Full Size or Largest Size
(site plan, landscape, elevations)

FOUND BRASS CAP IN HAND HOLE NW CORNER SERCTION 35, T4N R4E

EXST. 12" DIP WATER MAIN

N90°00'00"E 885.02'

11.6'

17.9'

EXST. 3'X8' DOUBLE-BARREL BOX CULVERT

EXST. 8" PVC SEWER MAIN

CHAUNCEY LANE

EXST. SIGN, TYP.

PROP. 6' SIDEWALK

EXST. APS UG ELEC. LINE

N90°00'00"E 441.07'

N45°04'44"E 59.46'

75.00' N89°50'31"W

EXST. FIBER OPTIC LINE

73.0'

EXST. 8" SEWER MAIN

8.7'

EXST. 16" DIP WATER MAIN

EXST. 50' ASLD DRNG ESMT TO BE RELEASED

18.8'

EXST. FIRE HYDRANT, TYP.

EXST. APS UG ELEC. LINE

2640.37' S0°09'29"W

N0°09'29"E 545.14'

PROP. DRAINAGE CHANNEL

PROP. 10' SIDEWALK

EXST. STREETLIGHT, TYP.

PROP. DRAINAGE ESMT

60' SCENIC CORRIDOR

EXST. 75' R/W

EXST. 36" RCP STORM DRAIN

SCOTTSDALE ROAD

PROP. 3'X8' BOX CULVERT

MH #2
RIM: 69.47
INV: 59.45(E)
INV: 59.35(S)

312 LF S=0.50%

PROP. STORM DRAIN SYSTEM, REF GRADING AND DRAINAGE PLANS

PROP. RETAIL / RESTAURANT
6,181 SF
LF_{88}=1573.35

PROP. RETAIL / RESTAURANT
9,423 SF
LF_{88}=1572.15

PROP. TRASH ENCLOSURE

PROP. 3000 GALLON GREASE INTERCEPTOR, REF MEP PLANS

PROP. 20' WATER ESMT.

INV: 64.36

26 LF S=1.20%

118 LF S=1.20%

MH #5
RIM: 70.09
INV: 64.04(W)
INV: 64.04(E)
INV: 63.37(S)

60 LF S=0.50%

INV: 67.70

26 LF S=14.99%

WYE CONNECTION #2
RIM: 64.32
INV: 63.07(N)
INV: 63.74(W)
INV: 63.07(S)

79 LF S=0.50%

MH #3
RIM: 70.80
INV: 60.60(S)
INV: 62.68(N)
INV: 60.50(W)

MATCHLINE: SEE SHEET UT3

PRIVATE DOMESTIC WATER NOTES

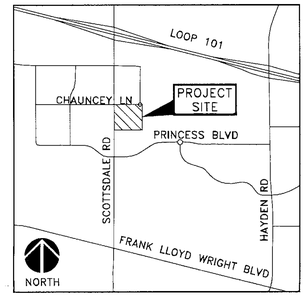
1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE.
3. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
3. BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.

NOTES:

1. ADD 1500' TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. SEE SHEET UT4 FOR LEGEND.



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
4. 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303.
9. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
11. FIRE HYDRANT ASSEMBLY WITH VALVE PER MAG STD DET 360.
14. 8"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
15. 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.
20. 6" BEND WITH THRUST BLOCKERS PER MAG STD DET 380.

PRIVATE SEWER NOTES

1. 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.
2. 48" SEWER MANHOLE PER MAG STD DET 420-2, INVERTS PER PLAN.
3. "WYE" CONNECTION, INVERT PER PLAN.
5. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.
6. 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.

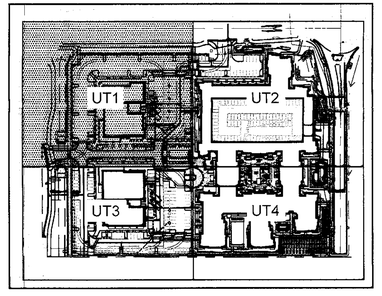
MATCHLINE: SEE SHEET UT2

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
TEL. NO. (602) 944-5500
CONTACT: STEVE HANEY, PE

ARCHITECT
HENSLEY LAWKIN RACHEL, INC.
11200 BROADWAY, SUITE 2749
PEARLAND, TEXAS 77584
PH: (832) 379-2983
CONTACT: ROBERT BOOTH

LAND SURVEYOR
SURVEY INNOVATION GROUP, INC
7301 EAST EVANS ROAD
SCOTTSDALE, ARIZONA 85260
PH: (480) 922-0780
CONTACT: JASON SEGNERI, P.L.S.

DEVELOPER/OWNER
JLB PARTNERS
9237 E VIA DE VENTURA, SUITE 215
SCOTTSDALE, ARIZONA 85258
PH: (480) 800-3070
CONTACT: KEVIN RANSIL



KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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Phoenix, Arizona 85020 (602) 944-5500

PRELIMINARY

PRELIMINARY UTILITY PLAN

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
SCOTTSDALE, ARIZONA

PROJECT No.
191447014

SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	11/07/16

PRELIMINARY
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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 11/16

447014Pre-UT.dwg

UT1
1 OF 4 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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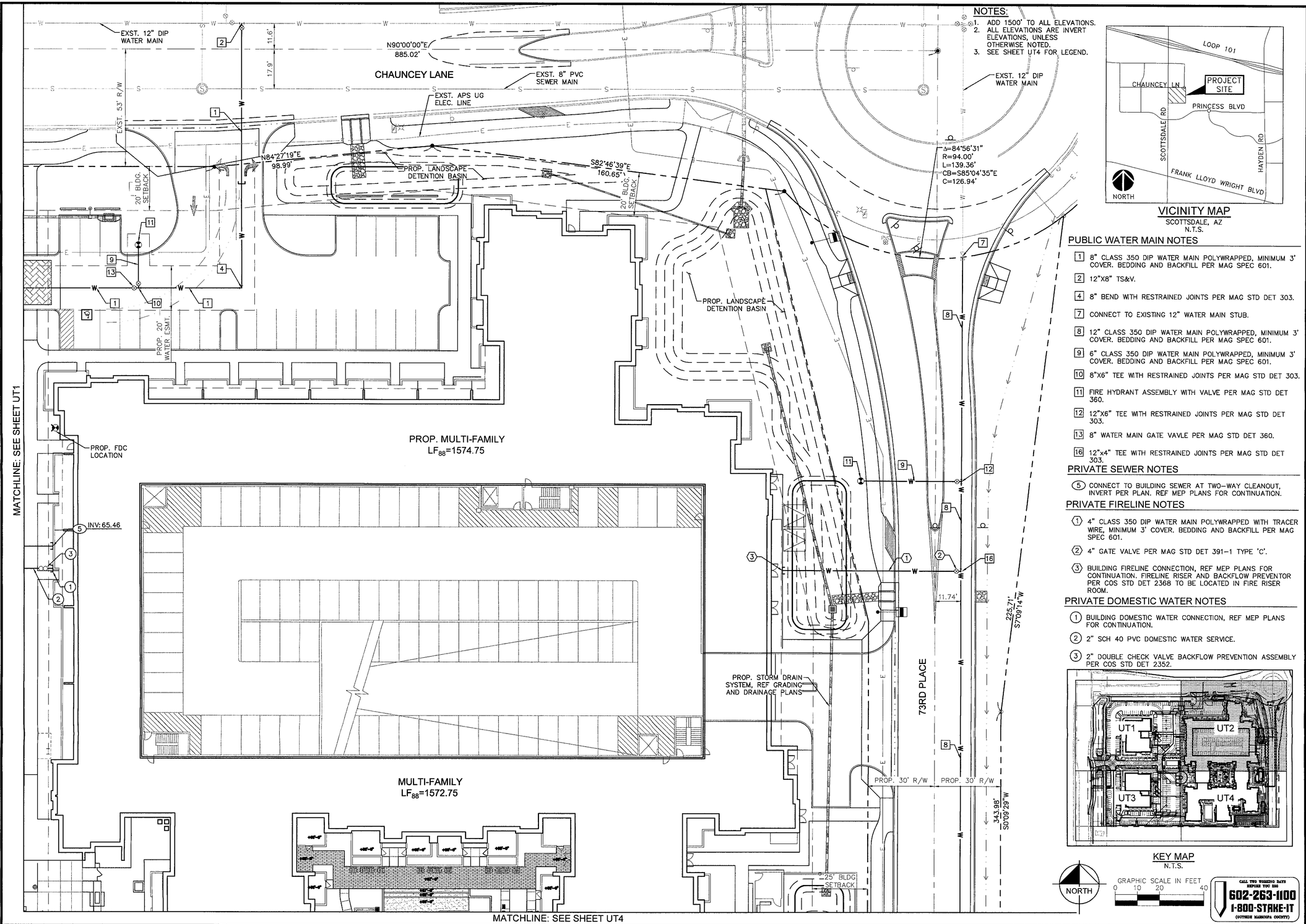

NOTES:

1. ADD 1500' TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. SEE SHEET UT4 FOR LEGEND.

VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

1. 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. 12"X8" TS&V.
4. 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303.
7. CONNECT TO EXISTING 12" WATER MAIN STUB.
8. 12" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
9. 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
10. 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
11. FIRE HYDRANT ASSEMBLY WITH VALVE PER MAG STD DET 360.
12. 12"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.
13. 8" WATER MAIN GATE VAVLE PER MAG STD DET 360.
16. 12"x4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

PRIVATE SEWER NOTES

5. CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.

PRIVATE FIRELINE NOTES

1. 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.
2. 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.
3. BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.

PRIVATE DOMESTIC WATER NOTES

1. BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.
2. 2" SCH 40 PVC DOMESTIC WATER SERVICE.
3. 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

KEY MAP
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
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JB PARTNERS

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY UTILITY PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	11/07/16

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ENGINEER S. HANEY
PE NO. 37059 DATE 11/16

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UT2
2 OF 4 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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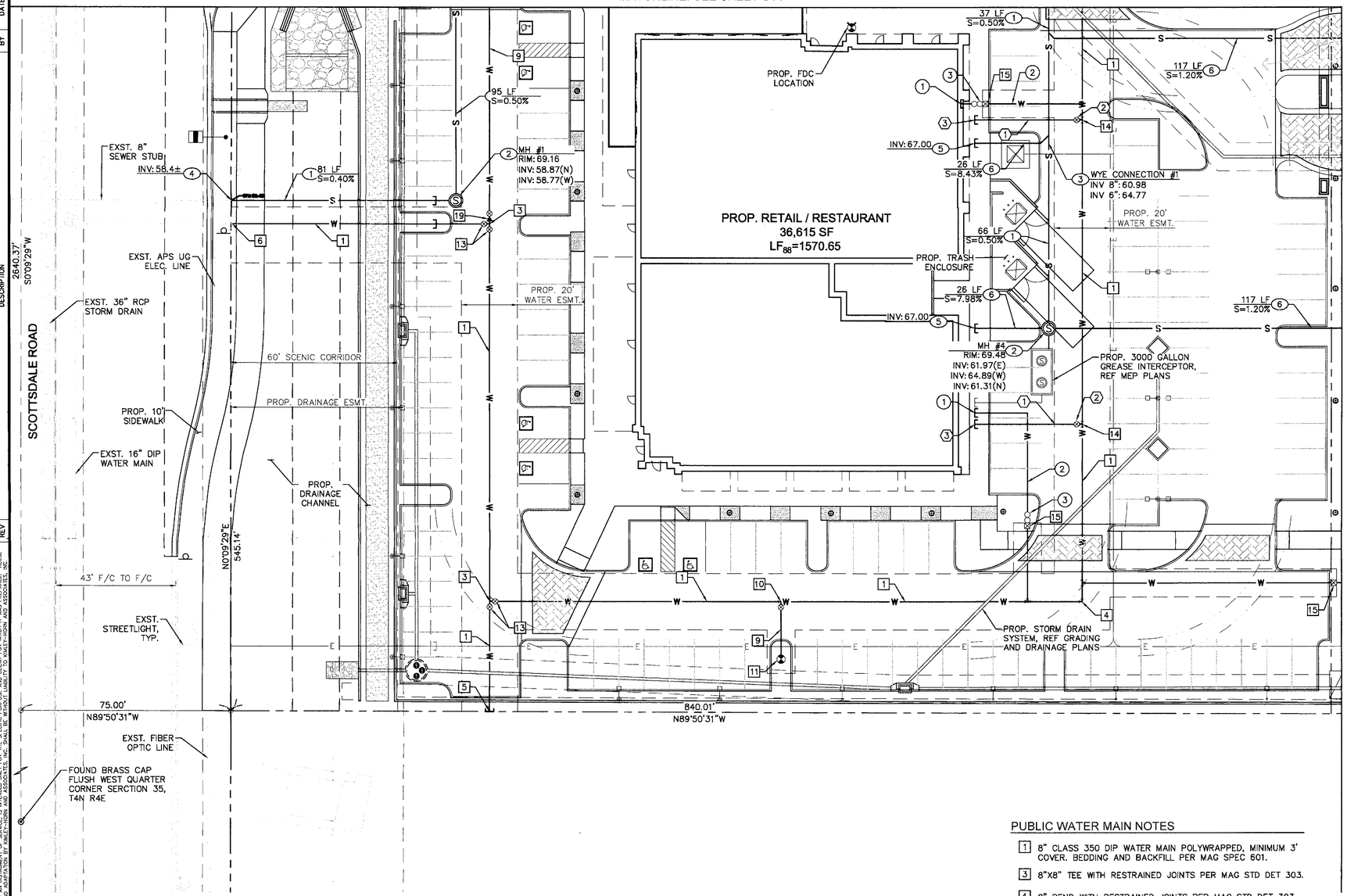
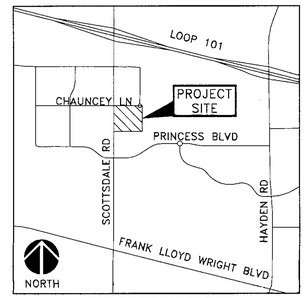


MATCHLINE: SEE SHEET UT4



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

NOTES:
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2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.
3. SEE SHEET UT4 FOR LEGEND.

PRIVATE FIRELINE NOTES

(1) 4" CLASS 350 DIP WATER MAIN POLYWRAPPED WITH TRACER WIRE, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

(2) 4" GATE VALVE PER MAG STD DET 391-1 TYPE 'C'.

(3) BUILDING FIRELINE CONNECTION, REF MEP PLANS FOR CONTINUATION. FIRELINE RISER AND BACKFLOW PREVENTOR PER COS STD DET 2368 TO BE LOCATED IN FIRE RISER ROOM.

PRIVATE DOMESTIC WATER NOTES

(1) BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.

(2) 2" SCH 40 PVC DOMESTIC WATER SERVICE.

(3) 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PRIVATE SEWER NOTES

(1) 8" SDR 35 PVC PRIVATE SEWER MAIN, LENGTH AND SLOPE PER PLAN.

(2) 48" SEWER MANHOLE PER MAG STD DET 420-2, INVERTS PER PLAN.

(3) "WYE" CONNECTION, INVERT PER PLAN.

(4) CONNECT TO EXISTING 8" SEWER MAIN STUB.

(5) CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.

(6) 6" SDR 35 PVC SEWER SERVICE, LENGTH AND SLOPE PER PLAN.

PUBLIC WATER MAIN NOTES

1 8" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

3 8"X8" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

4 8" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303.

5 2" BLOWOFF AND CAP.

6 CONNECT TO EXISTING 8" WATER MAIN STUB.

9 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

10 8"X6" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

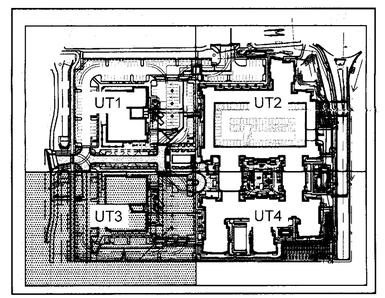
11 FIRE HYDRANT ASSEMBLY WITH VALVE PER MAG STD DET 360.

13 8" WATER MAIN GATE VAVLE PER MAG STD DET 360.

14 8"X4" TEE WITH RESTRAINED JOINTS PER MAG STD DET 303.

15 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.

19 8"x6" REDUCER



KEY MAP
N.T.S.

NORTH

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SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY UTILITY PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	11/07/16

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ENGINEER S. HANEY
PE NO. 37059 DATE 11/16

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UT3
3 OF 4 SHEETS

APPR | DATE | BY | DESCRIPTION | REV

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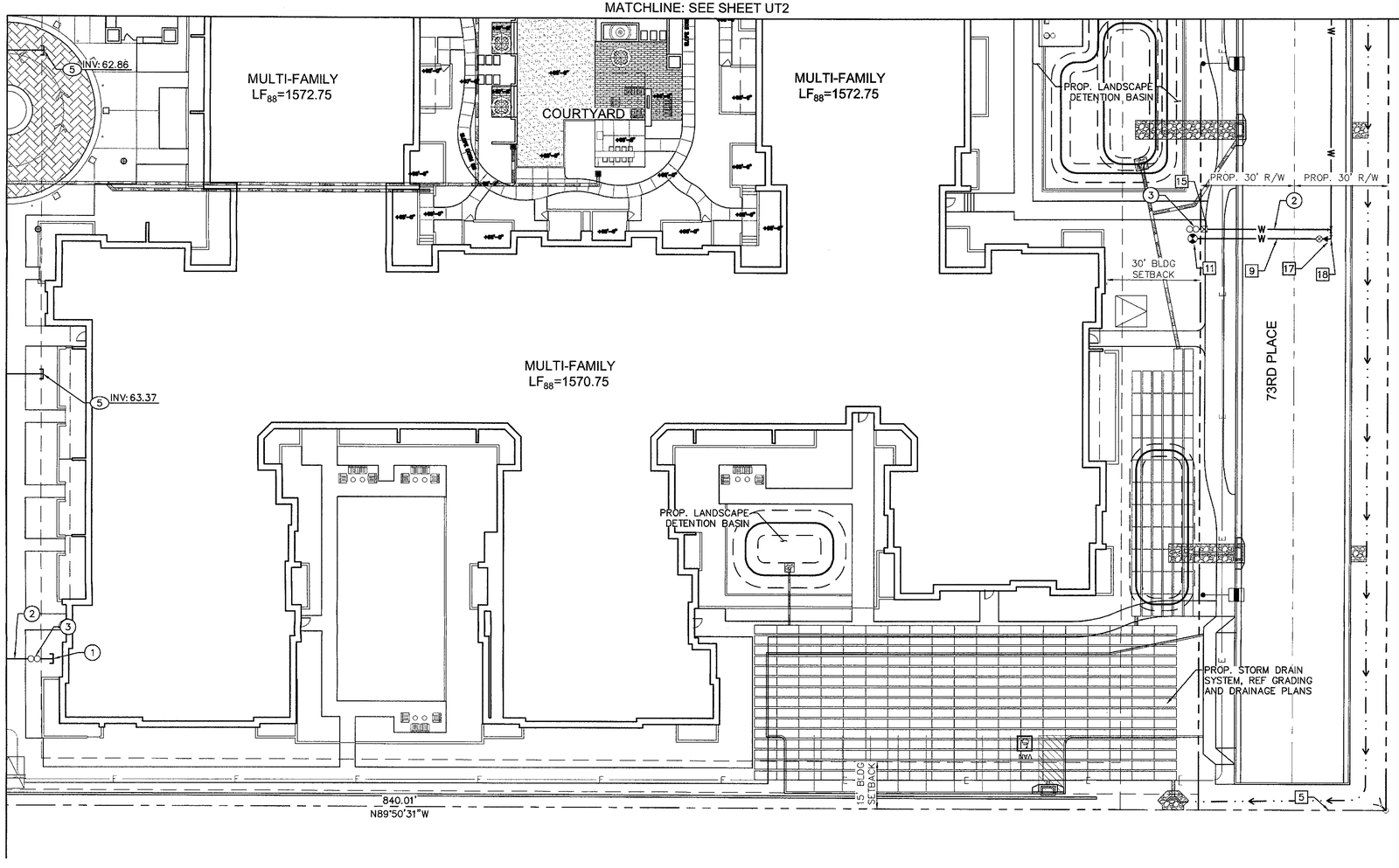
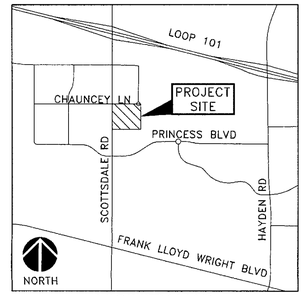




VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

PUBLIC WATER MAIN NOTES

5 2" BLOWOFF AND CAP.

9 6" CLASS 350 DIP WATER MAIN POLYWRAPPED, MINIMUM 3' COVER. BEDDING AND BACKFILL PER MAG SPEC 601.

11 FIRE HYDRANT ASSEMBLY WITH VALVE PER MAG STD DET 360.

15 2" WATER SERVICE LINE CONNECTION PER COS STD DET 2330. METER TO BE INSTALLED BY CITY FORCES.

17 12"X6" REDUCER.

18 12" BEND WITH RESTRAINED JOINTS PER MAG STD DET 303.

PRIVATE DOMESTIC WATER NOTES

(1) BUILDING DOMESTIC WATER CONNECTION, REF MEP PLANS FOR CONTINUATION.

(2) 2" SCH 40 PVC DOMESTIC WATER SERVICE.

(3) 2" DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY PER COS STD DET 2352.

PRIVATE SEWER NOTES

(5) CONNECT TO BUILDING SEWER AT TWO-WAY CLEANOUT, INVERT PER PLAN. REF MEP PLANS FOR CONTINUATION.

BENCHMARK

PER SURVEY INNOVATION GROUP, THE BENCHMARK IS CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNION HILLS (MAYO BOULEVARD) AND SCOTTSDALE ROAD.

ELEVATION = 1588.43 (NAVD'88)

BASIS OF BEARING

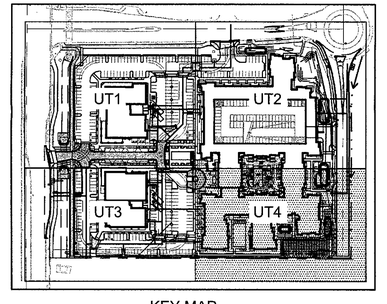
PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SEWER MAIN
- W — EXISTING WATER MAIN
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- CO — PROPOSED SANITARY SEWER CLEANOUT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN

NOTES:

1. ADD 1500' TO ALL ELEVATIONS.
2. ALL ELEVATIONS ARE INVERT ELEVATIONS, UNLESS OTHERWISE NOTED.



KEY MAP
N.T.S.

NORTH

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JLB PARTNERS

PRELIMINARY UTILITY PLAN

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	11/07/16

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Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 11/16

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UT4
4 OF 4 SHEETS

LOOP 101 FREEWAY

SCOTTSDALE 101 RETAIL LLC
APN: 215-04-721-C
ZONING: C-2

NORTH SCOTTSDALE CAD, LLC
APN: 215-05-001-F
ZONING: PCD

ARIZONA STATE LAND DEPT.
APN: 215-07-006-A
ZONING: PCD

MAYO BOULEVARD

MAYO BOULEVARD

LEVINE INVESTMENTS LP
APN: 215-09-396
ZONING: C-2

SCOTTSDALE ROAD

BELL LEXUS OF NORTH SCOTTSDALE
BCB GROUP INVESTMENTS LLC
APN: 215-07-244
ZONING: PCD

LEVINE INVESTMENTS LP
APN: 215-09-395
ZONING: C-2

0.25 MILES

73RD PLACE

MCT INVESTMENT PROPERTIES III LLC
APN: 215-09-022-C
ZONING: C-2

SCOTTSDALE CROSSROADS LUXURY APARTMENTS LLP
APN: 215-07-390
ZONING: PRC

MCT INVESTMENT PROPERTIES III LLC
APN: 215-09-022-Q
ZONING: C-2

BCB GROUP INVESTMENTS LLC
APN: 215-07-391
ZONING: PRC

CROSSROADS EAST PLANNING UNIT IV

70th STREET

CHAUNCEY LANE

CAR CHAUNCEY LLC
APN: 215-09-015-D
ZONING: C-2

CROSSROADS SOUTH MIXED-USE DEVELOPMENT

0.25 MILES

0.25 MILES

MILLER ROAD ALIGNMENT

ARIZONA STATE LAND DEPT.
APN: 215-07-014B
ZONING: PCD

CAR CHAUNCEY LLC
APN: 215-09-018
ZONING: C-2

CITY OF PHOENIX

CITY OF SCOTTSDALE

ARIZONA STATE LAND DEPT.
APN: 215-07-004F
ZONING: PCD
CORE SOUTH
PARCEL 3B

0.25 MILES

CAR CHAUNCEY LLC
APN: 215-09-017
ZONING: C-2

CAR CHAUNCEY LLC
APN: 215-09-016
ZONING: C-2

ARIZONA STATE LAND DEPT.
APN: 215-07-005B
ZONING: PCD

PRINCESS BOULEVARD

UNITED AUTO SCOTTSDALE PROPERTY HOLDINGS LLC
APN: 215-04-272-A
ZONING: R1-18

SCOTTSDALE PRINCESS APARTMENTS LLC
APN: 215-04-722
ZONING: C-2

FMT SCOTTSDALE OWNER LLC
APN: 215-08-133
ZONING: C-2

PAG AZ PROPERTIES LLC
APN: 215-04-723
ZONING: C-2

WOLFF SCOTTSDALE LLC
APN: 215-07-002C
ZONING: C-2

NORTH

GRAPHIC SCALE IN FEET
0 100 200 400

LEGEND

CROSSROADS SOUTH MIXED-USE DEVELOPMENT

CROSSROADS EAST PLANNING UNIT IV

FIGURE 1: CONTEXT AERIAL PLAN

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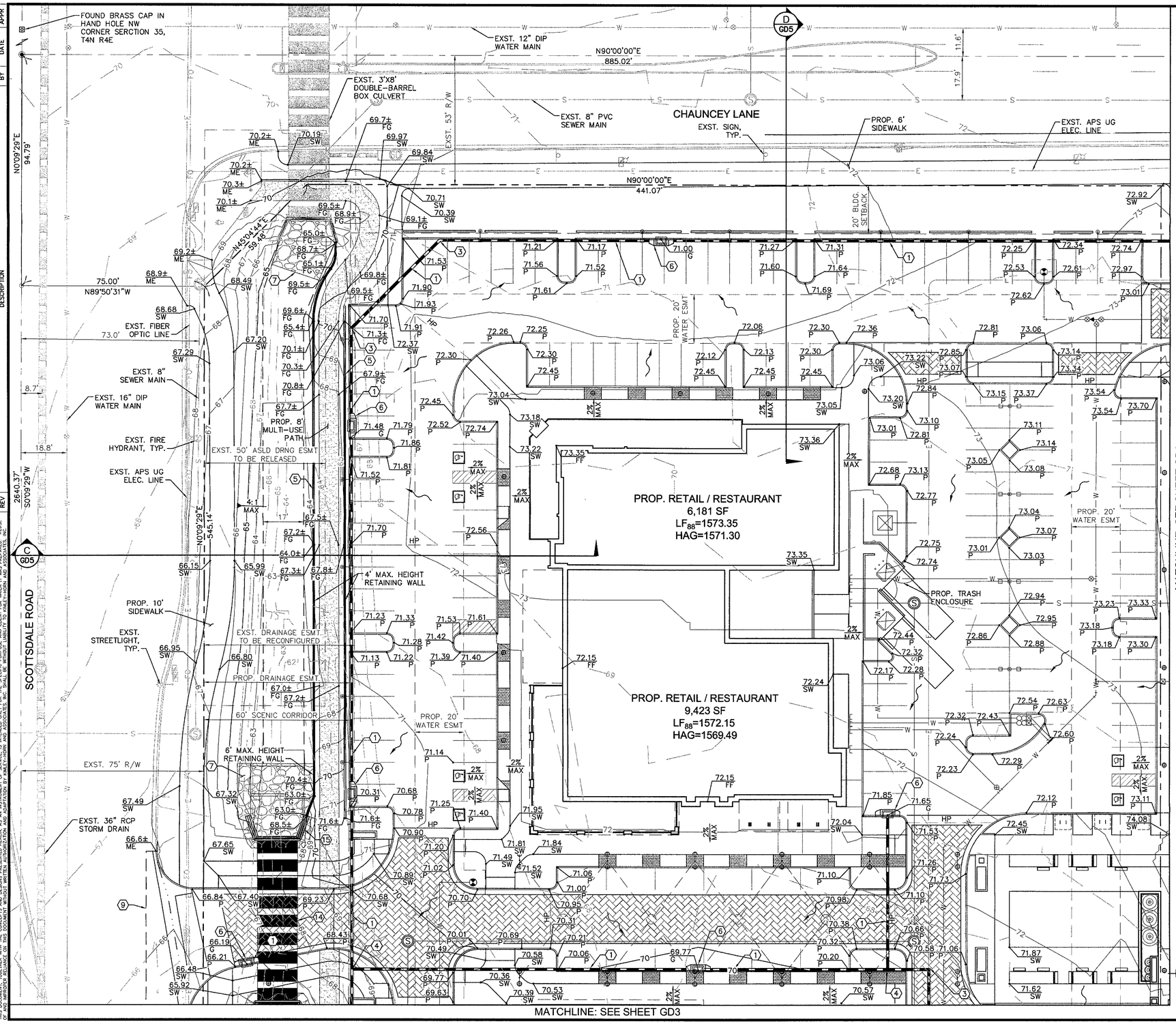

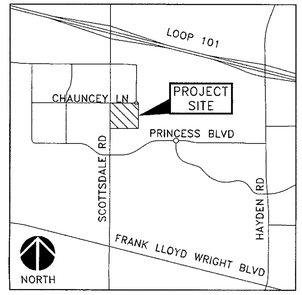

VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
3. HDPE STORM DRAIN BEND.
4. HDPE STORM DRAIN TEE.
5. RETAINING WALL.
6. CATCH BASIN PER MAG STD DET 534.
7. RIP-RAP PROTECTION.
9. SAWCUT LINE.
14. 3'X8' DOUBLE-BARREL BOX CULVERT.
15. HEADWALL PER ADOT STD DET B-04.10.

DEVELOPER/OWNER
JLB PARTNERS
9237 E VIA DE VENTURA, SUITE 215
SCOTTSDALE, ARIZONA 85258
PH: (480) 800-3070
CONTACT: KEVIN RANSIL

CIVIL ENGINEER
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LAND SURVEYOR
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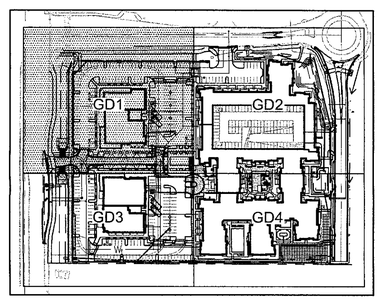
CONTACT: JASON SEGNERI, P.L.S.

ARCHITECT
HENSLEY LAMKIN RACHEL, INC.
11200 BROADWAY, SUITE 2749
PEARLAND, TEXAS 77584
PH:(832) 379-2983
CONTACT:ROBERT BOOTH



KEY MAP
N.T.S.

NOTES

1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD4 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY GRADING AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
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SCALE (V):	NONE
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GD1
1 OF 5 SHEETS

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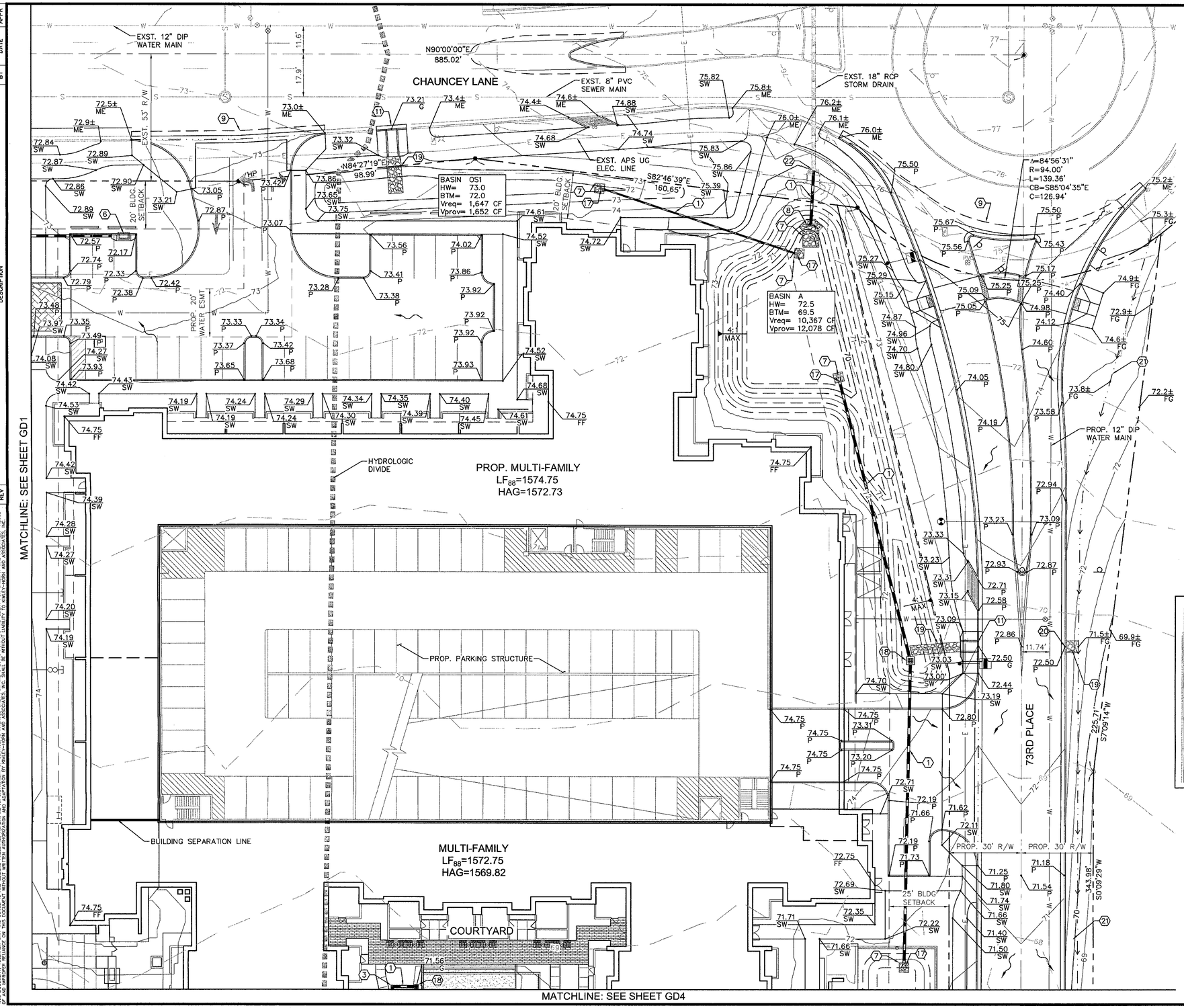
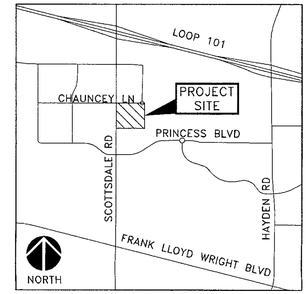
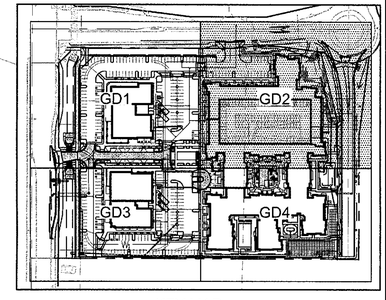




VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
3. HDPE STORM DRAIN BEND.
6. CATCH BASIN PER MAG STD DET 534.
7. RIP-RAP PROTECTION.
8. STORM DRAIN HEADWALL PER MAG STD DET 501.
9. SAWCUT LINE.
11. SIDEWALK SCUPPER PER MAG STD DET 206.
17. ADS FLARED END SECTION.
18. 12" NYLOPLAST AREA DRAIN.
19. RIP-RAP SPILLWAY.
20. 4' WIDE CURB OPENING.
21. DRAINAGE SWALE, 3:1 MAXIMUM SIDE SLOPES. ELEVATIONS PER PLAN.
22. REMOVE HEADWALL AND CONNECT WITH COLLAR.



KEY MAP
N.T.S.

NOTES

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GRAPHIC SCALE IN FEET
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SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY GRADING AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
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SCALE (V):	NONE
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GD2
2 OF 5 SHEETS

REV | DESCRIPTION | BY | DATE | APPR

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MATCHLINE: SEE SHEET GD1

MATCHLINE: SEE SHEET GD4

PROP. RETAIL / RESTAURANT
36,615 SF
LF_{88}=1570.65
HAG=1568.33

SCOTTSDALE ROAD

2640.37'
S0°09'29"W

EXST. 8" SEWER MAIN

EXST. APS UG ELEC. LINE

EXST. 36" RCP STORM DRAIN

PROP. 10' SIDEWALK

EXST. 16" DIP WATER MAIN

PROP. 8' MULTI-USE PATH

60' SCENIC CORRIDOR

EXST. DRAINAGE ESMT TO BE RECONFIGURED

PROP. DRAINAGE ESMT.

4' MAX HEIGHT RETAINING WALL

PROP. 20' WATER ESMT

PROP. TRASH ENCLOSURE

PROP. 20' WATER ESMT

6' MAX. HEIGHT RETAINING WALL

5' MAX HEIGHT RETAINING WALL

43' F/C TO F/C

EXST. STREETLIGHT, TYP.

75.00'
N89°50'31"W

EXST. FIBER OPTIC LINE

FOUND BRASS CAP FLUSH WEST QUARTER CORNER SERCTION 35, T4N R4E

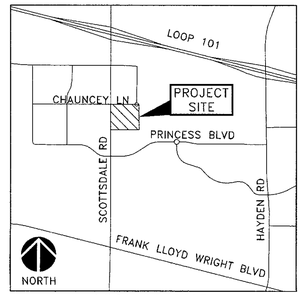
545.14'
N0°09'29"E

840.01'
N89°50'31"W

4:1 MAX

2% MAX

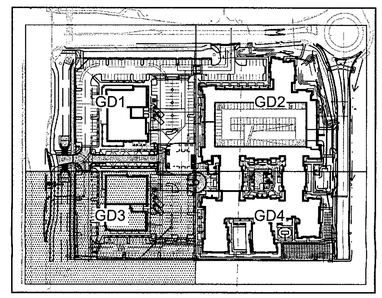
B
GD5



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
2. CATCH BASIN PER MAG STD DET 537.
3. HDPE STORM DRAIN BEND.
4. HDPE STORM DRAIN TEE.
5. RETAINING WALL.
6. CATCH BASIN PER MAG STD DET 534.
7. RIP-RAP PROTECTION.
9. SAWCUT LINE.
11. SIDEWALK SCUPPER PER MAG STD DET 206.
13. KRI-STAR DUAL-VORTEX HYDRODYNAMIC SEPARATOR WITH 144" INSIDE DIAMETER .
15. HEADWALL PER ADOT STD DET B-04.10.
19. RIP-RAP SPILLWAY.



KEY MAP
N.T.S.

NOTES

1. ADD 1500' TO ALL ELEVATIONS.
2. ADD 0.5' TO PAVEMENT (P) ELEVATIONS TO OBTAIN TOP OF CURB ELEVATIONS, UNLESS OTHERWISE NOTED.
3. REFER TO SHEET GD4 FOR LEGEND.

NORTH

GRAPHIC SCALE IN FEET
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SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY GRADING AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No. 191447014
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SCALE (V): NONE
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DESIGN BY: TMJ
CHECK BY: SEH
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PE NO. 37059 DATE 10/16

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GD3
3 OF 5 SHEETS

MATCHLINE: SEE SHEET GD2

MATCHLINE: SEE SHEET GD3

MULTI-FAMILY
LF_{88}=1572.75
HAG=1569.82

MULTI-FAMILY
LF_{88}=1572.75
HAG=1569.82

MULTI-FAMILY
LF_{88}=1570.75
HAG=1567.99

COURTYARD

REDUNDANT STORM DRAIN CONNECTIONS FOR COURTYARD DRAINAGE

BUILDING SEPARATION LINE

BUILDING SEPARATION LINE

HYDROLOGIC DIVIDE

PROP. TRANSFORMER LOCATION

840.01'
N89°50'31"W

3' MAX HEIGHT RETAINING WALL

15' BLDG SETBACK

PROP. 30' R/W

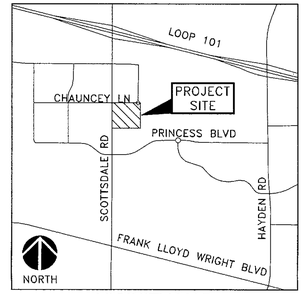
PROP. 30' R/W

73RD PLACE

BASIN B
HW= 71.40
BTM= 70.40
Vreq= 1,309 CF
Vprov= 1,766 CF

BASIN C
HW= 69.75
BTM= 68.75
Vreq= 351 CF
Vprov= 455 CF

BASIN UG
HW= –
BTM= –
Vreq= 10,931 CF
Vprov= 10,943 CF



VICINITY MAP
SCOTTSDALE, AZ
N.T.S.

GRADING AND DRAINAGE NOTES

1. HDPE STORM DRAIN PIPE.
3. HDPE STORM DRAIN BEND.
4. HDPE STORM DRAIN TEE.
5. RETAINING WALL.
6. CATCH BASIN PER MAG STD DET 534.
7. RIP-RAP PROTECTION.
8. STORM DRAIN HEADWALL PER MAG STD DET 501.
12. UNDERGROUND STORM WATER STORAGE CHAMBERS, ADS STORMTECH MODEL SC-310 OR APPROVED EQUAL.
16. BARRICADES PER MAG STD DET 130.
17. ADS FLARED END SECTION.
18. 12" NYLOPLAST AREA DRAIN.
19. RIP-RAP SPILLWAY.
20. 4' WIDE CURB OPENING.
21. DRAINAGE SWALE, 3:1 MAXIMUM SIDE SLOPES. ELEVATIONS PER PLAN.
23. STORM DRAIN CONNECTION TO STORAGE CHAMBERS.
24. STUB AND PLUG HDPE STORM DRAIN PIPE FOR FUTURE CONNECTION, PER MAG STD DET 427.

LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EASEMENT LINE
- S — EXISTING SEWER MAIN
- W — EXISTING PUBLIC WATER MAIN
- W — PROPOSED WATER MAIN
- S — PROPOSED SEWER MAIN
- PROPOSED STORM DRAIN
- EXSTING STORM DRAIN
- HP — HIGH POINT
- 12 — PROPOSED CONTOUR
- 2 — EXISTING CONTOURS
- 10.00 P — PROPOSED PAVEMENT SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED CATCH BASIN
- HYDROLOGIC DIVIDE

DRAINAGE CALCULATIONS:

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
Basin A	Landscaping	0.45	19,138	1,643		
	Building	0.95	39,231	7,112		
	Pavement	0.95	8,886	1,611		
			58,369	10,367	12,078	1,711

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
Basin B	Landscaping	0.45	10,892	935		
	Building	0.95	0	0		
	Pavement	0.95	2,059	373		
			12,951	1,309	1,766	457

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
Basin C	Landscaping	0.45	4,093	351		
	Building	0.95	0	0		
	Pavement	0.95	0	0		
			4,093	351	455	104

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
Basin OS1	Landscaping	0.45	8,793	755		
	Building	0.95	0	0		
	Pavement	0.95	4,917	891		
			13,710	1,647	1,652	5

Basin	Land Use	Runoff Coefficient	Drainage Area (ft^2)	Required Volume (ft^3)	Provided Volume (ft^3)	Surplus (ft^3)
UG	Landscaping	0.45	17,585	1,510		
	Building	0.95	38,663	7,009		
	Pavement	0.95	13,301	2,411		
			69,549	10,931	10,943	12

BENCHMARK

PER SURVEY INNOVATION GROUP, THE BENCHMARK IS CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE INTERSECTION OF UNION HILLS (MAYO BOULEVARD) AND SCOTTSDALE ROAD.

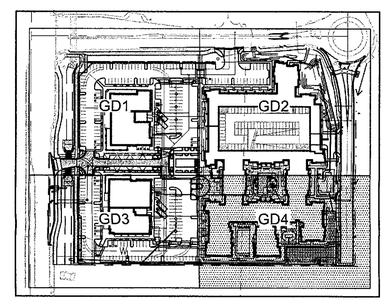
ELEVATION = 1588.43 (NAVD'88)

BASIS OF BEARING

PER SURVEY INNOVATION GROUP, THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. SAID LINE BEARS S00°09'29"W.

FLOOD INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE AO. DEFINED AS: FLOOD DEPTH OF 1 FOOT (SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTH DETERMINED FOR AREA OF ALLUVIAL FAN FLOODING, VELOCITY DETERMINED AT 3 FPS.
MAP NUMBER 04013C1320 L, REVISED OCTOBER 16, 2013.



KEY MAP
N.T.S.

NOTES

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NORTH

GRAPHIC SCALE IN FEET
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PRELIMINARY GRADING AND DRAINAGE PLAN

SCOTTSDALE, ARIZONA

PROJECT No.
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GD4
4 OF 5 SHEETS

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MAYO BOULEVARD

EXISTING DOUBLE-BARREL 10'X3' ARCH STORM DRAIN CULVERT

BELL LEXUS OF NORTH SCOTTSDALE

SCOTTSDALE ROAD

CROSSROADS NORTH PAD

CROSSROADS APARTMENTS PARCEL

73RD PLACE

DRAINAGE AREA OS-1 6.3 ACRES Q_{100}=18.0 CFS

DRAINAGE AREA OS-2 1.0 ACRES Q_{100}=5.2 CFS

CROSSROADS EAST PLANNING UNIT IV

CROSSROADS SOUTH PAD

EXST. DOUBLE-BARREL 3'X8' BOX CULVERT

ADJUSTED HYDROLOGIC DRAINAGE DIVIDE FOR CROSSROADS/PB BELL APARTMENT IMPROVEMENTS

EXST. DETENTION BASIN

EXST. HEADWALL WITH 4" ORIFICE PLATE

CHAUNCEY LANE

EXST. 18" RCP CULVERT

Q_{EXST}=0.7 CFS

76TH STREET/MILLER ROAD

Q_{EXST}=317 CFS

ORIGINAL HYDROLOGIC DRAINAGE DIVIDE

EXST. EARTHEN CHANNEL

DRAINAGE AREA DA-1 2.5 ACRES Q_{100}=9.9 CFS

EAST WASH

DRAINAGE AREA DA-2 1.9 ACRES Q_{100}=7.1 CFS

CROSSROADS SOUTH MIXED-USE PARCEL

DRAINAGE FLOW ALONG SCOTTSDALE ROAD TO BOX CULVERT UNDER SCOTTSDALE ROAD

Q_{EXST}=28 CFS

Q_{EXST}=17 CFS

EAST WASH

EXISTING BOX CULVERT UNDER SCOTTSDALE ROAD TO REACH 11 (DIKE 2)

EXISTING DRAINAGE CHANNEL ALONG PRINCESS BOULEVARD

PRINCESS BOULEVARD

EXISTING BOX CULVERT TO CITY OF SCOTTSDALE TPC GOLF COURSE (DIKE 3)

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

NOTE: REFER TO RATIONAL CALCULATIONS IN APPENDIX C FOR FLOW CALCULATIONS.

LEGEND

- EXISTING RIGHT-OF-WAY
- CROSSROADS SOUTH MIXED-USE DEVELOPMENT
- CROSSROADS EAST PLANNING UNIT IV

FIGURE 3: EXISTING CONDITIONS TOPOGRAPHIC MAP

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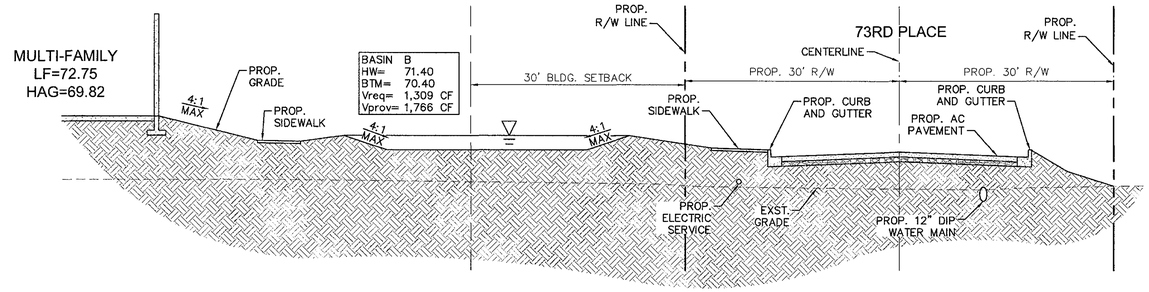
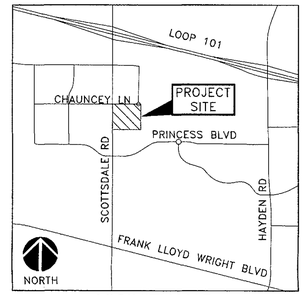
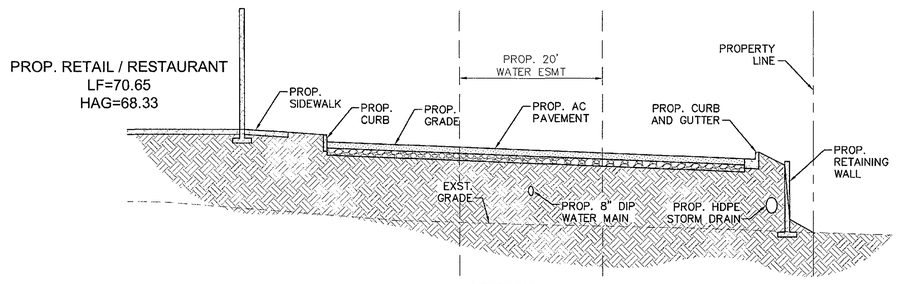


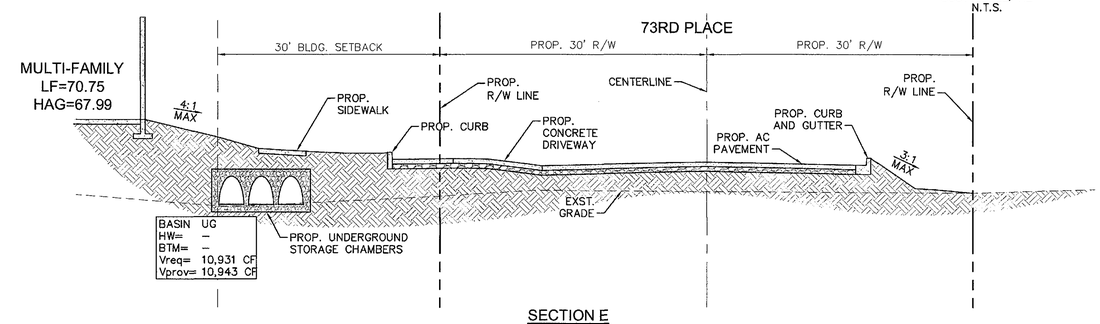
SECTION A
N.T.S.



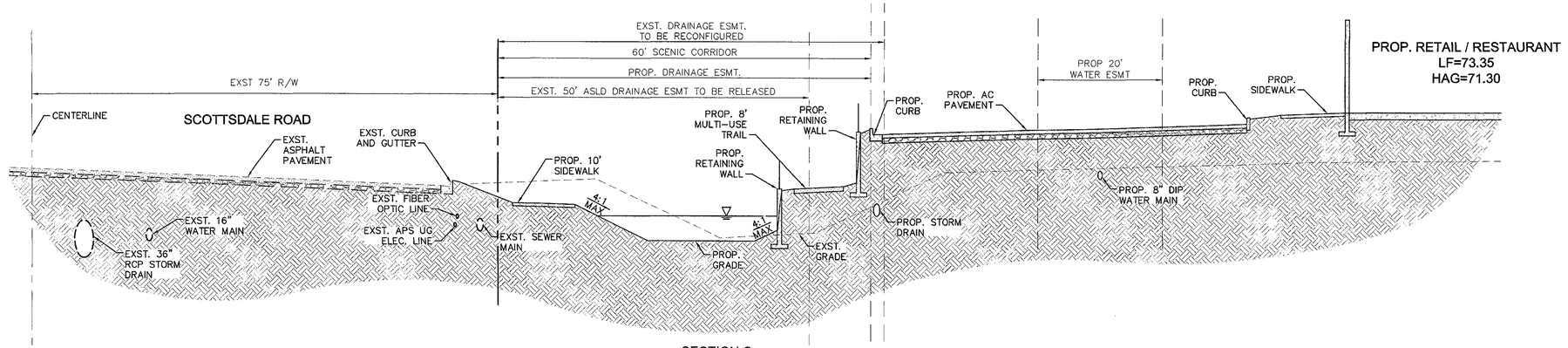
VICINITY MAP
SCOTTSDALE, AZ
N.T.S.



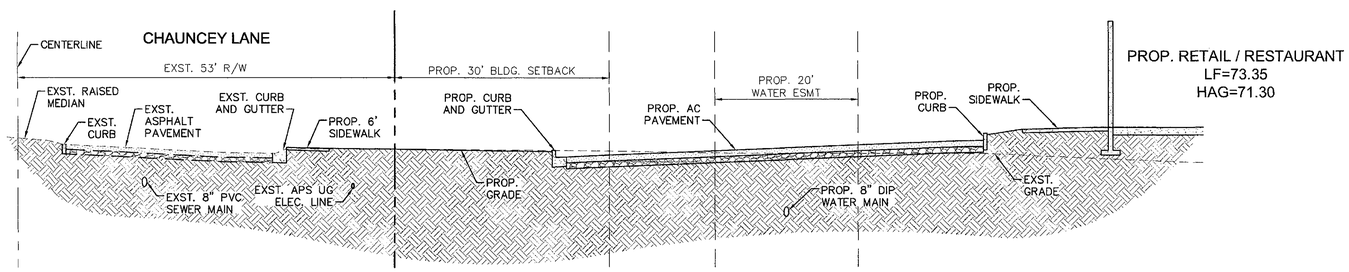
SECTION B
N.T.S.



SECTION E
N.T.S.



SECTION C
N.T.S.



SECTION D
N.T.S.

NOTES

1. ADD 1500' TO ALL ELEVATIONS.

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn © 2016
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

JLB PARTNERS

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

SECTIONS

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	NONE
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	10/26/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 10/16

447014Pre-GD.dwg

GD5
5 OF 5 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

K:\PHX_Civil\191447014 - JLB Crossroads South\CAD\447014Pre-GD.dwg, Layout:GD5 Oct 27, 2016 - 10:17am Garrett.Frame
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CHAUNCEY LANE

SCOTTSDALE ROAD

73RD PLACE

HYDROLOGIC DIVIDE

BASIN 081

BASIN A

BASIN B

BASIN C

BASIN UG

BASIN UG

LEGEND

PROPOSED CONTOUR

EXISTING CONTOURS

DRAINAGE AREA ID

DRAINAGE AREA BOUNDARY

DRAINAGE FLOW DIRECTION

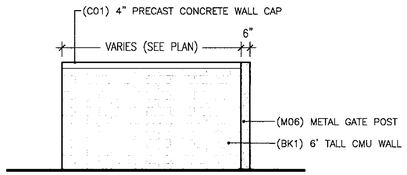
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

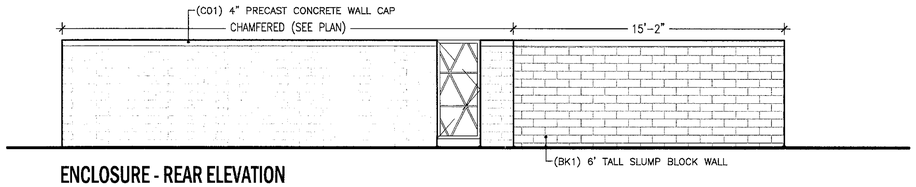
FIGURE 4: SITE BASIN DELINEATION

Kimley»Horn

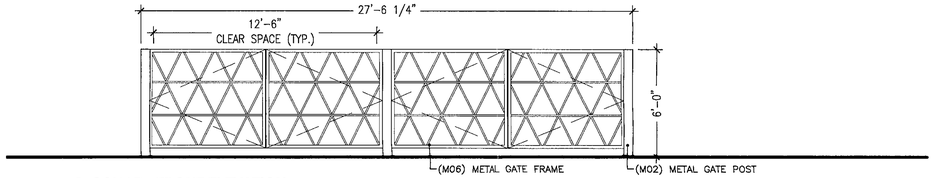
K:\PHX_Civil\191447014 - JLB Crossroads South\CADD\447014DR.dwg, Oct 25, 2016 Garrett.Frame



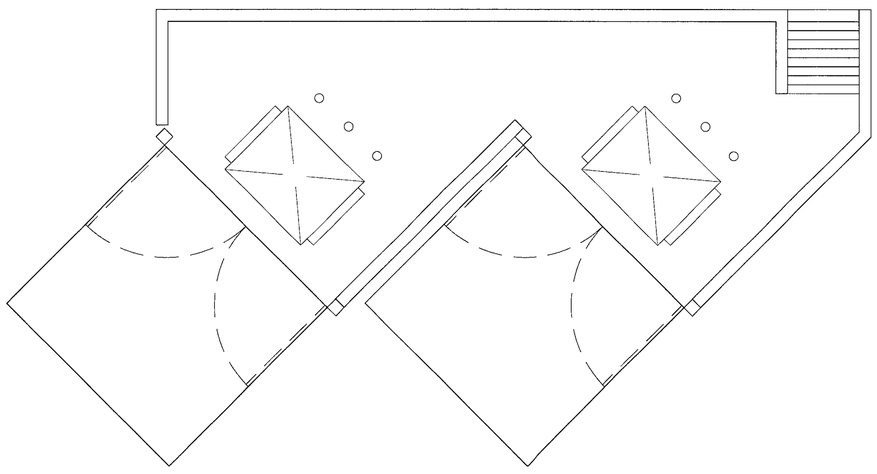
ENCLOSURE - TYPICAL SIDE ELEVATION



ENCLOSURE - REAR ELEVATION

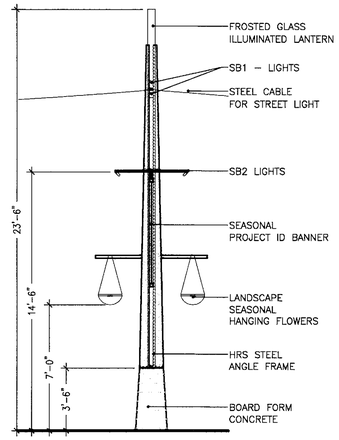


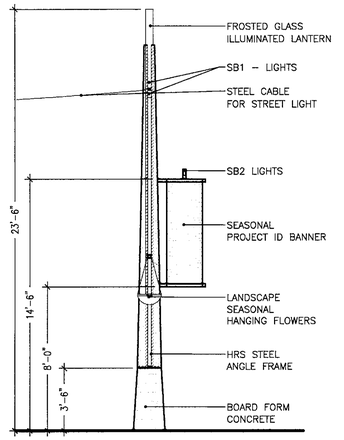
ENCLOSURE - FRONT ELEVATION

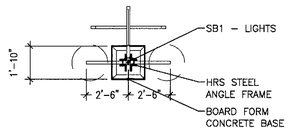


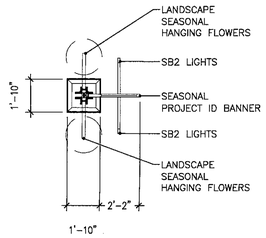
REFUSE ENCLOSURE DETAIL

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



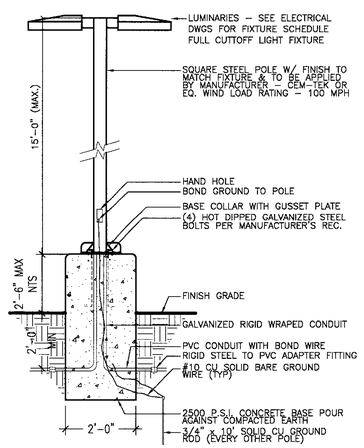






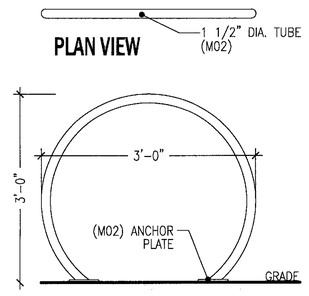
DRIVEWAY/PLAZA LIGHT SUPPORT DETAIL

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



TYP. PARKING LOT LIGHT DETAIL

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



SIDE ELEVATION

TYP. BIKE RACK DETAIL

SCALE: 1" = 1'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-22-17
DATE INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
ARIZONA, U.S.A.
Expires on 12/31/2016

10 – 28 – 2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

SITE DETAILS

41-DR-2016
11/14/2016

OPEN SPACE AREA

AREA REQUIRED	
OPEN SPACE REQUIRED:	144,118 SF

AREA PROVIDED:	
FRONT OPEN SPACE:	60,726 SF
COMMON OPEN SPACE:	82,236 SF
PLAZA / COURTYARD	8,838 SF
TOTAL OPEN SPACE:	151,799 SF
*(SEE OPEN SPACE PLAN FOR CALCULATIONS)	

PARKING LOT LANDSCAPE AREA

LANDSCAPE REQUIRED	
PARKING LOT AREA:	124,900 SF
LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
INTERIOR LANDSCAPE AREA REQ'D (1/3 OF LANDSCAPE AREA):	6,183 SF

LANDSCAPE PROVIDED:	
TOTAL LANDSCAPE AREA:	19,066 SF
INTERIOR LANDSCAPE AREA:	14,263 SF

MF PRIVATE OUTDOOR LIVING SPACE

PRIVATE OUTDOOR SPACE REQUIRED	
GROSS FLOOR AREA OF UNITS:	261,368 SF
REQUIRED OUTDOOR SPACE (10% OF GROSS FLOOR AREA OF UNITS):	26,136 SF

PRIVATE OUTDOOR SPACE PROVIDED:	
TOTAL PRIVATE OUTDOOR SPACE:	30,606 SF
% OF GROSS FLOOR AREA OF UNITS:	11.7%

ZONING OF ADJACENT PROPERTY TO NORTH: PRC

EXISTING TRAFFIC SIGNAL

EXISTING HYDRANT

CHAUNCEY LANE

STREET LIGHT, TYP.

6' BUFFER
10' SIDEWALK

DRIVEWAY: MAG STANDARD DETAIL 2257, TYPE CH-2

53' R.O.W.

20' SETBACK

R.O.W. VARIES

20' BUILDING & LANDSCAPE SETBACK LINE

FIRE APPARATUS RADII, TYP. 25'-0", 49'-0", 55'-0"

FIRELANE

NEXT HYDRANT: 503 FT

NEXT HYDRANT: 667 FT

NEXT HYDRANT: 690 FT

NEXT HYDRANT: 391 FT

NEXT HYDRANT: 294 FT

8' EQUESTRIAN TRAIL

10' SIDEWALK
9' BUFFER

1' VNAE EASEMENT

BLDG - A

ELEC. TRANSFORMER

TRASH ENCLOSURE

FDC RISER ROOM

BLDG - B

BIKE RACK PER MAG DET #2285

SIDEWALK, TYP.

MAIL

GARAGE

MAINT

FDC RISER RM.

ELEC

ELEC. TRANSFORMER

FDC

LOADING

LOADING AND TRASH PICK UP

EASING

BUS'N CNTR

PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES

TRASH

COURTYARD STORM DRAINAGE PATH

COURTYARD

DOGPARK WITH 5'-0" FENCE

ZONING OF ADJACENT PROPERTY TO EAST: P-C

SCENIC CORRIDOR 50'-0" MIN. 60'-0" AVE.

60' FLOOD CONTROL CHANNEL R.O.W.

BLDG - C

COMMUNITY GATHERING AREA (DASHED)

15' SETBACK

MULTI FAMILY RESIDENTIAL

25' BUILDING & LANDSCAPE SETBACK LINE

6' SIDEWALK 4'-6" BUFFER

SCOTTSDALE ROAD

73RD PLACE

75' R.O.W.

60' SETBACK

1' VNAE EASEMENT

55'-3" R.O.W. C.L. TO CURB

SIDEWALK, TYP.

LOW WALL & FENCE

25' SETBACK

30' R.O.W.

60' BUILDING & LANDSCAPE SETBACK LINE

5' LANDSCAPE SETBACK LINE

15' BUILDING SETBACK LINE

ELEC. TRANSFORMER

LOW WALL & FENCE

FUTURE CROSS-ACCESS EASEMENT

ZONING OF ADJACENT PROPERTY TO SOUTH: P-C

0' 20' 40' 80' 160'

01 SITE PLAN
SCALE: 1:40

SITE DATA

GROSS SITE AREA:	12.26 AC (534,046 SF)
NET SITE AREA (EXCLUDING 60' R/W ON SCOTTSDALE RD):	9.61 AC
EXISTING ZONING:	P-C
PROPOSED ZONING:	P-C
LAND USE:	MULTI FAMILY RESIDENTIAL
TOTAL UNITS ALLOW'D: (534,046 SF / 2000SF GROSS / UN)	267
TOTAL UNITS PROV'D:	302
TOTAL BEDRMS PROV'D:	391
DENSITY PROV'D:	24.55 UN/AC
MAX BLDG. HEIGHT:	73 FT
MAX VOL. ALLW'D	6.7MIL FT³
MF STRUCTURE VOL:	4.9MIL FT³
LAND USE:	MIXED USE COMMERCIAL
BLDG - A:	9,352 SF
BLDG - B:	7,502 SF
BLDG - C:	34,513 SF
TOTAL BLDG AREA:	51,367 SF
PATIO DINING:	5,916 SF
LOT COVERAGE:	8.7%
FAR ALLOWED:	0.80
FAR PROV'D:	0.14

MIN REQ'D BLDG SETBACKS:

SCOTTSDALE RD:	50' MIN. 60' AVERAGE

MIN PROV'D BLDG SETBACKS:

SCOTTSDALE RD	60'
CHAUNCEY LN	20'
73RD PLACE	25'
REAR / SIDE YARD	15'

MIN PROV'D LNDSCP SETBCKS

SCOTTSDALE RD	60'
CHAUNCEY LN	20'
73RD PLACE	25'
REAR / SIDE YARD	5'

RETAIL PARKING DATA

PARKING REQUIRED:

CMMRCL MIXED USE (1/325):	177
ACCESSIBLE SPACES (4%):	8
VAN ACCESSIBLE SPACES:	2

PARKING PROVIDED:

STANDARD SPACES:	263
ACCESSIBLE SPACES:	0
VAN ACCESSIBLE SPACES:	12
TOTAL PROVIDED (*4.80 SPACES PER 1000 SF) *INCLUDES PATIO	275

BICYCLE PARKING REQUIRED

BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	18

BICYCLE PARKING PROV'D:

BIKE PARKING PROVIDED:	76

MULTI FAMILY PARKING DATA

PARKING REQUIRED:

EFFICIENCY-24 X 1.25	30
(1) BEDROOM-187 X 1.3	246
(2) BEDROOM-90 X 1.7	152
TOTAL	428 (1.42 SP/UN)

PARKING PROVIDED:

STNDRD GARAGE SPCS:	460
STNDRD SURFACE SPCS:	34
TOTAL SPACES PRVD'D:	494 (1.64 SP/UN)

ACCESSIBLE PARKING REQ'D

ACCESSIBLE PARKING REQ'D, 4%:	
GARAGE	19
SURFACE	2
TOTAL	21
VAN ACCESS. PRKNG REQ'D, 1/6:	
GARAGE	4
SURFACE	1

ACCESSIBLE PARKING PROV'D

ACCESS. GARAGE SPCS:	0
VAN ACCESS. GARAGE SPCS:	20
ACCESS. SURFACE SPCS:	0
VAN ACCESS SURFACE SPCS:	2
TOTAL ACCESS SPCS PROV'D:	22

BICYCLE PARKING REQUIRED

BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	50

BICYCLE PARKING PROV'D:

IN GARAGE:	48
EXTERIOR:	12
TOTAL:	60

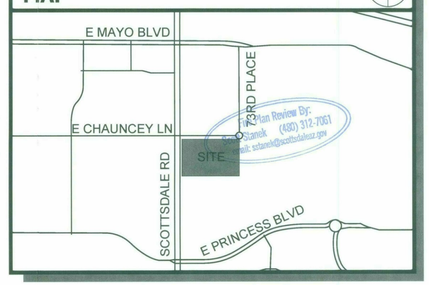
FIRE PROTECTION NOTES

1. ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES: MINIMUM WIDTH - 24', TURNING RADII - 25' INNER, 49' OUTER, 55' BUCKET
2. PROVIDE A KNOX ENTRY ACCESS SYSTEM:
   - ☐ KNOX KEY BOX
   - ☐ KNOX KEY CYLINDER
   - ☐ KNOX OVERRIDE &
   - ☐ PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES

GENERAL NOTES

1. SEE HARDSCAPE PLAN FOR SIDEWALK MATERIALS
2. SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.

VICINITY MAP



DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

08.12.2016

DRB PROJECT NO: 1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE SCOTTSDALE, ARIZONA

SITE PLAN

41-DR-2016
8/16/2016

OPEN SPACE AREA

AREA REQUIRED

OPEN SPACE REQUIRED:	150,822 SF

AREA PROVIDED:

FRONT OPEN SPACE:	61,762 SF
COMMON OPEN SPACE:	87,156 SF
PLAZA / COURTYARD	7,400 SF
TOTAL OPEN SPACE:	156,318 SF

*(SEE OPEN SPACE PLAN FOR CALCULATIONS)

LANDSCAPE & PLAZA/ COURTYARD AREA

LANDSCAPE:

TOTAL SITE AREA:	534,046 SF
TOTAL ROW LNDSCP AREA PROV'D:	14,835 SF
TOTAL ONSITE LNDSCP AREA PROV'D:	111,189 SF

PLAZA / COURTYARD:

TOTAL PLAZA REQ'D (1% OF 418,950 SF):	4,189 SF
TOTAL PLAZA AREA PROVIDED:	7,400 SF

PARKING LOT LANDSCAPE AREA

LANDSCAPE REQUIRED

PARKING LOT AREA:	124,900 SF
LANDSCAPE AREA REQ'D (15%):	18,735 SF
INTERIOR LANDSCAPE AREA REQ'D (1/3 OF LANDSCAPE AREA):	6,183 SF

LANDSCAPE PROVIDED:

TOTAL LANDSCAPE AREA:	20,123 SF
INTERIOR LANDSCAPE AREA:	13,365 SF

MF PRIVATE OPEN SPACE

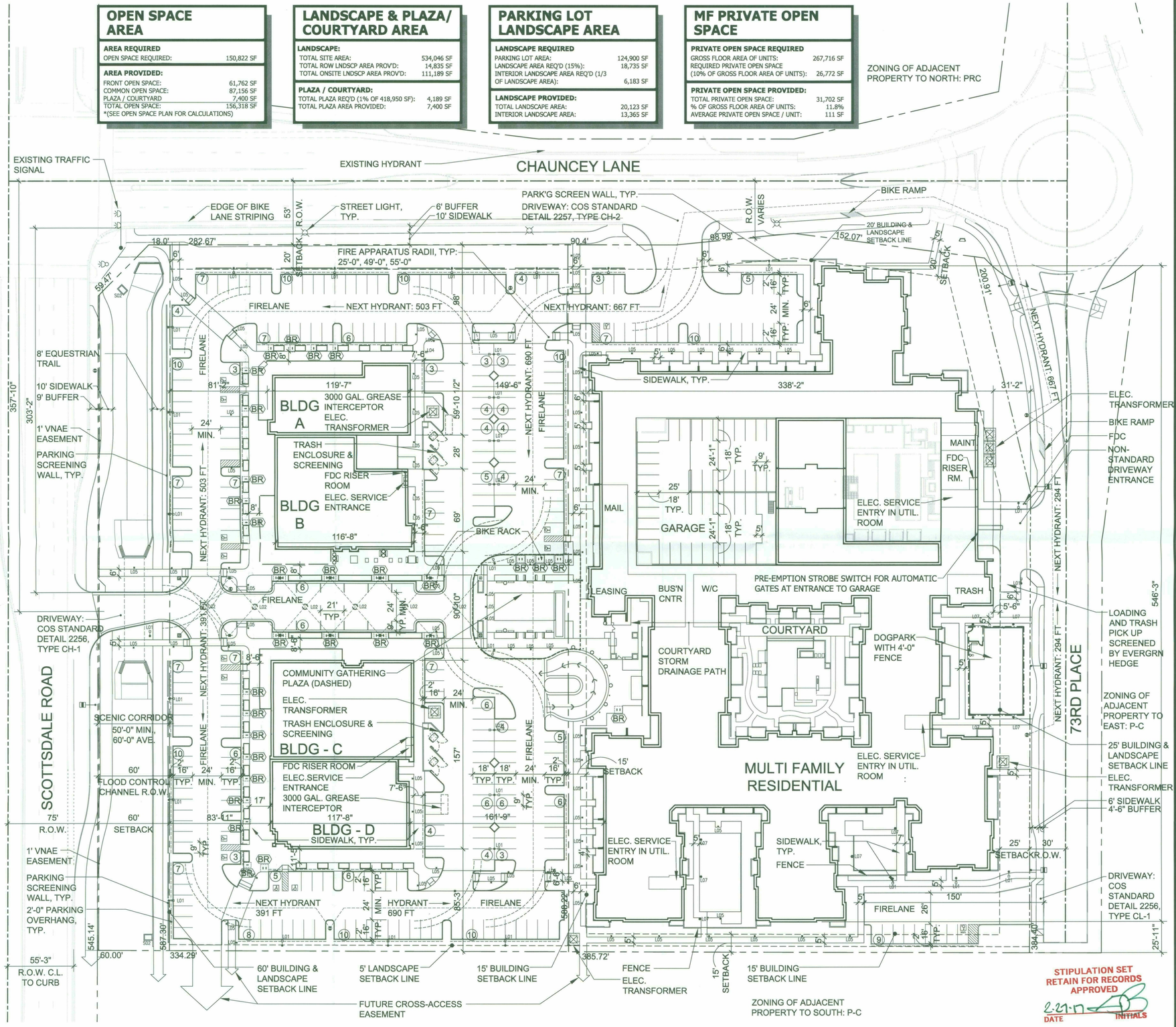
PRIVATE OPEN SPACE REQUIRED

GROSS FLOOR AREA OF UNITS:	267,716 SF
REQUIRED PRIVATE OPEN SPACE (10% OF GROSS FLOOR AREA OF UNITS):	26,772 SF

PRIVATE OPEN SPACE PROVIDED:

TOTAL PRIVATE OPEN SPACE:	31,702 SF
% OF GROSS FLOOR AREA OF UNITS:	11.8%
AVERAGE PRIVATE OPEN SPACE / UNIT:	111 SF

ZONING OF ADJACENT PROPERTY TO NORTH: PRC



01 SITE PLAN
SCALE: 1:40

SITE DATA

GROSS SITE AREA:	12.26 AC (534,046 SF)
NET SITE AREA (EXCLUDING 60' R/W ON SCOTTSDALE RD):	9.61 AC (418,950 SF)
EXISTING ZONING:	P-C
PROPOSED ZONING:	P-C
LAND USE:	MULTI FAMILY RESIDENTIAL
TOTAL UNITS ALLOW'D: (534,046 SF / 2000SF GROSS / UN)	267
TOTAL UNITS PROV'D:	301
TOTAL BEDRMS PROV'D:	391
DENSITY PROV'D:	24.55 UN/AC
MAX BLDG. HEIGHT:	77 FT
MAX VOL. ALLW'D	6.7MIL FT³
MF STRUCTURE VOL:	4.9MIL FT³
LAND USE:	MIXED USE COMMERCIAL/OFFICE
BLDG - A:	6,181 SF
BLDG - B:	9,423 SF
BLDG - C:	28,920 SF
BLDG - D:	7,815 SF
TOTAL BLDG AREA:	52,339 SF
PATIO DINING:	4,687 SF
LOT COVERAGE:	8.3%
FAR ALLOWED:	0.80
FAR PROV'D:	0.14

MIN REQ'D BLDG SETBACKS:

SCOTTSDALE RD:	50' MIN. 60' AVERAGE

MIN PROV'D BLDG SETBACKS:

SCOTTSDALE RD	60'
CHAUNCEY LN	20'
73RD PLACE	25'
REAR / SIDE YARD	15'

MIN PROV'D LNDSCP SETBCKS

SCOTTSDALE RD	60'
CHAUNCEY LN	20'
73RD PLACE	25'
REAR / SIDE YARD	5'

RETAIL PARKING DATA

PARKING REQUIRED:

CMMRCL MIXED USE (1/325)

37,534 SF:	116
OFFICE (1/300), 19,492 SF:	65
TOTAL	181
ACCESSIBLE SPACES (4%):	8
VAN ACCESSIBLE SPACES:	2

PARKING PROVIDED:

STANDARD SPACES:	259
ACCESSIBLE SPACES:	0
VAN ACCESSIBLE SPACES:	12
TOTAL PROVIDED (*4.80 SPACES PER 1000 SF) *INCLUDES PATIO	271

BICYCLE PARKING REQUIRED

BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	19

BICYCLE PARKING PROV'D:

BIKE PARKING PROVIDED:	68

MULTI FAMILY PARKING DATA

PARKING REQUIRED:

EFFICIENCY-24 X 1.25	30
(1) BEDROOM-174 X 1.3	227
(2) BEDROOM-103 X 1.7	176
TOTAL	433 (1.44 SP/UN)

PARKING PROVIDED:

STNDRD GARAGE SPCS:	454
STNDRD SURFACE SPCS:	34
TOTAL SPACES PRVD'D:	488 (1.62 SP/UN)

ACCESSIBLE PARKING REQ'D

ACCESSIBLE PARKING REQ'D, 4%:	
GARAGE	19
SURFACE	2
TOTAL	21
VAN ACCESS. PRKNG REQ'D, 1/6:	
GARAGE	4
SURFACE	1

ACCESSIBLE PARKING PROV'D

ACCESS. GARAGE SPCS:	15
VAN ACCESS. GARAGE SPCS:	4
ACCESS. SURFACE SPCS:	0
VAN ACCESS SURFACE SPCS:	2
TOTAL ACCESS SPCS PROV'D:	21

BICYCLE PARKING REQUIRED

BIKE PRKG REQ'D: (1/10 VEHICLE PRKG SPCS)	49

BICYCLE PARKING PROV'D:

IN GARAGE:	34
EXTERIOR:	16
TOTAL:	50

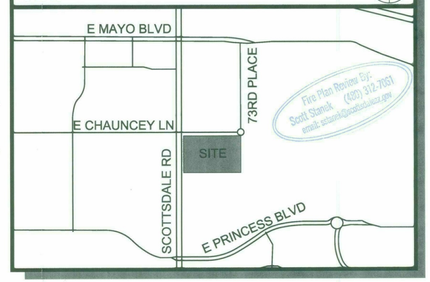
FIRE PROTECTION NOTES

1. ALL DRIVE AISLES ARE DESIGNATED AS FIRE LANES: MINIMUM WIDTH - 24', TURNING RADII - 25' INNER, 49' OUTER, 55' BUCKET
2. PROVIDE A KNOX ENTRY ACCESS SYSTEM:
   - ☐ KNOX KEY BOX
   - ☐ KNOX KEY CYLINDER
   - KNOX OVERRIDE &
   - ☐ PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES

GENERAL NOTES

1. SEE HARDSCAPE PLAN FOR SIDEWALK MATERIALS
2. SEE MULTI-FAMILY ELEVATIONS FOR BUILDING MOUNTED LIGHT FIXTURE LOCATIONS.
3. BR = BIKE RACK

VICINITY MAP



DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO: 1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE SCOTTSDALE, ARIZONA

SITE PLAN

41-DR-2016
11/14/2016

ELEVATION MATERIAL LEGEND

V.05.29.13

1. STUCCO FINISH SYSTEM
   COLOR - SW 7047 PORPOISE
2. STUCCO FINISH SYSTEM
   COLOR - SW 7006 EXTRA WHITE
3. STUCCO FINISH SYSTEM
   COLOR - SW 6149 RELAXED KHAKI
4. NOT USED
5. SUPERLITE BLOCK, SMOOTH FINISH,
   MOJAVE BROWN, 8"WX4"HX16"L
6. NICHIHA VINTAGEWOOD SIDING - CEDAR
7. PAINTED METAL RAILING
8. GLASS PANEL RAILING

04 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

02 NORTH ELEVATION
SCALE: 3/64" = 1'-0"

03 EAST ELEVATION
SCALE: 3/64" = 1'-0"

01 WEST ELEVATION
SCALE: 3/64" = 1'-0"

0' 10' 20' 40' 80'

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE INITIALS

DEVELOPMENT TEAM:

JLB

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

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12.13.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

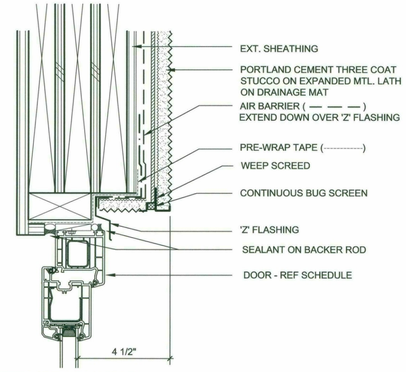
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

MULTI-FAMILY ELEVATIONS

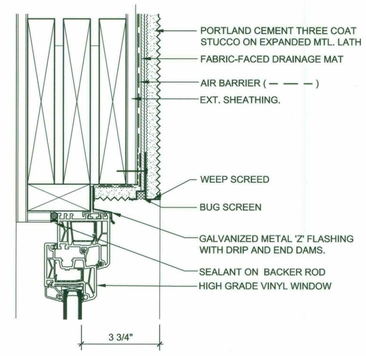
41-DR-2016
01/17/2017

6 PRIMARY CORNER BALCONY SHADING
SCALE: N.T.S.

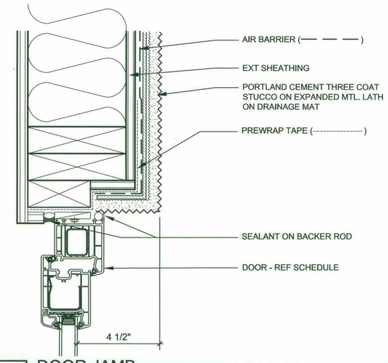
5 SECONDARY CORNER BALCONY SHADING
SCALE: N.T.S.



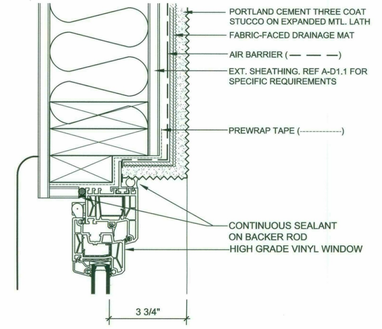
8 DOOR HEAD
SCALE: 3" = 1'-0"



7 WINDOW HEAD
SCALE: 3" = 1'-0"



4 DOOR JAMB
SCALE: 3" = 1'-0"



3 WINDOW JAMB
SCALE: 3" = 1'-0"

NOTE:

1. ABOVE ARE TYPICAL PATIO DOOR AND WINDOW DETAILS SHOWING RELATION OF GLAZING TO FACE OF BUILDING FINISH

02 TYP. BALCONY SHADING
SCALE: N.T.S.

01 PARTIAL WEST ELEVATION SHADOW STUDY - 6/10 2:00 PM
SCALE: 1:80

DEVELOPMENT TEAM:

JLB ARCHITECTS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE INITIALS

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

SHADING DOOR & WINDOW DETAILS

41-DR-2016
01/17/2017

BUILDING C & D - WEST ELEVATIONS

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

BUILDING C & D - EAST ELEVATIONS

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

BUILDING C & D - SOUTH ELEVATIONS

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

BUILDING C & D - NORTH ELEVATIONS

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

BUILDING - D
SHADE VIGNETTE

BUILDING - C
SHADE VIGNETTE

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.21.17
DATE INITIALS

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Date Signed 10/28/16
ARIZONA, U.S.A.
Expires on 12/31/2018

10-28-2016 (revised)

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - C & D
SHADE EXHIBIT
EXTERIOR
ELEVATIONS

41-DR-2016
01/17/2017

DRAINAGE RETAINING WALL EXHIBIT - SCOTTSDALE ROAD FRONTAGE NORTH

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

DRAINAGE RETAINING WALL EXHIBIT - SCOTTSDALE ROAD FRONTAGE SOUTH

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

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Date Signed 09/30/16
ARIZONA, U.S.A.
Expires on 12/31/2018

10 - 28 - 2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

SCOTTSDALE ROAD FRONTAGE WALL EXHIBIT

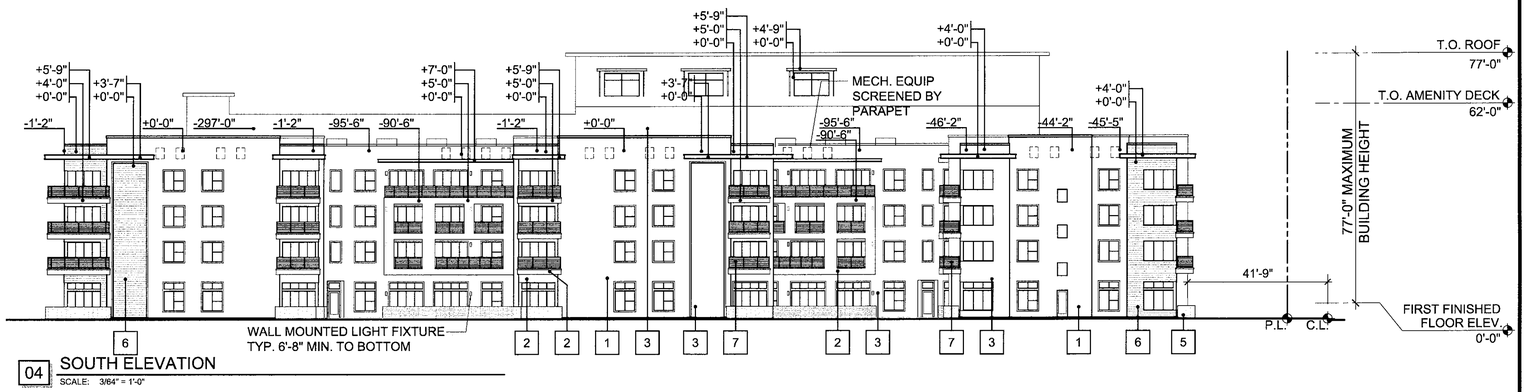
41-DR-2016
01/17/2017

ELEVATION MATERIAL LEGEND V.05.29.13

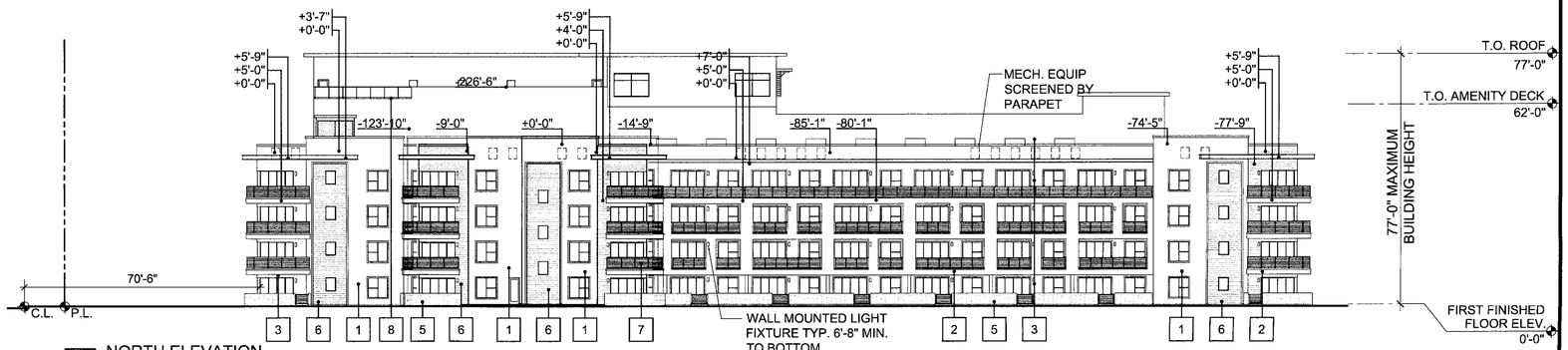
1. STUCCO FINISH SYSTEM
   COLOR - SW 7047 PORPOISE
2. STUCCO FINISH SYSTEM
   COLOR - SW 7006 EXTRA WHITE
3. STUCCO FINISH SYSTEM
   COLOR - SW 6149 RELAXED KHAKI
4. NOT USED
5. SUPERLITE BLOCK, SMOOTH FINISH,
   MOJAVE BROWN, 8"WX4"HX16"L
6. NICHIHA VINTAGEWOOD SIDING - CEDAR
7. PAINTED METAL RAILING
8. GLASS PANEL RAILING

ELEVATION LEGEND

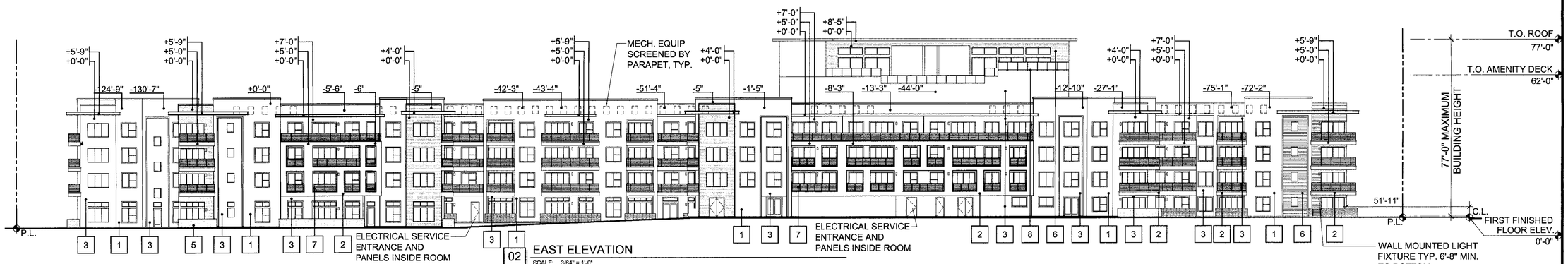
PROPERTY LINE	P.L.
CURB LINE	C.L.
BUILDING STEPBACKS	-89'-11"
SHADING ELEMENT DEPTH	+5'-9" +4'-6" +0'-0"



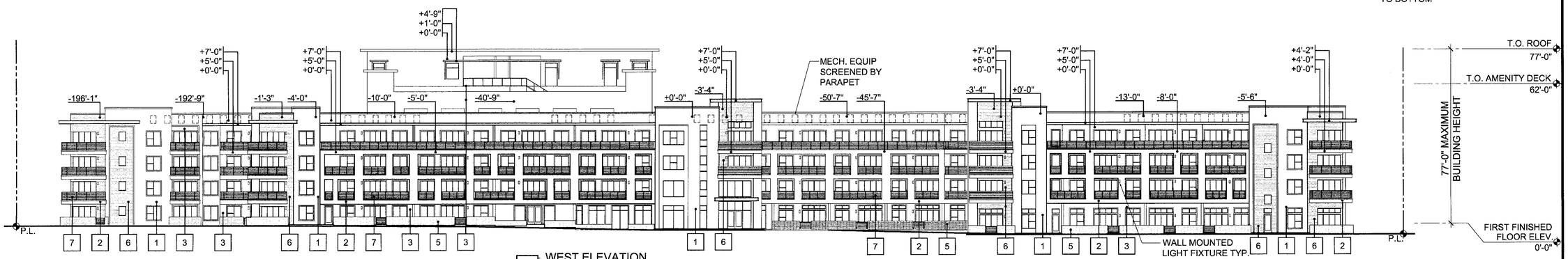
04 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



03 NORTH ELEVATION
SCALE: 3/64" = 1'-0"



02 EAST ELEVATION
SCALE: 3/64" = 1'-0"



01 WEST ELEVATION
SCALE: 3/64" = 1'-0"

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

12.13.2016

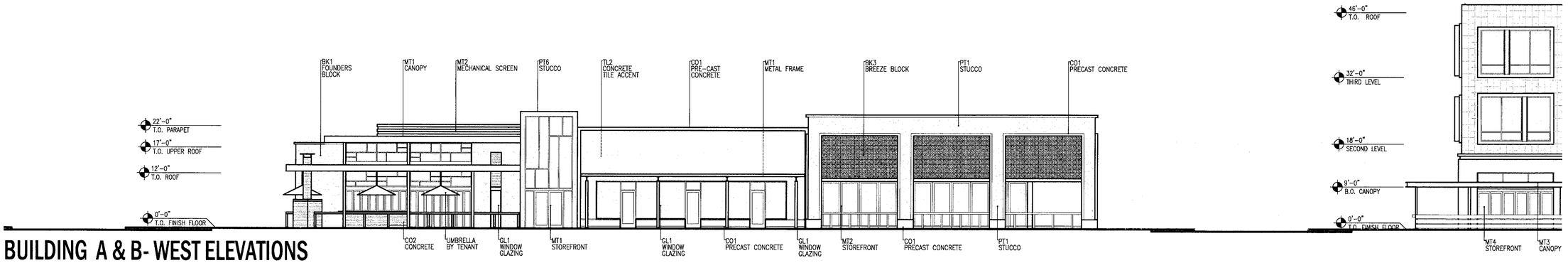
DRB PROJECT NO: 1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

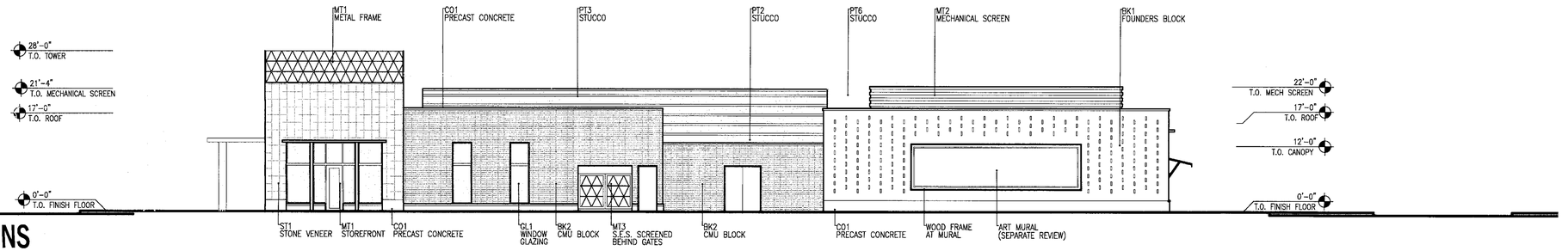
ELEVATIONS & ELEVATION WORKSHEET

41-DR-2016
01/17/2017



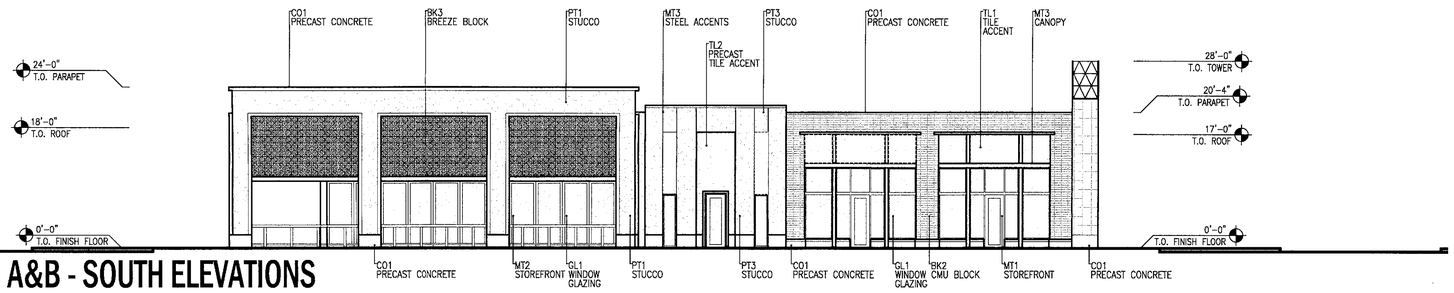
BUILDING A & B- WEST ELEVATIONS

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



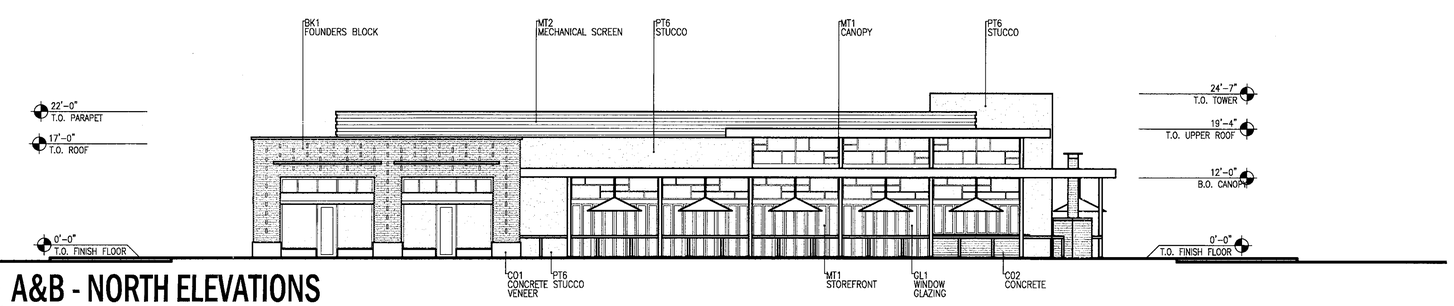
BUILDING A&B - EAST ELEVATIONS

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



BUILDING A&B - SOUTH ELEVATIONS

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



BUILDING A&B - NORTH ELEVATIONS

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

COLORS & MATERIALS

ST1: SANDSTONE VENEER
MFG: AZ FLAGSTONE COMPANY
TYPE: SANDSTONE VENEER
COLOR: SUNBURST
FINISH: SAWECUT 1" THICK
LOCATION: BLDG A, B WALL VENEER

MT1: ALUMINUM STOREFRONT
MFG: WESTERN WINDOWS OR SIMILAR
TYPE: ALUMINUM STOREFRONT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: STOREFRONT

MT2: ALUMINUM STOREFRONT
MFG: WESTERN WINDOWS OR SIMILAR
TYPE: ALUMINUM STOREFRONT
COLOR: WARMTOWN
FINISH: MATTE
LOCATION: STOREFRONT

MT3: PRE-WEATHERED STEEL
MFG: ANY METAL SUPPLIER
TYPE: PRE-WEATHERED STEEL SIDING
COLOR: RUSTED RED
FINISH: SEALED
LOCATION: BLDG A & B

GL1: WINDOW GLAZING
MFG: ANY
TYPE: INULSATED GLAZING
COLOR: CLEAR
FINISH: CLEAR
LOCATION: EXTERIOR STOREFRONT

CO1: PRECAST CONCRETE
MFG: CONCRETE DESIGNS, INC.
TYPE: PRECAST CONCRETE
COLOR: G040-OLD PEWTER
FINISH: ACID WASH
LOCATION: EXTERIOR PRECAST CONCRETE

TL1: TILE VENEER
MFG: GRANADA TILE
TYPE: SERENGETI
COLOR: GREY/CREAM CUSTOM
FINISH: CERAMIC
LOCATION: EXTERIOR TILE ACCENT

BK1: CONCRETE MASONRY UNIT
MFG: SUPERLITE BLOCK
TYPE: 8 X 4 X 16 CMU BLOCK
COLOR: OAK CREEK
FINISH: FOUNDERS FINISH
LOCATION: BUILDING A

BK2: CONCRETE MASONRY UNIT
MFG: SUPERLITE BLOCK
TYPE: 8 X 8 X 16 CMU BLOCK
COLOR: HARVEST BROWN
FINISH: STACKED BOND
LOCATION: BUILDING B

BK3: BREEZE BLOCK
MFG: SUPERLITE BLOCK
TYPE: DECORATIVE BLOCK
COLOR: PAINT TO MATCH OLD PEWTER
PATTERN: EL DORADO #7
LOCATION: BUILDING B

PT1: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: FINE GRAIN DE6213
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING B

PT2: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: CEDAR CHEST DE6212
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING B

PT3: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: ANCIENT EARTH DE6217
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING B

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. V. VIGIL III
I've Signed into this
NATIONAL USE
Expires on 12/31/2018

12 - 13 - 2016

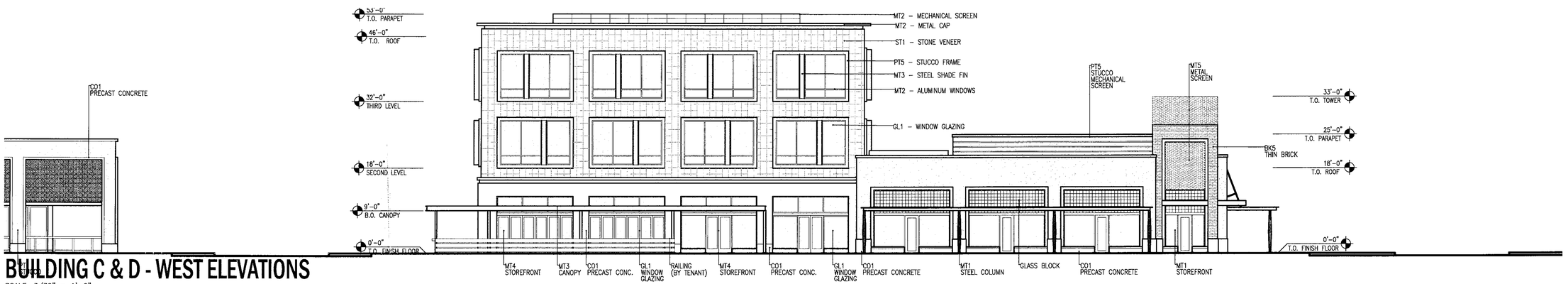
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

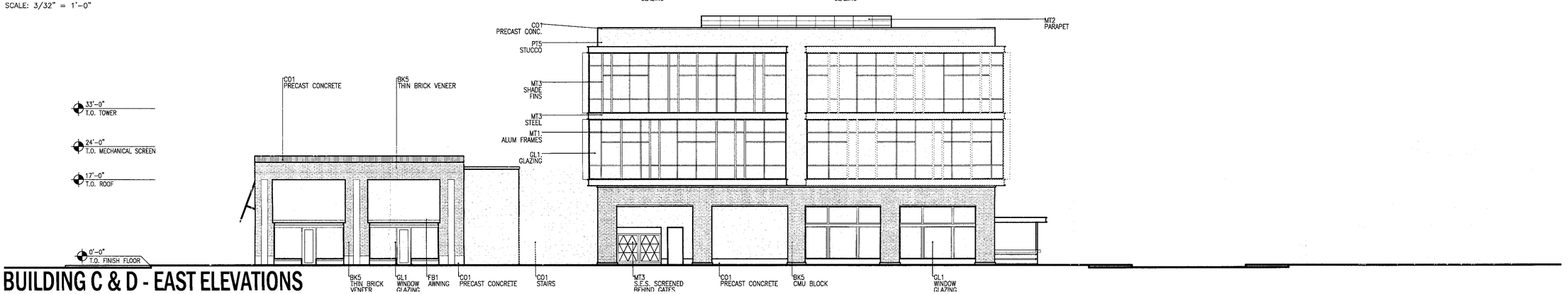
BLDG - A & B EXTERIOR ELEVATIONS

41-DR-2016
01/17/2017



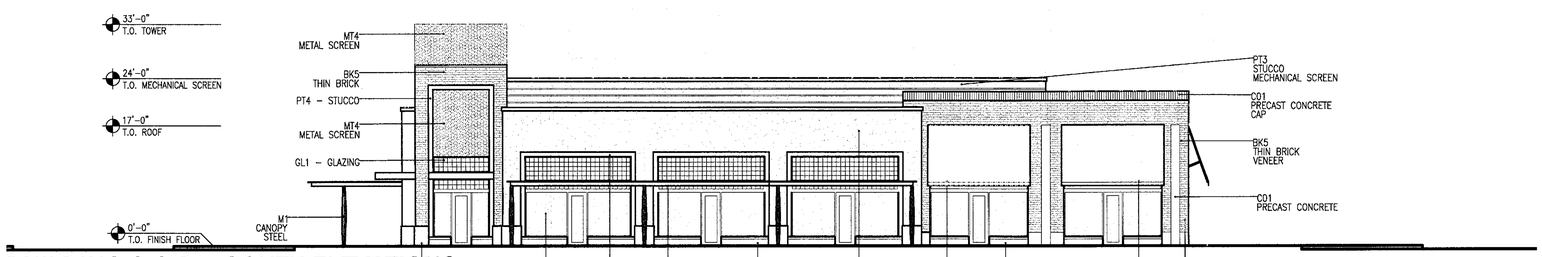
BUILDING C & D - WEST ELEVATIONS

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



BUILDING C & D - EAST ELEVATIONS

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



BUILDING C & D - SOUTH ELEVATIONS

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

BUILDING C & D - NORTH ELEVATIONS

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

COLORS & MATERIALS

MT1: ALUMINUM STOREFRONT
MFG: WESTERN WINDOWS OR SIMILAR
TYPE: ALUMINUM STOREFRONT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: STOREFRONT

MT3: HRS STEEL
MFG: STEEL SUPPLIER
TYPE: HOT ROLLED STEEL
COLOR: SEALED NATURAL
FINISH: MATTE
LOCATION: BLDG C

MT4: ALUMINUM STOREFRONT
MFG: WESTERN WINDOWS OR SIMILAR
TYPE: ALUMINUM STOREFRONT
COLOR: HILLSIDE BRONZE
FINISH: MATTE
LOCATION: STOREFRONT

MT5: METAL SCREEN
MFG: ARISTIKOS
TYPE: ROUTED STEEL SCREEN
COLOR: WHITE – BLDG C
DARK BRONZE – BLDG D
FINISH: SEALED, CUSTOM PATTERN
LOCATION: BLDG C / D

GL1: WINDOW GLAZING
MFG: ANY
TYPE: INULSATED GLAZING
COLOR: CLEAR
FINISH: CLEAR
LOCATION: EXTERIOR STOREFRONT

CO1: PRECAST CONCRETE
MFG: CONCRETE DESIGNS, INC.
TYPE: PRECAST CONCRETE
COLOR: GO40-OLD PEWTER
FINISH: ACID WASH
LOCATION: EXTERIOR PRECAST CONCRETE

TL2: TILE VENEER
MFG: GRANADA TILE
TYPE: SALAMANCA – 1021
COLOR: GREY/CREAM/BLACK CUSTOM
FINISH: CERAMIC
LOCATION: BLDG C AND D

BK4: CONCRETE MASONRY UNIT
MFG: ELDORADO STONE
TYPE: THIN BRICK
COLOR: CASTELLO
FINISH: WILKESBORO FLASHED
LOCATION: BUILDING C

BK5: THIN BRICK
MFG: ELDORADO STONE
TYPE: ROMA BRICK
COLOR: CASTELLO
FINISH: THIN BRICK
LOCATION: BUILDING C & D

PT4: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: HEATHER DEC773
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING C

PT5: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: CALICO ROCK DE6229
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING C

PT6: PAINT
MFG: DUNN EDWARDS
TYPE: STUCCO PAINT
COLOR: FOSSIL DE6225
TYPE: MATTE, PEBBLE FINISH
LOCATION: BUILDING D

AW1: AWNING
MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: BEAUFORT CLASSIC
TYPE: BLACK FRAME
LOCATION: BLDG – D

DEVELOPMENT TEAM:

JLB PARTNERS

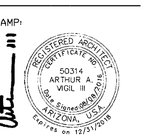
LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY–HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:



12 . 13 . 2016

DRB PROJECT NO:
1138–PA–15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BLDG - C & D
EXTERIOR
ELEVATIONS

41-DR-2016
01/17/2017

BUILDING A & B- WEST ELEVATIONS

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

BUILDING A&B - EAST ELEVATIONS

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

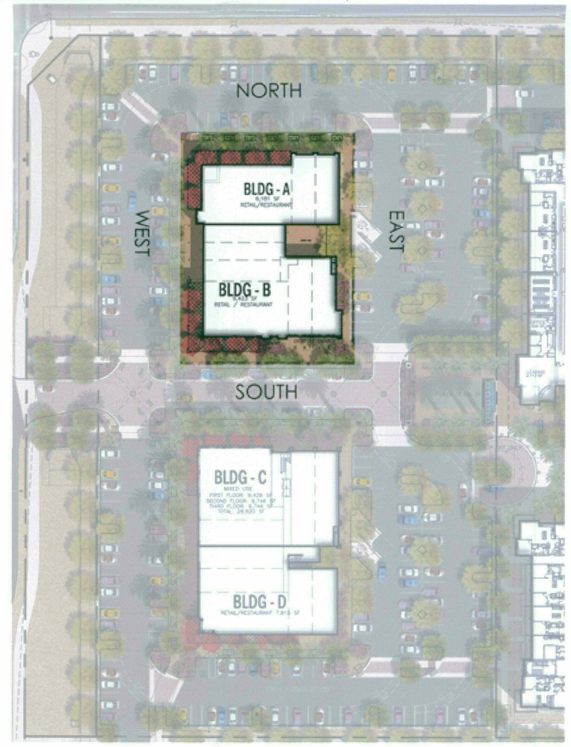
BUILDING A&B - SOUTH ELEVATIONS

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

BUILDING A&B - NORTH ELEVATIONS

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

VICINITY MAP



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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE
INITIALS

STAMP:

10-28-2016 (revised)

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - A & B COLOR EXTERIOR ELEVATIONS

41-DR-2016
01/17/2017

BUILDING C & D - WEST ELEVATIONS

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

BUILDING C & D - EAST ELEVATIONS

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

BUILDING C & D - SOUTH ELEVATIONS

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

BUILDING C & D - NORTH ELEVATIONS

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

VICINITY MAP

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-21-17
DATE INITIALS

STAMP:

REGISTERED ARCHITECT CERTIFICATE NO. 50314 ARTHUR A. VIGIL III STATE OF ARIZONA, USA Expires on 12/31/2018

10-28-2016 (revised)

DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - C & D
COLOR
EXTERIOR
ELEVATIONS

41-DR-2016
01/17/2017

BUILDING A & B- WEST ELEVATIONS

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

BUILDING A&B - EAST ELEVATIONS

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

BUILDING A&B - SOUTH ELEVATIONS

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

BUILDING A&B - NORTH ELEVATIONS

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

BUILDING - A SHADE VIGNETTE

BUILDING - B SHADE VIGNETTE

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE
INITALS

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Date Signed 10/28/16
ARIZONA, U.S.A.
Expires on 12/31/2016

10-28-2016 (revised)

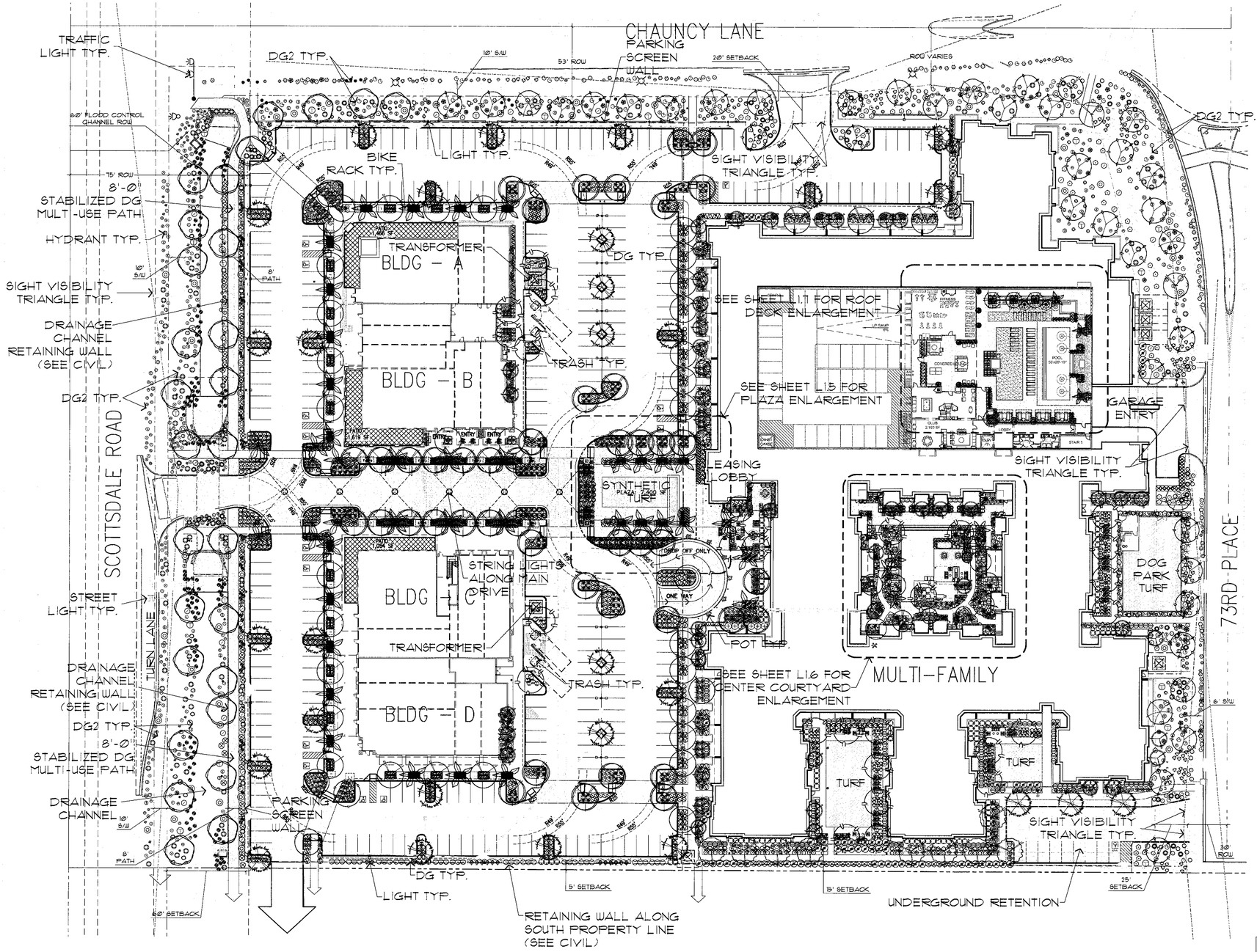
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - A & B
SHADE EXHIBIT
EXTERIOR
ELEVATIONS

41-DR-2016
01/17/2017



OVERALL PLANTING PLAN

SCALE: 1"=40'-0"

0 10' 20' 40' 80'

NORTH

LANDSCAPE DATA

TOTAL SITE AREA:	534,046
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,835 SF
TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,900 SF
PARKING LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
PARKING LANDSCAPE PROVIDED:	20,123 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,183 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

L1.1 | L1.2
L1.3 | L1.4

KEY MAP

NORTH

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	*Salvaged Tree Note: If insufficient quantity exists once the native plant survey has been completed, trees will be supplemented with native species approved for Scottsdale Road and Street Perimeter	Species Vary		28	
	Acacia salicina	Willow Acacia	36" Box 2.5" Cal.	9	Standard Trunk Dense Canopy
	Cassalpinia mexicana	Mexican Bird of Paradise	24" Box 1" Cal.	45	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	36" Box 2" Cal.	7	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	48" Box 3" Cal.	11	Multi-Trunk Dense Canopy
	Fraxinus 'Fan West'	'Fan West' Ash	36" Box 2.5" Cal.	32	Standard Trunk Dense Canopy
	Olea 'Swan Hill'	'Swan Hill' Olive	48" Box 4" Cal.	24	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	36" Box 2" Cal.	6	Multi-Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	25' C.T.H.	43	Diamond Cut Matching Form
	Pistacia 'Red Push'	'Red Push' Pistache	36" Box 3.5" Cal.	29	Standard Trunk Dense Canopy
	Prosopis 'Rio Salado'	'Rio Salado' Mesquite	36" Box 2" Cal.	29	Multi-Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box 3" Cal.	45	Standard Trunk Dense Canopy
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	139	As Per Plan
	Agave parryi	Parry Agave	5-Gal	34	As Per Plan
	Aloe barbadensis	Medicinal Aloe	5-Gal	238	Yellow Flower
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal	163	As Per Plan
	*Aristida purpurea	Purple Threeawn	5-Gal	180	As Per Plan
	Bigonia 'Tangerine Beauty'	'Tangerine Beauty'	5-Gal	4	Staked
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	5-Gal	58	Staked
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	118	As Per Plan
	Bouteloua gracilis 'Blonde ambition'	'Blonde Ambition' Grama	5-Gal	211	As Per Plan
	*Carnegia gigantea	Saguaro	10' Spear	6	No Holes
	Dasylirion longissimum	Toothless Spoon	5-Gal	216	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	67	As Per Plan
	Dietes vegeta	Butterfly iris	5-Gal	59	As Per Plan
	*Echinocactus engelmannii	Hedgehog Cactus	5-Gal	41	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia	16	As Per Plan
	*Ferocactus cylindraceus	Compass Barrel Cactus	18" Tall	41	As Per Plan
	*Fouquieria splendens	Ocotillo	15-Gal	11	12 Cane Min.
	Hesperaloe funifera	Giant Hesperaloe	5-Gal	139	As Per Plan
	Hesperaloes parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	89	As Per Plan
	*Opuntia engelmanii	Englemann's Prickly Pear	5-Gal	15	10 Pad Min.
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	164	As Per Plan
	Phoenix roebelenii	Pigmy Date Palm	15-Gal	21	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	5-Gal	2	Bush Form
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	80	Staked
	SHRUBS				
	*Ambrosia deltoidea	Bursage	5-Gal	181	As Per Plan
	Calliandra 'Sierra Star'	'Sierra Star' Fairy Duster	5-Gal	35	As Per Plan
	*Dodonaea viscosa	Hopseed Bush	5-Gal	76	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	6	As Per Plan
	*Encelia farinosa	Brittlebush	5-Gal	53	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	250	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	82	As Per Plan
	*Justicia californica	Chuparosa	5-Gal	119	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	72	As Per Plan
	*Larea tridentata	Creosote Bush	5-Gal	25	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	85	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	36	As Per Plan
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	186	As Per Plan
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal	80	As Per Plan
	Plumbago capensis	Cape Plumbago	5-Gal	9	As Per Plan
	Russelia equisetiformis	Coral Bush	5-Gal	83	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	182	As Per Plan
	*Simmondsia chinensis	Jojoba	5-Gal	39	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	9	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	181	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	142	As Per Plan
	GROUND COVERS				
	Baileya multiradiata	Desert Marigold	1-Gal	44	As Per Plan
	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	317	As Per Plan
	Lantana montevidensis	Purple Lantana	1-Gal	184	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	1-Gal	674	As Per Plan
	*Penstemon parryi	Parry's Penstemon	1-Gal	151	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	149	As Per Plan
	Trachelospermum asiaticum	Asiatic Jasmine	1-Gal	15	As Per Plan
	*Viguiera deltoidea	Goldeneye	1-Gal	111	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	607	As Per Plan
	Seasonal Annuals	Seasonal Annuals			
	MISCELLANEOUS				
DG	Decomposed Granite- 1/2" Screened 'Express Brown' (All Areas Inside Perimeter Screen Walls) 2" depth in all planting areas				
DG2	Decomposed Granite- 1/2" Screened 'Madison Gold' (Along Street Frontages Only) 2" depth in all planting areas				
TURF	Mid-Iron Hybrid Sod or Synthetic Turf				
SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)				
STABILIZED DG	Stabilized Decomposed Granite- 1/4" Minus 'Madison Gold' 3" depth- For Multi-Use Trail				

*Plants denoted with an asterisk are specified by the City of Scottsdale Streetscape Segment 5 Planting List for Scottsdale Road.

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V. DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-19
DATE INITIALS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 45944
AARON J. HILLMAN
10.28.16
STATE OF ARIZONA, U.S.A.
EXPIRES 09/30/19

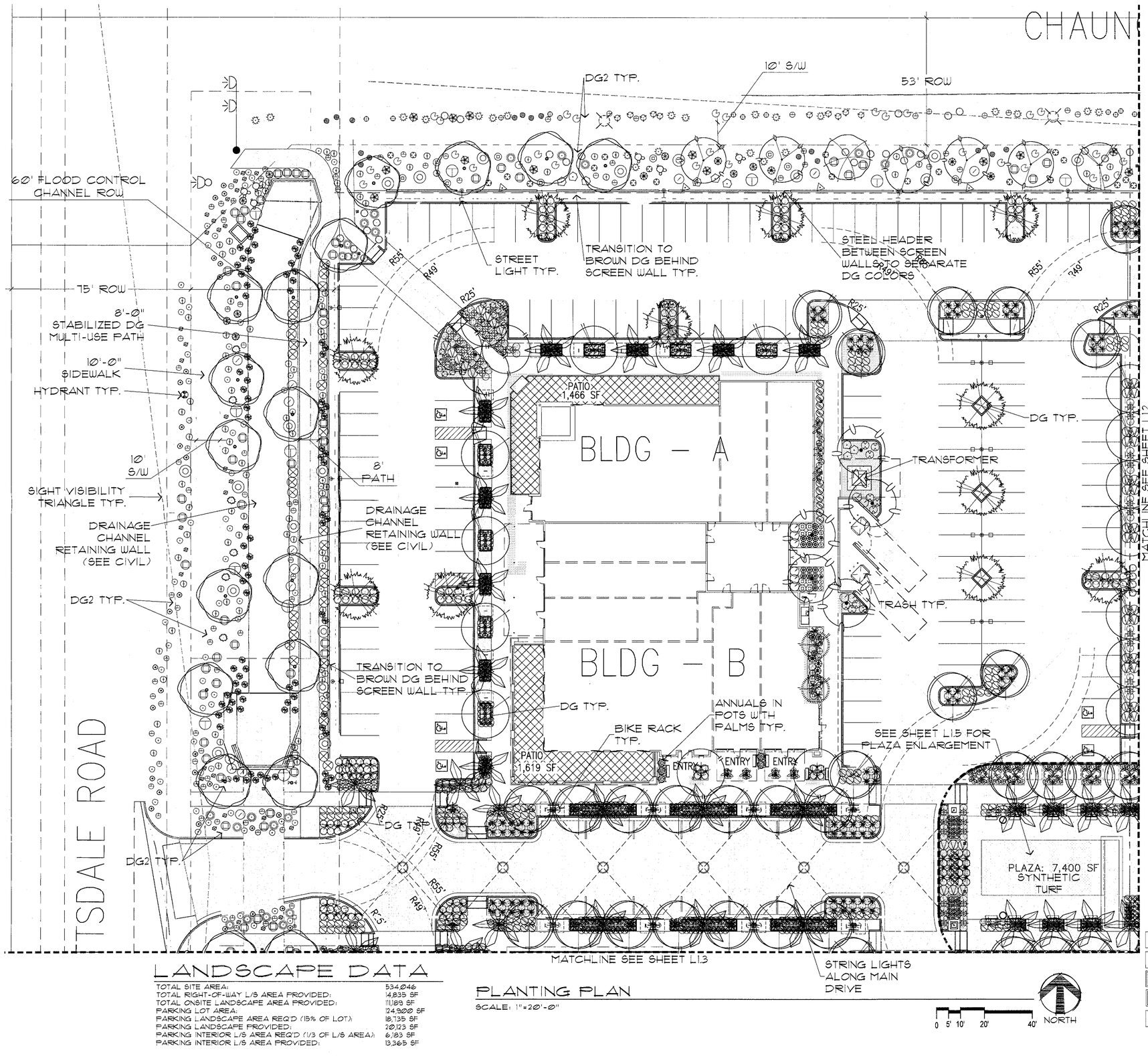
10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

L1.0

41-DR-2016
11/14/2016



LANDSCAPE DATA

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TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,900 SF
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PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

L1.1 | L1.2
L1.3 | L1.4

KEY MAP

NORTH

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	*Salvaged Tree	Species Vary		28	
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*Plants denoted with an asterisk are specified by the City of Scottsdale Streetscape Segment 5 Planting List for Scottsdale Road.

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE
INITIALS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J. HILLMAN
10.28.16
Date Signed
ARIZONA, U.S.A.
EXPIRES 09/30/19

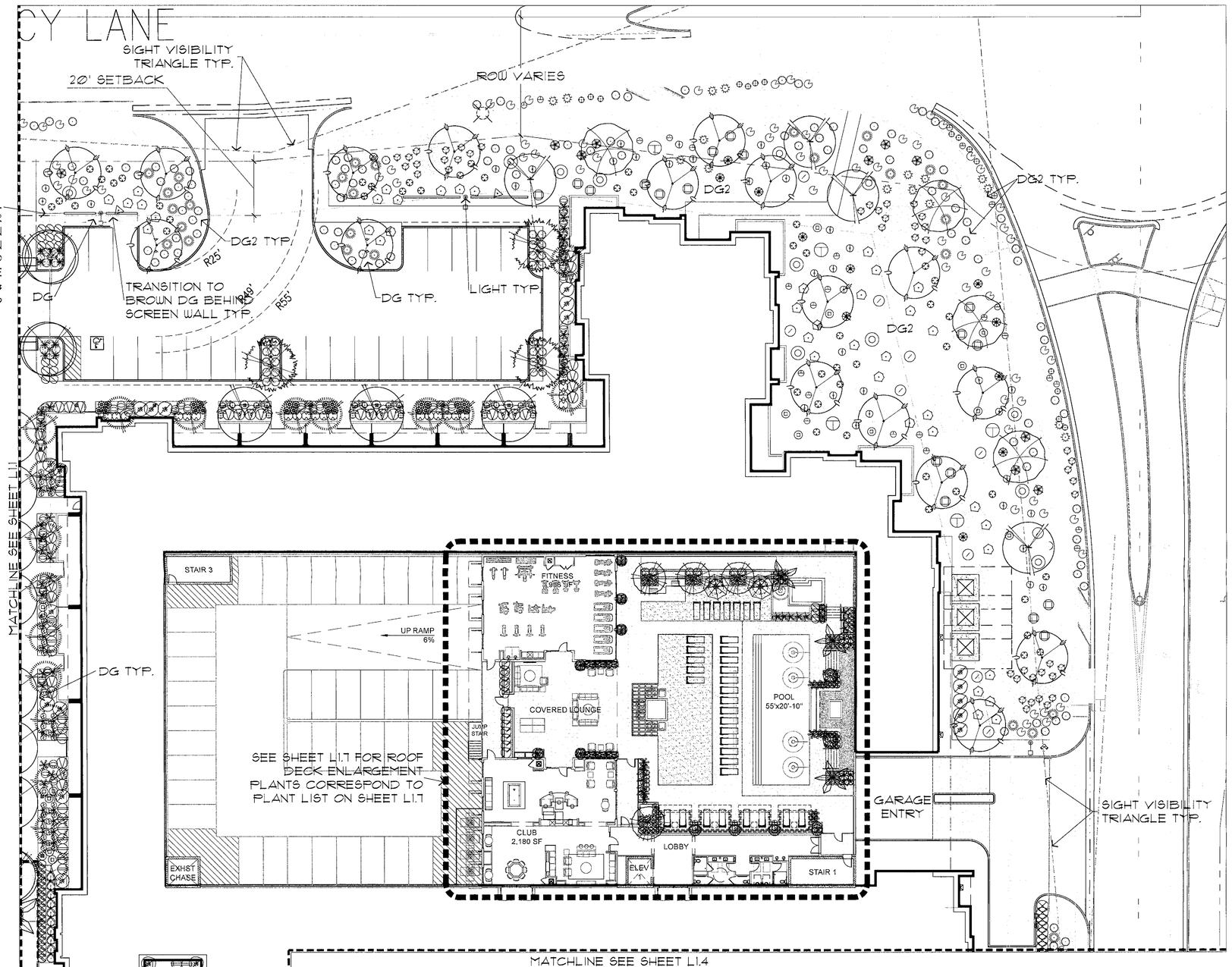
10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

L1.1

41-DR-2016
11/14/2016



PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

LANDSCAPE DATA

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TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,900 SF
PARKING LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
PARKING LANDSCAPE PROVIDED:	20,123 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,183 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

L1.1 | L1.2
L1.3 | L1.4

KEY MAP

NORTH

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	*Salvaged Tree Note: If insufficient quantity exists once the native plant survey has been completed, trees will be supplemented with native species approved for Scottsdale Road and Street Perimeter	Species Vary		28	
	Acacia salicina	Willow Acacia	36" Box 2.5" Cal.	9	Standard Trunk Dense Canopy
	Cassalpinia mexicana	Mexican Bird of Paradise	24" Box 1" Cal.	45	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	36" Box 2" Cal.	7	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	48" Box 3" Cal.	11	Multi-Trunk Dense Canopy
	Fraxinus 'Fan West'	'Fan West' Ash	36" Box 2.5" Cal.	32	Standard Trunk Dense Canopy
	Olea 'Swan Hill'	'Swan Hill' Olive	48" Box 4" Cal.	24	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	36" Box 2" Cal.	6	Multi-Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	25' C.T.H.	43	Diamond Cut Matching Form
	Pistacia 'Red Push'	'Red Push' Pistache	36" Box 3.5" Cal.	29	Standard Trunk Dense Canopy
	Prosopis 'Rio Salado'	'Rio Salado' Mesquite	36" Box 2" Cal.	29	Multi-Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box 3" Cal.	45	Standard Trunk Dense Canopy
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	133	As Per Plan
	Agave parryi	Parry Agave	5-Gal	34	As Per Plan
	Aloe barbadensis	Medicinal Aloe	5-Gal	238	Yellow Flower
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal	163	As Per Plan
	*Aristida purpurea	Purple Threeawn	5-Gal	180	As Per Plan
	Bigonia 'Tangerine Beauty'	'Tangerine Beauty'	5-Gal	4	Staked
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	5-Gal	58	Staked
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	118	As Per Plan
	Bouteloua gracilis 'Blonde ambition'	'Blonde Ambition' Grama	5-Gal	211	As Per Plan
	*Carnegia gigantea	Saguaro	'Ø Spear	6	No Holes
	Dasylirion longissimum	Toothless Spoon	5-Gal	216	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	67	As Per Plan
	Dietes vegeta	Butterfly Iris	5-Gal	59	As Per Plan
	*Echinocactus engelmannii	Hedgehog Cactus	5-Gal	41	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia	16	As Per Plan
	*Ferocactus cylindraceus	Compass Barrel Cactus	18" Tall	41	As Per Plan
	*Fouquieria splendens	Ocotillo	15-Gal	11	12 Cane Min.
	Hesperaloe funifera	Giant Hesperaloe	5-Gal	139	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	88	As Per Plan
	*Opuntia engelmanii	Englemann's Prickly Pear	5-Gal	15	Ø Pad Min.
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	164	As Per Plan
	Phoenix roebelenii	Pigmy Date Palm	15-Gal	21	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	5-Gal	2	Bush Form
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	80	Staked
	SHRUBS				
	*Ambrosia deltoidea	Bursage	5-Gal	181	As Per Plan
	Calliandra 'Sierra Star'	'Sierra Star' Fairy Duster	5-Gal	35	As Per Plan
	*Dodonaea viscosa	Hopseed Bush	5-Gal	76	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	6	As Per Plan
	*Encelia farinosa	Brittlebush	5-Gal	53	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	250	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	82	As Per Plan
	*Justicia californica	Chuparosa	5-Gal	116	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	72	As Per Plan
	*Larrea tridentata	Creosote Bush	5-Gal	25	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	85	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	36	As Per Plan
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	196	As Per Plan
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal	80	As Per Plan
	Plumbago capensis	Cape Plumbago	5-Gal	9	As Per Plan
	Russelia equisetiformis	Coral Bush	5-Gal	83	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	182	As Per Plan
	*Simmondsia chinensis	Jojoba	5-Gal	39	As Per Plan
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	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	187	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	142	As Per Plan
	GROUND COVERS				
	Baileya multiradiata	Desert Marigold	1-Gal	44	As Per Plan
	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	317	As Per Plan
	Lantana montevidensis	Purple Lantana	1-Gal	184	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	1-Gal	674	As Per Plan
	*Penstemon parryi	Parry's Penstemon	1-Gal	151	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	148	As Per Plan
	Trachelospermum asiaticum	Asiatic Jasmine	1-Gal	15	As Per Plan
	*Viguiera deltoidea	Goldeneye	1-Gal	111	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	607	As Per Plan
	Seasonal Annuals	Seasonal Annuals			
	MISCELLANEOUS				

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SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)
STABILIZED DG	Stabilized Decomposed Granite- 1/4" Minus 'Madison Gold' 3" depth- For Multi-Use Trail

*Plants denoted with an asterisk are specified by the City of Scottsdale Streetscape Segment 5 Planting List for Scottsdale Road.

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE
INITIALS

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J. HILLMAN
10.28.16
Date Signed
ARIZONA, U.S.A.
EXPIRES 09/30/19

10.28.2016

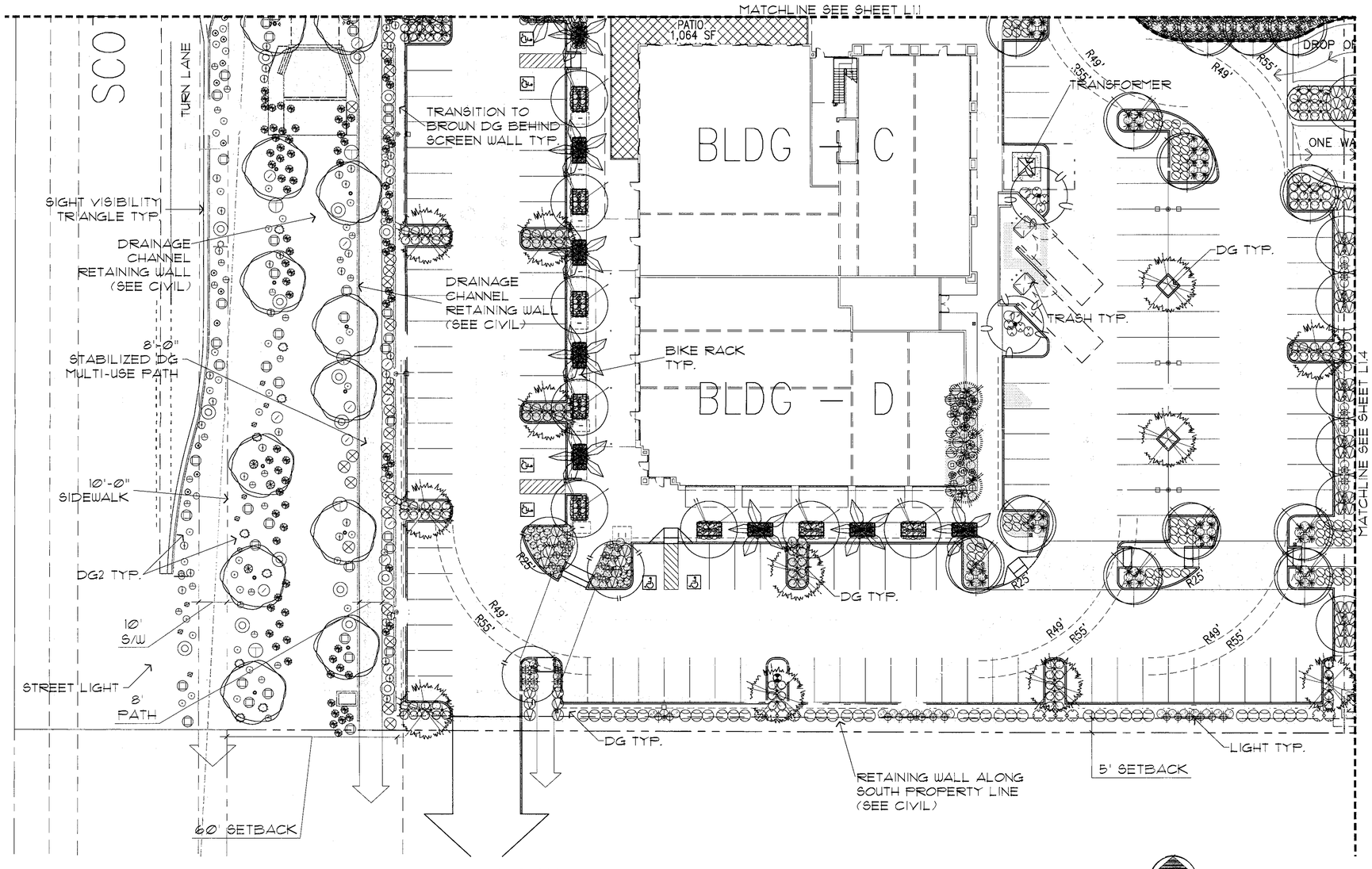
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

L1.2

41-DR-2016
11/14/2016



PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V. DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.2.17
DATE INITIALS

LANDSCAPE ARCHITECT CERTIFICATE NO. 46944 AARON J. HILLMAN 10.28.16 ARIZONA U.S.A.

EXPIRES 09/30/19

10.28.2016

DRB PROJECT NO:
1135-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

L1.3

41-DR-2016
11/14/2016

SEE SHEET L1.6 FOR CENTER COURTYARD ENLARGEMENT
PLANTS CORRESPOND TO PLANT LIST ON SHEET L1.6

MATCHLINE SEE SHEET L1.2

MATCHLINE SEE SHEET L1.3

F ONLY

Y

BOLLARD TYP.

POT TYP.

MULTI-FAMILY

4' DOG PARK FENCE

DOG PARK TURF

DG2 TYP.

DG2 TYP.

DG2 TYP.

73RD PLACE

6' S/W

TURF

TURF

STEEL HEADER TO SEPARATE DG COLORS

DG.

LIGHT TYP.

UNDERGROUND RETENTION.

SIGHT VISIBILITY TRIANGLE TYP.

30' ROW

15' SETBACK

DG TYP.

RETAINING WALL ALONG SOUTH PROPERTY LINE (SEE CIVIL)

STEEL HEADER TO SEPARATE DG COLORS

25' SETBACK

PLANTING PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

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2.21.17
DATE INITIALS

LANDSCAPE ARCHITECT CERTIFICATE NO. 46944 AARON J. HILLMAN 10.28.16 Not Signed ARIZONA, U.S.A.

EXPIRES 09/30/19

10.28.2016

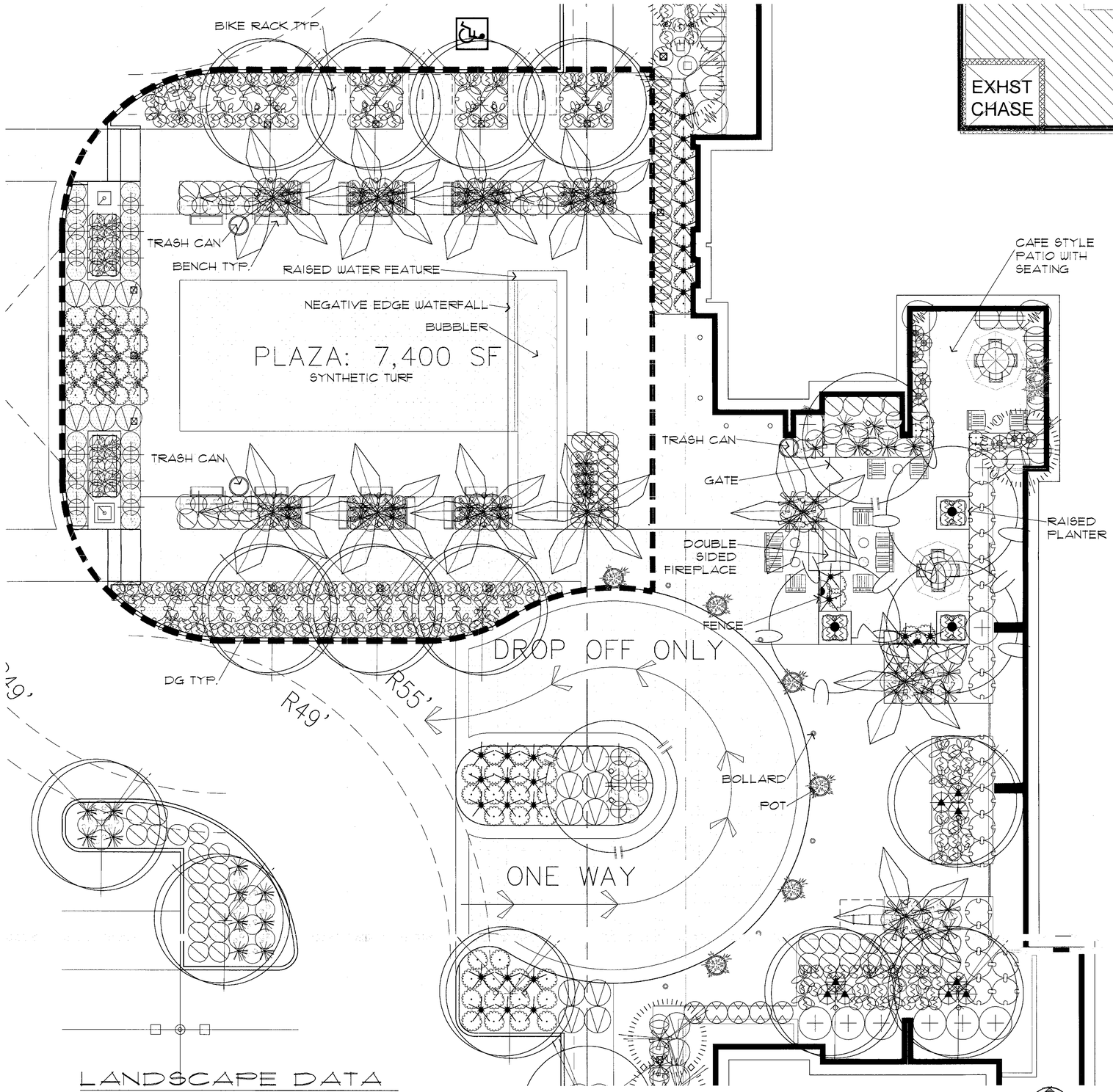
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

L1.4

41-DR-2016
11/14/2016



LANDSCAPE DATA

TOTAL SITE AREA:	534,046
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,835 SF
TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,900 SF
PARKING LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
PARKING LANDSCAPE PROVIDED:	20,123 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,183 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

PLAZA ENLARGED PLANTING PLAN

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

L1.1 | L1.2
L1.3 | L1.4

KEY MAP — NORTH

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	*Salvaged Tree	Species Vary		28	
	Note: If insufficient quantity exists orde the native plant survey has been completed, trees will be supplemented with native species approved for Scottsdale Road and Street Perimeter				
	Acacia salicina	Willow Acacia	36" Box 2.5" Cal.	9	Standard Trunk Dense Canopy
	Caesalpinia mexicana	Mexican Bird of Paradise	24" Box 1" Cal.	45	Multi-Trunk Dense Canopy
	Cercidium floridum	Blue Palo Verde	36" Box 2" Cal.	7	Multi-Trunk Dense Canopy
	Chitalpa tashkentensis	Chitalpa	48" Box 3" Cal.	11	Multi-Trunk Dense Canopy
	Fraxinus 'Fan West'	'Fan West' Ash	36" Box 2.5" Cal.	32	Standard Trunk Dense Canopy
	Olea 'Swan Hill'	'Swan Hill' Olive	48" Box 4" Cal.	24	Multi-Trunk Dense Canopy
	Olneya tesota	Ironwood	36" Box 2" Cal.	6	Multi-Trunk Dense Canopy
	Phoenix dactylifera	Date Palm	25' C.T.H.	43	Diamond Cut Matching Form
	Pistacia 'Red Push'	'Red Push' Pistache	36" Box 3.5" Cal.	29	Standard Trunk Dense Canopy
	Prosopis 'Rio Salado'	'Rio Salado' Mesquite	36" Box 2" Cal.	29	Multi-Trunk Dense Canopy
	Quercus virginiana	Southern Live Oak	36" Box 3" Cal.	45	Standard Trunk Dense Canopy
	ACCENTS & VINES				
	Agave desmettiana	Smooth Agave	5-Gal	139	As Per Plan
	Agave parryi	Parry Agave	5-Gal	34	As Per Plan
	Aloe barbadensis	Medicinal Aloe	5-Gal	238	Yellow Flower
	Aloe 'Blue Elf'	'Blue Elf' Aloe	5-Gal	163	As Per Plan
	*Aristida purpurea	Purple Threeawn	5-Gal	180	As Per Plan
	Bigonia 'Tangerine Beauty'	'Tangerine Beauty'	5-Gal	4	Staked
	Bougainvillea 'Barbara Karst'	Vine Bougainvillea	5-Gal	58	Staked
	Bougainvillea 'Alexandra'	Alexandra Bougainvillea	5-Gal	118	As Per Plan
	Bouteloua gracilis 'Blonde ambition'	'Blonde Ambition' Grama	5-Gal	211	As Per Plan
	*Carnegia gigantea	Saguaro	12' Spear	6	No Holes
	Dasylirion longissimum	Toothless Spoon	5-Gal	216	As Per Plan
	Dasylirion wheeleri	Desert Spoon	5-Gal	67	As Per Plan
	Dietes vegeta	Butterfly Iris	5-Gal	59	As Per Plan
	*Echinocactus engelmannii	Hedgehog Cactus	5-Gal	41	As Per Plan
	Echinocactus grusonii	Golden Barrel Cactus	12" Dia	16	As Per Plan
	*Ferocactus cylindraceus	Compass Barrel Cactus	18" Tall	41	As Per Plan
	*Fouquieria splendens	Ocotillo	15-Gal	11	12 Cane Min.
	Hesperaloe funifera	Giant Hesperaloe	5-Gal	139	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	89	As Per Plan
	*Opuntia engelmanii	Englemann's Prickly Pear	5-Gal	15	10 Pad Min.
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	164	As Per Plan
	Phoenix roebelenii	Pigmy Date Palm	15-Gal	21	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	5-Gal	2	Bush Form
	Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	80	Staked
	SHRUBS				
	*Ambrosia deltoidea	Bursage	5-Gal	181	As Per Plan
	Calliandra 'Sierra Star'	'Sierra Star' Fairy Duster	5-Gal	35	As Per Plan
	*Dodonaea viscosa	Hopseed Bush	5-Gal	76	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	6	As Per Plan
	*Encelia farinosa	Brittlebush	5-Gal	53	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	250	As Per Plan
	Ericameria laricifolia	Turpentine Bush	5-Gal	82	As Per Plan
	*Justicia californica	Chuparosa	5-Gal	119	As Per Plan
	Justicia spicigera	Mexican Honeysuckle	5-Gal	72	As Per Plan
	*Larrea tridentata	Creosote Bush	5-Gal	25	As Per Plan
	Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	5-Gal	85	As Per Plan
	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5-Gal	36	As Per Plan
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	186	As Per Plan
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal	80	As Per Plan
	Plumbago capensis	Cape Plumbago	5-Gal	9	As Per Plan
	Russelia equisetiformis	Coral Bush	5-Gal	83	As Per Plan
	Ruellia peninsularis	Baja Ruellia	5-Gal	182	As Per Plan
	*Simmondsia chinensis	Jojoba	5-Gal	38	As Per Plan
	Tecoma stans	Yellow Bells	5-Gal	9	As Per Plan
	Tecoma x 'Bells of Fire'	Bells of Fire	5-Gal	181	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	142	As Per Plan
	GROUND COVERS				
	Baileya multiradiata	Desert Marigold	1-Gal	44	As Per Plan
	Lantana 'Dallas Red'	Dallas Red Lantana	1-Gal	317	As Per Plan
	Lantana montevidensis	Purple Lantana	1-Gal	184	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	1-Gal	674	As Per Plan
	*Penstemon parryi	Parry's Penstemon	1-Gal	151	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	149	As Per Plan
	Trachelospermum asiaticum	Asiatic Jasmine	1-Gal	15	As Per Plan
	*Viguiera deltoidea	Goldeneye	1-Gal	111	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	607	As Per Plan
	Seasonal Annuals	Seasonal Annuals			
	MISCELLANEOUS				

DG	Decomposed Granite- 1/2" Screened 'Express Brown' (All Areas Inside Perimeter Screen Walls) 2" depth in all planting areas
DG2	Decomposed Granite- 1/2" Screened 'Madison Gold' (Along Street Frontages Only) 2" depth in all planting areas
TURF	Mid-Iron Hybrid Sod or Synthetic Turf
SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)
STABILIZED DG	Stabilized Decomposed Granite- 1/4" Minus 'Madison Gold' 3" depth- For Multi-Use Trail

*Plants denoted with an asterisk are specified by the City of Scottsdale Streetscape Segment 5

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
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CERTIFICATE NO.
45944
AARON J. HILLMAN
10.28.16
Date Signed
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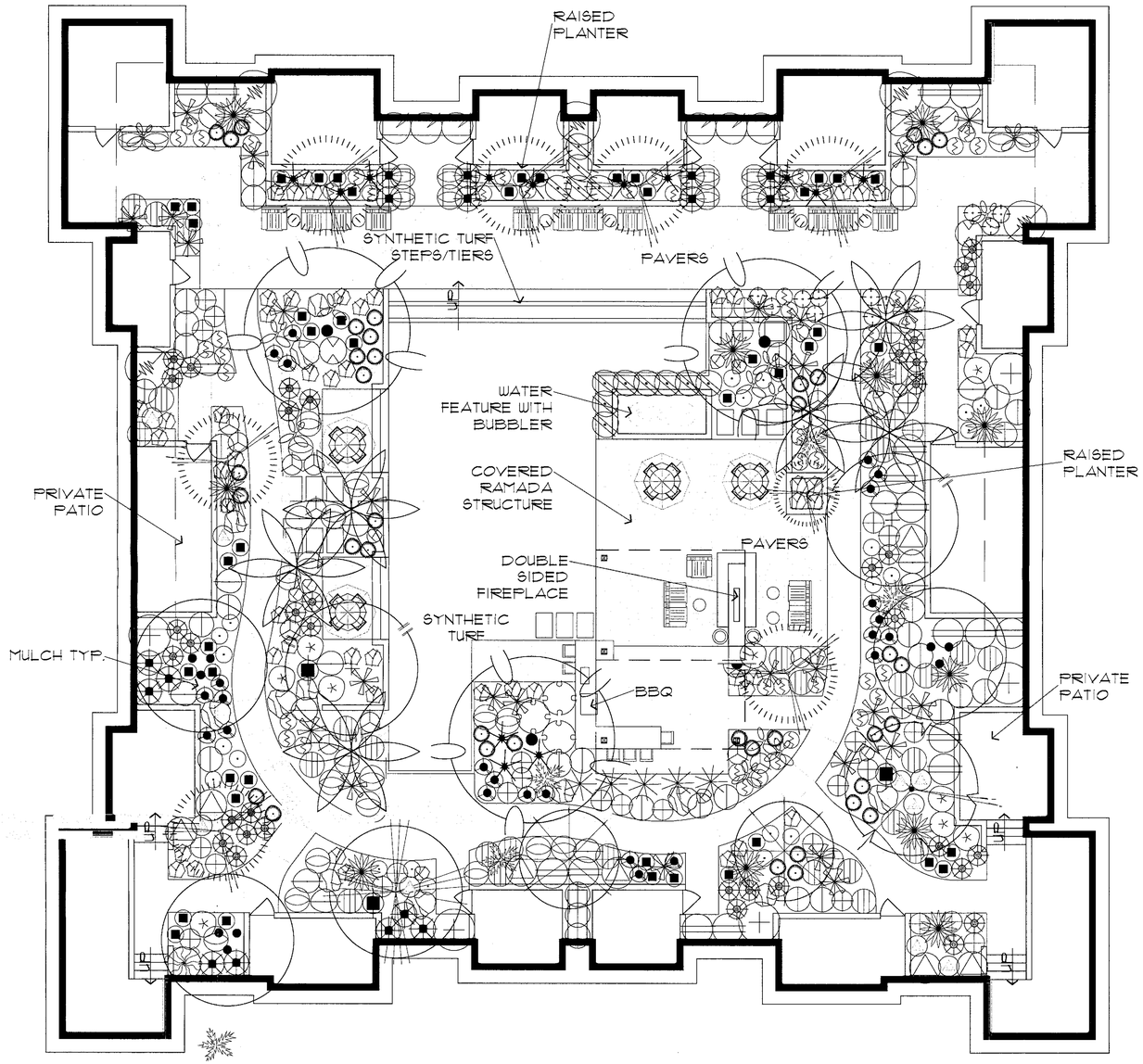

CENTER COURTYARD ENLARGED PLANTING PLAN

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

0 2' 4' 8' 16'

NORTH

COURTYARD PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
TREES/PALMS				
Washingtonia 'Filibusta'	Filibusta' Fan Palm	15'-20' & 25' C.T.H.	6	Skinned Trunk Matching Form
Bauhinia Species	Orchid Tree	36" Box 2.5" Cal.	1	Multi-Trunk Dense Canopy
Caesalpinia mexicana	Mexican Bird of Paradise	36" Box 2" Cal.	8	Multi-Trunk Dense Canopy
Chitalpa tashkentensis	Chitalpa	36" Box 2" Cal.	2	Multi-Trunk Dense Canopy
Lagerstroemia Species	Crape Myrtle	36" Box 2" Cal.	3	Multi-Trunk Dense Canopy
Laurus nobilis	Sweet Bay	36" Box 2.5" Cal.	2	Multi-Trunk Dense Canopy
Magnolia Species	Magnolia	36" Box 2.5" Cal.	1	Standard Trunk Dense Canopy
Olea 'Swan Hill'	'Swan Hill' Olive	48" Box 4" Cal.	3	Multi-Trunk Dense Canopy
ACCENTS & VINES				
Aloe barbadensis	Medicinal Aloe	15-Gal	27	Yellow Flower
Aloe 'Topaz'	'Topaz' Aloe	5-Gal	11	As Per Plan
Bambusa multiplex 'Golden Goddess'	Golden Goddess	5-Gal	5	As Per Plan
Cycas revoluta	Sago Palm	15-Gal	11	As Per Plan
Dasylirion longissimum	Toothless Spoon	5-Gal	13	As Per Plan
Dietes vegeta	Butterfly Iris	5-Gal	37	As Per Plan
Lonicera japonica 'Halliana'	Hall's Honeysuckle Vine	5-Gal	9	Staked
Ophiopogon japonicus	Mondo Grass	5-Gal	24	As Per Plan
Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	12	As Per Plan
Philodendron Species	Philodendron	5-Gal	3	As Per Plan
Phoenix roebelenii	Pigmy Date Palm	15-Gal	5	As Per Plan
Podranea ricasoliana	Pink Trumpet Vine	15-Gal	1	Bush Form
Tecoma x 'Orange Jubilee'	Orange Jubilee Vine	5-Gal	5	Staked
Strelitzia nicolai	Giant Bird of Paradise	5-Gal	1	As Per Plan
Strelitzia reginae	Tropical Bird of Paradise	5-Gal	9	As Per Plan
SHRUBS				
Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	5-Gal	6	As Per Plan
Eremophila hygrophana	Blue Bells	5-Gal	4	As Per Plan
Gardenia veitchii	Gardenia	5-Gal	13	As Per Plan
Hibiscus Species	Hibiscus	5-Gal	7	As Per Plan
Justicia californica	Chuparosa	5-Gal	1	As Per Plan
Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	13	As Per Plan
Nandina domestica	Heavenly Bamboo	5-Gal	16	As Per Plan
Pittosporum wheleri	Dwarf Pittosporum		33	
Plumbago capensis	Caps Plumbago	5-Gal	14	As Per Plan
Ruellia peninsularis	Baja Ruellia	5-Gal	16	As Per Plan
Russelia equisetiformis	Coral Bush	5-Gal	2	As Per Plan
Tecoma stans	Yellow Bells	15-Gal	5	As Per Plan
Tecoma x 'Sparky'	Sparky	5-Gal	3	As Per Plan
GROUND COVERS				
Asparagus densiflorus	Asparagus Fern	1-Gal	23	As Per Plan
Liriope muscari 'Green Giant'	Giant Lily Turf	1-Gal	28	As Per Plan
Philodendron 'Xanadu'	'Xanadu Philodendron	1-Gal	52	As Per Plan
Portulacaria afra	Elephant Food	1-Gal	46	As Per Plan
Setcreasea pallida	Purple Heart	1-Gal	38	As Per Plan
Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	30	As Per Plan
Trachelospermum asiaticum	Asiatic Jasmine	1-Gal	34	As Per Plan
Wedelia trilobata	Wedelia	1-Gal	49	As Per Plan
Seasonal Annuals	Seasonal Annuals			

MISCELLANEOUS

MULCH	Western Organice 'Native Compost' or equal 3" depth in all planting areas
SYNTHETIC TURF	EZ-Turf Olive Lush Synthetic Turf (Or Equal)
	Surface Select Granite Boulders

LANDSCAPE DATA

TOTAL SITE AREA:	534,046
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,835 SF
TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,300 SF
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COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

REGISTERED LANDSCAPE ARCHITECT
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ARIZONA U.S.A.

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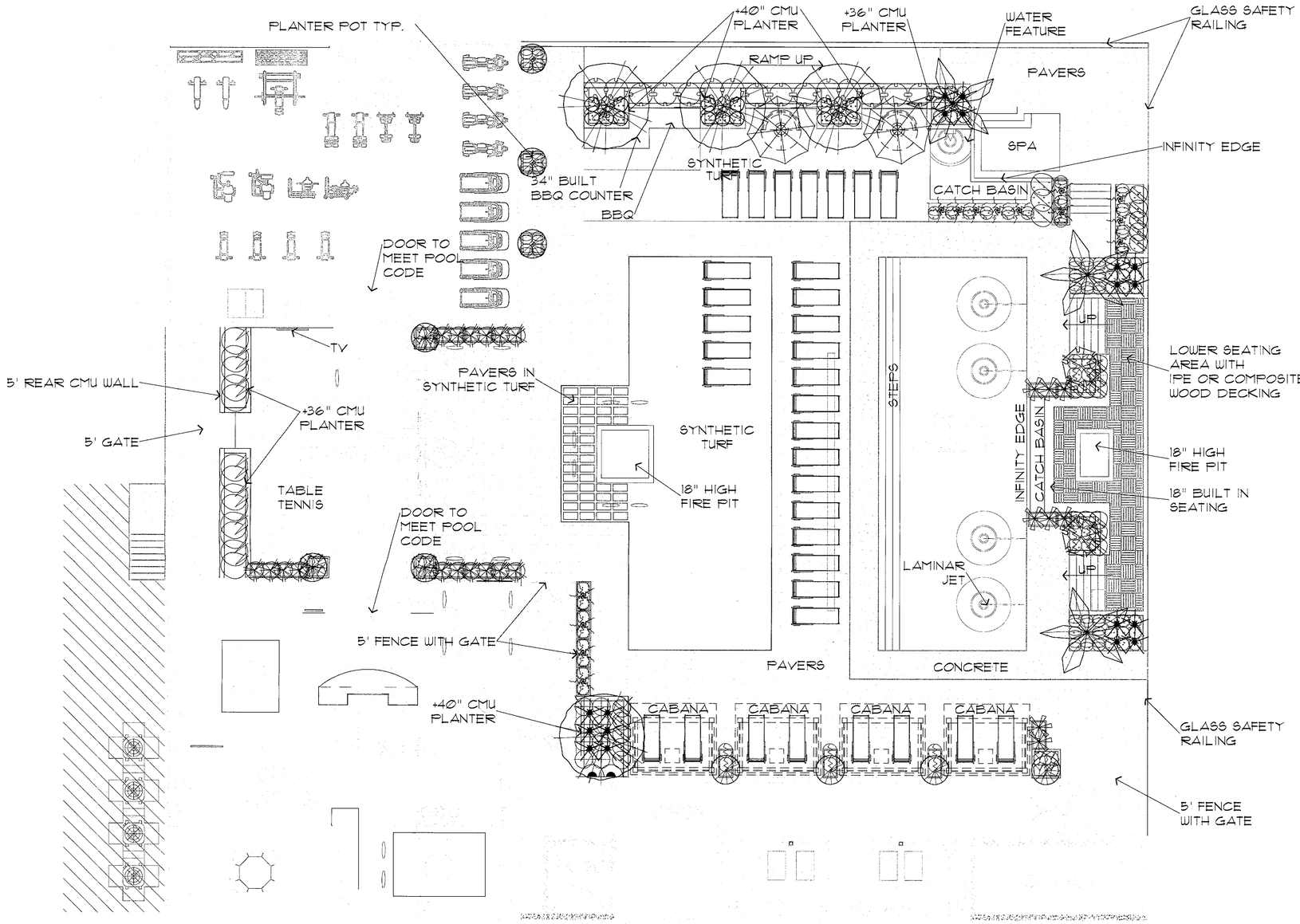
L1.6

41-DR-2016
11/14/2016



ROOF DECK PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
	TREES/PALMS				
	Phoenix dactylifera	Date Palm	15' C.T.H.	3	Diamond Cut Matching Form
	Brahea armata	Mexican Blue Palm	24" Box	2	As Per Plan
	Ficus 'Columnar'	'Columnar' Ficus	15 Gal. 1" Cal.	10	Multi-Trunk Dense Canopy
	Olea 'Swan Hill'	'Swan Hill' Olive	48" Box 4" Cal.	4	Multi-Trunk Dense Canopy
	ACCENTS & VINES				
	Aloe barbadensis	Medicinal Aloe	15-Gal	8	Yellow Flower
	Dasylirion longissimum	Toothless Spoon	5-Gal	18	As Per Plan
	Hesperaloe parviflora 'Perpa'	Brakelights Red Yucca	5-Gal	14	As Per Plan
	Pedilanthus macrocarpus	Lady Slipper Plant	5-Gal	9	As Per Plan
	Podranea ricasoliana	Pink Trumpet Vine	15-Gal	2	Bush Form
	SHRUBS				
	Myrtus communis 'Compacta'	Dwarf Myrtle	5-Gal	20	As Per Plan
	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15-Gal	13	As Per Plan
	Eremophila hygrophana	Blue Bells	5-Gal	3	As Per Plan
	Olea europaea 'Little Ollie'	'Little Ollie'	5-Gal	16	As Per Plan
	Tecoma x 'Sparky'	Sparky	5-Gal	15	As Per Plan
	GROUND COVERS				
	Asparagus densiflorus	Asparagus Fern	1-Gal	16	As Per Plan
	Eremophila maculata 'Outback Sunrise'	'Outback Sunrise'	1-Gal	15	As Per Plan
	Lantana 'New Gold'	New Gold Lantana	1-Gal	34	As Per Plan
	Teucrium chamaedrys 'Prostratum'	Prostrate Germander	1-Gal	41	As Per Plan
	Trachelospermum asiaticum	Asiatic Jasmine	1-Gal	8	As Per Plan
	Wedelia trilobata	Wedelia	1-Gal	14	As Per Plan
	MISCELLANEOUS				
MULCH	Western Organics 'Native Compost' or equal 3" depth in all planting areas				

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ENLARGED ROOF DECK PLANTING PLAN

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

0 2' 4' 8' 16' NORTH

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

REGISTERED LANDSCAPE ARCHITECT
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SCOTTSDALE, ARIZONA

COLLABORATIVE DESIGN STUDIO

L1.7

41-DR-2016
11/14/2016

MAIN DRIVE STREET SCAPE- VIEW TOWARDS NORTH EAST

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DEVELOPMENT TEAM:

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AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

S I AM[2]

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Date Signed/Sealed/Issued
ARIZONA, U.S.A.
Expires on 12/31/2018

10 - 28 - 2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

EXTERIOR PERSPECTIVE - 01

41-DR-2016
11/14/2016

PLAZA - VIEW TOWARDS NORTH WEST

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

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AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:

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CERTIFICATE NO.
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ARTHUR A. VIGIL III
STATE OF ARIZONA, U.S.A.
Expires on 12/31/2016

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SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

EXTERIOR PERSPECTIVE - 02

41-DR-2016
11/14/2016

MAIN DRIVE STREET SCAPE - VIEW TOWARDS NORTH WEST

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

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HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
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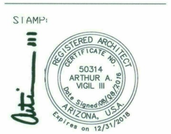

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SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

EXTERIOR PERSPECTIVE - 03

41-DR-2016
11/14/2016

BUILDING A - VIEW TOWARDS SOUTH EAST

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DEVELOPMENT TEAM:

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LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

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EXTERIOR PERSPECTIVE - 04

41-DR-2016
11/14/2016

BUILDING C - VIEW TOWARDS NORTH EAST

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DEVELOPMENT TEAM:

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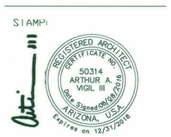

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EXTERIOR PERSPECTIVE - 05

41-DR-2016
11/14/2016

MAIN DRIVE STREET SCAPE - VIEW TOWARDS SOUTH WEST

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Date Signed
ARIZONA, U.S.A.
Expires on 12/31/2018

10 - 28 - 2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

EXTERIOR PERSPECTIVE - 06

41-DR-2016
11/14/2016

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

MULTI-FAMILY ENTRY PLAZA PERSPECTIVE

41-DR-2016
11/14/2016

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

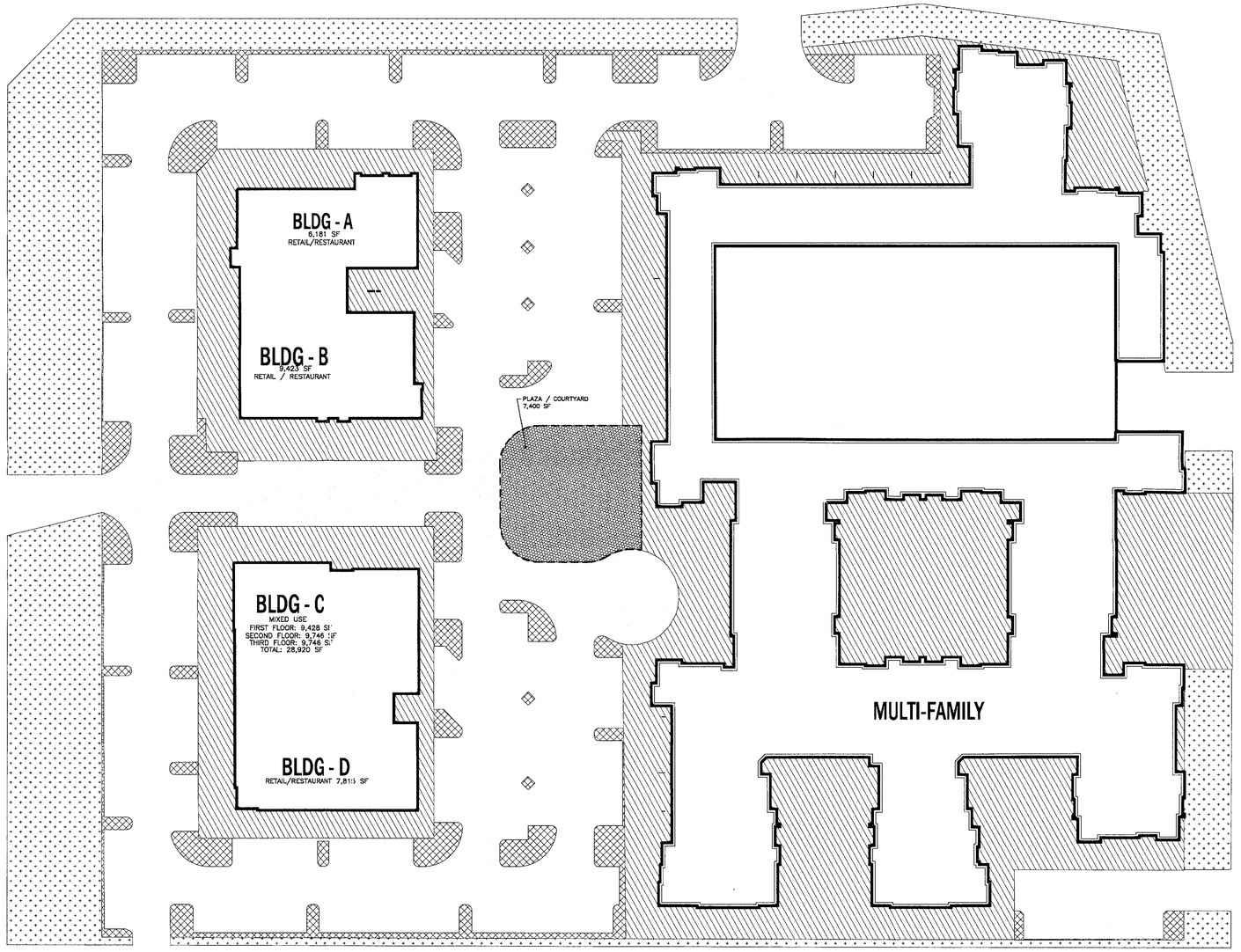
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

MULTI-FAMILY NORTH WEST PERSPECTIVE

41-DR-2016
11/14/2016



OPEN SPACE PLAN

SCALE: 1" = 40'-0"

PROJECT DATA

ADDRESS:	SEC CHAUNCY AND SCOTTSDALE RD SCOTTSDALE, AZ
APN:	215-07-004G
ZONING:	PCD
LAND USE:	MIXED USE COMMERCIAL / MULTI FAMILY
SITE AREA:	418,950 SF 9.6 ACRES

OPEN SPACE CALCS.

OPEN SPACE REQUIRED (5.1304)	
BUILDING HEIGHT 77'	
FIRST 12'-0" (10%) 418,950	41,895 SF
NEXT 65'-0" HEIGHT: 65 X (0.4% X 418,950)	108,927 SF
TOTAL OPEN SPACE REQUIRED:	150,822 SF
PROVIDED OPEN SPACE:	
FRONT OPEN SPACE	61,762 SF
COMMON OPEN SPACE	87,156 SF
PLAZA / COURTYARD	7,400 SF
TOTAL OPEN SPACE PROVIDED:	156,318 SF
PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	124,900 SF
REQUIRED PARKING LANDSCAPE: 15% (124,900 SF)	18,735 SF
PROVIDED PARKING LANDSCAPE:	20,123 SF
PLAZA / COURTYARD SPACE:	
REQUIRED: (418,950 X 1%)	4,189 SF
PROVIDED:	7,400 SF

LEGEND

DENOTES FRONT OPEN SPACE:
61,762 S.F.

DENOTES COMMON OPEN SPACE:
87,156 S.F.

DENOTES PARKING LOT LANDSCAPE AREA:
20,123 S.F.

DENOTES PUBLIC PLAZA/COURTYARD:
7,400 S.F.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

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ARIZONA U.S.A.
Expires on 12/31/2016

10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD &
CHAUNCEY LANE
SCOTTSDALE, ARIZONA

OPEN SPACE PLAN

41-DR-2016
11/14/2016

SCOTTSDALE ROAD - STREETSCAPE ELEVATION

SCALE: 1" = 40'-0"

0' 20' 40' 80'

CHAUNCEY LANE - STREETSCAPE ELEVATION

SCALE: 1" = 40'-0"

0' 20' 40' 80'

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DEVELOPMENT TEAM:

JLB PARTNERS

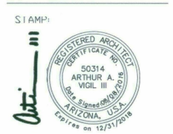
LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.
AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

STAMP:



10 - 28 - 2016

DRB PROJECT NO:
1138-PA-15

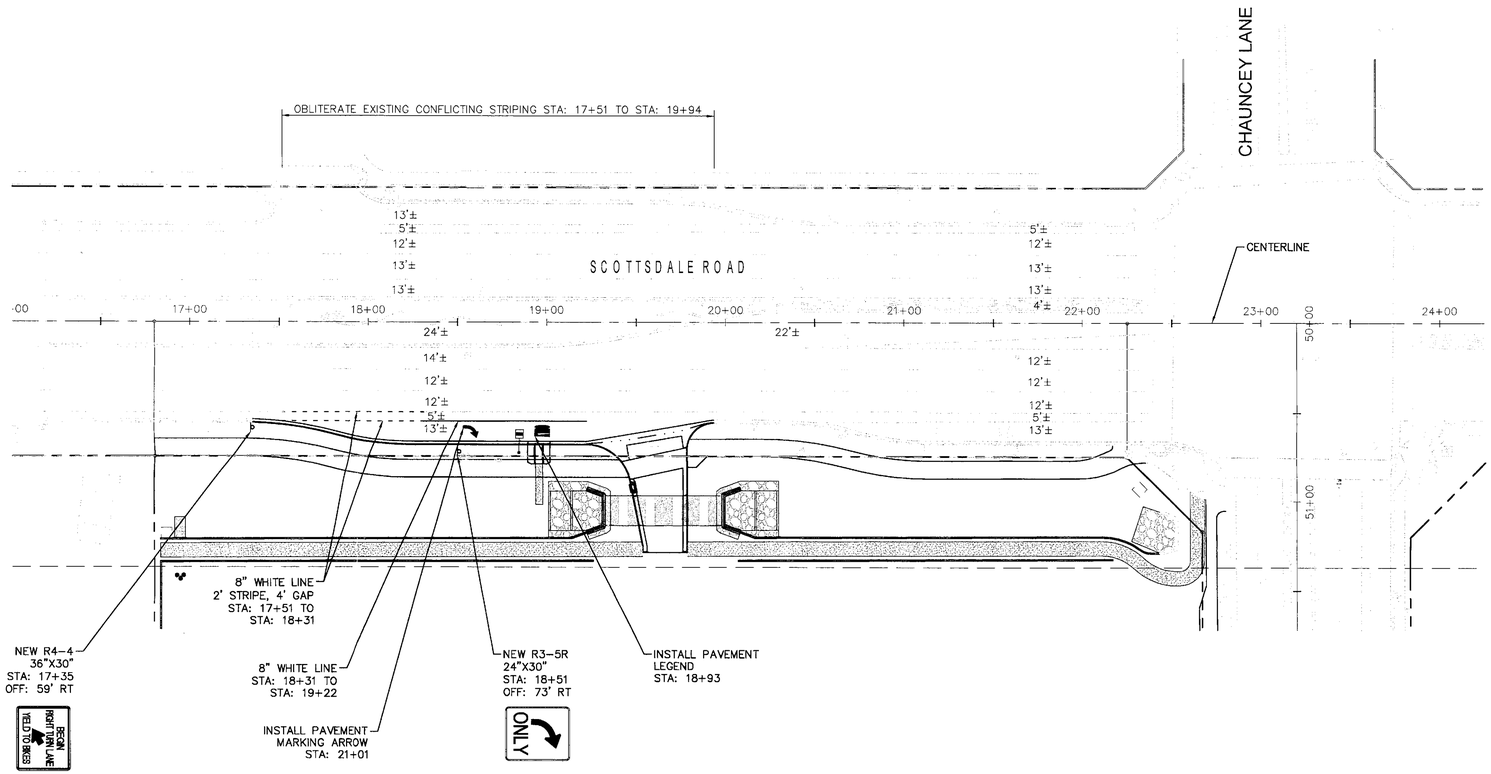
ADDRESS:

SEC OF SCOTTSDALE RD &
CHAUNCEY LANE
SCOTTSDALE, ARIZONA

STREETSCAPE ELEVATIONS

41-DR-2016
11/14/2016

BY	DATE	APPR	REV	DESCRIPTION



CITY OF SCOTTSDALE SIGNING AND MARKING NOTES:

1. ALL PAVEMENT MARKINGS, SIGNING AND WORK ZONE TRAFFIC CONTROL TYPE AND LAYOUT NEED TO CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
2. WORK ZONE TRAFFIC CONTROL NEEDS TO CONFORM TO THE CITY OF PHOENIX TRAFFIC BARRICADE MANUAL AND/OR AS DIRECTED BY THE CITY PUBLIC WORK INSPECTOR OR TRAFFIC ENGINEERING DIVISION.
3. SIGNS ARE TO BE INSTALLED ON THE TELESPAR PREPUNCHED SQUARE STEEL TUBING POSTS PER COS STD DET NO.2131.
4. DIMENSIONS TO SIGNS NEED TO INCLUDE THE SIGN POSTS, OR IN THE CASE OF MULTIPLE POSTS, THE PLAN VIEW CENTER OF THE SIGN.
5. "NO PARKING" SIGNS SHALL ONLY BE USED WHEN THE FOLLOWING SITE CONDITIONS EXIST.
   A. WHEN ANY RIGHT HAND LANE (CURB LANE) IS 16 FEET OR WIDER, OR IF A PAVED SHOULDER AREA IS PRESENT.
   B. WHERE ON-STREET PARKING COULD BE EXPECTED TO OCCUR, SUCH AS COMMERCIAL AREAS WHERE BUSINESSES HAVE DIRECT FRONTAGE ON THE STREET.

   WHEN THE ABOVE CRITERIA EXISTS "NO PARKING" SIGNS (R8-3A 12"X18") WITH AN ARROW (SINGLE DIRECTION OR BI DIRECTIONAL) BELOW THE "P" SYMBOL ON THE SIGN TO DESIGNATE THE DIRECTION OF THE RESTRICTION SHALL BE INSTALLED APPROXIMATELY EVERY 350-400 FEET ALONG THE LENGTH OF THE PROJECT. NO PARKING SIGNS SHALL BE INSTALLED APPROXIMATELY 5 FEET FROM THE BACK OF THE CURB AT A 45 DEGREE ANGLE TO THE CURB. STREET LIGHT POLES SHOULD BE USED FOR SIGN MOUNTING WHEN A LIGHT POLE IS WITHIN 50 FEET OF THE PROPOSED SIGN LOCATION.
6. ALL LONGITUDINAL STRIPING (EDGE LINE, LANE LINE, AND CENTERLINE) SHALL BE 0.090" (90MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
7. ALL TRANSVERSE STRIPING (STOP LINES, CROSSWALK LINES) SHALL BE A MINIMUM OF 0.090" (90MIL) EXTRUDED THERMOPLASTIC, UNLESS OTHERWISE NOTED ON THE PLANS.
8. ALL PLAN VIEW STRIPING DIMENSIONS ARE MEASURED TO THE CENTER OF THE LINE OR CENTER OF THE DOUBLE LINE.
9. ALL PAVEMENT SYMBOLS, ARROWS AND LEGENDS SHALL BE TYPE 1 PERMANENT, HIGH PERFORMANCE PREFORMED PAVEMENT TAPE. (TAPE MUST PERFORM AS 3M 380I-ES SERIES OR EQUIVALENT.)
10. RAISED PAVEMENT MARKERS (RPMS) SHALL BE USED ON ALL STRIPED STREETS. RPMS SHALL BE INSTALLED PER COS STD DET NO.2132, AND ADOT STANDARD DRAWING M-19, WITH A CITY APPROVED BITUMINOUS ADHESIVE.
11. BLUE TYPE F (2-WAY REFLECTIVE) RPMS SHALL BE USED TO INDICATE THE LOCATION OF ALL FIRE HYDRANTS AND REMOTE FIRE DEPARTMENT CONNECTIONS, PER COS STD DET NO.2363.
12. ALL EXISTING PAVEMENT MARKINGS THAT CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY SANDBLASTING, HYDROBLASTING OR GIRDING PRIOR TO THE INSTALLATION OF NEW PAVEMENT MARKING. REMOVALS SHALL BE TO THE SATISFACTION OF THE CITY INSPECTOR.
13. ASTM TYPE IV SHEETING (MINIMUM) SHALL BE USED FOR ALL WARNING AND REGULATORY AND STREET NAME SIGNS. ALL ADVANCE STREET NAME SIGNS SHALL BE PROPOSED TYPE XI SHEETING. SCHOOL WARNING SIGNS AND ACCOMPANYING PLACARDS MUST BE ASTM PROPOSED TYPE XI FLUORESCENT YELLOW GREEN SHEETING. ALL METRO SIGNS SHALL COMPLY WITH THE COS STD DET NO.2134-4.
14. THE CONTRACTOR IS RESPONSIBLE FOR LAYOUT OF ALL PAVEMENT MARKINGS USING CONTROL POINTS SPACED NO MORE THEN 50 FEET APART. PAVEMENT MARKING LAYOUT SHALL BE APPROVED BY TRAFFIC ENGINEERING PRIOR TO THE APPLICATION OF THE FINAL PRODUCT. ALL PAVEMENT MARKING DRAWINGS ARE SCHEMATIC ONLY. THE CONTRACTOR SHALL FOLLOW ALL DIMENSIONS, DETAILS, AND STANDARDS WHEN INSTALLING PAVEMENT STRIPING, MARKING AND MARKERS.

NOTES:

1. ALL DIMENSION ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. STATIONS AND OFFSETS ARE BASED ON SCOTTSDALE ROAD CENTERLINE.
3. MAINTAIN EXISTING SIGNS UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn © 2016
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE

PRELIMINARY SIGNING AND MARKING PLAN

SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=40'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	10/26/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 10/16

447014Pre-SM.dwg

SM1
1 OF 3 SHEETS

K:\PHX_Civil\191447014 - JLB Crossroads South\CADD\447014Pre-SM.dwg, Layout:SM1 Oct 27, 2016 - 3:51pm bryce.quigley
XREFS: X447014TB X2350250F X447014W X447014BM1 X447014BM2 X447014BM3 X2350250S X447014GD
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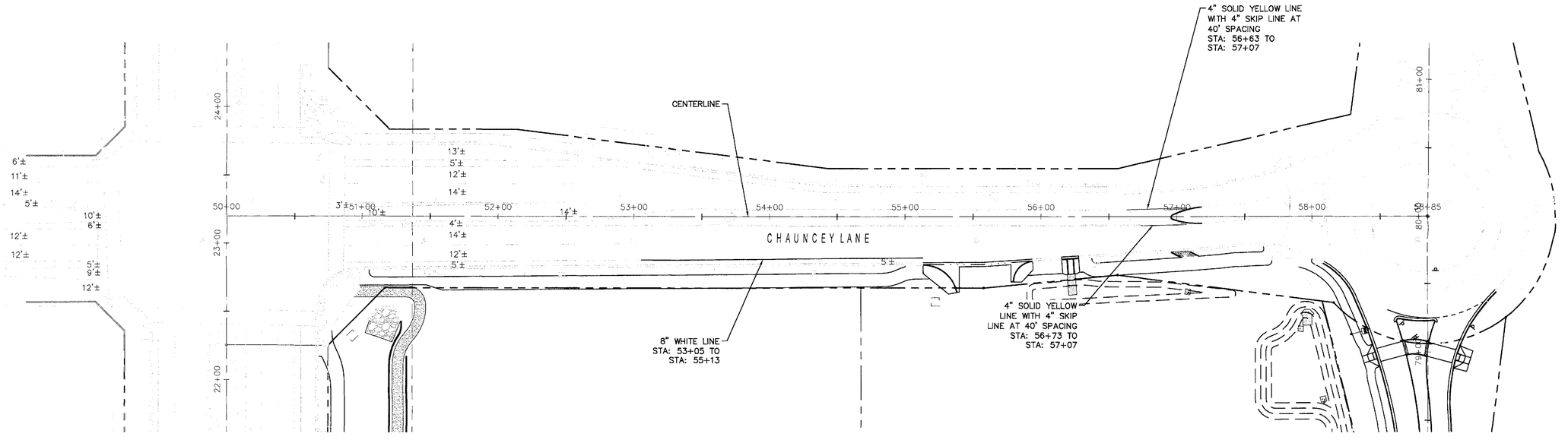
41-DR-2016
11/14/2016

REV	DESCRIPTION	BY	DATE	APPR



NOTES:

1. ALL DIMENSION ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. STATIONS AND OFFSETS ARE BASED ON CHAUNCEY LANE CENTERLINE.
3. MAINTAIN EXISTING SIGNS UNLESS OTHERWISE NOTED.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

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7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
PRELIMINARY SIGNING AND MARKING PLAN
SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=40'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	10/26/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 10/16

447014Pre-SM.dwg

SM2
2 OF 3 SHEETS

K:\PHX_Civil\191447014 - JLB Crossroads South\CADD\X447014Pre-SM.dwg, Layout:SM2 Oct 27, 2016 - 3:51pm bryce.quigley
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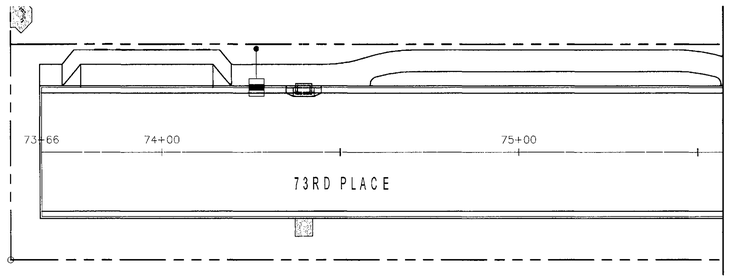
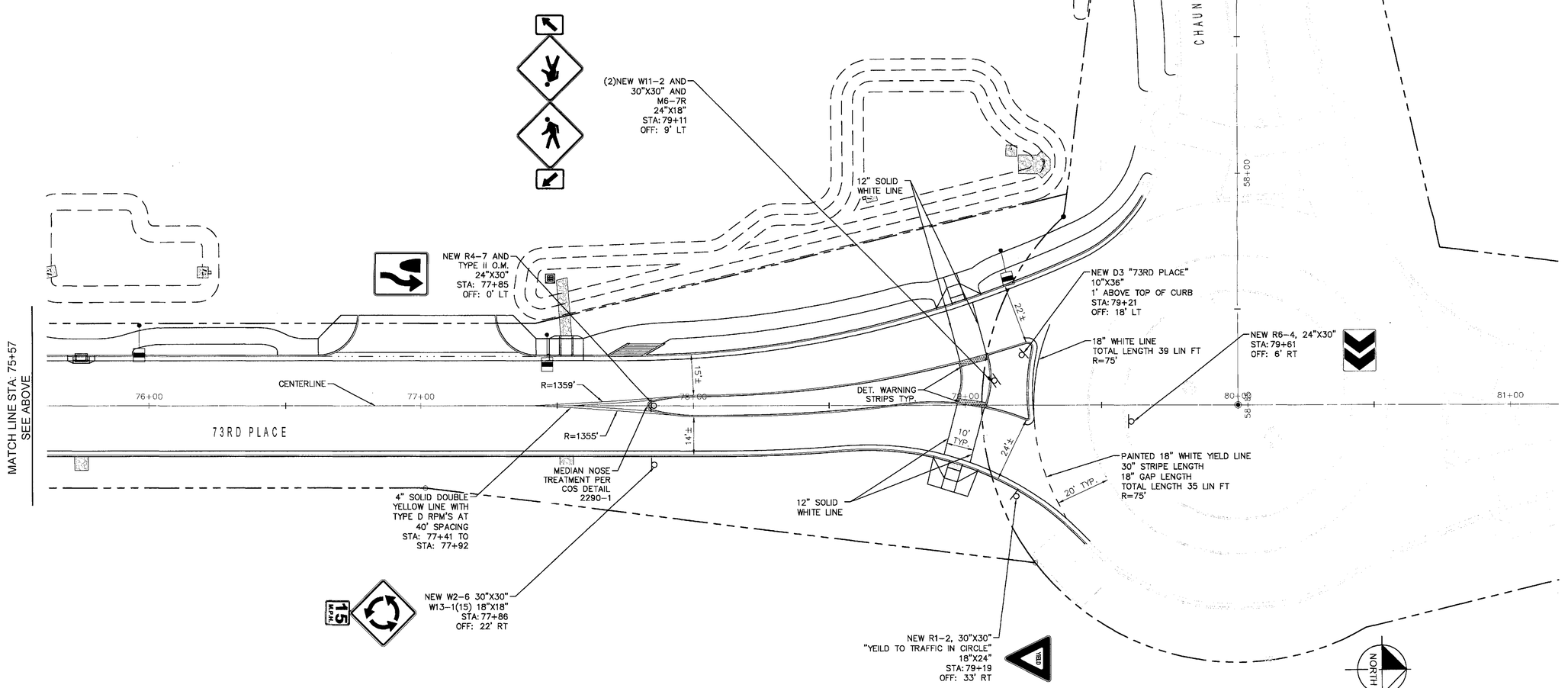
41-DR-2016
11/14/2016



NOTES:

1. ALL DIMENSION ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
2. STATIONS AND OFFSETS ARE BASED ON 73RD PLACE CENTERLINE.
3. MAINTAIN EXISTING SIGNS UNLESS OTHERWISE NOTED.



CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

Kimley»Horn © 2016
7740 North 16th Street, Suite 300
Phoenix, Arizona 85020 (602) 944-5500

PRELIMINARY SIGNING AND MARKING PLAN

SEC SCOTTSDALE ROAD AND CHAUNCEY LANE
SCOTTSDALE, ARIZONA

PROJECT No.	191447014
SCALE (H):	1"=20'
SCALE (V):	NONE
DRAWN BY:	CGF
DESIGN BY:	TMJ
CHECK BY:	SEH
DATE:	10/26/16

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
ENGINEER S. HANEY
PE NO. 37059 DATE 10/16

447014Prc-SM.dwg

SM3
3 OF 3 SHEETS

REV	DESCRIPTION	BY	DATE	APPR

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K:\PHX_Civil\191447014 — ILB Crossroads South\CADD\447014Prc-SM.dwg, Layout:SM3, Oct 27, 2016 - 3:51pm, bryce.quigley
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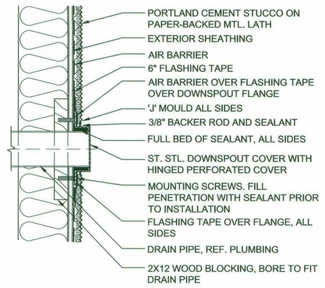
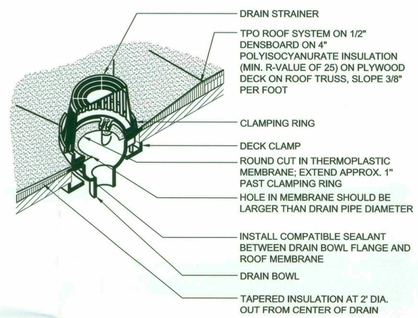
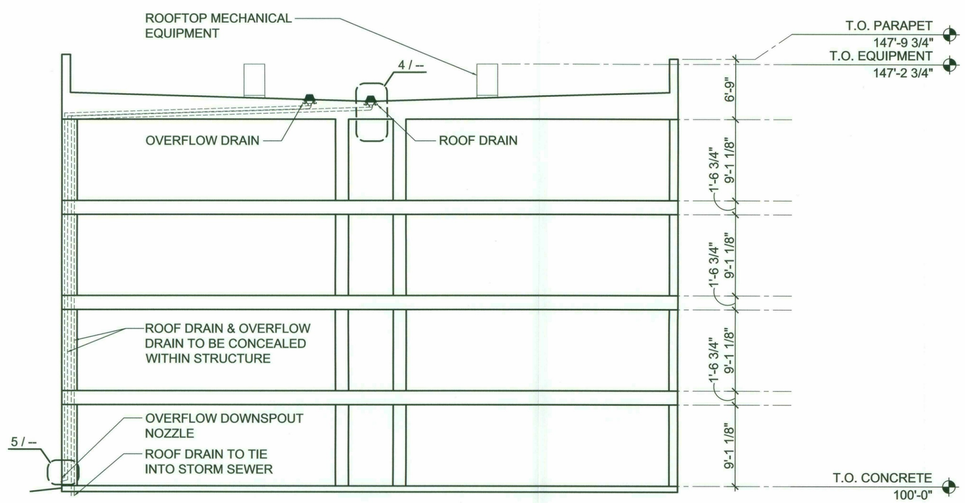
41-DR-2016
11/14/2016



05 DOWNSPOUT NOZZLE
SCALE: 1 1/2" = 1'-0"



04 ROOF DRAIN DETAIL
SCALE: N.TS.



03 ROOF DRAINAGE & MECHANICAL SCREENING EXHIBIT
SCALE: 1/8" = 1'-0"

02 SCENIC CORRIDOR TYP. DETAILS - RIP RAP & FENCING
SCALE: N.T.S.

01 SCENIC CORRIDOR TYP. DETAILS - RIP RAP & FENCING
SCALE: N.T.S.

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE INITIALS

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

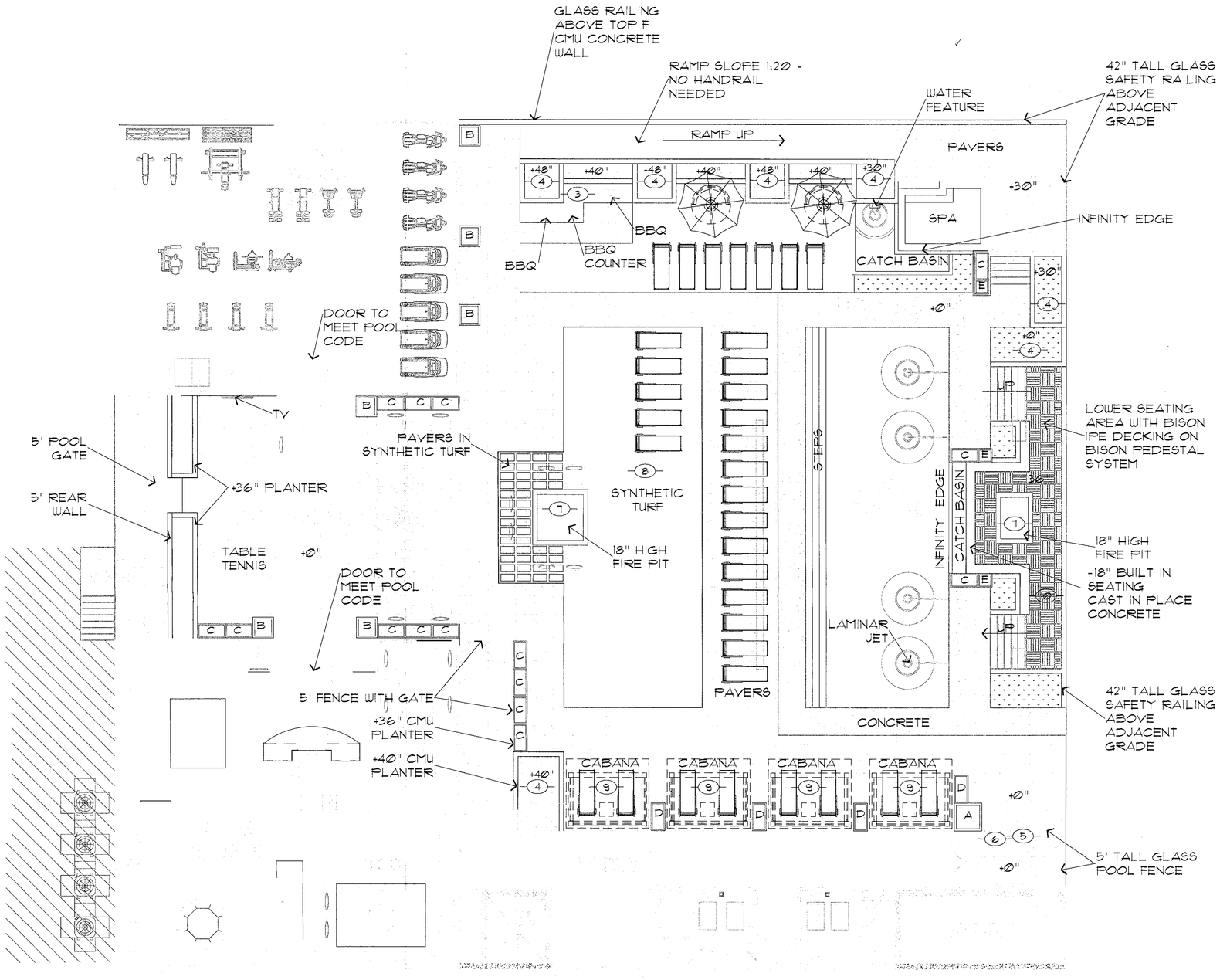
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

DRAINAGE, MECH. SCREENING, & SCENIC CORR. DETS.

41-DR-2016
11/14/2016



HARDSCAPE PLAN

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

0 2' 4' 8' 16'

NORTH

HS1.1 | HS1.2
HS1.3 | HS1.4

KEY MAP

NORTH

KEY NOTES / SITE AMENITIES

1. PAVER - SAND SET ON PODIUM DECK - INSTALL PER MANUFACTURER SPEC. (OUTDOOR RATED NON SLIP SURFACE) BELGARD PAVERS - 6 CM THICK PAVERS RUNNING BOND PATTERN - 6"X12" SIZE - COLOR TBD.
2. CONCRETE POOL COPING - ACID FINISH CONCRETE INTEGRAL COLOR- TBD
3. BARBECUE ISLAND - CONCRETE SLAB - DAVIS COLOR - TBD FINISH: SMOOTH CMU WITH STUCCO - COLOR & FINISH: TO MATCH ARCHITECTURE
4. RAISED PLANTER - HEIGHT AS NOTED
5. 5' GLASS POOL GATE
6. 5' GLASS POOL FENCE
7. FIREPIT - 18" TALL CMU
8. SYNTHETIC TURF - REFER TO LANDSCAPE PLANS MANUF: EASYTURF OR EQUAL TYPE: OLIVE LUSH OR EQUAL - INSTALL PER MANUF. SPECIFICATIONS
9. CABANA
10. 24"X24" BISON IPE WOOD DECKING OVER BISON VERSADJUST PEDESTAL SYSTEM

PLANTER POT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
A	48" SQUARE PLANTER POT, 36" TALL MAKE-TOURNESOL WILSHIRE SQUARE MODEL-WCR-4800 LIGHTWEIGHT CONCRETE, COLOR- TBD	1
B	36" SQUARE PLANTER POT, 30" TALL MAKE-TOURNESOL WILSHIRE SQUARE MODEL-WCR-3600 LIGHTWEIGHT CONCRETE, COLOR- TBD	6
C	24"X48" RECTANGLE PLANTER POT, 24" TALL MAKE-TOURNESOL WILSHIRE RECTANGLE MODEL-WCR-482424 LIGHTWEIGHT CONCRETE, COLOR- TBD	15
D	24"X48" RECTANGLE PLANTER POT, 36" TALL MAKE-TOURNESOL WILSHIRE RECTANGLE MODEL-WCR-482436 LIGHTWEIGHT CONCRETE, COLOR- TBD	4
E	24" SQUARE PLANTER POT, 24" TALL MAKE-TOURNESOL WILSHIRE SQUARE MODEL-WCR-2400 LIGHTWEIGHT CONCRETE, COLOR- TBD	3

LANDSCAPE DATA

TOTAL SITE AREA:	534,046
TOTAL RIGHT-OF-WAY L/S AREA PROVIDED:	14,835 SF
TOTAL ONSITE LANDSCAPE AREA PROVIDED:	111,189 SF
PARKING LOT AREA:	124,920 SF
PARKING LANDSCAPE AREA REQ'D (15% OF LOT):	18,735 SF
PARKING LANDSCAPE PROVIDED:	20,123 SF
PARKING INTERIOR L/S AREA REQ'D (1/3 OF L/S AREA):	6,183 SF
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE INITIALS

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

STATE OF ARIZONA REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 45944 AARON J. HILLMAN 10.28.16 Date Signed

EXPIRES 09/30/19

10.28.2016

DRB PROJECT NO: 1138-PA-15

ADDRESS:

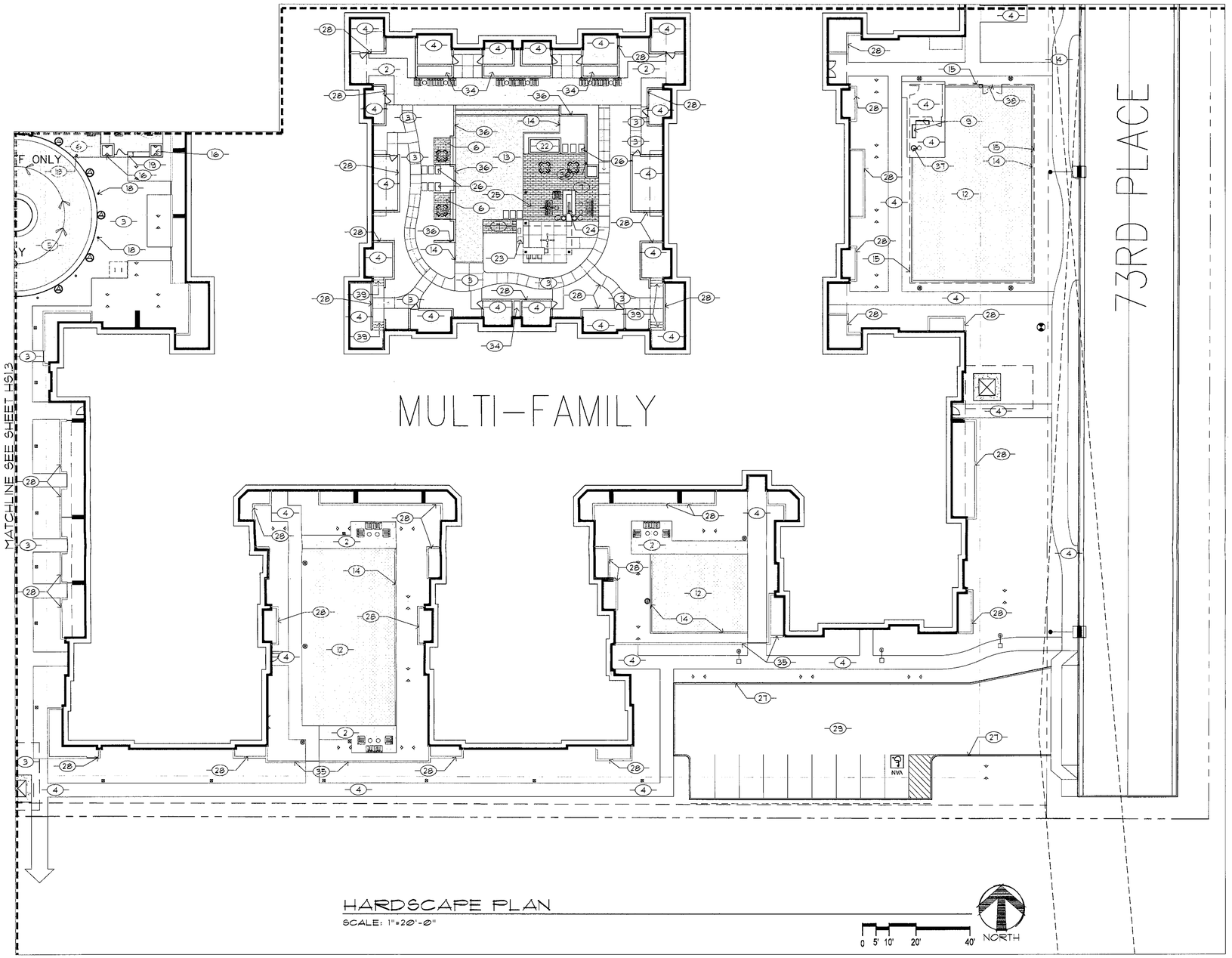
SEC OF SCOTTSDALE RD & CHAUNCEY LANE SCOTTSDALE, ARIZONA

HS1.5

41-DR-2016
11/14/2016

MATCHLINE SEE SHEET HS1.2

MATCHLINE SEE SHEET HS1.3



HARDSCAPE PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

LANDSCAPE DATA

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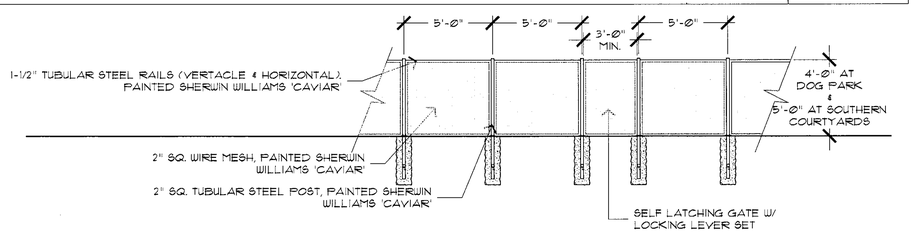
PARKING INTERIOR L/S AREA PROVIDED:	13,365 SF



1 WELDED WIRE FENCE DETAIL

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

HS1.1 | HS1.2
HS1.3 | HS1.4

KEY MAP

NORTH

KEY NOTES / SITE AMENITIES

1. INTEGRAL COLOR CONCRETE
ACID WASH- MW AGGREGATE 2" MINUS
DAVIS COLOR: YOSEMITE BROWN
2. INTEGRAL COLOR CONCRETE
3/8" EXPOSED AGGREGATE FINISH
DAVIS COLOR: YOSEMITE BROWN
3. INTEGRAL COLOR CONCRETE
ACID FINISH
DAVIS COLOR: SAN DIEGO BUFF
4. CONCRETE SIDEWALK- STANDARD GRAY
ACID FINISH
5. VEHICULAR PAVER - BELGARD HOLLAND STONE 80MM
SPLIT AND INSTALLED VERTICALLY WITH CUT SURFACE EXPOSED
COLOR: CUSTOM TAN COLOR AS SELECTED
PATTERN: INSTALLED VERTICALLY WITH STACKED JOINTS
INSTALL PER MANUF. SPEC. FOR VEHICULAR APPLICATION
6. PEDESTRIAN PAVER - BELGARD HOLLAND STONE 80MM
CUSTOM DARK BROWN COLOR AS SELECTED
PATTERN: BASKETWEAVE
INSTALL PER MANUF. SPEC. FOR VEHICULAR APPLICATION
7. ADA PEDESTRIAN PAVER - BELGARD MODULINE PAVER - 3"x12"
COLOR: CUSTOM BLEND FINISH: GROUND FACE-
PATTERN: RUNNING BOND, DIRECTION AS SHOWN ON PLANS - INSTALL PER MANUF. SPEC. FOR PEDESTRIAN APPLICATIONS
8. BIKE RACK- LANDSCAPEFORMS
MODEL- RING BIKE RACK (OR APPROVED EQUAL)
9. BENCH- LANDSCAPEFORMS
MODEL- MULTIPLICITY (OR APPROVED EQUAL)
10. STABILIZED DG PATH- ¼" MINUS 'MADISON GOLD'
11. PLAZA TURF SPACE- MID IRON HYBRID SOD OR EZ-TURF OLIVE LUSH SYNTHETIC TURF (OR EQUAL)
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26. EXPOSED AGGREGATE CONCRETE STEPPING PADS
27. CONCRETE CURB-
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28. 3'-4" PATIO SCREEN WALL
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PLANTER POT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
A	ROUND PLANTER - MAKE- KORNEGAY CS-345 36"DIA. X 345"H, COLOR: TBD FINISH: TBD	11
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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE INITIALS

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J. HILLMAN
10.28.16
STATE OF ARIZONA, U.S.A.
EXPIRES 09/30/19

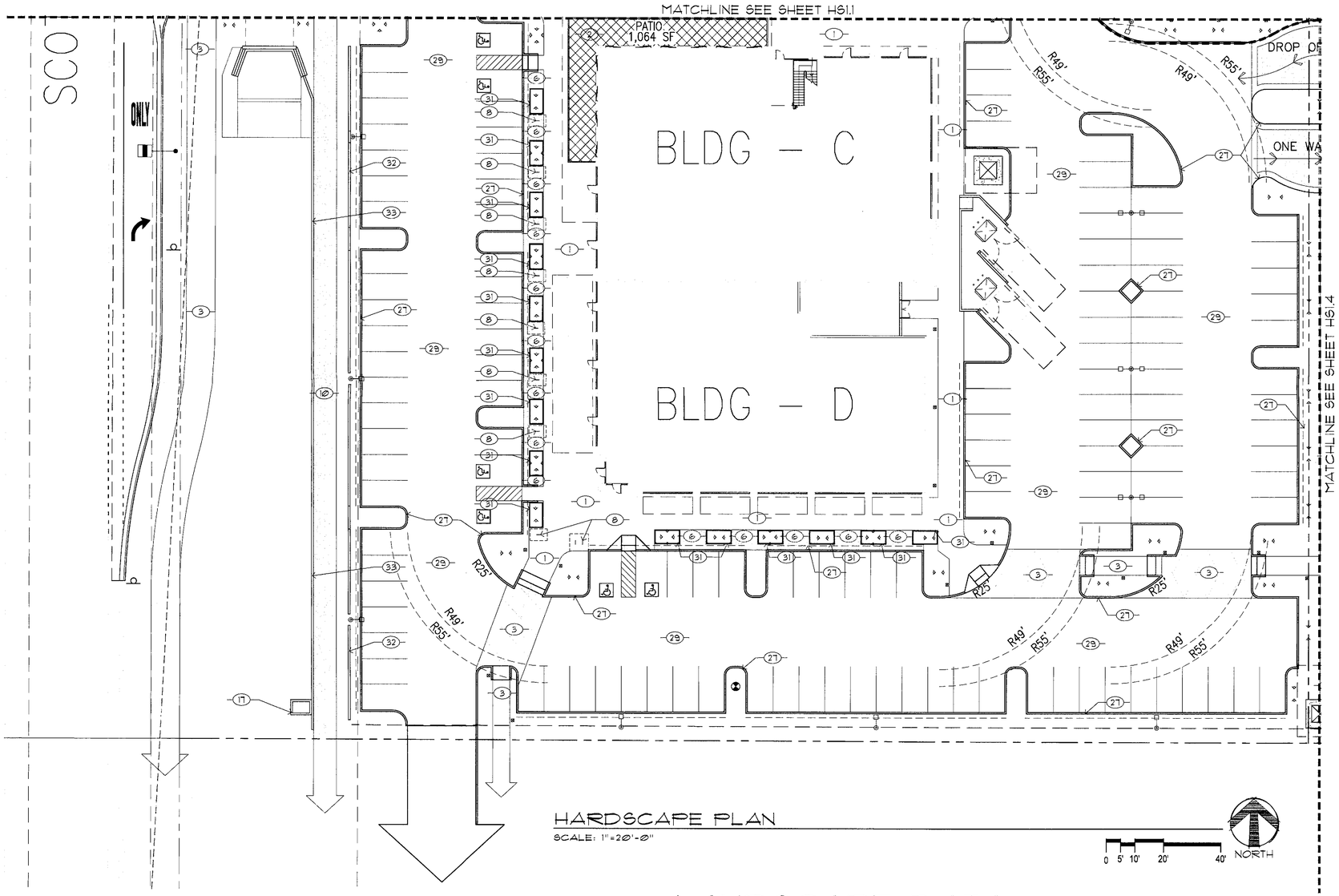
10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

HS1.4

43-DR-2016
11/14/2016



HARDSCAPE PLAN

SCALE: 1"=20'-0"

0 5' 10' 20' 40'

NORTH

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APPROVED
2-21-17
DATE INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J.
HILLMAN
10.28.16
Date Signed
ARIZONA, U.S.A.

EXPIRES 09/30/19

10.28.2016

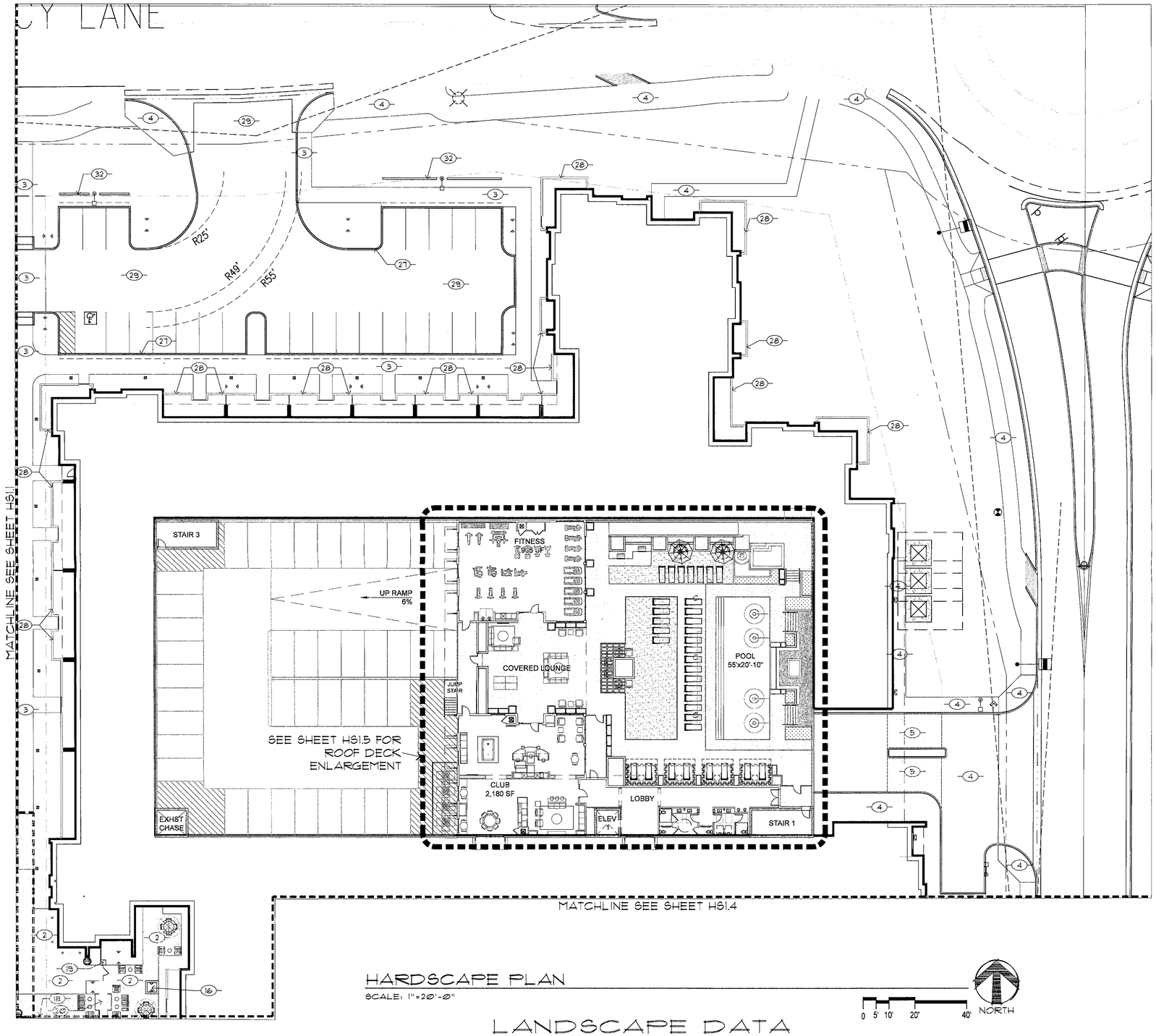
DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD &
CHAUNCEY LANE
SCOTTSDALE, ARIZONA

COLLABORATIVE DESIGN STUDIO

HS1.3

41-DR-2016
11/14/2016



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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE
INITIALS

COLLABORATIVE DESIGN STUDIO

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
46944
AARON J. HILLMAN
10.28.16
United States of America
ARIZONA, U.S.A.
EXPIRES 09/30/19

10.28.2016

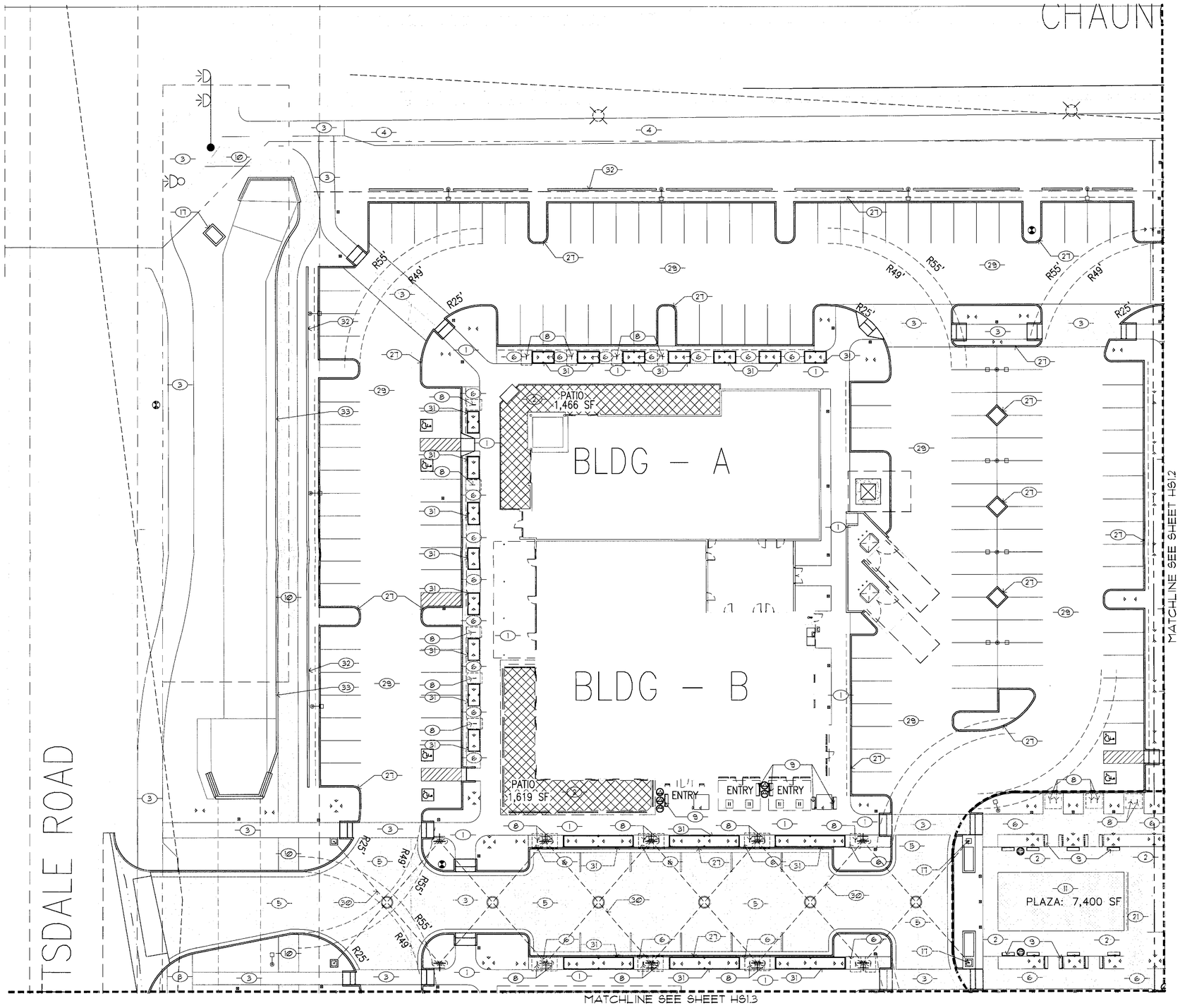
DRB PROJECT NO:
1136-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

HS1.2

41-DR-2016
11/14/2016



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HARDSCAPE PLAN

SCALE: 1"=20'-0"

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HS1.1 | HS1.2
HS1.3 | HS1.4

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DEVELOPMENT TEAM:

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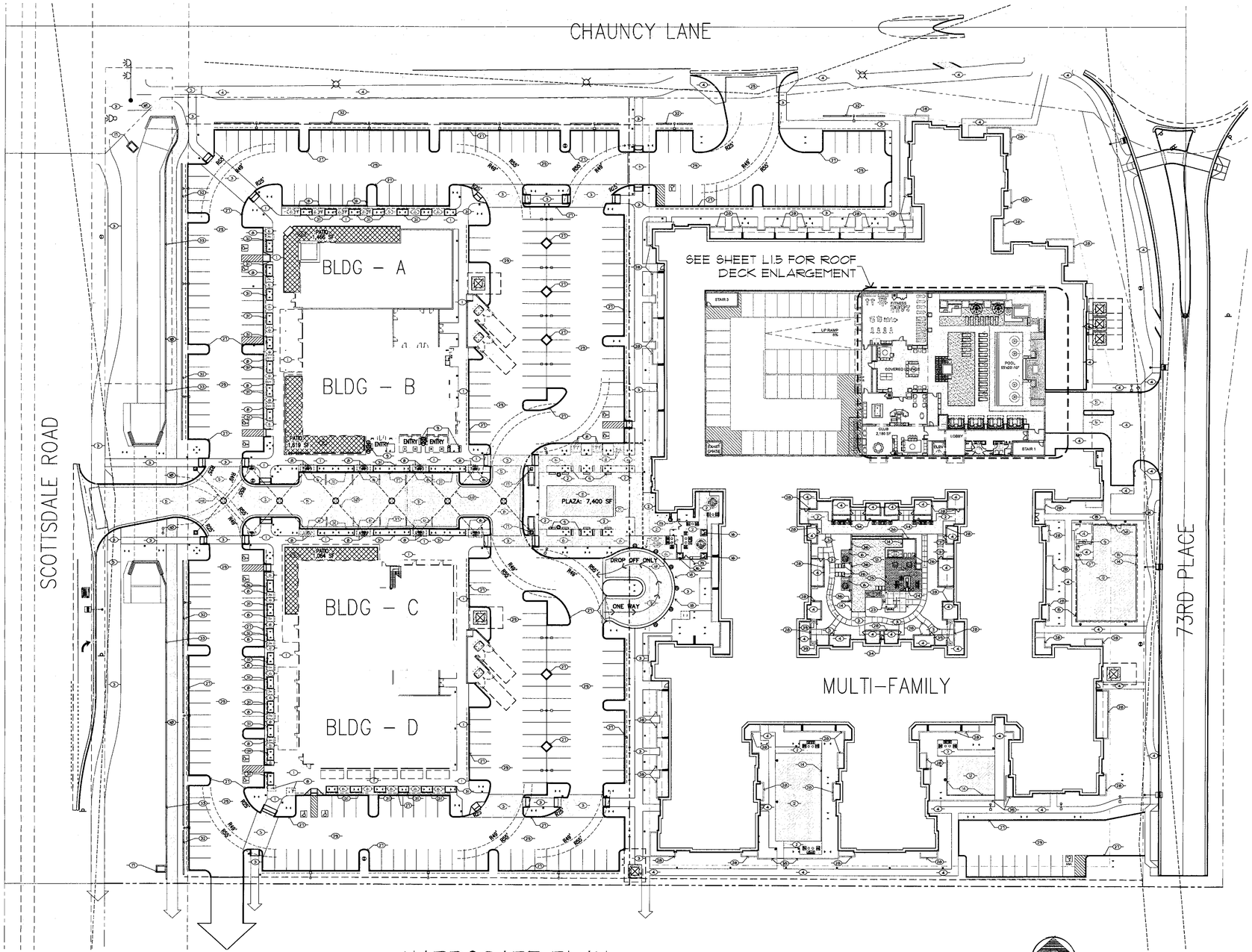
COLLABORATIVE DESIGN STUDIO

HS1.1



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30. STRING LIGHTS- SEE ELECTRICAL PLAN
31. 12" HIGH ORNAMENTAL PLANTER FENCE EDGING
32. 3' PARKING SCREEN WALL
33. DRAINAGE CHANNEL RETAINING WALL WITH GUARDRAIL (SEE CIVIL)
34. 3'-4" RAISED PLANTER PATIO SCREEN WALL
35. 5' WELDED WIRE MESH FENCE
36. LOW RETAINING WALL
37. DOG DRINKING FOUNTAIN
38. DOG WASTE STATION
39. CONCRETE STAIRS- STANDARD GRAY CONCRETE

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE
INITIALS

PLANTER POT SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY
A	ROUND PLANTER - MAKE- KORNEGAY CS-345 36"DIA. X 34.5"H, COLOR: TBD FINISH: TBD	11
B	ROUND TRASH PLANTER - MAKE- KORNEGAY CS-345 WITH TRASH INSERT 36"DIA. X 34.5"H, COLOR: TBD FINISH: TBD	3

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
45944
AARON J. HILLMAN
10.28.16
Date Signed
ARIZONA, U.S.A.

EXPIRES 09/30/19

10.28.2016

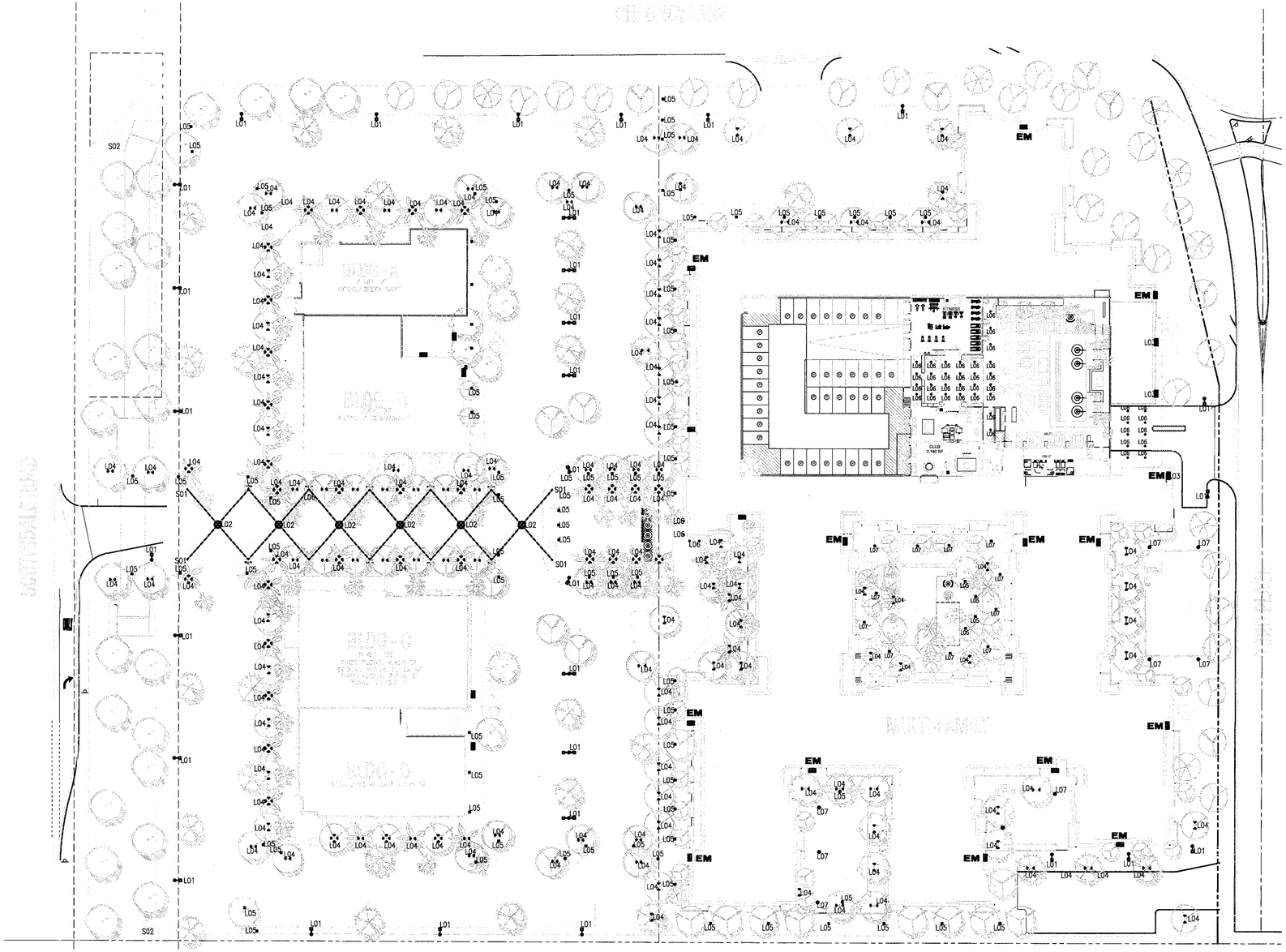
DRB PROJECT NO:
1138-PA-15

ADDRESS:
SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

COLLABORATIVE DESIGN STUDIO

HS1.0

41-DR-2016
11/14/2016



ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"=40'-0"

NORTH

NOTES:
1. RETAIL BUILDING LIGHT FIXTURES ARE NOT APART OF THIS PHASE. ALL RETAIL BUILDING LIGHT FIXTURES AND EMERGENCY FIXTURES WILL BE SUBMITTED/PERMITTED BY OTHERS UNDER A SEPARATE SUBMITTAL.
2. SIGN TOWERS ARE INTERNALLY LIT AND WILL BE SUBMITTED/PERMITTED BY OTHERS UNDER SEPARATE SIGN SUBMITTAL.

PRELIMINARY
NOT FOR CONSTRUCTION

Project Contact/Designer: DAVE HAWKINS
Project # 16.215
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
2152 SOUTH VINEYARD AVE, SUITE 107
MESA, ARIZONA. 85210
PH. 480.813.9000 FAX. 480.813.9001
EMAIL. email@hawkinsdg.com

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc., and shall not be used for any other purpose other than originally intended without written permission of the engineer.

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
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DR1.0

41-DR-2016
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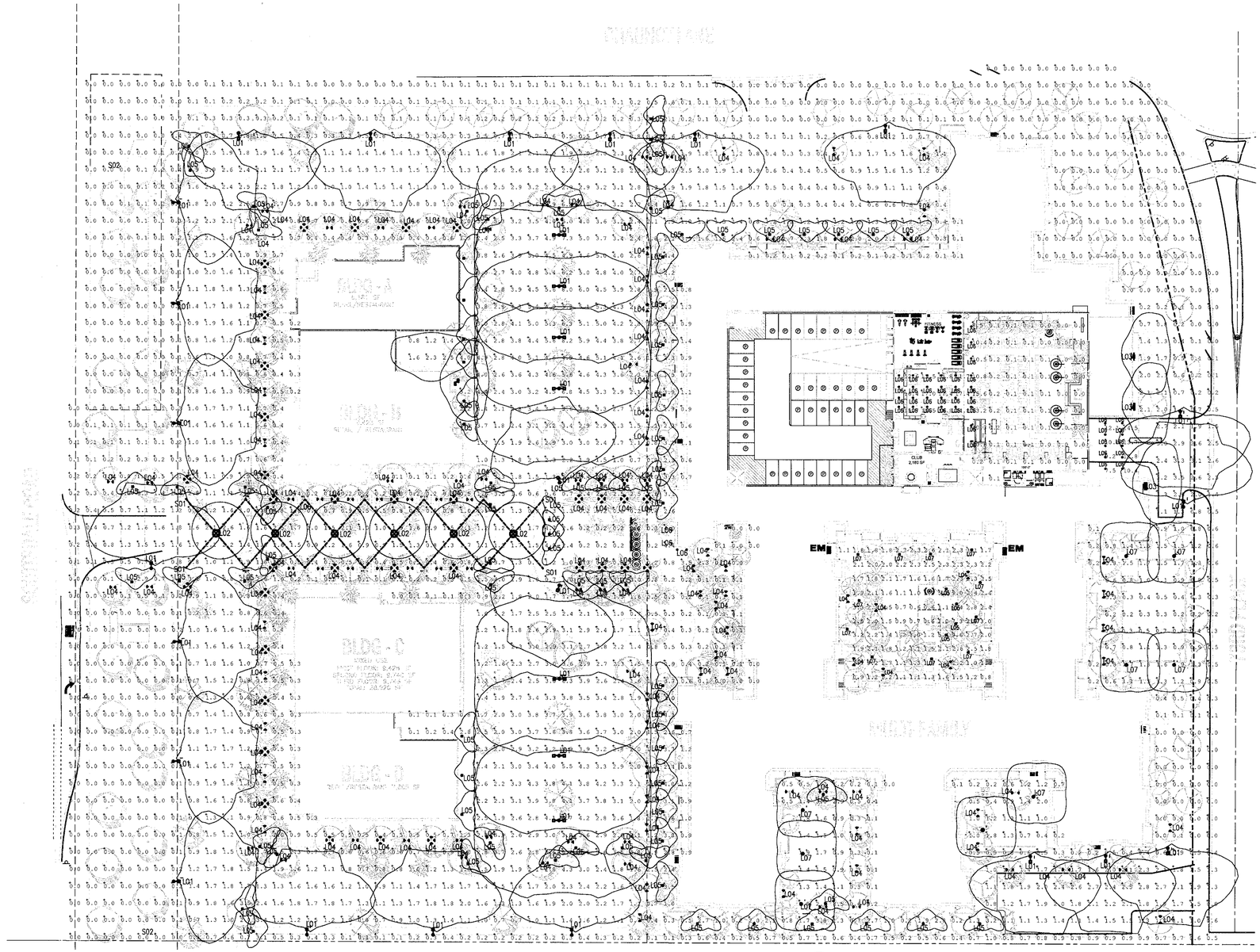

ELECTRICAL SITE LIGHTING PLAN

SCALE: 1"=40'-0"

NORTH

Luminaire Schedule								
Label	Symbol	[MANUFAC]	MTG HGT	Description	LLF	Lum. Lumens	Lum. Watts	Qty
L01		BEACON PRODUCTS	25'	VP-L-64NB-136-3K-T4-BLC	0.750	9040	137	23
L01-DOUBLE		BEACON PRODUCTS	25'	VP-L-64NB-136-3K-T4	0.750	15511	137	7
L02		TARGETTI POULSEN USA INC.	15'	LPI MIN PT 44W LED 3000K OPAL	0.900	2289	44.9	6
L03		U.S. ARCHITECTURAL LIGHTING		RZR-WM1-IIT-20PLED-350mA-WW 3K	0.900	2509	22.3	5
L05		LEDiL Oy	0'	HUNZA #BOL/ARCR	0.900	936	8.7	81
L06		PRESCOLITE	10'	LC6LED120-65CLED635K8	0.900	1424	21.5	4
L07		BEACON PRODUCTS	9'	SLD-24NB-55-T5SW	0.530	4892	55	9

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Interior Calc	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Site Planar	Illuminance	Fc	1.19	8.2	0.0	N.A.	N.A.

PRELIMINARY
NOT FOR CONSTRUCTION

Project Contact/Designer: DAVE HAWKINS
Project # 16215
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ELECTRICAL CONSULTING ENGINEERS
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DRB PROJECT NO: 1138-PA-15

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INITIALS

DR2.0

41-DR-2016
11/14/2016

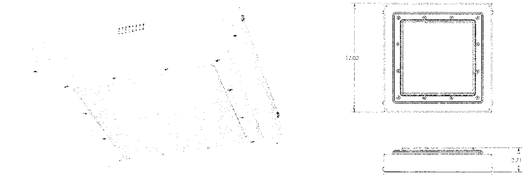
FIXTURE TYPE: "G1"

DECO® LIGHTING

LED Canopy Light

Buy American Act COMPLIANT

NICHIA



c UL us LISTED

The low profile D533-LED canopy light is perfect for security, entry ways, and perimeter lighting. Universal flush mount or pendant mount. Perfect as a low power utility or apartment garage light.

Example: (D533-LED-40-40-UNV-SL)

D533-LED

LED Canopy Light	40	40W/4210*	40	4000K	UNV	120-277V	WH	White*	EM	Emergency
	60	60W/6090*	50	5000K*	347	347V	SL	Silver		
					480	480V (Step-Down Transformer used for 480V Divider)				

* Standard for Sq fixture
** Not used Lenses (6500K) 90CRI Lumi

DECO digital®

Deco Lighting practices a program of continuous product development, and as a result product specifications change frequently. We reserve the right to change product specifications without notice. Contact Deco for the latest product information.

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Rev Date: 7/18/16 #1

Digitize *your light*

FIXTURE TYPE: "L04"

Job: Approval: Type:

VISION LIGHTING

Rear Mount MR16 Flood **MODEL FL1**
12V, 50W Max., MR16 Halogen
12-24V, 10W or 12V, 12.5W LED

Specifications:

Body: Machined 6061-T6 aluminum, C36000 brass, or 304 stainless steel body with 18-8 stainless steel hardware.

Knuckle: Machined 6061-T6 aluminum, C36000 brass, or 304 stainless steel mounting knuckle with a 1/2" NPS threaded male fitting allows a full range of mounting positions. Double taper design (U. S. Patent #6,966,679) allows fixture to hold position during aiming and ensures a solid lock when tightened. Integral high temperature silicone O-ring prevents leaking between housing and knuckle. LED models have a molded silicone wire seal to prevent water entry at knuckle. Available Rotate and Lock option (U.S. Patent #7,108,405 & #7,458,552) allows for full 360° horizontal aiming and locking.

Cap: Machined cap locks in place with one 18-8 stainless steel set screw, and is sealed to the body with a high temperature silicone O-ring. Round C2 & C4 caps have drain holes for water drainage from top of lens. Square caps feature removable and field interchangeable cutoffs with "flow-through" design for 360° drainage with no light leak. "Flush Lens" cap styles incorporate a stepped lens to reduce the collection of water and debris on the lens.

Finish: TGIC thermo set polyester powder coat paint available in 14 standard colors. On aluminum model, finish is applied over a corrosion resistant, hexavalent chromium free, RoHS compliant coating. Aluminum model available in one additional metal finish: Clear Anodized. Brass model available in three additional metal finishes: Natural, Polished, and Aged. Stainless steel model available in three additional metal finishes: Natural, Polished, and Brushed.

Socket: GY-6.35 porcelain socket with 600V, 250°C, PTFE coated 18 ga leads.

Lens: Tempered, clear lens, secured to cap with a high temperature, UV curing, silicone adhesive.

Lamps:
- 12 Volt bi-pin MR16 halogen up to 50 Watts (maximum allowable wattage depends on model and application. See **Certification** heading)
- 12-24 Volt AC/DC. 10W LED with High/Low switch for 35W & 20W halogen equivalent outputs. Requires up to 15W at startup, which must be allowed for during system design.
- 12 Volt AC/DC, 12.5W LED with push button selection of 4 outputs (50W, 35W, 20W & 12W halogen equivalent). Requires up to 15W at startup, which must be allowed for during system design.

LED modules are field replaceable and feature replaceable lenses, an L70 of 60,000 hrs., dynamic transformer recognition, phase dimming (see Transformer and Dimmer Compatibility List), and patented LEDSense® thermal management.

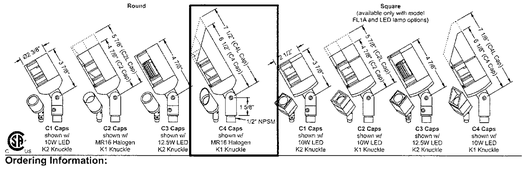
Certification: CSA tested & certified to US and Canadian safety standards for the following applications:

Wet location landscape use (UL1838):
FL1A - 50W Max. MR16 Halogen lamp.
FL1B - 35W Max. MR16 Halogen lamp.
FL1S - 20W Max. MR16 Halogen lamp.
Wet location wall mount use (UL1598):
FL1A - 50W Max. MR16 Halogen lamp.
FL1B - 20W Max. MR16 Halogen lamp.
FL1S - 20W Max. MR16 Halogen lamp.
Wet location ceiling mount use (UL1598):
FL1A - 20W Max. MR16 Halogen lamp.
FL1B - 20W Max. MR16 Halogen lamp.
FL1S - 20W Max. MR16 Halogen lamp.

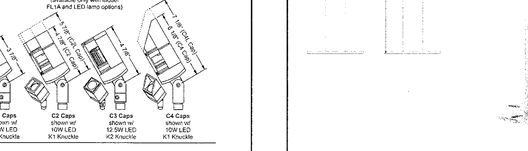
10W LED & 12.5 LED can be used in all models and applications.

All ratings subject to change without notice. See web site or contact V3 for most current info.

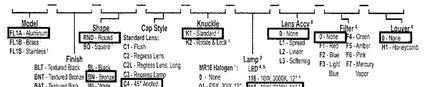
Round



Square
(available only with model FL1A and LED lamp options)



Ordering Information:



Example: FL1B - AGE - RND - C3 - K2 - 02 - 0 - F2 - H1

Notes.
1. SQ shape available with model FL1A and LED lamps only
2. Allowable wattage depends on model and application. See **Certification** heading above.
3. K1 knuckle is protected under U.S. Patent #6,565,576. K2 knuckle is further protected under U.S. Patent #7,108,405 & #7,458,552.
4. Only pioneer LED with magnetic or V3 approved electronic transformers (contact V3 for transformer compatibility info).
5. Other color temperatures available as a special order.
6. Only two lens accessories can be used with 10W LED.
7. 12.5W LED can only be used with C2L, C2LF, C3, C3F, C4L & C4LF cap styles.
8. Specifications, certifications, and ordering information are subject to change. Please check website for latest specification sheets.

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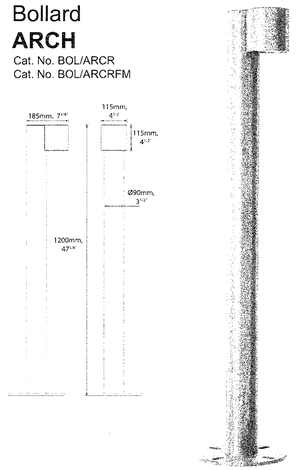
P.O. Box 607, Fowler, CA 93625 (559) 834-5749 (559) 834-4779 fax www.vision3lighting.com
revision 7/10/15

FIXTURE TYPE: "L05"

Bollard
ARCH

Cat. No. BOL/ARCR
Cat. No. BOL/ARCRFM



PURE LED
Pure Performance

The Arch Bollard is ideal for commercial application. Best suited for ground lighting on driveways and pathways. It has a minimal, contemporary aesthetic that will blend into any architectural setting. This luminaire features a street lighting optic that casts a very long but narrow downwards illumination. The result is an extremely low glare light fitting with precise light placement.

The head of this luminaire is machined from solid aluminium mounted on an aluminum tube, coated with an Epoxy layer and a UV stable powder coat making the fixture highly durable to the elements.

The Arch Bollard uses the latest Cree CXA 1830 LED chip for maximum performance and long life. The power supply is from a 110/240v (Retro) driver. There is also a remote series driver option. The Arch Bollard incorporates a Plug-and-Play system for easy replacement or upgrade of the LED engine.

Ordering Information

Luminaire	Driver	Colour Temp	Accessories	Finish Colours
BOL/ARCR BOL/ARCRFM	RS-110 or 240V remote series driver R- 110 or 240V retro driver	2 - 2700K 3 - 3000K 4 - 4000K	CJK150 - Cable Joint Kit FMC- Flange Mount Bolt Cage	EBK - Black EDG - DarK Grey EWH - White ESTAR - Silver Star COR - Corten

Ordering Example: BOL/ARCR R 3 CJK150 EBK

HUNZA pure outdoor lighting | HUNZA FACTORY 130 Felton Mathew Ave Saint Johns Auckland 1072 New Zealand | Ph: 64-9-528 8471 Fax: 64-9-528 9361 hunza@hunza.co.nz www.hunza.co.nz | INTERNATIONAL CONTACTS: www.hunza.co.nz/contacts.php

Specifications may change without notice. Manufactured in New Zealand.
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FIXTURE TYPE: "G2"

Columbia LIGHTING

LXEM
Enclosed and Gasketed Fiberglass Extreme Environment / LED

createchange

PROJECT INFORMATION

Project Name | Type
Catalog No. | Date

FEATURES

- LED Enclosed and Gasketed
- Long life 60,000 hour LEDs at L80 for reduced maintenance
- Four LED color choices and 80 CRI
- IP66 all sizes when ordered with standard polyacetal (POM) latches
- IP65 all sizes, IP67 4' and 8'
- Available in 2', 4', or 8' lengths
- Fiberglass housing with F1 weatherability rating, standard
- Smooth housing for easy cleaning
- Gasket is non-porous to ensure seal
- Impact modified acrylic lens equivalent to 100% DR
- Wide range of lens selections
- Lens firmly secured with tamper resistance ready polyacetal (POM) latches
- Stainless steel latching optional
- Removable gear tray electrical access for modular replaceability
- Emergency battery pack installed, optional on most models
- Standard ambient -20°C to 25°C
- Elevated ambient option on most models
- DesignLights Consortium® qualified
- Includes surface mounting brackets
- Occupancy and/or daylight sensing accessories available
- Five year warranty

CONSTRUCTION
Housing is formed from UL 5VA fiberglass. F1 weatherability rating, suitable for indoor or outdoor use with respect to exposure to UV light. Pour-in-place non-porous gasketing assures seal. LED affixed to removable heat sinked rear tray. 14 Latches per 8', 8 per 4', 6 per 2'. Latches are provided tamper resistance ready, tamper resistant screws by others. Latches are standard polyacetal (POM), optional in stainless steel. Access openings are provided for electrical connection.

SHIELDING
Lineal ribbed frosted acrylic lens impact modified equivalent to 100% DR; modification adds flexibility to reduce impact breakage compared to standard acrylic formulations. Optional ribbed polycarbonate lens or deep acrylic. All lenses available in clear or frost.

FINISH
White painted parts are treated with a five-stage phosphate bonding process and finished with high reflectance baked enamel.

ELECTRICAL
Long-life LEDs are rated for 60,000 hours at L80 lumen maintenance. Extra High Lumen packages (XL) rated L70 at 60,000 hours. Driver options include fixed output for on/off function, step dimming* (high/low/off) or continuous 0-10V dimming. QR code label affixed to housing for easy traceability.

CERTIFICATION
All luminaires are built to UL 1598 and 2108 standards, and bear appropriate CSA labels. Ingress protection IP65 and IP67 standard. UL Sanitation certified. Wet location labeling is standard. Emergency-equipped fixtures built to UL 924, DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org.

WARRANTY
Five year warranty (Terms and Conditions Apply).

ORDERING INFORMATION

EXAMPLE **LXEM4-35HL-RFA-EDU**

LXEM – – – – U –

MODEL
LXEM LED Enclosed and Gasketed

COLOR TEMP
30 3000K
35 3500K
40 4000K
50 5000K

SIZE
2 2'
4 4'
8 8'

LUMEN OUTPUT
VW Very Low Watt
LW Low Watt
ML Medium Lumen
HL High Lumen
VL Very High Lumen
XL Xtra High Lumen

SHIELDING
RFA Ribbed Frosted Acrylic
RA Ribbed Clear Acrylic
DFA Deep Frosted Acrylic
DCA Deep Clear Acrylic
RFP Ribbed Frosted Polycarbonate*

DRIVER
E Fixed Output
ESD Step Dimming* †
ED 0-10V Dimming
ED1 0-10V PIR Dimming

VOLTAGE
U 120-277V

OPTIONS
GLR Fast Blow Fuse
SSL Stainless Steel Hinges Persistence Ready Latches
TP Tamper Proof Latches
ELL14 Emergency Battery Pack Installed, 1400 Lumens*
F3CWF 3 Wire 8' Wet Cord
F3CWSW 3 Wire 10' Wet Cord
SWH Single Wet Hub 3/4" NPT Hub
DWH Dual Wet Hub 3/4" NPT Hub
XEEPM Dual Pendant Brackets (canister by others)†
HT Elevated Ambient**

PRODUCT AVAILABILITY

Size	Lumen Package	Nominal Lumen Range (5K4 Lens)	Nominal Watts	Lumens/Watt (Highest)	Max Temp. HT Option
2'	VW	2415-2635	25	107	40°C
	LW	3150-3505	29	121	40°C
	ML	4702-4950	43	110	40°C
	HL	4809-5369	51	105	25°C
	VW	3055-3359	27	123	50°C
	LW	4039-4450	36	124	30°C
4'	ML	6060-6560	47	114	30°C
	HL	9509-9693	52	123	40°C
	VL	7765-8190	68	120	40°C
	XL	9790-10750	102	105	25°C
8'	VW	6020-6600	54	122	50°C
	LW	8109-8900	72	124	30°C
	ML	8065-10700	94	114	50°C
	HL	11626-11950	104	113	45°C
	VL	14100-15303	136	110	40°C
	XL	19550-21620	204	105	25°C

Lumens, any assembly location temperatures and other factors. Site specific environmental conditions. Output levels based on test data. Lens option. LED / LXEM

SENSOR RITE (Order Separately)
All sensor kits include Occupancy & Daylight. Daylight activation requires setting of dip-switches on site.

	Catalog #	# Relays	Lens Type	Voltage	Wet Label
120V	OSLI-MOSS-UK	1	360°	120-277	Yes
	OSLI-MOSW-UK	2	360°	120-277	Yes
277V	OSLI-MOL-UK	1	Aisle	120-277	Yes
	OSLI-MOBL-UK	2	Aisle	120-277	Yes

ACCESSORIES (ORDER SEPARATELY)
XEHC Chain Hanger Kit (Includes 10' Chain)
XE45MB 45° Mounting Bracket
XE45MBSS 45° Stainless Steel Mounting Bracket

'HL not available in 2' size with 5K system. Not available with battery pack.
'2' and 4' only. 'E' not available.
*Only available on 4' and 8' LED and 50 Lumen package.
**Requires 2-4' 30 threaded rod by others.
†Unsuitable for GLR fuse.
††Not available with HL lumen package.
†††Not available with HL lumen package.
*Requires 2-4' 30 threaded rod by others.
**Elevated Ambient

Page 1/3 Rev. 03/29/16

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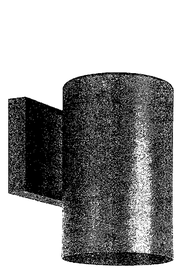
101 Millennium Blvd. Greenville, SC 29607 / Tel: 864.678.1000 / Website: www.columbialighting.com

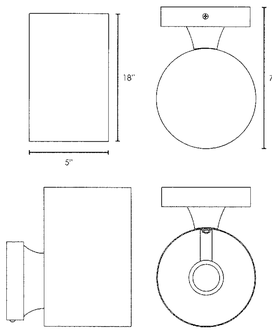
HUBBELL Lighting

FIXTURE TYPE: "SW2"

SunSet LIGHTING

ONE LIGHT ROUND EXTERIOR
F6901 / ENERGY SAVER: F6905





SPECIFICATIONS

GENERAL:
- HEIGHT: 6"
- WIDTH: 5"
- EXTENSION: 7-1/8"
- IN/OUT: OUTDOOR DAMP

ELECTRICAL:
- F6901-31 / F6901-44 / F6901-58:
1 MEDIUM BASE 75 WATT OR 100 WATT MAX
A19 LAMPS NOT INCLUDED 120 VOLTS
- F6905-31 / F6905-44 / F6905-58:
1- 23 WATT GU-24 CFL

MOUNTING:
- WALL

FINISHES:
- BLACK - 31 (BK)
- OIL BRONZE - 44 (OB)
- SILVER POWDER COAT - 58 (SPC)

ENERGY SAVER

Please contact your representative for more color options.

LUMINANCE

SUNSET LIGHTING - A DIVISION OF LUMINANCE
P: 800.777.4440 | F: 800.865.7672 | E: INSIDESALES@LUMINANCE.US.COM
1945 TUBEWAY AVE. LOS ANGELES, CA 90040 | WWW.LUMINANCE.US.COM

Luminaire Information

CNC machined from:

Head - 115 mm (4 1/2"") solid aluminium rod.
End cap - 90mm (3 1/2") solid aluminium rod.
Pole - 90mm (3 1/2") x 3.18mm (⅛") aluminium tube finished with chromate substrate finished with an Epoxy layer and a high UV resistant polyester "E" powder coat colours Black, Dark Grey, White, Silver Star, Corten.

Luminaire Weight
6kg (13lbs 4oz) without FM

Features

Lens:
TIR lens with lifetime warranty.

Gasket
Silicone, iron impregnated 220°c (428°f)

Accessories
Cable Joint Kit (Cat. CJK150)
Flange Mount
Mounting Cage

Mounting
Pole directly mounted into the earth or set in concrete. Flange mount bolted to ground with either dyna bolt or bolt cage system

Technical Information

Standards
IP66/IP67 UL 1598

LED
Cree CXA 1830 Plug-and-Play, field replaceable LED
Lumen Output: 2200 @ 700mA
Lumens Per watt: 80 minimum
CRI Warm White (3000k): 85+
Colour Temp: 2700K, 3000K or 4000K

Power Supply

Retro 110/240 volt Driver
HUNZA Plug and Play Driver
Input: 110/240 vac 30 watt
Output: 37vdc 700mA
0-10 volt dimming

Remote Series Driver
Constant current driver

Input: 110/240 vac 30 watt
Output: 37vdc 700mA
0-10 volt dimming

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

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AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

FOR DEVELOPMENT REVIEW
BOARD APPROVAL ONLY

10.28.2016

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

PRELIMINARY
NOT FOR CONSTRUCTION

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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE INITIALS

DR3.1

41-DR-2016
11/14/2016

FIXTURE TYPES: "L01" & "L01BB"

VIPER L SERIES

LARGE VIPER LUMINAIRE

Cat.#

Job

Type

BEACON

Approvals

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS. Luminaires are suitable for wet locations.

Construction:
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

LED/Optics:
- LED driver accepts 100V through 277V, 50 Hz to 60 Hz (UNV), or a driver that accepts 347V or 480V, input.
- Power factor is .92 at full load.
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2
- Dimming drivers are standard with connections for external dimming equipment available upon request.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher.
- Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. 10A rating applies to primary (AC) side only.

Electrical:
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Surge protection - 20KA; Shall be first and end of life.
- Lifeshield™ Circuit - protects luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits are designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific factory-preset temperature, and progressively reduce power over a finite temperature range. A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131ºF). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye.

Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Controls/Options:
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the Wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full Wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energenie for optional set dimming, timed dimming with simple ability, or timed dimming based on hours of operation or time of night (see beaconproducts.com/energenie product page).
- Also available with **Beacon**nect Wireless Control System (see **Beacon**nect product page for more details: www.beaconwireless.com and/or beaconweb).

Installation:
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.
- Product is suitable for applications requiring 3G testing prescribed by ANSI C136.31

Finish:
- Beacon V polyester powder-coat electrostatically applied and then-recured.
- Beacon V finish consists of a five stage pretreatment regimen with a polymer primer sealer and top covered with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:
The luminaire shall be NRTL certified to UL 1598 and 8750 standards for use in wet locations.

Warranty:
Five year limited warranty (for more information visit: www.beaconproducts.com/warranty).

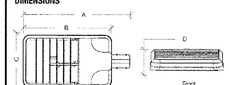
CERTIFICATIONS/LISTINGS

C SP US · DLC PREMIUM · IP65 RATED

*3000K and warmer CCTs only

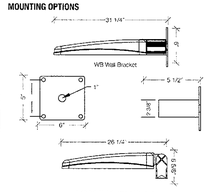
PRODUCT IMAGE(S)

DIMENSIONS



A	B	C	D	Weight:	EPA
29.12" (704 mm)	24.19" (614 mm)	14.25" (362 mm)	4.13" (105 mm)	25.0 lbs (11.3 kg)	1.0 ft²

MOUNTING OPTIONS



ORDERING INFORMATION

ORDERING EXAMPLE: VPL/96NB-280/SK/T4/UNV/PCR-TL/SF2/GENIXX/BLC/RA/BBT

VPL

SERIES	ENGINE-WATTS	LED COLOR	VOLTAGE	ELECTRICAL OPTIONS	HOUSE SIDE SHIELD OPTIONS	FINISH
VPL viper-large	64NB-135: 135W, LED array	3K 3000K	UNV 120-277V	PCR-TL Twist lock receptacle with photo control	HSS-90 house side shield 90°	BBT basic black textured
	80NB-180: 180W, LED array	4K 4000K	347V 347V		HSS-180 house side shield 180°	BMT black matte textured
	80NB-235: 235W, LED array	5K 5000K	480V 480V	PCR-SC Twist lock receptacle with short-ing cap	BLC backlight control	WHT white textured
	96NB-220: 220W, LED array	OPTICS[5]		2PF[1,4] dual power feed	SENSOR OPTIONS	MBT metallic bronze textured
	96NB-280: 280W, LED array	T1 type I		PCRU Twist lock receptacle	BMO[7,9] beaconnect with motion sensor	BZT bronze textured
		T2 type II			MDD[7] motion dimming detector	DBT dark bronze textured
		T3 type III		CONTROL OPTIONS	MOUNTING OPTIONS	GYS gray smooth
		T4 type IV		GENI-XX[3,9] energen	RA rectangular arm for round or square pole mount. RPA included.	DPS dark platinum smooth
		T5R type V, rectangular		BCW[3,9] beaconnect	SF2 2 3/8" OD slip-fitter	GNT green textured
		T5QM type V, square medium			PK2 2 3/8" adjustable knuckle	MST metallic silver textured
		T5W type V, round wide			ACCESSORIES	MTT metallic titanium textured
		FR front row auto optic			WB wall bracket (use with SF2 or PK2). SF2 standard	GWI old world iron
						RAL _____

MOD ORDERING INFORMATION: When ordering a fixture with the motion detection option (MDD), please specify the appropriate information. These settings are specified in the ordering as shown in the example below:

VPL / 80NB-235 / SK / T5W / UNV / MOD - [1 to 33 min] - [34% or 50%] - [?] - [?] / MT

High % Dim Delay · Low Level · Mounting Height (ft.)

BEACONNECT ORDERING INFORMATION: When ordering a fixture with the **Beacon**nect lighting control options, please specify the appropriate group and sensor information. Please provide dimming schedule information in either the **Beacon**nect excel spreadsheet or **Beacon**nect software. For more detailed information please visit: www.beaconproducts.com/**beacon**nect or contact Beacon tech support at (800-345-4928). These settings are specified in the ordering as shown in the example below: (Family) / 24NB-55 / SK/ T3 / UNV / BCW-(Group 1-16) - ___ - (Optional Zone 1-250) _ (SMD - ___Time Delay(1 to 255) - ___Dimlevel(1 to 100) - ___ - ___mounting height(1-30ft)___/ Example: T1W/24NB-(5)SK/T3(UNV)BCW-G1-(SMD-30M-50%-10FOOT) for luminaires without sensors in the group omit the BMD ordering logic Example: T1W/24NB-5(SK/T3(UNV)BCW-G1-(OT

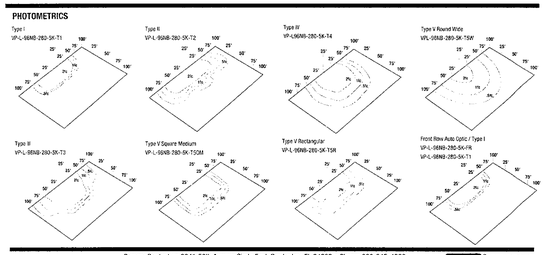
Catalog Number	Description (must choose one option below) 1 per site required.
ASM-USB-BCW	Beaconnect Software loaded on USB flash drive* (Windows based only)
ASM-TABLET-BCW	Beaconnect 7" Windows Tablet*

*Includes USB Radio

[1] Not available with 64NB-135
[2] Not available at 347V or 480V input
[3] Not available with other control or sensor options.
[4] Tok spicamp
[5] For Type V Ellipses, specify the custom slitting code (example 5SM-04). See Ellipse's brochure and instructions for setting throw and options. Not available with sensor options.
[6] To rotate optics Left or right 90 degrees, specify L or R after the optical distribution example T4L.
[7] Most specify group and zone information at time of order. See www.beaconproducts.com/smartbeaconnect for further details
[8] Specify time delay, dimming level and mounting height.

Designlights Consortium qualified. Consult DLC website for more details: http://www.designlights.org/QPL

PHOTOMETRICS



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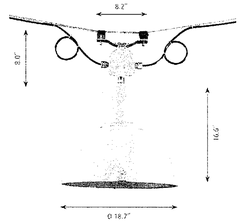
FIXTURE TYPE: "L02"

louis poulsen

LP ICON MINI CABLE HANGER



Design:
Mads Odgård

Concept:
The fixture provides direct downward illumination. The reflector has been designed to provide a round symmetrical distribution of light. The shade is lit up from within and creates a soft diffuse upward light.

Finish:
Natural painted aluminum, powder coated.

Material:
Cable compartment: Die cast aluminum. Hanging hardware: Stainless steel. Shade: Translucent injection molded white opal acrylic. Reflector: Metalized spun aluminum (T5) or metalized plastic (T2). Bottom enclosure: Silk screened heat tempered glass. Housing: Die cast aluminum.

Mounting:
Suspension type: Suspended from a provided through-wiring cable hanger. (Suspension cables by others.)

Weight:
Min: 29 lbs. Max: 29 lbs.

Compliance:
cULus, Wet location.

Specification notes:
a. 45W LED variant only available with T5 distribution and polished reflector. b. 57W LED variant only available with T2 distribution and matte reflector.

PRODUCT OVERVIEW

Light source
- 57WLED/3000K
- 57WLED/4000K
- 45WLED/3000K
- 45WLED/4000K

Voltage
- 120-277V

Finish
- NAT PAINT ALU

Distribution/Trim
- T2
- T5

Reflector/Optics
- MATTE
- POLISHED

Shade
- OPAL

Features
- DIM 0-10V

FIXTURE TYPE: "L03"

SOLID STATE AREA LIGHTING

RAZAR WALLMOUNT-LED

S P E C I F I C A T I O N S

PROJECT NAME:

PROJECT TYPE:

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <± .003") to facilitate thermal transfer of heat to housing and cooling fins. The Optical Housing bolts to the Electrical Housing forming a unified assembly. The minimum wall thickness is .188".

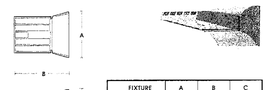
ELECTRICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, <0.2% copper) assembly. Minimum wall thickness is .188". Fixture Mounting Plate affixes to mounting surface over a recessed j-box. Electrical Housing anchors on the top edge of the Mounting Plate and stainless steel recessed socket head screws tighten the Electrical Housing to the Mounting Plate from the bottom.

PLED® OPTICAL MODULES
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. The asymmetric distributions, have a micro-reflector inside the refractor which re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce Type II, III, and Type IV site/area distributions as well as other specialty asymmetric distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of > 90 and a minimum operating temperature of -30°C/-22°F. Driver(s) is/are UL and cUL recognized and mounted to a driver assembly plate that has slotted holes to facilitate ease of assembly removal for fixture installation. Quick disconnects for incoming power and optical assembly power are provided. Drivers accept an input of 120-277V, 50/60Hz and utilize 0-10V dimming. 347V-480V, 50-60Hz also available on some models. Surge protector supplied for field installation at the most conveniently serviceable location.

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F, four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



FIXTURE	A	B	C
RZRW1	8.75" (222mm)	12" (305mm)	6" (152mm)
RZRW1-EM	11" (279mm)	14" (356mm)	6.5" (165mm)

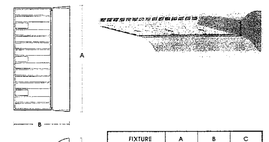
RZR-WM1

PATENT PENDING

FIXTURE	A	B	C
RZRW2	16" (406mm)	12" (305mm)	6" (152mm)
RZRW2-EM	16" (406mm)	14" (356mm)	6.5" (165mm)

RZR-WM2

PATENT PENDING



FIXTURE	A	B	C
RZRW3	23" (584mm)	12" (305mm)	6" (152mm)
RZRW3-EM	23" (584mm)	14" (356mm)	6.5" (165mm)

RZR-WM3

PATENT PENDING

UL E.L. Listed for wet location

MADE IN THE USA

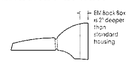
2015336

U.S. Architectural Lighting

U.S. ARCHITECTURAL LIGHTING

RAZAR WALLMOUNT SERIES-LED

EMERGENCY OPTION



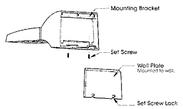
THE EMERGENCY OPTION BACK BOX EXTENDS 2" BEYOND THE STANDARD HOUSING AND CONTAINS THE EMERGENCY COMPONENTS (EC) INCLUDING BATTERIES.

THE EM-LED SYSTEM PROVIDES POWER TO ALL LEDS IN THE ARRAY (20, 40, or 60) TO MEET THE FOLLOWING LIGHT LEVELS FOR A MINIMUM OF 90 MINUTES -

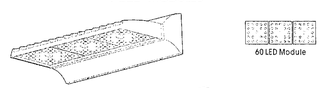
WM1 = 45% @ 350MA
WM2 = 36% @ 350MA
WM3 = 24% @ 350MA

* MULTIPLY THE % ABOVE BY THE LUMEN OUTPUT @ 350MA

WALL MOUNTING

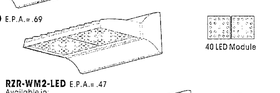


PLED® MODULES



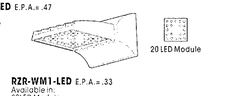
60 LED Module

RZR-WM3-LED E.P.A.= .69
Available in:
60 LED Module



40 LED Module

RZR-WM2-LED E.P.A.= .47
Available in:
40 LED Module



20 LED Module

RZR-WM1-LED E.P.A.= .33
Available in:
20 LED Module

MAX INPUT WATTAGE

# OF LED's	DRIVE CURRENT 350mA	525mA	700mA	1050mA
60	68W	99W	131W	196W
40	45W	66W	87W	132W
20	23W	33W	44W	66W

RZR-WM2/PLED-4IV/40LED-700mA/CWI/277/RAL-8019-S/SF

MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
MODEL	OPTICS	LED MODE	VOLTAGE	FINISH	OPTIONS
☐ RZR-WM1	PLED® DISTRIBUTION TYPE	NO. LEDs / DRIVE CURRENT / COLOR TEMP - CCT	☐ 120	STANDARD TEXTURED FINISH	☐ HIGH-LOW DIMMING FOR EXTERNAL CONTROL . . HLSW
☐ RZR-WM2	☐ TYPE II PLED-II	525-WM1 ☐ 20LED ☐ 350mA	☐ 208	☐ BLACK RAL-9005-T	☐ HOUSE SIDE SHIELDING . . . . . HS-PLED
☐ RZR-WM3	☐ TYPE II FRONT ROW PLED-II-FR	☐ 525mA	☐ 240	☐ WHITE RAL-9003-T	☐ PHOTO CELL + VOLTAGE (EXAMPLE: PC120V) . . . PC+V
	☐ TYPE III PLED-III	☐ 700mA	☐ 277	☐ GREY RAL-7004-T	☐ SINGLE FUSE (120V & 277V) . . . . . SF
	☐ TYPE IV PLED-IV	☐ 1050mA	☐ 347	☐ DARK BRONZE RAL-8019-T	☐ DOUBLE FUSE (208V & 240V) . . . . . Df
	☐ TYPE IV-FT PLED-IV-FT	525-WM2 ☐ 40LED	☐ 480	☐ GREEN RAL-6005-T	☐ EMERGENCY BACKUP 1 . EM1
		525-WM3 ☐ 60LED		FOR SHAGREEN FINISH REPLACE SUFFIX "T" WITH SUFFIX "S" (EXAMPLE: RAL-9005-S)	☐ EMERGENCY BACKUP 1 (HOUSING ONLY) EMH1
		NW (4000K)* STANDARD			☐ EMERGENCY BACKUP 2 . EM2
		☐ CW (5000K)			☐ EMERGENCY BACKUP 3 . EM3
		☐ WW (3000K) CONSULT FACTORY FOR OTHER LED COLORS		CONSULT FACTORY FOR CUSTOM COLORS	☐ SURFACE CONDUIT 1 . . . SC1
					☐ SURFACE CONDUIT 2 . . . SC2
					☐ SURFACE CONDUIT 3 . . . SC3

U.S. Architectural Lighting

U.S. ARCHITECTURAL LIGHTING

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

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SCOTTSDALE, ARIZONA

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2-27-17
DATE INITIALS

DR3.0

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Project Contact/Designer: DAVE HAWKINS
Project # 16215
HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
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MESA, ARIZONA 85210
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EMAIL. email@hawkinsdg.com

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41-DR-2016
11/14/2016

BUILDING C & D - WEST ELEVATIONS

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

BUILDING C & D - EAST ELEVATIONS

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

BUILDING C & D - SOUTH ELEVATIONS

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

BUILDING C & D - NORTH ELEVATIONS

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

BUILDING - D SHADE VIGNETTE

BUILDING - C SHADE VIGNETTE

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DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO
COLLABORATIVE V DESIGN STUDIO INC.
KIMLEY-HORN & ASSOCIATES

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STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A. VIGIL III
Not Transferable
ARIZONA, U.S.A.
Expires on 12/31/2018

10-28-2016 (revised)

DRB PROJECT NO:
1138-PA-15

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SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - C & D
SHADE EXHIBIT
EXTERIOR
ELEVATIONS

41-DR-2016
11/14/2016

BUILDING A & B- WEST ELEVATIONS

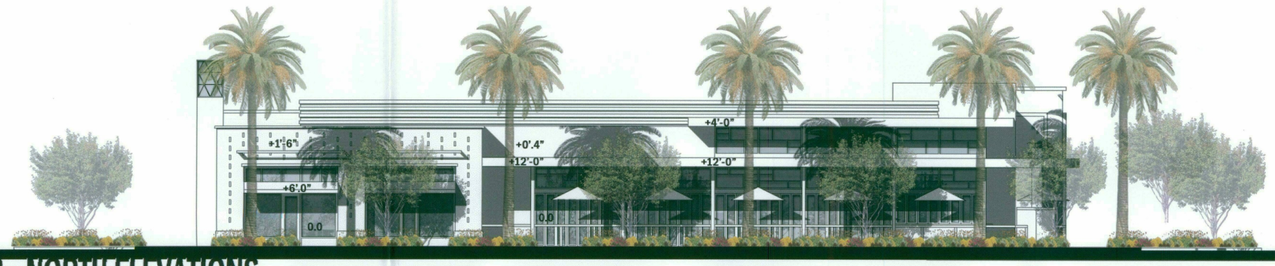
SCALE: 3/32" = 1'-0"

BUILDING A&B - EAST ELEVATIONS

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

BUILDING A&B - SOUTH ELEVATIONS

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



BUILDING A&B - NORTH ELEVATIONS

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

BUILDING - A SHADE VIGNETTE

BUILDING - B SHADE VIGNETTE

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO

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DATE INITIALS

STAMP:

REGISTERED ARCHITECT
CERTIFICATE NO.
50314
ARTHUR A VIGIL III
Date Signed
ARIZONA, U.S.A.
Expires on 12/31/2018

10-28-2016 (revised)

DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

BUILDING - A & B
SHADE EXHIBIT
EXTERIOR
ELEVATIONS

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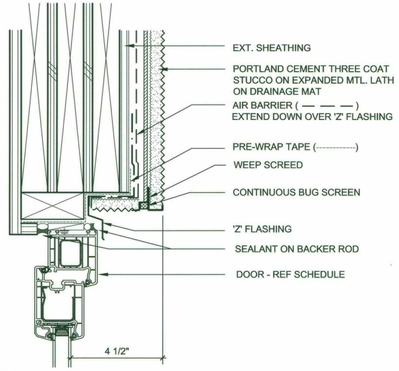
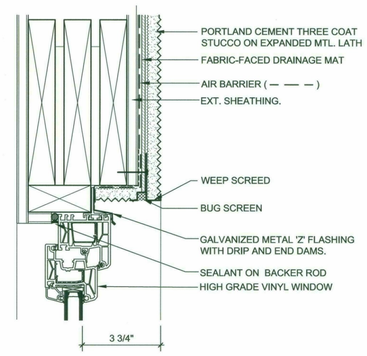
41-DR-2016
11/14/2016

6 PRIMARY CORNER BALCONY SHADING
SCALE: N.T.S.

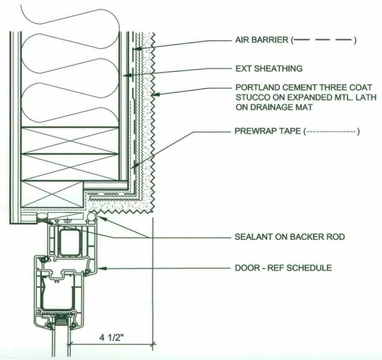
5 SECONDARY CORNER BALCONY SHADING
SCALE: N.T.S.



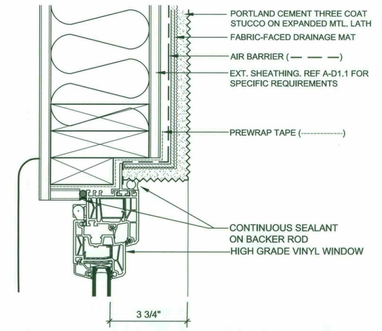
8 DOOR HEAD
SCALE: 3" = 1'-0"



7 WINDOW HEAD
SCALE: 3" = 1'-0"



4 DOOR JAMB
SCALE: 3" = 1'-0"



3 WINDOW JAMB
SCALE: 3" = 1'-0"

NOTE:

1. ABOVE ARE TYPICAL PATIO DOOR AND WINDOW DETAILS SHOWING RELATION OF GLAZING TO FACE OF BUILDING FINISH

02 TYP. BALCONY SHADING
SCALE: N.T.S.

01 PARTIAL WEST ELEVATION SHADOW STUDY - 6/10 2:00 PM
SCALE: 1:80

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.21.17
DATE
INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V. DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE MARKETPLACE

FOR DEVELOPMENT REVIEW BOARD APPROVAL ONLY

10.28.2016

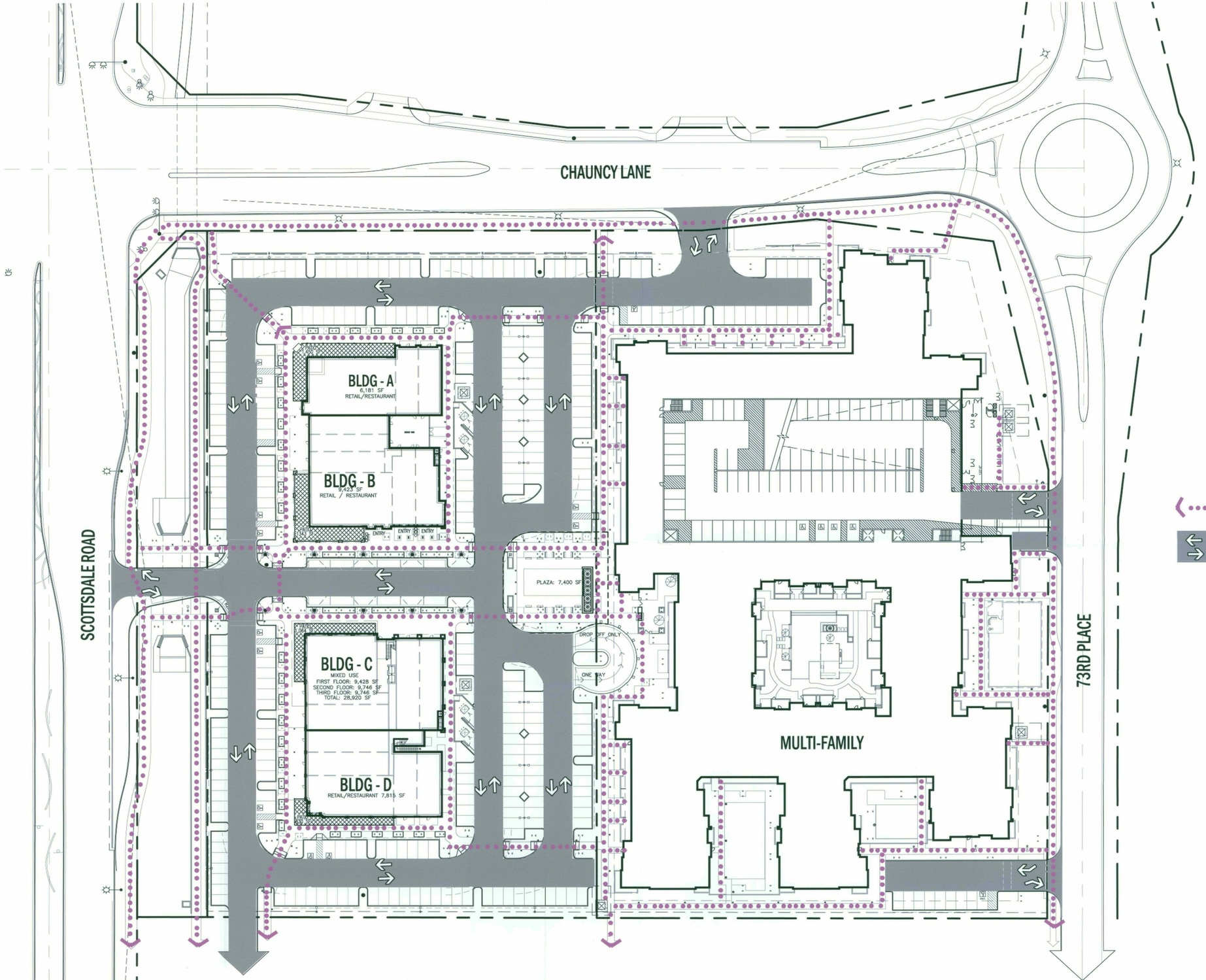
DRB PROJECT NO:
1138-PA-15

ADDRESS:

SEC OF SCOTTSDALE RD & CHAUNCEY LANE
SCOTTSDALE, ARIZONA

SHADING DOOR & WINDOW DETAILS

41-DR-2016
11/14/2016



PEDESTRIAN CIRCULATION

VEHICULAR CIRCULATION

NORTH

SITE PLAN

SCALE: 1" = 40'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
2.27.17
DATE INITIALS

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

HENSLEY LAMKIN RACHEL, INC.

AV3 DESIGN STUDIO

COLLABORATIVE V DESIGN STUDIO INC.

KIMLEY-HORN & ASSOCIATES

CHAUNCEY LANE
MARKETPLACE

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SCOTTSDALE, ARIZONA

PEDESTRIAN & VEHICULAR CIRCULATION PLAN

41-DR-2016
11/14/2016

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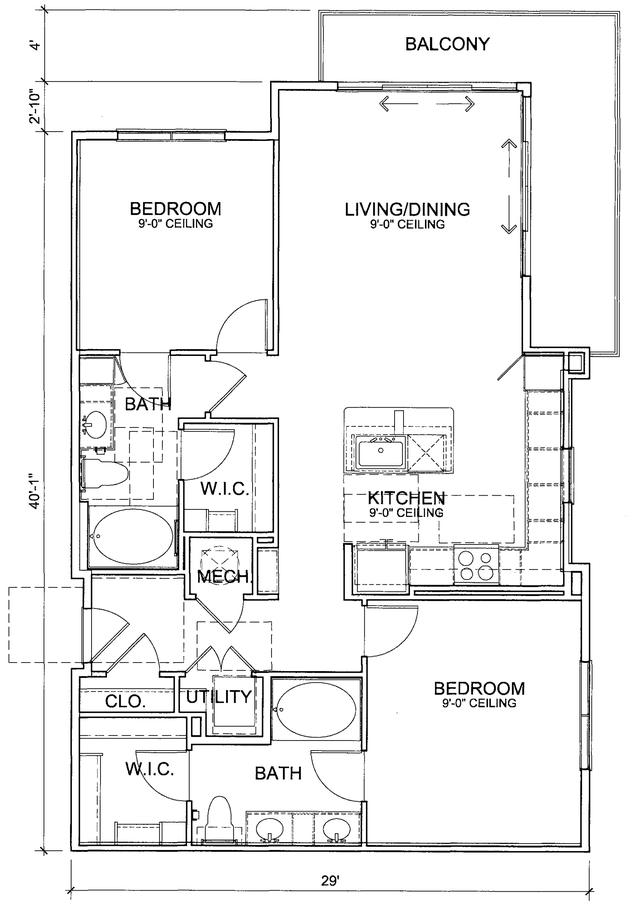
UNIT	DESCRIPTION	% OF UNITS	NO. OF UNITS	INTERIOR NET SF	INTERIOR GROSS SF	TOTAL INTERIOR GROSS SF	PRIVATE OPEN SPACE SF	GROSS UNIT SF	TOTAL GROSS UNIT SF	TOTAL GROSS PRIVATE OPEN SPACE SF
E1.1	1 BED / 1 BATH - EFFICIENCY	3.99%	12	538	538	6,456	56	594	7,128	672
E2.1	1 BED / 1 BATH - EFFICIENCY	3.99%	12	634	634	7,608	102	736	8,832	1,224
SUBTOTAL		**7.97%**	**24**							
A1.1	1 BED / 1 BATH	5.32%	16	634	634	10,144	125	759	12,144	2,000
A1.2	1 BED / 1 BATH	5.32%	16	646	646	10,336	63	709	11,344	1,008
A2.1	1 BED / 1 BATH	0.33%	1	695	695	695	66	761	761	66
A3.1	1 BED / 1 BATH	9.30%	28	711	711	19,908	60	771	21,588	1,680
A3.2	1 BED / 1 BATH	1.33%	4	733	733	2,932	52	785	3,140	208
A3.3	1 BED / 1 BATH	3.99%	12	711	711	8,532	52	763	9,156	624
A4.1	1 BED / 1 BATH	17.28%	52	748	748	38,896	121	869	45,188	6,292
A5.1	1 BED / 1 BATH	6.64%	20	786	786	15,720	172	958	19,160	3,440
A5.2	1 BED / 1 BATH	1.00%	3	785	785	2,355	59	844	2,532	177
A6.1	1 BED / 1 BATH	1.00%	3	838	838	2,514	108	946	2,838	324
A7.1	1 BED / 1 BATH	1.00%	3	934	934	2,802	118	1,052	3,156	354
A8.1	1 BED / 1 BATH	3.99%	12	899	899	10,788	82	981	11,772	984
A8.2 ANSI	1 BED / 1 BATH	1.33%	4	899	899	3,596	82	981	3,924	328
SUBTOTAL		**57.81%**	**174**							
B1.1	2 BED / 2 BATH	2.66%	8	1,092	1,092	8,736	177	1,269	10,152	1,416
B1.2	2 BED / 2 BATH	2.33%	7	1,034	1,034	7,238	66	1,100	7,700	462
B2.1	2 BED / 2 BATH	9.30%	28	1,191	1,191	33,348	195	1,386	38,808	5,460
B2.2 ANSI	2 BED / 2 BATH	1.00%	3	1,196	1,196	3,588	195	1,391	4,173	585
B2.3	2 BED / 2 BATH	1.33%	4	1,191	1,191	4,764	195	1,386	5,544	780
B3.1	2 BED / 2 BATH	5.32%	16	1,148	1,148	18,368	142	1,290	20,640	2,272
B3.2	2 BED / 2 BATH	2.66%	8	1,148	1,148	9,184	73	1,221	9,768	584
B4.1	2 BED / 2 BATH	0.66%	2	1,281	1,281	2,562	133	1,414	2,828	266
B5.1	2 BED / 2 BATH	1.33%	4	1,236	1,236	4,944	133	1,369	5,476	532
B6.1	2 BED / 2 BATH	1.33%	4	999	999	3,996	143	1,142	4,568	572
B6.2	2 BED / 2 BATH	2.66%	8	998	998	7,984	55	1,053	8,424	440
B6.3	2 BED / 2 BATH	1.00%	3	978	978	2,934	61	1,039	3,117	183
B6.4	2 BED / 2 BATH	1.33%	4	999	999	3,996	61	1,060	4,240	244
B6.5	2 BED / 2 BATH	1.33%	4	998	998	3,992	61	1,059	4,236	244
SUBTOTAL		**34.22%**	**103**							

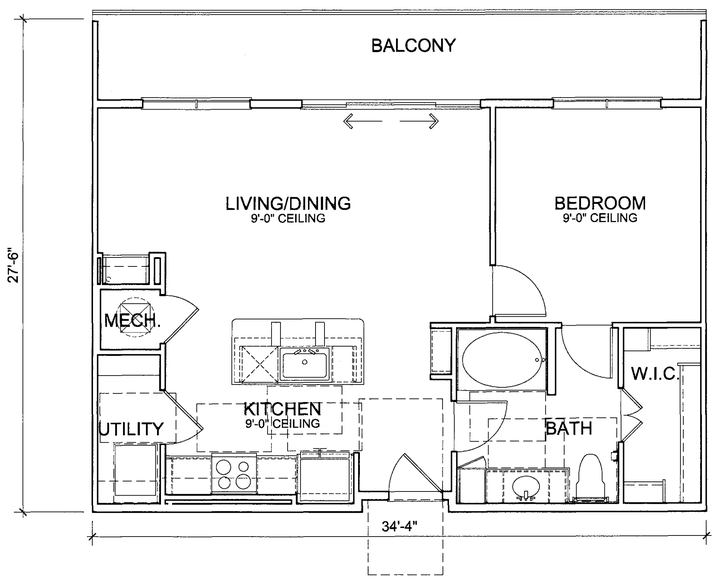
	% OF UNITS	NO. OF UNITS		INTERIOR GROSS AVE. SF	TOTAL INTERIOR GROSS SF	AVE. PRIV. OPEN SPACE / UNIT	GROSS UNIT AVE. SF	TOTAL GROSS UNIT SF	TOTAL GROSS PRIVATE OPEN SPACE SF
UNIT TOTALS	**100%**	**301**		**784**	**236,014**	**111**	**890**	**267,752**	**31,738**

04 UNIT MATRIX
SCALE: N.T.S.



03 B3 UNIT - TWO BED, TWO BATH
SCALE: 1/4" = 1'-0" — 1,148 SF INTERIOR, 132 SF BALCONY

02 A4 UNIT - ONE BED, ONE BATH
SCALE: 1/4" = 1'-0" — 748 SF INTERIOR, 109 SF BALCONY



01 A5 UNIT - ONE BED, ONE BATH
SCALE: 1/4" = 1'-0" — 786 SF INTERIOR, 154 SF BALCONY

0' 2' 4' 8' 16'

DEVELOPMENT TEAM:

JLB PARTNERS

LGE DESIGN BUILD

DESIGN TEAM:

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AV3 DESIGN STUDIO

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TYPICAL UNIT PLANS & UNIT MATRIX

41-DR-2016
11/14/2016

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DESIGN TEAM:

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AV3 DESIGN STUDIO
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CONTEXT AERIAL

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11/14/2016