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**Marked Agendas  
Approved Minutes  
Approved Reports**

**The February 2, 2017  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

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

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 2, 2017 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## **ACTION**

### **Sonora Village Pad D 54-DR-2015**

**Location:** 15449 N. Hayden Road

**Request:** Request approval of the site plan, landscape plan, and building elevations for a single-story commercial building, with approximately 7,000 square feet of building area, on a 1.0-acre site within an existing shopping center.

## **OWNER**

Sonora Village Investors, LLC  
480-219-9005

## **ARCHITECT/DESIGNER**

RKAA Architects, Inc.  
2233 E. Thomas Road  
Phoenix, AZ 85016

## **APPLICANT CONTACT**

Edgar Felix  
RKAA Architects, Inc.  
602-955-3900

## **BACKGROUND**

### **Zoning**

This site is zoned Highway Commercial (C-3) district which is intended to permit most types of commercial activities located along major streets, including shopping and service needs.

### **Context**

Located south of the intersection of N. Hayden Road and N. Northsight Boulevard, this site fronts on the east side of N. Northsight Boulevard within the existing Sonora Village Shopping center. The new pad building is within an existing parking area that is south of the Studio Movie Grill.

### **Adjacent Uses and Zoning**

- North Movie theater, zoned Highway Commercial (C-3) district.
- South Retail, zoned Highway Commercial (C-3) district.

Action Taken \_\_\_\_\_

- East      Retail and restaurant, zoned Highway Commercial (C-3) district.
- West      Retail, zoned Highway Commercial (C-3) district.

## **DEVELOPMENT PROPOSAL**

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

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new retail building with approximately 7,000 square feet of building area.

### **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. As of the date of this report, staff has not received any public comment regarding the proposal.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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This proposal is consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan (GACAP), which designates the site as Airpark Mixed Use.

The site plan specifies a single-story building with the main entrance oriented west, towards N. Northsight Boulevard. Access to the site is provided through an existing private driveway that intersects with N. Northsight Boulevard, as well as existing internal access through the shopping center from the north. Existing 6-foot-wide sidewalks along N. Northsight Boulevard and the private drive to the south will remain, tying in with a new 6-foot-wide sidewalk which connects and wraps around the east and north sides of the building. Frontage open space between the building and the street along N. Northsight Boulevard will remain, and internal parking lot landscaping will be re-oriented and enhanced to accommodate the new building location.

The proposed building architecture is designed to tie in with the existing shopping center with stucco, paint, and roof tile to match the finish and color of the existing adjacent buildings. The new building will be accented with dark bronze metal canopies along the west and south elevations. All mechanical equipment will be located on the roof and screened behind the proposed parapet walls.

### **Development Information**

- |                                |  |
|--------------------------------|--|
| • Existing Use:                | Parking                                  |
| • Proposed Use:                | Retail (Auto parts)                      |
| • Parcel Size:                 | 6.13 gross acres                         |
|                                | 5.99 net acres                           |
|                                | 217,321 square feet                      |
| • Building / Commercial space: | 7,000 square feet                        |
| • Floor Area Ratio Allowed:    | 0.8                                      |
| • Floor Area Ratio Proposed:   | 0.19                                     |
| • Building Height Allowed:     | 30 feet, excluding rooftop appurtenances |
| • Building Height Proposed:    | 28 feet, including rooftop appurtenances |

- Parking Required: 319 spaces
- Parking Provided: 377 spaces
- Open Space Required: 43,785 square feet / 1.0 acres
- Open Space Provided: 50,866 square feet / 1.17 acres

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Sonora Village Pad D, per the attached stipulations, finding that the provisions of the General Plan policies and goals, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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Bryan Cluff

Senior Planner

480-312-2258

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

**APPROVED BY**

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Bryan Cluff, Report Author

1/17/17

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: [svenker@scottsdaleaz.gov](mailto:svenker@scottsdaleaz.gov)

1/10/17

Date



Randy Grant, Director

Planning and Development Services

480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

1/18/17

Date

**ATTACHMENTS**

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- A. Stipulations
  - 1. Context Aerial
    - 1A. Close-Up Aerial
    - 2. Zoning Map
    - 3. Applicant's Narrative
    - 4. Combined Context Aerial and Site Plan
    - 5. Site Plan
    - 6. Site Details
    - 7. Building Elevations
    - 8. Landscape Plans
    - 9. Electrical Site Plan
    - 10. Exterior Lighting Cutsheets

**Stipulations for the  
Development Review Board Application:  
Sonora Village Pad D  
Case Number: 54-DR-2015**

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 (SRC), 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 RKAA Architects, Inc., with a city staff date of 12/15/16.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RKAA Architects, Inc., with a city staff date of 12/15/16.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by RKAA Architects, Inc., with a city staff date of 12/15/16.
  - d. The preliminary grading & drainage plan submitted by R.B. Williams & Associates Inc., and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was: 43-ZN-1993

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing,

exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

4. Service Entrance Sections (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.

**SITE DESIGN:**

**DRB Stipulations**

5. With the final plans submittal, the Fire Department Connection (FDC) shall be relocated to be near the northeast corner of the building (remote or wall mounted).
6. With the final plan submittal, the owner shall revise the site plan to extend the screen wall adjacent to N. Northsight Boulevard so that it wraps around towards the building, screening the new parking area on the private drive side.
7. With the final plan submittal, the site plan shall clearly identify locations of all above ground utility equipment. All new above ground utility equipment shall be located outside of required frontage open space and shall be clear of any pedestrian amenities and/or landscape features.
8. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
9. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.
10. At the time of final plans the owner shall utilize methods, other than striping, to delineate the loading zone on the east side of the building, as determined by Transportation staff.

**EXTERIOR LIGHTING:**

**Ordinance**

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. 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. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
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 9.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The total lumen per luminaire shall not exceed 24,000 lumens.

**AIRPORT:**

**DRB Stipulations**

13. Prior to permit issuance, the developer 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. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The developer shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

14. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.
15. At the time of final plans the owner shall replace the pedestrian ramp at the southeast corner of the site to meet compliance with ADA requirements.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**Ordinance**

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

**WATER AND WASTEWATER STIPULATIONS:**

**DRB Stipulations**

16. On or before submittal of improvement plan the owner shall provide documentation of coordination and assurance to connect to existing private sewer per SRC Sec. 49-118 or will need to connect into public sewer located within N. Northsight Blvd.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

17. With the final plans submittal, the storm drain pipe connecting the two inlets shall be increased in size from 8" to 12", unless a drainage report is provided and justifies a pipe size smaller than 12".
18. With the final plan submittal, the owner shall dedicate a Drainage Easement over the ground footprint of the underground storage tank with a 5.0 feet offset. Dedication documents shall be provided by the owner in conformance with the City of Scottsdale easement dedication policies.

CASE NO. 54-DR-2015

19. With the final plans submittal, the “drain time calculation” must be provided on the Improvement Plans to demonstrate that the proposed number of drywells can drain out the underground storage tank volume within 36 hours with a reasonable factor of safety.
20. If CMP is used, smooth interior shall be provided for the bottom half of the underground storage tank, in accordance with the City’s standard detail.



Q.S.  
35-48

Google Earth Pro Imagery

# SWC Pima Road and Frank Lloyd Wright

**54-DR-2015**



SWC Pima Road and Frank Lloyd Wright

54-DR-2015

ATTACHMENT #1A



SWC Pima Road and Frank Lloyd Wright

54-DR-2015

ATTACHMENT #2

**Project Narrative - PAD D**  
**SWC Pima Road and Frank Lloyd Wright Boulevard**  
**Scottsdale, Arizona**  
**September 6, 2016**



**Overview**

We are requesting a Development Review for a minor development of a new 7,000 S.F. pad building. The parcel number is 215-51-018, zoned Commercial-3 Highway Commercial, part of the Sonora Village Shopping Center. The surrounding properties are as follows:

**North:** C-3 - Highway Commercial

**East:** C-2 - Central Business

**South:** C-3 - Highway Commercial

**West:** C-4 - General Commercial

**Project Description**

We are proposing the new development of a 7,000 S.F. pad building located in the Sonora Village Center. The construction of the new building will have access provided from Pima Road, Northsight Boulevard, and Hayden Road through the existing Sonora Village Shopping Center access drives such that they will remain functional and safe for pedestrians and vehicles alike. The proposed building is generally located near the southwest corner of the property, at the south end of the existing Studio Movie Grill parking area.

The architectural character of the building ties into the approved design motif of the Sonora Village Shopping Center details and elements throughout the property, providing visual continuity between the developments. The colors and materials utilized in the project will be consistent with the immediate adjacent properties and also tie in with the established Arizona vernacular design aesthetic. All proposed equipment will be fully screened from view by providing adequate parapet heights. Landscape design shall be developed to have a consistent look and will follow elements stated in the Sensitive Design Principles. The perimeter of the site shall incorporate the use of flowering desert shrubs, drought tolerant trees and groundcovers that will provide a sense of identity and be compatible with the environmental conditions of the area.

**Arizona Office**

2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
[rkaa.com](http://rkaa.com)

**California Office**

150 Paularino Avenue  
Suite D-170  
Costa Mesa, CA 92612  
Office: (949) 954-8785

**Licensed in:**

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California  
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Illinois  
Indiana  
Kansas  
Louisiana  
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Minnesota  
Mississippi  
Missouri  
Montana  
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Nevada  
New Mexico  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

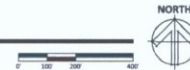
**Principals:**

Robert W. Kubicek, AIA  
Jorge A. Calderon, Assoc. AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, VP  
Edgar Felix



CONTEXT AERIAL PLAN - 750' RADIUS

SCALE: 1" = 200'-0"



THIS SITE PLAN HAS BEEN PREPARED PURSUANT TO THE LAND USE REGULATIONS OF THE CITY OF SCOTTSDALE, ARIZONA. THE PREPARED SITE PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SONORA VILLAGE  
 FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
 SCOTTSDALE, ARIZONA  
 DATE: 9-6-2016 (PRELIMINARY)

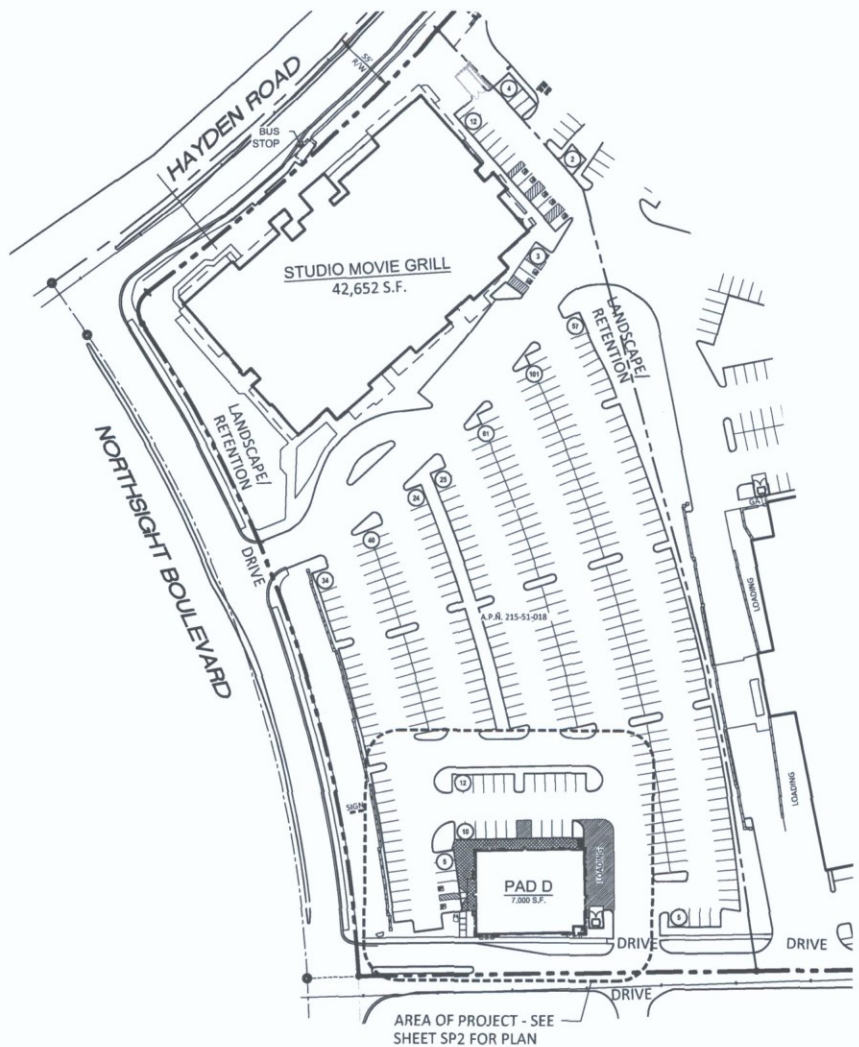
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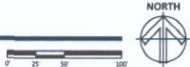
ATTACHMENT #4

54-DR-2016  
 9/16/2016



**OVERALL SITE PLAN**

SCALE: 1" = 50'-0"



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**SONORA VILLAGE**  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
DATE: 12-15-2016 (PRELIMINARY)

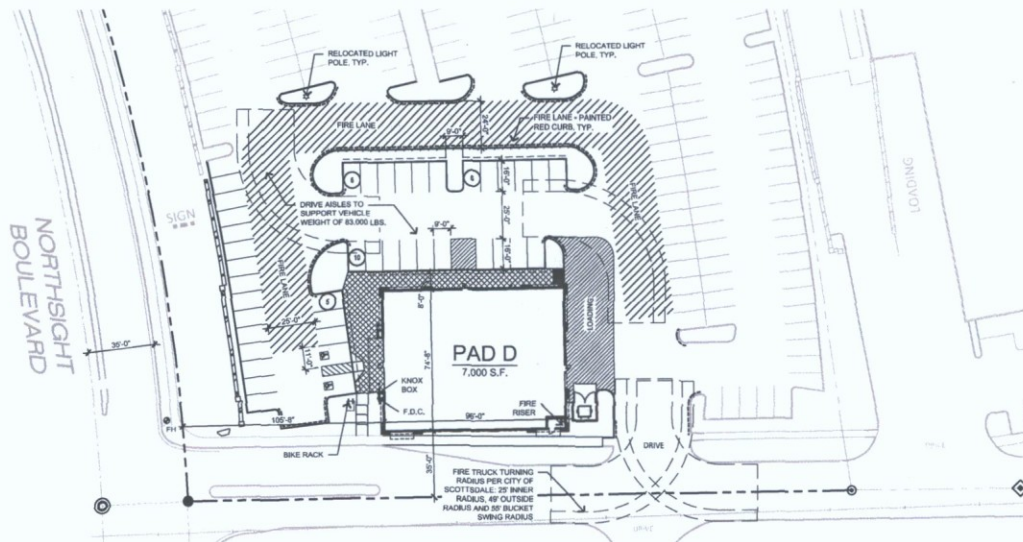
**SITE DATA**

EXISTING ZONING:	C-3
GROSS SITE AREA:	6.13 ACRES (266,973 S.F.)
NET SITE AREA:	4.99 ACRES (217,321 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING HEIGHT:	30' MAX. ALLOWABLE
BUILDING AREA:	
PAD D:	7,000 S.F.
STUDIO MOVIE GRILL:	42,652 S.F.
TOTAL BUILDING AREA:	49,652 S.F.
FLOOR AREA RATIO: (49,652 / 266,973)	18.6%
TOTAL PARKING REQUIRED:	319 SPACES
<small>PAD D (7,000 S.F.)          MIXED-USE COMMERCIAL @ 1/300 = 23 SPACES          STUDIO MOVIE GRILL (42,652 S.F.)          THEATER @ 3/4 SEATS = 296 SPACES</small>	
TOTAL PARKING PROVIDED:	377 SPACES
ACCESSIBLE SPACES REQUIRED:	8 SPACES
ACCESSIBLE SPACES PROVIDED:	10 SPACES
BIKE PARKING REQUIRED (1/10):	32 SPACES
BIKE PARKING PROVIDED:	32 SPACES



R.K.A.A. ARCHITECTS, INC. 14214.50





**ENLARGED SITE PLAN**  
SCALE: 1" = 30'-0"

**PAD D SITE DATA**

EXISTING ZONING:	C-3
GROSS SITE AREA:	6.13 ACRES (266,973 S.F.)
NET SITE AREA:	4.99 ACRES (217,321 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
BUILDING HEIGHT:	30' MAX ALLOWABLE
SITE PARKING REQUIRED: PAD D (7,000 S.F.) MIXED-USE COMMERCIAL AT 1/300	23 SPACES
TOTAL REQUIRED:	23 SPACES
SITE PARKING PROVIDED:	27 SPACES
ACCESSIBLE SPACES REQUIRED (23*.04):	1 SPACE
ACCESSIBLE SPACES PROVIDED:	2 SPACES
BICYCLE PARKING AT 1/10	2 SPACES

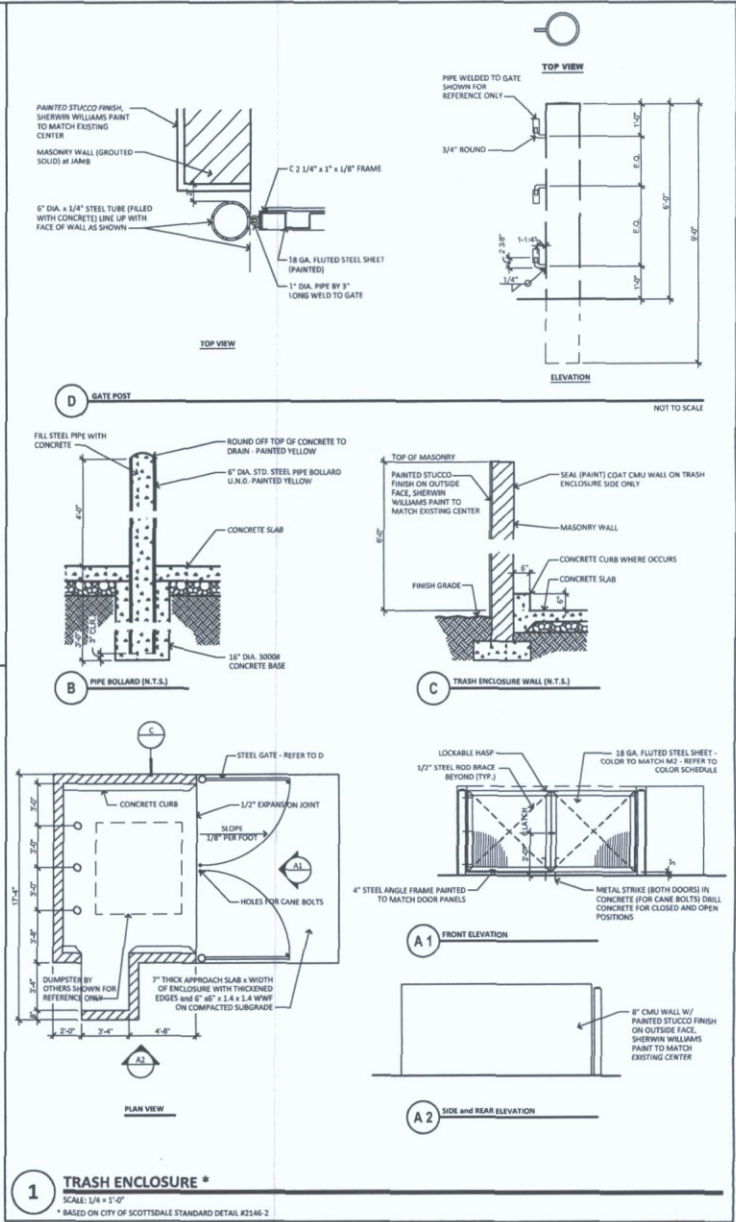
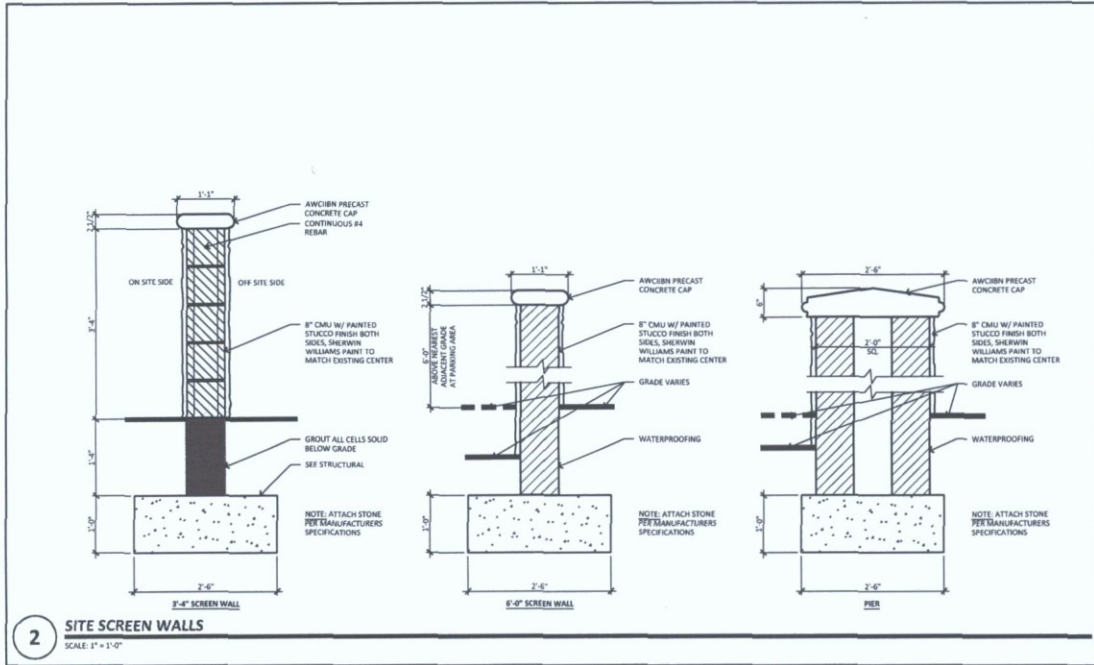
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**SONORA VILLAGE - PAD D**  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
DATE: 12/15/2016 (PRELIMINARY)

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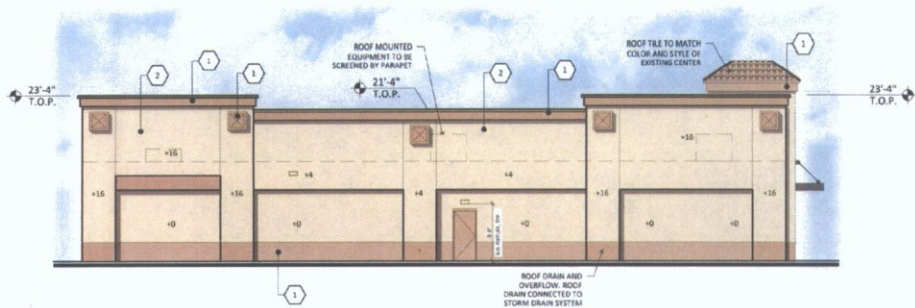
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SONORA VILLAGE - PAD D  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
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#14214.50  
**RKAA**  
ARCHITECTS, INC.



**NORTH ELEVATION**

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



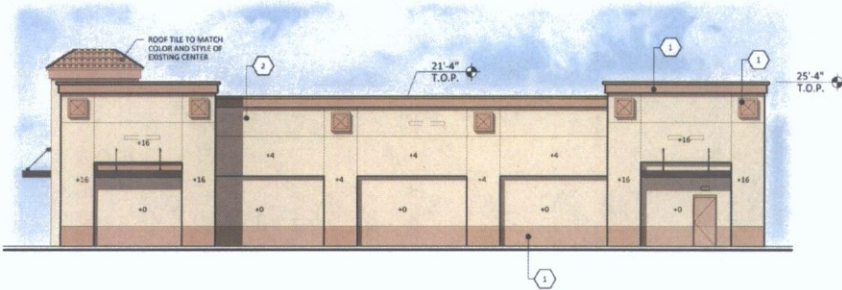
**WEST ELEVATION**

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



**EAST ELEVATION**

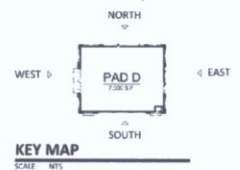
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**SOUTH ELEVATION**

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

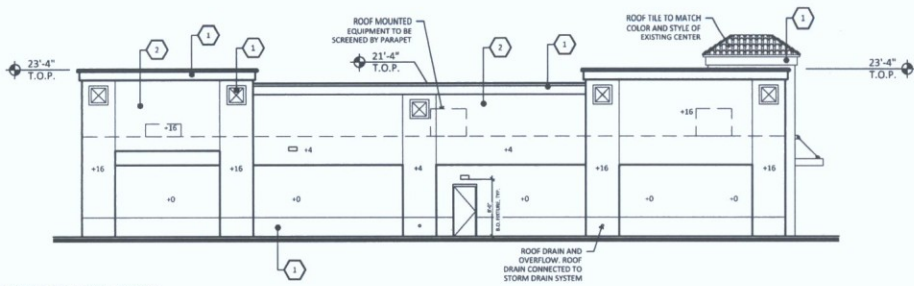
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|---|--|--|---|--|--|---|--|---------------------------------------|
| 1 |  | STUCCO<br>DUNN EDWARDS<br>DE 5263 SONORA SHADE | 2 |  | STUCCO<br>DUNN EDWARDS<br>DE 5282 CREAMY APRICOT | 3 |  | STOREFRONT<br>BERRIDGE<br>DARK BRONZE |
|---|--|--|---|--|--|---|--|---------------------------------------|



**SONORA VILLAGE PAD D**  
 SWC PIMA ROAD AND FRANK LLOYD WRIGHT BOULEVARD  
 SCOTTSDALE, ARIZONA  
 DATE: 12/15/2016 (PRELIMINARY)

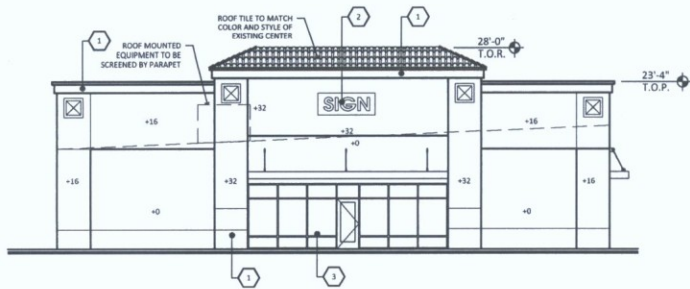
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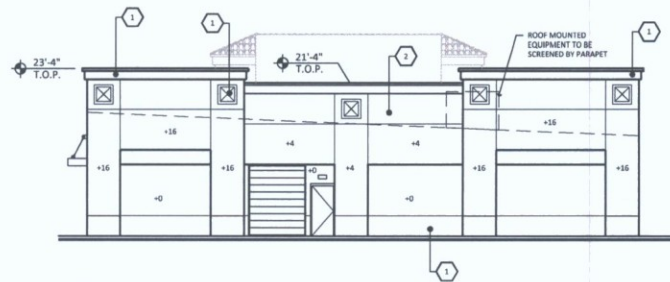
**NORTH ELEVATION**

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



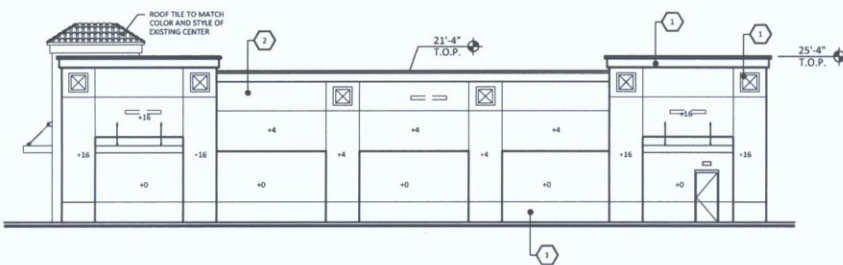
**WEST ELEVATION**

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



**EAST ELEVATION**

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



**SOUTH ELEVATION**

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



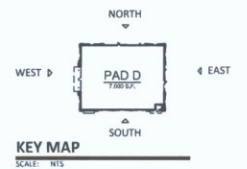
1 STUCCO  
DUNN EDWARDS  
DE 5263 SONORA SHADE



2 STUCCO  
DUNN EDWARDS  
DE 5282 CREAMY APRICOT



3 STOREFRONT  
BERRIDGE  
DARK BRONZE



**SONORA VILLAGE PAD D**  
SWC PIMA ROAD AND FRANK LLOYD WRIGHT BOULEVARD  
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54-DR-2015  
12/15/2016

**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 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT-OF-WAY 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 DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 4'. 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 14" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 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 III, 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 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENTION 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.

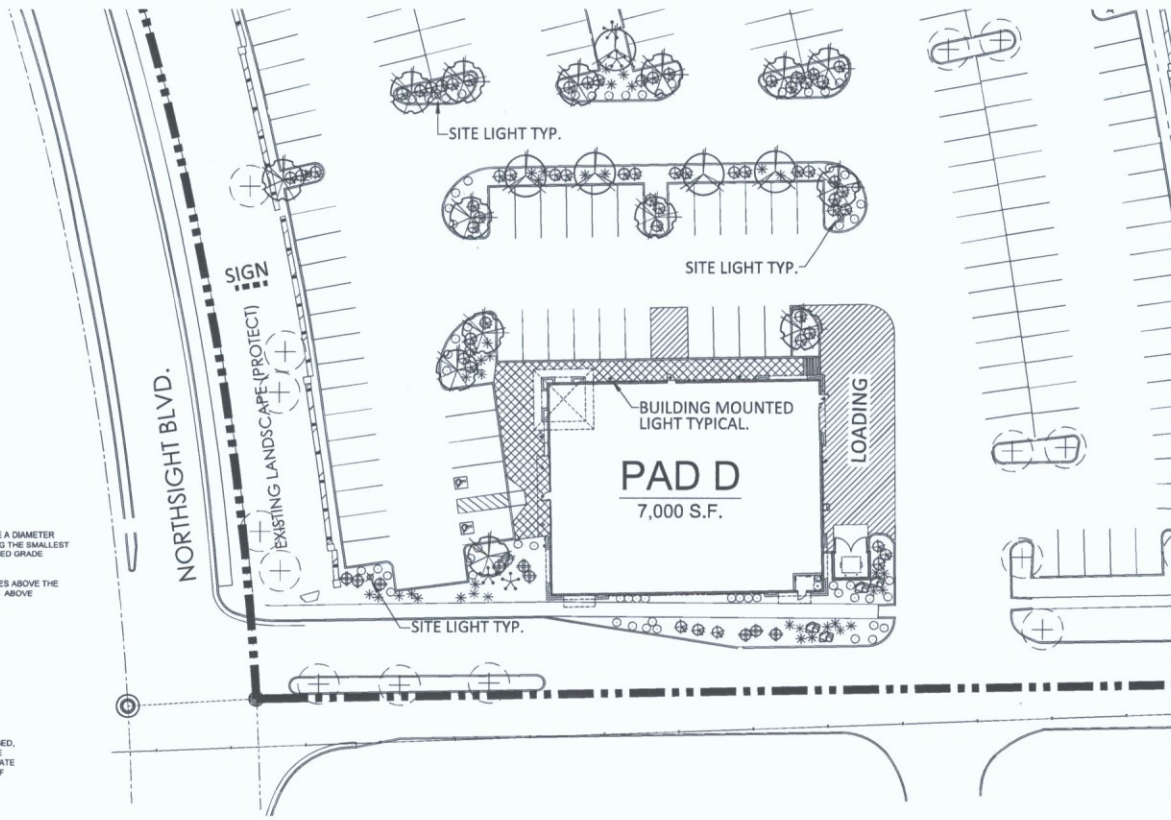
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF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

**LANDSCAPE DATA SUMMARY :**

OFF-SITE LANDSCAPE AREA: (EXISTING) 810 SQ.FT.  
ON-SITE LANDSCAPE AREA: (NEW) 9,135 SQ.FT.  
TOTAL LANDSCAPE AREA: 9,945 SQ.FT.  
PARKING LOT LANDSCAPE PROVIDED: 1,920 SQ.FT.

**LANDSCAPE LEGEND**

-  CERCIDIUM PRAECOX  
SONORAN PALO VERDE  
24" BOX (MATCHING)
-  PROSOPIS CHILENSIS  
CHILEAN MESQUITE (THORNLESS)  
36" BOX (MULTI TRUNK)
-  DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
-  ALOE 'BLUE ELF'  
BLUE ELF ALOE  
1 GALLON
-  3'X3'X3" SURFACE SELECT  
GRANITE BOULDER  
MINIMUM 2000lbs EACH
-  LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON
-  LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
-  CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
-  1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS
-  EXISTING TREE  
PROTECT FROM  
CONSTRUCTION



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 - 2015



T.J. McQUEEN & ASSOCIATES, INC.  
LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING  
2716 W. TIMOTHY AVE. SUITE 101  
SCOTTSDALE, ARIZONA 85260  
P. (602) 265-0320 F. (602) 265-4919  
EMAIL: tsmcqueen@tjma.net



**LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"  
0' 10' 20' 40'

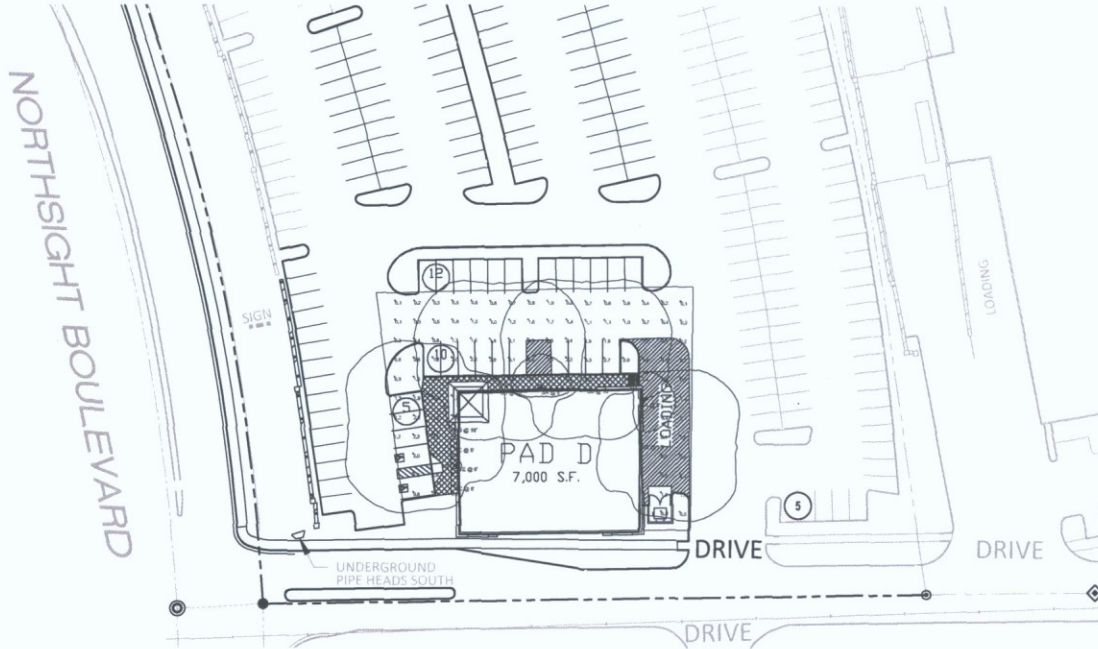


**SONORA VILLAGE - PAD D**  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
DATE: 07-13-2015 (PRELIMINARY)

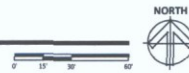
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**RKAA**  
ARCHITECTS, INC.

**ATTACHMENT #8**

54-DR-2015  
12/15/2016



**ENLARGED PHOTOMETRIC SITE PLAN**  
SCALE: 1" = 30'-0"



Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SA	2	Everlite - LED	EVENLITE WLEM WH	WALL MOUNT SECURITY AND EXIT LIGHT AT 8 FT AFG	LED	1	Weatherble AC Mode	365	1	15
▭	SB	4	Lithonia Lighting	LITHONIA DS6W2 LED 30C 1000 35K T171M MVOLT	WALL MOUNTED AT 18 FT AFG	LED	1	DS6W2_LED_30C_1000_40K_T71M_MVOLT.rvt	8604	0.9	100
○	SC	2	Lithonia Lighting	LDN6 3505 LOGAR LS	RH LDM 3500K 500LM 80CR/L CLEAR, SPECULAR REFLECTOR	LED	1	LDN6_35_05_LOGAR_LS.rvt	662	0.9	7.57
◐	SCE	1	Lithonia Lighting	LDN6 3505 LOGAR LS EL	RH LDM 3000K 600LM 80CR/L CLEAR, SPECULAR REFLECTOR WITH EMERGENCY BATTERY	LED	1	LDN6_35_05_LOGAR_LS.rvt	662	0.9	7.57

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
f0 values at grade	+	1.0 fc	8.3 fc	0.1 fc	83.0:1	19.0:1

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**SONORA VILLAGE - PAD D**  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
DATE: 12-15-2016 (PRELIMINARY)

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#14214.50  
**RKAA**  
ARCHITECTS, INC.

# Weatherlite

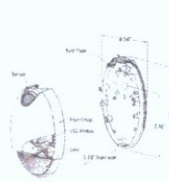
Architectural Emergency Light  
Interior or Exterior Design

The Weatherlite emergency light provides an attractive solution to applications that require low profile egress emergency lighting with rugged durability and good looks. Constructed of Die-Cast Aluminum with a polycarbonate reflector and finished in epoxy powder coat, the Weatherlite is gasket sealed ready for use in both outdoor and indoor applications. LED's provide low energy consumption, bright uniform illumination, and long (50,000+ hours) lamp life.

### Included Self Diagnostic

Diagnostic Indicator	Manual Testing
● Red	Press button once - 1 minute test
● Green	Press button twice - 5 minute test
● Yellow	Press button 3 times - 30 minute test
● Blue	Press button 4 times - 90 minute test

Full panel and diagnostic options are available. Contact your distributor for details and pricing.



**Optional Field Wiring Configurations:**

**WLEM Model - NiCad Battery Backup**  
Integral photolink that operates as a link in chain between and in the event of a power failure as an emergency light.

**Remote Switching:** The integral photocell can be deflected to allow remote switching for normal operation. In the event of a power failure and operates as an emergency light.

**Manually Off:** Both the photocell and switch option can be deflected for use as a standard emergency light that only operates in battery backup mode in the event of power loss.

**W/LAC Model (No Battery Backup)**  
Integral photocell. Operates operation as a link in chain general sign-up luminaires.

**AC Only:** The integral photocell can be deflected to allow remote switching as a general lighting luminaire.

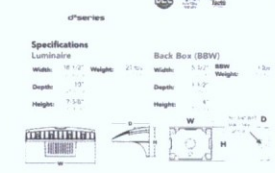


Order Code	Approved By
Order No.	Date Iss.

# Wet Location LED



# D-Series Size 2 LED Wall Luminaire



### Ordering Information

Series	Code	Color	Color Temperature	Back Box	Finish	Mounting	Photocell	Switching	Accessories	Order Code
DSW2L	2K	White	2700K	3.5"	White	Flush	None	None	None	DSW2L-2K-3.5-2700-None-None
DSW2L	3K	White	3000K	3.5"	White	Flush	None	None	None	DSW2L-3K-3.5-3000-None-None
DSW2L	4K	White	4000K	3.5"	White	Flush	None	None	None	DSW2L-4K-3.5-4000-None-None

**Introduction**  
The D-Series Wall luminaire is a stylish, fully integrated LED solution for building mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable ACWV metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution for all production sites that are exceptionally illuminated.

### EXAMPLE: DSW2L 300 700 40K T1M MVOLT DDBTXX

Series	Code	Color	Color Temperature	Back Box	Finish	Mounting	Photocell	Switching	Accessories	Order Code
DSW2L	300	White	4000K	3.5"	White	Flush	None	None	None	DSW2L-300-3.5-4000-None-None

### Performance Data

**Lumen Output**

Series	Code	Color	Color Temperature	Back Box	Finish	Mounting	Photocell	Switching	Accessories	Order Code
DSW2L	300	White	4000K	3.5"	White	Flush	None	None	None	DSW2L-300-3.5-4000-None-None

Note: All units are tested at ambient temperature (25°C) and are subject to variation. For more information, please contact your distributor.

### Performance Data

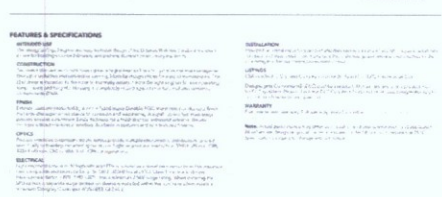
**Lumen Ambient Temperature (LMT) Multiplier**

Temperature (°C)	Multiplier
0	1.00
10	0.98
20	0.95
30	0.90
40	0.85
50	0.80
60	0.75
70	0.70
80	0.65
90	0.60
100	0.55

### Projected LED Lumen Maintenance

Time (Hours)	Percentage
10,000	90%
20,000	80%
30,000	70%
40,000	60%
50,000	50%

### Photometric Diagrams



**FEATURES & SPECIFICATIONS**

**Construction:** Die-cast aluminum housing with polycarbonate lens.

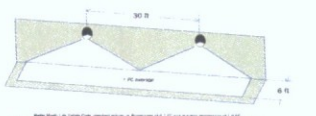
**Finish:** Epoxy powder coat finish.

**Optics:** Adjustable beam spread.

**Electrical:** 120V AC, 50/60Hz.

# Weatherlite Wet Location Architectural Emergency Light

- Wet location listed for indoor or outdoor applications 0°C to 50°C, IP 65 rated, suitable for NEMA 4X.
- Optional cold temperature package for -20°C to 50°C applications.
- Rugged die-cast aluminum construction.
- Durable powder coat finish available in Dark Bronze or pure White.
- Easy fit assembly with vandal resistant latch clips, no visible hardware.
- Gasket sealed to suit universal junction boxes.
- Conduit entry provided on top of unit.
- Available as an AC only fixture.
- UV stabilized polycarbonate refractive resists yellowing and provides uniform distribution.
- 11 watt high output LED module provide 1000 lumens at 5000 K color temperature.
- Long (50,000 hour +) lamp life.
- Selectable photocell activation for night time/security lighting.
- Integral push to test switch with easily visible Bi-color LED diagnostic indicator.
- Self Test / Self Diagnostic circuit is provided as standard thereby reducing manual testing obligations.
- Automated 24 day self test checks lamp, battery, electronic, circuitry, over a short one minute test.
- Extended 30 minute emergency duration tests are automatically conducted every six months.
- Prevents long life, high temperature Nickel Cadmium battery.
- Scaled externally accessible test switch for manual momentary test operation.
- Field adjustable universal 120 - 277VAC input.
- Low-voltage sensing protects emergency illumination during periods of low line voltage.
- Self-compensating solid state Constant Current Charger provides extended lead life and rapid recharge.
- Zero current DVO ensures positive charge acceptance following an extended discharge.
- Listed to UL 924 Emergency and Wet Location, meets NFPA 70E Safety Code, NFPA 70B-SEC and OSHA requirements.
- 3 Year limited warranty.



**ORDERING GUIDE**

Model	Mounting Color	Options
WLEM	White	None
WLEM	White	120 - 277VAC Input
WLEM	White	120 - 277VAC Input, Photocell

Example: WLEM-BZ-CT



SONORA VILLAGE - PAD D  
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD  
SCOTTSDALE, ARIZONA  
DATE: 12-15-2015 (PRELIMINARY)

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RKA  
ARCHITECTS, INC.



FEATURES & SPECIFICATIONS

WARRANTY - 5 year...
OPERATIONS - 10 year...
INSTALLATION - 10 year...
DIMENSIONS - 10 year...
SPECIFICATIONS - 10 year...
WARRANTY - 5 year...
OPERATIONS - 10 year...
INSTALLATION - 10 year...
DIMENSIONS - 10 year...
SPECIFICATIONS - 10 year...



LDN6

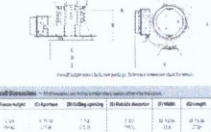


Table with columns: Beam Diameter, Beam Angle, Beam Spread, etc. Example: LDN6 35/15 L60AR 120

Table with columns: Beam Diameter, Beam Angle, Beam Spread, etc. Example: LDN6 35/15 L60AR 120

LDN6 PHOTOMETRY

Distribution Curve Distribution Data Output Data Coefficient of Utilization Illuminance Data at 10' Above Plane for a Single Luminaire

Photometry data table for LDN6 35/10 L60AR 120

Photometry data table for LDN6 35/15 L60AR 120

Photometry data table for LDN6 35/20 L60AR 120

Notes: 1. All values are based on... 2. All values are based on... 3. All values are based on...



LDN6 TECHNICAL INFORMATION

Technical information regarding the LDN6 luminaire, including beam spread and mounting details.



Table with columns: Luminaire Data, Footcandle values

Table with columns: Luminaire Data, Footcandle values

Table with columns: Luminaire Data, Footcandle values

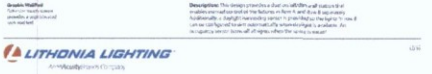
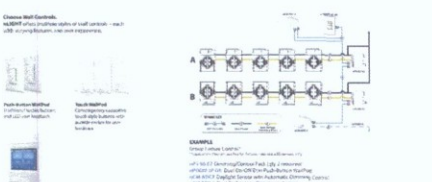
Notes: 1. All values are based on... 2. All values are based on... 3. All values are based on...



LDN6 ADDITIONAL DATA

Table with columns: Product Description, Material, Finish, etc.

Table with columns: Product Description, Material, Finish, etc.



SONORA VILLAGE - PAD D
FRANK LLOYD WRIGHT BOULEVARD AND PIMA ROAD
SCOTTSDALE, ARIZONA
DATE: 12-15-2015 (PRELIMINARY)



54-DR-2015
12/15/2016