

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



StreetLights Residential – One Scottsdale - DRB Application Narrative

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

Submitted to:

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

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Prepared for:

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Prepared By:

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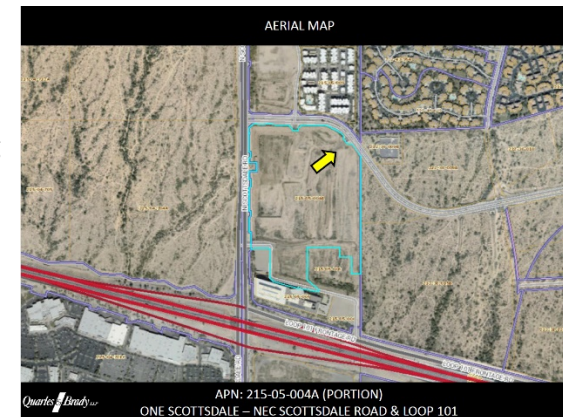
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On behalf of StreetLights Residential, Quarles & Brady LLP submits this Development Review Board (“DRB”) application in regard to a proposed 314-unit luxury multifamily residential development located on approximately 5.7 acres on the south side of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

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



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

Part I: continued...

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

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

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

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



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

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

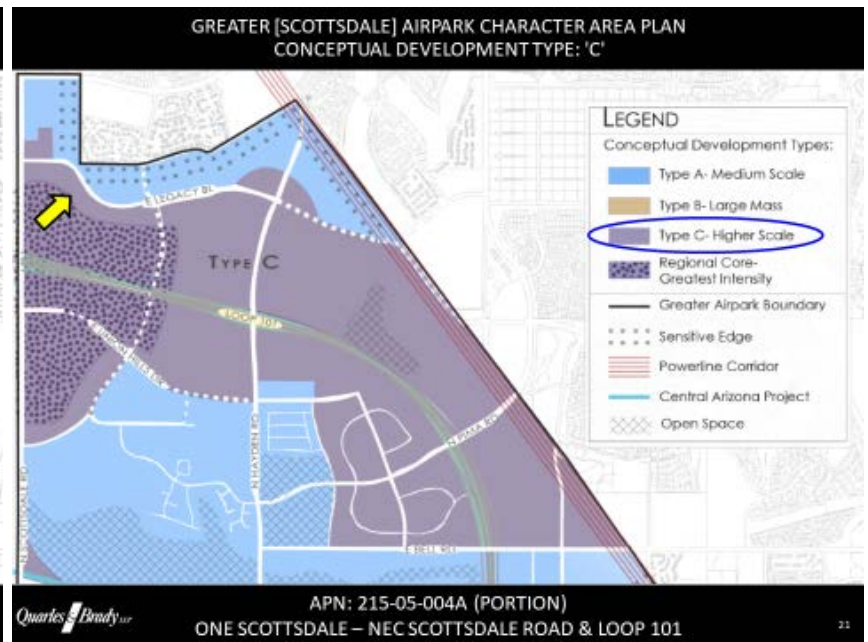
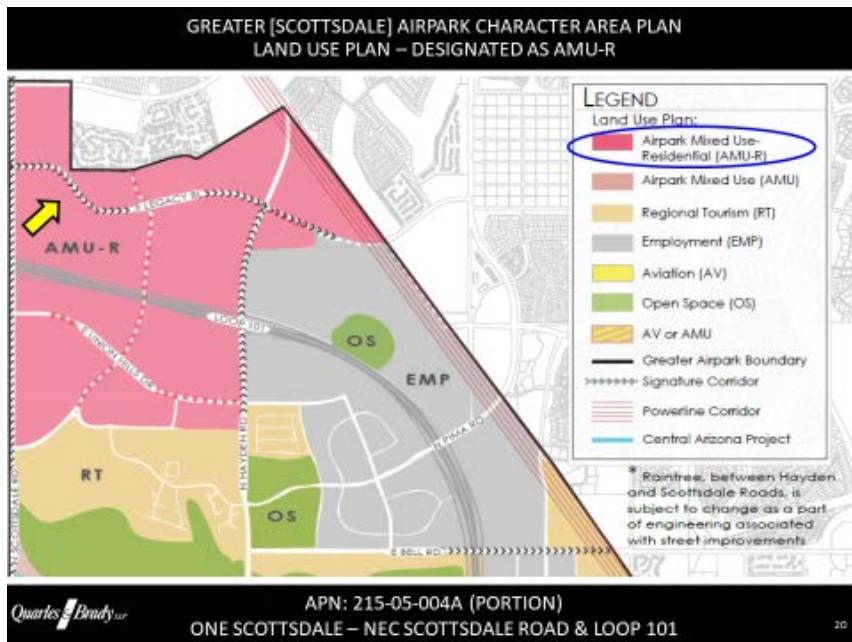
a. Conformance with General Plan

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



b. Conformance with Greater Airport Character Area Plan

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



c. Conformance with One Scottsdale Amended Development Plan



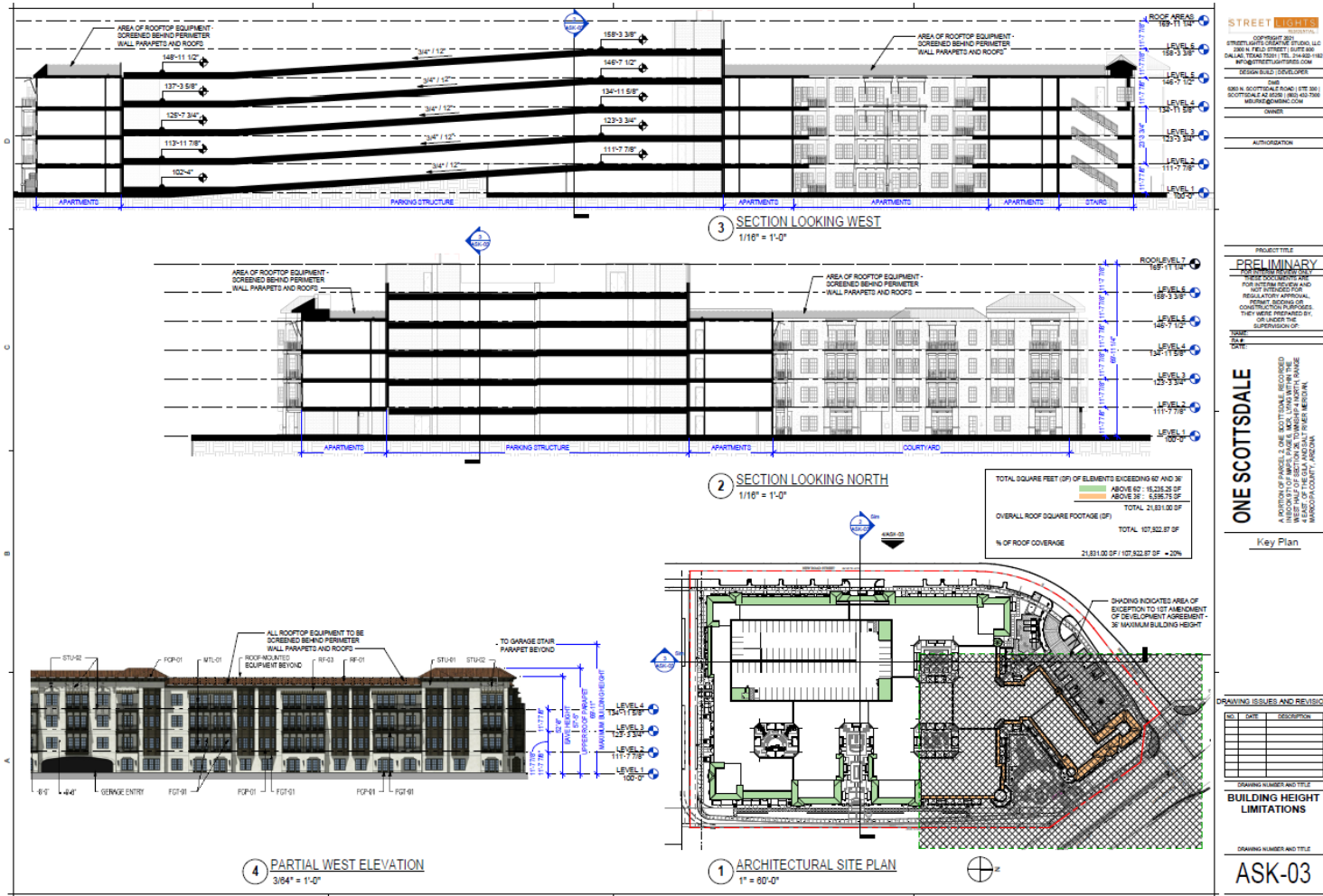
The proposed development is in compliance with all applicable stipulations from Case No. 20-ZN-2002#3. See City Council Report and Stipulations for 20-ZN-2002#3 Attached at **Tab D**.

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

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

c. Conformance with One Scottsdale Amended Development Plan

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



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DESIGN BUILD DEVELOPER
ONE SCOTTSDALE ROAD (SITE 38)
SCOTTSDALE, ARIZONA 85260
WWW.1STSCOTTSDALE.COM

OWNER
AUTHORIZATION

PRELIMINARY
FOR THE RECORD AND NOT INTENDED FOR REGULATORY APPROVAL. PERMIT REVIEW OR CONSTRUCTION PERMITS SHALL BE UNDER THE SUPERVISION OF THE ARCHITECT.

ONE SCOTTSDALE
A PORTION OF THIS DEVELOPMENT IS LOCATED WITHIN THE ZONING DISTRICT OF THE CITY OF SCOTTSDALE, ARIZONA.

Key Plan

CRAMMING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION

DRAWING NUMBER AND TITLE: ASK-03

Part III: Development Review Board Criteria

a. Architectural Character and Site Plan

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

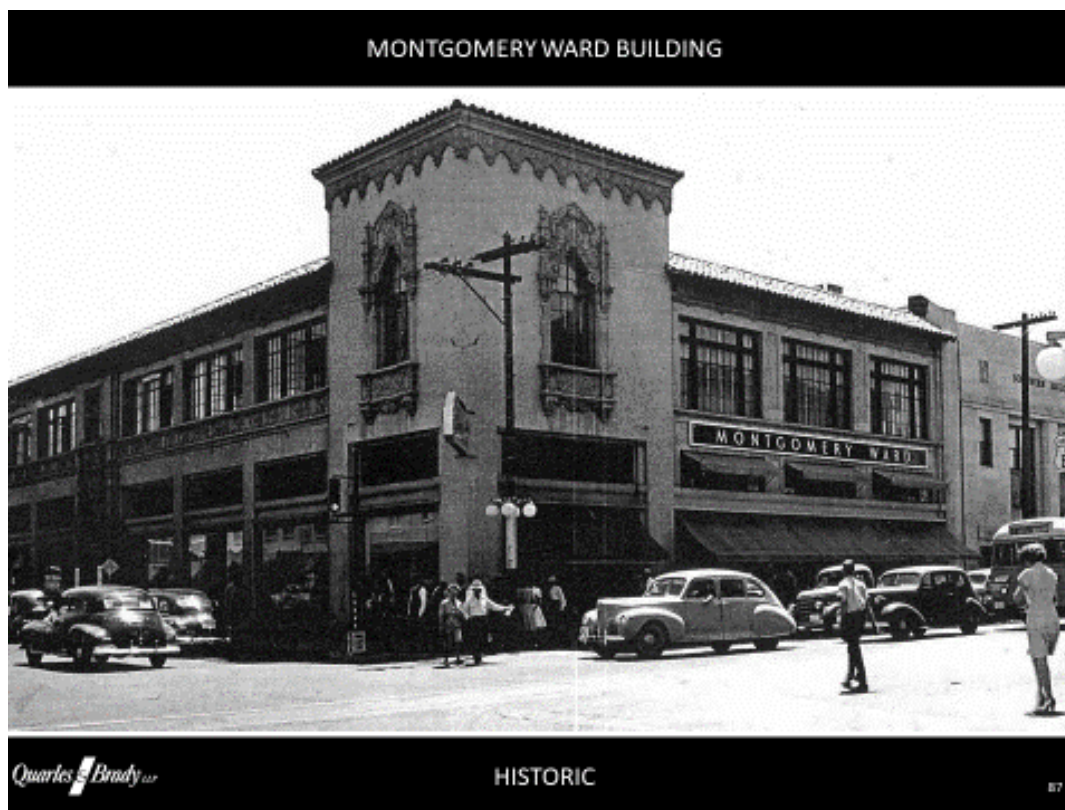
The most ornate of these octagonal towers frame views of the McDowell Mountains from the pool courtyard and incorporate wrap around belvederes. The north tower is a portion of the amenity area and the south tower is an extension of the living space for three large dwelling units. An additional three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



Part III: Development Review Board Criteria

a. Architectural Character and Site Plan

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



b. Landscaping

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

c. Ingress, Egress, and Parking

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

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

d. Mechanical and Utility Equipment

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



6. VIEW FROM SOUTH WEST

Part IV: Scottsdale's Sensitive Design Principles

a. Observance of Sensitive Design Program

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



5. VIEW FROM NORTH EAST

b. Design Standards and Compliance with Scenic Corridor

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

c. On-Site Circulation and Pedestrian Connectivity

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

Part V: Lighting Design Guidelines

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

Part VI: Shading Guidelines

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



FORMS+SURFACES

Part VII: Conclusion

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

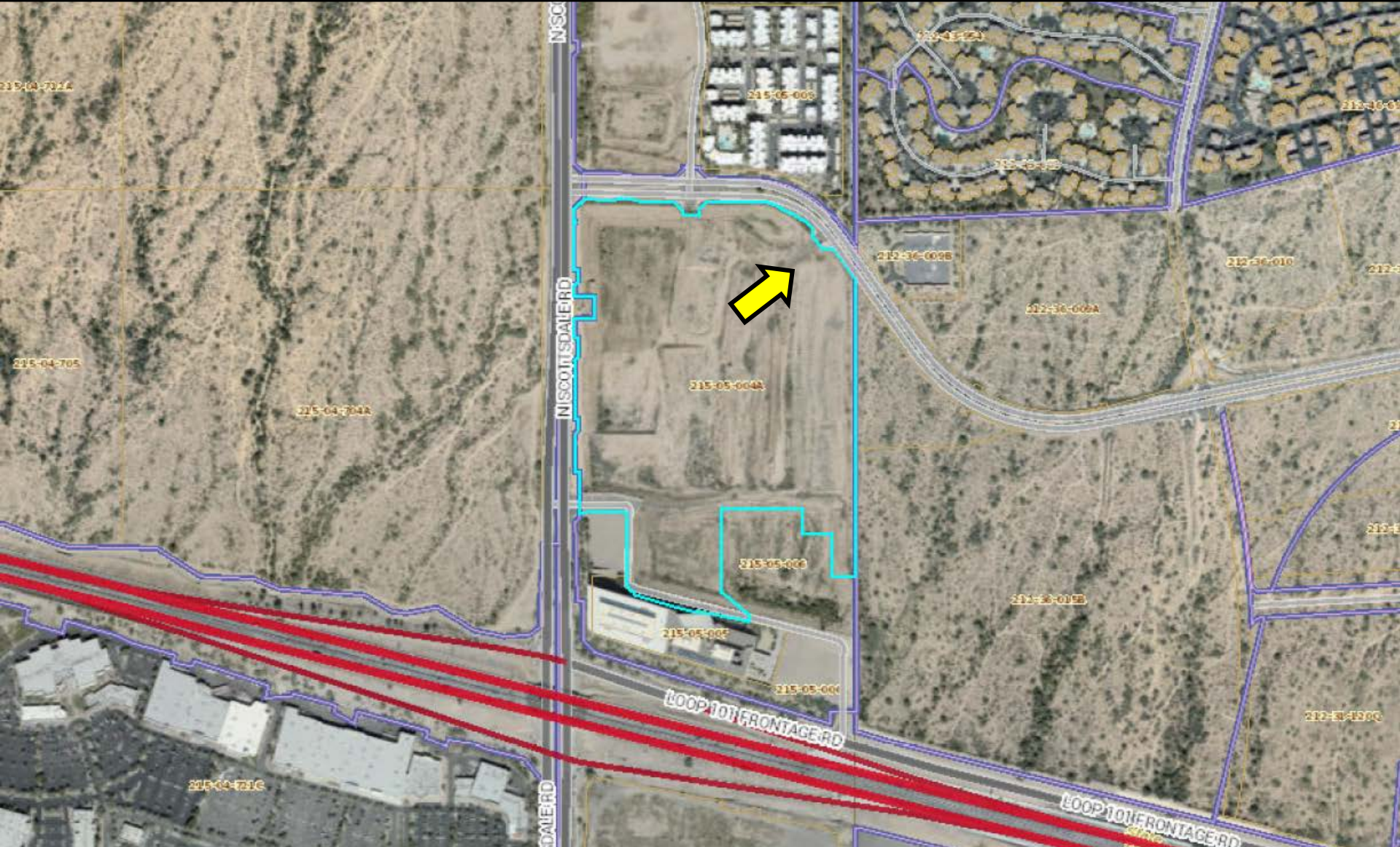


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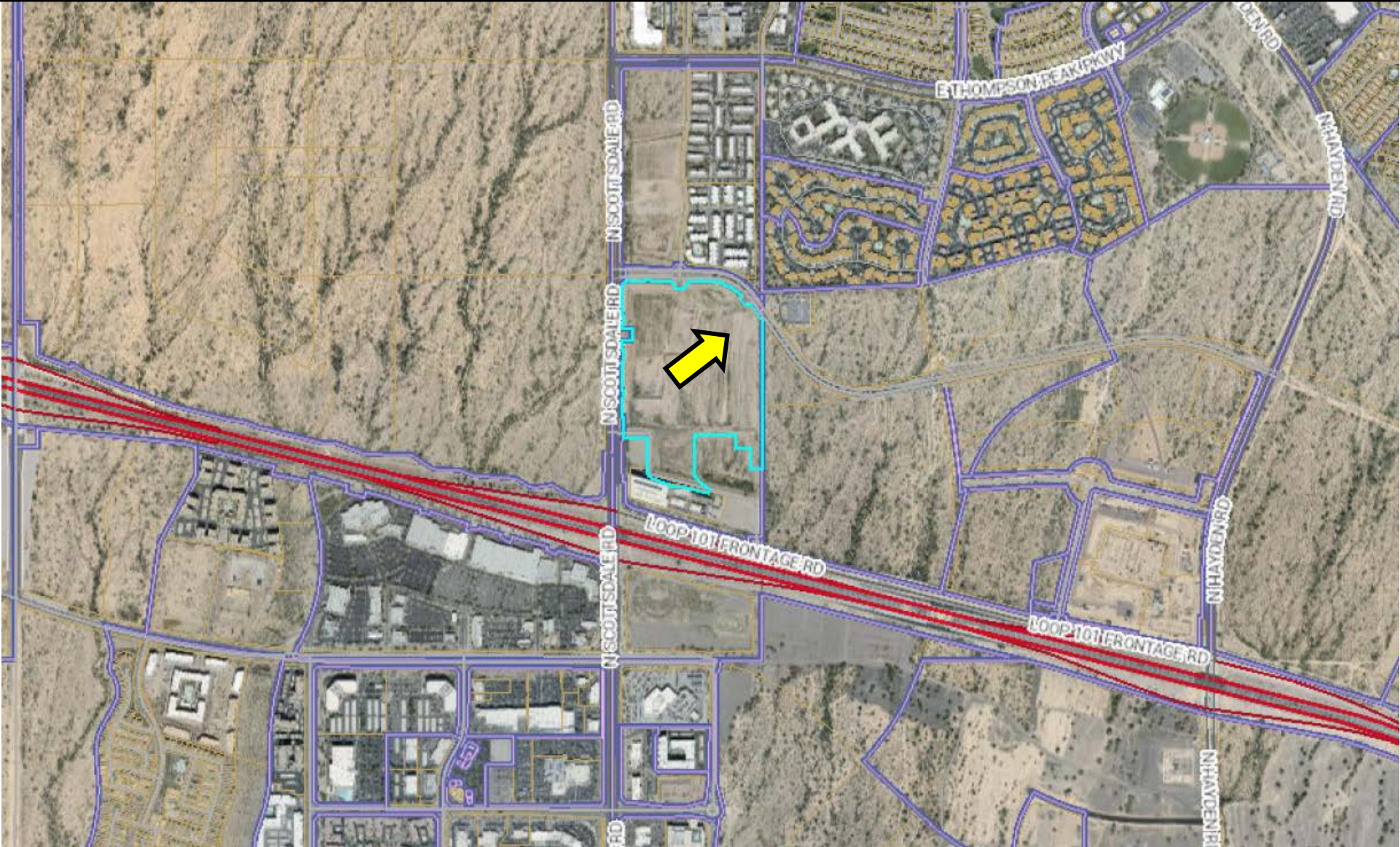
Tab A: Aerial & Zoning Maps

AERIAL MAP

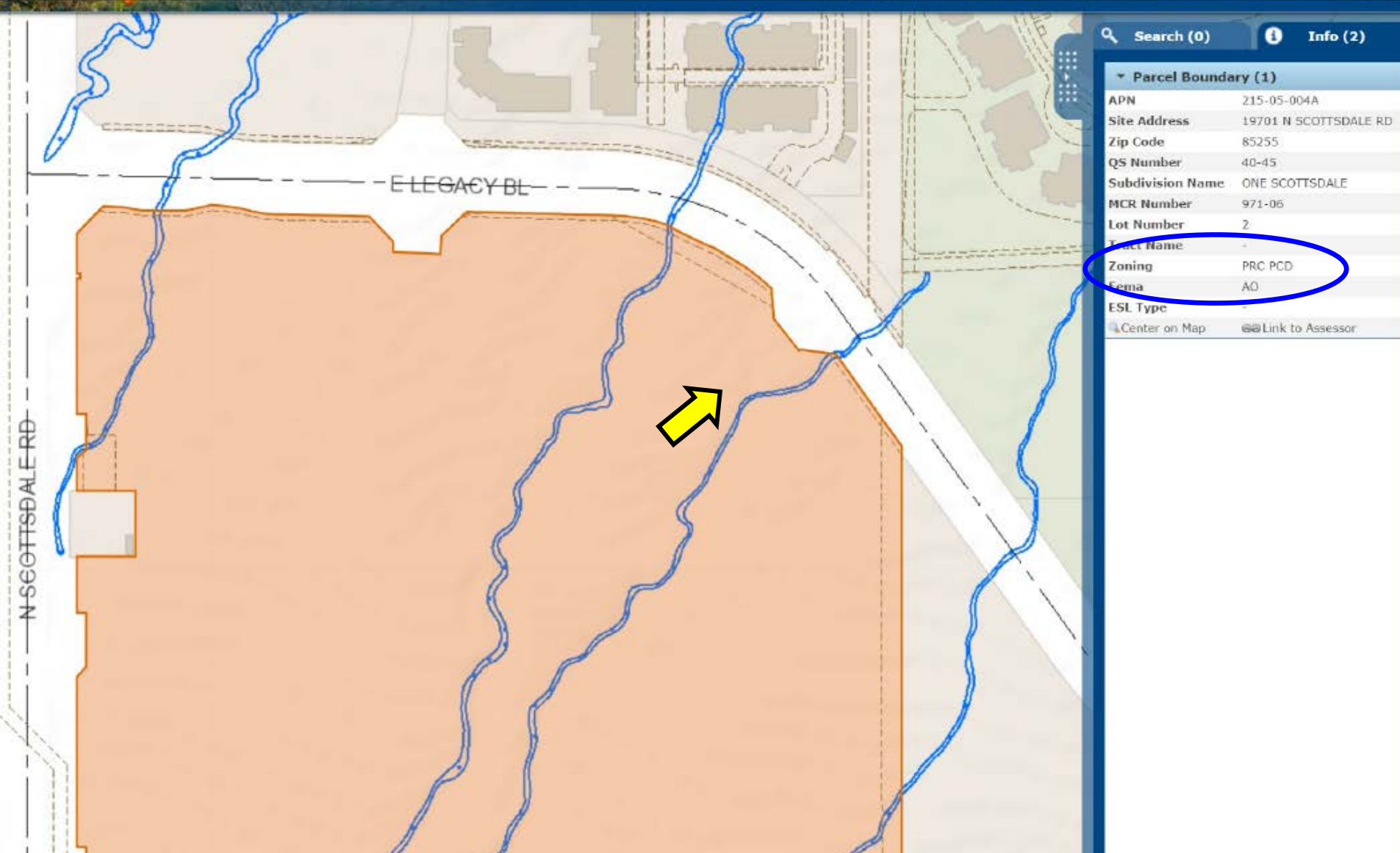


APN: 215-05-004A (PORTION)
ONE SCOTTSDALE – NEC SCOTTSDALE ROAD & LOOP 101

AERIAL MAP



ZONING MAP PRC PCD



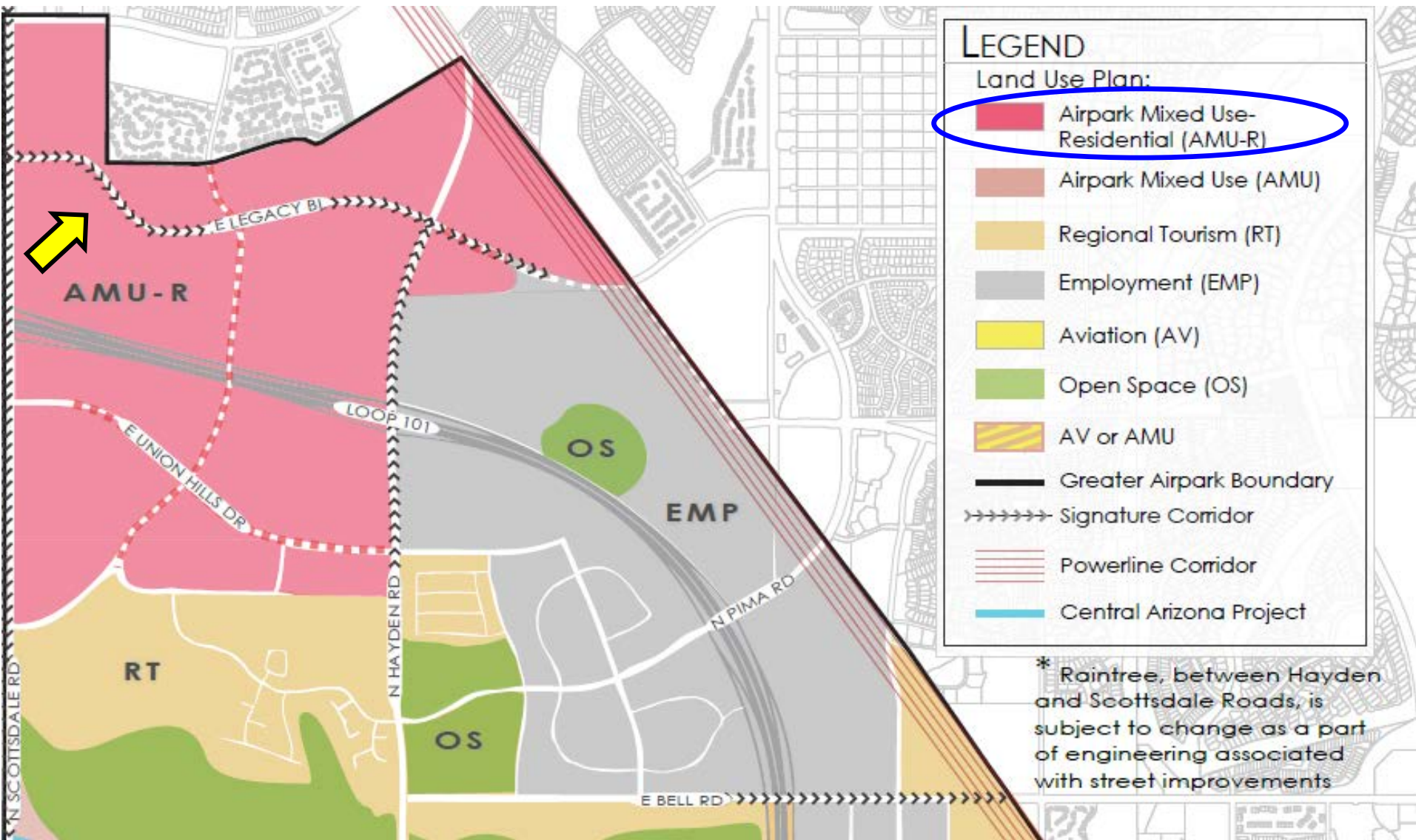
GENERAL PLAN

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

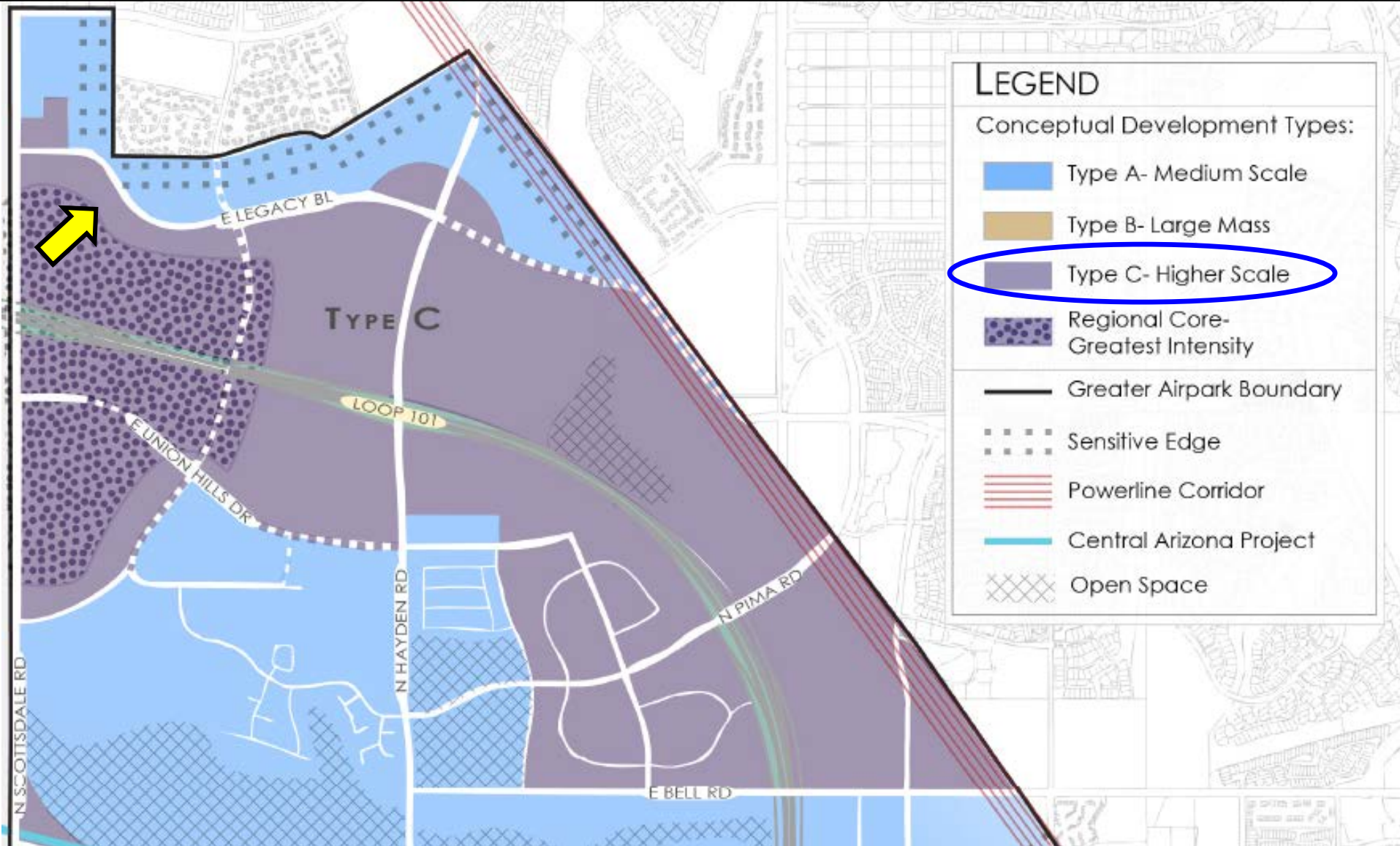


Mixed-Use
Neighborhoods /
Regional Use District
overlay

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



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



PHOTOGRAPHIC ELEVATIONS
(LOOKING SOUTH FROM LEGACY BLVD.)



Tab B: StreetLights' Projects in Arizona

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



















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





















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























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













Tab C: Survey and Planning Unit Plan








Resolution No. 10409
Exhibit A
Page 88 of 91

-  MAJOR STREET
-  FUTURE STREET

Resolution No. 10409
Exhibit A
Page 84 of 87



-  DISTRICT BOUNDARY / THE PROPERTY / P.R.C. SITE
-  AMENDMENT BOUNDARY / AMENDMENT AREA

-  PLANNING UNIT I
-  PLANNING UNIT II
-  PLANNING UNIT III

STACKED 40s PLANNING UNIT PLAN

SCHEDULE D

The drawings and information depicted herein are prepared only for the use intended to prepare the preliminary plat and are not intended to constitute a contract, warranty, or guarantee. The user assumes all responsibility for the accuracy and completeness of the information. Planning and specifications are the responsibility of the user and the user shall be responsible for all costs, expenses, and other requirements of the user. No liability shall be assumed by the City of Dallas for any errors or omissions.



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

AREA NORTH OF
LEGACY BLVD.
23.5 ACRES

AREA SOUTH OF
LEGACY BLVD.
52.4 ACRES

TOTAL AREA
75.9 ACRES

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

SCOTTSDALE
ROAD

N00°01'45"W 2639.87'
627.37'
N00°02'08"W 2641.90'

LEGACY BOULEVARD
EXCEPTION

N89°58'15"E 1057.69'

P.O.B.
EXCEPTION

EXCEPTION

A PORTION OF PARCEL 2
BOOK 971, PAGE 6,
M.C.R.

EX. R.O.W.

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

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

STATE ROUTE 101 (LOOP 101)

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

SEE CURVE TABLE
SHEET 1

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

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

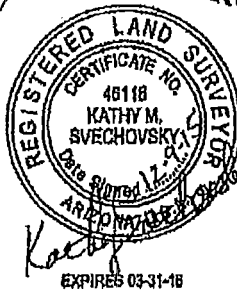


EXHIBIT "B"
ONE SCOTTSDALE
REZONING BOUNDARY
NOT TO SCALE

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

CITY COUNCIL REPORT



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

ACTION

**One Scottsdale
20-ZN-2002#3**

Request to consider the following:

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

OWNER

One Scottsdale Investors LLC

APPLICANT CONTACT

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

LOCATION

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

REQUEST

Goal/Purpose of Request

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

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

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

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

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

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

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

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

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

achieved.”

RECOMMENDATION

Recommended Approach:

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

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

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

APPROVED BY



Keith Niederer, Report Author

6/14/2016

Date



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

6/14/2016

Date



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

6/14/2016

Date

Stipulations for the Zoning Application:

One Scottsdale

Case Number: 20-ZN-2002#3

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

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

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

GOVERNANCE

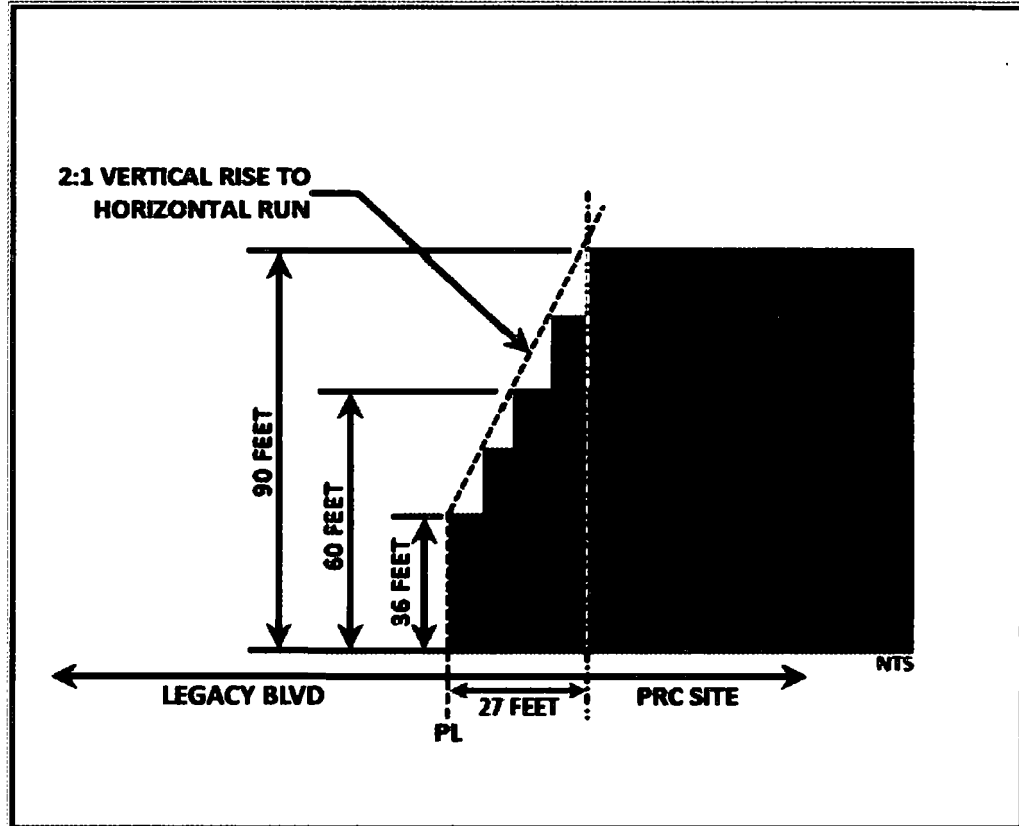
1. **GOVERNANCE.** Stipulations from case 20-ZN-2002, not modified herein, shall remain in effect.

SITE DESIGN

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

determined by the Development Review Board.

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



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

AIRPORT

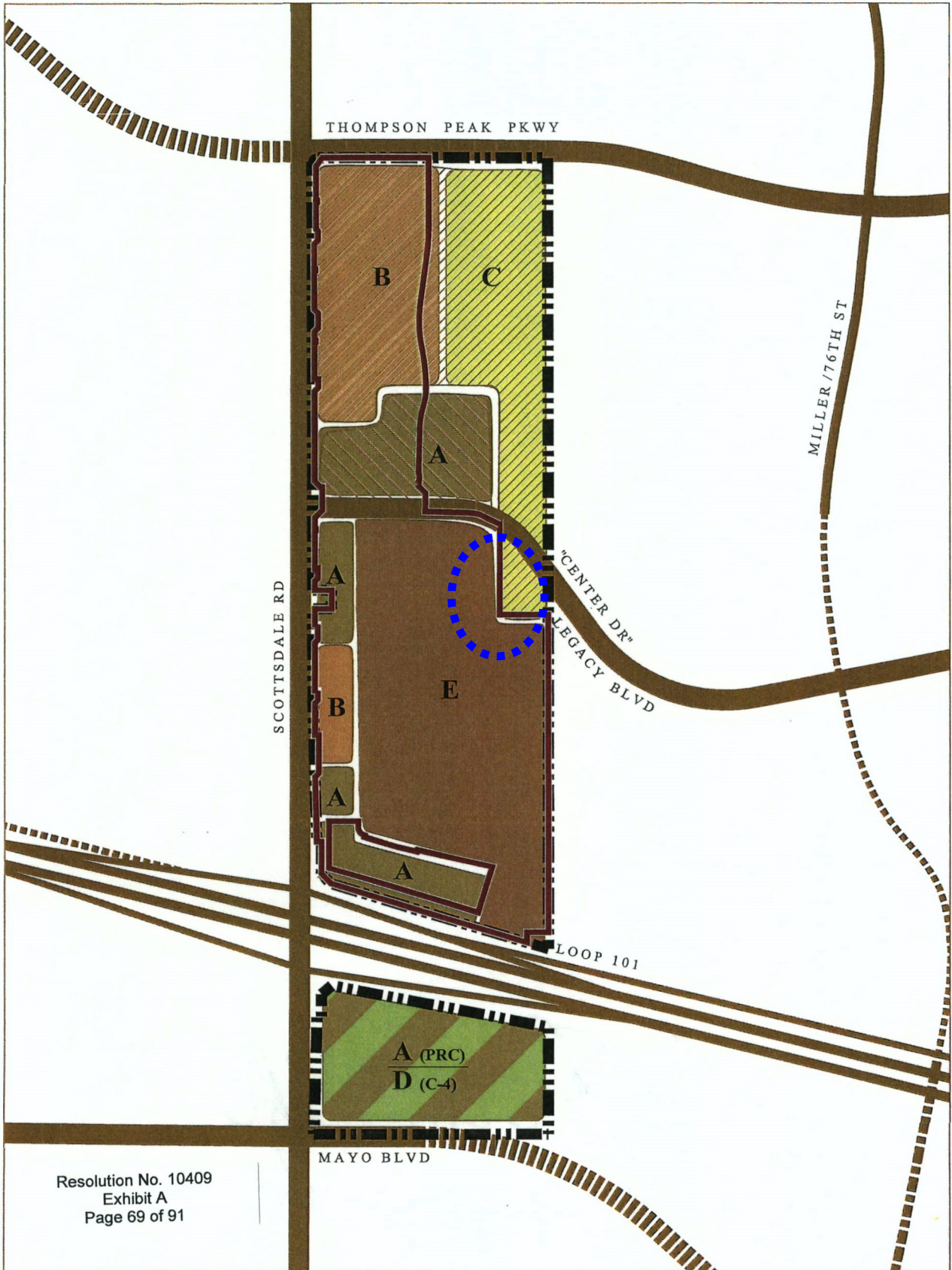
11. FAA DETERMINATION. With the Development Review Board Application, the developer shall submit a copy of the FAA Determination letter on the FAA FORM 7460-1 for any proposed structures and/or appurtenances that penetrate the 100:1 slope. The elevation of the highest point of those structures, including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

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

STREETS

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

Tab E: Allowable Heights Map and Building Height Limitation Plan



Resolution No. 10409
 Exhibit A
 Page 69 of 91

- | | | | | |
|----------------------|----------------------|---|---------------|--------------------|
| A 60' MAXIMUM HEIGHT | D 45' MAXIMUM HEIGHT | MAX. HEIGHT NOT TO EXCEED 1710' ELEVATION | MAJOR STREET | DISTRICT BOUNDARY |
| B 45' MAXIMUM HEIGHT | E 90' MAXIMUM HEIGHT | MAX. HEIGHT NOT TO EXCEED 1715' ELEVATION | FUTURE STREET | AMENDMENT BOUNDARY |
| C 36' MAXIMUM HEIGHT | | | | |



STACKED 40s

ALLOWABLE BUILDING HEIGHTS

SCHEDULE E

The drawings and information depicted herein are conceptual only and are not intended to represent final architecture, planning, or design concepts. We do not warrant, represent, or guarantee that such information is true or that it accurately represents existing or future conditions. Changes and Specifications in drawings, or conditions on the property, of the information and any other information or used for any purpose without the written permission of Special Land Incorporated.



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

NAME:
RA #:
DATE:

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED
IN BOOK 97 OF MAPS, PAGE 6, MCR, LYING WITHIN THE
WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE
4 EAST, OF THE GILA AND SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

Key Plan

DRAWING ISSUES AND REVISIONS

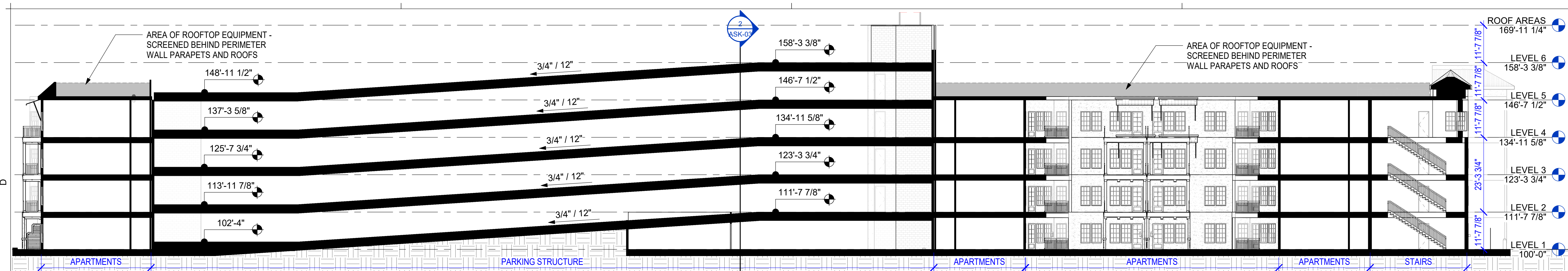
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DRAWING NUMBER AND TITLE

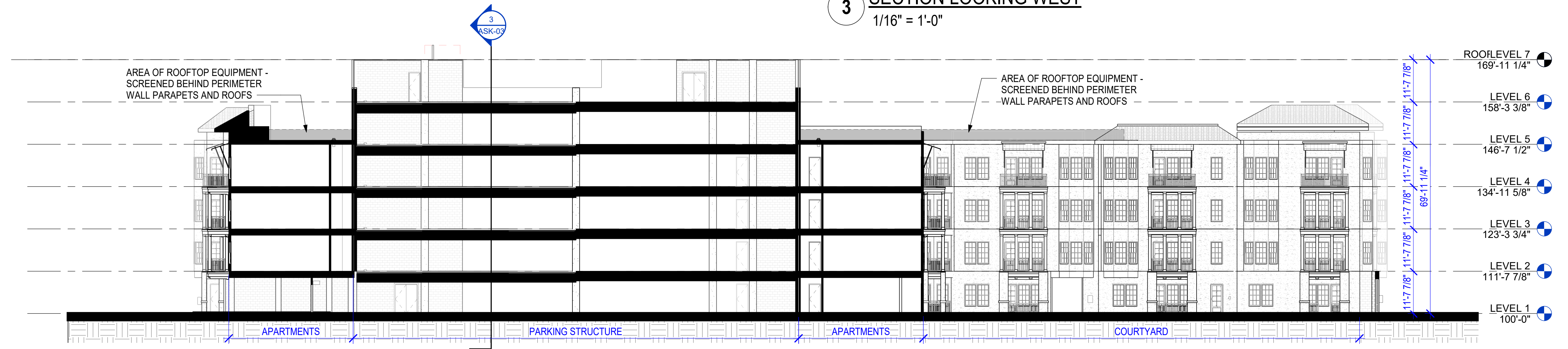
**BUILDING HEIGHT
LIMITATIONS**

DRAWING NUMBER AND TITLE

ASK-03



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

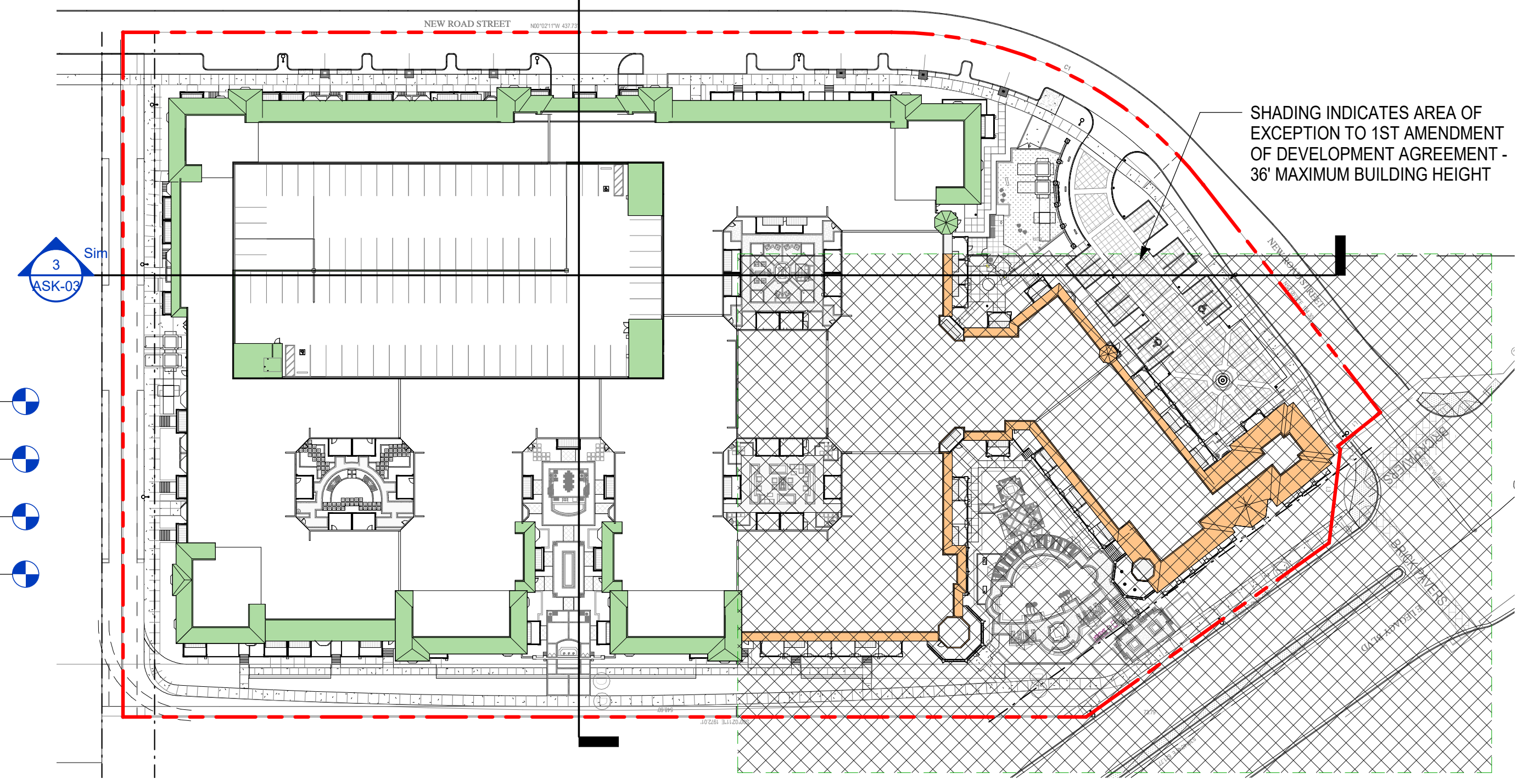


2 SECTION LOOKING NORTH
1/16" = 1'-0"

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



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



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

Tab F: El Conquistador Hotel

EL CONQUISTADOR HOTEL

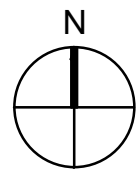
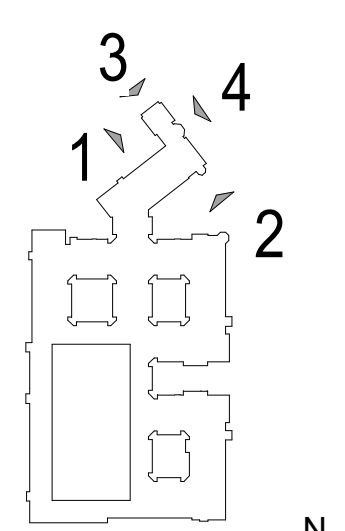


EL CONQUISTADOR HOTEL



Tab G: Elevations

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE
ELEVATIONS

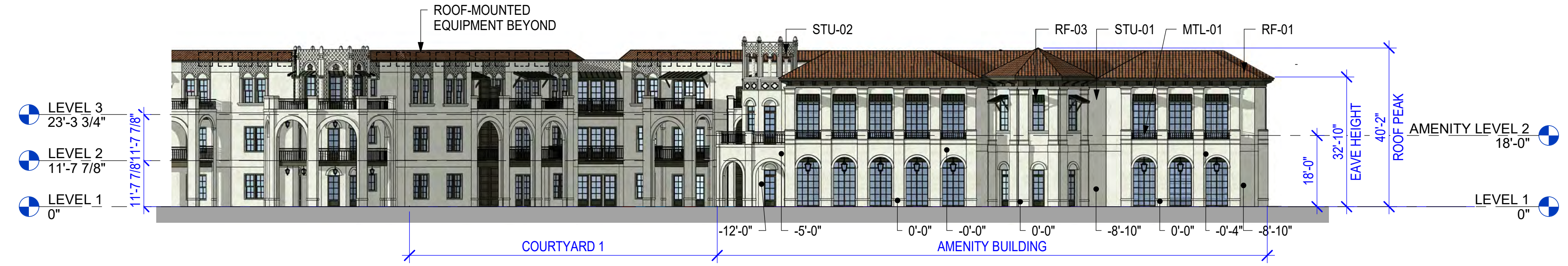
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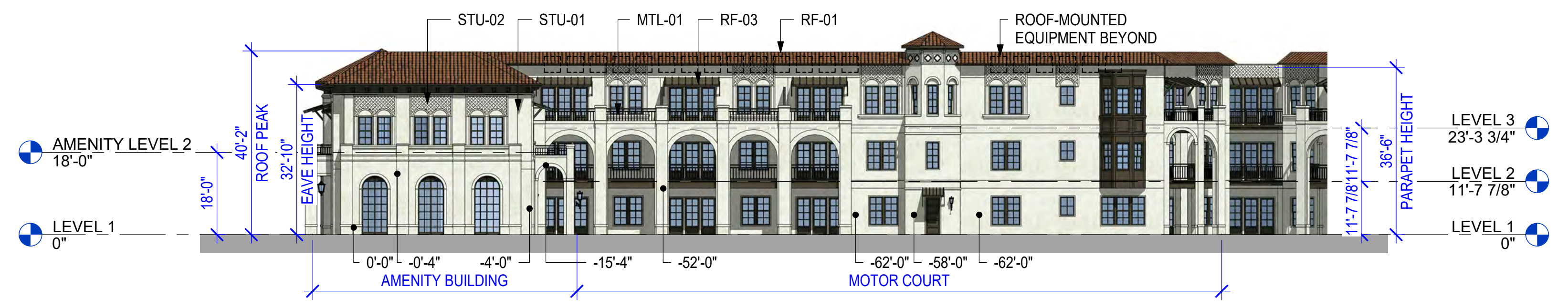
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC			DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

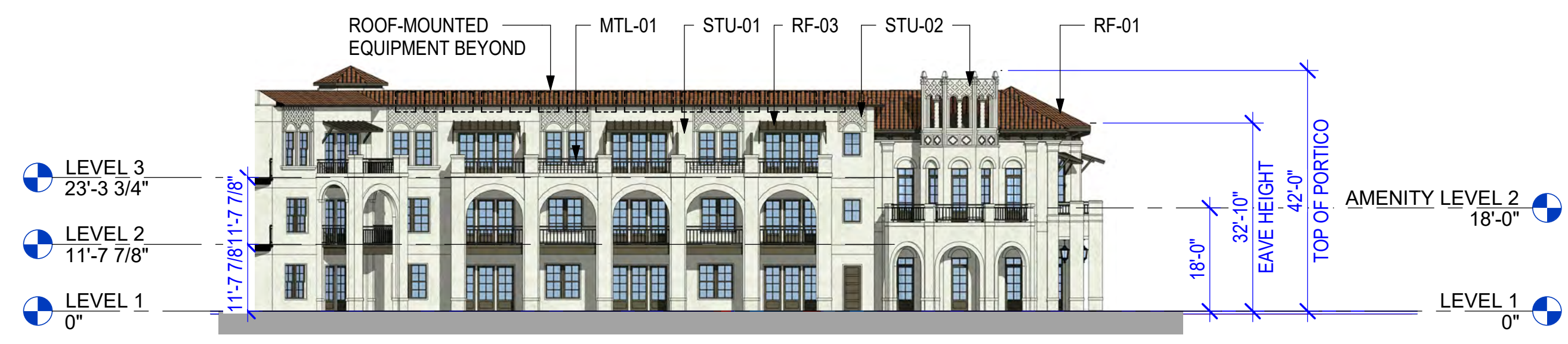
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



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



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



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



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

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	

STREET LIGHTS
RESIDENTIAL

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STREETLIGHTS CREATIVE STUDIO, LLC
2300 N. FIELD STREET | SUITE 800
DALLAS, TEXAS 75201 | TEL. 214-922-1182
INFO@STREETLIGHTSRES.COM

DESIGN BUILD | DEVELOPER

ONE SCOTTSDALE INVESTORS LLC
6263 N. SCOTTSDALE ROAD | STE 330 |
SCOTTSDALE, AZ 85250 | (602) 432-7300
MBURKE@DMBINC.COM

OWNER

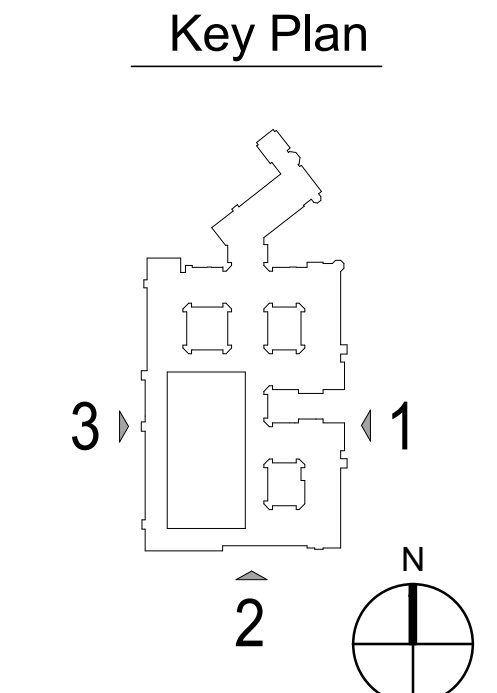
AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

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



DRAWING ISSUES AND REVISIONS

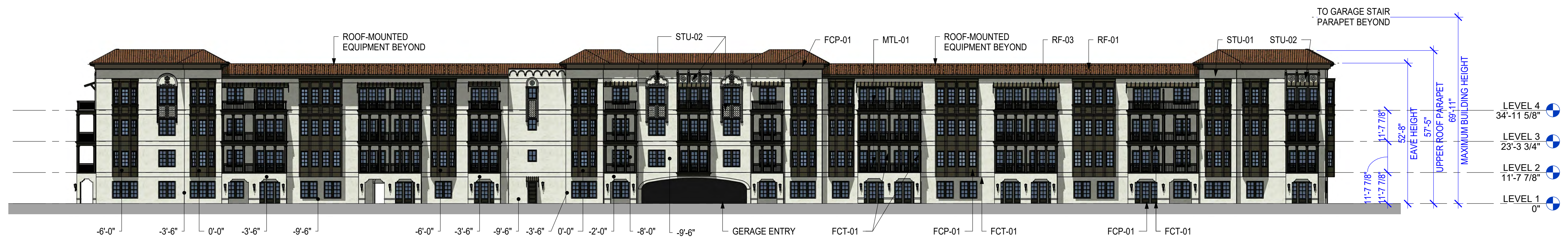
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07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ELEVATIONS

DRAWING NUMBER AND TITLE

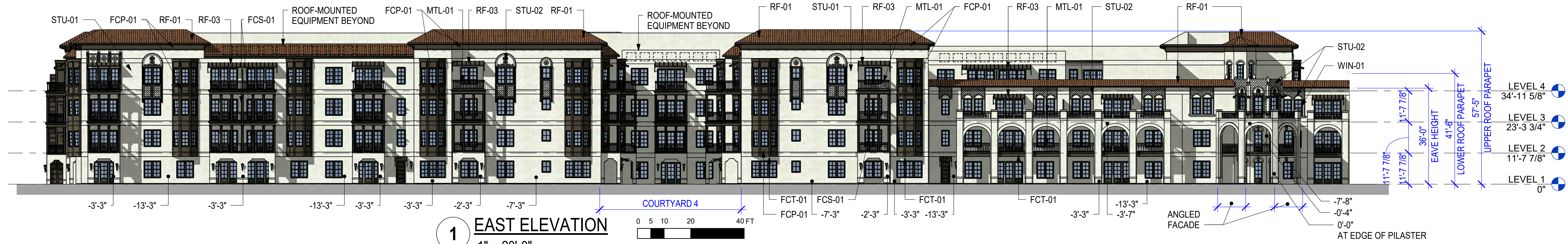
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3 WEST ELEVATION
1" = 20'-0"

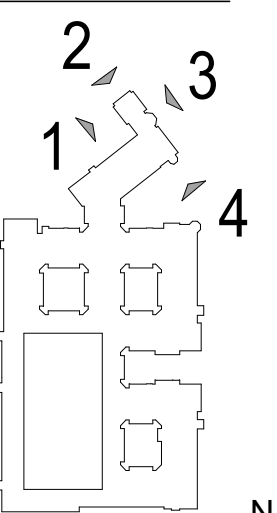


2 SOUTH ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ELEVATIONS

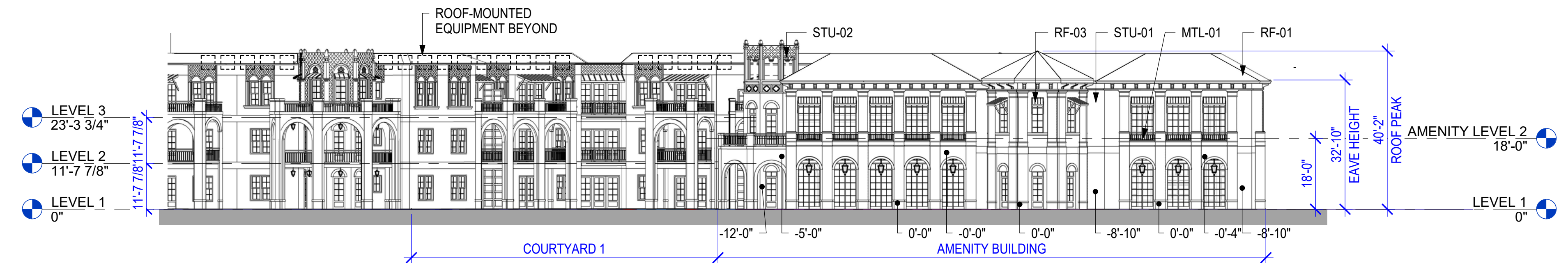
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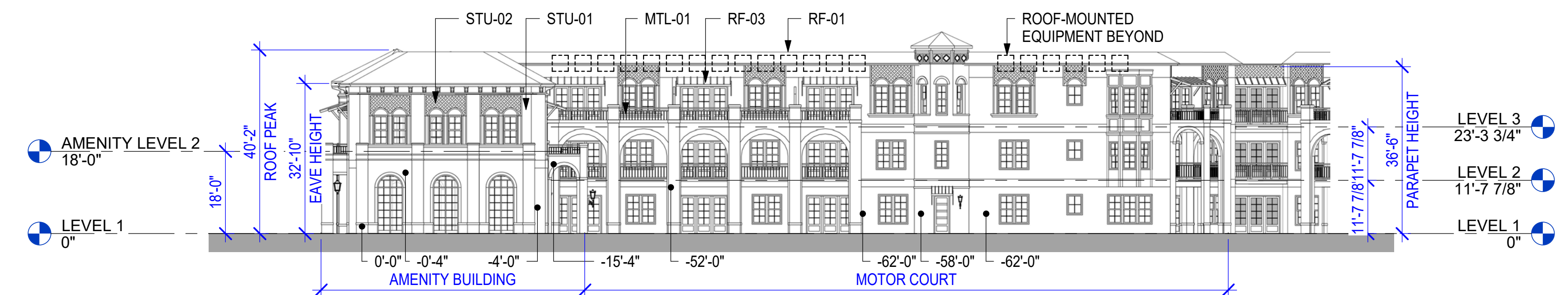
EXTERIOR MATERIALS SCHEDULE					
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FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
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GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC			DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

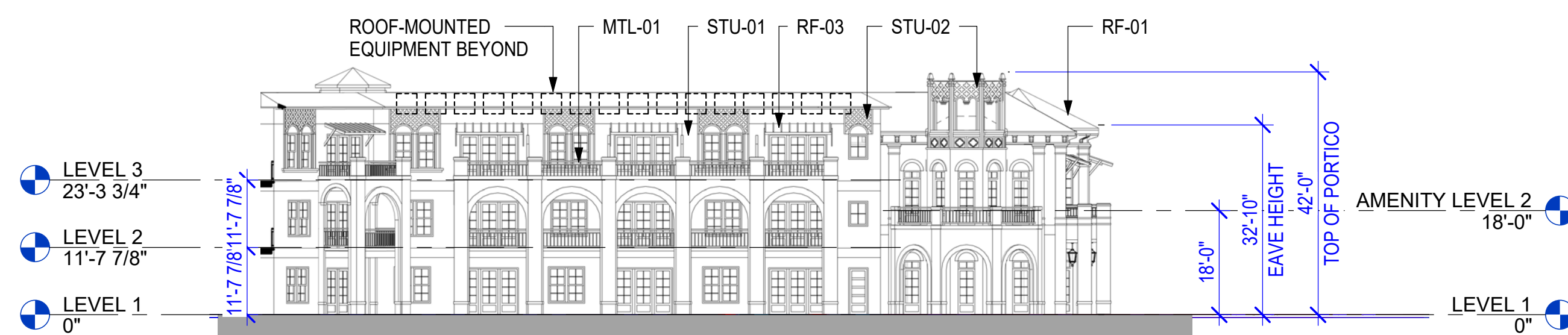
EXTERIOR MATERIALS SCHEDULE					
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STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



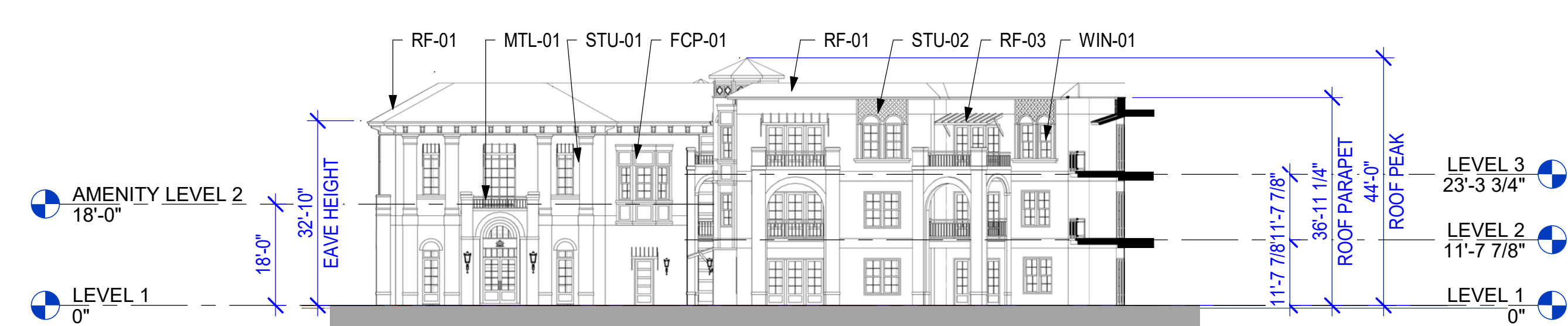
4 EAST ELEVATION - AMENITY BUILDING
1" = 20'-0"



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



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



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



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1

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC			DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE		AGED MISSION SPANISH BARREL TILE -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	

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DESIGN BUILD | DEVELOPER

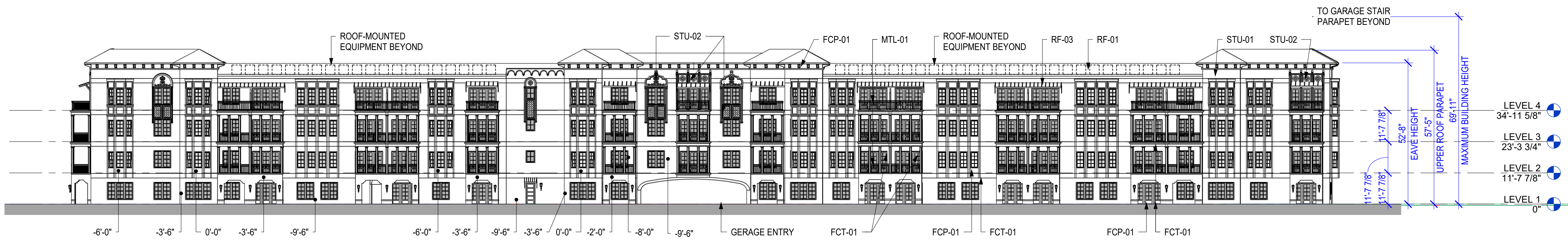
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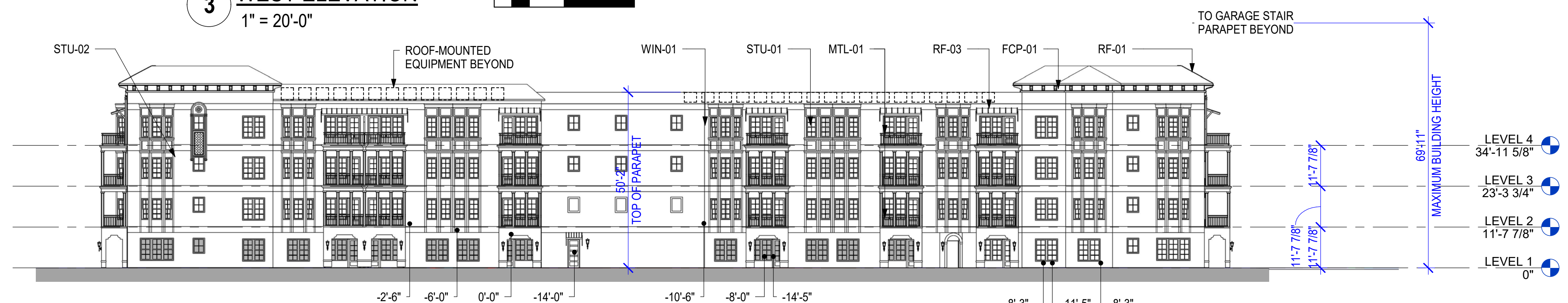
AUTHORIZATION

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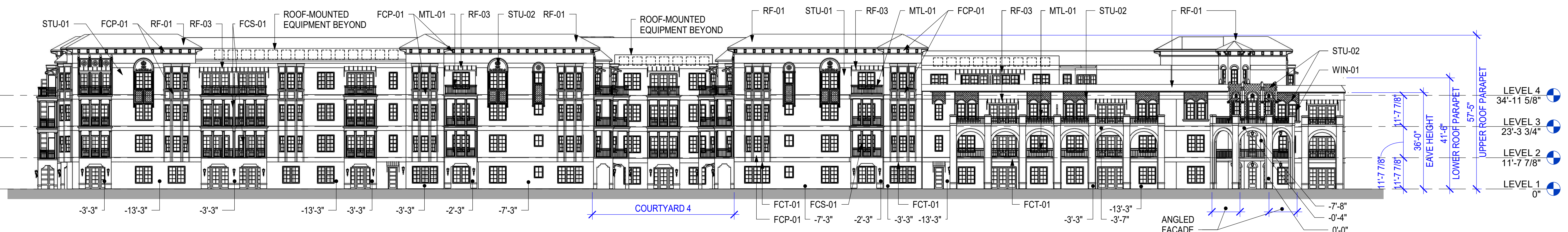
PROJECT TITLE



3 WEST ELEVATION
1" = 20'-0"



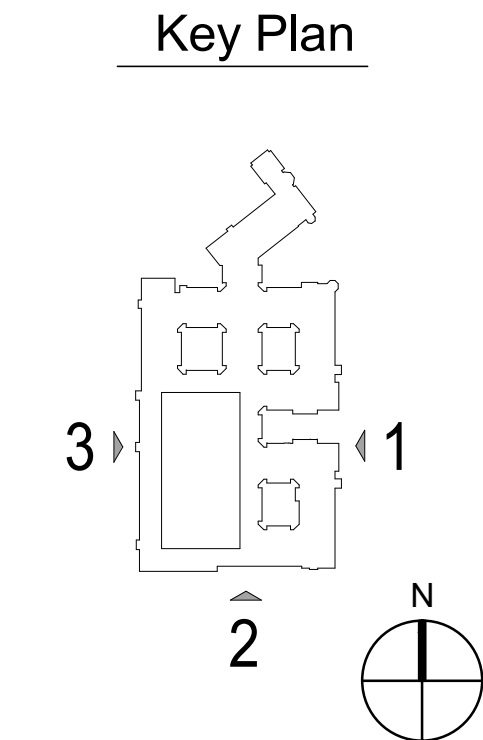
2 SOUTH ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"

ONE SCOTTSDALE

A PORTION OF PARCEL 2, ONE SCOTTSDALE, RECORDED IN BOOK 977 OF MAPS, PAGE 6, INC., LYING WITHIN THE WEST HALF OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE
ELEVATIONS

DRAWING NUMBER AND TITLE

A4.4

Tab H: Montgomery Ward Building

MONTGOMERY WARD BUILDING



Tab I: Landscape Plan

KEYNOTES

- 1 MOTOR PLAZA
- 2 DOG PARK
- 3 MAIN AMENITY
- 4 COURTYARD 1
- 5 COURTYARD 2
- 6 COURTYARD 3
- 7 COURTYARD 4

TOPDRESS SCHEDULE

- TYPE 1 - DECOMPOSED GRANITE
ALL LANDSCAPE AREAS
SOURCE: PIONEER SAND
SIZE: 1" SCREEN
COLOR: APACHE BROWN
- TYPE 2 - STABILIZED DECOMPOSED GRANITE
SOURCE: PIONEER SAND
SIZE: 1/4" MINUS
COLOR: APACHE BROWN
- TYPE 3 - MIDIRON SOD

NOTES:

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

PAVING SCHEDULE

- TYPE 1 - 4X8 HOLLAND
PATTERN: HERRINGBONE
COLOR: DESERT
- TYPE 2 - 4X8 HOLLAND
PATTERN: BASKETWEAVE
COLOR: SIERRA
- TYPE 3 - TRAVERTINE
PATTERN: 4 PIECE VERSAILLES W/ 6X12 & 8X8 BANDS LIMESTONE PAVER
COLOR: PEARL
- TYPE 4 - CONCRETE
PATTERN: 4X4 SQUARE
COLOR: DAVIS ADOBE
- TYPE 5 - BRICK BANDING
COLOR: DESERT

NOTES:

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

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DESIGN CONSULTANT
901 East Madison Street
Phoenix, AZ 85004
P 602.254.9600
www.norris-design.com



AUTHORIZATION

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PROJECT TITLE

ONE SCOTTSDALE

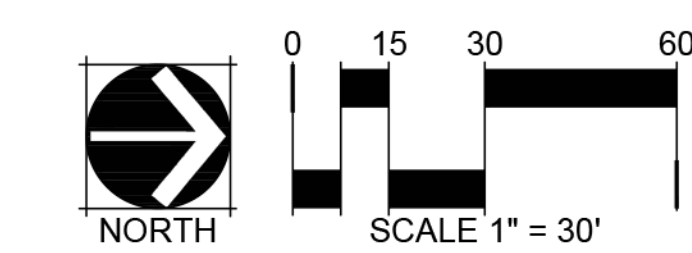
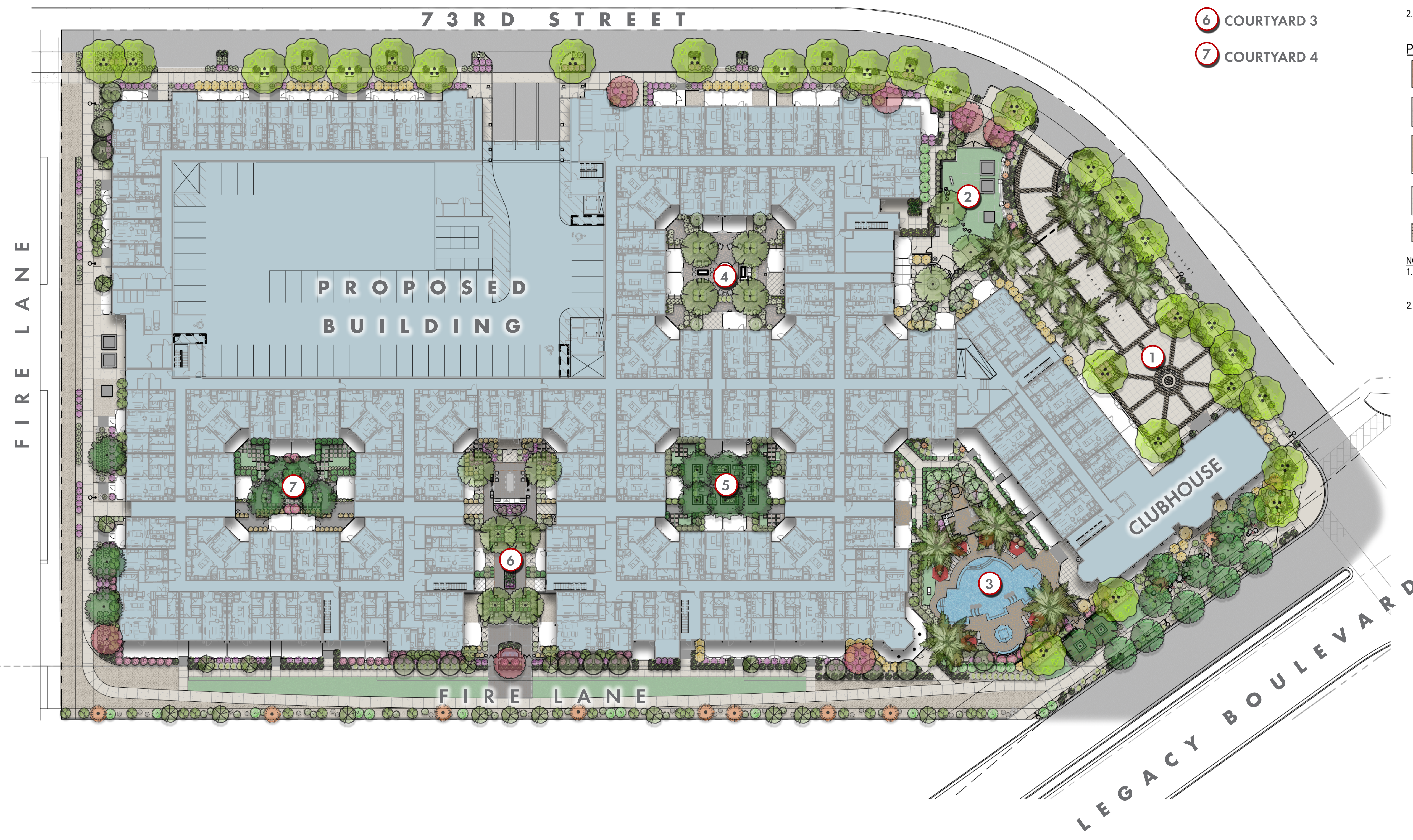
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DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

ILLUSTRATIVE LANDSCAPE PLAN

LA-110



Tab J: Site Plan

KEYNOTES

01	30" WIDE OPEN SPACE EASEMENT	22	RETAINING WALL - REFER TO CIVIL
02	30" WIDE DRAINAGE EASEMENT	23	PLANTING ZONE - REFER TO LANDSCAPE
03	6" WIDE PUBLIC ACCESS EASEMENT	30	FIRE LANE - 24' WIDE X 60' LONG - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
06	EXCEPTION TO 1ST AMENDMENT OF DEVELOPMENT AGREEMENT - 36' MAXIMUM BUILDING HEIGHT	31	FIRE LANE - 16' WIDE - DECOMPOSED GRANITE, GRASSCRETE, OR TURF FINISH
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10	8'-0" PUBLIC UTILITY EASEMENT	33	KNOX BOX AND STROBE ACCESS SYSTEM PROVIDED AT ALL GATES AND SITE ACCESS POINTS
11	BICYCLE PARKING @ FIRST FLOOR PARKING STRUCTURE	34	FIRE DEPARTMENT ACCESS POINT
12	PROPOSED LOCATION FOR NEW ABOVE GROUND UTILITY EQUIPMENT WITH SCREENING	35	55' MIN AERIAL BUCKET CLEARANCE
13	SIGHT VISIBILITY TRIANGLE IN COMPLIANCE TO THE C.O.S. DS&PM FIGURE 5.3-26	41	ROOF ACCESS POINT
14	EXISTING FIRE HYDRANT	43	ROOF DRAINS
15	PROPOSED FIRE HYDRANT	47	PITCHED ROOF MECHANICAL SCREEN
16	FIRE RISER ROOM	48	WALKING PATH
17	FIRE DEPARTMENT CONNECTION	49	AWNING
18	ELECTRONIC VEHICLE GATE FOR TENANT PARKING BEYOND	51	ROOF AREA
20	TRASH STAGING ZONE	52	PITCHED ROOF SCREEN AREA
21	MOVE-IN ZONE	53	PARAPET SCREEN AREA
		54	PROPERTY LINE

PARCEL DIMENSIONS			
CURVE	DELTA	RADIUS	ARC
C1	52° 07' 14"	225.00'	204.68'
C2	52° 51' 07"	435.00'	401.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38° 32' 46"E	30.99'
L2	N51° 55' 07"E	2.35'
L3	S38° 04' 53"E	53.53'

PROJECT DATA

LEGAL DESCRIPTION:
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PREVIOUS PARCEL ZONING:
PRC PCD

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

APN:
215-05-004A

GROSS LOT AREA:
5.6916 ACRES (247,925 SF)

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

BUILDING GROSS SQUARE FOOTAGE:
573,133 SF

DWELLING UNIT DENSITY:
314 UNITS / 5.69 ACRES = 55 DU/AC
* REFER TO STACKED 40s LAND USE BUDGET AND TOTAL ALLOWED RESIDENTIAL UNITS FOR PU-II PARCEL OF 1,250 RESIDENTIAL UNITS

PARKING:	UNIT COUNT	PARKING RATIO	PARKING SPACES REQUIRED
	11 (EFFICIENCIES)	1.25	14
	184 (1 BED UNITS)	1.3	240
	108 (2 BED UNITS)	1.7	184
	11 (3 BED UNITS)	1.9	21
	314 TOTAL UNITS		459

GUEST PARKING 1 SPACE / 6 UNITS 53

TOTAL REQUIRED PARKING 512

ACCESSIBLE PARKING:
4% OF 459 PARKING SPACES = 19 SPACES REQUIRED
19 SPACES PROVIDED

PARKING SPACES PROVIDED	UNIT COUNT	PARKING RATIO	PARKING SPACES
SURFACE PARKING			24
STRUCTURED PARKING			503
TOTAL			527

BICYCLE PARKING:
2 SPACES FOR EVERY 10 SPACES
(*NOT TO EXCEED 100 SPACES)
46 SPACES REQUIRED
100 SPACES PROVIDED
(100 SPACES PROVIDED INSIDE SECURE PARKING GARAGE)

OPEN SPACE:
45,302 SF OPEN SPACE / 247,925 SF LOT AREA
OPEN SPACE PROVIDED: ***18%
OPEN SPACE REQUIRED: **20%
** CALCULATED FOR STREETLIGHTS SITE OF TOTAL PU-II PARCEL. REFER TO OPEN SPACE PLAN.
*** MINIMUM COMBINED REQUIREMENT FOR TOTAL PU-II PARCELS. REFER TO OPEN SPACE PLAN.

PARKING LOT LANDSCAPE: NOT APPLICABLE

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MBURKE@DMBINC.COM

OWNER

AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE

ONE SCOTTSDALE

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ARCHITECTURAL

SITE PLAN

DRAWING NUMBER AND TITLE

A1.1

0 7.5 15 30 60 FT

1" = 30'-0"

SECTION 26, T4N, R4E

LEGACY BOULEVARD

SCOTTSDALE ROAD

THOMPSON PEAK PARKWAY

LOOP 101

HAYDEN ROAD

SITE

LEGACY BOULEVARD

SCOTTSDALE ROAD

THOMPSON PEAK PARKWAY

LOOP 101

HAYDEN ROAD

SITE

LEGACY BOULEVARD

SCOTTSDALE ROAD

THOMPSON PEAK PARKWAY

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PARKING LOT LANDSCAPE: NOT APPLICABLE

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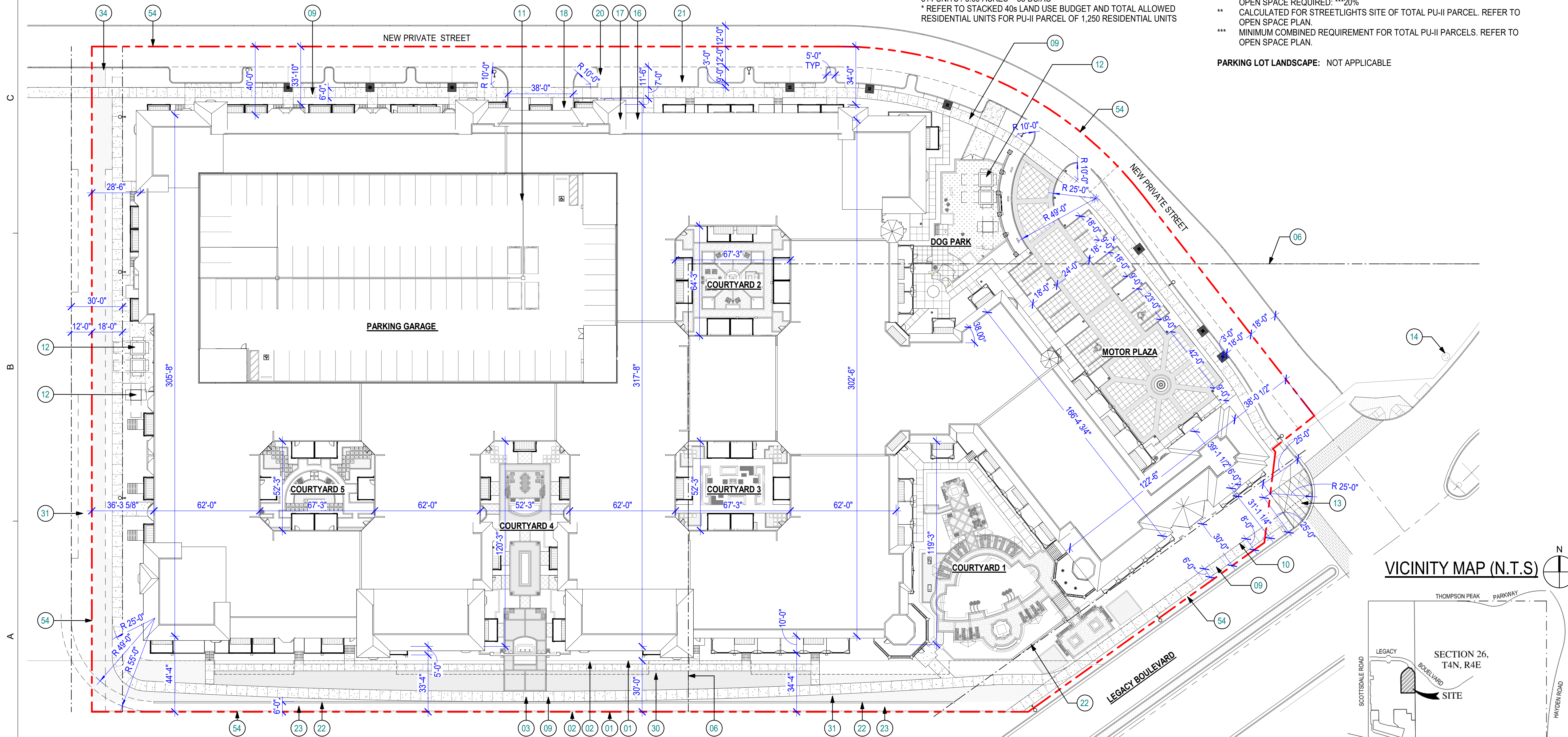
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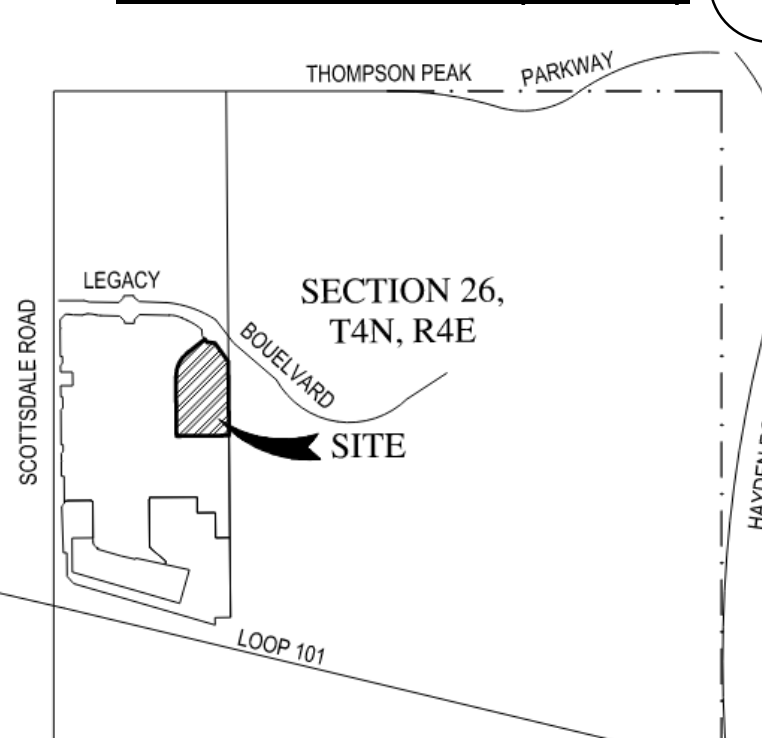
AUTHORIZATION

NOT FOR CONSTRUCTION

PROJECT TITLE



VICINITY MAP (N.T.S.)



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



ONE SCOTTSDALE

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

Key Plan

DRAWING ISSUES AND REVISIONS

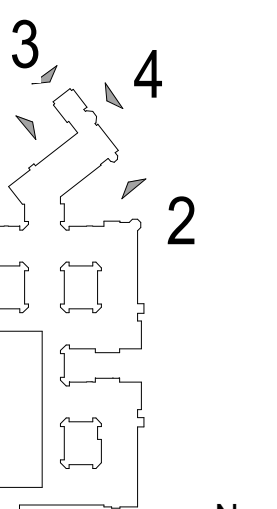
NO.	DATE	DESCRIPTION
01	07/12/2021	DRB

ARCHITECTURAL SITE PLAN

DRAWING NUMBER AND TITLE

A1.1

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ELEVATIONS

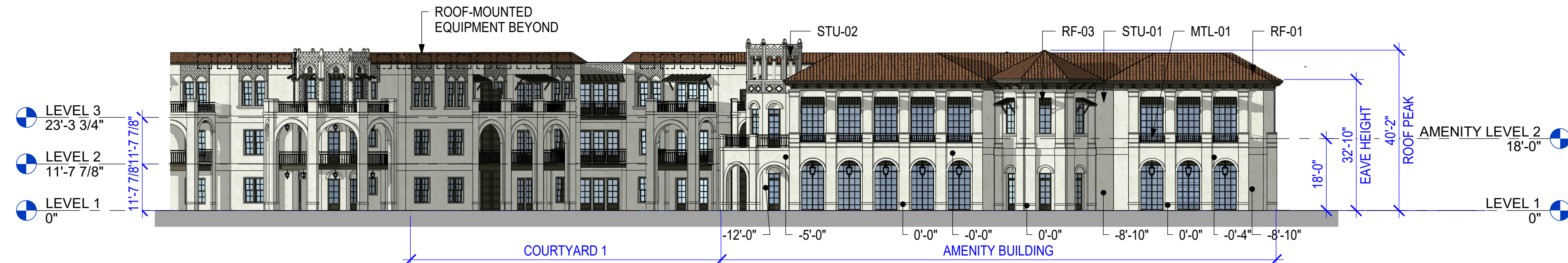
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A4.1

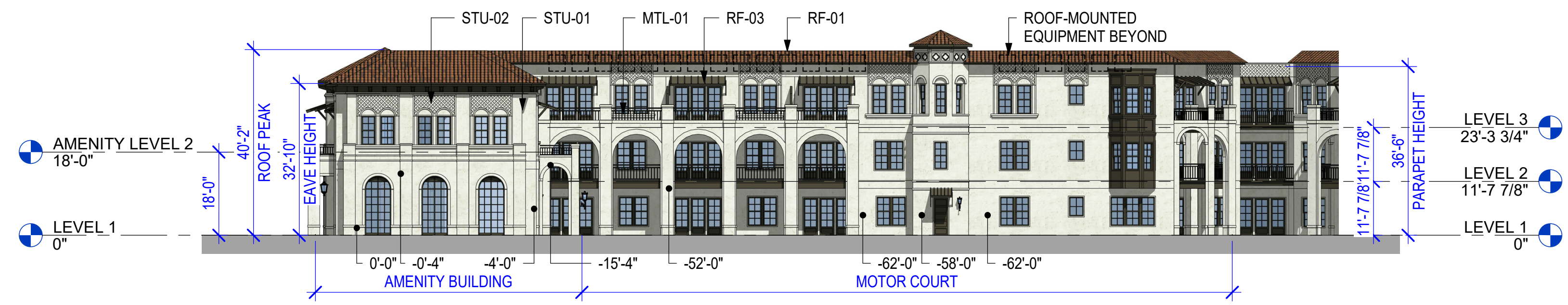
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICAL SIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCT-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIETRIM BOARDS 5/4 RUSTIC, PRIMED & RUSTIC BATTEN BOARDS, PRIMED	FIBER CEMENT TRIM AND BATTEN BOARDS	
FG-01	SW7055 ENDURING BRONZE	MASONITE OR EQUAL	BELLEVILLE, 1 PANEL 3/4 LITE DOOR, CLEAR, SDL, PRIMED	FIBERGLASS PATIO DOORS, 3/4 LITE, WITH SIMULATED DIVIDED LITE GRIDS, (MUNTINS) AND CLEAR GLASS	

EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
GL-01	CLEAR			EXTERIOR GLAZING - TYPICAL WINDOWS AND DOORS	
GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC			DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

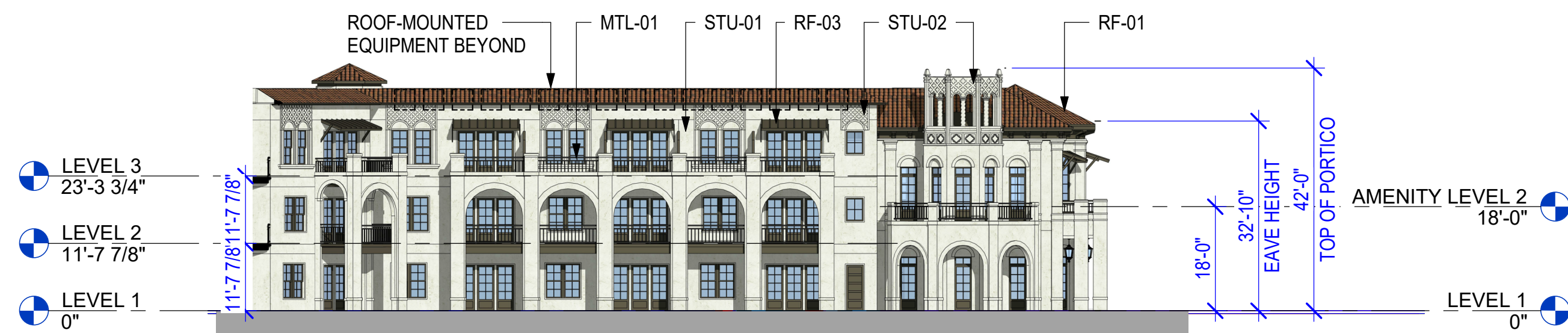
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
SF-01	AB7 STANDARD DARK BRONZE	ARCADIA, INC. OR EQUAL	A450, 1.75" X 4.5" ALUM. STOREFRONT SYSTEM (OR EQUAL) W/ 1" CLEAR IGU	ALUMINUM STOREFRONTS AND ENTRANCES (WIDE STILE) WITH GL-02 GLAZING	
STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH, 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
STU-02	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	FOAM DETAILING - CEMENT PLASTER STUCCO OVER HIGH DENSITY FOAM APPLIED TRIM	
WIN-01	SUPERCAP SR BRONZE	MI WINDOWS & DOORS OR EQUAL	2.75" SINGLE HUNG PVC WINDOW SYSTEM (OR EQUAL) WITH 3/4" IGU	SINGLE HUNG VINYL WINDOW SYSTEM WITH 3/4" CLEAR GLAZING (GL-01)	



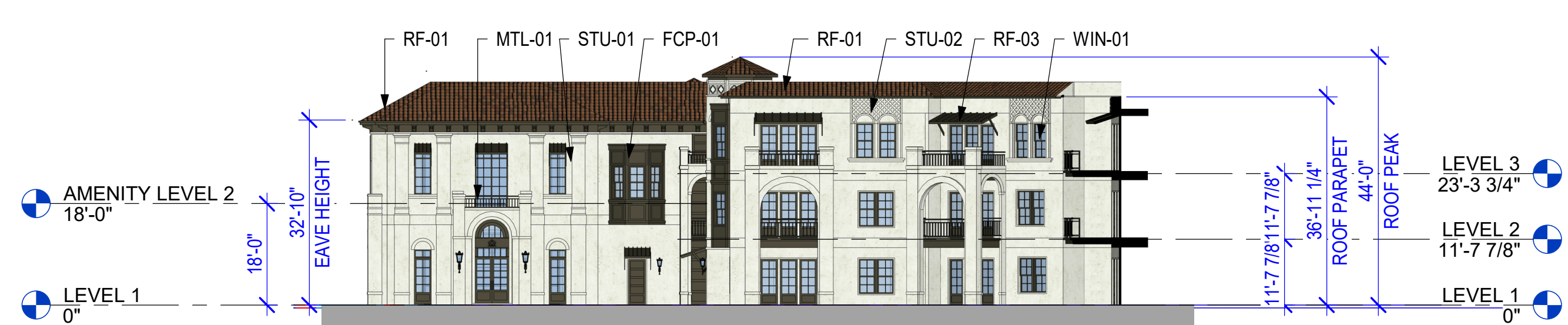
4 EAST ELEVATION - AMENITY BUILDING
1" = 20'-0"



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



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

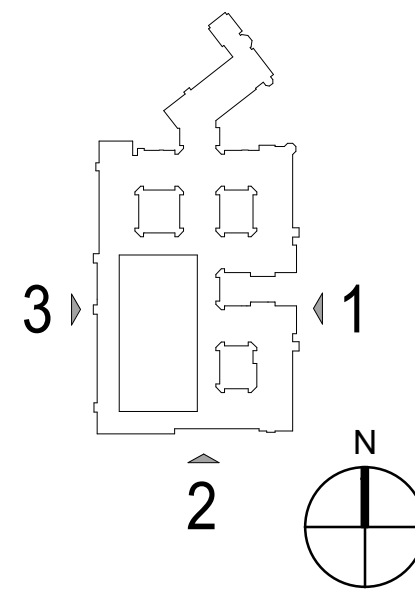


1 WEST ELEVATION - AMENITY BUILDING
1" = 20'-0"

ONE SCOTTSDALE

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

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ELEVATIONS

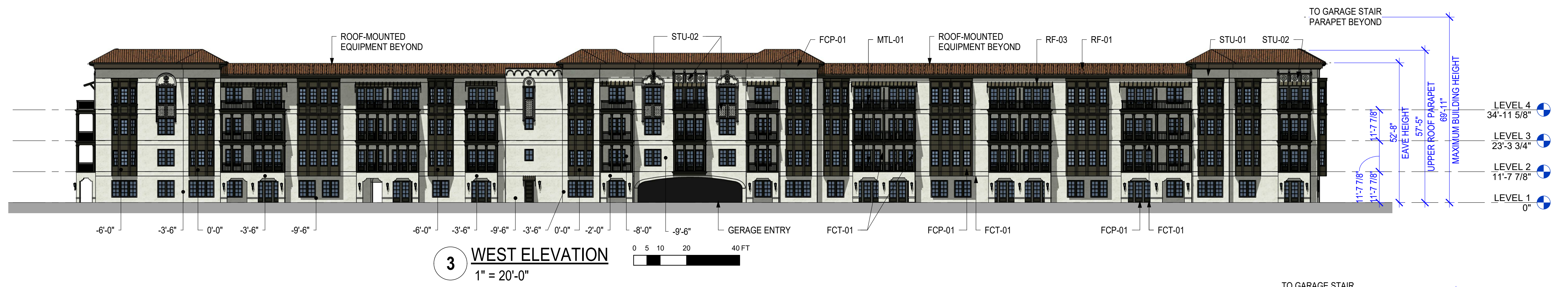
DRAWING NUMBER AND TITLE

A4.2

EXTERIOR MATERIALS SCHEDULE					
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FCP-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PANEL VERTICALSIDING, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
FCS-01	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIE PLANK LAP SIDING, SELECT CEDARMILL, PRIMED	FIBER CEMENT SIDING 7" EXPOSURE	
FCS-02	SW7055 ENDURING BRONZE	JAMES HARDIE CO OR EQUAL	HARDIESOFFIT PANELS, NON-VENTED, CEDARMILL, PRIMED	FIBER CEMENT PANELS	
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EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
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GL-02	CLEAR			STOREFRONT GLAZING	
MTL-01	SW6991 BLACK MAGIC		DECORATIVE METALS, CUSTOM DESIGNS OF MISCELLANEOUS STEEL PER DRAWINGS	RAILINGS, GATES, FENCES & SIMILAR STEEL ELEMENTS	
PT-02	SW7055 ENDURING BRONZE	SHERWIN WILLIAMS OR EQUAL	SW 7055 ENDURING BRONZE	PAINTED EXTERIOR ELEMENTS	
RF-01	AGED MISSION	COMPOSITE / CONCRETE ROOF TILE OR EQUAL	AGED MISSION SPANISH BARREL TILE	COLORLED CONCRETE ROOF TILES -BARREL SHAPE	
RF-03	DARK BRONZE	BERRIDGE OR EQUAL	1.5" HIGH SEAM TEE-PANEL	STANDING SEAM ROOFING	

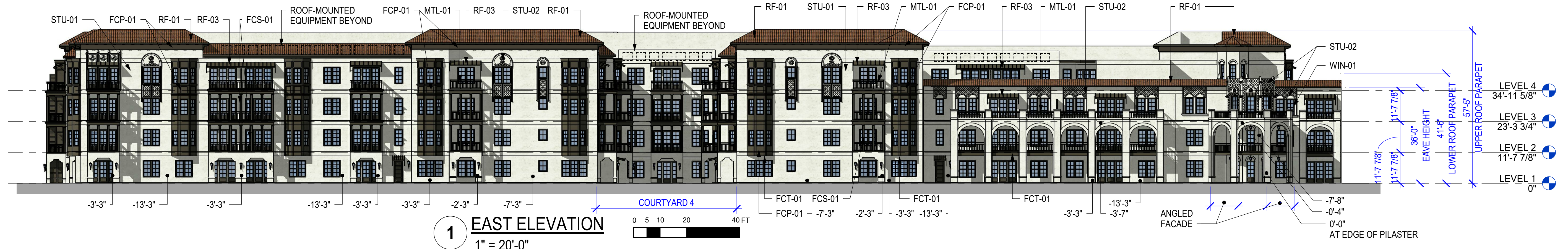
EXTERIOR MATERIALS SCHEDULE					
MARK	COLOR	MANUF.	MODEL	DESCRIPTION	IMAGE
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STU-01	OFF-WHITE - SAND FINE / FLEXFINE 1.0MM	PAREX USA, INC OR EQUAL.	AROMOURWALL 300 STUCCO SYSTEM WITH KRAK-SHIELD	3-COAT CEMENT PLASTER STUCCO WITH KRAK-SHIELD REINF. MESH. 7/8" TOTAL THICKNESS, WITH PAREX ACRYLIC FINISH COAT	
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3 WEST ELEVATION
1" = 20'-0"

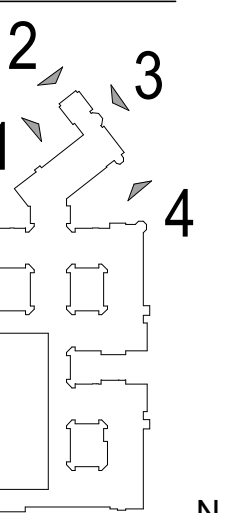


2 SOUTH ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"

Key Plan



DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

ELEVATIONS

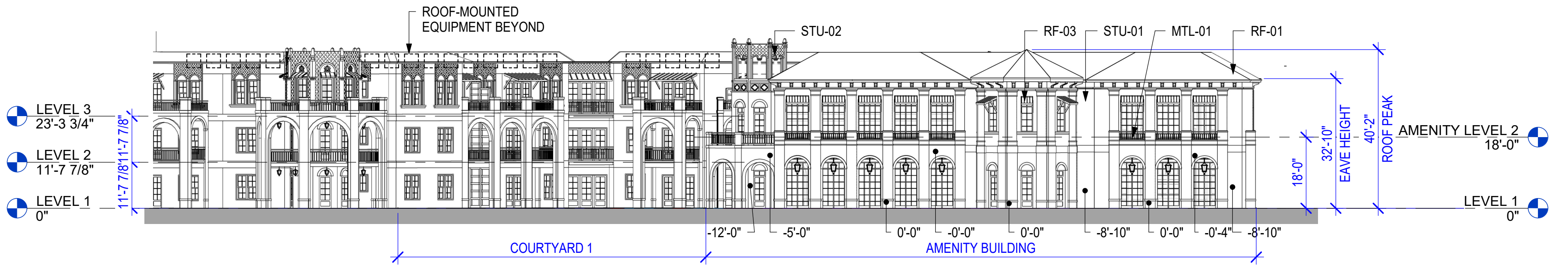
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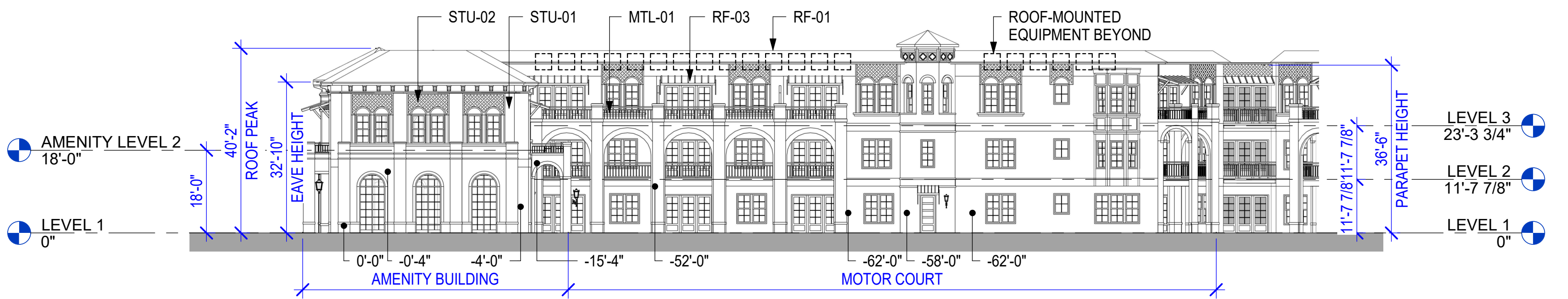
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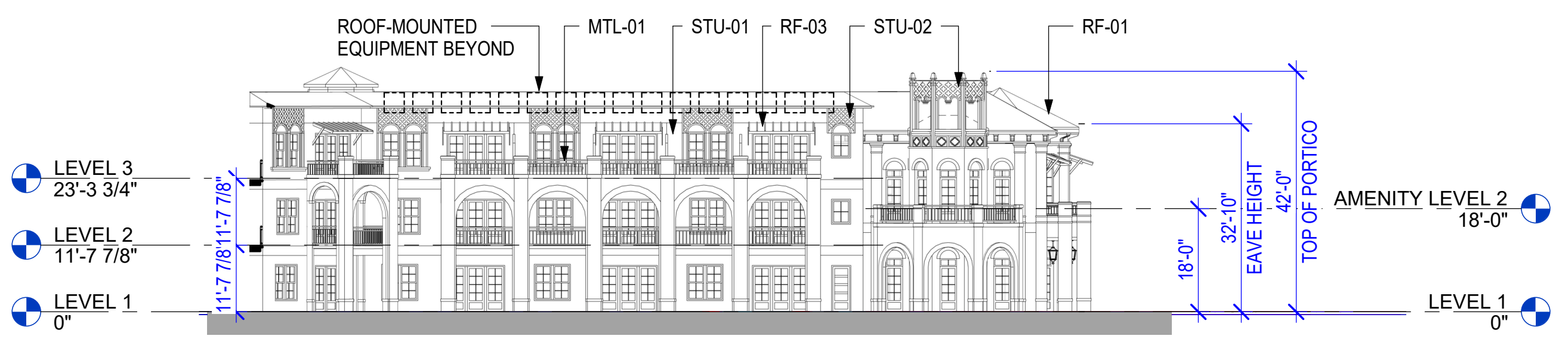
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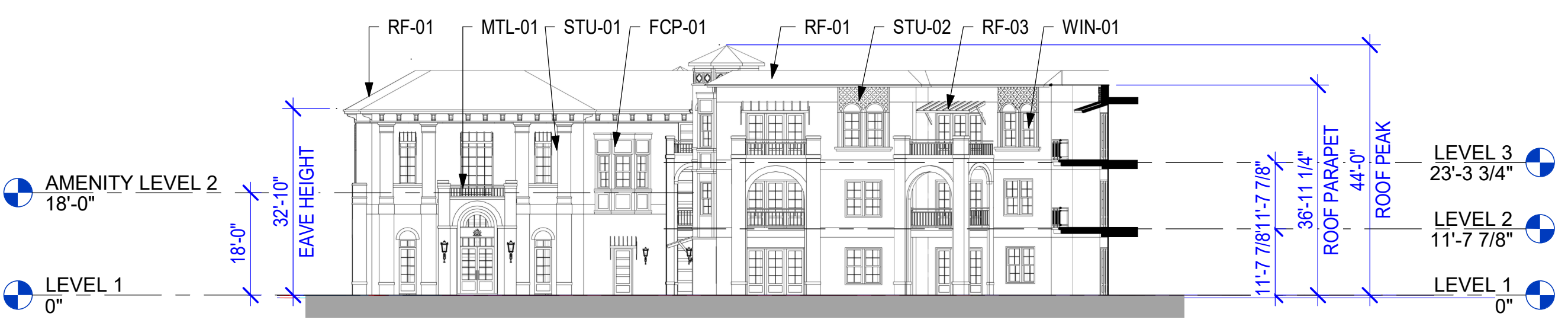
4 EAST ELEVATION - AMENITY BUILDING
1" = 20'-0"



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



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



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

D

C

B

A

4

3

2

1

ONE SCOTTSDALE

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

Key Plan

DRAWING ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
07/12/2021	DRB	

DRAWING NUMBER AND TITLE

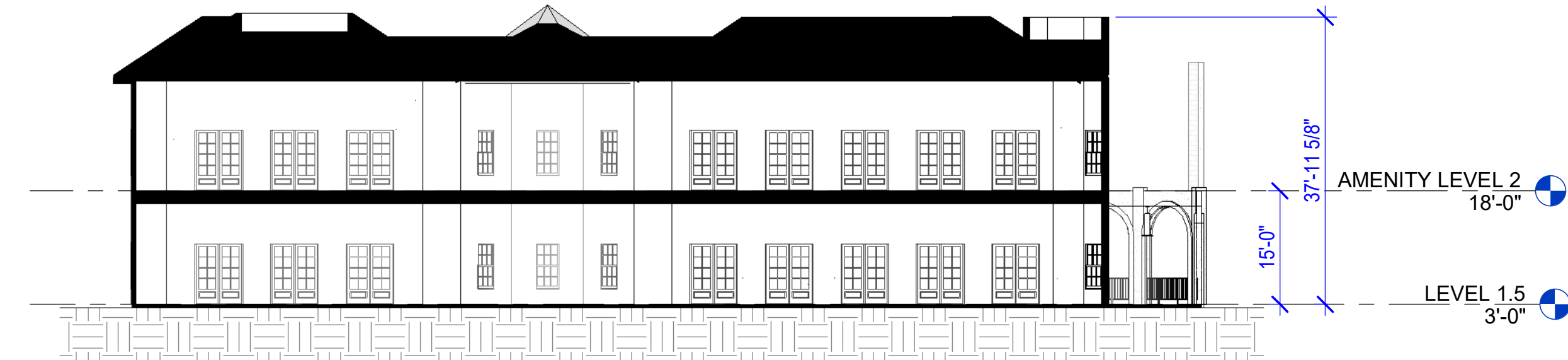
BUILDING SECTIONS

DRAWING NUMBER AND TITLE

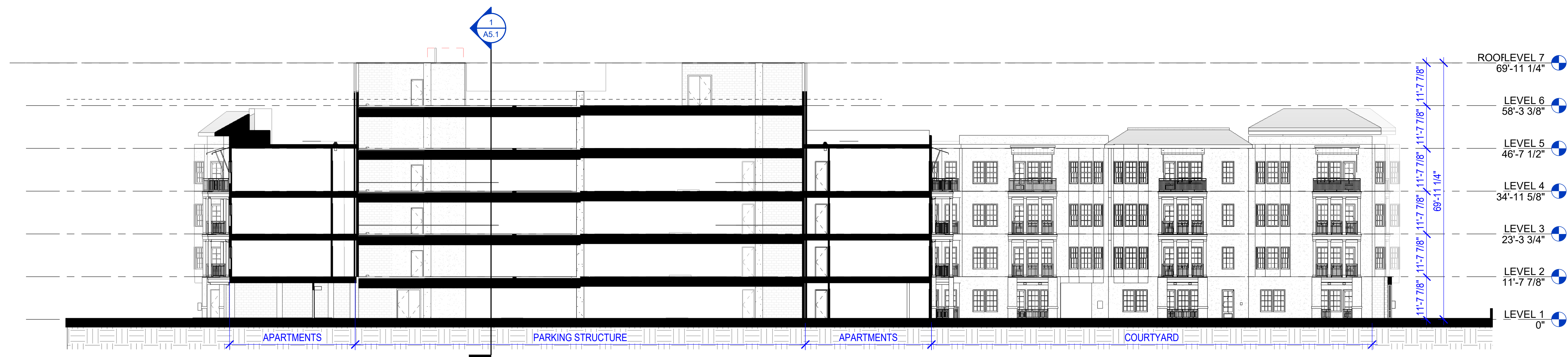
A5.1



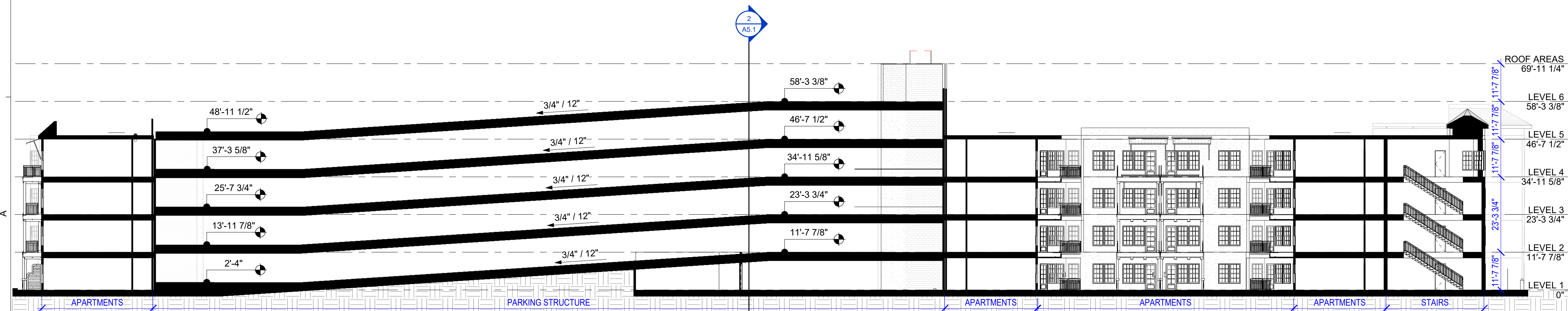
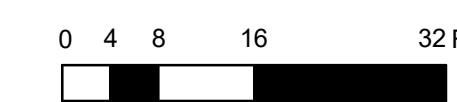
4 SECTION LOOKING NORTH AT AMENITY BUILDING
1/16" = 1'-0"



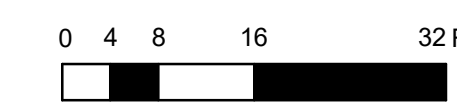
3 SECTION LOOKING EAST AT AMENITY BUILDING
1/16" = 1'-0"



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



1 SECTION LOOKING EAST
1/16" = 1'-0"



DRAWING ISSUES AND REVISIONS

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07/12/2021	DRB	

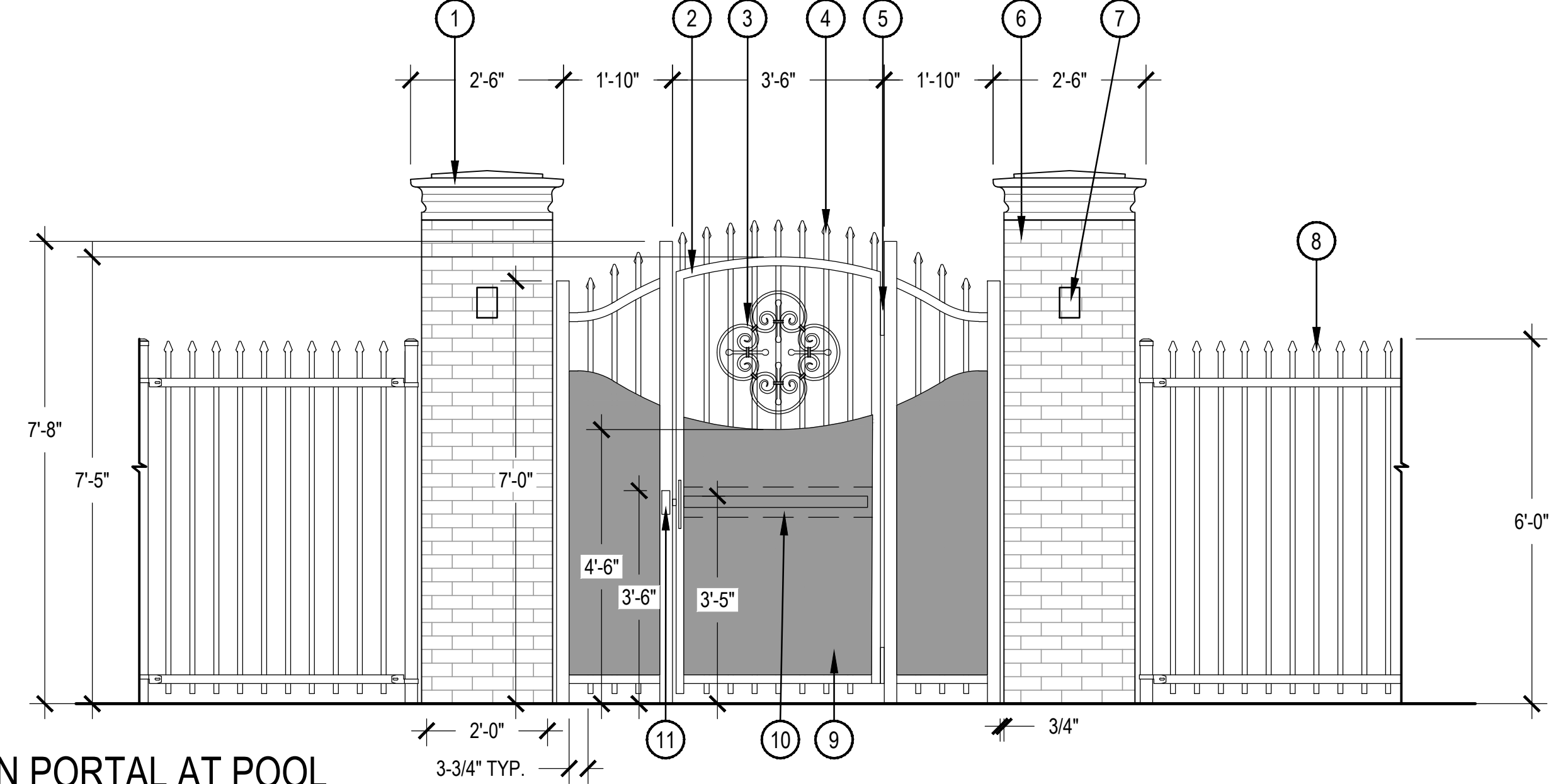


- 1 ECHOLON PLUS FENCE BY AMERISTAR
STYLE: MONTAGE MAJESTIC
STYLE 4 RAIL PUPPY PANELS
HEIGHT: 5'-0"
COLOR: SEE WALL MATERIAL SCHEDULE
- NOTES:
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
 2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
 3. CONTRACTOR TO SUBMIT PRODUCT SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

3 DOG PARK FENCE

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

- 1 CAST STONE PIER CAPS **
- 2 1-3/4" SQUARE TUBE STEEL GATE FRAME **
- 3 FORGED STEEL ROSETTE ON GATE **
- 4 1" SQUARE TUBE STEEL PICKET WITH PINCHED TOP **
- 5 GATE HINGE **
- 6 CMU COLUMN WITH BRICK VENEER **
- 7 WALL SCONCE **
- 8 6' TALL VIEW FENCE **
- 9 GATE PANEL - 1/8" THICK SOLID STEEL PANEL, WELDED TO INTERIOR SIDE OF PICKETS **
- 10 PANIC BAR TO BE LOCATED IN INSIDE OF GATE **
- 11 ACCESS CONTROL **

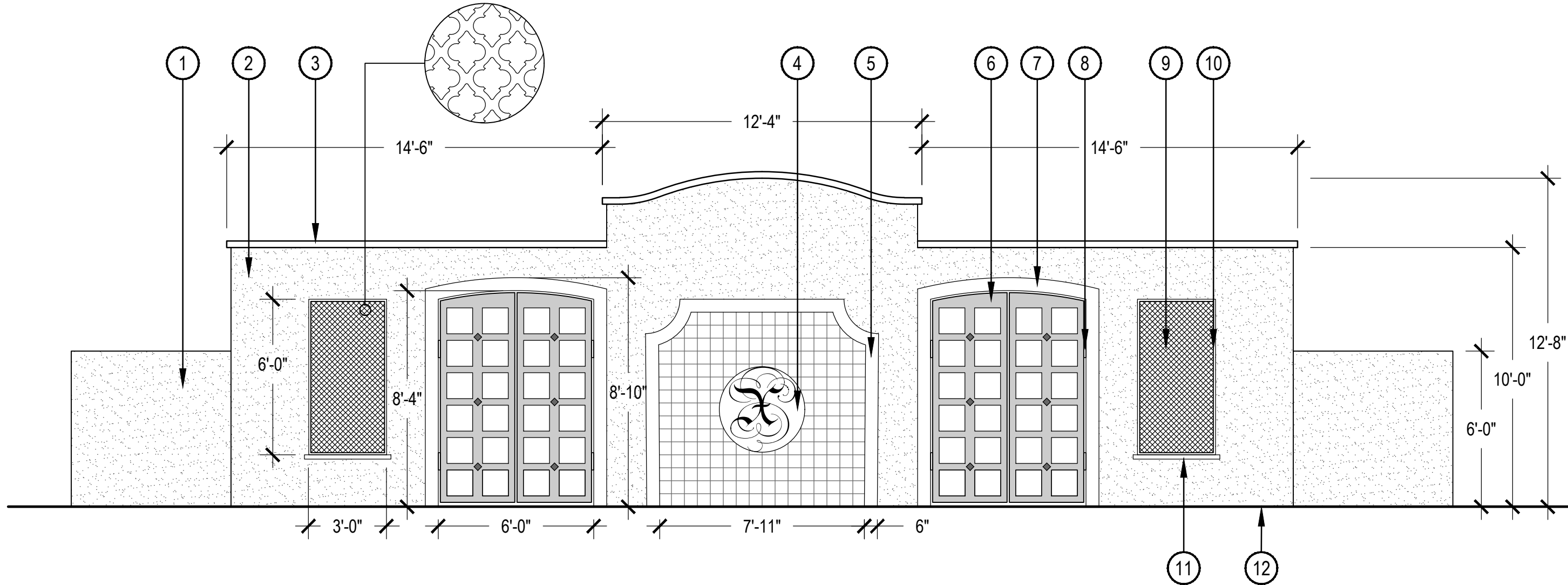


1 PEDESTRIAN PORTAL AT POOL

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

NOTES:
** SEE WALL MATERIAL SCHEDULE

- 1 6' TALL STUCCO WALL **
- 2 10'-12' TALL STUCCO WALL**
- 3 CAST STONE WALL CAP **
- 4 METAL LOGO MOUNTED TO WALL**
- 5 CAST STONE WALL SURROUND WITH 6" SQUARE TILE INSET **
- 6 2'-10" x 8' TALL x 2" THICK TUBE STEEL DOOR FRAME WITH 12" SQUARE OPENINGS AND METAL ROSETTES
- 7 CAST STONE DOOR SURROUND**
- 8 DOOR HINGE**
- 9 PERFORATED METAL PANEL**
- 10 STEEL WINDOW FRAME
- 11 CAST STONE WINDOW SILL**
- 12 FINISH GRADE



NOTES:
** SEE WALL MATERIAL SCHEDULE

2 ACCENT WALL AND ENTRY AT COURTYARD 5

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



- 1 6 FT READING BENCH
MANUFACTURER: KEYSTONE
RIDGE DESIGNS
COLOR: BRONZE
- NOTES:
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
 2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
 3. CONTRACTOR TO SUBMIT PRODUCT SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.



- 1 READING ROUND LITTER RECEPTACLE 32
MANUFACTURER: KEYSTONE
RIDGE DESIGNS
COLOR: BRONZE
- NOTES:
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
 2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
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4 BENCH

5 TRASH RECEPTACLE