
**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 20, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**14950 N. 83rd Place
27-DR-2016**

Location: 14950 N. 83rd Place

Request: Request approval of the site plan, landscape plan, and building elevations to renovate the exterior of an existing two-story commercial building with approximately 20,000 square feet of building area on an approximately 1.20-acre site.

OWNER

Pathfinder TRF Four, LLC

ARCHITECT/DESIGNER

Cawley Architects, Inc.

APPLICANT CONTACT

Paul Devers
Cawley Architects
602-393-5060

BACKGROUND

Zoning

This site is zoned General Commercial (C-4), which is intended to provide space for the heaviest type of commercial activities found in the City, including light manufacturing, warehousing, wholesaling, and vehicle leasing, rental, sales, and repair. The district provides opportunities for light industrial uses in order to sustain and enhance the community's economic vitality and employment opportunities. Development standards are intended to provide development flexibility consistent with the Scottsdale Sensitive Design Principles.

Context

Located at the end of the intersection of N. 83rd Place and E. Butherus Drive, the surrounding developments consist of one- and two-story industrial and commercial buildings supporting a variety of warehouse, wholesale, manufacturing, retail, and office uses. No residential uses are near or adjacent to the site.

Adjacent Uses and Zoning

- North Existing two-story commercial building with wholesale, warehouse and furniture and home furnishing sales use zoned General Commercial (C-4).
- South Existing one-story commercial building with vehicle repair and restoration use, and wholesale and warehouse uses zoned General Commercial (C-4).
- East Directly east of the site is an existing one-story commercial building with wholesale, warehouse, distribution, furniture and home furnishing uses zoned General Commercial (C-4). Directly northeast of the site is the existing Costco Wholesale building, zoned Highway Commercial (C-3).
- West Existing one-story commercial development with three separate buildings, with vehicle sales, repair, and restoration uses, zoned General Commercial (C-4).

Key Items for Consideration

- Development Review Board Criteria
- Sensitive Design Principles
- Commercial Design Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations to renovate the exterior of an existing two-story commercial building with upgraded landscaping.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail, and the site has been posted with the required public notice signage. As of the date of this report, staff has not received any public comment on the proposed project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site & Existing Building

Constructed in 1985, the existing two-story commercial building consists of an expansive stucco façade over concrete masonry units, with the façade painted two shades of earth tone brown. The primary entry into the building is along the east elevation facing N. 83rd Place. The east elevation consists of a balcony that extends the entire length of the building, while the north, south and west elevations consist of an expansive stucco façade. Existing landscaping consists of mature desert trees and bushes, and existing surface parking wraps around the building on the east, south and west sides.

Building Elevations

The proposed building improvements consist of demolishing the east elevation of the building and updating the elevation with a completely different and contemporary design. The proposed east elevation is divided into three distinct building masses, each with a different texture and color to subdivide the expansive wall plane. The two predominant building masses, situated on both ends of the elevation, incorporate smooth aluminum composite panels oriented horizontally, with the tallest building mass at the north end of the elevation, measuring 27 feet tall from grade. The secondary building mass in the central section of the elevation incorporates a smooth stucco finish, painted Dunn Edwards 'DE6226 Foggy Day.' All three building masses frame four large storefronts

that incorporate large expanses of framed windows and doors recessed into the wall plane of the building. Each storefront is defined by metal canopies painted Dunn Edwards 'DE6357 Black Tie' and wood soffits are incorporated under each metal canopy to provide variation within the contemporary design. Rooftop mechanical screening is integrated into the building mass and form.

Two polished ground face masonry wall panels are included as accents on the contemporary façade. At the south end of the east elevation, the polished ground face masonry feature wraps around the south side of the building and continues for a short segment. Along the rest of the south, west and north elevations, the existing stucco building façade will be maintained.

Landscaping & Site Improvements

The proposed site improvements consist of improved pedestrian and vehicular access and circulation, hardscape improvements, new landscape screen walls, new outdoor lighting, and new landscaping. The two existing driveways will be improved to enhance vehicular access and circulation. To provide a pedestrian connection from the street, Staff is stipulating the incorporation of a new walkway connecting from N. 83rd Place leading up to the east elevation of the building.

Proposed outdoor lighting will incorporate new parking lot light pole fixtures, new building-mounted fixtures, and fixtures mounted and recessed on the underside of each of the proposed metal canopies.

New landscaping on the site consists primarily of drought-tolerant and low-water-use plant materials that will enhance the landscaping along N. 83rd Place. Along N. 83rd Place, three mature Mesquite trees will be replaced with a mix of Desert Museum Palo Verdes and Texas Mountain Laurels. The landscaping is further accented by the introduction of a mixture of other native species and low water use shrubs and groundcovers. Existing landscaping along the south and west sides of the building will remain, but will be enhanced with additional shrubs and ground cover to comply with the Landscape Ordinance. To maintain the existing landscape character of the area, Staff is stipulating that the three (3) Desert Museum Palo Verdes proposed along the N. 83rd Place frontage will have at least three (3) inch caliper for single trunk trees, or one and one-half (1 ½) inch caliper average trunk for multiple trunk trees.

Development Information

- Existing Use: Office & Warehouse
- Proposed Use: Office & Warehouse
- Parcel Size: 1.209 net acres
52,689 square feet
- Building/Commercial space: 19,889 square feet
- Floor Area Ratio Allowed: 0.80
- Floor Area Ratio Proposed: 0.38
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 27 feet 0 inches, including rooftop appurtenances
- Parking Required: 34 spaces
- Parking Provided: 50 spaces
- Open Space Required: 5,796 square feet
- Open Space Provided: 10,170 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the site plan, landscape plan, and building elevations, per the attached stipulations, finding that the provisions of Commercial Design Guidelines, Sensitive Design Principles, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Andrew Chi

Planner

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E-mail: achi@ScottsdaleAZ.gov

APPROVED BY

Andrew Chi

Andrew Chi, Report Author

Phone: 480-312-7828 E-mail: achi@scottsdaleaz.gov

09/29/16

Date

Steve Venker

Steve Venker, Development Review Board Coordinator

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

10/6/16

Date

Randy Grant

Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

10/11/16

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial & Zoning Map
- 2A. Close-Up Aerials
 - 3. Site Plan
 - 4. Existing Building Elevations
 - 5. Proposed Building Elevations – B&W
 - 6. Proposed Building Elevations – Color
 - 7. Perspectives
 - 8. Streetscape Elevations
 - 9. Material Samples
 - 10. Landscape Plan
 - 11. Electrical Site Plan & Photometric Plan
 - 12. Exterior Lighting Cut Sheets
 - 13. Context Photos

**Stipulations for the
Development Review Board Application:
14950 N. 83rd Place
Case Number: 27-DR-2016**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Cawley Architects, with a city staff date of September 21, 2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Cawley Architects, with a city staff date of September 21, 2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Cawley Architects, with a city staff date of September 21, 2016.

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

SITE DESIGN:

DRB Stipulations

4. At final plans submittal, the applicant shall incorporate a new ADA-compliant 6-foot-wide walkway, connecting the existing public sidewalk along N. 83rd Place to the east side of the building. The walkway can begin anywhere along the street frontage, as long as it connects the public sidewalk to the main building entrance. If the walkway must cut through the existing landscape area and parking lot, an extra parking space may be removed, and such parking space

may be converted to be part of the 6-foot-wide walkway, while the remaining former parking space becomes a new landscape area, or gets absorbed into the existing landscape area. A striped crosswalk shall be painted on the asphalt as the pathway crosses the driveway, and shall terminate in-front of the east elevation of the building with proper ADA access.

5. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-1, 2 (2 is grease containment) for single enclosures, and #2147-1, 2 (2 is grease containment) for double enclosures.

LANDSCAPE DESIGN:

Ordinance

- A. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a native plant permit to remove any tree. The Native Plant Plan shall be submitted with the final construction plans.
- B. At final plans submittal, the applicant shall revise the Landscape Plan so that the landscape legend includes the quantity of all proposed plants.
- C. At final plans submittal, the applicant shall revise the Landscape Plan to that the three (3) Desert Museum Palo Verdes proposed along the N. 83rd Place frontage shall have at least three (3) inch caliper for a single trunk tree, or one and one-half (1 ½) inch caliper average trunk for a multiple trunk tree.

DRB Stipulations

6. Based on the mature size of the proposed plants, at final plans submittal, please modify the Landscape Plan so that the planting density and layout is representative of the mature size of the proposed species, relative to the planting area. In general, a twenty to thirty percent (20% - 30%) reduction of planting intensity should be implemented in order to avoid overcrowding of plants, and so that there will be no need to trim excessively or shear the plants, resulting in sustainable landscape improvements.
7. At final plans submittal, please coordinate the Landscape Plan with the Lighting Plan in order to avoid conflicts between the size of mature trees and light fixtures. Please shift either the location of any proposed or existing trees or any location of proposed light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
8. At final plans submittal, the owner shall submit landscape improvement plans that demonstrate how any salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
9. At final plans submittal, please indicate on the landscape improvement all existing plants that will be removed. Any protected native plant proposed to be salvaged or removed shall require a native plant permit (refer to Stipulation A).
10. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

EXTERIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- 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

- 11. At final plans submittal, please coordinate the Landscape Plan with the Lighting Plan in order to avoid conflicts between the size of mature trees and light fixtures. Please shift either the location of any proposed or existing trees or any location of proposed light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures.
- 12. 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 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- G. The site is located within the Airport Influence Area, Area AC-2. Prior to final plans submittal, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope (only if required by the FAA based on the Scottsdale Airport Vicinity Development Short Form). The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter, and submit a copy of Aviation staff approval at final plans submittal.
- H. With the final plans submittal, the owner/developer shall provide a signed and completed Aviation Easement (Legal and Graphic) in a form acceptable to the City for recording.

To: Planning and Development Services
Division
City of Scottsdale, Arizona

From: Paul Devers, Vice President / Design
Director

Subject: Design Review Narrative for:
14950 N. 83rd Place

Date: September 21, 2016

NARRATIVE

This application is made to identify the development requirements for the remodel of the primary street elevation of an existing commercial building of approximately +/- 19,889 square foot. Of this gross square footage building area, the primary focus of this remodel is on the east elevation and south east corner of the building.

The project is located at 14590 N 83rd Place. The site is approximately 52,689 S.F. (+/- 1.20 acres) with an APN number: 215-55-046. The project will provide a façade remodel and minimal site and landscape improvements.

This site is part of an approved Design Review project number is 933 and the PA number is 2015.

Vehicular Access and Parking:

The project will utilize two existing main access drives from N. 83rd Place into the site. Vehicles will park on three sides of the building, with employee parking on the west. The number of parking spaces provided, meets both ordinance and operational requirements for this use. Fire Truck and Refuse maneuvering are existing on the site per the City of Scottsdale development standards.

Landscape, R.O.W. and Offsite Improvements, Easements:

All R.O.W. dedications and offsite improvements are existing no additional dedications are proposed. The allowable building height per the C-4 development standards is 36'-0" The maximum proposed height is 27'-0", thus we are in compliance.

The building setbacks are existing and no new encroachments into the setbacks are proposed.

Design Review Board Criteria

Conformance to General Plan

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

This development is located in the Greater Airpark Character Area and designated as an Employment Core Character Type. In keeping with Policy CD1.1 Employment Future Land Use Areas; the remodel building design is a contemporary expression utilizing high quality materials that reflect the most current technologies including metal panels contrasted with textured masonry walls.

This site is zoned C-4 and meets the required setbacks, parking and landscape coverage.

The streetscape guideline is transitional and the proposed landscape palette will provide vibrant colors and will be consistent with the existing adjacent developments.

Explain how the proposed development will contribute to the general health, welfare, safety and convenience of persons residing or working in the vicinity.

The repurpose of this existing building will add to the economic vitality of the neighborhood by bringing in new businesses and will contribute to the health, welfare and security of the vicinity by revitalizing an empty, worn out facility that is unsightly and susceptible to vagrancy.

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Although the spatial relationships to nearby structures and open spaces already exists the proposed improvements include a redesign of the front streetscape to replace the existing landscape and screen wall to reflect a contextual design not only for the building but the surrounding properties.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

To meet current standards for safety and convenience; the proposed improvements will include an upgrade to the existing driveways, front parking area, pedestrian ways and the addition of bicycle parking. The loading and service areas are existing and are located at the rear of the building.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

The primary design intent and architectural character is a modern automotive related facility which supports the building users. This commercial "neighborhood" has matured and is in the heart of the older section of the Scottsdale Airpark. There is a wide variety of architectural styles existing in the area which has become synonymous with activities relating to "high end vehicles" and this facility looks to heighten that tradition.

The existing building design is mundane and monotonous composed of stucco over concrete masonry units. The new design, of the street frontage, will be more than a facelift; as the majority of the front wall will be removed. The design goal is to reinvent the architectural character of the building providing a contemporary facade that will enhance the visual quality of the surrounding neighborhood and set a new standard for redevelopment projects in the Airpark.

The materials chosen provide a balance of both sleek and textured surfaces, providing contrast and interest to the composition. The energy efficient clear glazing is supported with painted steel frames offering views to the interior enhancing the automotive uses inside. The primary walls will be composed of a combination of integral color block, stucco and metal panels. The colors chosen are clean and crisp but are consistent with the goals of the design principles of the desert environment.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

All mechanical equipment will be rooftop and screened from view with parapet walls that extend above the roof. Ground mounted utilities will be screened utilizing low profile landscaping to blend into landscape areas.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

Sensitive Design Principles:

As always, we look to design in the Sonoran Desert with principles which reinforce the quality of our buildings and community. With our work, we have incorporated as many of the sensitive design principles as practical for the remodel of an existing building and are listed as follows:

1. The repurpose of this building will enhance and strengthen the existing built environment with a fresh appearance providing new energy into an evolving neighborhood.
2. The existing building orientation is not being changed.

3. The existing topography will not be affected, however due to the age and poor quality of the existing landscape: the frontage landscape will be replaced with a new desert palette of plants.
4. There are no known natural habitats or ecological processes occurring on this site.
5. The existing streetscape will be refreshed with a new landscape palette and screen walls.
6. Bicycle racks will be provided to integrate alternative modes of transportation.
7. Shade canopies are an integral component of the building design providing shelter from the elements and human scale.
8. The remodel facade faces east to the public right of way promoting visual interaction to the street. The building massing has been organized to accommodate multiple tenants. Large canopies define the entrances and provide shade and human scale.
9. A variety of materials, colors and textures have been chosen that are compatible to the desert environment and provide visual interest. Shading techniques include solid horizontal canopies extending 4' beyond the face of the glass and building overhang extending up to 5' beyond the glass that create deeper shadows protecting the glass from intense direct sunlight. Other shading techniques include vertical fins formed from the building facade providing additional solar protection. These features along with the adjacent sidewalk areas visually connect the interior and exterior spaces.
10. The building glass for the storefront systems is a low energy clear glass with insulated glass units that is protected from direct sun utilizing canopies, overhangs and vertical fins as stated in the previous paragraph.
11. The new landscape palette will be a variety of desert adaptive plants with low water consumption.
12. The new landscape palette will be a variety of desert adaptive plants with low water consumption.
13. The exterior illumination will minimize glare and be compatible with the surrounding environment utilizing current lighting techniques and lighting fixtures.
14. Signage has not been determined but will be complementary to the architectural character of the building.

If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance.

Non applicable

If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Non applicable

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Non applicable

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Non applicable

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Non applicable

As always we look forward to helping bring another valued project to the City of Scottsdale and we look forward to your comment and input to the design process.

Sincerely,

Paul Devers
Design Principal
Cawley Architects, Inc.



ATTACHMENT #2

Q.S.
34-47

2014 GIS Orthophoto

14950 N. 83rd Place

27-DR-2016



Q.S.
34-47

Google Earth Pro Imagery

Commercial



ATTACHMENT #2A

14950 N. 83rd Place

27-DR-2016



Q.S.
34-47

Google Earth Pro Imagery

14950 N. 83rd Place

27-DR-2016



Q.S.
34-47

Google Earth Pro Imagery

14950 N. 83rd Place

27-DR-2016

A REMODEL PROJECT:
**14950 N.
 83rd Place**



PROJECT: 14950 N. 83rd Place
 ADDRESS: 14950 N. 83rd Place
 Scottsdale, Arizona
 R. Ramo Subdivision 480-305-1950
 PALMTRIEVE TRF FEAT LITE
 DEVELOPER: 21 E. Silver St. #104, Tempe AZ, 85281
 A LIMITED REDEVELOPMENT PROJECT
 LEGAL DESCRIPTION: 1st 77, Scottspark Business Center Unit 2
 ASSESSOR PARCEL #: 215-55-045
 ZONING: C-4
 SITE AREA: +/- 52,689 S.F. (+/- 1.209 ACRES)
 BUILDING AREA: +/- 19,889 S.F. GROSS (EXIST'G)
 STORIES: SINGLE STORY
 LOT COVERAGE: 38.7%
 LANDSCAPE AREA: 10,170 SF (EXIST'G)
 LANDSCAPE COVERAGE: 19.3%
 OCCUPANCY: 8 1/2-1 (NO CHANGE IN OCCUPANCY)
 CONSTRUCTION TYPE: U-B/W/A.F.E.S.
 ALLOWABLE AREA: 36,000 S.F. (SINGLE STORY)
 CLEAR HEIGHT: 19'-4" to 20'-4" +/-
 BUILDING HEIGHT: +/- 24'-4" (27'-0" NEW)
 HEIGHT:



14950 N 83RD PLACE

14950 N 83RD PLACE
 SCOTTSDALE ARIZONA

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	4000 SF	4000 SF
WAREHOUSE	15,889 SF	15,889 SF
STORAGE		
PRODUCTION		
TOTAL:	19,889	19,889

REQUIRED PARKING CALC.			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	4000 SF	1/300	14
WAREHOUSE	15,880	1/800	20
STORAGE			
PRODUCTION			
TOTAL:			34

	TOTAL EXISTING PARKING	TOTAL REGULAR SPACES (EXISTING)	TOTAL ACCESSIBLE SPACES (NDM)
	50	47	2

BICYCLE PARKING CALC.	RATIO	REQUIRED	PROVIDED
1 PER 10 PARKING STALLS		5	5

LEGEND

- PROPERTY LINE
- - - EASEMENT/SETBACK LINE
- - - CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" EXTRUDED CURB
- 6" CAST IN PLACE CURB
- SITE WALL
- ▨ SALT FINISH CONC. SIDEWALK
- ▨ PAINT STRIPING ON PAVING
- ⊕ NEW FIRE HYDRANT
- ⊕ EXISTING FIRE HYDRANT
- ⊕ FIRE DEPT. CONNECTION
- ⊕ ACCESSIBLE ROUTE/PATH OF TRAVEL
- ⊕ FIRE RISER

DATE

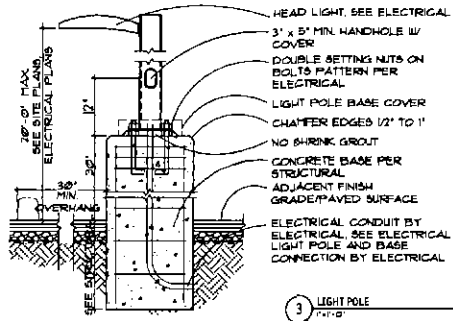
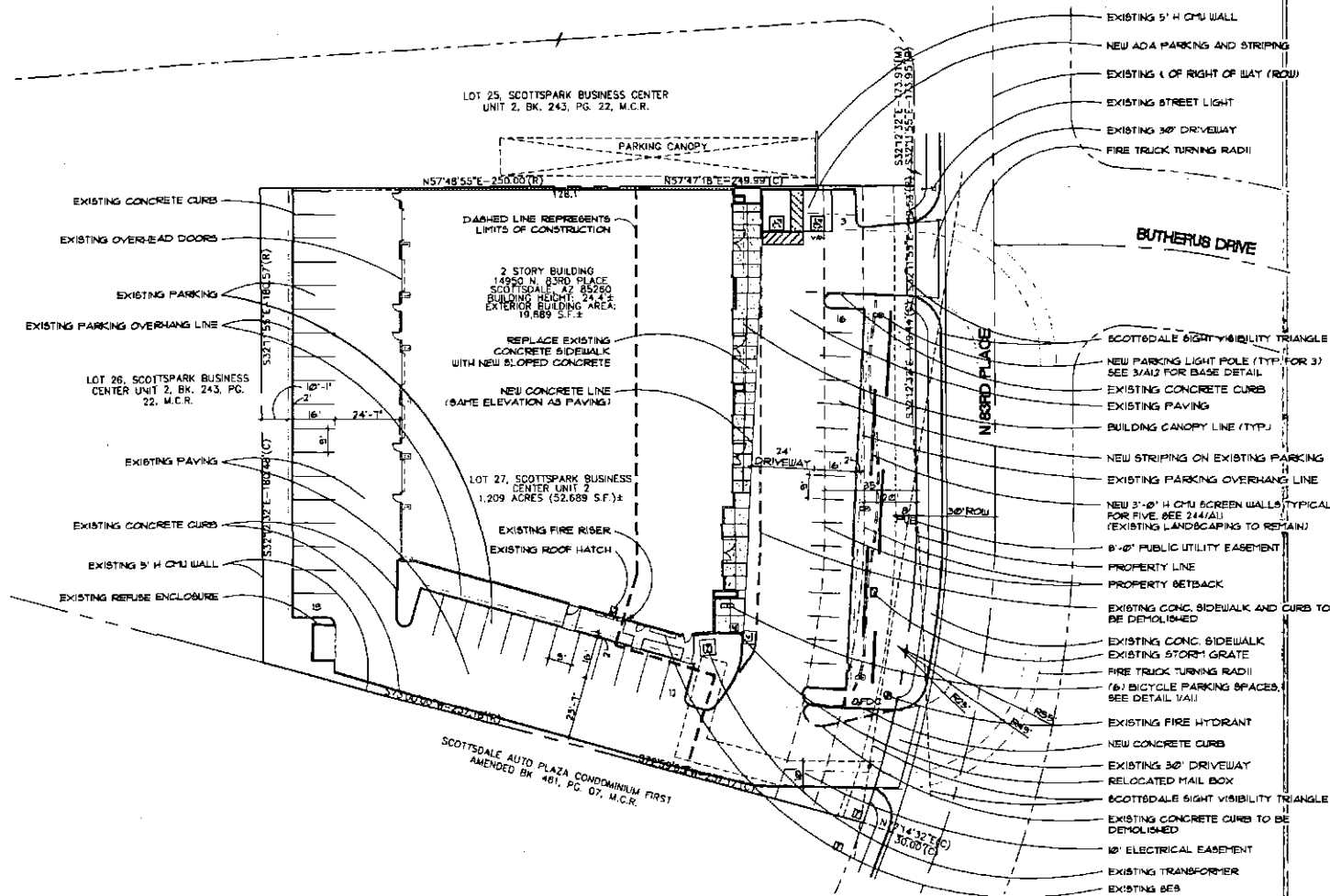
PRELIMINARY SET	06-23-2016
DR SUBMITTAL	06-16-2016
PRICING SET	06-17-2016
DR SUBMITTAL	08-11-2016

NOTICE OF ALTERNATE BIDDING CYCLE

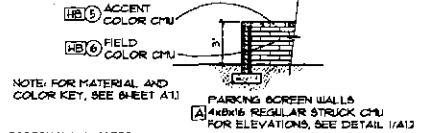
The architect and design consultant will not prepare bid documents until the expiration of offering or solicitation period and will not accept bids until the expiration of the bid opening period. The architect and design consultant will not accept bids until the expiration of the bid opening period. The architect and design consultant will not accept bids until the expiration of the bid opening period.

Project: SA-11
A1.1

ATTACHMENT #3

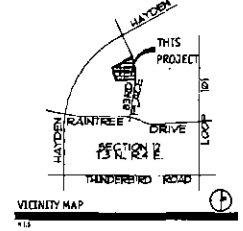
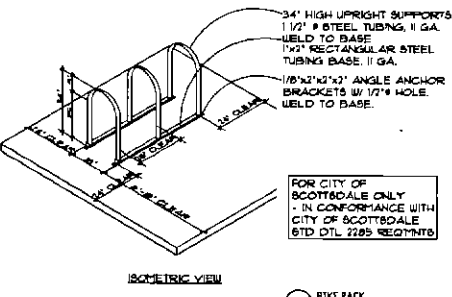


SITE SCREEN WALL SCHEDULE



SCREEN WALL NOTES

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.
4. SEE STRUCTURAL DRAWINGS, SC-1, FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.





CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P. 602.393.5060

CawleyArchitects.com



14950 N 83RD PLACE

14950 N 83RD PLACE
SCOTTSDALE ARIZONA

DATE

PRELIMINARY SET	06-28-2016
DR SUBMITTAL	06-16-2016
PERCING SET	06-17-2016
DR BE SUBMITTAL	08-11-2016

NOTICE OF ALTERNATE BILLING CYCLE

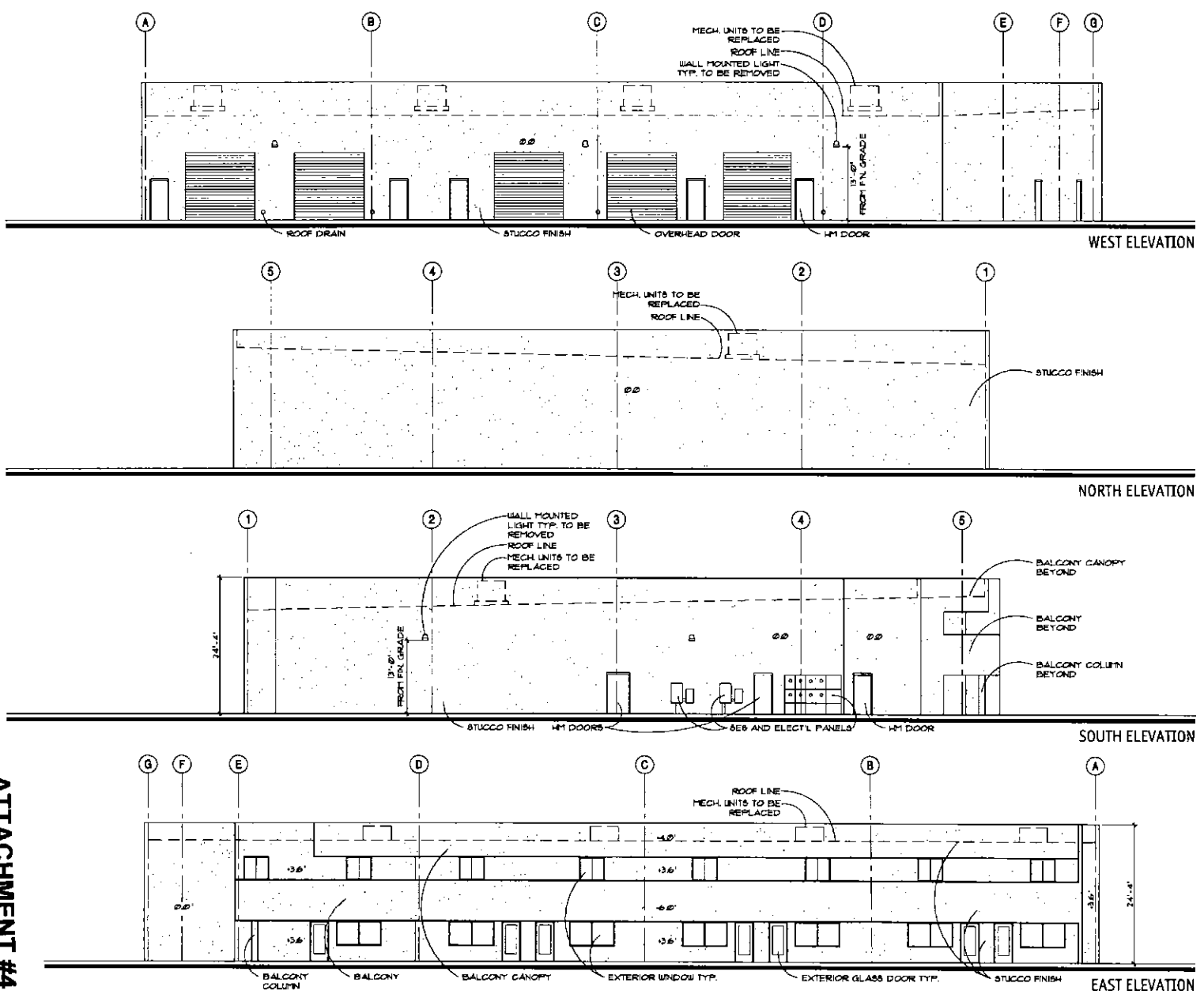
The architect retained the owner to handle the construction of this project. The architect is not responsible for the construction of this project. The architect is not responsible for the construction of this project.

The architect's design is based on the information provided by the owner. The architect is not responsible for the construction of this project. The architect is not responsible for the construction of this project.

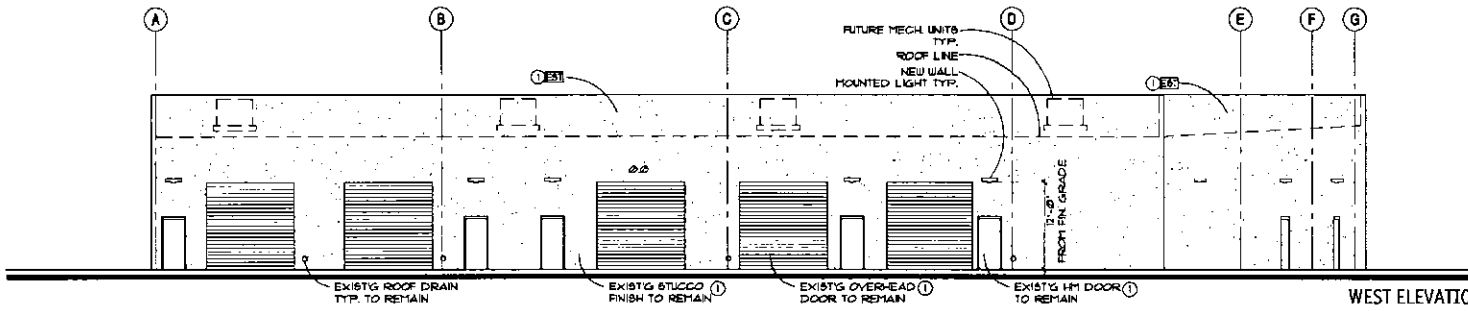
Project - SANI

A7.0

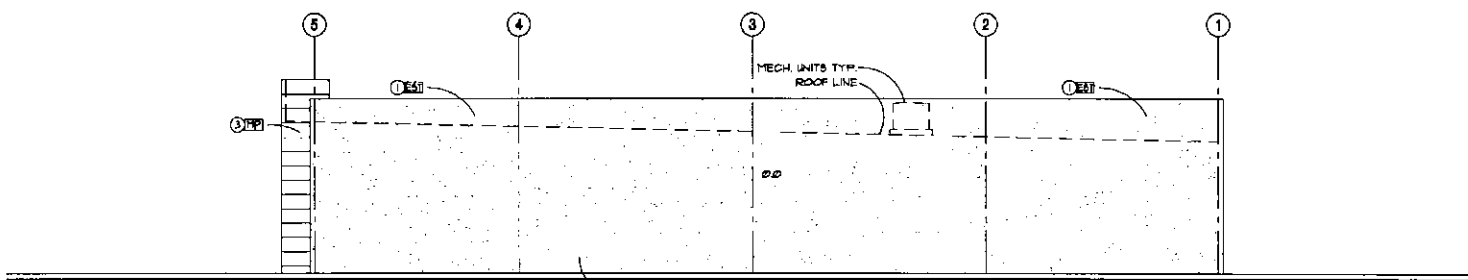
ATTACHMENT #4



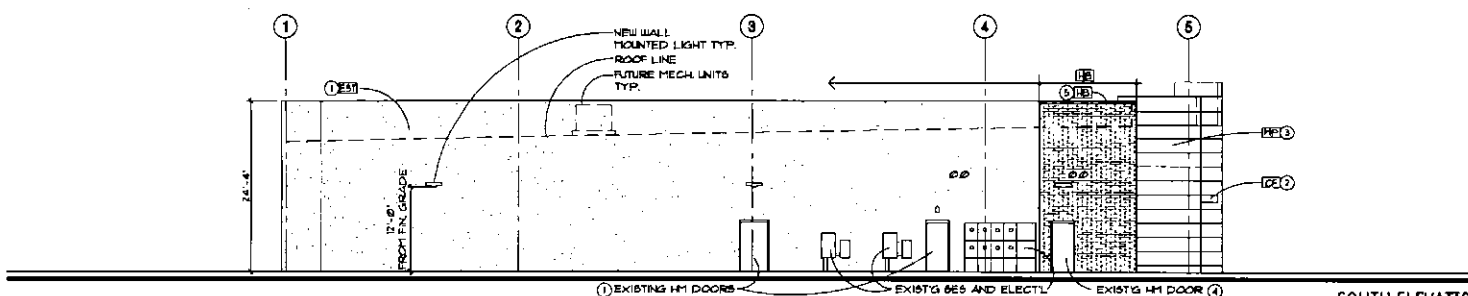
EXISTING EXTERIOR ELEVATIONS
 1/8" = 1'-0"
 0 1 2 3 4 5



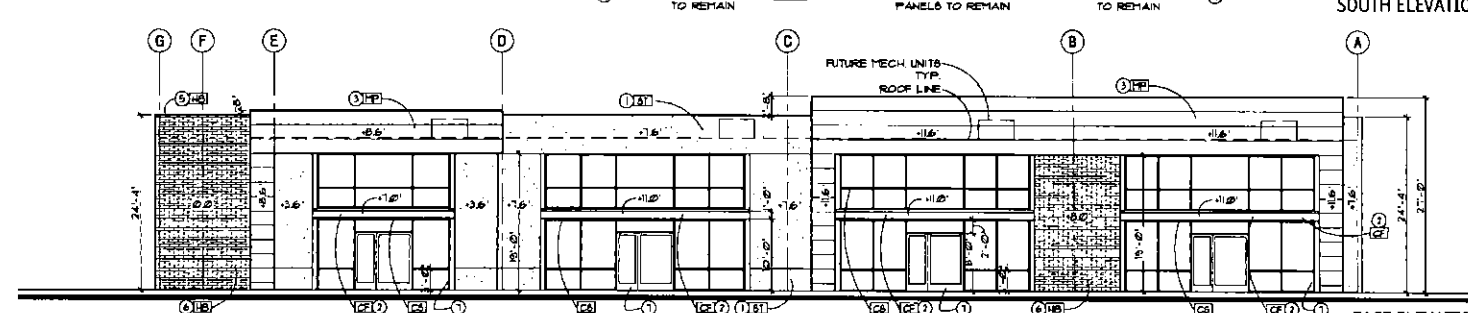
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR L/NTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL, BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
ST	NEW STUCCO FINISH, SMOOTH
MB	MASON BLOCK 4 X 8 X 16 VENEER
MP	SMOOTH METAL PANEL
CF	CANOPY FRAME - 1/2" STEEL TUBE, PAINTED
CR	CANOPY ROOF-SINGLE FLY MEMBRANE
ES	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLORS
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.35
 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
 OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (6RF 7)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (6RF 5)

1. 8' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

- COLOR NAME:
- KEY:
1. DUNN EDWARDS PAINT/ 'FOGGY DAY' - DE6226 (LRV 11)
 2. DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351 (LRV 6)
 3. OMEGA PANEL PRODUCTS/ 1-PIECE, TIGHT-FIT HOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 5000 FINISH - SOLAR REFLECTIVE INDEX (SRI) 62
 4. DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6311 (LRV 14)
 5. TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
 6. TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
 7. ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

- EXT. RAILING GATES
 BOLLARDS TRANSFORMER
 SEE
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
 2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
 4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

EXTERIOR ELEVATIONS



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
 Phoenix, Arizona 85008
 P. 602.953.9240

CawleyArchitects.com



14950 N 83RD PLACE

14950 N 83RD PLACE
 SCOTTSDALE ARIZONA

DATE
 PRELIMINARY SET
 09-23-2016
 OR SUBMITTAL
 09-19-2016
 PRICING SET
 06-17-2016
 OR RE-SUBMITTAL
 08-11-2016

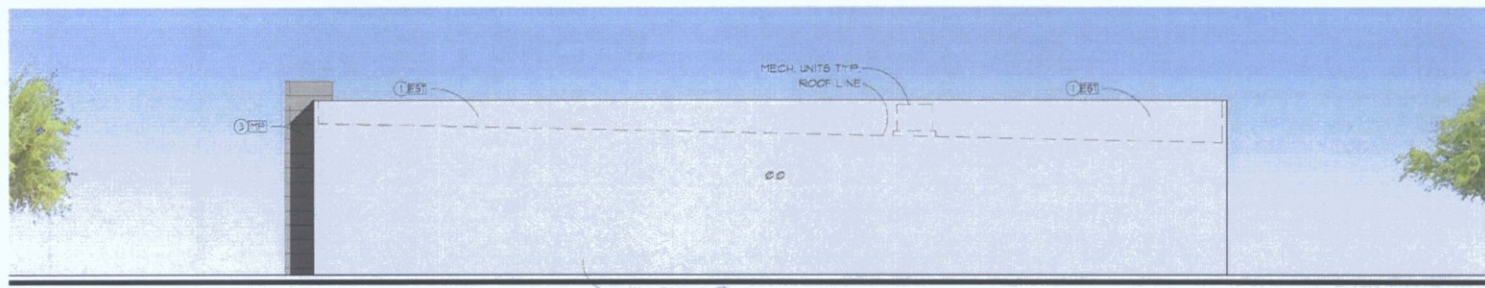
NOTICE OF ALTERNATE BIDDING CYCLE:

The architect reserves the right to allow a maximum of six (6) weeks to complete a second cycle of bidding or a maximum of three (3) weeks to complete a third cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a fourth cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a fifth cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a sixth cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a seventh cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete an eighth cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a ninth cycle of bidding. The architect reserves the right to allow a maximum of two (2) weeks to complete a tenth cycle of bidding.

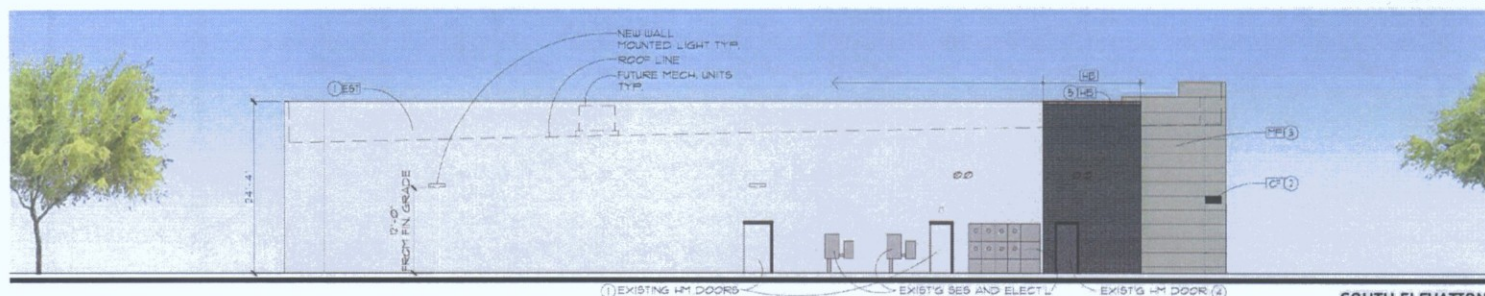
Project: SA001
 A7.1



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

- SEE STRUCTURAL FOR Lintel INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

- 1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
- 2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME ON-SITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
ST	NEW STUCCO FINISH, SMOOTH
HB	HONED BLOCK 4 X 8 X 16 VENEER
MP	SMOOTH METAL PANEL
CF	CANOPY FRAME X 12' STEEL TUBE PAINTED
CB	CANOPY SOFFIT - REDWOOD NATURAL OILED FINISH
CR	CANOPY ROOF-SINGLE PLY MEMBRANE
ES	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION
 OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.29
 SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
 OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (SRF 12)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF 12)

- 1. S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- 2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

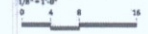
COLOR KEY

- COLOR NAME:
- KEY:
- 1. DUNN EDWARDS PAINT/ 'FOGGY DAY' - DE6276 (LRV 11)
 - 2. DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351 (LRV 6)
 - 3. OMEGA PANEL PRODUCTS/ 11-Piece, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 600 FINISH - SOLAR REFLECTIVE INDEX (SRI) 62
 - 4. DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6311 (LRV 14)
 - 5. TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
 - 6. TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
 - 7. ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

- EXT. RAILING GATES
 BOLLARDS TRANSFORMER
- 1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
 - 2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
 - 3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
 - 4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

EXTERIOR ELEVATIONS



14950 N 83RD PLACE

14950 N 83RD PLACE
 SCOTTSDALE ARIZONA

DATE

PRELIMINARY SET	05-23-2016
DR SUBMITTAL	06-16-2016
PRICING SET	06-17-2016
DR RE-SUBMITTAL	08-11-2016

NOTICE OF ALTERNATE BIDDING CYCLE

This contract shall be used in the event of submission of Bids or a contract is being awarded that the Bidder is a contractor who has not been previously qualified by the City of Scottsdale. The Bidder shall be required to submit a bid bond to the City of Scottsdale in the amount of 10% of the bid amount. The bid bond shall be in the form of a check or cash and shall be submitted to the City of Scottsdale at the time of bid opening. The bid bond shall be held by the City of Scottsdale for the duration of the bid process.



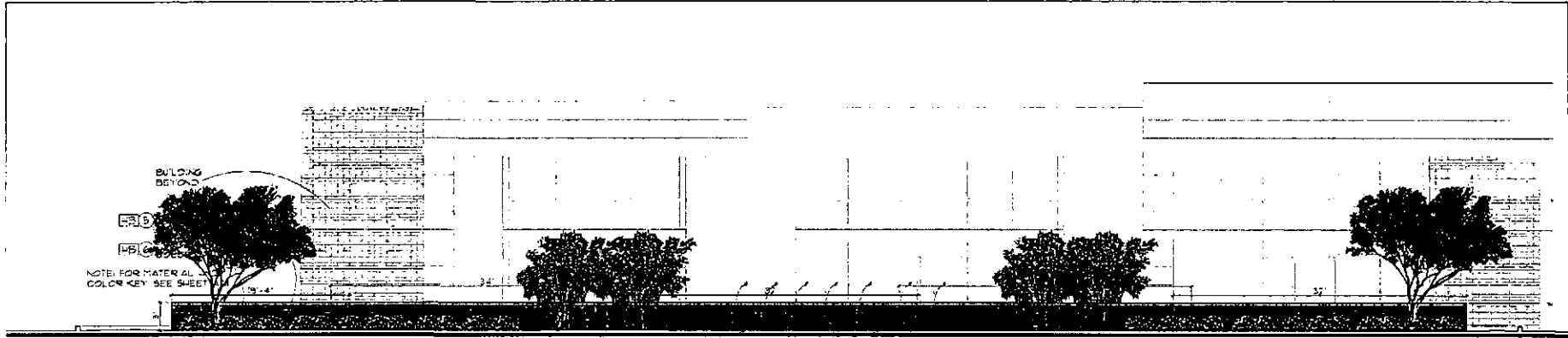
ATTACHMENT #7

14950 N 83rd Place Scottsdale, Arizona

2016 . 08 . 10

This artist's rendering is for conceptual design and should not be referred to as a construction document

 CAWLEY ARCHITECTS



1 STREETScape ELEVATIONS
 1/16/16

14950 N 63RD
 PLACE

14950 N 63RD
 PLACE
 SCOTTSDALE
 ARIZONA

DATE
 PRELIMINARY SET
 05-23-2016
 DR SUBMITTAL
 06-16-2016
 PAVING SET
 08-17-2016
 CIV. SET SUBMITTAL
 08-11-2016

NOTICE OF ALTERNATE BIDDING CYCLE
 For information, please refer to the attached copy of the Arizona Revised Statutes, Title 36, Chapter 12, Section 12-101, which defines the bidding cycle for public works projects. The bidding cycle for public works projects is defined as the period of time from the date of the advertisement for bids to the date of the award of the contract. The bidding cycle for public works projects is defined as the period of time from the date of the advertisement for bids to the date of the award of the contract.

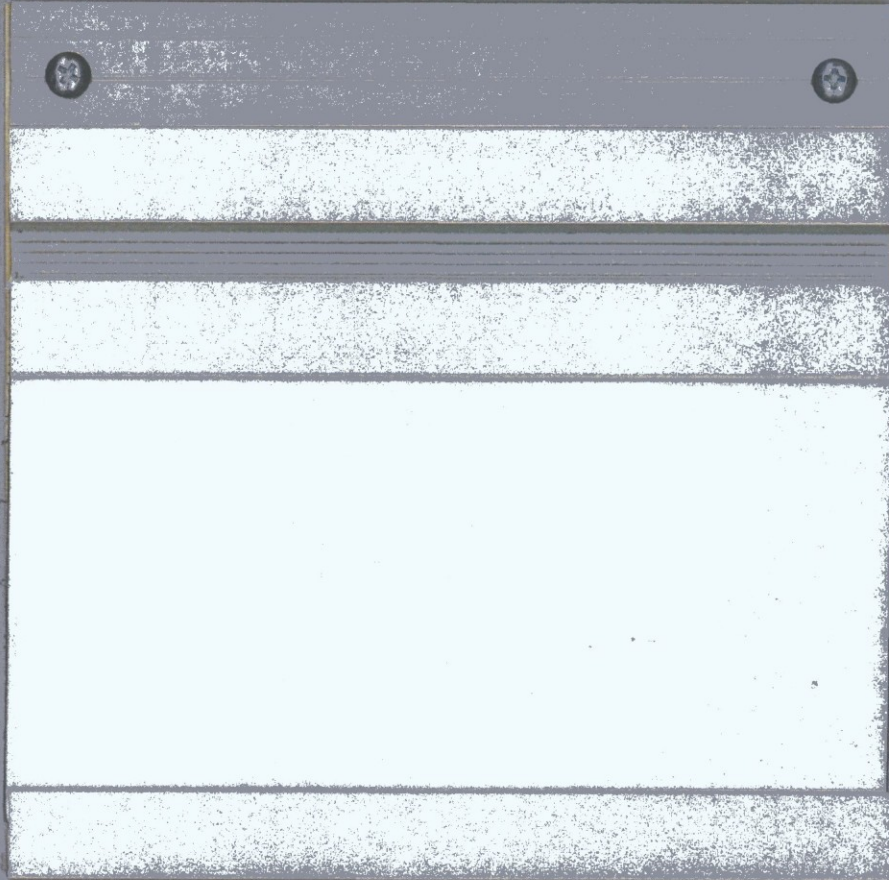
The architect's design, construction and construction administration services are provided on a fixed fee basis. The architect's fee is based on the scope of work defined in the contract documents. The architect's fee does not include the cost of construction materials, labor, or other items that are the responsibility of the contractor.

The City of Scottsdale reserves the right to cancel this contract at any time without penalty. The City of Scottsdale reserves the right to cancel this contract at any time without penalty.

Project - SAM

A1.2

ATTACHMENT #8



14950 N. 83rd Place
SCOTTSDALE, ARIZONA

The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

Energy Advantage™ Low-E Glass
NON-COATED SIDE



	U-Val	SHGC	U-Factor
1/8" (3mm)	82	0.72	0.65
5/16" (4mm)	52	0.71	0.65
1/4" (6mm)	82	0.70	0.64
1/2" G (12.5mm)	73	0.61	0.53

*Inboard lite 1/4" (6mm) Clear coating on #1 surface
available in 2.5mm, 3mm, 4mm, 5mm, 6mm, 8mm, 10mm

Material: Glazing
Manufacturer: Pilkington or Equal
Color: "Clear" Insulated 1" Units

Material: Aluminum Composite
Panels
Manufacturer: Omega Panel
Products
Color: "Kynar - "Champagne"

27-DR-2016
06/16/16

CAWLEY
ARCHITECTS



⑤ Material: Honed Block 4x8x16
Manufacturer: Trendstone Plus
Color: "Seashell"



⑥ Material: Honed Block 4x8x16
Manufacturer: Trendstone Plus
Color: "Black Canyon"



Material: Wood Soffits (@ Metal
Canopies)
Manufacturer: Redwood
Color: "Natural Oiled Finish"

14950 N. 83rd Place
SCOTTSDALE, ARIZONA

The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

27-DR-2016
06/16/16

 CAWLEY
ARCHITECTS

3 of 3

**CITY OF SCOTTSDALE
 LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 1% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF. WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
 NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELEC. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY.

A MINIMUM 80 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE II, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 8-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE BOLL.

RETENTION/EXTENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

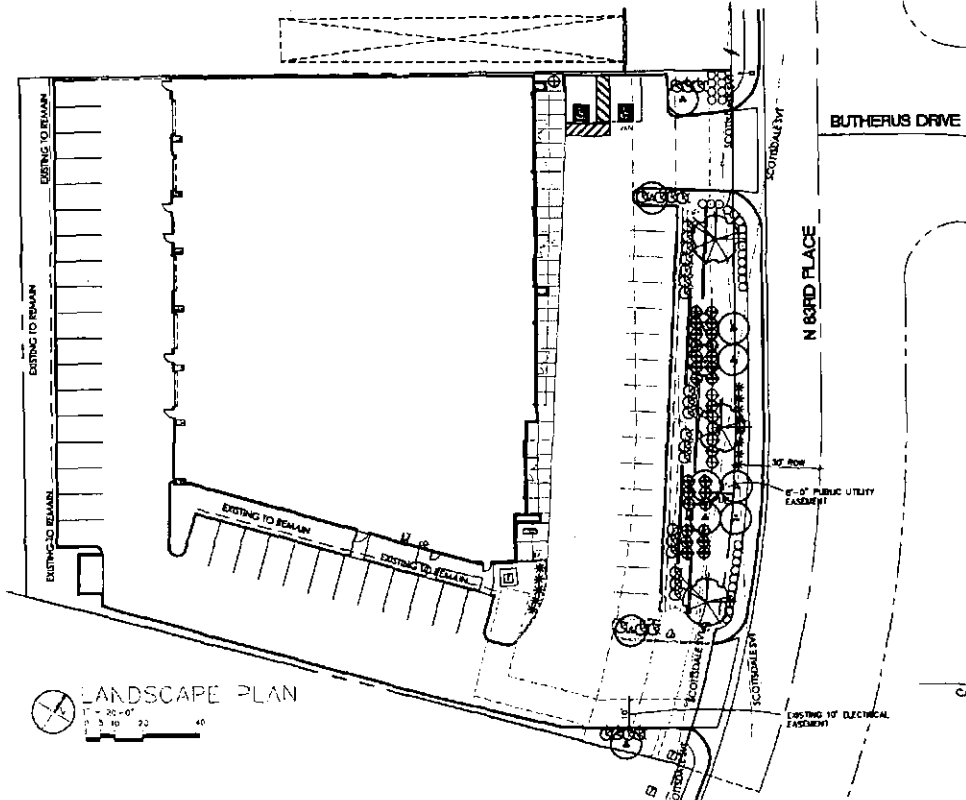
NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

- CERCIIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
 - SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
 - RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
 - TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
 - HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
 - OASYMIIRION WHEELERI
DESERT SPOON
5 GALLON
 - ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
 - LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS



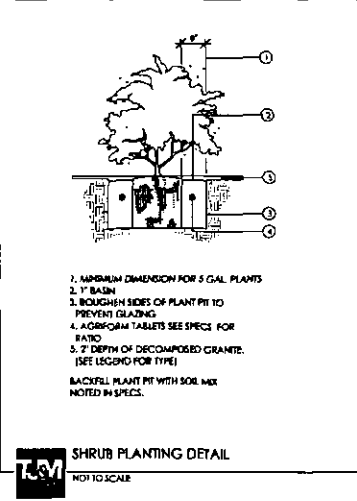
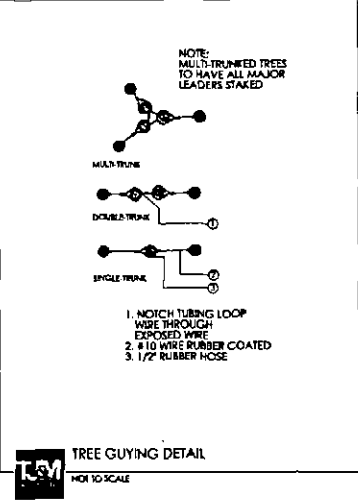
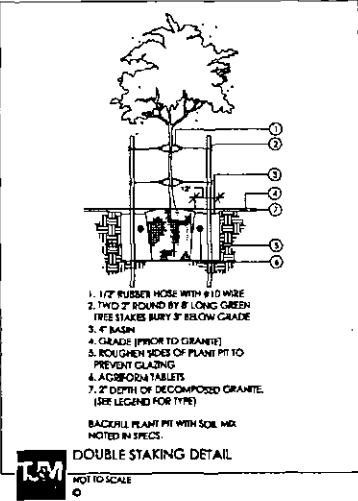
LANDSCAPE PLAN
APPROVED
 CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

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

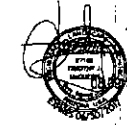
Case No: 00 - DR - 2016

ATTACHMENT #10



LANDSCAPE DATA:

OFF SITE LANDSCAPE AREA: 170 SQ.FT.
 ON-SITE LANDSCAPE AREA: 1492 SQ.FT.
 TOTAL LANDSCAPE AREA: 1662 SQ.FT.



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

8433 East Green St., Suite 101
 Scottsdale, Arizona 85260
 P. (480) 385-0101 / F. (480) 385-0119
 EMAIL: info@tjmcq.com



Project - SAV
 La.01

D-Series Size 1 LED Area Luminaire

Operating Information:

Model	Height	Performance (lm)	Color	Notes
D100	100	1000	3000K	
D150	150	1500	3000K	
D200	200	2000	3000K	
D250	250	2500	3000K	
D300	300	3000	3000K	
D350	350	3500	3000K	
D400	400	4000	3000K	
D450	450	4500	3000K	
D500	500	5000	3000K	
D550	550	5500	3000K	
D600	600	6000	3000K	
D650	650	6500	3000K	
D700	700	7000	3000K	
D750	750	7500	3000K	
D800	800	8000	3000K	
D850	850	8500	3000K	
D900	900	9000	3000K	
D950	950	9500	3000K	
D1000	1000	10000	3000K	

Notes:

- The maximum height of the D-Series is 1000 feet.
- The D-Series is available in 1000-foot increments.
- The D-Series is available in 1000-foot increments.

Performance Data

Beam Spreading Lightings

Model	Height	Beam Spread	Beam Diameter	Beam Area	Beam Intensity
D100	100	100	100	7854	127
D150	150	150	225	15908	85
D200	200	200	400	12560	80
D250	250	250	625	19638	63
D300	300	300	900	28274	50
D350	350	350	1225	38188	40
D400	400	400	1600	50265	32
D450	450	450	2025	64538	26
D500	500	500	2500	81774	21
D550	550	550	3025	101988	17
D600	600	600	3600	125160	14
D650	650	650	4225	151388	11
D700	700	700	4900	180654	9
D750	750	750	5625	212988	7
D800	800	800	6400	248454	6
D850	850	850	7225	286988	5
D900	900	900	8100	328654	4
D950	950	950	9025	373488	3
D1000	1000	1000	10000	421454	2

Performance Data

Beam Spreading Lightings

Notes:

- The maximum height of the D-Series is 1000 feet.
- The D-Series is available in 1000-foot increments.
- The D-Series is available in 1000-foot increments.

Performance Data

Beam Spreading Lightings

Model	Height	Beam Spread	Beam Diameter	Beam Area	Beam Intensity
D100	100	100	100	7854	127
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D200	200	200	400	12560	80
D250	250	250	625	19638	63
D300	300	300	900	28274	50
D350	350	350	1225	38188	40
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D450	450	450	2025	64538	26
D500	500	500	2500	81774	21
D550	550	550	3025	101988	17
D600	600	600	3600	125160	14
D650	650	650	4225	151388	11
D700	700	700	4900	180654	9
D750	750	750	5625	212988	7
D800	800	800	6400	248454	6
D850	850	850	7225	286988	5
D900	900	900	8100	328654	4
D950	950	950	9025	373488	3
D1000	1000	1000	10000	421454	2

Performance Data

Beam Spreading Lightings

Notes:

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Performance Data

Beam Spreading Lightings

Model	Height	Beam Spread	Beam Diameter	Beam Area	Beam Intensity
D100	100	100	100	7854	127
D150	150	150	225	15908	85
D200	200	200	400	12560	80
D250	250	250	625	19638	63
D300	300	300	900	28274	50
D350	350	350	1225	38188	40
D400	400	400	1600	50265	32
D450	450	450	2025	64538	26
D500	500	500	2500	81774	21
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D800	800	800	6400	248454	6
D850	850	850	7225	286988	5
D900	900	900	8100	328654	4
D950	950	950	9025	373488	3
D1000	1000	1000	10000	421454	2

Performance Data

Beam Spreading Lightings

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Performance Data

Beam Spreading Lightings

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D150	150	150	225	15908	85
D200	200	200	400	12560	80
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D350	350	350	1225	38188	40
D400	400	400	1600	50265	32
D450	450	450	2025	64538	26
D500	500	500	2500	81774	21
D550	550	550	3025	101988	17
D600	600	600	3600	125160	14
D650	650	650	4225	151388	11
D700	700	700	4900	180654	9
D750	750	750	5625	212988	7
D800	800	800	6400	248454	6
D850	850	850	7225	286988	5
D900	900	900	8100	328654	4
D950	950	950	9025	373488	3
D1000	1000	1000	10000	421454	2

Performance Data

Beam Spreading Lightings

Notes:

- The maximum height of the D-Series is 1000 feet.
- The D-Series is available in 1000-foot increments.
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Performance Data

Beam Spreading Lightings

Model	Height	Beam Spread	Beam Diameter	Beam Area	Beam Intensity
D100	100	100	100	7854	127
D150	150	150	225	15908	85
D200	200	200	400	12560	80
D250	250	250	625	19638	63
D300	300	300	900	28274	50
D350	350	350	1225	38188	40
D400	400	400	1600	50265	32
D450	450	450	2025	64538	26
D500	500	500	2500	81774	21
D550	550	550	3025	101988	17
D600	600	600	3600	125160	14
D650	650	650	4225	151388	11
D700	700	700	4900	180654	9
D750	750	750	5625	212988	7
D800	800	800	6400	248454	6
D850	850	850	7225	286988	5
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14950 N 83RD PLACE

14950 N 83RD PLACE
SCOTTSDALE ARIZONA

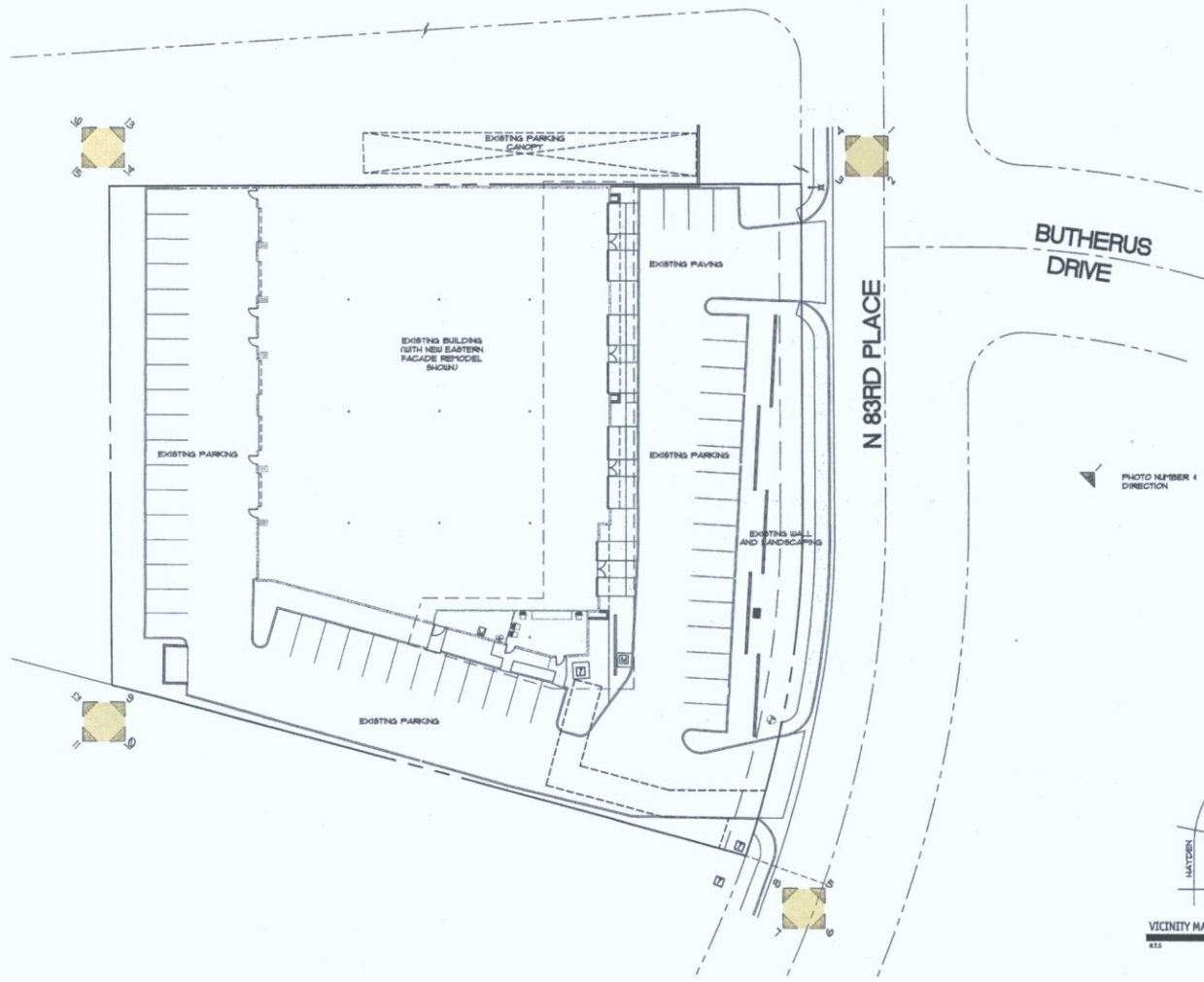
DATE
PRELIMINARY SET
08-25-2016
DR SUBMITTAL
08-16-2016
PUNCH SET
08-12-2016
DR RE-SUBMITTAL
08-11-2016

REVISES OF ALTERNATE BILLING CYCLE

The design of this project is the property of Cawley Architects, Inc. and shall remain the property of Cawley Architects, Inc. until such time as the design is approved by the client. The design is not to be used for any other project without the written consent of Cawley Architects, Inc.

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Project - SAVI
PH
CUT SHEETS



14950 N 83RD PLACE

14950 N 83RD PLACE
 SCOTTSDALE ARIZONA

DATE
PRELIMINARY SET 05-23-2016
PRICING SET 06-13-2016
DR SUBMITTAL 06-16-2016

NOTICE OF ALTERNATE BIDDING CYCLE:
 The contract allows the owner to require submission of bids or alternate to bidding cycles other than 28 days. It will be the discretion of each other bidding cycle established by the project to exclude from the owner or the owner's designated agent any alternate submission to owner and will be the discretion of the owner to accept or disqualify any such bid provided 10 written description upon request.

The architectural design, conception and construction of this project is the responsibility of the architect and shall be completed in accordance with the design team's professional development program for the architecture of Cawley Architects. Any other use or misuse of these drawings may result in additional charges.

The site plan has been prepared without the benefit of a survey. Specifications may vary in accuracy or fully reflect all dimensions, data, and details of the site. All design shown here is a study concept.





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17 - Tesla (Hayden Road)



18 - United Blood (Hayden Road)