

**Marked Agendas
Approved Minutes
Approved Reports**



Current Planning Services
7447 E. Indian School Rd.
Scottsdale, AZ 85251

Development Review Board Meeting Memorandum

Item No. 5

Topic: Andante Law Group (47-DR-2016)

Action Requested: To include a stipulation regarding mechanical equipment screening material in the Development Review Board a motion

Meeting Date: February 16, 2017

From: Meredith Tessier, Senior Planner *MT*

Through: Steve Venker, Development Review Board Coordinator *SV*

Additional stipulation:

With final plans submittal, the applicant shall modify the roof-top mechanical equipment screening to be flat metal panels that have a 12-18 inch width and have a similar finish as the other metal work that is utilized elsewhere on the building.

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2017 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Andante Law Group
47-DR-2016

Location: 6900 E. 1st Avenue

Request: Request approval of the site plan, landscape plan, and building elevations for a new 3-story commercial building, with approximately 15,274 square feet of building area, on a 0.48 acre site. The applicant is also requesting approval for: a reduction in the required parking side access aisle clearance (two spaces); removal of mature trees; exceptions to projections within the required building setback and stepback standards.

OWNER

Andante Law Group
480-421-9449

ARCHITECT/DESIGNER

Vince Dalke
LGE Design Group

APPLICANT CONTACT

Vince Dalke
LGE Design Group
480-966-4001

BACKGROUND

Zoning

In 1951, this property was annexed from Maricopa County and has been operating as single-family residences. Currently, the property is zoned Central Business District, Downtown Overlay (C-2, DO), which allows uses such as, office, retail shopping, and restaurant, typically located near residential neighborhoods.

Context

Located at the northeast corner of N. 69th Street and E. 1st Avenue, the surrounding developments are a convenience store (Circle K), an event venue (Sands), townhomes (First Avenue Townhomes), and a hotel (Valley Ho).

Adjacent Uses and Zoning

- North Existing convenience store (Circle K), zoned Central Business, Downtown Overlay (C-2, DO) District.
- South Existing townhomes (First Avenue Townhomes), zoned Downtown/Downtown Multiple Use - Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) District.
- East Vacant parcel, zoned Central Business, Downtown Overlay (C-2, DO) District.
- West N. 69th Street right-of-way abuts the property to the west. Beyond N. 69th Street is an existing hotel (Valley Ho), Highway Commercial, Downtown Overlay, Historic Property (C-3, DO, HP) District.

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles: Materials with colors should respond to the desert environment
- Downtown Urban Design and Architectural Guidelines: Building colors should emphasize light and muted colors, with light earth tones dominant.
- Scottsdale Commercial Design Guidelines

DEVELOPMENT PROPOSAL

Purpose of Request

Request approval of the site plan, landscape plan, and building elevations for a new 3-story mixed-use commercial building, with approximately 15,274 square feet of building area, on a 0.48 acre site. The applicant is also requesting approval for: a reduction in the required parking side access aisle clearance; removal of mature trees; and exceptions to projections within the required building setback and stepback standards.

Neighborhood Communication

Property owners within 750 feet, as well as on the Interested Parties List maintained by the City, have been notified of the applicant's request and the site is posted with the required sign. A nearby resident expressed concerns regarding increased traffic and parking. Both the City and applicant have contacted the resident and no further comments have been received. An e-mail of support was also received from a nearby commercial property owner expressing enthusiasm about investment and mixed-use development in the area.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Two (2) existing residential buildings will be demolished to redevelop the site with a multi-story office building with area designated for retail or restaurant. Main entry into the site is provided off of E. 1st Avenue that directs vehicles to a street level parking garage. Pedestrian circulation is enhanced with a new 10-foot-wide sidewalk along N. 69th Street and E. 1st Avenue which also establishes a route to street parking, and a nearby Scottsdale Trolley stop located at the southwest

Development Information

- Existing Use: Single-family Residences
- Proposed Use: Office and retail
- Parcel Size: 0.48 gross acres
0.30 net acres
13,294 square feet
15,274 square feet
- Office/Retail space: 15,274 square feet
- Gross Floor Area Ratio Allowed: 1.3
- Gross Floor Area Ratio Proposed: 0.73
- Building Height Allowed: 66 feet, including rooftop appurtenances
- Building Height Proposed: 42-feet-8 inches, including rooftop appurtenances
- Parking Required: 33 spaces
- Parking Provided: 17 spaces on-site, 16 spaces in-lieu

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue case 47-DR-2016, Andante Law Group, and direct the applicant to revise the proposed building colors to comply with the Scottsdale Sensitive Design Principles and the Downtown Urban Design and Architectural Guidelines.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services
Traffic Engineering
Water Resources
Fire and Life Safety Services

STAFF CONTACT

Meredith Tessier
Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY


Meredith Tessier, Report Author

Date

01/20/2017


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Date

2/7/17


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

Date

2/7/17

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 1. Context Aerial
 - 1A. Close-Up Aerial
 2. Zoning Map
 3. Applicant's Narrative
 4. Combined Context Aerial and Site Plan
 5. Site Plan
 6. Building Elevations
 7. Exterior Elevation Worksheet
 8. Setback and Stepback Exhibit
 9. Perspective
 10. Streetscape Elevations
 11. Material and Color Board
 12. Landscape Plans
 13. Electrical Site Plan
 14. Exterior Lighting Cutsheets
 15. Citizen Review Report
 16. Correspondence

**Stipulations for the
Development Review Board Application:
Andante Law Group
Case Number: 47-DR-2016**

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

Stipulations in bold print were added by the Development Review Board

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LGE Design Group, with a city staff date of 12/23/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Hunter Engineering, with a city staff date of 12/23/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by T.J. McQueen & Associates, Inc., with a city staff date of 12/23/2016.
 - d. The case drainage report prepared by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the site are: 5-IP-2016.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. At time of final plans, the applicant shall revise the metal roof-top mechanical equipment screening to an open louver design.
3. At time of final plans, the applicant shall revise the blue and clear glass to a reflective value that reduces the mirrored affect. Glass reflection and glazing is subject to the satisfaction of city staff.
4. At time of final plans, the applicant shall revise the gray paint color "Storm Cloud" to a paint color that incorporates warm earth tones. Paint color is subject to the satisfaction of city staff.

- 5. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
- 6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
- 7. The request for parking side access aisle clearance reduction shall apply to only two (2) parking spaces; the parking space located in the northwest corner of the garage, adjacent to the SES and the parking space on the south side of stairway #2. At time of final plans, the applicant shall clearly identify the location of the two (2) parking spaces that requires a reduction in clearance.
- 8. With the final plan submittal, the applicant shall provide information and details related to the roof drainage system, in compliance with Zoning Ordinance Section 7.105. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.
- 9. If a roof access ladder is included with this building, it shall be located inside the building.

LANDSCAPE DESIGN:

DRB Stipulations

- 10. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 11. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- C. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

- CASE NO. 17 DR 2016
- F. The initial vertical luminance at 6-foot above grade, along the north, south, east, and west property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
13. At time of final plans, the applicant shall avoid conflicts between the light fixtures and the size of mature trees by shifting either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
14. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turned off during the post-curfew with the exception of lights for security purposes (City of Scottsdale Exterior Lighting Policy, and DSPM).
15. A programmable timer, and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual over ride with an automatic turn off for after hours, and special events use only (City of Scottsdale Exterior Lighting Policy, and DSPM).
16. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0-foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8-foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- G. Prior to the issuance of a building permit, the property owner shall purchase in-lieu parking credits to comply with the minimum parking requirements of the Zoning Ordinance and case # 5-IP-2016.

Streets, Improvements and Related Dedications:

DRB Stipulations

17. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

| Street Name | Street Type | Dedications | Improvements | Notes and Requirements |
|----------------------------|------------------------|--------------------------|--|------------------------|
| N. 69 th Street | Urban Local Commercial | | Sidewalk | d., e. |
| E. 1st Avenue | Urban Local Commercial | Right-of-way: 10 feet | | a., c., |
| Alleyway | Commercial Alley | Right-of-way: 2-feet | Full width of frontage of the alleyway to be milled and overlay. | b., c., |

- a. With the Final Plat the owner shall dedicate an additional ten (10) feet of right-of-way to total 30-feet per DSPM Section 5-3.100 and Scottsdale Revised Code Section 47-10.
- b. With the Final Plat, the owner shall dedicate an additional two (2) feet of right of way (10-foot of right of way total) for alleyway along their north frontage per DSPM Section 2-1.1101 and 5-3.1100.
- c. At the time of final plans, the owner shall install CL-1 Driveway Standards for the new site driveway and the alleyway on 69th Street per City of Scottsdale Standard Detail #2256, DSPM 5-3.200 and DSPM Sec. 5-3.205.
- d. At the time of final plans, the owner shall install ADA compliant sidewalk ramp at intersection of N. 69th Street and E. 1st Avenue to conform to City of Scottsdale Standard Detail #2234.
- e. At the time of final plans, the owner shall install a minimum 8-foot-wide sidewalk along both site frontages per DSPM Section 5-3.100.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

DRB Stipulations

18. With the Final Plat, the owner shall dedicate safety triangle at the E. 1st Ave. and N. 69th Street intersection. DSPM Sec. 5-3.119D; Fig. 5.3-27.
19. With the Final Plat, the owner shall dedicate a non-motorized public access easement over any portion of sidewalk that extends outside of the right-of-way.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

20. At the time of improvement plan submittal the owner shall address the disposition of the existing irrigation standpipe and the associated underground distribution system per the provider's direction.
21. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements per Scottsdale Revised Codes Chapter 49 and DSPM Section 6-1.412 and 7-1.412.

DRAINAGE AND FLOOD CONTROL:

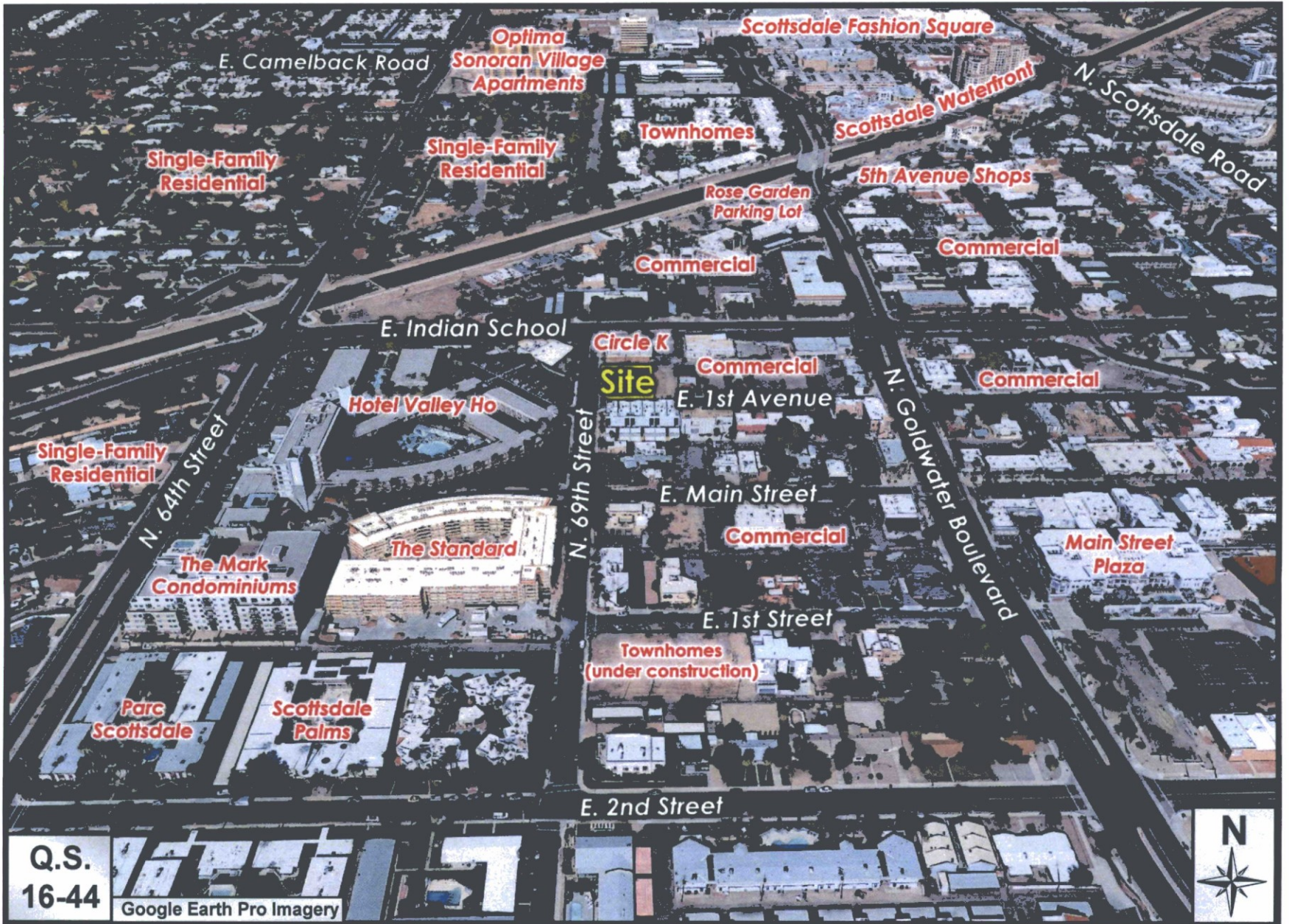
DRB Stipulations

22. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
23. At time of final plans, the owner shall pay a stormwater fee as determined by the Stormwater Manager or designee.

ADDITIONAL ITEMS:

DRB Stipulations

24. Prior to or concurrently with final plan submittal, the applicant shall submit a final plat to assemble parcels 130-11-055 and 130-11-056. All required easements shall be dedicated on the final plat.
25. All signs require separate review, permit and approval.



Andante Law Group

47-DR-2016

ATTACHMENT #1



Q.S.
16-44

Google Earth Pro Imagery

Andante Law Group

47-DR-2016

ATTACHMENT #1A



Andante Law Group

47-DR-2016

ATTACHMENT #2

December 19, 2016
Planning project #634-PA-2016

Andante Law Group Building
Located at
6900 East 1st Avenue

Narrative
Development Review Board

BY:



Introduction:

LGE Corporation is requesting approval of the proposed Building located at 6900 East 1st Avenue. The proposed building architecture will provide a contemporary urban design within the Downtown Scottsdale area while addressing the surrounding vibrant downtown culture.

Location:

The project is located just south of Indian School Road on 69th Street just east of the historic Valley Ho. The site itself is 0.48 acres in size and is zoned C-2 / DO and classified as part of the Downtown 'Type-2' Development Area by the City of Scottsdale.

Project Description:

The project offers a 3-story building totaling 15,274 square feet. The building is comprised of a combination of a Retail use suite and Parking Garage on the first floor, while the upper two floors are for commercial office use. The project has a high quality design consistent with the Downtown 'Type 2' Development Area design guidelines. The project provides a unique experience including covered pedestrian patio areas on the ground floor and extensive covered balconies throughout the upper floors that the tenants and public will find useful. The project site requires a lot tie composed of two smaller separate parcels in an already developed portion within the Downtown Area.

Employment:

Given the location and design integrity of Downtown Scottsdale surroundings the proposed building this project will bring well deserved jobs to the Downtown area by offering new professional office and retail space.

Site / Building Design:

The design intent of the proposed Building is to create a unique experience to both the tenants and visitors by providing a setting that is sensitive to its specific context within the Scottsdale Downtown area and to the relative building masses and forms in the adjacent area, combined with the texture, landscaping, colors and materials to effectively convey the beauty of the Downtown Scottsdale community.

This relationship begins with the placement of the building on a very restrictive site. The site is bound by 1st Avenue on the South side, 69th Street on the West side, an Alley on the North side, and an open undeveloped lot on the East side. The building orientation on the site responds to the street scape frontages, as well as providing the tenants pristine views of the mountains to the North and the Valley Ho to the East of the site. The orientation and extensive roof and canopy overhangs lend to minimize sun exposure for optimum solar orientations. The main entry faces 69th Street on the west and the primary site access drive enters from 1st Avenue to the South into a covered parking garage area giving an inviting building presence while maintaining relief from the desert sun. All service areas and collections have been properly screened and enclosed using a combination of smooth finished masonry and accent metal gating to match the design of the buildings. The project will utilize both on-site parking and off-site parking as part of the downtown In-Lieu Parking Program to accommodate the city required parking requirements, as well as on site bicycle parking is provided for use on the site by those who choose alternative modes of transportation. The City of Scottsdale lighting requirements will be accomplished with energy efficient LED light fixtures, by both building wall mounted and recessed soffit fixtures throughout. The building and site orientation serves well for pedestrian interaction while maintaining pedestrian safety.

The proposed project architecture compliments the existing and proposed developments within the Downtown 'Type-2' Development Area with similar use of building mass, building façade step backs, colors and materials. Materials include smooth face masonry block, natural stone tile veneer, stucco finishes, metal accents, and simulated wood planking made from 95% recycled materials at soffits and exterior ceilings. Key artwork will be developed and placed within the site to meet the cultural art program intent.

The dynamic main entry connects the public sidewalk via an open exterior breezeway to the Parking Garage. The primary window system utilizes deep accenting horizontal frame members and concealed vertical frame members. The ground floor Retail area will have clear energy efficient glazing, while all upper floor Office areas will have blue tinted energy efficient glazing. The primary roof parapet will be at +36'-0" from the finish floor of the building. All roof mounted package units and/or split systems are fully screened by the use of parapet walls and mechanical screen walls from the material pallet.

Landscape Design:

The landscape design proposed has a strong character with the surrounding Sonoran Desert supplemented with arid region plantings commonly seen and used in the immediate vicinity on other commercial projects and in the streetscapes of the Downtown Area.

The landscape and xeriscape plants proposed are selected to compliment the natural Sonoran Desert with materials indigenous to the arid region and that are consistent throughout the adjacent developed sites (including native salvaged plants) these selections are also efficient and low water users. The ground and landscaping around the buildings and throughout the site will also receive decomposed granite to match and enhance the desert floor consistent with the esthetics of the buildings. Additionally tree well planting areas will be placed along both adjacent Public sidewalks at approximately 20-foot centers to provide pedestrians shade.

Description of how the proposed development is consistent with Scottsdale's Sensitive Design Principles:

1. *The design character of any area should be enhanced and strengthened by new development.*

The design intent of the proposed project is to replace two older residential style buildings in disrepair and bring into the neighborhood a new refreshing architecturally refined multi-story office building to create a unique experience for the tenant, their clients, and the public by providing a setting that is sensitive to its specific context within the Downtown 'Type-2' Development Area relative to the building mass/form, materials, texture and colors used.

2. *Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

The building is oriented to the topographic contours to best respond to the existing terrain in minimizing the amount of grading. Building orientation provides pristine views of nearby mountains, the Valley Ho, and other nearby features of the Downtown area.

3. *Development should be sensitive to existing topography and landscaping.*

As mentioned above the building is oriented to the contours of the site to best minimize the amount of required grading.

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

The landscaping proposed is selected to complement the natural Sonoran Desert with material indigenous to the arid region and that are consistent throughout adjacent developed sites and streetscapes.

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

The building design is unique to the zoning classification and use type traditionally seen by the public. The massing of the building form and roof lines add to the public street scape by engaging this public right of way zone with soaring overhangs and architecture that augments the Downtown experience. These aspects combined reinforce the strong sense of community developed in Downtown area and therefore further convey a positive response to the city and patrons.

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

The site is linked to the master plan pedestrian system via the road way/sidewalk connection along our frontage at 69th Street which provides access to Indian School Rd approximately 100-feet away to the north. The site also has close by access to the Scottsdale Trolley stop just to the south on 69th Street. On site bicycle parking is being provided to promote the use of that alternate mode of transportation as well.

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

Shade trees will be provided at the adjacent sidewalks along both 1st Avenue and 69th Street at approximately 20-foot centers to enhance the pedestrian walking experience. Additionally the building incorporates 7-foot deep solid shade canopies along the Retail area of the ground floor on the West and South sides to provide shading and protection from inclement weather for an inviting site design. The covered on-site Parking Garage provides shading of the parking area and the lobby entrance.

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

The buildings street fronting facades are highly articulated in regards to stepping in and out both vertically and horizontally. The incorporation of deeply recessed balconies and extending soffit features create a dynamic design element to an already well broken building footprint. The vertical and horizontal massing creates a hierarchy of design that compliments and the Downtown Development Area design guidelines. Screen walls set back onto the roof where designed to help reduce the height of the parapets and create off set and depth to the elevations and the building while maintaining full screening.

9. *The design of the built environment should respond to the desert environment.*

The design intent of the proposed project is to create a unique experience for the tenant and community by providing a setting that is sensitive to its specific context within the Downtown Area and to the desert region with, shaping, mass and form, materials, texture and finally colors.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

In addition to providing strong massing, proper orientation and building views, the use of materials such as masonry, steel structure, shading elements assist in reducing energy costs and will endure over time. Local products will be utilized for all of the masonry portions of the buildings. Building materials include smooth face masonry block, natural stone tile veneer, stucco finishes, metal accents, and simulated wood planking made from 95% recycled materials at soffits and exterior ceilings

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

The landscape throughout the site will be restored using both a native plant and arid region plant palette. The site will also contain decomposed granite to continue the Sonoran Desert beauty.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

The landscape design utilizes both Sonoran Desert and xeriscape plants, including native plants salvaged on site, that are efficient and low water users.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and being in compliance with the dark sky ordinance with all the lighting being LED lights.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

Description of how the proposed development is consistent with the criteria set forth in Section 1.904 of the Zoning Ordinance:

A.

In considering any application for development, the Development Review Board shall be guided by the following criteria:

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

2. *The architectural character, landscaping and site design of the proposed development shall:*

- a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;*
- b. *Avoid excessive variety and monotonous repetition;*
- c. *Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment as specified in the Sensitive Design Principles;*

Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.

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

This project does not fall within the bounds of the ESLO.

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

Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.

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

This building incorporates a street level parking garage with the main entry setback 20-feet off of 1st Avenue. Sight visibility triangles in compliance with the Zoning Ordinance have been incorporated at all vehicular intersections and ingress/egress points of access to provide unobstructed views. A 10-foot wide sidewalk along both 1st Avenue and 69th Street is being provided for access to the off-street parking along both roadways and connection with existing pedestrian sidewalk routes.

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

All mechanical equipment associated with the project is roof top mounted and is fully screened from view on all sides with an screening panel system integral to the design materials and colors of the building.

5. *Within the Downtown Area, building and site design shall:*

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

Refer to the descriptions of the building and site design listed above in the 'Scottsdale Sensitive Design Principals section of this narrative.

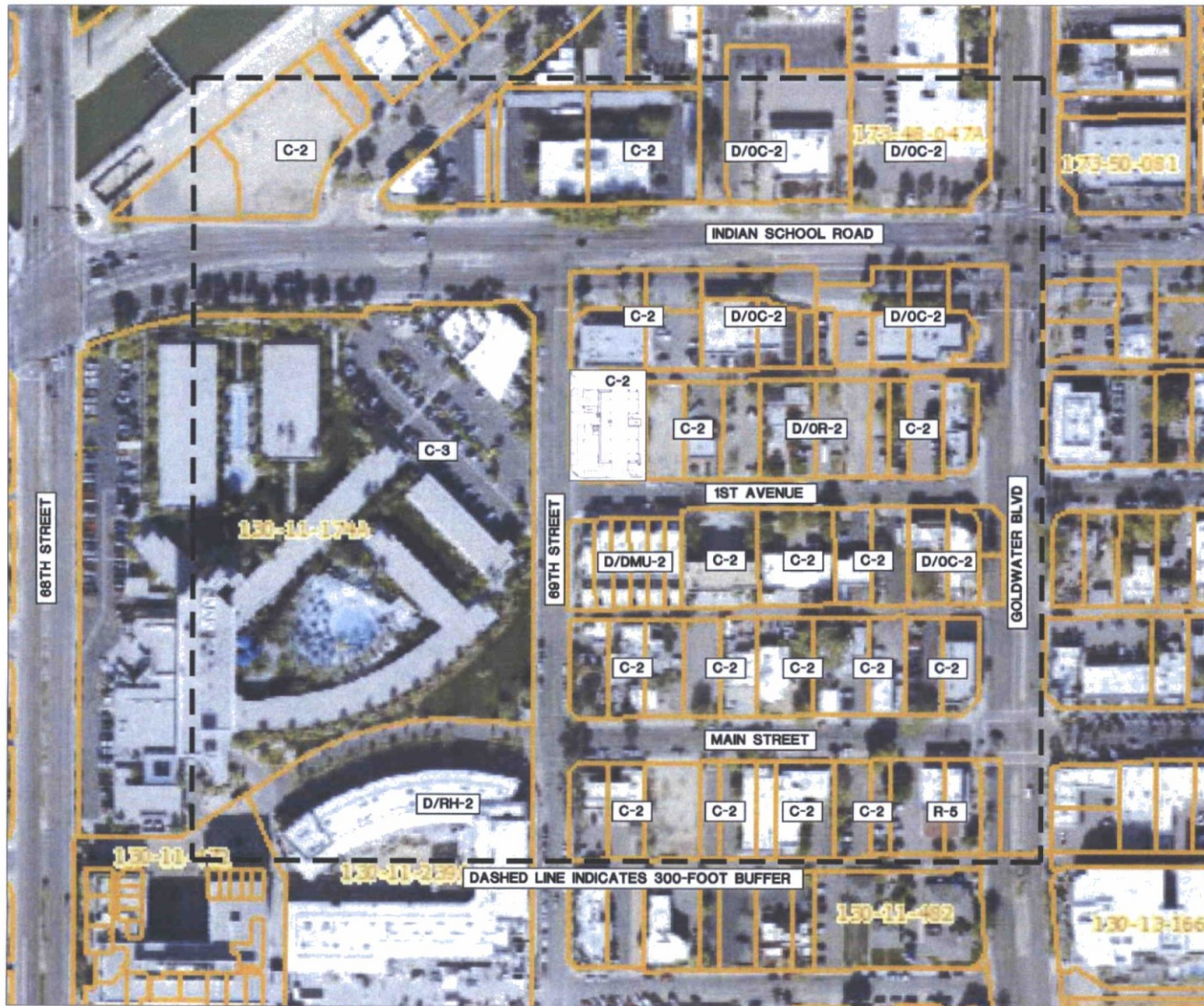
6. *The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria.*

The requirements of the section do not apply to this project.

Development Review Board Request for Approval Items:

- A. *Request for parking side access aisle clearance reduction – Due to the Structural constraints of the building and site area, compliance with the Zoning Ordinance Section 9.106.A.1.a.i regarding an unobstructed 3-foot wide pedestrian access aisle cannot be achieved at some parking stalls. Additionally due to the same constraints, these stalls cannot be increased in width by an additional 2-feet as allowed as an exception. This issue has been brought before the planning team for review of the conditions and the team felt that the current design was acceptable to request a reduction in way of relief to the 3-foot access aisle and/or 2-foot increase to stall width as all affected stalls have one stall side that meets the requirements.*
- B. *Request for removal of mature trees – Pursuant to the Zoning Ordinance Section 10.402.5.a.i, we hereby request approval to remove all existing mature trees located on the site so that we may proceed in applying for permit to remove said trees.*
- C. *Request for exceptions to building setback and stepback standards per Zoning Ordinance Section 5.3006.1. Please refer to the Building Setback/Stepback Exhibits following the written portion of this Narrative which identify the wall segments and associated calculations relating to the following.*
 - *Request for approval of exception 5.3006.1.2.a (allowing roof/canopies over sidewalks and balconies to project into standard stepback limits) for wall segments numbers 4, 10, 14, and 18.*
 - *Request for approval of exception 5.3006.1.3.a & b (allowing wall segments to project into standard stepback limits based on an allowable length or surface area) for wall segments numbers 9, 12, and 13.*
 - *Request for approval of exception 5.3006.1.4 (allowing wall segments associated with stairways to project into standard stepback limits) for wall segments numbers 7, and 17.*

End of Written Narrative.



ARERIAL CONTEXT PLAN



| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |



PROJECT DATA

PROJECT ADDRESS: 8822 EAST 1ST AVE, SUITE 100, WILSON (622)

DEVELOPER: L&L DESIGN BUILD, 78 NORTH LINDS STREET, PHOENIX, AZ 85008

PROJECT SCOPE: NEW 1 STORY BUILDING AND SITE WORK MIXED USE OFFICE AND RETAIL

CURRENT ZONING: C-2 / DO

COUNTY PARCEL NO: 130-11-000, 130-11-000

SITE AREA: 26,823 S.F. (0.61 ACRES)

GRID: 11,284 S.F. (0.26 ACRES)

FLOORS: 3 FLOORS

GROSS BUILDING S.F.: 1ST FLOOR: 1,443 S.F., 2ND FLOOR: 7,278 S.F., 3RD FLOOR: 6,200 S.F., TOTAL: 15,224 S.F.

LOT COVERAGE: 19.8%

OCCUPANCY: B (M)

CONSTRUCTION TYPE: 4-0

FAR: ALLOWED: 1.3, PROVIDED: 0.72

PARKING CALCULATIONS (ADDITIONAL):

NEED USE (SHOWING OVERLAY TYPE: 0) 1,000

PARKING MAINTENANCE (240) 2,000 S.F. PER LOT

(3,274 S.F. / 1,000 S.F.) = 3.274 LOTS

11,274 S.F. / 1,000 S.F. = 11.274 LOTS

11,274 S.F. / 1,000 S.F. = 11.274 LOTS

32 TOTAL PARKING SPACES REMAINED

PARKING PROVIDED: 33 SPACES (17 STANDARD / 1 ACCESSIBLE)

ON SITE: 17 SPACES (18 STANDARD / 1 ACCESSIBLE)

OFF SITE: 16 SPACES (18 STANDARD / 1 ACCESSIBLE)

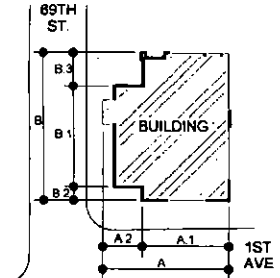
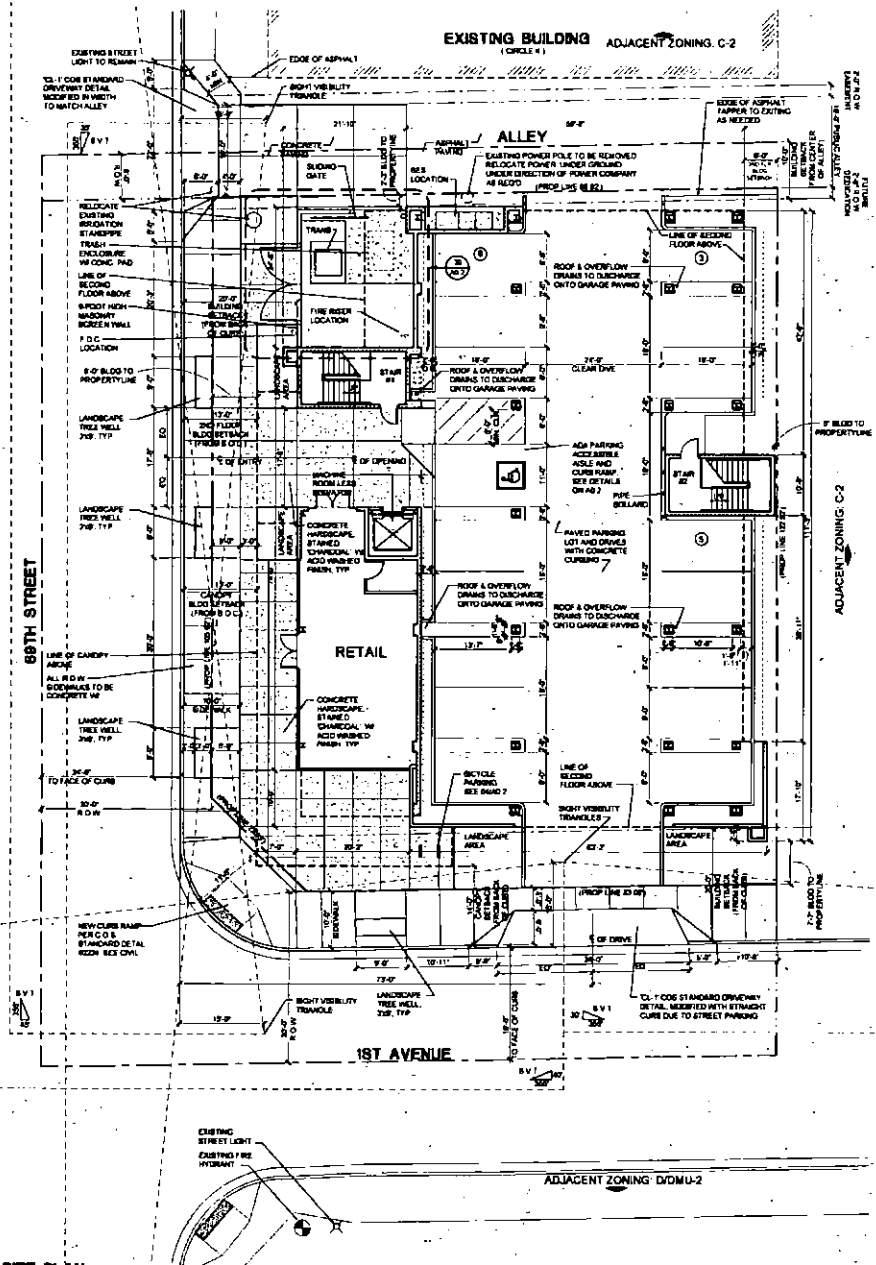
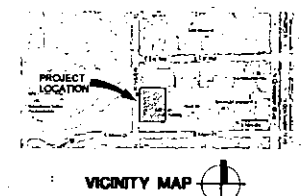
TOTAL: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)

OFF SITE PARKING PROVIDED VIA CITY "IN-LEVEL" PARKING PROGRAM

PARKING CALCULATIONS (FACTORS):

PER ICD 8 (BICYCLE PARKING IS ONLY REQUIRED IF 40 PARKING SPACES OR MORE ARE REQUIRED TO SERVE THE SITE)

PARKING PROVIDED: 33 SPACES



| 1ST AVENUE FRONTAGE SETBACK | | | | |
|-----------------------------|---------------------------------------|-----------|---------------------|---------------------|
| SECTANT | DESCRIPTION | DIMENSION | PERCENTAGE REQUIRED | PERCENTAGE PROVIDED |
| A | OVERALL LENGTH | 32'-0" | | |
| A1 | LENGTH ON SETBACK LINE | 87'-7" | 25% (MIN) | 70% |
| A2 | LENGTH ON SETBACK LINE BEYOND SETBACK | 27'-0" | 75% (MAX) | 30% |

| 89TH STREET FRONTAGE SETBACK | | | | |
|------------------------------|---------------------------------------|-----------|---------------------|---------------------|
| SECTANT | DESCRIPTION | DIMENSION | PERCENTAGE REQUIRED | PERCENTAGE PROVIDED |
| B | OVERALL LENGTH | 156'-0" | | |
| B1 | LENGTH ON SETBACK LINE | 14'-7" | 25% (MIN) | 8% |
| B2 | LENGTH ON SETBACK LINE BEYOND SETBACK | 10'-7" | 75% (MAX) | 32% |
| B3 | LENGTH ON SETBACK LINE BEYOND SETBACK | 24'-0" | 75% (MAX) | 32% |

BUILDING SETBACK EXHIBIT

PRELIMINARY SITE PLAN



GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR LIMITED INFORMATION
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS

MATERIAL/FINISH SCHEDULE:

| KEY | DESCRIPTION |
|-----|--|
| 1 | 1/2" x 1/4" UP PAINTER'S STICKED BOARD HANDOUT |
| 2 | STAINLESS STEEL CABLE RING SYSTEM WITH PAINTED FRAME |
| 3 | SLUGGOS FINISH SYSTEM OVER WALL FACE PLANK |
| 4 | LIMESTONE TILE VENEER |
| 5 | ACM METAL PANEL PARDEA ELEVANT |
| 6 | METAL DECK MECHANICAL BREAKER ON GATE PANEL |

CANOPY KEY:

| KEY | DESCRIPTION |
|-----|---|
| 1 | STEEL WIDE FLANGE CANOPY BEAM OR LEDGER PAINTED 15' DEPTH |
| 2 | 2" x 1/4" ALUM WINDOW BRIDGE TO MATCH W/ WINDOW MULLIONS |
| 3 | 100% WOOD FINISH CANOPY SOFFIT |

GLAZING KEY:

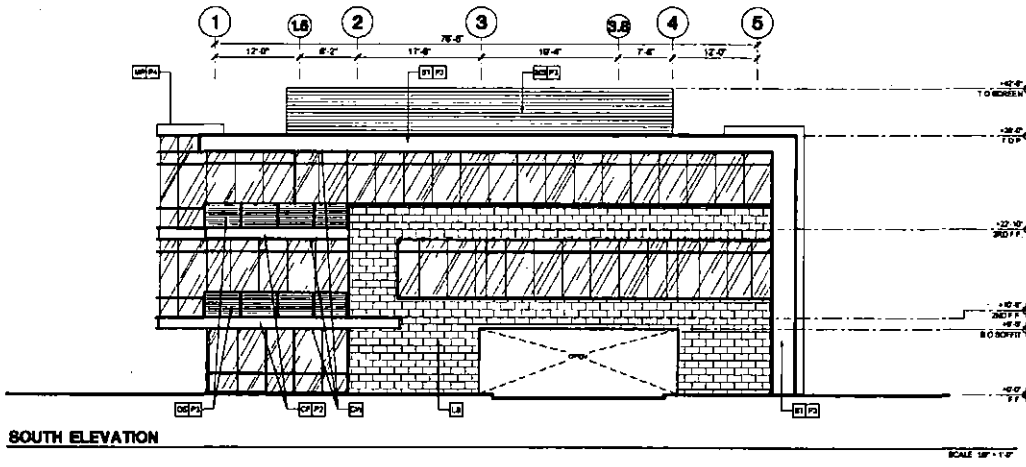
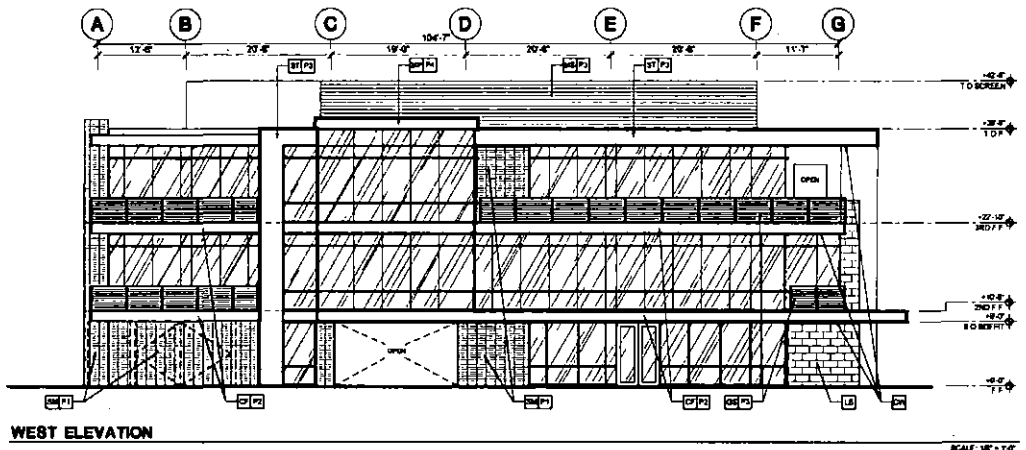
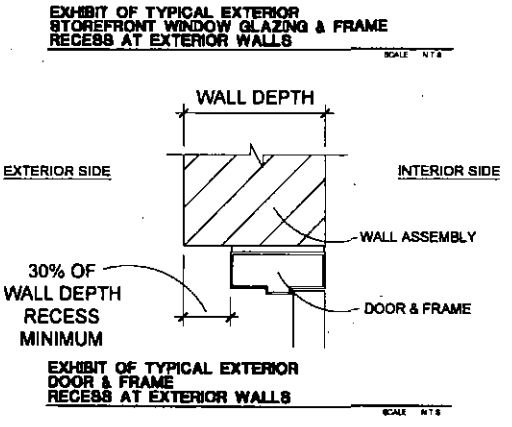
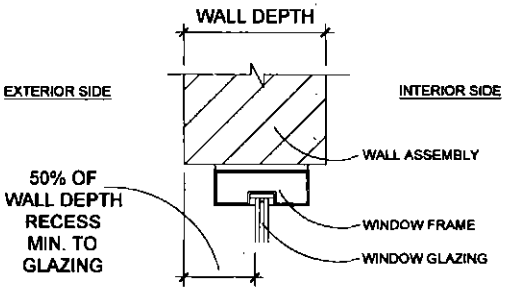
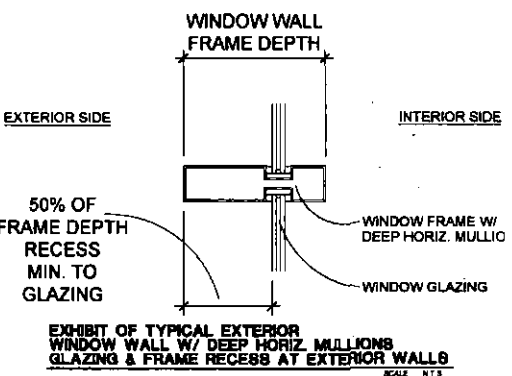
| MATERIAL | DESCRIPTION |
|----------|--|
| 1 | ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT 2ND AND 3RD FLOOR |
| 2 | ARCADIA BLACK (A-B) 1ST FLOOR FRONT 1ST FLOOR |
| 3 | 1" GLASS REFLECTIVE GLAZING 2ND & 3RD FLOOR |
| 4 | 1" CLEAR REFLECTIVE GLAZING 1ST FLOOR |
| 5 | 1/4" CLEAR GLAZING UP CLEAR GLAZING |

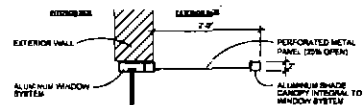
PAINT KEY:

| KEY | DESCRIPTION |
|-----|--|
| 1 | CLARK EDWARDS # DEERB VOIE (LUV 40) |
| 2 | CLARK EDWARDS # DEERB BLACK (E) (LUV 5) |
| 3 | CLARK EDWARDS # DEERB VAPOR (LUV 75) |
| 4 | CLARK EDWARDS # DEERB STORM CLOUD (LUV 21) |

PAINTING NOTES:

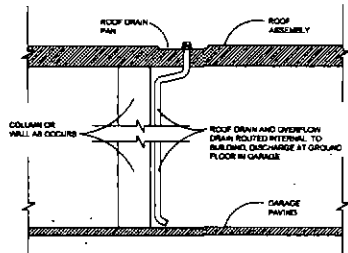
- PAINTER TO PROVIDE FOUR COLOR SAMPLES WITH ALL DECORATIVE SAMPLES MAILED AND PAINTED IN COLORS TO BE SELECTED
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIALS COLORS - NO FANES BY CHANCE PRIOR TO APPLICATION ON BUILDING FACADE
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT





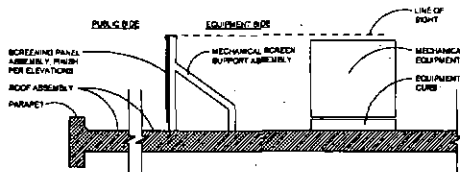
INTEGRAL WINDOW SHADE CANOPY EXHIBIT

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



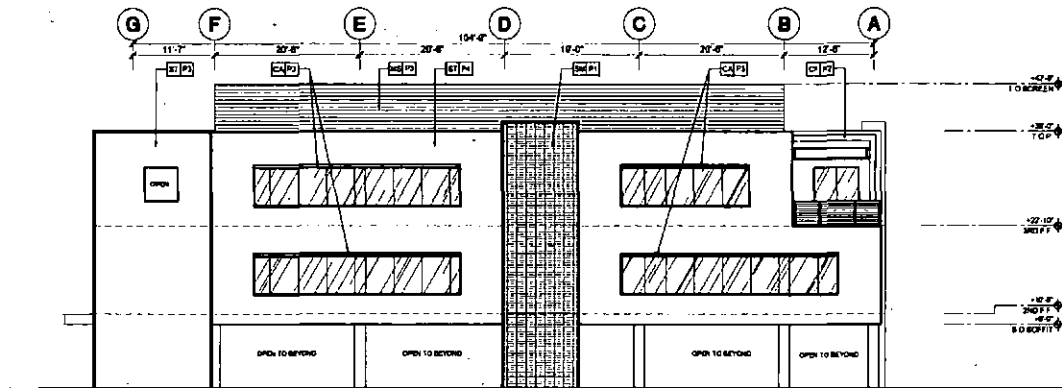
ROOF DRAIN EXHIBIT

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



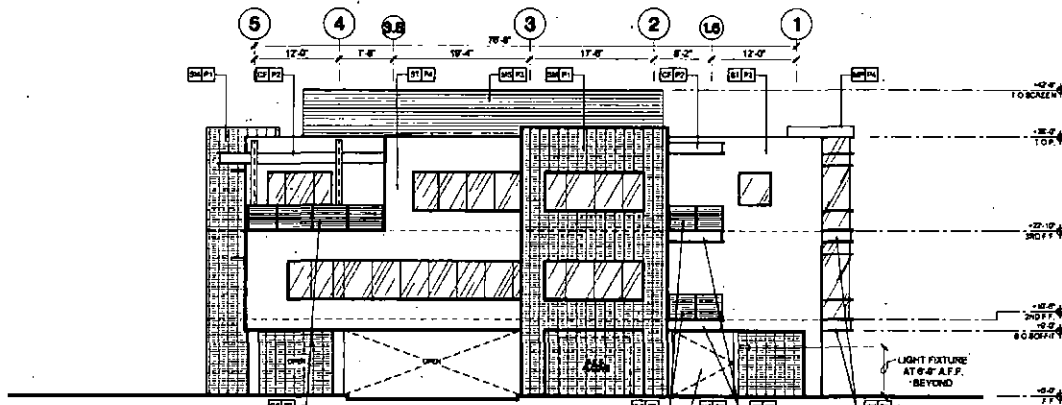
MECHANICAL SCREENING EXHIBIT

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



EAST ELEVATION

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



NORTH ELEVATION

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

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LATEST INFORMATION.
2. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

| KEY | DESCRIPTION |
|-----|--|
| 1 | 4" x 8" x 1/2" PAINTED GRACED BOND WOODENY |
| 2 | STAINLESS STEEL CABLE RAIL SYSTEM WITH PAINTED FRAME |
| 3 | BLUCCO FINISH SYSTEM OVER WALL PER PLAN |
| 4 | LIMESTONE TILE VENEER |
| 5 | ACM METAL PANEL FABRICA (CLEAR) |
| 6 | METAL DECK MECHANICAL SCREEN OR GATE PANEL |

CANOPY KEY:

| KEY | DESCRIPTION |
|-----|--|
| 1 | STEEL WIDE FLANGE CANOPY BEAM OR LEDGER, PAINTED 1/2" DEEP |
| 2 | 2.5" x 2" ALUM WINDOW BLADES TO MATCH WINDOW BLADES |
| 3 | TRIP WOOD FINISH CANOPY ROOF |

GLAZING KEY:

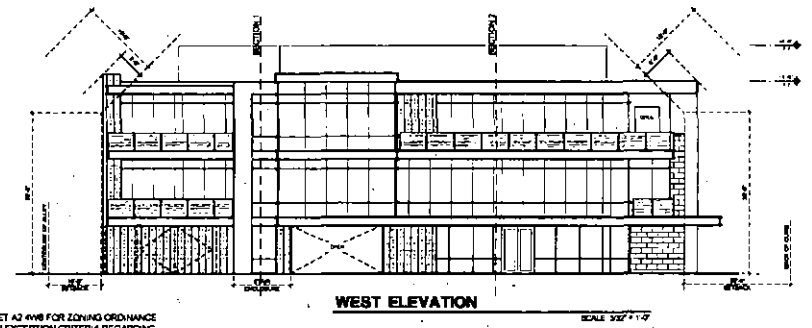
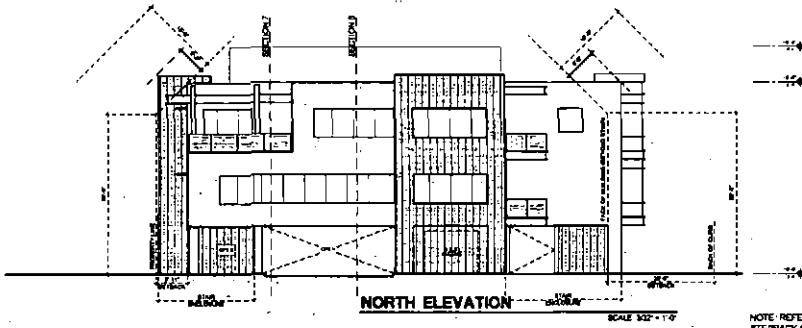
| KEY | DESCRIPTION |
|-----|--|
| 1 | ARCADA CLEAR ANNOXIDIZED ALUMINUM STOREFRONT 2ND AND 3RD FLOOR |
| 2 | ARCADA BLACK ANNEAL STOREFRONT 1ST FLOOR |
| 3 | 1" BLUE REFLECTIVE GLAZING 2ND & 3RD FLOOR |
| 4 | 1" CLEAR REFLECTIVE GLAZING AT 1ST FLOOR |
| 5 | 1/2" CLEAR GLAZING |

PAINT KEY:

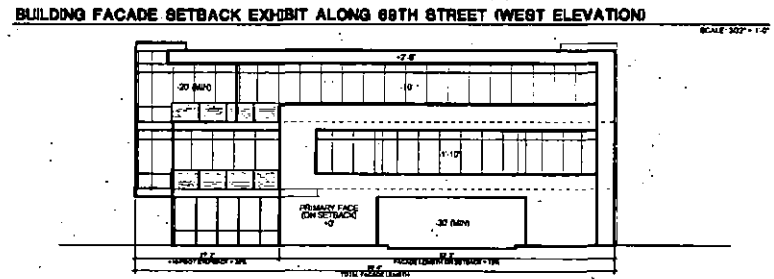
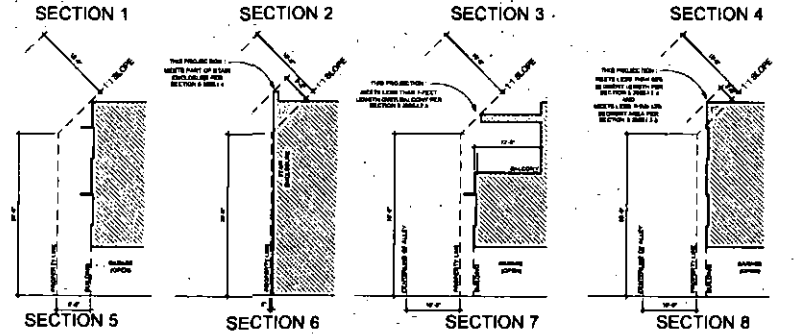
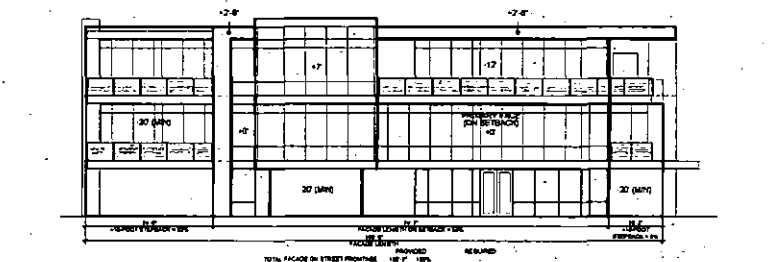
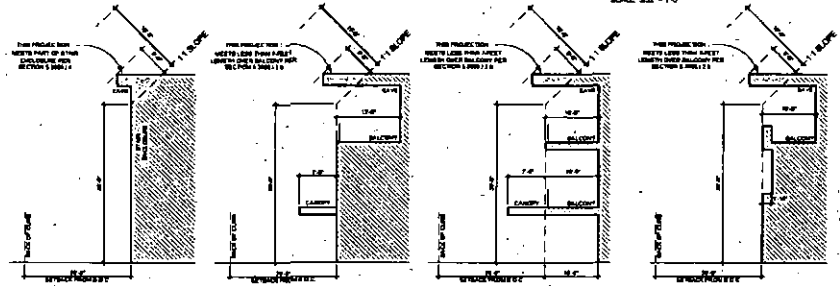
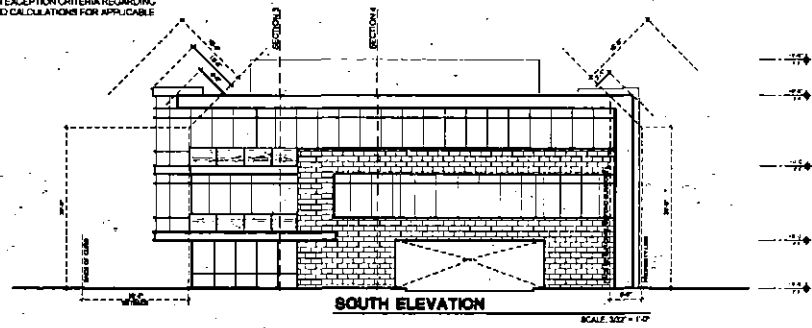
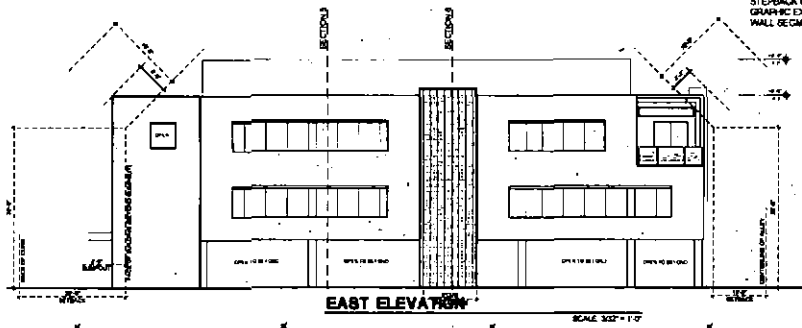
| KEY | DESCRIPTION |
|-----|--|
| 1 | DUCK EGG WHITE & DESIG FOR (L.V. 50) |
| 2 | DUCK EGG WHITE & DESIG BLACK (L.V. 50) |
| 3 | DUCK EGG WHITE & DESIG VAPOR (L.V. 75) |
| 4 | DUCK EGG WHITE & DESIG 9 (L.V. 21) |

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SAMPLES WITH ALL DECORATIVE SANDS MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORING.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADE.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.



NOTE: REFER TO SHEET A2.4WB FOR ZONING ORDINANCE SETBACK (INCURSION) EXCEPTION CRITERIA REGARDING GRAPHIC EXHIBITS AND CALCULATIONS FOR APPLICABLE WALL SEGMENTS



| SEGMENT #16 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1):

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #12 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #13 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #14 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #15 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #9 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #8 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #10 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

| SEGMENT #11 | SEGMENT SURFACE AREA CALCULATION | | | PERCENTAGE | | |
|---|----------------------------------|--------|------|------------|--------|------|
| | ALLOWABLE | ACTUAL | | ALLOWABLE | ACTUAL | |
| TOTAL SURFACE AREA | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA NOT PROJECTING INTO SETBACK PLANE | 180 SF | 180 SF | 100% | 100% | 100% | 100% |
| AREA OF PROJECTION WITHIN SETBACK PLANE | 0 SF | 0 SF | 0% | 0% | 0% | 0% |

SEGMENT LENGTH CALCULATION

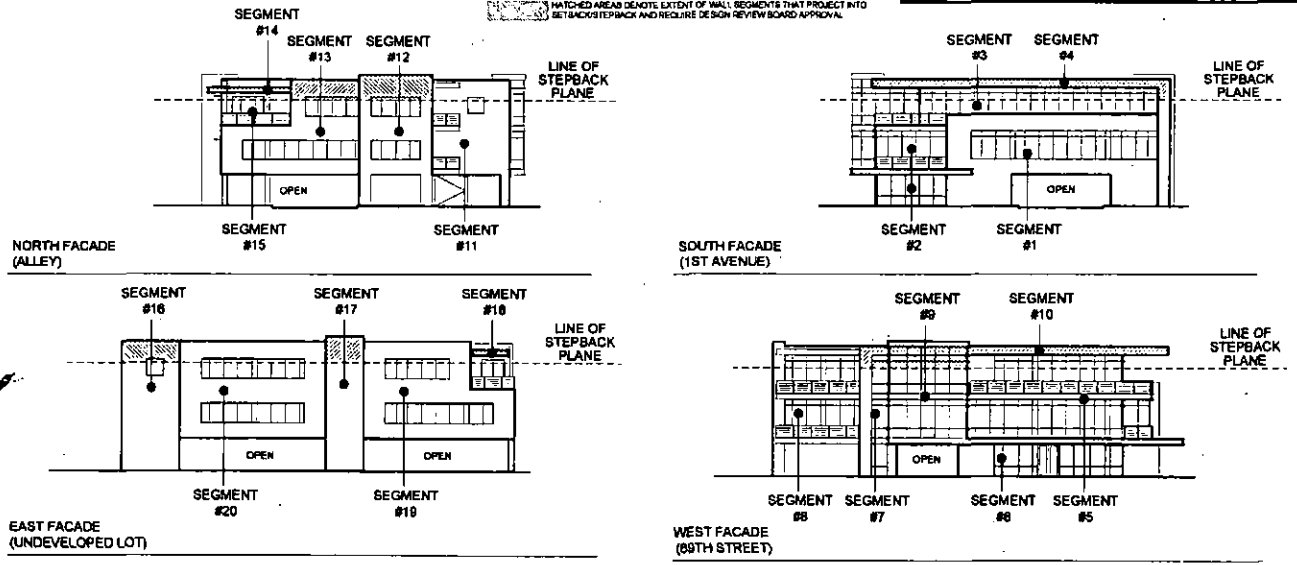
| ALLOWABLE | ACTUAL | |
|-----------|--------|------|
| 100 FT | 100 FT | 100% |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 3.08B(1) HAVE BEEN MET:

- Subject to design approved by the Development Review Board, the following exceptions to building setbacks, setbacks and setbacks standards are allowed:
 - A maximum of 10% for setbacks and other criteria are not applicable, setbacks and setbacks.

SETBACK/STEPBACK FACADE EXHIBIT

HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACKS/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL.

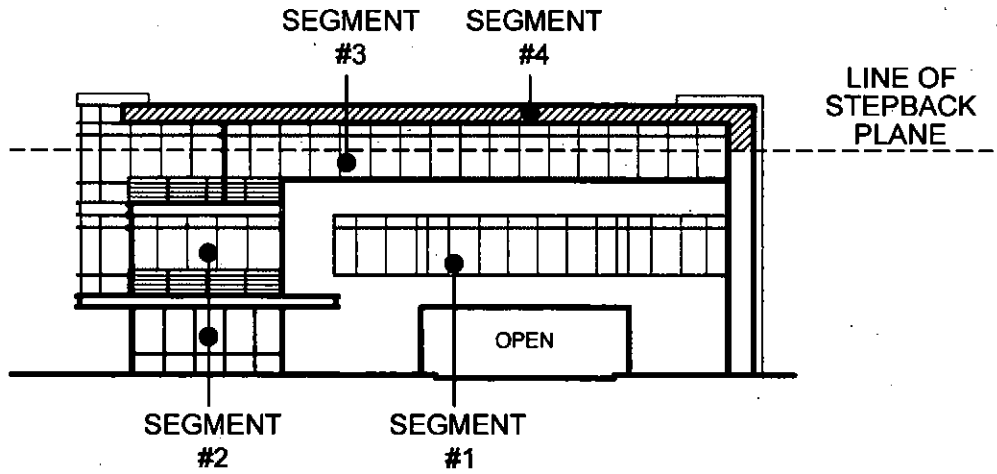


BUILDING FACADE WALL SEGMENT STEPPACK INCUSSIONS AND CALCULATIONS FOR APPLICABLE ZONING ORDINANCE EXCEPTION EXHIBIT

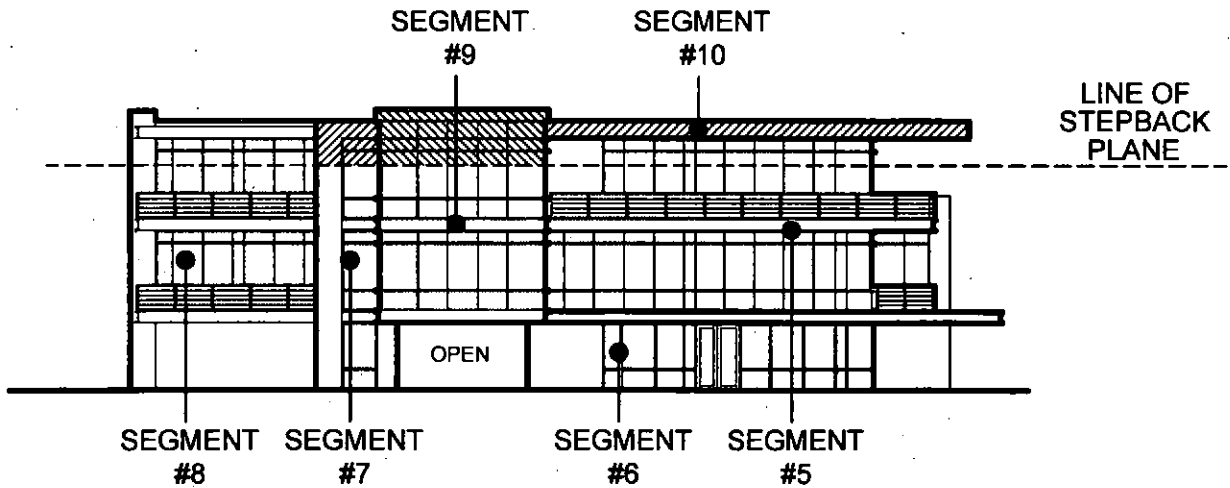
SETBACK/STEPBACK FACADE EXHIBIT



HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACK/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL



SOUTH FACADE
(1ST AVENUE)

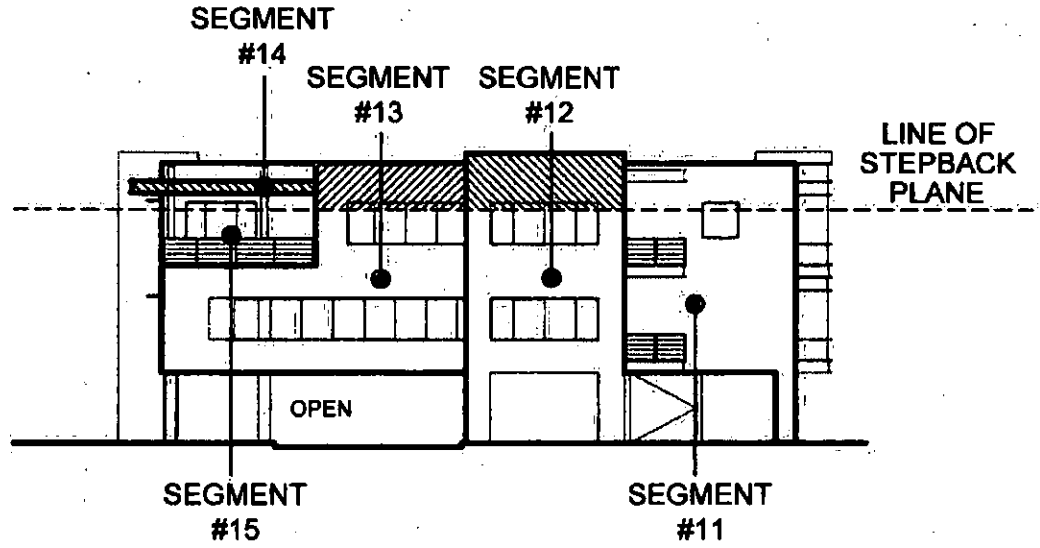


WEST FACADE
(69TH STREET)

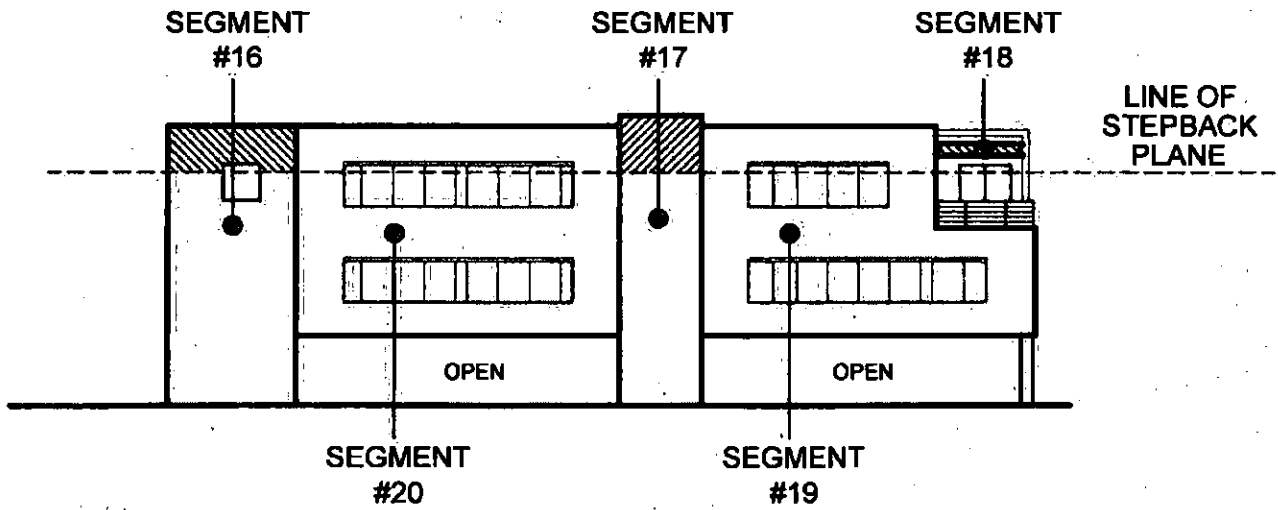
SETBACK/STEPBACK FACADE EXHIBIT



HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACK/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL



NORTH FACADE
(ALLEY)



EAST FACADE
(UNDEVELOPED LOT)

SETBACK/STEPBACK EXCEPTIONS EXHIBIT

| | |
|-----------------------|--|
| SEGMENT #1 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-----------------------|--|

| | |
|-----------------------|--|
| SEGMENT #2 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
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|-----------------------|--|
| SEGMENT #3 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-----------------------|--|

| | | | |
|---|--|-------------------|-----------------------|
| SEGMENT #4 | SEGMENT SURFACE AREA CALCULATION | | |
| | | | PERCENTAGE |
| | | | ALLOWABLE ACTUAL |
| | TOTAL SURFACE AREA: | 309 SF | * N/A |
| | AREA NOT PROJECTING INTO STEPBACK PLANE: | 100 SF | * N/A |
| | AREA OF PROJECTION WITHIN STEPBACK: | 209 SF | * N/A |
| | | | 68% |
| | SEGMENT LENGTH CALCULATION | | |
| | | | ALLOWABLE ACTUAL |
| | TOTAL SEGMENT LENGTH: | | * N/A 84'-4" |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | | * N/A 100% | |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE: | | * N/A 84'-4" | |

THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

| | |
|-----------------------|--|
| SEGMENT #5 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-----------------------|--|

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|-----------------------|--|
| SEGMENT #6 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
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| | | | |
|---|--|-------------------|-----------------------|
| SEGMENT #7 | SEGMENT SURFACE AREA CALCULATION | | |
| | | | PERCENTAGE |
| | | | ALLOWABLE ACTUAL |
| | TOTAL SURFACE AREA: | 308 SF | * N/A |
| | AREA NOT PROJECTING INTO STEPBACK PLANE: | 261 SF | * N/A |
| | AREA OF PROJECTION WITHIN STEPBACK: | 47 SF | * N/A |
| | | | 15% |
| | SEGMENT LENGTH CALCULATION | | |
| | | | ALLOWABLE ACTUAL |
| | TOTAL SEGMENT LENGTH: | | * N/A 7'-10" |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | | * N/A 100% | |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE: | | * N/A 7'-10" | |

THIS FACADE SEGMENT IS A PART OF AN EXIT STAIR ENCLOSURE.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.

SETBACK/STEPBACK EXCEPTIONS EXHIBIT

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|-----------------------|--|
| SEGMENT #8 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-----------------------|--|

| | | | |
|--|---|------------|----------------------|
| SEGMENT #9 | SEGMENT SURFACE AREA CALCULATION | | |
| | | PERCENTAGE | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SURFACE AREA: | 630 SF | - |
| | AREA NOT PROJECTING INTO STEPBCK PLANE: | 457 SF | 73% |
| | AREA OF PROJECTION WITHIN STEPBCK: | 173 SF | LESS THAN 33% 27% |
| | SEGMENT LENGTH CALCULATION | | |
| | ALLOWABLE | ACTUAL | |
| TOTAL SEGMENT LENGTH: | - | 23'-0" | |
| PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE: | LESS THAN 50% | 100% | |
| LENGTH OF PROJECTION WITHIN STEPBCK PLANE: | 41'-11" | 23'-0" | |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in I.2. above), is allowed for projections that:
 - a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and
 - b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.

| | | | |
|--|---|------------|---------------|
| SEGMENT #10 | SEGMENT SURFACE AREA CALCULATION | | |
| | | PERCENTAGE | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SURFACE AREA: | 131 SF | * N/A |
| | AREA NOT PROJECTING INTO STEPBCK PLANE: | 0 SF | * N/A 0% |
| | AREA OF PROJECTION WITHIN STEPBCK: | 131 SF | * N/A 100% |
| | SEGMENT LENGTH CALCULATION | | |
| | ALLOWABLE | ACTUAL | |
| TOTAL SEGMENT LENGTH: | * N/A | 56'-4" | |
| PERCENTAGE OF PROJECTION WITHIN STEPBCK PLANE: | * N/A | 100% | |
| LENGTH OF PROJECTION WITHIN STEPBCK PLANE: | * N/A | 56'-4" | |

* THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7- FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:
 - a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

| | |
|------------------------|--|
| SEGMENT #11 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|------------------------|--|

SETBACK/STEPBACK EXCEPTIONS EXHIBIT

| SEGMENT #12 | SEGMENT SURFACE AREA CALCULATION | | |
|--|--|------------|---------------|
| | | PERCENTAGE | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SURFACE AREA: | 848 SF | - |
| | AREA NOT PROJECTING INTO STEPBACk PLANE: | 794 SF | 84% |
| | AREA OF PROJECTION WITHIN STEPBACk: | 152 SF | LESS THAN 33% |
| | 16% | | |
| | SEGMENT LENGTH CALCULATION | | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SEGMENT LENGTH: | - | 40'-0" |
| PERCENTAGE OF PROJECTION WITHIN STEPBACk PLANE: | LESS THAN 50% | 51% | |
| LENGTH OF PROJECTION WITHIN STEPBACk PLANE: | 19'-11" | 20'-8" | |
| <p>WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:</p> <p>3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in 1.2. above), is allowed for projections that:</p> <p>a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and</p> <p>b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.</p> | | | |

| SEGMENT #13 | SEGMENT SURFACE AREA CALCULATION | | |
|--|--|------------|---------------|
| | | PERCENTAGE | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SURFACE AREA: | 784 SF | - |
| | AREA NOT PROJECTING INTO STEPBACk PLANE: | 678 SF | 85% |
| | AREA OF PROJECTION WITHIN STEPBACk: | 116 SF | LESS THAN 33% |
| | 15% | | |
| | SEGMENT LENGTH CALCULATION | | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SEGMENT LENGTH: | - | 39'-0" |
| PERCENTAGE OF PROJECTION WITHIN STEPBACk PLANE: | LESS THAN 50% | 49% | |
| LENGTH OF PROJECTION WITHIN STEPBACk PLANE: | 19'-5" | 19'-4" | |
| <p>WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.1.3 HAVE BEEN MET:</p> <p>3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and setback standards above the first floor (not specified in 1.2. above), is allowed for projections that:</p> <p>a. Are less than fifty (50) percent of the length of the segment of the building façade where the projections occur; and</p> <p>b. Are less than thirty-three (33) percent of the surface area of the segment of the building façade where the projections occur.</p> | | | |

| SEGMENT #14 | SEGMENT SURFACE AREA CALCULATION | | |
|--|--|------------|--------|
| | | PERCENTAGE | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SURFACE AREA: | 36 SF | * N/A |
| | AREA NOT PROJECTING INTO STEPBACk PLANE: | 0 SF | * N/A |
| | AREA OF PROJECTION WITHIN STEPBACk: | 36 SF | * N/A |
| | 100% | | |
| | SEGMENT LENGTH CALCULATION | | |
| | | ALLOWABLE | ACTUAL |
| | TOTAL SEGMENT LENGTH: | * N/A | 23'-8" |
| PERCENTAGE OF PROJECTION WITHIN STEPBACk PLANE: | * N/A | 100% | |
| LENGTH OF PROJECTION WITHIN STEPBACk PLANE: | * N/A | 23'-8" | |
| <p>THIS FACADE SEGMENT IS A ROOF EXTENSION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7- FEET.</p> <p>WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.1.1:</p> <p>2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and setback standards are allowed:</p> <p>a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.</p> | | | |

| | |
|------------------------|---|
| SEGMENT #15 | <p>NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE.</p> |
|------------------------|---|

SETBACK/STEPBACK EXCEPTIONS EXHIBIT

| SEGMENT #16 | SEGMENT SURFACE AREA CALCULATION | | | |
|---|--|------------|--------|----|
| | | PERCENTAGE | | |
| | | ALLOWABLE | ACTUAL | |
| | TOTAL SURFACE AREA: | 584 SF | * N/A | - |
| | AREA NOT PROJECTING INTO STEPBACK PLANE: | 523 SF | * N/A | 0% |
| AREA OF PROJECTION WITHIN STEPBACK: | 71 SF | * N/A | 12% | |
| SEGMENT LENGTH CALCULATION | | | | |
| | ALLOWABLE | ACTUAL | | |
| TOTAL SEGMENT LENGTH: | * N/A | 16'-6" | | |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 100% | | |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 16'-6" | | |

- THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LEES THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

- Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:
 - A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

| SEGMENT #17 | SEGMENT SURFACE AREA CALCULATION | | | |
|---|--|------------|--------|-----|
| | | PERCENTAGE | | |
| | | ALLOWABLE | ACTUAL | |
| | TOTAL SURFACE AREA: | 398 SF | * N/A | - |
| | AREA NOT PROJECTING INTO STEPBACK PLANE: | 320 SF | * N/A | 81% |
| AREA OF PROJECTION WITHIN STEPBACK: | 78 SF | * N/A | 19% | |
| SEGMENT LENGTH CALCULATION | | | | |
| | ALLOWABLE | ACTUAL | | |
| TOTAL SEGMENT LENGTH: | * N/A | 10'-8" | | |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 100% | | |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 10'-8" | | |

- THIS FACADE SEGMENT IS A PART OF AN EXIT STAIR ENCLOSURE.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

- Subject to design approval by the Development Review Board, an exception to the setback standard is allowed for stairwells and elevator shafts.

| SEGMENT #18 | SEGMENT SURFACE AREA CALCULATION | | | |
|---|--|------------|--------|----|
| | | PERCENTAGE | | |
| | | ALLOWABLE | ACTUAL | |
| | TOTAL SURFACE AREA: | 16 SF | * N/A | - |
| | AREA NOT PROJECTING INTO STEPBACK PLANE: | 0 SF | * N/A | 0% |
| AREA OF PROJECTION WITHIN STEPBACK: | 16 SF | * N/A | 100% | |
| SEGMENT LENGTH CALCULATION | | | | |
| | ALLOWABLE | ACTUAL | | |
| TOTAL SEGMENT LENGTH: | * N/A | 10'-10" | | |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 100% | | |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE: | * N/A | 10'-10" | | |

- THIS FACADE SEGMENT IS A ROOF EXTENTION THAT COVERS A BALCONY AND ENCROACHES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.:

- Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:
 - A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

| | |
|---------------------|--|
| SEGMENT #19 & 20 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENCROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|---------------------|--|



LGE | DESIGNGROUP

RENDERING VIEWS

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.

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fi andante
LAW GROUP

Scottsdale, Arizona
2016.12.22

LGE
DESIGN GROUP

ATTACHMENT #9



Scottsdale, Arizona
2016.12.22

LGE | DESIGNGROUP

PROPOSED RENDERING - CORNER OF 69TH ST & 1ST AVE

This artist rendering is for conceptual design only and should not be referred to as a construction document.

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9TH STREET - STREETSCAPE ELEVATION - EXISTING N.T.S.



9TH STREET - STREETSCAPE ELEVATION - PROPOSED N.T.S.



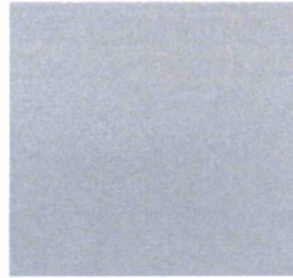
ST AVENUE - STREETSCAPE ELEVATION - EXISTING N.T.S.



ST AVENUE - STREETSCAPE ELEVATION - PROPOSED N.T.S.



Silver Pearla
Trosians Travertine Tile



P1 - Foil
DE6360 - LRV 50
Dunn Edwards



P2 - Black Tie
DE6357 - LRV 6
Dunn Edwards



P3 - Vapor
DE6358 - LRV 7
Dunn Edwards

P4 - Storm Cloud
DE6362 - LRV 2
Dunn Edwards



Rendering View

LGE | DESIGNGROUP

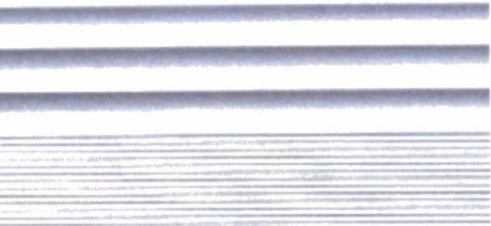
COLOR BOARD

THIS COLOR BOARD IS A REPRESENTATION OF THE FINAL DESIGN AND IS NOT A CONTRACT DOCUMENT. IT IS THE PROPERTY OF LGE DESIGN GROUP AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LGE DESIGN GROUP. THE COLOR BOARD IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF LGE DESIGN GROUP.



Scottsdale, Arizona
2016 . 12 . 23





Aluminum Storefront - Clear (AC-2)
Arcadia



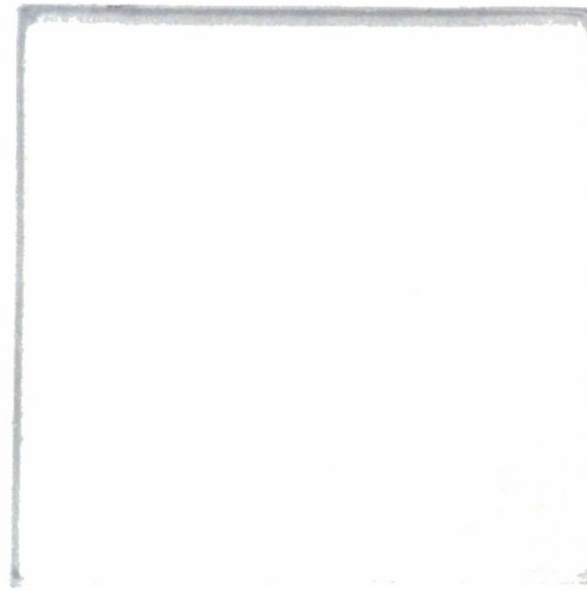
Aluminum Storefront - Black (AB-8)
Arcadia



CW - Wood Soffit
Havana Gold
Trex Transcend



Glass - Blue Reflective



Glass - Clear

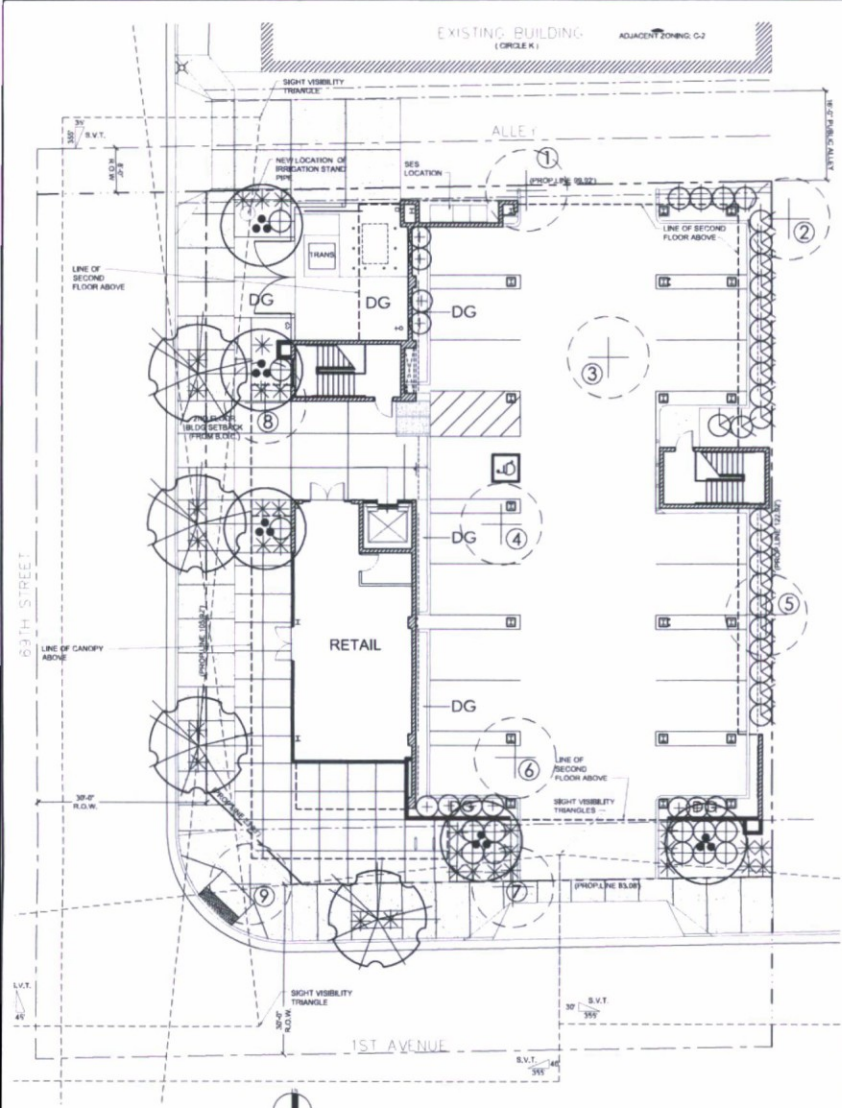


Rendering View

LGE | DESIGNGROUP

COLOR BOARD

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LANDSCAPE LEGEND

- QUERCUS VIRGINIANA LIVE OAK (3.5" CALIP.) 48" BOX (MATCHING) (4)
- SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL 36" BOX 2.5" CALIP. MULTI (5)
- MÜHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (17)
- PEDILANTHUS SP. LADY SLIPPER 5 GALLON (11)
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (22)
- AGAVE GEMMIFLORA TWIN FLOWERED AGAVE 5 GALLON (MATCHING) (33)
- 3/4" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

NOTES:

ALL NEW TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SINGLE TRUNK CALIPER SIZE OF TWO (2) INCHES; AND, ANY NEW SHRUB SHALL HAVE A PLANTING SIZE OF FIVE GALLON.

ADDITIONAL LANDSCAPE PLANT MATERIAL SHALL BE PROVIDED THAT A MAXIMUM SEPARATION BETWEEN SHRUBS, TREES AND GROUND COVER LIMITS DOES NOT EXCEED SEVEN (7) FEET IN WIDTH.

EXISTING TREES: (ALL TO BE REMOVED)

- ① 6" CALIPER AFRICAN SUMAC (POOR CONDITION)
- ② 6" MEXICAN PALO VERDE (POOR CONDITION)
- ③ 10" AFRICAN SUMAC (POOR CONDITION)
- ④ 10" AFRICAN SUMAC (POOR CONDITION)
- ⑤ 8" MEXICAN PALO VERDE (POOR CONDITION)
- ⑥ 8" AFRICAN SUMAC (POOR CONDITION)
- ⑦ 25' TALL CALIFORNIA FAN PALM (GOOD COND.)
- ⑧ 15' TALL CALIFORNIA FAN PALM (GOOD COND.)
- ⑨ 45' TALL MEXICAN FAN PALM (POOR COND.)

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE. PROVIDE 5% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LINE AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX. NO TURF AREAS ARE TO BE PROVIDED. SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELEC DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND SLOPE RATIOS.

SUMMARY DATA TABLE:

| | |
|-----------------------------|------------|
| LANDSCAPE IN R.O.W. | 108 SQ.FT. |
| ON-SITE LANDSCAPE AREA: | 910 SQ.FT. |
| PARKING LOT LANDSCAPE AREA: | 888 SQ.FT. |

PROJECT DATA:

| | |
|----------------------|---|
| PROJECT ADDRESS: | 6900 EAST 1ST AVE. SCOTTSDALE, ARIZONA 85251 |
| DEVELOPER: | LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ 85018 |
| PROJECT SCOPE: | NEW 3 STORY BUILDING AND SITE WORK MIXED USE OFFICE AND RETAIL. |
| CURRENT ZONING: | C-2 (D) |
| COUNTY PARCEL NO.: | 190-1-028, 190-1-058 |
| SITE AREA: | 20.925 A.C. (9.48 ACRES) |
| GROSS: | 13.294 A.C. (8.30 ACRES) |
| NET: | 3 STORES |
| GROSS BUILDING S.F.: | |
| 1ST FLOOR: | 1,445 S.F. |
| 2ND FLOOR: | 7,979 S.F. |
| 3RD FLOOR: | 4,250 S.F. |
| TOTAL: | 13,274 S.F. |
| LOT COVERAGE: | 10.8% |
| OCCUPANCY: | 8.18 |
| CONSTRUCTION TYPE: | 8-8 |

| | |
|---|---|
| PARKING CALCULATIONS (VEHICULAR) | |
| MIXED USE (COUNTDOWN OVERLAY TYPE IV) 1030 | |
| PARKING W/AVENUE IN D-2: 2,000 S.F. PER LOT | |
| 15,274 S.F. ÷ 4,000 S.F. = 11.274 S.P. | |
| 11.274 S.P. × 308 = 33 TOTAL PARKING SPACES REQUIRED | |
| PARKING PROVIDED: | 33 SPACES (32 STANDARD + 1 ACCESSIBLE) |
| PARKING REQUIRED: | ON SITE: 17 SPACES (16 STANDARD + 1 ACCESSIBLE) |
| OFF SITE: | 16 SPACES (15 STANDARD + 1 ACCESSIBLE) |
| TOTAL: | 33 SPACES (32 STANDARD + 1 ACCESSIBLE) |
| OFF SITE PARKING PROVIDED VIA CITY 'TRUCKS' PARKING PROGRAM | |
| PARKING CALCULATIONS (BI-CYCLE) | |
| PARKING REQUIRED: | 2 SPACES |
| PARKING PROVIDED: | 2 SPACES |

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT OF OCCUPANCY IS ISSUED.

Case No: 47 - DR - 2016

PRELIMINARY LANDSCAPE PLAN



ALL LANDSCAPED AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING MEDIANS), SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LITTER AND WEED-FREE CONDITION IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, ANNI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
(Property Owner, Developer or Homeowner's Association)

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 268-8819
EMAIL: tjmcqueen@tjma.com

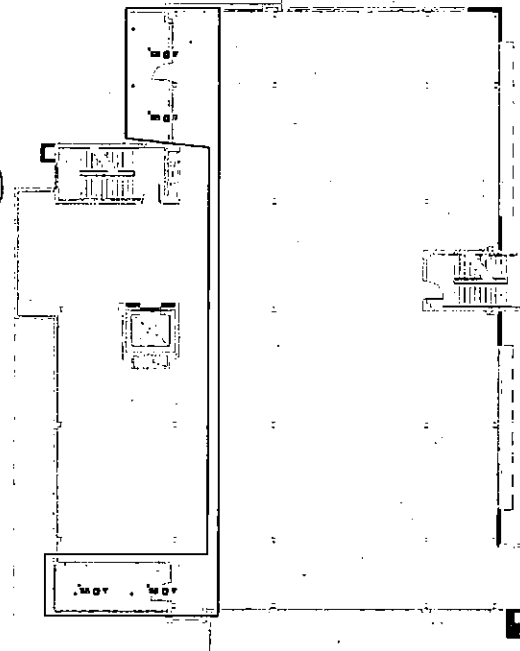
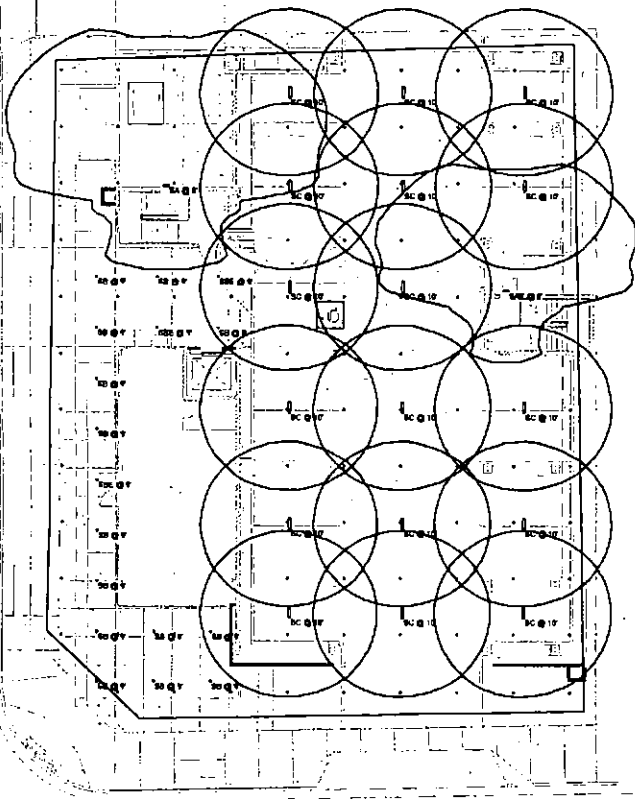
LGE DESIGN GROUP
ANDANTE LAW GROUP
LG DESIGN B
SHEET TITLE: LANDSCAPE PLAN
SHEET DATE: _____
DRAWN BY: _____
CHECKED BY: _____
PROJECT NO.: _____
SHEET: _____
La.

Schedule

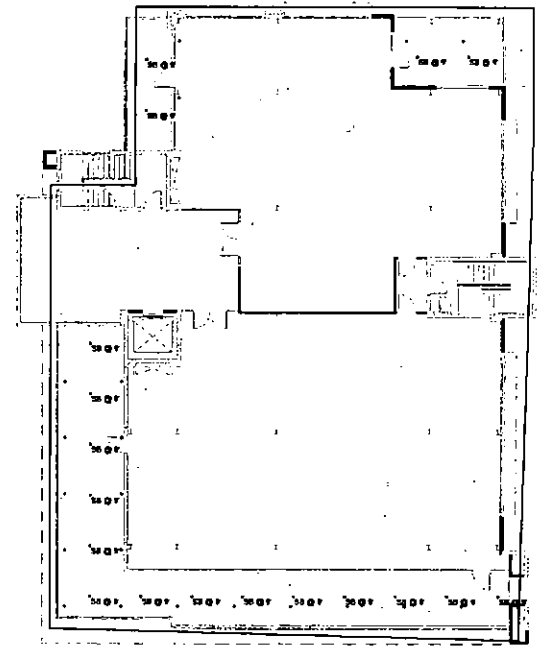
| Symbol | Lead | Quantity | Manufacturer | Catalog Number | Description | Level | Mounting | Height | Watts Per Lamp | Light Loss Factor | Weight |
|----------|------|----------|-----------------------|--------------------------------|---|-------|----------|--------|----------------|-------------------|--------|
| [Symbol] | SA | 1 | Lithonia Lighting | OSWY LED 180 120 40W 14W 14W | WALL MOUNT LED | LED | | | 3700 | 0.81 | 38.8 |
| [Symbol] | SAE | 1 | Lithonia Lighting | OSWY LED 180 120 40W 14W 14W | WALL MOUNT LED WITH EMERGENCY BATTERY | LED | | | 3700 | 0.81 | 18.1 |
| [Symbol] | SR | 20 | Lithonia Lighting Inc | FR-111111-111111-111111-111111 | RECESSED 4" LED DOWNLIGHT | LED | 1 | | 1478 | 0.73 | 10 |
| [Symbol] | SBE | 1 | Lithonia Lighting Inc | FR-111111-111111-111111-111111 | RECESSED 4" LED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY | LED | 1 | | 1478 | 0.73 | 10 |
| [Symbol] | SC | 1 | Lithonia Lighting | FR-111111-111111-111111-111111 | 2 SURFACE MOUNT LINEAR | LED | 1 | | 1813 | 0.81 | 18.78 |

Statistics

| Description | Symbol | Avg | Min | Max | Length |
|----------------|--------|------|------|-------|--------|
| PERIMETER LINE | | 0.1% | 0.0% | 0.0% | NA |
| SECOND FLOOR | | 4.8% | 2.7% | 24.8% | 3.21 |
| SITE | | 3.3% | 2.0% | 6.0% | NA |
| THIRD FLOOR | | 7.1% | 7.4% | 8.8% | 5.11 |



2ND FLOOR



3RD FLOOR

PHOTOMETRIC SITE PLANS



YOUR OWN RESPONSIBILITY, INC.
 1. 8. 1000 W. 1000 N.
 PHOENIX, AZ 85007
 TEL: 602-971-1000

IGE DESIGN GROUP

ANDANTE LAW GROUP

IG DESIGN GROUP

MANUFACTURER'S SHOP DRAWINGS FOR REFERENCE ONLY

SHEET TITLE: PHOTOMETRIC SITE PLANS
 SHEET DATE:

DRAWN BY:
 CHECKED BY:

PROJECT NO.:
 SHEET NO.:

PH



D-Series Size 1 LED Wall Luminaire

SA, SAE

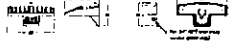
SA, SAE

Specifications

Luminaire
Height: 11.5" (292 mm)
Width: 4.5" (114 mm)
Depth: 2.5" (63 mm)
Weight: 1.5 lbs (0.7 kg)

Back Box (BMW ELCW)

Height: 12.5" (318 mm)
Width: 4.5" (114 mm)
Depth: 2.5" (63 mm)
Weight: 1.5 lbs (0.7 kg)



Introduction
The D-Series Wall Luminaire is a high quality recessed LED luminaire for hallway, stair, and kitchen use. It features a sleek, modern design and is carefully engineered for precise beam control, energy efficient lighting with a variety of optical and control options for enhanced performance. With an expected service life of over 50 years of nighttime use and up to 24 hr energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution and provides users the most exceptionally durable.

Ordering & Examples

EXAMPLE: 05-0017 LED 200-1000 400-TM 10VOLT DIMMABLE

| Item | Qty | Part Number | Description | Notes |
|------|-----|-------------|-------------------------------------|-------|
| 1 | 1 | 05-0017 | LED 200-1000 400-TM 10VOLT DIMMABLE | |

Accessories
05-0018 LED 200-1000 400-TM 10VOLT DIMMABLE
05-0019 LED 200-1000 400-TM 10VOLT DIMMABLE
05-0020 LED 200-1000 400-TM 10VOLT DIMMABLE

LITHONIA LIGHTING
1000 Valley Road, Suite 100, Hampton, NJ 08034
Tel: (609) 278-8888

'SB', 'SBE'

gotbam



4" Eye Beam Lighting

- 4" Eye Beam Lighting
- 4" Eye Beam Lighting
- 4" Eye Beam Lighting
- 4" Eye Beam Lighting
- 4" Eye Beam Lighting

Dimensions

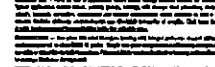
| Item | Qty | Part Number | Description | Notes |
|------|-----|-------------|-------------------------------------|-------|
| 1 | 1 | 05-0017 | LED 200-1000 400-TM 10VOLT DIMMABLE | |

| Item | Qty | Part Number | Description | Notes |
|------|-----|-------------|-------------------------------------|-------|
| 1 | 1 | 05-0017 | LED 200-1000 400-TM 10VOLT DIMMABLE | |

LITHONIA LIGHTING
1000 Valley Road, Suite 100, Hampton, NJ 08034
Tel: (609) 278-8888

LITHONIA LIGHTING

DMW2

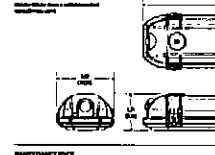


DMW2

- DMW2
- DMW2
- DMW2
- DMW2
- DMW2

Dimensions

| Item | Qty | Part Number | Description | Notes |
|------|-----|-------------|-------------------------------------|-------|
| 1 | 1 | 05-0017 | LED 200-1000 400-TM 10VOLT DIMMABLE | |



LITHONIA LIGHTING
1000 Valley Road, Suite 100, Hampton, NJ 08034
Tel: (609) 278-8888

TONY WOO COMMERCIAL, INC.
100 BELLEVILLE RD
SUITE 303
ROSELAND, NJ 08068
TEL: (609) 278-8888

Date: December 19, 2016

Project: Andante Law Group Building; Case Number 634-PA-2016

RE: Citizen Review Report

City of Scottsdale
Planning Department,

Our office sent out Design Review submittal notification letters via the US Mail on October 10th, 2016 to the neighboring property owners (as listed on the Maricopa County Assessors Website) of the proposed project site as directed by the City of Scottsdale Planning Department. The notification included a cover letter including a project narrative as well as site plan and exterior renderings of the proposed building for reference.

The response/non-response as of December 19th, 2016 to the above mentioned notifications are as follows.

- On 10-26-2016, a Mr. Steven Little contacted the City of Scottsdale via email with the following comments:

"We have significant concerns about increased traffic on 1st avenue and major parking issues as we own a home directly across the street at 6905 E. 1st Ave. Guest use 1st avenue to park on if this building is built our guest will have significant difficulties parking on 1st avenue. Also what is the proposed number of occupants for this office/retail space? Thanks much for consideration of these negative impacts to our property values. Sincerely Steven Little -- sent by Steven N. Little (case# 47-DR-2016)"

- On 11-10-2016, The City of Scottsdale in turn passed the information to LGE Design Group to contact Mr. Little, to discuss his concerns further.
- LGE has made several attempts starting on 11-17-16 to contact Mr. Little since being notified, however all attempts in reaching Mr. Little have been unsuccessful.
- To date, the LGE Design Group has not been contacted directly by any other property owner or member of the public, nor has the LGE Design Group been notified by the City of Scottsdale of any additional persons having comment besides Mr. Little.
- To date the US Mail has returned ten (10) of the mailings back to LGE as "return to sender/not able to deliver/not able to forward". The returned mail has been given to the City Of Scottsdale to keep on file as directed.

Sincerely,


Vince Dalke
Vice President/Principal
vdalke@lgedesigngroup.com

Date: October 10, 2016
Project: Andante Law Group Building; Case Number 634-PA-2016
RE: Design Review Submittal Notification

Dear Property Owner/Neighbor

Our office is the design firm working in conjunction with LGE Design Build for the development of an commercial property located at 6900 East 1st Avenue in Scottsdale Arizona.

The purpose of this letter is to inform you that we have submitted a Development Review application for the property described above to the City of Scottsdale. The scope of this project consists of a 3-story 15,374 S.F. professional Office building which consists of first floor retail space and an open parking garage and 2-stories of professional office space above. The project is compliant with the uses permitted within the C2/DO zoning district that the parcel resides. The Development Review process is a public process and as part of that review sequence the project will be presented to the Development Review Board in the coming weeks, with the date to be determined as we work through the project with the city staff.

If you have any questions about this project or the process you can contact our office per the data provided below, or you can call the City of Scottsdale staff assigned to the project which is as follows:

Dan Symer – Planner
City of Scottsdale
Community & Economic Development
Planning, Neighborhood & Transportation Division
Scottsdale, AZ 85251
P: 480.312.4211
F: 480.312.7088

Thank you for your courtesy and consideration.

Sincerely,



Vince Dalke
Vice President/Principal
vdalke@lgedesigngroup.com

From: littles@agnesian.com
Sent: Wednesday, October 26, 2016 6:17 PM
To: Perone, Steve
Subject: 47-DR-2016



We have significant concerns about increased traffic on 1st avenue and major parking issues as we own a home directly across the street at 6905 E. 1st Ave. Guest use 1st avenue to park on if this building is built our guest will have significant difficulties parking on 1st avenue. Also what is the proposed number of occupants for this office/retail space? Thanks much for consideration of these negative impacts to our property values. Sincerely Steven Little -- sent by Steven N. Little (case# 47-DR-2016)



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Tessier, Meredith

From: Jay Hiemenz <jhiemenz@allresco.com>
Sent: Wednesday, January 11, 2017 10:37 AM
To: Tessier, Meredith
Cc: George@withey.com
Subject: 6900 E 1st Ave Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Meredith:

I hope this finds you well and having a good start to the new year.

I've been reviewing the proposed old town Scottsdale redevelopment at 6900 E 1st Ave, as I know you have been taking it under consideration recently. As a neighborhood commercial property owner in the immediate area (7026 E 1st Ave), I am enthusiastic regarding continued investment in the area. I made my investment there and put significant capital into the project as I saw Scottsdale's vision in the downtown area as a great location that would spur additional improvements and redevelopment like the one proposed.

This mixed use development I believe represents the kinds of projects that will continue to enhance the long term direction for an urban mixed use environment w/ jobs, retail, restaurants, and other amenities that are critical to keeping downtown Scottsdale as a great live/ work destination full of amenities. It will I believe also continue to enhance property values by continuing to attract others to redevelop and similarly bring capital, people, investment, and jobs into the area.

Thank you for your time and consideration of the project.

All the best,

V. Jay Hiemenz