

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 18, 2023  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### One Scottsdale PU II Grand Peaks 30-DR-2021#3

Request approval of the site plan, landscape plan, and building elevations for a new 5-story multi-family residential development, consisting of 280-units, along with a revision to the previously approved conceptual master site plan consisting of a mixed-use development with retail, offices, hotel and residential units of case 1-DR-2006, for the larger +/- 60-acre site.

## SUMMARY

### Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

### Key Issues

- None

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- One Scottsdale Master Environmental Design Concept Plan (MEDCP)
- Open space and pedestrian pathway along the northern and eastern property line
- One e-mail received as of the date of this report

## BACKGROUND

**Location:** 7970 E. Henkel Way

**Zoning:** Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning

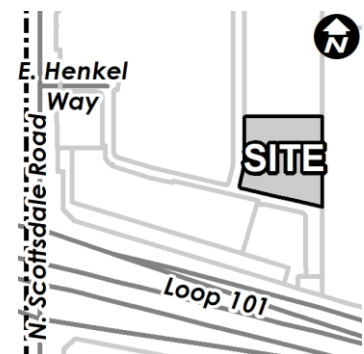
### Adjacent Uses

North: Future 5-story multi-family residential development within One Scottsdale

East: Vacant State Land

South: Vacant mixed-use development pad within One Scottsdale

West: Vacant mixed-use development pad within One Scottsdale



**Property Owner**

Michael Burke - One Scottsdale Investors LLC

**Applicant**

Benjamin Graff, Quarles & Brady LLP  
602-229-5683

**Architect/Designer**

Hord Coplan Macht, Inc., Dan Kessler  
303-222-0224

**Engineer**

Wood Patel-John Ritchie  
602-336-7908

**DEVELOPMENT PROPOSAL**

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new 5-story multi-family residential development, consisting of 280-units, along with a revision to the previously approved conceptual master site plan consisting of a mixed-use development with retail, offices, hotel and residential units of case 1-DR-2006, for the larger +/- 60-acre site. Future phases of the Master Site Plan will return to the Development Review Board for review and approval of the site plan, landscape plan and building elevations.

**Development Review Board Criteria**

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

**Sustainability**

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, deep roof building overhangs, vertical shade devices and the use of low water use plant species.

**STAFF RECOMMENDED ACTION**

Staff recommends that the Development Review Board approve the One Scottsdale PUII Grand Peaks development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENTS**

**Planning and Development Services**  
Current Planning Services

**STAFF CONTACTS**

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



**APPROVED BY**

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Meredith Tessier, Report Author

May 1, 2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713      Email: bcarr@scottsdaleaz.gov

5/10/2023

Date

**ATTACHMENTS**

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1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Previous approved Master Site Plan
10. Updated Master Site Plan
11. Open Space Plan
12. Landscape Plan
13. Building Elevations (color)
14. Perspectives
15. Materials and Colors Board
16. Zoning Map
17. Correspondence



Context Aerial

ATTACHMENT 1

30-DR-2021#3





Close-up Aerial

ATTACHMENT 2

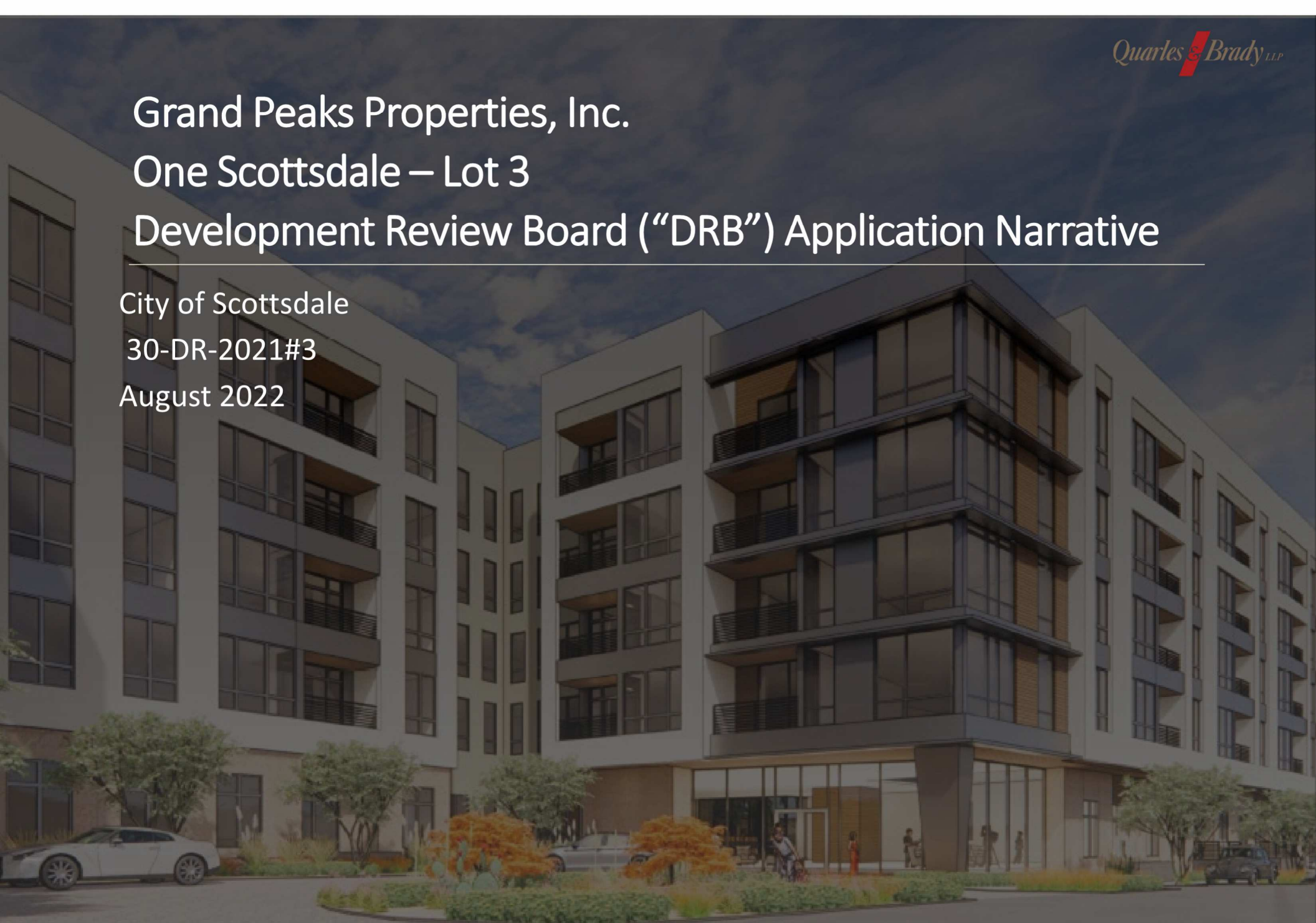
30-DR-2021#3



# Grand Peaks Properties, Inc. One Scottsdale – Lot 3 Development Review Board (“DRB”) Application Narrative

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City of Scottsdale  
30-DR-2021#3  
August 2022



## Grand Peaks Properties, Inc. – One Scottsdale - DRB Application Narrative

North of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development

### *Submitted to:*

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

Meredith Tessier | Senior Planner  
480.312.4211 | [mtessier@scottsdaleaz.gov](mailto:mtessier@scottsdaleaz.gov)

### *Prepared for:*

Grand Peaks Properties, Inc.  
4582 S. Ulster Street, Suite 1200  
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Corey Chyr | Vice President Development  
720-889-9219 | [cchyr@grandpeaks.com](mailto:cchyr@grandpeaks.com)

### *Prepared By:*

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## Part I: Request and Introduction

On behalf of Grand Peaks Properties Inc., Quarles & Brady LLP submits this formal narrative for its Development Review Board (“DRB”) application in regard to a proposed 280-unit luxury multifamily residential development located on approximately 3.21 net acres located the north of Henkel Way, east of Scottsdale Road and south of Legacy Boulevard within the One Scottsdale Planned Community Development (the “Property”). According to zoning history records, the City of Scottsdale previously approved and anticipates a high-quality, multifamily use at this Property. See Aerial & Zoning Maps attached at **Tab A**. Therefore, this application complies with and fulfills the intent of all prior approvals.

Grand Peaks Properties Inc. is a vertically integrated platform that specializes in multifamily acquisition, development, renovation, and property and asset management. Grand Peaks has over 70 years of multifamily investment spanning three generations. They combine the expertise and discipline of an institutional investment firm with the responsiveness and drive of a private venture group. Grand Peaks has successful developments currently located in Arizona, Colorado, Florida, North Carolina, Oregon, Texas and Washington.

The proposed 280 units will range in size and include studio, one-bedroom, two-bedroom and three-bedroom homes. The proposed height of the residential portion will be five stories (not exceeding 60 feet as required by prior zoning approvals and amendments), along with a 6-story parking garage, with the first floor being subterranean, providing a total of 414 reserved parking spaces an additional 47 visitor parking spaces and 13 on-street parking spaces for a total of 474 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 parking structure. Access is available directly off of the new private street.





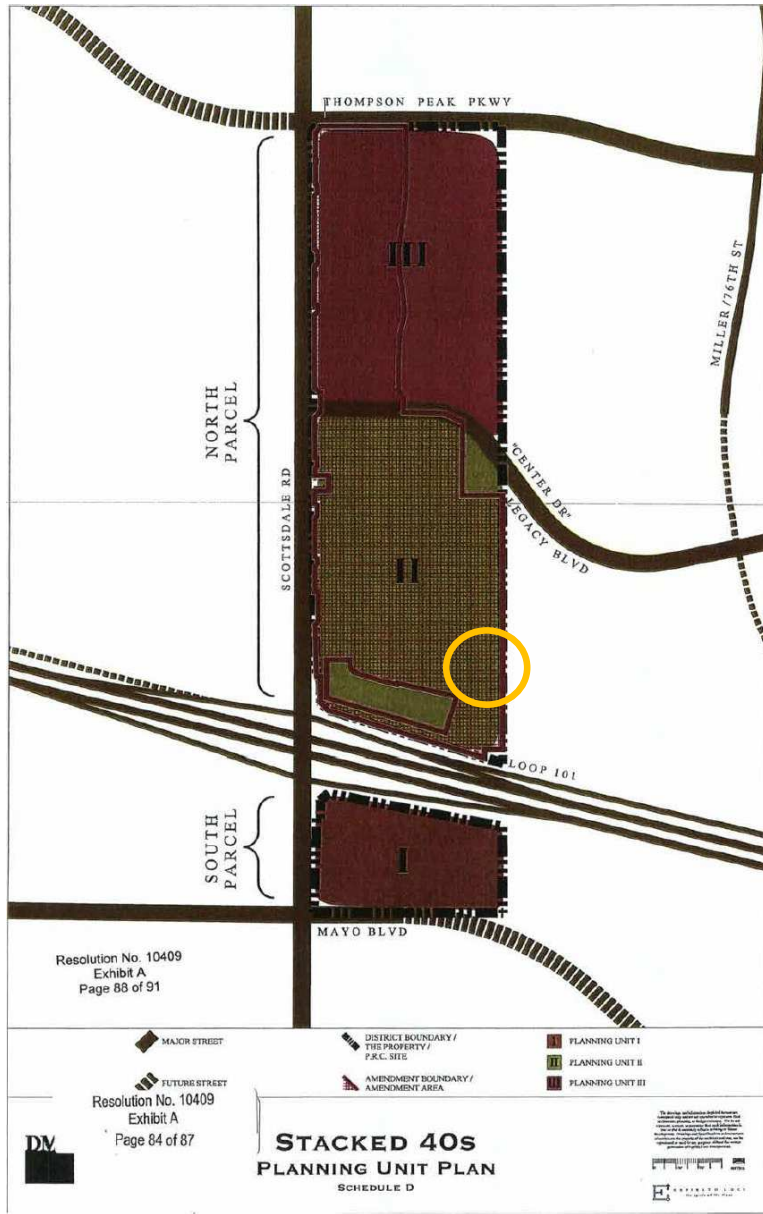
## Part I: continued...

The development will include a resort-style drop off and pick up circle located at the primary entrance providing one-way circulation for those traveling either east or west along Henkel Way. Additionally, lush and complementary courtyards will provide open space, amenities, and onsite landscaped areas, while opening up corridors to maximize the views of the McDowell Mountains to the east. The location of the 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 strong corners composed of metal, glass and wood-tone accent panels, that will engage well with the evolving context of the buildings. The middle of the building is softened with elevated planes of soft white stucco, interlaced with gray fiber cement panels, and dotted with fully recessed balconies that will promote indoor and outdoor life for each apartment. The ground floor finish floor elevation steps to follow the topography, providing stoops and at-grade terraces for walk-up units along the sidewalk that are slightly elevated above grade, encouraging a direct connection to pedestrians. 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 Henkel Way.





## Part II: Zoning History and Background Overview

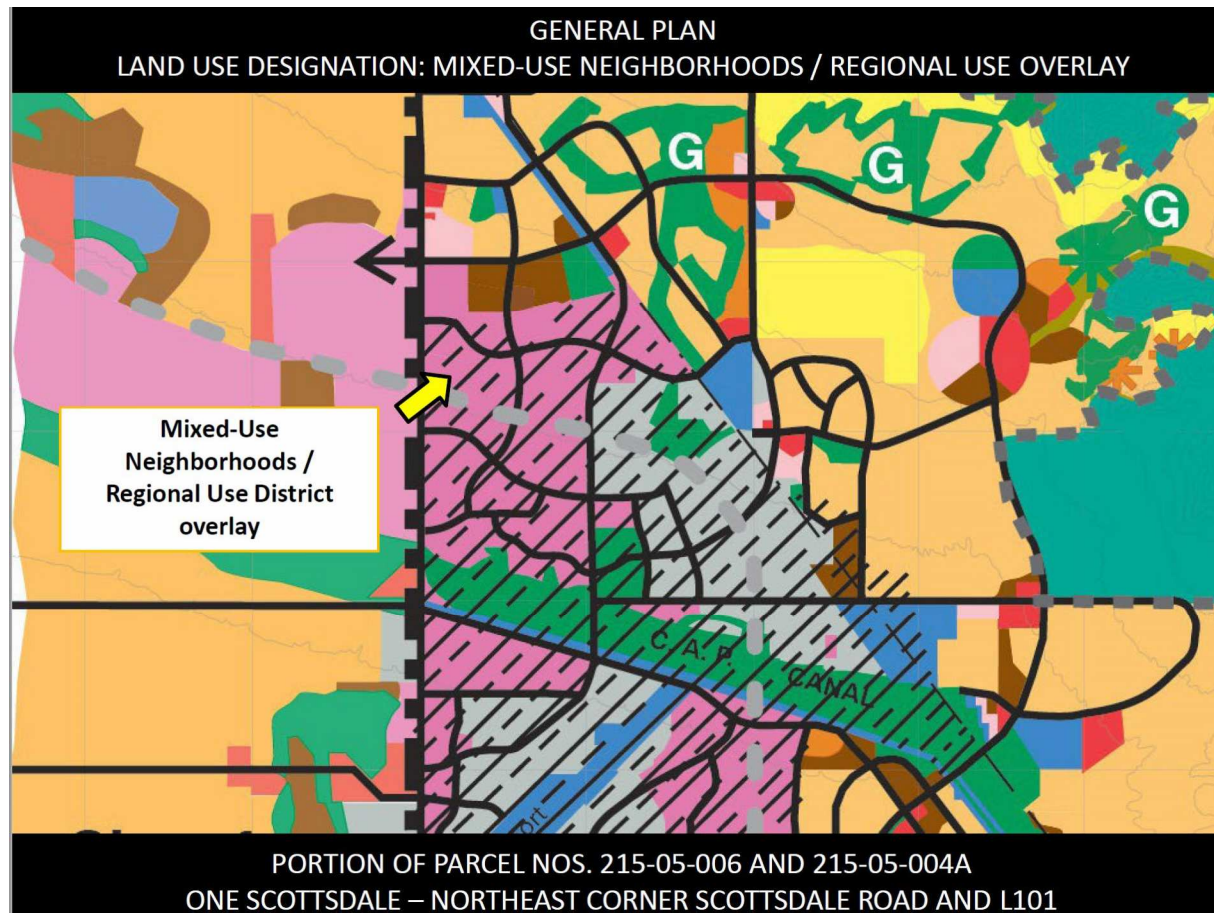


The Property is zoned “PRC PCD” (Planned Regional Center / Planned Community District), as approved per zoning case 20-ZN-2002. The City of Scottsdale approved the existing zoning for the Property and surrounding area (160 total acres) on November 19, 2002. While originally referred to as “Stacked 40s” in the zoning history, the area was later amended under 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 multifamily residential (both rental and condominiums), commercial, retail, office and hotel uses. See Aerial & Zoning Maps attached at **Tab A**.

The prior approvals entitled the Property for multifamily residential uses within the Planning Unit II portion of the site (the portion of the project north of the Loop 101 and south of Legacy Boulevard). The Property was initially approved for a total of 1,100 units within the overall project. The total number of units was later amended and increased with 900 additional units, inclusive of 720 rentals and 180 condominium multifamily units, for a total number of 2,000 units. The proposed Grand Peaks development falls within Planning Unit II and while the multifamily use is permitted and expected, the City's ordinances and process require the development's site plan, design, and elevations to be reviewed and approved by the Scottsdale Development Review Board. Per the existing zoning and entitlements, the Property can be developed at the proposed density of approximately 76 d.u./acre, and at the intended height (60 feet with some mechanical equipment/features exceeding 60 feet) and other development standards as-of-right, subject to the review and approval of 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 B**.

## a. Conformance with General Plan

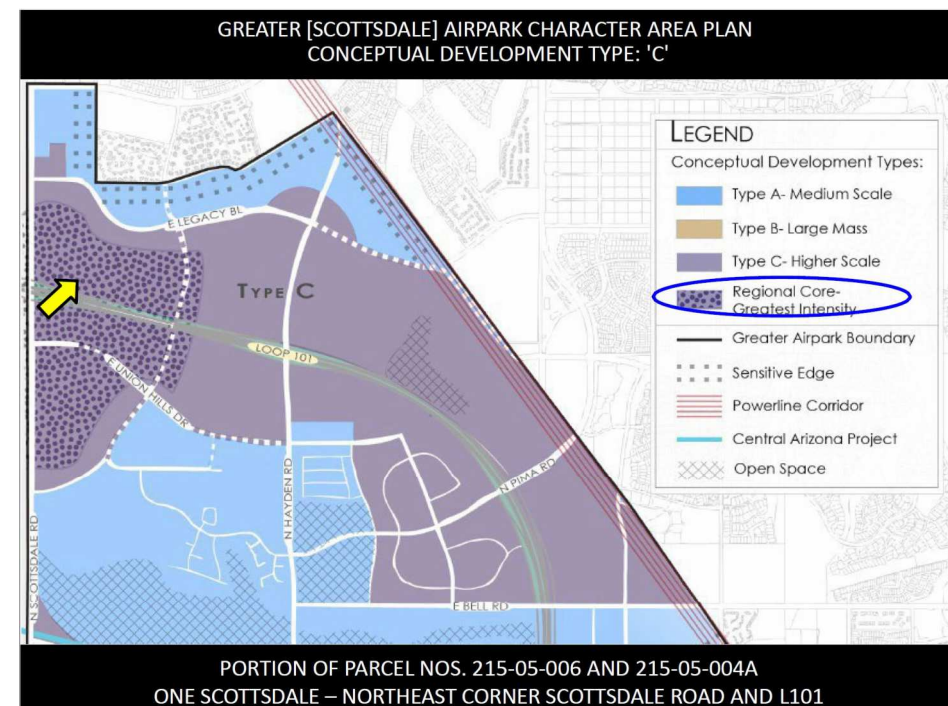
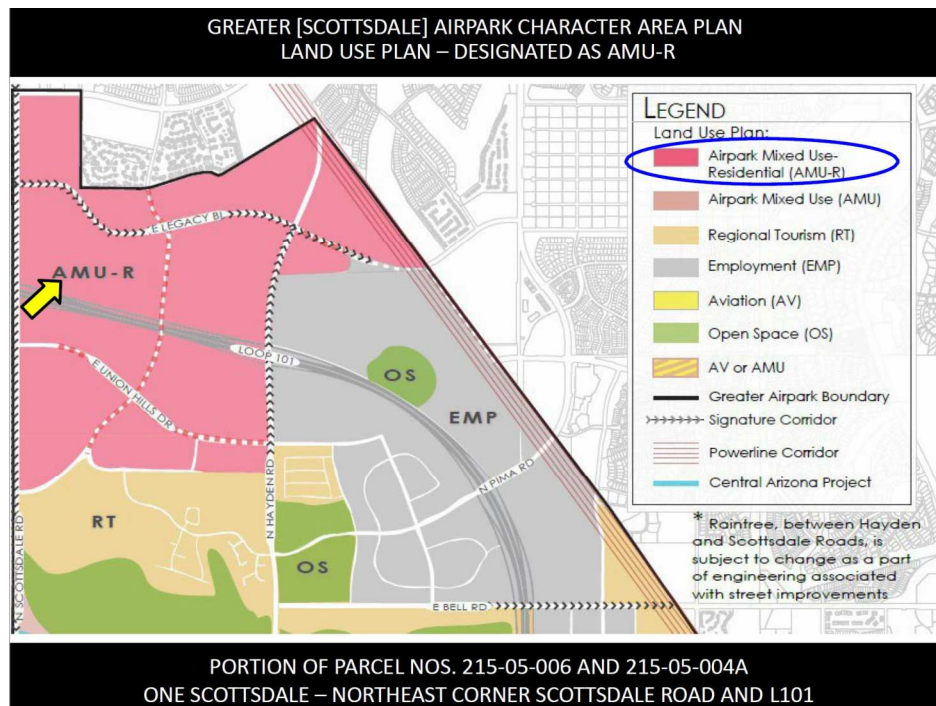
The proposed development is in compliance with the Scottsdale General Plan, which designates the Property for Mixed-Use Neighborhoods, with a Regional Use District overlay. The proposed development is in conformance with these designations, as the Mixed-Use Neighborhoods designation notes that higher-density 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**.



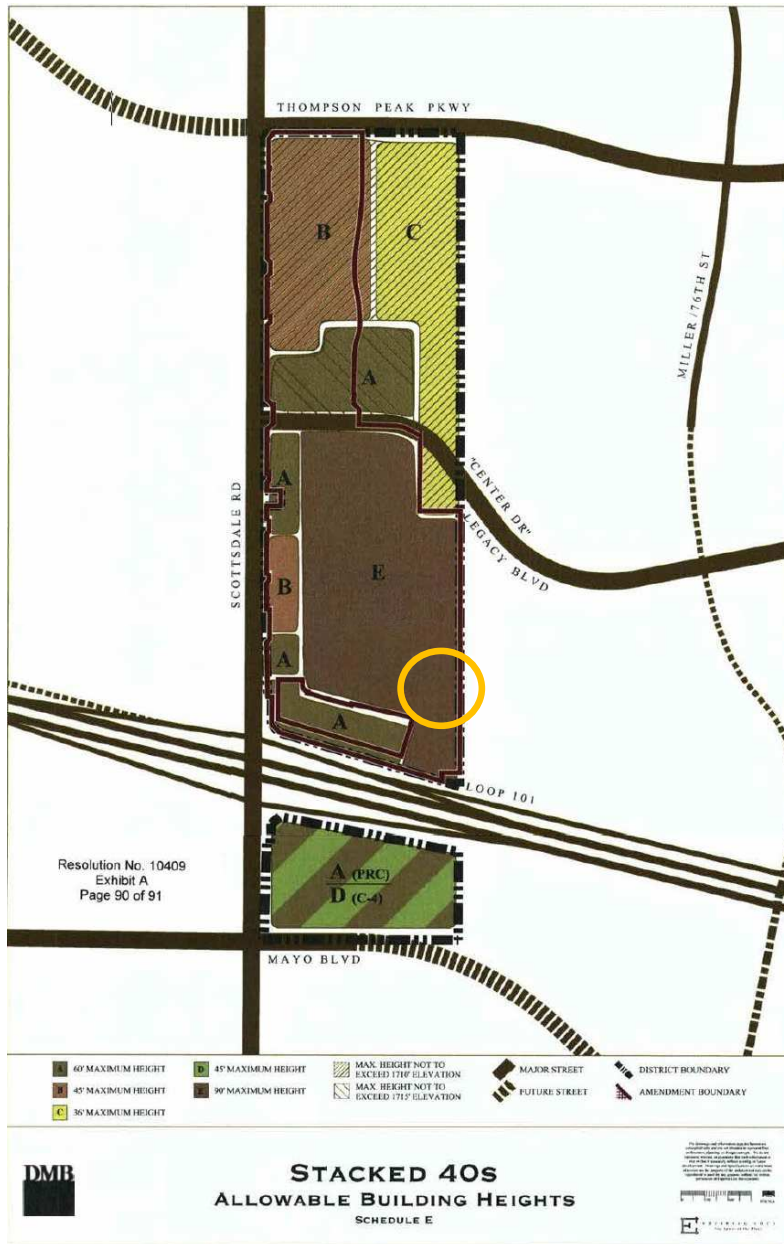


## b. Conformance with Greater Airport Character Area Plan

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 high to highest scale development (as noted under the Type ‘Regional Core - Greatest Intensity’ 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 C**.

Specifically, the proposed development is in compliance with Stipulation Nos. 5 and 9 , which state:

**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.

**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:**

- Construct a minimum of 100,000 square feet of Class A office building in Planning Unit II; or
- Construct a minimum 100-room hotel in Planning Unit II; or
- 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.
- 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:

## c. Conformance with One Scottsdale Amended Development Plan

A portion of the proposed development falls within area "E" which limits the building height to 90 feet indicated on the Allowable Building Heights Map as part of the Amended Development Plan. However, Stipulation No. 9 further limits the height to 60 feet until additional conditions are met for Planning Unit II. At the time of this application, the conditions of Stipulation 9 have not been met, resulting in a limitation of 60 feet in height for Grand Peaks' development. The proposed development is in compliance with the prescribed height restrictions. Please see Allowable Building Heights Map and Building Height Limitation Plan Attached a **Tab D**.



## CONCEPTUAL BUILDING HEIGHT

GRAND PEAKS | ONE SCOTTSDALE LOT 3 | 06/28/2022

0' 15' 30' 60'

hord | coplan | macht





## Part III: Development Review Board Criteria

### a. Architectural Character and Site Plan

The proposed development on Lot 3 takes into consideration the adjacent properties and site requirements. In fact, no development within One Scottsdale is designed in a vacuum - rather, each development is formed to be complimentary to, and harmonious with, existing and planned development consistent with the master plan, including access, circulation, landscape themes, architecture, colors, and pedestrian connectivity and streetside activation. The design complies with master plan zoning criteria, including building height limitations, and respects required easements along the property perimeter. Specifically, the Open Space Easements on both the north and east sides are designed to facilitate pedestrian movement within the site and throughout the network of bike paths, which interconnect adjacent properties. Grand Peaks has coordinated with Belgravia "The Portico" development to the north to ensure a seamless design. The design of neighboring properties has been considered, to reflect a complementary, neighborhood design by creating varied design style across properties and focusing on engaging pedestrians.

Various design considerations have been implemented to ensure that the 280-unit building avoids excessive variety and a monotonous façade. The façade theme has a limited number of complementary schemes that repeat around the building, creating an appropriate amount of variation. Efforts include a selective quantity, type, and color of exterior materials, which is primarily limited to stucco, metal panel, and fiber cement. Considerations have been made for parapet height variation across the entire building perimeter, pushing and pulling of the exterior skin at balconies and patios and varying unit depths to allow for visual interest while at the same time supporting the interior building program, and building openings at windows and doors that maintain consistent proportions. Corners of the building are differentiated by a change in material and wood-look, metal panel fins anchor prominent elevations, both of which provide a visual break from larger expanses of adjacent stucco. Vertical and horizontal shade fins, muted color palate, and a significant quantity of covered, private balconies and patios have been integrated into the design. Fiber Cement Panels will be utilized adjacent to windows to provide an accent material and color. See Site Plan Attached at **Tab E** and Elevations Attached at **Tab F**.



## 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, that transitions from a lush natural desert plant palette found along the northern edge of the Property to a formal enhanced plant palette as the Property progresses to the southern edge along Henkel Way. The landscape design focuses on enhanced desert and formal plantings that provide ample shade along Henkel Way, the private drive and pedestrian routes, as well as emphasis on vertical plantings at key amenity areas including the north and south courtyard areas along the eastern edge of the Property. See Landscape Plan Attached at **Tab G**.

## c. Ingress, Egress, and Parking

Residential parking is concentrated in the wrapped and screened 6-story garage, with an entrance that will be located away from both residential amenity spaces and primary pedestrian entrances. Visitor parking will be provided on-street and in the parking garage. The resort-style drop off and pick up circle located at the primary entrance provides one-way circulation for those traveling either east or west along Henkel Way. Street parking adjacent to the leasing office facilitates provides direct access for potential residents. Finally, the trash and loading spaces will be oriented so that the large trucks can back into and pull straight out onto the Private Street, promoting pedestrian visibility and safety. See Site Plan Attached at **Tab E**.

## d. Mechanical and Utility Equipment

Rooftop mechanical condensers will be placed so that they are obscured by 4'-0" parapets. Taller equipment is concealed with mechanical screens, painted in the same medium gray color seen throughout the project. See Elevations Attached at **Tab F**.





## Part IV: Scottsdale's Sensitive Design Principles

### a. Observance of Sensitive Design Program

The design is rooted in a contemporary style of architecture that is grounded in textural materials with highly crafted details along the sidewalks, all of which will weather with time and promote an animated pedestrian experience. The building is anchored by strong corners composed of metal, glass and wood-tone accent panels, that will engage well with its evolving context. The middle of the building is softened with elevated planes of soft white stucco, interlaced with gray fiber cement panels, and dotted with fully recessed balconies that will promote indoor and outdoor life for each apartment. The finish floor elevations on the ground floor will provide stoops and at-grade terraces to allow for walk-up units along the sidewalk. This is due to the topography and slightly elevated sidewalk above grade. This will encourage a direct connection to pedestrians. The entry plaza offers a curb-less experience which blends landscaping with urban design. The building mass has been thoughtfully scaled down using material changes, providing a rhythm of proportions in window placement, creating strong corners, offering open courtyards, recessing balconies and entrances, and setting back the ground level along the sidewalk to allow for more shade and landscaping. The front entry lobby is protected by shade and highlighted by a cantilevered metal and glass corner, supported by a sculptural metal column. Metal horizontal shade fins protect the corner glazing and provide a striking feature that helps to visually dissolve the massing at each prominent corner. See Elevations Attached at **Tab F**.





## b. Design Standards and Compliance with Scenic Corridor

Views to the mountains toward the east have been maximized. A sandstone-colored stone anchors the ground level façade, connecting to the natural colors of the landscape. The stone is accented by a highly textural board-form concrete, while wood tone panels and weathered steel details provide color and warmth. All balconies are fully recessed, shaded by the floor or roof structure above. The entrance is protected by a deep roof overhang and walk-up units are also partially or fully protected by building overhangs. Building lighting, at the main entrance, exits, and resident walk-up units has been selected to promote the contemporary style of architecture, emphasizing clean lines and modern materials. Ambient lighting can become the focus of energy reduction, as the light levels from other general lighting fixtures can be lowered. Lighting will be designed to be complimentary to the architectural. All lighting selections will focus on the human factors related to lighting such as visual comfort in addition to lighting performance. The lighting design will attempt to minimize harsh contrast, reduce glare, and provide proper color rendering through exterior spaces. Signage will be incorporated into the architectural and landscape design language, using similar or complimentary materials. A monument sign will anchor the lobby entry and be situated in the landscape island in the entry plaza. See Elevations Attached at **Tab F**.

## c. On-Site Circulation and Pedestrian Connectivity

Along the sidewalk, the ground floor of the building has been setback to create a welcoming and protected environment, sheltered by a wood-tone soffit that gives color and warmth. The additional space along the sidewalk also allows for more landscaping opportunities to sit between the walk-up unit terraces. See Elevations Attached at **Tab F**.



## Part V: Lighting Design Guidelines

Recessed linear light fixtures in the soffit and wall mounted exterior fixtures highlight the building entrance from Henkel Way, welcoming and directing guests and visitors as they arrive at the entry plaza. Additionally, the proposed glazing around the lobby and interior amenity allows for transparency, emphasizing this as an active and welcoming space to those walking or driving by in the evenings. Step lights at residential stoops and wall mounted fixtures at egress points illuminate paths of resident and visitor movement at the ground floor of the building. Exterior lighting will be controlled by a lighting relay panel. The relay panel will consist of an astronomical clock, 7-day including holiday scheduling and dimming capabilities to comply with 2015 IECC requirements. In addition, exterior lighting shall be provided to meet I.E.S recommendations and comply with the City of Scottsdale ordinance requirements for illumination levels and dark sky criteria.

## Part VI: Shading Guidelines

Building overhangs protect the primary entrance and all balconies and stoops from direct sun exposure. Glazing has been provided on the south side of the project at the primary entrance and residential unit windows. Vertical fins have been provided at the southwest facade of the building to shade glazing at these locations. In coordination with the selected contractor, low-e glazing will be considered.



## Part VII: Conclusion

The proposed Grand Peaks development meets all applicable zoning ordinances, 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.



## List of Exhibits:

Tab A: Aerial & Zoning Maps

Tab B: Survey and Planning Unit Plan

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

Tab D: Allowable Heights Map and Building Height Limitation Plan

Tab E: Site Plan

Tab F: Elevations

Tab G: Landscape Plan

## Tab A: Aerial & Zoning Maps

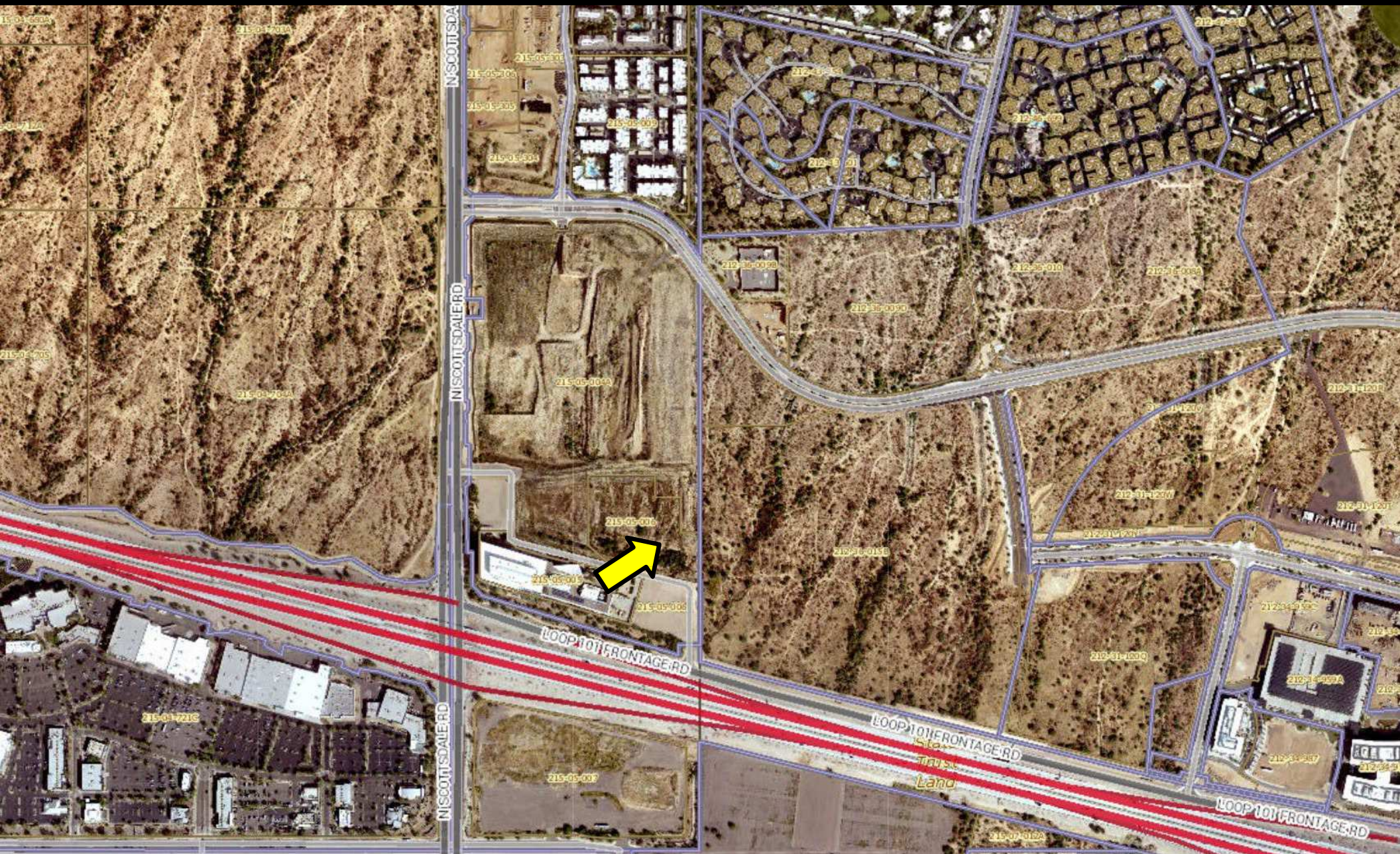


# AERIAL MAP



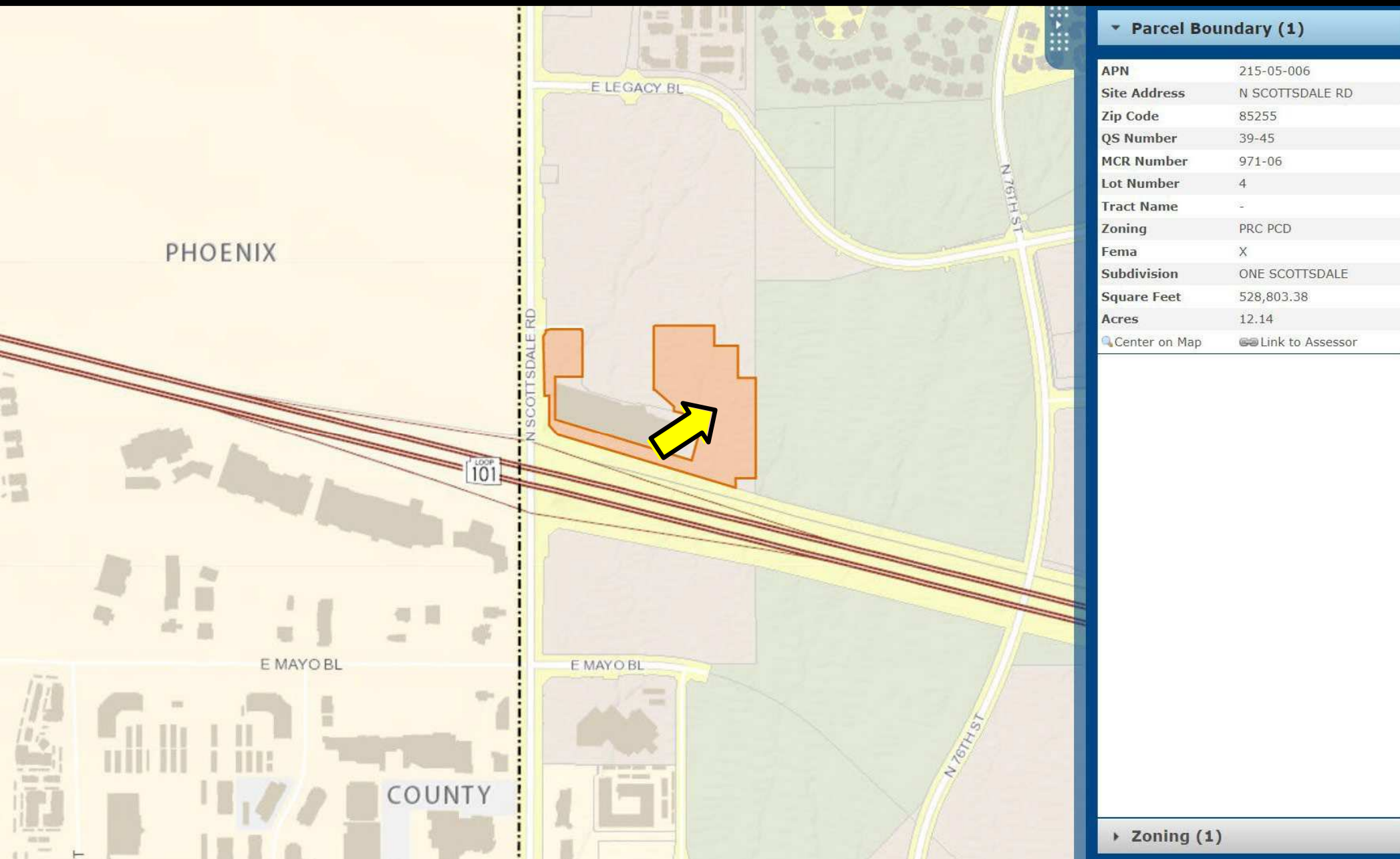


# AERIAL MAP





# ZONING MAP





# GENERAL PLAN

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

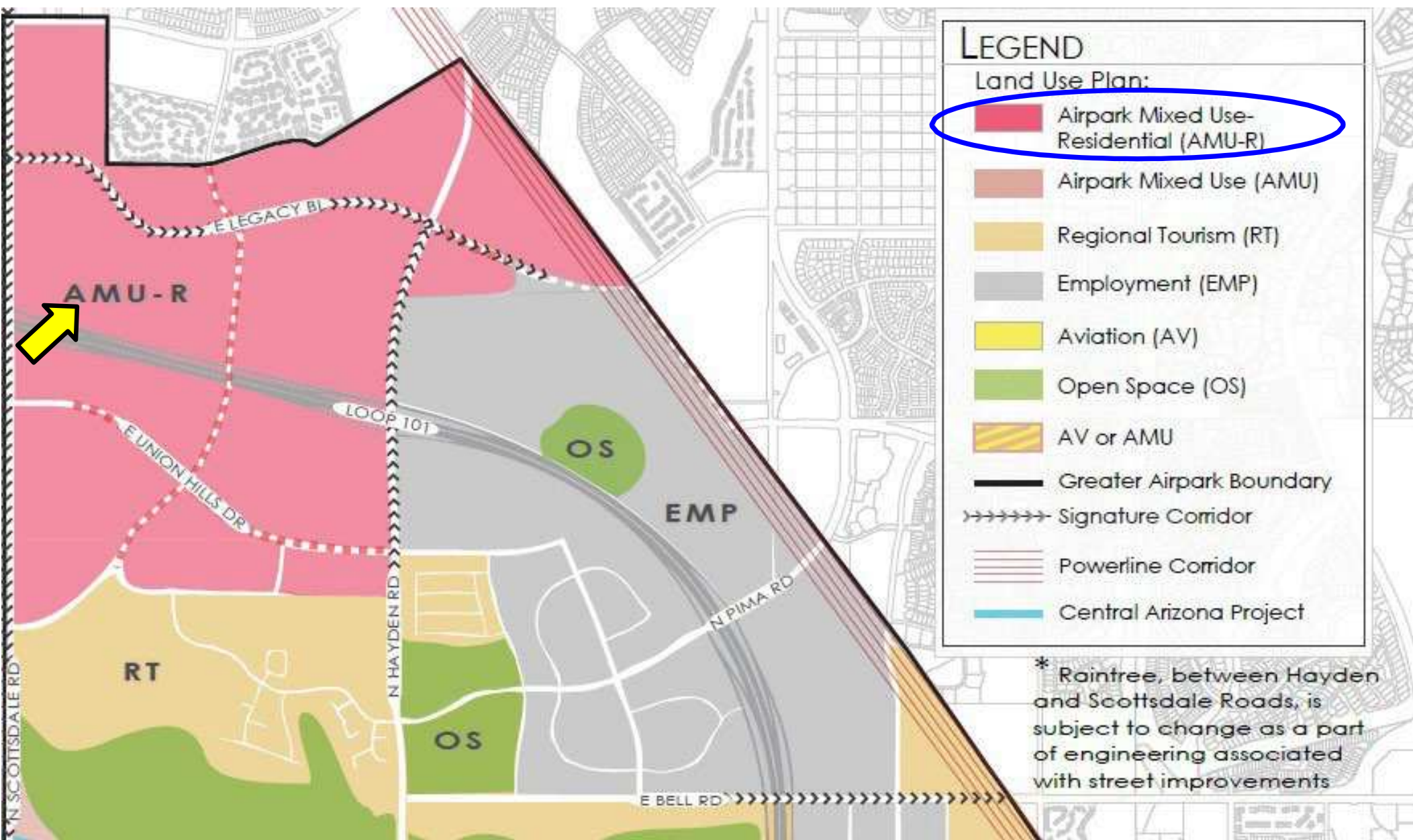


PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A  
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

30-DR-2021#3



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

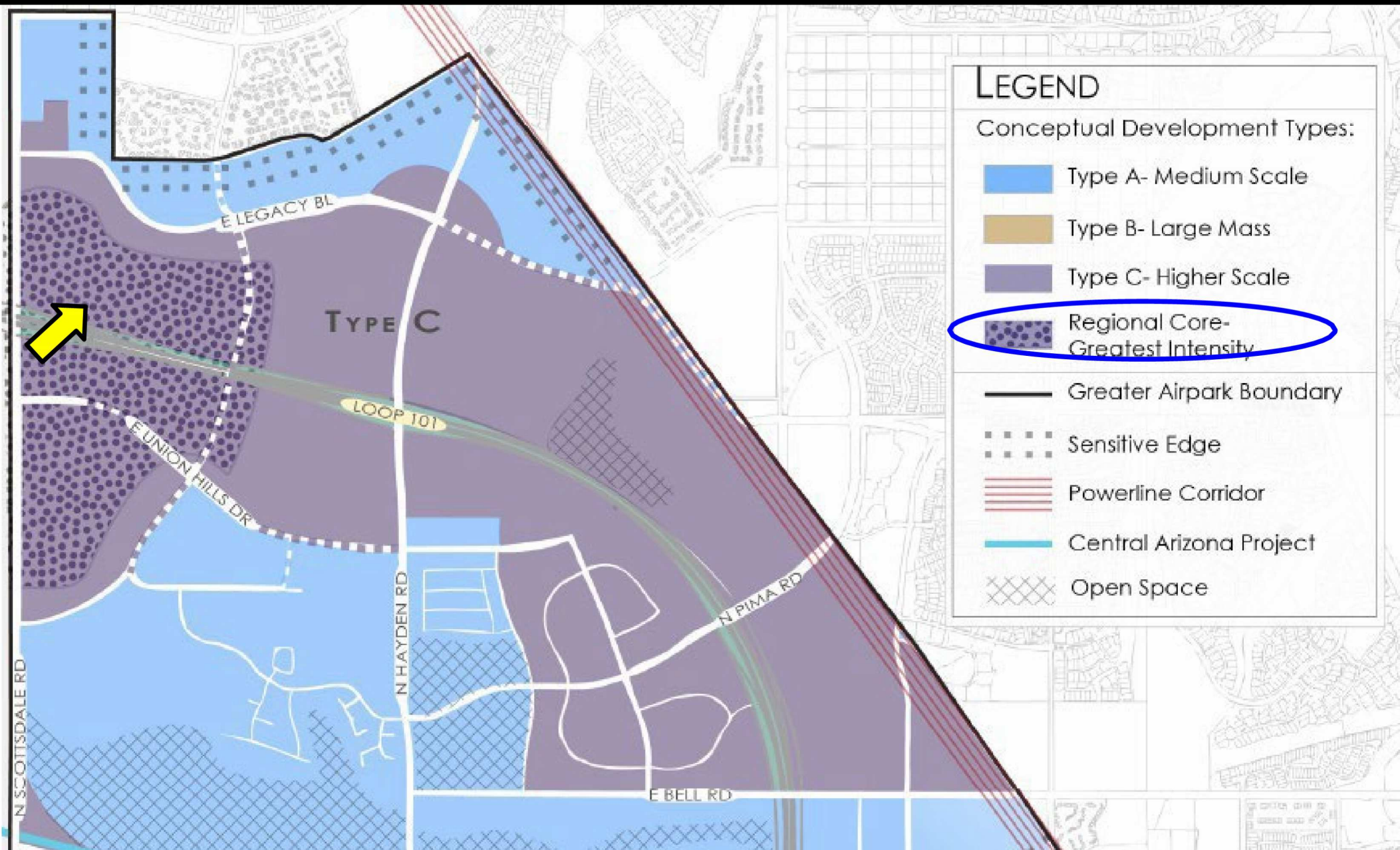


PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A  
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

30-DR-2021#3



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

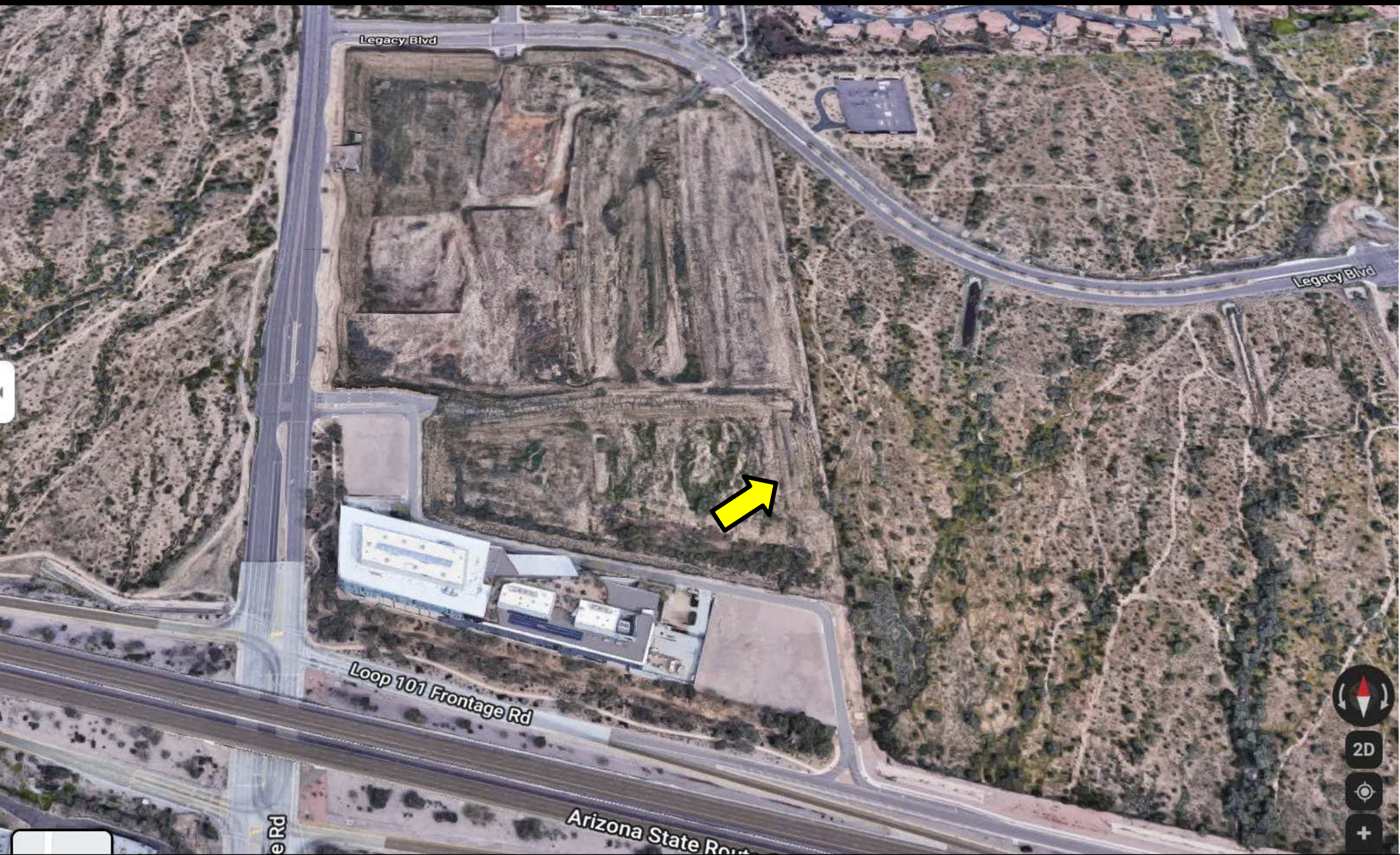


PORTION OF PARCEL NOS. 215-05-006 AND 215-05-004A  
ONE SCOTTSDALE – NORTHEAST CORNER SCOTTSDALE ROAD AND L101

30-DR-2021#3



# PHOTOGRAPHIC ELEVATIONS





## Tab B: Survey and Planning Unit Plan



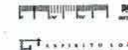
Resolution No. 10409  
Exhibit A  
Page 88 of 91

Resolution No. 10409  
Exhibit A  
Page 84 of 87



# **STACKED 40s** **PLANNING UNIT PLAN** SCHEDULE D

The drawings and information depicted herein are intended only as a guide and are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose. The drawings are not to be used for any other purpose.



**E** ARCHITECT & PLANNERS  
the spirit of the place

30-DR-2021#3  
8/12/2022

2022 and is delinquent November 1, 2022. The second half is due on May 1, 2023.)

Patents, or in Acts authorizing the issuance thereof,

to prohibit, limit and control access to the limited access highway as in 05-0421252 of Official Records and amended as 2005-294002 of Official Records,

contained in the document entitled "Development Agreement" recorded January 27, 2016 as 2016-0447478 of Official Records,

contained in the document entitled "Well Agreement" recorded January 30, 2016 as 2016-0447478 of Official Records,

contained in the document entitled "Access Easement" recorded November 09, 2006 as 2006-1482861 of Official Records,

contained in the document entitled "Reciprocal Access Agreement" recorded November 09, 2006 as 2006-1482868 of Official Records,

contained in the document entitled "Airspace Encroachment Easement" recorded November 09, 2006 as 2006-1482869 of Official Records,

contained in the document entitled "Construction Staging and Access Agreement" recorded November 09, 2006 as 2006-1482870 of Official Records and instrument recorded February 14, 2008 as 2008-217944 of Official Records,

incidental purposes in the document recorded as 2007-1097045 of Official Records,

incidental purposes in the document recorded as 2007-1097047 of Official Records,

contained in the document entitled "Temporary Construction Agreement" recorded October 05, 2007 as 2007-1097048 of Official Records,

contained in the document entitled "Temporary Construction Agreement" recorded October 05, 2007 as 2007-1097052 of Official Records,

incidental purposes in the document recorded as 2007-1097049 of Official Records,

incidental purposes in the document recorded as 2007-1097051 of Official Records,

contained in the document entitled "Declaration of Temporary Utility Easement" recorded October 05, 2008 as 2008-100207 of Official Records,

rights, reservations, easements and other matters shown on the plat recorded in Book 971 of Maps, Page(s) 6, but ~~not~~ including any preference, limitation or discrimination based on race, color, or status or national origin to the extent such covenants, conditions or restrictions are not prohibited by law.

contained in the document entitled "Declaration of Drainage Easement" recorded August 08, 2008 as 2008-402817 of Official Records,

contained in the document entitled "Access Easement" recorded August 08, 2009 as 2009-451681 of Official Records,

and of Survey, recorded as Book 1006 of Maps, Page 25.

contained in the document entitled "Agreement for the Waiver of Claims" recorded June 24, 2016 as 2016-0443001 of Official Records,

contained in the document entitled "Easements / Access Agreement" recorded June 24, 2016 as 2016-0443003 of Official Records,

claims that may exist or arise by reason of the following matters:

Survey made by \_\_\_\_\_ on \_\_\_\_\_ designated Job Number \_\_\_\_\_

by reason of any unrecorded lease or leases or month to month tenancy of the within described property,

is not fully set forth or is set forth on compliance with the applicable laws of the State of Texas.

water, whether or not shown by the public records.

ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS#113485-9PHX DATED FEBRUARY 10, 2022. RECEIVED ON MARCH 02, 2022.

THE SUBJECT PROPERTY DESCRIPTION IS BASED ON CURRENT PROVIDED INFORMATION AND LIES ENTIRELY WITHIN PARCEL ONE OF THE TITLE COMMITMENT DESCRIPTION.

PARCEL TWO OF THE TITLE COMMITMENT DESCRIPTION IS NOT IN THE VICINITY OF THE SUBJECT PROPERTY.

2) **BASE OF BEARING**  
NATIONAL GEODETIC SURVEY (NGS) GEODETIC NORTH BASED ON:

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION (MDOT) GEODETIC DENIFICATION AND CADASTRAL SURVEY (GDACS) WEBSITE "WWW.MCDOT.MARICOPA.CO.GOV" UNDER THE SURVEY INFORMATION LINK ON MARCH 29, 2006.

PROJECTION: ARIZONA CENTRAL ZONE, NAD 83, (EPOCH 92)  
DATUM: GRS-80  
UNITS: INTERNATIONAL FEET  
GEOID MODEL: GEOID 03

CONTROL POINT: 1H42  
PID: AJ3894  
LATITUDE: 33°41'03.5897"N  
LONGITUDE: 111°56'4.12945"W  
ELLIPSOID HEIGHT: 489.76M  
DESCRIPTION: STAINLESS STEEL ROD

MODIFIED TO GROUND AT (GRD) N 795251.464, E 692046.432, USING A SCALE FACTOR OF 1.0001766565.

HORIZONTAL ADJUSTMENT N -0.60, E -4.234  
HORIZONTAL ROTATION NONE

RESULTING IN A LOCAL COORDINATE ORIGIN OF (GROUND) N 978520.694, E 692042.198

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON A MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDBOLE, SCOTTSDALE GPS POINT 2272, LOCATED AT THE INTERSECTION OF SCOTTSDALE ROAD AND THOMPSON PARK PARKWAY, HAVING AN ELEVATION OF 1622.878, CITY OF SCOTTSDALE NAD 88 DATUM.

3) THIS SURVEY WAS PERFORMED WITH GLOBAL POSITIONING SYSTEM EQUIPMENT UTILIZING REAL TIME KINEMATICS SURVEYING METHODS. THE MONUMENTS LOCATED ARE WITHIN THE POSITIONAL TOLERANCES RECOMMENDED IN THE ALTAINSUR SURVEY REQUIREMENTS ADOPTED FOR USE IN 2011 BY THE AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS.

4) AREA OF SUBJECT PROPERTY IS 139,701 SQUARE FEET OR 3.2071 ACRES, MORE OR LESS.

5) THE ABBREVIATIONS THAT APPEAR WITH THE RECORD INFORMATION REPRESENT THE FOLLOWING (R) ABOVE NAMED TITLE COMMITMENT AND ONE SCOTTSDALE PLAT, BOOK 971, PAGE 6, MCR

6) ANY DISTANCES, BEARINGS, DESCRIPTIONS, ETC., WHICH MAY VARY FROM THE PROVISIONS OF THE RECORD INFORMATION NOT ABOVE REFLECT ACTUAL MEASURED DATA, OR THE BEST INTERPRETATION OF THE UNDERSIGNED.

7) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C01320L DATED OCTOBER 18, 2013, AND LOIIR 2004-0689P EFFECTIVE JANUARY 4, 2021, THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED), OTHER AREAS OF FLOOD HAZARD ZONE X (SHADED) IS DESCRIBED AS "1% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE."

8) ADDUCTION LAND INFORMATION IS FOR THE MARICOPA COUNTY ASSESSORS OFFICE GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ON MARCH 07, 2022.

9) SCHEDULE B ITEMS 1, 2, 23, 24 AND 25 ARE NOT PLOTTABLE. HOWEVER, SAID SCHEDULE B ITEMS MAY OR MAY NOT AFFECT SUBJECT PROPERTY.

10) SCHEDULE B ITEMS 4, 17, 21, 21.2 AND 22 ARE BLANKET IN NATURE AND AFFEKT TO AFFECT SUBJECT PROPERTY, PLOTTABLE PORTIONS, IF ANY, OF SAID ITEMS WITHIN THE VICINITY OF SUBJECT PROPERTY ARE SHOWN.

11) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEMS 3, 5, 6, 7, 10, 13, 15 AND 19 DO NOT APPEAR TO AFFECT SUBJECT PROPERTY.

12) IN THE OPINION OF THE UNDERSIGNED, SCHEDULE B ITEM 9 DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY. IN DOCUMENT 2006-6482870, MCR, THERE ARE AUTOMATIC TERMINATION DATES WHICH HAVE EXPIRED.

13) NO EVIDENCE OF EXISTING BUILDINGS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

14) UNDERGROUND UTILITIES SHOWN ARE FROM FURNISHED INFORMATION PROVIDED BY PUBLIC COMPANY. NO UNDERGROUND INVESTIGATION WAS PERFORMED.

15) NO EVIDENCE OF PHYSICAL ACCESS TO ADJUTING STREETS, HIGHWAYS, OR OTHER PUBLIC OR PRIVATE WAYS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY. WOODPATE IS IN THE PROCESS OF PREPARING A FINAL PLAT THAT IF AND WHEN RECORDED WILL PROVIDE LEGAL ACCESS TO SUBJECT PROPERTY VIA A PRIVATE STREET TRACT ABUTTING THE SOUTH AND WEST PORTION LINES.

TO: ONE SCOTTSDALE INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY  
GRAND PEAKS PROPERTIES, INC., A COLORADO CORPORATION  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 5, 8, AND 11(a) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 08, 2022.

GABRIEL S. RIOS, RLS 48932  
WOOD, PATEL & ASSOCIATES, INC.  
1630 SOUTH STAPLEY DRIVE • SUITE 219  
MESA, ARIZONA 85204  
480.834.3300  
SURVEYOR@WOODPATEL.COM

PARCEL ONE.

THAT PORTION OF THE FOLLOWING PROPERTIES:

PARCELS 2 AND 4, OF ONE SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 971 OF MAPS, PAGE 6.

EXACT LEGAL DESCRIPTION TO BE FURNISHED PRIOR TO CLOSE OF ESCROW.

PARCEL TWO.

A NONEXCLUSIVE EASEMENT FOR REASONABLE VEHICULAR AND PEDESTRIAN ACCESS, INGRESS AND EGRESS, AND PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED IN BOOK 2006-2 OF MAPS 482689 OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, DATED NOVEMBER 9, 2006 AS 2006-482689 OF THE COUNTY RECORDS.

portion of Parcel 2 and 4, and One Southeast recorded in Book 971, page 6, Maricopa County Records (MCR), lying within Section 26, Township 4 North, Range 4 East, of the **Old and Salt River Meridian**, Maricopa County, Arizona, more particularly described as follows:

COMMENTARY: at the southeast corner of Legacy Block, recorded in Book 1034, page 5, MCR, from which the southeast corner of Parcel 2 bears South 02°02'11" East (line of bearing), a distance of 1306.0 feet;

THENCE along the east line of said Parcel 2, South 00°02'11" East, a distance of 1151.27 feet, to the POINT OF BEGINNING;

THENCE continuing along said east line and the east line of said Parcel 4, South 00°02'11" East, a distance of 421.07 feet;

THENCE leaving said east line, North 77°06'14" West, a distance of 393.01 feet;

THENCE South 23°09'41" West, a distance of 11.31 feet;

THENCE North 12°54'19" East, a distance of 84.84 feet, to the beginning of a curve;

THENCE northerly along said curve to the left, having a radius of 238.00 feet, concave westerly, through a central angle of 12°56'30", a distance of 53.76 feet, to a line parallel with and 364 feet west of said east line of Parcels 2 and 4; and the curves end;

THENCE along said parallel line, North 00°02'11" West, a distance of 167.03 feet;

THENCE leaving said parallel line, North 89°57'49" East, a distance of 384.00 feet, to the POINT OF BEGINNING.

Containing 130.711 square feet or 3.2071 acre, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on the Final Plat of One Southeast recorded in Book 971, page 6, MCR and other client provided information. This parcel description is located within an area surveyed by Wood, Platil & Associates, Inc., during the month of March, 2021. Any discrepancy between this description and a future acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/04/2020) of said positions is based on area surveyed.

[illegible]

ONE SCOTTSDALE LOT 3  
PORTION OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST,  
OF THE GLA AND SALT RIVER MEADOWS, MARICOPA COUNTY, ARIZONA



EXPIRES 12-31-23  
COMPLETED SURVEY FIELD  
WORK ON 03/08/2022  
CHECKED BY GSR / TRG  
CAD TECHNICIAN WSB  
SCALE NTS  
DATE 03/28/2022  
JOB NUMBER  
WP# 225336  
SHEET 1 OF 2





## Tab C: 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**

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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.

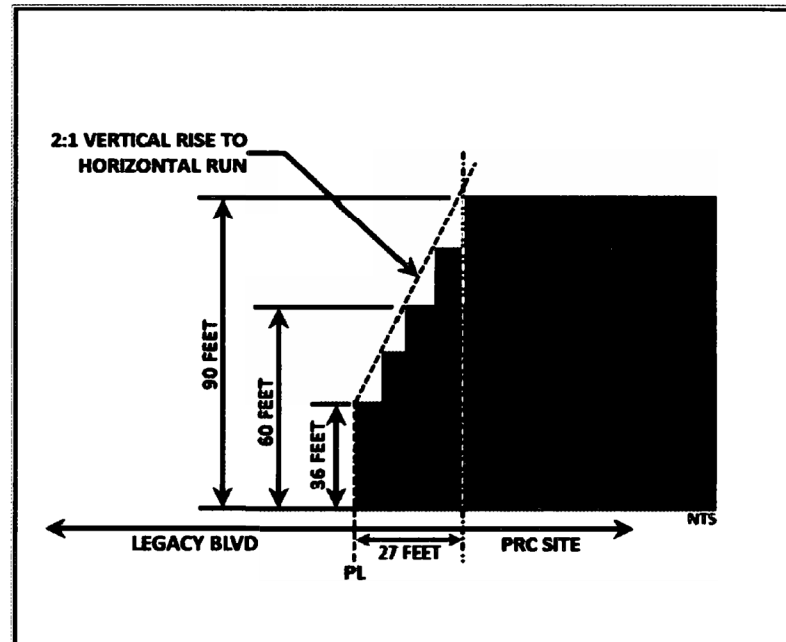
**SITE DESIGN**

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**

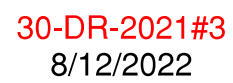
15. TIMING OF SCOTTSDALE ROAD STREET IMPROVEMENTS. No certificate of occupancy shall be granted for any new site building once ~~1,287~~ **937** residential units in Planning Unit II have been permitted, or once 1,793,358 square feet of commercial/retail/office space have been permitted, unless N. Scottsdale 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 D: Allowable Heights Map and Building Height Limitation Plan

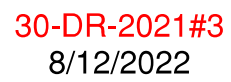






0' 25' 50' 100'

**hord | coplan | macht**



## Tab E: Site Plan





## Tab F: Elevations

**ARCHITECT**  
**Hord Coplan Macht, Inc.**  
 1800 Waco Street, Suite 450  
 Denver, CO 80202  
 p. 303.867.2877  
 f. 303.867.0767

**LANDSCAPE ARCHITECT**  
**North Design**  
 901 East Madison Street  
 Phoenix, AZ 85024  
 p. 602.254.9800  
 f. 602.254.9800

**CNL ENGINEER**  
**WOODPATELL**  
 2051 West Northern Ave, Suite 100  
 Phoenix, AZ 85021  
 p. 602.335.8600  
 f. 602.335.8680

**DEVELOPER / OWNER**  
**Grand Plaza Properties, Inc.**  
 4582 S. Ulster Street, Suite 1200  
 Denver, CO 80227  
 p. 303.889.6000  
 f. 303.221.0067

**MASTER DEVELOPER**  
**One Scottsdale Investors LLC**  
 6283 N. Scottsdale Road, Suite 330  
 Scottsdale, AZ 85250  
 Attn: Michael Bure  
 p. 480.367.7100  
 f. 602.860.0000

EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN.1	CONCRETE, BOARD FORM	LIGHT GRAY
ST.2	STONE VENEER	BEDGE / CREAM
S.1	STUCCO, SMOOTH FINISH	OFF-WHITE
S.2	STUCCO, SMOOTH FINISH	BEDGE
MTL.1	METAL COMPOSITE MATERIAL	DARK GRAY
WD.1	WOOD ACCENT MATERIAL	WOOD GRAIN, LIGHT WALNUT
MTL.3	METAL HORIZONTAL SUNSHADE	DARK GRAY
MTL.4	METAL CORRUGATED PANEL	DARK GRAY
FC.1	FIBER CEMENT PANEL	DARK GRAY
D.1	FIBERGLASS DOOR, PAINTED	DARK GRAY
OD.1	METAL OVERHEAD DOOR	DARK GRAY
W.2	VINYL WINDOW	DARK GRAY
RLG.1	METAL RAILING, PAINTED	BLACK

**hord | coplan | macht**

NOT FOR  
CONSTRUCTION

no. date revision

Project Number  
362-PA-2022

Project  
**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase  
**DRB APPLICATION**

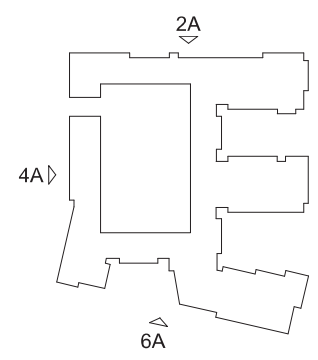
Date  
07/21/2022

Scale  
As indicated

Drawing  
**BUILDING  
ELEVATIONS**

No.  
**A2.0**

© Hord Coplan Macht, Inc.



**2A NORTH ELEVATION**  
 A2.0 1" = 20'-0"

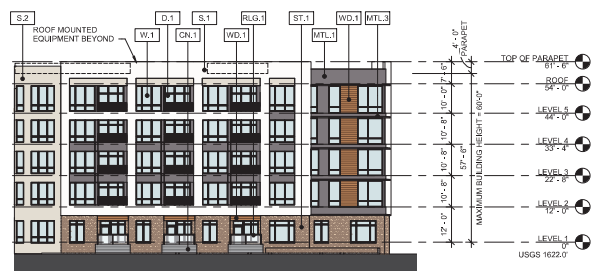


**4A WEST ELEVATION**  
 A2.0 1" = 20'-0"



**6A SOUTH ELEVATION**  
 A2.0 1" = 20'-0"





3A SOUTH COURTYARD - NORTH ELEVATION

AS.1 1" = 20'-0"



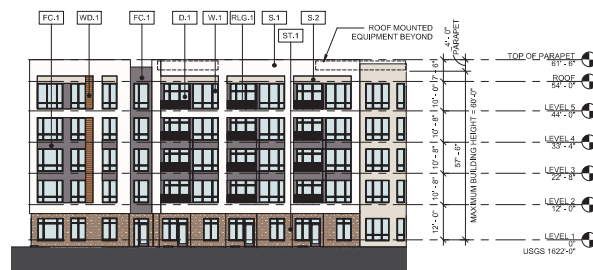
3D SOUTH COURTYARD - SOUTH ELEVATION

AS.1 1" = 20'-0"



5A NORTH COURTYARD - NORTH ELEVATION

AS.1 1" = 20'-0"



5D NORTH COURTYARD - SOUTH ELEVATION

AS.1 1" = 20'-0"



7A EAST ELEVATION

AS.1 1" = 20'-0"

EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN.1	CONCRETE, BOARD FORM	LIGHT GRAY
ST.2	STONE VENEER	EDGE / CREAM
S.1	STUCCO, SMOOTH FINISH	OFF-WHITE
S.2	STUCCO, SMOOTH FINISH	EDGE
MTL.1	METAL COMPOSITE MATERIAL	DARK GRAY
WD.1	WOOD ACCENT MATERIAL	WOOD GRAIN, LIGHT WALNUT
MTL.3	METAL HORIZONTAL SUNSHADE	DARK GRAY
MTL.4	METAL CORRUGATED PANEL	DARK GRAY
FC.1	FIBER CEMENT PANEL	DARK GRAY
D.1	FIBERGLASS DOOR, PAINTED	DARK GRAY
OD.1	METAL OVERHEAD DOOR	DARK GRAY
W.2	VINYL WINDOW	DARK GRAY
RLG.1	METAL RAILING, PAINTED	BLACK

**ARCHITECT**  
Hord Coplan Machi, Inc.  
1800 Waco Street, Suite 450  
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p. 303.807.2877  
f. 303.807.0787

**LANDSCAPE ARCHITECT**  
North Design  
901 East Madison Street  
Phoenix, AZ 85004  
p. 602.254.9800  
f. 602.335.8880

**CNL ENGINEER**  
WOODPATELL  
2051 West Northern Ave, Suite 100  
Phoenix, AZ 85021  
p. 602.335.8800  
f. 602.335.8880

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Grand Plaza Properties, Inc.  
4582 S. Ulster Street, Suite 1200  
Denver, CO 80227  
p. 720.888.8000  
f. 303.221.0067

**MASTER DEVELOPER**  
One Scottsdale Investors LLC  
6283 N. Scottsdale Road, Suite 330  
Scottsdale, AZ 85250  
Attn: Michael Bure  
p. 480.367.7000  
f. 602.860.0000

hord | coplan | machi

NOT FOR  
CONSTRUCTION

no. date revision

Project Number  
362-PA-2022

Project  
ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ

Phase  
DRB APPLICATION

Date  
07/21/2022

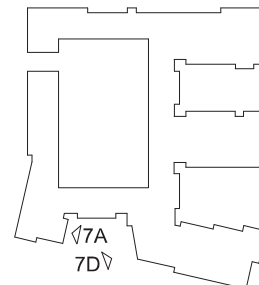
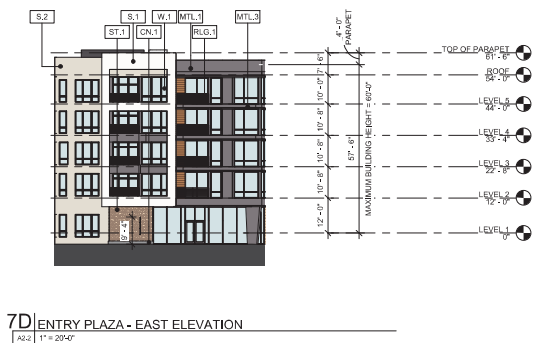
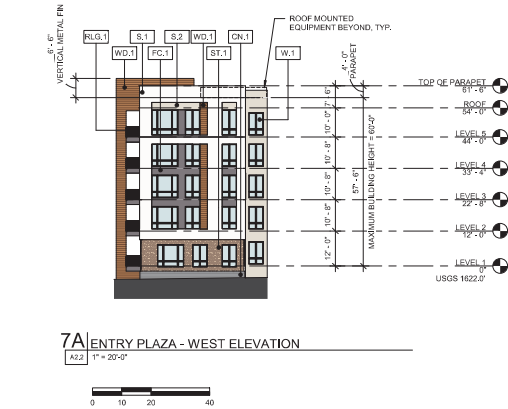
Scale  
As indicated

Drawing  
BUILDING  
ELEVATIONS

No.  
**A2.1**

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30-DR-2021#3  
8/12/2022



EXTERIOR MATERIAL SCHEDULE		
KEYNOTE	MATERIAL	DESCRIPTION
CN.1	[Image]	CONCRETE, BOARD FORM LIGHT GRAY
ST.2	[Image]	STONE VENEER EDGE / CREAM
S.1	[Image]	STUCCO, SMOOTH FINISH OFF WHITE
S.2	[Image]	STUCCO, SMOOTH FINISH BEIGE
MTL.1	[Image]	METAL COMPOSITE MATERIAL DARK GRAY
WD.1	[Image]	WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT
MTL.3	[Image]	METAL HORIZONTAL SUNSHADE DARK GRAY
MTL.4	[Image]	METAL CORRUGATED PANEL DARK GRAY
FC.1	[Image]	FIBER CEMENT PANEL DARK GRAY
D.1	[Image]	FIBERGLASS DOOR, PAINTED DARK GRAY
OD.1	[Image]	METAL OVERHEAD DOOR DARK GRAY
W.2	[Image]	VINYL WINDOW DARK GRAY
RLG.1	[Image]	METAL RAILING, PAINTED BLACK

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hord | coplan | macht

NOT FOR  
CONSTRUCTION

no. date revision

Project Number  
362-PA-2022

Project  
**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase  
DRB APPLICATION

Date  
07/21/2022

Scale  
As indicated

Drawing  
**BUILDING  
ELEVATIONS**

No.  
**A2.2**

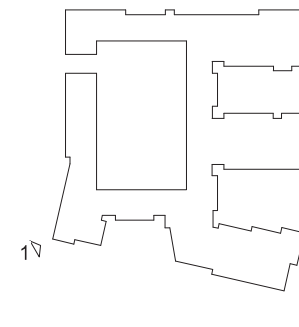
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2 SOUTHEAST CORNER



1 SOUTHWEST CORNER



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CONSTRUCTION

no.	date	revision
1	07/21/2022	DRB APPLICATION

Project Number

362-PA-2022

Project

ONE SCOTTSDALE  
LOT 3

SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

07/21/2022

Scale

1 1/2" = 1'-0"

Drawing

PERSPECTIVES

No.

A3.0

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8/12/2022

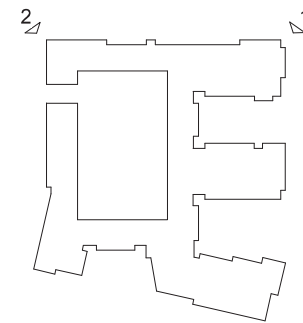




2 NORTHWEST CORNER



1 NORTHEAST CORNER



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Project Number

362-PA-2022

Project

**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase

**DRB APPLICATION**

Date

07/21/2022

Scale

1 1/2" = 1'-0"

Drawing

**PERSPECTIVES**

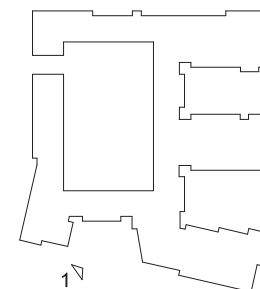
No.

**A3.1**

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1 ENTRY



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362-PA-2022

Project

ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

07/21/2022

Scale

1 1/2" = 1'-0"

Drawing

PERSPECTIVES

No.

A3.2

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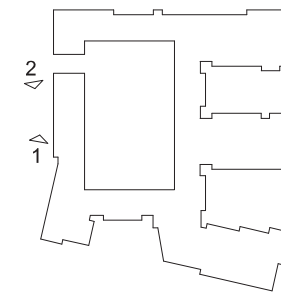




2 WEST WALK UP UNITS



1 WEST WALK UP UNITS



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NOT FOR  
CONSTRUCTION

no. date revision

Project Number

362-PA-2022

Project

ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

07/21/2022

Scale

1 1/2" = 1'-0"

Drawing

PERSPECTIVES

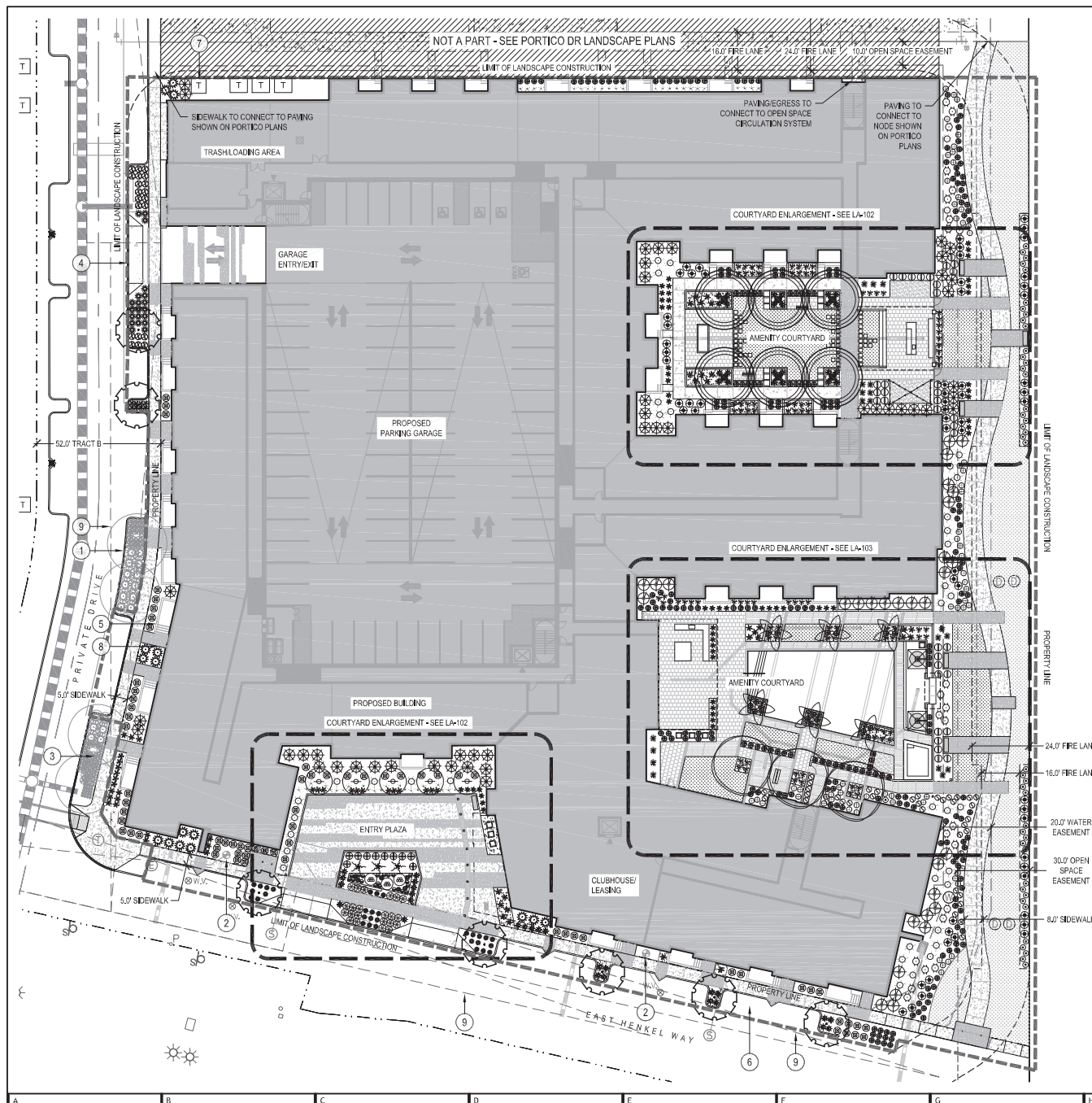
No.

A3.3

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## Tab G: Landscape Plan



#### KEY NOTES - LANDSCAPE SUMMARY

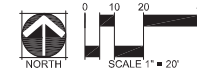
1. PROPOSED CURB - SEE SITE PLAN
2. NEW FIRE HYDRANT, TYP. - SEE SITE PLAN
3. STREETSCAPE PLANTING, TYP. - GRAYED OUT PLANTING NOT A PART - SEE APPROVED STREETSCAPE PLANS
4. DRIVEWAY, TYP. - SEE SITE PLAN
5. PRIVATE STOOP WITH GROUND LEVEL ACCESS, TYP.
6. PARALLEL PARKING STALL, TYP. - SEE SITE PLAN
7. TRANSFORMER, TYP. - SEE SITE PLAN
8. STEEL EDGER, TYP.
9. SIGHT VISIBILITY TRIANGLE, TYP.

#### SURFACING SCHEDULE

- TYPE 1 - CONCRETE**  
PATTERN: CUSTOM - SEE PLAN  
FINISH: SMOOTH TROWEL WITH SALT FINISH  
COLOR: DAVIS SOUTHERN BLUSH #10134
- TYPE 2 - CONCRETE**  
PATTERN: CUSTOM - SEE PLAN  
FINISH: EXPOSED AGGREGATE FINISH  
COLOR: DAVIS SOUTHERN BLUSH #10134
- TYPE 3 - CONCRETE**  
PATTERN: CUSTOM - SEE PLAN  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE**  
PATTERN: APPROXIMATELY 5'x5' SQUARE  
SAW CUT JOINTS - SEE PLAN  
FINISH: LIGHT SANDBLAST FINISH  
COLOR: DAVIS SANDSTONE #5237
- TYPE 5 - CONCRETE PAVES**  
MODEL: 12x12 STEPLOCK PAVES (300mm)  
PATTERN: BRICK  
COLOR: CAPPUCCINO
- TYPE 7 - CONCRETE BAND**  
12" WIDTH  
FINISH: SMOOTH TROWEL WITH SALT FINISH  
COLOR: DAVIS SPANISH GOLD #5084
- TYPE 7 - DETECTABLE WARNING BAND**  
2" WIDTH  
FINISH: SMOOTH WITH TOOLED GROOVES  
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF**  
SUPPLIER: FUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE**  
SOURCE: PIONEER SAND  
SIZE: 1/2" SCREENED  
COLOR: PALOMINO GOLD
- TYPE 10 - DECOMPOSED GRANITE**  
SOURCE: PIONEER SAND  
SIZE: 1/4" MINUS  
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED GRANITE**  
SOURCE: PIONEER SAND  
SIZE: 1/4" MINUS  
COLOR: PALOMINO GOLD

#### 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.
3. ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVES



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#### Civil Engineer

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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



REV.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase

DRB APPLICATION

Date

08/09/2022

Scale

Drawn by  
**LANDSCAPE SUMMARY  
PLAN**

No.

**LA-101**

FORM COPYRIGHT

**30-DR-2021#3**

**8/12/2022**



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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



**NOT FOR  
CONSTRUCTION**

No. date revision

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase

**DRB APPLICATION**

Date

08/09/2022

Scale

1" = 20'

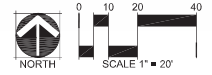
Drawn

**ILLUSTRATIVE  
LANDSCAPE PLAN**

No.

**LA-105**

FIRM COPYRIGHT



**30-DR-2021#3  
8/12/2022**



## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

---

Per Section 1.904. of the Zoning Ordinance, 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.
  - *The applicant states that 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 designations 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.*
  - *Staff finds that the General Plan land use designation for this site is Mixed-Use Neighborhoods. The property is planned to have a mix of office and commercial uses. The site is also located within the Greater Airpark Character Area Plan and is designated as Airpark Mixed Use-Residential (AMU-R). AMU-R allows the greatest variety of land uses within the Greater Airpark, including business, office, employment, retail, and hotel uses. The proposed development conforms to the One Scottsdale PU II Development Plan, General Plan and Character Areas Plan for a mixed-use medium to high scale project.*
2. The architectural character, landscaping and site design of the proposed development shall:
  - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
  - b. Avoid excessive variety and monotonous repetition;
  - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
  - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
  - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
  - *The applicant states that the development's architectural style exemplifies the imagery outlined within the One Scottsdale Design Concept Plan and standards. The architectural design is comprised of strong corners composed of metal, glass, and wood-tone accent panels. The middle of the building is softened with elevated plans of soft white stucco, interlaced with gray fiber cement panels, and dotted with fully recessed balconies that will promote indoor and outdoor life for each apartment. The ground floor elevations steps to follow the topography, providing stoops and at-grade terraces for walk-up units along the sidewalk that are slightly elevated above grade, encouraging a direct connection to pedestrians.*
  - *Staff finds that the Scottsdale Sensitive Design Principles encourage design that "responds to the desert environment" using "colors and coarse textures associated with the region" and "a variety of textures and natural materials" that "provide visual interest*

*and richness". Additional architectural design criteria and guidelines are outlined in case 1-MP-2006 which established a Master Environmental Design Concept Plan (MEDCP) for the entire One Scottsdale project. The MEDCP outlines architectural design concepts, landscape, circulation, drainage, hardscaping, walls, lighting, and signage concepts. The proposed Spanish Colonial are consistent with the One Scottsdale MEDCP.*

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
  - *The applicant states residential parking is located within a 6-story garage, and visitor parking is providing both on-street and within the parking garage. The drop-off and pick-up located at the primary entrance provides one-way circulation for those travelling east or west along Henkel Way. The trash and loading spaces will be oriented so that the large trucks can back into and pull straight out and onto the Private Street.*
  - *Staff finds that Planning Unit II within One Scottsdale is bounded by E. Legacy Boulevard to the north, N. Scottsdale Road to the west and the Loop 101 Frontage Road to the south. Access to the site is provided by the existing driveways along N. Scottsdale Road, Loop 101 frontage Road and E. Legacy Boulevard.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *The applicant states that rooftop mechanical condensers will be placed so that they are obscured by 4'-0" parapets and taller equipment will be screened with mechanical screens.*
  - *Staff finds that pedestrian circulation is provided along the perimeter of the site comprised of pathways within the open space easement along the eastern portions of the site.*
5. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
  - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
  - a. Accessibility to the public;
  - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

- c. Location near the primary pedestrian or vehicular entrance of a development;
- d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.
  - *This criterion is not applicable.*



# DEVELOPMENT INFORMATION

---

## Zoning History

This site is zoned Planned Community (P-C), with Planned Regional Center (PRC) comparable zoning. This zoning was established with case 20-ZN-2002. The One Scottsdale P-C zoning and land use budget allows a mix of commercial, service, office, hotel, and residential uses.

## Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one e-mail regarding the application.

## Context

The property is located on the east side of N. Scottsdale Road between E. Legacy Boulevard on the north, and Loop 101 Frontage Road on the south. Surrounding uses include commercial to the south, residential to the north, vacant residential pad to the west, and vacant land owned by the City of Phoenix to the east.

## Project Data

- Existing Use: Vacant, undeveloped mixed-use land
- Proposed Use: 5-story, Multi-family Residential and 6.5-story Parking Structure
- Parcel Size: 139,707 square feet / 3.21 acres (net)
- Residential Building Area: 325,688 square feet
- Parking Structure Area: 159,466 square feet
- Building Height Allowed: 60 feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 61 feet 6 inches (inclusive of rooftop appurtenances)
- Parking Required: 462 spaces and 47 guest spaces
- Parking Provided: 474 spaces, includes 60 guest spaces
- Open Space Required: 11.85-acres (Planning Unit II)
- Open Space Provided: 5.79-acres (Planning Unit II)
- Number of Dwelling Units Allowed: 2,000 units
- Number of Dwelling Units Proposed: 280 units

**Stipulations for the  
Development Review Board Application:  
One Scottsdale PU II Grand Peaks and Master Site Plan update  
Case Number: 30-DR-2021#3**

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 (SRC), 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 prepared by Hord Coplan Macht, Inc., with a city staff date of 04/24/2023.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by Wood Patel, with a city staff date of 04/03/2023.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Norris Design, with a city staff date of 04/03/2023.
  - d. The case drainage report submitted by Wood Patel sealed 1/20/23 and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The master drainage report by Wood Patel sealed 7/19/07 and accepted in concept by the Stormwater Management Department of the Planning and Development
  - f. The water and sewer basis of design report submitted by Wood Patel and accepted by the Water Resources Department.
  - g. The Refuse plan submitted by Hord Coplan Macht, Inc. with a city staff approval date of 04/24/2023.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable cases for the subject site were: 20-ZN-2002, 20-ZN-2002#3, 1-MP-2006 and 1-DR-2006.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- C. Building height for the property shall conform to the building height as shown on the Allowable Building Height graphic set forth in Schedule E of case 20-ZN-2002#3.
- D. Pursuant to 20-ZN-2002#3, 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.

**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 of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
- 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.

**SITE DESIGN:**

**DRB Stipulations**

- 4. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse infrastructure in conformance with the refuse plan submitted by Hord Coplan Macht, Inc. with a city staff approval date of 04/24/2023.
- 5. Future Pads as shown on the Master Development Site Plan shall return to the Development Review Board for separate review and approval.

**OPEN SPACE:**

**Ordinance**

- E. Pursuant to 20-ZN-2002#3, 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.
- F. Pursuant to 20-ZN-2002#3, prior to any final plan approval for developments within 350 feet of the eastern property line in Planning Unit II, the owner shall dedicate the following:
  - a. North-South Easement:
    - i. Dedicate 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. Dedicate 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:

- iii. Dedicate two (2) 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.
- iv. Dedicate 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.

**DRB Stipulations**

- 6. At time of final plans, the applicant shall construct an 8-foot-wide concrete path within the North-South, 30-foot-wide open space and drainage easement.

**LANDSCAPE DESIGN:**

**Ordinance**

- G. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

**DRB Stipulations**

- 7. Prior to the issuance of any building permit for the development project, the property 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.
- 8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

**EXTERIOR LIGHTING:**

**Ordinance**

- H. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- I. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

- 9. Exterior lighting design shall be consistent with the One Scottsdale Master Environmental Design Concept Plan (1-MP-2006).
- 10. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.

- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**DRB Stipulations**

- 11. The owner of new development (and natural growth and construction equipment associated with new development), to be located within the twenty-thousand-foot radius of the Scottsdale Airport, that penetrates the 100:1 slope from the nearest point of the runway shall submit to the FAA the appropriate forms for FAA review. See FAA Form 7460-1. Before final plan approval, the owner shall submit the FAA response to FAA Form 7460-1.
- 12. As recommended by the FAA Part 150 Noise Compatibility Study, each owner of property located in the areas labeled AC-1, AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall make fair disclosure to each purchaser. If a development is subject to Covenants, Conditions and Restrictions (CC&Rs), the owner shall include the disclosure in the CC&Rs.
- 13. Avigation easement requirement. Before final plan approval for any new development, the owner of a new development in the areas labeled AC-1 (for noise-sensitive uses only, except hotels, motels, resorts and hospitals), AC-2 and AC-3 shown on Figure 1, Airport Influence Area, shall grant the city, and record, an avigation easement satisfactory to the city attorney's office

**STREET INFRASTRUCTURE:**

**Ordinance**

- J. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- K. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the transportation improvements in conformance with staff approved site plan.

**DRB Stipulations**

- 14. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- 15. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.

**WATER AND WASTEWATER:**

**Ordinance**

- L. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- M. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the water and wastewater

improvements in conformance with staff approved water and wastewater final basis of design reports.

**DRB Stipulations**

16. 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.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

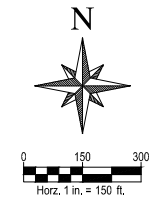
17. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
18. Demonstrate consistency with the accepted master drainage plan and report.
  - a. For any design that modifies the accepted master drainage report, the property owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
  - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

20. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) crosses on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk, trail, or shared use path in locations where the pedestrian access crosses on to the lot.
  - c. A minimum twenty (20) foot-wide Water and Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.





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**CIVIL ENGINEER**  
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**DEVELOPER / OWNER**  
 Grand Plaza Properties, Inc.  
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 f. 303.221.0067

**MASTER DEVELOPER**  
 One Scottsdale Investors LLC  
 6203 N. Scottsdale Road, Suite 330  
 Scottsdale, AZ 85250  
 /s/ Michael Bone  
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no.	date	revision

Project Number  
**225336**

Project  
**ONE SCOTTSDALE  
 LOT 3  
 SCOTTSDALE, AZ**

Phase  
**DRB APPLICATION**

Date  
**07/21/2022**

Scale  
**1" = 20'**

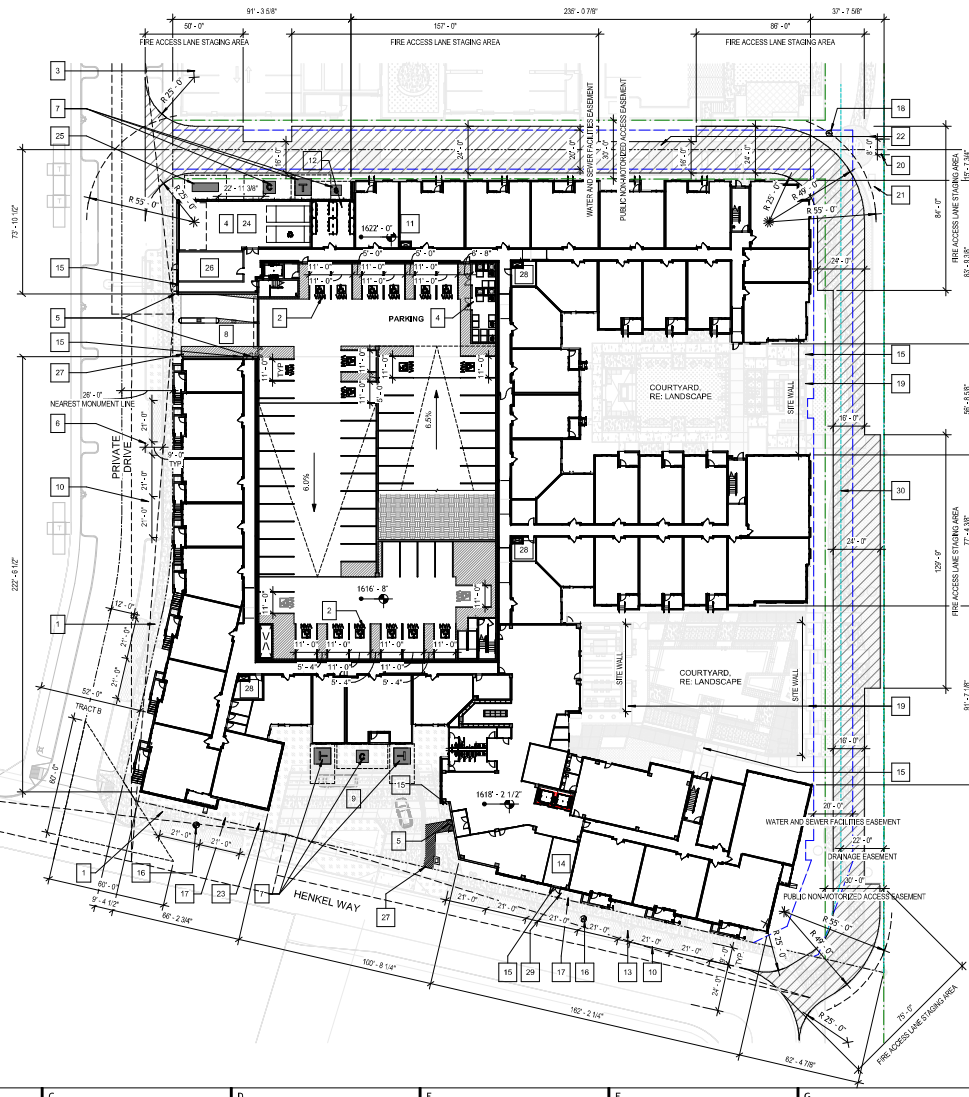
DRAWING  
**CONTEXT AERIAL PLAN**

No.  
**C3**

FIRM COPYRIGHT

LEGEND / KEYNOTES	
---	PROPERTY LINE
---	20'-0" WATER AND SEWER FACILITIES EASEMENT
---	30'-0" PUBLIC NON-MOTORIZED ACCESS EASEMENT (OPEN SPACE EASEMENT) NOTE: NORTH ACCESS SHARED WITH ADJACENT PROPERTY
---	22'-0" DRAINAGE EASEMENT
---	SIGHT VISIBILITY TRIANGLE
---	60' x 60' TRAFFIC SAFETY TRIANGLE
---	STREET CENTERLINE
---	16'-0" AND 24'-0" WIDE FIRE LANE
1	5'-0" WIDE SIDEWALK, RE: LANDSCAPE FOR LOCATIONS AND PAVEMENT TYPES
2	11'-0" X 18'-0" ACCESSIBLE STALL, TYP.
3	ADJACENT PARCEL ZONING = PRC-PCD
4	TRASH ROOM, RE: REFUSE PLAN
5	ACCESSIBLE ENTRANCE
6	TOP-OF-CURB, RE: CIVIL PRELIMINARY GRADING & DRAINAGE PLAN
7	ABOVE GROUND ELECTRICAL EQUIPMENT, RE: LANDSCAPE FOR SCREENING
8	RESIDENT / VISITOR PARKING GARAGE ENTRANCE WITH GATE
9	ENTRY PLAZA, PASSENGER DROP-OFF / PICK-UP (NO PARKING)
10	ON STREET VISITOR / FUTURE TENANT PARKING (13 TOTAL SPACES)
11	FIRST FINISH FLOOR LEVEL
12	SECURE BIKE PARKING (72 SPOTS)
13	LANDSCAPE ISLAND, TYP., RE: LANDSCAPE
14	PROPOSED FIRE RISER ROOM
15	KNOX BOX AND STROBE ACCESS
16	EXISTING FIRE HYDRANT, TO BE RELOCATED
17	RELOCATED FIRE HYDRANT
18	FIRE HYDRANT BY ADJACENT PROPERTY, "30-DR-2021#2"
19	SITE WALL, RE: LANDSCAPE DETAILS
20	FUTURE 8'-0" SIDEWALK CONNECTION TO ADJACENT FUTURE DEVELOPMENT.
21	CATCH BASIN, RE: CIVIL
22	HARDSCAPE AND GRADING BY ADJACENT PROPERTY, "30-DR-2021#2"
23	SITE BIKE PARKING (6 SPOTS), RE: LANDSCAPE
24	LOADING/UNLOADING, TWO 12'X45' BAYS PROVIDED
25	GENERATOR
26	MAIN ELECTRICAL ROOM (ELECTRICAL SERVICE ENTRANCE STATION)
27	ACCESSIBLE PEDESTRIAN ROUTE CONNECTED TO 5'-0" SIDEWALK ABUTTING PRIVATE STREET
28	ELECTRICAL ROOM
29	FDC
30	8'-0" WIDE MEANDERING SIDEWALK

One Scottsdale Land Use Budget Tracker									
TOTAL ALLOWED (per Scottsdale C - Land Use Budget)	RESIDENTIAL (R3)				COMMERCIAL/RETAIL/OFFICE (C3)				HOTEL (R30)
	PL-1	PL-2	PL-3	PL-4	PL-1	PL-2	PL-3	PL-4	PL-5
ASSIGNED PARCEL DESCRIPTION	PL-1	PL-2	PL-3	PL-4	PL-1	PL-2	PL-3	PL-4	PL-5
Hotel Corporation	211,455,000								
One North Scottsdale	211,455,000								
Avanti on Legacy	211,455,000								
Avanti II	211,455,000								
Scottsdale	211,455,000								
Grand Plaza Properties	211,455,000								
TOTAL ASSIGNED BY PL	684	750			675,000	60,750			130
TOTAL ASSIGNED BY USE			1,356			485,750			270
REMAINING TO ASSIGN			684		2,380,645				



**ONE SCOTTSDALE LOT 3, PROJECT DATA**

**PARCEL ADDRESS:**  
A PORTION OF PARCELS 2 AND 4, ONE SCOTTSDALE, RECORDED IN BOOK 871, PAGE 6, MARICOPA COUNTY RECORDS (MOR, LYING WITHIN SECTION 26, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA)

**LOT AREAS (GROSS AND NET):**  
139,707 SF (3.21 AC)

**PARCEL ZONING:**  
PRC-PCD

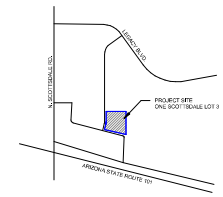
**GROSS FLOOR AREA:**  
325,688 SF (5-STORY RESIDENTIAL BUILDING)  
159,466 SF (6.5-STORY PARKING STRUCTURE)

**OPEN SPACE CALCULATIONS:**  
REFER TO OPEN SPACE PLAN, RE: LANDSCAPE

**SITE PLAN FINISH MATERIALS:**  
REFER TO LANDSCAPE DETAILS.

**PARKING:**

BIKE PARKING REQUIRED:			
PARKING SPACES	RATIO	SPACES	COUNT
0 BEDS	1.25	20	25.00
1 BEDS	1.5	143	185.50
2 BEDS	1.7	102	173.40
3 BEDS	1.9	15	28.50
VISITOR PARKING	0.167	280	46.75
TOTAL REQUIRED			459.55
STREET PARKING PROVIDED: 13			
GARAGE PARKING PROVIDED: 459			
ACCESSIBLE REQUIRED:			
ACCESSIBLE REQUIRED	RATIO	SPACES	COUNT
EV REQUIRED	0.04	472.00	18.88
EV CAPABLE REQUIRED	0.3	472.00	94.40
EV PARKING PROVIDED:			19



**7H VICINITY MAP**  
1/8" = 1' NTS

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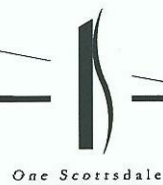
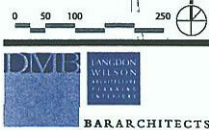
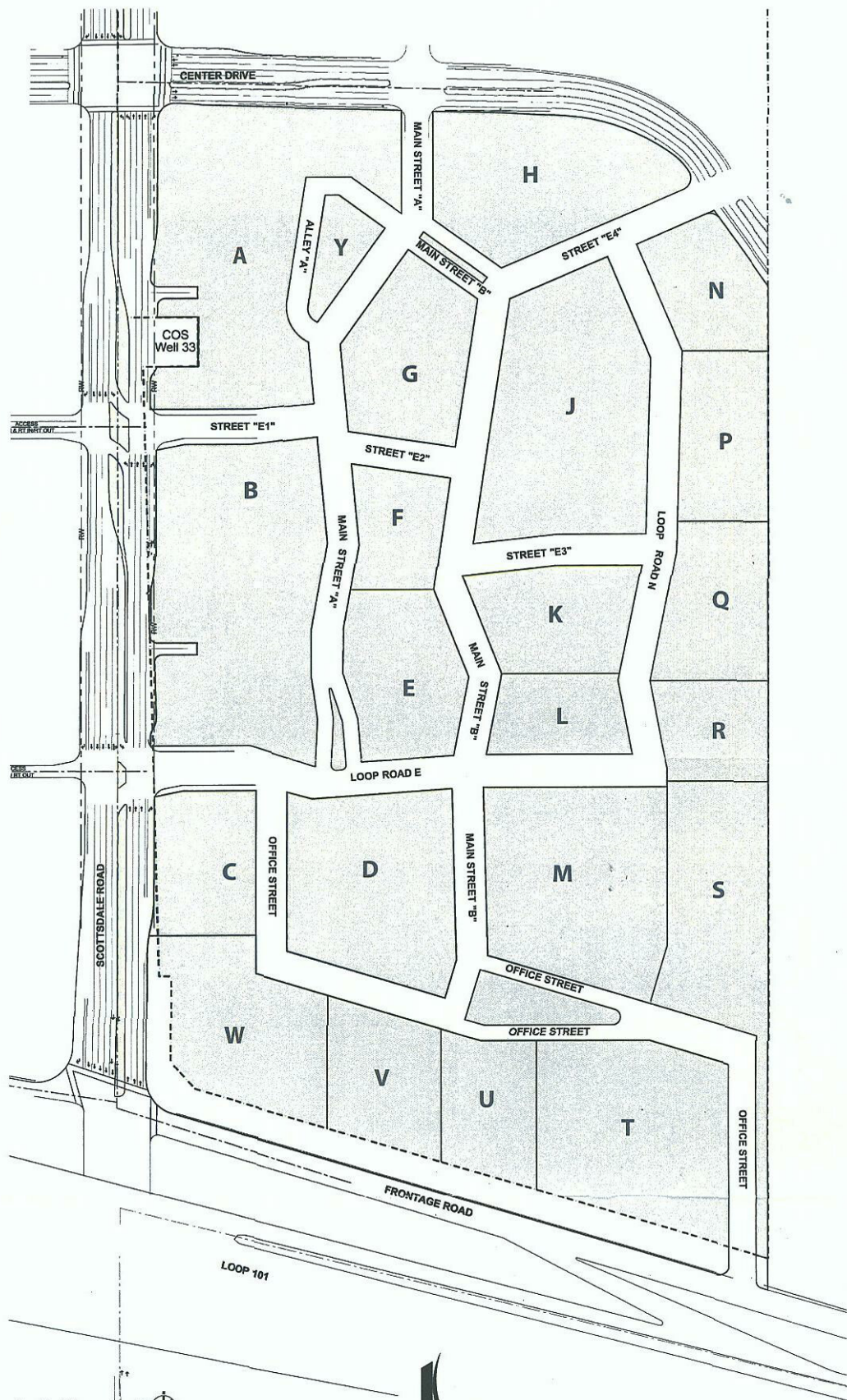
**MASTER DEVELOPER**  
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Attn: Michael Burke  
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**hord | coplan | machi**

**NOT FOR CONSTRUCTION**

no.	date	revision
1	03/24/2023	Project Number
2		362-PA-2022
3		Project
4		ONE SCOTTSDALE LOT 3
5		7370 Henkel Way
6		Scottsdale, AZ
7		Phase
8		DRB APPLICATION
9		Date
10		03/24/2023
11		Scale
12		As indicated
13		Drawing
14		SITE PLAN
15		No
16		A0.0
17		© Hord Coplan Machi, Inc.





Schematic Master Plan  
Planning Unit II

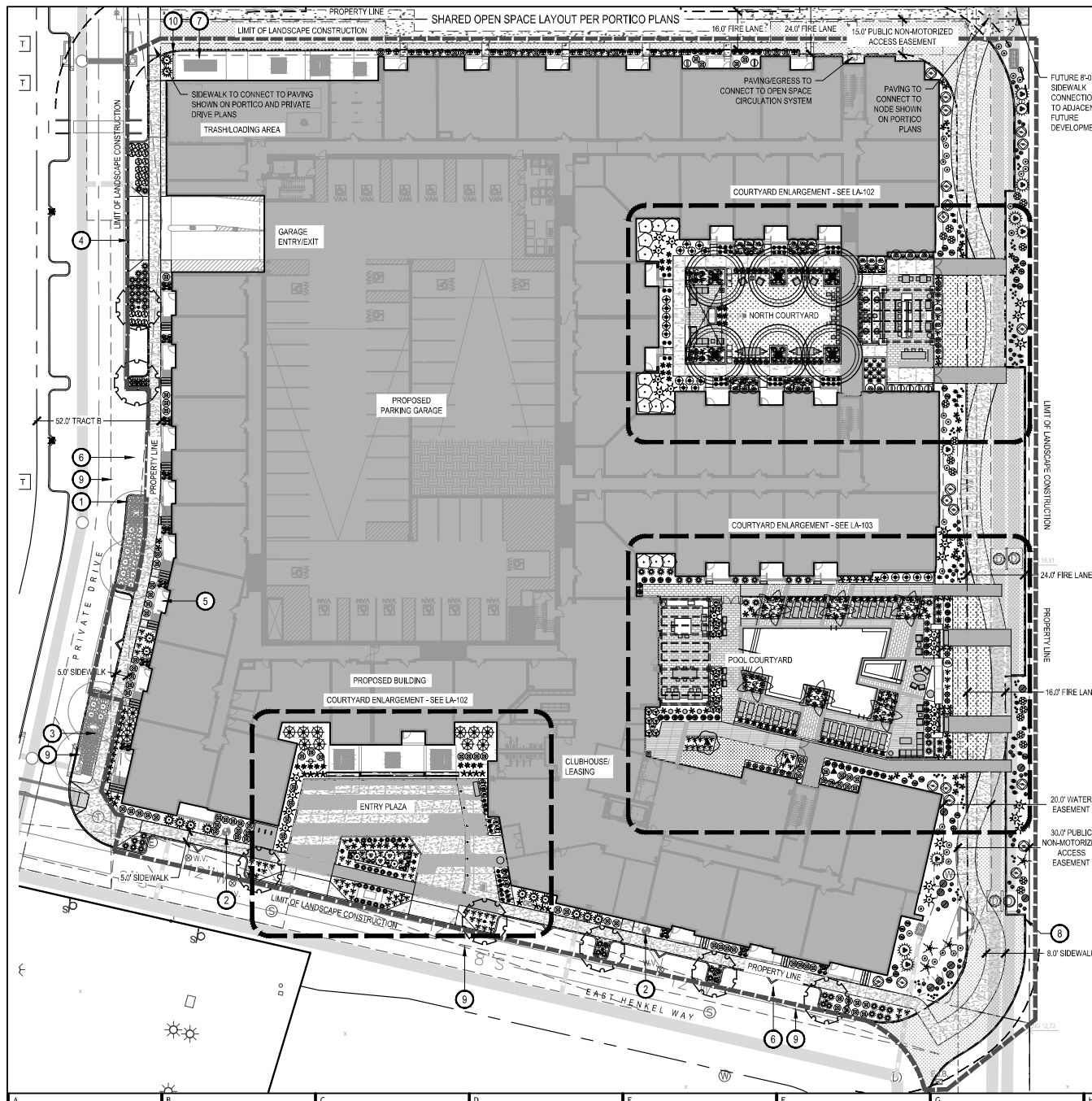




A PASSION FOR GREAT PLACES™







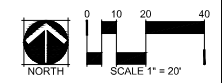
# KEY NOTES - LANDSCAPE SUMMARY PLAN

- 1. PROPOSED CURB - SEE CIVIL PLANS
- 2. FIRE HYDRANT, TYP. - SEE CIVIL PLANS
- 3. STREETScape PLANTING, TYP. - GRAYED OUT PLANTING NOT A PART. SEE APPROVED PRIVATE DRIVE PLANS
- 4. DRIVEWAY, TYP. - SEE CIVIL PLANS
- 5. PRIVATE STOOP WITH GROUND LEVEL ACCESS, TYP.
- 6. PARALLEL PARKING STALL, TYP. - SEE CIVIL PLANS
- 7. ELECTRICAL EQUIPMENT, TYP. - SEE SITE PLAN
- 8. CONCRETE HEADER, TYP.
- 9. SIGHT VISIBILITY AND LINE OF SIGHT TRIANGLES, TYP.
- 10. TRANSFORMER SCREEN - SEE DETAIL 30.A-203

## SURFACING SCHEDULE

- TYPE 1 - CONCRETE  
FINISH: TROWELED SMOOTH WITH SALT  
FINISH  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 2 - CONCRETE  
FINISH: 1" EXPOSED AGGREGATE  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 3 - CONCRETE  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE  
SAW CUT JOINTS - SEE PLAN  
FINISH: LIGHT SANDLAST FINISH  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 5 - CONCRETE PAVES  
MODEL: 12X24 STEPCLOCK PAVES  
(300X600mm)  
PATTERN: BRICK  
COLOR: COOL WHITE
- TYPE 6 - CONCRETE PAVES  
MODEL: 12X12 STEPCLOCK PAVES (300mm) -  
BULLNOSE AT POOL AND SPA EDGE  
PATTERN: STACK BOND  
COLOR: CAPPUCCINO
- TYPE 7 - DETECTABLE WARNING BAND  
2" WIDTH  
FINISH: SMOOTH WITH TOOLED GROOVES  
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF  
SUPPLIER: FOREVER LAWN  
TYPE: FUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/2" SCREENED  
COLOR: MADISON GOLD
- TYPE 10 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 2-5" SCREENED  
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED  
GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/4" MINUS  
COLOR: MADISON GOLD

- NOTES:
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVES TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR TO PROVIDE 5'x5' MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  2. ALL PAVES TO BE PROVIDED BY ARTISTIC PAVES.



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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



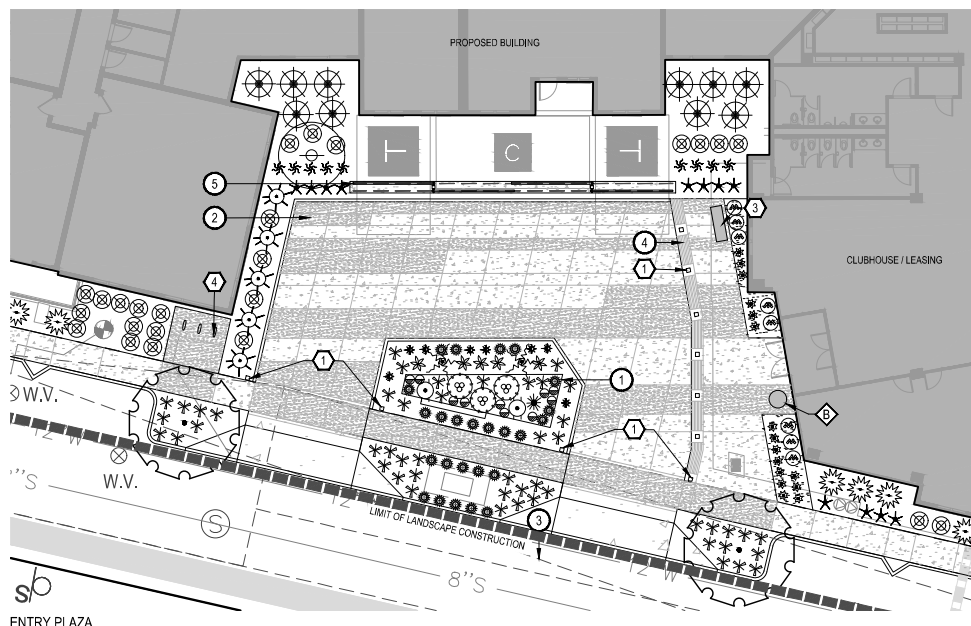
No.	Date	Revision
1	03/24/2023	DRB APPLICATION

**ONE SCOTTSDALE LOT 3**  
SCOTTSDALE, AZ

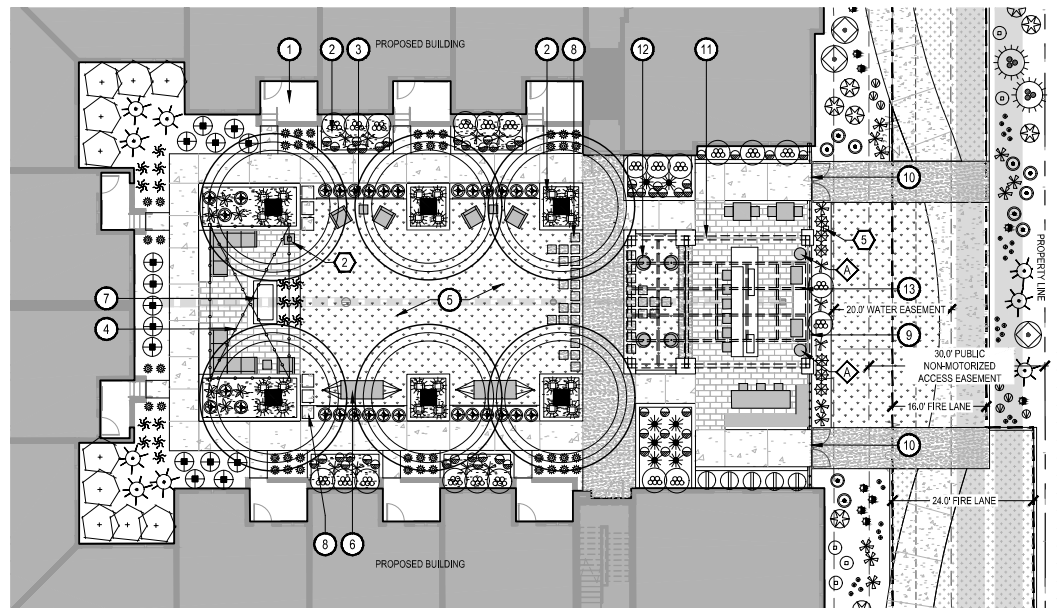
**LANDSCAPE SUMMARY PLAN**

**LA-101**





ENTRY PLAZA



NORTH COURTYARD

## LANDSCAPE CONTAINER SCHEDULE

- MODEL: CIRQUE CS-30  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 28.5" OUTSIDE DIAMETER, 30" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 3
- MODEL: CIRQUE CS-34.5  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 38" OUTSIDE DIAMETER, 34.5" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 2
- MODEL: CIRQUE CS-44  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 22" OUTSIDE DIAMETER, 44" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 4

- NOTES:
- ALL CONTAINERS ARE TO BE IRRIGATED.
  - ALL PRE-FAB CONTAINERS SHALL BE TOPPED WITH UNPOLISHED BEACH PEBBLE AT 2" DEPTH.
  - SEE DETAIL 2/LA-203 FOR INSTALLATION AND IRRIGATION SPECIFICATIONS.

## KEY NOTES - ENTRY PLAZA

- RAISED PLANTER - SEE DETAIL 6/LA-201
- ENHANCED VEHICULAR RATED PAVING - SEE SURFACING SCHEDULE
- LINE OF SIGHT TRIANGLE
- FLUSH CURB WITH DETECTABLE WARNING
- TRANSFORMER SCREEN - SEE DETAIL 2/LA-203

## SURFACING SCHEDULE

- TYPE 1 - CONCRETE  
FINISH: TROWELED SMOOTH WITH SALT  
FINISH  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 2 - CONCRETE  
FINISH: 1" EXPOSED AGGREGATE  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 3 - CONCRETE  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE  
SAWCUT JOINTS - SEE PLAN  
FINISH: LIGHT SANDBLAST FINISH  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 5 - CONCRETE PAVER  
MODEL: 12X24 STEPLOCK PAVER  
(300X900mm)  
PATTERN: BRICK  
COLOR: COOL WHITE
- TYPE 6 - CONCRETE PAVER  
MODEL: 12X12 STEPLOCK PAVER (300mm) -  
BULLNOSE AT POOL AND SPA EDGE  
PATTERN: STACK BOND  
COLOR: CAPPUCCINO
- TYPE 7 - DETECTABLE WARNING BAND  
2" WIDTH  
FINISH: SMOOTH WITH TOOLED GROOVES  
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF  
SUPPLIER: FOREVER LAWN  
TYPE: FUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/2" SCREENED  
COLOR: MADISON GOLD
- TYPE 10 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 3/4" SCREENED  
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/4" MINUS  
COLOR: MADISON GOLD

- NOTES:
- CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR TO PROVIDE 5% MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
  - ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVERS.

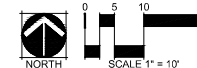
## SITE FURNITURE SCHEDULE

- VEHICULAR LIGHT BOLLARD - SEE DETAIL 1/LA-201  
QTY: 10
- LITTER RECEPTACLE - SEE DETAIL 2/LA-201  
QTY: 2
- BENCH - SEE DETAIL 3/LA-201  
QTY: 3
- BIKE RACK - SEE DETAIL 4/LA-201  
QTY: 3
- PET WASTE STATION - SEE DETAIL 5/LA-201  
QTY: 2

- NOTES:
- ALL SITE FURNITURE SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
  - CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
  - CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

## KEY NOTES - NORTH COURTYARD

- TENANT PATIO, TYP.
- RAISED PLANTER, TYP.
- SCREEN WALL, TYP.
- STRING LIGHTS - SEE SITE ELECTRICAL PLAN
- ARTIFICIAL TURF LAWN
- HAMMOCK, TYP.
- FIRE TABLE
- STEPPING STONE PAVERS, TYP.
- COURTYARD PERIMETER SCREENWALL AND FENCE - SEE DETAIL 1/LA-202
- PEDESTRIAN GATE
- SHADE STRUCTURE - SEE DETAIL 3/LA-202
- BASKET CHAIRS OVER ARTIFICIAL TURF
- OUTDOOR KITCHEN



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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



No.	Date	Revision
1		
2		
3		
4		
5		
6		
7		

## Project Number

362-PA-2022

## Project

**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

## Phase

DRB APPLICATION

## Date

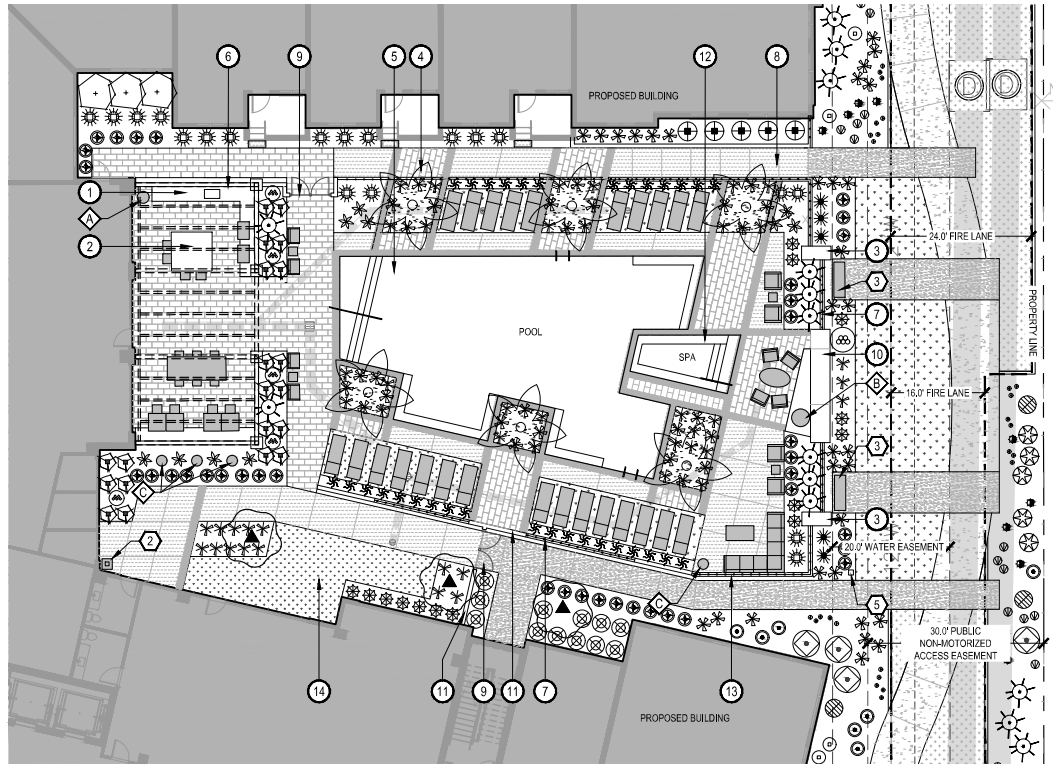
03/24/2023

## Scale

LANDSCAPE  
ENLARGEMENT PLAN

## No.

**LA-102**



POOL COURTYARD

#### KEY NOTES - POOL COURTYARD

- OUTDOOR KITCHEN
- DINING COUNTER
- ACCENT PIERS AT POOL BARRIER - SEE DETAIL 2/LA-202
- DECORATIVE PAVING BANDS, TYP.
- POOL - 1596 SF
- SHADE STRUCTURE - SEE DETAIL 1/LA-203
- POOL BARRIER FENCE
- RAMP - SEE CIVIL PLANS
- PEDESTRIAN GATE
- FIRE FEATURE WALL - SEE DETAIL 2/LA-202
- POOL BARRIER WALL
- SPA - 140 SF
- RETAINING WALL - SEE CIVIL PLANS
- ARTIFICIAL TURF FITNESS LAWN

#### SITE FURNITURE SCHEDULE

- VEHICULAR LIGHT BOLLARD - SEE DETAIL 1/LA-201  
QTY: 10
- LITTER RECEPTACLE - SEE DETAIL 2/LA-201  
QTY: 2
- BENCH - SEE DETAIL 3/LA-201  
QTY: 3
- BIKE RACK - SEE DETAIL 4/LA-201  
QTY: 3
- PET WASTE STATION - SEE DETAIL 5/LA-201  
QTY: 2

#### NOTES:

1. ALL SITE FURNITURE SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER SPECIFICATIONS.
2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
3. CONTRACTOR TO VERIFY LOCATION AND QUANTITIES OF ALL SITE FURNISHINGS.

#### SURFACING SCHEDULE

- TYPE 1 - CONCRETE  
FINISH: TROWELED SMOOTH WITH SALT  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 2 - CONCRETE  
FINISH: 7' EXPOSED AGGREGATE  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 3 - CONCRETE  
FINISH: BROOM FINISH  
COLOR: STANDARD GRAY
- TYPE 4 - CONCRETE  
SAW CUT JOINTS - SEE PLAN  
FINISH: LIGHT SANDBLAST FINISH  
COLOR: DAVIS SAN DIEGO BUFF
- TYPE 5 - CONCRETE PAVER  
MODEL: 12X24 STEPLOCK PAVER  
(300X600mm)  
PATTERN: BRICK  
COLOR: COOL WHITE
- TYPE 6 - CONCRETE PAVER  
MODEL: 12X12 STEPLOCK PAVER (300mm) - BULLNOSE AT POOL AND SPA EDGE  
PATTERN: STACK BOND  
COLOR: CAPPUCCINO
- TYPE 7 - DETECTABLE WARNING BAND  
2" WIDTH  
FINISH: SMOOTH WITH TOOLED GROOVES  
COLOR: STANDARD GRAY
- TYPE 8 - ARTIFICIAL TURF  
SUPPLIER: FORTYEVER LAWN  
TYPE: FLUSION PRO OR APPROVED EQUAL
- TYPE 9 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/2" SCREENED  
COLOR: MADISON GOLD
- TYPE 10 - DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 3/4" SCREENED  
COLOR: MADISON GOLD
- TYPE 11 - STABILIZED DECOMPOSED GRANITE  
SOURCE: PIONEER SAND  
SIZE: 1/4" MINUS  
COLOR: MADISON GOLD

#### NOTES:

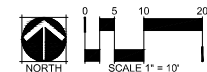
1. CONTRACTOR TO PROVIDE SAMPLES OF ALL PAVERS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR TO PROVIDE 5X5 MOCKUP OF ALL PAVING MATERIALS AND FINISHES FOR REVIEW AND APPROVAL BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
2. ALL PAVERS TO BE PROVIDED BY ARTISTIC PAVERS.

#### LANDSCAPE CONTAINER SCHEDULE

- MODEL: CIRQUE CS-30  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 25.5" OUTSIDE DIAMETER, 30" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 3
- MODEL: CIRQUE CS-34.5  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 36" OUTSIDE DIAMETER, 34.5" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 2
- MODEL: CIRQUE CS-44  
MANUFACTURED BY: KORNEGAY DESIGN  
SIZE: 22" OUTSIDE DIAMETER, 44" HEIGHT  
COLOR: ASH WHITE  
QUANTITY: 4

#### NOTES:

1. ALL CONTAINERS ARE TO BE IRRIGATED.
2. ALL PRE-FAB CONTAINERS SHALL BE TOPPED WITH UNPOLISHED BEACH PEBBLE AT 2" DEPTH.
3. SEE DETAIL 2/LA-203 FOR INSTALLATION AND IRRIGATION SPECIFICATIONS.



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**NORRIS DESIGN**  
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No. \_\_\_\_\_ date \_\_\_\_\_ revision \_\_\_\_\_

Project Number  
362-PA-2022

Project

**ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ**

Phase

**DRB APPLICATION**

Date

03/24/2023

Scale

Drawing

**LANDSCAPE  
ENLARGEMENT PLAN**

No.

**LA-103**



- NOTES:**
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER ASSEMBLY INSTRUCTIONS.
  2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
  3. CONTRACTOR TO SUBMIT PRODUCT DATA AND ASSEMBLY INSTRUCTIONS CORRESPONDING WITH SELECTED MODEL / TYPE TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
  4. ALL NON-POWDER COAT METAL TO BE PRIMED PRIOR TO PAINTING.



- NOTES:**
1. ALL SITE FURNISHINGS SHALL BE ASSEMBLED AND SURFACE MOUNTED PER MANUFACTURER ASSEMBLY INSTRUCTIONS.
  2. CONTRACTOR TO FURNISH ALL SPECIFIED SITE FURNISHINGS.
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  4. ALL NON-POWDER COAT METAL TO BE PRIMED PRIOR TO PAINTING.

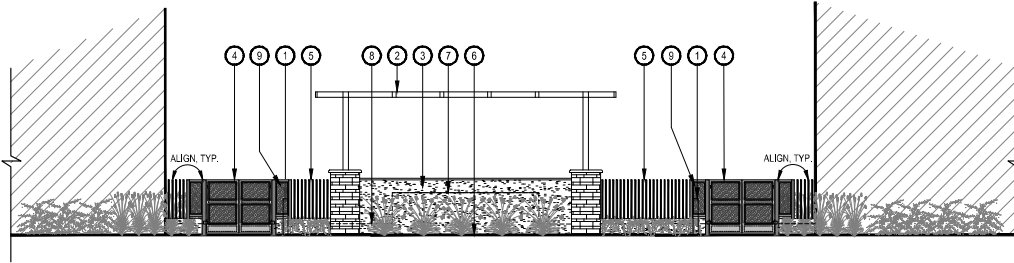
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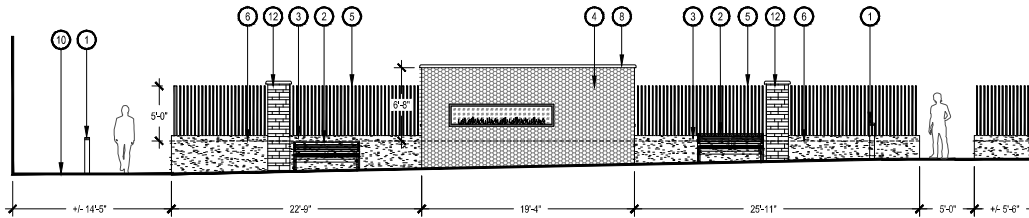




- 1 LIGHT BOLLARD - SEE DETAIL 2/LA-201
- 2 TUBE STEEL SHADE STRUCTURE
- 3 CMU WALL WITH STUCCO FINISH TO MATCH ARCHITECTURE
- 4 COURTYARD PEDESTRIAN GATE
- 5 COURTYARD FENCE - TUBE STEEL FENCE
- 6 FINISH GRADE
- 7 COUNTER TOP (BEYOND)
- 8 FINISH GRADE (BEYOND)
- 9 PERFORATED METAL PANELS ADJACENT TO GATE, TYP.

## 1 NORTH COURTYARD PERIMETER WALL - DESIGN INTENT ELEVATION

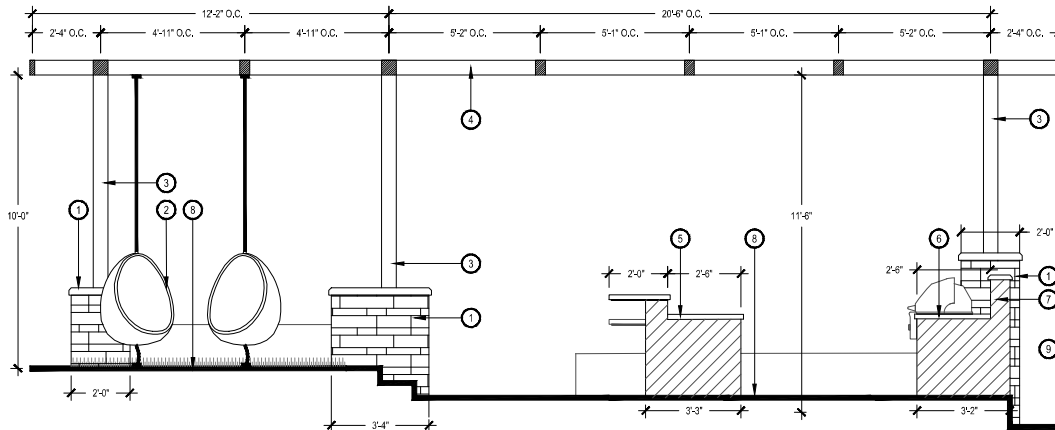
SCALE: 3/16" = 1'-0"



- 1 LIGHT BOLLARD - SEE DETAIL 2/LA-201
- 2 BENCH - SEE DETAIL 3/LA-201
- 3 CMU WALL WITH STUCCO FINISH TO MATCH ARCHITECTURE
- 4 CMU FIRE FEATURE WITH DECORATIVE TILE FINISH
- 5 TUBE STEEL COURTYARD FENCE
- 6 FINISH GRADE OF POOL DECK (BEYOND)
- 7 POOL GATE
- 8 2" THICK INTEGRAL COLOR CONCRETE CAP
- 9 FINISH GRADE
- 10 PERFORATED METAL PANELS ADJACENT TO GATE, TYP.
- 11 CMU WALL WITH STONE VENEER TO MATCH ARCHITECTURE

## 2 POOL COURTYARD PERIMETER WALL - DESIGN INTENT ELEVATION

SCALE: 3/16" = 1'-0"



- 1 CMU COLUMNS WITH STONE VENEER TO MATCH ARCHITECTURE AND 3" INTEGRAL COLOR CONCRETE CAP
- 2 HANGING BASKET CHAIRS
- 3 6" SQUARE TUBE STEEL POSTS
- 4 TUBE STEEL SHADE STRUCTURE
- 5 OUTDOOR KITCHEN COUNTER - SEE DETAIL 2/LA-206
- 6 BBQ COUNTER - SEE DETAIL 1/LA-206
- 7 CMU WALL WITH STUCCO FINISH ON EXTERIOR SIDE TO MATCH ARCHITECTURE
- 8 FINISH GRADE
- 9 LIGHT BOLLARD - SEE DETAIL 2/LA-201

## 3 NORTH COURTYARD SHADE STRUCTURE - SECTION

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

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**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding



no. date revision

Project Number

362-PA-2022

Project

ONE SCOTTSDALE  
LOT 3  
SCOTTSDALE, AZ

Phase

DRB APPLICATION

Date

01/20/2023

Scale

Drawing

HARDSCAPE DETAILS

No.

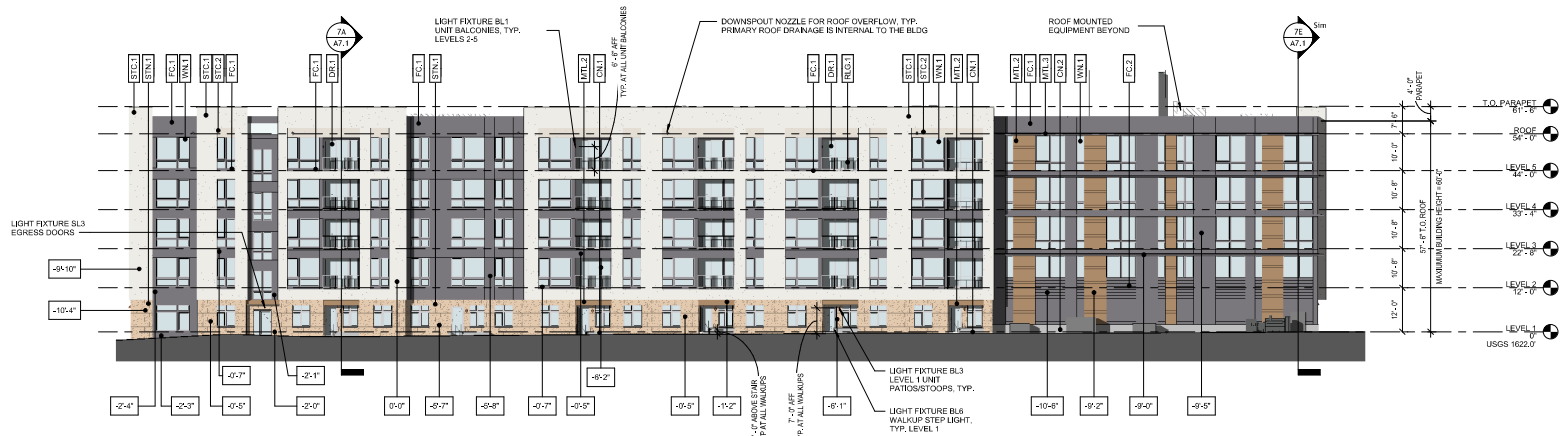
LA-202

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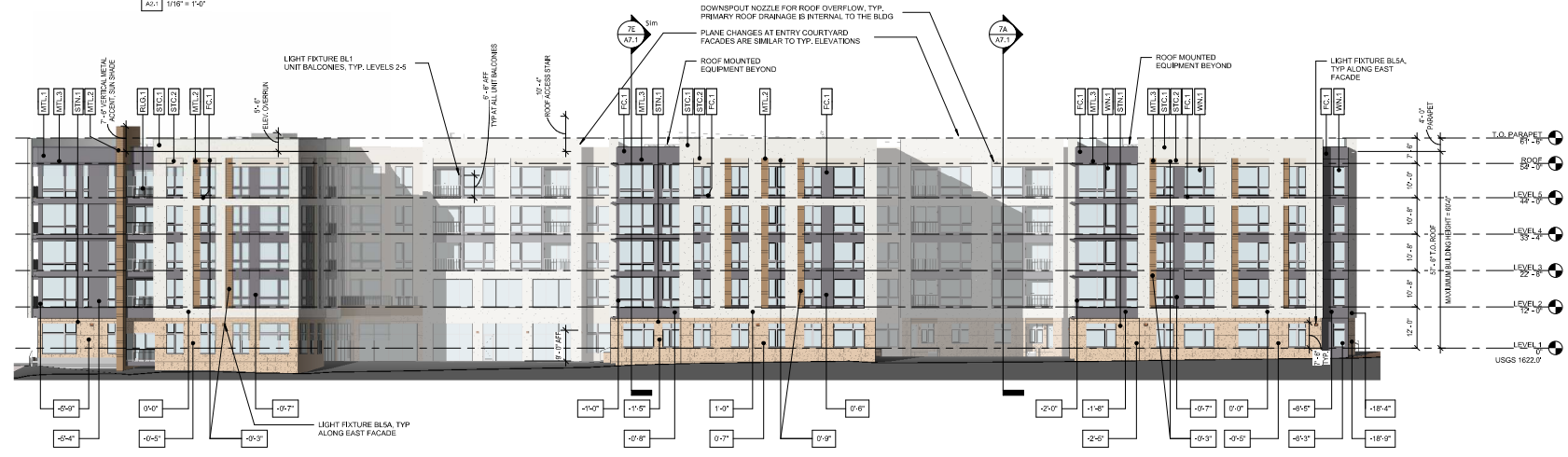






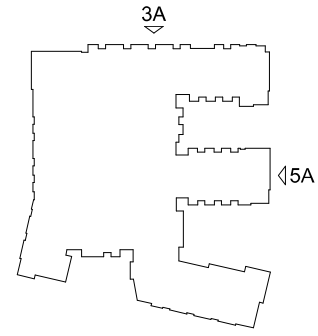


5C NORTH ELEVATION  
A2.1 1/16" = 1'-0"



8B EAST ELEVATION  
A2.1 1/16" = 1'-0"

KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY	STC.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL, PERFORATED PANEL DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY
CN.2		CONCRETE, SACK FINISH LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	WN.1		VINYL WINDOW SILVER
STN.1		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	FC.2		FIBER CEMENT PANEL TONGUE AND GROOVE, DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
STC.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	DR.1		FIBERGLASS DOOR, PAINTED GRAY			



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no.	date	revision
1	03/24/2023	Project Number
2		362-PA-2022
3		Project
4		ONE SCOTTSDALE LOT 3
5		7370 Henkel Way
6		Scottsdale, AZ
7		Phase
8		DRB APPLICATION
9		Date
10		03/24/2023
11		Scale
12		As indicated
13		Drawing
14		BUILDING ELEVATIONS
15		No.
16		A2.1
17		© Hord Coplan Macht, Inc.



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CONSTRUCTION

no. date revision

Project Number

362-PA-2022

Project

ONE SCOTTSDALE

LOT 3

7370 Henkel Way

Scottsdale, AZ

Phase

DRB APPLICATION

Date

03/24/2023

Scale

As indicated

Drawing

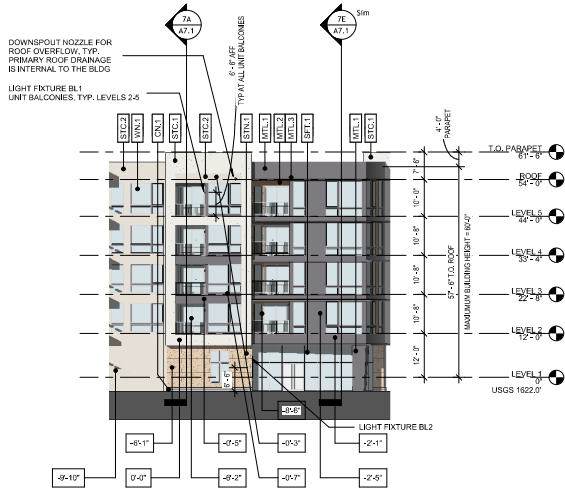
BUILDING

ELEVATIONS

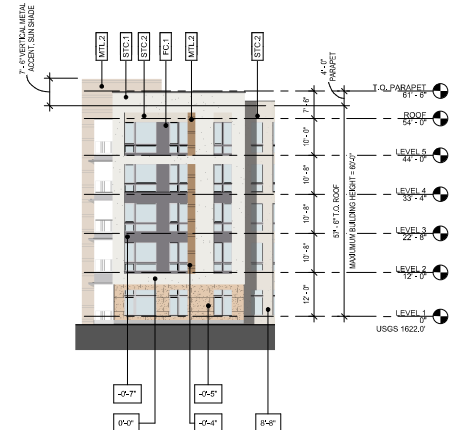
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A2.3
















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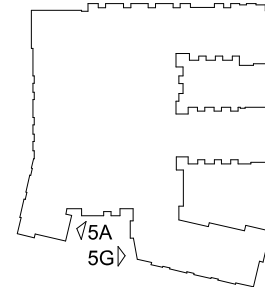


5A ENTRY PLAZA - EAST ELEVATION  
A2.3 1/16" = 1'-0"



5G ENTRY PLAZA - WEST ELEVATION  
A2.3 1/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE											
KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION	KEYNOTE	MATERIAL	DESCRIPTION
CN.1		CONCRETE, BOARD FORM LIGHT GRAY	STC.2		STUCCO, SMOOTH FINISH BEIGE	MTL.4		METAL, PERFORATED PANEL DARK GRAY	OD.1		METAL OVERHEAD DOOR GRAY
CN.2		CONCRETE, SACK FINISH LIGHT GRAY	MTL.1		METAL COMPOSITE MATERIAL DARK GRAY	FC.1		FIBER CEMENT PANEL DARK GRAY	WN.1		VINYL WINDOW SILVER
STN.1		STONE VENEER BEIGE / CREAM	MTL.2		WOOD ACCENT MATERIAL WOOD GRAIN, LIGHT WALNUT	FC.2		FIBER CEMENT PANEL, TONGUE AND GROOVE, DARK GRAY	RLG.1		METAL RAILING, PAINTED GRAY
STC.1		STUCCO, SMOOTH FINISH OFF-WHITE	MTL.3		METAL HORIZONTAL SUNSHADE DARK GRAY	DR.1		FIBERGLASS DOOR, PAINTED GRAY			



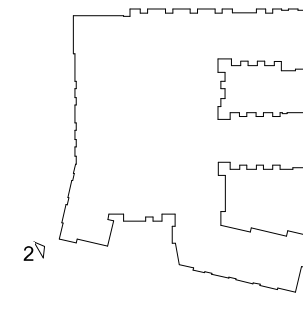




1 SOUTHEAST CORNER



2 SOUTHWEST CORNER



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CONSTRUCTION

no. date revision

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE**

**LOT 3**

7370 Henkel Way  
Scottsdale, AZ

Phase

**DRB APPLICATION**

Date:  
03/24/2023

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

Drawing

**PERSPECTIVES**

No.

**A3.0**

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1 NORTHWEST CORNER



2 NORTHEAST CORNER

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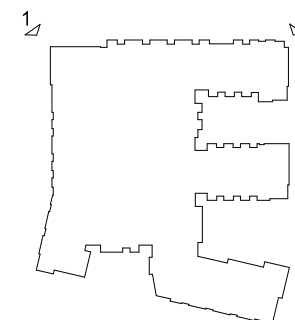
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CONSTRUCTION



no.	date	revision
1	03/24/2023	DRB APPLICATION

Project Number  
362-PA-2022

Project  
**ONE SCOTTSDALE  
LOT 3**  
7370 Henkel Way  
Scottsdale, AZ

Phase  
**DRB APPLICATION**

Date  
03/24/2023

Scale  
1 1/2" = 1'-0"

Drawing  
**PERSPECTIVES**

No.  
**A3.1**

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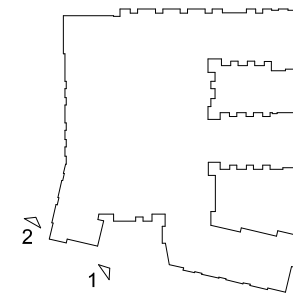




1 ENTRY



2 NORTHWEST WALKUP UNITS



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NOT FOR  
CONSTRUCTION

no. date revision

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE**

**LOT 3**

7370 Henkel Way  
Scottsdale, AZ

Phase

**DRB APPLICATION**

Date:  
03/24/2023

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

Drawing

**PERSPECTIVES**

No.  
**A3.2**

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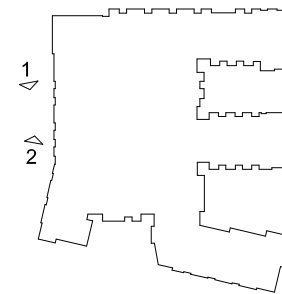




1 WEST WALK UP UNITS



2 WEST WALK UP UNITS



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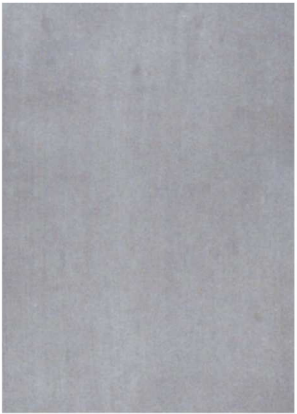
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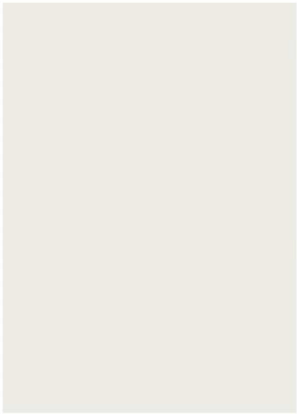
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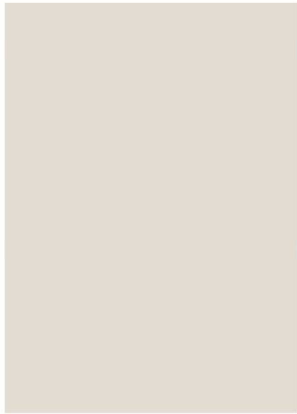
**CN.1**  
**CONCRETE, BOARD FORM**  
LOCATION: BUILDING BASE AND GROUND LEVEL WALK-UPS  
FINISH: LIGHT GRAY



**CN.2**  
**SACK FINISHED CONCRETE**  
LOCATION: BUILDING BASE  
FINISH: LIGHT GRAY



**STC.1**  
**STUCCO, SMOOTH FINISH**  
LOCATION: PRIMARY BUILDING FACADE  
PRODUCT EXAMPLE: COLORTEK THREE COAT STUCCO SYSTEM  
FINISH: 30/30 SAND, MILKY QUARTZ  
LRV: 67  
MANUFACTURER: OMEGA



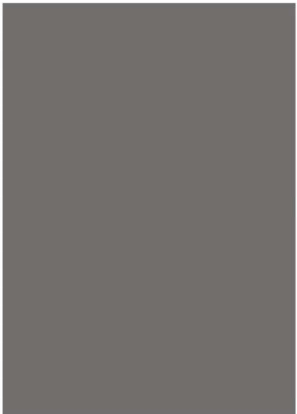
**STC.2**  
**STUCCO, SMOOTH FINISH**  
LOCATION: WINDOW HEADERS AT L5 AND INSIDE CORNERS  
PRODUCT EXAMPLE: COLORTEK THREE COAT STUCCO SYSTEM  
FINISH: 30/30 SAND, BIRCH WHITE  
LRV: 57  
MANUFACTURER: OMEGA



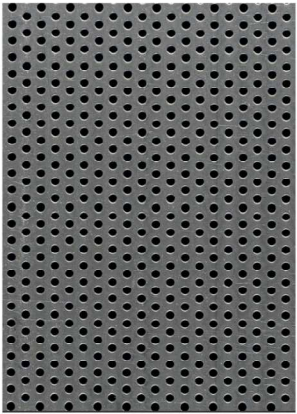
**MTL.1**  
**ALUMINUM COMPOSITE MATERIAL**  
LOCATION: PRIMARY BUILDING CORNERS  
PRODUCT EXAMPLE: ALUCOBOND PLUS  
FINISH: MATTE - GRAY  
LRV: 17.77  
MANUFACTURER: ALUCOBOND



**MTL.2**  
**WOOD ACCENT MATERIAL**  
LOCATION: VERTICAL FINS / ACCENT MATERIAL  
MANUFACTURER: SIMILAR TO LONGBOARD SIDING OR NICHHA



**MTL.3**  
**METAL HORIZONTAL SUNSHADE**  
LOCATION: PRIMARY BUILDING CORNERS  
PRODUCT EXAMPLE: ALUCOBOND PLUS  
FINISH: MATTE - GRAY  
MANUFACTURER: ALUCOBOND  
OPEN AREA: 0%



**MTL.4**  
**PERFORATED METAL PANEL**  
LOCATION: VERTICAL SUN SHADES  
MANUFACTURER: SIMILAR TO MCNICHOLS 1/8" ROUND  
OPEN AREA: 23%

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CONSTRUCTION**

no. date revision

Project Number

362-PA-2022

Project

**ONE SCOTTSDALE  
LOT 3**

7370 Henkel Way  
Scottsdale, AZ

Phase

**DRB APPLICATION**

Date

03/24/2023

Scale

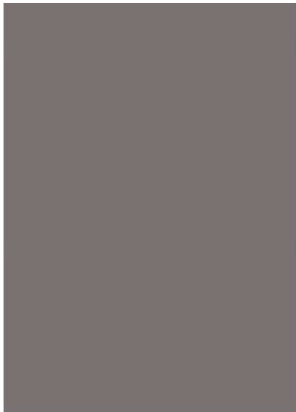
Drawing

**MATERIAL  
BOARDS**

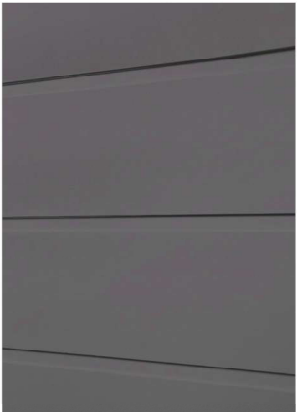
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**A8.0**

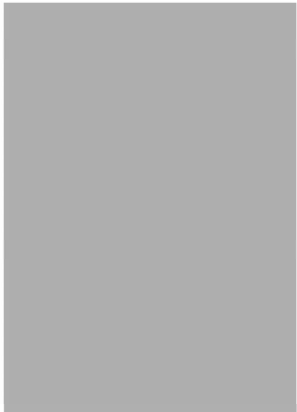
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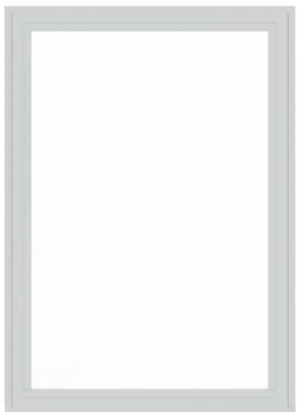
**FC.1**  
**FIBER CEMENT PANEL, PAINTED**  
LOCATION: NORTHWEST CORNER, SPANDREL PANEL AT WINDOWS  
PRODUCT EXAMPLE: HARDIE ARCHITECTURAL PANEL, FINE SAND GROOVED  
FINISH: GRAY  
MANUFACTURER: JAMES HARDIE



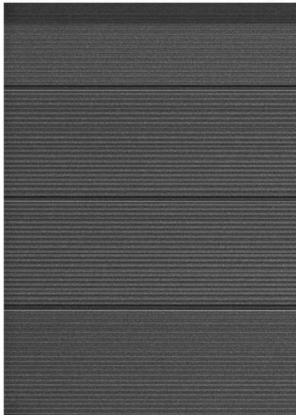
**FC.2**  
**FIBER CEMENT SIDING, PAINTED**  
LOCATION: ADJACENT TO TRASH/LOADING ROOM  
PRODUCT EXAMPLE: HARDIE SQUARE CHANNEL SIDING  
FINISH: GRAY  
MANUFACTURERE: JAMES HARDIE



**DR.1**  
**VINYL DOOR, PAINTED**  
LOCATION: RESIDENTIAL UNIT BALCONY AND PATIO DOORS  
FINISH: SILVER (CLEAR ANODIZED APPEARANCE)  
MANUFACTURER: VPI QUALITY WINDOWS



**WN.1**  
**VINYL WINDOW**  
LOCATION: RESIDENTIAL UNIT WINDOWS  
FINISH: SILVER (CLEAR ANODIZED APPEARANCE)  
MANUFACTURER: VPI QUALITY WINDOWS



**OD.1**  
**METAL OVERHEAD DOOR**  
LOCATION: ENTRANCE TO LOADING / TRASH  
FINISH: GRAY (COLOR TO MATCH WINDOWS)



**STN.1**  
**STONE VENEER**  
LOCATION: GROUND FLOOR  
PRODUCT EXAMPLE: SAND CANYON FLAGSTONE  
FINISH: DESERT BEIGE  
MANUFACTURER: CORONADO STONE PRODUCTS



**RLG.1**  
**METAL RAILING, PAINTED**  
LOCATION: RESIDENTIAL UNIT BALCONIES  
PRODUCT EXAMPLE: PICKET RAILING, FLOOR MOUNTED  
FINISH: PEARL LIGHT GREY POWDER-COATED, RAL 9022  
MANUFACTURER: ENDURABLE BUILDING PRODUCTS



**SFT.1**  
**STOREFRONT**  
LOCATION: AMENITY SPACES  
PRODUCT EXAMPLE: TRIFAB 451  
FINISH: CLEAR ANNOIDIZED  
MANUFACTURER: KAWNEER

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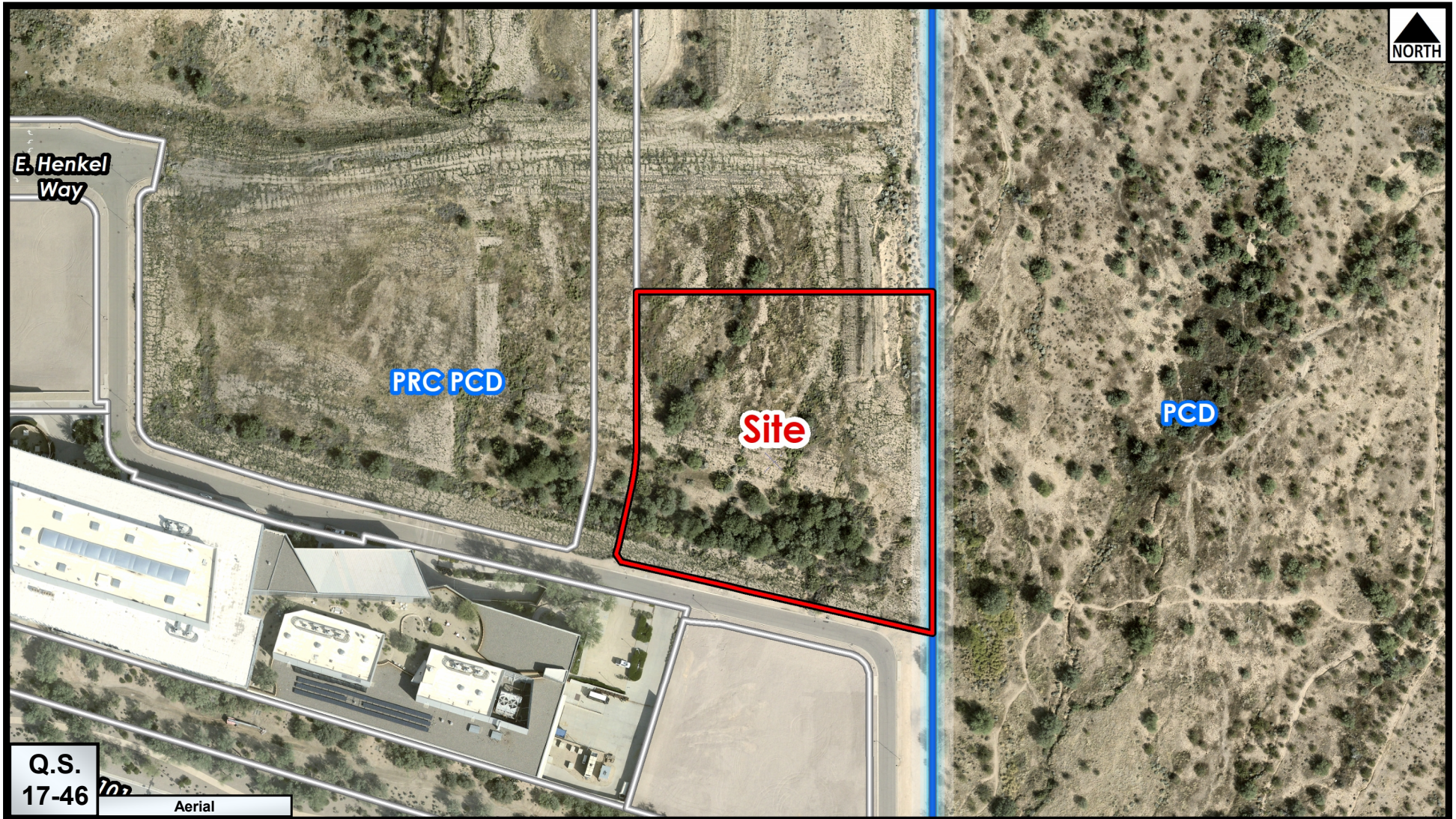
no.	date	revision
Project Number	362-PA-2022	
Project	ONE SCOTTSDALE LOT 3	
Phase	7370 Henkel Way	
DRB APPLICATION	Scottsdale, AZ	
Date	03/24/2023	
Scale		

**MATERIAL  
BOARDS**

**A8.1**

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Zoning Aerial

ATTACHMENT 16

30-DR-2021#3



**From:** [NoReply](#)  
**To:** [Projectinput](#)  
**Subject:** CASE 30 DR 2021 #3 Scottsdale PU Peaks  
**Date:** Monday, February 06, 2023 12:14:51 PM

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New residential development of 280 units plus other items. Where will the water come from ? -  
- sent by Carolyn Kinville (case# 30-DR-2021#3)

[City of Scottsdale](#)



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