

**Marked Agendas
Approved Minutes
Approved Reports**

**The January 4, 2018
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: January 4, 2018 Item No. 3
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Luxian Villas On Camelback 25-DR-2017

Location: 6442 East Camelback Road

Request: Request approval of the site plan, landscape plan, and building elevations for a residential condominium development with 14 dwelling units in approximately 40,650 square feet of building area, all on a 3-acre site.

OWNER

Luxian Villas on Camelback, LLC
(602) 541-4700

ARCHITECT/DESIGNER

Zajacek Architect and Planner

ENGINEER

RCC Design Group LLC

APPLICANT CONTACT

Todd Simmons
RST Contracting LLC
602-541-4700

BACKGROUND

Zoning

The site is zoned Townhouse Residential (R-4) district which was adopted via Zoning District Map Amendment case 8-ZN-2009 and associated General Plan Amendment case 1-GP-2009.

Context

The subject site is located along the north side of East Camelback Road, mid-block between North 64th Street and North 66th Street. The site is generally surrounded by single-family residential homes to the west, south, and east with the Phoenician Golf Course to the north and overlapping portions of the subject site.

Adjacent Uses and Zoning

- North Phoenixian Golf Course, City of Phoenix Jurisdiction
- South 6500 Camelback Amended subdivision, Single-family Residential (R1-35) zoning district.
- East Camelback Club Estates subdivision, Single-family Residential (R1-35) zoning district.
- West Camelback Club Estates subdivision, Single-family Residential (R1-35) zoning district.

Key Items for Consideration

- Site plan conformance was stipulated by the zoning case

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

This request is to develop a 14-unit residential 2-story condominium project with individual attached 2-car garages and fenced rear yards. The project proposal also includes a community amenity area with a pool and associated outdoor recreation space. This project site is restricted by the location of the surrounding golf course as it overlaps onto the property and was stipulated to conformance with the site plan from the associated rezoning to Townhouse Residential (R-4) district under case 8-ZN-2009.

Neighborhood Communication

With the project application submittal, the applicant and the City sent out notification to property owners within 750 feet of the project site. As of the writing of this report, staff has not received any feedback in opposition to this proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

This project site was stipulated to conformance with the site plan from the associated Zoning District Map Amendment case 8-ZN-2009 and associated General Plan Amendment case 1-GP-2009, which re-zoned the 3 parcels from Single-family Residential (R1-35) district to Townhouse Residential (R-4) district. The 14-unit development is divided into 3 buildings; a 6-unit Building 1, a 6-unit Building 2, and a 2-unit Building 3. The proposed buildings feature a mixture of stacked stone and stucco materials on the varying building faces, with concrete tile roofing and parapet features on top. The project is proposing roof mounted mechanical equipment for Buildings 1 & 2 which will be screened by the parapet elements at the center of the pitched tile roofs. Due to its size, Building 2 (2-units) is not proposing the same roof mounted mechanical area as the other buildings.

The proposal also features a gated entry with undulating screen walls along the property frontage, separating it from East Camelback Road. The internal drive aisle is 24 feet wide and features a secondary exit point at the west end of the site. Each unit access off the internal arching drive and has its own attached 2-car garage. Four additional guest parking spaces (including one assessable space) are provided along the internal drive aisle. Outside of the gates, a meandering 6-foot-wide sidewalk and landscaping will be provided to maintain pedestrian access along East Camelback Road. The 14 proposed units result in a density of 4.63 dwelling units per acre, which is below the 5.83 dwelling units per acre allowed by the R-4 rezoning. The proposal also provides 1.59 acres of the 2.97 (53%) of the site as open space, primarily due to the impact of the existing golf course that overlaps rear and sides of the subject properties.

Development Information

- Existing Use: 3 vacant parcels
- Proposed Use: Residential Condominiums
- Parcel Size: 3.07 gross acres
2.97 net acres
- Dwelling unit space (residential): 40,650 square feet
- Building Height Allowed: 30 feet, including rooftop appurtenances
- Building Height Proposed: 26 feet
- Parking Required: 2 per unit = 28 spaces
- Parking Provided: 28 garage spaces + 3 guest spaces = 31 spaces
- Open Space Required: 13,385 square feet / 0.3 acres
- Open Space Provided: 69,263 square feet / 1.59 acres
- Number of Dwelling Units Allowed: 16 units
- Number of Dwelling Units Proposed: 14 units
- Density Allowed: 5.83 dwelling units per acre
- Density Proposed: 4.63 dwelling units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Luxian Villas on Camelback per the attached stipulations, finding that the provisions of the Zoning and General Plan Amendment stipulations and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov


APPROVED BY


Jeff Barnes, Report Author

12/11/17
Date


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

12/19/17
Date


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

12/27/17
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 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. Building Elevations
 - 7. Perspectives
 - 8. Streetscape Elevations
 - 9. Material and Color Board
 - 10. Site Details
 - 11. Landscape Plans
 - 12. Electrical Site Plan
 - 13. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Luxian Villas On Camelback
Case Number: 25-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

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:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Zajacek Architect and Planner, with a city staff date of 8/30/2017.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by RCC Design Group, LLC., with a city staff date of 11/6/2017.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by digstudio, with a city staff date of 11/6/2017.
4. The case drainage report submitted by RCC Design Group, LLC., and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and General Plan Amendment cases for the subject site were: 8-ZN-2009 & 1-GP-2009.

ARCHITECTURAL DESIGN:

DRB Stipulations

5. 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 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 window types.
6. 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.

ATTACHMENT A

APPROVED 01-04-18 (WB)

7. All exterior mechanical, utility, and communications equipment shall be screened by a parapet that matches the architectural characteristics, color, and finish of the building. Parapet height for roof-mounted units shall be equal to, or exceed the height of the tallest unit.

SITE DESIGN:

DRB Stipulations

8. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
9. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Detail 2146-1 for single enclosure.
10. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct a 6-foot-wide ADA compliant sidewalk along Camelback Road.
11. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all driveways to meet DSPM Section 2-1.805, the face of the garage door shall be set back from the curb, sidewalk or edge of the through travel lane either three (3) to six (6) feet, or at least eighteen (18) feet, while twenty (20) feet is preferable.

EXTRIOR 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.
- E. The initial vertical luminance at 6-foot above grade, along the east and west property lines shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

12. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
13. All exterior parking lot and site lighting shall adhere to the following:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 1.5 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 6 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 (or 1-foot outside of any block wall exceeding 5-foot in height) shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

ATTACHMENT A

APPROVED 01-04-18 (WB)

STREET INFRASTRUCTURE:

Ordinance

F. All street infrastructure improvements shall be constructed in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

14. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:

- a. EAST CAMELBACK ROAD.
 - i. Dedicate a minimum of 55 feet of fee title right-of-way along the site frontage.
 - ii. Dedicate a Non-Motorized Public Access Easement over the Camelback Road sidewalk that extends outside of the public right-of-way.
 - iii. Construct a 6-foot-wide sidewalk along the north side to meet current ADA compliance across all driveways. Designed to be as parallel to Camelback Road as possible.
 - iv. Construct an auxiliary (deceleration) lane for west bound traffic into the main entrance to meet DSPM Section 5-3.119 and Figure 5.3-28.
 - v. Construct median modifications to be per DSPM Section 5 and Figure 5.3-30.
 - vi. The demolition of existing curb cuts and reconstruction of the curb line.
 - vii. Main site driveways shall be constructed per COS Standard Detail 2258, CL-1 and CL-2 Type. Designating as "Entry Only" and "Exit Only".
 - viii. The Emergency/Service Driveway shall be constructed per COS Standard Detail 2258, CL-4 Type.

15. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

16. Before any improvement plan approval, the owner shall submit an engineer's estimate for plan preparation, design and construction costs for all improvements to be dedicated to the City of Scottsdale, subject to city staff approval.

WATER AND WASTEWATER:

DRB Stipulations

17. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by city staff.

18. 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

19. With the civil construction document 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.

20. The development project is responsible for conveying a design flow of 135 cubic feet per second from the Phoenician golf course generally southerly through the development site and to the existing catch basin located near Camelback Road and the eastern boundary of the development site per the original design of the Camelback Storm Drain Extension project. The preliminary grading and drainage plan includes a new catch basin and lateral located at the east end of the development site that could capture this flow; however, the preliminary grading and drainage plan does not include grading of the golf course to convey the design flow from the golf course to the new catch basin. The City is working with the owners of the Phoenician golf course and their engineer as part of the project for the regrading of the golf course to implement grading and other measures to restore the design flows from Camelback Storm Drain Extension project and to convey the 135 cubic feet per second design flow to the catch basin proposed by this project. The applicant and his engineer shall coordinate with the owners of the Phoenician golf course and their engineer on this issue. With the civil construction document submittal, the applicant shall provide civil improvement plans that address this issue and reflect the outcome of that coordination.

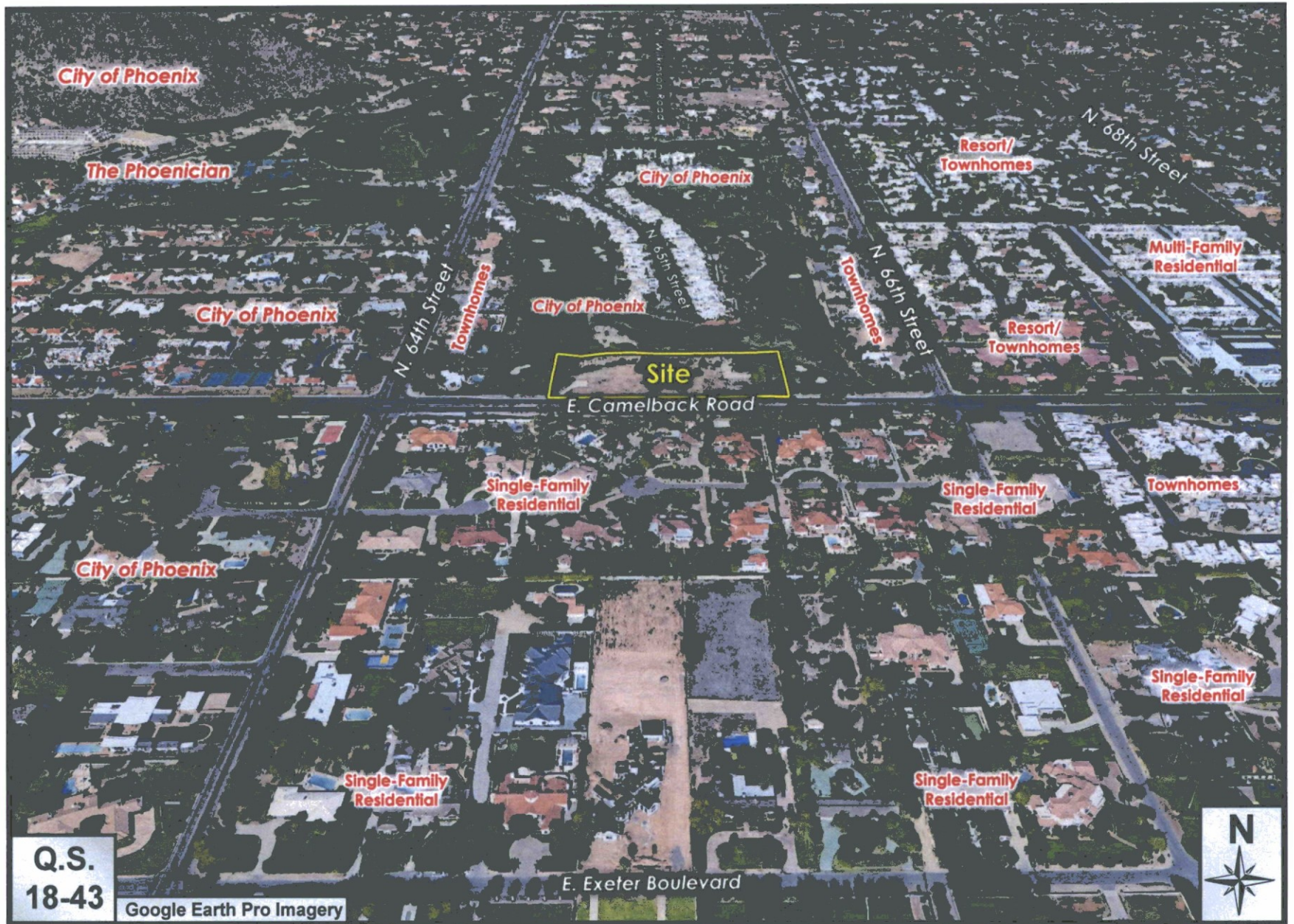
EASEMENTS DEDICATIONS:

Ordinance

- G. SRC Sec. 47-23: Execute an agreement with the City to construct the public improvements, and provide the city a cash deposit, letter of credit, or bond for constructing the public improvements.
- H. SRC Sec. 48-101. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in section 48-4. (Ord. No. 3743, § 1, 9-21-07)

DRB Stipulations

21. Prior to the issuance of any permit for the development project, the owner shall have a lot assemblage plat to be recorded per DSPM 3-1.700.
22. Prior to the issuance of any permit for the development project, the owner shall dedicate a sight distance easement where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
23. Prior to the issuance of any permit for the development project, the owner shall dedicate a Vehicular Non-Access Easement along Camelback Road except at the approved site driveway locations (Zoning stipulation from case 8-ZN-2009).
24. Prior to issuance of any permit for the development project, the owner shall dedicate to the City a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.



Luxian Villas on Camelback

Attachment #1

25-DR-2017



Q.S.
18-43

Google Earth Pro Imagery

Luxian Villas on Camelback

Attachment #1A

25-DR-2017



Luxian Villas on Camelback

Attachment #2

25-DR-2017

Luxian Villas

Project Design Review Board Narrative

May 2017



Submitted by:

Julie Rayburn, PE
4505 E. Chandler Blvd, Suite 265
Phoenix, AZ 85048
Phone: (480) 598-0270
Email: julie@rccdesigngroup.com

On behalf of:

Todd Simmons
Luxian Villas, LLC

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Introduction

Luxian Villas on Cambelback, LLC is a 14 unit residential condominium project located on approximately 3 acres on the north side of Camelback Road between 64th and 66th Streets, further identified as Maricopa County APN's 175-35-035A, -29, and -28 B and shown on Figure 1 below:

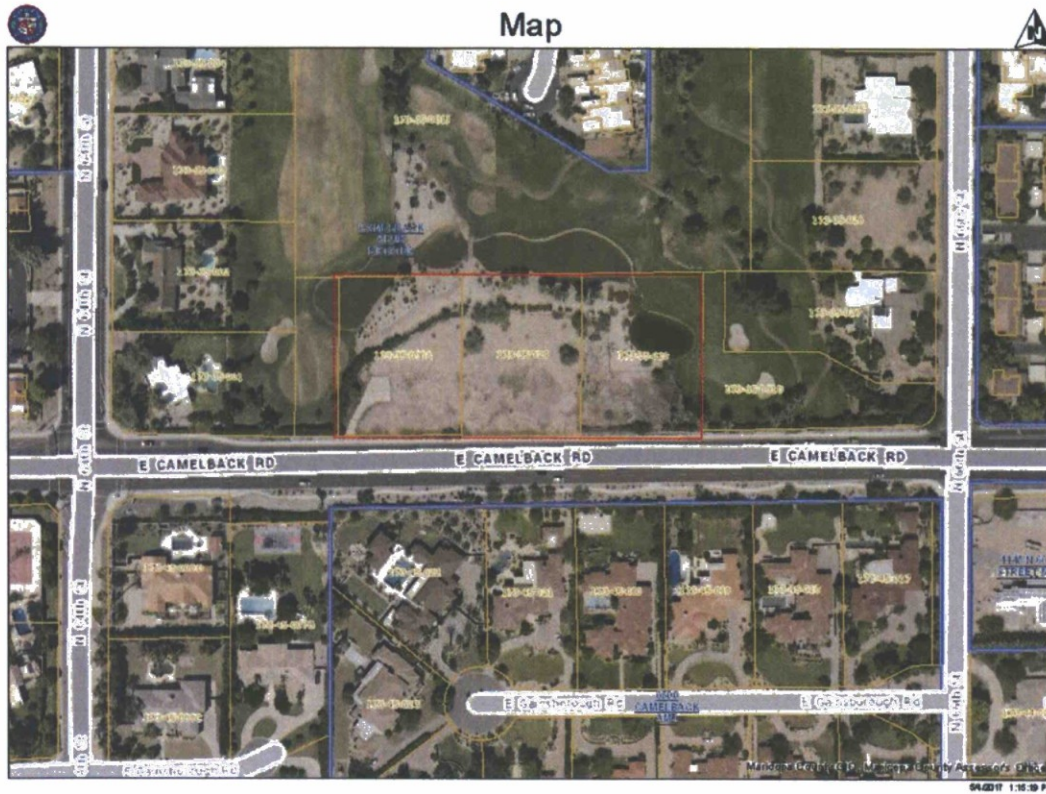


Figure 1 Project Vicinity Map

Luxian Villas is a gated 14-unit luxury condominium project on Camelback Road surrounded on three sides by the Phoenician Golf Course. The project includes 3 buildings, all containing 2 story units. All units include at-grade 2 car garages, second story decks, and ground floor patios. All units also include fenced rear yards with views of the golf course. Property amenities include a pool and barbeque area adjacent to the golf course.

Surrounding Uses and Existing Conditions

The property consists of 3 parcel totaling 3.03 acres located approximately 355' east of 64th Street on Camelback road. The site is surrounded to the west, north, and east by the golf course for the Phoenician resort. The site is bounded to the south by Camelback Road, which includes 4 lanes with a raised median. South of Camelback Road is single-family residential development. The table below further describes the surrounding uses of the project site:

Figure 2 Surrounding Uses of Project Site

Direction	General Plan Designation	Zoning Classification	Existing Use
Project Site	R4 Townhomes/14 DU	R4	Vacant
North	Low Density Residential	RE-35	Golf Course
East	Low Density Residential	R1-35	Golf Course
South	Low Density Residential	R1-35	Camelback Road/
West	Low Density Residential 0-1 DU/AC	R1-35	Golf Course

Existing General Plan Designation & Zoning Classification

The property lies within incorporated City of Scottsdale limits, is currently zoned R4 Townhouse residential with 14 total DU allowed, approved under zoning case 8-ZN-2009.

Development Plan

The existing zoning is a R4 Townhomes and the project will be developed in accordance with the approved Site Plan and stipulations from Zoning Case 8-ZN-2009.

Legal Description

The project's legal description is attached as Exhibit A

Housing Product

The Architecture of the Luxian Villas on Camelback Road is a modified/contemporary, "Santa Barbara" style. The units are two-story, and the height will not exceed 26'0" and will have two-car garages. There will be three 2-bedroom units, which include 2,494 square feet of living space, a 227-square foot second floor deck, and 1,848 square foot ground floor patio. There will be eleven 3-bedroom units which include 3,015 square feet of living space, a 260-square foot

second floor deck, and 2,138 square foot ground floor patio. All units will have private rear yards varying in size from 348 sf to 686 sf.

The paint colors for the buildings are as follows:

- 1) The Stucco base color is Sherwin Williams SW1071, "Popular Grey"
- 2) The accent color is Sherwin Williams SW7038, "Tony Taupe"
- 3) The Garage Doors are Sherwin Williams "Espresso"
- 4) The windows will be bronze
- 5) The entry stone will be "Tuscany Brown"
- 6) The Eagle Roofing is SMC8401, "San Miguel Blend"

Walls and Fencing:

The rear yard will be enclosed with Stucco Block and Metal View Fencing

Mechanical and Utility Equipment

Mechanical equipment will be roof mounted and screened by a parapet wall. Exact electric transformer locations have not been determined yet, but they will generally be located off the west end of the western most building and in the landscape area to the east of Unit 12. This location will allow for adequate screening and will not interfere with pedestrian or vehicular circulation within the project.

Ingress, Egress, & Circulation

Ingress and Egress

The project will have one primary gated entrance onto Camelback Road located approximately in the middle of the site. This will be a gate entrance with one entering driveway and one exiting driveway. The keypad will be located just outside of the right-of-way on the entrance drive. Modifications to the median will be necessary to allow for proper access to the site. A right-turn/decal lane is also proposed on westbound Camelback into the site. There is an additional emergency and service vehicle exit located at the western end of the property onto Camelback Road. Ingress and egress is design in accordance with the approved Site Plan from the Zoning Case.

Circulation & Parking

All units have 2 car garages with driveways designed to provide two additional parking spaces in front of the garage. All units are accessed off the 24' wide auto court on-site. There are a total of 4 additional visitor spaces provided, including 1 accessible space. Turn around areas have been provided at each end of the site.

Pedestrian Access and Circulation

Pedestrian access into the property is provided by a gated entrance connected to the Camelback Road sidewalk east of the vehicular entrance. Within the site a five-foot wide sidewalk is provided on the south side of the auto court to provide internal pedestrian circulation. There is a meandering sidewalk to access the pool area as well.

Landscaping Concept & Project Theme

Camelback Road: The landscape design of Luxian Villas reflects the existing landscape character along Camelback. Taking cues from Royal Palms and The Phoenician, the landscape reflects a transition from an enhanced desert landscape to an Oasis landscape within the site. The design along Camelback creates a rhythm of Desert Museum Palo Verdes as the primary street tree along with a stepped wall. The wall along the street will be an eight foot (8') high stucco wall to provide a sound buffer to Camelback. The wall design steps into the site at regular intervals to disrupt the linear appearance of the wall and creating larger planting areas along the street. Pilasters, with grill work, and the wall finish and dark cap will reflect the architecture of the Villas. A wide entry arrival area will feature the Luxian logo with stone wall accents, pavers and a broad open wrought iron gate providing a view into the Villas.

Auto Court Landscape: Date palms provide the framework within the site, while providing a backdrop to the street. The oasis landscape will create a contrast to Camelback Road with lush planting and a shaded auto court. Vertical accent screens along a portion of the wall sections will provide the support for vine plantings, repeating exterior theme of disrupting of linear wall along the street. Flowering shrubs and groundcovers, ornamental grasses and succulent accents will provide year around color and interest for the residents. A linear courtyard between the Villas provide the residents direct access to the pool amenity, overlooking the golf course. The courtyard will provide a shaded pass-through to the pool that will contain a water feature and shade loving plant materials.

Pool Amenity & Golf Course Boundary: The golf course is the primary attraction for the Villas. The pool amenity will be developed to provide a community gathering space, containing an outdoor barbeque grill, serving counters and furnishings that will encourage enjoyment of the golf views and pool. The landscape surrounding the pool and along the northern property line will contain low flowering groundcover. The landscape within the golf course easement will be responsibility of the golf course owner and will be coordinated with the Villa landscape.

Purpose, Ownership, Maintenance of Common Area

Over 51.3% of the project is devoted to common open space. 56,573 square feet or 42% is contained within the golf course easement for the Phoenician resort. This area is delineated by the perimeter wall and will be maintained by the resort. The project also includes 15% parking lot open space, and additional 11.3% of other open space. The common area will be maintained by

the Homeowner's Association (HOA). The proposed draft CC&Rs are attached for reference. The internal drives and parking areas are proposed to private and will also be maintained by the HOA.

Phasing

This project is anticipated to be constructed and completed in a single phase.

Off-site Improvements

Off-site improvements for this project will include the following:

1. Installation of a right turn/decel lane on westbound Camelback Road with 150' of storage and a 100' taper.
2. Construction of 6' wide sidewalk along the Camelback Road frontage
3. Public sewer extension from the existing manhole located approximately 60' west of the project to the west site exit.
4. The existing scupper and drainage structure located near the east end of the property will be rebuilt with the addition of the right-turn lane and the area drain will be relocated to the southeast corner of the property to accept off-site discharge from the golf course.

Zoning Stipulations

The following stipulations were attached to Zoning Case 8-ZN-2009

1. Conform to Conceptual Site Plan submitted with the zoning case
2. Maximum Dwelling units – 4.63 DU/AC, 14 total DU
3. Building Height limited to 26 feet
4. Traffic Impact Study – City staff has stated that this stipulation is not required due to the stipulated off-site improvements.
5. Circulation Improvements
 - a. Dedicate 55' of total right-of-way for Camelback Road
 - b. Construct improvements supported by the Traffic Impact Study – staff has stated that off-site improvements shown on the Site Plan and stipulated are all that will be required.
 - c. Dedicate 1' VNAE on Camelback frontage, except for entrance locations
 - d. Reconstruct median in Camelback to provide left-turn ingress and egress as shown on the Site Plan
 - e. Construct 6' sidewalk along Camelback Road frontage. Provide pedestrian access to the site separate from vehicular access.
 - f. Dedicate a non-motorized public access easement for any locations where sidewalk is outside the right-of-way
 - g. Provide ADA accessible ramps at site driveway or design the driveway crossing to be flush with the sidewalk to eliminate the need for ramps.
 - h. Dedicate the necessary right-of-way and construct a right-turn/deceleration lane into the site with 100 feet of storage and a 90-foot transition

6. Before any building permit is issued, if directed by staff, the owner shall make an in-lieu payment to the City instead of constructing the specified improvements
7. Access restrictions
 - a. Access is provided by one main driveway on Camelback Road with an emergency and service vehicle egress gate to the west
 - b. Entry design shall be provided to accommodate emergency and service vehicles with 55' turning radius. Ingress and egress lanes shall be a minimum of 16' wide
8. Circulation
 - a. Internal driveway shall be 24 feet wide
 - b. Internal sidewalk shall be a minimum of 5' wide
 - c. At the entrance the developer shall provide a separate pedestrian access from the gated vehicular entry, to the satisfaction of the Planning, Neighborhood and Transportation Division Managing Executive Director, or designee.

Proposed Utilities & Services

Utility	Provider
Water	City of Scottsdale
Sewer	City of Scottsdale
Refuse	City of Scottsdale
Electricity	SRP
Gas	Southwest Gas
Cable	Cox Communications
Telephone	Century Link
Police	City of Scottsdale
Fire	City of Scottsdale
School	Scottsdale Unified School District

Conclusion

Luxian Villas is being developed in accordance with the stipulations and approved Site Plan from zoning case 8-ZN-2009. The building architecture and landscape themes fit well with the surrounding development and with the City of Scottsdale Design Standards. We look forward to working with the City in the processing of our requests for approval by the Design Review Board and for the opportunity of bringing the Luxian Villas project to the City of Scottsdale.



Attachments

- 1) Preliminary Site Plan
- 2) Open Space Plan
- 3) Landscape Plan
- 4) Housing Elevations and Floor Plans
- 5) Hardscape Plans
- 6) Title Report
- 7) Legal Description



ATTACHMENT 4



REVISIONS:
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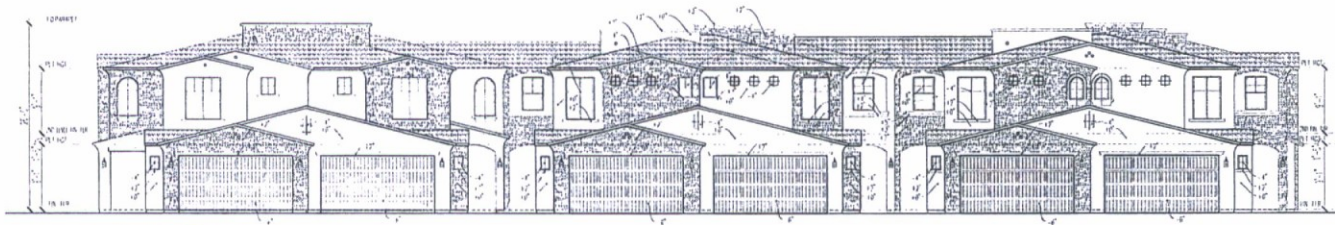
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 DRAWN BY: VC
 CHECKED BY: BR
 NOTES:

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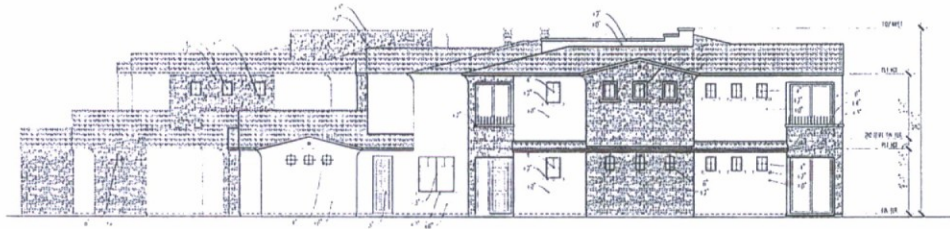
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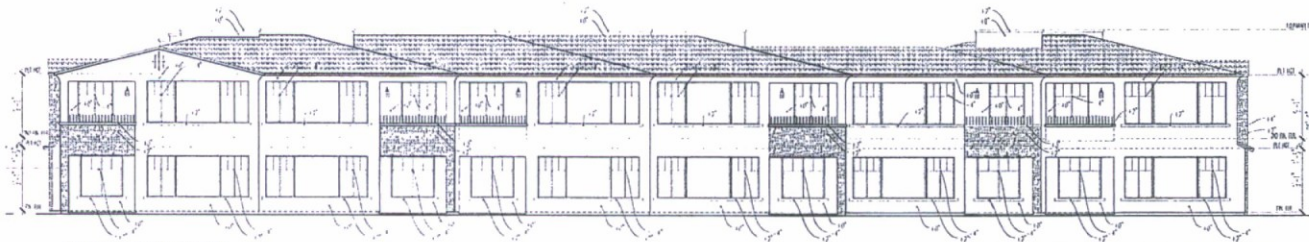
BUILDING 1 FRONT ELEVATION

SCALE 1/8" = 1'-0"



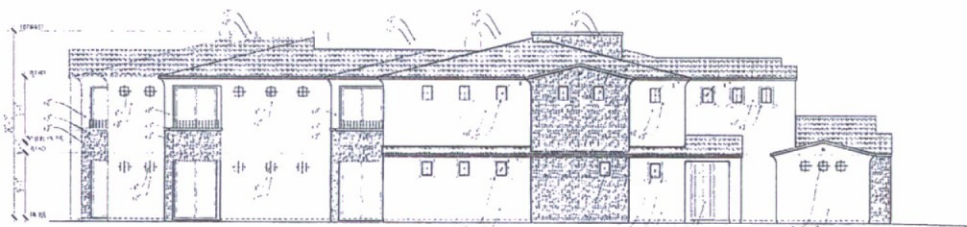
BUILDING 1 RIGHT ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 1 REAR ELEVATION

SCALE 1/8" = 1'-0"



BUILDING 1 LEFT ELEVATION

SCALE 1/8" = 1'-0"

ELEVATION LEGEND

STUCCO:
 ONE (1) COAT STUCCO SYSTEM (CC ESP-1407)
 A) BRUSH COAT
 B) STUCCO FINISH COAT HAND LAYED TEXTURED

LATH:
 VERTICAL & HORIZONTAL SURFACE: 1" X 3" GA. GJ SELF FLURRED ROCKER W/ FIBRE
 OPEN END 50% FIVE CEILING USE GJ FLAT 800 1/2" G.C. OR LESS OR HIGH RID LATH
 2" X 2" G.C. W/ 1/2" EXPANDED METAL LATH

CONCRETE:
 GJ W/ 1/2" G.C. W/ 1/2" EXPANDED METAL LATH

ROOFING:
 1" TAG EXPANDED POLY ISOTHEM, TAPE ALL EDGES

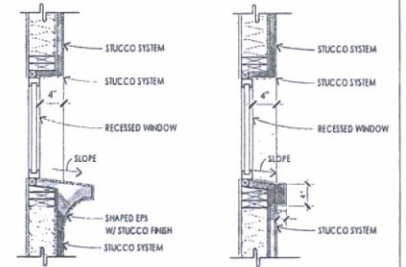
WATER BARRED UNDERLAMENT:
 OPEN STUD: 30# AD; (1) LAYER 60 MINUTE RATED 3" GRADE BUILDING PAPER
 WALL: SHEATHING: 30# AD; (2) LAYERS 60 MINUTE RATED 3" GRADE BUILDING PAPER
 NON VERTICAL SURFACES: (1) LAYER SELF ADHERING STRIPMENT W/ MEMBRANE



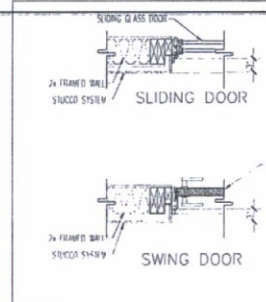
CONCRETE TILE ROOF:
 3" SHAPED CONCRETE TILE ROOF (30# 1000)



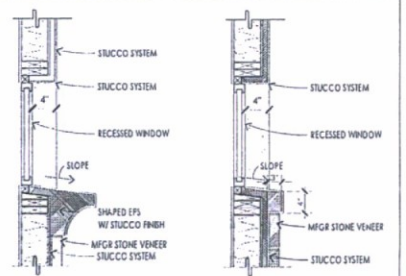
MFG STONE VENEER:
 MFG STONE VENEER
 MFG STONE VENEER



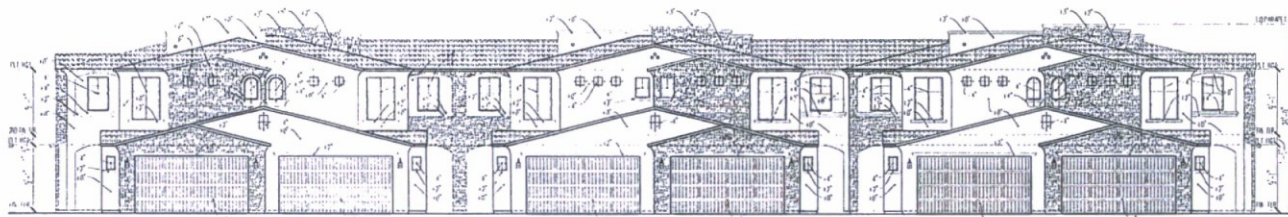
1) TYPICAL WINDOW WITH STUCCO



3) TYPICAL DOOR



2) TYPICAL WINDOW WITH MFGR STONE



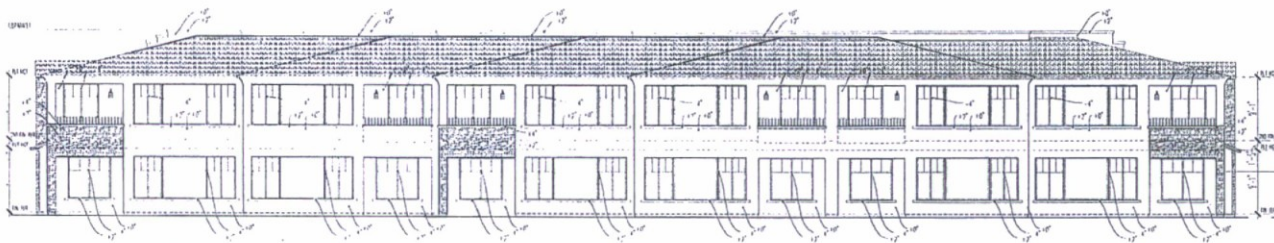
BUILDING 2 FRONT ELEVATION

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



BUILDING 2 RIGHT ELEVATION

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



BUILDING 2 REAR ELEVATION

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

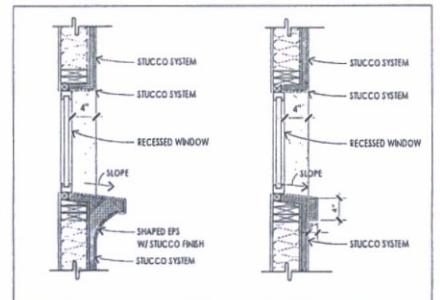


BUILDING 2 LEFT ELEVATION

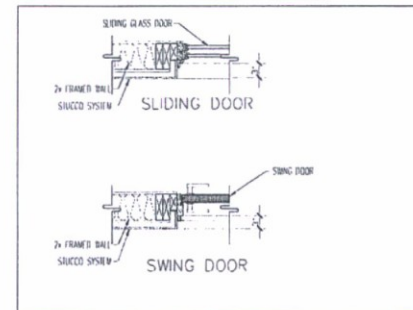
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

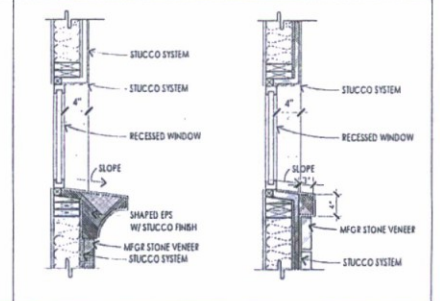
STUCCO:
 ONE (1) COAT FINISH SYSTEM (ACC. F58-180)
 A) BROWN COAT
 B) STUCCO FINISH COAT - HAND LACED TEXTURED
 LATH:
 VERTICAL & HORIZONTAL SURFACE: 1" X 20 GA. SELF FURRING BONDING WIRE FABRIC
 OPEN IN AS SCHEDULED (2) LATH USE G.L. FLAT W/ 18" O.C. OR LESS OR HOV W/ LATH
 24" O.C. MAX EXPANDED METAL LATH
 CORNERS:
 G.L. WELDED WIRE SHALL HOLD CORNER AND
 SURROUNDS:
 1" FINE EXPANDED POLYSTYRENE, TAPE ALL EDGES
 W/FORM BARRIER UNDERLAYMENT:
 UPPER STUCCO AREA: (1) LAYER OF WHITE BASED 5' GRADE GRAFTING PAPER
 W/ 1/4" X 1/4" O.C. (2) LAYER OF WHITE BASED 5' GRADE GRAFTING PAPER
 NON VERTICAL SURFACES: (1) LAYER SELF ADHERING BUTYRONE MEMBRANE



1) TYPICAL WINDOW WITH STUCCO



3) TYPICAL DOOR



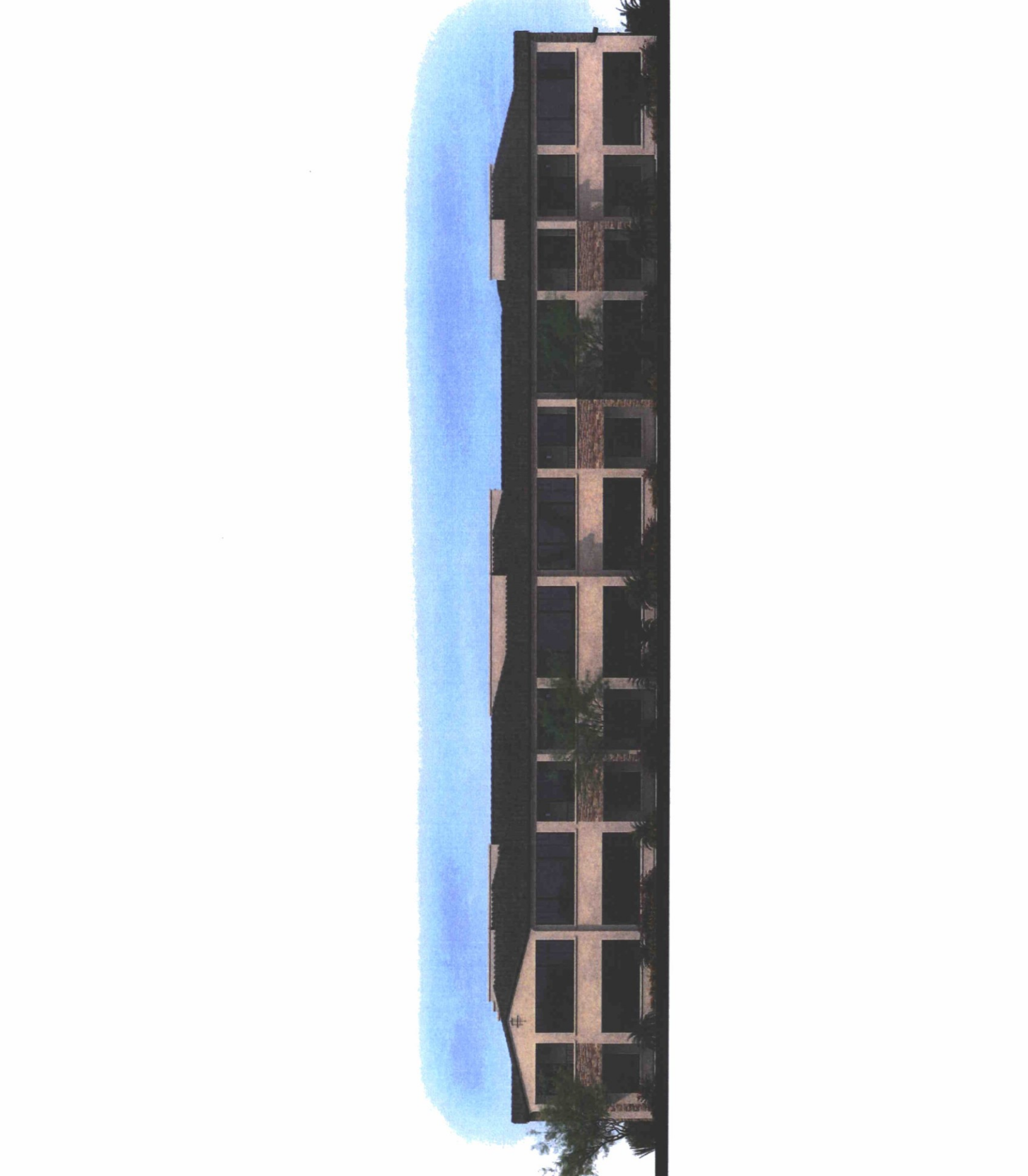
2) TYPICAL WINDOW WITH MFGR STONE



ATTACHMENT 7

25-DR-2017
08/30/17









1 CAMELBACK ROAD ELEVATION - LOOKING NORTH



2 CAMELBACK ROAD ELEVATION - ENLARGEMENT: WEST HALF



3 CAMELBACK ROAD ELEVATION - ENLARGEMENT: EAST HALF



4 CAMELBACK ROAD STREETScape PERSPECTIVE

25-DR-2017
08/30/17



600 N. 4TH STREET
PHOENIX, ARIZONA
T: 602.595.4101

LUXIAN VILLAS ON CAMELBACK
6500 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251

REVISIONS:

No.	DATE	DESCR

DESIGNED BY: DM
DRAWN BY: VC
CHECKED BY: BR

NOTES:

SEAL:

SCALE:
AS SHOWN

DATE ISSUED:
08/28/2017

SHEET NUMBER:

LS3

CONCRETE TILE ROOFING
EAGLE ROOFING
STYLE: SAN MIQUEL BLEND
STYLE #: SMC 8401

STACKED STONE
ARIZONA STONE
STYLE: NORTH AMERICAL LEDGE
COLOR: GENEVA NATURAL
ACCENT WALLS ON EXTERIOR

STUCCO
WESTERN ONE COAT
FINISH: MEDIUM SAND
BUILDING EXTERIOR &
PERIMETER FENCE WALLS

EXTERIOR PAINT
SHERWIN WILLIAMS
COLOR: POPULAR GRAY
COLOR #: SW 6071
MAIN EXTERIOR WALLS

EXTERIOR PAINT
SHERWIN WILLIAMS
COLOR: SEALSKIN
COLOR #: SW 7675
GARAGES, DOORS, EAVES & CORBELS

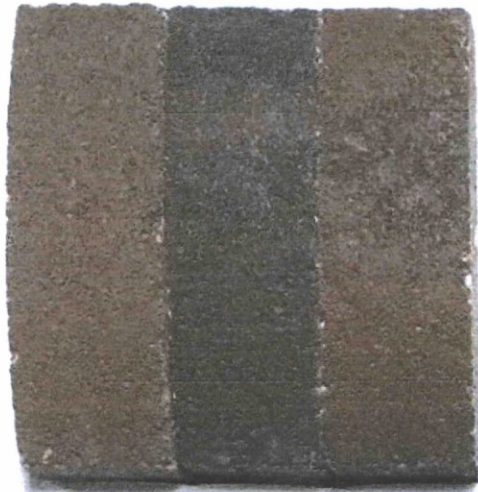


WINDOW GLASS
MILGARD
STYLE: 1120
RATING: LOW-E

LUXIAN CAMELBACK VILLAS
6500 E CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251

WINDOW FRAMES
MILGARD
METAL: ALUMINUM
FINISH: BRONZE





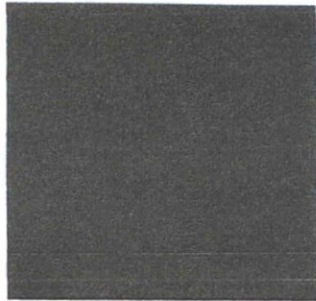
CONCRETE TILE ROOFING
EAGLE ROOFING
STYLE: SAN MIQUEL BLEND
STYLE #: SMC 8401



STACKED STONE
ARIZONA STONE
STYLE: NORTH AMERICAN LEDGE
COLOR: GENEVA NATURAL
ACCENT WALLS ON EXTERIOR



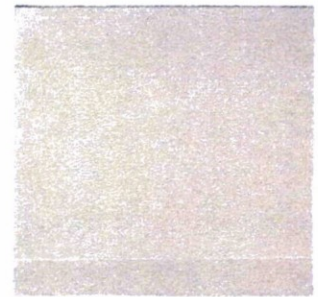
25-DR-2017
08/30/17



EXTERIOR PAINT
SHERWIN WILLIAMS
COLOR: SEALSKIN
COLOR #: SW 7675
GARAGES, DOORS, EAVES & CORBELS



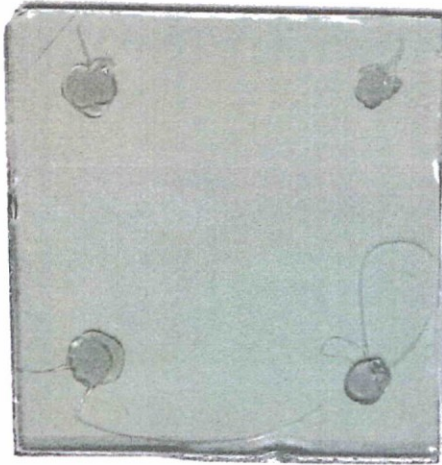
STUCCO
WESTERN ONE COAT
FINISH: MEDIUM SAND
BUILDING EXTERIOR & PERIMETER FENCE



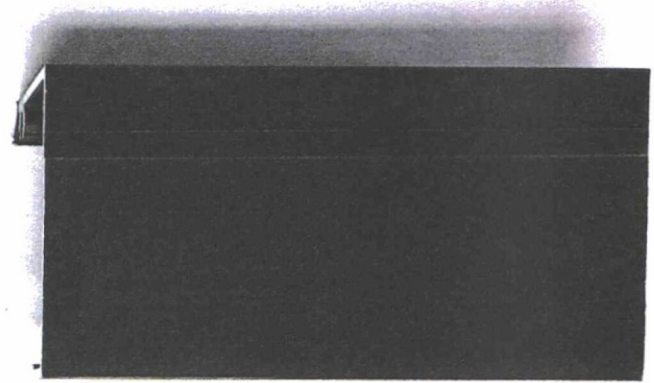
EXTERIOR PAINT
SHERWIN WILLIAMS
COLOR: POPULAR GRAY
COLOR #: SW 6071
MAIN EXTERIOR WALLS



25-DR-2017
08/30/17



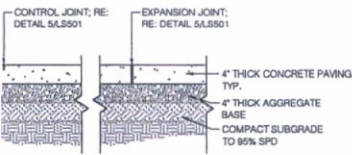
WINDOW GLASS
MILGARD
STYLE # 1120
RATING: LOW-E



WINDOW FRAMES
MILGARD
METAL: ALUMINUM
FINISH: BRONZE

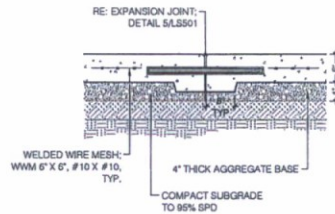


25-DR-2017
08/30/17

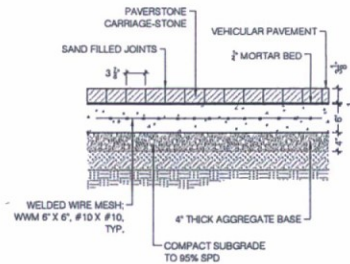


CONCRETE 2800 PSI.
EXPANSION JOINTS AT 30'-0" O.C. MAXIMUM.
INSTALL EXPANSION JOINTS BETWEEN PAVING AND
VERTICAL WALLS.
REFER TO SHEET LS100 FOR CONCRETE FINISH.

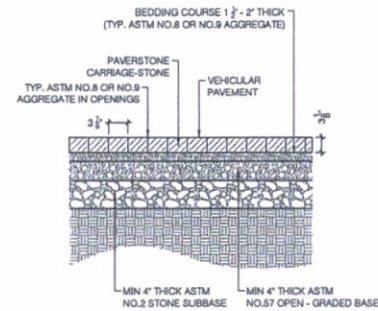
1-01) 4" THK CONCRETE PAVEMENT
1" = 1'-0"



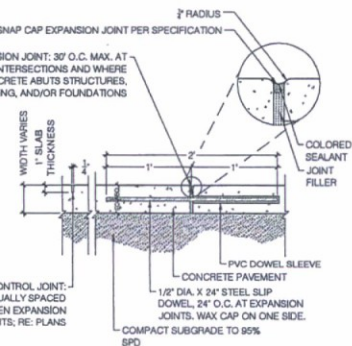
2 (1-02) 6" THK REINFORCED CONCRETE PAVEMENT
1" = 1'-0"



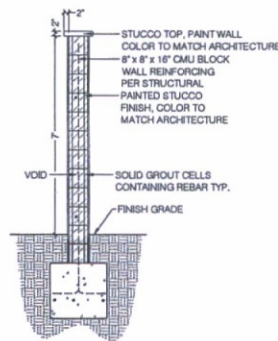
3 (1-03 / 1-04) VEHICULAR CONCRETE PAVEMENT
1" = 1'-0"



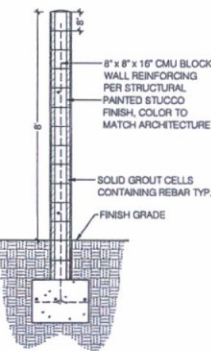
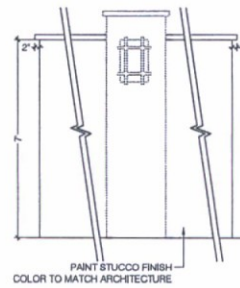
4 (1-05) PERMEABLE PAVEMENT
1" = 1'-0"



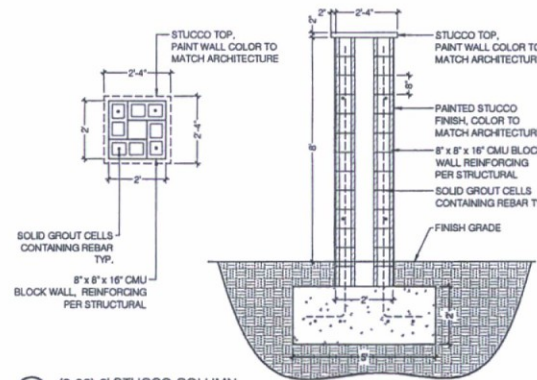
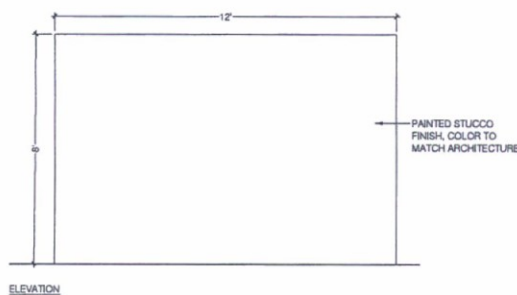
5-09) CONTROL AND EXPANSION JOINT
1/2" = 1'-0"



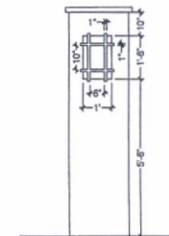
6 (2-01) 7\"/>



2-02) CMU STUCCO WALL
1" = 1'-0"



8 (2-03) 6\"/>



600 N. 4TH STREET, STE D
PHOENIX, ARIZONA 85004
T: 602.595.4101

LUXIAN VILLAS ON CAMELBACK
6500 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251

24. SITE DETAILS

REVISIONS:

No.	DATE	DESCRIPTION

DESIGNED BY: DIG
DRAWN BY: VC
CHECKED BY: BRS
NOTES:

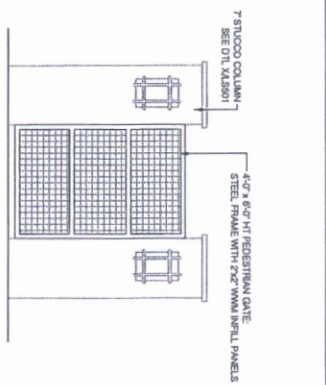
SEAL:

SCALE:
AS SHOWN

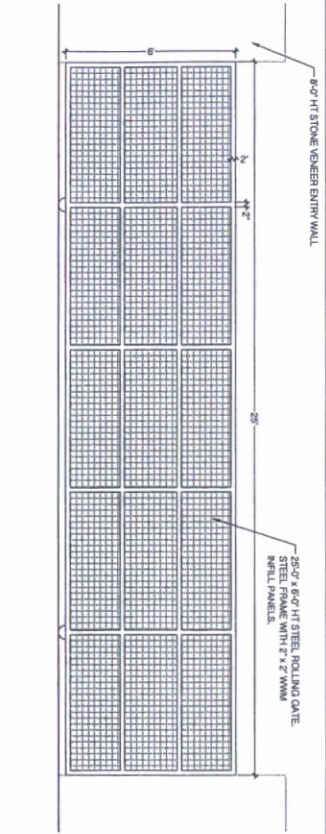
DATE ISSUED:
11/02/2017

SHEET NUMBER:

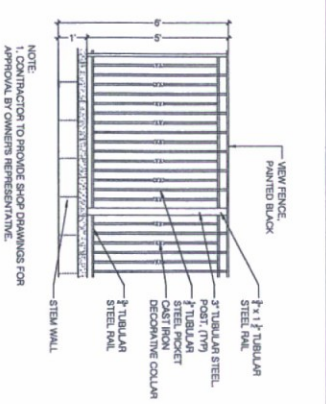
LS501



1 (2-04) 6' PEDESTRIAN ENTRY GATE
VF - 1'-0"

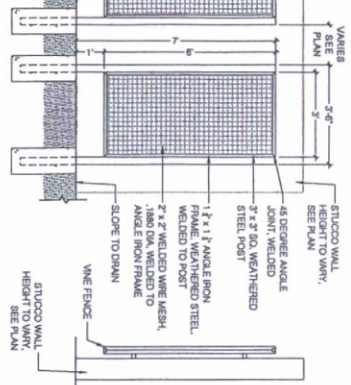


2 (2-05) VEHICULAR ROLLING GATE
VF - 1'-0"

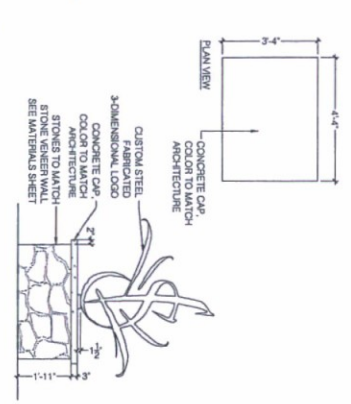


3 (2-06) VIEW FENCE AND STEM WALL
VF - 1'-0"

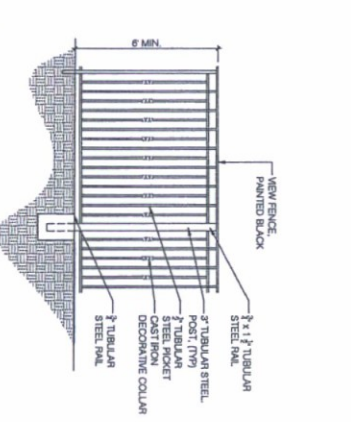
NOTE
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY OWNERS REPRESENTATIVE.



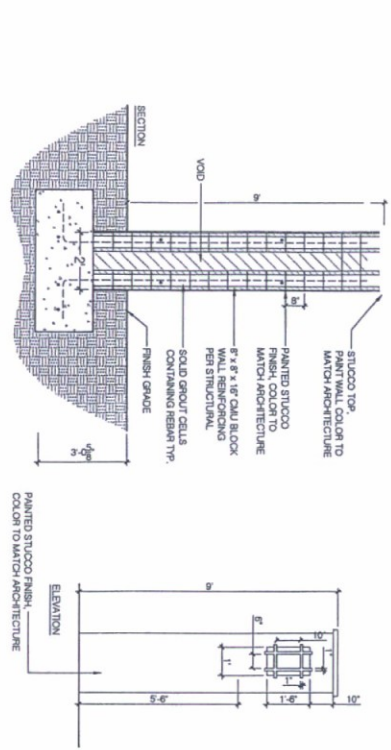
4 (2-07) VINE SCREEN
VF - 4'-0"



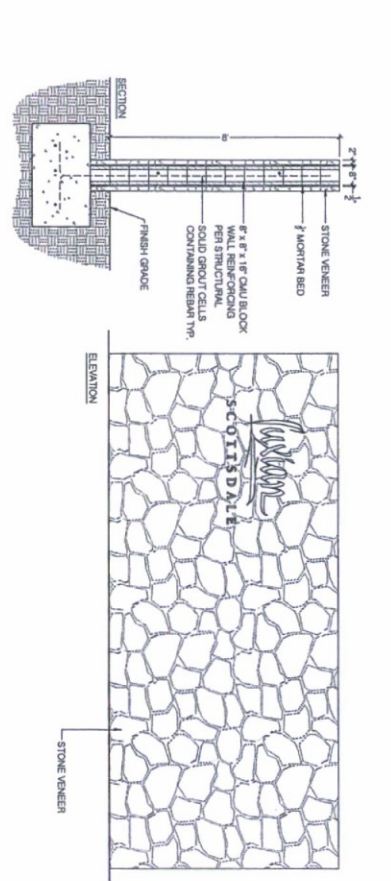
5 (2-08) MONUMENT
VF - 1'-0"



6 (2-09) POOL FENCE
VF - 1'-0"



7 (2-10) 9\"/>



8 (2-11) 9\"/>

REVISIONS:

No.	DATE	DESCRIPTION

DESIGNED BY: DIG
DRAWN BY: VC
CHECKED BY: BRS
NOTES:

SCALE:
AS SHOWN

DATE ISSUED:
11/02/2017
SHEET NUMBER:

L550

25-DR-2017
11/6/17

LUXIAN VILLAS ON CAMELBACK
6500 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251

24. SITE DETAILS

fort
600 N. 4TH STREET, STE
PHOENIX, ARIZONA 85004
T: 602.955.4101



800 N. 4TH STREET, STE D
PHOENIX, ARIZONA 85004
T: 602.595.4101

LUXIAN VILLAS ON CAMELBACK
6500 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251

24. SITE DETAILS

REVISIONS:

No.	DATE	DESCRIPTION

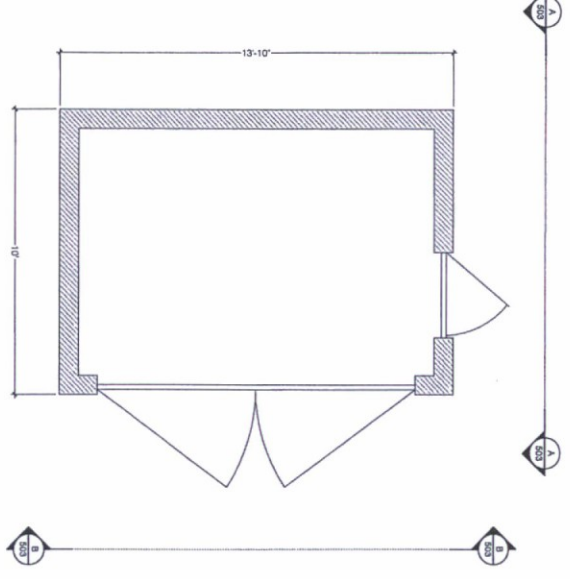
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DRAWN BY: VC
CHECKED BY: BRS
NOTES:

SEAL:

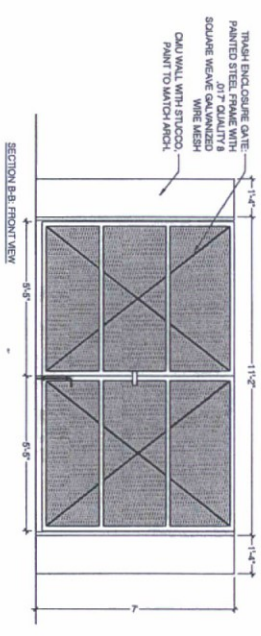
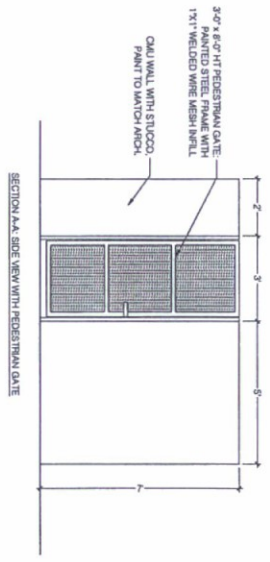
SCALE:
AS SHOWN
DATE ISSUED:
11/02/2017
SHEET NUMBER:

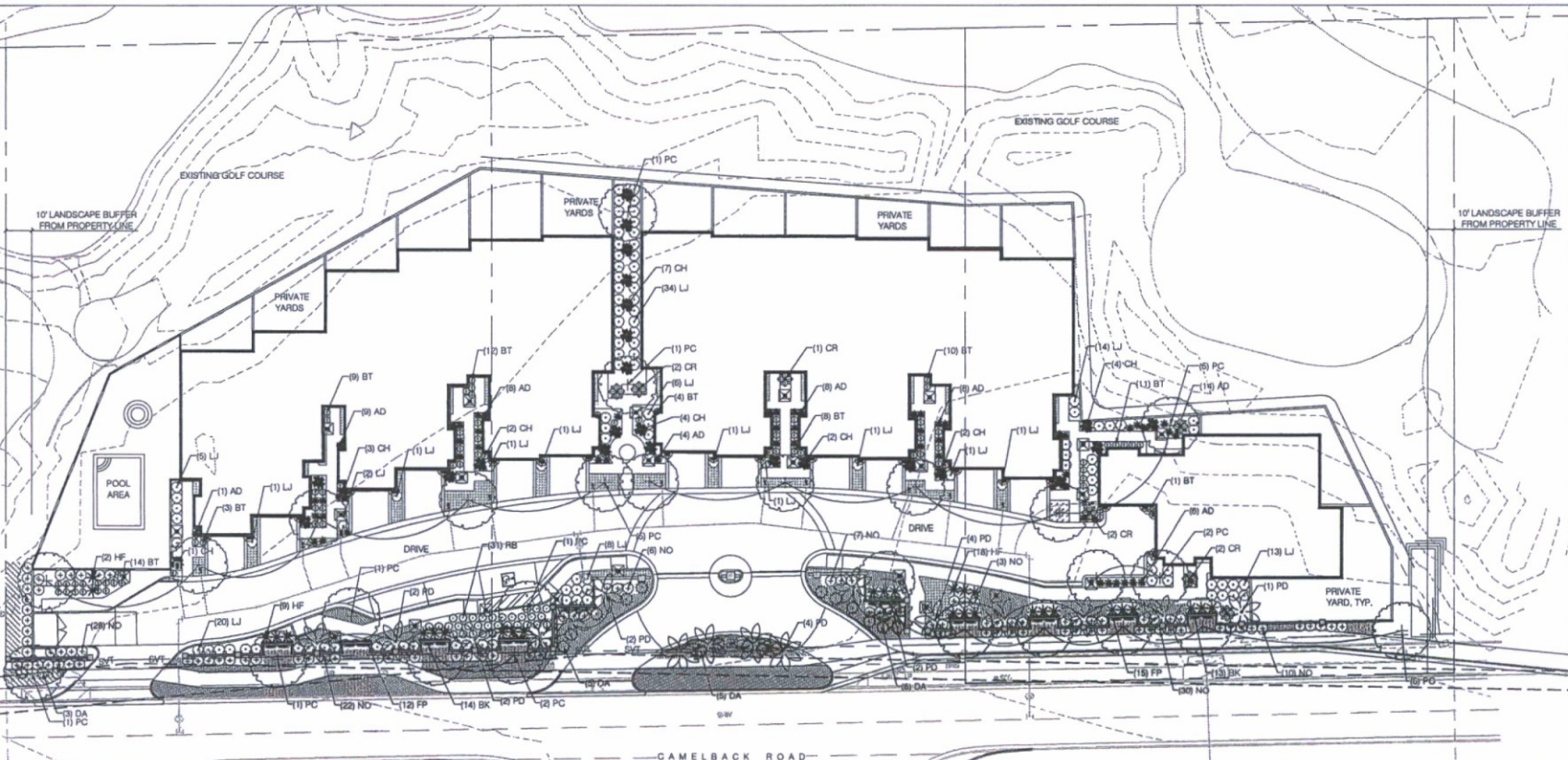
LS503

25-DR-2017
11/6/17



TRASH ENCLOSURE





PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	SIZE	SPACING
	PO	17	PHOENIX DACTYLIFERA DATE PALM	18" TALL	
	PC	26	PROSOPIS CHILENSIS CHILEAN MESQUITE	24" BOX	
	AD	58	AGAVE DESMETIANA CENTURY PLANT	5 GAL	36" o.c.
	BT	72	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BUSH BOUGAINVILLEA	5 GAL	36" o.c.
	CH	25	CHAMAEROPS HUMILIS MEDITERRANEAN FAN PALM	15 GAL	60" o.c.
	CR	8	CYCAS REVOLUTA JAPANESE SAGO PALM	15 GAL	72" o.c.
	DA	19	DASYLIRION ACROTRICHE TOOTHLESS SOTOL	5 GAL	60" o.c.
	FP	27	FIGUS PUMILA CREEPING FIG	5 GAL	48" o.c.

SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE	SPACING
	HF	32	HESPERALOE FUNIFERA GIANT FALSE YUCCA	5 GAL	60" o.c.
	LJ	111	LIGUSTRUM JAPONICUM JAPANESE PRIVET	5 GAL	48" o.c.
	NO	106	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	5 GAL	48" o.c.
	RB	31	RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	36" o.c.
	BK	27	BOUGAINVILLEA X 'BARBARA KARST' BARBARA KARST BOUGAINVILLEA	5 GAL	48" o.c.
	CS	347	CONVOLVULUS SABATUS GROUND MORNING GLORY	5 GAL	
	OB	313	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	1 GAL	
	WT	1,461	WEDELIA TRILOBATA WEDELIA	1 GAL	

VINE/SPALIER	CODE	QTY	BOTANICAL NAME	SIZE	SPACING
	BT	72	BOUGAINVILLEA X 'TORCH GLOW' TORCH GLOW BUSH BOUGAINVILLEA	5 GAL	36" o.c.

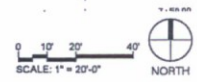
GROUND COVERS	CODE	QTY	BOTANICAL NAME	SIZE	SPACING
	CS	347	CONVOLVULUS SABATUS GROUND MORNING GLORY	5 GAL	
	OB	313	OENOTHERA BERLANDIERI MEXICAN EVENING PRIMROSE	1 GAL	
	WT	1,461	WEDELIA TRILOBATA WEDELIA	1 GAL	

DEVELOPMENT SUMMARY TABLE

DESCRIPTION :	WALLS, PAVEMENT, LANDSCAPE, AND POOL
GROSS LOT AREA	133,857 SF
NET LOT AREA	129,266 SF
REQUIRED OPEN SPACE:	13,385 SF (GROSS) (GROSS LOT AREA x 0.10)
OPEN SPACE PROVIDED:	68,723 SF (51.3%)
LANDSCAPE AREA ON SITE:	9243 SF
LANDSCAPE AREA ON RIGHT-OF-WAY:	2902 SF
PARKING LOT LANDSCAPING REQUIRED:	3,322 SF
PARKING LOT LANDSCAPING PROVIDED:	5,506 SQFT
NUMBER OF PARKING SPACES :	3
NUMBER OF ACCESSIBLE SPACES :	1

REQUIRED TREES

14 UNITS x 3 TREES PER UNIT = 42 TREES
PROVIDED TREES
26 x CHILEAN MESQUITE
17 x DATE PALM
TOTAL: 43 TREES
LIGHTS
BUILDING MOUNTED LED SCONCE
BOLLARD LIGHTING MAINTAIN 18" CLEAR



REVISIONS:

No.	DATE	DESCRIPTION

DESIGNED BY: DIG
DRAWN BY: VC
CHECKED BY: BRS
NOTES:

SCALE: AS SHOWN

DATE ISSUED:
11/02/2017

SHEET NUMBER:

LP10

REVISIONS:

NO. DATE DESCRIPTION

DESIGNED BY: DIG
DRAWN BY: VC
CHECKED BY: BR5

NOTES:

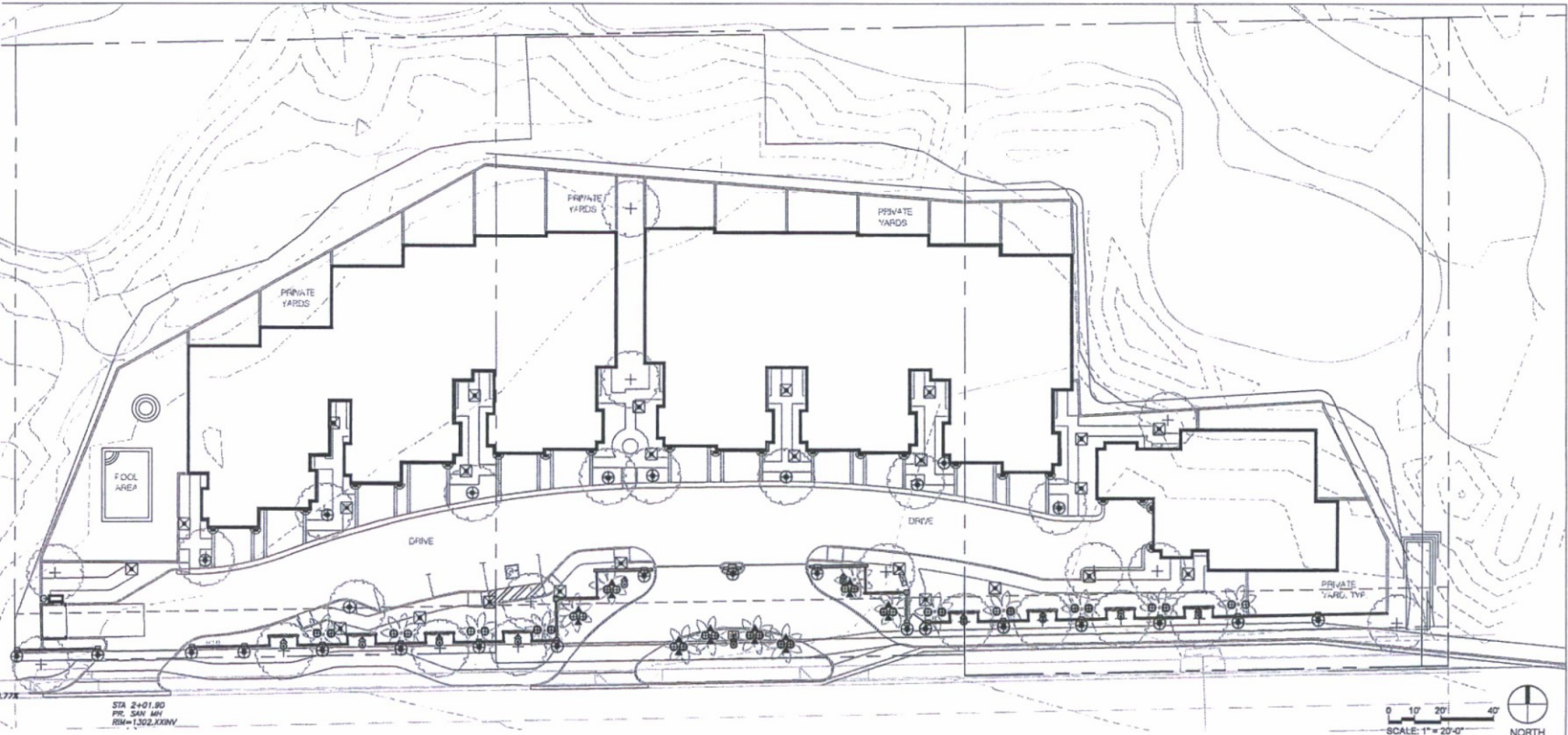
SEAL:

SCALE:
AS SHOWN

DATE ISSUED:
11/02/2017

SHEET NUMBER:

LE10

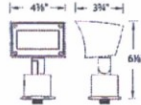


STA 2+01.90
P.C. 549.181
R.M.=1302.221W

Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
A	25	SELUX Corporation	IBL-X-4Q-30-XX-120-DS-LP	Cast gray aluminum housing, clear plastic enclosure	Four white LEDs with frosted patterned optics below each	1	IBL-X-4Q-30-XX-120-DS.Jes	1260	0.91	27.19
B	11	WAC Lighting	5022-3000K-BBR	WALL WASH	Lumenetix CTM109	1	5021-ecbz-3000k_60d.Jes	431	0.91	13.9
C	28	WAC Lighting	5032-3000K-BBR	IN GRADE	Lumenetix CTM109	1	5031-ecbz-3000k_60d2.Jes	248	0.91	15.5
D1	16	WAC Lighting	5012-3000K-BBR	ACCENT ORIENTED IN THE DOWN POSITION WITH WIDEST BEAM	Lumenetix CTM109	1	5011-ecbz-3000k_60d.Jes	357	0.91	15.7
D2	34	WAC Lighting	5012-3000K-BBR	ACCENT ORIENTED IN THE UP POSITION, WITH NARROW BEAM	Lumenetix CTM109	1	5011-ecbz-3000k_60d.Jes	357	0.91	15.7
F	22	WAC Lighting	WS-W26718-BZ	Outdoor LED Sconce		1	WS-W26716.IES	234	0.91	12.8408
G	1	Lithonia Lighting	KAD LED 20C 700 30K R5 MVOLT HS/ SSS 9.5' POLE ON 2.5' BASE	SECURITY LIGHTING: KAD LED, 20 LED, 700mA MVOLT DRIVER, 3000K, TYPE 5 OPTICS WITH HOUSE SIDE SHIELDS.	LED	1	KAD_LED_20C_700_30K_R5_MVOLT_H5.Jes	4157	0.91	48

SECURITY LIGHTING (FIXTURE G) WILL BE DIM-ABLE. LIGHT LEVEL WILL BE DIMMED TO UNDER 2600 LUMENS BETWEEN 10PM - 6AM. WITH MOTION SENSORS TO INCREASE LIGHT LEVELS WHEN REFUSE ENCLOSURE IS IN USE.

WALL WASH 12V
5021



PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES

- A uniform wide distribution wall wash from a small form factor
- Integral dimmer

ORDERING NUMBER

		Color Temp		Finish	
		27	30	BZ	BBR
5021	Wall wash 12V	2700K	3000K	BZ	BBR
				Bronze on Aluminum Bronze on Brass	

5021-27BBR

WAC
LANDSCAPE LIGHTING

Fixture Type: **5021 - 27BBR**

Catalog Number:

Project: LUXIAN VILLAS ON CAMELBACK

Location: 6500 E CAMELBACK RD. SCOTTSDALE AZ

SPECIFICATIONS

Inputs: 9 - 15VAC (Transformer is required)
Powers: 3W to 10W / 2VA - 23VA
Brightness: 190 lm to 980 lm
Beam Angle: 15° upward (50° by 80°)
CRI: 85
Rated Life: 70,000 hours

3" INGROUND 12V
5031



5031-27BBR

Example: 5031-30BBR

PRODUCT DESCRIPTION
Landscape Wall Wash luminaire

FEATURES

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

WAC
LANDSCAPE LIGHTING

Fixture Type: **5031 - 27BBR**

Catalog Number:

Project: LUXIAN VILLAS ON CAMELBACK

Location: 6500 E CAMELBACK RD. SCOTTSDALE AZ

SPECIFICATIONS

Inputs: 9 - 15VAC (Transformer is required)
Powers: 3W to 12W / 2VA - 17VA
Brightness: 70 lm to 505 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 55,000 hours

ORDERING NUMBER

		Color Temp		Finish	
		27	30	BZ	BBR
5031	3" Inground 12V	2700K	3000K	BZ	BBR
				Bronze on Aluminum Bronze on Brass	

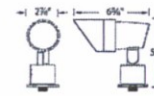
Inula Bollard LED



Order Code: **IBL - 3 - 4Q - 30 - BZ - 120 - LP**

IBL	Series	IBL Inula Bollard LED				
Height	2.5 2.5 m	3 3 ft	3.5 3.5 ft	4 4 ft		
Light Engine	1Q 7.2w/577 lm	2Q90 14.4w/1056 lm	2Q180 14.4w/1056 lm	3Q 20.3w/1489 lm	4Q 27.2w/2046 lm	*Based on 5000K CCT, 100-120V
CCT	AM ¹ Amber	30 ¹ 3000K	40 4000K	50 5000K		ISA Approved For other CCT please consult factory
Finish	WH White	BK Black	BZ Bronze	SV Silver	SP Specify Premium Color	
Voltage	120	208	240	277	347 ²	480 ²
Options	DM Dimming (0-10V)	HL30MAR ³ 10' to 30' Subliming 10-20%	REC ^{4,5} GFCI Receptacle 10-20%	EM ⁶ A, R, H Emergency Backup Pack 10-20%	PC ⁷ Phosorad	100-120V Only 120V Only 1.5' and 4' heights only Not available at 208V Not available with 4Q 120V or 277V only Not available with DM Option Not available at 480V
	LP ⁸ 15-18 Lower Power Version Decreases Light Output by 40%	HP ⁹ High Power Version Increases Light Output by 100%				

ACCENT 12V
5011



5011-27BBR

Example: 5011-30BBR

PRODUCT DESCRIPTION

Landscape accent luminaire. One fixture replaces all older halogen landscape accent lights

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Mounting stake, 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- Not suitable to use with external dimmers

WAC
LANDSCAPE LIGHTING

Fixture Type: **5011 - 27BBR**

Catalog Number:

Project: LUXIAN VILLAS ON CAMELBACK

Location: 6500 E CAMELBACK RD. SCOTTSDALE AZ

SPECIFICATIONS

Inputs: 9 - 15VAC (Transformer is required)
Powers: 3W to 10W / 2VA - 23VA
Brightness: 190 lm to 1045 lm
Beam Angle: 10° to 60°
CRI: 85
Rated Life: 70,000 hours

ORDERING NUMBER

		Color Temp		Finish	
		27	30	BZ	BBR
5011	Accent 12V	2700K	3000K	BZ	BBR
				Bronze on Aluminum Bronze on Brass	



600 N. 4TH STREET,
PHOENIX, ARIZONA
T: 602.595.4101

LUXIAN VILLAS ON CAMELBACK
6500 E CAMELBACK ROAD, SCOTTSDALE, ARIZONA 85251

REVISIONS:

No.	DATE	DESCRIPTION

DESIGNED BY: DIG
DRAWN BY: VC
CHECKED BY: BRS

NOTES:

SEAL:

SCALE:
AS SHOWN

DATE ISSUED:
11/02/2017

SHEET NUMBER:

LE50