

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The November 17, 2016  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 17, 2016 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### Mercado Del Lago Exterior Remodel and Addition 20-DR-2016

**Location:** 8300 N. Hayden Rd.

**Request:** Approval of the site plan, landscape plan, and building elevations for an exterior remodel to existing commercial buildings, the addition of a new 9,000-square-foot commercial building and demolition of an existing commercial building, to be replaced by additional parking, all on a 5.1-acre site.

## OWNER

Scottlin LLC  
480-368-0111

## ARCHITECT/DESIGNER

APMI

## ENGINEER

Epsilon Design Group

## APPLICANT CONTACT

Will Reilly  
APMI  
480-998-0709

## BACKGROUND

### Zoning

This site is zoned Planned Community District, Planned Neighborhood Center (P-C PNC). The P-C District encompasses the entire McCormick Ranch master-planned community. A master zoning plan was approved with the original zoning case identifying the comparable zoning districts that regulate land use and development for the community. The PNC District is intended to provide a focal point in the community; with projects that typically provide a mix of uses including retail, office and personal services that serve the surrounding neighborhood.

### **Context**

Located at the northwest corner of Hayden Road and Royal Palm Road, the center was originally constructed in the 1980s and consists of a combination of single- and two-story commercial buildings. With the exception of minor façade upgrades, the design of the center has remained essentially unchanged since build-out. To the south is a similar commercial center, also built in the 1980s and consisting primarily of single-story commercial buildings and structured parking with a southwestern design. Southwest of the site is a residential condominium community and to the north and east is high density single-family residential.

### **Adjacent Uses and Zoning**

- North Open space, zoned P-C (O-S)
- South Commercial and residential, zoned P-C (C-2) and P-C (R-5)
- East Single-family residential, zoned P-C (R1-7)
- West Open space, zoned P-C (O-S)

### **Key Items for Consideration**

- Development Review Board Criteria
- Sensitive Design Principles; specifically shading, colors, and materials
- Commercial Design Guidelines; specifically character/context, site design, and pedestrian circulation
- Proposed building brings development nearer to Hayden Road; encourages activation with the street frontage
- Improved pedestrian circulation
- Public comment in support and opposition received by staff

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant seeks approval to renovate an existing commercial center. Improvements include demolition of one building, to be replaced by surface parking, a new multi-tenant building at the southeast corner of the project site and landscape enhancements.

### **Neighborhood Communication**

Property owners within 750 feet of the site have been notified of the applicant's request by mail and the site is posted with the required signage. Staff has received one written public comment regarding the proposal, which is included in this report as Attachment #15.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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### **Site Plan**

Demolition of an existing building and addition of a new building are the most substantial changes proposed to the site plan. Most of the existing buildings and site improvements will remain unchanged. Additional surface parking and parking lot landscaping will be provided in the area where the existing building is to be demolished. The proposed building is to be located at the southeast corner of the site, adjacent to the intersection of Hayden Road and Royal Palm Road. Consistent with the Scottsdale Commercial Design Guidelines and Sensitive Design Principles, site improvements around the proposed building include a new sidewalk that provides an additional pedestrian connection to Hayden Road, as well as other projects in the immediate vicinity.



### **Building Elevations**

Proposed building design will bring a much-needed upgrade to a dated center. Existing buildings on the site will be remodeled to reflect the design characteristics of the new building proposed at the southeast corner of the site. The proposed design for the center utilizes a variety of materials and finishes to create a more contemporary appearance. Exterior building walls consist of a mix of stucco and masonry block, with green screens on select elevations capable of supporting climbing vines providing an accent and visual interest. Consistent with the Scottsdale Sensitive Design Principles, metal shade canopies are proposed over a majority of storefront windows to provide protection from solar heat gain and shading over pedestrian walkways. Also consistent with the Sensitive Design Principles, colors representative of the surrounding desert are utilized; and to acknowledge existing context, tile roofing is to remain in place on the existing buildings where appropriate.

### **Development Information**

• Existing Use:	Mixed-Use Commercial Center
• Parcel Size:	5.1 acres of net land area (224,958 square feet)
• Building / Commercial space:	61,997 square feet (including new building)
• Floor Area Ratio Allowed:	0.5 (112,479 square feet)
• Floor Area Ratio Proposed:	0.27 (61,997 square feet)
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	30 feet, including rooftop appurtenances
• Parking Required:	207 spaces
• Parking Provided:	235 spaces
• Open Space Required:	58,490 square feet / 1.34 acres
• Open Space Provided:	59,678 square feet / 1.37 acres
• Frontage Open Space Required:	17,650 square feet
• Frontage Open Space Provided:	17,961 square feet

### **STAFF RECOMMENDATION**

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#### **Recommended Approach:**

Staff recommends that the Development Review Board approve Mercado Del Lago per the attached stipulations, finding that the provisions of the Sensitive Design Principles, Commercial Design Guidelines and the Development Review Criteria have been met.

### **RESPONSIBLE DEPARTMENT**

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#### **Planning and Development Services**

Current Planning Services

### **STAFF CONTACT**

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Greg Bloemberg

Senior Planner

480-312-4306

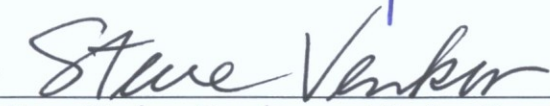
E-mail: [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

**APPROVED BY**

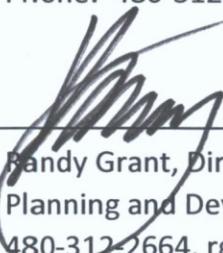
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Greg Bloemberg, Report Author

10-25-16  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

11/7/16  
Date

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

11/8/16  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 2. Close-Up Aerial
  - 3. Applicant's Narrative
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Open Space Plan
  - 7. Building Elevations (color)
  - 8. Building Elevations (black & white)
  - 9. Perspective/Streetscape Elevations
  - 10. Material and Color Board
  - 11. Landscape Plans
  - 12. Electrical Site Plan
  - 13. Exterior Lighting Cut Sheets
  - 14. Public Comment



**Stipulations for the  
Development Review Board Application:  
Mercado Del Lago Exterior Remodel and Addition  
Case Number: 20-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 provided by APMI, with a city staff date of 9/28/16.
  - b. The location and configuration of all site improvements shall be consistent with the site plan provided by APMI, with a city staff date of 9/28/16.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Vine Maple Design, with a city staff date of 9/28/16.
  - d. The case drainage report provided by Epsilon Design Group 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 Epsilon Design Group and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning cases for the subject site were: 33-ZN-1973, 7-ZN-1981 and 38-ZN-1981

**ARCHITECTURAL DESIGN:**

**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:**

**DRB Stipulations**

4. *The proposed sidewalk at the east end of the site, connecting the project to Hayden Road, shall be a minimum of six (6) feet in width.*
5. *With the final plans submittal, the applicant shall demonstrate that all custom pavement and/or pavement treatments are in conformance with the provisions of the Americans with Disabilities Act (ADA).*
6. All drive aisles that are designated as fire lanes shall have a minimum width of twenty-four (24) feet.
7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale's Supplements to MAG Standard Detail #2146-1.

**LANDSCAPE DESIGN:**

**Ordinance**

- B. *A minimum of 50% of proposed trees shall be mature, as defined in Article III of the Zoning Ordinance.*
- C. *There shall be no greater than seven (7) feet between the mature forms of plantings in areas of decomposed granite.*
- D. *All shrubs shall be minimum 5-gallon size, and all groundcovers shall be minimum 1-gallon size.*

**EXTERIOR LIGHTING:**

**Ordinance**

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

8. All exterior luminaires shall meet IES requirements for full cutoff, and shall be aimed downward and away from property lines except for sign and landscape lighting.
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 2.0 foot-candles. All exterior luminaires shall be included in this calculation.



- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**VEHICULAR AND BICYCLE PARKING:**

**DRB Stipulations**

- G. *Drive aisles designated as fire lanes shall have a commercial turning radii (25-foot internal, 49-foot external, 55-foot bucket swing), to the satisfaction of the Fire Department.*

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

- H. With the final plans submittal, the owner shall dedicate a sight distance easement over the sight distance triangles at the site driveway and the Hayden Road intersection, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.
- I. *With the final plans submittal, the owner shall dedicate a minimum 25-foot X 25-foot Traffic Control Easement at the intersection of Hayden Road and Royal Palm Road that covers the existing traffic pole to allow City staff to maintain the traffic signal equipment.*

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

- 10. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 11. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage statement accepted in concept by the Stormwater Manager or designee.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

- 12. *There shall be no exterior vending or display.*
- 13. *Flagpoles, if provided, shall be a maximum height of 30 feet and shall be one-piece conical tapered design.*





Mercado Del Lago Exterior Remodel

20-DR-2016





Mercado Del Lago Exterior Remodel

20-DR-2016



APMI, Inc.  
8300 North Hayden Road  
Suite A-209  
Scottsdale, Arizona 85258

Tel: 480.998.0709  
Fax: 480.998.7958  
Email: [apmi@apmi.com](mailto:apmi@apmi.com)

## Project Narrative: April 27, 2016

Please accept this letter as Project Narrative for DR Submittal for Mercado Del Lago Center – new multi-tenant building and overall center exterior refresh. This project will be for overall center and site upgrades, demolition of Building C (9100 sq. ft.) and the addition a proposed new 9000 sq. ft. Building F in the existing "Mercado Del Lago" mixed use center at 8300, 8320 and 8340 N. Hayden Road, Scottsdale. The site is in a PNC Zone and within McCormick Ranch POA.

The proposed new building will be a one story mixed use structure with anticipated restaurant and retail usage. Outdoor patio spaces will be included at three locations around the building for restaurant use.

Overall center and site upgrades will include extending the parapet height at Buildings D & E to fully screen mechanical units (Currently some units are unscreened). A new paint scheme for the center is proposed, along with revisions to the hardscape and courtyard adjacent to Building A, B, D and E. (All buildings located along the north side of the property, adjacent to Marguerite Lake.

At Building A, the two story office building, awnings to create pedestrian path and building shading are proposed along the south elevations, at the first story level. Awnings are designed to extend over majority of sidewalk along this building. New paint is proposed at Building A. At Building B, new material treatment at the South elevation is proposed to provide design consistency at the center, along with repainting entire building to match new color scheme proposed. At Building F, the new building is designed to provide an intertie visually between the existing Mercado buildings to the north, and adjacent commercial properties to the South and Southeast of our site.

The north elevations of all buildings facing the Marguerite Lake will remain unchanged, except for repainting to new paint scheme proposed and parapet extension to screen rooftop equipment as proposed. The design objective of this project is to respect residential neighborhoods by leaving the massing and building design facing adjacent residential areas existing, while providing a more earth toned palette in the revised paint scheme.

Where building C is removed, additional parking will be install to replace the parking at the location of proposed new Building F. Landscaping associated with the above described improvements will be a part of this project, as shown in the proposed landscape plans.

Fully covered and shaded patios are being provided at new Building F, along with extensive building canopies. In addition, new fully shaded patios are being proposed for Jimmy Johns, at Building D and a fully shaded entry to the public courtyard is being proposed, to help extend all weather use of this area. The existing public courtyard between Buildings B and E will remain, and is being enhance with revised paving patterns and the removal of the large fountain which currently breaks up the space. All existing pedestrian connections to the pedestrian path around Marguerite Lake are being maintained, and a new pedestrian path from the Lake along the east side street frontage of Building D (at Chipotle and Coffee Shop) is proposed.

Full pedestrian connections are proposed from Hayden road, through the center, and to 3 access points along the lake path. In addition, we are proposing to extend a pedestrian path to our property line to the south, where we will encourage our commercial neighbor to the south to connect and extend this pedestrian path.

Applicant, **APMI, Inc.**

William Reilly, AIA  
Principal

**ATTACHMENT #3**

**A R C H I T E C T U R E**

**P L A N N I N G**

**I N T E R I O R S**







AERIAL CONTEXT SITE PLAN  
SCALE: 1" = 80'-0"



PROJECT DATA  
PROJECT LOCATION:  
8300 N HAYDEN RD  
SCOTTSDALE, ARIZONA 85258  
APN: 174-03-004H AND 174-04-004P

CLIENT / OWNER  
SCOTTLIN, LLC  
8300 N SCOTTSDALE RD., SUITE A200  
SCOTTSDALE, ARIZONA 85258

MERCADO DEL LAGO

APMI  
ARCHITECTURE PLANNING INTERIORS

8300 NORTH HAYDEN ROAD, SUITE A200  
SCOTTSDALE, ARIZONA 85258  
T: 480.440.0700  
WWW.APMI.COM

DEVELOPMENT  
REVIEW SUBMITTAL  
06/07/2016

DRAWN  
DATE 06 JULY 2016  
PROJECT 18104.00

AERIAL CONTEXT  
SITE PLAN

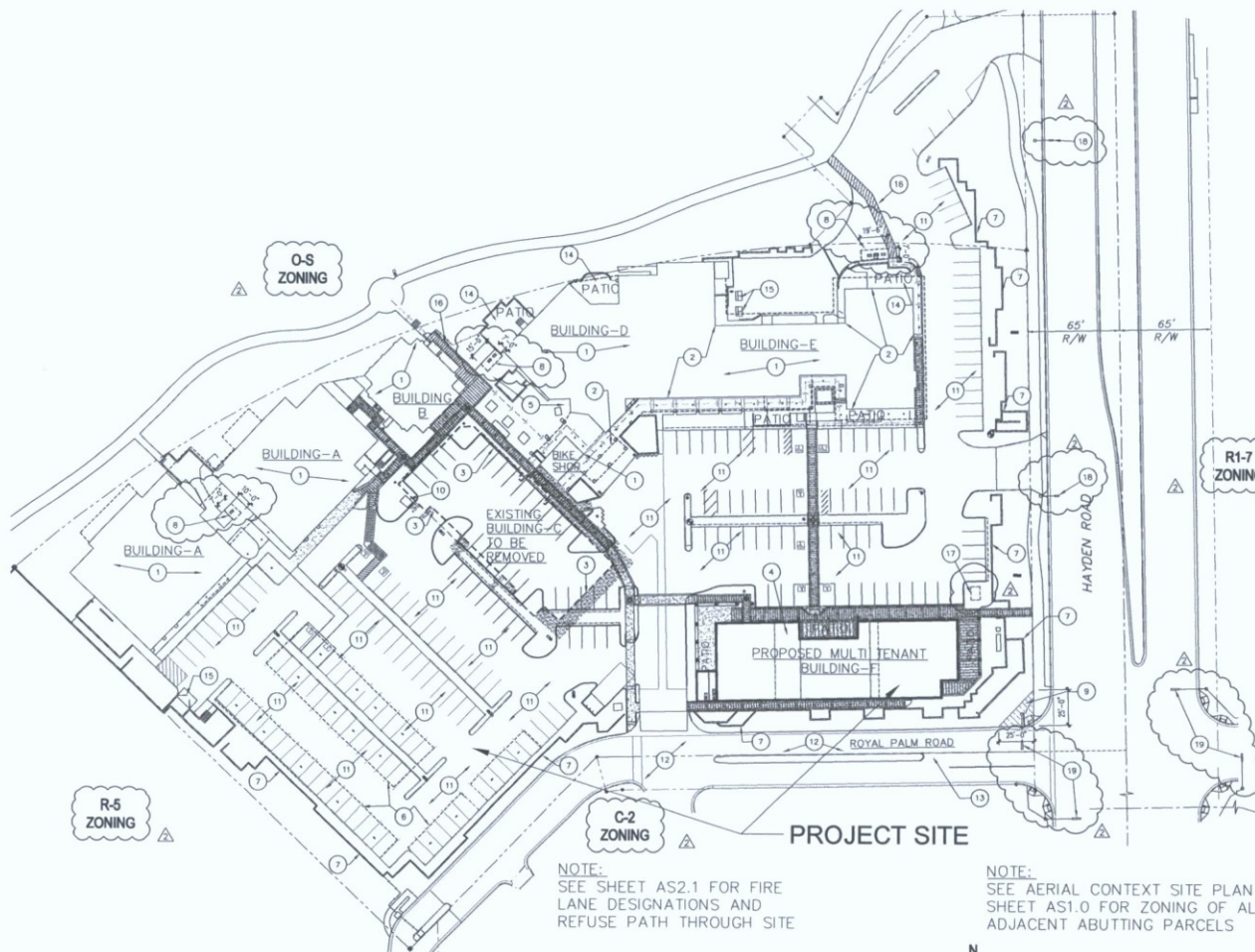
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LEGEND

△ PHOTO TAG. SEE EXISTING PHOTO EXHIBIT.

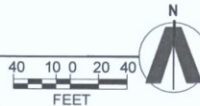
8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258





OVERALL SITE PLAN

SCALE: 1" = 40'-0"



## PARKING AND PARKING LOT LANDSCAPING:

PARKING LOT AREA:	91,813 SF
REQUIRED PARKING LANDSCAPE:	$91,813 \text{ SF} \times 0.15 = 13,772 \text{ SF}$
PROVIDED PARKING LANDSCAPE:	14,200 SF

GROSS OFFICE AREA PARKING REQUIRED	$61,997 \text{ S.F.} / 300 = 207 \text{ SPACES}$
PARKING SPACES PROVIDED (INCLUDING ADA SPACES)	235 SPACES

ADA PARKING REQUIRED (4% OF TOTAL)	$235 \text{ SPACES} \times 0.04 = 9.4 \text{ ADA SPACES REQUIRED}$
ADA PARKING PROVIDED	10 SPACES

BICYCLE PARKING REQUIRED: 24 SPACES (1 PER 10 VEHICULAR PARKING PROVIDED)

BICYCLE PARKING PROVIDED: 24 SPACES.

**PROJECT DATA**  
 PROJECT LOCATION:  
 8300 N HAYDEN RD  
 SCOTTSDALE, ARIZONA 85258  
 APN: 174-03-004H AND 174-04-004P

EXISTING ZONING PNC  
 NO PROPOSED ZONING CHANGE

NET AREA (TOTAL PARCEL) 5,164 ACRES  
 (224,958 S.F.)

GROSS FLOOR AREA (NEW BLDG) 9,000 S.F.  
 GROSS FLOOR AREA (TOTAL) 61,997 S.F.

**REQUIRED OPEN SPACE:**  
 SEE SHEET AS2.3 FOR OPEN SPACE CALCULATIONS

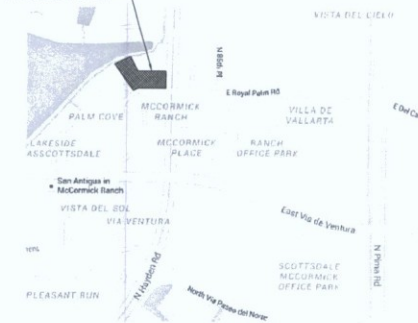
## KEYNOTES

- EXISTING BUILDING TO REMAIN - MINIMUM IMPROVEMENTS AND FINISH CHANGES AS SHOWN.
- RAISE EXISTING PARAPET 6'-0"± TO SCREEN MECHANICAL EQUIPMENT.
- EXISTING BUILDING "C" PROPOSED TO BE DEMOLISHED AND CONVERTED TO PARKING.
- PROPOSED NEW MULTI-TENANT BUILDING "F" WITH RESTAURANT AND RETAIL USE, INCLUDING OUTDOOR PATIOS AT RESTAURANTS.
- OUTDOOR COURTYARD ARE ADJACENT TO EXISTING RESTAURANT.
- EXISTING COVERED PARKING TO REMAIN.
- EXISTING SCREEN WALL TO REMAIN.
- EXISTING BICYCLE RACK TO REMAIN.
- 25'x25' CORNER SAFETY TRIANGLE.
- EXISTING APS TRANSFORMER - 52" TALL.
- EXISTING PARKING AND PAVING TO REMAIN.
- 18'-0" MINIMUM ACCESS EASEMENT.
- NEW LEFT TURN LANE STRIPING.
- EXISTING SITE HARDSCAPE AREA TO REMAIN.
- EXISTING REFUSE ENCLOSURE TO REMAIN.
- BIKE AND PEDESTRIAN PATH CONNECTION TO EXISTING PATH AT LAKE.
- NEW BIKE RACK. MINIMUM 6.5'x9.5'.
- EXISTING LIGHT POLE TO REMAIN.
- EXISTING TRAFFIC SIGNALS TO REMAIN.

**CLIENT / OWNER**  
 SCOTTLIN, LLC  
 8300 N SCOTTSDALE RD,  
 SUITE A200  
 SCOTTSDALE, ARIZONA  
 85258

**ARCHITECT (APPLICANT)**  
 APMI, INC.  
 8300 N HAYDEN RD, SUITE  
 A209  
 SCOTTSDALE, ARIZONA  
 85258  
 WILLIAM J. REILLY, AIA  
 T 480.998.0709  
 F 480.998.7958  
 E wreilly@apmi.com

## PROJECT SITE



## VICINITY MAP

SCALE: N.T.S.

## BUILDINGS:

BUILDINGS:	AREA
BLDG.-A (TWO STORY)	29,985 S.F.
BLDG.-B	2,786 S.F.
BLDG.-C (TO BE DEMOLISHED)	-9,100 S.F.
BLDG.-D	6,472 S.F.
BLDG.-E	13,301 S.F.
BLDG.-F (PROPOSED NEW BUILDING)	9,000 S.F.
BIKE SHOP	453 S.F.
TOTAL AREA	61,997 S.F.

MERCADO DEL LAGO

DE PLAN REVIEW  
 DE PLAN REVIEW

DE PLAN REVIEW  
 DE PLAN REVIEW

APMI  
 ARCHITECTURE PLANNING INTERIORS

DEVELOPMENT  
 REVIEW SUBMITTAL  
 NOT FOR CONSTRUCTION  
 OR RECORDING

DRAWN  
 DATE 08 JULY 2016  
 PROJECT 16104.00

OVERALL SITE PLAN

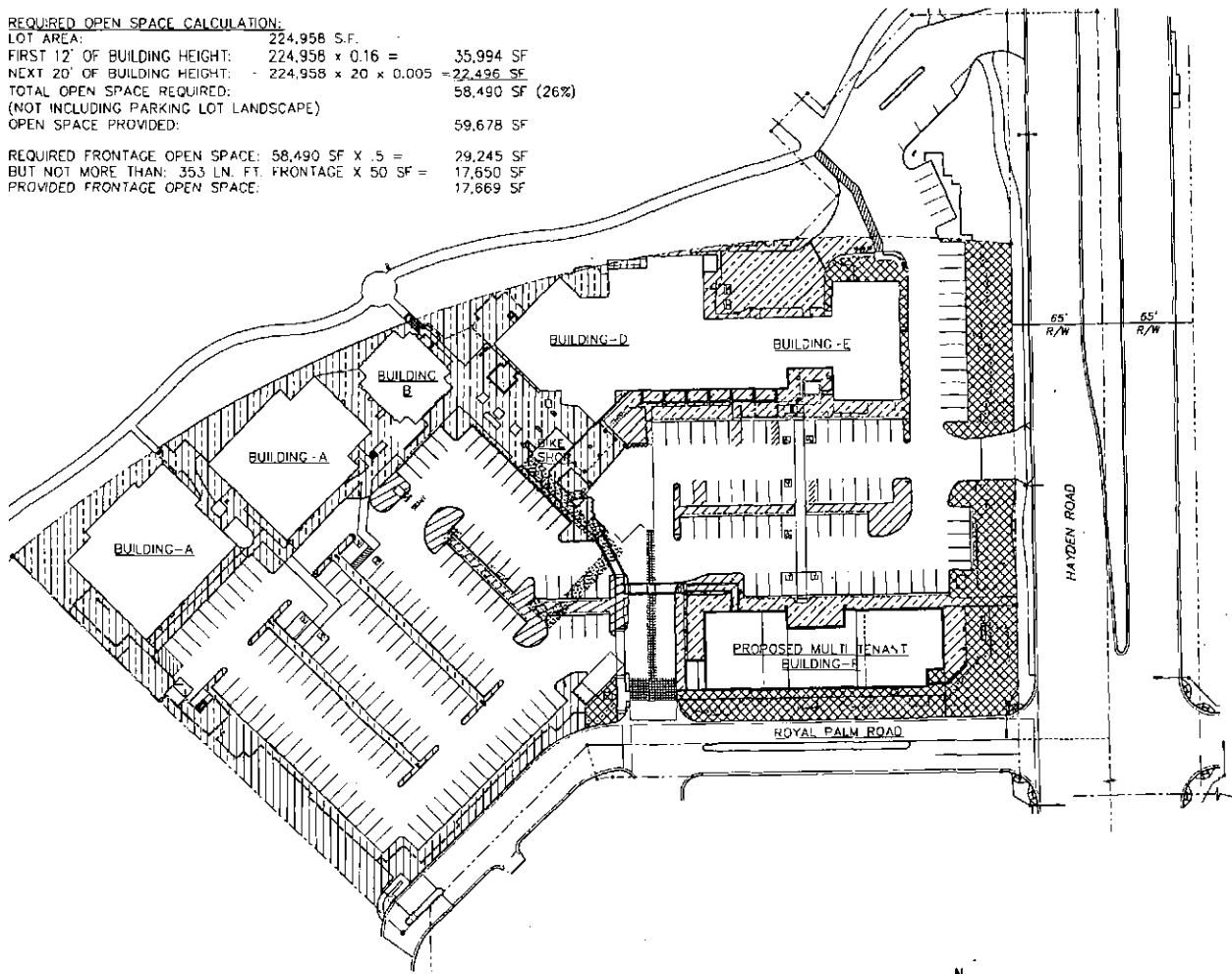
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8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

8300 NORTH HAYDEN ROAD, SUITE A-209  
SCOTTSDALE, ARIZONA 85258

**REQUIRED OPEN SPACE CALCULATION:**  
 LOT AREA: 224,958 S.F.  
 FIRST 12' OF BUILDING HEIGHT:  $224,958 \times 0.16 = 35,994$  SF  
 NEXT 20' OF BUILDING HEIGHT:  $224,958 \times 20 \times 0.005 = 22,496$  SF  
 TOTAL OPEN SPACE REQUIRED: 58,490 SF (26%)  
 (NOT INCLUDING PARKING LOT LANDSCAPE)  
 OPEN SPACE PROVIDED: 59,678 SF

REQUIRED FRONTAGE OPEN SPACE:  $58,490 \text{ SF} \times .5 = 29,245$  SF  
 BUT NOT MORE THAN: 353 LN. FT. FRONTAGE  $\times 50$  SF = 17,650 SF  
 PROVIDED FRONTAGE OPEN SPACE: 17,669 SF



**OPEN SPACE PLAN**

SCALE: 1" = 40'-0"

40 10 0 20 40  
FEET



**SITE DATA**  
 EXISTING ZONING (NO PROPOSED ZONING CHANGE)

PNC

NET AREA (TOTAL PARCEL)

5,164 ACRES  
 (224,958 S.F.)

**PARKING LOT LANDSCAPING:**

PARKING LOT AREA:  
 91,813 SF

REQUIRED PARKING LANDSCAPE:  
 $91,813 \text{ SF} \times 0.15 = 13,772$  SQ.FT.

PROVIDED PARKING LANDSCAPE:  
 14,026 SQ.FT.



DENOTES FRONT OPEN SPACE  
 17,669 SQ.FT. TOTAL



DENOTES OPEN SPACE OTHER THAN  
 FRONTAL OPEN SPACE  
 41,717 SQ.FT. TOTAL



DENOTES PARKING LOT LANDSCAPING  
 (NOT INCLUDING 2'-0" PARKING  
 OVERHANG)  
 14,026 SQ.FT. TOTAL

ATTACHMENT #6

MERCADO DEL LAGO

**APM**  
 ARCHITECTURE  
 PLANNING  
 INTERIORS

DEVELOPMENT  
 REVIEW SUBMITTAL

DRAWN BY: WR  
 DATE: JULY 2016  
 PROJECT: 17104.05

OPEN SPACE  
 OVERALL PLAN

AS2.3





NORTH BUILDING ELEVATION

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



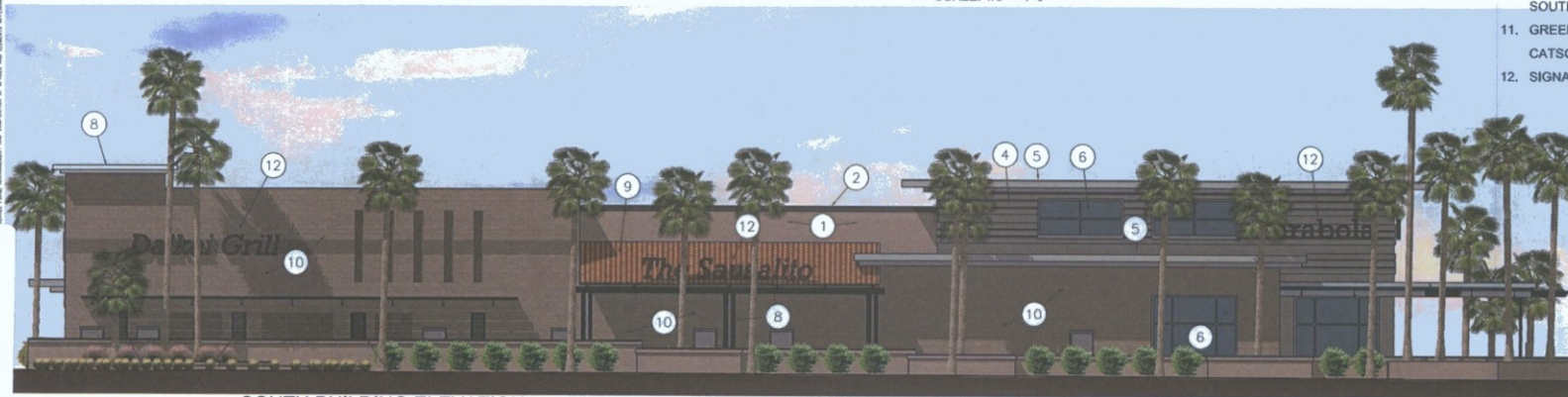
EAST BUILDING ELEVATION

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



WEST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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

## KEYNOTES

1. STUCCO / EIFS: PAINT P-1: GLIDDEN "SAND MOTIF"
2. STUCCO / EIFS: PAINT P-2: PAINT PPG "MOSQUITO"
3. STUCCO / EIFS: PAINT P-3: DUNN EDWARDS "RIVER BED"
4. WALL ACCENT DETAIL - NATURAL COLOR, 8" BOARD FINISH
5. METAL TRIMMING ACCENTS AND FIXTURES - SATIN CHROME FINISH
6. STOREFRONT WITH SOLAR GRAY TINT GLAZING - FACTORY FINISH TO MATCH - PAINT "P-3"
7. RED TILE ROOF - MATCH EXISTING ROOFING AT CENTER
8. METAL CANOPY STRUCTURE - PAINT "P-4"
9. METAL CANOPY STRUCTURE - PAINT "P-3"
10. MASONRY BLOCK - COLOR TO MATCH DAVIS COLOR TILE RED 1117 AND SOUTHERN BLUSH 10134 60% / 40% MIX.
11. GREEN SCREEN WITH CLIMBING VINE CATSCLAW OR SIMILAR
12. SIGNAGE UNDER SEPARATE PERMIT

MERCADO DEL LAGO

3D PLAN REVIEW  
06 JUL 2016
**APMI**  
 ARCHITECTURE PLANNING INTERIORS  
 888 NORTH HAVEN ROAD, SUITE 400  
 SCOTTSDALE, ARIZONA 85268  
 T: 480.944.0709  
 WWW.APMI.COM

 DEVELOPMENT  
 REVIEW SUBMITTAL  
 NOT FOR CONSTRUCTION  
 NOT FOR RECORDING

 DRAWN: JU  
 DATE: 06 JULY 2016  
 PROJECT: 16104.00

 EXT. ELEVATIONS  
 BUILDING F

A9.1

8300 N HAVEN ROAD, SCOTTSDALE, ARIZONA 85258



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EAST EXTERIOR ELEVATION  
N.T.S.

# KEYNOTES

1. STUCCO / EIFS: PAINT P-1: GLIDDEN "SAND MOTIF"
2. STUCCO / EIFS: PAINT P-2: PAINT PPG "MOSQUITO"
3. STUCCO / EIFS: PAINT P-3: DUNN EDWARDS "RIVER BED"
4. WALL ACCENT DETAIL - NATURAL COLOR. 8" BOARD FINISH - WA-1
5. METAL TRIMMING ACCENTS AND FIXTURES - SATIN CHROME FINISH
6. EXISTING WINDOW TO REMAIN - PAINT FRAME P-3
7. EXISTING RED TILE ROOF TO REMAIN
8. METAL CANOPY STRUCTURE - PAINT P-4
9. METAL CANOPY STRUCTURE - PAINT P-3
10. MASONRY BLOCK - COLOR TO MATCH DAVIS COLOR TILE RED 1117 AND SOUTHERN BLUSH 10134 60% / 40% MIX.
11. SIGNAGE UNDER SEPARATE PERMIT.



SOUTHEAST EXTERIOR ELEVATION  
N.T.S.

MERCADO DEL LAGO

APMI  
ARCHITECTURE  
PLANNING  
INTERIORS

DEVELOPMENT  
REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

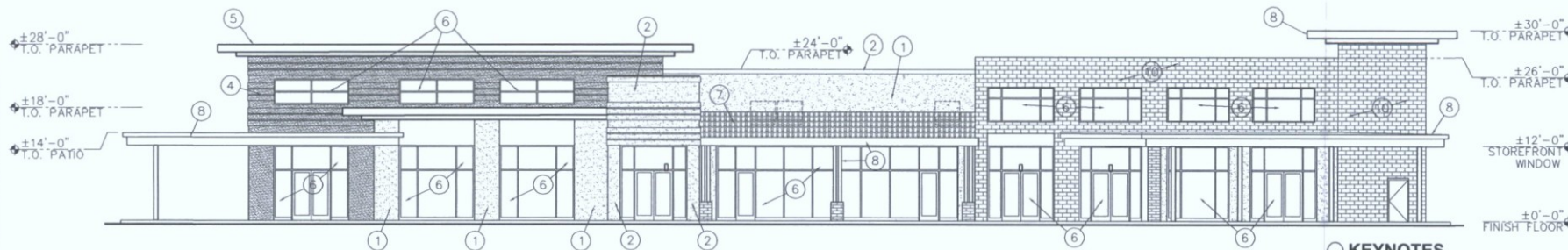
DRAWN KDS  
DATE 08 JULY 2016  
PROJECT 16104.00

EXT. ELEVATIONS  
"E" BUILDING

A9.3A

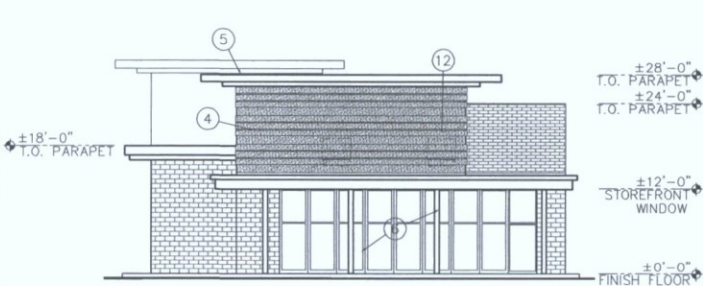
8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

8300 N HAYDEN ROAD, SUITE 400  
SCOTTSDALE ARIZONA 85258  
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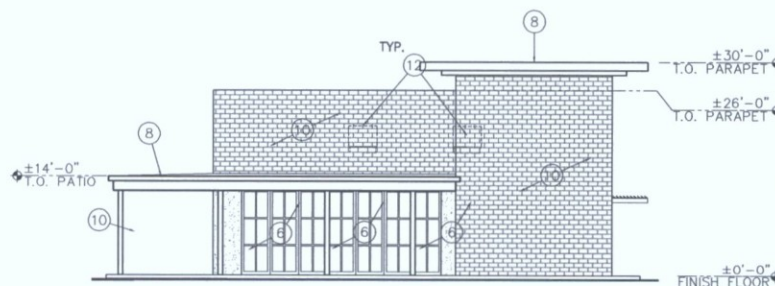
NORTH BUILDING ELEVATION

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



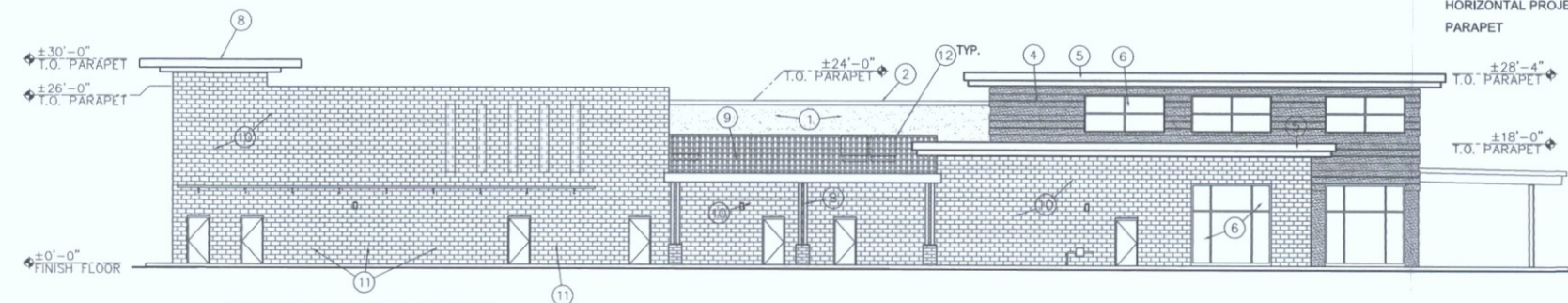
EAST BUILDING ELEVATION

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



WEST BUILDING ELEVATION

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



SOUTH BUILDING ELEVATION

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

## KEYNOTES

1. STUCCO / EIFS: PAINT P-1: GLIDDEN "SAND MOTIF"
2. STUCCO / EIFS: PAINT P-2: PAINT PPG "MOSQUITO"
3. STUCCO / EIFS: PAINT P-3: DUNN EDWARDS "RIVER BED"
4. WALL ACCENT DETAIL - NATURAL COLOR, 8" BOARD FINISH
5. METAL TRIMMING ACCENTS AND FIXTURES - SATIN CHROME FINISH
6. STOREFRONT WITH SOLAR GRAY TINT GLAZING - FACTORY FINISH TO MATCH - PAINT "P-3"
7. RED TILE ROOF - MATCH EXISTING ROOFING AT CENTER
8. METAL CANOPY STRUCTURE - PAINT "P-4"
9. METAL CANOPY STRUCTURE - PAINT "P-3"
10. MASONRY BLOCK - COLOR TO MATCH DAVIS COLOR TILE RED 1117 AND SOUTHERN BLUSH 10134 60% / 40% MIX.
11. GREEN SCREEN WITH CLIMBING VINE CATSCLAW OR SIMILAR
12. SCREENED MECHANICAL EQUIPMENT PER 1.904.A.4 OF ZONING ORDINANCE - ALL MECHANICAL EQUIPMENT IS BELOW HORIZONTAL PROJECTION OR LOWEST PARAPET

MERCADO DEL LAGO

**APMI**  
 ARCHITECTURE PLANNING INTERIORS

 DEVELOPMENT  
 REVIEW SUBMITTAL  
 10/10/2016

 DRAWN: JU  
 DATE: 08.JULY.2016  
 PROJECT: 16194.00

 EXT. ELEVATIONS  
 BUILDING F

A9.1

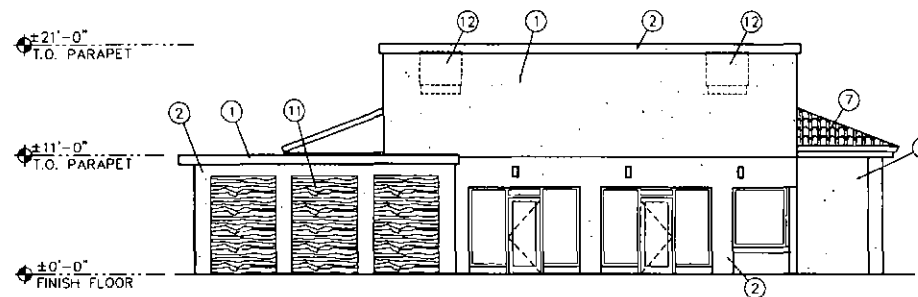
8200 N HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258

3D PLAN REVIEW

9.11.2016

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DESIGNER: HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258

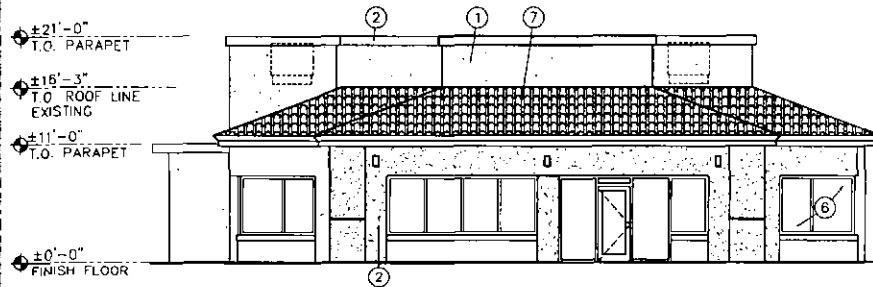


**SOUTH BUILDING ELEVATION**

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

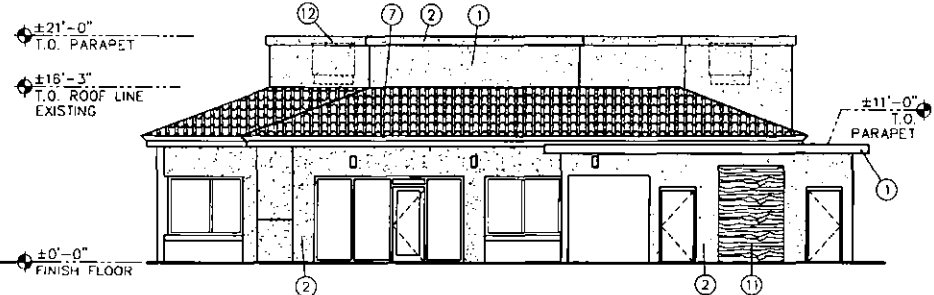
**KEYNOTES**

1. STUCCO / EIFS: PAINT P-1: GLIDDEN "SAND MOTIF"
2. STUCCO / EIFS: PAINT P-2: PAINT PPG "MOSQUITO"
3. STUCCO / EIFS: PAINT P-3: DUNN EDWARDS "RIVER BED"
4. WALL ACCENT DETAIL - NATURAL COLOR, 8" BOARD FINISH
5. METAL TRIMMING ACCENTS AND FIXTURES - SATIN CHROME FINISH
6. STOREFRONT ALUMINUM WITH COLOR TO MATCH P-3. PROVIDE SOLAR GRAY TINT GLAZING
7. RED TILE ROOF EXISTING TO REMAIN
8. METAL CANOPY STRUCTURE - PAINT CARBON -
9. METAL ROOFING - ZINC FINISH TO MATCH METAL TRIM
10. MASONRY BLOCK - COLOR TO MATCH DAVIS COLOR TILE RED 1117 AND SOUTHERN BLUSH 10134 60% / 40% MIX.
11. GREEN SCREEN WITH CLIMBING VINE CATSCLAW OR SIMILAR
12. SCREENED MECHANIC EQUIPMENT PER 1.904.A.4 OF ZONING ORDINANCE



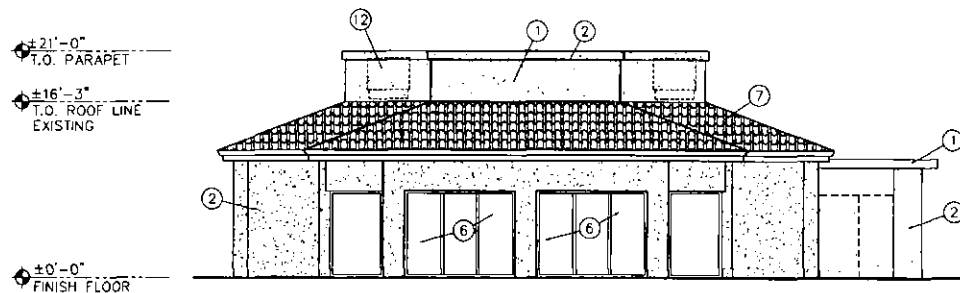
**EAST BUILDING ELEVATION**

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



**WEST BUILDING ELEVATION**

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



**NORTH BUILDING ELEVATION**

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

MERCADO DEL LAGO

**APM**  
ARCHITECTURAL PROJECT MANAGEMENT

DEVELOPMENT  
REVIEW SUBMITTAL

DRAWN: JU  
DATE: 08.JULY.2016  
PROJECT: 16104.00

EXT. ELEVATIONS  
"B" BUILDING

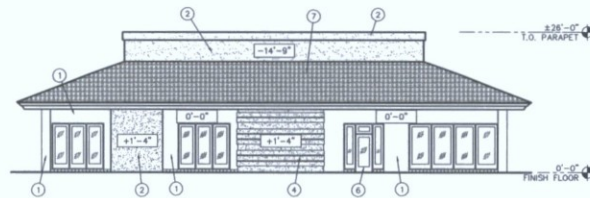
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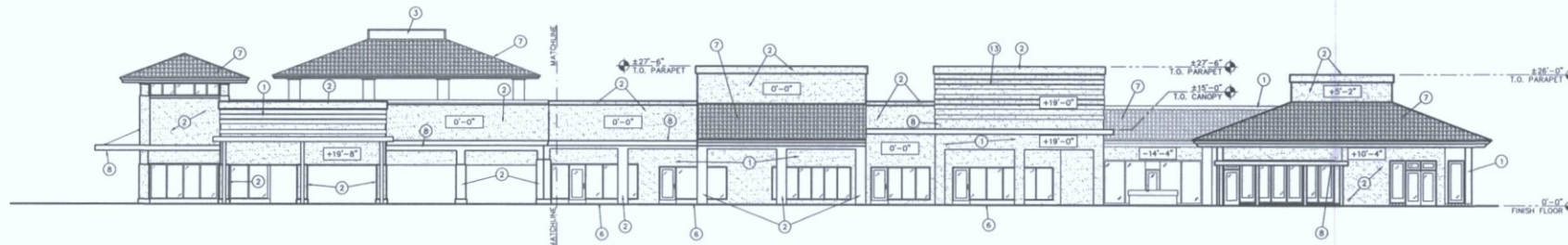
15000 N 15TH AVENUE, SCOTTSDALE, ARIZONA 85268



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EAST BUILDING ELEVATION  
SCALE: 3/32" = 1'-0"



SOUTH BUILDING ELEVATION  
SCALE: 3/32" = 1'-0"

## KEYNOTES

1. STUCCO / EIFS: PAINT P-1: GLIDDEN "SAND MOTIF"
2. STUCCO / EIFS: PAINT P-2: PAINT PPG "MOSQUITO"
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MERCADO DEL LAGO

APMI  
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DEVELOPMENT  
REVIEW SUBMITTAL  
NOT FOR CONSTRUCTION

DRAWN JU  
DATE 08 JULY 2016  
PROJECT 16104.00

EXT. ELEVATIONS  
'E' BUILDING

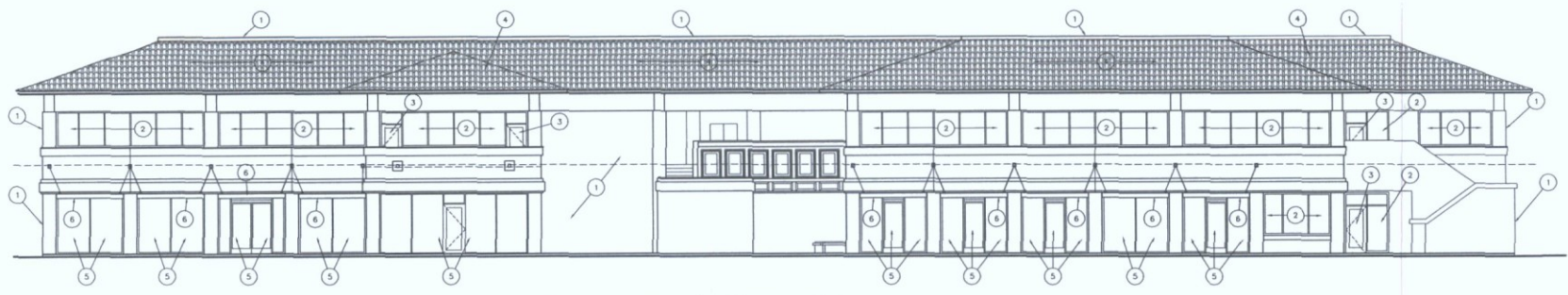
A9.3

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**BUILDING A - NEW SOUTH ELEVATION**

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

NOTE: BUILDING "A" IS TO REMAIN EXISTING EXCEPT PAINT WITH COLOR SCHEME AND ADDITION OF NEW METAL SHADE CANOPIES AT LOWER STOREFRONT ON SOUTH ELEVATION.

**KEYNOTES**

1. EXISTING BUILDING TO REMAIN - PAINT
2. EXISTING WINDOWS TO REMAIN - PAINT
3. EXISTING DOOR TO REMAIN - PAINT
4. EXISTING TILE ROOF TO REMAIN
5. STOREFRONT WINDOW / DOOR. CUSTOM PAINT FRAME TO MATCH APPROVED BUILDING COLOR FOR WINDOW FRAMES
6. PROPOSED NEW STEEL TUBE CANOPY

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DATE: 08.JULY.2016  
PROJECT: 16104.00

EXT. ELEVATIONS  
'A' BUILDING

A9.4

8300 N HAVEN ROAD, SCOTTSDALE, ARIZONA 85258

DR PLAN REVIEW

08.JULY.2016

TEL: 480.486.1209  
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ATTACHMENT #9



VIEW FROM NORTHEAST  
N.T.S.



EAST EXTERIOR ELEVATION  
N.T.S.



WEST EXTERIOR ELEVATION  
N.T.S.



NORTH EXTERIOR ELEVATION  
N.T.S.



SOUTH EXTERIOR ELEVATION  
N.T.S.

MERCADO DEL LAGO

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DEVELOPMENT  
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DRAWN: WR  
DATE: 28 APRIL 2016  
PROJECT: 16104.00

COLOR  
ELEVATIONS

A3.1

8300 N HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258

T: 480.968.0706  
WWW.APMI.COM

8300 NORTH HAYDEN ROAD, SUITE 420B  
SCOTTSDALE, ARIZONA 85258

20-DR-2016  
5/6/2016





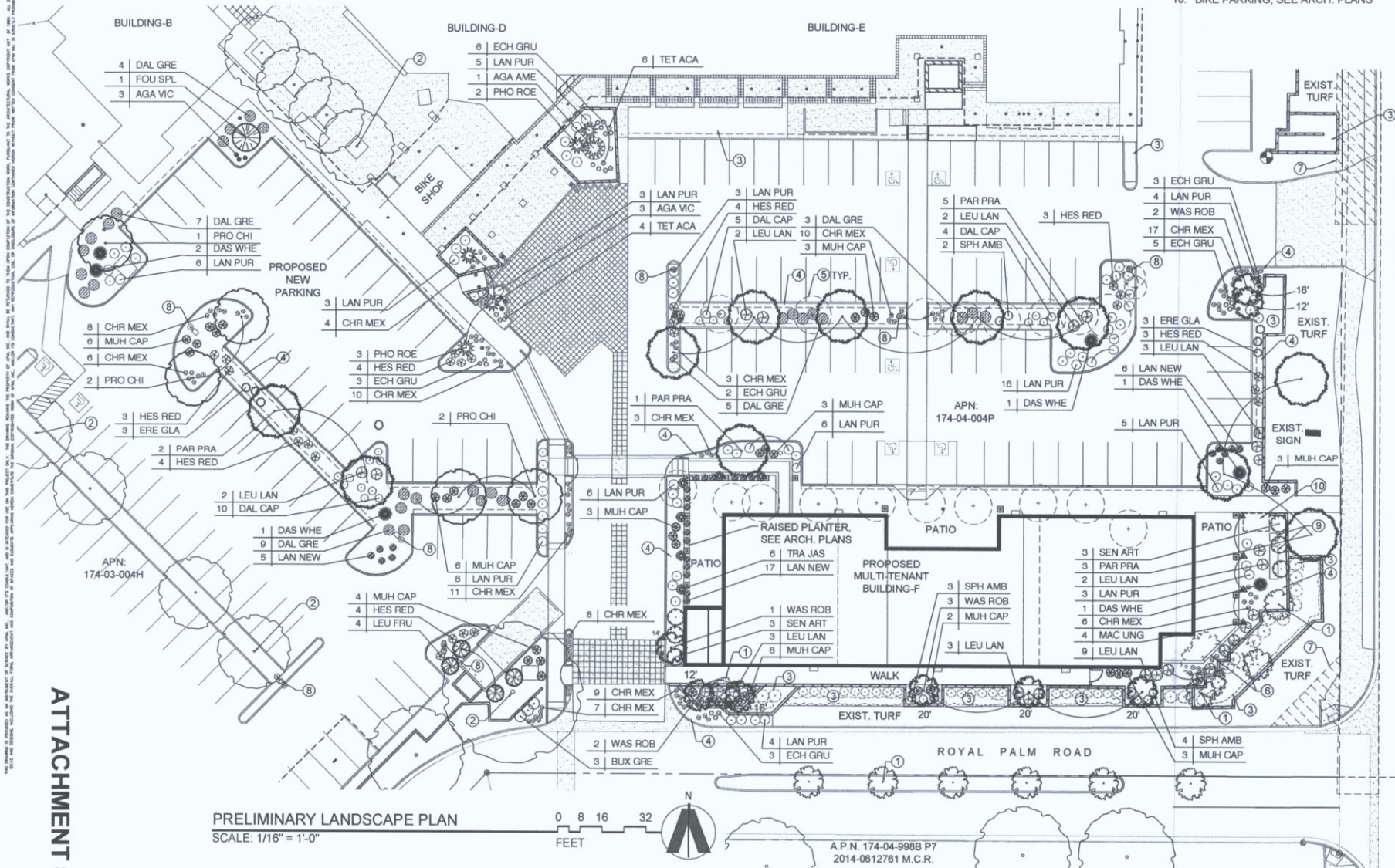
## SUMMARY DATA

PARKING LOT AREA:	91,813 SF
REQ'D PARKING LANDSCAPE:	13,772 SF
PROVIDED PARKING LANDSCP:	14,026 SF
FRONTAL OPEN SPACE:	17,669 SF
OTHER OPEN SPACE (NON-PARKING, NON-FRONTAL):	41,717 SF

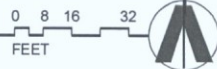
**NOTE:**  
SEE OPEN SPACE PLAN,  
SHEET AS2.3 FOR MORE  
DETAILED INFORMATION

## KEYNOTES

- EXISTING PALM TO REMAIN (TYP.)
- EXISTING TREE TO REMAIN (TYP.)
- EXISTING SHRUBS TO REMAIN (TYP.)
- ROCK MULCH: 2" DEEP 3/8" D.G. TO MATCH EXISTING, SUBMIT SAMPLE FOR APPROVAL. HOLD TOP OF MULCH ±3/4" BELOW TOP OF PAVING.
- TREE TO BE REMOVED
- PALM TREE TO BE REMOVED
- SIGHT DISTANCE VISIBILITY TRIANGLE
- POLE-MOUNTED LIGHT, SEE ARCH. PLANS
- UTILITY VAULT, SEE ELEC. PLANS
- BIKE PARKING, SEE ARCH. PLANS



PRELIMINARY LANDSCAPE PLAN  
SCALE: 1/16" = 1'-0"



A.P.N. 174-04-9988 P7  
2014-0612761 M.C.R.

MERCADO DEL LAGO

**APMI**  
ARCHITECTURE PLANNING INTERIORS  
VINE MAPLE DESIGN  
landscape architecture  
338 Bon Air Center #226  
Greenbrae, CA 94904  
T: 415.545.5453  
F: 415.545.5453  
WWW.VMDESIGN.COM  
CA Lic. #4637 AZ Lic. #59728

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DATE: 8 JUL 2016  
PROJECT: 16104.00

PRELIMINARY  
LANDSCAPE PLAN

L1

ATTACHMENT #11



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CHILEAN MESQUITE



OCOTILLO



MEXICAN FAN PALM



BOUGAINVILLEA



PALO BREA



PYGMY DATE PALM



CAT'S CLAW VINE



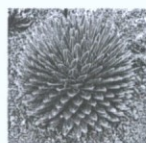
STAR JASMINE



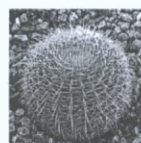
REGAL MIST MUHLY GRASS



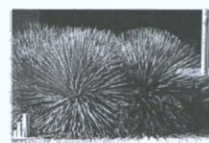
RED HESPERALOE



QUEEN VICTORIA AGAVE



GOLDEN BARREL



DESERT SPOON



CENTURY PLANT



GREEN CLOUD TEXAS RANGER



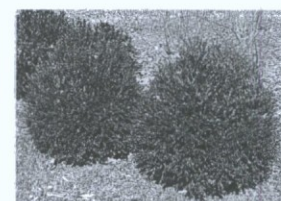
RIO BRAVO TEXAS RANGER



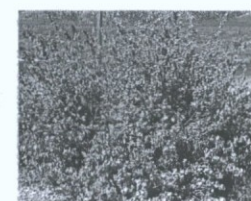
FEATHERY CASSIA



WINTER BLAZE EREMOPHILA



GREEN BEAUTY BOXWOOD



GLOBE MALLOW



DAMIANITA



SIERRA GOLD INDIGO BUSH



PURPLE LANTANA



TRAILING INDIGO BUSH



NEW GOLD LANTANA



ANGELITA DAISY

## PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE / COMMENTS
<b>TREES</b>				
1	FOU SPL	FOUQUIERIA SPLENDENS	OCOTILLO	24" BOX
11	PAH PRA	PAVONISCA PRAECOX	PALO BREA	24" BOX, STD. LOW BRANCHING
5	PRO CH	PROUNSA CHILANIS THORNLESS	THORNLESS CHILEAN MESQUITE	24" BOX, STD. LOW BRANCHING
<b>PALMS</b>				
5	PHO ROB	PHOENIX ROSELLINI	PYGMY DATE PALM	5 GAL
5	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	3' x 3' x 2' MIN. ROOTBALL, 12" CLR. TRUNK MIN. SEE PLANS FOR CLR. TRUNK HT.
<b>SHRUBS</b>				
3	BLX GRE	BUXUS MICROPHYLLA J. 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL
7	ERE GLA	EREMOPHILA GLABRA 'WINTER BLAZE'	WINTER BLAZE ERM. BUSH	5 GAL
4	LEU FRU	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL
26	LEU LAN	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO TEXAS SAGE	5 GAL
5	SEN ANT	SENNA ANTONISIOIDES	FEATHERY CASSIA	5 GAL
9	SPH AMB	SPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL
<b>CACTI, GRASSES &amp; ACCENT PLANTS</b>				
1	AGA AME	AGAVE AMERICANA	CENTURY PLANT	15 GAL
6	AGA VIC	AGAVE VICTORIAE-RESINAE	QUEEN VICTORIA AGAVE	5 GAL
5	DAS MIE	DASYLIRION WHEELERII	DESERT SPOON	15 GAL
22	ECH GRU	ECHINOCACTUS GRUBSONI	GOLDEN BARREL CACTUS	5 GAL
25	HES RED	HESPERALOE PARVIFLUA 'RED'	RED HESPERALOE	5 GAL
41	MUH CAP	MUHLENBERGIA CAPILLANS 'REGAL MIST'	REGAL MIST MUHLY GRASS	5 GAL
<b>GROUND COVER</b>				
107	CHI MEX	CHRYSAECTINIA MEXICANA	DAMIANITA	1 GAL
10	DAL CAP	DALEA CAPitata 'SIERRA GOLD'	SIERRA GOLD INDIGO BUSH	1 GAL
28	DAL GRE	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL
28	LAN NEW	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL
72	LAN PUR	LANTANA 'PURPLE'	PURPLE LANTANA	1 GAL
10	TET ACA	TETRANEURIS ACALUIS	ANGELITA DAISY	1 GAL
<b>VINES</b>				
50	BSP	BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GAL. TRAIN ON TRELLIS
4	MIC LIND	MICRODYDENA LINDUS-CATI	CAT'S CLAW	1 GAL. TRAIN ON TRELLIS
6	TRA JAS	TRACHELOSPERUM JASMINOIDES	STAR JASMINE	1 GAL. TRAIN ON TRELLIS

MERCADO DEL LAGO

VINE MAPLE DESIGN  
landscape architecture

398 Boy Ar. Center #226  
Greenwood, CA 94004  
CA Lic. #4637 AZ Lic. #9728

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ARCHITECTURE PLANNING INTERIORS

T. GILBERT  
WWW.APMI.COM

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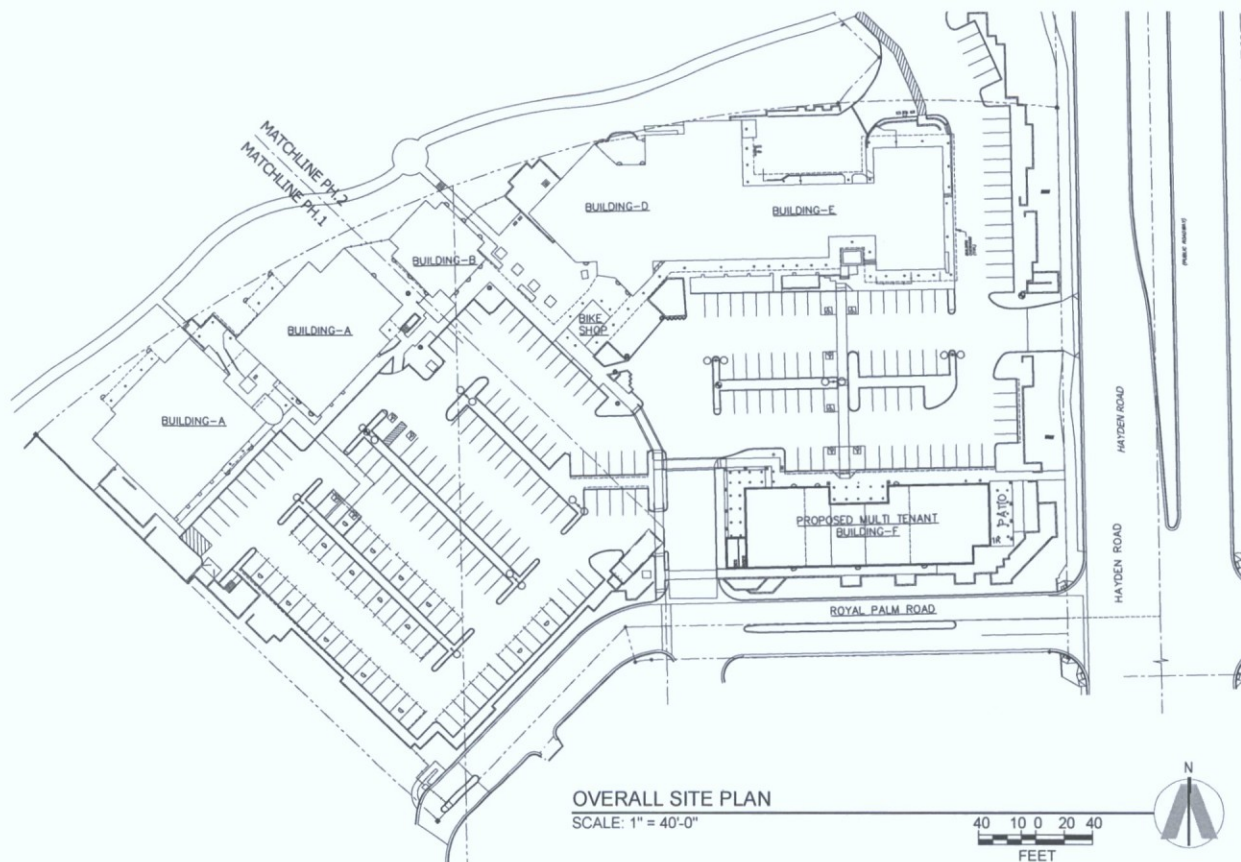
DRAWN MR  
DATE 8 JUL 2016  
PROJECT 16104.00

PLANT IMAGES  
& PLANT LIST

L2



ATTACHMENT #12



### PHOTOMETRIC NOTES:

THE PHOTOMETRIC CALCULATIONS WERE GENERATED IN OUR OFFICE UTILIZING PHOTOMETRIC DATA FILES FURNISHED BY THE LIGHT FIXTURE MANUFACTURERS AND REASONABLE LIGHT LOSS FACTORS. TO THE BEST OF OUR KNOWLEDGE THIS PHOTOMETRIC CALCULATION REPRESENTS THE PROPOSED INITIAL HORIZONTAL MAINTAINED LIGHTING LEVELS AT GRADE FOR THE OVERALL SITE AND INITIAL VERTICAL LIGHTING LEVELS AT +6'-0" ALONG THE PROPERTY LINE.

Luminaire Schedule					
Symbol	Label	Description	Arrangement	Total Lamp Lumens	LLF
○	B1	KIM BNB-18L3K - 3000K - 42" OVERALL HEIGHT - PLATINUM SILVER FINISH	SINGLE	1321	1.000
*	D1	PRESCOLITE LF4LEDG4 with 4LFLED5G430K RECESSED CAN - CLEAR ANODIZED FINISH	SINGLE	1133	1.000
○-○	P1	KIM BNS1H5E35-60L3K - 3000K - 16'-0" OVERALL HEIGHT - PLATINUM SILVER FINISH	SINGLE	3262	1.000
○-○	P2	KIM BNS1H5E35-60L3K - TWIN - 3000K - 16'-0" OVERALL HEIGHT - PLATINUM SILVER FINISH	TWIN 180	6524	1.000
△	W1	PRESCOLITE LD6LED4SW35K8 BL - 3500K - 6'-0" INCH OVERALL HEIGHT - BRUSHED ALUMINUM FINISH	SINGLE	876	1.000

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HORIZONTAL AT GRADE 10 FEET BEYOND PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
HORIZONTAL AT GRADE OVERALL SITE	Illuminance	Fc	1.08	19.8	0.0	N.A.	N.A.
VERTICAL AT 6'-0" FEET ABOVE GRADE ALONG PROPERTY LINE	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.

MERCADO DEL LAGO

APMI  
ARCHITECTURE PLANNING INTERIORS



DRAWN MB  
DATE 28.APRIL.2016  
PROJECT 16104.00

OVERALL  
SITE PLAN

PH-1

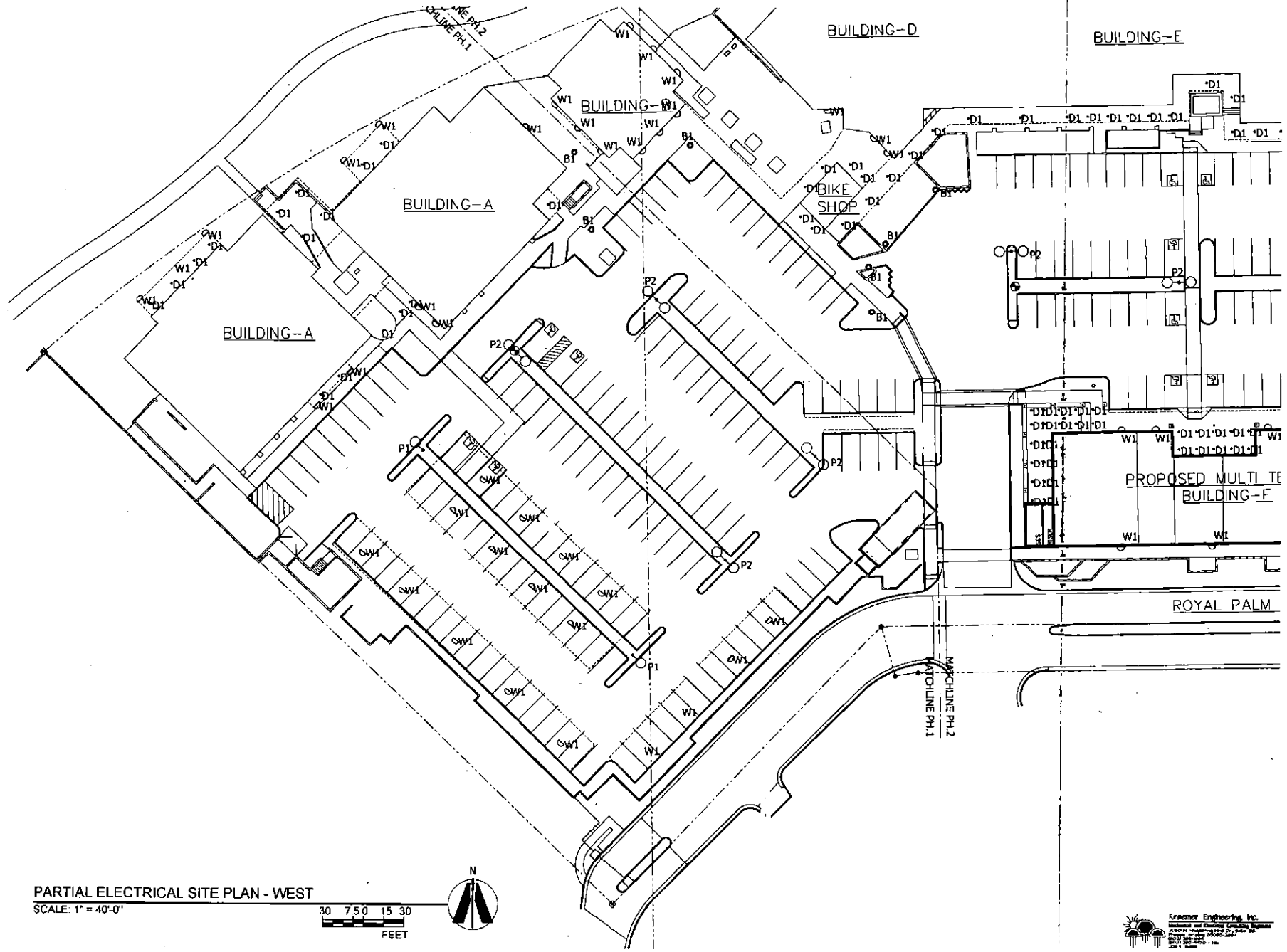


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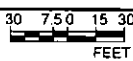
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8300 NORTH HAYDEN ROAD, SUITE 400  
SCOTTSDALE, ARIZONA 85258

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PARTIAL ELECTRICAL SITE PLAN - WEST  
SCALE: 1" = 40'-0"



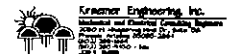
MERCADO DEL LAGO

**APM**  
ARCHITECTURAL PLANNING INTERIOR



DRAWN MS  
DATE 28 APRIL 2016  
PROJECT 18104 00

PARTIAL  
SITE PLAN



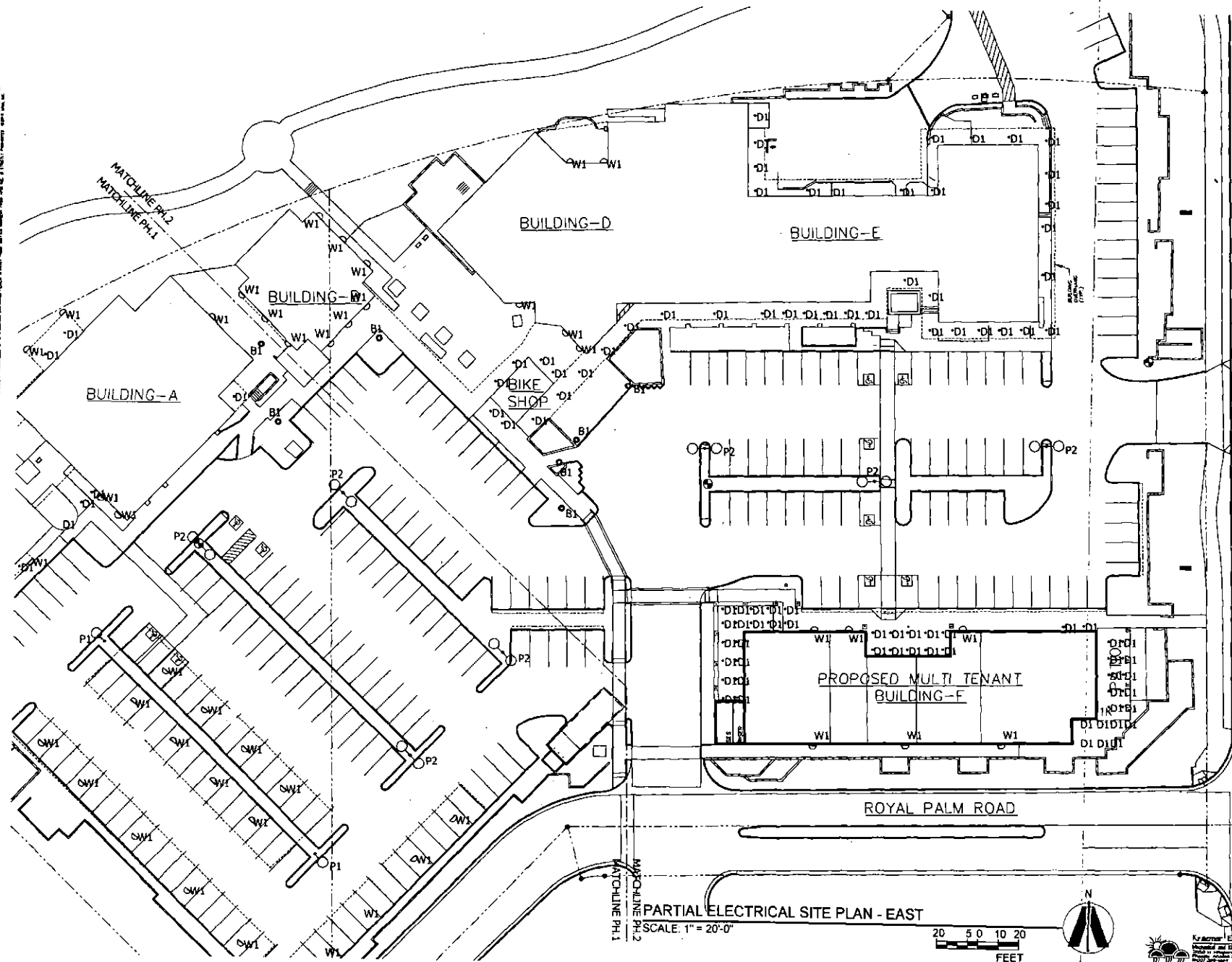
PH.4

830 N HAVEN ROAD, SCOTTSDALE, ARIZONA 85268

1.45.00.00  
WWW.APM.COM

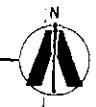
830 NORTH HAVEN ROAD, SUITE 100  
SCOTTSDALE, ARIZONA 85268





PARTIAL ELECTRICAL SITE PLAN - EAST  
 SCALE: 1" = 20'-0"

20 5 0 10 20  
 FEET



Kramer Engineering, Inc.  
 10001 W. HAYDEN ROAD, SUITE 100  
 SCOTTSDALE, ARIZONA 85258  
 (480) 344-1111  
 WWW.KRAMER-INC.COM

MERCADO DEL LAGO

**APMI**  
 ARCHITECTURAL PLANNING INCORPORATED



DRAWN: MB  
 DATE: 28 APRIL 2018  
 PROJECT: 16104.00

PARTIAL  
 SITE PLAN

PH.5

3333 HAYDEN ROAD, SCOTTSDALE, ARIZONA 85258



Type: B1  
Job:  
Catalog number:

## BNB1 LED

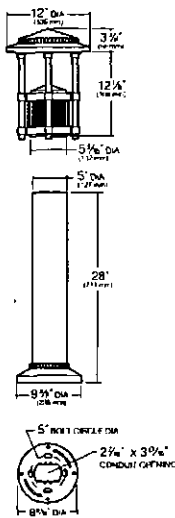
Bounce Bollard  
revision 7/28/14 • k1\_bnb1led\_spec.pdf

Approvals:

Date:  
Page: 1 of 4

## Specifications

BNB1 LED  
18, 27 or 36 LED



**Hood and Lens Frame:** Die-cast, low copper (SD 6%) Cu aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 1/4" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

**Body Support:** Die-cast, low copper (SD 6%) Cu aluminum alloy flanges overtop a ribbed extruded aluminum chamber. The linear heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a brass bushing.

**Body Cap:** Die-cast, low copper (SD 6%) Cu aluminum, retained by two captive stainless steel screws. Optional black finish to eliminate bronze light. See page 3.

**Shaft:** One-piece aluminum extrusion, 1/2" minimum wall thickness and two internal 1/2-16 mounting rods sandwich shaft between base and hood.

**Anchor Base Plate:** A heavy cast aluminum anchor base is provided for mounting to the four 1/4" x 12" x 2" zinc plated 1/2" bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5" B.C.D.).

**Electrical Module:** Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array compressed together as a module. Two (2) modules for Type I version, three (3) modules for Type II version, and four (4) modules for Type V version. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

**LED Driver:** Universal voltage from 120 to 277V with a  $\pm 10\%$  tolerance,  $\pm 0.5^\circ\text{C}$  starting temperature. All drivers are Underwriters Laboratories recognized.

**Finish:** Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (R) Black, (DBI) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Seafoam Gray, (LG) Light Gray, and (CC) Custom Color (include RAL). See page 3 for details.

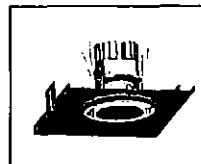
**Listed to:** UL 1578 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2 242.50.1 luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

**Warranty:** Kim Lighting warrants Bolland LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finishes, (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and Lifeshield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

**CAUTION:** Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

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## 4" LED Flush Lens Downlight LF4LEDG4

120V-277V  
High Efficacy  
0-10V Dimming  
IP65 or VR

### APPLICATIONS:

The LF4LED is a 4" specification grade LED lensed downlight that utilizes remote phosphor technology to obtain color consistency, energy savings, and low maintenance costs. 50,000 hours minimum life up to 35 C (95 F) in open planar applications.

### HOUSING:

One-piece 22 gauge non-corrosive steel platform. Powdered (flat) or wet (shiny) cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/lens assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements.

Approved for 2 (16 x 1/4) and No. 12 AWG conductors rated for 90 C through wiring.

### REFLECTOR:

High purity aluminum, Altek, independence expressed, semi-diffuse reflector. Self-luminescent.

### IP65 AND VR:

IP65 and vandal-resistant (VR) options are made of 16GA cold rolled steel compacts and come standard with a clear high impact polycarbonate lens. Each option uses self-healing stainless steel screws painted to match the white zinc color standard; temperature-resistant screws are used on the VR option only. The IP65 rated option is completely sealed without the use of silicone on standard non-porous ceiling surfaces.

### LED LIGHT ENGINE:

The LF4LED uses the Philips Lumileds DLM 4 LED Module with remote phosphor technology.

### CATALOG NUMBER:

Order housing, reflector, and accessories separately.

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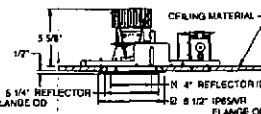
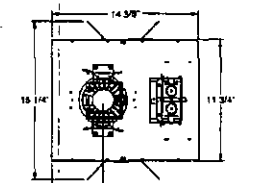
Order housing, reflector, and accessories separately.

Order housing, reflector, and accessories separately.

DATE: TYPE: D1  
FIRM NAME:  
PROJECT:

## LifeFrame

Ceiling Mount, 5"  
Maximum Ceiling Thickness 1 1/4"  
For conversion to millimeters,  
multiply inches by 25.4  
Not to Scale



See page 2 for EMR line art.

EXAMPLE: LF4LEDG4-4LFLEDG430KIP65

Order housing, reflector, and accessories separately								
HOUSING/LED GENERATION	VOLTAGE	OPTIONS	TRIM	LED COLOR TEMP	REF. FINISH	REFLECTOR COLORS	REF. OPTIONS	ACCESSORIES
<input type="checkbox"/> LF4LEDG4	<input type="checkbox"/> Blank	<input type="checkbox"/> EMR <sup>1</sup>	<input type="checkbox"/> 4LFLEDG4	<input type="checkbox"/> 30K	<input type="checkbox"/> Blank	<input type="checkbox"/> Blank	<input type="checkbox"/> IP65 <sup>2</sup>	<input type="checkbox"/> B36
4" High Efficacy	<input type="checkbox"/> 120V	Emergency Battery	1100 Lumen	<input type="checkbox"/> 33K	<input type="checkbox"/> Semi-D.Ruse	Clear	Flush lens. Dye	Set of two 24" bar
LED Housing	<input type="checkbox"/> 277V	Pack with remote	Module	<input type="checkbox"/> 40K			and water tight to	hangers for 1 bar
with 0-10V	<input type="checkbox"/> 24V <sup>3</sup>	test switch	4LFLEDG4				IP65	couplings
Dimming to 10%			1500 Lumen				<input type="checkbox"/> VR <sup>4</sup>	Set of two (2) bar
			Module				Vandal Resistant	hangers for ceiling
			4LFLEDG4					joist up to 24" centers
			2000 Lumen					LifeClear <sup>5</sup>
			Module					See page 3 for
								availability
Use with NDM/DM1/2DM dimming option: Match Housing to Trim Output								
<input type="checkbox"/> LF4LEDG4	<input type="checkbox"/> 120	<input type="checkbox"/> NDM <sup>6</sup>	<input type="checkbox"/> LF4LEDG4	<input type="checkbox"/> 277	<input type="checkbox"/> DM1 <sup>7</sup>	<input type="checkbox"/> 2DM <sup>8</sup>	NOTES:	
<input type="checkbox"/> LF4LEDG4	<input type="checkbox"/> 277	<input type="checkbox"/> 2DM <sup>8</sup>	Lumen 3-wire /Eco System to 1%				1. 347V not available with EMR	
<input type="checkbox"/> LF4LEDG4		<input type="checkbox"/> 2DM <sup>8</sup>	Lumen 2-wire Leading Edge to 1% (120V only)				2. For DM1, DM1, and 2DM options, housing output must match lens input	
		<input type="checkbox"/> 2DM <sup>8</sup>	Lumen 2-wire Leading Edge to 1% (120V only)				3. IP65 and VR can not be chosen together	
		<input type="checkbox"/> 2DM <sup>8</sup>	0.10W dimming to 1%					
		<input type="checkbox"/> 2DM <sup>8</sup>	0.10W dimming to 1%					
In a continuing effort to offer the best product we reserve the right to change, without notice, specifications or materials that in our opinion will not affect the function of the product. Please contact our sales office for more information. (888) 277-6832								
A Division of Hubbell Lighting, Inc.								





Type: P1 & P2  
Job:  
Catalog number:

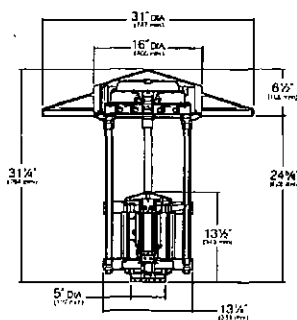
**BNS1**  
Bounce® PicoEmitter™ LED  
revision 9/15/15 • kl\_bns1led\_spec.pdf

**Approvals:**

**Date:**  
**Page:** 1 of 6

## Specifications

**BNS1-LED**  
31" Diameter  
60 Light Emitting Diodes  
Total Max System Watts = 66W



**Hood and Lens Frame:** Die-cast, low copper (0.6%) cut aluminum alloy hood and lens frame with stainless steel hinge. The hood is opened with a tool-less latch made of die-cast aluminum and stainless steel brackets. The hood is held open for relamping with a stainless steel wire self-locking stop arm. The 1/8" thick clear flat lens seals against the reflector flange by a one-piece molded silicone gasket, to produce a fully sealed optical chamber. The underside of the hood is always painted white.

**Optical Module:** Precision, replaceable Picoemitters are positioned to achieve directional control toward desired task. The entire EmitterDeck<sup>®</sup> mounting assembly fastens to housing as a one-piece module.

**Ballast Chamber:** Die-cast, low copper (ed.6%) Cu aluminum alloy flanges contain a thick, extruded aluminum channel. The die-cast aluminum cover is fitted with two cap screws. The screws and stainless wire is provided to secure the cover during installation or service. The four heavy wall extruded support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with an aluminum bushing. The die-cast cover is always painted reflective white. (Optional Ballast Baffle Cover, Mounted by one of the following note attachment means:

**FM - Flush Mounting** by means of an expansion device activated by a single bolt within the ballast compartment. Pole must have a plain-cut top. Standard pole size is 4" O.D. (Other pole adapter sizes available; contact Kim representative).

**PT** - Pole Tenon mounting by means of a cast aluminum adapter containing four recessed 3/4" stainless steel allen head set screws. Pole must have a 2" pipe-size tenon (2 3/4" O.D. x 4 1/2" minimum length). Pole tenon must be filed (drilled) at one set screw location to secure against fraying rotation.

**Electronic Module:** All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifesShield™ temperature control device and surge protector. Electrical module attaches to housing with key hole pins, accessible by opening the lens frame and removing optical module. Driver is rated for -40°F starting temperature and has a 0-100% dimming interface on the LifesShield device for multi-level illumination options.

**Finish:** Each luminair receives a fade and abrasion resistant, electrostatically applied, thermally cured, methylol diisocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (include RAL#).

**Listed To:** UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires.

**CAUTION:** Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.



U.S. Patent D473,331S

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Type  
Job:






**BNS1**  
Bounce® PicoEmitter™ LED  
revision 9/15/15 • kl\_bns1led\_spec.pdf

Page: 2 of 6



### Standard Features

### Mounting

<p><b>Mounting</b></p>	 EPA: 1.2 Cat. No: <input type="checkbox"/> FM Flush Mount	 EPA: 1.2 Cat. No: <input type="checkbox"/> PT Pole Tenon Mount	 EPA: 1.8 Cat. No: <input type="checkbox"/> 1SA Single Arm	 EPA: 3.6 Cat. No: <input type="checkbox"/> 2SB Twin Mount	 EPA: n/a Cat. No: <input type="checkbox"/> 1W Wall Mount
<p><b>Fixture</b> Cat. No. designates fixture and optic</p>	<p>BNS1</p> <p>Housing Size: BNS1</p> <p>Distribution:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> H1 = Type I</li> <li><input type="checkbox"/> H2 = Type II</li> <li><input type="checkbox"/> H3 = Type III</li> <li><input type="checkbox"/> H4 = Type IV</li> <li><input type="checkbox"/> H5 = Type V</li> <li><input type="checkbox"/> HR = Type R Right</li> <li><input type="checkbox"/> HL = Type L Left</li> </ul>	<p>E35</p> <p>E35 = 350mA</p>	<p>Light Distribution:</p> <p>Type I</p> <p>Type II</p> <p>Type III</p> <p>Type IV Forward Throw</p> <p>Type V Square</p> <p>Type R Right</p> <p>Type L Left</p>		
<p><b>Electrical Module</b></p>	<p>Cat. Nos. for Electrical Modules available:</p> <p>60L</p> <p>Source:</p> <p>N/A = full LED's</p> <p>Color Temperature:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 3K = 3000K</li> <li><input type="checkbox"/> 4K = 4200K</li> <li><input type="checkbox"/> 5K = 5100K</li> <li><input type="checkbox"/> 2K = 580nm - Amber</li> </ul>	<p>xK</p> <p>Volts:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 120 = 120V</li> <li><input type="checkbox"/> 208 = 208V</li> <li><input type="checkbox"/> 240 = 240V</li> <li><input type="checkbox"/> 277 = 277V</li> <li><input type="checkbox"/> 347 = 347V*</li> <li><input type="checkbox"/> 480 = 480V*</li> </ul>	<p>x</p>		

\*Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.

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MERCADO DEL LAGO

UNITED NATIONS ROAD SCOTTSDALE, ARIZONA 85258

### ACKNOWLEDGMENTS

3302 NORTH HAYDEN ROAD, SUITE A-20  
SCOTTSDALE 3 ARIZONA 85251



DRAWN  
DATE 28 APRIL 2011  
PROJECT 18104.D

FIXTURE  
CUT SHEETS

PH.7





**APPLICATIONS:**  
Ultraflex™ LD61ED3D and LD61ED4D Series is a 6" direct wall mount LED cylinder designed to combine superior brightness control with energy savings and long lamp life. Suitable for a variety of commercial, retail, and institutional applications to achieve illuminance patterns on vertical walls or columns. Optical lens options in spot, medium, or wide distribution are ideal for higher ceiling applications such as transportation terminals or atrium areas. Suitable for use in ambient temperatures up to 30°C (86°F) during operation.

**HOUSING:** Seamless .158" thick extruded aluminum cylinder body with die cast aluminum canopy, arm, and mounting bracket. Durable powder coat paint finish in a variety of architectural colors including Prescolite's exclusive Zor metallic silver.

**REFLECTOR:**  
High purity spun aluminum self-flanged reflector with incidence suppressed Alzox anodized finish retained by factory installed spring clips and safety cable for ease of maintenance. Provided with integral clear tempered glass lens to protect LEDs.

**LED LIGHT ENGINE:**  
The LED light engines are equipped with (10) high brightness white LEDs (3500K or 4000K) on a metal clad circuit board.

Secured to an integral die cast aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance [50,000 hours at 70% average lumen maintenance\*]. \*LED life calculations are based upon maintaining application LED junction temperatures and drive currents at or below manufacturer's requirements per IESNA LM-80-08 test data.

Optics: Vacuum metallized injection molded optical reflector features (10) parabolic LED modules with Proscorpio's patented (U.S. Patent No. 6,254,356) American Mirror™

Optional optical lenses provide a choice of spot, medium, or wide distribution for added versatility.

**LED DRIVER:**  
Energy efficient solid state constant current electronic driver with 50,000 hour minimum anticipated life. Meets UL Class 2, inherent short-circuit protection, self limited, overload protected.

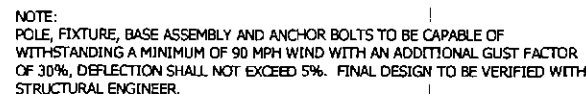
**INSTALLATION:**  
Easy installation onto standard 1/2-in.

**CERTIFICATIONS:**  
CSA certified to US and Canadian safety standards. Suitable for wet locations.

**WARRANTY:**  
5 year warranty available

# LiteForms

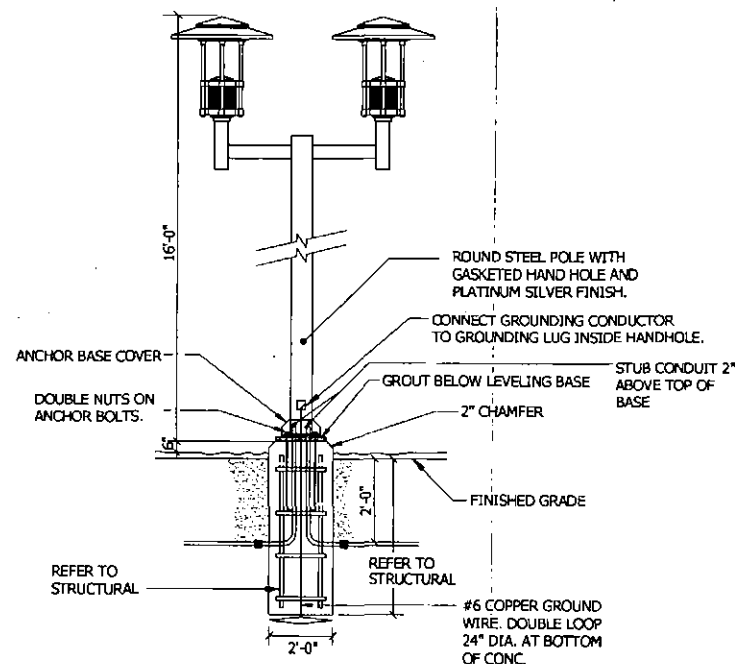
For conversion to millimeters,  
multiply inches by 25.4  
Not to Scale



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is a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.  
Web: [www.pinescollite.com](http://www.pinescollite.com) • Tech Support: (888) 777-4932

LEO-LED-010



**POLE MOUNTED FIXTURE DETAIL**  
**NOT TO SCALE**

MERCADO DEL LAGO

2000-11-15 10:45:00 AM

7,480,000,000

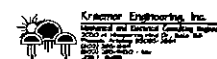
3000 NORTH HAYDEN ROAD, SUITE A-201  
COTTAGEVILLE, CA 95920-1415



DRAWN	M
DATE	28 APRIL 201
PROJECT	10104.0

## FIXTURE CUT SHEETS

PH.8





## Bloemberg, Greg

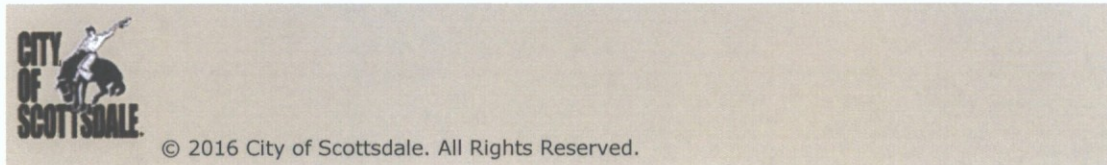
---

**From:** Perone, Steve  
**Sent:** Wednesday, May 18, 2016 9:06 AM  
**To:** Bloemberg, Greg  
**Subject:** FW: Case #20 DR2016, Hayden and Royal Palm design case

Greg...



Hello, In reviewing the landscape plan, why are there no street trees planned for west of the public sidewalk along Hayden Road? Please coordinate w/ utilities to provide size appropriate trees where allowed to provide shade to the sidewalks. Thanks, Diana -- sent by Diana Kaminski (case# 20-DR-2016)



## Bloemberg, Greg

---

**From:** jbetrozoff1@cox.net  
**Sent:** Saturday, May 21, 2016 11:53 AM  
**To:** Bloemberg, Greg  
**Subject:** Mercado Del Lago Exterior Remodel



We live along Lake Marguerite in Las Palomas across from the proposed project at Mercado Del Lago. We support the proposed changes overall because it appears to be an updating and upgrading of the center. As long as the activity by people and vehicles are confined inside the center we do not see a negative impact on our side of the lake. We are always fearful that a restaurant tenant or other tenant will be allowed that will include noise from bands or loud parties on the north side. -- sent by John Betrozoff (case# 20-DR-2016)



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**Bloemberg, Greg**

---

**From:** Ruenger, Jeffrey  
**Sent:** Tuesday, May 31, 2016 8:34 AM  
**To:** Bloemberg, Greg  
**Subject:** FW: Renovations to Plaza Royal Palm Rd.

---

-----Original Message-----

**From:** goren [<mailto:goren@ucalgary.ca>]  
**Sent:** Monday, May 30, 2016 11:52 AM  
**To:** Projectinput  
**Subject:** Renovations to Plaza Royal Palm Rd.

Mr. Bloemberg:

My wife and I reside at Palm Cove, a community just west of the plaza to be renovated; entry is from Royal Palm Rd. I am writing to question whether the developers have considered the traffic flow to and from our community. Traffic includes trucks that make deliveries to the impending shops/stores/restaurants. How much is anticipated, and how late will traffic be flowing as a result of the changes?

I look forward to being alleviated of my concerns.

Joe Goren

**Bloemberg, Greg**

---

**From:** Ruenger, Jeffrey  
**Sent:** Wednesday, June 01, 2016 10:00 AM  
**To:** Bloemberg, Greg; Perone, Steve  
**Subject:** FW: Case/Mercado Del Lago 20-DR-2016

---

**From:** [KLTERWILL@aol.com](mailto:KLTERWILL@aol.com) [<mailto:KLTERWILL@aol.com>]  
**Sent:** Wednesday, June 01, 2016 9:21 AM  
**To:** Projectinput  
**Subject:** Case/Mercado Del Lago 20-DR-2016

The above case/project is not advantageous to the area and visually and functionally would be a negative. The Mercado has a long history of vacancies and additional parking lot store fronts will only contribute to this issue. Tearing down viable rentals on the west of the plaza and adding square footing for a new build will only reduce parking spaces and increase congestion in the plaza area with an unsightly entrance and building off of Royal Palm. The proposal should address the old Buster's space and an adaptation utilizing the more viable and desirable lakefront property which in its present configuration will continue to be a difficult rental. For overall functionality and appearance and cost it would seem to be more appropriate to address a complete remodel and reconfiguration of existing property and maximizing the potential of the highly desirable waterfront. As a resident of the immediate area I would not be in favor of the current plan which is not in the best interest of the area. Revitalize the existing more valuable waterfront area and open up the courtyard area by reconfiguring and removing the existing bike shop and subdivide the old Busters location.

Thank you,  
Karen Tewrwilleger