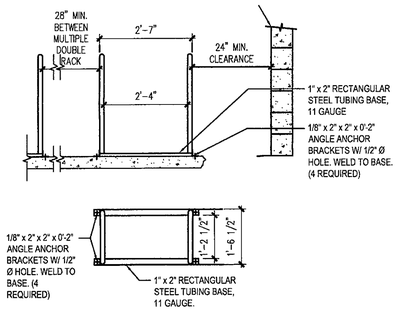
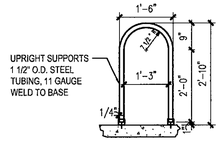
Full Size
8.5 x 11
11 x 17
(site plan, landscape, elevations)





KEY NOTES

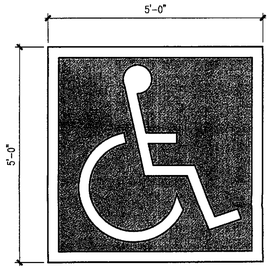
1. DOUBLE RACK HOLDS 4 BICYCLES.
2. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING.
3. ANCHOR RACK TO CONCRETE W/ 3/8"Ø x2 1/2"WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQUIRED) OR SET TUBING 12" BELOW GRADE IN 24" DEEPx6" WIDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED GRANITE.
5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN A HIGHLY VISIBLE AREA.
6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6" MIN. CLEAR AREA.

13 BICYCLE RACK

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

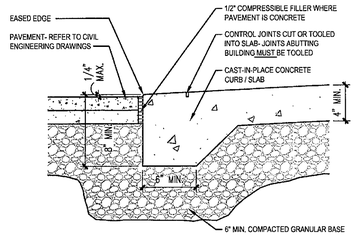
NOTE

BLUE AND YELLOW INTERNATIONAL ACCESSIBLE SYMBOL. IT CAN BE DISPLAYED WITHOUT BLUE BACKGROUND. MATCH CITY OF SCOTTSDALE STANDARDS AND 2010 ADA STANDARDS.



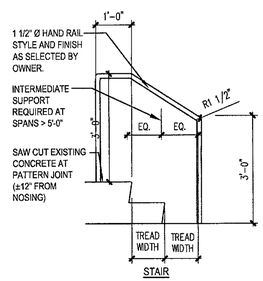
12 ACCESSIBLE SYMBOL

SCALE: 1" = 1'-0"



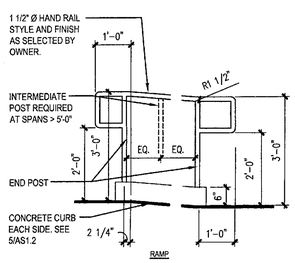
9 FLUSH CURB

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



11 STAIR DETAIL

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



10 RAMP DETAIL

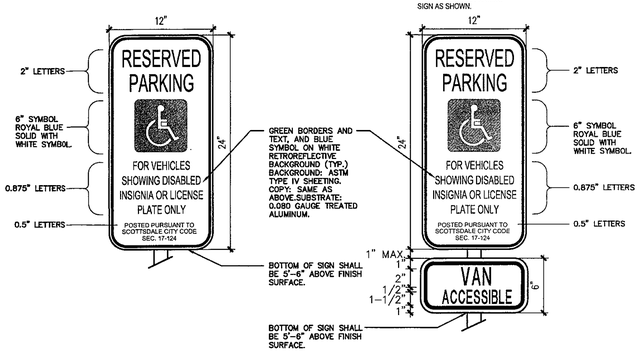
SCALE: 1/2" = 1'-0"

NOTE:

1. LETTERING SHALL BE CLEARVIEW 1-W FONT.
2. MOUNT SIGN ON FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE.

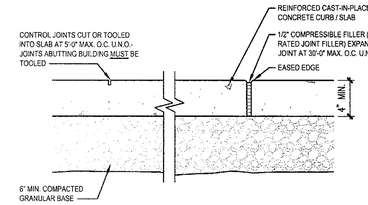
NOTE:

1. LETTERING SHALL BE CLEARVIEW 1-W FONT.
2. MOUNT SIGN ON FLEXIBLE P.E. POST WITH SURFACE MOUNT BASE - EPOXY TO PAVEMENT SURFACE.
3. THE VAN ACCESSIBLE SIGN SHALL BE CENTERED UNDER THE ACCESSIBLE PARKING SIGN AS SHOWN.



8 ACCESSIBLE & VAN ACCESSIBLE PARKING SIGNS

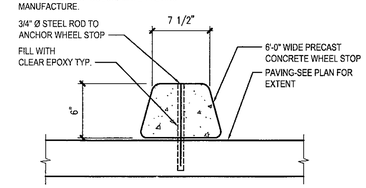
SCALE: 1 1/2" = 1'-0"



7 PEDESTRIAN WALK EXPANSION JOINT

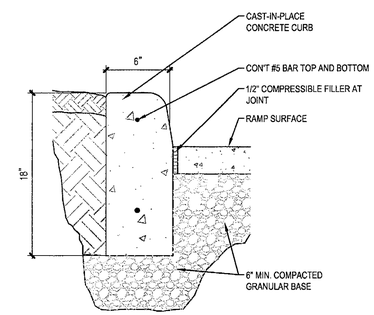
SCALE: 1 1/2" = 1'-0"

NOTE: MATCH DEVELOPMENT STANDARDS FOR WHEEL STOP COLOR, MATERIAL AND MANUFACTURE.



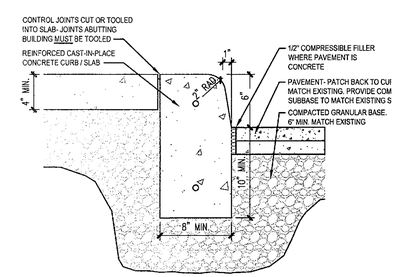
6 WHEEL STOP

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



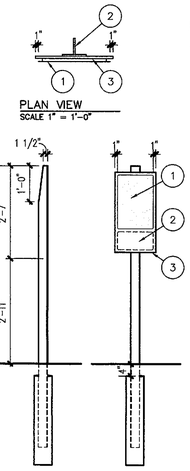
5 CAST-IN-PLACE CONCRETE CURB

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



4 PEDESTRIAN WALK CURB

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

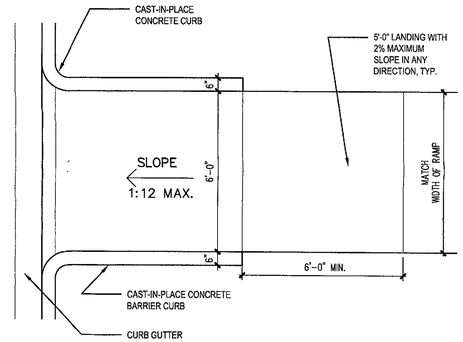


KEY NOTES

1. SIGN - ADA, FIRE LANE, ETC. SECURE TO PLATE WITH 1" SPACER AND VANDEL RESISTANT STAINLESS STEEL BOLT AND NUT. 4 LOCATIONS MINIMUM EACH SING.
2. STEEL WT 3x6, UNFINISHED, UNPRIMED.
3. 3/16" STEEL PLATE, UNFINISHED, UNPRIMED.
4. SET IN 6" DIAMETER x36" DEEP CONCRETE POST BASE. EXTEND STEEL INTO CONCRETE 30"
5. TAPER TOP OF WT3x6 SIGN POST AS SHOWN.

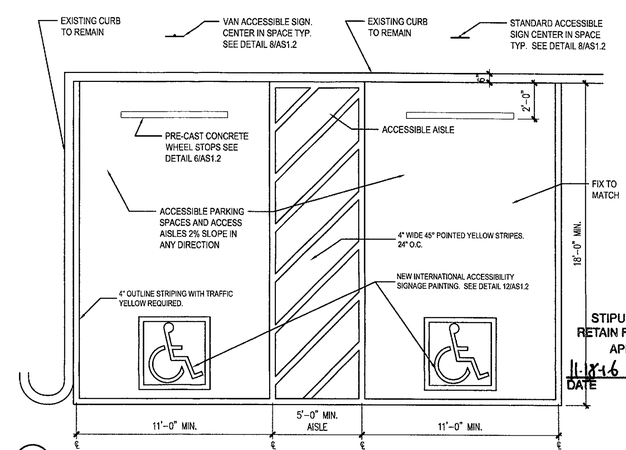
3 TYPICAL SIGN POST DETAIL

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



2 RETURN CURB RAMP TYP.

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



1 PARALLEL CURB RAMP

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

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DEVELOPMENT REVIEW SUBMITTAL
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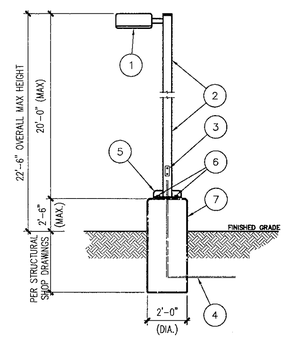
DRAWN	WR
DATE	28.APRIL.2016
PROJECT	16104.00

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE
INITIALS

SITE DETAILS

AS1.2

20-DR-2016
5/6/2016



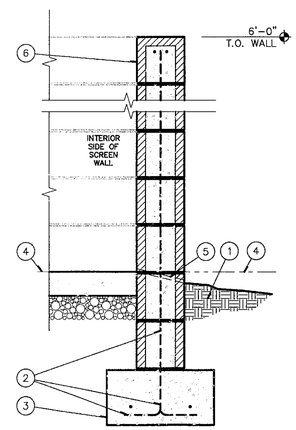
KEY NOTES:

1. LIGHT FIXTURE. SEE ELECTRICAL.
2. POLE SHALL BE SQUARE STRAIGHT STEEL, 4"X4" MINIMUM. FACTORY FINISHED TO MATCH PRIMARY BUILDING COLOR.
3. HANDHOLE WITH TAMPER PROOF SCREWS.
4. PVC CONDUIT WITH WIRING PER ELECTRICAL. EXTEND CONDUIT 8" ABOVE CONCRETE BASE INTO POLE FOR EASIER ACCESS THROUGH HANDHOLE.
5. BASE COLLAR WITH GUSSETT PLATE.
6. (4) HOT DIPPED GALVANIZED STEEL BOLTS FURNISHED WITH POLE.
7. CONCRETE BASE AGAINST COMPACTED EARTH. SKIM COAT BASE WITH MORTAR WASH AND PAINT. SEE GENERAL NOTE BELOW.

CONTRACTOR NOTE: UPON FINAL SELECTION OF POLE MANUFACTURER, ELECTRICAL CONTRACTOR SHALL PROVIDE STRUCTURAL CALCULATIONS SEALED BY A ARIZONA REGISTERED STRUCTURAL ENGINEER FOR THE POLE BASE. ELECTRICAL CONTRACTOR SHALL INCLUDE IN THEIR BID, THE COST FOR DESIGN OF (2) TYPES OF POLE BASES. ONE SHALL BE FOR A STANDARD 5' DEEP POLE BASE AS SHOWN IN THIS DETAIL AND THE OTHER SHALL BE FOR A SHALLOW POLE BASE ON BEDROCK. SEE SOILS REPORT FOR LOCATIONS OF LIGHT POLES LOCATED OVER SHALLOW ROCK. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL AND GROUNDING REQUIREMENTS.

4 SITE LIGHT POLE

SCALE: N.T.S. DET002



KEY NOTES

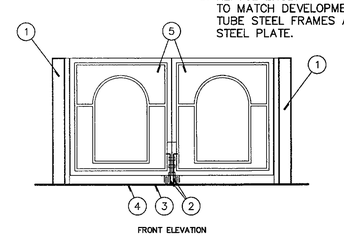
1. FINISH GRADE – SEE CIVIL DRAWINGS.
2. VERTICAL REINFORCING. SEE STRUCTURAL.
3. CONCRETE FOOTING. SEE STRUCTURAL.
4. LINE OF FINISH FLOOR OF MAIN BUILDING.
5. WEEP HOLE AT 4'-0" O.C.
6. 8"x8"x16" CMU. PAINT INTERIOR SIDE TO MATCH PRIMARY BUILDING FIELD COLOR.

3 SCREEN WALL AT TRASH ENCLOSURE

SCALE: 1" = 1'-0" DET003

KEY NOTES

1. E.I.F.S. WITH SMOOTH FINISH OVER 8" CMU SCREEN WALL, EACH SIDE. PAINT TO MATCH MAIN BUILDING AND DEVELOPMENT STANDARDS. SEE ELEVATIONS.
2. CANE BOLT AND GATE WHEEL.
3. CONCRETE SLAB. SEE REFUSE ENCLOSURE PLAN, 1/AS1.3
4. MAINTAIN LEVEL GRADE FOR GATE OPENING.
5. REFUSE ENCLOSURE GATE AND HARDWARE TO MATCH DEVELOPMENT STANDARD. PAINT TUBE STEEL FRAMES AND THE BACKGROUND STEEL PLATE.

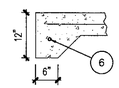


2 REFUSE ENCLOSURE GATE DETAIL

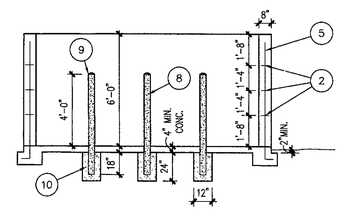
SCALE: 1/4" = 1'-0" DET004

KEY NOTES

1. 3 – 4" DIAMETER STEEL POLES.
2. 8" CMU OR BLOCK OR STUCCO TO MATCH BUILDING.
3. 30' X 14' X 6" THICK CONCRETE APPROACH SLAB WITH THICKENED EDGES, CLASS "B" CONCRETE W / 6" X 6", 1.4 X 1.4 WWF, ON COMPACTED SUBGRADE. APPROACH SLAB SHALL HAVE A CONSTANT SLOPE WHICH MATCHES THE ENCLOSURE SLAB.
4. 1/2" EXPANSION JOINT, ASTM D–1751 PER MAG SECTION 729.
5. #4 DOWELS @ 24" O.C.
6. #4 BAR.
7. WALL MESH.
8. 6" SCHEDULE 40 GALVANIZED STEEL BOLLARD 12" FROM WALL TYP.
9. FILL WITH GROUT AND CROWN TOP
10. CONCRETE POST BASE

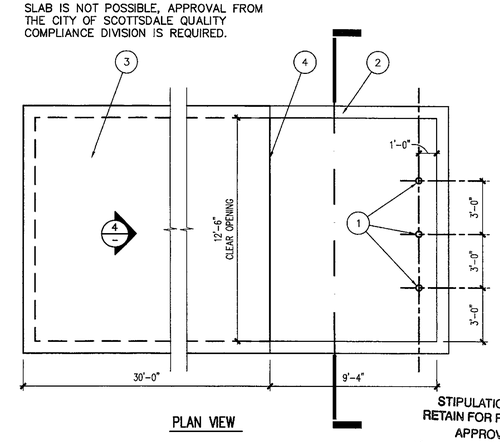


APPROACH SLAB THICKENED EDGE DETAIL



SECTION A–A

NOTE:
IN LOCATIONS WHERE A 30' APPROACH SLAB IS NOT POSSIBLE, APPROVAL FROM THE CITY OF SCOTTSDALE QUALITY COMPLIANCE DIVISION IS REQUIRED.



PLAN VIEW

1 REFUSE ENCLOSURE

SCALE: 1/4" = 1'-0" DET001

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-10-16
DATE INITIALS

MERCADO DEL LAGO

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SCOTTSDALE, ARIZONA 85258

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DRAWN	WR
DATE	28.APRIL.2016
PROJECT	16104.00

SITE DETAILS

AS1.3

AERIAL CONTEXT SITE PLAN

SCALE: 1" = 80'-0"

80 20 0 40 80
FEET

N

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

CLIENT / OWNER
SCOTTLIN, LLC
6621 N SCOTTSDALE RD
SCOTTSDALE, ARIZONA 85250

LEGEND

PHOTO TAG. SEE EXISTING PHOTO EXHIBIT.

MERCADO DEL LAGO

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SCOTTSDALE, ARIZONA 85258

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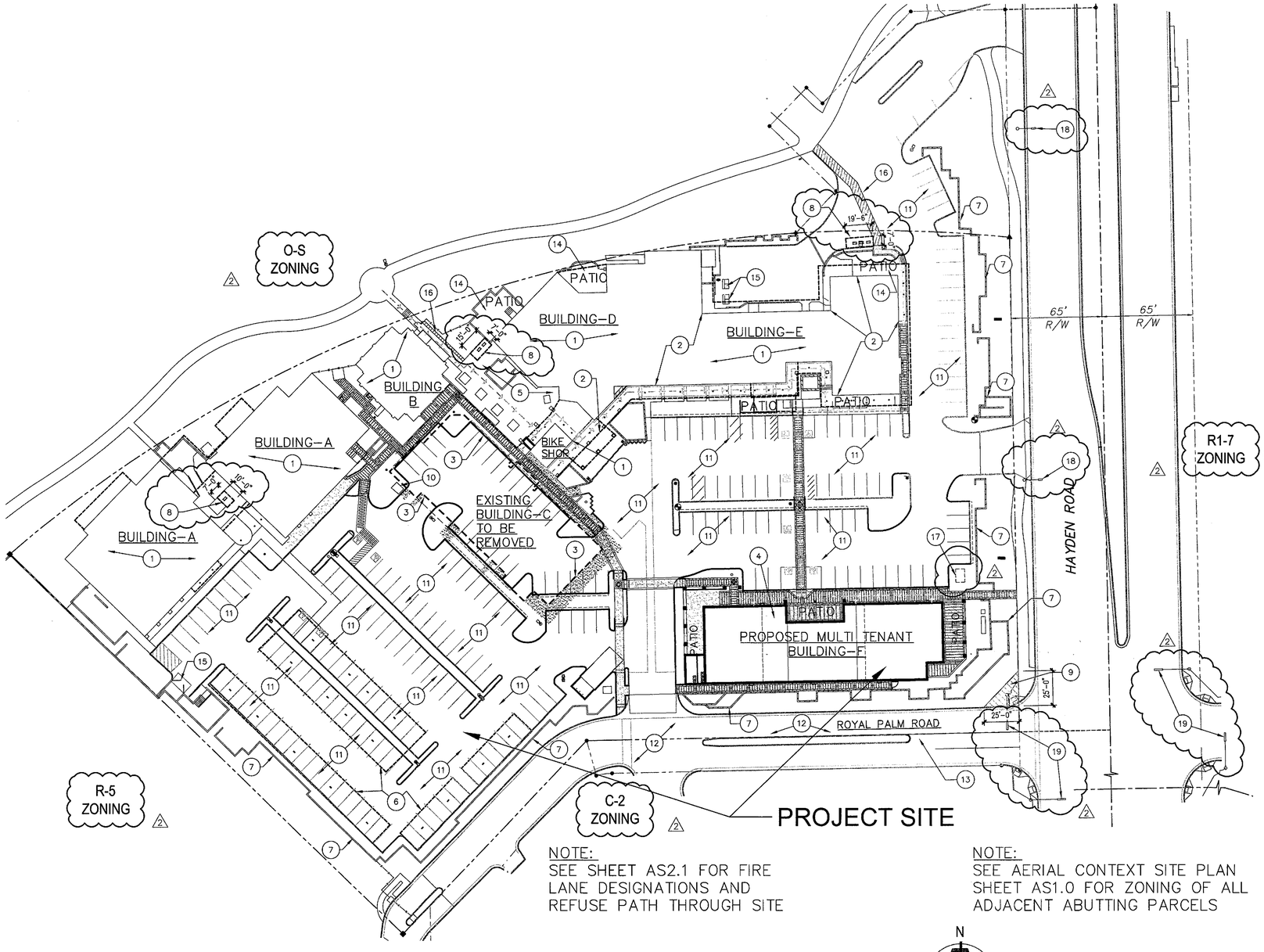
DATE	28.APRIL.2016
PROJECT	16104.00

AERIAL CONTEXT SITE PLAN

AS1.0

20-DR-2016
5/6/2016



NOTE:
SEE SHEET AS2.1 FOR FIRE LANE DESIGNATIONS AND REFUSE PATH THROUGH SITE

NOTE:
SEE AERIAL CONTEXT SITE PLAN SHEET AS1.0 FOR ZONING OF ALL ADJACENT ABUTTING PARCELS

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

40 10 0 20 40
FEET

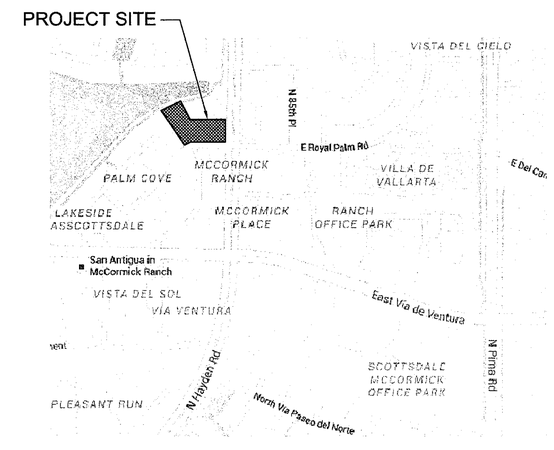
N

KEYNOTES

1. EXISTING BUILDING TO REMAIN – MINIMUM IMPROVEMENTS AND FINISH CHANGES AS SHOWN.
2. RAISE EXISTING PARAPET 6'–0"± TO SCREEN MECHANICAL EQUIPMENT.
3. EXISTING BUILDING "C" PROPOSED TO BE DEMOLISHED AND CONVERTED TO PARKING.
4. PROPOSED NEW MULTI–TENANT BUILDING "F" WITH RESTAURANT AND RETAIL USE, INCLUDING OUTDOOR PATIOS AT RESTAURANTS.
5. OUTDOOR COURTYARD ARE ADJACENT TO EXISTING RESTAURANT.
6. EXISTING COVERED PARKING TO REMAIN.
7. EXISTING SCREEN WALL TO REMAIN.
8. EXISTING BICYCLE RACK TO REMAIN.
9. 25'x25' CORNER SAFETY TRIANGLE.
10. EXISTING APS TRANSFORMER – 52" TALL.
11. EXISTING PARKING AND PAVING TO REMAIN.
12. 18'–0" MINIMUM ACCESS EASEMENT.
13. NEW LEFT TURN LANE STRIPING.
14. EXISTING SITE HARDSCAPE AREA TO REMAIN.
15. EXISTING REFUSE ENCLOSURE TO REMAIN.
16. BIKE AND PEDESTRIAN PATH CONNECTION TO EXISTING PATH AT LAKE.
17. NEW BIKE RACK. MINIMUM 6.5'x9.5'
18. EXISTING LIGHT POLE TO REMAIN.
19. EXISTING TRAFFIC SIGNALS TO REMAIN. △2

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, A.I.A.
T 480.998.0709
F 480.998.7958
E wreilly@apmi.com



VICINITY MAP

SCALE: N.T.S.

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

PARKING AND PARKING LOT LANDSCAPING:

PARKING LOT AREA: 91,813 SF
REQUIRED PARKING LANDSCAPE: 91,813 SF x 0.15 = 13,772 SF
PROVIDED PARKING LANDSCAPE: 14,200 SF △1

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

ADA PARKING REQUIRED (4% OF TOTAL) 235 SPACES x 0.04 = 9.4 ADA SPACES REQUIRED
ADA PARKING PROVIDED 10 SPACES

BICYCLE PARKING REQUIRED: 24 SPACES (1 PER 10 VEHICULAR PARKING PROVIDED)
BICYCLE PARKING PROVIDED: 24 SPACES. △2

STIPULATION SET
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APPROVED
11-18-16
DATE INITIALS

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.

20-DR-2016
09/28/16

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8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

△1 08.JULY.2016 DR PLAN REVIEW
△2 22.SEPT.2016 DR PLAN REVIEW

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SCOTTSDALE, ARIZONA 85258

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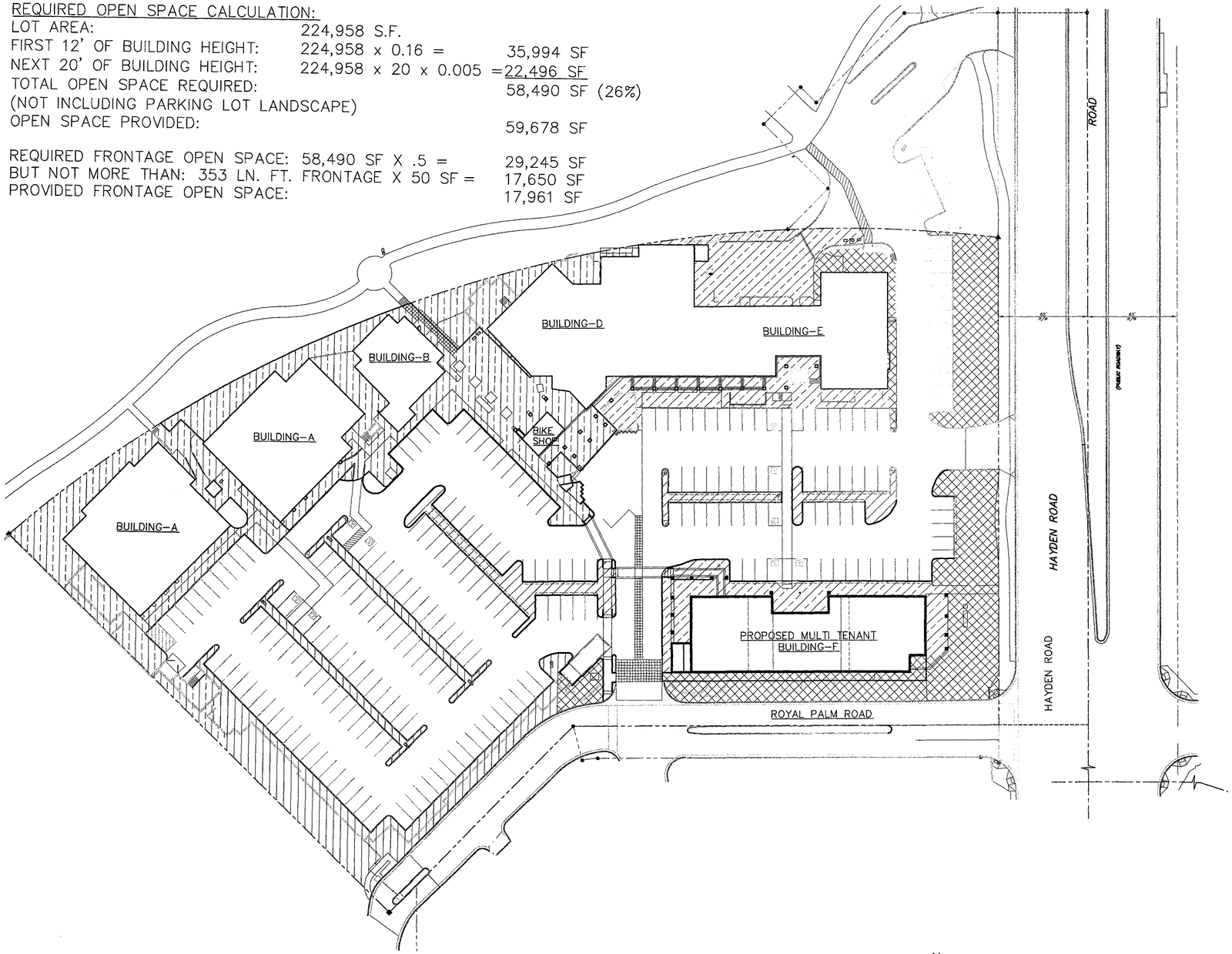
DRAWN	WR
DATE	08.JULY.2016
PROJECT	16104.00

OVERALL SITE PLAN

AS2.0

REQUIRED OPEN SPACE CALCULATION:

LOT AREA:	224,958 S.F.	
FIRST 12' OF BUILDING HEIGHT:	224,958 x 0.16 =	35,994 SF
NEXT 20' OF BUILDING HEIGHT:	224,958 x 20 x 0.005 =	22,496 SF
TOTAL OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPE)		58,490 SF (26%)
OPEN SPACE PROVIDED:		59,678 SF
REQUIRED FRONTAGE OPEN SPACE:	58,490 SF X .5 =	29,245 SF
BUT NOT MORE THAN: 353 LN. FT. FRONTAGE X 50 SF =		17,650 SF
PROVIDED FRONTAGE OPEN SPACE:		17,961 SF



OPEN SPACE PLAN

SCALE: 1" = 40'-0"

40 10 0 20 40

FEET

N

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 SF x 0.15 = 13,772 SQ.FT.

PROVIDED PARKING LANDSCAPE:
14,407 SQ.FT.

DENOTES FRONT OPEN SPACE
17,961 SQ.FT. TOTAL

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

DENOTES PARKING LOT LANDSCAPING
14,407 SQ.FT. TOTAL

MERCADO DEL LAGO

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DEVELOPMENT REVIEW SUBMITTAL
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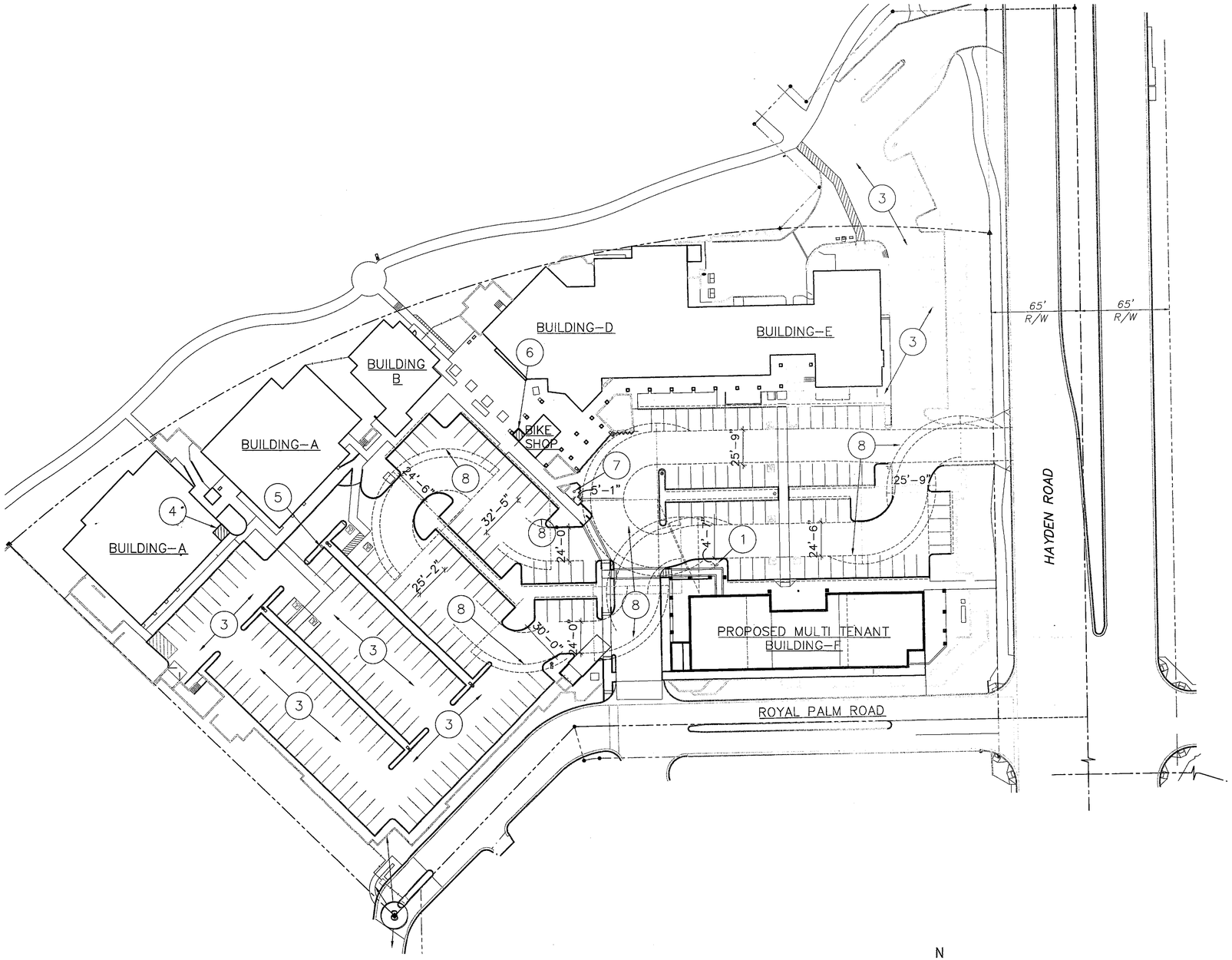
DRAWN	WR
DATE	28.APRIL.2016
PROJECT	16104.00

OPEN SPACE OVERALL PLAN

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE INITIALS

AS2.3

20-DR-2016



FIRE ROUTE PLAN

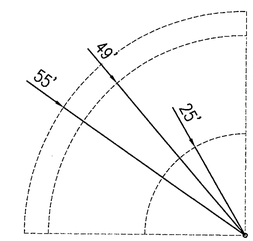
SCALE: 1" = 40'-0"

40 10 0 20 40
FEET

N

KEYNOTES

1. FIRE DEPARTMENT CONNECTION NEW BUILDING "F" PER CITY OF SCOTTSDALE FIRE DEPARTMENT REQUIREMENTS – LOCATE IN LANDSCAPE ISLAND, IN ACCORDANCE WITH IFC 2012, SECTION 912.3.2 AND SECTION 912.2.3.
2. FIRE LANE SURFACE TO SUPPORT 83,000 LBS. GROSS VEHICLE WEIGHT (GVW). FIRE LANE MARKING IN ACCORDANCE WITH IFC 2012, SECTION 503.3AS AMENDED BY THE CITY OF SCOTTSDALE. SEE ENLARGED SITE PLAN AS2.1 FOR EXACT LOCATION OF FIRE LANE MARKINGS PER LEGEND AND KEY NOTE 32.
3. THIS AREA OF THE SITE IS EXISTING AND TO REMAIN AS IS.
4. EXISTING FIRE RISER ROOM SERVING BUILDINGS "A" AND "B".
5. EXISTING FIRE DEPARTMENT CONNECTION FOR BUILDINGS "A" & "B".
6. FIRE RISER ROOM SERVING BUILDINGS "D" & "E". FIRE PROTECTION DRAWINGS PROVIDED BY OTHERS.
7. FIRE DEPARTMENT CONNECTION FOR BUILDINGS "D" & "E" PER CITY OF SCOTTSDALE FIR DEPARTMENT REQUIREMENTS. LOCATE IN LANDSCAPE ISLAND IN ACCORDANCE WITH IFC 2012 SECTION 912.2.2 AND SECTION 912.2.3.
8. FIRE TURN RADIUS. SEE DIAGRAM BELOW AND ENLARGED SITE PLAN AS2.1 FOR DIMENSIONING.



FIRE TRUCK TURNING RADIUS–TYP.

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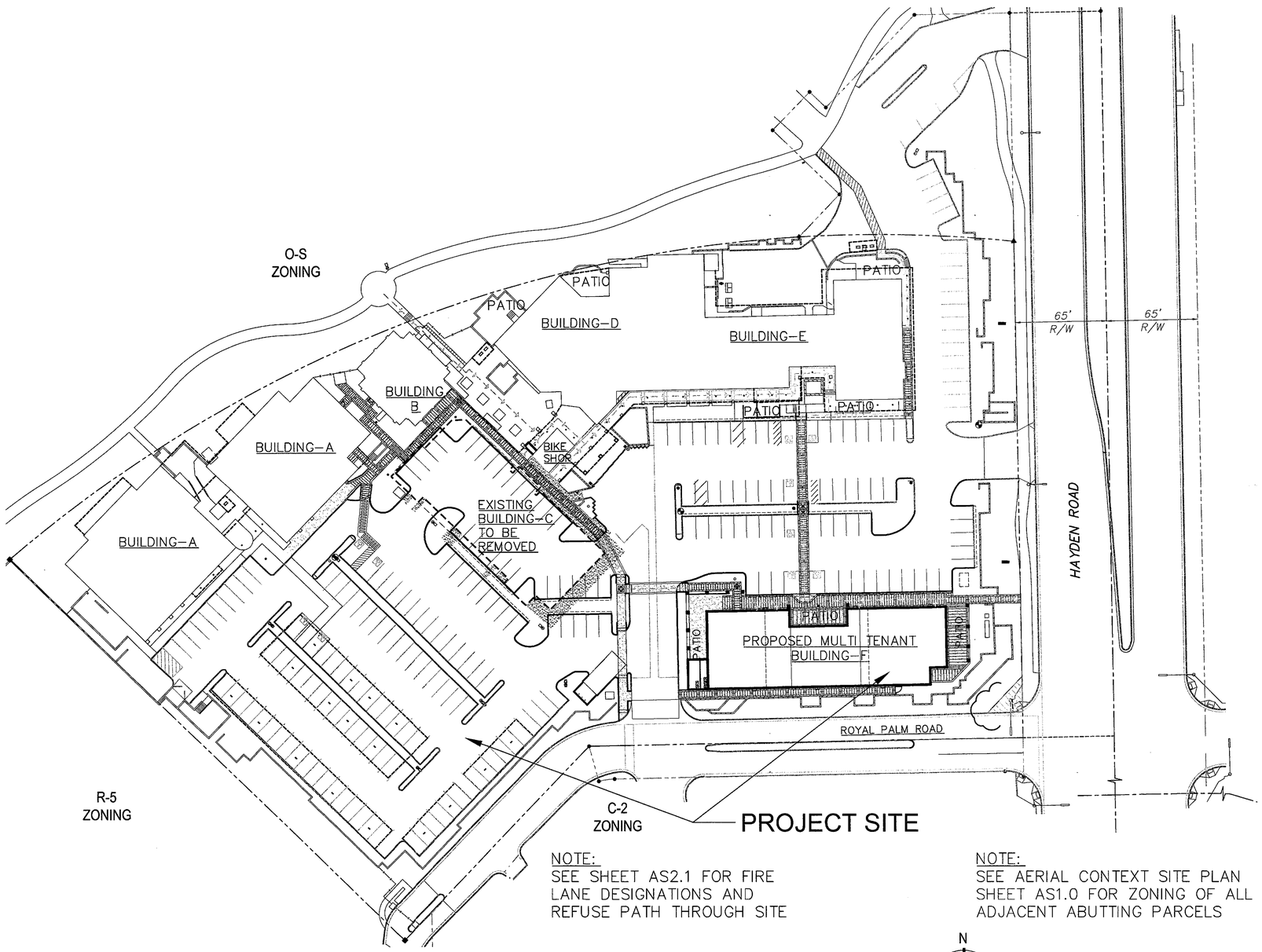
FIRE ROUTE PLAN

1

AS2.6

20-DR-2016
8/25/2016



NOTE:
SEE SHEET AS2.1 FOR FIRE LANE DESIGNATIONS AND REFUSE PATH THROUGH SITE

NOTE:
SEE AERIAL CONTEXT SITE PLAN SHEET AS1.0 FOR ZONING OF ALL ADJACENT ABUTTING PARCELS

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

40 10 0 20 40
FEET

N

FLOOR AREA RATIO:

BUILDING FLOOR AREA / DEVELOPMENT SITE LAND AREA

BUILDINGS:	AREA
BLDG.–A	7,814 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.
BIKE SHOP	465 S.F.
TOTAL BUILDING FLOOR AREA	47,271 S.F.

SITE AREA: 224,958 S.F.

47,271 S.F. / 224,958 S.F. = 21.01%

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, A.I.A.
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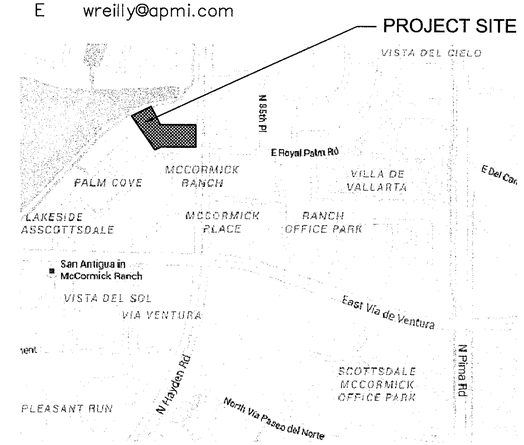
F 480.998.7958
E wreilly@apmi.com



VICINITY MAP

SCALE: N.T.S.

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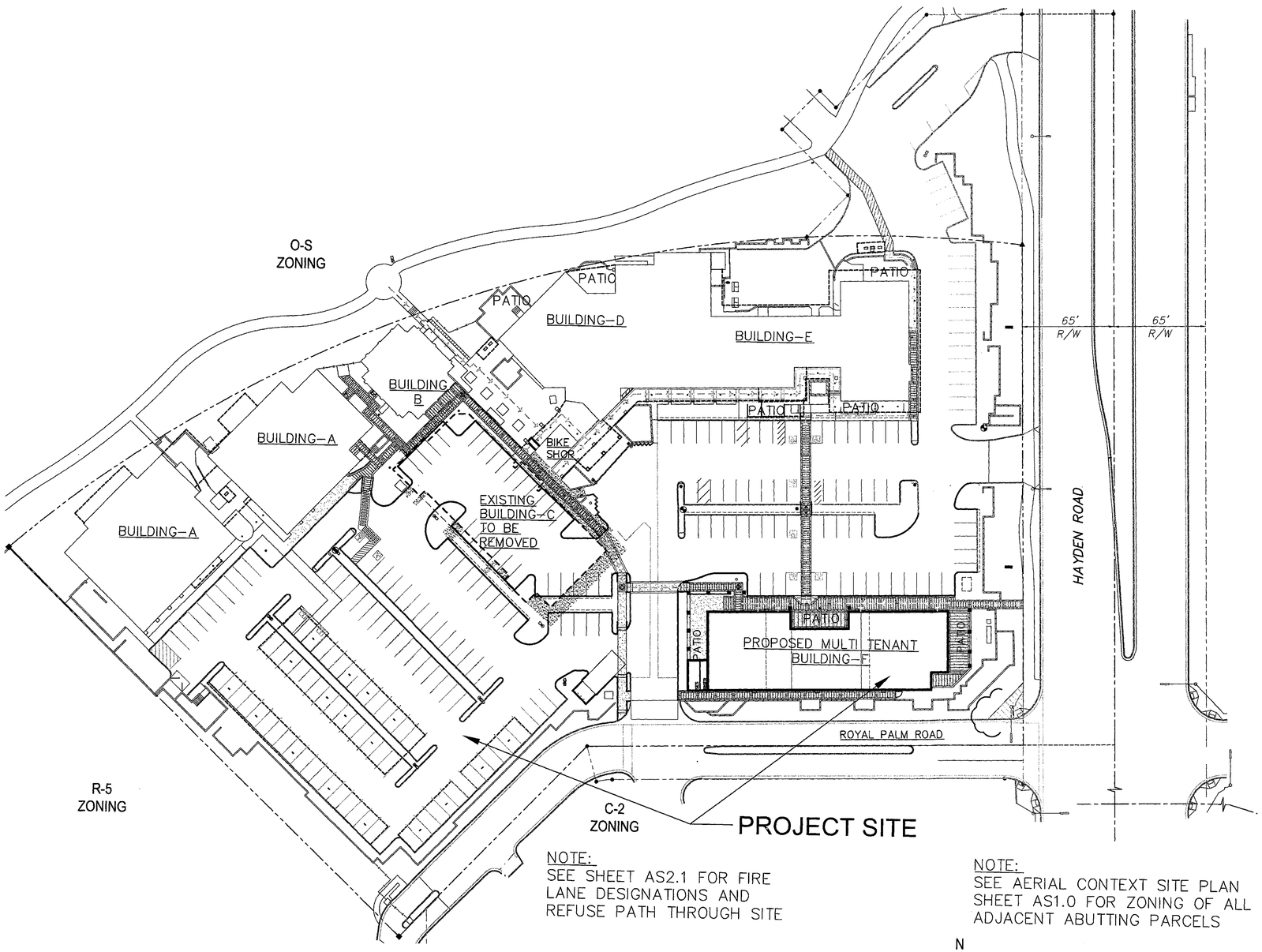
FLOOR AREA RATIO

2

AS2.7

20-DR-2016
09/28/16



NOTE:
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NOTE:
SEE AERIAL CONTEXT SITE PLAN SHEET AS1.0 FOR ZONING OF ALL ADJACENT ABUTTING PARCELS

OVERALL SITE PLAN

SCALE: 1" = 40'-0"

N

40 10 0 20 40
FEET

FLOOR AREA RATIO:

BUILDING FLOOR AREA / DEVELOPMENT SITE LAND AREA

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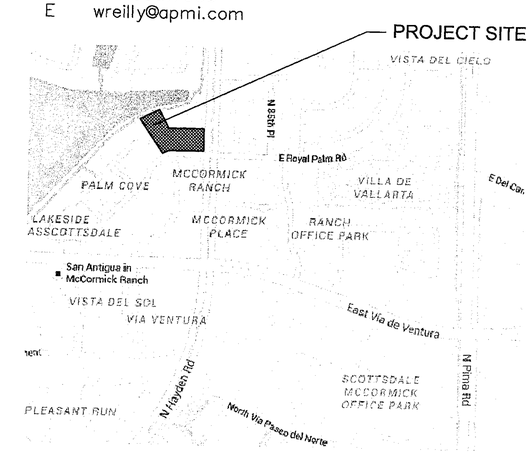

VICINITY MAP

SCALE: N.T.S.

MERCADO DEL LAGO

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FLOOR AREA RATIO

2

AS2.7

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09/28/16

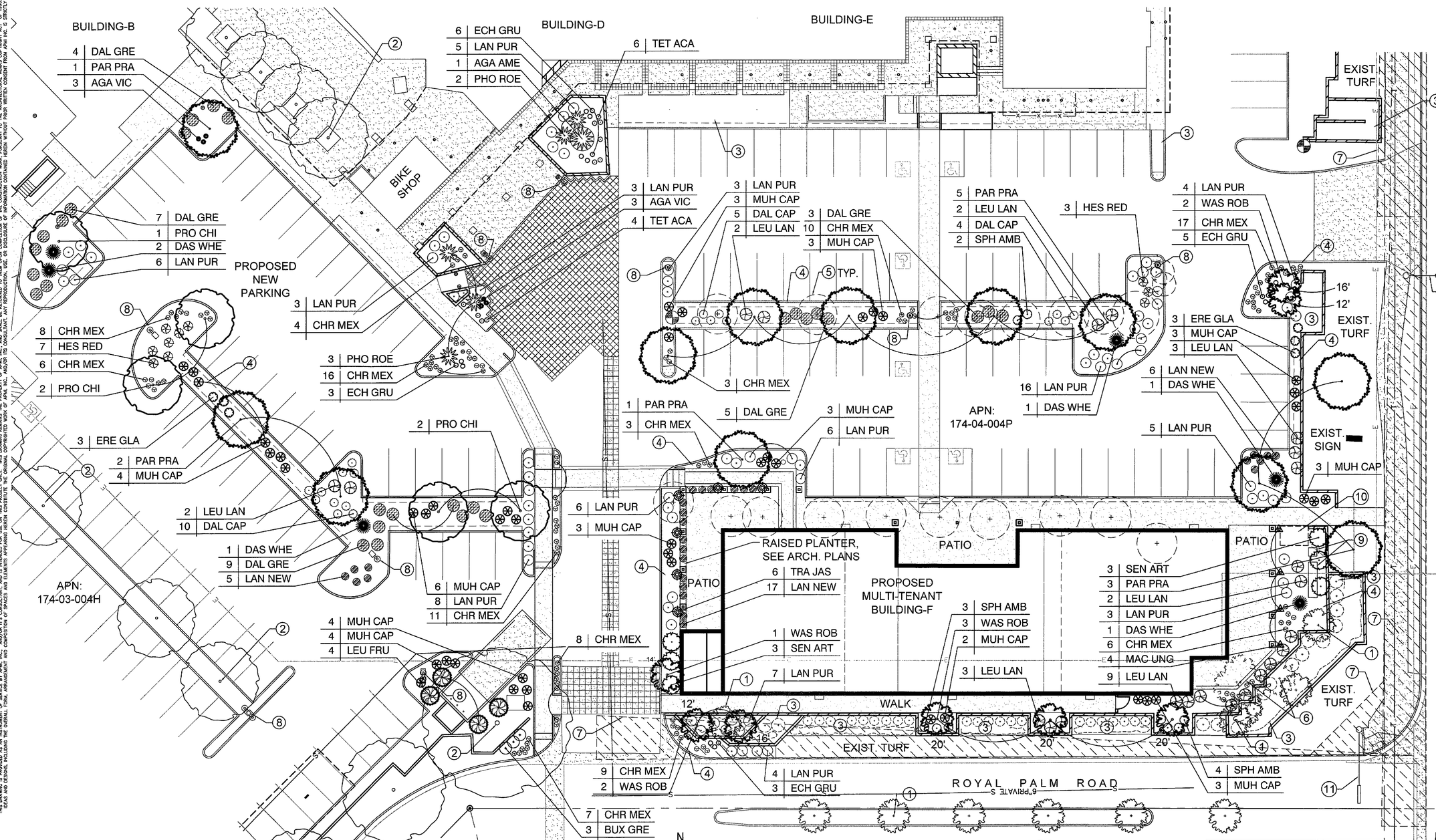
SUMMARY DATA

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

1. EXISTING PALM TO REMAIN (TYP.)
2. EXISTING TREE TO REMAIN (TYP.)
3. EXISTING SHRUBS TO REMAIN (TYP.)
4. 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.
5. TREE TO BE REMOVED
6. PALM TREE TO BE REMOVED
7. SIGHT DISTANCE VISIBILITY TRIANGLE
8. POLE-MOUNTED LIGHT, SEE ARCH. PLANS
9. UTILITY VAULT, SEE ELEC. PLANS
10. BIKE PARKING, SEE ARCH. PLANS
11. EXIST. TRAFFIC SIGNAL



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

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8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

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PRELIMINARY LANDSCAPE PLAN
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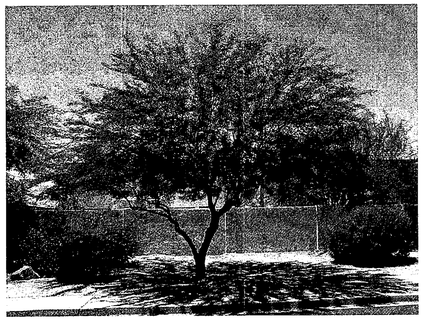
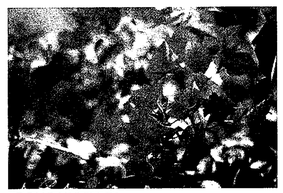
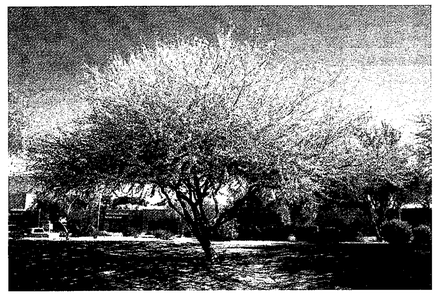
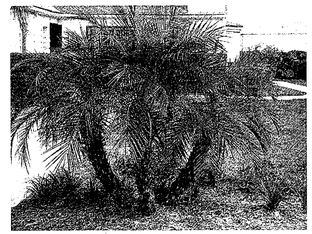
L1


CHILEAN MESQUITE


MEXICAN FAN PALM

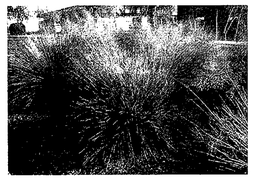

BOUGAINVILLEA

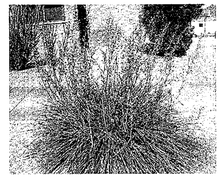

PALO BREA


PYGMY DATE PALM


CAT'S CLAW VINE

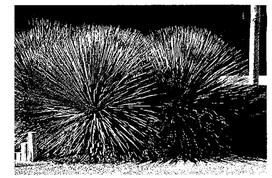

STAR JASMINE

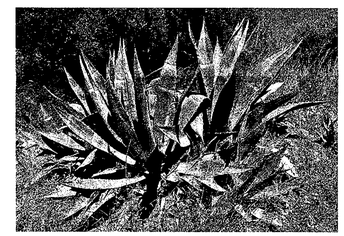

REGAL MIST MUHLY GRASS


RED HESPERALOE


QUEEN VICTORIA AGAVE


GOLDEN BARREL


DESERT SPOON


CENTURY PLANT

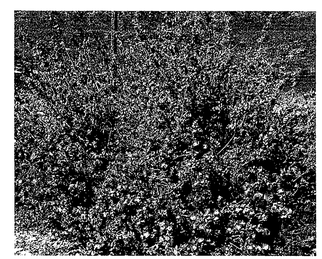

GREEN CLOUD TEXAS RANGER


RIO BRAVO TEXAS RANGER


FEATHERY CASSIA

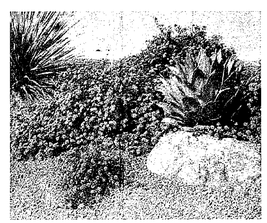

WINTER BLAZE EREMOPHILA

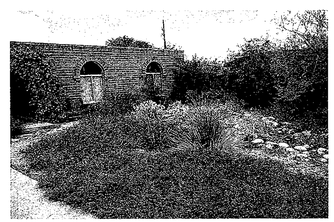

GREEN BEAUTY BOXWOOD


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
TREES				
12	PAR PRA	PARKINSONIA PRAECOX	PALO BREA	24" BOX, STD, LOW BRANCHING
5	PRO CHI	PROSOPIS CHILENSIS 'THORNLESS'	THORNLESS CHILEAN MESQUITE	24" BOX, STD, LOW BRANCHING
PALMS				
5	PHO ROE	PHOENIX ROEBELLINI	PYGMY DATE PALM	5 GAL., CENTER 5' MIN. FROM WALK/PARKING
8	WAS ROB	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	3' x 3' x 2' MIN. ROOTBALL, 12' CLR. TRUNK MIN. SEE PLANS FOR CLR. TRUNK HT.
SHRUBS				
3	BUX GRE	BUXUS MICROPHYLLA J. 'GREEN BEAUTY'	GREEN BEAUTY BOXWOOD	5 GAL
6	ERE GLA	EREMOPHILA GLABRA 'WINTER BLAZE'	WINTER BLAZE EMU BUSH	5 GAL
4	LEU FRU	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	GREEN CLOUD TEXAS SAGE	5 GAL
23	LEU LAN	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO TEXAS SAGE	5 GAL
6	SEN ART	SENNA ARTEMISIOIDES	FEATHERY CASSIA	5 GAL
9	SPH AMB	SPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL
CACTI, GRASSES & ACCENT PLANTS				
1	AGA AME	AGAVE AMERICANA	CENTURY PLANT	15 GAL, CENTER 6'-6" MIN. FROM WALK/PARKING
6	AGA VIC	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	5 GAL, CENTER 4'-6" MIN. FROM WALK/PARKING
6	DAS WHE	DASYLIRION WHEELERI	DESERT SPOON	15 GAL, CENTER 6'-6" MIN. FROM WALK/PARKING
17	ECH GRU	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL, CENTER 5' MIN. FROM WALK/PARKING
10	HES RED	HESPERALOE PARVIFOLIA 'RED'	RED HESPERALOE	5 GAL, CENTER 5'-6" MIN. FROM WALK/PARKING
44	MUH CAP	MUHLENBERGIA CAPILLARIS REGAL MIST	REGAL MIST MUHLY GRASS	5 GAL
GROUNDCOVER				
113	CHR MEX	CHRYSACTINIA MEXICANA	DAMIANITA	1 GAL
19	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
79	LAN PUR	LANTANA 'PURPLE'	PURPLE LANTANA	1 GAL
10	TET ACA	TETRANEURIS ACAULIS	ANGELITA DAISY	1 GAL
VINES				
	BOU SPP	BOUGAINVILLEA SPP.	BOUGAINVILLEA	1 GAL, TRAIN ON TRELLIS
4	MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL, TRAIN ON TRELLIS
6	TRA JAS	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL, TRAIN ON TRELLIS

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PLANT IMAGES & PLANT LIST

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L2

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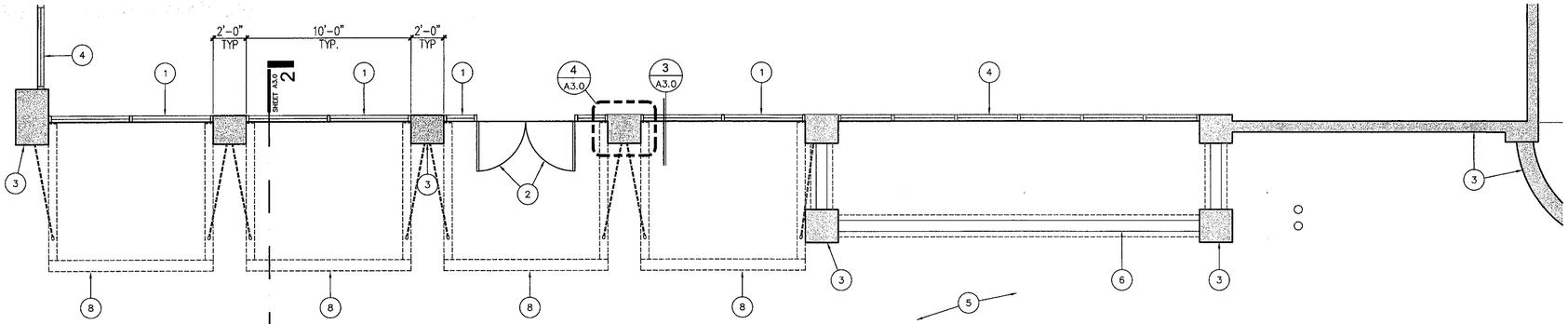
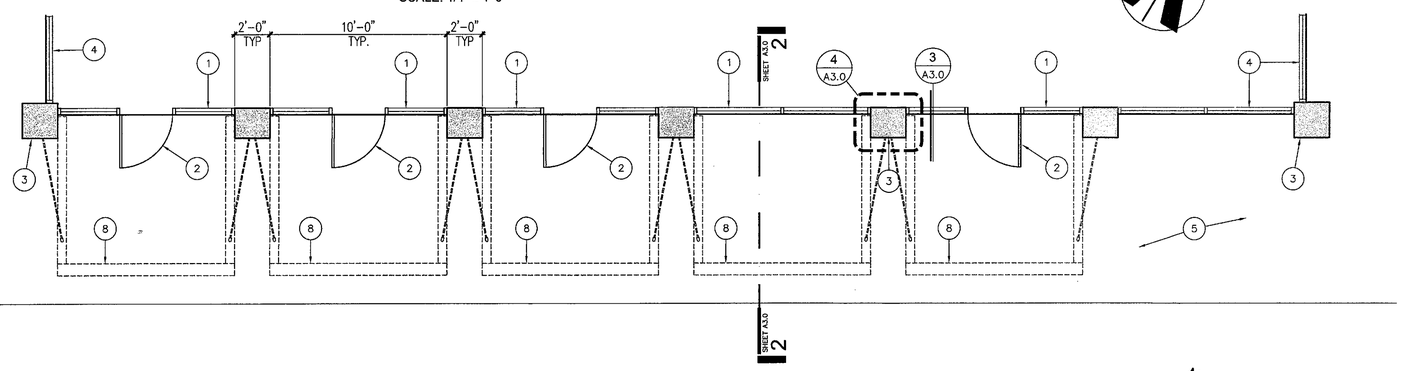


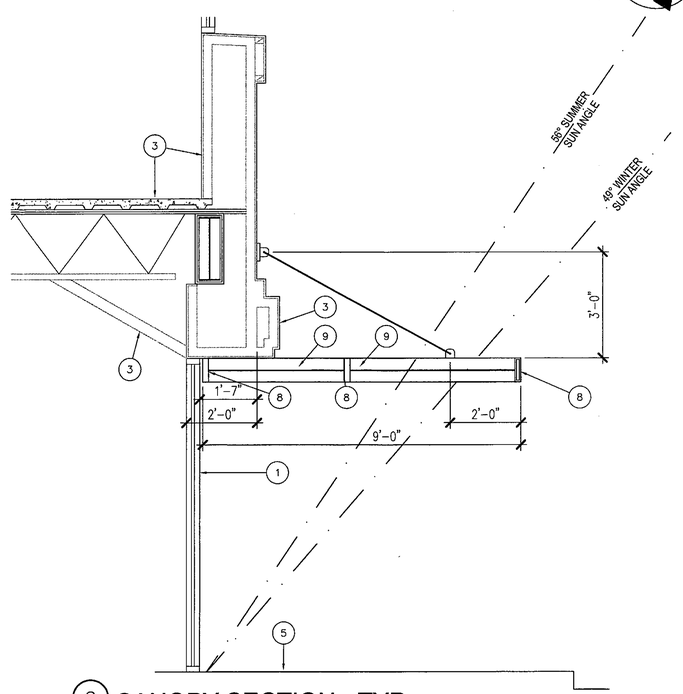
BUILDING A - PARTIAL FLOOR PLAN (SOUTHMOST)

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



BUILDING A - PARTIAL FLOOR PLAN (NORTHMOST)

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

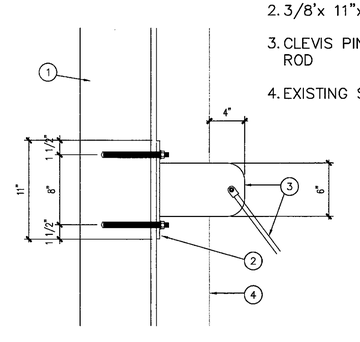


2 CANOPY SECTION - TYP.

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

DETAIL KEY NOTES

1. EXISTING COLUMN
2. 3/8'x 11"x 15" PLATE
3. CLEVIS PIN W/ 3/4" ROD
4. EXISTING SOFFIT



3 TUBE STEEL- CONNECTION

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

048-002

KEYNOTES

1. EXISTING STOREFRONT GLAZING.
2. EXISTING STOREFRONT DOOR
3. EXISTING SHELL BUILDING TO REMAIN– TYP.
4. EXISTING STOREFRONT WINDOWS TO REMAIN– TYP.
5. SIDEWALK
6. EXISTING HALF WALL TO REMAIN
7. NOT USED.
8. PROPOSED NEW CANOPY WITH HSS8x2x3/16 STEEL TUBE. FRAME WITH MITERED CORNERS– ALL CORNERS. POWDER COAT AWNING COLOR
9. MCNICHOLS #1694342241 METAL SQUARE PERFORATED 22 GA. METAL PLATE WITH 0.25" SQUARE ON 3/4" CENTERS, STRAIGHT ROW HOLE PATTERN, 11% OPEN AREA (89% DENSITY). ALIGN TOP OF PLATE WITH CENTER OF STEEL TUBE SUPPORT AS SHOWN. POWDER COAT AWNING COLOR. SEE STRUCTURAL FOR CONNECTIONS. PROVIDE INTERMEDIATE SUPPORT AT 24" O.C.

MERCADO DEL LAGO

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DR PLAN REVIEW 08.JULY.2016
DR PLAN REVIEW 22.SEPT.2016

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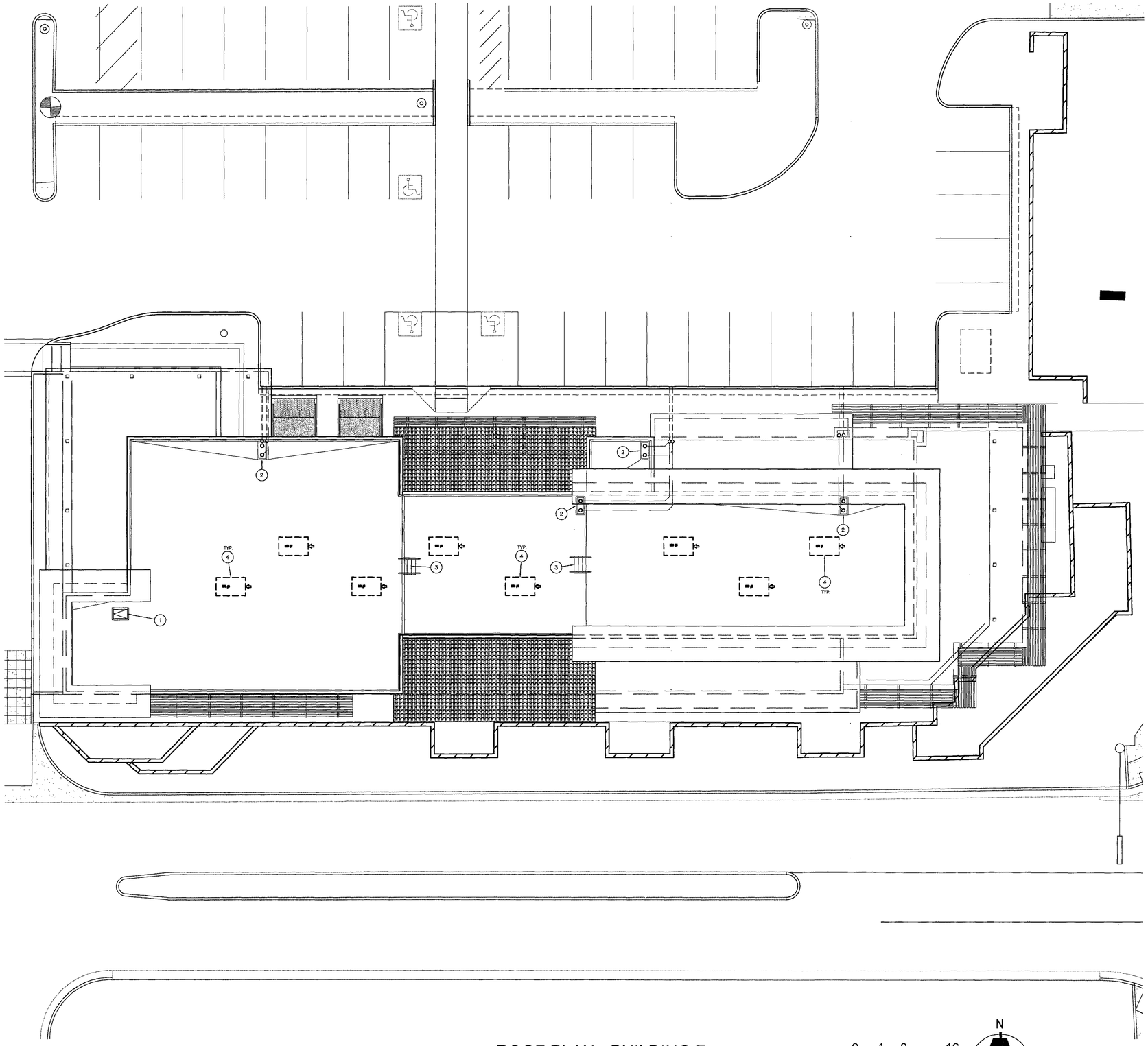
PARTIAL FLOOR PLAN

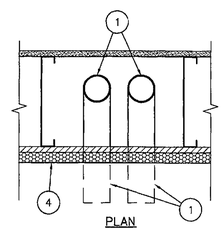
A3.0

20-DR-2016
09/28/16



KEYNOTES

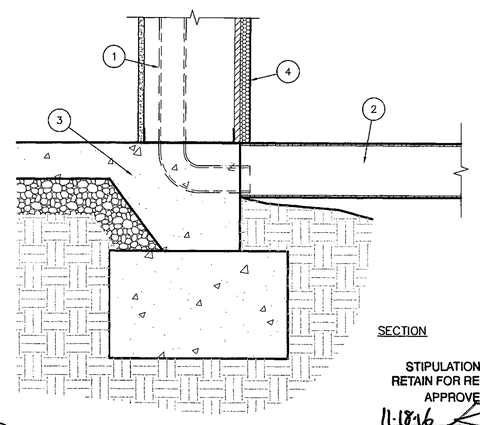
1. ROOF HATCH
2. ROOF/OVERFLOW DRAIN TO TRAVEL INSIDE EXTERIOR WALL, UNDER SIDEWALK AND DAYLIGHT TO ASPHALT
3. ROOF LADDER TO UPPER ROOF
4. MECHANICAL EQUIPMENT



PLAN

KEY NOTES

1. ROOF/OVERFLOW DRAIN TO DRAIN TO DAY LIGHT. SEE CIVIL/PLUMBING.
2. 4"x4" TUBE STEEL IMBEDDED INTO CONCRETE.
3. CONCRETE SLAB AND STEM FOOTING. SEE STRUCTURAL.
4. EXTERIOR FINISH. SEE ELEVATIONS.



SECTION

ROOF DRAIN LEADER DETAILS

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

07e-001.dwg

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ROOF PLAN - BUILDING F

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

0 4 8 16
FEET

N

20-DR-2016
09/28/16

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3	01.MONTH.2016	-
4	01.MONTH.2016	-
5	01.MONTH.2016	-

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8300 NORTH HAYDEN ROAD, SUITE A-209
SCOTTSDALE, ARIZONA 85258
T. 480.998.0709
WWW.APMI.COM

DEVELOPMENT REVIEW SUBMITTAL
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DRAWN	KDS
DATE	08.JULY.2016
PROJECT	16104.00

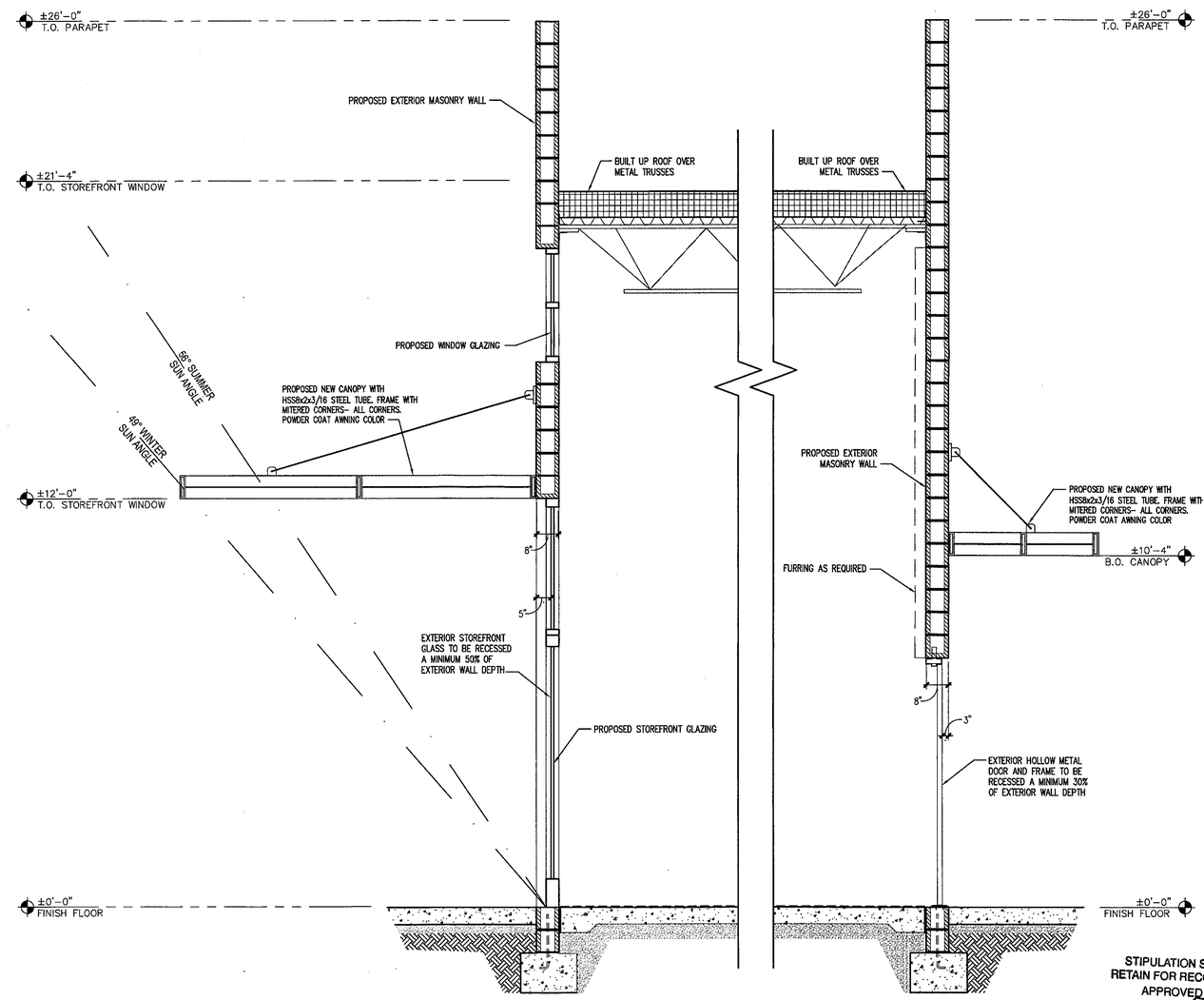
ROOF PLAN

2

A4.0

CANOPY MATERIAL

MCNICHOLS #1694342241 METAL SQUARE PERFORATED 22 GA. METAL PLATE WITH 0.25" SQUARE ON 3/4" CENTERS, STRAIGHT ROW HOLE PATTERN, 11%%% OPEN AREA (89%%% DENSITY). ALIGN TOP OF PLATE WITH CENTER OF STEEL TUBE SUPPORT AS SHOWN. POWDER COAT AWNING COLOR. SEE STRUCTURAL FOR CONNECTIONS. PROVIDE INTERMEDIATE SUPPORT AT 24" O.C.



WINDOW (TYPICAL)

EXTERIOR DOOR (TYPICAL)

BUILDING F - PRELIM. WALL SECTION

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

0 1 2 4
FEET

N

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE INITIALS

WALL SECTION

A5.1

20-DR-2016
09/28/16

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PROJECT	16104.00

MERCADO DEL LAGO

8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

△1 08.JULY.2016 DR PLAN REVIEW
△2 22.SEPT.2016 DR PLAN REVIEW

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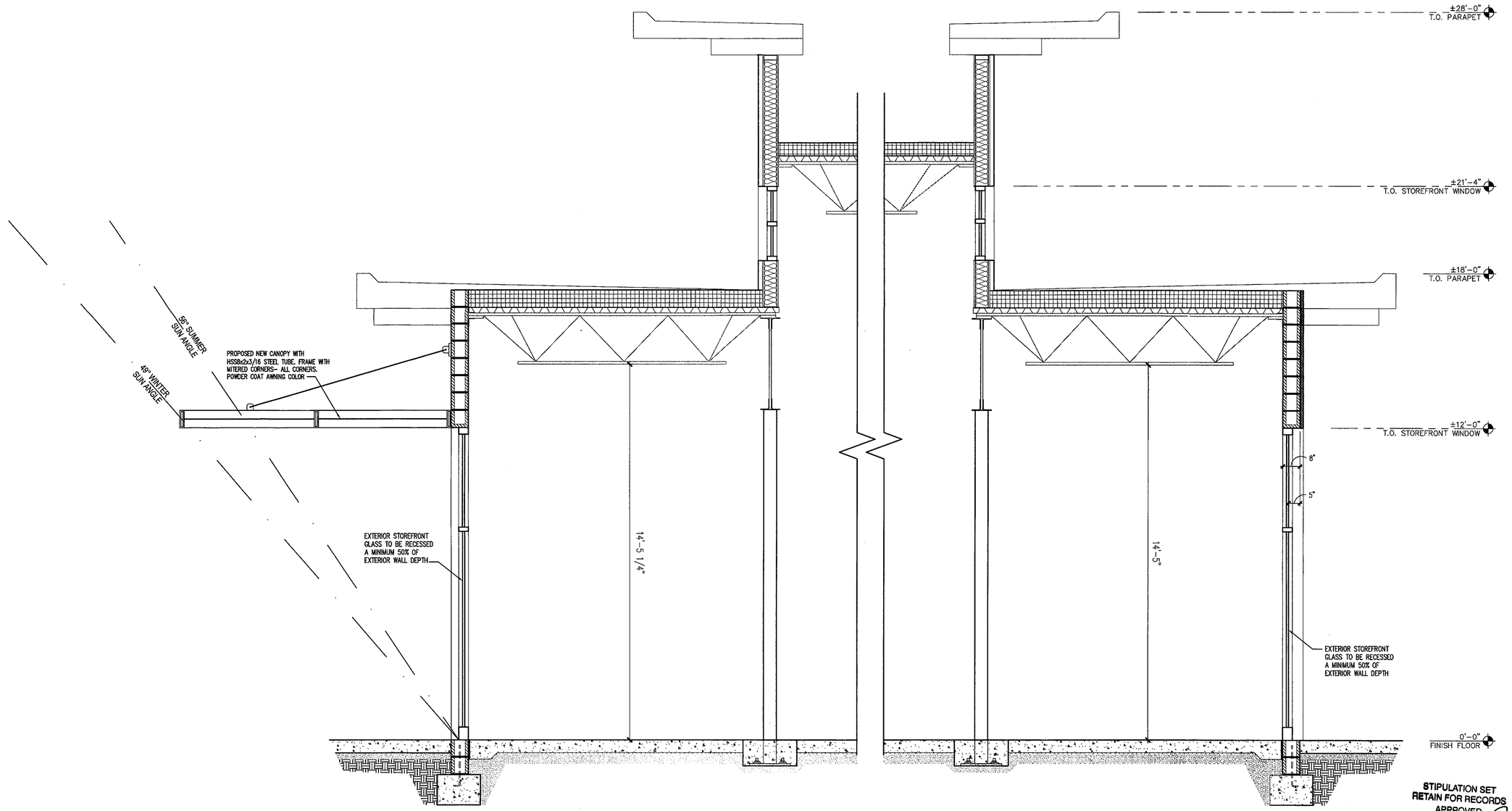
CANOPY MATERIAL

MCNICHOLS #1694342241 METAL SQUARE PERFORATED 22 GA. METAL PLATE WITH 0.25" SQUARE ON 3/4" CENTERS, STRAIGHT ROW HOLE PATTERN, 11%%% OPEN AREA (89%%% DENSITY). ALIGN TOP OF PLATE WITH CENTER OF STEEL TUBE SUPPORT AS SHOWN. POWDER COAT AWNING COLOR. SEE STRUCTURAL FOR CONNECTIONS. PROVIDE INTERMEDIATE SUPPORT AT 24" O.C.



BUILDING F - PRELIM. WALL SECTION

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

0 1 2 4
FEET

N

MERCADO DEL LAGO

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△1 08.JULY.2016 DR PLAN REVIEW
△2 22.SEPT.2016 DR PLAN REVIEW

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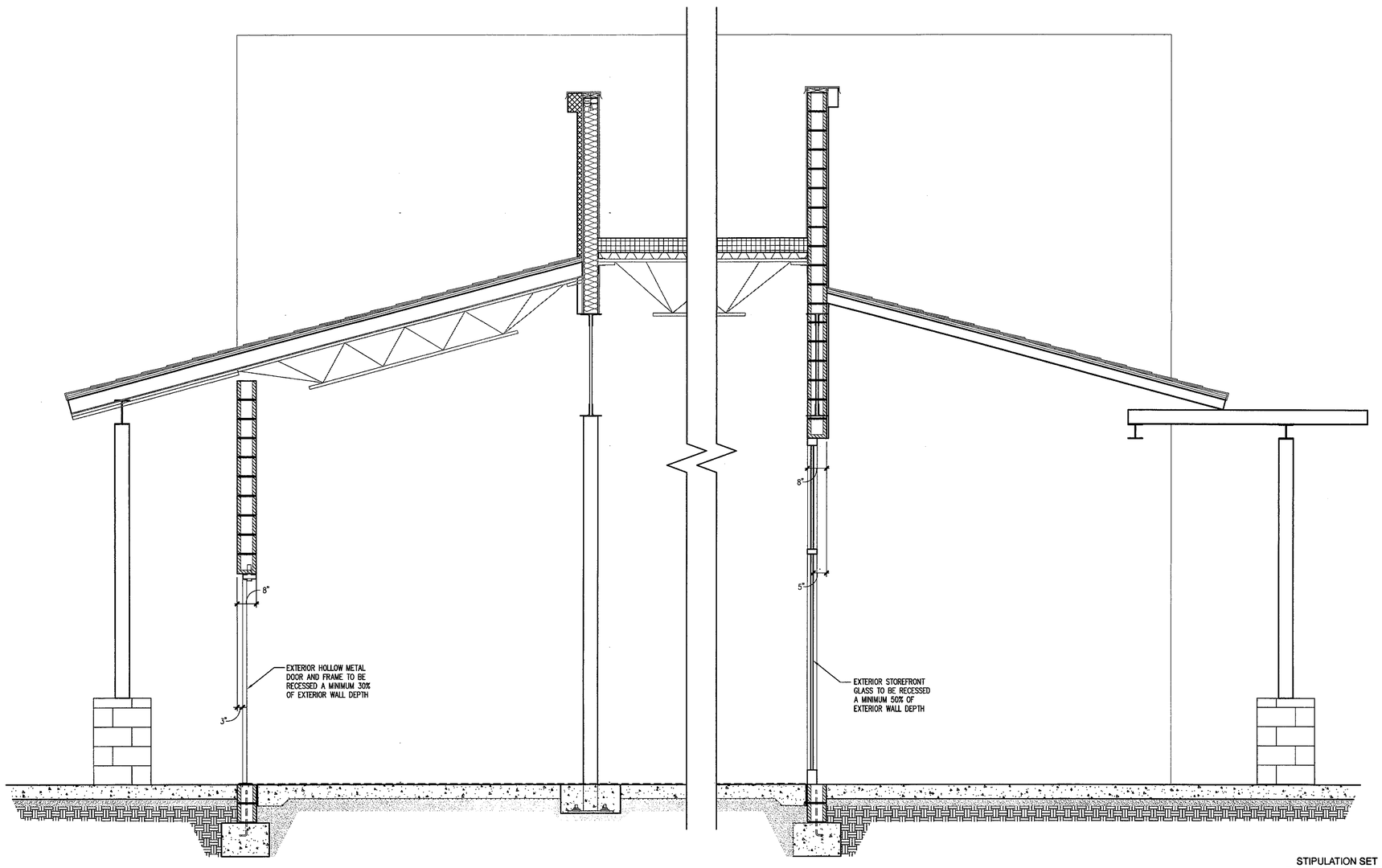
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE
INITIALS

WALL SECTION

△2

A5.2

20-DR-2016
09/28/16



BUILDING F - PRELIM. WALL SECTION

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

0 1 2 4
FEET

N

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1-13-16
DATE INITIALS

20-DR-2016
09/28/16

MERCADO DEL LAGO

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1	08.JULY.2016	DR PLAN REVIEW
2	22.SEPT.2016	DR PLAN REVIEW

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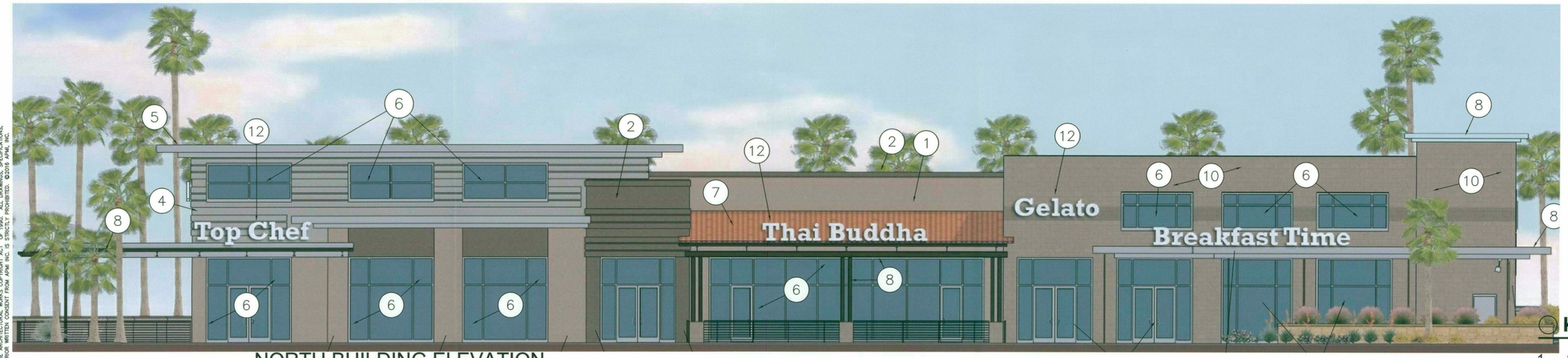
DRAWN	A5.2
DATE	08.JULY.2016
PROJECT	16104.00

WALL SECTION

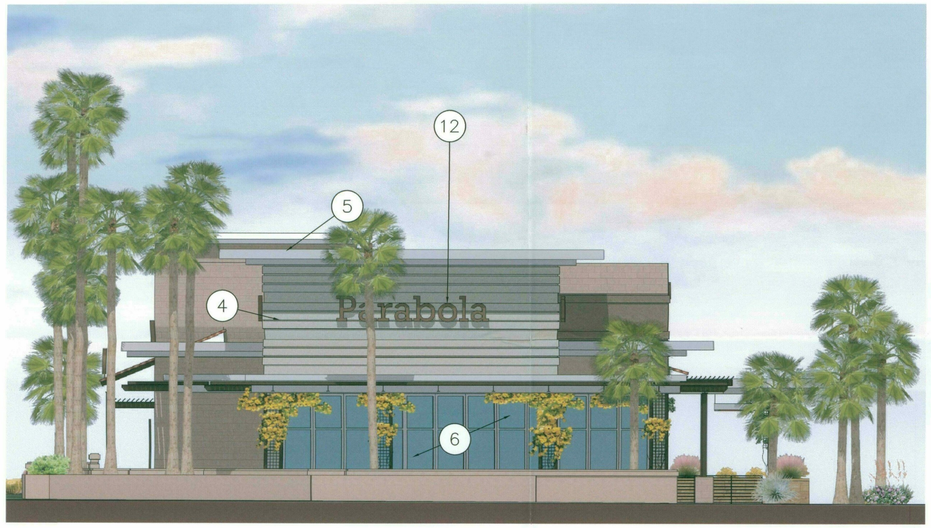
2

A5.3



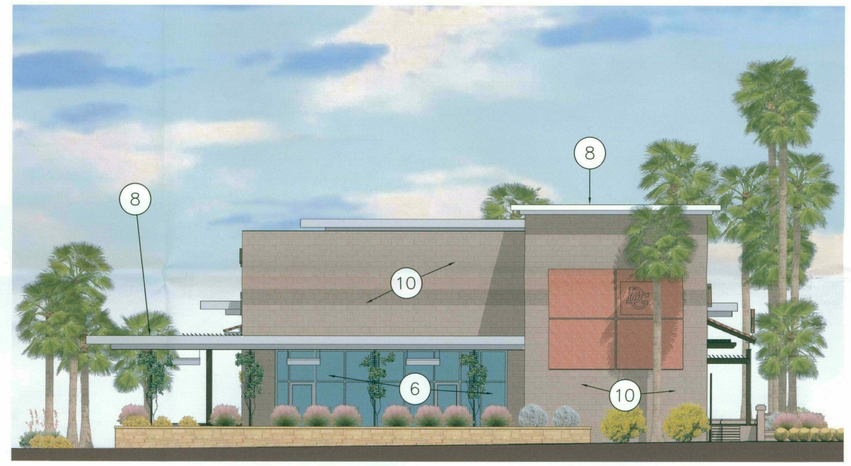
NORTH BUILDING ELEVATION

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

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE INITIALS

MERCADO DEL LAGO

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DR PLAN REVIEW

08.JULY.2016

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DATE	08.JULY.2016
PROJECT	16104.00

EXT. ELEVATIONS
BUILDING F

20-DR-2016
09/28/16

A9.1

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
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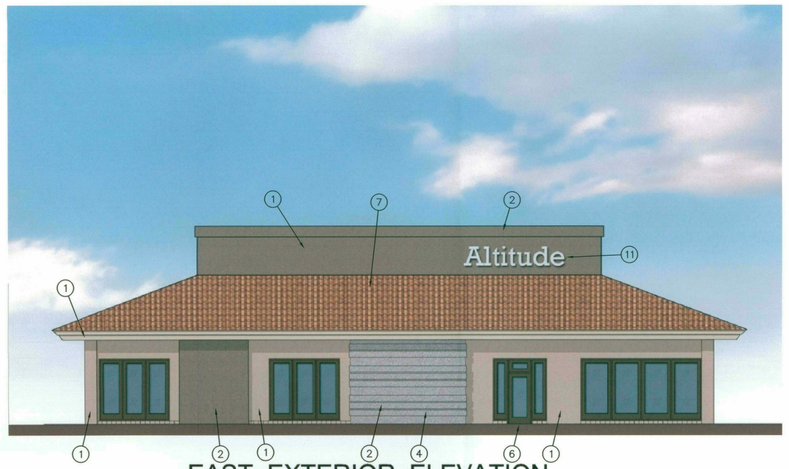
10. MASONRY BLOCK - COLOR TO MATCH DAVIS COLOR TILE RED 1117 AND SOUTHERN BLUSH 10134 60% / 40% MIX.
11. SIGNAGE UNDER SEPARATE PERMIT.



EAST EXTERIOR ELEVATION

N.T.S.

SOUTHEAST EXTERIOR ELEVATION

N.T.S.

MERCADO DEL LAGO

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08.JULY.2016 DR PLAN REVIEW

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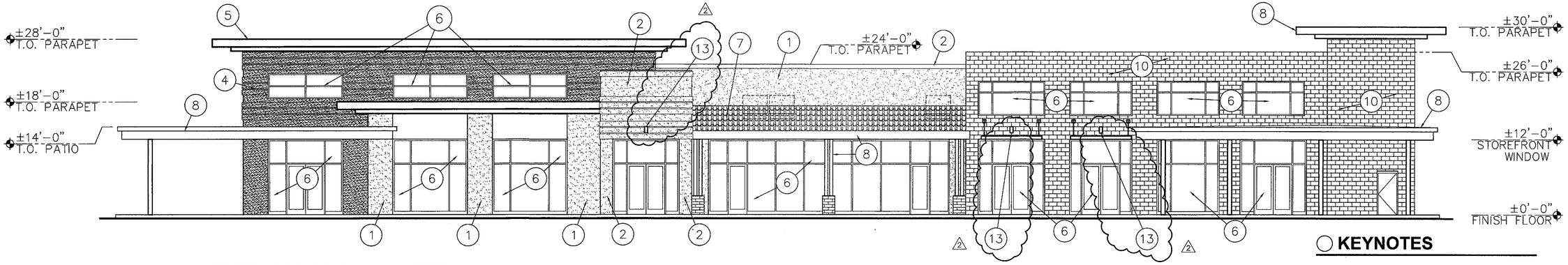
EXT. ELEVATIONS
'E' BUILDING

20-DR-2016
09/28/16

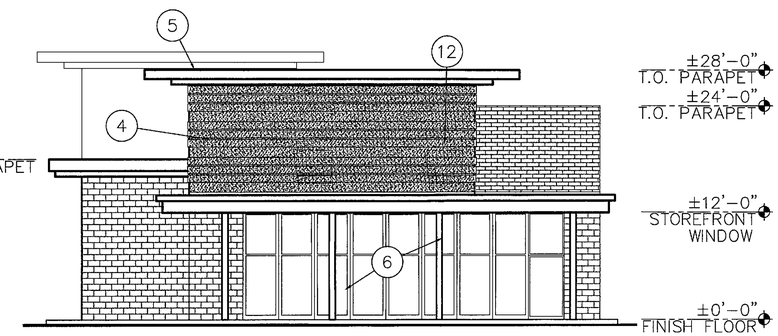
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE
INITIALS

A9.3A



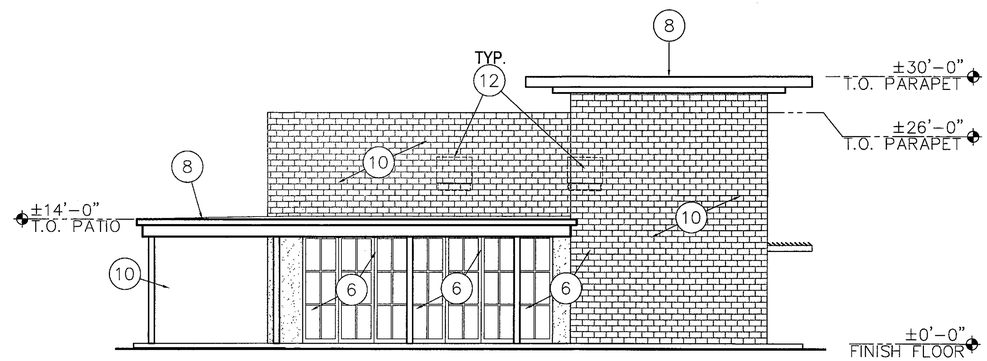
NORTH BUILDING ELEVATION

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



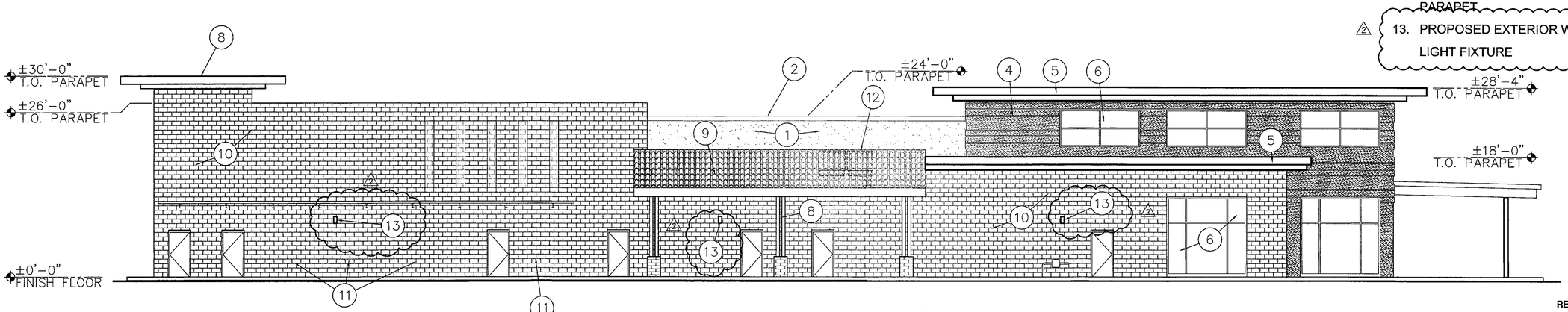
EAST BUILDING ELEVATION

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"
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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
13. PROPOSED EXTERIOR WALL MOUNTED LIGHT FIXTURE

MERCADO DEL LAGO

8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

2 DR PLAN REVIEW 08.JULY.2016
1 DR PLAN REVIEW 22.SEPT.2016

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PROJECT	16104.00

EXT. ELEVATIONS
BUILDING F

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
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A9.1

20-DR-2016
09/28/16

KEYNOTES

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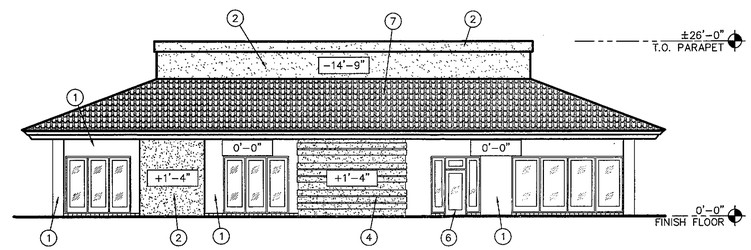
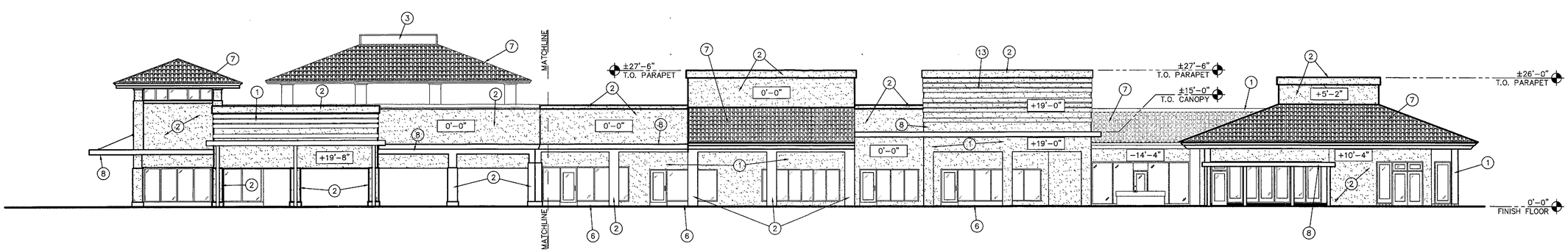


EAST BUILDING ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH BUILDING ELEVATION

SCALE: 3/32" = 1'-0"

STIPULATION SET
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11-18-16
DATE INITIALS

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08.JULY.2016	DR PLAN REVIEW
22.SEPT.2016	DR PLAN REVIEW

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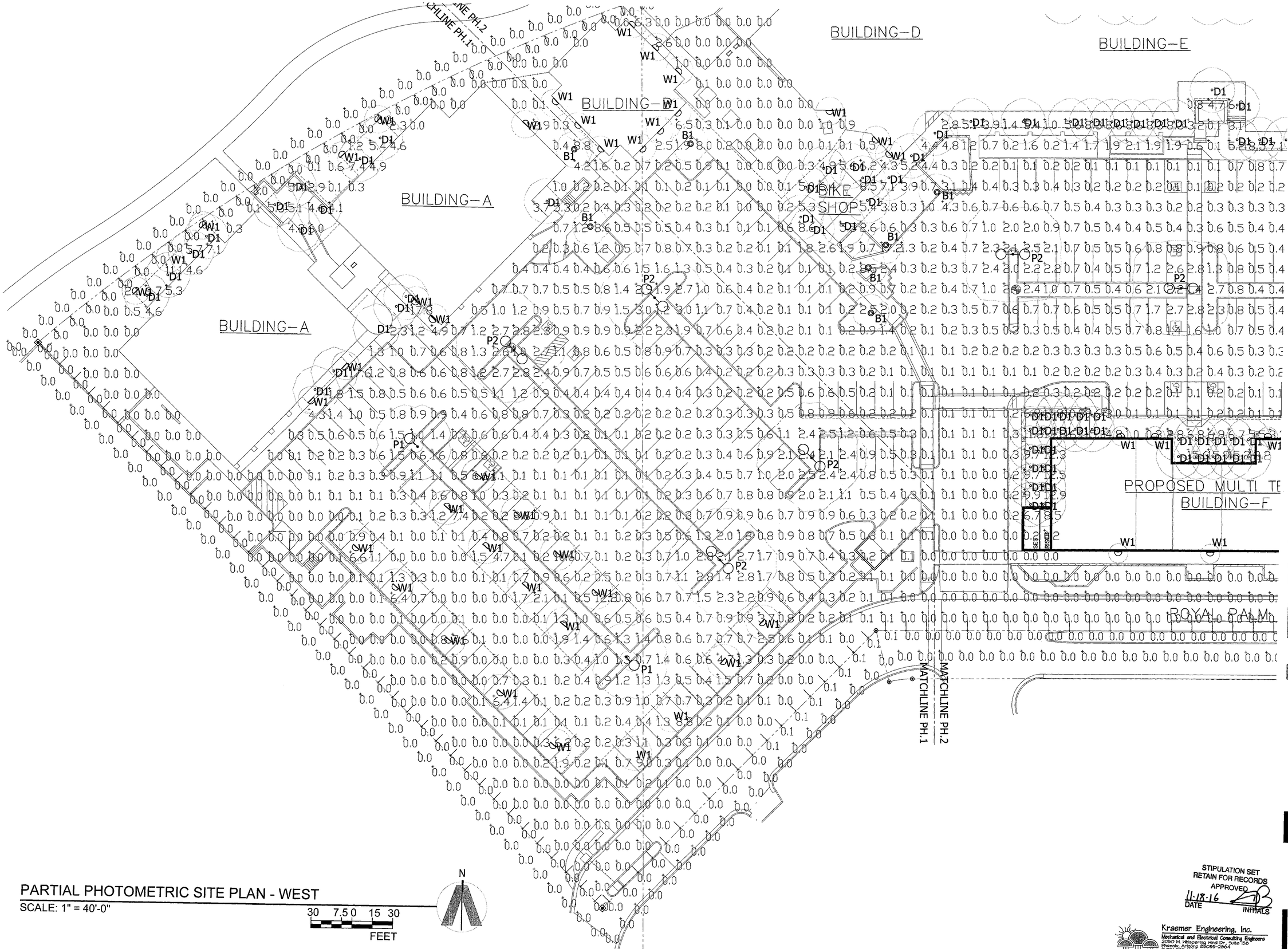
EXT. ELEVATIONS
'E' BUILDING

20-DR-2016
09/28/16

A9.3



PARTIAL PHOTOMETRIC SITE PLAN - WEST

SCALE: 1" = 40'-0"

30 7.5 0 15 30

FEET

N

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

KRAEMER CONSULTING ENGINEERS, PLLC
PRELIMINARY NOT FOR CONSTRUCTION
ARIZONA, U.S.A.

DRAWN	MB
DATE	28.APRIL.2016
PROJECT	16104.00

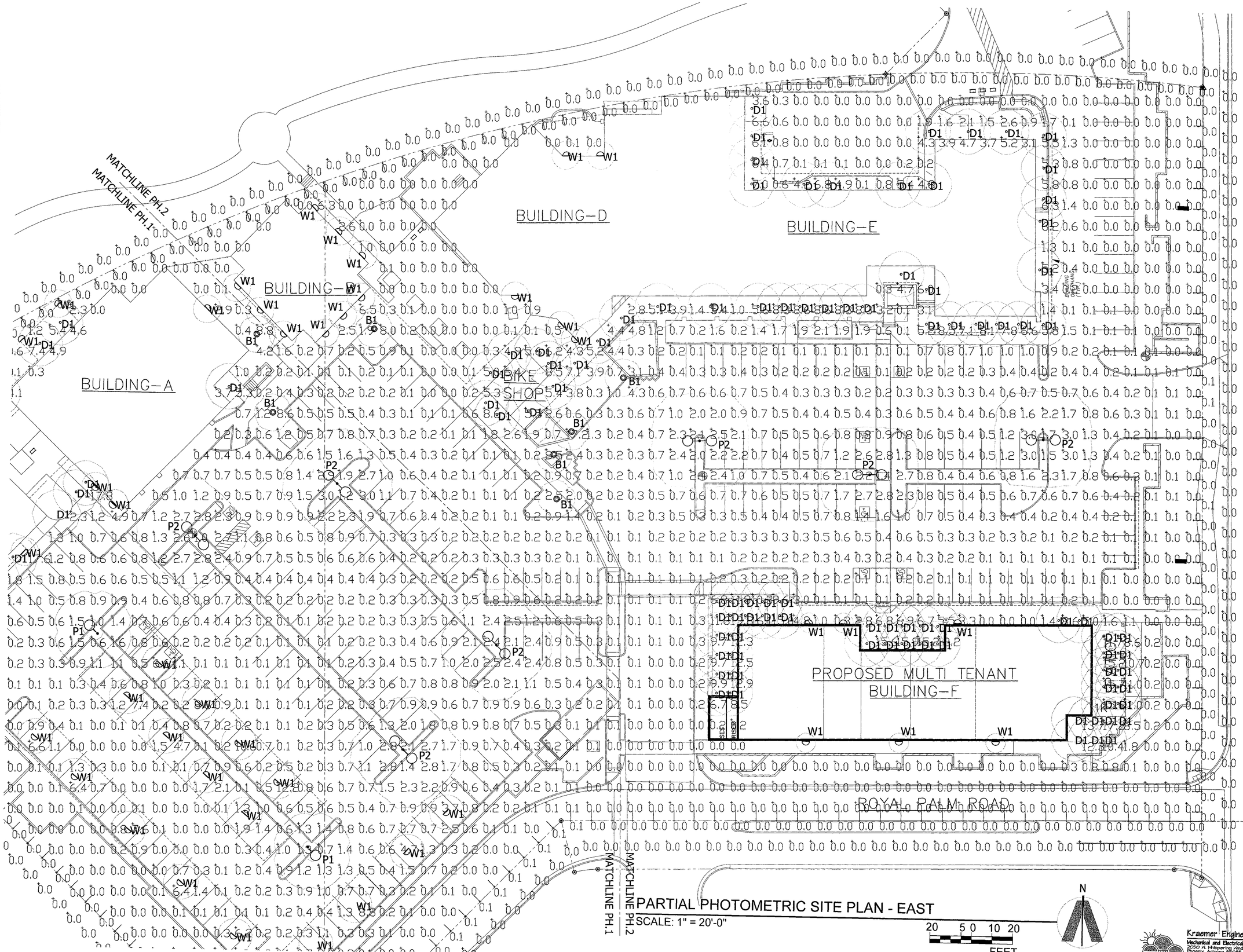
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16
DATE
INITIALS

PARTIAL SITE PLAN

PH.2

20-DR-2016

Kraemer Engineering, Inc.
Mechanical and Electrical Consulting Engineers
2030 N. Whispering Wind Dr., Suite 199
Phoenix, Arizona 85085-2864
(602) 285-1664
(602) 285-1450 - fax
Job # 16-2008



PARTIAL PHOTOMETRIC SITE PLAN - EAST

SCALE: 1" = 20'-0"

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SCOTTSDALE, ARIZONA 85258

PRELIMINARY NOT FOR CONSTRUCTION
KRAEMER CONSULTING ENGINEERS, PLLC
ARIZONA, U.S.A.

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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11-18-16 DATE
INITIALS

PARTIAL SITE PLAN

Kraemer Engineering, Inc.
Mechanical and Electrical Consulting Engineers
2050 N. Hayden Road Dr. Suite 158
Phoenix, Arizona 85257-2824
(602) 285-4849
(602) 285-4850 - fax
JOB # 16-0069

PH.3

20-DR-2016

KIM LIGHTING

BNB1 LED

Bounce Bollard

revision 7/28/14 • kl_bnbled_spec.pdf

Type: B1
Job:
Catalog number:

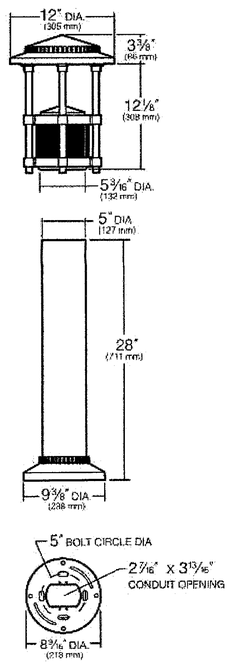
/ / /
Fixture | Electrical Module | Luminaire Finish | Options
See page 2 | See page 3

Approvals:

Date:
Page: 1 of 4

Specifications

BNB1 LED
18, 27 or 36 LED



Hood and Lens Frame: Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. ⅜" 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 (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four 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 (<0.6% Cu) aluminum, retained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page **3**.

Shaft: One-piece aluminum extrusion, .125" minimum wall thickness and two internal ⅜"-16 mounting rods sandwich shaft between base and head.

Anchor Base Plate: A heavy cast aluminum anchor base is provided for mounting to the four ⅜" x 10" + 2" zinc plated J-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 comprised together as a module. Two (2) modules for Type I version; three (3) modules for Type III 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 ±10% tolerance. -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (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. RoHS compliant. Meets Buy American provisions within ARRA.

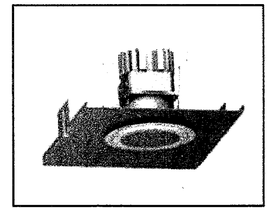
Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5 years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines 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.

HUBBELL
HUBBELL LIGHTING INC

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

FIXTURE TYPE 'B1'



4" LED Flush Lens Downlight
LF4LEDG4

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

DATE: TYPE: D1
FIRM NAME:
PROJECT:

LiteFrame

Ceiling Cutout: 5"
Maximum Ceiling Thickness 1¼"
For conversion to millimeters, multiply inches by 25.4
Not to Scale

APPLICATIONS:
LiteFrame 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 plenum applications.

HOUSING:
One-piece 22 gauge non-corrosive steel platform. Pre-wired j-box with snap-on cover for easy access. Snap-in- connection from driver compartment allows easy installation of light engine/trim assembly without tools above or below the ceiling and can be upgraded to accommodate technology improvements. Approve for 8 (4 in/4 out) No. 12 AWG conductors rated for 90 C through wiring.

REFLECTOR:
High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard.

IP65 AND VR:
IP65 and vandal-resistant (VR) options are made of 16GA cold rolled steel stampings and come standard with a clear high impact polycarbonate lens. Each option uses self tapping stainless steel screws painted to match the white trim color standard; tamper-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 Fortimo DLM Gen 4 LED Module with remote phosphor technology. This technology provides controlled color consistency (3 SCDM) from fixture to fixture. The system is designed for optimal life and lumen maintenance (>50,000 hours at 70% lumen maintenance). Both reflector and light engine assembly are mechanically retained to housing. The light engine comes standard with 80 CRI in all Kelvin temperatures

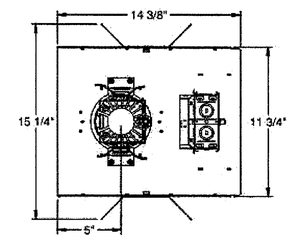
LED DRIVER:
The LF4LED utilizes the Philips Fortimo LED Driver specifically designed to optimize efficiency of the Fortimo DLM Module. Driver is designed to match the 50,000 hours minimum life expectancy of the system. Meets UL Class 2, inherent short circuit protection, self limited, overload protected. If critical temperatures are reached on driver or LED module, integrated thermal feedback loop will gradually reduce current to protect system life. Driver is universal 120V-277V. Optional Lutron Series A driver is also available.

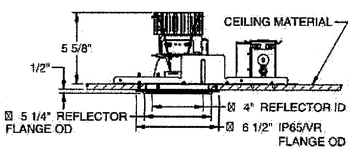
DIMMING:
Comes standard with 0-10V dimming capability. Flicker-free dimming to 10%. 0-10V control may consume up to 1mA. 0-10V, Lutron 2 wire, 3 wire, and EcoSystem dimming available to 1%.

INSTALLATION:
Adjustable Bar hangers included. Universal adjustable mounting brackets also accept 1/2" EMT conduit or 1 1/2" or 3/4" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6).

CERTIFICATIONS:
CSA certified to US and Canadian safety standards. Suitable for wet locations. Approved for through wiring. Non-IC rated. EMR is damp rated use only.

WARRANTY:
5 year warranty. See www.prescolite.com for details.





See page 2 for EMR line art.

CATALOG NUMBER: EXAMPLE: LF4LEDG4 -4LFLED5G430KIP65

Order housing, reflector, and accessories separately

STANDARD 0-10V DIMMING

HOUSING/LED GENERATION
- ❑ **LF4LEDG4** 4" High Efficacy LED Housing with 0-10V Dimming to 10%

VOLTAGE
- ❑ **Blank** 120V–277V
- ❑ **347**[1]

OPTIONS
- ❑ **EMR**[1] Emergency Battery Pack with remote test switch

TRIM
- ❑ **4LFLED5G4** 1100 Lumen Module
- ❑ **4LFLED6G4** 1500 Lumen Module
- ❑ **4LFLED7G4** 2000 Lumen Module

LED COLOR TEMP
- ❑ **30K**
- ❑ **35K**
- ❑ **40K**

REF. FINISH
- ❑ **Blank** Semi-Diffuse

REFLECTOR COLORS
- ❑ **Blank** Clear

REF. OPTIONS
- ❑ **IP65**[3] Flush lens. Dust and water tight to IP65.
- ❑ **VR**[3] Vandal Resistant

ACCESSORIES
- ❑ **B24** Set of two 24" bar hangers for T-bar ceilings
- ❑ **B6** Set of two (2) bar hangers for ceiling joist up to 24" centers
- ❑ **LiteGear** See page 3 for availability

ALTERNATIVE DIMMING TO 1%

Use with HDM/DM1/2DM dimming option: Match Housing to Trim Output

- ❑ **LF4LED5G4**
- ❑ **LF4LED6G4**
- ❑ **LF4LED7G4**

- ❑ **120**
- ❑ **277**

- ❑ **HDM**[2] Lutron 3-wire /Eco System to 1%
- ❑ **2DM**[2] Lutron 2-wire Leading Edge to 1% (120V only)
- ❑ **EMR**[1] Emergency Battery Pack with remote test switch
- ❑ **DM1**[1,2] 0-10V dimming to 1%

NOTES
1. 347V not available with EMR
2. For HDM, DM1, & 2DM options, housing output must match trim output
3. IP65 and VR can not be chosen together

prescolite
A Division of Hubbell Lighting, Inc.

In 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.prescolite.com** • Tech Support: **(888) 777-4832**

LFR-LED-031

FIXTURE TYPE 'D1'

MERCADO DEL LAGO

8300 N HAYDEN ROAD, SCOTTSDALE ARIZONA 85258

APML
ARCHITECTURE PLANNING INTERIORS
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WWW.APML.COM
8300 NORTH HAYDEN ROAD, SUITE A-209
SCOTTSDALE, ARIZONA 85258

KRAEMER CONSULTING ENGINEERS, PLLC. ARIZONA, U.S.A. PRELIMINARY NOT FOR CONSTRUCTION

DRAWN	MB
DATE	28.APRIL.2016
PROJECT	16104.00

FIXTURE CUT SHEETS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/18/16
DATE INITIALS

Kraemer Engineering, Inc.
Mechanical and Electrical Consulting Engineers
2050 N. Whispering Wind Dr., Suite 150
Phoenix, Arizona 85085-2864
(602) 285-1664
(602) 285-1450 - fax
JOB # 16-1855

PH.6

20-DIR-2016
5/6/2016

KIM LIGHTING

BNS1

Bounce® PicoEmitter™ LED

revision 9/15/15 • kl_bns1eled_spec.pdf

Type: P1 & P2
Job:
Catalog number:

/ / / /

Mtg. | Fixture | Electrical Module | Finish | Options

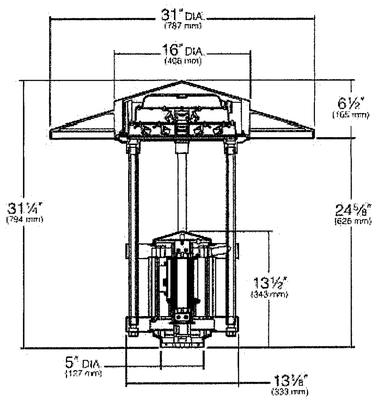
See page 2 — See page 3 — See pages 4 - 5

Approvals:

Date:
Page: 1 of 6

Specifications

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



HUBBELL LIGHTING INC

U.S. Patent D473,333S

Hood and Lens Frame: Die-cast, low copper (<0.6% Cu) 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 3/16" 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™ mounting assembly fastens to housing as a one-piece module.

Ballast Chamber: Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The die-cast aluminum cover is held with two captive stainless steel screws and a retaining wire is provided to secure the cover during installation or servicing. 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 Black Ballast Cover).

Mounted by one of the following pole 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 3/8" stainless steel allen head set screws. Pole must have a 2" pipe-size tenon (2 3/8" O.D. x 4½" minimum length). Pole tenon must be field drilled at one set screw location to secure against fixture 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, LifeShield® temperature control device and surge protector. Electrical module attaches to housing with key hole slots, accessible by opening the lens frame and removing optical module. Driver is rated for -40°F starting temperature and has a 0-10V dimming interface on the LifeShield device for multi-level illumination options.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (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.

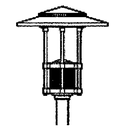
CAUTION: Fixtures must be grounded in accordance with national, state, and/or local codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE.

KIM LIGHTING

BNS1
Bounce® PicoEmitter™ LED
revision 9/15/15 • kl_bns1eled_spec.pdf

Type:
Job:



Standard Features

Mounting

EPA:	1.2	1.2	
Cat. No:	☐ **FM** Flush Mount	☐ **PT** Pole Tenon Mount	
Pole Top Requirements:	4" O.D. Poles only	2" Pipe-size Tenon (2 3/8" O.D. x 4½" min. length)	
EPA:	1.8	3.6	n/a
Cat. No:	☐ **1SA** Single Arm	☐ **2SB** Twin Mount	☐ **1W** Wall Mount
Pole Top Requirements:	Arm side-mounted to 4" or 5" O.D. poles only	Arm side-mounted to 4" or 5" O.D. poles only	n/a

Fixture
Cat. No. designates fixture and optic

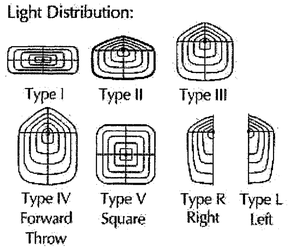
BNS1 — x — E35

Housing Size: BNS1

E35 = 350mA

Distribution:
- ☐ H1 = Type I
- ☐ H2 = Type II
- ☐ H3 = Type III
- ☐ H4 = Type IV
- ☐ H5 = Type V
- ☐ HR = Type R Right
- ☐ HL = Type L Left

Light Distribution:



Electrical Module

Cat. Nos. for Electrical Modules available:

60L — xK — x

Source: 60L = 60 LED's

Color Temperature:
- ☐ 3K = 3000K
- ☐ 4K = 4200K
- ☐ 5K = 5100K
- ☐ 2K = 580nm - Amber

Voltage:
- ☐ 120 = 120V
- ☐ 208 = 208V
- ☐ 240 = 240V
- ☐ 277 = 277V
- ☐ 347 = 347V*
- ☐ 480 = 480V*

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

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KRAEMER CONSULTING ENGINEERS, INC. — PRELIMINARY NOT FOR CONSTRUCTION — ARIZONA, U.S.A.

DRAWN	MB
DATE	28.APRIL.2016
PROJECT	16104.00

FIXTURE CUT SHEETS

FIXTURE TYPE 'P1'

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(602) 285-9450 - Fax
JOB # 16-1020

PH.7

20-DR-2016
5/6/2016

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SCHEDULE "B" ITEMS

(3) Reservations contained in the Patent
From: The State of Arizona
To: W. R. Hutchins
Recording Date: May 12, 1945
Recording No: Book 435 of Deeds, page 70
(as to that portion lying within the Southeast quarter of said Section 36)
Which among other things recites as follows:
a) Excepting and reserving unto the United States rights of way for ditches and canals constructed by their authority.
b) This Patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(4) Reservations contained in the Patent
From: The State of Arizona
To: W. B. Matlock
Recording Date: May 12, 1945
Recording No: Book 435 of Deeds, page 72
(as to that portion lying within the Southwest quarter of said Section 36)
Which among other things recites as follows:
a) Excepting and reserving unto the United States rights of way for ditches and canals constructed by their authority.
b) This Patent is issued subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(6) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Electric pole line
Recording Date: October 1, 1941
Recording No: Book 62 of Miscellaneous, page 211
(location not disclosed)
(PERTAINS TO AN ELECTRIC POLE LINE RUNNING THROUGH AN UNDEFINED PORTION OF THE SOUTH HALF OF SECTION 36 – UNABLE TO DETERMINE ANY POSSIBLE AFFECT ON SUBJECT PROPERTY)

(7) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 9148, page 701 and
Thereafter Assignment recorded in Docket 14943, page 384 and
Delegation of Rights in Recording No. 87–0348551
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(8) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 9148, page 706
Modification(s) of said covenants, conditions and restrictions
Recording No: Docket 12749, page 676
Recording No: Docket 14056, page 1401
The provisions of said covenants, conditions and restrictions were extended to include the herein described Land by an instrument
Recording No: Docket 13306, page 1223 and a Certificate of Correction in
Recording No: Docket 13848, page 645
Liens and charges as set forth in the above mentioned declaration,
Payable to: McCormick Ranch Property Owners Association, Inc.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(9) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Road or Highway and Public utilities
Recording Date: May 6, 1977
Recording No: Docket 12208, page 199
(PLOTTED HEREON)

(10) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 13306, page 1187 and
Thereafter Assignment in Recording No. 83–0211673
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(11) Reservations and Easements set forth in Warranty Deed recorded in Docket 13306, page 1198, which among other things, provides for the right to take, withdraw and use the groundwaters underlying the surface of said land, but without the right of surface entry.
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(12) Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 13306, page 1210 and
Thereafter a Certificate of Correction recorded August 22, 1979 in Docket 13848, page 645.
Modification(s) of said covenants, conditions and restrictions
Recording No: Docket 14316, page 1253
(AFFECTS SUBJECT PROPERTY – NOT PLOTTABLE)

(13) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: Underground waterlines and sanitary sewer lines, together with a perpetual easement for private access, refuse collection and emergency vehicle access and rights incident thereto
Recording Date: April 25, 1980
Recording No: Docket 14378, page 352
(PLOTTED HEREON)

(14) Terms, Covenants, Provisions and Easements contained in a "Grants of Easement" recorded in Docket 15998, page 735, and re–recorded in Docket 16035, page 23, and in Re–Recording No. 96–0706994.
(PLOTTED HEREON)

(15) Matters contained in that certain document
Entitled: Easement Agreement
Recording Date: July 5, 1984
Recording No: 84–0293433
Reference is hereby made to said document for full particulars.
(PLOTTED HEREON)

(16) Matters shown on Survey in:
Recording No: Book 948 of Maps, page 25 (shared line)
(NO PLOTTABLE EASEMENTS AFFECTING SUBJECT PROPERTY ARE CREATED BY THIS DOCUMENT)

(17) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Scottsdale, a municipal corporation
Purpose: underground waterlines
Recording Date: September 21, 1982
Recording No: Docket 16300, Page 583
(PLOTTED HEREON)

(18) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arizona Public Service Company
Purpose: electrical utilities
Recording Date: October 8, 1982
Recording No: Docket 16342, Page 986
(PLOTTED HEREON)

(19) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arizona Public Service Company
Purpose: gas line utilities
Recording Date: June 22, 1983
Recording No: 83–242215
(BLANKET EASEMENT OVER SUBJECT PROPERTY – NOT PLOTTABLE)

(20) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Carlo Brothers, Inc., an Arizona corporation
Purpose: private access, refuse collection, and water and emergency vehicles
Recording Date: June 25, 1985
Recording No: 85–292591
(PLOTTED HEREON)

(21) Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Scottsdale, a municipal corporation
Purpose: public utilities
Recording Date: July 25, 1986
Recording No: 86–386857
(PLOTTED HEREON)

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "PALM COVE" RECORDED IN BOOK 365 OF MAPS, PAGE 7, MARICOPA COUNTY RECORDS

MAP OF DEDICATION FOR "MCCORMICK PLACE" RECORDED IN BOOK 522 OF MAPS, PAGE 30, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY – MARICOPA COUNTY "GDACS" IN BOOK 763 OF MAPS, PAGE 38, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 948 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

UNRECORDED RESULTS OF SURVEY PREPARED ON FILE WITH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, DIN 27930–1

UNRECORDED RESULTS OF SURVEY PREPARED BY GWE/ASSOCIATED, JOB NUMBER 8103–040, DATED JUNE 8, 1981, ON FILE WITH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, DIN 31067–1

DESCRIPTION

PARCEL NO. 1:
That portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;
Thence North 89 degrees 47 minutes 07 seconds West, along the South line of the Southeast quarter of said Section 36, a distance of 100.80 feet to a point of tangency of a circular curve concave to the North and having a radius of 1500.00 feet;
Thence Northwest, along the arc of said last mentioned curve through a central angle of 18 degrees 38 minutes 47 seconds, a distance of 488.16 feet;
Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet to a point of tangency of a circular curve concave to the Southwest and having a radius of 1500.00 feet;
Thence Northwest, along the arc of said last mentioned curve through a central angle of 17 degrees 40 minutes 06 seconds, a distance of 462.56 feet;
Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;
Thence North 01 degrees 11 minutes 34 second East, 910.00 feet;
Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona, and the POINT OF BEGINNING;
Thence North 88 degrees 48 minutes 26 seconds West, 310.00 feet;
Thence South 46 degrees 11 minutes 34 seconds West, 190.00 feet;
Thence North 43 degrees 48 minutes 26 seconds West, 389.86 feet to a point on a circular curve concave to the Southeast and whose radius point bears South 38 degrees 26 minutes 48 seconds East, 950.00 feet;
Thence Northeast, along the arc of said last mentioned curve through a central angle of 46 degrees 31 minutes 43 seconds, a distance of 771.47 feet to a point on the West line of Hayden Road;
Thence South 01 degrees 11 minutes 34 seconds West, along said West line of Hayden Road, 352.90 feet to the POINT OF BEGINNING;

EXCEPT all groundwaters underlying the surface of said land as reserved in Docket 13306, page 1198, records of Maricopa County, Arizona.

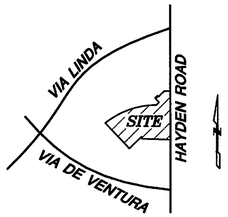
PARCEL NO. 2:
An Easement for ingress and egress, as created by instrument recorded in Docket 15998, page 735, re–recorded in Docket 16035, page 23 and Re–Recording No. 96–0706994, records of Maricopa County, Arizona, over that portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;
Thence North 89 degrees 47 minutes 07 seconds West, along the South line of the Southeast quarter of said Section 36, a distance of 100.80 feet to a point of tangency of a circular curve concave to the North and having a radius of 1500.00 feet;
Thence Northwest, along the arc of said last mentioned curve through a central angle of 18 degrees 38 minutes 47 seconds, a distance of 488.16 feet;
Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet to a point of tangency of a circular curve concave to the Southwest and having a radius of 1500.00 feet;
Thence Northwest, along the arc of said last mentioned curve through a central angle of 17 degrees 40 minutes 06 seconds, a distance of 462.56 feet;
Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;
Thence North 01 degrees 11 minutes 34 seconds East, 910.00 feet;
Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona, and the POINT OF BEGINNING;
Thence South 01 degrees 11 minutes 34 seconds West, 27.27 feet to a point on a curve concave to the Southwest and having a radius of 25.00 feet;
Thence Northwest, along the arc of said curve through a central angle of 31 degrees 52 minutes 14 seconds, a distance of 13.91 feet;
Thence North 88 degrees 48 minutes 26 seconds West, a distance of 279.03 feet to a point on a curve concave to the South and having a radius of 45.00 feet;
Thence Southwest, along the arc of said curve through a central angle of 14 degrees 32 minutes 26 seconds, a distance of 11.42 feet;
Thence North 13 degrees 20 minutes 52 seconds West, 25.77 feet;
Thence South 88 degrees 48 minutes 26 seconds East, 310.00 feet to the POINT OF BEGINNING.

PARCEL NO. 3:
An Easement for parking, ingress and egress, as created by instrument in Recording No. 84–0293433, records of Maricopa County, Arizona, over that portion of Section 36, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Section 36;
Thence North 89 degrees 47 minutes 07 seconds West, 100.80 feet along the South line of said Section 36;
Thence along a curve to the right 488.16 feet, said curve having a radius of 1500.00 feet and a central angle of 18 degrees 38 minutes 47 seconds;
Thence North 71 degrees 08 minutes 20 seconds West, 1131.79 feet;
Thence along a curve to the left 462.56 feet, said curve having a radius of 1500.00 feet and a central angle of 17 degrees 40 minutes 06 seconds;
Thence North 88 degrees 48 minutes 26 seconds West, 99.22 feet;
Thence North 01 degrees 11 minutes 34 seconds East, 910.00 feet;
Thence North 88 degrees 48 minutes 26 seconds West, 65.00 feet to a point on the West right–of–way line of Hayden Road as described in instrument recorded in Docket 12208, page 199, records of Maricopa County, Arizona;
Thence North 01 degrees 11 minutes 34 seconds East, 352.90 feet along said West right–of–way line to the POINT OF BEGINNING;
Thence along a curve to the left 153.53 feet, said curve having a radius of 950.00 feet, a central angle of 09 degrees 15 minutes 34 seconds and long chord bearing North 86 degrees 32 minutes 51 seconds West, 153.36 feet;
Thence North 46 degrees 11 minutes 34 seconds East, 41.55 feet;
Thence North 43 degrees 48 minutes 26 seconds West, 66.00 feet;
Thence North 46 degrees 11 minutes 34 seconds East, 38.00 feet;
Thence South 43 degrees 48 minutes 26 seconds East, 16.00 feet;
Thence North 46 degrees 11 minutes 34 seconds East, 91.00 feet;
Thence South 88 degrees 48 minutes 26 seconds East, 68.00 feet to a point on said West right–of–way line;
Thence South 01 degrees 11 minutes 34 seconds West, 162.00 feet along said West right–of–way line to the POINT OF BEGINNING.

AREA = 5.164 ACRES
224,958 SQ. FT.



VICINITY MAP

NOT TO SCALE

NOTES

1) The basis of bearing is the monument line of Hayden Road, using a bearing of South 01 degrees 11 minutes 34 seconds West, per RECORD OF SURVEY, recorded in Book 948 of Maps, Page 25, records of Maricopa County, Arizona.

2) The Benchmark used for this survey is the 1 inch Iron Pipe flush 2 1/2" GLO brass cap stamped "1/4 S35 S36 1914" having an elevation of 1,319.311, NAVD88.

3) All title information and the description shown is based on an Amended Commitment for Title Insurance issued by Chicago Title Agency, Inc., issuing agent for Chicago Title Insurance Company, Order Number C1601800–346–DH, dated April 28, 2016.

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) According to FEMA Flood Insurance Rate Map, Map Number 04013C1770L, dated October 16, 2013, the subject property is located in Zone X (shaded). Zone X (shaded) is defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood."

6) According to a Zoning Report issued by Zoning–Info, Inc., dated August 5, 2015, the subject property is zoned PNC PCD, Planned Neighborhood Commercial. The following zoning related information is based solely on information contained in said Preliminary Report. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.
Building Setback Restrictions:
Front/Street: 30 feet frontage along open space along Hayden Road per zoning
Side: 25 feet [illegible] Adjustment Case 34–BA–81
Rear: 0 feet along the Lake per Variance per Zoning Board of Adjustment Case 34–BA–81
Building Height Restriction:
36 feet
Maximum Density:
0.50 Floor Area Ratio
Parking Requirements:
277 Parking Spaces required per Amended Approved Site Plan

7) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "BLUE STAKE" at 263–1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

8) At the time the field work was performed, there was no observable evidence of earth moving work, building construction or building additions.

9) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may require no evidence of recent street or sidewalk construction was observed at time of survey.

10) At the time the field work was performed, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

11) The subject property has direct physical access to Hayden Road, being an improved and open public right–of–way, maintained by the City of Scottsdale. Additional indirect access to Hayden Road is provided by easements recorded in Docket 15998, page 735, re–recorded in Docket 16035, page 23 and re–recorded as Instrument No. 96–0706994, and that certain Easement Agreement recorded as Instrument No. 84–0293433, records of Maricopa County, Arizona.

12) This ALTA / NSPS Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

CERTIFICATION

To: SCOTTLIN LLC, an Arizona limited liability company; and CHICAGO TITLE AGENCY, INC.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, and 17 of Table A thereof. The field work was completed on February 26, 2016.

Date of Plat or Map: March 1, 2016
Last Revised: May 2, 2016
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
5/2/16
Date Signature
ARIZONA, U.S.A.

EXPIRES 3/31/17

REVISIONS		
DATE	DESCRIPTION	
5/2/16	update to new title commitment	

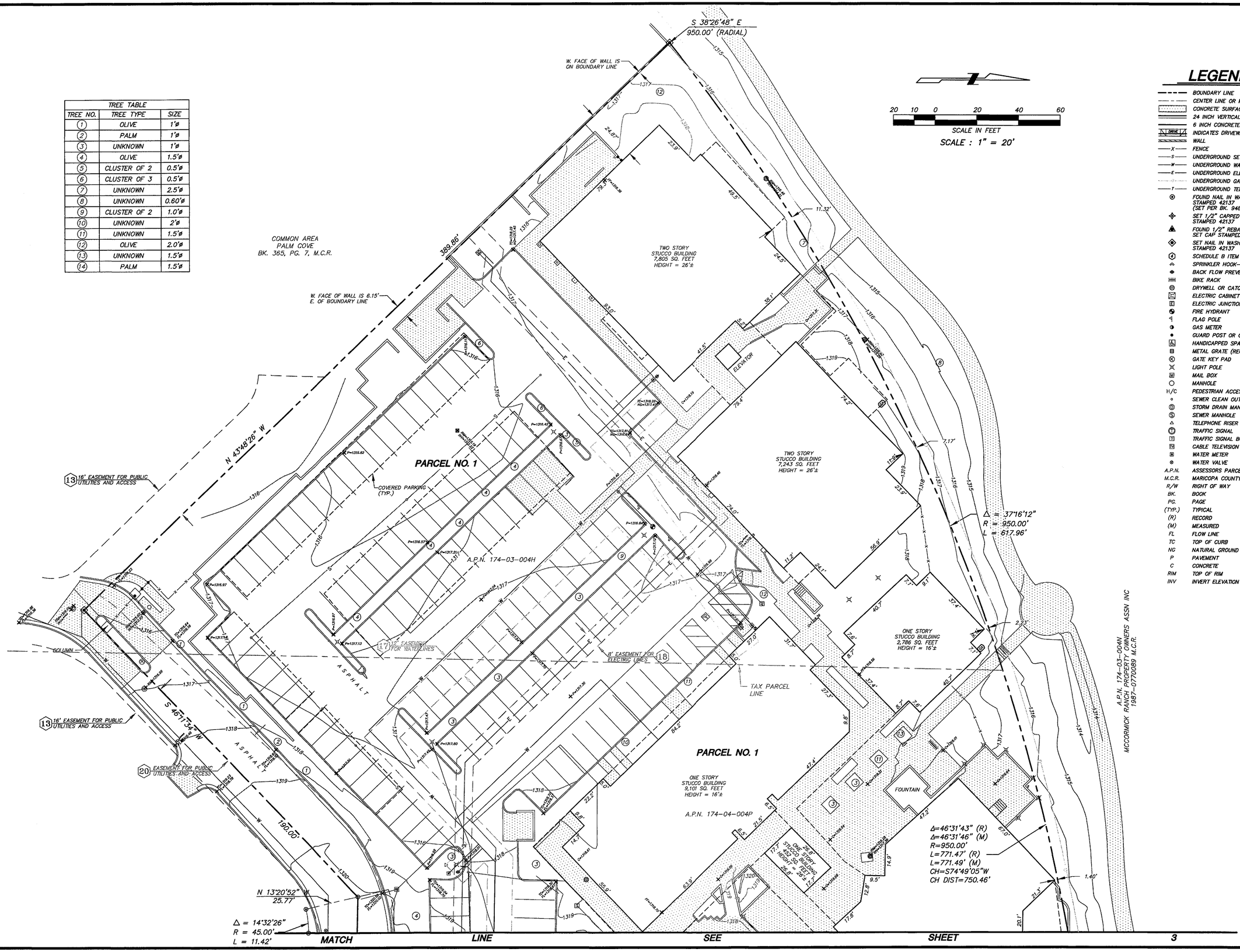
TOPOGRAPHIC SURVEY
MERCADO DEL LAGO
8300 –8320 N. HAYDEN ROAD, SCOTTSDALE, AZ 85258

SUPERIOR
SURVEYING SERVICES, INC.
21415 N. 23rd Avenue, Phoenix, AZ 85027
623–869–0223 (office) 623–869–0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: ELR CHK: GBF
SHEET 1 OF 4
DATE: 3/1/16
JOB NO.: 160229

20-DR-2016
5/6/2016

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	OLIVE	1'ø
2	PALM	1'ø
3	UNKNOWN	1'ø
4	OLIVE	1.5'ø
5	CLUSTER OF 2	0.5'ø
6	CLUSTER OF 3	0.5'ø
7	UNKNOWN	2.5'ø
8	UNKNOWN	0.60'ø
9	CLUSTER OF 2	1.0'ø
10	UNKNOWN	2'ø
11	UNKNOWN	1.5'ø
12	OLIVE	2.0'ø
13	UNKNOWN	1.5'ø
14	PALM	1.5'ø



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- DRIVE — INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- X — FENCE
- S — UNDERGROUND SEWER LINE
- W — UNDERGROUND WATER LINE
- E — UNDERGROUND ELECTRIC LINE
- G — UNDERGROUND GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- FOUND NAIL IN WASHER STAMPED 42137 (SET PER BK. 948, PG. 25, M.C.R.)
- SET 1/2" CAPPED REBAR STAMPED 42137
- FOUND 1/2" REBAR NO IDENTIFICATION SET CAP STAMPED 42137
- SET NAIL IN WASHER STAMPED 42137
- SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- BIKE RACK
- DRYWELL OR CATCH BASIN
- ELECTRIC CABINET
- ELECTRIC JUNCTION BOX
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GUARD POST OR GATE POST
- HANDICAPPED SPACE
- METAL GRATE (RECTANGULAR)
- GATE KEY PAD
- LIGHT POLE
- MAIL BOX
- MANHOLE
- H/C — PEDESTRIAN ACCESS RAMP
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- TELEPHONE RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CABLE TELEVISION RISER
- WATER METER
- WATER VALVE

A.P.N.	ASSESSORS PARCEL NUMBER
M.C.R.	MARICOPA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
(TYP.)	TYPICAL
(R)	RECORD
(M)	MEASURED
FL	FLOW LINE
TC	TOP OF CURB
NG	NATURAL GROUND
P	PAVEMENT
C	CONCRETE
RIM	TOP OF RIM
INV	INVERT ELEVATION

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42137 DAVID S. KLEIN 5/2/16 Date Signed ARIZONA U.S.A.

EXPIRES 3/31/17

REVISIONS		
DATE	DESCRIPTION	
5/2/16	update to new title commitment	

TOPOGRAPHIC SURVEY

MERCADO DEL LAGO

8300 – 8320 N. HAYDEN ROAD, SCOTTSDALE, AZ 85258

SUPERIOR SURVEYING SERVICES, INC.
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623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DWN: ELR CHK: GBF

SHEET 2 OF 4

DATE: 3/1/16

JOB NO.: 160229

MATCH LINE SEE SHEET 2

SCALE IN FEET

SCALE : 1" = 20'

TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	OLIVE	1'ø
2	PALM	1'ø
3	UNKNOWN	1'ø
4	OLIVE	1.5'ø
5	CLUSTER OF 2	0.5'ø
6	CLUSTER OF 3	0.5'ø
7	UNKNOWN	2.5'ø
8	UNKNOWN	0.60'ø
9	CLUSTER OF 2	1.0'ø
10	UNKNOWN	2'ø
11	UNKNOWN	1.5'ø
12	OLIVE	2.0'ø
13	UNKNOWN	1.5'ø
14	PALM	1.5'ø

NOTE: ALL LEGEND INFORMATION SEE SHEET NO. 3 OR 4

A.P.N. 174-04-998B
P7 VILLAGE AT HAYDEN LLC
2014-0612761 M.C.R.

PARCEL NO. 2

14 41' EASEMENT FOR INGRESS AND EGRESS

13 16' EASEMENT FOR PUBLIC UTILITIES AND ACCESS

8' EASEMENT FOR ELECTRIC LINES 18

A.P.N. 174-03-004P

CONCRETE VALLEY GUTTER

ONE STORY STUCCO BUILDING 19,795 SQ. FEET HEIGHT = 30'±

WOOD SHED

WALL CORNER IS ON BOUNDARY LINE

FOUNTAIN

3' WROUGHT IRON FENCE

SLOT DRAIN

BUILDING OVERHANG (TYP.)

3' HAND RAIL

PARCEL NO. 3

15 INGRESS & EGRESS

N 46°11'34" E 38.00'

N 43°48'26" W 66.00'

N 46°11'34" E 41.55'

S 43°48'26" E 16.00'

N 46°11'34" E 91.00'

S 88°48'26" E 88.00'

Δ=9°15'34" R=950.00' L=153.53' CH=N88°32'51"W CH DIST=153.36'

POINT OF BEGINNING PARCEL NO. 3

Δ = 31°52'14" R = 25.00' L = 13.91'

POINT OF BEGINNING PARCEL NO. 1 & 2

EASEMENT FOR PUBLIC UTILITIES 21

N 01°11'34" E 352.90'

N 01°11'34" E 514.89'

N 88°48'26" W 279.03'

N 88°48'26" W 310.00'

N 88°48'26" W 65.00'

N 88°48'26" W 99.22'

S 88°48'26" E 65.00'

65' R/W

PRIVATE DRIVE

ASPHALT PAVEMENT

DRIVE

FOUND BRASS CAP STEM IN POT HOLE

FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH

910.00'

12"ACP

24"VCP

HAYDEN ROAD

N 01°11'34" E 514.89'

ELECTRIC VAULTS

1424.89'

(PUBLIC ROADWAY)

Δ=17°40'06" R=1500.00' L=462.56'

SEE SHEET 4 FOR DETAIL

9 130' FOR ROADWAY PURPOSES

CATCH BASIN (TYP.)

REGISTERED LAND SURVEYOR CERTIFICATE NO. 42137 DAVID S. KLEIN Date Signed 5/2/16 ARIZONA U.S.A.

EXPIRES 3/31/17

REVISIONS	
DATE	DESCRIPTION
5/2/16	update to new title commitment

ALTA / NSPS LAND TITLE SURVEY

MERCADO DEL LAGO

8300 -8320 N. HAYDEN ROAD, SCOTTSDALE, AZ 85258

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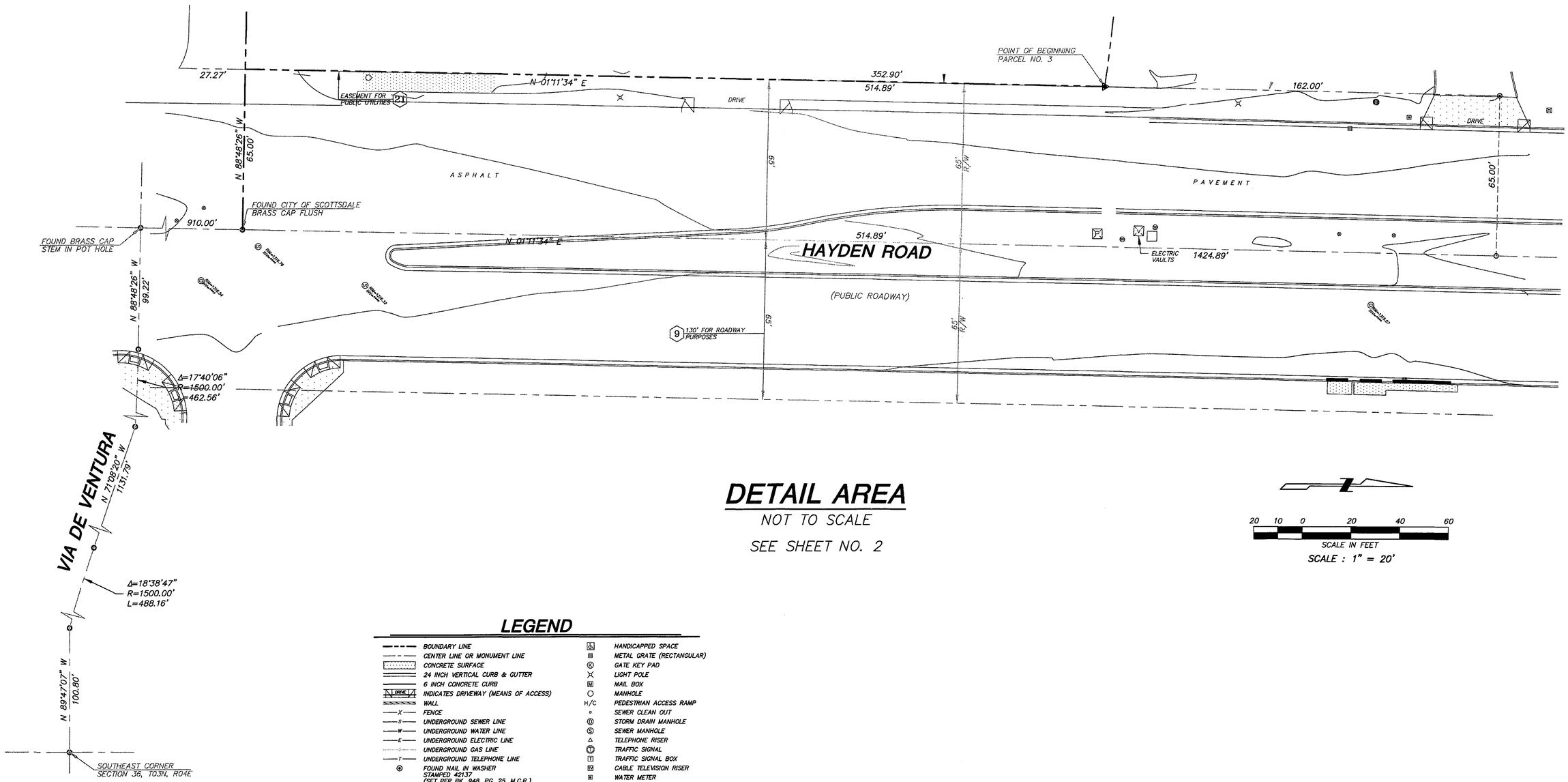
DWN: ELR CHK: GBF

SHEET 3 OF 4

DATE: 3/1/16

JOB NO.: 160229



DETAIL AREA

NOT TO SCALE

SEE SHEET NO. 2

20 10 0 20 40 60

SCALE IN FEET

SCALE : 1" = 20'

LEGEND

BOUNDARY LINE	HANDICAPPED SPACE
CENTER LINE OR MONUMENT LINE	METAL GRATE (RECTANGULAR)
CONCRETE SURFACE	GATE KEY PAD
24 INCH VERTICAL CURB & GUTTER	LIGHT POLE
6 INCH CONCRETE CURB	MAIL BOX
DRIVE INDICATES DRIVEWAY (MEANS OF ACCESS)	MANHOLE
WALL	H/C PEDESTRIAN ACCESS RAMP
—X— FENCE	SEWER CLEAN OUT
—S— UNDERGROUND SEWER LINE	STORM DRAIN MANHOLE
—W— UNDERGROUND WATER LINE	SEWER MANHOLE
—E— UNDERGROUND ELECTRIC LINE	TELEPHONE RISER
UNDERGROUND GAS LINE	TRAFFIC SIGNAL
—T— UNDERGROUND TELEPHONE LINE	TRAFFIC SIGNAL BOX
FOUND NAIL IN WASHER STAMPED 42137 (SET PER BK. 948, PG. 25, M.C.R.)	CABLE TELEVISION RISER
SET 1/2" CAPPED REBAR STAMPED 42137	WATER METER
FOUND 1/2" REBAR NO IDENTIFICATION SET CAP STAMPED 42137	WATER VALVE
SET NAIL IN WASHER STAMPED 42137	A.P.N. ASSESSORS PARCEL NUMBER
SCHEDULE B ITEM	M.C.R. MARICOPA COUNTY RECORDS
SPRINKLER HOOK-UP (FIRE DEPARTMENT)	R/W RIGHT OF WAY
BACK FLOW PREVENTER	BK. BOOK
BIKE RACK	PG. PAGE
DRYWELL OR CATCH BASIN	(TYP.) TYPICAL
ELECTRIC CABINET	(R) RECORD
ELECTRIC JUNCTION BOX	(M) MEASURED
FIRE HYDRANT	FL FLOW LINE
FLAG POLE	TC TOP OF CURB
GAS METER	NG NATURAL GROUND
GUARD POST OR GATE POST	P PAVEMENT
	C CONCRETE
	RIM TOP OF RIM
	INV INVERT ELEVATION

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
42137
DAVID S.
KLEIN
5/2/16
Date Signed
ARIZONA, U.S.A.

EXPIRES 3/31/17

REVISIONS	
DATE	DESCRIPTION
5/2/16	update to new title commitment

ALTA / NSPS LAND TITLE SURVEY

MERCADO DEL LAGO

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623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: LE CHK: JW

SHEET 4 OF 4

DATE: 3/1/16

JOB NO.: 160229

A.P.N. 174-03-004N
MCCORMICK RANCH PROPERTY OWNERS ASSN INC
1987-0770089 M.C.R.

EXISTING ONE STORY BUILDING

EXISTING ONE STORY BUILDING (TO BE DEMOLISHED)

PROPOSED CURB (TYPICAL)

PROPOSED PAVEMENT

EXISTING CONCRETE VALLEY GUTTER

EXISTING PAVEMENT

EXISTING CURB (TYPICAL)

8' ELECTRIC EASEMENT

12' WATERLINE EASEMENT

APS ELEC. TRANSFORMER

PROPOSED WALKWAY

PROPOSED ONE STORY BUILDING FF=1318.20

EXISTING WALL (TYPICAL)

EXISTING CURB & GUTTER (TYPICAL)

30' BUILDING SETBACK

N88°48'26"W 310.00'

41' INGRESS/EGRESS EASEMENT

EASEMENT FOR PUBLIC UTILITIES AND ACCESS

A.P.N. 174-04-998B
P7 VILLAGE AT HAYDEN LLC
2014-0612761 M.C.R.

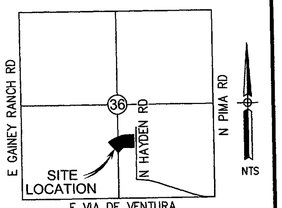
HAYDEN ROAD

65' R.O.W.

S1°11'33"W 352.80'

EXISTING SIDEWALK (TYPICAL)

P.U.E.



VICINITY MAP
SEC. 36, T. 3 N., R. 4 E.

LEGEND

— — —	PROPERTY BOUNDARY
— — —	EASEMENT LINE
— — —	STREET CENTER LINE
—S—	EXISTING SEWER LINE
—W—	EXISTING WATER LINE
—E—	EXISTING ELECTRIC LINE
—T—	EXISTING TELEPHONE LINE
—0000—	EXISTING GROUND CONTOUR
+ NG=00.0	EXISTING NATURAL GRADE
+ C=00.00	EXISTING CONCRETE GRADE
+ P=00.00	EXISTING PAVEMENT GRADE
→	EXISTING DRAINAGE FLOW DIRECTION
P=00.00	PROPOSED PAVEMENT GRADE
C=00.00	FINISHED CONCRETE GRADE

N

SCALE
20' 0 10' 20'
1 inch =20' ft.

Epsilon Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona 85338
623-882-9928

20-DR-2016
8/25/2016

Registered Professional Engineer (Civil)
CERTIFICATE NO. 38801
MAHDI M. SADEK
Date Signed 8/22/16
ARIZONA, U.S.A.
EXPIRES 3-31-2018

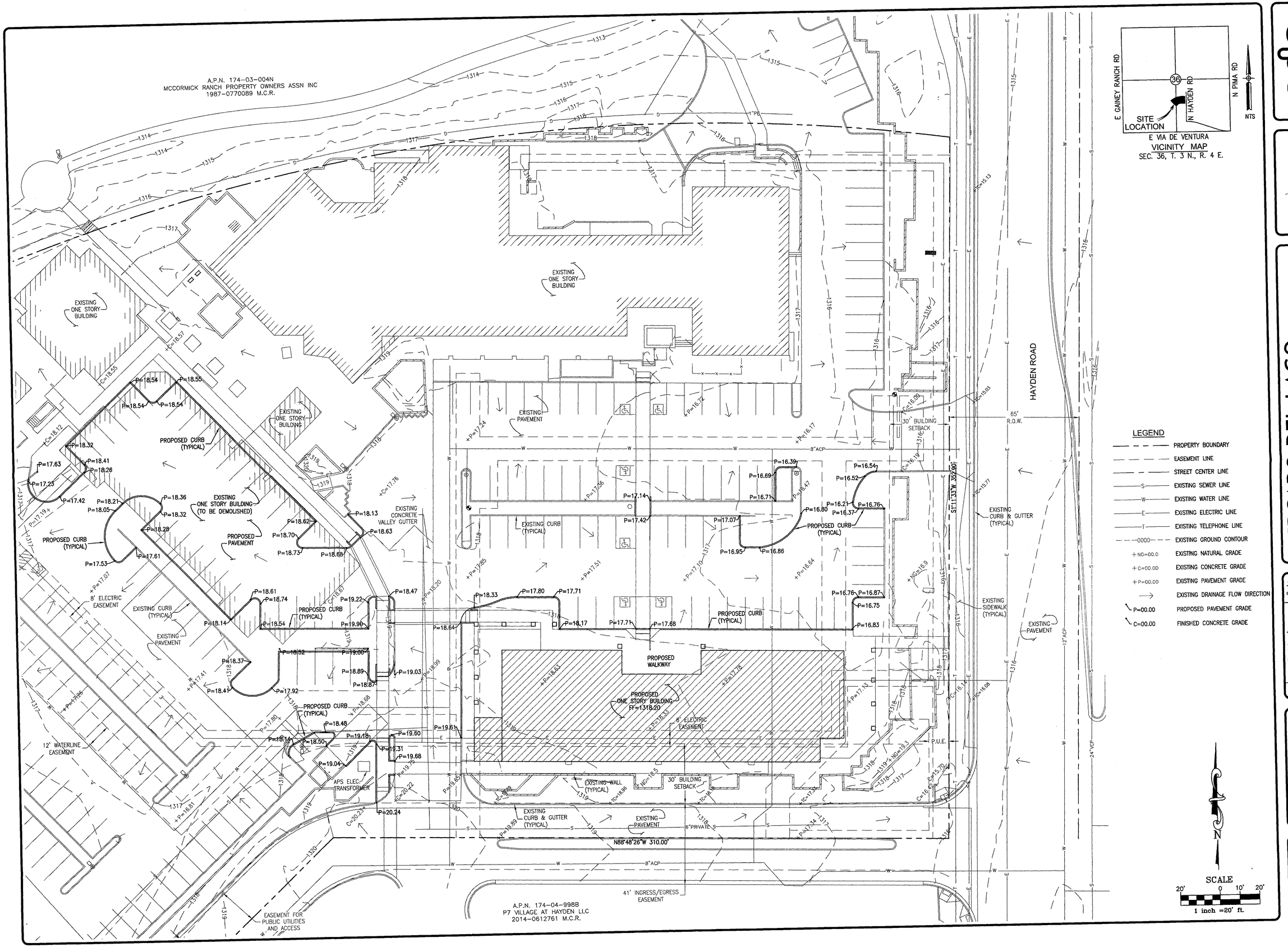
MERCADO DEL LAGO
8300 N HAYDEN RD
SCOTTSDALE, AZ 85258

PRELIMINARY GRADING & DRAINAGE PLAN

No.	Revision/Issue	Date

Project	16-EEM-2354CIV
Date	AUGUST 22, 2016
Designed by	MARCUS REED
Drawn by	MARCUS REED
Checked by	MAHDI SADEK, P.E.

SHEET C-1
SHEET 1 OF 1



Epsion Design Group
13765 W. Auto Dr., SUITE 119
Goodyear, Arizona 85338
623-882-9928
Epsion Design Group is a subsidiary of Epsion Engineering & Science, LLC

20-DR-2016
8/25/2016

Registered Professional Engineer (Civil)
CERTIFICATE NO. 38801
MAHDI M. SADEK
Date Signed 8/22/16
ARIZONA, U.S.A.
EXPIRES 3-31-2018

MERCADO DEL LAGO
8300 N HAYDEN RD
SCOTTSDALE, AZ 85258

PRELIMINARY GRADING & DRAINAGE PLAN

No.	Revision/Issue	Date

Project	16-EEM-2354CIV
Date	AUGUST 22, 2016
Designed by	MARCUS REED
Drawn by	MARCUS REED
Checked by	MAHDI SADEK, P.E.

SHEET
C-1
SHEET 1 OF 1