

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

CONCEPTUAL WATER & SEWER PLAN FOR PEACOCK SCOTTSDALE CITY OF SCOTTSDALE, ARIZONA

LEGEND

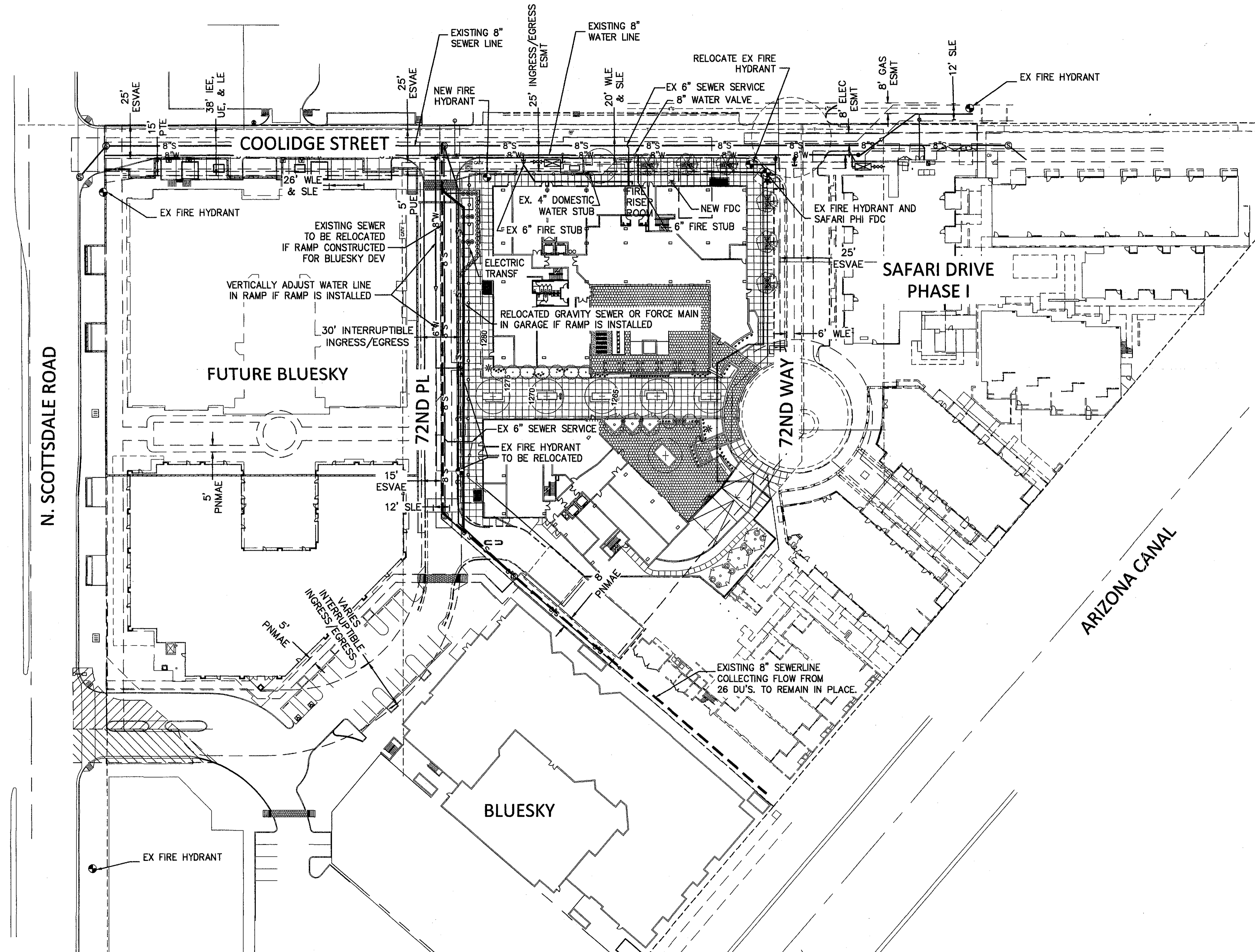
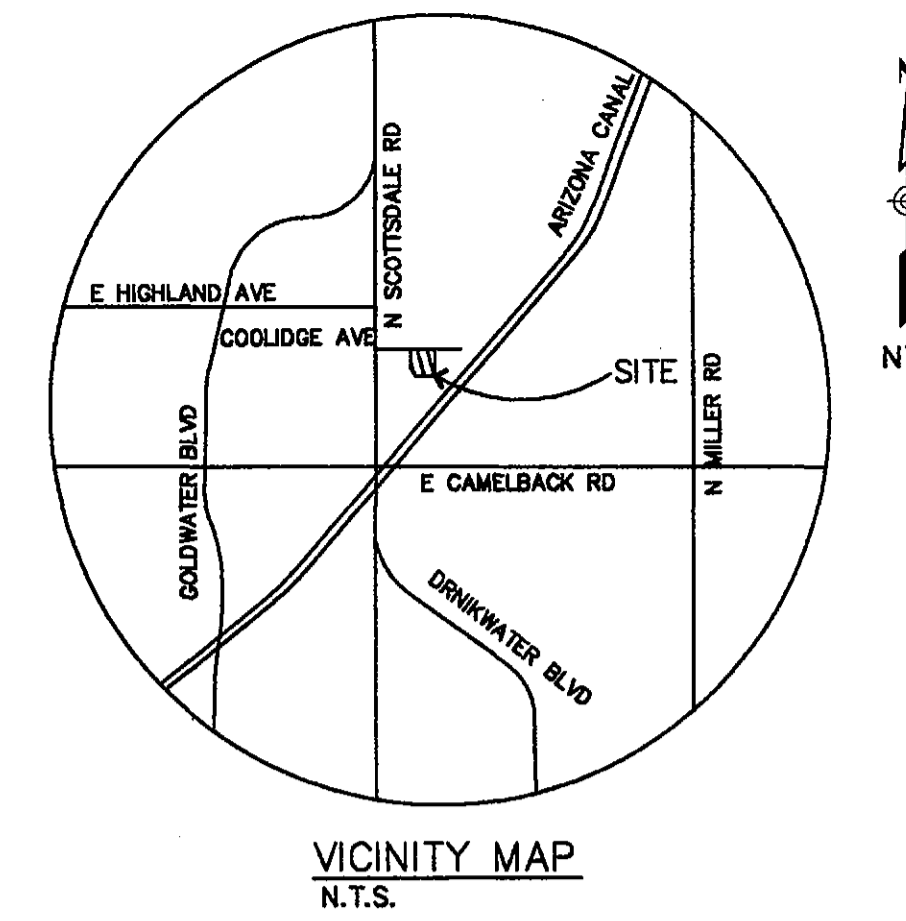
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	PROPOSED WATER OR SEWER SERVICE AS NOTED
	PROPOSED STORM DRAIN
	PROPOSED 4" STAND PIPE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE

DEVELOPER/OWNER

DECO ACQUISITIONS, LLC.
8135 E. INDIAN BEND RD. SUITE 101
SCOTTSDALE, AZ 85250
CONTACT: DAN RICHARDS
PHONE: (480) 609-6779

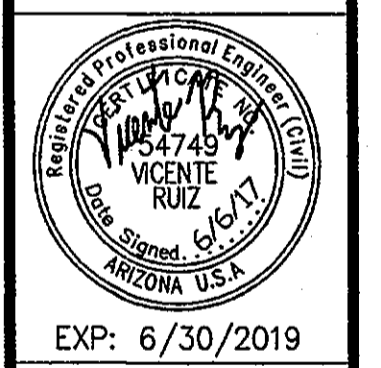
ENGINEER

DAVID EVANS AND ASSOCIATES, INC.
4600 EAST WASHINGTON STREET, SUITE 250
PHOENIX, AZ 85034
CONTACT: BOYCE O'BRIEN
PHONE: (602) 474-9261

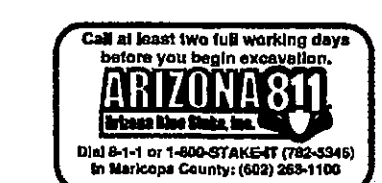
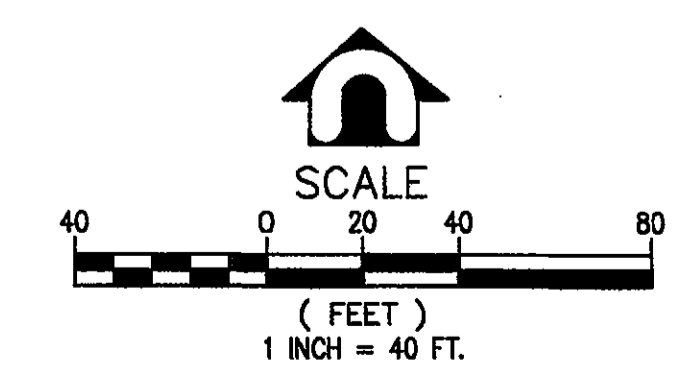


PROJECT MANAGER:	P.E.
DESIGNED BY: VRR	
DRAWN BY: NPC	
CHECKED BY: VRR	
DATE: 12/06/2016	

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PHONE: 602.678.5151



CONCEPT WATER & SEWER PLAN FOR
PEACOCK SCOTTSDALE
SCOTTSDALE, ARIZONA 85251



SCALE:	1" = 40'
SECTION:	23
TOWNSHIP:	2N
RANGE:	4E
JOB NO.:	DECO0018
SHEET:	1 OF 1

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OS #17-44, 17-45, 18-44, 18-45

LEGEND

- GRADE BREAK
- PROPOSED STORM DRAIN
- EXISTING GRADES
- PROPOSED GRADES
- FLOW DIRECTION

DRAINAGE STATEMENT

A STORM WATER STORAGE WAIVER WAS APPROVED FOR THE SITE TO PROVIDE PRE VS POST RETENTION. STORM WATER STORAGE FOR THE SITE WAS PROVIDED BY THE CONSTRUCTION OF THE BOX CULVERT AT THE CANAL AND THE INSTALLATION OF THE 48" STORM DRAIN PIPE IN COOLIDGE DURING PHASE I OF SAFARI. PLEASE SEE SAFARI PHASE I DRAINAGE REPORT FOR DETAILED CALCULATIONS.

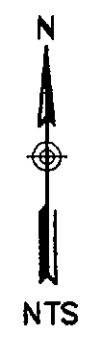
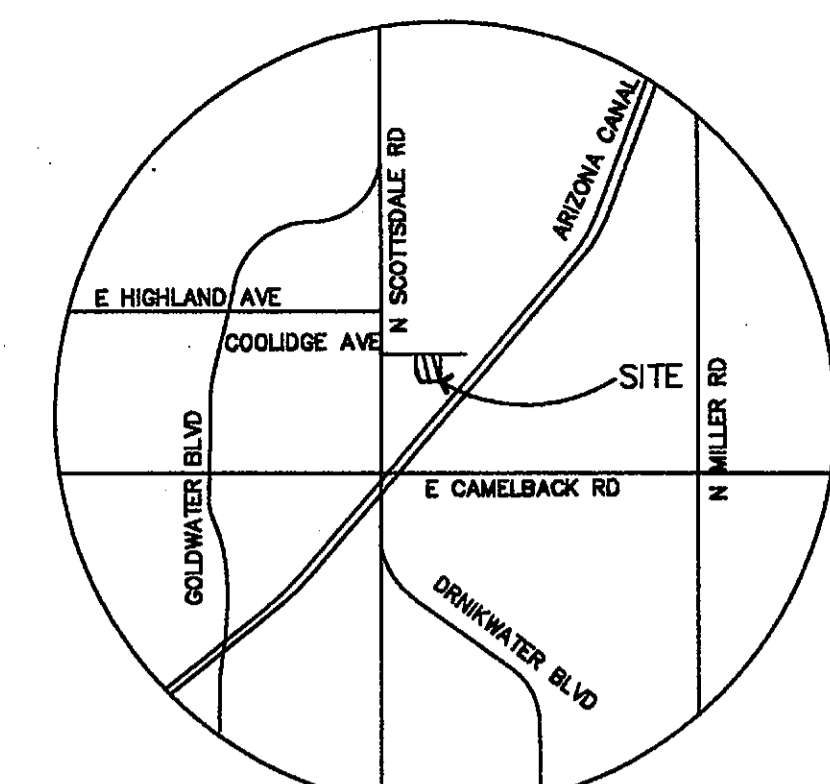
**PROPOSED DRAINAGE EXHIBIT
FOR PEACOCK SCOTTSDALE
SCOTTSDALE, ARIZONA**

DEVELOPER/OWNER

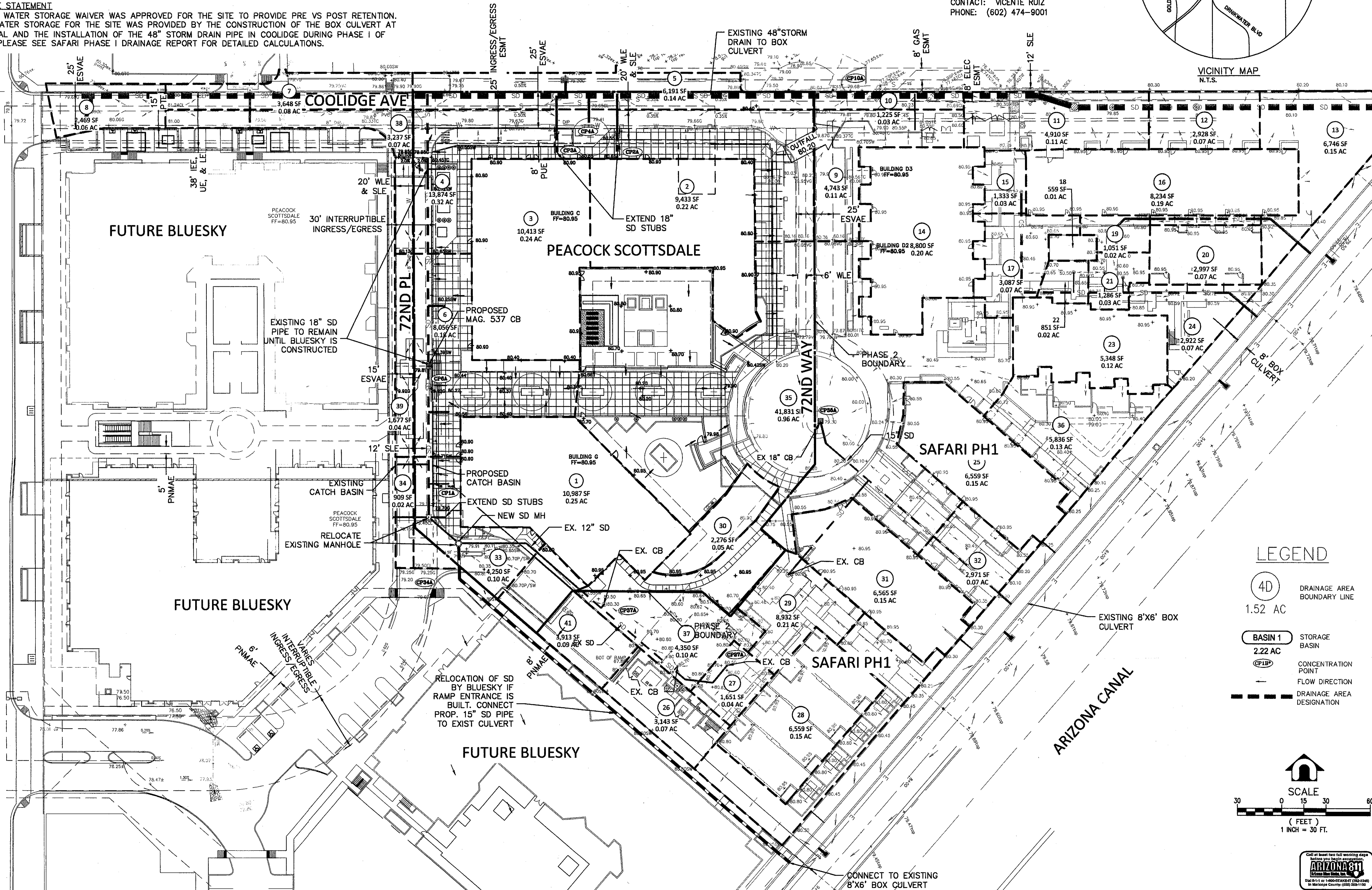
DECO ACQUISITIONS, LLC.
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PHONE: (602) 474-9001

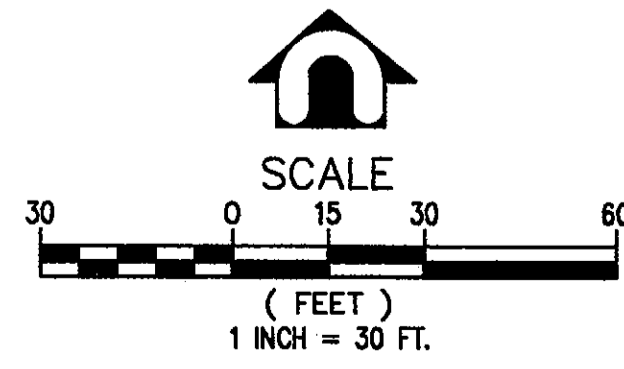


SCOTTSDALE ROAD



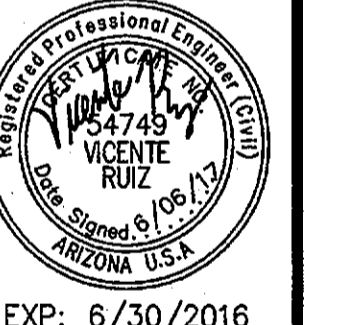
LEGEND

- DRAINAGE AREA BOUNDARY LINE
- STORAGE BASIN
- CONCENTRATION POINT
- FLOW DIRECTION
- DRAINAGE AREA DESIGNATION



PROJECT MANAGER:	
DESIGNED BY: VRR	
DRAWN BY: NPC	
CHECKED BY: VRR	
DATE:	6/2/2017

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Phone: 602.978.5151



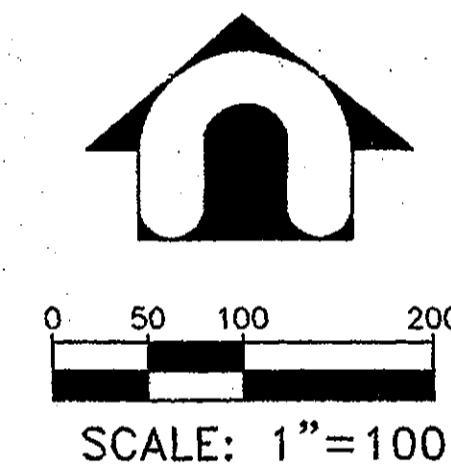
EXP: 6/30/2016

**PROPOSED DRAINAGE EXHIBIT
FOR PEACOCK SCOTTSDALE
SCOTTSDALE, ARIZONA**

SCALE:
1" = 30'
SECTION: 23
TOWNSHIP: 2N
RANGE: 4E
JOB NO.:
DECO0001
SHEET
1 OF 1

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OS #40-37



LEGEND

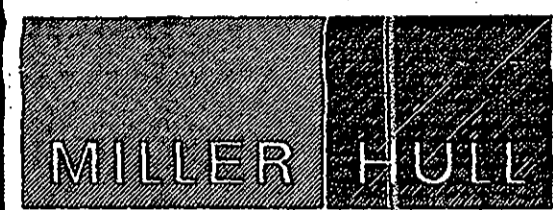
- DRAINAGE AREA BOUNDARY LINE
- 1.52 AC**
- FLOW DIRECTION
- DRAINAGE AREA DESIGNATION
- WEIR SECTION LINE



DAVID EVANS AND ASSOCIATES INC.

2141 East Highland Ave.
Suite 200
Phoenix Arizona 85016
Phone: 602.678.5151

IN COOPERATION WITH:



ARCHITECTURE AND PLANNING
71 COLUMBIA - SIXTH FLOOR
SEATTLE, WA 98104
206.682.6837
206.682.6892 fax

LANDSCAPE
Floor & Associates
1425 North First Street
Second Floor
Phoenix, AZ 85004

MEP ENGINEER
Flack & Kurtz
1417 Fourth Avenue, Suite 400
Seattle, WA 98101-2260

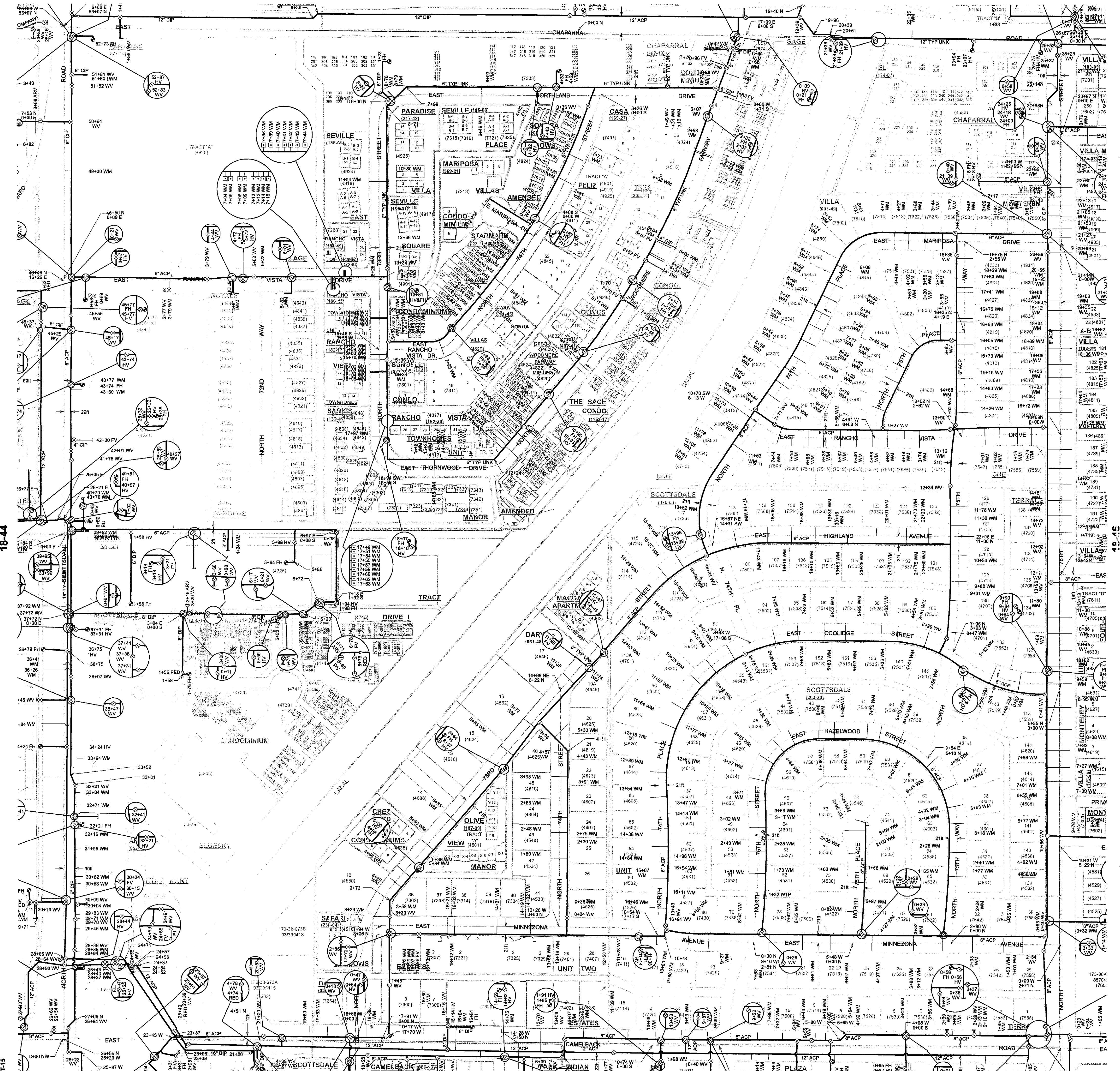
SAFARI DRIVE
SCOTTSDALE ARIZONA



PHASE 1 & 2 IMPROVEMENT PLANS

EXHIBIT B OFFSITE DRAINAGE MAP

DATE	06-21-2006
DRAWN	DHPA
DESIGNER	DHPA
CHECKED	RYG
DEA PROJ. #	MHUL-0001

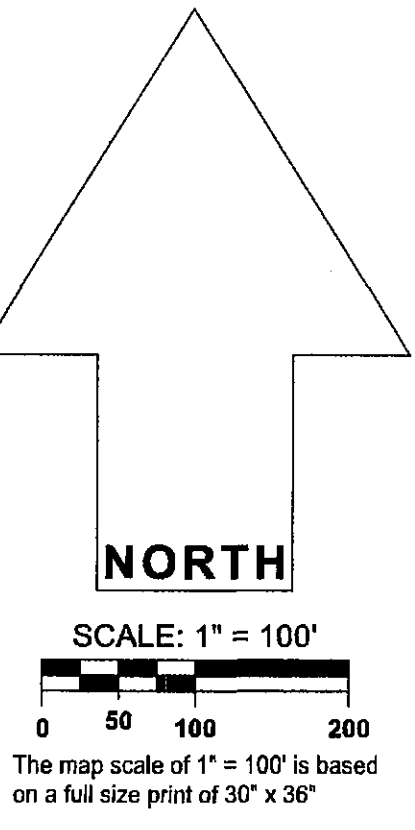
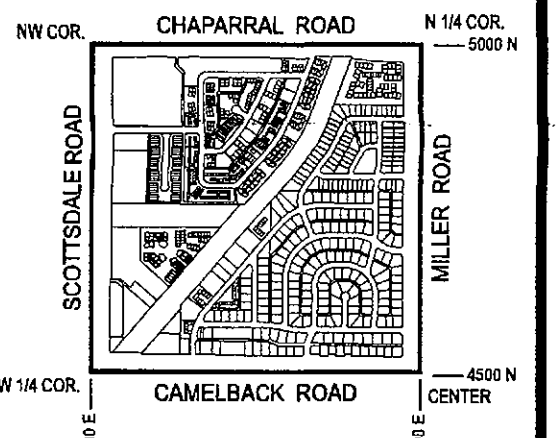


GENERAL NOTES:
 THIS IS A COMPUTER GENERATED DRAWING. FOR ANY REVISIONS PLEASE CONTACT THE CITY OF SCOTTSDALE GIS DEPARTMENT AT (480) 312-7792.
 THE SECTION LINE BEARING AND DISTANCES ARE BASED ON THE CITY OF SCOTTSDALE GPS SURVEY OF SEPTEMBER 1991. BEARINGS ARE IN NAD 83 GRID AND DISTANCES ARE FLATTENED TO GROUND. WHERE NO CORNER WAS FOUND THE DIMENSIONS ARE GIVEN TO CALCULATED SECTION CORNERS AND ARE NOTED AS CALCULATED ON THE MAP.

LEGEND:

- Air Release Valve
- Non-potable Air Release Valve
- Blowoff
- Cap
- Cathodic Protection
- Fill Drain
- Fire Hydrant
- Non-GPS Point
- Pressure Reducing Valve
- Pump
- Reducer
- Sample Station
- Water Manhole
- Non-Potable Manhole
- Well
- Valve
- Non-potable Valve
- Vault
- Water Main
- Non-Potable Main
- Fire / Private Main
- Non-Scottsdale Main
- Not found per improvement plans
- Not found in field plans and/or Q.S. maps
- Found in field no reference
- Map Error Point

VICINITY MAP



**WATER
 QUARTER SECTION MAP
 18-45
 NW 1/4 SEC. 23 T2N R4E**

THIS DOCUMENT IS PROVIDED FOR GENERAL INFORMATION PURPOSES ONLY. THE CITY OF SCOTTSDALE DOES NOT WARRANT ITS ACCURACY, COMPLETENESS OR SUITABILITY FOR ANY PARTICULAR PURPOSE. IT SHOULD NOT BE RELIED UPON WITHOUT FIELD VERIFICATION.
 THE CITY OF SCOTTSDALE
 04-OCT-15

CONCEPTUAL WATER & SEWER PLAN FOR PEACOCK SCOTTSDALE CITY OF SCOTTSDALE, ARIZONA

LEGEND

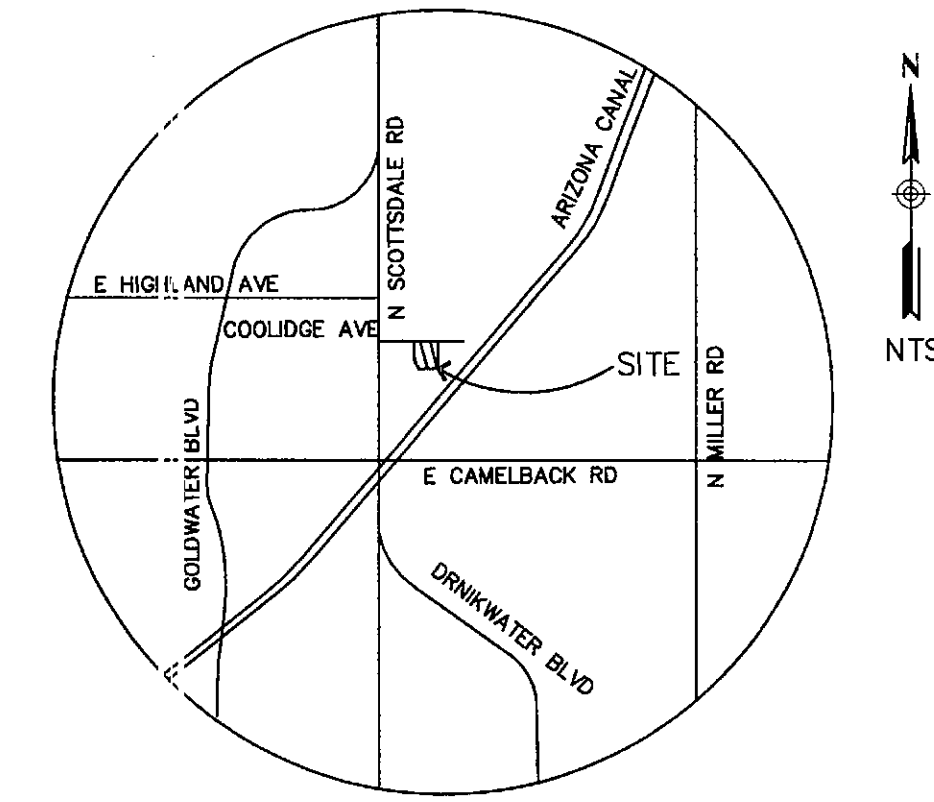
	EXISTING SEWER MANHOLE
	EXISTING 8" SEWER LINE
	EXISTING 10" WATER LINE
	PROPOSED WATER OR SEWER SERVICE AS NOTED
	PROPOSED STORM DRAIN
	PROPOSED 4" STAND PIPE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE

DEVELOPER/OWNER

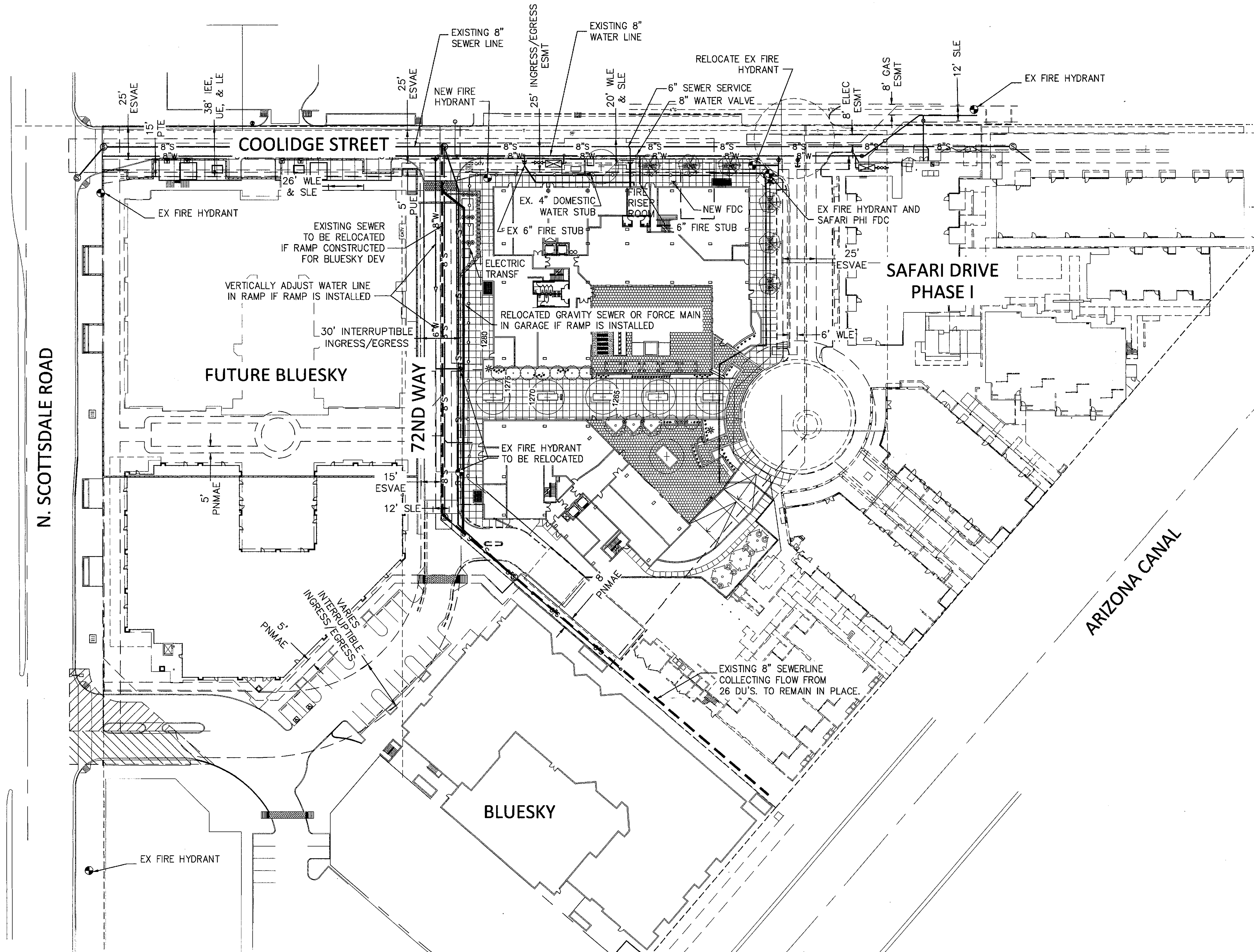
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VICINITY MAP
N.T.S.



PROJECT MANAGER: _____ P.E.	DESIGNED BY: VRR DRAWN BY: NPC CHECKED BY: VRR DATE: 12/06/2016	DAVID EVANS AND ASSOCIATES INC. 4600 E WASHINGTON ST, SUITE 250 Phoenix, Arizona 85034 Phone: 602.678.5151		CONCEPT WATER & SEWER PLAN FOR PEACOCK SCOTTSDALE SCOTTSDALE, ARIZONA 85251
SCALE: 1" = 40' SECTION: 23 TOWNSHIP: 2N RANGE: 4E		JOB NO.: DECO0018		SHEET 1 OF 1

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OS #17-44, 17-45, 18-44, 18-45

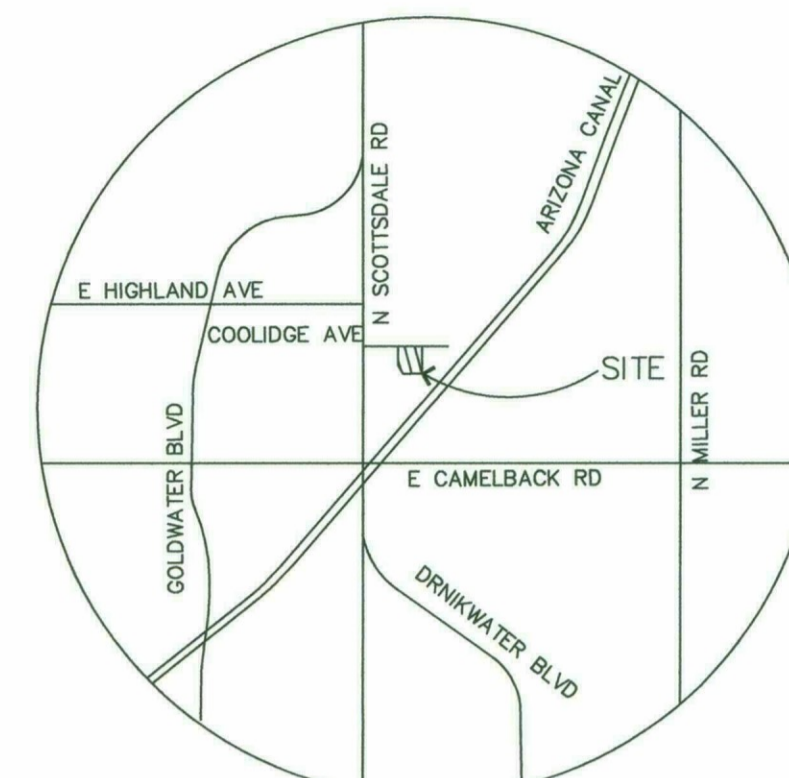
WATER MODEL EXHIBIT FOR PEACOCK SCOTTSDALE CITY OF SCOTTSDALE, ARIZONA

DEVELOPER/OWNER

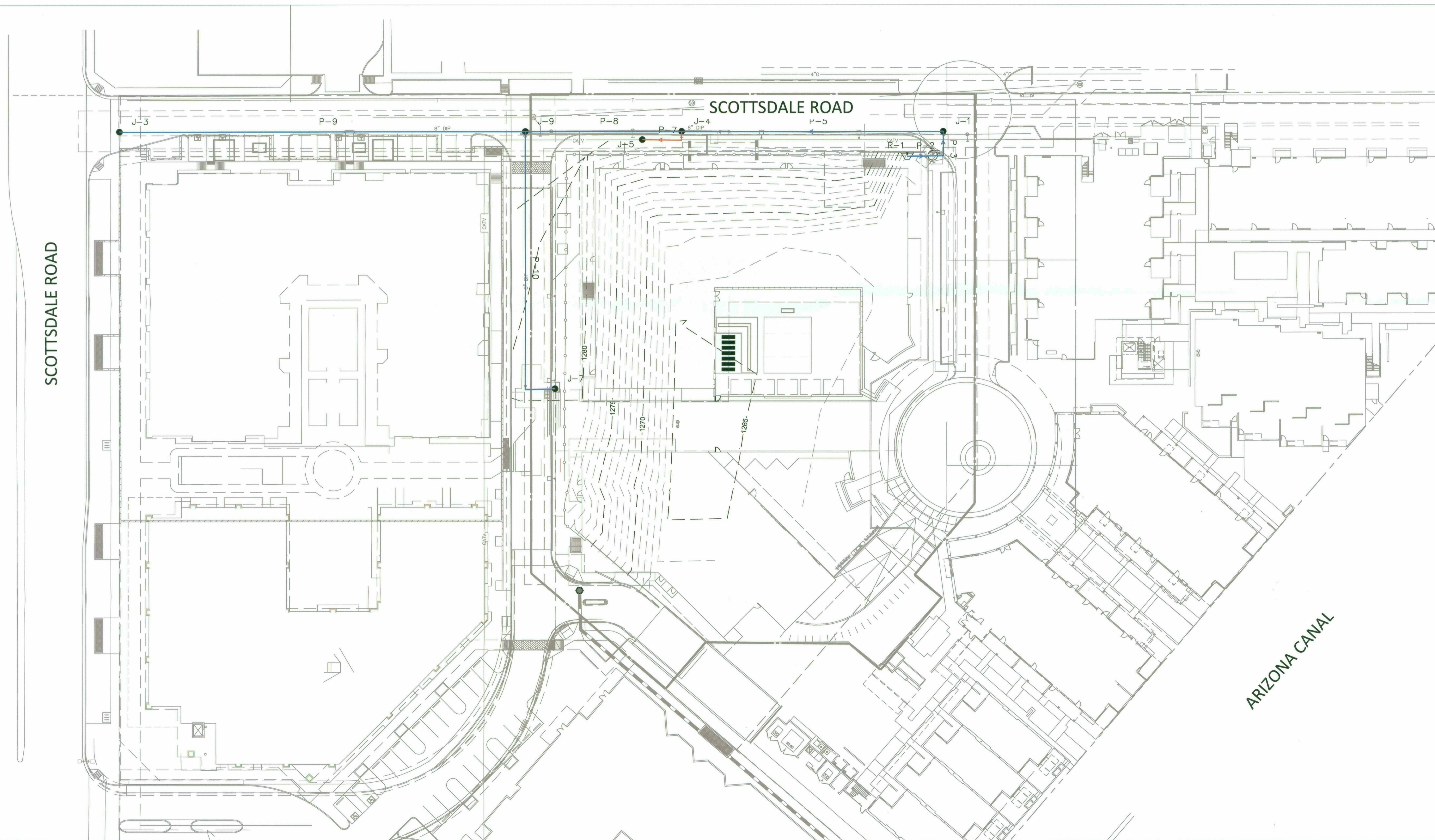
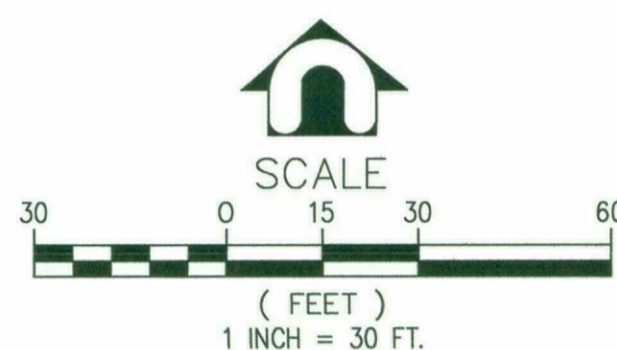
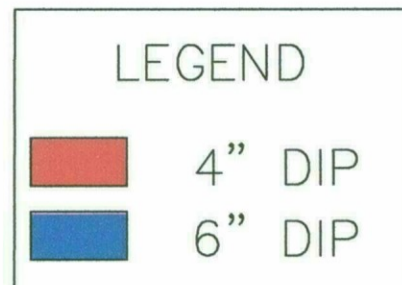
DECO ACQUISITIONS, LLC.
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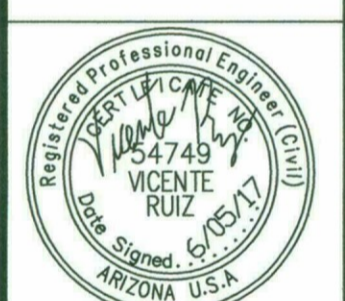
VICINITY MAP
N.T.S.



PROJECT MANAGER: _____ P.E.

DESIGNED BY: VRR
DRAWN BY: NPC
CHECKED BY: VRR
DATE: 06/05/2017

DAVID EVANS AND ASSOCIATES INC.
4600 E WASHINGTON ST, SUITE 250
Phoenix, Arizona 85034
Phone: 602.678.5151



EXP: 6/30/2019

CONCEPT WATER & SEWER PLAN FOR
PEACOCK SCOTTSDALE
SCOTTSDALE, ARIZONA 85251

SCALE:
1" = 40'
SECTION: 23
TOWNSHIP: 2N
RANGE: 4E
JOB NO.:
DECO0018
SHEET
OF 1

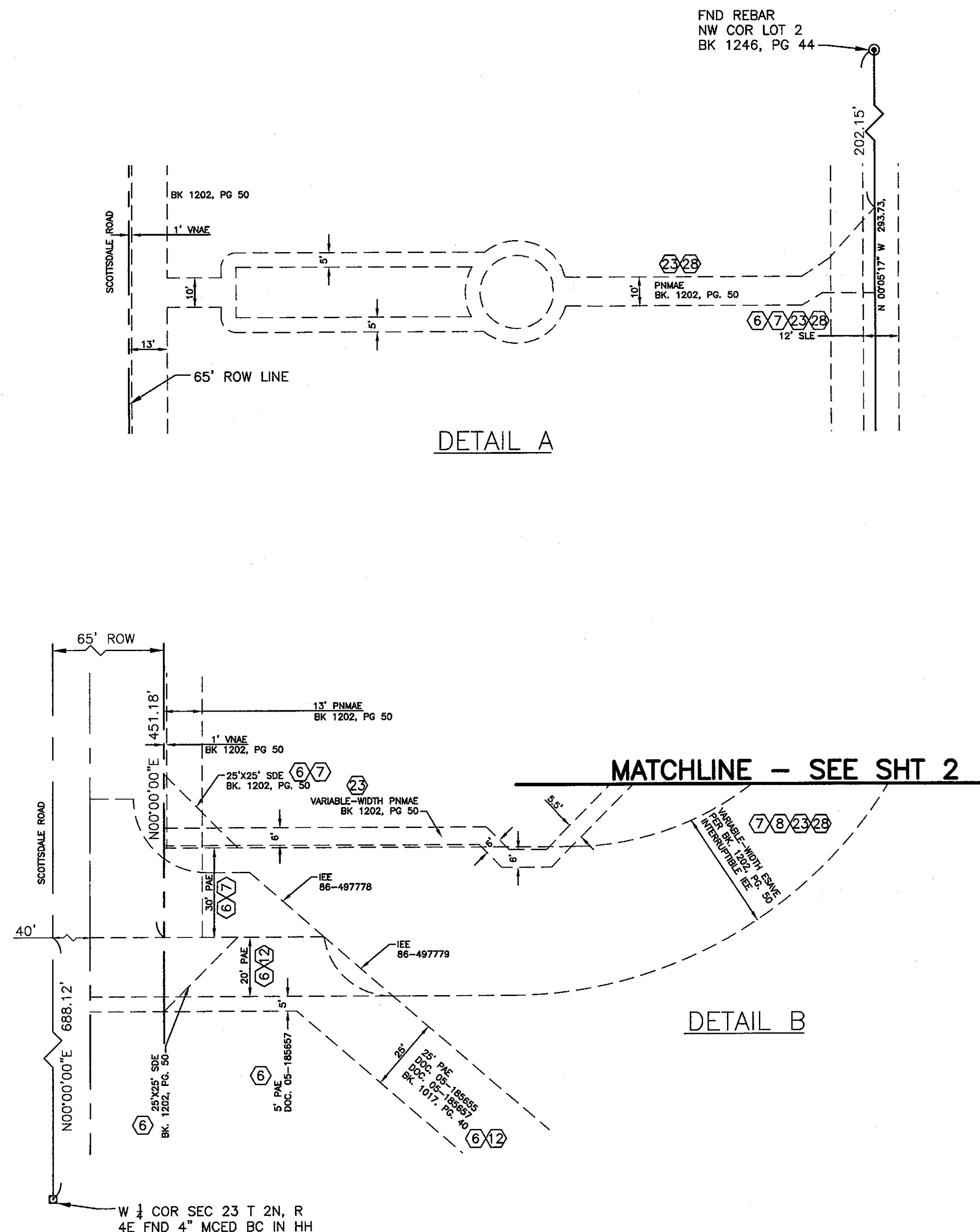


CS #17-44, 17-45, 18-44, 18-45

ALTA/ACSM LAND TITLE SURVEY OF: LOT 2, OF 4TH AMENDMENT OF SAFARI DRIVE 1 PLAT OF CONDOMINIUM

4733 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85251

A PORTION OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGAL DESCRIPTION:

PARCEL NO. 1:
LOT 2 OF MINOR SUBDIVISION PLAT FOR LOT 2, 4TH AMENDMENT OF SAFARI DRIVE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED AS BOOK 1269 OF MAPS, PAGE 10.

PARCEL NO. 2:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN PERMANENT, RECIPROCAL, NON-EXCLUSIVE EASEMENT AGREEMENT, RECORDED FEBRUARY 14, 2005 AS 2005-185399 OF OFFICIAL RECORDS.

PARCEL NO. 3:
NON-EXCLUSIVE, PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS SET FORTH IN PERMANENT, RECIPROCAL, NON-EXCLUSIVE EASEMENT AGREEMENT, RECORDED FEBRUARY 14, 2005 AS 2005-185400, OF OFFICIAL RECORDS.

AREA:

89,536.51 S.F. OR 2.06 AC

BENCHMARK:

MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE AT THE INTERSECTION OF CAMELBACK ROAD AND SCOTTSDALE ROAD.

ELEV: 1277.619 NAVD '88

ASSESSOR PARCEL NUMBER:

173-38-418

SCHEDULE B PART TWO - EXCEPTIONS

- 1 TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017).
- 2 RESERVATIONS OR EXCEPTIONS IN THE PATENT FROM THE UNITED STATES OF AMERICA, READING AS FOLLOWS: SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS PROVIDED BY LAW, RECORDED FEBRUARY 4, 1891 AS BOOK 25 OF DEEDS, PAGE 588.
- 3 WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY SET FORTH ELSEWHERE IN SCHEDULE B.
- 4 THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
- 5 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 850 OF MAPS, PAGE 14; FIRST AMENDMENT OF SAFARI DRIVE 1 RECORDED AS BOOK 1017 OF MAPS, PAGE 40; AND THEREAFTER CITY OF SCOTTSDALE RELEASE OF EASEMENTS RECORDED AS 2012-819511; RECORDED AS 2012-819513; RECORDED AS 2012-819557 AND THE EFFECT OF CITY OF SCOTTSDALE RELEASE OF EASEMENT RECORDED AS 2012-819522, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PROPERTY, SHOWN HEREON)
- 6 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1071 OF MAPS, PAGE 7 AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED AS 2010-1062389, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PROPERTY, SHOWN HEREON)
- 7 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1120 OF MAPS, PAGE 45, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PROPERTY, SHOWN HEREON)
- 8 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED PERMANENT RECIPROCAL, NON-EXCLUSIVE EASEMENTS AGREEMENT RECORDED AS 2005-185399, OF OFFICIAL RECORDS. (AFFECTS PROPERTY, SHOWN HEREON)
- 9 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED INTERRUPTIBLE RECIPROCAL, NON-EXCLUSIVE EASEMENTS AGREEMENT RECORDED AS 2005-185400, OF OFFICIAL RECORDS. (AFFECTS PROPERTY, SHOWN HEREON)
- 10 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED MEMORANDUM OF AGREEMENT RECORDED AS 2005-185655, OF OFFICIAL RECORDS. (AFFECTS PROPERTY, SHOWN HEREON)
- 11 AN EASEMENT FOR ELECTRIC TRANSMISSION AND INCIDENTAL PURPOSES RECORDED AS DOCKET 3036, PAGE 582, OF OFFICIAL RECORDS.

SCHEDULE B PART TWO - EXCEPTIONS

- (CONTINUED)
- 12 AN EASEMENT FOR GAS PIPELINE AND INCIDENTAL PURPOSES RECORDED AS 2006-1101381, OF OFFICIAL RECORDS. (LOCATION NOT DETERMINED)
- 13 AN EASEMENT FOR POWER DISTRIBUTION AND INCIDENTAL PURPOSES RECORDED AS 2007-986174, OF OFFICIAL RECORDS. (AFFECTS PROPERTY, SHOWN HEREON)
- 14 AN EASEMENT FOR ELECTRIC TRANSMISSION LINES AND INCIDENTAL PURPOSES RECORDED AS 2010-625364, OF OFFICIAL RECORDS. (AFFECTS PROPERTY, BLANKET EASEMENT)
- 15 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT FOR THE WAIVER OF CLAIMS FOR DIMINUTION IN VALUE OF PROPERTY RECORDED AS 2012-161621, OF OFFICIAL RECORDS.
- 16 ALL MATTERS AS SET FORTH IN COVENANT TO MAINTAIN LANDSCAPING AND IMPROVEMENTS, RECORDED AUGUST 11, 2015, AS 2015-582297, OF OFFICIAL RECORDS. (NOT ON THIS PROPERTY)
- 17 EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED AS BOOK 1246 OF MAPS, PAGE 44, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS PROPERTY, SHOWN HEREON)
- 18 THE FOLLOWING MATTERS DISCLOSED BY AND ALTA/NSPS SURVEY MADE BY DAVID J. NYKORCHUK(R.L.S. 13016) D.N.A. INC. ON AUGUST 15, 2016, LAST UPDATED 11/8/16, DESIGNATED JOB No. 16-156: A) WALL ALONG SOUTH IS NOT ON THE SUBJECT PROPERTY LINE(UP TO .54 FEET)
- 19 ANY FACTS ABOUT LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION WOULD DISCLOSE AND THAT ARE NOT SHOWN BY THE PUBLIC REC
- 20 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 4, 2015 AS 2015-861849, OF OFFICIAL RECORDS.

NOTES:

- SET MONUMENTS AT PROPERTY CORNERS TAGGED RLS 13016 (ALTA TABLE A #1) (UNLESS FOUND AND ACCEPTED)
- THERE IS EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS (ALTA TABLE A #16)
- THERE IS EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN RECENT MONTHS AND NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED (ALTA TABLE A #17)
- THERE IS NO EVIDENCE OF USE OF THIS SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL (ALTA TABLE A #18)
- THERE ARE NO WETLANDS INDICATED ON THE NATIONAL WETLANDS INVENTORY BY THE U.S. FISH & WILDLIFE SERVICE NEAR THIS SITE. (ALTA TABLE A 19)
- SCHEDULE B ITEM NUMBER 11 REFERENCES DOCUMENT RECORDED AS 10-625364. THE LEGAL DESCRIPTION FOR THE EASEMENT INCLUDES AN EXCEPTION WHICH IS INCOMPLETE AS RECORDED. EXACT BOUNDARY OF THIS BLANKET EASEMENT CANNOT BE DETERMINED. DOES NOT APPEAR TO AFFECT THIS PROPERTY.
- 15 FOOT P.T.E. AS SHOWN PLAT 850-14, ABANDONED PER DKT 2012-0819511
- A PORTION OF THE 25 FOOT E.S.V.A.E. SHOWN ON PLAT 850-14, ABANDONED PER DKT 2012-0819557

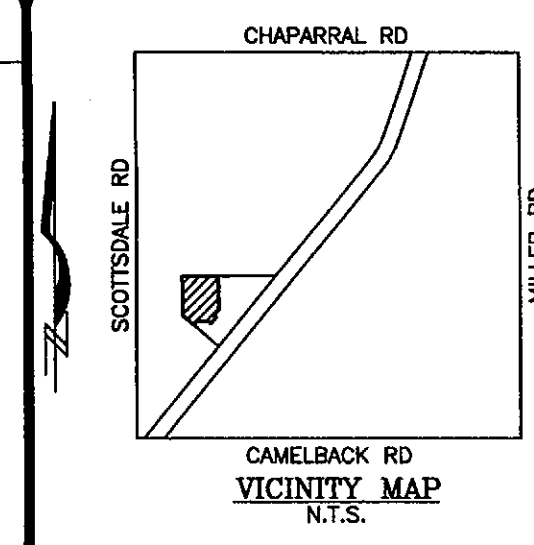
ZONING DATA

DISTRICT: D/RO-2 PBD DO & C-2

BUILDING SETBACK REQUIREMENTS FRONT - SIDE & REAR - 2 OR MORE STORIES - 15' PER STORY

BUILDING HEIGHT -

Zoning Data obtained from: CITY OF SCOTTSDALE PLANNING & ZONING



FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING BOTH A ZONE "X" AND ZONE "A" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 04013C1770L WITH DATE IDENTIFICATION OF OCTOBER 16, 2013 FOR COMMUNITY # 045012 IN THE CITY OF SCOTTSDALE, STATE OF ARIZONA.

ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "A" DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE SURFACE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM A FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE:

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 16475-33A
EFFECTIVE DATE: OCTOBER 28, 2016

CERTIFICATION:

TO SAFARI PROPERTY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DECO ACQUISITIONS, LLC
DECO SAFARI II, LLLP
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 16, 17, 18 & 19 OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED IN JANUARY OF 2016.

DAVID J. NYKORCHUK
R.L.S. 13016



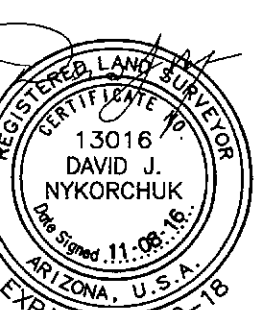
CALL TWO WORKING DAYS BEFORE YOU DIG
263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

PREPARED FOR:
DAVID EVANS AND ASSOCIATES, INC.
4600 E WASHINGTON ST., SUITE 250
Phoenix, Arizona 85004
Phone: 602.676.6151



CASA GRANDE
PHOENIX
D.N.A. INC.
CIVIL ENGINEERING
LAND SURVEYING

340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

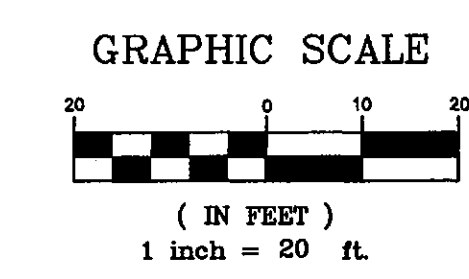
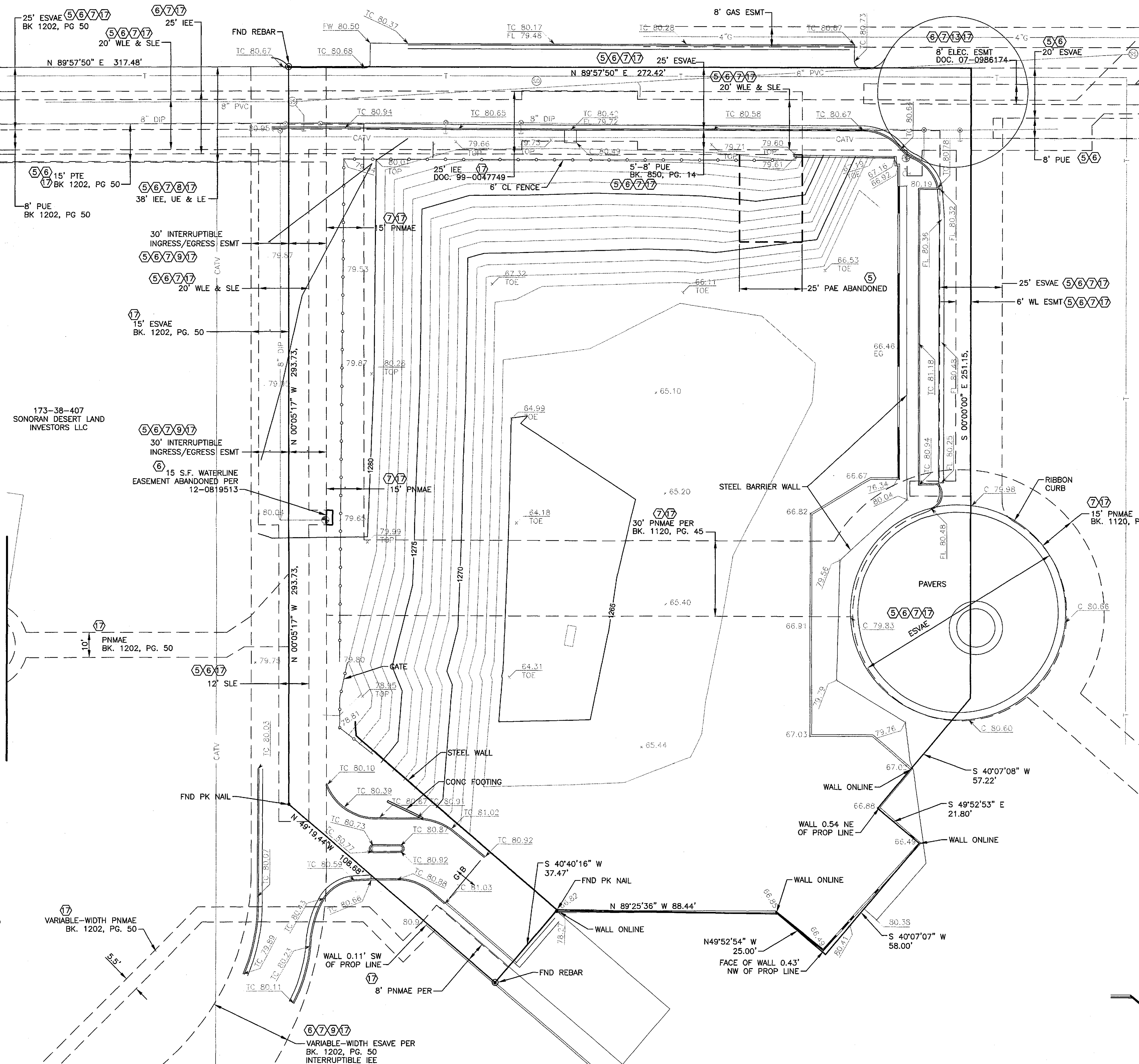


JOB NO. 16-156
DATE 11/08/16
DRAWN ALEXIS
SCALE NONE
REVISIONS 12/15/16, 2/14/17
COVER SHEET
SHEET 1 OF 2

NW COR SEC 23
T2N, R4E
FND 4" MCED BC IN HH

APN: 173-38-072B
HABANERO HIGHLAND LLC

SCOTTSDALE ROAD



W 1/4 COR SEC 23
T2N, R4E
FND 4" MCED BC IN HH

LEGEND

- STREET LIGHT W/ PULL BOX
- WATER VALVE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FOUND REBAR
- FOUND PK NAIL
- UG ELEC EASEMENT
- LANDSCAPE EASEMENT
- INGRESS AND EGRESS EASEMENT
- ESVAE
- PUE
- PTE
- PAE
- WLE
- SLE
- PNMAE
- MONUMENT LINE
- PROPERTY LINE

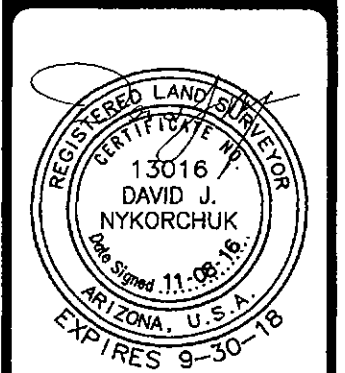
SEE DETAIL "A" SHT 1

SEE DETAIL "B" SHT 1

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

PREPARED FOR:
DAVID EVANS AND ASSOCIATES INC.
4800 E WASHINGTON ST, SUITE 250
PHOENIX, ARIZONA 85034
Phone: 602.678.5151

D.N.A. INC.
PHOENIX CASA GRANDE
(602) 271-8911 (602) 856-5501
FAX: (602) 271-9985
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CIVIL ENGINEERING
LAND SURVEYING
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222

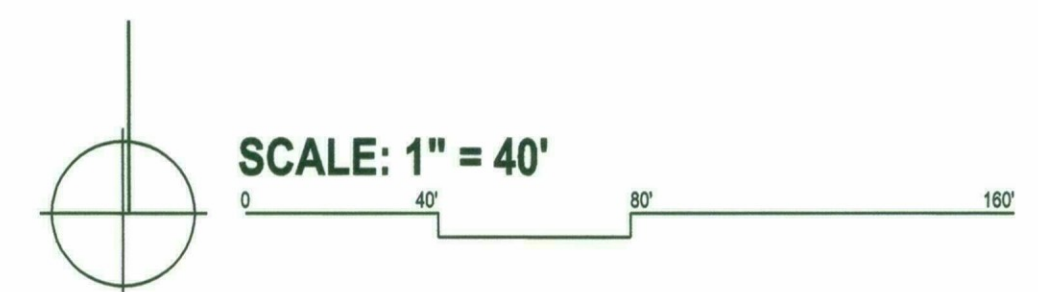


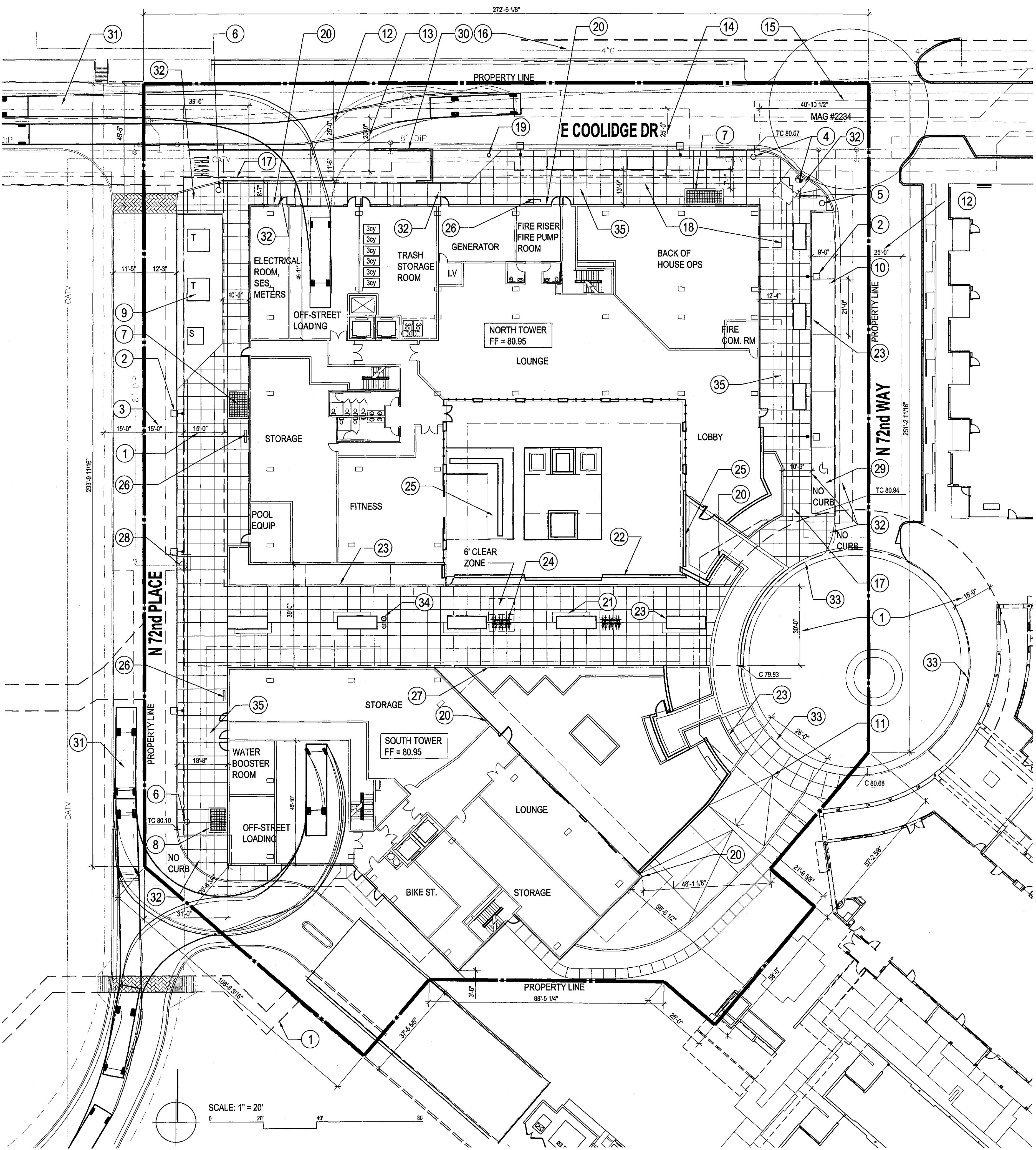
JOB NO.	16-156
DATE	11/08/16
DRAWN	ALEXIS
SCALE	1" = 20'
REVISIONS	12/15/16
	2/14/17



KEY NOTES

1. SIDEWALK
2. PASEO - PUBLIC ACCESS THROUGH SITE
3. PASEO CONNECTION TO FUTURE BLUESKY BRIDGE ACCESS TO SCOTTSDALE ROAD
4. VEHICULAR INGRESS AND EGRESS RAMP TO PEACOCK
5. VEHICULAR INGRESS AND EGRESS RAMP TO SAFARI I
6. EGRESS PATH TO PUBLIC WAY
7. PRIVATE OPEN SPACE
8. TRASH ACCESS
9. FUTURE CROSSWALK AND PUBLIC ACCESS TO THE AZ CANAL TRAIL
10. PUBLIC ACCESS TO AZ CANAL TRAIL
11. CROSSWALK
12. ELECTRIC TRANSFORMERS AND SWITCH



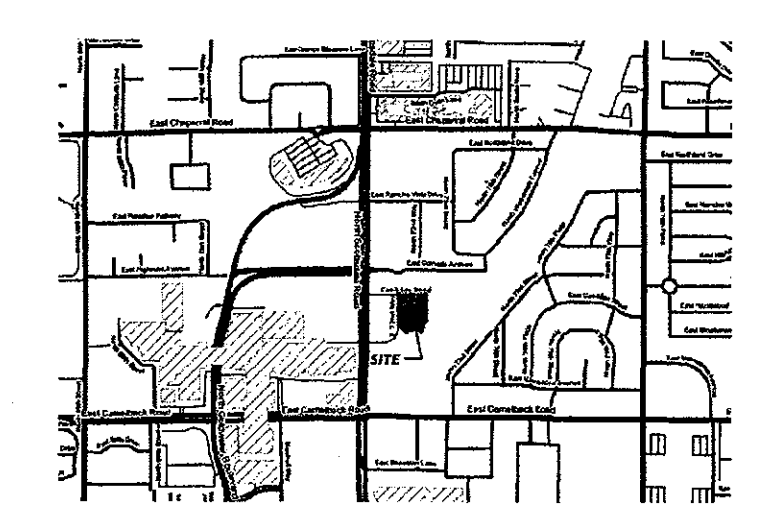


KEY NOTES

1. PUBLIC ACCESS EASEMENT
2. STREET LIGHTS
3. EMERGENCY VEHICLE ACCESS EASEMENT
4. EXISTING FIRE HYDRANT TO BE RELOCATED IN SAME AREA BUT FREE OF PEDESTRIAN PATH
5. EXISTING STAND PIPE FDC FOR SAFARI 1 TO BE RELOCATED IN SAME AREA BUT FREE OF PEDESTRIAN PATH
6. FIRE HYDRANT
7. GARAGE EXHAUST VENT
8. GARAGE FRESH AIR VENT
9. TRANSFORMERS & SWITCH
10. ON STREET PARKING (5)
11. INGRESS & EGRESS RAMP
12. EMERGENCY SERVICE VEHICLE ACCESS EASEMENT
13. WATER & SEWER EASEMENT
14. INGRESS & EGRESS EASEMENT
15. 8' ELECTRICITY EASEMENT
16. 8' GAS EASEMENT
17. LINE DENOTES B1 GARAGE FOOTPRINT
18. DASHED LINES DENOTES STRUCTURE ABOVE REMOTE FDC FOR PEACOCK - LOCATED PER ORDINANCE
19. KNOX BOX
20. BENCH
21. POOL FENCE
22. RAISED PLANTERS
23. BIKE PARKING PER MAG #2285
24. WATER FEATURE CONFORMING TO SECTION 49.242
25. BACKFLOW PREVENTOR
26. FENCE
27. REMOVE FIRE HYDRANT
28. ACCESSIBLE PARKING, PATHWAY, & SIGN
29. 6' HIGH REMOVABLE SCREEN TRELLIS
30. VEHICULAR PATH OF LOADING TRUCK FOR INGRESS AND EGRESS OF 45' TRUCK
31. ACCESSIBLE PATHWAY
32. CUL DE SAC IS CONSTRUCTED WITHOUT A CURB BETWEEN THE PUBLIC REALM AND THE STREET
33. DRINKING FOUNTAIN
34. SIDEWALK
- 35.

- NOTES:**
1. ADDITIONAL ADA PARKING IS IN THE BASEMENT PARKING LEVEL
 2. ALL STREETS ARE PRIVATE STREETS - PUBLIC STREET STANDARDS DO NOT APPLY TO PERIMETER OF SITE. REFER TO ALTA FOR MORE INFORMATION REGARDING EASEMENTS.
 - 3.

VICINITY MAP



PROJECT INFORMATION

PEACOCK SCOTTSDALE
4733 N. SCOTTSDALE RD.
CASE # 65-ZN-1992#8/1-II-2011

PROJECT DATA

PROPERTY CONFORMS TO ZONING CASE 65-ZN-1992#8 AND 1-II-2011
PROPERTY IS ACCESSED VIA PRIVATE STREETS

GROSS LOT AREA: 89,548 SF (2.06) ACRES
NET LOT AREA: 89,548 SF (2.06) ACRES

PARCEL ZONING: D/RCO-2 WITH PBD & DO OVERLAY'S

ADJACENT PARCEL ZONING: D/RCO-2 EAST PBD DO
D/RCO-2 WEST PBD DO
C-2 NORTH PBD DO
D/RCO-2 SOUTH PBD DO

OPEN SPACE: PER THE ZONING CASE, DEFINED OPEN SPACE IS PART OF THE TOTAL DEVELOPMENT FOR SAFARI PHASE I AND PHASE II. A TOTAL MINIMUM OPEN SPACE AREA OF 75,900 SF IS REQUIRED. PHASE I PROVIDED 47,300 SF OF OPEN SPACE. PHASE II SHALL REQUIRE A MINIMUM OF 28,600 SF. 33,487 SF OF OPEN SPACE IS PROVIDED IN PHASE II. REFER TO SHEET 27 FOR OPEN SPACE CALCULATIONS.

PRIVATE OPEN SPACE/UNIT: ADDITIONAL PRIVATE OPEN SPACE IS PROVIDED FOR EACH UNIT. ALL UNITS WILL HAVE A MINIMUM OF 60 SF BALCONIES WITH A MINIMUM DEPTH OF 6' (9,600 SF MIN.)

NUMBER OF UNITS: 44 - 1 BEDROOM
116 - 2 BEDROOM

DENSITY: 160 UNITS PROPOSED (86 UNITS/ACRE)

FLOOR AREA RATIO: REFER TO SHEET 23.2 FOR FAR CALCULATIONS. REFER TO DEVELOPMENT SUMMARY TABLE ON THIS SHEET FOR EXHIBIT C ALLOWED AND PROVIDED PER THIS APPLICATION

PARKING: 1 X 44 (1 BDRM) = 44 STALLS
2 X 116 (2 BDRM) = 232 STALLS
276 STALLS REQUIRED

PARKING PROPOSED
ON-SITE 5 (4 STD., 1 ADA)
B1 LEVEL 140 (128 STD., 12 ADA)
B2 LEVEL 159
TOTAL 304

ADA PARKING: ADA REQUIRED 7 (5 STD., 2 VAN)
COS REQUIRED 12 (4% OF PROPOSED)
PROPOSED 13

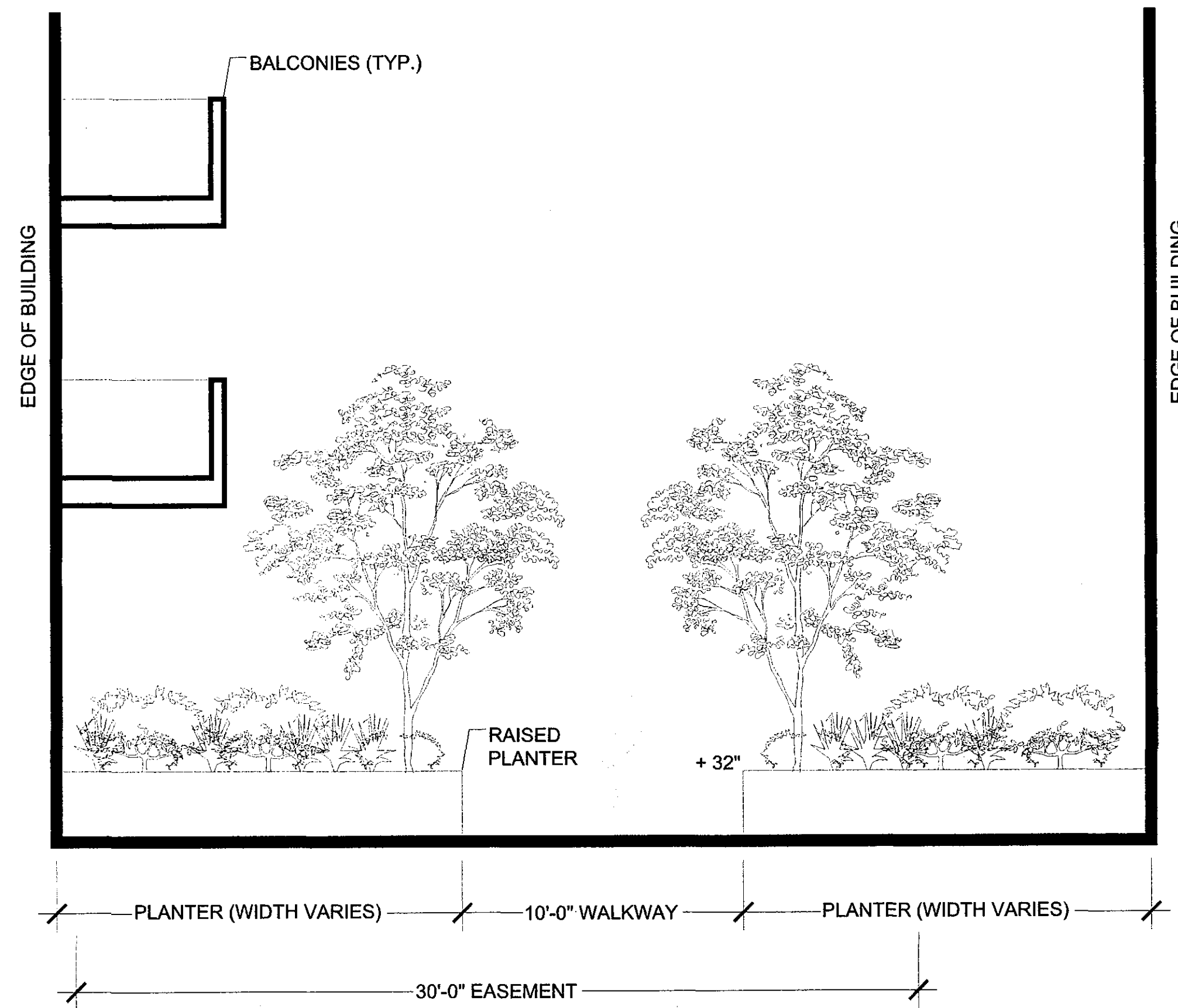
BIKE PARKING: 276 CARPARKS RQRD / 10 = 28 BIKE PARKING SPACES
PROPOSED (6) ON SITE
PROPOSED (24) ON THE GROUND FLOOR

65-ZN-1992#8

Exhibit C - Adjusted per MLD and Peacock Development

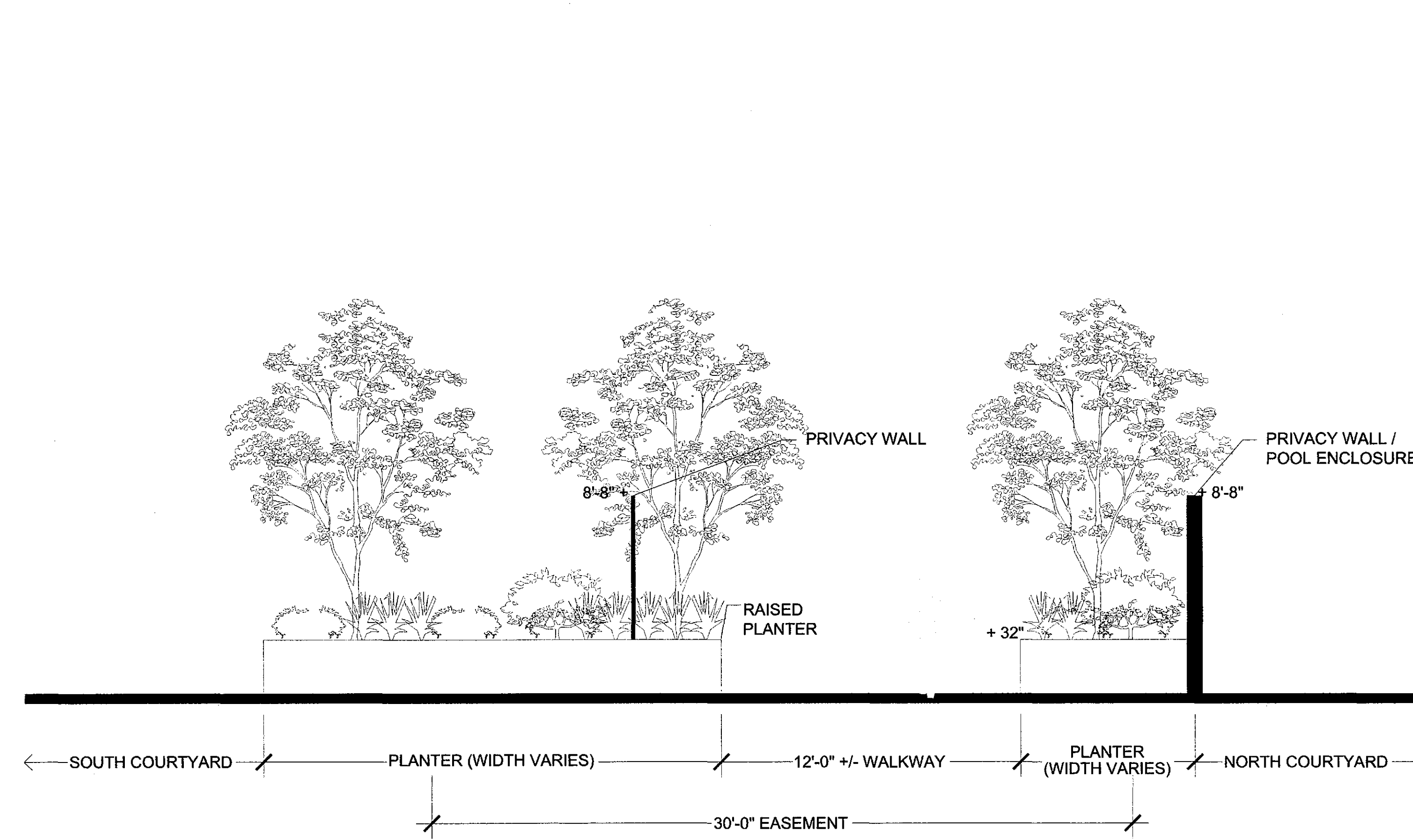
	Site	Bldg Gross	Bldg Net	Parking	FAR	Units	Density
Phase 1	2.98 121,718	190,465	165,200	152	1.36	89	30
Phase 2	1.87 89,548	243,486	229,738	304	2.57	160	86
Total Provided	4.85 211,266	433,951	394,938	456	1.87	249	51
Total Allowed	4.85 211,266	459,265	405,200	515	1.92	249	51

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 8/9/2017 INITIALS [Signature]



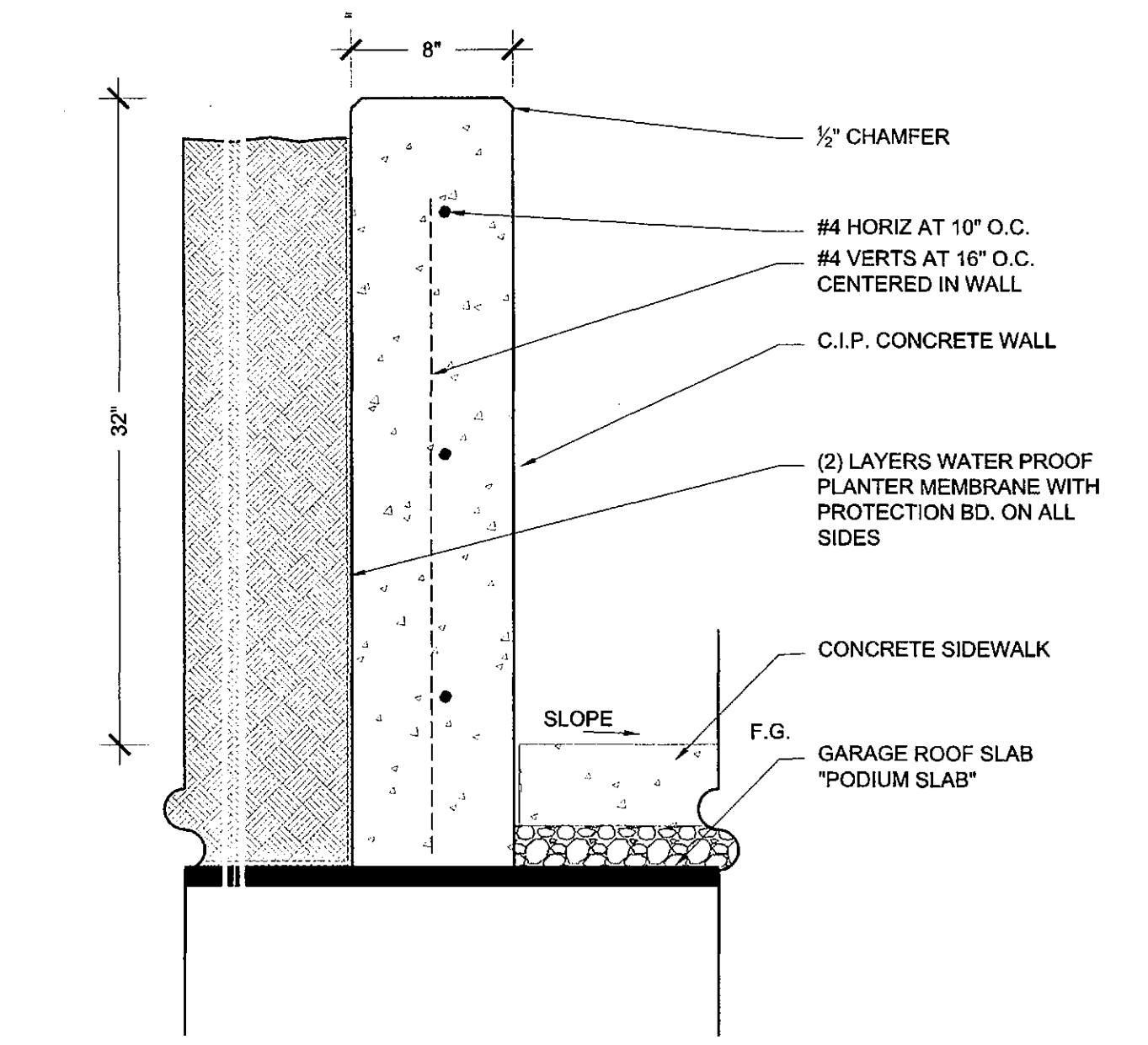
SECTION A-A (LOOKING WEST)

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



SECTION B-B (LOOKING WEST)

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



PLANTER WALL DETAIL

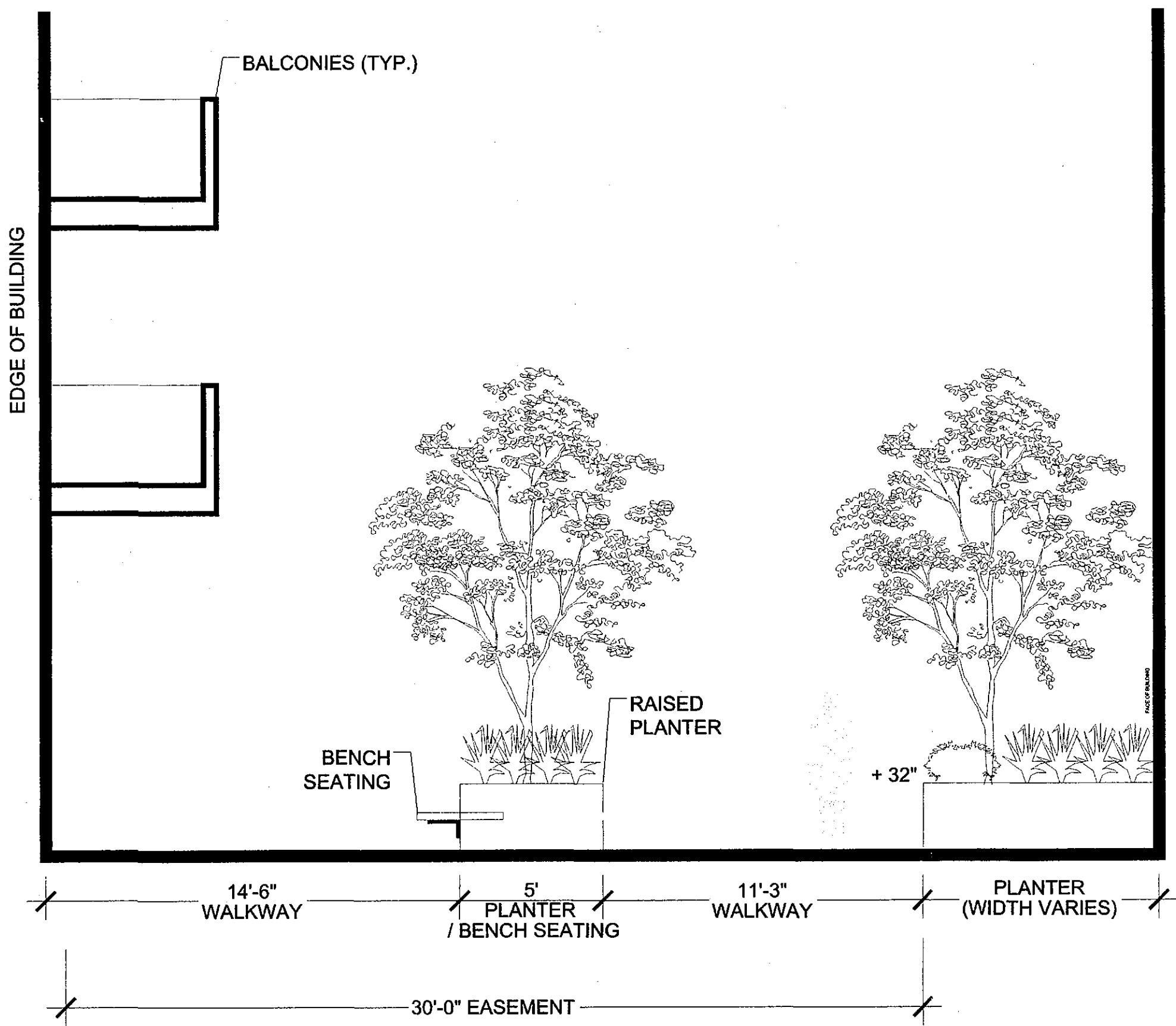
scale: 1 1/2" = 1'-0"



ELEVATION AT PASEO - LOOKING NORTH

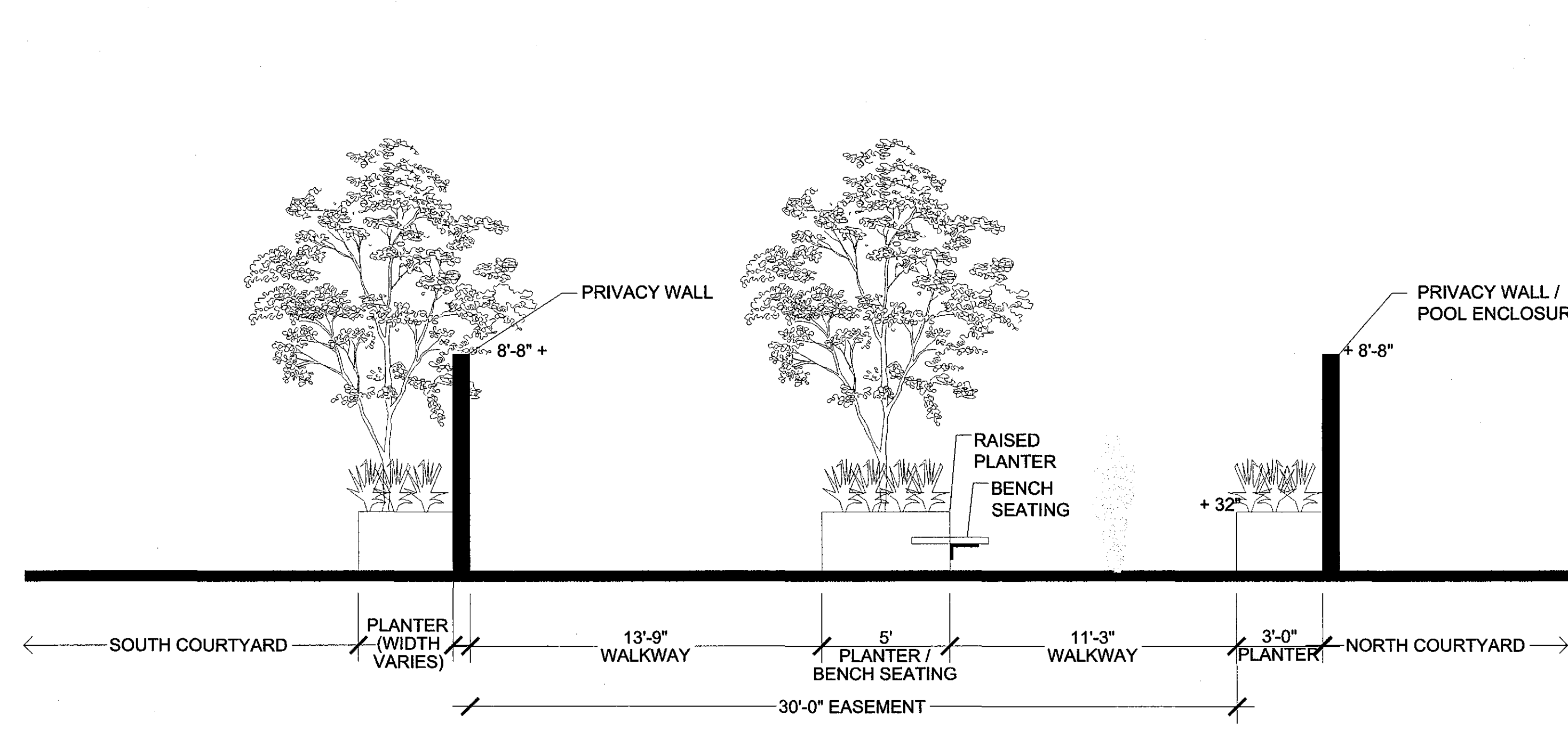
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8-9-2017
DATE INITIALS
J.P. [Signature]

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



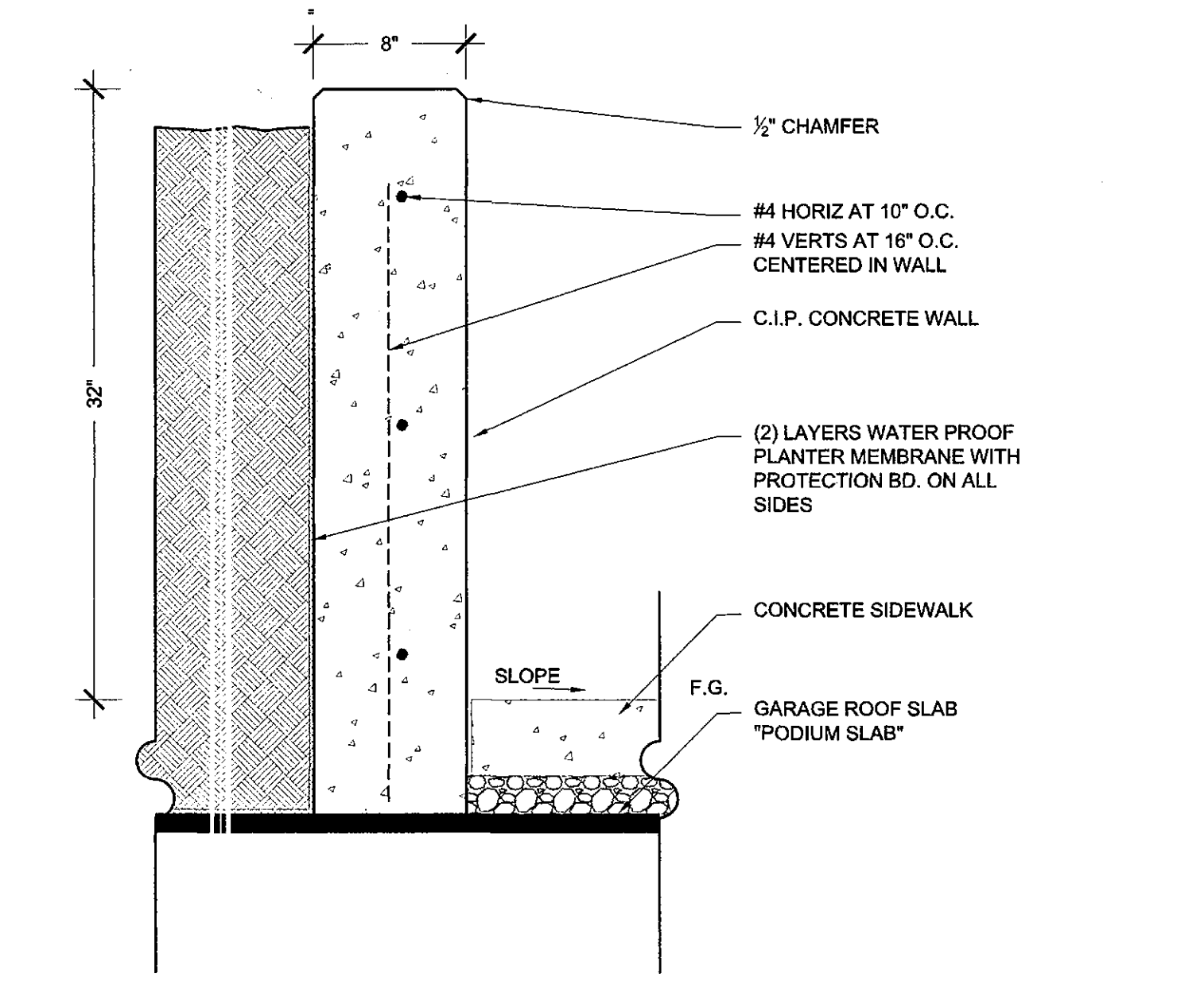
SECTION A-A (LOOKING WEST)

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



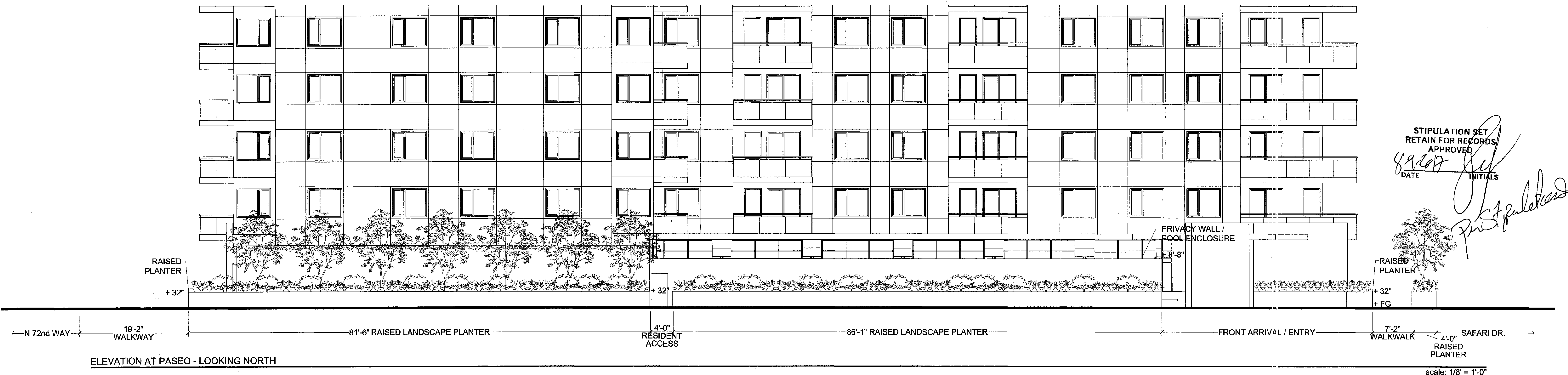
SECTION B-B (LOOKING WEST)

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



PLANTER WALL DETAIL

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

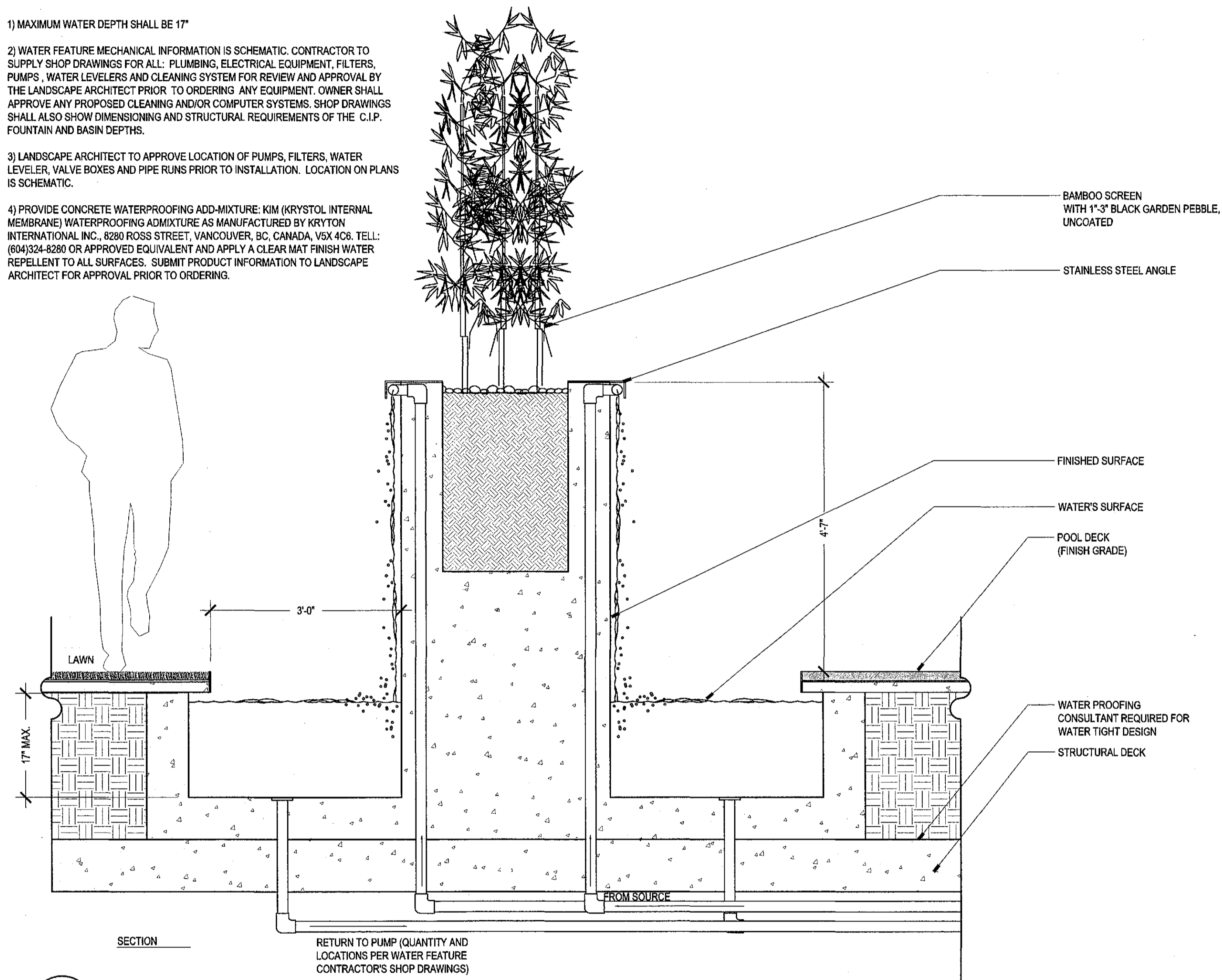


ELEVATION AT PASEO - LOOKING NORTH

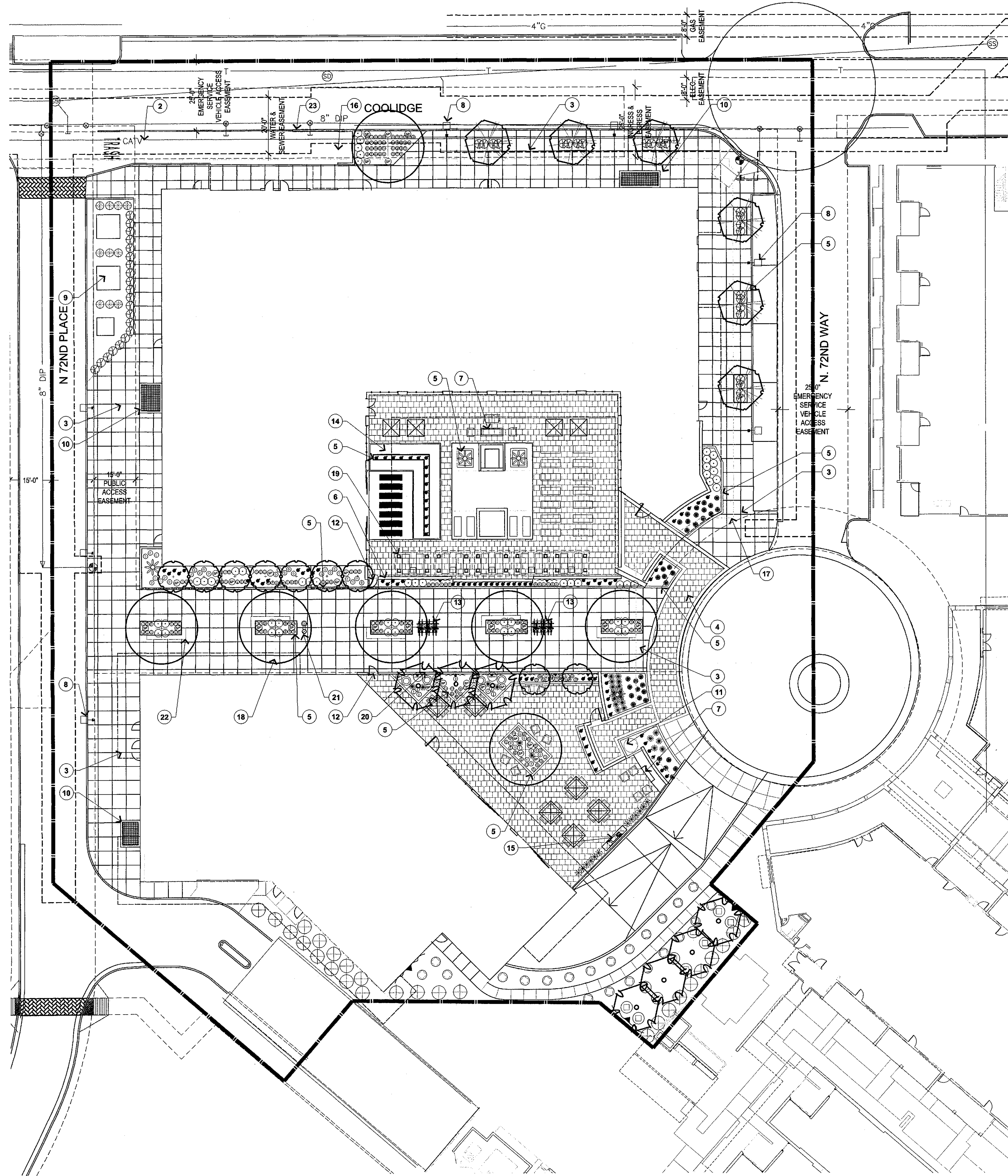
scale: 1/8" = 1'-0"

GENERAL WATER FEATURE NOTES:

- 1) MAXIMUM WATER DEPTH SHALL BE 17"
- 2) WATER FEATURE MECHANICAL INFORMATION IS SCHEMATIC. CONTRACTOR TO SUPPLY SHOP DRAWINGS FOR ALL: PLUMBING, ELECTRICAL EQUIPMENT, FILTERS, PUMPS, WATER LEVELERS AND CLEANING SYSTEM FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT. OWNER SHALL APPROVE ANY PROPOSED CLEANING AND/OR COMPUTER SYSTEMS. SHOP DRAWINGS SHALL ALSO SHOW DIMENSIONING AND STRUCTURAL REQUIREMENTS OF THE C.I.P. FOUNTAIN AND BASIN DEPTHS.
- 3) LANDSCAPE ARCHITECT TO APPROVE LOCATION OF PUMPS, FILTERS, WATER LEVELER, VALVE BOXES AND PIPE RUNS PRIOR TO INSTALLATION. LOCATION ON PLANS IS SCHEMATIC.
- 4) PROVIDE CONCRETE WATERPROOFING ADD-MIXTURE: KIM (KRYSTOL INTERNAL MEMBRANE) WATERPROOFING ADMIXTURE AS MANUFACTURED BY KRYTON INTERNATIONAL INC., 8280 ROSS STREET, VANCOUVER, BC, CANADA, V5X 4C6. TELL: (604)324-8280 OR APPROVED EQUIVALENT AND APPLY A CLEAR MAT FINISH WATER REPELLENT TO ALL SURFACES. SUBMIT PRODUCT INFORMATION TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.



WATER FEATURE
SCALE: 3/4"=1'-0"



FINAL PLANT QUANTITIES SHALL COMPLY WITH CITY OF SCOTTSDALE MINIMUM REQUIREMENTS AND WILL BE REVIEWED AT PERMIT SUBMITTAL.

LANDSCAPE LEGEND		CITY OF SCOTTSDALE LANDSCAPE NOTES	
BOTANICAL NAME	COMMON NAME	SIZE	SIZE
TREES			
	CAESALPINIA CACALACO	CASCALOTE	8.0-10.0 H 5.0-6.0 W 1.5-2.0 C
	PARKINSONIA FLORIDA	BLUE PALO VERDE	10.0-12.0 H 8.0-10.0 W 2.75-3.75 C
	SOPHORA SECUNDFLORA	TEXAS MOUNTAIN LAUREL	5.0-6.0 H 3.0-4.0 W 1.25-2.0 C
	VITEX AGNUS-CASTUS M	CHASTE TREE	7.0-9.0 H 5.0-7.0 W 1.5 AVG. C
SHRUBS			
	TAGETES LEMMONII	MT. LEMMON MARI GOLD	5 GAL
	BERLANDIERA LYRATA	CHOCOLATE FLOWER	5 GAL
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL
	JUSTICIA CANDICANS	RED JUSTICIA	5 GAL
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL
	MYRTUS COMMUNIS 'COMPACT'	COMMON MYRTLE	5 GAL
	SALVIA CLEVELANDII	CHAPARRAL SAGE	5 GAL
	SALVIA LEUCANTHA	MEXICAN BLUE SAGE	5 GAL
	SIMMONDSIA CHINENSIS	JOJOBA	5 GAL
GROUNDCOVERS			
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL
	LANTANA CAMARA	GOLDMOUND LANTANA	1 GAL
	SP SETCREASEA PALLIDA	PURPLE HEART	1 GAL
	WEDELIA TRILOBATA	YELLOW DOT	1 GAL
VINES			
	BOUGAINVILLEA SPP.	LA JOLLA	15 GAL
SUCCULENTS			
	AGAVE VILMORINIANA	OCTOPUS AGAVE	5 GAL
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL
	AGAVE WEBERI	WEBER'S AGAVE	5 GAL
	AGAVE GEMINIFLORA	TWIN FLOWER AGAVE	5 GAL
	ALOE VERA	ALOE VERA	5 GAL
	ALOE VERA X BLUE ELF	BLUE ELF	5 GAL
	EURPHOBBIA TIRUCALLI	STICKS OF FIRE	5 GAL
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL
	PACHYCEREUS MARGINATUS	MEXICAN FENCE POST	15 GAL
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	15 GAL
	YUCCA BREVIFOLIA	JOSHUA TREE	15 GAL
LANDSCAPE MATERIALS			
	DECOMPOSE GRANITE	COLOR: 3/4" MINUS, 2" DEPTH IN ALL PLANTING AREAS	
SITE MATERIALS			
	ENTRY / COURTYARD PAVING	SPECIAL PAVING, NON-SLIP FINISH	
	PASEO / PERIMETER SIDEWALK	CONCRETE, NATURAL GRAY, MEDIUM BROOM FINISH	
	36" HEIGHT RAISED PLANTER	CORTEN STEEL	
	LAWN	SYNTHETIC TURF	

KEYNOTES - NOTE: ITEMS #6, 7, 11 AND 19 WILL BE SUBMITTED FOR APPROVAL AT A LATER DATE.

- | | |
|----------------------------|---|
| 1 PROPERTY LINE | 12 RESIDENT DOORWAY |
| 2 EXISTING UTILITY | 13 BICYCLE PARKING |
| 3 CONCRETE SIDEWALK | 14 WATER FEATURE - CONFORMING TO SECTION 49.242 |
| 4 DECORATIVE PAVING | 15 OUTDOOR KITCHEN |
| 5 RAISED LANDSCAPE PLANTER | 16 REFUSE AREA |
| 6 POOL WALL | 17 GARAGE FOOTPRINT |
| 7 FIRE SCULPTURE | 18 BALCONIES ABOVE |
| 8 SITE LIGHTING | 19 CABANAS |
| 9 TRANSFORMER | 20 PRIVACY WALL |
| 10 GARAGE VENTILATION | 21 DRINKING FOUNTAIN |
| 11 POTENTIAL ART LOCATION | 22 BENCH SEATING |
| scale: 1"=20'-0" | 23 6' HIGH REMOVABLE SCREEN TRELLIS |

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.

A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

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

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

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

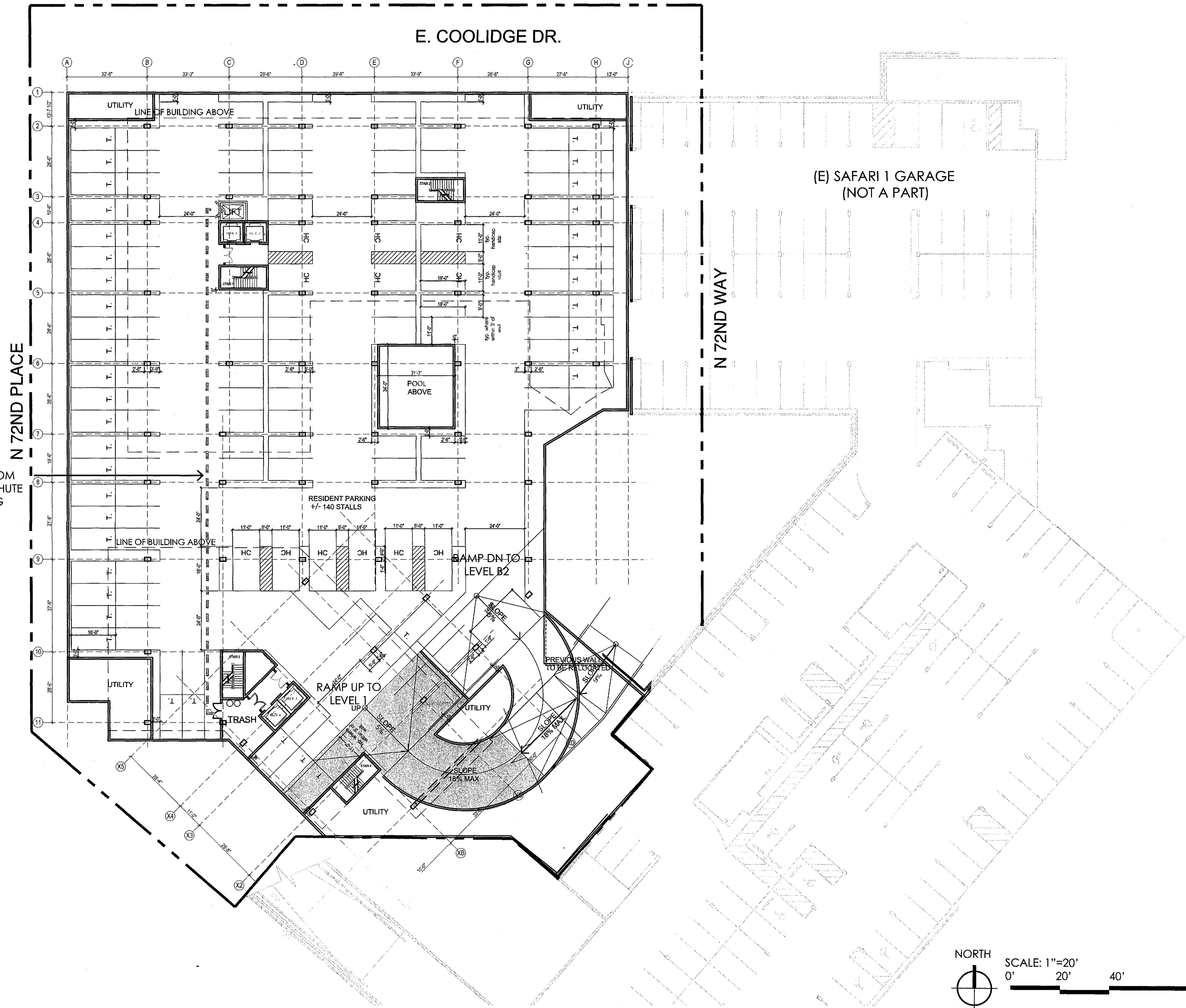
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF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

REFERENCE DRAINAGE REPORT FOR CIVIL ENGINEER PROPOSED STORMWATER DETENTION AND RETENTION

CITY OF SCOTTSDALE WATER FEATURE GENERAL NOTE

ALL WATER FEATURES/FOUNTAINS SHALL COMPLY WITH CITY OF SCOTTSDALE REVISED CODE SECTION 49-242. LIMITATION ON WATER FEATURES FOR COMMERCIAL USERS, NEW INDUSTRIAL USERS AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8.9.2017
DATE INITIALS
Jeffrey Anderson
JEFFREY ANDERSON
ARCHITECT
34184
ARIZONA, U.S.A.
EXPIRES: 09/30/2017

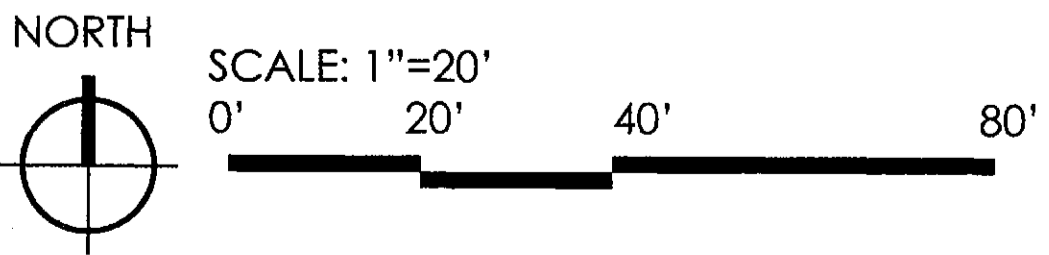


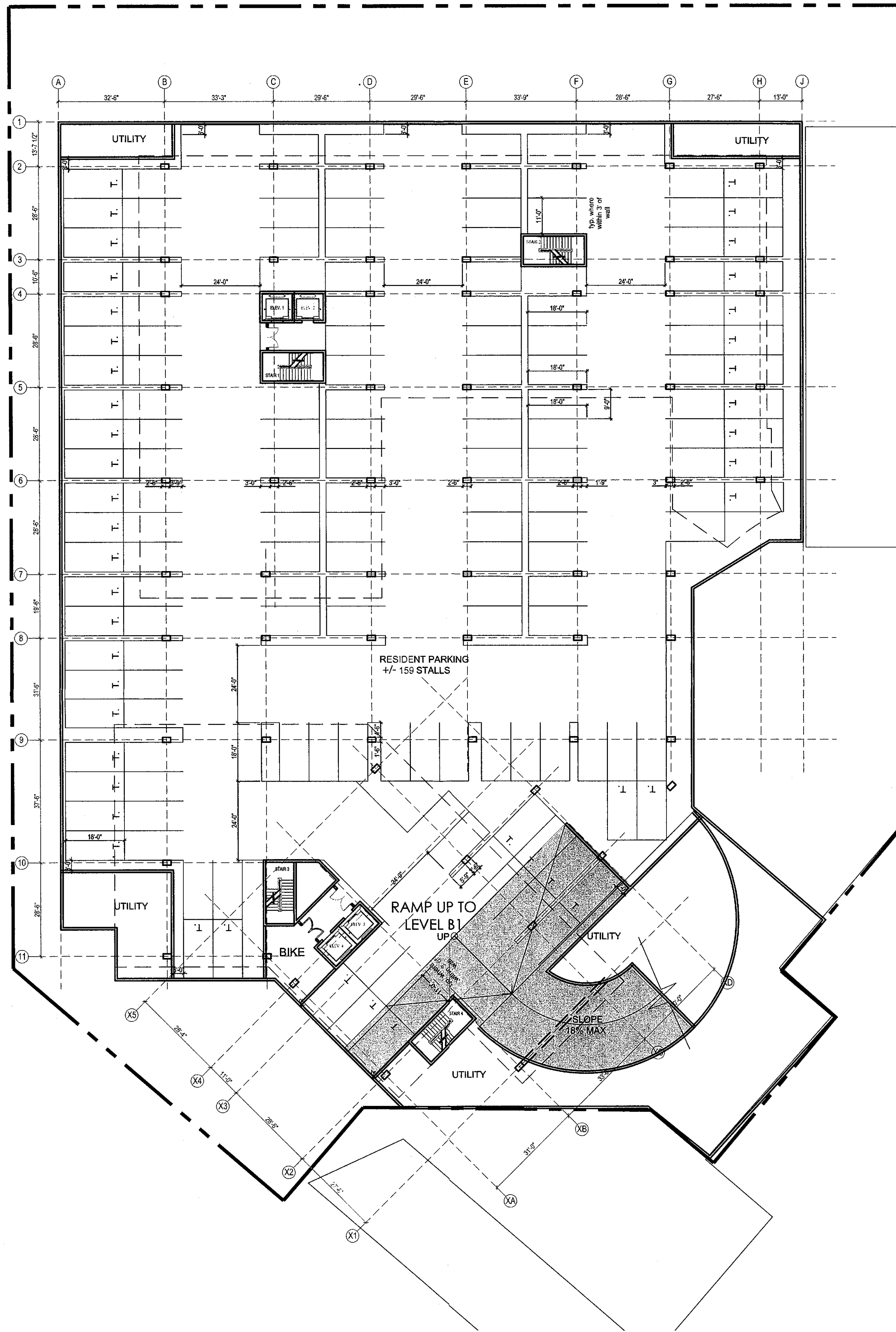
(E) SAFARI 1 GARAGE
(NOT A PART)

PATH OF TRASH ROUTE FROM
SOUTH BUILDING TRASH CHUTE
TO LIFT IN NORTH BUILDING

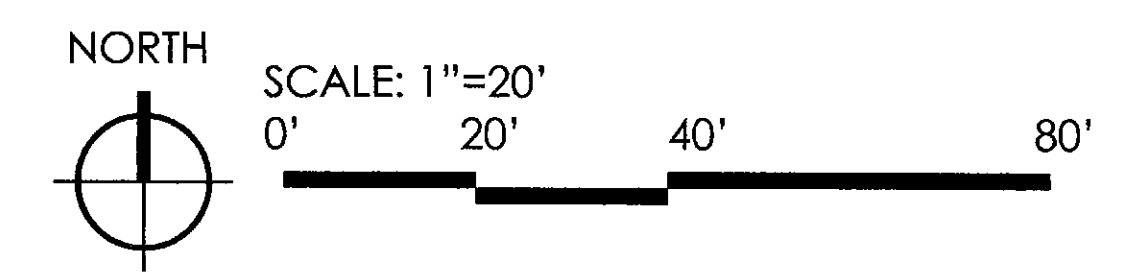
PARKING PLAN - LEVEL B1
06/06/17

WORKSBUREAU | **HUMPHREYS & PARTNERS ARCHITECTS, L.P.**
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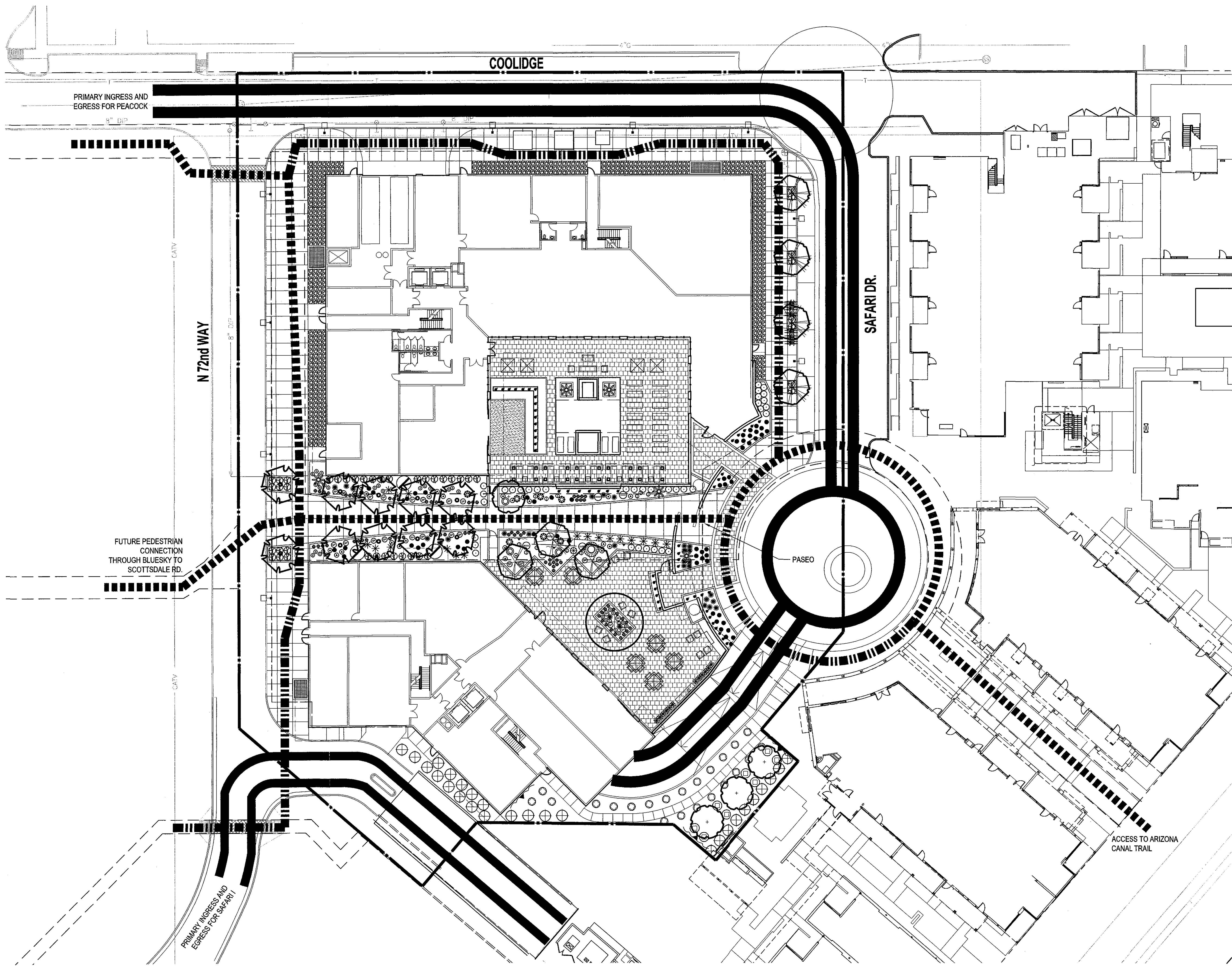




LINE OF SAFARI 1
GARAGE ABOVE
(NOT A PART)

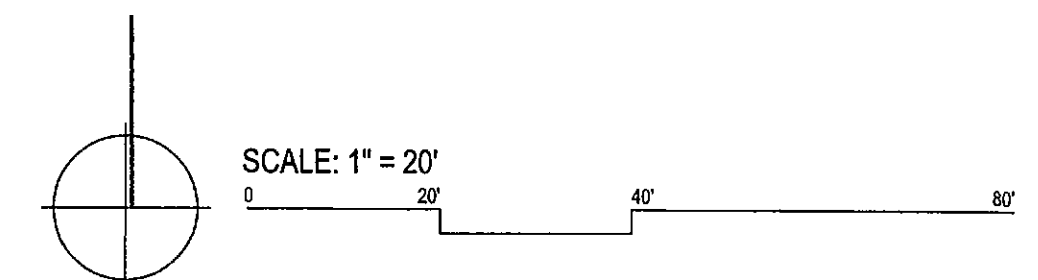


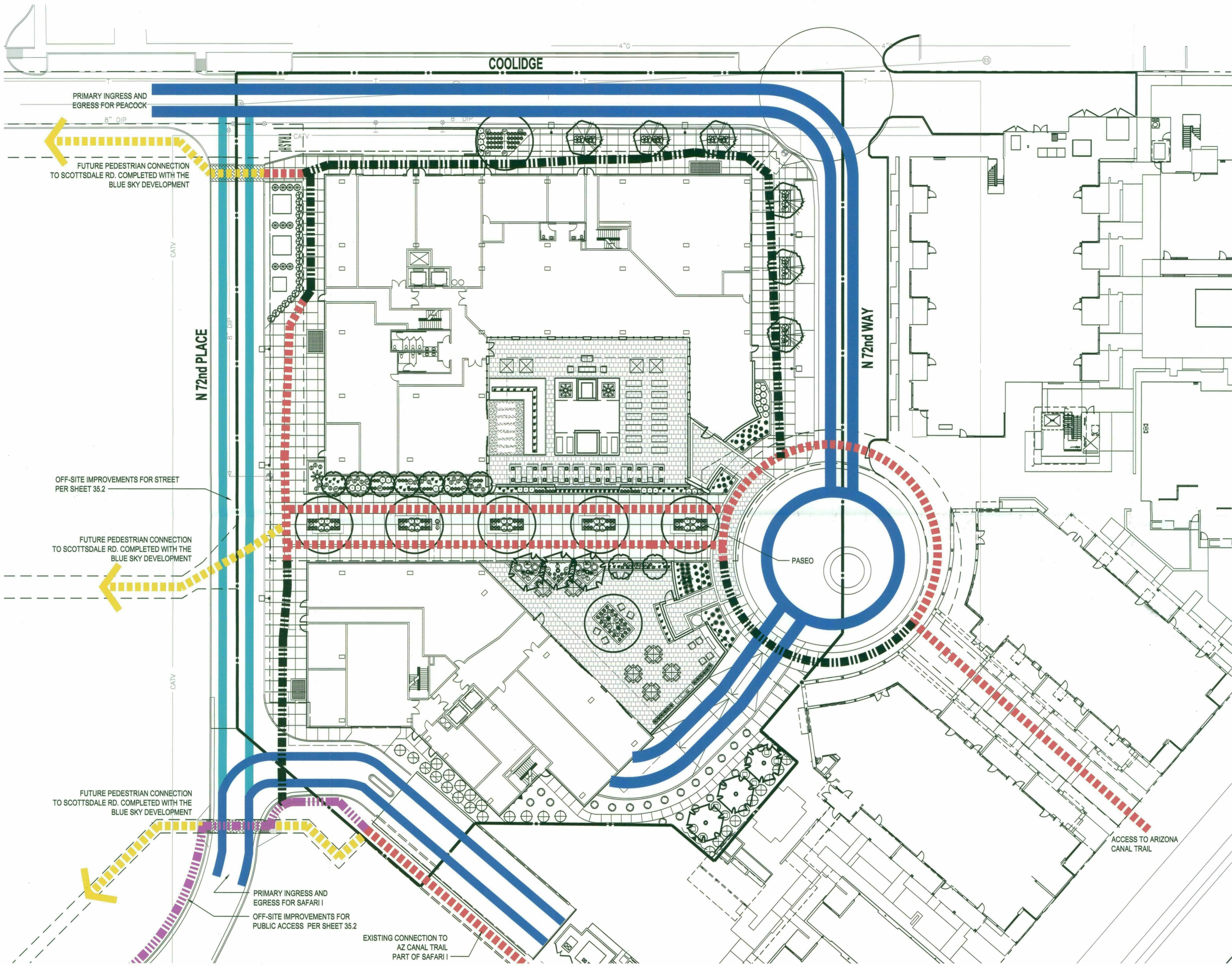
33.2



LEGEND

PEDESTRIAN PATH (PUBLIC ACCESS EASEMENT)	⋯⋯⋯⋯⋯⋯⋯⋯⋯
PEDESTRIAN PATH (SIDEWALK)	- - - - -
VEHICULAR ACCESS (PRIMARY)	—————

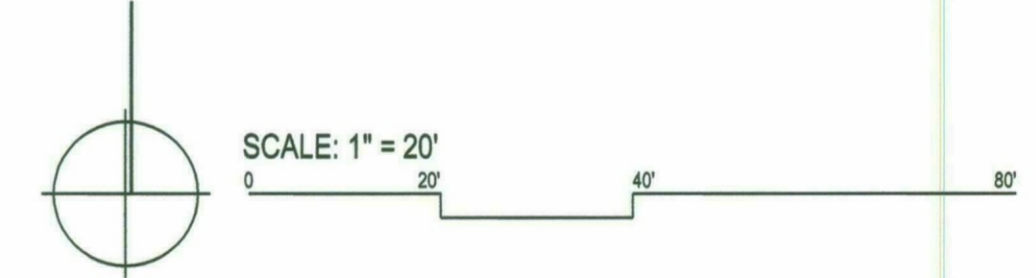




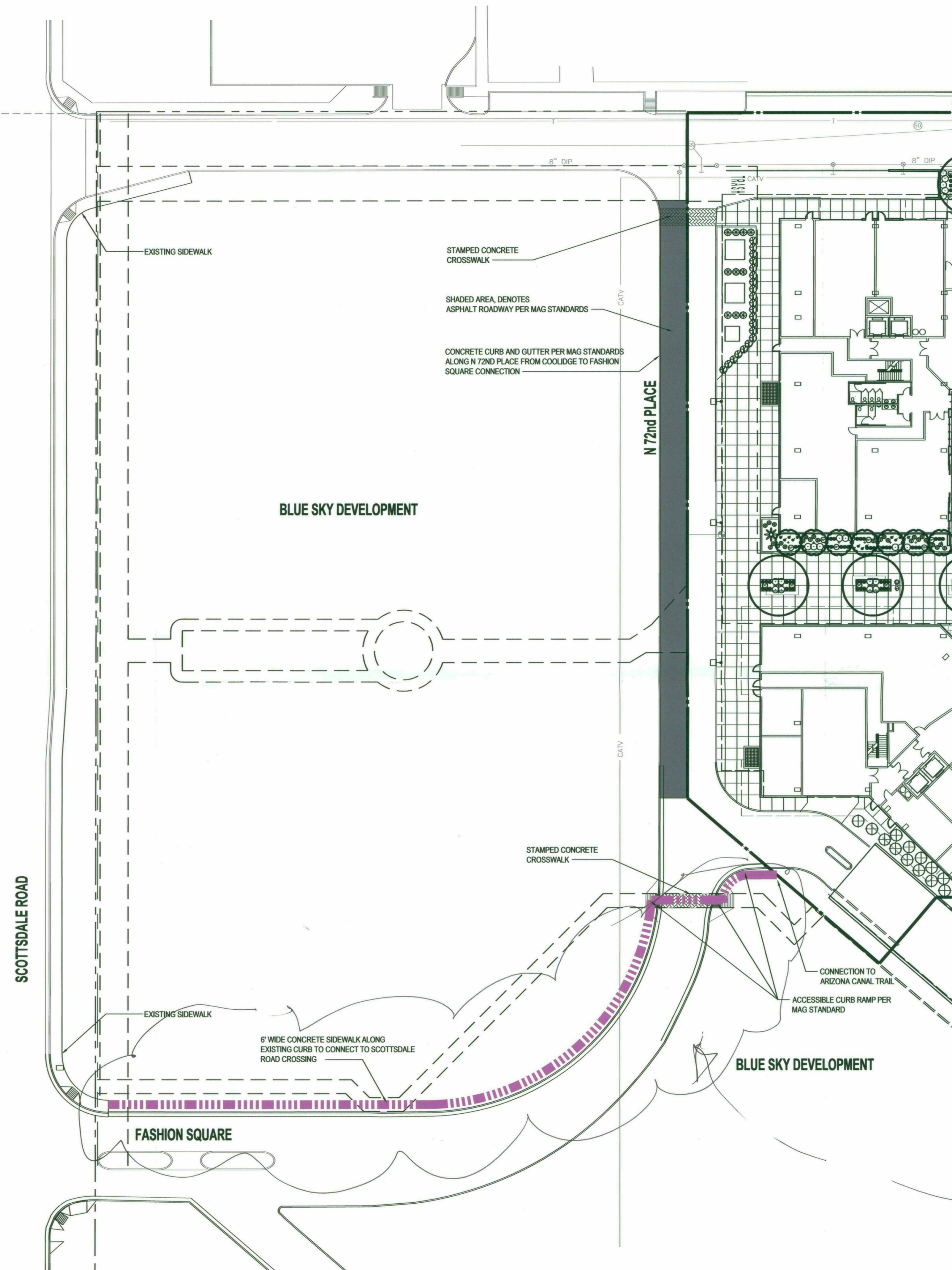
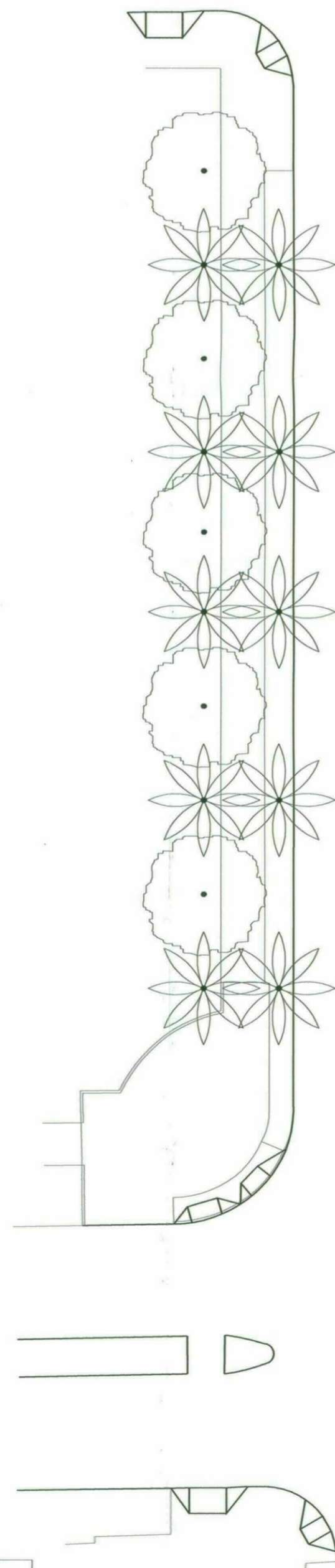
LEGEND

- PEDESTRIAN PATH (PUBLIC ACCESS EASEMENT) - - - - -
- PEDESTRIAN PATH (SIDEWALK) - - - - -
- FUTURE PEDESTRIAN PATH BY OTHERS (BLUESKY DEVELOPMENT) - - - - -
- VEHICULAR ACCESS (PRIMARY) —————
- VEHICULAR ACCESS (SECONDARY) —————
- 6' WIDE SIDEWALK |||||

PER RESPONSE TO COMMENTS #66 AND #73, APPLICANT WILL PROVIDE ADDITIONAL EASEMENTS FOR PUBLIC ACCESS WHERE CURRENTLY IDENTIFIED AS PEDESTRIAN PATH ON THIS SHEET.



Item	Quantity	Unit	Unit Cost	Cost
Removal of Existing Rip-Rap	2,988	SF	\$2.00	\$5,976.00
Existing Fence Adjustment & Barrier Protection	1		\$5,000.00	\$5,000.00
Asphalt Drive (1/2 street for Blue Sky)	2,988	SF	\$6.00	\$17,928.00
Concrete Curb & Gutter	260	LF	\$8.00	\$2,080.00
Pedestrian Street Crossing - Stamped Concrete	245	SF	\$10.00	\$2,450.00
6' Wide Sidewalk w/ 2 Accessible Crossings	1,980	SF	\$8.00	\$15,840.00
O & M Responsibilities for Improvements	1		\$10,000.00	\$10,000.00
TOTAL				\$59,274.00



OFF-SITE IMPROVEMENTS

THE \$150,000 CANAL BANK IMPROVEMENTS FUNDS WILL BE APPLIED TO COMPLETE THE OFF-SITE IMPROVEMENTS IDENTIFIED ON THIS SHEET. THIS INCLUDES THE COMPLETION OF THE HALF STREET WITH CURB AND GUTTER ALONG N 72ND PLACE INCLUDING THE 6' PEDESTRIAN SIDEWALK ALONG COOLIDGE AND FASHION SQUARE.

QUANTITY OF OFF-SITE IMPROVEMENTS	
ASPHALT DRIVE	2,988 SF
CONCRETE CURB AND GUTTER	260 LF
PEDESTRIAN STREET CROSSING	
STAMPED CONCRETE	245 SF
6' WIDE SIDEWALK W/ (2) ACCESSIBLE CROSSINGS	1,980 SF



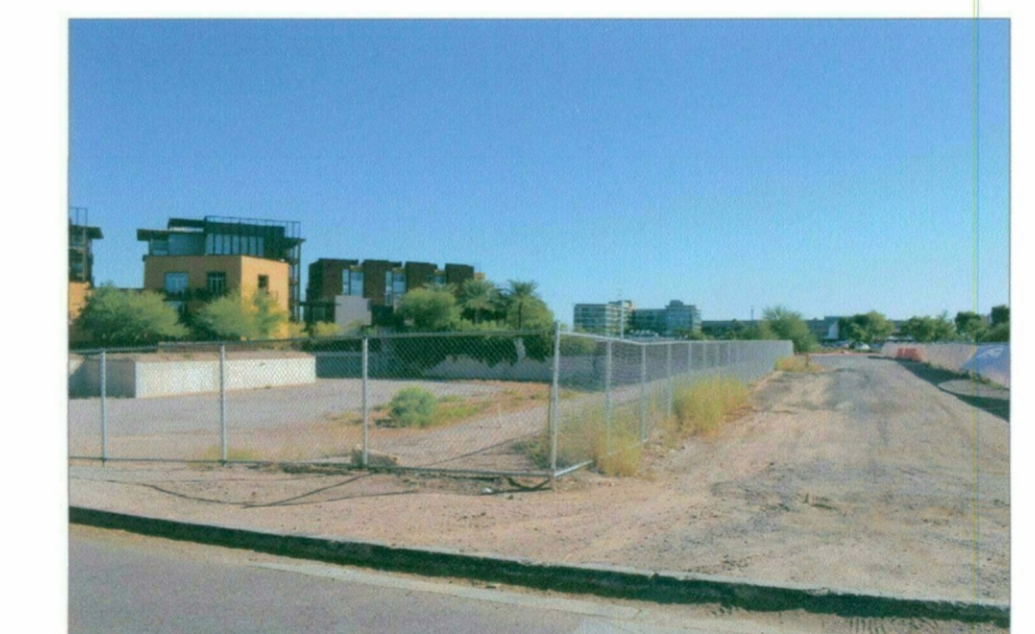
INTERSECTION OF SCOTTSDALE RD & COOLIDGE



INTERSECTION OF SCOTTSDALE RD & FASHION SQUARE

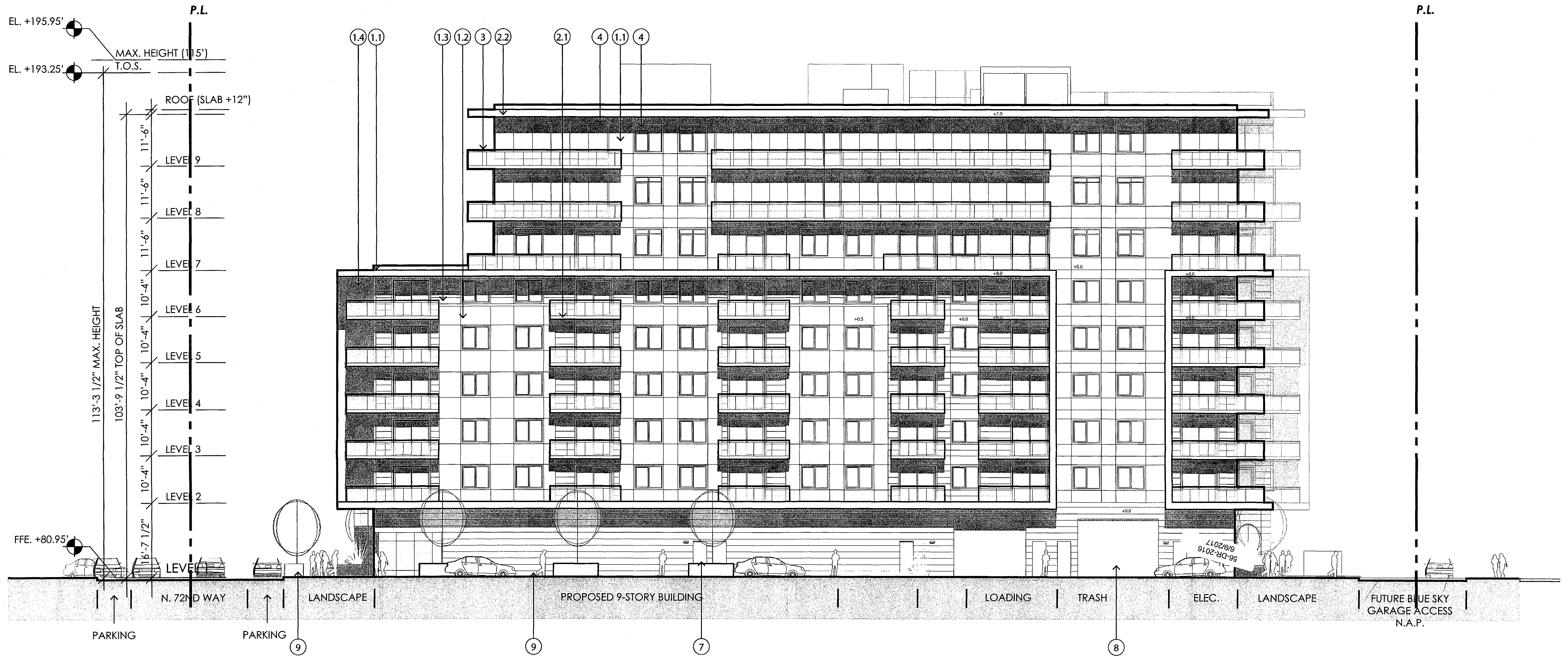


EXISTING SOUTH END OF N 72ND PLACE



EXISTING NORTH END OF N 72ND PLACE

*Not Appended
SHEET 1 of 10*



- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
 - 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
 - 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
 - 1.4 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: LAPIS (BLUE)
 - 2.1 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: HAMILTON BLUE (DARK SLATE)
 - 2.2 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: SPRINGTIME RAIN (OFF WHITE) W/ ANCHOR GRAY UNDERSIDE
 - 3 METAL BALCONY RAILING, GLASS PANEL INFILL
 - 4 ALUMINUM UNIT GLAZING WINDOW SYSTEM W/ LOW-E CLEAR GLAZING; COLOR: POWDER COATED SILVER
 - 5 MARBLE-LIKE SMOOTH SURFACE WALL PANEL; COLOR: CALACATTA (WHITE) MATERIAL LEGEND
 - 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
 - 7 PAINTED METAL DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 9 CAST IN PLACE CONCRETE PLANTER

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8/9/2017
DATE
INITIALS
Justin R. [Signature]

SCALE: 1"=10'
0' 10' 20' 40'

37.1B

PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447

deco | **the design element**
BUILDING COMMUNITIES | landscape architecture

BUILDING 1
NORTH ELEVATION
06/06/17

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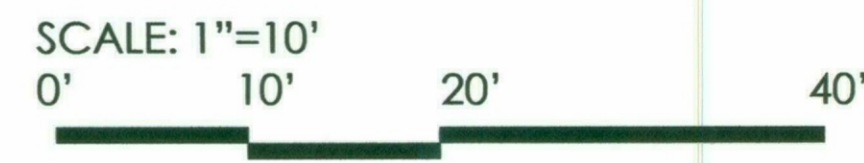
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6/9/2017

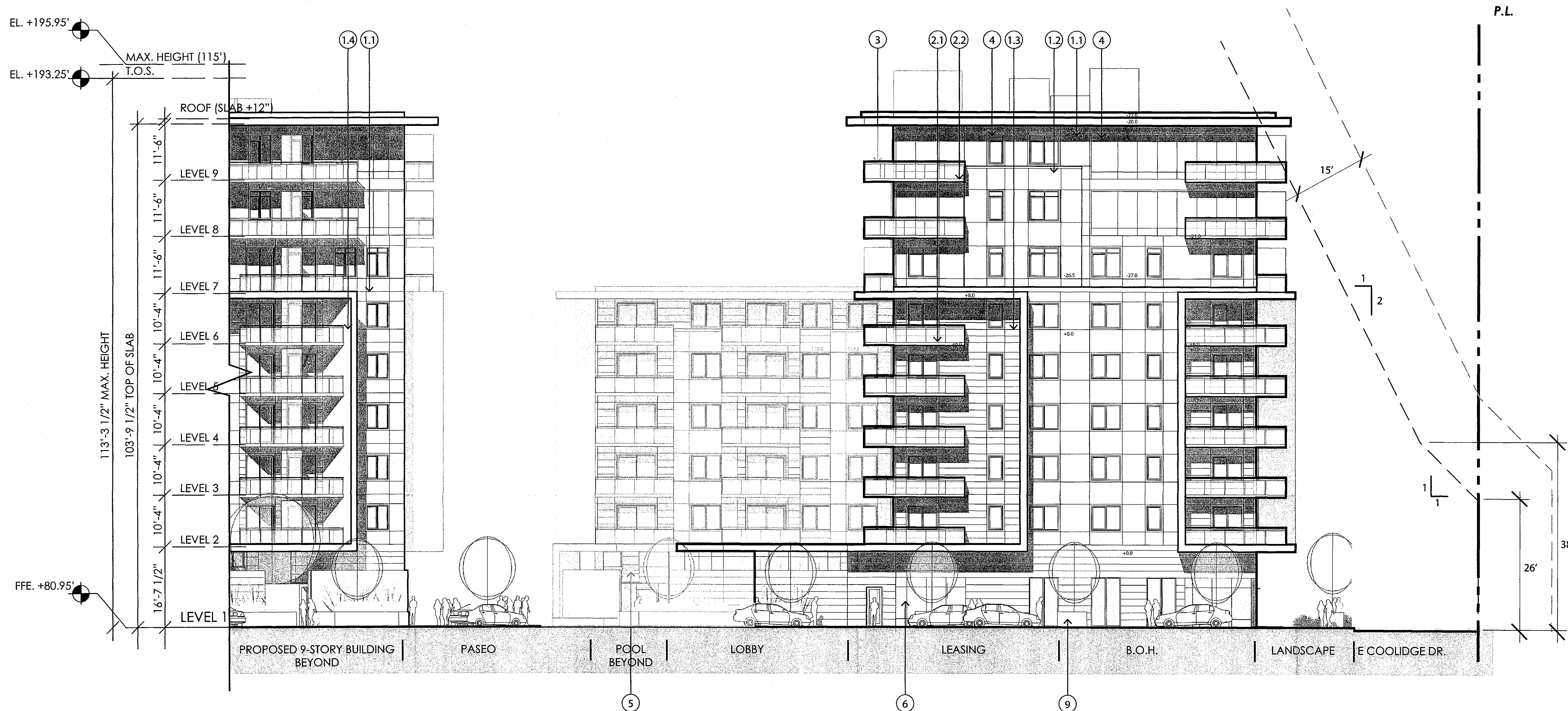


- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
 - 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
 - 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
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 - 9 CAST IN PLACE CONCRETE PLANTER

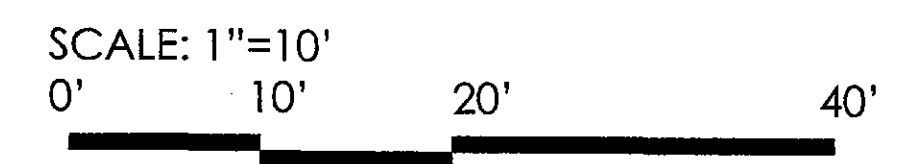
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8.9.2017
DATE INITIALS

[Handwritten Signature]





- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
 - 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
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37.2B

PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447



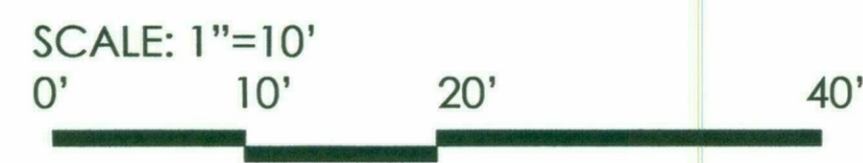
BUILDING 1
EAST ELEVATION
06/06/17

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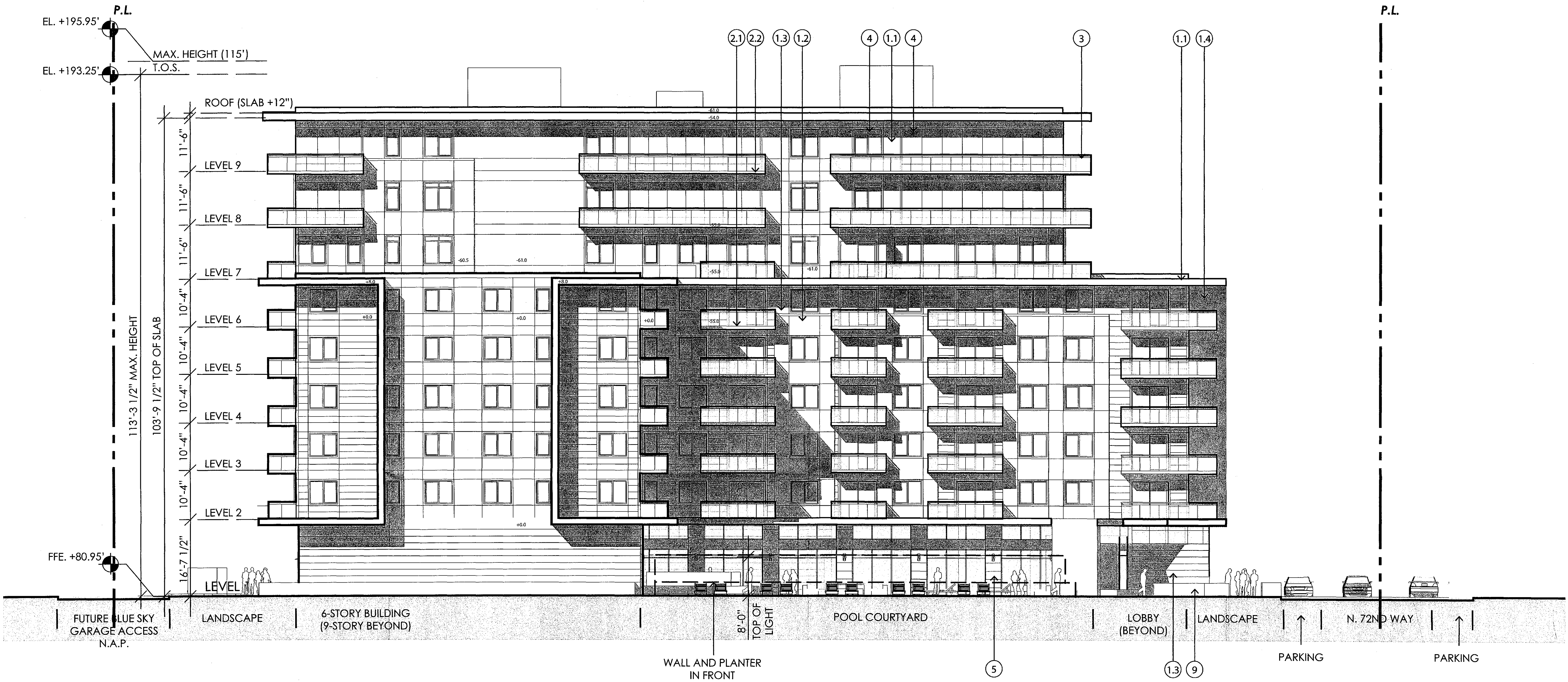
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- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
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 - 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
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37.2C



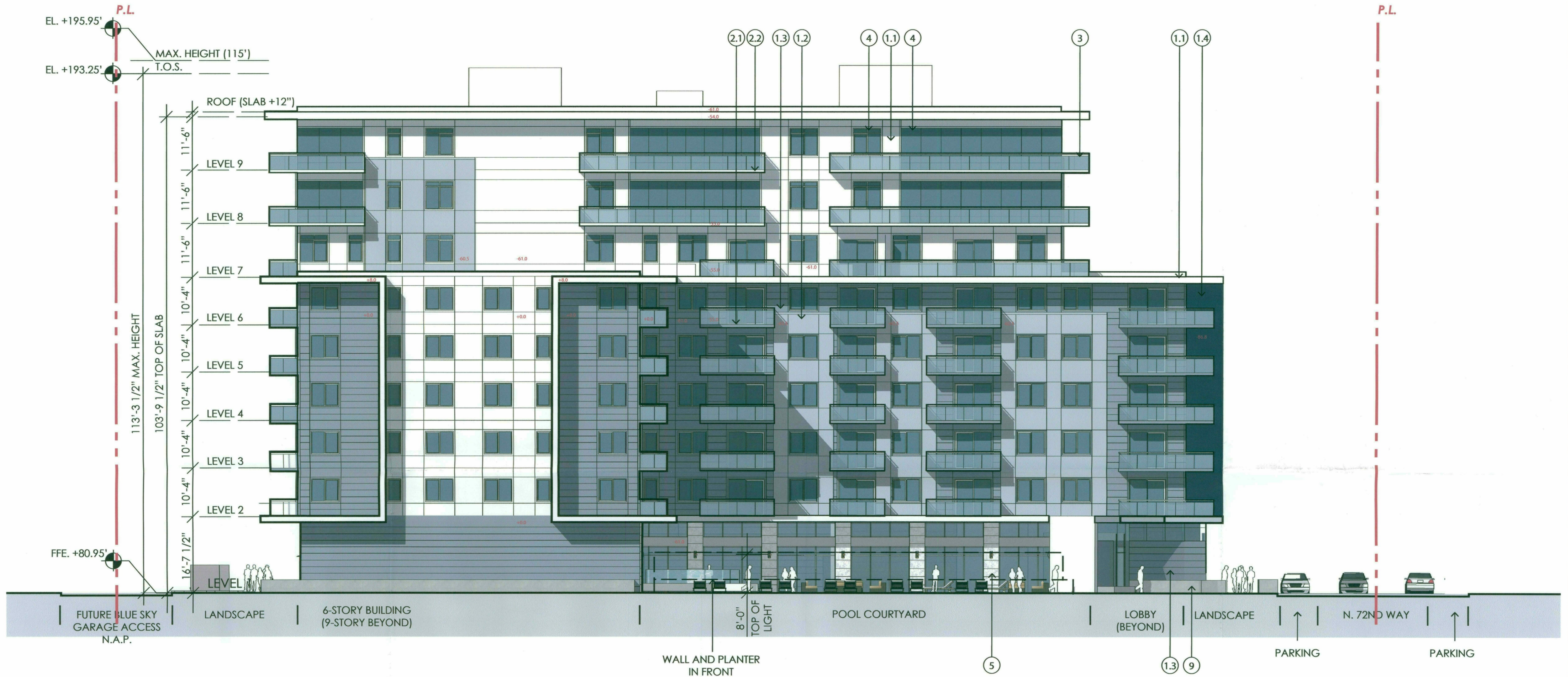
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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8/9/17
DATE INITIALS

[Signature]

SCALE: 1"=10'
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37.3B

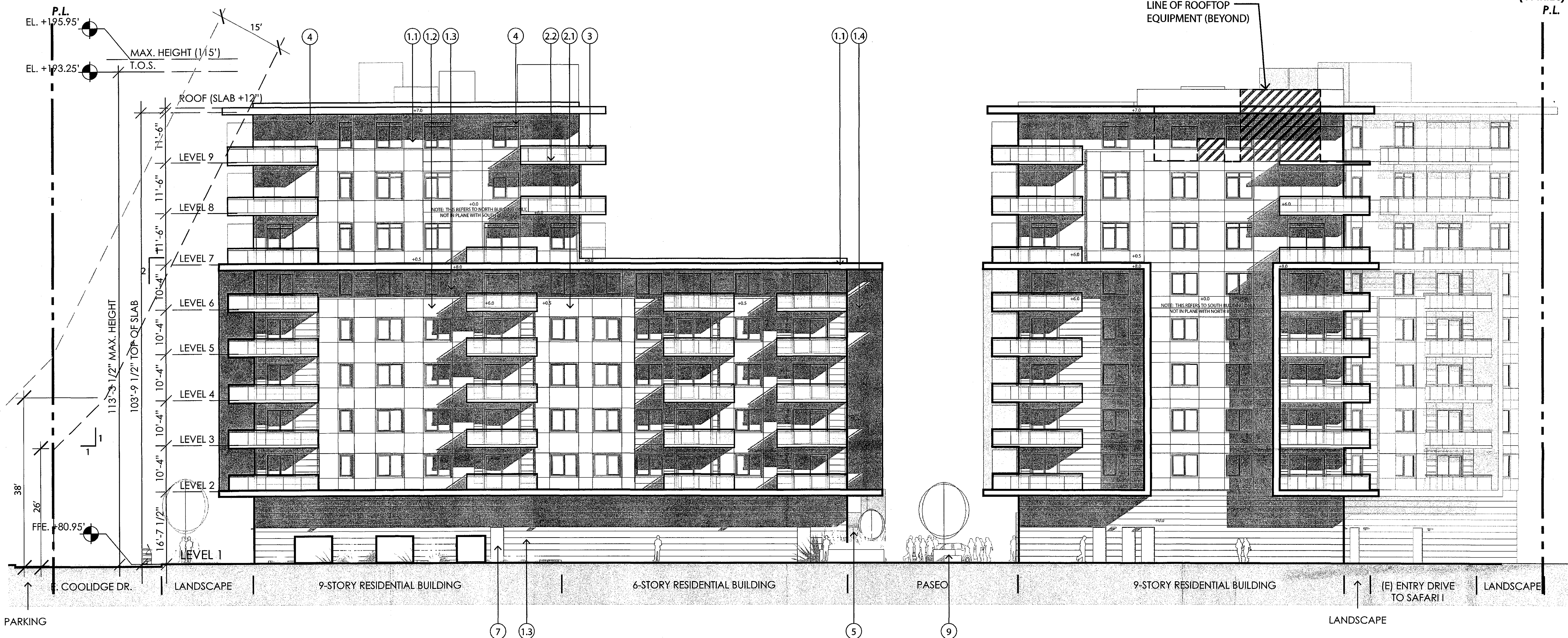


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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8-9-2017
DATE INITIALS
[Signature]

SCALE: 1"=10'
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37.3C

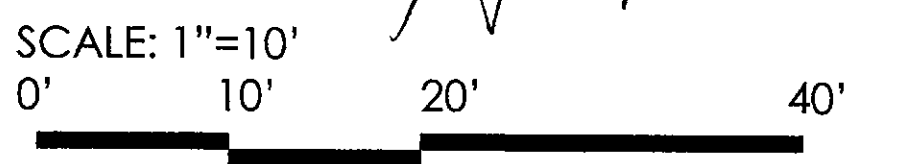


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 - 9 CAST IN PLACE CONCRETE PLANTER

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8-9-2017
DATE

INITIALS



(VARIES)
P.L.



- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
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STIPULATION SET
RETAIN FOR RECORDS
APPROVED
8/9/2017
DATE INITIALS
[Signature]

SCALE: 1"=10'
0' 10' 20' 40'

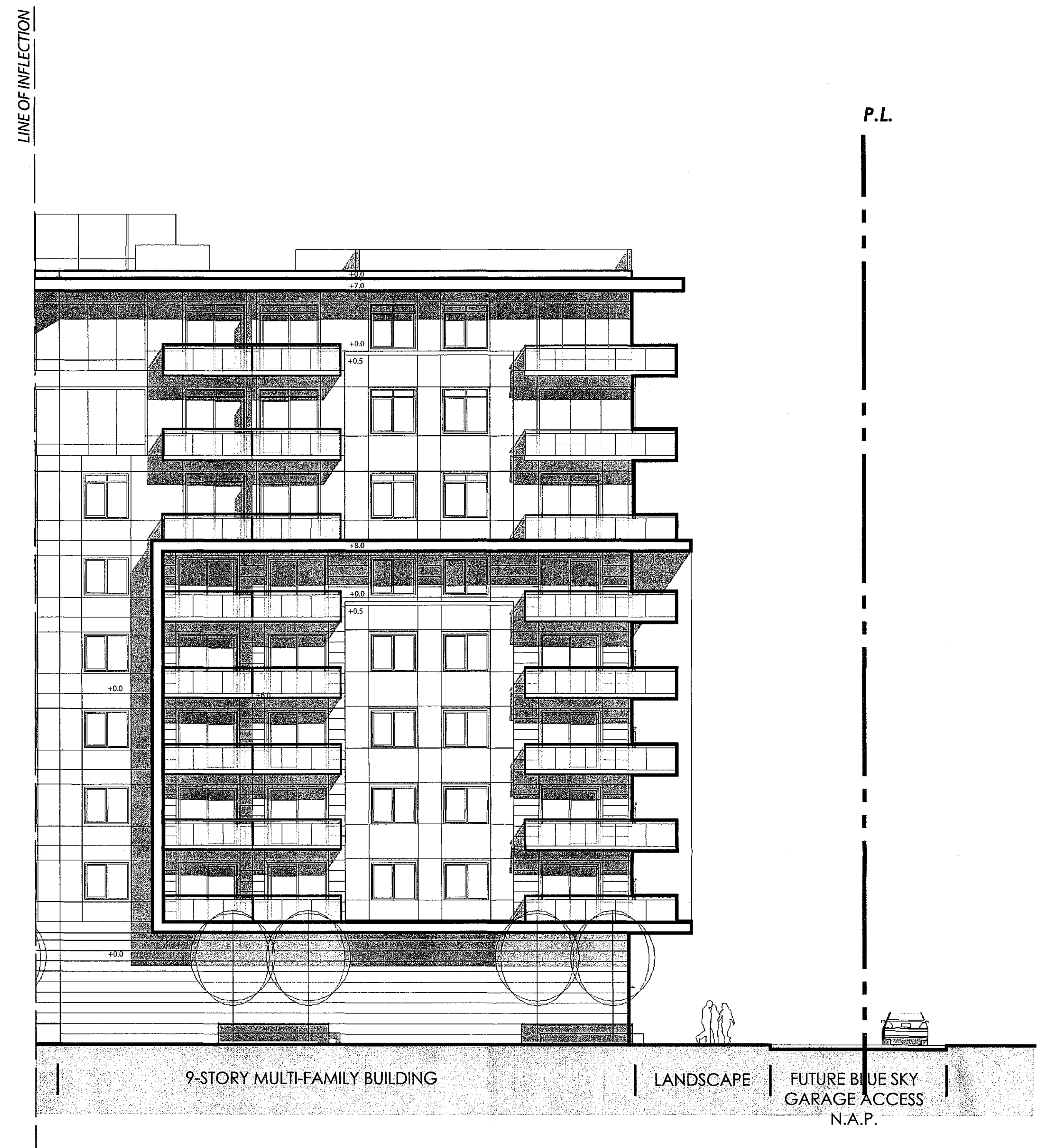
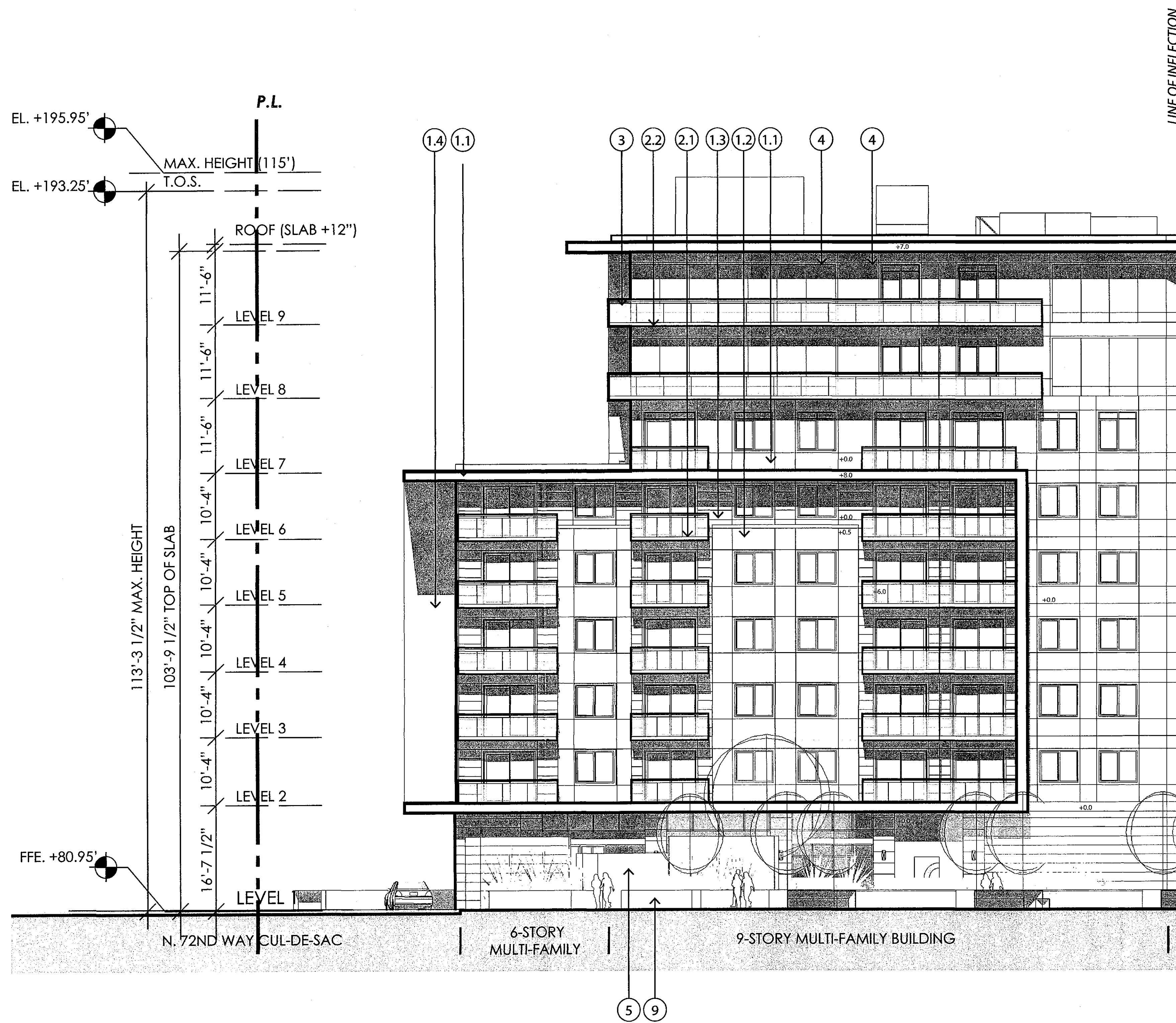
37.4C

PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447



BUILDINGS 1 & 2
WEST ELEVATION
06/06/17

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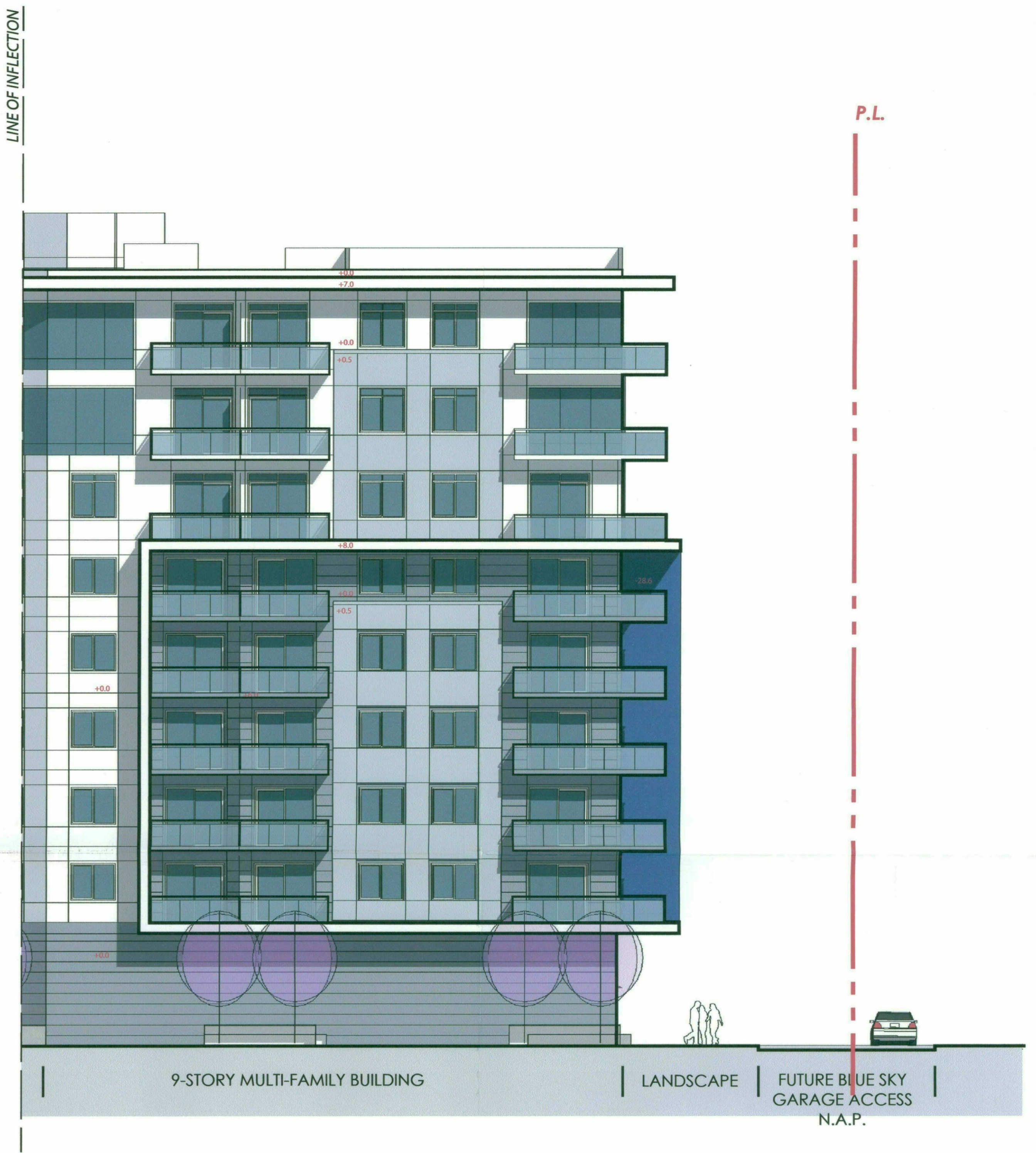
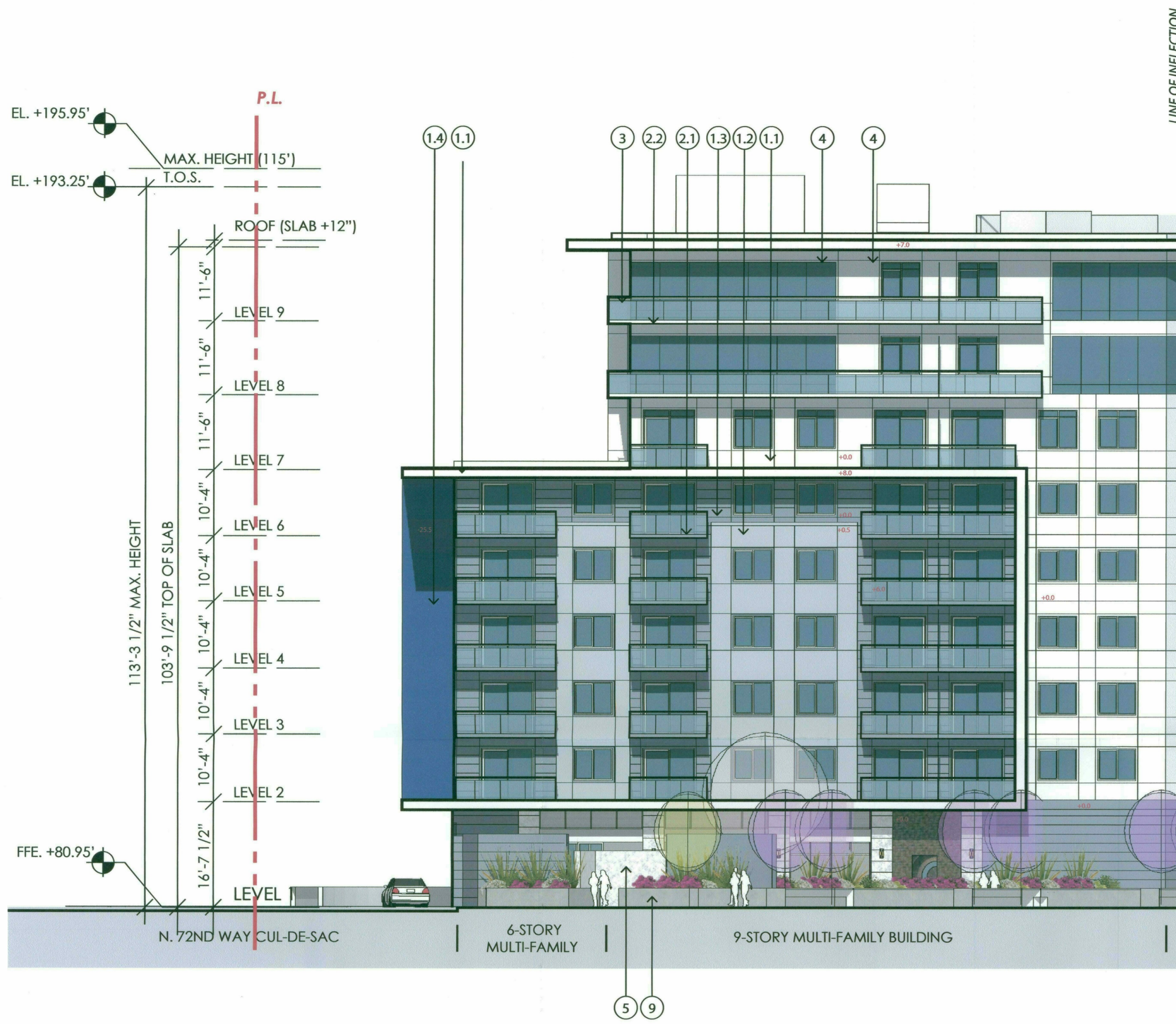
MATERIAL LEGEND

- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
- 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
- 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
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- 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
- 7 PAINTED METAL DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
- 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
- 9 CAST IN PLACE CONCRETE PLANTER

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 8/9/2017 INITIALS [Signature]



37.5B



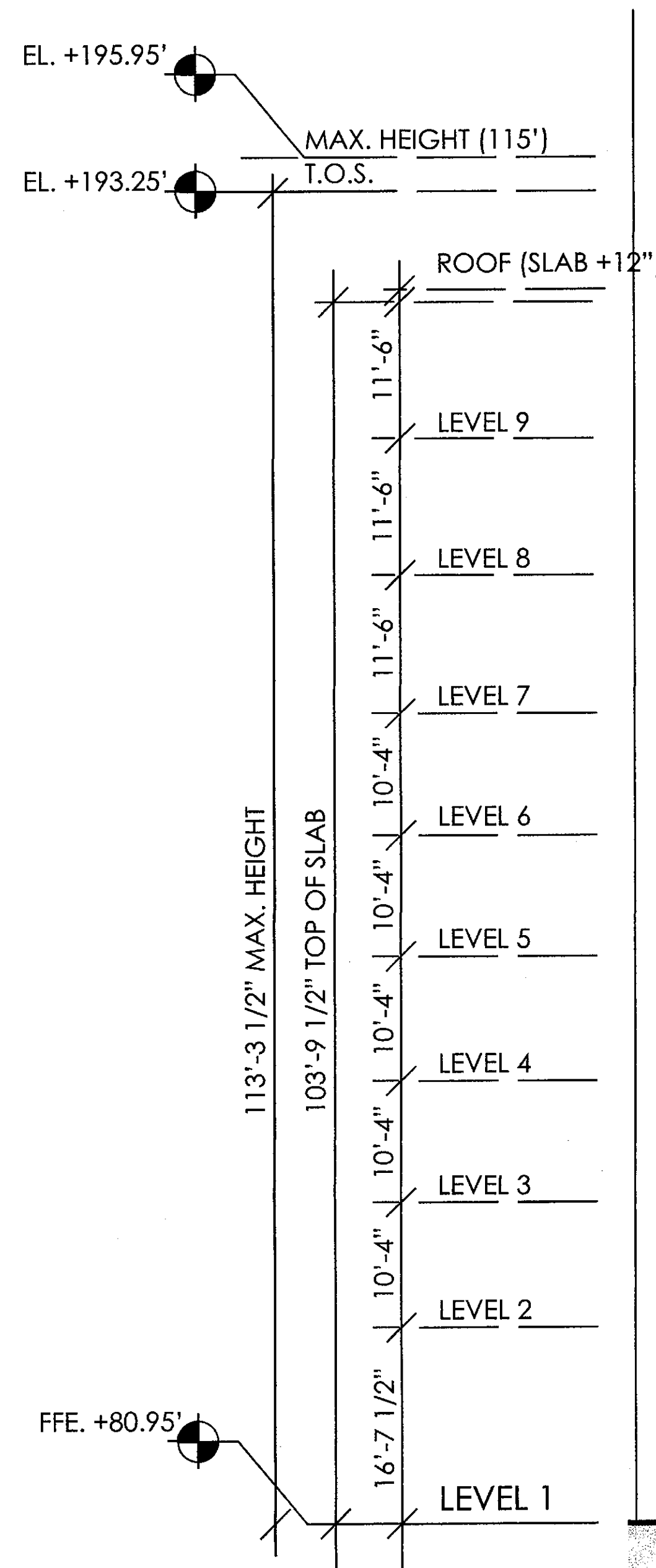
- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
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STIPULATION SET
RETAIN FOR RECORDS
APPROVED

8/9/17
DATE INITIALS

SCALE: 1"=10'
0' 10' 20' 40'

37.5C



- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
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 - 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
 - 1.4 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: LAPIS (BLUE)
 - 2.1 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: HAMILTON BLUE (DARK SLATE)
 - 2.2 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: SPRINGTIME RAIN (OFF WHITE) W/ ANCHOR GRAY UNDERSIDE
 - 3 METAL BALCONY RAILING, GLASS PANEL INFILL
 - 4 ALUMINUM UNIT GLAZING WINDOW SYSTEM W/ LOW-E CLEAR GLAZING; COLOR: POWDER COATED SILVER
 - 5 MARBLE-LIKE SMOOTH SURFACE WALL PANEL; COLOR: CALACATTA (WHITE)
 - 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
 - 7 PAINTED METAL DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 9 CAST IN PLACE CONCRETE PLANTER

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

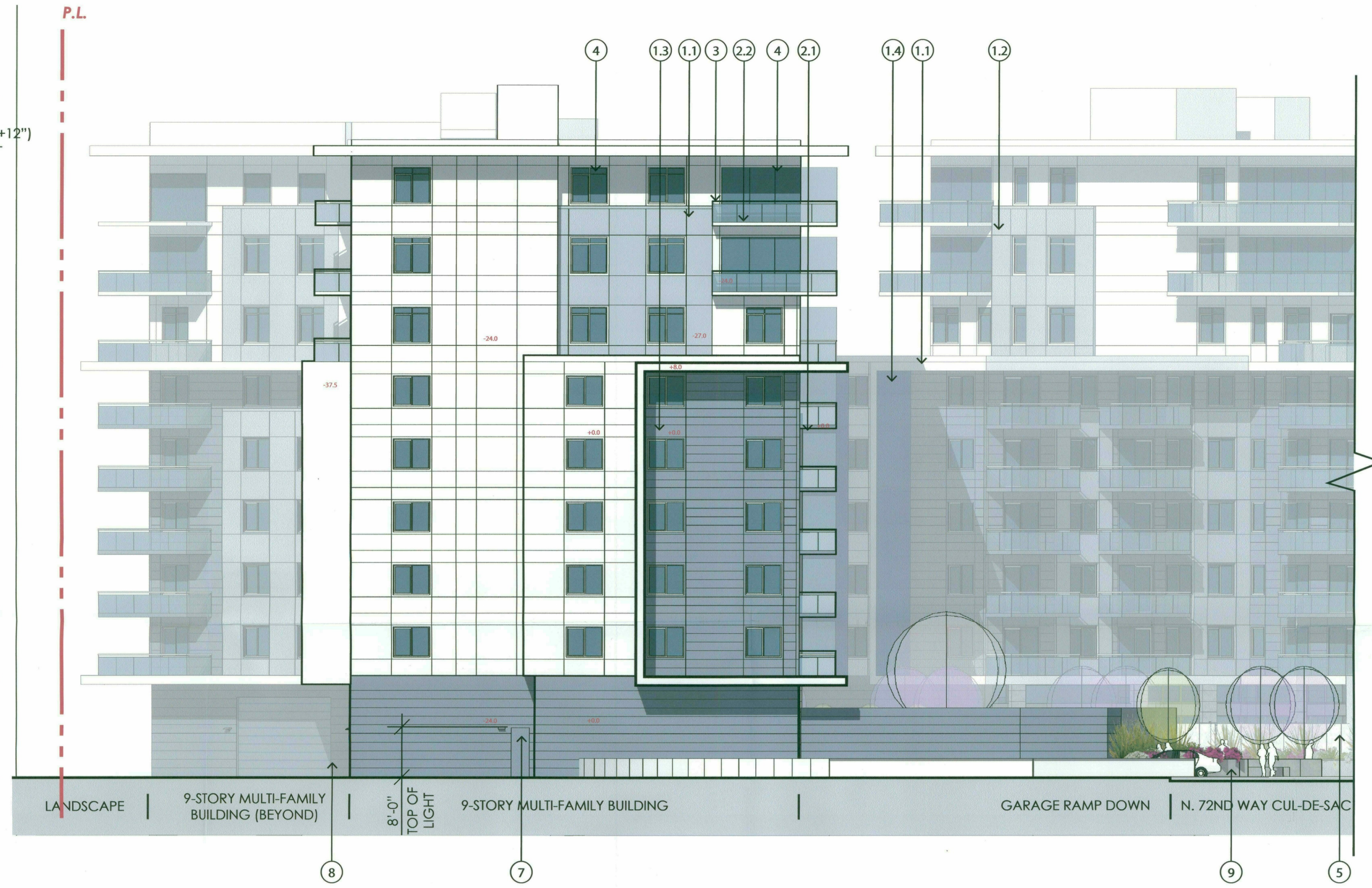
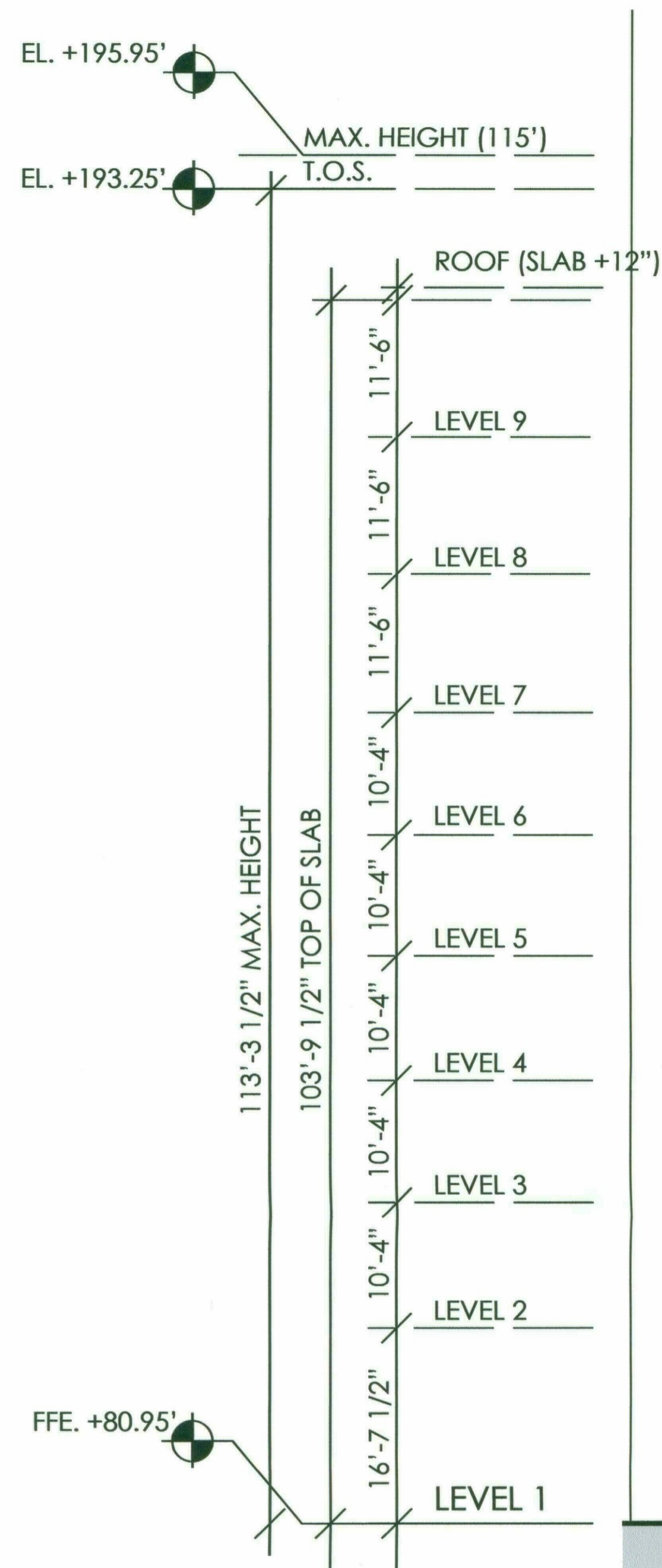
8/9/2017 DATE

INITIALS

[Signature]



37.6B



- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SPRINGTIME RAIN (OFF WHITE)
 - 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
 - 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
 - 1.4 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: LAPIS (BLUE)
 - 2.1 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: HAMILTON BLUE (DARK SLATE)
 - 2.2 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: SPRINGTIME RAIN (OFF WHITE) W/ ANCHOR GRAY UNDERSIDE
 - 3 METAL BALCONY RAILING, GLASS PANEL INFILL
 - 4 ALUMINUM UNIT GLAZING WINDOW SYSTEM W/ LOW-E CLEAR GLAZING; COLOR: POWDER COATED SILVER
 - 5 MARBLE-LIKE SMOOTH SURFACE WALL PANEL; COLOR: CALACATTA (WHITE) MATERIAL LEGEND
 - 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
 - 7 PAINTED METAL DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
 - 9 CAST IN PLACE CONCRETE PLANTER

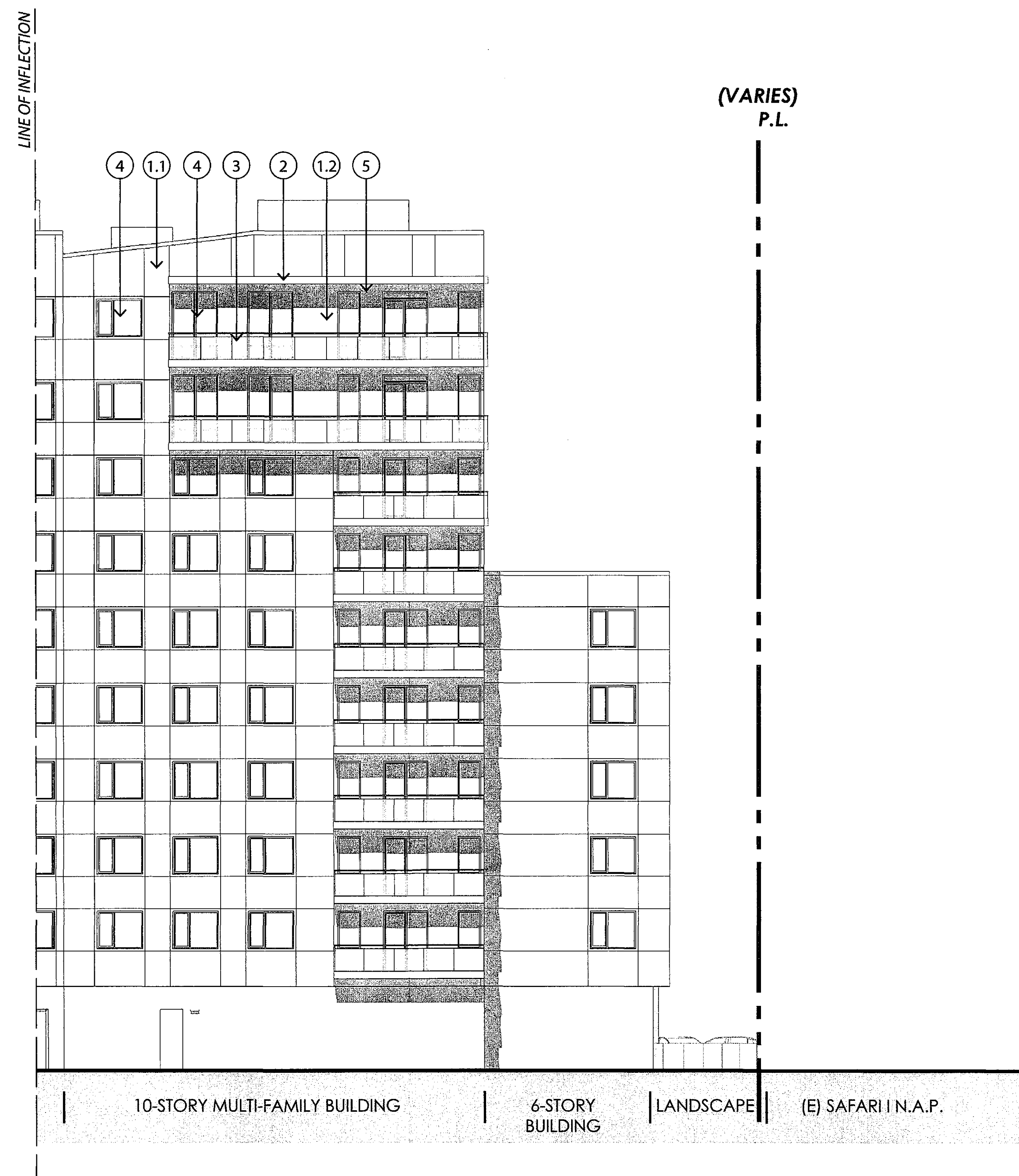
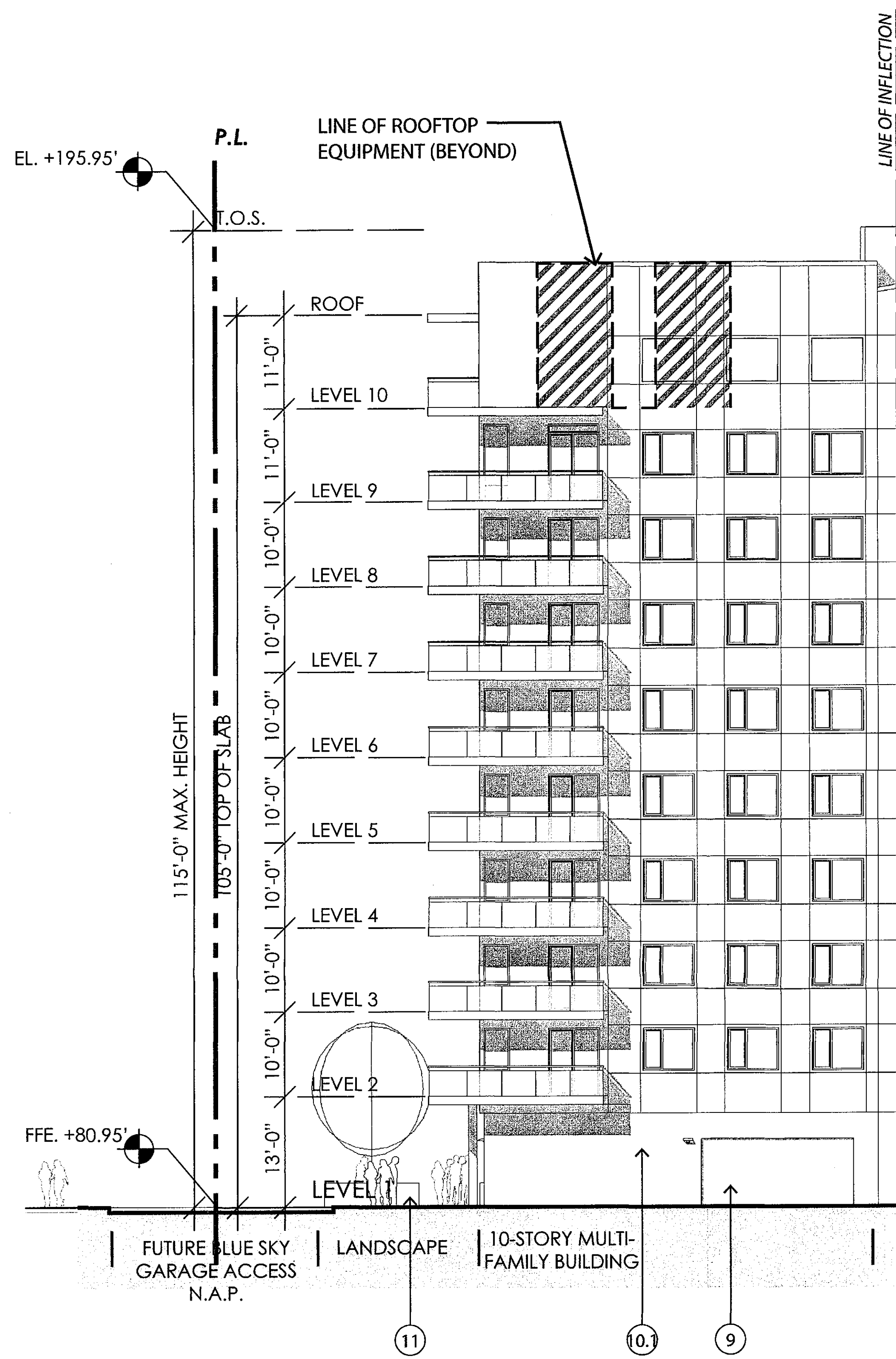
STIPULATION SET
RETAIN FOR RECORDS
APPROVED

6/9/2017
DATE INITIALS

[Signature]



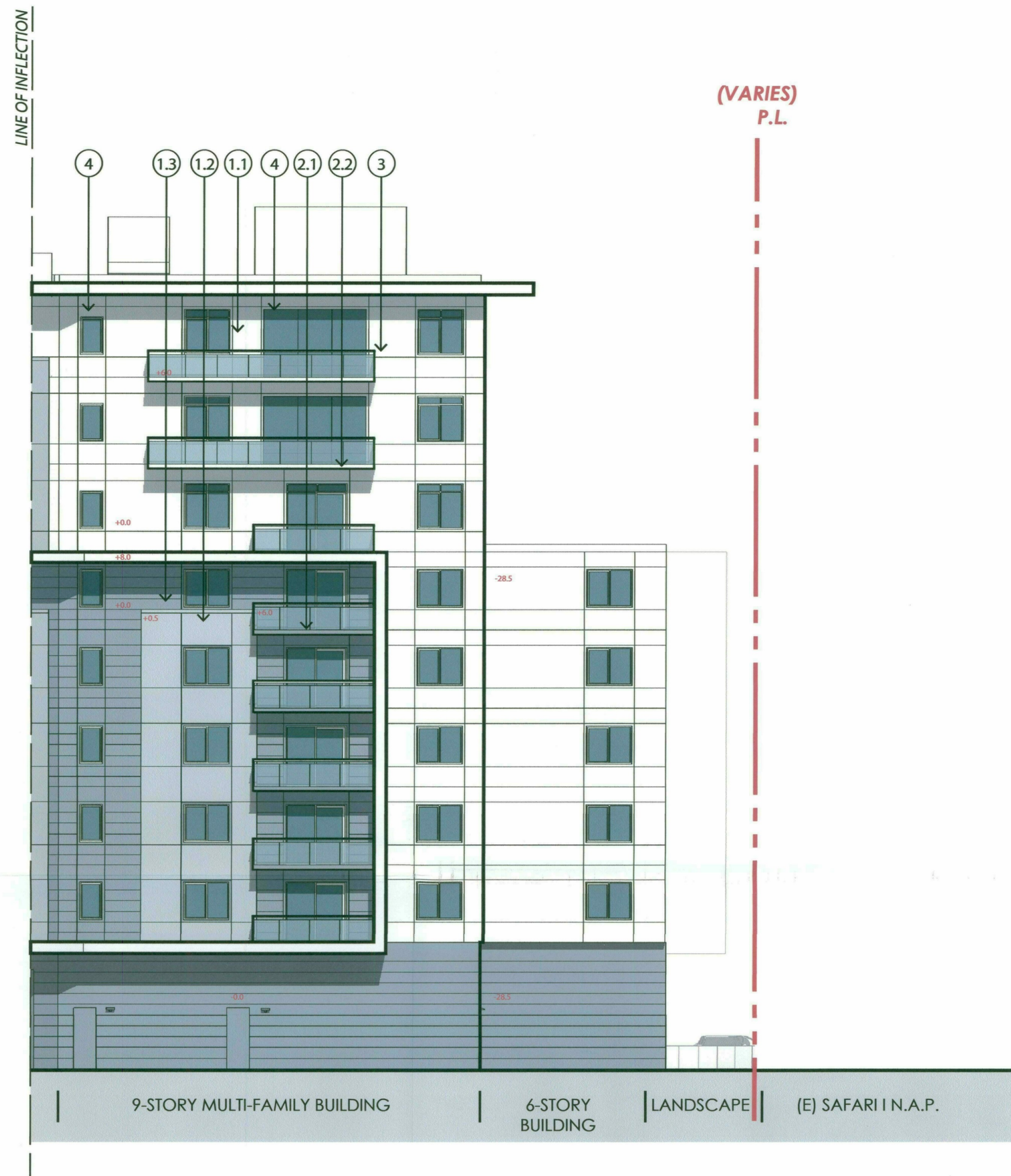
37.6C



- MATERIAL LEGEND**
- 1.1 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: COOL DECEMBER (OFF WHITE)
 - 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: INDIGO BLUE
 - 2 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: COOL DECEMBER (OFF WHITE)
 - 3 METAL BALCONY RAILING; GLASS PANEL INFILL
 - 4 ALUMINUM UNIT GLAZING WINDOW SYSTEM W/ LOW-E CLEAR GLAZING; COLOR: POWDER COATED SILVER
 - 5 WEATHER RESISTANT LOUVERS; COLOR: GRAY
 - 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
 - 7.1 PAINTED METAL AWNING; COLOR: COOL DECEMBER (OFF WHITE)
 - 7.2 PAINTED METAL AWNING; COLOR: GRAY
 - 8 PAINTED METAL DOOR; COLOR: GRAY
 - 9 PAINTED ROLL UP DOOR; COLOR: GRAY
 - 10.1 HARD SURFACE WALL PANEL; COLOR: CENDRE (GRAY)
 - 10.2 MARBLE-LIKE SMOOTH SURFACE WALL PANEL; COLOR: CALACATTA (WHITE)
 - 10.3 HARD SURFACE WALL PANEL W/ COLOR ACCENT REVEALS; COLOR: PLATINUM (GRAY)
 - 11 CAST IN PLACE CONCRETE PLANTER

SCALE: 1"=10'
 0' 10' 20' 40'

56-DR-2016
 12/07/2016 **37.7B**



MATERIAL LEGEND

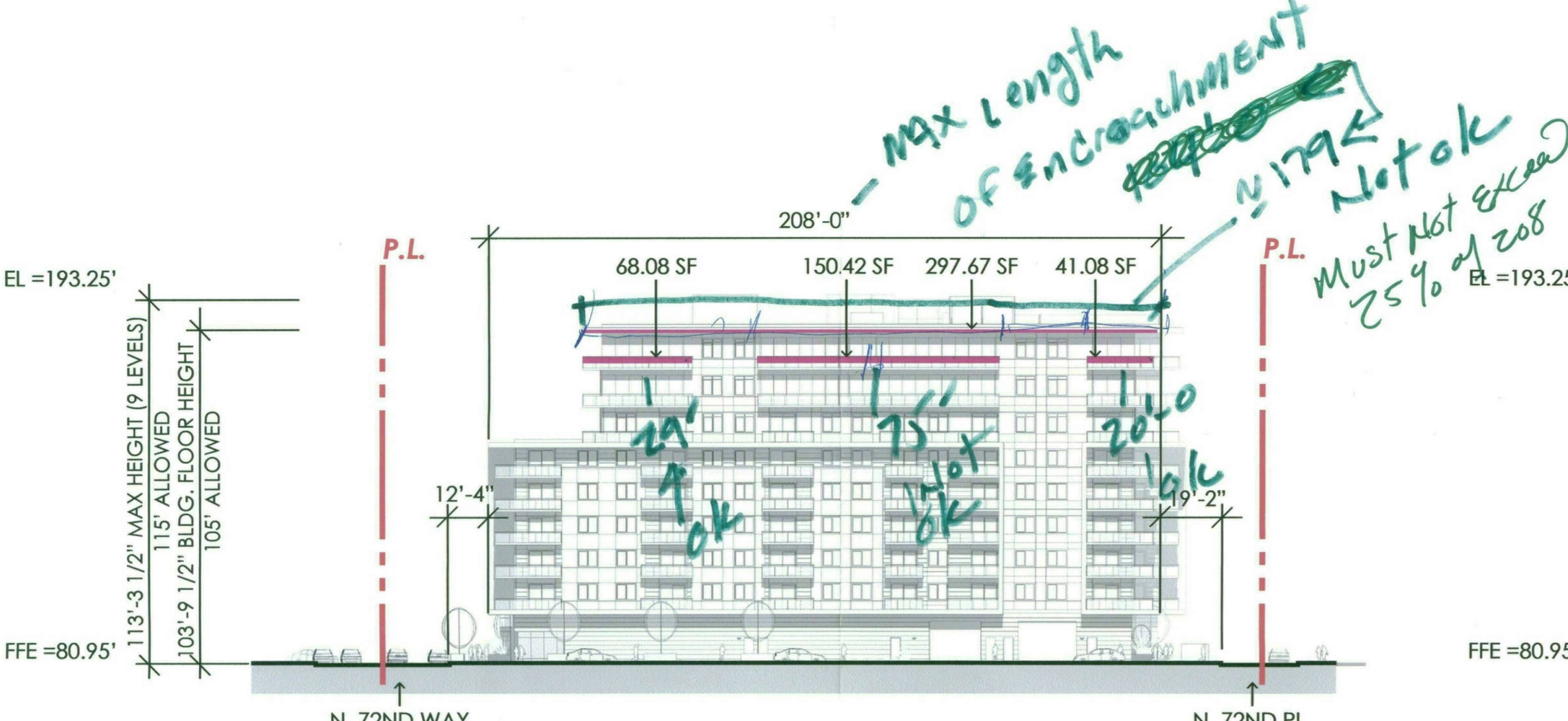
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- 1.2 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: SALINA SPRINGS (LIGHT SLATE)
- 1.3 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: HAMILTON BLUE (DARK SLATE)
- 1.4 CONTINUOUS INSULATION EIFS; FINISH: SANDBLAST FINISH; COLOR: LAPIS (BLUE)
- 2.1 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: HAMILTON BLUE (DARK SLATE)
- 2.2 PAINTED CONCRETE SLAB EDGE; FINISH: NATURAL; COLOR: SPRINGTIME RAIN (OFF WHITE) W/ ANCHOR GRAY UNDERSIDE
- 3 METAL BALCONY RAILING, GLASS PANEL INFILL
- 4 ALUMINUM UNIT GLAZING WINDOW SYSTEM W/ LOW-E CLEAR GLAZING; COLOR: POWDER COATED SILVER
- 5 MARBLE-LIKE SMOOTH SURFACE WALL PANEL; COLOR: CALACATTA (WHITE)
- 6 ALUMINUM STOREFRONT; COLOR: POWDER COATED SILVER
- 7 PAINTED METAL DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
- 8 PAINTED ROLL UP DOOR; COLOR: HAMILTON BLUE (DARK SLATE)
- 9 CAST IN PLACE CONCRETE PLANTER

DATE: 6/9/2017
 APPROVED: [Signature]
 STIPULATION SET
 RETAIN FOR RECORDS

SCALE: 1"=10'
 0' 10' 20' 40'

BUILDING 2
SOUTH/ SOUTH-WEST ELEVATION
 06/06/17

37.7C

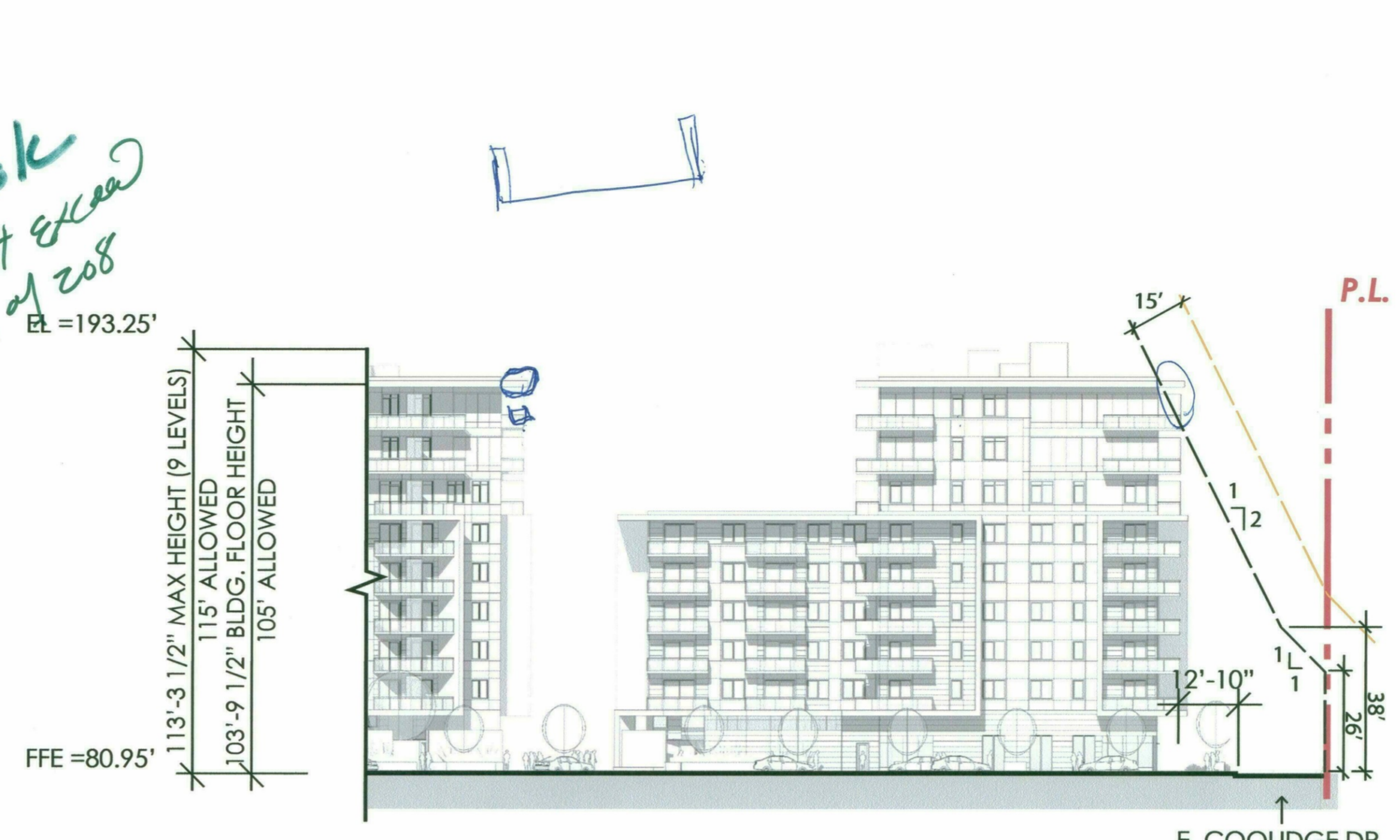


NORTH ELEVATION

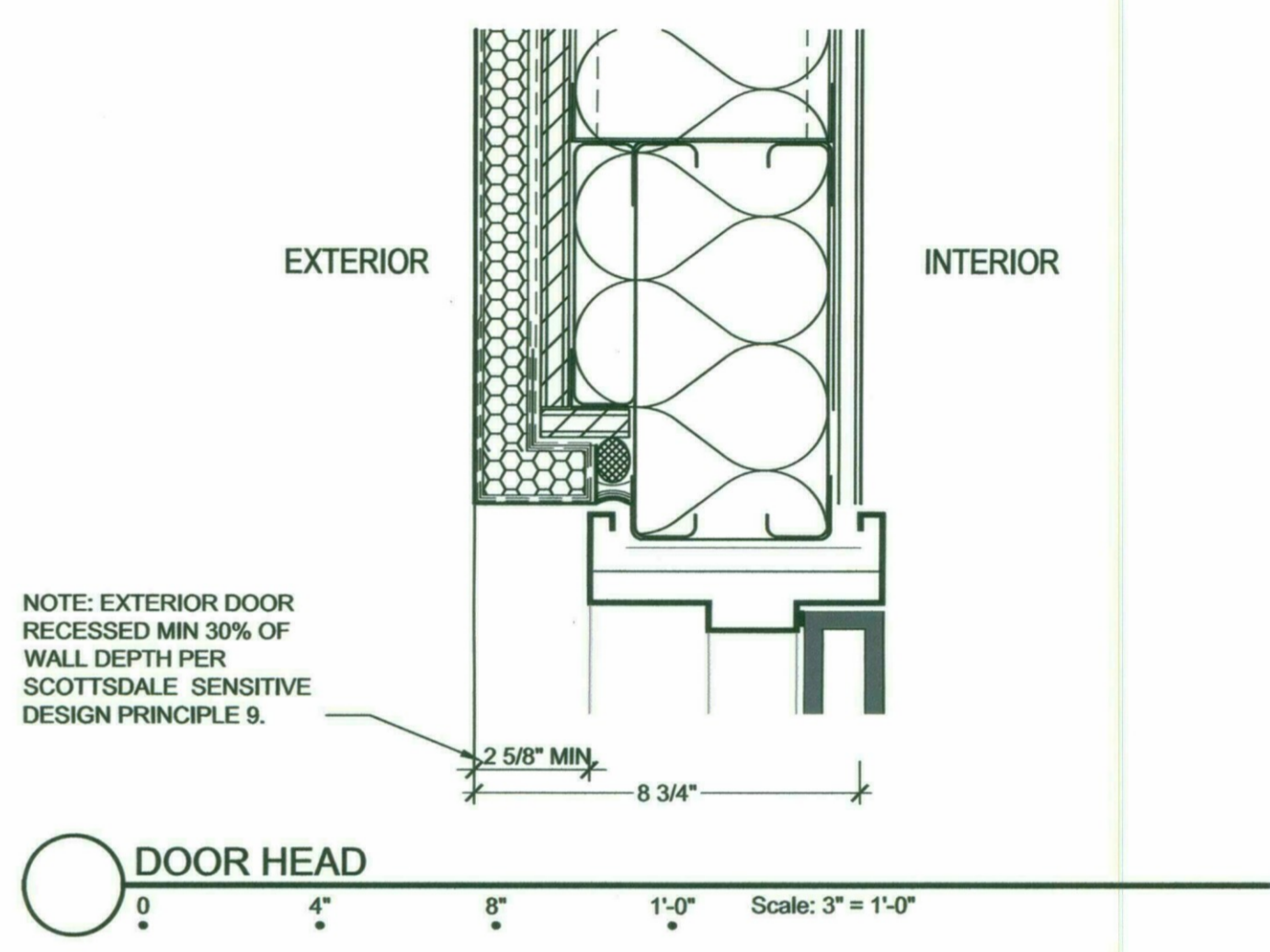
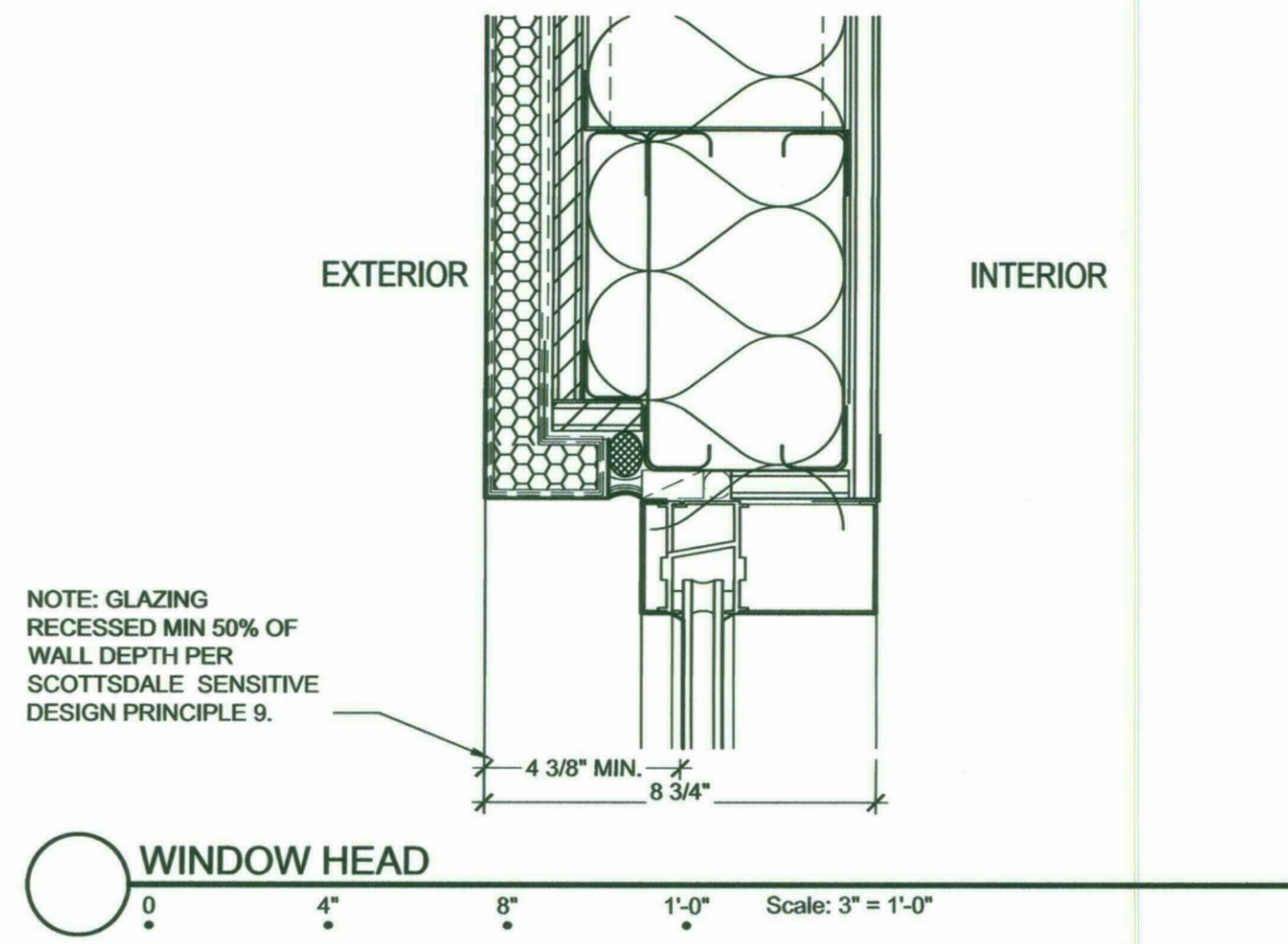
TOTAL ELEVATION AREA:	19,879.92 SF
TOTAL ALLOWABLE AREA OF ENCROACHMENT (25%):	4,969.98 SF
AREAS OF PROJECTION INTO STEPBACK PLANE:	557.25 SF
% OF PROJECTION INTO STEPBACK PLANE:	2.8%

■ DENOTES AREA THAT PROJECTS INTO STEPBACK PLANE

WRONG NOT 25% AREA CORE Allows 25% of the length 208 x 0.25 = 52!



EAST ELEVATION
N/A, INTERIOR SIDE PER 3.061N



SOUTH ELEVATION
N/A, INTERIOR SIDE PER 3.061N



WEST ELEVATION
N/A, INTERIOR SIDE PER 3.061N

(varies)
P.L.

SCALE: N.T.S.



5. AERIAL PERSPECTIVE OF PRIMARY ENTRANCE, LOOKING NORTH WEST



6. AERIAL PERSPECTIVE LOOKING NORTH EAST



7. VIEW TO POOL COURTYARD AT MAIN ENTRY



8. VIEW TO PRIMARY LOBBY ENTRY

KEYPLAN



1. VIEW TOWARDS MAIN ENTRANCE LOOKING NORTH EAST



2. VIEW TOWARDS LOBBY ACROSS N. 72ND WAY, LOOKING SOUTH WEST

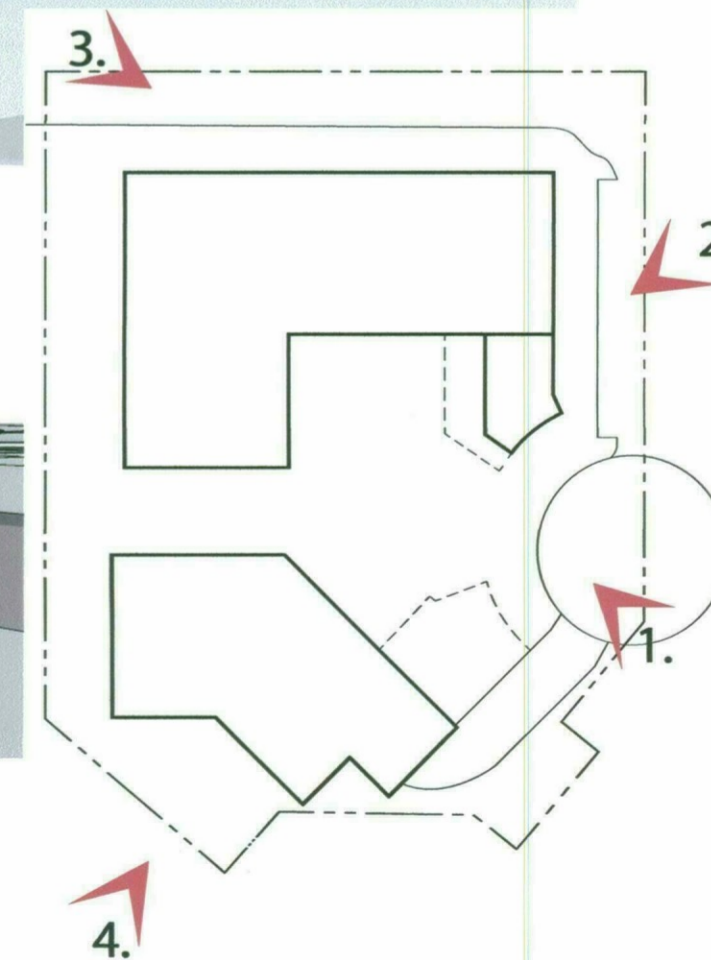


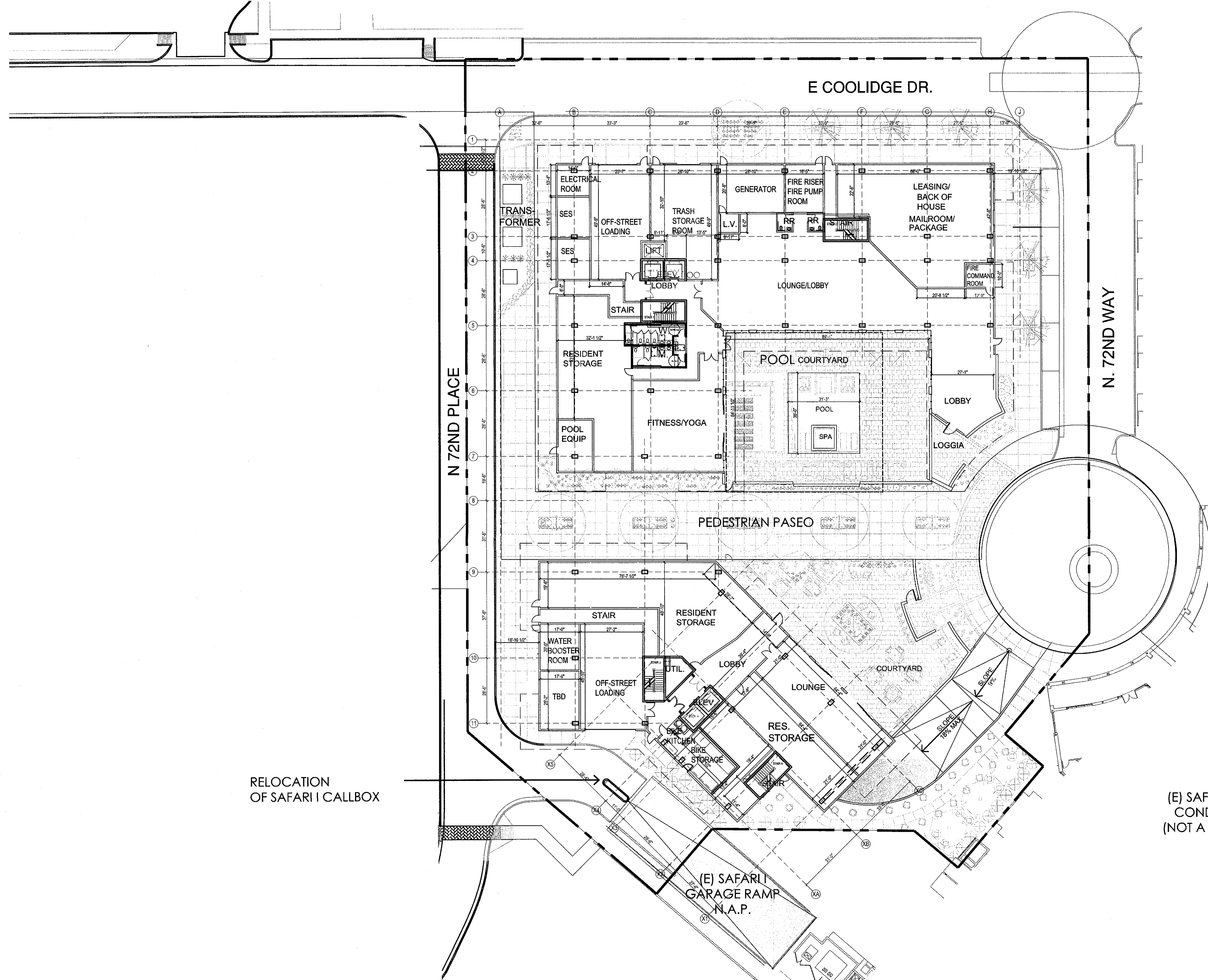
3. VIEW FROM COOLIDGE LOOKING SOUTH EAST



4. VIEW TOWARDS SOUTH TOWER, LOOKING NORTH EAST

KEYPLAN



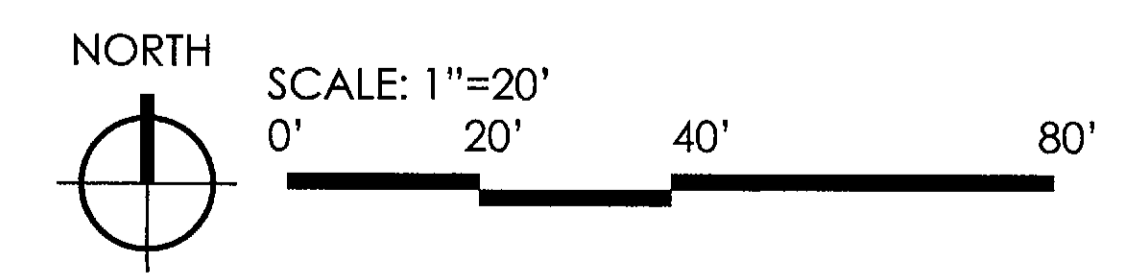


(E) SAFARI 1
CONDOS
(NOT A PART)

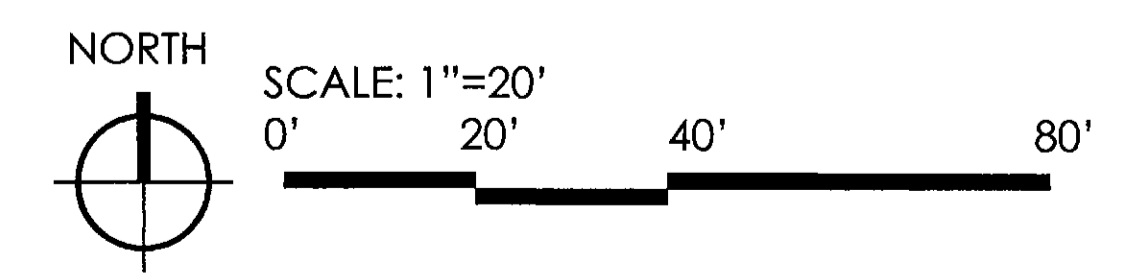
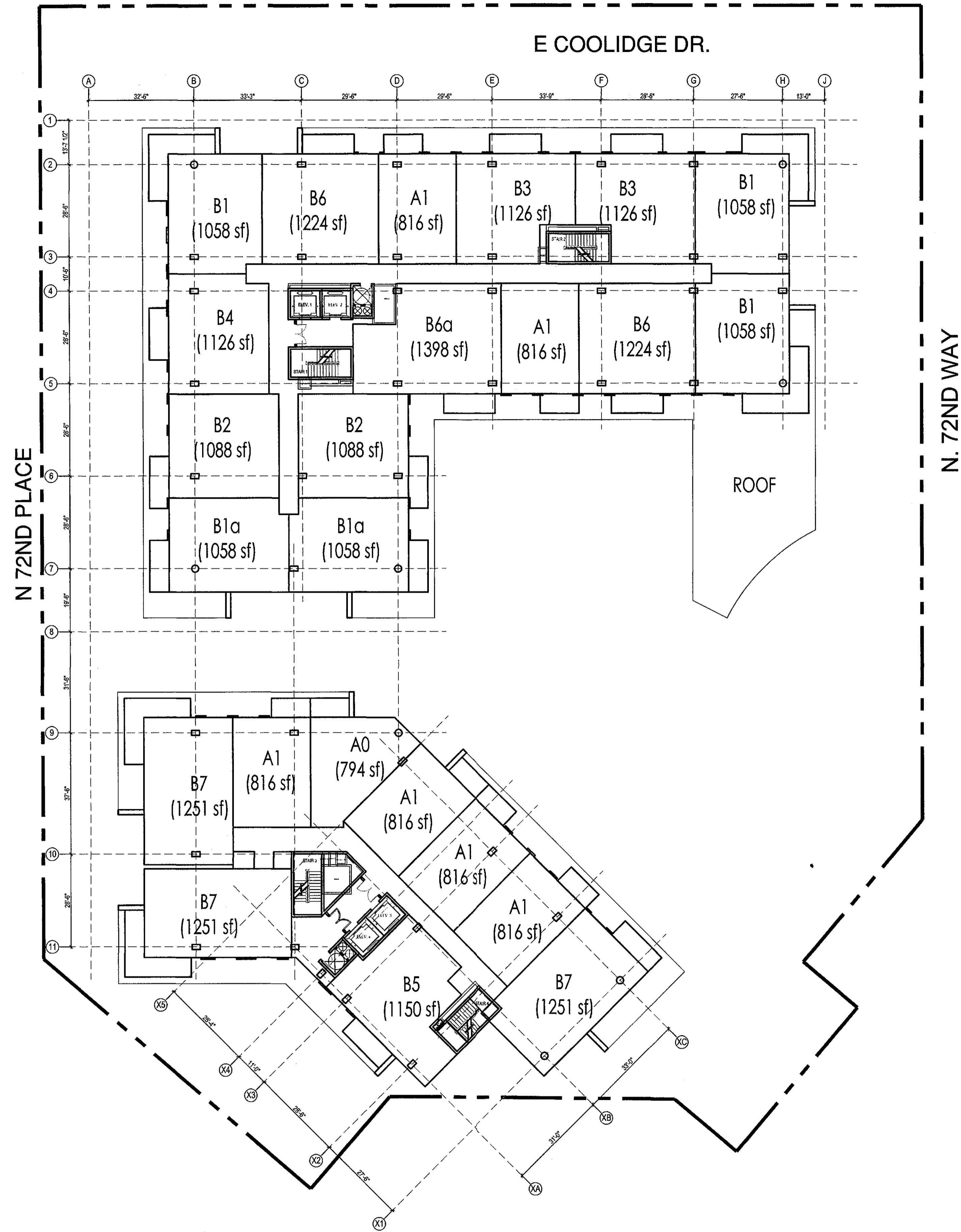
(E) SAFARI 1
CONDOS
(NOT A PART)

RELOCATION
OF SAFARI 1 CALLBOX

(E) SAFARI
GARAGE RAMP
N.A.P.



42.1



42.2

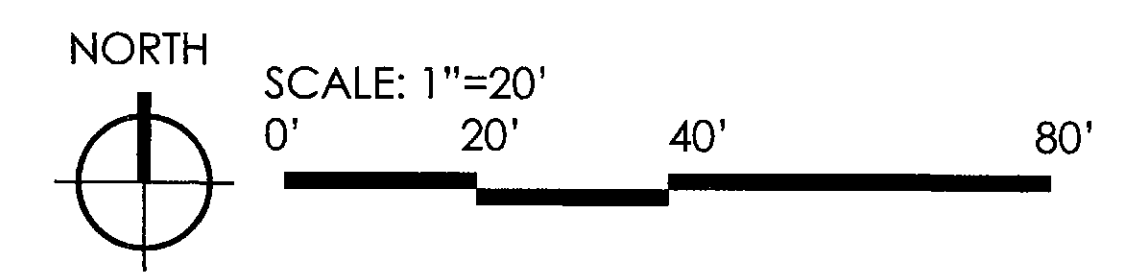
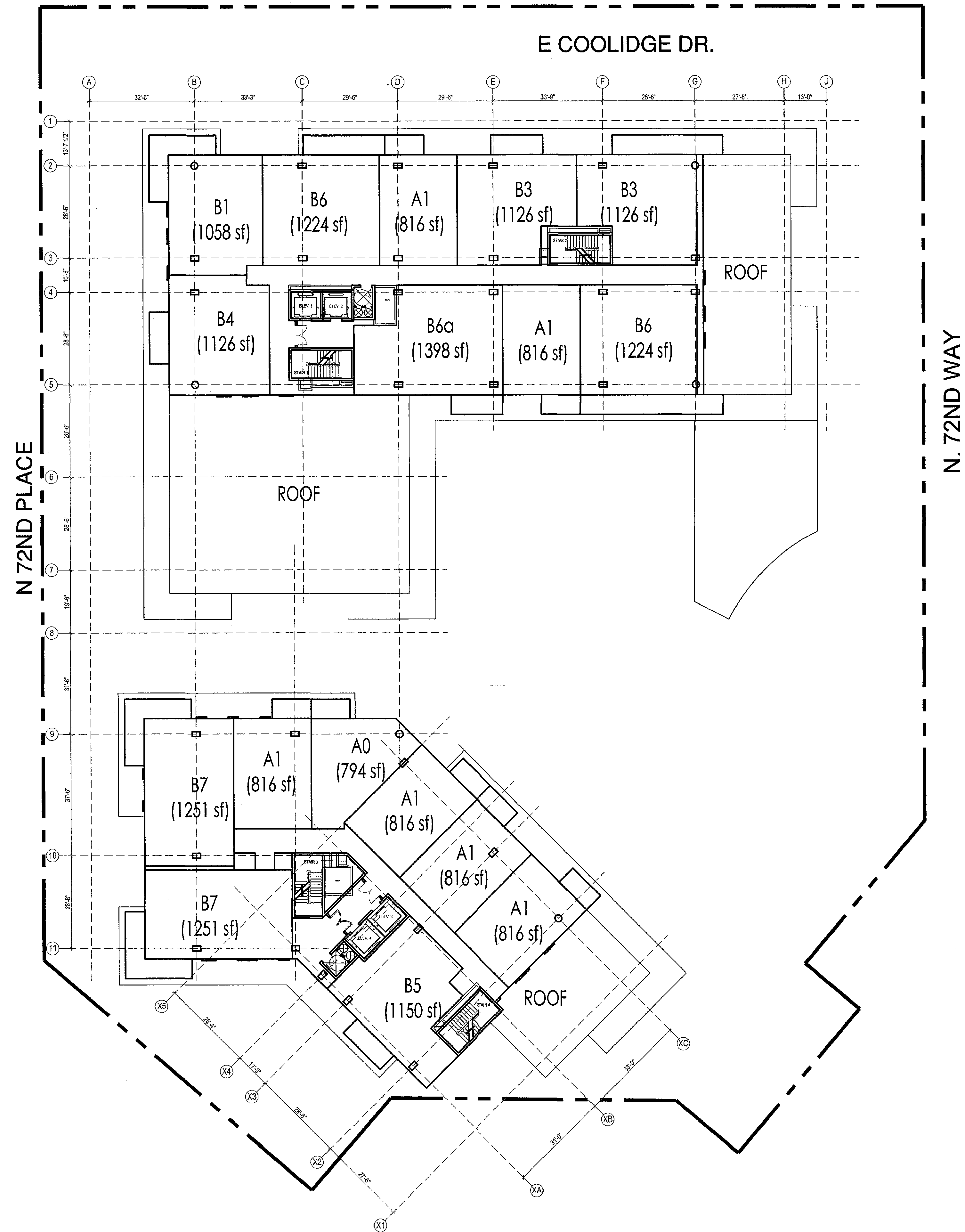
PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447

deco | **the design element**
BUILDING COMMUNITIES | landscape architecture

LEVEL 2-6 PLAN
06/06/17

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42.3

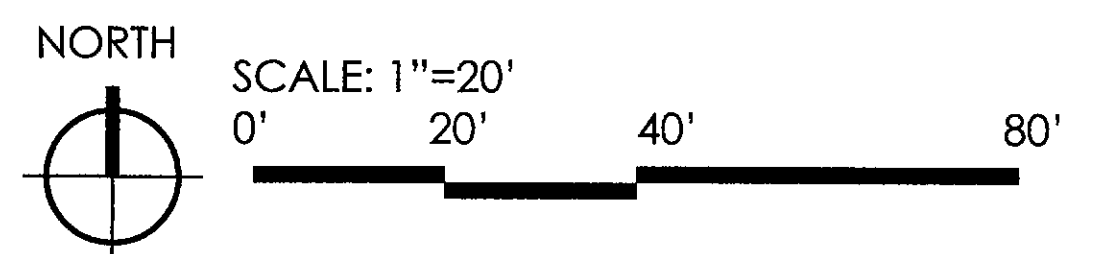
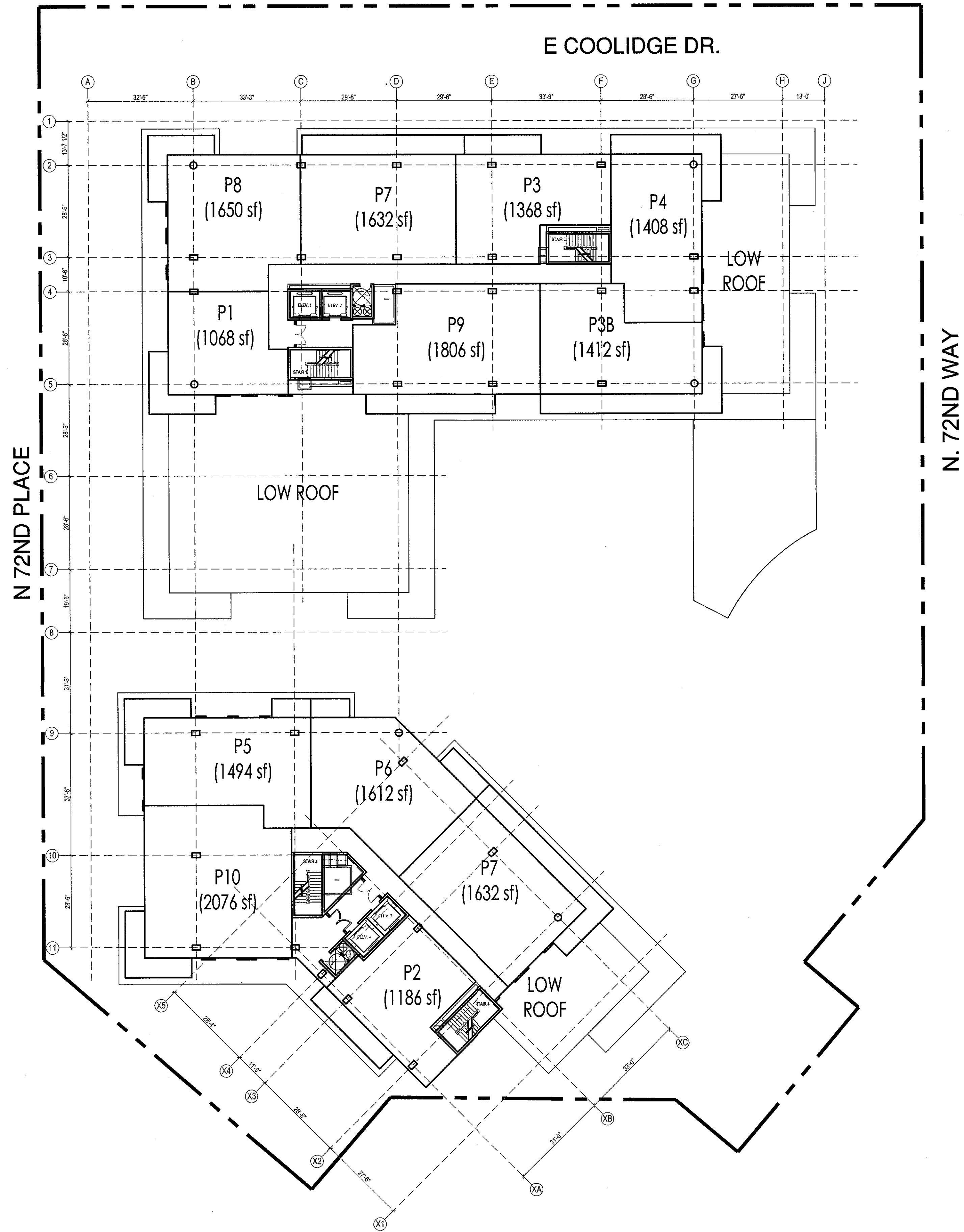
PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447

deco BUILDING COMMUNITIES | **the design element** landscape architecture

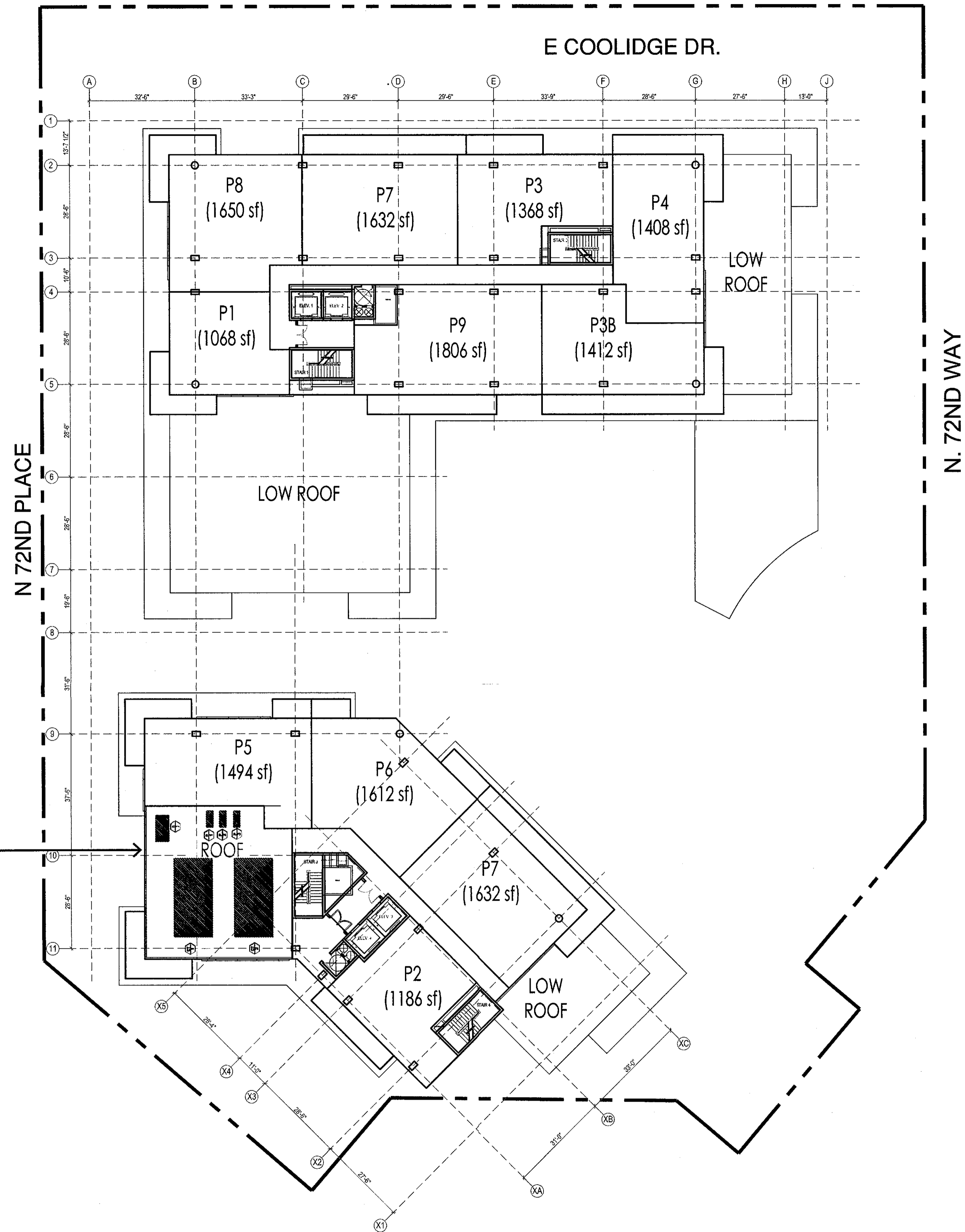
LEVEL 7 PLAN
06/06/17

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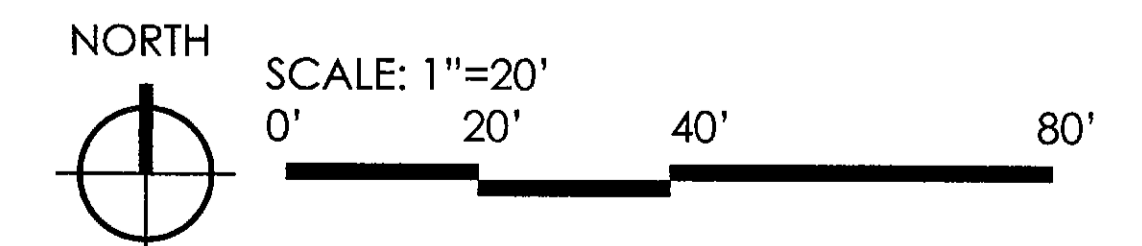
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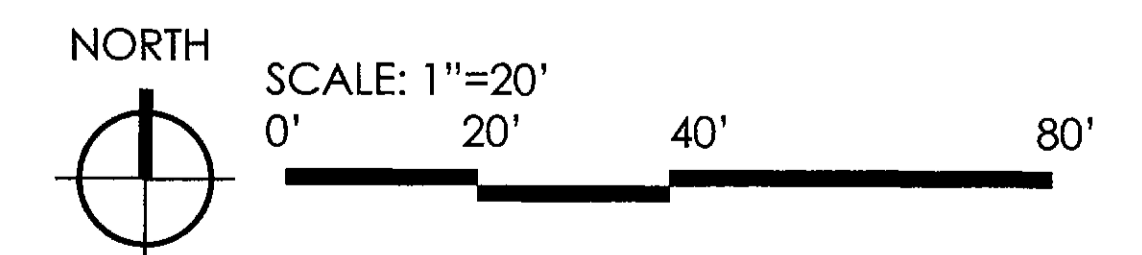
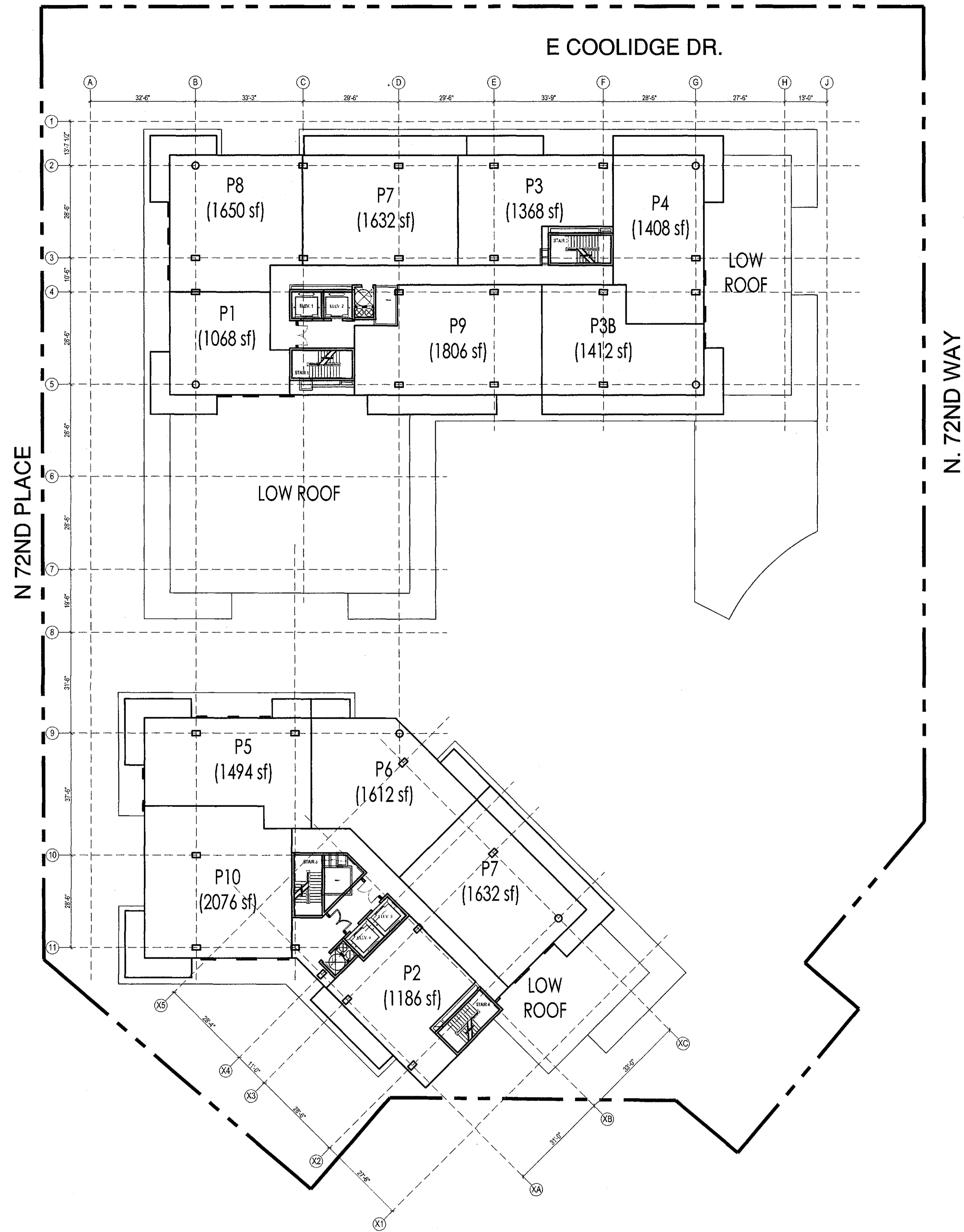
42.4



AERA OF ROOFTOP MECHANICAL EQUIPMENT (LEVEL 9)



42.5



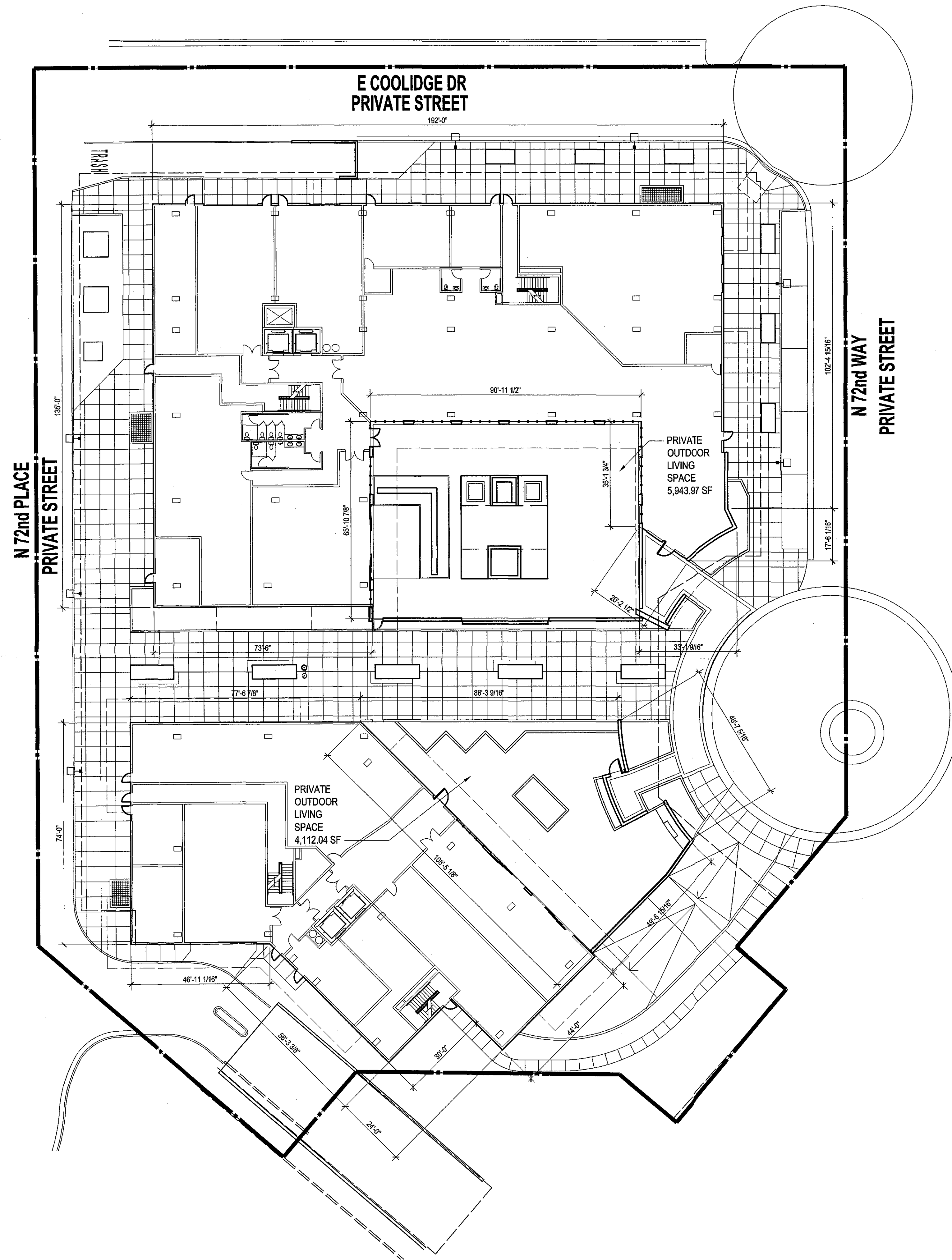
42.4

PEACOCK SCOTTSDALE
SCOTTSDALE, AZ
HPA #16447

deco BUILDING COMMUNITIES
the design element landscape architecture

LEVEL 8 PLAN
06/06/17

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FLOOR PLAN WORKSHEET CALCULATIONS

PRIVATE OUTDOOR LIVING SPACE	
NORTH TOWER	5,943.97 SF
SOUTH TOWER	4,112.04 SF
TOTAL PROVIDED	10,056.01 SF

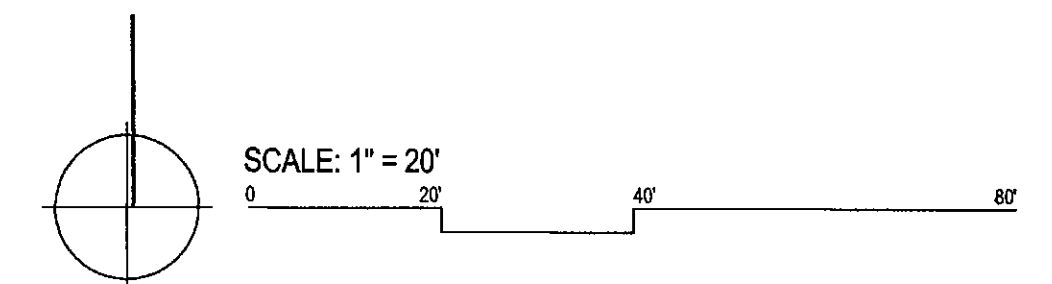
PRIVATE OPEN SPACE / UNIT: AS PER THE ZONING CASE, ALL UNITS WILL HAVE A BALCONY WITH 60 SF MINIMUM OF AREA WITH A MINIMUM DEPTH OF 6'

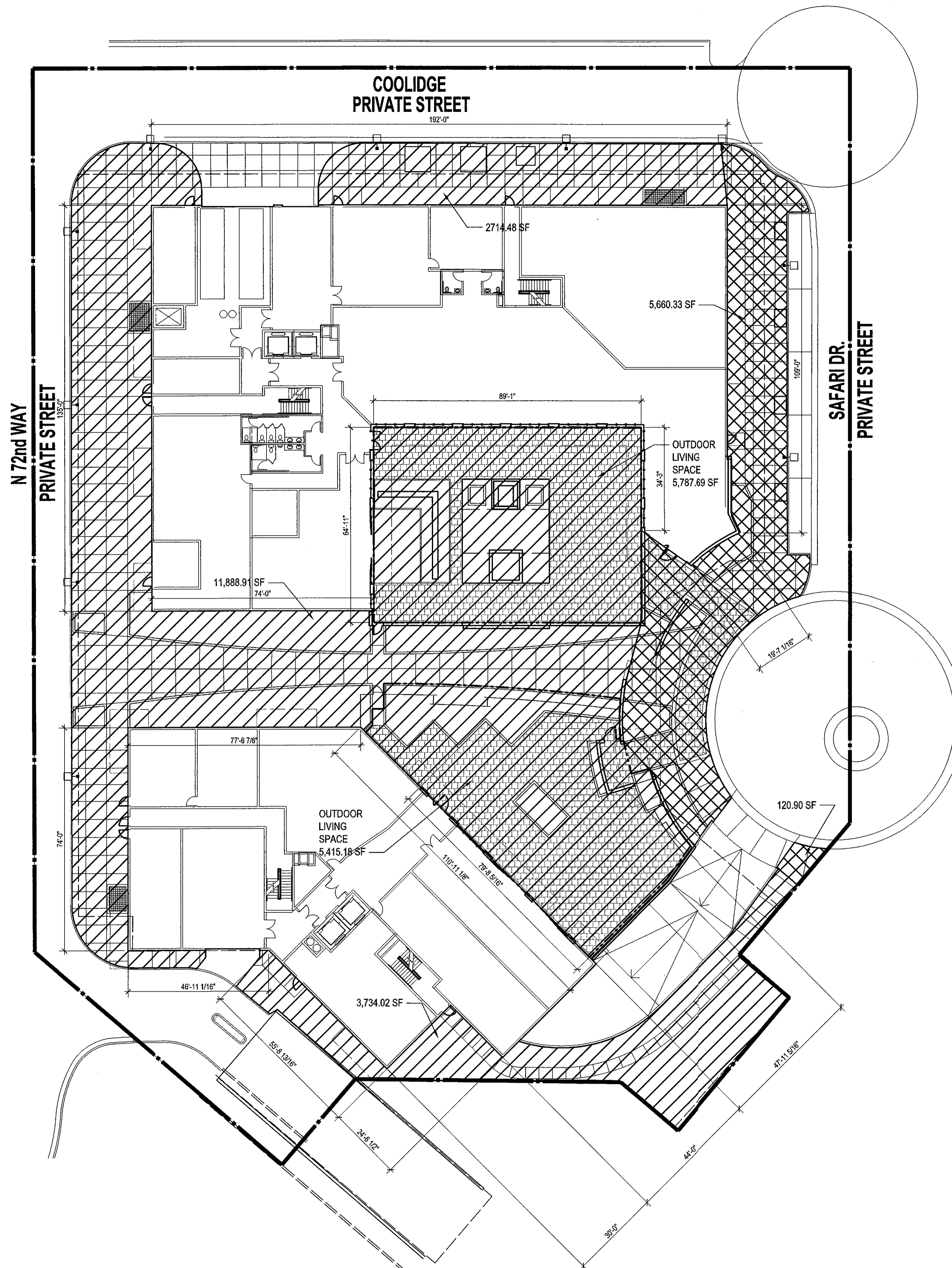
160 UNITS X 60 SF = 9,600 SF MINIMUM

REFER TO SHEETS 42.2-42.5 FOR UNIT PLANS AND BALCONY AREAS PER FLOOR TYPE

LEVEL	UNITS	RQRD.	PROV.
LEVEL 2	24	1,440	2,708.5
LEVEL 3	24	1,440	2,708.5
LEVEL 4	24	1,440	2,708.5
LEVEL 5	24	1,440	2,708.5
LEVEL 6	24	1,440	2,708.5
LEVEL 7	18	1,080	2,138.5
LEVEL 8	11	660	3,064.5
LEVEL 9	11	660	2,902.0
TOTALS	160	9,600	21,647.5

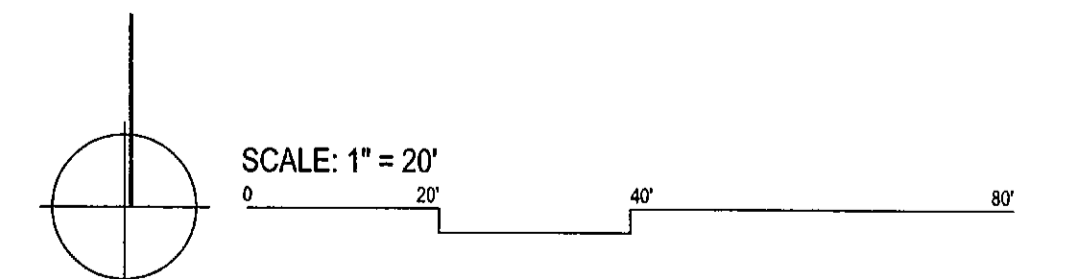
REFER TO SHEET 27 FOR OPEN SPACE CALCULATIONS.





D/RCO-2 WITH PBD & DO OVERLAY

SITE AREA (GROSS/NET):	89,548 SF (2.06 ACRES)
TOTAL GROSS BUILDING AREA:	247,486 SF
PROVIDED OPEN SPACE:	29,540.28 SF
PROVIDED FRONT OPEN SPACE:	5,781.23 SF
TOTAL OPEN SPACE PROVIDED:	35,321.51 SF (39% SITE AREA > 0 SF REQUIRED BY ZONING ORDINANCE - MEETS INTENT OF ZONING CASE TOTAL REQUIRED OF PHASE 1 AND PHASE 2. AS A NOTE, THIS PROJECT HAS PROVIDED MORE OPEN SPACE THAN THE PRIOR PROPOSAL)
PRIVATE OPEN SPACE:	AS PER THE ZONING CASE, ALL UNITS WILL HAVE A BALCONY WITH 60 SF MINIMUM OF AREA WITH A MINIMUM DEPTH OF 6' REFER TO SHEETS 42.2-42.5 FOR UNIT PLANS AND BALCONIES
GROSS FLOOR AREA OF IND. UNIT:	GROSS AREA 247,486 SF UNITS 146 GROSS AREA/UNIT 1,695 SF
	REFER TO SHEETS 42.2-42.5 FOR AREA OF EACH UNIT PLAN



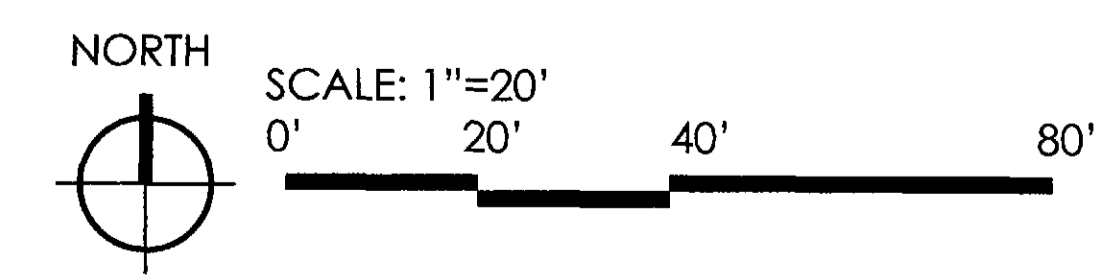
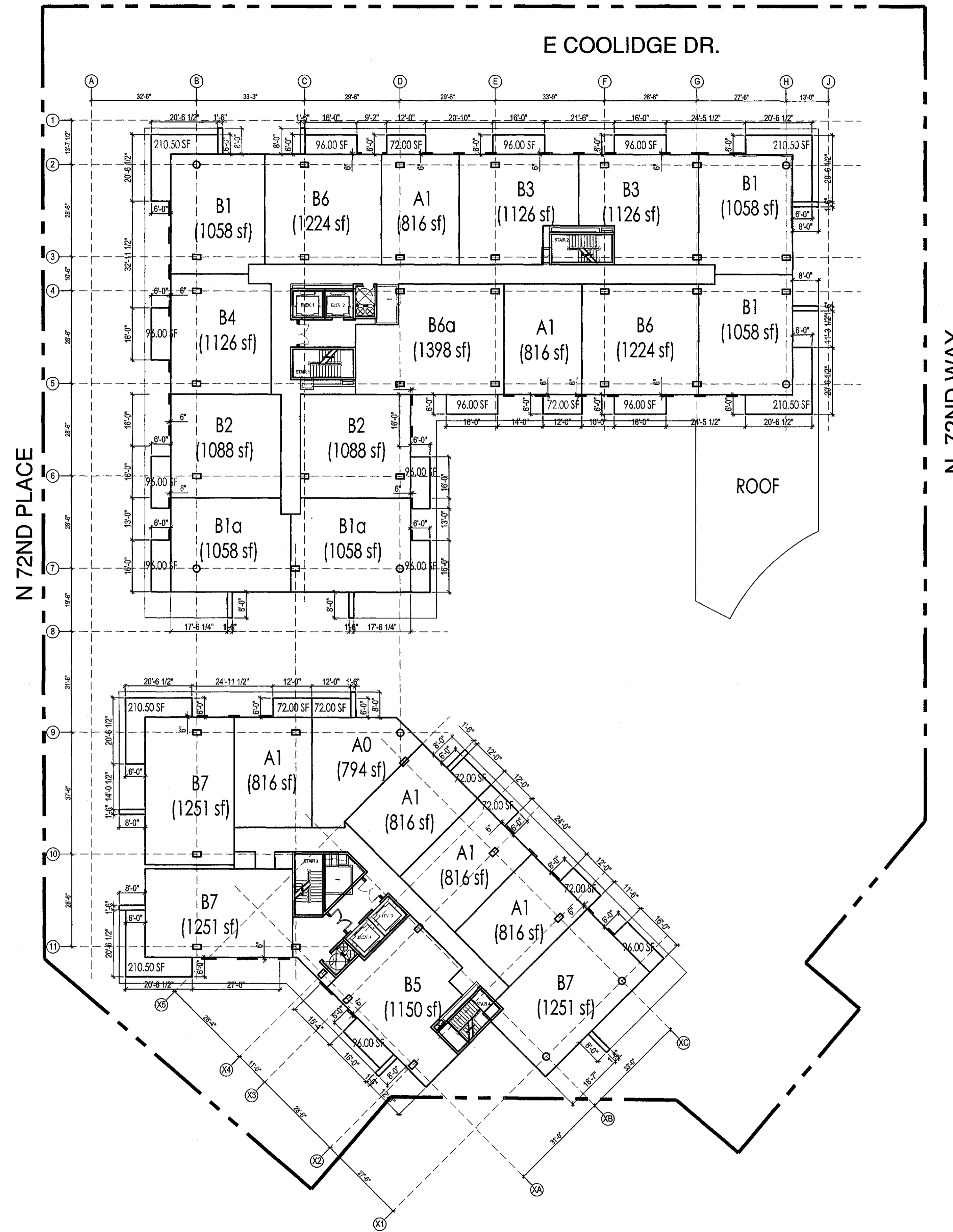
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BALCONY AREA CALCULATIONS BUILDING 1

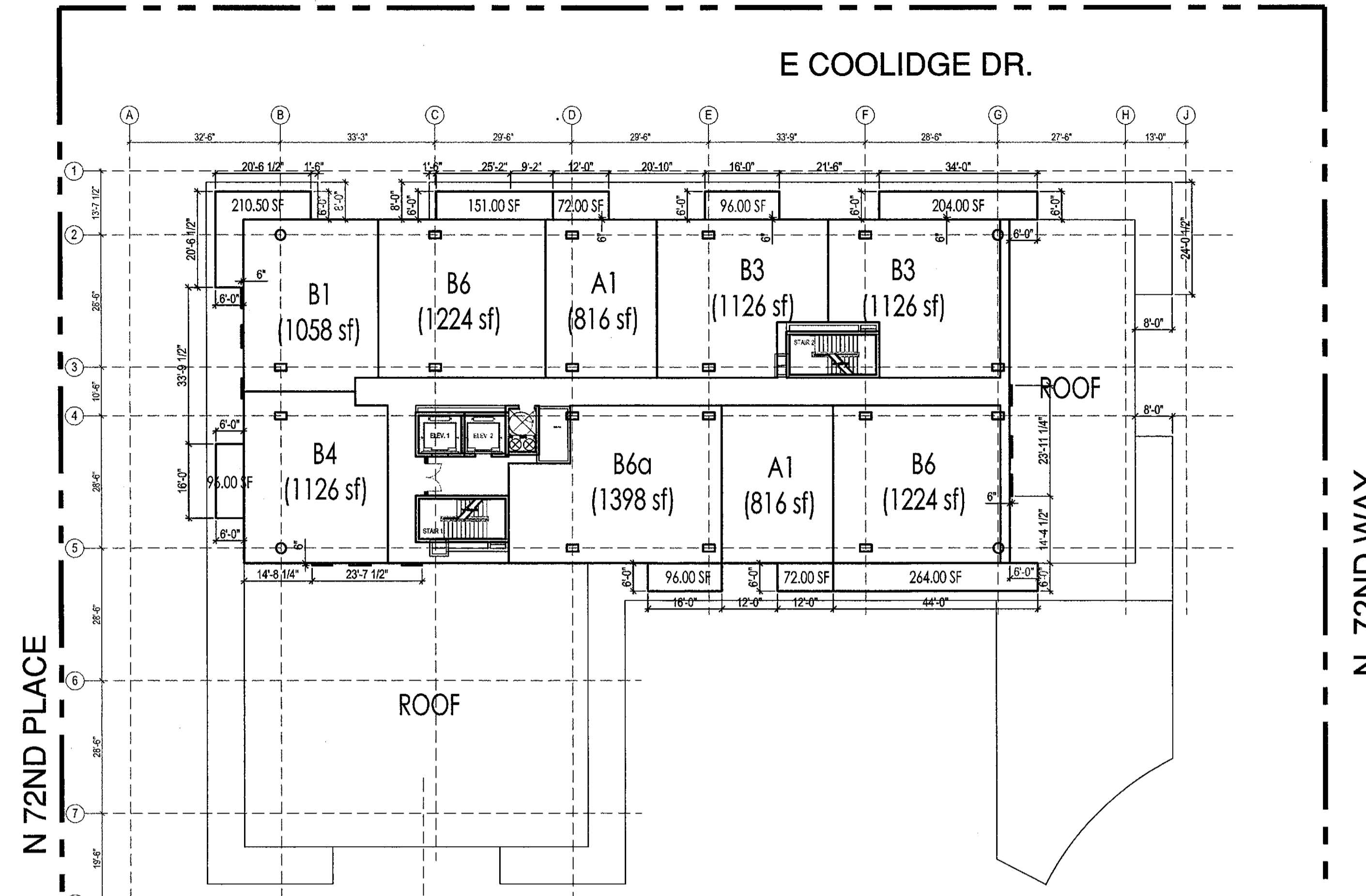
LEVEL 2	1,735.50 SF
LEVEL 3	1,735.50 SF
LEVEL 4	1,735.50 SF
LEVEL 5	1,735.50 SF
LEVEL 6	1,735.50 SF

BALCONY AREA CALCULATIONS BUILDING 2

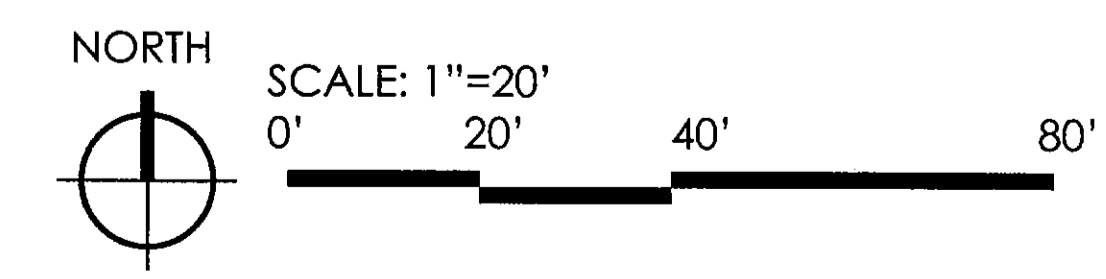
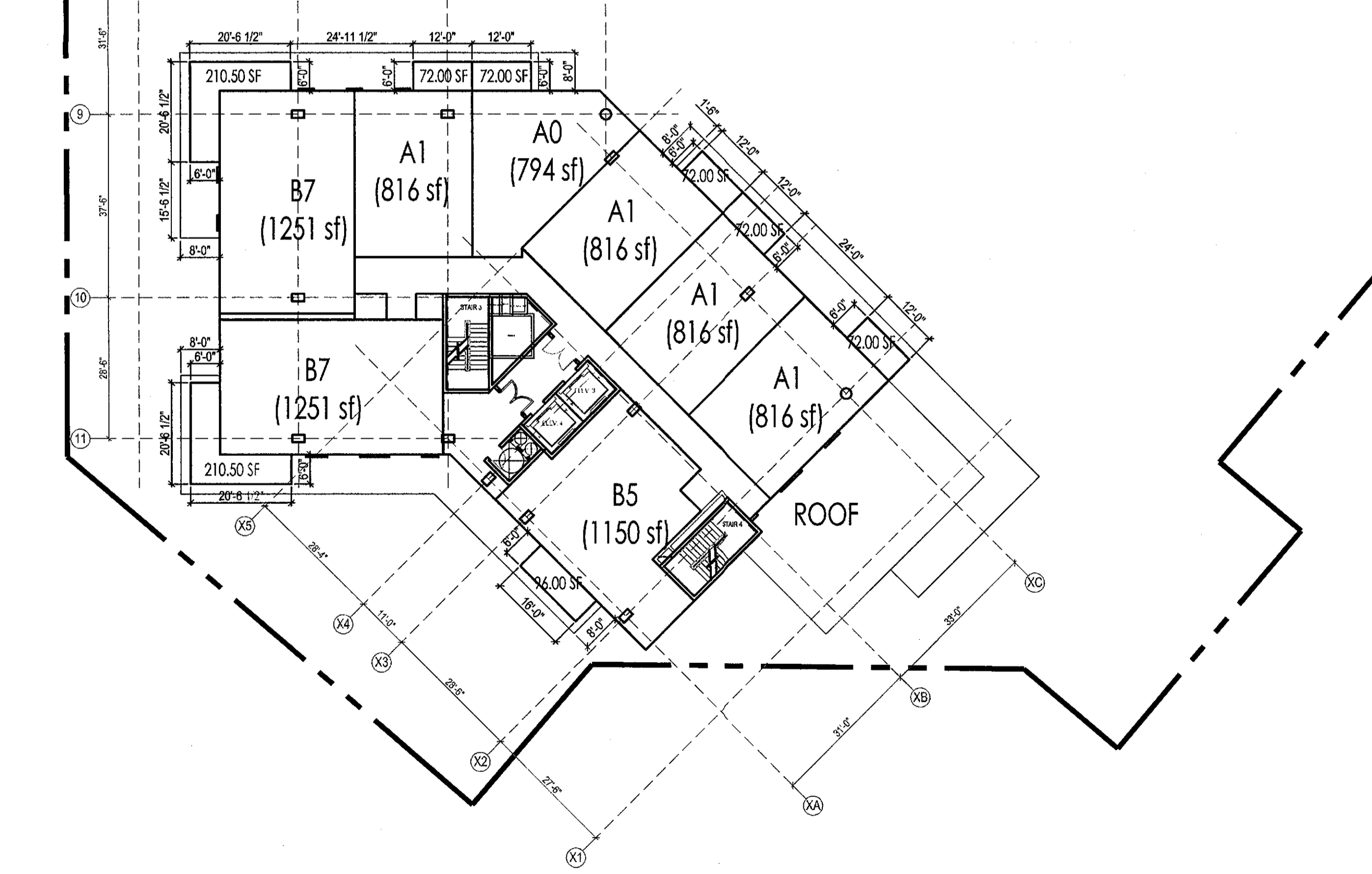
LEVEL 2	973.00 SF
LEVEL 3	973.00 SF
LEVEL 4	973.00 SF
LEVEL 5	973.00 SF
LEVEL 6	973.00 SF

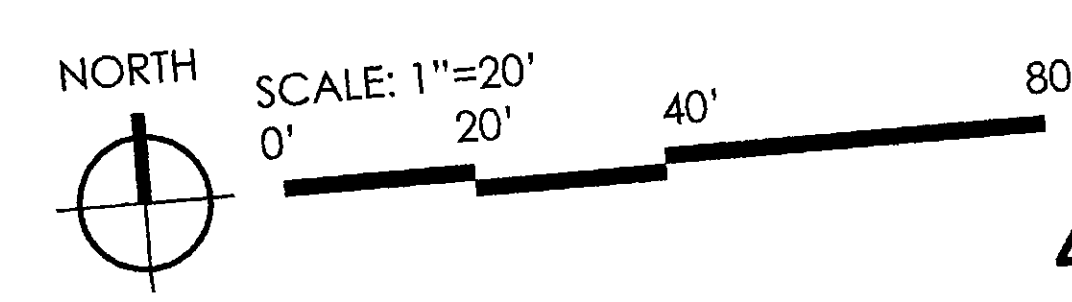
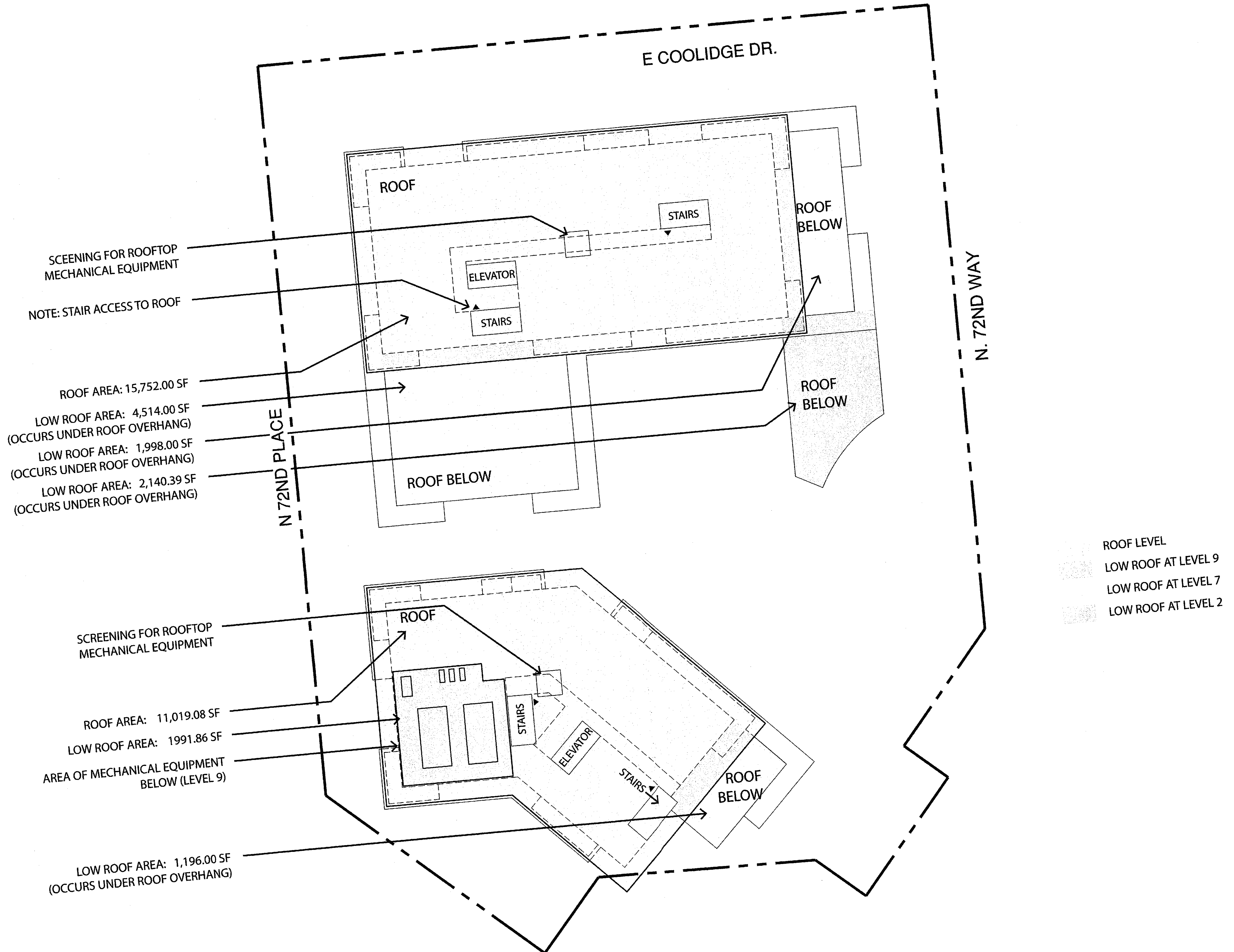


BALCONY AREA CALCULATIONS BUILDING 1
LEVEL 7 **1,261.50 SF**



BALCONY AREA CALCULATIONS BUILDING 2
LEVEL 7 **877.00 SF**





ROOF PLAN WORKSHEET
 06/06/17

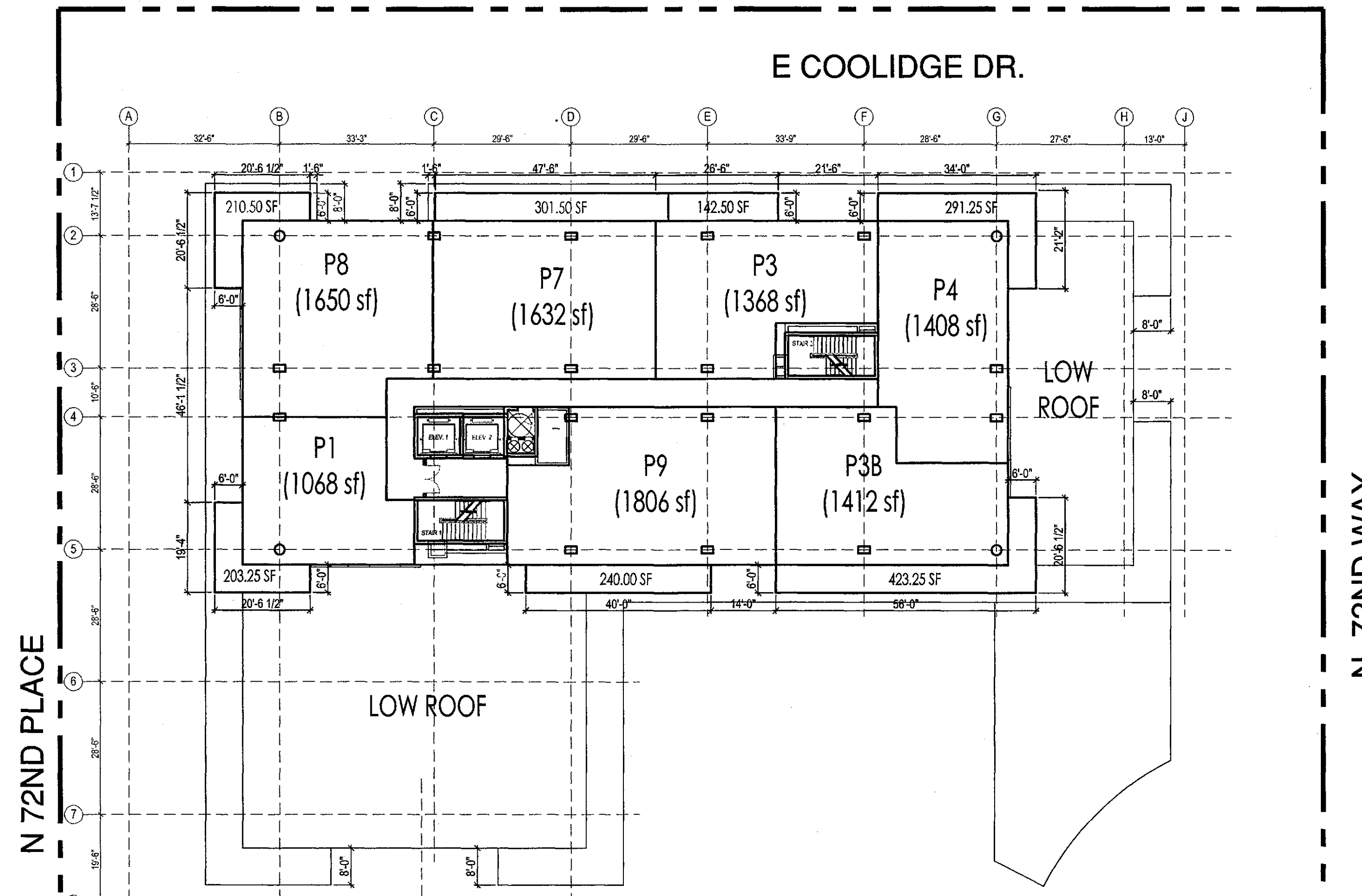
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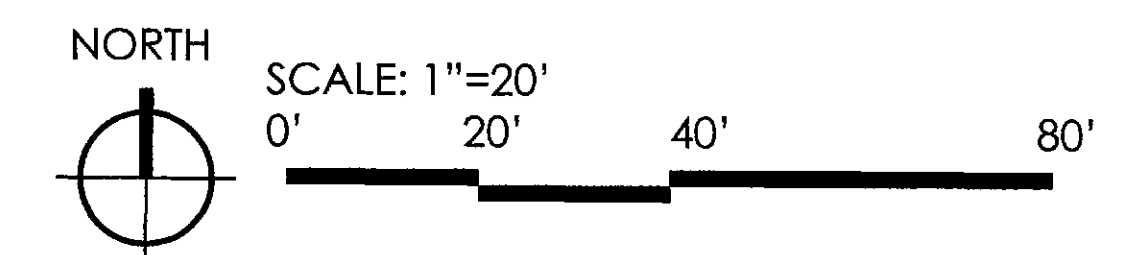
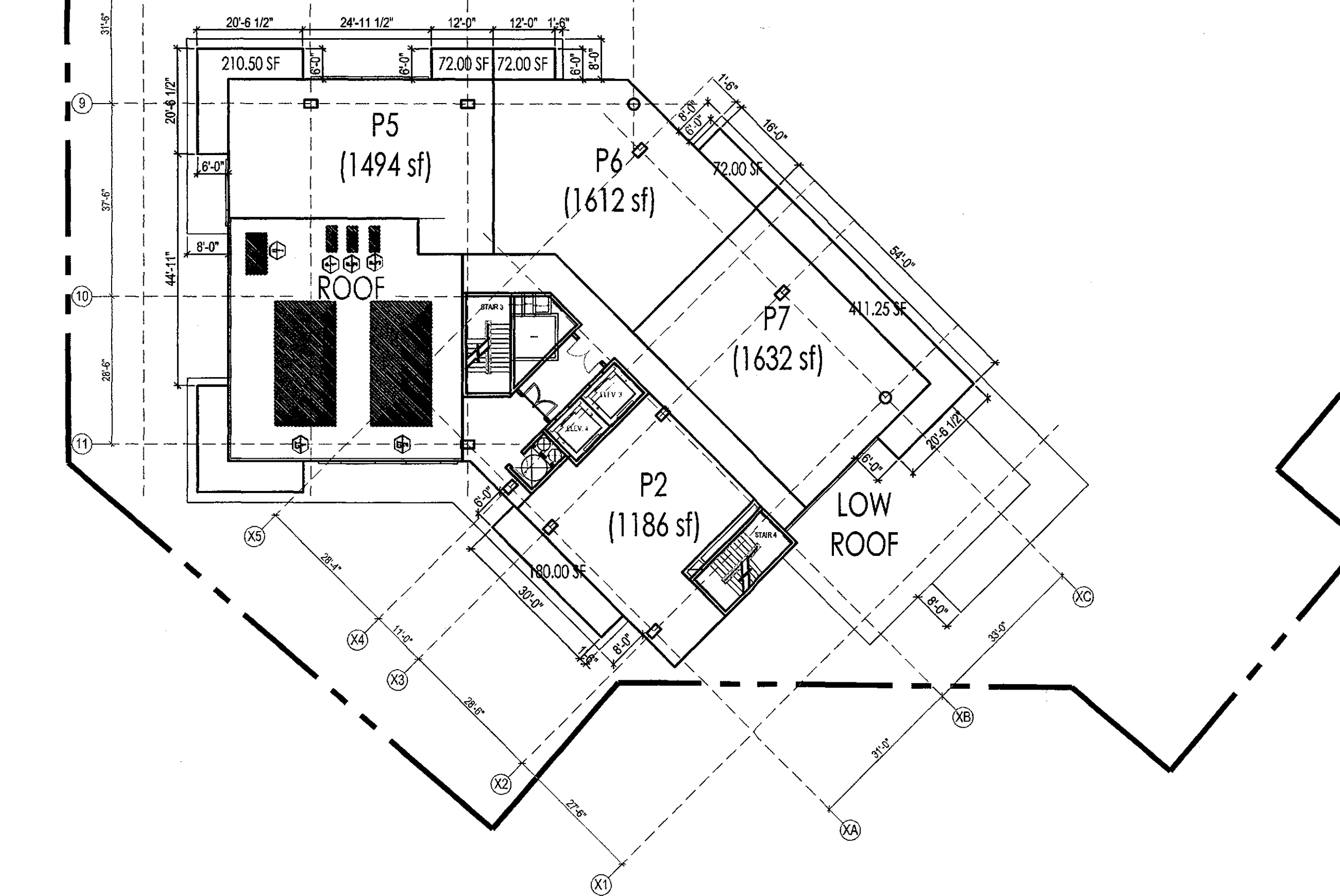
BALCONY AREA CALCULATIONS BUILDING 1

LEVEL 9 1,812.25 SF



BALCONY AREA CALCULATIONS BUILDING 2

LEVEL 9 1089.75 SF



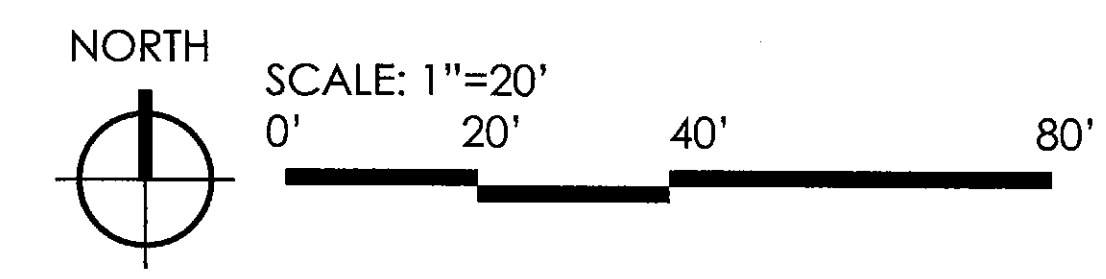
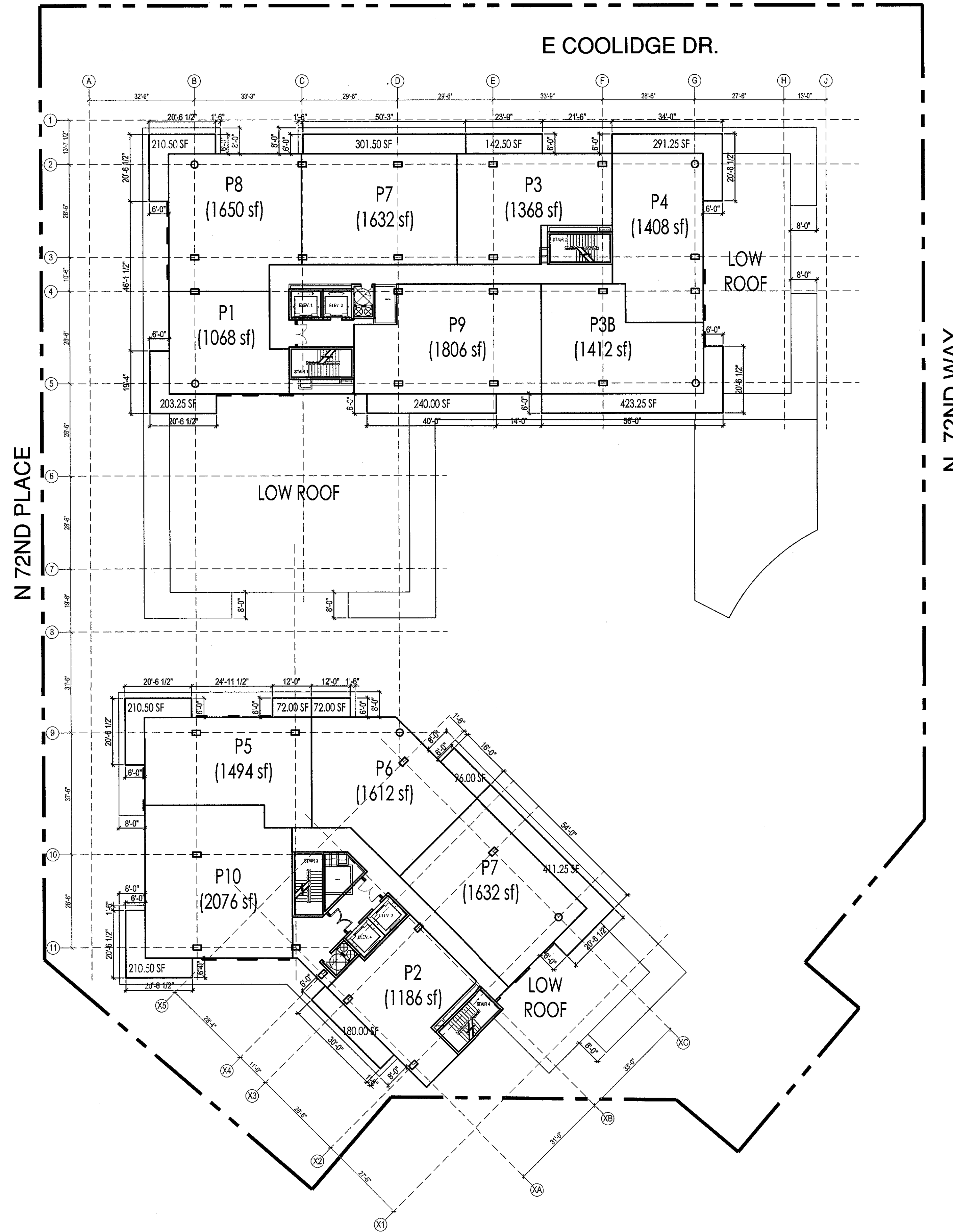
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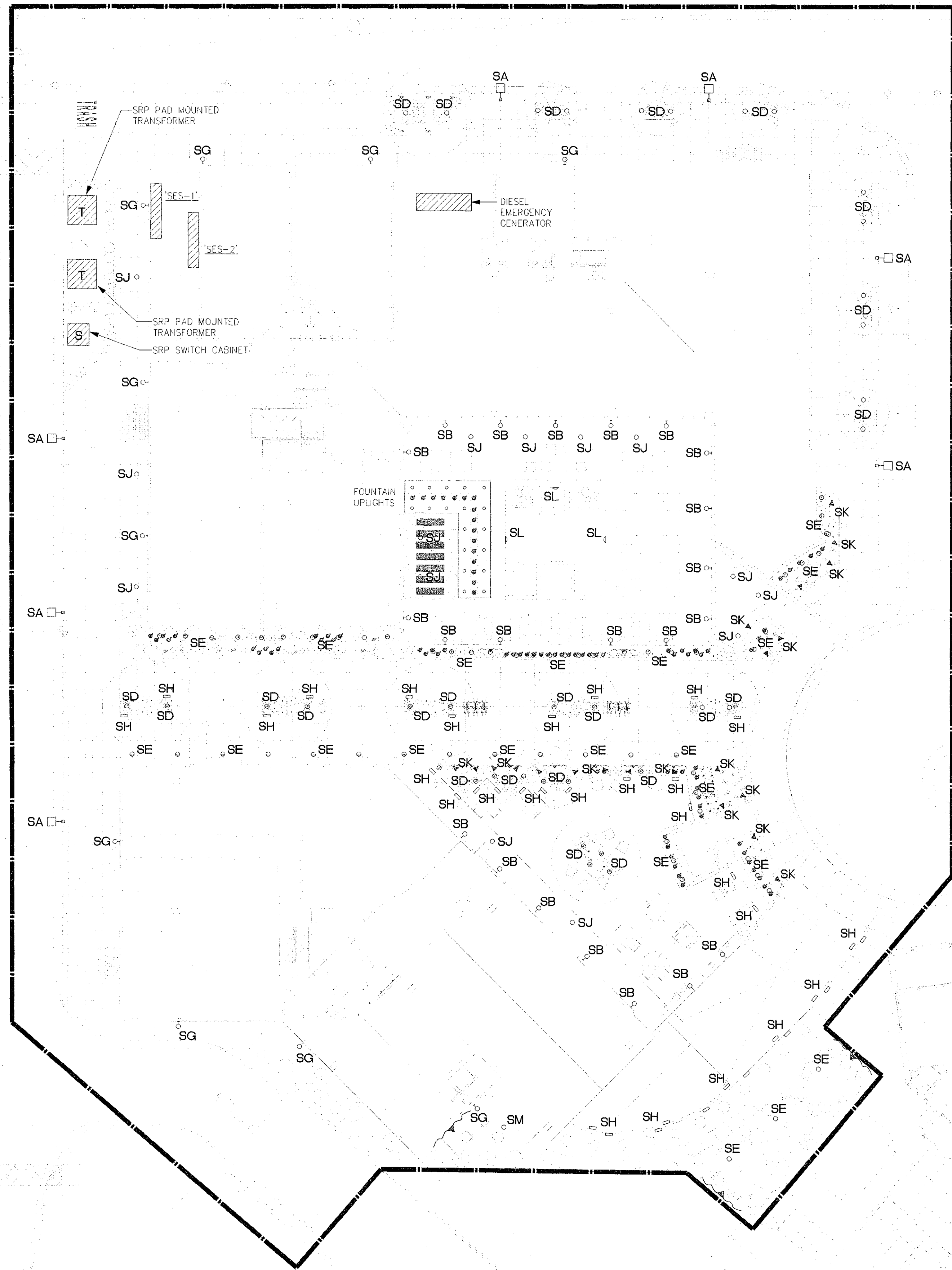
BALCONY AREA CALCULATIONS BUILDING 1

LEVEL 8 1,812.25 SF

BALCONY AREA CALCULATIONS BUILDING 2

LEVEL 8 1,252.25 SF





ELECTRICAL SITE PLAN
1" = 20'-0"

LIGHT FIXTURE SCHEDULE							
MARK	MANUFACTURER MODEL NUMBER	VOLTAGE	LAMP TYPE	MAXIMUM LUMENS	MOUNTING	DESCRIPTIONS	REMARKS
SA	ARCHITECTURAL AREA LIGHTING INDA-SQ-30LED-WW-15	120	32.7W 3000K LED	1161	POLE	POLE MOUNTED AREA LIGHT AT +16' AFG	MATCH EXIST. AT ADJACENT SITE
SB	WAC LIGHTING WS-W26518-BZ	120	9.2W 3000K LED	224	WALL/SURFACE	DECORATIVE WALL FIXTURE	-
SD	WAC LIGHTING 5031-30BZ	120	14W 3000K LED	547	IN-GRADE	UPLIGHT, IN-GRADE	-
SE	WAC LIGHTING 5031-CC-BBR	120	15.5W 3000K LED	248	IN-GRADE	UPLIGHT, IN-GRADE COLOR CHANGING	-
SG	LITHONIA DSXWT-LED-20C-350-30K-T3M-MVOLT	120	25W 3000K LED	2585	WALL/SURFACE	WALL MOUNT AT EGRESS DOORS	-
SH	BEGA 22 379	120	14W 3000K LED	383	WALL/SURFACE	STEPLIGHT AT +18" AFG	-
SJ	LITHONIA LDH450 30/10 LS4AR-LD-EZ10	120	12.6W 3000K LED	922	RECESSED	4" SQUARE DOWNLIGHT	-
SK	WAC LIGHTING 5012-30-BBR/9000 RPT BK	120	15.5W 3000K LED	248	SPIKE/UNIVERSAL	LANDSCAPE UPLIGHT	W/ REMOTE TRANSFORMER
SL	HYDREL 4800-RD-SS-LED-120-WHT30K-MFL-CLS NM-3445B-CSL-SWM-LP	120	76.2W 3000K LED	1200	SUBMERSIBLE	SWIMMING POOL FIXTURE	-

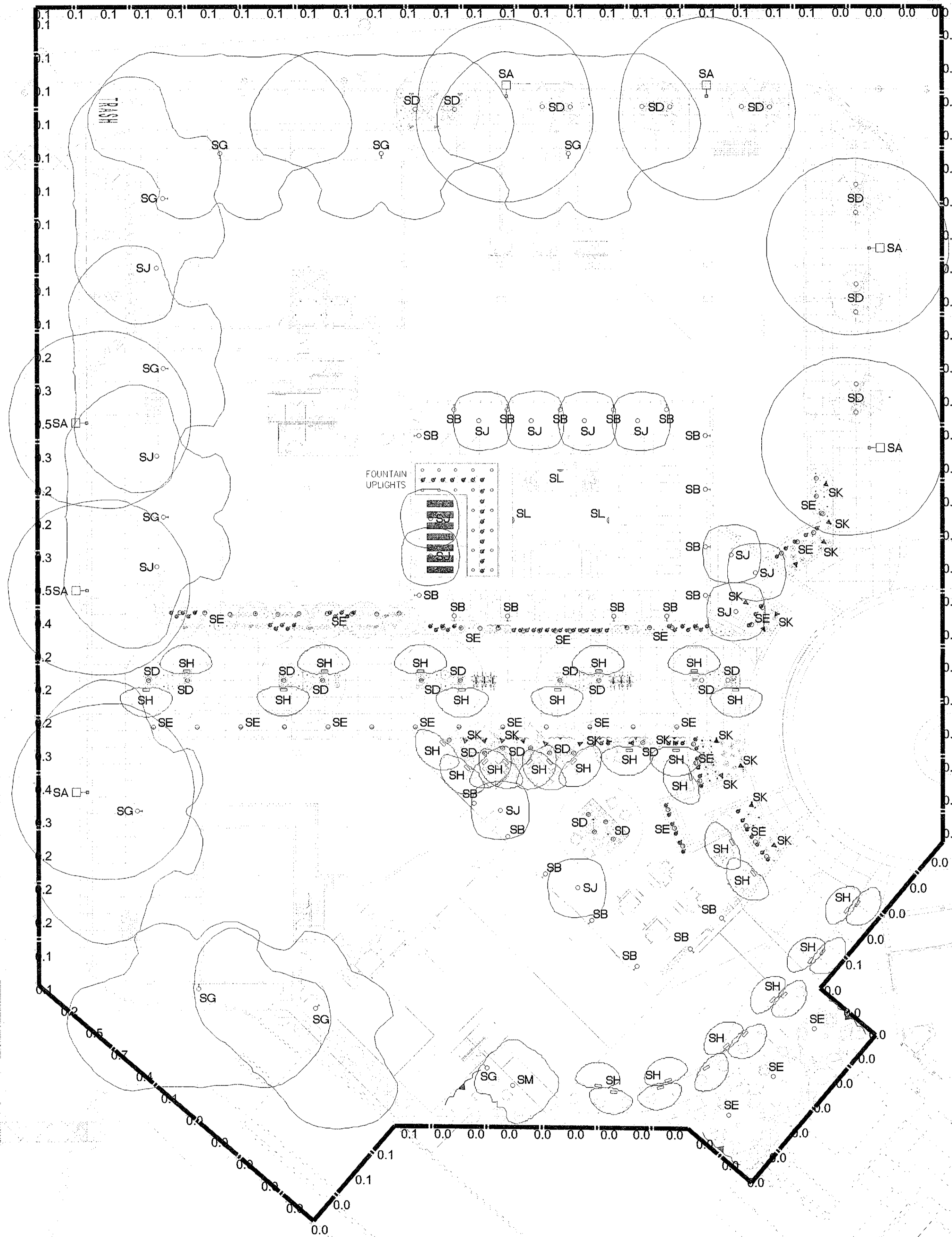
7201 N. Deery Blvd Drive
 Suite 200
 Phoenix, Arizona 85020
 (602) 943-4115
 Fax: (602) 943-2507
 www.peterson.com
 Job No. 167350

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 CONSULTING ENGINEERS INC.


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32452
 ELMER G. PAINE
 REGISTERED PROFESSIONAL ENGINEER
 EXPIRES 03/31/19

INITIALS _____ DATE _____
 APPROVED
 9-8-2017
 STIPULATION SET
 RETAIN FOR RECORDS



VERTICAL PHOTOMETRICS
1"=20'-0"


 7201 N. Greenway Drive
 Suite 200
 Phoenix, Arizona 85020
 (602) 943-4116
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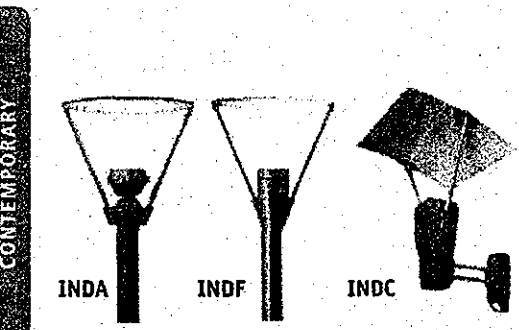
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CERTIFICATE NO. 32452
 ELMER G. PAINE
 REGISTERED PROFESSIONAL ENGINEER
 EXPIRES 03/31/19

INDA/INDF/INDC

Indirect™

SA



- Integral driver assembly for easy installation
- Lightweight aluminum composite upper reflector minimizes pole stress
- Stainless steel vertical struts
- Round or square upper reflectors available
- Reflector tilts and locks at 0, 15 or 30 degrees
- IP66 construction
- Powder coat finish in 13 standard colors with a polymer primer sealer

MODEL	LAMP/BALLAST	MOUNTING	FIXTURE FINISH
INDA Adjustable head. Slips over a 5" O.D. pole.	INDA/INDF (30 light emitting diode array, 33 watts, 120 Ohm 277 volt)	WMA Wall mounted arm, 10 lbs. EPA: 0.66	WH Arctic White
INDF Fixed head. Slips over a 5" O.D. pole.	30LED-NW Warm white (3000K)	PMAT Twin pole mount arm, slips over a 4" O.D. pole or tenon, 14 lbs. EPA: 0.83	BL Black
INDC Square straight, fixed head. Post top mount slips over a 2 1/8" O.D. tenon (5" square pole) or 4" square pole.	30LED-BW Bright white (5000K)		DB Dark Bronze
	INDC (30 light emitting diode array, 33 watts, 120 Ohm 277 volt)		TT Titanium
	30LED-WW Warm white (3000K)		WDR Weathered Bronze
	30LED-NW Neutral white (5000K)		MB Metallic Bronze
	30LED-BW Bright white (5000K)		YBU Verde Blue
			CR Copper
			MAL Matte Aluminum
			MG Medium Grey
			AGN Antique Green
			LG Light Grey
			RAL Provide a RAL 4 digit color number
			PREMIUM Premium color chip for matching
			CLUSTON Please provide color chip for matching

REFLECTOR UPPER	OPTIONS
RD 30" Round upper reflector	CFH Color filter holder attached to the fixture. Factory installed. INDA only.
SQ 30" Square upper reflector	SR Two aluminum rings attached to the fixture. Factory installed. INDA only.
	CDC Center deflector cone for round reflector. Provides a wider light distribution.
	ADS Cast aluminum adapter for the PMAT arm to slip over a 5" O.D. pole.
	INDC Center deflector cone for round reflector. Provides a wider light distribution.
	SR Two aluminum rings attached to the fixture. Factory installed.
	CFH Color filter holder attached to the fixture includes solid rings. Factory installed.
	SCP (Sensor Control Programmable) pole accessory is available to provide occupancy detection for exterior applications meeting California Title 24. For complete spec sheet and ordering information, visit www.wac.net/products/sensor-control.asp

DIMENSIONS	INDA	INDF	INDC
WT: 45.9 lbs	0" = 1.70	0" = 0.85	0" = 1.70
EPA: INDC-SQ Sali:	15" = 3.27	EPA: INDA-SQ Sali:	15" = 2.49
	30" = 5.01	EPA: INDF-SQ Sali:	15" = 2.50
		30" = 4.36	
		INDC-RD Sali:	0" = 1.46
			15" = 2.89
			30" = 4.28
			INDA-RD Sali:
			0" = 0.61
			15" = 2.04
			30" = 3.43
			INDF-RD Sali:
			0" = .69
			15" = 2.12
			30" = 3.51

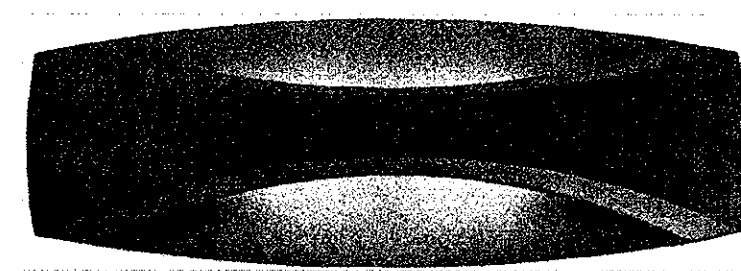
330 architecture
resighting

ARCH - model: WS-W265

dwellLED™ Outdoor

WAC LIGHTING

Responsible Lighting®



Fixture Type: **SB**

Catalog Number: _____

Project: _____

Location: _____

PRODUCT DESCRIPTION
A cool design with a dramatic curve and fashionable styling. The LED sconce conceals an LED light array behind a contoured element. Light reflects back off the metal, offering beautiful indirect illumination. Mounts horizontally or vertically for interior and exterior applications. Two sizes and finishes are available.

FEATURES

- ETL & cETL wet location listed, IP65 rated
- ADA compliant
- Die-cast aluminum construction
- Smooth and continuous ELM dimming
- 90 CR
- 3000K
- 80,000 hour rated life
- 5 year warranty

SPECIFICATIONS

Construction: Aluminum construction
Light Source: LED
Standards: ETL & cETL Wet location listed, IP65, ADA Compliant

Model	Color Temp	Finish	Watt	Lumens	Delivered Lumens	Finish
WS-W26513	27	2700K	5W	154	120	BZ Bronze
WS-W26513	30	3000K				BR Bronze on Brass
WS-W26518	9.5W		398	225		GH Graphite

Example: WS-W26518-BZ

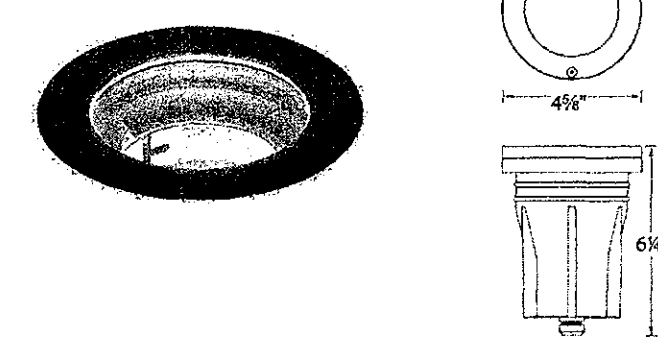
wacighting.com Phone (800) 526-2588 Fax (800) 526-2585
Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

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3" INGROUND 12V

5031

WAC LANDSCAPE LIGHTING



Fixture Type: **SD**

Catalog Number: _____

Project: _____

Location: _____

PRODUCT DESCRIPTION
Landscape Wall Wash Luminaire

FEATURES

- Tiltable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)
Power: 2W to 12W / 2VA - 17VA
Brightness: 70 lm to 595 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 55,000 hours

IEC safety Standard

Resistance to static load test	Walk over	Drive over
Yes (1125lbs)	Yes (1125lbs)	Yes (4496KN)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

Model	Color Temp	Finish
5031	27	BZ
	30	BR

Example: 5031-30BBR

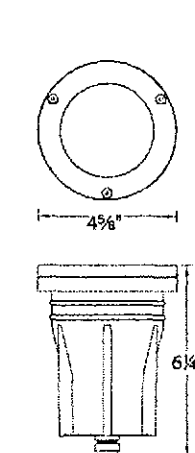
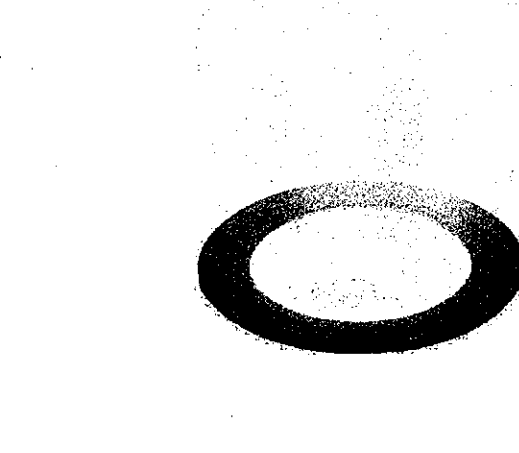
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3" INGROUND 12V COLOR CHANGING

5031-CCBBR

WAC LANDSCAPE LIGHTING



Fixture Type: **SE**

Catalog Number: _____

Project: _____

Location: _____

PRODUCT DESCRIPTION
Landscape Wall Wash Luminaire

FEATURES

- Color and brightness are controlled through illuminight app
- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass housing
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 9V - 15VAC (Transformer is required)
Power: 0.5W to 14.5W / 1VA to 17VA
Brightness: Up to 2500 lm
Beam Angle: 15° to 60°
CRI: 95+
Rated Life: 45,000 hours

IEC safety Standard

Resistance to static load test	Walk over	Drive over
Yes (1125lbs)	Yes (1125lbs)	Yes (4496KN)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

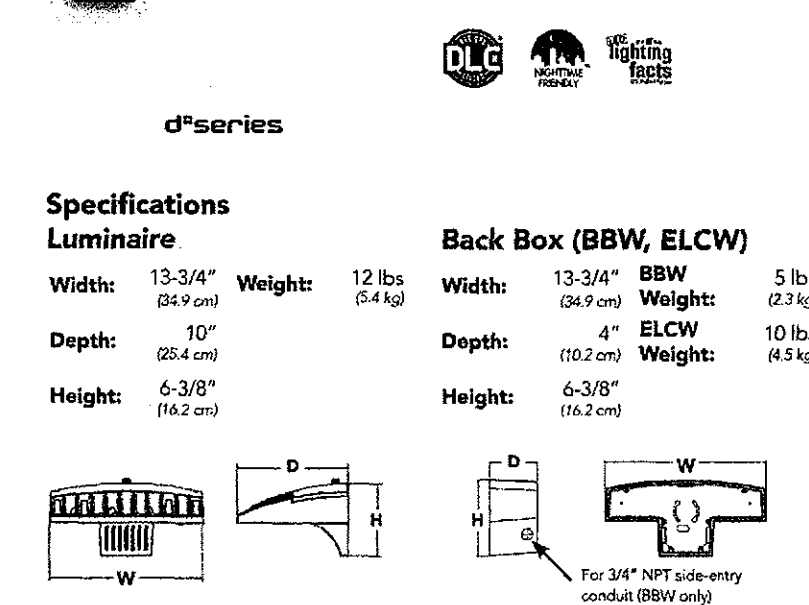
Model	Color Temp	Finish
5031	CC	BBR

Example: 5031-CCBBR

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D-Series Size 1 LED Wall Luminaire



Specifications Luminaire

Width	Weight	Depth	Height
13-3/4" (34.9 cm)	12 lbs (5.4 kg)	10" (25.4 cm)	6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width	Weight	Depth	Height
13-3/4" (34.9 cm)	5 lbs (2.3 kg)	4" (10.2 cm)	6-3/8" (16.2 cm)

Introduction
The D-Series Wall Luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTxD

Series	LED	Power	Temp	Beam	Mount	Shipped	Shipped
DSXW1 LED	10C 10 LEDs (3000K)	350 350mA	30K 2000K	T2S Type 1 Short	MVOLT1	1201	Shipped/installed
	20C 20 LEDs (3000K)	700 350mA	40K 4000K	T2M Type 1 Medium		1201	Shipped/installed
	30C 30 LEDs (3000K)	1050 350mA	50K 5000K	T3M Type 1 Medium		2401	Shipped/installed
	40C 40 LEDs (3000K)	1400 350mA	60K 6000K	T4M Type 1 Medium		2771	Shipped/installed
	50C 50 LEDs (3000K)	1750 350mA	70K 7000K	T5M Type 1 Medium		3421	Shipped/installed
	60C 60 LEDs (3000K)	2100 350mA	80K 8000K	T6M Type 1 Medium		4801	Shipped/installed

Accessories

Model	Description	Color	Material
DSXW1	Shipped separately	0080	Dark bronze
DSXW1	Shipped separately	0090	Black
DSXW1	Shipped separately	0100	Natural aluminum
DSXW1	Shipped separately	0110	White

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 240, 240 or 277 options only when ordering with huing 0F, 0F optional, or photocontrolled (PC) option.
- Back box also available on back. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PC) requires 120, 240, 240, 277 or 347 voltage option. Not available with motion/ambient light sensor (PIR) or PIR.
- PIR and PIR/FCV (specific to 3000K) requires PIR optional die-cast brass housing (3000K) or 277 optional die-cast brass housing (3000K).
- PIR and PIR/FCV (specific to 3000K) requires PIR optional die-cast brass housing (3000K) or 277 optional die-cast brass housing (3000K).
- Cold weather (5000K) rated. Not compatible with condensation applications. Not available with 8000 mounting option. Not available with 8000 mounting option.
- Single line (277) requires 120, 277 or 347 voltage option. Double line (DL) requires 240, 240 or 480 voltage option. Not available with ELCW.
- Also available as a separate accessory: Accessories information.
- See the electrical section on page 3 for more details.

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CERTIFICATE NO. 3245 ELMER Q. PAINTE

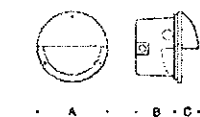
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EXP. 03/31/18

Recessed wall luminaires with shielded light source

Housing: Constructed of die-cast aluminum with integral wiring compartment. Die castings are marine grade, copper free (0.3% copper content) A380.0 aluminum alloy.
Enclosure: One piece die-cast aluminum faceplate, 1/2" thick, clear tempered glass lens. Faceplate is secured by three (3) socket head, stainless steel captive screws threaded into stainless steel inserts in the housing casting. Continuous high temperature O-ring gasket for weather tight operation.
Electrical: 10.5W LED luminaire, 13 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.
Note: LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.
Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.
CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP66
Weight: 2.9 lbs.

Type: **SH**
 BEGA Product:
 Project:
 Voltage:
 Color:
 Options:
 Modified:



22370 10.5W LED 7 1/2 4 1/2 1 1/2 10 5/16
 *CPC - Optional Concrete Protection Cover

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
 Copyright BEGA-US 2016 Updated 02/16



FEATURES & SPECIFICATIONS

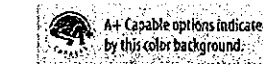
INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/fixture frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2" x 1/4" and four 1/2" knockouts for straight through conduit runs. Capacity 8 @ 16, 4 @ 16, No. 12 AWG conductors, rated for 90°C.
 Accommodates 12"-24" post spacing.
Passive cooling thermal management for 35°C, standard; high ambient (60°C) option available. Light engine and drivers are accessible from above or below ceiling.
 Max ceiling thickness 1-1/2".
OPTICS — LEDs are bonded to a 3-step SDCM; 80 CRI minimum.
LED light source concealed with diffusing optical lens.
 General illumination lighting with 12-18W and 55" used for source and source image. Self-angled anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 200-240V) rated LED 0-10V dimming drivers mounted by junction box, 100% of the minimum dimming level available.
 0-10V dimming requires two (2) additional low voltage wires to be pulled.
 70% lumen maintenance at 50,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Dump location standard (wet location, covered ceiling optional).
WARRANTY — 5-year limited warranty. Complete warranty terms located at www.lithonia.com/customer-support/terms_and_conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

Casting Number
 Notes
 Type: **SJ**

LDN4



4" OPEN Non-IC
 New Construction Downlight



Example: LDN4 35/15 L0AAR LSS MV01L EZ1

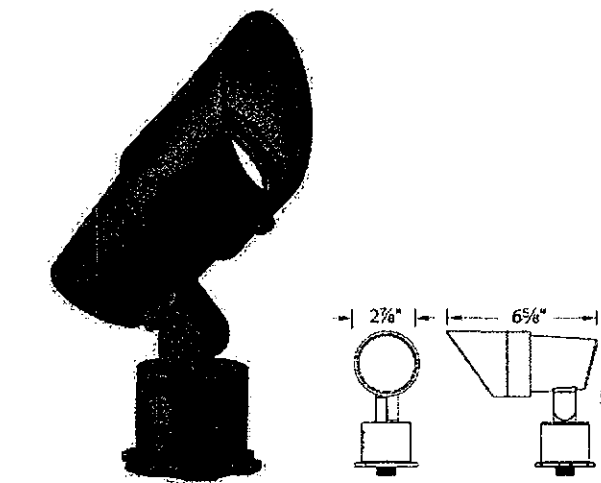
Series	Color Temperature	Lumens	Aperture/Trim Color	Finish	Voltage	Driver	Options
LDN4 4" round	27 2700K	65 500 lumens	L04 Downlight	AR Clear	LSS Semi-specular	MV01L Multi-volt 120 120V	SP Single flux
	30 3000K	10 1000 lumens	L04 Downlight	W1 White	L0 Matte black	EZ1 100-277V 0-10V	TRF1 White painted flange
	35 3500K	10 1000 lumens	L04 Downlight	W1 White	L0 Matte black	EZ1 100-277V 0-10V	TRF1 Black painted flange
	40 4000K	15 1500 lumens	L04 Downlight	W1 White	L5 Specular		EL1 Batterypack (Integral test switch)
		20 2000 lumens					EL8 Batterypack (remote)
		25 2500 lumens					EL8* dimming pack controls 0-10V dimming drivers.
		30 3000 lumens					EL8** dimming pack controls 0-10V dimming drivers. DR control fixture on emergency circuit.
							RA0 High ambient option (60°C)
							LP Chicago Platinum
							WL Wet location
							REL ready luminaire connection enable a single and consistent factory installed option across all LED luminaire brands. Refer to REL for complete nomenclature. Available only in USA, RRLB, RRLAG, and RRLC125.

Notes:
 1 Overall height varies based on luminaire package; refer to dimension chart on page 3.
 2 Not available with fixtures.
 3 Not available with emergency system.
 4 Maximum voltage 500V/277V.
 5 Available with clear (AR) reflector only.

DOWNLIGHTING LDN4

ACCENT 120V 5012

WAC LANDSCAPE LIGHTING



Fixture Type: **SK**
 Catalog Number:
 Project:
 Location:

PRODUCT DESCRIPTION

Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
 Power: 3.5W to 14.5W
 Brightness: 100 lm to 900 lm
 Beam Angle: 15° to 60°
 CRI: 85
 Rated Life: 45,000 hours

ORDERING NUMBER

Color Temp	Finish
30 3000K	BZ Bronze on Aluminum
	BBR Bronze on Brass

5012-30

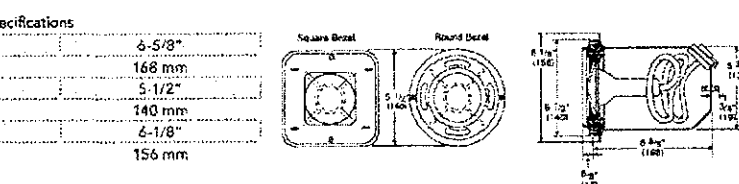
Example: 5012-30BBR

wacighting.com
 Phone: (800) 326-2598
 Fax: (800) 526-2585
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 Lithia Springs, GA 30122
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4800 LED SWM Line or Low Voltage Swimming Pool Fixture

LED IP68



DESCRIPTION

The 4800 Series wet niche swimming pool light is smaller in size than other conventional units. They are available with round or square bezel and uses a 9 Watt LED array. The lamp housing is stainless steel with a cast bronze or stainless steel door. The stainless steel niche includes a bonding lug and a 3/4" or PG16 conduit hub. A clear fresnel tempered borosilicate lens is standard. Round version of fixture is adjustable within the niche 15" from center axis.

ORDERING INFORMATION Example: 4800 RD B LED 120 RED MFL CLS NM 3445B CSL35 SWM LP

Model	Door Type	Material	Lens Type	Voltage	Distribution	Dimmability
4800	RD Round SQ Square	B Bronze SS Stainless Steel	LED	120	WHT30K White WHT41K White WHT52K White AMBP Phosphor Converted Amber AMBLV Limited Wavelength Amber - 590 nm RED Red GRN Green BLU Blue	NBP Narrow Spot MFL Medium Flood

Lens	Mounting	Conduit Entry	Cord Set Length	Application	Lamp	Optional Lighting
CLS Convex Lens Swin	NM Niche Mt	3445B 3/4" NPT at 45° 1645B PG16 at 45°	CSL 3' 120" of cord available in 5' increments	SWM Swimming Pool Fixture	LP Lamp Installed	CSA Optional Canadian Listing (for sale in Canada only) IEC International Electro-Technical Commission (for use with 220VZ applications only)

- Notes:
 1 Transformer not included, sold separately.
 2 120 Volt includes an internal transformer.
 3 CSL will be used if no lens is chosen.
 4 Colored lenses not available with AMBP, AMBLV, BLU, GRN, or RED LED colors.
 5 Longer cord lengths can cause voltage drops with 12-volt fixtures. Final voltage to the fixture below 7 volts will cause flickering. Be sure to calculate voltage drop of this system before ordering longer cord lengths.
 6 Only available with 12V and 144V.



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 Phone: 866.533.9971 • www.hydrrel.com

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 Rev. 11/03/16
 4800_SWM_LED



Lighting Cut Sheets
 6/6/17

