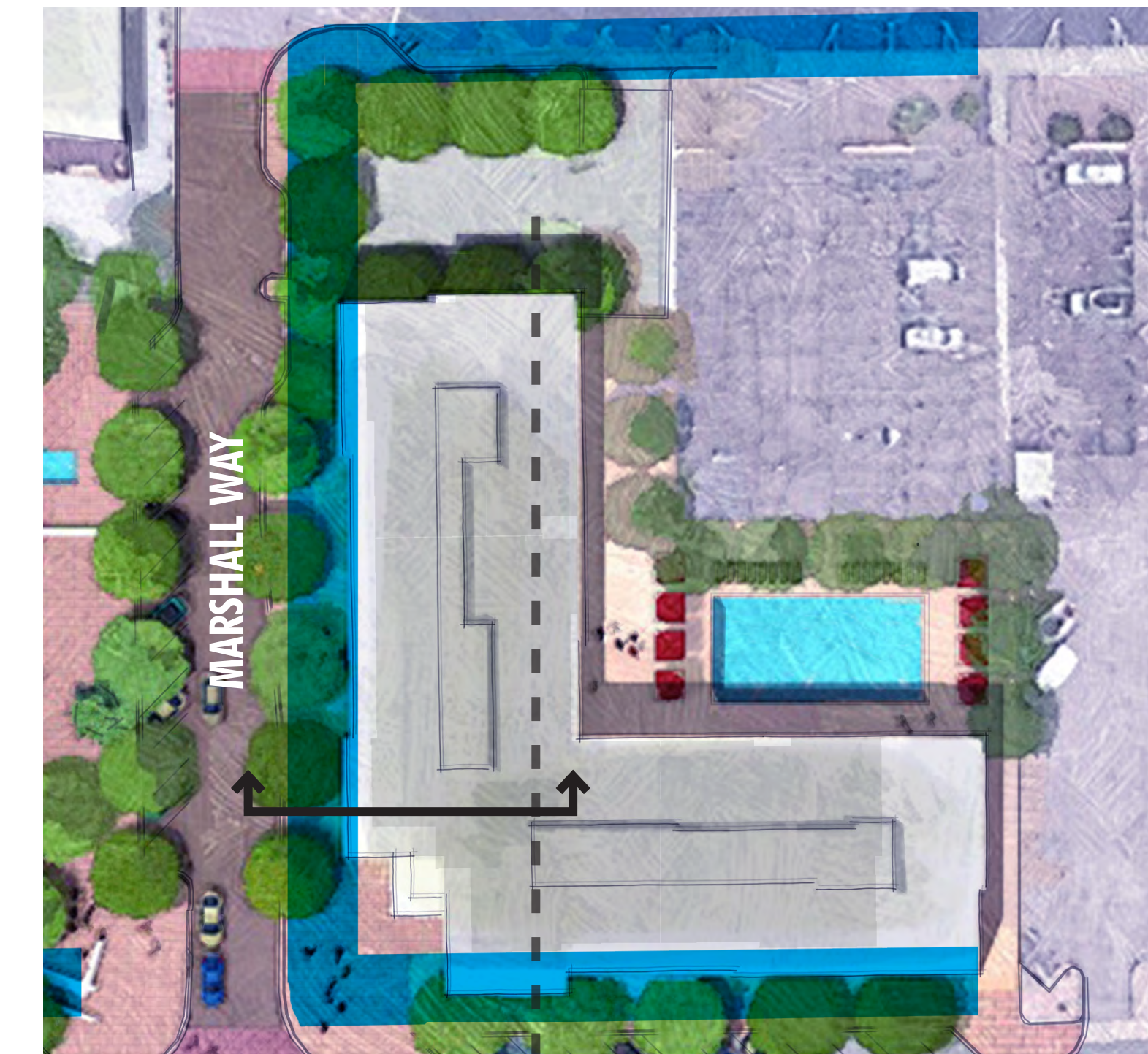
**RESIDENTIAL BUILDING 3**



**RESIDENTIAL BUILDING 3**

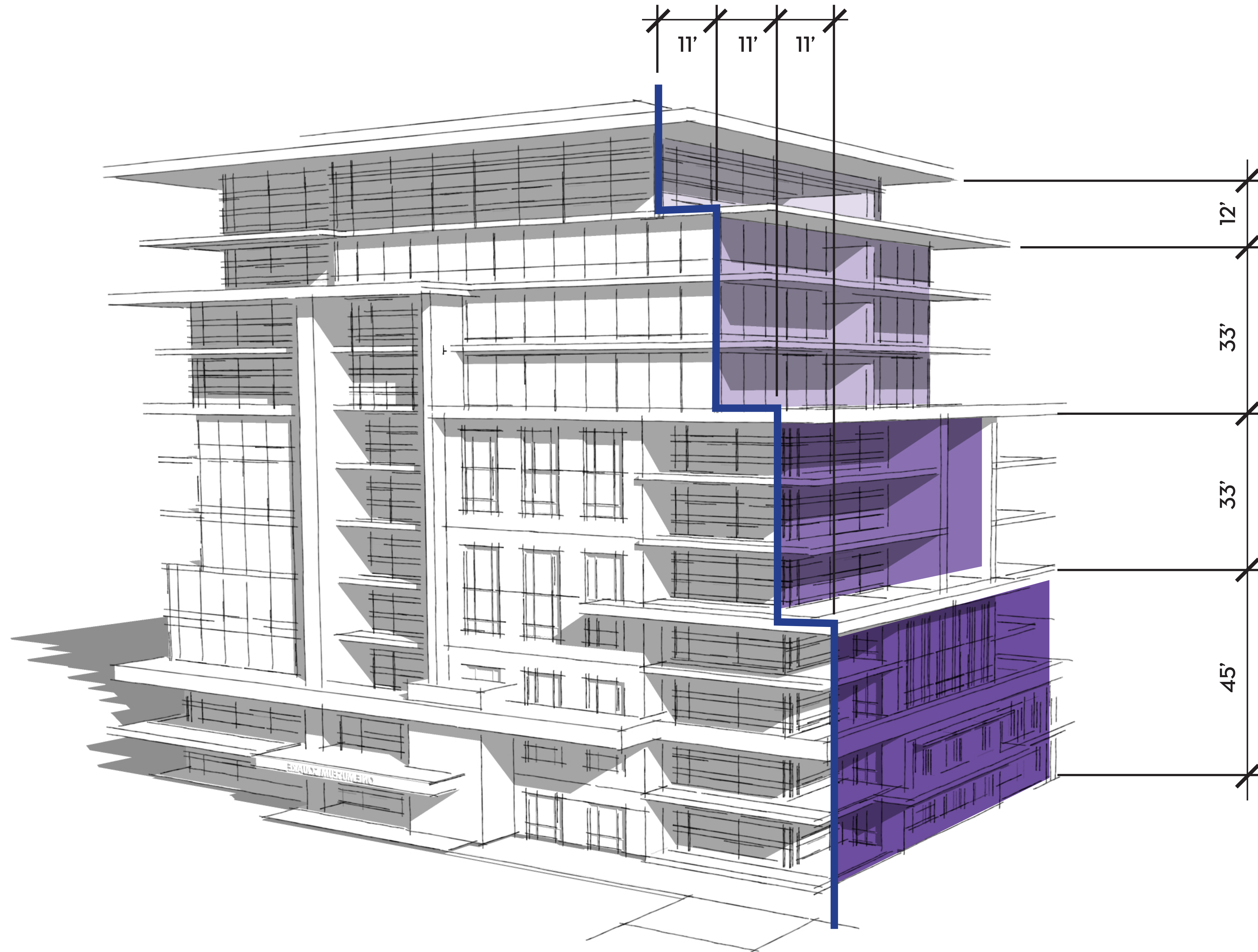


**RESIDENTIAL BUILDING 4**



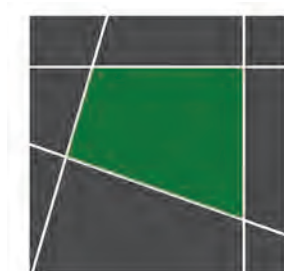
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**RESIDENTIAL BUILDING 2, 3, & 4 STEPBACKS**  
6.18.18



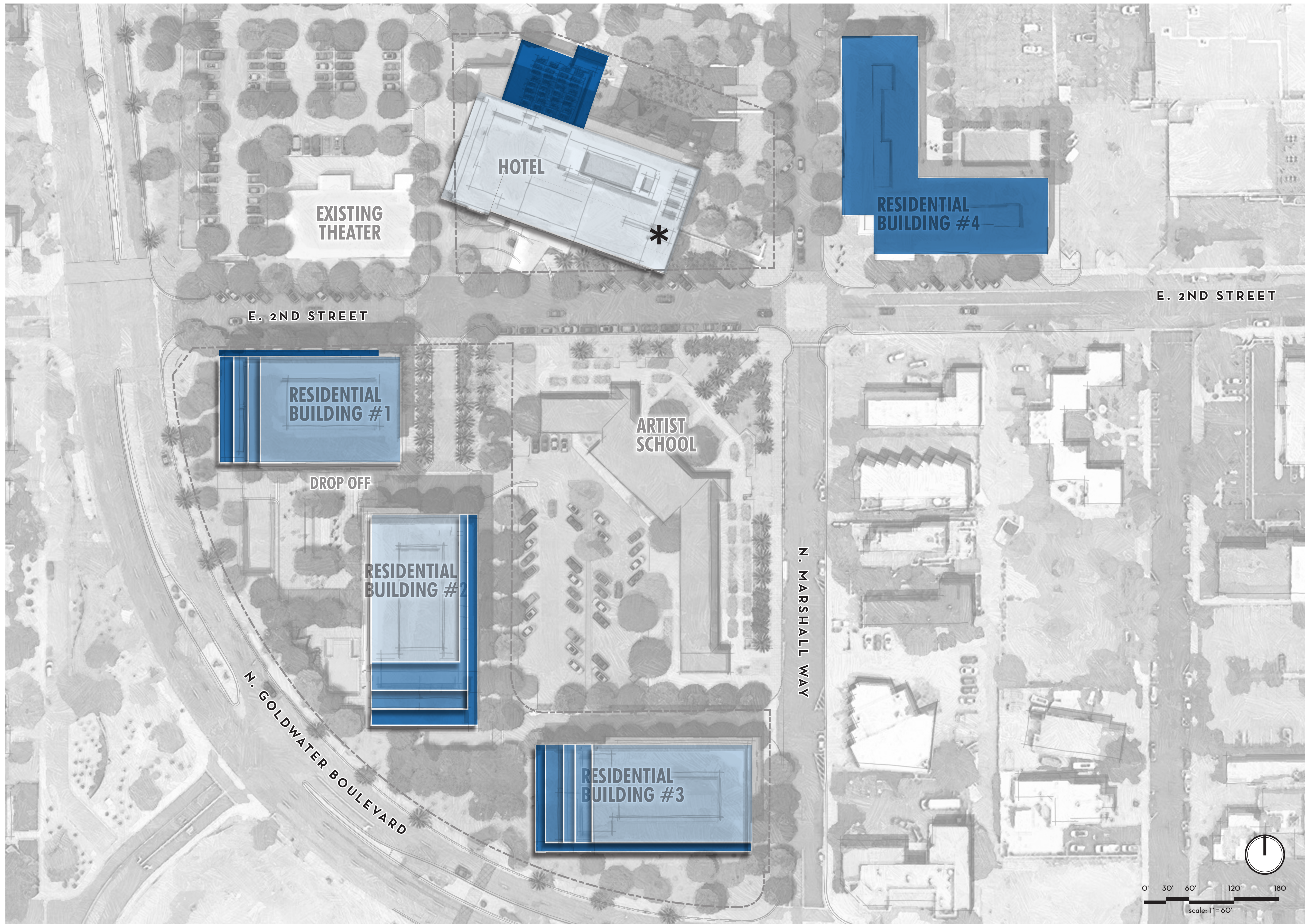
TYPICAL RESIDENCE STEPBACK  
6.18.18

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# HEIGHT GRADIATION

- 30'
- 45'
- 60'
- 78'
- 111'
- 123'
- 135'
- 139'
- 149'
- 150'
- \* 156' (CANDLESTICK SPIRE ART FEATURE)



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**BUILDING HEIGHT DIAGRAM**  
6.18.18

