

Q.S.
40-45

Google Earth Pro Imagery

Context Aerial

30-DR-2021

ATTACHMENT #1



Close-up Aerial

30-DR-2021

StreetLights Residential – One Scottsdale Development Review Board (“DRB”) Application Narrative



StreetLights Residential – One Scottsdale - DRB Application Narrative

South side of Legacy Boulevard approximately 1,100-feet east of Scottsdale Road within the One Scottsdale Planned Community Development

Submitted to:

City of Scottsdale
Planning and Development Department
3939 North Drinkwater Boulevard, Scottsdale, AZ 85251

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Prepared for:

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Part I: Request and Introduction

On behalf of StreetLights Residential, Quarles & Brady LLP submits this Development Review Board (“DRB”) application in regard to a proposed 314-unit luxury multifamily residential development located on approximately 5.7 acres on the south side of Legacy Boulevard approximately 1,100-feet east of Scottsdale Road within the One Scottsdale Planned Community Development (the “Property”). See Aerial & Zoning Maps attached at **Tab A**. According to zoning history records, the City of Scottsdale previously approved and anticipated a high-quality, multifamily use at this Property. Specifically, Zoning Case No. 20-ZN-2002 approved 900 residential units for One Scottsdale, of which 80% were to be developed as multi-family rental units, and 20% as for-sale condominiums. Based on these percentages, the total number of anticipated rental units are 720, while 180 units will be for-sale condominiums. Therefore, StreetLights Residential's 314 proposed units are well below the maximum 720 units permitted, and this application complies with and fulfills the intent of all prior City Council approvals.

StreetLights Residential takes a quality-centric approach to designing apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states. Since StreetLights' inception in 2011, the company has grown to more than 150 employees in its development and construction companies and has offices in Dallas, Atlanta, Orlando, Phoenix and San Diego. For more information, visit www.streetlightsres.com.



Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. Additionally, StreetLights recently broke ground on a new luxury residential development located at The Grove at the Northwest corner of 44th Street and Camelback Road and obtained zoning approvals for a mixed-use development near the intersection of Rio Salado Parkway and Highway 101 in Tempe. Included with this submittal are photographs of existing Arizona developments which highlight the luxury and quality StreetLights brings to all of its developments. Photographs and renderings of these projects are attached at **Tab B**.

Part I: *continued...*

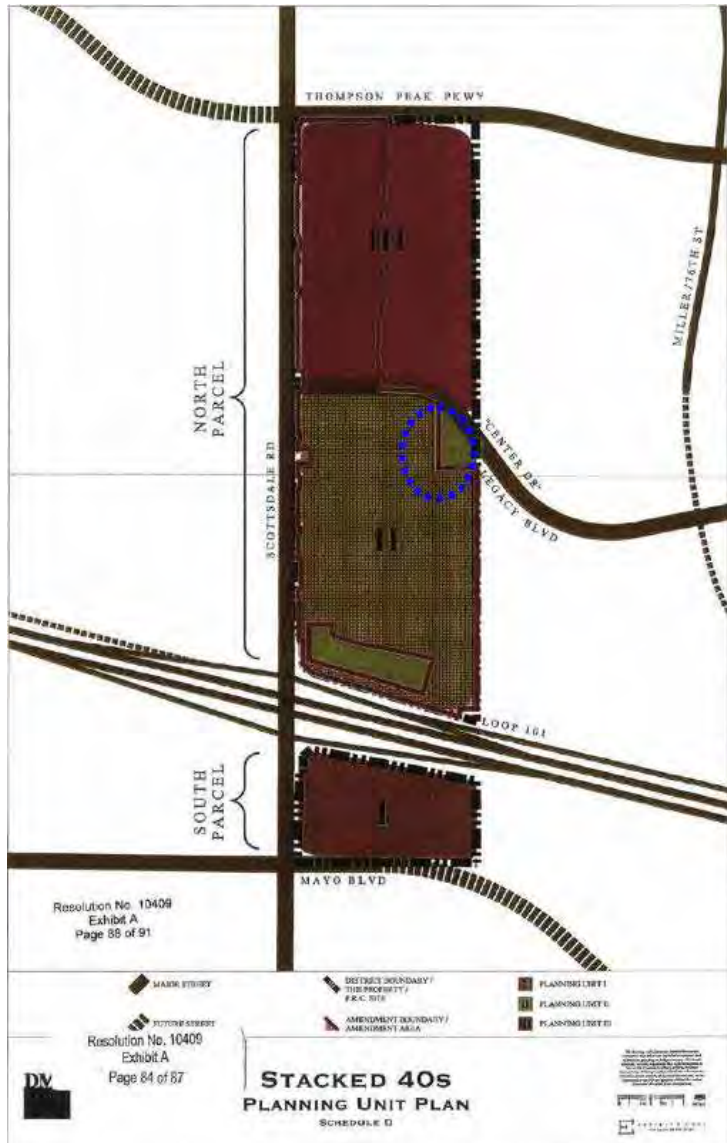
The proposed 314 units will range in size from 530 SF – 1600 SF and include studio, one-bedroom, two-bedroom and three-bedroom homes. The proposed height of the residential portion will be three and four stories, along with a 5.5-story parking garage with a total of 503 parking spaces within the garage and an additional 24 surface parking spaces for a total of 527 parking spaces available for residents, guests, and visitors. This parking garage will be screened on all sides by wrapping the residential units and high-quality architecture around the garage. This draws the attention to the high-quality of architecture and materials, while removing the garage from the visual elements. Access is available directly off Legacy Boulevard.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002 attached at Tab D) with a large open courtyard and pool along its eastern edge. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the south has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The architectural style of the development is also broken into two distinct districts corresponding to the three-story building to the north and the four-story building to the south. The more elaborate Spanish Colonial Revival details and towers of the northern portion are inspired by and correspond with Arizona's Architect Annie Graham Rockfellow's 1928 El Conquistador Hotel, while the more sparing details and simplified massing of the southern portion give it the character of a later addition to the resort. These distinct styles help to break up the length of the building facades. This overall design is intended to set a design precedent for the masterplan.

The development's architectural style exemplifies the imagery outlined within the One Scottsdale Pattern Book and its associated design standards. This is demonstrated by the strong architectural statement at the front door to the development off of Legacy Drive.

Part II: Zoning History and Background Overview



The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s,” the area was later amended via Case No. 20-ZN-2002 #3 and is now identified as “One Scottsdale.” The One Scottsdale development is intended to be a mixed-use development consisting of residential (both rental and condominiums), commercial, retail, office and hotel uses. See Aerial & Zoning Maps attached at **Tab A**.

The prior approvals anticipated a multifamily residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units and reduced to 900 units within the overall project). Per conditions approved by the Scottsdale City Council, the 900 units are required to consist of a minimum of 20% (120 units) for-sale condominium uses, allowing for 80% (720 units) of the units to be developed as for-rent multi-family units. The proposed StreetLights development falls within Planning Unit II. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately 55.6 d.u./acre, and at the intended height and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Survey Map and Planning Unit Plan Attached at **Tab E**.

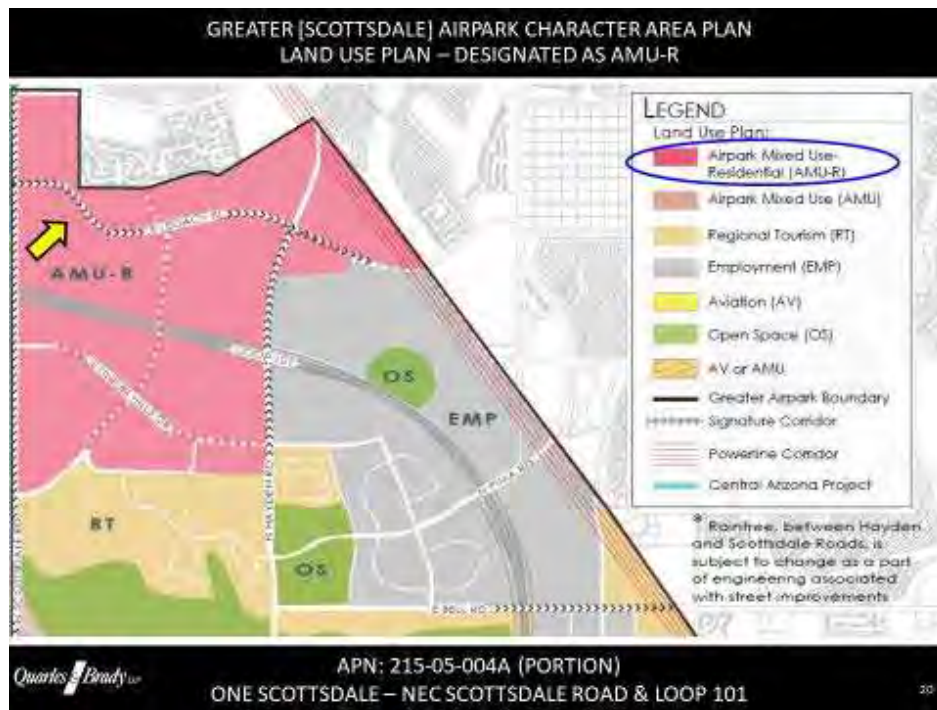
a. Conformance with General Plan

The proposed development is in compliance with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing. See General Plan Map attached at **Tab A**.

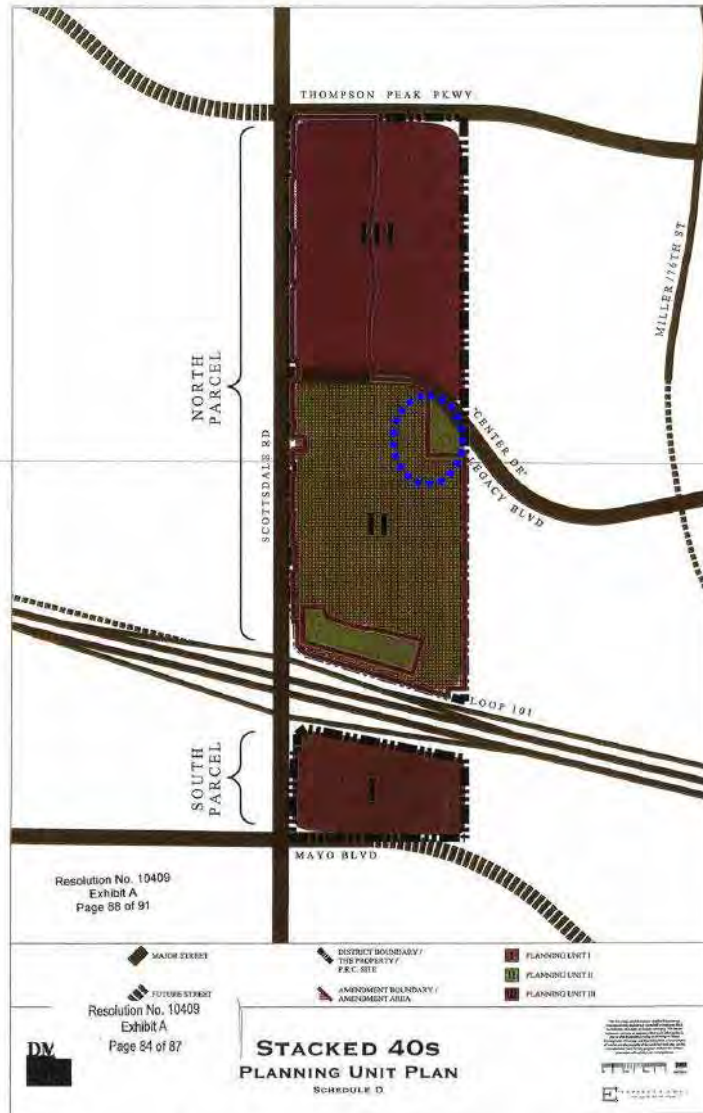


b. Conformance with Greater Airport Character Area Plan

The proposed development is also in compliance the Airpark Plan, which designates the Property as “AMU-R” (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type ‘C’ conceptual development type). See Greater Airport Character Area Plan Map attached at **Tab A**.



c. Conformance with One Scottsdale Amended Development Plan



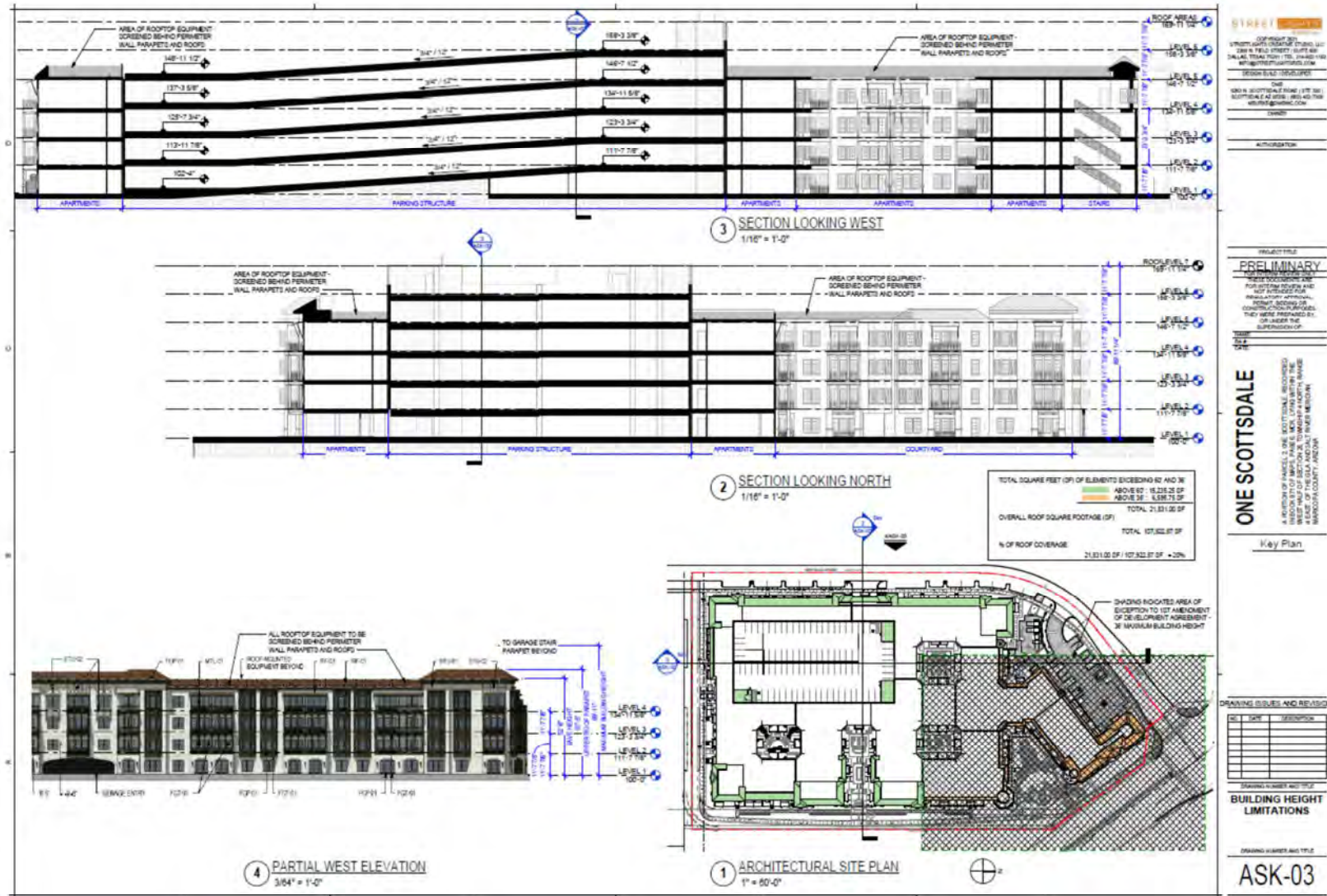
The proposed development is in compliance with all applicable stipulations from Case No. 20-ZN-2002#3. See City Council Report and Stipulations for 20-ZN-2002#3 Attached at **Tab D**.

Specifically, the proposed development is in compliance with Stipulation No. 5, which states:

***BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed ninety (90) feet in height, forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.*

c. Conformance with One Scottsdale Amended Development Plan

A portion of the proposed development falls within area "C" which limits the building height to 36 feet and area "E" which limits the building height to 90 feet indicated on the Allowable Building Heights Map as part of the Amended Development Plan. The proposed development is in compliance with these height requirements. Please see Allowable Building Heights Map and Building Height Limitation Plan Attached a **Tab E**.



Part III: Development Review Board Criteria

a. Architectural Character and Site Plan

The design of the three-story wing was inspired by the work of Arizona’s Architect Annie Graham Rockfellow (b. 1866 – d. 1954). Photographs of Rockfellow’s 1928 El Conquistador Hotel, surrounded by the vast desert and mountains beyond, inspired the premise that became the aesthetic identity for this proposed project: a desert mountain retreat that was expanded and enlarged over time. The three-story wing was conceived as the original hotel and is organized around a formal motor court to the north and a resort style pool courtyard to the south. The architecture of this portion of the project is characterized by seven two-story arcades of varying lengths and five distinct tower features that are octagonal in plan. The two-story arcades not only provide dwelling units with generous outdoor living space but also address the provision of shaded portions of the proposed development in a direct response to zoning requirements. See Historical Images of El Conquistador Hotel Attached at **Tab F** and Elevations Attached at **Tab G**.

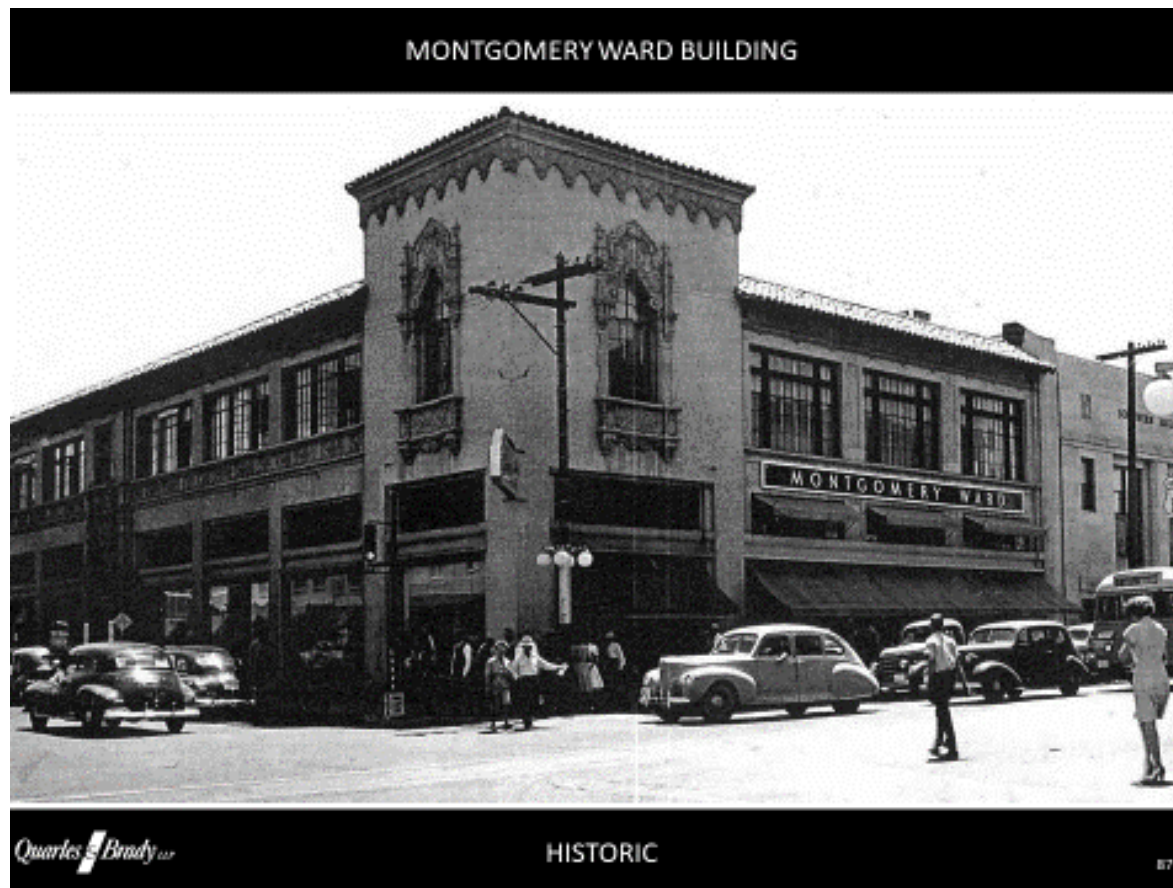
The most ornate of these octagonal towers frame views of the McDowell Mountains from the pool courtyard and incorporate wrap around belvederes. The north tower is a portion of the amenity area and the south tower is an extension of the living space for three large dwelling units. An additional three towers on this portion of the building express stairways and elevator lobbies. In keeping with the aforementioned premise of the building as a desert resort, the design of the four-story building was intended to appear as if it were a later expansion to the hotel. The architectural details of this portion of the proposed development are more reserved than those of the north building. The four-story building is organized around three courtyards and six tower features. Five of the towers mark the corners, and the sixth marks the vehicular ingress and egress of the hidden parking structure. These six features are rectilinear in plan and are capped by hipped tile roofs. The ornamental cartouches and window moldings on these corner towers are intended to reference the more ornate detailing of the three-story wing and unify the composition. See Elevations Attached at **Tab G**.



Part III: Development Review Board Criteria

a. Architectural Character and Site Plan

The design of these corner elements was influenced by the work of another Arizona architect, Roy Place (b.1887 – d.1950). Place’s Montgomery Ward Building in Tucson particularly inspired the design. The referenced building makes a strong urban statement and is an anchor at the corner of Stone Avenue and Pennington Street. The design intent of the four-story building is to address the new collector street and to set the precedent for future buildings to embrace the street in a similar manner. The first-floor dwelling units along the street façade were designed with an entrance edicule to celebrate their exterior entrances. These dwelling units will also have private exterior patios along the street edge in addition to these covered front entrances. See Elevations Attached at Tab G and Historical Image of Montgomery Ward Building Attached at **Tab H**.



b. Landscaping

The overall planting design for the Property is designed to provide an enhanced landscape theme, utilizing a variety of low water use trees, shrubs, cacti, succulents, and groundcovers, landscape mounding and natural clusters of surface-select boulders that transitions from a lush natural desert plant palette found along the eastern edge of the Property to a formal enhanced plant palette as the Property progresses to the western edge. The landscape design focuses on enhanced desert and formal plantings that provide ample shade, vertical accentuation at key amenity areas and variation in color and texture throughout the year. See Landscape Plan Attached at **Tab I**.

c. Ingress, Egress, and Parking

The architectural feature located near the midpoint of the west elevation occurs at the ingress and egress point for the multifamily parking garage concealed behind the building's façade. The location of this garage access point is flanked by two masses that recall Roy Place's Montgomery Ward Building. The ingress and egress point itself is celebrated with a three centered arch.

The five courtyards and perimeter of the building are of special significance to the design of this project. The boundary to the east of the Property borders protected land and allows the Sonoran Desert to be reflected in the selection of hearty native plants. The formal motor court at the extreme north of the Property along Legacy Boulevard has been landscaped to reinforce the formality of the architectural character of the proposed development. In like manner, the pool courtyard and central courtyard of the four-story building open to the east and embrace the Sonoran Desert. The three smaller courtyards of the project are roughly square in proportion and feature more ornamental plants that are native to this part of Arizona, but also reinforce the architectural character of the building. See Site Plan Attached at **Tab J**.

d. Mechanical and Utility Equipment

The engineering requirement to provide mechanical systems, including rooftop packaged heat pumps for the residential dwelling units and DX split systems for the corridors, informed the design of the Spanish Colonial Revival hipped roofs that are ubiquitous across the building. These hipped roof forms imbue the building with compositional unity and perform the double function of screening potentially unsightly rooftop equipment. These hipped roofs will be clad with Spanish Barrell tiles in keeping with the architectural character of the project. The octagonal towers, capped with pyramidal roof forms, extend above the primary roof of the four-story building to provide roof access to mechanical equipment and are a welcome addition to the roofline of the project. These are very much in keeping with the aesthetic of the building. See Elevations Attached at **Tab G**.



6. VIEW FROM SOUTH WEST

Part IV: Scottsdale's Sensitive Design Principles

a. Observance of Sensitive Design Program

The unique character of the proposed development and its context has directly informed the architectural design of the proposed residential building as well as the site planning of the project. The DC Ranch community located two miles directly east of the site has set a precedent of respectfully siting residences and amenities within the topography of the McDowell Mountains. The built environment of both Market Street and Silverleaf Village at DC Ranch is marked by landscaping that embraces the native plants of the Sonoran Desert and buildings that recall Spanish Colonial revival architecture. This style of architecture is defined by elements that are well suited to the heat and intense sunlight of the desert environment. Namely, deep roof overhangs provide shade for top floor windows while lower floor windows and openings are protected and shaded by arcades and colonnades. Courtyards are typically proportioned such that they are in shade throughout most of the day as the angle of the sun tracks across them. Stylistically, Spanish Colonial revival architecture is distinguished by taught stucco walls, ornamental plaster details around select windows and doors, barrel tile roofs that are frequently red as well as tower features and corbels at roof overhangs. The proposed development will incorporate these design features in an effort to stay consistent with the surrounding developments, like the DC Ranch community to the east. See Elevations Attached at **Tab G**.



5. VIEW FROM NORTH EAST

b. Design Standards and Compliance with Scenic Corridor

The proposed development, situated along Legacy Boulevard, is organized around five courtyards, two of which are open to the east to provide dwelling units with views of the adjacent McDowell Mountains. The 36' height limitation for the northern portion of the project and the requirement to locate a three-lane condition at the intersection of Legacy Boulevard and the new collector street within the proposed development created and helped shaped the unique massing of the current design which is evident through the three-story wing and the building's motor court which is located 250' from the intersection. See Elevations Attached at **Tab G**.

c. On-Site Circulation and Pedestrian Connectivity

All five of the courtyards of the proposed development are connected by first floor pedestrian paseos for the enjoyment of the residents of the building. Both courtyards on the east side of the site that are open to allow for views of the mountains beyond feature gated pedestrian connections to hiking and biking trails. The sidewalks to the north and west of the project conform to zoning requirements and are enhanced by landscape features as well as the architectural character of exterior dwelling unit entrances and first floor patios. The design of the motor court is a curbless piazza with an inlaid pattern of contrasting pavers and a formal fountain that complement the architectural style of the project. See Elevations Attached at **Tab G**.

Part V: Lighting Design Guidelines

Both the architectural lighting for the building as well as the strategy for sight lighting are in compliance with the lighting design guidelines provided by the City of Scottsdale. This has been achieved by specifying LED lighting fixtures at the main entrance sconces as well as those that identify private dwelling unit entrances and terraces at the first floor of the project. All exterior architectural lighting above the first floor of the building is located within the deep balconies or arcade terrace features of the building to further minimize glare. The sight lighting has been designed with shaded streetlamps and sidewalk lighting to comply with “dark sky” requirements. The site lighting fixtures and illuminated bollards have also been specified with LED lamps.

Part VI: Shading Guidelines

The design of the building is characterized by architecturally significant shading elements. The three-story portion of the building features two story arcades that function as partially enclosed balconies for each dwelling unit on the first and second floors. The third story of this portion of the building is equipped with metal sunshades reminiscent of awnings that are intended to give both architectural character and provide shading from direct sunlight. A similar architectural strategy was used to provide shading elements for the four-story portion of the project. The first three stories have been enhanced with deep balconies and the fourth-floor dwelling units are shaded with metal sunshades or are shaded by a deep roof overhang at the corner towers.



FORMS+SURFACES

Part VII: Conclusion

The proposed StreetLights Residential development meets all applicable zoning ordinances, prior zoning approvals and conditions, Development Review Board Criteria, City of Scottsdale Lighting Design Guidelines, Shading Guidelines, and Sensitive Design Principles. A high-quality multifamily use was anticipated at this location via the prior zoning approvals and the proposed development fulfills the goals of the previously approved zoning and planned uses. We appreciate the Development Review Board's consideration of this application and our team is available to provide additional information as needed.



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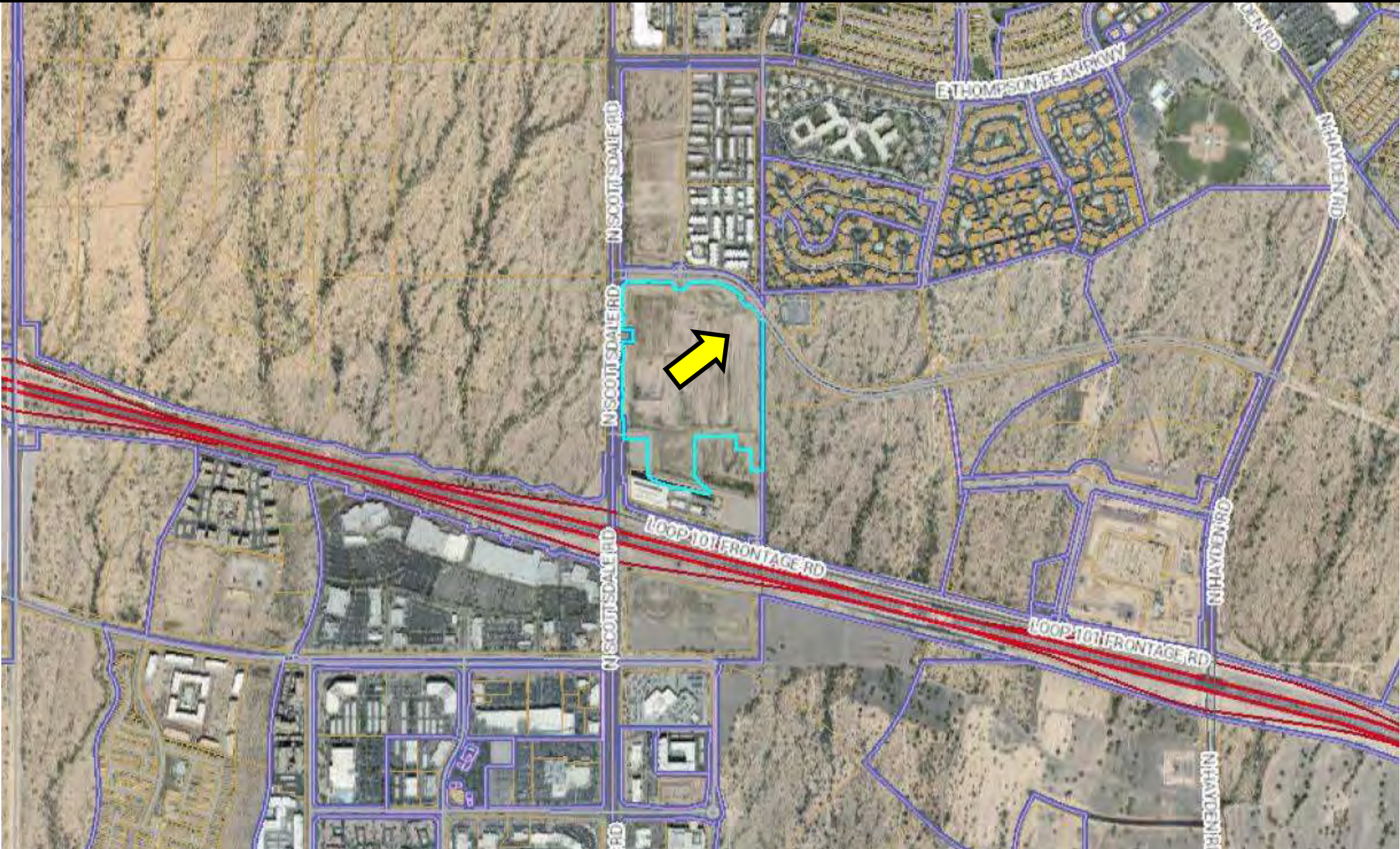
Tab A: Aerial & Zoning Maps

AERIAL MAP

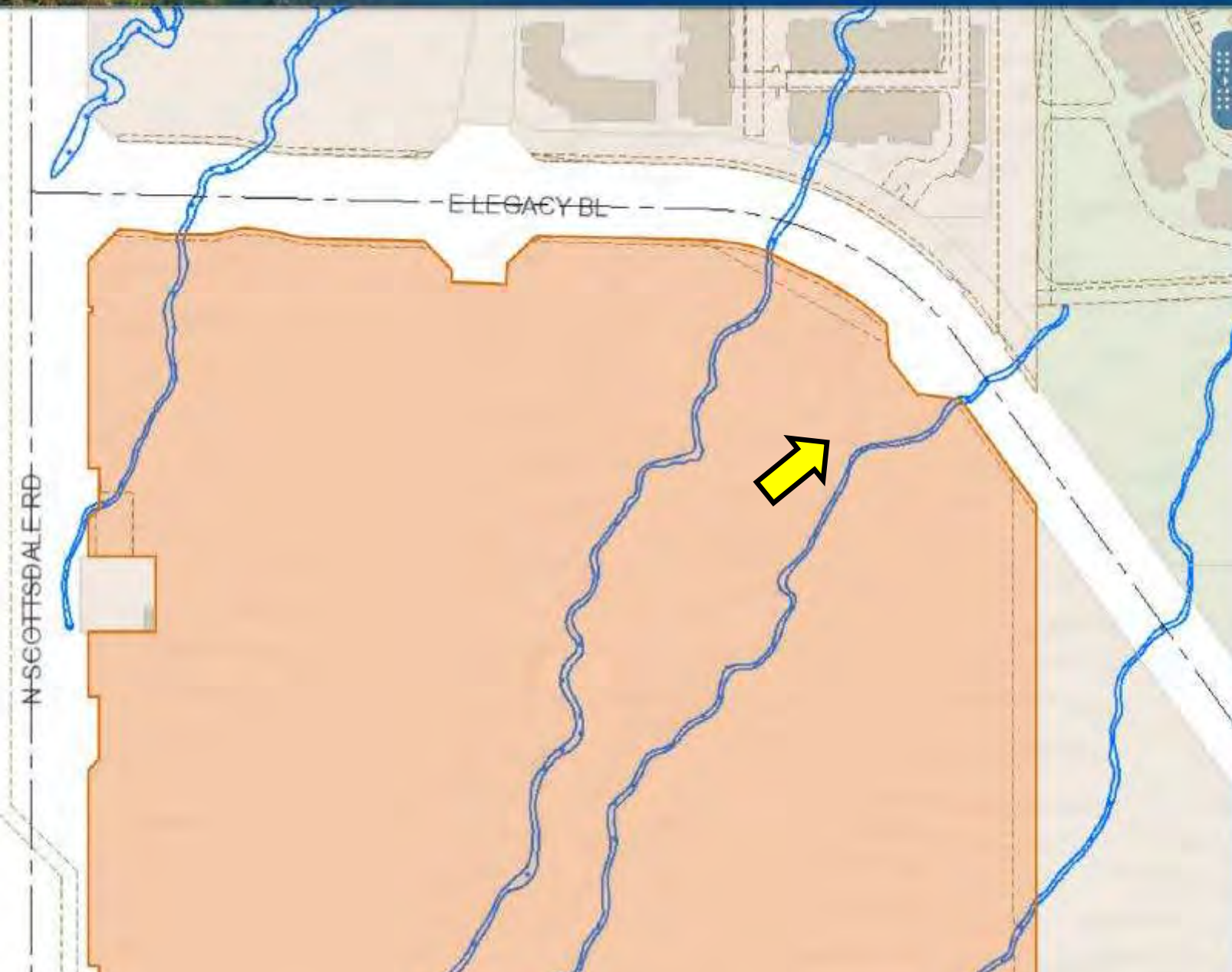


APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

AERIAL MAP



ZONING MAP PRC PCD



Search (0) Info (2)

Parcel Boundary (1)

APN	215-05-004A
Site Address	19701 N SCOTTSDALE RD
Zip Code	85255
QS Number	40-45
Subdivision Name	ONE SCOTTSDALE
MCR Number	971-06
Lot Number	2
Tract Name	
Zoning	PRC-PCD
Fema	A0
ESL Type	

Center on Map Link to Assessor

GENERAL PLAN

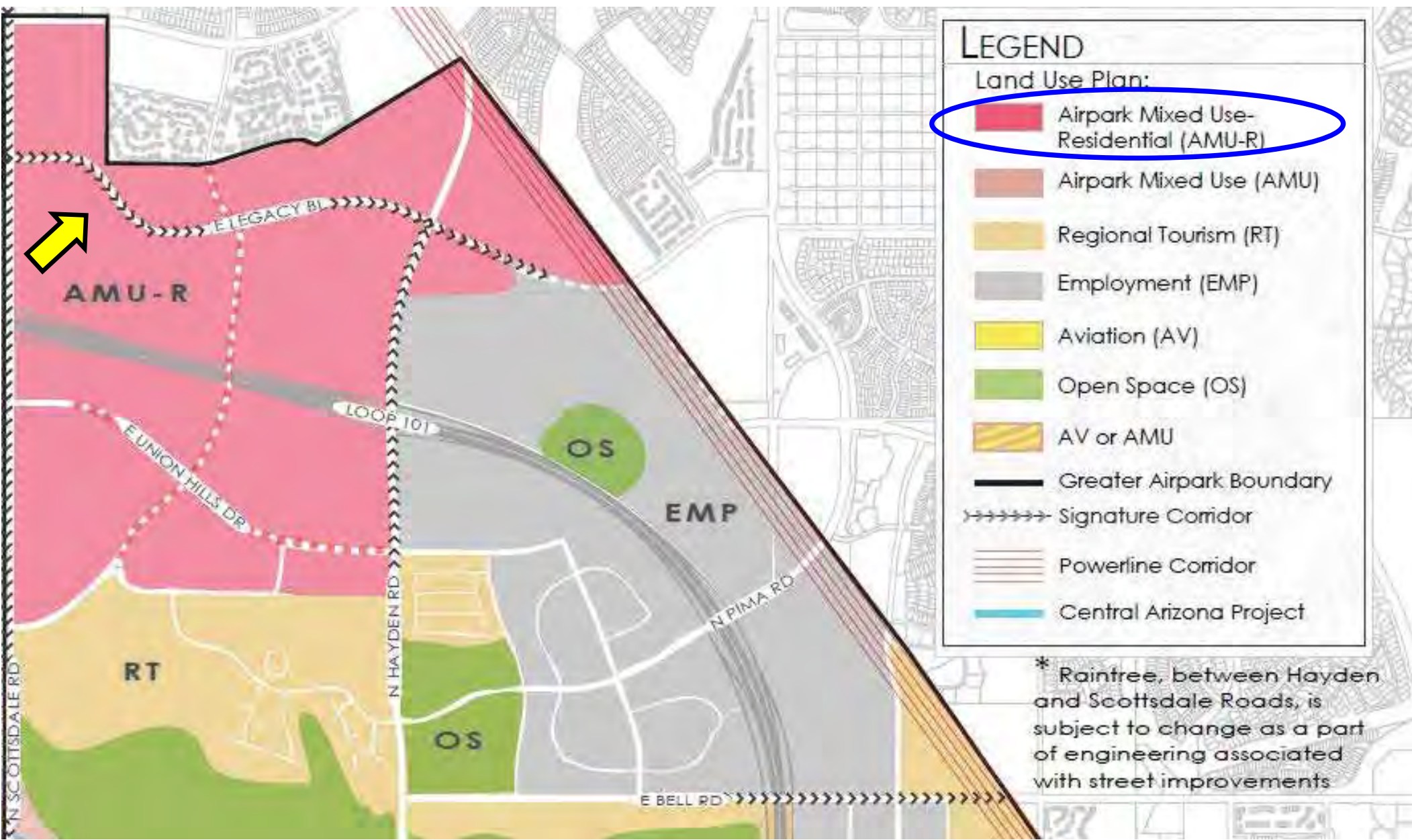
LAND USE DESIGNATION: MIXED-USE NEIGHBORHOODS / REGIONAL USE OVERLAY



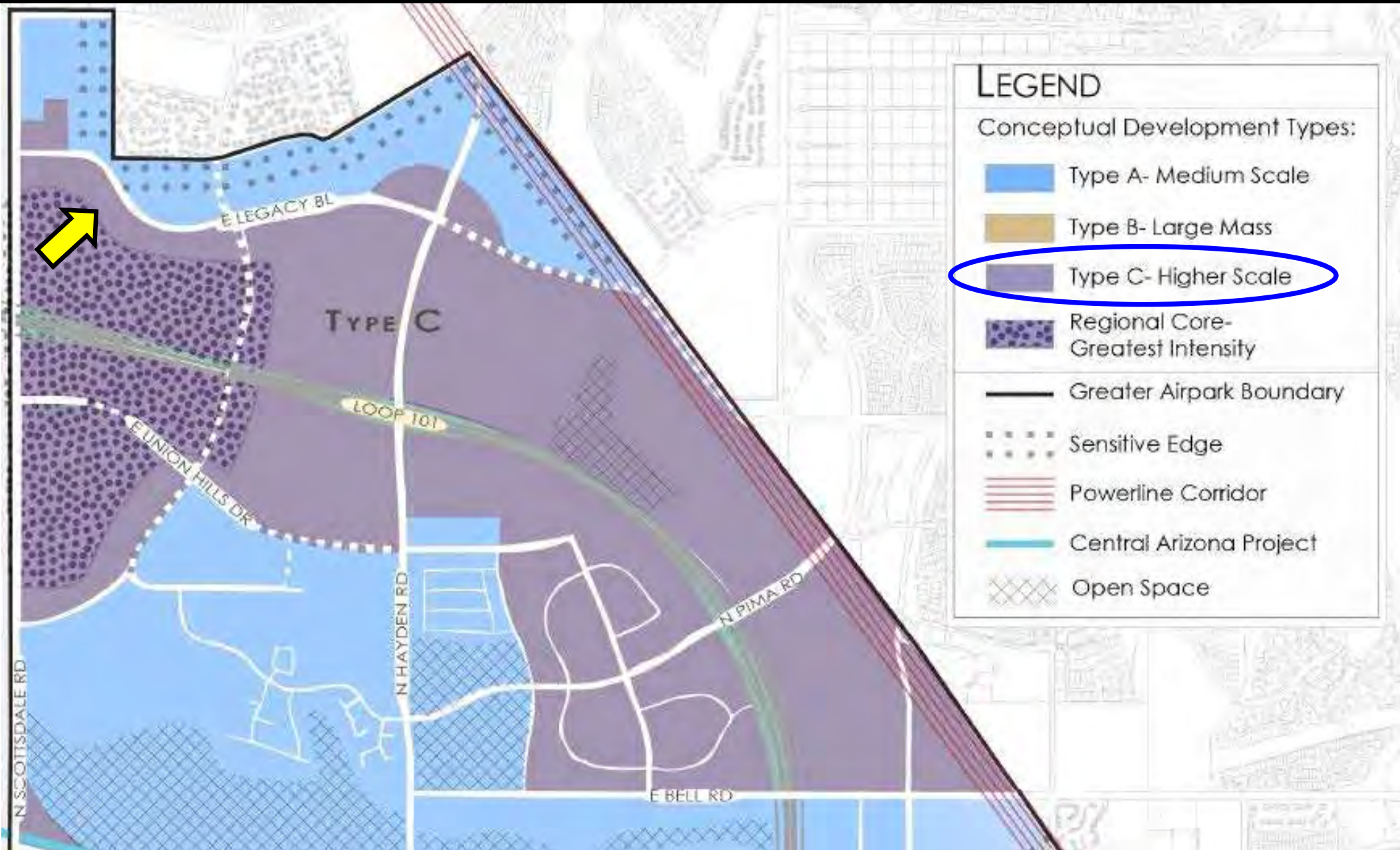
APN: 215-05-004A (PORTION)

ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN LAND USE PLAN – DESIGNATED AS AMU-R



GREATER [SCOTTSDALE] AIRPARK CHARACTER AREA PLAN CONCEPTUAL DEVELOPMENT TYPE: 'C'



PHOTOGRAPHIC ELEVATIONS
(LOOKING SOUTH FROM LEGACY BLVD.)



APN: 215-05-004A (PORTION)

ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

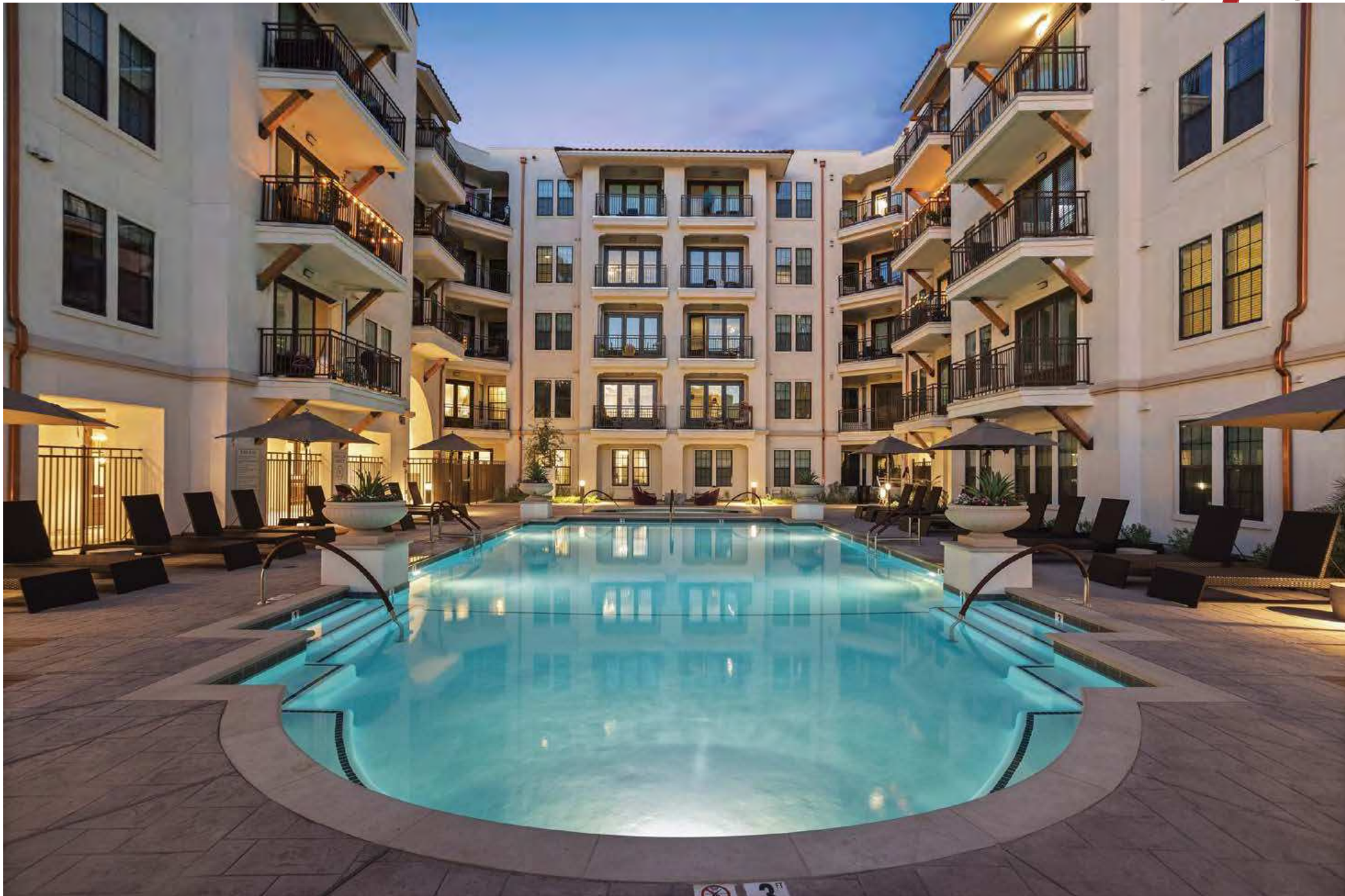
30_DR_2021_v21

Tab B: StreetLights' Projects in Arizona

Tab B: StreetLights' Projects in Arizona: The Angela (Phoenix)



















Tab B: StreetLights' Projects in Arizona: The Cameron (Tempe)





















Tab B: StreetLights' Projects in Arizona: The Ryan (Phoenix)























Tab B: StreetLights' Projects in Arizona: The Tyler at Agritopia (Gilbert)













Tab C: Survey and Planning Unit Plan



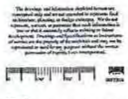
Resolution No. 10409
Exhibit A
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-  MAJOR STREET
-  FUTURE STREET
-  DISTRICT BOUNDARY / THE PROPERTY / P.R.C. SITE
-  AMENDMENT BOUNDARY / AMENDMENT AREA
-  PLANNING UNIT I
-  PLANNING UNIT II
-  PLANNING UNIT III

Resolution No. 10409
Exhibit A
Page 84 of 87



STACKED 40s
PLANNING UNIT PLAN
SCHEDULE D



EX. R.O.W.
BOOK 1034, PAGE 5, M.C.R.

AREA NORTH OF
LEGACY BLVD.
23.5 ACRES

AREA SOUTH OF
LEGACY BLVD.
52.4 ACRES

TOTAL AREA
75.9 ACRES

WEST 1/4 CORNER OF
SECTION 26, T.4N., R.4E.
C.O.S. BRASS CAP FLUSH
P.O.C. EXCEPTION

SCOTSDALE
ROAD

N00°01'45"W 2639.87'
S00°02'14"W 485.75'
N00°02'08"W 2641.90'

LEGACY BOULEVARD
EXCEPTION

N89°58'15"E 1057.69'

F.O.B.
EXCEPTION

EXCEPTION

A PORTION OF PARCEL 3
BOOK 971, PAGE 6,
M.C.R.

EX. R.O.W.

PARCEL 4
BOOK 971,
PAGE 6,
M.C.R.

PARCEL 3
BOOK 971, PAGE 6,
M.C.R.

STATE ROUTE 101 (LOOP 101)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S03°31'46"E	45.72'
L2	S38°32'46"E	61.99'
L3	N51°55'07"E	2.35'
L4	S83°04'53"E	53.53'
L5	S35°40'48"E	170.20'
L6	S00°02'11"E	199.17'
L7	S89°57'46"W	262.57'
L8	N00°02'14"W	485.75'

SEE CURVE TABLE
SHEET 1

SOUTHWEST CORNER OF
SECTION 26, T.4N., R.4E.,
3" C.O.S. BRASS
CAP IN HANDHOLE

WOOD/PATEL
MISSION: CLIENT SERVICE®
(602) 335-8500
WWW.WOODPATEL.COM

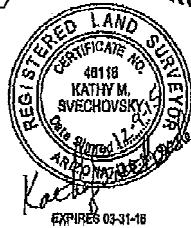


EXHIBIT "B"
ONE SCOTSDALE
REZONING BOUNDARY
NOT TO SCALE

Tab D: City Council Report and Stipulations for 20-ZN-2002#3

CITY COUNCIL REPORT



Meeting Date: June 21, 2016
 General Plan Element: *Character and Design*
 General Plan Goal: *Use Community Goals, Character and Context to determine development appropriateness.*

ACTION

One Scottsdale 20-ZN-2002#3

Request to consider the following:

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

OWNER

One Scottsdale Investors LLC

APPLICANT CONTACT

Kurt Jones
 Tiffany & Bosco, PA
 602-452-2729

LOCATION

19701 N Scottsdale Rd & 20001 N. Scottsdale Road
 Northeast corner of Loop 101 and N. Scottsdale Road

REQUEST

Goal/Purpose of Request

At the June 7, 2016 City Council hearing, the City Council voted 4-3 to adopt Ordinance No. 4256 to amend the existing Planned Community District (P-C) with comparable Planned Regional Center (PRC) zoning, Development Plan, and Amended Development Standards approved in case 20-ZN-2002, to allow: 1) building heights up to 90 feet; 2) 900 additional residential units; and 3) 1,066,145 additional square feet of non-residential area. The City Council also voted 4-3 to adopt Resolution

ADOPT RESOLUTION 10408 AUTHORIZING DEVELOPMENT AGREEMENT 2002-142-COS-A2 AND
 Action Taken ACCEPT THE AMENDED RELATED DOCUMENTS - OK - 5/2 (JL, KL)

10409, declaring the “One Scottsdale Amended Development Plan” as a public record on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

As part of the City Council’s June 7 motion for approval, three additional requirements were included:

1. Reduce the requested density from 1,366 to 900, 20% of the requested density shall be offered for-sale, and a condo plat will be required for all residential units. All requested and remaining residential units shall only be allowed within Planning Unit II, south of Legacy Drive.
2. All buildings adjacent to Scottsdale Road shall not exceed 60’ to the same depth as shown by the 45’ height limitation adjacent to Scottsdale Road on the Allowable Building Heights exhibit.
3. Surface parked, garden level type residential developments will not be allowed. Any additional residential development shall be of a quality, mass and design that is consistent with the representative images exhibit titled Residential Architectural Character supplement which shall be included within the updated One Scottsdale Master Environmental Design Concept Plan (MEDCP) for City Staff and Development Review Board (DRB) review.

This request to approve Resolution number 10408, authorizing Development Agreement 2002-142-COS-A2, incorporates the requirement that condominium plats be recorded prior to construction for all residential dwelling units within Planning Unit II, south of Legacy Boulevard. Also, a minimum of twenty (20) percent of the residential units added to Planning Unit II, south of Legacy Boulevard, shall be for-sale units.

Also, attached for reference to the City Council Report is the updated Development Plan that addresses the other additional requirements:

- A density reduction from 1,366 additional residential units to 900 additional residential units is shown on the land use budget;
- A revised Allowable Building Height exhibit is included containing a reduction in allowable building heights from 90 feet to 60 feet for a portion of the property along the N. Scottsdale Road frontage;
- Design guidelines/examples discouraging surface parked residential developments and encouraging quality architectural character, massing and design have been inserted.

Finally, pursuant to the June 7 motion for approval, stipulation number 15 of Ordinance 4256 has been amended to read, “No Certificate of Occupancy shall be granted for any new site building(s) once 937 residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of additional commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is

achieved.”

RECOMMENDATION

Recommended Approach:

1. Adopt Resolution No. 10408 authorizing Development Agreement 2002-142-COS-A2 for One Scottsdale located on a 76 +/- acre site located at the northeast corner of Scottsdale Road and the Loop 101 freeway, 19701 N. Scottsdale Road and 20001 N. Scottsdale Road.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Keith Niederer
Senior Planner
480-312-2953
E-mail: kniederer@ScottsdaleAZ.gov

APPROVED BY


Keith Niederer, Report Author

6/14/2016
Date


Tim Curtis, AICP, Current Planning Director
480-312-4210, tcurtis@scottsdaleaz.gov

6/14/2016
Date


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

6/14/2016
Date

**Stipulations for the Zoning Application:
One Scottsdale
Case Number: 20-ZN-2002#3**

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

STIPULATIONS IN BOLD AND CAPS HAVE BEEN MODIFIED SINCE THE 4/20/2016 PLANNING COMMISSION HEARING

CHANGES MADE TO STIPULATIONS AFTER THE JUNE 7, 2016 CITY COUNCIL MEETING, ARE SHOWN IN DOUBLE STRIKE-THROUGH AND NEW TEXT IS IN BOLD AND ITALICS.

GOVERNANCE

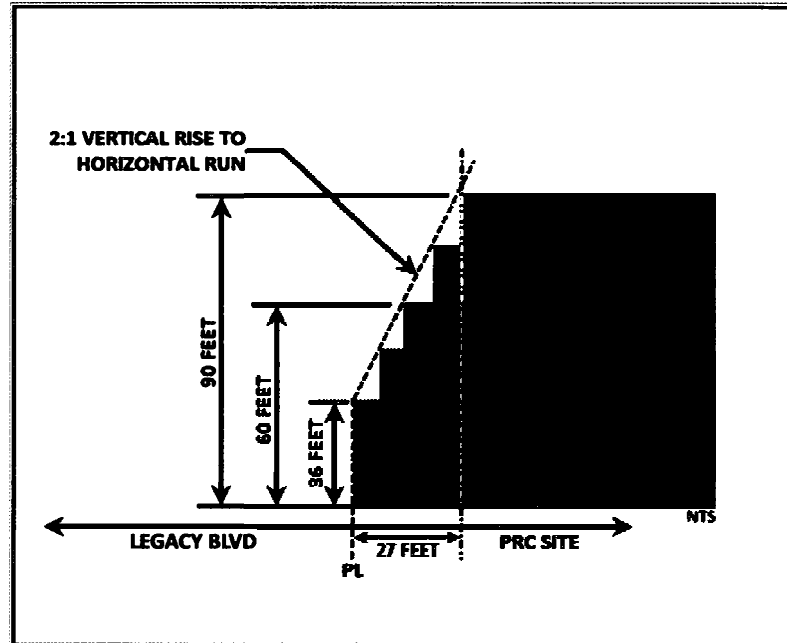
1. **GOVERNANCE.** Stipulations from case 20-ZN-2002, not modified herein, shall remain in effect.

SITE DESIGN

2. **CONFORMANCE TO DEVELOPMENT PLAN.** Development shall conform with the Development Plan, entitled "One Scottsdale Amended Development Plan," which is on file with the City Clerk and made a public record by Resolution No. 10409 and incorporated into these stipulations and ordinance by reference as if fully set forth herein.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** Development shall conform with the amended development standards that are included as part of the Development Plan.
4. **CONFORMANCE TO DEVELOPMENT AGREEMENT.** Development shall conform with Resolution number 10408, Development Agreement contract number 2002-142-COS-A2. Any change to the development agreement shall be subject to City Council approval.
5. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed ninety (90) feet in height , forty-five (45) feet in height and thirty six (36) feet in height, respectively, as measured from the finished floor elevation and as set forth on the Allowable Building Heights Map attached as part of the Amended Development Plan. Chimneys, cooling towers, elevator bulkheads and necessary mechanical appurtenances and the screening required for said appurtenances provided that both the appurtenances and the screening therefore do not cover more than fifty (50) percent of the roof area, may be erected to a height not exceeding one hundred (100) feet above finished floor.
6. **OPEN SPACE:** A minimum of twenty (20) percent of the net P.R.C. site of Planning Unit II shall be provided as open space. The open space master plan shall be updated and provided to the Development Review Board with the first development application for Planning Unit II.
7. **PARKING STRUCTURES.** All above ground parking structures within Planning Unit II shall be architecturally compatible with surrounding buildings to obscure the garage function, as

determined by the Development Review Board.

8. OPEN SPACE AND PUBLIC ACCESS EASEMENTS. Prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall do the following:
 - a. North-South Easement:
 - i. Provide dedication of a 30-foot wide open space easement including landscaping over the existing 30-foot wide drainage easement along the east property line of Planning Unit II, running north-south to connect E. Legacy Boulevard (Center Drive) with the Loop 101 frontage road.
 - ii. Provide a public access easement over a minimum six foot wide concrete path within the above-mentioned 30- foot wide open space and drainage easements running north-south to connect E. Legacy Boulevard (Center Drive) sidewalk with the Loop 101 frontage road sidewalk.
 - b. East-West Easement:
 - i. Provide dedication of two 30 foot wide open space easements with landscaping or alternative vehicular and pedestrian public access easements running east-west connecting the east property line of Planning Unit II with the easternmost internal north-south street of Planning Unit II, one a minimum of 300 feet south of Legacy Boulevard (Center Drive) and one a minimum of 600 feet north of the Loop 101 frontage road or in locations as otherwise approved by City staff.
 - ii. Provide a public access easement over a minimum six foot wide concrete path within each of the above mentioned 30 foot open space easements running east-west to connect with the minimum six-foot wide concrete path located within the above-mentioned 30-foot north-south drainage and open space easement.
9. For the first building having a height greater than sixty (60) feet in Planning Unit II, the owner shall comply with one of the following:
 - a. Construct a minimum of 100,000 square feet of Class A office building in Planning Unit II; or
 - b. Construct a minimum 100-room hotel in Planning Unit II; or
 - c. Construct a minimum of 60,000 square feet of office or retail/restaurant space and a minimum of 250 residential units within the mixed-use pedestrian core as designated on the Development Plan.
 - d. All buildings having a height greater than sixty (60) feet located along the south side of the E. Legacy Boulevard (Center Drive) frontage within Planning Unit II shall comply with setback and stepback requirements identified in the following diagram:



10. A majority of the parking for buildings having a height greater than sixty (60) feet located within Planning Unit II shall incorporate underground or structured parking.

AIRPORT

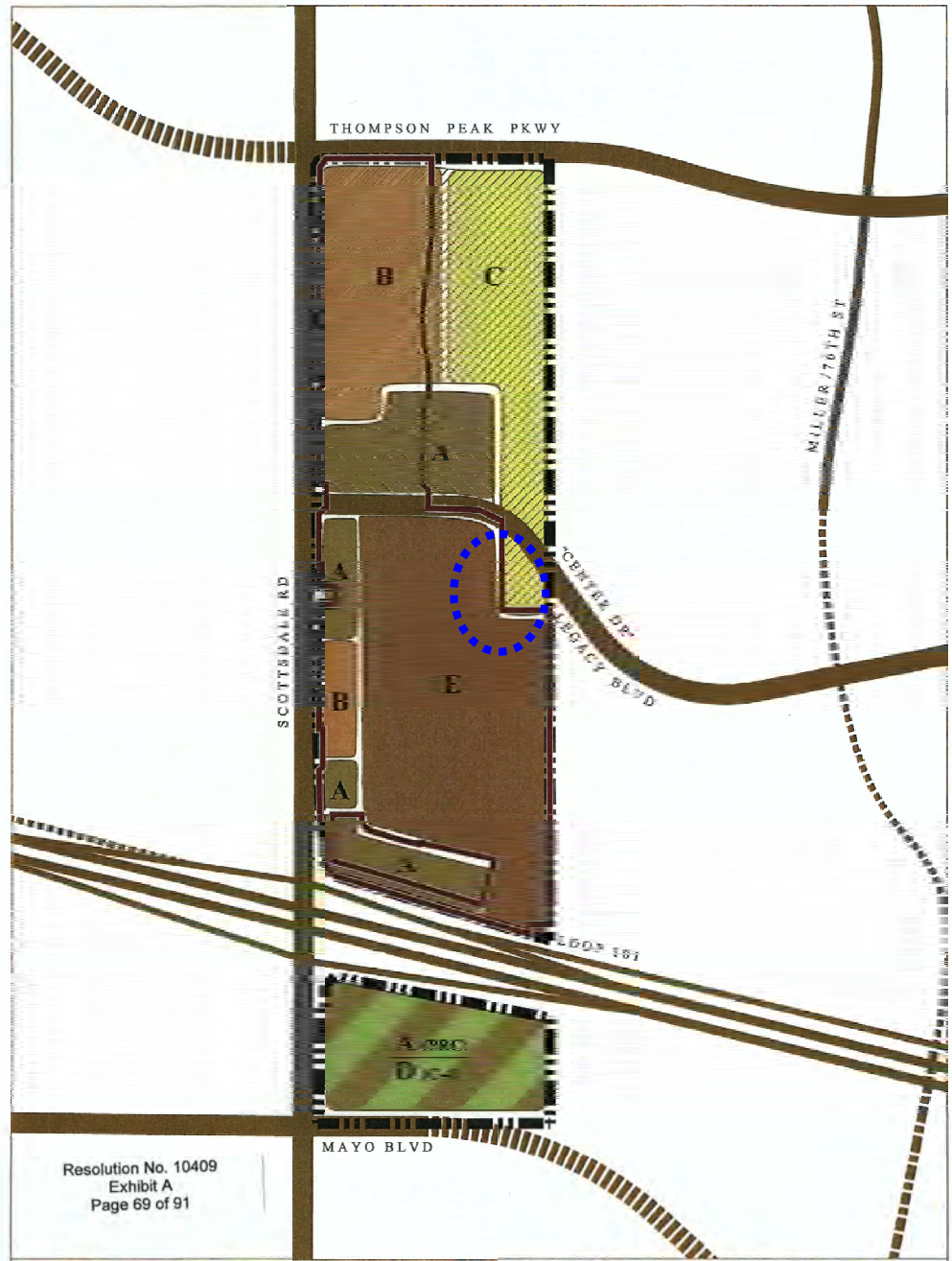
11. FAA DETERMINATION. With the Development Review Board Application, the developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed in the FAA form 7460-1 submittal.
12. AIRCRAFT NOISE AND OVERFLIGHT DISCLOSURE. Prior to permit issuance, the developer shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
13. AVIGATION EASEMENT. Prior to permit issuance, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
14. SOUND ATTENUATION MEASURES. Residential buildings having a height greater than sixty (60) feet located within Planning Unit II shall be constructed with noise attenuation measures ~~in conformance with the sound transmission requirements of the International Building Code (IBC), as required by Sec. 5-358 of the City Code, as it relates to the 'AC-2' designation.~~ **TO REDUCE INTERIOR TO EXTERIOR NOISE BY AT LEAST 25 DECIBLES, PER THE NOISE ATTENUATION MEASURES SET FORTH IN SECTION IN SECTION 4.00 OF APPENDIX F OF THE FAA PART 150 NOISE COMPATIBILITY STUDY. WITH THE FINAL PLANS SUBMITTAL,**

THE DEVELOPER SHALL SUBMIT PLANS AND DOCUMENTATION SHOWING CONFORMANCE WITH THE NOISE ATTENUATION MEASURES.

STREETS

15. TIMING OF SCOTTSDALE ROAD STREET IMPROVEMENTS. No certificate of occupancy shall be granted for any new site building once ~~1,287~~ **937** residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of commercial/retail/office space have been permitted, unless N. Scottsdale Road has been completed to a full six-lane cross section or equivalent capacity is achieved by interim improvements, to the satisfaction of the City's Transportation Director.

Tab E: Allowable Heights Map and Building Height Limitation Plan



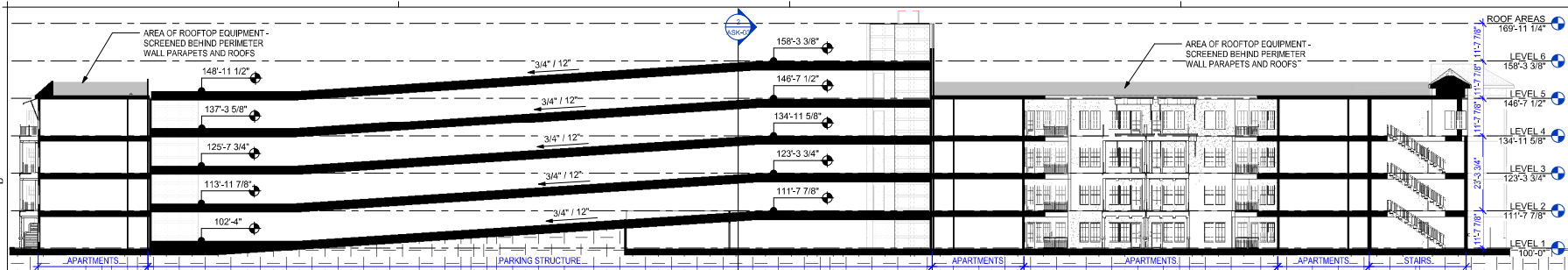
Resolution No. 10409
 Exhibit A
 Page 69 of 91

60' MAXIMUM HEIGHT	45' MAXIMUM HEIGHT	MAX. HEIGHT NOT TO EXCEED 1710' ELEVATION	MAJOR STREET	DISTRICT BOUNDARY
45' MAXIMUM HEIGHT	80' MAXIMUM HEIGHT	MAX. HEIGHT NOT TO EXCEED 1715' ELEVATION	FUTURE STREET	AMENDMENT BOUNDARY
50' MAXIMUM HEIGHT				

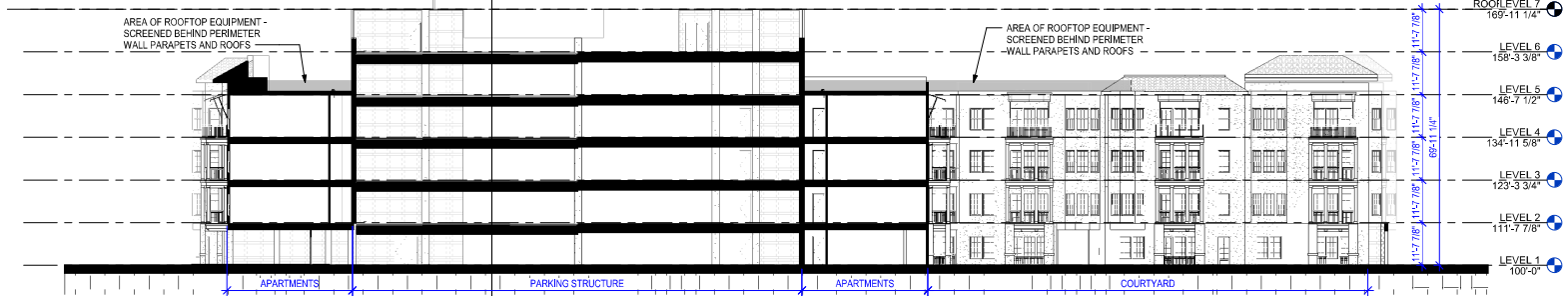


STACKED 40S
ALLOWABLE BUILDING HEIGHTS
 SCHEDULE E

The Planning and Information Department has prepared this map for informational purposes only. It is not intended to be used as a legal document. The City of Scottsdale reserves the right to amend this map at any time without notice. For more information, please contact the Planning and Information Department at (480) 342-2200.



3 SECTION LOOKING WEST
1/16" = 1'-0"

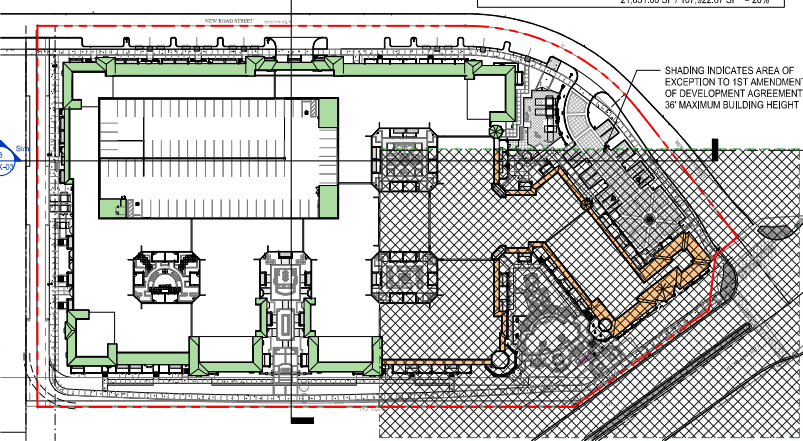


2 SECTION LOOKING NORTH
1/16" = 1'-0"

TOTAL SQUARE FEET (SF) OF ELEMENTS EXCEEDING 60' AND 36'	TOTAL 21,831.00 SF
ABOVE 60' : 15,235.25 SF	
ABOVE 36' : 6,595.75 SF	
OVERALL ROOF SQUARE FOOTAGE (SF)	TOTAL 107,922.87 SF
% OF ROOF COVERAGE	21,831.00 SF / 107,922.87 SF = 20%



4 PARTIAL WEST ELEVATION
3/64" = 1'-0"



1 ARCHITECTURAL SITE PLAN
1" = 60'-0"

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DALLAS, TEXAS 75201 | TEL: 214-922-1182
INFO@STREETLIGHTSDESIGN.COM
DESIGN BUILD DEVELOPER
DMB
6263 N. SCOTTSDALE ROAD STE 1301
SCOTTSDALE AZ 85061 602-432-7939
MIBURKE@DMBINC.COM
OWNER

AUTHORIZATION

PROJECT TITLE
PRELIMINARY
FOR INTERIM REVIEW ONLY
THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND
NOT INTENDED FOR
REGULATORY APPROVAL.
PERMIT, BIDDING OR
CONSTRUCTION PURPOSES.
THEY WERE PREPARED BY,
OR UNDER THE
SUPERVISION OF

NAME:
R.A.S.
DATE:

ONE SCOTTSDALE
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN DEED BOOK 100, PAGE 100, TOWNSHIP 4 NORTH, RANGE
4 EAST OF THE 61A AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION

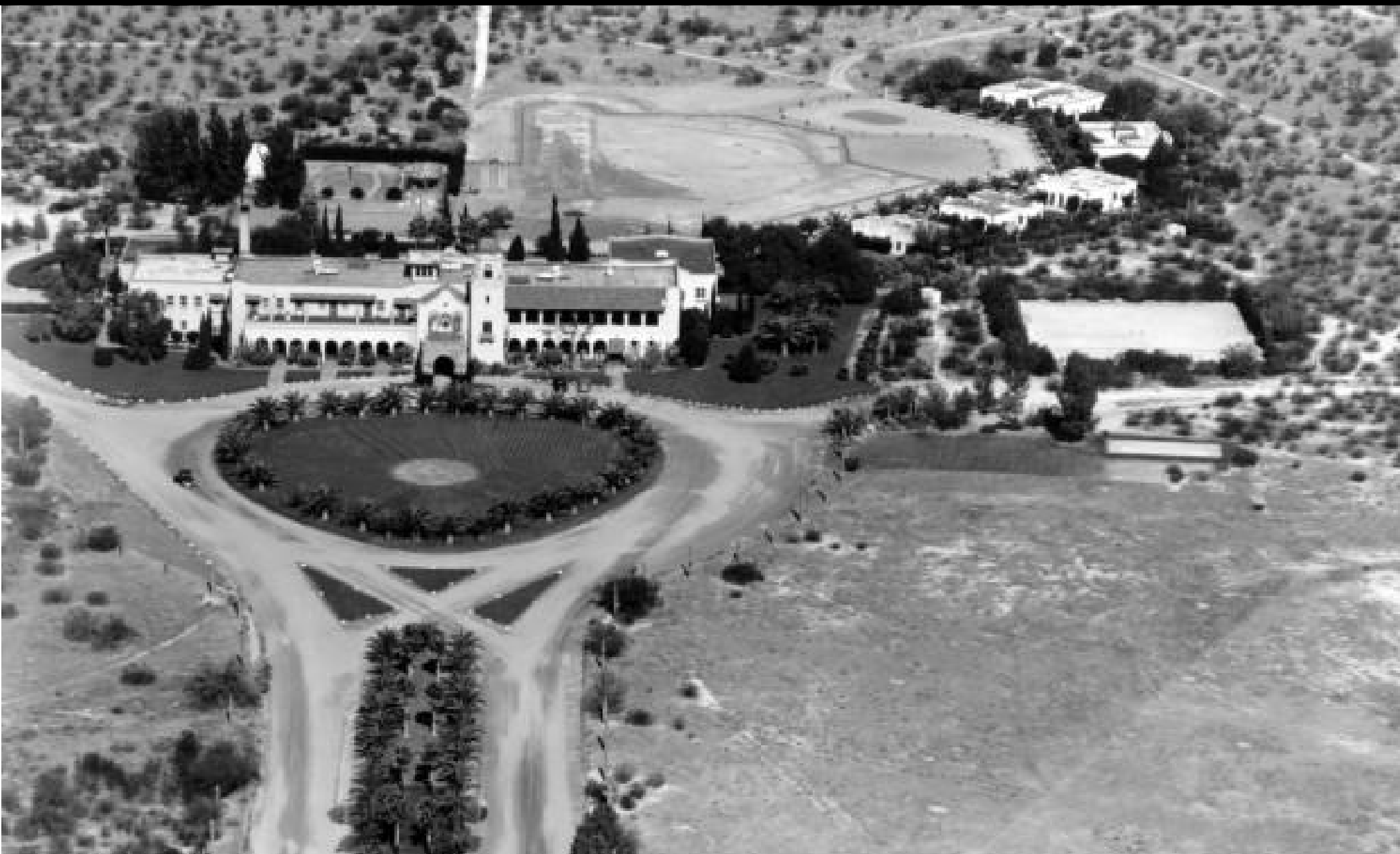
BUILDING HEIGHT LIMITATIONS

DRAWING NUMBER AND TITLE

ASK-03

Tab F: El Conquistador Hotel

EL CONQUISTADOR HOTEL



EL CONQUISTADOR HOTEL

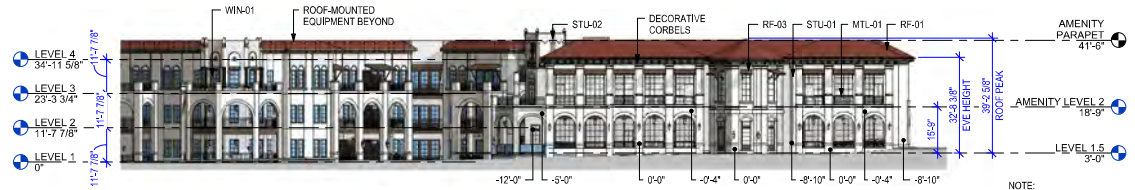


Tab G: Elevations

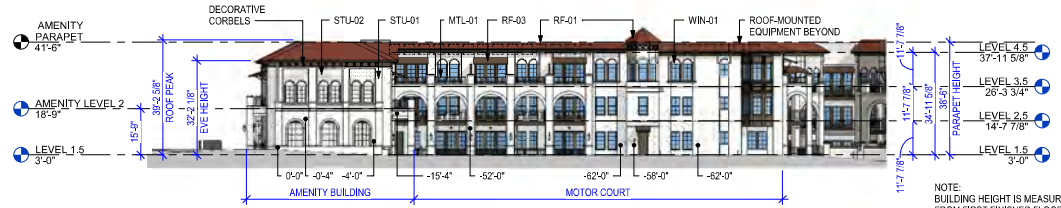
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP. SEE PROFILES. COPINGS, SILLS, TRIMS, PINNTHS, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-45	-	PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-08	PT-42	-	-	GUTTERS & DOWNSPOUTS & METAL	
MTL-09	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-43			PRECAST CONCRETE GARAGE	
PT-02	SW7055 ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 326-L PANTONE SOLIVE 4I	COMMERCIAL EXTERIOR PAINT	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPAÑA CASA GRANDE BLEND	COMPOSITE / CONCRETE	BORAL DURANTE ESPAÑA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINFORCING MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT		
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	M WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



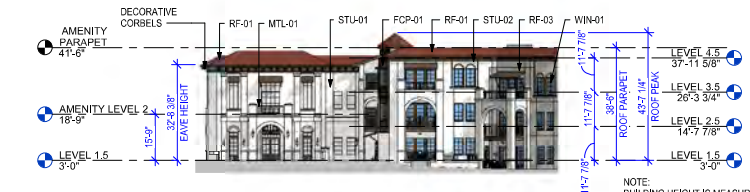
4 EAST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"



3 NORTH ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"



2 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT - DRB
1" = 20'-0"



1 WEST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"

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2200 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL: 214-922-1182
INFO@STREETLIGHTSDESIGN.COM

DESIGN BUILD DEVELOPER

ONE SCOTTSDALE INVESTORS LLC
6203 N. SCOTTSDALE ROAD | STE 130
SCOTTSDALE, AZ 85067 | 602-433-7939
MIB@KRE@MIBINC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN MARICOPA COUNTY RECORD BOOK 200228, WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/15/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

ELEVATIONS

DRAWING NUMBER AND TITLE

A4.1

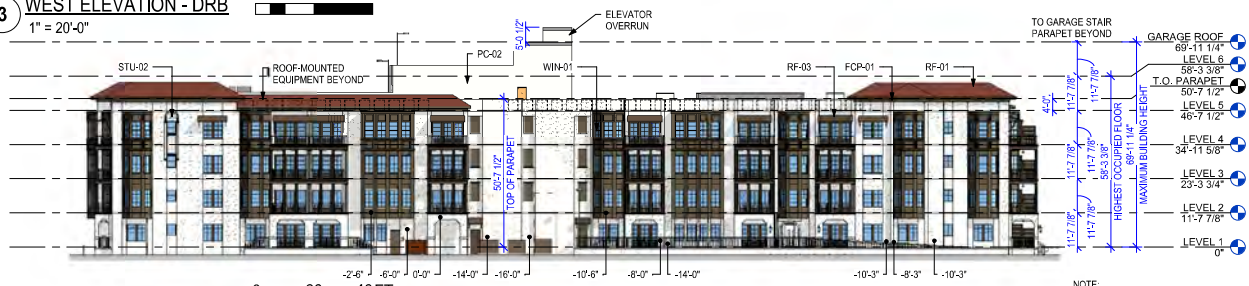
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE	DRY TAMP	PRECAST CAP, SEE PROFILES, COPINGS, SILLS, TRIMS, FINISHES, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE	HARJOE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE	HARDIESOFFIT PANELS, NONVENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE	HARJOETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SOL., PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-05		PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-06	PT-02			GUTTERS & DOWNSPOUTS & METAL	
MTL-09	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-03			PRECAST CONCRETE GARAGE	
PT-02	SWISS ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 3261, PANTONE SOLVIVE 411	COMMERCIAL EXTERIOR PAINT	

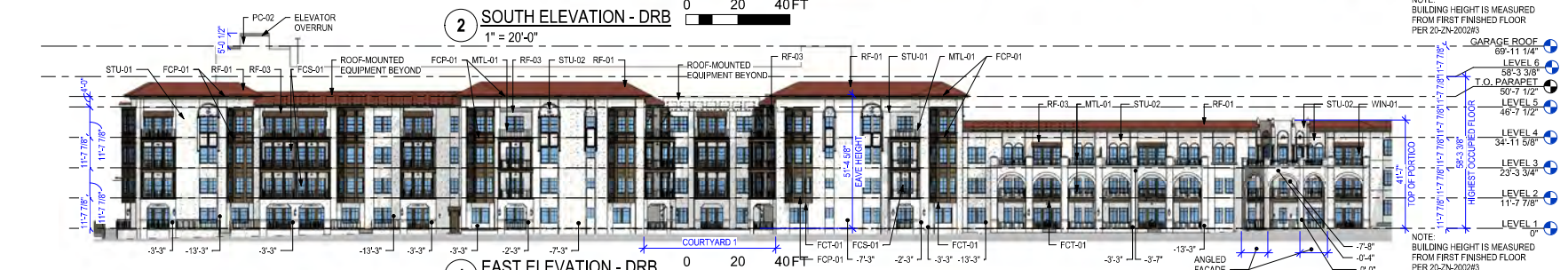
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	A87 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES - WIDE STYLE WITH GL-02 GLAZING	
STU-01		PAROX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 75% TOTAL THICKNESS, WITH PAROX ACRYLIC FINISH COAT	
STU-02	PAROX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAROX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAROX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAROX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



3 WEST ELEVATION - DRB
1" = 20'-0"



2 SOUTH ELEVATION - DRB
1" = 20'-0"



1 EAST ELEVATION - DRB
1" = 20'-0"

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INFO@STREETLIGHTSDESIGN.COM
DESIGN BUILD DEVELOPER
ONE SCOTTSDALE INVESTORS LLC
6203 N. SCOTTSDALE ROAD STE 100
SCOTTSDALE AZ 85061 (602) 433-7930
MIBRUC@MIBRUC.COM
OWNER

AUTHORIZATION

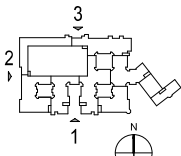
NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN DEED BOOK 100, PAGE 10, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING THE WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/15/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

ELEVATIONS

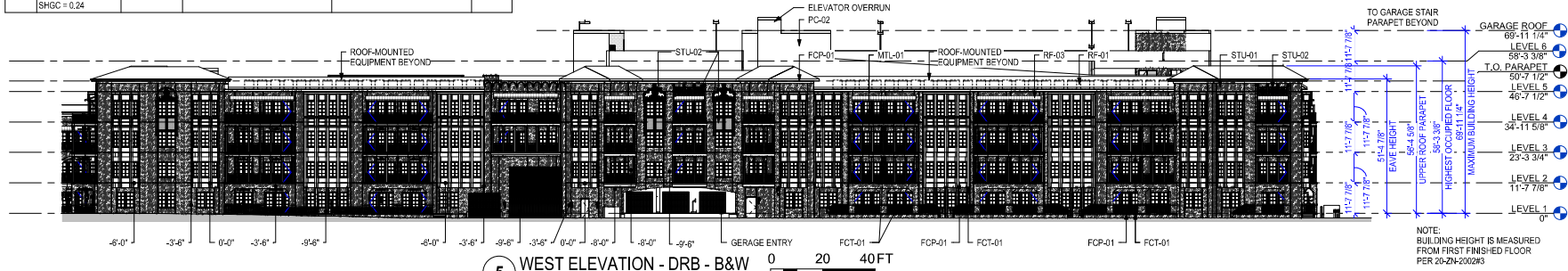
DRAWING NUMBER AND TITLE

A4.2

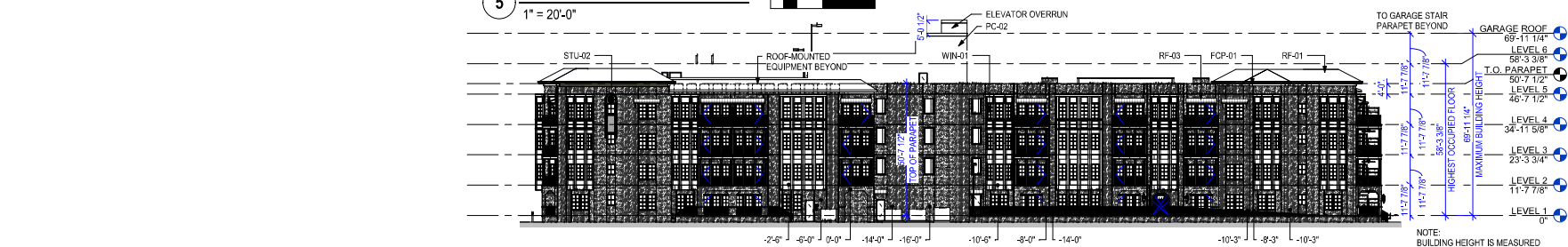
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP, SEE PROFILES, COPINGS, SILLS, TRIMS, FINISHES, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + 25" STARPHIRE	STOREFRONT GLAZING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + 25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + 25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-05		PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-06	PT-02			GUTTERS & DOWNSPOUTS & METAL	
MTL-08	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-03			PRECAST CONCRETE GARAGE	
PT-02	SW7055 ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 3264, PANTONE SOLIVE 4II	COMMERCIAL EXTERIOR PAINT	

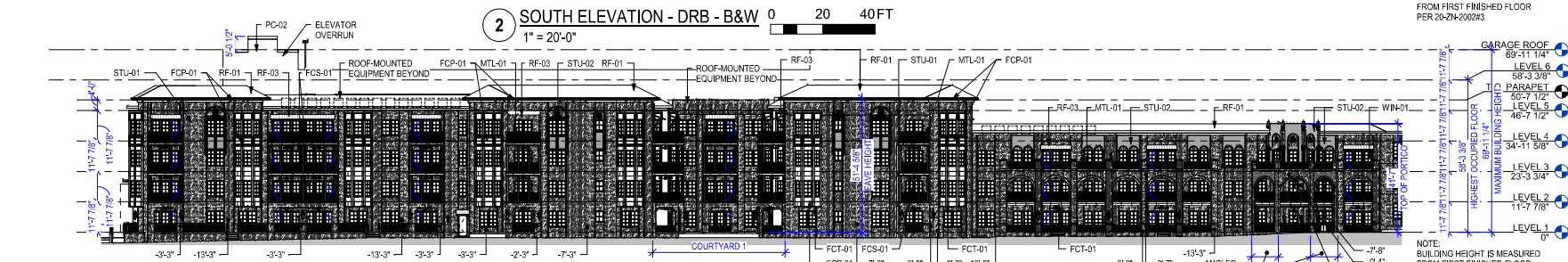
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORLED CONCRETE ROOF TILES - BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	8450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STYLE) WITH GL-02 GLAZING	
STU-01		PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MIL WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



5 WEST ELEVATION - DRB - B&W
1" = 20'-0"



2 SOUTH ELEVATION - DRB - B&W
1" = 20'-0"



1 EAST ELEVATION - DRB - B&W
1" = 20'-0"

Tab H: Montgomery Ward Building

MONTGOMERY WARD BUILDING



Tab I: Landscape Plan

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 071, PAGE 001 OF THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GUA AND SALT RIVER



TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE**
 ALL PERIMETER LANDSCAPE AREAS
 SOURCE: PIONEER SAND
 SIZE: 1/2" MINUS
 COLOR: MADISON GOLD
 QTY: 23,650 SF
- TYPE 2 - STABILIZED DECOMPOSED GRANITE**
 SOURCE: PIONEER SAND
 SIZE: 1/4" MINUS
 COLOR: MADISON GOLD
 QTY: 4,865 SF
- TYPE 3 - ARTIFICIAL TURF (PERIMETER)**
 SUPPLIER: FOREVER LAWN
 TYPE: FUSION PRO OR APPROVED EQUAL
 QTY: 3,635 SF
- TYPE 4 - DECOMPOSED GRANITE**
 ALL COURTYARD LANDSCAPE AREAS
 SOURCE: PIONEER SAND
 SIZE: 1/2" SCREENED
 COLOR: PALOMINO GOLD
 QTY: 5,882 SF
- TYPE 5 - ARTIFICIAL TURF (COURTYARDS)**
 SUPPLIER: FOREVER LAWN
 TYPE: FUSION PRO OR APPROVED EQUAL
 QTY: 1,045 SF
- TYPE 6 - ARTIFICIAL TURF - OUTSIDE DOG PARK**
 TYPE: K9 GRASS OR APPROVED EQUAL
 QTY: 723 SF
- TYPE 8 - RIP RAP**
 AT STREAM BED
 SOURCE: PIONEER SAND
 SIZE: 3"-5"
 COLOR: PIONEER GOLD
 QTY: 400 SF
- TYPE 9 - GRANITE SURFACE SELECT BOULDERS**
 AT STREAM BED
 SOURCE: PIONEER SAND
 SIZE & QTY: 5x5x5' - 2 EA, 4x4x4' - 2 EA, 3x3x3' - 10 EA, 3x3x3'

- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

PAVING SCHEDULE

- TYPE 1 - 4X8 HOLLAND**
 PATTERN: HERRINGBONE
 COLOR: DESERT
- TYPE 2 - 4X8 HOLLAND**
 PATTERN: BASKETWEAVE
 COLOR: SIERRA
- TYPE 3 - TRAVERTINE**
 PATTERN: 3 PIECE VERSAILLES PAVER
 FIELD & 8X8 LIMESTONE PAVER BORDER
 COLOR: PEARL
- TYPE 4 - CONCRETE**
 PATTERN: 4X4 SQUARE
 COLOR: DAVIS ADOBE
- TYPE 5 - CONCRETE**
 PATTERN: BRICK
 COLOR: DAVIS CLIFFSIDE BROWN
- TYPE 6 - CONCRETE**
 COLOR: TO MATCH SIDEWALK

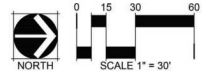
- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR TO PROVIDE 5x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/23/2021	DRW SUBMITTAL	
10/11/2021	DRW RE-SUBMITTAL	
11/16/2021	DRW RE-SUBMITTAL	

ILLUSTRATIVE LANDSCAPE PLAN

LA-110



Tab J: Site Plan

KEYNOTES

01	30' WIDE OPEN SPACE EASEMENT	24	USPS PARKING SPACE	32	FIRE LANE TURNING RADIUS - 49' EXTERIOR RADIUS - 29' INTERIOR RADIUS
02	30' WIDE DRAINAGE EASEMENT	25	6"x2" CONCRETE SIDEWALK - REFER TO STIPULATION IN ZONING CASE #20-2H-202#3	33	KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
03	8' WIDE PUBLIC ACCESS EASEMENT	26	PROPOSED LOCATION OF BACKFLOW PREVENTOR, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	34	FIRE DEPARTMENT ACCESS POINT
04	EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 36' MAXIMUM BUILDING HEIGHT	27	PROPOSED LOCATION OF GAS METER, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	35	55' MIN AERIAL BUCKET CLEARANCE
05	5"x0" CONCRETE SIDEWALK	28	SITE VISIBILITY TRIANGLES PER DSM SECTION 5.3.123 AND FIGURE 5-3-27, LEFT TURN SIGHT DISTANCE BASED ON LOCAL STREET SPEED OF 40 MPH, REFER TO A2.1 AND PUH1 PRELIMINARY PLAT FOR MORE INFORMATION.	37	ESVAE (EMERGENCY SERVICE VEHICLE ACCESS EASEMENT)
06	8"x0" PUBLIC UTILITY EASEMENT	29	N/A/E OVER SIDEWALK AND SITE FRONTAGE, N/A/E ON ADJACENT TRACT BY OTHERS, SEE 8-29-2021	47	PITCHED ROOF MECHANICAL SCREEN
07	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	30	FIRE LANE - 24' WIDE X 60' LONG - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH	48	WALKING PATH
08	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT, PAINT EQUIPMENT AS "WESTERN RESERVE" AND PROVIDE A DECORATIVE METAL SCREEN WITH THE DESERT BLOOM PATTERN.	31	FIRE LANE - 16' WIDE - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH	49	AWNING
09	STANDARD 10'x20' DRIVEWAY SITE VISIBILITY TRIANGLE. REFER TO A2.1 FOR MORE INFORMATION.			51	ROOF AREA
10	EXISTING FIRE HYDRANT			52	PITCHED ROOF SCREEN AREA
11	PROPOSED FIRE HYDRANT			53	PARAPET SCREEN AREA
12	PROPOSED FIRE HYDRANT			54	PROPERTY LINE
13	FIRE DEPARTMENT CONNECTION			55	BUILDING MONUMENT SIGN
14	MOVE-IN ZONE, MINIMUM 45'x12' SIZE.				
15	RETAINING WALL - REFER TO CIVIL				
16	PLANTING ZONE - REFER TO LANDSCAPE				

PROJECT DATA

LEGAL DESCRIPTION:
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971, PAGE 6, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PROJECT ADDRESS:
A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 971 OF MAPS, PAGE 6, MCR, LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

PREVIOUS PARCEL ZONING:
PRC PCD

CURRENT ZONING:
PRC PCD
(PLANNED REGIONAL CENTER - PLANNED COMMUNITY DISTRICT)

APN:
215-05-004A

GROSS LOT AREA:
5.17 ACRES (225,299 SF)

NET LOT AREA:
4.75 ACRES (207,013 SF)

BUILDING GROSS SQUARE FOOTAGE:
574,000 SF

DWELLING UNIT DENSITY:
40.51 SF/UNIT
314 UNITS / 5.17 ACRES = 61 DU/AC
* REFER TO STACKED 40% LAND USE BUDGET AND TOTAL ALLOWED RESIDENTIAL UNITS FOR PUH1 PARCEL OF 1,250 RESIDENTIAL UNITS

UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
13 (EFFICIENCIES)	1.25	17
192 (1 BED UNITS)	1.3	237
108 (2 BED UNITS)	1.7	184
11 (3 BED UNITS)	1.9	21
314 TOTAL UNITS		459
GUEST PARKING		
1 SPACE / 6 UNITS		53
TOTAL REQUIRED PARKING		
		512
ACCESSIBLE PARKING:		
4% OF 512 PARKING SPACES =		21 SPACES REQUIRED
		25 SPACES PROVIDED
PARKING SPACES PROVIDED		
SURFACE PARKING		25
STRUCTURED PARKING		487
TOTAL		512
BICYCLE PARKING:		
UNIT COUNT	PARKING RATIO	PARKING SPACES
2 SPACES FOR EVERY 10 SPACES		46 SPACES REQUIRED
(NOT TO EXCEED 100 SPACES)		100 SPACES PROVIDED
		(100 SPACES PROVIDED INSIDE SECURE PARKING GARAGE)
OPEN SPACE:		
40,51 SF/UNIT OPEN SPACE / 225,299 SF LOT AREA		
OPEN SPACE PROVIDED: **18%		
OPEN SPACE REQUIRED: ***20%		
** CALCULATED FOR STREETLIGHTS SITE OF TOTAL PUH1 PARCEL. REFER TO OPEN SPACE PLAN.		
*** MINIMUM COMBINED REQUIREMENT FOR TOTAL PUH1 PARCELS. REFER TO OPEN SPACE PLAN.		
PARKING LOT LANDSCAPE:		
PARKING LOT:	8,199 SF	
PARKING LOT LANDSCAPING:	1,253 SF (EXCEEDS 15%)	

NOTE:
STREETLIGHTS RESIDENTIAL DEVELOPMENT REVIEW BOARD CASE #30-DR-2021 SHALL NOT BE REQUIRED TO COMPLY WITH SECTION 6 OF THE FIRST AMENDMENT OF THE DEVELOPMENT AGREEMENT NO. 2002-100-000-A2, WHICH REQUIRES A CONDOMINIUM PLAT FOR RESIDENTIAL FEE-TITLE USES AS THE PROPOSED LAND USE WILL BE RESIDENTIAL UNITS FOR RENT.

STREET LIGHTS

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STREETLIGHTS CREATIVE STUDIO, LLC
2201 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL: 214-602-1182
INFO@STREETLIGHTSDESIGN.COM

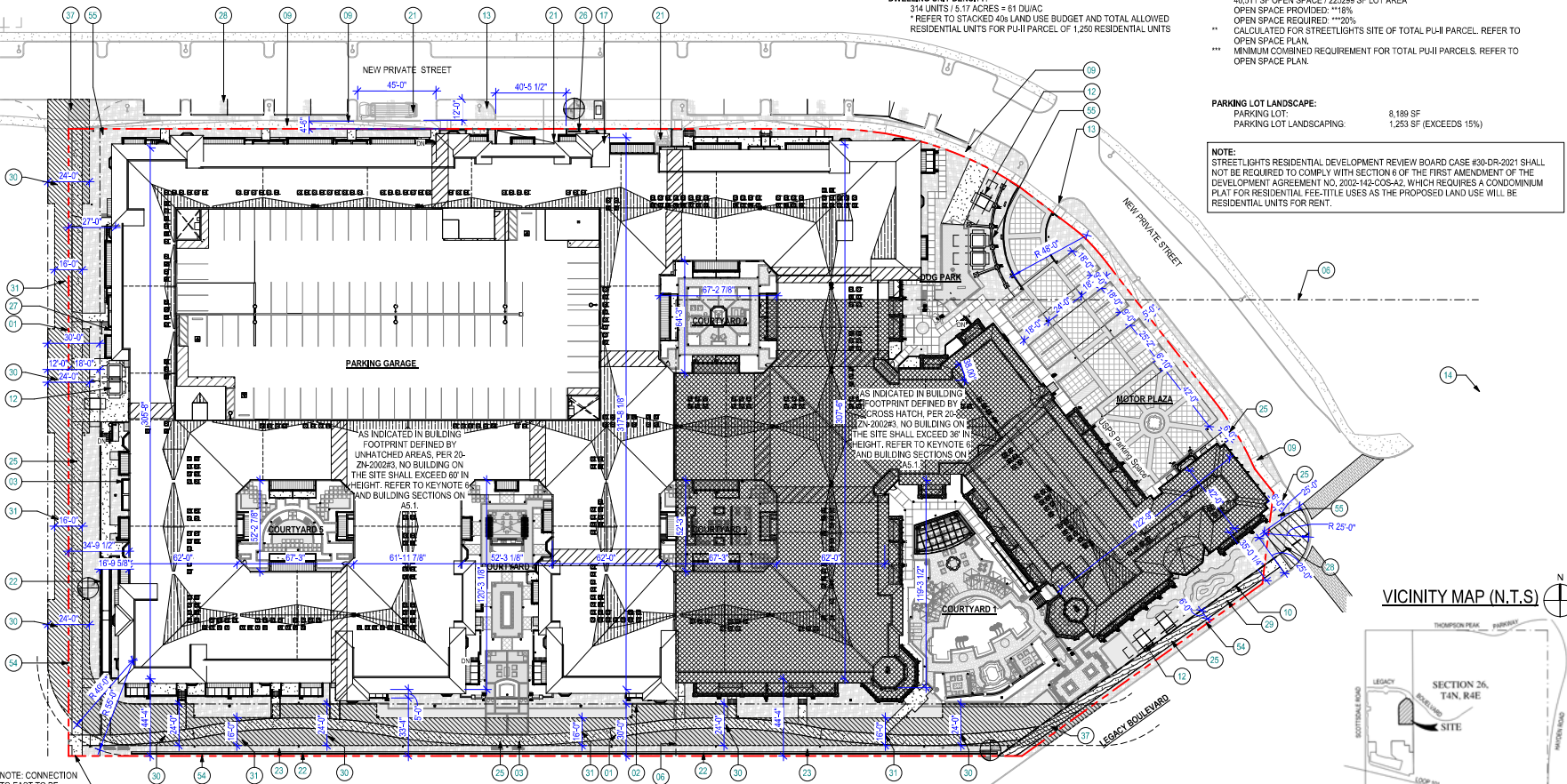
DESIGN BUILD DEVELOPER
ONE SCOTTSDALE INVESTORS LLC
6203 N. SCOTTSDALE ROAD | STE 130
SCOTTSDALE, AZ 85251 | 602-433-7935
MIBURKE@MSBINC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE



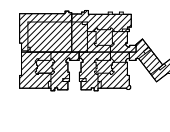
1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

ONE SCOTTSDALE

721 E Legacy Blvd
Scottsdale, AZ 85255

Key Plan

The key plan shows the overall layout of the One Scottsdale development, including the main building, parking areas, and surrounding streets. A red box highlights the specific area shown in the main architectural site plan.



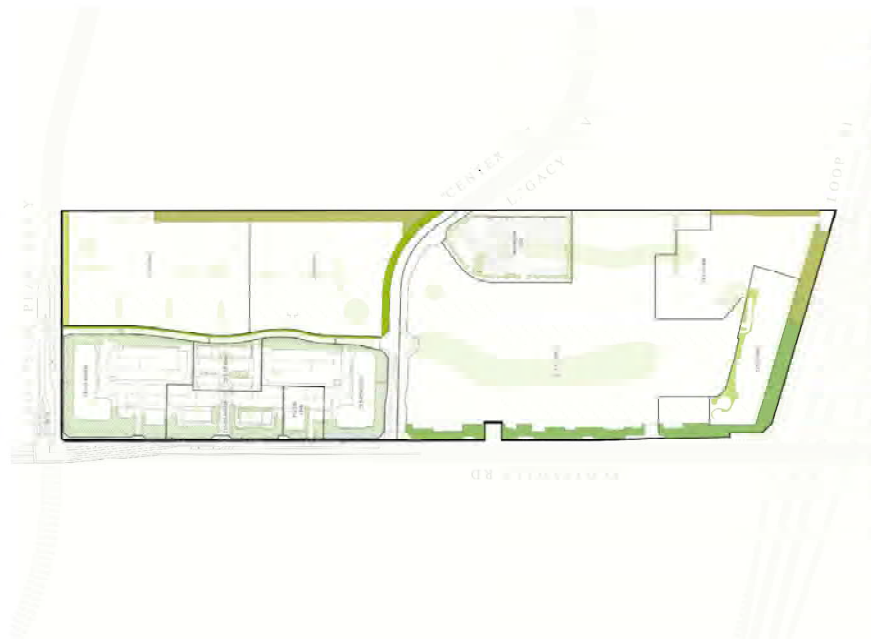
DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	07/12/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL
04	01/05/2022	DRB - RESUBMITTAL

ARCHITECTURAL SITE PLAN

DRAWING NUMBER AND TITLE

A1.1



STREET LIGHTS

PLANNING UNITS II AND III
OPEN SPACE BUDGET TRACKER

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

DMB

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DESIGN BUILD DEVELOPER
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SCOTTSDALE AZ 85067 | 602-432-7939
MIBURKE@DMBINC.COM

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN MARICOPA COUNTY, ARIZONA, BOOK 188, PAGE 10
WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Key Plan

PU-III OPEN SPACE

PROJECT NAME	SQFT	SHEET NO. P	PU-III OPEN SPACE PROVIDED (sqft)				TOTAL OPEN SPACE PROVIDED	SHEET NO.
			REQUIREMENT	LANDSCAPE BUFFER	LANDSCAPE BUFFER	LANDSCAPE BUFFER		
ONE SCOTTSDALE	1,100,000	1001	2,100	0.42	1,130	3,252	637	
TOTAL OPEN SPACE PROVIDED			2,100	0.42	1,130	3,252	637	

PROJECT NAME	SQFT	SHEET NO. P	PU-III OPEN SPACE ANTICIPATED (sqft)				TOTAL OPEN SPACE ANTICIPATED	SHEET NO.
			REQUIREMENT	LANDSCAPE BUFFER	LANDSCAPE BUFFER	LANDSCAPE BUFFER		
ONE SCOTTSDALE	1,100,000	1001	5.50	0.52	1.50	0.73	614	
TOTAL OPEN SPACE ANTICIPATED			5.50	0.52	1.50	0.73	614	

Stacked 4th
Open Space Tracker

REQUIRED OPEN SPACE		PU-II NET SITE AREA
REQUIREMENT	1,100,000	1,100,000
LANDSCAPE BUFFER	0.42	0.42
LANDSCAPE BUFFER	1,130	1,130
LANDSCAPE BUFFER	3,252	3,252
TOTAL OPEN SPACE PROVIDED	5,384	5,384

OPEN SPACE REQUIRED		PU-III NET SITE AREA
REQUIREMENT	5.50	5.50
LANDSCAPE BUFFER	0.52	0.52
LANDSCAPE BUFFER	1.50	1.50
LANDSCAPE BUFFER	0.73	0.73
TOTAL OPEN SPACE ANTICIPATED	8.25	8.25

PU-II OPEN SPACE

PROJECT NAME	SQFT	SHEET NO. P	PU-II OPEN SPACE PROVIDED (sqft)				TOTAL OPEN SPACE PROVIDED	SHEET NO.
			REQUIREMENT	LANDSCAPE BUFFER	LANDSCAPE BUFFER	LANDSCAPE BUFFER		
ONE SCOTTSDALE	1,100,000	1002	5.50	2.12	10.50	6.76	638	
TOTAL OPEN SPACE PROVIDED			5.50	2.12	10.50	6.76	638	

PROJECT NAME	SQFT	SHEET NO. P	PU-II OPEN SPACE ANTICIPATED (sqft)				TOTAL OPEN SPACE ANTICIPATED	SHEET NO.
			REQUIREMENT	LANDSCAPE BUFFER	LANDSCAPE BUFFER	LANDSCAPE BUFFER		
ONE SCOTTSDALE	1,100,000	1002	5.50	2.12	10.50	6.76	638	
TOTAL OPEN SPACE ANTICIPATED			5.50	2.12	10.50	6.76	638	

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DMB	
10/15/2021	DMB - RESUBMITTAL	
11/17/2021	DMB - RESUBMITTAL	

DRAWING NUMBER AND TITLE
OPEN SPACE PLAN

DRAWING NUMBER AND TITLE

A1.4

ONE SCOTTSDALE

MULTI-FAMILY DEVELOPMENT

SCOTTSDALE, ARIZONA

STREET LIGHTS

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INFO@STREETLIGHTSDESIGN.COM

DESIGN CONSULTANT

01 (last revision) 01/20
Project: 21-0004
Project: 21-0004
www.norrisdesign.com

NORRIS DESIGN
Landscape Architecture & Planning

AUTHORIZATION

NOT FOR CONSTRUCTION

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CIVIL ENGINEER:
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PHOENIX, ARIZONA 85021
CONTACT: CORDY RITCHIE, PE
EMAIL: JRITCHIE@WOODPATEL.COM

PROJECT TITLE

LANDSCAPE GENERAL NOTES

- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK PER THE PLANS.
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK INDICATED ON THE LANDSCAPE DOCUMENTS. HE SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND THE GENERAL CONTRACTOR. THE OWNER'S REPRESENTATIVE AND/OR THE PROJECT LANDSCAPE ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY BE IN CONFLICT WITH THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE IMPACT THE INSTALLATION OF ANY OF THESE PROPOSED IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE COMPLETION OF ON-SITE AND OFF-SITE IMPROVEMENTS INCLUDING: ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS, DAMAGE TO EXISTING LANDSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- PLANTING SEASON: WITHIN THE OVERALL PROJECT PHASING AND COMPLETION REQUIREMENTS, THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS OR OTHER ACTS OF GOD SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION, AND SPACING.
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ON-SITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF SIDEWALK.
- ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADES IN LANDSCAPED AREAS. HE SHALL DETERMINE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINE GRADING TO BE ESTABLISHED BY OTHERS.
- ALL GRADING AND DRAINAGE SHALL BE IN ACCORDANCE WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDINGS/IN ALL CONDITIONS. CONTRACTOR TO MEET ALL EXISTING GRADES AT PROJECT BOUNDARIES. ROUGH GRADE SHALL BE 3" BELOW THE TOP OF ADJACENT WALKS AND CURBS PRIOR TO RECEIVING DECOMPOSED GRANITE.
- ADJACENT UNDISTURBED AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

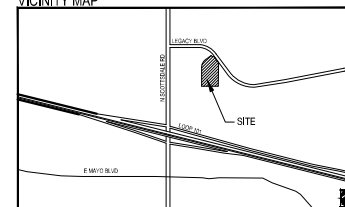
CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL, WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.
- A MINIMUM OF 30 PERCENT (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD AND / OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.031, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 4' ABOVE THE LOCATION THAT THE TRUNKS FIRST ORIGINATES, OR 6' ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLE(S) IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL TURF PANELS SHOWN ARE ARTIFICIAL TURF PANELS AND ARE NOT IN THE CITY RIGHT-OF-WAY. LAWN GRASS WILL NOT BE USED.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, SOULERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE 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 49-246 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.
- THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

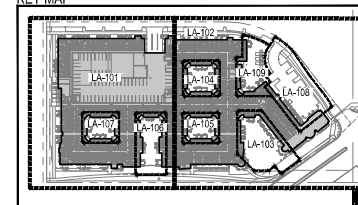
SHEET INDEX

SHEET #	DESCRIPTION	DATE REVISION FOR	DATE REVISION FOR	DATE REVISION FOR	DATE REVISION FOR
LA-100	LANDSCAPE COVER	X	X	X	X
LA-100A	LANDSCAPE SCHEDULES	X	X	X	X
LA-100B	LANDSCAPE AREA SUMMARY DATA	X	X	X	X
LA-101	LANDSCAPE PLAN	X	X	X	X
LA-102	LANDSCAPE PLAN	X	X	X	X
LA-103	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-104	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-105	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-106	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-107	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-108	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-109	LANDSCAPE ENLARGEMENT PLAN	X	X	X	X
LA-110	ILLUSTRATIVE LANDSCAPE PLAN	X	X	X	X
LA-201	LANDSCAPE DETAILS	X	X	X	X

VICINITY MAP



KEY MAP



LANDSCAPE SUMMARY DATA TABLE

ITEM	TOTAL SOFT PROVIDED	TOTAL SOFT REQUIRED	NOTES
LANDSCAPE AREAS			
TOTAL ON-SITE AREA	48,542 SF		SEE SHEET LA-100B FOR LANDSCAPE AREA DESIGNATIONS
RIGHT-OF-WAY	1,625 SF		SEE SHEET LA-100B FOR LANDSCAPE AREA DESIGNATIONS
PARKING LOT LANDSCAPING	2,479 SF	1,228 SF (15%)	SEE SHEET LA-100B FOR LANDSCAPE AREA DESIGNATIONS

LANDSCAPE WATER INTENSIVE PLANT MATERIAL CALCULATIONS

ITEM	AREA (SF)	NOTES
TOTAL GROSS SITE	247,925 SF	
TOTAL ALLOWABLE SQUARE FEET OF WATER INTENSIVE PLANT MATERIAL	900 SF	PER SEC. 49-246(A)(2)
PROVIDED WATER INTENSIVE (TURF)	0 SF	ALL TURF SHOWN IS TO BE ARTIFICIAL TURF... NO ARTIFICIAL TURF LOCATED IN RIGHT OF WAY
PROVIDED WATER INTENSIVE (PLANTS)	0 SF	ALL PLANT MATERIAL USED ARE FOUND ON PHOENIX ACTIVE MANAGEMENT AREA LOW-WATER-USE / DROUGHT-TOLERANT PLAN LIST

DRAWING ISSUES AND REVISIONS

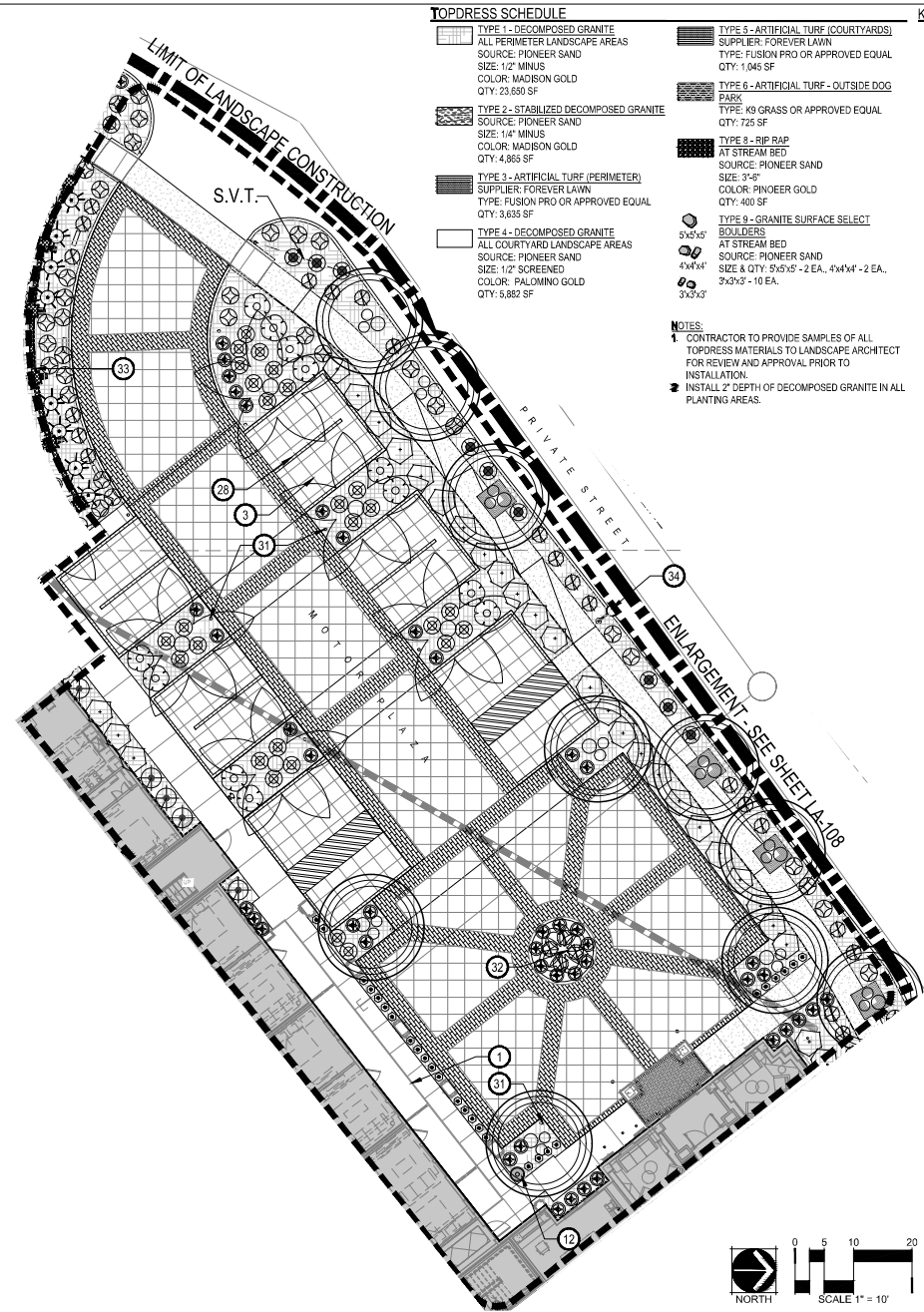
NO.	DATE	DESCRIPTION
02/22/2021		DRS SUBMITTAL
10/11/2021		DRS RE-SUBMITTAL
11/09/2021		DRS RE-SUBMITTAL

LANDSCAPE PLAN

LA-100

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 071, PAGE 10, OF THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA.



TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE
ALL PERIMETER LANDSCAPE AREAS
SOURCE: PIONEER SAND
SIZE: 1/2" MINUS
COLOR: MADISON GOLD
QTY: 23,690 SF
- TYPE 2 - STABILIZED DECOMPOSED GRANITE
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
COLOR: MADISON GOLD
QTY: 4,865 SF
- TYPE 3 - ARTIFICIAL TURF (PERIMETER)
SUPPLIER: FOREVER LAWN
TYPE: FUSION PRO OR APPROVED EQUAL
QTY: 3,635 SF
- TYPE 4 - DECOMPOSED GRANITE
ALL COURTYARD LANDSCAPE AREAS
SOURCE: PIONEER SAND
SIZE: 1/2" SCREENED
COLOR: PALOMINO GOLD
QTY: 5,882 SF
- TYPE 5 - ARTIFICIAL TURF (COURTYARDS)
SUPPLIER: FOREVER LAWN
TYPE: FUSION PRO OR APPROVED EQUAL
QTY: 1,045 SF
- TYPE 6 - ARTIFICIAL TURF - OUTSIDE DOG PARK
TYPE: K9 GRASS OR APPROVED EQUAL
QTY: 725 SF
- TYPE 8 - RIP RAP
AT STREAM BED
SOURCE: PIONEER SAND
SIZE: 3/4"
COLOR: PINEOER GOLD
QTY: 400 SF
- TYPE 9 - GRANITE SURFACE SELECT
BOULDERS
AT STREAM BED
SOURCE: PIONEER SAND
SIZE & QTY: 5x5x5 - 2 EA., 4x4x4 - 2 EA., 3x3x3 - 10 EA.

- NOTES:**
- CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

KEY NOTES

- TENANT PATIOS - TYP.
- TURF HEADER
- DECORATIVE PAVERS - SEE LANDSCAPE ENLARGEMENTS
- STEPPING PAVERS
- STABILIZED DECOMPOSED GRANITE
- ARTIFICIAL TURF
- SITE FURNISHINGS - BY OWNER
- CUSTOM BAR TOP TABLE
- FIRE PIT AT POOL
- FIRE PLACE WITH HEARTH AT COURTYARD 3
- RAISED PLANTER
- TRASH RECEPTACLE
- CATENARY LIGHTS
- STEEL ARBOR
- OUTDOOR KITCHEN/ GRILL AT POOL
- FIRE PIT AT COURTYARD 4
- POOL LOUNGE CHAIR
- SPA
- POOL
- ACCENT WALL WITH WALL MOUNTED TV
- ACCENT WALL
- SEAT WALL
- CORNHOLE BOARDS - BY OWNER
- POOL DECK
- BENCH
- OUTDOOR KITCHEN/ GRILL AT COURTYARD 5
- TRANSFORMERS
- CONCRETE PAVER PARKING STALL STRIPPING AT MOTOR COURT
- DOG PLAY EQUIPMENT
- DOG PARK ENTRY
- LIGHT BOLLARD - TYP.
- RAISED ACCENT PLANTER
- ENTRY SIGNAGE WALL SEE ARCHITECTURE
- STREET LIGHT - TYP.
- STEEL EDGING
- CMU PLINTH WITH LANDSCAPE CONTAINER
- ACCENT WALL AND ENTRY AT COURTYARD 5
- TREE GRATE
- LANDSCAPE MOUNDING
- UTILITIES PER CIVIL PLANS
- STEEL RAMADA AT POOL
- ENTRY GATE

PLANT SCHEDULE AUTO COURT

TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	48" BOX STANDARD TRUNK	3" CAL MIN	10' X 8'	4
PALM TREES	BOTANICAL / COMMON NAME	SIZE/TRUNK TYPE	CALIPER	INSTALL HT. X WIDTH	QTY
	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX MULTITRUNK			1
	PHOENIX DACTYLIFERA DATE PALM	20" 8TH			6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	DODONAEA VISCOSA GREEN HOP BUSH	5 GAL	10' X 8'		27
	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	5 GAL	6' X 6'		12
	MELAMPodium LEUCANTHUM BLACKFOOT DAISY	5 GAL	8'X18"		10
	RUELLIA BRITTONIANA MEXICAN PETUNIA	5 GAL	3' X 3'		29
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	5 GAL	6' X 8'		7
GROUNDCOVER	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	5 GAL	2' X 4'		24
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	2' X 3'		39
	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	5 GAL	2' X 4'		10
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT & WIDTH		
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	5' X 5'		8

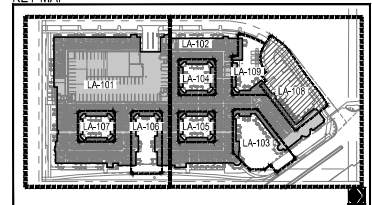
PAVING SCHEDULE

- TYPE 1 - 4X8 HOLLAND
PATTERN: HERRINGBONE
COLOR: DESERT
- TYPE 2 - 4X8 HOLLAND
PATTERN: BASKETWEAVE
COLOR: SIERRA
- TYPE 3 - TRAVERTINE
PATTERN: 3 PIECE VERSAILLES PAVER
FIELD & 8X8 LIMESTONE PAVER BORDER
COLOR: PEARL
- TYPE 4 - CONCRETE
PATTERN: 4'X4' SQUARE
COLOR: DAVIS ADOBE
- TYPE 5 - CONCRETE
PATTERN: BRICK
COLOR: DAVIS CLIFFSIDE BROWN
- TYPE 6 - CONCRETE
COLOR: TO MATCH SIDEWALK

- NOTES:**
- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 - CONTRACTOR TO PROVIDE 5x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

- NOTE:**
- NO EXISTING PLANTS MEET SIZE AND/OR SPECIES REQUIREMENTS NEEDED FOR A NATIVE PLANT PERMIT SUBMITTAL.
 - THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/ CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING

KEY MAP



STREET LIGHTS
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JDD
NORRIS DESIGN
ARCHITECTS & PLANNERS

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE RECORDED IN BOOK 871, PAGE 101, OF THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GUA AND SALT RIVER.

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
02/22/2021	DRS SUBMITTAL	
10/12/2021	DRS RE-SUBMITTAL	
11/19/2021	DRS RE-SUBMITTAL	

LANDSCAPE ENLARGEMENT PLAN

LA-108

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 071, PAGE 001, OF THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GUA AND SALT RIVER



TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE**
 ALL PERIMETER LANDSCAPE AREAS
 SOURCE: PIONEER SAND
 SIZE: 1/2" MINUS
 COLOR: MADISON GOLD
 QTY: 23,650 SF
- TYPE 2 - STABILIZED DECOMPOSED GRANITE**
 SOURCE: PIONEER SAND
 SIZE: 1/4" MINUS
 COLOR: MADISON GOLD
 QTY: 4,865 SF
- TYPE 3 - ARTIFICIAL TURF (PERIMETER)**
 SUPPLIER: FOREVER LAWN
 TYPE: FUSION PRO OR APPROVED EQUAL
 QTY: 3,635 SF
- TYPE 4 - DECOMPOSED GRANITE**
 ALL COURTYARD LANDSCAPE AREAS
 SOURCE: PIONEER SAND
 SIZE: 1/2" SCREENED
 COLOR: PALOMINO GOLD
 QTY: 5,882 SF
- TYPE 5 - ARTIFICIAL TURF (COURTYARDS)**
 SUPPLIER: FOREVER LAWN
 TYPE: FUSION PRO OR APPROVED EQUAL
 QTY: 1,045 SF
- TYPE 6 - ARTIFICIAL TURF - OUTSIDE DOG PARK**
 TYPE: K9 GRASS OR APPROVED EQUAL
 QTY: 723 SF
- TYPE 8 - RIP RAP**
 AT STREAM BED
 SOURCE: PIONEER SAND
 SIZE: 3"-8"
 COLOR: PIONEER GOLD
 QTY: 400 SF
- TYPE 9 - GRANITE SURFACE SELECT BOULDERS**
 AT STREAM BED
 SOURCE: PIONEER SAND
 SIZE & QTY: 5x5x5' - 2 EA, 4x4x4' - 2 EA, 3x3x3' - 10 EA, 3x3x3'

- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF ALL TOPDRESS MATERIALS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION
 - INSTALL 2" DEPTH OF DECOMPOSED GRANITE IN ALL PLANTING AREAS.

PAVING SCHEDULE

- TYPE 1 - 4X8 HOLLAND**
 PATTERN: HERRINGBONE
 COLOR: DESERT
- TYPE 2 - 4X8 HOLLAND**
 PATTERN: BASKETWEAVE
 COLOR: SIERRA
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 PATTERN: 3 PIECE VERSAILLES PAVER
 FIELD & 8X8 LIMESTONE PAVER BORDER
 COLOR: PEARL
- TYPE 4 - CONCRETE**
 PATTERN: 4X4 SQUARE
 COLOR: DAVIS ADOBE
- TYPE 5 - CONCRETE**
 PATTERN: BRICK
 COLOR: DAVIS CLIFFSIDE BROWN
- TYPE 6 - CONCRETE**
 COLOR: TO MATCH SIDEWALK

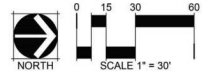
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 - CONTRACTOR TO PROVIDE 5x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/23/2021	DRW SUBMITTAL	
10/11/2021	DRW RE-SUBMITTAL	
11/16/2021	DRW RE-SUBMITTAL	

ILLUSTRATIVE LANDSCAPE PLAN

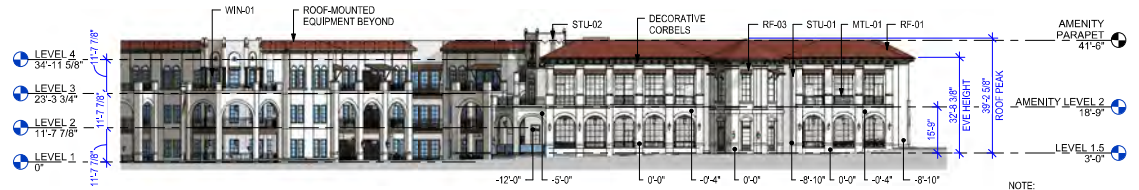
LA-110



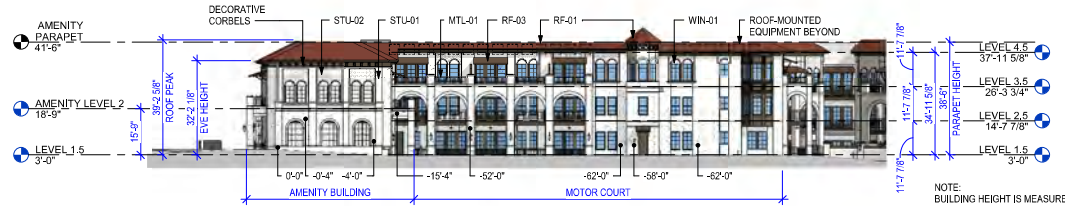
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP. SEE PROFILES. COPINGS, SILLS, TRIMS, PINNTHS, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + 25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53; L-VALUE = 0.52; SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-45	-	PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-08	PT-42	-	-	GUTTERS & DOWNSPOUTS & METAL	
MTL-09	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-43			PRECAST CONCRETE GARAGE	
PT-02	SW7055 ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 326-L PANTONE SOLIVE 4I	COMMERCIAL EXTERIOR PAINT	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPAÑA CASA GRANDE BLEND	COMPOSITE / CONCRETE	BORAL DURANTE ESPAÑA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT		
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	M WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



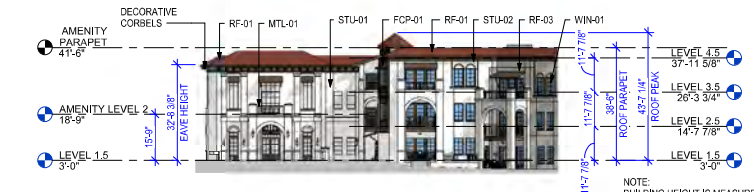
4 EAST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"



3 NORTH ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"



2 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT - DRB
1" = 20'-0"



1 WEST ELEVATION - AMENITY BUILDING - DRB
1" = 20'-0"

STREET LIGHTS

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INFO@STREETLIGHTSDESIGN.COM

DESIGN BUILD DEVELOPER

ONE SCOTTSDALE INVESTORS LLC
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MIB@KRE@MBINC.COM

OWNER

AUTHORIZATION

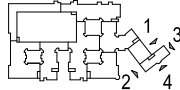
NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN MARICOPA COUNTY RECORD BOOK 20022002R3, WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	
10/15/2021	DRB - RESUBMITTAL	
11/17/2021	DRB - RESUBMITTAL	

ELEVATIONS

DRAWING NUMBER AND TITLE

A4.1

DRAWING NUMBER AND TITLE

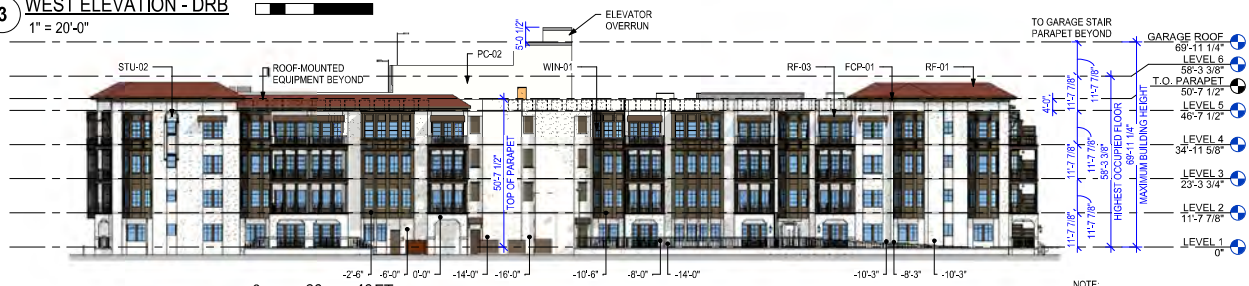
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE	DRY TAMP	PRECAST CAP, SEE PROFILES, COPINGS, SILLS, TRIMS, FINISHES, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE	HARJOE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE	HARDIESOFFIT PANELS, NONVENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE	HARJOETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SOL., PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53; U-VALUE = 0.52; SHGC = 0.24		.25" STARPHIRE W/ SOLORBAN 60+ .50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-05		PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-06	PT-02			GUTTERS & DOWNSPOUTS & METAL	
MTL-09	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-03			PRECAST CONCRETE GARAGE	
PT-02	SWISS ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 3261, PANTONE SOLVIVE 411	COMMERCIAL EXTERIOR PAINT	

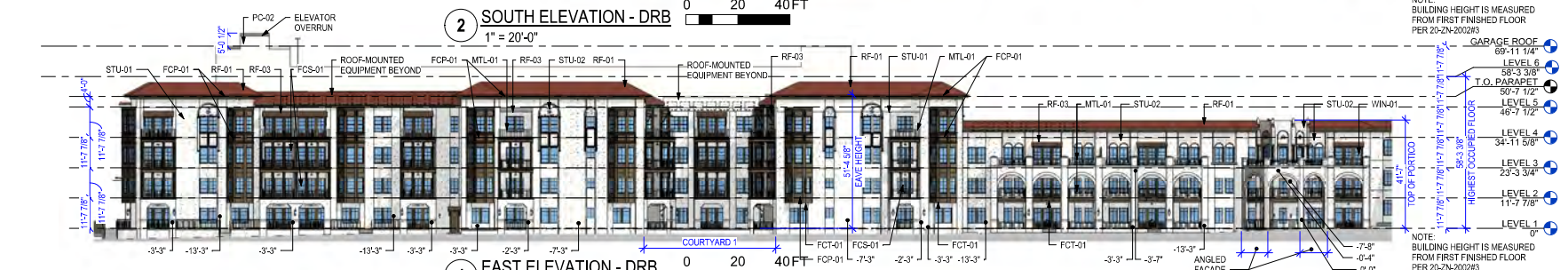
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORED CONCRETE ROOF TILES - BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	A87 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES - WIDE STYLE WITH GL-02 GLAZING	
STU-01		PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT GEMING PLASTER STUCCO WITH KRAK-SHIELD REIN. MESH. 75% TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



3 WEST ELEVATION - DRB
1" = 20'-0"



2 SOUTH ELEVATION - DRB
1" = 20'-0"



1 EAST ELEVATION - DRB
1" = 20'-0"

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OWNER

AUTHORIZATION

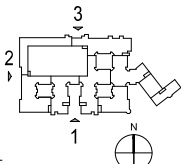
NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA, WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/15/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

ELEVATIONS

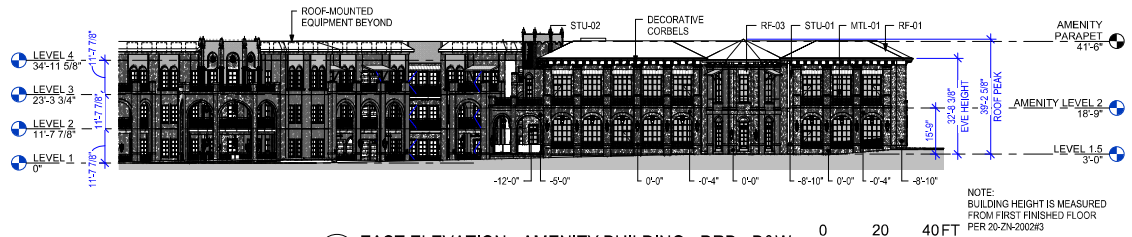
DRAWING NUMBER AND TITLE

A4.2

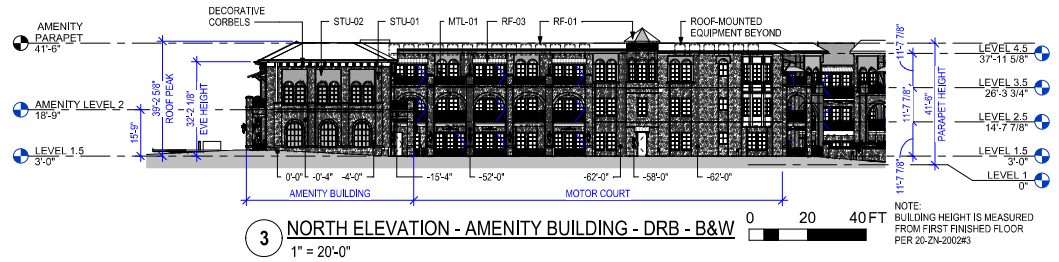
EXTERIOR MATERIALS SCHEDULE						
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	
CS-01	CLASSIC WHITE	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP, SEE PROFILES, COPINGS, SILLS, TRIMS, FINISHES, WATER TABLES, ETC.		
FCP-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS		
FCB-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS		
FCI-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS		
FCG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED GLASS		
GL-01a	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS		
GL-01b	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS		
GL-02	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+.50" AIR SPACE + 25" STARPHIRE	STOREFRONT GLAZING		

EXTERIOR MATERIALS SCHEDULE						
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		25" STARPHIRE W/ SOLORBAN 60+.50" AIR SPACE + 25" STARPHIRE	STOREFRONT SPANDREL PANEL		
GL-04	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		25" STARPHIRE W/ SOLORBAN 60+.50" AIR SPACE + 25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING		
MTL-05	PT-05		PT-05	COMMERCIAL EXTERIOR PAINT		
MTL-08	PT-02			GUTTERS & DOWNSPOUTS & METAL		
MTL-09	RUST COLOR	Custom, per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening		
PC-02	PT-03		SW 7055 ENDURING BRONZE	PRECAST CONCRETE GARAGE		
PT-02	SW7055 ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS		
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 326L, PANTONE SOLIVE 4I	COMMERCIAL EXTERIOR PAINT		

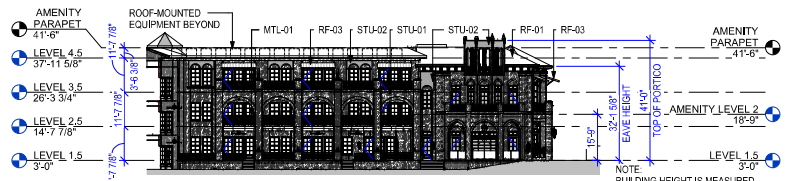
EXTERIOR MATERIALS SCHEDULE						
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE	
RF-01	ESPAÑA CASA GRANDE BLEND	COMPOSITE / CONCRETE	BORAL DURALITE ESPAÑA CASA GRANDE BLEND	COLORLED CONCRETE ROOF TILES - BARREL SHAPE		
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING		
SF-01	A67 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING		
STU-01		PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT		
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM		
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM		
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)		



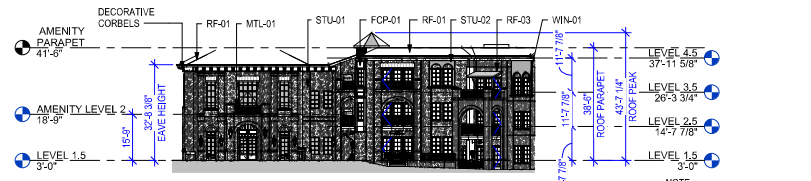
4 EAST ELEVATION - AMENITY BUILDING - DRB - B&W
1" = 20'-0"



3 NORTH ELEVATION - AMENITY BUILDING - DRB - B&W
1" = 20'-0"



2 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT - DBR - B&W
1" = 20'-0"



1 WEST ELEVATION - AMENITY BUILDING - DRB - B&W
1" = 20'-0"

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OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN DEED BOOK 100, PAGE 10, TOWNSHIP 4 NORTH, RANGE 4 WEST, HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/16/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

DRAWING NUMBER AND TITLE

ELEVATIONS

DRAWING NUMBER AND TITLE

A4.3

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
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02	10/11/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

DRAWING NUMBER AND TITLE

ELEVATIONS

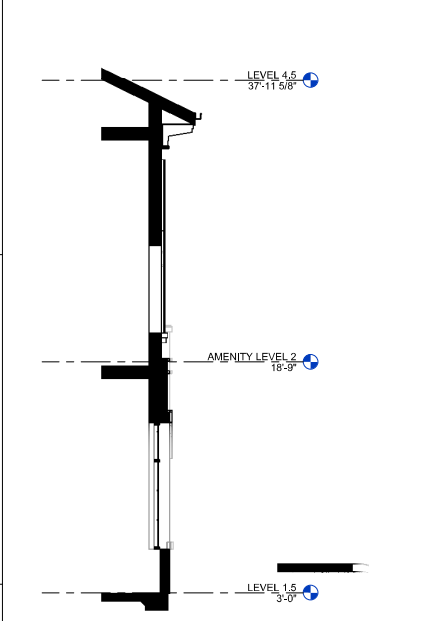
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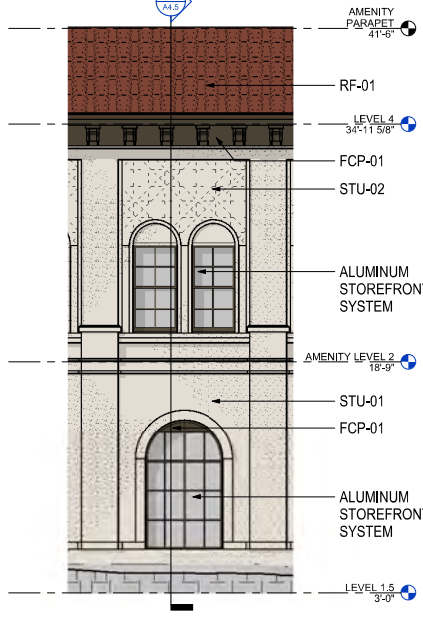
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
RF-01	ESPANA CASA GRANDE BLEND	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	BORAL DURALITE ESPANA CASA GRANDE BLEND	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES: WIDE STYLE) WITH GL-02 GLAZING	
STU-01		PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REIN. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	PAREX FINISH COAT - CUSTOM TO MATCH PT-01 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
STU-04	PAREX FINISH COAT - CUSTOM TO MATCH PT-02 - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WB-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG & FIXED PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG & FIXED VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	

MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-03	SPANDREL COLOR TO MATCH STOREFRONT GL-02		.25" STARPHIRE W/ SOLOBAN 60+.50" AIR SPACE + .25" STARPHIRE	STOREFRONT SPANDREL PANEL	
GL-04	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		.25" STARPHIRE W/ SOLOBAN 60+.50" AIR SPACE + .25" STARPHIRE	EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS AT AMENITY BUILDING	
MTL-05	PT-05		PT-05	COMMERCIAL EXTERIOR PAINT	
MTL-08	PT-02			GUTTERS & DOWNSPOUTS & METAL	
MTL-09	RUST COLOR	Custom per COS details	Desert Bloom	Metal panels, in powder coated rust color, used for vertical screening	
PC-02	PT-03			PRECAST CONCRETE GARAGE	
PT-02	SW7055 ENDURING BRONZE - LRV 7	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
PT-06	UTILITY / ELECTRICAL EQUIPMENT	SW PRO INDUSTRIAL	MATCH PANTONE PROCESS 3264, PANTONE SOLVIVE 4H	COMMERCIAL EXTERIOR PAINT	

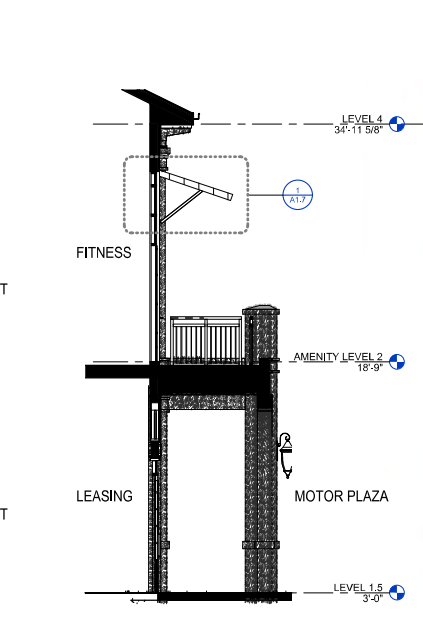
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
CS-01	CLASSIC WHITE	ADVANCED STONE PROFILES	DRY TAMP	PRECAST CAP, SEE PROFILES, COPINGS, SILLS, TRIMS, FINISHES, WATER TABLES, ETC.	
FCP-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARWILL, PRIMED	FIBER CEMENT PANELS	
FCS-02	SW7055 ENDURING BRONZE - LRV 7	JAMES HARDIE CO OR EQUAL	HARDIE SOFFIT PANELS, NON-VENTED, CEDARWILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	PT-04	JAMES HARDIE CO OR EQUAL	HARDIE TRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SGL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	
GL-01a	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PUNCHED WINDOWS	
GL-01b	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		.25" SOLARBRONZE + CLEAR GLASS W/ SOLARBAN 70XL + .50" AIR SPACE + .25" SOLARBRONZE + CLEAR	UNIT PATIO DOORS	
GL-02	CLEAR - VLT = 53, U-VALUE = 0.52, SHGC = 0.24		.25" STARPHIRE W/ SOLOBAN 60+.50" AIR SPACE + .25" STARPHIRE	STOREFRONT GLAZING	



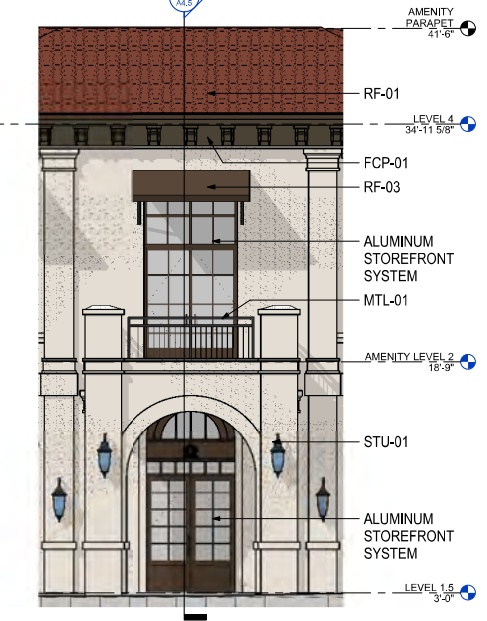
6 SECTION - DECORATIVE WINDOW AT LEASING
1/4" = 1'-0"



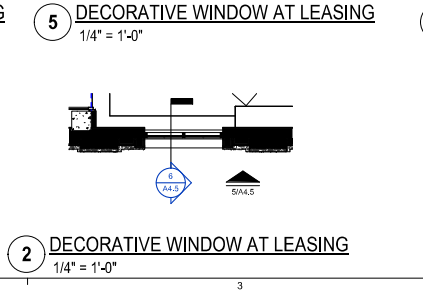
5 DECORATIVE WINDOW AT LEASING
1/4" = 1'-0"



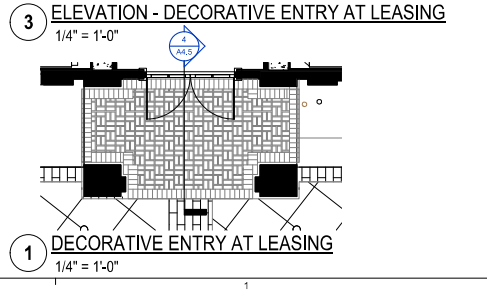
4 SECTION - DECORATIVE ENTRY AT LEASING
1/4" = 1'-0"



3 ELEVATION - DECORATIVE ENTRY AT LEASING
1/4" = 1'-0"



2 DECORATIVE WINDOW AT LEASING
1/4" = 1'-0"



1 DECORATIVE ENTRY AT LEASING
1/4" = 1'-0"

D
C
B
A



1. VIEW FROM NORTH EAST

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SCOTTSDALE AZ 85061 | 602-432-7300
MIBURKE@DMBINC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN MARICOPA COUNTY RECORDS UNDER BOOK 100, PAGE
WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07122021	DSB	
10116201	DSB - RESUBMITTAL	
11172021	DSB - RESUBMITTAL	

DRAWING NUMBER AND TITLE

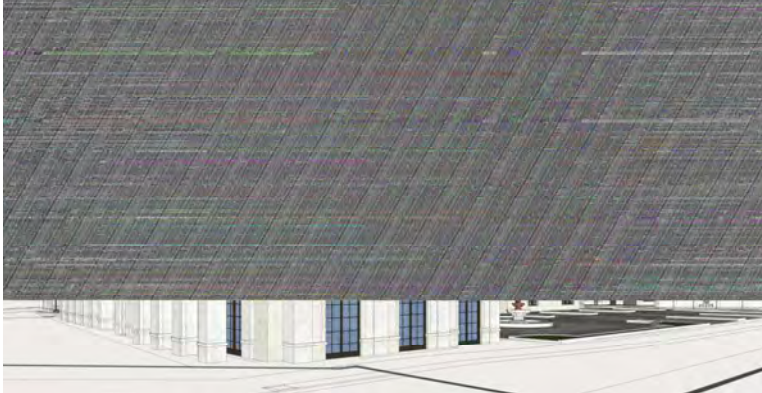
PERSPECTIVE ELEVATIONS

DRAWING NUMBER AND TITLE

A7.1

D
C
B
A

4. VIEW FROM WEST



3. VIEW FROM NORTH WEST

5. VIEW FROM NORTH EAST



2. VIEW FROM WEST

6. VIEW FROM SOUTH WEST

1. VIEW FROM SOUTH WEST

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SCOTTSDALE AZ 85067 | 602-432-7300
MIBURKE@DMBINC.COM

OWNER

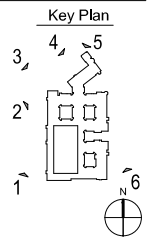
AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA
AS SECTION 28, TOWNSHIP 4 NORTH, RANGE
4 EAST OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA



DRAWING ISSUES AND REVISIONS

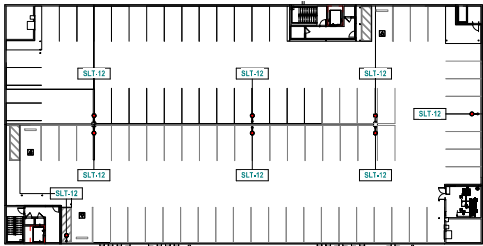
NO.	DATE	DESCRIPTION
07/12/2021	DRB	
10/11/2021	DRB - RESUBMITTAL	
11/17/2021	DRB - RESUBMITTAL	

DRAWING NUMBER AND TITLE

PERSPECTIVE ELEVATIONS

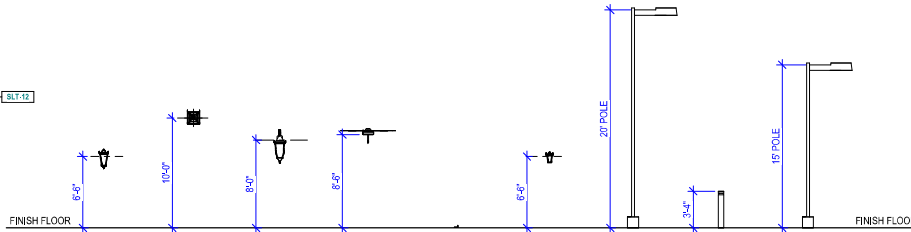
DRAWING NUMBER AND TITLE

A7.2

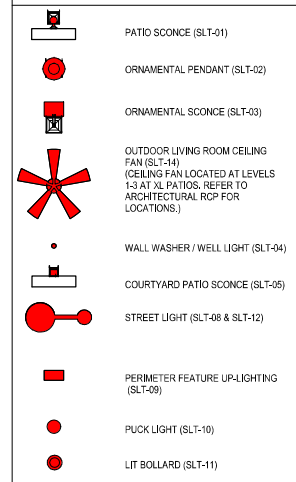


2 ELECTRICAL GARAGE PLAN - LEVEL 6
1" = 30'-0"

LIGHT FIXTURE MOUNTING LEGEND



ARCHITECTURAL LIGHTING SYMBOL LEGEND

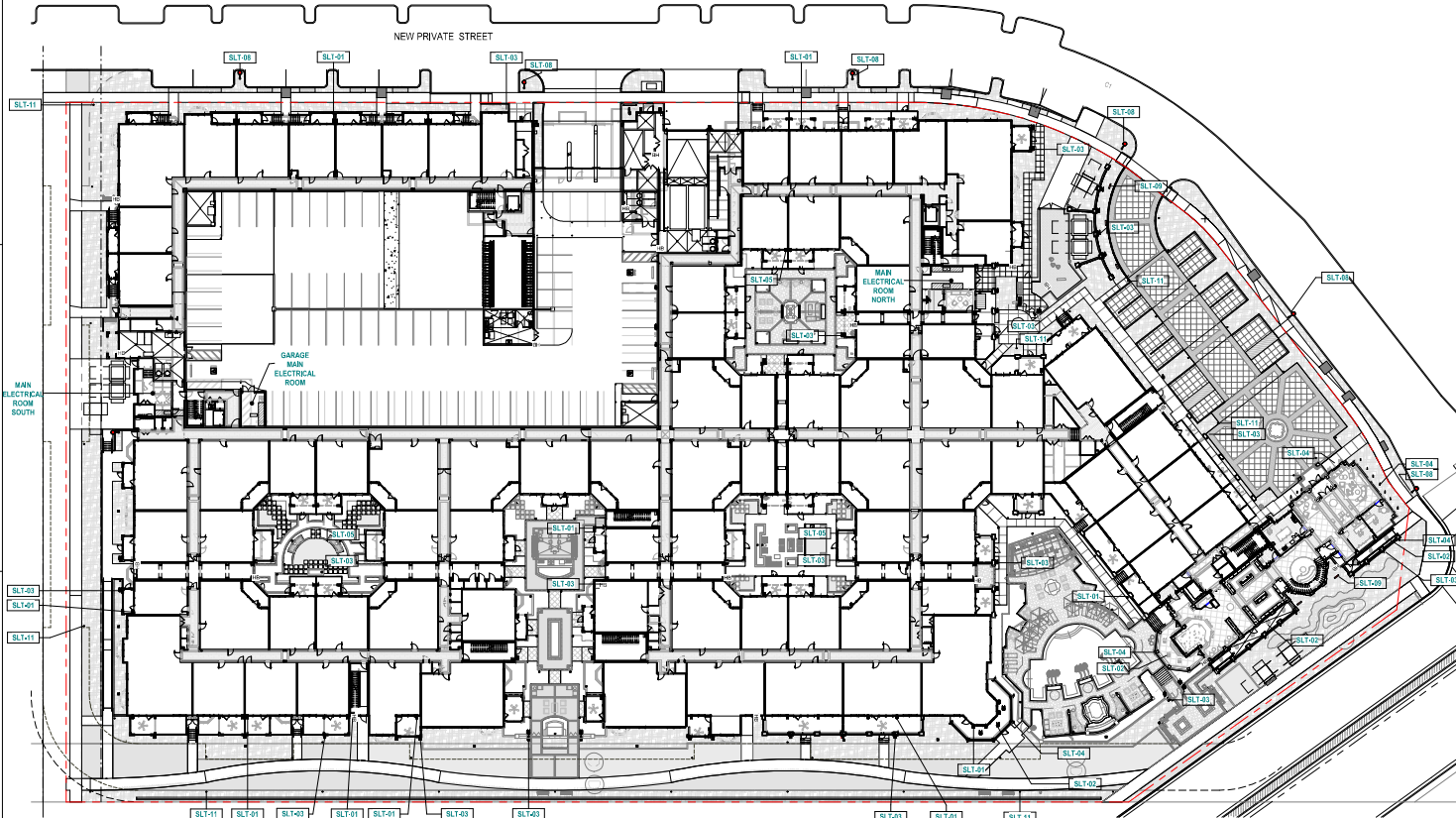


ARCHITECTURAL LIGHTING GENERAL NOTES

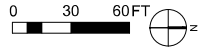
1. ARCHITECTURAL SITE LIGHTING SHOWN IN RED.
2. REFER TO SHEET A1.8 FOR FIXTURE SPECIFICATIONS
3. TAGGED FIXTURES ARE TYPICAL. NOT ALL FIXTURES TAGGED IN THIS PLAN. REFER TO ARCHITECTURAL RCP'S AND ELEVATIONS FOR LOCATIONS OF ALL LIGHT FIXTURES
4. OUTDOOR LIVING ROOM CEILING FANS LOCATED AT LEVELS 1-3 AT XL PATIOS. REFER TO ARCHITECTURAL RCP AND ELECTRICAL PLANS TO LOCATE FIXTURES NOT SHOWN IN THIS PLAN.
5. PATIO SCONCES AT LEVEL 1 ONLY.
6. ALL BUILDING SIGNAGE TO RECEIVE BLOCKING AND POWER.
7. REFER TO ELECTRICAL DRAWINGS FOR INTERIOR LIGHTING NOT SHOWN IN THIS PLAN.
8. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING NOT SHOWN IN THIS PLAN.
9. REFER TO ELECTRICAL DRAWINGS FOR LANDSCAPE LIGHTING NOT SHOWN IN THIS PLAN.
10. ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT PER THE CITY OF SCOTTSDALE.
11. CONCEPTUAL LOCATION AND COUNT OF STREETLIGHTS SHOWN FOR REFERENCE ONLY. FINAL LOCATION AND STYLE TO BE DETERMINED BY MASTER PLAN.
12. THE PRE-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS DUSK TO 10:00 PM, AND THE POST-CURFEW LIGHTING DESIGN HOURS SHALL BE DEFINED AS 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURN OFF AT DURING THE POST-CURFEW WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES
13. A PROGRAMMABLE TIMER, AND PHOTOCELLS SHALL CONTROL THE PRE- AND POST-CURFEW LIGHTS. PHOTOCELLS SHALL BE MOUNTED ON THE NORTH SIDE OF THE BUILDING. THE PROGRAMMABLE TIMER MAY CONTAIN A MAXIMUM 1-HOUR MANUAL OVERRIDE WITH AN AUTOMATIC TURN OFF FOR AFTER HOURS, AND SPECIAL EVENTS USE ONLY.
14. ALL FIXTURES AND ASSOCIATED HARDWARE INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE
15. ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS. (CITY OF SCOTTSDALE EXTERIOR LIGHTING POLICY.)

ARCHITECTURAL LIGHTING FIXTURE ...

MARK	DESCRIPTION	COUNT
SLT-01	PATIO SCONCE	70
SLT-02	ORNAMENTAL PENDANT	17
SLT-03	ORNAMENTAL SCONCE	73
SLT-04	LANDSCAPE WALL WASHER LUMINAIRE / WELL LIGHT	36
SLT-05	COURTYARD PATIO SCONCE	32
SLT-08	STREET LIGHT	7
SLT-09	PERIMETER FEATURE UP-LIGHTING	5
SLT-11	LIT BOLLARD	43
SLT-12	TOP FLOOR GARAGE LIGHT	8
SLT-13	PUCK LIGHT	44
SLT-14	CEILING FAN	112



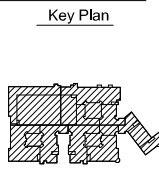
1 ELECTRICAL SITE PLAN
1" = 30'-0"



STREET LIGHTS
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STREETLIGHTS CREATIVE STUDIO, LLC
2200 N. FIELD STREET SUITE 800
DALLAS, TEXAS 75201 | TEL: 214-622-1182
INFO@STREETLIGHTSDESIGN.COM
DESIGN BUILD DEVELOPER
ONE SCOTTSDALE INVESTORS LLC
6200 N. SCOTTSDALE ROAD | STE 100
SCOTTSDALE, AZ 85060 | 602-432-7900
MIBURKE@SDBINC.COM
OWNER

AUTHORIZATION
PROJECT TITLE

ONE SCOTTSDALE
A PORTION OF PARCEL Z, ONE SCOTTSDALE, RECORDED IN THE PUBLIC RECORDS OF MARICOPA COUNTY, ARIZONA, AS SECTION 28, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/16/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

ELECTRICAL SITE PLAN

DRAWING NUMBER AND TITLE

A8.1

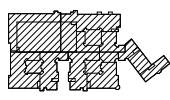
AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE
 A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
 WEST HALF OF SECTION 28, TOWNSHIP 4 NORTH, RANGE
 4 EAST OF THE 61A AND SALT RIVER MERIDIAN,
 MARICOPA COUNTY, ARIZONA

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	10/16/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

DRAWING NUMBER AND TITLE

**SITE
 PHOTOMETRIC
 PLAN**

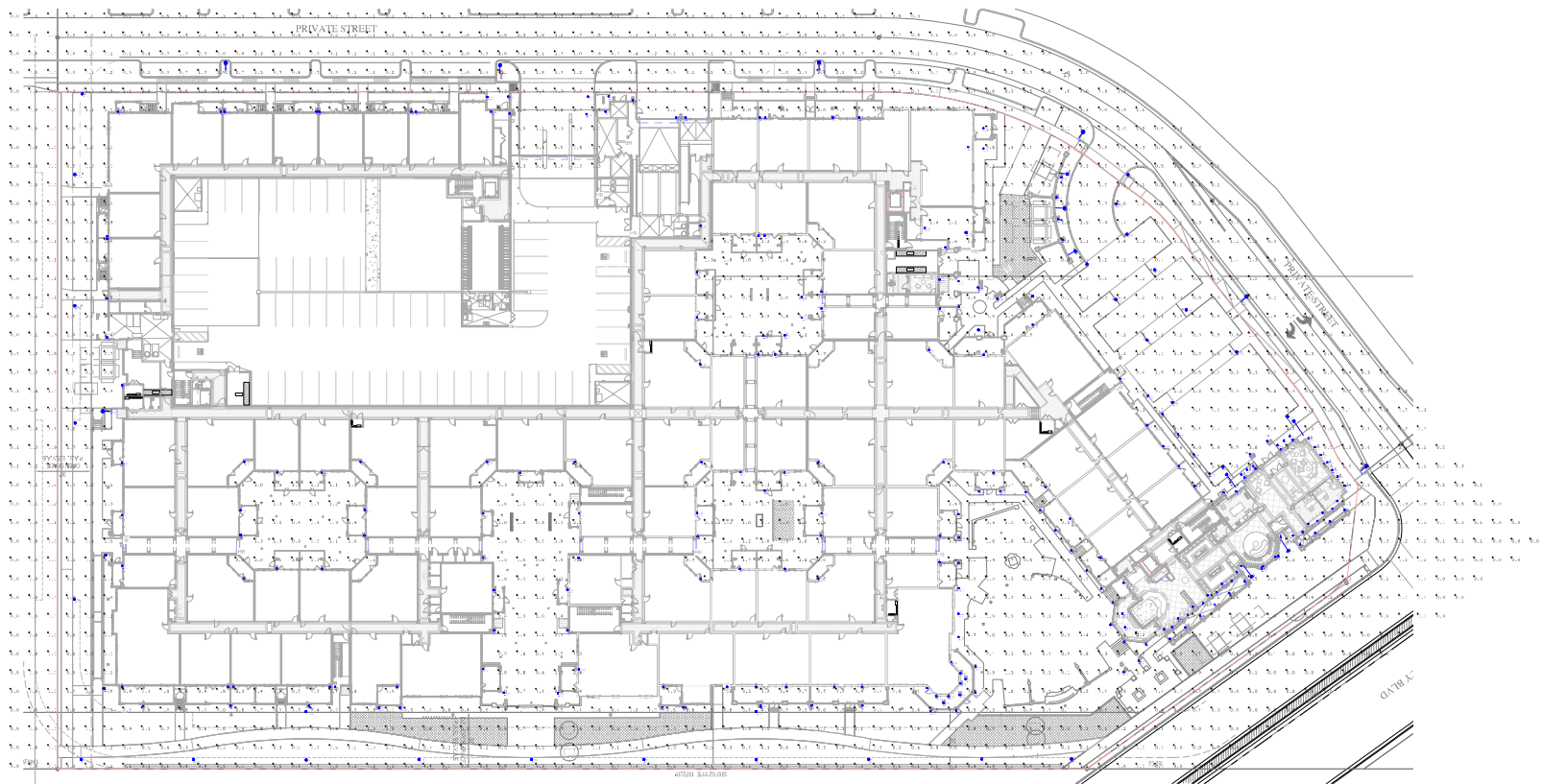
DRAWING NUMBER AND TITLE

A8.2

Symbol	Qty	Label	WIP	Description	lum. Watts	Lumens/foot	lum. Lumens
Ⓚ	42	SLI-01	0.750	Generation - GS422RF 3-Sw LED Bulbs	15	N.A.	2117
Ⓚ	14	SLI-02	0.950	Generation - GS4140R 4-Sw LED Bulbs	20	N.A.	2117
Ⓚ	48	SLI-03	0.750	Generation - GS1102VIB 3-Sw LED Bulbs	15	N.A.	2117
Ⓚ	35	SLI-04	0.350	MC - 3132-3162	11.2	465.8	464
Ⓚ	33	SLI-05	0.470	Generation - GS422RF 1-Pw LED Bulbs	7	N.A.	2117
Ⓚ	7	SLI-06	1.000	Online - 3820-Kmax-Scholar-3000-DX	63	N.A.	2603
Ⓚ	7	SLI-09	1.000	American - WW-ARKAY-R&D	50	1556	1667
Ⓚ	74	SLI-11	1.000	FormosaSurfaces - LBRG-003-760	39.3	N.A.	824

Label	CalcType	Units	Avg	Max	Min	Foot/Min	Max/Min
Overall	Illuminance	FC	1.19	7.9	0.6	N.A.	N.A.

NOTES
 1. Calc at grade level

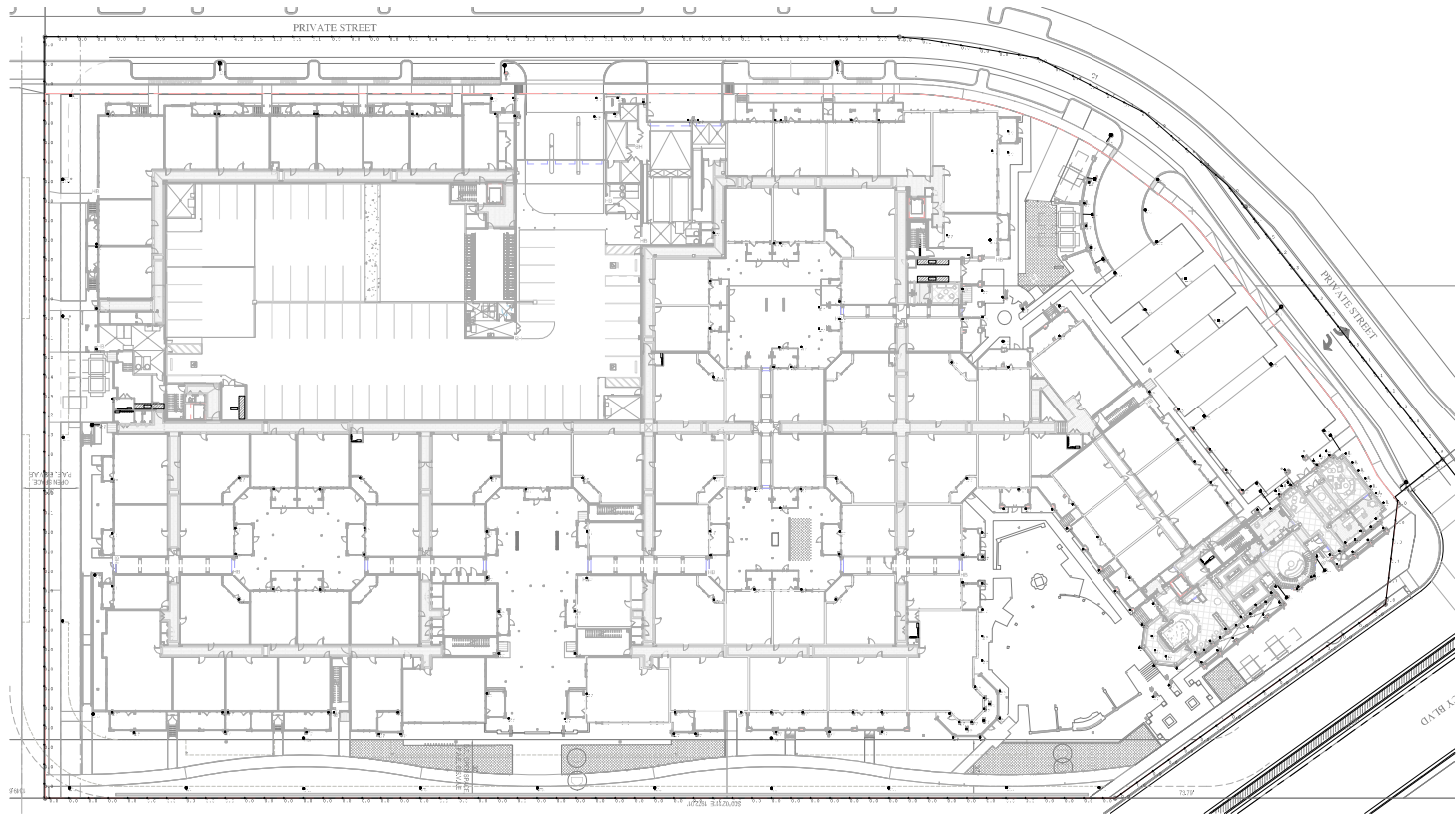


1 SITE PHOTOMETRIC PLAN
 1" = 30'-0"

NO.	DATE	DESCRIPTION
01	07/12/2021	DRB
02	07/16/2021	DRB - RESUBMITTAL
03	11/17/2021	DRB - RESUBMITTAL

Symbol	Schedule	Label	Lot	Description	Lot	Watts	lumens/lamp	lum. lumens
	057							
	82	SII-93	0.739	Generation = 0154220X 3-SW LED Bulbs	15	N/A	2119	
	14	SII-92	0.994	Generation = 0153140X 4-SW LED Bulbs	20	N/A	2119	
	68	SII-93	0.739	Generation = 01119217RZ 3-SW LED Bulbs	15	N/A	2119	
	35	SII-94	0.900	WAC - 0132-3084	11.2	483.1	484	
	13	SII-95	0.470	Generation = 0154220X 1-9W LED Bulbs	5	N/A	2119	
	7	SII-99	1.009	bulbs - ABL P2 xx-2350-30-XX-DRV	60	N/A	4963	
	9	SII-99	1.009	bulbs - Gen-A85A14-9W	60	1566	1567	
	31	SII-11	1.009	FormSurfaces - LMRIC-103-160	38.3	N/A	434	

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Property Line	Illuminance	fc	0.50	1.1	0.0	N/A	N/A



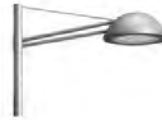
1 SITE PHOTOMETRIC PLAN
 1" = 30'-0"

SLT-08

Draw: _____ Customer: _____
 Project: _____
 Type: _____ Site: _____

selux

Arc LED



Order Code: **ABCL**

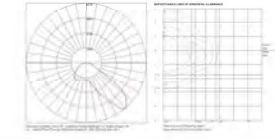
ABCL	Series	ABCL	Pole Order Code	Series	Height	Finish	Options
Optics	R1	R2	R3	R4	R36	R33	
Mounting	Pattern Arm Fixture	S1	S2	S1	S2		
Spigot Arm Fixture	A51	A52	A53				
Street Mounting	Street						
Light Program	30330	AS130	30330	30330	30343		
CCT	R1	R2					
Visual Curb Length	12	15	18	24	24	3.6K	
Finish	W1	W2	W3	W4	W5		
Voltage	120	240	277	120V	240V	ADD	
Options	W1	W2	W3	W4	W5	W6	W7

SLT-08

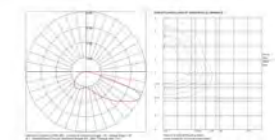
Arc LED
Photometry

selux

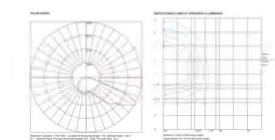
R1 Optics / 119W LED / 3000K CCT
 Catalog # ABCL-R1-AS130-30-AR-Lite
 Region # 119000-0400
 Mounting Program: Type 1
 Pole Height: 60 ft
 Pole Finish: R33
 Spigot Arm Fixture: A51
 Street Mounting: Street



R2 Optics / 119W LED / 3000K CCT
 Catalog # ABCL-R2-AS130-30-AR-Lite
 Region # 119000-0400
 Mounting Program: Type 1
 Pole Height: 60 ft
 Pole Finish: R33
 Spigot Arm Fixture: A52
 Street Mounting: Street



R3 Optics / 119W LED / 3000K CCT
 Catalog # ABCL-R3-AS130-30-AR-Lite
 Region # 119000-0400
 Mounting Program: Type 1
 Pole Height: 60 ft
 Pole Finish: R33
 Spigot Arm Fixture: A53
 Street Mounting: Street



SLT-11



INTEGRIS

Type: SLT-11-Alt 2
Part Number: 112-0001-903

FC LIGHTING
FCB6C-36L02

Ordering Information

Product	Part No.	Part No.	Part No.	Part No.	Part No.
FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02

Technical specifications and performance data for the FCB6C-36L02 street light fixture.

SLT-11



INTEGRIS

Type: SLT-11-Alt 2
Part Number: 112-0001-903

FCB6C-36L02

Ordering Information

Product	Part No.	Part No.	Part No.	Part No.	Part No.
FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02	FCB6C-36L02

Technical specifications and performance data for the FCB6C-36L02 street light fixture.

STREET LIGHTS

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STREET LIGHTS CREATIVE STUDIO, LLC
200 N. FIELD STREET | SUITE 600
DALLAS, TEXAS 75201 | TEL: 214-922-1182
INFO@STREETLIGHTS.COM

DESIGN BUILD DEVELOPER
ONE SCOTTSDALE INVESTORS LLC
6203 N. SCOTTSDALE ROAD | STE 130
SCOTTSDALE, AZ 85001 | 602-432-7939
MIBURKE@DMBC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	
10/11/2021	DRB - RESUBMITTAL	
11/17/2021	DRB - RESUBMITTAL	

DRAWING NUMBER AND TITLE
EXTERIOR ON SITE LIGHTING DETAILS

DRAWING NUMBER AND TITLE

A0.122



Zoning Aerial

30-DR-2021

*StreetLights Residential-One
Scottsdale
Public Participation
Notification*

5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-feet east of
Scottsdale Road within the One Scottsdale Planned Community Development
251-PA-2021

Request: Development Review Board ("DRB") for Multi-family Residential Development



Quarles & Brady LLP
Benjamin W. Graff
2 N. Central Avenue
Phoenix, AZ 85004

ATTACHMENT #16

StreetsLights Residential - One Scottsdale Public Participation Notification

251-PA-2021: Request: Development Review Board ("DRB") for Multi-family Residential
Development

1. Neighborhood Notification Letter

The Applicant (Benjamin Graff, Quarles & Brady) on behalf of the property owners within this development, mailed out notification letters to all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list on July 6, 2021. See Notification Letter Attached at **Tab A**.

2. Notification Boundary, Map, and Recipients

- Please see 750-foot notification map attached at **Tab B**.
- Please see a list of names and addresses of notified recipients attached at **Tab C**.
- Please see copies of returned letters attached at **Tab D**.

3. Stakeholders

The stakeholders include all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list. We are not aware of any opposition to the requested DRB Application request for the proposed new multi-family residential development.

4. Significant Changes or Amendments to the Application

Should any significant changes occur regarding the proposed DRB application, the Applicant shall inform all property owners, homeowners' associations ("HOAs") within 750 feet of the site and the city's standard interested parties list via a second notification letter and provide contact information if individuals have questions or concerns.

TAB A



Renaissance One
Two North Central Avenue
Phoenix, Arizona 85004-2391
602.229.5200
Fax 602.229.5690
www.quarles.com

Benjamin W. Graff
Direct Dial: (602) 229-5683
E-Mail: Benjamin.Graff@Quarles.com

Attorneys at Law in
Chicago
Indianapolis
Madison
Milwaukee
Naples
Phoenix
Tampa
Tucson
Washington, D.C.

July 1, 2021

Re: Pre-Application No. 251-PA-2021; Requests for Development Review Board Approval, and Planning Unit II - Multi-Family Residential and Master Plan Updates For StreetLights Residential's Proposed Luxury Multi-Family Development

Dear Neighbor, Neighborhood Association, or Interested Party,

The purpose of this letter is to inform you that on behalf of our Client, StreetLights Residential, Quarles & Brady LLP has filed a pre-application (Case No. 251-PA-2021) and intends to file a formal application for Development Review Board (“DRB”) approval on July 12, 2021 for a proposed development consisting of approximately 314 luxury multi-family apartment homes on approximately 5.7 acres located on the south side of Legacy Boulevard, approximately 1,100-foot east of Scottsdale Road within the One Scottsdale Planned Community Development (portion of Maricopa County Assessor Parcel No. 215-05-004A; the “Property”). See Attached Aerial Maps. A high-quality multi-family use was anticipated at this location via the prior zoning approvals attached to the Property. Therefore, the existing zoning permits the use and will not need to be changed. The development will also require updates to the Multi-Family Residential Planning Unit II and Master Plan for One Scottsdale.

The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 20-ZN-2002 #3 and is now identified as “One Scottsdale.” The One Scottsdale development is intended to be a mixed-use development consisting of residential, commercial, retail, office and hotel uses. See Attached Aerial and Zoning Maps. Therefore, the proposed Streetlights Residential luxury multi-family development fulfills the intent of the previously approved rezoning case and stipulations.

Specifically, the prior approvals anticipated a multi-family residential use via the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard), which is approved for residential (initially approved for a total of 1,100 units within the overall project). The proposed StreetLights development falls within Planning Unit II and while the multi-family use is permitted and expected, the site plan, design, and elevations will need to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately

55.6 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval for the Development Review Board. Therefore, the proposed development fulfills the goals of the previously approved zoning and planned uses for this land. See Preliminary Site Plan and Elevations Attached. Please note the current site plan and elevations are subject to change prior to the formal submittal.

StreetLights Residential specializes in new urbanist luxury apartment homes and mixed-use developments. With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle and amenities of living in an urban boutique hotel. StreetLights has numerous urban infill projects throughout Arizona and the country with more than 13,000 multifamily units completed, in progress or projected in 11 cities across six states (www.streetlightsres.com).

StreetLights is also not new to Arizona. Recent StreetLights' projects in Arizona include The Angela and The Ryan in Phoenix, The Cameron in Tempe, and The Tyler within the Agritopia master-planned community in the Town of Gilbert. All of which have met or exceeded the expectation of a luxury experience. Most recently, Streetlights has broken ground on its newest luxury multi-family development at The Grove at the Northwest corner of 44th Street and Camelback in Phoenix.

A portion of the StreetLights development will include a three-story building (located within the reduced height zone along Legacy Boulevard, per Case No. 20-ZN-2002) with a large pool courtyard that is open along its Eastern edge. Other portions will be four-stories with a 4.5 story parking garage. The location of the main entrance, pool courtyard and resident amenities facing the McDowell Mountains is intended to give the project the character of a resort hotel. See Attached Preliminary Site Plan and Elevations. Special attention has been paid to ensure alignment to best capture the views of the McDowell Mountains for residents and their guests to enjoy while complimenting the look and feel of the surrounding area. This character is enriched by arcades along both wings of the building that frame the pool. The four-story portion of the project to the South has been conceptualized as a series of enclosed courtyards interconnected by a series of ground floor pedestrian paseos.

The proposed development fully complies with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density residential is suitable in areas with strong access to multiple modes of transportation and major regional access and services, and the Regional Use District overlay is indicated to accommodate higher density housing.

The proposed development is also in compliance the Airpark Plan, which designates the Property as "AMU-R" (Airpark Mixed Use-Residential). The AMU-R designation notes that appropriate uses may include higher density residential. The Airpark Plan also notes development types applicable to areas within its boundaries, and denotes the Property as being suitable for medium- to higher-scale development (as noted under the Type 'C' conceptual development type).

If you have any questions about this proposal, feel free to reach me by phone at (602) 229-5683 or by e-mail at Benjamin.Graff@Quarles.com. You may also reach out to the City of Scottsdale Planner on the case, Meredith Tessier, at (480) 312-4211 or mtessier@scottsdaleaz.gov.

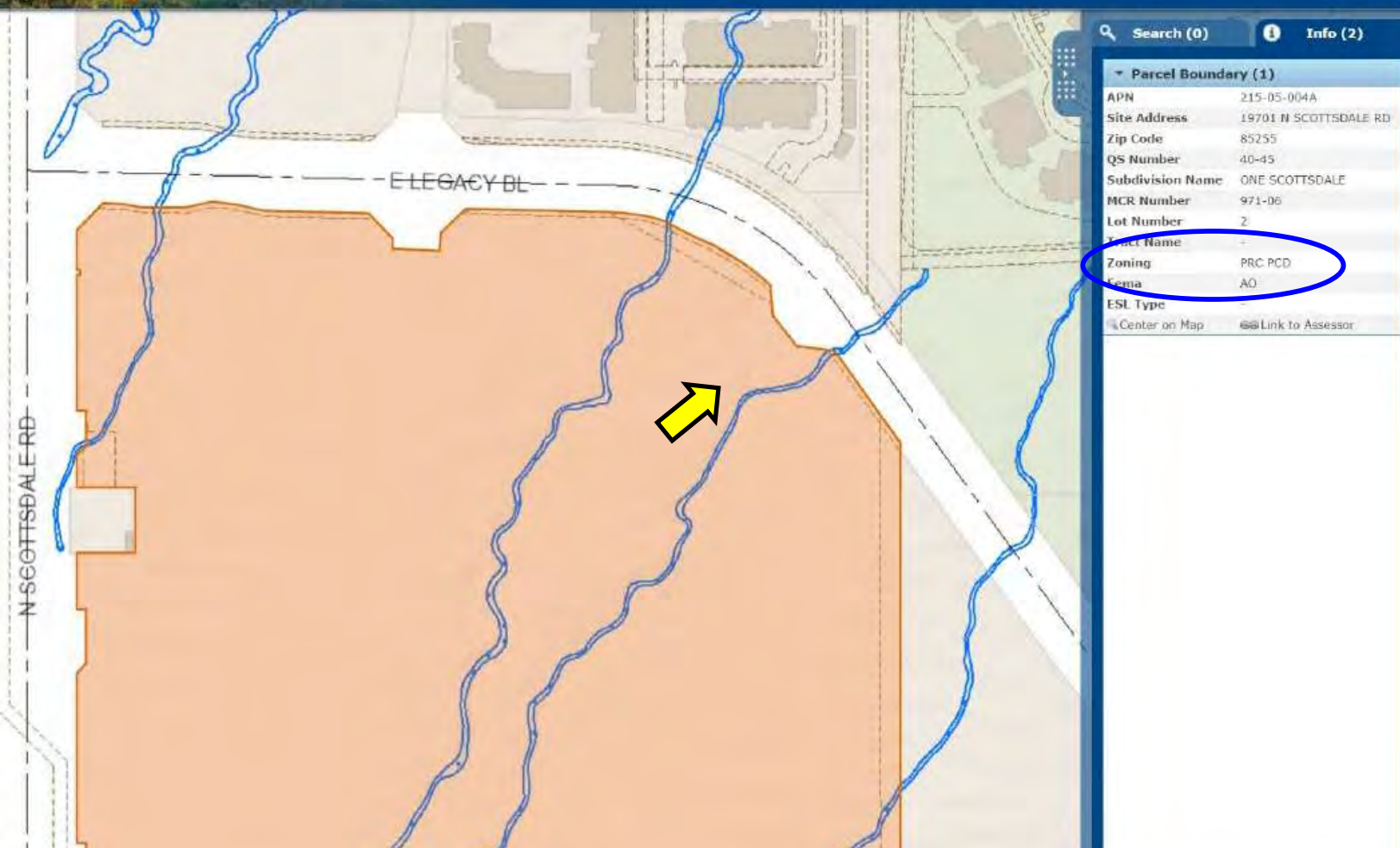
Very truly yours,
QUARLES & BRADY LLP

A handwritten signature in black ink, appearing to read 'B. Graff', written in a cursive style.

Benjamin W. Graff

Attachments: Aerial and Zoning Map;
Conceptual Site Plans and Elevations

ZONING MAP PRC PCD



APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

30_DR_2021_V1

KEYNOTES

- 01 10' WIDE OPEN SPACE EASEMENT
- 02 30' WIDE DRAINAGE EASEMENT
- 03 15' WIDE PUBLIC ACCESS EASEMENT
- 04 EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 30' MAXIMUM BUILDING HEIGHT
- 05 8" CONCRETE SIDEWALK
- 06 8" PUBLIC UTILITY EASEMENT
- 07 BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE. SEE DETAIL XXXX
- 08 PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT W/ SCREENING
- 09 SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. 358PM FIGURE 5.2-2B
- 10 EXISTING FIRE HYDRANT
- 11 PROPOSED FIRE HYDRANT
- 12 FIRE RISER ROOM
- 13 FIRE DEPARTMENT CONNECTION
- 14 ELECTRONIC VEHICLE GATE FOR TENANT PARKING BEYOND
- 15 TRASH STAGING ZONE
- 16 MOVE-IN ZONE
- 17 FIRE LANE - 24' WIDE X 67' LONG - DECOMPOSED GRANITE, GRASSCRETTE, OR TURF FINISH
- 18 FIRE LANE - 18' WIDE - DECOMPOSED GRANITE, GRASSCRETTE, OR TURF FINISH
- 19 FIRE LANE TURNING RADIUS - 40' EXTERIOR RADIUS - 25' INTERIOR RADIUS
- 20 KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
- 21 FIRE DEPARTMENT ACCESS POINT
- 22 ROOF ACCESS POINT

- 42 TPO ROOF ON SLOPED TRUSS STRUCTURE
- 43 ROOF DRAIN. SEE FLOORING DRAWINGS
- 44 PITCHED ROOF MECHANICAL SCREEN
- 45 WALKING PATH
- 46 AWNING

PROJECT DATA

LEGAL DESCRIPTION:
A PORTION OF PARCEL 2, ONE SCOTSDALE, RECORDED IN BOOK 071, PAGE 8, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

PROJECT ADDRESS:
XXXXXX

PREVIOUS PARCEL ZONING:
PRC-PD

CURRENT ZONING:
PRC-PD
(PLANNED REGIONAL CENTER- PLANNED COMMUNITY DISTRICT)

APN:
215-05-00A

GROSS LOT AREA:
6.69 ACRES (247,925 SF)

NET LOT AREA:
4.89 ACRES (214,782 SF)

BUILDING GROSS SQUARE FOOTAGE:
870,000 SF

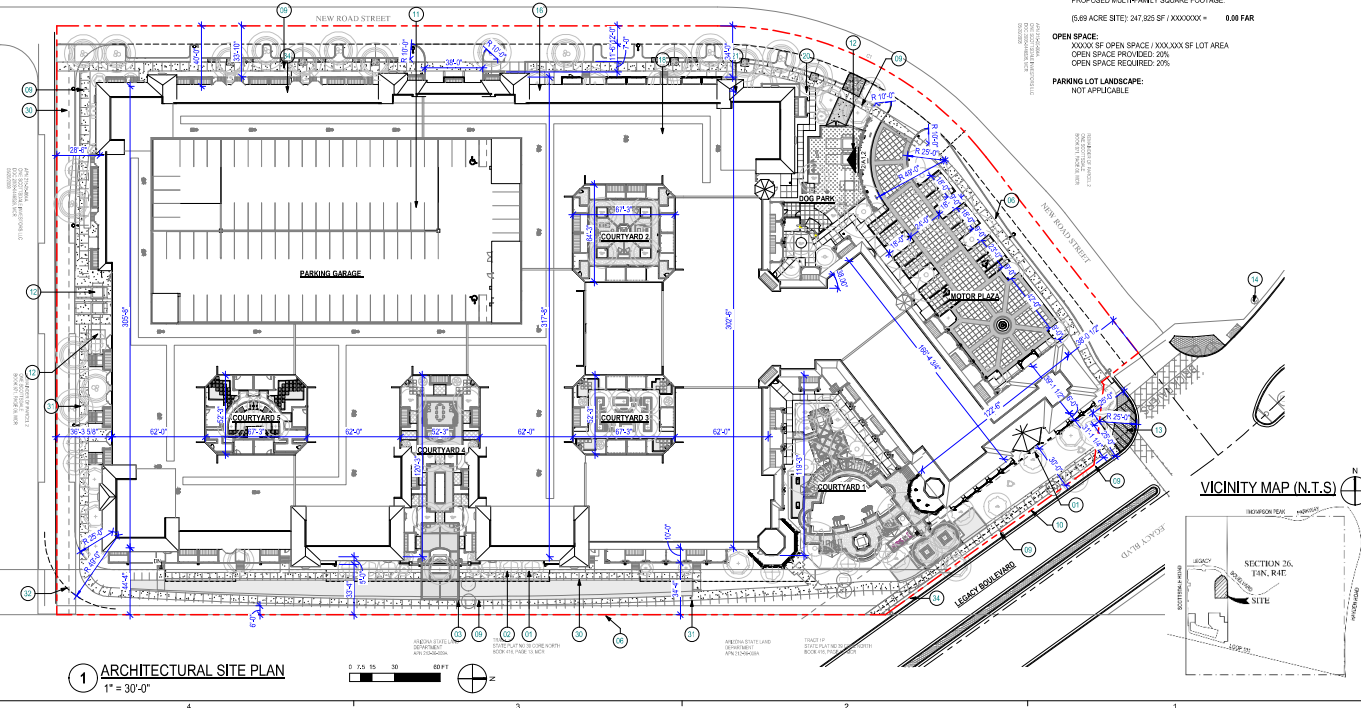
DWELLING UNIT DENSITY:
314 UNITS / 5.69 ACRES = 55 DU/AC

PARKING	UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
11 (EFFICIENCIES)	1,25		14
184 (1 BED UNITS)	1,3		240
108 (2 BED UNITS)	1,7		184
114 (3 BED UNITS)	1,9		211
314 TOTAL UNITS			450
1 SPACE / 6 UNITS			53
TOTAL REQUIRED PARKING			512
ACCESSIBLE PARKING 4% OF 489 PARKING SPACES =			19 SPACES REQUIRED 19 SPACES PROVIDED
PARKING SPACES PROVIDED			24 588 570
BI-CYCLE PARKING	UNIT COUNT	PARKING RATIO	PARKING SPACES
SURFACE PARKING		2 SPACES FOR EVERY 10 SPACES (NOT TO EXCEED 100 SPACES)	48 SPACES REQUIRED 100 SPACES PROVIDED
STRUCTURED PARKING			1100 SPACES PROVIDED (INBUD) SECURE PARKING GARAGE
FLOOR AREA RATIO:			
FAR ALLOWED			
FAR PROPOSED:			
PROPOSED MULTI-FAMILY SQUARE FOOTAGE:			
(6.69 ACRE SITE) 247,925 SF / XXXXXXXX =		0.00 FAR	
OPEN SPACE:			
XXXXX SF OPEN SPACE / XXX,XXX SF LOT AREA			
OPEN SPACE PROVIDED: 20%			
OPEN SPACE REQUIRED: 20%			
PARKING LOT LANDSCAPE:			NOT APPLICABLE

STREET LIGHTS

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STREET LIGHTS CONSULTING ENGINEERS PLLC
200 N. GILBERT STREET, SUITE 200
DALLAS, TEXAS 75241 TEL: 214-352-1182
PROJECT: 215-05-00A-001
DRAWING NO: 215-05-00A-001-001

DATE: 08/11/2021
PROJECT: ONE SCOTSDALE PHASE 2
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
APPROVED BY: J. B. BROWN



PRELIMINARY

FOR THE RECORD ONLY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY CHANGES OR MODIFICATIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT IN WRITING.

ONE SCOTSDALE

A PORTION OF PARCEL 2, ONE SCOTSDALE, RECORDED IN BOOK 071, PAGE 8, MARICOPA COUNTY RECORDS (MCR), LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION

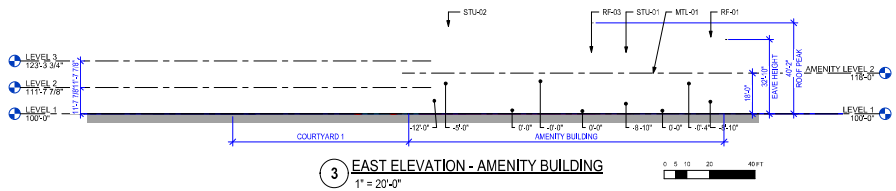
ARCHITECTURAL SITE PLAN

DRAWING NUMBER AND TITLE

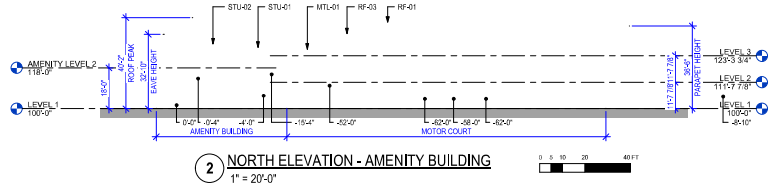
A1.1

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SWISS ENDURING BRONZE	JAMES HARDE CO	HARDE PANEL VERTICAL BOARDING CEDARWILL, PRIMED	FIBER CEMENT PANELS	
FCF-01	SWISS ENDURING BRONZE	JAMES HARDE CO	HARDE FLANK LAP SIDING SELECT CEDARWILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCF-02	SWISS ENDURING BRONZE	JAMES HARDE CO	HARDE SOFFIT PANELS, UNPAINTED, CEDARWILL, PRIMED	FIBER CEMENT PANELS	
FCF-03	SWISS ENDURING BRONZE	JAMES HARDE CO	HARDE TRIM BOARDS 5/8" RUSTIC, PRIMED & RUSTIC BATTEN BOARDS	FIBER CEMENT TRIM AND BATTEN BOARDS	
FCG-01	SWISS ENDURING BRONZE	MASONITE	BELEVEILLE 1 PANEL 3/4" LITE DOOR, CLEAR SOL., PRIMED	FIBERGLASS PATIO DOORS, 3/4" LITE (WITH SIMULATED DIVIDED LITE GRDS, MUNTINS) AND CLEAR GLASS	
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SWISS BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGN OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS	

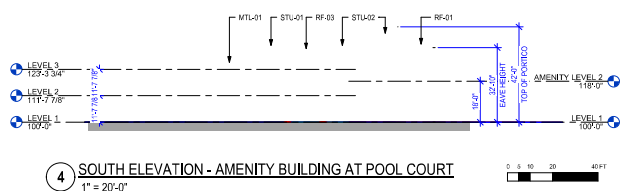
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
PT-02	SWISS ENDURING BRONZE	SHERWIN WILLIAMS	SW 505 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	BRAVA ROOF TILE	AGE MISSION SPANISH BARREL TILE	CONCRETE ROOF TILES-BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE	1 1/2" HIGH SEAM TRIP-PANEL	STANDING SEAM ROOFING	
SF-01	AS7 STANDARD DARK BRONZE	ARCADIA, INC.	ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR GLAZING	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STYLE)	
STU-01	OFF-WHITE SAND FINE FLEXFINE 1.0MM	PARFX USA, INC.	ARADOURWALL 300 STUCCO SYSTEM WITH KRASK-SHIELD	SOOTY CEMENT PLASTER STUCCO WITH KRASK-SHIELD REINF. MESH 7/8" TOTAL THICKNESS, WITH PARFX ACDF-14-1 FRESH COAT	
STU-02	OFF-WHITE SAND FINE FLEXFINE 1.0MM	PARFX USA, INC.	ARADOURWALL 300 STUCCO SYSTEM WITH KRASK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	BROWN CAP BRONZE		2 1/2" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" R/U	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



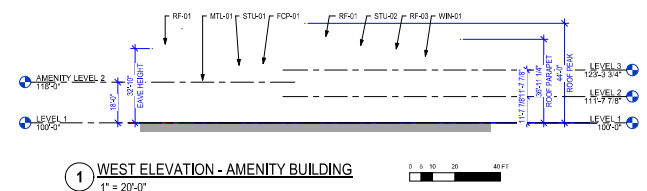
3 EAST ELEVATION - AMENITY BUILDING
1" = 20'-0"



2 NORTH ELEVATION - AMENITY BUILDING
1" = 20'-0"



4 SOUTH ELEVATION - AMENITY BUILDING AT POOL COURT
1" = 20'-0"

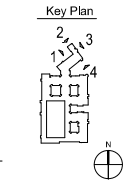


1 WEST ELEVATION - AMENITY BUILDING
1" = 20'-0"

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ONE SCOTTSDALE
A PORTION OF PARCEL 3 ONE SCOTTSDALE, RECORDED IN BOOK 17 OF MAPS, PAGE 3, AND LINDY TRACT WITHIN THE SEASIDE OF THE GULF AND SAUT RIVER WATERSHED, BRISBANE COUNTY, CALIFORNIA.



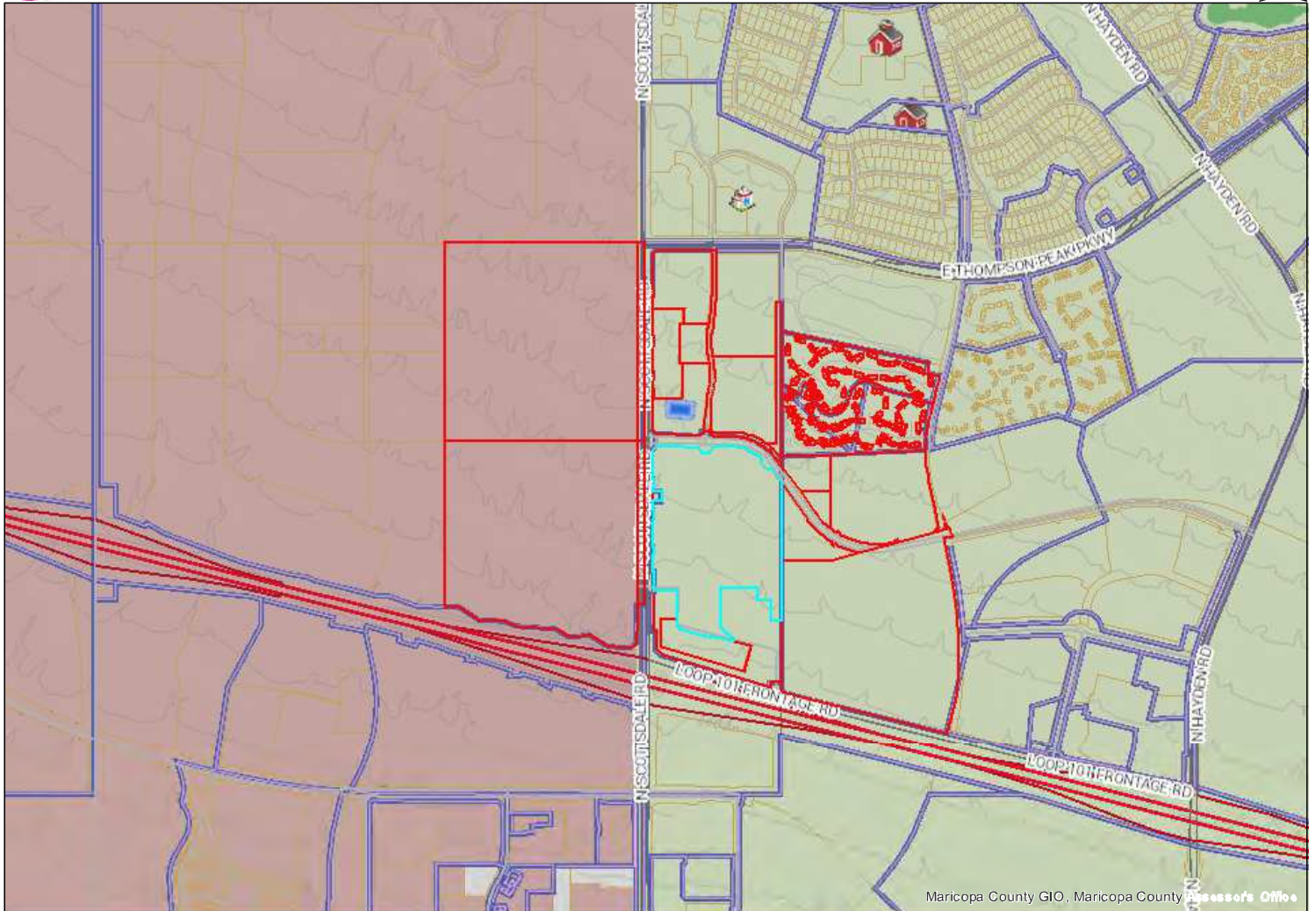
NO.	DATE	DESCRIPTION

DRAWING NUMBER AND TITLE
ELEVATIONS
DRAWING NUMBER AND TITLE
A4.1

TAB B



750' Buffer Map



Maricopa County GIO, Maricopa County Assessors Office

7/13/2021 2:37:09 PM

30_DR_2021_V1
7/26/2021

TAB C

SEE CASE FILE FOR
NAMES AND
ADDRESSES OF
NOTIFIED RECIPIENTS

TAB D

SEE CASE FILE
FOR RETURNED
LETTERS