

**Marked Agendas
Approved Minutes
Approved Reports**

**The September 7, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 7, 2017 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale Quarter - Block L 21-DR-2017

Location: 15125 North Scottsdale Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new mixed-use development, with approximately 46,500 square feet of commercial building area and approximately 277,800 square feet of residential building area for 300 residential dwelling units, and two levels of below grade parking structure, all on a 3.74-acre site at Scottsdale Quarter.

OWNER

SDQ III BK-L LLC
614-887-5642

ARCHITECT/DESIGNER

Nelsen Partners, Inc.
15210 North Scottsdale Road
Scottsdale, AZ 85254

APPLICANT CONTACT

Ron Deitrick
Nelsen Partners
480-949-6800

BACKGROUND

Zoning

This site was zoned Planned Regional Center (PRC) by Ordinance 3648, (cases 5-GP-2005 and 24-ZN-2005) approved by City Council on October 24, 2005. On May 13, 2014 the City Council approved a zoning district map amendment for amended development standards to allow 90 feet of building height and additional floor area ratio on this site. The PRC zoning district allows a broad range of general merchandise and service uses including, but not limited to, retail, office, restaurants, bars, live entertainment, and residential. This district allows mixed-use development, as proposed with this project.

Context

Scottsdale Quarter is located on North Scottsdale Road between East Butherus Drive on the south, North 73rd Street on the east, and East Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed-use development with a contemporary design style. The building proposed with this application is located along the east side of the overall Scottsdale Quarter development, on North 73 Street, mid-block between Greenway-Hayden Loop and Butherus Drive. This portion of the site is currently vacant, and is the final phase of Scottsdale Quarter.

Adjacent Uses and Zoning

- North Block K of Scottsdale Quarter, 6-story mixed-use building, zoned Planned Regional Center (PRC).
- South Block M of Scottsdale Quarter, 6-story office/retail building, zoned Planned Regional Center (PRC).
- East Office and aviation related uses, zoned Industrial Park (I-1).
- West 6-story multi-tenant building with retail/restaurant/parking (Scottsdale Quarter), zoned Planned Regional Center (PRC).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new mixed-use building, with approximately 46,500 square feet of commercial building area and approximately 277,800 square feet of residential building area containing 300 residential dwelling units. There are two levels of below grade parking, which are integrated into the building design. This is the final phase of development for Scottsdale Quarter.

Neighborhood Communication

The applicant has sent notices to all property owners within 750 feet of the site. The City also sent notices to property owners within 750 feet of the site, and a hearing notice was posted at the site. As of the date of this report staff has not received any comments on the proposal, other than general inquiries.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed project is consistent with the General Plan, as well as the Greater Airpark Character Area Plan, and is implementing the recently adopted amended development standards for this phase of Scottsdale Quarter.

Vehicular access will be provided around the building via South Street, North Street, and 73rd Place, which are all private streets within Scottsdale Quarter. These private streets are accessed from 73rd Street, and there will also be direct access to the building (parking structure) via North 73rd Street. Pedestrian circulation is provided around all sides of the building, with sidewalks ranging from 7 feet to 20 feet in width, with connections to the retail suites along the west side of the building, as well as direct access to the rest of the shops and amenities of Scottsdale Quarter. There is an open courtyard area on the west side of the building in the center of the building mass, which may function as an extension of the existing "Quad" open space area. Vehicular and pedestrian circulation throughout the project is consistent with the approved master transportation plan for Scottsdale Quarter.

Approximately 30,000 square feet of ground-level open space is provided on the development site, with another 21,000 square feet of private common open space on upper levels. The building set back ranges from 20 feet to 27 feet along North 73rd Street, allowing landscaping and wide sidewalks to be provided along the public street. The landscape palette is consistent with the original landscape master plan for Scottsdale Quarter, and will provide a tree-shaded walk along 73rd street, which is consistent with the Greater Airpark Character Area plans designation of 73rd as a major pedestrian corridor.

The building has a contemporary design style with the use of stucco, metal panels, and glass as the main materials, accented with stucco, stone, and tile. The proposed color palette uses a combination of a dark brown metal panel and gray glass with white stucco. The accent materials include a range of grays and tans. The allowed building height of 90 feet is inclusive of all rooftop appurtenances, so all mechanical equipment will be located and fully screened within the building height.

Development Information

| Standard | SQ Overall (includes Block L) 23.52 net acres | Block L (Proposed) 6.07 net acres |
|--|--|--|
| Existing Use | Mixed-use | Vacant |
| Proposed Use | Mixed-use | Mixed-use |
| Building Size | 1,338,948 square feet | 324,269 square feet |
| Floor Area Ratio Allowed (commercial only) | 1.0 w/ amended development standards | 1.0 w/ amended development standards |
| Floor Area Ratio Proposed (commercial only) | 1.0 | 0.31 |
| Building Height Allowed | 60 feet, up to 90 w/ amend. | 60 feet, up to 90 w/ amend. |
| Building Height Proposed | 90 feet | 90 feet |
| Parking Required | 3,361 spaces | N/A (shared) |
| Parking Provided | 4,131 spaces | N/A (shared) |
| Open Space Required | 204,911 square feet Plus 5% (Block K) – 6,214 SF Plus 5% (Block L&M) – 13,327 SF Total: 224,452 square feet | 33,946 square feet (at grade) |
| Open Space Provided | 342,864 square feet / 7.87 acres | 34,946 square feet (at grade) Plus 21,890 on 3 rd level deck |

| | | |
|------------------|------------------------|-----------|
| Density Allowed | 623 units (512,278 SF) | 300 units |
| Density Provided | 575 units (512,278 SF) | 300 units |

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Scottsdale Quarter – Block L per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Bryan Cluff
Senior Planner
480-312-2258
E-mail: bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

8/21/17
Date



Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

8/21/17
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

8/24/17
Date

ATTACHMENTS

- A. Stipulations
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Site Sections
 - 7. Open Space Plan
 - 8. Building Elevations
 - 9. Perspective
 - 10. Streetscape Elevations
 - 11. Material and Color Board
 - 12. Landscape Plans
 - 13. Electrical Site Plan
 - 14. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Scottsdale Quarter - Block L
Case Number: 21-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 Nelsen Partners, Inc., with a city staff date of 7/19/17.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Nelsen Partners, Inc., with a city staff date of 7/19/17.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Nelsen Partners, Inc., with a city staff date of 6/19/17.
 - d. The case drainage report submitted by David Evans and Associates 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 David Evans and Associates and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning cases for the subject site were: 14-ZN-2005, 18-ZN-2013, 18-ZN-2013#2.

ARCHITECTURAL DESIGN:

DRB Stipulations

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

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

DRB Stipulations

4. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
5. If provided, landscape pots and/or raised landscape planters, shall be a minimum of 36 inches in diameter, and a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

6. Light fixture A-1 shall be modified so that all light from the fixture shall be directed down and to eliminate light passing above 90 degrees, to the satisfaction of the project coordinator.
7. Light fixture A-8 shall have a lamp cover so that all light from the fixture shall be directed down and to eliminate light passing above 90 degrees, to the satisfaction of the project coordinator.
8. Light fixture A-4 shall be modified to reduce the lumens to 775, or otherwise modified to meet the shielding requirements of the Zoning Ordinance.
9. Light fixture A-14 shall be installed within a cove, consistent with the detail shown on sheet LT-4.
10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

- 11. Prior to the issuance of a building permit, the owner shall submit plans to construct all bike racks in accordance with the City of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285.

AIRPORT:

Ordinance

- E. With the final plans submittal, the owner shall provide sound attenuation as set forth in Appendix F to the FAA Part 150 Noise Compatibility Study, Section 4.00. The provided sound attenuation shall provide a minimum reduction in exterior to interior noise levels of 25 decibels, in accordance with the stipulations included in case 18-ZN-2013#2.

DRB Stipulations

- 12. Prior to permit issuance, the owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The owner shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.
- 13. Prior to permit issuance, the owner shall provide noise disclosure notice to occupants, potential homeowners, employees and/or students in a form acceptable to the Scottsdale Aviation Director.
- 14. With the final plans submittal, the owner shall provide sound attenuation as set forth in Appendix F to the FAA Part 150 Noise Compatibility Study, Section 4.00. The provided sound attenuation shall provide a minimum reduction in exterior to interior noise levels of 25 decibels, in accordance with the stipulations included in case 18-ZN-2013#2.

Streets, Improvements and Related Dedications:

DRB Stipulations

- 15. 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 | Right-of-way Dedications | Improvements | Notes and Requirements |
|-------------------------------|-----------------|--|--|------------------------|
| North 73 rd Street | Minor Collector | None – existing 30'-34' Half Street right-of-way | Driveway, sidewalk, vertical curb and gutter | a.1., a.2., a.3., a.4. |

- a.1. The developer shall construct a new driveway on North 73rd Street (at South Street) in general conformance with City of Scottsdale Supplement to the MAG Standard Detail# 2257, type CH-1. New service driveways shall be designed and constructed in conformance with Standard Detail# 2256, type CL-1, and DSPM 5-3.201.

- CASE NO. 27 DR 2011
- a.2. With the Final Plans submittal, the developer shall provide details for the design of parallel parking/loading zone on North 73rd Street. The proposed parallel parking/loading area shall be located west of existing curb line and shall not be in conflict (minimum 4 foot offset from 73rd Street face of curb) with future bicycle lanes on North 73rd Street. A Striping Plan shall be submitted with final plans for review and approval by the Transportation Department.
 - a.3. The developer shall remove existing sidewalk and construct a new 8-foot-wide sidewalk along North 73rd Street, in accordance with the approved site plan. ADA accessible ramps shall be provided at driveway crossings.

TRAFFIC SIGNALS:

DRB Stipulations

16. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to upgrade and install left turn arrows at the traffic control signals and related equipment, to the current City of Scottsdale standards, on the Greenway-Hayden Loop / 73rd Street intersection and the Butherus Drive / 73rd Street intersections. These arrows shall serve the east-west traffic on both streets, not the 73rd Street approaches.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- F. Prior to permit issuance, the owner shall dedicate a sight distance easement over the three proposed driveways on 73rd Street in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.
- G. Prior to permit issuance, the owner shall dedicate Public Non-Motorized Access Easements over portions of sidewalk that extend outside the right-of-way of North 73rd St.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

17. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

ARCHAEOLOGICAL RESOURCES:

19. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.



Scottsdale Quarter - Block L

21-DR-2017

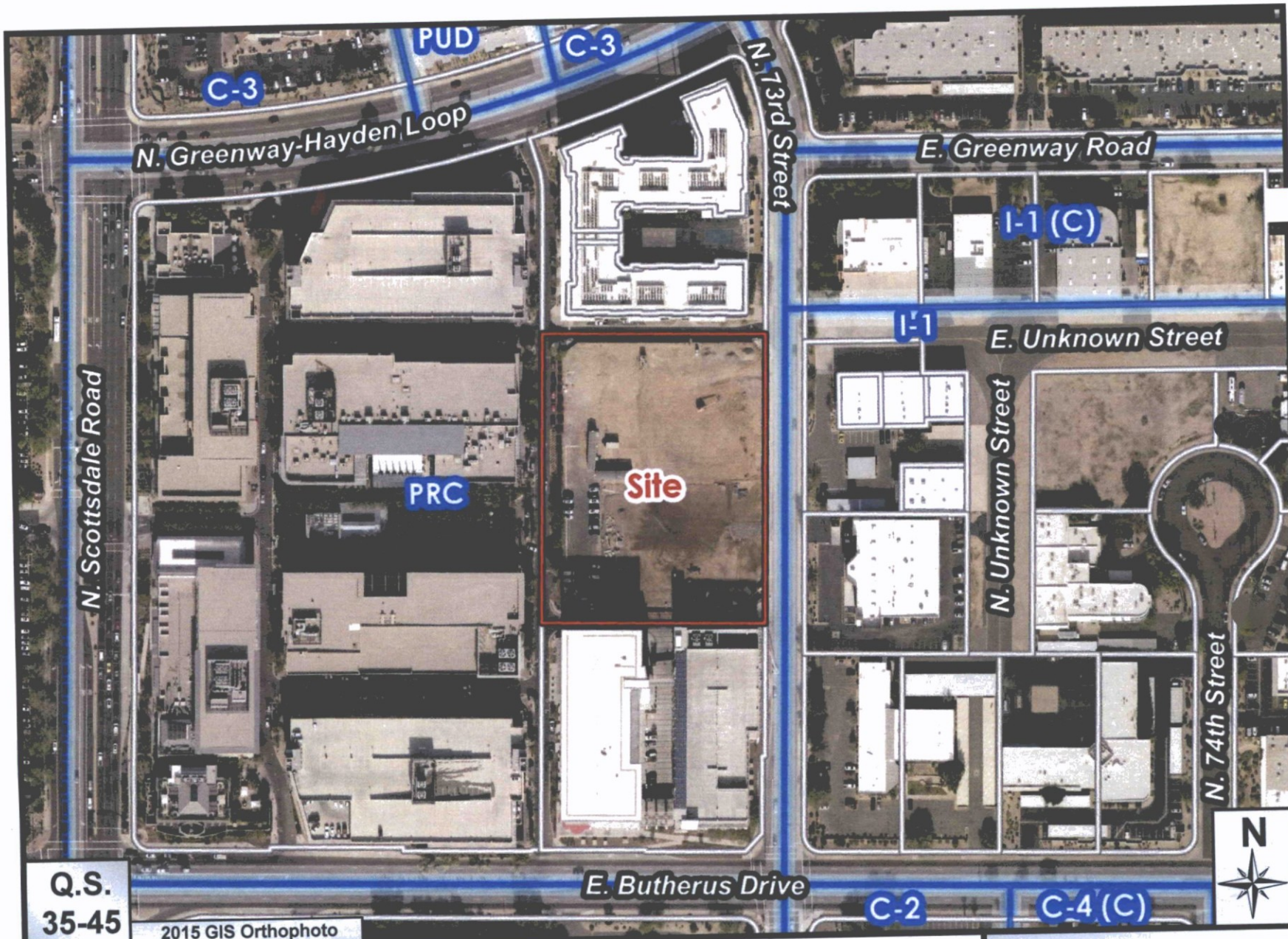


Q.S.
35-45

Google Earth Pro Imagery

Scottsdale Quarter - Block L

21-DR-2017



Q.S.
35-45

2015 GIS Orthophoto

Scottsdale Quarter - Block L

21-DR-2017

SCOTTSDALE QUARTER BLOCK L - Narrative
15125 N. Scottsdale Rd
Scottsdale, AZ 85254

NELSEN PARTNERS, INC.
6/19/2017

PROJECT OVERVIEW – DRB # 703-PA-2015

Scottsdale Quarter Block L development encompasses 3.74 Gross AC (162,914 SF) of PRC zoning in the Scottsdale Airpark.

The design will be consistent with the Scottsdale Quarter Design Guidelines. Block L consists of an integrated development consisting of 34,700 SF of retail and restaurant on the ground level and 6 levels of 300 apartments over the retail and parking. The residential parking garage is integrated into the building with a mezzanine level and below grade parking. The building will be 90' from grade to the top of the appurtenances and any screening of utility equipment. This matches the height of the neighboring buildings and will have no adverse effects on these buildings. All resident and resident visitor parking is provided in the garage which is accessed off of 73rd Street. The garage is integrated into the design of the building as well as below grade.

The building architecture will have vertical and horizontal façade articulation as required per the development standards along with a color and material palette that reflects the high standards of the existing buildings on site. Along 73rd Street the building steps back 20' for a length of 113'. The ground level utilities have vertical hedges and perforated metal as screening. There are several different stone, tile, stucco and metal materials to break up the building massing. The building has levels of depth to create 3-dimensional interest such as the projecting floor slabs, set back metal panels, double thickness walls to create more shadow for punched openings. The "framed" upper level give the building a hierarchy of levels as well as breaks the façade in sections horizontally as this frame turns down. The different sections of material treatment and stark contrast of colors creates more visual depth and interest.

The streetscape will reflect the character and quality of the existing landscape on site. The ground level has a variety of pedestrian experiences. To the east there are several stone varieties and wood screening for the garage as well as an allee of trees and a variety of plants. The form of the Porte cochere cover for the main entrance to the resident lobby is in response to the airpark, reminiscence of an airfoil. It is lit with linear LEDs and has a wood composite on the underside. The north side of the building has a pet spa for the residents with full storefront for visual interest as well as a canopy for additional shading. The canopy will be designed as to give 75% shade for the pedestrians. Along the street edge is a continuous row of trees for additional shade as well as ground cover. South Street is connected to the inner court of the west side through a breezeway. The west side of the project then opens up to the "Quad" and valet, and covered patio are for a large restaurant. Flanking the restaurant there are several retail tenants as well as a secondary lobby for the residents above. The upper

amenity deck looks down on this space giving more interaction between the grade and upper levels. The retail will have different types of canopies for variety as well as trees, palms, pots and ground cover. Benches and bike parking will be distributed along all streets. Scoring patterns will be continued from the "Quad" area to the east throughout the valet and pedestrian zones and will have the same quality as the existing property. The pedestrian pathway will be continued across all drives to enhance pedestrian safety. All loading and service areas are located along North Street across from the garage entry of the neighbor building. The loading area is set back under the deck as well as angled towards the east for ease of service. All back of house areas are located along North Street which is an internal private street.

As part of the phase III master plan, Block L will be planned and constructed per the 2015 International Green Construction Code.

City of Scottsdale Contact:

Bryan Cluff
Senior Planner
City of Scottsdale Planning and Development
7447 E. Indian School Rd,
Scottsdale, AZ 85251
Phone: 480-312-2258

Nelsen Partners Inc. Contact: (Architect)

Gwen Jarick
15210 N. Scottsdale Rd. #300
Scottsdale, AZ 85254
480-949-6800



NORTH

01

CONTEXT AERIAL PLAN

SCALE: 1"=60'

REF:



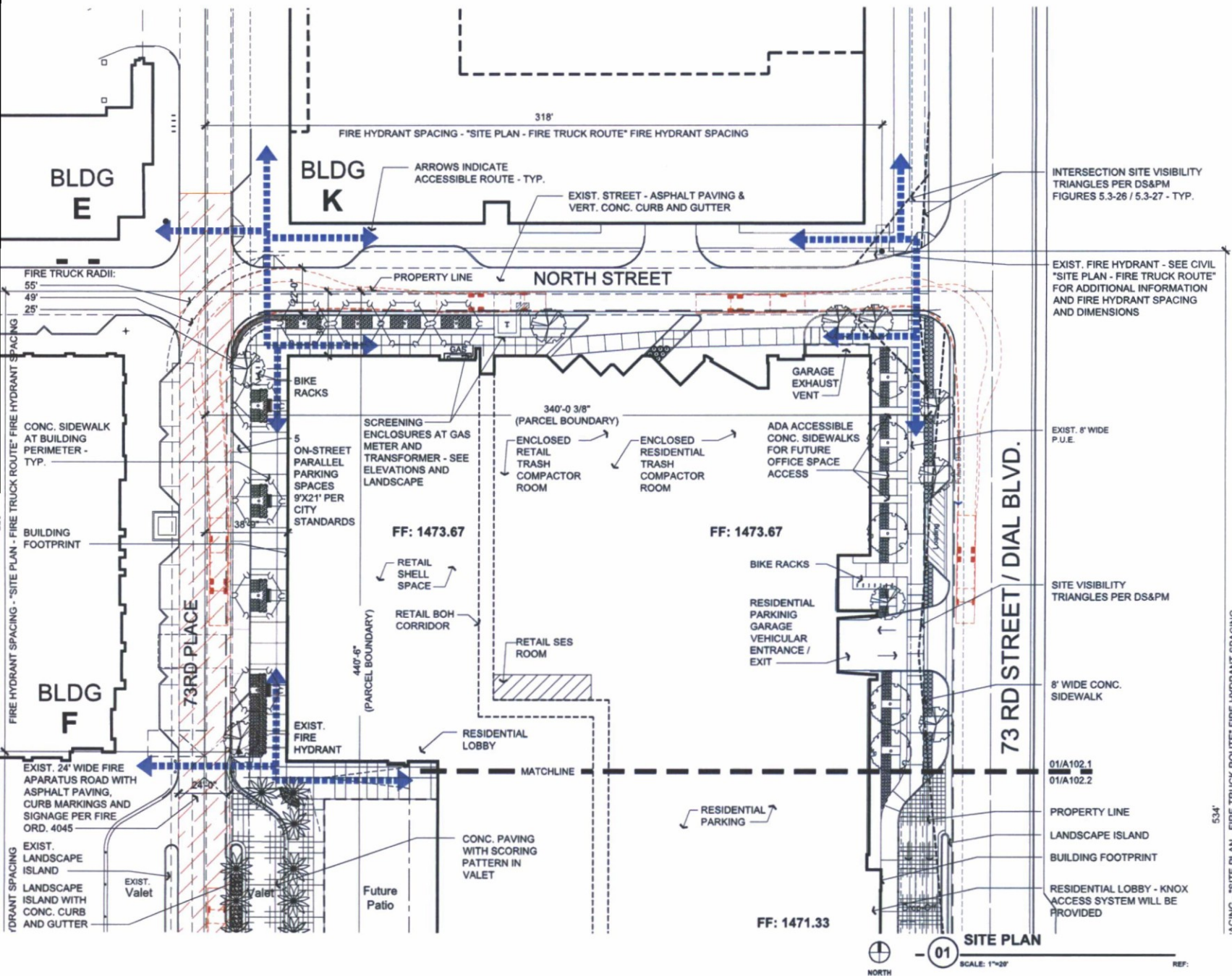
SCOTTSDALE QUARTER
PHASE III BLOCK I

Date
July 13, 2017

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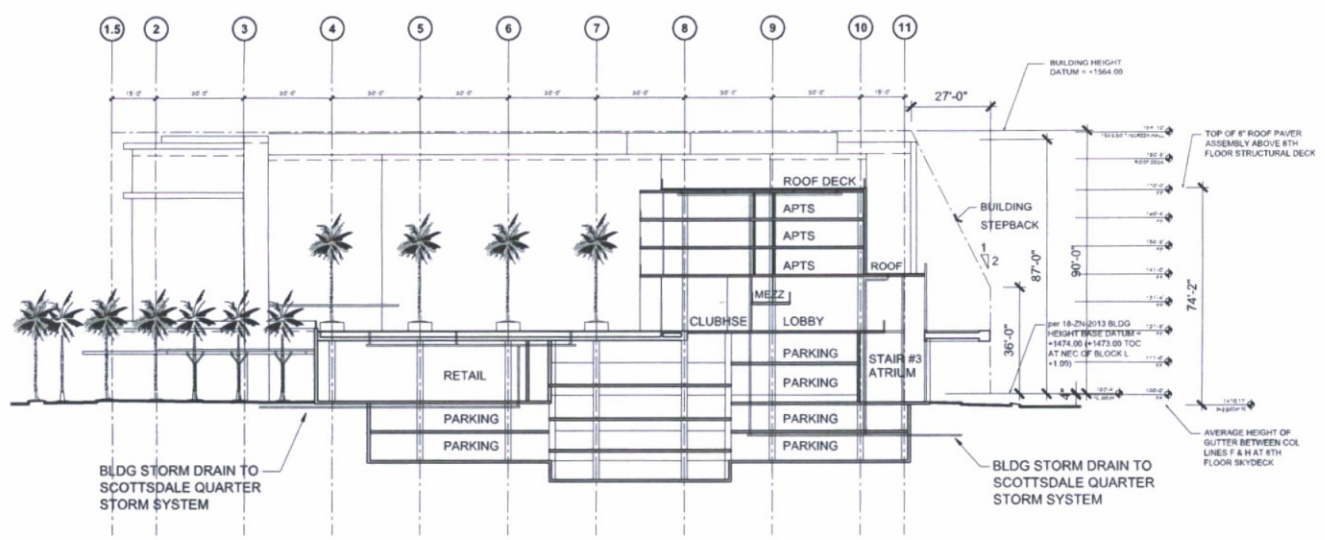
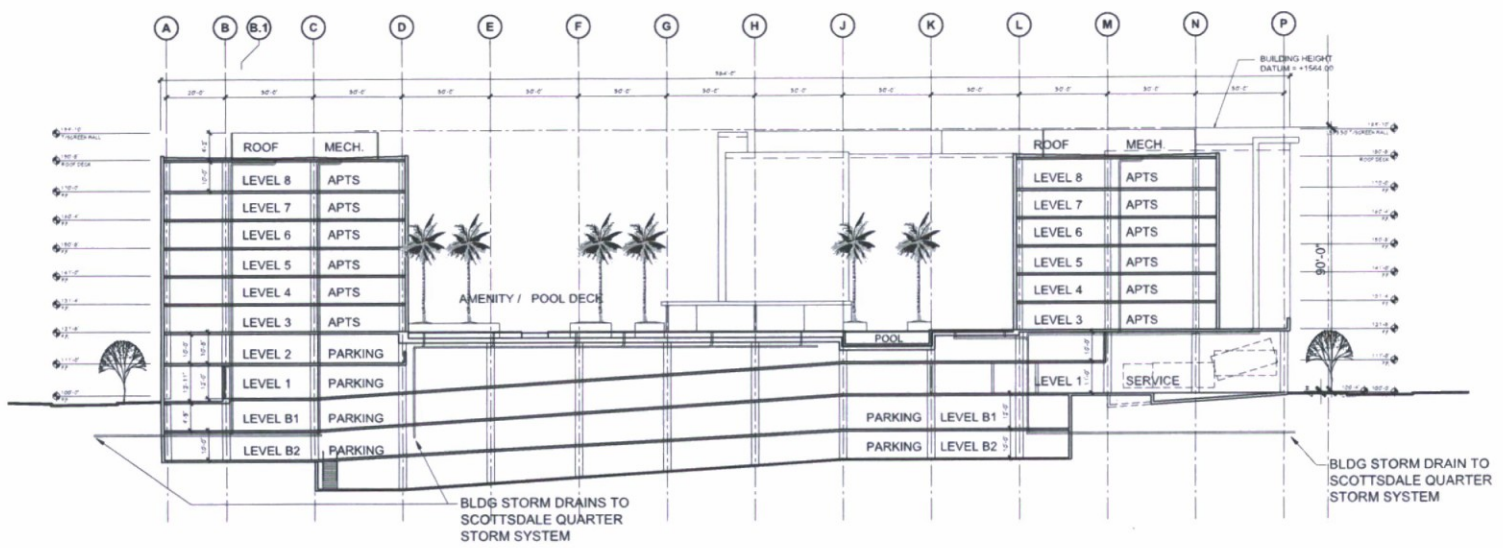
Project
31503

A 10
CONTEXT AERIAL PLAN



"SITING - "SITE PLAN - FIRE TRUCK ROUTE" FIRE HYDRANT SPACING

534"



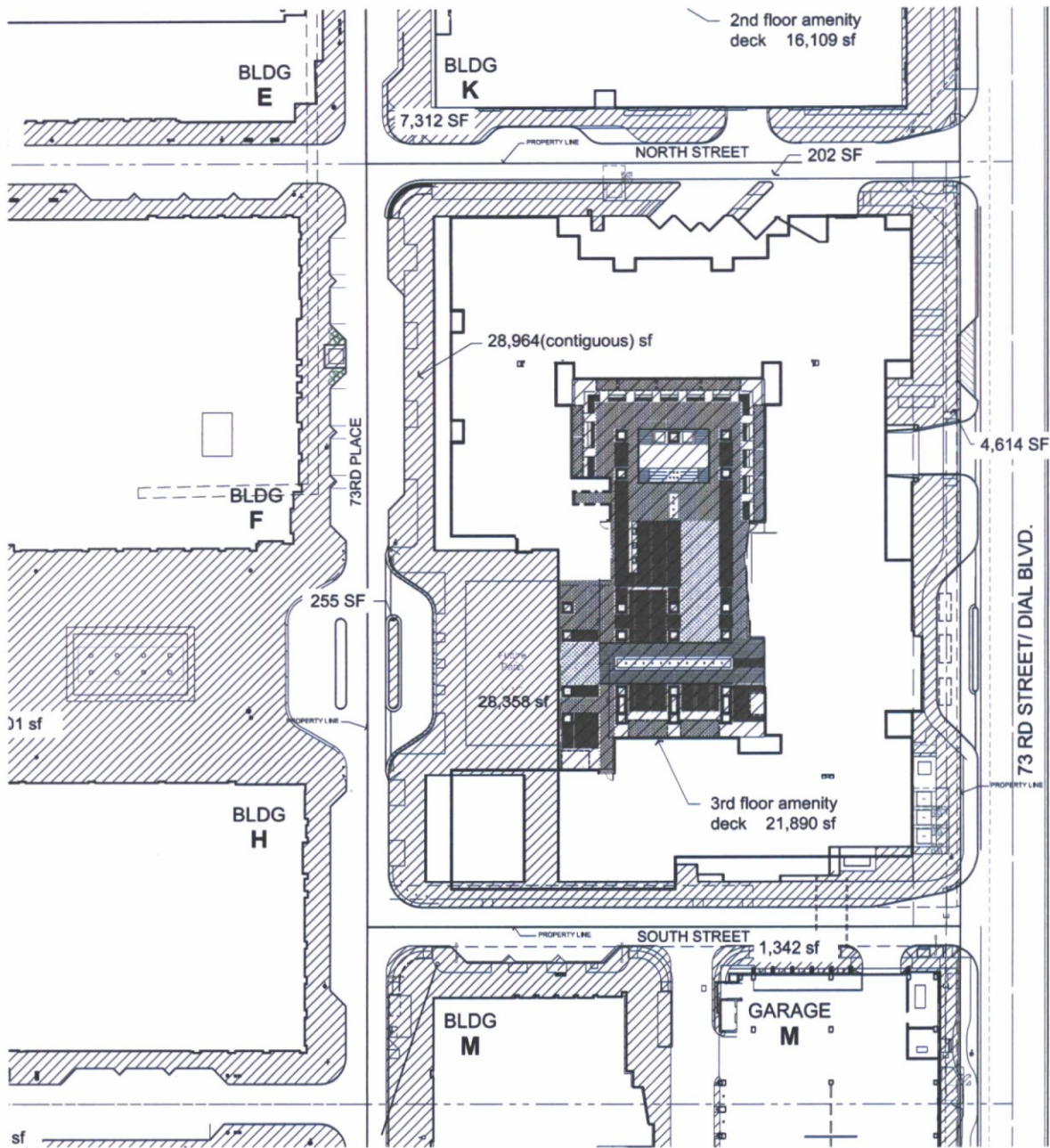
NOTES:

ALL ROOF, ROOF DECK, AMENITY DECK & APT. PATIO DRAINS ARE INTERIOR TO THE BUILDING AND TIE-IN TO SCOTTSDALE QUARTER STORM SYSTEM BELOW GRADE.

ONLY EMERGENCY OVERFLOW DRAINS OUTFALL TO SITE.

DRAIN LINES SHOWN HERE ARE DIAGRAMMATIC AND ARE FOR PURPOSES OF ILLUSTRATION ONLY.

01 SITE SECTIONS
SCALE: 1"=30'



Open Space Calculations

Zoning: PRC

Gross Site Area: 1,246,149.70
28.61 Acres

Net Site Area: 1,024,555.00
23.52 Acres

Open Space Required: * 20% max of net site area (1,024,555 x .2) 204,911 sf

Total Open Space Provided: 342,864 sf

Frontage Space Required: * 25% of Req'd Open Space (204,911 x .25) 51,228 sf

Frontage Space Provided: 59,437 sf

Maximum Building Height: 60'-0"

Maximum Building Height with Enhanced Design per Sec. 5.2608.D.3: 90'-0"

Building Height Proposed: 89'-6"

BLOCK L OPEN SPACE

Open Space Requirement (at grade) for combined Blocks L & M per Case 18-ZN-2013 * 66,640 SF

Block M open space (at grade) * 32,694 SF

Block L required open space (at grade) * (66,640 SF - 32,694 SF) * 33,946 SF

Open Space Provided:

| | |
|--------------|-----------------|
| Grade Level | 28,964sf |
| | 4,614sf |
| | 202sf |
| | 255sf |
| | 34,035sf |
| Total | 67,868sf |

Third Amenity Level: 21,890 sf

Total: 55,925 sf

73 RD STREET/ DIAL BLVD.

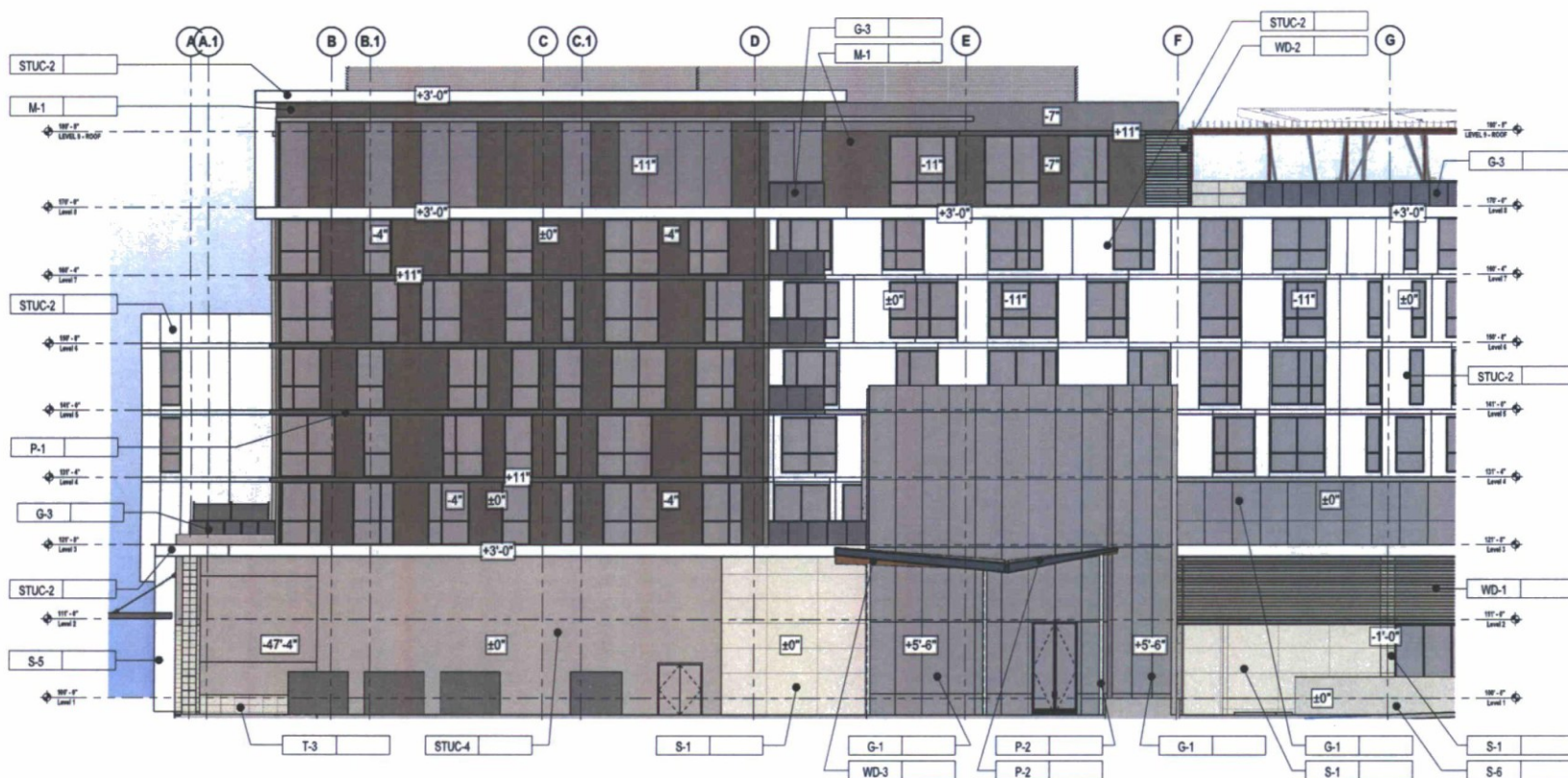
01 OPEN SPACE BLOCK L PLAN
SCALE: 1"=30'
REF:

21-DR-2017
6/19/17



MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1 1/2" x 5/8" |



1 EAST BUILDING ELEVATION
SCALE: NTS REF:

MATERIALS LEGEND

| | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7877 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO S |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 EAST BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



MATERIALS LEGEND

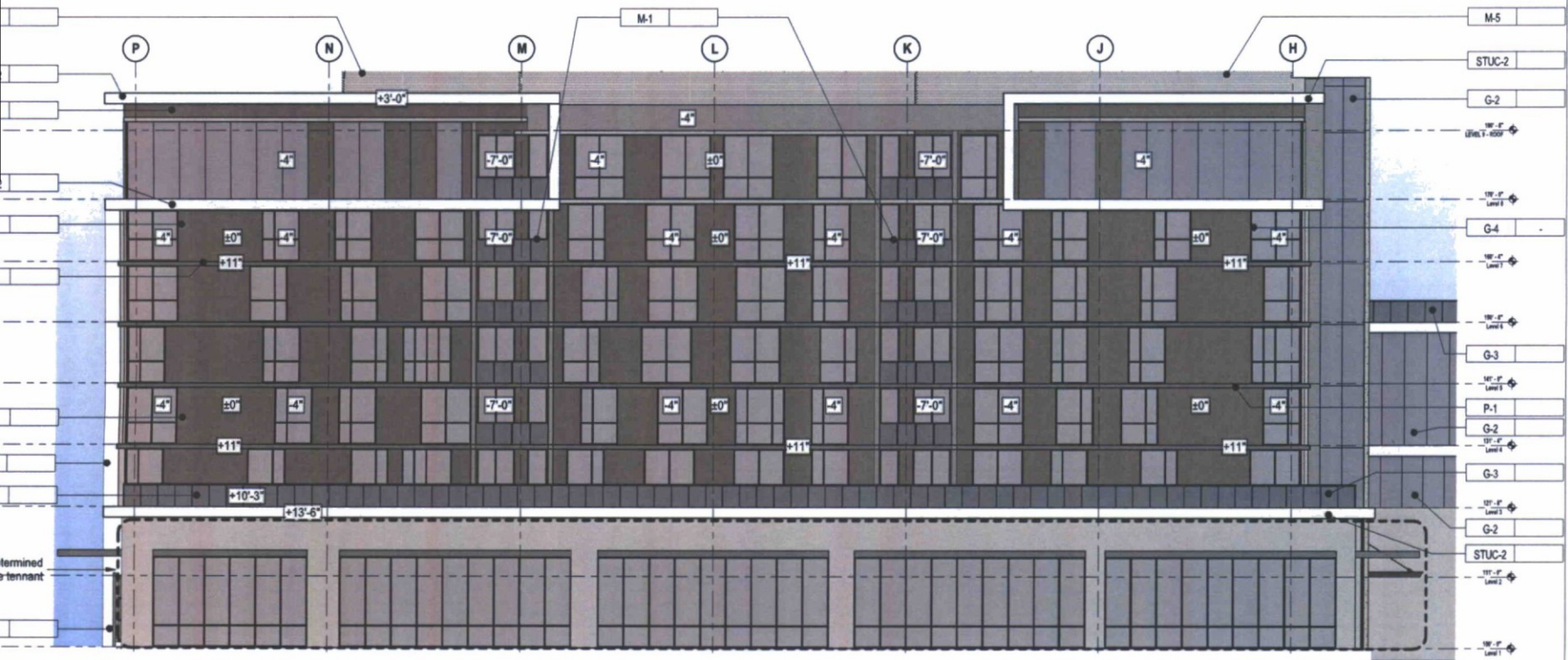
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7066 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 SOUTH BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

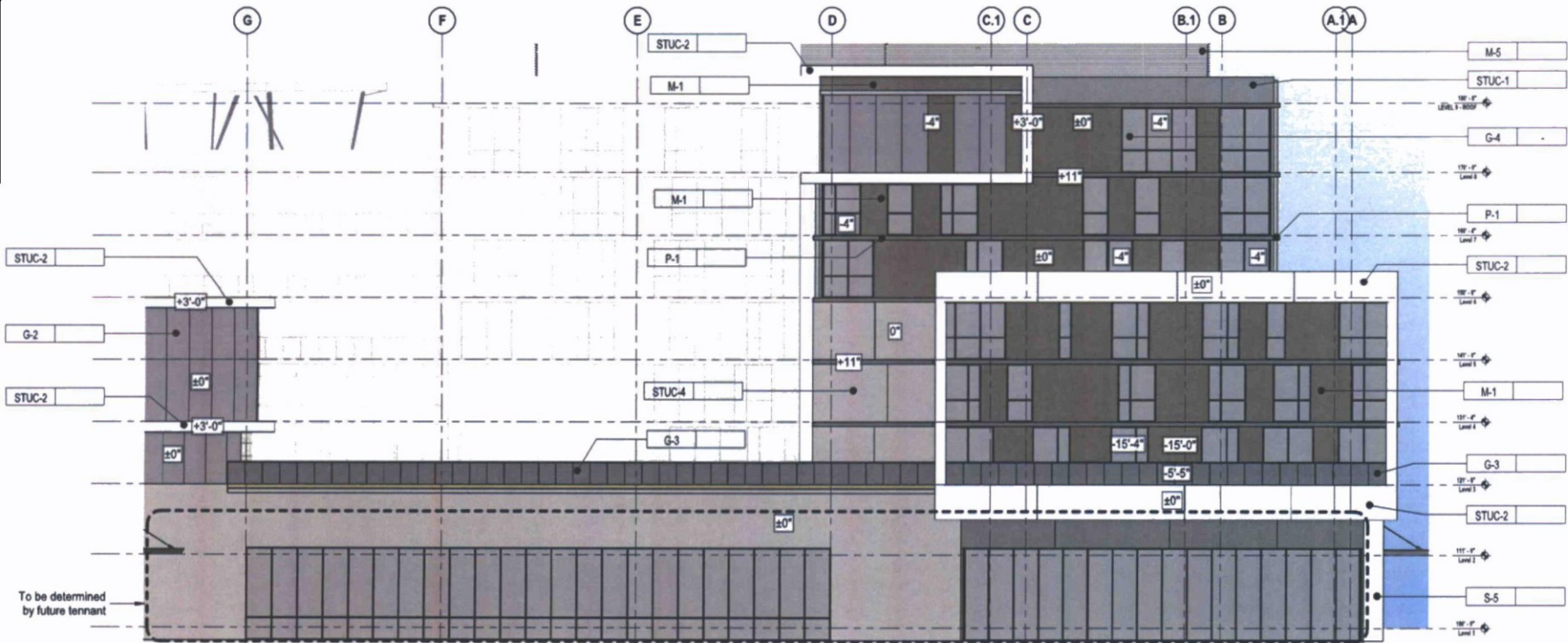
- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 WEST BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 WEST BUILDING ELEVATION
SCALE: NTS REF:

MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH BUILDING ELEVATION
SCALE: NTS REF:

MATERIALS LEGEND

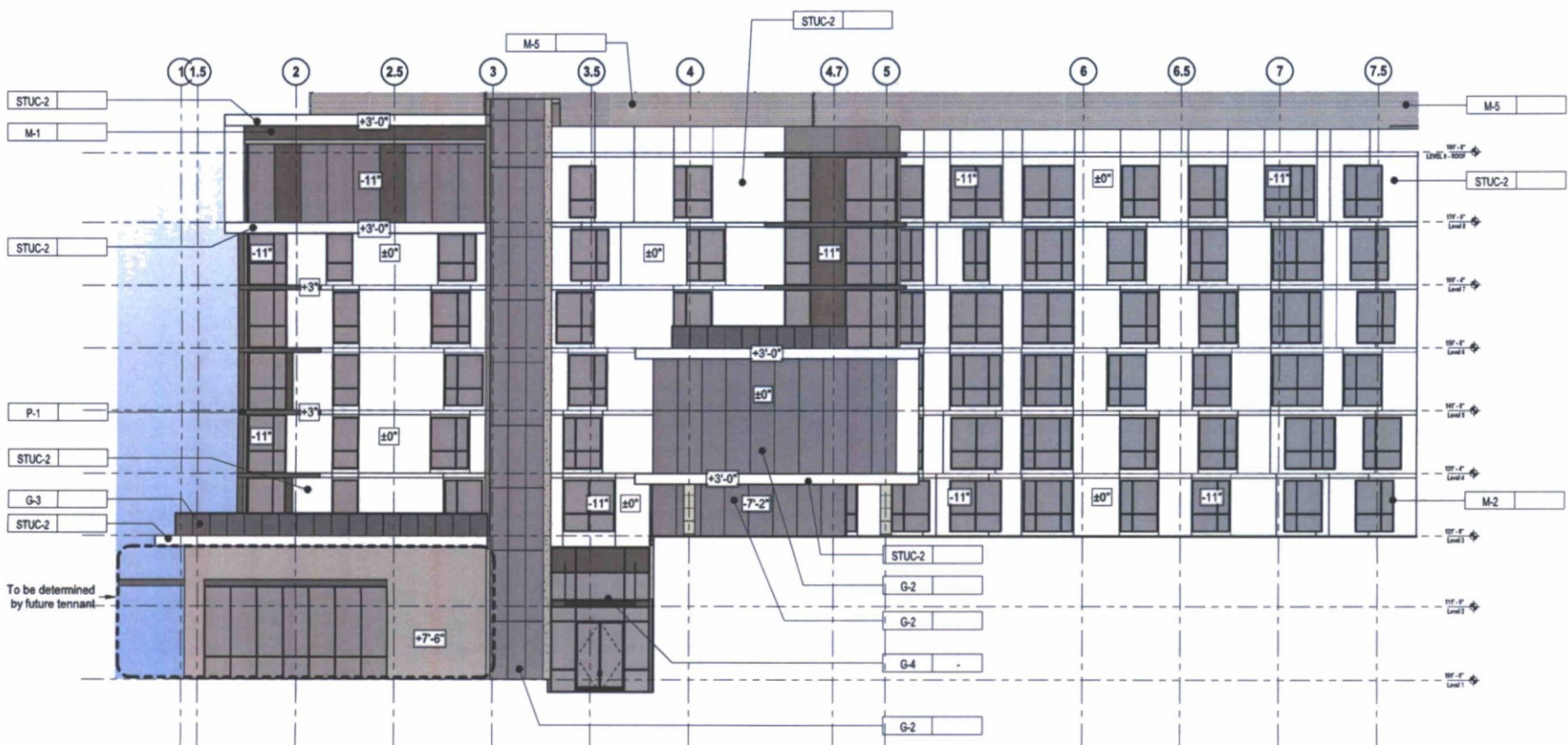
| | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPER CORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7066 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPARK WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 SOUTH COURTYARD ELEVATION
SCALE: NTS REF:

MATERIALS LEGEND

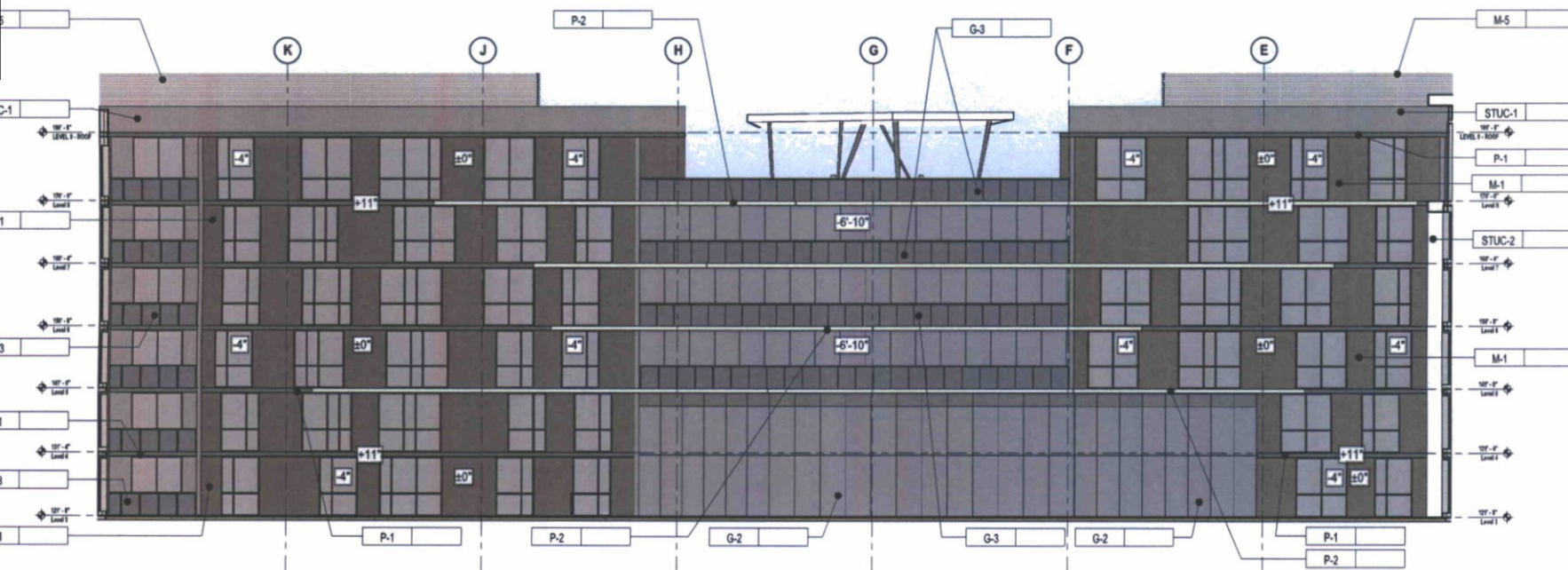
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7066 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LUZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7574 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 EAST COURTYARD ELEVATION
SCALE: NTS REF:

MATERIALS LEGEND

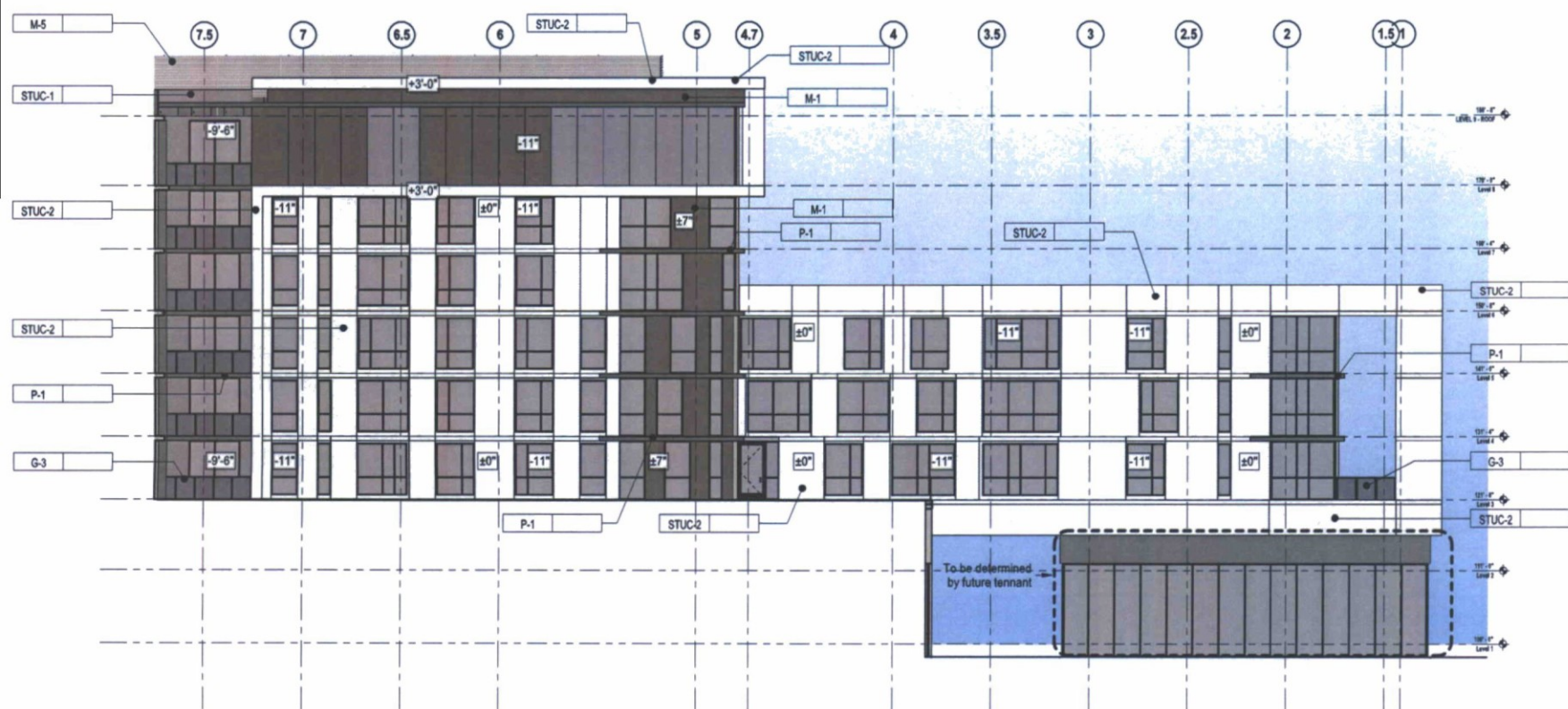
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 WEST COURTYARD ELEVATION
 SCALE: NTS REF.

MATERIALS LEGEND

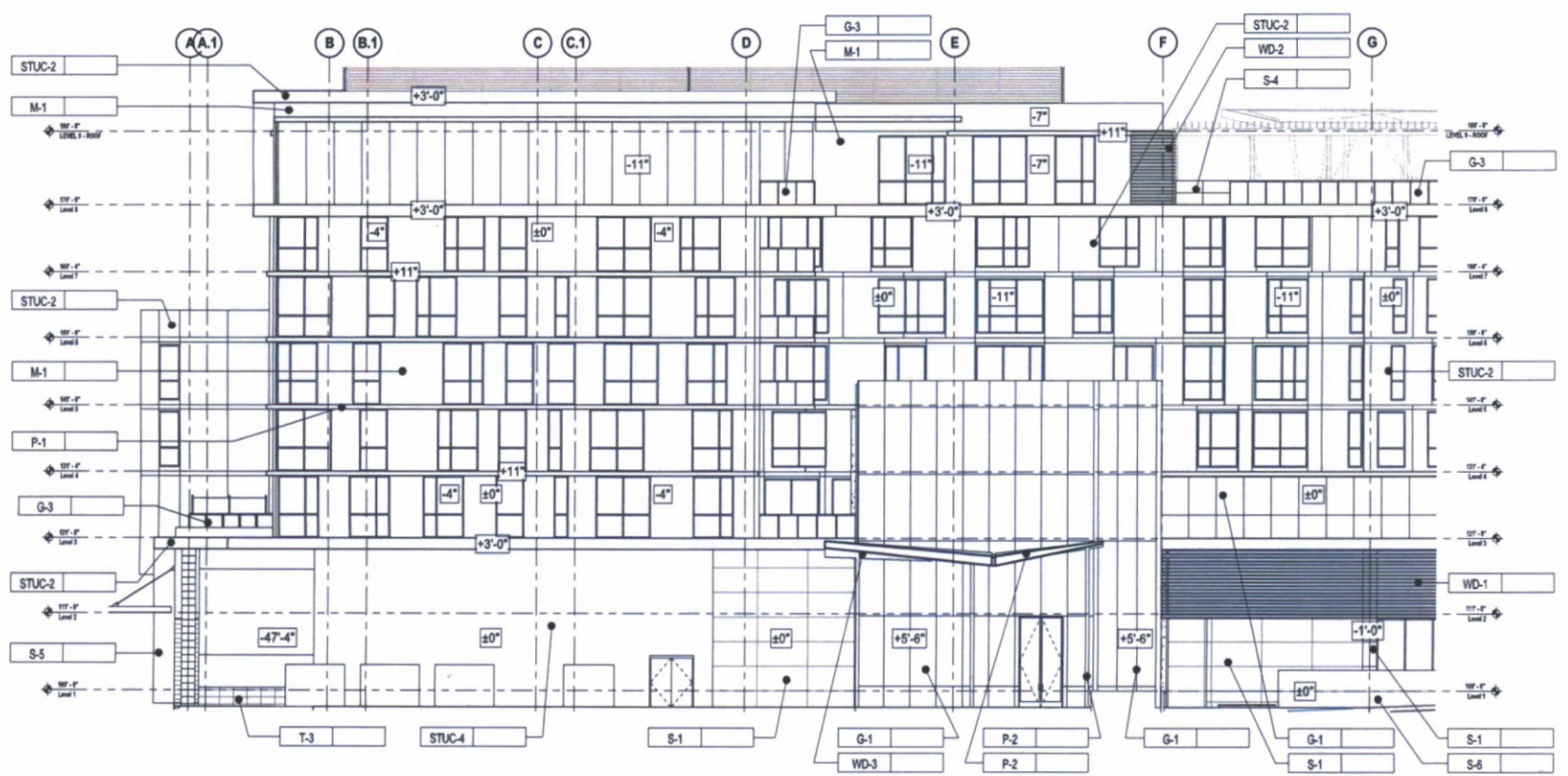
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH COURTYARD ELEVATION
SCALE: NTS
REF:

MATERIALS LEGEND

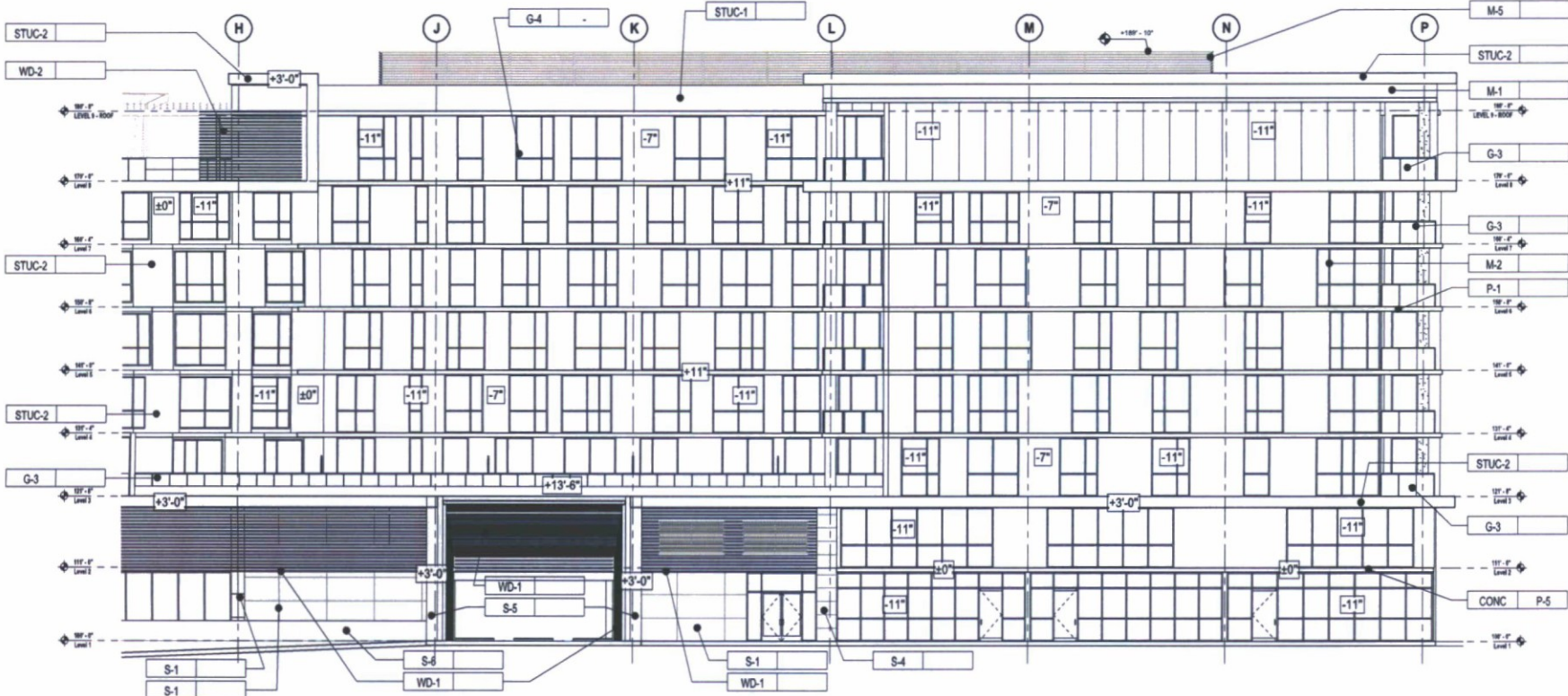
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7066 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 EAST BUILDING ELEVATION
SCALE: NTS
REF:

MATERIALS LEGEND

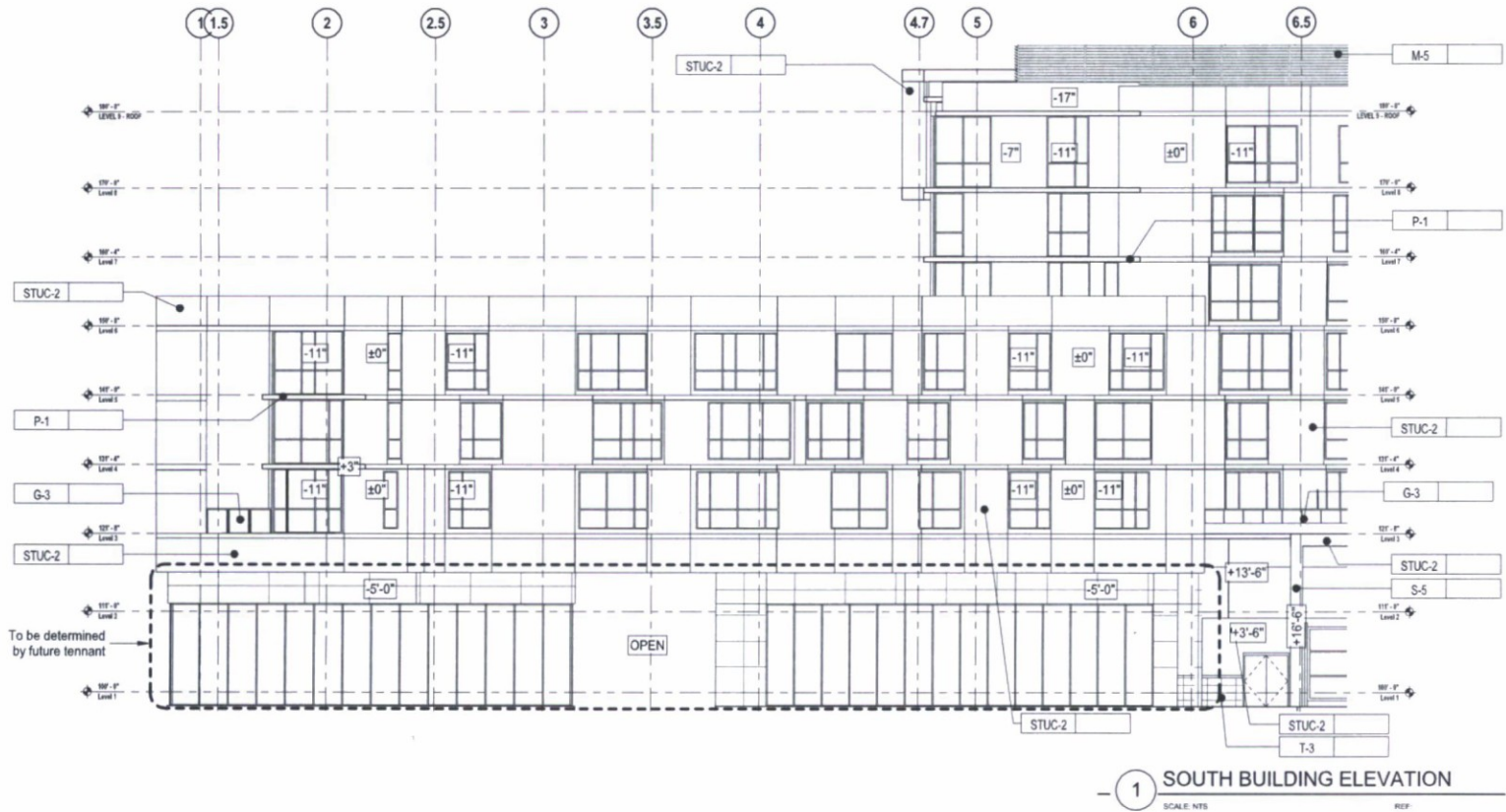
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7066 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 EAST BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

| | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



MATERIALS LEGEND

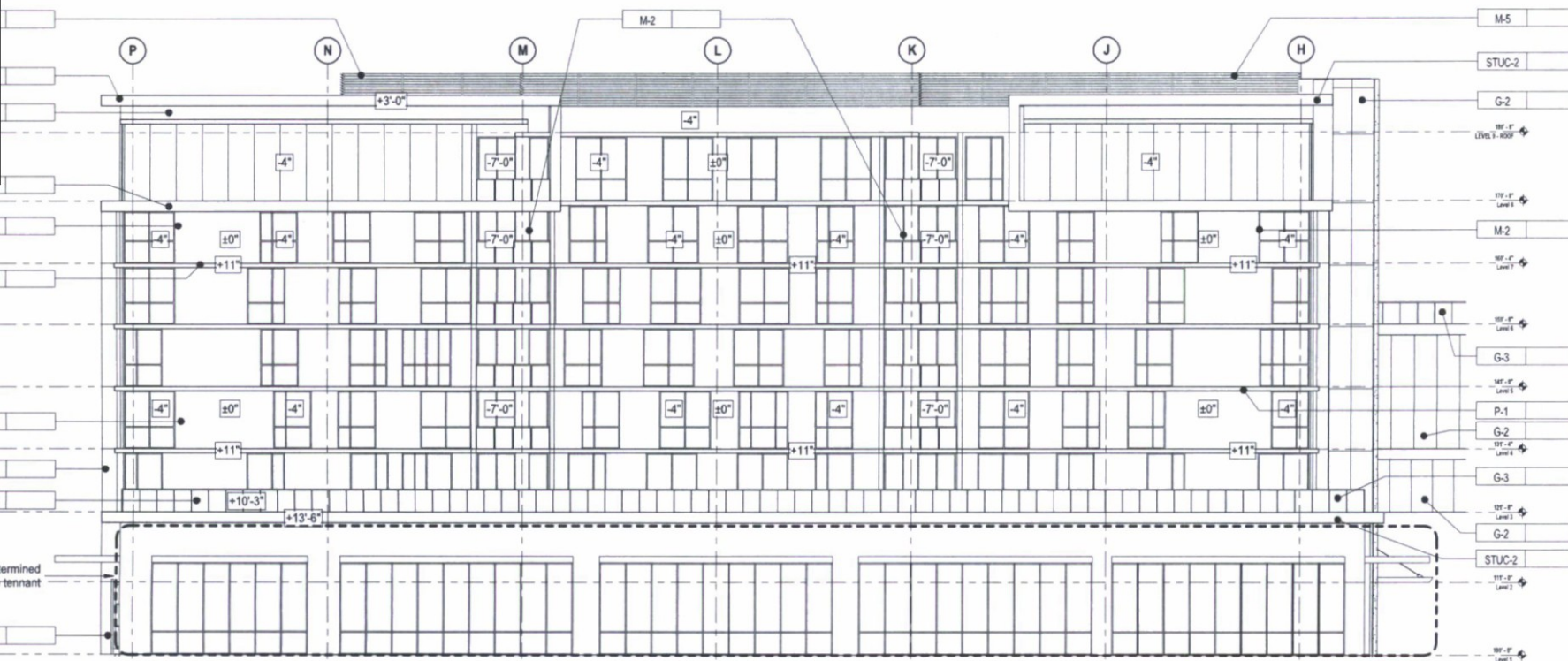
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDIWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 SOUTH BUILDING ELEVATION
SCALE: NTS REF

MATERIALS LEGEND

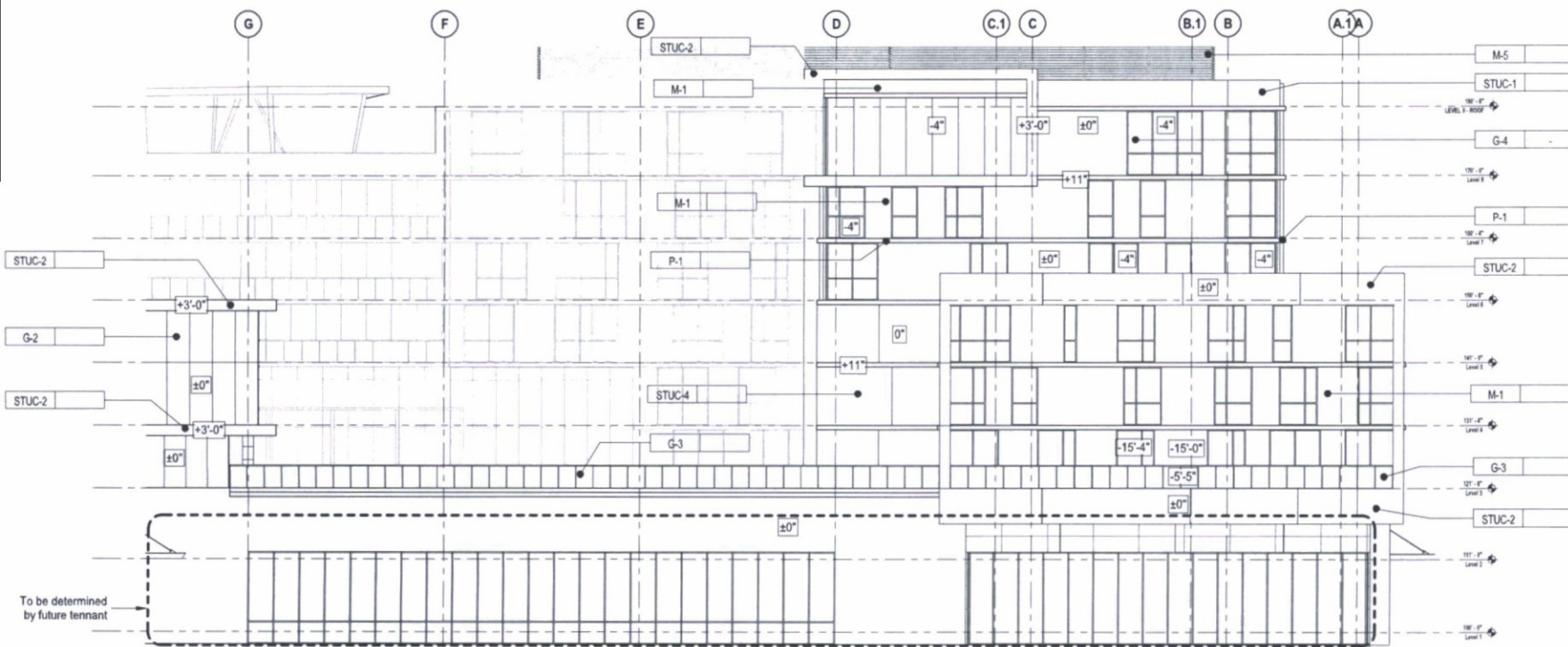
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELD-WEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-Q WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-Q BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 WEST BUILDING ELEVATION
SCALE: NTS REF

MATERIALS LEGEND

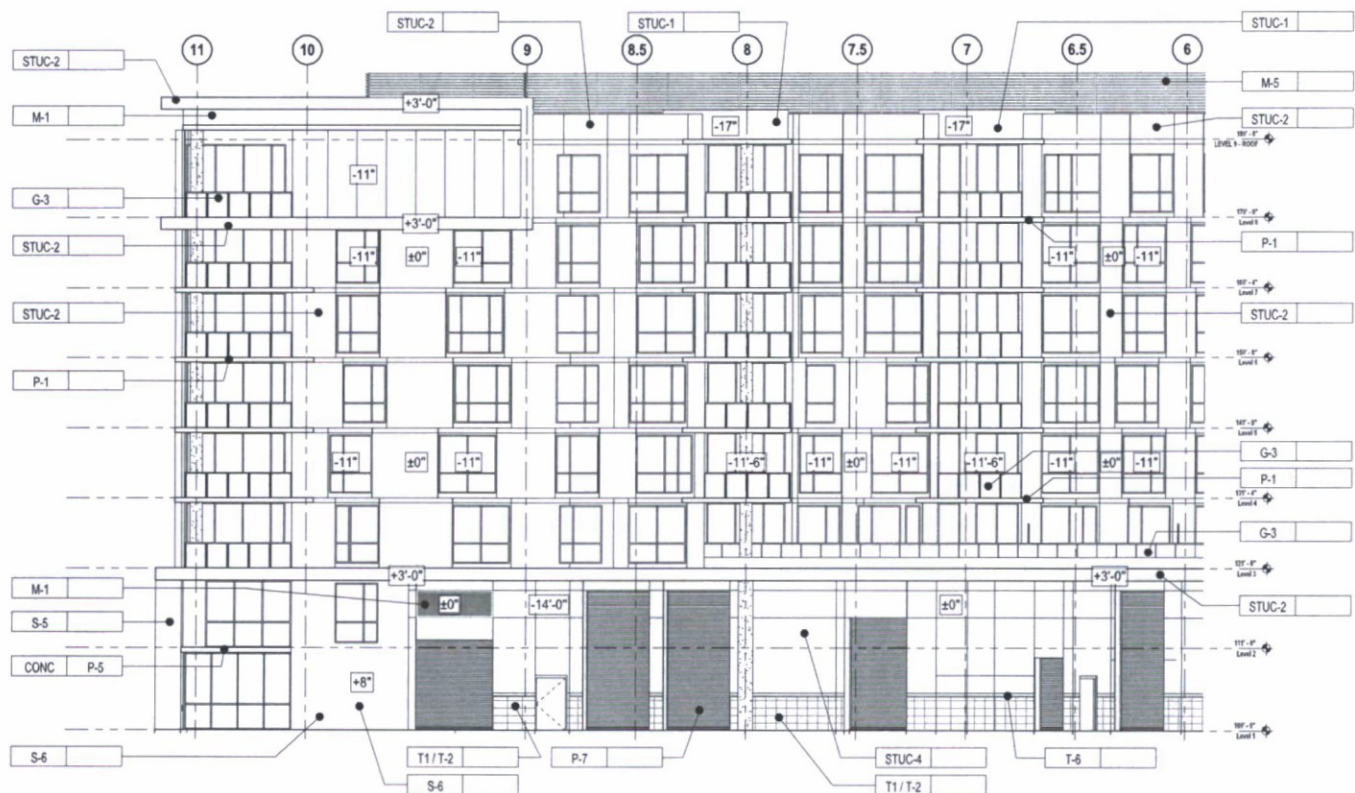
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|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELD-WEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-O DARK GRAY NATURAL 12" x 24" |
| P-3 | PAINT : SHERWIN WILLIAMS : SW9166 DRIFT MIST | T-2 | TILE : STONE SOURCE : PORCELAIN EVO-O DARK GRAY BACK FACE 12" x 24" |
| P-4 | PAINT : SHERWIN WILLIAMS : SW6203 SPAR WHITE | T-3 | TILE : STONE SOURCE : PORCELAIN EVO-O WHITE BACK FACE 12" x 24" |
| P-5 | PAINT : SHERWIN WILLIAMS : SW 7674 PEPPERCORN | T-4 | TILE : STONE SOURCE : PORCELAIN EVO-O WHITE 3" x 24" |
| P-6 | PAINT : SHERWIN WILLIAMS : SW 7006 EXTRA WHITE | T-5 | TILE : STONE SOURCE : PORCELAIN EVO-O BRICK MEDLEY WHITE NATURAL 2" x 10" |
| P-7 | PAINT : SHERWIN WILLIAMS : SW 7066 GRAY MATTERS | T-6 | TILE : STONE SOURCE : PORCELAIN EVO-O DARK GREY NATURAL RECTIFIED |
| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 WEST BUILDING ELEVATION
SCALE: NTS REF

MATERIALS LEGEND

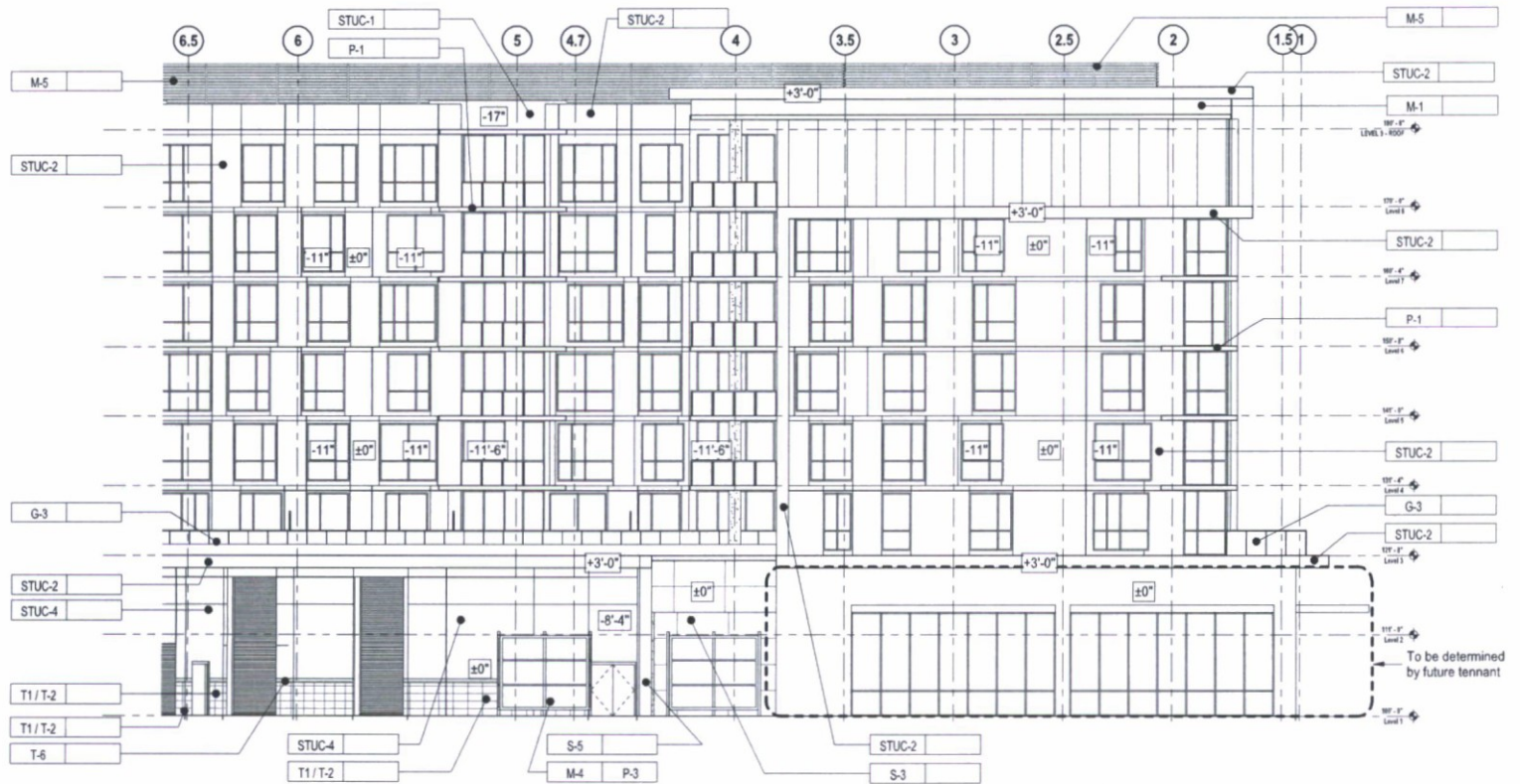
- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE : OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
| M-4 | METAL : McNICHOLS : EXPANDED METAL MESH : LANCET 166F-18 | STUC-2 | STUCCO FINISH SYSTEM : ELREY : SW 7006 EXTRA WHITE |
| M-5 | METAL : INDUSTRIAL LOUVERS : CLEAR ANODIZED ALUMINUM EQUIPMENT SCREEN | STUC-3 | STUCCO FINISH SYSTEM : ELREY : SW 9163 TIN LIZZIE |
| P-1 | PAINT : SHERWIN WILLIAMS : SW7020 BLACK FOX | STUC-4 | STUCCO FINISH SYSTEM : ELREY : SW 7066 GRAY MATTERS |
| P-2 | PAINT : SHERWIN WILLIAMS : SW7005 PURE WHITE | T-1 | TILE : STONE SOURCE : PORCELAIN EVO-Q DARK GRAY NATURAL 12" x 24" |
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| | | WD-1 | WOOD : GEOLAM : ROSEWOOD W/ ALUM. SUPPORT - SOLEO 6010 |
| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH BUILDING ELEVATION
SCALE: NTS REF

MATERIALS LEGEND

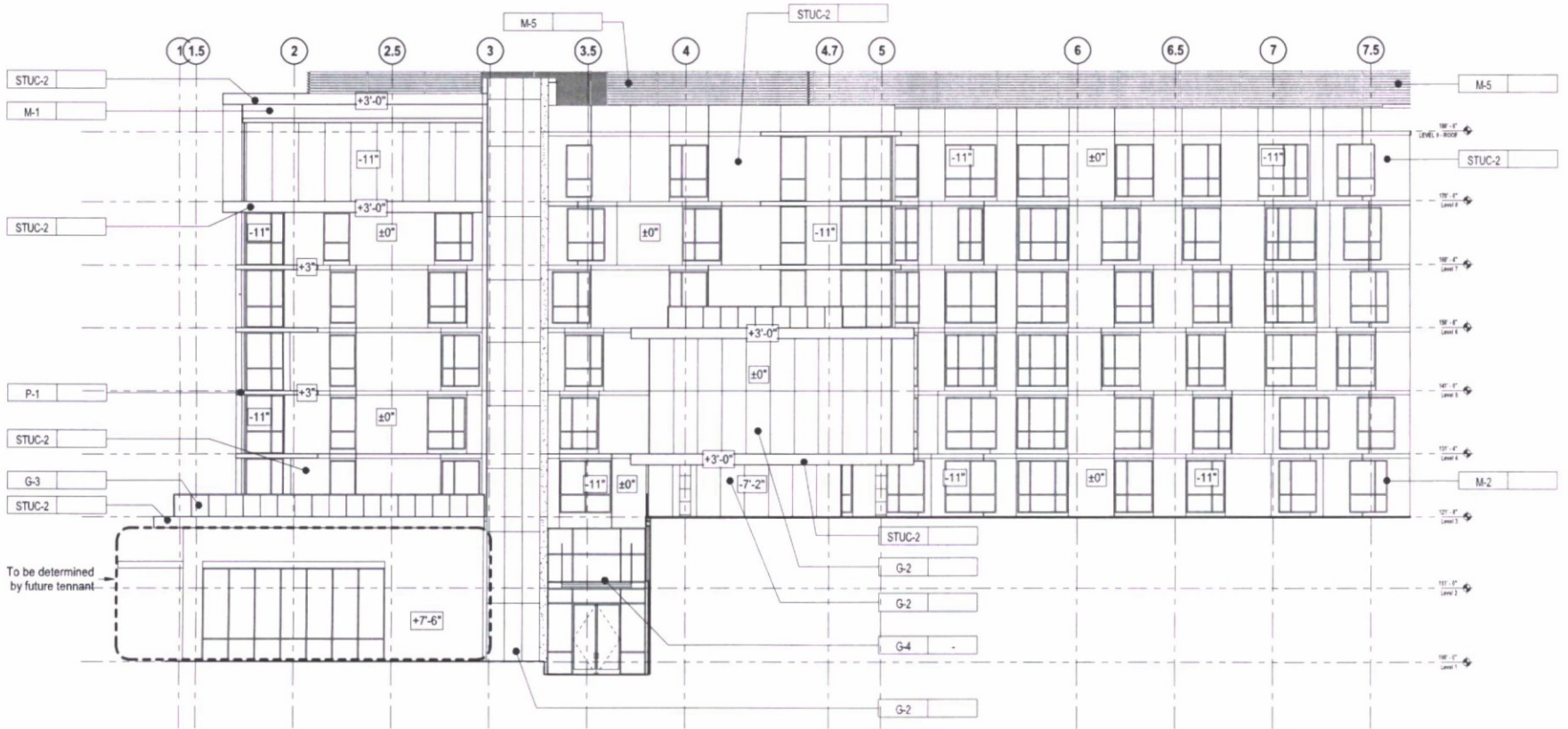
| | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
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| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH BUILDING ELEVATION
SCALE: NTS REF.

MATERIALS LEGEND

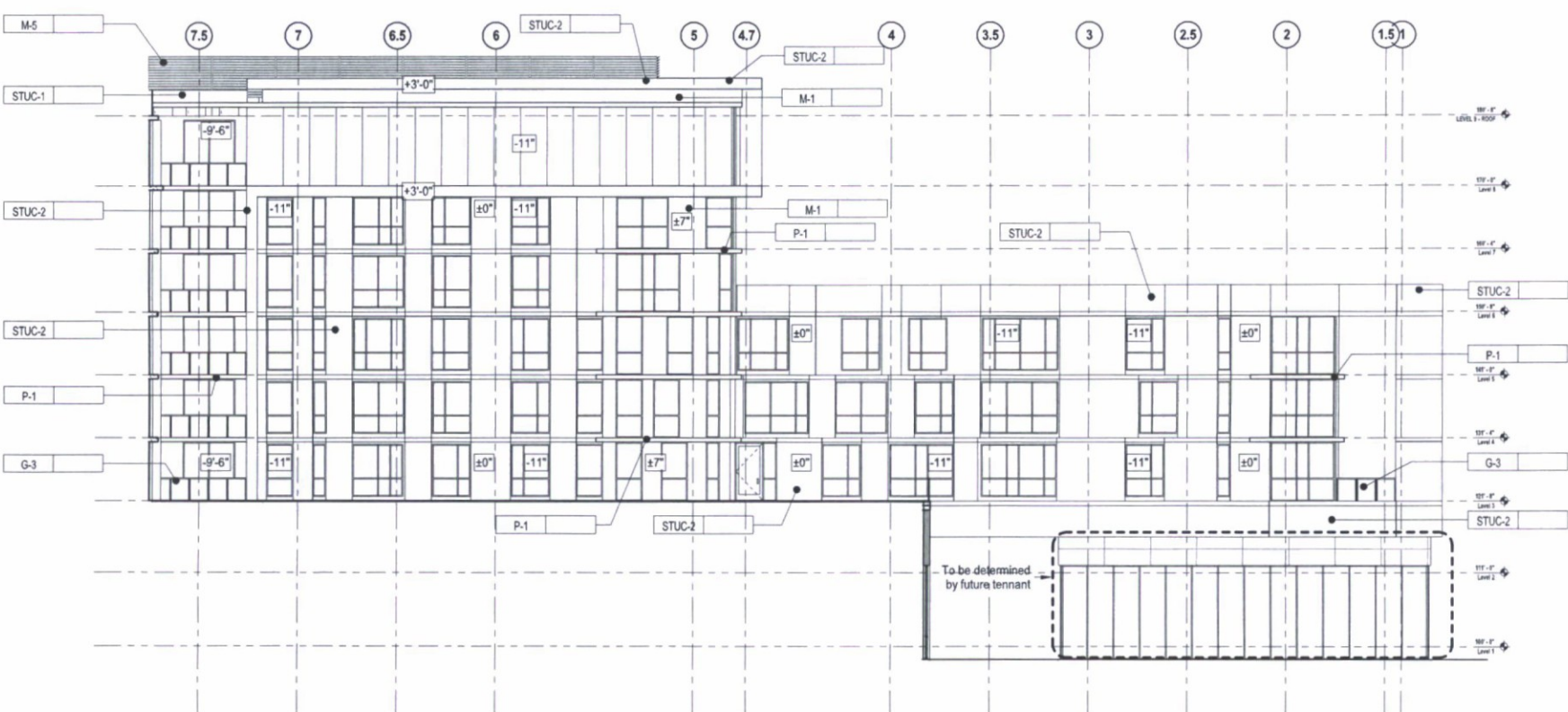
- | | | | |
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| | | WD-2 | WOOD : GEOLAM : ROSEWOOD - CAREO 10 |
| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 SOUTH COURTYARD ELEVATION
SCALE: NTS REF

MATERIALS LEGEND

- | | | | |
|-----|---|--------|---|
| G-1 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : CRYSTAL GRAY ON CLEAR | S-1 | STONE : ARIZONA TILE : SILVER BEIGE - HONED |
| G-2 | GLASS : GUARDIAN SUNGUARD : SUPER NEUTRAL 68 : GREY ON CLEAR GLASS | S-2 | NOT USED |
| G-3 | GLASS : RAILING GLASS - CLEAR | S-3 | STONE : ARIZONA TILE : BLACK MIST - HONED |
| M-1 | METAL : ALUCOBOND : SUMMER SUEDE METALLIC : BRUSHED STAINLESS STEEL | S-4 | STONE : ALABAMA STONE : SILVER SHADOW - HONED |
| M-2 | METAL : JELDWEN : STANDARD DARK BRONZE AB-7 : MATTE | S-5 | STONE : ARIZONA TILE - OPAL WHITE - HONED |
| M-3 | METAL : MISC. - SEE ELEVATIONS FOR COLOR | STUC-1 | STUCCO FINISH SYSTEM : ELREY : SW 7677 PEPPERCORN |
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| | | WD-3 | WOOD : GEOLAM : ROSEWOOD - BORDA S FASCIA S 1/2" x 5/8" |



1 NORTH COURTYARD ELEVATION
SCALE: NTS REF



21-DR-2017
6/19/17

NI
P A
ARCH

Michael
Austin
18218 N
Salem St
Beverly Hills
CA 90210
Tel: 310.488.1111

SCOTTSDALE QUARTER

Date
June 11

Drawings
are to be used
without
reference to
this sheet

02



21-DR-2017
6/19/17



21-DR-2017
6/19/17

N
P A
ARCH

McIntosh
Austin
15210
Suite 100
Boulder
CO 80501
info@mcintosh.com

SCOTTSDALE QUARTER

Date
June 1

Design
Construction
and
Development



21-DR-2017
6/19/17

NI
P.A.
ARCHITECTS

Michael
Austin L
1800 N
Suite 200
Portland
OR 97208
503.255.1111

SCOTTSDALE QUARTER

Date
June 15

Design
consult
and/or
detail
0.25



21-DR-2017
6/19/17

SCOTTSDALE QUARTER
PHASE III BLOCK I

Date
June 19, 2017

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architect and may not be
reproduced without written
consent.

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Project No.
315036

A 50

STREETSCAPE E



73rd Street

01 73RD ST STREETSCAPE ELEVATION
SCALE: 1"=30'

REF:

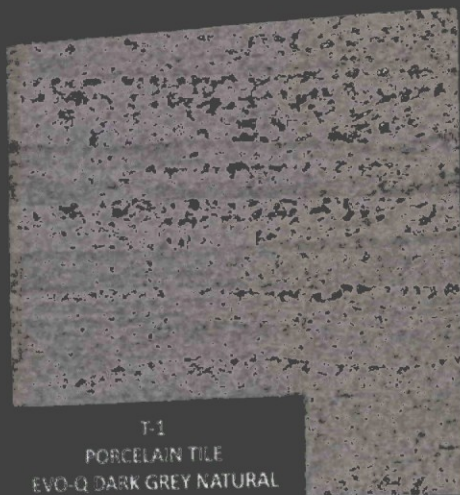
21-DR-2017

TILE
BACKFACE

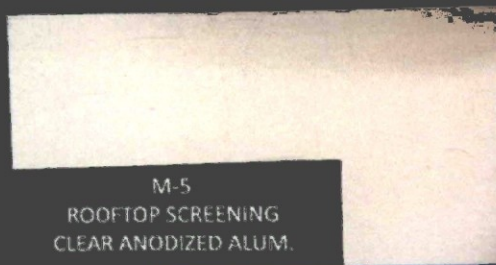
EVO-Q DARK



S-4
"SILVER SHADOW"
SANDSTONE - HONED FINISH
BY ALABAMA STONE



T-1
PORCELAIN TILE
EVO-Q DARK GREY NATURAL



M-5
ROOFTOP SCREENING
CLEAR ANODIZED ALUM.

WD 1 & WD 2
GEOLAM WOOD PL
COMPOSITE
"ROSEWOOD"



S-5
"CORAL WHITE"
HONED MARBLE
BY ARIZONA TILE



S-3
"BLACK MIST"
STONE - HONED
BY ARIZONA TILE



Scottsdale Quarter Block L

S-5
"OPAL WHITE"
HONED MARBLE
BY ARIZONA TILE

STONE - HONED
BY ARIZONA TILE

Scottsdale Quarter Block L

Scottsdale Quarter Block L

STUC-1
STUCCO FINISHING
SYSTEM
"PEPPERCORN" SW 7674

STUC-2
STUCCO FINISHING
SYSTEM
"EXTRA WHITE" SW7006

STUC-3
STUCCO FINISHING SYSTEM
"TIN LIZZIE" SW 9163

SCOTTSDALE QUARTER PHASE III BLOCK L

SCOTTSDALE, ARIZONA

| Drawings Issued | | | | | | |
|---|------------------------------|-------------------------|------------------------------|--|--|--|
| | PRELIMINARY SET - 04/17/2017 | 50% DD SET - 05/28/2017 | PRELIMINARY SET - 06/19/2017 | | | |
| L0.00 - SHEET INDEX | ● | ● | ● | | | |
| L0.01 - GENERAL NOTES & MATERIAL LEGEND | ● | ● | ● | | | |
| L1.01 - BICYCLE PARKING PLAN | ● | ● | ● | | | |
| L2.01 - GROUND FLOOR HARDSCAPE PLAN | ● | ● | ● | | | |
| L2.02 - GROUND FLOOR HARDSCAPE PLAN | ● | ● | ● | | | |
| L2.03 - AMENITY DECK HARDSCAPE PLAN | ● | ● | ● | | | |
| L2.04 - SKYDECK HARDSCAPE PLAN | ● | ● | ● | | | |
| L3.01 - AMENITY DECK GRADING PLAN | | | | | | |
| L3.02 - SKYDECK GRADING PLAN | | | | | | |
| L4.01 - HARDSCAPE DETAILS | | ● | ● | | | |
| L4.02 - HARDSCAPE DETAILS | | ● | ● | | | |
| L4.03 - HARDSCAPE DETAILS | | ● | ● | | | |
| L5.01 - GROUND FLOOR LANDSCAPE PLAN | ● | ● | ● | | | |
| L5.02 - GROUND FLOOR LANDSCAPE PLAN | ● | ● | ● | | | |
| L5.03 - AMENITY DECK LANDSCAPE PLAN | ● | ● | ● | | | |
| L5.04 - SKYDECK LANDSCAPE PLAN | ● | ● | ● | | | |

SHEET INDEX

| |
|---|
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| L5.02 - GROUND FLOOR LANDSCAPE PLAN |
| L5.03 - AMENITY DECK LANDSCAPE PLAN |
| L5.04 - SKYDECK LANDSCAPE PLAN |

Date
June 19, 2017

Drawings and exhibits must
comply with all applicable
regulations and may not be
used for other purposes.

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Project
3150

SHEET INDEX
L0.0

21-DR-2017
6/19/17

GENERAL NOTES:

WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO INSTRUCTION. ANY DAMAGE TO UTILITIES THAT IS TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT THE EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY UTILITY NOT SHOWN ON PLANS.
ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN FIELD MEASUREMENTS ARE TO BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
FOR COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDSCAPE ARCHITECT.
CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY.
CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT AT ANY DISCREPANCIES.
PERMITS, SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN APPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ADDITIONAL INFORMATION.
VERTICAL CHANGES SHALL BE CONSTRUCTED WITH A MAXIMUM DISTANCE OF 1/4 INCH (6.4 MM) BETWEEN ROUND SURFACES.

MATERIAL LEGEND:

- PAVING**
- GROUND FLOOR**
- P-1 CONCRETE PAVING
COLOR: MEDIUM GREY
FINISH: SANDBLASTED FINISH
 - P-2 CONCRETE PAVING
COLOR: LIGHT GREY
FINISH: SANDBLASTED FINISH
- THIRD FLOOR**
- P-3 CONCRETE PAVER
SIZE: 12" X 12"
COLOR: COLOR TO COMPLIMENT INTERIOR LOBBY PAVING.
MANUFACTURER: ACKERSTONE
 - P-4 CONCRETE PAVER
SIZE: 12" X 24"
COLOR: GRANADA WHITE
SHOT BLAST FINISH W/
MICRO-CHAMFER.
MANUFACTURER: ACKERSTONE
 - P-5 CONCRETE PAVER
SIZE: 4" X 4"
COLOR: STONE GRAY
SHOT BLAST FINISH W/
MICRO-CHAMFER.
MANUFACTURER: ACKERSTONE
 - P-6 CONCRETE PAVER
SIZE: 4" X 24"
COLOR: 3 COLOR BLEND
GRANADA WHITE, SAN DIEGO BUFF,
CHARCOAL.
SHOT BLAST FINISH W/
MICRO-CHAMFER.
MANUFACTURER: ACKERSTONE
- EIGHTH FLOOR**
- P-4 CONCRETE PAVER
SIZE: 12" X 24"
COLOR: GRANADA WHITE
SHOT BLAST FINISH W/
MICRO-CHAMFER.
MANUFACTURER: ACKERSTONE
 - P-6 CONCRETE PAVER
SIZE: 4" X 24"
COLOR: 3 COLOR BLEND
GRANADA WHITE, SAN DIEGO BUFF,
CHARCOAL.
SHOT BLAST FINISH W/
MICRO-CHAMFER.
MANUFACTURER: ACKERSTONE

PAVER CONTACT INFO:
ACKERSTONE - MIKE MILLARD
949.241.6669

AMENITIES

- A-1 BOLLARD
SURFACE MOUNT

MODEL: STOP
MATERIAL: STAINLESS STEEL
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT (269.337.1309)
- A-2 BIKE RACK

MODEL: RIDE
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT (269.337.1309)
- A-3 BENCH

MODEL: AUSTIN BACKED
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT (269.337.1309)

SYMBOLS LEGEND:

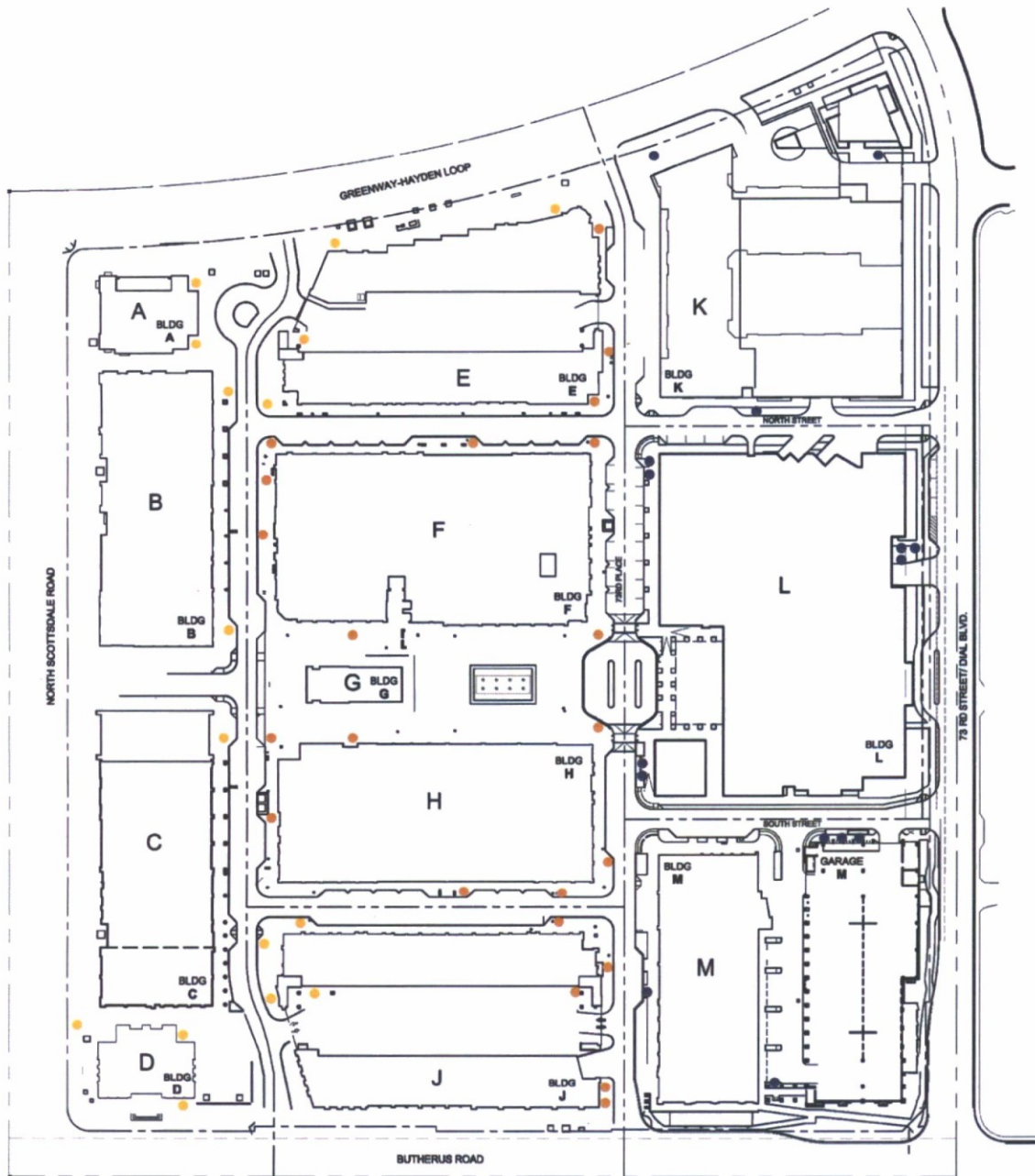
GENERAL

- CENTER LINE
- LIMIT OF WORK
- MATCHLINE
- EXPANSION JOINT
- CONTROL JOINT
- POINT OF BEGINNING
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE
- MATERIAL REFERENCE
- DETAIL REFERENCE

ABBREVIATIONS

- 735.46 PROPOSED SPOT GRADE
- 735.46 EXISTING SPOT GRADE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TF TOP OF FOOTING
- COL TOP OF COLUMN
- TS TOP STEP
- BS BOTTOM STEP
- TR TOP OF RAMP
- BR BOTTOM OF RAMP
- TC TOP OF CURB
- BC BOTTOM OF CURB
- FL FLOWLINE/INVERT ELEVATION
- EJ EXPANSION JOINT
- CJ CONTROL JOINT
- CL CENTER LINE
- POB POINT OF BEGINNING

21-DR-2017
6/19/17



REQUIRED BIKE PARKING:

1 BIKE SPACE PER 100 CAR SPACES

2500 PARKING SPACES = 250+/- BIKE SPACES

| | | |
|---|--------------------------|-------------------|
| ● | PHASE ONE BIKE PARKING | 75 SPACES |
| ● | PHASE TWO BIKE PARKING | 100 SPACES |
| ● | PHASE THREE BIKE PARKING | 80 SPACES |
| | TOTAL PROVIDED | 255 SPACES |

- NOTES:**
1. ALL BIKE SPACES ARE LOCATED WITHIN 50 FEET OF BUILDING ENTRANCE.
 2. EACH DOT REPRESENTS 2-6 BIKE SPACES OR 1-3 RACKS.



21-DR-2017
6/19/17

HARDSCAPE LEGEND:

PAVING

P-1 CONCRETE PAVING
COLOR: MEDIUM GREY
FINISH: SANDBLASTED FINISH

P-2 CONCRETE PAVING
COLOR: LIGHT GREY
FINISH: SANDBLASTED FINISH

AMENITIES

A-1 BOLLARD
SURFACE MOUNT

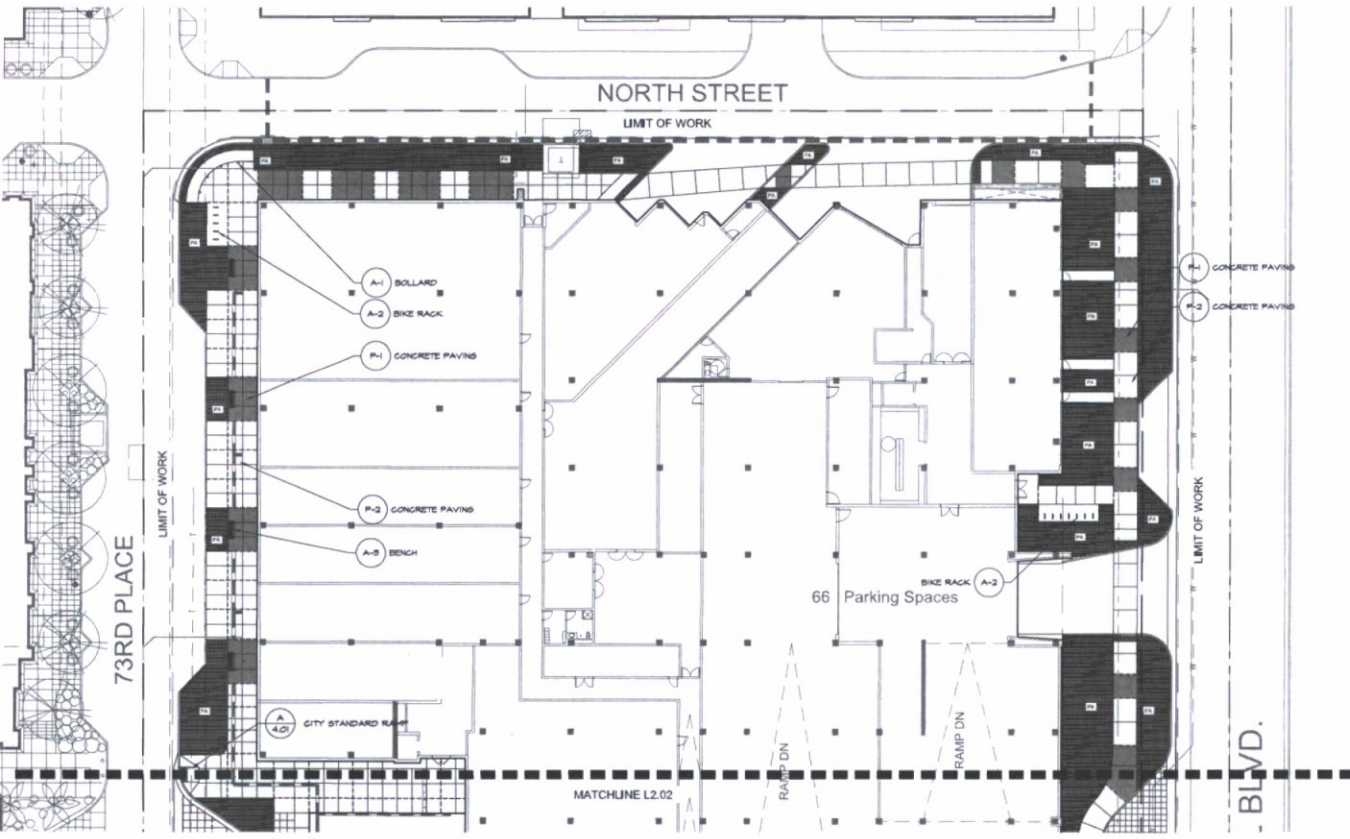
MODEL: STOP
MATERIAL: STAINLESS STEEL
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT(269.337.1309)

A-2 BIKE RACK

MODEL: RIDE
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT(269.337.1309)

A-3 BENCH

MODEL: AUSTIN BACKED
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT (269.337.1309)



Ground Floor Hardscape Plan



NORTH

A

SCALE: 1"=20'-0"

L2.01

21-DR-2017
6/19/17

HARDSCAPE LEGEND:

PAVING

- (P-1) CONCRETE PAVING
COLOR: MEDIUM GREY
FINISH: SANDBLASTED FINISH
- (P-2) CONCRETE PAVING
COLOR: LIGHT GREY
FINISH: SANDBLASTED FINISH

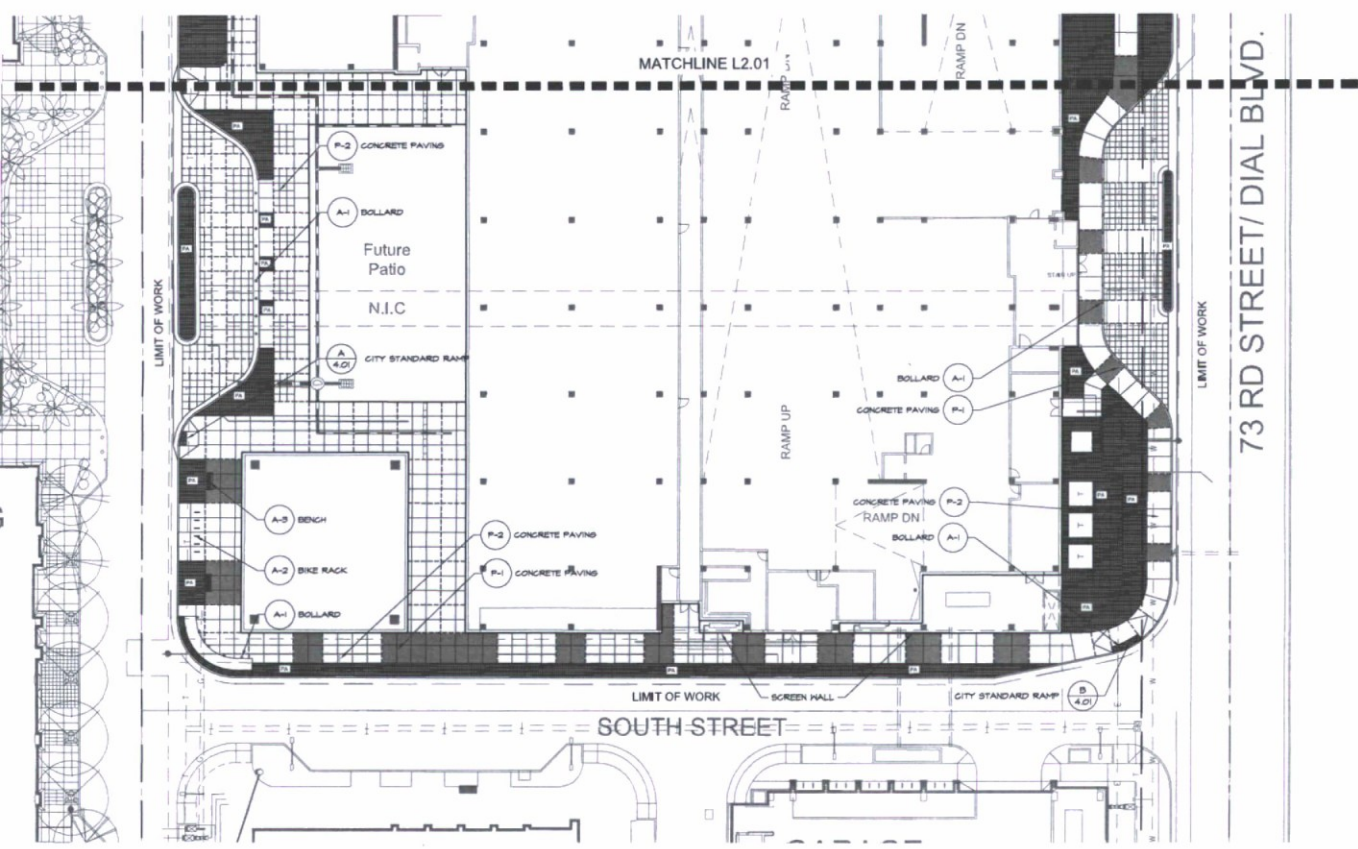
AMENITIES

- (A-1) BOLLARD
SURFACE MOUNT

MODEL: STOP
MATERIAL: STAINLESS STEEL
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT(269.337.1309)
- (A-2) BIKE RACK

MODEL: RIDE
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT(269.337.1309)
- (A-3) BENCH

MODEL: AUSTIN BACKED
COLOR: SILVER
MANUFACTURER: LANDSCAPE FORMS
CONTACT: LAURA MOFFAT (269.337.1309)



21-DR-2017
6/19/17

Ground Floor Hardscape Plan

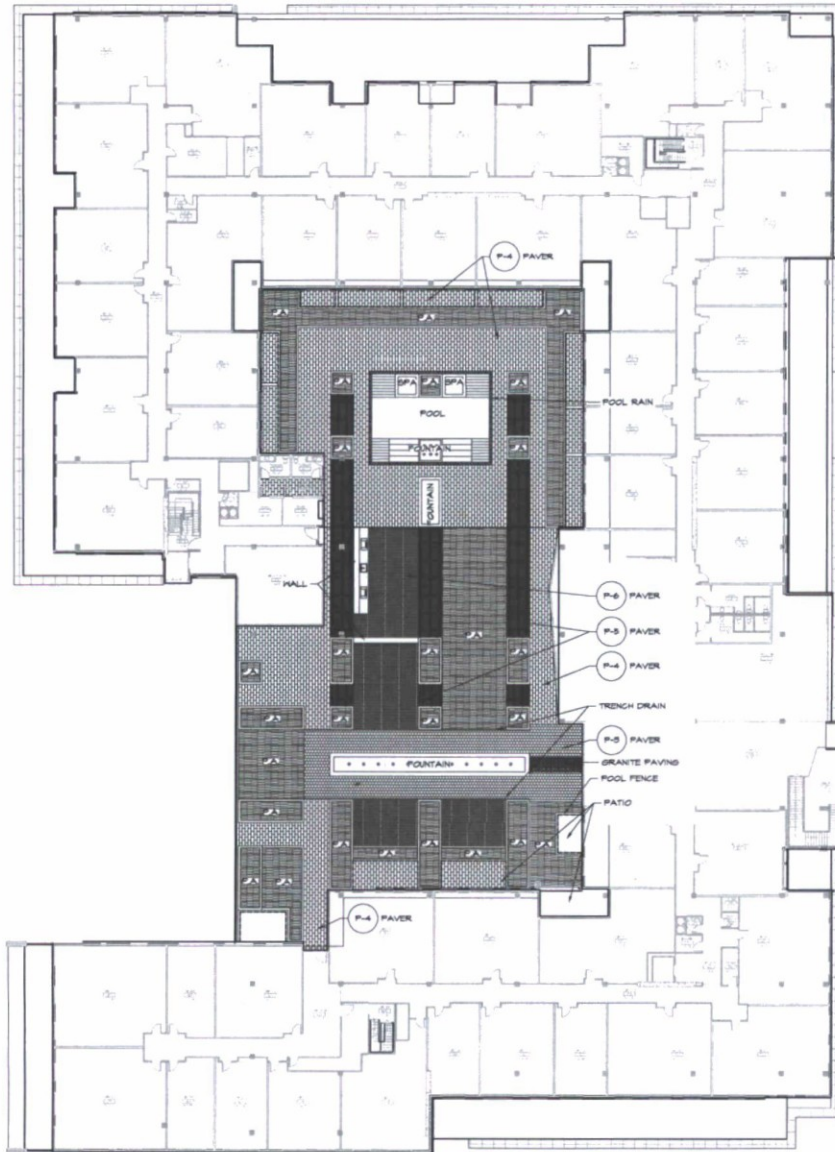
SCALE: 1"=20'-0"



NORTH

A

L2.02

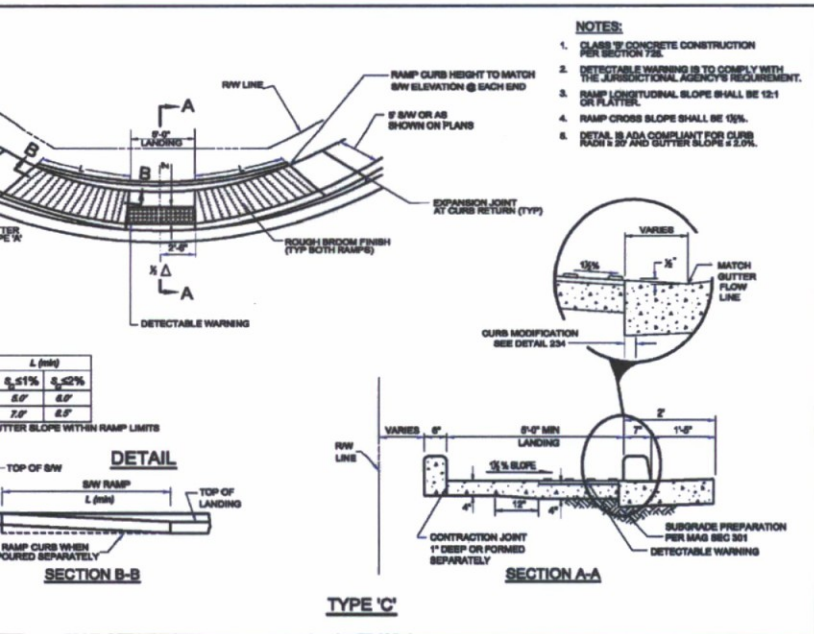


HARDSCAPE LEGEND:

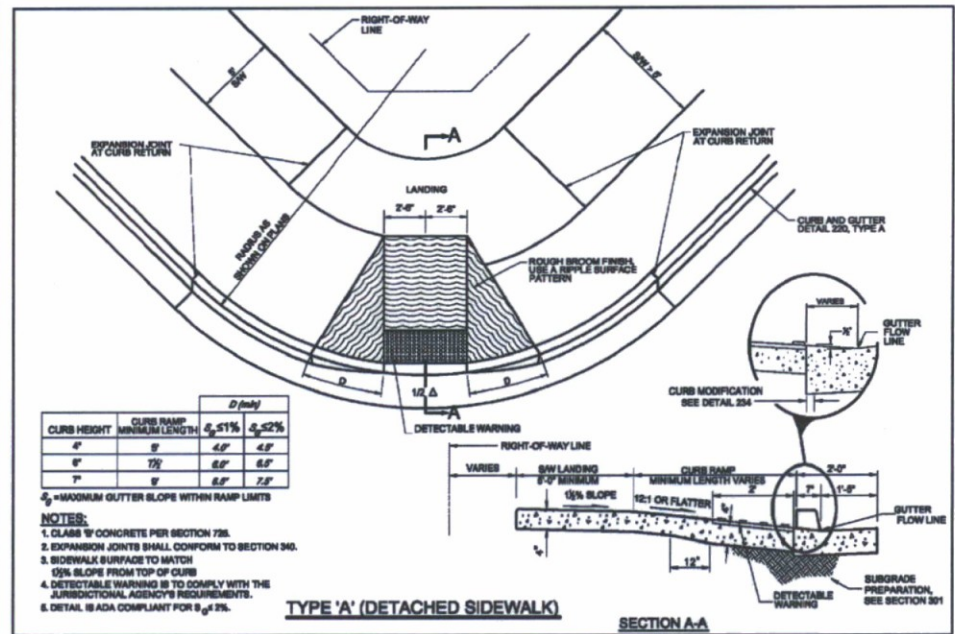
THIRD FLOOR

- P-1** CONCRETE PAVER
 SIZE: 12" X 12"
 COLOR: COLOR TO COMPLIMENT INTERIOR LOBBY PAVING.
 MANUFACTURER: ACKERSTONE
 - P-2** CONCRETE PAVER
 SIZE: 12" X 24"
 COLOR: GRANADA WHITE
 FINISH: SHOT BLAST FINISH W/
 MICRO-CHAMFER.
 MANUFACTURER: ACKERSTONE
 - P-3** CONCRETE PAVER
 SIZE: 4" X 4"
 COLOR: STONE GRAY
 SHOT BLAST FINISH W/
 MICRO-CHAMFER.
 MANUFACTURER: ACKERSTONE
 - P-4** CONCRETE PAVER
 SIZE: 4" X 24"
 COLOR: 3 COLOR BLEND
 GRANADA WHITE, SAN DIEGO BUFF,
 CHARCOAL.
 SHOT BLAST FINISH W/
 MICRO-CHAMFER.
 MANUFACTURER: ACKERSTONE
- PAVER CONTACT INFO:
 ACKERSTONE - MIKE MILLARD
 949.241.6669

NOTE:
 ALL FURNISHING NOT IN
 SCOPE, BY OTHERS.



City Standard Ramp Type C | B
 SCALE: N.T.S. | L4.01

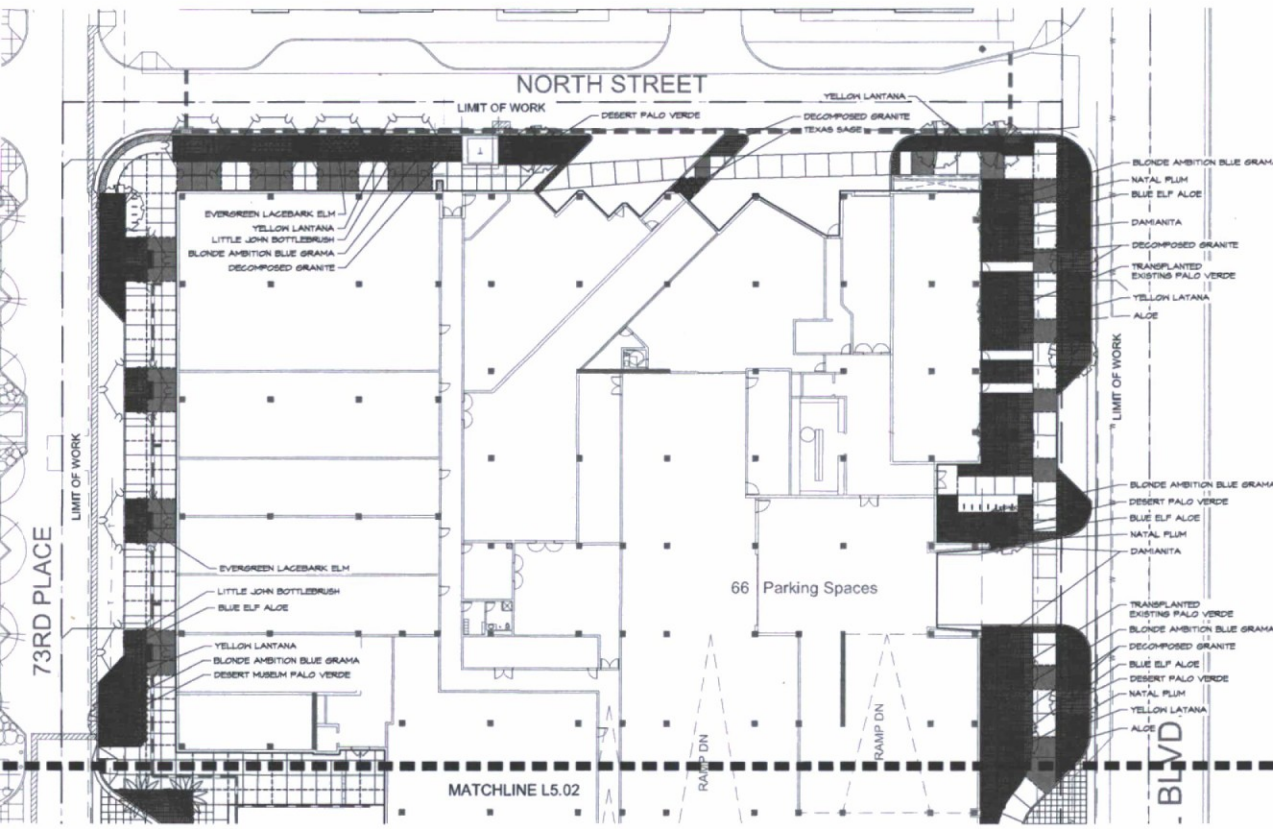


City Standard Ramp Type A | A
 SCALE: N.T.S. | L4.01

21-DR-2017
 6/19/17

LANDSCAPE LEGEND:

| PLANT SYMBOL | COMMON NAME BOTANICAL NAME |
|--------------------------------------|--|
| CANOPY TREES | |
| | LANDMARK TREES EXISTING OR RELOCATED PALO VERDE |
| | DESERT MUSEUM PALO VERDE <i>Cercidium x 'Desert Museum'</i> |
| | DATE PALM <i>Phoenix dactylifera</i> |
| | EVERGREEN LACEBARK ELM <i>Ulmus parvifolia 'True Green'</i> |
| SHRUBS, GRASSES, GROUNDCOVERS | |
| | BLUE ELF ALOE <i>Aloe x 'Blue Elf'</i> |
| | LITTLE JOHN BOTTLEBRUSH <i>Callistemon citrinus 'Little John'</i> |
| | LYNN'S LEGACY TEXAS SAGE <i>Leucophyllum langmaniae 'Lynn's Legacy'</i> |
| | WAX LEAF LIGUSTRUM <i>Ligustrum japonicum</i> |
| | RED YUCCA <i>Hesperaloe parviflora</i> |
| | ALOE <i>Aloe vera</i> |
| | CRUSHED GRANITE |
| | BLONDE AMBITION BLUE GRAMA <i>Bouteloua gracilis 'Blonde Ambition'</i> |
| | DAMIANITA <i>Chrysactinia mexicana</i> |
| | BUSH MORNING GLORY <i>Convolvulus cneorum</i> |
| | YELLOW LANTANA <i>Lantana</i> |
| | BULBINE <i>Bulbine frutescens 'Hallmark'</i> |
| | NATAL PLUM <i>Carissa macrocarpa 'Boxwood Beauty'</i> |



Ground Floor Landscape Plan



NORTH

A

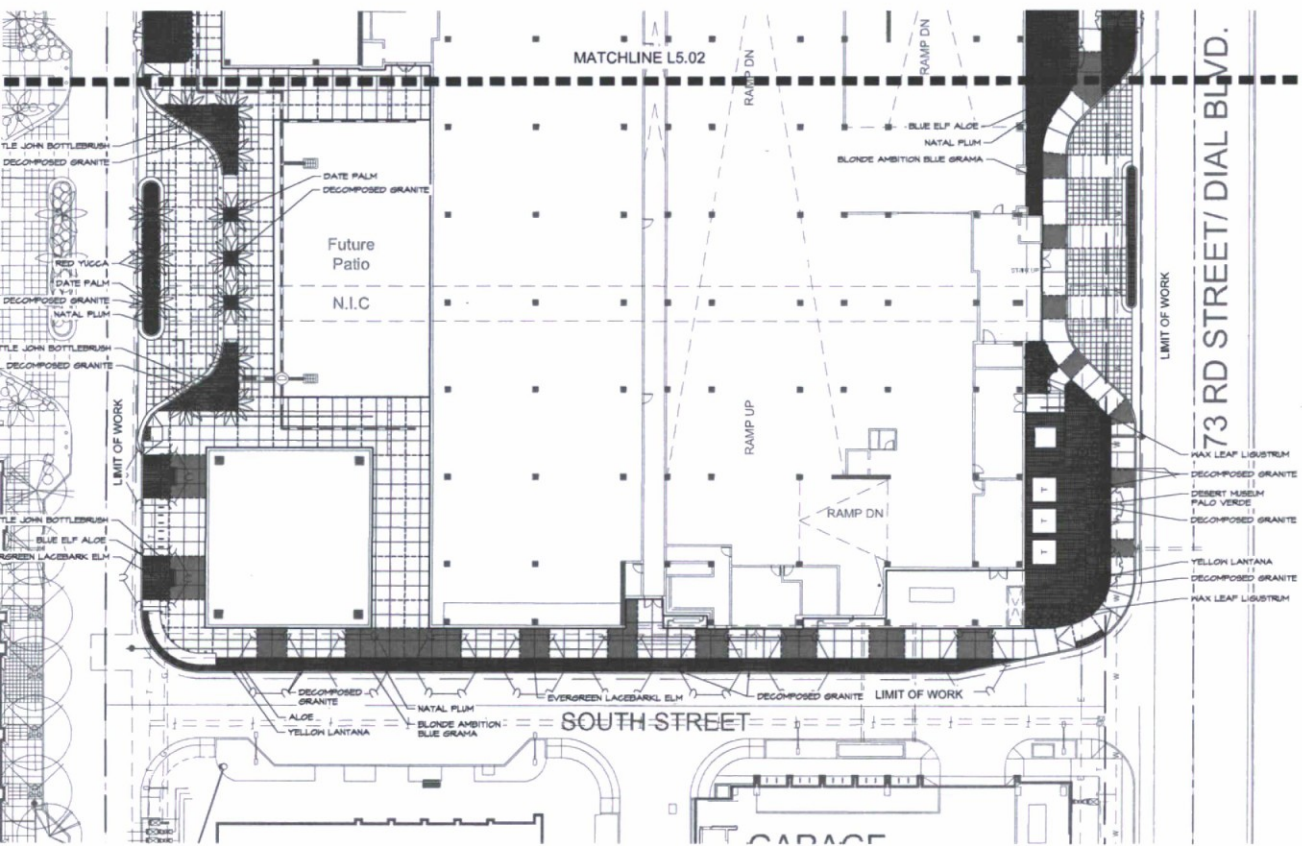
SCALE: 1"=20'-0"

L5.01

21-DR-2017
6/19/17

LANDSCAPE LEGEND:

| PLANT SYMBOL | COMMON NAME BOTANICAL NAME |
|--------------------------------------|--|
| CANOPY TREES | |
| | LANDMARK TREES EXISTING OR RELOCATED PALO VERDE |
| | DESERT MUSEUM PALO VERDE <i>Cercidium x 'Desert Museum'</i> |
| | DATE PALM <i>Phoenix dactylifera</i> |
| | EVERGREEN LACEBARK ELM <i>Ulmus parvifolia 'True Green'</i> |
| SHRUBS, GRASSES, GROUNDCOVERS | |
| | BLUE ELF ALOE <i>Aloe x 'Blue Elf'</i> |
| | LITTLE JOHN BOTTLEBRUSH <i>Callistemon citrinus 'Little John'</i> |
| | LYNN'S LEGACY TEXAS SAGE <i>Leucophyllum langmaniae 'Lynn's Legacy'</i> |
| | WAX LEAF LIGUSTRUM <i>Ligustrum japonicum</i> |
| | RED YUCCA <i>Hesperaloe parviflora</i> |
| | ALOE <i>Aloe vera</i> |
| | CRUSHED GRANITE |
| | BLONDE AMBITION BLUE GRAMA <i>Bouteloua gracilis 'Blonde Ambition'</i> |
| | DAMIANITA <i>Chrysactinia mexicana</i> |
| | BUSH MORNING GLORY <i>Convolvulus cneorum</i> |
| | YELLOW LANTANA <i>Lantana</i> |
| | BULBINE <i>Bulbine frutescens 'Hallmark'</i> |
| | NATAL PLUM <i>Carissa macrocarpa 'Boxwood Beauty'</i> |



Ground Floor Landscape Plan



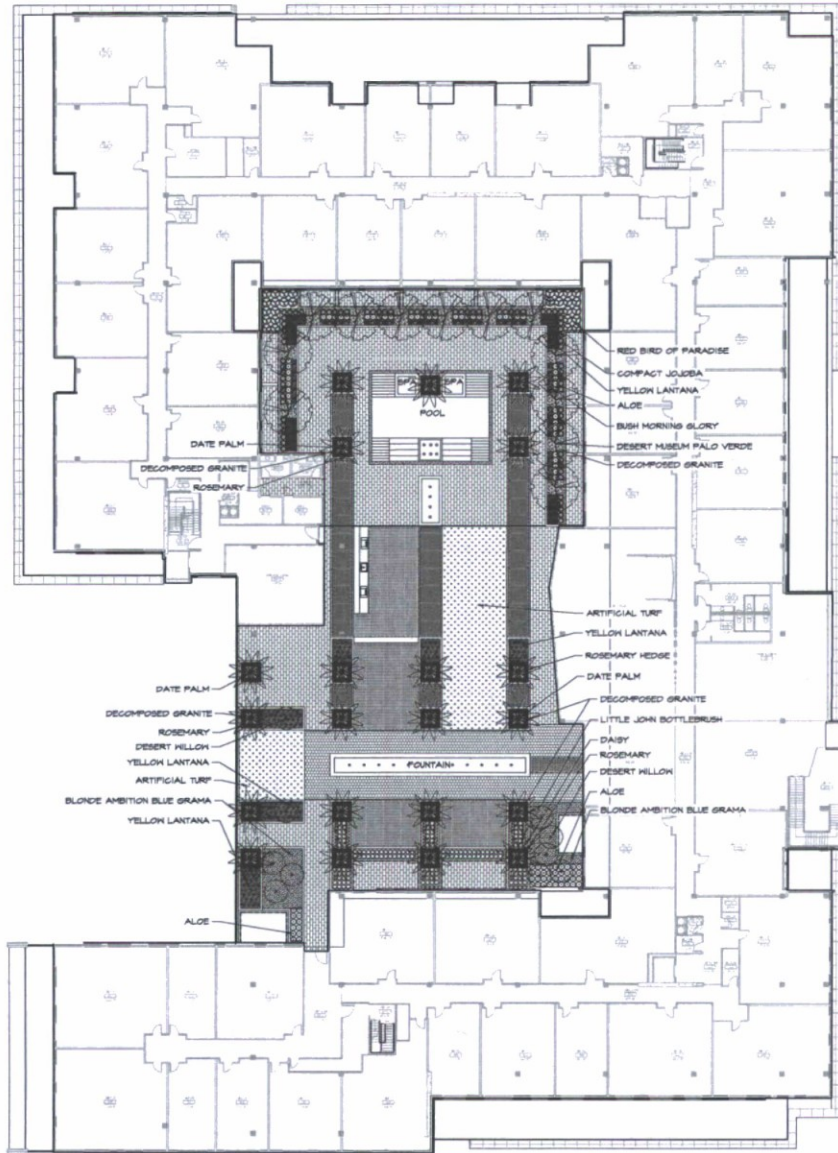
NORTH

A

SCALE: 1"=20'-0"

L5.02

21-DR-2017
6/19/17



LANDSCAPE LEGEND:

| PLANT SYMBOL | COMMON NAME BOTANICAL NAME |
|--------------------------------------|---|
| CANOPY TREES | |
| | DESERT WILLOW <i>Chilopsis linearis</i> |
| | DESERT MUSEUM PALO VERDE <i>Cercidium x 'Desert Museum'</i> |
| | DATE PALM <i>Phoenix dactylifera</i> |
| SHRUBS, GRASSES, GROUNDCOVERS | |
| | COMPACT JOJOBA <i>Simmondsia chinensis 'Vista'</i> |
| | LITTLE JOHN BOTTLEBRUSH <i>Callistemon citrinus 'Little John'</i> |
| | ALOE <i>Aloe vera</i> |
| | RED BIRD OF PARADISE <i>Caesalpinia pulcherrima</i> |
| | ROSEMARY HEDGE <i>Rosmarinus officinalis</i> |
| | BLONDE AMBITION BLUE GRAMA <i>Bouteloua gracilis 'Blonde Ambition'</i> |
| | DAISY <i>Bellis perennis</i> |
| | BUSH MORNING GLORY <i>Convolvulus cneorum</i> |
| | YELLOW LANTANA <i>Lantana</i> |
| | ARTIFICIAL TURF |
| | CRUSHED GRANITE |



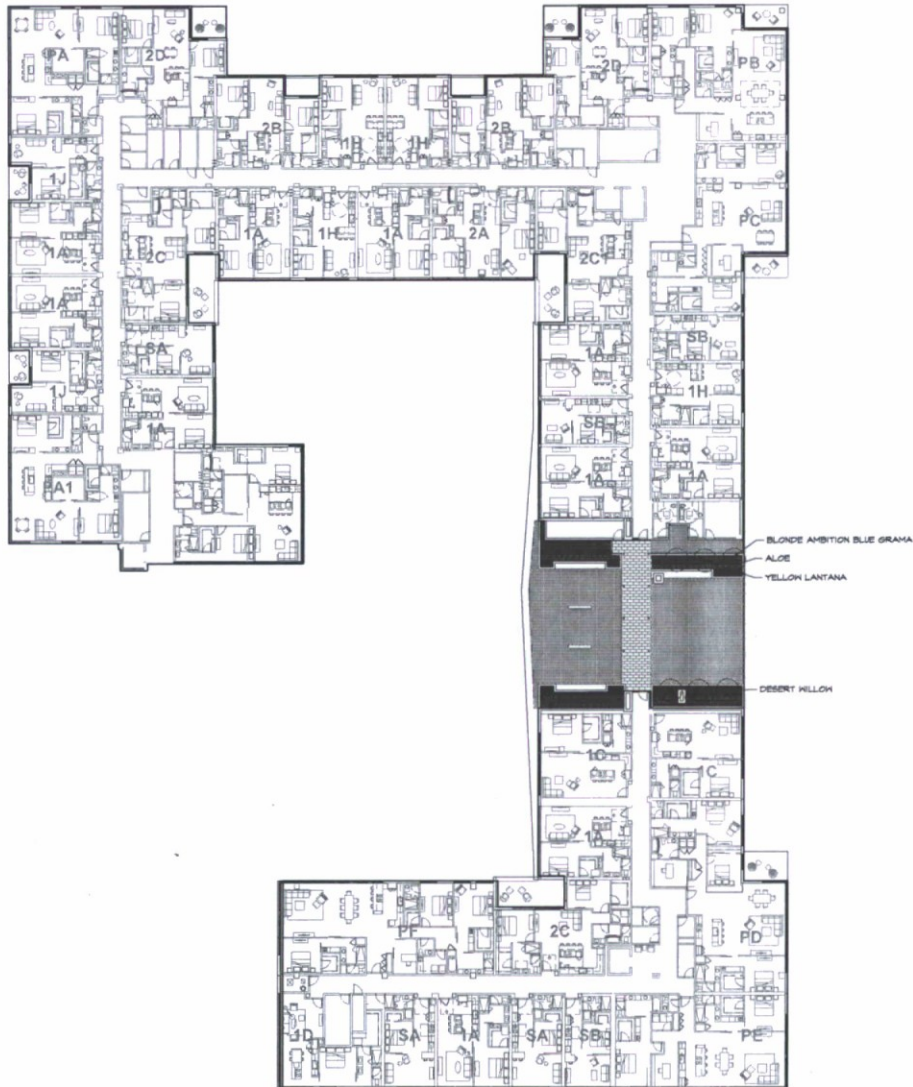
Amerity Deck Landscape Plan

A

SCALE: 1"=20'-0"

L5.03

21-DR-2017
6/19/17



LANDSCAPE LEGEND:

| PLANT SYMBOL | COMMON NAME BOTANICAL NAME |
|-------------------------------|---|
| CANOPY TREES | |
| (A) | DESERT WILLOW <i>Chilopsis linearis</i> |
| SHRUBS, GRASSES, GROUNDCOVERS | |
| (A) | ALOE <i>Aloe vera</i> |
| [Hatched Box] | BLONDE AMBITION BLUE GRAMA <i>Bouteloua gracilis 'Blonde Ambition'</i> |
| [Hatched Box] | YELLOW LANTANA <i>Lantana</i> |



Skydeck Landscape Plan

A

SCALE: 1"=20'-0"

L5.04

21-DR-2017
6/19/17

LAMP SCHEDULE

| LAMP | ARRANGEMENT | TOTAL LUMENS | LLF | DESCRIPTION | WATTS | LAMPS | OUT-OFF CLASS |
|------|-------------|--------------|-----|-----------------------|-------|-------|---------------|
| A | SINGLE | 5,064 | 0.9 | EXISTING POLE TOP | 80 | 1 | FULL CUTOFF |
| | SINGLE | 270 | 0.9 | BOLLARD | 9 | 1 | FULL CUTOFF |
| | SINGLE | 630 | 0.9 | IN-GROUND | 6 | 1 | FULL CUTOFF |
| | SINGLE | 1,260 | 0.9 | IN-GROUND | 12 | 1 | FULL CUTOFF |
| | SINGLE | 775 | 0.9 | WALL SCONCE | 7.9 | 1 | FULL CUTOFF |
| | SINGLE | 1,183 | 0.9 | RECESSED DOWNLIGHT | 16 | 1 | FULL CUTOFF |
| | SINGLE | 1,680 | 0.9 | RECESSED LINEAR LIGHT | 18 | 1 | FULL CUTOFF |
| | SINGLE | 939 | 0.9 | WALL SCONCE | 12.6 | 1 | FULL CUTOFF |
| | SINGLE | 630 | 0.9 | CANOPY LIGHT | 6 | 1 | FULL CUTOFF |

PHOTOMETRIC SUMMARY

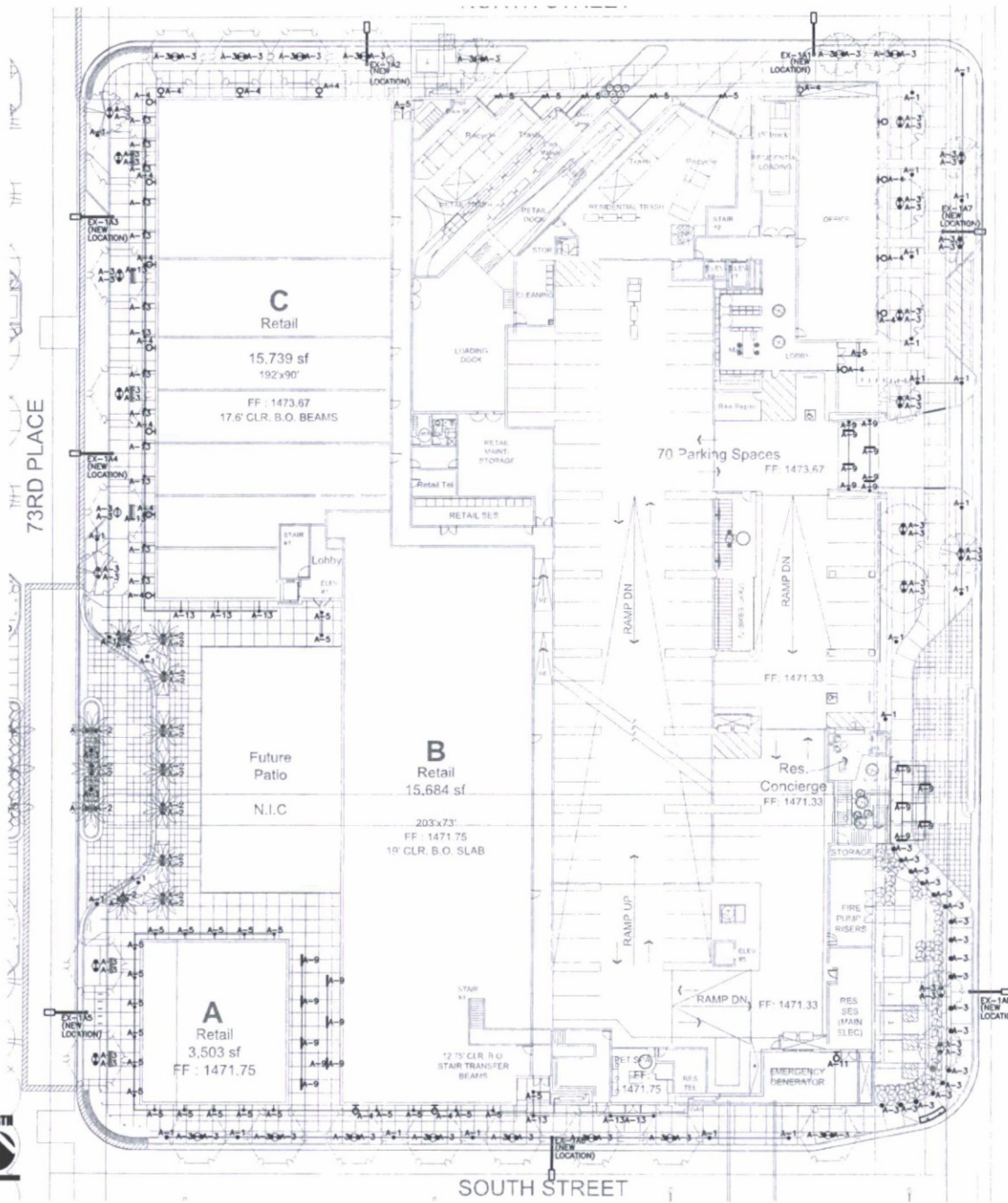
| | CALC TYPE | UNIT | AVG | MAX | MIN | AVE/MIN | MAX/MIN |
|----------------------|-------------|------|-----|------|-----|---------|---------|
| VERTICAL PLAIN AT 0' | ILLUMINANCE | FC | 2.0 | 10.0 | 0.0 | N.A. | N.A. |
| VERTICAL PLAIN AT 0' | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| VERTICAL PLAIN AT 0' | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| VERTICAL PLAIN AT 0' | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| VERTICAL PLAIN AT 0' | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |

VERTICAL ILLUMINANCE LEVEL AT PROPERTY LINES.

SEE SHEET FOR FURTHER INFORMATION.

RETAIL UNDER CANOPIES.

AN - SITE



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale

15218 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.349.6800
nlp@nelsonpartners.com

PRELIMINARY
NOT FOR
CONSTRUCTION
OR
RECORDING

**SCOTTSDALE QUARTER
PHASE III BLOCK L**
15125 N SCOTTSDALE ROAD
Scottsdale, AZ 85260

Date
JULY 18, 2017 - DRB

Developed and written under all applicable laws and regulations. All work is the property of Nelsen Partners, Inc. and shall remain the confidential and proprietary information of Nelsen Partners, Inc.

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Project No.
315036

LT-1A

LIGHTING SCHEDULE

| ARRANGEMENT | TOTAL LUMENS | LFP | DESCRIPTION | WATTS | LAMPS | OUT-OFF CLASS |
|-------------|--------------|-----|-----------------------|-------|-------|---------------|
| SINGLE | 5,064 | 0.9 | EXISTING POLE TOP | 80 | 1 | FULL CUTOFF |
| SINGLE | 270 | 0.9 | BOLLARD | 9 | 1 | FULL CUTOFF |
| SINGLE | 630 | 0.9 | IN-GROUND | 6 | 1 | FULL CUTOFF |
| SINGLE | 1,260 | 0.9 | IN-GROUND | 12 | 1 | FULL CUTOFF |
| SINGLE | 775 | 0.9 | WALL SCONCE | 7.9 | 1 | FULL CUTOFF |
| SINGLE | 1,183 | 0.9 | RECESSED DOWNLIGHT | 16 | 1 | FULL CUTOFF |
| SINGLE | 1,680 | 0.9 | RECESSED LINEAR LIGHT | 18 | 1 | FULL CUTOFF |
| SINGLE | 939 | 0.9 | WALL SCONCE | 12.6 | 1 | FULL CUTOFF |
| SINGLE | 630 | 0.9 | CANOPY LIGHT | 6 | 1 | FULL CUTOFF |

ILLUMINANCE SUMMARY

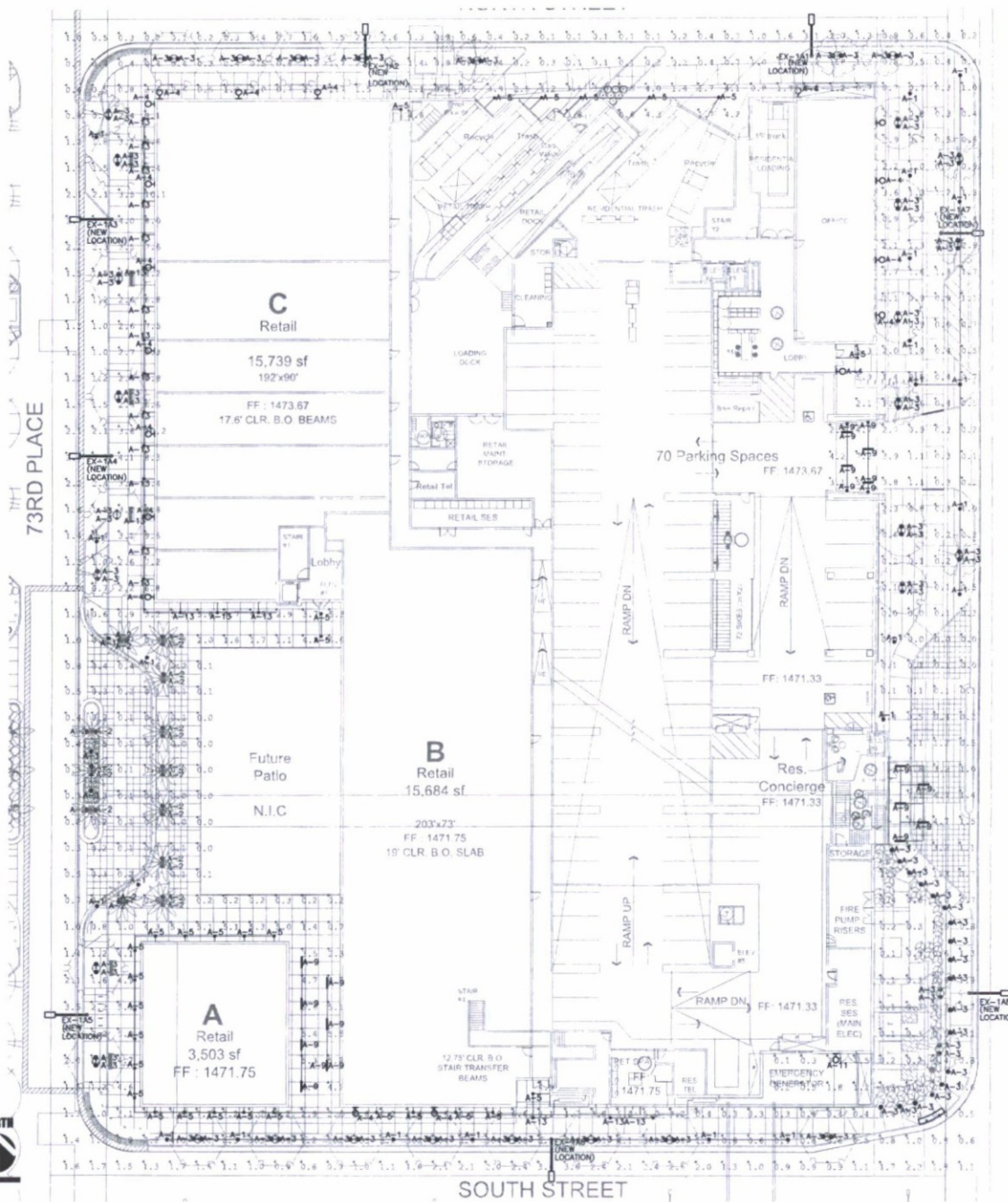
| | CALC TYPE | UNIT | AVG | MAX | MIN | AVE/MIN | MAX/MIN |
|-------------------|-------------|------|-----|------|-----|---------|---------|
| TOTAL PLAIN AT 0' | ILLUMINANCE | FC | 2.0 | 10.0 | 0.0 | N.A. | N.A. |
| AL PLAIN | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| ML PLAIN | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| PLAIN | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |
| PLAIN | ILLUMINANCE | FC | 0 | 0 | 0 | N.A. | N.A. |

AVAILABLE VERTICAL ILLUMINANCE LEVEL AT PROPERTY LINES.

SEE SHEET FOR FURTHER INFORMATION.

NOT INSTALLED UNDER CANOPIES.

PLAN - SITE



NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 4000
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

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OR RECORDING

SCOTTSDALE QUARTER
PHASE III BLOCK L
15125 N SCOTTSDALE ROAD
Scottsdale, AZ 85260

Date
JULY 18, 2017 - DRB

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Project No.
315036

LT-1B

21-DR-2017
07/19/2017

LAMP SCHEDULE

| REL. | ARRANGEMENT | TOTAL LUMENS | LLF | DESCRIPTION | WATTS | LAMPS | CUT-OFF CLASS |
|------|-------------|--------------|-----|--------------------|---------|-------|---------------|
| -2 | SINGLE | 630 | 0.9 | IN-GROUND | 6 | 1 | FULL CUTOFF |
| -3 | SINGLE | 1,260 | 0.9 | IN-GROUND | 12 | 1 | FULL CUTOFF |
| -5 | SINGLE | 1,183 | 0.9 | RECESSED DOWNLIGHT | 16 | 1 | FULL CUTOFF |
| -6 | SINGLE | 480 | 0.9 | DECORATIVE PENDANT | 6 | 1 | FULL CUTOFF |
| -7 | SINGLE | 8/FT | 0.9 | STEPLIGHT | 0.48/FT | 1 | FULL CUTOFF |
| -15 | SINGLE | 115 | 0.9 | STEP LIGHT | 5.6 | 1 | FULL CUTOFF |
| -16 | SINGLE | 8/FT | 0.9 | RAIL LIGHT | 0.48/FT | 1 | FULL CUTOFF |
| -17 | SINGLE | 630 | 0.9 | CANOPY MOUNT | 13 | 1 | FULL CUTOFF |

PHOTOMETRIC SUMMARY

| TOTAL PLAIN AT 0' | GAUG TYPE | UNIT | AVG | MAX | MIN | AVE/MIN | MAX/MIN |
|-------------------|-------------|------|------|------|-----|---------|---------|
| | ILLUMINANCE | FC | 0.70 | 17.4 | 0.0 | N.A. | N.A. |

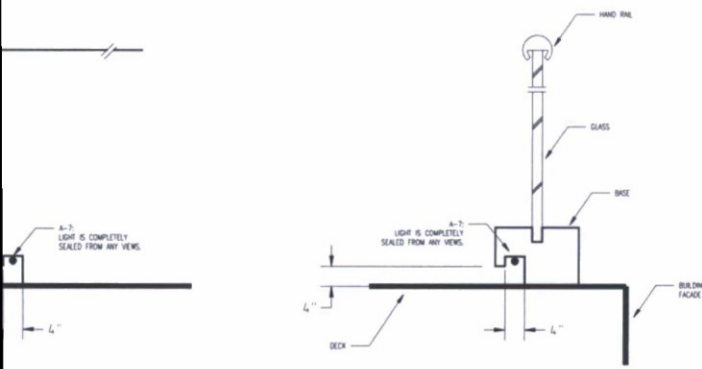
B

VERTICAL ILLUMINANCE LEVEL AT PROPERTY LINES.

SEE SHEET FOR FURTHER INFORMATION.

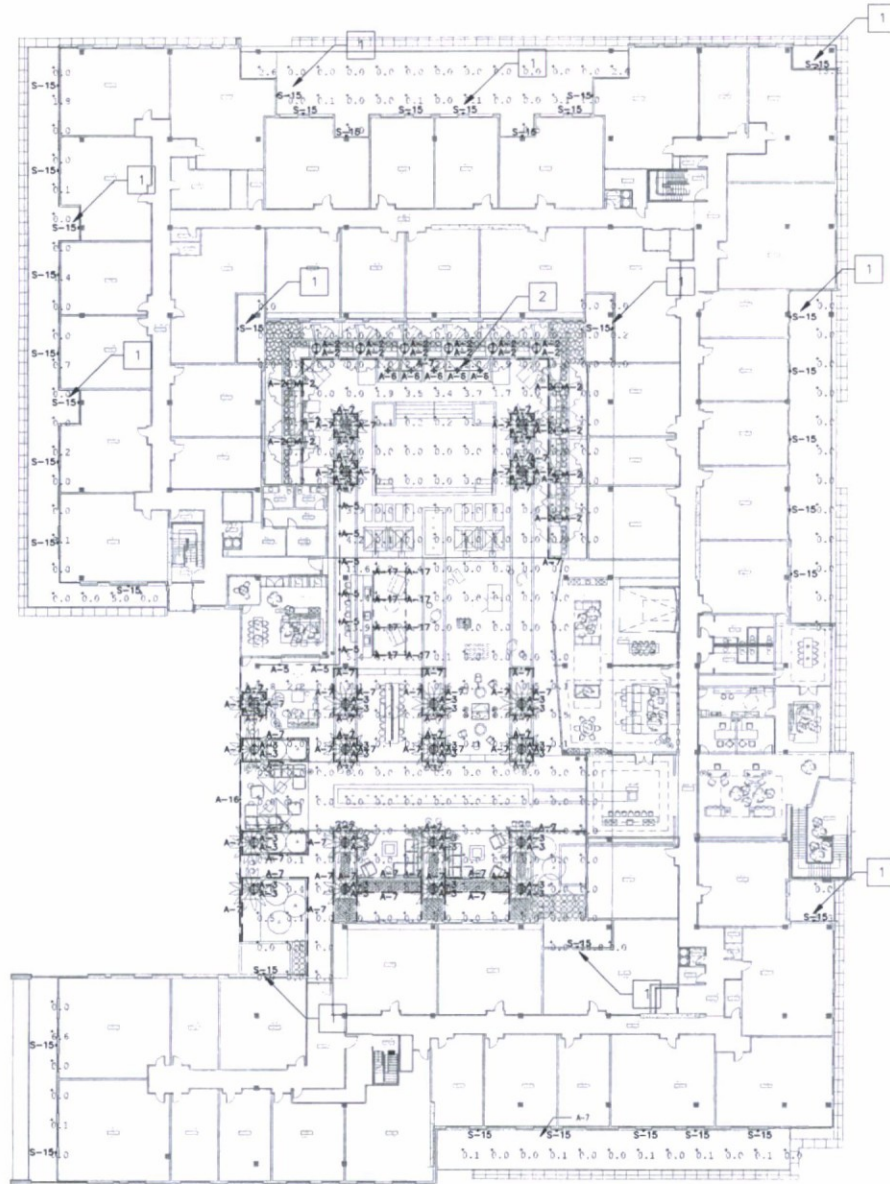
INSTALL IN BETWEEN 3RD FLOOR AND 8TH FLOOR.

LOCATED UNDER CABINETS.



GLASS RAILING TOE KICK LIGHT SKETCH
SCALE: 1" = 1"

TOE KICK LIGHT SKETCH



LIGHTING PLAN/PHOTOMETRIC - 3RD LEVEL DECK AND PATIOS
SCALE: 1" = 20"

NELSEN PARTNERS
ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite 4000
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

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NOT FOR
CONSTRUCTION
OR
RECORDING

**SCOTTSDALE QUARTER
PHASE III BLOCK L**
15125 N SCOTTSDALE ROAD
Scottsdale, AZ 85260

Date:
JULY 18, 2017 - DRB

Developed and written in-house using approved lighting fixture and luminaire data. All work is the property of Nelsen Partners, Inc. and is not to be reproduced, stored, or distributed without written consent of the architect.

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Project No.
315036



LT-3

21-DR-2017
07/19/2017

LUMINAIRE SCHEDULE

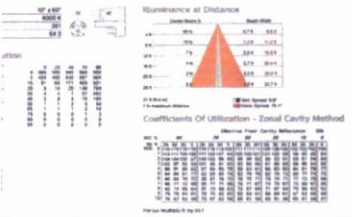
| MARK | MANUFACTURER | CATALOG NUMBER | DESCRIPTION | LAMP | VOLT-AMPE | LOAD TYPE | MOUNTING | REMARKS |
|------|-----------------|--|---|--------------------------------------|-----------|-----------|--------------------------|--|
| EX-1 | BEGA | 72944LF-ADJ GANTRY ARM AT 20 CM 20" POLE TOP LUMINAIRE | EXISTING SINGLE HEAD POLE TOP LUMINAIRE | 80W LED, 3,000K, 9000R | 120-277 | LED | GROUND MOUNTED | THERE ARE 8 EXISTING POLE TOP LUMINAIRES. RELOCATE THEM AS SHOWN IN SITE LIGHTING PLAN. |
| A-1 | LANDSCAPE FORMS | GRID-MODIFIED (NO TOP LIGHT, SIDE LIGHT ONLY) | BOLLARD (DIFFUSED ACRYLIC LENS) | 8W LED, 3,000K, 820R | 120-277 | LED | GROUND MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-2 | ERCO | 33414.023 | RI-GROUND LUMINAIRE (THREE UPLIGHT) | 8W LED, 3,000K, 900R | 120/277 | LED | GROUND MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-3 | ERCO | 33631.023 | RI-GROUND LUMINAIRE | 12W LED, 3,000K, 900R | 120/277 | LED | GROUND RECESSED MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-4 | BEGA | 33243-MODIFIED | WALL SCIENCE | 7.9W LED, 3,000K, 820R | 120-277 | LED | WALL SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-5 | AMELUX | E4.750-A15-16-LED-CO-X E4.750D-A15-X-WF-30-SCA-MET | DOWNLIGHT (WET) | 16W LED, 1,183LM, 3,000K, 830R | 120 | LED | CEILING RECESSED MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-6 | FOSCARINI | OUTDOOR GREGG MEDIUM 120 | DECORATIVE PENDANT (DIFFUSED ACRYLIC LENS) | 8W LED, 480LM, 2,700K, 830R | 120 | LED | SUSPENDED CABLE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED UNDER CABANA. |
| A-7 | TOKISTAR | TOKILUM SERIES: LUM-50-WF LDRS-60 | STEP/PLANTER BASE LIGHT | 0.34W/FT LED, 8LM/FT, 3,000K | 12AC DC | LED | SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED UNDER PALM TREE TRUNK. |
| A-8 | TOKISTAR | EXHIBITOR SERIES: EX(80)-12(EX-18)-019 COEN C2-3-24V | STRING LIGHT (DIFFUSED ACRYLIC LENS) | 1.8W/FT LED, 45LM/FT, 2,400K | 24AC | LED | SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED UNDER PALM TREE TRUNK. |
| A-9 | PRIDENATIONAL | P03-FLSH-LED3-L0-4-TM-WHD1-SC-L0W-X-MID-X | RECESSED LINEAR | 18W/FT LED, 1,980LM, 3,000K, 82-870R | 120-277 | LED | RECESSED CEILING MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-10 | BEGA | 86159 | CEILING MOUNT LUMINAIRE | 14.3W LED, 1,072LM, 3,000K, 850R | 120-277 | LED | CEILING MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-11 | BEGA | 22385 | UTILITY WALL SCIENCE | 12.6W LED, 839LM, 3,000K, 850R | 120-277 | LED | WALL SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-12 | HASS | RW600-LED-WW-LW-W-CC-AP | DECORATIVE WALL SCIENCE (MATT ACRYLIC LENS) | 3.0W/FT LED, 104LM, 3,000K, 900R | 110-240 | LED | WALL SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED IN INTERIOR GARAGE AREA. |
| A-13 | ERCO | 33528.023 | CANOPY MOUNT LUMINAIRE | 8W LED, 630LM, 3,000K, 900R | 120 | LED | CANOPY SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-14 | PHILIPS | 4-FT EW GRAZE QIX POWERCORE SW (4,000K -10X60 DEG) | FACADE GRAZE LIGHT | 20W LED, 1,244LM, 4,000K, 900R | 120-277 | LED | SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED DOWNWARD. |
| A-15 | BEGA | 22382 | STEPLIGHT | 5.6W LED, 150LM, 3,000K | 120-277 | LED | WALL RECESSED MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-16 | TOKISTAR | TOKILUM SERIES: LUM-50-WF LDRS-60 | RAIL LIGHT | 0.34W/FT LED, 8LM/FT, 3,000K | 12AC DC | LED | SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. IT'S INSTALLED IN HANDLE OF RAIL. IT'S COUNSELLED FROM VIEW. |
| A-17 | BEGA | 7267-19560-70050-70755 | TRELLAS MOUNTED DOWNLIGHT | 13W LED, 630LM, 3,000K | 240C | LED | TRELLAS SURFACE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |
| A-18 | BEGA | 7269-19560-70050-70755 | STAKE MOUNTED SPOTLIGHT | 13W LED, 630LM, 3,000K | 240C | LED | STAKE MOUNTED | LUMINAIRE FINISH AND NECESSARY ACCESSORIES SHALL BE VERIFIED PRIOR TO ORDERING. |

LIGHTING SPECIFICATIONS

LIGHTING FEATURE PART 1 - GENERAL
1.1 INSTALLATION
A. ALL WORK ON THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF THE CONDITIONS OF THE CONTRACT (GENERAL, SPECIALS, SUPPLEMENTALS), WITH ALL SECTIONS OF DIVISION 1 - LETTERS ADDENDUMS WITH THE DRAWINGS AND ALL OTHER CONTRACT DOCUMENTS.
1.2 WORK INCLUDED
A. FINISH AND INSTALL A LIGHTING FEATURE OF THE TYPE INDICATED BY EACH LOCATION SHOWN ON THE DRAWINGS. B. ALL WIRING, ACCESSORIES AND ANY OTHER EQUIPMENT TO BE PROVIDED FOR THE COMPLETE AND PROPER INSTALLATION OF ALL LIGHTING FEATURES INCLUDED IN THIS CONTRACT SHALL BE FURNISHED BY THE CONTRACTOR.
C. ALL WORK SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS. D. SPECIFICATIONS AND SCALE DRAWINGS ARE INTENDED TO COMPLY THE SPECIFIC FEATURES, FUNCTION AND CHARACTER OF THE FEATURES ONLY AND NOT INTENDED TO ILLUSTRATE OR SET FORTH EVERY ITEM OR DETAIL NECESSARY FOR THE PROPER DESIGN AND CONSTRUCTION OF THE FEATURES. SHALL BE INCLUDED, THE SAME AS IF THEY WERE HEREIN SPECIFIED OR INDICATED ON THE DRAWINGS.
E. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE OMISSION OF ANY DETAIL, CONSTRUCTION FEATURE, ETC. WHICH MAY BE REQUIRED IN THE PRODUCTION OF THE FEATURES. THE RESPONSIBILITY OF THE ACCURATELY FABRICATING THE FEATURES TO THE FULFILLMENT OF THIS SPECIFICATION RESTS WITH THE CONTRACTOR.
1.3 RELATED WORK ELECTRICAL WORK
A. RELATED SECTIONS OF ELECTRICAL WORK (REFER SECTIONS OF DIVISION 16)
1. WIRING AND CABLES
2. CABLE TRAYS
1.4 SUBMITTALS
A. PROVIDE WITH A COMPLETE FINISH AND INSTALL PRICE AS PER 1.3(A) ABOVE AND UNIT MATERIAL PRICES FOR ALL FEATURE TYPES IN THE FOLLOWING SCHEDULE. ALL SUBMITTALS WHICH PROPOSE COST REDUCTION ALTERNATIVE OR VALUE ENGINEERING CHANGES SHALL INCLUDE UNIT PRICES FOR THE SPECIFIED MANUFACTURER, THE SPECIFIED EQUAL MANUFACTURER AND THE PROPOSED ALTERNATE OF CHANGE.
B. SUBMIT SHOP DRAWINGS, SAMPLES AND PROTOTYPES AS SPECIFICALLY RESTRICTED BELOW. SHOP DRAWINGS SHALL INCLUDE BUT NOT BE LIMITED TO:
C. MANUFACTURER'S DIMENSIONED SCALE DRAWINGS IN COMPLETE DETAIL THE FABRICATION OF ALL LIGHTING FEATURES INCLUDING MATERIALS, DIMENSIONS, FINISHES, WIRING, TERMINALS, TYPE, FABRICATION METHODS, SUPPORT MATERIALS, BALLASTS, TRANSFORMERS, SOCKETS, TYPES OF SHIELDING, REFLECTORS, TRAIL, TRIMMERS, COVERS, PROVISIONS FOR RE-ARMING AND PROVISIONS TO SHOW COMPLIANCE WITH THE CONTRACT DOCUMENTS.
D. INSTALLATION INSTRUCTIONS.
E. COVERED TEST DATA AND METHODS INCLUDING INSTRUMENTS USED PROVIDED BY AN INDEPENDENT TESTING LABORATORY ACCORDING TO REQUIREMENTS OF THE INTERNATIONAL ELECTRICITY BOARD (IEB).
F. MAINTENANCE AND OPERATING INSTRUCTIONS INCLUDING TOOLS REQUIRED, TYPES OF CLEANERS TO BE USED, REPLACEMENT PARTS, REPAIR PARTS LIST AND FINAL AS-BUILT SHOP DRAWINGS.
G. ALL DRAWINGS SHALL CLEARLY INDICATE THE SHOP DRAWINGS AND THE NAME OF THE PROJECT, ARCHITECT AND LIGHTING CONSULTANT.
1.5 SAMPLES
A. SAMPLES MUST BE REQUESTED FOR ANY OR ALL OF THE FEATURES SPECIFIED HEREIN, AND ARE REQUIRED FOR ALL FEATURES DESIGNATED WITH A "P" PREFIX NOTED AS "CUSTOM FEATURES".
B. PROVIDE WITH THE CONTRACTOR'S BEST QUALITY SAMPLES WITH A COMPLETE AND WHERE APPLICABLE, THE COMPONENTS TAGGED WITH THE NAME OF THE PROJECT, AND PROVIDED WITH A COLOR AND SPECTRAL MATCH. SAMPLES MUST NOT BE OBTAINED FROM THE SAME SOURCE AS THE MATERIALS TO BE USED FOR THE PROJECT.
C. THE FEATURES UNDER CONTRACT SHALL BE IDENTICAL WITH THE APPROVED SAMPLES. NO FEATURES SHOWN AS A SAMPLE WILL BE ACCEPTED FOR THE PROJECT.
D. IN THE EVENT THE SUBMITTING AND APPROVED THE FEATURES WILL BE RETURNED TO THE CONTRACTOR TO IMMEDIATELY MAKE A NEW SUBMITTAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REWORK.
E. ALL COPIES OF THESE SUBMITTALS AND APPROVED BY THE CONTRACTOR.
F. PROTOTYPES. ALL CUSTOM FEATURES (DESIGNATED BELOW WITH A "P" PREFIX) REQUIRE A SUBMISSION OF MATERIALS, SHOP DRAWINGS, COMPLETE APPROVAL, AND A COMPLETE OPERATING PROTOTYPE. FINISHES TO BE IDENTICAL TO THE PROJECT. SHOP DRAWINGS SHALL BE SUBMITTED NO LATER THAN 60 DAYS AFTER AWARDS OF CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING APPROVALS TO ALLOW THEM TO DELIVER TO THE PROJECT.
G. SHOP DRAWINGS AND SAMPLES REQUESTED. SUBMITTED FOR APPROVAL. BEFORE FABRICATION. ANY MATERIAL, PROPOSED PRIOR TO THE APPROVAL OF SHOP DRAWINGS OF SAMPLES, AND NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, SHALL BE DEEMED AS NOT APPROVED.
H. WHEN REQUESTED AND INDICATED BY THE LIGHTING CONSULTANT, SAMPLES SUBMITTED AS PER ABOVE SHALL BE SUBMITTED TO THE LIGHTING CONSULTANT FOR APPROVAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF REWORK.
I. NO MATERIAL FROM THE GENERAL ARCHITECTURE AND DETAILS INDICATED ON THE DRAWINGS SHALL BE MADE ON THE SHOP DRAWINGS UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE ARCHITECT AND THEN ONLY WITH THE WRITTEN APPROVAL OF THE ARCHITECT. ALL WORKING MUST BE CLEARLY MARKED AS SUCH ON THE DRAWINGS SUBMITTED FOR APPROVAL.
1.6 QUALITY ASSURANCE
A. MATERIALS, COMPONENTS AND APPROVED AS WELL AS WORKMANSHIP DURING THE ENTIRE SECTION SHALL CONFORM TO THE PROJECT MANUAL STANDARDS, AND AS SPECIFIED AND AS INDICATED ON DRAWINGS. FEATURE PARTS AND COMPONENTS NOT SPECIFICALLY IDENTIFIED OR INDICATED SHALL BE MADE OF MATERIALS MOST APPROPRIATE TO THEIR USE OR FUNCTION AND AS SUCH RESISTANT TO CORROSION AND WEAR, AND NECESSARY STRENGTH ENCLOSED IN THE NORMAL APPLICATION AND FUNCTION OF THE FEATURE.
B. THE CONTRACTOR SHALL BE MANUFACTURED TO A CONSISTENT LEVEL OF QUALITY, SIZE, COLOR AND COMPONENT PARTS SHALL BE IDENTICAL FOR ALL FEATURES.
1.7 REFERENCES STANDARDS
A. ALL FEATURES SHALL MEET LOCAL CODES, REGULATIONS AND BUILDING INSPECTOR STANDARDS.
B. ALL FEATURES AND COMPONENTS SHALL BE MADE IN ACCORDANCE WITH THE LOCALLY ADOPTED NATIONAL STANDARDS SUCH AS NATIONAL ELECTRICAL CODE (NEC), OR INTERNATIONAL ELECTRICITY BOARD (IEB) OR EQUIVALENT.
C. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
D. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
E. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
F. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
G. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
H. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
I. ALL FEATURES SHALL BE IDENTICAL TO THE PROJECT MANUAL, LABEL, OR EQUIVALENT.
1.8 WARRANTY
A. THE CONTRACTOR SHALL WARRANT THE FEATURE, ITS FINISHES, AND ALL OF ITS COMPONENT PARTS, EXCEPT BALLASTS, TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE IF OPERATED WITHIN RATED VOLTAGE RANGE. REPLACEMENT OF FAULTY MATERIALS AND THE COST OF LABOR REQUIRED TO MAKE THE REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BALLASTS SHALL BE WARRANTED FOR TWO YEARS.
1.9 BIDDING MANUFACTURER
A. THE CONTRACTOR SHALL PROVIDE BIDDING FOR LIGHTING FEATURES ON THE MANUFACTURERS LISTED IN THIS SPECIFICATION.
B. EQUAL MANUFACTURER IDENTIFIED BY NAME OR FOR EQUALS PURPOSES SHALL COMPLY WITH ALL SPECIFICATION DESCRIPTION REQUIREMENTS AND PERFORMANCE STANDARDS. ANY SUBSTITUTIONS MUST MEET OR EXCEED THESE STANDARDS. ALL SUBSTITUTIONS ARE REQUIRED TO PROVIDE PERFORMANCE CALCULATIONS BY POINT OF MEASUREMENT. THE LIGHTING CONSULTANT SHALL REVIEW ALL SUBSTITUTIONS MEET OR EXCEEDED PROJECT LIGHTING PERFORMANCE REQUIREMENTS (MINIMUMS) ONLY.
C. QUALIFICATION STATEMENTS SHALL BE PROVIDED BY EACH CONTRACTOR WITH FINISH PERFORMANCE PROTOTYPE TESTS AND SAMPLES FOR ALL ALTERNATIVE FEATURES. IF THESE FEATURES FAIL TO COMPLY WITH THE SPECIFICATION REQUIREMENTS OF THIS SECTION, THE CONTRACTOR SHALL FURNISH ACCEPTABLE FEATURES AT NO ADDITIONAL COST TO THE OWNER, AND WITH NO DELAY TO THE PROJECT.
PART 2 - PRODUCTS
2.1 LAMPS
AS SPECIFIED.
2.2 BALLASTS
AS SPECIFIED.
2.3 FINISHES
AS SPECIFIED.
2.4 WIRING
AS SPECIFIED.
2.5 WIRING OF FEATURES
NOT APPLY FOR THE PROJECT.
2.6 SOUND TRANSMISSION
NOT APPLY FOR THE PROJECT.
2.7 SIGNAL PROTECTION
AS SPECIFIED.
2.8 LAMPS
AS SPECIFIED.
2.9 BALLASTS
AS SPECIFIED.
2.10 FLUORESCENT AND HIGH INTENSITY DISCHARGE LAMP BALLASTS
NOT APPLY FOR THE PROJECT.
2.11 TRANSFORMERS
AS SPECIFIED.
2.12 LENS
AS SPECIFIED.
2.13 REFLECTOR
NOT APPLY FOR THE PROJECT.
2.14 LAMPS
AS SPECIFIED.
2.15 FEATURE TRIM
AS SPECIFIED.

PART 3 - EXECUTION
3.1 INSTALLATION
A. INSTALLATION ALL LIGHTING FEATURES AS PER CODE REQUIREMENTS INCLUDING SEISMIC WIND, OR DEAD LOAD SUPPORT, WIRE PULLING, AND WIRING METHODS ABOVE GROUND OR BELOW, WITH CORRECT BRANCH CIRCUIT SUPPLY VOLTAGE AS PER THE CONTRACT DRAWINGS. ELECTRICAL PANELS AND THE REQUIRED BALLAST OR LAMP OPERATING VOLTAGE.
B. CONTRACTOR TO COORDINATE AND PROVIDE ALL ELECTRICAL CONNECTIONS WITH FIELD CONDITIONS (INCLUDING LENGTHS OF CONTRACTOR-LEASING CABLES OR WALL MOUNTED DEVICES).
C. CONTRACTOR TO VERIFY AND CONFIRM THAT APPROPRIATE FINISHING, SUPPORT CONNECTIONS, GUARDING BARRIERS AND OTHER REQUIRED CONSTRUCTION CONNECTIONS ARE PROVIDED BY THE GENERAL CONTRACTOR OR OTHER TRADES TO INSURE A SMALL, NEAT INSTALLATION OF ALL LUMINAIRES.
D. CONTRACTOR TO COORDINATE AND PROVIDE ANY ASSOCIATED WIRING, CONDUIT CONNECTIONS, OR ASSOCIATED APPURTENANCES TO EFFECTIVELY INSTALL THE LUMINAIRES. PROVIDE EACH LIGHT FEATURE WITH COMPLETE INSTALLATION INSTRUCTIONS. ALL LIGHT FIXTURES TO BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
E. EXACT LOCATIONS OF ALL LIGHTING FEATURES INCLUDING MOUNTING HEIGHTS AND PLUMB DIMENSIONS ARE AS PER THE ARCHITECTURAL DRAWINGS. ANY AMBIGUOUS OR CONFLICTS IN THIS DIMENSIONAL INFORMATION TO BE IDENTIFIED FOR THE ARCHITECT PRIOR TO INSTALLATION. VERIFY THE LIGHTING CONSULTANT IS WRITING WHEN ALL READY IN ELECTRICAL IS COMPLETED AND READY FOR APPROVAL AND INSPECTION FOR ALL WALL BRACKETS MOUNTED TO STONE OR BRICK VENEER WALLS, OR PENDANTS MOUNTED IN ROOMS OR NEAR CEILING.
F. RIGIDLY ALIGN ALL COMPASSIBLE BOMS OF FIXTURES FOR TUNE BI-LINE APPEARANCE.
G. DO NOT INSTALL EXPOSED FIXTURES, REFLECTORS OR TRIM, UNLESS ALL FINISHING AND PAINTING THAT MAY IMPAIR FINISHES IS COMPLETED, REPAIRS BLEMISHES, BENT, DAMAGED OR UNSATISFACTORY FIXTURES AS DIRECTED.
H. SUPPORT ALL FIXTURES INDEPENDENT OF EXISTENCE OR FORM.
I. INSTALL ALL REFLECTOR TRIMS, COVERS, WIRE PLATES, BRACKETS AND OTHER FEATURE FINISHES FREE OF ANY PLASTER, CONCRETE, PAINT OR OTHER SURFACE MATERIAL. ALL FIXTURES, TRIMS, BOMBS AND OTHER OPENABLE COMPONENTS ARE TO BE CLEAR OF ANY OTHER FINISHES AND ALLOW FREE MOVEMENT.
3.2 AMING AND ADJUSTMENT
A. ALL ADJUSTABLE LIGHTING UNITS SHALL BE ADJUSTED, FOCUSED, LOCKED, ETC., BY THE CONTRACTOR UNDER THE SUPERVISION OF THE LIGHTING CONSULTANT. THE CONTRACTOR SHALL PROVIDE ANNUAL CHECK (FINISH AND APPROVED) AS REQUIRED. COMPLETE A AMING WITH ONE CHECK. IN MORE THAN THE REQUIRED THE CONTRACTOR SHALL COMPLETE THE AMING AS PER THE LIGHTING CONSULTANT'S PRICES LIST ALL AMING AND ADJUSTMENT SHALL BE CARRIED OUT AFTER THE INSTALLATION IS COMPLETED. ALL LAMPS, SCOFFLIDS, ETC. REQUIRED SHALL BE FURNISHED BY THE CONTRACTOR, AS AMING AND ADJUSTING IS COMPLETED.
B. WHERE POSSIBLE, UNITS SHALL BE FOCUSED DURING THE NORMAL WORKING DAY. HOWEVER, WHERE UNLIT UNITS WERE IN USE, UNITS SHALL BE ADJUSTED AT NIGHT.
3.3 CLEANING
A. AT THE TIME OF FINAL ACCEPTANCE BY THE OWNER, ALL LIGHTING FIXTURES SHALL HAVE BEEN THOROUGHLY CLEANED WITH MATERIALS AND METHODS RECOMMENDED BY THE MANUFACTURER. ALL BROKEN PARTS SHALL BE REPLACED, AND ALL LAMPS SHALL BE OPERATIONAL. ANY LAMPS EXPOSED TO PLASTER OR SHAKING DUST OR PAINT SHALL BE REPLACED BY THE CONTRACTOR WITH NEW LAMPS.
LIGHTING CONTROL
PART 1 - GENERAL
1.1 SUMMARY
A. THE WORK COVERED BY THIS SECTION OF THE SPECIFICATIONS INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND PERFORMANCE OF ALL OPERATIONS IN CONNECTION WITH THE ALTERNATION TO THE PROJECT LIGHTING CONTROL SYSTEM AS SHOWN ON THE DRAWINGS AS REFERRED TO.
B. THE REQUIREMENTS OF CONDITIONS OF THE CONTRACT SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS APPLY TO THE WORK COVERED BY THIS SECTION OF THE SPECIFICATIONS.
C. THE WORK COVERED BY THIS SECTION OF THE SPECIFICATIONS SHALL BE COORDINATED WITH THE RELATED WORK AS SPECIFIED IN THE CONTRACT DOCUMENTS. ALL WORK SHALL BE COMPLETED WITH ALL OF THE TRADES COMPLETED IN OTHER SECTIONS OF THE SPECIFICATIONS TO PROVIDE A COMPLETE AND OPERABLE SYSTEM.
D. WORK SHALL BE DONE BY THE MANUFACTURER IDENTIFIED CONTRACTOR OR HIS SHALL INCLUDE MANUFACTURER COMPANY.
E. IF ANY DISCREPANCIES OCCUR BETWEEN LIGHTING PLANS AND LIGHTING CONTROL DESIGN, CONTRACTOR SHALL NOTIFY THE LIGHTING DESIGNER IMMEDIATELY.
1.2 RELATED WORK ELECTRICAL WORK (REFER SECTIONS OF DIVISION 16)
1. WIRING AND CABLES
2. CABLE TRAYS
1.3 SUBMITTALS
A. SUBMIT MANUFACTURER'S DATA ON THE LIGHTING CONTROL SYSTEM AND COMPONENTS IF IT DIFFERS FROM THAT ILLUSTRATED IN THE DRAWINGS INCLUDED IN THE CONTRACT DOCUMENTS.
B. SUBMIT A ONE-LINE DRAWING OF THE SYSTEM CONFIGURATION PROPOSED IF IT DIFFERS FROM THAT ILLUSTRATED IN THE CONTRACT DOCUMENTS.
1.4 QUALITY ASSURANCE
A. ALL COMPONENTS AND ASSEMBLIES ARE TO BE PRE-TESTED AND BURN-IN PRIOR TO INSTALLATION.
B. THE CONTRACTOR SHALL FUNCTIONALLY TEST EACH COMPONENT IN THE SYSTEM AFTER INSTALLATION TO PROPER OPERATION AND CORRECT THE TIME, WIRING AND ADJUSTING CONNECTION TO THE WIRING DOCUMENTATION.
C. COMPLY TO THE AS APPLICABLE TO ELECTRICAL WIRING WORK.
D. COMPLY WITH APPLICABLE PROVISIONS OF AREA STANDARDS PERTAINING TO TYPE OF ELECTRICAL EQUIPMENT ENCLOSED.
E. UL APPROVALS. LOW VOLTAGE REMOTE LIGHTING CONTROL SYSTEMS ARE TO BE UL LISTED.
1.5 WARRANTY
A. THE CONTRACTOR SHALL WARRANT THE LIGHTING CONTROL SYSTEM, ITS FINISHES, AND ALL OF ITS COMPONENT PARTS TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE IF OPERATED WITHIN RATED VOLTAGE RANGE. REPLACEMENT OF FAULTY MATERIALS AND THE COST OF LABOR REQUIRED TO MAKE THE REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
PART 2 - PRODUCTS
2.1 MATERIALS AND COMPONENTS
AS SPECIFIED.
PART 3 - EXECUTION
3.1 INSTALLATION
A. THE LIGHTING CONTROL SYSTEM SHALL BE INSTALLED AND WIRING AS SHOWN IN THE CONTRACT DOCUMENT. AFTER ROUGH-IN THE CONTRACTOR SHALL CONTACT THE MANUFACTURER FIELD TECHNICIAN TO VERIFY ALL MATERIALS, COMPONENTS AND LOCATIONS.
B. ACCOUNTS "FIELD DRAWINGS" SHALL BE FURNISHED BY THE CONTRACTOR TO HIS SITEWORK. IF SOME CHANGES HAVE BEEN MADE FROM THE ORIGINAL DRAWINGS, THESE SHOULD INDICATE THE LOCATION CONTROLLED BY EACH RELET AND THE IDENTIFICATION NUMBER FOR THAT RELET. THEY SHOULD ALSO INDICATE THE PHYSICAL LOCATION OF EACH SWITCH CONNECTED TO AN INPUT AND THE IDENTIFICATION NUMBER OF THAT INPUT.
C. STARTUP SHALL BE EXECUTED BY MANUFACTURER CERTIFIED CONTRACTOR OR MANUFACTURER FIELD TECHNICIAN.
D. AFTER THE SYSTEM STARTUP, THE CONTRACTOR OR TECHNICIAN SHALL ARRANGE A WORKING SESSION WITH THE OWNER. REVISIONS SHALL BE TO THE SYSTEM IF REQUIRED.

wherever SW Photometrics 305 mm (12") 10° x 60° beam angle
 all results from an independent NIST traceable testing lab. US data is available at www.photometrics.com/support/us/



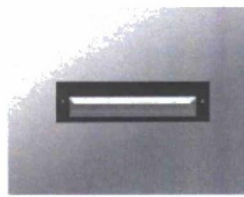
See room numbers when ordering in North America

| Part Number | Part Name | Part Description |
|-------------|-------------|------------------|
| 100-0000-01 | 100-0000-01 | 100-0000-01 |
| 100-0000-02 | 100-0000-02 | 100-0000-02 |
| 100-0000-03 | 100-0000-03 | 100-0000-03 |
| 100-0000-04 | 100-0000-04 | 100-0000-04 |
| 100-0000-05 | 100-0000-05 | 100-0000-05 |
| 100-0000-06 | 100-0000-06 | 100-0000-06 |
| 100-0000-07 | 100-0000-07 | 100-0000-07 |
| 100-0000-08 | 100-0000-08 | 100-0000-08 |
| 100-0000-09 | 100-0000-09 | 100-0000-09 |
| 100-0000-10 | 100-0000-10 | 100-0000-10 |
| 100-0000-11 | 100-0000-11 | 100-0000-11 |
| 100-0000-12 | 100-0000-12 | 100-0000-12 |
| 100-0000-13 | 100-0000-13 | 100-0000-13 |
| 100-0000-14 | 100-0000-14 | 100-0000-14 |
| 100-0000-15 | 100-0000-15 | 100-0000-15 |
| 100-0000-16 | 100-0000-16 | 100-0000-16 |
| 100-0000-17 | 100-0000-17 | 100-0000-17 |
| 100-0000-18 | 100-0000-18 | 100-0000-18 |
| 100-0000-19 | 100-0000-19 | 100-0000-19 |
| 100-0000-20 | 100-0000-20 | 100-0000-20 |

See room numbers when ordering in North America

A-15

Recessed wall luminaires with directed light



TEST: 1680
TEST LAB: LIGHT LABORATORY INC.
DATE: 10/07/2013
LUMINAIRE: 22302 BE
LAMP: 5 W LED

Type: BEGA Product: Voltage: Color: Options: Modified:

Notes: Constructed of die-cast aluminum with integral wiring compartment. Mounting tabs provided. The casting is made of grade 6061-T6 aluminum. Support hole is 0.75" (19.05 mm) diameter.

Features: One-piece die-cast aluminum housing. Clear lens. Temperature: 107° F max. maximum light in footcandle. Surface temperature is limited by heat sink. Center heat sink area uses alpha alumina thermal pad. LED drivers are mounted in the housing cavity. Constructed high temperature, nickel-plated rubber gasket for weather tight operation.

Electrical: 5-watt LED luminaire, 1.5 watt system output, 107° F max temperature. Energy 1071 through 2171 lumens. LED driver: 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement.

Standard LED color temperature is 3000K available in 4000K and 5000K.


Note: Due to the dynamic nature of LED technology, LED luminaire color and the beam is subject to change of the amount of BEGA-LED. For the most current technical data, please refer to www.bega-us.com.

Photo: All BEGA standard fixtures are polycarbonate powder coated with maximum 3 mil thickness. Available in four standard BEGA colors: Black (BL), White (WH), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors available on special order. US lead for US and Canadian shipments, unless for wall locations and for installation within 3 year of purchase. IC rated. Protection class: IP65.

Luminaire Lumens: 155
 Tested in accordance with LM 79-09

BEGA-US 1000 BEGA Way, Cupertino, CA 95013 (800)884-0533 FAX (800)586-9474 www.bega-us.com
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A-15 BEGA



TEST: 1680
TEST LAB: LIGHT LABORATORY INC.
DATE: 10/07/2013
LUMINAIRE: 22302 BE
LAMP: 5 W LED

Type: BEGA Product: Voltage: Color: Options: Modified:

Notes: Constructed of die-cast aluminum with integral wiring compartment. Mounting tabs provided. The casting is made of grade 6061-T6 aluminum. Support hole is 0.75" (19.05 mm) diameter.

Features: One-piece die-cast aluminum housing. Clear lens. Temperature: 107° F max. maximum light in footcandle. Surface temperature is limited by heat sink. Center heat sink area uses alpha alumina thermal pad. LED drivers are mounted in the housing cavity. Constructed high temperature, nickel-plated rubber gasket for weather tight operation.

Electrical: 5-watt LED luminaire, 1.5 watt system output, 107° F max temperature. Energy 1071 through 2171 lumens. LED driver: 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement.

Standard LED color temperature is 3000K available in 4000K and 5000K.

Note: Due to the dynamic nature of LED technology, LED luminaire color and the beam is subject to change of the amount of BEGA-LED. For the most current technical data, please refer to www.bega-us.com.

Photo: All BEGA standard fixtures are polycarbonate powder coated with maximum 3 mil thickness. Available in four standard BEGA colors: Black (BL), White (WH), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors available on special order. US lead for US and Canadian shipments, unless for wall locations and for installation within 3 year of purchase. IC rated. Protection class: IP65.

Luminaire Lumens: 155
 Tested in accordance with LM 79-09

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A-17

Compact floodlight



TEST: 77607 J6
TEST LAB: LIGHT LABORATORY INC.
DATE: 02/20/2012
LUMINAIRE: 13W LED
LAMP: 13W LED

Type: BEGA Product: Voltage: Color: Options: Modified:

Notes: Constructed of die-cast aluminum housing. Clear lens. Temperature: 107° F max. maximum light in footcandle. Surface temperature is limited by heat sink. Center heat sink area uses alpha alumina thermal pad. LED drivers are mounted in the housing cavity. Constructed high temperature, nickel-plated rubber gasket for weather tight operation.

Electrical: 13-watt LED luminaire, 1.5 watt system output, 107° F max temperature. Energy 1071 through 2171 lumens. LED driver: 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement.

Standard LED color temperature is 3000K available in 4000K and 5000K.


Note: Due to the dynamic nature of LED technology, LED luminaire color and the beam is subject to change of the amount of BEGA-LED. For the most current technical data, please refer to www.bega-us.com.

Photo: All BEGA standard fixtures are polycarbonate powder coated with maximum 3 mil thickness. Available in four standard BEGA colors: Black (BL), White (WH), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors available on special order. US lead for US and Canadian shipments, unless for wall locations and for installation within 3 year of purchase. IC rated. Protection class: IP65.

Luminaire Lumens: 155
 Tested in accordance with LM 79-09

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A-17 BEGA



TEST: 77607 J6
TEST LAB: LIGHT LABORATORY INC.
DATE: 02/20/2012
LUMINAIRE: 13W LED
LAMP: 13W LED

Type: BEGA Product: Voltage: Color: Options: Modified:

Notes: Constructed of die-cast aluminum housing. Clear lens. Temperature: 107° F max. maximum light in footcandle. Surface temperature is limited by heat sink. Center heat sink area uses alpha alumina thermal pad. LED drivers are mounted in the housing cavity. Constructed high temperature, nickel-plated rubber gasket for weather tight operation.

Electrical: 13-watt LED luminaire, 1.5 watt system output, 107° F max temperature. Energy 1071 through 2171 lumens. LED driver: 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement.

Standard LED color temperature is 3000K available in 4000K and 5000K.

Note: Due to the dynamic nature of LED technology, LED luminaire color and the beam is subject to change of the amount of BEGA-LED. For the most current technical data, please refer to www.bega-us.com.


Photo: All BEGA standard fixtures are polycarbonate powder coated with maximum 3 mil thickness. Available in four standard BEGA colors: Black (BL), White (WH), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors available on special order. US lead for US and Canadian shipments, unless for wall locations and for installation within 3 year of purchase. IC rated. Protection class: IP65.

Luminaire Lumens: 155
 Tested in accordance with LM 79-09

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A-18

Compact floodlight



TEST: 77607 J6
TEST LAB: LIGHT LABORATORY INC.
DATE: 02/20/2012
LUMINAIRE: 13W LED
LAMP: 13W LED

Type: BEGA Product: Voltage: Color: Options: Modified:

Notes: Constructed of die-cast aluminum housing. Clear lens. Temperature: 107° F max. maximum light in footcandle. Surface temperature is limited by heat sink. Center heat sink area uses alpha alumina thermal pad. LED drivers are mounted in the housing cavity. Constructed high temperature, nickel-plated rubber gasket for weather tight operation.

Electrical: 13-watt LED luminaire, 1.5 watt system output, 107° F max temperature. Energy 1071 through 2171 lumens. LED driver: 0-10V dimming. The LED and driver are mounted on a removable plate for easy replacement.

Standard LED color temperature is 3000K available in 4000K and 5000K.

Note: Due to the dynamic nature of LED technology, LED luminaire color and the beam is subject to change of the amount of BEGA-LED. For the most current technical data, please refer to www.bega-us.com.

Photo: All BEGA standard fixtures are polycarbonate powder coated with maximum 3 mil thickness. Available in four standard BEGA colors: Black (BL), White (WH), Bronze (BR), Silver (SL). To specify, add appropriate suffix to catalog number. Custom colors available on special order. US lead for US and Canadian shipments, unless for wall locations and for installation within 3 year of purchase. IC rated. Protection class: IP65.

Luminaire Lumens: 155
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NELSEN PARTNERS ARCHITECTS & PLANNERS

Nelson Partners, Inc.
 Austin | Scottsdale

15210 North Scottsdale Road
 Suite #700
 Scottsdale, Arizona 85254
 t 480.949.6800
nelsonpartners.com

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SCOTTSDALE QUARTER
 PHASE III BLOCK L
 15125 N SCOTTSDALE ROAD
 Scottsdale, AZ 85260

Date
 JULY 18, 2017 - DRB

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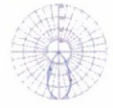
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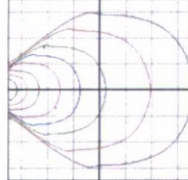
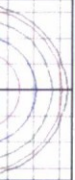
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A

1/8" = 1'-0"
DRAWING, INC.
SNA LM 79-08



5 H x 5 V
891.76
0.18 0.1
51.4
51.4
86.3
86.3
N.A. (absolute)
N.A. (absolute)
450
N.A.
600
N.A.
25
630
N.A.
11.6
1.00
95.84



Beam Cross Section Grid Spacing = 2 ft

MEGA reserves the right to make technical changes without notice.
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NELSEN PARTNERS

ARCHITECTS & PLANNERS

Nelson Partners, Inc.
Austin | Scottsdale
13210 North Scottsdale Road
Suite #200
Scottsdale, Arizona 85254
t 480.340.1800
nelsonpartners.com

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