

**The February 16, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 16, 2017 Item No. 4  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## ACTION

### Chauncey Marketplace 41-DR-2016

**Location:** 17797 N. Scottsdale Rd.

**Request:** Approval of the site plan, landscape plan, and building elevations for a new mixed-use development, with approximately 58,600 square feet of commercial building area in one, one-story building and one, three-story building, and approximately 268,000 square feet of building area for 300 dwelling units in a four-story building, all on an approximately 12-acre site.

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## OWNER

JLB Partners, LLC  
480-800-3070

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## ARCHITECT/DESIGNER

HLR Architects

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## ENGINEER

Kimley Horn

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## APPLICANT CONTACT

Kevin Ransil  
JLB Partners, LLC  
480-800-3070

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## BACKGROUND

### Zoning

This site is zoned Planned Community District, Planned Regional Center, Planned Shared Development (PCD PRC PSD) and is part of the Crossroads East Master Development Plan; which consists of approximately 1,000 acres of land situated to the north and south of the Loop 101, east of Scottsdale Road. The applicant's 12-acre site was the subject of a Zoning District Map Amendment; approved by City Council on 1/17/17 under case 19-ZN-2002#4. That entitlement assigned the PRC district to the parcel with amended development standards, and added the PSD overlay to allow future parcels within the project boundary to "share" development standards. The

Action Taken \_\_\_\_\_

PRC district is one of the districts available to developers in Crossroads as part of a Land Use Budget approved with the original zoning entitlement in 2002.

**Context**

Located at the southeast corner of Scottsdale Road and Chauncey Lane, the site is at the western edge of the Crossroads project. The only other development in the vicinity is a similar mixed-use project on a 12-acre parcel that is located to the north that also consists of multi-family and commercial development; with building heights up to 60 feet (potential for up to 97 feet per zoning approval). That project is still under construction; however, the apartment complex is completed and occupied.

**Adjacent Uses and Zoning**

- North Mixed-Use, zoned PCD PRC PSD
- South Vacant, zoned PCD
- East Vacant, zoned PCD
- West City of Phoenix

**Key Items for Consideration**

- Development Review Criteria
- Sensitive Design Principles
- Commercial Design Guidelines
- Development Plan, including amended PRC development standards, approved under case 19-ZN-2002#4
- Design and functionality of proposed courtyard space
- No public comment received by staff

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

Approval is requested to develop a 12-acre site into a mixed-use project, consisting of three commercial pad buildings adjacent to the Scottsdale Road frontage and a multi-family apartment complex that will occupy the east half of the project site. The commercial pad buildings vary in height from single-story to three-story and the multi-family component tops out at four stories in height. Associated site improvements include internal drive aisles arranged in a grid pattern, surface parking for the commercial buildings, a central courtyard/gathering space (required by the PRC zoning district) to provide a focal point for the project, and an above-ground structured parking garage for the residential.

**Neighborhood Communication**

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

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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**Building Elevations**

Both commercial buildings utilize modern materials and colors to create a southwestern design. The three-story building provides a “storefront” setting on the first floor to enhance the pedestrian

experience; while the upper floors utilize a variety of surface textures, including CMU block, stucco and stone veneer to provide visual interest. Windows on the upper floors are framed by metal, and steel architectural elements surrounding the windows provide depth and additional shading. Adding to the visual interest is a metal screen element on the north elevation. Colors are consistent with the Sensitive Design Principles, which recommend muted tones that are consistent with the surrounding desert environment.

The single-story building is consistent in design to the three-story building, but utilizes some alternative materials, including precast concrete, brick veneer, and tile veneer. The result is a building that is contextually compatible with the three-story building, while achieving an alternative identity and enhancing the visual interest of the project. Unique to the single-story building are a tower element and fabric canopies over the windows; which provide shading and protection from solar heat gain.

The residential building is proposed at four stories and borrows design characteristics from the commercial buildings to promote contextual compatibility. The façade is primarily stucco, with cedar planks and Superlite block providing the accents. Roof overhangs are utilized to provide shading for the upper level windows. Also utilized are protruding balconies that alternately serve as private outdoor space and shade devices for the units below them, and architectural elements that allow the windows within them to be recessed; providing depth of design and additional shading. As with the commercial buildings, colors consistent with the intent of the Sensitive Design Principles are proposed. A unique feature of the residential building is a rooftop gathering space for residents and guests that includes a pool, fitness center, clubhouse, and lounge areas.

### **Site Design**

Site design revolves around a central courtyard and tree-lined approach area that provide a focal point for the development, as well as a gathering space for visitors and residents. The commercial buildings include space for potential restaurants with patios to further enhance vibrancy and interaction between pedestrians and patrons of the restaurants. Site design successfully promotes walkability by providing linkages between not only the commercial buildings, but also the residential and the commercial buildings.

In keeping with the goals and policies on of the Greater Airpark Character Area Plan, vehicular and pedestrian connections are proposed at strategic locations along the south property line to connect this project to future development on the parcel that is located to the south. These connections will be memorialized with Cross-Access Easements. Additionally, a multi-use path and equestrian trail are proposed within the Scenic Corridor to provide a continuation of the improvements constructed with the project that is located to the north. As part of this project, the developer is also undertaking several off-site improvements; including extension of bike lanes and turn-lane striping, installation of accessible ramps, and construction of the entire 73<sup>rd</sup> Place right-of-way abutting the east property line. All these improvements further lend to the enhancement of the pedestrian experience and functionality of the project.

Layout of the residential project creates building "wings" that allow for open space pockets to be

provided, and for each unit to have the benefit of a view. An enclosed dog park is also proposed along the eastern edge of the residential to provide an additional amenity for residents. This, along with balcony and patio spaces facing 73<sup>rd</sup> Place ensure the project will not “turn its back” to future development on the east side of the street. Internally, sidewalks are proposed from ground-floor units (patios) to provide a convenient means of connection to adjacent commercial amenities.

### **Landscape Design**

Landscaping for the project is highlighted by the Scenic Corridor, a courtyard and the central approach area. The Scenic Corridor includes an open drainage basin; the advantage of which is the ability to provide more trees than if the drainage was provided by a sub-grade culvert. To that end, several Palo Verde and Mesquite trees salvaged from the site will be relocated into the Scenic Corridor. The central approach is lined with Live Oak Trees to provide shading and an aesthetic element to the pedestrian experience; while the courtyard includes a large synthetic turf area that can serve many purposes for residents and visitors alike. The remaining landscaping utilizes species selected from the ADWR Low Water Use/Drought Tolerant Plant List.

### **Development Information**

• Existing Use:	Vacant
• Proposed Use:	Mixed Use
• Parcel Size:	12.26 gross acres (9.61 acres net)
• Building / Commercial space:	58,606 square feet
• Dwelling unit space (residential):	267,716 square feet
• Floor Area Ratio Allowed:	0.8 (excluding residential)
• Floor Area Ratio Proposed:	0.14
• Building Height Allowed:	*77 feet, including rooftop appurtenances
• Building Height Proposed:	77 feet, including rooftop appurtenances
• Parking Required:	614 spaces
• Parking Provided:	759 spaces
• Open Space Required:	150,822 square feet / 3.46 acres
• Open Space Provided:	156,318 square feet / 3.48 acres
• Courtyard Required:	4,189 square feet
• Courtyard Provided:	7,400 square feet
• Number of Dwelling Units Allowed:	*301 units
• Number of Dwelling Units Proposed:	301 units
• Density Allowed:	*24.55 dwelling units per acre
• Density Proposed:	24.55 dwelling units per acre

\*per zoning approval (19-ZN-2002#4)

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Chauncey Marketplace per the attached stipulations, finding that the provisions of Sensitive Design Principles and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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Planning and Development Services  
Current Planning Services

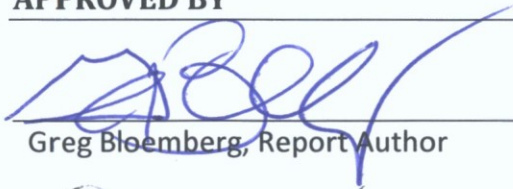
**STAFF CONTACT**

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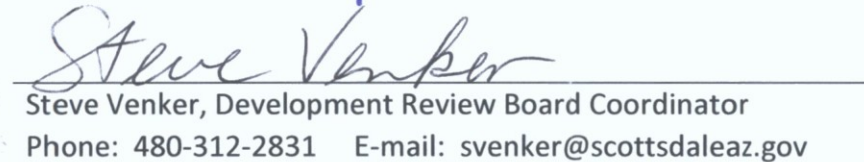
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E-mail: gbloemberg@ScottsdaleAZ.gov

**APPROVED BY**

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Greg Bloemberg, Report Author

2-7-17  
Date

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

2/7/17  
Date

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

2/7/17  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Applicant's Narrative
  - 3. Combined Context Aerial and Site Plan
  - 4. Site Plan
  - 5. Open Space Plan
  - 6. Enlarged Courtyard/Central Approach Plan
  - 7. Building Elevations (Commercial)
  - 8. Building Elevations (Residential)
  - 9. Shading Details (Commercial)
  - 10. Shading Details (Residential)
  - 11. Average Setback & Building Height Plan
  - 12. Perspectives
  - 13. Streetscape Elevations
  - 14. Landscape Plans
  - 15. Material and Color Boards
  - 16. Lighting Site Plan
  - 17. Exterior Lighting Cut Sheets

**Stipulations for the  
Development Review Board Application:  
Chauncey Marketplace  
Case Number: 41-DR-2016**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by HLR Architects, with a city staff date of 1/17/17.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by HLR Architects, with a city staff date of 1/17/17.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Collaborative Design Studio, with a city staff date of 1/17/17.
  - d. The case drainage report provided by Kimley-Horn & Associates and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Kimley-Horn & Associates and accepted in concept by the Water Resources Department.
  - f. The Building Setback and Height Exhibit provided by HLR Architects with a city staff date of 11/14/16.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning cases for the site were: 19-ZN-2002#2 and 19-ZN-2002#4

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external



detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. *Service Entrance Sections (SES) or electrical meters and service panels shall be incorporated into the design of the building, either in a separate utility room, or so the face of the SES is flush with the building face. The SES shall not be located on an elevation that is facing a public street.*

#### **SITE DESIGN:**

##### **Ordinance**

- B. *Private outdoor living space (patios or balconies) shall be provided for each residential unit, with a minimum area of 50 square feet per unit, as required by zoning case 19-ZN-2002#4.*

##### **DRB Stipulations**

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.
7. *Final design of the refuse collection area for the residential shall be consistent with the graphic provided by the applicant, with a city staff date of 1/17/17.*
8. *With the final plans submittal, details of all site walls shall be provided confirming either 6- or 8-inch-wide masonry blocks, brick, stone, concrete or similar solid and durable material to match the buildings is utilized.*
9. *With the final plans submittal, details of the proposed "dog park" fence shall be provided for staff review and approval.*

#### **LANDSCAPE DESIGN:**

##### **Ordinance**

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit prior to removal or destruction of any protected plant or tree species on the site.
- D. *A minimum of 50% of provided trees shall be "mature", as defined in Article III of the Zoning Ordinance.*
- E. *Decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction.*

##### **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. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

**EXTERIOR LIGHTING:**

**DRB Stipulations**

12. *If approved by the Development Review Board, string lighting over the central drive aisle shall include "caps" to direct lighting downward and prevent excess glare.*
13. *All external light fixture housings and poles shall be painted either flat black or dark bronze.*
14. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
15. 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 1.0-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**Ordinance**

- F. *With the final plans submittal, the site plan shall be revised to clearly indicate the proposed location for all bicycle racks. Bicycle racks shall be located near building entrances and shall not obstruct any pedestrian walkways or plaza spaces.*
- G. *A minimum of 4% of provided parking spaces shall be accessible. The final site plan and garage plans shall indicate the location of accessible parking, and the site plan shall include accessible parking calculations.*

**AIRPORT:**

**DRB Stipulations**

16. Prior to permit issuance, the developer shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The developer shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.
17. Prior to permit issuance, the developer shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

- 18. With the final plans submittal, the owner/developer shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.
- 19. With the final plan submittal, the developer shall provide sound attenuation measures for the multi-family residential in compliance with the Building Code, or as otherwise approved by the Airport Director or designee.

**Streets, Improvements and Related Dedications:**

**DRB Stipulations**

- 20. 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
73 <sup>rd</sup> Place	Non-Suburban Local Commercial	60-foot ROW	Construct full street improvement to street type standards per DSPM 5-3.106	a, b, c, d, e

- a. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
  - b. Design and construct 73<sup>rd</sup> Place along the east side of the site as shown on the site plan. Dedicate fee title right-of-way and construct a local commercial street along the site frontage consistent with the existing cross section to the north.
  - c. Construct a six-foot-wide sidewalk, detached from the street curb, on 73<sup>rd</sup> Place along the site frontage.
  - d. Construct a 10-foot-wide paved path along the Scottsdale Road frontage a minimum of four (4) feet from back of street curb.
  - e. The site driveway on 73<sup>rd</sup> Place shall be designed in conformance with COS CL-1 Type, Std. Detail #2256, unless otherwise approved by the Transportation Division.
- 21. Before any building permit is issued for the site, the owner shall submit plans and receive approval to install any required streetlights on Chauncey Lane and 73<sup>rd</sup> Place.
  - 22. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct the following:
    - a. Right-turn deceleration lane at the project entrance on Scottsdale Road.
    - b. Path and trail stipulated in zoning Case 19-ZN-02#4.
    - c. Bike ramps at the roundabout in the eastbound direction along Chauncey Lane, and in the southbound direction along 73<sup>rd</sup> Place.

- c. COS CH-1 Type, Std. Detail #2257 site driveway along Scottsdale Road a minimum distance of 357 feet south of Chauncey Lane centerline, restricted to right-in, right-out only access.
- d. Site driveway on Chauncey Lane designed in conformance with COS CH-2 Type, Std. Detail #2257.
- e. Extension of bike lane striping on the south side of Chauncey Lane to the new bike ramp.
- f. Median modification to increase the westbound left-turn storage at Scottsdale Road and Chauncey Lane intersection per the recommendations of the submitted traffic study.
- g. Directional Cross walk ramps required along all newly constructed cross-walks.
- h. Safety railing at back of sidewalk will be needed at drop-off hazards for pedestrians and bicyclists. Drop-off hazards defined as follows: a) at drop-offs greater than 10 inches less than 2 feet from the back of the sidewalk/path/trail and/or b) at slopes steeper than 1:2 that begins closer than 2 feet from the back of the sidewalk/path/trail.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- H. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

**DRB Stipulations**

- 23. Before any building permit is issued for the site, the owner shall dedicate a Scenic Corridor Easement for the Scenic Corridor along Scottsdale Road. The easement shall have an average width of 60 feet, measured from the edge of the Scottsdale Road right-of-way. Non-Motorized Public Access Easements shall be dedicated within the Scenic Corridor over the multi-use path and the Equestrian Trail.
- 24. The following easements shall be dedicated, either on a map of dedication or Minor Subdivision plat:
  - a. Emergency and Service Vehicular Access Easements.
  - b. Intersection and Driveway Departure Sight Distance Easements.
  - c. Vehicular Cross-Access Easement where drive aisles cross future property lines.
  - d. Public Non-Motorized Access Easement over any portion of street sidewalk outside of rights-of-way.
  - e. Vehicular and pedestrian Cross-Access Easements along the south property line at the locations agreed upon by staff and the applicant.

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

- 25. 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.
- 26. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (water and wastewater) from

the Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

27. 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.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

28. *There shall be no outdoor vending or display.*
29. *Flagpoles, if provided, shall not exceed 30 feet in height and shall be one-piece conical tapered design.*
30. *All signage requires separate review and approval.*



Chauncey Marketplace

41-DR-2016



**Chauncey Marketplace**

**41-DR-2016**

# Chauncey Lane Marketplace

## Development Review Board

### Project Narrative

SEC of Scottsdale & Chauncey



Prepared by:  
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November 11, 2016

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**ATTACHMENT #2**

**41-DR-2016**  
**11/14/2016**



## **I. Purpose of Request/Background**

The request is for Development Review Board approval of Chauncey Lane Marketplace, a mixed-use development on a 12.26 +/- gross acre site located at the southeast corner Scottsdale Road and Chauncey Lane (the "Property").

The 2002 Crossroads East master plan established a vision for this 1,000+/- acre area north and south of the Loop 101, east of Scottsdale Road. As part of the master plan, a Land Use Budget table was approved by City Council identifying the allowable zoning districts for the entire area including maximum acreage and residential densities. The associated zoning case for the subject Property is 19-ZN-2002#4 a request for PCD PRC PSD with amended development standards.

## **II. Development Plan Summary**

The proposed mixed-use development includes approximately 52,000 +/- s.f. of retail, office, service, restaurant, and entertainment uses (and over 4,600 s.f. of patio dining) along with 301+/- upscale residential units (gross density of 24.55 du/ac). The tree-lined access from Scottsdale Road will be the focal point of the project with enhanced paving and "on-street" parallel parking and shaded pedestrian connectivity offering an impactful procession from Scottsdale Road. Primary access for the multifamily will be provided via Chauncey Lane along the north, with secondary access and loading from 73<sup>rd</sup> Place along the east. Importantly, the site plan has been designed for vehicular and pedestrian connectivity to future development to the south. Parking will be provided in a combination of both surface lots and an above grade parking structure wrapped by residential units on the northeast portion of the site.

The mixed-use development was designed around a central community gathering area providing an activated pedestrian space for both the retail patrons and multifamily residents. This gathering space (over 7,400 s.f.) will be enhanced with a variety of seating areas, lush desert landscaping, artificial turf, and accent lighting. From Scottsdale Road, the tree-lined promenade will provide a visual and physical connection through the commercial component to this central gathering node, which will further tie into the leasing office and business center at the ground level of the residential community. The architectural elements and site design of both the commercial and residential components were designed with a specific focus on the pedestrian realm creating a synergy between the two land uses further strengthening the mixed-use setting. This is demonstrated through building massing, articulation, window placement, overhangs, shaded patios, sidewalks, lighting and landscaping promoting a sustainable, walk-friendly environment.

### **III. Development Review Board Criteria Conformance**

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.***

**Response:** Chauncey Lane Marketplace will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Crossroads East Master Plan, Greater Airpark Character Area Plan (“GACAP”) and General Plan. While the zoning narrative submitted under separate application speaks in more detail to the broader context of the General Plan and GACAP, below is a summary of how this proposal complies.

The proposed mixed-use development is consistent with the GACAP’s land use designation of Airpark Mixed Use Residential (“AMU-R”). AMU-R areas are appropriate for “the greatest variety of personal and business services, employment, office, institutional, cultural amenities, retail, hotel and higher density residential.”

The GACAP highlights the City’s desire to maintain and expand the diversity of land uses in the Airpark area. Chauncey Lane Marketplace fulfills this goal by bringing both commercial and residential development to a prime Airpark location. Characteristics of successful mixed-use developments include a range of land uses that promote the “live, work, play” philosophy. The proposed development accomplishes a range of GACAP goals and policies including revitalizing vacant property, integrating high quality, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding context.

Further, integrating the proposed multifamily land use will provide additional residential housing opportunities for the residents of Scottsdale in an employment and service core area of the City. The location of the Property not only provides an opportunity for housing in the employment core, but also connectivity to the retail, services and restaurants established and planned in the nearby developments, which will further enhance their economic sustainability.

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

- a. *Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;***

**Response:** Entering from Scottsdale Road, the large ground-level, shaded patios with low walls, abundant landscaping and sidewalk connectivity on the commercial end of the site provide a pedestrian friendly design that interacts well with the central promenade spine and central community gathering node. The implementation of tree-lined sidewalks and open spaces establish a cohesive project as well as providing connectivity (or future options for connectivity) to adjacent parcels strengthening the linkage between the mix of land uses in the area.

The project promotes a hierarchy of usable, well-designed open space throughout the development. More specifically, the project provides 37% of the site (156,318 s.f. or 3.59 acres) of the site as open space exceeding the minimum requirement; notably, this calculation excludes parking lot landscaping and private outdoor open space both of which exceed the ordinance requirement as well.

From a massing standpoint, the site will have a range of building heights, parking and ample open space areas that fit in well with the surrounding established character which includes automobile dealerships, residential, retail and hotel uses. The mixed-use commercial component will include both 1-story and 3-story buildings including restaurants, services, retail, office and/or entertainment uses. The majority of the residential development consists of a 4-story building not exceeding 60 feet in height. The 6-story parking garage with top floor amenities will utilize heights up to 77 feet, but only for 7% of the roof area. This additional height will accommodate the fitness, clubhouse and outdoor pool and deck amenities on the top level of the garage structure.

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

**Response:** The commercial and residential buildings have a modern Southwestern design with a variety of textures, colors and building finishes. The architectural elements provide solar shading and overhangs, and celebrate the Sonoran Desert setting by creating outdoor living spaces, recreational amenities and gathering spaces. Both architectural styles (commercial and residential) are defined by inherent functionality of the land uses, but share complementary character, colors and finishes that are physically and visually joined by the central promenade site layout.

The residential building design, which wraps the above grade parking structure, has a unique layout with the integration of building “fingers” that allow for meaningful courtyard open spaces and views from each unit, as well as create a visually interesting building design with movement versus a static flat building mass. Each residential courtyard design is unique, creating different views and passive recreational opportunities. Additional site amenities will include a fenced dog park planned along the east side of the building and numerous seating areas nestled within the lush desert landscaping to be enjoyed by the residents. Further, the ground level units adjacent to the commercial component will be designed with large walk-out patios and stoops which will provide additional pedestrian activity and interaction to reinforce mixed-use activities.

All of these design elements provide a dynamic mixed-use character that is cohesive and architecturally inviting.

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

**Response:** Please see the Scottsdale Sensitive Design Principle Conformance section found in the following section.

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

**Response:** Not applicable

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

**Response:** Not applicable

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

**Response:** The primary entrance for patrons and visitors will be via Scottsdale Road and Chauncey Lane with loading and resident access via 73<sup>rd</sup> Place. The site has been designed to provide convenient parking through both surface parking on-site and the residential parking structure on the northeast portion of the Property which will be significantly obscured by the residential unit “wrap” design. Additionally, the multi-level parking garage allows for residents to conveniently park on the same level as their residence.

As mentioned previously, walkability and pedestrian circulation is promoted throughout Chauncey Lane Marketplace. The mixed-use development was designed around a community gathering node located in the center of the site providing a safe, activated pedestrian space for both the retail/restaurant patrons and multifamily residents. This gathering space will be enhanced with a variety of seating areas, lush desert landscaping, artificial turf, and accent lighting. The tree-lined promenade will provide a visual and physical connection through the commercial component to this central gathering space, which will further tie into the leasing office and business center at the ground level of the residential community.

#### **IV. Scottsdale’s Sensitive Design Principles**

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

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

**Response:** The contemporary, context appropriate building character and massing fits well with the surrounding development including the area automobile dealerships, residential, retail and

hotel uses. The proposed development will utilize a variety of Sonoran Desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwestern climate by creating outdoor living spaces for each unit, recreational amenities, and gathering places for its residents.

Features of the Chauncey Lane Marketplace development include a collection of restaurant and retail buildings that will be broken up with different heights, separation between buildings that will offer shaded dining areas, large patios for dining, a walkable main street promenade with dining and retail storefronts and an outdoor community gathering area that is twice the required size in the P-C district. Sensitivity has been shown to reduce a visual sea of parking and create a closer relationship between the different uses. There will be a natural termination to the promenade at the opening to the residential office center, which will be highlighted with a structure, outdoor gathering area and vehicle drop off similar to a resort. The residential building has purposefully dramatic setback shifts in the elevations, stretching setbacks as far back as 105' to provide interesting facades, rather than flat blank walls.

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

**Response:** The developer has taken special consideration in providing meaningful open space and recreational amenities for the residents and well-designed public spaces for the retail/restaurant patrons. Approximately 3.59 acres of open space (37%) will be provided onsite with this mixed-use development (including parking lot landscaping and private outdoor open space would bring the total to 49%). As mentioned above, the entry promenade extending east from Scottsdale Road will provide a tree-lined pedestrian and visual connection through the site. Private outdoor living spaces, perimeter landscape buffers, parking lot landscaping and meaningful pockets and courtyards of internal open space will create privacy and a visual oasis for residents/patrons, allow for preservation of vista corridors and provide an attractive setting for the buildings.

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

**Response:** The site is relatively flat with only gradual change in topography sloping downward from north to south. The building foundations are designed to incorporate that natural grade slope by stepping down in a north to south procession. All landscaping will consist of low-water use desert appropriate landscaping materials. Respecting the Southwest's climate conditions, a variety of native materials and sizes will be integrated to create a layering effect to help mitigate the urban heat island effect. The native plant inventory and salvage plan that has been created calls for saving several existing trees on site and those trees are incorporated into the new landscape plans for the site. The range of new plant materials in the landscape plans will include, but are not be limited to, Willow Acacia, Palo Verde varieties and Ironwood trees interspersed and accented with Agave varieties, Red Yucca, Desert Spoon, Bursage, Hopseed Bush and Brittle Bush. Palm trees will be used at entrances and courtyard spaces.

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

**Response:** To the extent possible, the development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. The native plant inventory and salvage plan that has been created calls for saving several existing trees on site and those trees are incorporated into the new landscape plans for the site. Additional landscaping planted will contribute to the urban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature they should become self-sustaining relative to water demand. The plant variety for the proposed development is noted above.

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.*

**Response:** Pedestrian circulation along both the perimeter and through the site is an important design feature of the proposed mixed-use development which is within close proximity to abundant retail, restaurant, and employment uses. The design of these public spaces will be contextually appropriate with surrounding developments and will comply with the goals and policies of the GACAP. Chauncey Lane Marketplace celebrates a true mixed-use synergy in terms of providing a walkable village like atmosphere with residents and commercial patrons interacting and enjoying the pedestrian scaled, vibrant main street promenade, which also provides visual appeal from Scottsdale Road.

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

**Response:** The Property is located along Scottsdale Road, is within close proximity to Frank Lloyd Wright Boulevard and the Loop 101, all of which provide regional access. Bicycle use will be encouraged via strategically placed bicycle racks, as well as secure bicycle storage rooms in the residential building. Bus route 72 runs directly adjacent to the site along Scottsdale Road with a southbound bus stop located on the west side of Scottsdale Road and a northbound bus stop located just north of Princess Boulevard and just north of Chauncey Lane.

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

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and shelter through building, site and landscape design. A detailed pedestrian circulation plan is provided with the application showing connectivity to/from/along the site to the north, south, east and west as well internal connections. Ground level commercial spaces have projected canopy elements which provide storefront solar protection, human-scaled shaded walkways and architectural interest. The ground level patio seating spaces and outdoor

spaces will engage the pedestrian and provide synergy between the commercial and residential uses. The landscaping of the site is intended to provide a lush, pedestrian friendly environment similar to the dense character of the nearby Scottsdale Quarter and Kierland mixed-use projects.

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

**Response:** The proposed building massing is compatible to surrounding developments with the lower 1- and 3-story commercial retail buildings on the west portion of the site along Scottsdale Road transitioning to the 4-story residential building on the east portion of the site. Building articulation and stepped massing promote a natural hierarchy. See the elevations, cross-section and stepback exhibits for more details.

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

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar shading and overhangs, and celebrate the Southwest climate by creating abundant outdoor living spaces and amenities for its residents. Building materials and finishes will include stucco, wood and metal accents, metal shade canopies and window screens, accent tile, stacked block and brick veneer.

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

**Response:** This mixed-use development promotes land use sustainability by reducing vehicle trips and fostering pedestrian synergy. Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized. These sustainable building practices include, but are not limited to, passive solar design, low-e insulated glass, low-flow water fixtures, and energy efficient HVAC and appliances. The residential building is also being designed with plans to take part in the APS Multifamily Energy Efficiency Program that promotes energy efficiency through energy efficient design, energy modeling, energy efficient components and third-party energy inspections during the construction process.

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

**Response:** Context appropriate, mature arid-region plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. The range of plant materials will include, but are not be limited to, Willow Acacia, Palo Verde varieties, and Ironwood trees interspersed and accented with Agave varieties, Red Yucca, Desert Spoon, Bursage, Hopseed Bush and Brittle Bush.

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

**Response:** The proposed development will maintain a low-water use plant palette and

incorporate salvaged native plants (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Scottsdale Road and within the Crossroads East master plan and throughout the GACAP.

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

**Response:** Lighting will be designed in a manner that is respectful of the surrounding context and will respect the City's dark sky policies with fully shielded fixtures, while maintaining safety for future residents and in conformance with City lighting standards.

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

**Response:** Project identification will be contextually appropriate and processed under a separate approval and permit process.





Attachment #3

DEVELOPMENT TEAM



DESIGN TEAM:  
 HENSLEY LAMKIN RACHEL, INC.  
 AVA DESIGN STUDIO  
 COLLABORATIVE V. DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE



10-28-2016  
 EIRB PROJECT NO:  
 1136-PK-15  
 ADDRESS:  
 SAG OF SCOTTSDALE RD. &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

CONTEXT  
 AERIAL



DESIGN TEAM  
 HENLEY LAMON RACHEL, INC  
 A/E DESIGN STUDIO  
 COLLABORATIVE V  
 DESIGN STUDIO INC  
 HALL BY JOHN & ASSOCIATES

**CHAUNCEY LANE  
 MARKETPLACE**

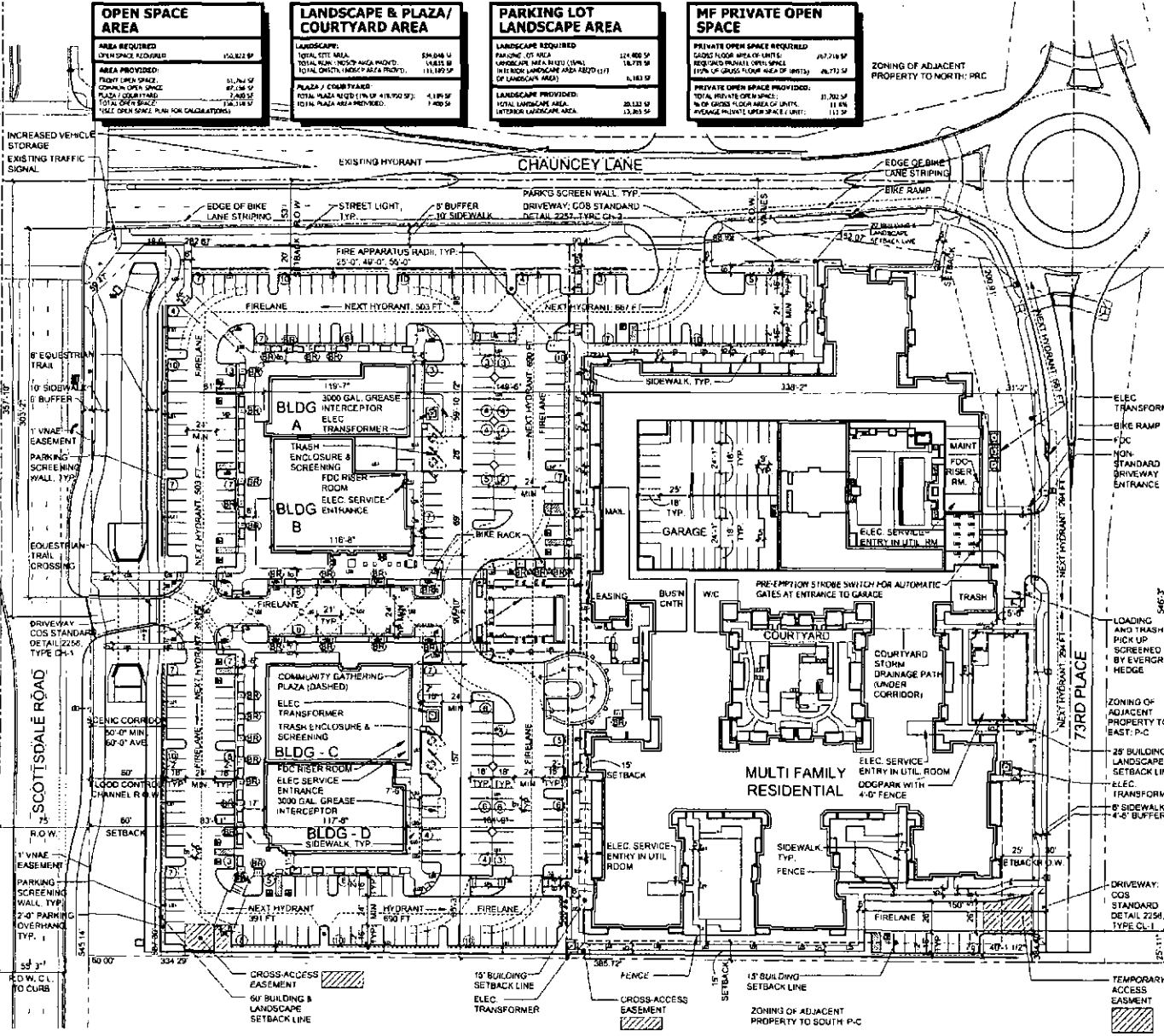
SITE PLAN

OPEN SPACE AREA	
AREA REQUIRED (LANDSCAPE MINIMUM)	154,822 SF
AREA PROVIDED	154,822 SF
FRONT OPEN SPACE	51,741 SF
COMMON OPEN SPACE	67,136 SF
PLAZA / COURTYARD	7,945 SF
TOTAL OPEN SPACE	126,822 SF
NOTE: OPEN SPACE PLAN FOR CALCULATIONS	

LANDSCAPE & PLAZA / COURTYARD AREA	
LANDSCAPE:	
GRASS SITE AREA	524,646 SF
TOTAL NON-PAVED AREA PROVIDED	154,822 SF
TOTAL OPEN SPACE AREA PROVIDED (10% OF GROSS FLOOR AREA)	111,182 SF
PLAZA / COURTYARD:	
TOTAL PLAZA AREA (MIN OF 411,950 SF)	4,118 SF
TOTAL PLAZA AREA PROVIDED	1,400 SF

PARKING LOT LANDSCAPE AREA	
LANDSCAPE REQUIRED:	
PARKING LOT AREA	124,400 SF
GRASSY AREA (MIN OF 18.75% OF LANDSCAPE AREA)	18,750 SF
INTERIOR LANDSCAPE AREA (MIN OF 10% OF GROSS FLOOR AREA)	6,183 SF
LANDSCAPE PROVIDED:	
TOTAL LANDSCAPE AREA	20,132 SF
EXTERIOR LANDSCAPE AREA	13,363 SF

MF PRIVATE OPEN SPACE	
PRIVATE OPEN SPACE REQUIRED (GROSS FLOOR AREA OF UNITS EXCLUDING PRIVATE OPEN SPACE)	107,718 SF
REQUIRED PRIVATE OPEN SPACE (10% OF GROSS FLOOR AREA OF UNITS)	10,772 SF
PRIVATE OPEN SPACE PROVIDED:	
TOTAL PRIVATE OPEN SPACE	11,302 SF
% OF GROSS FLOOR AREA OF UNITS	11.8%
AVERAGE PRIVATE OPEN SPACE / UNIT	112 SF

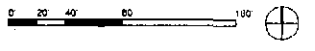


SITE DATA	
GROSS SITE AREA:	12.26 AC (534,046 SF)
NET SITE AREA (EXCLUDING 50' R/W ON SCOTTSDALE RD):	9.61 AC (418,950 SF)
EXISTING ZONING:	P-C
PROPOSED ZONING:	P-C
LAND USE:	MULTI-FAMILY RESIDENTIAL
TOTAL UNITS ALLOWED:	207 (534,046 SF / 2,600 SF GROSS / UNIT DENSITY ALLOWED: 21.78 UNITS/AC)
TOTAL UNITS PROVIDED:	301
TOTAL BEDROOMS PROVIDED:	391
DENSITY PROVIDED:	24.55 UNITS/AC (301 UNITS / 12.26 AC)
MAX BLDG. HEIGHT:	77 FT
MAX VOL. ALLOWED:	6.2 MIL FT <sup>3</sup>
MF STRUCTURE VOL.:	4.9 MIL FT <sup>3</sup>
LAND USE:	MIXED USE COMMERCIAL/OFFICE
BLDG - A:	6,921 SF
BLDG - B:	10,551 SF
BLDG - C:	32,383 SF
BLDG - D:	9,751 SF
TOTAL BLDG AREA:	59,606 SF
RATIO DINING:	4,687 SF
LOT COVERAGE:	8.3%
FAR ALLOWED:	0.80
FAR PROVIDED:	0.14
MIN REQ'D BLDG SETBACKS:	
SCOTTSDALE RD:	50' MIN, 60' AVERAGE
MIN REQ'D BLDG SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	15'
MIN REQ'D LANDSCAPING SETBACKS:	
SCOTTSDALE RD:	60'
CHAUNCEY LN:	20'
73RD PLACE:	25'
REAR / SIDE YARD:	5'
<b>RETAIL PARKING DATA</b>	
PARKING REQUIRED:	
COMM'L MIXED USE (17,325):	116
37,574 SF OFFICE (17,300):	65
TOTAL:	181
ACCESSIBLE SPACES (4%):	8
VAN ACCESSIBLE SPACES:	2
PARKING PROVIDED:	
STANDARD SPACES:	259
ACCESSIBLE SPACES:	12
VAN ACCESSIBLE SPACES:	12
TOTAL PROVIDED:	271 (4.80 SPACES PER 1,000 SF) * INCLUDES RATIO
<b>BICYCLE PARKING REQUIRED</b>	
BIKE PRKG REQ'D:	19
(1/10 VEHICLE PRKG SPCS)	
<b>BICYCLE PARKING PROVIDED:</b>	
BIKE PARKING PROVIDED:	68
<b>VICINITY MAP</b>	

MULTI-FAMILY PARKING DATA	
PARKING REQUIRED:	
EFFICIENCY: 24 X 1.25:	30
(1) BEDROOM: 174 X 1.3:	227
(2) BEDROOM: 103 X 1.2:	176
TOTAL:	433 (1.44 SP/UNIT)
PARKING PROVIDED:	
STANDARD GARAGE SPCS:	454
STANDARD SURFACE SPCS:	34
TOTAL SPACES PROVIDED:	488 (1.62 SP/UNIT)
ACCESSIBLE PARKING REQ'D	
ACCESSIBLE PARKING REQ'D:	4%
GARAGE:	19
SURFACE:	2
TOTAL:	21
ACCESSIBLE PARKING PROVIDED:	
ACCESSIBLE GARAGE SPCS:	15
VAN ACCESS. GARAGE SPCS:	4
ACCESS. SURFACE SPCS:	0
VAN ACCESS SURFACE SPCS:	2
TOTAL ACCESS SPCS PROVIDED:	21
<b>BICYCLE PARKING REQUIRED</b>	
BIKE PRKG REQ'D:	49
(1/10 VEHICLE PRKG SPCS)	
<b>BICYCLE PARKING PROVIDED:</b>	
IN GARAGE:	34
EXTERIOR:	15
TOTAL:	50
<b>FIRE PROTECTION NOTES</b>	
1. ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES. MINIMUM WIDTH - 24'. TURNING RADIUS - 20' INNER, 49' OUTER, 55' BUCKET. 2. PROVIDE A KNOX ENTRY ACCESS SYSTEM: □ KNOX KEY BOX □ KNOX KEY CYLINDER □ KNOX OVERRIDE & □ PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES	
<b>GENERAL NOTES</b>	
1. SEE LANDSCAPE PLAN FOR SIDEWALK MATERIALS 2. SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS. 3. (B) = BIKE RACK	

ATTACHMENT #4

01 SITE PLAN



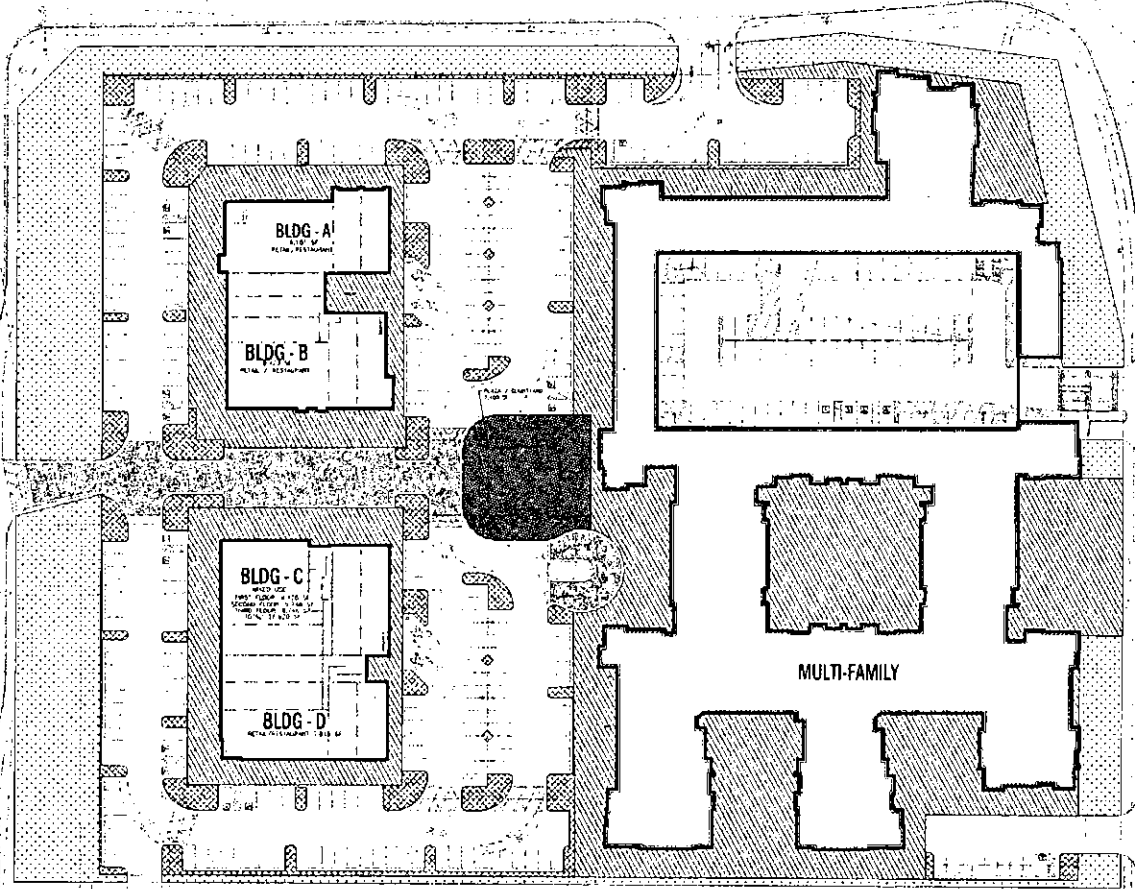
100% DEVELOPMENT REVIEW BOARD APPROVAL ONLY  
 12.13.2018  
 DRG PROJECT NO 118-PA-13  
 NAME: SS  
 SEC OF SCOTTSDALE HD & CHARACT'L LANE SCOTTSDALE, ARIZONA

ATTACHMENT #5

SCOTTSDALE ROAD

CHAUNCEY LANE

73RD PLACE



**PROJECT DATA**

ADDRESS: SEC. 10, TOWNSHIP 16N, RANGE 10E, SCOTTSDALE, AZ  
 MAP: 210-07-0040  
 ZONING: R10  
 LAND USE: MIXED USE COMMERCIAL / MULTI-FAMILY  
 JUL NO.: 418250 01  
 1.8 ACRES

**OPEN SPACE CALCS.**

<b>DESIGN AREA</b>	
DESIGN AREA (SQ. FT.)	151,000
MINIMUM OPEN SPACE	15,100
PROVIDED OPEN SPACE	15,000
<b>PROVIDED OPEN SPACE</b>	
FRONT YARD SPACE	21,117.50
REAR YARD SPACE	21,117.50
PLAZA / COURTYARD	1,000.00
TOTAL OPEN SPACE PROVIDED	43,235.00
<b>PARKING LOT LANDSCAPE</b>	
PARKING LOT AREA	124,400.00
REQUIRED PARKING LANDSCAPE (12% OF 124,400)	15,328.00
PROVIDED PARKING LANDSCAPE	20,122.00
<b>SMALL OPEN SPACE</b>	
REQUIRED (1.0% OF 151,000)	1,510.00
PROVIDED	7,400.00

**LEGEND**

- DESIGNATED FROM OPEN SPACE 81,100 SF
- DESIGNATED COMMON OPEN SPACE 15,100 SF
- DESIGNATED PARKING LOT LANDSCAPE AREA 20,122 SF
- DESIGNATED PUBLIC PLAZA/COURTYARD 7,400 SF

OPEN SPACE PLAN  
 SCALE: 1" = 40'-0"



DESIGN TEAM  
 HENKLEY LAMON RACHILL INC.  
 AND DESIGN STUDIO  
 CULLEN SPARKS &  
 DESIGN STUDIO INC.  
 AMLEY HARR & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

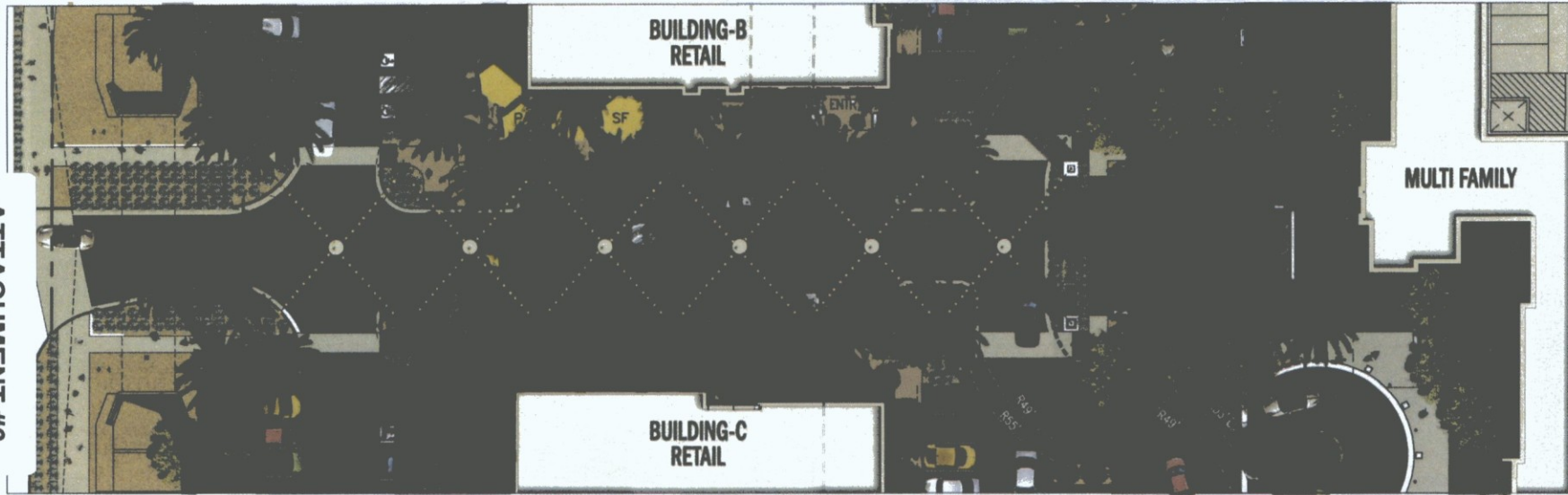


10/28/2016  
 DATE PLOTTED: 10/28/2016  
 ADDRESS: SEC. 10, SCOTTSDALE RD. & CHAUNCEY LANE, SCOTTSDALE, ARIZONA

OPEN SPACE PLAN



CONCEPTUAL STREETSCAPE PHOTOS



ATTACHMENT #6

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



CONCEPTUAL STREETSCAPE PHOTOS

DEVELOPMENT TEAM

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM

HENSLEY LAMON SALMEL INC.

AV3 DESIGN STUDIO

COLLABORATIVE V

DESIGN STUDIO INC.

KIMLY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

STAMP



10-28-2016

DISE PROJECT NO:

1738-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD &

CHAUNCEY LANE

SCOTTSDALE, ARIZONA

PLAZA  
ENLARGED  
CONCEPT  
PLAN



**BUILDING C & D - WEST ELEVATIONS**



**BUILDING C & D - EAST ELEVATIONS**

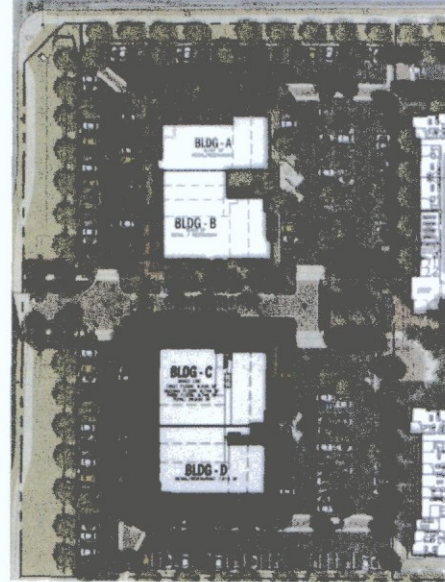


**BUILDING C & D - SOUTH ELEVATIONS**



**BUILDING C & D - NORTH ELEVATIONS**

**VICINITY MAP**



ATTACHMENT #7

DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMON RACHEL, INC.  
 AYS DESIGN STUDIO  
 COLLEENBERRY &  
 DESIGN STUDIO, INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE



10-26-2016 (revised)  
 DBP PROJECT NO.  
 1138-PA-15

ADDRESS  
 SEC. 02, SCOTTSDALE RD. &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

**BUILDING - C & D  
 COLOR  
 EXTERIOR  
 ELEVATIONS**

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF AYS DESIGN STUDIO AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.



**BUILDING A & B - WEST ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A&B - EAST ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A&B - SOUTH ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A&B - NORTH ELEVATIONS**  
SCALE: 3/32" = 1'-0"

**VICINITY MAP**



DEVELOPMENT TEAM

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM

HENSLEY LAMON RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE +

DESIGN STUDIO, INC.

INGLEY-HORN & ASSOCIATES

**CHAUNCEY LANE**  
MARKETPLACE

SCALE



10-28-2016 (revised)

DRB PROJECT NO.

1738-02-13

ADDRESS:

5301 OF SCOTTSDALE RD &

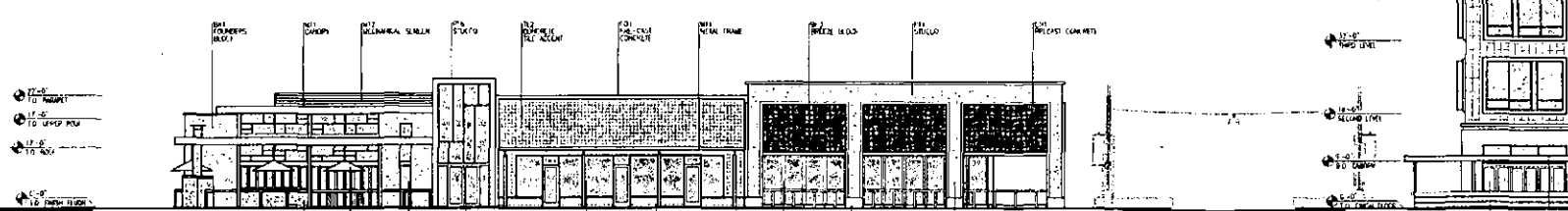
CHAUNCEY LANE

SCOTTSDALE, ARIZONA

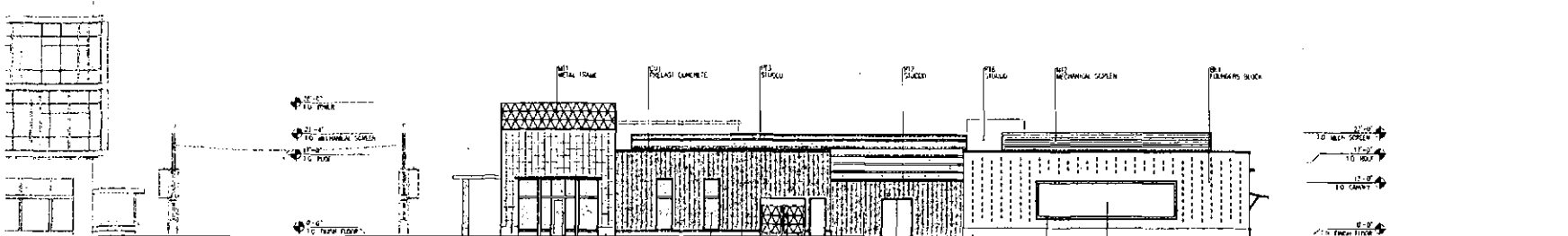
**BUILDING - A & B**  
COLOR  
EXTERIOR  
ELEVATIONS

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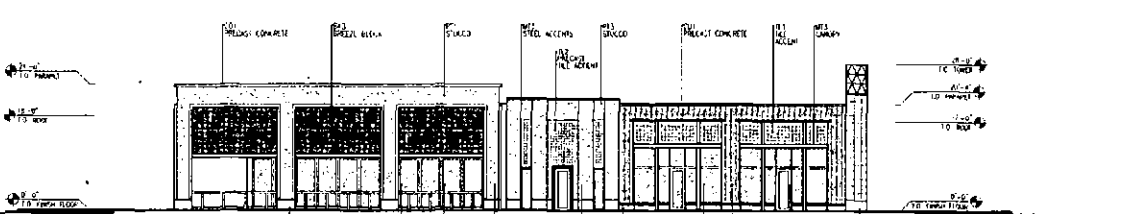
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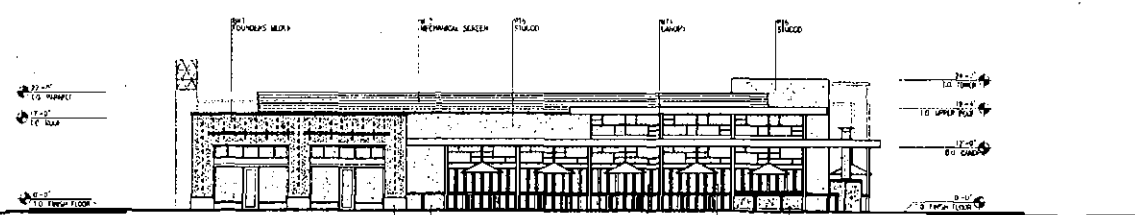
**BUILDING A & B - WEST ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A & B - EAST ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A & B - SOUTH ELEVATIONS**  
SCALE: 3/32" = 1'-0"



**BUILDING A & B - NORTH ELEVATIONS**  
SCALE: 3/32" = 1'-0"

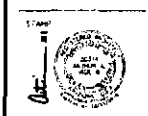
**COLORS & MATERIALS**

- ST1: SANDSTONE VENEER**  
MFG: 48 FINISHES (SEE MFG)  
TYPE: SANDSTONE VENEER  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BLDG A & B WALL VENEER
- MT1: ALUMINUM STOREFRONT**  
MFG: WESTERN WINDOWS OF SIMPLA  
TYPE: ALUMINUM STOREFRONT  
COLOR: SANDSTONE  
FINISH: WHITE  
LOCATION: STOREFRONT
- MT2: ALUMINUM STOREFRONT**  
MFG: WESTERN WINDOWS OF SIMPLA  
TYPE: ALUMINUM STOREFRONT  
COLOR: SANDSTONE  
FINISH: WHITE  
LOCATION: STOREFRONT
- MT3: PRE-WEATHERED STEEL**  
MFG: 48 METAL SUPPLY  
TYPE: PRE-WEATHERED STEEL SHEET  
COLOR: HAZARD YELLOW  
FINISH: GALVALUME  
LOCATION: BLDG A & B
- GL1: WINDOW GLAZING**  
MFG: 48  
TYPE: UNLEADED GLAZING  
COLOR: CLEAR  
FINISH: CLEAR  
LOCATION: EXTERIOR WALLS
- CO1: PRECAST CONCRETE**  
MFG: CONCRETE DESIGN, INC.  
TYPE: PRECAST CONCRETE  
COLOR: COLORED FINISH  
FINISH: 400 HIGH  
LOCATION: EXTERIOR PRECAST CONCRETE
- TL1: TILE VENEER**  
MFG: LAMINA TILE  
TYPE: SPANZA  
COLOR: GREY/WHITE SYSTEM  
FINISH: GLOSS  
LOCATION: EXTERIOR TILE ACCENT
- BK1: CONCRETE MASONRY UNIT**  
MFG: SURFACE BLOC  
TYPE: 8" x 8" x 16" BLOC  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING A
- BK2: CONCRETE MASONRY UNIT**  
MFG: SURFACE BLOC  
TYPE: 8" x 8" x 16" BLOC  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING B
- BK3: BREEZE BLOCK**  
MFG: SURFACE BLOC  
TYPE: BREEZE BLOCK  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING B
- PT1: PAINT**  
MFG: GUNN LUMBER  
TYPE: STUCCO PAINT  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING B
- PT2: PAINT**  
MFG: GUNN LUMBER  
TYPE: STUCCO PAINT  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING B
- PT3: PAINT**  
MFG: GUNN LUMBER  
TYPE: STUCCO PAINT  
COLOR: SANDSTONE  
FINISH: SANDSTONE  
LOCATION: BUILDING B



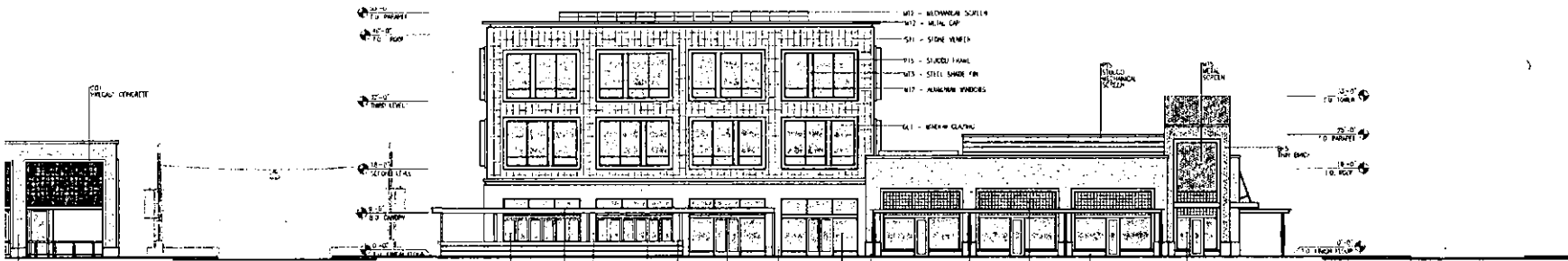
DESIGN TEAM  
HENSLEY LAMAR PARTNERS, INC.  
ARCHITECTURE  
COLLABORATIVE DESIGN STUDIOS, INC.  
INTERIOR ARCHITECTURE

CHAUNCEY LANE MARKETPLACE

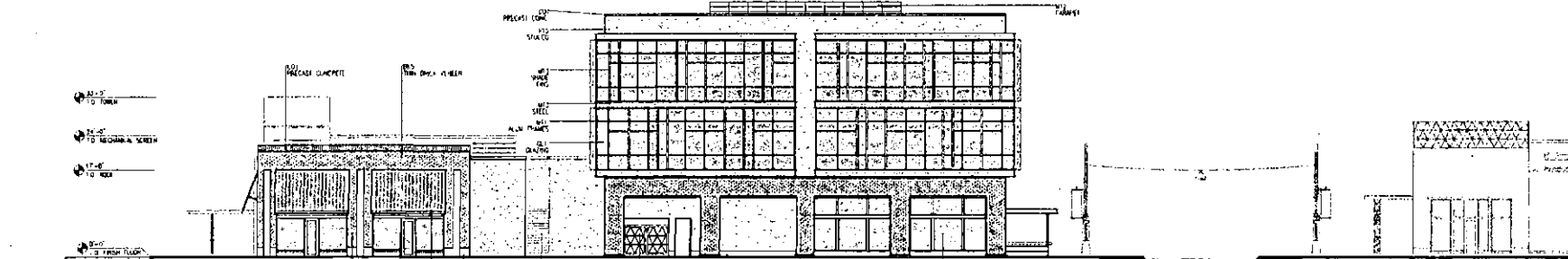


12 - 13 - 2016  
JOB PROJECT NO: 1336-PA-16  
ADDRESS  
SIC OF SCOTTSDALE, AZ 8  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

BLDG - A & B  
EXTERIOR  
ELEVATIONS



**BUILDING C & D - WEST ELEVATIONS**  
SCALE 3/32" = 1'-0"



**BUILDING C & D - EAST ELEVATIONS**  
SCALE 3/32" = 1'-0"



**BUILDING C & D - SOUTH ELEVATIONS**  
SCALE 3/32" = 1'-0"



**BUILDING C & D - NORTH ELEVATIONS**  
SCALE 3/32" = 1'-0"

**COLORS & MATERIALS**

- MT1: ALUMINUM STOREFRONT**  
MFG: METAL SCREENS OR SIMILAR  
TYPE: ALUMINUM STOREFRONT  
COLOR: DARK BRONZE  
FINISH: MATTE  
LOCATION: STOREFRONT
- MT2: METALS SCREEN**  
MFG: METAL SCREENS  
TYPE: METALS SCREEN  
COLOR: WHITE - BRSS C  
FINISH: DARK BRONZE  
LOCATION: BRSS C / D
- GL1: WINDOW GLAZING**  
MFG: HRS  
TYPE: PRECAST GLAZING  
COLOR: CLEAR  
FINISH: CLEAR  
LOCATION: STOREFRONT
- CD1: PRECAST CONCRETE**  
MFG: CONCRETE DESIGN, INC.  
TYPE: PRECAST CONCRETE  
COLOR: LIGHT-GRAY  
FINISH: AS-CAST  
LOCATION: STOREFRONT
- TL2: TILE VENEER**  
MFG: JAMES LEE  
TYPE: CERAMIC TILE  
COLOR: GREY/BLACK/WHITE  
FINISH: GLOSS  
LOCATION: BRSS C AND D
- BN4: CONCRETE MASONRY UNIT**  
MFG: LULLING  
TYPE: CONCRETE  
COLOR: LIGHT-GRAY  
FINISH: UNFINISHED  
LOCATION: BUILDING C
- BK5: THIN BRICK**  
MFG: LULLING  
TYPE: THIN BRICK  
COLOR: LIGHT-GRAY  
FINISH: UNFINISHED  
LOCATION: BUILDING C & D
- PT4: PAINT**  
MFG: DUNN EDWARDS  
TYPE: STUCCO PAINT  
COLOR: WHITE  
FINISH: MATT  
LOCATION: BUILDING C
- PT5: PAINT**  
MFG: DUNN EDWARDS  
TYPE: STUCCO PAINT  
COLOR: WHITE  
FINISH: MATT  
LOCATION: BUILDING C
- PT6: PAINT**  
MFG: DUNN EDWARDS  
TYPE: STUCCO PAINT  
COLOR: WHITE  
FINISH: MATT  
LOCATION: BUILDING C
- AW1: AWNING**  
MFG: JAMES LEE  
TYPE: AWNING  
COLOR: WHITE  
FINISH: UNFINISHED  
LOCATION: BRSS C



DESIGN TEAM  
HEUSLEY JAMANN RACHTEL, INC.  
AECI DESIGN STUDIO  
COLLABORATIVE INC.  
DESIGN STUDIO INC.  
HALLER HEYER & ASSOCIATES

CHAUNCEY LANE MARKET PLACE



12 15 2016  
DREW PUGH/LEE & HAY  
11:58 AM - 12:15  
ADDRESS  
SEE ME SOLUTIONS INC. & CONSULTING  
11000 W. 11TH AVENUE

BLDG - C & D  
EXTERIOR  
ELEVATIONS



ELEVATION MATERIAL LEGEND	
1	STUCCO FINISH SYSTEM COLOR - SW 7047 PORPOISE
2	STUCCO FINISH SYSTEM COLOR - SW 7006 EXTRA WHITE
3	STUCCO FINISH SYSTEM COLOR - SW 8149 RELAXED KHAKI
4	NOT USED
5	SUPERLITE BLOCK, SMOOTH FINISH, NOVAE BROWN, 8"X8"X16"
6	NICHINA VINTAGEWOOD SIDING - CEDAR
7	PAINTED METAL RAILING
8	GLASS PANEL RAILING



ATTACHMENT #8

DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE V.  
DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

FOR DEVELOPMENT REVIEW  
BOARD APPROVAL ONLY

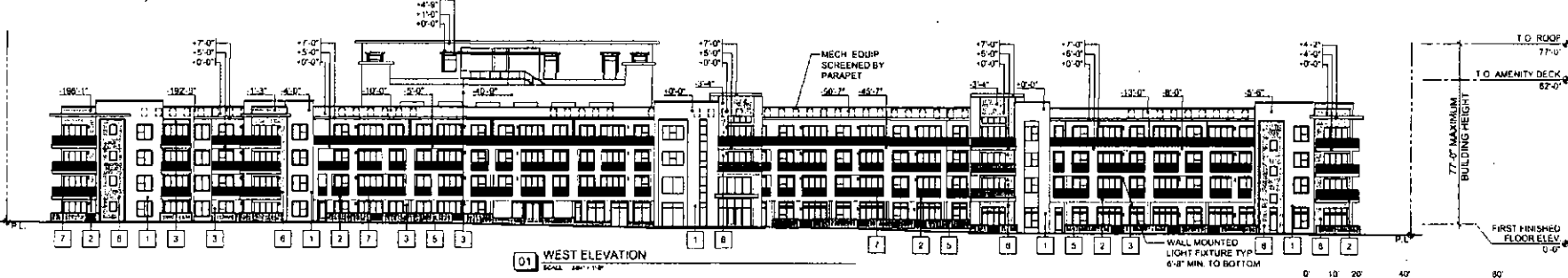
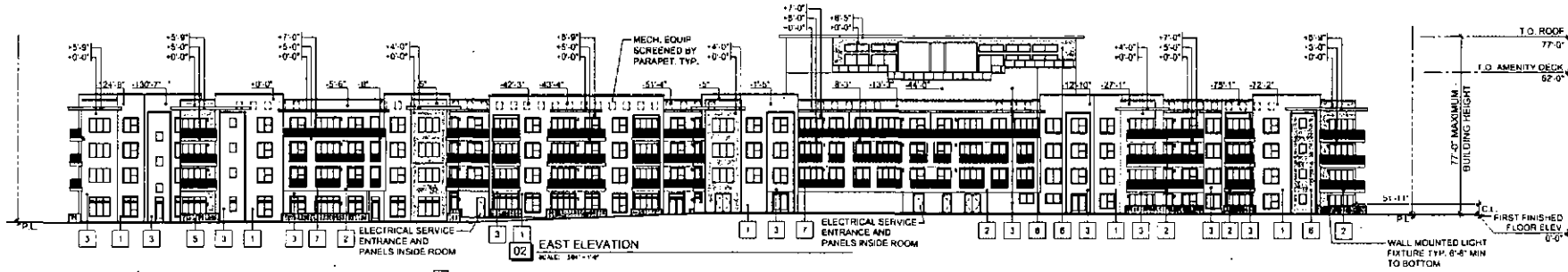
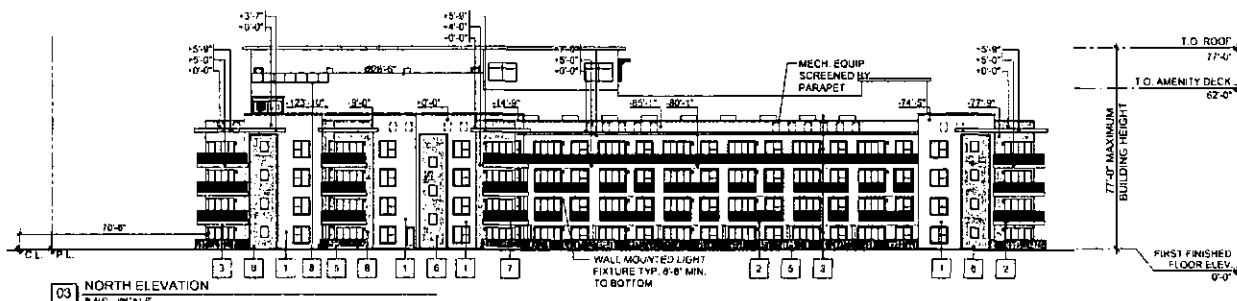
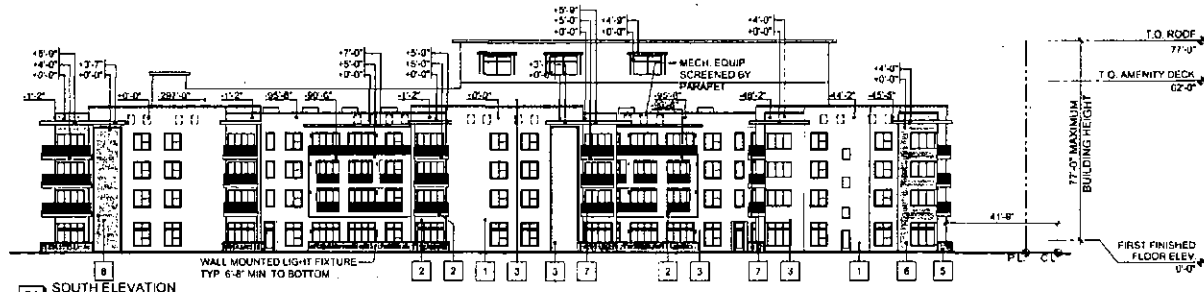
12.13.2018  
DBB PROJECT NO.  
1138-PA-15

ADDRESS  
SEC. OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

MULTI-FAMILY  
ELEVATIONS

ELEVATION MATERIAL LEGEND	
1	STUCCO FINISH SYSTEM COLOR: SW 7047 HORIZON
2	STUCCO FINISH SYSTEM COLOR: SW 7008 EXTRA WHITE
3	STUCCO FINISH SYSTEM COLOR: SW 8-49 BELLADONNA
4	NOT USED
5	SUPRA TILE PANEL, SMOOTH FINISH, HONEY BROWN #7903/03/S
6	NORINA VERTICAL WOOD SIDING - CEDAR
7	PAINTED METAL PANELING
8	GLASS PANEL WALLING

ELEVATION LEGEND	
PROPERTY LINE	P.L.
CURB LINE	C.L.
BUILDING STEPSBACKS	3'-11"
SHADING ELEMENT DEPTH	-5'-9" -4'-8" -0'-0"



DEVELOPMENT TEAM

**JLB**  
PARTNERS

**IGP**  
DESIGN BUILD

DESIGN TEAM

HENLEY LAMAR PACHEL, INC.  
413 DEARBORN BLVD.  
COLLABORATIVE DESIGN STUDIO, INC.  
WALLEY-HORN & ASSOCIATES

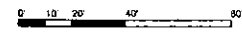
**CHAUNCEY LANE  
MARKETPLACE**

FOR DEVELOPMENT REVIEW  
EGARD APPROVAL ONLY

12.14.2018  
DLS PROJECT NO.  
17-25-PA-19

ADDRESS  
S/E OF SCOTTSDALE RD &  
CHAUNCEY LANE  
8001 TOSCALE, PHOENIX

**ELEVATIONS  
& ELEVATION  
WORKSHEET**





**BUILDING C & D - WEST ELEVATIONS**

SCALE: 3/32" = 1'-0"



**BUILDING C & D - EAST ELEVATIONS**

SCALE: 3/32" = 1'-0"

ATTACHMENT #9



**BUILDING C & D - SOUTH ELEVATIONS**

SCALE: 3/32" = 1'-0"



**BUILDING C & D - NORTH ELEVATIONS**

SCALE: 3/32" = 1'-0"

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**BUILDING - D  
SHADE VIGNETTE**



**BUILDING - C  
SHADE VIGNETTE**

DEVELOPMENT TEAM:

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V  
DESIGN STUDIO, INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

STAMP



10-28-2016 (revised)

DBS PROJECT NO:

1338-PH-13

ADDRESS:

SEC OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

BUILDING - C & D  
SHADE EXHIBIT  
EXTERIOR  
ELEVATIONS

41-DR-2016

01/17/2017



**BUILDING A & B - WEST ELEVATIONS**

SCALE: 3/32" = 1'-0"



**BUILDING A & B - EAST ELEVATIONS**

SCALE: 3/32" = 1'-0"



**BUILDING A & B - SOUTH ELEVATIONS**

SCALE: 3/32" = 1'-0"



**BUILDING A & B - NORTH ELEVATIONS**

SCALE: 3/32" = 1'-0"

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**BUILDING - A  
SHADE VIGNETTE**



**BUILDING - B  
SHADE VIGNETTE**



DEVELOPMENT TEAM  
**JLB**  
 PARTNERS  
**LGE**  
 DESIGN BUILD  
 DESIGN TEAM:  
 HENSLEY LAMUN- RACHEL, INC  
 AV3 DESIGN STUDIO  
 COLLABORATIVE Y  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE



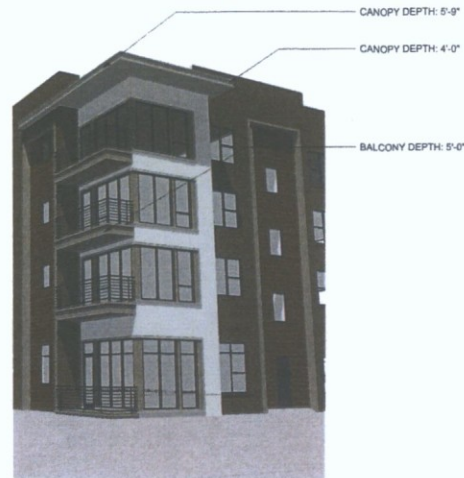
10-28-2016 (revised)  
 DBB PROJECT NO:  
 1138-PA-15  
 ADDRESS:  
 SEC OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

BUILDING - A & B  
 SHADE EXHIBIT  
 EXTERIOR  
 ELEVATIONS

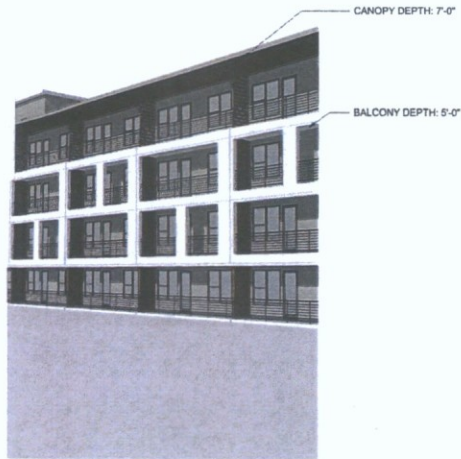
41-DR-2016  
 01/17/2017



6 PRIMARY CORNER BALCONY SHADING  
SCALE: N.T.S.



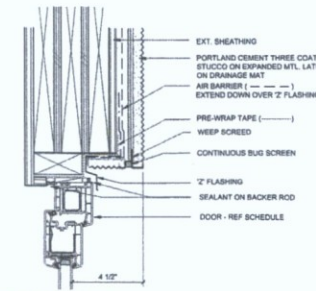
5 SECONDARY CORNER BALCONY SHADING  
SCALE: N.T.S.



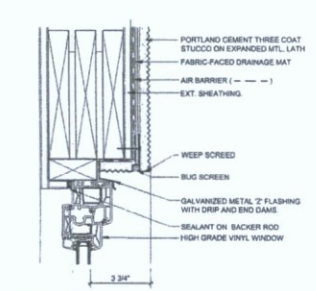
02 TYP. BALCONY SHADING  
SCALE: N.T.S.



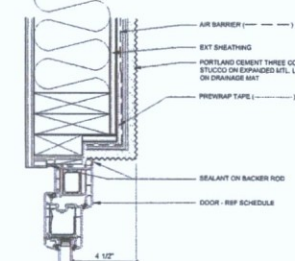
01 PARTIAL WEST ELEVATION SHADOW STUDY - 6/10 2:00 PM  
SCALE: 1/8"



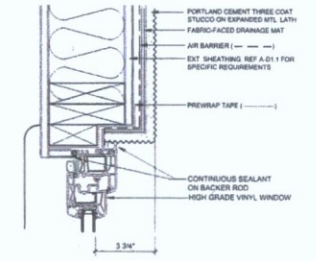
8 DOOR HEAD  
SCALE: 3/4"=1'-0"



7 WINDOW HEAD  
SCALE: 3/4"=1'-0"



4 DOOR JAMB  
SCALE: 3/4"=1'-0"



3 WINDOW JAMB  
SCALE: 3/4"=1'-0"

**NOTE:**  
1. ABOVE ARE TYPICAL PATIO DOOR AND WINDOW DETAILS SHOWING RELATION OF GLAZING TO FACE OF BUILDING FINISH

DEVELOPMENT TEAM:



DESIGN TEAM:  
HENSLEY LAMON RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE V DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

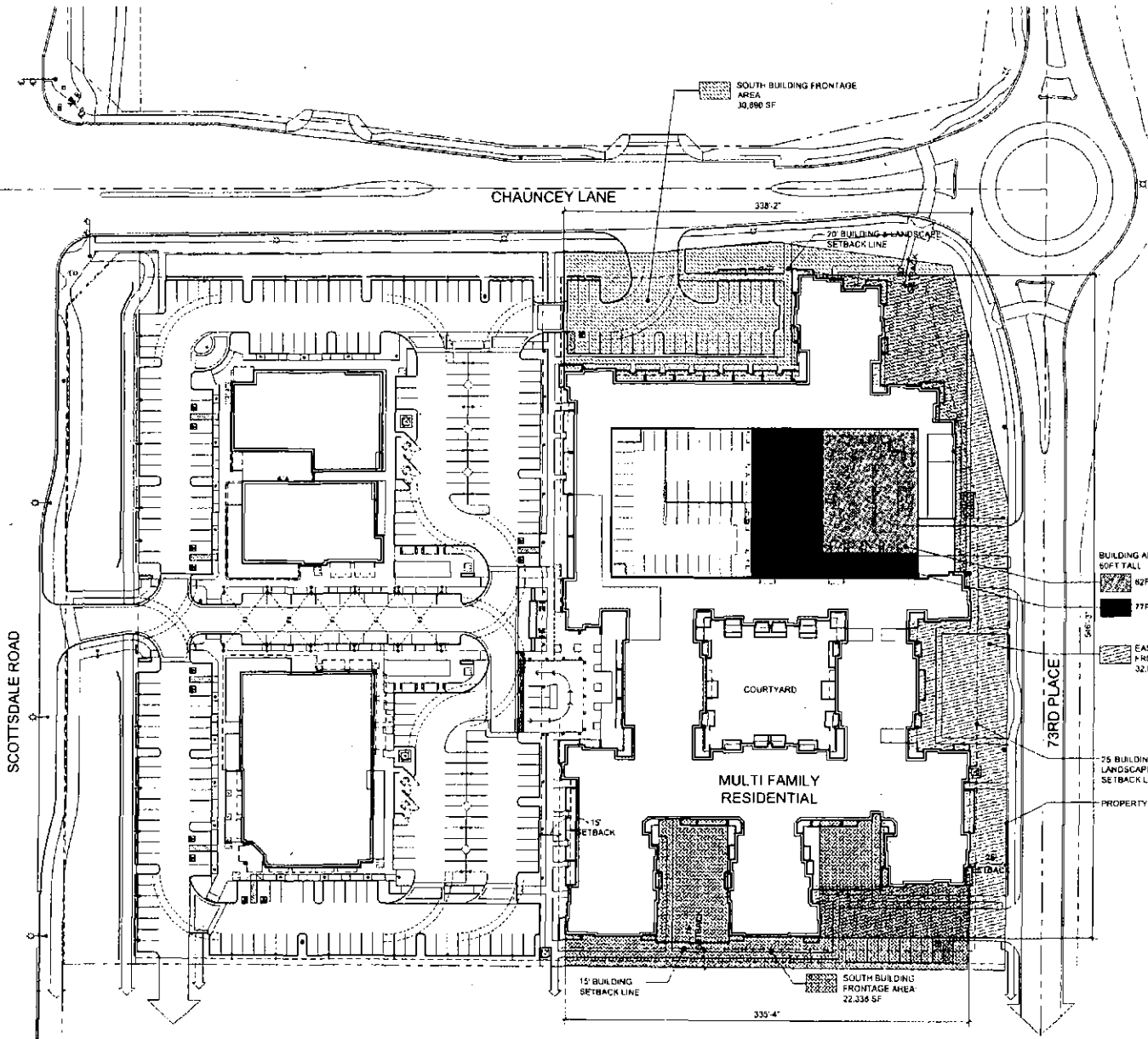
10.28.2014  
DBS PROJECT NO. 1138-PA-15

ADDRESS:  
SEC OF SCOTTSDALE RD & CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

SHADING  
DOOR &  
WINDOW  
DETAILS

41-DR-2016  
01/17/2017

ATTACHMENT #11



**AVERAGE BUILDING SETBACK**

<b>AVE. SETBACK - PROPERTY LINE TO BUILDING</b>	
NORTH (CHAUNCEY):	93'-5"
EAST (73RD PLACE):	67'-10"
SOUTH:	61'-6"
<b>COMBINED AVERAGE:</b>	<b>71'-2"</b>

**BUILDING ABOVE 60'**

<b>AREA OF BUILDING MORE THAN 60' TALL:</b>	
BUILDING AREA ABOVE 60'-T:	16,927 SF
BUILDING AREA TOTAL:	117,013 SF
<b>PERCENT TALLER THAN 60FT:</b>	<b>14.4%</b>

- BUILDING AREA ABOVE 60FT TALL**
- 82FT TALL (8,188 SF)
  - 77FT TALL (8,762 SF)
  - EAST BUILDING FRONTAGE AREA 32,838 SF
- 75 BUILDING & LANDSCAPE SETBACK LINE  
PROPERTY LINE

01 SITE PLAN  
SCALE: 1/8"



DEVELOPMENT TEAM  
**JLB** PARTNERS  
**LGE** DESIGN BUILD  
 DESIGN TEAM:  
 HOK/BLBY LAMUN RACHIL, INC  
 AV3 DESIGN STUDIO  
 COLLABORATIVE V DESIGN STUDIO INC.  
 KINLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

PLANNING DEPARTMENT REVIEW  
 SIGNATURE APPROVAL ONLY  
 10/01/2018  
 09:58 AM (GMT-07:00)  
 11/01/2018  
 ADDRESS:  
 5001 N SCOTTSDALE RD &  
 CHAUNCEY LANE,  
 SCOTTSDALE, ARIZONA

AVERAGE SETBACK & BLDG HEIGHT EXHIBIT

ATTACHMENT #12



DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMON RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE V  
DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

**CHAUNCEY LANE  
MARKETPLACE**

FOR DEVELOPMENT REVIEW  
BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO:  
1328-PK-13

ADDRESS:

SBC OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

**MULTI-FAMILY  
ENTRY PLAZA  
PERSPECTIVE**



DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LABKIN RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE V  
DESIGN STUDIO INC.  
KIMLEY HORN & ASSOCIATES

## CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW  
BOARD APPROVAL ONLY

10-28-2016  
DNB PROJECT NO:  
1736-PP-15

ADDRESS:  
SBL OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

MULTI-FAMILY  
NORTH WEST  
PERSPECTIVE





MAIN DRIVE STREET SCAPE- VIEW TOWARDS NORTH EAST

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DEVELOPMENT TEAM

**JLB**  
 PARTNERS

**LGE**  
 DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE &  
 DESIGN STUDIO, INC.  
 HAMEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKET PLACE

STAMP



10-28-2016

DRB PROJECT NO:  
 1136-PA-15

ADDRESS:

SEC. OF SCOTTSDALE RD. &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

EXTERIOR  
 PERSPECTIVE - 01



PLAZA - VIEW TOWARDS NORTH WEST

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DEVELOPMENT TEAM

**JLB**  
 PARTNERS

**LGE**  
 DESIGN BUILD

DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.  
 AYS DESIGN STUDIO  
 COLLABORATIVE  
 DESIGN STUDIO, INC.  
 SMILEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

STAMP



10-28-2016

DRB PROJECT NO:  
 1138-PA-15

ADDRESS:  
 SEC. OF SCOTTSDALE RD. &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

EXTERIOR  
 PERSPECTIVE - 02



MAIN DRIVE STREET SCAPE - VIEW TOWARDS NORTH WEST

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DEVELOPMENT TEAM

**JLB**  
 PARTNERS

**LGE**  
 DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE 2  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

STAMP



10-28-2016

FILE PROJECT NO:  
 1136-PK-15

ADDRESS:  
 SEC. OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

EXTERIOR  
 PERSPECTIVE - 03



BUILDING A - VIEW TOWARDS SOUTH EAST

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DEVELOPMENT TEAM

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE 2  
DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

STAMP



10-28-2016  
JOB PROJECT NO:  
1136-P&S-15

ADDRESS:

SEC. OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

EXTERIOR  
PERSPECTIVE - 04



BUILDING C - VIEW TOWARDS NORTH EAST

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DEVELOPMENT TEAM

**JLB**  
 PARTNERS

**LGE**  
 DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

STAMP



10-28-2016

DRW #PROJECT NO:  
 1136-PA-15

ADDRESS:  
 SEC. OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

EXTERIOR  
 PERSPECTIVE - 05



MAIN DRIVE STREET SCAPE - VIEW TOWARDS SOUTH WEST

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DEVELOPMENT TEAM

**JLB**  
 PARTNERS

**LGE**  
 DESIGN BUILD

DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE

DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKET PLACE

STAMP



10-28-2016

DRB PROJECT NO:

1138-PA-15

ADDRESS:

SEC. OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

EXTERIOR  
 PERSPECTIVE - 06



CHAUNCEY LANE

BLDG-A

BLDG-B

DRIVEWAY

BLDG-C

BLDG-D

SCOTTSDALE ROAD - STREETScape ELEVATION



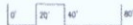
73RD PLACE

MULTI FAMILY

BLDG-A

SCOTTSDALE ROAD

CHAUNCEY LANE - STREETScape ELEVATION



DEVELOPMENT TEAM

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE +

DESIGN STUDIO, INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE



10-28-2016

DRB PROJECT NO:

1136-PA-15

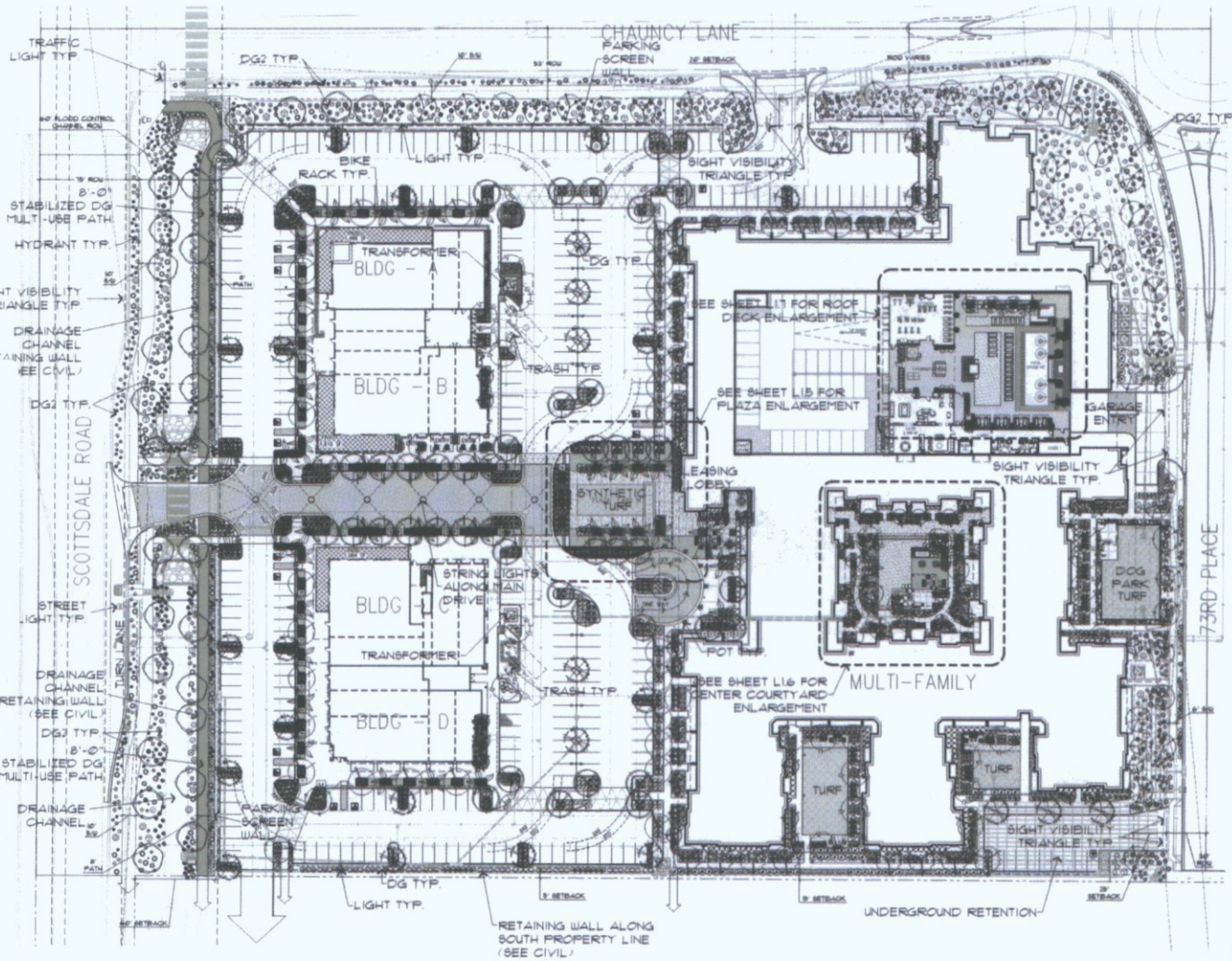
ADDRESS:

SEC. OF SCOTTSDALE RD. &

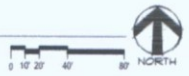
CHAUNCEY LANE

SCOTTSDALE, ARIZONA

STREETScape  
ELEVATIONS



OVERALL PLANTING PLAN  
SCALE: 1" = 40'-0"



LANDSCAPE DATA

TOTAL SITE AREA:	534,246
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,838 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED:	11,893 SF
PARKING LOT AREA:	14,928 SF
PARKING LANDSCAPE AREA REQ'D (18% OF LOT):	8,136 SF
PARKING LANDSCAPE PROVIDED:	30,233 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,383 SF
PARKING INTERIOR L/S AREA PROVIDED:	3,369 SF

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
○	Species vary	Special vary	18		Note: If sufficient quantity exists on the native plant survey has been conducted, trees will be supplemented with native species approved for Scottsdale Road and Street Planter.
○	<i>Acacia saligna</i>	Willow Acacia	36" Box	9	Standard Trunk, Dense Canopy
○	<i>Cassipouira mexicana</i>	Mexican Bird of Paradise	24" Box	45	Multi-Trunk, Dense Canopy
○	<i>Cordia alliodora</i>	Blue Palo Verde	36" Box	1	Multi-Trunk, Dense Canopy
○	<i>Chrysomela torreyana</i>	Chrysomela	48" Cal	1	Multi-Trunk, Dense Canopy
○	<i>Rhus tinctoria</i>	Fan Leaf Ash	24" Cal	32	Multi-Trunk, Dense Canopy
○	<i>Olea santonica</i>	San Hill Olive	36" Box	24	Multi-Trunk, Dense Canopy
○	<i>Olneya tesota</i>	Ironwood	36" Box	6	Multi-Trunk, Dense Canopy
○	<i>Phoenix dactylopera</i>	Date Palm	25" CTH	43	Expanded Cut, Matching Foliage
○	<i>Pistacia Red Palm</i>	Red Palm Pistachio	36" Box	25	Standard Trunk, Dense Canopy
○	<i>Prosopis Rio Salado</i>	Rio Salado Mesquite	36" Box	25	Multi-Trunk, Dense Canopy
○	<i>Quercus virginiana</i>	Southern Live Oak	36" Box	45	Standard Trunk, Dense Canopy
<b>ACCENTS / VINES</b>					
○	<i>Agave americana</i>	Pony Agave	5-Gal	38	As Per Plan
○	<i>Agave parvifolius</i>	Parvifolius Agave	5-Gal	24	As Per Plan
○	<i>Alcea rosea</i>	Alcea	5-Gal	138	Yellow Flower
○	<i>Alcea rosea</i>	Alcea	5-Gal	62	As Per Plan
○	<i>Arctostaphylos</i>	Purple Thymus	5-Gal	100	As Per Plan
○	<i>Bignonia</i>	Tangerine Beauty	5-Gal	4	Shrub
○	<i>Bougainvillea</i>	Vine Bougainvillea	5-Gal	50	Shrub
○	<i>Bougainvillea</i>	Blonde Bougainvillea	5-Gal	18	As Per Plan
○	<i>Bougainvillea</i>	Blonde Attention Grana	5-Gal	21	As Per Plan
○	<i>Carnegiea gigantea</i>	Saguaro	10" Spear	6	No Holes
○	<i>Dasylirion longistylus</i>	Tochtliess Spoon	5-Gal	26	As Per Plan
○	<i>Dasylirion wheeleri</i>	Desert Spoon	5-Gal	61	As Per Plan
○	<i>Cleome spinosa</i>	Butterfly Iris	5-Gal	59	As Per Plan
○	<i>Echinocactus wislizeni</i>	Hedgehog Cactus	5-Gal	1	As Per Plan
○	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	12" Dia	16	As Per Plan
○	<i>Yucca filamentosa</i>	Common Palm Cactus	10" Tall	11	As Per Plan
○	<i>Yucca filamentosa</i>	Yucca	5-Gal	1	2 Care
○	<i>Hebe x</i>	Giant Hebe	5-Gal	19	As Per Plan
○	<i>Hebe x</i>	Branching Red Yucca	5-Gal	85	As Per Plan
○	<i>Quercus agrifolia</i>	English's Prickly Pear	5-Gal	5	10' Plant Th.
○	<i>Psidium cattleianum</i>	Lady Slipper Plant	5-Gal	104	As Per Plan
○	<i>Phoenix roebelenii</i>	Pinyon Date Palm	5-Gal	21	As Per Plan
○	<i>Podocarpus neriifolia</i>	Podocarpus vine	5-Gal	2	As Per Plan
○	<i>Tecoma x</i>	Orange Jubilee vine	5-Gal	80	Shrub
○	<i>Orange Jubilee</i>	Jubilee	5-Gal	80	Shrub
○	<i>Verbena stricta</i>	Verbena	5-Gal	81	As Per Plan
○	<i>Catalpa bignonioides</i>	Tree Bean / Fairy Duster	5-Gal	39	As Per Plan
○	<i>Delonix regia</i>	Impatiens Bush	5-Gal	16	As Per Plan
○	<i>Delonix regia</i>	Purple Impatiens Bush	5-Gal	6	As Per Plan
○	<i>Erica falcata</i>	Bright Blue Bush	5-Gal	53	As Per Plan
○	<i>Eremophila maculata</i>	Blue Bush	5-Gal	130	As Per Plan
○	<i>Eriogonum fasciculatum</i>	Turquoise Bush	5-Gal	82	As Per Plan
○	<i>Justicia californica</i>	Chaparral	5-Gal	19	As Per Plan
○	<i>Justicia spirogaster</i>	Mexican Honeycreeper	5-Gal	12	As Per Plan
○	<i>Lantana viridifolia</i>	Chaparral Bush	5-Gal	25	As Per Plan
○	<i>Leucophyllum frutescens</i>	Green Cloud	5-Gal	85	As Per Plan
○	<i>Leucophyllum frutescens</i>	Rio Bravo Sage	5-Gal	36	As Per Plan
○	<i>Rhipsalis</i>	Dwarf Fig	5-Gal	76	As Per Plan
○	<i>Rhipsalis</i>	Little Olive	5-Gal	80	As Per Plan
○	<i>Rhipsalis</i>	Little Olive	5-Gal	80	As Per Plan
○	<i>Plumbago capensis</i>	Cape Plumbago	5-Gal	5	As Per Plan
○	<i>Ruellia elaeagnifolia</i>	Coral Bush	5-Gal	83	As Per Plan
○	<i>Ruellia peruviana</i>	Baja Ruella	5-Gal	102	As Per Plan
○	<i>Sesuvium portuacastrum</i>	Yellow Bush	5-Gal	19	As Per Plan
○	<i>Tecoma stans</i>	Yellow Bell	5-Gal	5	As Per Plan
○	<i>Tecoma x</i>	Bells of Fire	5-Gal	81	As Per Plan
○	<i>Tecoma x</i>	Sparly	5-Gal	142	As Per Plan
<b>GROUND COVERS</b>					
○	<i>Banksia integrifolia</i>	Desert Mandarin	1-Gal	44	As Per Plan
○	<i>Lantana camara</i>	Orange Red Lantana	1-Gal	37	As Per Plan
○	<i>Lantana camara</i>	Purple Lantana	1-Gal	84	As Per Plan
○	<i>Lantana camara</i>	Orange Red Lantana	1-Gal	674	As Per Plan
○	<i>Marstonia perryi</i>	Perry's Penstemon	1-Gal	51	As Per Plan
○	<i>Trichostema</i>	Prostrate Germander	1-Gal	145	As Per Plan
○	<i>Trichostema</i>	Prostrate	1-Gal	5	As Per Plan
○	<i>Viguiera deltoidea</i>	Goldeneye	1-Gal	11	As Per Plan
○	<i>Sida acuta</i>	Sidaella	1-Gal	607	As Per Plan
○	<i>Sida acuta</i>	Seasonal Annual	1-Gal	607	As Per Plan
<b>MISCELLANEOUS</b>					
DG	Decomposed granite- 1/2" Screened Espresso Brown	All Areas Inside Planter Screen Walls / 2" depth in all planting areas			
DG2	Decomposed granite- 1/2" Screened Madison Gold	Along Street Frontage Only / 2" depth in all planting areas			
TURF	Pid-iron Hybrid Sod or Synthetic Turf				
SYNTHETIC TURF	EE2-Turf Olive Lush Synthetic Turf (Or Equal)				
STABILIZED DG	Stabilized Decomposed Granite- 1/4" Plus Madison Gold	2" depth- For Multi-use Trail			

\*Plants denoted with an asterisk are specified by the City of Scottsdale Streetscape Segment 8 Planting List for Scottsdale Road.



DEVELOPMENT TEAM  
**JLB PARTNERS**  
**LGE DESIGN BUILD**

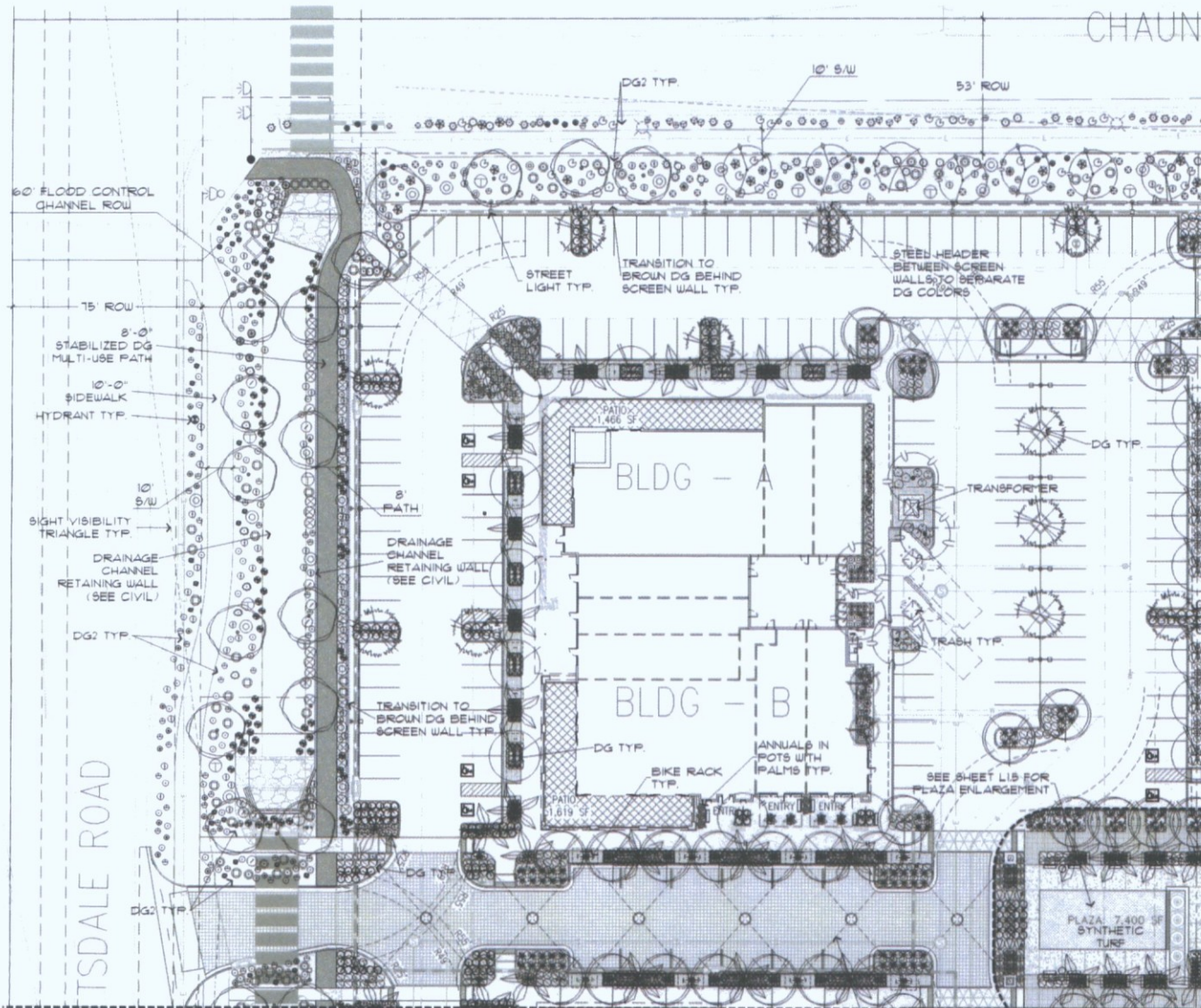
DESIGN TEAM  
HENSLY LABRIN RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE V DESIGN STUDIO, INC.  
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE



10.28.2018  
DRG PROJECT NO: 1138-PP-18  
ADDRESS: SEC. OF SCOTTSDALE RD & CHAUNCEY LANE, SCOTTSDALE, ARIZONA

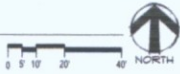




**LANDSCAPE DATA**

TOTAL SITE AREA:	934,546
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	54,839 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED:	81,895 SF
PARKING LOT AREA:	134,960 SF
PARKING LANDSCAPE AREA REQ'D (1% OF LOT):	18,139 SF
PARKING LANDSCAPE PROVIDED:	20,023 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	4,483 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,569 SF

**PLANTING PLAN**  
SCALE: 1"=20'-0"



**PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
	Species vary			28	Note: If insufficient quantity exists under the native plant survey, no trees have been completed. Trees will be supplemented with native species approved for Scottsdale Road and Street Planter.
○	Acacia salicina	Willow Acacia	36" Box	9	Standard Trunk, Dense Canopy
○	Casahuate mexicana	Mexican Bird of Paradise	24" Box	45	Multi-Trunk, Dense Canopy
○	Cordia alliodora	Blue Palo Verde	36" Box	1	Multi-Trunk, Dense Canopy
○	Chrysomela laetevirens	Chrysomela	3" Gal	3	Multi-Trunk, Dense Canopy
○	Fraxinus pennsylvanica	Pan Oust' Ash	24" Box	32	Multi-Trunk, Dense Canopy
○	Quercus laevis	Swan Hill Olive	48" Box	24	Multi-Trunk, Dense Canopy
○	Phlox paniculata	Flamboyant	36" Box	6	Multi-Trunk, Dense Canopy
○	Phoenix dactylifera	Date Palm	28" C.T.H.	43	Flamboyant Cut, Medium Canopy
○	Pistacia Red Palm	Red Palm Pistache	36" Box	28	Standard Trunk, Dense Canopy
○	Prosopis juliflora	'Rio Salado' Mesquite	36" Box	29	Multi-Trunk, Dense Canopy
○	Quercus virginiana	Southern Live Oak	36" Box	48	Standard Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>					
○	Agave americana	Century Agave	5-Gal	128	As Per Plan
○	Agave parviflora	Pony Agave	5-Gal	24	As Per Plan
○	Alcea rosea	Medicinal Aloe	5-Gal	728	Yellow Flower
○	Alcea rosea	Blue Alf	5-Gal	183	As Per Plan
○	Aristida purpurea	Purple Thymus	5-Gal	180	As Per Plan
○	Bignonia	Tangerine Beauty	5-Gal	4	Staked
○	Bougainvillea	Vine Bougainvillea	5-Gal	86	Staked
○	Bougainvillea 'Suzanne Kert'	Alexandra Bougainvillea	5-Gal	18	As Per Plan
○	Bougainvillea 'Madame'	'Blonde Ambition' Grana	5-Gal	21	As Per Plan
○	Bougainvillea gracilis	Seguino	10" Spear	6	No Hoops
○	Caragana gigantea	Toothless Spoon	5-Gal	24	As Per Plan
○	Cassipouira longissima	Desert Spoon	5-Gal	67	As Per Plan
○	Crotalaria retusa	Butterfly Iris	5-Gal	95	As Per Plan
○	Crotalaria retusa	Headlight Cactus	5-Gal	43	As Per Plan
○	Schinus molle	Golden Barrel Cactus	12" Dia	16	As Per Plan
○	Schinus molle	Compass Barrel Cactus	12" Dia	16	As Per Plan
○	Schinus molle	Cholla	5-Gal	12	As Per Plan
○	Schinus molle	Giant Mesquite	5-Gal	39	As Per Plan
○	Schinus molle	Bronzeleaf Red Yucca	5-Gal	89	As Per Plan
○	Schinus molle	Engelmann's Prickly Pear	5-Gal	19	10" Flat Pot
○	Schinus molle	Lady Slipper Plant	5-Gal	164	As Per Plan
○	Schinus molle	Piggy Date Palm	5-Gal	21	As Per Plan
○	Schinus molle	Red Carpet Vine	5-Gal	1	As Per Plan
○	Schinus molle	Orange Jubilee	5-Gal	60	Staked
<b>SHRUBS</b>					
○	Abutilon	Borage	5-Gal	95	As Per Plan
○	Abutilon	'Candy Corn' Fairy Duster	5-Gal	16	As Per Plan
○	Abutilon	Impatiens Bush	5-Gal	16	As Per Plan
○	Abutilon	Purple Impatiens Bush	5-Gal	6	As Per Plan
○	Abutilon	Brittlebush	5-Gal	93	As Per Plan
○	Abutilon	Blue Bush	5-Gal	260	As Per Plan
○	Abutilon	Turquoise Bush	5-Gal	82	As Per Plan
○	Abutilon	Cherokee Bush	5-Gal	19	As Per Plan
○	Abutilon	Mexican Honeycreeper	5-Gal	12	As Per Plan
○	Abutilon	Cherokee Bush	5-Gal	25	As Per Plan
○	Abutilon	Green Cloud Sage	5-Gal	65	As Per Plan
○	Abutilon	Rio Bravo Sage	5-Gal	16	As Per Plan
○	Abutilon	Dwarf Myrtle	5-Gal	156	As Per Plan
○	Abutilon	'Little Olive'	5-Gal	60	As Per Plan
○	Abutilon	Cape Phorbium	5-Gal	9	As Per Plan
○	Abutilon	Corral Bush	5-Gal	83	As Per Plan
○	Abutilon	Baja Ruella	5-Gal	92	As Per Plan
○	Abutilon	Alamo Ruella	5-Gal	31	As Per Plan
○	Abutilon	Bells of Fire	5-Gal	81	As Per Plan
○	Abutilon	Sparly	5-Gal	142	As Per Plan
<b>GROUND COVERS</b>					
○	Desert Marigold	Desert Marigold	1-Gal	44	As Per Plan
○	Galton Red Lantana	Galton Red Lantana	1-Gal	317	As Per Plan
○	Purple Lantana	Purple Lantana	1-Gal	84	As Per Plan
○	Mary's Penstemon	Mary's Penstemon	1-Gal	874	As Per Plan
○	Prostrate Germander	Prostrate Germander	1-Gal	51	As Per Plan
○	Asiatic Jasmine	Asiatic Jasmine	1-Gal	9	As Per Plan
○	Goldeneye	Goldeneye	1-Gal	11	As Per Plan
○	Seasonal Annuals	Seasonal Annuals	1-Gal	607	As Per Plan
<b>MISCELLANEOUS</b>					
DG	Decomposed Granite-1/2" Screened 'Express Brown' (All Areas Inside Planter Screen Walls) 2" depth in all planting areas				
DG2	Decomposed Granite-1/2" Screened 'Madison Gold' (Along Street Frontage) Only 2" depth in all planting areas				
TURF	Mid-Iron Hybrid Sod or Synthetic Turf				
SYNTHETIC TURF	82-Turf Olive Lush Synthetic Turf (Or Equal)				
STABILIZED DG	Stabilized Decomposed Granite-1/4" Plus 'Madison Gold' 3" depth-For Multi-Use Trail				



DEVELOPMENT TEAM

**JLB PARTNERS**

**LGE DESIGN BUILD**

DESIGN TEAM

HENLEY LAMON RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

**CHAUNCEY LANE MARKETPLACE**

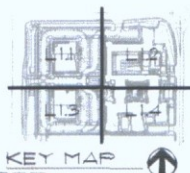


10.28.2016

DWG PROJECT NO: 1133-PA-15

ADDRESS: SEC. OF SCOTTSDALE RD & CHAUNCEY LANE, SCOTTSDALE, ARIZONA

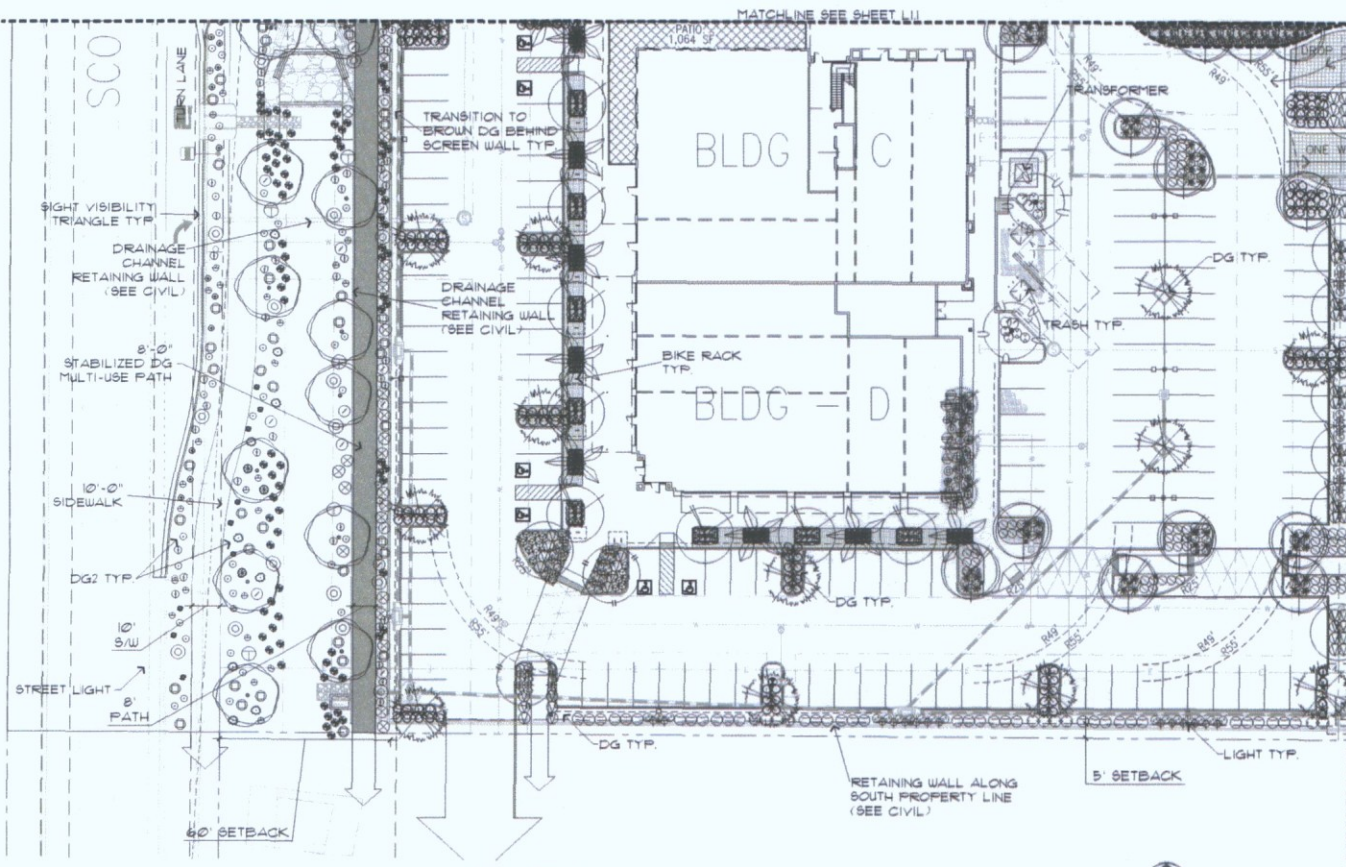




DEVELOPMENT TEAM  
**JLB**  
 PARTNERS  
**LGE**  
 DESIGN BUILD  
 DESIGN TEAM  
 HENSLEY LAMON RACHEL, INC.  
 AVI DESIGN STUDIO  
 COLLABORATIVE V  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

### PLANT PALETTE

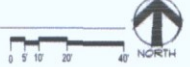
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
○	Species vary	Species vary	38		Note: If insufficient quantity exists on the native plant survey has been completed, trees will be supplemented with native species approved for Scottsdale Road and Street Planter
○	Acacia salicina	Willow Acacia	3/4" Box	9	Standard Trunk, Dense Canopy
○	Cassipouia mexicana	Mexican Bird	1/2" Box	45	Multi-Trunk, Dense Canopy
○	Crotonot floridanus	Blue Palo Verde	3/4" Box	7	Multi-Trunk, Dense Canopy
○	Chilopsis teretiflorus	Chilopsis	1/2" Box	1	Multi-Trunk, Dense Canopy
○	Fraxinus texensis	Pan West Ash	3/4" Box	32	Standard Trunk, Dense Canopy
○	Olea 'San Hill'	San Hill Olive	1/2" Box	24	Multi-Trunk, Dense Canopy
○	Ornithoeca	Ironwood	3/4" Box	6	Multi-Trunk, Dense Canopy
○	Phoenix dactylopera	Date Palm	25" C.T.H.	43	Standard Trunk, Dense Canopy
○	Pistacia 'Red Paw'	Red Paw Pistache	3/4" Box	25	Standard Trunk, Dense Canopy
○	Prosopis 'Rio Salado'	Rio Salado Mesquite	3/4" Box	25	Multi-Trunk, Dense Canopy
○	Quercus virginiana	Southern Live Oak	3/4" Box	45	Standard Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>					
○	Agave desertiana	Smooth Agave	5-Gal	128	As Per Plan
○	Agave parryi	Parry Agave	5-Gal	34	As Per Plan
○	Aloe barbadensis	Medicinal Aloe	5-Gal	730	Yellow Flower
○	Aloe Blue Elf	Blue Elf Aloe	5-Gal	162	As Per Plan
○	'Arctostaphylos purpurascens'	Purple Threasure	5-Gal	162	As Per Plan
○	Silybum	'Tangerine Beauty'	5-Gal	4	Staked
○	'Bougainvillea'	Vine Bougainvillea	5-Gal	56	Staked
○	'Bougainvillea'	'Bougainvillea'	5-Gal	16	As Per Plan
○	'Bougainvillea'	Alexandra Bougainvillea	5-Gal	16	As Per Plan
○	Bouteloua gracilis	Blonde Ambition Grass	5-Gal	21	As Per Plan
○	'Carnegiea gigantea'	Saguaro	12" Spacer	6	No Holes
○	Calligonum longicaule	Yucca-like Spon	5-Gal	26	As Per Plan
○	Calligonum arborescens	Desert Spon	5-Gal	67	As Per Plan
○	Croton vegeta	Butterfly In	5-Gal	59	As Per Plan
○	Echinocactus elegantulus	Scorpion Cactus	5-Gal	41	As Per Plan
○	Echinocactus grusonii	Golden Barrel Cactus	12" Dia	16	As Per Plan
○	Echinocactus polycephalus	Scorpion Barrel Cactus	12" Dia	16	As Per Plan
○	Fouquieria splendens	Godolite	5-Gal	11	2 Cane Tr
○	Hesperaloe parviflora	Queen Hesperaloe	5-Gal	125	As Per Plan
○	Hesperaloe parviflora	Strawberry Red Yucca	5-Gal	85	As Per Plan
○	'Ipomoea angustata'	Englishman's Footy Pear	5-Gal	9	10' Plant Tr
○	'Ipomoea angustata'	Lady Slipper Plant	5-Gal	164	As Per Plan
○	Ipomoea pes-caprae	Piggy Date Palm	5-Gal	21	As Per Plan
○	Ipomoea pes-caprae	Pink Trumpet Vine	5-Gal	2	As Per Plan
○	Ipomoea pes-caprae	Orange Jubilee Vine	5-Gal	80	Staked
<b>SHRUBS</b>					
○	'Aeschynanthus deltoideus'	Burpee	5-Gal	181	As Per Plan
○	Calliandra 'Sierra Star'	Sierra Star Fairy Cluster	5-Gal	38	As Per Plan
○	Codonanthe viscosa	Hopwood Bush	5-Gal	16	As Per Plan
○	Codonanthe viscosa	Purple Hopwood Bush	5-Gal	6	As Per Plan
○	'Purpurea'		5-Gal	6	As Per Plan
○	Ericaria lanosa	Britchesbush	5-Gal	53	As Per Plan
○	Eremophila hydropysa	Blue Bell	5-Gal	290	As Per Plan
○	Ericaria lanosa	Turquoise Bush	5-Gal	82	As Per Plan
○	Jatropha californica	Chopwood	5-Gal	79	As Per Plan
○	Jatropha spicigera	Mexican Honeycuckle	5-Gal	72	As Per Plan
○	Larrea tridentata	Creosote Bush	5-Gal	25	As Per Plan
○	Leucophyllum frutescens	Green Cloud Sage	5-Gal	89	As Per Plan
○	Leucophyllum frutescens	Rio Bravo Sage	5-Gal	36	As Per Plan
○	'Nyxia comosa'	Dwarf Myrtle	5-Gal	76	As Per Plan
○	'Nyxia comosa'	Little Olive	5-Gal	20	As Per Plan
○	Opuntia basilaris	Cactus	5-Gal	20	As Per Plan
○	Parthenocissus vitacea	Cape Parthenocissus	5-Gal	9	As Per Plan
○	Ruellia equisetifera	Coral Bush	5-Gal	83	As Per Plan
○	Ruellia penhanceana	Blaze Ruella	5-Gal	162	As Per Plan
○	Ruellia penhanceana	Yellow Bell	5-Gal	178	As Per Plan
○	Tecoma stans	Yellow Bell	5-Gal	9	As Per Plan
○	Tecoma stans	Bells of Fire	5-Gal	161	As Per Plan
○	Tecoma x	Sparty	5-Gal	142	As Per Plan
<b>GROUND COVERS</b>					
○	Balanites aegyptiaca	Desert Mangold	1-Gal	44	As Per Plan
○	Larrea tridentata	Creosote Bush	1-Gal	171	As Per Plan
○	Larrea tridentata	Purple Larrea	1-Gal	184	As Per Plan
○	Larrea tridentata	New Goldmine	1-Gal	674	As Per Plan
○	'Parthenocissus vitacea'	Perry's Parthenocissus	1-Gal	51	As Per Plan
○	Tournefortia bicolor	Prostrate Gemstar	1-Gal	149	As Per Plan
○	Tricholoparia angustata	Asiatic Jasmine	1-Gal	5	As Per Plan
○	'Viguiera deltoideus'	Goldeneye	1-Gal	11	As Per Plan
○	Wedelia trilobata	Wedelia	1-Gal	607	As Per Plan
○	Wedelia trilobata	Seasonal Annula	1-Gal	607	As Per Plan
<b>MISCELLANEOUS</b>					
○	Decomposed Granite- 1/2" Screened Express Brown (All Areas inside Planter Screen 60's) 2" depth in all planting areas				
○	Decomposed Granite- 1/2" Screened Hixson Gold (Along Street Frontages Only) 2" depth in all planting areas				
○	Mid-Iron Hybrid Soil or Synthetic Turf				
○	SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)			
○	STABILIZED SOIL	Stabilized Decomposed Granite- 1/4" Husk 'Madison Gold' 2" depth For Multi-Use Trail			



PLANTING PLAN  
 SCALE: 1"=20'-0"

### LANDSCAPE DATA

TOTAL SITE AREA:	534,846
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,839 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED:	11,875 SF
PARKING LOT AREA:	124,500 SF
PARKING LANDSCAPE AREA REQ'D (18% OF LOT):	22,410 SF
PARKING LANDSCAPE PROVIDED:	20,233 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,833 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,369 SF



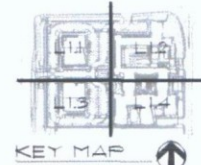
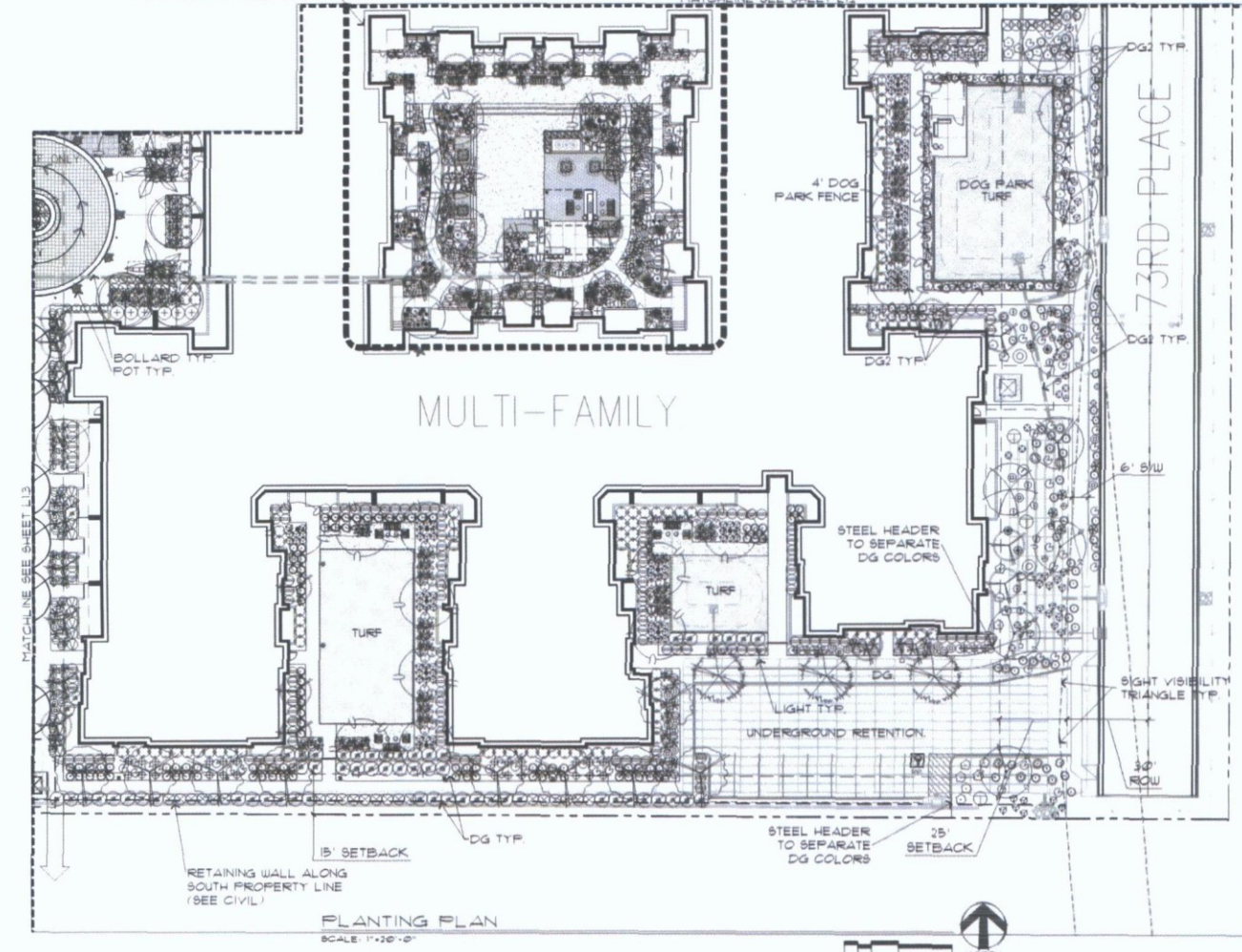
## CHAUNCEY LANE MARKETPLACE



11.25.2019  
 DRB PROJECT NO:  
 1138-PA-19  
 ADDRESS:  
 SEC OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

SEE SHEET L16 FOR  
CENTER COURTYARD  
ENLARGEMENT  
PLANTS CORRESPOND  
TO PLANT LIST ON SHEET L16

MATCH LINE SEE SHEET L12



**PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
Note: If insufficient quantity exists on the native plant survey has been completed, trees will be supplemented with native species approved for Scottsdale Road and Street Planter					
○	<i>Acacia salicina</i>	Willow Acacia	3/4' Box 5 1/2' Cal	28	Standard Tree, Dense Canopy
○	<i>Casahuate mexicana</i>	Mexican Bird of Paradise	1/4' Box 45	45	Multi-Trunk, Dense Canopy
○	<i>Cercidium floridanum</i>	Blue Palo Verde	1/4' Box 7	7	Multi-Trunk, Dense Canopy
○	<i>Chrysopa leucostriata</i>	Chrysopa	1/2' Cal	1	Multi-Trunk, Dense Canopy
○	<i>Fraxinus lanata</i>	Pan West' Ash	1/2' Cal 32	32	Standard Tree, Dense Canopy
○	<i>Quesadilla hirta</i>	Sean Hill Olive	1/2' Cal 24	24	Multi-Trunk, Dense Canopy
○	<i>Orniga laevis</i>	Ironwood	3/4' Box 4	4	Multi-Trunk, Dense Canopy
○	<i>Phoenix dactylifera</i>	Date Palm	25' C.T.H. 43	43	Standard Tree, Dense Canopy
○	<i>Platanus 'Red Planet'</i>	Red Planet Platanus	3/4' Box 25	25	Standard Tree, Dense Canopy
○	<i>Prosopis juliflora</i>	Red Planet Prosopis	3/4' Box 25	25	Multi-Trunk, Dense Canopy
○	<i>Quercus virginiana</i>	Southern Live Oak	3/4' Box 45	45	Standard Tree, Dense Canopy
<b>SHRUBS</b>					
○	<i>Agave deserticus</i>	Scott's Agave	5-Gal	105	As Per Plan
○	<i>Agave parryi</i>	Parry Agave	5-Gal	24	As Per Plan
○	<i>Aloe barbodes</i>	Aloe Barbodes	5-Gal	138	Yellow Flower
○	<i>Aloe blue elf</i>	Blue Elf Aloe	5-Gal	63	As Per Plan
○	<i>Ardisia purpurascens</i>	Purple Ardisia	5-Gal	50	As Per Plan
○	<i>Begonia</i>	Tangerine Beauty	5-Gal	4	Standard
○	<i>Bougainvillea</i>	Vine Bougainvillea	5-Gal	50	Standard
○	<i>Bougainvillea</i>	Alexandra Bougainvillea	5-Gal	18	As Per Plan
○	<i>Bouteloua gracilis</i>	Blonde Amorion Grass	5-Gal	21	As Per Plan
○	<i>Carnegiea gigantea</i>	Saguaro	10' Spear 6	6	NO HOLES
○	<i>Caryopteris longicaulis</i>	Turquoise Spoon	5-Gal	75	As Per Plan
○	<i>Caryopteris arbutifolia</i>	Desert Spoon	5-Gal	67	As Per Plan
○	<i>Dioscorea villosa</i>	Butterfly Iris	5-Gal	50	As Per Plan
○	<i>Echinocactus angusticus</i>	Redspine Cactus	5-Gal	41	As Per Plan
○	<i>Echinocactus grusonii</i>	Golden Barrel Cactus	17' Dia 16	16	As Per Plan
○	<i>Fouquieria splendens</i>	Complex Barrel Cactus	8' Tall	41	As Per Plan
○	<i>Fouquieria splendens</i>	Goldfinch	5-Gal	11	G. Cane Tr.
○	<i>Hebe parviflora</i>	Queen Hebe	5-Gal	105	As Per Plan
○	<i>Hebe parviflora</i>	Bronze Parviflora	5-Gal	85	As Per Plan
○	<i>Yucca</i>	Engelman's Phony Pear	5-Gal	16	10' PAD Mt.
○	<i>Mesquima macrocarpa</i>	Lady Slipper Plant	5-Gal	164	As Per Plan
○	<i>Prodraca ruficollis</i>	Purple Dalea Plant	5-Gal	21	As Per Plan
○	<i>Tecoma</i>	Pink Trumpet Vine	5-Gal	2	Burn Form
○	<i>Orange Jubilee</i>	Orange Jubilee Vine	5-Gal	80	Standard
<b>GRASSES</b>					
○	<i>Adiantum deltoideum</i>	Burpee	5-Gal	30	As Per Plan
○	<i>Calliandra</i>	Sierra Star Fary Cluster	5-Gal	25	As Per Plan
○	<i>Codonopsis villosa</i>	Purple Hopedazz Bush	5-Gal	76	As Per Plan
○	<i>Codonopsis villosa</i>	Purple Hopedazz Bush	5-Gal	4	Standard
○	<i>Purpurea</i>	Bristleleaf	5-Gal	53	As Per Plan
○	<i>Broomrape</i>	Blue Bell	5-Gal	250	As Per Plan
○	<i>Broomrape</i>	Turquoise Bush	5-Gal	82	As Per Plan
○	<i>Jakula californica</i>	Chopwood	5-Gal	70	As Per Plan
○	<i>Jactula spicata</i>	Pink Honeyuckle	5-Gal	72	As Per Plan
○	<i>Leucosiphon frutescens</i>	Creosote Bush	5-Gal	25	As Per Plan
○	<i>Leucosiphon frutescens</i>	Green Cloud Sage	5-Gal	80	As Per Plan
○	<i>Leucosiphon frutescens</i>	Red Bravo Sage	5-Gal	36	As Per Plan
○	<i>Phyllis communis</i>	Dwarf Myrtle	5-Gal	75	As Per Plan
○	<i>Celastrus</i>	Little Olea	5-Gal	80	As Per Plan
○	<i>Puntago capensis</i>	Cape Puntago	5-Gal	5	As Per Plan
○	<i>Phyllis communis</i>	Coral Bush	5-Gal	83	As Per Plan
○	<i>Mussaenda</i>	Sage Mulla	5-Gal	50	As Per Plan
○	<i>Broomrape</i>	New Gold Lantana	5-Gal	18	As Per Plan
○	<i>Tecoma stans</i>	Yellow Bell	5-Gal	5	As Per Plan
○	<i>Tecoma</i>	Bells of Fire	5-Gal	97	As Per Plan
○	<i>Tecoma</i>	Spiky	5-Gal	142	As Per Plan
<b>GROUND COVERS</b>					
○	<i>Banana multicaulis</i>	Desert Marigold	1-Gal	44	As Per Plan
○	<i>Lantana</i>	Dallas Red Lantana	1-Gal	317	As Per Plan
○	<i>Lantana</i>	Purple Lantana	1-Gal	184	As Per Plan
○	<i>Lantana</i>	New Gold Lantana	1-Gal	674	As Per Plan
○	<i>Parthenium parryi</i>	Parry's Parthenium	1-Gal	31	As Per Plan
○	<i>Parthenium parryi</i>	Prostrate Gemander	1-Gal	145	As Per Plan
○	<i>Prostratum</i>	Jasatic Jasmine	1-Gal	15	As Per Plan
○	<i>Sedum</i>	Goleomyx	1-Gal	11	As Per Plan
○	<i>Sedum</i>	Sedum	1-Gal	807	As Per Plan
<b>MISCELLANEOUS</b>					
DG	Decomposed Granite: 1/2" Screened Express Brown: 1/4" Area Inside Planter				
DG	Decomposed Granite: 1/2" Screened Express Brown: 1/4" Area Inside Planter				
DG	Decomposed Granite: 1/2" Screened Express Brown: 1/4" Area Inside Planter				
TURF	Hybrid Turf				
SYNTHETIC TURF	82-Tur Olive Leaf Synthetic Turf (Or Equal)				
SYNTHETIC TURF	82-Tur Olive Leaf Synthetic Turf (Or Equal)				

**LANDSCAPE DATA**

TOTAL SITE AREA	534,216 SF
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED	10,950 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED	54,800 SF
PARKING LOT AREA	18,735 SF
PARKING LANDSCAPE AREA REQ'D (8% OF LOT)	16,255 SF
PARKING INTERIOR L/S AREA PROVIDED	2,480 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA)	5,345 SF

DEVELOPMENT TEAM

**JLB PARTNERS**

**LGE DESIGN BUILD**

DESIGN TEAM

HENSLEY LAMKIN RACHEL INC.  
AVS DESIGN STUDIO  
COLLABORATIVE V. DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

**CHAUNCEY LANE  
MARKETPLACE**



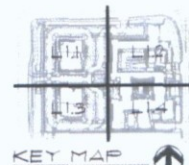
10.25.2019  
OBS PROJECT NO. 133-PA-15

ADDRESS  
SEC OF SCOTTSDALE RD & CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

L1.4



CHAUNCEY LANE  
MARKETPLACE



PLANT PALETTE

SYMBOL BOTANICAL NAME COMMON NAME SIZE QTY COMMENTS

**TREES/PLANTS**  
\*Salvaged tree Species vary 20  
Note: If insufficient quantity exists on the native plant survey has been completed trees will be supplemented with native species approved for Scottsdale Road and Street Perimeter

Adonis heliopsis	Willow Anemone	12" Pot	9	Standard Tree
Ceanothus leucanthus	Mexican Bird of Paradise	12" Pot	45	Decorative Canopy
Cercidiphyllum japonense	Blue Palo Verde	12" Pot	7	Multi-Trunk
Chrysopsis lasianthera	Chryslia	12" Pot	1	Decorative Canopy
Fraxinus velutina	White Ash	12" Pot	32	Standard Tree
Quercus agrifolia	White Oak	12" Pot	24	Multi-Trunk
Quercus laevis	White Oak	12" Pot	6	Decorative Canopy
Phoenix rostrata	Date Palm	12" Pot	43	Standard Tree
Platanus radicans	Red Bud	12" Pot	23	Standard Tree
Prosopis juliflora	Albizia	12" Pot	23	Decorative Canopy
Quercus agrifolia	White Oak	12" Pot	49	Standard Tree

<b>AGGREGATE PLANTS</b>				
Agave desertiana	Sequoia Agave	5-Gal	135	As Per Plan
Agave parryi	Parry Agave	5-Gal	24	As Per Plan
Aloe arborescens	Medicinal Aloe	5-Gal	138	As Per Plan
Aloe Blue Elf	Blue Elf Aloe	5-Gal	40	As Per Plan
Arctostaphylos	Purple Throat	5-Gal	80	As Per Plan
Bigonia	Tangerine Beauty	5-Gal	4	Standard
Bougainvillea	Vine Bougainvillea	5-Gal	58	Standard
Bougainvillea	Alexandra Bougainvillea	5-Gal	18	As Per Plan
Alibertia	Blonde Annona	5-Gal	21	As Per Plan
Camelia gracilis	Blonde Annona	5-Gal	21	As Per Plan
Clusia grandifolia	Clusia	5-Gal	6	No Holes
Daylily	Daylily	5-Gal	26	As Per Plan
Daylily	Daylily	5-Gal	67	As Per Plan
Daylily	Daylily	5-Gal	50	As Per Plan
Daylily	Daylily	5-Gal	41	As Per Plan
Echinocactus engelmanni	Golden Barrel Cactus	12" Dia	6	As Per Plan
Echinocactus engelmanni	Copper Barrel Cactus	12" Dia	6	As Per Plan
Fouquieria splendens	Cholla	5-Gal	11	C-2 Cam Min
Hesperaloe parviflora	Red Cholla	5-Gal	19	As Per Plan
Hesperaloe parviflora	Red Cholla	5-Gal	89	As Per Plan
Hesperaloe parviflora	Red Cholla	5-Gal	8	C-2 Cam Min
Hesperaloe parviflora	Red Cholla	5-Gal	64	As Per Plan
Hesperaloe parviflora	Red Cholla	5-Gal	21	As Per Plan
Hesperaloe parviflora	Red Cholla	5-Gal	2	Bush Form
Hesperaloe parviflora	Red Cholla	5-Gal	60	Standard

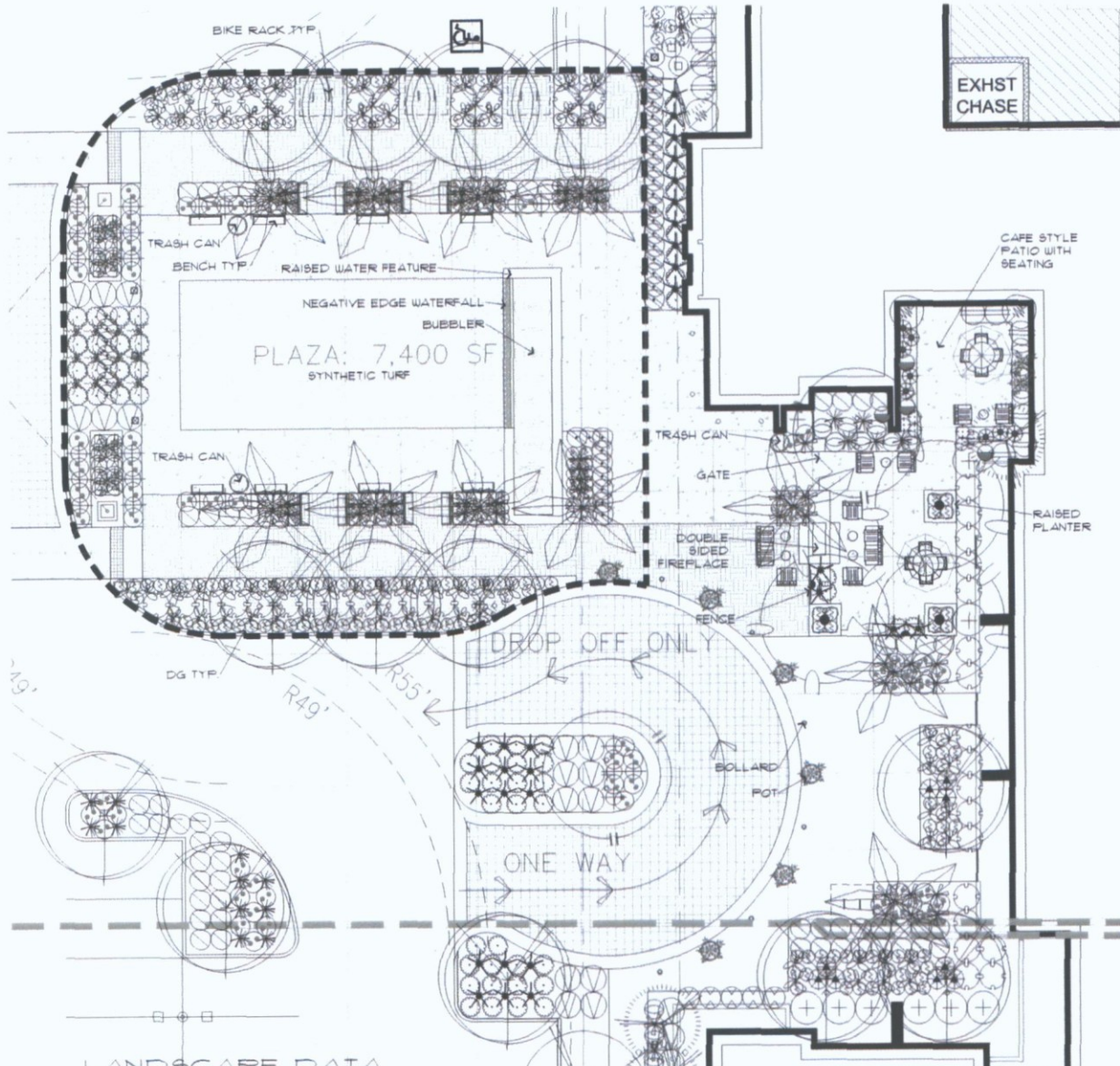
<b>SHRUBS</b>				
Calliandra	Borage	5-Gal	16	As Per Plan
Calliandra	Sierra Star	5-Gal	29	As Per Plan
Calliandra	Sierra Star	5-Gal	16	As Per Plan
Calliandra	Purple Hesperaloe	5-Gal	6	As Per Plan
Calliandra	Purple	5-Gal	53	As Per Plan
Calliandra	Blue Balls	5-Gal	250	As Per Plan
Calliandra	Turquoise Bush	5-Gal	85	As Per Plan
Calliandra	Cherokee	5-Gal	19	As Per Plan
Calliandra	Mexican Hedgehog	5-Gal	12	As Per Plan
Calliandra	Crested Bush	5-Gal	29	As Per Plan
Calliandra	Green Cloud Sage	5-Gal	80	As Per Plan
Calliandra	Green Cloud	5-Gal	26	As Per Plan
Calliandra	Red Brave Sage	5-Gal	76	As Per Plan
Calliandra	Dwarf Myrtle	5-Gal	80	As Per Plan
Calliandra	Little Olive	5-Gal	80	As Per Plan
Calliandra	Little Olive	5-Gal	9	As Per Plan
Calliandra	Coral Bush	5-Gal	85	As Per Plan
Calliandra	Red Bush	5-Gal	80	As Per Plan
Calliandra	Yellow Balls	5-Gal	81	As Per Plan
Calliandra	Bells of Fire	5-Gal	142	As Per Plan

<b>SPRING COVERS</b>				
Daylily	Dwarf Marigold	1-Gal	44	As Per Plan
Daylily	Dallas Red Lantana	1-Gal	317	As Per Plan
Daylily	Purple Lantana	1-Gal	84	As Per Plan
Daylily	Yellow Lantana	1-Gal	6-74	As Per Plan
Daylily	Flary's Perfection	1-Gal	51	As Per Plan
Daylily	Prostrata Gemma	1-Gal	48	As Per Plan
Daylily	Prostrata	1-Gal	9	As Per Plan
Daylily	Arctic Jasmine	1-Gal	11	As Per Plan
Daylily	Arctic Jasmine	1-Gal	807	As Per Plan

<b>MISCELLANEOUS</b>				
DG	Decomposed Granite - 1/2" Screened Express Brown	All Areas	As Per Plan	Perimeter
DG2	Decomposed Granite - 1/2" Screened Median Gold	Along Street Frontages Only	2" depth in all planting areas	
Turf	High-Traffic Synthetic Turf	As Per Plan		
Synthetic Turf	High-Traffic Synthetic Turf (10' Equal)	As Per Plan		

<b>STANDARD</b>				
DG	Decomposed Granite - 1/2" Screened Express Brown	All Areas	As Per Plan	Perimeter
DG2	Decomposed Granite - 1/2" Screened Median Gold	Along Street Frontages Only	2" depth in all planting areas	
Turf	High-Traffic Synthetic Turf	As Per Plan		

Plant names shown in all caps are specified by the City of Scottsdale Streetscape Segment 5



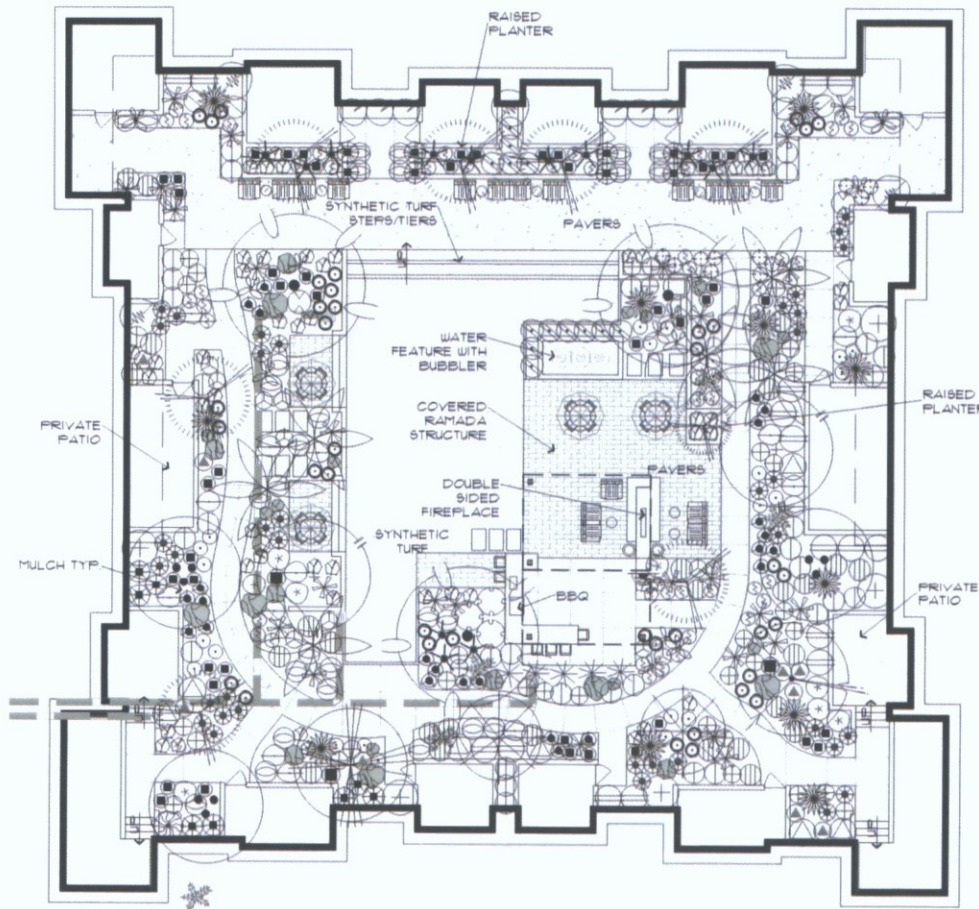
LANDSCAPE DATA

TOTAL SITE AREA	934,640
TOTAL RIGHT-OF-WAY L15 AREA PROVIDED	14,850 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED	10,899 SF
PARKING LOT AREA	64,900 SF
PARKING LANDSCAPE AREA REQ'D (15% OF LOT)	8,133 SF
PARKING LANDSCAPE PROVIDED	20,023 SF
PARKING INTERIOR L15 AREA REQ'D (1/3 OF L15 AREA)	6,933 SF
PARKING INTERIOR L15 AREA PROVIDED	13,369 SF

PLAZA ENLARGED PLANTING PLAN

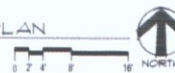
SCALE: 1/8" = 1'-0"





CENTER COURTYARD ENLARGED PLANTING PLAN

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



### COURTYARD PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>				
<i>Washingtonia filifera</i>	Filifera Fan Palm	8'-20' C.T.H.	6	Screened Trunk, Matching Form
<i>Bauhinia speciosa</i>	Orchid Tree	36" Bor.	1	Multi-Trunk
<i>Cassipouia mexicana</i>	Mexican Bird of Paradise	75" Cal.	8	Dense Canopy
<i>Chiapas tashkentensis</i>	Chiapas	75" Cal.	8	Dense Canopy
<i>Lagerströmia speciosa</i>	Grape Myrtle	36" Bor.	2	Multi-Trunk, Dense Canopy
<i>Laurus nobilis</i>	Sweet Bay	36" Bor.	2	Multi-Trunk, Dense Canopy
<i>Magnolia speciosa</i>	Magnolia	36" Bor.	1	Screened Trunk, Dense Canopy
<i>Olea 'Sun Hill'</i>	'Sun Hill' Olive	48" Bor. 4' Cal.	3	Multi-Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>				
<i>Aloe barbadensis</i>	Medicinal Aloe	8-Gal	21	Yellow Flower
<i>Aloe Topaz</i>	Topaz Aloe	8-Gal	5	As Per Plan
<i>Bambusa multiplex</i>	Golden Goddess	8-Gal	5	As Per Plan
<i>Golden Goddess</i>	Golden Goddess	8-Gal	5	As Per Plan
<i>Sago Palm</i>	Sago Palm	8-Gal	5	As Per Plan
<i>Daylily longissimus</i>	Toothless Spoon	8-Gal	13	As Per Plan
<i>Dryas vegeta</i>	Butterfly Iris	8-Gal	31	As Per Plan
<i>Lonicera japonica</i>	Hair's honeyuckle vine	8-Gal	5	Screened
<i>Halliana</i>	Halliana	8-Gal	5	Screened
<i>Phoropogon japonicus</i>	Mane Grass	8-Gal	24	As Per Plan
<i>Mediastima macrocarpa</i>	Lady Slipper Plant	8-Gal	12	As Per Plan
<i>Philodendron speciosa</i>	Philodendron	8-Gal	2	As Per Plan
<i>Phoraria roborari</i>	Prigly Date Palm	8-Gal	5	As Per Plan
<i>Plectranthus hololepis</i>	Pink Tassel Vine	8-Gal	1	Bush Form
<i>Tecora x</i>	Orange Jubilee vine	8-Gal	5	Screened
<i>Orange Jubilee</i>	Orange Jubilee vine	8-Gal	5	Screened
<i>Brentzia nodosa</i>	Giant Bird of Paradise	5-Gal	1	As Per Plan
<i>Brentzia reginae</i>	Tropical Bird of Paradise	5-Gal	5	As Per Plan
<b>SHRUBS</b>				
<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5-Gal	6	As Per Plan
<i>Purpurea</i>	Purpurea	5-Gal	6	As Per Plan
<i>Erigeron hygrophilus</i>	Blue Bell	5-Gal	4	As Per Plan
<i>Gardenia</i>	Gardenia	5-Gal	13	As Per Plan
<i>Hibiscus speciosa</i>	Hibiscus	5-Gal	7	As Per Plan
<i>Hibiscus californicus</i>	Chaperone	5-Gal	1	As Per Plan
<i>Hydrangea communis</i>	Dwarf Myrtle	5-Gal	13	As Per Plan
<i>Composita</i>	Composita	5-Gal	13	As Per Plan
<i>Nandina domestica</i>	Heavenly Bamboo	5-Gal	16	As Per Plan
<i>Philodendron aethiops</i>	Dwarf Philodendron	5-Gal	33	As Per Plan
<i>Ruellia californica</i>	Cape Ruellia	5-Gal	14	As Per Plan
<i>Ruellia peruviana</i>	Baja Ruellia	5-Gal	16	As Per Plan
<i>Ruellia epipactiformis</i>	Coral Bush	5-Gal	2	As Per Plan
<i>Tecora stans</i>	Yellow Bell	5-Gal	5	As Per Plan
<i>Tecora x</i>	Sparky	5-Gal	3	As Per Plan
<b>GROUND COVERS</b>				
<i>Asparagus densiflorus</i>	Asparagus Fern	1-Gal	23	As Per Plan
<i>Lirioden monari</i>	Green Lily Turf	1-Gal	26	As Per Plan
<i>Green Giant</i>	Green Giant	1-Gal	26	As Per Plan
<i>Philodendron 'Kanakou'</i>	'Kanakou' Philodendron	1-Gal	52	As Per Plan
<i>Pontederaca sibirica</i>	Elephant Foot	1-Gal	46	As Per Plan
<i>Sotolerosa pallida</i>	Purple Heart	1-Gal	38	As Per Plan
<i>Taxodium chinensis</i>	Prostrate Ginkgo	1-Gal	30	As Per Plan
<i>Trachycarpus distichus</i>	Asiatic Japanese	1-Gal	34	As Per Plan
<i>Ulexia violacea</i>	Ulexia	1-Gal	45	As Per Plan
<i>Seasonal Annua</i>	Seasonal Annua	1-Gal	45	As Per Plan
<b>MISCELLANEOUS</b>				
MULCH	Western Organics Native Compost or equal 3" depth in all planting areas			
SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)			
	Surface Select Granite Boulders			

### LANDSCAPE DATA

TOTAL SITE AREA:	53,046
TOTAL RIGHT-OF-WAY L/3 AREA PROVIDED:	14,855 SF
TOTAL CHUTE LANDSCAPE AREA PROVIDED:	10,875 SF
PARKING LOT AREA:	14,300 SF
PARKING LANDSCAPE AREA REQ'D (8% OF LOT):	1,135 SF
PARKING LANDSCAPE PROVIDED:	2,023 SF
PARKING INTERIOR L/3 AREA REQ'D (1/3 OF L/3 AREA):	6,433 SF
PARKING INTERIOR L/3 AREA PROVIDED:	13,655 SF

DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.

AVI DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO, INC.

KIMBLE HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE



10.28.2016

URS PROJECT NO.

1138-PA-15

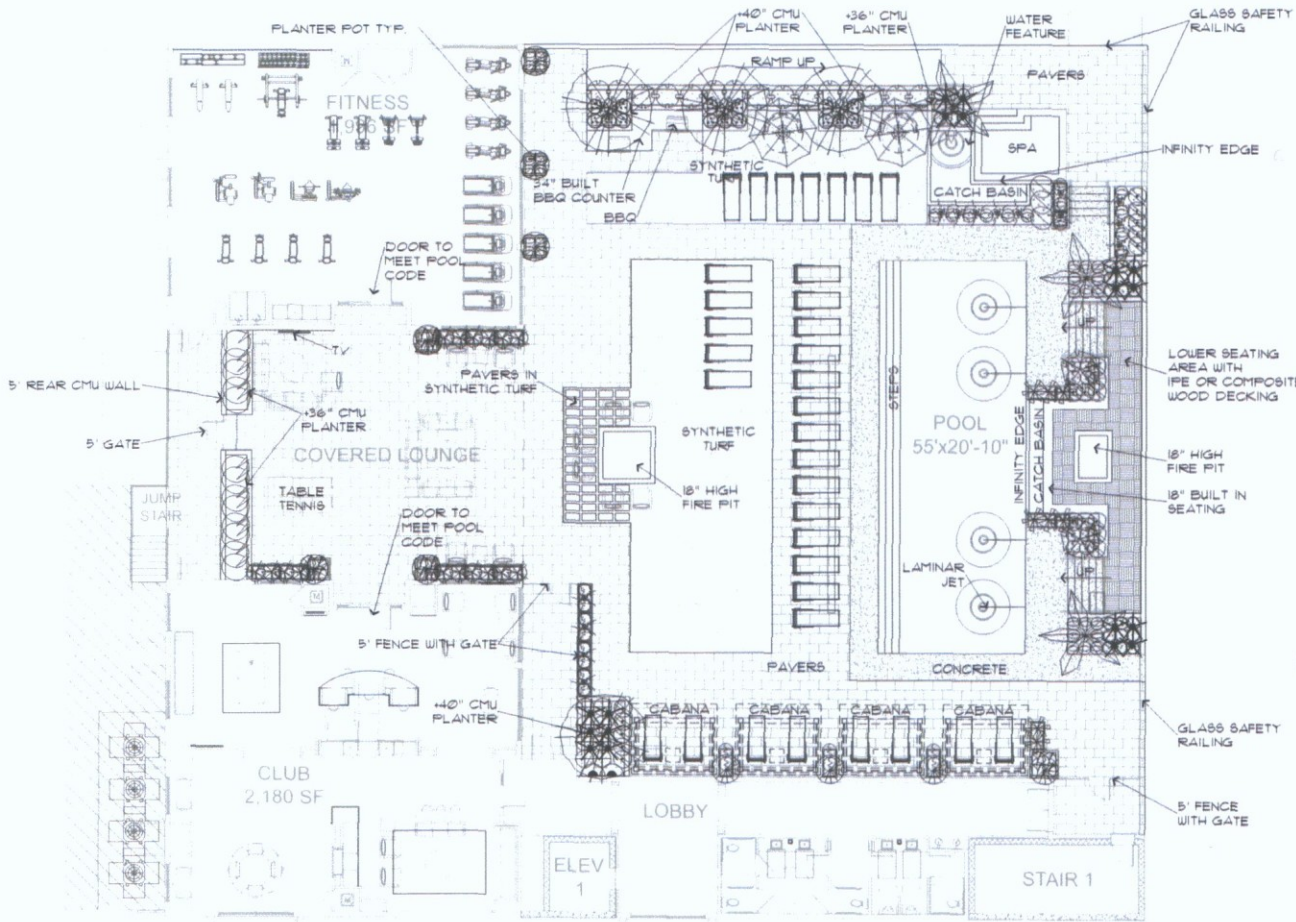
ADDRESS:

REC. OF S.C. TITLE DEED NO. 6

CHAUNCEY LANE

SCOTTSDALE, ARIZONA





### ROOF DECK PLANT PALETTE

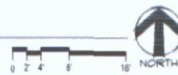
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
<b>TREES/PALMS</b>					
★	<i>Phoenix dactylifera</i>	Date Palm	5' CTH	3	Diamond Cut Matching Form
★	<i>Brahea armata</i>	Mexican Blue Palm	24" Box	2	As Per Plan
★	<i>Ficus 'Colular'</i>	'Colular' Ficus	18" Gal	10	Multi-Trunk, Dense Canopy
★	<i>Olea 'Bian Hill'</i>	'Bian Hill' Olive	48" Box / 24" Gal	4	Multi-Trunk, Dense Canopy
<b>ACCENTS &amp; VINES</b>					
★	<i>Aloe bethundenae</i>	Medicinal Aloe	10-Gal	8	Tall, Yellow Flower
★	<i>Casiphya longistylus</i>	Toothless Spoon	5-Gal	14	As Per Plan
★	<i>Hesperaloe parviflora</i>	Brakelegs Red Yucca	5-Gal	14	As Per Plan
★	<i>Phoradendron macrocarpum</i>	Lady Slipper Plant	5-Gal	5	As Per Plan
★	<i>Plectranthus ricasoliensis</i>	Pink Trumpet Vine	10-Gal	2	Bush Form
<b>SHRUBS</b>					
★	<i>Myrica communis 'Compacta'</i>	Dwarf Myrtle	5-Gal	20	As Per Plan
★	<i>Dodonaea viscosa</i>	Purple Hopseed Bush	5-Gal	13	As Per Plan
★	<i>Portulaca</i>	Purple	5-Gal	3	As Per Plan
★	<i>Eriophora hygrophana</i>	Blue Salt	5-Gal	16	As Per Plan
★	<i>Olea europaea 'Little Olive'</i>	Little Olive	5-Gal	16	As Per Plan
★	<i>Taxodium</i>	Spartan	5-Gal	5	As Per Plan
<b>GROUND COVERS</b>					
★	<i>Asparagus densiflorus</i>	Asparagus Fern	1-Gal	16	As Per Plan
★	<i>Eriophora huculata</i>	Outback Burrisee	1-Gal	5	As Per Plan
★	<i>Lantana 'New Gold'</i>	New Gold Lantana	1-Gal	34	As Per Plan
★	<i>Tournefortia glandulosa</i>	Prostrate Germander	1-Gal	41	As Per Plan
★	<i>Trichostema densiflorum</i>	Astetic Jasmine	1-Gal	8	As Per Plan
★	<i>Sidaella trilobata</i>	Wedelia	1-Gal	14	As Per Plan
<b>MISCELLANEOUS</b>					
★	Western Organic Native Compost or equal 3" depth in all planting areas				

### LANDSCAPE DATA

TOTAL SITE AREA:	934,046
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,835 SF
TOTAL ON-SITE LANDSCAPE AREA PROVIDED:	11,889 SF
PARKING LOT AREA:	0,4500 SF
PARKING LANDSCAPE AREA REQ'D (8% OF LOT):	18,135 SF
PARKING LANDSCAPE PROVIDED:	2,023 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,165 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

ENLARGED ROOF DECK PLANTING PLAN

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



DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMKIN RACHEL, INC.

AVI DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO, INC.

KIMLEY-HORN & ASSOCIATES

## CHAUNCEY LANE MARKETPLACE



LANDSCAPE ARCHITECT

12.28.2019

URB PROJECT NO

1138-PV-19

ADDRESS

SEC OF SCOTTSDALE RD &

CHAUNCEY LANE

SCOTTSDALE, ARIZONA

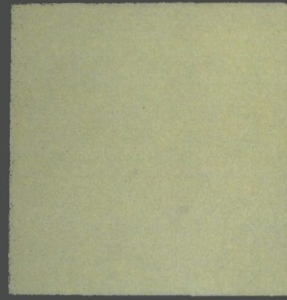
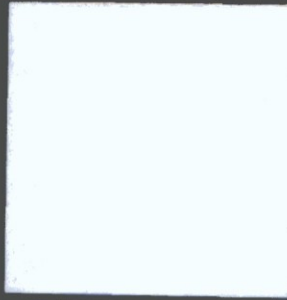


7 SW 6990 / CAVIAR  
METAL BALCONY RAILINGS

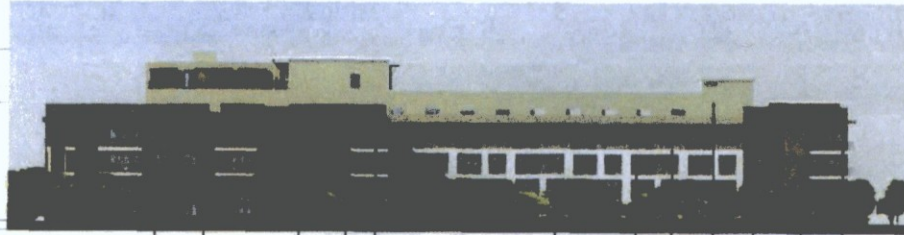
1 SW 7047 / PORPOISE  
EXTERIOR STUCCO & FACIA

2 SW 7006 / EXTRA WHITE  
EXTERIOR STUCCO

3 SW 6149 / RELAXED KHAKI  
EXTERIOR KHAKI



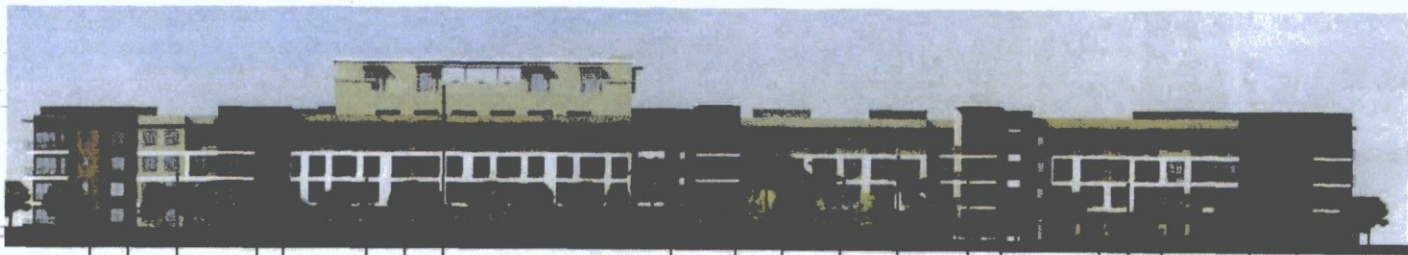
- TO RAIN
- TO AMENITY DECK
- TO PARKING
- TO CONCRETE
- TO CONCRETE



6 1 6 6 2 5 7 2 3 1 6 2

02 NORTH ELEVATION  
SCALE: 1:40

- TO RAIN
- TO AMENITY DECK
- TO PARKING
- TO CONCRETE
- TO CONCRETE



6 1 3 6 1 2 5 3 1 6 3 7 2 6 1 5 2 3 6 1

01 WEST ELEVATION  
SCALE: 1:40

ELEVATION MATERIAL LEGEND		V.05.29.13	
1	STUCCO FINISH SYSTEM COLOR - SW 7047 PORPOISE	5	BURNISHED BLOCK MASONRY QUIK-BRICK COCOA BROWN
2	STUCCO FINISH SYSTEM COLOR - SW 7006 EXTRA WHITE	6	NICHIHA VINTAGEWOOD SIDING COLOR - CEDAR
3	STUCCO FINISH SYSTEM COLOR - SW 6149 RELAXED KHAKI	7	PAINTED METAL RAILING COLOR - SW 6990 CAVIAR



SCOTTSDALE  
MARKETPLACE

SCOTTSDALE  
ARIZONA

ADDRESS:  
SEC OF SCOTTSDALE RD &  
CHAUNCEY LANE





6

DECORATIVE SIDING

NICHIHA  
CEDAR



5

EXTERIOR STUCCO  
SYNERGY

COCOA BROWN

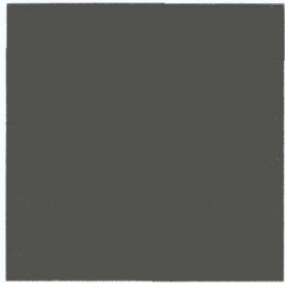


3

EXTERIOR STUCCO

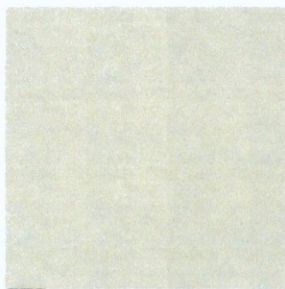
SYNERGY

MEDIUM SAND FINISH



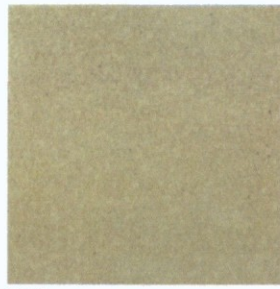
### BK1 CONCRETE MASONRY UNIT

MFG: SUPERLITE BLOCK  
PRODUCT: 8x4x16 CMU BLOCK  
COLOR: OAK CREEK  
FINISH: FOUNDERS FINISH  
LOCATION: BLDG A FIELD COLOR



### PT6 PAINTED STUCCO

MFG: DUNN EDWARDS  
PRODUCT: STUCCO PAINT  
COLOR: FOSSIL DE6225  
TYPE: MATTE  
LOCATION: BLDG B



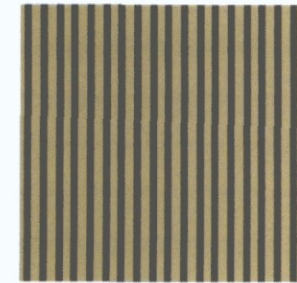
### CO1 CONCRETE VENEER

MFG: CONCRETE DESIGNS INC (OR SIMILAR)  
PRODUCT: PRECAST CONCRETE WALL CAPS  
COLOR: GO40 - OLD PEWTER  
FINISH: ACID WASH  
LOCATION: EXTERIOR WALLS



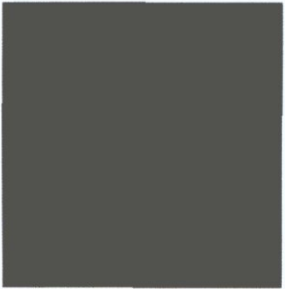
### CO2 BOARD FORM CONCRETE

MFG: CONCRETE BOARDFORM  
PRODUCT: GREY  
FINISH: ACID WASH  
LOCATION: EXTERIOR WALLS



### AW2 AWNING FABRIC

MFG: SUNBRELLA  
PRODUCT: AWNING FABRIC  
COLOR: HAVELOCK BRICK  
TYPE: AWNING FABRIC  
LOCATION: BLDG C - AWNING



### MT1 METAL STOREFRONT / SIDING

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: DARK BRONZE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



### MT2 METAL STOREFRONT / SIDING

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: WARM TONE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



### MT3 PREWEATHERED STEEL

MFG: ANY  
PRODUCT: PREWEATHERED STEEL  
COLOR: ACID WASHED RUST  
FINISH: SEALED  
LOCATION: FASCIA/ACCENT



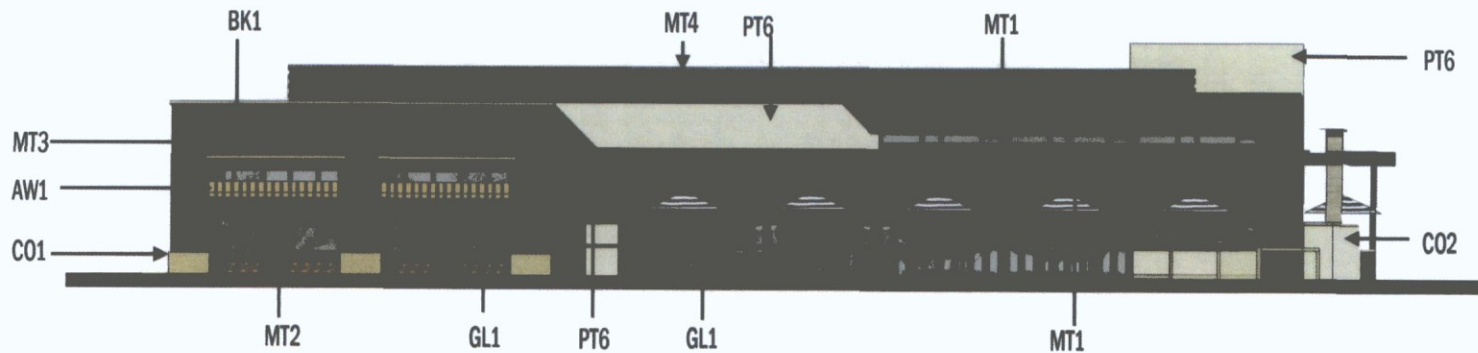
### MT4 METAL STOREFRONT / SIDING

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: HILLSIDE BRONZE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



### GL1 WINDOW GLAZING

MFG: ANY  
PRODUCT: INSULATED GLAZING  
COLOR: CLEAR  
PATTERN: TRANSPARENT  
LOCATION: EXTERIOR STOREFRONT



DEVELOPMENT TEAM:

**JLB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMON RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE 9  
DESIGN STUDIO INC.  
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
MARKETPLACE

STAMP



10-25-2016

DRG PRODUCT NO:

1136-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD &  
CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

BUILDING A  
COLORS  
AND  
MATERIALS

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**BK2 CMU BLOCK**

MFG: SUPERLITE BLOCK  
 PRODUCT: 8x8x16 CMU BLOCK  
 COLOR: HARVEST BROWN  
 FINISH: STACKED BOND  
 LOCATION: BLDG B FIELD COLOR



**BK3 BREEZE BLOCK**

MFG: SUPERLITE  
 PRODUCT: DECORATIVE BLOCK  
 COLOR: GO40 - OLD PEWTER  
 TYPE: EL DORADO #7  
 LOCATION: BLDG B



**PT1 PAINT**

MFG: DUNN EDWARDS  
 PRODUCT: STUCCO PAINT  
 COLOR: FINE GRAIN DE6213  
 TYPE: MATTE  
 LOCATION: BLDG B



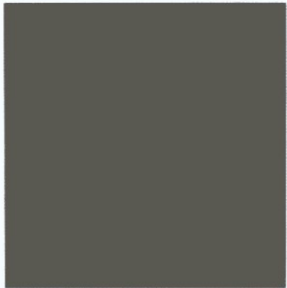
**PT2 PAINTED STUCCO**

MFG: DUNN EDWARDS  
 PRODUCT: STUCCO PAINT  
 COLOR: ANCIENT EARTH #DE6217  
 TYPE: MATTE  
 LOCATION: BLDG B



**GL1 WINDOW GLAZING**

MFG: ANY  
 PRODUCT: INSULATED GLAZING  
 COLOR: CLEAR  
 PATTERN: TRANSPARENT  
 LOCATION: EXTERIOR STOREFRONT



**MT1 METAL STOREFRONT/SIDING**

MFG: WESTERN WINDOWS OR SIMILAR  
 PRODUCT: KYNAR 500  
 COLOR: DARK BRONZE  
 FINISH: MATTE  
 LOCATION: STOREFRONT / WINDOWS



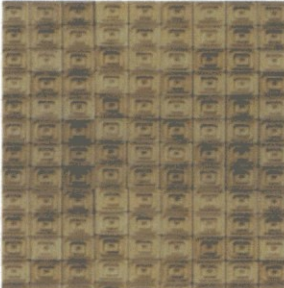
**MT2 METAL STOREFRONT**

MFG: WESTERN WINDOWS OR SIMILAR  
 PRODUCT: KYNAR 500  
 COLOR: WARMTONE  
 FINISH: MATTE  
 LOCATION: STOREFRONT / WINDOWS



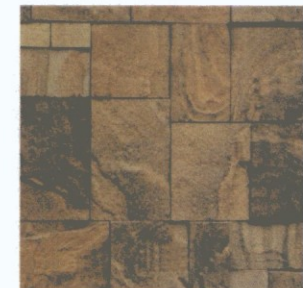
**TL1 TILE VENEER**

MFG: GRANADA TILE  
 PRODUCT: SERENGETI  
 COLOR: GREY/CREAM  
 FINISH: CERAMIC  
 LOCATION: BLDG B



**TL3 TILE VENEER**

MFG: STROMBERG  
 PRODUCT: CUSTOM GFRG PANEL TILE  
 COLOR: DARK UMBER BLEND  
 FINISH: DARK BUFF BLEND  
 LOCATION: BLDG B



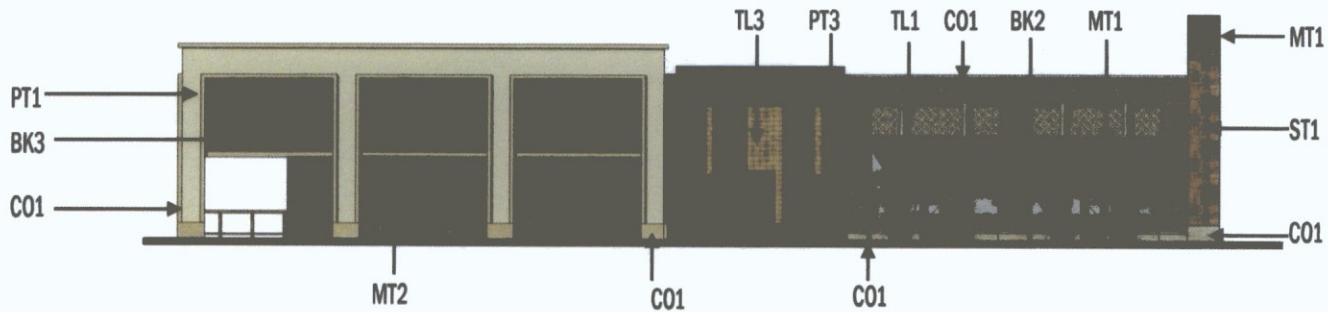
**ST1 SANDSTONE VENEER**

MFG: AZ FLAGSTONE SUPPLY  
 PRODUCT: SAWCUT 1" THICK  
 COLOR: SUNBURST  
 FINISH: NATURAL  
 LOCATION: EXTERIOR WALL VENEER



**CO1 PRECAST CONCRETE**

MFG: CONCRETE DESIGNS INC  
 PRODUCT: PRECAST CONCRETE  
 COLOR: GO40 - OLD PEWTER  
 FINISH: ACID WASH  
 LOCATION: EXTERIOR WALLS



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DEVELOPMENT TEAM



DESIGN TEAM

HENSLEY LAMBORN RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE V  
 DESIGN STUDIO INC.  
 KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

STAMP

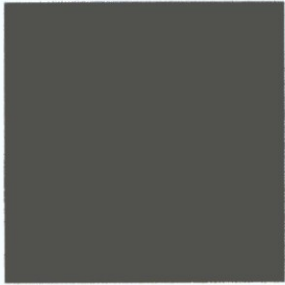


10-28-2016

DWG PROJECT NO: 1136-PA-15

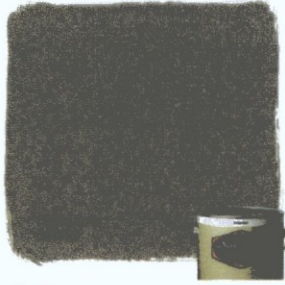
ADDRESS:  
 SEC. OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

BUILDING B  
 COLORS  
 AND  
 MATERIALS



### BK4 CMU BLOCK

MFG: OLD CASTLE  
PRODUCT: QUICK BRICK  
COLOR: WILKESBORO FLASHED  
FINISH: CLAY BRICK  
LOCATION: BLDG C FIELD COLOR



### PT5 PAINTED STUCCO

MFG: DUNN EDWARDS  
PRODUCT: STUCCO PAINT  
COLOR: CALICO ROCK #DE6229  
TYPE: MATTE  
LOCATION: BLDG B



### PT6 PAINTED STUCCO

MFG: DUNN EDWARDS  
PRODUCT: STUCCO PAINT  
COLOR: FOSSIL DE6225  
TYPE: MATTE  
LOCATION: BLDG B



### ST1 STONE VENEER

MFG: AZ FLAGSTONE SUPPLY  
PRODUCT: SAWCUT 1" THICK  
COLOR: SUNBURST  
FINISH: NATURAL  
LOCATION: EXTERIOR WALL VENEER



### C01 PRECAST CONCRETE

MFG: CONCRETE DESIGNS INC (OR SIMILAR)  
PRODUCT: PRECAST CONCRETE WALL CAPS  
COLOR: G040 - OLD PEWTER  
FINISH: ACID WASH  
LOCATION: EXTERIOR WALLS



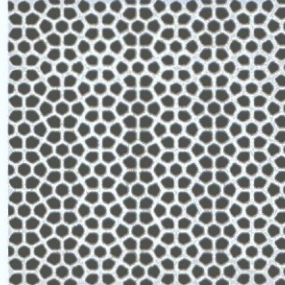
### MT2 METAL STOREFRONT/SIDING

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: HILLSIDE BRONZE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



### MT3 METAL STOREFRONT

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: DARK BRONZE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



### MT4 METAL SCREEN

MFG: ARISTIKOS  
PRODUCT: ROUTED STEEL PANEL  
COLOR: DARK BRONZE - A85 - BLDG D  
WHITE - BLDG C  
FINISH: MATTE  
PATTERN: CUSTOM  
LOCATION: STOREFRONT / WINDOWS



### MT5 HRS STEEL

MFG: STEEL SUPPLIER  
PRODUCT: HOT ROLLED STEEL  
COLOR: SEALED NATURAL  
FINISH: MATTE SEALER  
LOCATION: FRAMES

### MT6 METAL STOREFRONT

MFG: WESTERN WINDOWS OR SIMILAR  
PRODUCT: KYNAR 500  
COLOR: WHITE  
FINISH: MATTE  
LOCATION: STOREFRONT / WINDOWS



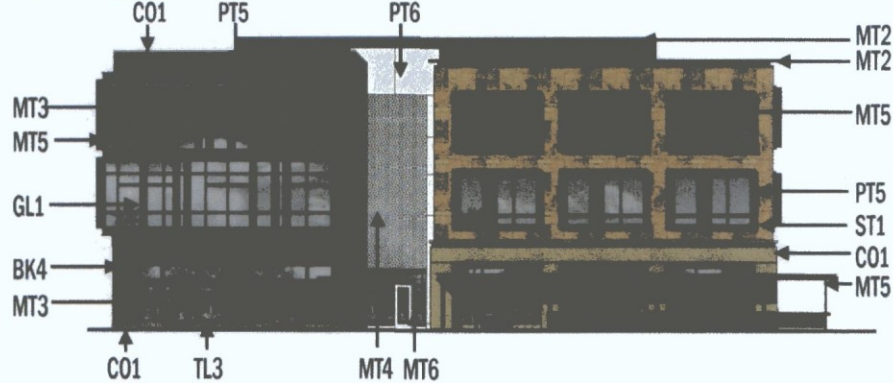
### TL3 TILE VENEER

MFG: GRANDA TILE  
PRODUCT: SALAMANCA - 1021  
COLOR: GREY/CREAM/BLACK  
FINISH: CERAMIC  
LOCATION: BLDG C  
DATE: 07/13/15



### GL1 GLAZING

MFG: ANY  
PRODUCT: INSULATED GLAZING  
COLOR: CLEAR  
PATTERN: TRANSPARENT  
LOCATION: EXTERIOR STOREFRONT



DEVELOPMENT TEAM



DESIGN TEAM:  
HENSLEY LAMKIN RACHEL, INC.  
AV3 DESIGN STUDIO  
COLLABORATIVE DESIGN STUDIO, INC.  
HEBELY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE



10/28/2016  
DWG PROJECT NO: 1138-PK-15  
ADDRESS:  
SIC OF SCOTTSDALE RD & CHAUNCEY LANE  
SCOTTSDALE, ARIZONA

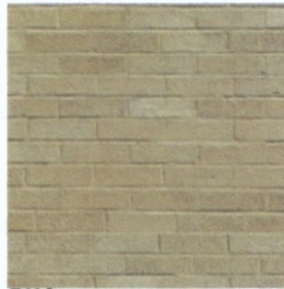
BUILDING C COLORS AND MATERIALS

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**PT4 PAINTED STUCCO**

MFG: DUNN EDWARDS  
 PRODUCT: STUCCO PAINT  
 COLOR: HEATHER #DEC773  
 TYPE: MATTE  
 LOCATION: BLDG C



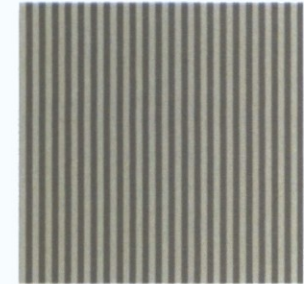
**BK4 THIN BRICK VENEER**

MFG: ELDORADO STONE  
 PRODUCT: ROMA BRICK  
 COLOR: CASTELLO  
 FINISH: LIGHT MORTARWASH  
 LOCATION: BLDG C RETAIL



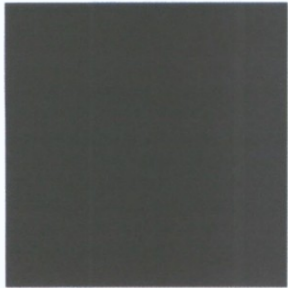
**CO1 PRECAST CONCRETE**

MFG: CONCRETE DESIGNS INC (OR SIMILAR)  
 PRODUCT: PRECAST CONCRETE WALL CAPS  
 COLOR: GO40 - OLD PEWTER  
 FINISH: ACID WASH  
 LOCATION: EXTERIOR WALLS



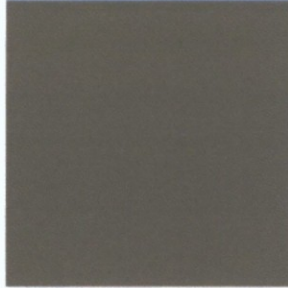
**AW1 AWNING FABRIC**

MFG: SUNBRELLA  
 PRODUCT: AWNING FABRIC  
 COLOR: BEAUFORT CLASSIC  
 TYPE: AWNING FABRIC  
 LOCATION: BLDG C - AWNING



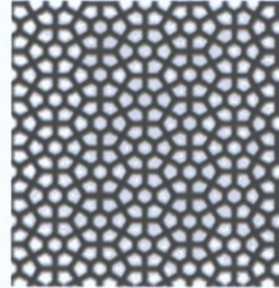
**MT1 METAL STOREFRONT / SIDING**

MFG: WESTERN WINDOWS OR SIMILAR  
 PRODUCT: KYNAR 500  
 COLOR: DARK BRONZE  
 FINISH: MATTE  
 LOCATION: STOREFRONT / WINDOWS



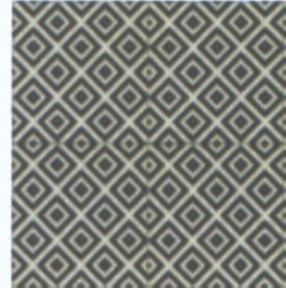
**MT2 METAL STOREFRONT / SIDING**

MFG: WESTERN WINDOWS OR SIMILAR  
 PRODUCT: KYNAR 500  
 COLOR: WARM TONE  
 FINISH: MATTE  
 LOCATION: STOREFRONT / WINDOWS



**MT4 METAL SCREEN**

MFG: ARISTIKOS  
 PRODUCT: ROUTED STEEL PANEL  
 COLOR: DARK BRONZE - AB5 - BLDG D  
 WHITE - BLDG C  
 FINISH: MATTE  
 PATTERN: CUSTOM  
 LOCATION: STOREFRONT / WINDOWS



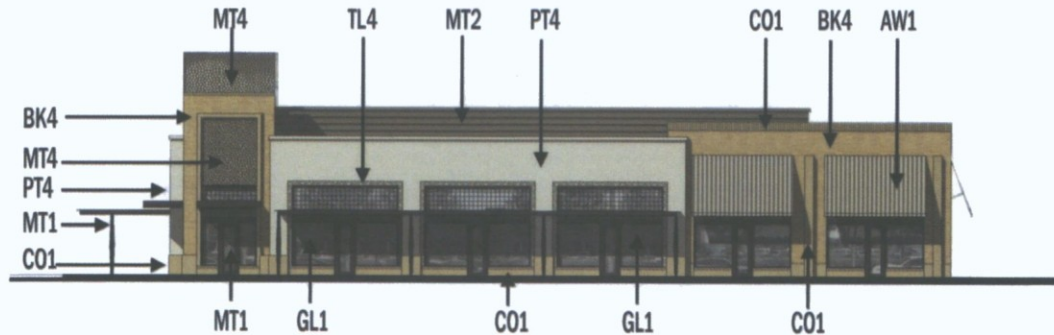
**TL1 TILE VENEER**

MFG: GRANADA TILE  
 PRODUCT: SERENGETI  
 COLOR: GREY/CREAM  
 FINISH: CERAMIC  
 LOCATION: BLDG B



**GL1 WINDOW GLAZING**

MFG: ANY  
 PRODUCT: INSULATED GLAZING  
 COLOR: CLEAR  
 PATTERN: TRANSPARENT  
 LOCATION: EXTERIOR STOREFRONT



DEVELOPMENT TEAM:



DESIGN TEAM:

HENSLEY LAMON RACHEL, INC.  
 AV3 DESIGN STUDIO  
 COLLABORATIVE V  
 DESIGN STUDIO, INC.  
 EMLEY+ORR & ASSOCIATES

CHAUNCEY LANE  
 MARKETPLACE

STAMP



10-28-2016  
 DBS PROJECT NO:  
 1138-Pa-15

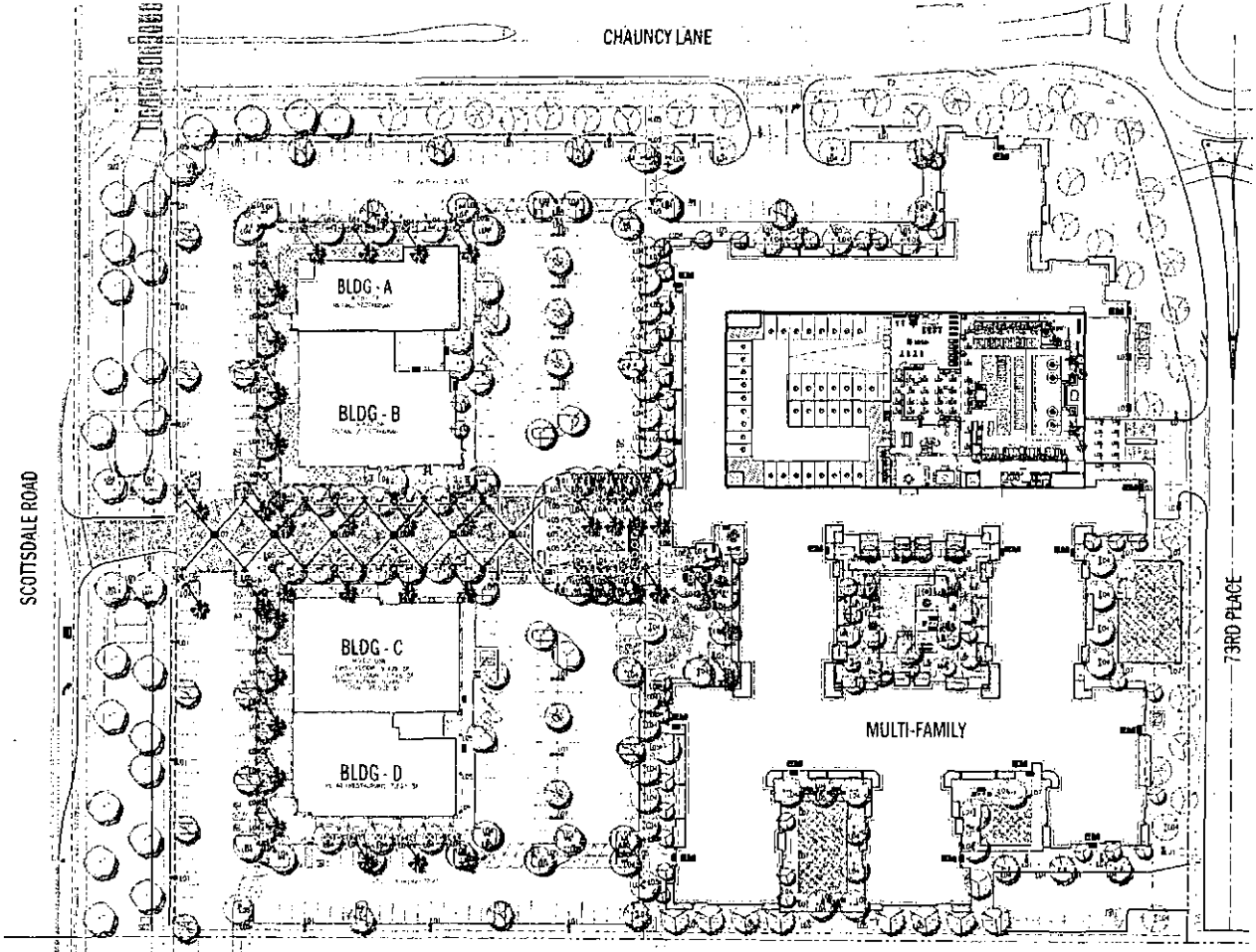
ADDRESS:  
 SEC OF SCOTTSDALE RD &  
 CHAUNCEY LANE  
 SCOTTSDALE, ARIZONA

BUILDING D  
 COLORS  
 AND  
 MATERIALS

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ATTACHMENT #16



**ELECTRICAL SITE LIGHTING PLAN**  
 SCALE: 1"=40'-0"



**NOTES:**  
 1. SETBACK MARKING LIGHT FIXTURES ARE NOT PART OF THIS PLAN. ALL SETBACK MARKING LIGHT FIXTURES AND SIGNAGE FIXTURES WILL BE SUBMITTED SEPARATELY BY OTHERS UNDER A SEPARATE SUBMITTAL.  
 2. SIGN FIXTURES ARE INTERFERED BY OTHERS UNDER SEPARATE SIGN SUBMITTAL.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**


**HAWKINS DESIGN GROUP, INC.**  
 ELECTRICAL CONSULTING ENGINEERS  
 200 SOUTH WASHINGTON STREET, SUITE 200  
 PHOENIX, ARIZONA 85004  
 TEL: 602.252.7272 FAX: 602.252.7273  
 WWW.HAWKINSDESIGN.COM

DEVELOPMENT TEAM  
**JLB**  
 CONSULTING  
**LCE**  
 DESIGN BUILD  
  
 DESIGN TEAM  
 HENKLEY LAMBIN RACHTEL, INC.  
 ARCHITECTURE & INTERIOR DESIGN  
 COLLABORATIVE V.  
 DESIGN & STUDIO, INC.  
 HANLEY-HORN & ASSOCIATES

**CHAUNCEY LANE**  
**MARKETPLACE**



FOR DEVELOPMENT REVIEW  
 BOARD APPROVAL ONLY  
  
 URS JOB#  
 DRG PROJECT NO.  
 138 PA 15  
  
 ADDRESS  
 200 SOUTH WASHINGTON STREET, SUITE 200  
 PHOENIX, ARIZONA

DR1.0

**VIPER L SERIES**

**BEADON**

**DESCRIPTIONS**

The Viper L Series is a line of recessed lighting fixtures designed for use in commercial and residential applications. The fixtures are available in a variety of finishes and are designed to provide a clean, modern look to any space.

**FEATURES**

- Available in a variety of finishes including brushed aluminum, powder coated aluminum, and stainless steel.
- Available in a variety of sizes and configurations.
- Available in a variety of beam spreads.
- Available in a variety of mounting options.

**INSTALLATION**

1. Turn off power to the area where the fixture will be installed.

2. Remove the cover plate from the fixture.

3. Mark the location of the fixture on the ceiling.

4. Drill a hole in the ceiling for the fixture.

5. Insert the fixture into the hole.

6. Tighten the screws to secure the fixture.

7. Turn on the power and test the fixture.

**BEADON**

**louis poulsen**

**LP ICON MINI CABLE HANGER**

**DESCRIPTION**

The LP Icon Mini Cable Hanger is a modern, adjustable lighting fixture. It features a sleek, cylindrical design and is available in a variety of finishes. The fixture is designed to provide a clean, minimalist look to any space.

**WEIGHT**

Min 79 Gm, Max 28 Gm

**COMPLIANCE**

CEC, IES, IESNA

**FINISH**

Matte black, brushed aluminum, powder coated

**BEADON**

**SOLID STATE AREA LIGHTING**

**RAZOR WALLMOUNT-LED**

**SPECIFICATIONS**

**OPTICAL HOUSING**

The Razor Wallmount-LED is a modern, adjustable lighting fixture. It features a sleek, cylindrical design and is available in a variety of finishes. The fixture is designed to provide a clean, minimalist look to any space.

**RAZOR-WM1**

**RAZOR-WM2**

**RAZOR-WM3**

**BEADON**

**ORDERING INFORMATION**

**BEADON**

**DESCRIPTIONS**

The Beadon series of lighting fixtures is designed for use in commercial and residential applications. The fixtures are available in a variety of finishes and are designed to provide a clean, modern look to any space.

**FEATURES**

- Available in a variety of finishes including brushed aluminum, powder coated aluminum, and stainless steel.
- Available in a variety of sizes and configurations.
- Available in a variety of beam spreads.
- Available in a variety of mounting options.

**INSTALLATION**

1. Turn off power to the area where the fixture will be installed.

2. Remove the cover plate from the fixture.

3. Mark the location of the fixture on the ceiling.

4. Drill a hole in the ceiling for the fixture.

5. Insert the fixture into the hole.

6. Tighten the screws to secure the fixture.

7. Turn on the power and test the fixture.

**BEADON**

**PRODUCT OVERVIEW**

**Light Source**

LED

**Finish**

Matte black, brushed aluminum, powder coated

**Reflector Option**

Yes/No

**BEADON**

**RAZOR WALLMOUNT SERIES-LED**

**SPECIFICATIONS**

**EMERGENCY OPTION**

**PLED MODULES**

**WALL MOUNTING**

**BEADON**

**PRELIMINARY NOT FOR CONSTRUCTION**

**HAWKINS DESIGN GROUP**

Architectural and Interior Design Services

**BEADON**

**JLB PARTNERS**

**LGE DESIGN BUILD**

**DESIGN TEAM**

HENKLEY LABRA BACHTEL INC  
 AXI DESIGN STUDIO  
 COLLABORATIVE DESIGN STUDIO INC  
 HIRSH HORN & ASSOCIATES

**CHAUNCEY LANE MARKETPLACE**

**NOT FOR CONSTRUCTION**

1. ON DEVELOPMENT ONLY BEYOND APPROXIMATE ONLY

10.16.2016

008 PROJECT NO. 1136-PA-17

**ADDRESSES**

SELECTIONS FOR A CHAUNCEY LANE MARKETPLACE

DR3.0

**DECO ILLUMINATING**

# 0533-LED

## LED Canopy Light

Presented by **NICHIA**

**Job Information**

Project Name	
Client	
Address	
City/State	
Phone	
Project No.	

**0533-LED**

The new 0533-LED canopy light is perfect for parking areas, entry and perimeter lighting. Uniform light output is achieved through 100% LED technology.

**Ordering Information** Example: 0533-LED-48-48-48-48

Color	Quantity	Product Code	Notes
White	1	0533-LED-48-48-48-48	

**illuminata DECO digital**

Digitize your light!

**VISION-3**

Four Mount 180° Flood MODEL FL1  
120V, 240V, 277V, 347V, 480V, 575V  
12.2W, 17W or 17W-12 BULB LED

**Ordering Information**

Color	Quantity	Product Code	Notes
White	1	VISION-3-120V-12.2W	
White	1	VISION-3-240V-17W	
White	1	VISION-3-277V-17W-12	

**Example: 0533-LED-48-48-48-48**

**Bollard ARCH**

Can No BOLLARCH  
Can No BOLLARCHFM

**H PURE LED!**  
Pure Performance!

The Arch Bollard is ideal for commercial applications. Best suited for ground lighting of sidewalks and walkways, it has a minimalist, contemporary aesthetic that will blend into any architectural setting. The luminaire features a street lighting pole that casts a very long, thin, narrow beam of light. The result is an extremely low glare light fixture with precise light placement.

The Arch Bollard uses the latest Cree CEA 1430 LED chip for maximum performance and long life. The power supply is from a 110/240V (RoHS) driver. There is also a remote sense driver option. The Arch Bollard incorporates a Plug-and-Play system for easy replacement or updates of the LED engine.

**Ordering Information**

Luminaire	Driver	Color Temp	Accessories	Finish Colors
BOLLARCH	RS-110 or 240V remote	3-3000K	CR-150 - Clear Lens Kit	EPK - Black EDS - Dark Grey EWS - White ESK - Silver Star ECL-1500K
BOLLARCHFM	RS-110 or 240V remote driver	4-3000K	FMC - Plug Mount SBC - Caps	

**Ordering Example: BOLLARCH H 2 CR-150 EPK**

**HUNZA**

**Columbia LIGHTING**

# 016-LED

## LED Canopy Light

**FXEM**  
Budget and Customized Floodlight Extreme Environment LED

**FEATURES**

- LED technology for long life
- High beam output for long distance
- High beam output for long distance
- High beam output for long distance

**ORDERING INFORMATION**

Color	Quantity	Product Code	Notes
White	1	016-LED-48-48-48-48	

**SUNSAVER**

# ONE LIGHT ROUND EXTERIOR

PAV1 / ENERGY SAVER / 76903

**ORDERING INFORMATION**

Color	Quantity	Product Code	Notes
White	1	PAV1-120V-12.2W	

**Example: 0533-LED-48-48-48-48**

**Luminaire Information**

CNC machined from:  
Head - 110 mm (4 1/2") and  
Aluminum rod  
Base cap - 80 mm (3 1/2") and  
aluminum rod  
Flare - 100 mm (4") x 2 1/2" x 1 1/2" (12" aluminum flare and  
chrome substage bracket)  
with an epoxy resin and a high  
UV resistant epoxy resin  
powder coat colored black  
Dark Grey, White, Silver Star,  
Crown

**Features**

- Lens: 1/2" lens with silicone security
- Mount: 2" diameter with integrated 220V (240V)
- Accessories: Cable Arm Kit (CR-150), Plug Mount (FMC), Mounting Claps

**Technical Information**

**Example: 0533-LED-48-48-48-48**

LED  
Cree CEA 1430 Plug-and-Play, best performance LED  
Lumen Output: 2400 lm (2400lm)  
Lumens Per Watt: 80 minimum  
CRI Warm White (3000K), 85+  
Colour Temp: 2700K, 3000K or 4000K

**Power Supply**

From 110/240V with Driver  
HUNZA Plug and Play Driver  
Input: 110/240 vac, 50/60 Hz  
Output: 37 vac, 700mA, 0-10 dimming

Remote Sense Driver or  
Cascaded output driver  
Input: 110/240 vac, 50/60 Hz  
Output: 37 vac, 700mA, 0-10 dimming

**ORDERING INFORMATION**

Color	Quantity	Product Code	Notes
White	1	PAV1-120V-12.2W	

**Example: 0533-LED-48-48-48-48**

DEVELOPMENT TEAM

**ILB**  
PARTNERS

**LGE**  
DESIGN BUILD

DESIGN TEAM

HEWLETT LAMBERT BACHELOR INC.  
450 AVENUE H  
EVANSTON ILLINOIS 60201  
COLLABORATIVE DESIGN STUDIO INC.  
1000 N. LAKE SHORE DRIVE  
EVANSTON ILLINOIS 60201

**CHAUNCEY LANE**  
MARKETPLACE



FOR DEVELOPMENT REVIEW  
REVISION APPROVAL ONLY

10/28/2016

PRELIMINARY  
NOT FOR CONSTRUCTION

FIGURE 55

ELC OR SUFFICIENT FOR A  
CONTRACT LANE  
SUSTAINABLE AIRFLOW

**PRELIMINARY**  
NOT FOR CONSTRUCTION

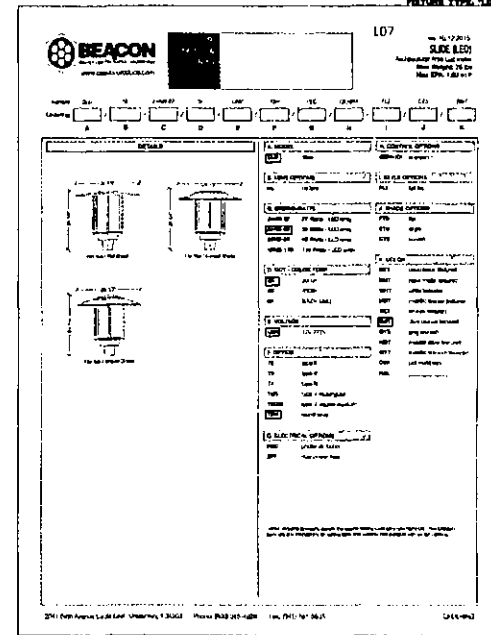
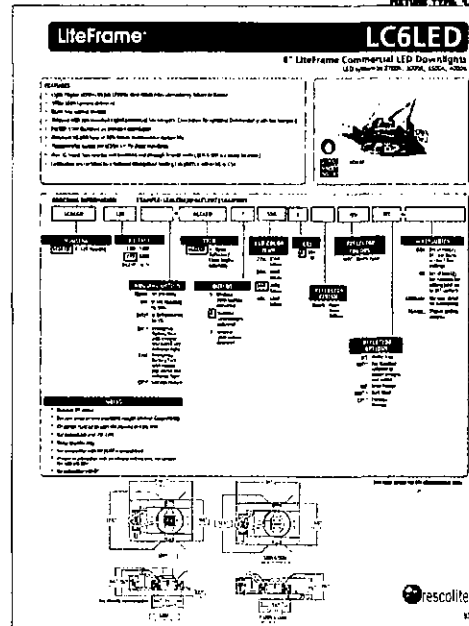
Lead Contractor: **DAVE HAYWARD**  
TABLETS

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DR3.1





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JANIS L. BURTON

**LGE**  
LESLIE GIBSON  
DESIGN BUILD

---

DESIGN TEAM

HOBBS LAMSON RACHEL, INC.  
AVA LEBRON STUDIO  
COLLABORATIVE DESIGN STUDIO INC.  
SMILEY HORN & ASSOCIATES

**CHAUNCEY LANE MARKETPLACE**



FOR DEVELOPMENT REVIEW ONLY  
BIDDING APPROVAL ONLY

10.28.2016  
REVISED BY: PD  
11.18.2015

ADDRESS:  
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ELKTON, DE 19927

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

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