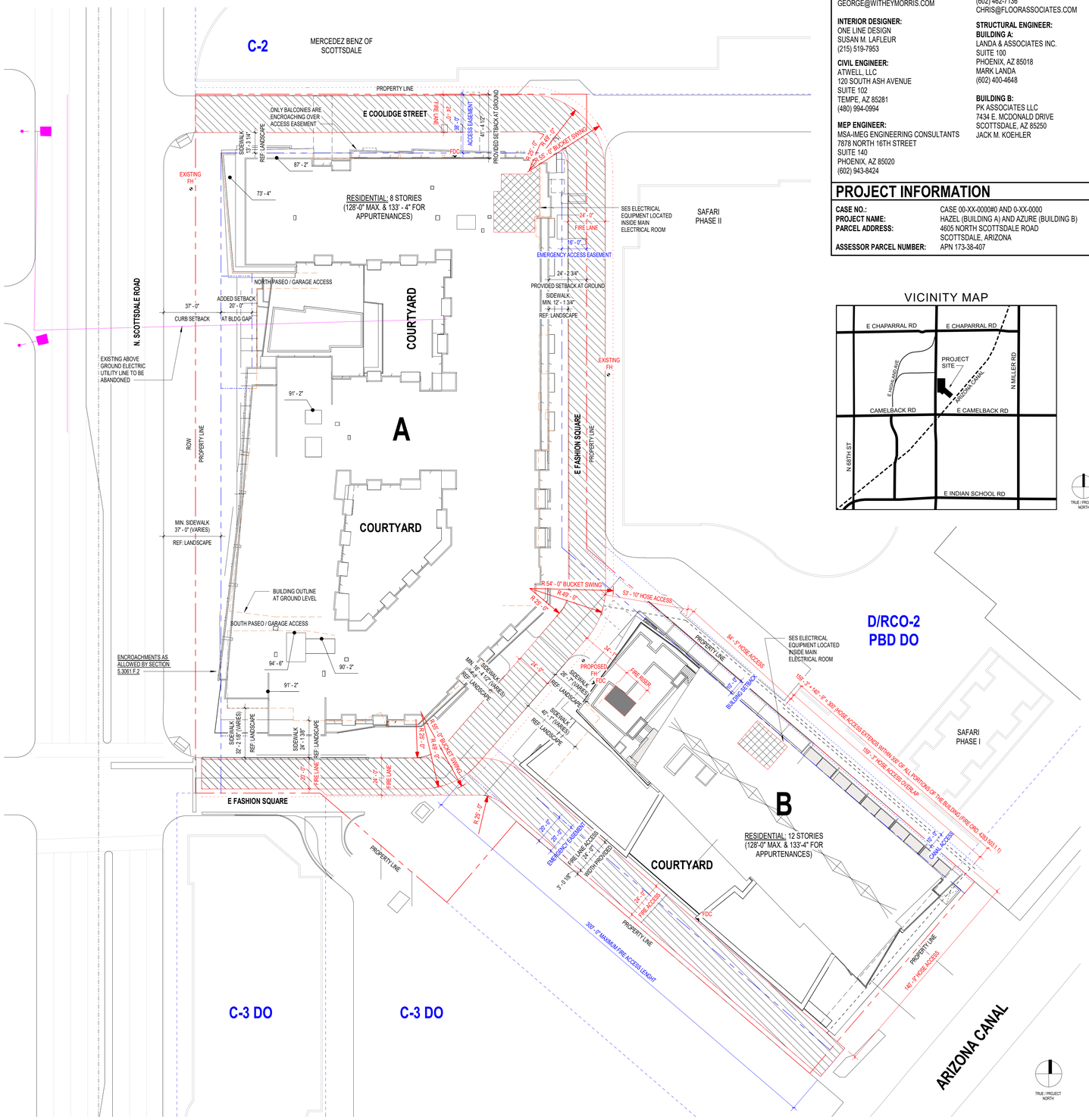
DSPM 5-3.123 D. FIRE DEPT NOTES

1. FIRE LANE SURFACE WILL SUPPORT 83,000 LBS. GVW TO INCLUDE ANY BRIDGE/CULVERT CROSSING ((DS&PM, 2-1.303(3))"

2. KEY SWITCH/PRE-EMPTION SENSOR REQUIRED FOR COMMERCIAL/MULTI-FAMILY/GATED COMMUNITIES (FIRE ORD. 4283, 503.6.1).

3. UNOBSTRUCTED VERTICAL CLEARANCE MINIMUM 13'6" (FIRE ORD. 4283, 503.2.1)



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

CONTACT

OWNER / DEVELOPER:
ZT SCOTTSDALE OWNER, LLC
2001 SUMMIT PARK DRIVE
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NICK RAHMAN

LEGAL:
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GEORGE@WITHEYMORRIS.COM

INTERIOR DESIGNER:
ONE LINE DESIGN
SUSAN M. LAFLEUR
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CIVIL ENGINEER:
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MEP ENGINEER:
MSA-IMEG ENGINEERING CONSULTANTS
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CHRIS@FLOORASSOCIATES.COM

STRUCTURAL ENGINEER:
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SUITE 100
PHOENIX, AZ 85018
MARK LANDA
(602) 400-4648

BUILDING B:
PK ASSOCIATES LLC
7434 E. MCDONALD DRIVE
SCOTTSDALE, AZ 85250
JACK M. KOEHLER

PROJECT INFORMATION

CASE NO.:	CASE 00-XX-0000#0 AND 0-XX-0000
PROJECT NAME:	HAZEL (BUILDING A) AND AZURE (BUILDING B)
PARCEL ADDRESS:	4605 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
ASSESSOR PARCEL NUMBER:	APN 173-38-407

VICINITY MAP

PROJECT DATA SUMMARY

ZONING CLASSIFICATION:	EXISTING: D / RCO-2 PBD DO DOWNTOWN, REGIONAL COMMERCIAL OFFICE TYPE-2, PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY.
SITE AREA REQUIRED:	NONE REQ'D
PROJECT SITE PROPOSED:	162,891 SF (3.739 ACRES) (NET + GROSS - NO PUBLIC STREETS)
ALLOWABLE MAX. AREA:	617,356 GSF (A + B) (W/O STRUCTURED PARKING)
TOTAL BUILDING AREA:	
BUILDING A:	374,832 GSF (W/O STRUCTURED PARKING)
BUILDING A:	594,179 GSF (WITH STRUCTURED PARKING)
BUILDING B:	242,171 GSF (W/O STRUCTURED PARKING)
BUILDING B:	340,251 GSF (WITH STRUCTURED PARKING)
BUILDING A + B:	617,003 GSF (W/O STRUCTURED PARKING)
BUILDING A + B:	934,430 GSF (WITH STRUCTURED PARKING)
GFAR PROPOSED:	3.788 (W/O STRUCTURED PARKING)
ALLOWABLE GFAR:	3.79
TOTAL UNITS PROPOSED:	
BUILDING A:	362 UNITS
BUILDING B:	170 UNITS
BUILDING A + B:	532 UNITS
DENSITY PROPOSED:	142 UNITS / ACRE
ALLOWABLE DENSITY:	152 DWELLING UNITS PER GROSS ACRE (562 DWELLING UNITS) OR 749 UNITS TOTAL, WHICHEVER IS LESS

*SEE ENLARGED ARCHITECTURAL SITE PLAN DRAWINGS FOR ITEMIZED UNIT COUNT, AND DETAILED AREA SCHEDULE FOR EACH BUILDING

BUILDING FORM

BUILDING HEIGHT

ALLOWABLE:	128' - 0" MAXIMUM ROOF HEIGHT 133' - 4" MAXIMUM HEIGHT FOR APPURTENANCES
PROPOSED BUILDING HEIGHTS:	
BUILDING A:	84' - 10" FROM GRADE TO ROOF 93' - 10" TOP OF APPURTENANCES PROPOSED
BUILDING B:	126' - 5" FROM GRADE TO ROOF 132' - 1" TOP OF APPURTENANCES PROPOSED

BUILDING SETBACKS*

WEST (**SCOTTSDALE ROAD**):	37' - 0" FROM BACK OF CURB REQ'D 37' - 1" PROVIDED
ADDITIONAL SETBACK:	20' - 0" ADDITIONAL SETBACK FOR LONG WALLS 1/4 BUILDING LENGHT = 93' - 7" 20' - 0" PROVIDED FOR 80' - 10" PROPOSED GAP
NORTH (**E COOLIDGE STREET**):	INTERIOR SETBACK (PRIVATE STREET) - NONE REQ'D 38' - 0" ACCESS EASEMENT PROVIDED
EAST (**E FASHION SQUARE**):	INTERIOR SETBACK (PRIVATE STREET) - NONE REQ'D 16' - 0" EMERGENCY EASEMENT PROVIDED
SOUTH (**E FASHION SQUARE**):	INTERIOR SETBACK (PRIVATE STREET) - NONE REQ'D

* SETBACKS ARE MEASURED FROM PLANNED CURB
**AS LONG AS CLEAR PEDESTRIAN PATH IS MAINTAINED PER DSPM, OTHER ELEMENTS MAY ENCROACH INTO SETBACK (PATIOS, BALCONIES, AWNINGS, STAIRS, ELEVATORS, ETC).

BUILDING STEPBACKS:

WEST (**SCOTTSDALE ROAD**):	BEGIN 5:1 STEPBACK PLANE AT 45' - 0" HEIGHT
STEPBACKS PROPOSED:	ENCROACHMENTS NOTED AS ALLOWED BY SECTION 5.3061 F.2*
SOUTH EAST (**ARIZONA CANAL**):	BEGIN 5:1 STEPBACK PLANE AT 45' - 0" HEIGHT NO ENCROACHMENTS

*5.3061 F.2 | MAX 15' HORIZONTAL ENCROACHMENT ON STEPBACK FOR 25% OF FACADE

BUILDING FORM, CONT.

MAXIMUM WALL LENGTH:	200' - 0" MAXIMUM WALL LENGTH WITHOUT A BREAK
WALL LENGTH PROVIDED:	128' - 8" LONGEST UNINTERRUPTED WALL LENGTH
ALLOWABLE BUILDING LENGTH:	230' - 0" MAXIMUM BUILDING LENGTH IN ANY HORIZONTAL DIMENSION (SECTION 5.3061 D)
BUILDING LENGTH:	128' - 8" LONGEST BUILDING LENGTH PROPOSED

PARKING

REQUIRED VEHICULAR PARKING — **784 TOTAL SPACES REQ'D (BLDG A + B)**

BUILDING A

RESIDENTIAL REQUIRED: = **479 RESI. SPACES**
- STUDIO OR 1-BED: 1 PER UNIT (1*245 UNITS) = 245 SPACES
- 2 OR 3 BED+: 2 PER UNIT (2*117 UNITS) = 234 SPACES

NON RESIDENTIAL AREA REQUIRED: = **39 COMMERCIAL SPACES**
- COMMERCIAL AREA: 1 SPACE / 350SF (13,650SF) = 39 SPACES

518 SPACES REQ'D FOR BUILDING A

BUILDING B

RESIDENTIAL REQ'D: = **263 RESI. SPACES**
- STUDIO/ 1-BED: 1 PER UNIT (1*77 UNITS) = 77 SPACES
- 2 OR 3 BED+: 2 PER UNIT (2*93 UNITS) = 186 SPACES

RETAIL REQ'D : = **3 RETAIL SPACES**
- RETAIL: 1 SPACE / 350SF (960SF) = 3 SPACES

266 SPACES REQ'D FOR BUILDING B

ACCESSIBLE PARKING REQ'D:
- MINIMUM 4% OF THE PROVIDED PARKING (SEC. 9.105)*
- 2% ABSOLUTE MINIMUM ACCESSIBLE PARKING REQ'D PER ADA

*REDUCTIONS MAY APPLY - THE DEVELOPMENT PROVIDES OVER (500) PARKING SPACES

PROVIDED VEHICULAR PARKING — **837 SPACES (809 STD / 28 ACC)**

BUILDING A
- **527** RESIDENTIAL AT LEVELS L1, B1, B2, B3.
  20 ACC. REQ'D: 3 VAN ACCESSIBLE + 17 ADA STANDARD
- **40** RETAIL / RESTAURANT AT LEVEL 1 (NOT SECURED)
  2 ACC. REQ'D: 1 VAN AND 1 ADA STD AT LEVEL 1

567 SPACES PROVIDED AT BUILDING A

BUILDING B
- **267** RESIDENTIAL AT LEVELS B1 - B3
- **3** RETAIL / RESTAURANT AT LEVEL B1
  6 ACC. REQ'D: 2 VAN ACCESSIBLE + 4 ADA STANDARD

270 SPACES PROVIDED AT BUILDING B

REQUIRED BICYCLE PARKING — **52 (BLDG A) + 27 (BLDG B) = 79 SPACES REQ'D**
- 1 BICYCLE PARKING SPACE PER 10 REQ'D VEHICULAR PARKING SPACES
- 2 BICYCLE PARKING SPACES MINIMUM
- NO MORE THAN 100 SPACES SHALL BE REQ'D

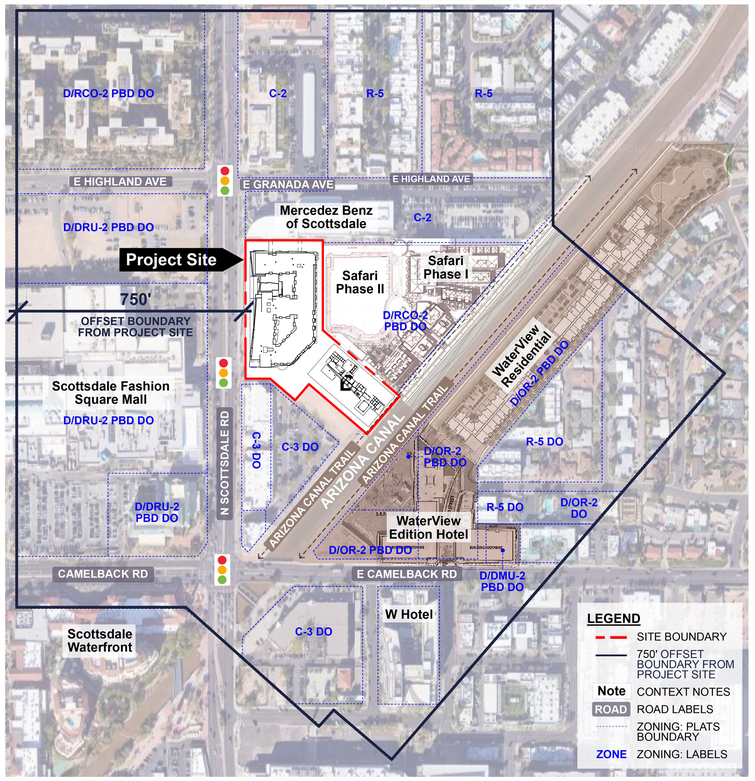
BUILDING A
- **518** VEHICULAR PARKING SPACES / 10 = **51.8** BICYCLE SPACES REQ'D

BUILDING B
- **270** VEHICULAR PARKING SPACES / 10 = **27** BICYCLE SPACES REQ'D

PROVIDED BICYCLE PARKING — **79 SPACES**
- 52 SPACES (BUILDING A) AND 27 SPACES (BUILDING B) AT BELOW GRADE GARAGE

CODE REVIEW

AUTHORITY HAVING JURISDICTION:	CITY OF SCOTTSDALE, ARIZONA
CODE:	2015 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE:	BUILDING A: **IB** & BUILDING B: **IA**
OCCUPANCY:	**MIXED-USE:** R-2 / A-3 / A-3 / A-4 / B / M / S-2
SPRINKLERS:	YES, PER NFPA 13



0' 50' 100' 200' 400'

NOTE: REFER TO ALTA AND CIVIL ENGINEERING SHEETS FOR EASEMENTS/TRACTS.

2 CONTEXT AERIAL
1" = 200'-0"

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SCOTTSDALE, ARIZONA

CD PROGRESS SET

Owner

LOM LIVING

Issue Drawing Log

REV #	DATE (YYYY-MMDD)	ISSUE NAME

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OVERALL SITE PLAN

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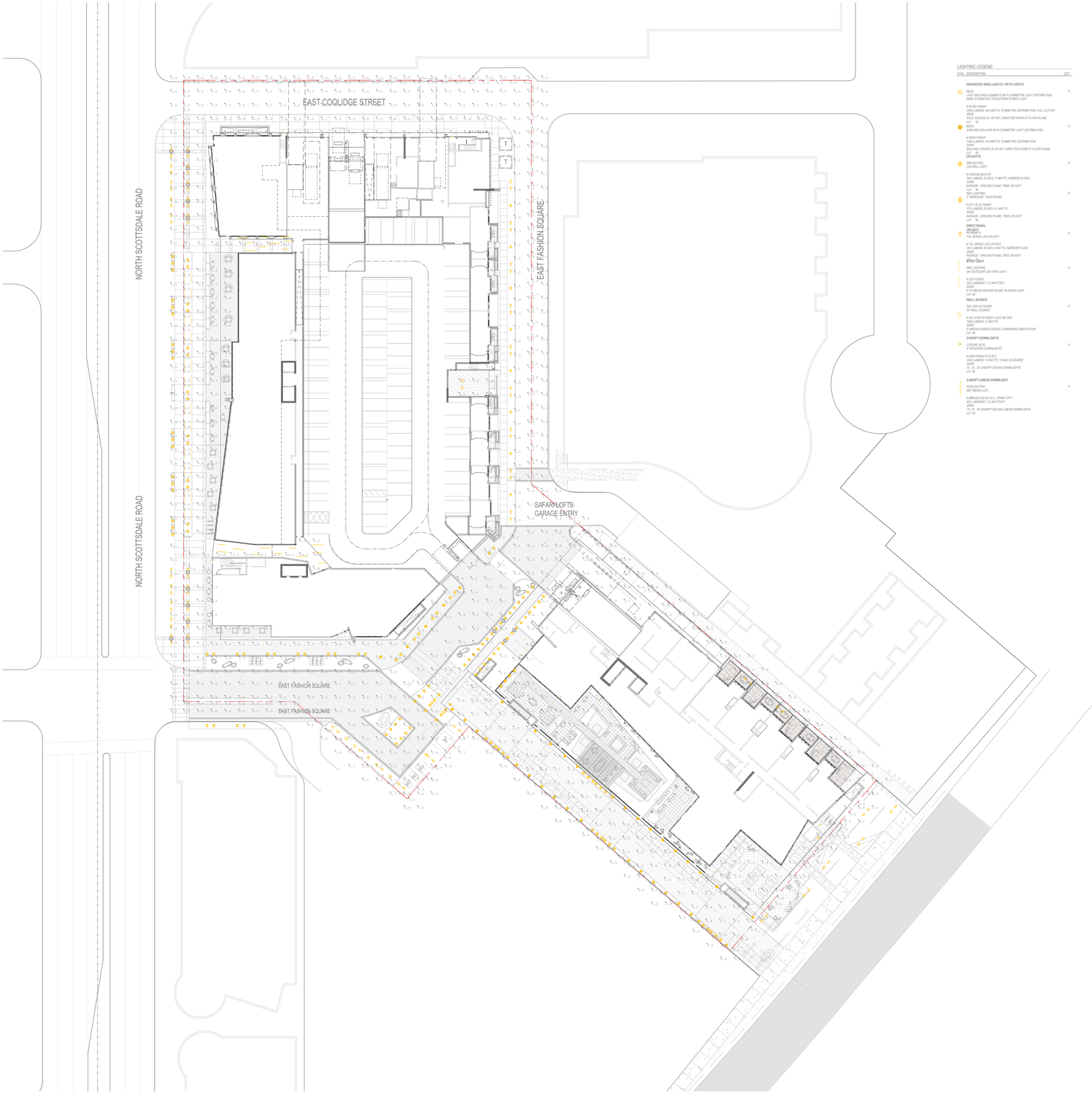

LIGHTING LEGEND

SYM	DESCRIPTION	QTY
	ENHANCED AREA LIGHTS / PATH LIGHTS	
	BEGA LIGHT BUILDING ELEMENTS WITH SYMMETRIC LIGHT DISTRIBUTION #460 SYMMETRIC PEDESTRIAN STREET LIGHT # 84.065 FINISH* 250W LUMENS: 36.5 WATTS; SYMMETRIC DISTRIBUTION; FULL CUT-OFF 3000K POLE: SOURCE IS 14'AFF; DIRECTED DOWN AT FLOOR PLANE LLF : 90	X
	BEGA SHIELDED BOLLARD WITH SYMMETRIC LIGHT DISTRIBUTION # 84003 FINISH* 7.5W LUMENS: 19.4 WATTS; SYMMETRIC DISTRIBUTION 3000K BOLLARD: SOURCE IS 35"AFF; DIRECTED DOWN AT FLOOR PLANE LLF : 90	X
	UPLIGHTS	
	KIM LIGHTING CSM WELL LIGHT # CM5SW-3NUV M* 340 LUMENS; 25 DEG; 11 WATTS; NARROW FLOOD 3000K INGRADE - GROUND PLANE; TREE UPLIGHT LLF : 90	X
	WAC LIGHTING 5" INGROUND - SLIM ROUND # 5011 30 31 FINISH* 170 LUMENS; 25 DEG; 4.1 WATTS 3000K INGRADE - GROUND PLANE; TREE UPLIGHT LLF : 90	X
	DIRECTIONAL **UPLIGHT** TGL SERIES LED UPLIGHT # TGL SERIES LED UPLIGHT 350 LUMENS; 25 DEG; 8 WATTS; NARROW FLOOD 2700K INGRADE - GROUND PLANE; TREE UPLIGHT	X
	Vine Rail	
	WAC LIGHTING 24V OUTDOOR LED TAPE LIGHT # LED-TD400 220 LUMENS/FT; 3.0 WATTS/FT 3000K 6" 8" ABOVE GROUND PLANE; PLANTER LIGHT LLF 90	X
	WALL SCONCE	
	OCC LIMA OUTDOOR 24" WALL SCONCE # LM1 FINIA 24 FINISH*,LED2 30K DIM1 1660 LUMENS; 21 WATTS 3000K 8' (ABOVE EGRESS DOORS; DOWNWARD ORIENTATION LLF 90	X
	CANOPY DOWNLIGHTS	
	LITELINE DAYE 4" RECESSED DOWNLIGHTS # DDR4 FINISH* 2 30 M C 1590 LUMENS; 12 WATTS; 15 AND 38 DEGREE 3000K 10', 15', 20' CANOPY CEILING DOWNLIGHTS LLF 90	X
	CANOPY LINEAR DOWNLIGHT	
	AXIS LIGHTING WET BEAM II LED # WBRLED 500 90 30 S , FINISH* DP 1 450 LUMENS/FT; 5.5 WATTS/FT 3000K 10', 15', 20' CANOPY CEILING LINEAR DOWNLIGHTS LLF 90	X

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

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REV #	DATE (YYYY-MMDD)	ISSUE NAME

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SITE PHOTOMETRIC CALCULATIONS

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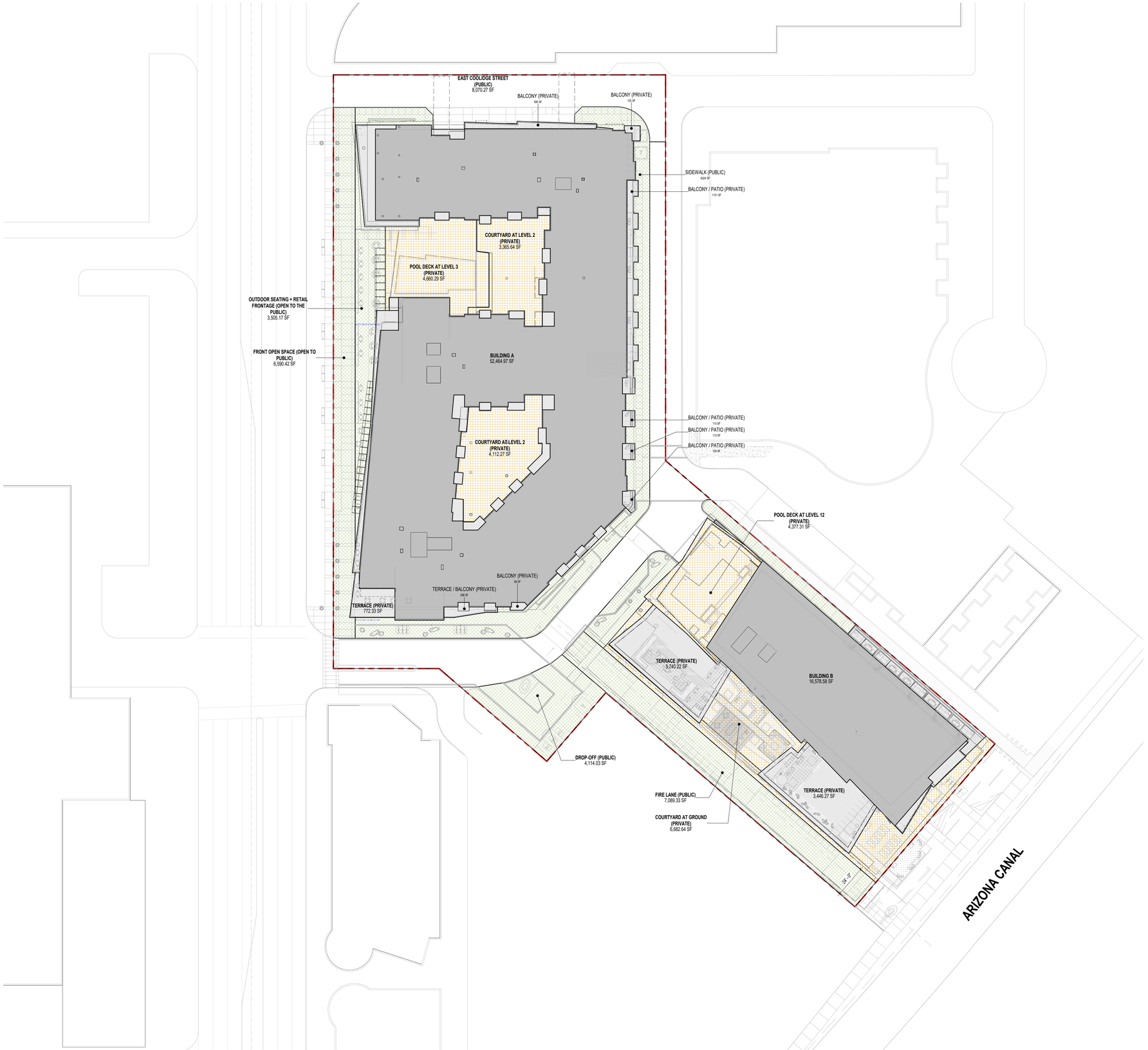

1 OPEN SPACE PLAN
1" = 30'-0"

OPEN SPACE PLAN (SITE PLAN WORKSHEET)

PROJECT DATA ZONING: D / RCO-2 PBD DO
NET LOT AREA: 162,891 SF (3.739 ACRES) (NET + GROSS - NO PUBLIC STREETS)

OPEN SPACE CALCULATIONS

PER ZONING ORDINANCES:

NOTES ON APPLICABLE ZONING ORDINANCES:
SEC.3000 DOWNTOWN (D)
SEC. 5.3004.A CHANGES TO PROPERTIES AFTER DECEMBER 31, 2012 SHALL COMPLY WITH THE REGULATIONS OF THE SUB-DISTRICTS SHOWN IN TABLE 5.3004.A
• SUB-DISTRICT BEFORE DECEMBER 31, 2012 = REGIONAL COMMERCIAL OFFICE (RCO)
• SUB-DISTRICT AFTER DECEMBER 31, 2012 = DOWNTOWN REGIONAL USE (D/DRU)

SEC. 5.3006.A.2 PROPERTY DEVELOPMENT STANDARDS
PROPERTIES ZONED DOWNTOWN MEDICAL - TYPE 2 AND DOWNTOWN REGIONAL USE - TYPE 2 BEFORE MAY 22, 2018. CHANGES TO PROPERTIES ZONED DOWNTOWN MEDICAL - TYPE 2 AND DOWNTOWN REGIONAL USE - TYPE 2 AFTER MAY 22, 2018 SHALL COMPLY WITH THE REGULATIONS OF THE TYPE 3 DEVELOPMENT TYPE.

TYPE 3 REQUIREMENT:
SEC. 5.3006.M LANDSCAPING.
1.THE PROVISIONS OF ARTICLE X. SHALL APPLY.

ARTICLE X
TABLE 10.401.A LANDSCAPE REQUIREMENTS BY ZONING DISTRICT
DOWNTOWN (D) AND DOWNTOWN OVERLAY (DO)
• REMOVAL OF ANY MATURE TREE IS SUBJECT TO DEVELOPMENT REVIEW BOARD APPROVAL AND REQUIRES A PERMIT
• IN AN EMERGENCY, THE ZONING ADMINISTRATOR, BUILDING OFFICIAL, POLICE CHIEF, FIRE CHIEF OR DESIGNEE MAY AUTHORIZE REMOVAL OF A MATURE TREE THAT IS DETERMINED TO BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY OR WELFARE

TABLE 10.600.A BUFFER REQUIREMENTS BY ZONING DISTRICT
DOWNTOWN (D) AND DOWNTOWN OVERLAY (DO)
• IN ACCORDANCE WITH AN APPROVED LANDSCAPE PLAN

SEC. 6.1200 DOWNTOWN OVERLAY (DO)
SEC. 6.1205.H.1 OPEN SPACE: **NONE REQUIRED**

REQUIRED OPEN SPACE:
NO MINIMUM OPEN SPACE REQUIRED BY APPLICABLE ZONING ORDINANCES

AREAS - OPEN SPACE PLAN

NAME	AREA	% OPEN SPACE
BALCONY AND PATIO (PRIVATE)		
BALCONY (PRIVATE)	4,785 SF	3%
BALCONY / PATIO (PRIVATE)	2,876 SF	2%
TERRACE (PRIVATE)	8,438 SF	5%
TERRACE / BALCONY (PRIVATE)	298 SF	0%
	16,397 SF	10%
BUILDING (PRIVATE)		
BUILDING A	52,465 SF	32%
BUILDING B	16,579 SF	10%
	69,044 SF	42%
FRONT OPEN SPACE (PUBLIC)		
FRONT OPEN SPACE (OPEN TO PUBLIC)	6,590 SF	4%
	6,590 SF	4%
OPEN SPACE OTHER THAN FRONTAL OPEN SPACE (PUBLIC)		
DROP-OFF (PUBLIC)	5,770 SF	4%
FIRE LANE (PUBLIC)	7,089 SF	4%
OUTDOOR SEATING + RETAIL FRONTAGE (OPEN TO THE PUBLIC)	3,505 SF	2%
SIDEWALK (PUBLIC)	10,505 SF	6%
	26,869 SF	16%
RESIDENTIAL COMMUNITY SHARED SPACE (NOT OPEN TO THE PUBLIC)		
COURTYARD AT GROUND (PRIVATE)	6,683 SF	4%
COURTYARD AT LEVEL 2 (PRIVATE)	7,478 SF	5%
POOL DECK AT LEVEL 3 (PRIVATE)	4,660 SF	3%
POOL DECK AT LEVEL 12 (PRIVATE)	4,377 SF	3%
	23,198 SF	14%
ROAD (PUBLIC)		
EAST COOLIDGE STREET (PUBLIC)	8,070 SF	5%
EAST FASHION SQUARE (PUBLIC)	12,695 SF	8%
	20,766 SF	13%

OPEN SPACE LEGEND

- BALCONY AND PATIO (PRIVATE)
- BUILDING (PRIVATE)
- FRONT OPEN SPACE (PUBLIC)
- OPEN SPACE OTHER THAN FRONTAL OPEN SPACE (PUBLIC)
- RESIDENTIAL COMMUNITY SHARED SPACE (NOT OPEN TO THE PUBLIC)
- ROAD (PUBLIC)

N TRUE NORTH

N PLAN NORTH

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Owner

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OPEN SPACE PLAN

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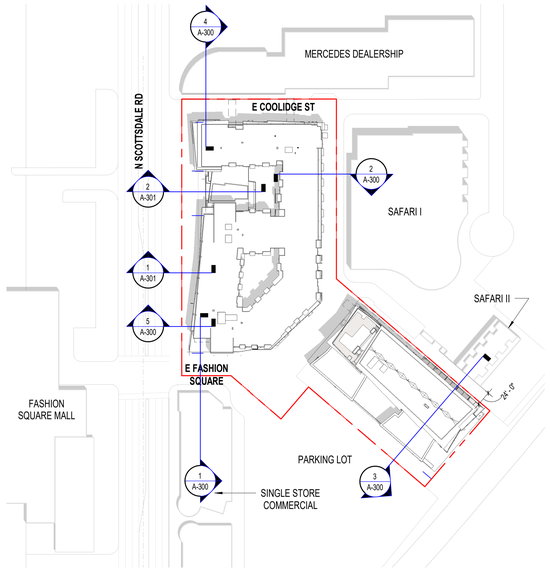
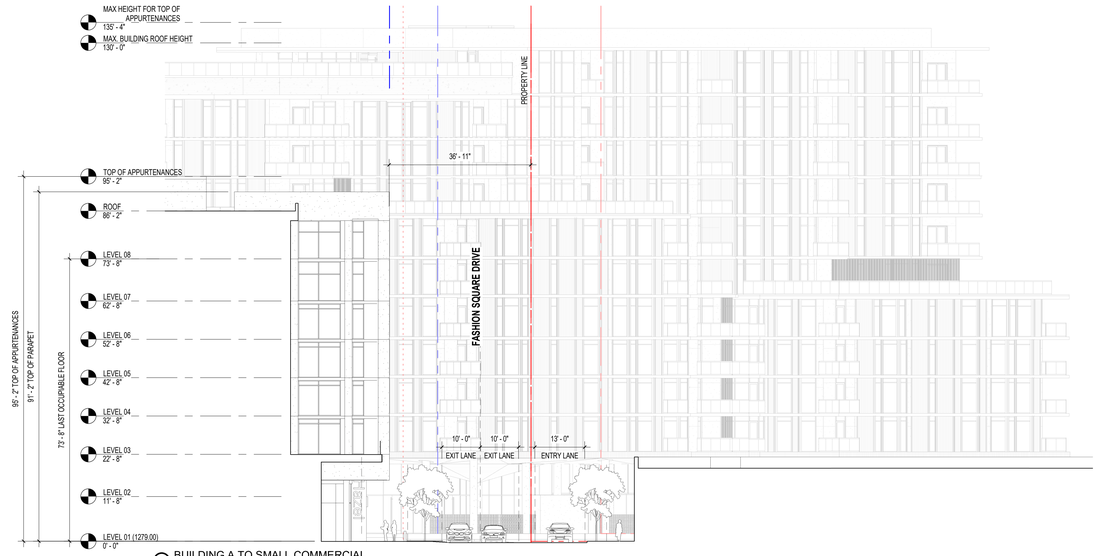
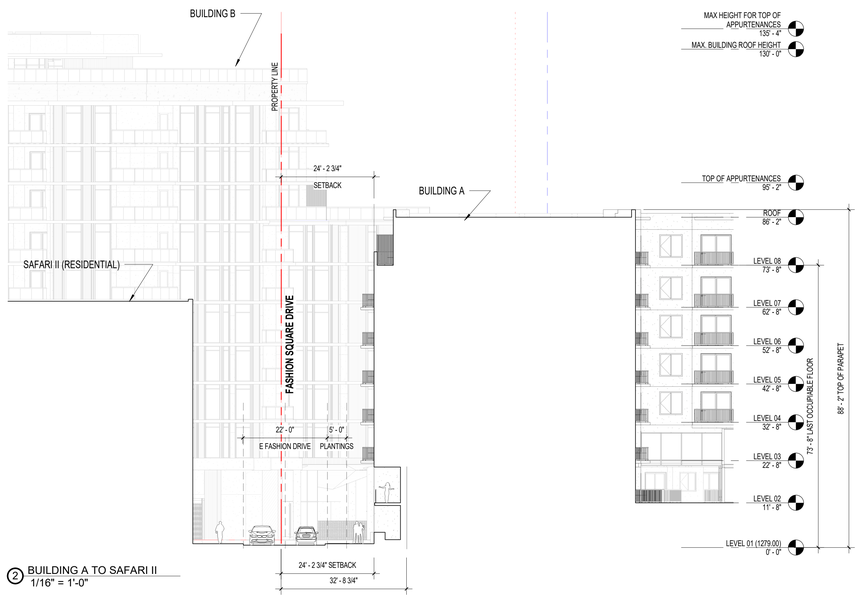


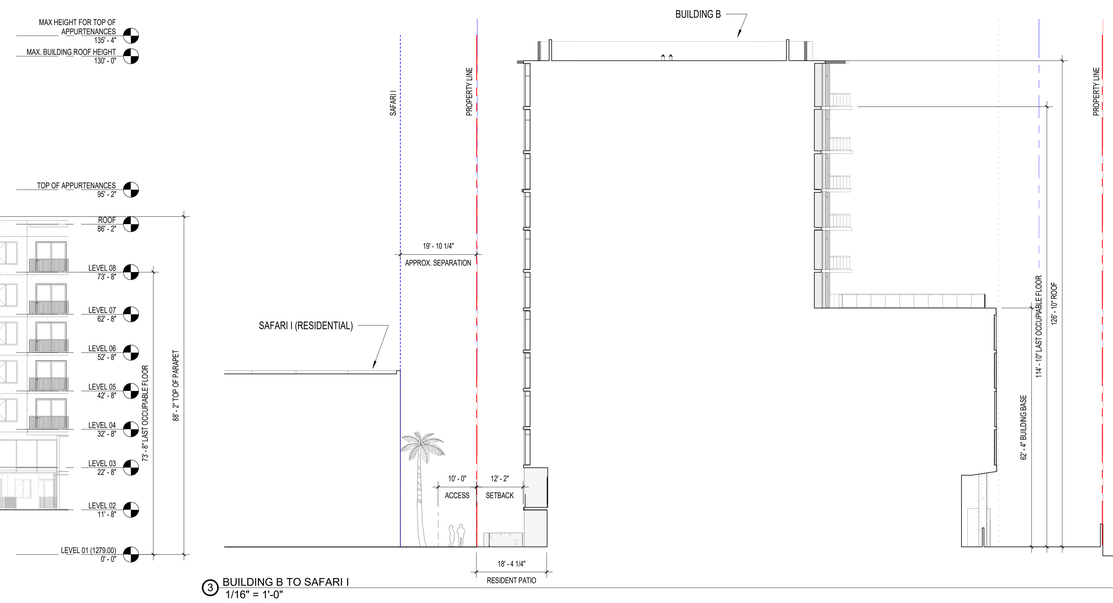
X TRANSITION PLAN - SITE PLAN
1" = 100'-0"



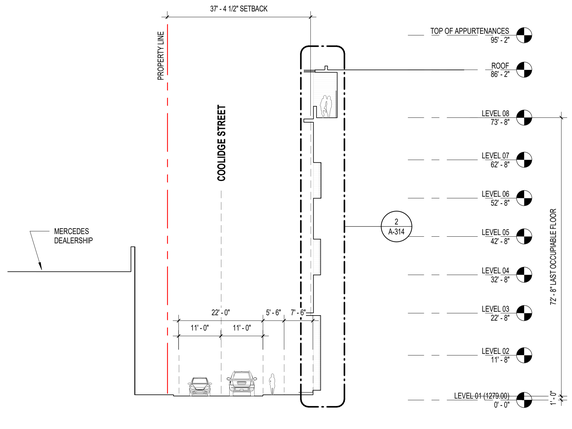
1 BUILDING A TO SMALL COMMERCIAL
1/16" = 1'-0"



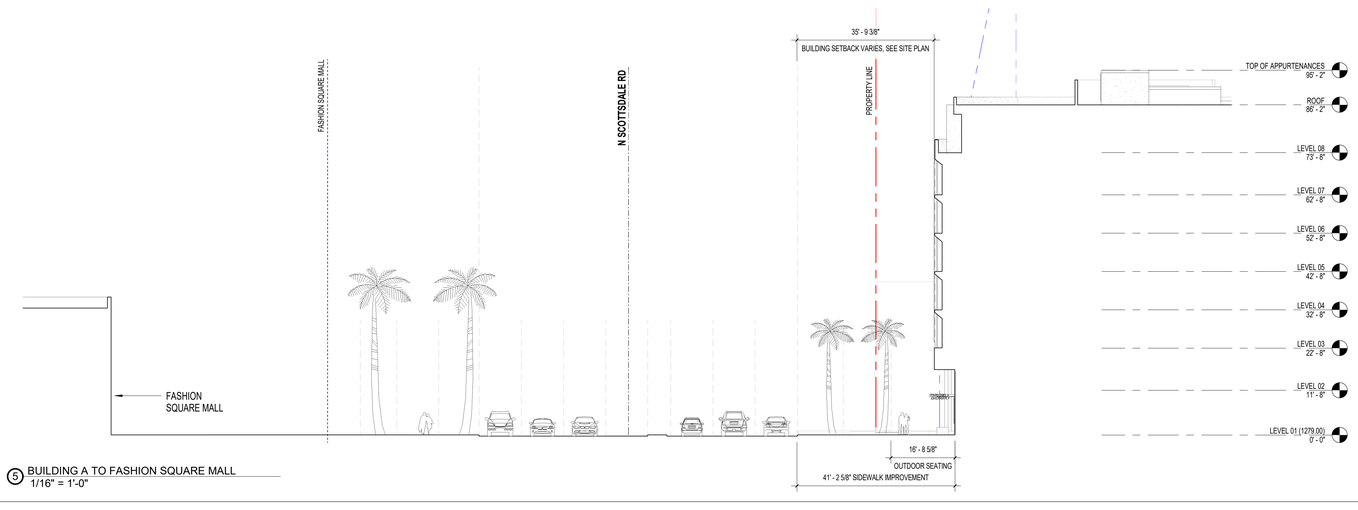
2 BUILDING A TO SAFARI II
1/16" = 1'-0"



3 BUILDING B TO SAFARI I
1/16" = 1'-0"



4 BUILDING A TO MERCEDES DEALER
1/16" = 1'-0"



5 BUILDING A TO FASHION SQUARE MALL
1/16" = 1'-0"

TRUE NORTH

PLAN NORTH

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Owner

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Issue Drawing Log

REV #	DATE (YYYY-MMDD)	ISSUE NAME

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SITE SECTIONS / TRANSITION PLAN

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