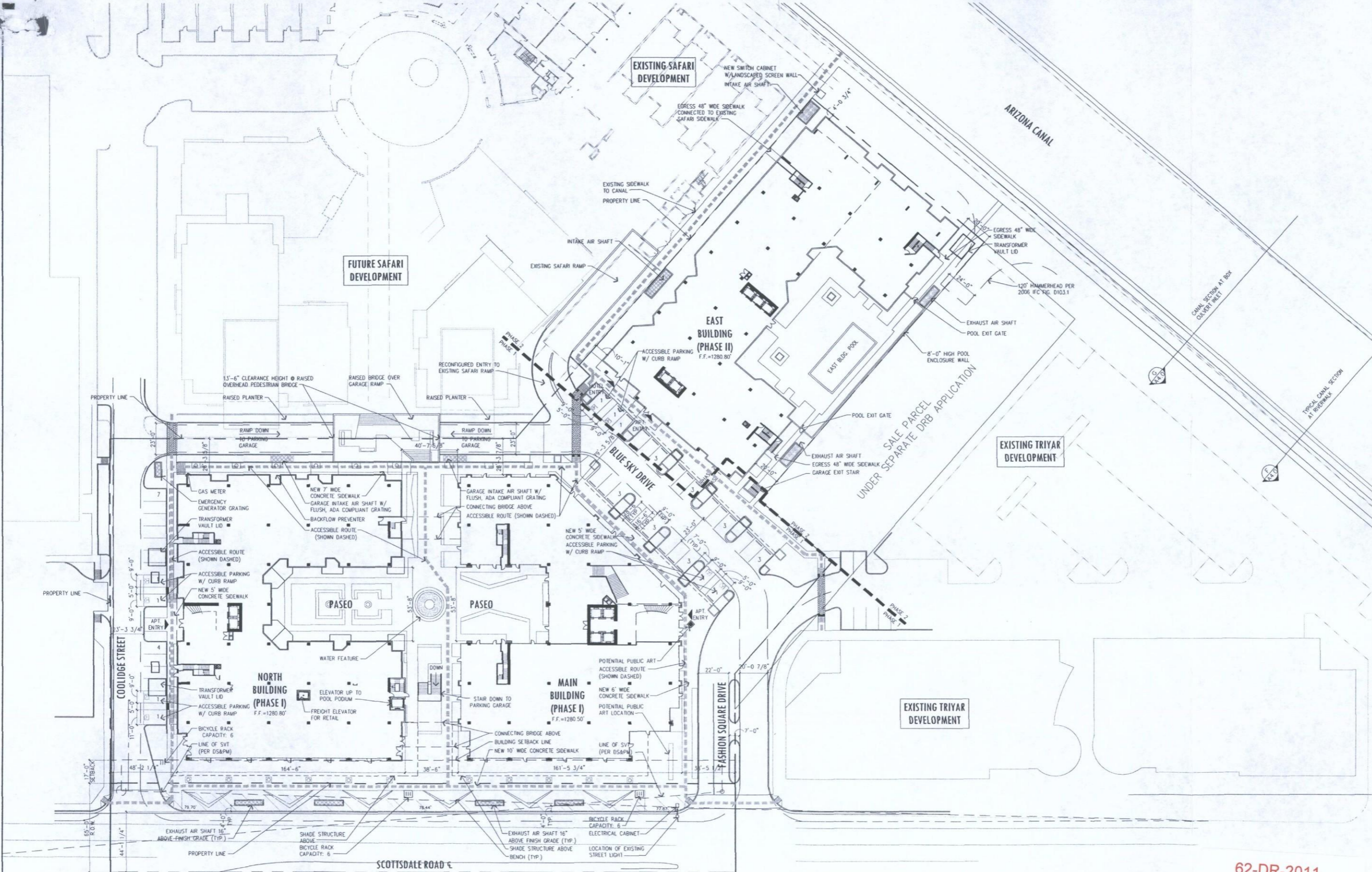


Simulations
Records Packet
Photos
All Graphics (no plans)



SITE DATA

PROJECT NAME: BLUE SKY SCOTTSDALE
 PROJECT ADDRESS: 4605 NORTH SCOTTSDALE ROAD
 PARCEL NUMBER: APN 173-08-072-0
 SITE AREA:

PHASE 1: 121,045.23 SQ FT / 2.80 ACRES
 PHASE 2: 41,130.80 SQ FT / 0.94 ACRES
 TOTAL: 162,176.03 SQ FT / 3.74 ACRES
 EXISTING ZONING: SCOTTSDALE RD. W/ R/REC-2 PUD DO

PROJECT DATA

PHASE 1:

NET BUILDING:	
COMMERCIAL FAR:	8,137 SF
RESIDENTIAL FAR:	209,582 SF
TOTAL NET BUILDING FAR:	217,719 SF
RESIDENTIAL UNITS:	265
STUDIO:	23
1 BEDROOM:	145
2 BEDROOM:	88
3 BEDROOM:	9

MAIN BUILDING:

COMMERCIAL FAR:	9,576 SF
CLUB / FITNESS 1-1:	20,893 SF
CLUB / FITNESS 2-1 / P-2:	12,237 SF
RETAIL:	10,807 SF
RESTAURANT:	6,984 SF
OFFICE:	2,881 SF
MISC.:	47,809 SF
TOTAL COMMERCIAL FAR:	109,294 SF
RESIDENTIAL FAR:	251,548 SF
RESIDENTIAL UNITS:	231
STUDIO:	36
1 BEDROOM:	161
2 BEDROOM:	99
3 BEDROOM:	2

PHASE 1 TOTALS:

COMMERCIAL FAR:	69,946 SF
RESIDENTIAL FAR:	399,201 SF
TOTAL FAR:	469,147 SF
RESIDENTIAL UNITS:	496

PHASE 2:

CANAL OPTION:

COMMERCIAL FAR:	141,749 SF
RESIDENTIAL FAR:	14,467 SF
TOTAL FAR:	256,216 SF
HOTEL UNITS:	197
RESIDENTIAL UNITS:	120
STUDIO:	1
1 BEDROOM:	34
2 BEDROOM:	80
3 BEDROOM:	5

APARTMENT OPTION:

RESIDENTIAL FAR:	243,948 SF
RESIDENTIAL UNITS:	244
STUDIO:	1
1 BEDROOM:	76
2 BEDROOM:	172
3 BEDROOM:	5

TOTALS:

COMMERCIAL FAR:	311,886 SF
RESIDENTIAL FAR:	513,978 SF
TOTAL FAR:	725,864 SF
HOTEL UNITS:	197
RESIDENTIAL UNITS:	616
COMMERCIAL FAR:	49,946 SF
RESIDENTIAL FAR:	442,299 SF
TOTAL FAR:	712,235 SF
RESIDENTIAL UNITS:	749

PARKING DATA

PHASE 1:

REQUIRED:	
COMMERCIAL (1 PER 350 SQ FT OF COMMERCIAL):	290
RESIDENTIAL (1 PER STUDIO & 1 BDRM):	296
RESIDENTIAL (2 PER 2 BDRM AND LARGER):	296
TOTAL REQUIRED:	884
PROVIDED:	
STANDARD SURFACE:	30
STANDARD GARAGE:	991
ACCESSIBLE SURFACE:	8
ACCESSIBLE GARAGE:	10
TOTAL PROVIDED:	1,047
COMPACT GARAGE:	39

PHASE 2:

HOTEL OPTION:	
REQUIRED:	
HOTEL (1.25 / GUEST ROOM):	247
RESIDENTIAL (1 PER STUDIO & 1 BDRM):	35
RESIDENTIAL (2 PER 2 BDRM AND LARGER):	170
TOTAL REQUIRED:	452
PROVIDED:	
STANDARD GARAGE:	355
ACCESSIBLE GARAGE:	12
TOTAL PROVIDED:	367
COMPACT GARAGE:	27

APARTMENT OPTION:

REQUIRED:	
RESIDENTIAL (1 PER STUDIO & 1 BDRM):	84
RESIDENTIAL (2 PER 2 BDRM AND LARGER):	354
TOTAL REQUIRED:	438
PROVIDED:	
STANDARD GARAGE:	355
ACCESSIBLE GARAGE:	12
TOTAL PROVIDED:	367
COMPACT GARAGE:	27

TOTAL PARKING:

HOTEL OPTION:	
TOTAL REQUIRED:	1,246
TOTAL PROVIDED:	1,414
TOTAL ACCESSIBLE REQUIRED (2% OF PROVIDED):	29
TOTAL ACCESSIBLE PROVIDED:	39
TOTAL COMPACT PROVIDED:	66

APARTMENT OPTION:

TOTAL REQUIRED:	1,322
TOTAL PROVIDED:	1,414
TOTAL ACCESSIBLE REQUIRED (2% OF PROVIDED):	29
TOTAL ACCESSIBLE PROVIDED:	39
TOTAL COMPACT PROVIDED:	66

BREEZING:

TOTAL REQUIRED:	180
PROVIDED:	
PHASE 1:	
SURFACE:	18
GARAGE:	47
PHASE 2 - GARAGE:	46
TOTAL PROVIDED:	111

SITE PLAN

NORTH

SCALE: 1" = 30'-0"

0' 15' 30' 60'

62-DR-2011
1/10/2012

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

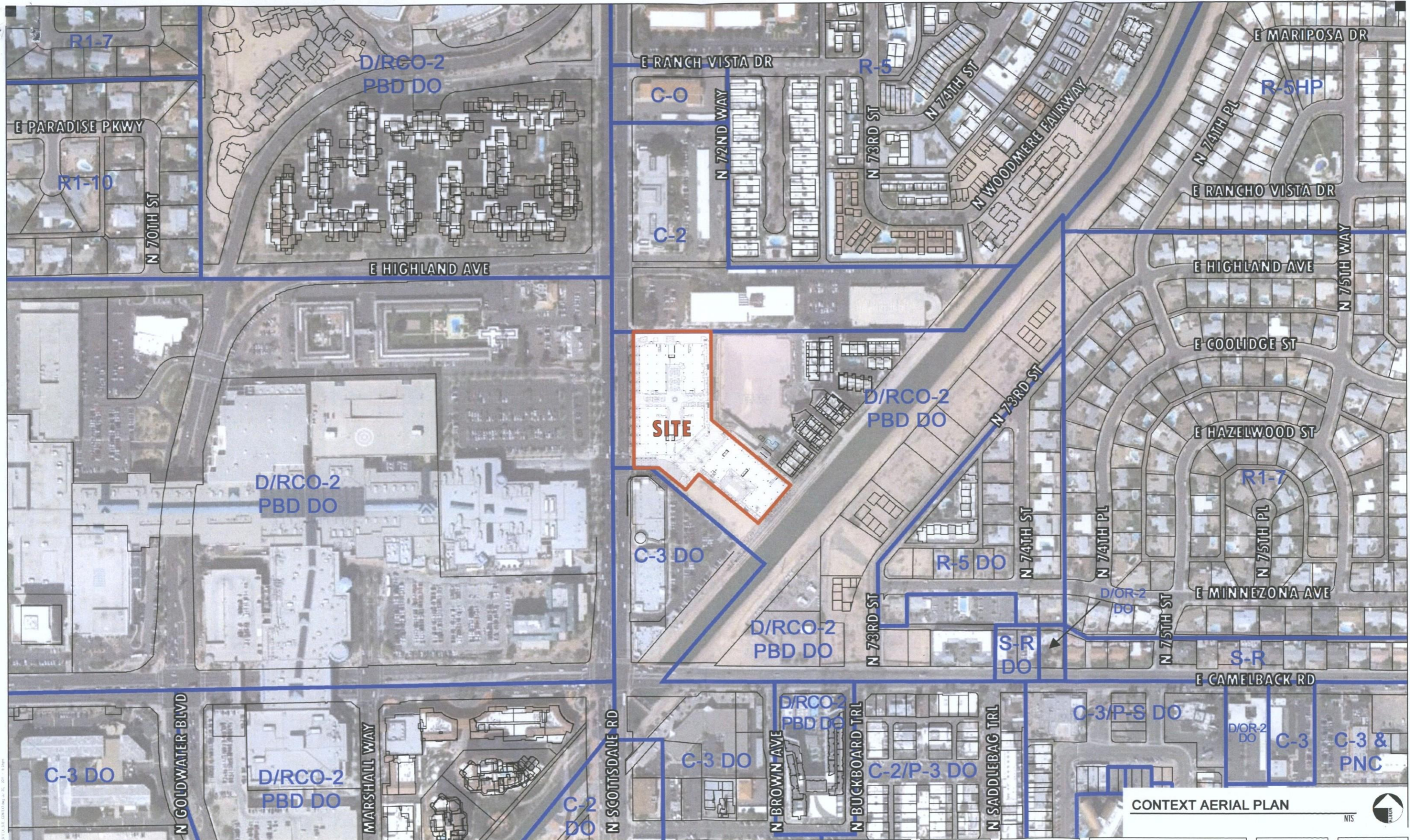


Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



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62-DR-2011



CONTEXT AERIAL PLAN NIS 

Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

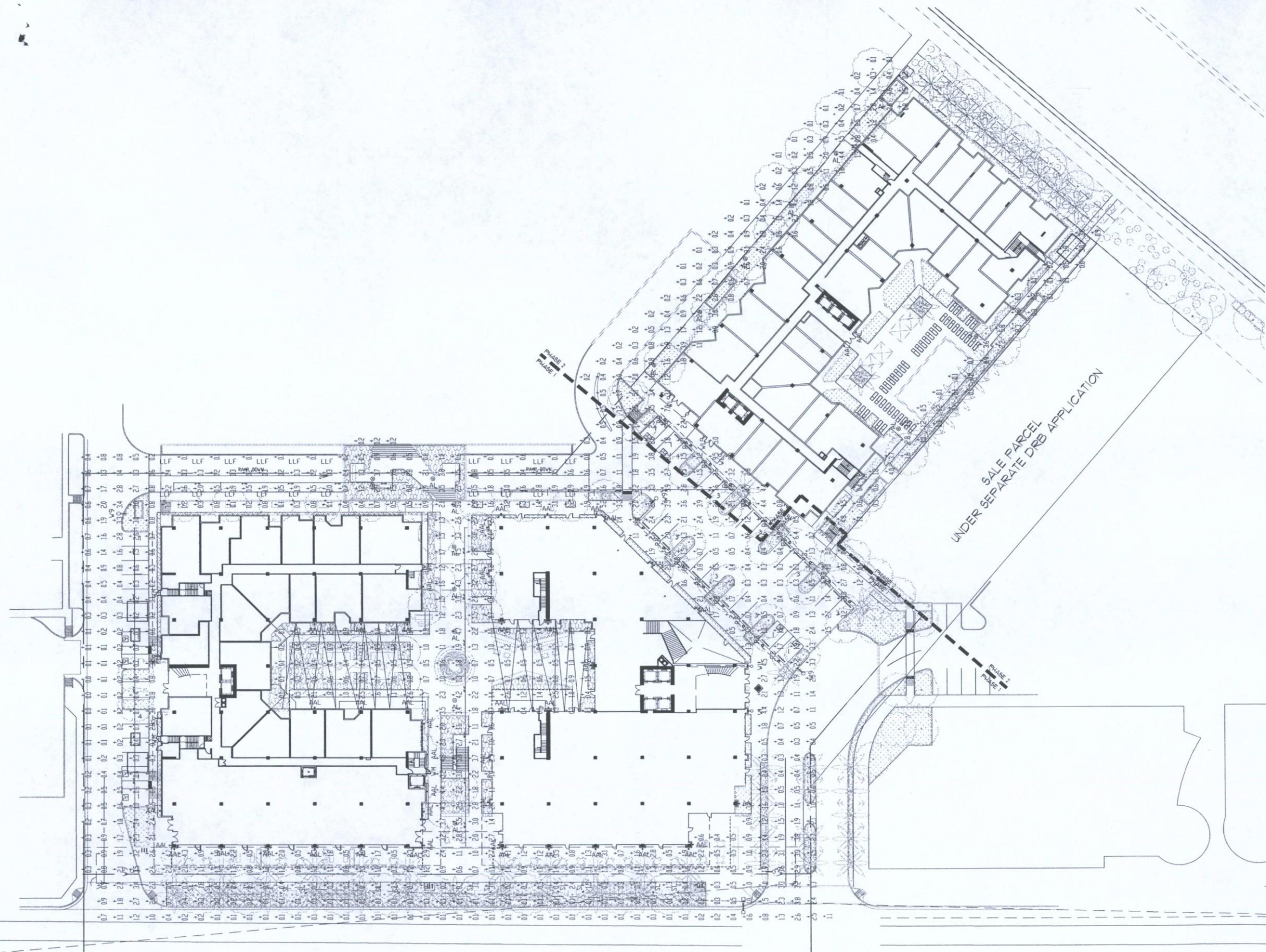
Blue Sky
SCOTTSDALE, ARIZONA
 another residential community by Gray Development Group

Date: November 21, 2011
 Revisions: _____

Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A1.1
62 DR 2011



SITE LIGHT SCHEDULE							
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LF	QTY.
AAL	⊖	AAL (2) F2115-T5 (1) "TICK" TR-WH-15-2X	(1) (2) F2115	4000	WALL MOUNT @ 12' TOP OF FIXTURE	0.85	30
AL	⊙	Louis Poulson & 70PMH T5 (1) "MVP" L7207	(1) 70W-CMH-16	6279	12" TO TOP OF FIXTURE	0.70	27
LLF	⊕	KIM LIGHTING 100PMH (1) "LS0" LFL-50/100MH	(1) MH 100	6912	WALL MOUNTED RAMP FIXTURE	0.70	20
LP	⊙	Louis Poulson & LED BOLLARD (1) "RUP" L7458	(1) 929004764	811		0.90	18
SL	⊙	KIM LIGHTING LED (1) "EL" EL807	(1) LED	95	STEP LIGHT @ 2'	0.90	22
WP	⊙	KIM LIGHTING 250PMH T2 (1) "WPH" WPH1/250PMH-ED28	(1) 250PMH	22000	20" TO TOP OF FIXTURE	0.70	3
WPS	⊙	KIM LIGHTING 150PMH T2 (1) "WPS" WPS2/150PMH-ED17	(1) 150PMH	14000	20" TO TOP OF FIXTURE	0.70	2
WL	⊙	Louis Poulson & 70CMH T5 (1) "MVP" L7207	(1) 70W-CMH-16	6279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM	⊙	LUMINAIRE LIGHT (2) F2415 (1) "AEL" AEL48-224HD-CL	(2) SYLVANIA FP24/RS/HD	1740	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.11 THRU A1.13 FOR FIXTURE CUT SHEETS.

CALCULATION SUMMARY										
AREA NAME	DIMENSIONS	GRID / TYPE	# PIS.	SPACING	GROUP	AVE.	MAX.	MIN.	MAX/MIN	AVE/MIN
BLUE SKY SCOTTSDALE	740.50'x241.40'	NEW GRID (H-H)	994	10.00'	(+)	1.30	9.66	0.04	245.41	33.33

NORTH

PHOTOMETRIC LIGHTING PLAN

SCALE: 1"=60'-0"

0' 30' 60' 120'

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Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251



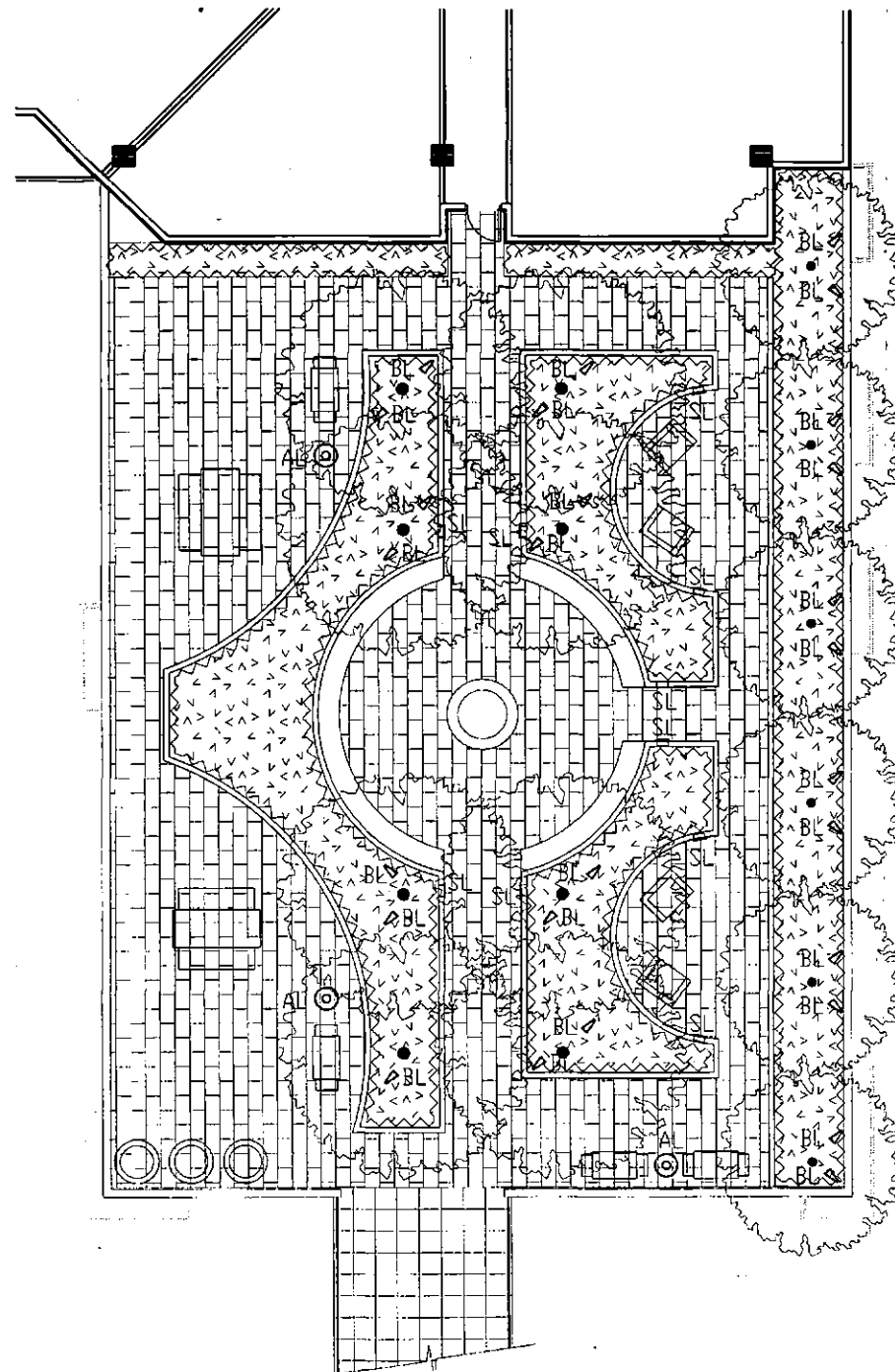
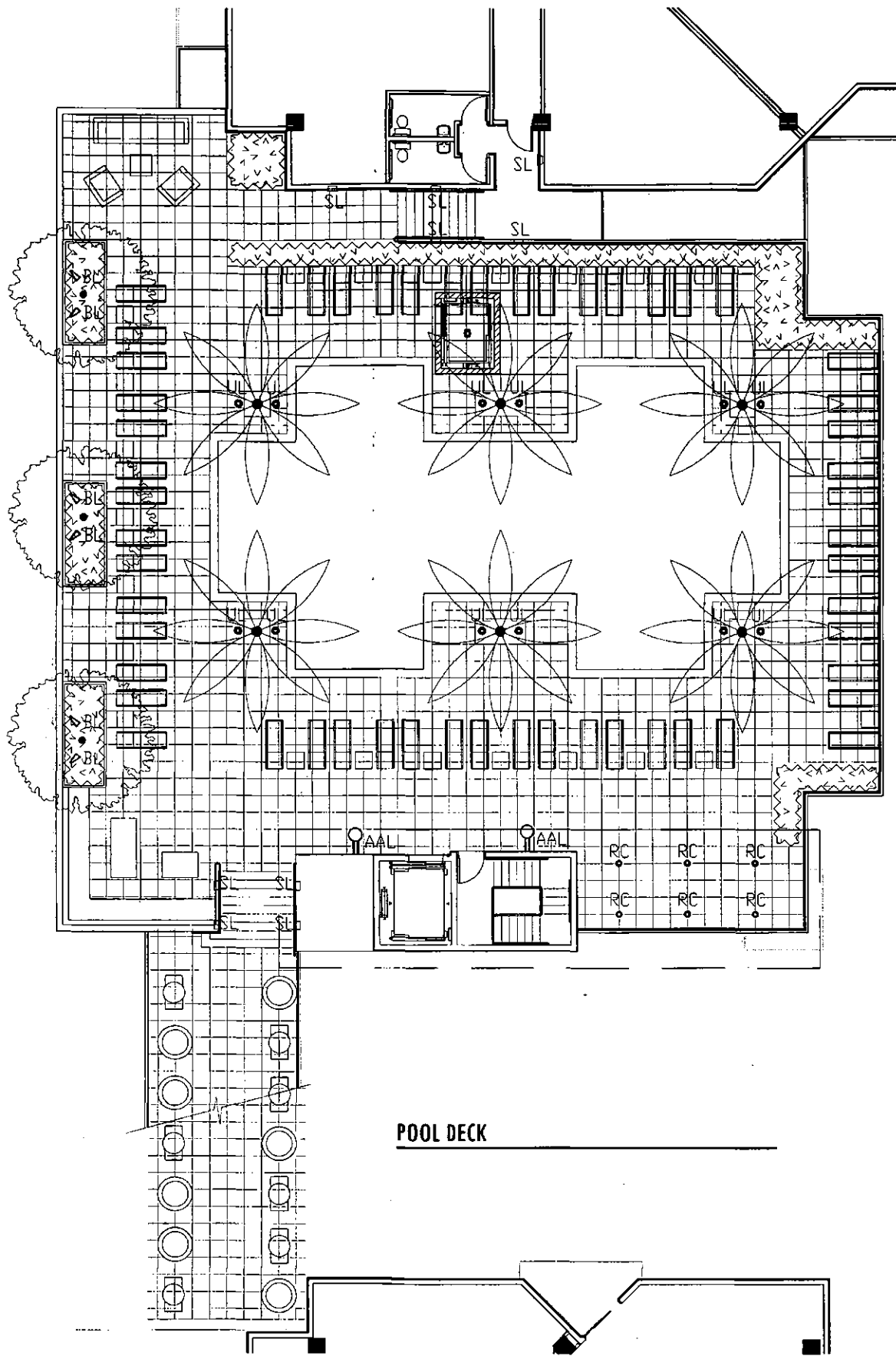
Date: November 21, 2011
 Revised: December 30, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A1.4

62-DR-2011



SITE LIGHT SCHEDULE						
TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LF / QTY.
AA1	☉	REEL (2) F20 T5 - T5 (1) "COM" CM-404-15-23	(1) F20 F21 T5	4800	WALL MOUNT @ 17' TOP OF FIXTURE	0.85 20
AL	☉	Lucite Posture & 70CMH T5 (1) "R20" L7207	(1) 70W-CMH-16	4379	12" TO TOP OF FIXTURE	0.70 27
LLF	☉	CON LIGHTING - 180PMH T5 (1) "L50" L1F-50/11-00M	(1) MR 160	4912	WALL MOUNTED RAMP FIXTURE	0.70 29
LF	☉	Lucite Posture & LED ROLL-LED (1) "R20" L7458	(1) P210004764	811		0.90 18
SL	☉	CON LIGHTING - LED (1) "L3" EB847	(1) LED	95	STEP LIGHT @ 2'	0.90 12
W1	☉	CON LIGHTING - 95CPMH T5 (1) "WPH1" WPH12/150PMH-ED19	(1) 150PMH	22000	24" TO TOP OF FIXTURE	0.70 3
W5	☉	CON LIGHTING - 15CPMH T5 (1) "WPH5" WPH52/150PMH-ED17	(1) 150PMH	14000	24" TO TOP OF FIXTURE	0.70 2
W1	☉	Lucite Posture & 70CMH T5 (1) "R20" L7207	(1) 70W-CMH-16	4279	WALL MOUNT @ 17' TOP OF FIXTURE	0.70 14
W5	☉	CONCRETE LIGHT (2) F24T5 (1) "REL" REL48-22480-CL	(2) SYLVANIA FP24/R35/RO	1760	WALL MOUNTED	0.85 5

REFER TO SHEETS A1.11 thru A1.13 FOR FIXTURE CUT SHEETS.

LIGHTING PLAN - NORTH BUILDING - 8TH FLOOR
 NORTH
 SCALE: 1/8" = 1'-0"

Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

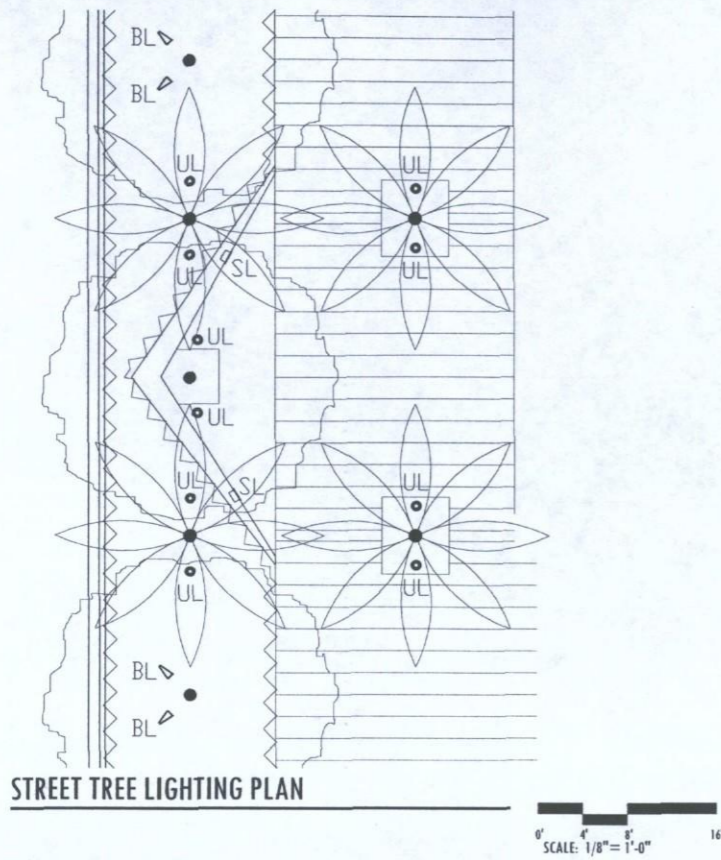


Date: November 21, 2011
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Owner:
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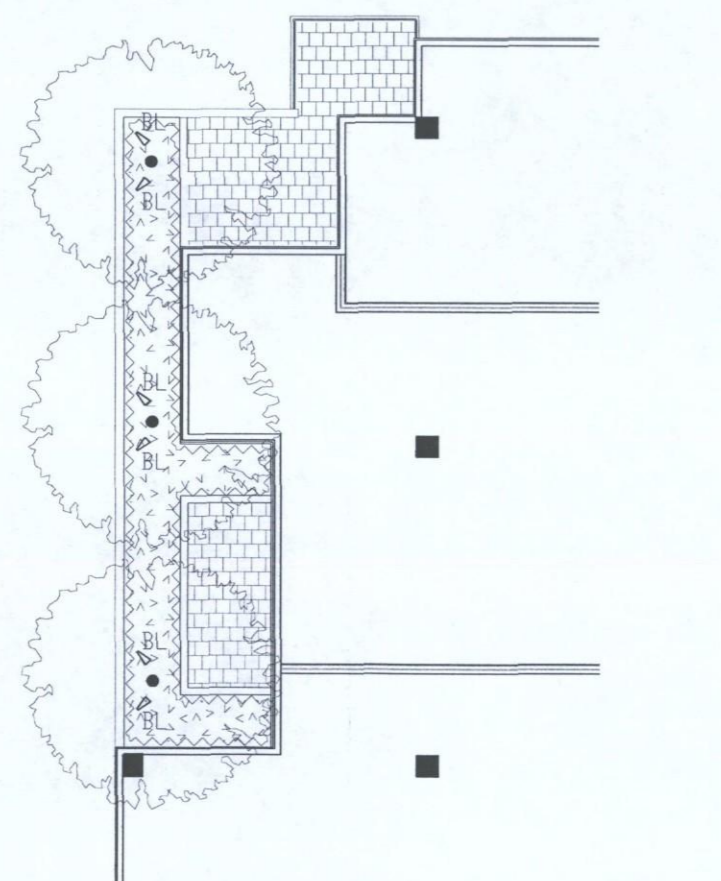


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 62-DR-2011



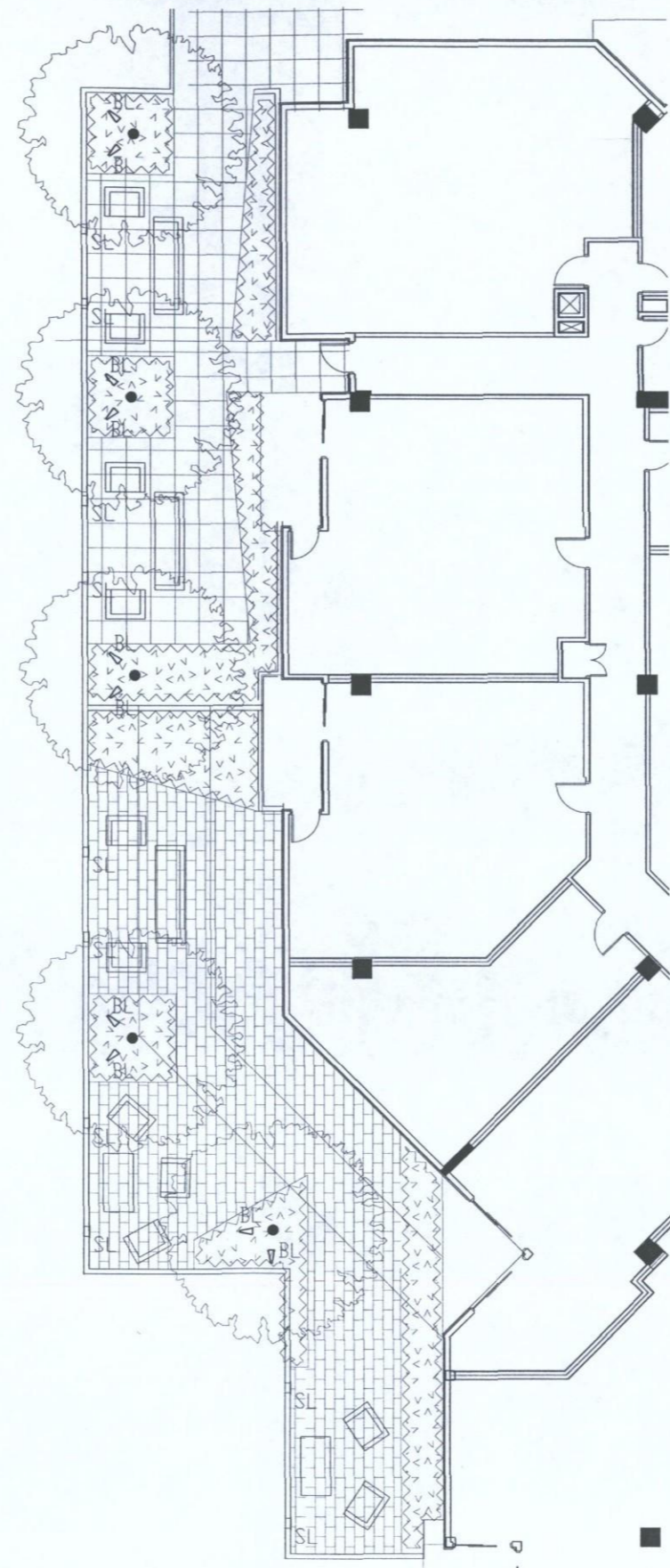
STREET TREE LIGHTING PLAN

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



LIGHTING PLAN - NORTH BUILDING - 5TH FLOOR

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

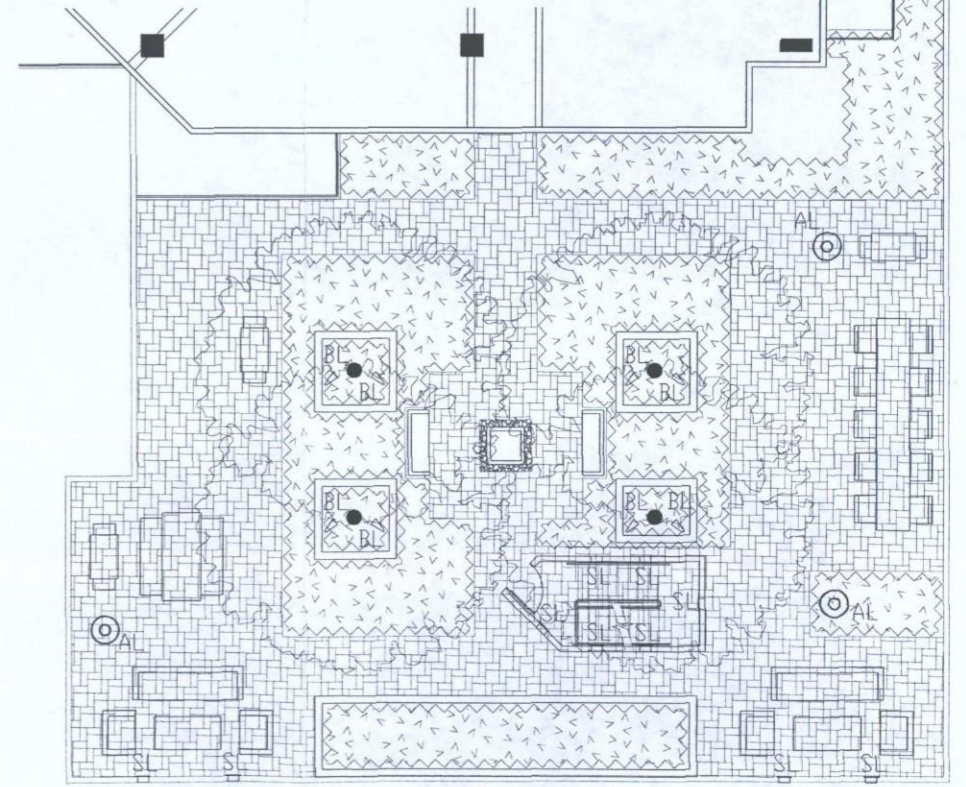


LIGHTING PLAN - MAIN BUILDING - 8TH FLOOR

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

TYPE	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING / BALLAST	LF	QTY.
AAL	▲	AAL (2) F2115 - T5 (1) "TEN" TM-NM-T5-2X	(1) F2115	4000	WALL MOUNT @ 12' TOP OF FIXTURE	0.85	30
AL	○	Lucis Pavilion & 70PMH T5 (1) "W70" L2207	(1) 70W-CMH-T6	4279	12' TO TOP OF FIXTURE	0.70	27
LEF	≡	KEM LIGHTING 100PMH (1) "L50" LFL-50/100MH	(1) MH 100	6912	WALL MOUNTED RAMP FIXTURE	0.70	20
LP	●	Lucis Pavilion & LED BOLLARD (1) "B08" L2450	(1) 9290004764	811		0.90	18
SL	⊥	KEM LIGHTING LED (1) "EL" EL807	(1) LED	95	STEP LIGHT @ 1'	0.90	22
WV	⊥	KEM LIGHTING 250PMH T3 (1) "W94" WPH3/250PMH-ED26	(1) 250PMH	22000	20' TO TOP OF FIXTURE	0.70	3
WPS	⊥	KEM LIGHTING 150PMH T2 (1) "W95" WPH2/150PMH-ED17	(1) 150PMH	14000	20' TO TOP OF FIXTURE	0.70	2
WL	○	Lucis Pavilion & 70CMH T5 (1) "W70" L2207	(1) 70W-CMH-T6	4279	WALL MOUNT @ 12' TOP OF FIXTURE	0.70	14
WM	●	LUMINAIRE LIGHT (2) F2415 (1) "AEL" AEL48-22480-CL	(2) SYLVANIA FP24-R35/NO	1760	WALL MOUNTED	0.85	5

REFER TO SHEETS A1.11 thru A1.13 FOR FIXTURE CUT SHEETS.



LIGHTING PLAN - EAST BUILDING - 7TH FLOOR

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

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



A1.6
62-DR-2011

VER	BY	DATE	DESCRIPTION

WL

WHITE ALUMINUM REFLECTOR

CAST ALUMINUM SHADE WITH STANDARD FINISH TO BE DETERMINED

CLEAR TEMPERED GLASS LAMP ENCLASURE

SPECULAR SPUN ALUMINUM REFLECTOR TYPE V

MAXIMUM LAMP: QUADROON/MS CERAMIC METAL HALIDE (BY OTHERS)

LAMPHOLDER (BY OTHERS)

4-CAL STYLE BALLAST FOR 120/277V OPERATION

4.5" O.D. X .125" EXTRUDED ALUMINUM TUBING WITH STANDARD FINISH TO BE DETERMINED

4" OCTAGONAL ANCHOR BOX (BY OTHERS)

1/4" X 1/2" FASTENER (BY OTHERS)

FIXTURE FINISH SHALL BE NATURAL ALUMINUM

LOUIS POULSEN	DATE: 10/29/2011	APPROVED BY: PAUL
SCALE: 1 OF 1	NO: 131-15355-000	

NOTES:
1. FINISH TO BE DETERMINED
2. VOLTAGE: 120/277V

WARP9 Large Luminaire

W9

FEATURES:

- Patented design, incorporating visual stealth technology
- Polycarbonate lens, compact fluorescent, high pressure sodium, and induction fluorescent systems
- Dark-Sky compliant, full cut-off optics with flat glass lens
- Efficient area and architectural accent lighting
- Sealed optical chamber, IP-66 rated
- Field replaceable optics in 90° increments
- Easy-access, tool-less latches for lower maintenance

ISA	W9P3L3	200PH240	5G	DF/MS	FR20-51255A/5G

FIXTURE AND POLE FINISH SHALL BE PLATINUM SILVER

Rubbie LED LP

Design: Peter Rydell

FIXTURE FINISH SHALL BE BLACK

UV STABILIZED EPDM RUBBER TOP HEAD AND PLASTIC INNER FRAME

18W LED CCT 3000K (OR SYSTEM POWER CONSUMPTION) OR 18W LED CCT 4000K (OR SYSTEM POWER CONSUMPTION)

CLEAR POLYCARBONATE ENCLOSURE

MINERAL FOR 120-277V OPERATION

UV STABILIZED EPDM RUBBER BODY

WEATHER PROOF ANCHOR BOX

PLASTIC INNER FRAME

GALVANIZED STEEL BASE PLATE

BASE PLATE DETAIL (CONTACT FACTORY FOR FULL SIZE BOLT LOCATION TEMPLATE)

LOUIS POULSEN

Lightvault™ LTV71 Composite Housing LED

KIM LIGHTING

Type: **LTV71**

Fixture Catalog number: **LTV71**

Approvals: **UL**

Date: **Page 1 of 3**

Specifications

Lens Ring: Cast in zinc with natural finish. (Optional treated stainless steel lens ring is also available.) Eight captive 1/4" stainless steel lens-mount cap screws.

Lens: Tempered clear soda lime 1/2" thick flush with lens ring, slightly convex. (Optional slip-resistant lens is also available.)

Lens Gasket: One-piece molded silicone. Unchambered steps completely surround lens flange.

Composite Housing: High temperature, compression molded fiberglass impregnated 1/2" min. wall composite. Channel groove. No top lip to trap dirt and moisture. Molded solid lens flange inserts to receive socket base screws. Separate driver and splice compartments, individual cast aluminum internal covers, with silicone gaskets. Two 1/2" NPT in bottom, 24 cu. in. splice area. Body and driver modules epoxy bonded.

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory pre-wired with quick-disconnect plug. Drivers is rated for 40PF standing.

Optical Module: Precision, replaceable Micro-mirrors (MMS) or optical prism (SP) are positioned to achieve directional control beyond desired task. Available in 3500K and 5100K color temperatures.

Wiring: Anti-siphon barrier on wiring to and from splice compartment. All components were tested for ground, quick-disconnect for removal of optical system.

Distribution: Specific "SP" for spot distribution; specific "WW" for uniform flood distribution.

Drive-Over Durability: When properly installed and in concrete, the fixture will withstand drive-over traffic up to 5,000 lb for vehicle mounting up to 15 mph.

Limited Warranty: When installed according to Kim Lighting instructions and accepted trade practices, the solid bronze trim ring on TUV fixtures Kim products are warranted for 25 years, and the composite housings are warranted for 7 years, from date of original manufacturing, defects and failure due to corrosion. All other fixture systems are warranted to be free of defects in material and workmanship for one year from date of sale. Kim Lighting's LED engine and driver carry a 3-year warranty.*

*This warranty is void if the product is incorrectly installed or subjected to abnormal conditions.

LOUIS POULSEN

WARP9 Small Luminaire

W9S

FEATURES:

- Patented design, incorporating visual stealth technology
- Polycarbonate lens, compact fluorescent, and high pressure sodium sources
- Dark-Sky compliant, full cut-off optics with flat glass lens
- Efficient area and architectural accent lighting
- Sealed optical chamber, IP-66 rated
- Field replaceable optics in 90° increments
- Easy-access, tool-less latches for lower maintenance

ISA	W9S3L3	709PH120	5G	SP/MS	FR21-51255A/5G

FIXTURE AND POLE FINISH SHALL BE PLATINUM SILVER

Luminaire Lighting Corporation FULL CUTOFF VANDAL RESISTANT FLUORESCENT AEL 48

FIXTURE TYPE: **WALL MOUNT 1F2075 1F541940 2F1415 2F241940**

WM

SPECIFICATIONS

Housing: Marine grade heat treated extruded aluminum. Chemically primed and finished with aesthetically applied polyester powder coat.

Wall Mount: Marine grade heat treated extruded aluminum. Chemically primed and treated with robotically applied polyester powder coat. Designed to provide secure mounting to housing and secured with (2) captive stainless steel torx head screws.

Lens Frame: Marine grade heat treated extruded aluminum. Chemically primed and treated with robotically applied polyester powder coat. Designed to provide secure mounting to housing and secured with (2) captive stainless steel torx head screws.

Lens: UV stabilized clear extruded polycarbonate.

Endcaps: Die cast marine grade aluminum continuously welded to housing. All screws ground smooth.

Reflector: Precision die formed specular aluminum with minimum 98% reflectivity. Shaped to provide full cutoff and maximum efficiency.

Ballast: Electronic, high frequency.

Sockets: Precision spring loaded trap type for maximum impact damping.

Gaskets: Closed cell self adhesive neoprene to provide weather tight seal between fixture and wall.

UL Listing: CUL, UL, Wet

OVERALL DIMENSIONS:

54.75"

5.4"

3.0"

OPTIONS

PC: Photocell switch.

GLR: Fuse and fuse holder.

OCC: Occupancy sensor. Maximum coverage 10ft radius from fixture.

EM800: 1025-1250 lumen self contained 90 minute emergency battery pack. 0°C (32°F) to 50°C (122°F) operating range.

EM800R: 1025-1250 lumen remote mounted 90 minute emergency battery pack. 0°C (32°F) to 50°C (122°F) operating range.

ST/SC: Setback screws instead of TORX® Head.

ACCESSORIES

TX/SX: TORX® Head kit

Luminaire Lighting Corporation

WALL BRACKET MOUNTING DETAIL

PHOTOMETRIC DATA

CANDLEPOWER DISTRIBUTION CURVE

MODEL AEL48-24HD-CL

UL, #17032

Cast aluminum housing, formed specular aluminum reflector, clear acrylic enclosure.

Ballast: One Advance Inc. 250R

Lamps: Two 24 watt high output T5 linear fluorescent lamps rated at 1700 lumens each.

Mounting: Wall

ZONAL LUMEN SUMMARY

Zone	Lumens	% Lamp	% Fix
0-30°	427.0	12.1	25.6
0-45°	725.6	20.5	43.1
0-60°	842.3	28.1	62.2
0-90°	1074.6	47.6	100.0
0-180°	0.0	0.0	0.0
0-360°	1074.6	47.6	100.0

Total efficiency: 47.6%

CIE Type: Direct

Spacing Criterion: 0°: 2.20 30°: 1.30 180°: 0.39 270°: 1.30

ORDERING INFORMATION

AEL 48 - 214 - 120 - CL - BKH

Series: Lamps 120 Volts Lens CL-Glar Colors BKH-Black Hammetone Options PC-Photocell switch Accessories TX/SX-TORX® head kit

FIXTURE FINISH SHALL BE SILVER HAMMERTONE

Catalog No: **AEL 48 - 214 - 120 - CL - BKH - -**

Fixture Type: **Wall Mount** Voltage: **120**

LIFETIME WARRANTY

Luminaire Manufacturer luminaire ballast and driver are warranted for 25 years from date of original manufacturing. For complete photometric and technical data visit our website at www.luminairelighting.com.

NOTES: For complete photometric and technical data visit our website at www.luminairelighting.com. A ballast and driver are warranted for 25 years from date of original manufacturing. For complete photometric and technical data visit our website at www.luminairelighting.com.

Luminaire Lighting Corporation

EXTERIOR LIGHTING FIXTURE CUT SHEETS

Designed By:
Gray Architects, PLLC
4040 East Camelback Road
Phoenix, Arizona 85018

BLUE SKY
Scottsdale, Arizona
3405 North Scottsdale Road, Scottsdale, Arizona 85251

DATE: November 21, 2011
REVISED: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road
Phoenix, Arizona 85018

Suite 275
602.954.0109

Suite 275
602.954.0109

A1.12
62-DR-2011

V-Line V2240, V2250

Plug-together LED Linear Light for General Lighting, Exterior Rated

ADJUSTABLE DIMENSIONS

TYPICAL APPLICATIONS

SPECIFICATIONS

Features

- ADVANCED OPTICAL SYSTEM
- NO HEAT OR UV IN THE LIGHT BEAM
- 6 TO 30 FT DIGITAL DIMMING
- PLUG-TOGETHER UP TO 30 FEET

Exclusive Technology

CL

zSystems

www.zsystems.com

SPECIFICATIONS

Dimensions

Mounting Options

Accessories

zSystems

www.zsystems.com

DELTA STAR™

CATALOG NUMBER LOGIC

BL

FIXTURE FINISH SHALL BE BLACK

LAMP DATA

LPO DATA

OPTICAL DATA

B-K LIGHTING

www.b-k-lighting.com

DELTA STAR™

ACCESSORIES

SPECIFICATIONS

B-K LIGHTING

www.b-k-lighting.com

L141

FIXTURE FINISH SHALL BE SILVER

RC

RC

RC

MPLIGHTING

www.mplighting.com

556 WET LOCATION DEFENDER

PWM

Indessa Lighting

www.indessa.com

EXTERIOR LIGHTING FIXTURE CUT SHEETS

Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

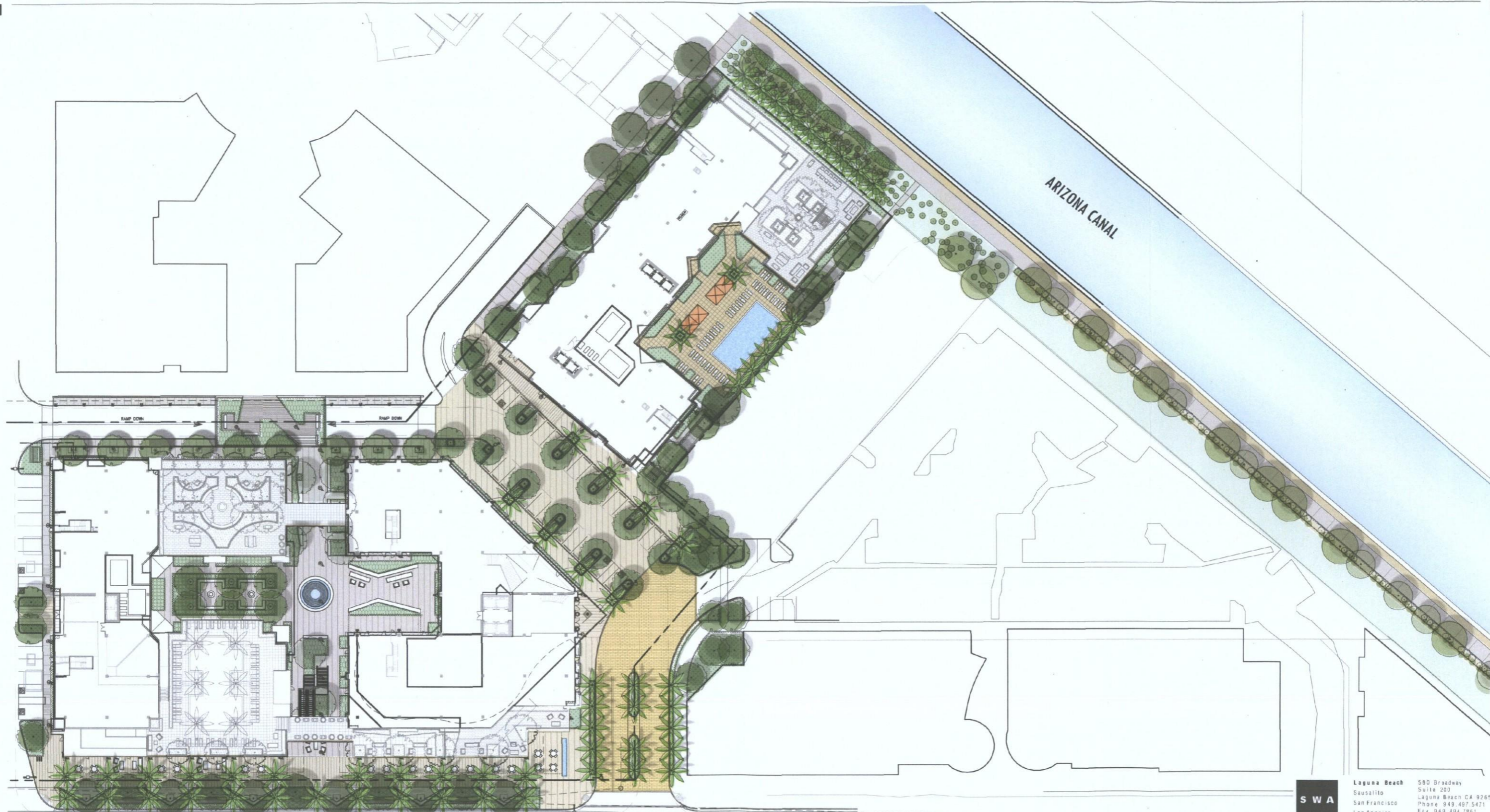


Date: November 21, 2011
 Revised: December 30, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A1.13
 62-DR-2011



ARIZONA CANAL

SCOTTSDALE ROAD

SWA
 Laguna Beach 580 Broadway Suite 203
 Sausalito San Francisco CA 94965
 San Francisco Phone 949.497.5471
 Los Angeles Fax 949.494.7861
 Houston
 Dallas
 Shanghai www.swagroup.com

COMPOSITE LANDSCAPE PLAN
 NORTH 1"=30'
 0 15' 30'

Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona

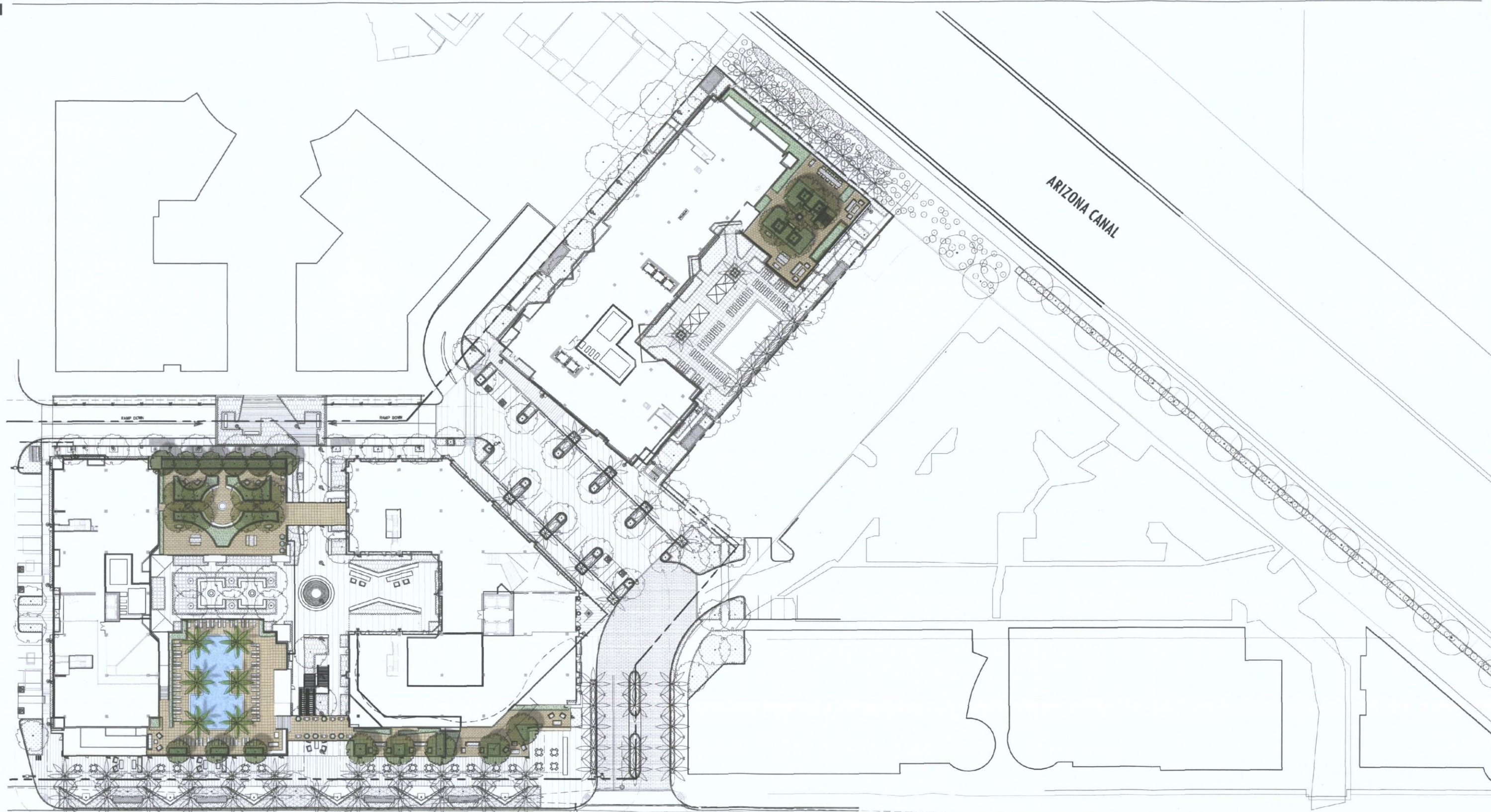


Date: **NOVEMBER 21, 2011**
 Revisions: _____

Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



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SWA
 Laguna Beach 580 Broadway
 Sebastia Suite 200
 San Francisco Laguna Beach CA 92651
 Los Angeles Phone 949.497.5471
 Houston Fax 949.494.7881
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SCOTTSDALE ROAD

1"=30'
 NORTH
 COMPOSITE LANDSCAPE PLAN

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 4040 East Camelback Road Suite 275
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 Scottsdale, Arizona



Date: NOVEMBER 21, 2011
 Revisions: _____

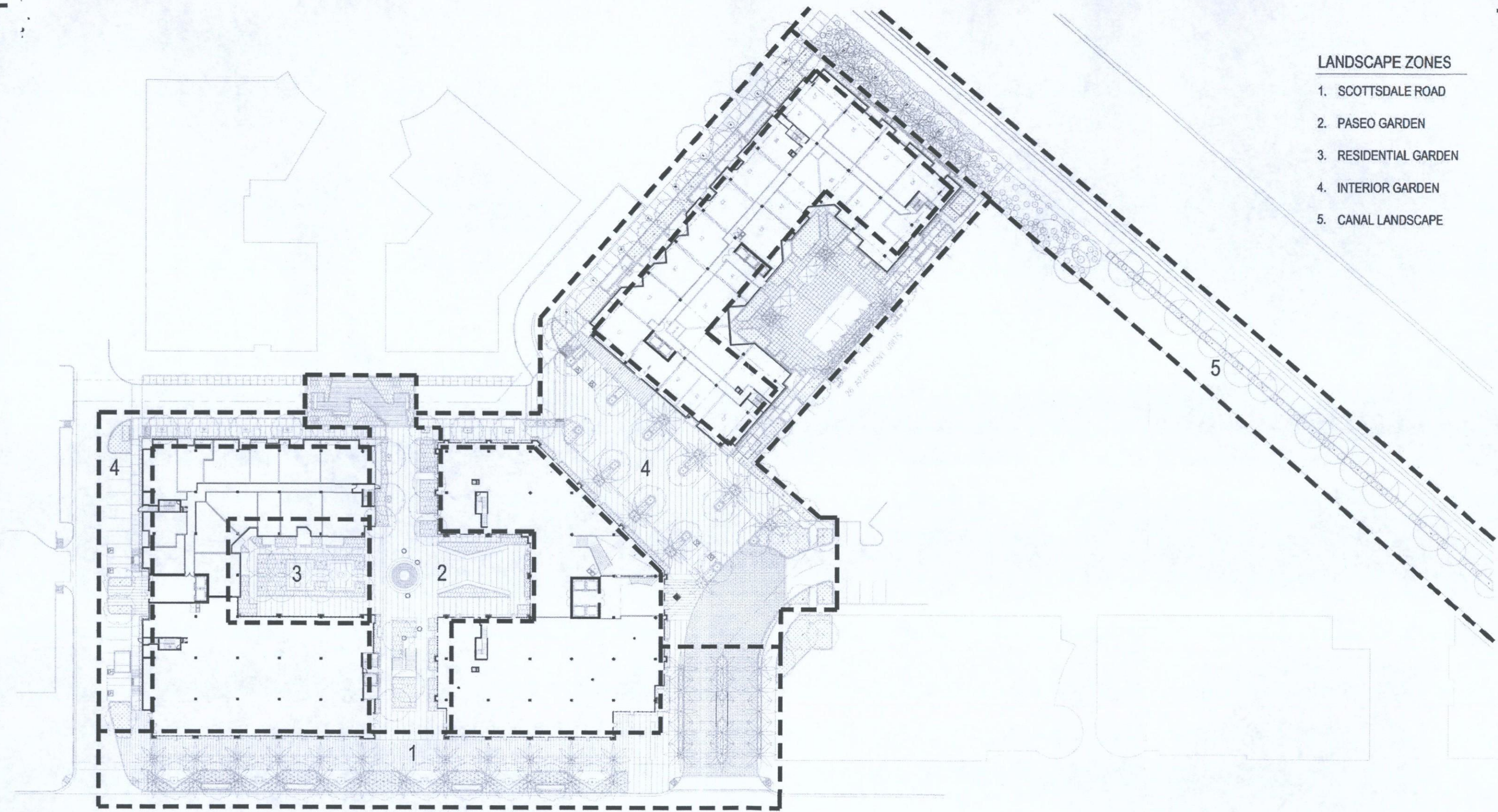
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LANDSCAPE ZONES

- 1. SCOTTSDALE ROAD
- 2. PASEO GARDEN
- 3. RESIDENTIAL GARDEN
- 4. INTERIOR GARDEN
- 5. CANAL LANDSCAPE



SWA
 Laguna Beach 580 Broadway
 Sausalito Suite 200
 San Francisco Laguna Beach CA 92651
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LANDSCAPE PLAN
 STREET LEVEL
 NORTH
 1"=30'
 0 10 20 30

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 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

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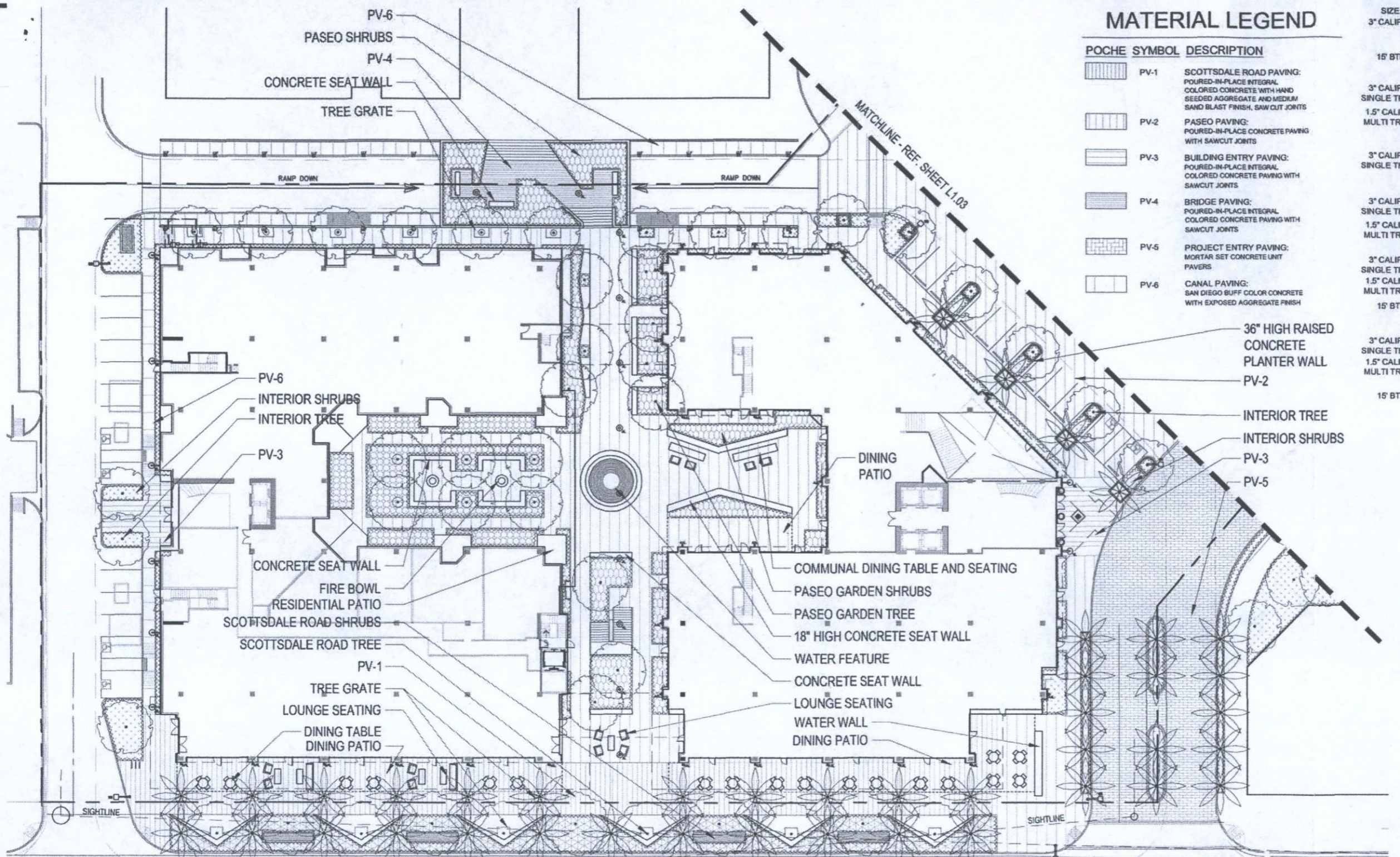


Date: NOV. 21, 2011
 Revisions: DEC. 30, 2011

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 Phoenix, Arizona 85018 602.954.0109



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MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
PV-1	[Symbol]	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAWCUT JOINTS
PV-2	[Symbol]	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS
PV-3	[Symbol]	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
PV-4	[Symbol]	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
PV-5	[Symbol]	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS
PV-6	[Symbol]	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH

SIZE:	QUANTITY:	SYMBOL	DESCRIPTION
3" CALIPER	11	[Symbol]	SCOTTSDALE ROAD TREE: * DATE PALM PHOENIX DACTYLIFERA * TEXAS EBONY EBENOPSIS EBANO * PALO BREA PARKINSONIA PRAECOX
15" BTH	37	[Symbol]	PASEO GARDEN TREE: * ORCHID TREE BAUHINIA MEXICANA * SONORAN BLUE PALM BRAHEA NITIDA * HACKBERRY CELTIS OCCIDENTALIS * CHINESE PISTACHE PISTACIA CHINESENSIS * TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA * YELLOW OLEANDER THEVETIA PERUVIANA
3" CALIPER SINGLE TRUNK	10	[Symbol]	RESIDENTIAL GARDEN TREE: EVERGREEN PEAR PYRUS KAWAKAMI
3" CALIPER SINGLE TRUNK	6	[Symbol]	INTERIOR TREE: * SILK TREE ALBIZIA JULIBRISIN * ITALIAN CYPRESS CUPRESSUS SPP. * INDIAN ROSEWOOD DALBERGIA SISOO * TEXAS EBONY EBENOPSIS EBANO
3" CALIPER SINGLE TRUNK	58	[Symbol]	POOL TREE: * MEXICAN BLUE PALM BRAHEA ARMATA * PINO PALM BUTIA CAPITATA * MEXICAN REDBUD CERCIS CANADENSIS * EUROPEAN FAN PALM CHAMAEROPIS HUMILIS * DATE PALM PHOENIX DACTYLIFERA * TIPU TREE TIPUANA TIPU
3" CALIPER SINGLE TRUNK	2	[Symbol]	ARIZONA CANAL TREE: * TEXAS EBONY EBENOPSIS EBANO * PALO BREA PARKINSONIA PRAECOX * DATE PALM PHOENIX DACTYLIFERA * CHILEAN MESQUITE PROSOPIA CHILENSIS
1.5" CALIPER MULTI TRUNK	7	[Symbol]	SCOTTSDALE ROAD SHRUBS: * MEXICAN FLAME ANISANTHUS QUADRIFIDUS * BUSH MORNING GLORY CONVULVUS ONEORUM * SAGO PALM CYCAS REVOLUTA * RED YUCCA HESPERALOE PARVIFLORA * LANTANA LANTANA MONTEVIDENSIS * PLUMBAGO PLUMBAGO CAPENSIS * SUGAR BUSH RHUS OVATA
3" CALIPER SINGLE TRUNK	26	[Symbol]	PASEO GARDEN SHRUBS: ANNUALS ANNUAL SPECIES JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA NATAL PALM CARISSA BRANCHIFLORA 'GREEN CARPET' * SAGO PALM CYCAS REVOLUTA * BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA' * PEACOCK FLOWER DIETES BICOLOR * HIBISCUS HIBISCUS SPECIES * MEXICAN HONEYSUCKLE JUSTICA SPICIGERA * LANTANA LANTANA MONTEVIDENSIS * SHRIMP PLANT JUSTICA BRANDEGEANA * PHOTINIA PHOTINIA X FRASERI * PLUMBAGO PLUMBAGO CAPENSIS * ROSEMARY ROSMARINUS OFFICINALIS * DESERT RUELIA RUELIA PENINSULARIS * MEXICAN BUSH SAGE SALVIA LEUCANTHA * STAR JASMINE TRACHELOSPERMUM JASMINOIDES
15" BTH	9	[Symbol]	RESIDENTIAL GARDEN SHRUBS: JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA PEACOCK FLOWER DIETES BICOLOR * ROSEMARY ROSMARINUS OFFICINALIS * MEXICAN BUSH SAGE SALVIA LEUCANTHA * STAR JASMINE TRACHELOSPERMUM JASMINOIDES
3" CALIPER SINGLE TRUNK	26	[Symbol]	INTERIOR SHRUBS: ANNUALS ANNUAL SPECIES * SILVER SAGE ARTEMISA POWES CASTLE * AZALEA AZALEA SPECIES * COYOTE BUSH BACCHARIS X STARRY * JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA * PEACOCK FLOWER DIETES BICOLOR * FLORIDA HOPBUSH DODONAEA VISCOSA * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM * SEA LAVENDER LIMONIUM PEREZEI * HEAVENLY BAMBOO NANDINA DOMESTICA * MOCK ORANGE PITTOSPORUM TOBIYA 'WHEELERS DWARF' * ROSEMARY ROSMARINUS OFFICINALIS * DWARF RUELIA RUELIA BRITTONIANA KATIE * SAGE SALVIA SPECIES * SHINY XYLOSMA XYLOSMA CONGESTUM * STAR JASMINE TRACHELOSPERMUM JASMINOIDES
15" BTH	9	[Symbol]	ARIZONA CANAL SHRUBS: * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM * HUMMINGBIRD BUSH JUSTICA CALIFORNICA * CREOSOTE LARREA TRIDENTATA * BEAR GRASS HOLUNA MICROCARPA * PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST

PLANTING NOTES:

1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET
8. STREET TREES WITHIN THE SIGHT LINE RESTRICTIONS ALONG SCOTTSDALE ROAD WILL BE SINGLE TRUNK TREES
9. SCOTTSDALE ROAD WILL BE PLANTED WITH PHOENIX DACTYLIFERA AND A SINGULAR TREE SPECIES FOR THE ENTIRE LENGTH OF THE DEVELOPMENT
10. THE PASEO GARDEN WILL BE PLANTED WITH NO MORE THAN THREE TREE SPECIES

SWA
 Laguna Beach 580 Broadway
 Sausalito Suite 200
 San Francisco Laguna Beach CA 92651
 Los Angeles Phone 949.497.5471
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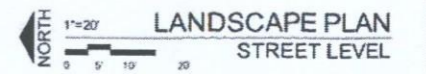


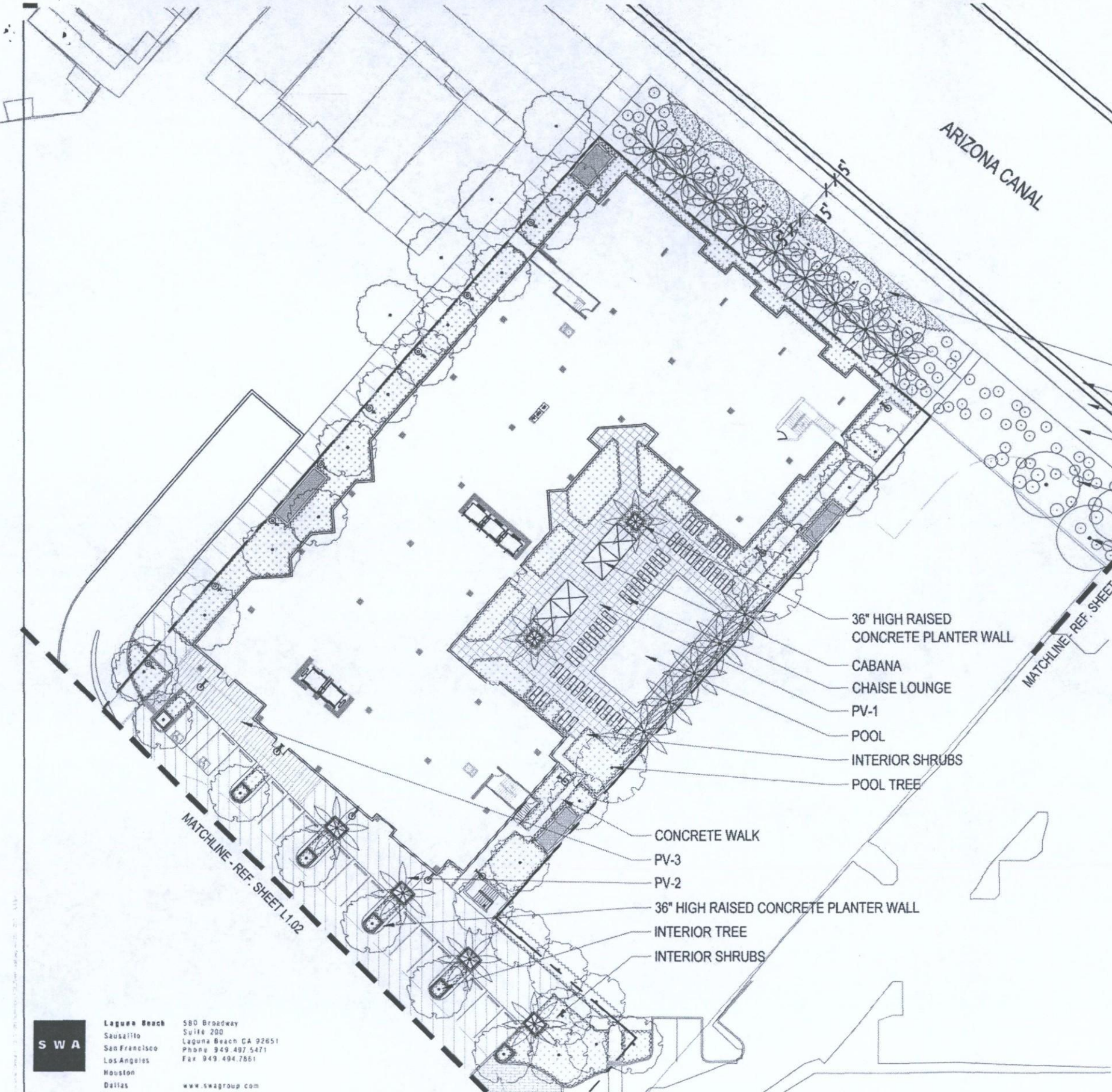
Date: **NOVEMBER 21, 2011**
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MATERIAL LEGEND

POCHE SYMBOL DESCRIPTION

	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH

SIZE:	QUANTITY:	SCOTTSDALE ROAD TREE:
3" CALIPER	11	* DATE PALM PHOENIX DACTYLIFERA * TEXAS EBONY EBENOPSIS EBANO * PALO BREA PARKINSONIA PRAECOX
15' BTH	37	PASEO GARDEN TREE: * ORCHID TREE BAUHINIA MEXICANA * SONORAN BLUE PALM BRAHEA INTIDA * HACKBERRY CESTIS OCCIDENTALIS * CHINESE PISTACHE PISTACIA CHINESIS * TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA * YELLOW OLEANDER THEYETA PERUVIANA
3" CALIPER SINGLE TRUNK	10	RESIDENTIAL GARDEN TREE: EVERGREEN PEAR PYRUS KAWAKAMI
1.5" CALIPER MULTI TRUNK	6	INTERIOR TREE: * SILK TREE ALBIZIA JULADRISIN * ITALIAN CYPRESS CUPRESSUS SPP. * INDIAN ROSEWOOD DALBERGIA SISSOO * TEXAS EBONY EBENOPSIS EBANO
3" CALIPER SINGLE TRUNK	6	POOL TREE: * MEXICAN BLUE PALM BRAHEA ARMATA * PINO PALM BUTIA CAPITATA * MEXICAN REDBUD CERES CANADENSIS * EUROPEAN FAN PALM CHAMAECEROPS HUMILIS * DATE PALM PHOENIX DACTYLIFERA * TIPLU TREE TIPLUANA TIPLU
3" CALIPER SINGLE TRUNK	58	ARIZONA CANAL TREE: * TEXAS EBONY EBENOPSIS EBANO * PALO BREA PARKINSONIA PRAECOX * DATE PALM PHOENIX DACTYLIFERA * CHILEAN MESQUITE PROSOPIA CHILENSIS
1.5" CALIPER MULTI TRUNK	2	
15' BTH	7	
3" CALIPER SINGLE TRUNK	26	
1.5" CALIPER MULTI TRUNK	9	

- TURF
- CANAL EDGE
- STABILIZED DECOMPOSED GRANITE
- PV-5
- ARIZONA CANAL SHRUBS
- CRUSHED STONE AGGREGATE
GROUNDCOVER
- ARIZONA CANAL TREE

SCOTTSDALE ROAD SHRUBS:

- * MEXICAN FLAME ANISACANTHUS QUADRIFIDUS
- * BUSH MORNING GLORY CONVIVULUS CNEORUM
- * SAGO PALM CYCAS REVOLUTA
- * RED YUCCA HESPERALOE PARVIFLORA
- * LANTANA LANTANA MONTEVIDENSIS
- * FLUMBAGO FLUMBAGO CAPENSIS
- * SUGAR BUSH RHUS OVATA

PASEO GARDEN SHRUBS:

ANNUALS ANNUAL SPECIES

- * JAPANESE BOXWOOD BUXTUS MICROPHYLLA VAR. JAPONICA
- * NATAL PALM CARSSA GRANDIFLORA 'GREEN CARPET'
- * SAGO PALM CYCAS REVOLUTA
- * BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
- * PEACOCK FLOWER DIETES BICOLOR
- * HIBISCUS HIBISCUS SPECIES
- * MEXICAN HONEYSUCKLE JUSTICA SPICIGERA
- * LANTANA LANTANA MONTEVIDENSIS
- * SHRIMP PLANT JUSTICA BRANDEGIANA
- * PHOTINIA PHOTINIA X FRASERI
- * FLUMBAGO FLUMBAGO CAPENSIS
- * ROSEMARY ROSMARINUS OFFICINALIS
- * DESERT RUELIA RUELIA PENINSULARIS
- * MEXICAN BUSH SAGE SALVIA LEUCANTHA
- * STAR JASMINE TRACHELOSPERMUM JASMINOIDES

RESIDENTIAL GARDEN SHRUBS:

- * JAPANESE BOXWOOD BUXTUS MICROPHYLLA VAR. JAPONICA
- * PEACOCK FLOWER DIETES BICOLOR
- * ROSEMARY ROSMARINUS OFFICINALIS
- * MEXICAN BUSH SAGE SALVIA LEUCANTHA
- * STAR JASMINE TRACHELOSPERMUM JASMINOIDES

INTERIOR SHRUBS:

ANNUALS ANNUAL SPECIES

- * SILVER SAGE ARTEMISA POWES CASTLE
- * AZALEA AZALEA SPECIES
- * COYOTE BUSH BACCHARIS X 'STAR'
- * JAPANESE BOXWOOD BUXTUS MICROPHYLLA VAR. JAPONICA
- * PEACOCK FLOWER DIETES BICOLOR
- * FLORIDA HOPBUSH DODONAEA VISCOSEA
- * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM
- * SEA LAVENDER LIMONIUM PEREZEI
- * HEAVENLY BAMBOO NARDINA DOMESTICA
- * MOCK ORANGE PITOSPORUM TOBIIRA 'WHEELERS DWARF'
- * ROSEMARY ROSMARINUS OFFICINALIS
- * DWARF RUELIA RUELIA BRITTONIANA KATIE
- * SAGE SALVIA SPECIES
- * SHINY XYLOSMA XYLOSMA CONGESTUM
- * STAR JASMINE TRACHELOSPERMUM JASMINOIDES

ARIZONA CANAL SHRUBS:

- * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM
- * HUMMINGBIRD BUSH JUSTICA CALIFORNICA
- * CREOSOTE LARREA TRIDENTATA
- * BEAR GRASS NOLINA MICROCARPA

PLANTING NOTES:

1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET

S W A

Laguna Beach 580 Broadway
Suite 200
Sausalito Laguna Beach CA 92651
San Francisco Phone 949.497.5471
Los Angeles Fax 949.494.7861
Houston
Dallas
Shanghai www.swagroup.com

Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

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Date: NOVEMBER 21, 2011
Revisions: _____

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Phoenix, Arizona 85018 602.954.0109



L1.03
62 DR 2011

LANDSCAPE PLAN
STREET LEVEL

1"=20'
0' 1' 2'

MATERIAL LEGEND

POCHE SYMBOL DESCRIPTION

	PV-1	SCOTTSDALE ROAD PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS
	PV-2	PASEO PAVING: POURED-IN-PLACE CONCRETE PAVING WITH SAWCUT JOINTS
	PV-3	BUILDING ENTRY PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-4	BRIDGE PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE PAVING WITH SAWCUT JOINTS
	PV-5	PROJECT ENTRY PAVING: MORTAR SET CONCRETE UNIT PAVERS
	PV-6	CANAL PAVING: SAN DIEGO BUFF COLOR CONCRETE WITH EXPOSED AGGREGATE FINISH

SIZE:	QUANTITY:	SYMBOL
3" CALIPER	11	
15' BTH	37	
3" CALIPER SINGLE TRUNK	10	
1.5" CALIPER MULTI TRUNK		
3" CALIPER SINGLE TRUNK	6	
3" CALIPER SINGLE TRUNK	58	
1.5" CALIPER MULTI TRUNK		
3" CALIPER SINGLE TRUNK	2	
1.5" CALIPER MULTI TRUNK		
15' BTH	7	
3" CALIPER SINGLE TRUNK	26	
1.5" CALIPER MULTI TRUNK		
15' BTH	9	

- SCOTTSDALE ROAD TREE:**
- * DATE PALM PHOENIX DACTYLIFERA
 - * TEXAS EBONY EBENOPSIS EBANO
 - * PALO BREA PARKINSONIA PRAECOX
- PASEO GARDEN TREE:**
- * ORCHID TREE BAUHINIA MEXICANA
 - * SONORAN BLUE PALM BRAHEA NITIDA
 - * HACKBERRY CELTIS OCCIDENTALIS
 - * CHINESE PISTACHE PISTACIA CHINENSIS
 - * TEXAS MOUNTAIN LAUREL SOPHORA SECUNDFLORA
 - * YELLOW OLEANDER THEYETIA PERUVIANA
- RESIDENTIAL GARDEN TREE:**
- * EVERGREEN PEAR PYRUS KAWAKAMI
- INTERIOR TREE:**
- * SILK TREE ALBIZIA JULIBRISSIN
 - * ITALIAN CYPRESS CUPRESSUS SPP.
 - * INDIAN ROSEWOOD DALBERGIA SISBOO
 - * TEXAS EBONY EBENOPSIS EBANO
- POOL TREE:**
- * MEXICAN BLUE PALM BRAHEA ARMATA
 - * PINO PALM BUTIA CAPITATA
 - * MEXICAN REDBUD CERCIS CANADENSIS
 - * EUROPEAN FAN PALM CHAMAEROPS HUMILIS
 - * DATE PALM PHOENIX DACTYLIFERA
 - * TIPU TREE TIPUANA TIPU
- ARIZONA CANAL TREE:**
- * TEXAS EBONY EBENOPSIS EBANO
 - * PALO BREA PARKINSONIA PRAECOX
 - * DATE PALM PHOENIX DACTYLIFERA
 - * CHILEAN MESQUITE PROSOPIS CHILENSIS

- SCOTTSDALE ROAD SHRUBS:**
- * MEXICAN FLAME ANISACANTHUS QUADRIFIDUS
 - * BUSH MORNING GLORY CONVULVUS CNEORUM
 - * SAGO PALM CYCAS REVOLUTA
 - * RED YUCCA HESPERALOE PARVIFLORA
 - * LANTANA LANTANA MONTEVIDENSIS
 - * PLUMBAGO PLUMBAGO CAPENSIS
 - * SUGAR BUSH RHUS OVATA

- PASEO GARDEN SHRUBS:**
- ANNUALS ANNUAL SPECIES
- * JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
 - * NATAL PLUM CARISSA GRANDIFLORA 'GREEN CARPET'
 - * SAGO PALM CYCAS REVOLUTA
 - * BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
 - * PEACOCK FLOWER DIETES BICOLOR
 - * HIBISCUS HIBISCUS SPECIES
 - * MEXICAN HONEYSUCKLE JUSTICA SPICIGERA
 - * LANTANA LANTANA MONTEVIDENSIS
 - * SHRIMP PLANT JUSTICA BRANDEGEANA
 - * PHOTINIA PHOTINIA X FRASERI
 - * PLUMBAGO PLUMBAGO CAPENSIS
 - * ROSEMARY ROSMARINUS OFFICINALIS
 - * DESERT RUELIA RUELIA PENINSULARIS
 - * MEXICAN BUSH SAGE SALVIA LEUCANTHA
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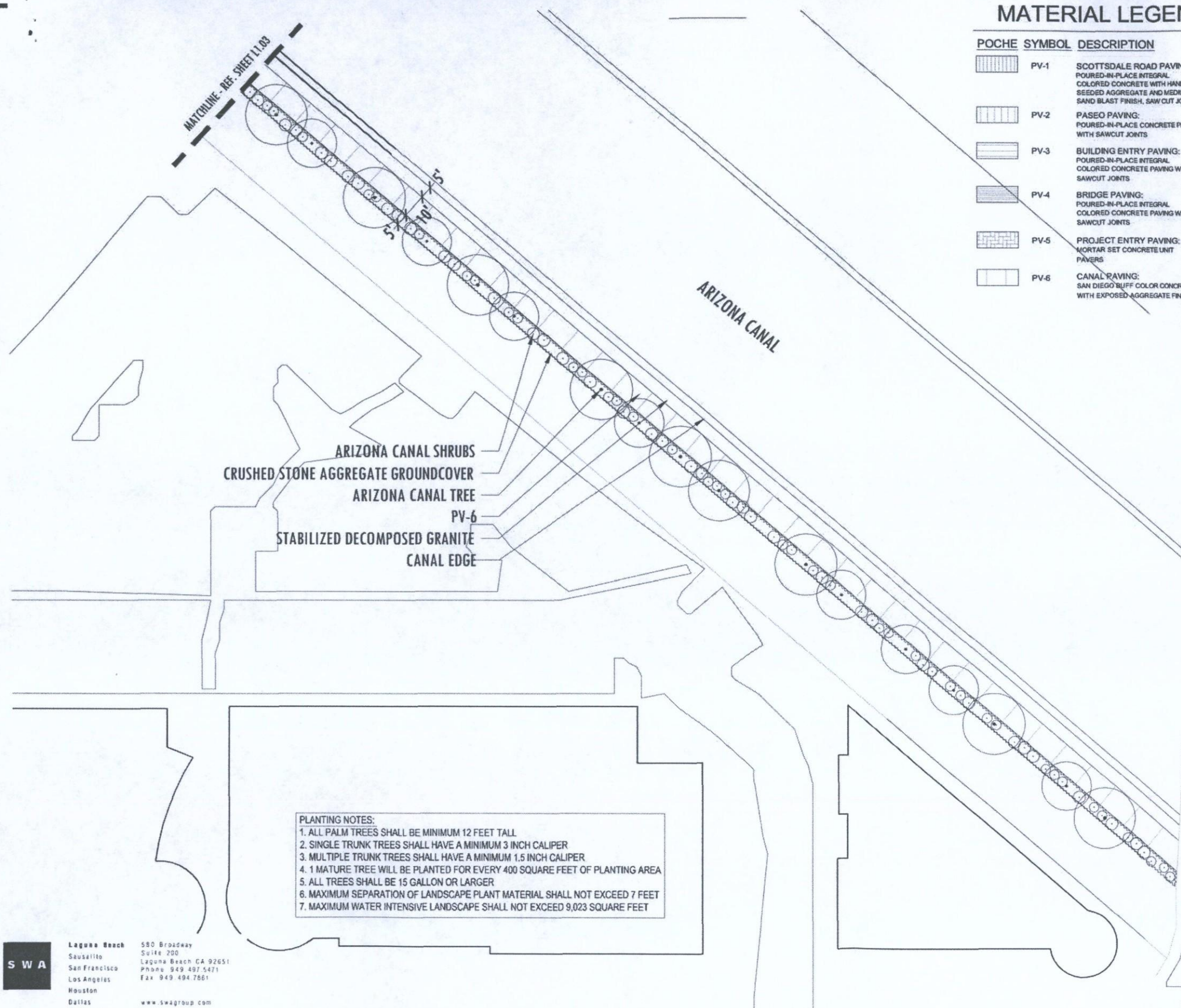
- RESIDENTIAL GARDEN SHRUBS:**
- * JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
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 - * ROSEMARY ROSMARINUS OFFICINALIS
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 - * STAR JASMINE TRACHELOSPERMUM JASMINOIDES

- INTERIOR SHRUBS:**
- ANNUALS ANNUAL SPECIES
- * SILVER SAGE ARTEMISA 'POWES CASTLE'
 - * AZALEA AZALEA SPECIES
 - * COYOTE BUSH BACCHARIS X 'STARY'
 - * JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
 - * PEACOCK FLOWER DIETES BICOLOR
 - * FLORIDA HOPBUSH DODONAEA VISCOSA
 - * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM
 - * SEA LAVENDER LIMONIUM PEREZII
 - * HEAVENLY BAMBOO NANDINA DOMESTICA
 - * MOCK ORANGE PITTOSPORUM TOBIRA 'WHEELERS DWARF'
 - * ROSEMARY ROSMARINUS OFFICINALIS
 - * DWARF RUELIA RUELIA BRITTONIANA KATIE
 - * SAGE SALVIA SPECIES
 - * SHINY XYLOSMA XYLOSMA CONGESTUM
 - * STAR JASMINE TRACHELOSPERMUM JASMINOIDES

- ARIZONA CANAL SHRUBS:**
- * CHIHUAHUA SAGE LEUCOPHYLLUM LAEVIGATUM
 - * HUMMINGBIRD BUSH JUSTICA CALIFORNICA
 - * CREOSOTE LARREA TRIDENTATA
 - * BEAR GRASS NOLINA MICROCARPA

* PLANT IS ON THE A.D.W.R. APPROVED PLANT LIST

MATCHLINE - REF. SHEET L1.03



PLANTING NOTES:

1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
5. ALL TREES SHALL BE 15 GALLON OR LARGER
6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET
7. MAXIMUM WATER INTENSIVE LANDSCAPE SHALL NOT EXCEED 9,023 SQUARE FEET

SWA
Laguna Beach
Seussellito
San Francisco
Los Angeles
Houston
Dallas
Shanghai

580 Broadway
Suite 200
Laguna Beach CA 92651
Phone 949.497.5471
Fax 949.494.7861
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1"=20'
0 5' 10' 20'

LANDSCAPE PLAN
STREET LEVEL

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Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona



Date: NOVEMBER 27, 2011
Revisions:

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L1.04
62 DR 2011

MATERIAL LEGEND

POCHE SYMBOL DESCRIPTION

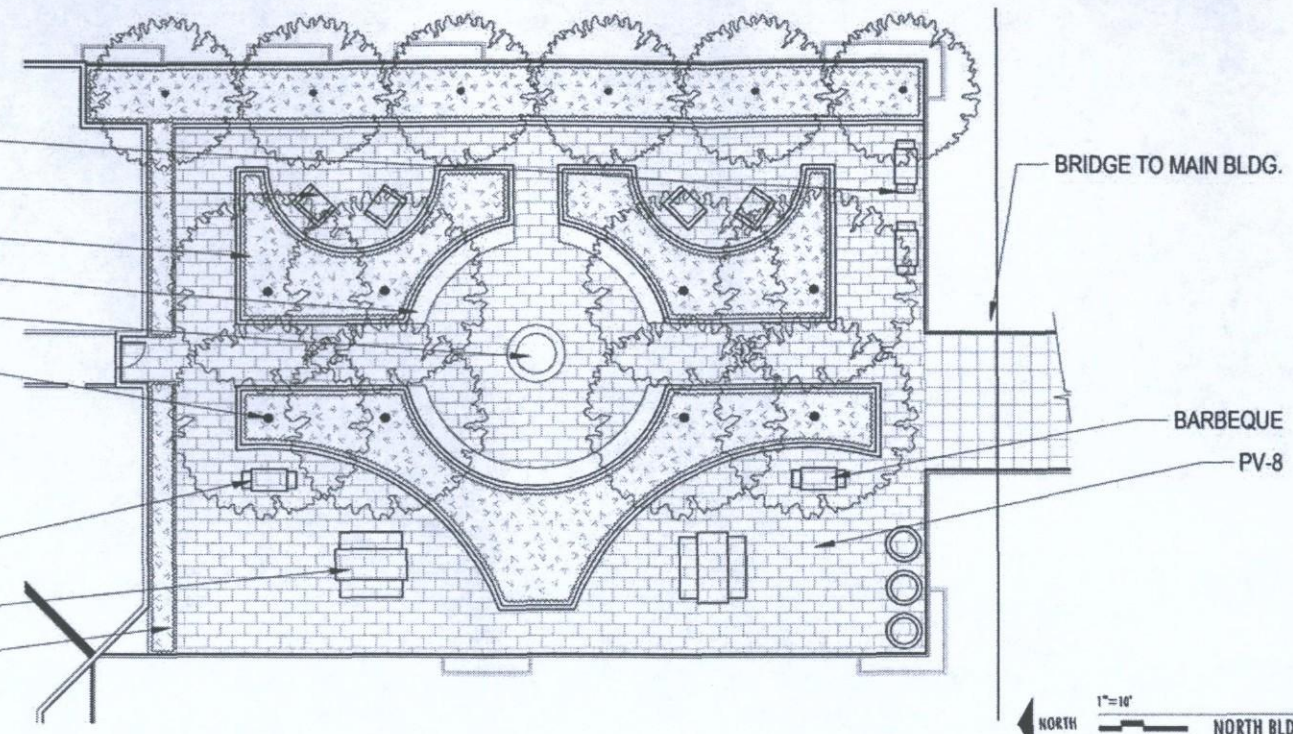
- PV-7 POOL DECK PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEEDED AGGREGATE AND MEDIUM SAND BLAST FINISH, SAW CUT JOINTS
- PV-8 ROOF GARDEN PAVING: 4"x8" CONCRETE UNIT PAVERS IN RUNNING BOND PATTERN, SAND SET
- PV-9 ROOF GARDEN PAVING: VARYING SIZE CONCRETE UNIT PAVERS IN ASHLAR PATTERN, SAND SET
- PV-10 ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

- ROOF GARDEN TREE:
- | | | | |
|--------------------------|-----------|--|---|
| SIZE: | QUANTITY: | | |
| 3" CALIPER SINGLE TRUNK | 29 | | * FEVER TREE ACACIA XANTHORHLOEA
* SILK TREE ALBIZIA JULIBRISSEM
* GIANT TIMBER BAMBOO BAMBUSUSA OLDHAMII
* MEXICAN BLUE PALM BRAHEA ARMATA
* PINO PALM BUTIA CAPITATA
* MEXICAN REDUOD CERCIS CANADENSIS
* EUROPEAN FAN PALM CHAMAEROPS HUMILIS
* DESERT WILLOW CHILOPSIS LINEARIS
* INDIAN ROSEWOOD DALBERGIA SISSOO
* AUSTRALIAN WILLOW GEUERA PARVIFLORA
* SYCAMORE PLATANUS ACERIFOLIA
* DATE PALM PHOENIX DACTYLIFERA
* FLOWERING PEAR PYRUS SPECIES
* YELLOW OLEANDER THEVETIA PERUVIANA
* TIPU TREE TIPLIANA TIPU |
| 1.5" CALIPER MULTI TRUNK | 6 | | |
| 15" BTH | | | |

- ROOF GARDEN SHRUBS:
- * ANNUALS ANNUAL SPECIES
 - * SILVER SAGE ARTEMISA POWES CASTLE
 - * JAPANESE AUCUBA AUCUBA JAPONICA
 - * COYOTE BUSH BACCHARIS X STARN
 - * JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
 - * CANNA CANNA SPECIES
 - * BAJA FAIRY DUSTER CALIANDRA CALIFORNICA
 - * LAVENDER TRUMPET VINE CLYTOSTOMA CALLISTEGODES
 - * LITTLE LEAF CORDIA CORDIA PARVIFOLIA
 - * SAGO PALM CYCAS REVOLUTA
 - * BLACK DALEA DALEA PRUTESCENS 'SIERRA NEGRA'
 - * JAPANESE ARALIA FATSIA JAPONICA
 - * GERANIUM SPECIES GERANIUM
 - * HUMMINGBIRD BUSH HAMELIA PATENS
 - * RED YUCCA HESPERALOE PARVIFLORA
 - * HIBISCUS HIBISCUS SPECIES
 - * MEXICAN HONEYSUCKLE JUSTICA SPICIGERA
 - * LANTANA LANTANA MONTEVIDENSIS
 - * PLUMBAGO PLUMBAGO CAPENSIS
 - * INDIAN HAWTHORNE RAPHIOLEPIS INDICA
 - * ROSEMARY ROSMARIINUS OFFICINALIS
 - * DWARF RUELLIA RUELLIA BRITTONIANA KATIE
 - * MEXICAN BUSH SAGE SALVIA LEUCANTHIA
 - * STAR JASMINE TRACHELOSPERUM JASMINOIDES
 - * SHINY KYLOSMA KYLOSMA CONGESTUM

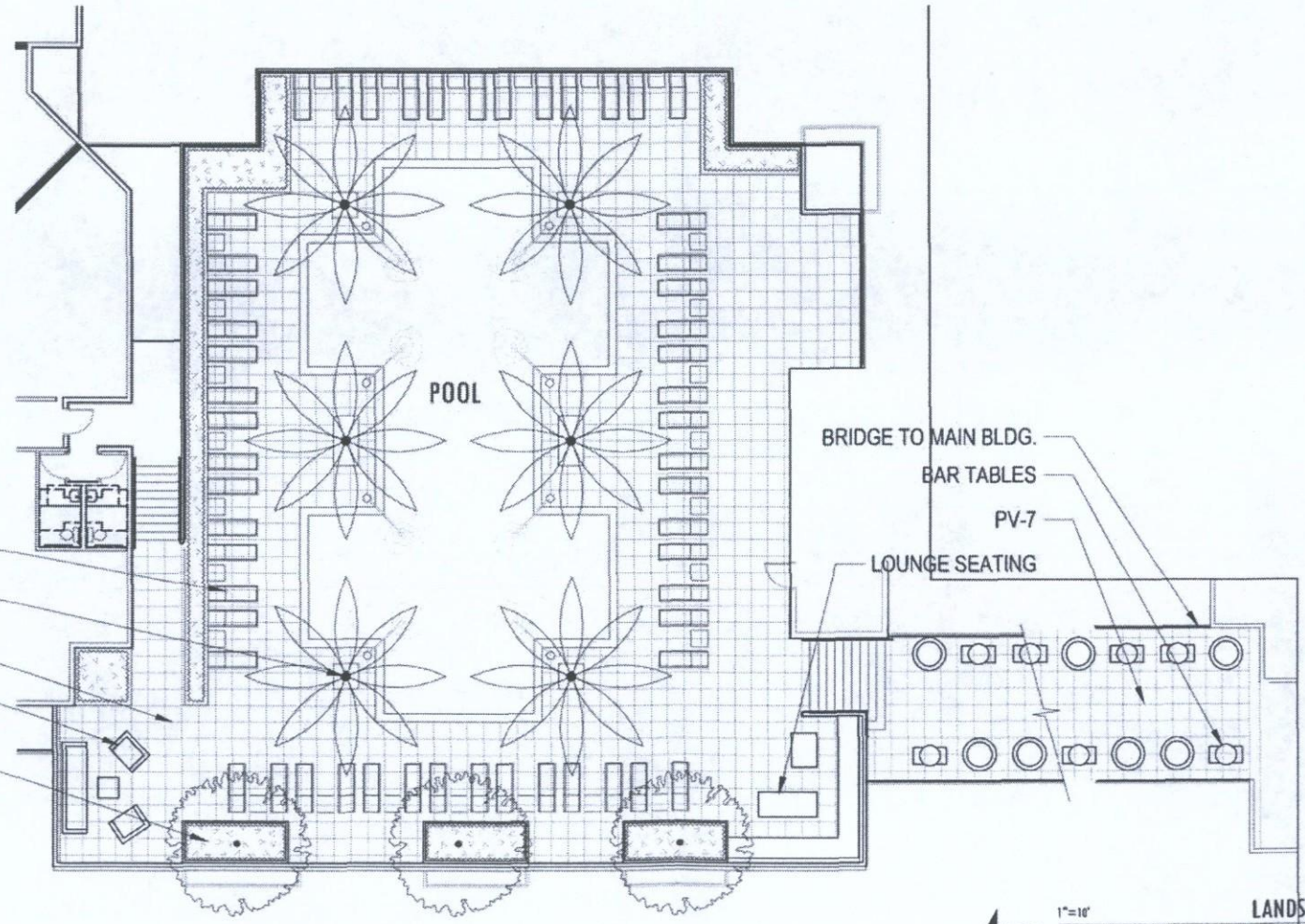
* PLANT IS ON THE A. D. W. R. APPROVED PLANT LIST

- (2) BARBEQUE
- GARDEN SEATING
- ROOF GARDEN SHRUBS
- CONCRETE SEAT WALL
- FIRE PIT
- ROOF GARDEN TREE
- BARBEQUE
- DINING TABLE
- 42" DIA. CERAMIC PLANTER



LANDSCAPE PLAN
1"=10'
NORTH NORTH BLDG. EIGHTH FLOOR ROOF

- CHAISE LOUNGE
- ROOF GARDEN TREE
- PV-7
- GARDEN SEATING
- ROOF GARDEN SHRUBS IN PLANTER



LANDSCAPE PLAN
1"=10'
NORTH NORTH BLDG. EIGHTH FLOOR ROOF

- PLANTING NOTES:
1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
 2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
 3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
 4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
 5. ALL TREES SHALL BE MINIMUM 15 GALLON OR LARGER
 6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET

SWA
Laguna Beach
Sausalito
San Francisco
Los Angeles
Houston
Dallas
Shanghai

580 Broadway
Suite 200
Laguna Beach CA 92651
Phone 949 497 5471
Fax 949 494 7861
www.swagroup.com

Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona



Date: NOVEMBER 21, 2011
Revisions:

Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



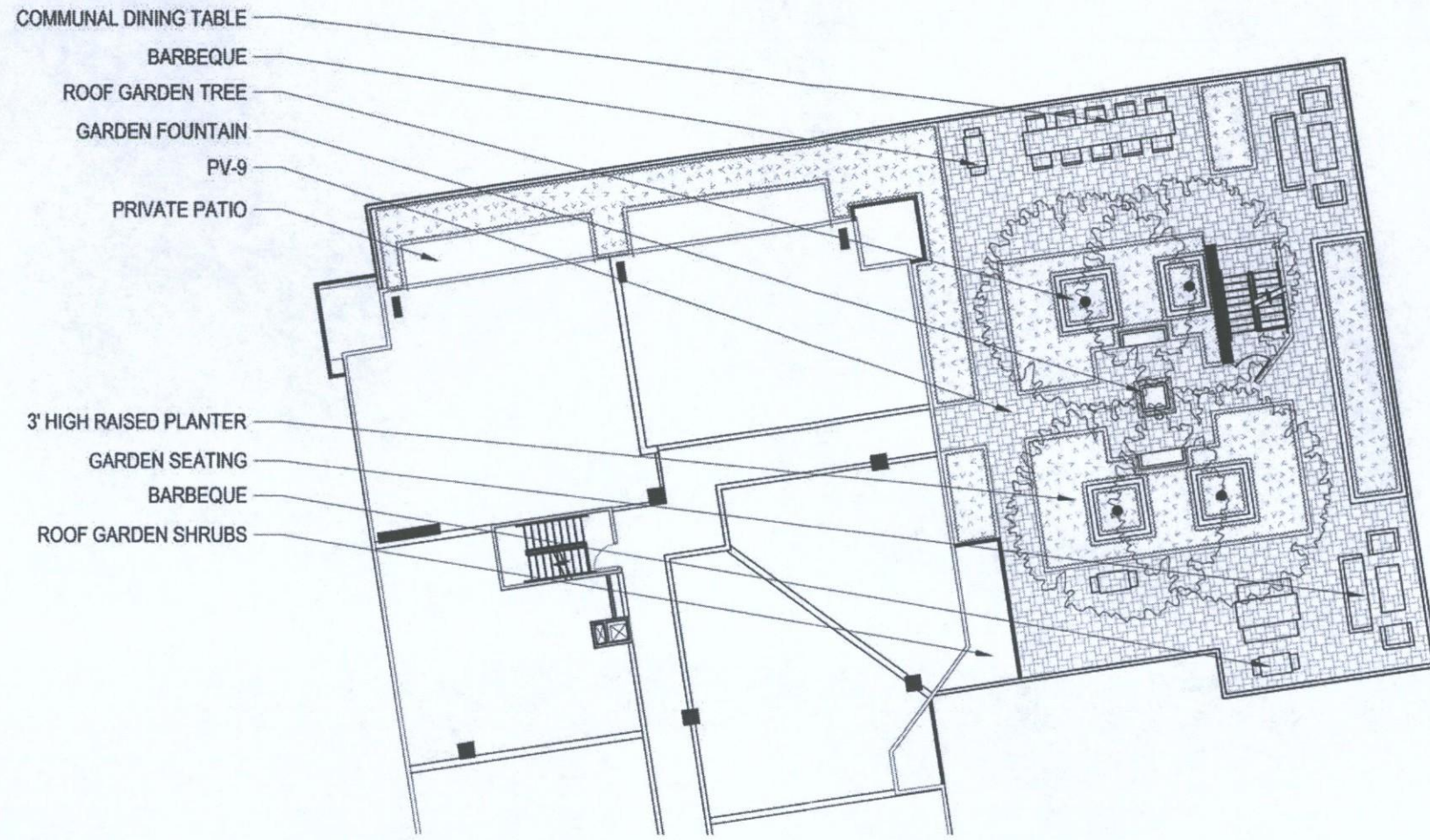
L1.05
62 DR 2011

MATERIAL LEGEND

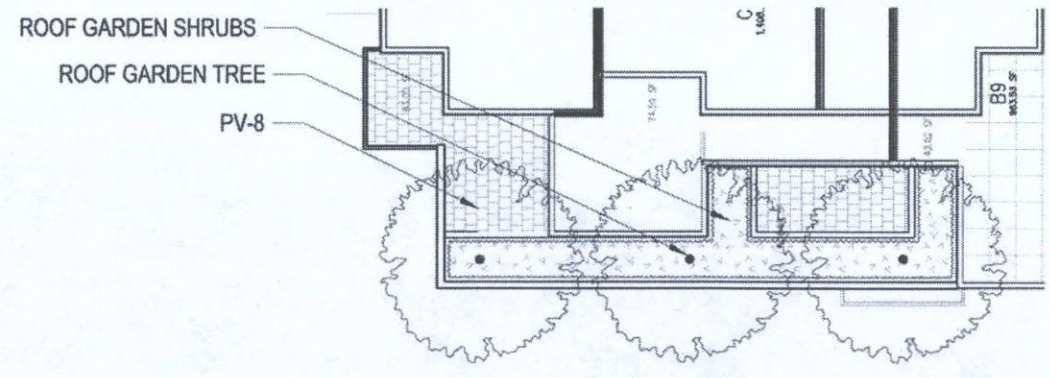
POCHE SYMBOL DESCRIPTION

	PV-7	POOL DECK PAVING: POURED-IN-PLACE INTEGRAL COLORED CONCRETE WITH HAND SEDED AGGREGATE AND MEDIUM SAND BLAST FINISH. SAW CUT JOINTS
	PV-8	ROOF GARDEN PAVING: 4"x8" CONCRETE UNIT PAVERS IN RUNNING BOND PATTERN. SAND SET
	PV-9	ROOF GARDEN PAVING: VARYING SIZE CONCRETE UNIT PAVERS IN ASHLAR PATTERN. SAND SET
	PV-10	ROOF GARDEN PAVING: STABILIZED DECOMPOSED GRANITE WITH STEEL EDGE

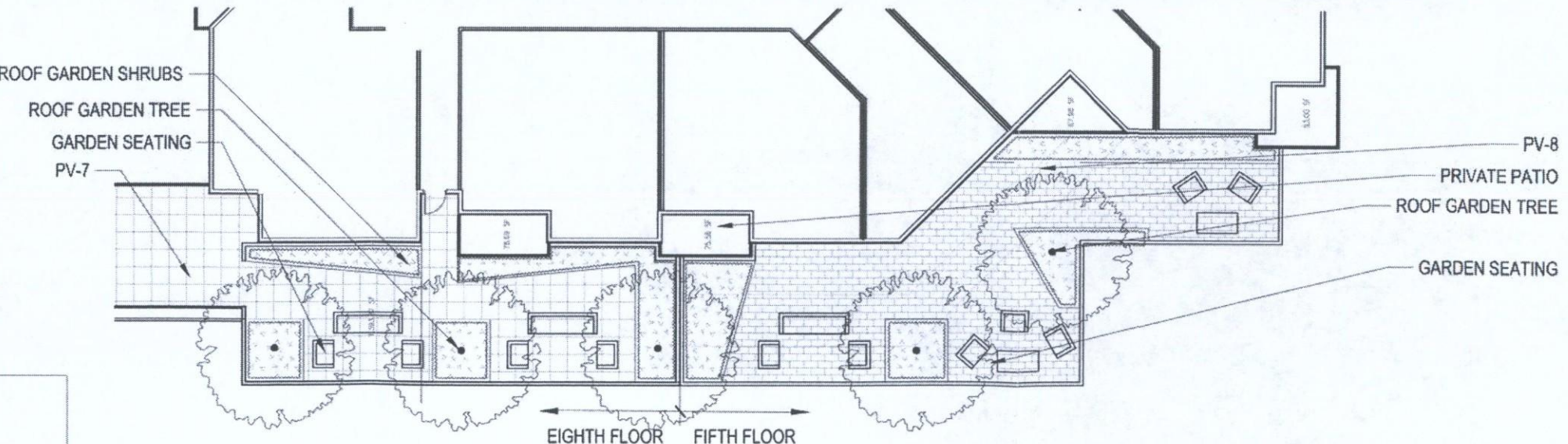
SIZE:	QUANTITY:	ROOF GARDEN TREE:
3" CALIPER SINGLE TRUNK	29	* FEVER TREE ACACIA XANTHOPHLOEA
1.5" CALIPER MULTI TRUNK		* SILK TREE ALBIZIA JULIBRISSU
		* GIANT TIMBER BAMBOO BAMBUUSA OLOHAMU
	6	* MEXICAN BLUE PALM BRAHEIA ARMATA
		* PINDO PALM BUTIA CAPTATA
		* MEXICAN REDBUD CERCIIS CANADENSIS
		* EUROPEAN FAN PALM CHAMAEROPS HUMILIS
		* DESERT WILLOW CHILOPSIS LINEARIS
		* INDIAN ROSEWOOD DALBERGIA SISOO
		* AUSTRALIAN WILLOW GELERA PARVIFLORA
		* SYCAMORE PLATANUS ACERIFOLIA
		* DATE PALM PHOENIX DACTYLIFERA
		* FLOWERING PEAR PYRUS SPECIES
		* YELLOW OLEANDER THEYETIA PERUVIANA
		* TIPU TREE TIPUANA TIPU
		ROOF GARDEN SHRUBS:
		ANNUALS ANNUAL SPECIES
		* SILVER SAGE ARTEMISA 'POWES CASTLE'
		* JAPANESE AUCUBA AUCUBA JAPONICA
		* COYOTE BUSH BACCHARIS X 'STAR'
		* JAPANESE BOXWOOD BUXUS MICROPHYLLA VAR. JAPONICA
		* CANNIA CANNIA SPECIES
		* BAJIA FAIRY DUSTER CALIANDRA CALIFORNICA
		* LAVENDER TRUMPET VINE CLYTOSTOMA CALLISTEGODES
		* LITTLE LEAF CORDIA CORDIA PARVIFOLIA
		* SAGO PALM CYCAS REVOLUTA
		* BLACK DALEA DALEA FRUTESCENS 'SIERRA NEGRA'
		* JAPANESE ARALIA FATSIA JAPONICA
		* GERANIUM SPECIES GERANIUM
		* HUMMINGBIRD BUSH HAMELIA PATENS
		* RED YUCCA HESPERALOE PARVIFLORA
		* HIBISCUS HIBISCUS SPECIES
		* MEXICAN HONEYSUCKLE JUSTICA SPICIGERA
		* LANTANA LANTANA MONTEVIDENSIS
		* PLUMBAGO PLUMBAGO CAPENSIS
		* INDIAN HAWTHORNE RAPHIOLEPIS INDICA
		* ROSEMARY ROSMARINUS OFFICINALIS
		* DWARF RUELLIA RUELLIA BRITTONIANA 'KATE'
		* MEXICAN BUSH SAGE SALVIA LEUCANTHA
		* STAR JASMINE TRACHELOPERMUM JASMINOIDES
		* SHINY XYLOSMA XYLOSMA CONGESTUM



LANDSCAPE PLAN
EAST BLDG. EIGHTH FLOOR ROOF



LANDSCAPE PLAN
MAIN BLDG. FIFTH FLOOR ROOF



LANDSCAPE PLAN
MAIN BLDG. EIGHTH & FIFTH FLOOR ROOF

PLANTING NOTES:
 1. ALL PALM TREES SHALL BE MINIMUM 12 FEET TALL
 2. SINGLE TRUNK TREES SHALL HAVE A MINIMUM 3 INCH CALIPER
 3. MULTIPLE TRUNK TREES SHALL HAVE A MINIMUM 1.5 INCH CALIPER
 4. 1 MATURE TREE WILL BE PLANTED FOR EVERY 400 SQUARE FEET OF PLANTING AREA
 5. ALL TREES SHALL BE MINIMUM 15 GALLON OR LARGER
 6. MAXIMUM SEPARATION OF LANDSCAPE PLANT MATERIAL SHALL NOT EXCEED 7 FEET

SWA
 Laguna Beach
 Sausalito
 San Francisco
 Los Angeles
 Houston
 Dallas
 Shanghai
 580 Broadway
 Suite 200
 Laguna Beach CA 92651
 Phone 949.497.5471
 Fax 949.494.7661
 www.swagroup.com

Gray Architects, PLLC
 4040 East Camelback Road
 Phoenix, Arizona 85018
 Suite 275
 602.954.0109

BLUE SKY
 Scottsdale, Arizona



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Gray Development
 4040 East Camelback Road
 Phoenix, Arizona 85018
 Suite 275
 602.954.0109



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 62 DR 2011

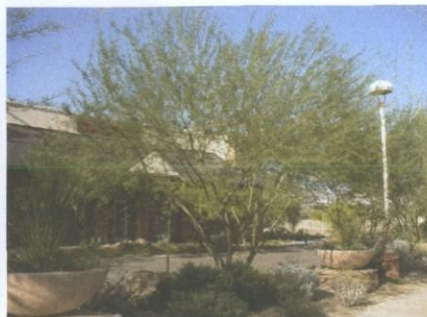
TREES:



SILK TREE *ALBIZIA JULIBRISSIN*



SONORAN BLUE PALM *BRAHEA NITIDA*



BLUE PALO VERDE *CFERCIDIUM FLORIDUM*



MEXICAN REDBUD *CFERCIS CANADENSIS*



INDIAN ROSEWOOD *DAIBERGIA SISSOO*



TEXAS EBONY *FBFNOPSIS FRANO*



DATE PALM *PHOENIX DACTYLIFERA*



CHINESE PISTACHE *PISTACIA CHINENSIS*



CHILEAN MESQUITE *PROSOPIS CHILENSIS*



EVERGREEN PEAR *PYRUS KAWAKAMII*

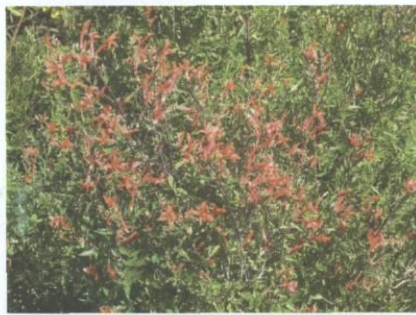


TEXAS MOUNTAIN LAUREL *SOPHORA SECUNDIFLORA*



TIPU TREE *TIPUANA TIPU*

SHRUBS:



MEXICAN FLAME *ANISACANTHUS QUADRIFIDUS*



SILVER SAGE *ARTEMISA 'POWES CASTLE'*



AZALEA *AZALIEA SPECIES*



COYOTE BUSH *BACCHARIS X 'STARN'*



JAPANESE BOXWOOD *BUXUS MICROPHYLLA*



SAGO PALM *CYCAS REVOLUTA*



BLACK DALEA *DALEA FRUTESCENS*



PEACOCK FLOWER *DIETES BICOLOR*



FLORIDA HOPBUSH *DODONAEA VISCOSA*



HUMMINGBIRD BUSH *JUSTICA CALIFORNICA*



LANTANA *LANTANA MONTEVIDENSIS*



CHIHUAHUAN SAGE *LEUCOPHYLLUM LAEVIGATUM*



HEAVENLY BAMBOO *NANDINA DOMESTICA*



MOCK ORANGE *PITTIOSPORUM TOBIRA 'WHEELERS DWARF'*



PHOTINIA *PHOTINIA X FRASERI*



PLUMBAGO *PLUMBAGO CAPENSIS*



ROSEMARY *ROSMARINUS OFFICINALIS*



DWARF RUELIA *RUELIA BRITTONIANA KATIF*



SAGE *SALVIA SPECIES*



SHINY XYLOSMA *XYLOSMA CONGESTUM*

SWA
 Laguna Beach 580 Broadway
 Sausalito Suite 200
 San Francisco Laguna Beach CA 92651
 Los Angeles Phone 949.497.5471
 Houston Fax 949.494.7861
 Dallas www.swagroup.com
 Shanghai

Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona



Date: NOV. 21, 2011
 Revisions: DEC. 30, 2011

Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



L1.07
 62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EIFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE, PAINT #CL 3272W
EIFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE, PAINT #CL 3015D
VGL-1	[Symbol]	VISION GLASS, CLEAR INSULATED GLAZING
VGL-2	[Symbol]	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRAICON VE1-S2 or CARDINAL L66-240
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRAICON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRAICON SOLAR BLUE
VGL-5	[Symbol]	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRAICON VS26-14
SGL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRAICON #948
SGL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRAICON #1086
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate
MTL-1	[Symbol]	CENIA AZUL COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL H505-GR19 GRAY
MTL-3	[Symbol]	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-6	[Symbol]	SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL, CK GREEN SCREEN



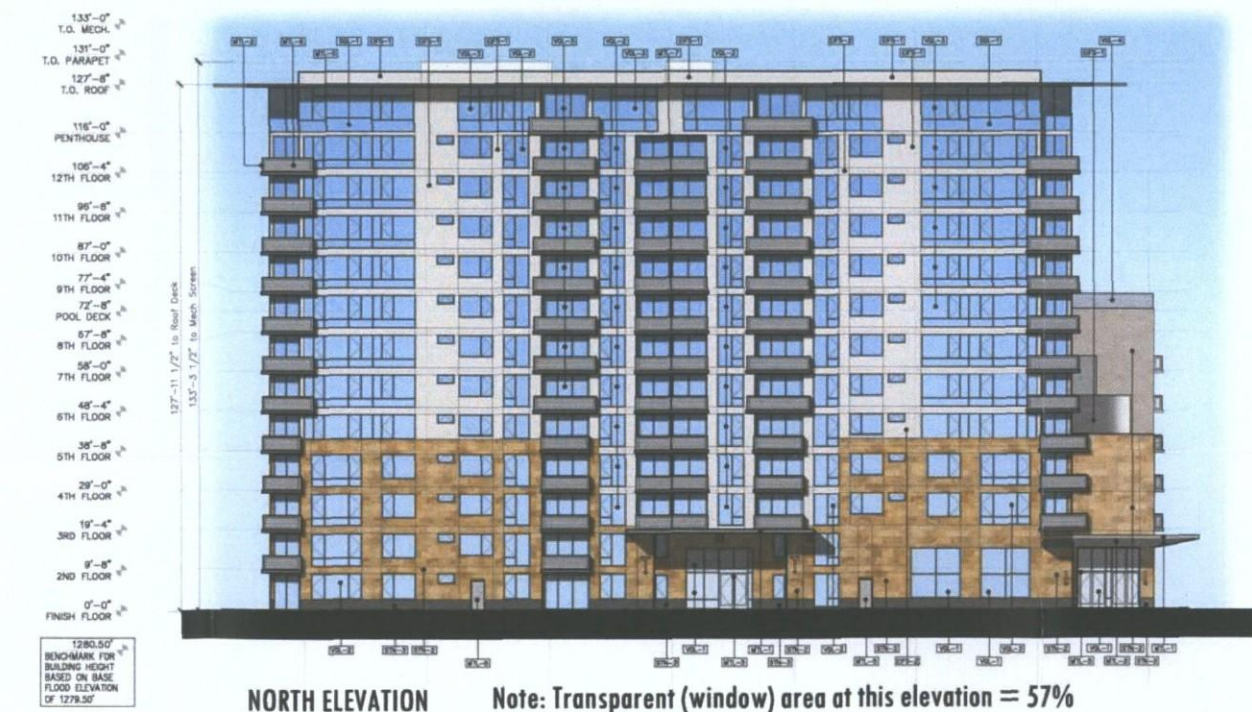
EAST ELEVATION Note: Transparent (window) area at this elevation = 66%



SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%

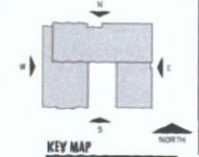
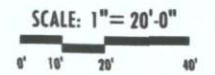


WEST ELEVATION Note: Transparent (window) area at this elevation = 65%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

NORTH BUILDING - ELEVATIONS



Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
 Revised: December 20, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

A3.1
 62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EIFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE, PAINT #CL 3272W
EIFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE, PAINT #CL 3015D
VGL-1	[Symbol]	VISION GLASS, CLEAR INSULATED GLAZING
VGL-2	[Symbol]	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL L66-340
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON VE1-42
VGL-5	[Symbol]	VISION GLASS, REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
SGL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPAFICIER TO MATCH VIRACON #948
SGL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1096
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONEYED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate: CENIA AZUL
MTL-1	[Symbol]	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL 1305-GR10 GRAY
MTL-3	[Symbol]	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-6	[Symbol]	SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL OR GREEN SCREEN



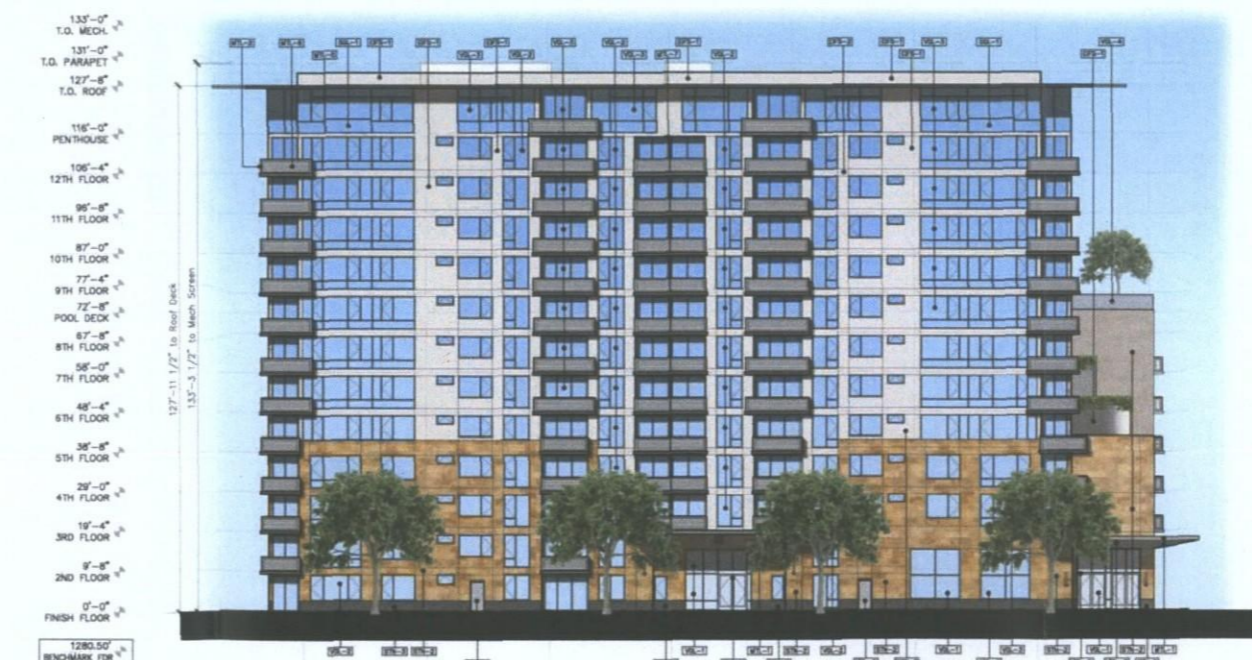
EAST ELEVATION Note: Transparent (window) area at this elevation = 66%



SOUTH ELEVATION Note: Transparent (window) area at this elevation = 55%

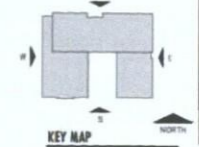


WEST ELEVATION Note: Transparent (window) area at this elevation = 65%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

NORTH BUILDING - ELEVATIONS
 SCALE: 1" = 20'-0"
 0' 10' 20' 40'



Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251



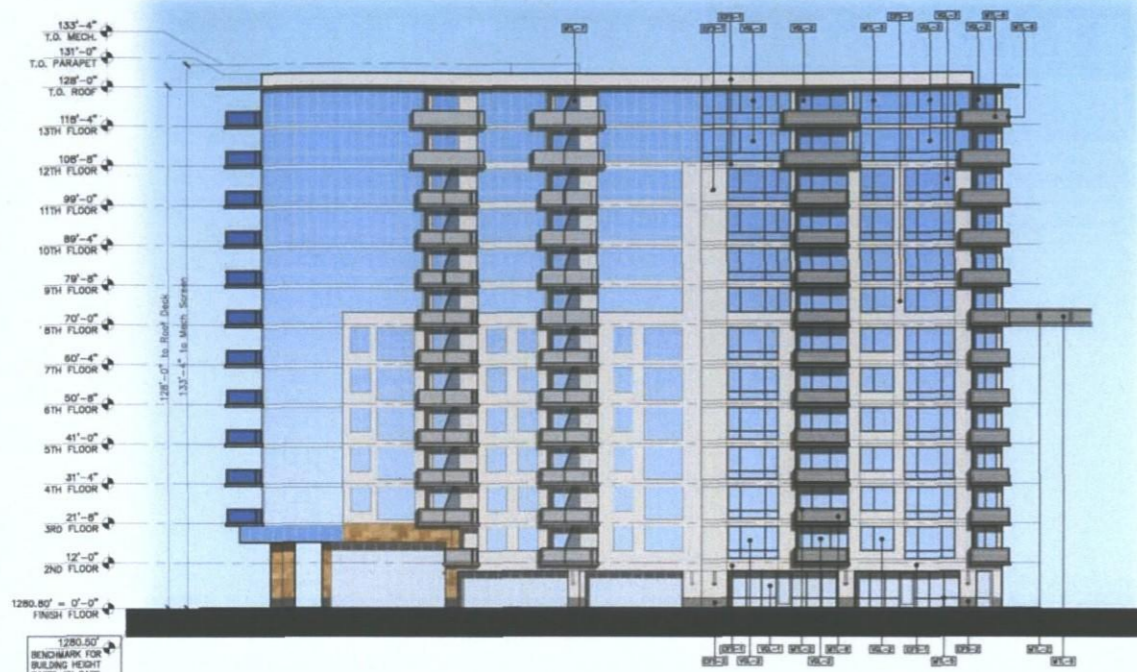
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Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

A3.1
 62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
EFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
VGL-1	[Symbol]	VISION GLASS, CLEAR
VGL-2	[Symbol]	INSULATED GLAZING VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-02 or CARDINAL LG-243
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
VGL-5	[Symbol]	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
SGL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #86
SGL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate: CENIA AZUL
MTL-1	[Symbol]	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL, PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL, H05-GR19 GRAY
MTL-3	[Symbol]	SPECIALTY ACENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL, PLATINUM
MTL-6	[Symbol]	SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL OR GREEN SCREEN



EAST ELEVATION Note: Transparent (window) area at this elevation = 65%



SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%

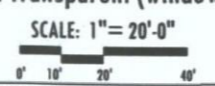


WEST ELEVATION Note: Transparent (window) area at this elevation = 68%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MAIN BUILDING - ELEVATIONS



Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
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Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A3.2
 62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EIFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
EIFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
VGL-1	[Symbol]	VISION GLASS, CLEAR INSULATED GLAZING
VGL-2	[Symbol]	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-02 or CARDINAL L6-260
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
VGL-5	[Symbol]	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VS26-14
SOL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRACON #84
SOL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELSTONE or alternate: CENIA AZUL
MTL-1	[Symbol]	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL H305-GR10 GRAY
MTL-3	[Symbol]	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-6	[Symbol]	SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL OR GREEN SCREEN



EAST ELEVATION Note: Transparent (window) area at this elevation = 65%



SOUTHEAST ELEVATION Note: Transparent (window) area at this elevation = 67%



WEST ELEVATION Note: Transparent (window) area at this elevation = 68%



NORTH ELEVATION Note: Transparent (window) area at this elevation = 57%

MAIN BUILDING - ELEVATIONS

SCALE: 1" = 20'-0"
0' 10' 20' 40'



Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
Revised: December 30, 2011

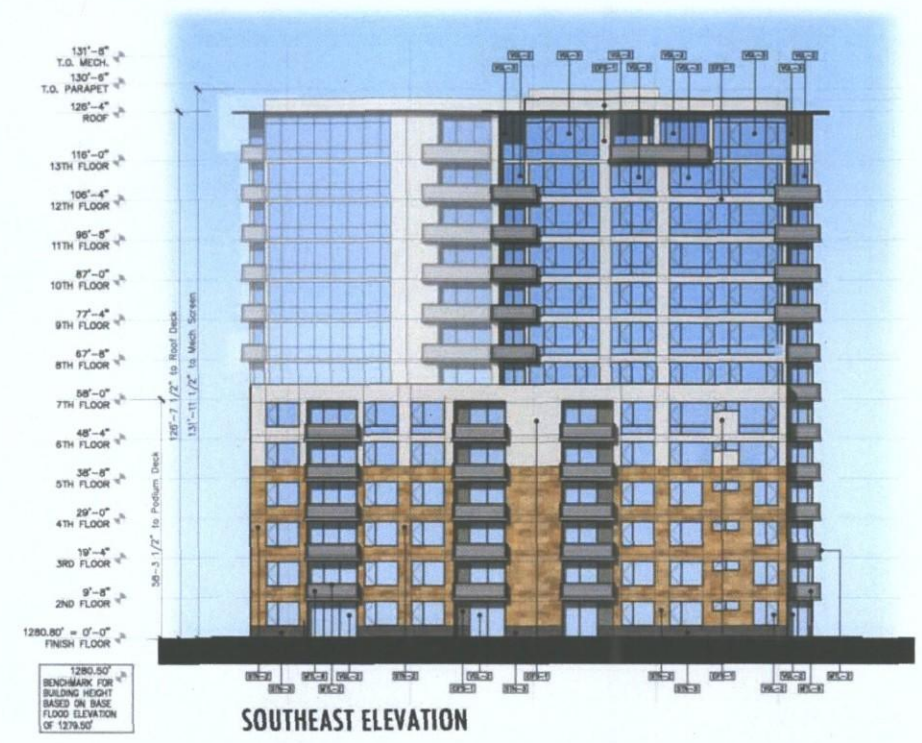
Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



A3.2
62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3272W
EFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #CL 3015D
VGL-1	[Symbol]	VISION GLASS, CLEAR
VGL-2	[Symbol]	INSULATED GLAZING VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-52 or CARDINAL L66-240
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRACON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRACON SOLAR BLUE
VGL-5	[Symbol]	REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRACON VE26-14
SGL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPAQUEIFIER TO MATCH VIRACON #848
SGL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRACON #1086
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate: CENIA AZUL
MTL-1	[Symbol]	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL, H305-GR10 GRAY
MTL-3	[Symbol]	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL/PAN CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL
MTL-6	[Symbol]	PLATINUM SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL OR GREEN SCREEN



CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

SCALE: 1" = 20'-0"
0' 10' 20' 40'



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Phoenix, Arizona 85018 602.954.0109



A3.3
62 DR 2011

MATERIAL LEGEND

POCHE	SYMBOL	DESCRIPTION
EIFS-1	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #L-3070W
EIFS-2	[Symbol]	EXTERIOR FINISH SYSTEM, SANDBLAST FINISH, COLOR COAT TO MATCH FRAZEE PAINT #L-3010D
VGL-1	[Symbol]	VISION GLASS, CLEAR INSULATED GLAZING TO MATCH VIRAACON VE1-52 or CARDINAL L66-240
VGL-2	[Symbol]	VISION GLASS, LIGHT BLUE-TINTED INSULATED GLAZING TO MATCH VIRAACON VE1-42
VGL-3	[Symbol]	VISION GLASS, MED. BLUE-TINTED INSULATED GLAZING TO MATCH VIRAACON VE1-42
VGL-4	[Symbol]	VISION GLASS, DARK BLUE-TINTED TEMPERED GLAZING TO MATCH VIRAACON SOLAR BLUE REFLECTIVE VISION GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRAACON VS26-14
VGL-5	[Symbol]	VISION GLASS, REFLECTIVE BLUE SPANDREL GLASS, BLUE TINTED INSULATED W/ STAINLESS STEEL COATING TO MATCH VIRAACON VS26-14
SGL-1	[Symbol]	SPANDREL GLASS, BLUE TINTED INSULATED W/ MED. GRAY OPACIFIER TO MATCH VIRAACON #848
SGL-2	[Symbol]	SPANDREL GLASS, TEMPERED W/ WHITE TRANSLUCENT COATING TO MATCH VIRAACON #1686
STN-1	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, HONED FINISH
STN-2	[Symbol]	EXTERIOR STONE CLADDING, BRAZILIAN GOLD QUARTZITE, CLEFT FINISH
STN-3	[Symbol]	EXTERIOR STONE CLADDING, GERMAN GRAY SHELLSTONE or alternate: CENIA AZUL
MTL-1	[Symbol]	COMPOSITE ALUM. PANEL W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-2	[Symbol]	STEEL W/ POWDER COAT PAINTED FINISH, COLOR: CARDINAL, H305-GR10 GRAY
MTL-3	[Symbol]	SPECIALTY ACCENT PANEL W/ SCREEN PRINTED PATTERN, COLOR: SILVER
MTL-4	[Symbol]	STAINLESS STEEL/ALUM CHANNEL LETTERS W/ MACHINE TURN FINISH
MTL-5	[Symbol]	ALUM. MULLION W/ PAINTED FINISH, COLOR: DURANAR XL PLATINUM
MTL-6	[Symbol]	SATIN STAINLESS STEEL
MTL-7	[Symbol]	PAINTED STEEL PERF. METAL OR GREEN SCREEN



SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



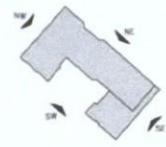
NORTHWEST ELEVATION



NORTHEAST ELEVATION

CANAL BUILDING - ELEVATIONS - OPTION A (HOTEL VERSION)

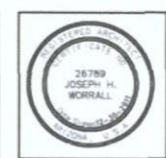
SCALE: 1" = 20'-0"
0' 10' 20' 40'



KEY MAP

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
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Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



A3.3
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SCOTTSDALE ROAD RENDERING

N.T.S.

Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona

Date: November 21, 2011
 Revisions: December 30, 2011

Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A3.5
 62 DR 2011



BARNEY'S ROOFTOP RENDERING

N.T.S.

Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

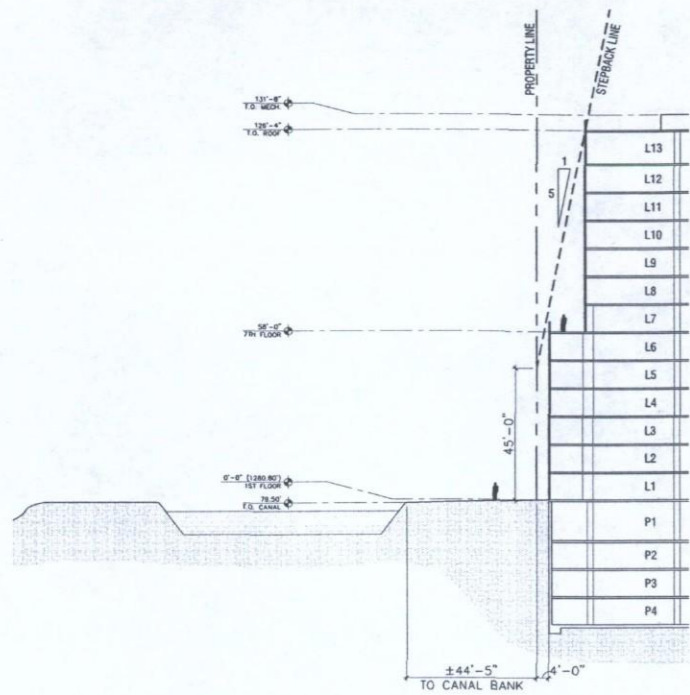
BLUE SKY
 Scottsdale, Arizona

Date: November 21, 2011
 Revisions: December 30, 2011

Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

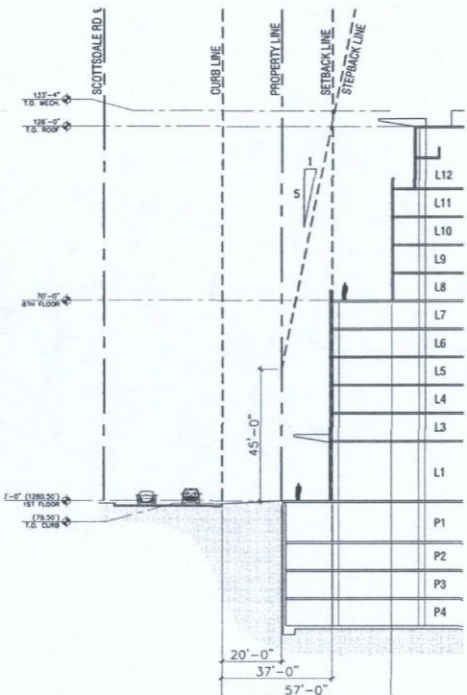


A3.6
 62 DR 2011



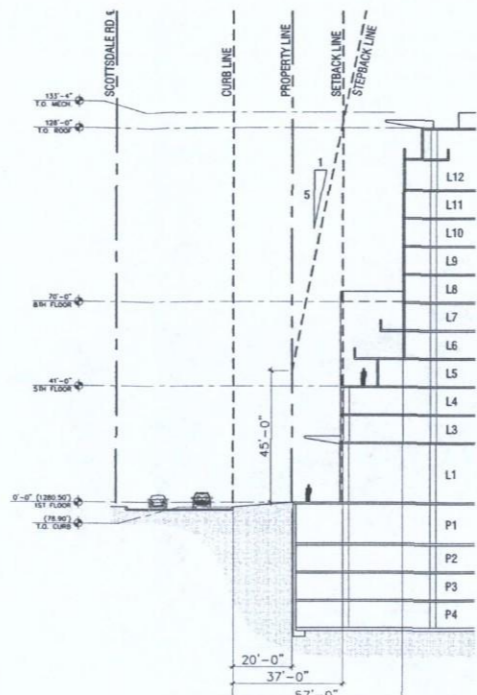
SECTION E

EAST BUILDING

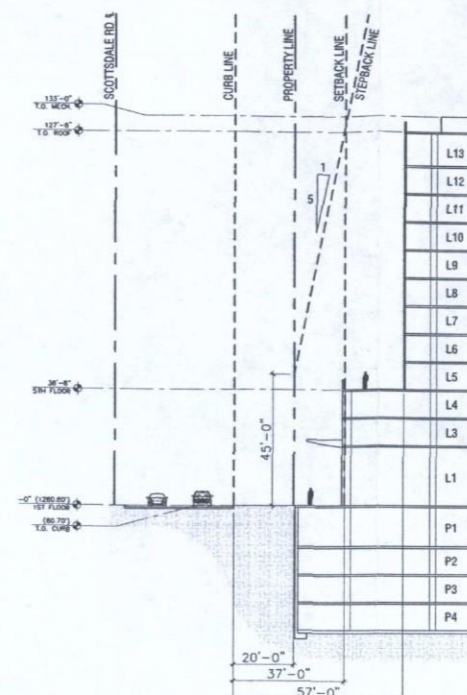


SECTION C

MAIN BUILDING

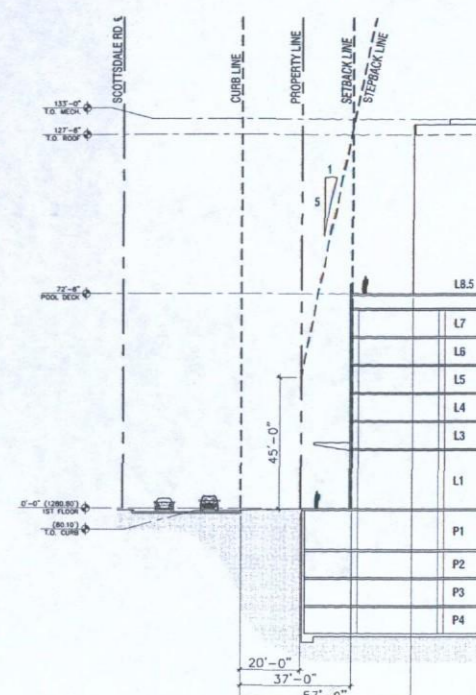


SECTION D

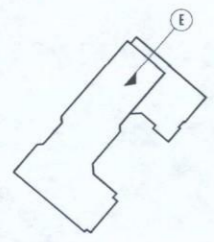


SECTION A

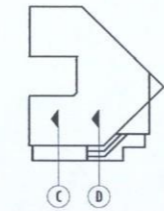
NORTH BUILDING



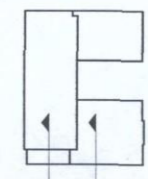
SECTION B



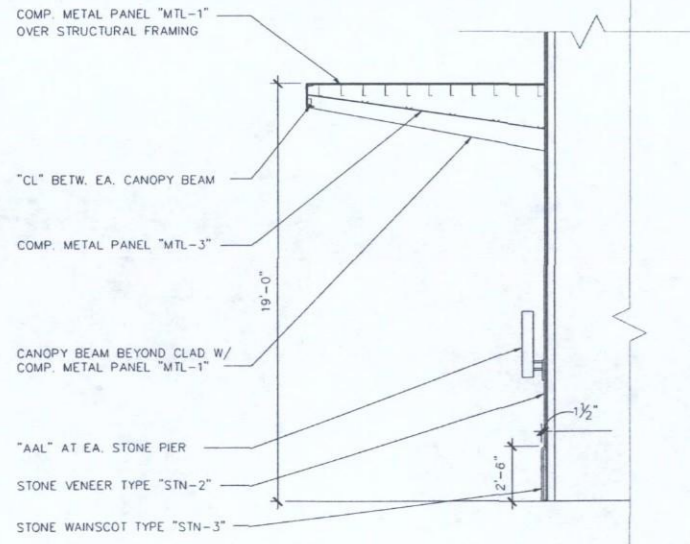
KEY PLAN



KEY PLAN



KEY PLAN

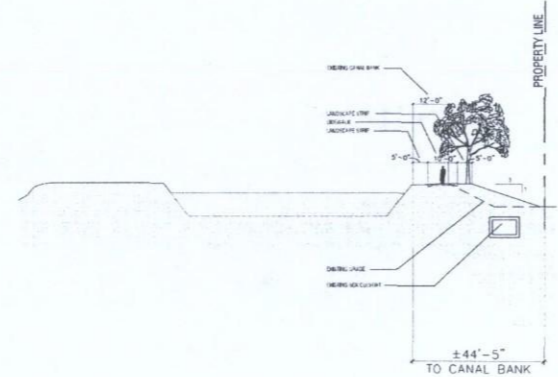


CANOPY AND STONE VENEER DETAIL

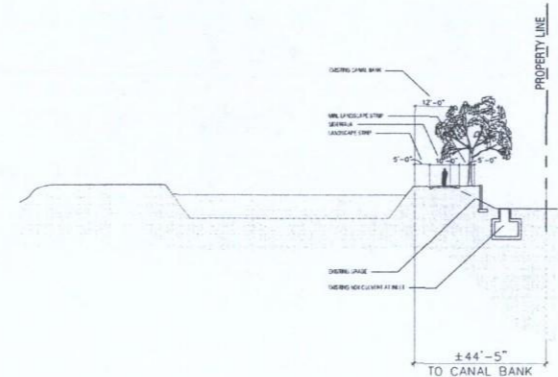
SCALE: 1/4" = 1'-0"
0' 1' 2' 4'

BUILDING/SITE SECTIONS

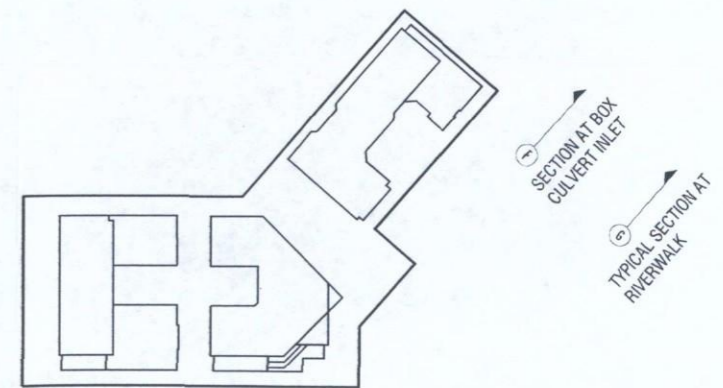
SCALE: 1" = 30'-0"
0' 15' 30' 60'



CANAL SECTION F



CANAL SECTION G



KEY PLAN

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



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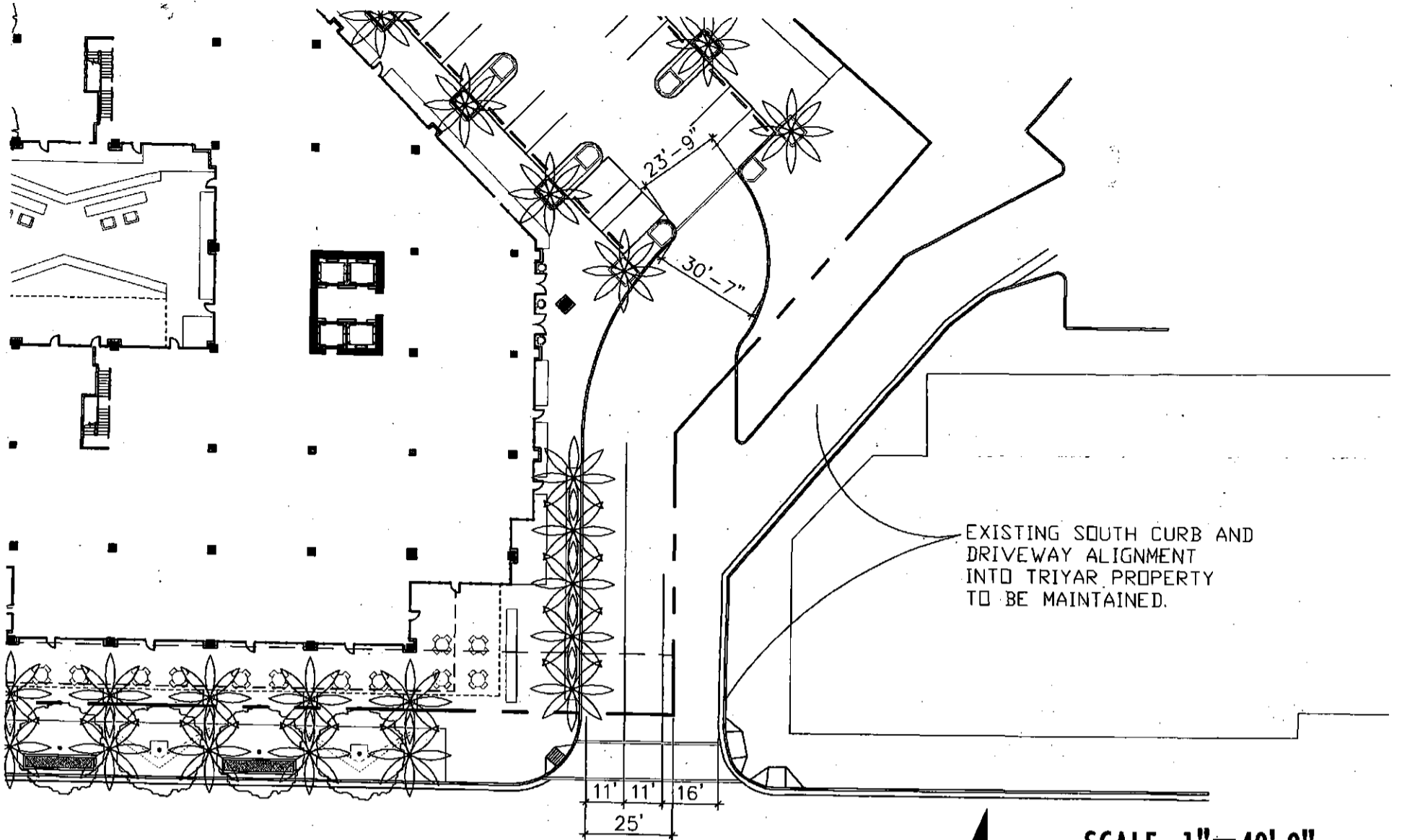
Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



A4.0

62-DR-2011

BLUE SKY SCOTTSDALE - ALTERNATE DRIVEWAY PLAN



01/03/12

Gray Architects, PLLC

4040 East Camelback Road, Suite 275, Phoenix, Arizona 85018



SCALE: 1"=40'-0"



Gray Development

(602) 954-0109

BLUE SKY

Scottsdale, Arizona

MATERIAL BOARD



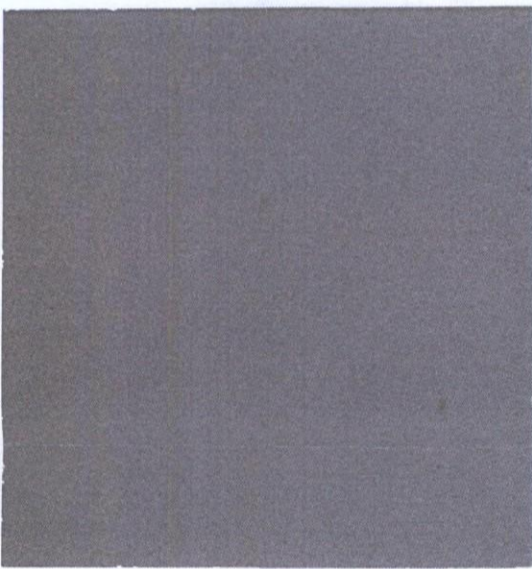
STN-1 STONE:
EXTERIOR STONE CLADDING,
BRAZILIAN GOLD QUARTZITE,
HONED FINISH



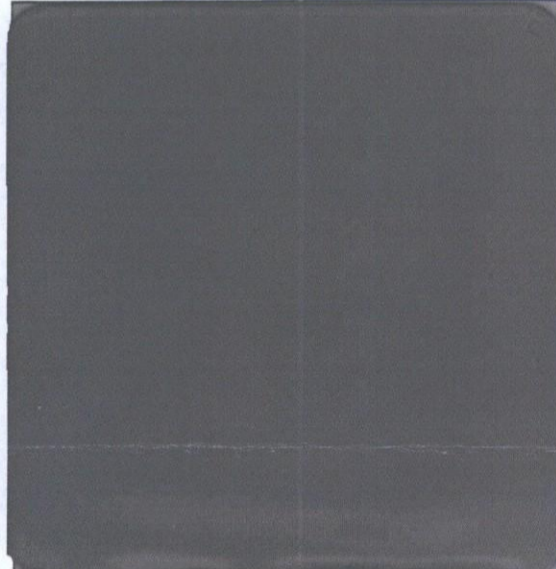
STN-2 STONE:
EXTERIOR STONE CLADDING,
BRAZILIAN GOLD QUARTZITE,
CLEFT FINISH



STN-3 STONE:
EXTERIOR STONE CLADDING,
GERMAN SHELLSTONE
(alternate: CENIA AZUL)



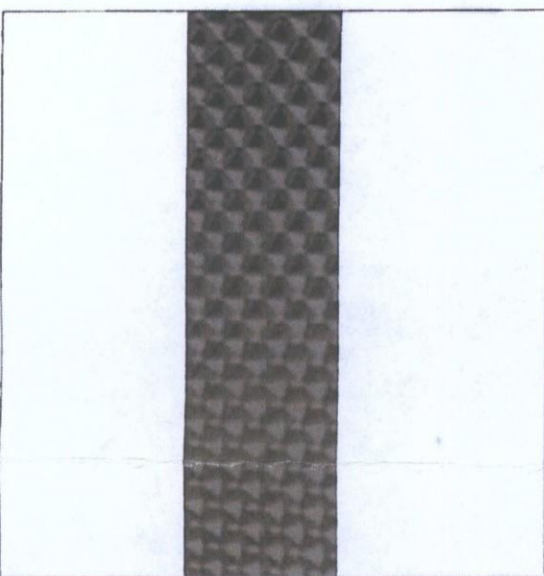
MTL-1 METAL:
ALUMINUM W/ DURANAR
PAINTED FINISH, COLOR: SILVER
MTL-5 TO MATCH DURANAR XL PLATINUM
or PRECISION COATINGS #2280



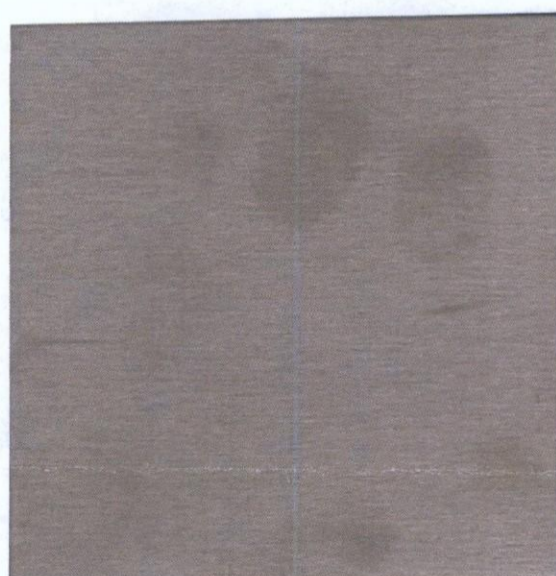
MTL-2 METAL:
STEEL W/ POWDER COAT PAINT
FINISH, COLOR: LIGHT GRAY
TO MATCH CARDINAL H305-GR10



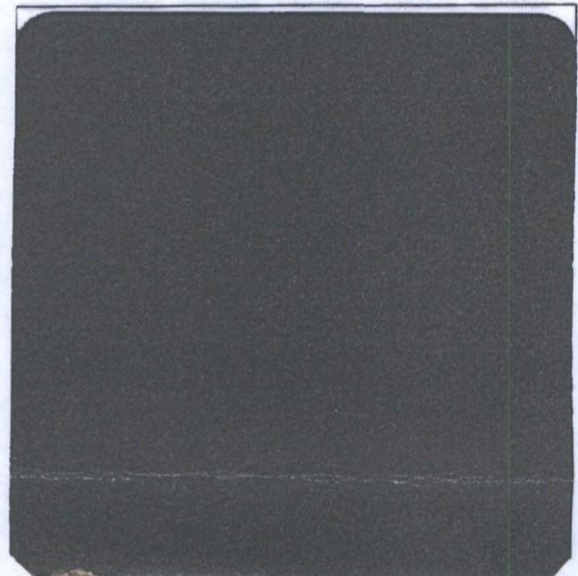
MTL-3 METAL:
COMPOSITE ALUMINUM PANEL
W/ SCREEN PRINTED PATTERN
(SIMILAR TO ABOVE PHOTO)



MTL-4 METAL:
STAINLESS STEEL PAN
CHANNEL LETTERS W/
MACHINE TURNED FINISH



MTL-6 METAL:
SATIN STAINLESS STEEL and
STAINLESS STEEL CABLE



MTL-7 METAL:
STEEL W/ POWDER COAT
FINISH, COLOR: WRINKLE
FINISH SILVERTO MATCH
CARDINAL T091-GR309

Gray Architects, PLLC

4040 East Camelback Road Suite 275
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Gray Development

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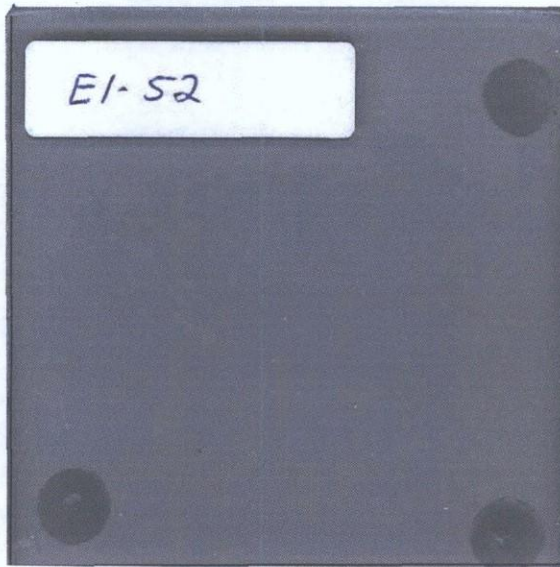
BLUE SKY

MATERIAL BOARD

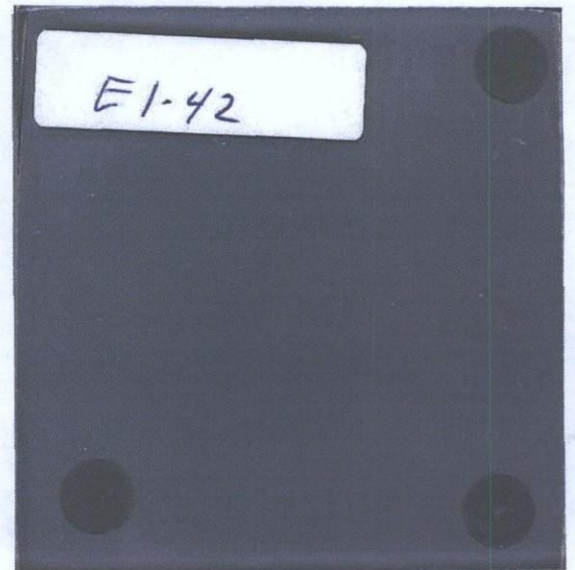
Scottsdale, Arizona



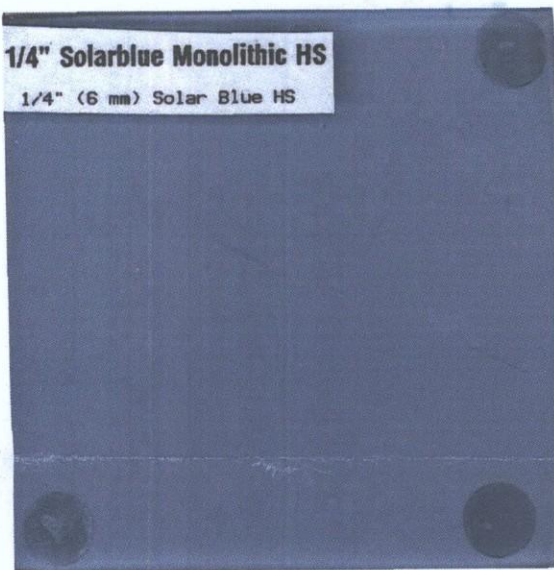
VGL-1 VISION GLASS:
CLEAR INSULATED GLAZING



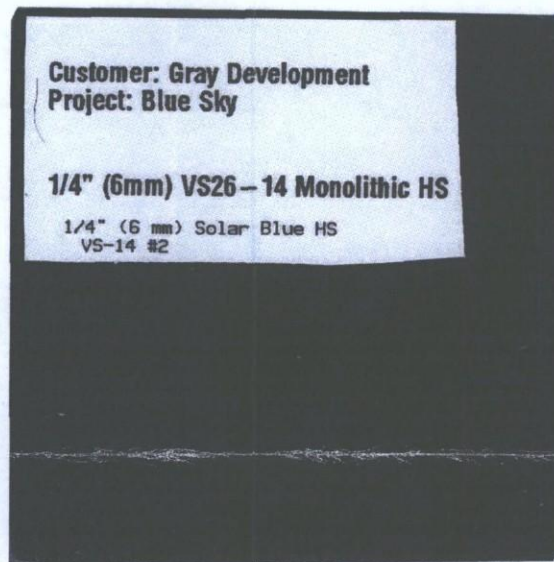
VGL-2 VISION GLASS:
LIGHT BLUE-TINTED
INSULATED GLAZING TO
MATCH VIRACON VE1-52 or
CARDINAL LoE-240



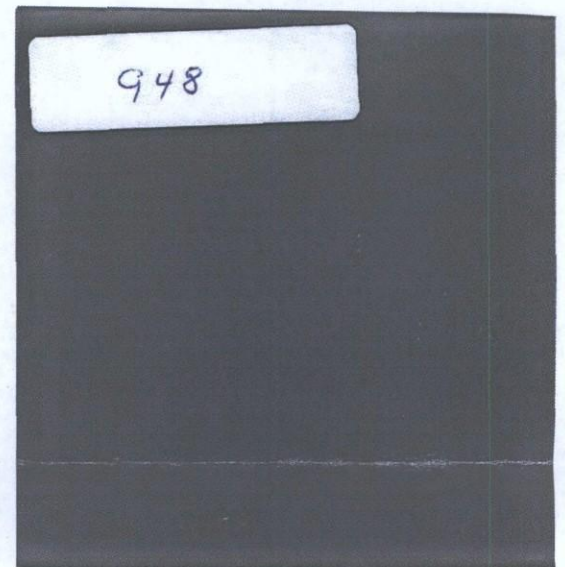
VGL-3 VISION GLASS:
MED. BLUE-TINTED
INSULATED GLAZING TO
MATCH VIRACON VE1-42



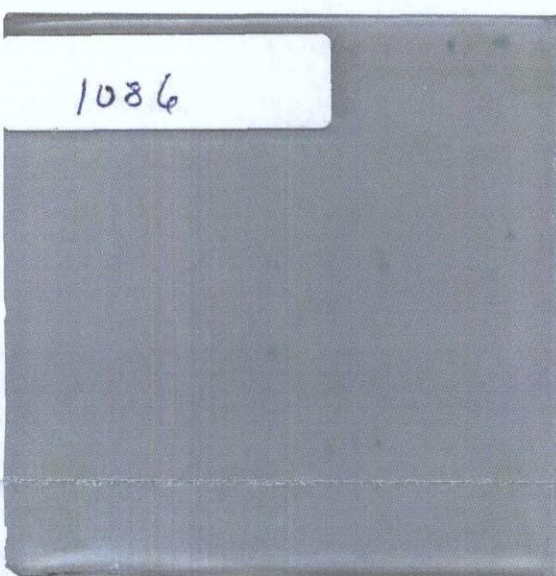
VGL-4 VISION GLASS:
DARK BLUE-TINTED
TEMPERED GLAZING TO
MATCH VIRACON SOLAR BLUE



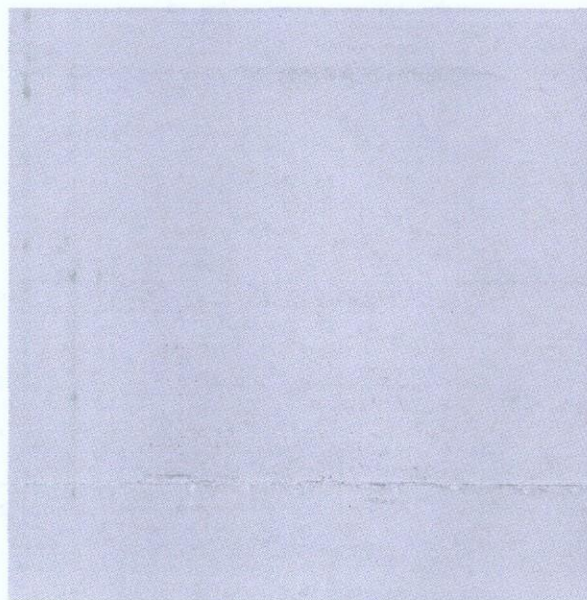
VGL-5 VISION GLASS:
REFLECTIVE VISION GLASS,
BLUE TINTED, INSULATE W/
STAINLESS STEEL
COATING TO MATCH
VIRACON VS26-14



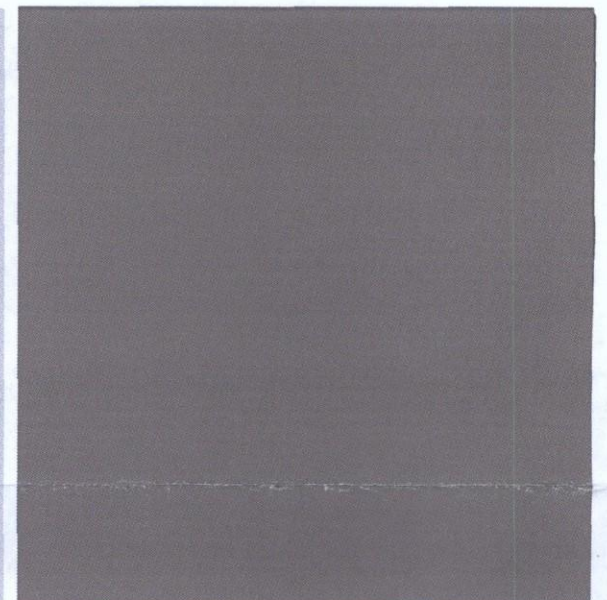
SGL-1 SPANDREL GLASS:
BLUR TINTED W/ MED. GRAY
OPACIFIER TO MATCH
VIRACON #948



SGL-2 SPANDREL GLASS:
TRANSLUCENT TO MATCH
VIRACON #1086



EIFS-1 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR
COAT TO MATCH FRAZEE
PAINT #CL 3272W HUSH



EIFS-2 EXTERIOR INSULATED FINISH:
SANDBLAST FINISH, COLOR
COAT TO MATCH FRAZEE
PAINT #CL 3015D EMPLOY

Gray Architects, PLLC

4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

Gray Development

4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109





Green Ideas[®]
Environmental Building Consultants

January 11, 2012

Solar Reflectivity Study of Blue Sky Scottsdale Project

Client: Gray Development
Joe Worrall, Director of Architecture and Engineering

Prepared by: Mark Wilhelm, Principal, Green Ideas, Inc.
& Kirby Spitler, Associate, Green Ideas, Inc.



DISCLAIMER AND CONFIDENTIALITY

This report is not intended to serve as an engineering design document, but is intended to provide an estimated assessment of reflectivity issues associated with the glazing planned for the Blue Sky Scottsdale mixed use development. The information and recommendations represented in this report have been reviewed for their technical accuracy and are believed to be reasonable and correct.

Please note that the results presented herein have been based on data provided by Gray Development and Viracon. Green Ideas Inc. cannot be held liable if the projected results of this reflectivity study are not actually experienced because of changes in design or construction. All results are provided for informational purposes only and are not to be construed as a design document or as guarantees. The customer should independently evaluate the information presented in this report. Green Ideas, Inc. cannot be held liable if the customer experiences results other than those summarized in this report or if there are any incidental or consequential damages experienced in connection with this report or the installation of the planned measures.



Solar Reflectivity Study for Blue Sky Scottsdale

1.0 Executive Summary

Blue Sky Scottsdale is a mixed-use, multifamily development project proposed for a site located north of the northeast corner of Scottsdale and Camelback Roads in Scottsdale, Arizona. The Downtown Development Guidelines for the City of Scottsdale require that a reflectivity study be performed. The focus of the study is to evaluate the effects of the reflectance of visible sunlight on passing motorists on Scottsdale and Camelback Roads.

At the City's request, the study utilizes Google *SketchUp*, which is a 3D computer modeling program. An additional light rendering program, *V-Ray*, is used in conjunction with *SketchUp* to study the reflectance of visible sunlight off of the south- and west-facing building fenestration. The color and reflectance characteristics of the three glass types used on the buildings are approximated in the modeling process. Rendered reflectance models are created for three viewing locations on three different dates throughout the year – the Summer Solstice, the Winter Solstice and the Vernal Equinox. Several parametric model runs are created for different times each day to evaluate visible light reflectance. Forty-seven (47) rendered models were created and are included in the appendix of this document.

All of the renderings were evaluated to develop an understanding of reflectance patterns throughout the afternoon and evening hours for each of the selected days and over the course of a year. Results showed that there were only two instances – December 21, at 3:00 pm and 4:00 pm – where a reflected solar sphere was visible on the building façade. Our analysis indicates that the potential for similar reflections will be limited to only an hour or two on similar dates. Further, these reflections do not pose a risk to passing motorists due to the distance and angle of the reflections and the momentary nature of the reflection due to movement of vehicles and the earth. The study indicated no other instances of problem reflectance.

2.0 Reason for study

The following reflectivity study was prepared for the *Blue Sky Scottsdale* project which is proposed for an approximately 4.28 acre site located north of the northeast corner of Scottsdale and Camelback Roads.

Gray Development is working with the City of Scottsdale to gain design review approval for the new *Blue Sky Scottsdale* project. Downtown Scottsdale development guidelines require that a reflectivity study be performed. Joe Smith with the City of Scottsdale asked Gray Development to perform a Reflectivity Study for the project to determine if there are any issues associated with the reflection of visible light from south- and west-facing fenestration.

3.0 Assumptions

Project Description

Gray Development proposes to develop *Blue Sky* at this location as a mixed-use multifamily project with public open spaces; sustainable design and strong pedestrian connectivity to adjacent uses and other parts of Downtown. In total, *Blue Sky* will include 749 apartment units and approximately 69,000 square feet of commercial/retail space.

Blue Sky will be comprised of three separate buildings with variations in roof heights, step backs, and architectural treatments that minimize the overall mass and provide sensitive transitions to adjacent properties, Scottsdale Road and the Arizona Canal. The separation between buildings will provide view corridors and grade level public spaces throughout the project.

Blue Sky incorporate three complementary uses designed to create a final product that features live, work and play opportunities. First, individual apartment units will feature high-end finishes, floor plans and design features in a range of prices and sizes that appeal to those seeking a high-energy, active lifestyle. Next, the project will also feature approximately 20,000 square feet of retail and restaurant uses fronting Scottsdale Road. The retail frontage is designed to create a shaded, urban public open space. In the main building there is also approximately 7,000 square feet of lease office space located on the 3rd and 4th floors.

Finally, a 30,000 square foot, state-of-the-art fitness center will be located within *Blue Sky*. The fitness and lifestyle club will be an amenity to residents and will also offer memberships to the general public.

To maintain a strong pedestrian scale and consistency with surrounding development, the roof deck of the two buildings fronting Scottsdale Road will step up from 42 feet in height to 68 feet in height and are set back approximately 37 feet from the primary curb line. In other locations, the front faces of these buildings step back further as a result of building articulation. Above this initial step back, the buildings will be set back approximately 57 feet from the primary curb, exclusive of extended balcony railings. *Blue Sky* maximum building height is 128 feet to the highest roof deck plus an additional 5.33 feet to accommodate elevator overruns, rooftop stair exits, and setback mechanical screens.

The two buildings facing Scottsdale Road, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher than required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the *Blue Sky* property line all the way to the intersection of Scottsdale and Camelback Roads.

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The two buildings facing Scottsdale Road, referred to as the North and Main Buildings, respectively, the majority of the four-level underground parking garage, the loop road, and the site improvements surrounding and above these improvements, will be constructed in the first phase of the project.

Blue Sky's third building, referred to as the East Building, with a maximum roof height of 126.67 feet, is located adjacent and parallel to the Arizona Canal and will be constructed in the second phase of the project. It is anticipated that the remainder of the four-level underground parking garage will also be constructed in this phase, although the applicant will explore opportunities to construct it as part of the first phase. To facilitate a vibrant pedestrian experience along



the Canal, this building will be set back from the property line approximately 4 feet (40 feet from the edge of the canal) such that the canal façade aligns with the existing Safari condominiums setback immediately adjacent to *Blue Sky*.

To further enhance the pedestrian environment and encourage public use of the Canal walkway adjacent to this building, *Blue Sky* will provide enhanced landscape and hardscape improvements adjacent to its property (at a level higher than required by City design standards), and will voluntarily install canal frontage improvements consistent with the City's Canal design guidelines from the *Blue Sky* property line all the way to the intersection of Scottsdale and Camelback Roads.

Focus of Reflectivity Study

For the purposes of this study, it is assumed that those most affected by the buildings' reflectance will be passing motorists on Scottsdale and Camelback roads during the afternoon and early evening. The study will focus, therefore, on the reflectance of glazing on the south, southwest and west sides of the proposed development.

The project's reflectance will be studied from three locations:

1. Eastbound motorist in the left turn lane of Camelback Road at Scottsdale Road
2. A northbound motorist on Scottsdale Road approaching the project from the south
3. A southbound motorist on Scottsdale Road approaching the project from the north

The representative dates chosen for studying the reflectance are those dates when the sun is at its highest, lowest and average altitudes –specifically the Summer Solstice, the Winter Solstice and the Vernal Equinox (which presents the same solar conditions as the Autumnal Equinox), respectively. Analysis will be based on rendered views of the project from the indicated locations on the following dates and times:

Date	Camelback & Scottsdale Roads	Northbound Scottsdale Road	Southbound Scottsdale Road
March 19 (Equinox)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
June 20 (S Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm
	6:00 pm	6:00 pm	6:00 pm
	7:00 pm	7:00 pm	7:00 pm
December 21 (W Solstice)	3:00 pm	3:00 pm	3:00 pm
	4:00 pm	4:00 pm	4:00 pm
	5:00 pm	5:00 pm	5:00 pm

The study assumes that three glazing types will be used on the building, as indicated by Gray development:

1. Clear vision glazing (Viracon VNE1-1-63) at ground floor retail locations

2. Tinted vision glazing (Viracon VE1-42) at upper level residential units
3. Reflective vision glazing (Viracon VS26-14) at the shaded top level restaurant

The following table indicates properties of the glazing:

Glazing	Visible Light Transmittance	Solar Heat Gain Coefficient	Visible Light Reflectance (Outside)
VNE1-63	62%	0.29	10%
VE1-42	37%	0.31	19%
VS26-14	8%	0.16	16%

4.0 Approach taken

- The study uses Google “SketchUp 8” 3D modeling software (“SketchUp”) as requested by the City of Scottsdale.
- An additional plug-in rendering engine, *V-Ray*, is used with *SketchUp* to provide more realistic lighting effects. This software module leverages the use of path tracing, photon mapping, irradiance maps and directly computed global illumination to emulate actual lighting effects on a surface.
- The study is based on a *SketchUp* model received by Green Ideas from Gray Development on January 6, 2012.



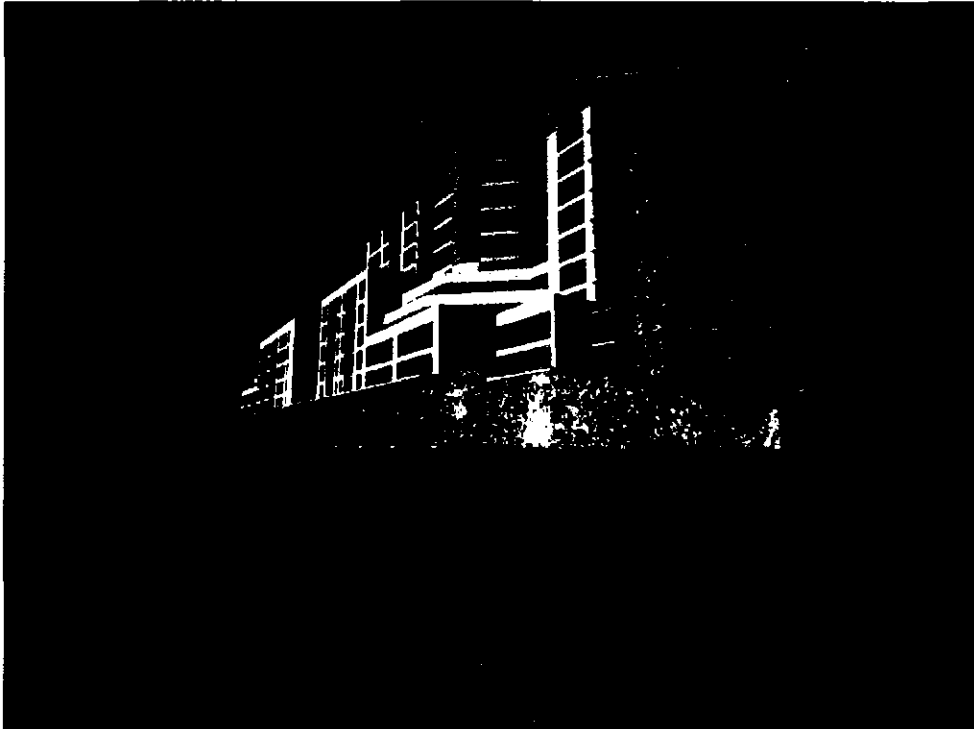
SketchUp model, Blue Sky Scottsdale

- Green Ideas verified details of the model, including:
 - Building location, height and orientation
 - Distance of building surfaces from rights-of-way and targeted points of perspective
 - Position of architectural shading devices
 - Characteristics of opaque building materials
 - Characteristics and properties of glazing materials
- Perspective views were generated from realistic viewpoints at a measured distance from the building as follows:
 - View 1: Eastbound Motorist at Camelback and Scottsdale Roads
 - Approximately 716 feet south and 177 feet west of building
 - View 2: Northbound Motorist on Scottsdale Road
 - Approximately 124 feet south and 70 feet west of building
 - View 3: Southbound Motorist on Scottsdale Road

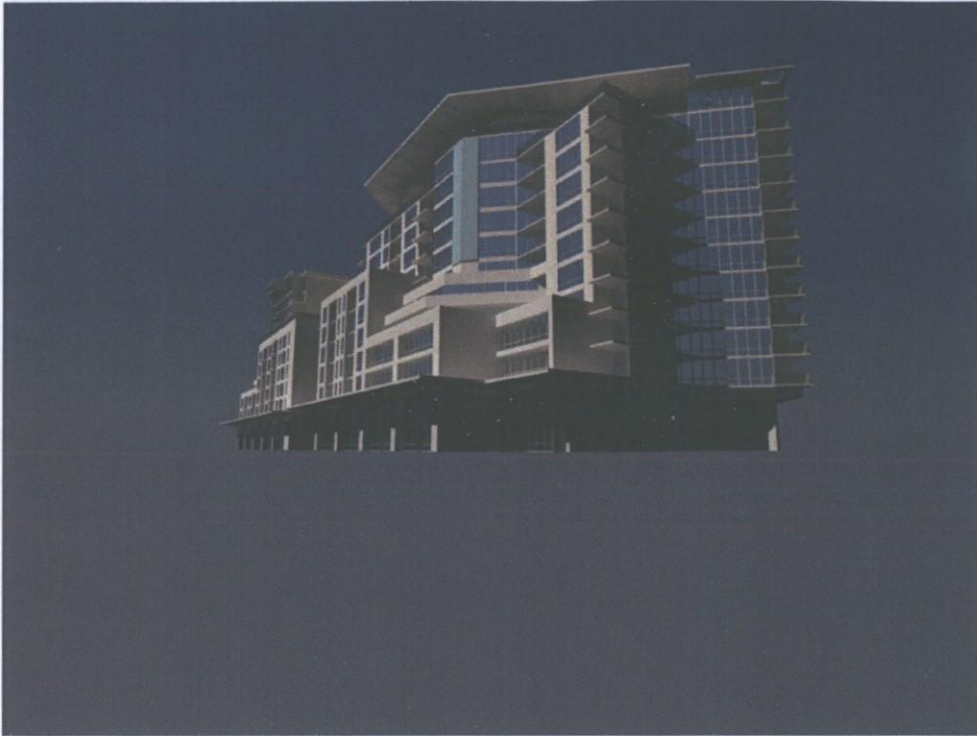


- Approximately 100 feet north and 123 feet west of building

- Green Ideas leveraged the use of the *V-Ray* rendering software to evaluate the reflectivity at designated times, locations and views.
- Green Ideas worked with Gray Development to define the series of dates, times and perspectives that would be evaluated in this study. There were more than 40 distinct parametric runs based upon all of the variables.
- Settings in the *V-Ray* plug-in software were adjusted to facilitate an analysis of the reflected sunlight. Global Illumination values were set to 0.0 and Background Illumination values were set at 0.5. Sunlight textured mapping settings were selected for both Global Illumination and Background Illumination. These settings emphasized the reflected light from the building while reducing the ambient light seen in the rendering. Materials were created within the *V-Ray* plug-in software to approximate the color and reflective properties of the specified glazing; these properties were then “associated” with the respective glass in the model.
- The results of these 40 runs were screened according to several parameters to determine which, if any, specific runs posed reflectivity or glare problems to passing motorists at the designated locations and times. The parameters include:
 - Reflections from visible glazing surfaces
 - Shade on reflective surfaces
 - Visible solar sphere reflection
 - Ability for restaurant glazing to be seen from different perspectives
- The renderings below are representative of the studies completed from each perspective at different times and dates.



Rendered View: Northbound Scottsdale Road, June 20, 3:00 pm
Reflective glass at the restaurant (top level) is shaded.



Rendered View: Northbound Scottsdale Road, June 20, 4:00 pm
Reflective glass at the restaurant (top level) is “protected” and not easily seen in this view.



Rendered View: Camelback & Scottsdale Roads, March 19, 4:00 pm, 3 x zoom
The reflective vision glass of the restaurant level is visible in this distant view.



5.0 Analysis

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	March 19 3:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in shade Restaurant glazing is visible in this view First level glazing is mostly shaded Sky reflections are visible in the southwestern most glazing at the residential levels 	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 4:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in shade Shaded glazing is beginning to see sun First level glazing is mostly in the sun 	Sun is moderately high, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 5:00 pm	<ul style="list-style-type: none"> Restaurant glazing and reflections on it are visible in this view Sky reflection can be seen on southwest facades Shadows are cast on south east facades 	Sun is lower in the sky, approaching horizontal	No
Eastbound, Camelback & Scottsdale Roads	March 19 6:00 pm	<ul style="list-style-type: none"> Soft, evening sunlight is cast on building Restaurant glazing is in shade Sky reflection can be seen on southwest facades Sky reflection can be seen on restaurant glazing Shadows projected on south east facades (almost horizontal) 	Sun is at or just above the horizon, south of west	No
Eastbound, Camelback & Scottsdale Roads	March 19 7:00 pm	<ul style="list-style-type: none"> No sun-illumination on the building Glazing is reflecting ambient light from the sky There are no shadows cast on the building Restaurant glazing and sky reflections on it are visible in this view 	The sun has set	No
Eastbound, Camelback & Scottsdale Roads	June 20 3:00 pm	<ul style="list-style-type: none"> Deep shadows are cast by shading devices First floor glazing is almost entirely in shade Restaurant glazing is in shade Restaurant glazing is visible in this view Sky reflection can be seen on southwest facade 	Sun is high, south of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 4:00 pm	<ul style="list-style-type: none"> Sky reflections on restaurant glazing are visible in this view Southwest glazing is reflecting sunlight and ambient light from the sky 	Sun is moderately high, just north of west	No

View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Eastbound, Camelback & Scottsdale Roads	June 20 5:00 pm	<ul style="list-style-type: none"> Much of the southwest glazing is in shade Reflections on restaurant glazing are visible in this view 	Sun is moderately high, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 6:00 pm	<ul style="list-style-type: none"> Southeast portion of southwest façade is predominantly in shade Sky reflections can be seen on 'residential' glazing at higher levels Sky reflections on restaurant glazing are visible in this view Restaurant glazing appears to be lit by sunlight 	Sun is moderately low, approaching horizontal, north of west	No
Eastbound, Camelback & Scottsdale Roads	June 20 7:00 pm	<ul style="list-style-type: none"> All west and southwest facing glazing is reflecting ambient light from the sky Sun is north of west Sky reflections on restaurant glazing are visible in this view 	Sun is at, or below, the horizon	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 3:00 pm	<ul style="list-style-type: none"> Sky reflection from restaurant glazing is visible in this view Sky reflections can be seen on upper level residential glazing Very little shade is cast on the building 	Sun is moderately low, approaching horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 4:00 pm	<ul style="list-style-type: none"> Sky reflection from restaurant glazing is visible in this view Sky reflections can be seen on upper level residential glazing Very little shade is cast on the building 	Sun is very low, approximately horizontal, south of west	No
Eastbound, Camelback & Scottsdale Roads	Dec 21 5:00 pm	<ul style="list-style-type: none"> All west and southwest facing glazing is reflecting ambient light from the sky Sky reflections on restaurant glazing are visible in this view 	Sun is below the horizon	No
Northbound Scottsdale Road	March 19 3:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in shade 	Sun is high and south of west	No
Northbound Scottsdale Road	March 19 4:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in shade Shaded glazing is beginning to see sun 	Sun is moderately high and south of west	No
Northbound Scottsdale Road	March 19 5:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in sun Reflection can be seen on southwest facades Shadows are cast on south east facades 	Sun is lower in the sky	No
Northbound Scottsdale	March 19 6:00 pm	<ul style="list-style-type: none"> Restaurant glazing is in shade Sky reflection can be seen on 	Sun is just above the horizon, and	No



View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
Road		southwest facades <ul style="list-style-type: none"> Shadows projected on south east facades (almost horizontal) 	south of west	
Northbound Scottsdale Road	March 19 7:00 pm	<ul style="list-style-type: none"> No sun illumination on the building Glazing is reflecting ambient light from the sky There are no shadows cast on the building 	The sun has set	No
Northbound Scottsdale Road	June 20 3:00 pm	<ul style="list-style-type: none"> Deep shadows are cast by shading devices First floor glazing is almost entirely in shade Restaurant glazing is in shade Sky reflection can be seen on southwest facade 	Sun is high and south of west	No
Northbound Scottsdale Road	June 20 4:00 pm	<ul style="list-style-type: none"> Reflections on restaurant glazing are not visible in this view Southwest glazing is reflecting sunlight and ambient light from the sky 	Sun is moderately high, just north of west	No
Northbound Scottsdale Road	June 20 5:00 pm	<ul style="list-style-type: none"> Much of the southwest glazing is in shade Reflections on restaurant glazing are not visible in this view 	Sun is moderately high and north of west	No
Northbound Scottsdale Road	June 20 6:00 pm	<ul style="list-style-type: none"> Southeast portion of southwest façade is predominantly in shade Sky reflections can be seen on 'residential' glazing at higher levels Reflections on restaurant glazing are not visible in this view Restaurant glazing appears to be in shade 	Sun is moderately low, approaching horizontal and north of west	No
Northbound Scottsdale Road	June 20 7:00 pm	<ul style="list-style-type: none"> All west and southwest facing glazing is reflecting ambient light from the sky Sun is north of west Reflections on restaurant glazing are not visible in this view 	Sun is at, or below, the horizon	No
Northbound Scottsdale Road	Dec 21 3:00 pm	<ul style="list-style-type: none"> Reflection from restaurant glazing is not visible in this view Sky reflections can be seen on upper glazing Very little shade is cast on the building 	Sun is moderately low, approaching horizontal and south of west	No
Northbound Scottsdale Road	Dec 21 4:00 pm	<ul style="list-style-type: none"> Reflection from restaurant glazing is not visible in this view Sky reflections can be seen on upper 	Sun is very low, approximately horizontal and	No



View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		glazing <ul style="list-style-type: none"> • Very little shade is cast on the building 	south of west	
Northbound Scottsdale Road	Dec 21 5:00 pm	<ul style="list-style-type: none"> • All west and southwest facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is not visible in this view 	Sun is below the horizon	No
Southbound Scottsdale Road	March 19 3:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view 	Sun is south of west	No
Southbound Scottsdale Road	March 19 4:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view 	Sun is moderately low and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view 	Sun is low, approaching horizontal and south of west	No
Southbound Scottsdale Road	March 19 5:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view 	Sun is at or below the horizon and south of west	No
Southbound Scottsdale Road	June 20 3:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view 	Sun is very high and south of west	No
Southbound Scottsdale Road	June 20 4:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in shade • Reflection from restaurant glazing is visible in this view 	Sun is very high and north of west	No
Southbound Scottsdale Road	June 20 5:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • West facing glazing with horizontal shading above is in shade • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view 	Sun is moderately low and north of west	No
Southbound Scottsdale Road	June 20 6:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun 	Sun is approaching horizontal and	No



View	Date/ Time	Assessed Conditions	Relative Position of the Sun	Sun's Sphere Visible?
		<ul style="list-style-type: none"> • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view 	north of west	
Southbound Scottsdale Road	June 20 7:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view 	Sun is at or near the horizon and north of west	No
Southbound Scottsdale Road	Dec 21 3:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in glazing • West facing glazing is in sun • Restaurant glazing is in sun • Reflection from restaurant glazing is visible in this view 	Sun is moderately low and south of west	Yes
Southbound Scottsdale Road	Dec 21 4:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Sun's reflection is visible in restaurant glazing • West facing glazing is in sun 	Sun is very low and south of west	Yes
Southbound Scottsdale Road	Dec 21 5:00 pm	<ul style="list-style-type: none"> • All west facing glazing is reflecting ambient light from the sky • Reflection from restaurant glazing is visible in this view 	Sun is below the horizon and south of west	No



6.0 Results

Evaluation of the 47 *SketchUp* views showed that there only 2 instances where reflectance from the south- and west-facing glazing surfaces of *Blue Sky Scottsdale* would be a concern. The reflected solar sphere was visible in only two of the renderings analyzed. Both were for View 2: Southbound Motorist on Scottsdale Road, on the Winter Solstice, December 21, at 3:00 pm and 4:00 pm, as shown below:



Rendered View: Southbound Scottsdale Road, December 21, 3:00 pm

The sun's reflection is visible on upper level glass, approximately 225 from the view of the driver, at an angle of 36.6 degrees above horizontal





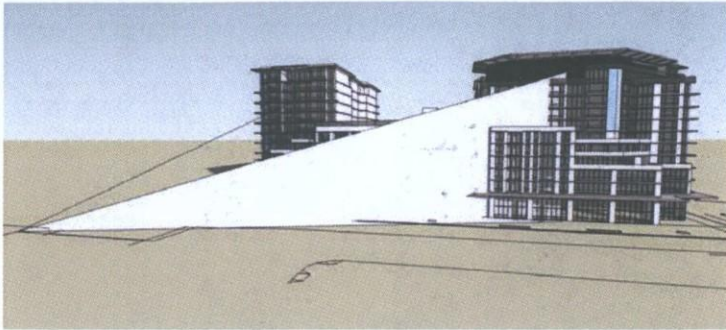
Rendered View: Southbound Scottsdale Road, December 21, 4:00 pm

The sun's reflection is visible on restaurant level glass, approximately 415 feet from the view of the driver, at an angle of 17.1 degrees above horizontal

The fact that the solar sphere is visible in the 3:00 pm and 4:00 renderings indicates that there is only a short period of time where visible light reflection could cause a problem. The reflected sphere will move across the façade of the building for an hour or two, and for part of that time, its position would fall on a void or an opaque surface, which would result in no reflection whatsoever.

Therefore, our analysis indicates that direct reflections of the solar sphere from Blue Sky Scottsdale pose minimal risks to passing motorists for the following reasons:

1. The movement of the motorist (30-40 mph) and the rotation of the earth mean that the reflection of the solar sphere will be fleeting, and in fact, almost instantaneous for the southbound driver
2. The reflected solar image is far from the driver in both cases, at a distance of 225 feet at 3:00 pm and 415 feet at 4:00 pm
3. The angle of the reflected solar image is high enough (36.6 degrees elevation at 3:00 pm and 17.1 degrees elevation at 4 pm) to be blocked from the driver's view by either:
 - a. The horizontal plane of the roof of the vehicle above the driver
 - b. A sun visor
4. The reflected image of the sun from any of the specified glazing types will be five to ten times less intense than the sun itself, since the Visible Light Reflectance percentage for the three glazing types ranges only from 10% to 19%



In general, the reflectance of visible sunlight from *modern* glazing is typically not a issue:

1. Optical science has created spectral coatings that reduce Visible Light Reflectance so that it is far less than that of common "mirror" glazing types that were used in the 1970s.
2. Most of the glazing manufactured today has very similar quality regarding the reflectance of visible light.
3. Glazing systems are commonly designed to reflect only a fraction of the visible light at low angles of solar incidence on the plane (while reflecting a significant portion of the ultraviolet wavelengths from the sun).
4. When sunlight strikes a glass surface – or any glossy surface, for that matter – at a high angle of incidence, then more the light is reflected rather than being transmitted or absorbed. Even clear glass will reflect 50 percent or more of the sunlight striking it at angles of incidence greater than about 70 degrees.

7.0 Appendices

Generated renderings are organized by view.

EASTBOUND CAMELBACK AND SCOTTSDALE ROADS

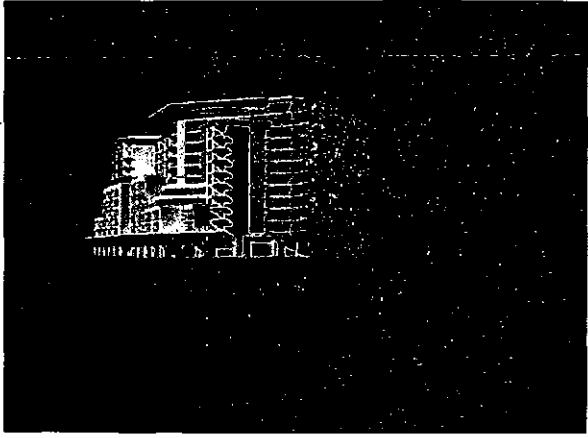


March 19, 2:00 pm - 3 X Zoom

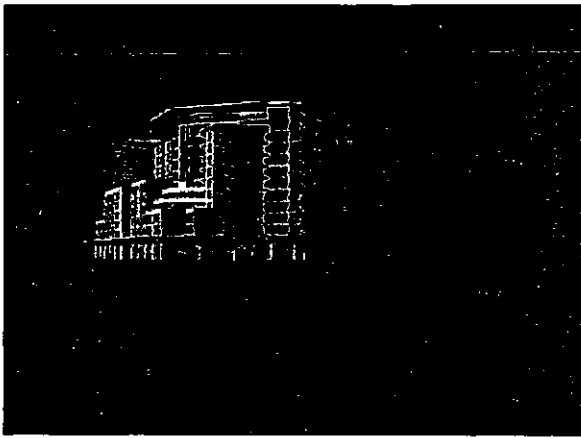


March 19, 3:00 pm - 3 X Zoom





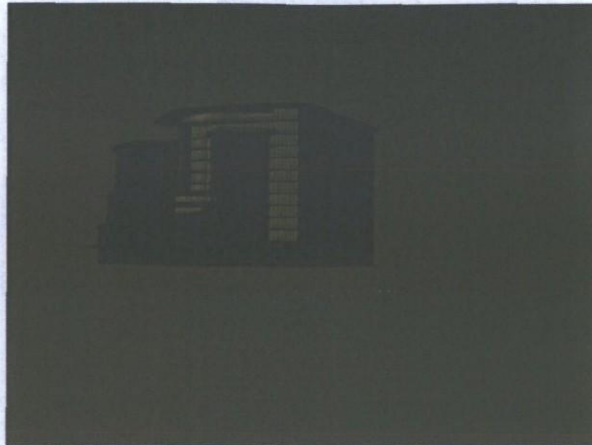
March 19, 4:00 pm - 3 X Zoom



March 19, 5:00 pm - 3 X Zoom



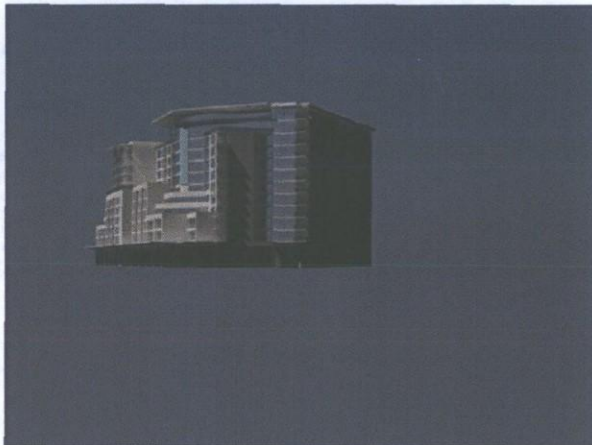
March 19, 6:00 pm - 3 X Zoom



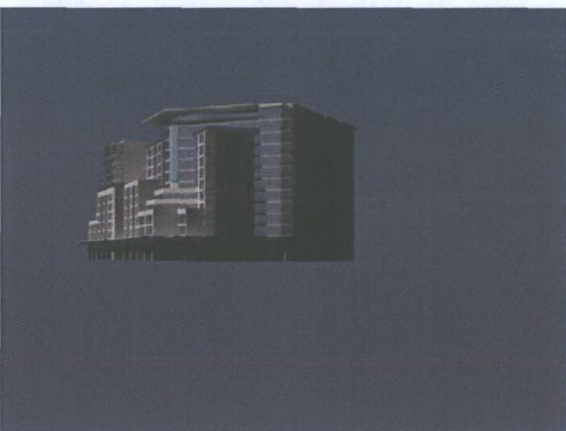
March 19, 7:00 pm - 3 X Zoom



June 20, 2:00 pm - 3 X Zoom



June 20, 3:00 pm - 3 X Zoom

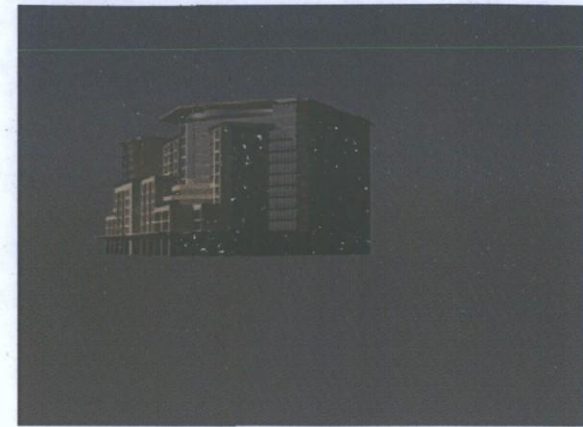


June 20, 4:00 pm - 3 X Zoom

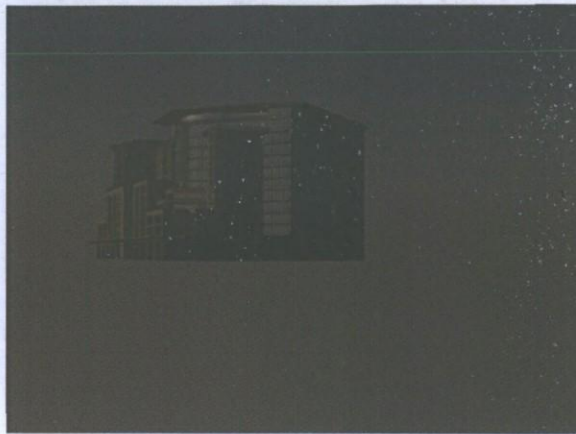


June 20, 5:00 pm - 3 X Zoom





June 20, 6:00 pm - 3 X Zoom



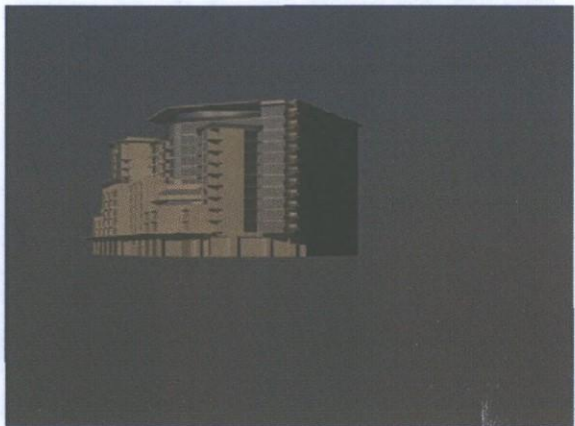
June 20, 7:00 pm - 3 X Zoom



December 21, 2:00 pm - 3 X Zoom



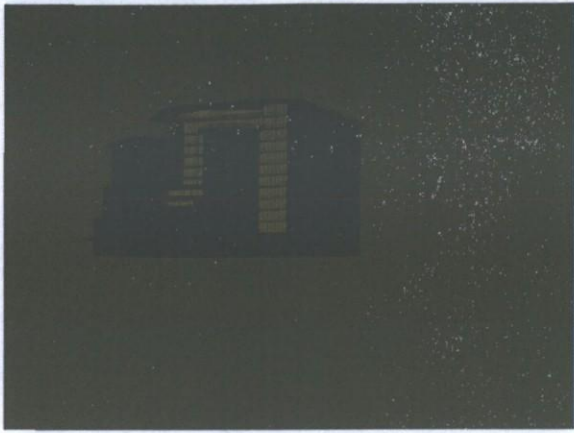
December 21, 3:00 pm - 3 X Zoom



December 21, 4:00 pm - 3 X Zoom



December 21, 5:00 pm - 3 X Zoom



December 21, 6:00 pm - 3 X Zoom



NORTHBOUND SCOTTSDALE ROAD



March 19, 3:00 pm



March 19, 4:00 pm



March 19, 5:00 pm



March 19, 6:00 pm



March 19, 7:00 pm



June 20, 3:00 pm



June 20, 4:00 pm



June 20, 5:00 pm



June 20, 6:00 pm



June 20, 7:00 pm





December 21, 2:00 pm



December 21, 3:00 pm



December 21, 4:00 pm



December 21, 5:00 pm



December 21, 6:00 pm

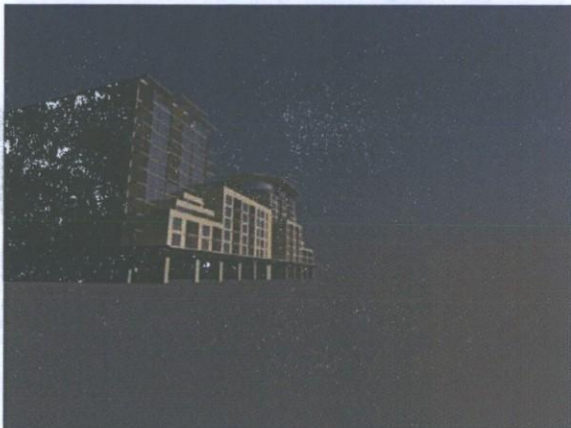
SOUTHBOUND SCOTTSDALE ROAD



March 19, 3:00 pm



March 19, 4:00 pm



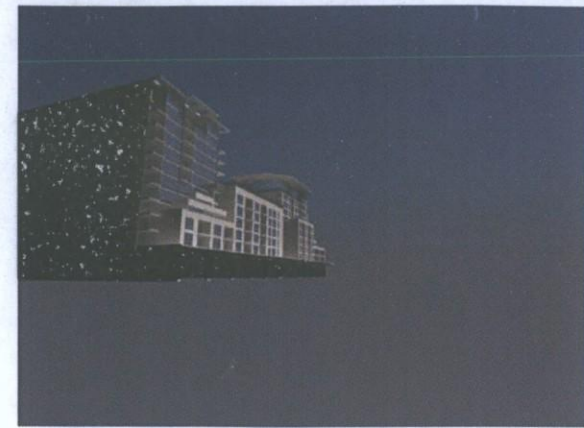
March 19, 5:00 pm



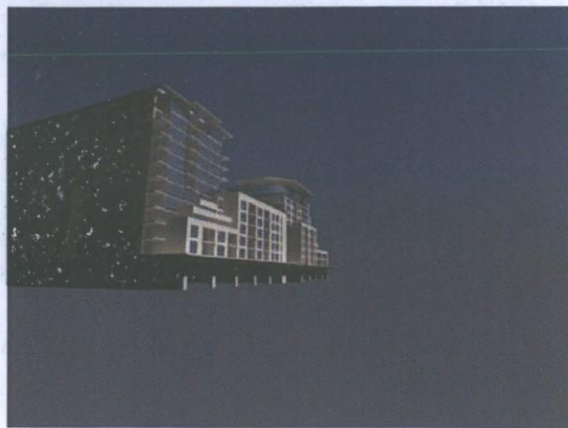
March 19, 6:00 pm



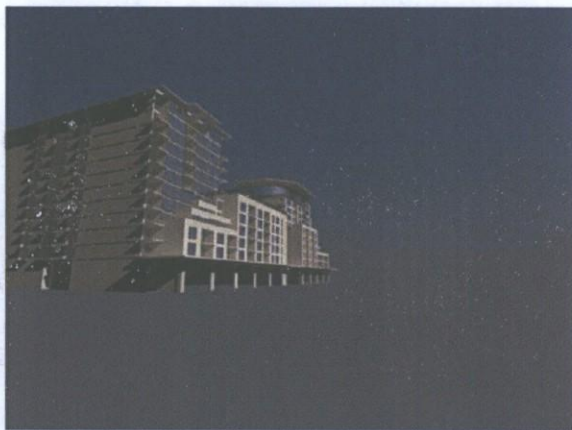
March 19, 7:00 pm



June 20, 3:00 pm



June 20, 4:00 pm



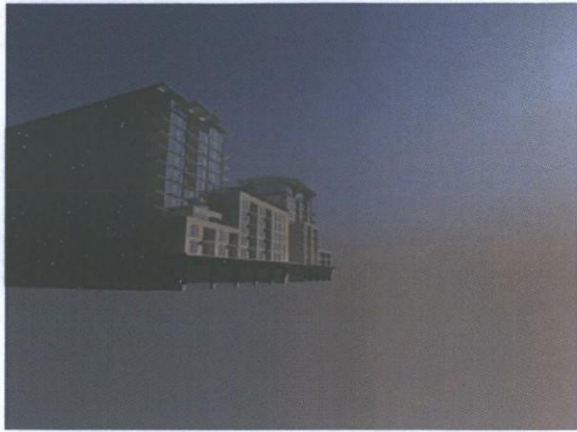
June 20, 5:00 pm



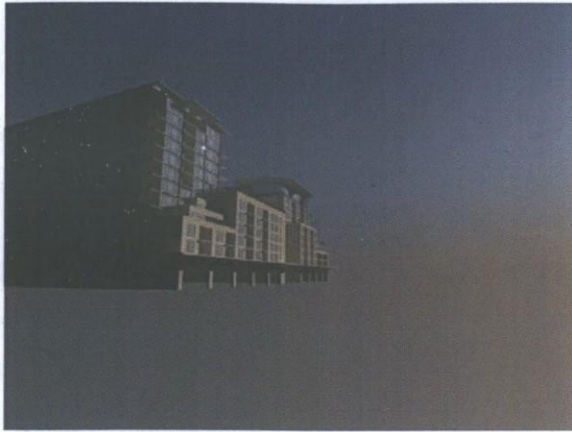
June 20, 6:00 pm



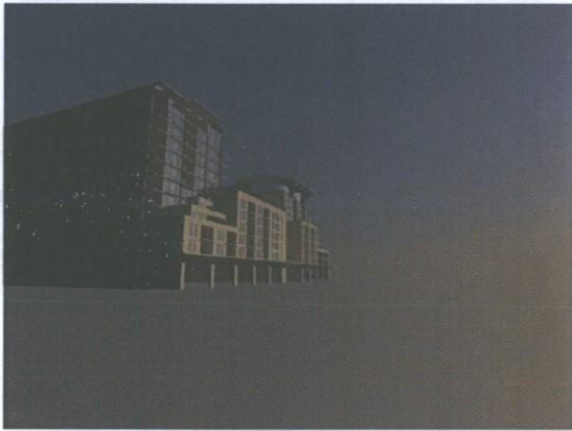
June 20, 7:00 pm



December 21, 2:00 pm



December 21, 3:00 pm



December 21, 4:00 pm



December 21, 5:00 pm



Low-Emissivity Coatings (Low-E)

Low-Emissivity coatings, which are applied to glass, reflect invisible long-wave infrared or heat. They reduce heat gain or loss in a building by redirecting the heat. In addition, they provide greater light transmission, low reflection and reduce heat transfer.

Condensation Formation

Condensation forms on glass when the glass temperature falls below the dewpoint of the air. To prevent condensation from forming, the glass temperature needs to be higher than the dewpoint of ambient air. That's why it is critical to choose a glass product that addresses these concerns, such as insulating glass.

For instance, insulating glass units decrease the potential for condensation formation on roomside glass surfaces by "insulating" the inboard glass ply from conductive/convective heat loss to the outside.

This "insulation," using an air space between the two glass plies, results in a more stabilized interior glass temperature. Unfortunately, insulating glass alone may not totally eliminate condensation formation in extreme climates. To lessen this risk, a Low-E coating can be applied to the insulating unit.

Insulating Glass

Inherently, insulating glass increases a window's thermal performance. It is constructed with two or more glass plies, separated by a desiccant-filled spacer and sealed with an organic sealant. The desiccant absorbs the insulating glass units internal moisture. The sealant may be the standard black silicone and PIB or you may choose a gray silicone/ PIB sealant (see Figure 5).

Viracon uses mill finish and black painted spacers. We also offer a stainless steel spacer for warm edge performance.

Viracon's insulating glass products offer a wide range of performance levels, as well as aesthetic options.

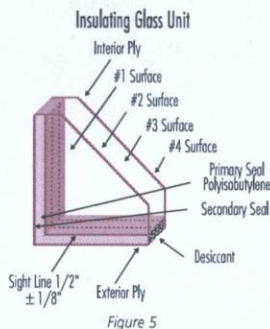


Figure 5

VIRACON GLASS

Viracon High-Performance Reflective Insulating Glass

This type of glass combines the thermal advantages of insulating glass with the superior solar control characteristics of reflective coatings.

Viracon Low-E Insulating Glass

When applied to a variety of glass substrates, Viracon's Low-E coatings offer a balance between light transmission and solar energy control.

Each coating offers high visible light transmittance, low exterior reflectance and the lowest U-values available; thereby, reducing radiant heat transfer (see Figure 6).

By combining tinted glass with silk-screened patterns and Low-E coatings, the building design professional can achieve unique, custom glass designs.

Viracon VRE (Radiant Low-E)

Viracon's VRE high-performance coatings allow designers to balance aesthetics, along with the economical necessity of reducing solar heat gain and the

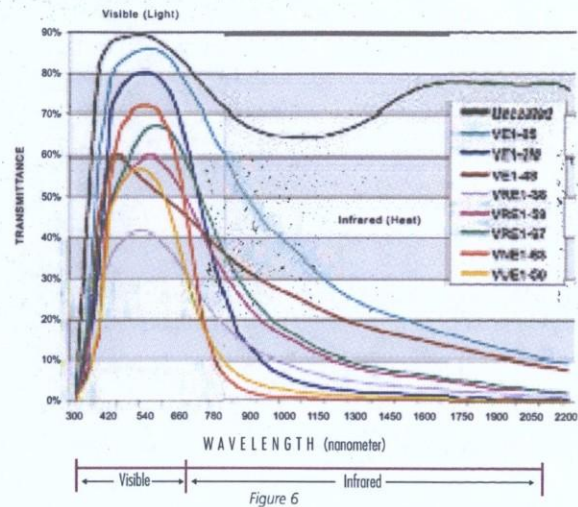


Figure 6

psychological need for natural light. The product, available in 5 levels of light transmittance, provides a crisp neutral exterior appearance and soothing tones to the interior, allowing two-way vision through the glazing under varying lighting conditions. In addition, VRE coatings offer an efficient blend of u-values as low as any coatings along with reduced solar heat gain not previously available with Low-E products.

Viracon VNE (Neutral Low-E)

Viracon's VNE high-performance glass is the latest revolution in solar control glass coatings to offer you an innovative alternative for your glass selection. VNE blends the low reflectivity of traditional Low-E (VE) coatings with the improved solar control characteristics of the Radiant Low-E (VRE) coatings. The result is a new glazing option with low solar heat gain, low reflectance and an ultra-subtle neutral reflected color architects have been asking for. The real beauty of VNE is that it provides an appealing visual balance without dominating the building façade.

Viracon VUE (Low-E)

Viracon's VUE coatings are our newest generation of high-performance coated glass. No matter what your view to the outdoors, Viracon VUE-50™ and VUE-40 provide natural daylight while reducing potential glare; balancing light with low interior and exterior reflectance and low U-V transmittance.

Commercial Applications

Many commercial building designs feature large ratios of glass-to-wall areas, which translate into a greater potential for increased heat gain. What's more, secondary sources, such as people, office machines and artificial lighting generate heat within a building. Consequently, the emphasis is on reducing heat gain into the building interior.

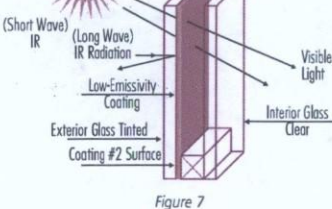


Figure 7

Low-E coatings on tinted glass play an important role in thermal performance by possessing high visible light transmission and low heat transfer properties. What's more, Low-E coatings on tinted glass reduce glare. When short-wave solar energy (IR) strikes the tinted exterior glass ply it is absorbed and converted into long-wave infrared or heat. By applying a Low-E coating to the second (#2) surface, the heat is reradiated back outdoors, reducing the heat gain potential into the building interior (see Figure 7).

Vision/Spandrel Match

Often a project may require spandrel glass to harmonize with the vision areas of your building. However, this is sometimes difficult to achieve when high-light transmitting or low-reflective glass types are used. Instead, the use of low-light transmitting and high-reflective glass types provide the least contrast between vision and spandrel areas under a variety of lighting conditions.

In addition, variable sky conditions can also influence our perception of glass color and general appearance. On a bright, sunny day, the exterior light intensity is approximately 50 to 100 times greater than the interior lighting level. When viewing the glass from the outside, the dominant visual characteristic is the exterior reflection. On gray, overcast days, a greater visual disparity is created between vision and spandrel areas. This is due to the transparency of the vision glass and the perception of depth created by interior lighting. The non-vision areas tend to look flat and two-dimensional by contrast.

Because spandrel glass is virtually opaque, it can only be viewed in reflection. On the other hand, vision glass possesses a degree of transmission. As the transmission of the vision glass increases during overcast conditions, interior lighting becomes more prevalent. Viracon recommends viewing glass samples or full-size mockups to match vision and spandrel glass areas when the vision glass light transmission exceeds 14 percent.

Greater contrast between vision and spandrel areas occurs when using uncoated, tinted glass (green, bronze, blue, etc.) or high transmission Low-E coatings. Under these conditions, insulating spandrel units can create the illusion of depth and approximate the vision glass more closely. By keeping the vision and spandrel glass construction similar (the same exterior glass color, coating, etc.), the contrast can be minimized under various lighting conditions. Viracon recommends a neutral colored ceramic frit on the number four (#4) surface.

ENERGY TERMS

Visible Light Transmittance

The percentage of visible light (380 - 780 nm) that is transmitted through the glass.

Solar Transmittance

The percentage of ultraviolet, visible and near infrared energy (300 - 3000 nm) that is transmitted through the glass.

Visible Light Reflectance

The percentage of light that is reflected from the glass surface(s).

Solar Reflectance

The percentage of solar energy that is reflected from the glass surface(s).

NFRC U-Value

A measure of heat gain or heat loss through glass due to the differences between indoor and outdoor temperatures. These are center pane values based on NFRC standard winter nighttime and summer daytime conditions.

U-values are given in $\text{BTU}/(\text{hr} \cdot \text{ft}^2 \cdot ^\circ\text{F})$ for the English system. Metric U-values are given in $\text{W}/(\text{m}^2 \cdot ^\circ\text{K})$.

**Note: To convert from English to metric, multiply the English U-value by 5.6783.*

NFRC winter nighttime U-values are based on an outdoor temperature of 0°F (-17.8°C), an indoor temperature of 70°F (21°C) and a 12.3 mph (19.8 km/h) outdoor air velocity.

NFRC summer daytime U-values are based on an outdoor temperature of 89°F (32°C), an indoor temperature of 75°F (24°C), a 6.2 mph (10.1 km/h) outdoor air velocity and a solar intensity of $248 \text{ BTU}/(\text{hr} \cdot \text{ft}^2 \cdot ^\circ\text{F})$ ($782 \text{ W}/\text{m}^2$).

R-Value

Thermal resistance is expressed in $\text{ft}^2 \cdot \text{hr} \cdot ^\circ\text{F}/\text{BTU}$. It is the reciprocal of U-value. The higher the R-value, the less heat is transmitted through the glazing material.

Shading Coefficient

Shading coefficient is the ratio of solar heat gain through a specific type of glass that is relative to the solar heat gain through a $1/8"$ (3 mm) ply of clear glass under identical conditions (see Figure 8). As the shading coefficient number decreases, heat gain is reduced, which means a better performing product.

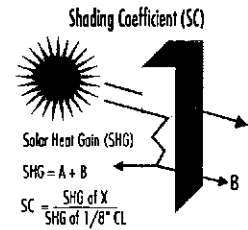


Figure 8

Relative Heat Gain (RHG)

The amount of heat gained through glass taking into consideration U-value and shading coefficient. Using the NFRC standard, relative heat gain is calculated as follows:

English System:

$$RHG = \text{Summer U-value} \times 14^\circ\text{F} + \text{shading coefficient} \times 200.$$

Metric System:

$$RHG = \text{Summer U-value} \times 7.8^\circ\text{C} + \text{shading coefficient} \times 630.$$

Solar Heat Gain Coefficient (SHGC)

The portion of directly transmitted and absorbed solar energy that enters into the building's interior. The higher the SHGC, the higher the heat gain.

Light to Solar Gain Ratio (LSG)

The ratio is equal to the Visible Light Transmittance divided by the Solar Heat Gain Coefficient. The Department of Energy's Federal Technology Alert publication of the Federal Energy Management Program (FEMP) views an LSG of 1.25 or greater to be Green Glazing/Spectrally Selective Glazing.

European U-Value (formerly K-Value)

Based on ISO-DP10292 draft standard conditions. It is based on an outdoor temperature of 5.5°C , an indoor temperature of 20.5°C and a 4.8 m/s outdoor air velocity.

The solar and optical data presented in this guide is center-of-glass data based on the National Fenestration Rating Council measurement standards. They were calculated using Lawrence Berkeley National Laboratory's (LBL) WINDOW 5.2/6.3 software. In some cases performance data changed in comparison to previous versions of LBNL's WINDOW program.

VIRACON VUE (NEUTRAL LOW-E) INSULATING GLASS (TABLE 3)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VUE1-50	48%	20%	5%	11%	11%	26%	0.29	0.26	0.29	62	0.25	1.92	1.5
VUE1-40	40%	16%	4%	16%	15%	26%	0.29	0.25	0.25	54	0.22	1.82	1.5
VUE2-50	41%	15%	3%	10%	11%	10%	0.29	0.26	0.26	55	0.22	1.86	1.5
VUE2-40	34%	13%	2%	12%	15%	10%	0.29	0.25	0.22	48	0.19	1.79	1.5
VUE3-50	24%	10%	2%	6%	10%	13%	0.29	0.26	0.20	44	0.17	1.41	1.5
VUE3-40	20%	9%	2%	7%	15%	11%	0.29	0.25	0.18	40	0.15	1.33	1.5
VUE4-50	29%	12%	2%	7%	11%	15%	0.29	0.26	0.22	47	0.19	1.53	1.5
VUE4-40	24%	10%	2%	8%	15%	14%	0.29	0.25	0.19	42	0.19	1.41	1.5
VUE6-50	42%	16%	3%	10%	11%	11%	0.29	0.26	0.26	56	0.23	1.83	1.5
VUE6-40	34%	13%	2%	13%	15%	12%	0.29	0.25	0.23	49	0.20	1.70	1.5
VUE19-50	36%	15%	3%	8%	11%	15%	0.29	0.26	0.25	53	0.21	1.71	1.5
VUE19-40	29%	12%	3%	10%	15%	15%	0.29	0.25	0.21	46	0.18	1.61	1.5
VUE24-50	51%	23%	7%	12%	12%	37%	0.29	0.26	0.31	65	0.27	1.89	1.5
VUE24-40	42%	19%	5%	16%	16%	36%	0.29	0.25	0.26	55	0.22	1.91	1.5
VUE26-50	31%	13%	3%	7%	11%	12%	0.29	0.26	0.23	50	0.20	1.55	1.5
VUE26-40	26%	11%	2%	9%	15%	12%	0.29	0.25	0.20	44	0.17	1.53	1.5

1. The performance data in Table 3 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VUE coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
2. If Viracon's VUE coatings are applied to tinted glass, the glass must be heat treated.
3. If Viracon's VUE coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.

VIRACON VE (LOW-E) INSULATING GLASS (TABLE 4)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VE1-2M	70%	33%	10%	11%	12%	31%	0.29	0.26	0.44	91	0.38	1.84	1.5
VE1-85	76%	47%	26%	12%	13%	21%	0.31	0.29	0.63	129	0.54	1.41	1.6
VE1-55	47%	28%	13%	11%	16%	22%	0.31	0.29	0.40	85	0.35	1.34	1.6
VE1-52	50%	32%	21%	16%	11%	20%	0.32	0.29	0.46	96	0.40	1.24	1.6
VE1-48	47%	30%	19%	17%	11%	22%	0.31	0.29	0.43	90	0.37	1.27	1.6
VE1-42	37%	24%	16%	19%	14%	21%	0.31	0.29	0.36	77	0.31	1.20	1.6
VE1-40	36%	21%	10%	15%	19%	25%	0.31	0.29	0.32	68	0.28	1.28	1.6
VE2-2M	60%	24%	6%	9%	11%	10%	0.29	0.26	0.36	75	0.31	1.94	1.5
VE2-85	65%	31%	13%	10%	12%	9%	0.31	0.29	0.45	93	0.39	1.67	1.6
VE2-55	40%	18%	7%	10%	16%	9%	0.31	0.29	0.30	64	0.26	1.53	1.6
VE2-52	43%	21%	10%	12%	11%	9%	0.32	0.29	0.34	72	0.29	1.50	1.6
VE2-48	39%	19%	9%	13%	11%	10%	0.31	0.29	0.31	67	0.27	1.44	1.6
VE2-42	31%	16%	8%	15%	14%	10%	0.31	0.29	0.27	58	0.23	1.37	1.6
VE2-40	32%	14%	5%	12%	19%	10%	0.31	0.29	0.26	55	0.22	1.44	1.6





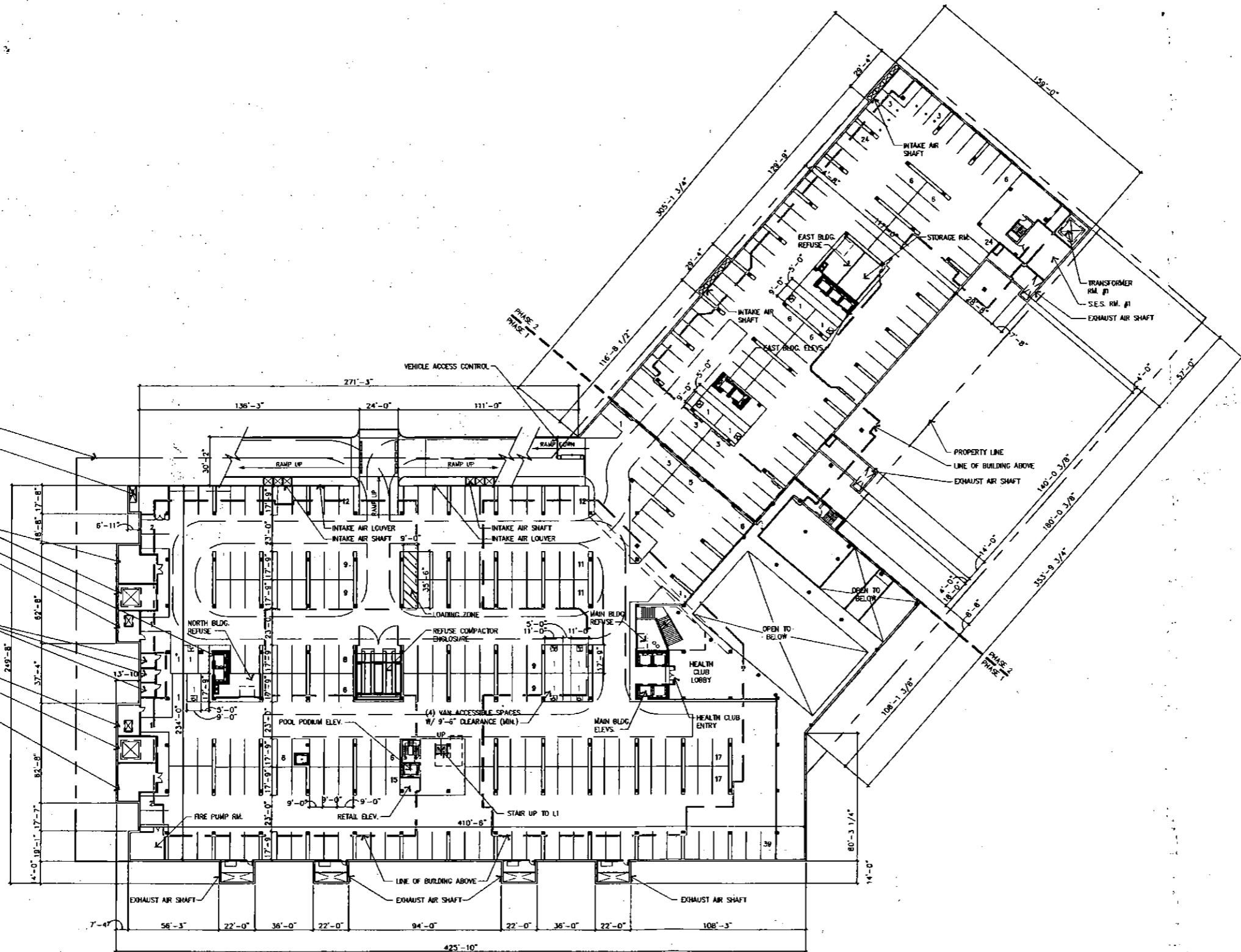
VIRACON VS (STAINLESS STEEL) REFLECTIVE INSULATING GLASS (TABLE 6)

Product	Transmittance			Reflectance			U-Value		Shading Coefficient	Relative Heat Gain	SHGC	LSG	European U-Value
	Visible	Solar	U-V	Vis-Out	Vis-In	Solar	Winter	Summer					
VS1-08	8%	5%	3%	42%	38%	34%	0.38	0.39	0.16	37	0.13	0.58	2.2
VS1-14	12%	9%	6%	33%	38%	27%	0.40	0.41	0.21	47	0.18	0.67	2.3
VS1-20	18%	12%	8%	24%	34%	21%	0.42	0.43	0.27	59	0.23	0.79	2.4
VS1-30	26%	19%	13%	15%	30%	14%	0.44	0.45	0.35	76	0.30	0.87	2.5
VS1-40	36%	26%	17%	11%	25%	10%	0.45	0.47	0.44	94	0.38	0.94	2.6
VS2-08	6%	3%	2%	31%	38%	17%	0.38	0.39	0.16	37	0.13	0.49	2.2
VS2-14	10%	5%	3%	25%	38%	14%	0.40	0.41	0.19	44	0.16	0.64	2.3
VS2-20	15%	8%	4%	19%	34%	11%	0.42	0.43	0.23	52	0.20	0.76	2.4
VS2-30	24%	12%	7%	12%	29%	8%	0.44	0.45	0.29	64	0.25	0.95	2.5
VS2-40	30%	16%	8%	9%	25%	6%	0.45	0.47	0.33	73	0.29	1.03	2.6
VS3-08	4%	3%	2%	14%	38%	15%	0.38	0.39	0.16	38	0.14	0.27	2.2
VS3-14	6%	5%	3%	12%	38%	13%	0.40	0.41	0.19	44	0.16	0.39	2.3
VS3-20	9%	7%	4%	10%	34%	11%	0.42	0.43	0.23	52	0.20	0.46	2.4
VS3-30	13%	10%	5%	7%	30%	7%	0.44	0.45	0.27	61	0.23	0.57	2.5
VS3-40	18%	14%	7%	6%	25%	6%	0.45	0.47	0.32	71	0.27	0.66	2.6
VS4-08	5%	3%	1%	17%	38%	16%	0.38	0.39	0.16	38	0.14	0.32	2.2
VS4-14	7%	5%	2%	14%	38%	13%	0.40	0.41	0.19	45	0.17	0.42	2.3
VS4-20	11%	8%	3%	11%	33%	11%	0.42	0.43	0.23	52	0.20	0.53	2.4
VS4-30	16%	12%	5%	8%	30%	8%	0.44	0.45	0.29	64	0.25	0.63	2.5
VS4-40	22%	16%	7%	7%	25%	6%	0.45	0.47	0.34	75	0.29	0.74	2.6
VS6-08	6%	4%	2%	32%	38%	18%	0.38	0.39	0.16	37	0.14	0.46	2.2
VS6-14	10%	6%	3%	25%	39%	15%	0.40	0.41	0.19	45	0.17	0.61	2.3
VS6-20	15%	8%	4%	19%	34%	12%	0.42	0.43	0.23	53	0.20	0.77	2.4
VS6-30	23%	13%	7%	12%	29%	8%	0.44	0.45	0.30	66	0.26	0.90	2.5
VS6-40	31%	17%	10%	9%	25%	7%	0.45	0.47	0.35	76	0.30	1.02	2.6
VS19-08	6%	4%	2%	24%	38%	19%	0.38	0.39	0.16	37	0.14	0.43	2.2
VS19-14	9%	6%	4%	19%	38%	16%	0.40	0.41	0.20	45	0.17	0.53	2.3
VS19-20	13%	9%	5%	15%	34%	13%	0.42	0.43	0.24	54	0.20	0.65	2.4
VS19-30	19%	13%	7%	10%	30%	9%	0.44	0.45	0.30	66	0.26	0.73	2.5
VS19-40	26%	18%	10%	8%	25%	7%	0.45	0.47	0.36	79	0.31	0.84	2.6
VS24-08	8%	7%	5%	44%	40%	43%	0.38	0.39	0.15	36	0.13	0.62	2.2
VS24-14	13%	11%	9%	34%	41%	34%	0.40	0.41	0.22	49	0.18	0.72	2.3
VS24-20	19%	16%	12%	25%	35%	26%	0.42	0.43	0.28	62	0.24	0.79	2.4
VS24-30	28%	24%	20%	16%	31%	17%	0.44	0.45	0.38	83	0.33	0.85	2.5
VS24-40	38%	34%	28%	11%	27%	11%	0.45	0.47	0.49	105	0.42	0.90	2.6
VS26-08	5%	3%	2%	20%	38%	16%	0.38	0.39	0.16	37	0.14	0.36	2.2
VS26-14	8%	5%	3%	16%	38%	13%	0.40	0.41	0.19	44	0.16	0.50	2.3
VS26-20	12%	8%	4%	12%	34%	11%	0.42	0.43	0.23	52	0.20	0.60	2.4
VS26-30	17%	11%	7%	9%	30%	8%	0.44	0.45	0.28	63	0.24	0.71	2.5
VS26-40	23%	16%	9%	7%	25%	6%	0.45	0.47	0.34	74	0.29	0.79	2.6

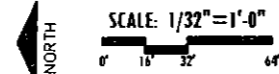
- The performance data in Table 5 applies to insulating glass constructed with two plies (clear inboard) of 1/4" (6 mm) glass and a 1/2" (13 mm) air space. The VS coatings are applied to the second (#2) surface. If Optiwhite™ (24) glass is used, both plies of the unit are the Optiwhite™ substrate.
- If Viracon's VS coatings are applied to tinted glass, the glass must be heat treated.
- If Viracon's VS coatings are applied to clear glass, contact our Technical Services Department at 800-533-2080 to determine the possibility of using annealed glass.



- PROPERTY LINE
- EMERGENCY GENERATOR RM.
- S.E.S. RM. #3
- TRANSFORMER RM. #3
- NORTH BLDG. ELEV.
- SWITCH CABINET RM. #3
- MPOP RMS.
- SWITCH CABINET RM. #2
- TRANSFORMER RM. #2
- S.E.S. RM. #2



GARAGE FLOOR PLAN - LEVEL P1



	PARKING	HEALTH CLUB	TOTAL
PHASE 1	103,276 SF	8,211 SF	111,487 SF
PHASE 2	35,486 SF	0 SF	35,486 SF
TOTAL	138,762 SF	8,211 SF	146,973 SF

	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	220	6	2	228
PHASE 2	78	4	6	88
TOTAL	298	10	8	316

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IPC 607.11 REQUIREMENTS.

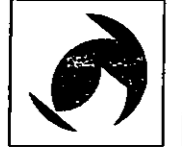
Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

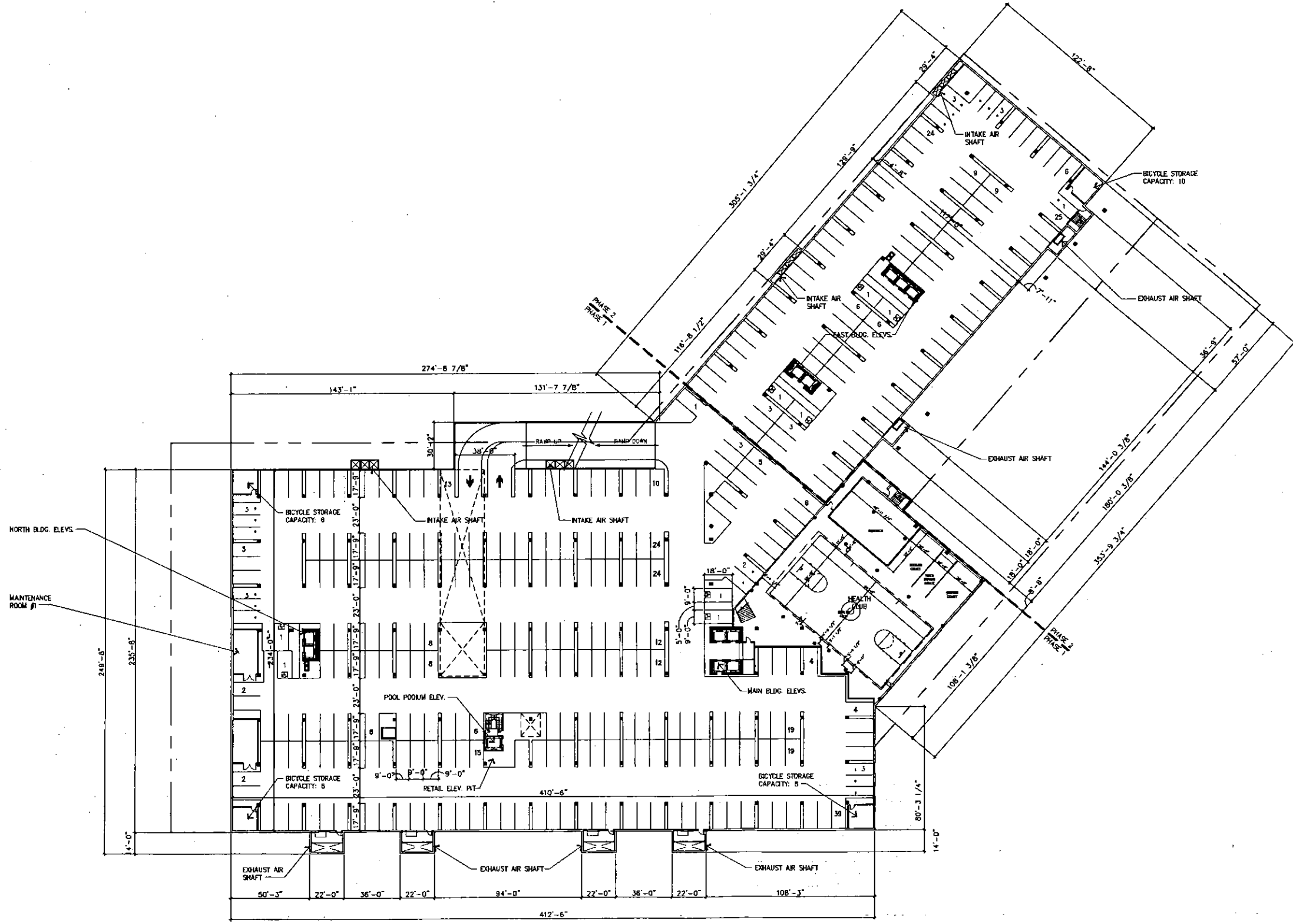


Date: November 21, 2011
 Revised: December 30, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



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GARAGE FLOOR PLAN - LEVEL P2

NORTH
 SCALE: 1/32" = 1'-0"
 0' 10' 32' 64'

P2 FLOOR AREA TABULATION			
	PARKING	HEALTH CLUB	TOTAL
PHASE 1	96,828 SF	12,681 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	129,968 SF	12,681 SF	142,649 SF

P2 PARKING TALLY				
	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	248	4	12	264
PHASE 2	91	4	7	102
TOTAL	339	8	19	366

BICYCLE STORAGE: 32 SPACES

NOTE: A MINIMUM OF (3) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.11 REQUIREMENTS.

Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

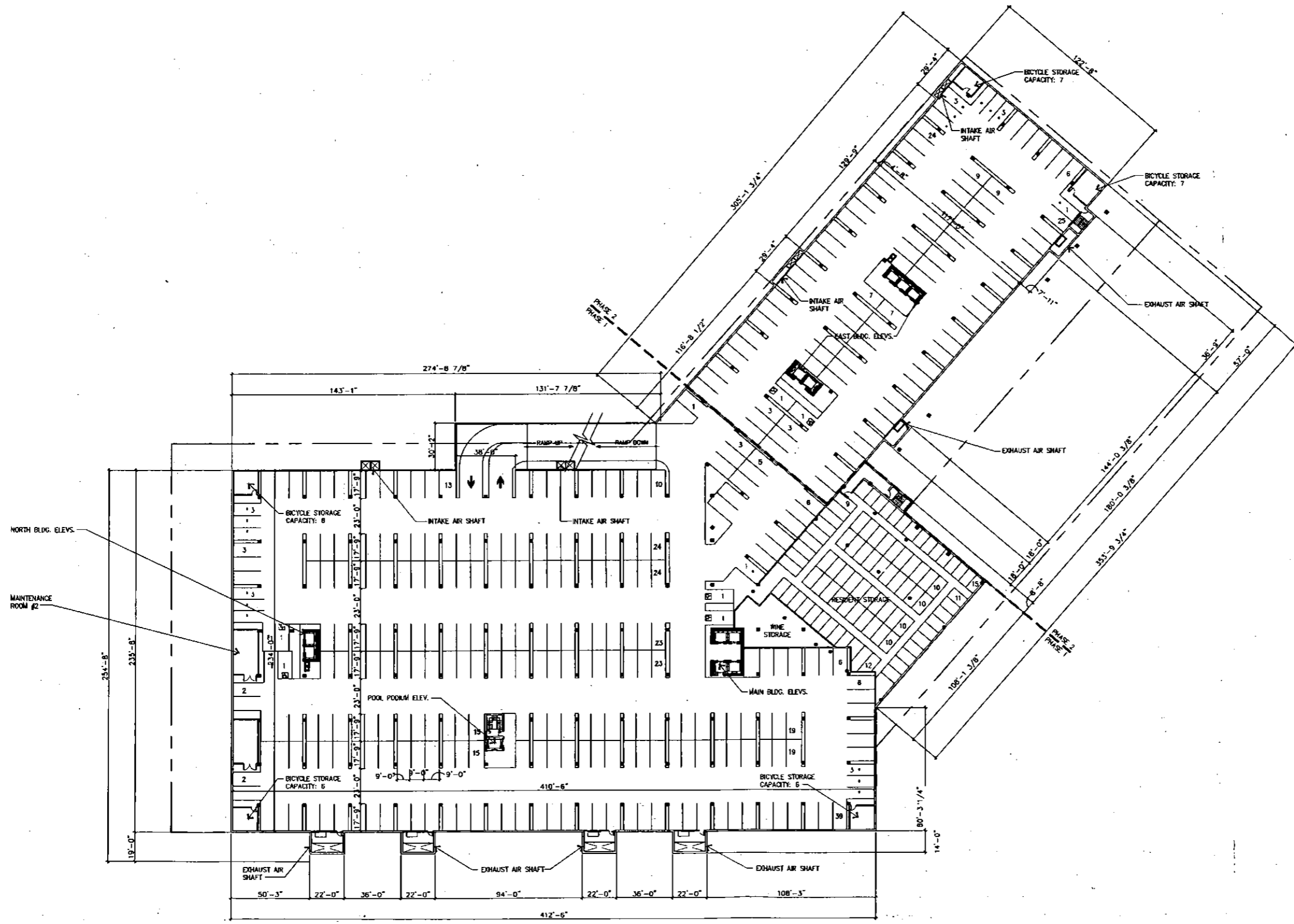


Date: November 21, 2011
 Revised: December 30, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



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 62-DR-2011



GARAGE FLOOR PLAN - LEVEL P3

NORTH
 SCALE: 1/32" = 1'-0"
 0' 10' 32' 64'

P3 FLOOR AREA TABULATION

	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

P3 PARKING TALLY

	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	259	4	11	274
PHASE 2	93	2	7	102
TOTAL	352	6	18	376

BICYCLE STORAGE: 32 SPACES
 NOTE: A MINIMUM OF (1) ELEVATOR PER-BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

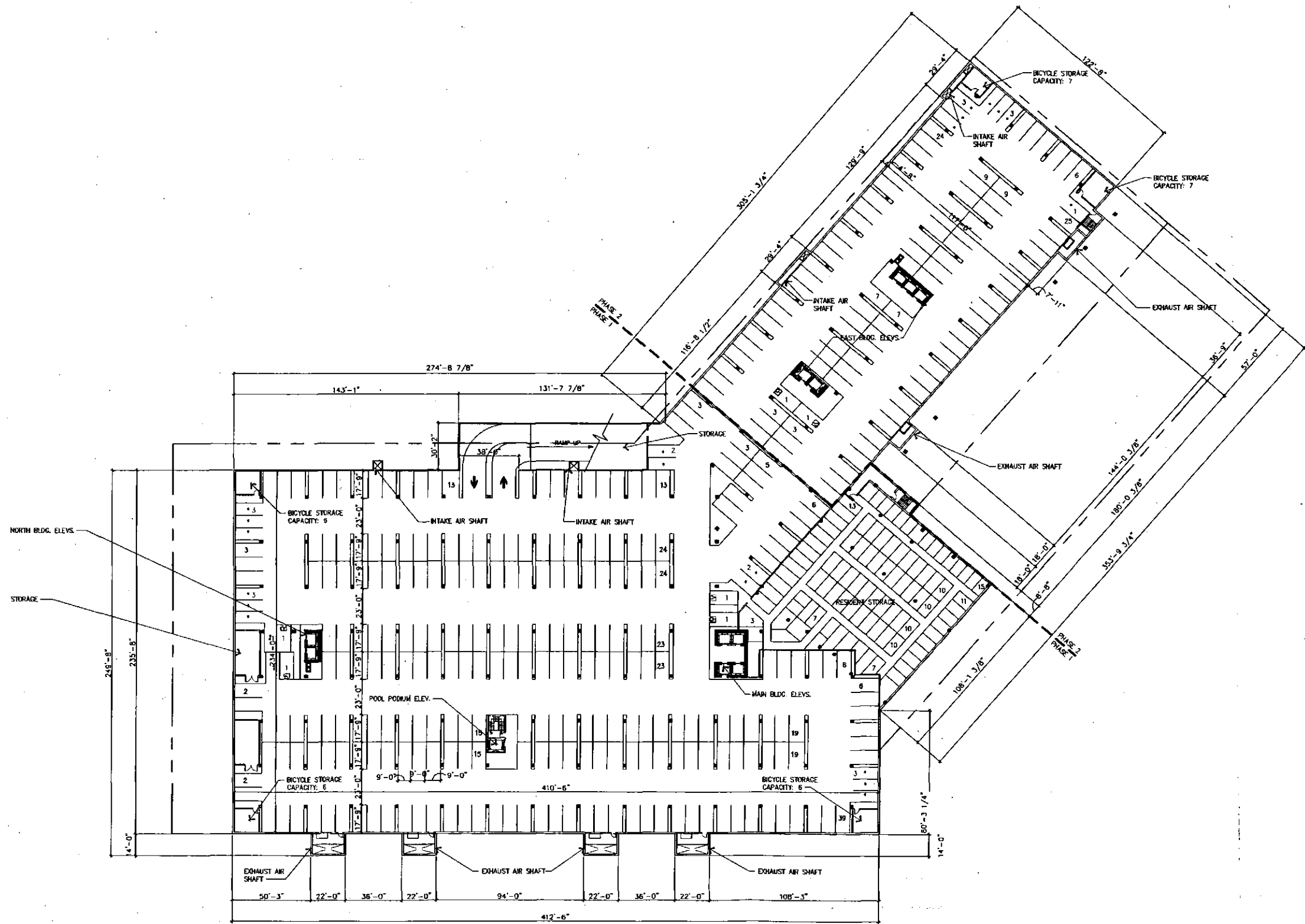


Date: November 21, 2011
 Revised: December 30, 2011

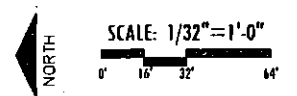
Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



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 62-DR-2011



GARAGE FLOOR PLAN - LEVEL P4



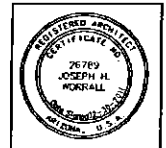
	PARKING	RESIDENT STORAGE	TOTAL
PHASE 1	97,474 SF	12,035 SF	109,509 SF
PHASE 2	33,140 SF	0 SF	33,140 SF
TOTAL	130,614 SF	12,035 SF	142,649 SF

	STANDARD SPACES	ACC. SPACES	COMPACT SPACES	TOTAL
PHASE 1	264	4	14	282
PHASE 2	93	2	7	102
TOTAL	357	6	21	384

BICYCLE STORAGE: 30 SPACES
 NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.11 REQUIREMENTS.

Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251

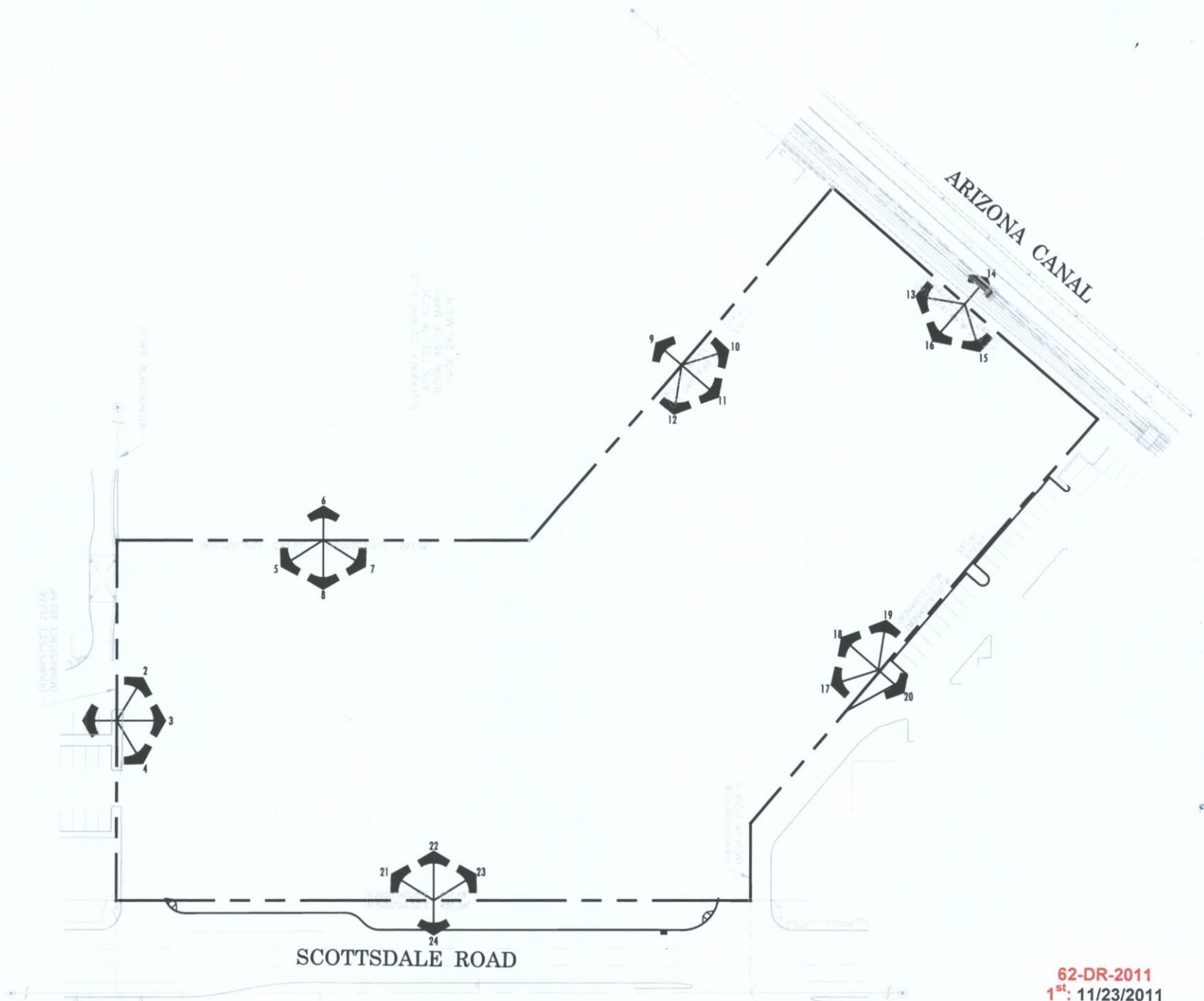


Date: November 21, 2011
 Revised: December 30, 2011

Owner:
Gray Development
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109



A2.4
 62-DR-2011



62-DR-2011
 1st: 11/23/2011

EXISTING CONDITIONS PHOTO EXHIBIT

<p>Gray Architects, PLLC</p>	<p>Gray Development</p>
------------------------------	-------------------------

4040 East Camelback Road, Suite 275, Phoenix, Arizona 85018

(602) 954-0109





Position 1



Position 2



Position 3



Position 4



Position 5



Position 6



Position 7



Position 8



Position 9



Position 10



Position 11



Position 12



Position 13



Position 14



Position 15



Position 16



Position 17



Position 18



Position 19



Position 20



Position 21



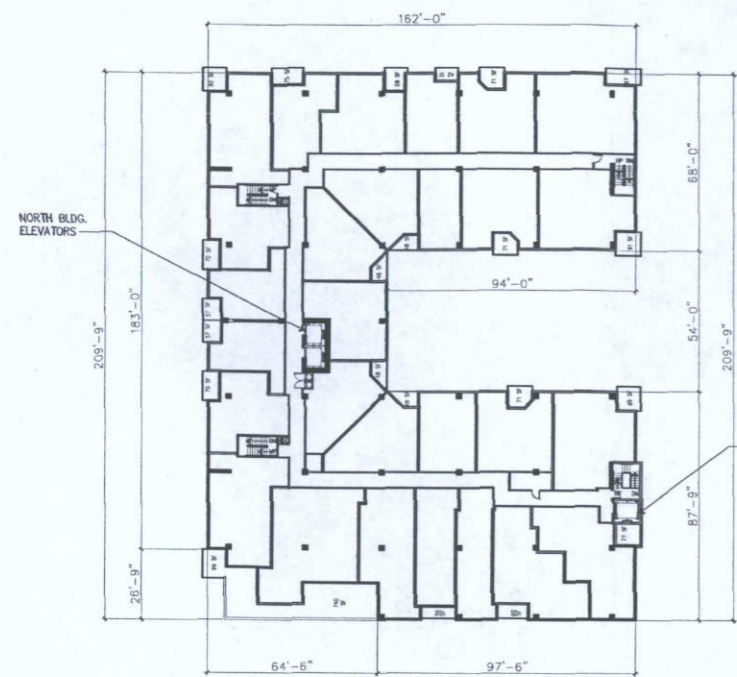
Position 22



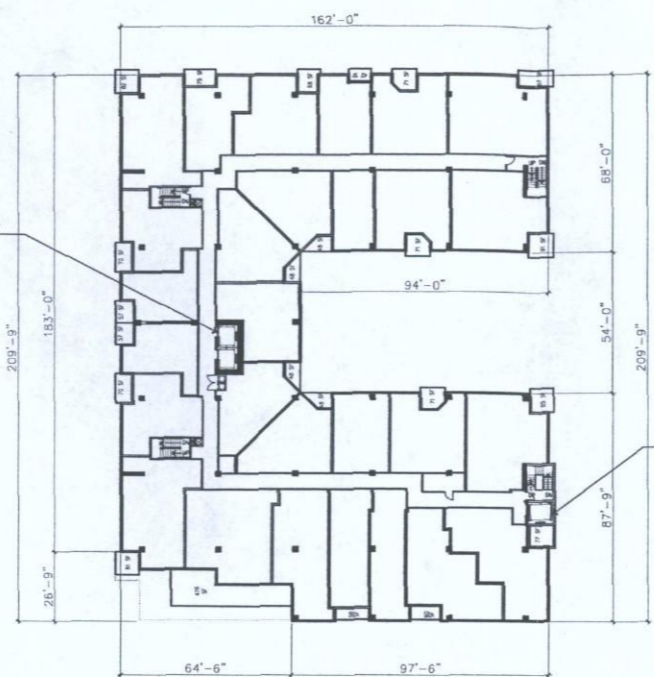
Position 23



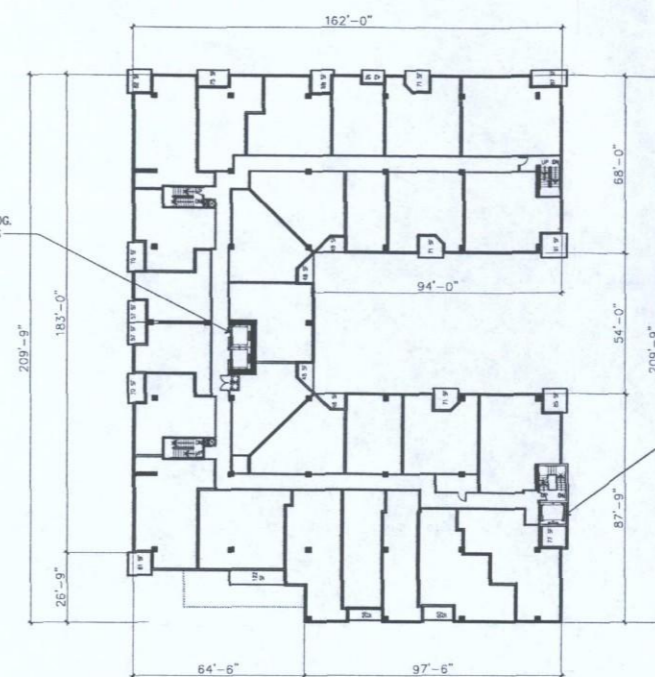
Position 24



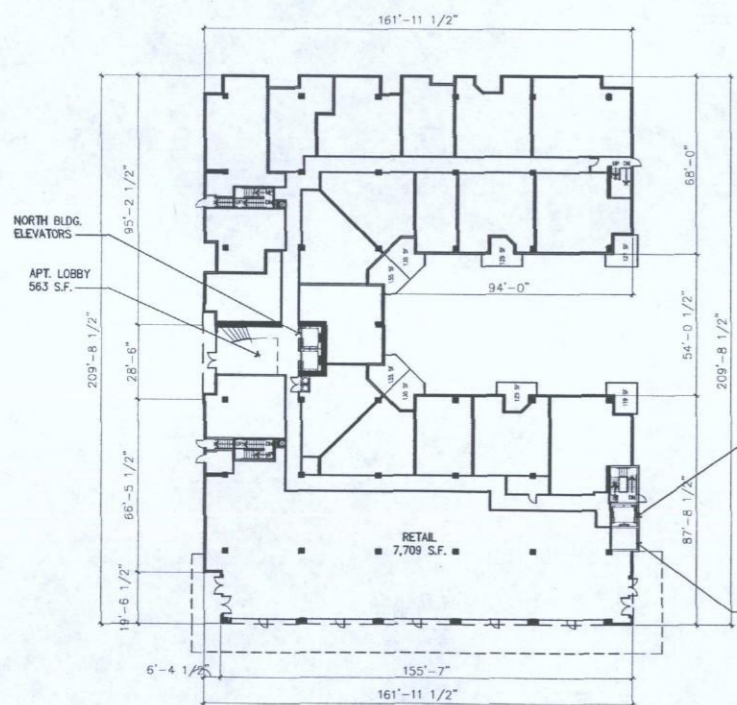
LEVEL L5
28 APT. UNITS
22,685 NET S.F. (F.A.R.)



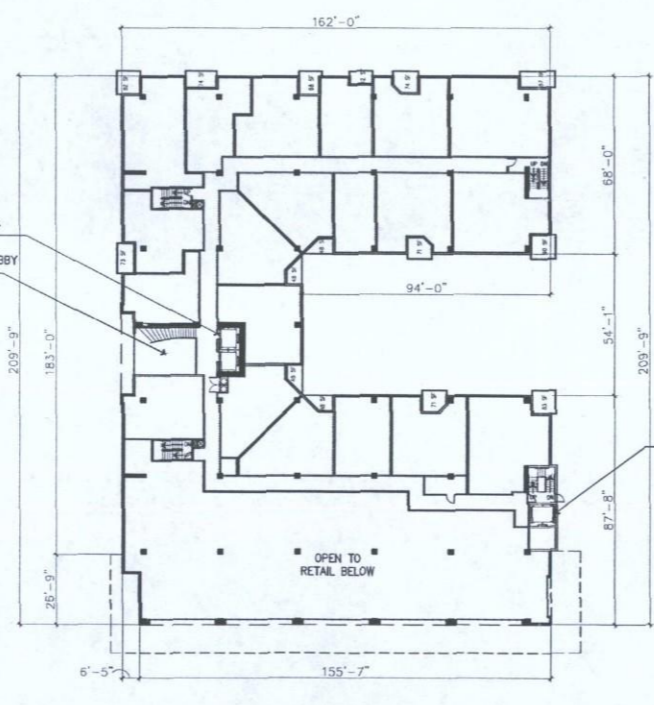
LEVEL L6
28 APT. UNITS
22,451 NET S.F. (F.A.R.)



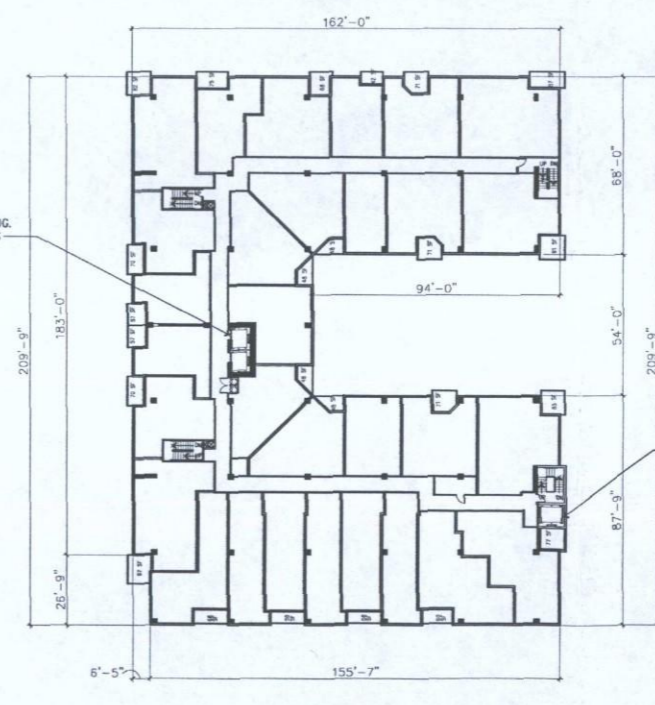
LEVEL L7
28 APT. UNITS
22,328 NET S.F. (F.A.R.)



LEVEL L1
20 UNITS
15,293 NET S.F. (RESIDENTIAL F.A.R.)
7,709 NET S.F. (COMMERCIAL F.A.R.)



LEVEL L2
20 APT. UNITS
15,351 NET S.F. (F.A.R.)



LEVEL L3 (L4 SIMILAR)
30 APT. UNITS
23,289 NET S.F. (F.A.R.)

NORTH BUILDING BALCONY CALCULATION

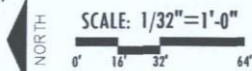
# OF UNITS:	265
# OF BALCONIES PROVIDED:	206
% UNITS w/ BALCONY: = (206/265)	77.74%
# OF BALCONIES PROVIDED:	206
TOTAL BALCONY SQUARE FOOTAGE:	16,650 SF
AVERAGE BALCONY SIZE: = (16,650/206)	80.82 SF

NORTH BUILDING FLOOR AREA RATIO (F.A.R.) TABULATION

LEVEL L1:	20 UNITS	23,002 NET S.F.
LEVEL L2:	20 UNITS	15,351 NET S.F.
LEVEL L3:	30 UNITS	23,289 NET S.F.
LEVEL L4:	30 UNITS	23,289 NET S.F.
LEVEL L5:	28 UNITS	22,685 NET S.F.
LEVEL L6:	28 UNITS	22,451 NET S.F.
LEVEL L7:	28 UNITS	22,328 NET S.F.
LEVEL L8:	15 UNITS	10,649 NET S.F.
LEVEL L9:	15 UNITS	11,258 NET S.F.
LEVEL L10:	15 UNITS	11,258 NET S.F.
LEVEL L11:	15 UNITS	11,258 NET S.F.
LEVEL L12:	15 UNITS	11,258 NET S.F.
LEVEL L13:	6 UNITS	9,532 NET S.F.
TOTAL:	265 UNITS	217,608 NET S.F.

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.11 REQUIREMENTS.

NORTH BUILDING - FLOOR PLANS



Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



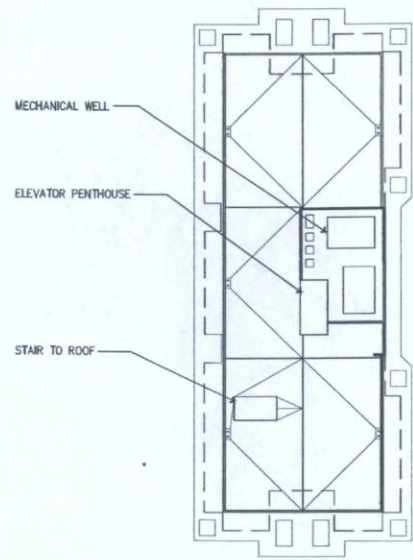
Date: November 21, 2011
Revised: December 20, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

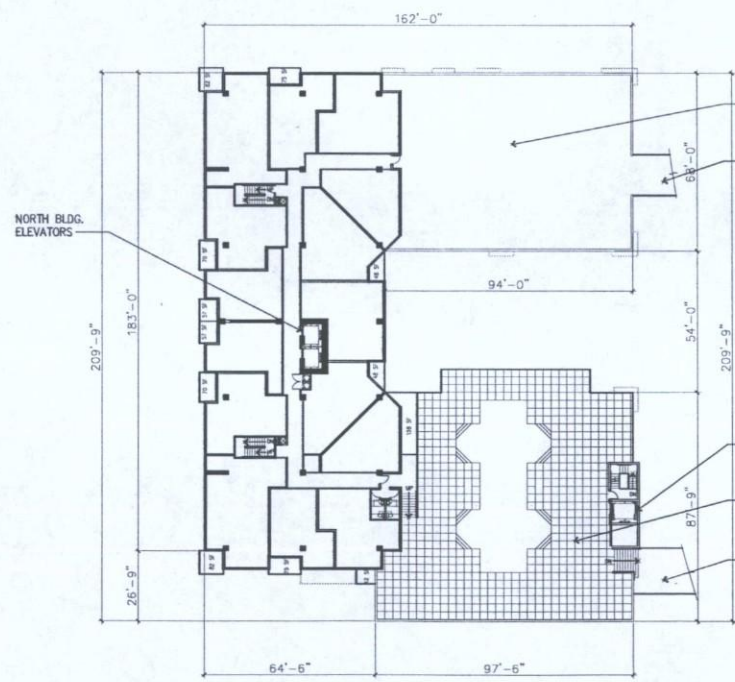


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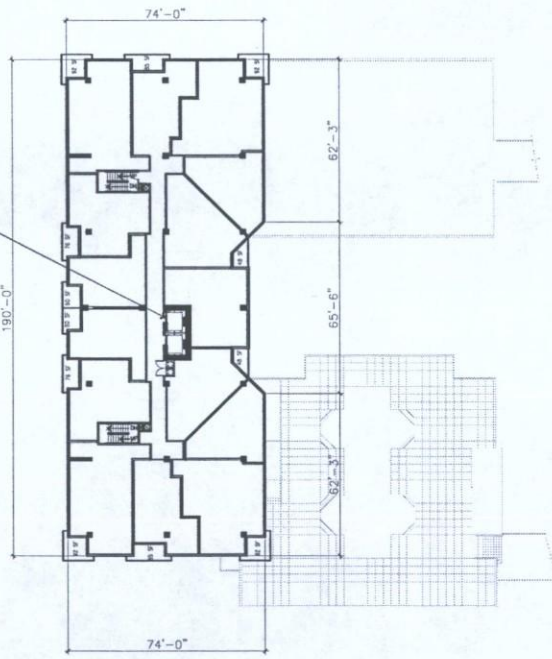
62-DR-2011
2nd: 12/30/11



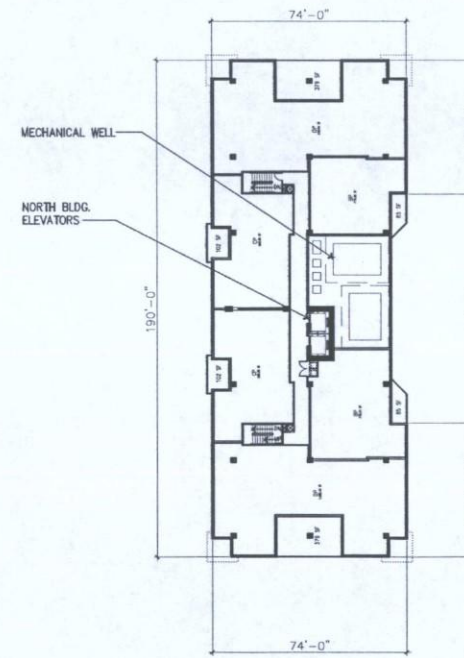
ROOF PLAN



LEVEL L8
15 APT. UNITS
10,649 NET S.F. (F.A.R.)



LEVEL L9 (L10 THRU L12 SIMILAR)
15 APT. UNITS
11,258 NET S.F. (F.A.R.)



LEVEL L13
6 APT. UNITS
9,532 NET S.F. (F.A.R.)

NORTH BUILDING - FLOOR PLANS



SCALE: 1/32" = 1'-0"
0" 16" 32" 64"

Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



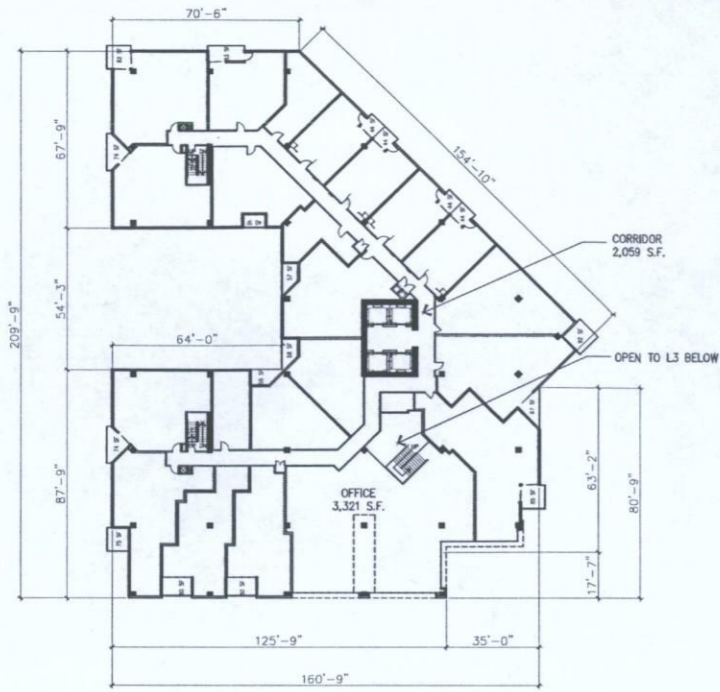
Date: November 21, 2011
Revised: December 30, 2011

Owner:
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Phoenix, Arizona 85018 602.954.0109

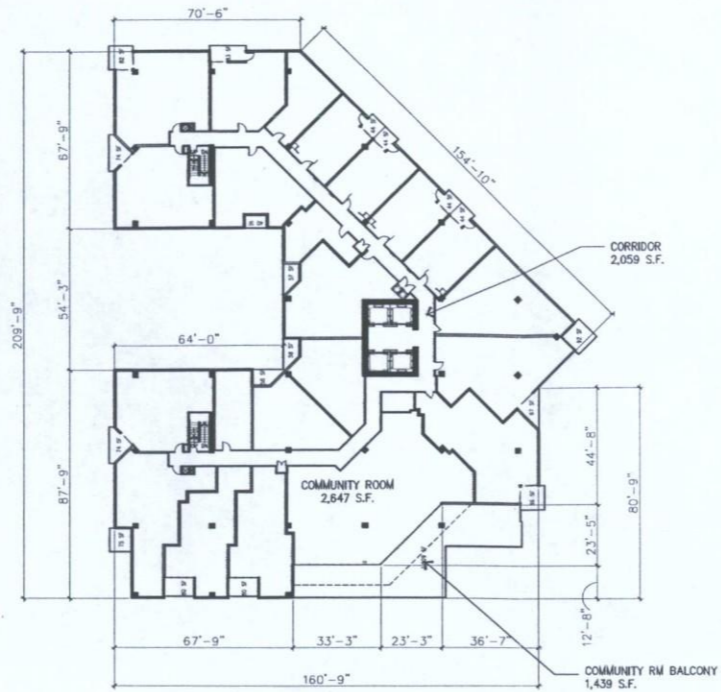


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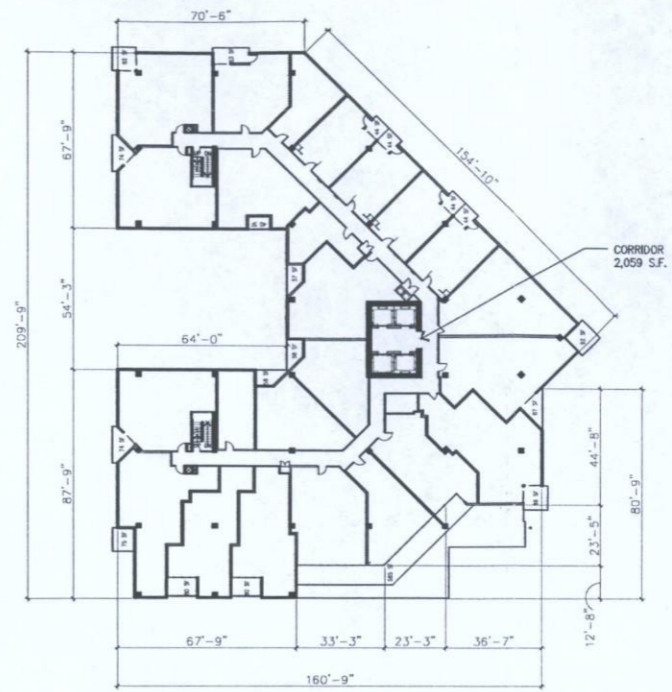
62-DR-2011
2nd: 12/30/11



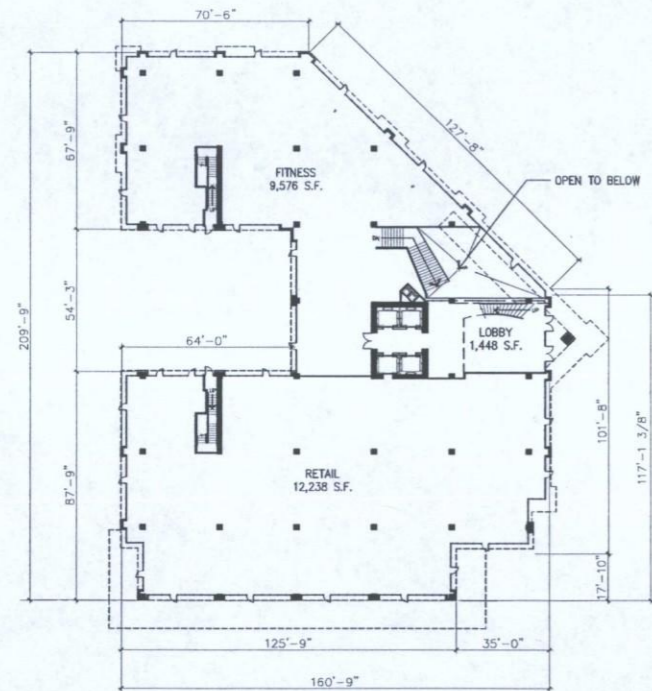
LEVEL L4
21 APT. UNITS
17,450 NET S.F. (RESIDENTIAL F.A.R.)
3,305 NET S.F. (COMMERCIAL F.A.R.)



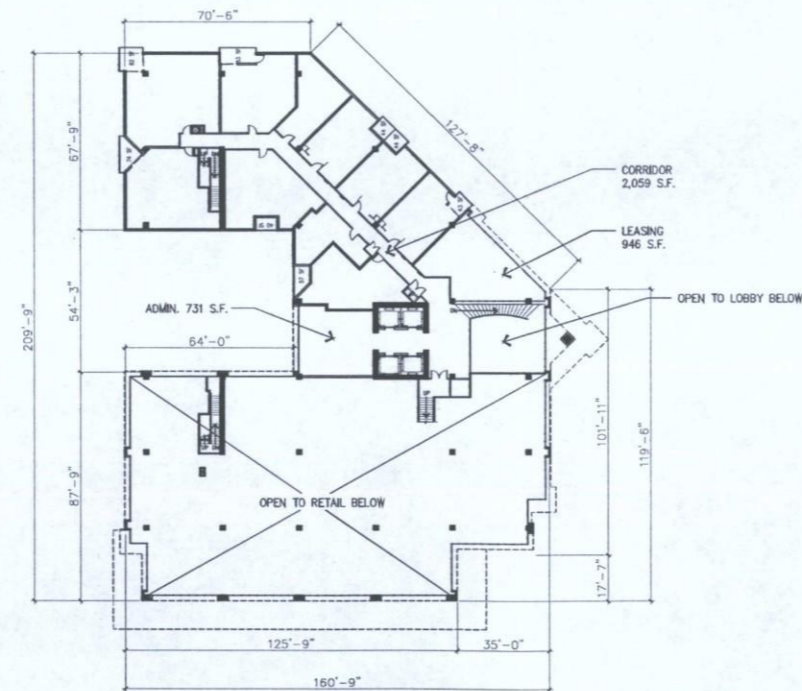
LEVEL L5
21 APT. UNITS
17,209 NET S.F. (RESIDENTIAL F.A.R.)



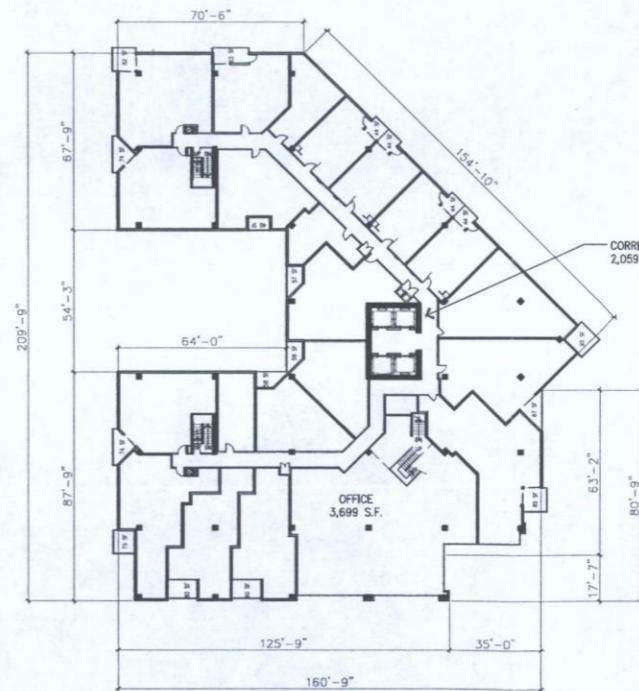
LEVEL L6
24 APT. UNITS
19,828 NET S.F. (RESIDENTIAL F.A.R.)



LEVEL L1
21,814 NET S.F. (COMMERCIAL F.A.R.)



LEVEL L2
11 APT. UNITS
6,902 NET S.F. (RESIDENTIAL F.A.R.)
151 NET S.F. (COMMERCIAL F.A.R.)



LEVEL L3
21 APT. UNITS
17,447 NET S.F. (RESIDENTIAL F.A.R.)
3,681 NET S.F. (COMMERCIAL F.A.R.)

MAIN BUILDING BALCONY CALCULATION

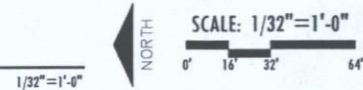
# OF UNITS:	231
# OF BALCONIES PROVIDED:	142
% UNITS w/ BALCONY: = (142/231)	61.47%
# OF BALCONIES PROVIDED:	142
TOTAL BALCONY SQUARE FOOTAGE:	14,003 SF
AVERAGE BALCONY SIZE: = (14,003/142)	98.61 SF

MAIN BUILDING FLOOR AREA RATIO (F.A.R.) TABULATION

LEVEL L1:	0 UNITS	21,814 NET S.F.
LEVEL L2:	10 UNITS	7,053 NET S.F.
LEVEL L3:	21 UNITS	21,128 NET S.F.
LEVEL L4:	21 UNITS	20,755 NET S.F.
LEVEL L5:	21 UNITS	17,209 NET S.F.
LEVEL L6:	24 UNITS	19,828 NET S.F.
LEVEL L7:	24 UNITS	19,352 NET S.F.
LEVEL L8:	23 UNITS	17,924 NET S.F.
LEVEL L9:	23 UNITS	18,223 NET S.F.
LEVEL L10:	23 UNITS	18,223 NET S.F.
LEVEL L11:	23 UNITS	18,223 NET S.F.
LEVEL L12:	9 UNITS	18,198 NET S.F.
LEVEL L13:	9 UNITS	12,727 NET S.F.
TOTAL:	231 UNITS	230,656 NET S.F.

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

MAIN BUILDING - FLOOR PLANS



Designed By:
Gray Architects, PLLC
4040 East Camelback Road
Phoenix, Arizona 85018
Suite 275
602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



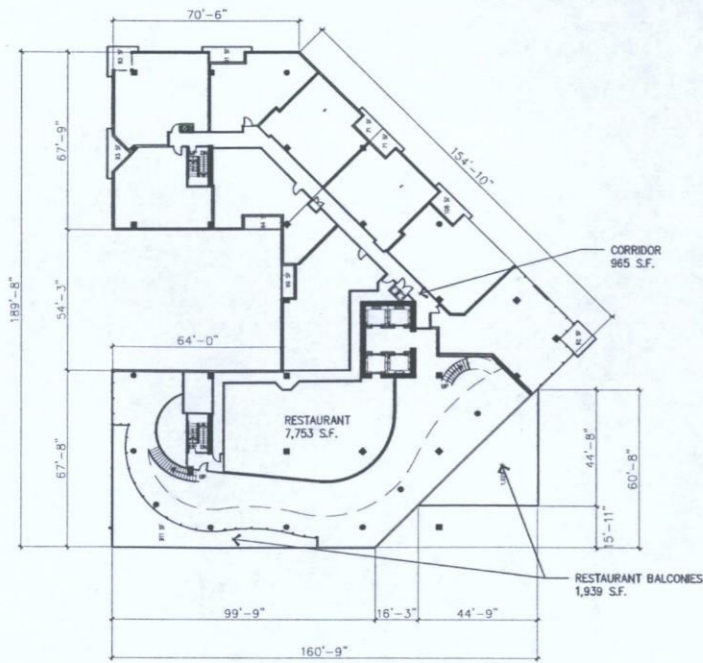
Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road
Phoenix, Arizona 85018
Suite 275
602.954.0109

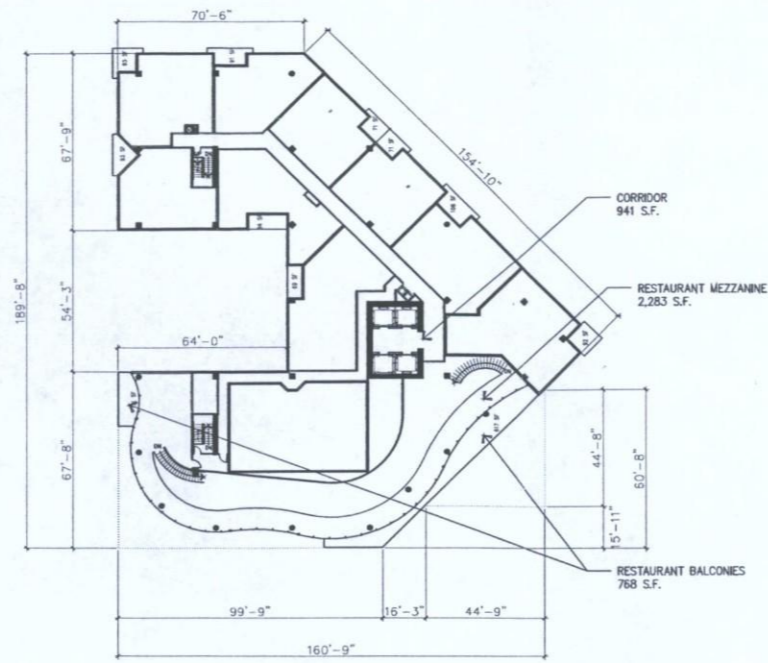


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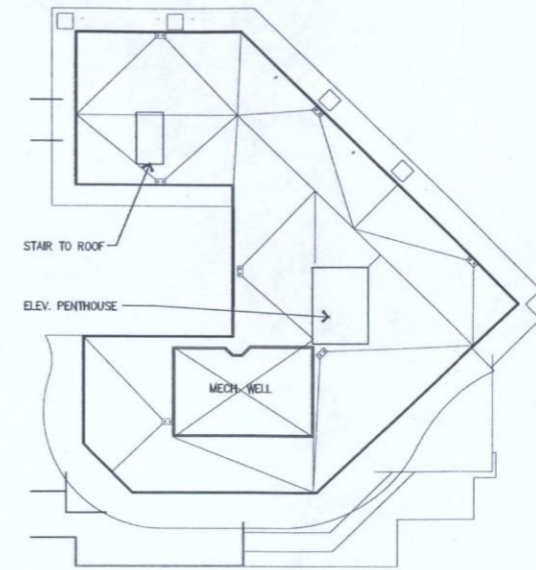
62-DR-2011
2nd: 12/30/11



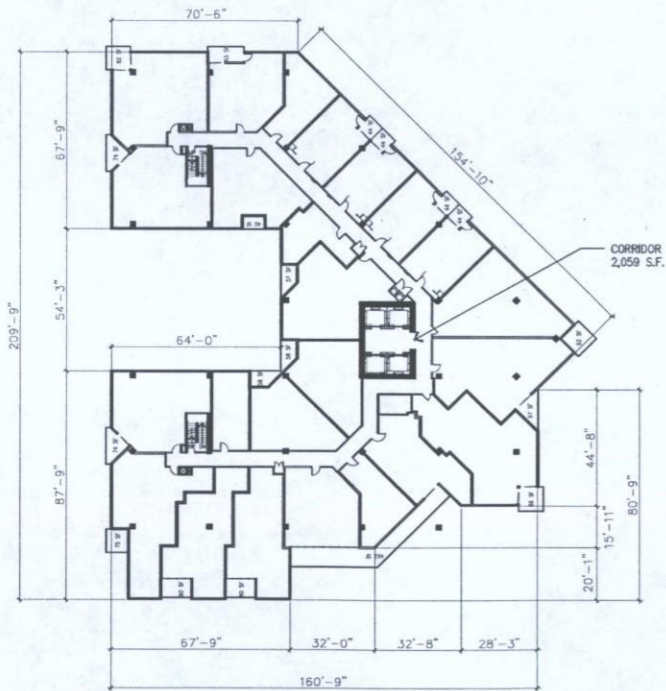
LEVEL L12
 9 APT. UNITS
 9,479 NET S.F. (RESIDENTIAL F.A.R.)
 8,718 NET S.F. (COMMERCIAL F.A.R.)



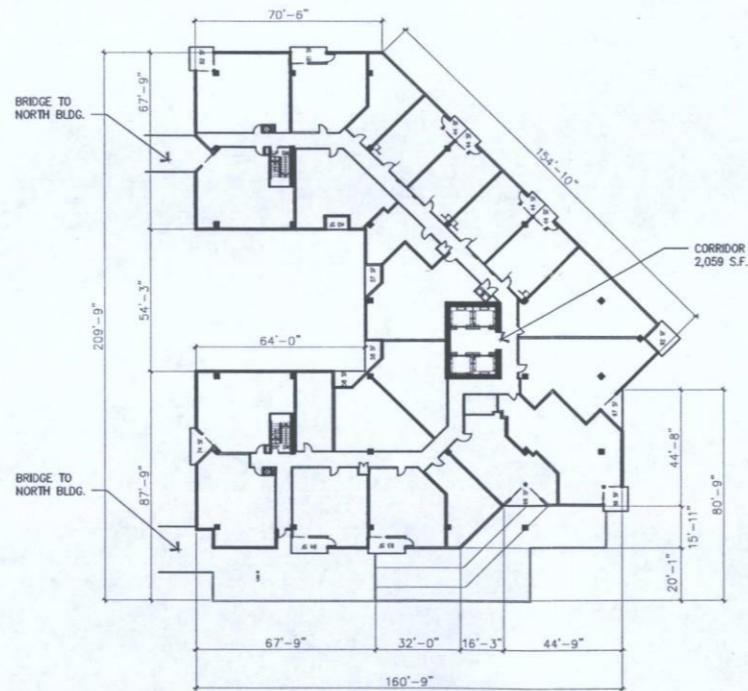
LEVEL L13
 9 APT. UNITS
 9,479 NET S.F. (RESIDENTIAL F.A.R.)
 3,248 NET S.F. (COMMERCIAL F.A.R.)



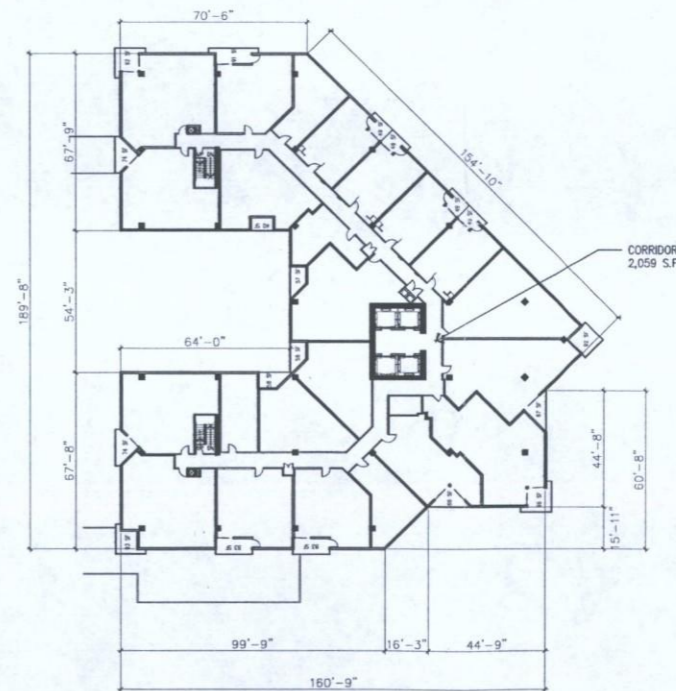
ROOF PLAN



LEVEL L7
 24 APT. UNITS
 19,352 NET S.F. (RESIDENTIAL F.A.R.)

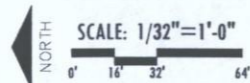


LEVEL L8
 23 APT. UNITS
 17,924 NET S.F. (RESIDENTIAL F.A.R.)



LEVEL L9 (L10 THRU L11 SIMILAR)
 23 APT. UNITS
 18,223 NET S.F. (RESIDENTIAL F.A.R.)

MAIN BUILDING - FLOOR PLANS



Designed By:
Gray Architects, PLLC
 4040 East Camelback Road Suite 275
 Phoenix, Arizona 85018 602.954.0109

BLUE SKY
 Scottsdale, Arizona
 4605 North Scottsdale Road, Scottsdale, Arizona 85251



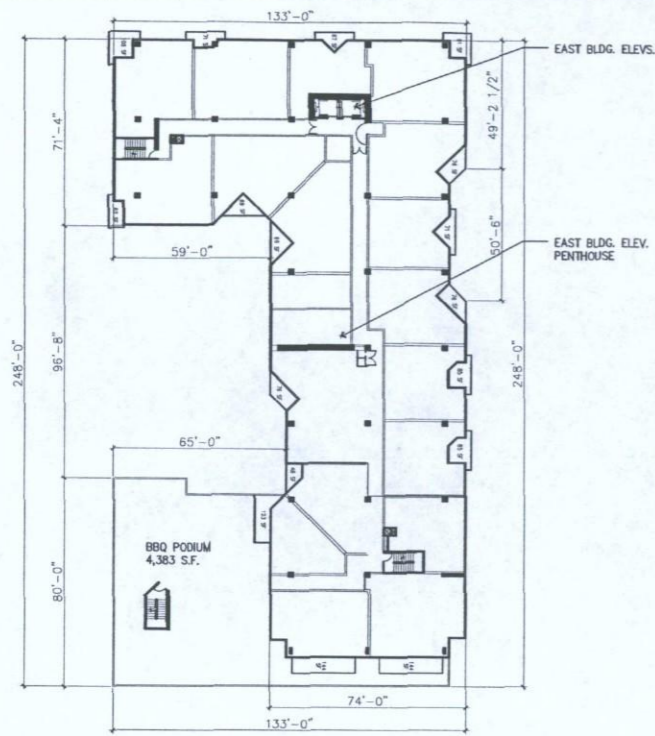
Date: November 21, 2011
 Revised: December 30, 2011

Owner:
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 Phoenix, Arizona 85018 602.954.0109

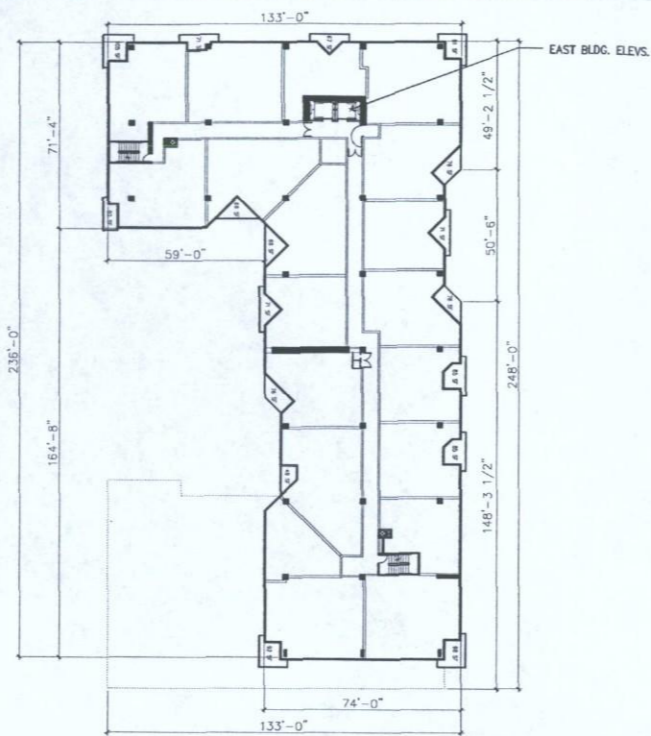


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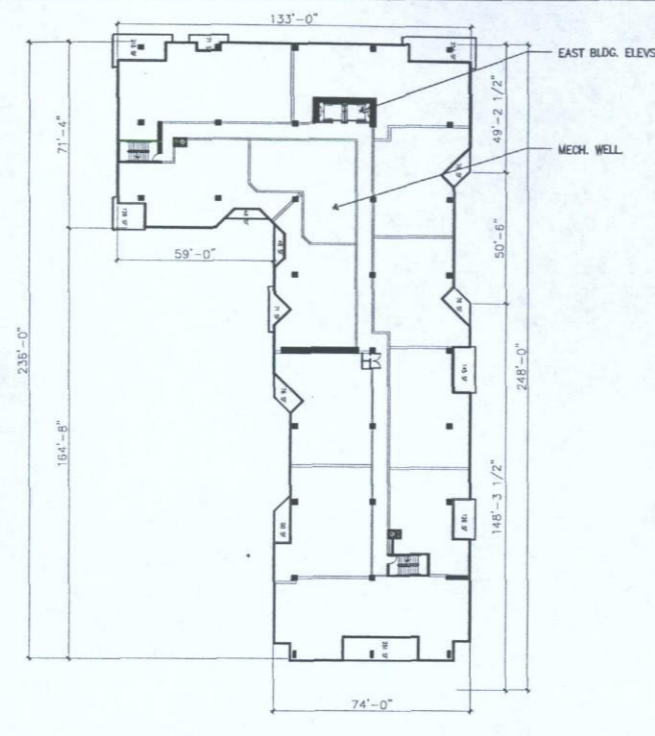
62-DR-2011
 2nd: 12/30/11



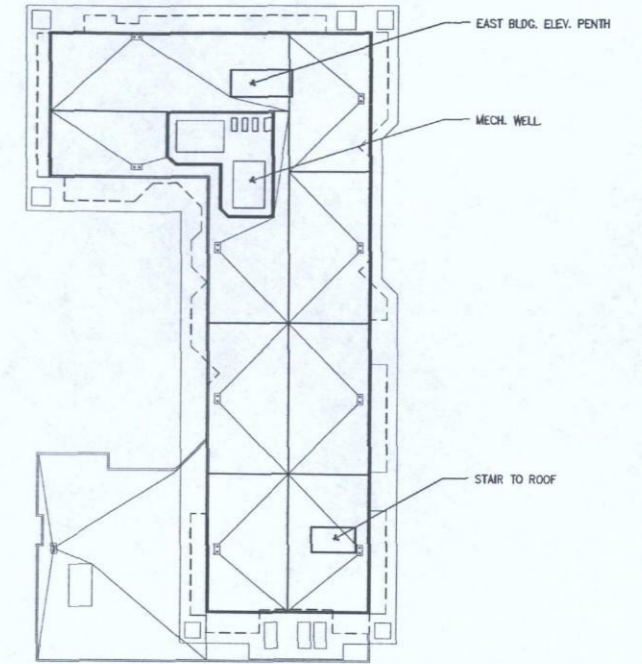
LEVEL L7
20 APT. UNITS
16,662 NET S.F. (F.A.R.)



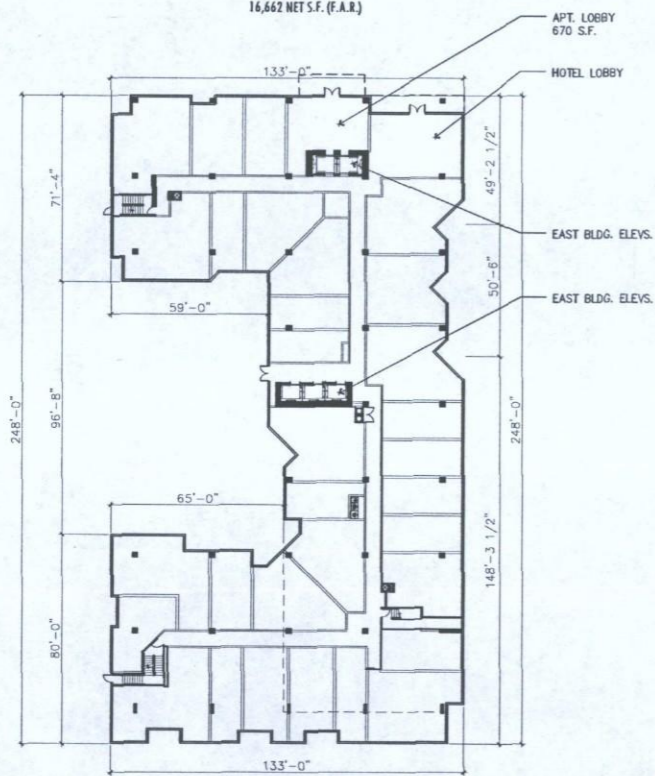
LEVEL L8 (L9 THRU L12 SIMILAR)
20 APT. UNITS
17,283 NET S.F. (F.A.R.)



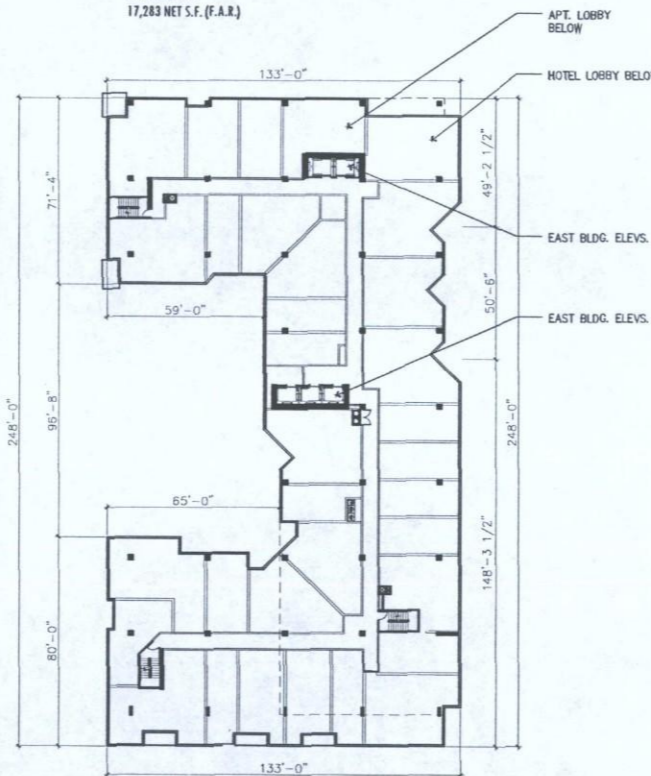
PENTHOUSE
11 APT. UNITS
15,587 NET S.F. (F.A.R.)



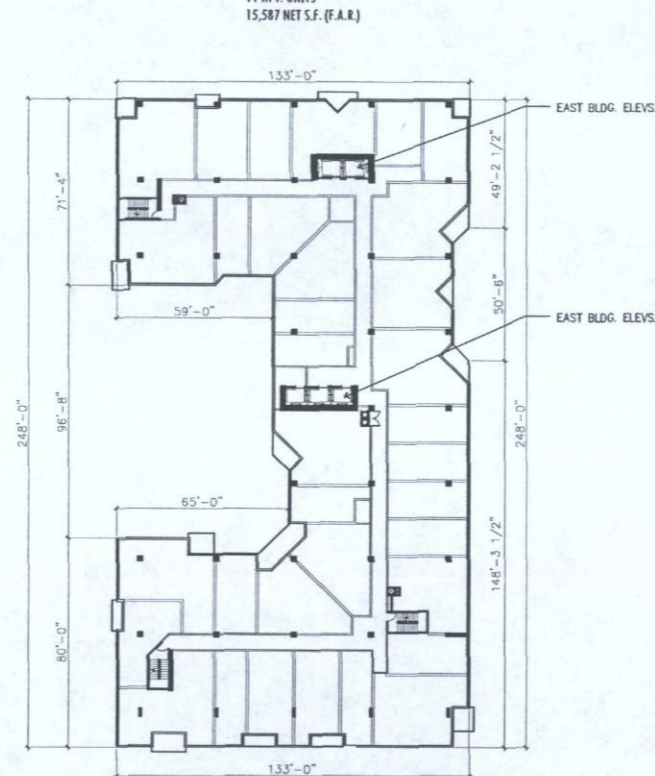
ROOF PLAN



LEVEL L1
HOTEL VERSION:
23,176 NET S.F. (F.A.R.)



LEVEL L2
HOTEL VERSION:
22,311 NET S.F. (F.A.R.)



LEVEL L3 (L4 THRU L6 SIMILAR)
HOTEL VERSION:
24,107 NET S.F. (F.A.R.)

EAST BUILDING BALCONY CALCULATION

NOTE: BALCONIES AT APARTMENT LEVELS (L7 THRU PENTHOUSE) ONLY

# OF UNITS:	125
# OF BALCONIES PROVIDED:	116
% UNITS w/ BALCONY: = (116/125)	92.80%
# OF BALCONIES PROVIDED:	116
TOTAL BALCONY SQUARE FOOTAGE:	9,697 SF
AVERAGE BALCONY SIZE: = (9,697/116)	83.59 SF

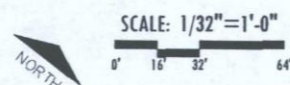
EAST BUILDING FLOOR AREA RATIO (F.A.R.) TABULATION

HOTEL VERSION:

LEVEL L1:	0 UNITS	23,176 NET S.F.
LEVEL L2:	0 UNITS	22,136 NET S.F.
LEVEL L3:	0 UNITS	24,107 NET S.F.
LEVEL L4:	0 UNITS	24,107 NET S.F.
LEVEL L5:	0 UNITS	24,107 NET S.F.
LEVEL L6:	0 UNITS	24,107 NET S.F.
LEVEL L7:	19 UNITS	16,649 NET S.F.
LEVEL L8:	19 UNITS	17,383 NET S.F.
LEVEL L9:	19 UNITS	17,383 NET S.F.
LEVEL L10:	19 UNITS	17,383 NET S.F.
LEVEL L11:	19 UNITS	17,383 NET S.F.
LEVEL L12:	19 UNITS	17,383 NET S.F.
LEVEL L13:	11 UNITS	15,585 NET S.F.
TOTAL:	125 UNITS	260,889 NET S.F.

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

EAST BUILDING - FLOOR PLANS - OPTION A (HOTEL)



Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



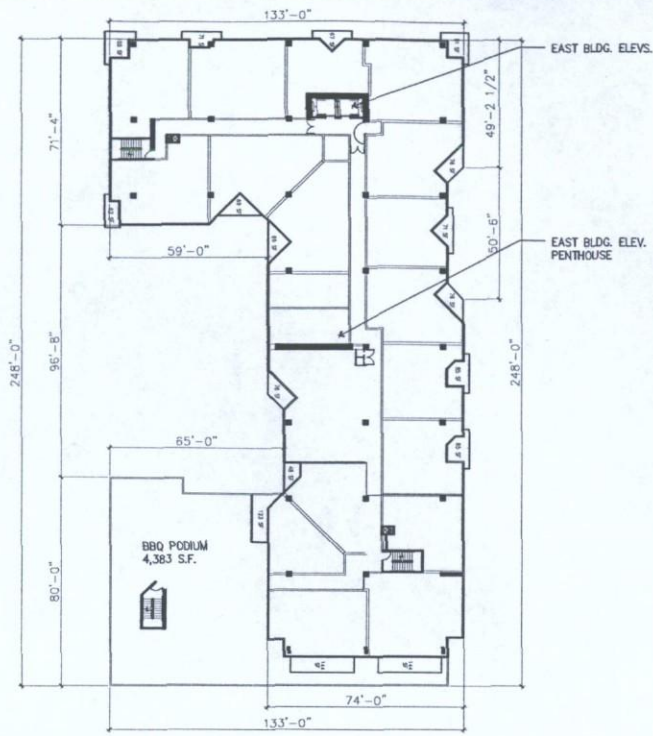
Date: November 21, 2011
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Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

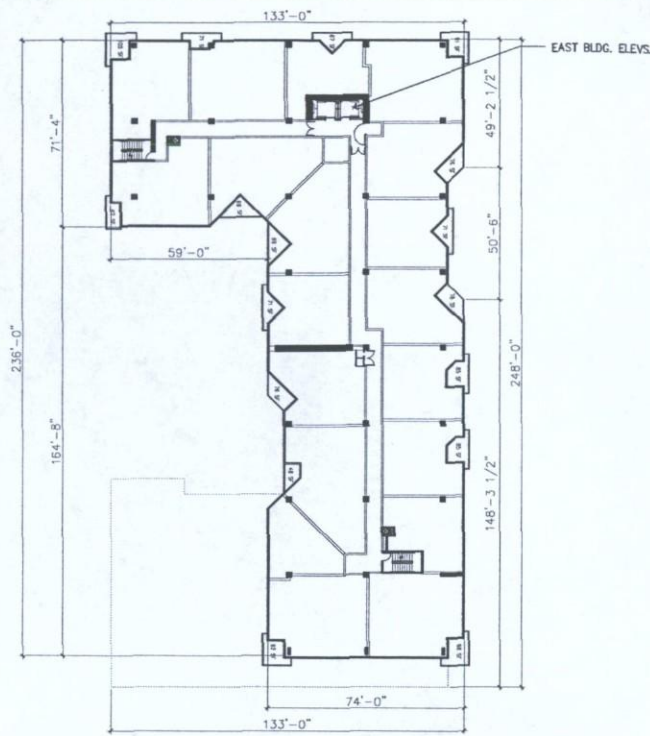


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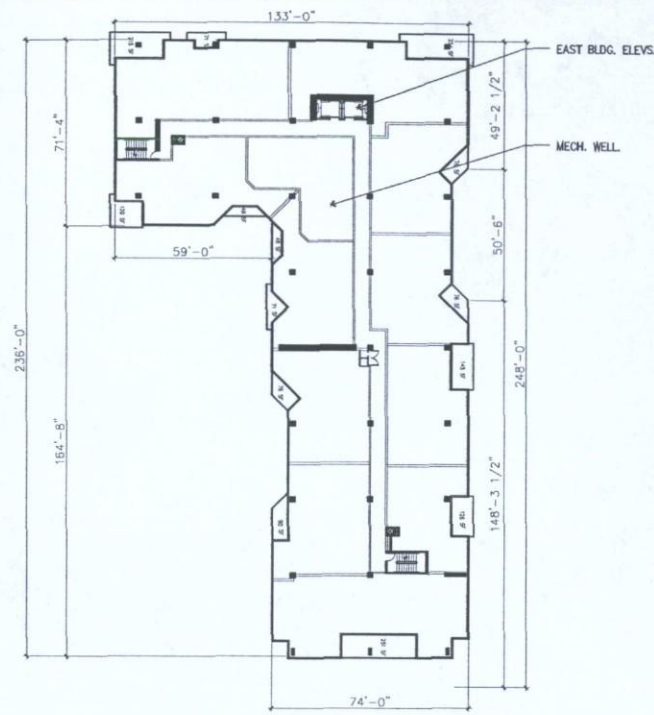
62-DR-2011
2nd: 12/30/11



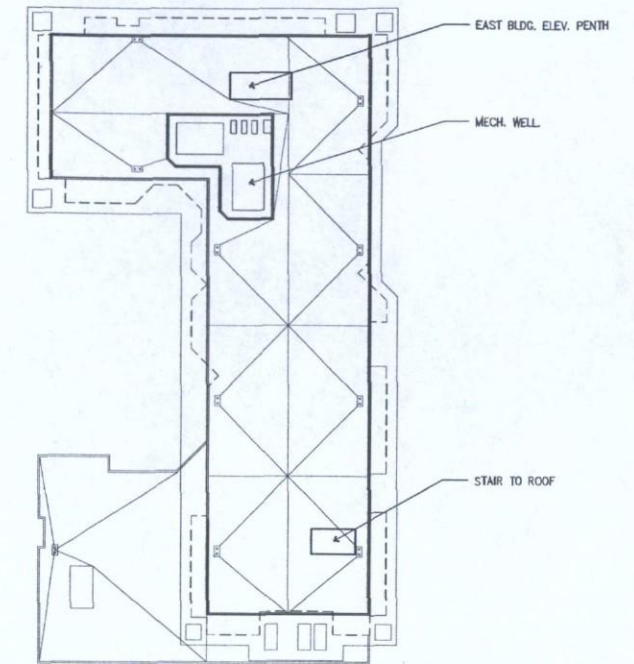
LEVEL L7
19 APT. UNITS
16,662 NET S.F. (F.A.R.)



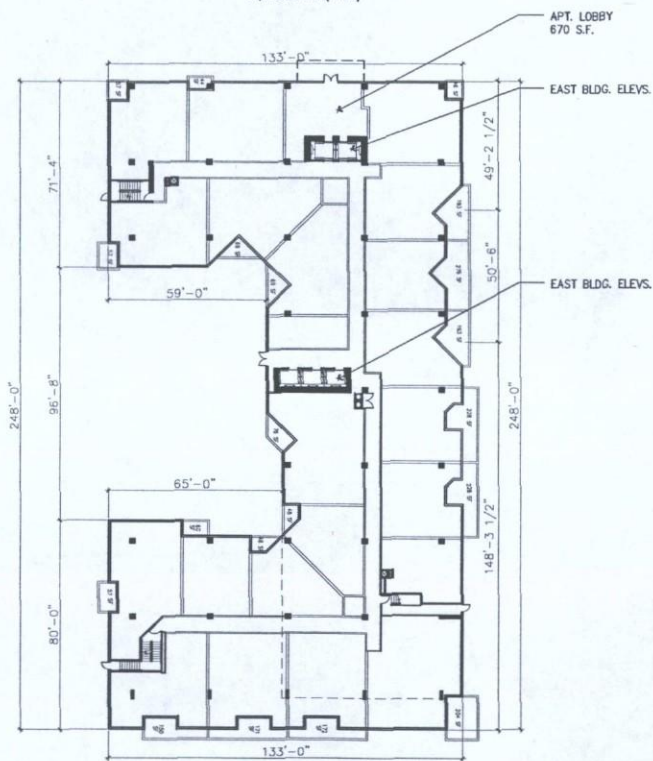
LEVEL L8 (L9 THRU L12 SIMILAR)
18 APT. UNITS
17,283 NET S.F. (F.A.R.)



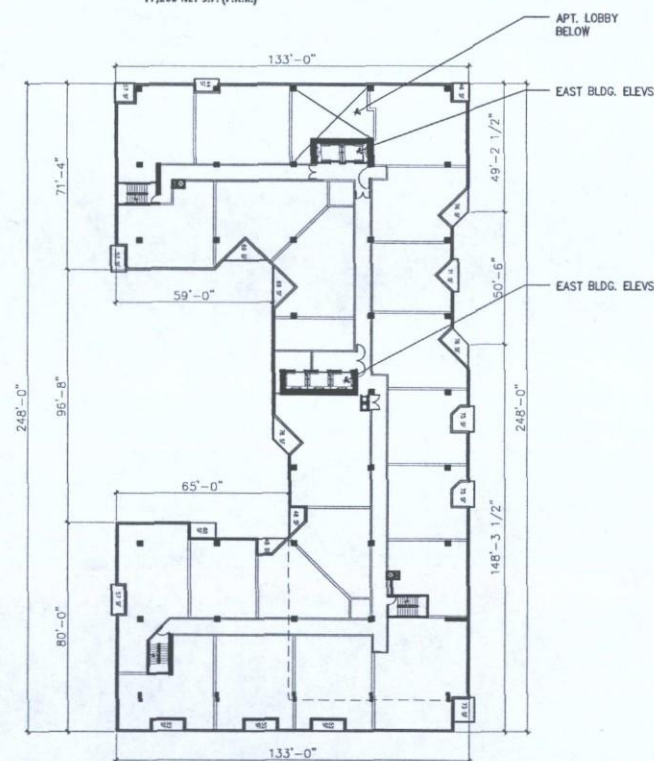
PENTHOUSE
11 APT. UNITS
15,587 NET S.F. (F.A.R.)



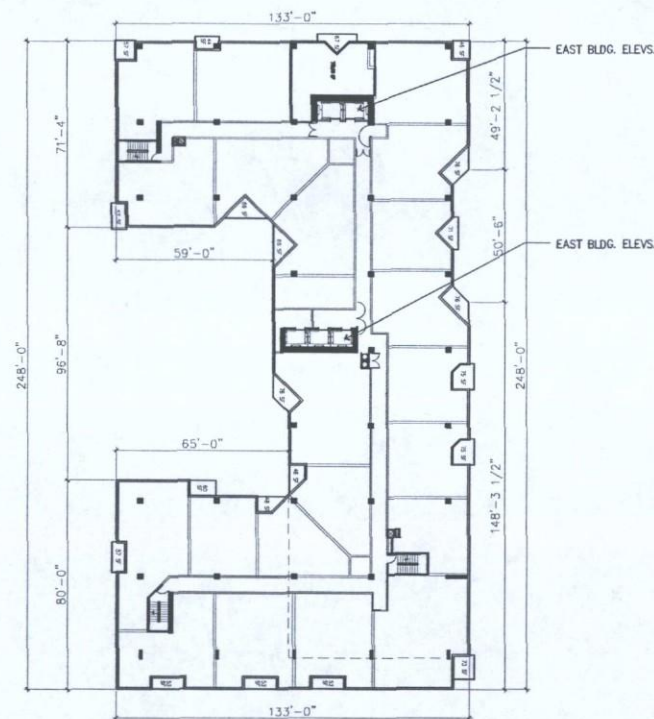
ROOF PLAN



LEVEL L1
22 APT. UNITS
20,213 NET S.F. (F.A.R.)



LEVEL L2
22 APT. UNITS
20,455 NET S.F. (F.A.R.)



LEVEL L3 (L4 THRU L6 SIMILAR)
22 APT. UNITS
21,187 NET S.F. (F.A.R.)

EAST BUILDING BALCONY CALCULATION

# OF UNITS:	261
# OF BALCONIES PROVIDED:	240
% UNITS W/ BALCONY: = (240/261)	91.95%
# OF BALCONIES PROVIDED:	240
TOTAL BALCONY SQUARE FOOTAGE:	18,511 SF
AVERAGE BALCONY SIZE: = (18,511/240)	77.42 SF

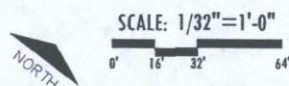
EAST BUILDING FLOOR AREA RATIO (F.A.R.) TABULATION

NON-HOTEL VERSION:

LEVEL L1:	22 UNITS	20,203 NET S.F.
LEVEL L2:	22 UNITS	20,332 NET S.F.
LEVEL L3:	23 UNITS	21,071 NET S.F.
LEVEL L4:	23 UNITS	21,071 NET S.F.
LEVEL L5:	23 UNITS	21,071 NET S.F.
LEVEL L6:	23 UNITS	21,071 NET S.F.
LEVEL L7:	19 UNITS	16,649 NET S.F.
LEVEL L8:	19 UNITS	17,383 NET S.F.
LEVEL L9:	19 UNITS	17,383 NET S.F.
LEVEL L10:	19 UNITS	17,383 NET S.F.
LEVEL L11:	19 UNITS	17,383 NET S.F.
LEVEL L12:	19 UNITS	17,383 NET S.F.
LEVEL L13:	11 UNITS	15,585 NET S.F.
TOTAL:	261 UNITS	243,968 NET S.F.

NOTE: A MINIMUM OF (1) ELEVATOR PER BUILDING SHALL MEET CITY OF SCOTTSDALE AND IFC 607.1.1 REQUIREMENTS.

EAST BUILDING - FLOOR PLANS - OPTION B (NON-HOTEL)



Designed By:
Gray Architects, PLLC
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251



Date: November 21, 2011
Revised: December 30, 2011

Owner:
Gray Development
4040 East Camelback Road Suite 275
Phoenix, Arizona 85018 602.954.0109



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62-DR-2011
2nd: 12/30/11

V-Line V2240/V2250

Plug-together LED Linear Light for General Lighting, Exterior Rated

PRODUCT HIGHLIGHTS

- 10' Width / 1" Depth
- 2200K AC Input
- 0 to 100% Dimming
- 100' Max. Run Length
- 10' Max. Spacing
- 10' Max. Spacing
- 10' Max. Spacing

TYPICAL APPLICATIONS

- Architectural Wall Washing
- Architectural Wall Grading
- Retail Storefront
- Office Building
- Warehouse
- Entrance

SPECIFICATIONS

FEATURES

- ADVANCED OPTICAL SYSTEM**
Four emitting angle sections for perfect light. Wide beam distribution and advanced optical design provides uniform light distribution.
- NO HEAT OR UV IN THE LIGHT BEAM**
With no heat in the light beam, the fixture does not emit heat that can damage surfaces, allowing safe use in any application. In addition, no UV means reduced risk of fading or unnecessary products or artifacts on display.
- NO 0 TO 100% DIGITAL DIMMING**
Connection with i2Systems LightLink for an affordable and seamless integration to most of today's sophisticated dimming systems.
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EXCLUSIVE TECHNOLOGY

- SMARTDRIVER™ INTEGRATED**
i2Systems SmartDriver technology is integrated directly into the LED driver. Connect the V-Line to a wide range of wall-wash, outdoor, and landscape lighting applications. No external components are required and wiring is made simple.
- ACCURITE™**
i2Systems Accurite technology allows integration of V-Line fixtures to traditional applications without the need for a separate driver. Connect the V-Line to a wide range of wall-wash, outdoor, and landscape lighting applications. No external components are required and wiring is made simple.
- LIGHTLINK™ COMPATIBLE**
i2Systems LightLink controllers represent the next generation in lighting control and interoperability. LightLink modules provide seamless integration of modern commercial and residential dimming systems through a wide variety of device technology.

FIXTURE FINISH SHALL BE BLACK

CL

DELTA STAR™

Plug-together LED Linear Light for General Lighting, Exterior Rated

SPECIFICATIONS

ACCESSORIES

EXCLUSIVE TECHNOLOGY

FIXTURE FINISH SHALL BE BLACK

BL

DELTA STAR™

Plug-together LED Linear Light for General Lighting, Exterior Rated

SPECIFICATIONS

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BL

DELTA STAR™

Plug-together LED Linear Light for General Lighting, Exterior Rated

SPECIFICATIONS

ACCESSORIES

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FIXTURE FINISH SHALL BE BLACK

BL

L141

Application: Indoor downlight with field replaceable LED lamp

Source: 1.0W LED powered by 700mA integral dimmable or non-dimmable driver (please specify)

Input Current: 0.12A

Input Voltage: 120V AC or 277V AC (please specify)

Power Consumption: 1.0W

Dimming: 0-10V (0/10V) input. A central lead is required to connect each dimmable driver to the controlling dimmer switch.

Weight: Insulated, 6.2 lbs (2.8kg); Non-insulated, 5.1 lbs (2.3kg)

Material: Aluminum, HotDip Coated

Mounting: Mounts into insulated ceiling box. Recurrent mount non-insulated version to ceiling with friction fit spring clip.

Ceiling Cutout Size: 4" (102mm)

Approved: Dry and damp locations. Approved to US and Canadian standards by CSA.

RC

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RC

556 WET LOCATION DEFENDER

TYPE

PROJECT: _____

LOCATION: _____

FEATURES

- Customized fixture for maximum visual appearance and light output.
- Fully enclosed and gasketed fixture.
- Approved and listed for wet locations.
- Electronic, multi-watt (1.2W/2.7W) ballast is standard (0.7W starting temperature).
- All parts are treated with a five stage phospho-zinc bonding process before being finished with a long lasting powder coat finish.
- Easy installation and replacement of lamps.
- No visible fasteners.
- Manufactured in the U.S.A.

INDICATORS

556

MODEL

LAMP

HOUSING FINISH

FIXTURE FINISH SHALL BE SILVER

Indessa Lighting

556 WET LOCATION DEFENDER

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INDICATORS

556

MODEL

LAMP

HOUSING FINISH

FIXTURE FINISH SHALL BE SILVER

Indessa Lighting

EXTERIOR LIGHTING FIXTURE CUT SHEETS

Designed By:
Gray Architects, PLLC
4040 East Camelback Road
Phoenix, Arizona 85018

Suite 275
602.954.0109

BLUE SKY
Scottsdale, Arizona
4605 North Scottsdale Road, Scottsdale, Arizona 85251

Date: November 21, 2011
Revised: December 20, 2011

MPLIGHTING
11877 ZION 1184 1804 ZION 1185 www.mplighting.com
11877 Zion Ave., Northampton, MA 01060

Owner:
Gray Development
4040 East Camelback Road
Phoenix, Arizona 85018

Suite 275
602.954.0109

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