

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 19, 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: April 19, 2018 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Worldmark By Wyndham
44-DR-2017

Location: 8235 East Indian Bend Road

Request: Request approval of the site plan, landscape plan, and building elevations for two residential buildings, including 40 dwelling units in approximately 71,425 square feet of building area, all on a 5.4-acre site.

OWNER

Wyndham Vacation Ownership
407-626-3663

ARCHITECT/DESIGNER

Todd & Associates, Inc.

ENGINEER

Sustainability Engineering Group

APPLICANT CONTACT

Rolla Eltalmas
Todd & Associates
602-952-8280

BACKGROUND

Zoning

The site is zoned Multiple-family Residential (R-5) District, which allows higher density residential uses as well as various types of travel accommodations, including timeshare communities.

Context

Located approximately 450 feet south of Indian Bend Road and 1,500 feet east of Hayden Road, the project site is situated in an area with a diverse mix of architectural styles. Most projects in this area were constructed in the late 1990s and early 2000s and, except for this site, consist primarily of single-story buildings. A site directly north of this site recently received zoning approval for a project that will include two- and three-story buildings (13-ZN-2017). That project is currently going through the DRB process (48-DR-2017).

Adjacent Uses and Zoning

- North Vacant (to be developed into a residential healthcare facility), zoned Planned Urban Development (PUD)
- South Golf Course, zoned Open Space (O-S)
- East Multiple-family residential, zoned Townhouse Residential (R-4)
- West Office, zone Planned Community Center (PCC)

Key Items for Consideration

- Development Review Board Criteria
- No street frontage (access from Indian Bend provided by easement)
- Existing buildings on-site originally constructed in 2003
- Contextual compatibility of new buildings with existing buildings on-site
- No public comment received by staff as of date of this report

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to finish a project that was originally constructed in 2003. Once the proposed buildings are constructed, the project will be built-out. The proposal consists of one two-story building and one three-story building on an existing pad site along the southern edge of the project, as well as associated site and landscape improvements.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail of the applicant's request and the site is posted with the required signage. No public comment has been received by staff as of the date of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The majority of this project, including all required site drives and infrastructure, is already completed. Existing buildings on the site consist of primarily stucco facades with block accents at the external stairways, with sloped metal roofing. The proposed buildings will match the color scheme of the existing buildings, consisting of muted colors that reflect the southwest desert environment and shade elements over windows, as recommended by City of Scottsdale Sensitive Design Principle 9. The sloped metal roofing element on the existing buildings is not proposed to be incorporated into the new building design. The applicant has opted to go with a more linear design consisting of flat roofing. While this is not contextually consistent with the rest of the buildings on the site, the two proposed buildings will be the most visible from public space (the golf course). The remaining buildings will no longer be visible from off-site once the two proposed buildings are constructed.

Site improvements consist primarily of landscape and hardscape improvements. First floor patio areas are proposed along the south property line along with a combination of Acacia and Mexican Bird of Paradise along the perimeter to provide shading for the units and patios. A new internal 6-foot-wide sidewalk is proposed in front of the new buildings that will connect with the existing on-site sidewalk network.

Development Information

• Existing Use:	Timeshare Community
• Proposed Use:	Same
• Parcel Size:	5.4 acres (gross and net)
• Total Building Area:	148,993 square feet
• Building Height Allowed:	36 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	36 feet (exclusive of rooftop appurtenances)
• Parking Required:	112 spaces (for entire project)
• Parking Provided:	158 spaces
• Open Space Required:	51,749 square feet (1.1 acres)
• Open Space Provided:	83,368 square feet (1.9 acres)
• Number of Timeshare Units Allowed:	88 units
• Number of Timeshare Units Proposed:	88 units
• Density Allowed:	33 timeshare units per acre
• Density Proposed:	16.2 timeshare units per acre

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Worldmark by Wyndham per the attached stipulations, finding that the provisions of the Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

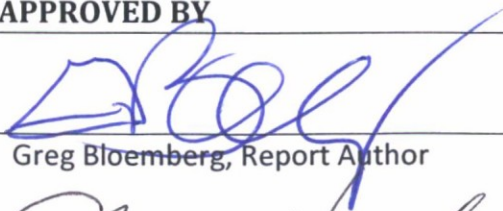
Greg Bloemberg

Senior Planner

480-312-4306

E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

4-5-18
Date



Steve Venker, Development Review Board Coordinator

4/6/18
Date

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov



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

4/10/18
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Combined Context Aerial and Site Plan
 - 4. Site Plan
 - 5. Open Space Plan
 - 6. Building Elevations (color)
 - 7. Building Elevations (black and white)
 - 8. Perspectives
 - 9. Streetscape Elevations (as viewed from golf course)
 - 10. Material and Color Board
 - 11. Landscape Plans
 - 12. Lighting Site Plan
 - 13. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Worldmark By Wyndham
Case Number: 44-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 provided by Todd & Associates, with a city staff date of 2/22/18
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Todd & Associates, with a city staff date of 2/22/18
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Todd & Associates, with a city staff date of 2/22/18
 - d. The case drainage report submitted by Sustainability Engineering Group 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 Sustainability Engineering Group and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning and DRB cases were: 69-ZN-1990, 69-ZN-1990#2 and 86-DR-1988#4

ARCHITECTURAL DESIGN:

DRB Stipulations

1. 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.

- CASE NO. 17-0117
2. 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.

SITE DESIGN:

DRB Stipulations

3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
4. 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 Details, detail 2146-1 for single enclosures and/or 2147-1 for double enclosures. If grease containment is provided, enclosures shall be consistent with details 2146-2 or 2147-2.

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.

DRB Stipulations

5. Incorporate the following parking lot and site lighting into the project's design:
 - 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 8.0 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-candle. All exterior luminaires shall be included in this calculation.

WATER AND WASTEWATER:

DRB Stipulations

6. With the final plans submittal, the applicant shall revise the final Basis of Design Reports for water and sewer, as approved by Water Resources on 12/14/17, to address the "as-noted" comments. Clean BOD's shall be submitted for review and approval by plan review staff.
7. 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

8. With the final plans 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.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.

EASEMENTS DEDICATIONS:

DRB Stipulations

9. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on a Map of Easement Dedication or the revised condominium plat:
 - b. A Cross-Access Easement at the northeast corner of the site over the existing drive aisle. The applicant shall coordinate with the developer of the parcel to the north to achieve the required dedication.
 - c. A minimum 20-foot-wide Water & Sewer Facilities Easement where the project connects to the waterline running through the parcel to the north from Indian Bend Road.

ARCHAEOLOGY:

Ordinance

10. Any development on this site is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI (Section 46-134), Protection of Archaeological Resources - Discovery of archaeological resources during construction.



Worldmark By Wyndham

44-DR-2017

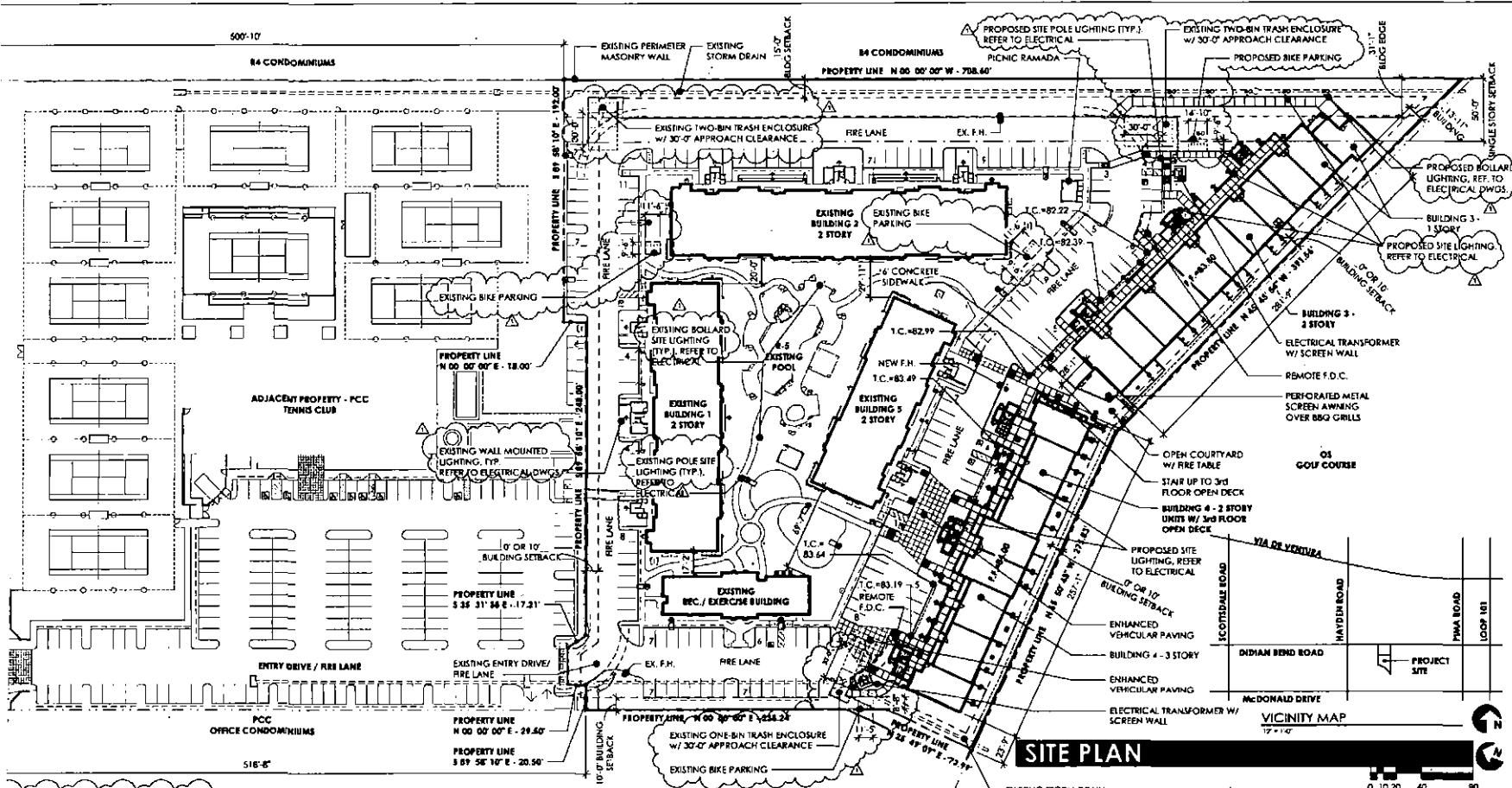


Q.S.
22-47

Google Earth Pro Imagery

Worldmark By Wyndham

44-DR-2017



SITE PLAN

Scale: 1" = 40'-0"

PROJECT NAME & ADDRESS:
WINDHAM BY WYNDHAM
8235 EAST INDIAN BEND ROAD
SCOTTSDALE, ARIZONA 85250

PROJECT DESCRIPTION:
PROPOSED BUILDING ADDITIONS TO EXISTING TIMESHARE DEVELOPMENT LOCATED ON INDIAN BEND ROAD, EAST OF HAYDEN ROAD ON APPROXIMATELY 5.40 GROSS ACRES. ORIGINAL DEVELOPMENT WAS APPROVED FOR 94 UNITS, OF WHICH ONLY 48 WERE BUILT. EXISTING PROJECT CONSISTS OF 3 BUILDINGS (1, 2 AND 3) TOTALING 48 D.U. WITH A COMMUNITY CENTER BUILDING, TWO NEW BUILDINGS (3 AND 4) WILL INCLUDE 40 TOTAL D.U. WITH A 3RD FLOOR OPEN DECK (BUILDING 4) AND A MAINTENANCE FACILITY (BUILDING 3).

TOPOGRAPHY:
EXISTING: R-5
PROVIDED: R-5

SITE AREA:
NET ACRES: +/- 5.40 ACRES (235,224 S.F.)
GROSS ACRES: +/- 5.40 ACRES (235,224 S.F.)

DENSITY:
PROVIDED (OVERALL): 16.29 D.U./ACRE (48-40 D.U./S.40 ACRE)

BUILDING HEIGHT:
ALLOWABLE: 36'-0"
PROVIDED: 36'-0" AFF
NOTE: BUILDING HEIGHT IS DETERMINED AT 1'-0" ABOVE HIGHEST ADJACENT TOP OF CURB ELEVATION PER ORDINANCE

STRENGTHS:
FRONT (NORTH): 10'-0" MIN.
SIDE (EAST): 15'-0" MIN.
SIDE (WEST): 10'-0" MIN.
REAR (SOUTH): 10'-0" MIN.

OCCUPANCY TYPE:
EXISTING BUILDINGS 1, 2 & 3 (RESIDENCES) R-2
EXISTING COMMUNITY CENTER B-1
NEW BUILDING 3 (RESIDENCES) R-2
NEW BUILDING 4 (RESIDENCES) R-2

CONSTRUCTION TYPE:
EXISTING BUILDINGS 1, 2 & 3 V-A (NFA 13)
EXISTING COMMUNITY CENTER V-A (NFA 13)
NEW BUILDING 3 V-A (NFA 13)
NEW BUILDING 4 V-A (NFA 13)

PARKING STANDARDS:
EXISTING PARKING STALL 9'-0" x 16'-0" WITH 2' OVERHANG
PARKING AISLE (FIRELANE) 24'-0"

PARKING:
REQUIRED:
EXISTING BUILDING 1 20 P.S.
EXISTING BUILDING 2 25 P.S.
EXISTING BUILDING 3 15 P.S.
EXISTING BUILDING 4 3 P.S.
PROPOSED BUILDING 3 22 P.S.
PROPOSED BUILDING 4 9 P.S.
TOTAL REQUIRED 112 P.S.

PROVIDED:
STANDARD PARKING SPACES (UNCOVERED) 150 P.S.
TOTAL PROVIDED 188 P.S.

ACCESSIBLE PARKING:
REQUIRED:
(1/2% OF THE REQUIRED PARKING SPACES)
(112 PARKING SPACES X .04 (4%) = 4.48)

PROVIDED ACCESSIBLE PARKING:
ACCESSIBLE PARKING SPACES (UNCOVERED)
(ONE ACCESSIBLE PARKING SPACES WILL BE DESIGNATED VAN ACCESSIBLE)

BICYCLE PARKING:
REQUIRED:
(1 BICYCLE PARKING SPACE PER 10 VEHICLE PARKING SPACES)
PROVIDED:
BUILDING 2 - NORTH 8 B.S.
BUILDING 2 - SOUTH 8 B.S.
BUILDING 4 - NORTH 8 B.S.
BUILDING 3 - NORTH 10 B.S.

UNIT MIX:
UNIT TYPE GROSS # OF % OF PROPOSED
UNIT P1 (1 BED) +/- 1,057 S.F. 7 18%
UNIT P2 (2 BED) +/- 1,218 S.F. 12 30%
UNIT P4 (4 BED) +/- 2,215 S.F. 2 5%
UNIT S2 (2 BED) +/- 1,074 S.F. 17 42%
TOTAL 38 D.U.
PROPOSED SUB-TOTAL: 40 D.U.
POSTING (2 BED) 48 D.U.
TOTAL 88 D.U.

ACCESSIBLE UNITS:
OCCUPANCY REQUIRED PROVIDED
R 88 UNITS X 0.05 = 5 5

*ACCESSIBLE UNITS TO COMPLY WITH 2015 IBC SECTION 1107.5

BUILDING AREAS:
NOTE: PROJECT AREA CALCULATIONS INCLUDE COVERED PATIOS AND BALCONIES, STAIRS & ELEVATORS ON FIRST FLOOR ONLY.

BUILDING	FLOOR	AREA (S.F.)
EXISTING BUILDING 1	FIRST FLOOR	13,627 S.F.
	SECOND FLOOR	11,285 S.F.
EXISTING BUILDING 2	FIRST FLOOR	17,779 S.F.
	SECOND FLOOR	12,985 S.F.
EXISTING BUILDING 3	FIRST FLOOR	10,006 S.F.
	SECOND FLOOR	8,351 S.F.
PROPOSED BUILDING 3	FIRST FLOOR	18,337 S.F.
	SECOND FLOOR	16,933 S.F.
PROPOSED BUILDING 4	FIRST FLOOR	13,544 S.F.
	SECOND FLOOR	30,497 S.F.
TOTAL BUILDING 4	FIRST FLOOR	15,131 S.F.
	SECOND FLOOR	13,514 S.F.
	THIRD FLOOR	12,283 S.F.
TOTAL OF BUILDING 4		40,928 S.F.
TOTAL OVERALL BUILDINGS		148,993 S.F.

LOT COVERAGE:
NET LOT AREA: 5.40 NET ACRES (235,224 S.F.)
TOTAL BUILDING FOOTPRINT: 77,131 S.F.
LOT COVERAGE PROVIDED: 32.79%

OPEN SPACE CALCULATIONS:
NET LOT AREA: 5.40 NET ACRES (235,224 S.F.)
REQUIRED (22% OF LOT AREA): +/- 1.18 ACRES (51,749 S.F.)
PROVIDED (35.44% OF LOT AREA): +/- 1.91 ACRES (83,368 S.F.)

NO. 16-
WORLD
by WYNDHAM
World

8235 EAST INDIAN BEND ROAD
SCOTTSDALE, ARIZONA 85250

WYNDHAM VACATION HOMES
4277 SEA HARBOR DRIVE
ORLANDO, FL 32837
407-626-3663

PROJECT CLIENT SEAL CONTACT DATA

TODD & ASSOCIATES
Architectural Landscape Architecture
4019 North 4th Avenue, Suite 200
Phoenix, AZ 85018
www.toddandassociates.com
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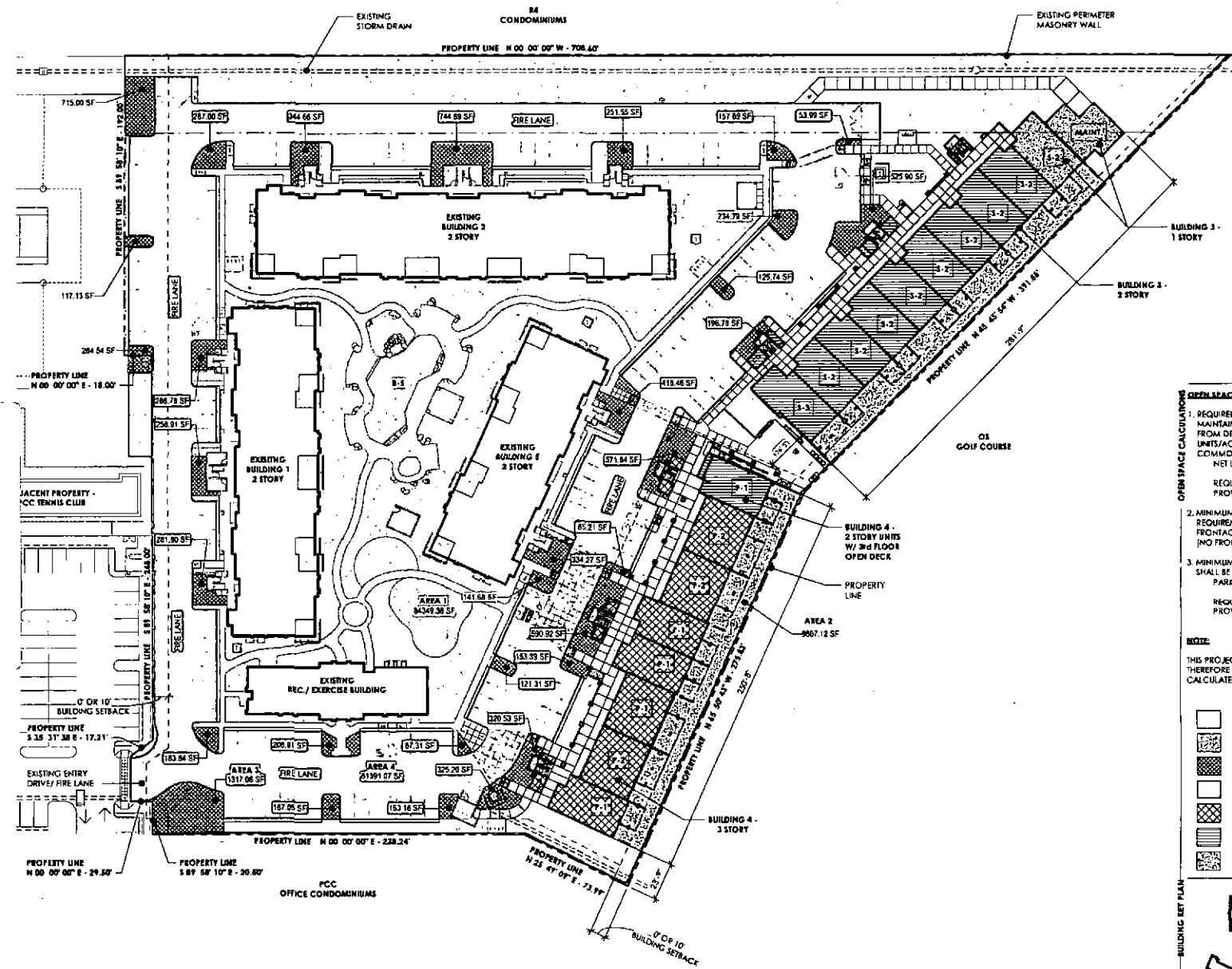
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DESIGN REVIEW SUBMITTAL
Proj Mgr: RE
Drawn By: Author

DEVELOPMENT SUBMITTAL

OVERALL PLAN

A1.

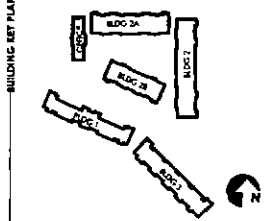


OPEN SPACE AREA CALCULATIONS:

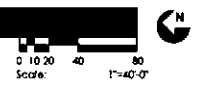
1. REQUIRED MINIMUM % OF NET LOT AREA TO BE MAINTAINED IN COMMON OPEN SPACE FROM DENSITY CHART 3.103A.D. 17 TIMESHARE UNIT/AC. REQUIRES 22% OF NET LOT AREA AS COMMON OPEN SPACE.	NET LOT AREA	235,224 S.F.
	REQUIRED	51,749 S.F.
	PROVIDED	84,349 S.F.
2. MINIMUM 50% OF THE OPEN SPACE REQUIREMENT SHALL BE INCORPORATED AS FRONTAGE OPEN SPACE (NOT APPLICABLE [NO FRONTAGE ON THE PROJECT]).		
3. MINIMUM 15% OF ALL PARKING LOT AREAS SHALL BE LANDSCAPED:		
	PARKING AREA	61,391.07 S.F.
	REQUIRED	9,208.66 S.F.
	PROVIDED	9,744.45 S.F.

NOTE:
THIS PROJECT HAS NO DIRECT STREET FRONTAGE THEREFORE NO FRONTAGE OPEN SPACE HAS BEEN CALCULATED.

[Pattern]	COMMON OPEN SPACE (AREA 1)	84,349 S.F.
[Pattern]	PRIVATE OPEN SPACE (AREA 2)	9,607 S.F.
[Pattern]	PARKING LOT LANDSCAPING (AREA 3)	9,744 S.F.
[Pattern]	PARKING / FIRE LANE (AREA 4)	61,391 S.F.
[Pattern]	THREE-STORY BUILDING	
[Pattern]	TWO-STORY BUILDING	
[Pattern]	ONE-STORY BUILDING	

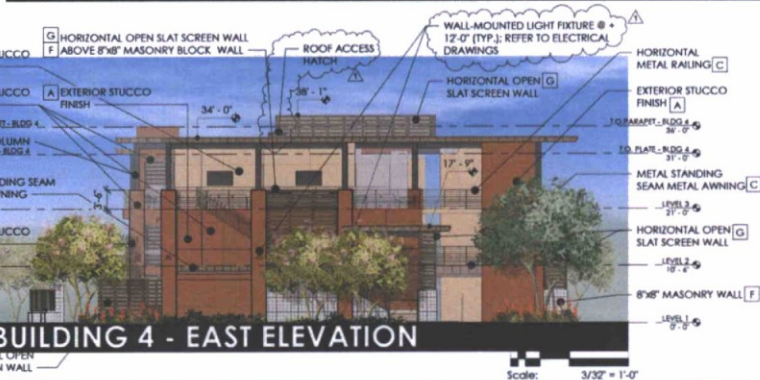


OPEN SPACE PLAN





BUILDING 4 - NORTH ELEVATION



BUILDING 4 - EAST ELEVATION



BUILDING 4 - WEST ELEVATION



BUILDING 4 - SOUTH ELEVATION

KEYNOTES

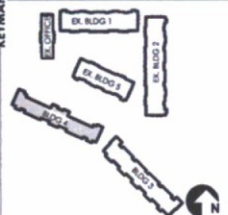
GENERAL NOTES

- PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJACENT BUILDING COLOR U.N.O.
- VERIFY ALL FINISHES WITH OWNER PRIOR TO APPLICATION.
- VERIFY ALL COLOR SELECTIONS WITH COLORED ELEVATIONS & OWNER PRIOR TO APPLICATION.
- ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.
- ROOFING SHALL BE INSTALLED IN ACCORDANCE W/MANUFACTURER'S SPECIFICATIONS.
- PROVIDE SEALANT AT ALL FINISH PENETRATIONS.
- ALL CONTROL JOINTS AND REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.
- COORDINATE WITH MECHANICAL FOR ALL VENTING LOCATIONS AND SIZES.
- EXTERIOR DOOR AND FRAME COLORS TO MATCH U.N.O.

MATERIAL FINISH

EXTERIOR COLOR SCHEDULE			
CODE	LOCATION	MANUFACTURER	COLOR
A	WALLS/PARAPETS	SHERWIN-WILLIAMS	COPPER MOUNTAIN SW955
B	WALLS/PARAPETS	SHERWIN-WILLIAMS	SLATES OF TIME SW9101
C	STANDING SEAM METAL AWNING/ FASCIA & METAL RAILINGS	SHERWIN-WILLIAMS	PORTABELLO SW9102
D	EXTERIOR DOOR FRAME & PANEL, COLUMNS AND BEAMS	SHERWIN-WILLIAMS	PEPPER CORN SW9107
E	WINDOW FRAMES	VINYL FRAMED WINDOWS	WHITE - PER MANUF.
F	SPUTACE CHALK BLOCK	SUPERFLEX	GREY
G	SLATED WALL PANELS	TEER	TRANSICEND SQUARE EDGE "SPICED RUM"

KEYMAP



NO. 16-
WORLD
by WY
Worl
8235 EAST I
SCOTSDALE

WYNDHAM VAC
6277 SEA HARBOR
ORLANDO, FL 328
407-626-3663 P



TODD & ASS
Architectural
Landscape
4019 North 4
Phoenix, AZ 850
602-952-8280
www.toddas
Copyright 2014 Todd

11-06-17

DESIGN REVIEW
SUBMITTAL
Proj Mgr: RE
Dwn By: Author
Rev: Date: Design
01-05-18 Dwn By
▲
▲
▲
▲

BUILDING
EXTERIOR
ELEVATION

A4.

BUILDING 3 - NORTH ELEVATION



NORTHWEST PERSPECTIVE - BUILDING 3

A4.



NORTHWEST PERSPECTIVE - BUILDING 4

PROJECT NO. 16-3

WORLD
by WY
Wynham

8235 EAST IN
SCOTTSDALE

CLIENT
WYNHAM VACA
6277 SEA HARBO
ORLANDO, FL 328
407-626-3663 P
1

SEAL


CONTACT


TODD & ASSOC
Cultural Landscape Architects

Architecture
Landscape
4019 North 44th
Phoenix, AZ 85018
602-952-8280
www.toddas

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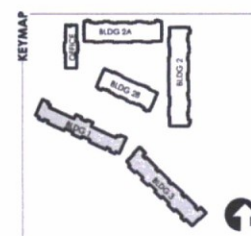
DATA 11-06-17

DEVELOPMENT
BOARD SUB
Proj Mgr: RE
Drawn By: Author

Rev. Date: Description
△
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NORTHWEST
PERSPECTIVE
BUILDING 4

A4.



OVERALL
BUILDING
STREETSCAPE
ELEVATION
A4.

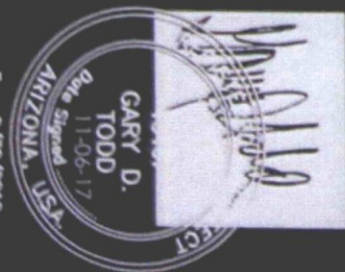
WINDOW FRAMES:
ALUMINUM
COLOR: WHITE
BY: MILGARD

GLASS:
COLOR: ULTRA CLEAR GLASS
(REFLECTIVITY = 8%)
BY: PPG

SLATTED WALL:
COLOR: WALNUT
BY: MOISTURE SHIELD

STUCCO:
SAND FINISH
COLOR: #SW 6101-
SANDS OF TIME (LRV 39)
BY: SHERMIN WILLIAMS

ATTACHMENT 10



BUILDING 4 - PARTIAL NORTH ELEVATION SHOWN

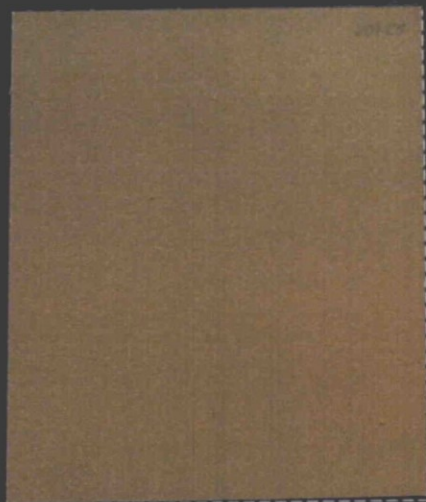
STUCCO:
SAND FINISH
COLOR: #SW 6356-
COPPER MOUNTAIN (LRV 17)
BY: SHERMIN WILLIAMS



STUCCO:
SAND FINISH
COLOR: #SW 7674-
PEPPERCORN (LRV 10)
BY: SHERMIN WILLIAMS



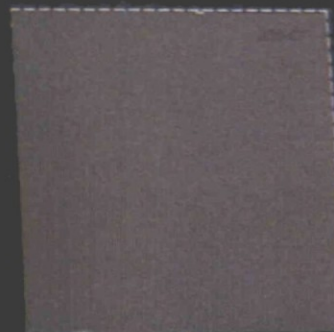
**STANDING SEAM METAL AWNINGS,
FASCIA & METAL RAILINGS**
COLOR: #SW 6102- PORTABELLO (LRV 21)
BY: SHERMIN WILLIAMS



MASONRY BLOCK WALL:
SPLIT FACE CMU
COLOR: HUNTINGTON GREY
BY: SUPERLITE



EXTERIOR DOOR FRAME & PANEL
COLOR: #SW 7674-
PEPPERCORN (LRV 10)
BY: SHERMIN WILLIAMS



BUILDING 4 - PARTIAL NORTH ELEVATION SHOWN

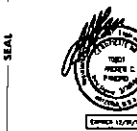


PROJECT NO. 16-3007

WORLDWIDE
by WYNDHAM

BY WYNDHAM
8235 EAST INDIAN AVENUE
SCOTTSDALE, AZ 85261

CLIENT WYNDHAM VACATION
6377 SEA HARBOR DR.
ORLANDO, FL 32821
407-426-3668



CONTACT TODD & ASSOCIATES
Creative Planning • Creative Design

Architecture
Landscape Architecture
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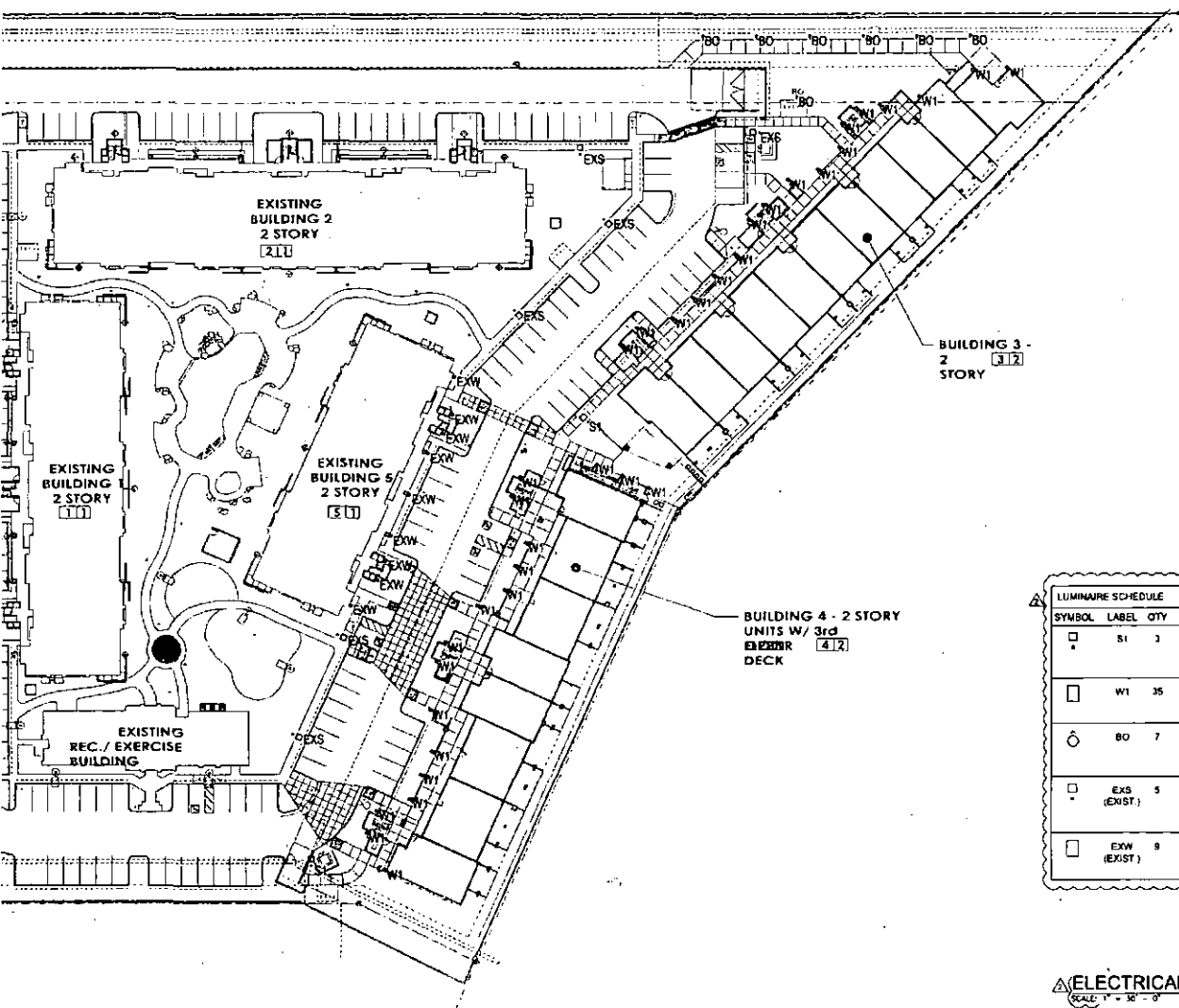
DATE 11-06-17

DESIGN REVIEW
SUBMITTAL
Proj Mgr: RE
Drawn By: Author

Rev: 0 Date: Description:
1 11-06-17 DPH Final Review

ELECTRICAL
LIGHTING
PLAN

E1

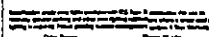


LUMINAIRE SCHEDULE							
SYMBOL	LABEL	QTY	CATALOG NUMBER	DESCRIPTION	LAMP	LUMENS	LLF
□	S1	1	RAB LIGHTING ALEDD17H +15 A.F.F.	FULLY CUT OFF LED AREA LIGHT TYPE 3 DISTRIBUTION BRONZE FINISH.	78W LED 5000K	ABSOLUTE	0.98
□	W1	35	RAB LIGHTING WPLED10 +12 A.F.F.	FULLY CUT OFF LED WALL LIGHT BRONZE FINISH.	10W LED 5000K	ABSOLUTE	0.98
○	B0	7	PHILIPS-GARDCO BRM824-42-TRF- 120-SRP. +3.5 A.F.F.	LOUVERED BOLLARDS BRONZE FINISH.	ONE 42W TRT 4100K	ABSOLUTE	0.75
□	EXS (EXIST.)	5	RAB LIGHTING ALEDD17H +15 A.F.F.	FULLY CUT OFF LED AREA LIGHT TYPE 3 DISTRIBUTION BRONZE FINISH.	78W LED 5000K	ABSOLUTE	0.98
□	EXW (EXIST.)	8	RAB LIGHTING WPLED10 +12 A.F.F.	FULLY CUT OFF LED WALL LIGHT BRONZE FINISH.	10W LED 5000K	ABSOLUTE	0.98

ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 30' - 0"

A1ED3T7A

TYPE: S1, EXS **RAB**



Age	Occupational Outlook	Salary	Other
12th	6,650	Color Work	100000
20th	9,740	Color Technology	75,000
30th	12,810	TV/Video	40000
37th	16,100	Learning	1000
40th	17,700	Learning	10,000
44th	18,600		

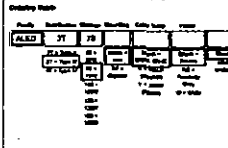
Technical Specifications

[illegible]

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2000

ALEDST78

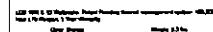
TYPE: S1, EXS **RAB**

Keywords: child sexual abuse; disclosure; social support; coping strategies

● ● ●

WTPLED10

TYPE: W1; EXW **RAB**



Product	Year
Prepared By	Date

Before July 1, 1991		1991
Type	Construction	Amount
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Technical Specifications

[illegible]

Applicant: _____
Signature: _____
Date: _____

Figure 3 of 4

WPLED10

TYPE: W1, EXW RAE



THESE RESULTS WERE OBTAINED FROM A SINGLE-FACTOR ANOVA WITH REPEATED MEASURES.

Discussion

TYPE: B0

[illegible]

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§ 11-06-17

DESIGN REVIEW
SUBMITTAL
Proj Mgr: RE
Drawn By: Author

Rev. Date Description
△ 03-27-18 009 RE-Submitt
△
△
△
△

ELECTRICAL
LIGHTING FIX
CUT-SHEETS

E3