DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	May 19, 2016	Item No. 4
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

SHED Scottsdale
7-DR-2016

Location: 3723 North 75th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new mixed-use commercial development, with approximately 26,700 square feet of building area, and approximately 5,400 square feet of patio area, all on an approximately 1.28-acre site.

OWNER

Tom Frenkel
480-941-2260

ARCHITECT/DESIGNER

Aline Architecture
480-980-9039

APPLICANT CONTACT

Brian Laubenthal
480-980-9039

BACKGROUND

Zoning

This site is zoned Highway Commercial Downtown Overlay (C-3 DO).

Context

Located at the intersection of East 2nd Street and North 75th Street, the surrounding developments are office and municipal uses.

Adjacent Uses and Zoning

- North — East 2nd Street, and farther is are existing office buildings, zoned Downtown / Office Residential – Type 2 Downtown Overlay (D/OR-2 DO) and Service Residential (S-R-DO)
- South — Existing parking lot, zoned Highway Commercial Downtown Overlay (C-3 DO)

Action Taken _____

- East Existing office building, Highway Commercial Downtown Overlay (C-3 DO)
- West North 75th Street, and farther west is an existing municipal use, zoned Multiple Family Residential Downtown Overlay (R-5 DO)

Key Items for Consideration

- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant requests approval of the site plan, landscape plan, building elevations, and exterior lighting for the revitalization of an existing building to be used as an office and community building not publically owned, on a 1.28-net acre site.

Neighborhood Communication

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. At the time that this report was written, City Staff has not received any public comments.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Located at the southeast corner of North 75th Street and East 2nd Street the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed development is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Vehicular access will be provided from East 2nd Street and North 75th Street abutting the property. Also, pedestrian access will be provided from these streets. The parking lot on the south side of the building is contiguous with the City's parking lot; and, access to the City's parking lot will be provided from North 75th Street through the vehicular circulation drives of this development.

The existing non-descript pedestrian orientation of the building will be enhanced through the removal of the non-conforming parking spaces between building and East 2nd Street and North 75th Street. Consistent with the Downtown Urban Design and Architectural Guidelines (DUDAG), and to provide an active street front presence, the areas between building and East 2nd Street and North 75th Street will be reconfigured to include outdoor patios and courtyards for the office and community building. In addition, these modifications essentially provide an indoor/outdoor experience for the development.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings in the adjoining area were developed mid 60's and 70's and are reminiscent of southwest architecture of the era. The most recent development in the area was the City of Scottsdale city court and police station building, which was developed to be consistent with the existing City Library and City Hall buildings.

The proposed modifications to the existing structure respond to the contextual area through the use of various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles and DUDAG. In addition, the design incorporates contextual

materials (concrete masonry units (CMU) glass, stucco, steel, and wood) that promote a supportive design relationship. Although to differentiate the architectural style in the macro-contextual design area, the proposed design incorporates board-formed concrete walls, tannish-gray painted metal mesh panels, dark olive green door and window mullions, and standing seam metal roof panels that alternate in colors between Kingspan Zing Gray, Driftwood, and Sandstone. Due to the number and location of proposed colors and materials, staff has concerns with the proposed design as it pertains to conformance with the Scottsdale Sensitive Design Principles, DUDAG and the City Design Guidelines for Office Development (DGOD).

In accordance above referenced principles and guidelines, textures and natural materials should be used to provide visual interest and richness through the use of a simplified palette of materials and colors. In addition, material colors should be muted desert tones. The proposed development incorporates several materials and colors; with few exceptions, the proposed color palette is primarily derivatives of gray. In addition, the pitched roof is comprised of three alternate colors – whereas traditionally, roofs are a single color. The DUDAG and DGOD encourage visible roof colors that are darker, dull, and muted desert tones.

Development Information

• Existing Use:	Vacant building
• Proposed Use:	Office and community building not publically owned
• Parcel Size:	1.59 gross acres
• Building area:	26,709 square feet
• Gross Floor Area Ratio Allowed:	1.3
• Gross Floor Area Ratio Proposed:	0.38
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	26 feet 9 inches, excluding rooftop appurtenances
• Parking Required:	24 spaces
• Parking Provided:	35 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board continue case 7-DR-2016, SHED Scottsdale.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@scottsdaleaz.gov

APPROVED BY

APPROVED BY

Dan Symer, Report Author — Date 4-29-2016

Steve Venker, Development Review Board Coordinator — Date 5/3/16

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Randy Grant, Director — Date 5/5/16

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

ATTACHMENTS

A. Stipulations/Zoning Ordinance Requirements
1. Applicant's Narrative
2. Context Aerial
2A. Close-Up Aerial
3. Zoning Map
4. Combined Context Aerial and Site Plan
5. Site Plan
6. Building Elevations
7. Perspective
8. Streetscape Elevations
9. Material and Color Board
10. Landscape Plans
11. Electrical Site Plan
12. Exterior Lighting Cutsheets

Stipulations for the Development Review Board Application: SHED Scottsdale Case Number: 7-DR-2016

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Aline Architecture Concepts, with a city staff date of 03/23/2016.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline Architecture Concepts, with a city staff date of 03/23/2016.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Berghoff Design Group, with a city staff date of 03/23/2016.
   d. Exterior lighting shall be constructed to be consistent with the electrical plans and fixture cutsheets submitted by Aline Architecture Concepts, with a city staff date of 03/23/2016.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Board of Adjustment case for the site was: 85-BA-1980.

ARCHITECTURAL DESIGN:

Ordinance

B. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.

DRB Stipulations

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

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

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

C. Prior to the issuance of a building permit, the property shall be replatted in one lot.

DRB Stipulations

4. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1.
5. The location of the refuse enclosure shall be modified to accommodate the emergency vehicle turning radii and bucket swings in accordance with the Design Standards and Policies manual.
6. All pedestrian sidewalk connection to East 2nd Street from the building entries shall have a minimum width of six (6) feet.

LANDSCAPE DESIGN:

Ordinance

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

EXTERIOR LIGHTING:

Ordinance

E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.

F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.

G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

7. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
8. Fixture SD (BEGA Adjustable Gantry luminaire) indicated on Sheet E1.1 of the above reference electrical plans, and/or similar, shall not be utilized to illuminate the patios or courtyards.

9. Incorporate the following parking lot and site lighting into the project's design:

   Parking Lot and Site Lighting:

   a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-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. 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. The total lumen per luminaire shall not exceed 24,000 lumens.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

10. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
East 2nd Street	Unclassified local commercial street	28-feet-wide existing south half street right-of-way	Curb, gutter, side walk	a., b, and c
North 75th Street	Unclassified local commercial street	28-feet-wide existing south half street right-of-way	Curb, gutter, side walk, and vehicle curb ramp	a., b, c, and d

   a. Remove the existing vehicle curb ramps and curb and construct new vertical curb and gutter in accordance with the City of Scottsdale (COS) Supplements to MAG Specifications and Details, and applicable MAG Specifications and Details.

   b. Remove the existing sidewalk and construct a new six (6) sidewalk adjacent to the curb in accordance with the above referenced site plan.

   c. Remove the existing pedestrian curb ramp on the southeast corner of East 2nd Street and North 75th Street shall be place removed and reconstructed in accordance with COS MAG detail 2234.

   d. The southernmost vehicular curb ramp shall be removed and reconstructed is accordance with COS MAG detail 2256-CL1.

11. The property owner shall underground the powerlines for any new or relocated street light.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

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

DRB Stipulations

12. A public non-motorized access easement shall be dedicated cross the property to contain the sidewalks adjacent to North 75th Street and East 2nd Street where the width of the sidewalk crosses outside of the right-of-way and on to the property.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

13. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Services Department requirements.
14. Existing meter boxes to remain in service shall be moved out of the sidewalk into the landscaped areas.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the improvement plan submittal, the owner shall submit a final grading and drainage plan that demonstrates consistency with the DSPM.

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scottsdale, az 85251

APPLICATION NARRATIVE

Wednesday, March 23, 2016

Scottsdale SHED
3800 N. 75th St.
Scottsdale, Arizona 85251

re: design review board

Dear Neighbor,

The Scottsdale SHED is a mixed use complex that repurposes a steel warehouse structure and standalone CMU block structures into new office and venue spaces. The existing steel warehouse buildings will be reclad in new standing seam roofing to replace dilapidated asphalt shingles, and new, full height glass entries facing north and south with standing seam and wood cladding adjacent. Covered walkways will flank each side. The west end will extend the steel structure over an existing paved area to enclose new patios for venue use and create a new courtyard area that faces the street corner. The existing block buildings will be stripped back to their original CMU and sandblasted to reveal their industrial texture. A new landscape courtyard entry to the north will be created once a more recent addition is removed to reveal the original façade and to serve as an entry to office uses. These block buildings will be opened up with new punched windows and steel support frames. The site will be enhanced with new landscaping and trees on the street frontages, and the parking relocated to the south side of the site, also enhanced with landscape.

1. 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; **- The existing structures are to remain, but the adjacent site is to be enhanced with new landscaping and removal of non-conforming pavement. The buildings themselves will profess a stripped down industrial character, but introducing new human scaled elements to relate to neighboring properties.**

   b. Avoid excessive variety and monotonous repetition – The existing structures will be enhanced based on their original construction. - **The steel pre-fab building will be reclad using insulated panels with metal siding. The walls will be recessed eight feet and replaced with glass storefronts and wood and metal siding. The CMU buildings will be stripped to the block, with new openings cut, as well as a courtyard created in place of an infill addition. The detailing will tie the two buildings together, but also have separate character integrity.**

   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; **- Generous**

ATTACHMENT #1

7-DR-2016
3/23/2016

overhangs, deep covered patios to the west, new shade trees, and improved insulating value address the solar conditions of the site very well.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District – **Not Applicable**

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District. - **Not Applicable.**

2. 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. – **The site has been reconfigured to relocate all parking to the back (south) side of the building, which is interconnected to adjacent parking lots. Pedestrian activity has also been enhanced by creating covered walkways and relocating parking areas currently in the front.**

3. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. – **A mechanical mezzanine will rest in the valley between the two ridges of the pre-fab steel structure. Screening will be in line with other screen panels used throughout the project.**

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

a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines:

1. Site development
   a. Relationship of new to existing development – **Existing structure to be stripped down to its essence with new entries introduced in multiple locations. Modifications to the street frontage and parking to connect vehicular and pedestrian traffic.**
   b. Active street frontages – **Previously continuously walled warehouse frontages and parking areas in setbacks are being replaced with pedestrian walkways and window storefronts.**
   c. Courtyards and passages – **New patios, courtyards, and covered pedestrian walkways are established at the perimeter of the structures.**
   d. Parking facilities – **Parking is being simplified and relocated to a single surface lot behind the structure.**
   e. Building equipment and services – **A mezzanine will be created to accommodate mechanical equipment that will be screened from the public.**
   f. The continuity of street spaces – **By relocating the parking to the back, and introducing landscape areas and pedestrian walkways, it simplifies the separation between vehicular and pedestrian circulation.**
   g. The building setback zone – **The street frontages are to be landscaped to enhance pedestrian circulation and shade protection for tenants and visitors.**
   h. The linkage of neighboring developments - **Streamlining the parking and pedestrian circulation interconnects the adjacent properties.**
2. Building form
   a. Reduction of apparent size and bulk – **Existing structure to be pared back to its essence with new human scaled covered walkways, patios, and courtyards.**
   b. Covered walkways – **Moving the building perimeter in eight feet creates a protected pedestrian way that connects back to the public right of way.**

3. Architectural character
    a. Proportion and scale – **Renovations to the existing steel building reduce the large warehouse feel to more human scaled spaces with new fenestration and public outdoor spaces. A new courtyard humanizes the CMU block buildings on the east end.**
    b. Building materials – **Utilizing the existing structure of steel and CMU, new cladding of wood and metal siding serves to humanize the spaces.**
    c. Color and texture – **The urban context lends itself well to the industrial look of the existing structure, coupled with new cladding materials to provide warmth and color contrast.**
    d. Architectural detail – **Screen panels, alternating roof panels, wood cladding, and new glass openings provide new elements of texture and detail to the existing structure.**

4. Landscape character
    a. Streets – **New landscape street frontages enhance both the structure and the street.**
    b. Site spaces – **A west patio with shade structure, north courtyard entry to the office block, and covered walkways on the perimeter provide exterior rooms for multiple uses for the various occupants, venue and office.**
    c. Plant selection – **Desert landscape with lush color and texture flank the perimeter of the existing structure.**

a. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level – **Converting a former warehouse building to office and venue use requires new covered walkway access to entries, new patios, new courtyards, and appropriate landscaping to make the space comfortable.**

b. 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 – **The pre-fab steel structure lends itself to the balance of recessed areas to bays that repeat to maintain this traditional feel. The CMU buildings express their own character with a courtyard that each mass flanks.**

c. Reflect the design features and materials of the urban neighborhoods in which the development is located – **The urban context informs the industrial structure, but also recognizes the need for human scale that is being introduced into the spaces and materiality.**

d. 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. - **The historical massing is to remain, professing new materials and exterior landscape rooms in contrast to the existing structure.**

5. 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; **N/A**
    b. Location near pedestrian circulation routes consistent with existing or future development or natural features; **N/A**
    c. Location near the primary pedestrian or vehicular entrance of a development; **N/A**

d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements **N/A**

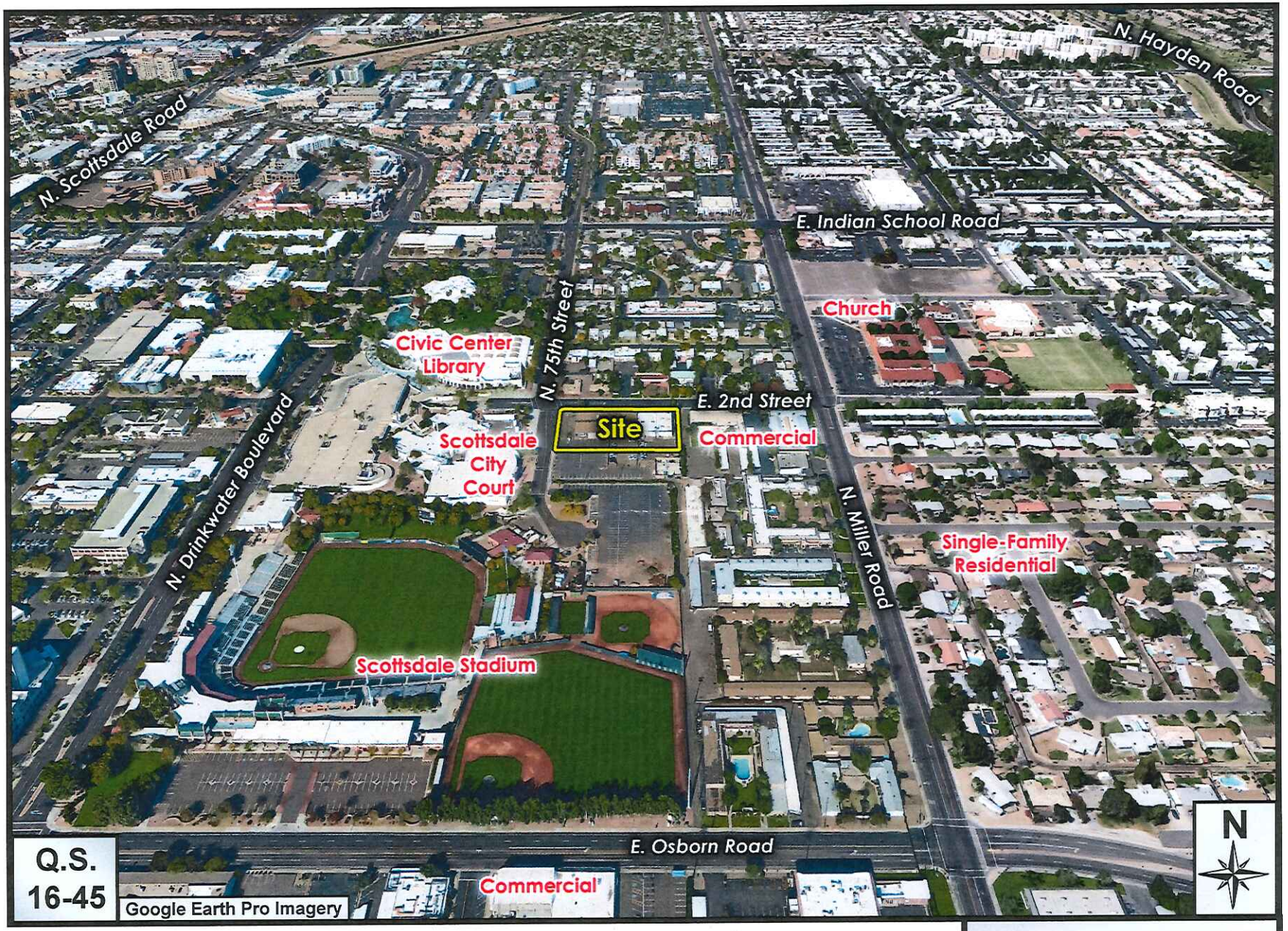
e. Location in conformance to standards for public safety. **N/A**

6. Building Location Requirements (5.3006.F.1.b, 5.3006.F.2, 6.1205.C.4, 5.300.6.I)

The existing location of the building meets the Zoning Ordinance requirements for Building Location along the north side based on an average (area of front yard divided by length). An exception is required on the west side as the front yard is deeper than code would require. The existing structure is being extended an additional 25' to accommodate a new patio shade structure. The existing 18" raised floor level is also being extended toward the west to the front yard setback (12' from back of curb). The intent of this code is to activate the pedestrian way. By utilizing shaded patio elements, recessed courtyards, level changes, and varying depth landscape areas, the public spaces of the building more intimately interact with the Public Right of Way. This mitigates the sense of dead zones or areas that hinder pedestrian activity by creating a multitude of areas for exterior gathering and recreation that foster connection to the public realm. The plazas created promote active pedestrian frontage aiding circulation in and around the site.

Respectfully,

Brian Krob, NCARB
Principal
Aline Architecture . Concepts, LLC
7340 E. Main St. #220
Scottsdale, AZ 85251



SHED Scottsdale

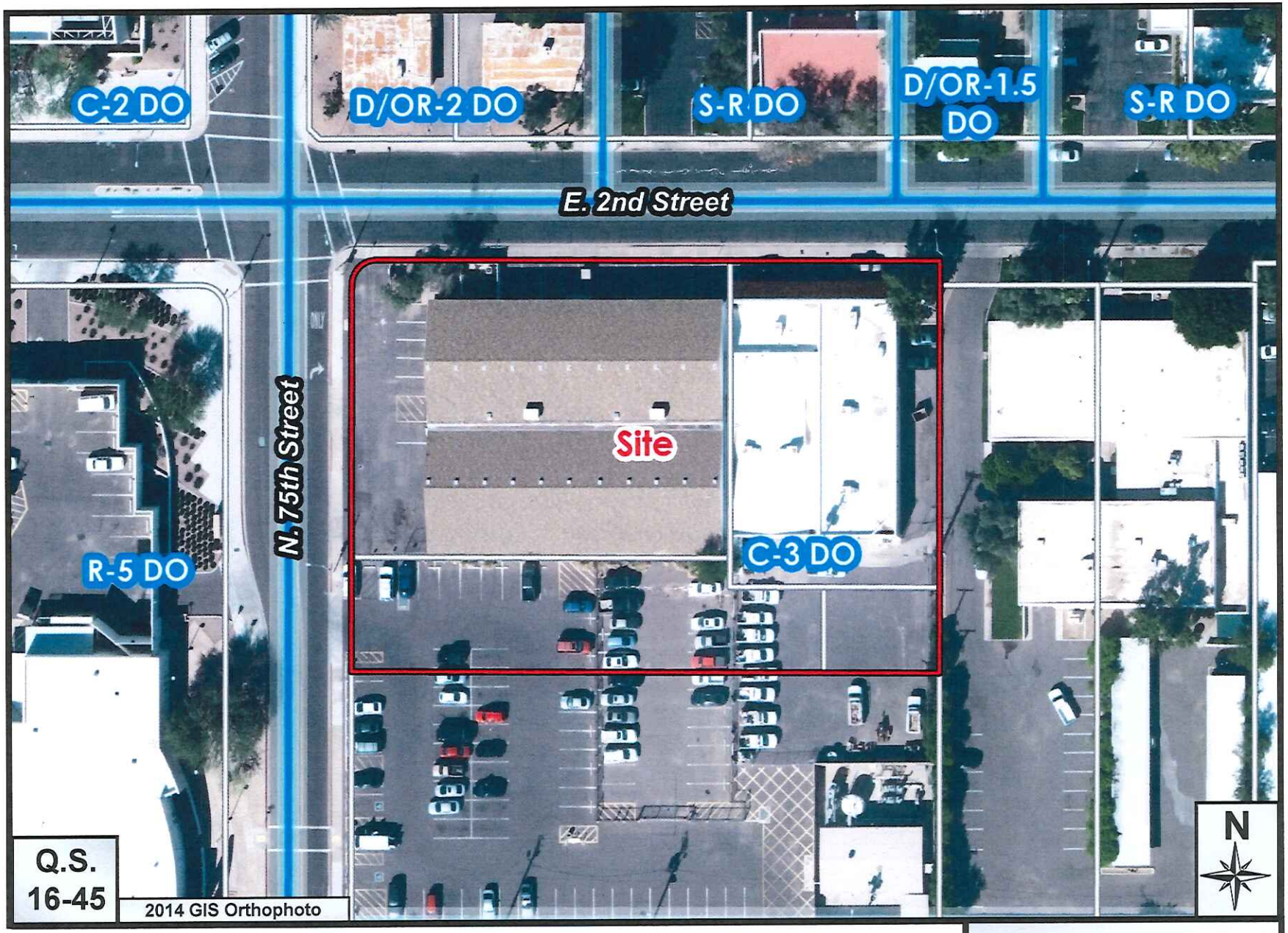
7-DR-2016

ATTACHMENT #2

SHED Scottsdale

7-DR-2016

ATTACHMENT #2A



SHED Scottsdale

7-DR-2016

ATTACHMENT #3

drb 2nd submittal

03 23 16 city comments

date issued: january 29, 2016

project # 15043

c.o.s. #991-pa-2015

3723 n. 75th st.
scottsdale, az 85251

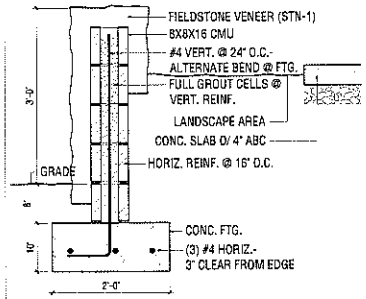
architecture . concepts

scottsdale shed

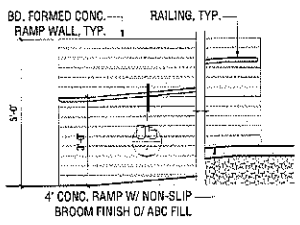
context aerial

sk-0.0

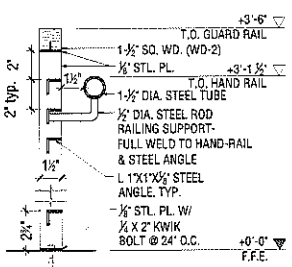
ATTACHMENT #4



07 . STONE WALL



06 . TYP. RAMP



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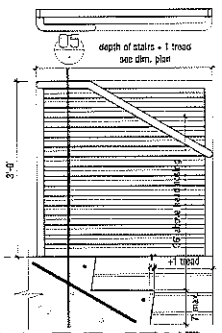
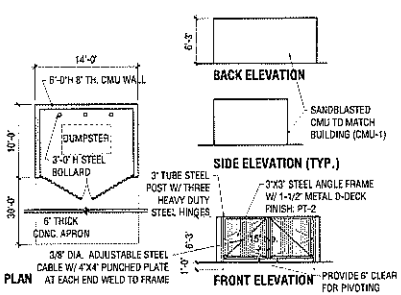


04 . TYP. STAIR



03 . TRASH ENCLOSURE

APPLICABLE CODES

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FIRE CODE
2012 INTERNATIONAL ENERGY CONSERVATION CODE
2012 INTERNATIONAL GREEN CONSTRUCTION CODE
2011 NATIONAL ELECTRIC CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL EXISTING BUILDING CODE
2009 INTERNATIONAL CODE COUNCIL / AMERICAN NATIONAL STANDARDS INSTITUTE A117.1 ACCESSIBILITY CODE
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

PROJECT SUMMARY

THIS PROJECT CONSISTS OF A RENOVATION TO THREE EXISTING, ADJACENT STRUCTURES INTO A MIXED USE DEVELOPMENT. THE EXISTING PRE-FAB STEEL BUILDING WILL BE RE-ROOFED WITH NEW PERIMETER WALLS / STOREFRONT. A NEW PATIO AREA AND COVER WILL FLANK THE WESTERN END. THE BLOCK OF THE EXISTING WEST BUILDINGS WILL BE EXPOSED WITH NEW STOREFRONT ENTRIES AND COURTYARD TO THE NORTH. THE PARKING AREA WILL BE UPGRADED WITH NEW LANDSCAPE, AS WELL AS THE STREET SCAPE.

LEGAL DESCRIPTION

SECTION 26, TOWNSHIP 2N, RANGE 4E

BUILDING DATA

PROPERTY ADDRESS: 3723 N. 75TH ST., SCOTTSDALE, AZ. 85251

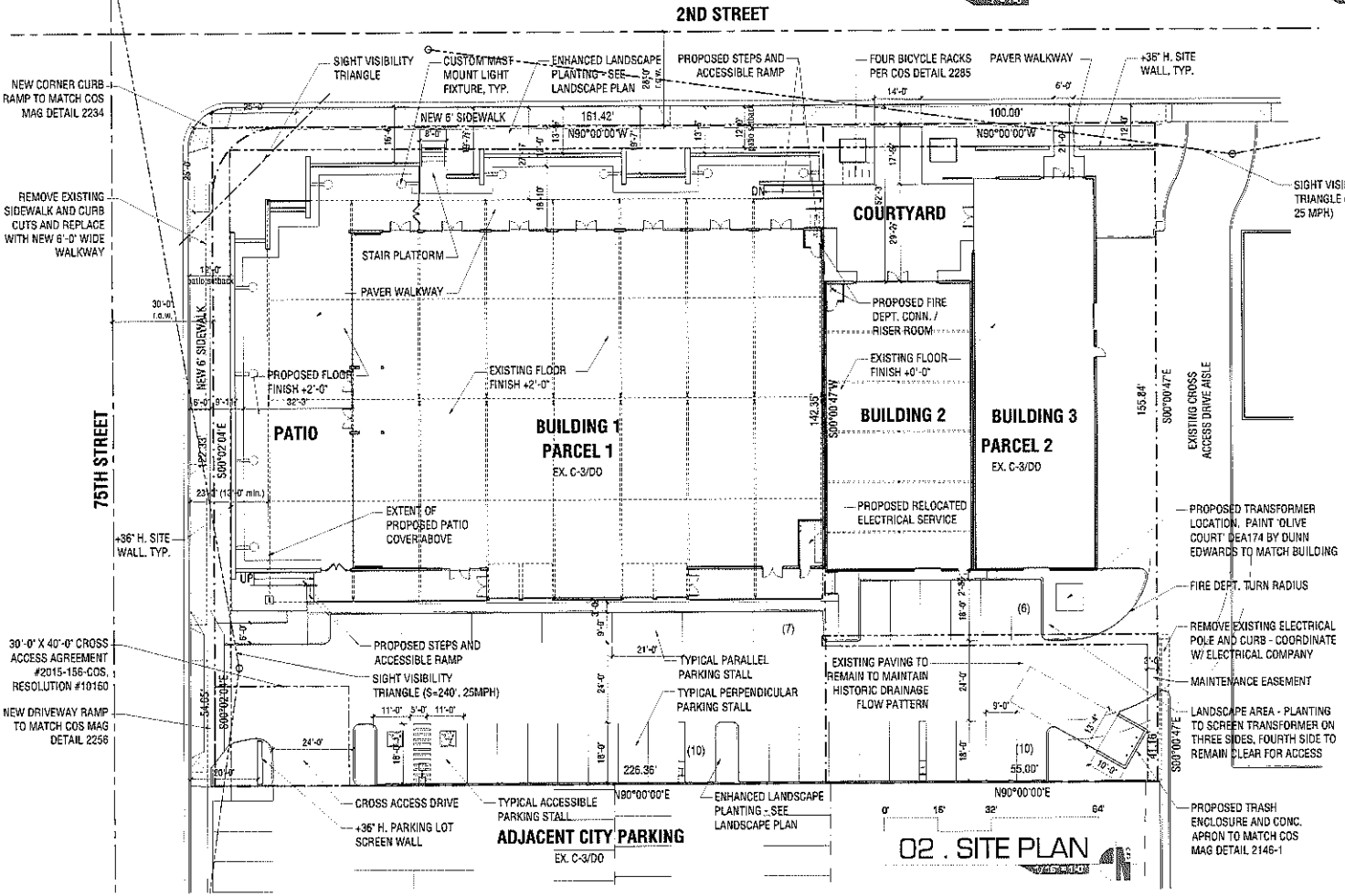
EXISTING ZONING	C-3 DO
BUILDING 1 (RETAIL / OFFICE)	14,938 S.F.
BUILDING 2 (OFFICE)	3,850 S.F.
BUILDING 3 (OFFICE)	4,366 S.F.
PROPOSED PATIO	5,435 S.F.
BUILDING AREA TOTAL	23,154 S.F. (28,156 UNDER ROOF)
OCCUPANCY TYPE	M (RETAIL),B (BUSINESS)
CONSTRUCTION TYPE	V-B (SPRINKLERED)
MAXIMUM HEIGHT	36'-0" (MECHANICAL EXCLUDED)
ACTUAL HEIGHT	26'-9"

SITE DATA

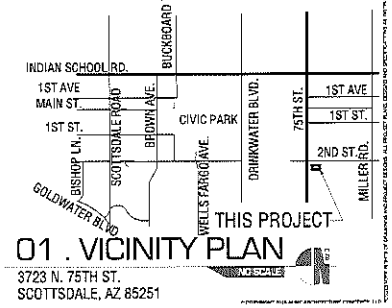
APN	130-24-005D,G,H,J
SITE AREA (NET)	55,348 S.F. OR 1.27 ACRES
SITE AREA (GROSS)	69,645 S.F. OR 1.6 ACRES
GROSS FLOOR AREA RATIO (GFAR)	23,154/69,645=0.332
OPEN SPACE	SEE OPEN SPACE PLAN
EX. PKG. REQ'D: (13,500/800 + 10,716/300)=52.59 SPACES	
EX. PARKING PROVIDED:	20 SPACES
PARKING VARIANCE (85-BA-1980)	-9 SPACES
PROP. PKG. REQ'D BUILDING 1 (14938/300) = 49.79 spc's	
PROP. PARKING REQ'D BUILDING 2&3 (6042/300 + 2147/800) = 22.81 SPC'S	
(72.60-52.59) = 20.01 DIFF. PROP:EX. + (9 CONFORM EXISTING + 9 VARIANCE = 35.01 - 9 VARIANCE) = 27 SPACES PURSUANT TO SECTION 9.104.H.2.C OF SCOTTSDALE ZONING ORDINANCE	
PARKING REQ'D TOTAL	27 SPACES (2 ADA)
PARKING PROVIDED	33 SPACES (2 ADA)
BIKE PARKING REQUIRED	24 x 10% = 2
BIKE PARKING PROVIDED	8

GENERALIZATIONS CHAPTER 55

CONSTRUCTION TYPE	V-B (SPRINKLERED)
ALLOWABLE AREA BUILDING 1 (A-2)	18,000 SQ. FT.
ALLOWABLE AREA BUILDING 2 & 3 (B)	27,000 SQ. FT.
BUILDING TOTAL AREA BUILDING 1	14,938 SQ. FT.
BUILDING TOTAL AREA BUILDING 2 & 3	8,216 SQ. FT.
ALLOWABLE HEIGHT	1 STORY
ACTUAL HEIGHT	1 STORY



02 . SITE PLAN



01 . VICINITY PLAN

3723 N. 75TH ST.
SCOTTSDALE, AZ 85251

drb 2nd submittal

1. 03.316 city comments
date issued: january 29, 2016
project # 15043

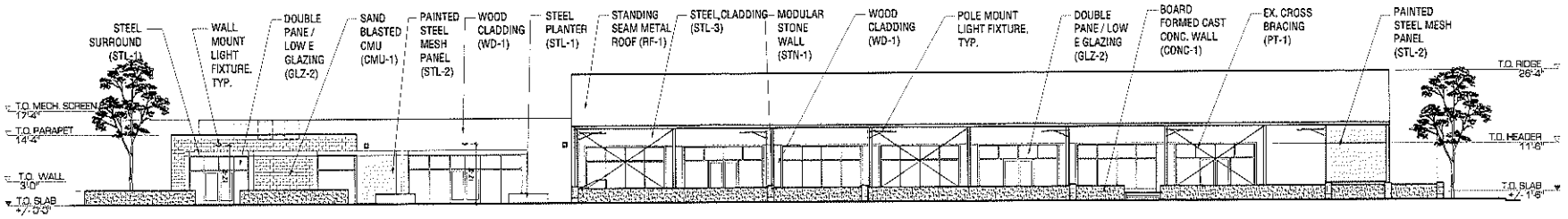
3723 n. 75th st.
scottsdale, az 85251

cos #891pad2015

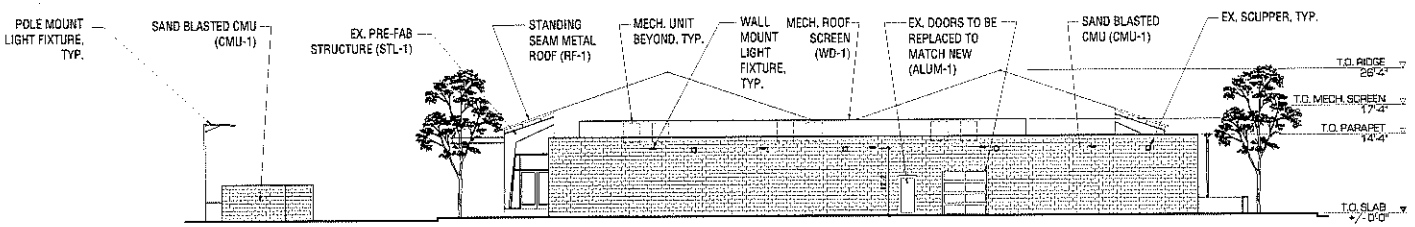
SITE PLAN + PROJECT INFO

sk-1.0

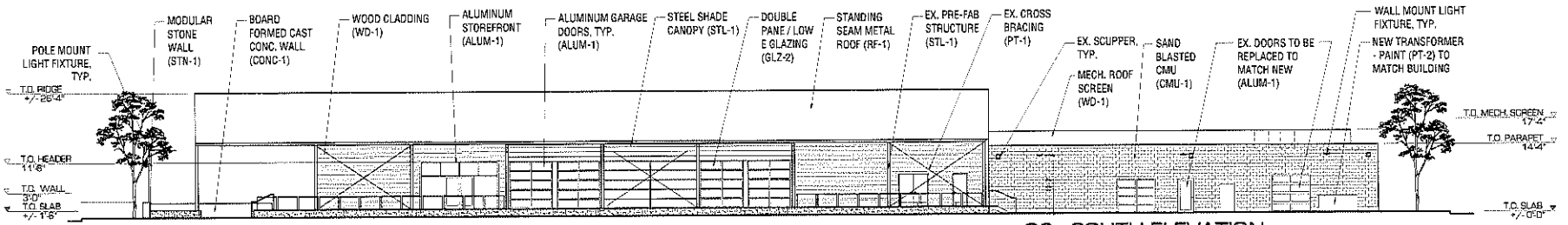
ATTACHMENT #5



04 . NORTH ELEVATION



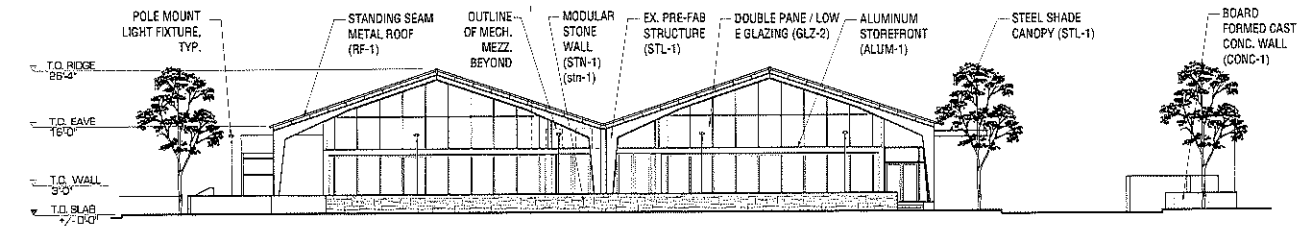
03 . EAST ELEVATION



02 . SOUTH ELEVATION

MATERIAL LEGEND

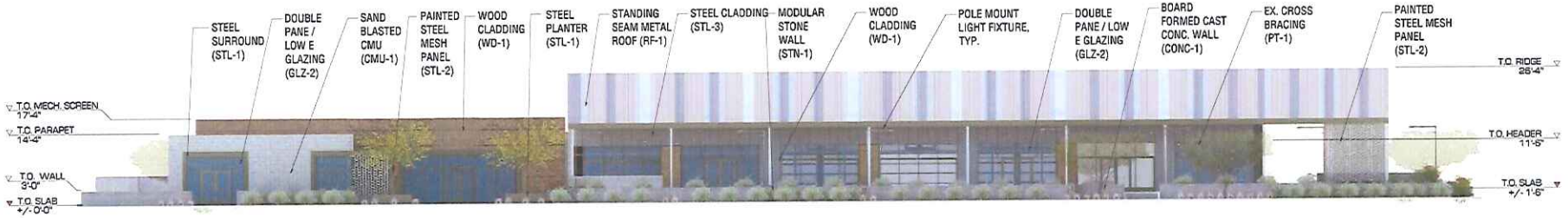
CMU-1	SANDBLASTED CMU (EXISTING GRAY CINDER)
STL-1	EXPOSED STRUCTURAL STEEL - PAINT PT-1
STL-2	PERFORATED PLATE STEEL - $\frac{1}{4}$" DIA. PERFORATED, $\frac{3}{4}$ STAGGERED ON CENTER - PAINT PT-1
STL-3	STANDING SEAM WALL CLADDING - COLOR "DRIFTWOOD" RANDOM WIDTHS X FULL HEIGHT OF WALL
WD-1	6" H. WOOD CLADDING - HEAT TREATED ASH W/ MEDIUM BROWN MATTE FINISH BY THERMORY
ALUM-1	ALUMINUM STOREFRONT W/ KYNAR FINISH TO MATCH PT-2
GLZ-2	DOUBLE PANE / LOW E CLEAR GLAZING W/ GRAY TINT
RF-1	KINGSPAN 3" 1000 KING ZIP ROOF, ALTERNATING COLOR "ZINC GRAY", "DRIFTWOOD", "SANDSTONE" KYNAR FINISH
CONC-1	BOARD FORMED CONCRETE W/ VERTICAL GRAPE STAKE TEXTURE, COLOR "PEBBLE" #641 BY DAVIS COLOR
STN-1	CRAFT SPLIT MODULAR STONE VENEER, COLOR / STYLE "BLACK TRUFFLE" BY CREATIVE MINES
PT-1	OFF WHITE PAINT "MUSLIN" #DE6227 W/ EGGSHELL FINISH BY DUNN EDWARDS
PT-2	GREEN PAINT "OLIVE COURT" # DEA174 W/ FLAT FINISH BY DUNN EDWARDS



01 . WEST ELEVATION

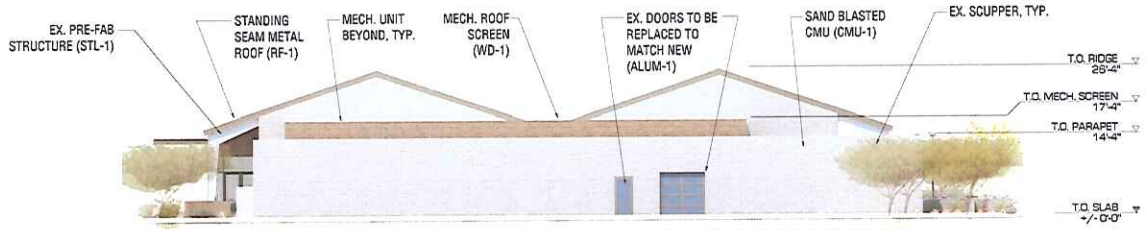
ATTACHMENT #6

drb 2nd submittal
3723 n. 75th st.
scottsdale, az 85251
c.o.s. #391-pa-2015
date issued january 29, 2016
project # 15043
1 03.23.16 city comments
revisions
scottsdale shed
elevations
sk-3.0



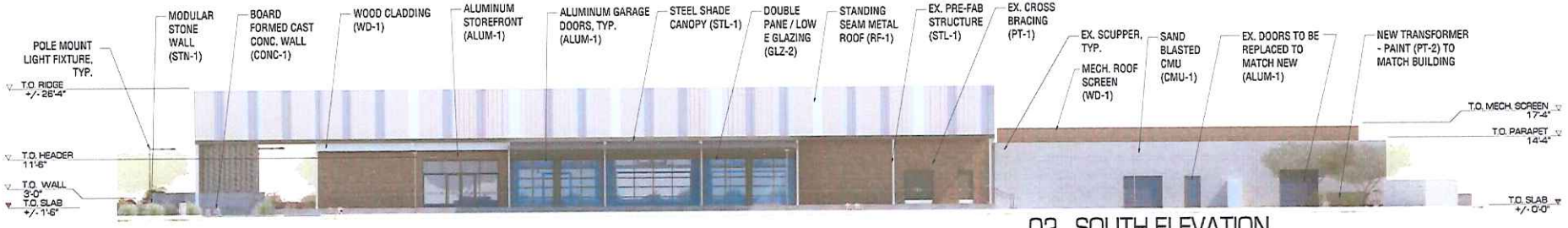
04 . NORTH ELEVATION

3/32"=1'



03 . EAST ELEVATION

3/32"=1'



02 . SOUTH ELEVATION

3/32"=1'

MATERIAL LEGEND

CMU-1	SANDBLASTED CMU (EXISTING GRAY CINDER)
STL-1	EXPOSED STRUCTURAL STEEL - PAINT PT-1
STL-2	PERFORATED PLATE STEEL - $\frac{1}{4}$" DIA. PERFORATED, $\frac{1}{2}$" STAGGERED ON CENTER - PAINT PT-1
STL-3	STANDING SEAM WALL CLADDING - COLOR "DRIFTWOOD" RANDOM WIDTHS X FULL HEIGHT OF WALL
WD-1	6" H. WOOD CLADDING - HEAT TREATED ASH W/ MEDIUM BROWN MATTE FINISH BY THERMORY
ALUM-1	ALUMINUM STOREFRONT W/ KYNAR FINISH TO MATCH PT-2
GLZ-2	DOUBLE PANE / LOW E CLEAR GLAZING W/ GRAY TINT
RF-1	KINGSPAN 3" 1000 KING ZIP ROOF, ALTERNATING COLOR "ZINC GRAY", "DRIFTWOOD", "SANDSTONE" KYNAR FINISH
CONC-1	BOARD FORMED CONCRETE W/ VERTICAL GRAPE STAKE TEXTURE, COLOR "PEBBLE" #641 BY DAVIS COLOR
STN-1	CRAFT SPLIT MODULAR STONE VENEER, COLOR / STYLE "BLACK TRUFFLE" BY CREATIVE MINES
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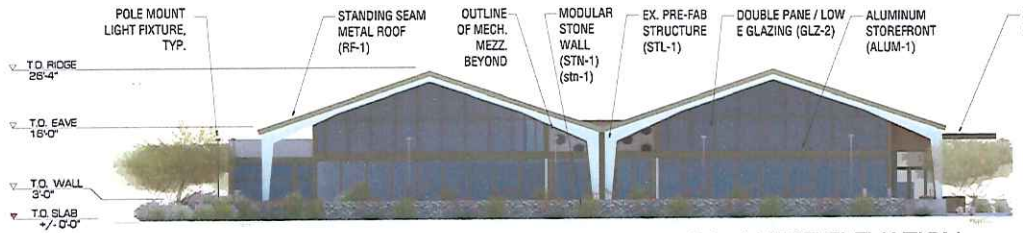
PT-2	GREEN PAINT "OLIVE COURT" # DEA174 W/ FLAT FINISH BY DUNN EDWARDS



01 . WEST ELEVATION

3/32"=1'

aline
architecture, concepts
3723 n. 75th st.
scottsdale, az 85251

drb 2nd submittal

c.o.s. #091-pa-2015

scottsdale shed

revisions

2 0323.16 city comments

date issued january 20, 2016

project # 15043

color elevations

sk-3.2

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04 . SOUTHWEST PERSPECTIVE

03 . NORTHEAST PERSPECTIVE

02 . SOUTHEAST PERSPECTIVE

01 . NORTHWEST PERSPECTIVE

ATTACHMENT #7

revisions

03.23.16 city comments

date issued: january 29, 2016

project # 15043

c.o.s. #991-pa-2015

drb 2nd submittal

3723 n. 75th st

scottsdale, az 65251

architecture . concepts

alline

scottsdale shed

building perspectives

sk-3.3

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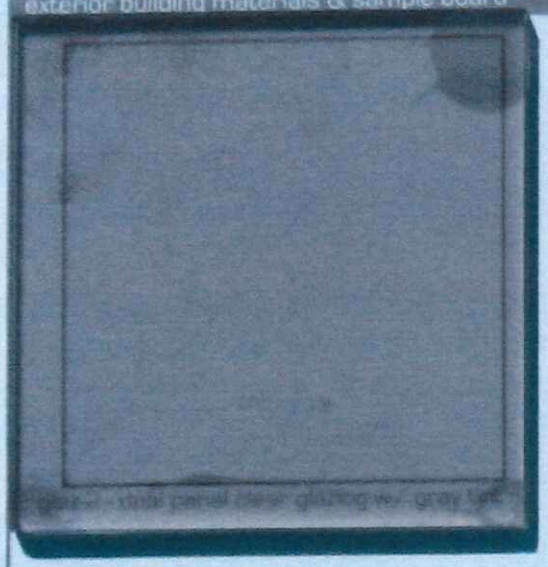
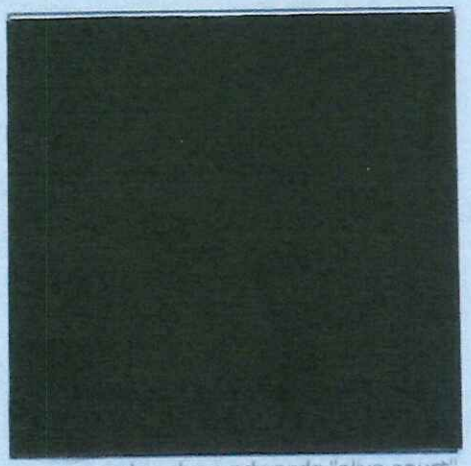
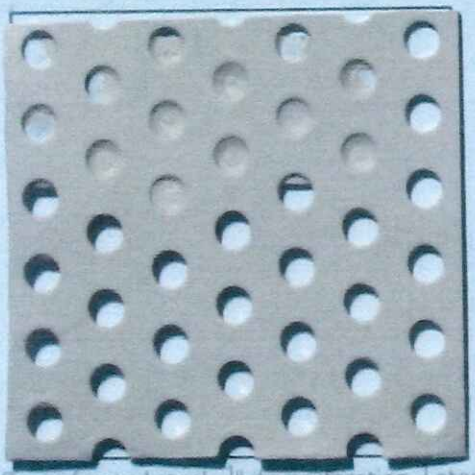
exterior building materials & sample board



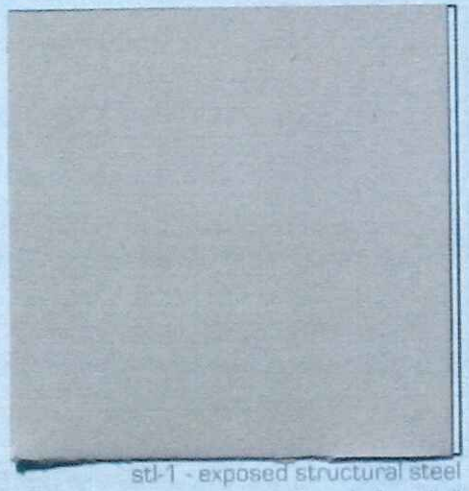
glass-1 - solar panel clear glazing w/ gray tint



color: dunn edwards "olive court"
dea174 w/ flat finish



stl-2 - perforated steel - ¼" dia perforation, ⅜ staggered on center
color: dunn edwards "muslin" #de6227 w/ eggshell finish



stl-1 - exposed structural steel
color: dunn edwards "muslin" #de6227 w/ eggshell finish

7-DR-2016
01/29/16

the shed
3723 n. 75th st., scottsdale, az 85251
date: january 29, 2014
material sample board

architecture . concepts
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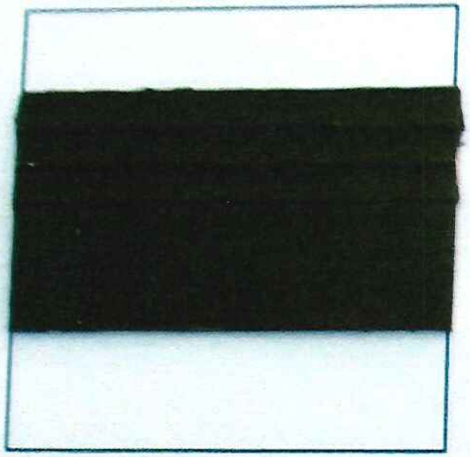
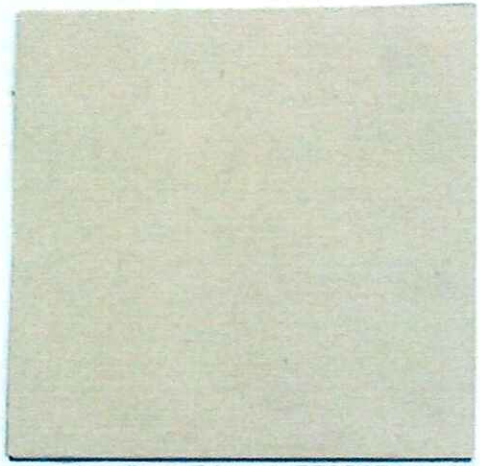
ATTACHMENT #8

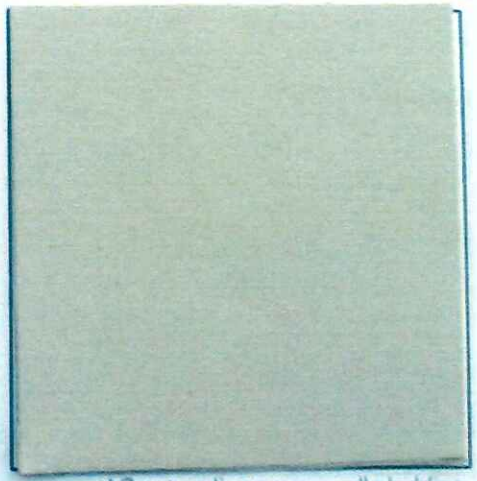
exterior building materials & sample board



alum-1 - aluminum storefront w/ olive kynar finish to match pt-2
color: dunn edwards "olive court"
dea174 w/ flat finish

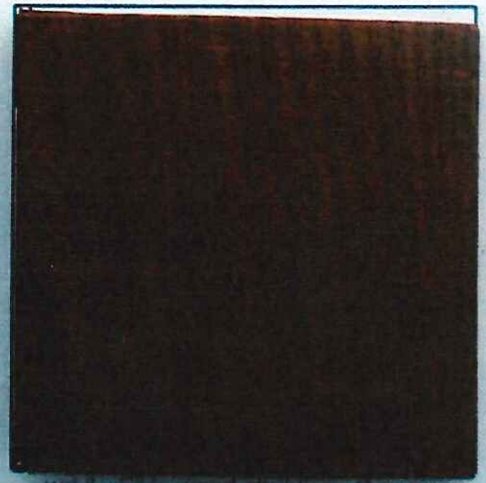


color: Dunn Edwards DE6227 Muslin



stl-3 - standing seam wall cladding
color: "driftwood"

rf-1 - kingspan 3" 1000 king zip roof alternating colors
color: zinc gray, driftwood, sandstone kynar finish



wd-1 - 6" h. wood cladding - thermory heat treated ash w/ medium brown matte finish

the shed
3723 n. 75th st., scottsdale, az 85251
date: january 29, 2016
material sample board

7-DR-2016
01/29/16

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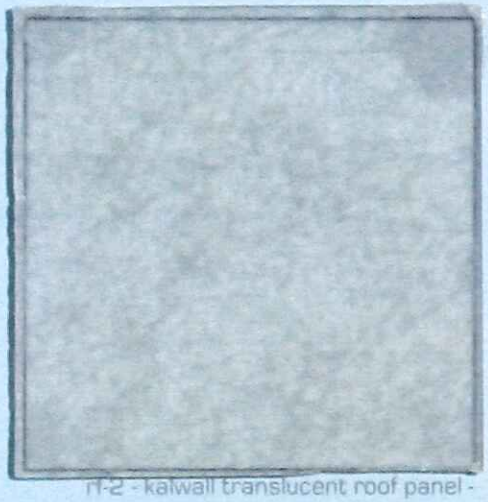
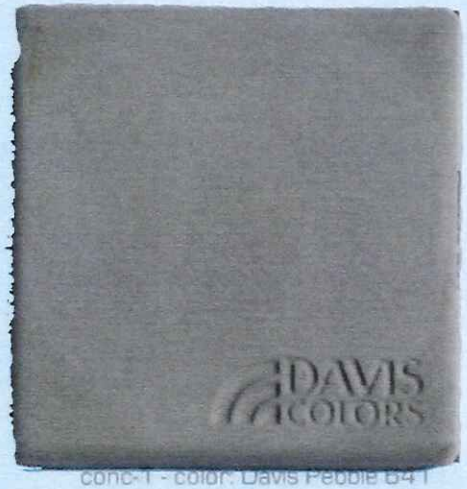
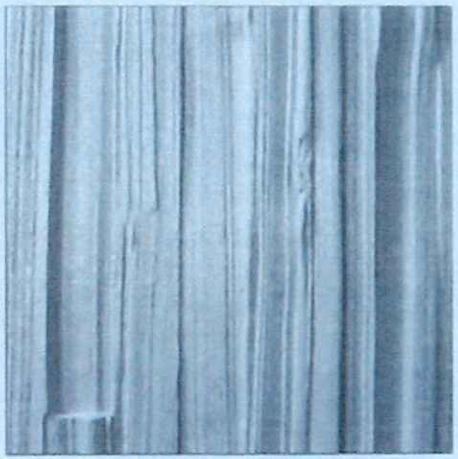
exterior building materials & sample board



rf-2 - kalwall translucent roof panel - clear interior / clear exterior r-4



conc-1 - color: Davis Pebble 641



conc-1 -[texture] board form grape stake concrete
color: Davis Pebble 641

cmu-1 - sandblasted cmu (exisiting gray)

stn-1 - "blacktruffle" craft split modular by creative mines

the shed
3723 n. 75th st., scottsdale, az 85251
date: january 29, 2016
material sample board

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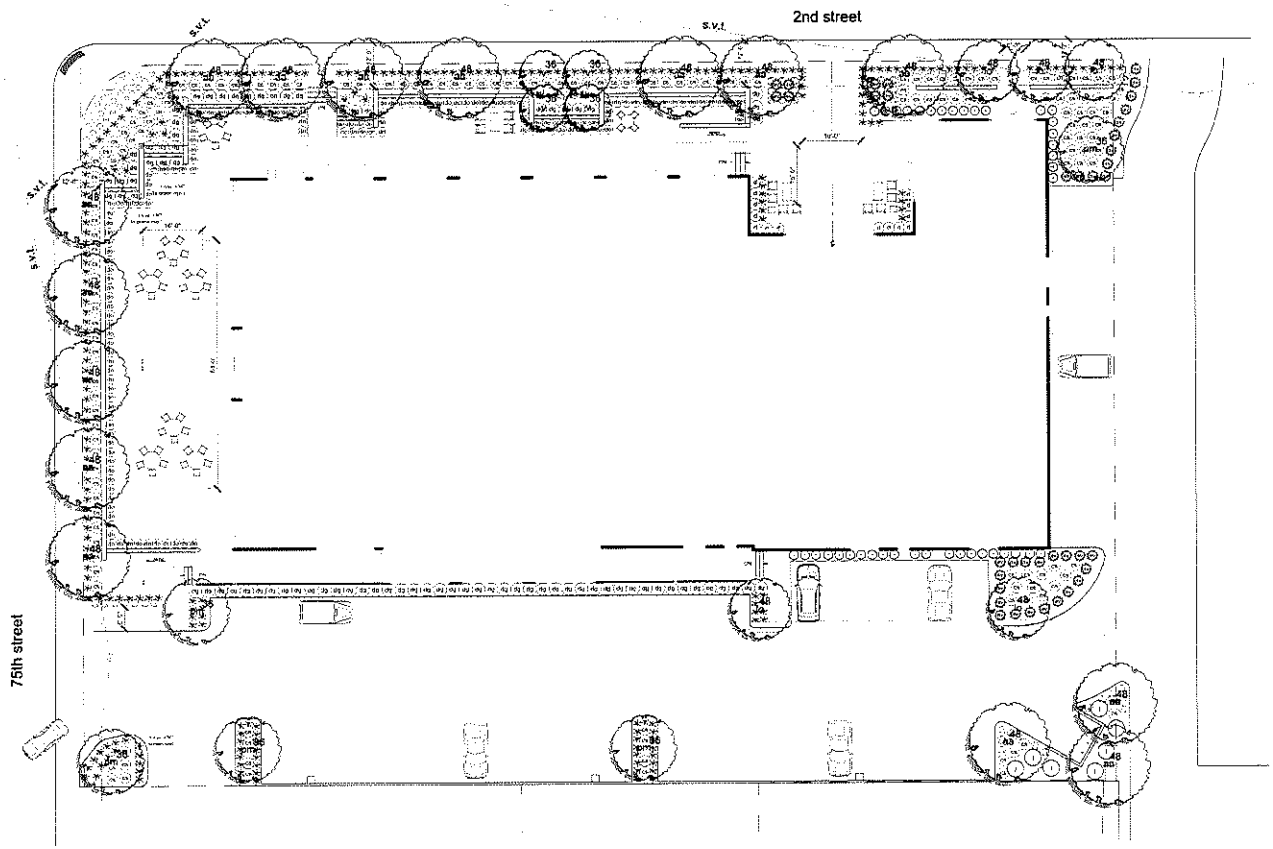


plant legend

symbol	common name	botanical name	size	qty.	remarks
supplemental trees					
aa	mulga	*acacia anoura*	48" box	15	upright, single trunk
pm	thornless phoenix mesquite	*prosopis alba 'phoenix'*	36" box	5	
lo	heritage live oak	*quercus virginiana 'heritage'*	48" box	5	
v	chaste tree	*vitex agnus-castus*	36" box	4	
cacti / accents					
as	smooth agave	*agave desmettiana*	5 gal	13	
av	aloe vera	*aloe barbadensis*	5 gal	39	
ae	blue elf aloe	*aloe x 'blue elf'*	1 gal	248	
ds	desert spoon	*dasylirion wheeleri*	1 gal	40	
dg	el toro deer grass	*muhlenbergia rigens 'el toro'*	1 gal	83	
shrubs					
d	hopbush	*dodonaea viscosa*	5 gal	14	
cs	cimarron sage	*leucophyllum zygophyllum 'cimarron'*	5 gal	167	
do	dwarf olive	*olea europaea*	5 gal	144	
f	firecracker penstemon	*penstemon eatonii*	1 gal	11	
j	jojoba	*simmondsia chinensis*	5 gal	7	
groundcover					
dm	desert mangold	*bouleya multiradiata*	1 gal	17	
tw	trailing white lantana	*lantana montevidensis 'white'*	1 gal	38	

landscape material legend

symbol	description
	decomposed granite (all planter areas: graphic not shown) 1/2" minus madison gold, 2" deep.

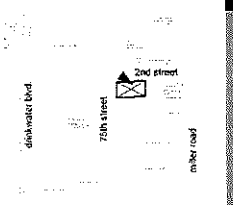
note:

- lot exceeds 43,560 square feet. no additional water intensive landscape/turf shall be permitted.
- all plant material used shall be low water-use plants listed on the ADWR most current low water use plant list.
- total allowable square footage of water intensive plant material = 0
- total provided square footage of water intensive plant material = 0

preliminary not for construction

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

site



vicinity map
not to scale

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED BY DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE ATTENDED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE DEPT. OF OCCUPANCY IS ISSUED

BERGHOFF DESIGN GROUP
architecture
project management
interior design
landscape architecture
tel 480.941.3430
fax 480.941.3500

the shed

3723 north 75th street
scottsdale, arizona 85251

planting plan

03.17.2016 pp.1

CDS #

DR # 7-DR-2015

zoning # PUD

ATTACHMENT #9

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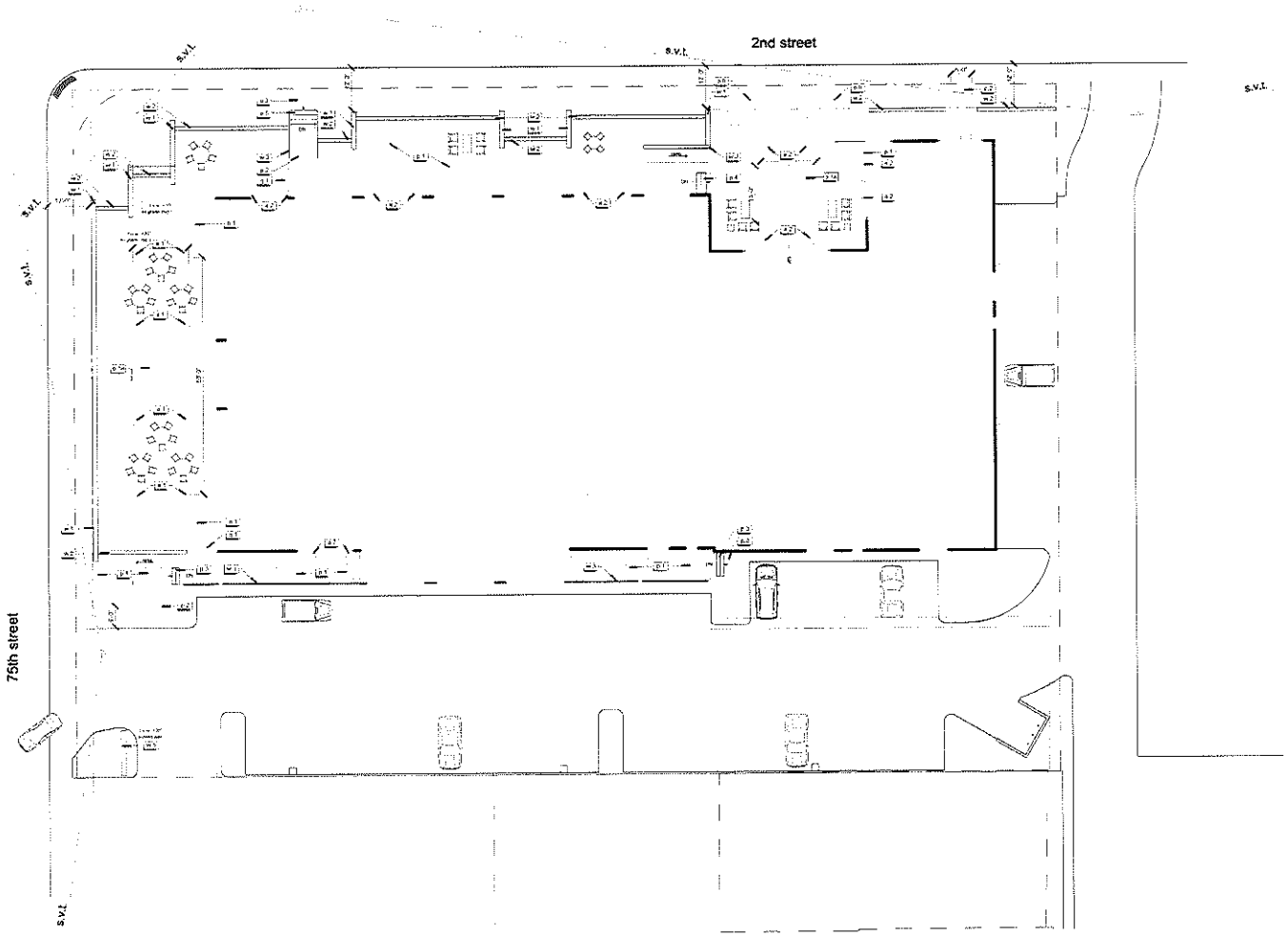
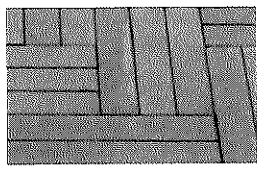


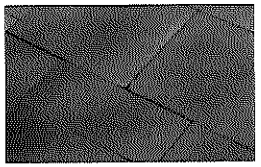
hardscape legend

key	item & description	sheet
paving / steps		
p.1	3" x 18" conc. pavers set in runningbond pattern on conc. sub-base product: pavestone verona series color: antique pewter	-
p.1a	18" x 18" conc. pavers set in runningbond pattern on conc. sub-base. product: pavestone verona series color: charcoal	-
p.2	4" x 8" brick paving- set in runningbond pattern on conc. sub-base banding to be mortar set 4" x 8" brick laid side by side. color: charcoal	-
p.3	c.i.p. concrete steps w/12" treads 3" x 18" pavestone verona paver veneer. set side by side and cut paver to leave 1" cantilever.	-
p.4	c.i.p. concrete steps w/16" treads 3" x 18" pavestone verona paver veneer set side by side and cut paver to leave 1" cantilever.	-
p.5	c.i.p. concrete steps with (2) rows brick set side by side in stacked pattern. 4" x 8" brick veneer $\frac{1}{2}$" cantilever color: charcoal	-
p.6	corten metal planter edge set 6" above grade	-
walls		
w.1	8" cmu wall with craft split modular stone veneer. final wall thickness to be 16". product: creative mines color: black truffle	-
w.2	12" thick grapestake board form conc. wall. color: davis colors - pebble 641	-
w.3	iron railing. by architect.	-
w.4	metal mesh panel. by architect.	-
w.5	36" ht. screen wall. by architect.	-
gates		
g.1	6' wide double iron entry gate with iron fence extension to fully enclose terrace self-closing and latching. iron to match architect's iron railing in character	-
amenities		
a.1	42" sq. - 48" sq. conc. planter boxes.	-
a.2	± 34" x 66" conc. planter boxes.	-
a.3	24" x 24" sq. conc. planter boxes.	-

note:all planter beds to have $\frac{1}{2}$" screened madison gold granite, min. 2" deep.



p.1: 3" x 18" pavestone verona pavers



p.1a: 18" x 18" pavestone verona pavers

CDS #

DR # 7-DR-2015

zoning # PUD

preliminary not for construction

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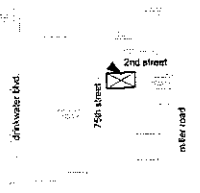
site



vicinity map
not to scale

blackhoff design group
architecture
construction management
7204 east stetson drive, suite 150
scottsdale, arizona 85251
tel 480.941.3400
fax 480.941.1313
www.blackhoffdesign.com

the shed

3723 north 75th street
scottsdale, arizona 85251

hardscape plan

03.17.2016 hp.1

ELECTRICAL SYMBOLS LEGEND

SYMBOLS	DESCRIPTION
A	FLUORESCENT FIXTURE, WITH FIXTURE DESIGNATED BY LETTER.
NL	NIGHT LIGHT – NOT SWITCHED
	CEILING OR WALL MOUNTED FIXTURE
J	JUNCTION BOX
	SINGLE/DOUBLE FACED EXIT SIGN – NOT SWITCHED
	DOUBLE HEAD EMERGENCY LIGHT WITH BATTERY BACK UP.
S	SINGLE POLE SWITCH, +48" A.F.F.
S_3	THREE WAY SWITCH, +48" A.F.F.
S_a	OUTLET CONTROL INDICATOR
S_D	DIMMER SWITCH
S_{OS}	OCCUPANCY SENSOR SWITCH
S_T	THERMAL OVERLOAD SWITCH
	DUPLEX RECEPTACLE, +18" A.F.F.
	DUPLEX RECEPTACLE ABOVE COUNTER, VERIFY HEIGHT
	250 VOLT RECEPTACLE PER UNIT REQUIREMENTS
	FOURPLEX RECEPTACLE, +18" A.F.F.
	HALF SWITCHED DUPLEX RECEPTACLE
DATA/TV	POWER/PHONE/DATA FLUSH FLOOR OUTLET
T	TELEPHONE/DATA SYSTEM OUTLET, 4" SQUARE BOX AND COVERPLATE, 3/4"C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUN, +18" A.F.F.
TV	TELEVISION OUTLET PLASTER RING AT +18" A.F.F. (U.N.O.) HUBBELL COVERPLATE, 3/4"C. TO CEILING SPACE UNLESS SHOWN WITH HOMERUNS.
	CONDUIT BELOW FLOOR OR UNDERGROUND
	CONDUIT IN WALL OR ABOVE CEILING
LA 1,3	HOMERUN TO PANEL (SEE GROUNDING NOTE)
M	MOTOR CONNECTION
	DISCONNECT SWITCH
D	DUCT SMOKE DETECTOR

*** ALL SYMBOLS ON LEGEND MAY NOT APPLY TO DRAWING(S) ***

ABBREVIATIONS

E	EXISTING LIGHT OR DEVICE TO REMAIN
ER	EXISTING LIGHT OR DEVICE TO BE REMOVED OR RELOCATED
R	RELOCATED LIGHT OR DEVICE
N	NEW LIGHT OR DEVICE
A.F.F.	ABOVE FINISHED FLOOR
C	CONDUIT
E.C.	EMPTY CONDUIT WITH PULLWIRE
E.D.F.	ELECTRICAL DRINKING FOUNTAIN.
GND	GROUND
MLO	MAIN LUGS ONLY
MCB	MAIN CIRCUIT BREAKER
S.E.S.	SERVICE ENTRANCE SECTION
WP	WEATHER PROOF
WR	WATER RESISTANT
U.N.O.	UNLESS NOTED OTHERWISE

ELECTRICAL SPECIFICATION

A. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL EXAMINE ALL GENERAL CONSTRUCTION DRAWINGS AND VISIT THE CONSTRUCTION SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS UNDER WHICH HE WILL HAVE TO OPERATE AND WHICH IN ANY WAY AFFECTS THE WORK UNDER HIS CONTRACT. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLIGENCE ON HIS PART.

B. THE CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE FOR THE PROPER RESTORATION OF ALL EXISTING SURFACES REQUIRING PATCHING, PLASTERING, PAINTING AND /OR OTHER REPAIR DUE TO THE INSTALLATION OF ELECTRICAL WORK UNDER THE TERMS OF THE CONTRACT. CLOSE ALL OPENINGS, REPAIR ALL SURFACES, ETC., AS REQUIRED.

C. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS, ELEVATIONS AND BUILDING DETAILS. VERIFY LOCATION OF ALL OUTLETS, SWITCHES, AND WALL MOUNTED LIGHTING FIXTURES WITH ARCHITECTURAL DRAWINGS AND ACTUAL CONDITIONS. SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF LIGHTING FIXTURES. VERIFY ALL CEILING TYPES WITH ARCHITECTURAL DRAWINGS BEFORE ORDERING FIXTURES.

D. PRIOR TO ROUGH-IN AND FINAL CONNECTION, VERIFY ELECTRICAL CHARACTERISTICS AND EXACT LOCATION OF EQUIPMENT.

E. GROUT AND SEAL ALL CONDUIT PENETRATIONS OF WALLS AND FLOOR SLABS TO PRESERVE FIRE RATING AND WATERTIGHT INTEGRITY.

F. ALL WIRING TO BE INSTALLED IN RACEWAYS. TYPE OF RACEWAY SHALL BE AS REQUIRED BY CODE. MINIMUM CONDUIT SIZE SHALL BE 1/2". MC CABLE WILL BE ALLOWED WHERE APPROVED BY LOCAL AUTHORITIES AND BUILDING OWNER. RACEWAYS RUN ACROSS ROOF SHALL BE MINIMUM 4" ABOVE ROOF.

G. BRANCH CIRCUIT WIRING SHALL BE THHN/THWN INSULATION. EXTERIOR WIRING SHALL BE THWN-2. PANEL FEEDERS SHALL BE TYPE XHHW. ALL WIRE SHALL BE COPPER. MINIMUM WIRE SIZE SHALL BE #12. PER 2008 NEC SEPARATE NEUTRALS ARE TO BE PROVIDED FOR EACH CIRCUIT OR PROVIDE MULTI-POLE HANDLE TIE FOR EACH MULTI-WIRE CIRCUIT

H. PROVIDE CODE SIZED BOND WIRE IN ALL CONDUITS.

I. ALL ELECTRICAL EQUIPMENT SHALL BE NEW, U.L. APPROVED AND COMMERCIAL GRADE.

J. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST NATIONAL CODE, (N.E.C.), AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.

K. IT SHALL BE THE ELECTRICAL CONTRACTOR'S RESPONSIBILITY TO PROVIDE ONE (1) SET OF COMPLETE CONSTRUCTION DRAWINGS.

L. PROVIDE NEW PANEL DIRECTORIES INDICATING SPECIFIC CIRCUIT INFORMATION TO DISTINGUISH EACH CIRCUIT FROM ANY OTHER PER NEC.

M. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION OF DEVICES, WIRE & CONDUIT. WHERE THESE ITEMS ARE NO LONGER USED ALL UNUSED WIRE SHALL BE REMOVED BACK TO THE PANEL. ANY DOWNSTREAM EQUIPMENT TO REMAIN IN USE SHALL BE RECONNECTED.

COMcheck Software Version 4.0.2.8

Exterior Lighting Compliance Certificate

Project Information

Energy Code: 2012 IECC
Project Title: SHED SCOTTSDALE
Project Type: New Construction
Exterior Lighting Zone: 2 (Neighborhood business district)

Construction Site:
75th St. & 2nd St.
Scottsdale, AZ 85251

Owner/Agent:
Aline Architecture Concepts
7340 E. Main St.
#220
Scottsdale, AZ 85251

Designer/Contractor:
Ardebili Borumi Consulting Engineers
8300 E. Indian School Rd.
Suite 205
Scottsdale, AZ 85251

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Walkway >= 10 feet wide	8308 ft2	0.14	Yes	892
Illuminated length of facade wall or surface	717 ft	2.5	No	1792
Special feature area	4743 ft2	0.14	Yes	664
Parking area	3232 ft2	0.06	Yes	194
		Total Tradable Watts (a) =		1749
		Total Allowed Watts =		3542
		Total Allowed Supplemental Watts (b) =		600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Walkway >= 10 feet wide (8308 ft2): Tradable Wattage				
LED 1: SA: Surface: Other:	1	42	20	840
LED 3: SD: Path pole: Other:	1	9	30	270
LED 4: SF: Outdoor Bollard: Other:	1	23	5	115
Illuminated length of facade wall or surface (717 ft): Non-tradable Wattage				
LED 2: SB/GBE: Wall Pack: Other:	1	11	39	427
Special feature area (4743 ft2): Tradable Wattage				
LED 5: SG: Landscape Accent Spot: Other:	1	48	16	754
Parking area (3232 ft2): Tradable Wattage				
LED 6: sc: Site Pole: Other:	1	3	30	90
		Total Tradable Proposed Watts =		2969

Project Title: SHED SCOTTSDALE — Report date: 03/23/16
Data filename: D:\Dropbox (Ardebili & Borumi\Ardebili & Borumi\01_Projects\2015\15259_ALIN_Scottsdale Shed Electrical Service Changes\04_Calculations\15259_IECC_ELECTRICAL.cck — Page 1 of 6

Exterior Lighting PASSES: Design 12% better than code

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2012 IECC requirements in COMcheck Version 4.0.2.8 and to comply with the mandatory requirements listed in the Inspection Checklist.

OMID ARDEBILI, PE — Name - Title
Signature
03/23/16 — Date

Project Title: SHED SCOTTSDALE — Report date: 03/23/16
Data filename: D:\Dropbox (Ardebili & Borumi\Ardebili & Borumi\01_Projects\2015\15259_ALIN_Scottsdale Shed Electrical Service Changes\04_Calculations\15259_IECC_ELECTRICAL.cck — Page 2 of 6

ATTACHMENT #10

Ardebili Borumi Consulting Engineers
8300 E. Indian School Road | Suite 205 | Scottsdale, Arizona 85251 | P 480.941.6999 | F 480.941.6993 | www.abengr.net
Project Manager: JEB
Project Number: 15259

aline architecture concepts
7340 east main street, suite 220
scottsdale, arizona 85251
t 480.970.2551
www.alinedesign.com

drb submittal

3723 north 75th street
scottsdale, az. 85251

drb review comments 03.23.16

date issued january 15, 2016

revisions

SHED Scottsdale

electrical specifications

e0.0

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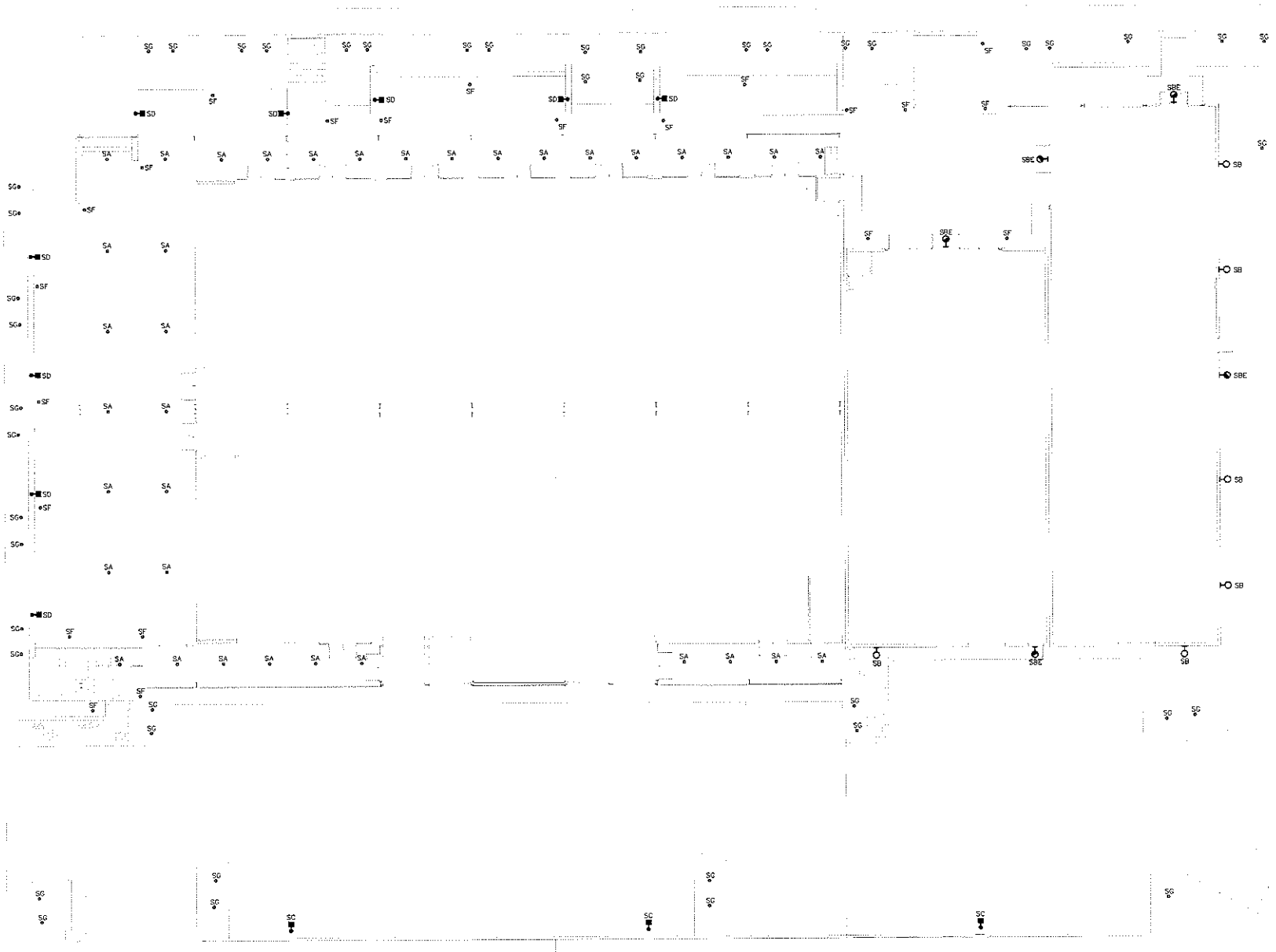

SITE LIGHTING PLAN

SCALE: 1" = 10'-0"

LIGHTING GENERAL NOTES

A. PRIOR TO ROUGH-IN, THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATION OF ALL LIGHT FIXTURES / EXIT SIGN LOCATION / PLACEMENT WITH THE CITY OF SCOTTSDALE FIELD BUILDING INSPECTOR PRIOR TO ROUGH INSPECTION APPROVAL. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER/ARCHITECT.

B. ALL FIXTURES INSTALLED OUTDOORS SHALL BE RATED FOR DAMP/WET LOCATIONS AS REQUIRED. THE CONTRACTOR SHALL COORDINATE DAMP/WET LOCATION RATING PER NEC ARTICLE 410.10(A). ALL INSTALLATIONS SHALL CONFORM TO NEC ARTICLE 410, ALL SUB ARTICLES.

C. ALL FLUORESCENT FIXTURES THAT UTILIZE DOUBLE ENDED LAMPS AND CONTAIN BALLAST(S) THAT CAN BE SERVICED IN PLACE SHALL BE CODE COMPLIANT WITH N.E.C. 410.130(G)

D. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL BUILDING ELEVATIONS FOR HEIGHTS AND LOCATIONS.

E. PROVIDE EXIT SIGNS FOR ALL EXITS DESIGNATED BY THE CODE STUDY PLAN. REFER TO ARCHITECTURAL CODE PLANS FOR LOCATIONS AND REQUIREMENTS.

F. ALL EXIT AND EMERGENCY LIGHTS SHALL BE CONNECTED TO UNSWITCHED CIRCUIT LEG.

G. CONDUIT AND WIRING SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO PROVIDE THE NUMBER OF CONDUCTORS REQUIRED FOR HOT-LEGS, NEUTRAL, AND GROUNDING AT EACH DEVICE FOR PROPER BRANCH CIRCUITING SHOWN FOR EACH AREA OR ROOM.

Ardell Borum

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scottsdale, az 85251

drb review comments 03.23.16

date issued: january 15, 2016

site lighting plan

e1.0

PHOTOMETRIC LIGHTING PLAN

SCALE: 1" = 20'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
▭	EM	7	Lithonia Lighting	AFN	DIE-CAST ARCHITECTURAL EMERGENCY LIGHT WITH CAST ALUMINUM HOUSING, TWO LAMPS, POLYCARBONATE PRISMATIC LENS, AND STANDARD WIDE-THROW OPTICS	TWO 6-WATT FROSTED T3-1/4 WEDGE BASE XENON	2	AFN.ies	0	1	12
○	SA	42	HK Lighting Group	ZX16-SQ 12V 56W SORRA FINISH	SURFACE MOUNTED ADJUSTABLE SORRA LED LAMP	LED	1	ZXL16-10W-W.IES	606	0.91	13.61
▭	SB	6	Lithonia Lighting	DSXW1 LED 10C 1000 40K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	LED	1	DSXW1_LED_10C_1000_40K_TFTM_MVOLT.ies	3180	0.91	38.8
▭	SBE	5	Lithonia Lighting	DSXW1 LED 10C 1000 40K TFTM MVOLT ELCW	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. WITH EMERGENCY BATTERY	LED	1	DSXW1_LED_10C_1000_40K_TFTM_MVOLT.ies	3180	0.91	38.8
·	SC	3	BEGA-US	8052MH-BLK Gantry arm modified with 7028LED-K3-BLK/RBS 17.5' POLE WITH 2.5' BASE	POLE TOP LED LUMINAIRE WITH TYPE II DISTRIBUTION AND ALUMINUM HOUSING AND CUSTOM ALUMINUM REFLECTOR	LED	1	7028LED.ies	2011	0.91	38
·	SD	9	BEGA-US	8052MH-BLK Gantry arm modified with 7028LED-K3-BLK/ RBS 12' POLE	POLE TOP LED LUMINAIRE WITH TYPE II DISTRIBUTION AND ALUMINUM HOUSING AND CUSTOM ALUMINUM REFLECTOR	LED	1	7028LED.ies	2011	0.91	38
○	SF	23	WAC Lighting	6821 30 BZ	OUTDOOR BOLLARD	LED	1	6821-30BZ A12211S.IES	93.746	0.91	5
○	SG	48	WAC Lighting	5011 30 BZ	ACCENT SPOT	LED	1	5011-CCBZ-3000K_80D.IES	367	0	15.7

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE 6' AFF	✕	0.2 fc	0.0 fc	0.0 fc	N/A	N/A
SITE	+	1.6 fc	9.0 fc	0.1 fc	90.0:1	16.0:1

ArcbelliBorum Consulting Engineers

ab

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1 drb review comments 032316

revisions

photometric lighting plan

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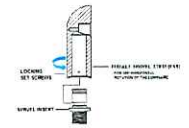
HK usa Lighting Group

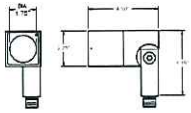
ZX16-SQ

Area Accent: ZX1S Series

TYPE: **'SA'**

Characteristics | Technical Data | Ordering Guide





D-Series Size 1

LED Wall Luminaire

'SB/SBE'

d*series

Specifications

Luminaire

Back Box (BBW, ELCW)

Introduction

The D Series Wall luminaire is a stylish, fully integrated LED solution for building mount applications. It features uniform, modern design and is carefully engineered to provide long lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D Series Wall is a reliable, low maintenance lighting solution that produces zero glare and exceptionally illuminated

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Accessories

LITHONIA LIGHTING

'SC' – LED HEAD

Pole top luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

BEGA-US 1000 BEGA Way, Carpinteria, CA 93015 (800) 468-0533 FAX (805) 566-0474 www.bega-us.com

---

'SC' – POLE

Adjustable Gantry luminaires with asymmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-0474 www.bega-us.com

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LINEAR PATH LIGHT

6021

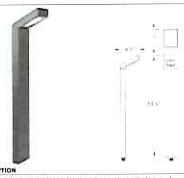
WAC LANDSCAPE LIGHTING

Fixture Type: **'SF'**

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Slim linear design blends seamlessly into pathway when providing soft, directional illumination

FEATURES

- Precipitrol Protect-all against powerful water jets
- Factory sealed against high humidity
- Frame and lens provides uniform light distribution
- Solid die cast aluminum construction aluminum alloy
- Recommended spacing for installation: 6 to 10ft
- Mounting plate is fast lead wire, and direct burial so that wire nuts are included
- Maximum ambient lumen output against voltage drop
- UL 1838 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 9-15VAC
Power: 2.9W/4.6VA
Brightness: 95 lm
CRI: 80+
Rated Life: 40,000 hours

ORDERING NUMBER

	Color Temp	Finish
6021	27 2700K 30 3000K	BZ Bronze Aluminum

6021-____BZ

Example: 6021-30BZ

ACCESSORIES

Surface Mount Flange/Stake

5000-SCP-BZ

Additional Mounting Stake

9000-STD-BK

waclighting.com
Phone (800) 526-2588
Fax (800) 526-2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lilac Springs, CA 92532

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program. 07.8.2016

ACCENT 12V

5011

WAC LANDSCAPE LIGHTING

Fixture type: **'SG'**

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape accent. Premium Die fixture replaces all older halogen landscape accent lights.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated. Protected against high pressure water jets
- Includes universal adapter bracket
- Solid die cast beam in corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake is surface and direct buried so that wire nuts are included
- Maximum ambient lumen output against voltage drop
- UL 1838 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 9-15VAC
Power: 2W @ 10.8V, 2.9A - 27W
Brightness: 148 lm @ 10.8V, 3A
Beam Angle: 10° to 60°
CRI: 90
Rated Life: 50,000 hours

ORDERING NUMBER

	Color Temp	Finish
5011	27 2700K 30 3000K	BZ Bronze Aluminum BBK Black Aluminum

5011-_____

Example: 5011-30BBK

waclighting.com
Phone (800) 526-2588
Fax (800) 526-2585

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Ardehl=oum Consulting Engineers
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Project Number: 15039 | Project Manager: JES

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drb review comments 03.23.16

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exterior cut-sheets

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ATTACHMENT #11