

STAFF APPROVAL LETTER

93-SA-2012 Sol Cocina

STAFF APPROVAL NOTIFICATION

This letter is notification that your request has been conceptually approved by Current Planning Services staff.

Additional review and permits may be required. Refer to Final Plan Review Submittal Requirements below.

This approval expires one (1) year from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

PROJECT INFORMATION

LOCATION:

15323 N Scottsdale Rd Ste 195

PARCEL:

215-56-056G

Q.S.:

34-45

CODE VIOLATION #:

APPLICANT: Konan Kelbaugh COMPANY:

ADDRESS:

Nelsen Partners, Inc.

PHONE:

15210 N Scottsdale Rd Scottsdale, AZ 85254 480-949-6800

Request:

Request approval for new building mounted downlights over the existing fabric canopy at Sol

Cocina.

STIPULATIONS

1. The proposed lighting locations and quantities shall be in conformance with the building elevations by Nelsen Partners, Inc., stamped approved by City staff 3/14/12.

2. The proposed fixture shall be consistent with the cutsheet submitted by Nelsen Partners, Inc., stamped approved by City staff 3/14/12.

3. Prior to permit issuance, the applicant shall identify the specific wattage for each lamp. The lighting intensity of each lamp shall not exceed that of a 39 watt metal halide lamp, in accordance with stipulation #51e from 10-DR-2007. The project coordinator shall sign of on the final lighting design.

Related Cases: 10-DR-2007, 10-DR-2007#2, 445-SA-2011

SIGNATURE:

Bryan Cluff, LEED AP

Planner

DATE APPROVED:

3/15/12

STEP 2

FINAL PLAN REVIEW SUBMITTAL REQUIREMENTS

Submit one copy of this approval letter, and a completed Owner/Builder form if applicable, along with the following plan set(s) to the One-Stop-Shop for over the counter plan review:

ARCHITECTURAL:

2 sets of architectural plans and 1 additional site plan and elevation

Please contact your project coordinator prior to arrival at the One Stop Shop to insure that they will be available.

POLICY OF THE CITY OF SCOTTSDALE ON APPEALS OF DEDICATIONS, EXACTIONS, OR ZONING REGULATIONS

RIGHTS OF PROPERTY OWNER

In addition to other rights granted to you by the U.S. and Arizona Constitution, federal and state law and city ordinances or regulations, you are hereby notified of your right to appeal the following City actions relating to your property:

- 1) Any dedication or exaction which is required of you by an administrative agency or official of the city as a condition of granting approval of your request to use, improve or develop your real property. This appeal right does not apply to a dedication or exaction required as part of a city legislative act (for example a zoning ordinance) where an administrative agency or official has no discretion to determine the dedication or exaction.
- 2) The adoption or amendment of a zoning regulation that creates a taking of property in violation of Arizona and federal court decisions.

APPEAL PROCEDURE

The appeal must be in writing and specify the City action appealed and the date final action was taken, and it must be filed with or mailed to the hearing officer designated by the city within 30 days after the final action is taken. Address the appeal as follows:

Hearing Officer, C/O City Clerk

3939 Drinkwater Blvd. Scottsdale, AZ 85251

No fee will be charged for filing

The City Attorney's Office will review the appeal for compliance with the above requirements, and will notify you if your appeal does not comply.

Eligible appeals will be forwarded to the hearing officer, and a hearing will be scheduled within 30 days of receipt by the hearing officer of your request. Ten days notice will be given to you of the date, time and place of the hearing unless you indicate that less notice is acceptable to you.

❖ The city will submit a takings impact report to the hearing officer.

- In an appeal from a dedication or exaction, the City will bear the burden of proving that the dedication or exaction to be imposed on your property bears an essential nexus between the requirement and a legitimate governmental interest and that the proposed dedication or exaction is roughly proportional to the impact of the use, improvement or development you proposed.
- In an appeal from the adoption or amendment of a zoning regulation, the City will bear the burden of proving that any dedication or exaction requirement in the zoning regulation is roughly proportional to the impact of the proposed use, improvement, or development, and that the zoning regulation does not create a taking of property in violation of Arizona and federal court cases.
- The hearing officer must render his decision within five working days after the appeal is heard.
- The hearing officer can modify or delete a dedication or exaction or, in the case of an appeal from a zoning regulation, transmit a recommendation to the City Council.
- ❖ If you are dissatisfied with the decision of the hearing officer, you may file a complaint for a trial de-novo with the Superior Court within 30 days of the hearing officer's decision.

If you have questions about this appeal process, you may contact:

City Manager's Office	City Attorney's Office			
3939 Drinkwater Blvd.	3939 Drinkwater Blvd			
Scottsdale, AZ 85251	Scottsdale, AZ 85251			
(480) 312-2422	(480) 312-2405			

Please be aware that City staff cannot give you legal advice. You may wish, but are not required, to hire an attorney to represent you in an appeal.

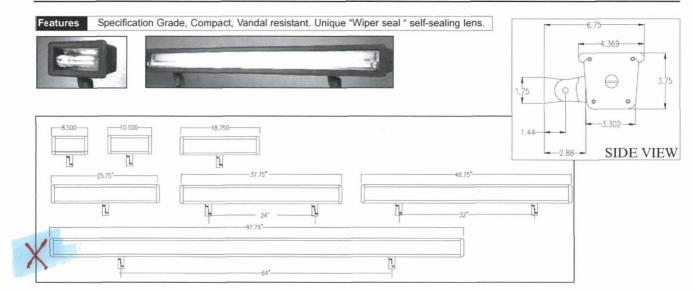
SIGNATURE:	 	



ORGATECH Specifications

Project:	TYPE:

1200 OMEGALUX FLOODLIGHTS COMPACT & LINEAR FLUORESCENT



SPECIFICATION:

Fixtures shall be extruded Aluminum with Cast endcaps, and slide-in Wiper-Lens. The retainer shall be fixed on three sides to protect the gasket and polycarbonate lens from deformation. Unbreakable, 100Ft/lb tork, wire-thru, cast swivel/s will be permanently attached by four internal S/S screws. Swivels are toothed and rotate 180 degrees. Lenses shall be removeable from the front edge and protected by an aluminum retainer. 1/2" NPT KOs on the endcaps allow other connection or wire through connections. All hardware shall be Stainless steel.

STIPULATIONS:
High performance engineered designs shall match lamp characteristics, for flood or wallwash distribution.

OPTICAL PERFORMANCE:

OPTICAL PERFORMANCE:

Adjustable aiming - Linear floodlighting, providing 90 degree cutoff when used in the downward position to meet "Dark Sky Narrow to very broad sideways distribution according to lamp and fixture lengths

LAMPS: 3500K Lamps available by order, for all fixtures excepting T8, which will be supplied by others unless requested by special order.

1/2" NPT removable brass Nipple on the swivels allows simple, and unlimited connection methods, for J boxes, Permapost inground, or extension arms

Specify voltage, 120, 277V. or 347V Internal, Auto sensing or dedicated prewired ballasts supplied, according to lamp type, with 15" leads exiting one swivel. -5 F minimum start premium Ballasts. Optional: Dimming ballasts. Emergency battery pack. Listed for sprinkler locations, and mounting within 4Ft of the ground.

ETL to UL 1598, CSA.

FINISH:

Polyester powder coat applied over a 5 stage pretreatment. Silver, Bronze, Black, Green.

- Quick-ship color, Bronze

Custom colors- optional at added cost.

OPTIONS - Internal Cell Louver, Hexcel or Blade Louver. External Blade louvers, Straight and Angled Cantilever Arms. Colored Filter lenses. Flat Mounting feet and Special brackets. Emergency and Dimming ballasts.

WEIGHT: Consult list. (approx. 3.75Lb. per Ft)

IES. Photometric files online at: orgatechomegalux.com

Compact Fluorescent

WATTS	LGTH.	SWIVEL Ctrs	LUMENS	Reflector	Wt. Lbs.	
9	8.12"	CENTER	650	Fld	3	Ī
13	10.1/2"	CENTER	900	Fld or WW	4	r
26/32/42	10.1/2"	CENTER	1800	Fld	4	r
26	10.1/2"	CENTER	2700	Fld or WW	4	r
32	10.1/2"	CENTER	3600	Fld	4	r
42	10.1/2"	CENTER	7200	Fld	4	r
2 x 42	18.3/4"	CENTER	4800	Fld	6	r
36	18.3/4"	CENTER	3500	Fld or WW	7	r
40	25.3/4"	CENTER	3500	Fld or WW	15	Ī
55	25.3/4"	CENTER	4800	Fld or WW	30	Ī
2 x55	49. 3/4"	32"	4800	Fld or WW	V	r
						r
13	10.1/2	CENTER	900	Fld or WW	4	r
	9 13 26/32/42 26 32 42 2 x 42 36 40 55 2 x55	9 8.12" 13 10.1/2" 26/32/42 10.1/2" 26 10.1/2" 32 10.1/2" 42 10.1/2" 42 10.1/2" 42 18.3/4" 36 18.3/4" 40 25.3/4" 55 25.3/4" 2 x55 49.3/4"	9 8.12" CENTER 13 10.1/2" CENTER 26/32/42 10.1/2" CENTER 26 10.1/2" CENTER 32 10.1/2" CENTER 42 10.1/2" CENTER 42 10.1/2" CENTER 42 18.3/4" CENTER 36 18.3/4" CENTER 40 25.3/4" CENTER 55 25.3/4" CENTER 2 x 55 49.3/4" 32"	9 8.12" CENTER 650 13 10.1/2" CENTER 900 26/32/42 10.1/2" CENTER 1800 26 10.1/2" CENTER 2700 32 10.1/2" CENTER 3600 42 10.1/2" CENTER 7200 2 x 42 18.3/4" CENTER 4800 36 18.3/4" CENTER 3500 40 25.3/4" CENTER 3500 55 25.3/4" CENTER 4800 2 x 55 49. 3/4" 32" 4800	9 8.12" CENTER 650 Fid 13 10.1/2" CENTER 900 Fid or WW 26/32/42 10.1/2" CENTER 1800 Fid 26 10.1/2" CENTER 2700 Fid or WW 32 10.1/2" CENTER 3600 Fid 42 10.1/2" CENTER 7200 Fid 42 10.1/2" CENTER 7200 Fid 42 10.1/2" CENTER 7500 Fid 44 10.1/2" CENTER 7500 Fid 45 18.3/4" CENTER 4800 Fid 46 25.3/4" CENTER 3500 Fid or WW 47 25.3/4" CENTER 3500 Fid or WW 48 255 49.3/4" 32" 4800 Fid or WW	9 8.12" CENTER 650 Fild 3 13 10.1/2" CENTER 900 Fild or WW 4 26/32/42 10.1/2" CENTER 1800 Fild 4 26 10.1/2" CENTER 2700 Fild or WW 4 32 10.1/2" CENTER 3600 Fild 4 42 10.1/2" CENTER 7200 Fild 4 42 10.1/2" CENTER 7200 Fild 6 36 18.3/4" CENTER 4800 Fild 6 36 18.3/4" CENTER 3500 Fild or WW 7 40 25.3/4" CENTER 3500 Fild or WW 15 55 25.3/4" CENTER 4800 Fild or WW 30 2 x 55 49. 3/4" 32" 4800 Fild or WW V

see ordering matrix on next page

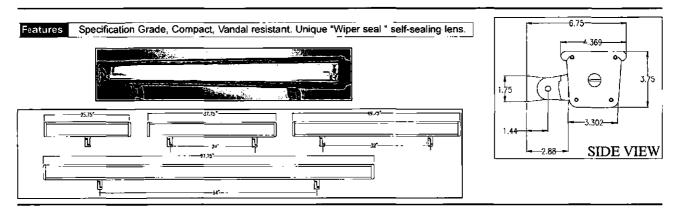
Specifications are correct at the time of publishing, but may be modified or improved in accordance with current electrical, safety or manufacturing methods without notification.



ORGATECH Specifications

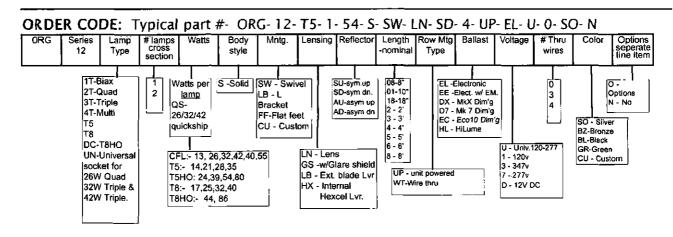
Project:	TYPE:

1200 OMEGALUX FLOODLIGHTS COMPACT & LINEAR FLUORESCENT



Linear Fluorescent

BASE MODEL - (add details from matrix)	WATTS	LGTH.	SWIVEL Ctrs	LUMENS	Reflector	Wt.	1
./ T5						lbs	1
ORG 12-T5-1-14-S- * - * - * -2-UP- * -U-0- * - *	14	24.1/2"	Center	1450	Fld or WW	7	1
ORG 12-T5-1-21-S- * - * - * -3-UP- * -U-0- * - *	21	36"	24"	2100	Fld or WW	10	1
ORG 12-T5-1-28-S- * • * - * -4-UP- * -U-0- * - *	28	47.7/8"	32"	2900	Fld or WW	15	1
ORG 12-T5-1-28 -S- * - * - * -8-UP- * -U-0- * - * (2 x lamp)	2 x 28	94"	64"	5800	Fld or WW	30	i
ORG 12-T5-1-24-S- * - * - * -2-UP- * -U-0- * - *	24	24.1/2"	Center	2000	Fld or WW	7	OPTIONS
ORG12-T5-1-39-S- * - * - * -3-UP- * -U-0- * - *	39	36*	24"	3500	Fld or WW	4	Perma Post ground Mount. (one per swivel)
ORG 12-T5-1-54-\$- * - * - * -4-UP- * -U-0- * - *	54	47.7/8"	32"	5000	Fid or WW	6	1 [
ORG 12-T5-1-54-S- * - * - * -4-UP- * -U-0- * - * (2x lamp)	2 x 54	47.7/8"	32"	10,000	Fld or WW	7	- Glare Shields.
ORG 12-T5-2-54-S- * - * - * -8-UP- * -U-0- * - *(2 x 2 lamp)	2 x 2 x 54	94"	64"	20,000	Fld or WW	30	Mounting Arms 4" / 10" / 18" / 24" / 36"L.
T8	†		_			T	i
ORG 12-T8-1-17-S- * - * - * -2-UP- * -U-0- * - *	17	25.3/4"	CENTER	1400	Fld or WW	7	Eggcrate louvers.
ORG 12-T8-1-25-S- * - * - * -3-UP- * -U-0- * - *	25	37.3/4"	24"	2225	Fld or WW	10	External Blade louvers.
ORG12-T8-1-32-S- * - * - * -4-UP- * -U-0- * • *	32	49.3/4"	32	2950	Fld or WW	15	Internal Blade louvers.
ORG 12-T8-1-40-S- * - * - * - 5-UP- * -U-0- * - *	32	61.3/4"	32	3775	Fld or WW	17	
ORG 12-T8-2-32-S- * - * - * -8-UP- * -U-0- * - * (2x lamp)	2 x 32	97.3/4"	32	5900	Fld or WW	30	Hexcel louver - Triple tube lamps
T8HO			_			T	Wire-thru Harness. (1 or 2 circuit
ORG 12-T8-1-44-S- * - * - * -4-UP- * -U-0- * - *	32	49.3/4"	32	2950	Fld or WW	15	- with quick connectors.)
ORG12-T8-1-86-S- * - * - * - 8-UP- * -U-0- * - *	32	97.3/4"	64	2950	Fld or WW	30	Colored Filter lenses.

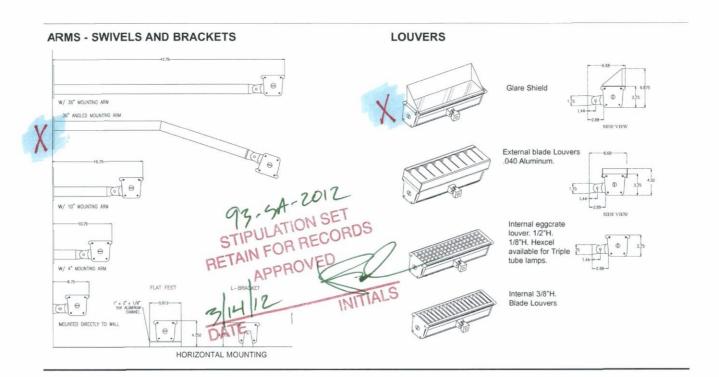


511 N. Virginia Ave; Azusa, Ca. 91702. 626.969.6820 / fax 626.969.6830 Orgatech Omegalux www.orgatechomegalux.com

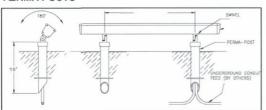


ORGATECH Specifications

1200 OMEGALUX FLOODLIGHTS ACCESSORIES and OPTIONS

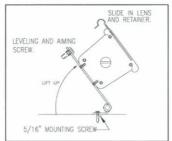


PERMA POSTS



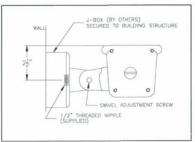
Perma Posts provide easy at-grade installation.

HINGED BRACKET DETAIL



Flat Hinged Mounting Foot - For mounting to ledges, enabling relamping access from inside the building.

SWIVEL with 1/2" NPT BRASS NIPPLE



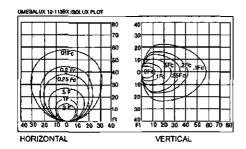
For surface mounting to weatherproof J-Boxes, PermaPosts or 1/2" NPT Risers. Nipple is removable for direct mounting 1/2"NPT tapped swivels to threaded conduit.

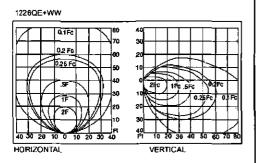


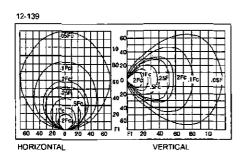
Typical installation for long fixtures

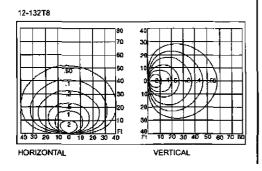
ORGATECH Specifications

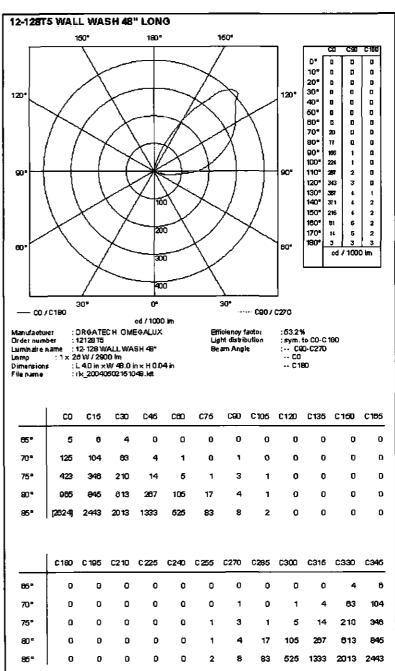
1200 OMEGALUX FLOODLIGHTS













Staff Approval Application Submittal Requirements

9001 190ATG	Subililital nequirements				
Project Name: Sol Cocina	City Staff Contact: Bryan Cluff				
Project Address: 15323 North Scottsdale Road					
Zoning: PRC A.P.N.: 215-50	6-056G Quarter Section: 34 _45 Plan Check Number Case(s) 10-DR-2007, 445-5				
Associated References: Project Number: 29-PA-201	Plan Check Number Case(s) 10-DR-2007, 445-5				
Request: New down-lights mounted to building t	o light CoS approved canopy				
Is there an outstanding Code Enforcement citation or I	Notice of Compliance? Yes No If yes, provide a copy.				
Owner: Rich Howland	Applicant: Konan Kelbaugh				
Company: Sol Cocina	Company: Nelsen Partners				
Phone: 480-241-9090 Fax:	Phone: 480-949-6800 Fax:				
E-mail: rich@solcocina.com	E-mail: kkelbaugh@nelsenpartners.com				
E-mail: rich@solcocina.com Address: 251 East Pacific Coast Highway	Address: 15210 N Scottsdale Rd Suite 300 Scottsda				
	of materials requested below. All plans must be folded.				
Completed Application (this form) and Application	Cross Sections- for all cuts and fills				
Fee—\$ (fee subject to change every July)					
Context Aerial with site highlighted	Floor Plan(s) of additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate				
Site Location Map	existing and proposed construction.				
Maricopa County Assessor's Parcel Map with site location highlighted	Landscape Plan indicating location of existing and new plants, location and dimension of paving, a plant palette				
Narrative describing nature of request	with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.				
Property Owner's Authorization, or signature below	Elevation Drawings or Color Photosimulations of new				
Homeowners/Property Owners Association	additions, buildings, or other changes with materials and colors noted and keyed to material samples.				
Approval (if applicable).	Material Samples- color chips, awning fabric, glazing, etc.				
Color Photographs of site- including all areas of change.	Conceptual Grading & Drainage Plan showing existing & proposed drainage flows, channels and retention.				
Site plan indicating extent and location of additions, buildings and other structures, indicate dimensions of	Copy of Liquor License Application (For all bars/				
existing and proposed structures, sidewalks, or	restaurants/patios) Airport Vicinity Development Checklist- provided				
driveways as well as any required setbacks. Lighting- provide cut sheets, details, photometric for	Current Title Report				
any proposed lighting.	Other:				
Place Note: After staff review it may be determined the	at this request requires approval by the Development Review Roard				
Please Note: After staff review, it may be determined that this request requires approval by the Development Review Board through the public hearing process. If approved at staff level, this approval expires twelve (12) months from date of approval if a					
permit is required but has not been issued.	February 3, 2012				
Signature Circle One: Applicant Owner	Date				
Offic	cial Use Only:				
Submittal Date: 227/12	City Staff Signature: J. Berne				
Planning & Development Services Department					

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 + Phone: 480-312-7000 + Fax: 480-312-7800

NelsenPartners

Nelson Partners, Inc. Architecture Planning Interiors

Austin · Scottsdale

15210 N. Scottsdale Road, Suite 300 Scottsdale, Arizona 85254 tel 480.949.6800 fax 480.949.6801

www.nelsenpartners.com

Principals Brad J. Nelsen, MA, RAM Philip J. Crisara, MA George A. Melara, MA Erston Senger, MA

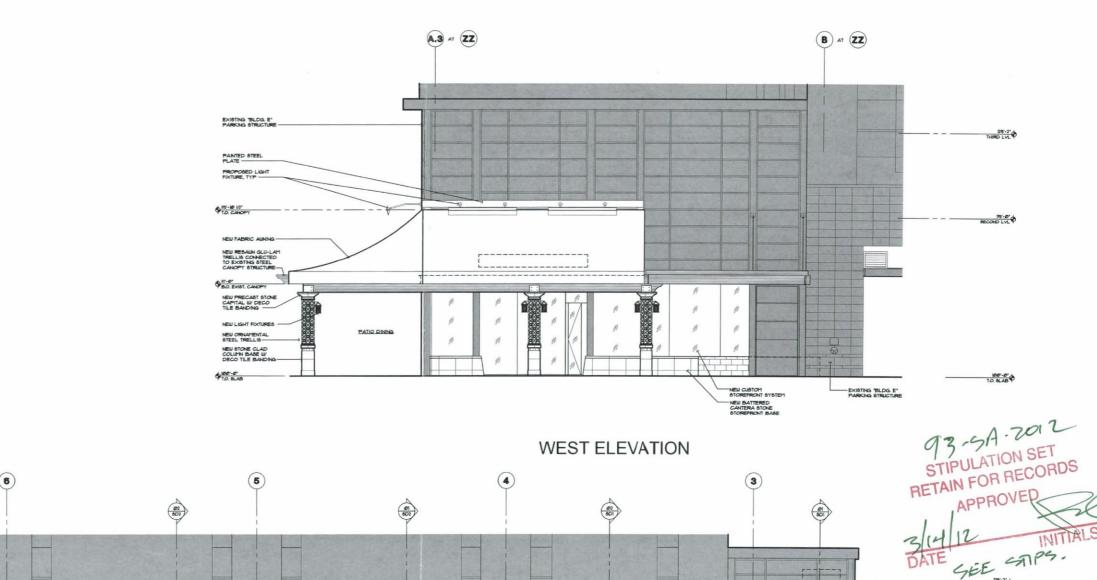
Associate Principals Helen Bowling, AA Stan Haas, FAA Michael Martin, AA Michael W. Milburn, AA Andy Neilands, AA February 13, 2012

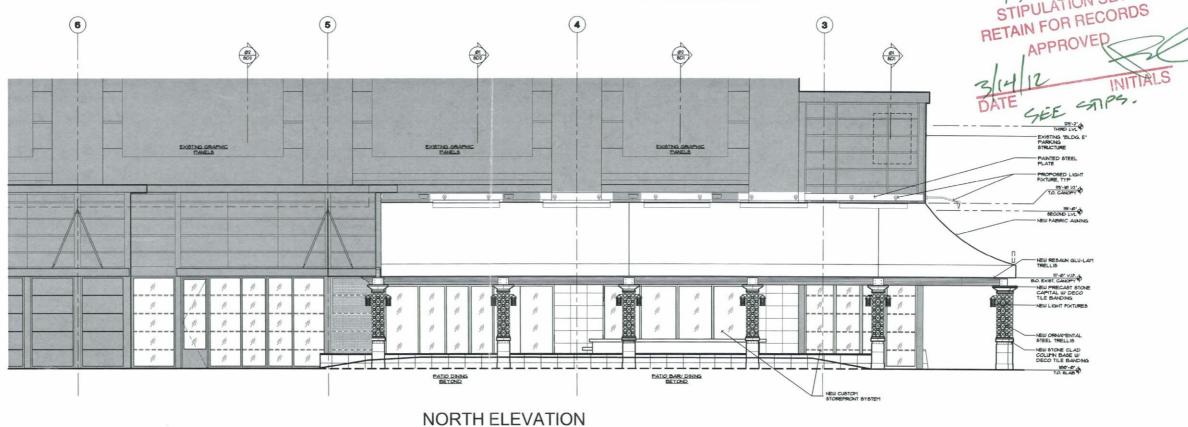
Dear Bryan,

We are requesting the staff approval to add lights above the canopy at Sol Cocina. The lights will shine down and back toward the building and include shielding to prevent the source of the light from being visible from the street. This change is being made to enhance the visibility of the restaurant from the street since the restaurant is located on the dark, shady side of the existing garage.

Sincerely,

Konan Kelbaugh







NelsenPartners www.nelsenpartners.com Sol

9 January 2012

SD301- Building Elevations