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DEVELOPMENT REVIEW BOARD REPORT

Meeting Date:	July 6, 2017	Item No. 3
General Plan Element:	*Character and Design*	
General Plan Goal:	*Foster quality design that enhances Scottsdale as a unique southwestern desert community.*	

ACTION

Circle K
10-DR-2017

Location: 10200 North Scottsdale Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new convenience store, with 4,604 square feet of building area, and an associated fuel canopy with five fuel dispensers, all on a 0.95-acre site.

OWNER

FTT Total Wine Center, LLC

ARCHITECT/DESIGNER

Caroline Shaw
Greenberg Farrow
19000 MacArthur Blvd. Ste. 250
Irvine, CA 92612

ENGINEER

Steve Bowser
Helix Engineering, LLC
3240 East Union Hills, Ste. 112
Phoenix, AZ 85050

APPLICANT CONTACT

William Scarbrough
Land Development Consultants, LLC
480-334-3556

BACKGROUND

Zoning

The site is zoned Highway Commercial (C-3) district. The C-3 zoning district allows for most types of commercial activities along major streets, including shopping and service needs. Gas stations require a Conditional Use Permit (CUP). The site has been granted a CUP for a gas station through case 10-UP-2016.

Context

The subject property is located at the northwest corner of the intersection of North Scottsdale Road and East Gold Dust Avenue. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North: Retail/shopping center, zoned Highway Commercial (C-3) district
- South: Restaurant, zoned Central Business (C-2) district
- East: Retail/shopping center, zoned Highway Commercial (C-3) district
- West: Retail/shopping center, zoned Highway Commercial (C-3) district

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new convenience store with 4,604 square feet of area and a new detached fuel service canopy with five (5) fuel pumps. The site plan proposes an increase in open space and landscaping along North Scottsdale Road and East Gold Dust Avenue and will eliminate the two (2) existing driveways nearest to the intersection.

Neighborhood Communication

The applicant and the City have notified all property owners within 750 feet of the site, and the site has been posted with the required notification. As of the date of this report, staff has not received any public comment regarding the proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

This proposal is consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Gas Station & Convenience Store Design Guidelines. The proposal includes complete demolition of the existing site improvements and reconstruction of a new convenience store and gas canopy. Public sidewalk and streetscape improvements will include a new 8-foot-wide detached sidewalk along North Scottsdale Road and a new 8-foot-wide sidewalk along East Gold Dust Avenue, attached to the curb.

Vehicular access to the site is provided by one North Scottsdale Road driveway, one East Gold Dust Avenue driveway, and a third access point through the existing shopping center. The two (2) existing driveways nearest to the intersection of North Scottsdale Road and East Gold Dust Avenue will be removed and replaced with landscaping. Pedestrian connections are provided throughout the development with connections to East Gold Dust Avenue to the south, and access to the shopping center and North Scottsdale Road through the north. Surface parking is provided east and west of the proposed building to serve the new store.

Building materials consist of painted EIFS, accented with a CMU block wainscot and cultured stone veneer. The gas canopy design will complement the building with the use of stucco and matching stone over the canopy columns. Building mounted mechanical equipment will be fully concealed behind building parapets, and any ground mounted equipment will be fully screened behind solid walls. Landscaping will be provided throughout the site in conformance with the Zoning Ordinance and Design Standards & Policies Manual recommendations with the use of a desert palette.

Stipulations for the Development Review Board Application: Circle K Case Number: 10-DR-2017

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Land Development Consultants, LLC., with a city staff date of 5/26/17.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Land Development Consultants, LLC., with a city staff date of 5/26/17.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Land Development Consultants, LLC., with a city staff date of 5/26/17.
   d. The case drainage report submitted by Helix Engineering, LLC., and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
   e. The water and sewer basis of design report submitted by Helix Engineering, LLC., and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Use Permit case for the subject site was: 10-UP-2016

ARCHITECTURAL DESIGN:

DRB Stipulations

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

a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation except gasoline canopy areas.

b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 12.5 foot-candles. All exterior luminaires shall be included in this calculation except gasoline canopy areas.

c. The maintained average horizontal luminance level, at grade on the site, shall not exceed 34.0 foot-candles under the gasoline canopy area.

d. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 37.5 foot-candles under the gasoline canopy area.

e. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.

f. The total lumen per luminaire shall not exceed 24,000 lumens.

Streets, Improvements and Related Dedications:

Ordinance

F. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes and Requirements
North Scottsdale Road	Urban Major Arterial	65-feet	sidewalk	a1., a2., a5., a6., a7., a8.
Gold Dust Avenue	Urban Local	40-feet	sidewalk	a3., a4., a5., a6., a7., a8.

a1. Dedicate in fee title 65-feet of right-of-way along the Scottsdale Road frontage.

a2. Construct an 8-foot-wide sidewalk along the Scottsdale Road frontage. Sidewalk to be separated from the back of curb where possible.

a3. Dedicate in fee title 40-feet of right-of-way along Gold Dust Avenue frontage.

a4. Construct an 8-foot-wide sidewalk along the Gold Dust Avenue frontage. Sidewalk to be adjacent to the back of curb.

a5. Site driveways shall be constructed or modified to meet the City of Scottsdale Standard Detail 2256, Type CL-1 maximum width of 40 feet.

a6. Dedicate a 25-foot radius right-of-way at the intersection of Scottsdale Road and Gold Dust Avenue.

a7. The sidewalk ramp at the intersection of Scottsdale Road and Gold Dust Avenue shall be replaced to meet ADA compliance.

Circle K

10-DR-2017

ATTACHMENT 4

ATTACHMENT 1A

Circle K

10-DR-2017

ATTACHMENT 2

Circle K

10-DR-2017

LAND DEVELOPMENT
CONSULTANTS, LLC

Case # 193-PA-2016

Development Review Board Application

Project Narrative

February 22, 2017

Circle K Convenience Store and Fueling Station
10200 N Scottsdale Road
Scottsdale, Arizona 85253

A. General Site & Project Description

The proposed redevelopment site includes Parcel 175-49-012C and D and a portion of Parcel 175-49-012A. Circle K Stores owns 012C & 012D and is in the process of securing interest in a portion of 012A. Presently, Parcel 012C is occupied by a retail convenience grocery store and fuel canopy which is operated by Circle K Stores Inc. Parcel 012A is currently a parking lot. Parcel 012D is a narrow strip of land between 012C and both Scottsdale Road and Gold Dust Avenue. The project site is shown in the photograph below.

The proposed development parcel, including all parcels (as described above), will have a combined land area of approximately 41,400 square feet. The proposed redevelopment of the property will include the raze and rebuild of the convenience store and fuel canopy, the addition of nine (9) parking spaces, the relocation of the existing trash enclosure, the removal of the southern access drive off of Scottsdale Road, the removal of the eastern access drive off of Gold Dust Avenue, new landscaping and drive aisles to provide a cohesive redevelopment. The redevelopment of the combined parcels will provide for a new and upgraded store and parking area to better serve the needs of the customer base that frequents this facility.

B. Summary of Compliance with Gas Station Design Guidelines, Zoning Ordinance and Sensitivity Design Principals

The Applicant offers the following written responses **(shown in bold text)** to the specific criteria establish by the above referenced design guidelines and standards within the City of Scottsdale:

DESIGN GUIDELINES FOR GAS STATIONS AND CONVENIENCE STORES

Site Design

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:

- Primary structure/retail sales building/single or multiple tenant
- Pump island and canopy structure
- Refuse, service and storage area
- Circulation systems and parking
- Service bays
- Car wash and other ancillary uses
- Drive through uses
- ATMs and Telephones

1. All development proposals should show evidence of coordination with the site plan, arrangement of buildings and planning elements of neighboring properties.

   Respond to local development patterns and the streetscape through the use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities.

   Seek shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.

   Minimize cross traffic conflicts within parking areas.

   The proposed redevelopment provides for a building orientation toward Scottsdale Road, as do most of the other retail buildings in the immediate area. The proposed facility features an approximately 4,968 square foot retail building and associated fuel canopy located between the building and Scottsdale Road, to provide the best design for both pedestrian and vehicular circulation on and through the property as well as around the fuel canopy. The site plan also provides for shared access via one common drive which will provide vehicular access to the project site, as well as adjoining properties to limit the number of curb cuts onto the adjoining major arterial roadways. Each Lot within the proposed development has been design to provide sufficient parking within the lot boundaries to avoid parking congestion across the lots.

2. Mitigate the negative impacts from site activities on adjoining uses:
   - Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites
   - Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.
   - Orient auto repair bay openings and car-wash openings away from public view.

   The proposed development is designed with a segregated refuse area that is completely enclosed within a masonry structure with solid doors to fully screen the refuse containers

from the public view. The proposed development does not include any drive-thru windows or auto repair openings.

3. ATMs should be located within the primary retail building when possible.

   Freestanding and/or exterior wall mounted ATMs are discouraged.

   The ATM's provided at the project site for the convenience of the consumers are located within the building and further located in clear view of the employees at the central check-stand.

Architecture

The intent of the following architectural guidelines is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community.

1. Building design should take into consideration the unique qualities and character of the surrounding area.

   The colors of the proposed redevelopment have been coordinated and are consistent with the overall adjacent shopping center.

2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.

   The proposed project structures, building and canopy, have been designed to provide optimum shade and convenience for the consumer. In particular the front fascia of the building has been extended to the edge of the store front side walk to provide as much shade to pedestrians as possible, while still taking into consideration the negative architectural characteristics of too much shading which provides for a dark and uninviting look from the streetscape. Additionally, the structures feature a variety of tan and brown tones, along with stone architectural treatments which coordinate with nearby buildings as well as a general Sonoran Desert color palette.

3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.

   The proposed project structures feature minimal corporate identity which is tastefully incorporated into the large architectural design of the buildings.

4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.

   The proposed buildings meet this design standard by incorporating similar colors and masonry materials as the dominant architectural features of the surrounding neighborhood.

5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.

   The design elements of the proposed redevelopment have been coordinated and are consistent with the overall adjacent shopping center.

6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or "stuck on" to the building.

   This design standard is not applicable to this Conditional Use Permit application as the use to be constructed does not include drive-through elements.

7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.

   The proposed building and fuel canopy feature 4-side architecture with each façade including the same architectural elements that accent and define the larger structure. This consistency of architectural theme is further accomplished with the use of a consistent color palette and building materials on both structures.

8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.

   The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, and varying depths of façade elements.

9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.

   The architectural design of the building features and extended eve over the main entrance of the structure to provide maximum shading effects for the front side walk and entrance of the store. This eve extends nearly the entire length of the store front and further includes elements of horizontal articulation to provide architectural interest and perspective to the building.

10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:
    - Low-scale planters and site walls
    - Wainscot treatment
    - Reveals and or projections of building massing
    - Clearly pronounced eaves or cornices
    - Subtle changes in material color and texture
    - Variation in roof forms
    - Covered pedestrian frontages and recessed entries
    - Deeply set windows with mullions

    The proposed building at the project site meet the above criteria based on the following design elements that have been incorporated into the building design:
    - **The building features a wainscot treatment and higher corner column accents of stone.**
    - **The facades of the building and canopy included various architectural elements of horizontal and vertical relief, scoring and varying material textures.**
    - **The store front and main entry feature a clearly defined extended eve to provide shade to the most common pedestrian areas**

- **The roof-lines of both the building and canopy provide horizontal and vertical architectural elements giving the structures an aesthetically pleasing viewscape.**
- **Site screen walls have been provided along both frontages.**

11. Storefronts should be broken into smaller individual windows or groupings of windows.

    The storefront of the proposed buildings features extensive glass areas to provide a clear line of site for employees within the building to the canopy area as well as provide a clear line of site from the parking lot and adjoining public rights-of-way for the safety & security of the employees and customers.

12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.

    The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, diagonal scoring of separate façade elements and varying depths of façade elements. These design elements are further accentuated through the use of varying matters types and colors.

13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.

    The structures feature a variety of tan and brown tones, along with stone architectural treatments which coordinate with the adjacent shopping center as well as a general Sonoran Desert color palette.

14. Canopy:
    - Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.

      The architectural design of the canopy integrates the colors, materials and general design elements of the building so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure. So as to provide maximum shade for the consumer at the pump, while still being cognizant of not creating a dark or closed-in appearance to the project site, the canopy has been designed as a single unit, rather than separate structures.

    - Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'- 9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.

      The proposed canopy height is designed to be 14' from the pavement. Based upon years of experience in the convenience store business it has been determined that this is a reasonable and safe design height based upon DOT vehicle height limits. Additionally, the overall height of the canopy is designed to be 17'3" so as to provide a sufficient fascia height to make the structure architecturally attractive. Based upon the elevation of numerous canopy designs throughout the industry, this design height does not compromise the architectural appearance of the canopy.

- Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.

  The ceiling of the proposed canopy is designed with a flat, white finish

- Lighted bands or tubes or applied bands of corporate color are discouraged.

  The proposed canopy does not feature any light bands or tubes.

15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.

    All sale items are generally located within the main building, with the exception of a small cage for individual propane bottles and seasonal displays, both of which are located in small areas of the store front sidewalk for the convenience of the consumer. These items are generally screened from the public rights-of-way through the screen walls and landscaping provided along Scottsdale Road.

16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.

    Gas tank vents are generally integrated within the columns of the canopy structure.

Pump Islands

The intent of this section is to encourage pump island designs that are well organized and consolidated to minimize visual clutter. Pump island components consist of:

- Fuel dispensers
- Refuse containers
- Automated payment points
- Safety bollards
- Other appurtenances

1. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.
2. The color of the various components of the pump island, including dispensers, bollards and all appurtenances, are encouraged to be muted.
3. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.
4. The use of translucent materials and internally lighted cabinets are discouraged as finishes or as applied treatments at the pump island or on the canopy.
5. Either a pump island curb or bollard is recommended for the protections of dispensing units.

   The proposed facility features the pumps island being integrated into the form and function of the canopy which is designed to match the architectural elements to the building. The individual pumps are located adjacent to the architectural canopy columns and are painted a dark tone color. The islands where the pumps are located are general kept clear of ancillary structures and sale items, except trash receptacles. Each pump island is protected from damage by vehicles through the use of bollards which are located on the outside edge of each pump island and painted to match the color of the canopy.

Landscape Design

Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The intent of these guidelines is to ensure that landscape design contributes to the overall appearance and function of the site.

1. Landscaping should blend with the dominant existing or planned streetscape and character of the area.

   Landscaping has been designed utilizing the City guidelines and requirements and features a variety of plants from the Scottsdale Rd. Segment 4 Plant List.

2. All landscaping should utilize only living plant material.

   Landscaping has been designed utilizing only living plant material and features a variety of plants from the Scottsdale Rd. Segment 4 Plant List.

3. Landscaping should be provided near the primary building to anchor it to the surrounding environment and to soften the structure. In-ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or create pedestrian seating areas.

   Landscaping has been provided near the primary building where possible. In-ground landscaping comprises all of the landscaping on the site.

4. Trees should be used throughout paved areas and along pedestrian pathways to provide shade, to reduce heat build-up and to cut glare.

   Trees have been used where possible to provide shade, reduce heat build-up, and to cut glare.

5. A landscape buffer should be provided to buffer and screen facilities uses from adjacent residential uses.

   The property which is the subject of this Conditional Use Permit application does not abut residentially zoned property.

6. Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.

   Significant streetscape tress and other landscape plants are located along the public rights-of-way to provide ample screening to the on-site retail activities.

7. The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.

   The conceptual landscape plan for the project features a large landscape area at the intersection of Scottsdale Rd & Gold Dust Ave to provide a special interest feature to the retail development.

8. The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.

The landscape plan specifies the use of mature trees trees throughout the project to provide an immediate impact.

9. Proper maintenance and timely replacement of plant material is expected and required by ordinance.

   The plant materials will be maintained in accordance with the design guidelines and generally accepted maintenance schedules.

Lighting

Site lighting of gas stations and convenience stores should enhance the visual process of users while providing the following: illuminance levels appropriate for the visual task, reasonable uniformity ratios, and minimal glare and light trespass.

1. Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.

   Exterior lighting levels at the project site have been designed to be compatible with the adjoining commercial and industrial areas and the present lighting levels along the adjoining public rights-of-way.

2. Recommended illuminance level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the most current IESNA Recommended Practice or Design Guide should also be incorporated for lighting designs.

   The designed lighting levels are as shown on the Photometric Plan included as part of this submittal.

3. Direct and reflected glare and excess site brightness should be minimized.

   Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, excessively bright lights are not included as part of this development.

4. Minimize light trespass beyond property lines. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade should not exceed IESNA recommended practice for light trespass.

   Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, light trespass beyond the boundaries of the project site does not occur.

5. Canopy Lighting Maintained average horizontal illuminance at grade (directly under the canopy) should not exceed 30 foot-candles and should conform to IESNA recommended practices. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 20 foot-candles and should conform to IESNA recommended practices.

   - Individual luminaire lamp wattage should not exceed 250 watts.
   - Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.

- The sides (fascia's) of the canopy should extend below the lens of the fixture 12 inches to block the direct view of the light sources and lenses from property line.
- Lights should not be mounted on the top or sides (fascia's) of the canopy, and the sides (fascia's) should not be illuminated.

Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines

6. Parking Lot and Site Lighting
   - All luminaires should be a full cut-off design, aimed downward and away from the property line.
   - Maintained average horizontal illuminance at grade should not exceed 5 foot-candles and should conform to IESNA recommended uniformity ratios. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 2.5 foot-candles and should conform to IESNA recommended practices.
   - On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maximum pole heights should not exceed 15'.

   Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines

7. Building-Mounted Lighting
   - All luminaires should be a full cut-off design and aimed downward.
   - All luminaires should be recessed or shielded so the light source is not directly visible from the property line.
   - Maintained average horizontal illuminance at grade along the storefront including any spill light from store interior should not exceed current IESNA recommended practice.

   There are no lights mounted on the exterior of the building facades, except those under the eve along the store front. Based on the provided light levels on the included Photometric Plan and the light-specific design sheets, the project site is in compliance with the design guidelines.

Signage /Corporate Identification

Gas station and convenience store signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Scottsdale's streetscapes. Other forms of branding or business identity not falling under the sign ordinance will be viewed as architectural elements and features.

1. Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials should not be the dominant architectural feature. The architecture of the building should be viable and appropriate for its location and use regardless of the business identity.

   Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, corporate identity is not a dominant feature on any structure and is integrated into the overall design of the site structures.

2. The use of super-graphics is discouraged.

Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, super-graphics are not provided for at the project site.

3. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight. Signs should be integrated such that they become a natural part of the building façade.

   Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, minimal signage is integrated into the large design of the structures.

4. When multiple corporations share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package where signs do not visually compete with each other.

   Based upon the design concept for the property, this condition will not apply to the property.

5. Ground mounted monument signs are encouraged over canopy fascia signs.

   Ground mounted signs will be provided upon the street frontage of Scottsdale Road and Gold Dust Ave to comply with federal regulations regarding the advertisement of gasoline pricing and in further accordance with the sign codes for the City of Scottsdale.

6. Signage at the pump islands apparatus should be limited to oil company or convenience store name/logo. Safety and operational, and product labeling signs are allowable but should be scaled for the visibility of the immediate user only.

   Signs and graphics at the pumps islands shall be in compliance with this guideline.

7. New construction design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users as the building is re-used over time.

   The site building has been designed with a limited, but still flexible signage area located over the front entrance of the facility to facility practical and long-term viability.

8. Repetitious signage information on the same building frontage should be avoided, regardless of the sign area square footage allowed for by ordinance.

   Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, repetitive signage is not included as part of this project.

9. Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are desirable.

   Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, the limited signage is designed to be back lit.

10. Visible raceways and transformers for individual letters are discouraged.

    Based upon the building and canopy elevations provided as part of this Conditional Use Permit application, there are no visible raceways or transformers for signage.

GENERAL DESIGN STANDARDS

1. All exterior mechanical, utility, and communications equipment shall be screened by the parapet or wall that matches the architectural characteristics, color, and finish of the building. Walls or parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit. Wall heights for ground-mounted units shall be a minimum of 1-foot higher than the tallest unit.

   All exterior equipment is screened as required, except the electrical transformer provided by the electrical service provider which cannot be screened by a wall.

2. All exterior conduit and raceways shall be painted to match the building.

   The building complies with this requirement.

3. No exterior roof ladders shall be allowed where they are visible to the public or from an offsite location.

   The building complies with this requirement.

4. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.

   The building complies with this requirement.

5. Perimeter and site walls shall be constructed with 6 or 8-inch-wide concrete masonry blocks, 8 inches wide brick, stone, concrete, or a similar solid and durable material to match the building. Stucco and paint the surface of concrete block walls to match the onsite buildings unless they are split-faced, grid or similar decorative types of block. Grade breaks shall be located at the top of the wall at piers or corners wherever possible. Include varied setbacks, alignments, and/or heights and/or piers or buttresses for walls over 200 feet long the horizontal and vertical alignment of the wall for visual interest.

   The site screen walls comply with this requirement, including segmenting and articulation, as shown on the site plan.

6. Chain link fencing for recreational courts (i.e. tennis, basketball, volleyball, etc.) shall be vinyl coated. Vinyl coating of a chain link shall be black, dark brown, or dark green in the Environmentally Sensitive Land areas of the city.

   This design standard is not applicable to this development.

7. Dooley' concrete block wall/fence materials shall not be allowed.

   The project complies with this requirement.

8. Barbed wire shall not be visible from adjacent properties.

   Barbed wire is not used at this development.

9. Flagpoles shall be tapered, conical, one-piece poles. Exposed aluminum and/or galvanized finished poles shall be acid washed prior to installation, in order to provide a patina finish.

   Flagpoles are not used at this development.

10. Exposed large rock and boulder faces that are scarred during construction shall be treated with desert varnish to the satisfaction of the Planning and Development Services Department's General Manager or designee.

    This standard does not apply to this development.

11. Bicycle parking spaces and rack design shall be in conformance with City of Scottsdale Standard Detail No. 2285, unless otherwise approved in writing by the City of Scottsdale's Transportation Department's General Manager or designee.

    The provided bicycle parking complies with this standard.

12. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

    This development does not include umbrellas.

13. Outdoor, site, and building lighting shall comply with the sections under Section 2-1.1200,Outdoor Lighting.

    The site lighting, as detailed on the lighting cut sheets and design plans complies with this standard.

SERVICE ENTRANCE SECTIONS 2-1.402

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

The SES has been incorporated into the design of the building in a separate utility room.

GRADING AND DRAINAGE 2-1.403

1. Land adjacent to walkways or curbs shall be graded so that it falls away from the walk or curb at a slope of at least eight percent (8%) but not more than twenty-five (25%) for a distance of at least ten (10) feet.

   As shown on the civil plans, the development conforms to this standard.

2. The maximum ratio between the width-to-depth of a retention basin shall be ten-to-one (10:1, run-to-rise), unless otherwise approved by the Planning and Development Services General Manager's designee.

   Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard.

3. The maximum slope for a landscaped bank on the edge of a detention basin shall be four to-one (4:1, run-to-rise). Walled banks may be permitted subject to the separate wall design approved by the Development Review Board, and meeting the structural and safety standards of the Building Code.

Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard. No walled banks are provided at this development.

4. Retention area located within the front open space (as defined by the Zoning Ordinance) shall not exceed 50% of the total front open space area.

   Retention at this development is largely provided through underground retentions systems, but any above ground basins comply with this standard as shown on the civil plans.

5. Provide positive drainage away from curb and sidewalk.

   The civil plans provided for the drainage required by this standard.

2-1.501 CORRIDORS & STREETSCAPES

A. Open Space Corridors
There are four main categories of open space corridors for which guidelines have been developed: scenic corridors, buffered setbacks, vista corridors, and desert scenic roadway setbacks. The locations are identified in the General Plan and/or have been required as a part of zoning stipulations.

1. Scenic Corridors: These are corridors along selected major streets where there is a desire by the community to retain views of nearby terrain features and retain the character of the natural desert setting.
   a. Carefree Highway - Scottsdale Road to the city's western boundary – 2 miles.
   b. Cave Creek Road - Pima Road to the city's northeast boundary – 3.5 miles.
   c. Dynamite Boulevard - 56th Street to the city's eastern boundary – 10.5 miles.
   d. Pima Road - North of the Loop 101 to Cave Creek Road – 11 miles.
   e. Scottsdale Road - North from Frank Lloyd Wright to Carefree Highway – 11 miles.
   f. Shea Boulevard - Pima Freeway to the city's eastern boundary – 9 miles.

   The above scenic corridors do not apply to this development.

2. Buffered Setbacks: These are corridors along significant streets where there is intent by the community to achieve a boulevard type of effect, recognizing the importance of the roadway in the local setting.

   As shown on the site and landscape plans, this development conforms to the design standards.

3. Vista Corridors: These are corridors along major washes and channels that are intended to provide local and community vistas of nearby terrain and the desert setting as well as provide access corridors to neighborhoods, parks and schools.

   This standard does not apply to this development as the property does not abut a major wash or channel.

4. Desert Scenic Roadways Setbacks: All major mile and half-mile streets shall provide a 50-foot-wide open space corridor along the edge of the street right-of-way.

   The property is not located within a Desert Scenic Roadway area but otherwise complies with the standards set forth by the City.

5. Positive drainage shall be provided away from all walks.

As shown on the civil plans, this development complies with this standard.

ZONING ORDINANCE

C-3 Property development standards.
The following property development standards shall apply to all land and buildings in the C-3 district:

A. *Floor area ratio. Is limited to eight-tenths (0.8) of the net lot area.*

The development complies with this standard as shown on the Site Plan Worksheet.

B. *Volume.* Is limited to the net lot area in square feet multiplied by nine and six-tenths (9.6) feet for any building.

The development complies with this standard as shown on the Site Plan Worksheet.

C. *Open space requirement.*
   1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the net lot for each foot of height above twelve (12) feet.

   2. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

The development complies with these standards as shown on the Site Plan Worksheets and Landscape Plans.

D. *Building height.* No building shall exceed thirty-six (36) feet in height except as otherwise provided in article VI or article VII.

The building and canopy at this development are less than 36 feet in height.

E. *Density.*
   1. Hotels, motels, and timeshare projects shall provide not less than ten (10) guest rooms and/or dwelling units with a minimum gross land area of one thousand (1,000) square feet per unit.

This standard does not apply to this project.

F. *Yards.*
   1. Front Yard.
      a. No front yard is required except as listed in the following three (3) paragraphs and in article VII hereof, unless a block is partly in a residential district, in which event the front yard regulations of the residential district shall apply.

This project complies with the applicable standards.

b. A minimum of one-half (½) of the open space requirement shall be incorporated as frontage open space to provide a setting for the building and a streetscape containing a variety of spaces.

This project complies with this standard as shown on the Landscape Plans.

c. Where parking occurs between a building and the street a yard of thirty-five (35) feet in depth shall be maintained. This depth may be decreased to a minimum of twenty (20) feet subject to Section 10.402.D.3.

This project complies with this standard as shown on the Site Plan.

2. Side Yard.
   a. A side yard of not less than fifty (50) feet shall be maintained where the side of the lot abuts a single-family residential district or abuts an alley which is adjacent to a single-family residential district. The fifty (50) feet may include the width of the alley.

This standard is not applicable to this project as the property does not abut single –family residential.

   b. A side yard of not less than twenty-five (25) feet shall be maintained where the side lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

This standard is not applicable to this project as the property does not abut multi–family residential.

3. Rear Yard.
   a. A rear yard of not less than fifty (50) feet shall be maintained where the rear lot abuts a single-family residential district or abuts an alley which is adjacent to the single-family residential district. The fifty (50) feet may include the width of the alley.

This standard is not applicable to this project as the property does not abut single –family residential.

   b. A rear yard of not less than twenty-five (25) feet shall be maintained where the rear lot abuts a multiple-family residential district. The twenty-five (25) feet may include any alley adjacent to the multiple-family residential district.

This standard is not applicable to this project as the property does not abut multi–family residential.

4. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by Development Review Board approval or use permit.

This project complies with this standard of the zoning ordinance and is subject to Conditional Use Permit approval.

SENSITIVE DESIGN PRINCIPALS

Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

1. The design character of any area should be enhanced and strengthened by new development.
    - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
    - Building design should be sensitive to the evolving context of an area over time.

    The proposed project is the redevelopment of a use that has existing at the property for many years and provides a necessary service to the community and traveling public. The design of the project and its structures has been coordinated and is consistent with the adjacent shopping center.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
    - Scenic views of the Sonoran desert and mountains
    - Archaeological and historical resources

    Although the project is not located within a scenic view area, the project design and siting of buildings has been developed with consideration to the nature of the use, pedestrian and vehicle circulation, orientation of nearby structures and commonly accepted CPTED (Crime Prevention Through Environmental Design) principals for the safety and security of the employees and customers.

3. Development should be sensitive to existing topography and landscaping.
    - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

    While the property does not feature any unique terrain as it is located within a well-developed area of the City, the project has been designed to enhance the retail character of the area with aesthetically pleasing architecture of the buildings and significant landscape along the street frontages and lot perimeter, with an additionally enhanced landscape area at the intersection of the major arterial streets.

4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.

    As the project is a redevelopment of an existing commercial use within an intense commercial area of the City the preservation of ecological process is not applicable, however, the design of the facility is such that it uses a color and design pallet compatible with a Sonoran Desert

theme and all landscape to be installed at the property is low water and drought tolerant plants compatible with the Sonoran Desert climate.

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.
    - Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

The project complies with the streetscape design of the general area and is highly compatible with other developments in the immediate area.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

The project will provide designated parking areas for bicycles and interconnectivity to pedestrian sidewalks.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
    - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

The project features landscaping meeting the required development standard and the building has been designed with an extended eve to offer maximum shade along the main sidewalk and entry to the building. Additionally, the building is oriented to the north within customer parking directly in front of the building to provide easy and close access for customer to the store.

8. Buildings should be designed with a logical hierarchy of masses:
    - To control the visual impact of a building's height and size
    - To highlight important building volumes and features, such as the building entry.

The proposed building and canopy incorporate several design elements which offer both vertical and horizontal articulations along the facades and roof lines. These articulations include varying height of roof-line elements, cornices along the top of the roof-line, diagonal scoring of separate façade elements and varying depths of façade elements. These design elements are further accentuated through the use of varying matters types and colors. The proposed canopy height is designed to be 14' from the pavement. Based upon years of experience in the convenience store business it has been determined that this is a reasonable and safe design height based upon DOT vehicle height limits. Additionally, the overall height of the canopy is designed to be 17'3" so as to provide a sufficient fascia height to make the structure architecturally attractive. Based upon the elevation of numerous canopy designs throughout the industry, this design height does not compromise the architectural appearance of the canopy.

9. The design of the built environment should respond to the desert environment:
    - Interior spaces should be extended into the outdoors both physically and visually when appropriate
    - Materials with colors and coarse textures associated with this region should be utilized.
    - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
    - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

The proposed project structures, building and canopy, have been designed to provide optimum shade and convenience for the consumer. In particular the front fascia of the building has been extended to the edge of the store front side walk to provide as much shade to pedestrians as possible, while still taking into consideration the negative architectural characteristics of too much shading which provides for a dark and uninviting look from the streetscape. Additionally, the structures feature a variety of tan and brown tones, along with brick architectural treatments which coordinate with nearby buildings as well as a general Sonoran Desert color palette. The proposed building and fuel canopy feature 4-side architecture with each façade include the same architectural elements that accent and define the larger structure. This consistency of architectural theme is further accomplished with the use of a consistent color palette and building materials on both structures.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
    - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

The proposed integrates state-of-the-art lighting and mechanical equipment to minimize energy consumption.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
    - The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
    - The landscaping should complement the built environment while relating to the various uses.

The proposed landscape plans has been developed in accordance with City requirements using plants from the Scottsdale Rd. Segment 4 Plant List. Trees, shrubs and groundcover are provided throughout the property and within the parking fields to provide shades as well as break-up the character of the property.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
    - Water, as a landscape element, should be used judiciously
    - Water features should be placed in locations with high pedestrian activity.

The landscape plan has been designed using only ADWR approved low water and drought tolerant plants and no turf is proposed for the project. No other high-use water sources are included in the project.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
    - A balance should occur between the ambient light levels and designated focal lighting needs.
    - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

All project lighting is in conformance with this standard, as shown on the lights cut sheets, plans and photometric plans provided with this application.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.
    - Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The project has been designed with minimal signage and corporate identification, all of which has been integrated into the facades of the structures, as shown on the architectural plans.

I. SECTION 1.904

A. In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plan, character plan and General Plan.

2. The architectural character, landscaping and site design of the proposed development shall:
    a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The architectural design of the proposed building and canopy incorporate coordinating colors, materials, and general design elements. The colors of the proposed redevelopment have also been coordinated and are consistent with the overall adjacent shopping center.

    b. Avoid excessive variety and monotonous repetition;

The architectural design of the building and canopy integrate colors, materials and general design elements so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

The proposed landscape plans has been developed in accordance with City requirements. Trees, shrubs and groundcover are provides throughout the property and within the parking fields to provide shades as well as break-up the character of the property. The landscape plan has been designed using only ADWR approved low water and drought tolerant plants and no turf is proposed for the project. No other high-use water sources are included in the project.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

The project is not located in an ESL Overlay District.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The project is not located in in the Historic Property Overlay District.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

As depicted on the site plan, we are proposing to close the two drives closest to the intersection to promote safer and more convenient traffic circulation. The site has been designed with additional vehicular parking areas and wider circulation areas around the fuel canopy so as to provide safe and efficient vehicular movement across and through the property.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All exterior equipment is screened as required.

5. Within the Downtown Area, building and site design shall:
   a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
   b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

The project features significant landscaping and the building has been designed with an extended eve to offer maximum shade along the main sidewalk and entry to the building.

   c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The proposed building at the project site meet these criteria based on the following design elements that have been incorporated into the building design:

- **The building features a wainscot treatment and higher corner column accents of stone**
- **The facades of the building and canopy included various architectural elements of horizontal and vertical relief, scoring and varying material textures.**
- **The 4 sides of the building and canopy façade have clearly defined overhangs and eves, as well as shade elements**
- **The store front and main entry feature a clearly defined extended eve to provide shade to the most common pedestrian areas**
- **The roof-lines of both the building and canopy provide horizontal and vertical architectural elements giving the structures an aesthetically pleasing viewscape.**

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

The proposed project buildings have been designed to incorporate colors and material textures similar and compatible with the other buildings in the area.

e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The architectural design of the building and canopy integrate colors, materials and general design elements so both structures are architecturally similar. Additionally, the canopy features and number of design elements which are intended to break up the mass and provide a unique façade to the structure.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
   a. Accessibility to the public;
   b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
   c. Location near the primary pedestrian or vehicular entrance of a development;
   d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public easements, and vehicular sight distance requirements; and
   e. Location in conformance to standards for public safety.

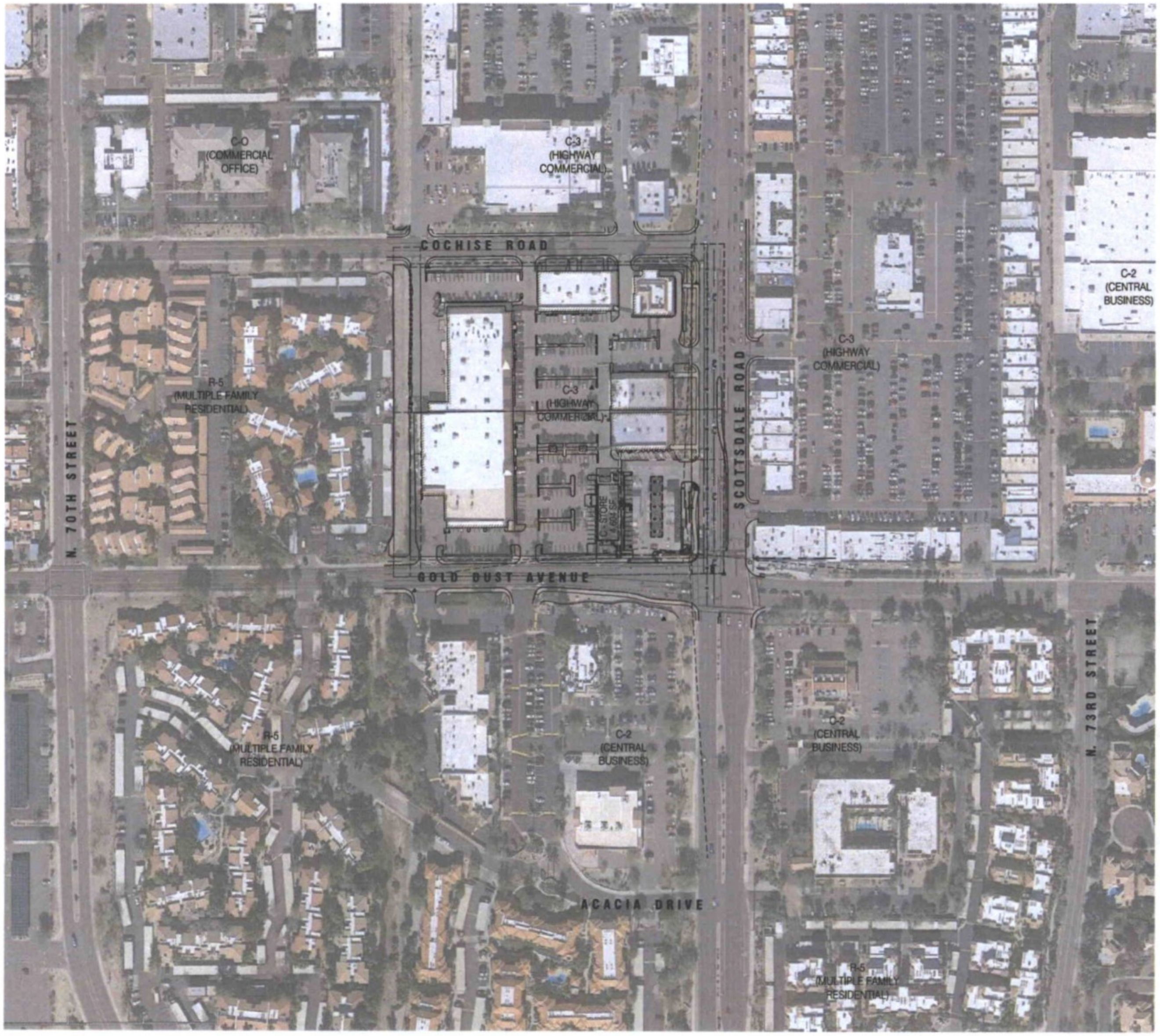
This section of the criteria is not applicable to the proposed development.

B. The property owner shall address all applicable criteria in this section.

Responses to all applicable criteria have been provided.

CIRCLE K STORE
AERIAL SITE PLAN

NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ
SECTION 27 T3N R4E



VICINTIY MAP

OWNER:
CIRCLE K STORES INC.
1130 WEST WARNER ROAD BUILDING B TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101 FAX: (602) 997-9807
CONTACT: MIKE SCARBROUGH

ARCHITECT :
GREENBERG FARROW
19000 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
PHONE: (949) 296-0450 FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME:	CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS:	NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ
PROJECT DESCRIPTION:	PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 4,604 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 5 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION:	CITY OF SCOTTSDALE, AZ
EXISTING ZONING:	C-3 (HIGHWAY COMMERCIAL)
PROPOSED ZONING:	C-3 (HIGHWAY COMMERCIAL)
MAX. BLDG HEIGHT ALLOWED: 36'	BLDG HEIGHT PROVIDED: 23'-8"
SETBACKS:	
SIDE/REAR:	50' MIN. (INCLUDING ALLEY) FROM SINGLE FAMILY RESIDENTIAL
SIDE/REAR:	25' MIN. (INCLUDING ALLEY) FROM MULTIPLE FAMILY RESIDENTIAL
LANDSCAPE BUFFERS:	
STREET:	35' MIN. , CAN BE REDUCED TO 20' FOR PARKING, SUBJECT TO DRB APPROVAL

SITE DATA

PARCEL:	175-49-012C & 175-49-012D & PART OF 175-49-012A
CIRCLE K EXISTING PARCEL AREA 175-49-012C:	±0.609 AC (26,518 SF)
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (NORTHERN PORTION):	±0.196 AC (8,536 SF)
CIRCLE K TOTAL NET USABLE SITE AREA:	±0.805 AC (35,054 SF)
CIRCLE K EXISTING PARCEL AREA 175-49-012D:	±0.137 AC (5,989 SF)
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (SOUTHERN PORTION):	±0.008 AC (357 SF)
CIRCLE K TOTAL GROSS SITE AREA:	±0.950 AC (41,400 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA	4,604 SF
FUEL CANOPY AREA	2,904 SF
MAX. FAR ALLOWED	0.80
FAR PROVIDED	(4,604 SF/±0.805 AC/43,560 SF) ±0.13
CIRCLE K SITE COVERAGE (BASED ON 4,604 SF OF CONVENIENCE STORE BLDG AREA AND ±0.805 OF NET USABLE SITE AREA)	±13.13% (4,604 SF/±0.805 AC =5,719 SF/AC)

PARKING REQUIREMENTS

PARKING REQUIRED	
CONVENIENCE STORE @1/250 SF	19 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	15 SP
ACCESSIBLE PARKING SPACES	1 SP
TOTAL PARKING PROVIDED	16 SP
REQUIRED BICYCLE PARKING PER CITY OF SCOTTSDALE, AZ MUNICIPAL CODE SEC. 9.103.C: NEW DEVELOPMENT SHALL PROVIDE, AT A MINIMUM, TWO (2) BICYCLE PARKING SPACES	2 SP
PROVIDED BICYCLE PARKING	2 SP

OPEN SPACE

REQUIRED PROPOSED BUILDING HEIGHT: 23'-0" FIRST 12' OF BLDG HEIGHT @ 10% X NET LOT AREA (35,054 SF) = 3,505 SF NEXT 11' OF BLDG HEIGHT @ 11 x 0.004 x 35,5054 SF = 1,542 SF 3,505 SF + 1,542 SF = 5,047 SF REQUIRED OPEN SPACE	5,047 SF (14.4%)
PROVIDED	5,069 SF (14.5%)

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE OF THE TOPO SURVEY PREPARED BY HELIX ENGINEERING, DATED 04-19-2016.

SCALE: 1"= 100'

0 10' 20' 40' 80'

N

GreenbergF
19000 MacArthur Blv
Irvine, CA 92612

ISSUE/REVISION RE

DATE	DESCRIPTION
03/03/16	PARCEL/SUMMAR
05/12/16	PREP SP-7 PER
05/16/16	PREP SP-8
05/17/16	ADDED LIGHT PO
06/01/16	PREP SP-9
06/30/16	PREP SP-10
07/28/16	PREP SP-11 PER
09/21/16	SP-12 PER SPW
10/13/16	SP-12 FOR SUB
12/06/16	PREP SP-13b
12/07/16	REV SP-13b FU
01/03/17	PREP SP-13c
01/11/17	PREP SP-14
02/15/17	SP-15 W/FIRE
02/22/17	SP-16 PER CIVI
02/24/17	FOR SUBMITTAL
03/29/17	SP-17 DRAFT
03/31/17	SP-17
04/05/17	SP-18 W/4,604
04/06/17	REV SP-18 PER
04/09/17	SP-19 PER CK
04/18/17	SP-20 PER CIT
05/22/17	REV SP-20 PE

PROFESSIONAL SE

PROFESSIONAL IN C
DOUGLAS S. CO

PROJECT MANAGER
DC

QUALITY CONTROL

DRAWN BY
CD/II

PROJECT NAME
CIRCLE K STORE #

SCOTTSD
ARIZONA
NWC SCOTTSDA & GOLD DUST A

LAND DEVEL CONSULTAN 11811 N. TATUM E PHOENIX, AZ

CIRCLE K ST

PROJECT NUMBE
20100534.0

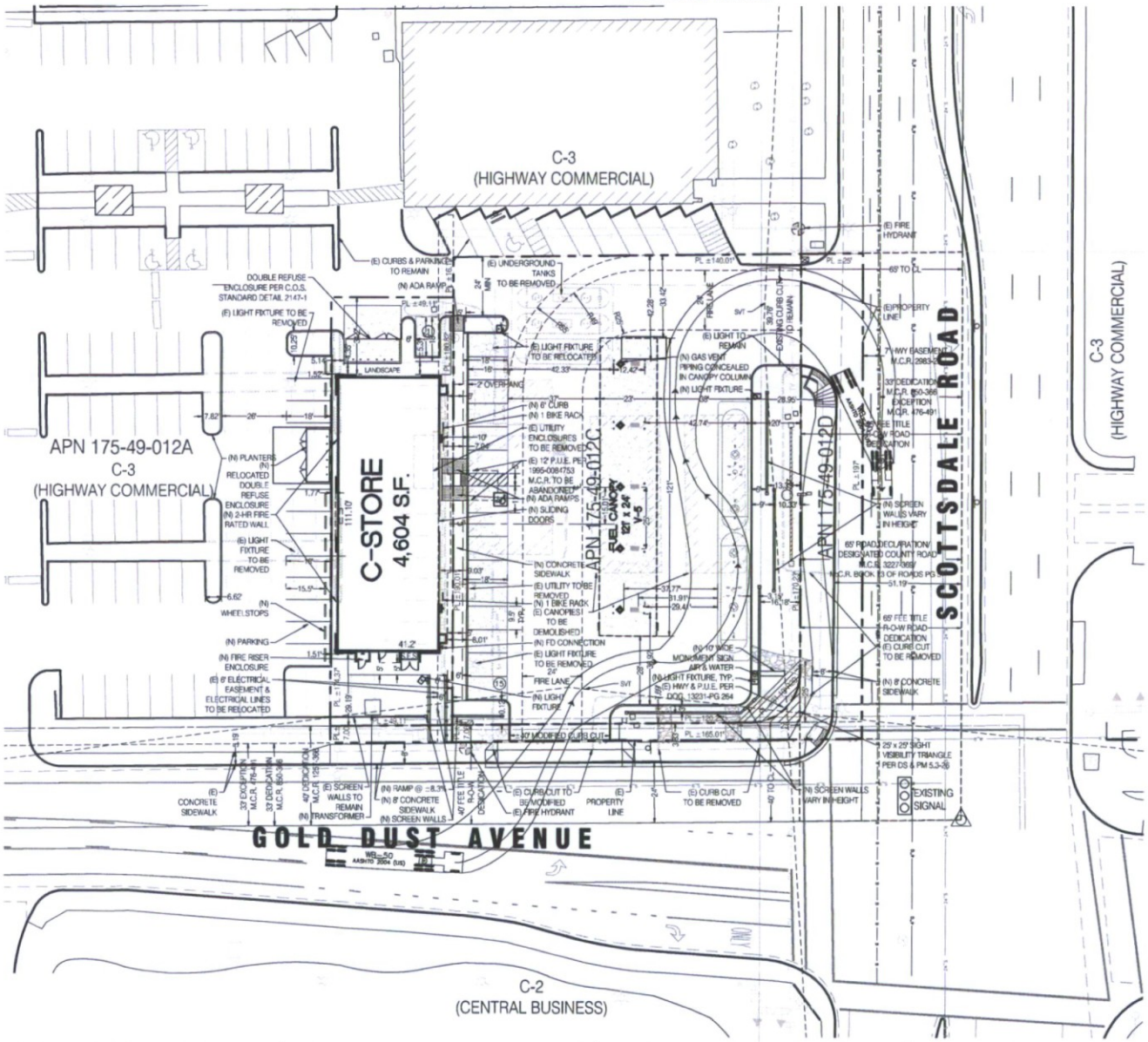
SHEET TITLE
SITE PLAN

DATE:

SHEET NUMBER
SP-2

10-DR-2017
5/26/17

CIRCLE K STORE
SITE PLAN
NWC SCOTTSDALE ROAD & GOLD DUST AVENUE, SCOTTSDALE, AZ
SECTION 27 T3N R4E



VICINITY MAP

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1130 WEST WARNER ROAD BUILDING B
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE
LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101 FAX: (602) 997-0807
CONTACT: MIKE SCARBROUGH

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IRVINE, CA 92612
PHONE: (949) 296-0450 FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

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SETBACKS:
SIDE/REAR: 50' MIN. (INCLUDING ALLEY) FROM SINGLE FAMILY RESIDENTIAL
SIDE/REAR: 25' MIN. (INCLUDING ALLEY) FROM MULTIPLE FAMILY RESIDENTIAL

LANDSCAPE BUFFERS:
STREET: 35' MIN. , CAN BE REDUCED TO 20' FOR PARKING, SUBJECT TO DRB APPROVAL

SITE DATA

PARCEL: 175-49-012C & 175-49-012D & PART OF 175-49-012A

CIRCLE K EXISTING PARCEL AREA 175-49-012C: ±0.609 AC (26,518 SF)
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (NORTHERN PORTION): ±0.196 AC (8,536 SF)
CIRCLE K TOTAL NET USABLE SITE AREA: ±0.805 AC (35,054 SF)

CIRCLE K EXISTING PARCEL AREA 175-49-012D: ±0.137 AC (5,989 SF)
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (SOUTHERN PORTION): ±0.008 AC (357 SF)
CIRCLE K TOTAL GROSS SITE AREA: ±0.950 AC (41,400 SF)

BUILDING AREA

CONVENIENCE STORE BLDG AREA 4,604 SF
FUEL CANOPY AREA 2,904 SF
MAX. FAR ALLOWED 0.80
FAR PROVIDED (4,604 SF/±0.805 AC/43,560 SF) ±0.13
CIRCLE K SITE COVERAGE ±13.13% (4,604 SF/±0.805 AC =5,719 SF/AC)
(BASED ON 4,604 SF OF CONVENIENCE STORE BLDG AREA AND ±0.805 OF NET USABLE SITE AREA)

PARKING REQUIREMENTS

PARKING REQUIRED
CONVENIENCE STORE @1/250 SF 19 SPACES

PARKING PROVIDED
STANDARD PARKING SPACES 15 SP
ACCESSIBLE PARKING SPACES 1 SP
TOTAL PARKING PROVIDED 16 SP

REQUIRED BICYCLE PARKING 2 SP
PER CITY OF SCOTTSDALE, AZ MUNICIPAL CODE SEC. 9.103.C: NEW DEVELOPMENT SHALL PROVIDE, AT A MINIMUM, TWO (2) BICYCLE PARKING SPACES
PROVIDED BICYCLE PARKING 2 SP

OPEN SPACE

REQUIRED 5,047 SF (14.4%)
PROPOSED BUILDING HEIGHT: 23'-0"
FIRST 12' OF BLDG HEIGHT @ 10% X NET LOT AREA (35,054 SF) = 3,505 SF
NEXT 11' OF BLDG HEIGHT @ 11 x 0.004 x 35,5054 SF = 1,542 SF
3,505 SF + 1,542 SF = 5,047 SF REQUIRED OPEN SPACE
PROVIDED 5,069 SF (14.5%)

GENERAL NOTES

1. THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
2. THIS SITE PLAN IS BASED ON A CAD FILE OF THE TOPO SURVEY PREPARED BY HELIX ENGINEERING, DATED 04-19-2016.

SCALE: 1"= 20'

0 10' 20' 40' 60'

N

Greenberg F
19000 MacArthur Bl
Irvine, CA 92612

ISSUE/REVISION RE

DATE	DESCRIPTION
03/03/16	PARCEL/BOUNDA
05/12/16	PREP SP--7 PR
05/16/16	PREP SP--8
05/17/16	ADDED LIGHT P
06/01/16	PREP SP--9
06/30/16	PREP SP--10
07/26/16	PREP SP--11 PR
09/21/16	SP--12 PER SP
10/13/16	SP--12 FOR SUB
12/06/16	PREP SP--13b
12/07/16	REV SP--13b PE
01/03/17	PREP SP--13c
01/11/17	PREP SP--14
02/15/17	SP--15 R/PRE
02/22/17	SP--15 PER CH
02/24/17	FOR SUBMITTA
03/29/17	SP--17 DRAFT
03/31/17	SP--17
04/05/17	SP--18 R/AUD
04/06/17	REV SP--18 PE
04/09/17	SP--19 PER CI
04/18/17	SP--20 PER CI
05/22/17	REV SP--20 PE

PROFESSIONAL SE

PROFESSIONAL IN C
DOUGLAS S. CO

PROJECT MANAGER
DC
QUALITY CONTROL
DRAWN BY
CD/TI

PROJECT NAME
CIRCLE K
STORE #

SCOTTSDA
ARIZONA
NWC SCOTTSDA
& GOLD DUST A

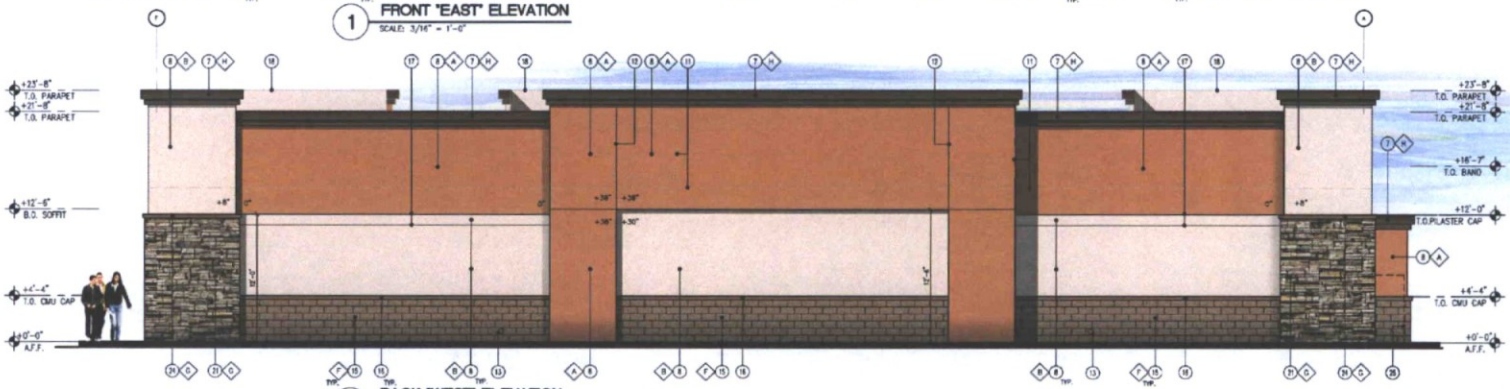
LAND DEVEL
CONSULTAN
11811 N. TATUM I
PHOENIX, A

CIRCLE K ST

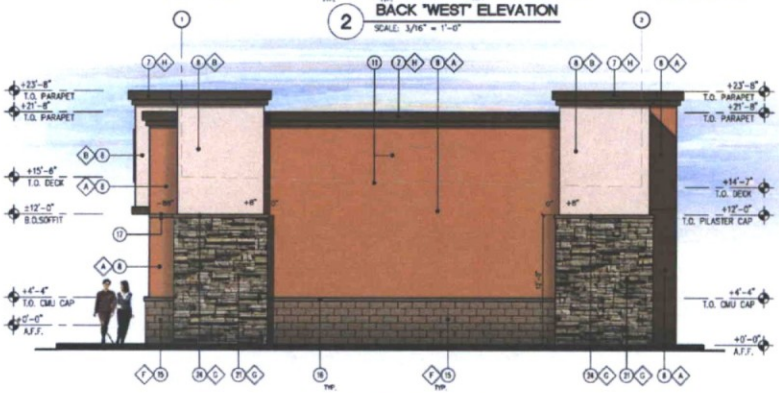
PROJECT NUMBE
20100534.0
SHEET TITLE
SITE
PLAN
DATE:
SHEET NUMBER
SP-2

10-DR-2017
5/26/17

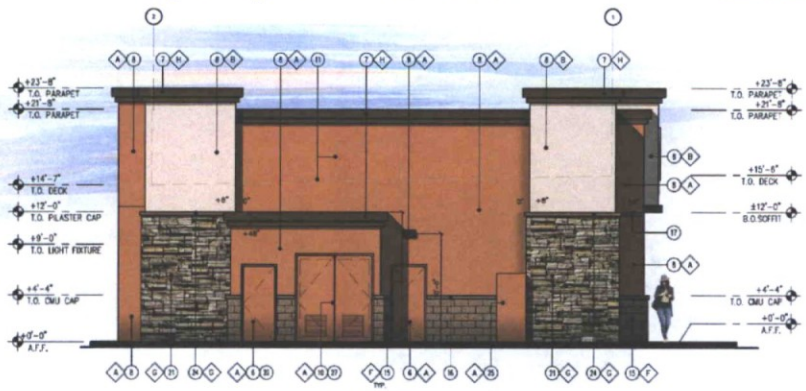
1 FRONT "EAST" ELEVATION
SCALE: 3/16" = 1'-0"



2 BACK "WEST" ELEVATION
SCALE: 3/16" = 1'-0"



3 SIDE "NORTH" ELEVATION
SCALE: 3/16" = 1'-0"



4 SIDE "SOUTH" ELEVATION
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY/SOFFIT
3. DARK BRONZE W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. CORNICE MOULDING WITH METAL CAP FLASHING
8. STUCCO SYSTEM PER ESR-2204 WITH ACRYLIC FINISH, OVER R803 INSULATION
9. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL PLAN
10. SES PANEL LOCATION, SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. STUCCO EXPANSION JOINT WITH PRY REVEAL PCS-375-80, SEE DETAIL 4/A6
13. ROOF DRAIN TYP.
14. ADDRESSING LOCATION, 8" TALL INCH BLACK NUMBERS, FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 4x8x16 CMU VENEER, SPLIT FACE BY SUPERLITE, COLORED TO MATCH CMU
16. 4x8x8 SOLID CMU CAP
17. STUCCO SCORE LINE WITH PRY REVEAL SEE DETAILS 7/A6.1
18. PARAPET WALL BEYOND
19. (WHERE) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. NOT USED
21. STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MA
22. POST SIGN ON 200#RS WITH WORDS "EXIT, RIGHT HOOK"
23. FURR BAND
24. STONE VENEER CAP, INSTALL PER MFR. SPECS
25. ICE TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A6.3
27. POST SIGN ON 200#RS WITH WORDS "ELECTRIC ROOM"

FINISH SCHEDULE

A - *SHERWIN WILLIAMS SW 6247 - CHATSWORTH BLVD
B - *SHERWIN WILLIAMS SW 6355 - INTIMATE WHITE
C - CLEAR GLASS U.O.N. PER 2006 IECC TABLE 102.1.3(3)
D - *SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE - SAFETY RED - CIRCLE K RED
E - *SHERWIN WILLIAMS SW 7005 - CIRCLE K WHITE
F - SUPERLITE BLOCK SPLITFACE CMU - "MOJAVE BROWN"
G - BORAL CULTURED STONE - PRO-FIT ALPINE LEDGESTONE CHARDONNAY
H - *SHERWIN WILLIAMS SW 6780 - JAVA
I - CIRCLE K ORANGE (PMS) 144

*USE SHERWIN WILLIAMS MANUFACTURER ONLY.

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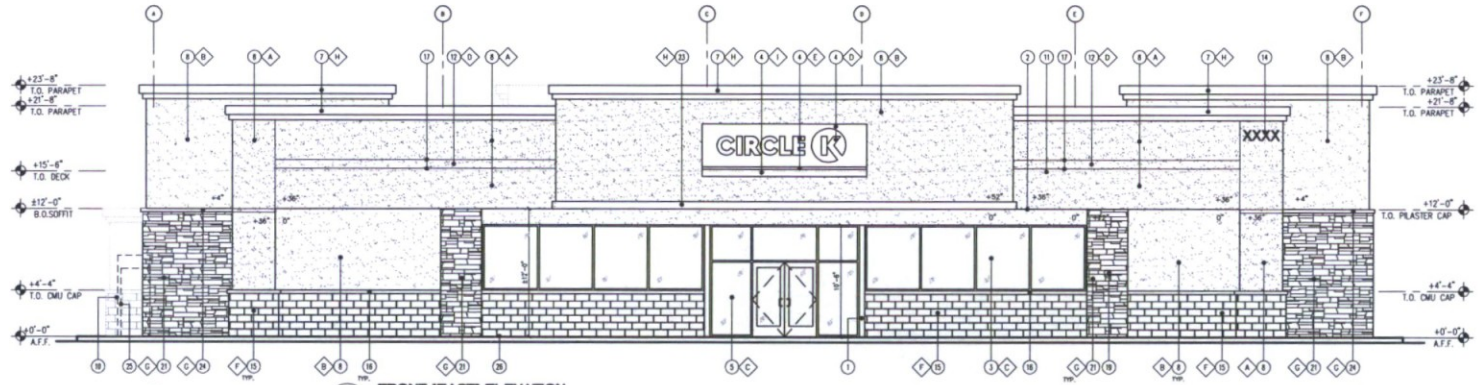
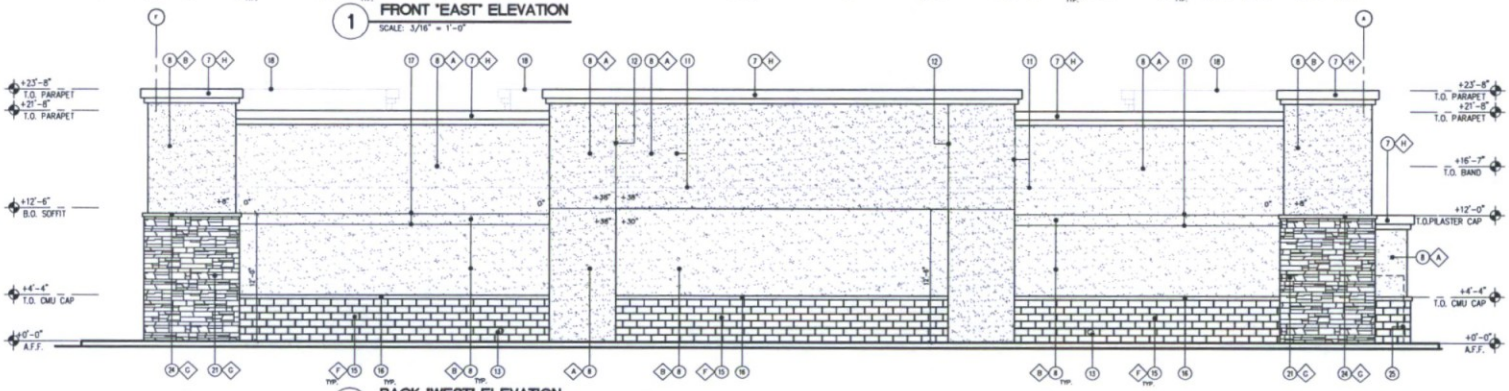
CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

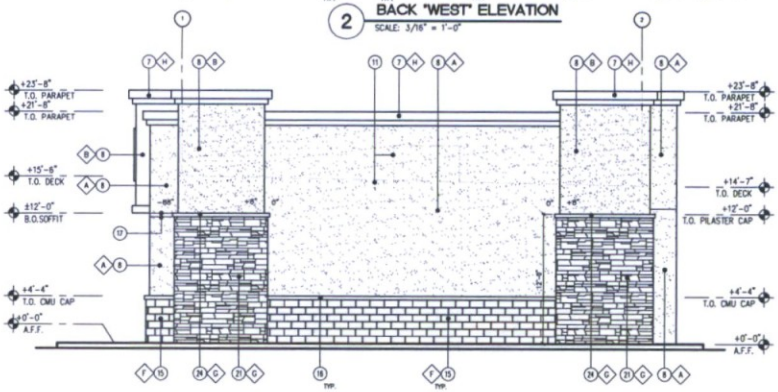
BUILDING EXTERIOR ELEVATIONS - 4968
SCALE: AS NOTED
A-2



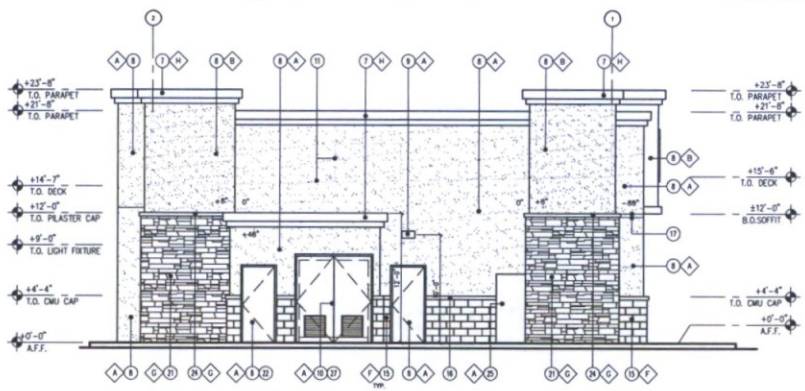
1 **FRONT "EAST" ELEVATION**
SCALE: 3/16" = 1'-0"



2 **BACK "WEST" ELEVATION**
SCALE: 3/16" = 1'-0"



3 **SIDE "NORTH" ELEVATION**
SCALE: 3/16" = 1'-0"



4 **SIDE "SOUTH" ELEVATION**
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY/SOFFIT
3. DARK BRONZE W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. CORNICE MOULDING WITH METAL CAP FLASHING
8. STUCCO SYSTEM PER ESR-2564 WITH ACRYLIC FINISH, OVER R6D INSULATION.
9. WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL PLAN
10. SES PANEL LOCATION, SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50, SEE DETAIL 4/A6
13. ROOF DRAIN TAIL
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 4x8x16 CMU VENEER, SPLIT FACE BY SUPERLITE, GROUTED TO MATCH CMU
16. 4x4x8 SOLID CMU CAP
17. STUCCO SCORE LINE WITH FRY REGLET. SEE DETAILS 7/A6.1
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. NOT USED
21. STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MA
22. POST SIGN ON DOORS WITH WORDS "FIRE RISER ROOM"
23. FOAM BAND
24. STONE VENEER CAP, INSTALL PER MFR. SPECS
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A6.3
27. POST SIGN ON DOORS WITH WORDS "ELECTRIC ROOM"

FINISH SCHEDULE

A - *SHERWIN WILLIAMS #SW 6347 - CHRYSANTHEMUM
B - *SHERWIN WILLIAMS #SW 6322 - INTIMATE WHITE
C - CLEAR GLASS (LB PER 2006 IECC TABLE 102.1.3(3))
D - *SHERWIN WILLIAMS HI-GOLOSS POLYURETHANE - SAFETY RED - CIRCLE K RED
E - *SHERWIN WILLIAMS #SW 7005 - CIRCLE K WHITE
F - SUPERLITE BLOCK SPLITFACE CMU - "MOJAVE BROWN"
G - IBERAL CULTURED STONE - PRO-FIT ALPINE LEDGESTONE CHARDONNAY
H - *SHERWIN WILLIAMS #SW 6090 - JAVA
I - CIRCLE K ORANGE #PMS 144

*USE SHERWIN WILLIAMS MANUFACTURER ONLY.

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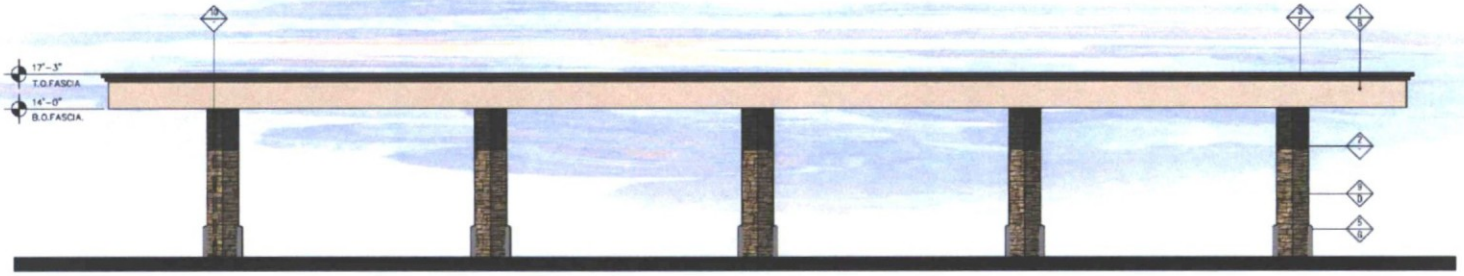
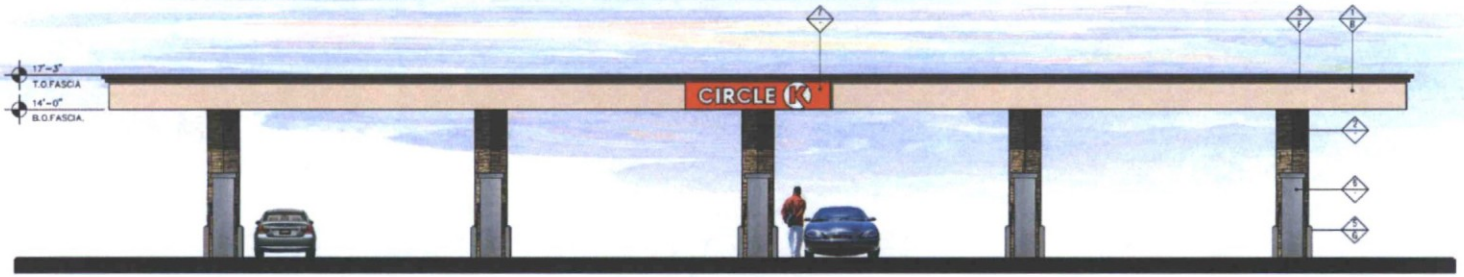
CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

BUILDING EXTERIOR ELEVATIONS - 4968
SCALE: AS NOTED

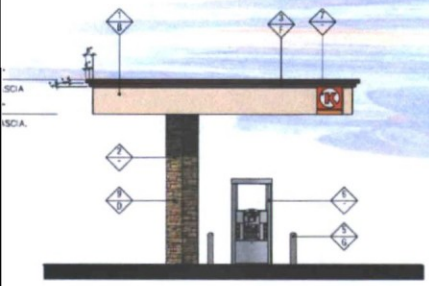
A-2



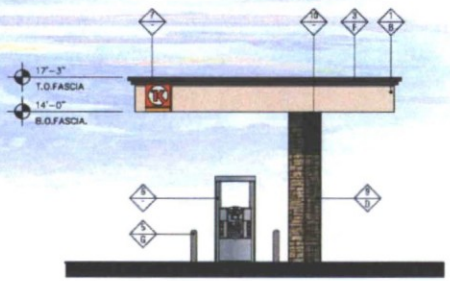
1 "REAR" WEST ELEVATION



2 "FRONT" EAST ELEVATION - STREET VIEW



4 "SIDE" SOUTH ELEVATION - STREET VIEW



3 "SIDE" NORTH ELEVATION

FINISH SCHEDULE

	FINISH MATERIAL
1	ACM PANEL "TEX-CETE" WITH STUCCO FINISH
2	STEEL COLUMN WITHIN
3	NON-COMBUSTIBLE FOAM CORNICE
4	NOT USED
5	6" Ø BOLLARD, 36" HIGH
6	FUEL PUMP
7	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT - 36" DIA. BOX
8	NOT USED
9	STONE VENEER, INSTALL PER MFR. SPECS.
10	CONCEALED FUEL PIPE VENT WITHIN THE FUEL COLUMN
	FINISH COLOR
A	SHERWIN WILLIAMS - SW6347 - CHRYSANTHEMUM
B	SHERWIN WILLIAMS - SW6322 - INTIMATE WHITE
C	NOT USED
D	OWENS CORNING CULTURED STONE - ALPINE LEDGESTONE CHARDONNAY
E	ACM PANELS CIRCLE K RED
F	SHERWIN WILLIAMS - SW6080 - JAVA
G	SHERWIN WILLIAMS - DARK GRAY

Note:
Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.

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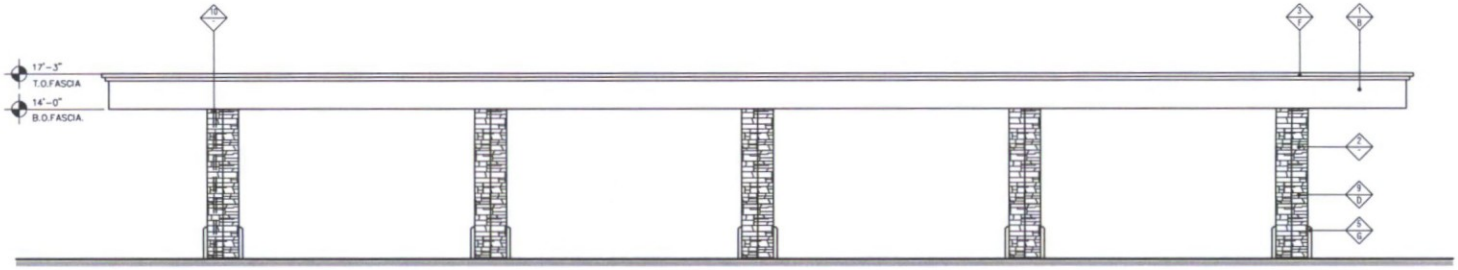
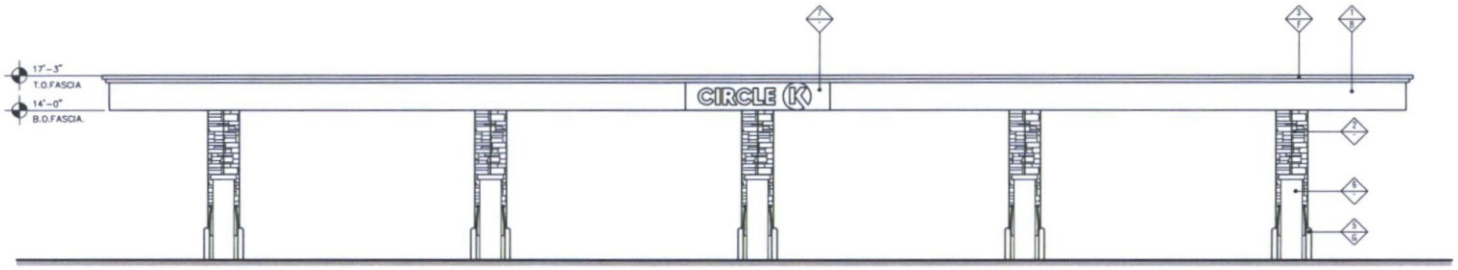
SCOTTSDALE, AZ
20100534.0

FUEL CANOPY EXTERIOR ELEVATIONS - 5SS
SCALE: AS NOTED
A-4

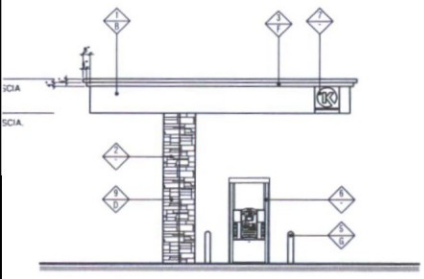
10-DR-2017
5/26/17



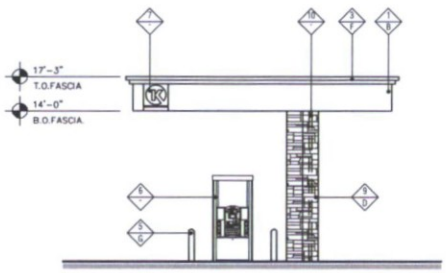
1 "REAR" WEST ELEVATION
SCALE: 3/16" = 1'-0"



2 "FRONT" EAST ELEVATION - STREET VIEW
SCALE: 3/16" = 1'-0"



4 "SIDE" SOUTH ELEVATION - STREET VIEW
SCALE: 3/16" = 1'-0"



3 "SIDE" NORTH ELEVATION
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE

	FINISH MATERIAL
1	ACM PANEL "TEX-COTE" WITH STUCCO FINISH
2	STEEL COLUMN WITHIN
3	NON-COMBUSTIBLE FOAM CORNICE
4	NOT USED
5	6" Ø BOLLARD, 36" HIGH
6	FUEL PUMP
7	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT - 36" DIA. BOX
8	NOT USED
9	STONE VENEER, INSTALL PER MFR. SPECS.
10	CONCEALED FUEL PIPE VENT WITHIN THE FUEL COLUMN
	FINISH COLOR
A	SHERWIN WILLIAMS - SW6347 - CHRYSANTHEMUM
B	SHERWIN WILLIAMS - SW6322 - INTIMATE WHITE
C	NOT USED
D	OWENS CORNING CULTURED STONE - ALPINE LEDGESTONE CHARDONNAY
E	ACM PANELS CIRCLE K RED
F	SHERWIN WILLIAMS - SW6090 - JAVA
G	SHERWIN WILLIAMS - DARK GRAY

Note
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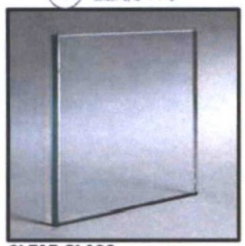
SCOTTSDALE, AZ
20100534.0

FUEL CANOPY EXTERIOR ELEVATIONS - 5SS
SCALE: AS NOTED
A-4

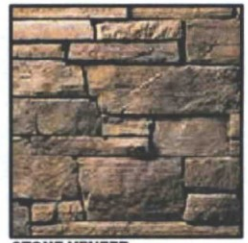
10-DR-2017
5/26/17

1 FRONT "EAST" ELEVATION
SCALE: 3/16" = 1'-0"

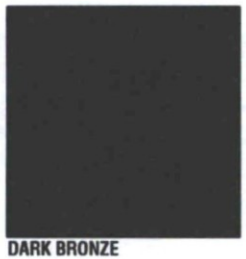


CLEAR GLASS

SUPERLITE BLOCK SPLITFACE
CMU - MOJAVE BROWN

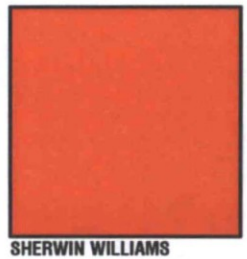


STONE VENEER
CULTURED STONE CSV 20006
LEDGESTONE - CHARDONNAY



DARK BRONZE
STOREFRONT SYSTEM

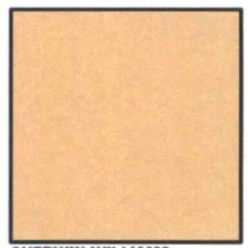
SHERWIN WILLIAMS
SW 7005 - CIRCLE K WHITE



SHERWIN WILLIAMS
HI-SOLIDS POLYURETHANE
CIRCLE K SAFETY RED

SHERWIN WILLIAMS
#SW 6090 - JAVA

SHERWIN WILLIAMS
#SW 6347 - CHRYSANTHEMUM



SHERWIN WILLIAMS
#SW 6322 - INTIMATE WHITE

10-DR-2017
3/1/2017

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ine, CA 92614
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255 E. Rincon St. Ste.100
Corona, California 92879
Phone: (866) 371-2205

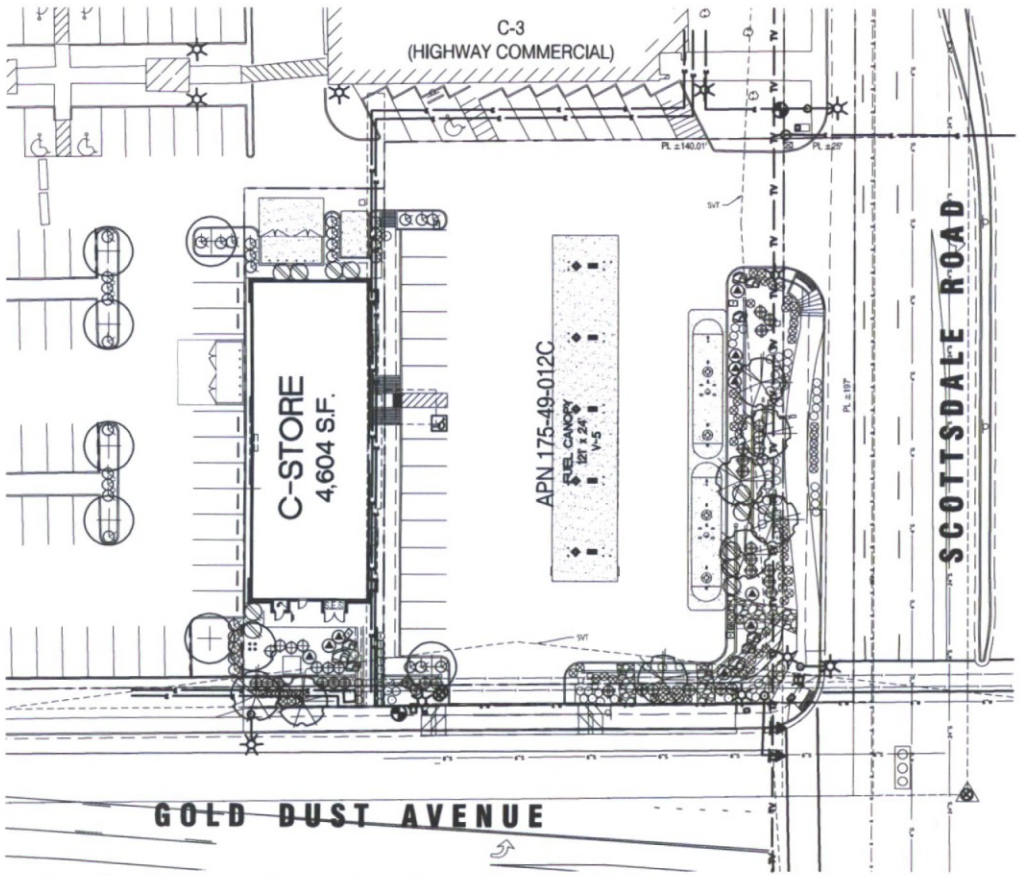
NWC SCOTTSDALE RD. & GOLD DUST AVE. SCOTTSDALE, AZ **PROJECT NAME**

20100534.0 **PROJECT NUMBER**

MATERIAL BOARD **DRAWING TITLE**

DRAWING NUMBE
MB-1

DATE 02.21.



SCOTTSDALE RD. SEGMENT 4 PLANT LIST

LANDSCAPE LEGEND

- PARKINSONIA PRAECOX SONORAN PALO VERDE 2" CALIPER (8)
- CHILOPSIS LINEARIS 'LOIS ADAMS' DESERT WILLOW 2" CALIPER (8)
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 2" CALIPER (MULTI TRUNK) (1)
- CORDIA PARVIFOLIA LITTLE LEAF CORDIA 5 GALLON (11)
- EREMOPHILIA SP. VALENTINE BUSH 5 GALLON (35)
- HESPERALOE PARVIFLORA RED YUCCA 5 GALLON (11)
- JUSTICIA CALIFORNICIA CHUPAROSA 5 GALLON (28)
- NOLINA MICROCARPA BEAR GRASS 15 GALLON (10)
- MALEPHORA LUTEOLA SONORAN ICE PLANT 1 GALLON (76)
- ALOE 'BLUE ELF' BLUE ELF ALOE 1 GALLON (69)
- 3'x3'x3' SURFACE SELECT GRANITE BOULDER MINIMUM 2000lbs EACH
- 1/2" MINUS MADISON GOLD DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

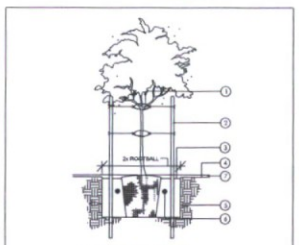
LANDSCAPE DATA SUMMARY:

OFF-SITE LANDSCAPE:	1,843 SQ.FT.
ON-SITE LANDSCAPE:	6,741 SQ.FT.
PARKING LANDSCAPE AREA:	415 SQ.FT. (CK PARCEL)
TOTAL LANDSCAPE AREA:	8,999 SQ.FT.

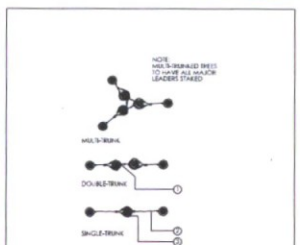
VICINITY MAP

SITE DATA

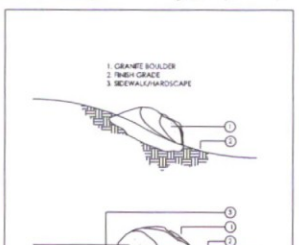
PARCEL:	175-49-012C & 175-49-012D & PART OF 175-49-012A
CIRCLE K EXISTING PARCEL AREA 175-49-012C:	±0.609 AC (26,518 SF)
CIRCLE K EXISTING PARCEL AREA 175-49-012D:	±0.137 AC (5,980 SF)
CIRCLE K ADDITIONAL PROPERTY REQUIRED 175-49-012A (PART):	±0.204 AC (8,893 SF)
CIRCLE K TOTAL SITE AREA:	±0.950 AC (41,400 SF)



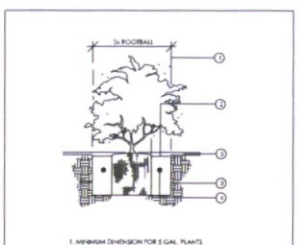
DOUBLE STAKING DETAIL
NOT TO SCALE



TREE GUYING DETAIL
NOT TO SCALE



BOULDER DETAIL
NOT TO SCALE



SHRUB PLANTING DETAIL
NOT TO SCALE

SCALE: 1"= 20'

0 10' 20' 40' 60'

N

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@jmls.net

Greenberg

19000 MacArthur
Irvine, CA 92612

ISSUE/REVISION

DATE	DESCRIPTION
09/21/12	SITE PLAN
04/08/15	UPDATE SP
05/29/15	PREP SP-2
06/01/15	REVISED BLD
06/11/15	PREP SP-3
06/24/15	PREP SP-4
11/11/15	PREP SP-5
01/12/16	UPDATE SP-
03/03/16	PARCEL SUB
05/12/16	PREP SP-7
05/16/16	PREP SP-8
05/17/16	ADDED LIGH
06/01/16	PREP SP-9
06/30/16	PREP SP-10
07/28/16	PREP SP-11
09/21/16	SP-12 PER

PROFESSIONAL

PROFESSIONAL IN
DOUGLAS S. CO

PROJECT MANAG
DC

QUALITY CONTRO

DRAWN BY
CD

PROJECT NAME
CIRCLE
STORE #

SCOTTSI
ARIZONA
NWC SCOTTS
& GOLD DUST

LAND DEVI
CONSULTI
1811 N. TATUM
PHOENIX,

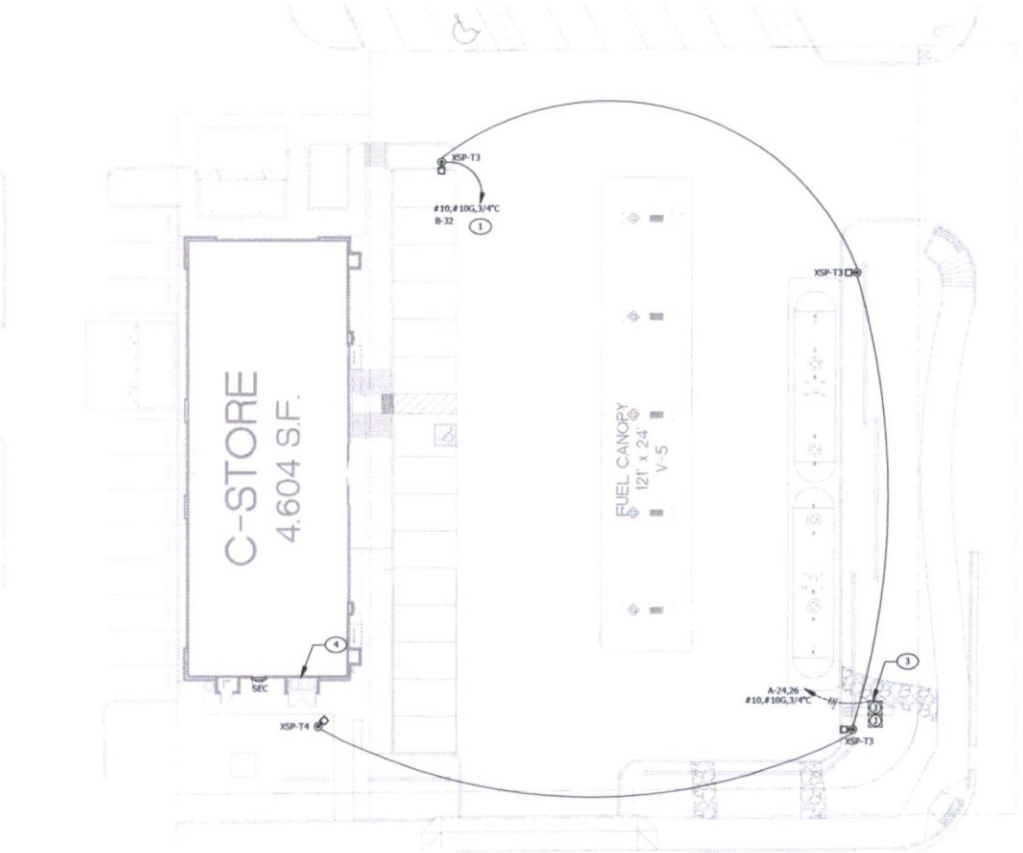
CIRCLE K

PROJECT NUMB
20100534.0

SHEET TITLE
LANDSCAI
PLAN

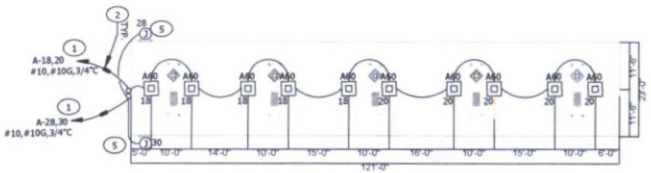
SHEET NUMB
La.(

10-DR-2017
5/26/17



1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1/16"=1'-0"

PLAN NORTH



3 CANOPY LIGHTING PLAN
SCALE: 1/8"=1'-0"

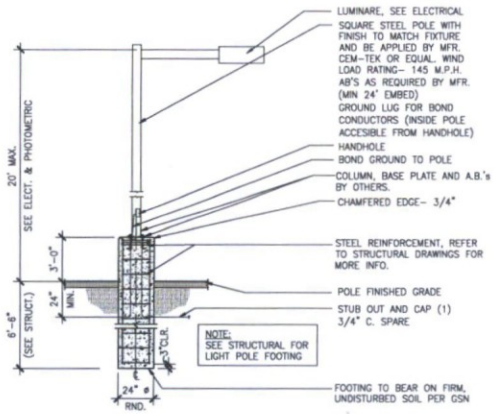
PLAN NORTH

GENERAL NOTES

1. ALL WIRING OUTSIDE SHALL BE A MINIMUM OF #10 COPPER WITH TYPE "XHHW-2" INSULATION. FOR UNDERGROUND CIRCUITS RUN IN P.V.C., PROVIDE A #10 COPPER BOND IN ADDITION TO CIRCUIT CONDUCTORS.
2. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND COMPLIANCE WITH THE UTILITY COMPANY'S REQUIREMENTS. WITH-IN TWO WEEKS AFTER AWARD OF CONTRACT, SUBMIT (2) COMPLETE SETS OF PLANS, INCLUDING PLOT OF SURVEY, TO UTILITY COMPANY FOR COORDINATION. ROUTING OF INCOMING POWER AND TELEPHONE SERVICE SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL ROUTING, CONDUIT, TRENCH, AND PAD REQUIREMENTS SHALL BE AS SPECIFIED BY THE UTILITY COMPANY. CONFIRM ALL REQUIREMENTS WITH UTILITIES PRIOR TO INSTALLATION.
3. ALL UNDERGROUND CABLE, PIPE, AND CONDUITS SHALL BE DETECTIBLE (METALLIC) OR HAVE A DETECTABLE UNDERGROUND DEVICE INSTALLED PER AZ STATUTE 40-360.22.M.

KEY NOTES

1. LIGHTING CIRCUITS SHALL BE ROUTED VIA 20A 10 POLE ELECTRICALLY HELD LIGHTING CONTACTOR CONTROLLED BY THE "EPO" SWITCH LOCATED ON THE GAS CANOPY.
2. PROVIDE SEAL-OFF FITTINGS AT EACH END OF CONDUIT IN CONJUNCTION WITH/G.V.R. DISPENSER MANUAL.
3. WP J-BOX FOR MONUMENT SIGN. VERIFY EXACT LOCATION WITH OWNER.
   PROVIDE 2-3/4" CONDUITS 1 FOR POWER AND 1 FOR PHONE AND COMMUNICATION. (INSTALLED UNDER SEPARATE PERMIT)
4. SERVICE ENTRANCE SECTION.
5. WPJ-BOX COMPLETE CONECTION OF CANOPY SIGN. VERIFY EXACT LOCATION IN FIELD.



2 LIGHT POLE BASE
SCALE: NTS

bergFarrow
achtree St., NW, Ste 200
30309
4000 f: 404 601 3980

CIRCLE K STORES INC.
1130 W. Warner Road, Building B
Tempe, Arizona 85284
t: (602) 728-4850 f: (602) 307-4850

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste.1051
Phoenix, Arizona 85028
Phone: (602) 850-8101; Fax: (602) 997-9807

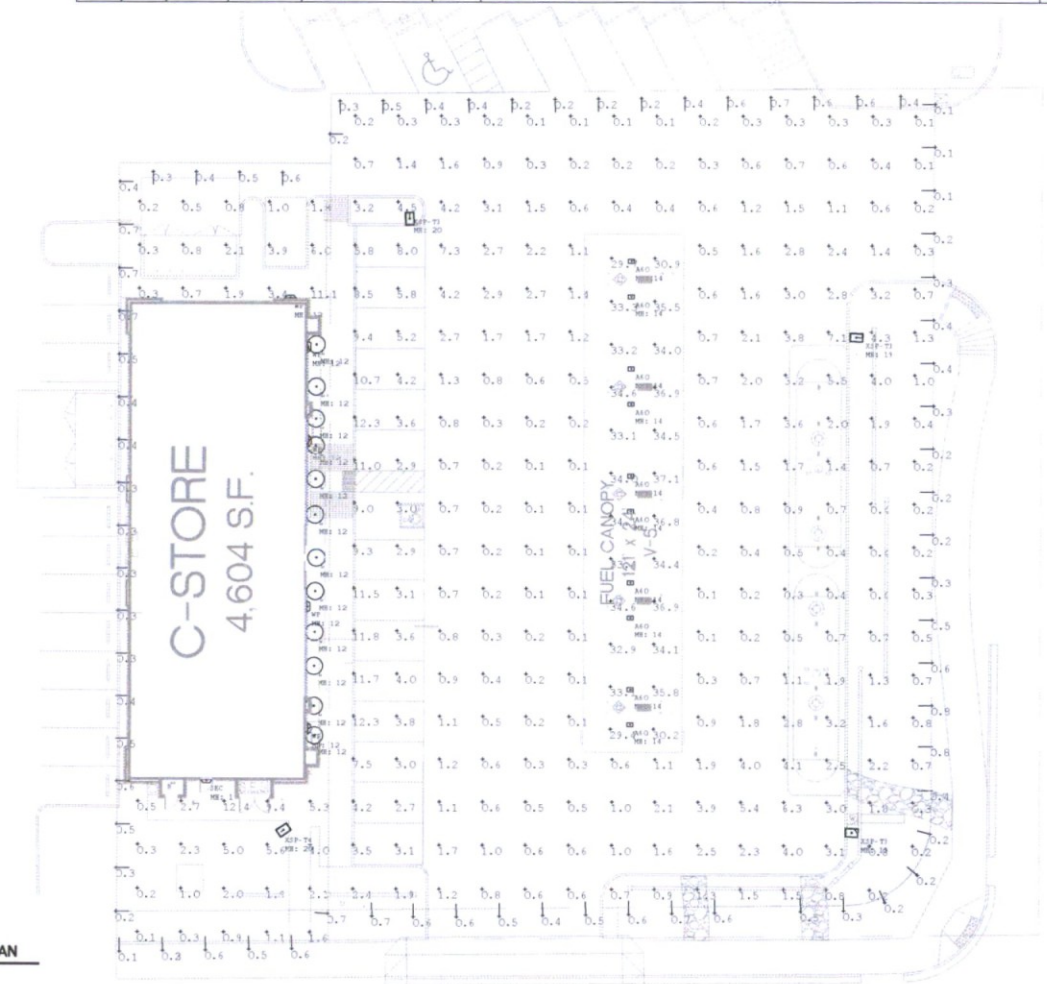
CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

ELECTRICAL SITE LIGHTING PLAN
SCALE: AS NOTED
E1.0

10-DR-2017
5/26/17

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.40	0.8	0.1	4.00	8.00
SITE AREA	Illuminance	Fc	1.99	12.4	0.1	19.90	124.00
UNDER CANOPY	Illuminance	Fc	33.85	37.1	29.4	1.15	1.26

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts
	12	L	SINGLE	0.900	IES File LRK -18L-27K-GU24	20
	3	XSF-T3	SINGLE	0.900	BXSFBxx3MEB57K-UL CONFIGURED FROM BXSFBxx3MEB40K-xxxxxx or XSFBxx3MEB40K-xxxxxx	101
	1	XSF-T4	SINGLE	0.900	BXSFBxx4MEB57K-UL CONFIGURED FROM BXSFBxx4MEA40K-xxxxxx or XSFBxx4MEA40K-xxxxxx	101
	5	WF	SINGLE	0.900	XSFWAx3ME-U	42.96
	10	A6O	SINGLE	1.000	CAN-228-SL- -06-D-UL-900-57K or BXCTA E06-UU (900mA)	177.1
	1	SEC	SINGLE	1.000	TL110-PSMH-150	175



1 PHOTOMETRIC PLAN
SCALE: 3/4" = 1'-0"

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4000 f: 404 601 3980

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11811 N. Tatum Blvd. Ste.1051
Phoenix, Arizona 85028
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CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

PHOTOMETRIC PLAN
SCALE: AS NOTED
E1.6

10-DR-2017
5/26/17

LR6 Series

LR6™ LED Downlight - 6"

Product Description

The LR6™ downlight is an unparalleled combination of light quality and efficacy – bringing outstanding performance and value to the retrofit downlight space. Delivering up to 1800 lumens of exceptional 90+ CRI light while achieving up to 100 lumens per watt, this breakthrough performance is achieved by combining the high efficacy and high-quality light of Cree TrueWhite® Technology, with an integrated driver and thermal management design. The LR6™ downlight is available in warm or neutral color temperatures, three lumen packages, and offers a variety of trim options.

Applications: Commercial new construction and retrofit

Performance Summary

- Utilizes Cree TrueWhite® Technology
- **Initial Delivered Lumens:** 650-1,800 lumens
- **Input Power:** 7.5-22 watts
- **CRI:** 90
- **CCT:** 2700K, 3500K, 4000K
- **Limited Warranty*:** 10 years
- **Lifetime:** Designed to last 50,000 hours
- **Dimming:** Dimmable to 5%
- Must order in multiples of master carton (MC) quantities of 5

*See www.cree.com/lighting/products/warranty for warranty terms

Housings & Trims

Reference Housing & Accessory documents for more details.

Housings		
120V GU24 Base Recessed Housings H6-GU24 - Architectural new construction RC6-GU24 - New construction RR6-GU24 - Retrofit	**120V GU24 Base Cord Mount Housings** SC6-CM-GU24 - Textured white finish SC6-CM-BL-GU24 -Textured black finish	**277V Surface Mount Housings** SC6-277V - Textured white finish SC6-BL-277V - Textured black finish
120V GU24 Base Surface Mount Housings SC6-GU24 - Textured white finish SC6-BL-GU24 - Textured black finish	**120V GU24 Base Wall Mount Housings** SC6-WM-GU24 - Textured white finish	**277V Cord Mount Housings** SC6-CM-277V - Textured white finish SC6-CM-BL-277V -Textured black finish
	277V Recessed Housings H6-277V - Architectural new construction RC6-277V - New construction RR6-277V - Retrofit	**277V Wall Mount Housings** SC6-WM-277V - Textured white finish

Trims		
LT6A-DR Diffuse anodized reflector w/white flange	**LT6AP-DR** Pewter diffuse anodized reflector w/white flange	**LT6WH-DR** Smooth white painted reflector/flange
LT6AW-DR Wheat diffuse anodized reflector w/white flange	**LT6AB-DR** Black anodized reflector w/white flange	**LT6BB-DR** Flat black reflector/flange

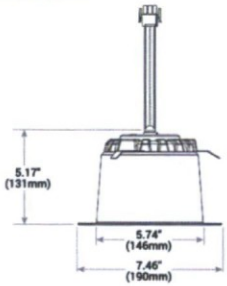
Ordering Information

Example: LR6-7L-27K-GU24-E26

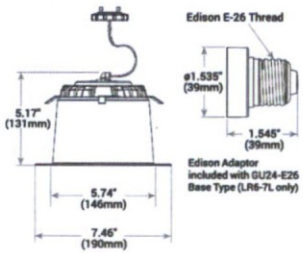
LR6				
Series	**Initial Delivered Lumens***	**CCT**	**Voltage**	**Base Type**
LR6**	**7L** 7.5W, 650 lumens - 87 LPW **10L** 10.5W, 1,050 lumens - 100 LPW **18L** 22W, 1,800 lumens - 82 LPW	**27K** 2700K **35K** 3500K **40K** 4000K	**Blank** 120 Volts **277V** 277 Volts	**Blank** 277V Connector - Must be used with Cree six-inch 277V housings (see Housings table above) **GU24** - GU24 base - Available only with LR6-10L and LR6-18L **GU24-E26** - GU24 base w/Edison adaptor - Available only with the LR6-7L

* Actual lumens vary based on color temperature.
** LR6 must be ordered in Master Carton quantities of 5

277V Connector



120V GU24



CREE TRUEWHITE TECHNOLOGY

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V3 09/01/2015

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics, and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Durable aluminum housing protects the light source. Adjustable flip clips provide robust retention for flush ceiling fit
- Thermal management system uses integral heat sink to conduct heat away from LEDs for optimal performance. LED junction temperatures stay below specified maximum even when installed in with worst case installations
- Suitable for insulated and non-insulated ceilings
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LT6 snap-in trims
- 5.5" (140mm) pigtail

OPTICAL SYSTEM

- Unique combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation, hot spots and minimizing glare
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on walls and vertical surfaces. This increases the perception of spaciousness
- Deep set polycarbonate diffusing lens shields direct view of LEDs and provides greater visual cut-off

ELECTRICAL SYSTEM

- Integral, high-efficiency power supply
- **Power Factor:** minimum 0.9
- **Total Harmonic Distortion:** < 20%
- **Input Voltage:** 120V, 50/60Hz or 277V, 50/60Hz
- **Dimming:** 120V dimmable to 5% with most incandescent dimmer. 277V dimmable to 5% with trailing edge dimmers. Reference www.cree.com/Lighting/Products/Indoor/Downlights-US/LR-Series for recommended dimmers
- **Operating Temperature Range:** -20°C - +35°C (-4°F - +95°F)

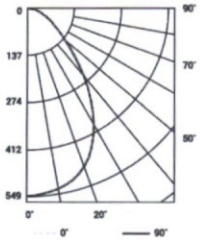
REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Classified
- Suitable for wet locations for covered ceilings only
- ENERGY STAR® qualified. Please refer to www.energystar.gov/certified-products/certified-products?c=products.pr_find_es_products&s=mega for most current information
- Exceeds California Title-24 high efficacy luminaire requirements when ordered with GU24 base or 277V. Please refer to www.appliances.energy.ca.gov/AdvancedSearch.aspx for most current information
- Meets FCC Part 15 standards for conducted and radiated emissions
- RoHS Compliant. Consult factory for additional details

Photometry

LR6-10L-35K-GU24 BASED ON CESTL REPORT TEST #: PL06010-001

Fixture photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%.



Coefficients Of Utilization – Zonal Cavity Method				
RC %:	80			
RW %:	70	50	30	10
RCR: 0	119	119	119	119
1	111	107	103	100
2	103	96	90	85
3	95	86	79	74
4	88	78	70	65
5	82	71	63	57
6	77	65	57	51
7	72	60	52	46
8	67	55	47	42
9	63	51	44	39
10	60	48	40	36

Effective Floor Cavity Reflectance: 20%

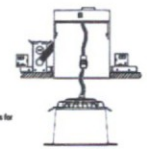
Average Luminance Table (cd/m²)				
		Horizontal Angle		
		0°	45°	90°
Vertical Angle	48°	13,215	13,215	13,215
	60°	8,204	8,204	8,204
	66°	5,541	5,541	5,541
	75°	3,834	3,834	3,834
	85°	1,165	1,165	1,165

Zonal Lumen Summary			
Zone	Lumens	% Lamp	Luminaire
0-30	403	N/A	41.9%
0-40	605	N/A	62.9%
0-60	854	N/A	88.7%
0-90	962	N/A	100%
0-180	962	N/A	100%

Reference www.cree.com/Lighting/Products/Indoor/Downlights/LR-Series for detailed photometric data

Installation

- Designed to easily install in standard 6" (152mm) downlight housings with minimum depth 6.5" (165mm) and diameter of 5.75" - 6.25" (146mm - 159mm)
- Quick install system utilizes a unique retention feature. Simply attach socket to LR6 downlight. Move light to ready position and slide into housing



NOTE: Reference www.cree.com/Lighting/Products/Indoor/Downlights-US/LR-Series for detailed installation instructions

Application Reference

Open Space					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4 x 4	1,050	10.5	100	0.63	62
6 x 6				0.29	29
8 x 8				0.16	16
10 x 10				0.11	11

10' Ceiling, 80/50/20 Reflectances, 2.5 workplane. LLF: 1.0 Initial. Open Space: 59' x 45' x 10

Corridor					
Spacing	Lumens	Wattage	LPW	w/ft²	Average FC
4' on Center	1,050	10.5	100	0.44	27
6' on Center				0.28	17
8' on Center				0.21	13
10' on Center				0.18	11

10' Ceiling, 80/20/50 Reflectances, Light levels on the ground. LLF: 1.0 Initial. Corridor: 6' Wide x 100' Long

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

TYPE 'L' LIGHT FIXTURE

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11811 N. Tatum Blvd, Ste.1051
Phoenix, Arizona 85028
Phone: (602) 850-8101; Fax: (602) 997-0807

CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

LIGHT FIXTURE SCHEDULES
SCALE: AS NOTED
E1.1

10-DR-2017
5/26/17

3 Series™

icessed Canopy Luminaire

t Description

v profile, easy mounting from below or above the deck. Luminaire sides are rugged cast m with high performance extruded aluminum heat sinks specifically designed for LED. re mounts directly to the canopy deck and is secured in place with compression molded trim uminaire housing is provided with factory applied foam gasket and provides for a weathertight ween luminaire housing and canopy deck. Suitable for use in single or double skin canopies (305mm) or 16" (406mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.065" ı] thickness).

ions: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and

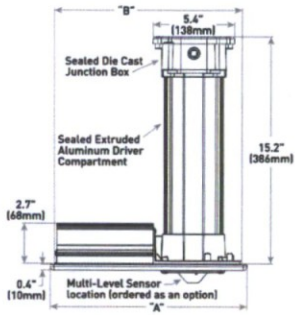
rmance Summary

- nted NanoOptic® Product Technology
- in the U.S.A. of U.S. and imported parts
- Minimum 70 CRI
- 4000K (+/- 300K), 5700K (+/- 500K) standard
- **ted Warranty[1]:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

://lighting.cree.com/warranty for warranty terms

sories

Installed	
e Plate Kit	**Upgrade Plate Kit – Plastic**
21.0" (305mm x 533mm) steel face plate used eplacing recessed HID luminaires in existing open rs	24.3" x 26.8" (617mm x 660mm) plastic canopy trim plates with and without backer plates. For use when replacing existing surface mounted or recessed HID luminaires
des mounting channels and hardware	XA-CT30B047W – 30 LED
0F021W – 30 LED	XA-CT60B047W – 60 LED
0F021W – 60 LED	XA-CT90B047W – 90 LED
0F021W – 90 LED	- Kits without backer plates for use with canopies that have a maximum of 7" (178mm) diameter cut hole
se with canopies that are greater than 2.5" (64mm) ht	XA-CT30C241W – 30 LED
0F021WS – 30 LED	XA-CT60C241W – 60 LED
0F021WS – 60 LED	XA-CT90C241W – 90 LED
0F021WS – 90 LED	- Kits with backer plates for use with 12" (305mm) or 16" (406mm) canopies that have a maximum of 10" (254mm) diameter or 10" x 10" (254mm x 254mm) cut hole
se with shallow canopies that are less than 2.5" d in height	XA-CT30C642W – 30 LED
e Plate Kit – Metal	XA-CT60C642W – 60 LED
plate used when replacing surface mounted HID ires. Painted Colorfast DeltaGuard® white. Must be ıt to match luminaire	XA-CT90C642W – 90 LED
P26X24WT	- Kits with backer plates for use with 16" (406mm) canopies that have a maximum of 12" (305mm) diameter or 12" x 12" (305mm x 305mm) cut hole
.24" (660mm x 610mm) steel plate spans two 12" wml deck panels	**Hand-Held Remote**
P26X32WT	XA-SENSREM
.32" (660mm x 813mm) steel plate spans two 16" mm) deck panels	- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required



LED Count (x10)	Drive Current	Dim. "A"	Dim. "B"	Weight
03	525/700mA	13.1" (333mm)	12.5" (317mm)	18.7 lbs. (8.5kg)
06	525/700mA	17.8" (451mm)	17.2" (437mm)	23.9 lbs. (10.8kg)
06	900mA	17.8" (451mm)	17.2" (437mm)	24.5 lbs. (11.1kg)
09	350mA	22.5" (572mm)	21.9" (557mm)	32.0 lbs. (14.5kg)
09	525/700mA	22.5" (572mm)	21.9" (557mm)	31.9 lbs. (14.5kg)

ring Information

le: CAN-228-SL-RM-03-E-UL-WH-525

228				E				
uct	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
228	**SM** Type V Medium **SL** Sparkle Petroleum **PS** Petroleum Symmetric	**RM** Recessed	**03** - Available with SL optic only **06** **09**	**E**	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**350** 350mA - Available with 90 LEDs only **525** 525mA **700** 700mA **900** 900mA - Available with UL voltage only - Available with 60 LEDs only	**DIM 0-10V Dimming** - Control by others - Refer to Dimming spec sheet for details - Can't exceed specified drive current **ML Multi-Level** - Refer to ML spec sheet for details **PML Programmable Multi-Level** - Refer to PML spec sheet for details **40K 4000K Color Temperature** - Color temperature per luminaire - Minimum 70 CRI

0 luminaires with 900mA drive current and 90 LED luminaires with 700mA require marked spacing: 48" x 24' x 6" (1,219mm x 610mm x 152mm); 48" (1,219mm) center-to-center of adjacent luminaires, 24" (610mm) luminaire to side building member, 6" (152mm) top of luminaire to overhead building member
Price adder may apply depending on configuration

ghting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V2 08/03/2016

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

228 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile, easy mounting from below or above the deck
- Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for LED
- Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame
- Luminaire is provided with factory applied foam gasket and provides for a weathertight seal between luminaire housing and canopy deck
- Suitable for single or double skin canopies with 12" (305mm) or 16" (406mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.065" (1.65mm) thickness)
- Weathertight driver compartment is constructed of anodized extruded aluminum for exceptional corrosion resistance and thermal performance
- Integral weathertight junction box with 4.5" (114mm) IP threaded connection points. Rated for feed through 8 (4 in, 4 out) #12 AWG conductors
- Below ceiling serviceable driver tray for ease of upgrade or replacement
- Field adjustable drive current. Can't exceed drive current specified in part number. Exception is 90 LEDs at 350mA which can be adjusted to 525mA
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, and white are available
- **Weight:** See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **Maximum 10V Source Current:** 30-60 LED: 0.15mA; 90 LED: 0.30mA
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15 Class A standards for conducted and radiated emissions
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with PS or SL optics with 60 LEDs and 525 or 700mA drive current. Please refer to www.designlights.org/QPL for most current information

Electrical Data*

LED Count (x10)	System Watts 120-480V	Total Current 120V	208V	240V	277V	347V	480V
350mA							
09	99	0.83	0.48	0.42	0.38	0.29	0.22
525mA							
03	54	0.45	0.28	0.25	0.23	0.16	0.12
06	99	0.83	0.48	0.42	0.38	0.29	0.22
09	155	1.32	0.76	0.68	0.61	0.45	0.34
700mA							
03	70	0.58	0.35	0.31	0.28	0.21	0.16
06	132	1.11	0.66	0.57	0.50	0.39	0.28
09	201	1.64	0.96	0.84	0.75	0.59	0.44
900mA							
06	180	1.53	0.91	0.79	0.70	N/A	N/A

* Electrical data at 25°C (77°F)

Recommended 228 Series™ Lumen Maintenance Factors (LMF)[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
5°C (41°F)	1.04	0.99	0.97	0.95	0.93
10°C (50°F)	1.03	0.98	0.96	0.94	0.92
15°C (59°F)	1.02	0.97	0.95	0.93	0.91
20°C (68°F)	1.01	0.96	0.94	0.92	0.90
25°C (77°F)	1.00	0.95	0.93	0.91	0.89

[1] Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
[2] In accordance with IESNA TM-21-11. Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
[3] In accordance with IESNA TM-21-11. Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

TYPE 'A60' LIGHT FIXTURE

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste.1051
Phoenix, Arizona 85028
Phone: (602) 850-8101; Fax: (602) 997-0807

CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

LIGHT FIXTURE SCHEDULES
SCALE: AS NOTED
E1.2

10-DR-2017
5/26/17

XSP Series

XSP2™ LED Street/Area Luminaire – Double Module – Version B

Product Description

Designed from the ground up as a totally optimized LED street and area lighting system, the XSP Series delivers incredible efficiency without sacrificing application performance. Beyond substantial energy savings and reduced maintenance, Cree achieves greater optical control with our NanoOptic® Precision Delivery Grid™ optic when compared to traditional cobra head luminaires. The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Roadway, parking lots, walkways and general area spaces

Performance Summary

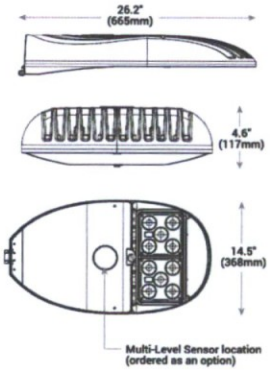
- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K); 5700K (+/- 500K)
- **Limited Warranty*:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

*See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Backlight Control Shield XA-SPBLS - Provides 1/2 mounting height cutoff	**Bird Spikes** XA-SPZBRDSPK

Shown with PT-1H Tenon



Shown with Type 5ME Optics

Voltage	Weight
120-277V	26 lbs. (12.0kg)
347-480V	29 lbs. (13.2kg)

Ordering Information

Example: BXSP-B-HT-2ME-B-40K-UL-SV

BXSP	B	HT						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
BXSP	B	HT Horizontal Tenon	2ME* Type II Medium 2LG* Type II Long 3ME* Type III Medium 4ME* Type IV Medium 5ME Type V Medium 5SH Type V Short	B 101W	40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver	ML Multi-Level - Refer to ML spec sheet for details - High: 100%, Low: 20% R Utility Label and NEMA® Photocell Receptacle - External wattage label per ANSI C136.15 - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others - Includes Q9 option - Refer to Field Adjustable Output spec sheet for details Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others

* Available with Backlight Shield when ordered with field-installed accessory (see table above)
NOTE: Price adder may apply depending on configuration

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Rev. Date: V3 10/13/2015

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

XSP2™ LED Street/Area Luminaire – Double Module – Version B

Product Specifications

CONSTRUCTION & MATERIALS

- Die cast aluminum housing
- Tool-less entry
- Mounts on 1.25" (32mm) IP, 1.66" (42mm) O.D. or 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon (minimum 8" [203mm] in length) and is adjustable +/- 5° to allow for fixture leveling (includes two axis T-level to aid in leveling)
- Luminaire secured with two mounting bolts standard
- Designed with 0-10V dimming capabilities. Controls by others
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze and silver are available
- **Weight:** 120-277V: 26 lbs. (12.0kg); 347-480V: 29 lbs. (13.2kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Class 2 driver
- Integral 10kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- Meets CALTrans 611 Vibration testing
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15 standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC qualified. Exceptions apply when N or Q9 (select adjustments) options are ordered. Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved. Please refer to www.darksky.org for most current information

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347-480V	Total Current 120V	208V	240V	277V	347V	480V
B	101	106	0.86	0.49	0.43	0.38	0.30	0.23

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%.

Recommended XSP Series Version B Luminaire Lumen Maintenance Factors (LMF)*

Ambient	Optic	Initial LMF	25K hr Projected† LMF	50K hr Projected† LMF	75K hr Projected/ Calculated††‡ LMF	100K hr Calculated‡ LMF
5°C (41°F)	2ME, 2LG, 3ME, 4ME	1.04	1.02	1.01	1.00	0.99
	5ME, 5SH	1.05	0.94	0.86	0.80	0.74
10°C (50°F)	2ME, 2LG, 3ME, 4ME	1.03	1.01	1.00	0.99	0.98
	5ME, 5SH	1.04	0.93	0.86	0.79	0.73
15°C (59°F)	2ME, 2LG, 3ME, 4ME	1.02	1.00	0.99	0.98	0.97
	5ME, 5SH	1.03	0.92	0.85	0.78	0.72
20°C (68°F)	2ME, 2LG, 3ME, 4ME	1.01	0.99	0.98	0.97	0.96
	5ME, 5SH	1.01	0.90	0.83	0.77	0.71
25°C (77°F)	2ME, 2LG, 3ME, 4ME	1.00	0.98	0.97	0.96	0.95
	5ME, 5SH	1.00	0.89	0.82	0.76	0.70

*Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
†In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)
‡In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip)

TYPE 'XSP-T3/T4' LIGHT FIXTURE

US: www.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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CIRCLE K
NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

LIGHT FIXTURE SCHEDULES
SCALE: AS NOTED
E1.3

10-DR-2017
5/26/17

XSP Series

XSPW™ LED Wall Mount Luminaire

Product Description

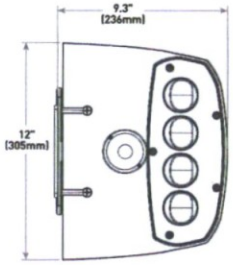
The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

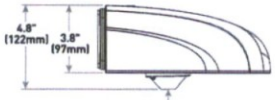
Applications: General area and security lighting

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Made in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI
- **CCT:** 4000K (+/- 300K), 5700K (+/- 500K)
- **Limited Warranty[1]:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

[1] See http://lighting.cree.com/warranty for warranty terms





Multi-Level Sensor location (ordered as an option)

Accessories

Field-Installed
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PMT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs

** Must specify color

Weight
9.5 lbs. (4.3kg)

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

XSPW	A	0						
Product	**Version**	**Mounting**	**Optic**	**Modules**	**Input Power Designator**	**Voltage**	**Color Options**	**Options**
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	F 4000K M 5700K	C 42W D 25W	U Universal 120-277V 1 120V 2 208-277V 4* 347V	S Silver T Black W White Z Bronze	K **Multi-Level** - Refer to ML spec sheet for details - Available with Input Power Designator C only - Available with U voltage only P **Photocell** - Not available with K option - Must specify 1, 2, or 4 voltage

* Available in Canada only. 347V utilizes magnetic step-down transformer. For input power for 347V, refer to the Electrical Data table

NOTE: Price adder may apply depending on configuration

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Rev. Date: V7 08/11/2016

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Class 2 driver
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- C Input Power Designator is designed with 0-10V dimming capabilities standard. Controls by others
- **10V Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified. Please refer to www.designlights.org/QPL for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*

Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current (A) 120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-347V +/- 10%

Recommended XSPW Series Lumen Maintenance Factors (LMF)[3]

Ambient	Input Power Designator	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2] LMF	100K hr Calculated[3] LMF
5°C (41°F)	C G	1.04	1.02	1.01	1.00	1.00
10°C (50°F)	C G	1.03	1.01	1.00	0.99	0.99
15°C (59°F)	C G	1.02	1.00	0.99	0.98	0.98
20°C (68°F)	C G	1.01	0.99	0.98	0.97	0.97
25°C (77°F)	C G	1.00	0.98	0.97	0.96	0.96

[1] Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing in accordance with IESNA TM-21-11. Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

[2] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

TYPE 'WP' LIGHT FIXTURE

US: lighting.cree.com/lighting T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

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LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. Tatum Blvd. Ste.1051
Phoenix, Arizona 85028
Phone: (602) 850-8101; Fax: (602) 997-0807

CIRCLE K
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SCOTTSDALE, AZ
20100534.0

LIGHT FIXTURE SCHEDULES
SCALE: AS NOTED
E1.4

10-DR-2017
5/26/17

TRACE*LITE

TL110-CF

COMPACT FLUORESCENT ARCHITECTURAL FULL CUTOFF WALLPACK

Model Number:

Accessories:

Job: Type:

Approvals:

DESCRIPTION

The Trace-lite TL110-CF Series is an architectural, full cutoff wallpack that is ideal for parking areas, entrances, walkways, underpasses, loading docks, and recreation areas.

SPECIFICATIONS

Construction:

The Trace-lite TL110-CF Series features a durable, die-cast aluminum enclosure with an architectural bronze powder coated finish. Enclosure is fully sealed and gasketed, and is Wet Location Listed for outdoor use. Enclosure and hardware are corrosion resistant. The TL110-CF features an internal, anodized aluminum reflector which provides ideal light distribution, and the lamp(s) are protected by a high-impact, heat resistant tempered glass lens.

Lamps & Ballasts

Compact Fluorescent: 4-Pin Triple Tube lamps from 26 to 64 watts, utilizing a GX24-q3 base with an electronic programmed start ballast rated for a minimum operating temperature of -20°C (-4°F).

Installation:

The Trace-lite TL110-CF Series is ideal for mounting to any vertical surface and features a hinged design for easy access to internal components. Can be wired to a 4" junction box, or surface mounted using 1/2" NPS conduit entry points. Can be mounted in Up-light configuration in Damp Locations ONLY.

ARRA - Buy America (Option: USA):

Fixture series may be built to comply with the American Recovery and Reinvestment Act of 2009 (ARRA) requirements and Buy American provisions - call factory for details.

Battery Back-up (Option: BB):

TRACE*LITE's battery back-up option for compact fluorescent (CF) luminaires provides up to 750 lumens in the event of a primary power failure. The emergency back-up option includes a battery pack along with a charging/transfer device that keeps the battery pack charged during normal AC operation and transfers battery power to the compact fluorescent lamp when the device senses that the primary AC power has failed.

Two (2) Ballast Option (Option: 2B):

On two (2) lamp CF fixtures, TRACE*LITE offers the option to use two electronic compact fluorescent ballasts with one ballast powering one lamp and the second ballast powering the second lamp. This option allows for two circuit control of the luminaire in those applications where a redundant power source, a generator set, or other methods of providing back-up or emergency power is utilized.

Photocontrol (Accessory: PC):

Optional field-installed photocontrol provides dusk-till-dawn security. Input voltage must be specified to match fixture input voltage.

Listing:

The TL110-CF is CSA listed for wet locations.

Warranty:

Any housing component that fails due to manufacturer's defect is guaranteed for two years from time of shipment. Ballasts, Capacitors, and Ignitors are warrantied for one year from time of shipment. Warranty does not apply to damages caused by improper installation, abuse, fire or acts of God. Lamp is not covered by manufacturer's warranty.

DARK SKY COMPANY

2/1 WARRANTY

LAMP INCLUDED

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE

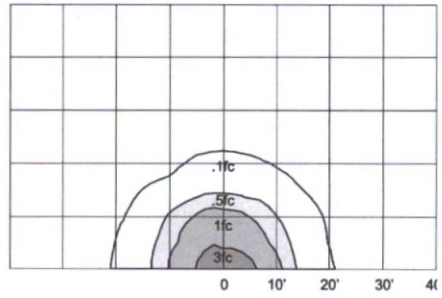
ORDERING INFORMATION

Example: TL110-CF-42-120/277-SZ277-USA

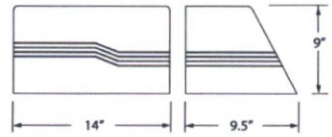
Series	Lamp Type	Lamp Wattage	Input Voltage	Options (Factory Installed)
TL110	CF = Compact Fluorescent	26 = 26 Watts	120/277 = 120/277VAC	SZXXX[1] = Single Line Side Fuse (120 or 277VAC)
		32 = 32 Watts		BB = Battery Backup
		42 = 42 Watts		2B = Two AC Ballasts for (2) Lamp Fixtures
		52 = 2 x 26 Watts		USA = Meets Buy America Requirements
		64 = 2 x 32 Watts		
		84 = 2 x 42 Watts		**Accessories[2]** (Field Installed)
				PC1 = 120VAC Photocontrol
				PC2 = 208-277VAC Photocontrol
				LY110 = Large Yoke Mount
				WG110 = Wireguard
Notes				PG110 = Polycarbonate Guard
[1] Specify voltage				RL110 = Replacement Lens
[2] Order as separate line item				REL110 = Replacement Etched Lens

SAMPLE PHOTOMETRICS

TL110-CF-42 Mounted at 10'



DIMENSIONS



TL110 Approx. Weight: 12 lbs.

TYPE 'SEC' LIGHT FIXTURE

BARRON lighting group

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10810171 03/14

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NWC SCOTTSDALE RD. & GOLD DUST AVE.
SCOTTSDALE, AZ
20100534.0

LIGHT FIXTURE SCHEDULES
SCALE: AS NOTED
E1.5

10-DR-2017
5/26/17