SITE PLAN GENERAL NOTES

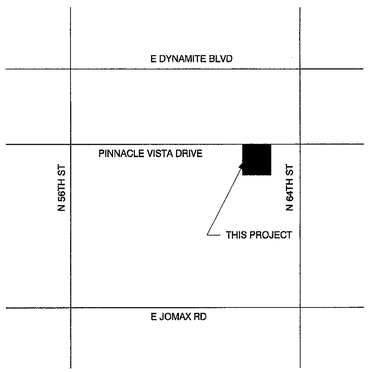
A. THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY AND IS BASED ON INFORMATION PROVIDED BY THE CLIENT OR OBTAINED THROUGH READILY AVAILABLE PUBLIC DOCUMENTS. THE EXISTING SITE INFORMATION PORTRAYED HERE SHALL BE CONSIDERED CONCEPTUAL. CONTRACTOR SHALL VERIFY SITE CONDITIONS AS NECESSARY TO ASSURE CONFORMANCE WITH THE INTENT OF THESE DRAWINGS.

B. CONTRACTOR SHALL IMMEDIATELY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCY BETWEEN THE SITE CONDITIONS AND THESE DOCUMENTS THAT WILL IMPACT COMPLIANCE WITH THESE DOCUMENTS.

C. FINISH FLOOR SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE U.O.N.

D. FINISH GRADE SHALL SLOPE 5% FOR A DISTANCE OF 10' TO AN APPROVED WATER DISPOSAL AREA. U.O.N.

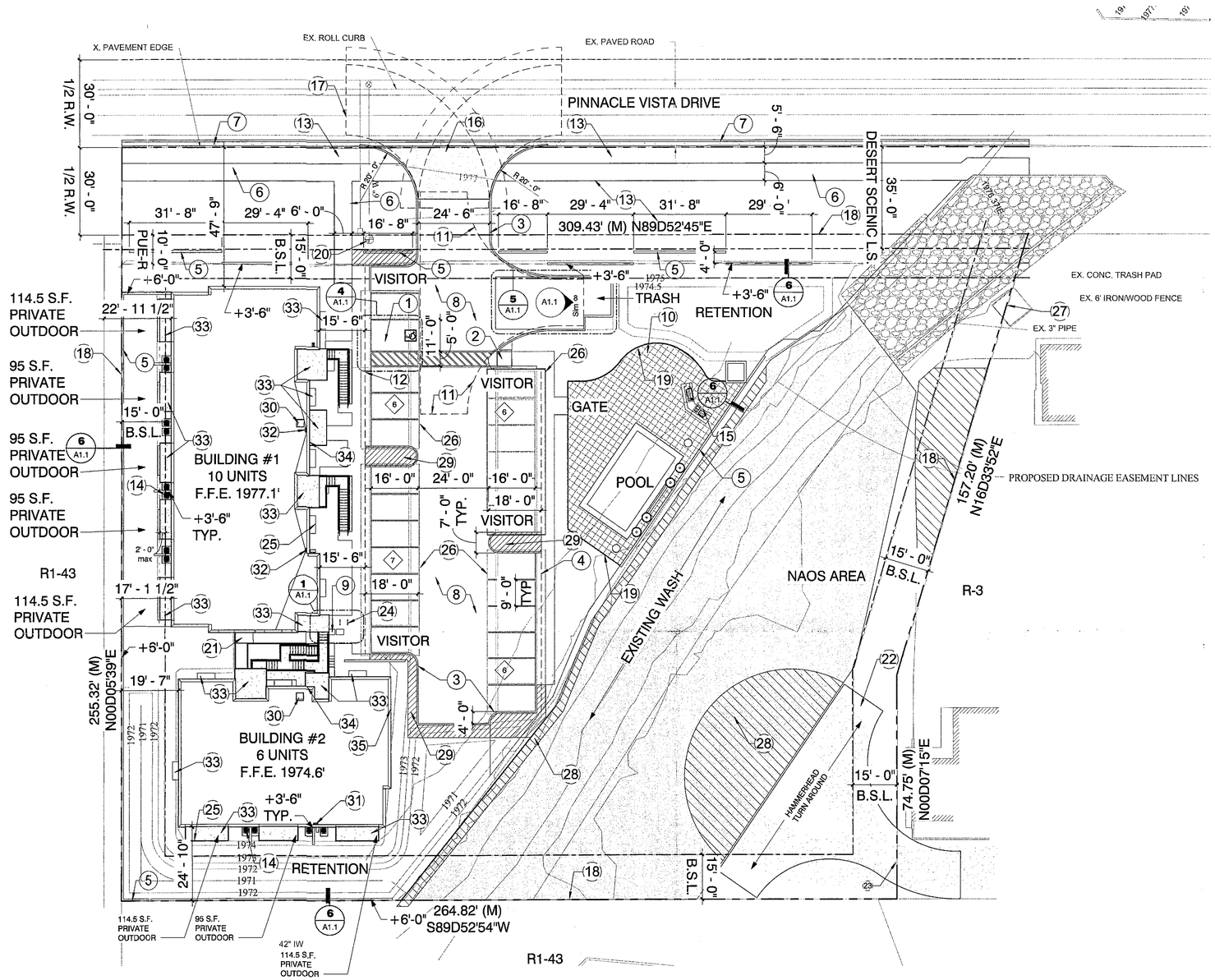
E. FIRE TRUCK TURNING RADIUS SHALL COMPLY W/ FIRE ORDINANCE 4045, 503.2.1 AND PROVIDE UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.
F. INTERNAL DRIVE AISLE TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT (PER SECTION 2-1.802 OF DSPM)
G. POOL GATE TO BE SELF-CLOSING, OUT SWINGING, MIN. 36" WIDE x 60" HIGH.



VICINITY MAP

PROJECT NARRATIVE

THIS PROJECT WILL BE A (16) UNIT CONDOMINIUM PROJECT ON PARCEL # 212-11-005-L LOCATED AT 6249 E. PINNACLE VISTA DR. THE SITE IS ZONED R-3 AND IS DIVIDED BY A NATURAL WASH. THE PROPOSED RESIDENTIAL UNITS ARE DIVIDED INTO TWO 8-PLEX BUILDINGS WITH AN EQUAL MIX OF ONE AND TWO BEDROOM UNITS. THE PERSONAL OUTDOOR SPACES FOR THE UNITS ARE POSITIONED FACING THE SCENIC WASH AND NATURAL DESERT LANDSCAPE. A POOL AND RECREATION BBQ AREA IS LOCATED ACROSS THE WASH TO BE ACCESSED BY A STEEL PEDESTRIAN BRIDGE. THE DESIGN IS SENSITIVE TO THE NEIGHBORING NATURAL ENVIRONMENT; USING A SCOUR WALLS TO PROTECT THE NATURAL WASH, AND OFFERING SOLAR-SENSITIVE SOLUTIONS AT BALCONIES AND WINDOW OPENINGS. THE MATERIALS CHOSEN VISUALLY ANCHOR THE FIRST LEVEL WHILE GENTLY LIFTING THE SECOND LEVEL AMONG THE NATURAL DESERT PLANTING ALONG THE WASH WITH A MODESTLY MODERN FEEL FOR AN ACTIVE LIFESTYLE IN THE NORTH SCOTTSDALE DESERT.



1 Site Plan
1" = 20'-0"

SHEET KEYED NOTES

1 ACCESSIBLE PARKING STALL (TYP)
2 ACCESSIBLE RAMP (TYP)
3 CONCRETE CURBING (TYP)
4 LINE OF PARKING OVERHANG (TYP)
5 SITE WALL (TYP)
6 COMPACTED D.G. PATHWAY WITH METAL RIBBON EDGING
7 NEW ROLL CURB AND GUTTER PER SCOTTSDALE STANDARDS 5.3-16
8 ASPHALT PAVING (TYP)
9 MAIL BOX LOCATION.
10 SHADE CANOPY (TYP)
11 REFUGE TRUCK TURN AROUND PER CITY OF SCOTTSDALE STANDARDS
12 ACCESSIBLE CURB RAMP (TYP)
13 LANDSCAPED AREA (TYP)
14 GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE
15 BBQ AREA
16 PAVERS (TYP)
17 FIRE TRUCK TURNING RADIUS 25 FOOT INNER, 49 FOOT OUTER, 55 FOOT BUCKET SWING.
18 PROPERTY LINE (TYP)
19 W.I. FENCING AROUND POOL AREA
20 FIRE HYDRANT (TYP)
21 RAMP DOWN TO BUILDING 2
22 HAMMERHEAD TURN AROUND PER COS STANDARDS, EASEMENT TO BE DEDICATED FOR NEIGHBOR USE FOR VEHICLE MANEUVERING
23 COMPACTED D.G. DUST PROOFED HAMMERHEAD DRIVE TO BE MAINTAINED BY NEIGHBORING PROPERTY
24 BIKE RACKS (TYP) PER COS DTL 2285
25 LINE OF THE ROOF ABOVE
26 COVERED PARKING CANOPY STRUCTURE
27 EXISTING TRASH ENCLOSURE FOR ADJACENT PROPERTY
28 REVEGETATION AREA, SEE NAOS PLAN BY CIVIL. 3,749 S.F.
29 PARKING LOT LANDSCAPE AREA (742 S.F.)
30 PROPOSED ROOF ACCESS HATCH
31 ROOF DRAIN & OVERFLOW, CONCEALED INSIDE BUILDING, TYP.
32 Roof system o/ metal stud framing
33 BUILDING CANOPIES, SEE EXTERIOR ELEVATIONS, TYP.
34 FIRE DEPARTMENT CONNECTION & FIRE RISER LOCATION AT FIRST FLOOR
35 SES LOCATION - SEE EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT ADDRESS:	6301 E. PINNACLE VISTA DR. SCOTTSDALE, AZ,85266
APN #:	212-11-005-L
EXISTING ZONING:	R-3 FO ESL
GROSS LOT AREA:	+/- 71,161 SF (1.63 AC)
NET LOT AREA:	+/- 63,033 SF (1.45 AC)
EXISTING USE:	VACANT LAND
PROPOSED USE:	MULTI-FAMILY RES.
MAX DWELLING UNITS:	21 (1.63 / 12.93 = 21)
PROPOSED DWELLING UNITS:	16
BUILDING HEIGHT:	24'-0"
REQUIRED OPEN SPACE:	22,692 SF
PROVIDED OPEN SPACE:	35,511 SF
REQUIRED FRONTAGE OPEN SPACE:	
PROVIDED FRONTAGE OPEN SPACE:	
MAX. % OF ENCLOSURE:	60% OF NET LOT AREA 63,033 * 60% = 37,820 S.F.
ENCLOSED AREA:	6'-0" WALLS PROVIDED ONLY ON WEST AND SOUTH PROPERTY LINES U.N.O., SITE WALLS ON NORTH SIDE ARE SCREEN WALLS ONLY. NO ENCLOSURE PROVIDED.
PROPOSED FIRE SPRINKLER SYSTEM:	13 R (APARTMENT BUILDINGS)

NAOS CALCULATIONS				
SLOPE CATEGORY		AREA (ACRES)	LOWER DESERT NAOS FACTOR	REQ. NAOS (ACRES)
0%	2%	0.11	20%	0.02
2%	5%	0.69	25%	0.17
5%	10%	0.38	30%	0.11
10%	15%	0.03	30%	0.01
15%	25%	0.23	30%	0.07
25%	100%	0.00	30%	0.00
TOTAL		1.45		0.39

NAOS REQUIREMENTS		
NAOS REQUIRED PER SLOPE ANALYSIS	0.39 ACRES	16,988 SF
MAXIMUM ALLOWED REVEG. AREA (30%)	0.12 ACRES	5,097 SF

NAOS PROVIDED		
NAOS PROVIDED (UNDISTURBED)	0.313 ACRES	13,633 SF
NAOS PROVIDED (REVEGETATED)	0.080 ACRES	3,479 SF
TOTAL PROVIDED	0.393 ACRES	17,112 SF

PARKING & BICYCLE REQUIRMENTS

PARKING REQUIRED:	24 SPACES
(1.3 SPACES PER ONE-BDRM UNIT, 1.7 SPACES PER TWO-BDRM UNIT, 8x1.3 + 8x1.7 = 24)	
PARKING PROVIDED:	25 SPACES
ACCESSIBLE PARKING REQUIRED:	1 SPACE (25x.04 = 1)
ACCESSIBLE PARKING PROVIDED:	1 SPACES
BICYCLE PARKING REQUIRED:	5 (2 PER 10 PARKING)
TOTAL BICYLE PARKING PROVIDED:	5 SPACES
PARKING STALL AREA:	3,712 S.F.
PARKING LOT LANDSCAPE REQUIRED:	3,712 * 15% = 556 S.F.
PARKING LOT LANDSCAPE PROVIDED:	742 S.F. (SHOWN HATCHED)

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3-15-18 DATE
KN INITIALS

14-DR-2017
01/18/18

UNIT INFORMATION

GROSS FLOOR AREA:
BUILDING #1 - 8 UNITS (4x 1 BR UNITS, 4x 2 BR UNITS): 4,055 SF
BUILDING #2 - 8 UNITS (4x 1 BR UNITS, 4x 2 BR UNITS): 4,055 SF
TOTAL: 8,110 SF

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE NO.
35529
LANCE D. BAKER
Date Signed 01/18/18
ARIZONA, U.S.A.
EXP. 12/31/2018

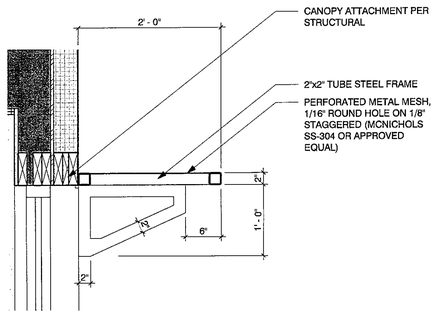
REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	A1.0

ARCHITECTURAL SITE PLAN

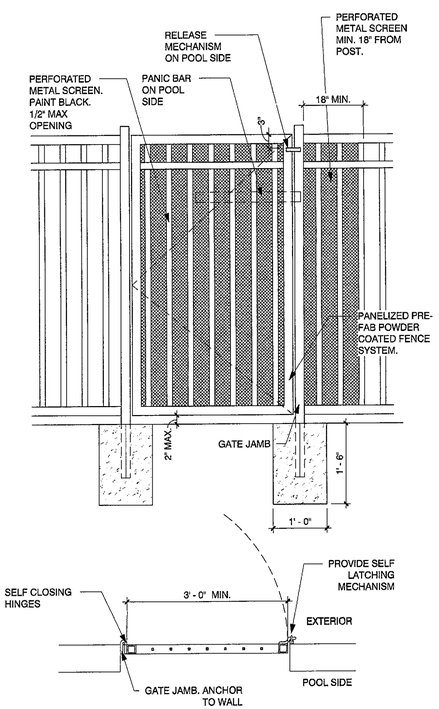
Site plan

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

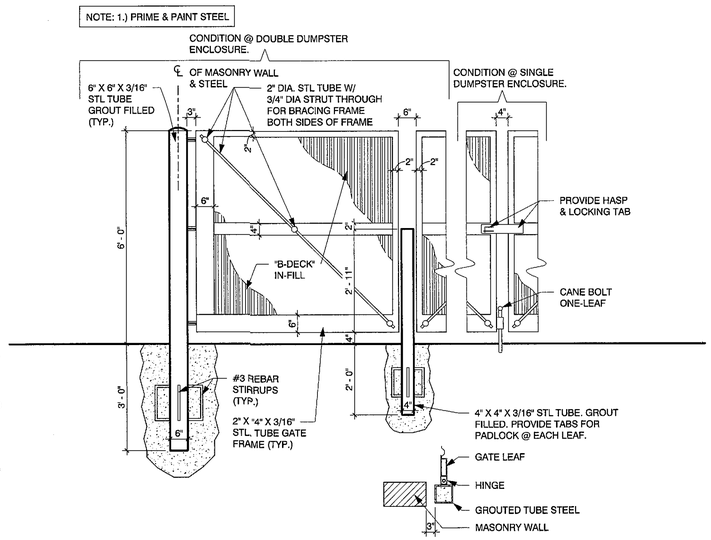


10 Canopy Section Detail
1" = 1'-0"

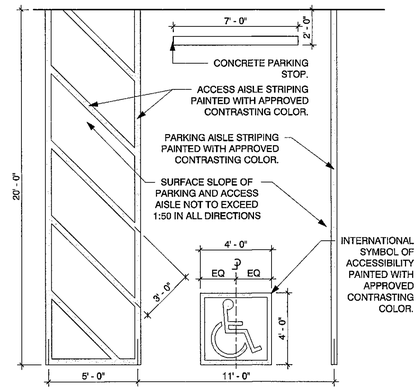
POOL GATE & BARRIER NOTES:
1. THE TOP OF THE BARRIER IS 5' (60") ABOVE GRADE.
2. THE MAXIMUM GAP BETWEEN GRADE AND THE BOTTOM OF THE FENCE DOES NOT EXCEED 2" (4" FROM SOLID CONCRETE BASE).
3. NO HORIZONTAL MEMBERS AS PART OF BARRIER.
4. THE PROPERTY OWNER TO ENSURE THAT THE ENTIRE BARRIER IS MAINTAINED. NO SECTION MAY BE ALTERED OR REMOVED EXCEPT TO RECONSTRUCT, REPAIR OR REPLACE THE BARRIER.
5. NO CHAIN LINK AS BARRIER IS PERMITTED FOR THIS PROJECT.
6. ACCESS GATE TO MEET BARRIER REQUIREMENTS: EQUIPPED WITH SELF-CLOSING, SELF-LATCHING DEVICES, AND MUST SWINGS OPEN IN THE DIRECTION AWAY FROM THE POOL. ANY OTHER NON-PEDESTRIAN GATES MUST BE LOCKED WHEN NOT IN USE.
7. THE LATCHING MECHANISM IS LESS THAT 54" ABOVE GROUND AND LOCATED ON THE POOL SIDE OF THE GATE AND AT LEAST 3" BELOW THE TOP OF THE GATE.
8. PROVIDE A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM AT LEAST 54" ABOVE THE GROUND OR AN ALARM THAT SOUNDS CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS AT A LEVEL OF NOT LESS THAN 85 DECIBELS WITHIN 7 SECONDS OF THE DOOR BEING OPENED AT COMMUNITY FITNESS DOOR TO POOL PATIO.
9. WINDOW FACING POOL ENCLOSURE MUST BE EQUIPPED WITH A MESH SCREEN AND LOCK AND KEY THAT RESTRICTS OPENING THE WINDOW TO NO MORE THAN 4", OR A LATCHING DEVICE AT LEAST 54" ABOVE THE FLOOR.
10. EMERGENCY ESCAPE OR RESCUE WINDOW TO BE EQUIPPED WITH A LATCHING DEVICE AT LEAST 54" ABOVE THE FLOOR.
11. DECORATIVE PROTRUSIONS, INDENTATIONS OR CUT OUTS THAT RENDER THE BARRIER CLIMBABLE ARE PROHIBITED.
12. PROTECTIVE ENCLOSURES MUST BE AT LEAST 54" HORIZONTALLY AND VERTICALLY FROM ANY EQUIPMENT, PLANTERS OR OTHER OBJECTS THAT COULD BE USED TO CLIMB THE ENCLOSURE. THIS DOES NOT APPLY TO THE AREA BETWEEN THE POOL AND THE ENCLOSURE IF THE ENCLOSURE IS A SOLID WALL.
13. GATE AND BARRIER TO COMPLY WITH CITY OF SCOTTSDALE AND MARICOPA COUNTY



9 Pool Gate
3/4" = 1'-0"

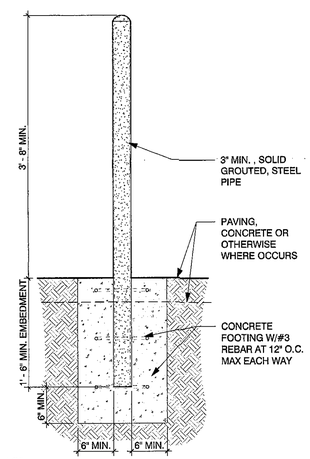


8 trash enclosure gate 01
1/2" = 1'-0"

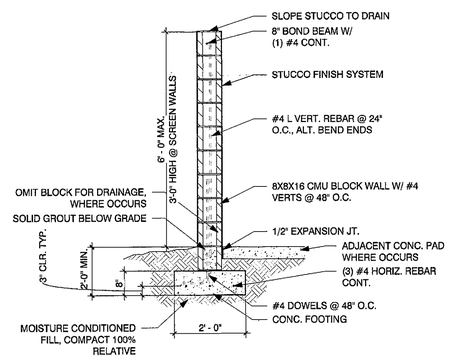


4 parking stall accessible
1/4" = 1'-0"

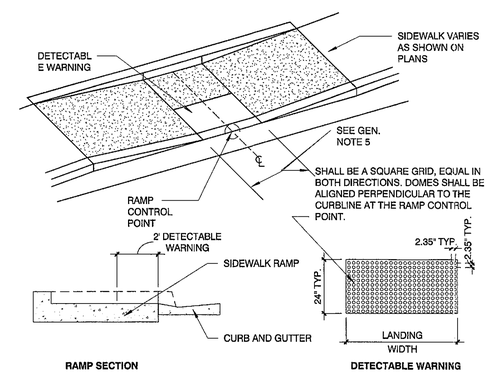
3 accessible parking sign az
3" = 1'-0"



7 pipe bollard 3"
1" = 1'-0"



6 wall cmu w_stucco 01
1/2" = 1'-0"



2 COS Detectable Warning Surface Detail
NOT TO SCALE

GENERAL NOTES:
1. DETECTABLE WARNING SURFACE SHALL CONSIST OF RAISED TRUNCATED DOMES, AND SHALL CONFORM TO THE DETAILS IN THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICAITONS AND INSTALLATION INSTRUCTIONS.

2. ALL DETECTABLE WARNING SUFACES SHALL START AT BACK OF CURB, MEASURE 24" IN DEPTH AND COVER THE COMPLETE WIDTH OF THE RAMP LANDING.

3. 70% VISUAL CONTRAST IS REQUIRED. THE COLOR SHALL BE AN INTEGRAL PART OF THE DETECTABLE WARNING MATERIAL. COLOR WILL BE SUBJECT TO APPROVAL BY CITY STAFF.

4. THE CONCRETE WORK REQUIRED TO FORM A BLOCK OUT FOR CAST IN PLACE APPLICATIONS OR TO CREATE A SMOOTH AND CLEAN CONCRETE SURFACE FOR SURFACE APPLICATIONS, SHALL BE INCLUDED IN THE COST OF THE CONCRETE CURB RAMP. THE COST OF FURNISHING AND INSTALLING THE DETECTABLE WARNING DEVICE SHALL BE INCLUDED IN THE COST OF THE CONCRETE CURB RAMP.

5. WIDTH PER RAMP DETAIL OR AS CALLED OUT ON PLANS.

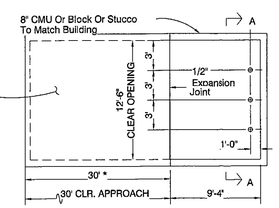
6. ALL RAMPS AND DETECTABLE WARNING SHALL BE ALIGNED PERPENDICULAR TO THE CURB AT THE RAMP CONTROL JOINT. SEE PLANS FOR RAMP CONTROL POINT.

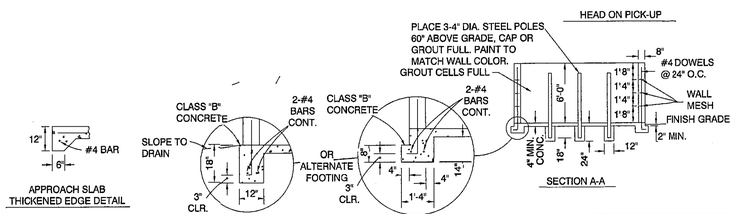
7. APPROVED DETECTABLE WARNING SURFACES:- 2231 FOR ADDITIONAL
1. ONLY DETECTABLE WARNINGN SYSTEMS WHICH APPEAR ON THE CITY OF QUALIFIED PRODUCTS LIST ARE APPROVED FOR INSTALLATION. THE QUALIFIED PRODUCT LIST IS LOCATED AT THE FOLLOWING WEBSITE WWW.SCOTTSDALEAZ.GOV/STREETS/PRODUCTS/

NOTE:
1. 1/2" Expansion Joint, ASTM D-1751 PER MAG SECTION 729.

* IN LOCATIONS WHERE A 30' APPROACH SLAB IS NOT POSSIBLE, APPROVAL FROM THE CITY OF SCOTTSDALE QUALITY COMPLIANCE DIVISION IS REQUIRED.

30' x 14' x 6" THICK CONCRETE APPROACH SLAB WITH THICKENED EDGES, CLASS "B" CONCRETE W/ 6" x 6", 1.4 x 1.4 WWF, ON COMPACTED SUBGRADE. APPROACH SLAB SHALL HAVE A CONSTANT SLOPE WHICH MATCHES THE ENCLOSURE SLAB.



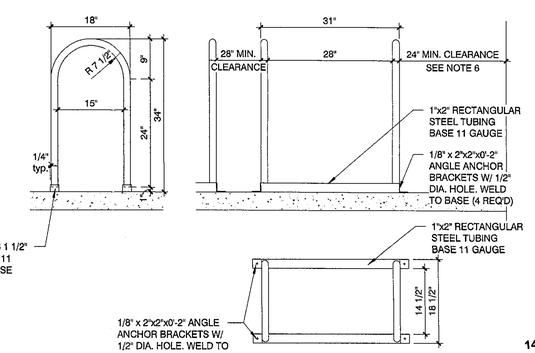


DETAIL NO.	CITY OF SCOTTSDALE	APPROVED BY:	REFUSE ENCLOSURE	DETAIL NO.
2146-1	STANDARD DETAILS	Scottsdale Standards & Specifications Committee		2146-1

5 Trash Enclosure Detail (City of Scottsdale)
1" = 1'-0"

NOTES:

1. DOUBLE RACK HOLDS 4 BYCICLES.
2. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING.
3. ANCHOR RACK TO CONCRETE W/ 3/8" DIA. x 2 1/2" WEDGE ANCHORS AND TAMPER RESISTANT OR WELDED NUTS, (4 REQ'D) OR SET TUBING 12" BELOW GRADE IN 24" DEEP x 6" WEDE CONCRETE FOOTING.
4. CONCRETE BASE MAY BE COVERED WITH TURF OR DECOMPOSED GRANITE.
5. PLACEMENT OF BICYCLE RACK SHALL BE CONVENIENT TO MAIN ENTRANCE AND IN A HIGHLY VISIBLE AREA.
6. 24" MIN. CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE A 6' MIN. CLEAR AREA.
7. DETAIL BASED ON CITY OF SCOTTSDALE STANDARD DETAIL # 2285



1 Bike Rack Detail (Scottsdale)
3/4" = 1'-0"

STIPULATION SET RETAIN FOR RECORDS APPROVED

3-15-18 DATE — KN INITIALS

REGISTERED ARCHITECT CERTIFICATE 35529 LANCE D. BAKER Date Signed 01/16/18 ARIZONA, U.S.A. EXP. 12/31/2018

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	

14-DR-2017
1/18/18

A1.1
SITE DETAILS

Site Details

0' 65' 130' 260' 520'

1 CONTEXT AERIAL PLAN

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE NO.
35529
LANCE D. BAKER
Date Signed 09/28/2017
ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewed By:	LDB
SDI Project No:	3790
Date:	09.27.2017
Sheet:	A1.2

SITE EXHIBITS

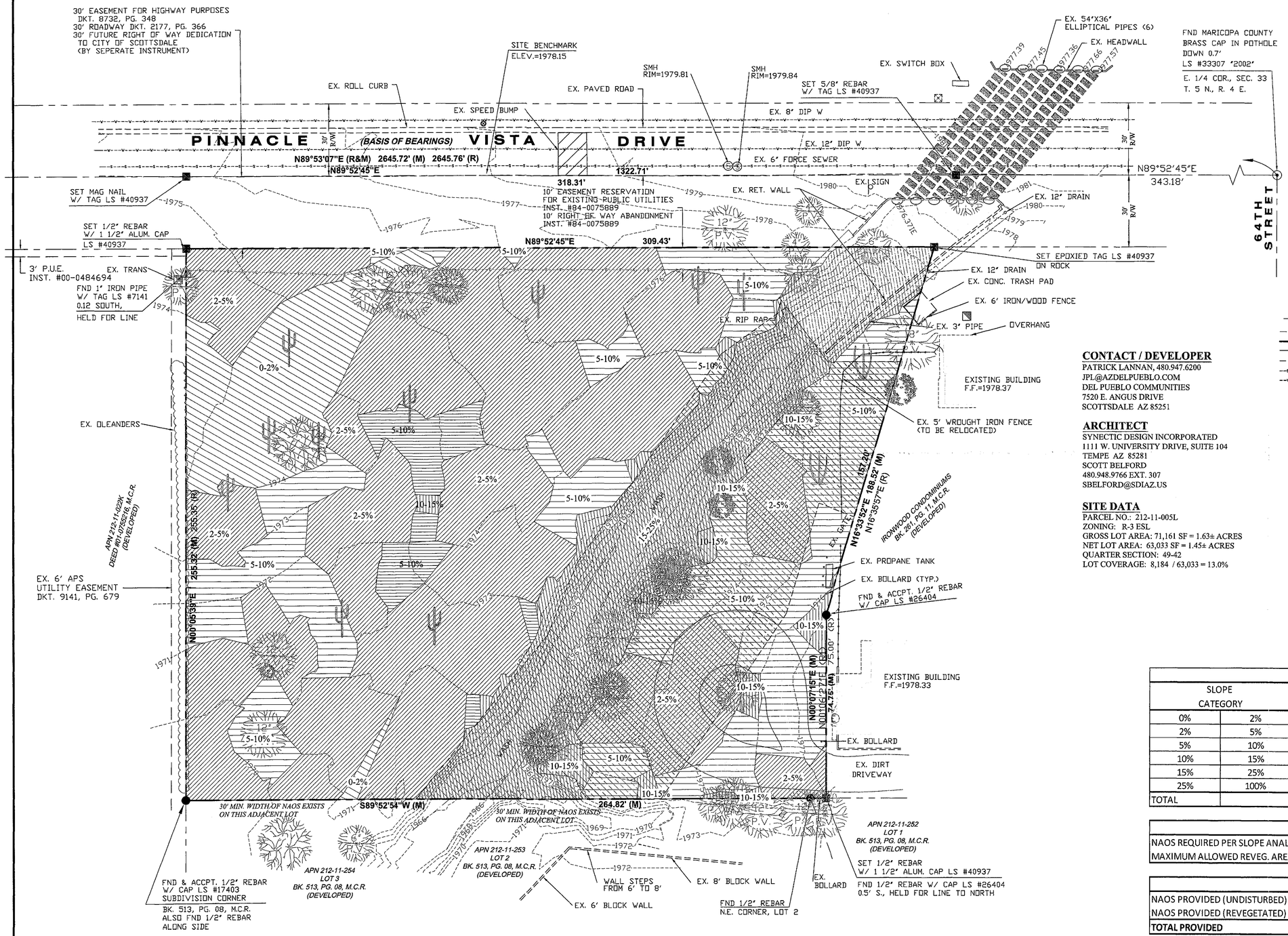
14-DR-2017
1/18/18

Context Aerial

PINNACLE VISTA

6301 E PINNACLE VISTA DR, SCOTTSDALE

SLOPE ANALYSIS & NAOS EXHIBIT



CONTACT / DEVELOPER

PATRICK LANNAN, 480.947.6200
JPL@AZDELPUEBLO.COM
DEL PUEBLO COMMUNITIES
7520 E. ANGUS DRIVE
SCOTTSDALE AZ 85251

ARCHITECT

SYNECTIC DESIGN INCORPORATED
1111 W. UNIVERSITY DRIVE, SUITE 104
TEMPE AZ 85281
SCOTT BELFORD
480.948.9766 EXT. 307
SBELFORD@SDIAZ.US

SITE DATA

PARCEL NO.: 212-11-005L
ZONING: R-3 ESL
GROSS LOT AREA: 71,161 SF = 1.63± ACRES
NET LOT AREA: 63,033 SF = 1.45± ACRES
QUARTER SECTION: 49-42
LOT COVERAGE: 8,184 / 63,033 = 13.0%

LEGEND

- 1977 — EXISTING CONTOUR
- PROPERTY LINE
- CENTER LINE
- EASEMENT LINE
- SEWER LINE
- WATER LINE
- M.C.R. — MARICOPA COUNTY RECORDER
- P.U.E. — PUBLIC UTILITIES EASEMENT
- CATV — CABLE TELEVISION
- F.H. — FIRE HYDRANT
- GAS LINE MARKER
- JUNCTION BOX
- SEWER MANHOLE
- TELECOMMUNICATIONS
- TRANS — TRANSFORMER
- WATER METER
- WATER VALVE
- PROPOSED NAOS
- REVEG AREA
- 0% TO 2% SLOPE CATEGORY
- 2% TO 5% SLOPE CATEGORY
- 5% TO 10% SLOPE CATEGORY
- 10% TO 15% SLOPE CATEGORY
- 15% TO 25% SLOPE CATEGORY

NAOS CALCULATIONS

SLOPE CATEGORY		AREA (ACRES)	LOWER DESERT NAOS FACTOR	REQ. NAOS (ACRES)
0%	2%	0.11	20%	0.02
2%	5%	0.69	25%	0.17
5%	10%	0.38	30%	0.11
10%	15%	0.03	30%	0.01
15%	25%	0.23	30%	0.07
25%	100%	0.00	30%	0.00
TOTAL		1.45		0.39

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NAOS PROVIDED

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TOTAL PROVIDED	**0.393 ACRES**	**17,112 SF**

PROJECT NO: 650-PA-2016
CASE # 14-DR-2017

14-DR-2017
1/18/18

Two working days before you dig
CALL FOR THE BLUE STAKES
1-800 STAKE IT
Blue Stake Center
CALL COLLECT

GRADING & DRAINAGE ENGINEERS, INC
4803 WEST CREEDANCE BLVD, GLENDALE AZ 85310
(623) 581-3371
designs@gdengineers.com
God is the builder of everything. HEBREWS 3:4

Registered Professional Engineer (Civil) CERTIFICATE NO. 32551 BRIAN V. WOODS Date Signed 11/30/17 ARIZONA U.S.A. EXPIRES 6/30/2019

PROJECT
PINNACLE VISTA
6301 E PINNACLE VISTA DR, SCOTTSDALE
SLOPE ANALYSIS & NAOS EXHIBIT

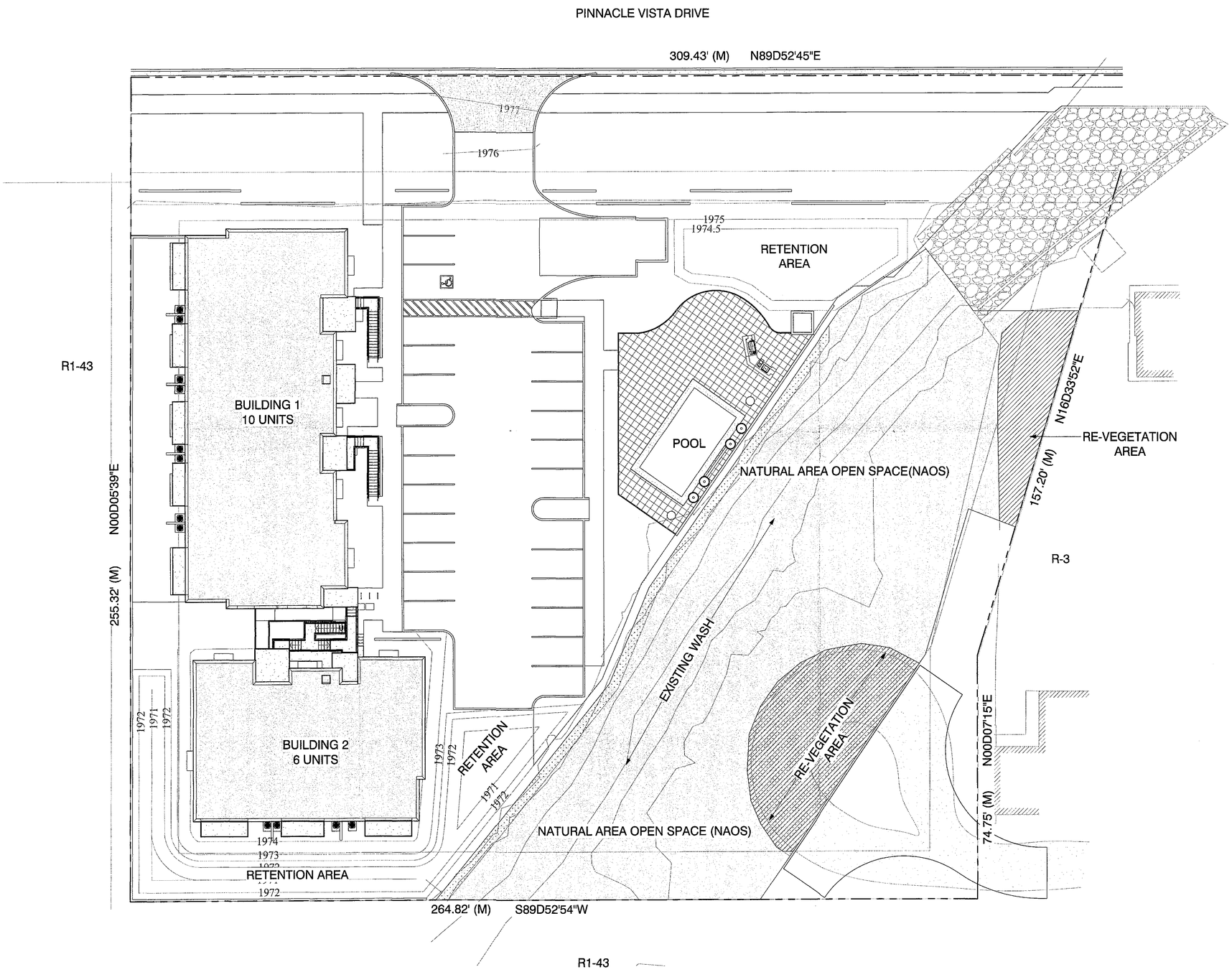
11/30/17

JOB NO.
16-1248

SHEET
1 OF 1

Slope Analysis

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211



1 NAOS Plan
1/16" = 1'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3-15-18 KN
DATE INITIALS

NAOS DATA

NAOS CALCULATIONS				
SLOPE CATEGORY		AREA (ACRES)	LOWER DESERT NAOS FACTOR	REQ. NAOS (ACRES)
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NAOS REQUIREMENTS		
NAOS REQUIRED PER SLOPE ANALYSIS	0.39 ACRES	16,988 SF
MAXIMUM ALLOWED REVEG. AREA (30%)	0.12 ACRES	5,097 SF

NAOS PROVIDED		
NAOS PROVIDED (UNDISTURBED)	0.313 ACRES	13,633 SF
NAOS PROVIDED (REVEGETATED)	0.080 ACRES	3,479 SF
TOTAL PROVIDED	**0.393 ACRES**	**17,112 SF**

LEGEND	AREA	REQUIRED	PROVIDED
	NATURAL OPEN SPACE		13,633 S.F.
	REVEGETATION OPEN SPACE		3,479 S.F.
TOTAL PROVIDED			**17,112 S.F.**

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

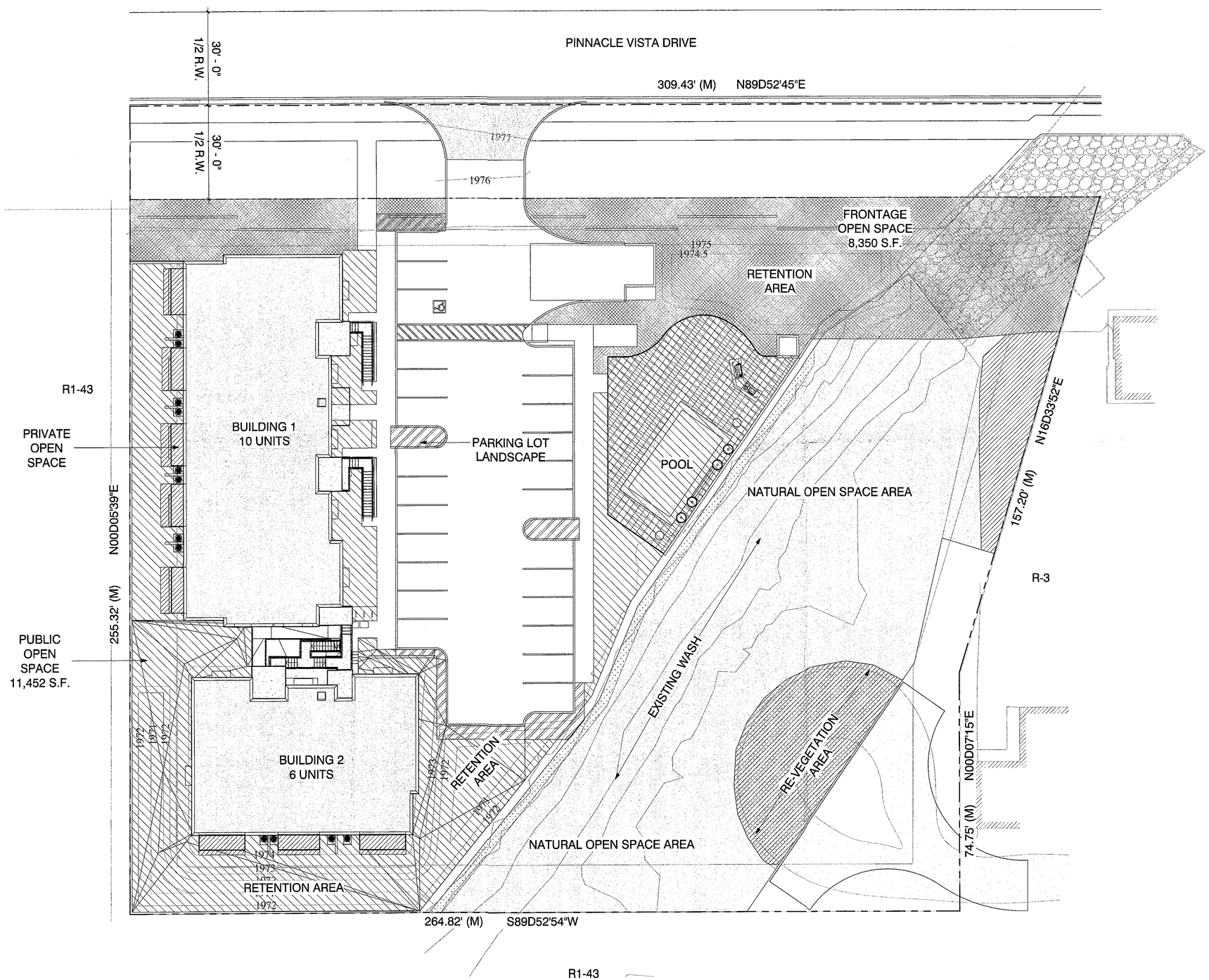
REGISTERED ARCHITECT
CERTIFICATE NO.
35529
LANCE D. BAKER
Date Signed 01/16/2018
ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	**A1.4** NAOS

NAOS exhibit 2/9/18

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211



1 Open Space Plan
1/16" = 1'-0"

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:

1. MINIMUM OPEN SPACE: 0.36 * NET LOT AREA
   0.36 * 63,033 = 22,691.88 SF

   DISTRIBUTED AS FOLLOWS:

   A) FRONTAGE OPEN SPACE MINIMUM: 0.12 * NET LOT AREA
      0.12 * 63,033 = 7,563.96 SF

      i) MIN. 20 SF / LF OF PUBLIC STREET FRONTAGE: 309.43 * 20 = 6,188.6 SF

      ii) NOT REQUIRED TO EXCEED 50 SF / LF OF STREET FRONTAGE: 309.43*50 = 15,471.5 SF

   B) COMMON OPEN SPACE: 22,692 - 11,908 = 10,784 SF

2. PRIVATE OUTDOOR LIVING SPACE:
   A) FIRST STORY DWELLING UNITS, MINIMUM 0.10 * 8,526 SF = 852.6 SF

   B) DWELLING UNITS ABOVE 1ST STORY, 0.05 * 8,770 SF = 438.5 SF

3. PARKING AREAS AND PARKING LOT LANDSCAPING ARE NOT INCLUDED IN THE REQUIRED OPENS SPACE.

LEGEND	AREA	REQUIRED	PROVIDED
	FRONTAGE OPEN SPACE	7,564 S.F.	8,350 S.F.
	COMMON OPEN SPACE	10,784 S.F.	11,452 S.F.
	PRIVATE OPEN SPACE	1ST FLR 853 S.F. 2ND FLR 439 S.F.	899 S.F. 519 S.F.
	PARKING LOT LANDSCAPE	556 S.F.	742 S.F.
	NATURAL OPEN SPACE	16,988 S.F.	17,112 S.F.

STIPULATION SET RETAIN FOR RECORDS APPROVED

3-15-18 KN
DATE INITIALS

A CONDO DEVELOPMENT AT PINNACLE VISTA

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LANCE D. BAKER
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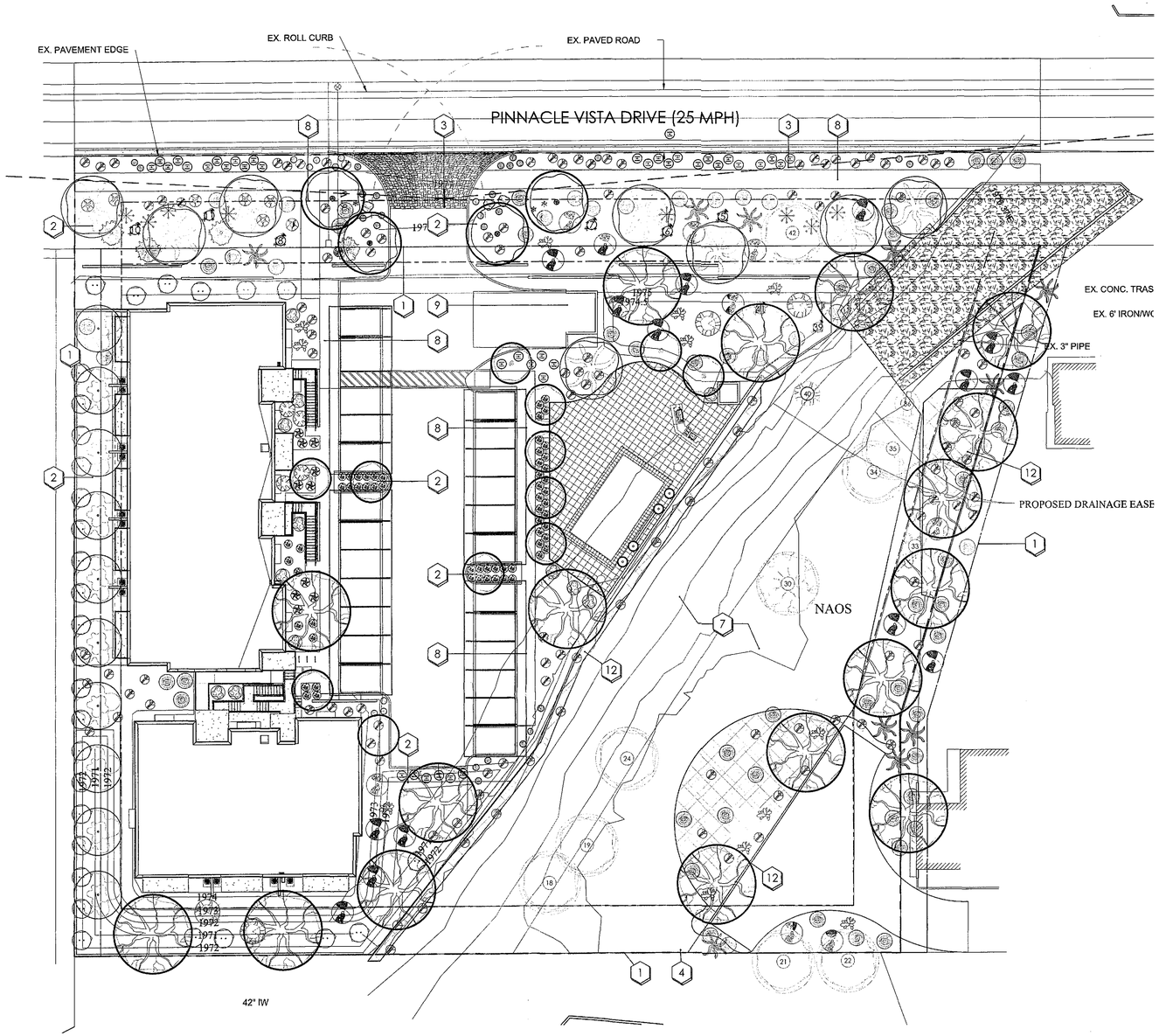
Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017

Sheet:
A1.6
OPEN SPACE PLAN

Site plan Worksheet 2/9/18



planting key notes

1. PROPERTY LINE / RIGHT OF WAY LINE
2. DECOMPOSED GRANITE IN ALL PLANTING AREAS
3. SIGHT DISTANCE LINE PER CITY REQUIREMENTS
4. STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
5. FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
6. EXISTING RIP RAP. SEE CIVIL ENG. PLANS.
7. NAOS - SEE CIVIL ENG. PLANS.
8. SIDEWALK.
9. TRASH RECEPTACLE. SEE ARCHITECT'S SITE PLAN.
10. ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
11. NATIVE SEED
12. WILD SEED MIX. SEE SEED MIX

wild seed - sonoran desert upland reveg. mix - 1lbs. /2000 sf

symbol	botanical name	common name
	AMBROSIA DELTOIDES	TRIANGLE LEAF BURSAGE
	ARTIPLEX POLYCARPA	SALT BUSH
	ARTIPLEX LENTIFORMIS	QUAIL BRUSH
	SENNA COVESII	DESERT SENNA
	LARREA TRIDENTATA	CREOSOTE BUSH
	SIMMONDSIA CHINENSIS	JOJOBA
	GUTIERREZIA SATOTHRAE	SNAKEWEED
	ARISTIDA PURPUREA	PURPLE THREEAWN
	PLANTAGO PURSHII	INDIAN WHEAT
	SPOROBOLUS DRYPTANDRUS	SAND DROPSEED

ABOVE MIX INCLUDES: CONWED FIBER 1200-188 LBS/ACRE
SLOW RELEASE FERTILIZER (23-13-0) 300 LBS/ACRE
BEST GRADE TACKIFIER 60 LBS./ACRE

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

salvaged plant legend

botanical name / common name			
preserve in place trees			
PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	SALVAGED VARIES	8	SALVAGED STAKE IN PLACE
PROSOPIS VELUTINA VELVET MESQUITE	SALVAGED VARIES	1	SALVAGED STAKE IN PLACE
preserve in place cactus			
CARNEGIA GIGANTEA SAGUARO	SALVAGED VARIES	2	SALVAGED
FOUQUIERIA SPLENDENS OCOTILLO	SALVAGED VARIES	1	SALVAGED
CELTIS PALLIDA DESERT HACKBERRY	SALVAGED VARIES	1	SALVAGED
ZIZIPHUS OBTUSIFOLIA GRAY THORN	SALVAGED VARIES	1	SALVAGED

plant legend

botanical name / common name		size	qty	comments
salvaged saguaros				
CARNEGIA GIGANTEA SAGUARO	SALVAGED VARIES	varies	8	SALVAGED
trees				
CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	12	H., W., CAL. STAKE IN PLACE
PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	17	H., W., CAL. STAKE IN PLACE
PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	4	H., W., CAL. STAKE IN PLACE
PARKINSONIA FLORIDUM BLUE PALO VERDE	(5 @ 1.0 GPH)	24" BOX	8	H., W., CAL. STAKE IN PLACE
PITHECELLOBIUM FLEXICAULE TEXAS EBONY	(5 @ 1.0 GPH)	24" BOX	10	H., W., CAL. STAKE IN PLACE
CALLIANDRA ERRIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	7	PLANT AT 4' O.C.
CELTIS PALLIDA DESERT HACKBERRY	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 7' O.C.
CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	30	PLANT AT 7' O.C.
ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL.	68	PLANT AT 4' O.C.
LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	23	PLANT AT 7' O.C.
SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 5' O.C.
accents				
ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	10	PLANT AT 3' O.C.
DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 5' O.C.
EUPHORBIA TRICUCALLI STICKS OF FIRE	(1 @ 1.0 GPH)	15 GAL.	12	PLANT AT 6' O.C.
FEROCACTUS CYLINDRACEUS COMPASS BARREL		1.5' TALL	3	1.5' MINIMUM HEIGHT
FOUQUIERIA SPLENDENS OCOTILLO		SEE CANE MIN.	10	15 CANE MINIMUM
OPUNTIA ENGALMANII ENGELMAN'S PRICKLY PEAR		5 PAD MIN.	12	PLANT AT 5' O.C.
OPUNTIA VERSICOLOR STAGHORN CHOLLA		5 PAD MIN.	8	PLANT AT 5' O.C.
PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)	5 GAL.	60	PLANT AT 3' O.C.
groundcover				
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	5 GAL.	118	PLANT AT 3' O.C.
LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	39	PLANT AT 3' O.C.
THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	5 GAL.	40	PLANT AT 2' O.C.
inerts				
3" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		3"-MINUS	28,349 SF	2" MINIMUM IN ALL PLANTERS
WILD SEED - SONORAN DESERT UPLAND REVEG. MIX			3,583 SF	1lbs. / 2000 sf

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3-15-18 KN
DATE INITIALS

DESIGN ETHIC
LANDSCAPE ARCHITECTURE
FORGING NEW ENVIRONMENTS
7201 E. CAMELBACK # 250 SCOTTSDALE, ARIZONA 85251
480.225.7077

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 47566
BRANDON E. PAUL
ARIZONA, U.S.A.
Expires 03/31/19

NORTH
0' 20' 40' 60'
SCALE: 1" = 20'-0"

PROJECT:
PINNACLE VISTA
6301 EAST PINNACLE VSITA
SCOTTSDALE, ARIZONA

SHEET TITLE:
PRELIMINARY PLANTING PLAN

JOB NO:	16-055
DATE:	
DRAWN BY:	B. PAUL
SUBMITTED:	01.12.2018
REVISED:	

SHEET
PL.02 of PL.02
Landscapings Plan - B/W

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
t:480.948.9766
f:480.948.9211

1 Site Plan Color
1/16" = 1'-0"

salvaged plant legend

botanical name / common name	size	qty	comments
preserve in place trees			
PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	SALVAGED VARIES	8	SALVAGED STAKE IN PLACE
PROSOPIS VELUTINA VELVET MESQUITE	SALVAGED VARIES	1	SALVAGED STAKE IN PLACE
preserve in place cactus			
CARNEGIA GIGANTEA SAGUARO	SALVAGED VARIES	2	SALVAGED
FOUQUIERIA SPLENDENS OCOTILLO	SALVAGED VARIES	1	SALVAGED
CELTIS PALLIDA DESERT HACKBERRY	SALVAGED VARIES	1	SALVAGED
ZIZIPHUS OBTUSIFOLIA GRAY THORN	SALVAGED VARIES	1	SALVAGED

plant legend

botanical name / common name	size	qty	comments
salvaged saguaros			
CARNEGIA GIGANTEA SAGUARO	SALVAGED VARIES	varies	8	SALVAGED
trees			
CAESALPINIA CACALACO 'SMOOTHIE' THORNLESS CASCALOTE	(5 @ 1.0 GPH)	24" BOX	11	H., W., CAL. STAKE IN PLACE
PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	24" BOX	13	H., W., CAL. STAKE IN PLACE
PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	24" BOX	4	H., W., CAL. STAKE IN PLACE
PARKINSONIA FLORIDUM BLUE PALO VERDE	(5 @ 1.0 GPH)	24" BOX	7	H., W., CAL. STAKE IN PLACE
CALLIANDRA ERRIOPHYLLA PINK FAIRY DUSTER	(1 @ 1.0 GPH)	5 GAL.	7	PLANT AT 4' O.C.
CELTIS PALLIDA DESERT HACKBERRY	(1 @ 1.0 GPH)	5 GAL.	12	PLANT AT 7' O.C.
CORDIA PARVIFOLIA LITTLELEAF CORDIA	(1 @ 1.0 GPH)	5 GAL.	13	PLANT AT 7' O.C.
ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL.	57	PLANT AT 4' O.C.
LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	19	PLANT AT 7' O.C.
SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL.	4	PLANT AT 5' O.C.
accents			
FEROCACTUS CYLINDRACEUS COMPASS BARREL		1.5' TALL	3	1.5' MINIMUM HEIGHT
FOUQUIERIA SPLENDENS OCOTILLO	(1 @ 1.0 GPH)	SEE CANE MIN.	10	15 CANE MINIMUM
OPUNTIA ENGALMANII ENGELMAN'S PRICKLY PEAR		5 PAD MIN.	6	PLANT AT 5' O.C.
OPUNTIA VERSICOLOR STAGHORN CHOLLA		5 GAL.	8	PLANT AT 5' O.C.
PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 1.0 GPH)		49	
groundcover			
AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	5 GAL.	-	PLANT AT 4' O.C.
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	5 GAL.	89	PLANT AT 3' O.C.
LANTANA MONTEVIDENSIS PURPLE LANTANA	(1 @ 1.0 GPH)	1 GAL.	11	PLANT AT 3' O.C.
THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	5 GAL.	30	PLANT AT 2' O.C.
inerts			
3" MINUS DECOMPOSED GRANITE TABLE MESA BROWN		3"-MINUS	28,349 SF	2" MINIMUM IN ALL PLANTERS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3-15-18 KN
DATE INITIALS

14-DR-2017
1/18/18

Landscape plan- color

A CONDO DEVELOPMENT AT PINNACLE VISTA

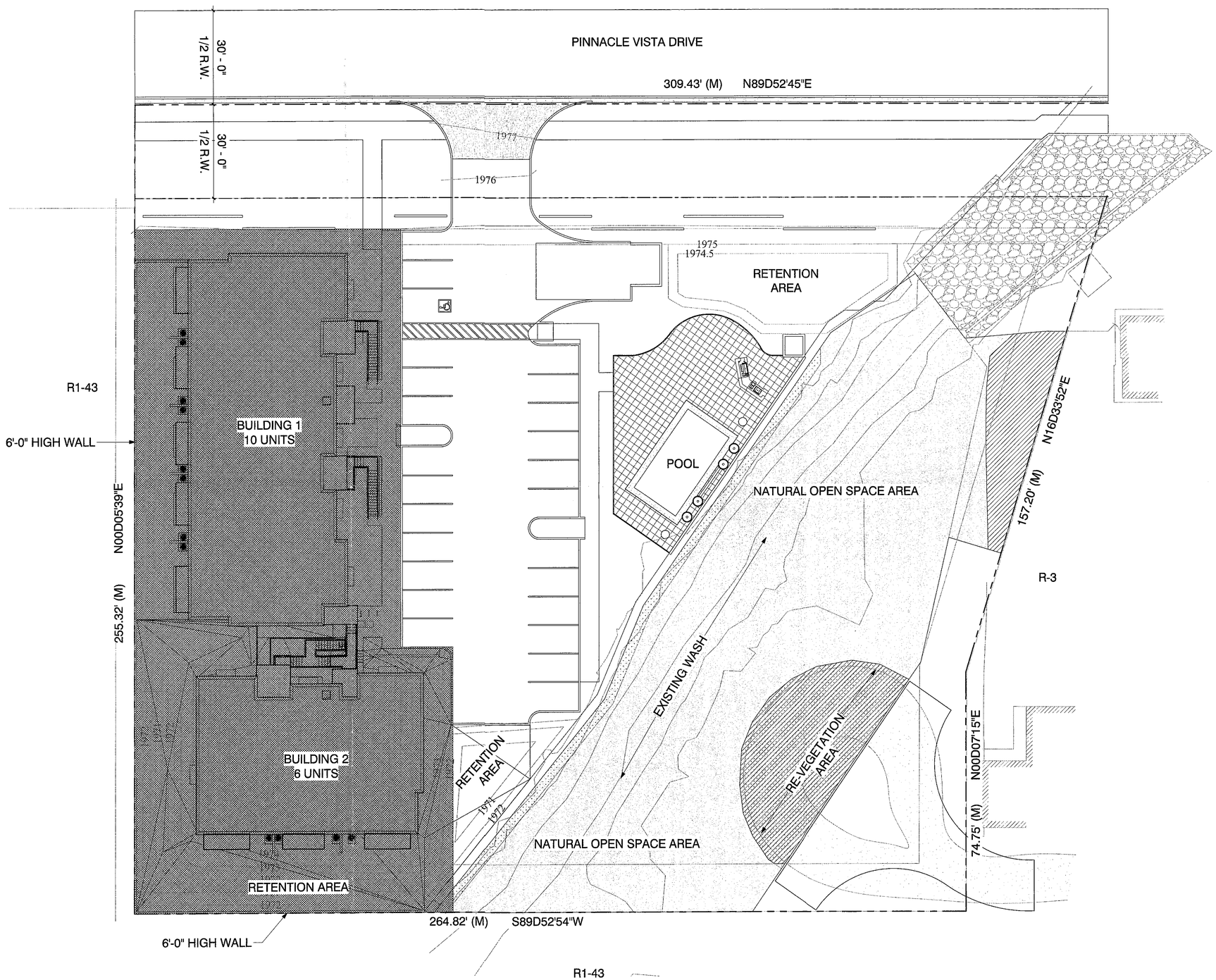
6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE NO. 35535
LANCE D. BAKER
Date Signed 02/09/2017
ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

Phase:	DR
Drawn By:	AF
Reviewd By:	LDB
SDI Project No:	3790
Date:	07.26.2017
Sheet:	A1.4

COLOR SITE PLAN



1 FO Enclosed Plan
1/16" = 1'-0"

PERMITTED ENCLOSURE DATA (FO)

MAX. % OF ENCLOSURE:	60% OF NET LOT AREA 63,033 * 60% = 37,820 S.F.
ENCLOSURE AREA PROVIDED:	19,604 S.F.
ENCLOSED AREA:	6'-0" WALLS PROVIDED ONLY ON WEST AND SOUTH PROPERTY LINES U.N.O., SITE WALLS ON NORTH SIDE ARE SCREEN WALLS ONLY. NO ENCLOSURE PROVIDED.

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3-15-18 KN
DATE INITIALS

SYNECTIC DESIGN
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A CONDO DEVELOPMENT AT PINNACLE VISTA

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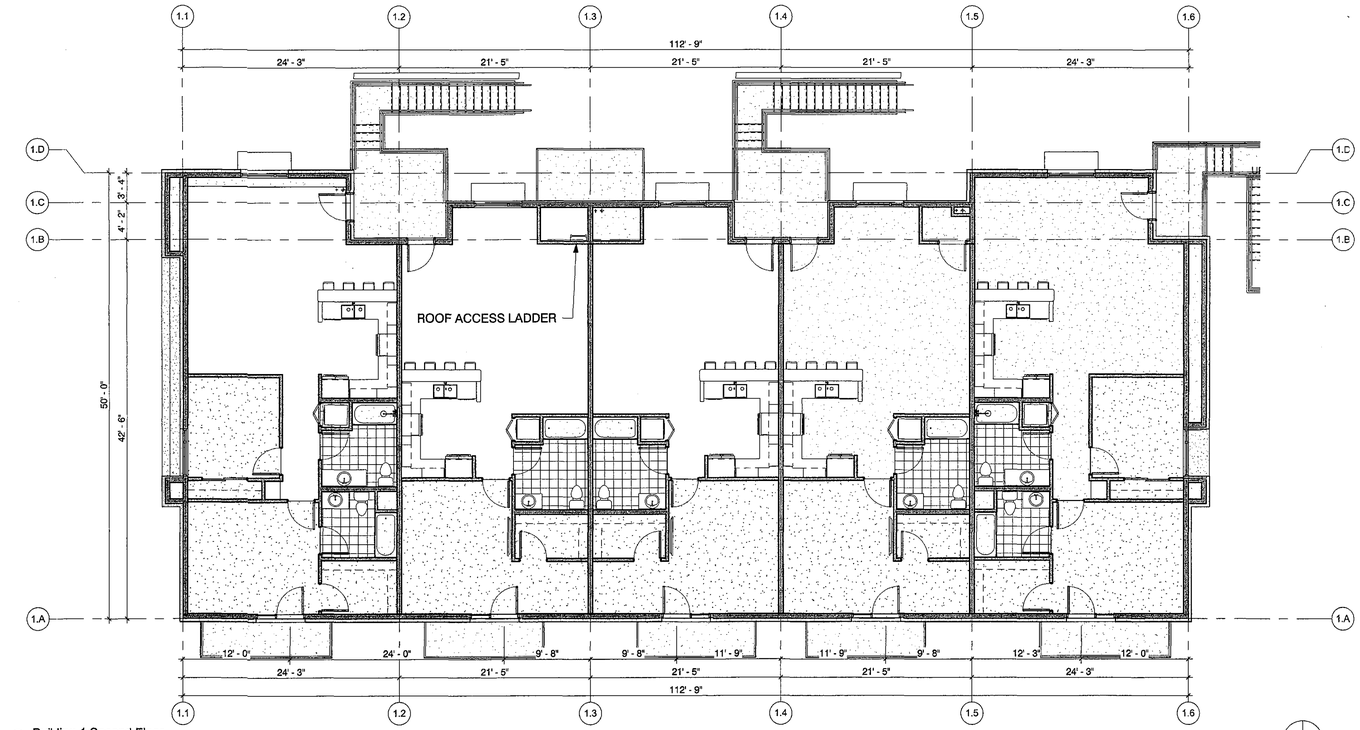
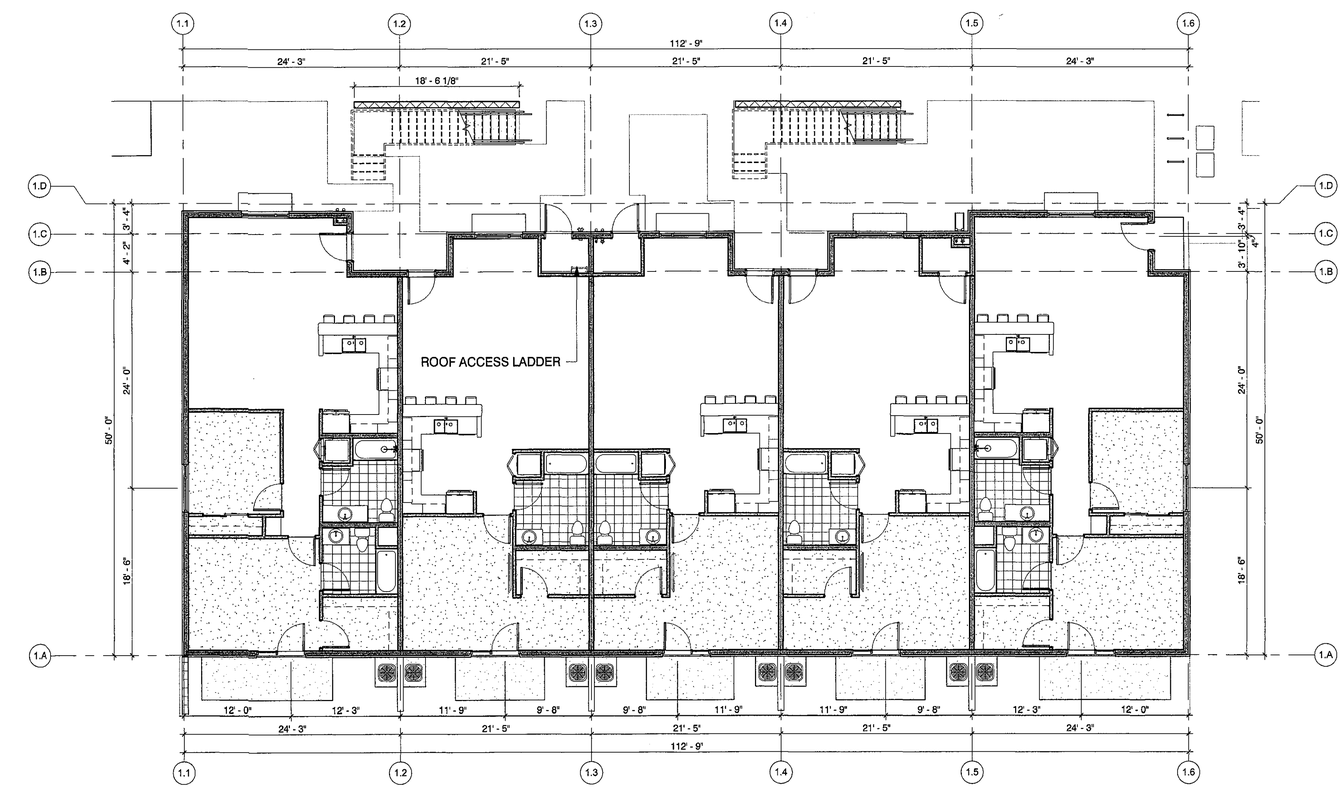
REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	**A1.7**
	FO ENCLOSURE PLAN

Foothills Overlay Exhibit



2 Building 1 Second Floor
1/8" = 1'-0"



1 Building 1 First Floor
1/8" = 1'-0"

SHEET KEYED NOTES

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Phase:	DR
Drawn By:	
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	A2.1

BUILDING 1 FLOOR PLANS

Approx. 11,300 ft

14-DR-2017
1/18/18

Bldg. 1 Floor plans

C:\Users\sbelford\Documents\3790 Model_sbelford.rvt 1/17/2018 1:35:48 PM

SHEET KEYED NOTES

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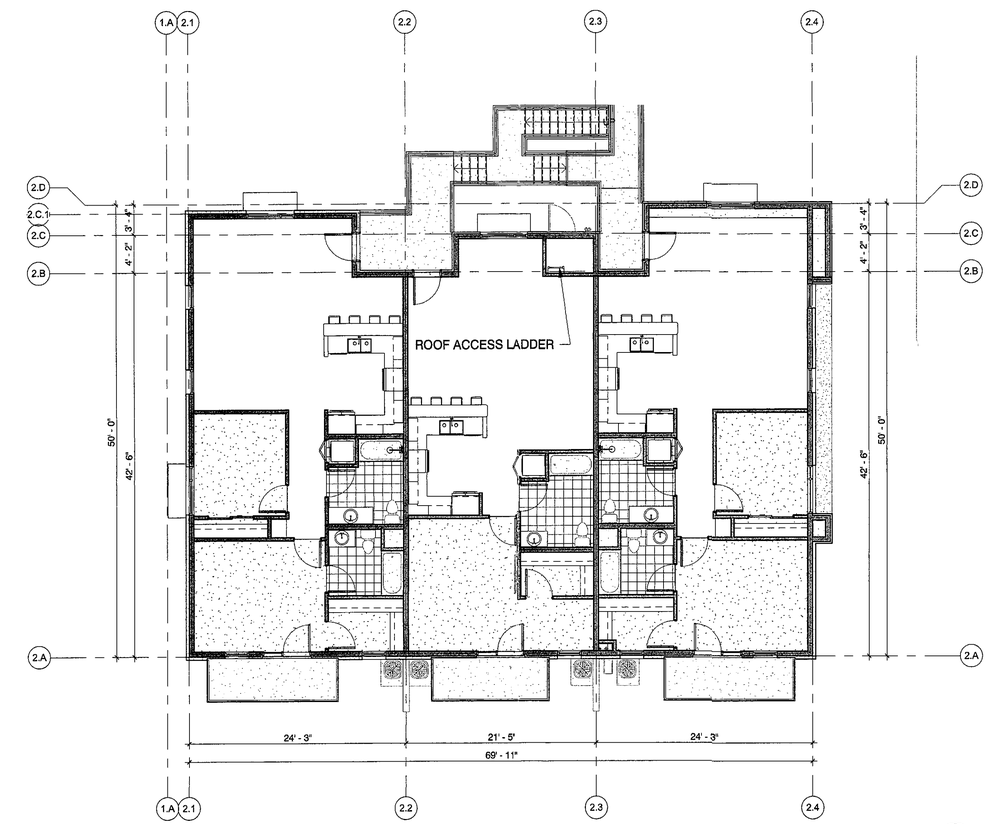
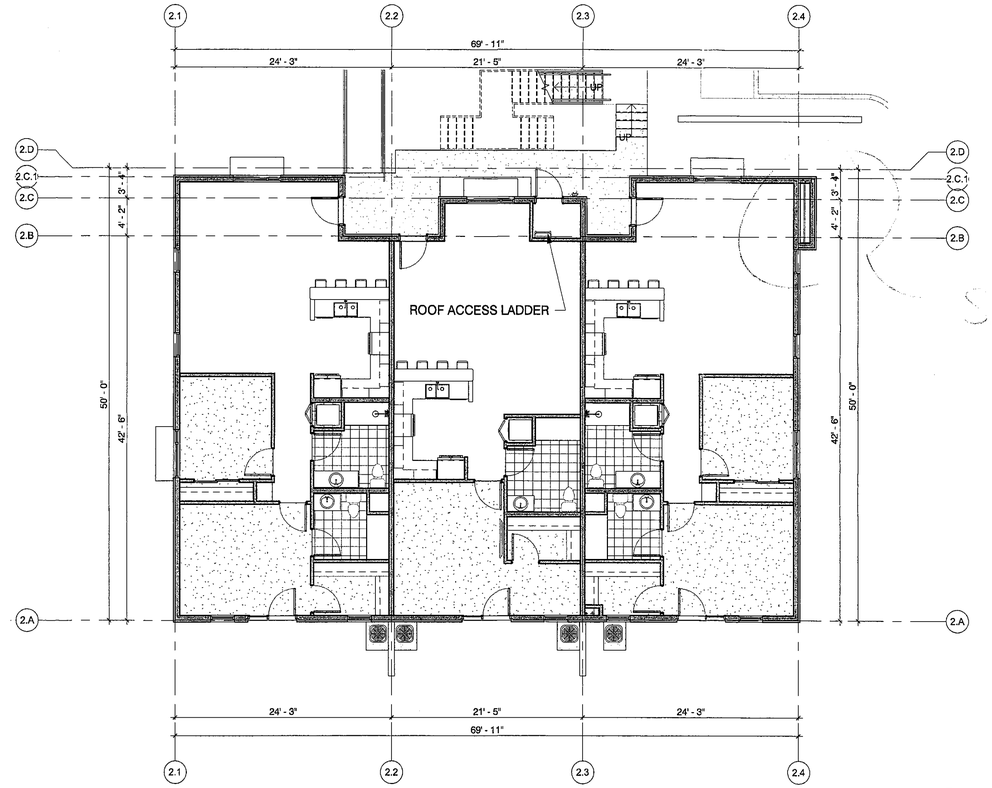


2 Building 2 Second Floor
1/8" = 1'-0"



1 Building 2 First Floor
1/8" = 1'-0"

Stair?

A CONDO DEVELOPMENT AT PINNACLE VISTA

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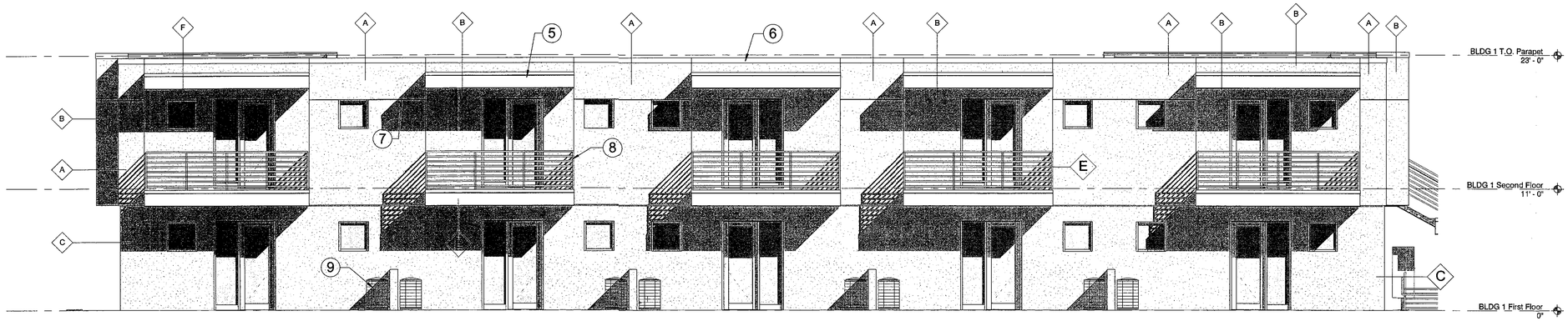
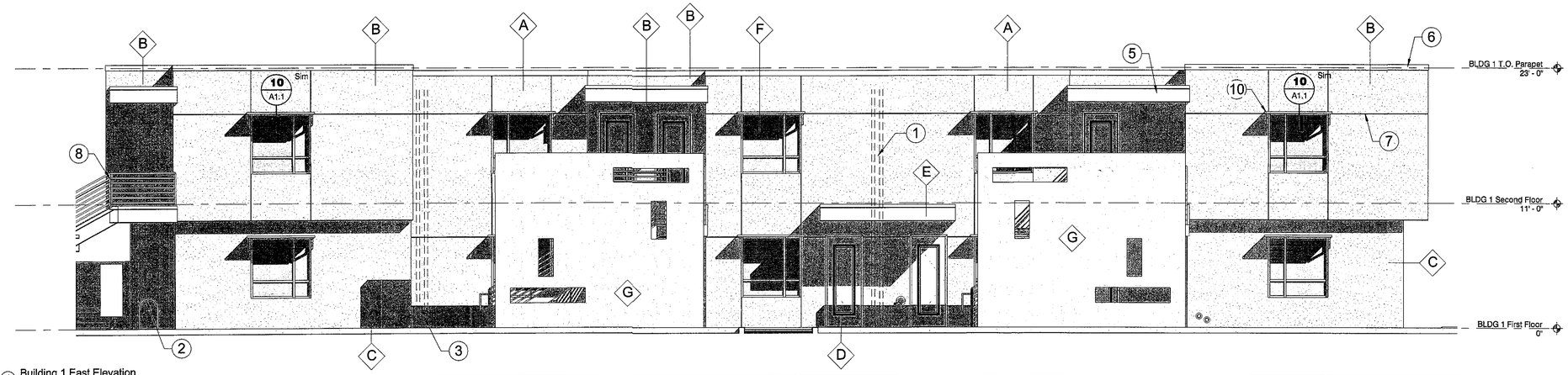
Phase:	DR
Drawn By:	
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	**A2.2**

BUILDING 2 FLOOR PLANS

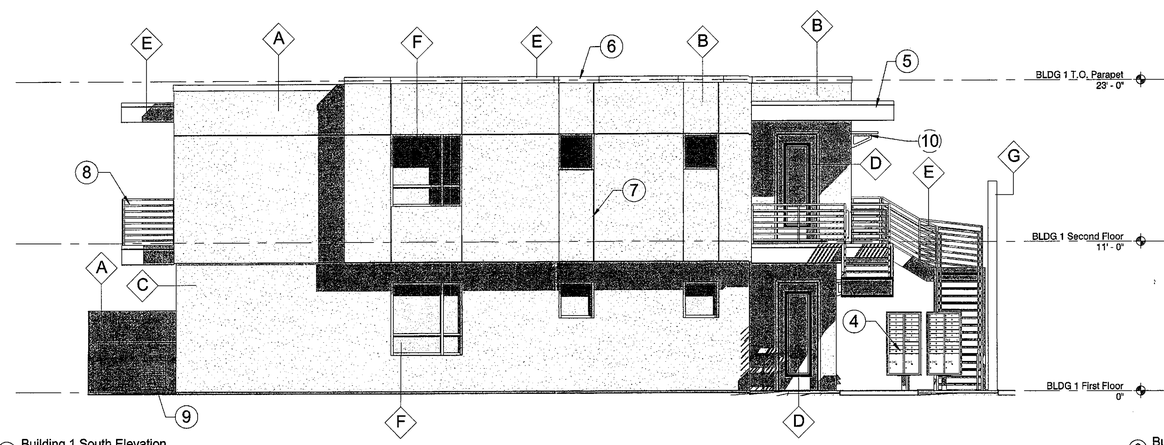
Bldg. 2 Floor plans



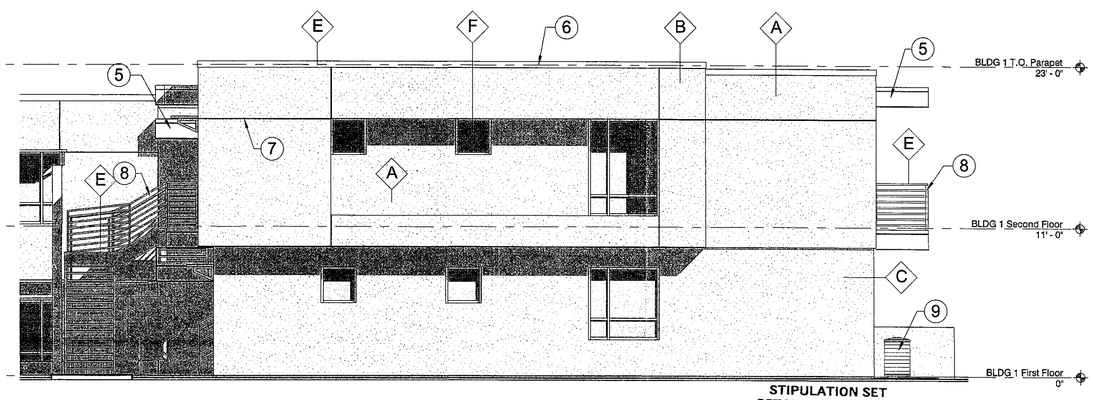
2 Building 1 West Elevation
3/16" = 1'-0"



1 Building 1 East Elevation
3/16" = 1'-0"



4 Building 1 South Elevation
3/16" = 1'-0"



3 Building 1 North Elevation
3/16" = 1'-0"

SHEET KEYED NOTES

1. ROOF DRAIN LEADER INTERNAL (TYP)
2. BIKE RACKS (TYP) PER COS DTL 2285
3. RAIN LEADER COWS TONGUE
4. UNIT MAILBOX PEDESTALS
5. PANTED METAL FASCIA PANEL WITH DRIP EDGE
6. PANTED METAL PARAPET CAP
7. STUCCO CONTROL JOINT
8. PAINTED METAL TUBE RAILING
9. GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE
10. SHADE CANOPY (TYP)

EXTERIOR ELEVATION GENERAL NOTES

A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS.
B. ALL BUILDING COLORS TO HAVE AN LRV VALUE OF LESS THEN 35
C.

EXTERIOR FINISH LEGEND

A	DESCRIPTION	STUCCO WALL FINISH
	MFR	SHERWIN WILLIAMS
	COLOR	COCOON (SW 6173)
B	DESCRIPTION	STUCCO WALL FINISH
	MFR	SHERWIN WILLIAMS
	COLOR	STATUS BRONZE (SW 7034)
C	DESCRIPTION	STUCCO WALL FINISH
	MFR	SHERWIN WILLIAMS
	COLOR	GRIZZLE GRAY (SW 7068)
D	DESCRIPTION	VINYL WINDOW & DOOR FRAMES
	MFR	MILGARD TUSCANY SERIES OR EQ.
	COLOR	EXPRESSO (DARK GRAY)
E	DESCRIPTION	METAL TRIM
	MFR	SHERWIN WILLIAMS
	COLOR	IRON ORE (SW 7069)
F	DESCRIPTION	WINDOW / GLAZING
		LOW-E GLAZING, DUAL PANE CLEAR
G	DESCRIPTION	STONE VENEER
	MFR	CORANADO STONE
	COLOR	VALLEY COBBLE - DESERT SUNSET

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

14-DR-2017
1/18/18

3-15-18
DATE

KN
INITIALS

B/W Elevations Bldg. 1

SYNECTIC DESIGN
1111 West University Drive, Suite 104, Tempe, AZ 85281
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f:480.948.9211

A CONDO DEVELOPMENT AT PINNACLE VISTA

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SCOTTSDALE AZ, 85266

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LANCE D. BAKER
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ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017

Sheet:

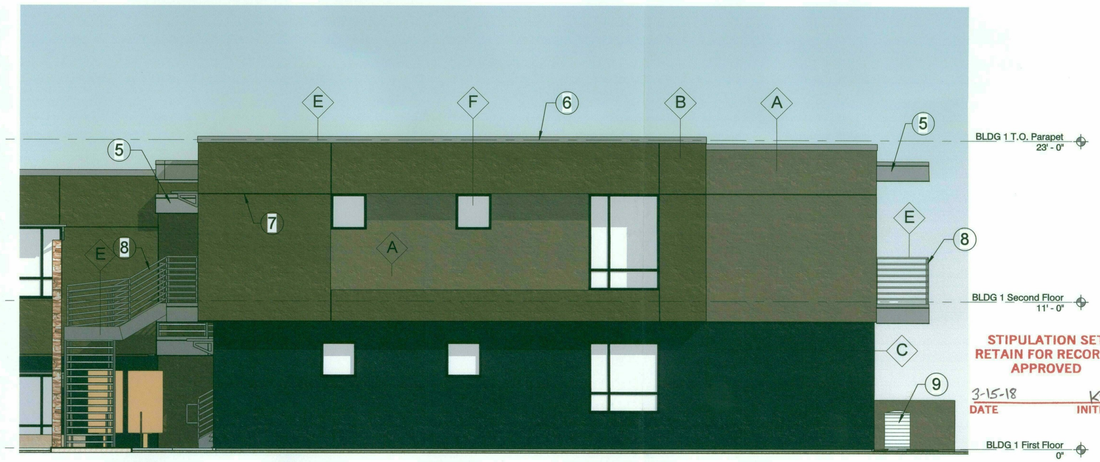
A3.1

EXTERIOR ELEVATIONS
BUILDING 1

2 Building 1 West Elevation
3/16" = 1'-0"

1 Building 1 East Elevation
3/16" = 1'-0"

4 Building 1 South Elevation
3/16" = 1'-0"



3 Building 1 North Elevation
3/16" = 1'-0"

SHEET KEYED NOTES

1 ROOF DRAIN LEADER INTERNAL (TYP)
2 BIKE RACKS (TYP) PER COS DTL 2285
3 RAIN LEADER COWS TONGUE
4 UNIT MAILBOX PEDESTALS
5 PANTED METAL FASCIA PANEL WITH DRIP EDGE
6 PANTED METAL PARAPET CAP
7 STUCCO CONTROL JOINT
8 PAINTED METAL TUBE RAILING
9 GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE
10 SHADE CANOPY (TYP)

SYNECTIC DESIGN
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EXTERIOR ELEVATION GENERAL NOTES

A. ALL GROUND MOUNTED HVAC UNITS ARE FULLY SCREENED WITH SITE OR SCREEN WALLS.
B. ALL BUILDING COLORS TO HAVE AN LRV VALUE OF LESS THEN 35
C.

EXTERIOR FINISH LEGEND

A	DESCRIPTION MFR COLOR	STUCCO WALL FINISH SHERWIN WILLIAMS COCOON (SW 6173)
B	DESCRIPTION MFR COLOR	STUCCO WALL FINISH SHERWIN WILLIAMS STATUS BRONZE (SW 7034)
C	DESCRIPTION MFR COLOR	STUCCO WALL FINISH SHERWIN WILLIAMS GRIZZLE GRAY (SW 7068)
D	DESCRIPTION MFR COLOR	VINYL WINDOW & DOOR FRAMES MILGARD TUSCANY SERIES OR EQ. EXPRESSO (DARK GRAY)
E	DESCRIPTION MFR COLOR	METAL TRIM SHERWIN WILLIAMS IRON ORE (SW 7069)
F	DESCRIPTION	WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
G	DESCRIPTION MFR COLOR	STONE VENEER CORANADO STONE VALLEY COBBLE - DESERT SUNSET

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE NO.
35529
LANCE D. BAKER
Date Signed 01/16/2018
ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

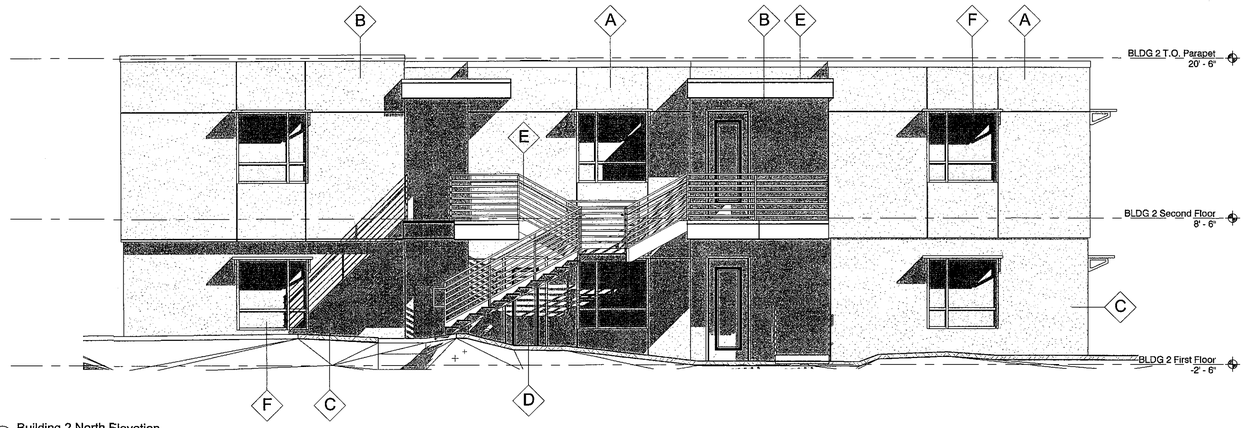
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
3-15-18 KN
DATE INITIALS

Phase:	DR
Drawn By:	SCB
Reviewed By:	LDB
SDI Project No:	3790
Date:	01/16/2017
Sheet:	A3.1

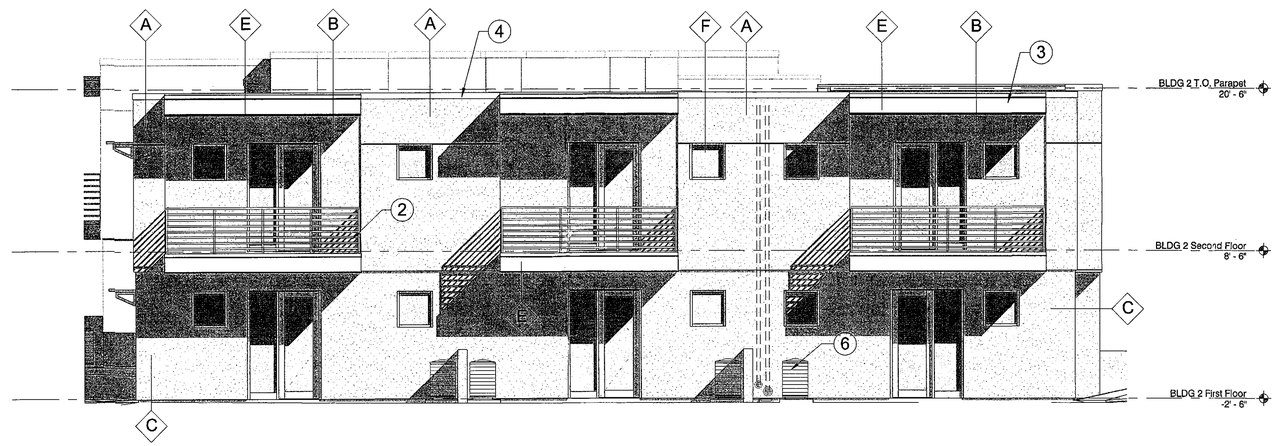
EXTERIOR ELEVATIONS
BUILDING 1

14-DR-2017
1/18/18

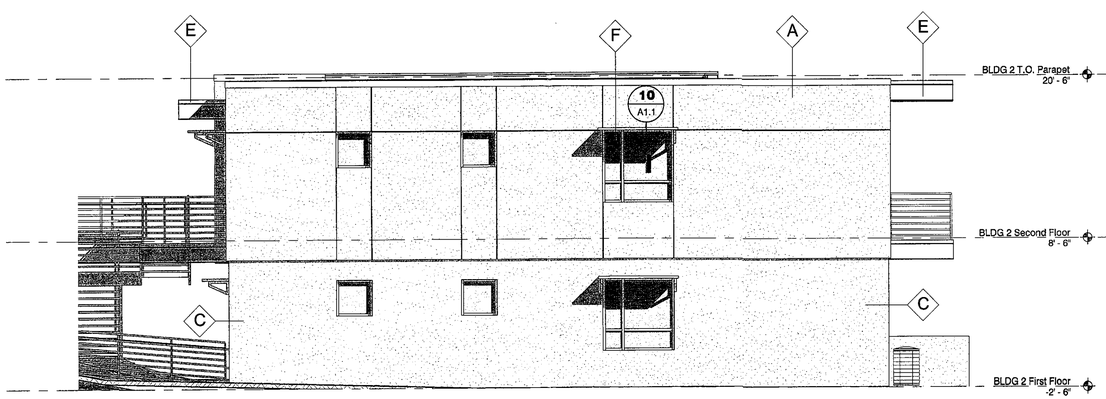
Color Elevations Bldg. 1



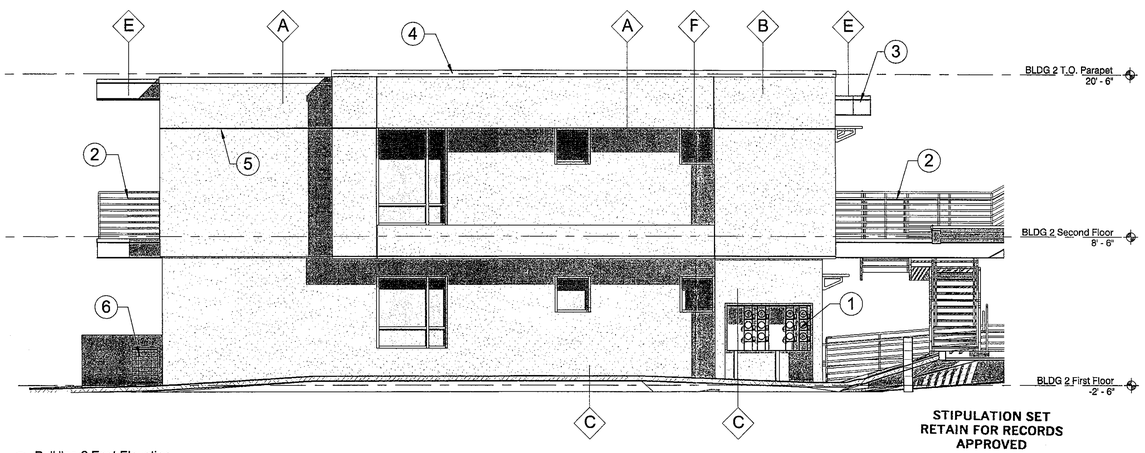
4 Building 2 North Elevation
3/16" = 1'-0"



3 Building 2 South Elevation
3/16" = 1'-0"



2 Building 2 West Elevation
3/16" = 1'-0"



1 Building 2 East Elevation
3/16" = 1'-0"

SHEET KEYED NOTES

1. FULLY RECESSED ELECTRICAL PANELS
2. PAINTED METAL TUBE RAILING
3. PANTED METAL FASCIA PANEL WITH DRIP EDGE
4. PANTED METAL PARAPET CAP
5. STUCCO CONTROL JOINT
6. GROUND MOUNTED HVAC UNITS FULLY SCREENED FROM PUBLIC VIEW BY PERIMETER FENCE

EXTERIOR ELEVATION GENERAL NOTES

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	MFR	SHERWIN WILLIAMS
	COLOR	COCOON (SW 6173)
B	DESCRIPTION	STUCCO WALL FINISH
	MFR	SHERWIN WILLIAMS
	COLOR	STATUS BRONZE (SW 7034)
C	DESCRIPTION	STUCCO WALL FINISH
	MFR	SHERWIN WILLIAMS
	COLOR	GRIZZLE GRAY (SW 7068)
D	DESCRIPTION	VINYL WINDOW & DOOR FRAMES
	MFR	MILGARD TUSCANY SERIES OR EQ.
	COLOR	EXPRESSO (DARK GRAY)
E	DESCRIPTION	METAL TRIM
	MFR	SHERWIN WILLIAMS
	COLOR	IRON ORE (SW 7069)
F	DESCRIPTION	WINDOW / GLAZING LOW-E GLAZING, DUAL PANE CLEAR
G	DESCRIPTION	STONE VENEER
	MFR	CORANADO STONE
	COLOR	VALLEY COBBLE - DESERT SUNSET

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A CONDO DEVELOPMENT AT PINNACLE VISTA

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SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE NO.
35529
LANCE D. BAKER
Date Signed 03/15/18
ARIZONA U.S.A.
EXP. 12/31/2018

REVISIONS

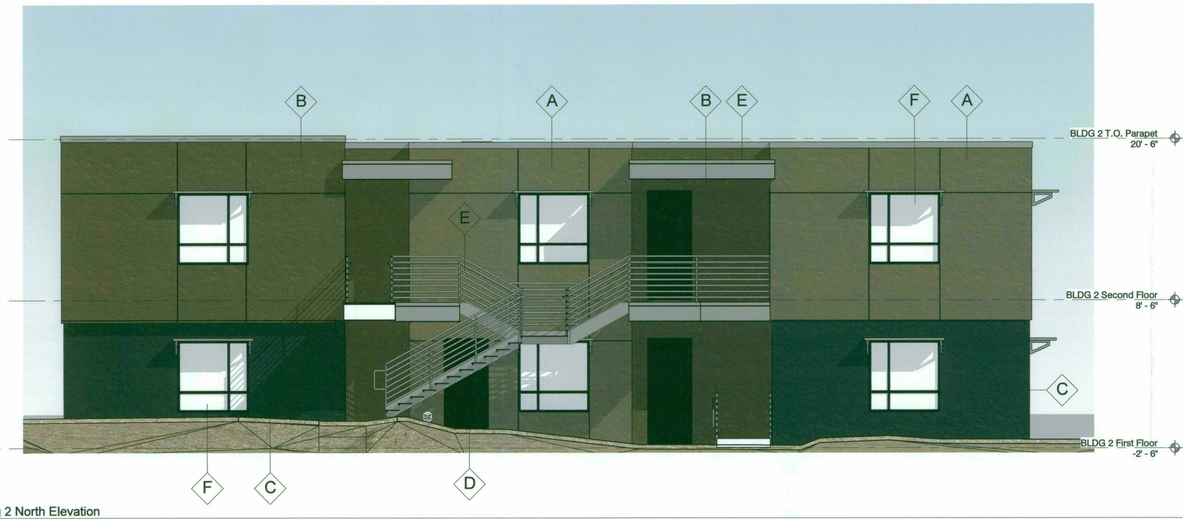
Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017

Sheet:
A3.2
EXTERIOR ELEVATIONS
BUILDING 2

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

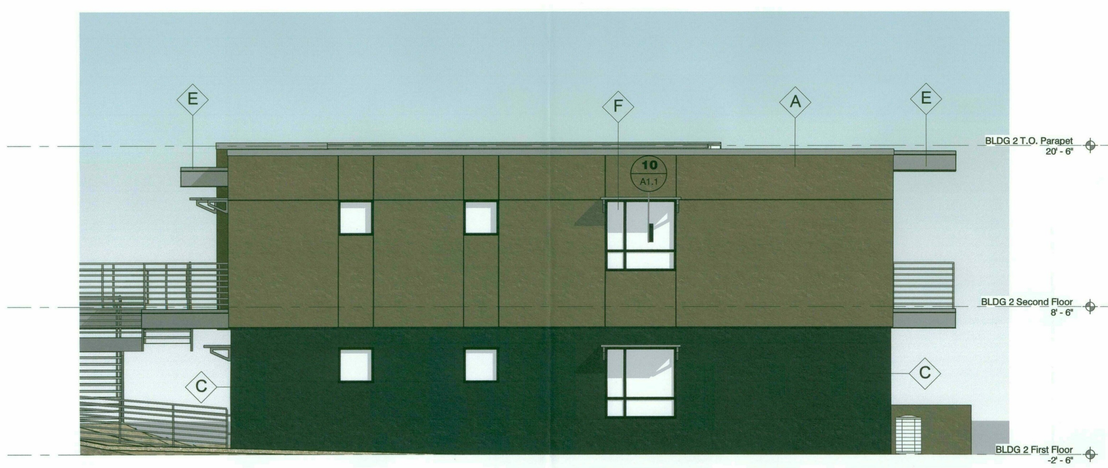
3-15-18 KN
DATE INITIALS

B/W Elevations, Bldg. 2



4 Building 2 North Elevation
3/16" = 1'-0"

3 Building 2 South Elevation
3/16" = 1'-0"



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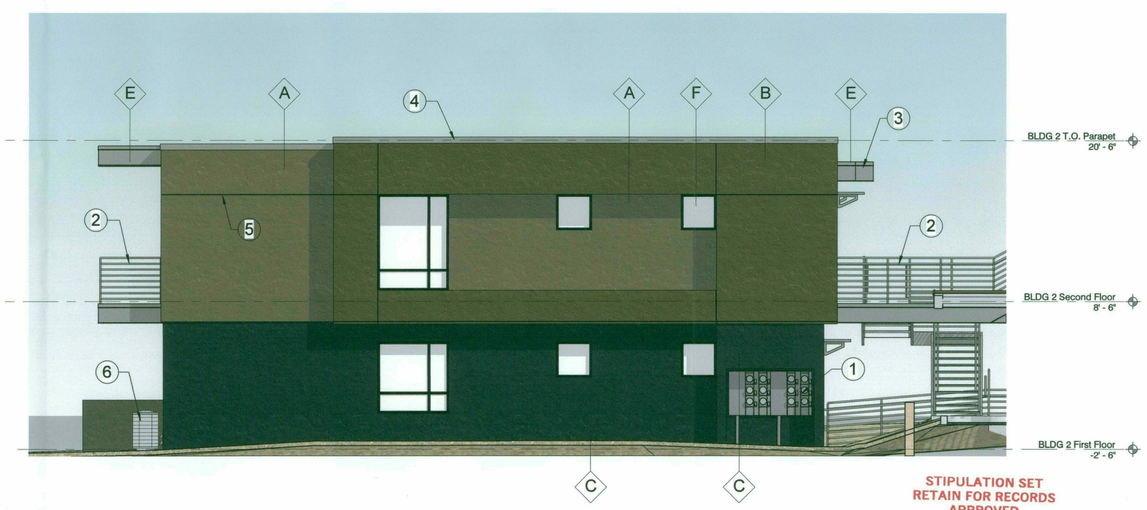
3/16" = 1'-0"



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3/16" = 1'-0"

STIPULATION SET
RETAIN FOR RECORDS
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A CONDO DEVELOPMENT AT PINNACLE VISTA

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Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017
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EXTERIOR ELEVATIONS
BUILDING 2

Ch. Elevations Bldg 2

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A CONDO DEVELOPMENT AT PINNACLE VISTA

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LANCE D. BAKER
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ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

Phase: DR

Drawn By: SCE

Reviewd By: SC

SDI Project No: 379

Date: 01/16/20

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Streetscape Elevat

14-DR-2017
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A CONDO DEVELOPMENT AT PINNACLE VISTA

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REVISIONS

Phase:	DR
Drawn By:	SCB
Reviewd By:	SCB
SDI Project No:	3790
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14-DR-2017
1/18/18

Sheet:
A3.4
PERSPECTIVES

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A CONDO DEVELOPMENT AT PINNACLE VISTA

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REVISIONS

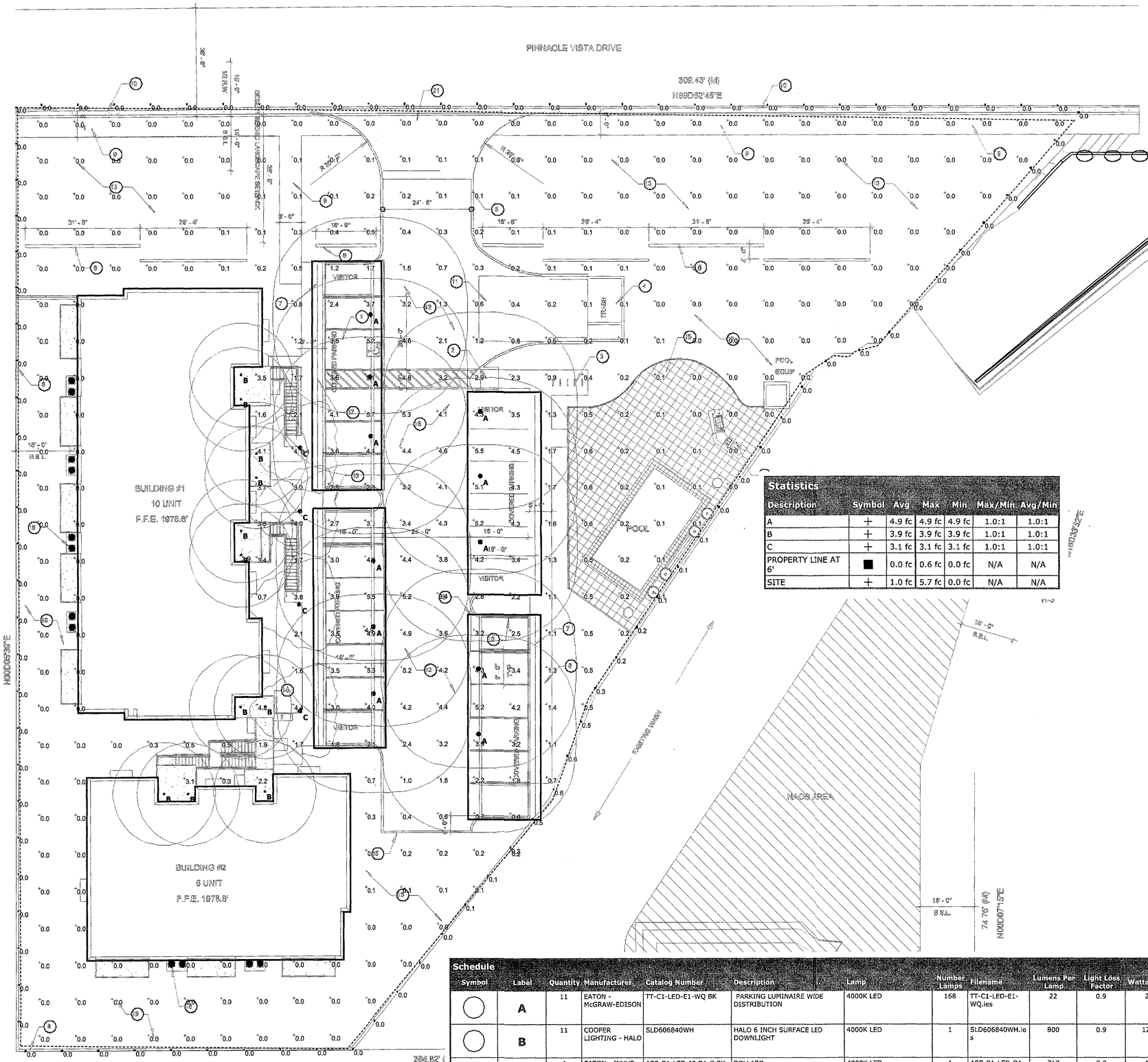
Phase:	DR
Drawn By:	SCB
Reviewd By:	LDB
SDI Project No:	3790
Date:	01/16/2017

Sheet:

A3.5

PERSPECTIVES

Perspectives



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
A	+	4.9 fc	4.9 fc	4.9 fc	1.0:1	1.0:1
B	+	3.9 fc	3.9 fc	3.9 fc	1.0:1	1.0:1
C	+	3.1 fc	3.1 fc	3.1 fc	1.0:1	1.0:1
PROPERTY LINE AT 6'	■	0.0 fc	0.6 fc	0.0 fc	N/A	N/A
SITE	+	1.0 fc	5.7 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	11	EATON - McGRAW-EDISON	TT-C1-LED-E1-WQ BK	PARKING LUMINAIRE WIDE DISTRIBUTION	4000K LED	168	TT-C1-LED-E1-WQ.ies	22	0.9	28
	B	11	COOPER LIGHTING - HALO	SLD606840WH	HALO 6 INCH SURFACE LED DOWNLIGHT	4000K LED	1	SLD606840WH.ies	800	0.9	12.2
	C	4	EATON - INVUE	ABB-B1-LED 42 D1-S BK	BOLLARD	4000K LED	1	ABB-B1-LED-D1-S.ies	717	0.9	16

DESCRIPTION

The Arbor Bollard from Invue brings architectural style to the pedestrian level. The Arbor Bollard can be used along with Arbor post top luminaires to provide a coordinated look sure to enhance any architectural setting. WaveStream™ LED optics present a pixilation free image replacing visible glare, while providing high levels of pavement illumination.

Invue

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SYNECTIC DESIGN
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SPECIFICATION FEATURES

Construction
Top Housing: Low copper, cast aluminum top maintains strength and precision while providing for: rapid heat dissipation, vandal resistance and superior daylorm. Lower Housing: Heavy 0.188" wall seamless extruded aluminum 4" O.D. shaft attaches to base via stainless steel fasteners. BASE: Rugged corrosion resistant extruded aluminum base mounts to foundation with three anchor bolts. Base features a pliable 1/2" thick neoprene leveling pad fitted to the bottom of base allows for sealing against water and dirt ingress regardless of minor deviations in grade of concrete

Optics
Symmetric and asymmetric distributions are available using WaveStream LED optical technology. The optical waveguide is manufactured using precision injection molded acrylic for the ultimate level of glare control and visual comfort. Offered standard in 4000K (+/- 275K) CCT, optional 3000K minimum 80 CRI.

Electrical
LED driver(s) are mounted to electrical tray for easy installation and maintenance for 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Offered standard with 0-10V dimming driver and Eaton's proprietary circuit module designed to withstand 10kV of transient line surge. Luminaire is suitable for ambient temperature applications from -30°C (-22°F) to 40°C (104°F) and IP66 rated against the ingress of dust and water.

Controls
The Arbor Bollard options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. An integrated dimming and occupancy sensor is a standalone control option available in on/off (MSP) and bi-level dimming (MSP/DIM) operation. An optional handheld remote (ISHR) allows custom programming to suit all needs.

Mounting
Luminaire is mounted to 3 x 1/2" anchor bolts on a 2-3/8" bolt circle to with stand a 600 pound overturn moment. Order anchor bolts and installation template separately (ABAnchor).

Finish
Eaton utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for Eaton to serve functionally as well as decorative. Good film appearance combined with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard.

Warranty
Five-year warranty.

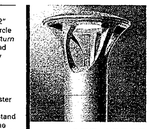
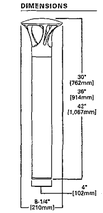


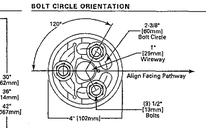
ABB ARBOR BOLLARD

PATHWAY LUMINAIRE

DIMENSIONS



BOLT CIRCLE ORIENTATION



CERTIFICATION DATA
UL/cUL Listed
IP66 Housing
ISO 9001
RoHS

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V 60Hz,
480V 60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

Approximate Net Weight:
19.25 lbs. [8.75 kgs.]

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POWER AND LUMENS

Lumen/Distribution	B1 Symmetric	B2 Symmetric	B1 Asymmetric	B2 Asymmetric
Drive Current				
Power Wattage (Watts)	16W	32W	11W	23W
Input Current (mA) @ 120V	140	270	100	200
Input Current (mA) @ 208V	80	160	60	120
Input Current (mA) @ 240V	70	140	50	100
Input Current (mA) @ 277V	60	120	40	70
Power Wattage (Watts)	19W	37W	13W	27W
Input Current (mA) @ 347V	60	110	40	80
Input Current (mA) @ 480V	180	320	120	240
Optics				
Lumens	717	1,276	472	848
BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G1	B1-U0-G2

LUMEN MAINTENANCE

Ambient Temperature	T70-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>94%	>350,000
40°C	>93%	>250,000
50°C	>90%	>170,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case of the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier (Hours)
4000	70	1.00
3000	80	0.87

ABB ARBOR BOLLARD
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0 C	1.02
10 C	1.01
25 C	1.00
40 C	0.97

ORDERING INFORMATION

Sample Number: ABB-B2-LED-42-D1-A-GM

Product Family	Lumen Output [1]	Source	Height	Voltage	Distribution	Color
ABB=Arbor Bollard	B1=Mid Lumen Output B2=High Lumen Output	LED	30=30" 36=36" 42=42"	D1=Dimming Driver (120-277V) [2] 347=347V [3] 480=480V [3,4]	A=Asymmetric S=Symmetric	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color [5]

Options (Add as Suffix)	Accessories (Order Separately)
8030=80 CRI / 3000K CCT [6] HA=High Ambient [7] MS/DIM-HS=Motion Sensor for Dimming or Bi-Level Operation (Horizontal Detection) [8] MS/DIM-2HS=Twin Motion Sensors for 360° Dimming or Bi-Level Operation (Horizontal Detection) [8] DIM=0-10V Dimming Driver Leads Brought Out from Fixture	ABAnchor=Anchor Bolt Kit and Template [9] ISHR=Wireless Configuration Tool for Integrated Sensor (Occupancy Sensor Settings)

NOTES:
1. Standard 4000K CCT nominal 70 CRI.
2. Dimming driver standard.
3. Requires the use of a step down transformer.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Custom color matches are available upon request. Please contact your local representative at Eaton for more information.
6. Extended lead times apply. Use dedicated SS files when performing layouts.
7. 50°C ambient rating.
8. The ISHR configuration tool is required to adjust parameters including high and low dimming levels, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
9. Contact your customer service representative at Eaton for advance shipping.

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REVISIONS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3-15-18 KN
DATE INITIALS

14-DR-2017
1/18/18

Phase: DR
Drawn By: scb
Reviewed By: ldb
SDI Project No: 3790
Date: 01/16/2017
Sheet:

A11
PHOTOMETRIC PLAN

Photometrics

1/17/2018 11:24:46 AM

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HALO

DESCRIPTION

The Halo Surface LED Downlight (SLD) incorporates WaveStream™ technology to create an ultra-low profile surface mounting luminaire with the performance and look of a traditional downlight. SLD6 is designed for installation in many 3-1/2" and 4" square, octagon or round junction boxes. And may also retrofit in 5" and 6" IC and Non IC recessed housings.* Suitable for residential or commercial installations. Ideal for closets, storage areas, attics and basements. Compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5).

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

CONSTRUCTION
- Die cast aluminum trim ring, and die formed aluminum frame

OPTICS
- WaveStream™ technology provides uniform luminance from a low profile flat lens
- AccuAim™ optics provide directional control for the "cone-of-light" beam distribution of a traditional downlight.
- Precision molded lens features high transmission polymer with UV stabilized protecting film

DESIGNER TRIMS
Accessories (sold separately)
SLD designer trims are accessory rings that attach to the SLD for a permanent finish. Refer to SLD accessories specification sheet for details.
- White (Paintable)
- Satin Nickel
- Tuscan Bronze

ELECTRICAL JUNCTION BOX MOUNTING
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- Suitable for installation in many 3-1/2" and 4" square, octagon, and round electrical junction boxes
Note: Driver consumes 3 cubic inches of junction box
- Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings
Note: Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.
- Installer must ensure compatibility of fit, wiring and proper mounting in the electrical junction box. This includes all applicable national and local electrical and building codes
- Proprietary Slot-N-Lock quick installation system for junction box installation
- T-bracket with Slot-N-Lock mounting tabs included

RECESSED HOUSING MOUNTING
- May be installed in IC recessed housings in direct contact with insulation
- Note: Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013

Torsion Spring 5" & 6"
- Optional precision formed torsion spring bracket kit is included
- The torsion springs adjust on the frame to fit 5" or 6" compatible housings

Friction Blade 5" & 6"
- Optional precision formed friction blades included
- For retrofit in 5" and 6" housings without torsion spring mounting tabs
- Friction blade design allows the SLD to be installed in any position within the housing aperture (360 degrees)

LED
- Trilateral linear LED assembly is integrated in trim perimeter
- Color Temperature: 2700K, 3000K, 3500K, 4000K
- CRI options: 80 and 90
  - 90 CRI can be used for California Title 24 compliance/ certified to Title 20
  - 80 CRI can be used to comply with California Title 24 Non-Residential Lighting Controls as a LED luminaire.
- L70 at 50,000 hours projected in accordance with TM-21

WARRANTY
Cooper Lighting provides a five year limited warranty on the SLD LED

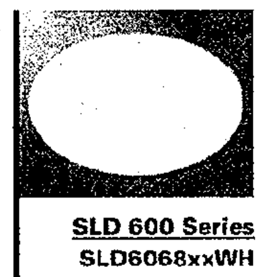
LED CHROMATICITY
- A tight chromaticity specification ensures LED color uniformity, sustainable Color Rendering Index (CRI) and Correlated Color Temperature (CCT) over the useful life of the LED
- LED chromaticity of 3 SDCM exceeds ENERGY STAR® color standards per ANSI.
- 90 CRI model features high color performance with R9 greater than 50
- Every Halo LED is quality tested, measured, and serialized in a permanent record to register lumens, wattage, CRI and CCT.
- Halo LED serialized testing and measurement ensures color and lumen consistency on a per-unit basis, and validates long-term product consistency over time

ELECTRICAL CONNECTIONS
Junction Box
- Compatible with 3-1/2" x 2" and 4" x 1-1/2" deep round, square and octagon boxes (2-1/8" deep boxes recommended)
- Supply Wire Adapter with LED quick connector included

Recessed Housings
- LED connector is compatible with Halo 5" H550 Series and 6" H750 Series LED Housings
- LED Connector meets California Title-24 high-efficacy luminaire standard as a non-screw base
- The included E26 Edison screw-base adapter provides capability for retrofit
- LED connector is a non-screwbase luminaire disconnect for tool-less installation

Refer to ENERGY STAR® Certified Products List
Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED Luminaire.

Refer to ENERGY STAR® Certified Products List
Can be used to comply with California Title 24 High Efficacy requirements
Certified to California Title 20 Appliance Efficiency Database.



SLD 600 Series

SLD6068xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

SLD6069xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

ENERGY DATA

	80 CRI	90 CRI
Lumens (4000K models)	800	780
Input Voltage	120V	120V
Frequency	50/60 Hz	50/60 Hz
Input Current	0.13 A	0.11 A
Input Power	12.2 W	13.2 W
Efficacy (4000K models)	66 lm/W	59 lm/W
THD	≤ 20%	
Power Factor	≥ 0.90	
T Ambient	-30 - +40°C	
Sound Rating	Class A	

NOMENCLATURE

SLD 606 8 30 WH
606 = 6" SLD 600 Series
8 = >80 CRI
30 = 3000K
WH = Matte White

HALO

LED DRIVER
- Driver is a 120V input, high efficiency, dimmable electronic power supply providing DC power to the LED array
- Driver features high power factor, low THD, and has integral thermal protection in the event of over temperature or internal failure
- Driver is replaceable if it should be required

DIMMING
- Designed for continuous dimming capability to nominally 5% with many 120V Leading Edge (LE) and Trailing Edge (TE) phase control dimmers. Dimming to 5% is best assured using dimmers with low end trim adjustment. Consult dimmer manufacturer for compatibility and conditions of use. (Note some dimmers require a neutral in the wallbox.)

COMPLIANCE
- cULus Listed ceiling and wall
- cULus Damp Location listed ceiling and wall
- cULus Wet Location Listed, ceiling only (shower rated)
- Suitable for use in closets, compliant with NFPA® 70, NEC® Section 410.16 (A)(3) and 410.16 (C)(5)
- SLD may be used in compatible electrical junction boxes in direct contact with insulation including spray foam insulation
- May be installed in IC recessed housings in direct contact with insulation (Not for use in recessed housings in direct contact with spray foam insulation. Refer to NEMA LSD 57-2013)
- UL Classified when used in retrofit with listed housings (See Housing Compatibility)
- EMI/RFI: meets FCC 47CFR Part 15 Class B limits, and is suitable for use in residential and commercial installations
- Airtight certified per ASTM E283 (not exceeding 2.0 CFM under 57 Pascals pressure difference)
- 90 CRI: Can be used to comply with California Title 24 High Efficacy requirements. Certified to California Title 20 Appliance Efficiency Database.
- 80 CRI: Can be used to comply with California Title 24 Non-Residential Lighting Controls requirements as a LED luminaire.
- Can be used for International Energy Conservation Code (IECC) and Washington State Energy Code high efficiency luminaire compliance
- ENERGY STAR® certified luminaire - consult ENERGY STAR® Certified Product List
- Contains no mercury or lead and RoHS compliant.
- Photometric testing in accordance with IES LM-79
- Lumen maintenance projections in accordance with IES LM-80 and TM-21

SLD 600 Series

SLD6068xxWH
80CRI
2700K, 3000K, 3500K, and 4000K

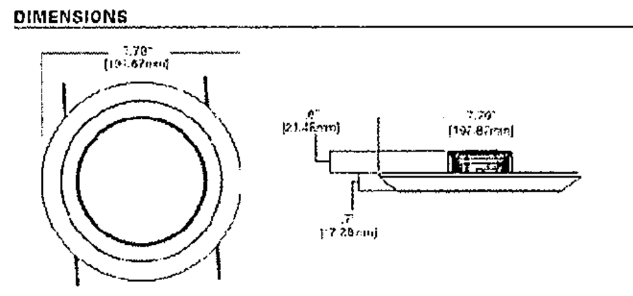
SLD6069xxWH
90CRI
2700K, 3000K, 3500K, and 4000K

6" Surface LED Downlight

Suitable for ceiling or wall electrical junction boxes

Suitable for 5" & 6" recessed housing retrofit (IC, Non-IC & AIR-TITE™)

DIMENSIONS



ORDERING INFORMATION

SAMPLE NUMBER: SLD606827WH, SLD6TRMSN
Junction Box Installation: Order junction box separately, as supplied by others, to complete installation.
Recessed Installation: Order Halo recessed housing separately to complete installation.

SLD606 6" Surface LED Downlight, 120V 600 Series	8=80 CRI 9=90 CRI	27=2700K 30=3000K 35=3500K 40=4000K	WH=White	**Designer Trims** Fit over the SLD for a designer finish SLD6TRMSN=6" SLD Satin Nickel SLD6TRMTBZ=6" SLD Tuscan Bronze SLD6TRMWH=6" SLD White (paintable) **J-Box Spacer Extension Ring** Add 15/16" depth when SLD driver cannot fit into installed junction box SLD6EXT=6" Surface LED J-Box Extender 9.0" O.D. **RAD Adapter** When junction box is mounted flat on a ceiling or beam surface (not recessed in ceiling) SLD6RAD=6" SLD Round Surface J-Box Adapter, 7.92" O.D. (for 4-inch round or octagon junction boxes) SLD6SADPLT=6" SLD Square Surface J-Box Adapter Plate (For 4-inch square junction boxes, use with SLD6RAD) **Spare Parts** SLD6ACCKIT=6" Accessory Parts Replacement Kit (Screwbase adapter, torsion springs, friction blades) SLD6BRKT=6" Junction Box Bracket & Screws Refer to SLD Accessories specification sheet for further information.

HALO

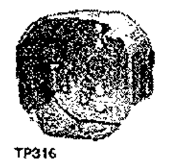
HOUSING COMPATIBILITY

The SLD6 is UL Listed in Halo and All-Pro recessed housings, and is UL Classified for use with any 5 or 6 inch diameter recessed housing constructed of steel or aluminum with an internal volume that exceeds 107.9 in³ in addition to those noted below.
Note: Some other's housings require installation with included friction clips.

Compatible Halo LED Housings with LED luminaire connector (high-efficacy compliant)		
	Recessed Can Size	Catalog Number
HALO LED	5"	H550ICAT, H550RICAT
	6"	H750ICAT, H750RICAT, H750T, H750RINTD010, H750TCP, H2750ICAT
Halo LED Retrofit Enclosures		
HALO	6"	ML7BXRFK, ML7E26RFK
Compatible Halo Incandescent E26 Screwbase Housings		
HALO	5"	H5ICAT, H5RICAT, H5T, H5RT, H5TM, H25ICAT
	6"	H7ICAT, H7RICAT, H7ICT, H7RICT, H7ICATNB, H7ICTNB, H7T, H7RT H7TNB, H7TCP, H7UICT, H7UICAT, H27ICAT, H27RICAT, H27ICT, H27RICT, H27T, H27RT
Compatible All-Pro Incandescent E26 Screwbase Housings		
ALL-PRO	5"	EI500AT, EI500RAT, ET500, ET500R
	6"	EI700AT, EI700RAT, EI700, EI700R, EI700ATNB, EI700NB, EI700U, EI700UAT, ET700, ET700R, EI270AT, EI2700, EI2700R, ET2700, ET2700R

HALO

COMPATIBLE WITH EATON'S CROUSE-HINDS JUNCTION BOXES



TP316
for non-metallic cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

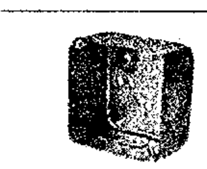
TP317
for metal clad cable
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

- TP316 - for non-metallic cable
- TP317 - for metal clad cable
- UL Listed
- Suitable for two-hour fire-rated ANSI/UL 263 when properly installed in a fire-rated ceiling or wall
- Refer to www.crouse-hinds.com

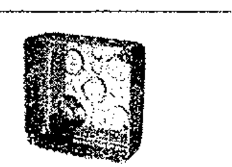
COMPATIBLE WITH MANY OTHER JUNCTION BOXES*

4" octagon light fixture/fan steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)

4" octagon steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)



4" square deep steel box
4" x 4" x 2-1/8"
(102mm x 102mm x 54mm)



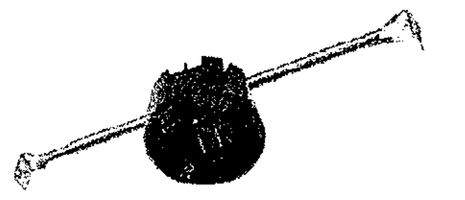
4" square standard steel box
4" x 4" x 1-1/2"
(102mm x 102mm x 38mm)

4" round new work non-metallic light fixture/ fan box
4" diameter x 2-3/16"
(102mm x 56mm)

3-1/2" round new work non-metallic ceiling box
3-1/2" diameter x 2-3/4"
(89mm x 70mm)

3-1/2" round old work non-metallic box
4-1/4" O.D. flange, 3-1/2" I.D. x 2-5/8"
(108mm O.D., 89mm I.D. x 67mm)

4" round surface mount box
4" diameter x 1-1/2"
(102mm x 38mm)
Requires SLD6RAD adapter



4" round new work non-metallic box with hanger bar assembly
4" diameter x 2-3/16" (102mm x 56mm)

Surface mounting in a fire-rated ceiling using an appropriate electrical box offers a cost-effective alternative to fire-rated recessed housings.
Note: Fire-rating is per the rating of the ceiling and applicable junction box, not the SLD.

*This is a representative list of compatible junction boxes only. Information contained in this literature about other manufacturers' products is from published information made available by the manufacturer and is deemed to be reliable, but has not been verified. Eaton makes no specific recommendation on product selection and there are no warranties of performance or compatibility implied. Installer must determine that site conditions are suitable to allow proper installation of the SLD mounting bracket in the box.

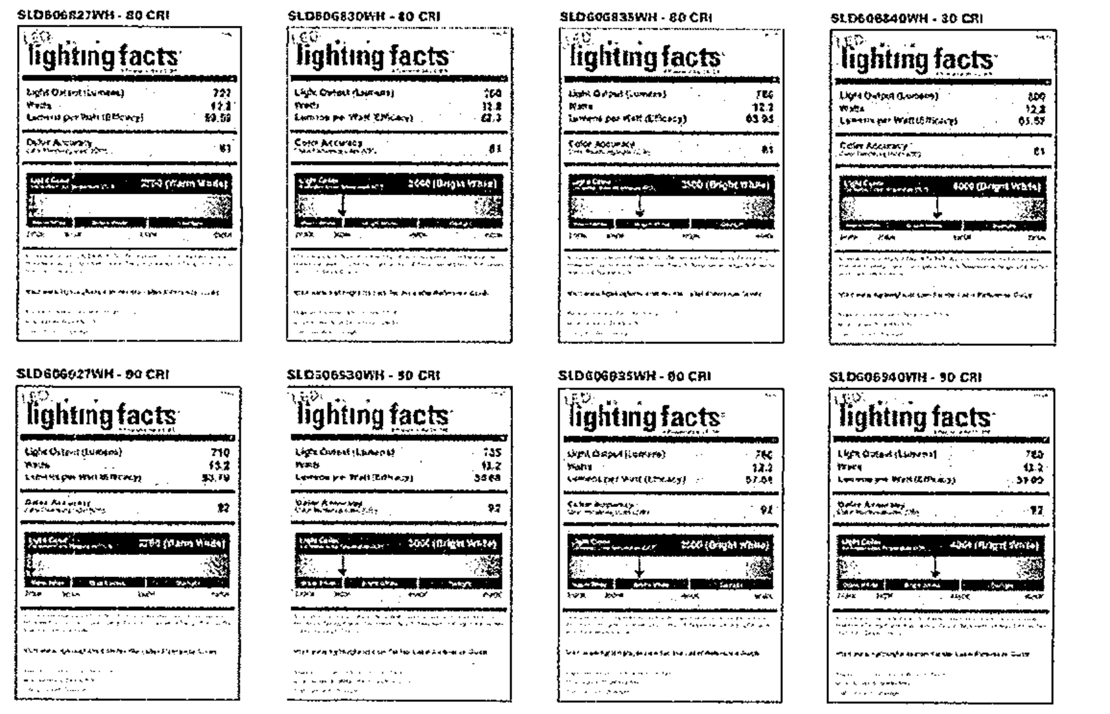
HALO

PRODUCT DATA

SLD606827WH	80	2700	727	12.2	60
SLD606830WH	80	3000	760	12.2	62
SLD606835WH	80	3500	780	12.2	64
SLD606840WH	80	4000	800	12.2	66
SLD606927WH	92	2700	710	13.2	54
SLD606930WH	92	3000	735	13.2	56
SLD606935WH	92	3500	760	13.2	58
SLD606940WH	92	4000	780	13.2	59

Performance values are presented as typical for the model(s) indicated. Field results may vary.

LIGHTING FACTS®



SLD606827WH - 80 CRI
SLD606830WH - 80 CRI
SLD606835WH - 80 CRI
SLD606840WH - 80 CRI
SLD606927WH - 90 CRI
SLD606930WH - 90 CRI
SLD606935WH - 90 CRI
SLD606940WH - 90 CRI

McGraw-Edison

DESCRIPTION

The TopTier™ parking garage, canopy and low bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type	
Project			
Comments		Date	
Prepared by			

SPECIFICATION FEATURES

Construction
One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is sloped to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics
Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. The drive lane distribution is specifically designed for locations with one direction of travel to optimally direct light in the same direction of travel for maximum glare control. For additional glare control and visual comfort with the Wide distribution, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K, 5000K and 6000K. Minimum 70 CRI. Optional uplight feature provides a dedicated light engine (17W) to maintain consistent output across fixtures and reduces cave effect. Nominal uplight output is 600 lumens and ranges from 10%-30% total light output depending on the lumen package.

Electrical
LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s). Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 60,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting
Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy gauge quick mount bracket. Optional mounting methods include trunnion mount and wall mount. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted using the factory supplied decorative pendant mount kit or a suitable field supplied pendant.

Finish
Housing finished in white super durable TGIC polyester powder coat paint with 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty
Five-year warranty.

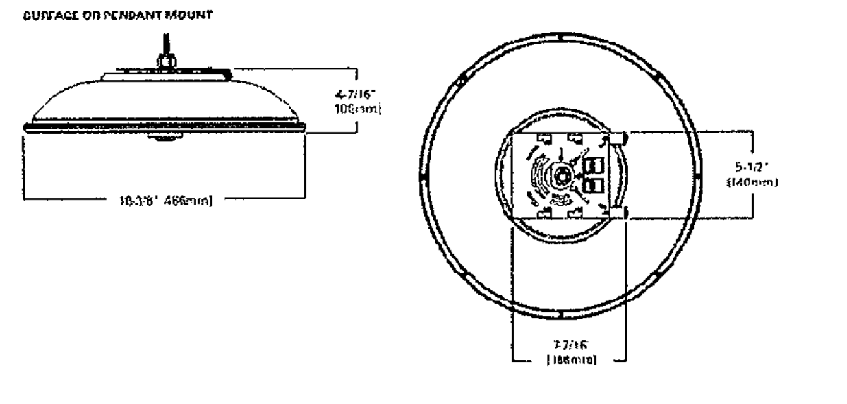
TT TOPTIER LED

Solid State LED

PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE

DIMENSIONS

SURFACE OR PENDANT MOUNT



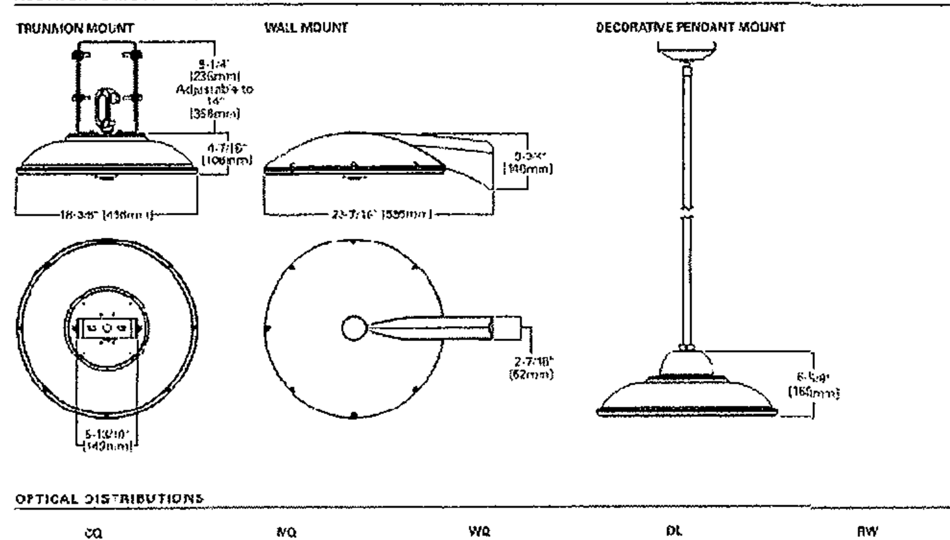
CERTIFICATION DATA
UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

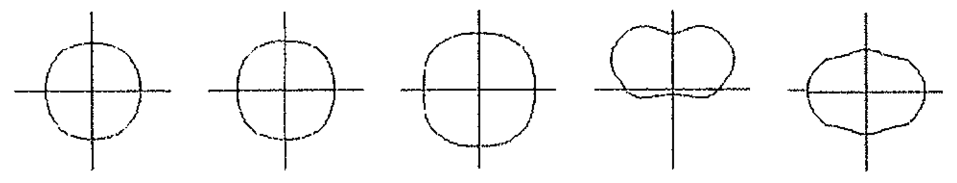
SHIPPING DATA
Approximate Net Weight:
16 lbs. (7.2 kgs.)

*www.designlights.org

ADDITIONAL MOUNTING OPTIONS



OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours	50,000 Hours	60,000 Hours TM-21 Rating	100,000 Hours	Theoretical L70 (Hours) Per TM-21 Data
C1 Lumen Package					
25°C	> 98%	> 96%	> 95%	> 93%	> 500,000
40°C	> 98%	> 93%	> 94%	> 93%	> 500,000
50°C	> 95%	> 94%	> 93%	> 93%	> 400,000
C2 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 94%	> 93%	> 91%	> 500,000
50°C	> 95%	> 93%	> 92%	> 90%	> 400,000
C3 Lumen Package					
25°C	> 96%	> 93%	> 93%	> 89%	> 300,000
40°C	> 95%	> 91%	> 90%	> 85%	> 240,000
50°C	> 95%	> 90%	> 89%	> 83%	> 200,000
C4 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 92%	> 92%	> 88%	> 300,000
50°C	> 94%	> 91%	> 90%	> 85%	> 250,000
C5 Lumen Package					
25°C	> 96%	> 93%	> 92%	> 88%	> 300,000
40°C	> 94%	> 90%	> 89%	> 83%	> 200,000
C6 Lumen Package					
25°C	> 95%	> 92%	> 90%	> 86%	> 250,000
40°C	> 95%	> 92%	> 91%	> 86%	> 250,000

POWER AND LUMENS

Lumen Package			C1	C2	C3	C4	C5	C6
Power (Wattage)			28	34	45	58	77	108
Current @ 120V (A)			0.26	0.31	0.41	0.52	0.69	0.95
Current @ 277V (A)			0.13	0.14	0.19	0.24	0.30	0.41
3000K CCT	Lumens	CQ Concentrated	3,297	3,967	5,266	5,486	7,107	9,094
	Lumens per Watt		118	116	117	95	92	84
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1
	Lumens	MQ Medium	3,357	4,074	5,357	5,591	7,243	9,269
	Lumens per Watt		120	120	119	96	94	86
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	Lumens	WQ Wide	3,101	3,764	4,949	5,165	6,691	8,554
	Lumens per Watt		111	111	110	89	87	79
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	RW Rectangular Wide	2,726	3,309	4,350	4,540	5,882	7,517
	Lumens per Watt		97	97	97	78	76	70
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	2,446	2,938	4,152	--	--	--
	Lumens per Watt		73	71	67	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--
4000K CCT	Lumens	CQ Concentrated	3,846	4,670	6,141	7,273	9,423	12,046
	Lumens per Watt		137	137	136	120	123	111
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,922	4,760	6,260	7,418	9,604	12,277
	Lumens per Watt		140	140	139	128	125	114
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	WQ Wide	3,623	4,397	5,782	6,948	8,872	11,342
	Lumens per Watt		129	129	128	118	115	105
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B4-U0-G3
	Lumens	RW Rectangular Wide	3,188	3,865	5,087	6,019	7,799	9,969
	Lumens per Watt		114	114	113	104	101	92
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	3,236	3,256	5,016			
	Lumens per Watt		88	95	83	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--
5000K CCT	Lumens	CQ Concentrated	3,845	4,424	5,817	7,204	9,334	11,932
	Lumens per Watt		130	130	130	124	121	110
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,718	4,509	5,928	7,343	9,613	12,161
	Lumens per Watt		133	133	132	127	124	113
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	WQ Wide	3,433	4,165	5,478	6,780	8,783	11,235
	Lumens per Watt		123	123	122	117	114	104
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	RW Rectangular Wide	3,017	3,662	4,815	5,962	7,725	9,875
	Lumens per Watt		108	108	107	103	100	91
	BUG Rating		B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
	Lumens	DL Drive Lane / Type 4	3,205	3,658	5,454	--	--	--
	Lumens per Watt		96	99	92	--	--	--
	BUG Rating		B1-U0-G2	B1-U0-G2	B2-U0-G3	--	--	--

NOTE: [illegible]

CONTROL OPTIONS

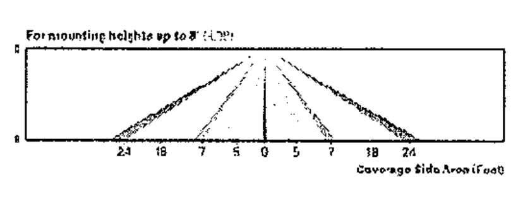
0-10V
This fixture is offered standard with 0-10V dimming driver(s). External 0-10V dimming wire leads are provided for use with a lighting control panel or other control methods except when PER7, 5LTD, MS/DIM or LWR is specified.

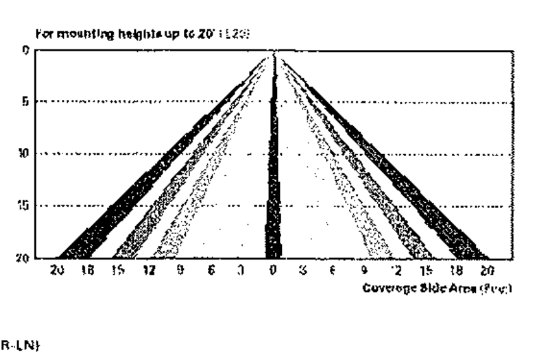
Photocontrol (P, R and PER7)
Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (MS/DIM-LXX)
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes.

These occupancy sensors include an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting. The factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

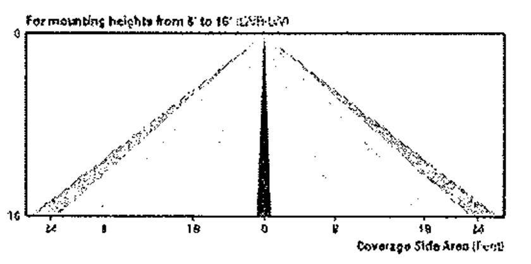
A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 8'-40'.

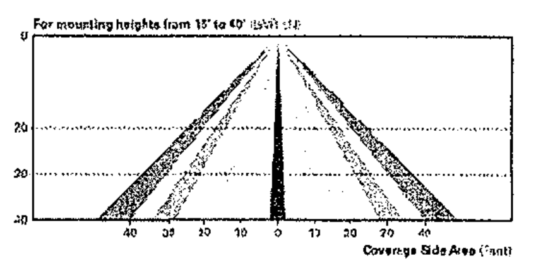




LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)
The LumaWatt Pro system is a peer-to-peer wireless network of luminaire-integral sensors for any sized project. Each sensor is capable of motion and photo sensing, metering power consumption and wireless communication. The end-user can securely create and manage sensor profiles with browser-based management software. The software will automatically broadcast to the sensors via wireless gateways for zone-based and individual luminaire control. The LumaWatt Pro software provides smart building solutions by utilizing the sensor to provide easy-to-use dashboard and analytic capabilities such as improved energy savings, traffic flow analysis, building management software integration and more.

For additional details, refer to the LumaWatt Pro product guides.





ORDERING INFORMATION

Sample Number: TT-C2-LED-E1-WQ-AP

Product Family	Lumen Package	Lamp Type	Voltage	Distribution	Mounting	Color
TT=TopTier¹	C1=Nominal 3,500 Lumens C2=Nominal 4,500 Lumens C3=Nominal 6,000 Lumens C4=Nominal 7,500 Lumens C5=Nominal 9,500 Lumens C6=Nominal 12,000 Lumens	LED=Solid State Light Emitting Diodes	E1=Electronic (120-277V) 347=347V 480=480V²	CQ=Concentrated MQ=Medium WQ=Wide RW=Rectangular Wide DL=Drive Lane / Type 4³	[BLANK]=Surface or Pendant Mount TMB=Trunnion Mount with Connection Box WM=Wall Mount DPM=Decorative Pendant Mount⁴	[BLANK]=White AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic

Options (Add as Suffix)	Accessories (Order Separately)
830=80 CRI / 3000K 7060=70 CRI / 6000K 7050=70 CRI / 5000K UPL=Uplight⁵ 30L=30" Wire Leads⁷ HA=50°C High Ambient⁸ CG=Clear Glass⁹ SG=Solite® Glass¹⁰ TR=Tamper Resistant Hardware X=Driver Surge Protection Only 5LTD=Fifth Light DALI Drivers¹¹ IBP=Integral Battery Pack¹² ICP=Integral Cold Weather Battery Pack¹² MS/DIM-L08=Dimming Occupancy Sensor (<8' Mounting)¹³ ¹⁴ MS/DIM-L20=Dimming Occupancy Sensor (9' - 20' Mounting)¹³ ¹⁴ LWR-LW=LumaWatt Wireless Sensor, Wide Lens 8' - 16' Mounting Height¹⁴ ¹⁵ LWR-LN=LumaWatt Wireless Sensor, Narrow Lens 16' - 40' Mounting Height¹⁴ ¹⁵	FSIR-100=Wireless Configuration Tool for Occupancy Sensor MA1252=Replacement 10kV Circuit Module TT/WG=Wire Guard TT/BG-XX=Bird Guard¹⁶ DPMS36-XX=36" Pendant Mount Stem¹⁶ DPMS48-XX=48" Pendant Mount Stem¹⁶ DPMS98-XX=96" Pendant Mount Stem¹⁶

NOTES:
[illegible]

SYNECTIC DESIGN
1111 West University
Drive, Suite 104, Tempe,
AZ 85281
t:480.948.9766
f:480.948.9211

A CONDO DEVELOPMENT AT PINNACLE VISTA

6301 E. PINNACLE VISTA DR.
SCOTTSDALE AZ, 85266

REGISTERED ARCHITECT
CERTIFICATE
35529
LANCE D.
BAKER
Date Signed 01/16/2018
ARIZONA, U.S.A.
EXP. 12/31/2018

REVISIONS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED

3-15-18 KN
DATE INITIALS

14-DR-2017
1/18/18

Phase: DR
Drawn By: SCB
Reviewd By: LDB
SDI Project No: 3790
Date: 01/16/2017
Sheet:

A12

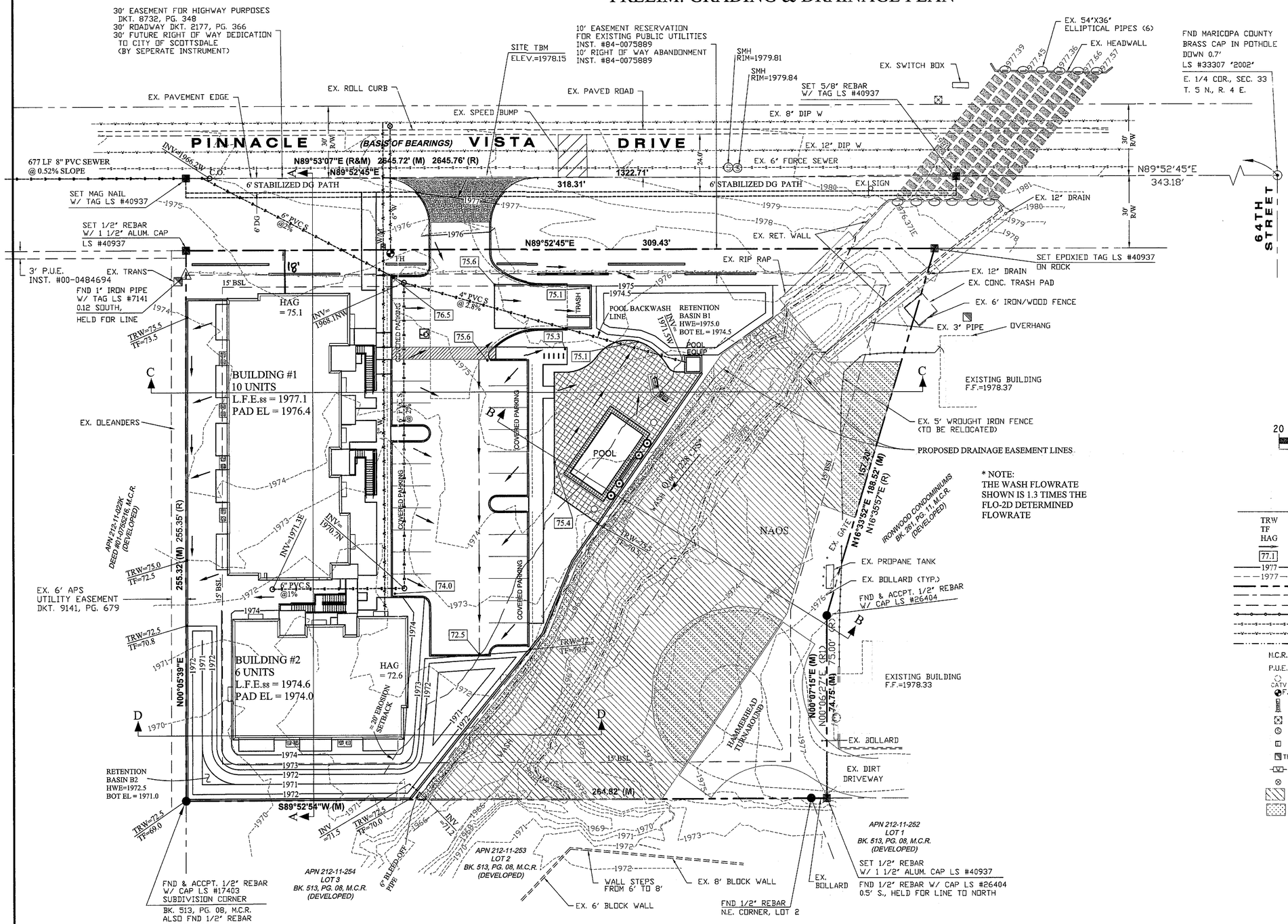
LIGHTING CUT SHEETS

Fixture Cutsheets

PINNACLE VISTA

6301 E PINNACLE VISTA DR, SCOTTSDALE

PRELIM. GRADING & DRAINAGE PLAN



* NOTE:
THE WASH FLOWRATE
SHOWN IS 1.3 TIMES THE
FLO-2D DETERMINED
FLOWRATE

N
W E
S

20 10 0 10 20

SCALE 1" = 20'

LEGEND

TRW	TOP OF RETAINING WALL
TF	TOP OF FOOTING
HAG	HIGHEST ADJACENT GRADE
	DRAINAGE DIRECTION
77.1	NEW ELEVATION
1977	NEW CONTOUR
1977	EXISTING CONTOUR
	PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	CONSTRUCTION FENCE
	SEWER LINE
	WATER LINE
	100-YR FLOOD WATER SURFACE
M.C.R.	MARICOPA COUNTY RECORDER
P.U.E.	PUBLIC UTILITIES EASEMENT
CATV	CABLE TELEVISION
F.H.	FIRE HYDRANT
	GAS LINE MARKER
	JUNCTION BOX
	SEWER MANHOLE
	TELECOMMUNICATIONS
TRANS	TRANSFORMER
	WATER METER
	WATER VALVE
	NAOS
	REVEG AREA

14-DR-2017
1/18/18

PROJECT NO: 650-PA-2016
CASE # 14-DR-2017

Two working days before you dig,
CALL FOR THE BLUE STAKES
1-800 STAKE IT
Blue Stake Center
CALL COLLECT

GRADING & DRAINAGE
ENGINEERS, INC.
4803 WEST CREEDANCE BLVD. GLENDALE AZ 85310
(623) 581-3371
designs@gdengineers.com
God is the builder of everything. HEBREWS 3:4

Registered Professional Engineer (Civil)
CERTIFICATE NO. 32551
BRIAN V. WOODS
EXPIRES 6/30/2019

PROJECT
PINNACLE VISTA
6301 E PINNACLE VISTA DR, SCOTTSDALE
PRELIM. GRADING & DRAINAGE PLAN

12/01/17

JOB NO.
16-1248

SHEET
2 OF 2

G&D

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

of

PARCEL NO. 212-11-005L
6249 E. PINNACLE VISTA DRIVE, SCOTTSDALE
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33,
T. 5 N., R. 4 E. OF THE G. & S.R.B. & M., MARICOPA COUNTY, ARIZONA

OWNER: VORSORGE KONTO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION ~ EXHIBIT 'A'

THE NORTH 255.35 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 5 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT ANY PORTION LYING EAST OF THE WEST LINE AND NORTHERLY PROLONGATION OF THE WEST LINE OF IRONWOOD CONDOMINIUM RECORDED IN BOOK 261 OF MAPS, PAGE 11; AND
EXCEPT AN UNDIVIDED 1/4 INTEREST IN ALL GAS, OIL, AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 647, PAGE 198, RECORDS OF MARICOPA COUNTY, ARIZONA.

SCHEDULE B EXCEPTIONS

ITEMS #1 - 6 AND 10 ARE NOT PLOTTABLE

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2016.
2. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES.
3. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CITY OF SCOTTSDALE IMPROVEMENT DISTRICT.
4. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF.
5. THE RIGHT OF ENTRY RESERVED TO THE STATE OF ARIZONA, ITS LESSEES AND PERMITTEES, TO PROSPECT FOR MINE AND REMOVE THE MINERALS OR MATERIALS RESERVED TO IT PURSUANT TO THE ARIZONA REVISED STATUTES.
6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

7. EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: ROADWAY
   RECORDING NO.: DOCKET 2177, PAGE 366

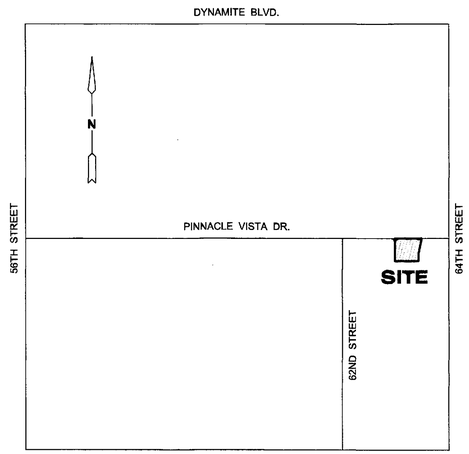
8. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
   PURPOSE: HIGHWAY
   RECORDING NO.: DOCKET 8732, PAGE 348 AND THEREAFTER RESOLUTION NO. 2407
   RECORDING NO.: 84-75889

9. ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY ABANDONED BY RESOLUTION OR ORDINANCE.
   RECORDING NO.: 84-75889

10. ANY ACTION THAT MAY BE TAKEN BY THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY TO ACQUIRE PROPERTY RIGHTS OF WAY FOR FLOOD CONTROL, AS DISCLOSED:
    RECORDING NO.: 98-402061
    RECORDING NO.: 98-708623
    RECORDING NO.: 99-76652
    RECORDING NO.: 99-94718

FLOOD INSURANCE RATE MAP (F.I.R.M) INFORMATION

COMMUNITY NUMBER	COMMUNITY MAP NUMBER	PANEL NUMBER	PANEL DATE	SUFFIX	FIRM DATE	FIRM ZONE	BASE FLOOD ELEVATION (AO ZONE, USE DEPTH
045012	04013C	1305	10/16/2013	L	10/16/2013	AO	1'



VICINITY MAP

PT OF SEC. 33, T5N, R4E
(NOT TO SCALE)

REFERENCE DOCUMENTS

	TITLE REPORT ORDER NO. 41005946-041-JH, DATED 4/28/16	FIDELITY NATIONAL TITLE AGENCY, INC.
(R1)	IRONWOOD CONDOS UNIT 1-20	BOOK 261, PAGE 11, M.C.R.
(R2)	IRONWOOD PRESERVE	BOOK 513, PAGE 08, M.C.R.
	ALTERRA	BOOK 484, PAGE 45, M.C.R.
	DEED	DOCUMENT NO. 16-0559997, M.C.R.
(R)	RECORD OF SURVEY	BOOK 816, PAGE 32, M.C.R.
	G.D.A.C.S. SURVEY	BOOK 640, PAGE 06, M.C.R.
	C.O.S. QTR. SEC. MAP	#49-42

BASIS OF BEARINGS

N89°53'07"E ALONG THE EAST-WEST MID-SECTION LINE, BETWEEN THE FOUND CITY OF PHOENIX BRASS CAP FLUSH AT THE WEST QUARTER CORNER AND THE MARICOPA COUNTY BRASS CAP IN POTHOLE FOUND AT THE EAST QUARTER CORNER, AS RECORDED IN BOOK 261, PAGE 11, M.C.R.

SITE INFORMATION

PARCEL NO: 212-11-005L
PROPERTY ADDRESS: 6249 E. PINNACLE VISTA DRIVE
SCOTTSDALE, AZ 85266
ZONING: SCOTTSDALE R-3 ESL
GROSS AREA: 72,449 SQ.FT. EQUAL TO 1.66 ACRES MORE OR LESS
NET AREA: 63,033 SQ.FT. EQUAL TO 1.45 ACRES MORE OR LESS

BENCHMARK

64TH STREET & DYNAMITE BLVD.
M.C.H.D. BRASS CAP IN HANDHOLE;
ELEV. = 2018.86 (N.A.V.D. '88, CITY OF SCOTTSDALE PT #1332)

SITE BENCHMARK

SET COTTON PICKER SPINDLE IN SOUTH EDGE OF PINNACLE VISTA DRIVE, AS SHOWN ON SURVEY;
ELEV. = 1978.15 (N.A.V.D. '88)

CERTIFICATION

TO: VORSORGE KONTO, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
FIDELITY NATIONAL TITLE AGENCY COMPANY
CITY OF SCOTTSDALE, A MUNICIPAL CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5 (GROUND SURVEY) AND 8 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 26, 2016.

DATE OF PLAT OR MAP: SEPTEMBER 1, 2016

STEPHEN J. SHEARROW, R.L.S. # 40937

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
40937
STEPHEN J.
SHEARROW
Date Signed 3/24/17
ARIZONA U.S.A.
Expires 06/30/2018

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
of

PARCEL NO. 212-11-005L
6249 E. PINNACLE VISTA DRIVE, SCOTTSDALE
LOCATED WITHIN THE SOUTHEAST QUARTER OF SECTION 33,
T. 5 N., R. 4 E. OF THE G. & S.R.B. & M.,
MARICOPA COUNTY, ARIZONA

FIELD: SJS DRAWN: CMS CHECKED: SJS	SCALE	JOB NO.	DATE	SHEET
	1"= 30'	16081	2/24/17	1 OF 2

Starlink Surveying, Inc.
17505 N. 79th Avenue, Suite 311A
Glendale, AZ 85308
Ph. 623-322-1116 Fax 623-322-4637
starlink@cox.net

14-DR-2017
3/23/2017

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

of

PARCEL NO. 212-11-005L
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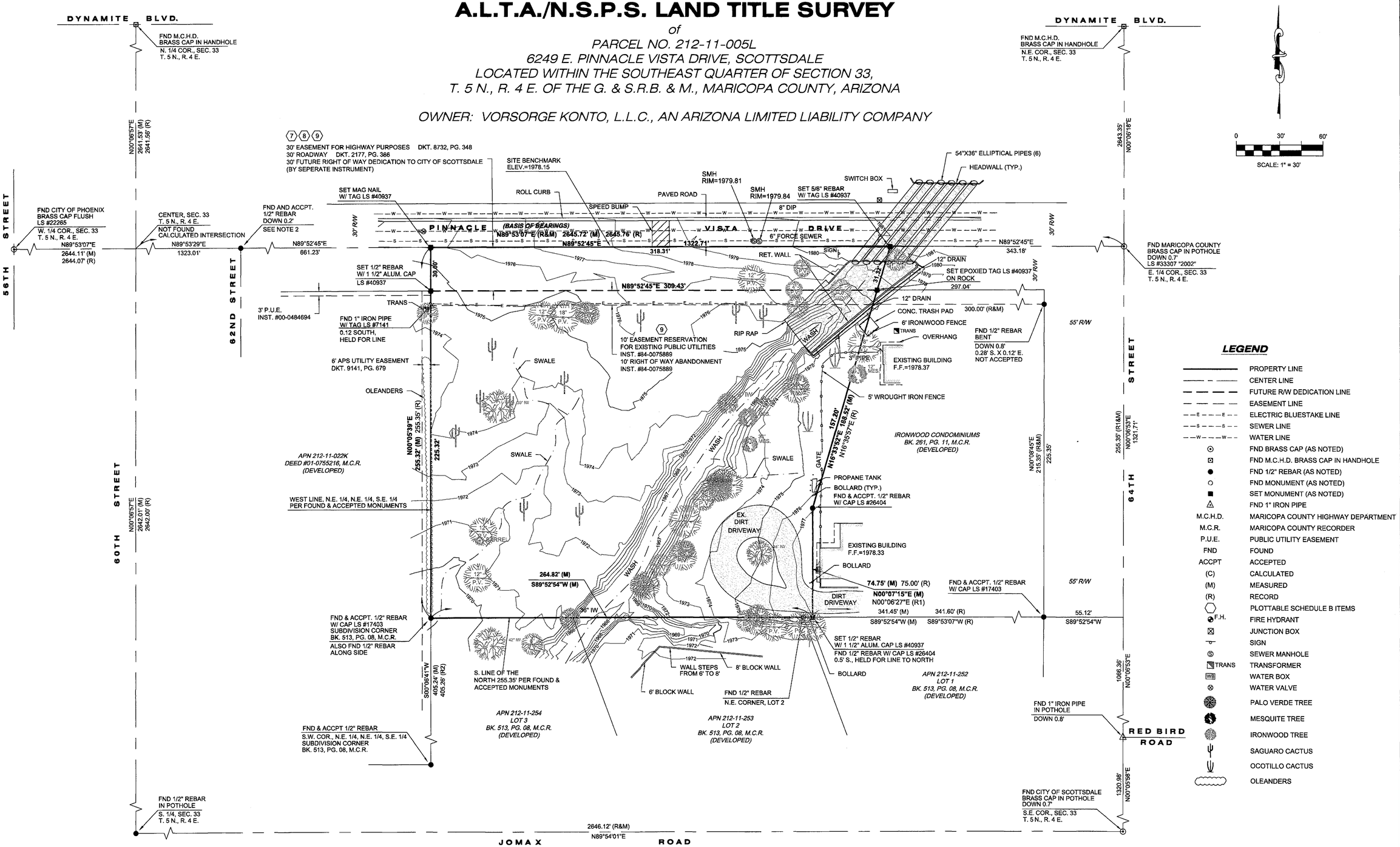

LEGEND

	PROPERTY LINE
	CENTER LINE
	FUTURE R/W DEDICATION LINE
	EASEMENT LINE
	ELECTRIC BLUESTAKE LINE
	SEWER LINE
	WATER LINE
	FND BRASS CAP (AS NOTED)
	FND M.C.H.D. BRASS CAP IN HANDHOLE
	FND 1/2" REBAR (AS NOTED)
	FND MONUMENT (AS NOTED)
	SET MONUMENT (AS NOTED)
	FND 1" IRON PIPE
M.C.H.D.	MARICOPA COUNTY HIGHWAY DEPARTMENT
M.C.R.	MARICOPA COUNTY RECORDER
P.U.E.	PUBLIC UTILITY EASEMENT
FND	FOUND
ACCPT	ACCEPTED
(C)	CALCULATED
(M)	MEASURED
(R)	RECORD
	PLOTTABLE SCHEDULE B ITEMS
F.H.	FIRE HYDRANT
	JUNCTION BOX
	SIGN
	SEWER MANHOLE
TRANS	TRANSFORMER
WB	WATER BOX
	WATER VALVE
	PALO VERDE TREE
	MESQUITE TREE
	IRONWOOD TREE
	SAGUARO CACTUS
	OCOTILLO CACTUS
	OLEANDERS

SURVEY NOTES:

1. ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THE FOUND 1/2" REBAR AT 62ND STREET AND PINNACLE VISTA DRIVE WAS FOUND 0.14' SOUTH X 0.15' EAST OF THE CALCULATED NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33 PER THE SECTION BREAKDOWN. THIS CORNER WAS ACCEPTED AS THE BEST AVAILABLE EVIDENCE FOR SAID NORTHWEST CORNER.
3. ENCROACHMENTS ALONG THE EASTERLY PROPERTY LINE INCLUDE EXISTING DIRT DRIVEWAY TURNAROUND, PROPANE TANK, BOLLARDS, 5' WROUGHT IRON FENCE, TRASH ENCLOSURE CONCRETE PAD AND FENCE AND 12" DRAIN PIPE.
4. LOCATION OF UNDERGROUND UTILITIES SHOWN ARE FROM ABOVE GROUND FIELD SURVEY OF VALVES, MANHOLES, ETC AND RECORD PER CITY OF SCOTTSDALE QUARTER SECTION MAP #49-42 AND BLUESTAKE THAT WAS PERFORMED ON 8/24/16. BLUE STAKE SHOULD BE CALLED TO GET EXACT LOCATION OF ALL UTILITIES PRIOR TO DIGGING OR CONSTRUCTION.

REGISTERED LAND SURVEYOR CERTIFICATE NO. 40937 STEPHEN J. SHEARROW Date Signed 2/24/17 ARIZONA U.S.A. Expires 06/30/2018

A.L.T.A./N.S.P.S. LAND TITLE SURVEY
of

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FIELD: SJS DRAWN: CMS CHECKED: SJS	SCALE	JOB NO.	DATE	SHEET
	1"= 30'	16081	2/24/17	2 OF 2

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