

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 6, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

5th & Goldwater Mixed-Use 41-DR-2024

Request for approval of the site plan, landscape plan, building elevations, and the location of public art for a new mixed-use development consisting of approximately 309,000 square feet of residential floor area (232 units), approximately 32,000 square feet of commercial floor area, and an above-ground parking structure (one level sub-grade) in a five-story building on a +/- 4.8-acre site.

SUMMARY

Staff Recommendation

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

Items for Consideration

- General conformance to Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- General conformance to the Old Town Scottsdale Urban Design & Architectural Guidelines (OTSUDAG) – staff confirms
- Request includes a location for a freestanding public art piece at the intersection of northwest Goldwater & Indian School (art piece design provided for reference only. See *Attachment 9*)
- Per zoning stipulations (12-ZN-2007), an independent architect (selected by the City) will oversee construction of the project to ensure quality of development until certificates of occupancies are issued for the entire project
- Project includes off-site enhanced pedestrian crossing treatment within the 5th Avenue street cross-section for connection to the canal bank (12-ZN-2007)
- No community input received as of the date of this report

BACKGROUND

Location: 4110 N. Goldwater Boulevard

Zoning: Downtown, Office/Commercial, Type 2, Planned Block Development, Downtown Overlay (D/OC-2 PBD DO)

Adjacent Uses

North: Single-story retail, constructed in the 1970s, and city-owned parking lot

East: Single-story restaurant and retail, originally constructed in the 1970s. Building at 4147 N. Goldwater remodeled in 2019 (33-DR-2019)



South: Single-story retail/restaurant, originally constructed in the 1970s. Site redeveloped in 2000 (94-DR-1999)

West: Two-story office, constructed in the 1970s

Property Owner

Old Town Waterfront, LLC

Applicant

Janet Quan, Nelsen Partners
(480) 949-6800

Architect/Designer

Nelsen Partners

Engineer

Wood Patel & Associates Inc

DEVELOPMENT PROPOSAL

The applicant seeks design approval for a new mixed-use development, consisting of multi-family residential and commercial space. Most of the commercial space will be at grade along Goldwater Boulevard and Indian School Road, though there is also a proposed “flex building” along 5th Avenue that may also be occupied by commercial. All parking for the project is provided in a 5-level parking garage, which includes one level sub-grade. The parking garage will eventually be concealed from view once the project is built out (development occurring in phases). Building height steps back at the street to reduce massing at the pedestrian level, as required by the original zoning case (12-ZN-2007). Two points of vehicular access are proposed, one off Goldwater and the other off 5th Avenue. Pedestrian circulation is significantly enhanced by a new six-foot-wide sidewalk along the west property line that will provide a mid-block connection from 5th Avenue to Indian School Road (12-ZN-2007). This connection will be lined by shade trees and pedestrian-scale bollard lighting. Also proposed is a publicly accessible plaza space at the northwest corner of the site. This plaza space was originally located further to the east (12-ZN-2007) but is proposed to be relocated as part of this request, and will include tables, seating and a new shade tree. Finally, a second public plaza will be provided at the southeast corner of the site, which will be location of the proposed public art for the development.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Relocated public plaza adjacent to 5th Avenue was originally located next to a refuse enclosure, which is not conducive to a positive pedestrian experience. All refuse collection is now housed within an enclosed yard at the northeast corner of the project resulting in a far more pleasant pedestrian environment.
- Natural brick represented in the original building design has been replaced with a combination of off-white and warm gray integrally colored brick.
- Enhanced shading provided at public art location via shade canopies extending from the building facade

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. In addition to demonstrating compliance with the International Green Construction Code (IgCC), which is required for all new development in Scottsdale, this development proposal incorporates design elements that align with

the City’s goal of sustainability including recessed windows, deep roof overhangs, shade canopies over balconies and storefronts, and balconies that also serve as shading for areas on lower levels.

STAFF RECOMMENDED ACTION

Staff recommends the Development Review Board approve the 5th & Goldwater Mixed-Use development proposal, including the location of public art, per the attached stipulations, finding that the Character and Design Element of the Old Town Scottsdale Character Area Plan, the goals and policies of the Old Town Scottsdale Urban Design & Architectural Guidelines, and the Development Review Board Criteria have been met.

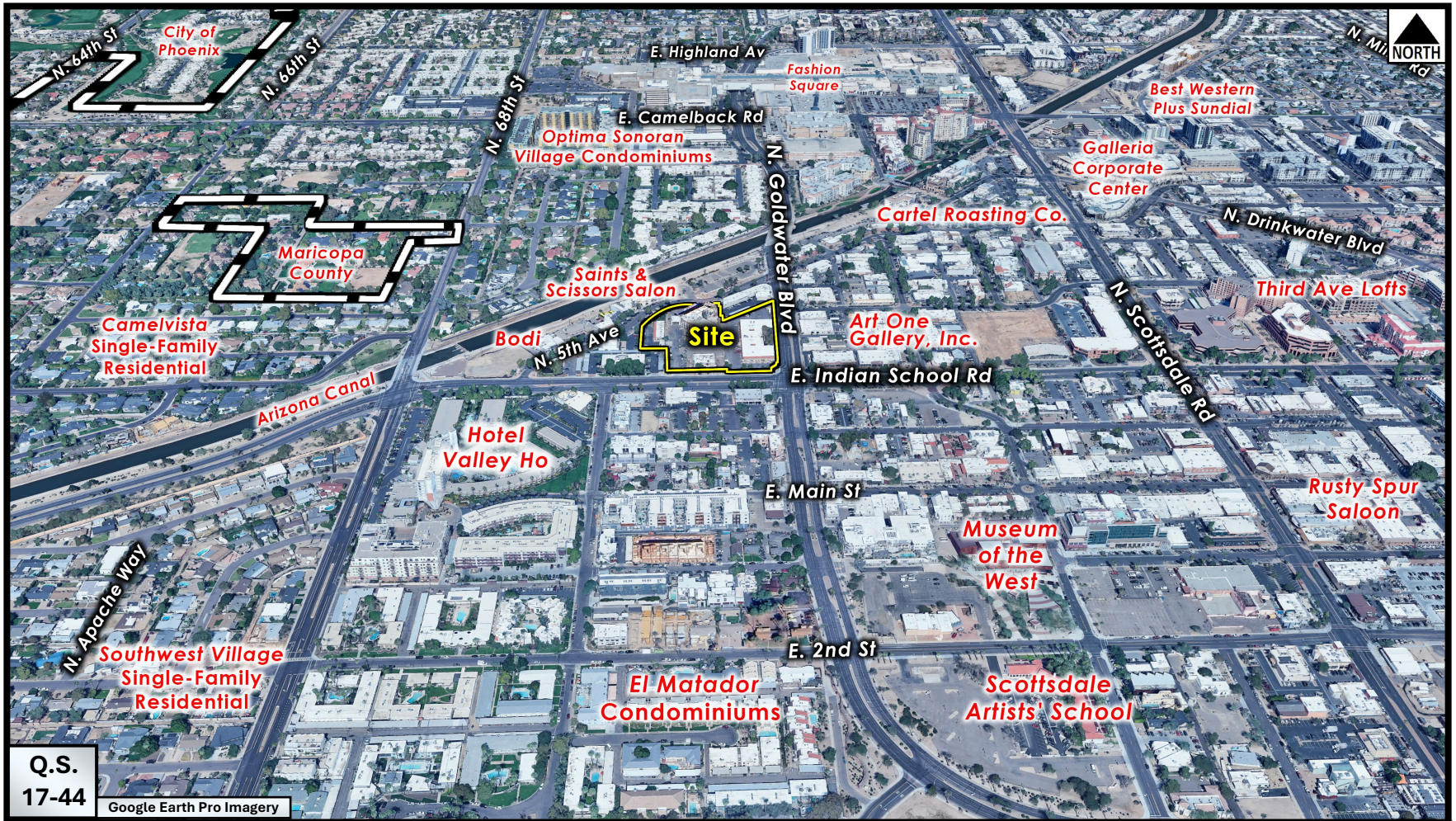
RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Greg Bloemberg Principal Planner 480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY

	10/16/2025
Greg Bloemberg, Report Author	Date
	10/27/2025
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager Development Review Board Liaison Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov	Date

ATTACHMENTS

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/Public Art Location Plan
9. Public Art Design (for reference only)
10. Circulation Plan
11. Landscape Plan
12. Building Elevations (color)
13. Building Stepback Exhibit (for reference only, from case 12-ZN-2007)
14. Perspectives
15. Materials and Colors Board
16. Lighting Site Plan
17. Exterior Photometrics Analysis
18. Exterior Lighting Cutsheets
19. City Notification Map



Context Aerial

41-DR-2024



Q.S.
17-44

Google Earth Pro Imagery

W.M. Grace
Companies

Calico

Close-up Aerial

41-DR-2024

ATTACHMENT #22

NELSEN PARTNERS, INC.
Austin | Scottsdale

—

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Partners

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Jonathan M. West, AIA

January 2, 2025

RE: 993-PA-2024

Project Narrative

Project Information

This project proposes development of 232 luxury residential units and approximately 32,000 square feet of a mixture of commercial uses including retail and restaurant. The site is located on 4.82 net acres of property at the northwest corner of Indian School Road and Goldwater Blvd. Existing buildings on site will be demolished and utilities relocated to the perimeter of the property. The construction type will be a five story above grade and one story below grade precast concrete parking garage with five levels of type 3B stick frame residential units wrapping the garage. Ground level commercial uses will be built along the public street frontages on Goldwater Blvd. and Indian School Rd.

Zoning Conformance

Zoning for this property is Downtown/Office/Commercial-Type 2 Planned Block Development. Property development standards are based on city council approval of case 12-ZN-2007 on the February 19, 2008 city council meeting date. Conformance to the approved zoning case has been the main influential factor in the building design and layout of this project. Strategies for reducing building size and visual impact in alignment with the exhibits and language of the 12-ZN-2007 case have been preliminarily reviewed with staff and Erin Perreault prior to this submittal.

Conformance to Development Review Board Criteria

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.

This project meets the general plan, character plan and zoning ordinance development standards in accordance to cases 1-CP-2007 and 12-ZN-2007. Conformance to applicable Scottsdale guidelines including Sensitive Design Program, DSPM, Commercial Retail Guidelines,

DUDAG, MAG, Greater Phoenix Metro Green Infrastructure Handbook, Restaurant Guidelines, Lighting Design Guidelines and Shading Guidelines will be elaborated on individually and in greater detail later in this narrative document.

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;

This project has been designed to properly address the specific site location within the downtown Scottsdale area. The massing of the building balances impactful design on major corners and also reducing apparent massing by providing stepped back design with a combination of two, three, four and five story elements along public frontages. Particular focus has been put on the public pedestrian experience. A new pedestrian paseo is being created along the west property line.

The frontages on Indian School, Goldwater, and Fifth Avenue are enhanced with storefront conditions and mostly non-residential uses. Any residential uses fronting public ways will have a stoop and front patio alignment to promote a walkable and visually enhance streetscape. Materials along these public frontages are upgraded brick facades with a more traditional approach to design that focuses on material detailing. This architectural approach is meant to fit into the masonry facades on the adjacent sites on Indian School and Goldwater and provide a much needed engaged pedestrian connection from Indian School to Fifth Avenue along Goldwater.

The remainder of building façade design balances enough variety to break up longer building facades while also not being too busy. The top floors of the building change material to a composite façade cladding and enhance a base-middle-top vertical organization to present a mixed use project with penthouse upper floors. This strategy enhances the bottom base levels and accents horizontality to reduce the apparent mass of the building.

Even though this project is in a more urban location, strategies to reduce solar heat gain and maximize daylighting are implemented. Larger glazed

openings are stacked with large balconies to provide protected openings and sufficient daylight. Windows are recessed and protected in many locations to reduce unnecessary heat gain. All pedestrian level walkways are protected from excessive solar exposure through a combination of a street tree program and building mounted canopies and arcades.

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

In an effort to improve circulation and enhance pedestrian safety, driveway alignments on this site are being reduced from five curbcuts down to two curbcuts. One driveway will be located along Goldwater in a location that provide ample distance from the major Indian School intersection and increases distance of the existing driveway separation with adjacent property. The other driveway is staying in its current location at the midpoint of the Fifth Avenue Frontage. This location maximizes separation from existing driveways and retains existing pedestrian crossing conditions.

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

All mechanical and utility equipment will either be screened by rooftop parapet and mechanical screening. Ground mounted equipment will either be located internal to the project or out of direct pedestrian view. Required utility equipment located in right of ways will be screened as much as possible from pedestrian view while still maintaining required access clearances.

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. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

This project has been designed to properly address the specific site location within the downtown Scottsdale area. The massing of the building balances impactful design on major corners and also reducing apparent massing by providing stepped back design with a combination of two, three, four and five story elements along public frontages. Particular focus has been put on the public pedestrian experience. A new pedestrian paseo is being created along the west property line.

The frontages on Indian School, Goldwater, and Fifth Avenue are enhanced with storefront conditions and mostly non-residential uses. Any residential uses fronting public ways will have a stoop and front patio alignment to promote a walkable and visually enhance streetscape. Materials along these public frontages are upgraded brick facades with a more traditional approach to design that focuses on material detailing. Commercial storefronts will be enhanced with base detailing, building mounted canopies, landscape planters and pots, and a variety of human scaled lighting and signage. This architectural approach is meant to fit into the masonry facades on the adjacent sites on Indian School and Goldwater and provide a much needed engaged pedestrian connection from Indian School to Fifth Avenue along Goldwater.

The design of this building addresses traditional sonoran design principles by breaking up massing through a traditional base-middle-top strategy. Vertical breaks are also integrated into the façade design and multiple façade styles are integrated to break up the apparent size and length of the building. The base commercial uses protrude out to address the streetscape as a one or two level base massing. Upper levels of the building step back allowing a lower, more pedestrian building scale at the street level. Large outdoor living areas protected by overhangs and balconies above characterize the residential portions of the façade. These highlight the importance of both outdoor living areas and solar protection of outdoor spaces.

The decision to use brick as the primary base material on the public road frontages is based on the surrounding buildings adjacent to the site. The buildings along Goldwater and Indian School are all either slump block, brick, or concrete masonry units. Brick has been a successful material that accents a smaller scale along pedestrian areas in the old town Scottsdale area and has the ability to represent both historic and contemporary design aesthetics. Blackened or painted steel will be used to accent the brick and create canopies. This steel material also appeals to both a historic and contemporary aesthetic and marries well with brick and the timelessness we are seeking to create.

This property does not abut any type 1 areas in the old town district. The project does address its perimeter by stepping down building volumes to the south, east and north frontages on the public streets. Changes in building materials are also used when the building steps back. We are using this strategy of façade recess and design change to accent how much the building is broken up along its perimeter, mitigating visual impact to neighboring properties and public frontages.

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.

- *Staff Analysis:* In keeping with the character focus identified in the opening statement of the Character & Design element of the Old Town Scottsdale Character Area Plan (OTSCAP), which is “urban design”, the proposal calls for an urban, vertical mixed-use project; with commercial uses on the first floor to activate the street frontages and residential above.

Several buildings in the vicinity utilize either brick or slump block as a primary material, which is consistent with the recommended materials in the OTSUDAG. The proposed building design also utilizes brick as a primary material, achieving contextual compatibility with surrounding buildings. The use of off-white and warm gray integrally colored brick is a departure from the surrounding aesthetic, as other buildings in the area utilize brick or block with colors more consistent with the surrounding Sonoran Desert context (though there are exceptions); however, the proposed colors are warm hues which respond favorably to the Sensitive Design Guidelines. Variation of horizontal planes, abundant shade and shadow, and other materials that utilize warm earth tone colors help to provide visual interest. Additionally, design successfully establishes a hierarchy of materials, with the heaviest materials at the lowest level for pedestrian scale and mitigates massing by stepping the façade back as building height increases, all consistent with the goals and policies of the OTSUDAG.

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.**
- *Applicant Response:* The project has been designed to properly address the specific site location within downtown Scottsdale. Massing of the building balances impactful design on major corners and reduces apparent massing by providing stepped back design with a combination of two, three, four, and five story elements along public frontages. Particular focus has been put on the public pedestrian experience.

Materials along the public frontages are upgraded brick facades with a more traditional approach to design that focuses on material detailing. Architectural approach is intended to fit into the masonry facades on the adjacent sites on Indian School Road and Goldwater and provide a much-needed engaged pedestrian connection from Indian School Road to 5th Avenue along Goldwater. The remainder of building façade design balances enough variety to break up longer building facades while not being too busy.

Though this project is located in a more urban area, strategies to reduce solar heat gain and maximize daylighting are implemented. Larger glazed openings are stacked with large balconies to provide openings and sufficient daylight. Windows are recessed and protected in many locations to reduce unnecessary heat gain. All pedestrian level walkways are protected from excessive solar exposure through a combination of a street tree program and building mounted canopies and arcades.

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.

- *Applicant Response: In an effort to improve circulation and enhance pedestrian safety, driveway alignments on this site are being reduced from five curb cuts down to two curb cuts. The driveway on Goldwater will be located to provide ample distance from the major intersection of Goldwater and Indian School. The other driveway is staying in its current location at the midpoint of the 5th Avenue frontage. This location maximizes separation from existing driveways and retains existing pedestrian crossing conditions.*
- *Staff Analysis: The project includes two significant pedestrian improvements, both required as part of the original zoning case (12-ZN-2007). As previously mentioned, a minimum six-foot wide pedestrian connection from Indian School to 5th Avenue will be provided along the west property line. The connection will include shade trees and pedestrian scale lighting. Additionally, an enhanced midblock pedestrian crossing within 5th Avenue will be provided to connect pedestrians to the canal bank. All parking for the project is provided in a 5-level parking garage (one level sub-grade). All above-grade parking will be for residents and guests while the sub-grade level will be reserved for commercial parking.*

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

- *Applicant Response: All mechanical equipment will either be screened by rooftop parapets or custom mechanical screening. Ground mounted equipment will either be located internal to the project or out of pedestrian view. Required utility equipment located in rights-of-way will be screened as much as possible from pedestrian view while still maintaining required access clearances.*

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

- Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;**
 - Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;**
 - 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;**
 - Reflect the design features and materials of the urban neighborhoods in which the development is located; and**
 - 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.**
- *Applicant Response: Design of the building addresses traditional Sonoran design principles by breaking up massing through a traditional base-middle-top strategy. Vertical breaks are also integrated into the design and multiple façade styles are integrated to break up apparent size and length of building. The base commercial uses protrude out to address the*

streetscape as a one- or two- level base massing. Upper levels of the building step back allowing lower, more pedestrian building scale at the street level.

The decision to use brick as the primary base material on the street frontages is based on the surrounding buildings in the area. Brick has been a successful material that accents a smaller scale along the pedestrian realm in the Old Town area and has the ability to represent both historic and contemporary design aesthetics. Blackened or painted steel will be used to accent the brick and create canopies. The steel material also appeals to both the historic and contemporary aesthetic and marries well with brick and the timelessness we are seeking to create.

- 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.**
- *Staff Analysis: The public art sculpture is proposed in a highly visible location adjacent to the intersection of Goldwater and Indian School. The piece will be centrally located within a designated publicly accessible pedestrian plaza that will include seating opportunities and shading. There are three utility cabinets between the sculpture location and the intersection that unfortunately cannot be relocated, which makes the location somewhat less attractive at the intersection, however there will still be ample accessibility from both street sidewalks, and space in the plaza for photo opportunities. Finally, the sculpture location is beyond the minimum sight-distance requirements.*

DEVELOPMENT INFORMATION

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 not received any community input regarding the application.

Context

Located at the northwest corner of Goldwater and Indian School, the site is comprised of several parcels that were previously occupied by a variety of commercial buildings, including a three-story hotel. The proposal introduces an urban, vertical mixed-use to an area otherwise occupied by buildings that max out at three stories however, this area of Old Town is contemplated for this type and intensity of development per the OTCAP. Architectural styles vary and are mostly from the 1970s and early 1980s, with some exceptions along Goldwater.

Project Data

- Existing Use: Vacant
- Proposed Use: Mixed-Use
- Parcel Size: 267,471 square feet (6.14 acres gross)
209,948 square feet (4.82 acres net)
- Residential Building Area: 309,451 square feet
- Commercial Building Area: 32,357 square feet
- Amenity Building Area: 17,483 square feet
- Total Building Area: 359,291 square feet (excluding parking garage)
- Gross Floor Area Ratio Allowed: 1.6 w/ PBD bonuses (392,407 square feet, 12-ZN-2007)
- Gross Floor Area Ratio Provided: 1.4
- Building Height Allowed: 65 feet exclusive of rooftop appurtenances (12-ZN-2007)
- Building Height Proposed: 63 feet 10 inches exclusive of rooftop appurtenances
- Parking Required: 477 spaces (377 spaces for residential, including guest parking, and 100 spaces for commercial)
- Parking Provided: 505 spaces
- Open Space Required: N/A
- Open Space Provided: 68,332 square feet (+/- 1.5 acres)
- Number of Dwelling Units Allowed: 232 units (12-ZN-2007)
- Number of Dwelling Units Proposed: 232 units
- Density Allowed: 50 du/ac
- Density Proposed: 48 du/ac

**Stipulations for the
Development Review Board Application:
5th & Goldwater Mixed-Use
Case Number: 41-DR-2024**

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

Text in bold print added after report was posted.

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 consistent with the building elevations submitted by Nelsen Partners, with a city staff date of 9/8/2025.
 - b. The location and configuration of all site improvements, including the location for Public Art and relocated public pedestrian plaza, shall be consistent with the site plan submitted by Nelsen Partners, with a city staff date of 9/23/2025.
 - c. Landscape improvements, including quantity, size, and location shall be consistent with the preliminary landscape plan submitted by ABLA Studio, with a city staff date of 9/8/2025.
 - d. The case drainage report submitted by Wood/Patel and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Wood/Patel and approved (as noted for Sewer BOD) by the Water Resources Department.
 - f. Project phasing shall be consistent with the Phasing Plans submitted by Nelsen Partners with a city staff date of 5/21/2025.
 - g. Building stepbacks and heights shall be consistent with the "Building Stepback Exhibit" approved with case 12-ZN-2007.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was: 12-ZN-2007.

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. Per Stipulation No. 4 of case 12-ZN-2007, an independent architect shall be appointed by the city to oversee development during the construction phasing to ensure quality of development (including material, colors, installation, etc.) as approved by the Development Review Board. The property owner shall be responsible for the cost of the independent architect not to exceed \$50,000 annually, until the Certificates of Occupancy have been issued for the entire project. Once the city has selected the independent architect, the contract between the property owner and the independent architect shall be executed prior to issuance of any permits for the project.

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.
4. All exterior shade devices shall be designed so that the shade material provides a shading density of 75%, or greater. With the final plans submittal, the property owner shall provide section drawings of all exterior shade devices that demonstrate the minimum shading density.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. 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 staff approved refuse site plans, A112- A116 by Nelsen Partners, dated 9/5/2025.

LANDSCAPE DESIGN:

Ordinance

- D. A minimum of 50% of proposed trees shall be minimum 3-inch caliper for single-trunk and 1.5-inch for multi-trunk, as required in Section 10.501 of the Zoning Ordinance. **All trees along the perimeter street frontages shall be minimum 2-inch caliper and 36-inch box size.**
- E. Prior to issuance of any permits for the project, the property owner shall provide evidence of approval from the city's Water Conservation Department for on-site water features.

DRB Stipulations

7. With the final plans submittal, the landscape plans shall be revised 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:

DRB Stipulations

8. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property lines except for sign lighting.
9. 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 2.5 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 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 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.
10. All landscape lighting directed upward shall be painted black and utilize an extension visor shield to limit view of the lamp source.
11. Landscape lighting shall only be utilized to accent plant material. It shall not be used to wash a building façade.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- F. Unless provided in the parking garage, the majority of bike parking racks shall be located within fifty feet of a building entrance or exit, and shall not extend into pedestrian sidewalks.

DRB Stipulations

12. With the final plans submittal, the site plan shall be revised to indicate and keynote the locations for all bike parking.

STREET INFRASTRUCTURE:

Ordinance

- G. 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.

DRB Stipulations

13. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval of civil construction plans to construct civil improvements in accordance with the conceptual landscape plans submitted by ABLA, the site plan submitted by Nelsen Partners, and preliminary improvement plan submitted by Wood/Patel.
14. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction plans to construct the transit pad and shelter adjacent to Indian

School Road in the location indicated on the site plan and preliminary improvement plans. Transit facility improvements shall be constructed prior to the issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.

15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.
16. Any non-MAG standard concrete sidewalk for public use provided by project shall require a final plat note within project's land assemblage plat, mandating project owner, successor and assigns full responsibility for its maintenance and liability, with the city to have none.

WATER AND WASTEWATER:

Ordinance

- H. 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.

DRB Stipulations

17. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct civil improvements in accordance with the Basis of Design Reports approved by Water Resources, including addressing comments made, and the preliminary improvement plan by Wood/Patel.
18. Existing water and sewer service lines to this site shall be utilized or disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DS&PM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

20. Prior to the issuance of any permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on its land assemblage plat:
 - 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. Continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the property.
 - c. Non-Motorized Public Access Easement over the Public Art Plaza at the southeast corner of the site and the relocated public pedestrian plaza adjacent to 5th Avenue, where both extend beyond the public right-of-way.
 - d. Water + Sewer Facilities Easement to contain public water and sewer infrastructure located beyond the public right-of-way in conformance with the approved BOD and preliminary improvement plan submitted by wood/Patel.

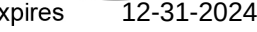
ADDITIONAL ITEMS:

Ordinance

- I. Prior to the issuance of any permit for the development project, the property owner shall submit and obtain approval and recordation of a land assemblage final plat combining all project parcels into one.

DRB Stipulations

21. CONSTRUCTION MANAGEMENT PLAN. Prior to issuance of any permit, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided for staff review and approval.
22. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and/or Right-of-Way Manager and payment of any associated fees through the application of a Marshalling and Storage yard permit.



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

ate

ECEMBER 24, 2024

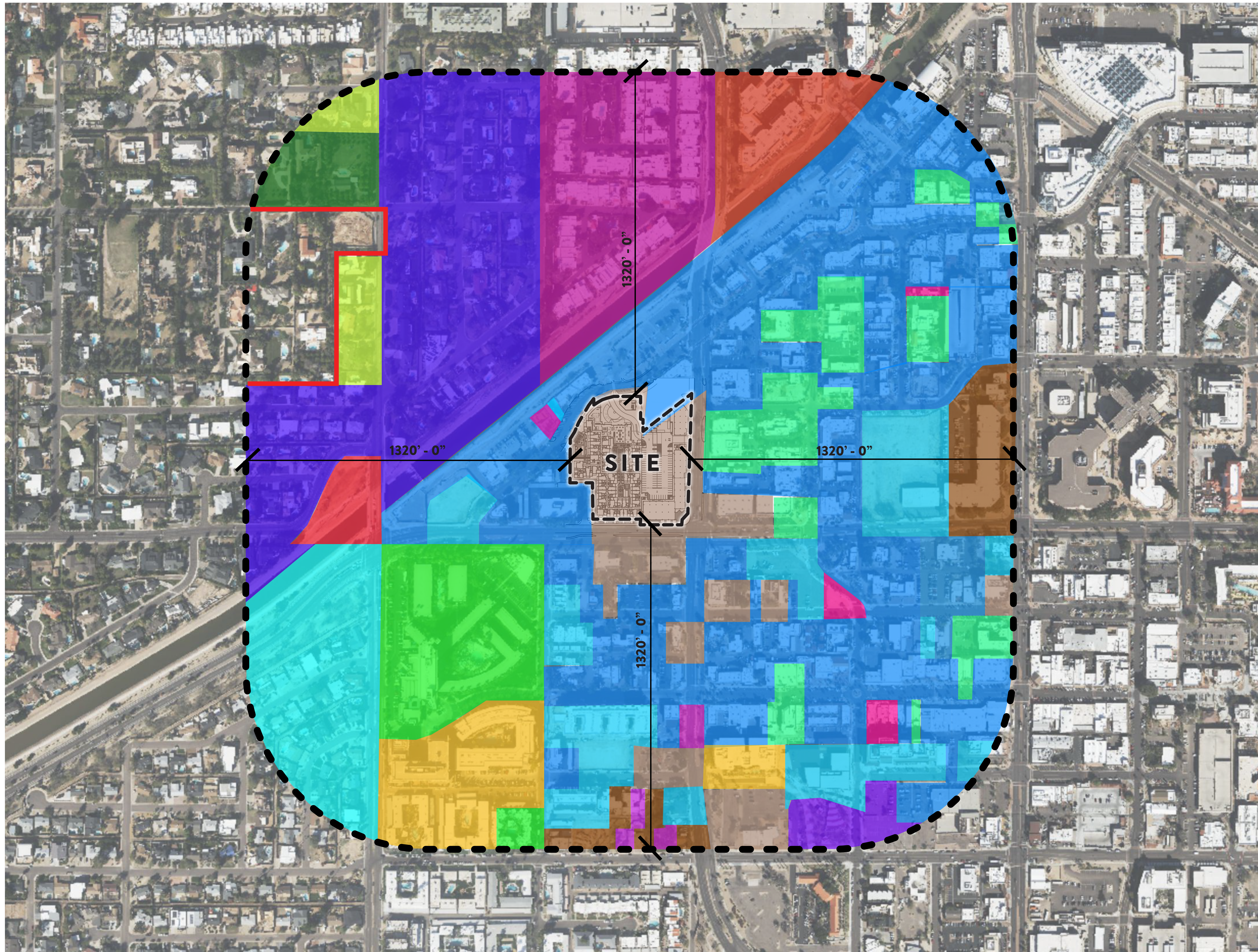
drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

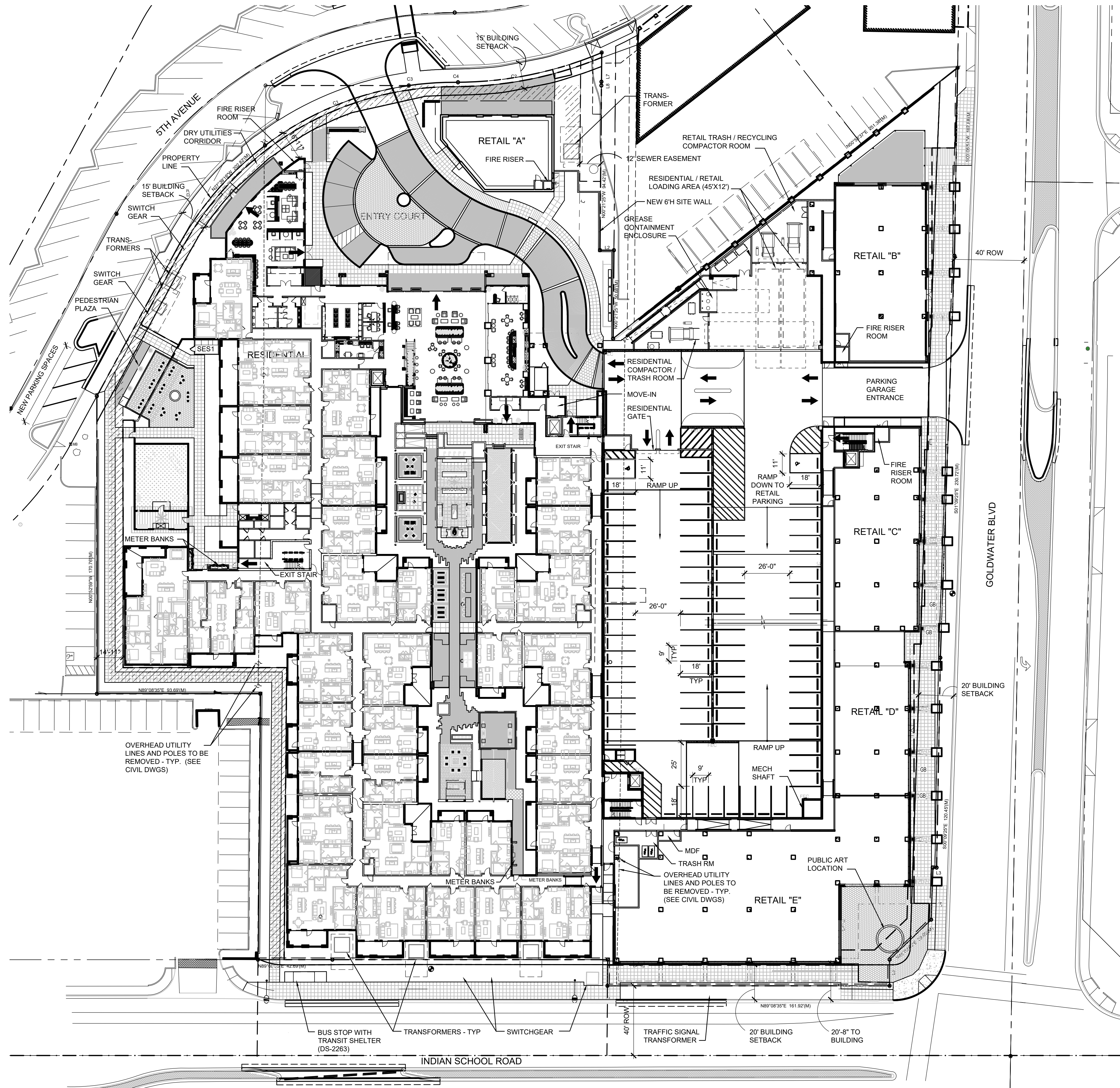
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Project No.
23096.00

A100

CONTEXT PLAN





ATTACHMENT #8

SITE AND PROJECT DATA

PROJECT NAME	PARCEL NUMBERS
5TH & GOLDWATER 4110 N. GOLDWATER BLVD SCOTTSDALE, AZ 85251	173-48-055E, 173-048-056A, 173-48-047A, 173-48-047D, 173-48-050A
ZONING D/OC-2 PBD DO (COS 12-ZN-2007) DOWNTOWN DISTRICT: OFFICE/COMMERCIAL SUBDISTRICT - TYPE 2 PLANNED BLOCK DEVELOPMENT, DOWNTOWN OVERLAY	
HEIGHT ALLOWABLE HEIGHT: 65 FEET ALLOWABLE HEIGHT WITHIN 100' OF TYPE 1 DEVELOPMENT: 50 FEET	
SITE AREA NET LAND AREA (4.82 AC) 209,948 SF GROSS LAND AREA: (6.14 AC) 267,471 SF	
FAR ALLOWED FOR TYPE 2 DEVELOPMENT BASIC FAR: 0.8 UNDERGROUND PARKING: 0.3 PLANNED BLOCK DEVELOPMENT: 0.1 RESIDENTIAL BONUS: 0.4 TOTAL FAR ALLOWED: 1.6	
RESIDENTIAL DENSITY DENSITY ALLOWED: 50 DU/AC 50 DU X 4.82 AC = 241 UNITS DENSITY PROVIDED: 48 DU/AC 48 DU X 4.82 AC = 232 UNITS	
GROSS ALLOWABLE FLOOR AREA 209,185 SF X 1.6: 334,696 SF DEDICATED ROW: 57,711 SF ALLOWABLE AREA: 392,407 SF BASED ON 12-ZN-2007	
ACTUAL FLOOR AREA PROVIDED RESIDENTIAL AREA: 309,451 SF RESIDENTIAL AMENITY AREA: 17,483 SF RETAIL AREA: 32,357 SF TOTAL AREA PROVIDED: 359,291 SF	
PARKING REQUIRED RESIDENTIAL PARKING: STUDIO 26 UNITS @ 1.25/UNIT 32.5 SPACES 1 BEDROOM 116 UNITS @ 1.3/UNIT 150.8 SPACES 2 BEDROOM 83 UNITS @ 1.7/UNIT 141.1 SPACES 3 BEDROOM 7 UNITS @ 1.9/UNIT 13.3 SPACES GUEST 1 PER 6 UNITS 38.6 SPACES RESIDENTIAL PARKING REQUIRED: 377 SPACES RETAIL PARKING: 32,357 SF @ 1/325 SF 100 SPACES TOTAL PARKING REQUIRED: 477 SPACES ACCESSIBLE PARKING REQUIRED (2% W/ APPROVED REDUCTION) 10 SPACES	
PARKING PROVIDED RESIDENTIAL PARKING: GARAGE: 396 SPACES ENTRY COURT: 5 SPACES RESIDENTIAL PARKING PROVIDED: 401 SPACES RETAIL PARKING: GARAGE: 104 SPACES TOTAL PARKING PROVIDED: 505 SPACES ACCESSIBLE PARKING PROVIDED: 12 SPACES	
BICYCLE PARKING REQUIRED: (10% REQUIRED VEHICLE SPACES) 477 SPACE X 10%: 48 SPACES PROVIDED: 50 SPACES	

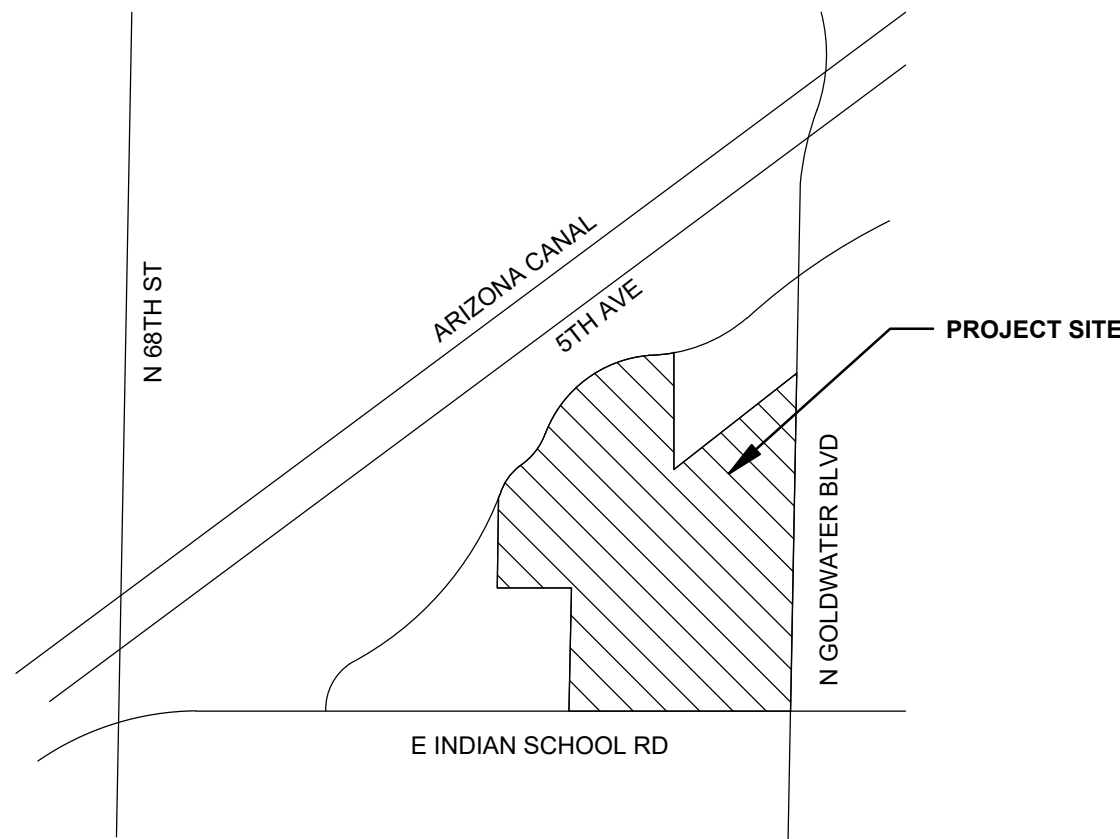
SITE PLAN GENERAL NOTES

CITY RIGHTS-OF-WAY, INCLUDING ALLEYS, CANNOT BE USED FOR MARSHALLING OR CONSTRUCTION STORAGE YARDS WITHOUT APPROVAL FROM THE CITY'S TRANSPORTATION DEPARTMENT AND/OR RIGHT-OF-WAY MANAGER AND PAYMENT OF ASSOCIATED FEES. NOTE THAT APPROVAL IS NOT ASSURED.

ANY SOIL NAILS OR TIEBACK CONSTRUCTION SYSTEM EXTENDING BEYOND THE PROPERTY LINE CANNOT ENCROACH ONTO PRIVATELY OWNED PARCELS AND CANNOT BE STEEL.

PROPERTY OWNER MUST EXECUTE A PRIVATE IMPROVEMENTS IN THE RIGHT-OF-WAY (PIR) AGREEMENT PRIOR TO ISSUANCE OF PERMITS (EXCEPT DEMOLITION). NOTE THAT APPROVAL IS NOT ASSURED.

ALL EXISTING AND PROPOSED OVERHEAD WIRE FACILITIES WITHIN THE PROJECT BOUNDARY MUST BE UNDERGROUND.

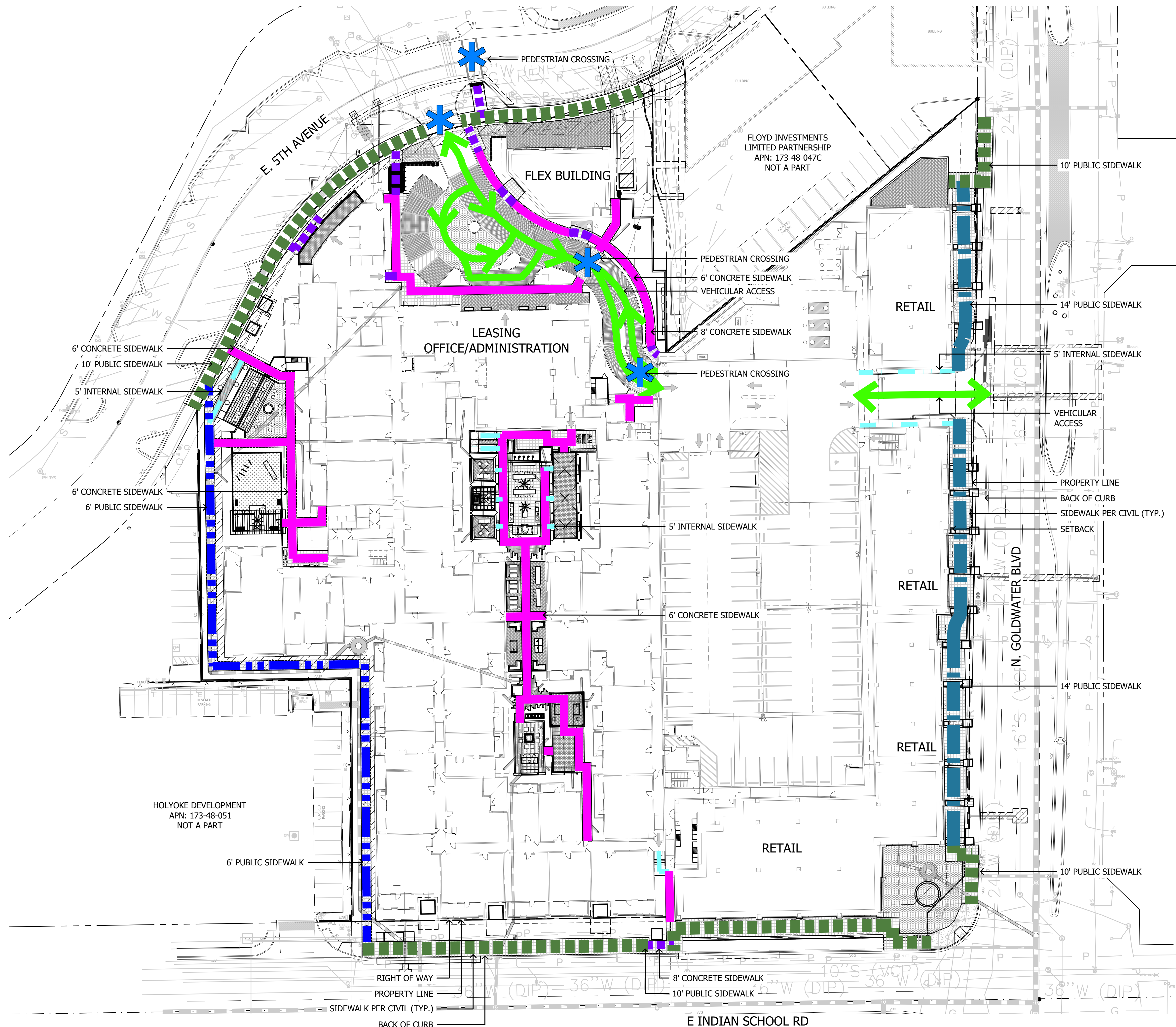


VICINITY MAP

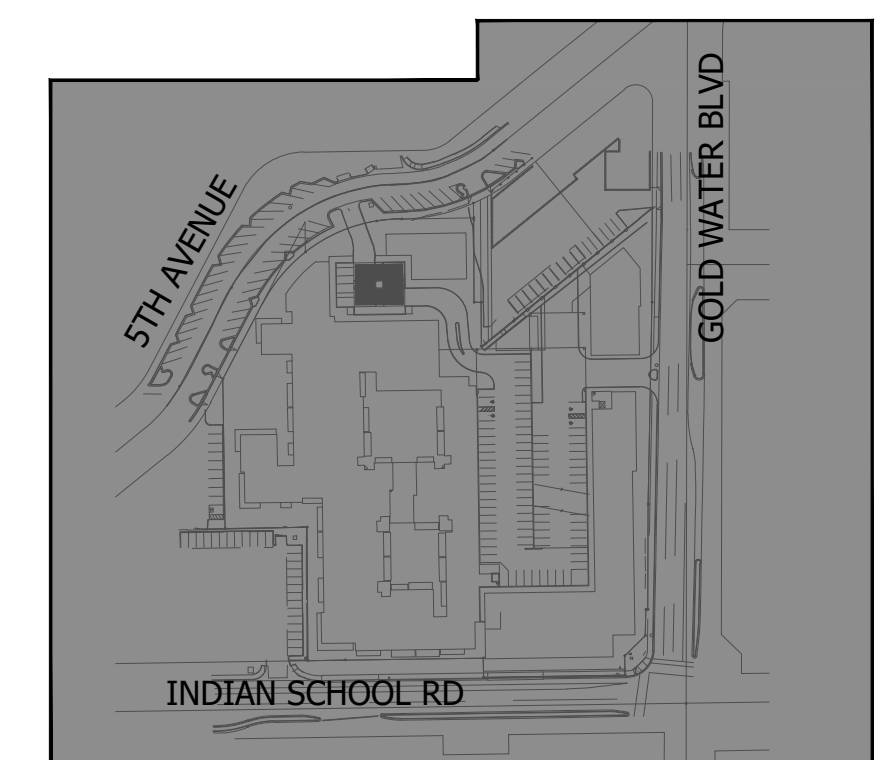




ATTACHMENT #9

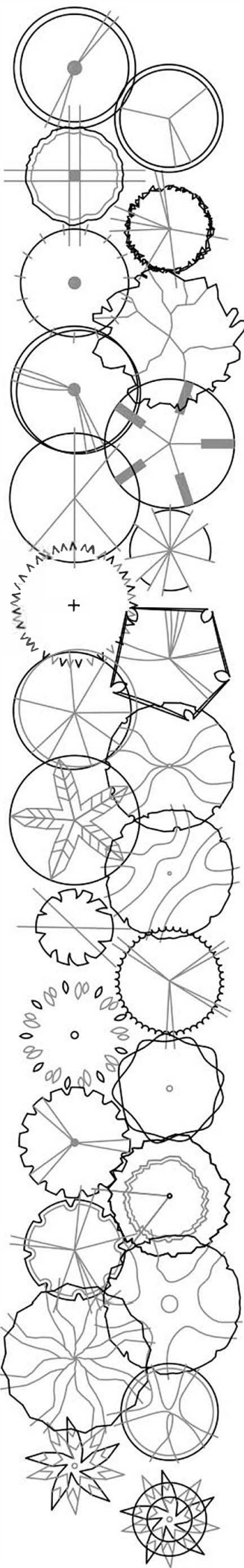


PEDESTRIAN CIRCULATION LEGEND	
SYMBOL	DESCRIPTION
	14' PUBLIC SIDEWALK
	10' PUBLIC SIDEWALK
	6' PUBLIC SIDEWALK
	6' CONCRETE SIDEWALK
	8' CONCRETE SIDEWALK
	5' INTERNAL SIDEWALK
	PEDESTRIAN CROSSING
	VEHICULAR ACCESS



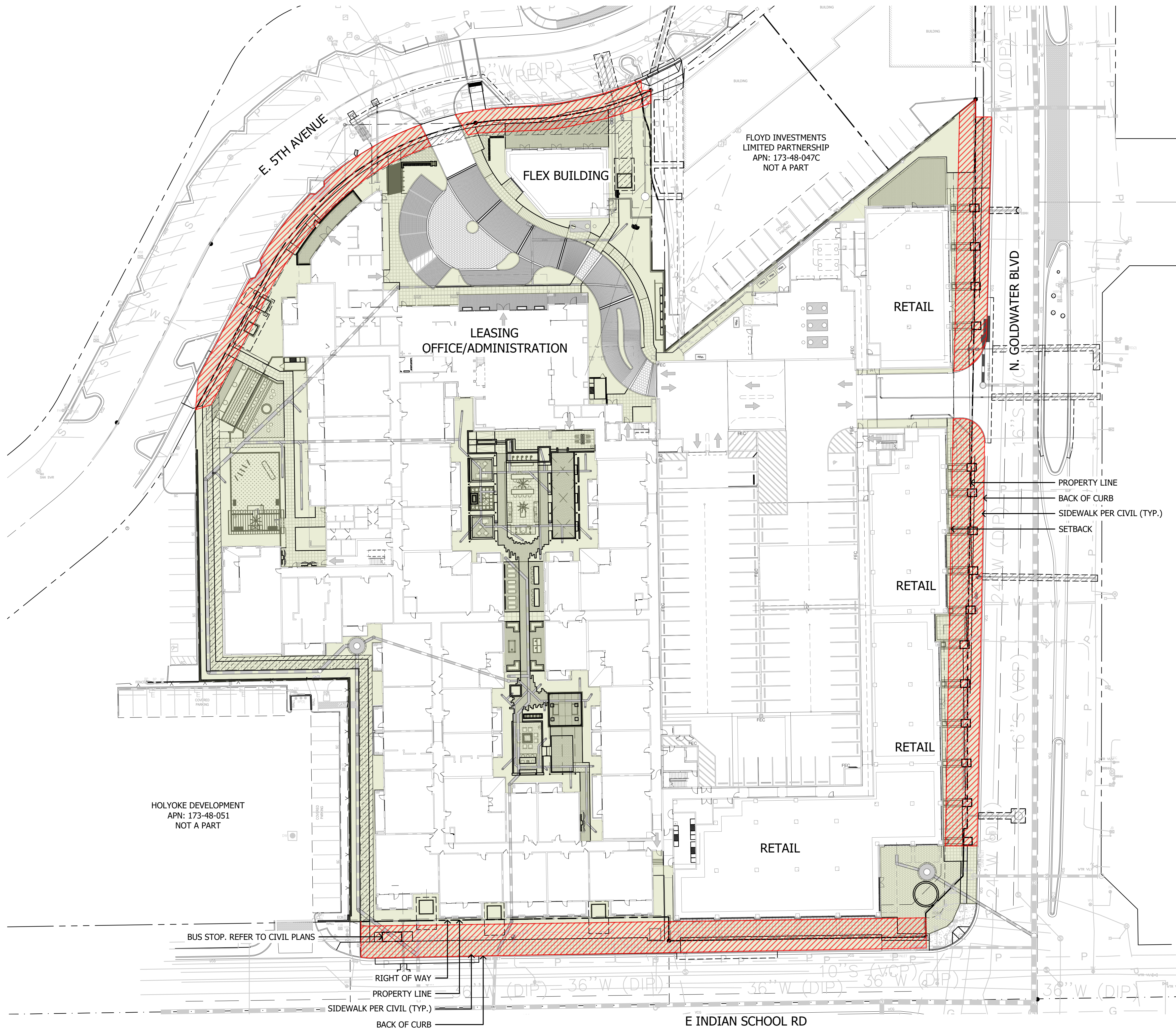
KEY MAP NOT TO SCALE

PLANT MATERIALS LEGEND

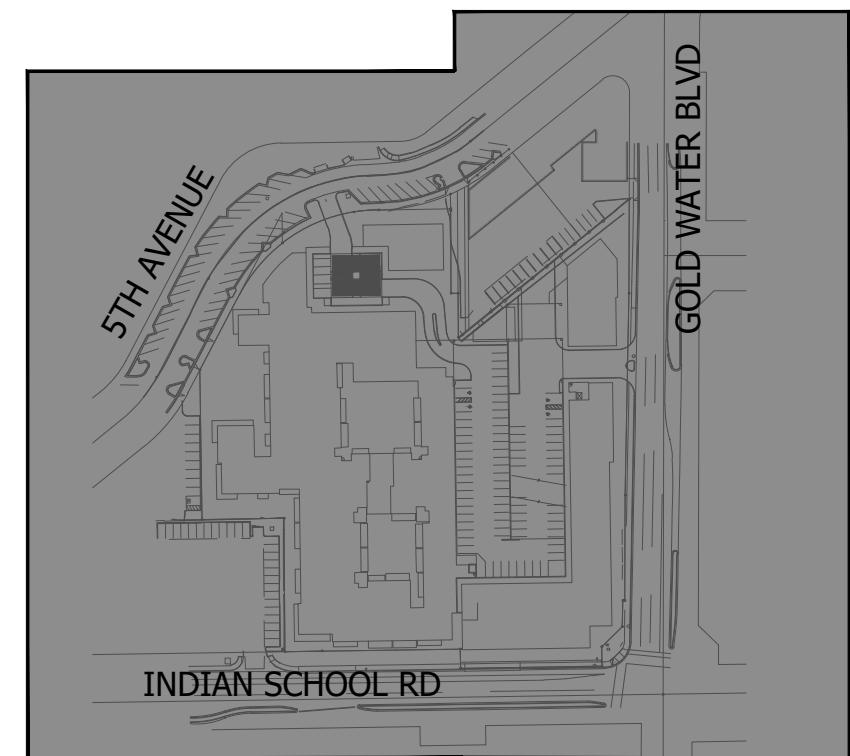


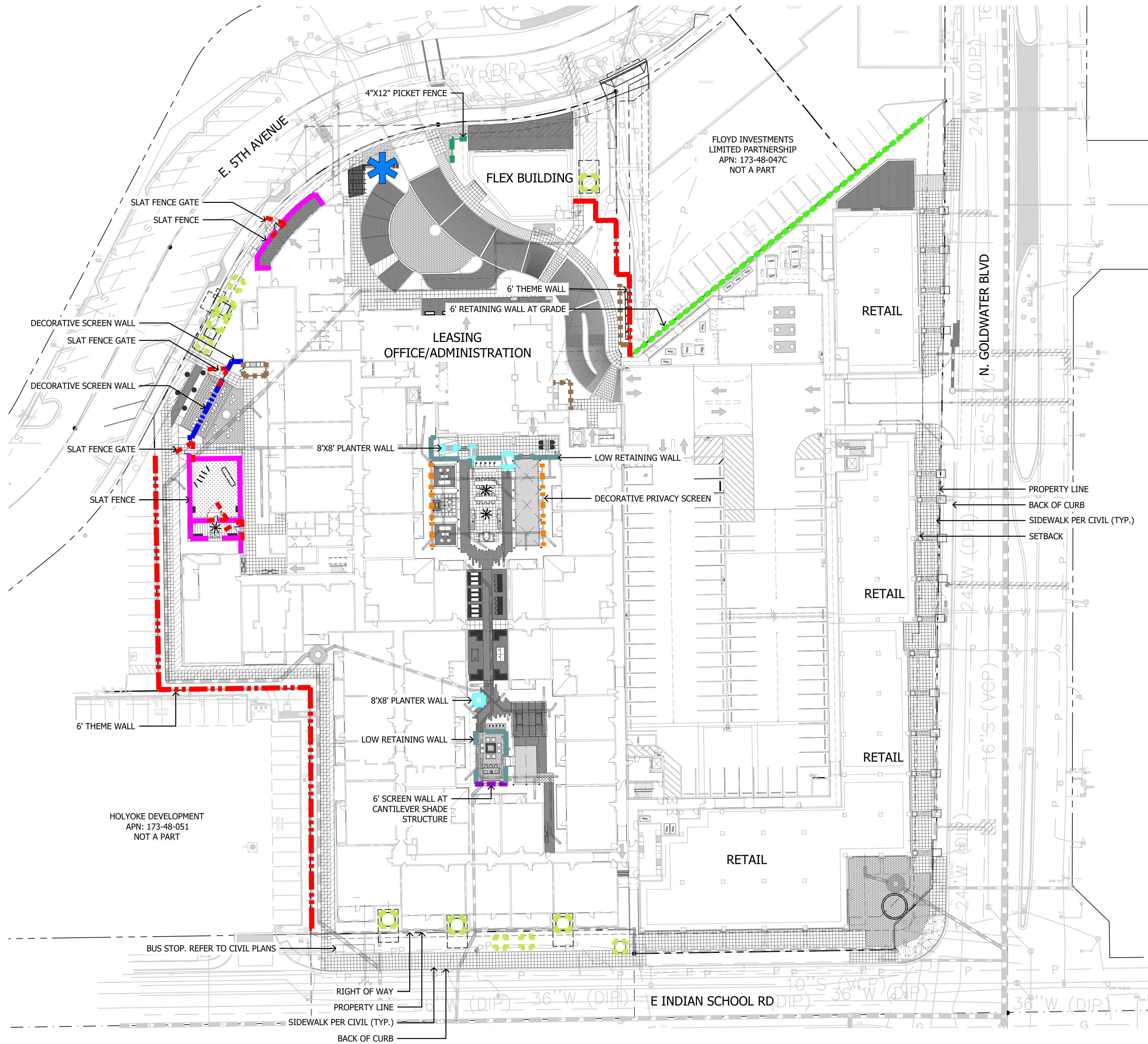
Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura	.75"	6'	2'	24"	
Mulga Acacia					
Acacia smallii	1"	5'	3'	24"	
Sweet Acacia					
Acacia stenophylla	1"	8'	3'	24"	
Shoestring Acacia					
Acacia willardiana	1"	5'	2.5'	24"	
Palo Blanco					
Bauhinia x blakeana	1.25"	7'	2.5'	24"	
Hong Kong Orchid					
Caesalpinia cacalaco	1"	5'	3'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
Desert Willow					
Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
'Wilsonii' Olive					
Olneya tesota	N/A	4'	2.5'	24"	
Desert Ironwood					
Parkinsonia hybrid 'Desert Museum' 1"		5'	3'	24"	
Desert Museum Palo Verde					
Parkinsonia praecox	1"	5'	3'	24"	
Palo Brea					
Phoenix dactylifera	N/A	18' TO PINEAPPLE			
Date Palm					
Pistacia chinensis	1"	7'	2.5'	24"	
Chinese Pistache					
Pistacia lentiscus	1"	7'	2.5'	24"	
Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18' TO PINEAPPLE			
California Fan Palm					
Washingtonia robusta	N/A	18' TO PINEAPPLE			
Mexican Fan Palm					





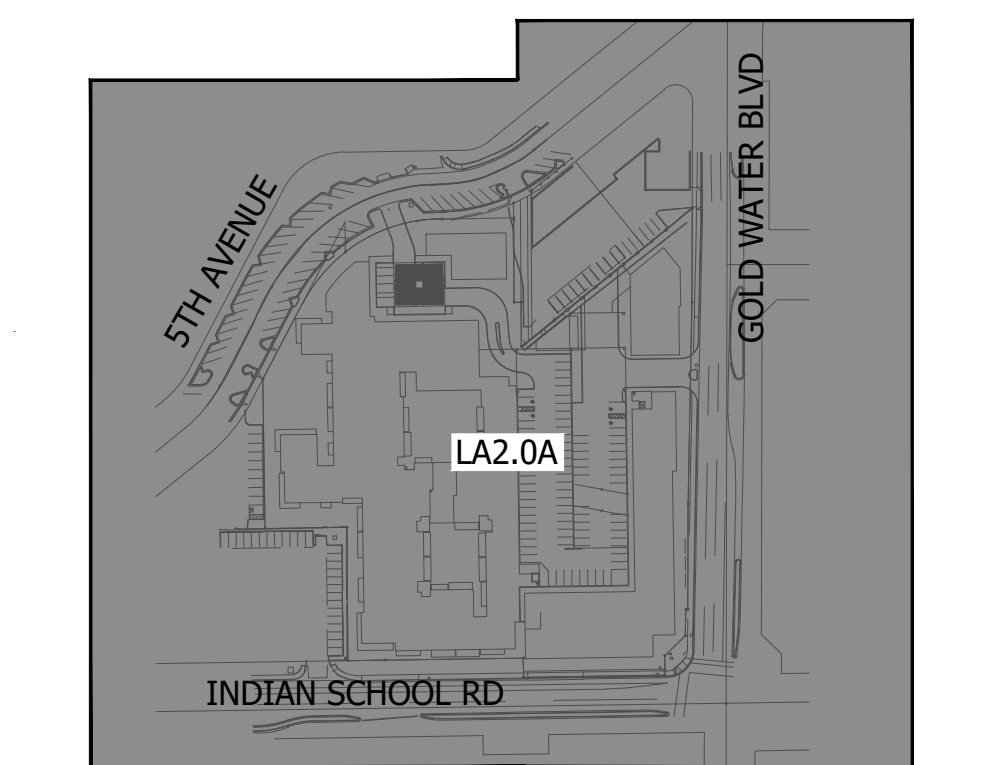
SITE AREA	
NET	4.82 ac (209,959 S.F.)
REQUIRED OPEN SPACE	
D/OC-2 PBD DO ZONING	
NO MINIMUM OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OPEN SPACE	0 S.F.
PROVIDED OPEN SPACE:	68,332 S.F. (±33%)
REQUIRED FRONTAGE OPEN SPACE	
D/OC-2 PBD DO ZONING	
NO MINIMUM OPEN SPACE REQUIREMENT	
TOTAL REQUIRED FRONTAGE SPACE	0 S.F.
PROVIDED FRONTAGE OPEN SPACE:	±20,629 S.F.
LEGEND	
	COMMON OPEN SPACE
	FRONTAGE OPEN SPACE





LEVEL 1 WALL LEGEND	
SYMBOL	DESCRIPTION
	SLAT FENCE
	DECORATIVE PRIVACY SCREEN
	DECORATIVE SCREEN WALL
	6' THEME WALL
	PLANTER WALL
	6' RETAINING WALL
	6' SCREEN WALL AT CANTILEVER SHADE STRUCTURE
	LOW RETAINING WALL
	4\"X12\" PICKET FENCE
	ENTRY MONUMENT
	SLAT FENCE GATE

GENERAL WALL NOTES

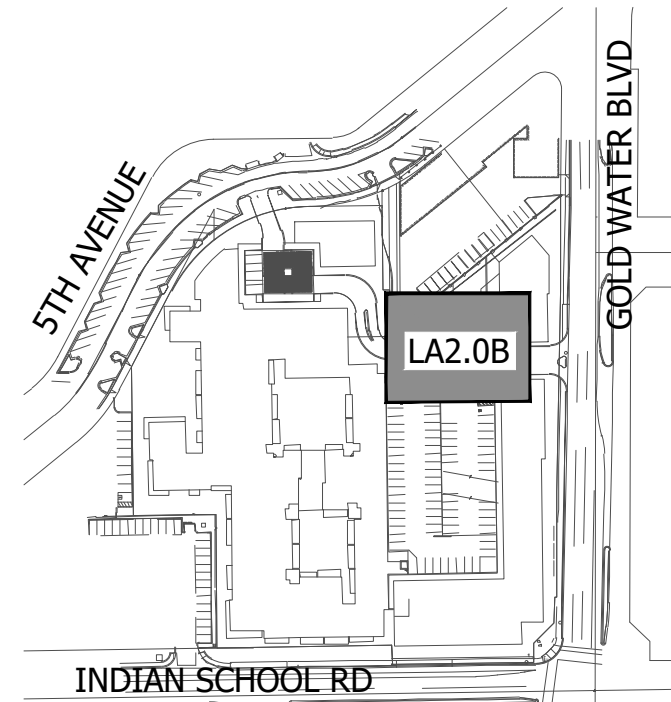
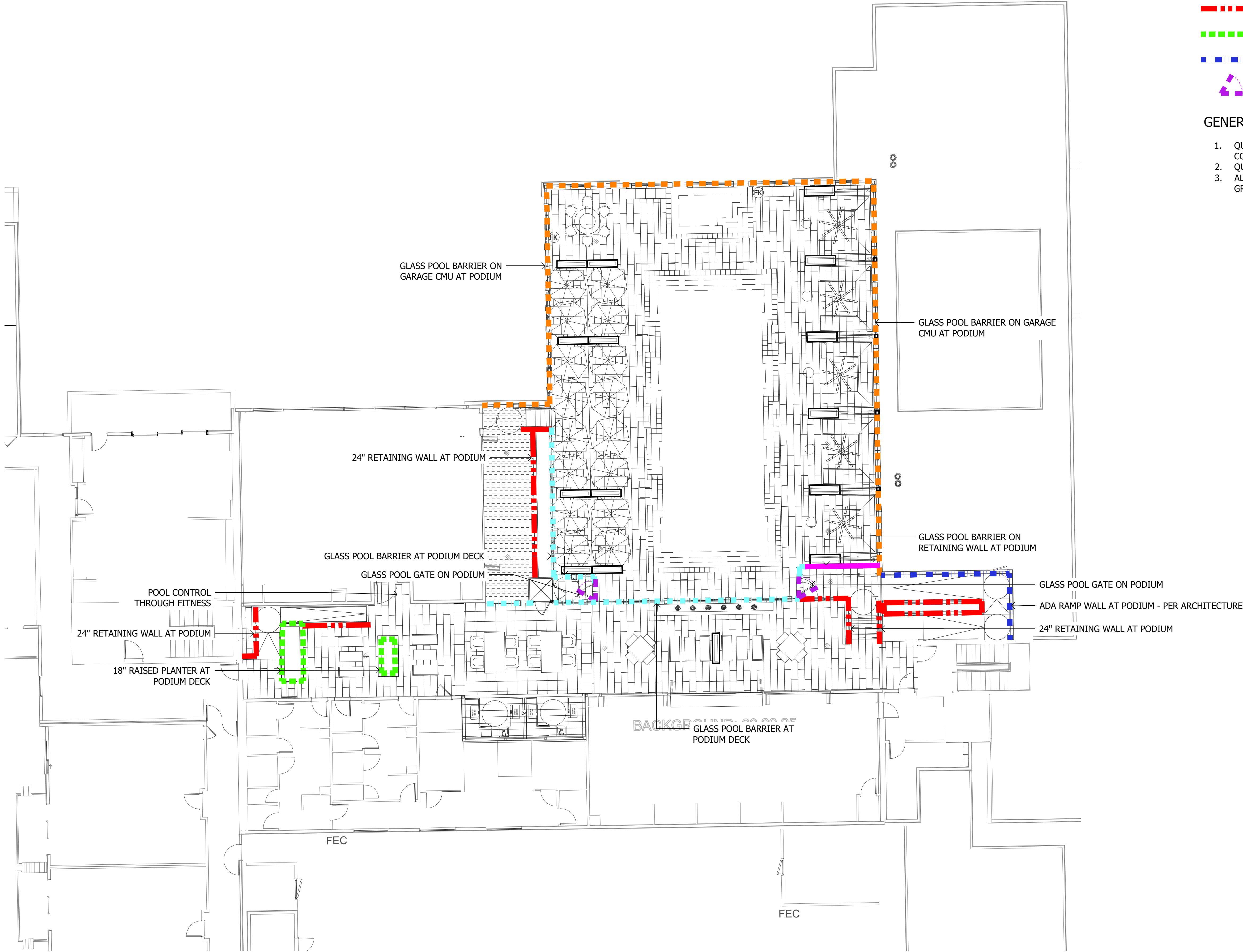


KEY MAP NOT TO SCALE

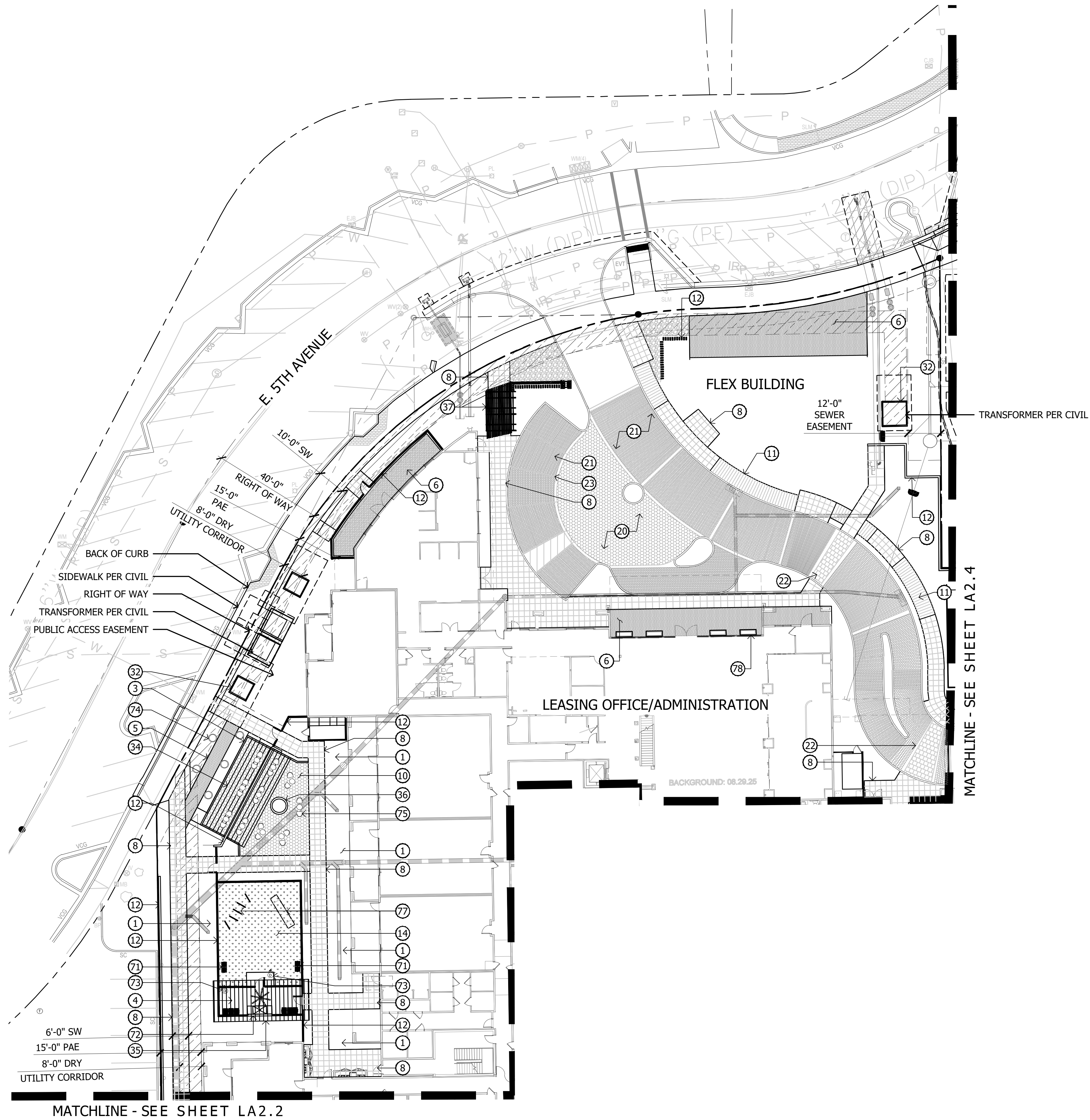
SYMBOL	DESCRIPTION
	GLASS POOL BARRIER ON RETAINING WALL AT PODIUM
	GLASS POOL BARRIER ON GARAGE CMU AT PODIUM
	GLASS POOL BARRIER AT PODIUM DECK
	24" RETAINING WALL AT PODIUM
	18" RAISED PLANTER AT PODIUM DECK
	ADA RAMP WALL AT PODIUM - PER ARCHITECTURE
	GLASS POOL GATE ON PODIUM

GENERAL WALL NOTES

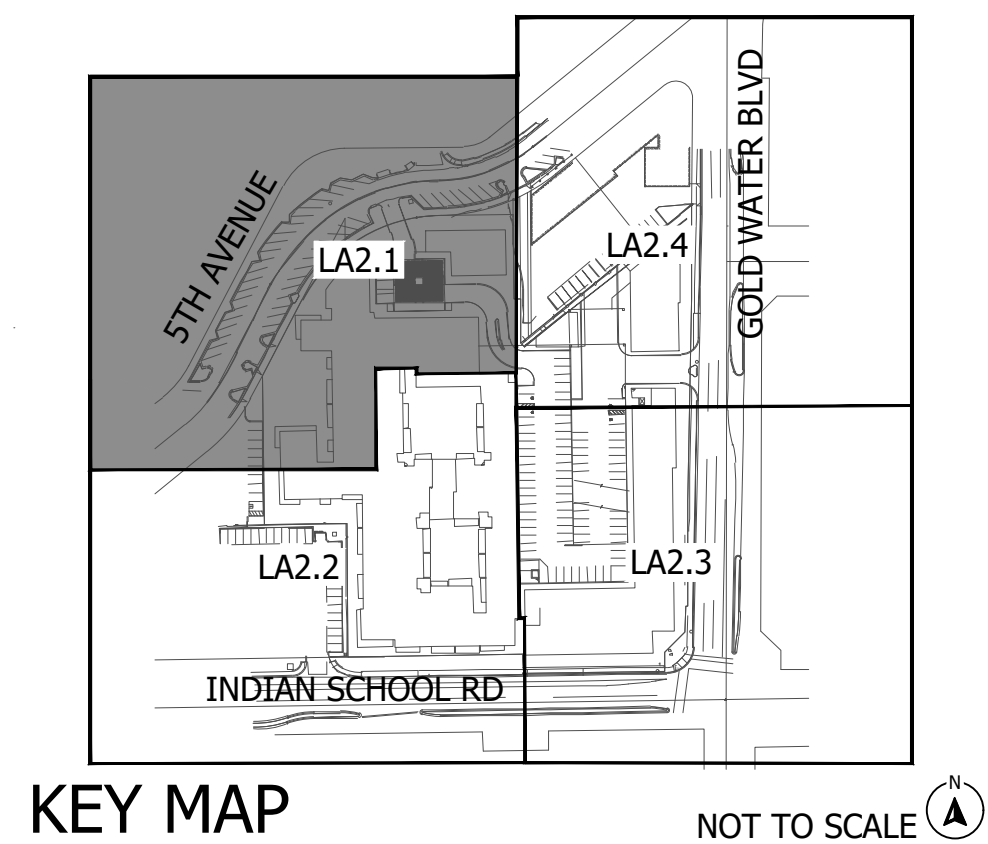
1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
2. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
3. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.

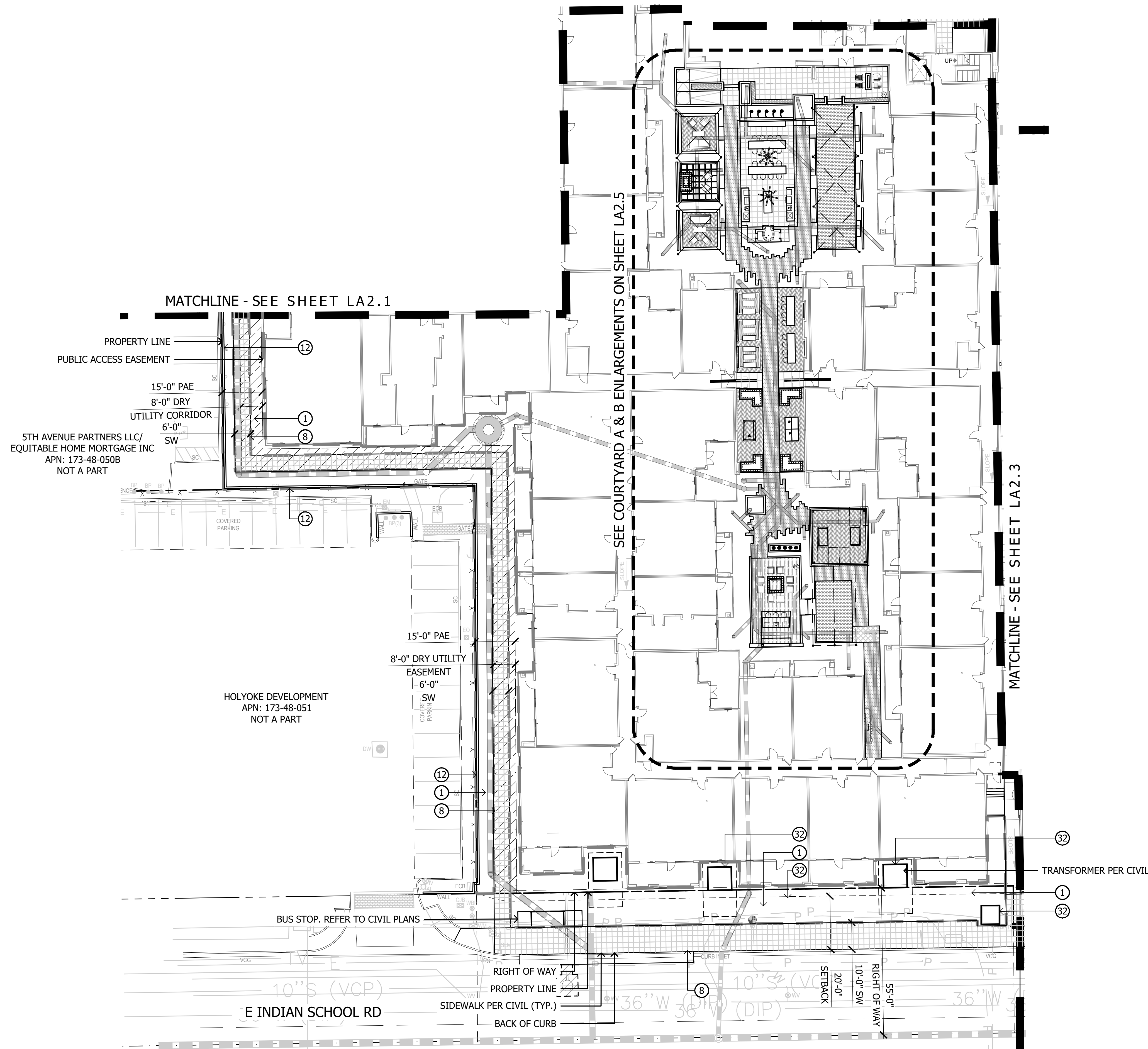


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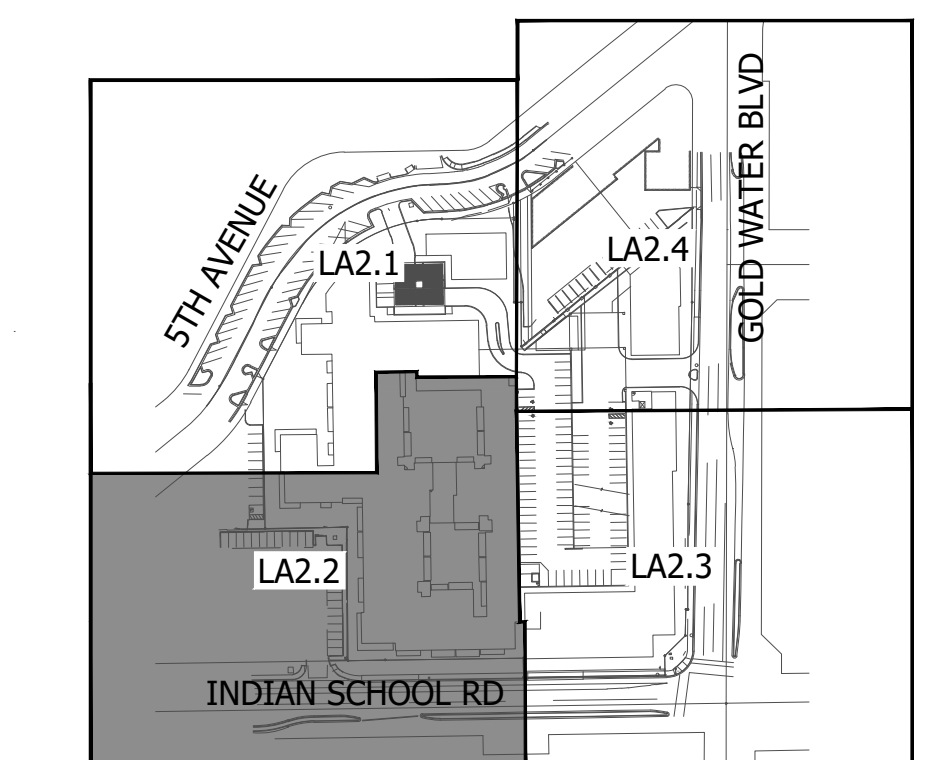
KEYNOTES	
1 LANDSCAPE AREA WITH DECOMPOSED GRANITE	45 BBQ NICHE WITH SHADE AT PODIUM DECK
2 CONCRETE SIDEWALK	46 PIZZA OVEN AT OUTDOOR KITCHEN
3 CONCRETE HEADER	47 CREDENZA BY OWNER
4 CONCRETE PAD	48 3'X14' OUTDOOR DINING TABLE
5 LINEAR PAVERS	49 MOVEABLE ISLAND BY OTHERS
6 HERRINGBONE PAVERS	50 SEATING ISLAND
7 PUBLIC ART WITH SHADE CANOPY BY OTHERS	51 WATER FEATURE AT COURTYARD A
8 2'X2' SCORED CONCRETE	52 WATER FEATURE AT COURTYARD B
9 2'X2' CONCRETE STEP PAVERS	53 BAR TOP AT OUTDOOR CORRIDOR
10 2' OCTAGON PAVERS AT PLAZA	54 TV WALL AT OUTDOOR CORRIDOR
11 LINEAR SCORED CONCRETE	55 PORTRAIT ART AT OUTDOOR CORRIDOR
12 SITE WALL	56 POOL TABLE
13 SITE RETAINING WALL	57 PING PONG TABLE
14 TURF	58 PORTRAIT ART AT OUTDOOR CORRIDOR
15 RESYSTA DECK	59 RUG AT OUTDOOR CORRIDOR
16 PODIUM DECK PAVERS	60 FIRE PIT AT RESYSTA DECK
17 MODULAR PLANTING TRAYS	61 FIREPIT AT GRADE
18 ARTIFICIAL TURF AT GRADE	62 FIRE PIT & SPA CONTROLS
19 ARTIFICIAL TURF AT PODIUM	63 ROUND FIRE PIT AT PODIUM DECK
20 DRIVABLE OCTAGON PAVERS	64 FESTOON LIGHTS AT GRADE
21 DRIVABLE VEHICULAR PAVERS	65 RIM FLOW PODIUM POOL
22 PEDESTRIAN CROSSING	66 PODIUM SPA
23 4' CONCRETE BANDING AT ENTRY DRIVE	67 NEGATIVE EDGE WATER FEATURE
24 ADA RAMP AT GRADE	68 15'X15' CUSTOM CABANAS AT PODIUM
25 ADA RAMP AT PODIUM DECK	69 UMBRELLAS AT PODIUM DECK
26 CONCRETE STAIRS AT GRADE	70 WHEEL CHAIR LIFT AT PODIUM DECK
27 CONCRETE STAIRS AT PODIUM	71 BENCH
28 8'X8' RAISED PLANTER AT GRADE	72 DOG WASH STATION
29 15'X72" PLANTER ON PODIUM	73 DOG WASTE STATION
30 STEEL HEADER PLANTER	74 ROUND CONCRETE BENCH AT PUBLIC PLAZA
31 RAISED PLANTER AT OUTDOOR CORRIDOR	75 FURNITURE BY OTHERS
32 TRANSFORMER SCREEN	76 24" X 72 PLANTER
33 18" RAISED PLANTER ON PODIUM	77 DOG AGILITY EQUIPMENT
34 TRELLIS SHADE OVER WEST PUBLIC PLAZA	78 3'X3' PLANTER AT GOLDWATER FRONTAGE
35 15'X35' SHADE STRUCTURE AT DOG PARK	79 RECTANGULAR CONCRETE BENCH
36 ROUND RAISED PLANTER AT PLAZA	
37 ENTRY MONUMENT	
38 20'X38' SHADE STRUCTURE	
39 20'X20' SHADE STRUCTURE	
40 PORCH SWING AT COURTYARD B	
41 11'X13' CANTILEVER SHADE STRUCTURE	
42 13'X45' SHADE STRUCTURE	
43 OUTDOOR FIREPLACE AT GRADE	
44 BBQ BAR AT OUTDOOR KITCHEN AT GRADE	





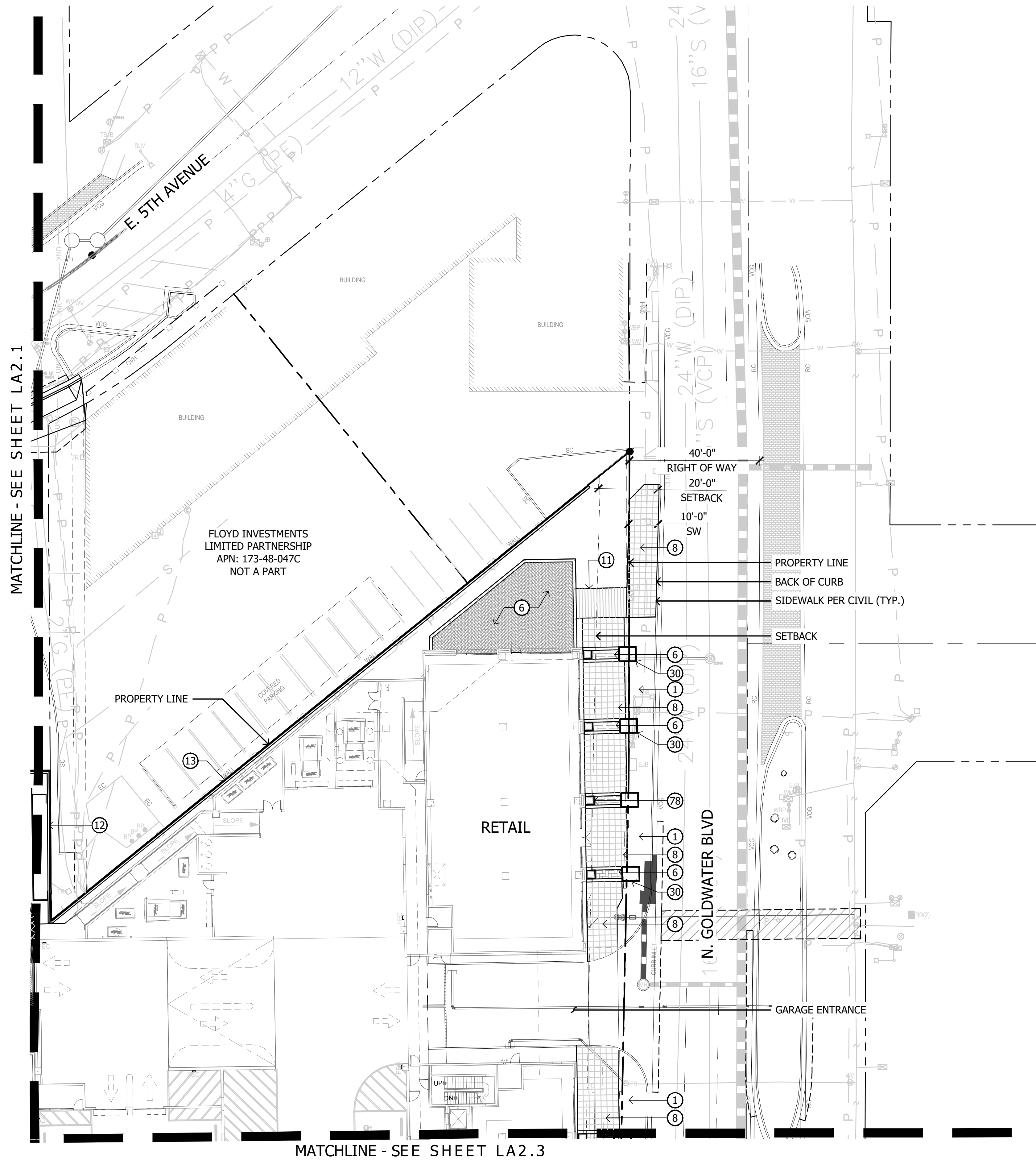
KEYNOTES

- | | |
|--|---|
| 1 LANDSCAPE AREA WITH DECOMPOSED GRANITE | 45 BBQ NICHE WITH SHADE AT PODIUM DECK |
| 2 CONCRETE SIDEWALK | 46 PIZZA OVEN AT OUTDOOR KITCHEN |
| 3 CONCRETE HEADER | 47 CREDENZA BY OWNER |
| 4 CONCRETE PAD | 48 3'X14' OUTDOOR DINING TABLE |
| 5 LINEAR PAVERS | 49 MOVEABLE ISLAND BY OTHERS |
| 6 HERRINGBONE PAVERS | 50 SEATING ISLAND |
| 7 PUBLIC ART WITH SHADE CANOPY BY OTHERS | 51 WATER FEATURE AT COURTYARD A |
| 8 2'X2' SCORED CONCRETE | 52 WATER FEATURE AT COURTYARD B |
| 9 2'X2' CONCRETE STEP PAVERS | 53 BAR TOP AT OUTDOOR CORRIDOR |
| 10 2' OCTAGON PAVERS AT PLAZA | 54 TV WALL AT OUTDOOR CORRIDOR |
| 11 LINEAR SCORED CONCRETE | 55 PORTRAIT ART AT OUTDOOR CORRIDOR |
| 12 SITE WALL | 56 POOL TABLE |
| 13 SITE RETAINING WALL | 57 PING PONG TABLE |
| 14 TURF | 58 PORTRAIT ART AT OUTDOOR CORRIDOR |
| 15 RESYSTA DECK | 59 RUG AT OUTDOOR CORRIDOR |
| 16 PODIUM DECK PAVERS | 60 FIRE PIT AT RESYSTA DECK |
| 17 MODULAR PLANTING TRAYS | 61 FIREPIT AT GRADE |
| 18 ARTIFICIAL TURF AT GRADE | 62 FIRE PIT & SPA CONTROLS |
| 19 ARTIFICIAL TURF AT PODIUM | 63 ROUND FIRE PIT AT PODIUM DECK |
| 20 DRIVABLE OCTAGON PAVERS | 64 FESTOON LIGHTS AT GRADE |
| 21 DRIVABLE VEHICULAR PAVERS | 65 RIM FLOW PODIUM POOL |
| 22 PEDESTRIAN CROSSING | 66 PODIUM SPA |
| 23 4' CONCRETE BANDING AT ENTRY DRIVE | 67 NEGATIVE EDGE WATER FEATURE |
| 24 ADA RAMP AT GRADE | 68 15'X15' CUSTOM CABANAS AT PODIUM |
| 25 ADA RAMP AT PODIUM DECK | 69 UMBRELLAS AT PODIUM DECK |
| 26 CONCRETE STAIRS AT GRADE | 70 WHEEL CHAIR LIFT AT PODIUM DECK |
| 27 CONCRETE STAIRS AT PODIUM | 71 BENCH |
| 28 8'X8' RAISED PLANTER AT GRADE | 72 DOG WASH STATION |
| 29 15'X72' PLANTER ON PODIUM | 73 DOG WASTE STATION |
| 30 STEEL HEADER PLANTER | 74 ROUND CONCRETE BENCH AT PUBLIC PLAZA |
| 31 RAISED PLANTER AT OUTDOOR CORRIDOR | 75 FURNITURE BY OTHERS |
| 32 TRANSFORMER SCREEN | 76 24" X 72 PLANTER |
| 33 18" RAISED PLANTER ON PODIUM | 77 DOG AGILITY EQUIPMENT |
| 34 TRELLIS SHADE OVER WEST PUBLIC PLAZA | 78 3'X3' PLANTER AT GOLDWATER FRONTAGE |
| 35 15'X35' SHADE STRUCTURE AT DOG PARK | 79 RECTANGULAR CONCRETE BENCH |
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| 37 ENTRY MONUMENT | |
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| 43 OUTDOOR FIREPLACE AT GRADE | |
| 44 BBQ BAR AT OUTDOOR KITCHEN AT GRADE | |

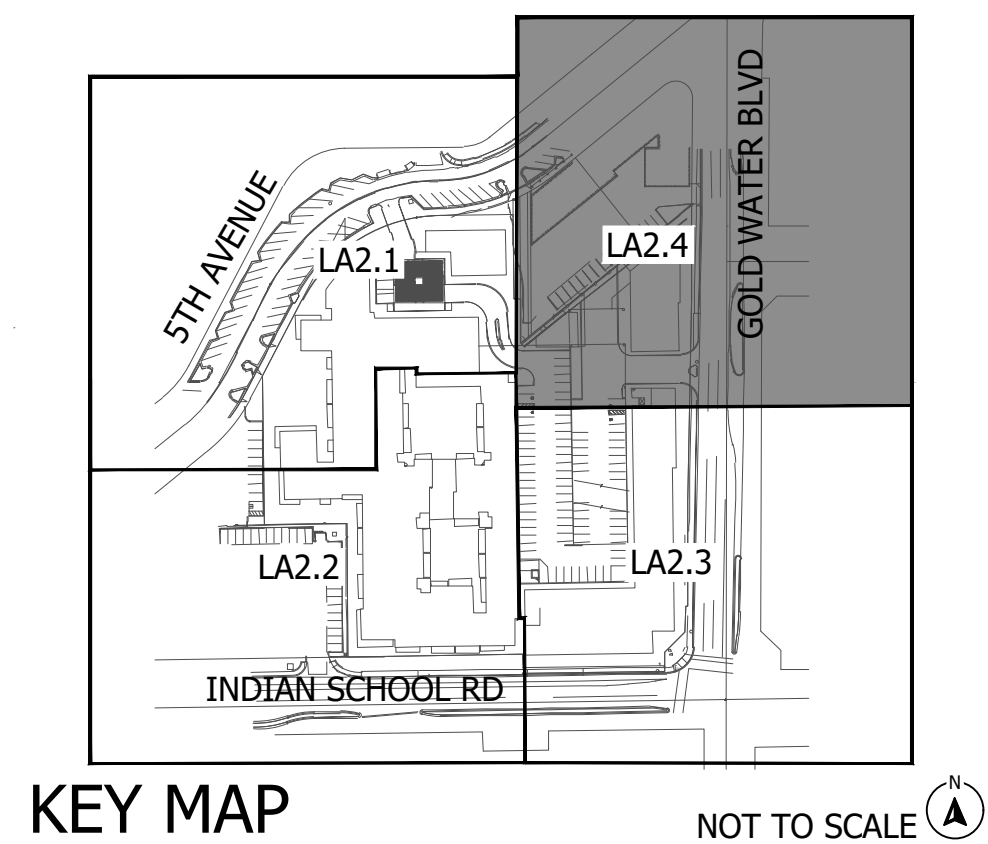


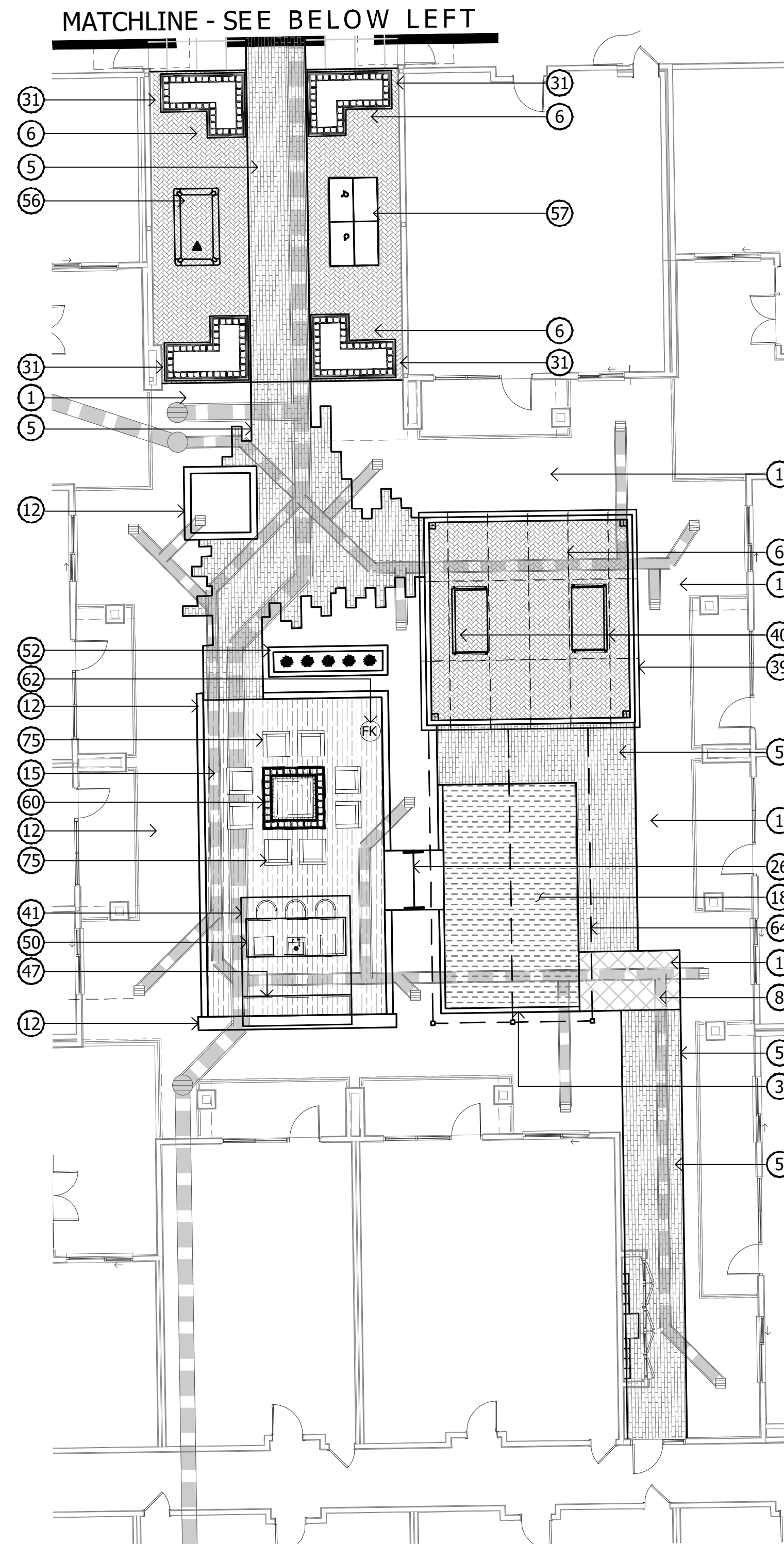
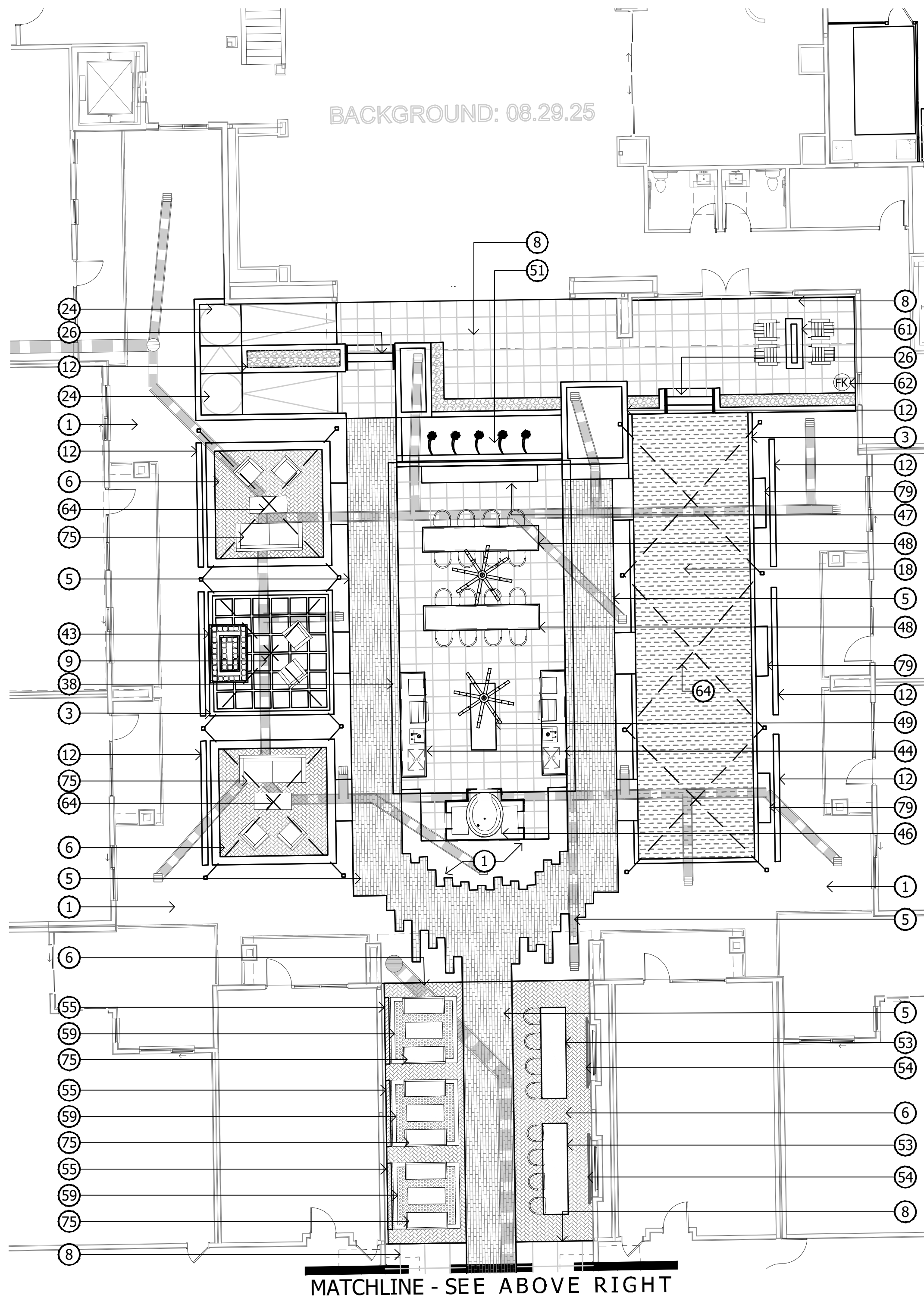
KEY MAP

NOT TO SCALE

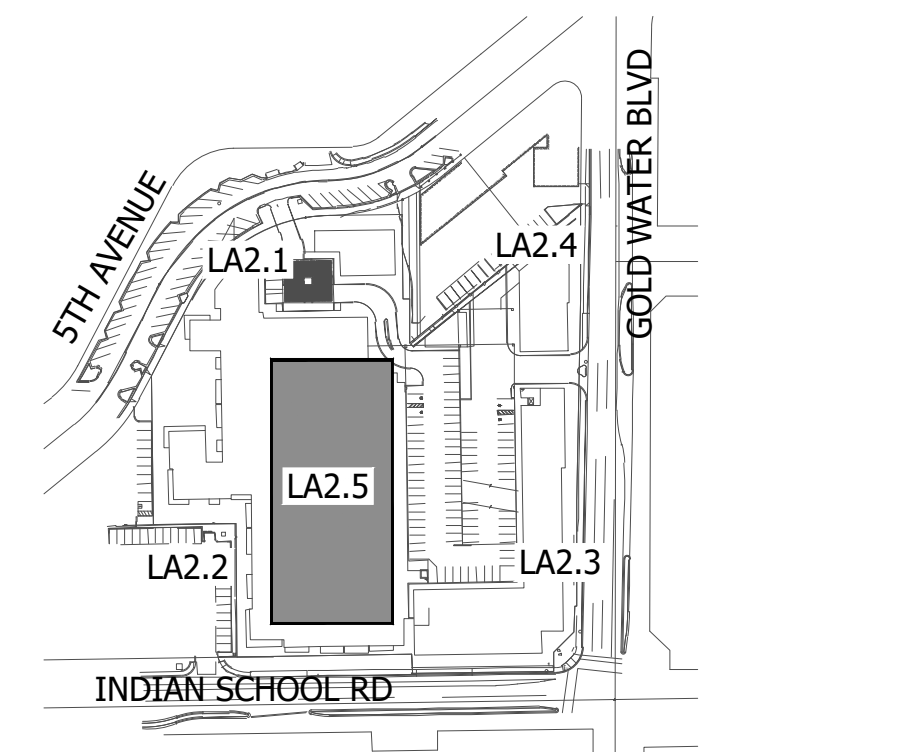


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38 20'X38' SHADE STRUCTURE	
39 20'X20' SHADE STRUCTURE	
40 PORCH SWING AT COURTYARD B	
41 11'X13' CANTILEVER SHADE STRUCTURE	
42 13'X45' SHADE STRUCTURE	
43 OUTDOOR FIREPLACE AT GRADE	
44 BBQ BAR AT OUTDOOR KITCHEN AT GRADE	



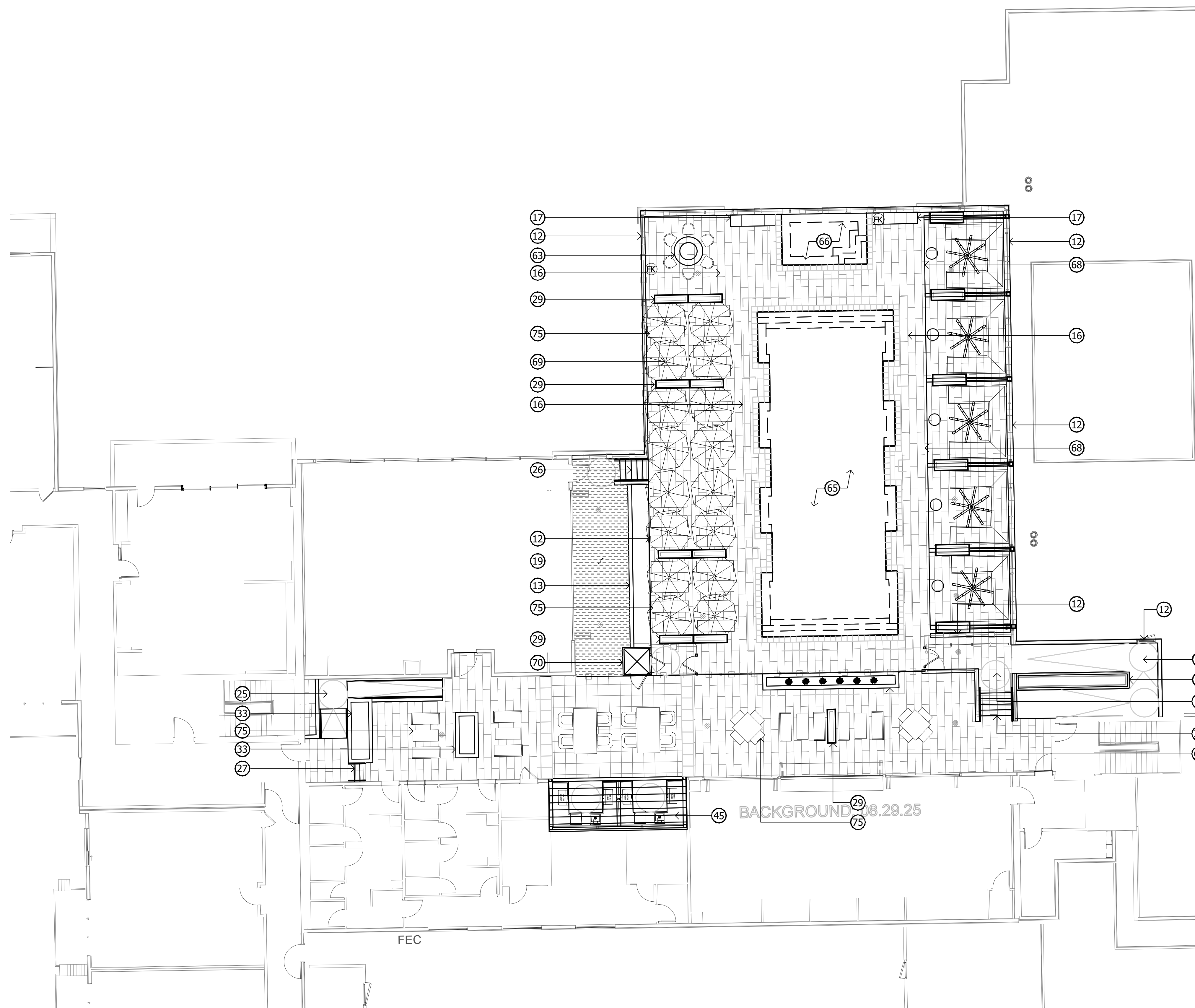


- KEYNOTES**
- | | |
|--|---|
| 1 LANDSCAPE AREA WITH DECOMPOSED GRANITE | 45 BBQ NICHE WITH SHADE AT PODIUM DECK |
| 2 CONCRETE SIDEWALK | 46 PIZZA OVEN AT OUTDOOR KITCHEN |
| 3 CONCRETE HEADER | 47 CREENZA BY OWNER |
| 4 CONCRETE PAD | 48 3'X14' OUTDOOR DINING TABLE |
| 5 LINEAR PAVERS | 49 MOVEABLE ISLAND BY OTHERS |
| 6 HERRINGBONE PAVERS | 50 SEATING ISLAND |
| 7 PUBLIC ART WITH SHADE CANOPY BY OTHERS | 51 WATER FEATURE AT COURTYARD A |
| 8 2'X2' SCORED CONCRETE | 52 WATER FEATURE AT COURTYARD B |
| 9 2'X2' CONCRETE STEP PAVERS | 53 BAR TOP AT OUTDOOR CORRIDOR |
| 10 2' OCTAGON PAVERS AT PLAZA | 54 TV WALL AT OUTDOOR CORRIDOR |
| 11 LINEAR SCORED CONCRETE | 55 PORTRAIT ART AT OUTDOOR CORRIDOR |
| 12 SITE WALL | 56 POOL TABLE |
| 13 SITE RETAINING WALL | 57 PING PONG TABLE |
| 14 TURF | 58 PORTRAIT ART AT OUTDOOR CORRIDOR |
| 15 RESYSTA DECK | 59 RUG AT OUTDOOR CORRIDOR |
| 16 PODIUM DECK PAVERS | 60 FIRE PIT AT RESYSTA DECK |
| 17 MODULAR PLANTING TRAYS | 61 FIREPIT AT GRADE |
| 18 ARTIFICIAL TURF AT GRADE | 62 FIRE PIT & SPA CONTROLS |
| 19 ARTIFICIAL TURF AT PODIUM | 63 ROUND FIRE PIT AT PODIUM DECK |
| 20 DRIVABLE OCTAGON PAVERS | 64 FESTOON LIGHTS AT GRADE |
| 21 DRIVABLE VEHICULAR PAVERS | 65 RIM FLOW PODIUM POOL |
| 22 PEDESTRIAN CROSSING | 66 PODIUM SPA |
| 23 4" CONCRETE BANDING AT ENTRY DRIVE | 67 NEGATIVE EDGE WATER FEATURE |
| 24 ADA RAMP AT GRADE | 68 15'X15' CUSTOM CABANAS AT PODIUM |
| 25 ADA RAMP AT PODIUM DECK | 69 UMBRELLAS AT PODIUM DECK |
| 26 CONCRETE STAIRS AT GRADE | 70 WHEEL CHAIR LIFT AT PODIUM DECK |
| 27 CONCRETE STAIRS AT PODIUM | 71 BENCH |
| 28 8'X8' RAISED PLANTER AT GRADE | 72 DOG WASH STATION |
| 29 15'X72" PLANTER ON PODIUM | 73 DOG WASTE STATION |
| 30 STEEL HEADER PLANTER | 74 ROUND CONCRETE BENCH AT PUBLIC PLAZA |
| 31 RAISED PLANTER AT OUTDOOR CORRIDOR | 75 FURNITURE BY OTHERS |
| 32 TRANSFORMER SCREEN | 76 24" X 72 PLANTER |
| 33 18" RAISED PLANTER ON PODIUM | 77 DOG AGILITY EQUIPMENT |
| 34 TRELLIS SHADE OVER WEST PUBLIC PLAZA | 78 3'X3' PLANTER AT GOLDWATER FRONTAGE |
| 35 15'X35' SHADE STRUCTURE AT DOG PARK | 79 RECTANGULAR CONCRETE BENCH |
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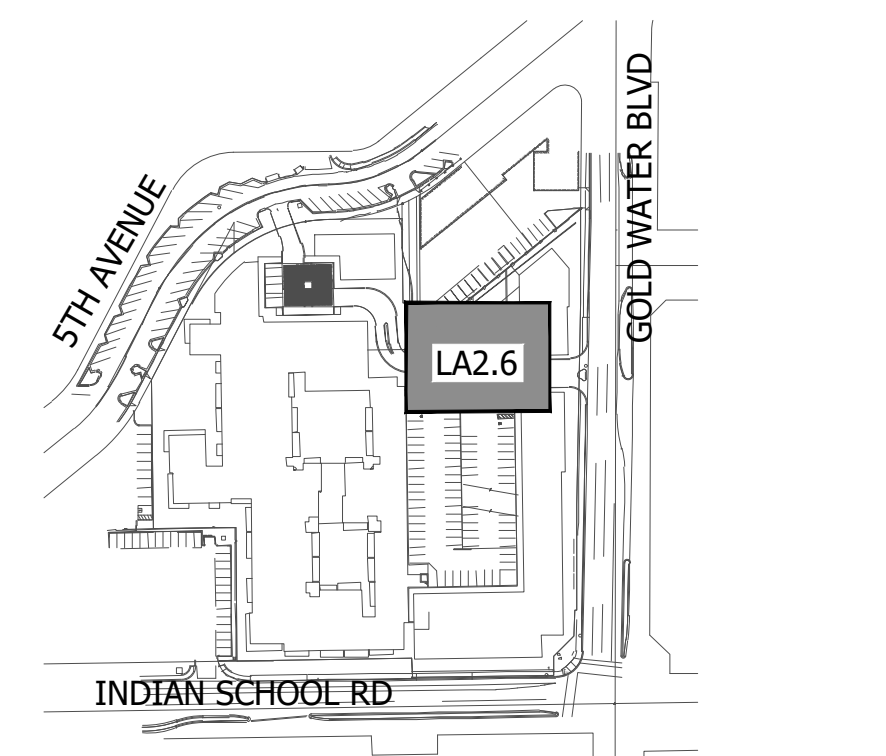
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KEY MAP

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PLANT MATERIALS LEGEND

Tree					
	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura	.75"	6'	2'	24"	
Mulga Acacia					
Acacia smallii	1"	5'	3'	24"	
Sweet Acacia					
Acacia stenophylla	1"	8'	3'	24"	
Shoestring Acacia					
Acacia willardiana	1"	5'	2.5'	24"	
Palo Blanco					
Bauhinia x blakeana	1.25"	7'	2.5'	24"	
Hong Kong Orchid					
Caesalpinia cacalaco	1"	5'	3'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
Desert Willow					
Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
Wilsonii Olive					
Olneya tesota	N/A	4'	2.5'	24"	
Desert Ironwood					
Parkinsonia hybrid 'Desert Museum'	1"	5'	3'	24"	
Desert Museum Palo Verde					
Parkinsonia praecox	1"	5'	3'	24"	
Palo Brea					
Phoenix dactylifera	N/A	18'	TO PINEAPPLE		
Date Palm					
Pistacia chinensis	1"	7'	2.5'	24"	
Chinese Pistache					
Pistacia lentiscus	1"	7'	2.5'	24"	
Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18'	TO PINEAPPLE		
California Fan Palm					
Washingtonia robusta	N/A	18'	TO PINEAPPLE		
Mexican Fan Palm					

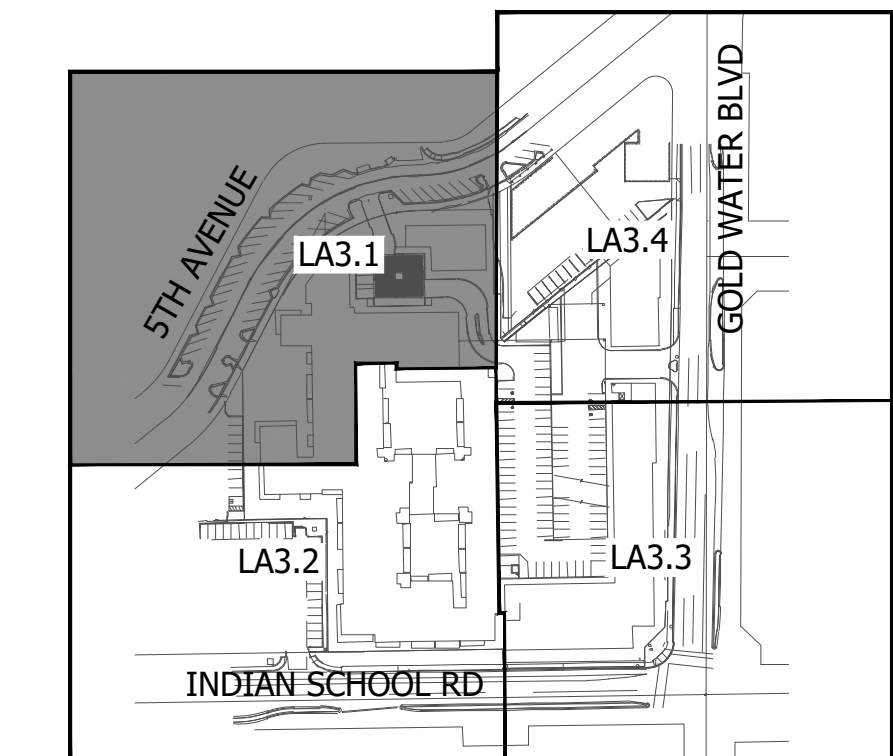
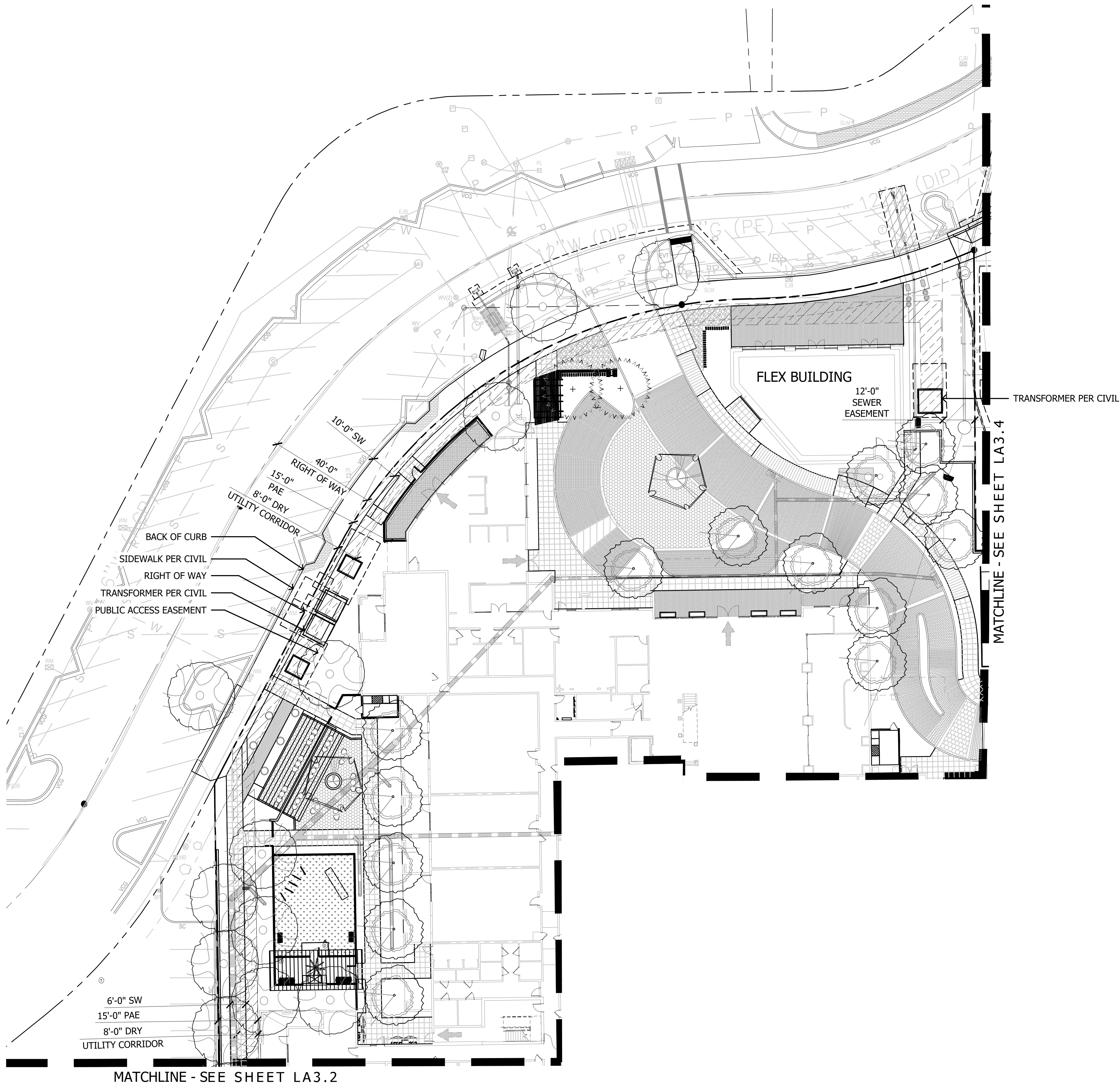
Extra Large Shrubs			Large Shrubs		
	Size	Qty		Size	Qty
Bougainvillea 'Barbara Karst'			Aquilegia chrysantha		
Barbara Karst Bougainvillea	5 gal.		Golden Columbine	5 gal.	
Bougainvillea 'California Gold'			Calliandra californica		
California Gold Bougainvillea	5 gal.		Red Fairy Duster	5 gal.	
Bougainvillea 'Rosenka'			Cassia artemisioides 'Silver'		
Rosenka Bougainvillea	5 gal.		Silver Cassia	5 gal.	
Caesalpinia mexicana			Justicia californica		
Mexican Bird of Paradise	5 gal.		Yellow Chuparosa	5 gal.	
Caesalpinia pulcherrima			Leucophyllum langmaniae 'Lynn's Legacy'		
Red Bird of Paradise	5 gal.		Lynn's Legacy Sage	5 gal.	
Chamaerops humilis			Leucophyllum langmaniae 'Rio Bravo'		
Mediterranean Fan Palm	3 head		Rio Bravo Sage	5 gal.	
Cordia parvifolia			Ligustrum japonicum		
Little Leaf Cordia	5 gal.		Japanese Privet	5 gal.	
Dodonaea viscosa			Salvia clevelandii		
Green Hopseed Bush	5 gal.		Chaparral Sage	5 gal.	
Psoralea schottii			Simmondsia chinensis		
Indigo Bush	5 gal.		Jojoba	15 gal.	
Tecoma alata 'Orange Jubilee'					
Orange Jubilee	15 gal.				
Tecoma 'Sparky'					
Sparky Bells	5 gal.				
Tecoma Stans					
Yellow Bells	15 gal.				
Vauquelinia californica					
Arizona Rosewood	15 gal.				

Medium Shrubs			Cacti/ Accents		
	Size	Qty		Size	Qty
Bougainvillea 'Torch Glow'			Agave americana 'Marginata'		
Torch Glow Bougainvillea	5 gal.		Century Plant	5 gal.	
Eremophila glabra spp. carnea			Aloe barbadensis		
Winter Blaze	5 gal.		Medicinal Aloe	5 gal.	
Eremophila hygrophana Blue Bells			Aloe ferox		
Blue Bells	5 gal.		Tree Aloe	5 gal.	
Justicia candidans			Aloe hyb. 'Blue Elf'		
Red Justicia	5 gal.		Blue Elf Aloe	5 gal.	
Lantana camara			Aloe striata		
Bush Lantana	1 gal.		Coral Aloe	5 gal.	
Leucophyllum frutescens 'Compacta'			Bouteloua gracilis		
Compact Texas Sage	5 gal.		Blonde Ambition	1 gal.	
Nerium oleander 'Little Red'			Calamagrostis acutiflora		
Little Red Oleander	5 gal.		Karl Foerster Grass	3 gal.	
Nerium oleander 'Petite Pink'			Dasylium acrotrichum		
Petite Pink Oleander	5 gal.		Green Desert Spoon	5 gal.	
Punica granatum			Dasylium wheeleri		
Dwarf Pomegranate	5 gal.		Desert Spoon	5 gal.	
Rosmarinus officinalis 'Tuscan Blue'			Echinocactus grusonii		
Tuscan Blue Rosemary	5 gal.		Golden Barrel Cactus	5 gal.	
Ruellia brittoniana			Euphorbia antisiphilitica		
Purple Ruellia	5 gal.		Candelilla	1 gal.	
Ruellia peninsularis			Euphorbia rigida		
Desert Ruellia	5 gal.		Gopher Plant	5 gal.	
Teucrium fruticans			Euphorbia royleana		
Bush Germander	5 gal.		Churee	5 gal.	
Small Shrubs	Size	Qty	Hesperaloe parviflora 'Stoplights'		
Bougainvillea 'Alexandra'			Stoplights Red Yucca	3 gal.	
Alexandra Bougainvillea	5 gal.		Muhlenbergia capillaris		
Callistemon viminalis 'Little John'			'Regal Mist'	5 gal.	
Little John Bottle Brush	5 gal.		Muhlenbergia lindheimeri		
Gaura lindheimeri			'Autumn Glow'	5 gal.	
Siskiyou Pink Gaura	1 gal.		Muhlenbergia rigens		
Myrtus communis 'compacta'			Deer Grass	1 gal.	
Dwarf Myrtle	5 gal.		Opuntia basilaris		
Olea europaea 'Little Ollie'			Beavertail Prickly Pear	5 gal.	
Dwarf Olive	5 gal.		Opuntia santa rita		
Russelia equisetiformis			Purple Prickly Pear	5 gal.	
Coral Fountain	5 gal.		Opuntia sp. Kelly's Choice		
Salvia leucantha			Kelly's Choice Prickly Pear	5 gal.	
Mexican Bush Sage	1 gal.		Pachycereus marginatus		
Teucrium chamaedrys			Mexican Fence Post Cactus	5 gal.	
Germander	1 gal.		Pedilanthus macrocarpus		
Groundcovers	Size	Qty	Slipper Plant	5 gal.	
Baileya multiradiata			Penstemon eatonii		
Desert Marigold	1 gal.		Firecracker Penstemon	1 gal.	
Dalea capitata 'Sierra Gold'			Portulacaria afra minima		
Sierra Gold Dalea	1 gal.		Dwarf Elephant Food	5 gal.	
Eremophila prostrata			Yucca baccata		
Outback Sunrise Eremophila	1 gal.		Banana Yucca	5 gal.	
Gazania rigens 'Sun Gold'			Yucca pallida		
Trailing Yellow Gazania	1 gal.		Pale Leaf Yucca	5 gal.	
Lantana montevidensis			Yucca recurvifolia		
Purple Trailing Lantana	1 gal.		Soft Leaf Yucca	15 gal.	
Lantana sp.					
'New Gold' Lantana	1 gal.				
Lantana sp.					
'New Red' Lantana	1 gal.				
Rosmarinus officinalis 'Prostratus'					
Trailing Rosemary	1 gal.				
Ruellia 'Katie'					
Dwarf Ruellia 'Katie'	1 gal.				
Teucrium chamaedrys 'prostratum'					
Prostrate Germander	1 gal.				
Wedelia trilobata					
Wedelia	1 gal.				

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

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Palo Blanco					
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Cascalote					
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Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
Wilsonii Olive					
Olneya tesota	N/A	4'	2.5'	24"	
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Parkinsonia hybrid 'Desert Museum' 1"	1"	5'	3'	24"	
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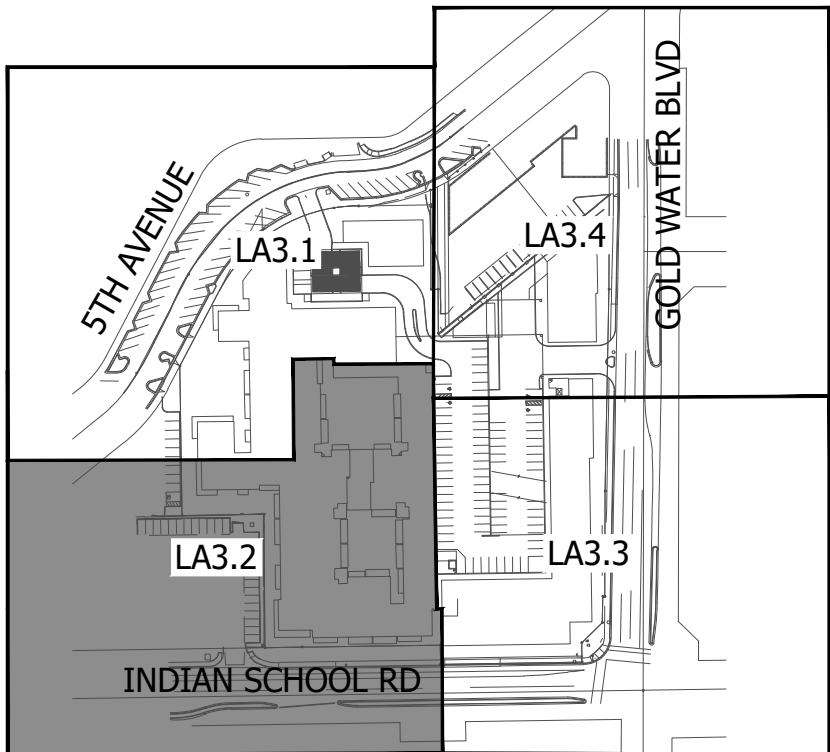
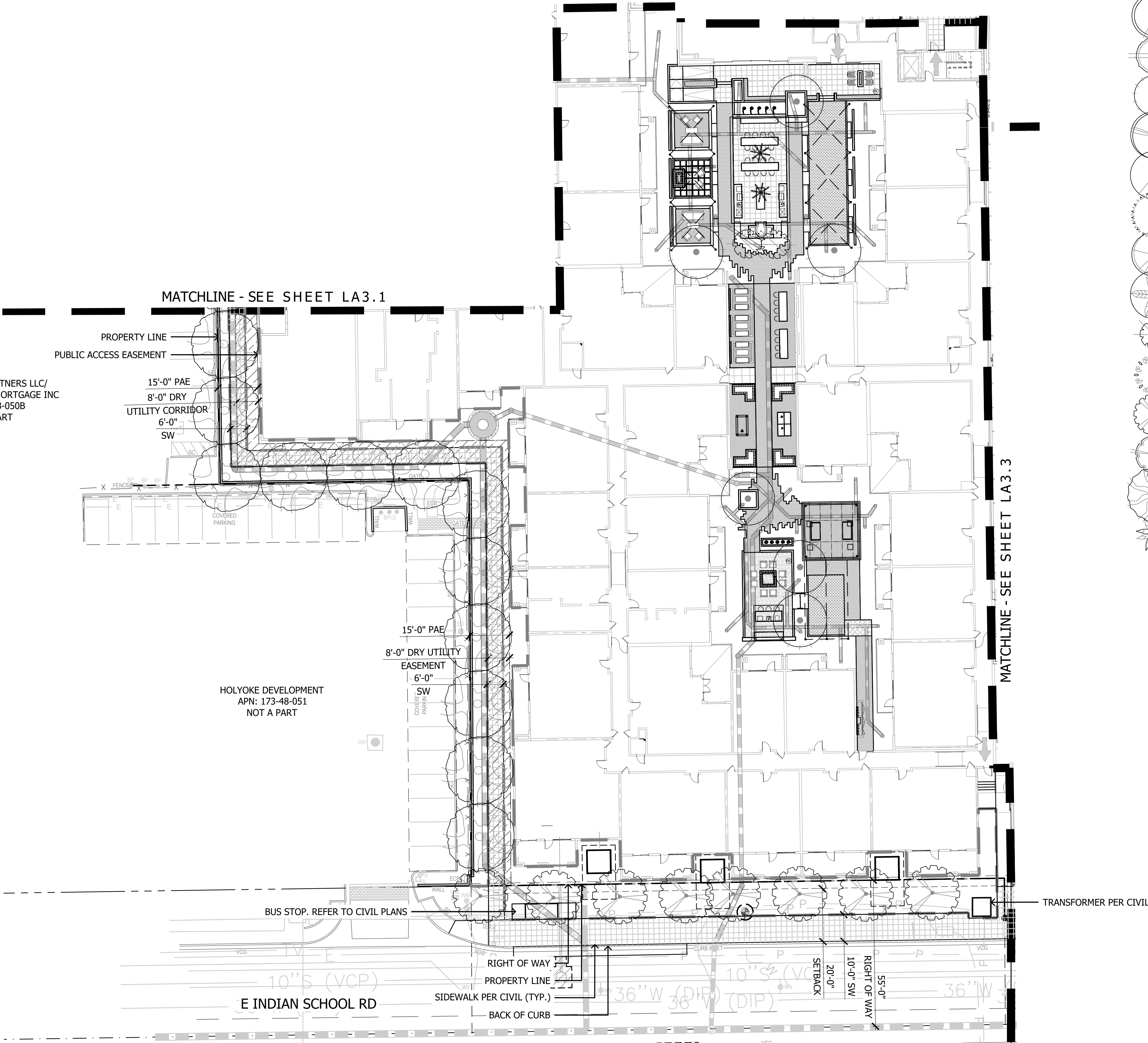


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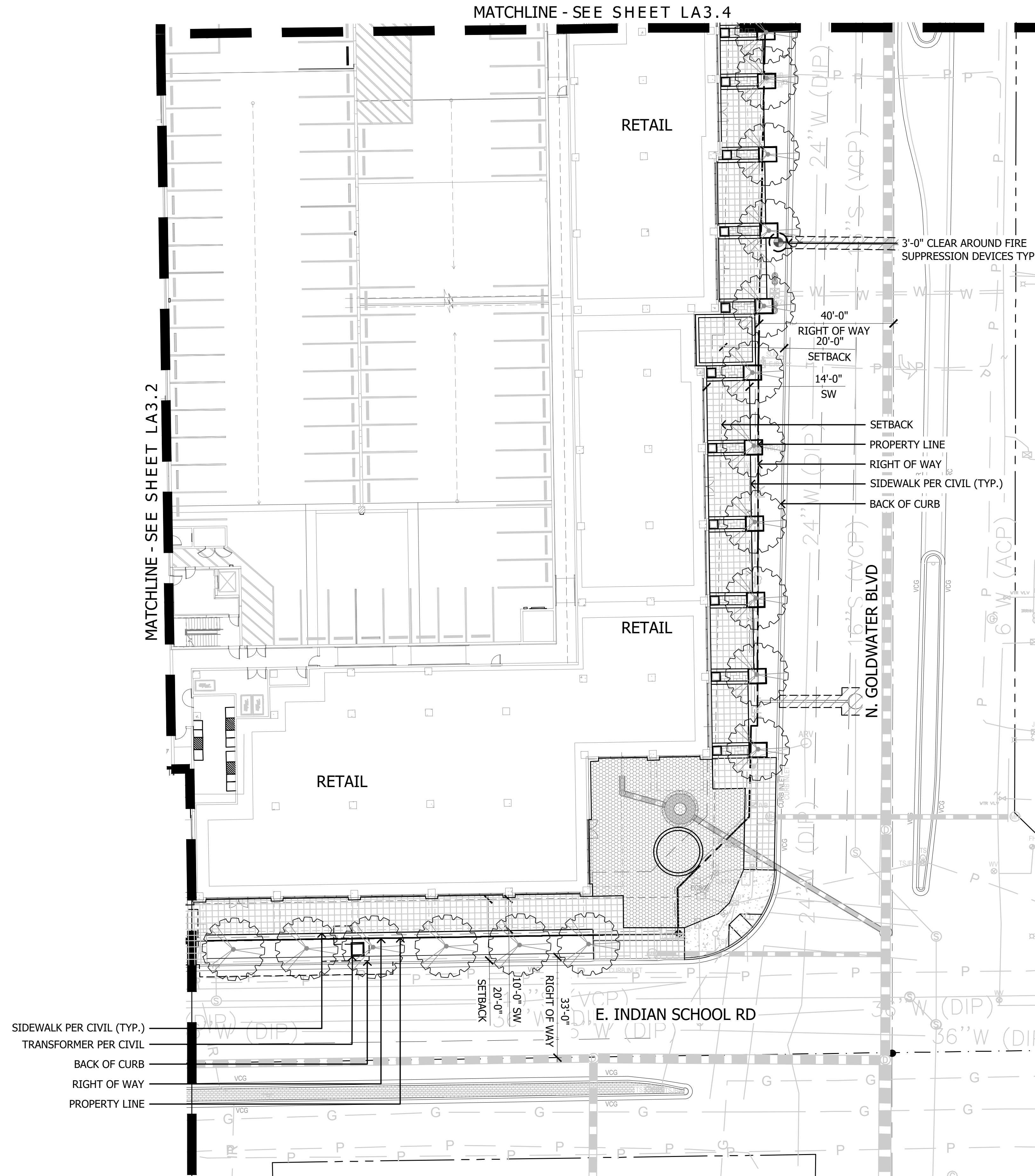
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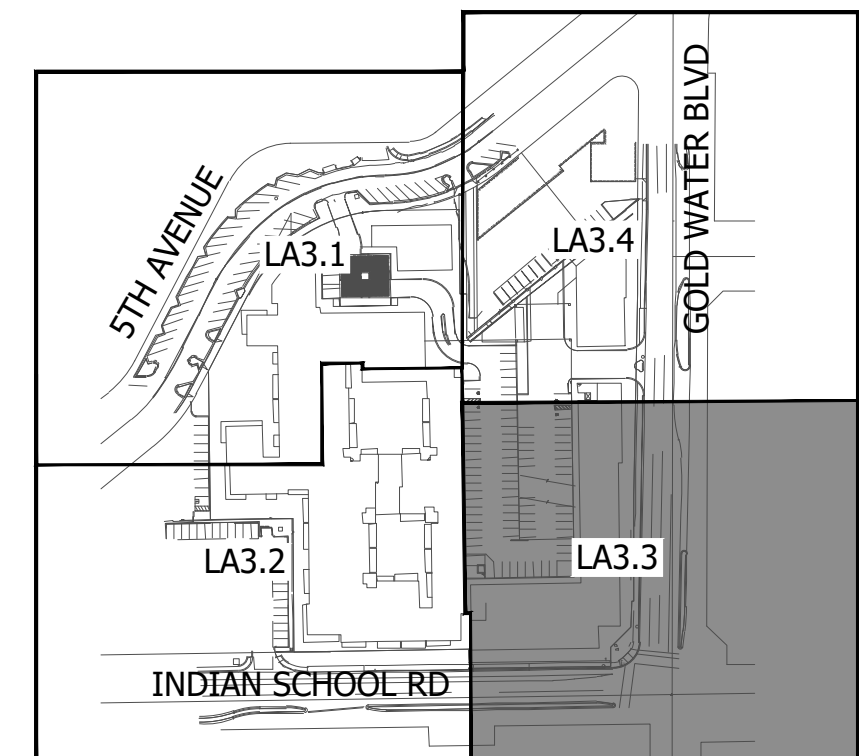


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Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18'	TO PINEAPPLE		
California Fan Palm					
Washingtonia robusta	N/A	18'	TO PINEAPPLE		
Mexican Fan Palm					

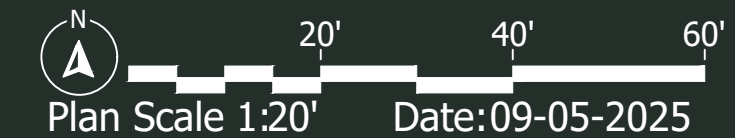


KEY MAP

NOT TO SCALE

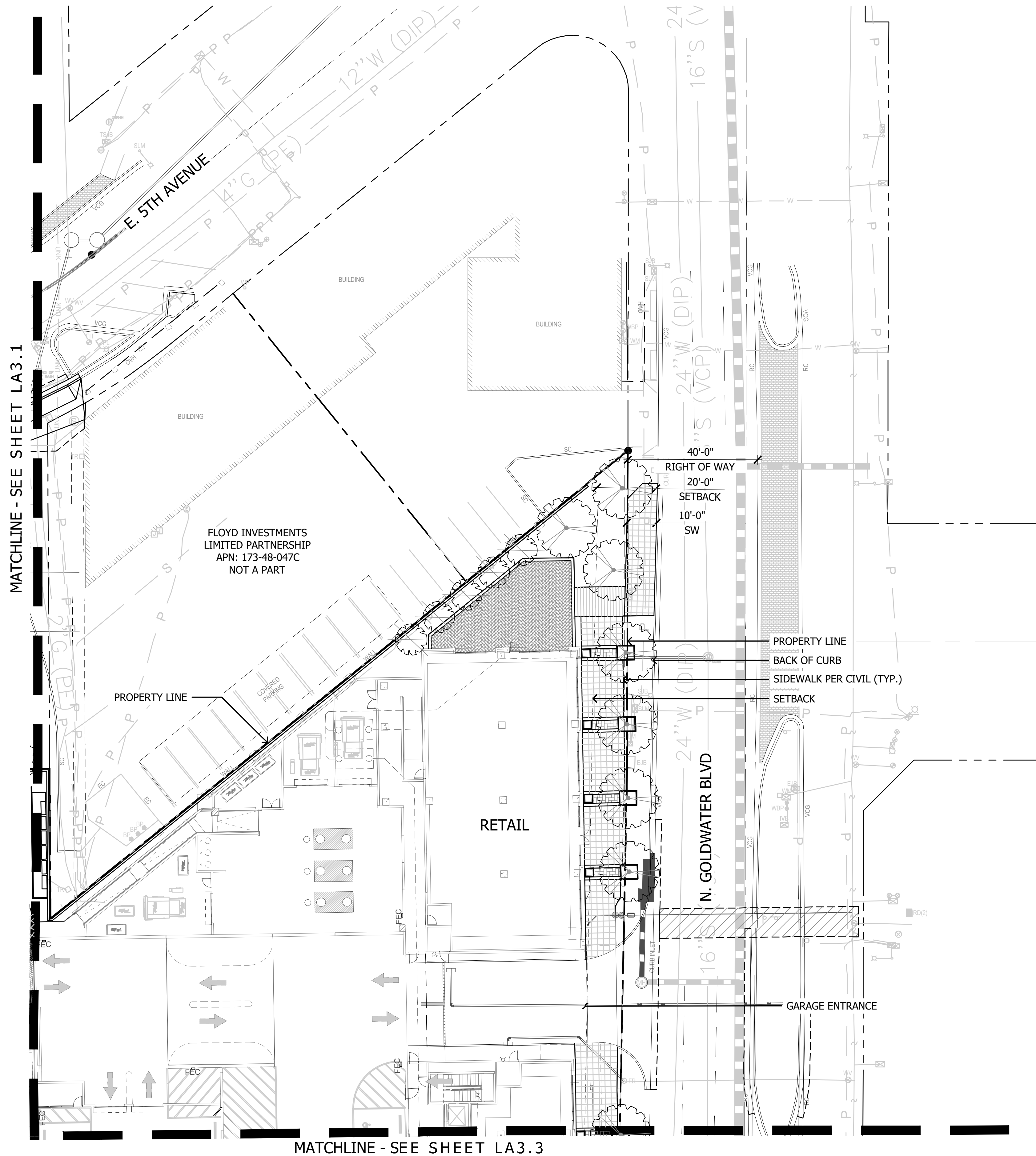


5TH & GOLDWATER
LA3.3 - Landscape Plan



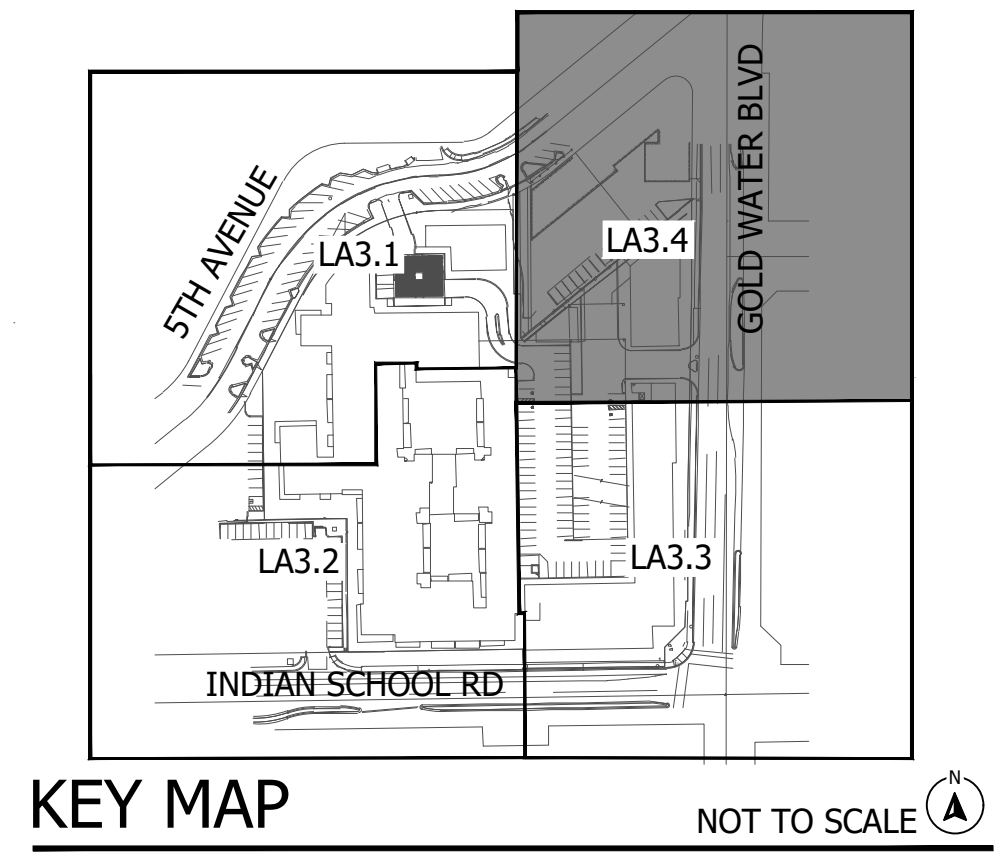
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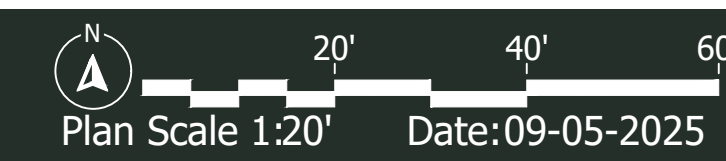


PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura	.75"	6'	2'	24"	
Mulga Acacia					
Acacia smallii	1"	5'	3'	24"	
Sweet Acacia					
Acacia stenophylla	1"	8'	3'	24"	
Shoestring Acacia					
Acacia willardiana	1"	5'	2.5'	24"	
Palo Blanco					
Bauhinia x blakeana	1.25"	7'	2.5'	24"	
Hong Kong Orchid					
Caesalpinia cacalaco	1"	5'	3'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
Desert Willow					
Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
Wilsonii Olive					
Olneya tesota	N/A	4'	2.5'	24"	
Desert Ironwood					
Parkinsonia hybrid 'Desert Museum' 1"	1"	5'	3'	24"	
Desert Museum Palo Verde					
Parkinsonia praecox	1"	5'	3'	24"	
Palo Brea					
Phoenix dactylifera	N/A	18'	TO PINEAPPLE		
Date Palm					
Pistacia chinensis	1"	7'	2.5'	24"	
Chinese Pistache					
Pistacia lentiscus	1"	7'	2.5'	24"	
Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18'	TO PINEAPPLE		
California Fan Palm					
Washingtonia robusta	N/A	18'	TO PINEAPPLE		
Mexican Fan Palm					

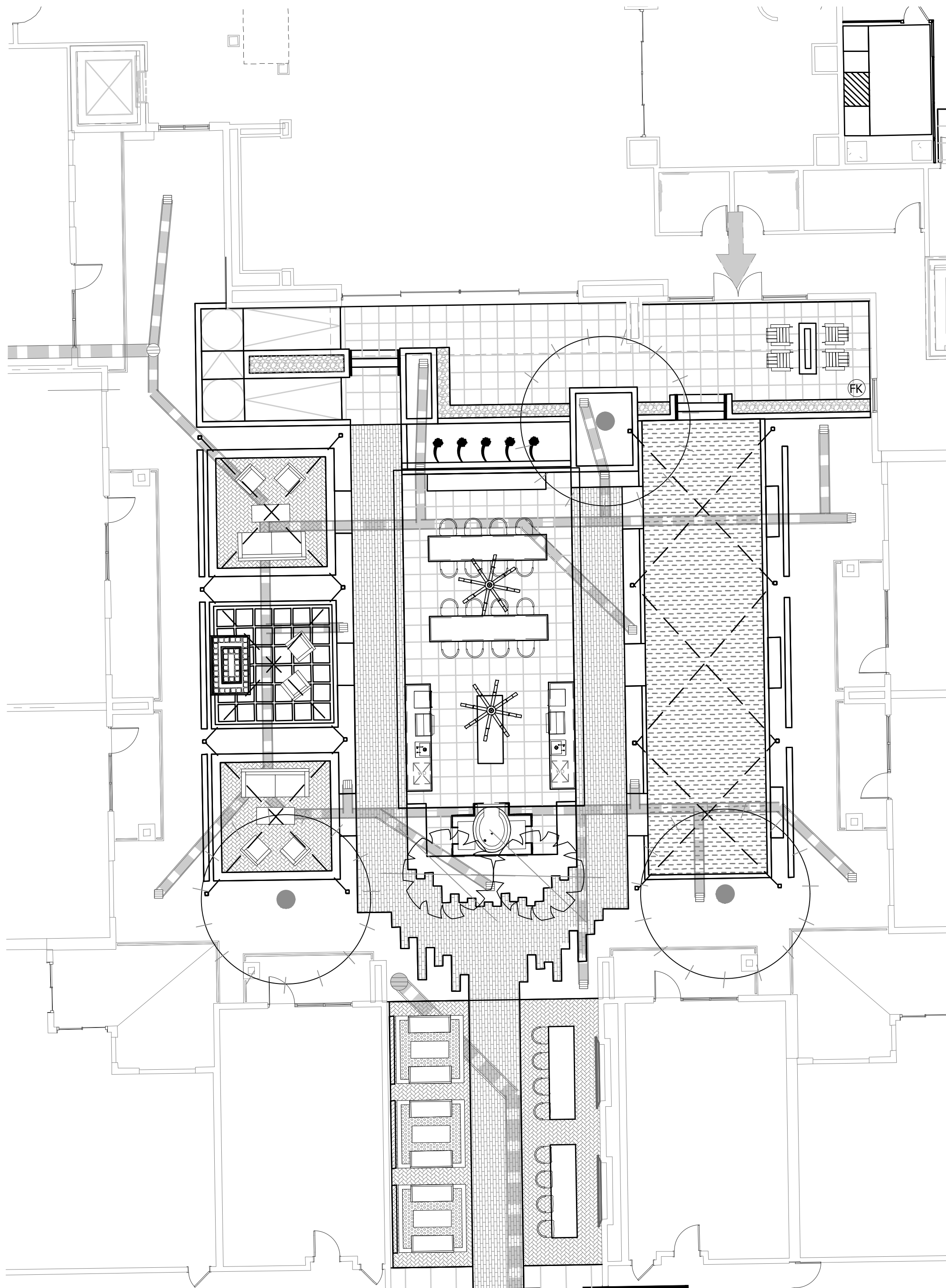


5TH & GOLDWATER
LA3.4 - Landscape Plan

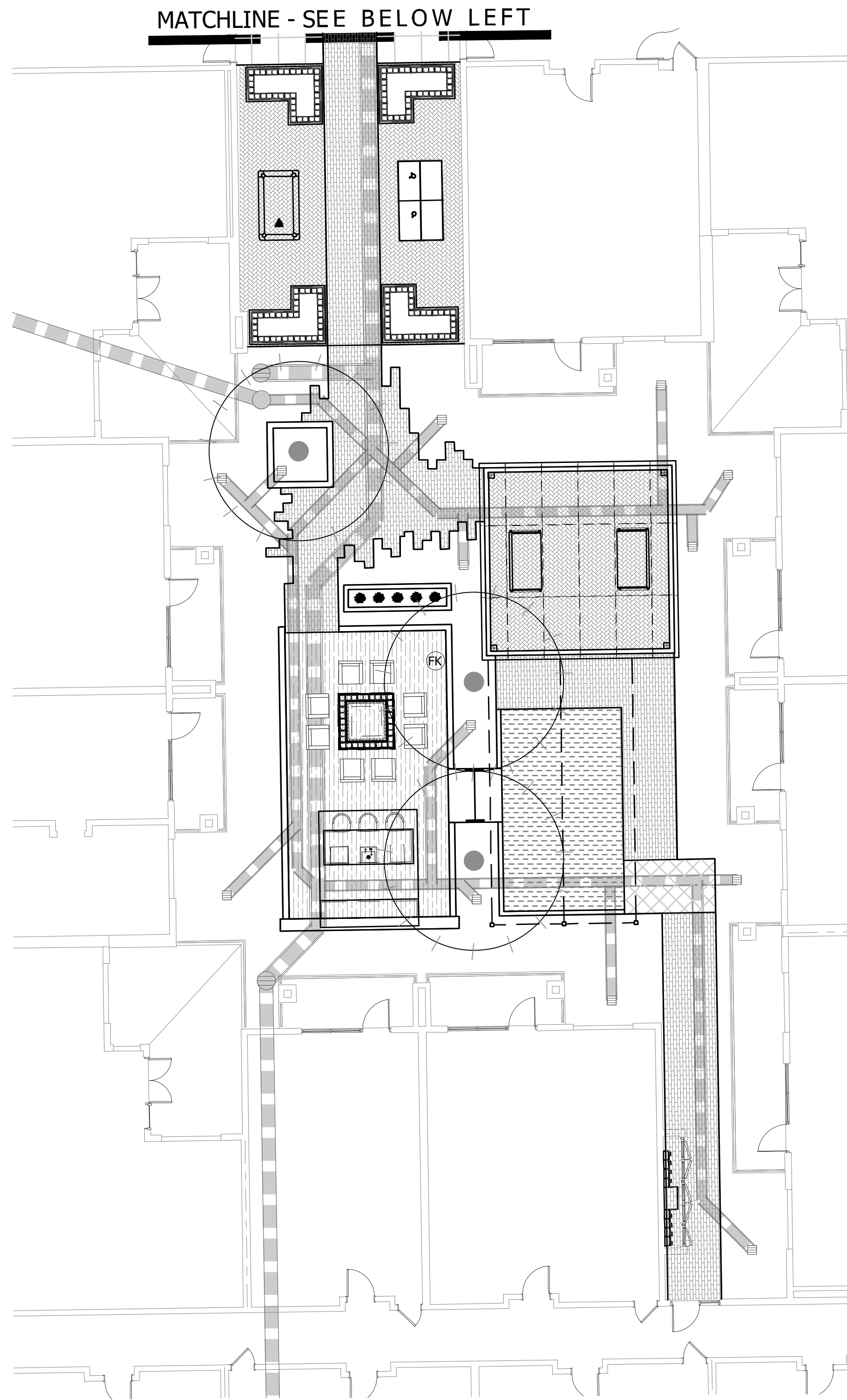


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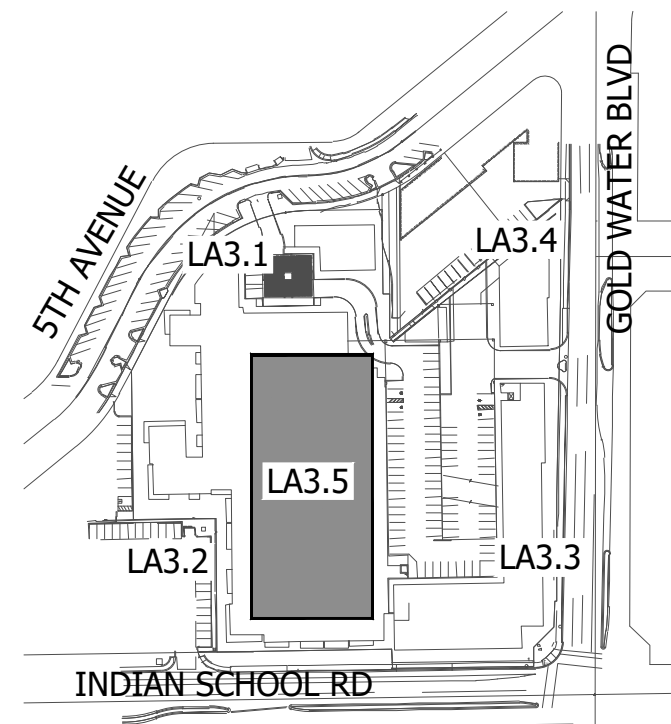
MATCHLINE - SEE ABOVE RIGHT



MATCHLINE - SEE BELOW LEFT

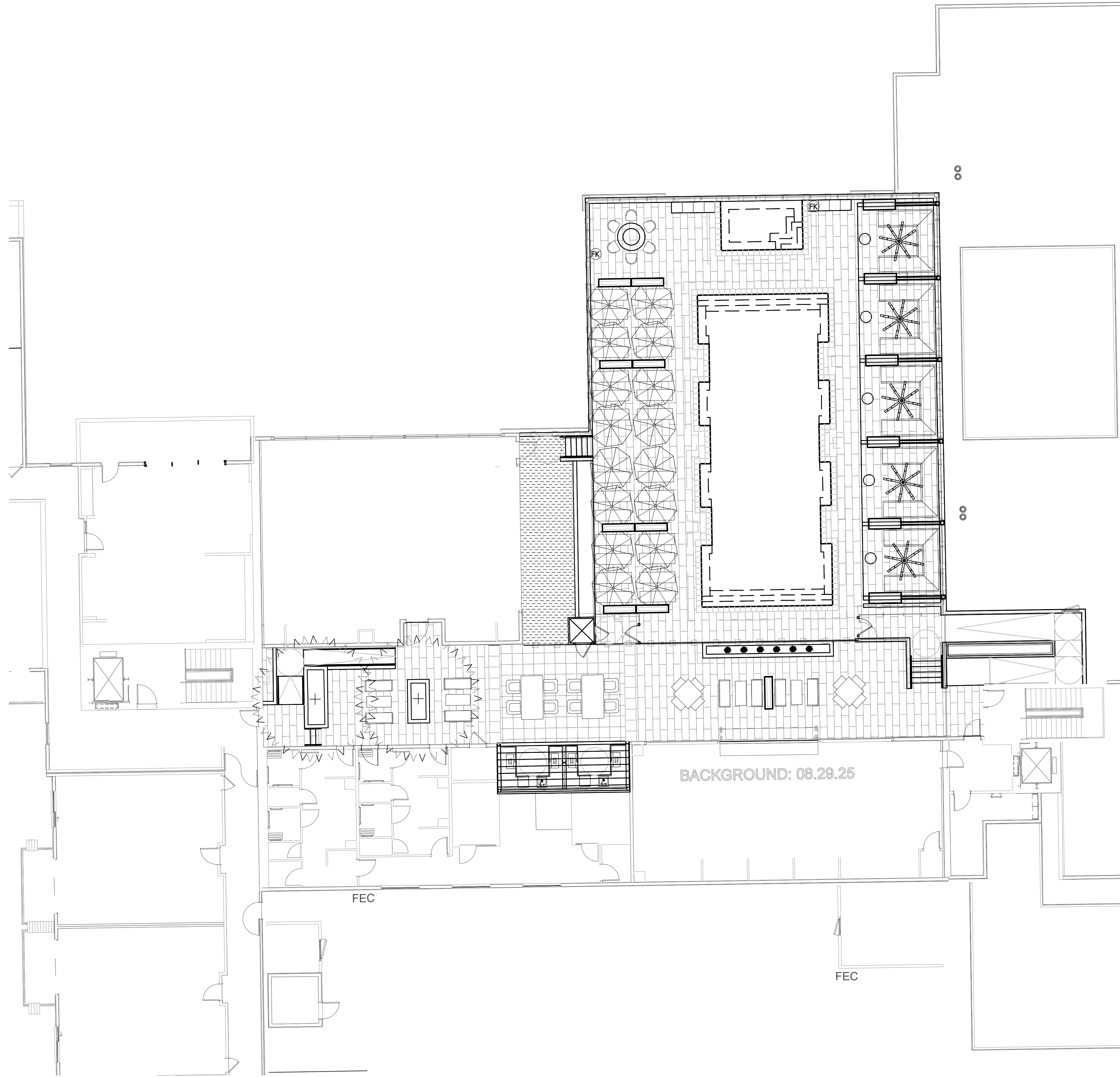
PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box Qty
Acacia aneura	.75"	6'	2'	24"
Mulga Acacia	1"	5'	3'	24"
Acacia smallii	1"	5'	3'	24"
Sweet Acacia	1"	5'	3'	24"
Acacia stenophylla	1"	8'	3'	24"
Shoestring Acacia	1"	5'	2.5'	24"
Acacia willardiana	1"	5'	2.5'	24"
Palo Blanco	1.25"	7'	2.5'	24"
Bauhinia x blakeana	1"	5'	3'	24"
Hong Kong Orchid	1"	5'	3'	24"
Caesalpinia cacalaco	1"	5'	3'	24"
Cascalote	1"	5'	3'	24"
Chilopsis linearis	1"	5'	3'	24"
Desert Willow	1.25"	7'	3'	24"
Eucalyptus papuana	1"	7'	3'	24"
Ghost Gum	1"	7'	3'	24"
Jacaranda mimosifolia	.75"	5'	3'	24"
Jacaranda	1"	5'	3'	24"
Lysiloma microphylla	N/A	6'	3'	24"
Desert Fern	N/A	4'	2.5'	24"
Olea europaea 'Wilsonii'	N/A	5'	3'	24"
Wilsonii Olive	N/A	5'	3'	24"
Olneya tesota	1"	5'	3'	24"
Desert Ironwood	1"	5'	3'	24"
Parkinsonia hybrid 'Desert Museum' 1"	1"	5'	3'	24"
Desert Museum Palo Verde	1"	5'	3'	24"
Parkinsonia praecox	N/A	18' TO PINEAPPLE		
Palo Brea	1"	7'	2.5'	24"
Phoenix dactylifera	1"	7'	2.5'	24"
Date Palm	1"	7'	2.5'	24"
Pistacia chinensis	1"	7'	2.5'	24"
Chinese Pistache	1"	7'	2.5'	24"
Pistacia lentiscus	1"	6'	3'	24"
Mastic Tree	1.25"	5'	6'	24"
Prosopis alba	1"	5'	3'	24"
Argentine Mesquite	1.25"	5'	6'	24"
Prosopis chilensis	1"	5'	3'	24"
Chilean Mesquite	1.25"	5'	6'	24"
Prosopis glandulosa	1"	7'	3'	24"
Thornless Honey Mesquite	1.25"	5'	6'	24"
Prosopis hybrid	1"	7'	3'	24"
Thornless Mesquite	0.75"	3'	2'	24"
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"
'Joan Lionetti' Live Oak	0.75"	3'	2'	24"
Sophora secundiflora	1"	7'	3'	24"
Texas Mountain Laurel	1"	7'	3'	24"
Ulmus parvifolia 'Allee'	1"	7'	3'	24"
Allee Elm	1"	7'	3'	24"
Ulmus parvifolia 'Bosque'	N/A	5'	3'	24"
Bosque Elm	N/A	18' TO PINEAPPLE		
Vitex agnus-castus	N/A	18' TO PINEAPPLE		
Chaste Tree	N/A	18' TO PINEAPPLE		
Washingtonia filifera	N/A	18' TO PINEAPPLE		
California Fan Palm	N/A	18' TO PINEAPPLE		
Washingtonia robusta	N/A	18' TO PINEAPPLE		
Mexican Fan Palm				



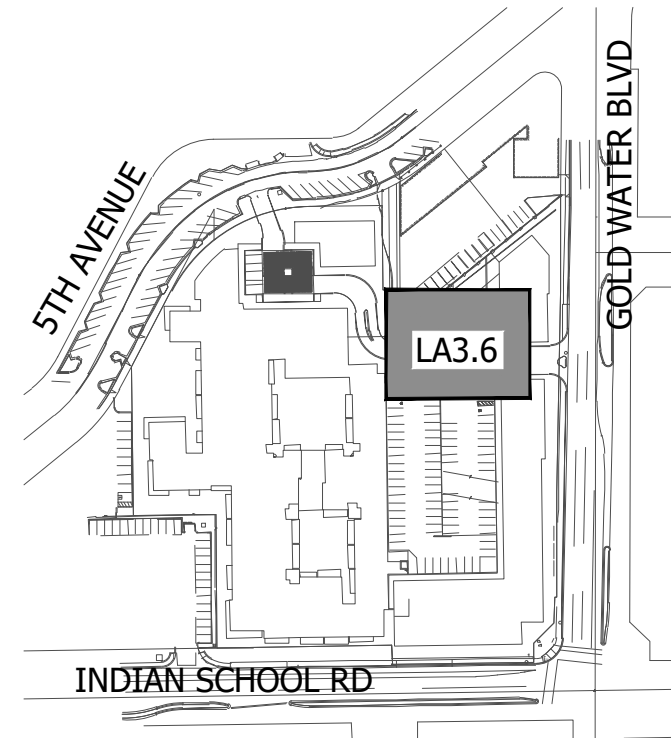
KEY MAP

NOT TO SCALE



PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box Qty
Acacia aneura	.75"	6'	2'	24"
Mulga Acacia				
Acacia smallii	1"	5'	3'	24"
Sweet Acacia				
Acacia stenophylla	1"	8'	3'	24"
Shoestring Acacia				
Acacia willardiana	1"	5'	2.5'	24"
Palo Blanco				
Bauhinia x blakeana	1.25"	7'	2.5'	24"
Hong Kong Orchid				
Caesalpinia cacalaco	1"	5'	3'	24"
Cascalote				
Chilopsis linearis	1"	5'	3'	24"
Desert Willow	1.25"	7'	3'	24"
Eucalyptus papuana				
Ghost Gum	1"	7'	3'	24"
Jacaranda mimosifolia				
Jacaranda	.75"	5'	3'	24"
Lysiloma microphylla				
Desert Fern	N/A	6'	3'	24"
Olea europaea 'Wilsonii'				
Wilsonii Olive	N/A	4'	2.5'	24"
Olneya tesota				
Desert Ironwood	Parkinsonia hybrid 'Desert Museum' 1"	5'	3'	24"
Desert Museum Palo Verde	1"	5'	3'	24"
Parkinsonia praecox				
Palo Brea	N/A	18'	TO PINEAPPLE	
Phoenix dactylifera				
Date Palm	1"	7'	2.5'	24"
Pistacia chinensis				
Chinese Pistache	1"	7'	2.5'	24"
Pistacia lentiscus				
Mastic Tree	1"	6'	3'	24"
Prosopis alba				
Argentine Mesquite	1.25"	5'	6'	24"
Prosopis chilensis				
Chilean Mesquite	1"	5'	3'	24"
Prosopis glandulosa				
Thornless Honey Mesquite	1.25"	5'	6'	24"
Prosopis hybrid				
Thornless Mesquite	1"	7'	3'	24"
Quercus virginiana 'Joan Lionetti'	0.75"	3'	2'	24"
'Joan Lionetti' Live Oak	1"	7'	3'	24"
Sophora secundiflora				
Texas Mountain Laurel	1"	7'	3'	24"
Ulmus parvifolia 'Allee'				
Allee Elm	1"	7'	3'	24"
Ulmus parvifolia 'Bosque'				
Bosque Elm	N/A	5'	3'	24"
Vitex agnus-castus				
Chaste Tree	N/A	18'	TO PINEAPPLE	
Washingtonia filifera				
California Fan Palm	N/A	18'	TO PINEAPPLE	
Washingtonia robusta				
Mexican Fan Palm				



KEY MAP

NOT TO SCALE

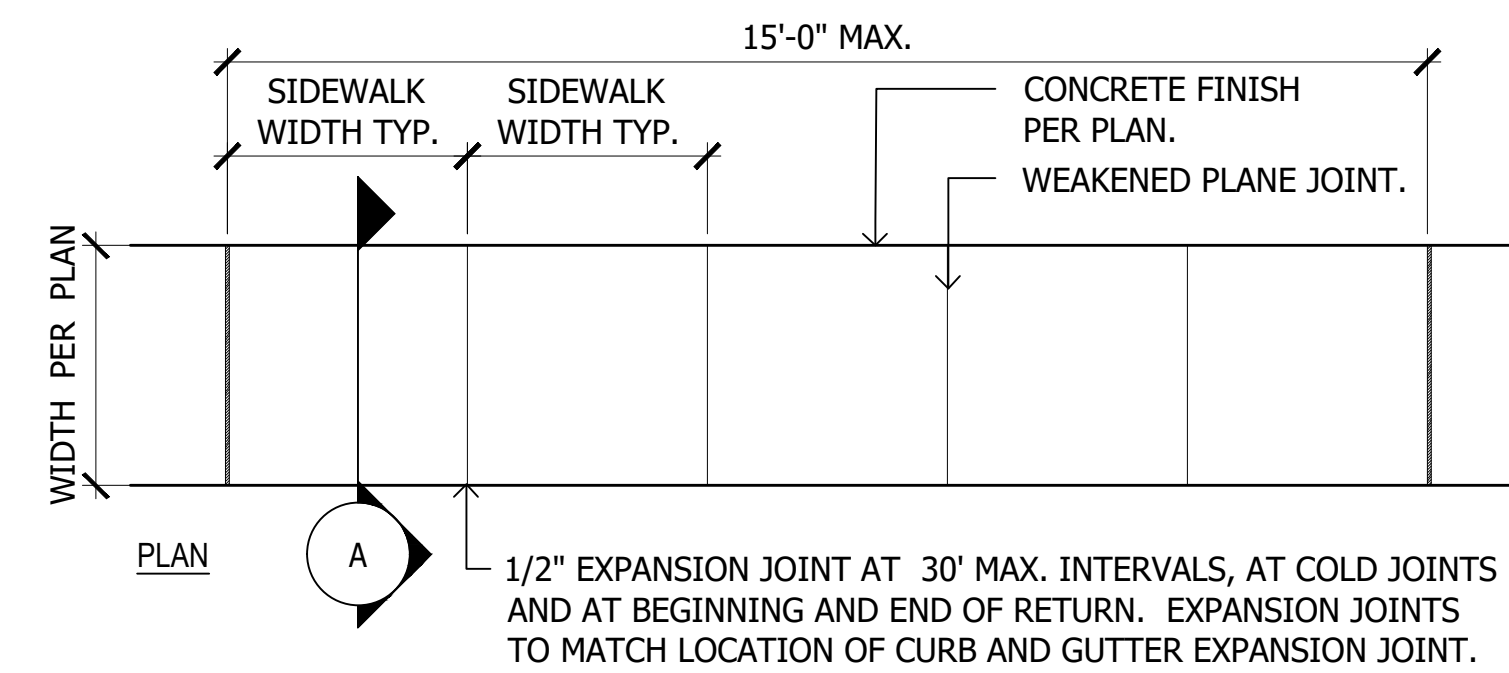


5TH & GOLDWATER
LA3.6 - Landscape Plan



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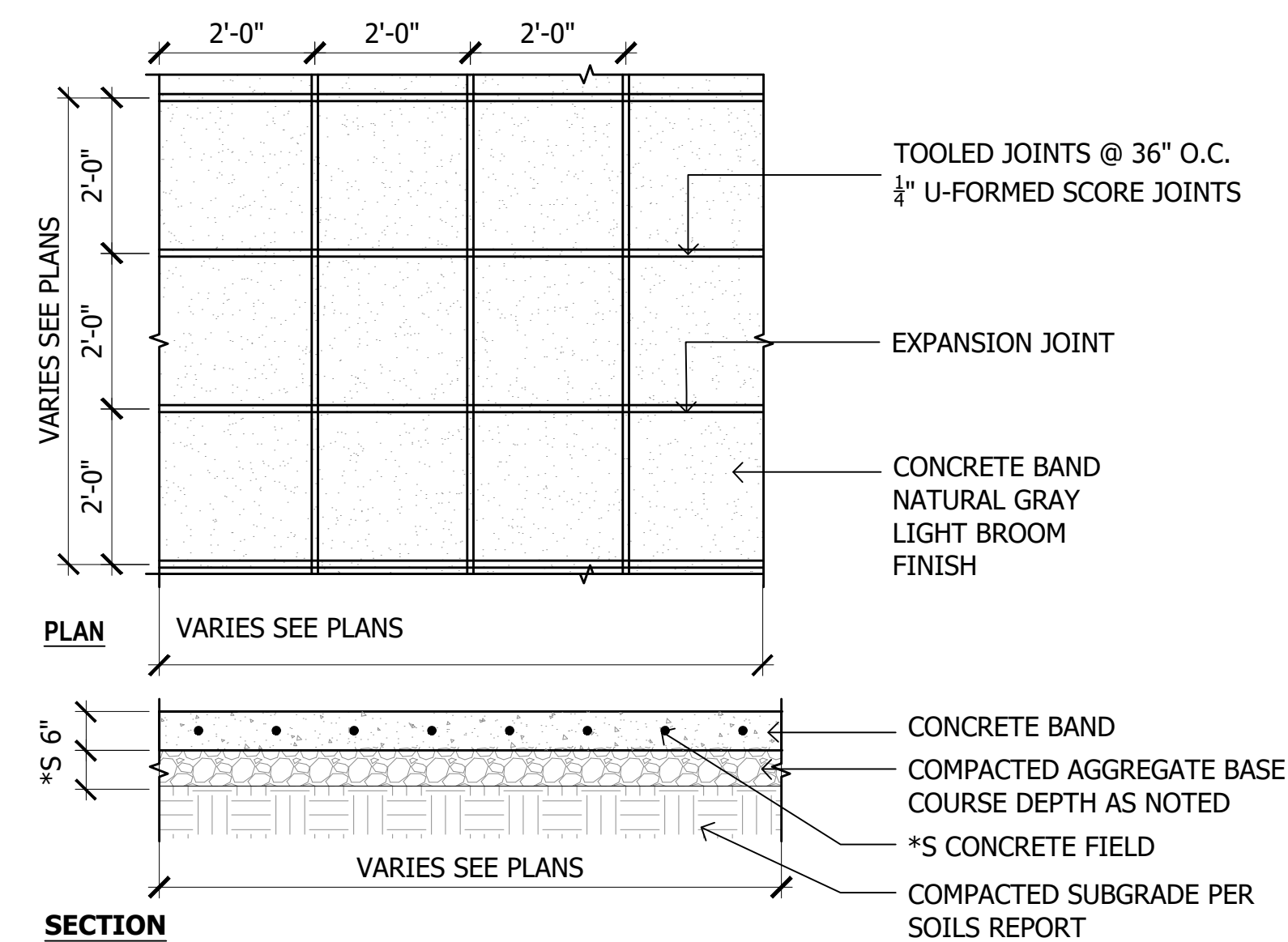


NOTES:

- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk

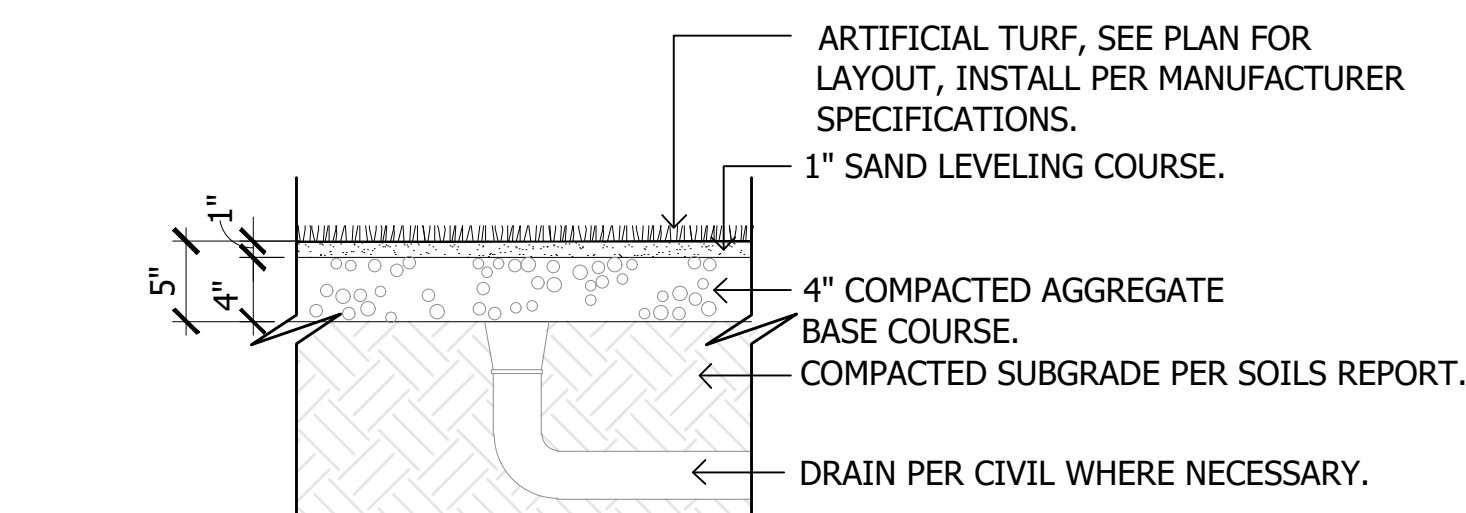
SCALE: 1/2"=1'-0"



SECTION NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

6 2'x2' Scored Concrete

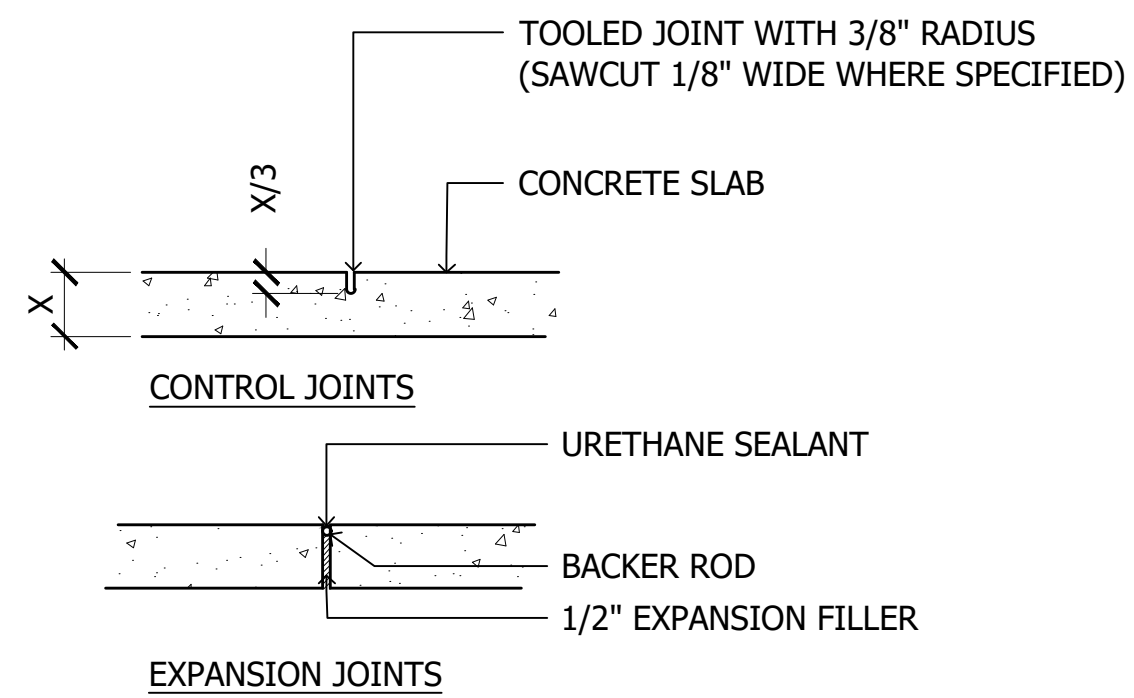
SCALE: 1/2"=1'-0"



ARTIFICIAL TURF TYPICAL:
MANUF: SYNTHETIC TURF
MODEL: SOFTLAWN GARDEN RYE
WEB: <http://www.synthetic-turf.com>
PHONE: 1-800-405-7455
OR APPROVED EQUAL

10 Artifical Turf at Grade

SCALE: 1"=1'-0"



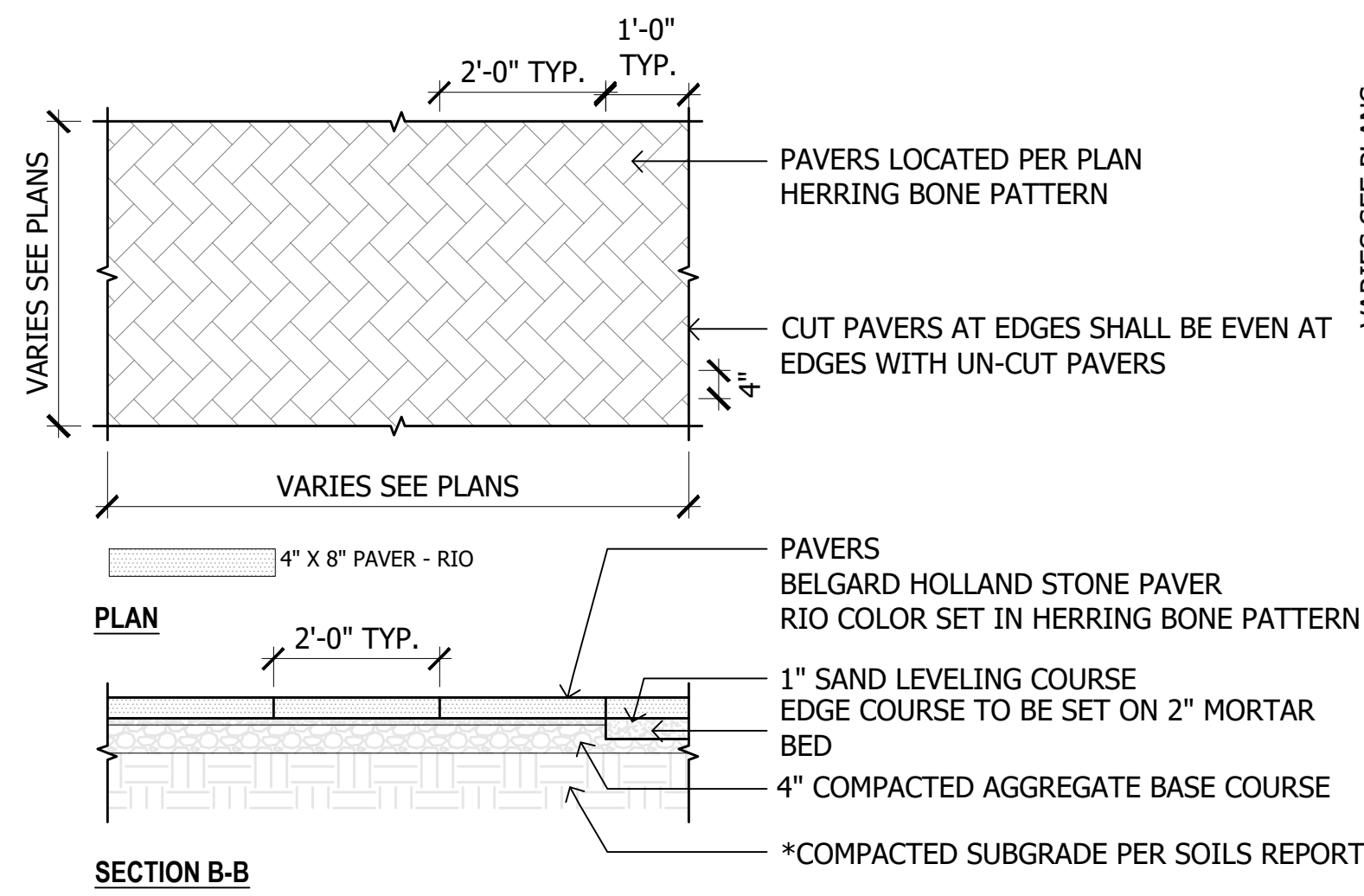
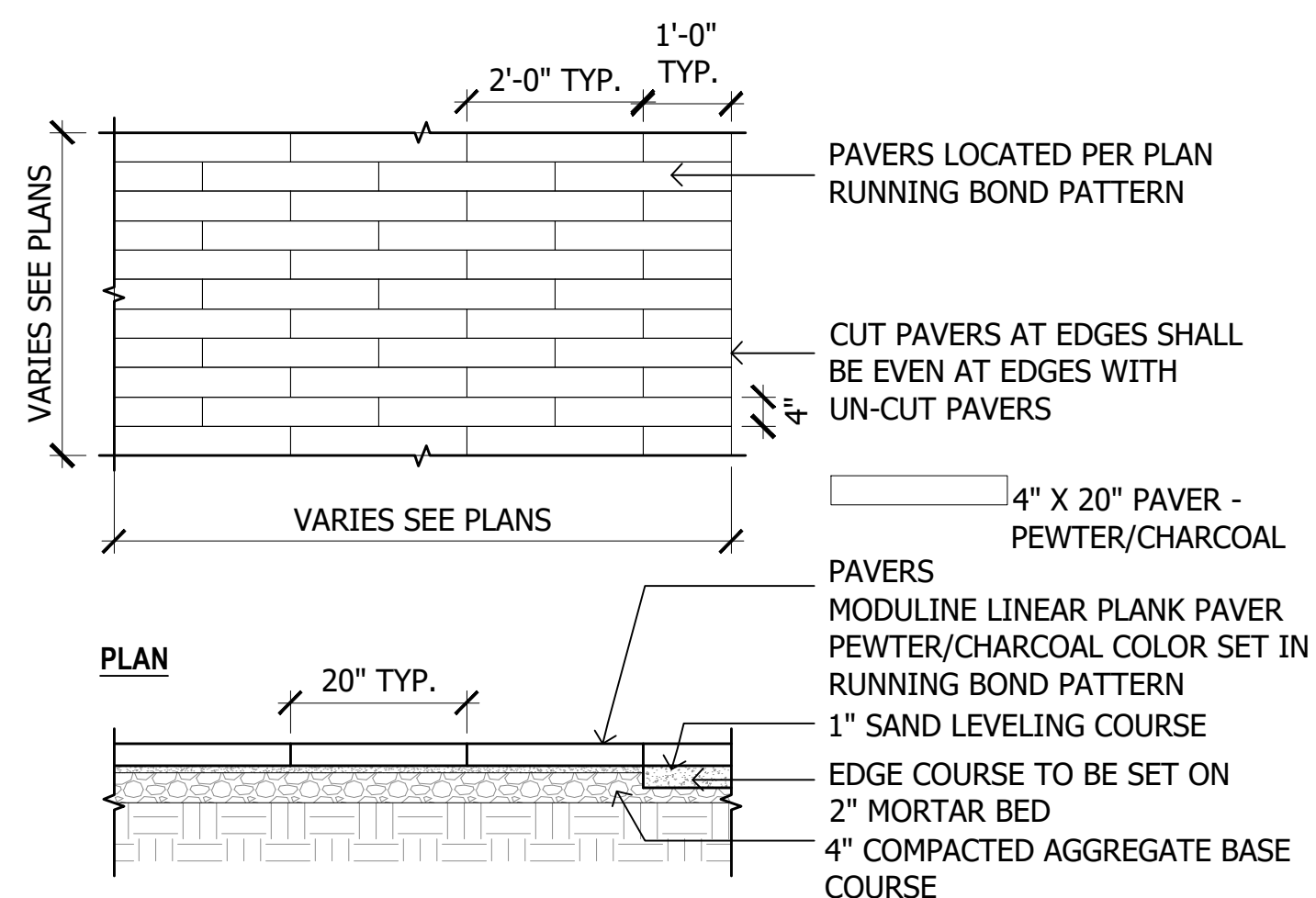
NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED
USE THE FOLLOWING DATA FOR EXPANSION &
CONTROL JOINT LOCATIONS.

(4'-0" WIDE WALK - C.J. @ 4'-0" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

NOTES:
1. MINIMUM 28 DAY COMPRESSIVE
STRENGTH OF CONCRETE (F'C) SHALL
BE 4500 PSI W/ A MAXIMUM WATER /
CEMENT RATIO OF .45 (SPECIAL
INSPECTION NOT REQUIRED)
2. USE TYPE V PORTLAND CEMENT
CONFORMING TO ASTM C150.

2 Construction Joints

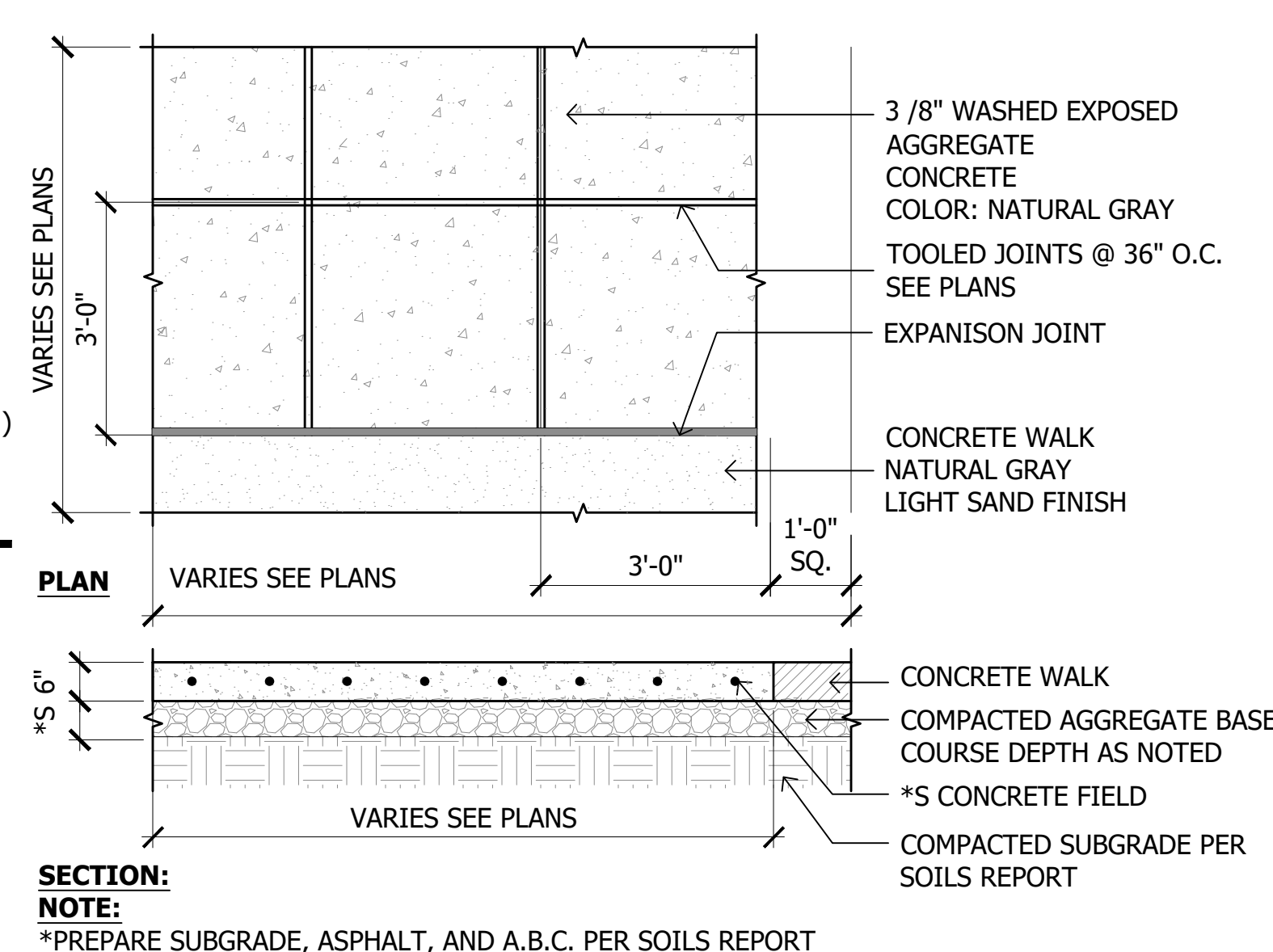
SCALE: 1"=1'-0"



NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

8 Herring Bone Pavers

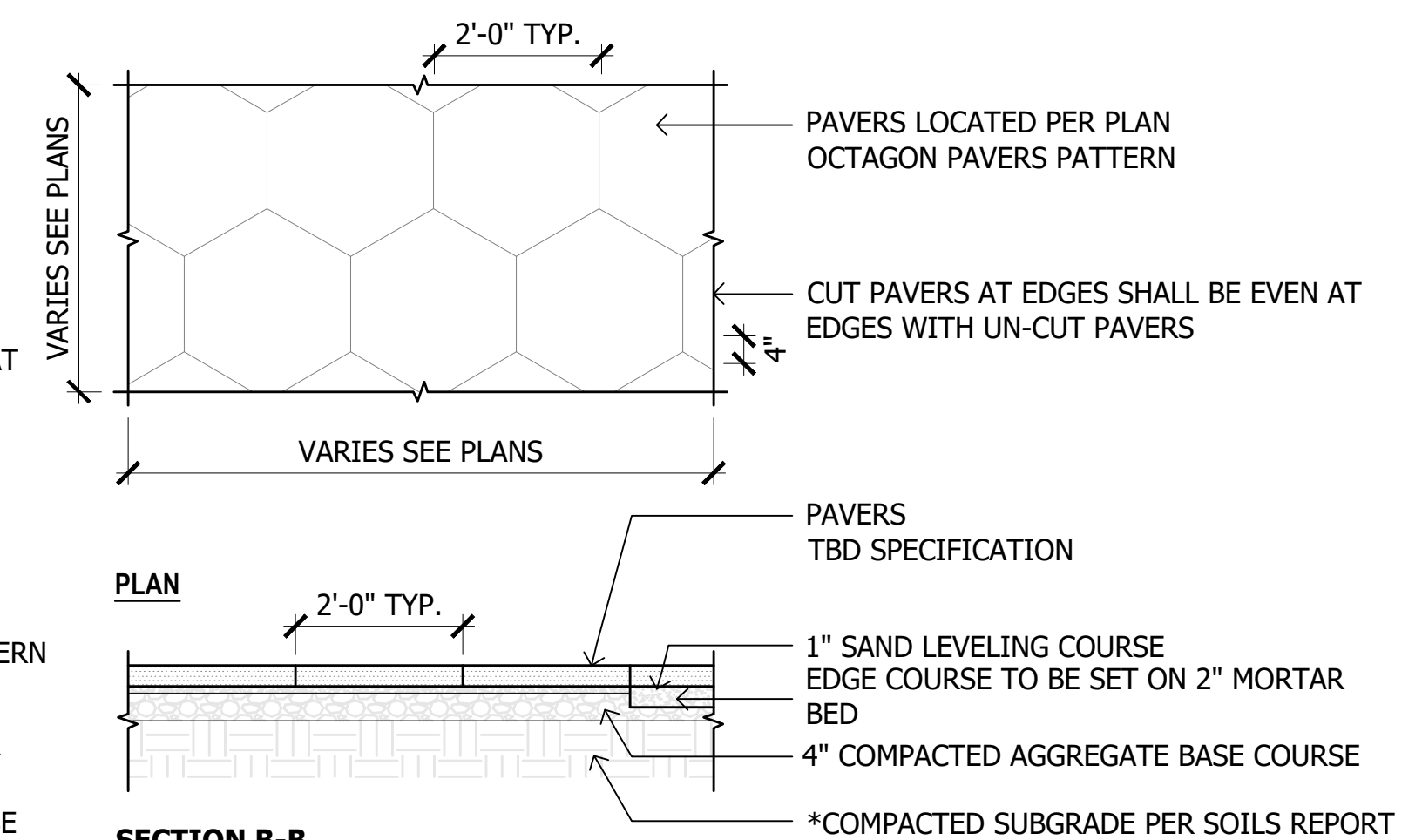
SCALE: NTS



SECTION NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

5 Exposed Aggregate Concrete

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



NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

9 Octagon Pavers

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

- *S DIMENSIONS PER STRUCTURAL ENGINEER.
- *M DIMENSIONS PER MANUFACTURER SPECIFICATIONS.
- INSTALL PER MANUFACTURER SPECIFICATIONS.
- SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

A detailed cross-section diagram of a podium deck assembly. The diagram shows a concrete deck supported by adjustable hybrid pedestals. A hex-tray by Tile Tech is mounted on the pedestals, and podium pavers are laid on top. A drain is shown at the bottom. The diagram includes labels for various components and their specifications.

Labels and specifications:

- 2'-0" TYP.
- LEVEL
- *M
- *S
- PODIUM PAVERS
- HEX-TRAY BY TILE TECH
- REFER TO MANUFACTURER SPECIFICATIONS
- ADJUSTABLE HYBRID PEDESTALS. REFER TO MANUFACTURER SPECIFICATIONS
- CONCRETE DECK - SEE ARCHITECTURAL PLANS
- DRAIN - SEE ARCHITECTURAL AND MECHANICAL PLANS

SCALE: 1"=1'-0'

- *S DIMENSIONS PER STRUCTURAL ENGINEER.
- *M DIMENSIONS PER MANUFACTURER SPECIFICATIONS.
- INSTALL PER MANUFACTURER SPECIFICATIONS.
- SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

TURF TRAY BY TILE
 TECH. REFER TO
 MANUFACTURER
 SPECIFICATIONS
 ADJUSTABLE HYBRID
 PEDESTALS. REFER TO
 MANUFACTURER
 SPECIFICATIONS
 CONCRETE DECK - SEE
 ARCHITECTURAL &
 STRUCTURAL PLANS
 DRAIN - SEE
 ARCHITECTURAL AND
 MECHANICAL PLANS
 2'-0" TYP.

SCALE: 1"=1'-0'

EM NOBLE TILE SUPPLY
6" x 6"
NSSC 641 - LIGHT BLUE

SCALE: 1"=1'-0'

INSTALL PER MANUFACTURER SPECIFICATIONS.
SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.
TWO POTS INSTALLED OVER PODIUM PEDESTAL SYSTEM, A
STRUCTURAL HEX BACKING IS REQUIRED.
REFER TO SHEETS LA2.1-LA2.8 FOR LOCATIONS.
POT SIZE VARIES PER PLAN

3/4" POLYTUBE IRRIGATION LINE AND BUBBLER

2" REVEAL WITH 2" OF DRESSING

LIGHTWEIGHT SOIL MIX

6" WASHED PEA GRAVEL FILL FOR DRAINAGE

HEX TRAY

PODIUM PAVING SEE DETAIL 1, SHEET LA6.2

3/4" POLY TUBE IRRIGATION SUPPLY LINE

CONCRETE DECK - SEE ARCHITECTURAL PLANS

FLOWER POT ADAPTER TO CONNECT TO MECHANICAL DRAINAGE SYSTEM

POTS TO SURFACE DRAIN OVER PODIUM SLAB - REFER TO MEP PLANS

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

- INSTALL PER MANUFACTURER SPECIFICATIONS.
- SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

6'-0"

5'-11"

1'-4"

10"

1" TYP.

STD. 2" DIA. DRAIN HOLE CENTERED

(4) LIFTING HOOKS

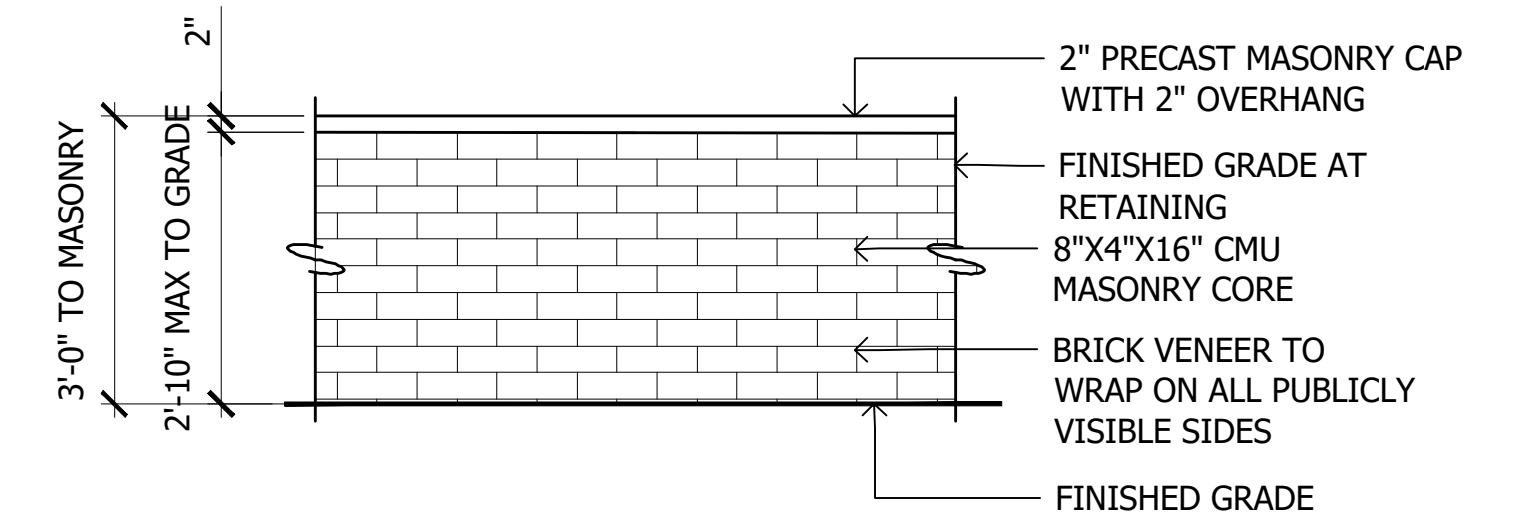
PLAN VIEW

SEE SHEET COL

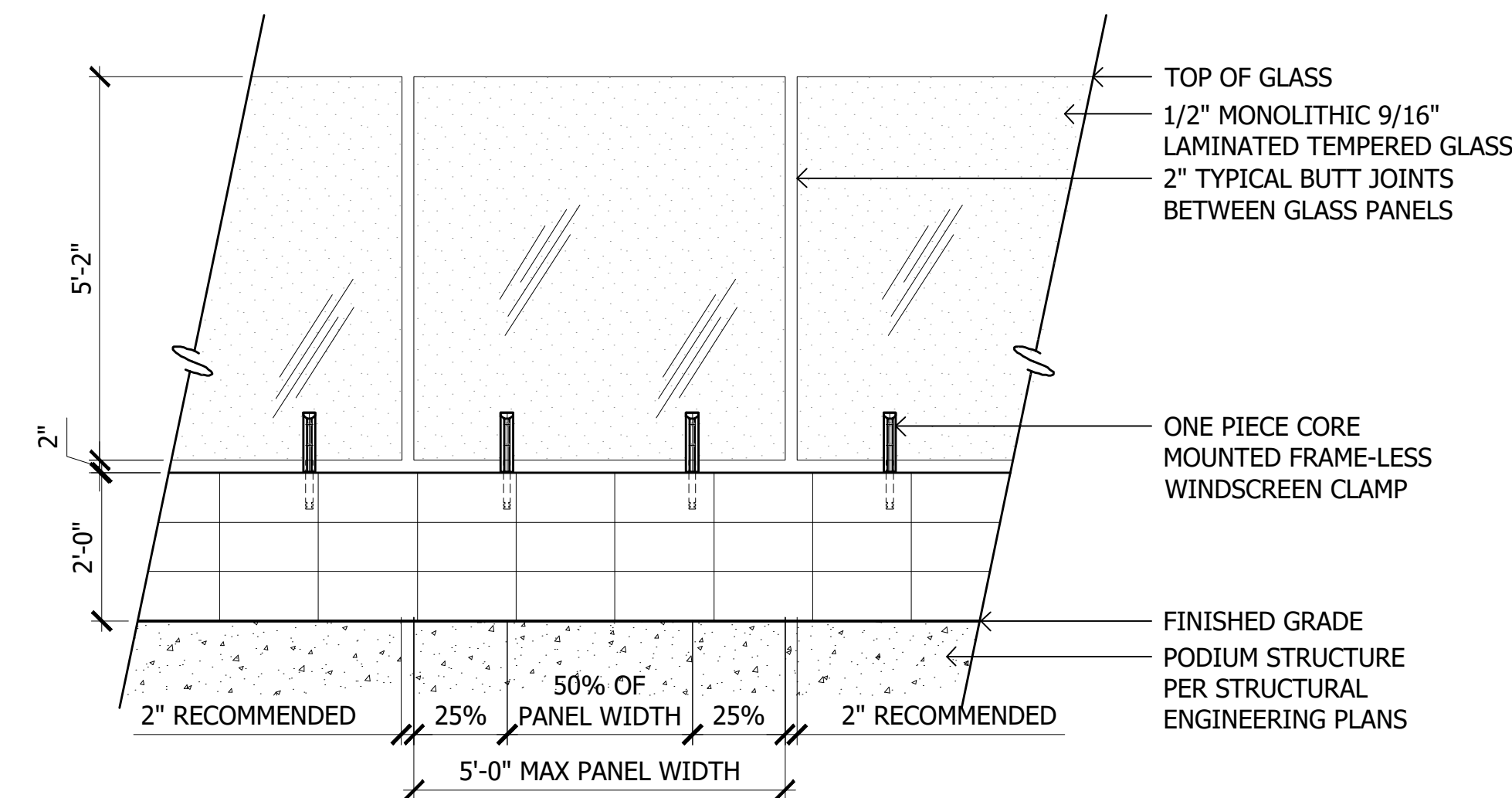
SECTION VIEW

FRONT ELEVATION VIEW

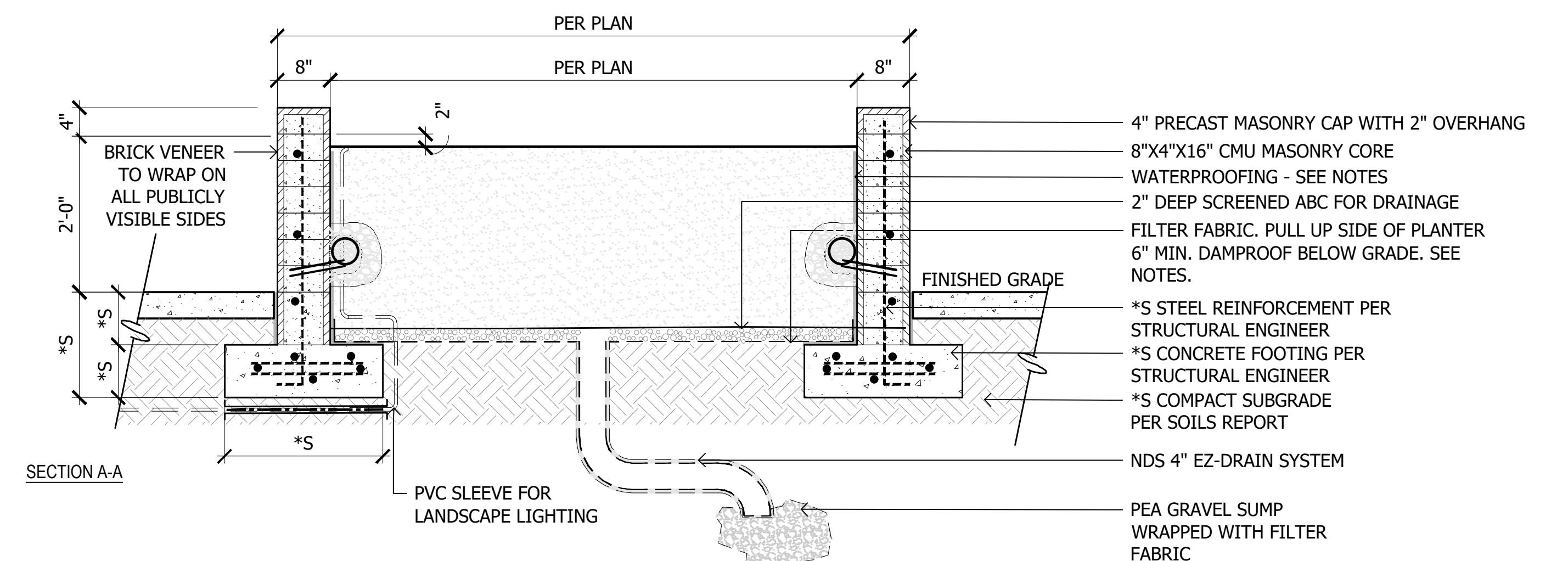
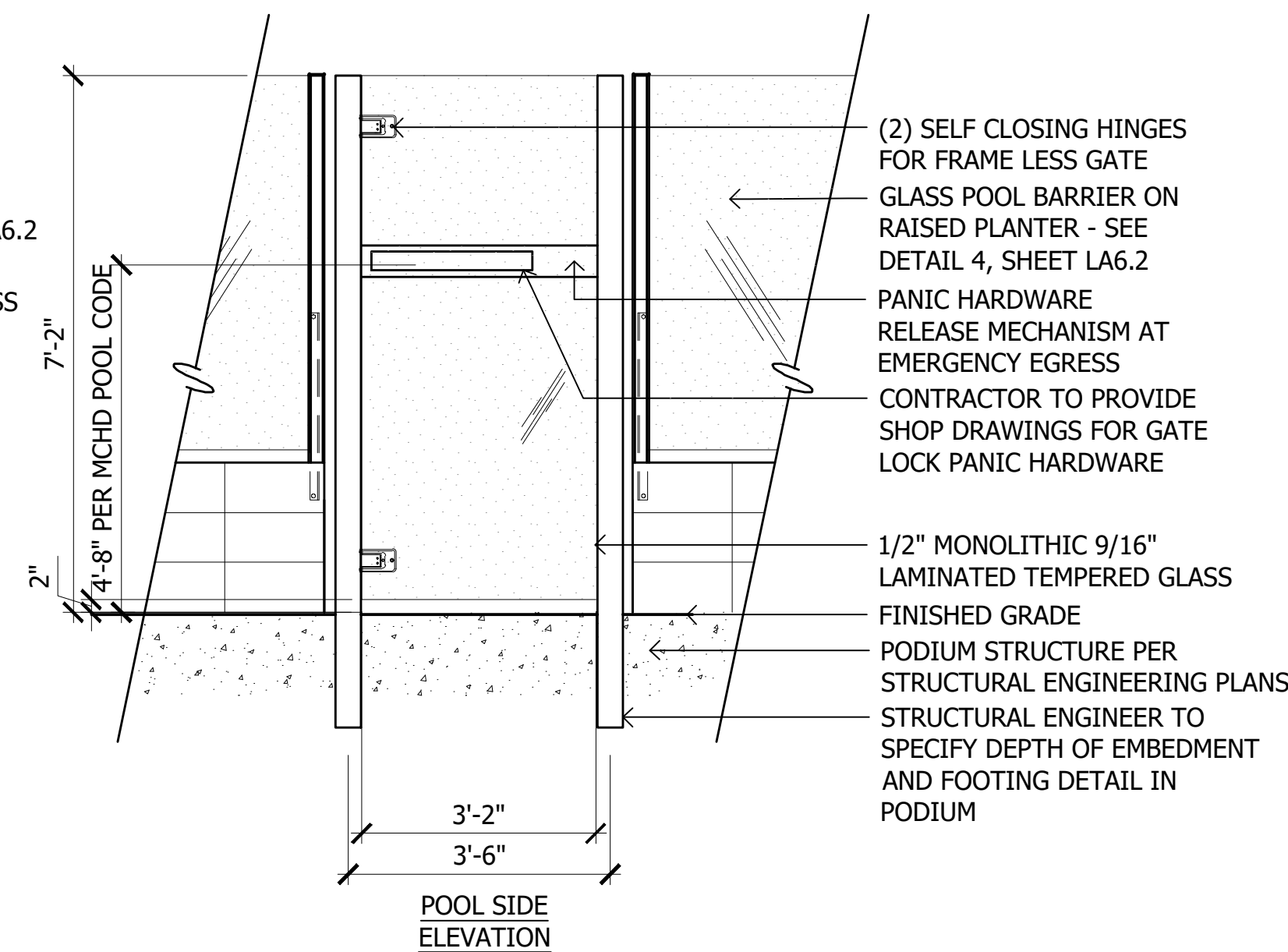
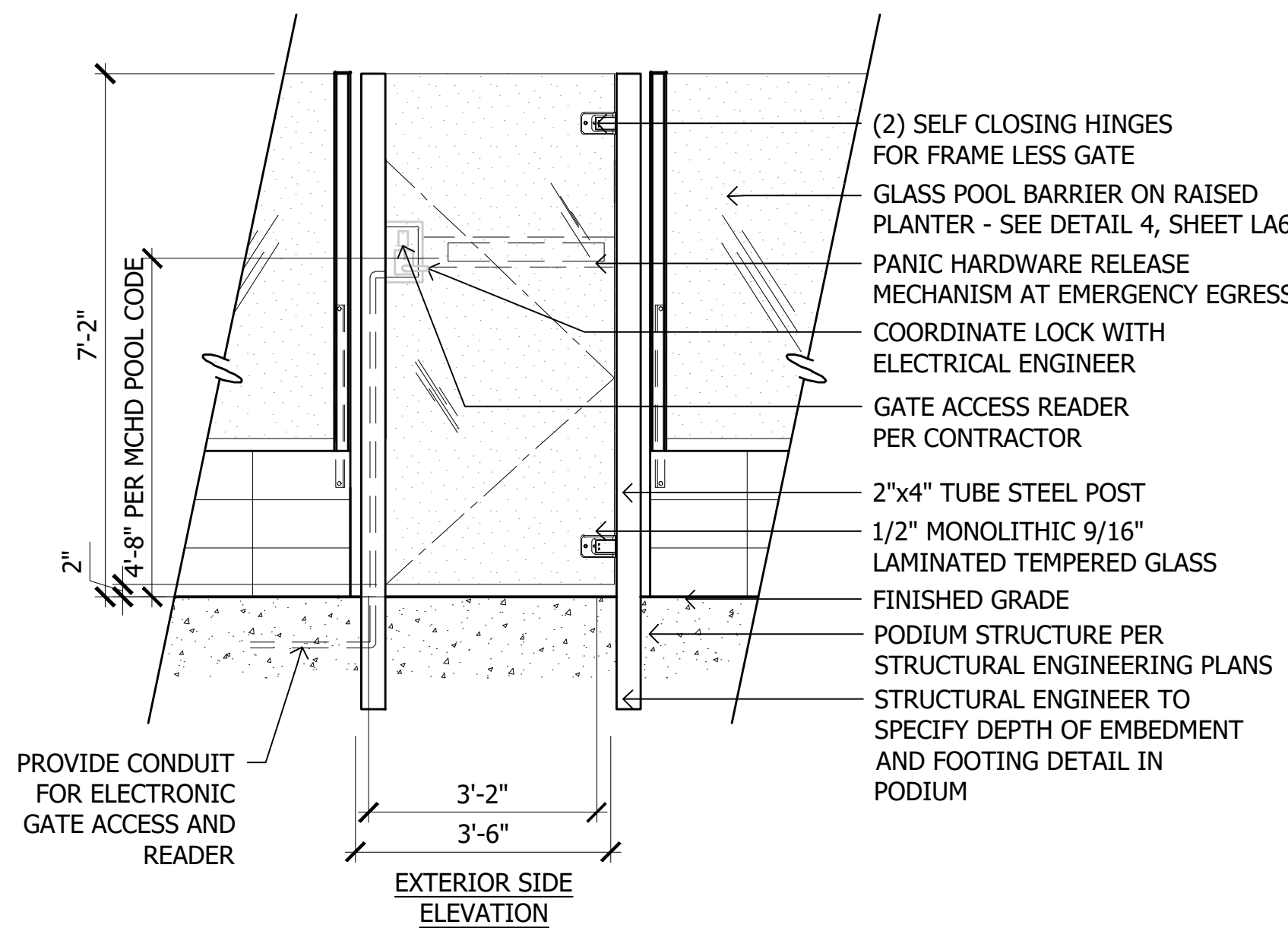
SCALE: N.T.S



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

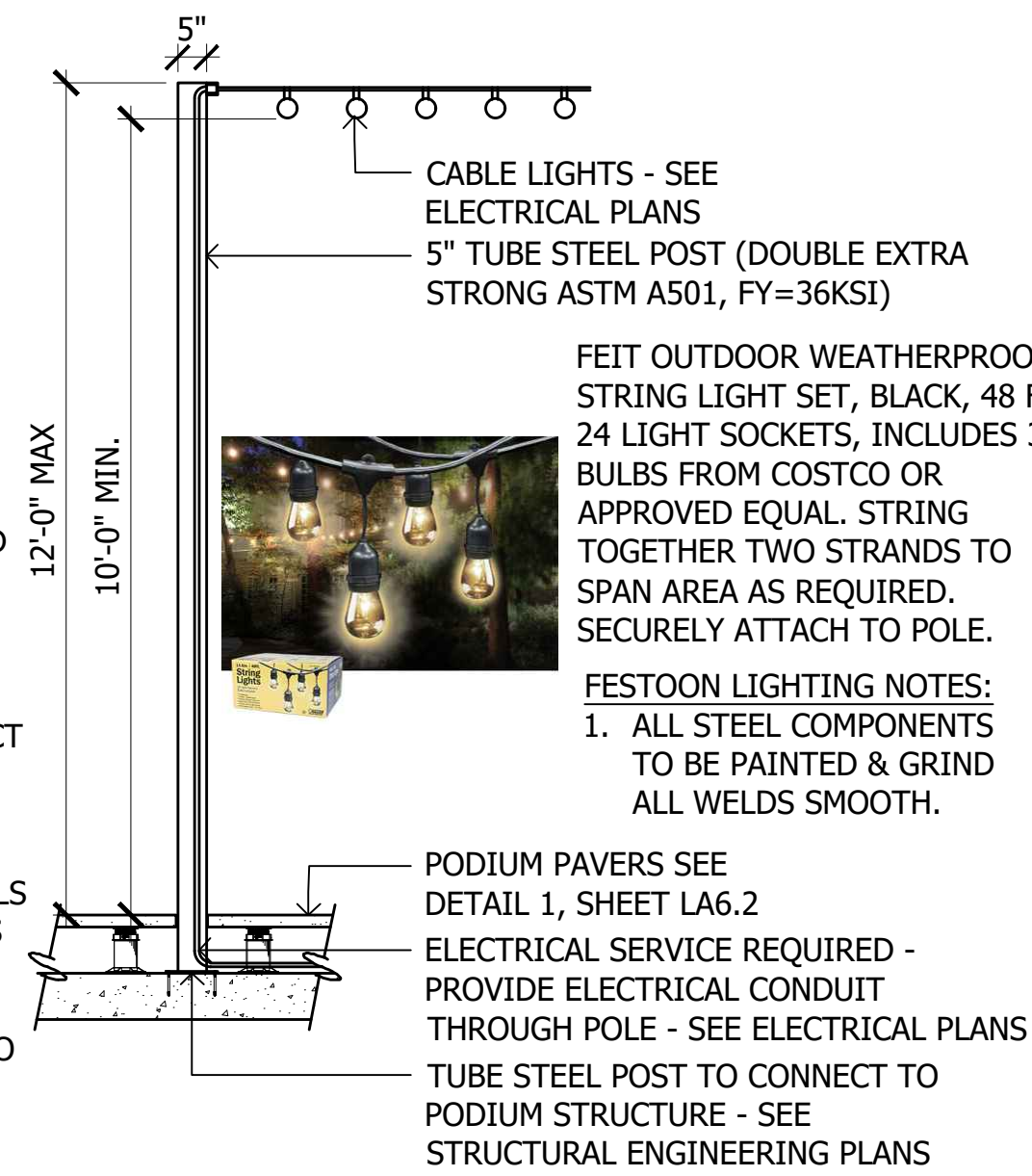


SCALE: 1/2"=1'-0"

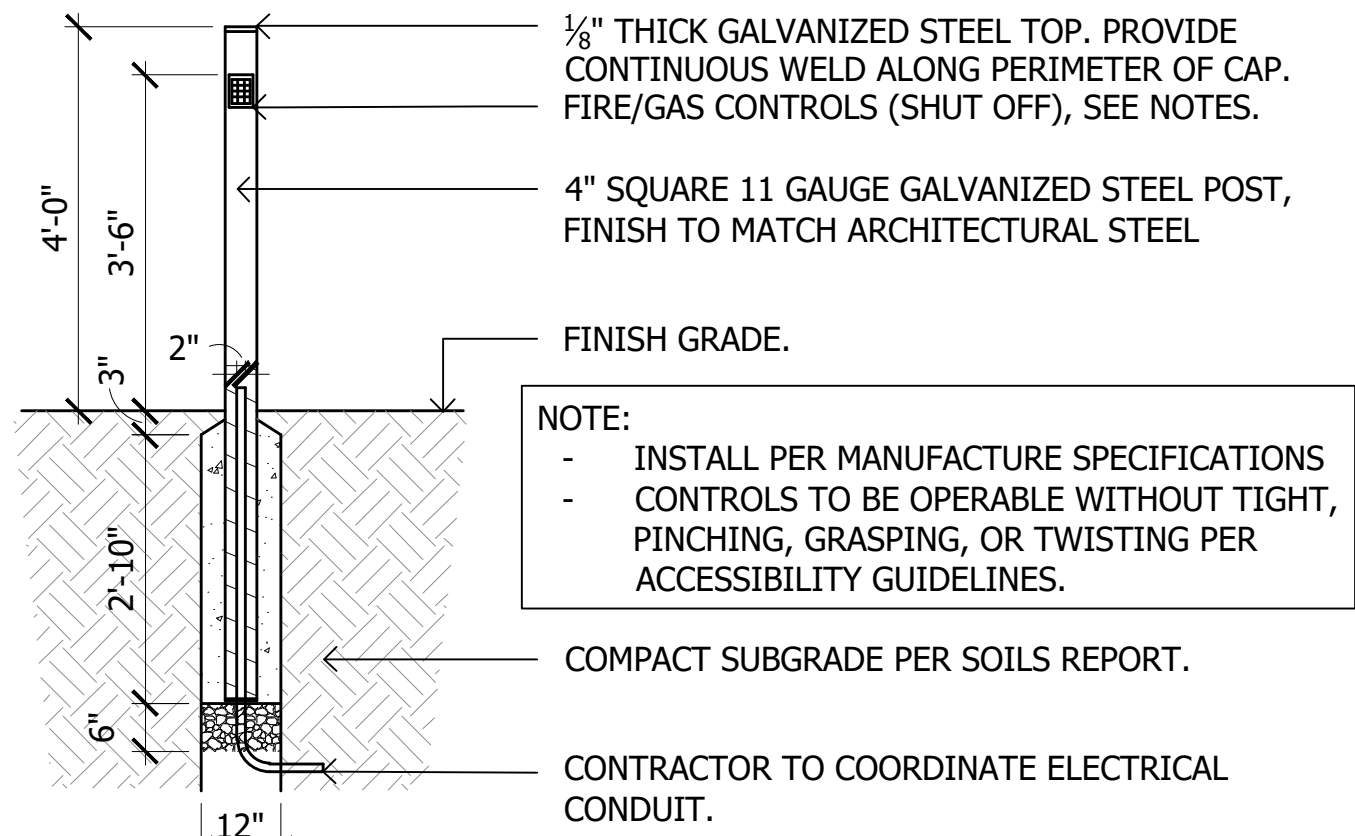


SCALE: 3/4"=1'-0"

- REFER TO MATERIALS LEGEND, SHEET LA0.4 FOR COLORS AND FINISHES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- ALL STEEL COMPONENTS TO BE POWDER COATED AND ALL WELDS TO BE GROUND SMOOTH.
- CONTRACTOR TO SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.



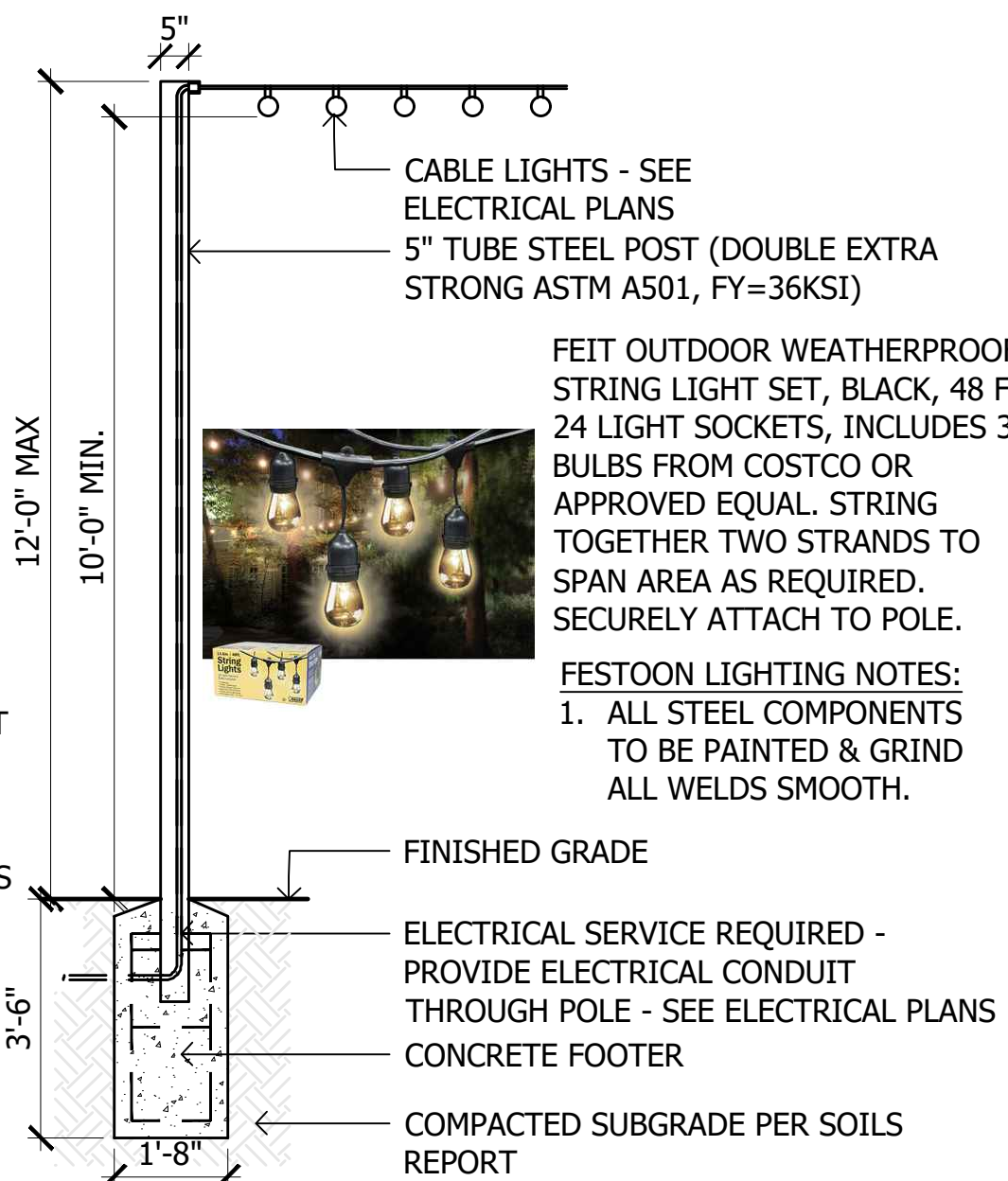
SCALE: 3/8"=1'-0"



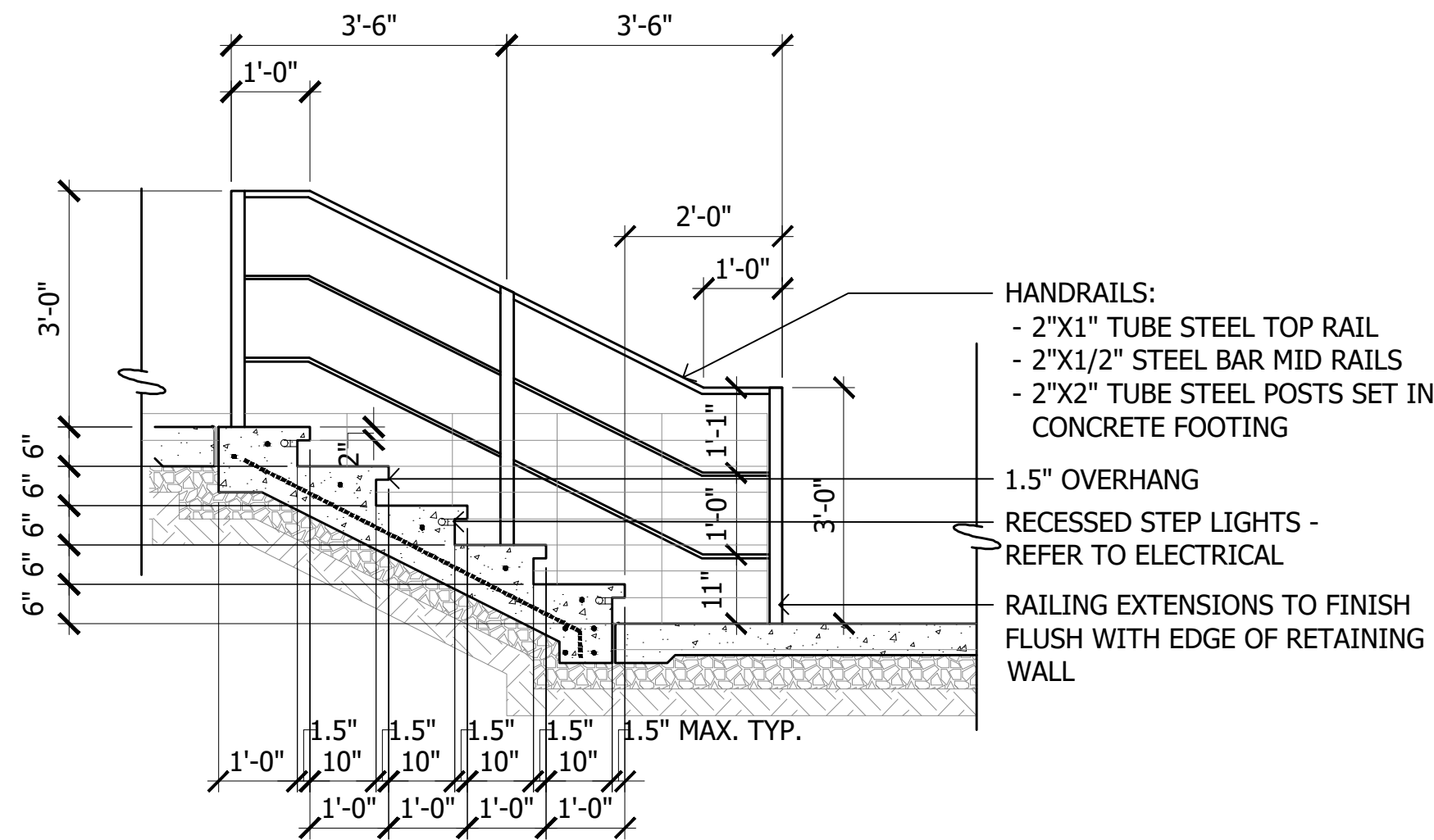
- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

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

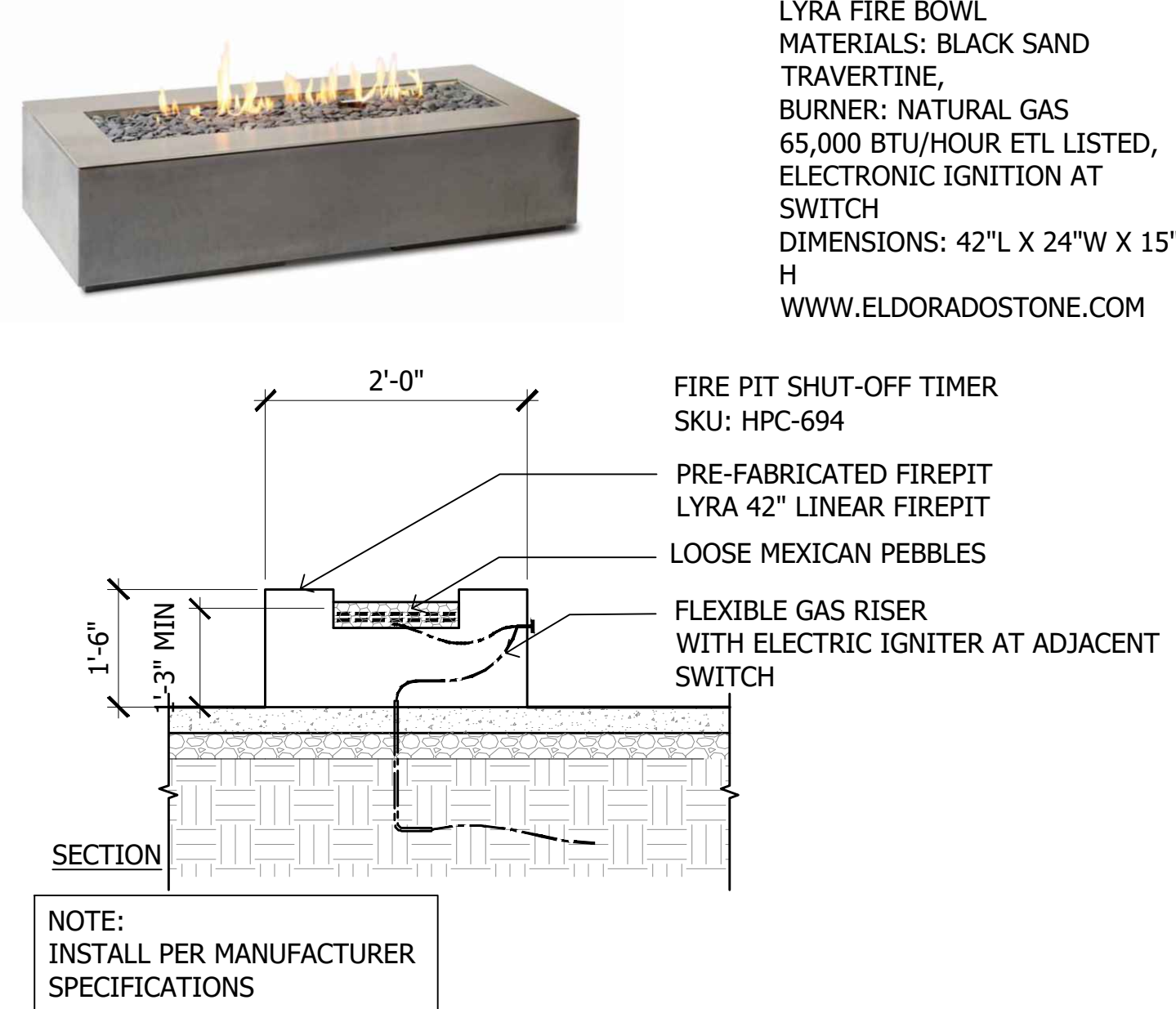
- REFER TO MATERIALS LEGEND, SHEET LA0.4 FOR COLORS AND FINISHES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S



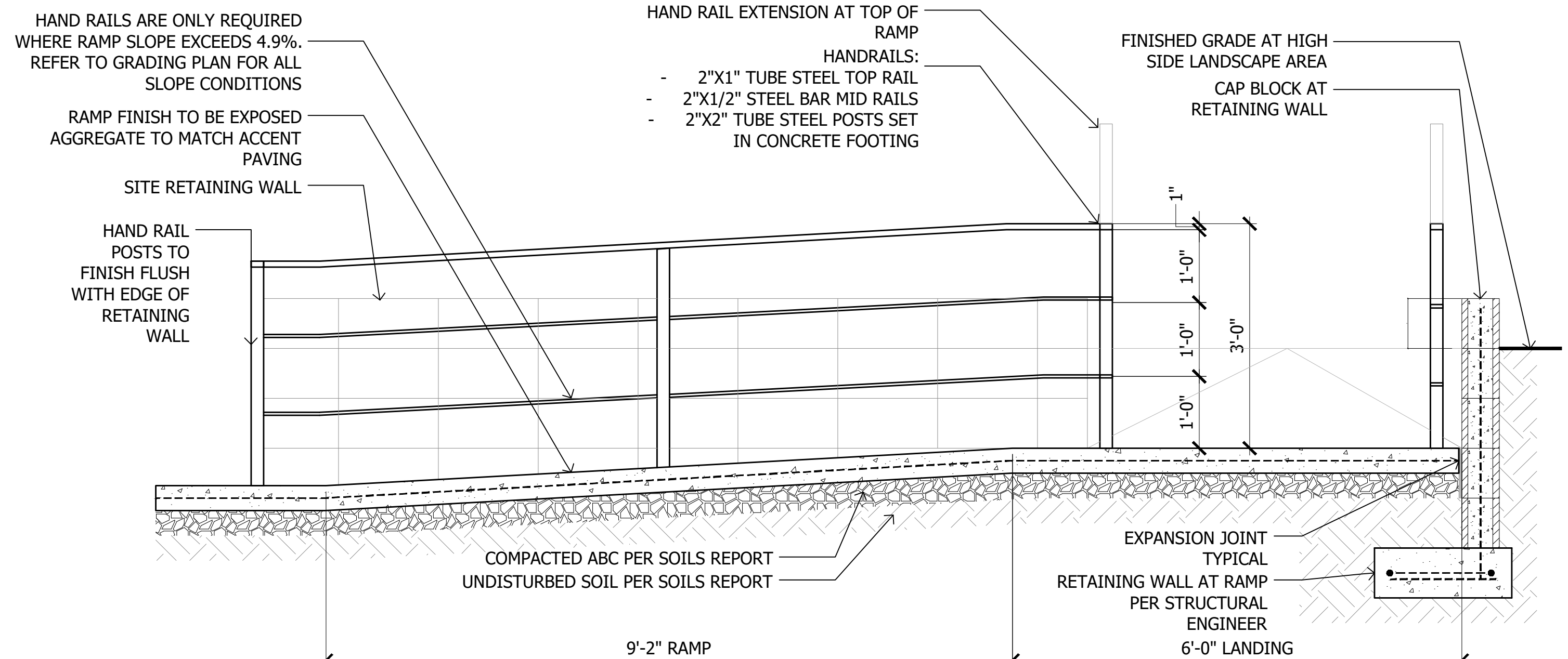
SCALE: 3/8"=1'-0"



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



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



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



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE

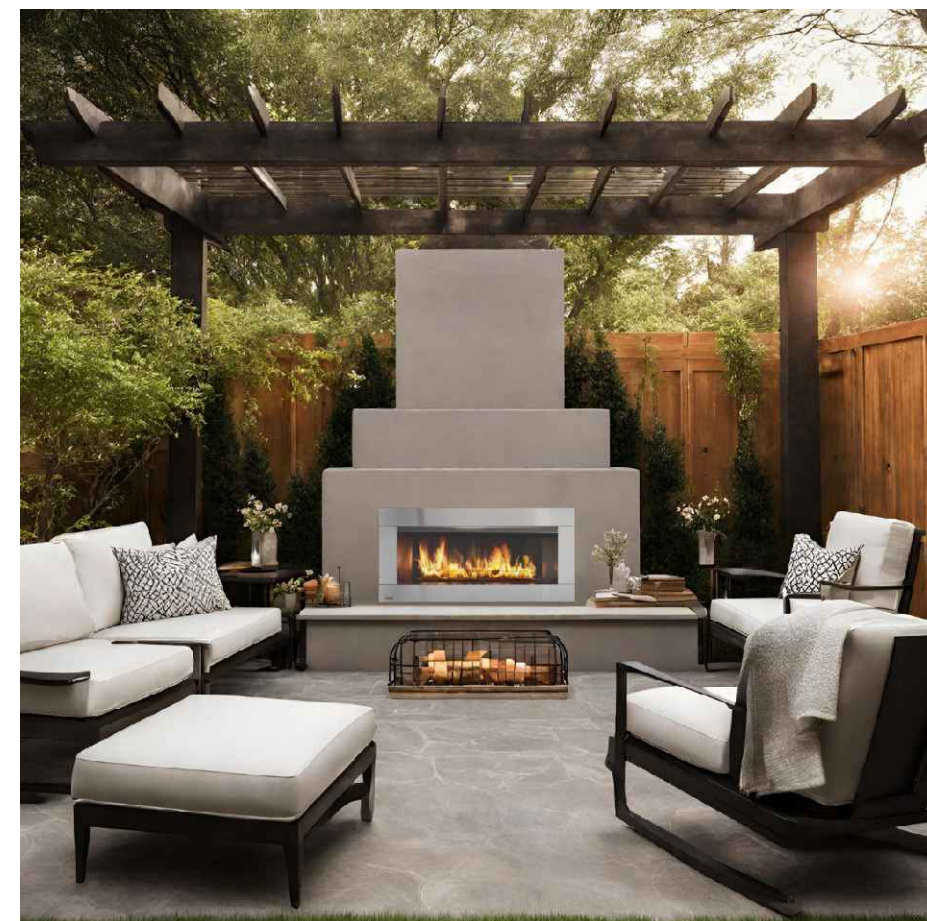


CHARACTER IMAGE

- 1 11'x13' Cantilever Shade Structure at Wood Deck
SCALE: 1/2"=1'-0"

- 2 13'x45' Shade Structure at Public Plaza
SCALE: 1/2"=1'-0"

- 3 Rim Flow Pool
SCALE: 1/2"=1'-0"



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE

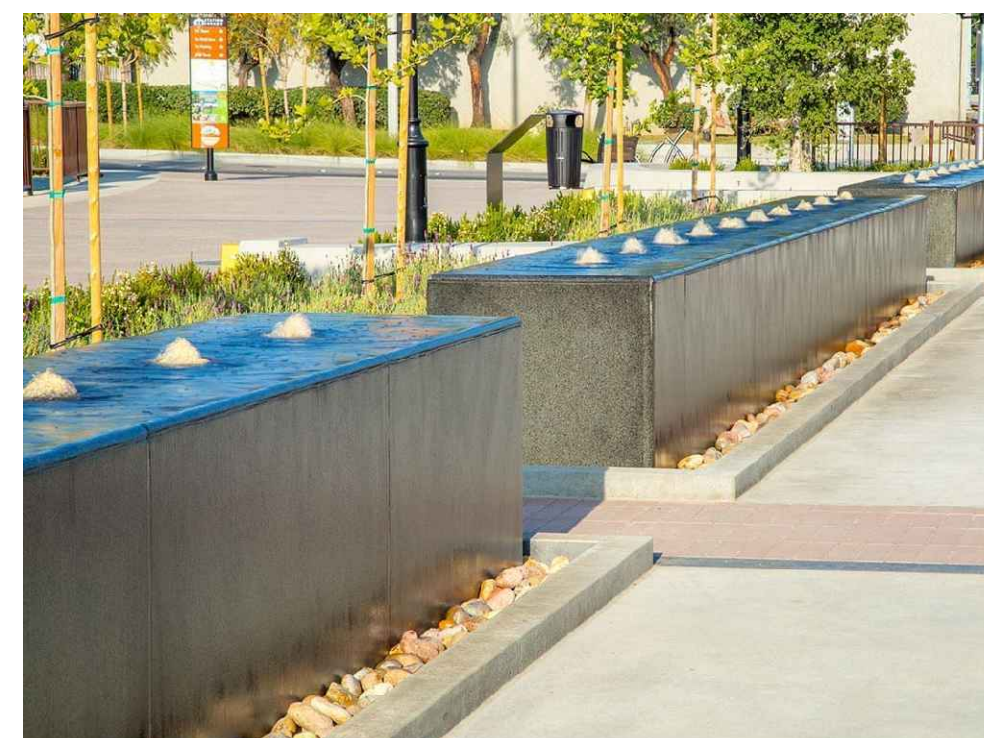
- 4 Outdoor Fireplace
SCALE: 1/2"=1'-0"

- 5 Wheel Chair Lift at Podium
SCALE: 1/2"=1'-0"

- 6 Steel Header Planter
SCALE: 1/2"=1'-0"



CHARACTER IMAGE



- 7 Water Feature at Courtyard A
SCALE: 1/2"=1'-0"

- 8 Water Feature at Courtyard B
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

1 Decorative Screen Wall at Grade
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

2 Rectangular Concrete Bench
SCALE: 1/2"=1'-0"



CHARACTER IMAGE



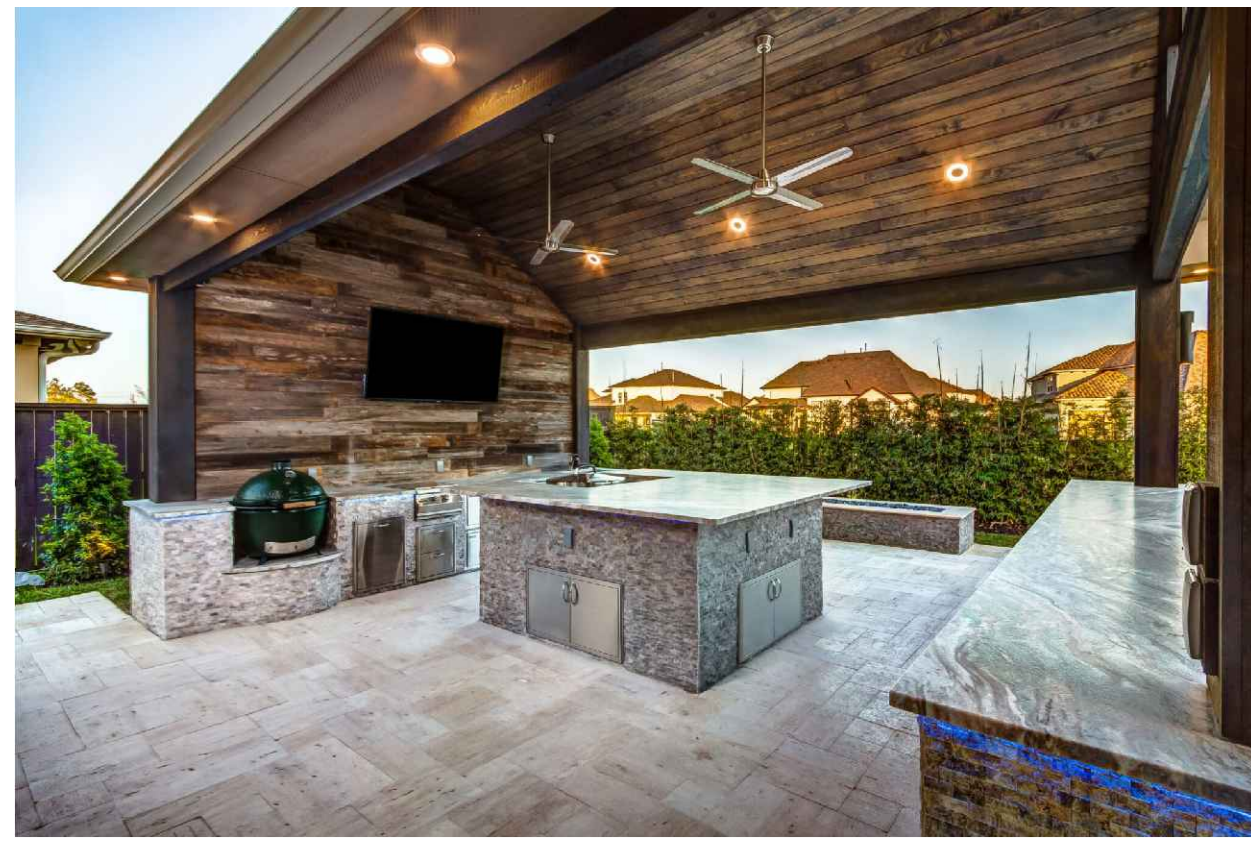
CHARACTER IMAGE

3 Negative Edge Water Feature
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

4 Pool Table at Outdoor Corridor
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

5 Outdoor Kitchen
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

6 Ping pong Table at Outdoor Kitchen
SCALE: 1/2"=1'-0"



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

Date
SEPTEMBER 05, 2025

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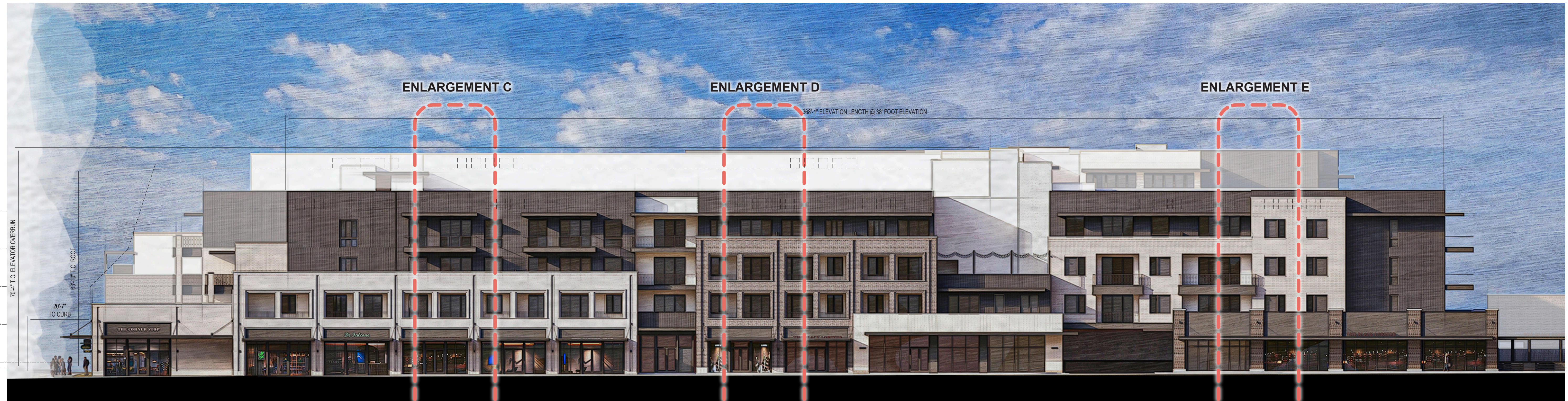
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A301
EXTERIOR ELEVATIONS



01 SOUTH ELEVATION
SCALE: 1/16"=1'



02 EAST ELEVATION
SCALE: 1/16"=1'



01 NORTH ELEVATION
SCALE: 1/16"=1'



02 WEST ELEVATION
SCALE: 1/8"=1'



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A302
EXTERIOR ELEVATIONS



01

NORTH ELEVATION - STREET

SCALE: 1/16"=1'

0

16'

32'



5TH & GOLDWATER

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A302b
EXTERIOR ELEVATIONS





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A304
ENLARGED ELEVATIONS



01 ENLARGEMENT E
SCALE: 1/8"=1'



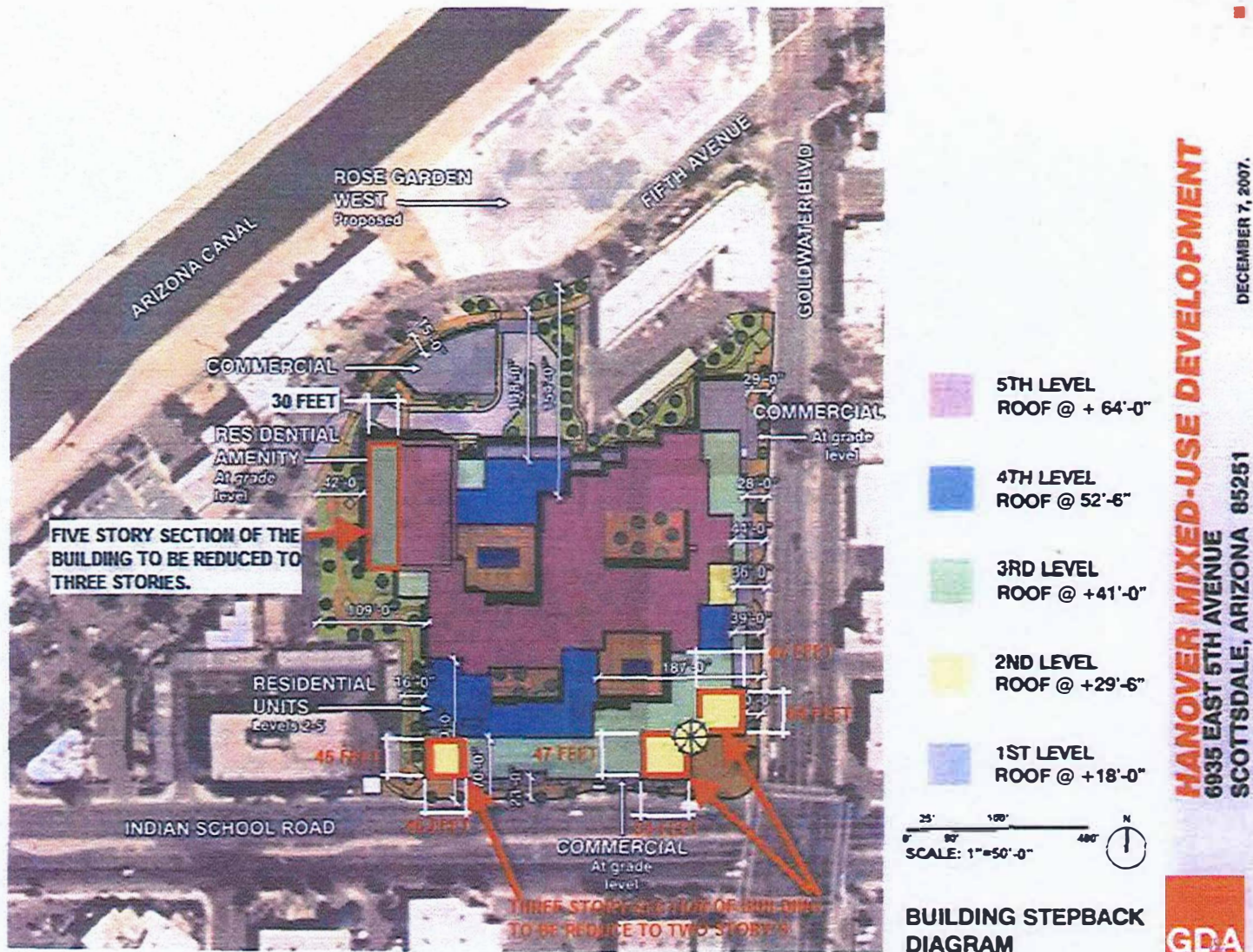
02 ENLARGEMENT F
SCALE: 1/8"=1'



03 ENLARGEMENT G
SCALE: 1/8"=1'



04 ENLARGEMENT H
SCALE: 1/8"=1'



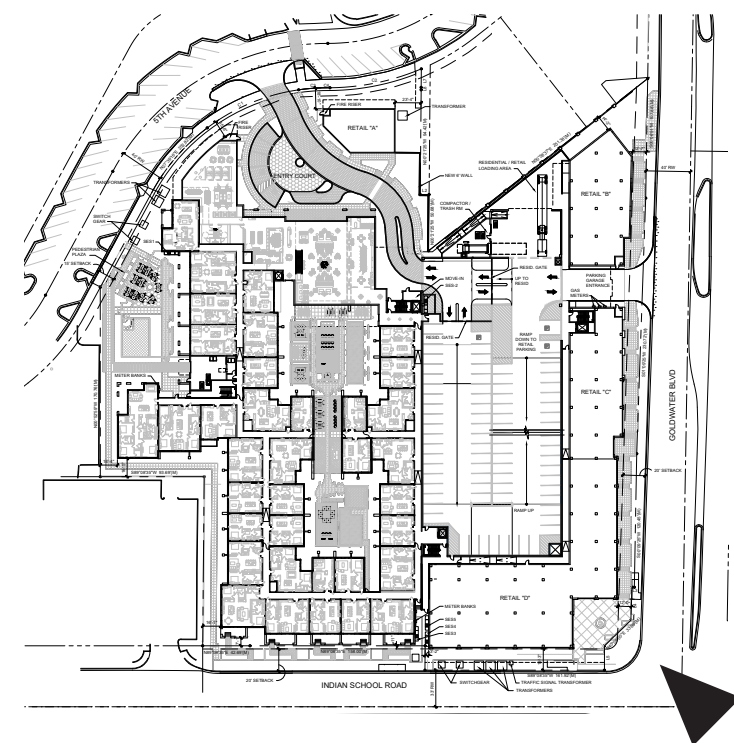
ATTACHMENT #13

MODIFIED ATTACHMENT 23A 2.19.08
Presented to THE COUNCIL and APPROVED *JS*



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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A310
EXTERIOR RENDERING

INTERSECTION OF INDIAN SCHOOL AND GOLDWATER
LOOKING NORTHWEST

01

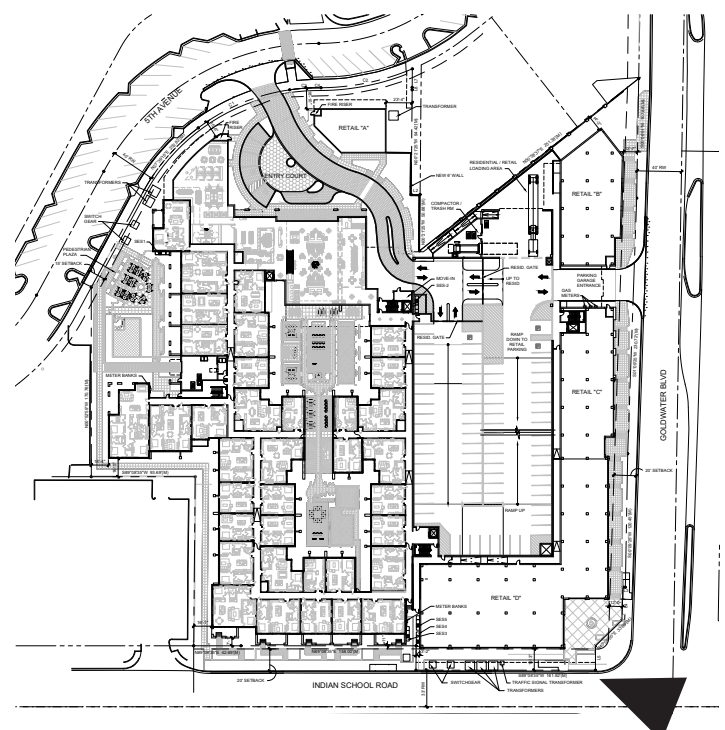
RENDERING

ATTACHMENT #14



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NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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A311
EXTERIOR RENDERING

INDIAN SCHOOL RETAIL
LOOKING NORTHWEST

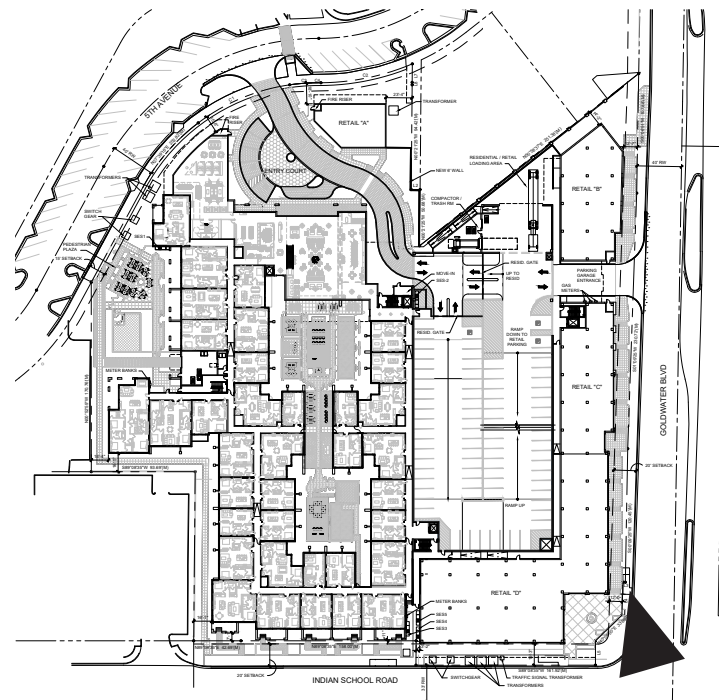
01

RENDERING



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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A312
EXTERIOR RENDERING

**GOLDWATER RETAIL
LOOKING NORTHWEST**

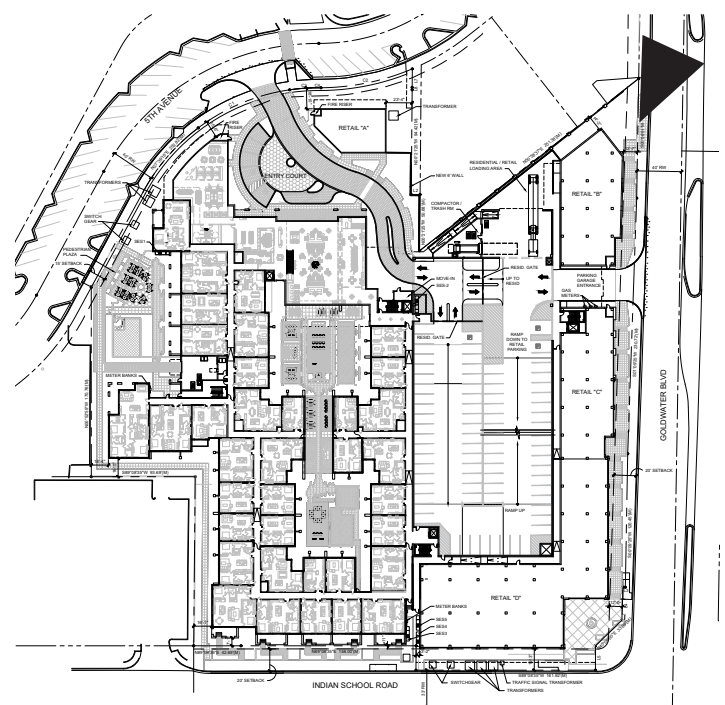
01

RENDERING



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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A313
EXTERIOR RENDERING

**GOLDWATER RETAIL
LOOKING SOUTHWEST**

01

RENDERING



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

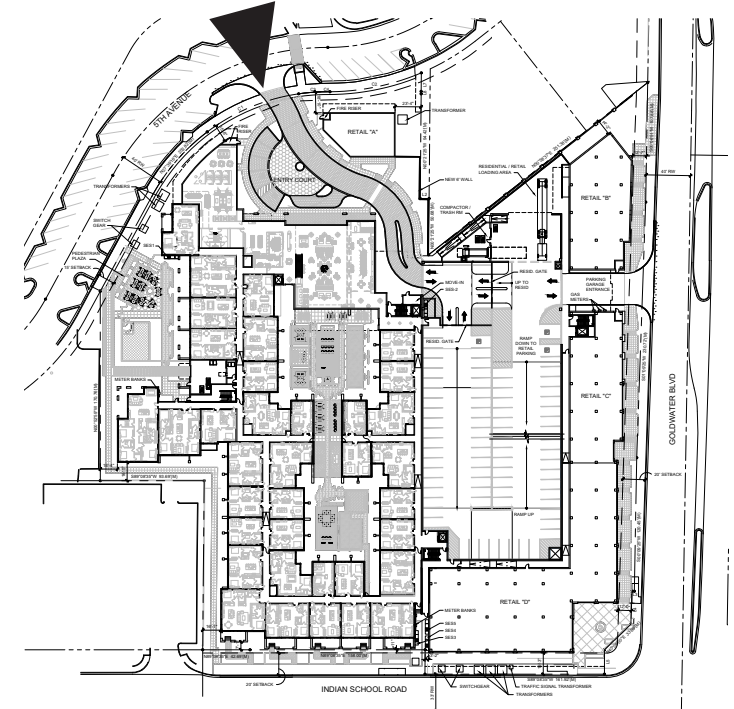
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A314
EXTERIOR RENDERING



**BUILDING MAIN ENTRANCE
LOOKING SOUTH**

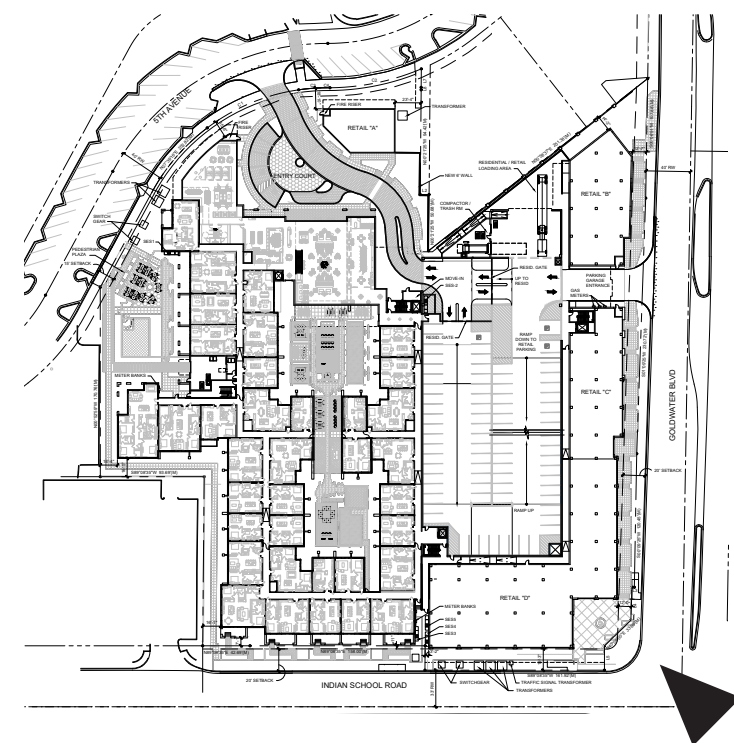
01

RENDERING



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NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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A315
EXTERIOR RENDERING

**INTERSECTION OF INDIAN SCHOOL AND GOLDWATER
LOOKING NORTHWEST**

01

RENDERING



FC-1
NICHHA
RIBBED



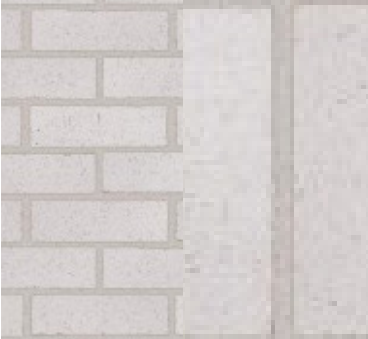
M-1
BRAKE METAL
BEHR BLACK



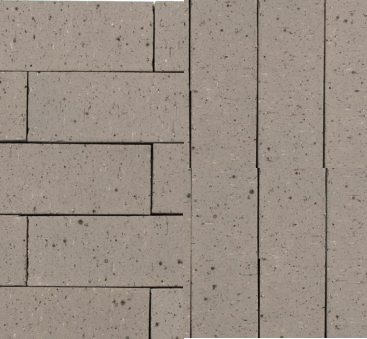
M-2
STEEL RAILINGS
BEHR BLACK



M-3
MORIN PANEL F-10-2
BEHR BLACK



BR-1
GLEN-GERY
SILVER CITY WIRECUT



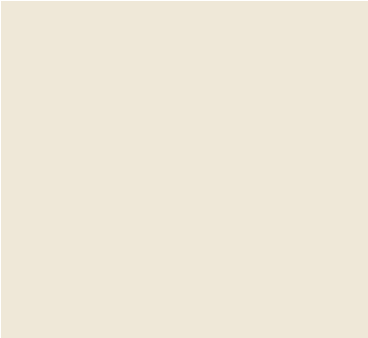
BR-2
INTERSTATE BRICK
PEWTER



BR-3
ENDICOTT BRICK
GRAPHITE



BR-4
BELDEN BRICK
BLANCO SMOOTH



STC-1
OMEGA
AKROFLEX SEMI SMOOTH
BEHR MOURNING DOVE



STC-2
OMEGA
AKROFLEX SEMI SMOOTH
BEHR BLACK



P-1
COLUMN WRAPS
BEHR BLACK



GL-1
GLASS RAILING



CONC-1
C-I-P CONCRETE
NATURAL GRAY



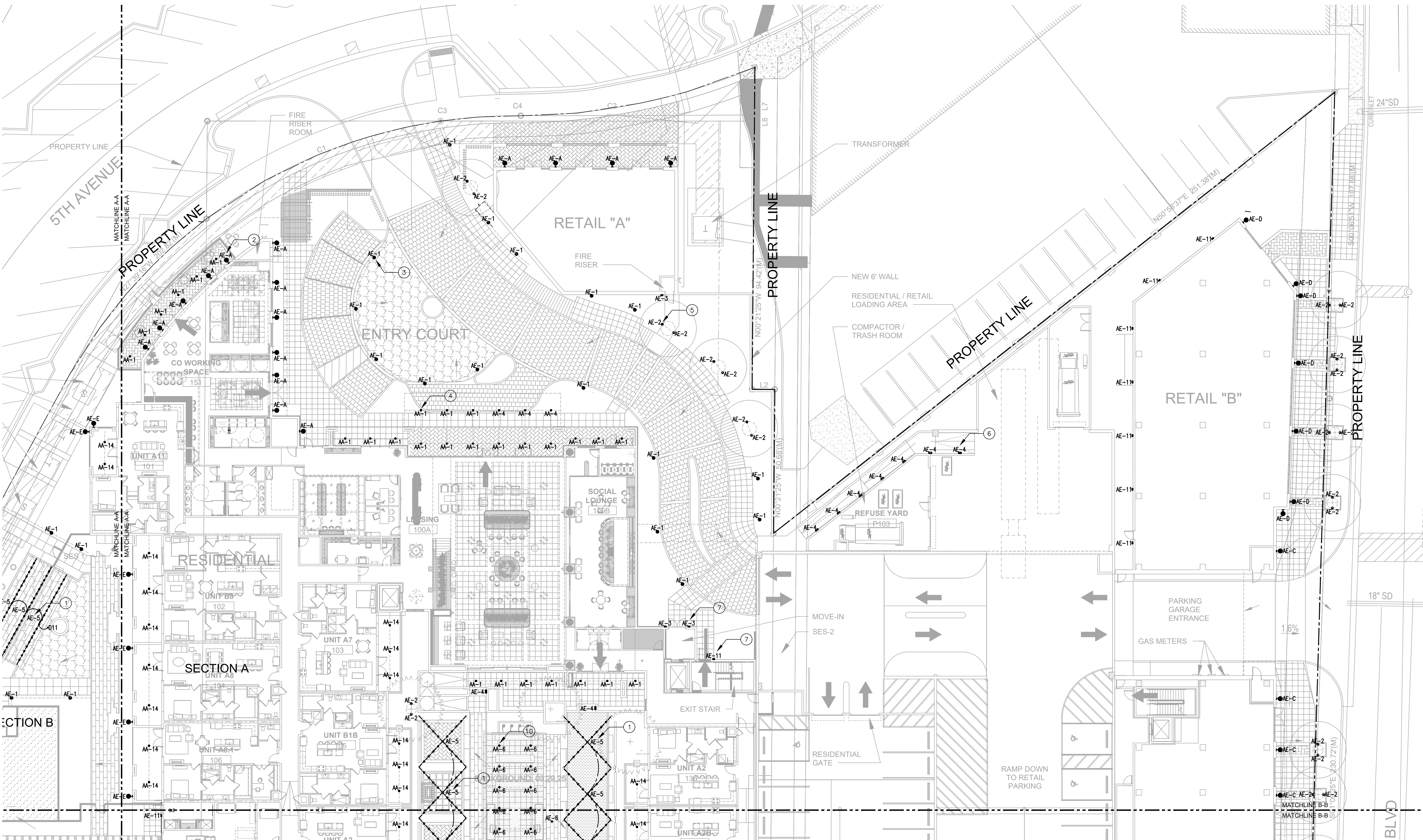
CONC-2
PRECAST CONCRETE
DAVIS COLORS



CS-1
NEW CAST STONE
HONED



Expires 12/31/25



LIGHTING PLAN - SITE - SECTION A

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



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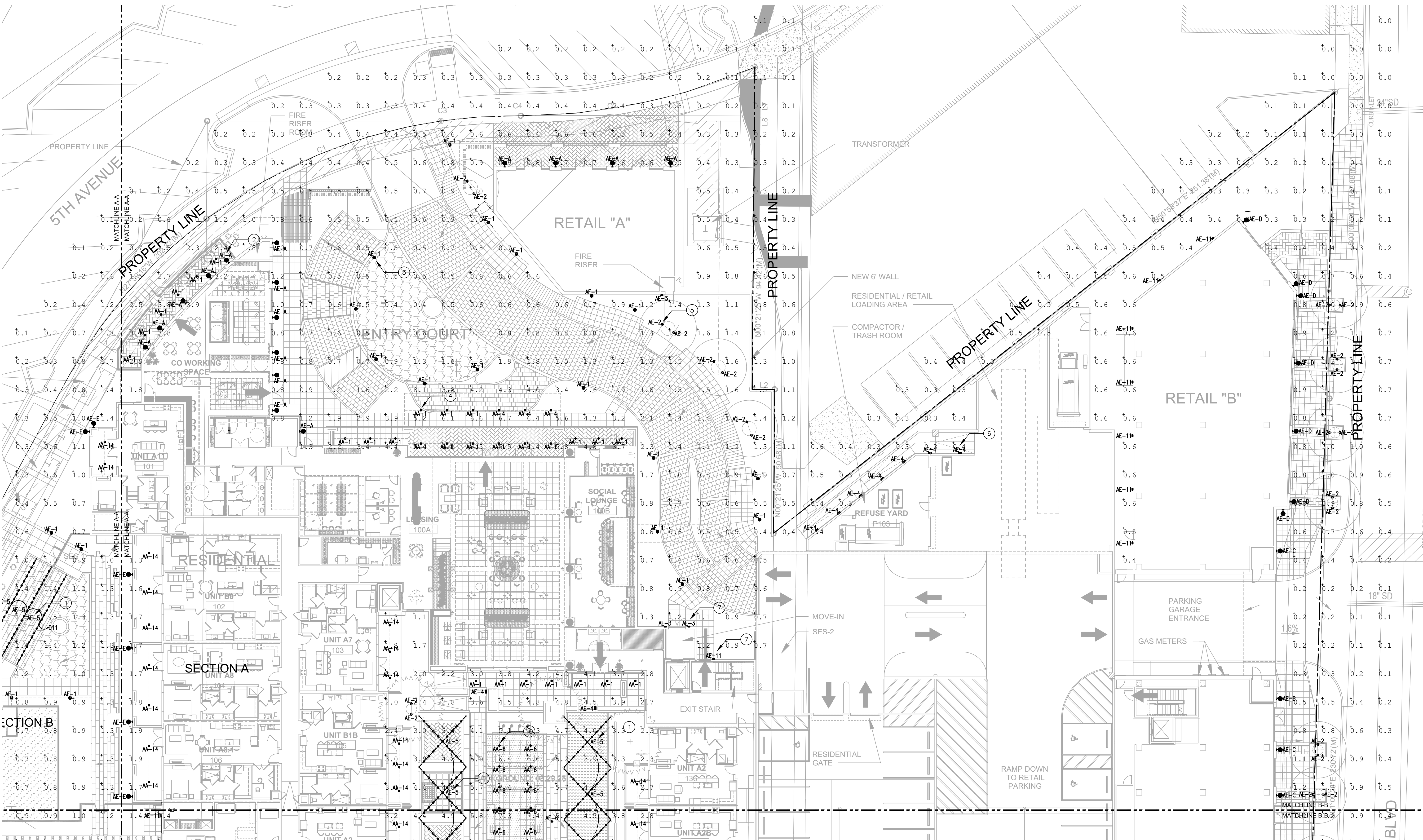
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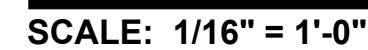
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LT-7.1

SITE
LIGHTING PLAN



PHOTOMETRIC PLAN - SITE - SECTION A
SCALE: 1/16" = 1'-0"



GENERAL NOTES (SITE, LOUNGE & DECK):

1. THIS LIGHTING SET COMPLIES THE CITY OF SCOTTSDALE ARIZONA - CODE OF ORDINANCE:
APPENDIX B - BASIC ZONING ORDINANCE / ARTICLE VII - GENERAL PREVISIONS / SEC. 7.600 - OUTDOOR LIGHTING
2. REFER LIGHTING SPECIFICATION SHEETS FOR LIGHTING SPECIFICATIONS AND LUMINAIRE SCHEDULE FOR FURTHER INFORMATION.

KEY NOTES (SITE, LOUNGE & DECK):

- 1 STRING LIGHT, AE-5. REFER LANDSCAPE SET FOR INSTALLATION.
- 2 DECORATIVE WALL SCONCE. REFER ARCHITECTURAL SET FOR ITS MOUNTING HEIGHT.
- 3 BOLLARD, AE-1. REFER STRUCTURAL SET FOR INSTALLATION.
- 4 RECESSED DOWNLIGHT, AA-1, IS MOUNTED UNDER OVERHANG.
- 5 IN-GROUND LUMINAIRE, AE-2, IS RECESSED IN GROUND (UNDER TREE).
- 6 STEPLIGHT, AE-4, IS RECESSED IN WALL.
- 7 WALL SCONCE. REFER LUMINAIRE SCHEDULE IN LIGHTING SET FOR ITS MOUNTING HEIGHT.
- 8 PUCK LIGHT, AE-14, IS MOUNTED UNDER OVERHANG.
- 9 COLUMN LUMINAIRE, AE-10. REFER STRUCTURAL SET FOR INSTALLATION.
- 10 SURFACE MOUNT LUMINAIRE, AE-6, IS MOUNT ON SHADE STRUCTURE.

DRIVER NOTES (SITE, LOUNGE & DECK):

- D11 DRIVER D11 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON SHADE STRUCTURE. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D12 DRIVER D12 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON POST. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D13 DRIVER D13 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON POST. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D14 DRIVER D14 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON STRUCTURE & POST. DRIVER IS LOCATED IN ROOM 155 SCS.
- D31 DRIVER D31 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 3TH LEVEL FIRESIDE LOUNGE. DRIVER IS LOCATED UNDER KITCHEN CABINET.
- D41 DRIVER D41 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 4TH LEVEL CANAL LOUNGE. DRIVER IS LOCATED UNDER KITCHEN CABINET.
- D51 DRIVER D51 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 5TH LEVEL POOL DECK SHADE STRUCTURE. DRIVER IS LOCATED IN ROOM 554 ELEV RM.

PHOTOMETRIC NOTES:

1. THIS LIGHTING SET COMPLIES THE CITY OF SCOTTSDALE ARIZONA - CODE OF ORDINANCE:
APPENDIX B - BASIC ZONING ORDINANCE / ARTICLE VII - GENERAL PREVISIONS / SEC. 7.600 - OUTDOOR LIGHTING

PHOTOMETRIC LUMINAIRE SCHEDULE:

[illegible]

SITE LIGHTING PLAN



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

LABEL	CALC TYPE	UNIT	AVG	MAX	MIN	AVE/MIN	MAX/MIN
CALCPTS-SITE (HORIZONTAL PLAIN AT 0')	ILLUMINANCE	FC	1.15	7.5	0	NA	NA
CALCPTS-SITE (VERTICAL PLAIN AT 6')	ILLUMINANCE	FC	0	0	0	NA	NA

[illegible]

LT-7.2P

SITE
LIGHTING PLAN



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5TH & GOLDWATER

WOOD PARTNERS
SCOTTSDALE, AZ



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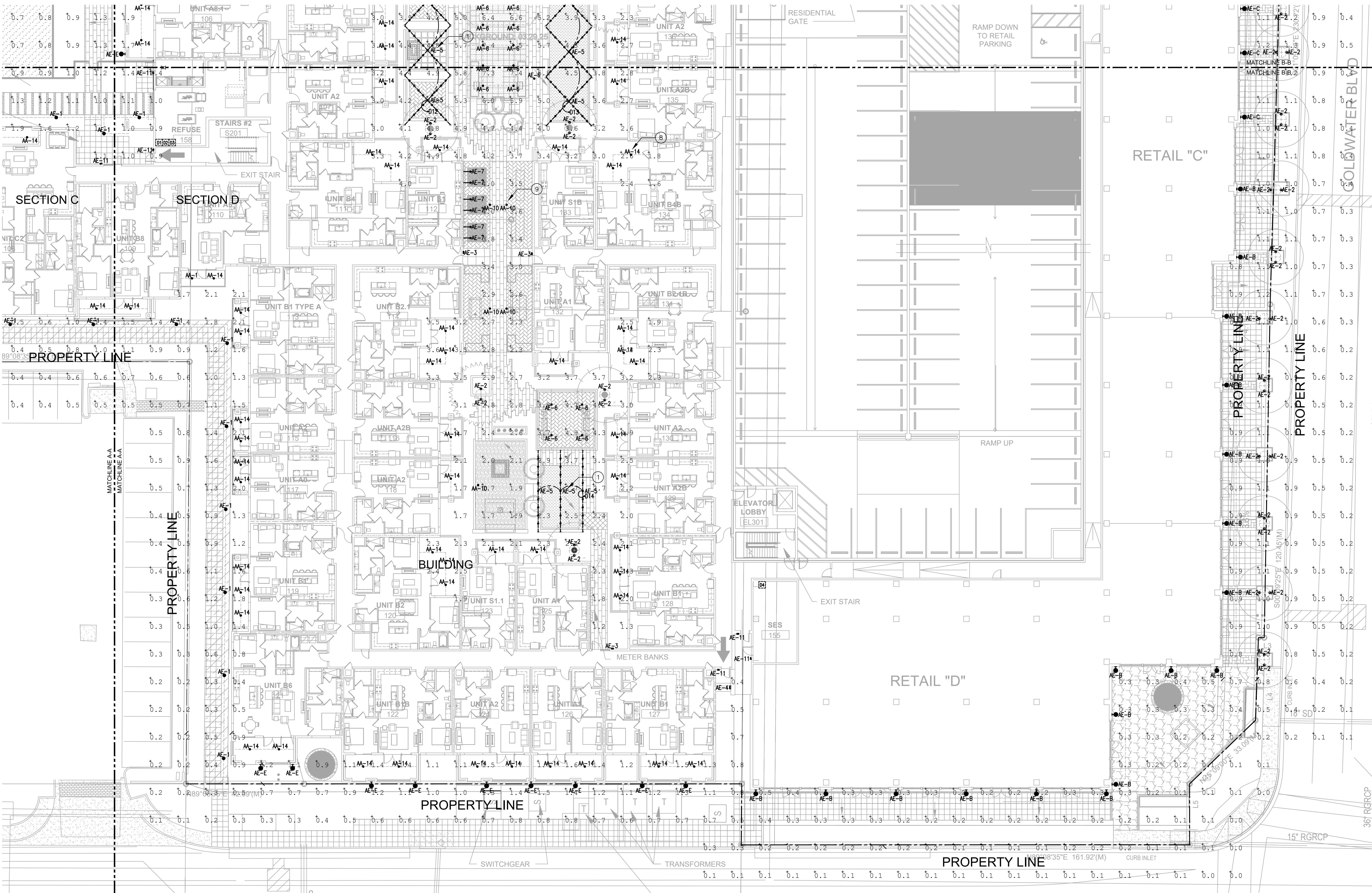
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LT-7.3
SITE
LIGHTING PLAN

LIGHTING PLAN - SITE - SECTION D
SCALE: 1/16" = 1'-0"



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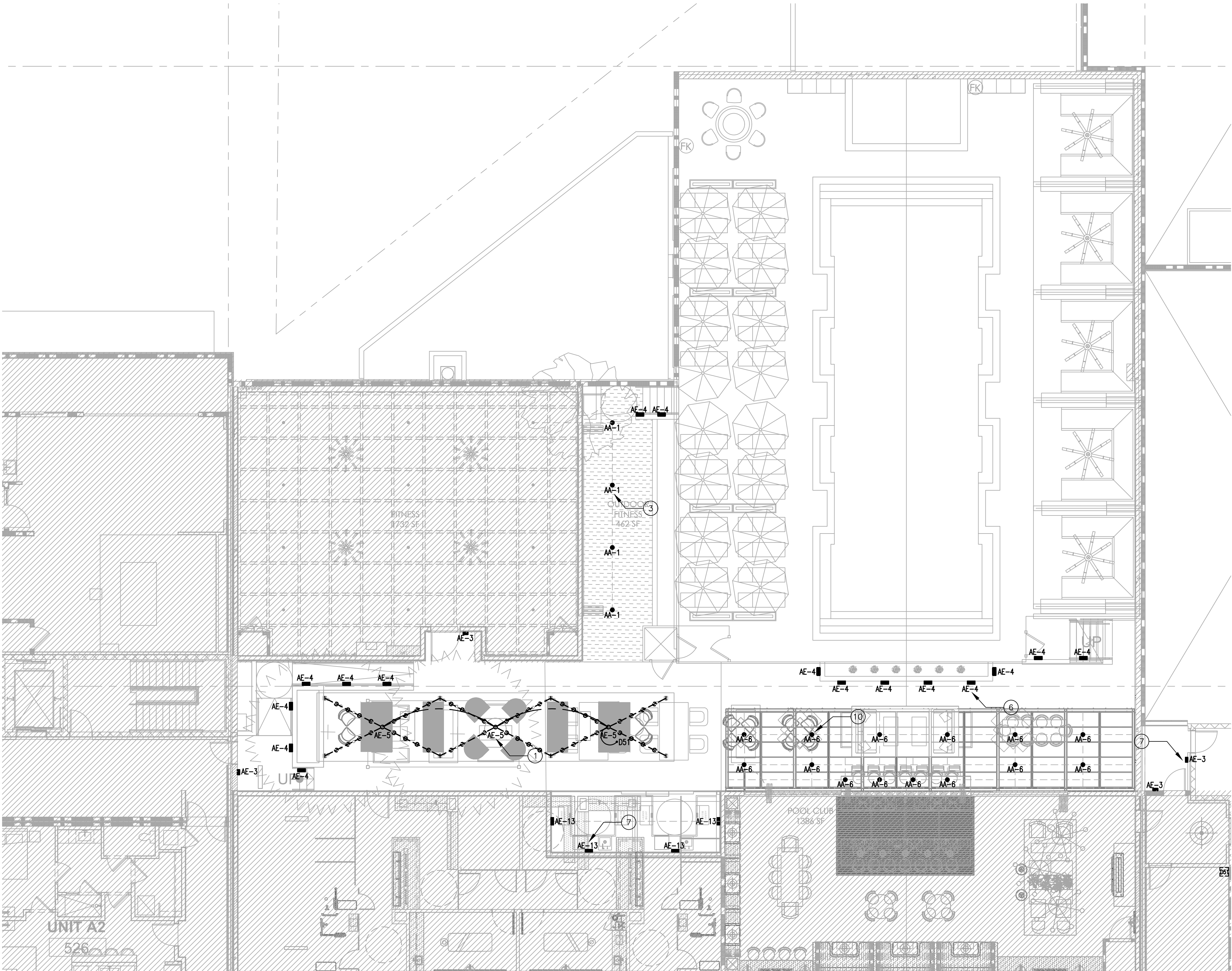
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SITE
LIGHTING PLAN



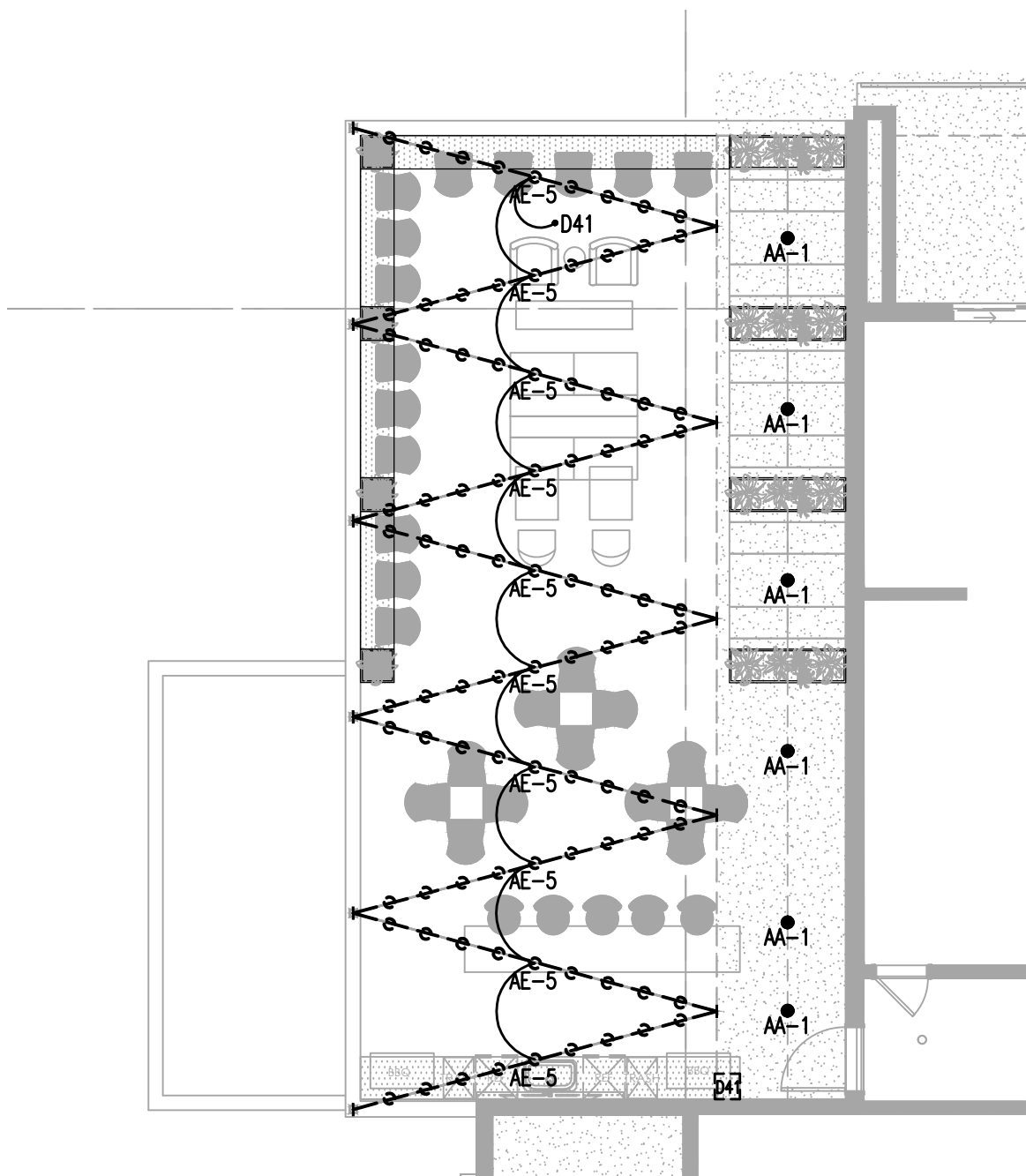
PHOTOMETRIC PLAN - SITE - SECTION D

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



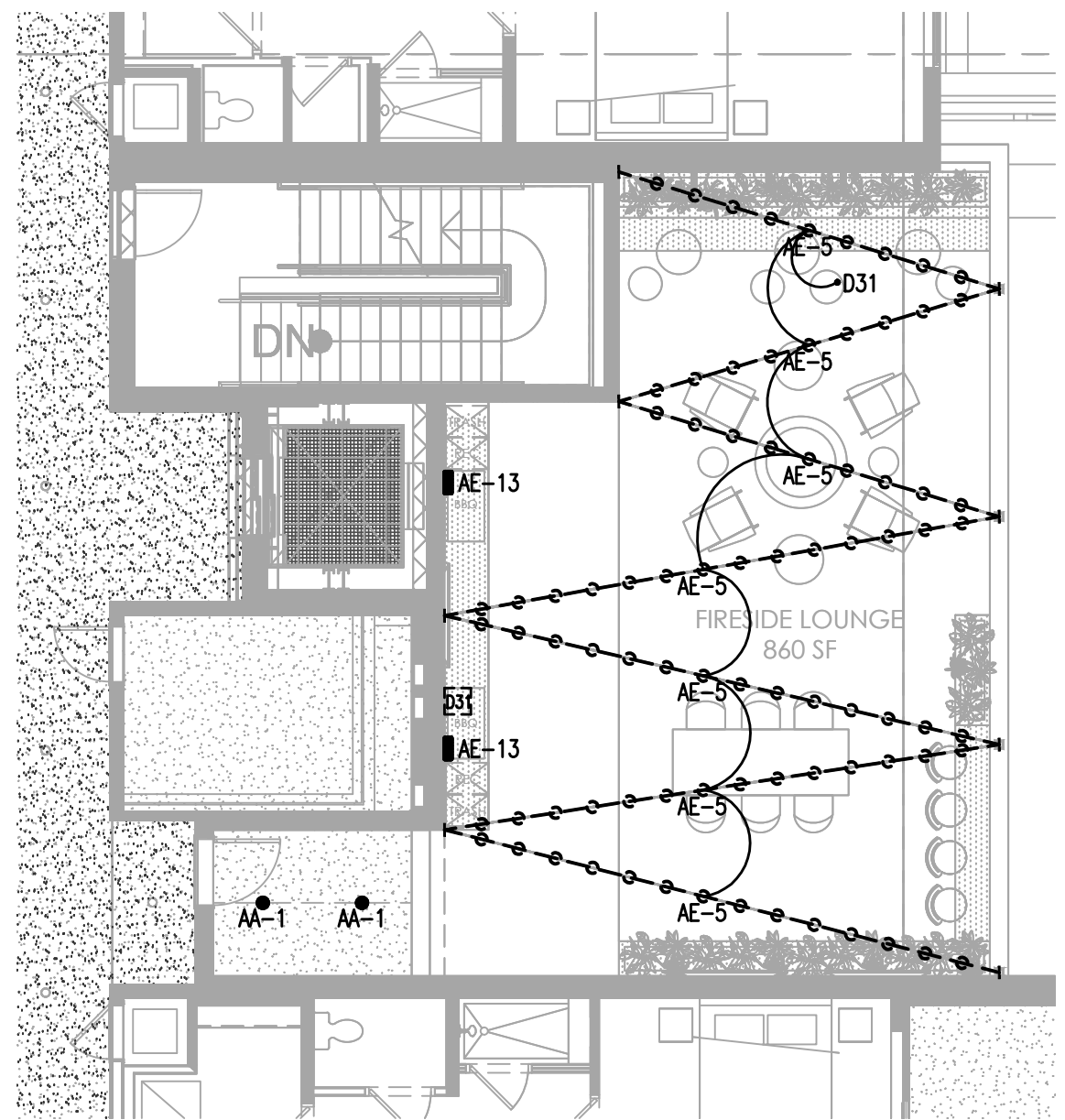
LIGHTING PLAN - 5TH LEVEL POOL DECK

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



LIGHTING PLAN - 4TH LEVEL CANAL LOUNGE

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



LIGHTING PLAN - 3RD LEVEL FIRESIDE LOUNGE

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



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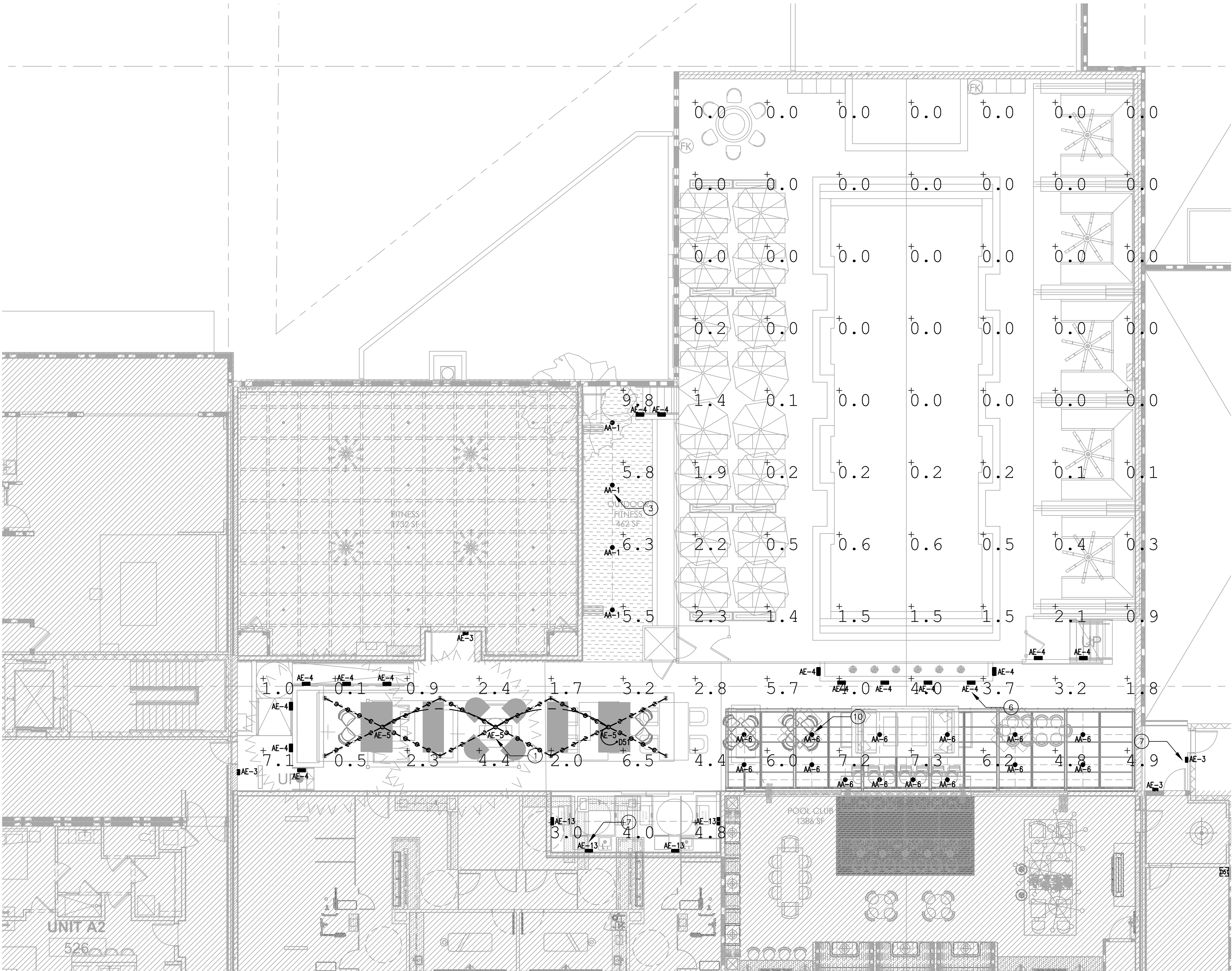
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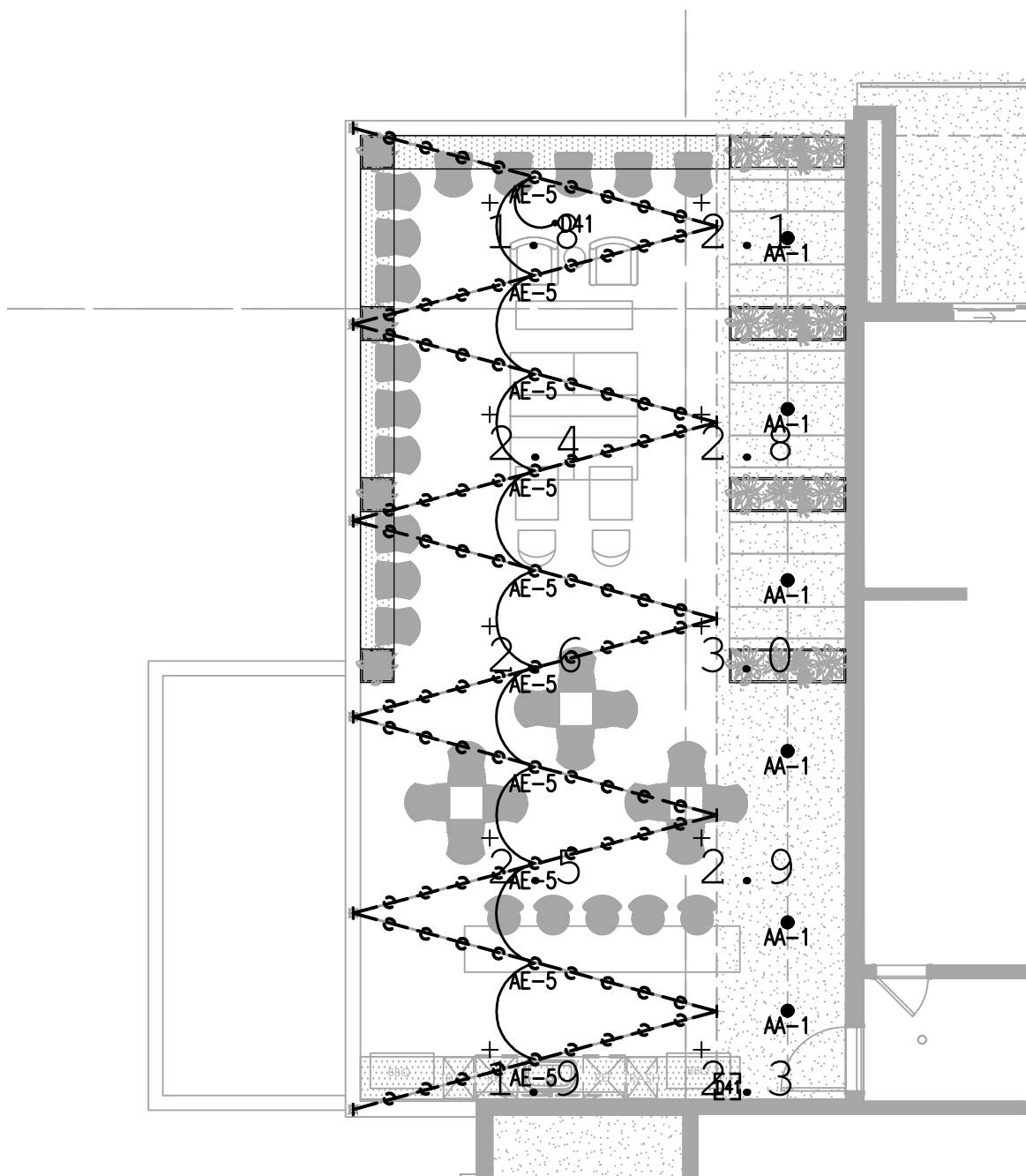
LT-7.4

DECKS
LIGHTING PLAN



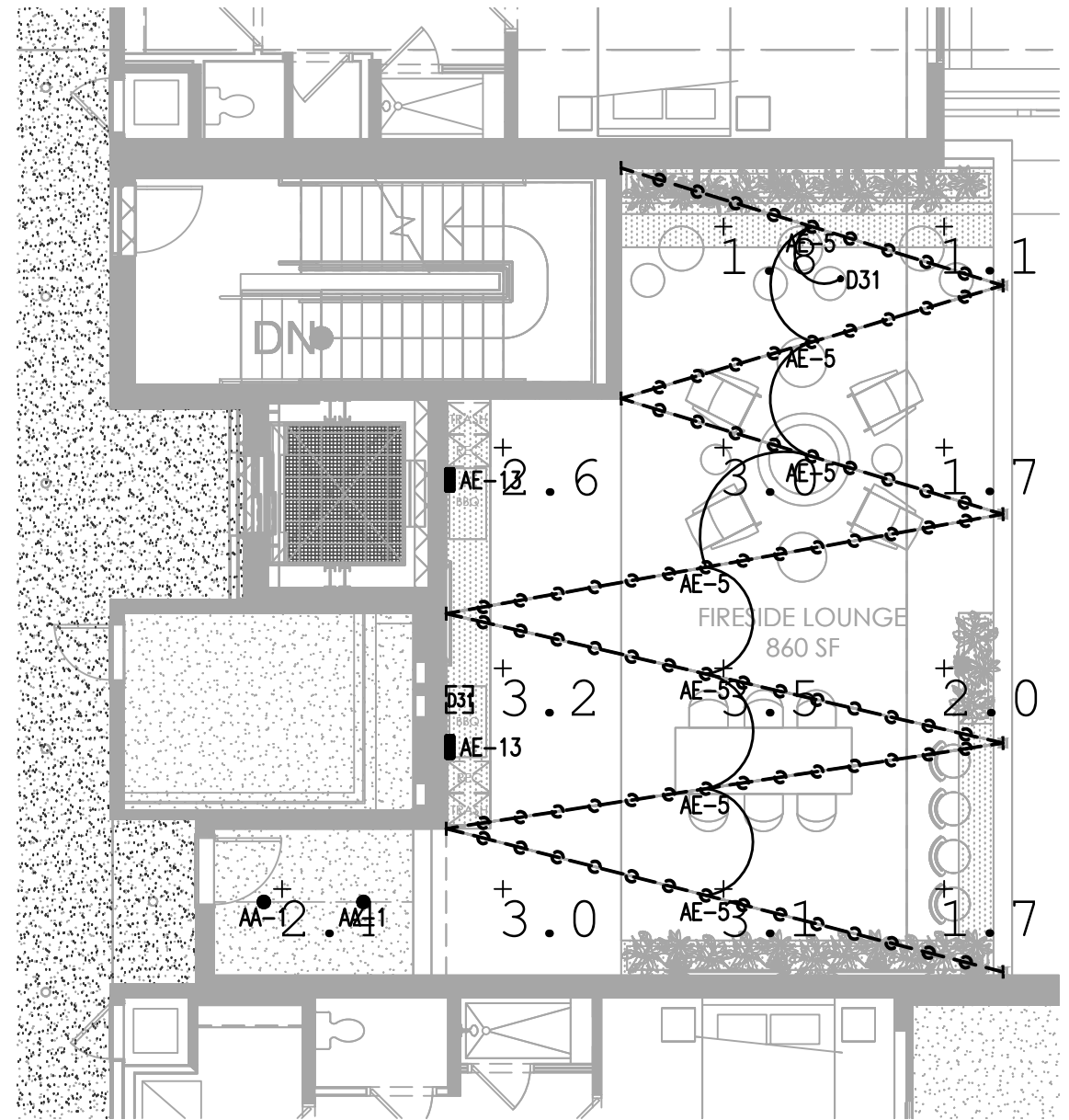
PHOTOMETRIC PLAN - 5TH LEVEL POOL DECK

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



PHOTOMETRIC PLAN - 4TH LEVEL CANAL LOUNGE

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



PHOTOMETRIC PLAN - 3RD LEVEL FIRESIDE LOUNGE

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



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PHOTOMETRIC LUMINAIRE SCHEDULE:

QTY	SYMBOL	LABEL	ARRANGEMENT	TOTAL LUMENS	LLF	DESCRIPTION	WATTS	LAMPS	CUT-OFF-CLASS
12	●	AA-1	SINGLE	1,200LM	0.9	RECESSED DOWNLIGHT	11W	1	FULL CUTOFF
4	■	AE-3	SINGLE	989LM	0.9	WALL SCONCE	11W	1	FULL CUTOFF
15	■	AE-4	SINGLE	480LM	0.9	STEPLIGHT	11W	1	FULL CUTOFF
484.5'	---●---	AE-5	SINGLE	40LM/FT	0.9	STRING LIGHT	1.4W/FT	1	FULL CUTOFF
14	●	AE-6	SINGLE	978LM	0.9	CEILING FURFACE	12W	1	FULL CUTOFF
6	■	AE-13	SINGLE	1,078LM	0.9	WALL SCONCE	15W	1	FULL CUTOFF

PHOTOMETRIC STATISTIC SUMMARY NOTES:

LABEL	CALC TYPE	UNIT	AVG	MAX	MIN	AVE/MIN	MAX/MIN
CALCPTS-POL DECK (HORIZONTAL PLAIN AT 0')	ILLUMINANCE	FC	1.78	9.8	0	NA	NA
CALCPTS-POL DECK (VERTICAL PLAIN AT 6')	ILLUMINANCE	FC	0	0	0	NA	NA
CALCPTS-CANAL LOUNGE (HORIZONTAL PLAIN AT 0')	ILLUMINANCE	FC	2.43	3	1.8	1.35	1.67
CALCPTS-CANAL LOUNGE (VERTICAL PLAIN AT 6')	ILLUMINANCE	FC	0	0	0	NA	NA
CALCPTS-FIRESIDE LOUNGE (HORIZONTAL PLAIN AT 0')	ILLUMINANCE	FC	2.43	3.5	1.1	2.21	2.18
CALCPTS-FIRESIDE LOUNGE (VERTICAL PLAIN AT 6')	ILLUMINANCE	FC	0	0	0	NA	NA

GENERAL NOTES:

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KEY NOTES:

- ① STRING LIGHT, AE-5. REFER LANDSCAPE SET FOR INSTALLATION.
- ② DECORATIVE WALL SCONCE. REFER ARCHITECTURAL SET FOR ITS MOUNTING HEIGHT.
- ③ BOLLARD, AE-1. REFER STRUCTURAL SET FOR INSTALLATION.
- ④ RECESSED DOWNLIGHT, AA-1, IS MOUNTED UNDER OVERHANG.
- ⑤ IN-GROUND LUMINAIRE, AE-2, IS RECESSED IN GROUND (UNDER TREE).
- ⑥ STEPLIGHT, AE-4, IS RECESSED IN WALL.
- ⑦ WALL SCONCE. REFER LUMINAIRE SCHEDULE IN LIGHTING SET FOR ITS MOUNTING HEIGHT.
- ⑧ PUCK LIGHT, AE-14, IS MOUNTED UNDER OVERHANG.
- ⑨ COLUMN LUMINAIRE, AE-10. REFER STRUCTURAL SET FOR INSTALLATION.
- ⑩ SURFACE MOUNT LUMINAIRE, AE-6, IS MOUNT ON SHADE STRUCTURE.

DRIVER NOTES:

- D11 DRIVER D11 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON SHADE STRUCTURE. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D12 DRIVER D12 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON POST. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D13 DRIVER D13 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON POST. DRIVER IS LOCATED IN ROOM 158 REFUSE.
- D14 DRIVER D14 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON STRICTURE & POST. DRIVER IS LOCATED IN ROOM 155 SCS.
- D31 DRIVER D31 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 3TH LEVEL FIRESIDE LOUNGE. DRIVER IS LOCATED UNDER KITCHEN CABINET.
- D41 DRIVER D41 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 4TH LEVEL CANAL LOUNGE. DRIVER IS LOCATED UNDER KITCHEN CABINET.
- D51 DRIVER D51 IS FOR LUMINAIRE AE-5, SUSPENDED STRING LIGHT, ON 5TH LEVEL POOL DECK SHADE STRUCTURE. DRIVER IS LOCATED IN ROOM 554 ELEV RM.

5TH & GOLDWATER

WOOD PARTNERS
SCOTTSDALE, AZ



Date
April 10, 2025 - DRB

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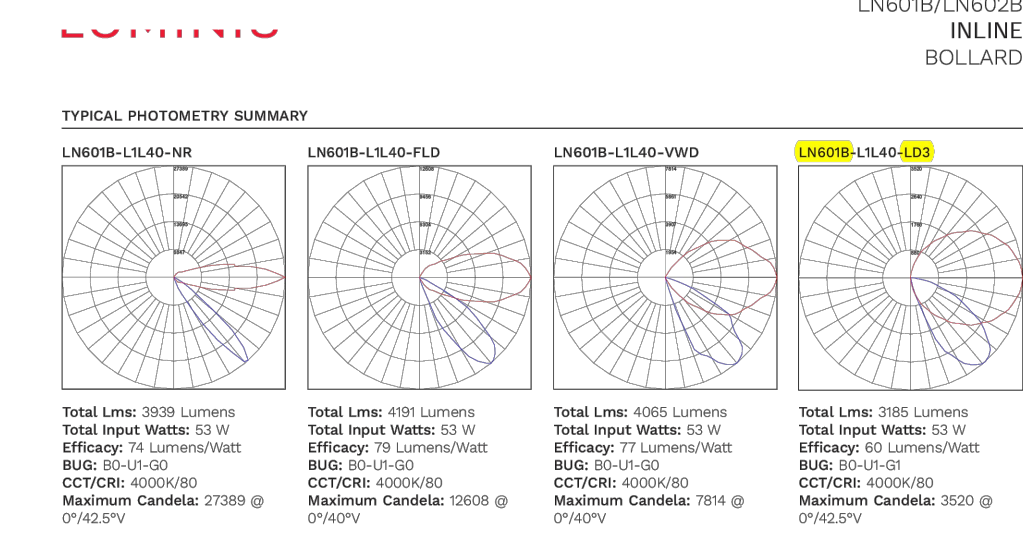
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Project No.
23096.00

LT-7.5P

DECKS
LIGHTING PLAN

AE-8



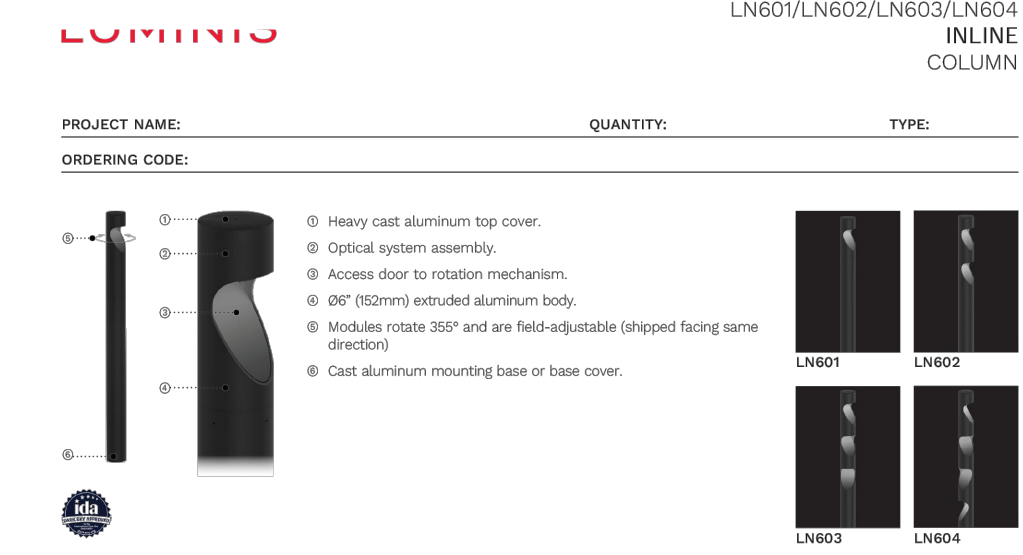
LUMEN CONVERSION FACTOR (LCF)	LM	FOOT	LM	FOOT
2700K	80	0.94	NA	0.94
3000K	80	0.97	FLD	1.00
3500K	80	0.99	VWD	0.97
4000K	80	1.00	LD3	0.76

Aluminis shown with the BEGA 4000 LUX.
Please refer to the BEGA website for complete L.E.S. file.

LUMINIS.COM
Tel: free (888) 588-4447 | Fax: (314) 683-8872 | Email: info@luminis.com
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LN601B/LN602B
Rev. 12/09/24
Page 1 of 6

AE-10



MATERIALS
Inlie is made of corrosion resistant 356 heavy duty cast aluminum alloy with a copper (Cu) content of less than 0.5% with stainless steel hardware.

ELECTRICAL DRIVER
Driver is a 0-10V dimming-ready (80% to 100%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature of -40°C to 40°C to 50°C/104°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

LED LIGHT ENGINE
Offered in 2700K/3000K/3500K/4000K CCT with 80 CRI. Optional true amber LED for turtle sensitive areas. Wavelength: 655nm to 670nm. 70% LED lumen maintenance at 50,000 hours (L70/B50) based on IESNA LM-80-08 LED extrapolated life, calculated per IESNA TM-21-21.

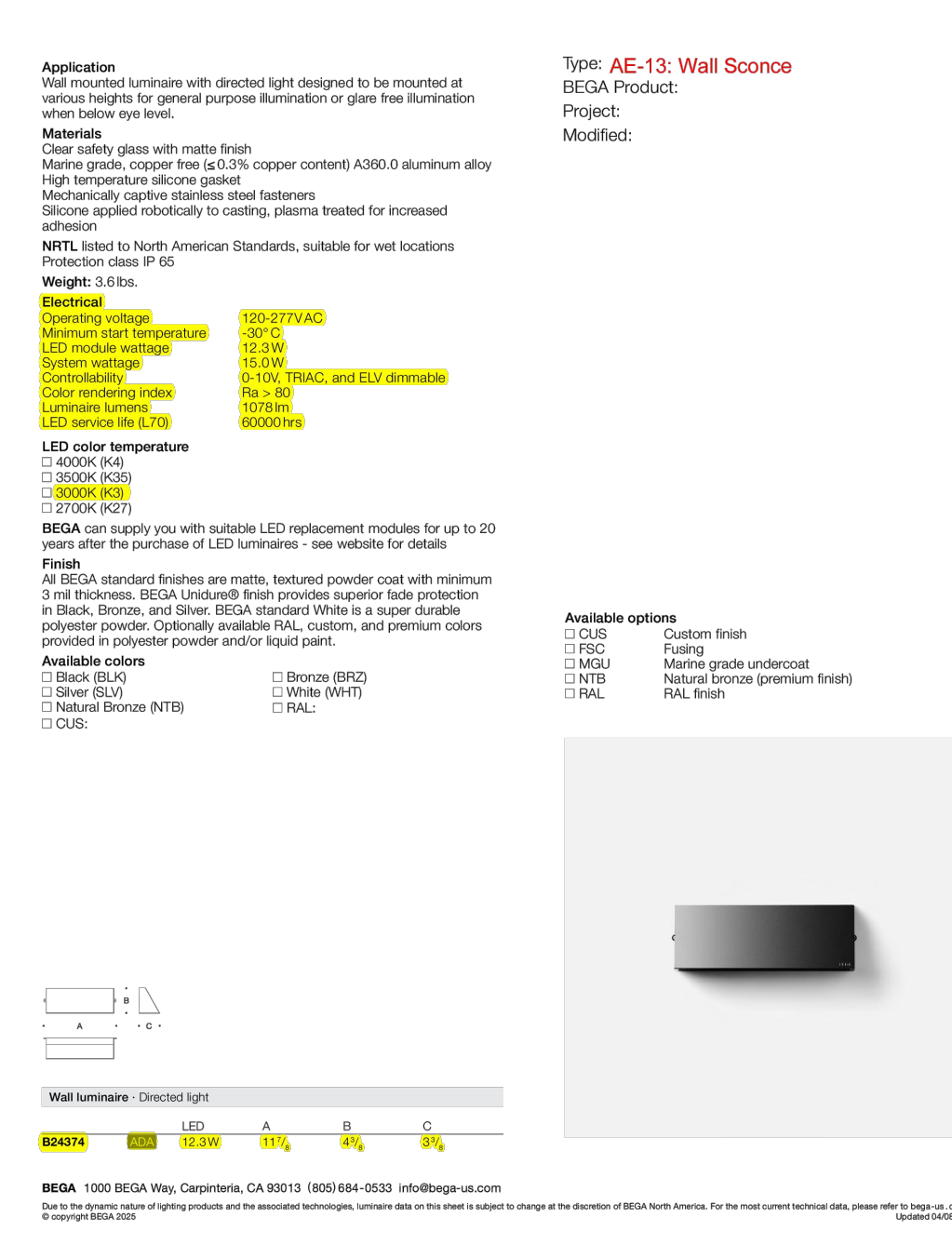
FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy anodize. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

CERTIFICATION
UL Certified to Canadian and U.S. safety standards. Certified for use in wet locations. Rated IP65. Photometric testing performed by an independent laboratory in accordance with IES LM-79-08 standards at 25°C. Actual performance may differ as a result of end-user environment and application.

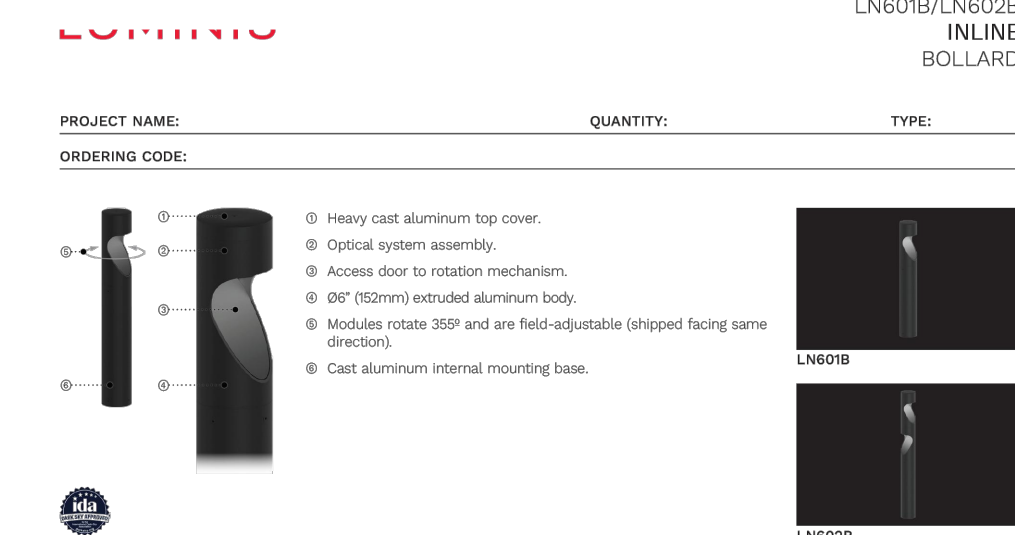
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LN601V/LN602/LN603/LN604
Rev. 12/09/24
Page 1 of 6

AE-13



AE-9



MATERIALS
Inlie is made of corrosion resistant 356 heavy duty cast aluminum alloy with a copper (Cu) content of less than 0.5% with stainless steel hardware.

ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (80% to 100%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature of -40°C to 40°C to 50°C/104°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

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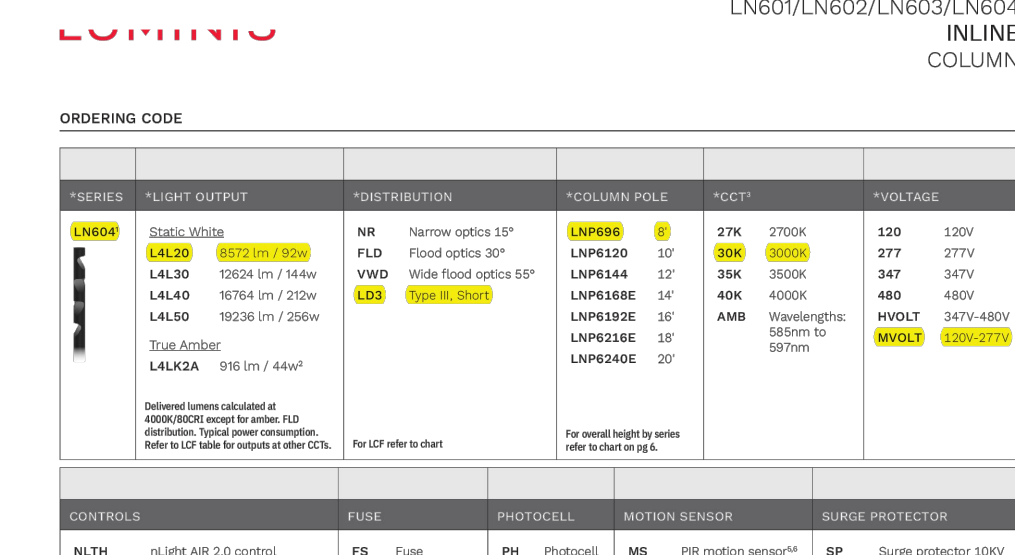
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Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy anodize. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

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Page 1 of 6

AE-10



MATERIALS
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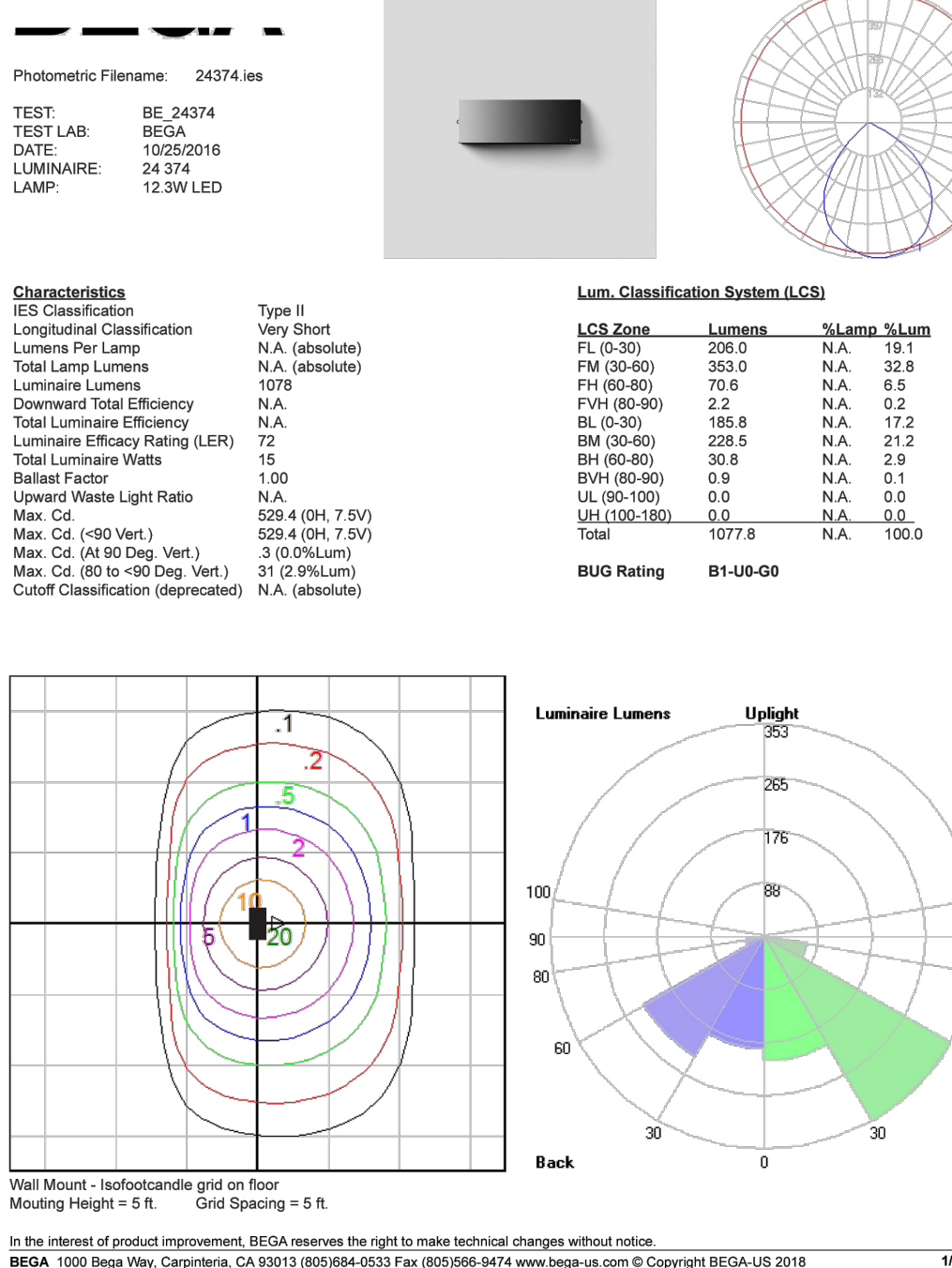
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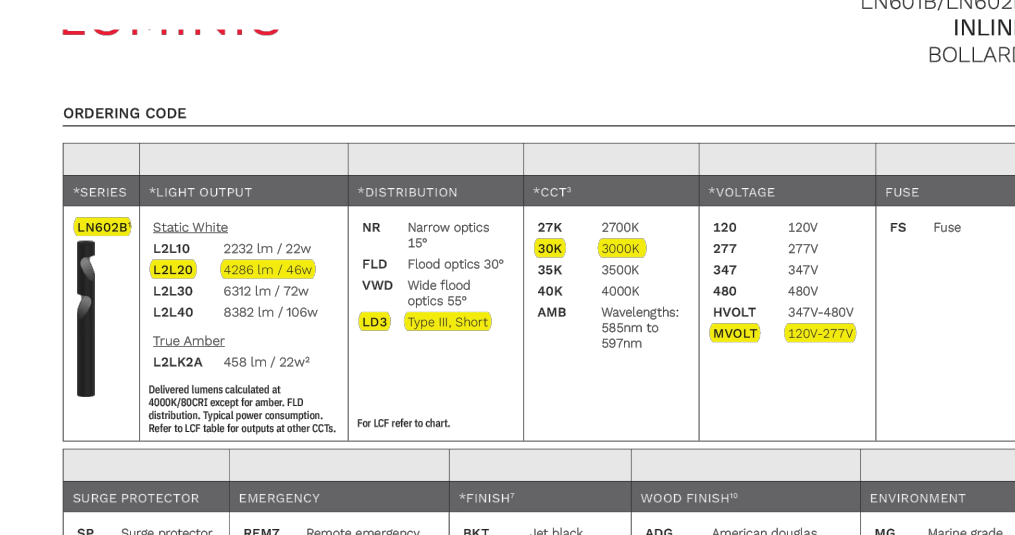
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LN601V/LN602/LN603/LN604
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Page 1 of 6

AE-3



AE-9



MATERIALS
Inlie is made of corrosion resistant 356 heavy duty cast aluminum alloy with a copper (Cu) content of less than 0.5% with stainless steel hardware.

ELECTRICAL DRIVER
Driver is 0-10V dimming-ready (80% to 100%) with 120-277 multi-volt compatibility (50-60Hz), operating temperature of -40°C to 40°C to 50°C/104°F, output over voltage protection, output over current protection, output short circuit protection with auto-recovery.

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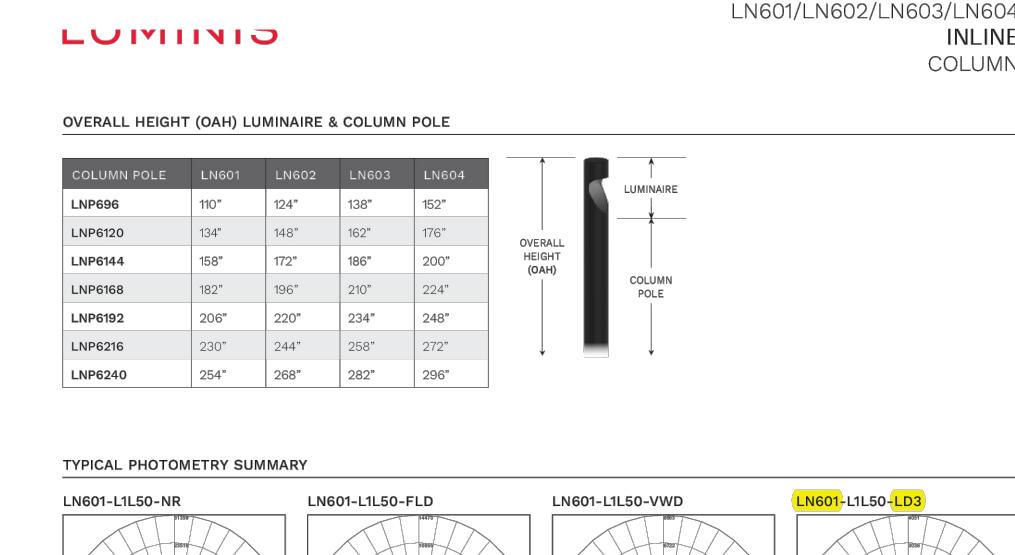
FINISH
Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy anodize. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

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Rev. 12/09/24
Page 1 of 6

AE-10



MATERIALS
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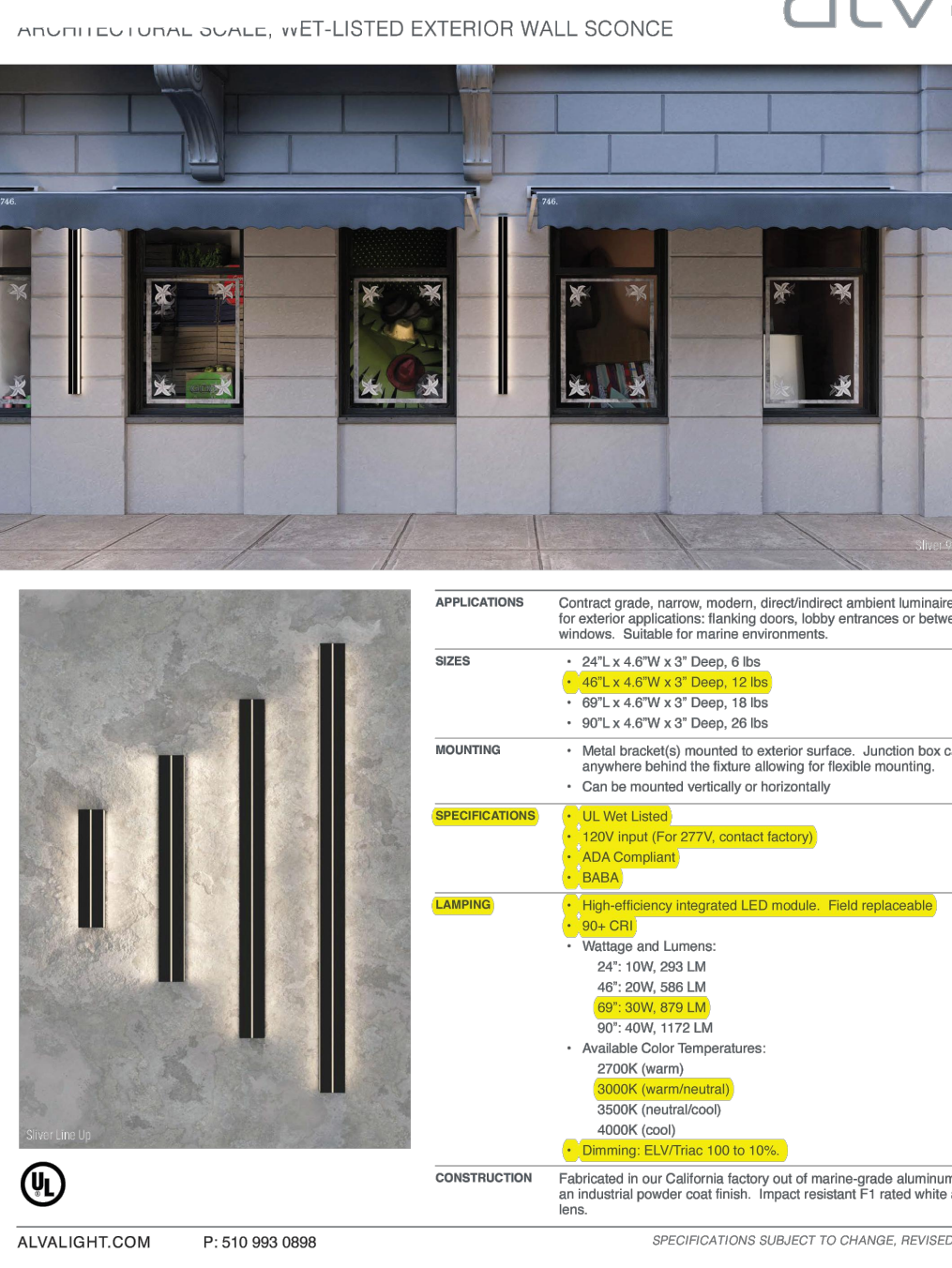
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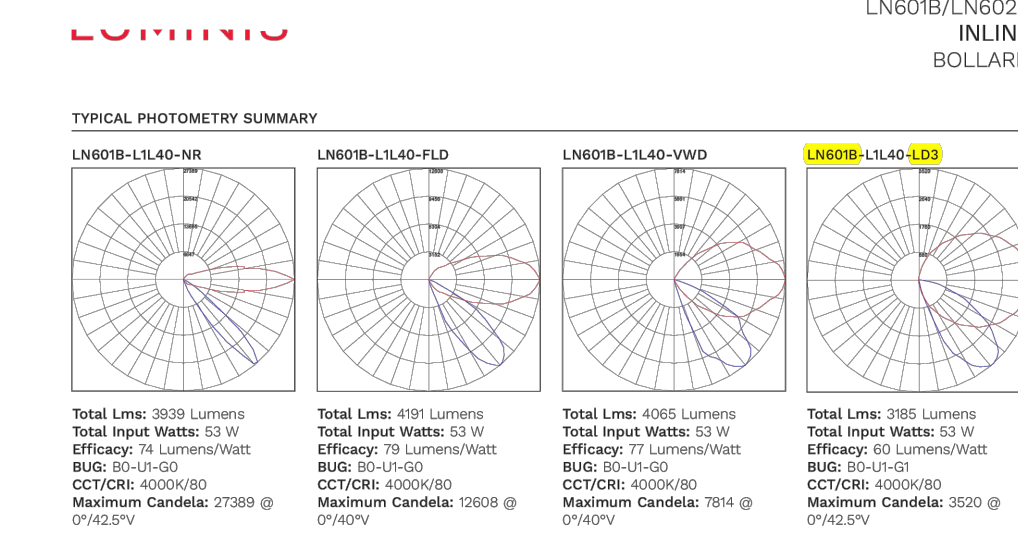
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LN601V/LN602/LN603/LN604
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AE-A



AE-9



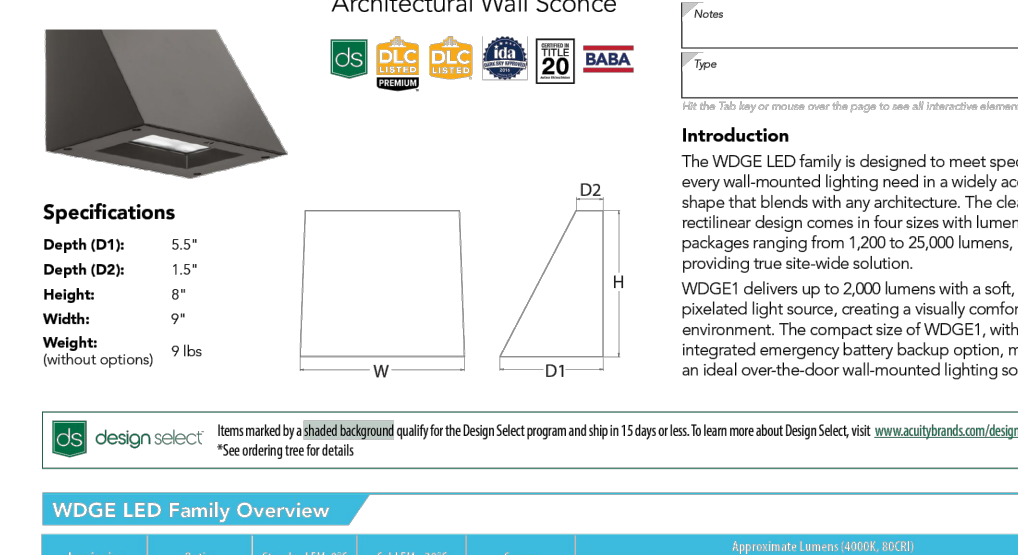
LUMEN CONVERSION FACTOR (LCF)	LM	FOOT	LM	FOOT
2700K	80	0.94	NA	0.94
3000K	80	0.97	FLD	1.00
3500K	80	0.99	VWD	0.97
4000K	80	1.00	LD3	0.76

Aluminis shown with the BEGA 4000 LUX.
Please refer to the BEGA website for complete L.E.S. file.

LUMINIS.COM
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LN601B/LN602B
Rev. 12/09/24
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AE-11



WDGE1 LED Family Overview

Series	Package	Color Temperature	Beam Angle	Material	Finish	Weight
LN601111	12W	3000K	30°	Aluminum	Silver	9 lbs
LN601112	18W	3500K	30°	Aluminum	Silver	9 lbs
LN601113	24W	4000K	30°	Aluminum	Silver	9 lbs
LN601114	30W	4500K	30°	Aluminum	Silver	9 lbs

Ordering Information
EXAMPLE: WDGE1 LED P2 40K 80CRI VF MVOLT SIM PE DOBDO

Series
LN601111
P1
P2
P3
P4

Package
12W
18W
24W
30W

Color Temperature
3000K
3500K
4000K
4500K

Beam Angle
30°
30°
30°
30°

Material
Aluminum
Aluminum
Aluminum
Aluminum

Finish
Silver
Silver
Silver
Silver

Options
Emergency battery backup
Emergency battery backup
Emergency battery backup
Emergency battery backup

Weight
9 lbs
9 lbs
9 lbs
9 lbs

Shipped included
P1: 12W, 3000K, 30°
P2: 18W, 3500K, 30°
P3: 24W, 4000K, 30°
P4: 30W, 4500K, 30°

Shipped separately
P1: 12W, 3000K, 30°
P2: 18W, 3500K, 30°
P3: 24W, 4000K, 30°
P4: 30W, 4500K, 30°

Notes
1. All dimensions are in inches unless otherwise specified.
2. All dimensions are in inches unless otherwise specified.
3. All dimensions are in inches unless otherwise specified.
4. All dimensions are in inches unless otherwise specified.

AE-A



NELSEN PARTNERS

ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

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5TH & GOLDWATER

WOOD PARTNERS
SCOTTSDALE, AZ



Date
April 10, 2025 - DRB

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Project No.
23096.00

LT-8.3

LUMINAIRE
CUTSHEET

AE-B

BRZ/FST

PRODUCT INFORMATION

Model: 20032

Parent: 20032LEDMG

Mounting Type: Wall

UPC: 64154222355

Finish: Bronze

Diffuser: Frosted

PRODUCT MEASUREMENTS

FIXTURE**

BACKPLATE / CANOPY**

Length: 4.5"

Width: 4.5"

Diameter: 4.5"

Height: 8"

Extension: 5.5"

Overall Height:

TECHNICAL SPECIFICATIONS

SPECIFICATIONS

Frame Material: Aluminum

Diffuser Material: Glass

Lamping Type: SSL (Dedicated LED)

J-box: Standard

Lamping Base: SSL

Lamp Wattage: 15W

Lamp Quantity: 1

Rated Voltage: 120V

Lamps Included: Yes

QUALIFICATIONS

Location Rating: Wet

UL Listing: ETL (US/Canada) Listed

ADA Compliant: No

Energy Star: No

JAS Compliant: Outdoor Only

Emergency Lighting: No

Warranty: 5 Year

PHOTOMETRICS

Dimmable: No

Northlight Lumens: 1000 Lm

CR: 90

Delivered Lumens: 550 Lm

CDT: 3000K

Recommended Dimmers:

ADDITIONAL NOTES

Custom Finish 100 Piece Minimum Order Quantity. Optional Color Temperature 100 Piece Minimum Order Quantity.

Signature:

Print Name:

Date:

Toll Free 800-828-5483

www.AccessLighting.com

301 Piedmont Grove Park, Suite A, Greenville, SC 29611

access lighting

** NOTE: All measurements are rounded up to the 1/4 inch. There is no warranty on any replaceable bulbs, even if included with the fixture. Copyright Access Lighting Corp. All information is subject to change without notice.

10/23/2024

20032LEDMG-BRZ-FST-001

LINE DRAWING

IES FILE

In addition to Access Lighting's purchase and warranty terms and conditions, by signing below or placing an order, you agree that you are authorized to bind the entity placing any order and acknowledge the following: All of sizes and measurements are approximate and all images are for illustrative purposes only. In the event of an inconsistency, the "Product Measurements" section controls. There also may be slight differences in the colors and designs compared to the displayed and printed images.

AE-C

AE-C: Linear Wall Sconce

3D EXTERIOR WALL SCONCE

APPLICATIONS

Contrast grade, narrow, modern, direct/indirect ambient luminaires for exterior applications: banking doors, lobby entrances or between windows. Suitable for marine environments.

SIZES

- 64" x 4.5" W x 3" Deep, 5.5"
- 48" x 4.5" W x 3" Deep, 12 lbs
- 36" x 4.5" W x 3" Deep, 18 lbs
- 30" x 4.5" W x 3" Deep, 26 lbs

MOUNTING

- Metal bracket(s) mounted to exterior surface. Junction box can be anywhere behind the fixture allowing for flexible mounting.
- Can be mounted vertically or horizontally.

SPECIFICATIONS

- UL Wet Listed
- 120V Input (For 277V, contact factory)
- ADA Compliant
- BADA
- High-efficiency integrated LED module. Field replaceable
- 80+ CRI
- Wattage: 15W (1500 lm) 40° 20W 60° 30W 90° 40W
- Delivered Lumens: 550 (2700 LM) 40° 550 LM 60° 830 LM 90° 1110 LM
- Available Color Temperatures: 2700K (warm) 3000K (neutral/warm) 3500K (neutral/cool) 4000K (cool)
- Dimming: DALI/0-10V/100 to 100%

LAMPING

- Fabricated in our California factory out of marine-grade aluminum with an industrial powder coat finish.

CONSTRUCTION

- Fabricated in our California factory out of marine-grade aluminum with an industrial powder coat finish.

ALVALIGHT.COM

P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 12/2024

AE-C

AE-C: Linear Wall Sconce

3D EXTERIOR WALL SCONCE

APPLICATIONS

Contrast grade, narrow, modern, direct/indirect ambient luminaires for exterior applications: banking doors, lobby entrances or between windows. Suitable for marine environments.

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CONSTRUCTION

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ALVALIGHT.COM

P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 12/2024

AE-D

AE-D: Linear Wall Sconce

3D EXTERIOR WALL SCONCE

APPLICATIONS

Contrast grade, narrow, modern, direct/indirect ambient luminaires for exterior applications: banking doors, lobby entrances or between windows. Suitable for marine environments.

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MOUNTING

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SPECIFICATIONS

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- BADA
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LAMPING

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CONSTRUCTION

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ALVALIGHT.COM

P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 12/2024

AE-D

AE-D: Linear Wall Sconce

3D EXTERIOR WALL SCONCE

APPLICATIONS

Contrast grade, narrow, modern, direct/indirect ambient luminaires for exterior applications: banking doors, lobby entrances or between windows. Suitable for marine environments.

SIZES

- 64" x 4.5" W x 3" Deep, 5.5"
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CONSTRUCTION

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ALVALIGHT.COM

P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 12/2024

AE-E

AE-E: Linear Wall Sconce

3D EXTERIOR WALL SCONCE

APPLICATIONS

Contrast grade, narrow, modern, direct/indirect ambient luminaires for exterior applications: banking doors, lobby entrances or between windows. Suitable for marine environments.

SIZES

- 64" x 4.5" W x 3" Deep, 5.5"
- 48" x 4.5" W x 3" Deep, 12 lbs
- 36" x 4.5" W x 3" Deep, 18 lbs
- 30" x 4.5" W x 3" Deep, 26 lbs

MOUNTING

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CONSTRUCTION

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ALVALIGHT.COM

P: 510 993 0898

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 12/2024

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ARCHITECTS & PLANNERS

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t 480.949.6800

nelsenpartners.com

PRELIMINARY

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5TH & GOLDWATER

WOOD PARTNERS

SCOTTSDALE, AZ

AKALI LIGHTING DESIGN

Date

April 10, 2025 - DRB

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Project No.

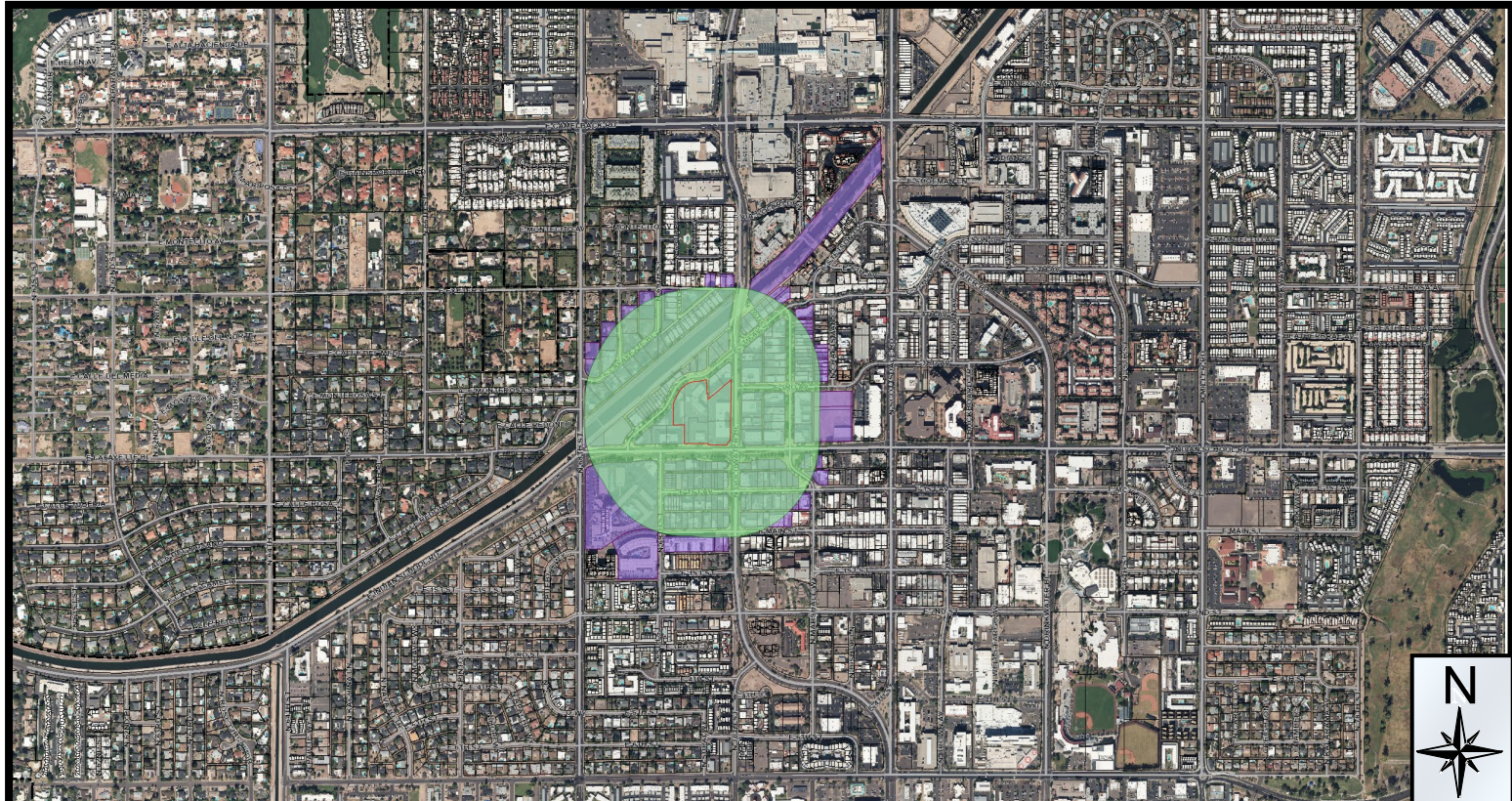
23096.00

LT-8.4

LUMINAIRE CUTSHEET

City Notifications – Mailing List Selection Map

5th & Goldwater Mixed-Use



Additional Notifications:

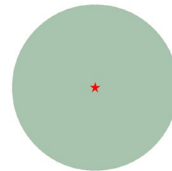
Interested Parties List
Adjacent HOA's
P&Z E-Newsletter
Facebook
Nextdoor.com
City Website-Projects in the hearing process

Pulled Labels
January 21, 2025

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 169

41-DR-2024