

A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT
RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

Path
\\\\ad.kiwi.com\\kiwi\\Projects\\2017\\17002684.00\\cad--bim
folders\\Civil3D\\DWG\\Plot\\17002684.00 - Prelim G&D Plan.dwg
plotted 4/19/2018 1:51 PM saved 4/19/2018 1:50:57 PM

WATER KEYNOTES

1. INSTALL 1.5" DOMESTIC SERVICE (TYPE K COPPER) PER COS STD DTL 2330. METER PER COS STD DTL 2345, 2345-1 AND 2345-2 TO BE INSTALLED BY CITY OF SCOTTSDALE CREWS AND AFTER APPROPRIATE FEES HAVE BEEN PAID.
2. INSTALL 1.5" METER.
3. INSTALL 1.5" REDUCED PRESSURE BACK FLOW PREVENTOR PER COS STD DTL 2352.
4. INSTALL 1.5" PVC WATERLINE, SCHEDULE 80 OR BETTER. LENGTH PER PLAN.
5. REFER TO PLUMBING PLANS FOR CONTINUATION.
6. INSTALL 1" PVC LANDSCAPE WATERLINE.
7. CONSTRUCT 1" LANDSCAPE METER.
8. REFER TO LANDSCAPE PLANS FOR CONTINUATION.

FIRE KEYNOTES

1. INSTALL FIRELINE CONNECTION PER COS STD DTL 2362-2 AND MAG STD DTL 340. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING WATERLINE PRIOR TO TRENCHING CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL WATERLINE ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATERLINE.
2. INSTALL 6" DUCTILE IRON PIPE (DIP) CLASS 350 WATERLINE, JOINT RESTRAINT PER MAG STD DTL 303-1 & 303-2 WITH POLY WRAP. LENGTH PER PLAN.
3. INSTALL 6" DUCTILE IRON PIPE (DIP) FITTING. TYPE PER PLAN.
4. INSTALL FIRE HYDRANT PER MAG STD DTL 360-1 THRU 360-3.
5. REFER TO FIRE SPRINKLER PLANS FOR CONTINUATION.
6. INSTALL BUILDING MOUNTED FDC PER COS STD DTL 2369.

SEWER KEYNOTES

1. REMOVE EXISTING SEWER CAP AND CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF THE EXISTING SEWER STUB PRIOR TO TRENCHING AND CONTACT ENGINEER WITH ANY DISCREPANCIES ARE FOUND.
2. INSTALL SWEEPING WYE FITTING.
3. INSTALL CLEANOUT PER MAG STD DTL 441.
4. INSTALL 6" PVC (SDR-35) SANITARY SEWER LINE. LENGTH & SLOPE PER PLAN.
5. REFER TO PLUMBING PLANS FOR CONTINUATION. CAP LINE.

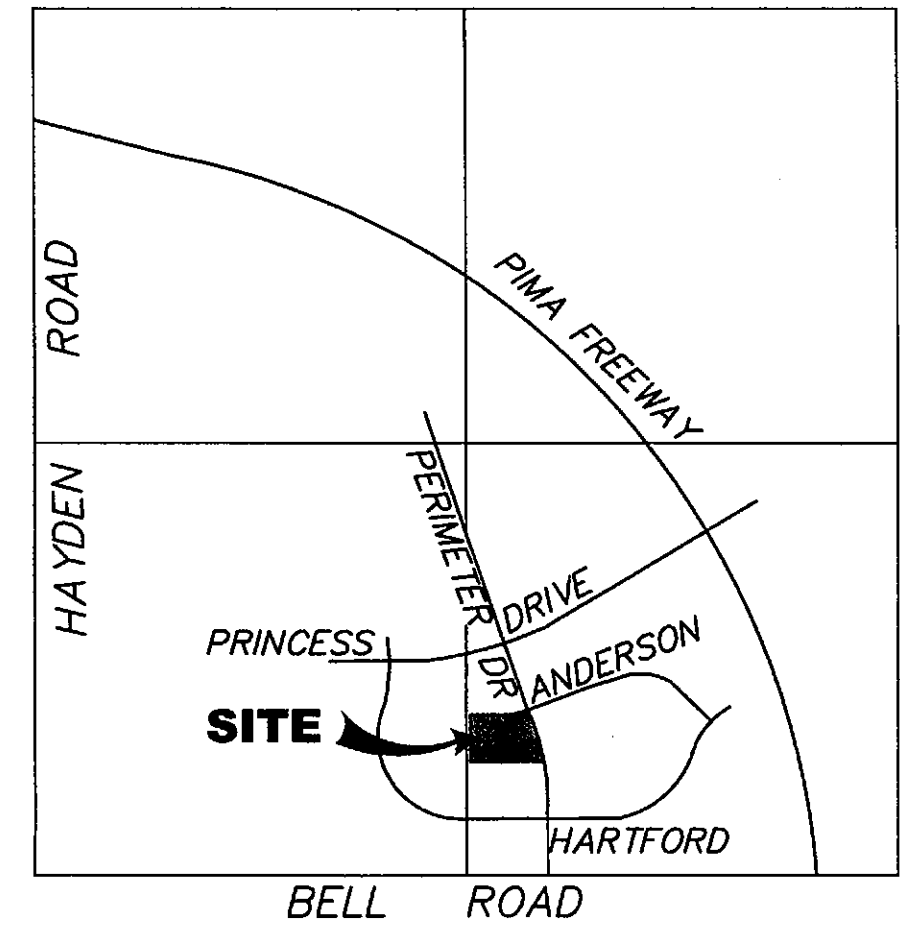
DRY UTILITY KEYNOTES

1. APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS FOR INSTALLATION AND EXACT LOCATION.
2. CONCEPTUAL ROUTING FOR ELECTRICAL CONDUIT. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS FOR INSTALLATION AND EXACT ROUTING.
3. SEE ELECTRICAL PLAN FOR CONNECTION TO PROVIDER.

17300 PERIMETER CENTER COMMONS

A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY UTILITY PLAN



VICINITY MAP
NTS

OWNER

PERIMETER CENTER COMMONS, LLC
5055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034

DEVELOPER

IRGENS
15055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034
CONTACT: DAVID KROSS

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DR, SUITE 230
TEMPE, AZ 85281
PHONE: 602-371-1333
FAX: 480-378-3450
CONTACT: MIKE JACKSON

BENCHMARK

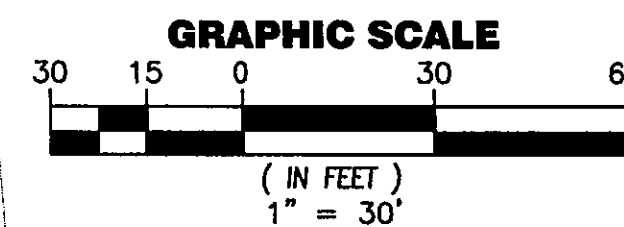
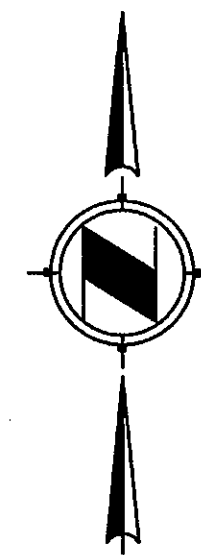
PROJECT BENCHMARK: THE SOUTH QUARTER CORNER OF SECTION 36, T.4N. R.4E. SAID BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP LOCATED ON A LANDSCAPED ISLAND ON BELL RD. ELEVATION =1546.80' NAVD '88 (COMMON TO CITY OF SCOTTSDALE BENCHMARK DATUM)
SITE BENCHMARK: A BRASS CAEX P AT THE INTERSECTION OF PERIMETER DR. AND ANDERSON DR. EL=1563.43

BASIS OF BEARING

THE BEARING N 89 DEGREES, 52 MINUTES, AND 20 SECONDS WEST, BEING THE CENTERLINE OF HARTFORD DR. AS SHOWN ON THE MAEP P FILED IN BOOK 1015 PG. 16 OF MAPS IN THE COUNTY OF MARICOPA.

LEGEND

- 6" S PROPOSED SEWER
- FW PROPOSED FIRE LINE
- 2" W PROPOSED WATER LINE
- NEW T.S.V. & BOX
- NEW WATER METER
- NEW BACKFLOW PREVENTOR
- NEW FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- NEW CLEANOUT
- ESMT NEW EASEMENT



17300 PERIMETER CENTER COMMON

17300 N. PERIMETER DRIVE, SCOTTSDALE ARIZONA

PRELIMINARY UTILITY PLAN



JOB NO.	17002684.00
SCALE	1" = 30'
DATE	APRIL 2018
SHEET	UT01
SHEET NO.	1
TOTAL SHEET	1

PLAN CHECK# XXX-XX CASE No.: XXX-SA-2018 QSF 37-48

17300 PERIMETER CENTER COMMONS

A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY GRADING AND DRAINAGE PLAN

LEGAL DESCRIPTION

EXHIBIT "A"
PARCEL 1:
A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF PRINCESS DRIVE WITH PERIMETER DRIVE AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS FOR PERIMETER CENTER PHASE TWO, RECORDED IN BOOK 332 OF MAPS, PAGE 49, RECORDS OF SAID COUNTY;

THENCE SOUTH 19 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG THE CENTERLINE OF SAID PERIMETER DRIVE, 73.58 FEET; THENCE SOUTH 70 DEGREES 35 MINUTES 26 SECONDS WEST, TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PERIMETER DRIVE, 45.00 FEET; THENCE SOUTH 19 DEGREES 24 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 505.67 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 19 DEGREES 24 MINUTES 34 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 144.03 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 1230.00 FEET TO THE RIGHT; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03 DEGREES 23 MINUTES 23 SECONDS, FOR AN ARC DISTANCE OF 72.77 FEET TO THE BEGINNING OF A NON-TANGENT LINE;
THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, 409.47 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 205.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 339.01 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL OIL GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED IN TO THE STATE OF ARIZONA IN PATENT TO SAID LAND.

PARCEL 2:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, 4 RANGE EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE MONUMENT LINE INTERSECTION OF HARTFORD DRIVE AND PERIMETER DRIVE, AS SHOWN ON THE MAP OF DEDICATION OF RIGHT-OF-WAY AND EASEMENTS RECORDED IN BOOK 331 OF MAPS, PAGE 25 OF MARICOPA COUNTY RECORDS:

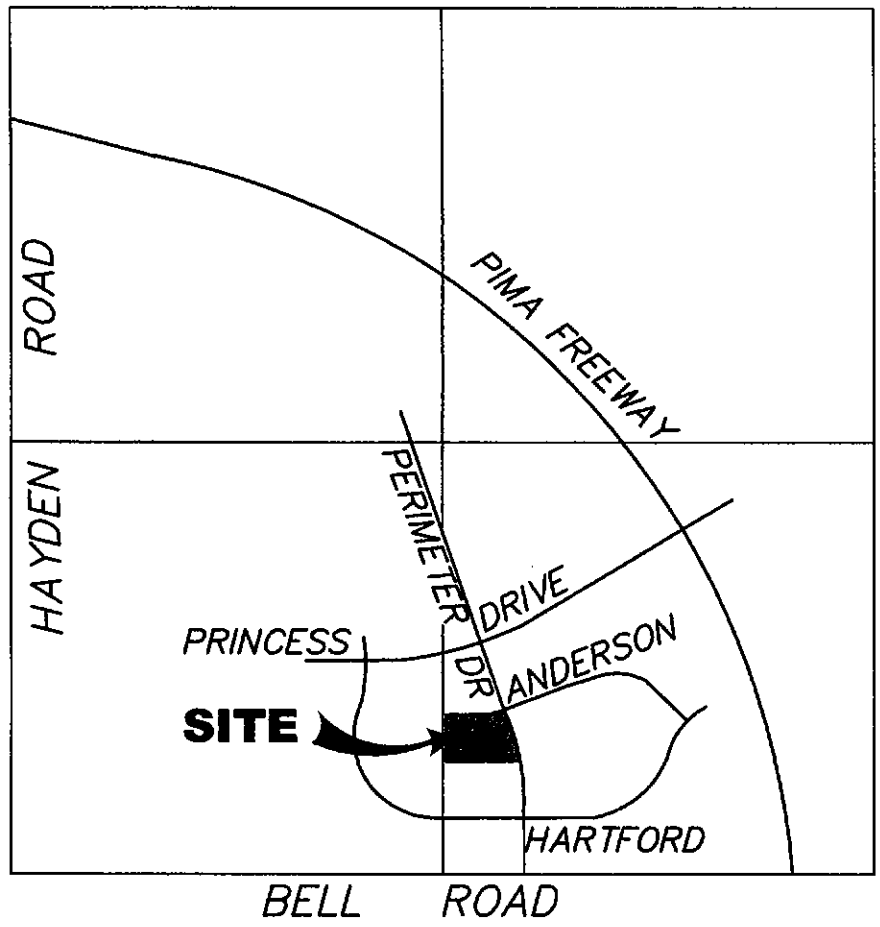
THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG THE MONUMENT LINE OF HARTFORD DRIVE, 70.00 FEET; NO. NCS-740739-MKE PAGE 8
THENCE NORTH 00 DEGREES 15 MINUTES 28 SECONDS EAST, 35.63 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF HARTFORD DRIVE MARKING THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 437.99 FEET;
THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 464.53 FEET;
THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 409.47 FEET TO A POINT ON A CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF PERIMETER DRIVE FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 73 DEGREES 58 MINUTES 48 SECONDS WEST, 1230.00 FEET;

THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 08 MINUTES 52 SECONDS FOR AN ARC DISTANCE OF 346.65 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, 102.45 FEET TO THE BEGINNING OF A CURVE WITH A RADIUS OF 20.00 FEET TO THE RIGHT;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS FOR AN ARC DISTANCE OF 31.42 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL OIL GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RESOURCES, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.



VICINITY MAP
NTS

OWNER

PERIMETER CENTER COMMONS, LLC
5055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034

DEVELOPER

IRGENS
15055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034
CONTACT: DAVID KROSS

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DR, SUITE 230
TEMPE, AZ 85281
PHONE: 602-371-1333
FAX: 480-378-3450
CONTACT: MIKE JACKSON

BENCHMARK

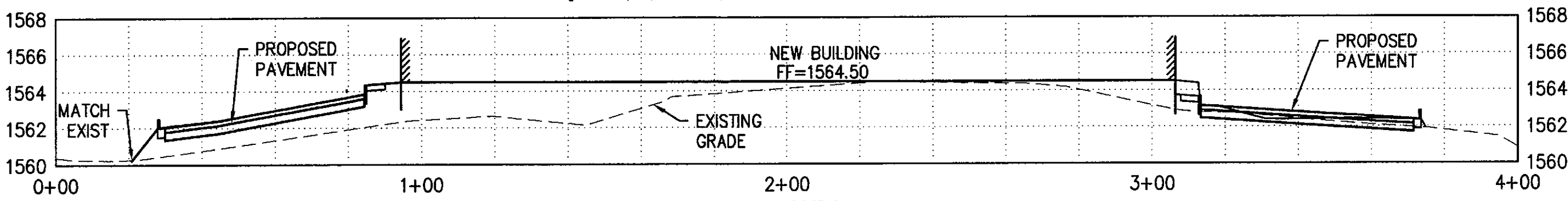
PROJECT BENCHMARK: THE SOUTH QUARTER CORNER OF SECTION 36, T.4N, R.4E. SAID BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP LOCATED ON A LANDSCAPED ISLAND ON BELL RD. ELEVATION =1546.80' NAVD '88 (COMMON TO CITY OF SCOTTSDALE BENCHMARK DATUM)
SITE BENCHMARK: A BRASS CAEX P AT THE INTERSECTION OF PERIMETER DR. AND ANDERSON DR. EL=1563.43

BASIS OF BEARING

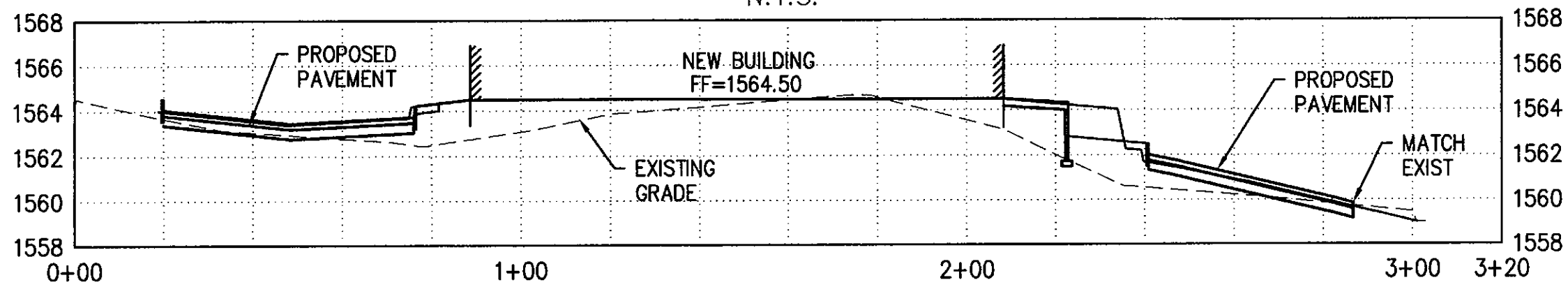
THE BEARING N 89 DEGREES, 52 MINUTES, AND 20 SECONDS WEST, BEING THE CENTERLINE OF HARTFORD DR. AS SHOWN ON THE MAEP P FILED IN BOOK 1015 PG. 16 OF MAPS IN THE COUNTY OF MARICOPA.

LEGEND

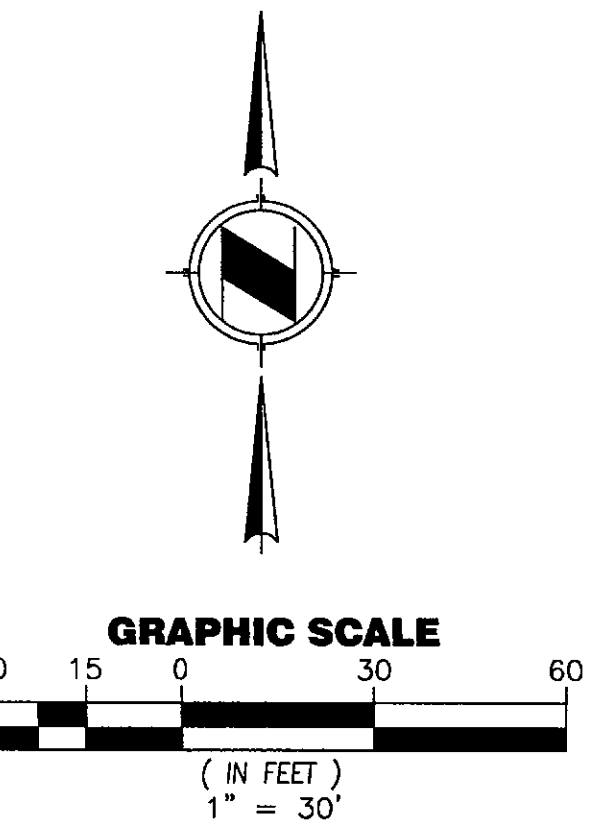
TC	TOP OF CURB
P	PAVEMENT
FL	FLOW LINE
C	CONCRETE
EG	EXISTING GROUND
FG	FINISHED GRADE
TW	TOP OF WALL
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
R/W	RIGHT OF WAY



CROSS SECTION A
N.T.S.



CROSS SECTION B
N.T.S.



17300 PERIMETER CENTER COMMON
17300 N. PERIMETER DRIVE, SCOTTSDALE ARIZONA

PRELIMINARY GRADING AND DRAINAGE



1600 N. DESERT DR
SUITE 230
TEMPE, AZ
85281

PH: 480.961.0517
www.imegcorp.com

JOB NO. 17002684.00

SCALE 1" = 30'

DATE APRIL 2018

SHEET

PG01

SHEET NO. 1 OF 1

TOTAL SHEET

1 OF 1

PLAN CHECK# XXX-XX CASE No.: XXX-SA-2018 QS# 37-48

WATER KEYNOTES

1. INSTALL 1.5" DOMESTIC SERVICE (TYPE K COPPPER) PER COS STD DTL 2330. METER PER COS STD DTL 2345, 2345-1 AND 2345-2 TO BE INSTALLED BY CITY OF SCOTTSDALE CREWS AND AFTER APPROPRIATE FEES HAVE BEEN PAID.
2. INSTALL 1.5" METER.
3. INSTALL 1.5" REDUCED PRESSURE BACK FLOW PREVENTOR PER COS STD DTL 2352.
4. INSTALL 1.5" PVC WATERLINE, SCHEDULE 80 OR BETTER. LENGTH PER PLAN.
5. REFER TO PLUMBING PLANS FOR CONTINUATION.
6. INSTALL 1" PVC LANDSCAPE WATERLINE.
7. CONSTRUCT 1" LANDSCAPE METER.
8. REFER TO LANDSCAPE PLANS FOR CONTINUATION.

FIRE KEYNOTES

1. INSTALL FIRELINE CONNECTION PER COS STD DTL 2362-2 AND MAG STD DTL 340. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING WATERLINE PRIOR TO TRENCHING CONTRACTOR SHALL ADJUST PROPOSED VERTICAL AND HORIZONTAL WATERLINE ALIGNMENT AS REQUIRED TO TIE INTO EXISTING WATERLINE.
2. INSTALL 6" DUCTILE IRON PIPE (DIP) CLASS 350 WATERLINE, JOINT RESTRAINT PER MAG STD DTL 303-1 & 303-2 WITH POLY WRAP. LENGTH PER PLAN.
3. INSTALL 6" DUCTILE IRON PIPE (DIP) FITTING. TYPE PER PLAN.
4. INSTALL FIRE HYDRANT PER MAG STD DTL 360-1 THRU 360-3.
5. REFER TO FIRE SPRINKLER PLANS FOR CONTINUATION.
6. INSTALL BUILDING MOUNTED FDC PER COS STD DTL 2369.

SEWER KEYNOTES

1. REMOVE EXISTING SEWER CAP AND CONNECT TO EXISTING SEWER STUB. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF THE EXISTING SEWER STUB PRIOR TO TRENCHING AND CONTACT ENGINEER WITH ANY DISCREPANCIES ARE FOUND.
2. INSTALL SWEEPING WYE FITTING.
3. INSTALL CLEANOUT PER MAG STD DTL 441.
4. INSTALL 6" PVC (SDR-35) SANITARY SEWER LINE. LENGTH & SLOPE PER PLAN.
5. REFER TO PLUMBING PLANS FOR CONTINUATION. CAP LINE.

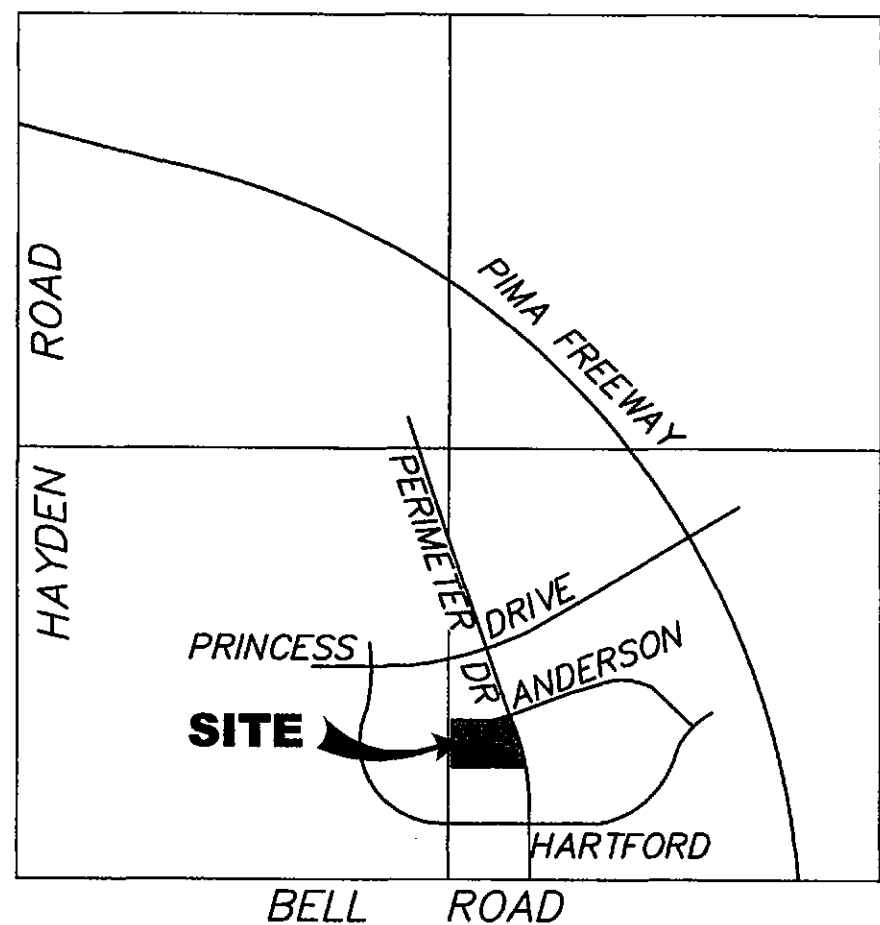
DRY UTILITY KEYNOTES

1. APPROXIMATE LOCATION OF ELECTRICAL TRANSFORMER. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS FOR INSTALLATION AND EXACT LOCATION.
2. CONCEPTUAL ROUTING FOR ELECTRICAL CONDUIT. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS FOR INSTALLATION AND EXACT ROUTING.
3. SEE ELECTRICAL PLAN FOR CONNECTION TO PROVIDER.

17300 PERIMETER CENTER COMMONS

A PORTION OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA

PRELIMINARY UTILITY PLAN



VICINITY MAP
NTS

OWNER

PERIMETER CENTER COMMONS, LLC
5055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034

DEVELOPER

IRGENS
15055 EAST WASHINGTON ST, SUITE 110
PHOENIX, ARIZONA 85034
CONTACT: DAVID KROSS

CIVIL ENGINEER

IMEG CORP
1600 N. DESERT DR, SUITE 230
TEMPE, AZ 85281
PHONE: 602-371-1333
FAX: 480-378-3450
CONTACT: MIKE JACKSON

BENCHMARK

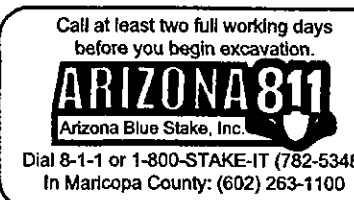
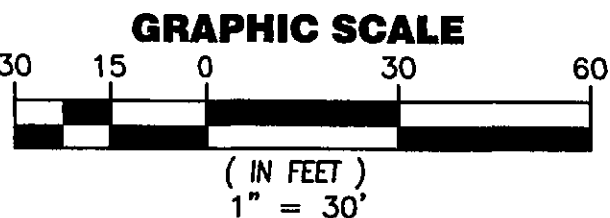
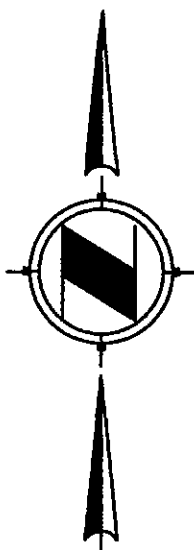
PROJECT BENCHMARK: THE SOUTH QUARTER CORNER OF SECTION 36, T.4N, R.4E. SAID BENCHMARK IS A CITY OF SCOTTSDALE BRASS CAP LOCATED ON A LANDSCAPED ISLAND ON BELL RD. ELEVATION =1546.80' NAVD '88 (COMMON TO CITY OF SCOTTSDALE BENCHMARK DATUM)
SITE BENCHMARK: A BRASS CAEX P AT THE INTERSECTION OF PERIMETER DR. AND ANDERSON DR. EL=1563.43

BASIS OF BEARING

THE BEARING N 89 DEGREES, 52 MINUTES, AND 20 SECONDS WEST, BEING THE CENTERLINE OF HARTFORD DR. AS SHOWN ON THE MAEP P FILED IN BOOK 1015 PG. 16 OF MAPS IN THE COUNTY OF MARICOPA.

LEGEND

- 6" S PROPOSED SEWER
- PW PROPOSED FIRE LINE
- 2" W PROPOSED WATER LINE
- NEW T.S.V. & BOX
- NEW WATER METER
- NEW BACKFLOW PREVENTOR
- NEW FIRE HYDRANT
- NEW FIRE DEPARTMENT CONNECTION
- NEW CLEANOUT
- ESMT NEW EASEMENT



17300 PERIMETER CENTER COMMON

17300 N. PERIMETER DRIVE, SCOTTSDALE ARIZONA

PRELIMINARY UTILITY PLAN



JOB NO. 17002684.00

SCALE 1" = 30'

DATE APRIL 2018

SHEET UT01

SHEET NO. 1 OF 1

PLAN CHECK# XXX-XX CASE No.: XXX-SA-2018 QS# 37-48

MATERIAL/COLOR SCHEDULE

MATERIALS

- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING
- STEEL CANOPY - PAINTED
- STONE TILE (12"x24")
- CONCRETE TILT PANEL - PAINTED
- ALUMINUM METAL COMPOSITE PANEL
- PIPE AND TUBE RAILING - PAINTED;
- WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED
- MECHANICAL UNITS BEYOND
- HOLLOW METAL - PAINTED
- SES ROOM: 18 GAUGE, 0.2" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT SWINGING GATE - PAINTED

COLORS

by Dunn Edwards (or Equal):

- A. DET647 "TRADE WINDS"
B. DE6377 "BOAT ANCHOR"

by Oldcastle (or Equal):

- C. ANODIZED ALUMINUM

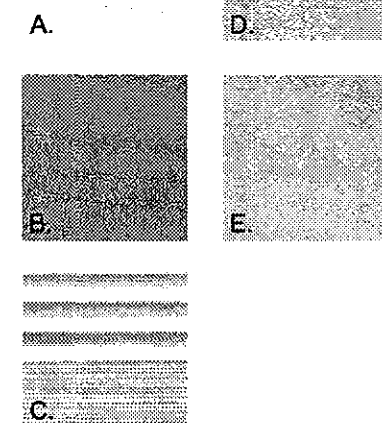
by Arizona Tile:

- D. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

by Reynobond (or Equal):

- E. ALUMINUM
"CLEAR ANODIZED"

MATERIAL #
FINISH X

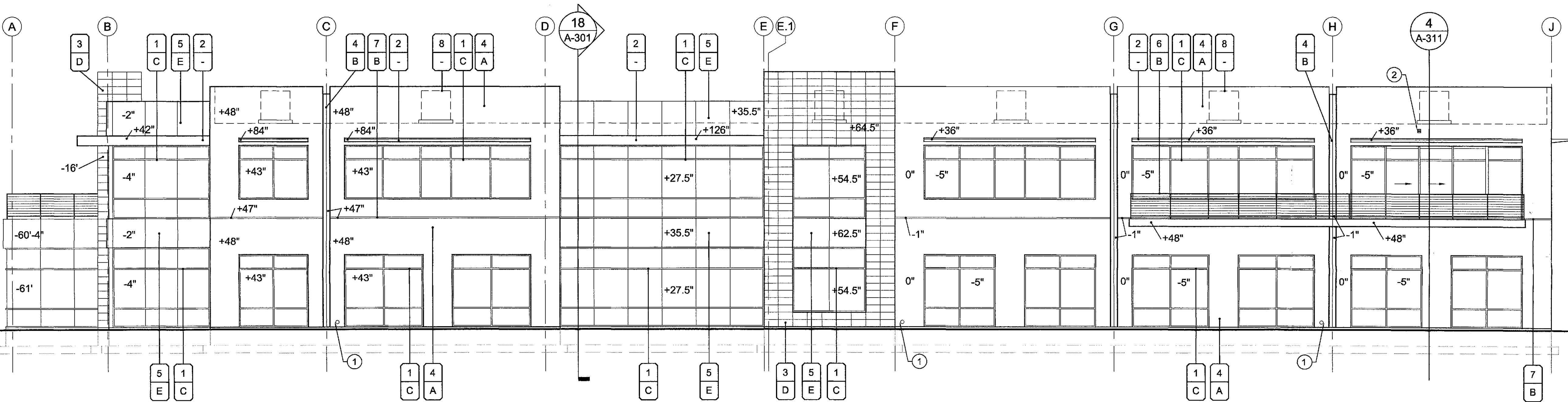


EXTERIOR ELEV. GENERAL NOTES

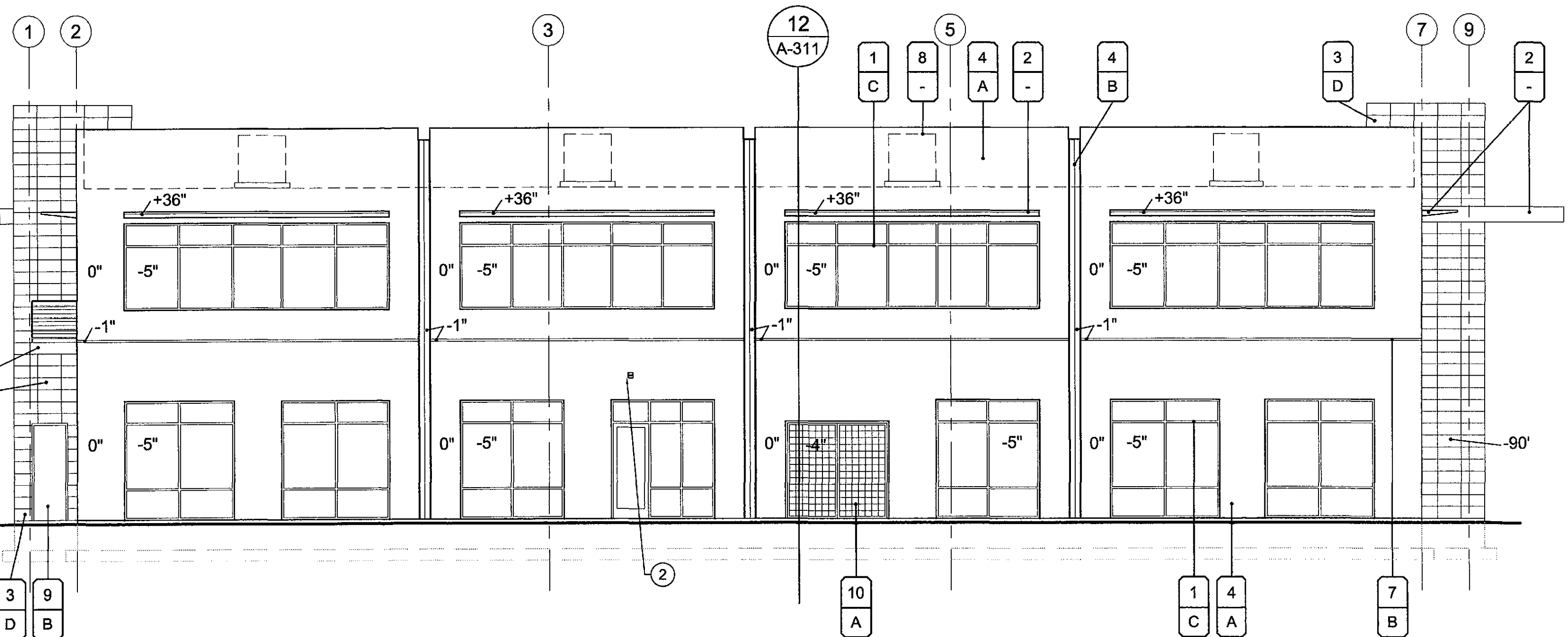
A. XX

EXTERIOR ELEV. KEY NOTES

- ROOF DRAIN LEADER NOZZLE; DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW, RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVIL DWGS.
- WALL-MOUNTED LIGHT FIXTURE



18 NORTH ELEVATION
SCALE: 1/8"=1'-0"



20 WEST ELEVATION
SCALE: 1/8"=1'-0"

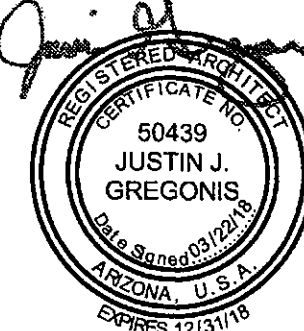
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE
INITIALS

7-DR-2018
03/22/18

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd. Ste 140
Phoenix, Arizona 85040
Ph 602.965.1000 - Fax 602.965.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO. DATE ISSUE

1 03/22/18 Dev. Review 2nd Submittal

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THESE DRAWINGS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS FROM UNAUTHORIZED DISSEMINATION.

©COPYRIGHT 2018, VERTICAL DESIGN STUDIOS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

17021.00

A-202

17021.00 - 17 THREE HUNDRED N. PERIMETER DRIVE - Development Review, 2nd Submittal 03/22/18

MATERIAL/COLOR SCHEDULE

MATERIALS	
1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING	7. WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED
2. STEEL CANOPY - PAINTED	8. MECHANICAL UNITS BEYOND SES ROOM: 18 GAUGE, 0.2" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT SWINGING GATE - PAINTED
3. STONE TILE (12"x24")	9. HOLLOW METAL - PAINTED
4. CONCRETE TILT PANEL - PAINTED	10.
5. ALUMINUM METAL COMPOSITE PANEL	
6. PIPE AND TUBE RAILING - PAINTED;	

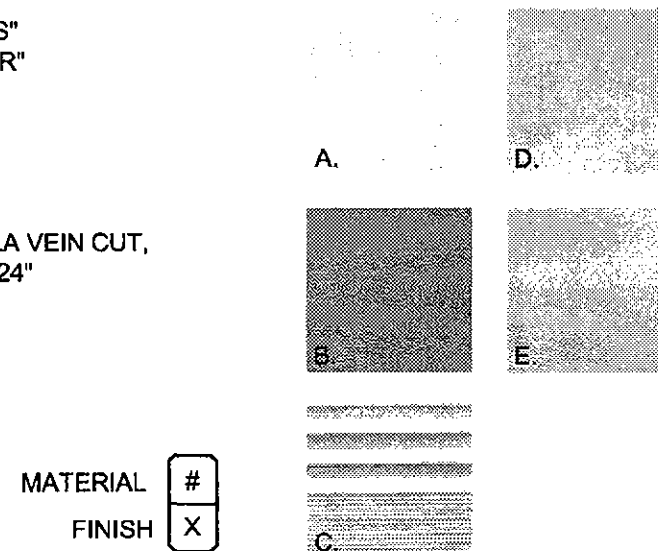
COLORS

by Dunn Edwards (or Equal):
A. DET647 "TRADE WINDS"
B. DE6377 "BOAT ANCHOR"

by Oldcastle (or Equal):
C. ANODIZED ALUMINUM

by Arizona Tile:
D. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

by Reynobond (or Equal):
E. ALUMINUM "CLEAR ANODIZED"

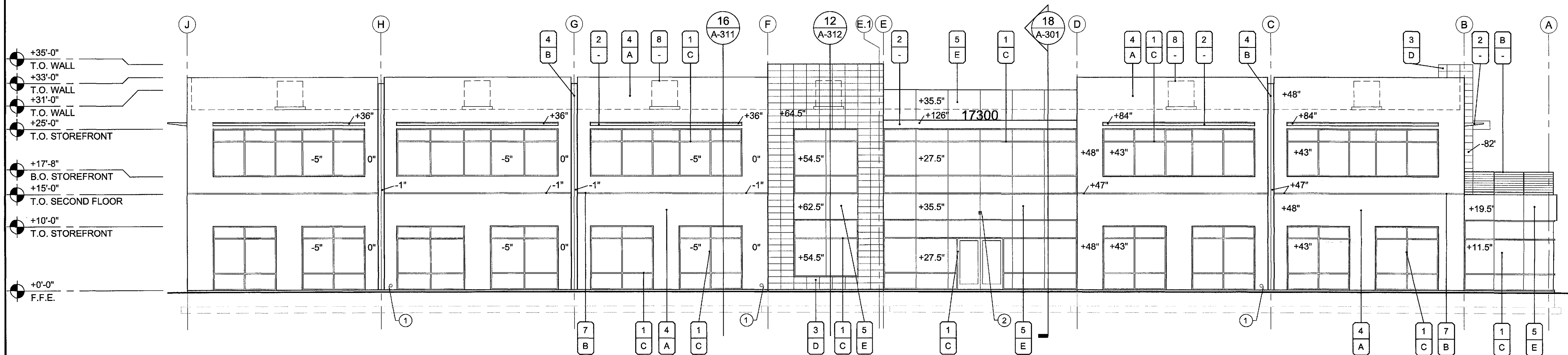


EXTERIOR ELEV. GENERAL NOTES

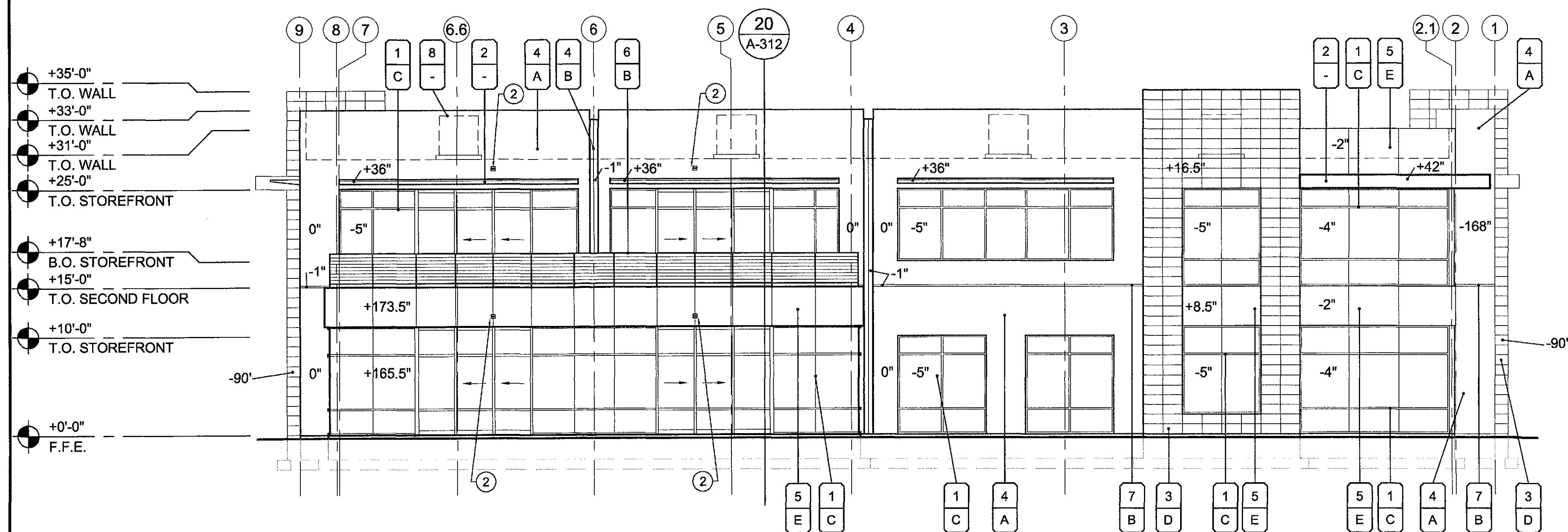
A. XX

EXTERIOR ELEV. KEY NOTES

1. ROOF DRAIN LEADER NOZZLE; DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW, RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVIL DWGS.
2. WALL-MOUNTED LIGHT FIXTURE



18 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



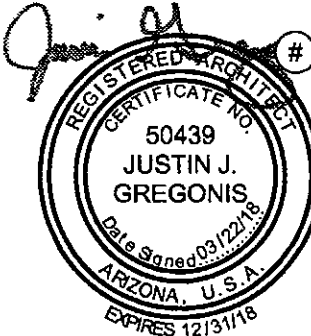
20 EAST ELEVATION
SCALE: 1/8"=1'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 01/07/2019 INITIALS

ARCHITECT

VERTICAL
DESIGN STUDIOS
4850 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
Ph 602.395.1000 - Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO. DATE ISSUE

1 03/22/18 Dev. Review 2nd Submittal

THESE DRAWINGS ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS IS STRICTLY PROHIBITED. VERTICAL DESIGN STUDIOS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

© COPYRIGHT 2018 VERTICAL DESIGN STUDIOS

SHEET TITLE

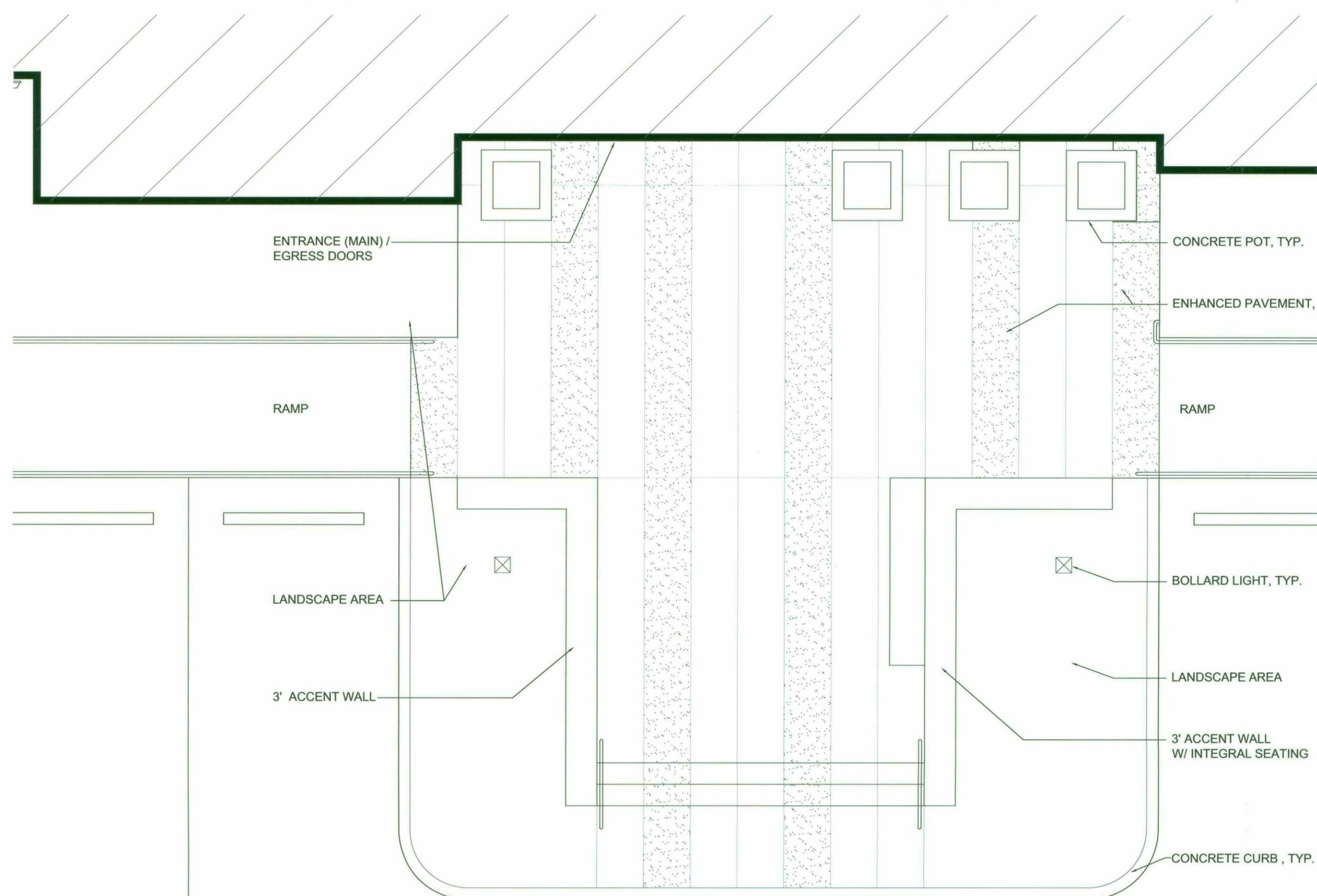
EXTERIOR ELEVATIONS

PROJECT NUMBER

17021.00

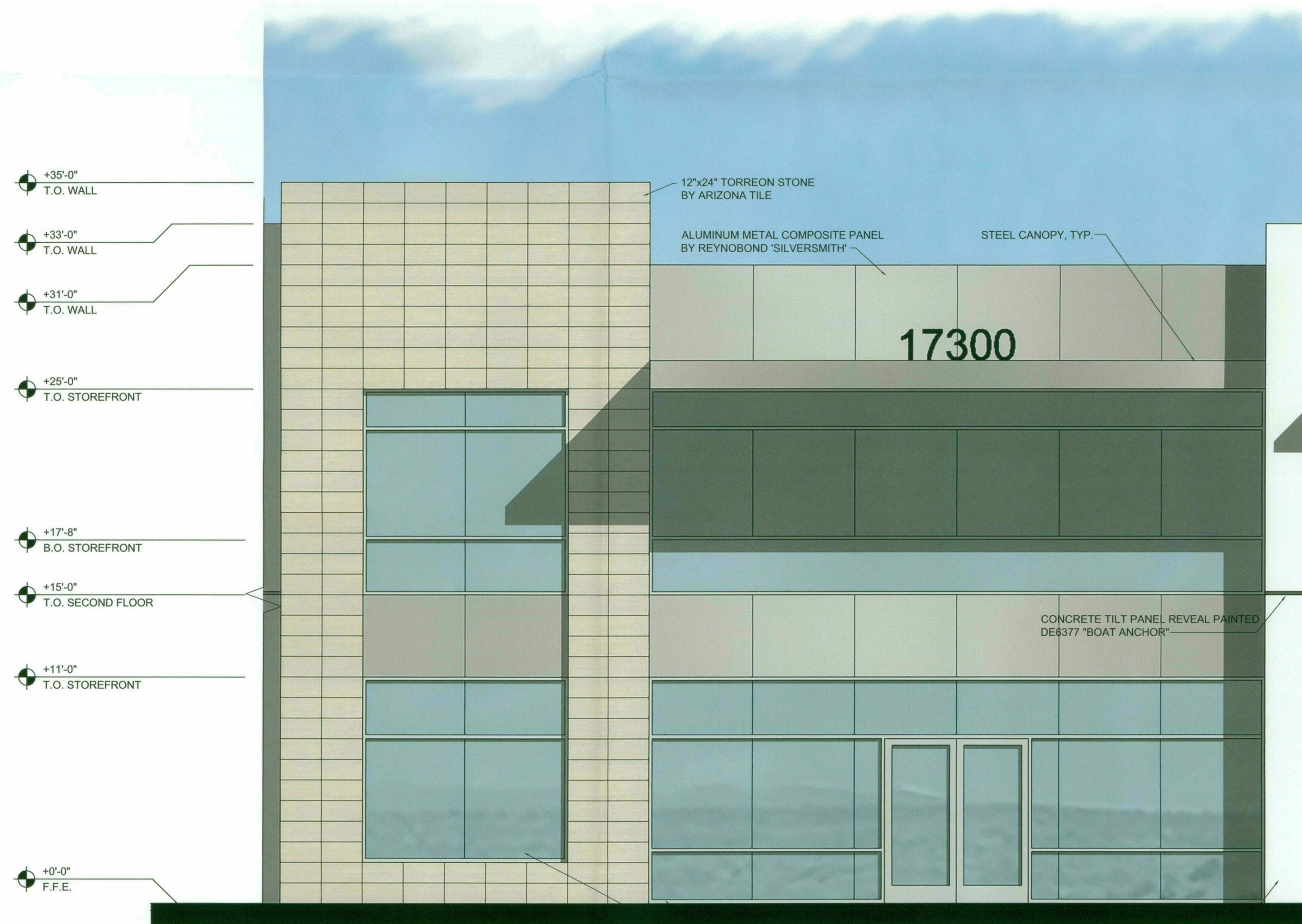
A-201

7-DR-2018
03/22/18



SITE PLAN - PARTIAL AT ENTRY

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



SOUTH ELEVATION - ENLARGED ENTRY

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

STIPULATION SET
RETAIN FOR RECORDS
APPROVED *[Signature]*
DATE: 06/07/2018 INITIAL

7-DR-2018
03/22/18

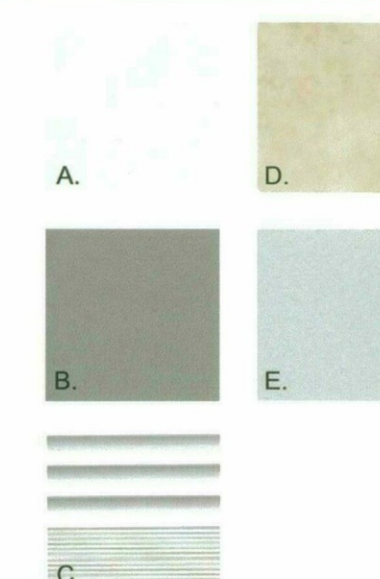
MATERIAL/COLOR SCHEDULE

- by Dunn Edwards (or Equal):
- A. DET647 "TRADE WINDS"
B. DE6377 "BOAT ANCHOR"

- by Oldcastle (or Equal):
C. ANODIZED ALUMINUM

- by Arizona Tile:
D. TRAVERTINE, CHAPALA VEIN CUT,
FILLED & HONED, 12"x24"

- by Reynobond (or Equal):
E. ALUMINUM
"CLEAR ANODIZED"



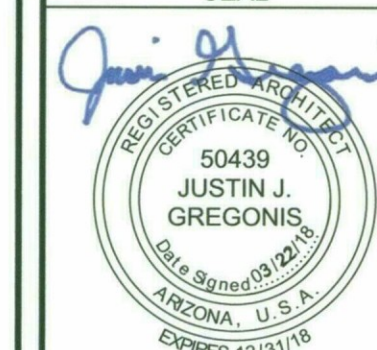
ARCHITECT



VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona . 85040
Ph 602.395.1000 . Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE: _____
REVISIONS

[illegible]

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS TO THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT HOWEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF VERTICAL DESIGN STUDIOS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE

PRECEDENCE OVER SCALED DIMENSIONS	
©COPYRIGHT 2018, VERTICAL DESIGN STUDIOS	
SHEET TITLE	
ENLARGED	
EXTERIOR	
ELEVATIONS	
PROJECT NUMBER	
17021.00	

A-203

[illegible]

MATERIAL/COLOR SCHEDULE

MATERIALS

- CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING
- STEEL CANOPY - PAINTED
- STONE TILE (12"x24")
- CONCRETE TILT PANEL - PAINTED
- ALUMINUM METAL COMPOSITE PANEL
- PIPE AND TUBE RAILING - PAINTED;
- WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED
- MECHANICAL UNITS BEYOND
- HOLLOW METAL - PAINTED
- SES ROOM, 18 GAUGE, 0.2" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT SWINGING GATE - PAINTED

COLORS

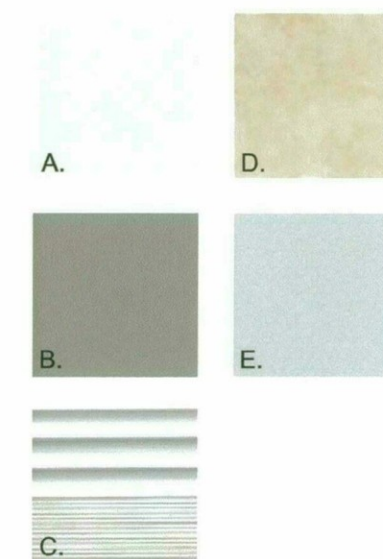
by Dunn Edwards (or Equal):
A. DET647 "TRADE WINDS"
B. DE6377 "BOAT ANCHOR"

by Oldcastle (or Equal):
C. ANODIZED ALUMINUM

by Arizona Tile:
D. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

by Reynobond (or Equal):
E. ALUMINUM "CLEAR ANODIZED"

MATERIAL #
FINISH X



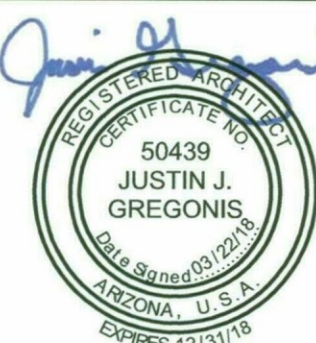
EXTERIOR ELEV. KEY NOTES

- ROOF DRAIN LEADER NOZZLE; DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW, RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVIL DWGS.

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
PH 602.395.1000 - FAX 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTES:

DATE:
REVISIONS

NO.	DATE	ISSUE
1	03/22/18	Dev. Review 2nd Submittal

THESE DRAWINGS ARE THE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. ANY VIOLATION OF THIS AGREEMENT WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

SHEET TITLE

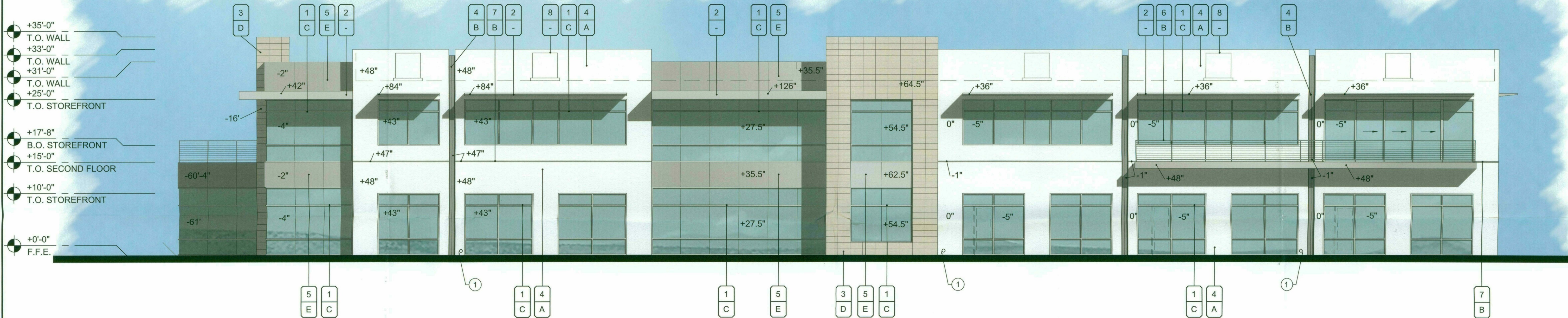
EXTERIOR ELEVATIONS

PROJECT NUMBER
17021.00

A-202

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 03/22/18 INITIALS

7-DR-2018
03/22/18



18 NORTH ELEVATION
SCALE: 1/8"=1'-0"



20 WEST ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL/COLOR SCHEDULE

MATERIALS

- | | |
|--|---|
| 1. CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED LOW-E GLAZING | 7. WITH STEEL CABLE RAILING REVEAL AT CONCRETE TILT PANEL - PAINTED |
| 2. STEEL CANOPY - PAINTED | 8. MECHANICAL UNITS BEYOND HOLLOW METAL - PAINTED |
| 3. STONE TILE (12"x24") | 9. HOLLOW METAL - PAINTED |
| 4. CONCRETE TILT PANEL - PAINTED | 10. SES ROOM; 18 GAUGE, 0.2" SQUARE HOLE PERFORATED STEEL PANEL W/ 25% OPEN SPACE MAX. AT SWINGING GATE - PAINTED |
| 5. ALUMINUM METAL COMPOSITE PANEL | |
| 6. PIPE AND TUBE RAILING - PAINTED; | |

COLORS

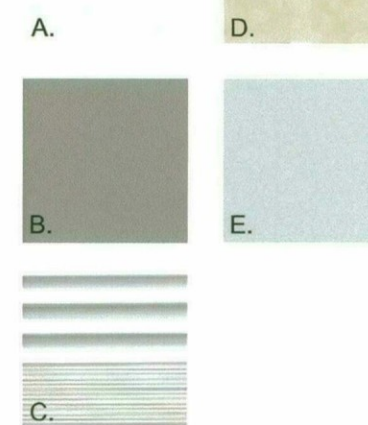
by Dunn Edwards (or Equal):
A. DET647 "TRADE WINDS"
B. DE6377 "BOAT ANCHOR"

by Oldcastle (or Equal):
C. ANODIZED ALUMINUM

by Arizona Tile:
D. TRAVERTINE, CHAPALA VEIN CUT, FILLED & HONED, 12"x24"

by Reynobond (or Equal):
E. ALUMINUM "CLEAR ANODIZED"

MATERIAL #
FINISH X



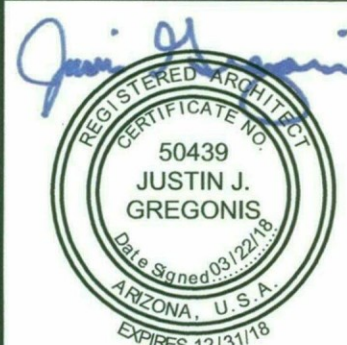
EXTERIOR ELEV. KEY NOTES

1. ROOF DRAIN LEADER NOZZLE; DAYLIGHTS AT NOZZLE AND WATER IS COLLECTED IN DRAIN BELOW, RUNS UNDER SIDEWALK AND DAYLIGHTS AT CURB - SEE CIVIL DWGS.

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd, Ste. 140
Phoenix, Arizona 85040
Ph 602.395.1000 • Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTES:

DATE:

REVISIONS

NO.	DATE	ISSUE
1	03/22/18	Dev. Review 2nd Submittal

THESE DRAWINGS AND THE INFORMATION OF SERVICE AND THE PROPERTY OF VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS IS NOT RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THESE DRAWINGS. ANY REVISIONS OR CHANGES TO THESE DRAWINGS MUST BE APPROVED BY VERTICAL DESIGN STUDIOS. ANY REVISIONS OR CHANGES TO THESE DRAWINGS MUST BE APPROVED BY VERTICAL DESIGN STUDIOS. ANY REVISIONS OR CHANGES TO THESE DRAWINGS MUST BE APPROVED BY VERTICAL DESIGN STUDIOS.

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
17021.00

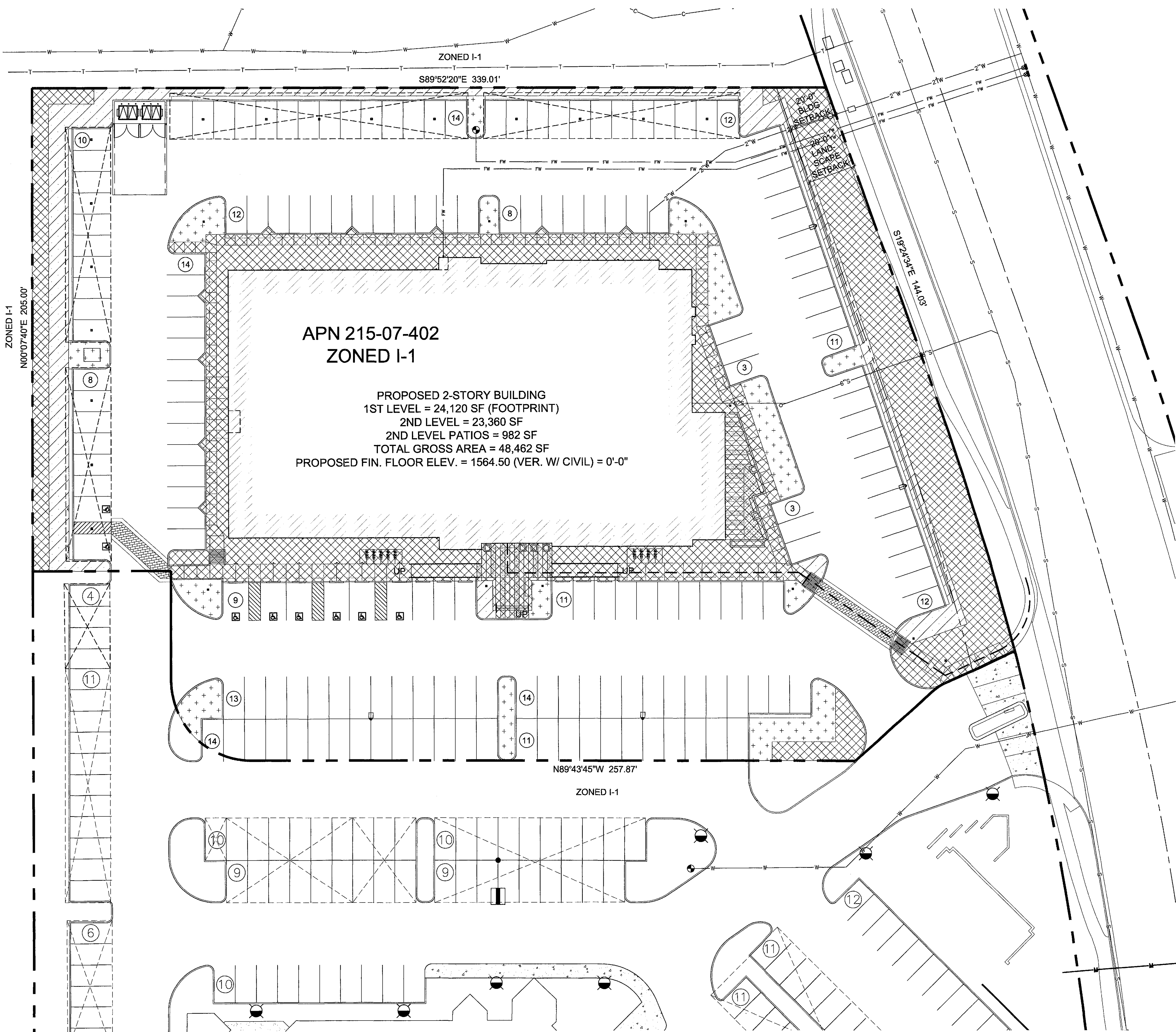
A-201

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 10/10/2018
INITIALS

7-DR-2018
03/22/18

18 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

20 EAST ELEVATION
SCALE: 1/8"=1'-0"



PROJECT DESCRIPTION

THIS PROJECT INCLUDES A 48,462 G.S.F. TWO-STORY OFFICE BUILDING WITH MULTIPLE TENANT SUITES. (INTERIOR TENANT IMPROVEMENTS SHALL OCCUR IN THE FUTURE.)

LEGAL DESCRIPTION

LOT 1, OF 17300 N PERIMETER DRIVE, ACCORDING TO MINOR LAND DIVISION PLAT IN BOOK 1358 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AFFIDAVIT OF CORRECTION RECORDED AS 2017-0924905 OF OFFICIAL RECORDS.

SITE DATA

PARCEL NUMBER	: 215-07-402
SITE AREA	: 103,930.00 SF (2.386 AC) NET
	: 115,332.69 SF (2.648 AC) GROSS
ZONING	: I-1 INDUSTRIAL PARK
BUILDING SQUARE FOOTAGE	: 24,120 GSF (FOOTPRINT)
GROSS FLOOR AREA (PER ORD. SEC. 3.1)	: 47,130 GSF
BUILDING LOT COVERAGE (ACTUAL)	: 23.2%
FLOOR AREA RATIO (ALLOWED)	: 80% (0.80 X 103,930.00 = 83,144 GSF)
FLOOR AREA RATIO (ACTUAL)	: 45% (47,130 GSF / 103,930.00 = 0.453)
BUILDING HEIGHT (PER ORD. SEC. 3.1)	: AVG. T.O. CURB = 1560.50
	: REF. ELEV. = 1560.50 + 1.00 = 1561.50
	: T.O. COPING = 1569.50
	: BLDG. HT. = 1569.50 - 1561.50 = 38'-0"
	: 35'-0" (52'-0" ALLOWABLE)

BUILDING HEIGHT (FIN. FLR. TO TOP OF PARAPET)	: 35'-0" (52'-0" ALLOWABLE)
FRONT YARD BLDG SETBACK (REQUIRED)	: 20'-0"
FRONT YARD BLDG SETBACK (ACTUAL)	: 87'-2" +/-
SIDE YARD BLDG SETBACK (REQUIRED)	: 0'-0"
SIDE YARD BLDG SETBACK (ACTUAL)	: NORTH 2'-6" +/- (COVERED PARKING)
	: SOUTH 89'-8" +/-
REAR YARD BLDG SETBACK (REQUIRED)	: 0'-0"
REAR YARD BLDG SETBACK (ACTUAL)	: 14'-2" +/- (COVERED PARKING)

PARKING REQUIRED	48,444 GSF @ 1/300 GSF	= 161.48
TOTAL REQUIRED		= 162 SPACES
PARKING PROVIDED	STANDARD (9'X18')	= 135 SPACES
	COVERED STANDARD (9'X18')	= 44 SPACES
	STANDARD ACCESSIBLE (11'X18') (4% OF 135 = 5.40)	= 6 SPACES
	COVERED ACCESSIBLE (11'X18') (4% OF 44 = 1.76)	= 2 SPACES
TOTAL PROVIDED		= 179 SPACES

BICYCLE PARKING REQUIRED	162 REQ. SPACES @ 1/10	= 16.2
TOTAL REQUIRED		= 17 SPACES
BICYCLE PARKING PROVIDED	TOTAL PROVIDED	= 18 SPACES

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:		
MAXIMUM BUILDING HEIGHT	= 35'-0" (52'-0" ALLOWABLE)	
FIRST 12' OF HEIGHT	= 0.10 X 103,930.00	= 10,393.00 SF
NEXT 23' OF HEIGHT	= 0.003 X 23 X 103,930.00	= 7,171.17 SF
OPEN SPACE REQUIRED	= 17,564.17 SF (16.9%)	
OPEN SPACE PROVIDED	= 18,404.58 SF (17.7%)	

REQUIRED PARKING LOT LANDSCAPING:		
PARKING LOT AREA X 15%	= 52,167.07 X 0.15	= 7,825.06 SF
1/3 OF LANDSCAPING IN ISLANDS	= 0.333 X 7,825.06	= 2,605.74 SF
PARKING LOT LANDSCAPING PROVIDED		= 8,245.82 SF
PARKING ISLAND LANDSCAPING PROVIDED		= 3,591.17 SF

SITE PLAN LEGEND

	OPEN SPACE
	18,404.58 SF
	PARKING LOT LANDSCAPING
	8,245.82 SF
	PARKING LOT LANDSCAPING IN ISLANDS
	3,591.17 SF

PROJECT TEAM

ARCHITECT	DEVELOPER
VERTICAL DESIGN STUDIOS, LLC.	IRGENS
4650 EAST COTTON CENTER BLVD, SUITE 140	5045 E. WASHINGTON STREET, SUITE 110
PHOENIX, ARIZONA 85034	PHOENIX, ARIZONA 85034
PHONE: 602.395.1000	PHONE: 602.682.0198
FAX:	FAX:
E-MAIL: jgregonis@verticaldesignstudios.com	E-MAIL: dkross@irgens.com
CONTACT: Justin Gregonis	CONTACT: David Kross

APPROVAL STAMPS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 06/07/2018 INITIALS JG

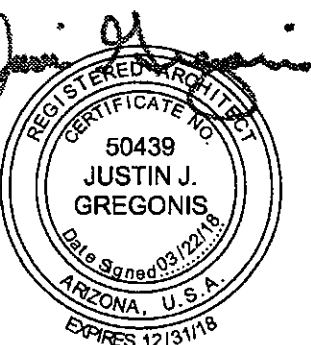
OPEN SPACE PLAN - 17300 N. Perimeter Dr.

7-DR-2018
03/22/18

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85034
PH 602.395.1000 - Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:
REVISIONS

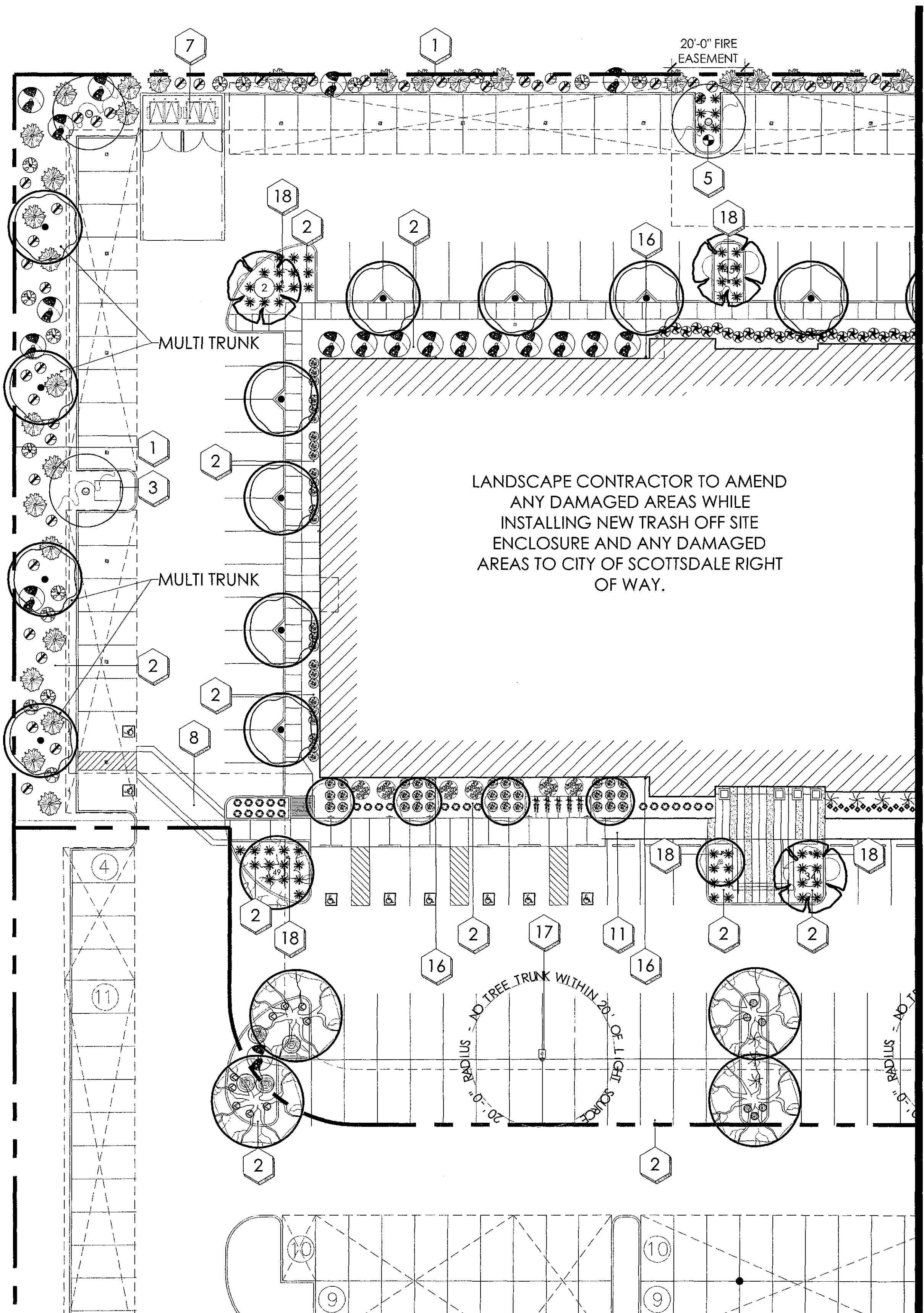
NO.	DATE	ISSUE
1	03/22/18	Dev. Review 2nd Submittal

THESE DRAWINGS ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS, LLC. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS, LLC. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

SHEET TITLE

OPEN SPACE
PLAN
17300 N. Perim. Dr
PROJECT NUMBER
17021.00

A-004



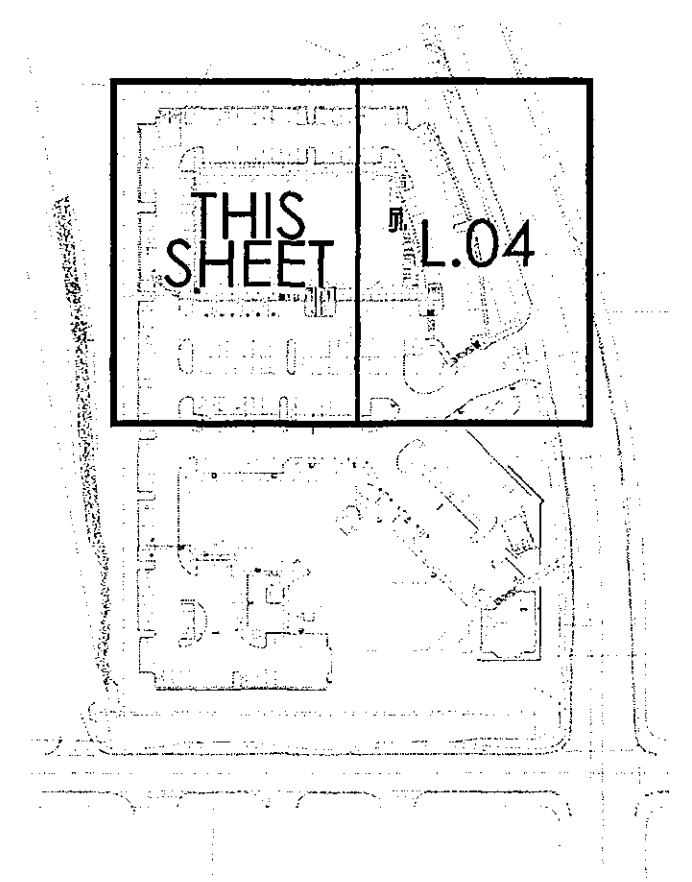
- ### planting key notes
- 1 PROPERTY LINE / RIGHT OF WAY LINE
 - 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
 - 3 ELECTRICAL TRANSFORMER
 - 4 NATIVE SEED MIX (TYPICAL) CONTRACTOR TO HAND RAKE IN
 - 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
 - 6 EXISTING LANDSCAPE TO REMAIN
 - 7 3" - 6" FRACTURED RIP RAP (SHALL BE NATIVE STONE)
 - 8 SIDEWALK.
 - 9 EXSISTING SIDEWALK
 - 10 ENTRY MONUMENT.
 - 11 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
 - 12 SCREEN WALL. SEE SITE PLAN.
 - 13 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
 - 14 FIRE HYDRANT - NO PLANTING WITHIN 3'-0"
 - 15 PUBLIC ART AND SITE FURNISHINGS BY OTHERS
 - 16 BUILDING MOUNTED LIGHT FIXTURE (TYPICAL).
 - 17 SITE LIGHTING. SEE ARCHITECT'S PLAN.

desert pavement note:

AFTER EXISTING PLANT MATERIAL IS REMOVED/SALVAGED, GRADING CONTRACTOR WILL COLLECT THE TOP 2" OF ALL AREAS TO BE DISTURBED AND STOCK PILE IT FOR REPLACEMENT AT THE END OF PROJECT TO BE USED AND DISTRIBUTED AS DESERT PAVEMENT TOP-DRESSING. ALL MATERIAL (ROOTS & SEEDS INCLUDED) LOCATED WITHIN THE TOP 2" OF THE SALVAGED MATERIAL TO REMAIN. DESERT PAVEMENT TO BE BLENDED WITH THE EXISTING DESERT LANDSCAPE FOR A NATURAL APPEARANCE.

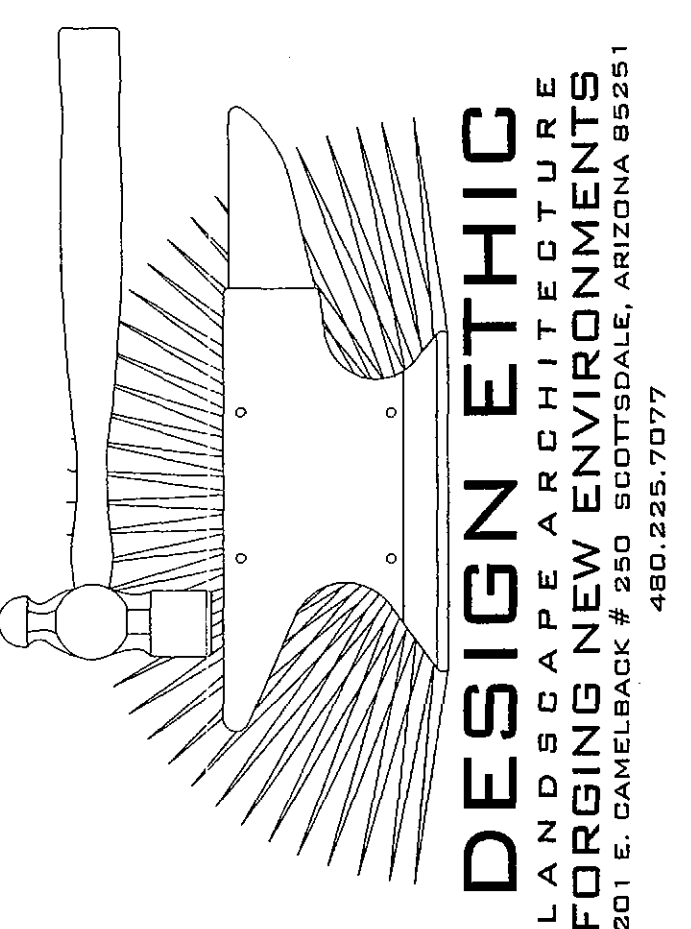
thorny planting note:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.



plant legend

botanical name	common name	size	qty
salvaged trees			
OLNEYA TESOTA	IRONWOOD	EXISTING VARIES	3
PARKINSONIA FLORIDIUM	BLUE PALO VERDE	EXISTING VARIES	11
PROSOPIS VELUTINA	VELVET MESQUITE	EXISTING VARIES	4
trees - stake in place			
CAESALPINIA CACALACO	SMOOTHIE THORNLESS CASCALOTE	(5 @ 30" BOX 1.5" CAL. 1.0 GPH)	7
PARKINSONI HYBRID 'AZT'	'AZT' THORNLESS PALO VERDE	(5 @ 48" BOX 3" CAL. MULTI. 1.0 GPH)	13
PARKINSONIA MICROPHYLLUM	FOOTHILLS PALO VERDE	(5 @ 30" BOX 1.5" CAL. 1.0 GPH)	4
PROSOPIS SEEDLESS	'AZTMM' SEEDLESS HYBRID MESQUITE	(5 @ 48" BOX 3" CAL. MULTI. 1.0 GPH)	9
salvaged cactus			
FOUQUIERIA SPLENDENS	OCOTILLO	SALVAGED VARIES	1
shrubs			
ENCELIA FARINOSA	BRITTLEBUSH	(1 @ 5 GAL. 1.0 GPH)	4
LARREA TRIDENTATA	CREOSOTE	(1 @ 5 GAL. 1.0 GPH)	23
SIMMONDSIA CHINENSIS	JOJOBA	(1 @ 5 GAL. 1.0 GPH)	49
accents			
AGAVE ATTENUATA	FOX TAIL AGAVE	(1 @ 5 GAL. 1.0 GPH)	4
ALOE BARBADENSIS	ALOE VERA	(1 @ 5 GAL. 1.0 GPH)	32
ALOE X. BLUE ELF	BLUE ELF ALOE	(1 @ 1 GAL. 1.0 GPH)	83
ASCLEPIAS SUBULATA	DESERT MILKWEED	(1 @ 5 GAL. 1.0 GPH)	110
CARNEGIEA GIGANTEA	SAGUARO	(1 @ 8' SPEAR 1.0 GPH)	14
DASYLIRION WHEELERI	DESERT SPOON	(1 @ 5 GAL. 1.0 GPH)	17
ECHINOCACTUS GRUSONII	GOLDEN BARREL	(1 @ 1 GAL. 1.0 GPH)	63
EUPHORBIA ANTISYPHILITICA	CANDELILLA	(1 @ 5 GAL. 1.0 GPH)	70
HESPERALOE FUNIFERA	GIANT HESPERALOE	(1 @ 5 GAL. 1.0 GPH)	12
PEDILANTHUS MACROCARPUS	SLIPPER PLANT	(1 @ 5 GAL. 2.0 GPH)	64
OPUNTIA ENGELMANNII	ENGELMANN'S PRICKLY PEAR	(1 @ 5 PAD MIN. 1.0 GPH)	12
OPUNTIA FICUS INDICA	INDIAN FIG PRICKLY PEAR	(1 @ 5 PAD MIN. 1.0 GPH)	11
OPUNTIA SANTA-RITA	PURPLE PRICKLY PEAR	(1 @ 5 PAD MIN. 1.0 GPH)	20
OPUNTIA VERSICOLOR	STAGHORN CHOLLA	(1 @ 5 PAD MIN. 1.0 GPH)	2
YUCCA ROSTRATA	BEAKED YUCCA	(1 @ 5 GAL. 2.0 GPH)	3
groundcover			
AMBROSIA DELTOIDEA	BURSAGE	(1 @ 1 GAL. 1.0 GPH)	69
ERICAMERIA LARICIFOLIA	TURPENTINE BUSH	(1 @ 1 GAL. 1.0 GPH)	137
THYMOPHYLLA PENTACHAETA	GOLDEN DYSSODIA	(1 @ 1 GAL. 1.0 GPH)	13
inerts			
4" MINUS DECOMPOSED GRANITE	EXPRESS BROWN	4"-MINUS	25,614



VERTICAL

DESIGN STUDIOS

4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona 85040
Ph 602.395.1000 • Fax 602.395.1005

PROJECT: 17 Three Hundred
17300 North Perimeter Drive
Scottsdale, Arizona

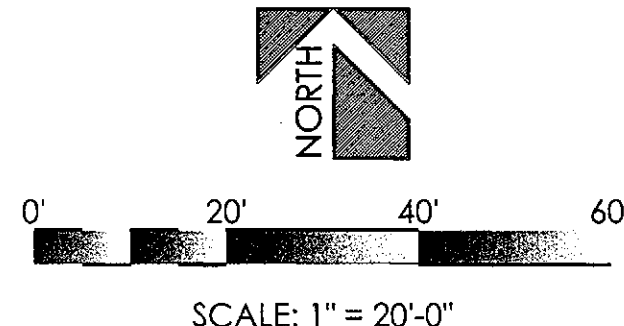
SHEET TITLE: PLANTING PLAN

JOB NO: -
DATE: -
DRAWN BY: -
SUBMITTED: -
SET: -

SHEET

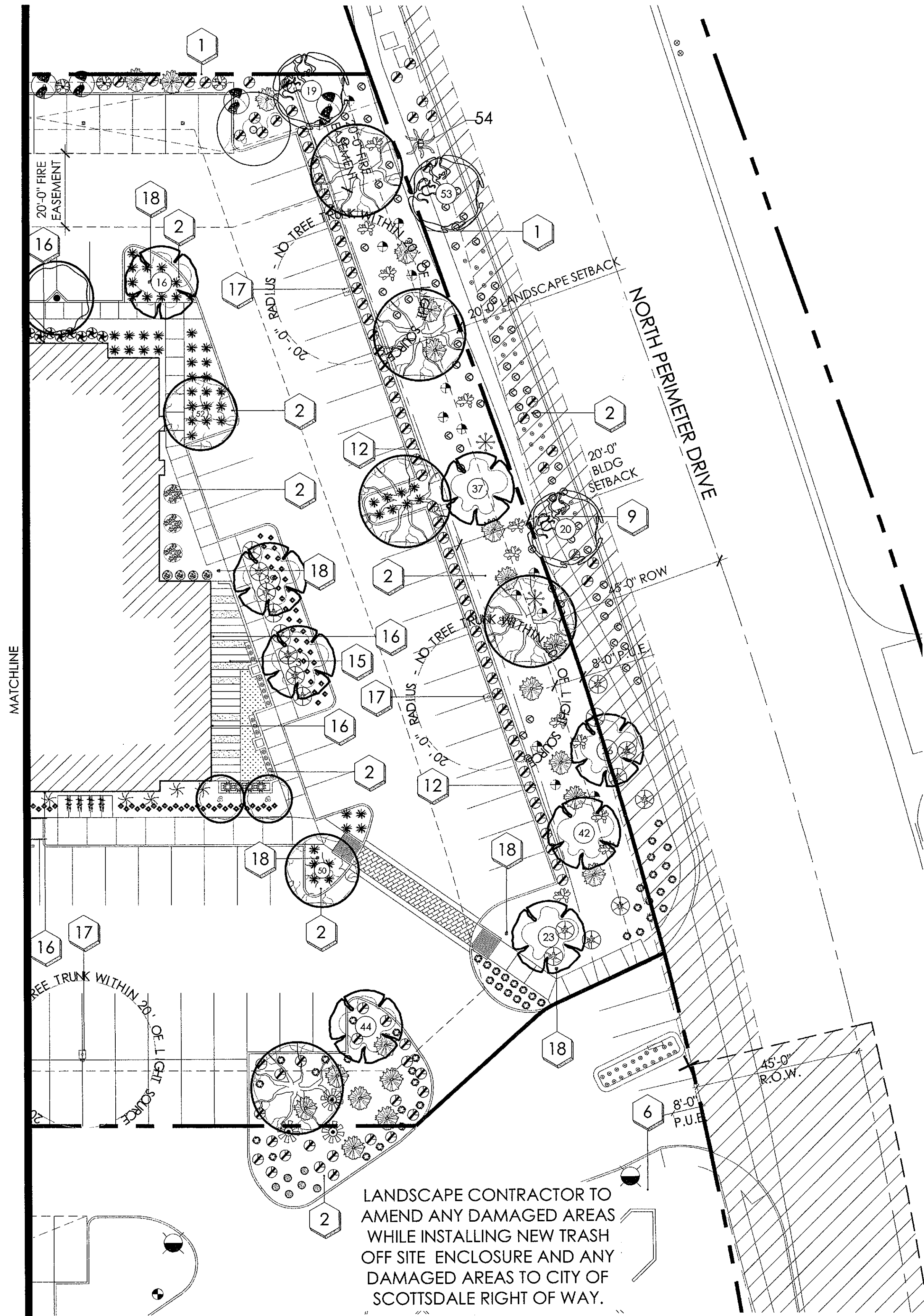
L.03 of L.04

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



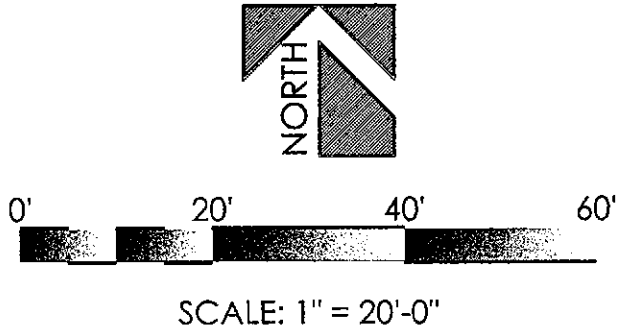
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 09/11/2018
INITIALS

7-DR-2018
03/22/18



LANDSCAPE CONTRACTOR TO AMEND ANY DAMAGED AREAS WHILE INSTALLING NEW TRASH OFF SITE ENCLOSURE AND ANY DAMAGED AREAS TO CITY OF SCOTTSDALE RIGHT OF WAY.

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



planting key notes

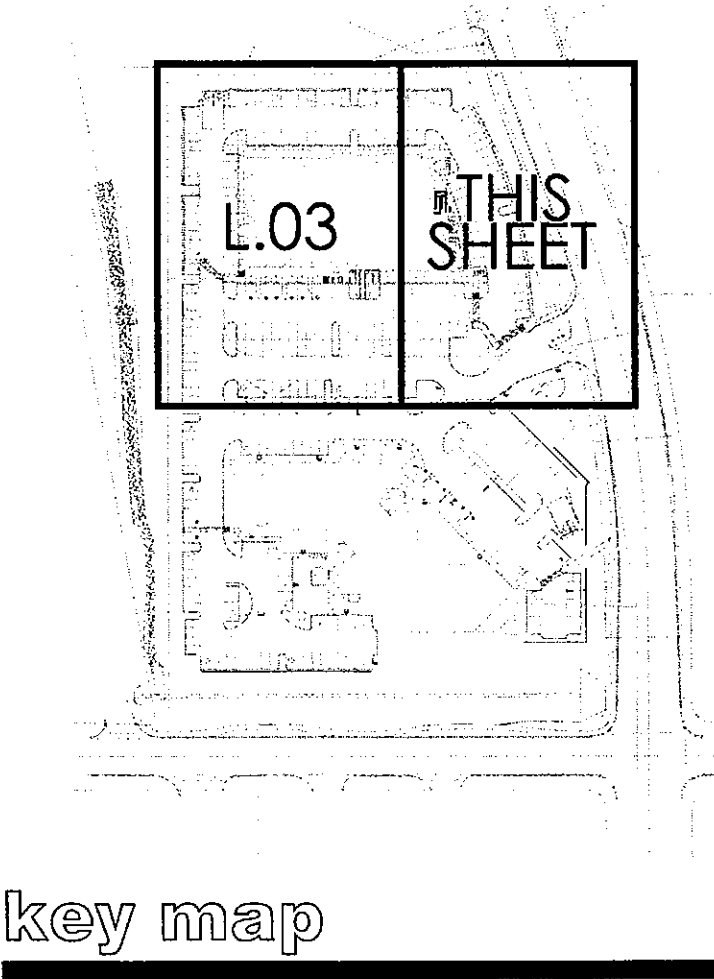
- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 ELECTRICAL TRANSFORMER
- 4 NATIVE SEED MIX (TYPICAL)CONTRACTOR TO HAND RAKE IN
- 5 FIRE HYDRANT - NO PLANT MATERIAL WITHIN 3'
- 6 EXISTING LANDSCAPE TO REMAIN
- 7 3" - 6" FRACTURED RIP RAP (SHALL BE NATIVE STONE)
- 8 SIDEWALK.
- 9 EXSISTING SIDEWALK
- 10 ENTRY MONUMENT.
- 11 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 12 SCREEN WALL. SEE SITE PLAN.
- 13 SIGHT DISTANCE LINE PER CITY REQUIREMENTS
- 14 FIRE HYDRANT - NO PLANTING WITHIN 3'-0"
- 15 PUBLIC ART AND SITE FURNISHINGS BY OTHERS
- 16 BUILDING MOUNTED LIGHT FIXTURE (TYPICAL).
- 17 SITE LIGHTING. SEE ARCHITECT'S PLAN.

desert pavement note:

AFTER EXISTING PLANT MATERIAL IS REMOVED/SALVAGED, GRADING CONTRACTOR WILL COLLECT THE TOP 2" OF ALL AREAS TO BE DISTURBED AND STOCK PILE IT FOR REPLACEMENT AT THE END OF PROJECT TO BE USED AND DISTRIBUTED AS DESERT PAVEMENT TOP-DRESSING. ALL MATERIAL(ROOTS & SEEDS INCLUDED) LOCATED WITHIN THE TOP 2" OF THE SALVAGED MATERIAL TO REMAIN. DESERT PAVEMENT TO BE BLENDED WITH THE EXISTING DESERT LANDSCAPE FOR A NATURAL APPEARANCE.

thorny planting note:

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.

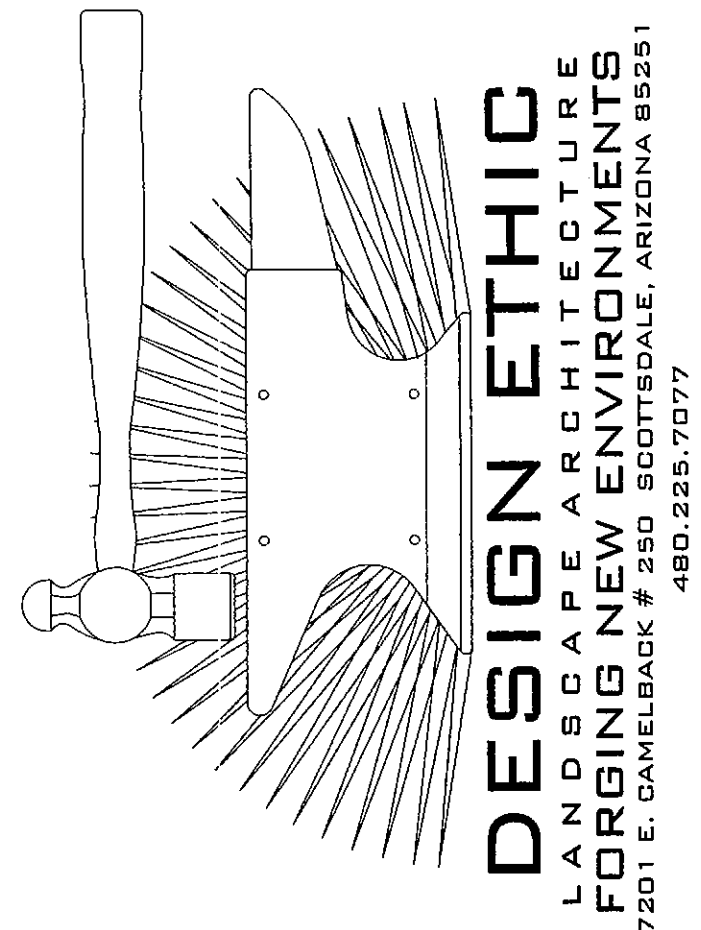


key map

plant legend

botanical name common name		size	qty
salvaged trees			
OLNEYA TESOTA IRONWOOD		EXISTING VARIES	3
PARKINSONIA FLORIDIUM BLUE PALO VERDE		EXISTING VARIES	11
PROSOPIS VELUTINA VELVET MESQUITE		EXISTING VARIES	4
trees - stake in place			
CAESALPINIA CACALACO SMOOTHIE THORNLESS CASCALOTE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	7
PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	13
PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	4
PROSOPIS SEEDLESS HYBRID 'AZT™' 'AZT™' SEEDLESS HYBRID MESQUITE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	9
salvaged cactus			
FOUQUIERIA SPLENDENS OCOTILLO		SALVAGED VARIES	1
shrubs			
ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL.	4
LARREA TRIDENTATA CREOSOTE	(1 @ 1.0 GPH)	5 GAL.	23
SIMMONDSIA CHINENSIS JOJOBA	(1 @ 1.0 GPH)	5 GAL.	49
accents			
AGAVE ATTENUATA FOX TAIL AGAVE	(1 @ 1.0 GPH)	5 GAL.	4
ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	32
ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	1 GAL.	83
ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	110
CARNEGIEA GIGANTEA SAGUARO	(1 @ 1.0 GPH)	8' SPEAR	14
DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	17
ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	1 GAL.	63
EUPHORBIA ANTISYPHILITICA CANDELLILLA	(1 @ 1.0 GPH)	5 GAL.	70
HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	12
PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 2.0 GPH)	5 GAL.	64
OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	12
OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	11
OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	20
OPUNTIA VERSICOLOR STAGHORN CHOLLA	(1 @ 1.0 GPH)	5 PAD MIN.	2
YUCCA ROSTRATTA BEAKED YUCCA	(1 @ 2.0 GPH)	5 GAL.	3
groundcover			
AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	1 GAL.	69
ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	1 GAL.	137
THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	1 GAL.	13
inerts			
4" MINUS DECOMPOSED GRANITE EXPRESS BROWN		4"-MINUS	25,614 S.F.

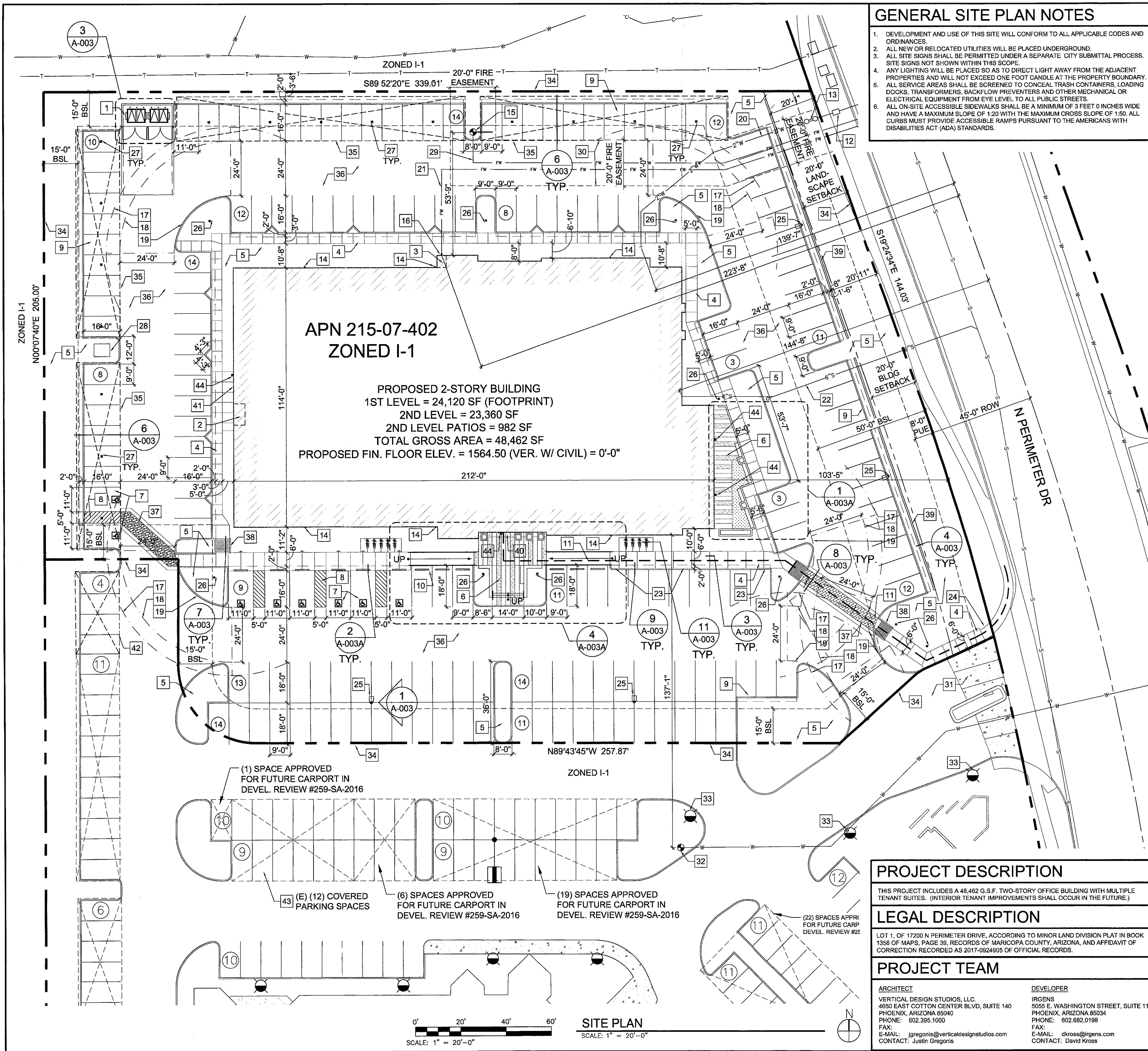
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 10/17/2018 INITIALS



VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd. Ste. 130
Phoenix, Arizona, 85040
Ph 602.395.1000 • Fax 602.395.1005

PROJECT: 17 Three Hundred
17300 North Perimeter Drive
Scottsdale, Arizona
SHEET TITLE: PLANTING PLAN

JOB NO: -
DATE: -
DRAWN BY: -
SUBMITTED: -
SET: -



GENERAL SITE PLAN NOTES

1. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.
2. ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
3. ALL SITE SIGNS SHALL BE PERMITTED UNDER A SEPARATE CITY SUBMITTAL PROCESS. SITE SIGNS NOT SHOWN WITHIN THIS SCOPE.
4. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT PROPERTIES AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY BOUNDARY.
5. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL TO ALL PUBLIC STREETS.
6. ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.

SITE DATA

PARCEL NUMBER	: 215-07-402
SITE AREA	: 103,930.00 SF (2.386 AC) NET : 115,332.69 SF (2.648 AC) GROSS
ZONING	: I-1 INDUSTRIAL PARK
BUILDING SQUARE FOOTAGE	: 47,130 GSF (FOOTPRINT)
GROSS FLOOR AREA (PER ORD. SEC. 3.1)	: 23.2%
BUILDING LOT COVERAGE (ACTUAL)	: 80% (0.80 X 103,930.00 = 83,144 GSF)
FLOOR AREA RATIO (ALLOWED)	: 45% (47,130 GSF / 103,930.00 = 0.453)
FLOOR AREA RATIO (ACTUAL)	: 45%
BUILDING HEIGHT (PER ORD. SEC. 3.1)	: 35'-0" (52'-0" ALLOWABLE)
BUILDING HEIGHT (FIN. FLR. TO TOP OF PARAPET)	: 35'-0" (52'-0" ALLOWABLE)
FRONT YARD BLDG SETBACK (REQUIRED)	: 20'-0"
FRONT YARD BLDG SETBACK (ACTUAL)	: 87'-2" +/-
SIDE YARD BLDG SETBACK (REQUIRED)	: 0'-0"
SIDE YARD BLDG SETBACK (ACTUAL)	: NORTH 2'-6" +/- (COVERED PARKING) : SOUTH 89'-8" +/-
REAR YARD BLDG SETBACK (REQUIRED)	: 0'-0"
REAR YARD BLDG SETBACK (ACTUAL)	: 14'-2" +/- (COVERED PARKING)
PARKING REQUIRED	48,444 GSF @ 1/300 GSF = 161.48 TOTAL REQUIRED = 162 SPACES
PARKING PROVIDED	STANDARD (9'X18') = 135 SPACES COVERED STANDARD (9'X18') = 44 SPACES STANDARD ACCESSIBLE (11'X18') (4% OF 135 = 5.40) = 6 SPACES COVERED ACCESSIBLE (11'X18') (4% OF 44 = 1.76) = 2 SPACES TOTAL PROVIDED = 179 SPACES
BICYCLE PARKING REQUIRED	162 REQ. SPACES @ 1/10 = 16.2 TOTAL REQUIRED = 17 SPACES
BICYCLE PARKING PROVIDED	TOTAL PROVIDED = 18 SPACES

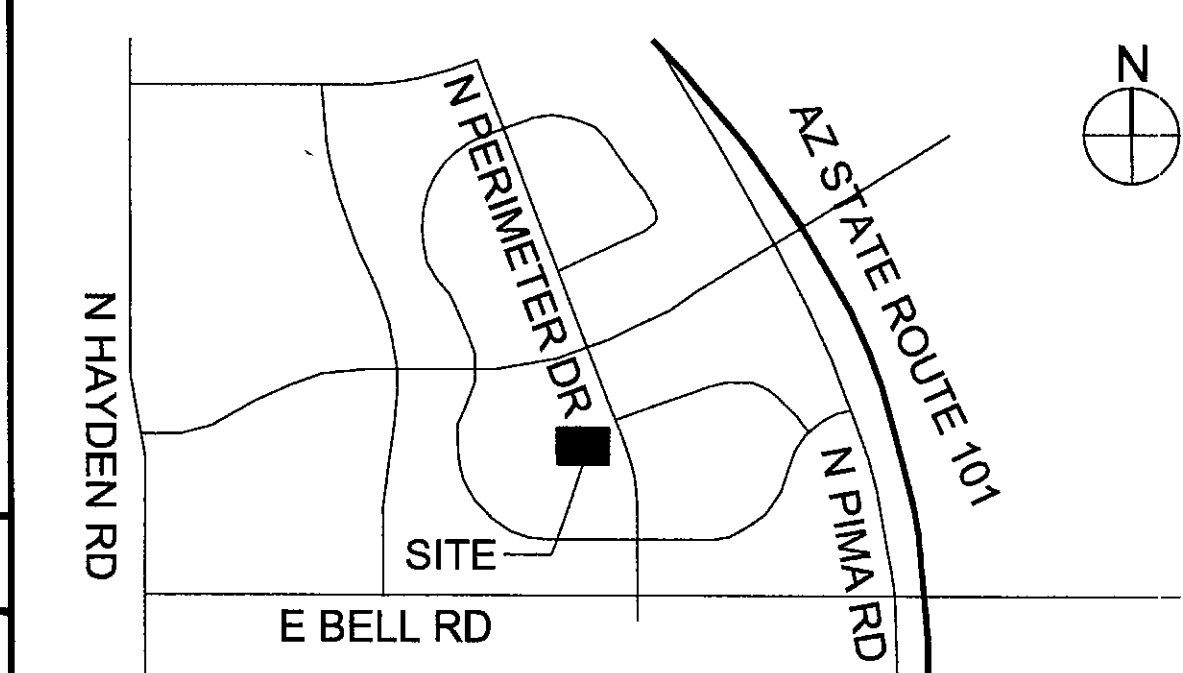
SITE KEY NOTES

1. PROPOSED DBL TRASH ENCLOSURE WITH GATES; (1) 6 YD. REFUSE BIN AND (1) 6 YD. RECYCLE BIN; 21'-6" X 30'-0" CONCRETE APRON
2. PROPOSED SE'S ROOM; RECESSED IN BLDG. W/ SWINGING GATES
3. PROPOSED FIRE RISER ROOM
4. PROPOSED 4" CONCRETE SIDEWALK; GRAY COLOR, TYP.
5. PROPOSED LANDSCAPE AREA
6. PROPOSED HARDSCAPE AREA
7. PROPOSED ADA PARKING STALL (11'0" X 18'0" TYP. W/ 2'-0" OVERHANG) - SEE DETAIL 5 / A-003A FOR SIGNAGE - SEE DETAIL 6 / A-003A FOR PAINTED SYMBOL
8. PROPOSED ADA ACCESS AISLE (5'-0" X 18'-0" TYP.)
9. PROPOSED STANDARD PARKING STALL (9'-0" X 18'-0" TYP. W/ 2'-0" OVERHANG)
10. PROPOSED CONC. PARKING BUMPER
11. PROPOSED ACCESSIBLE PATH OF TRAVEL / CONNECT. TO PUBLIC WAY
12. PROPOSED WATER METER
13. PROPOSED BACK FLOW PREVENTER
14. PROPOSED ROOF DRAIN LEADER NOZZLE AT WALL
15. PROPOSED FIRE HYDRANT
16. PROPOSED FDC; BLDG-MOUNTED
17. PROPOSED 55' OUT. TURNING RADIUS
18. PROPOSED 48' OUT. TURNING RADIUS
19. PROPOSED 25' INSIDE TURNING RADIUS
20. PROPOSED 2" DOMESTIC WATER LINE
21. PROPOSED 6" FIRE LINE TO BLDG.
22. PROPOSED 8" SANITARY SEWER LINE
23. PROPOSED FIRE LANE SIGNAGE
24. PROPOSED KEY SWITCH / PRE-EMPTION SENSOR PER FIRE ORD.; FOR FUTURE USE
25. PROPOSED POLE LIGHT FIXTURE
26. PROPOSED BOLLARD LIGHT FIXTURE
27. PROPOSED CARPORT LIGHT FIXTURE
28. PROPOSED ELECTRIC TRANSFORMER
29. PROPOSED 8" FIRE LINE TO HYDRANT
30. PROPOSED 20' HYDRANT FIRE LINE EASEMENT; CENTERED ON PIPE; TURNS TO NORTH AND EXTENDS 3' PAST HYDRANT
31. EXIST. CURB CUT / ENTRY DRIVE
32. EXIST. FIRE HYDRANT
33. EXIST. BOLLARD LIGHT FIXTURE
34. EXIST. PROPERTY LINE
35. PROPOSED COVERED PARKING STRUCTURE, TYP.
36. PROPOSED ASPHALT PAVING, TYP.
37. PROPOSED ENHANCED PAVEMENT, TYP.
38. PROPOSED ACCESSIBLE RAMP, TYP.
39. PROPOSED 3' H. SCREEN WALL, TYP.
40. PROPOSED MAIN ENTRY/EGRESS DR.
41. PROPOSED ENTRY/EGRESS DOORS
42. PROPOSED COVERED PARKING AT (4) EXISTING SPACES
43. EXIST. COVERED PARKING
44. PROPOSED BUILDING-MOUNTED LIGHT FIXTURE

EASEMENT W/ 17200 N. PERIMETER

THE EASEMENT PROVIDES "DECLARANT HEREBY DECLARES, GRANTS AND CREATES FOR THE BENEFIT OF EACH PARCEL AND THE OWNERS AND PERMITEES THEREOF, IN COMMON WITH OTHERS ENTITLED TO USE THE SAME, A PERPETUAL, NONEXCLUSIVE EASEMENT FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS AND VEHICLES (BUT NOT FOR PARKING PURPOSES) ON, OVER AND ACROSS THE DRIVEWAY AREAS OF EACH PARCEL, AS THE SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE" - FROM RECORDED DOCUMENT 20170928404.

VICINITY MAP



PROJECT DESCRIPTION

THIS PROJECT INCLUDES A 48,462 G.S.F. TWO-STORY OFFICE BUILDING WITH MULTIPLE TENANT SUITES. (INTERIOR TENANT IMPROVEMENTS SHALL OCCUR IN THE FUTURE.)

LEGAL DESCRIPTION

LOT 1, OF 17200 N PERIMETER DRIVE, ACCORDING TO MINOR LAND DIVISION PLAT IN BOOK 1356 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AFFIDAVIT OF CORRECTION RECORDED AS 2017-0924905 OF OFFICIAL RECORDS.

PROJECT TEAM

ARCHITECT	DEVELOPER
VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85034 PHONE: 602.395.1000 FAX: E-MAIL: jgregonis@verticaldesignstudios.com CONTACT: Justin Gregonis	IRGENS 5055 E. WASHINGTON STREET, SUITE 110 PHOENIX, ARIZONA 85034 PHONE: 602.682.0198 FAX: E-MAIL: dkross@irgens.com CONTACT: David Kross

APPROVAL STAMPS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 03/27/2018
INITIALS

APN: 215-07-402

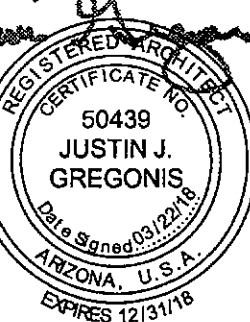
7-DR-2018
03/27/18

ARCHITECT

VERTICAL
DESIGN STUDIOS

4650 E. Cotton Center Blvd, Ste. 140
Phoenix, Arizona 85034
PH 602.395.1000 Fax 602.395.1005

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO. DATE ISSUE

1 03/27/18 Dev. Review 2nd Submittal

LEGAL NOTES:

THESE DOCUMENTS ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS, LLC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS, LLC.

©COPYRIGHT 2018, VERTICAL DESIGN STUDIOS

SHEET TITLE

SITE PLAN

PROJECT NUMBER

17021.00

A-002

- planting notes
1.

THE SUB-CONTRACTOR SHALL MARK AND CONFIRM LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION.

2.

PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE LANDSCAPE ARCHITECT AT THE NURSERY.

3.

FINISH GRADE OR TOP OF D.G. (WHICHEVER IS HIGHER) SHALL BE 1-1/2" BELOW ADJACENT CONCRETE OR OTHER PAVED SURFACES.

4.

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURATE PLANT COUNTS. IF ANY DISCREPANCIES SHOULD ARISE WITH REGARDS TO PLANT QUANTITIES THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WITHIN A PERIOD OF 48 HOUR FOR DISCUSSION.

5.

CONTRACTOR TO STAKE ALL TREE, PALM, AND SHRUB LOCATIONS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PLANTING.

6.

LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR LOCATION AND PLACEMENT OF TREES AND PALMS UNLESS THE LOCATION WAS APPROVED BY LANDSCAPE ARCHITECT.

7.

ALL TREE AND PALM CANOPIES MUST BE A MINIMUM OF 3'-5' FROM ANY BUILDING WALLS OR BUILDING WINDOWS WHEN THE PLANT REACHES IT'S MATURE SIZE.

8.

ALL PLANT MATERIALS SHALL BE SIZED ACCORDING TO THE ARIZONA NURSERY ASSOCIATION STANDARDS. PLANT MATERIAL SIZES NOT ESTABLISHED PER A.N.A. STANDARDS SHALL BE SIZED ACCORDING TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.

9.

ALL NEWLY INSTALLED TREES ARE TO BE STAKED IN PLACE PER THE LANDSCAPE ARCHITECT'S DETAILS FOUND WITHIN THE PLAN SET OR WITHIN THE LANDSCAPE ARCHITECT'S DETAIL AND SPECIFICATION BOOKLET DEVELOPED FOR THE PROJECT.

10.

ACID ETCH IMPERVIOUS SOILS AS REQUIRED AT PROPOSED TREE LOCATIONS TO ENSURE PLANT HEALTH AND VITALITY.

11.

SUB-CONTRACTOR TO TREAT ALL D.G. AREAS WITHIN THE LIMITS OF CONSTRUCTION WITHONE FINAL APPLICATION OF AN APPROVED PRE-EMERGENT HERBICIDE AT THE TIME OF ACCEPTANCE BY THE OWNER.

12.

CACTI SHALL RECEIVE NO SUPPLEMENTAL IRRIGATION UNLESS OTHERWISE NOTED OR IDENTIFIED WITHIN THE LANDSCAPE ARCHITECT'S IRRIGATION DRAWINGS.

13.

NO PLANT SUBSTITUTIONS, TYPE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.

14.

ALL R.O.W. PLANT MATERIAL TO BE IN COMPLIANCE WITH THE ARIZONA DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.

15.

EXISTING TREES AND SHRUBS IN R.O.W. TO REMAIN OR BE RELOCATED BY CONTRACTOR. ANY PLANT MATERIAL DAMAGED OR DESTROYED WILL BE REPLACED IN KIND BY THE CONTRACTOR.

16.

ALL LANDSCAPE AREAS SHALL RECEIVE 2" D.G. UNLESS NOTED. COLOR TO BE SELECTED BY OWNER UNLESS NOTED. ALL D.G. SAMPLES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL.

17.

ROUGH GRADING TO WITHIN +0.10 FOOT, INCLUDING ALL BERMS AND/OR SWALES AND RETENTION AREAS WILL BE PROVIDED BY BUILDER / DEVELOPER OR THE OWNER'S AGENT PRIOR TO PLANT INSTALLATION.

18.

ANY DISCREPANCIES FOUND BETWEEN PLANS, SPECIFICATIONS, AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.

19.

THE LANDSCAPE ARCHITECT HAS THE OPTION TO REJECT ANY PLANT MATERIALS DEEMED UNACCEPTABLE UPON DELIVERY TO SITE.

20.

FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING ON APPROVED ASSURANCES IS PROVIDED FOR LANDSCAPING WITHIN THE RIGHT-OF-WAY.

21.

ACKNOWLEDGE REQUIREMENT OF COUNTY DUST CONTROL PERMIT AND LANDSCAPE PERMIT FOR ALL LANDSCAPE WORK WITHIN THE PROJECT ON RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL SUBDIVISIONS.

22.

ALL ON-SITE SIDEWALKS SHALL HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS.

23.

TREES, SHRUBS, VINES, GROUNDCOVER, AND TURF WHICH HAVE TO BE REPLACED UNDER TERMS OF THE GUARANTEE, SHALL BE GUARANTEED FOR AN ADDITIONAL SIXTY (60) DAYS FROM THE DATE OF REPLACEMENT.

24.

ALL POOLS. SIGNS AND MONUMENT WALLS REQUIRE A SEPARATE BUILDING APPROVAL AND PERMITS.

25.

THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SHOP DRAWINGS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF CONSTRUCTION. REQUIRED SHOP DRAWINGS MAY INCLUDE BUT ARE NOT LIMITED TO WALLS, COLUMNS, ENTRY GATES, POOL FENCE AND/OR WATER FEATURES. SHOULD A DISPUTE ARISE WITH ANY DESIGN ELEMENT REQUIRING SHOP DRAWINGS, THE LANDSCAPE ARCHITECT SHALL ONLY ASSUME RESPONSIBILITY IF THE SHOP DRAWINGS IN QUESTION HAVE BEEN REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT.

26.

THERE ARE EXISTING OVERHEAD POWER LINES ON THIS PROJECT

27.

ALL TREES WITHIN THE SIGHT TRIANGLE AND DISTANCE AREAS SHALL BE MAINTAINED TO A MINIMUM CANOPY CLEARANCE OF 7'-0".

28.

THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.

- irrigation notes
1.

IRRIGATION DESIGN SHALL COMPLY WITH THE INTENT OF THE CITY OF SCOTTSDALE WATER CONSERVATION, LANDSCAPING AND WATER WASTE ORDINANCE.

2.

CONTRACTOR TO CONTACT THE LOCAL UNDERGROUND UTILITY SERVICES FOR UTILITY LOCATION AND IDENTIFICATION.

3.

STAKE ALL UTILITIES, INCLUDING SEWER AND DRAINAGE PRIOR TO ANY EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE ARCHITECT/LANDSCAPE ARCHITECT FOR RESOLUTION.

4.

PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE AND IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK AND DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

5.

REFER TO CIVIL ENGINEER'S UTILITY AND PRECISE GRADING PLANS FOR UTILITY LOCATION AND FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE ARCHITECT FOR DIRECTION AS TO HOW TO PROCEED. VERIFY LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.

6.

THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR PER THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT IRRIGATION AS-BUILT DESIGN DRAWINGS AND ASSOCIATED DOCUMENTATION TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE IRRIGATION SYSTEM SHALL BE RUN WITH A FULLY AUTOMATED IRRIGATION CONTROLLER. RUN TIME SHALL BE ADJUSTED ACCORDING TO SEASON, LOCATION AND PLANT PERFORMANCE. DRIP EMITTERS SHALL BE USED FOR ALL PLANT MATERIAL EXCEPT SOD AND POSSIBLY PERENNIAL GROUNDCOVERS. THESE AREAS SHALL BE IRRIGATED WITH SPRAY EMITTERS APPROPRIATELY DESIGNED TO AVOID OVERSPRAY ONTO IMPERMEABLE SURFACES AND ADJACENT PAVING.

7.

IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

8.

IF THERE ARE ANY DISCREPANCIES WITH VALVE SIZES, METER SIZES, MAINLINE SIZES, WATER PRESSURE, COVERAGE, CONTROLLER SIZES, OBSTRUCTIONS, GRADE DIFFERENCES OR LAYOUT - THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT WITHIN ONE BUSINESS DAY TO DISCUSS AND ADDRESS THE ISSUE(S).

9.

DEPTH OF BURY OF THE MAINLINE SHALL BE A MINIMUM OF 18". DEPTH OF BURY ON LATERAL PIPING SHALL BE A MINIMUM OF 12". THE MAIN LINE AND LATERAL LINES SHALL BE SCHEDULE 40 PVC SOLVENT WELD PIPE WITH INTEGRAL SOLVENT WELD BELLS. CURVED TRENCHES AND BENDING OF PIPE TO AVOID FITTINGS WILL NOT BE ACCEPTED.

10.

FOR METERS THAT OPERATE MORE GALLONS PER MINUTE (G.P.M.) THAN THE METER'S CAPACITY, CONTRACTOR SHALL PROGRAM THE CONTROLLER TO OPERATE VALVES TO THE MAXIMUM METER CAPACITY. A METER MAY NEED TO HAVE SEVERAL RUN TIMES TO OPERATE ALL VALVES ASSOCIATED WITH THE METER.

11.

POINT OF CONNECTION: A CONNECTION TO POTABLE WATER FOR IRRIGATION PURPOSES WILL BE MADE ON THE PROPERTY, SEE UTILITY PLANS FOR EXAC'T LOCATION OF METER. VALVE BOXES AND EQUIPMENT SHALL BE SHIELDED FROM VIEW. CONTRACTOR TO VERIFY WATER PRESSURE AT WATER METER PRIOR TO START OF WORK. A BOOSTER PUMP MAY BE REQUIRED IF THE PRESSURE IS TOO LOW.

12.

BACKFLOW PREVENTOR TO BE VERIFIED IN FIELD BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

13.

ELECTRICAL POWER/PEDESTAL(S) LOCATIONS TO BE PROVIDED BY OTHERS. FINAL LOCATION OF CONTROLLER TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.

14.

ALL 24 VOLT WIRING FROM CONTROLLER TO ELECTRIC VALVES SHALL BE MINIMUM 14 GAUGE SOLID COPPER DIRECT BURIAL WIRE.

15.

PER ARIZONA HOUSE BILL 2256, A BLUE 18 GAUGE TRACER WIRE SHALL BE INSTALLED WITH 2" AND LARGER MAINLINES. 6" INCHES OF WHICH SHALL BE COILED INSIDE THE CONTROLLER.

16.

MAINLINE AND LATERAL PIPING IS SCHEMATIC. LOCATE ALL MAINLINES AND EQUIPMENT OUTSIDE OF THE PUBLIC R.O.W. AND P.U.E. BUT WITHIN THE LANDSCAPE AREAS. CONTRACTOR TO ADJUST AS NECESSARY IN FIELD.

17.

ALL MAINLINES, LATERAL LINES AND WIRING UNDER PAVEMENT TO BE IN SEPARATE SCHEDULE 80 PVC SLEEVES. PVC SCHEDULE SLEEVES SHALL BE A MINIMUM INSIDE DIAMETER OF 2 TIMES THE IRRIGATION LINE DIAMETER. VALVE WIRING SHALL BE WITHIN SEPARATE ADJACENT SLEEVE.

18.

THE CONTRACTOR SHALL PROVIDE IN-LINE AND/OR SPRINKLER CHECK VALVES AS REQUIRED THROUGHOUT THE IRRIGATION SYSTEM LOCATED WITHIN A SLOPED AREAS TO PREVENT LOW IRRIGATION HEAD DRAINAGE.

19.

PROVIDE SEPARATE VALVES FOR TREES AND SHRUBS. ALL DRIP ZONE PVC SHALL BE A MINIMUM 3/4" CLASS 200.

20.

ALL PIPING IS TO BE FLUSHED FOR A PERIOD OF 10 MINUTES PRIOR TO THE INSTALLATION OF EMITTERS. CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY FLUSHING OF SYSTEM DUE TO CLOGGING FOR THE DURATION OF THE LANDSCAPE MAINTENANCE PER SPECIFICATIONS.

21.

MAXIMUM LENGTH OF MICROTUBING ON DRIP ZONE TO BE 5'. WITH 6" MIN. EXPOSED AT THE EMITTER END.

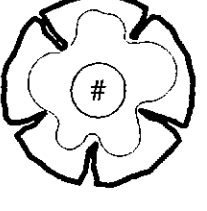
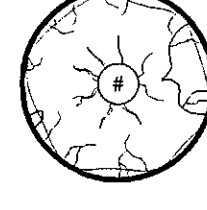
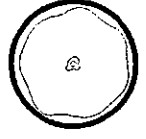
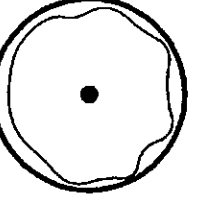
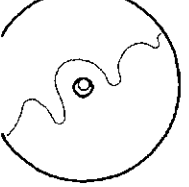
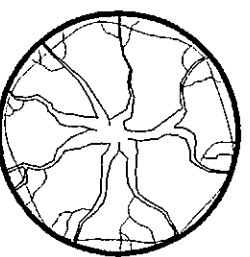
22.

CONTRACTOR TO GUARANTEE 100% IRRIGATION COVERAGE FOR ALL LAWN AREAS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY LAWN AREAS WITHOUT FULL COVERAGE.

23.

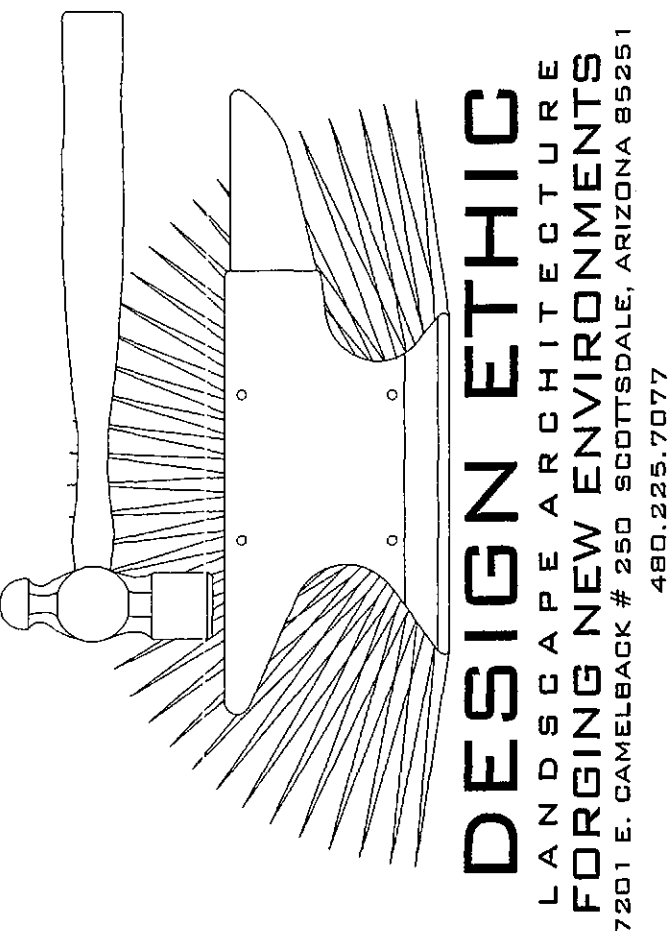
IRRIGATION HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPFCIFIED

plant legend

	botanical name common name	size	qty	comments
salvaged trees				
	OLNEYA TESOTA IRONWOOD	EXISTING VARIES	3	
	PARKINSONIA FLORIDIUM BLUE PALO VERDE	EXISTING VARIES	11	
	PROSOPIS VELUTINA VELVET MESQUITE	EXISTING VARIES	4	
trees - stake in place				
	CAESALPINIA CACALACO SMOOTHIE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	7 LOW BREAKING 8.0H, 5.0W
	THORNLESS CASCALOTE PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	13 LOW BREAKING 10.0H, 8.0W 10.0H, 8.0W
	PARKINSONIA MICROPHYLLUM FOOTHILLS PALO VERDE	(5 @ 1.0 GPH)	30" BOX 1.5" CAL.	4 LOW BREAKING 5.0H, 4.0W
	PROSOPIS SEEDLESS HYBRID 'AZTMM' HYBRID MESQUITE	(5 @ 1.0 GPH)	48" BOX 3" CAL. MULTI.	9 LOW BREAKING 12.0H, 10.0W 12.0H, 10.0W
salvaged cactus				
	FOUQUIERIA SPLENDENS OCOTILLO	SALVAGED VARIES	1	SALVAGED
shrubs				
	ENCELIA FARINOSA BRITTLEBUSH	(1 @ 1.0 GPH)	5 GAL.	4 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.	49 PLANT AT 5' O.C.
accents				
	AGAVE ATTENUATA FOX TAIL AGAVE	(1 @ 1.0 GPH)	5 GAL.	4 PLANT AT 3' O.C.
	ALOE BARBADENSIS ALOE VERA	(1 @ 1.0 GPH)	5 GAL.	32 PLANT AT 3' O.C.
	ALOE X. BLUE ELF BLUE ELF ALOE	(1 @ 1.0 GPH)	1 GAL.	83 PLANT AT 2' O.C.
	ASCLEPIAS SUBULATA DESERT MILKWEED	(1 @ 1.0 GPH)	5 GAL.	110 PLANT AT 3' O.C.
	CARNEGIEA GIGANTEA SAGUARO	(1 @ 1.0 GPH)	8' SPEAR	14
	DASYLIRION WHEELERI DESERT SPOON	(1 @ 1.0 GPH)	5 GAL.	17 PLANT AT 5' O.C.
	ECHINOCACTUS GRUSONII GOLDEN BARREL	(1 @ 1.0 GPH)	1 GAL.	63 PLANT AT 1.5' O.C.
	EUPHORBIA ANTISYPHILITICA CANDELILLA	(1 @ 1.0 GPH)	5 GAL.	70 PLANT AT 2' O.C.
	HESPERALOE FUNIFERA GIANT HESPERALOE	(1 @ 1.0 GPH)	5 GAL.	12 PLANT AT 5' O.C.
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(1 @ 2.0 GPH)	5 GAL.	64 PLANT AT 3' O.C.
	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	12 PLANT AT 5' O.C.
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	11 PLANT AT 5' O.C.
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	(1 @ 1.0 GPH)	5 PAD MIN.	20 PLANT AT 5' O.C.
	OPUNTIA VERSICOLOR STAGHORN CHOLLA	(1 @ 1.0 GPH)	5 PAD MIN.	2 PLANT AT 5' O.C.
	YUCCA ROSTRATTA BEAKED YUCCA	(1 @ 2.0 GPH)	5 GAL.	3 PLANT AT 6' O.C.
groundcover				
	AMBROSIA DELTOIDEA BURSAGE	(1 @ 1.0 GPH)	1 GAL.	69 PLANT AT 4' O.C.
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	(1 @ 1.0 GPH)	1 GAL.	137 PLANT AT 3' O.C.
	THYMOPHYLLA PENTACHAETA GOLDEN DYSSODIA	(1 @ 1.0 GPH)	1 GAL.	13 PLANT AT 2' O.C.
inerts				
	4" MINUS DECOMPOSED GRANITE EXPRESS BROWN	4"-MINUS	25,614 S.F.	2" MINIMUM IN ALL PLANTERS

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 06/27/2018 INITIALS JH

7-DR-2018
03/22/18



VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd, Ste. 130
Phoenix, Arizona, 85040
Ph 602.395.1000 . Fax 602.395.1005

17 Three Hundred
17300 North Perimeter Drive
Scottsdale, Arizona

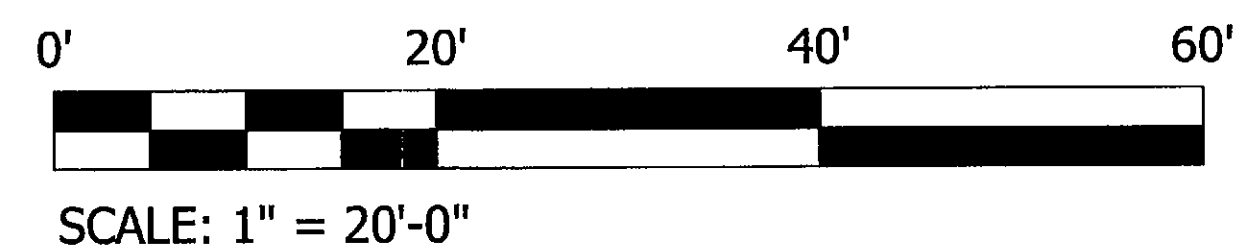
PROJECT: [redacted]
JOB NO: -
DATE: -
DRAWN BY: -
SUBMITTED: -
SET: [redacted]
SHEET

SHEET TITLE: [redacted]

L.02 of L.04

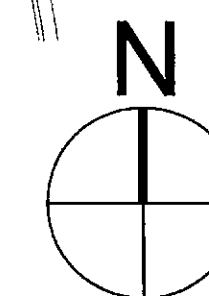
COVER SHEET & NOTES

- A. POST-CURFEW LIGHTING DESIGN HOURS ARE 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.
- B. ALL LIGHT SOURCES ARE WARM IN COLOR, NOT EXCEEDING 3500 DEGREES KELVIN.



SITE PHOTOMETRIC (Post-Curfew)

SCALE: 1" = 20'-0"



Kraemer Consulting Engineers, PLLC.
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-1669
(602) 285-9450 - fax
JOB # 18-014

1000

E-003

DESCRIPTION

The Galeon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galeon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

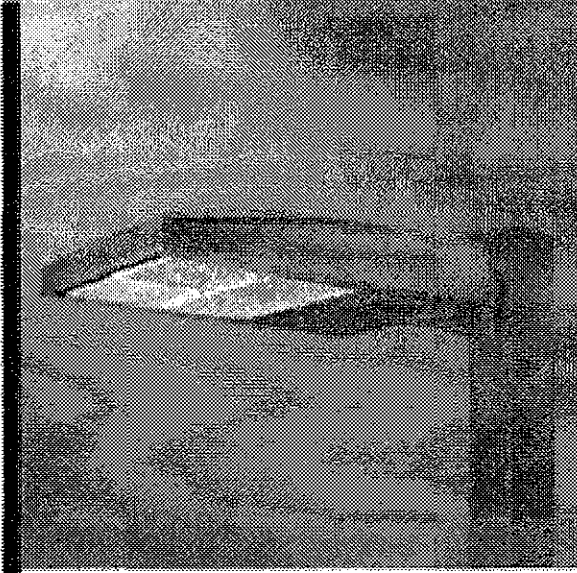
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

McGraw-Edison

Catalog #	GLEON-AF-02-LED-E1-5WQ-BZ	Type
Project	17 THREE HUNDRED	SA
Comments		Date
Prepared by		

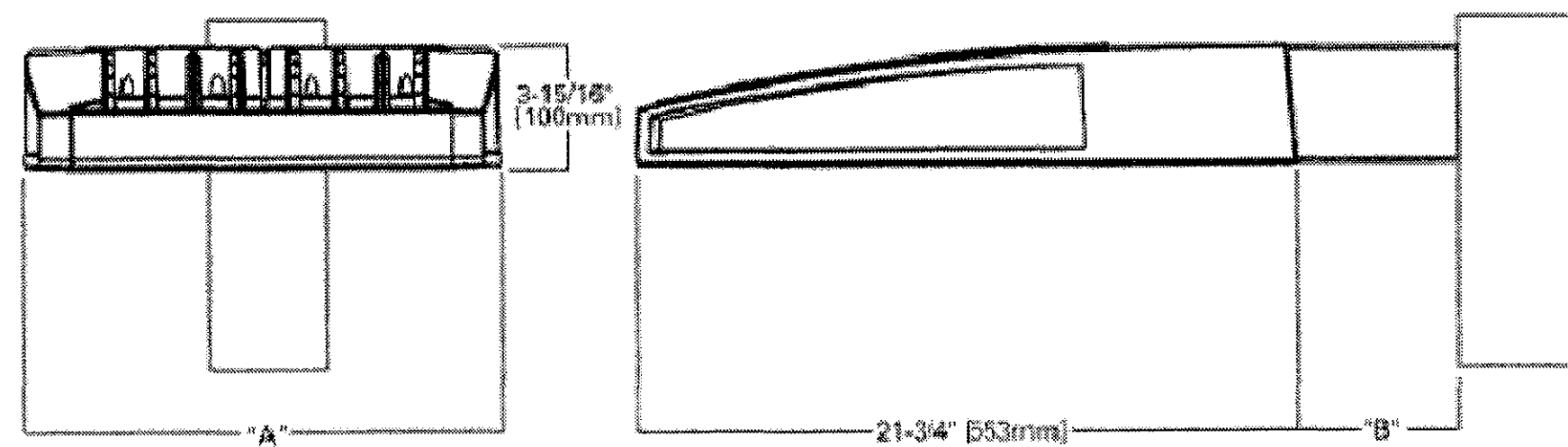


GLEON GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



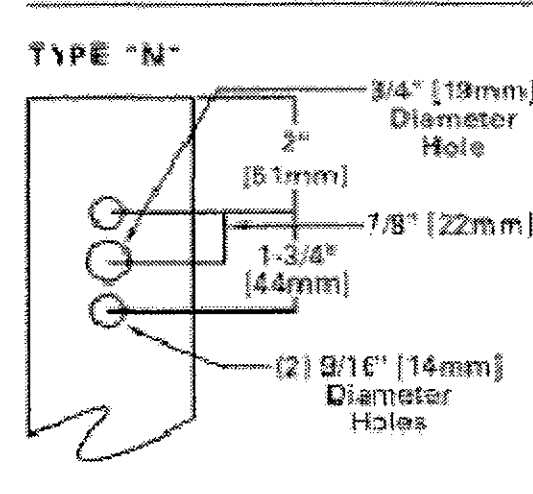
DIMENSION DATA

Number of Light Squares	"A" Width (394mm)	"B" Standard Arm Length (178mm)	"C" Optional Arm Length 1 (254mm)	Weight with Arm (lbs.)	EPA with Arm 2 (Sq. Ft.)
1-4	15-1/2"	7"	10"	33 (15.0 kgs.)	0.96
5-8	21-5/8"	7"	10"	44 (20.0 kgs.)	1.00
7-8	27-5/8"	7"	13"	54 (24.5 kgs.)	1.07
9-10	33-3/4"	7"	16"	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm lengths to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

EATON
Powering Business Worldwide

DRILLING PATTERN



*www.designlights.org



CERTIFICATION DATA

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

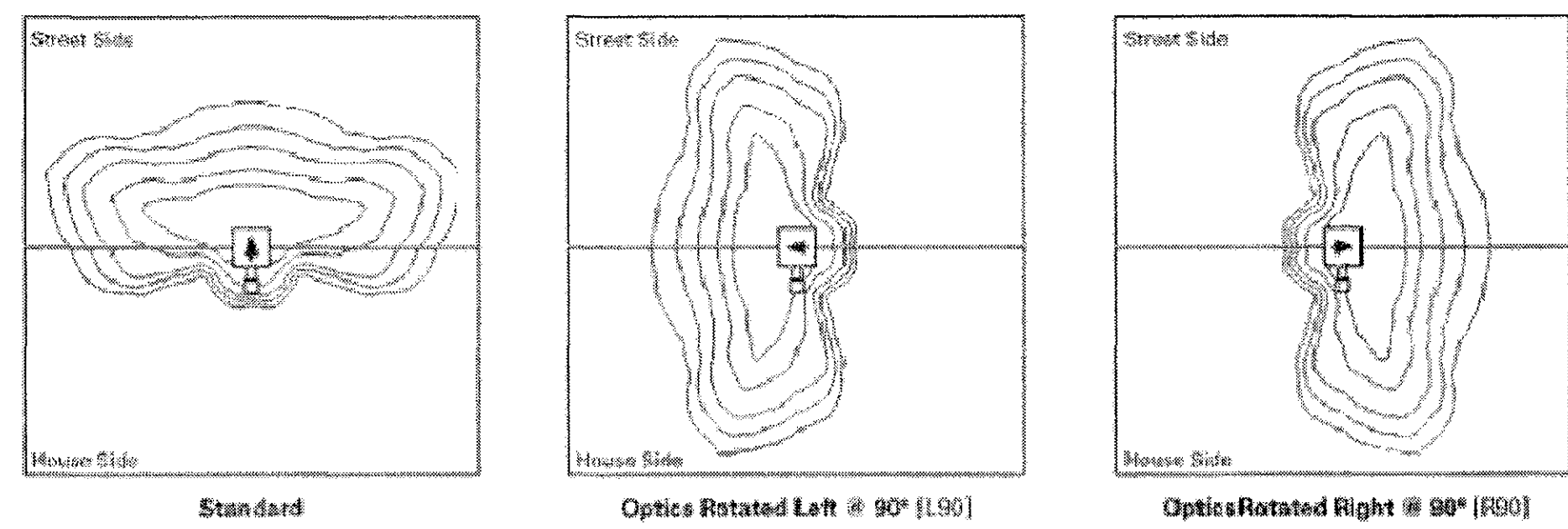
ENERGY DATA

Electronic LED Driver
>9.9 Power Factor
<20% Total Harmonic Distortion
110V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
48°C Max. Temperature
58°C Max. Temperature (HA Option)

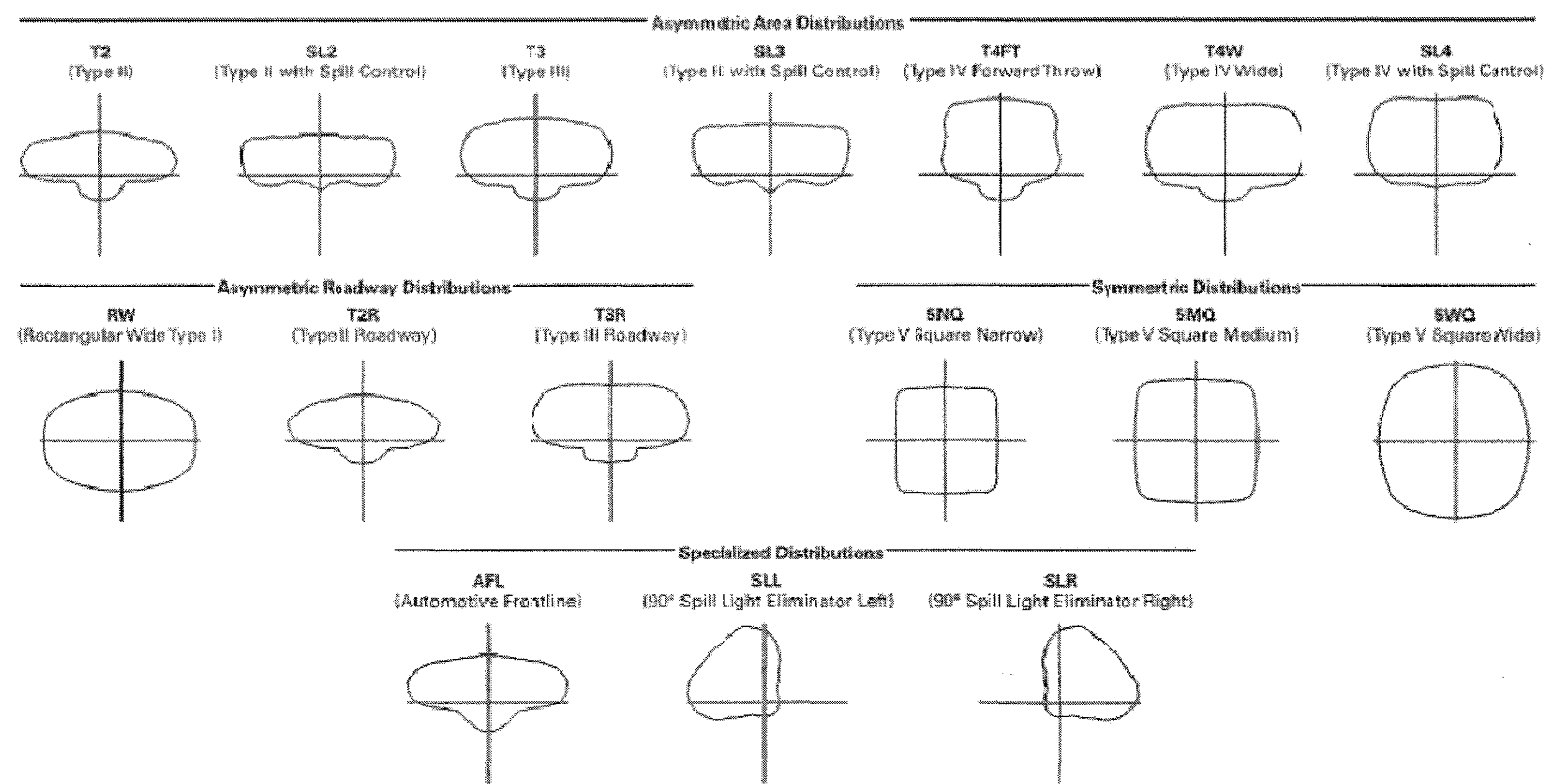


TD500020EN
2016-09-28 15:31:55

OPTIC ORIENTATION

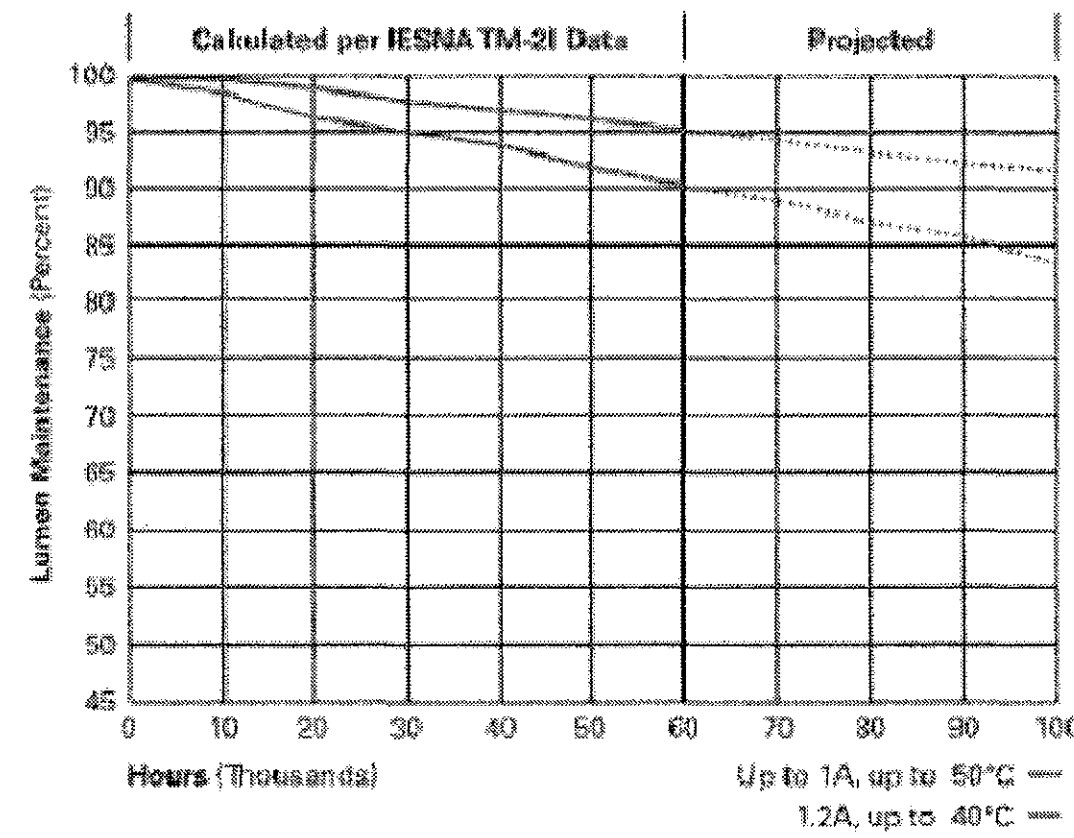


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



EATON
Powering Business Worldwide

Eaton
1121 Highway 71 South
Pineville, CH, GA 30269
P: 770-486-3600
www.eaton.com/lighting

Specifications and dimensions are subject to change without notice.

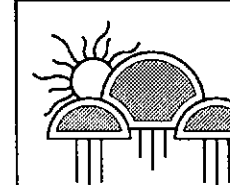
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

GLEON GALLEON LED

TD500020EN
2016-09-28 15:31:55

7-DR-2018
03/22/18



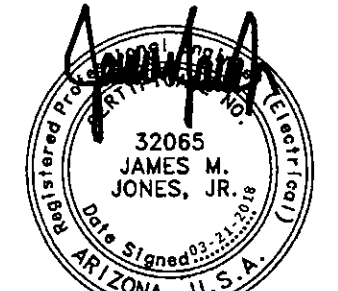
Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-1569
(602) 285-9150 Fax
JOB # 18-014

ARCHITECT



4550 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85040
Ph: 602.365.1000 - Fax: 602.365.1005

SEAL



EXPIRES 12-31-2018

CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO.	DATE	ISSUE

SHEET TITLE

LIGHTING
CUTSHEETS

PROJECT NUMBER
17021.00

E-005

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277/ 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting

STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the

arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. **QUICK MOUNT ARM:** Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish

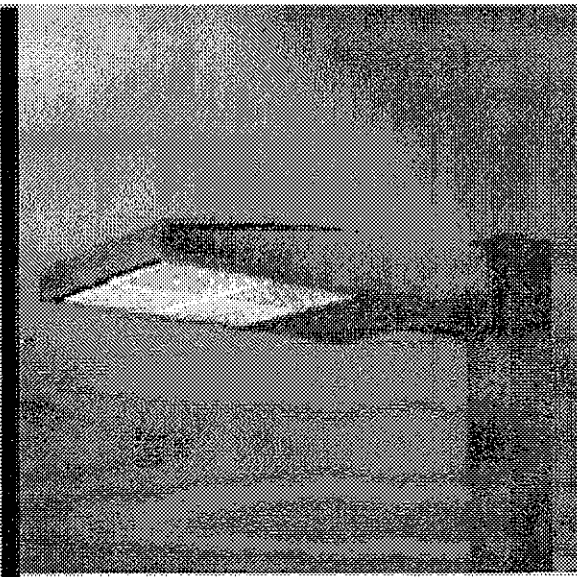
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty

Five-year warranty.

McGraw-Edison

Catalog #	GLEON-AF-02-LED-E1-SL4-BZ	Type
Project	17 THREE HUNDRED	SB
Comments		Date
Prepared by		



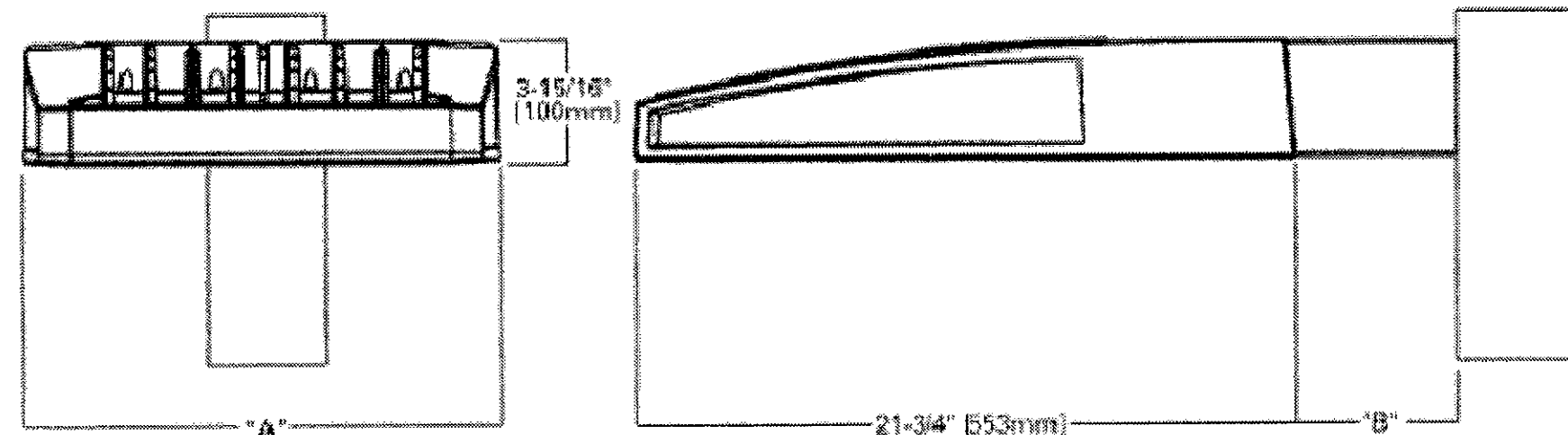
GLEON GALLEON LED

1-10 Light Squares

Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



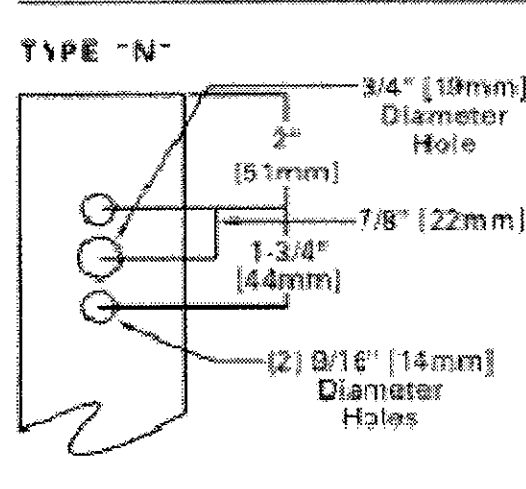
DIMENSION DATA

Number of Light Squares	"A" Width (394mm)	"B" Standard Arm Length (178mm)	"C" Optional Arm Length 1 (254mm)	Weight with Arm (lbs.) (16.0 kgs.)	EPA with Arm 2 (Sq. Ft.)
1-4	16-1/2"	7"	10"	33	0.96
5-8	21-5/8"	7"	10"	44	1.00
7-8	27-5/8"	7"	11"	54	1.07
9-10	33-3/4"	7"	16"	63	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.



DRILLING PATTERN



*www.designlights.org



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
93 Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

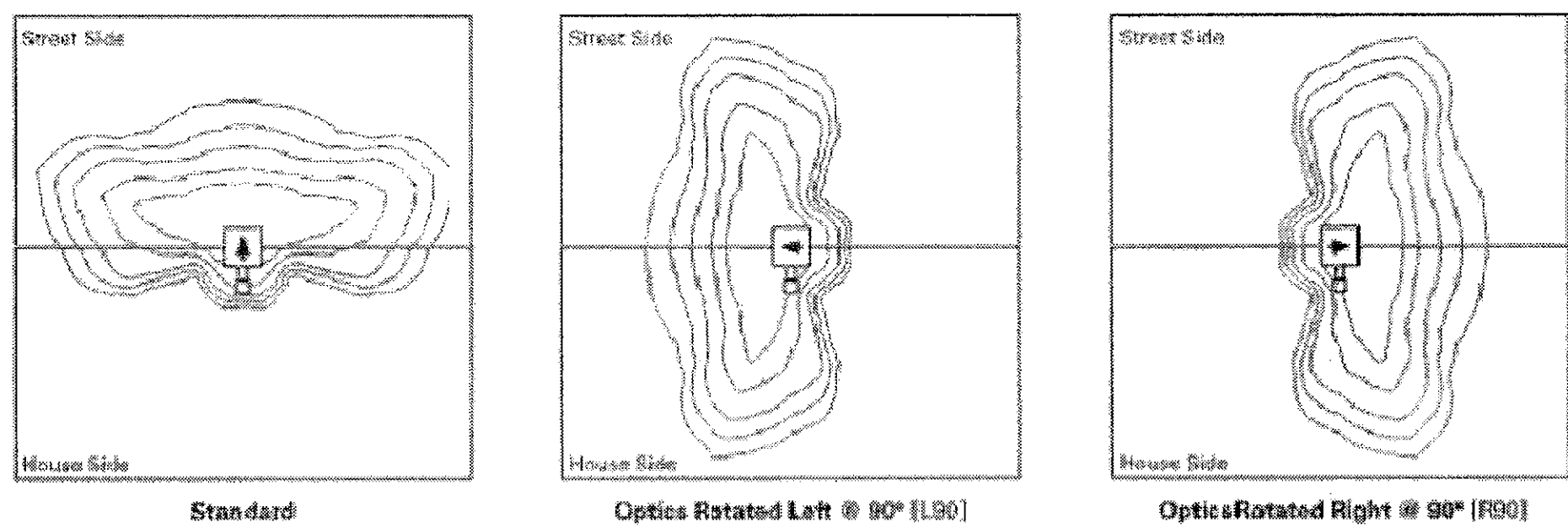
ENERGY DATA

Electronic LED Driver
>9.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

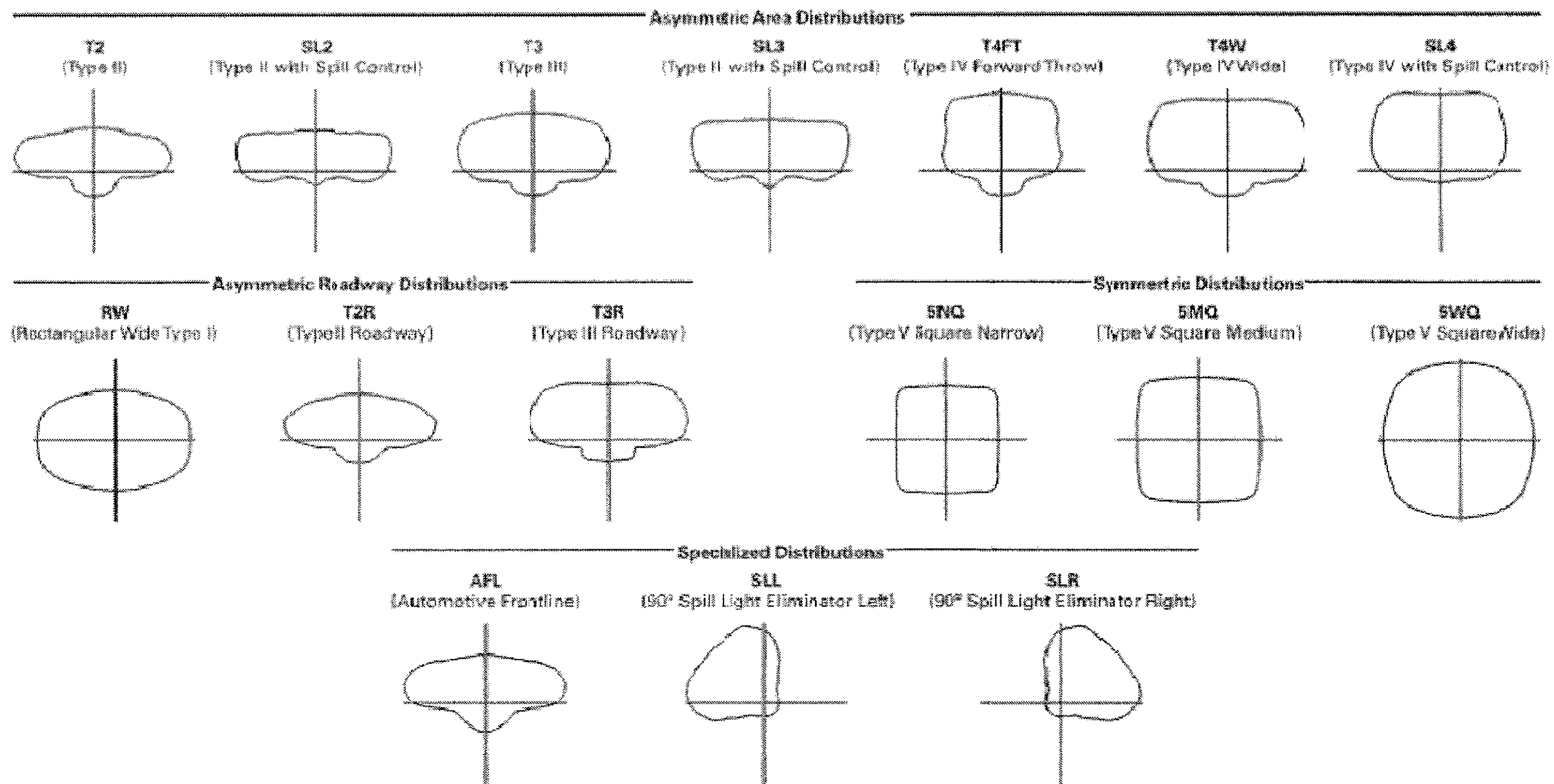


TD500020EN
2016-09-28 15:31:55

OPTIC ORIENTATION

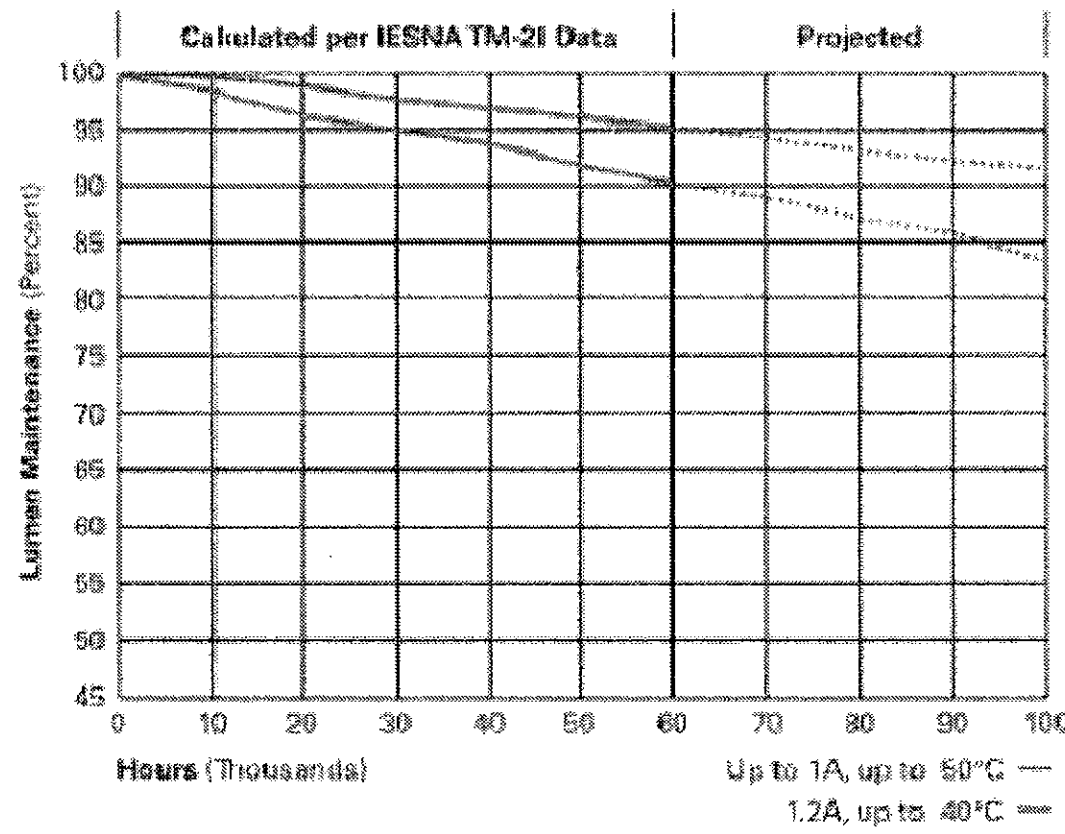


OPTICAL DISTRIBUTIONS



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	416,000
1.2A	Up to 40°C	> 90%	205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

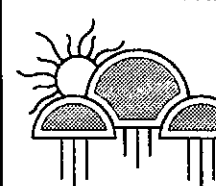


Eaton
1121 Highway 70 South
Peachtree City, GA 30269
P: 770-486-4809
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

TD500020EN
2016-09-28 15:31:55

7-DR-2018
03/22/18

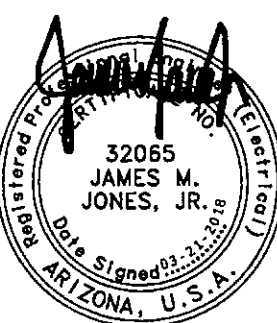


Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85065-2564
(602) 285-1669
(602) 285-9950 fax
JCB # 18-014

ARCHITECT

VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
PH 602.506.1000 • Fax 602.595.1005

SEAL



EXPIRES 12-31-2018

CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO.	DATE	ISSUE

SHEET TITLE

LIGHTING
CUTSHEETS

PROJECT NUMBER
17021.00

E-006



VS B1 LED Square Bollard

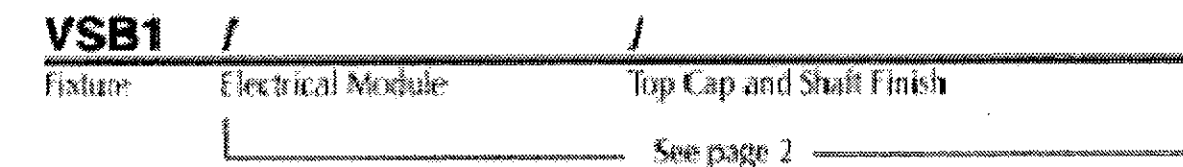
Single Function, Vandal-Resistant, Aluminum Shaft

revision 8/7/14 • kl_vsb1led_spec.pdf

Type: SD
Job: 17 THREE HUNDRED
Catalog number: VSB1-20L3K-UV-DB

Approvals:

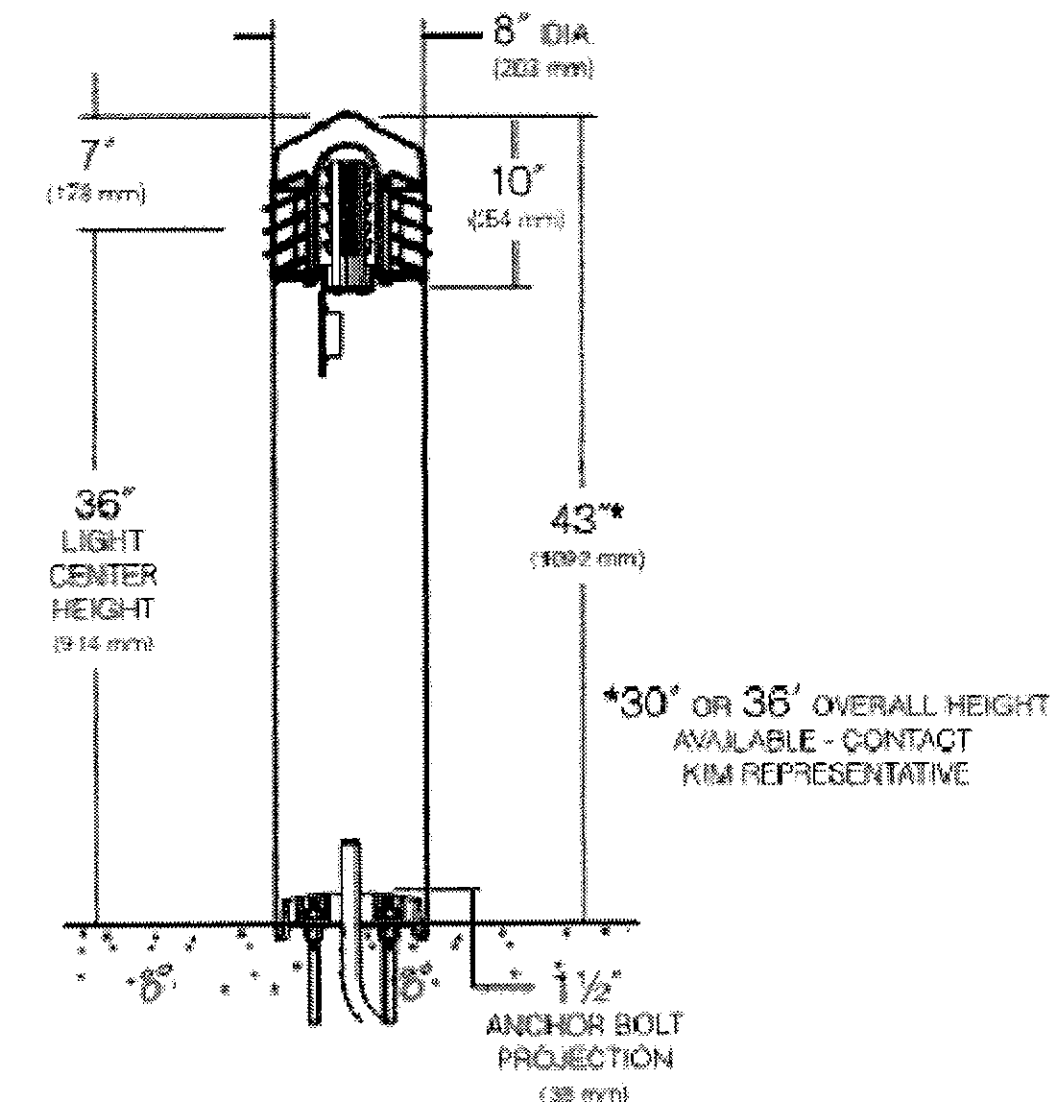
Date:
Page: 1 of 3



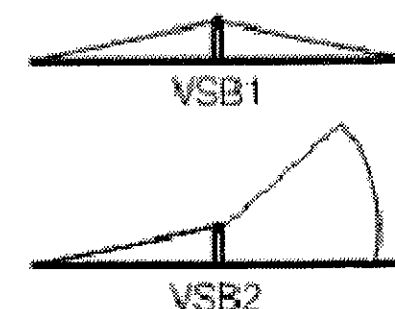
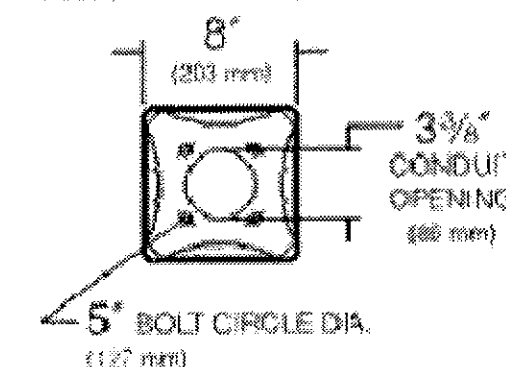
Specifications

VS B Models
10 - 20 Diodes

VS B1 • Single Function Luminaire (Aluminum Shaft)
Maximum weight: 35 lb



BASE PLAN VS B ALUMINUM SHAFT



U.S. Patent D410,553

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

Top Cap: One-piece, die-cast low copper (<0.6% Cu) aluminum 3/16" minimum thickness, secured to louvers by concealed stainless steel allen screws in keyhole slots. For relamping access, allen screws shall not require complete removal.

Louvers: One-piece, die-cast low copper (<0.6% Cu) aluminum with vertical support ribs at 90° intervals. Horizontal louver blades shall have a 1 3/4" depth, and be angled 25° from the horizontal. Louvers shall provide light source cutoff above horizontal. Louver castings shall be secured to shaft by four internal tie rods.

Lamp Enclosure: One-piece tempered molded glass with internal flutes and full silicone gasketing at bottom edge.

Fixture Head: Allows flow-through ventilation around and above the lamp enclosure.

Shaft: One-piece extruded aluminum, .156" minimum wall thickness with a heavy cast aluminum anchor base concealed within the shaft. Hex socket stainless steel screws shall lock shaft onto the cast anchor base.

Electronic Module: All electrical components are either UL or ETL recognized, mounted on a single plate and factory prewired with quick disconnect plugs. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options.

Optical Module: Each LED equipped with a directional optic for maximum beam angle projecting through louver stack spacings. LED boards to be mounted to an anodized inter-locking heat sink extrusion. (Type I) two 5-LED boards for a total of 10-LED. (Type III) three 5-LED boards for a total of 15-LED. (Type V) four 5-LED boards for a total of 20-LED. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

Anchor Bolts: Four 3/8" x 10" + 2" zinc plated L-hooks, each with two nuts, washers and a rigid pressed board template.

Finish: Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2 #250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and Lifeshield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE



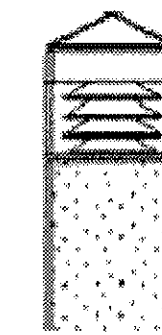
VS B1 LED Square Bollard

Single Function, Vandal-Resistant, Aluminum Shaft

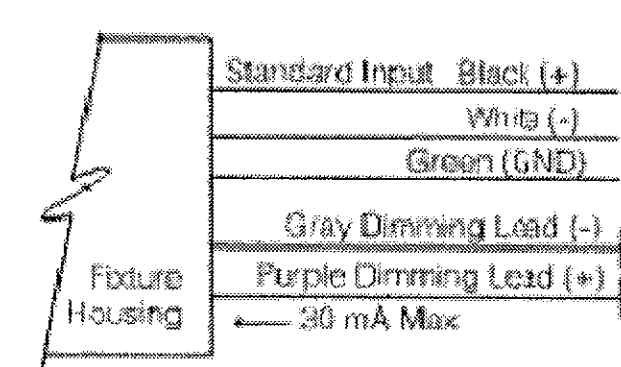
revision 8/7/14 • kl_vsb1led_spec.pdf

Type:
Job:

Page: 2 of 3



Standard Features

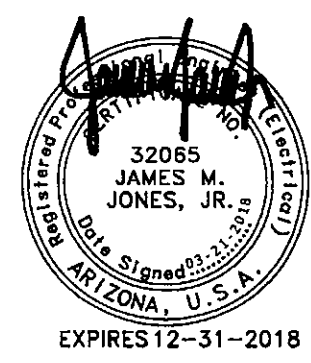
Fixture	Cat. No. VS B1 Single Function, Aluminum Shaft, Cabled Top
Electrical Module LED	Cat. Nos. for LED Electrical Modules available: Source: ☐ 10L= 10 LED (IES Type I) ☐ 15L= 15 LED (IES Type III) ☐ 20L= 20 LED (IES Type V) Color Temperature: ☐ 2K = 580nm - Amber ☐ 3K = 3000K ☐ 4K = 4200K ☐ 5K = 5100K UV Voltage: ☐ UV Universal Voltage shall range from 120V-277V
Finish	Color: Black Dark Bronze Light Gray Stealth Gray™ Platinum Silver White Custom Color† Cat. No.: ☐ BL ☐ DB ☐ LG ☐ SG ☐ PS ☐ WH ☐ CC NOTE: Black and Dark Bronze colors will produce slightly less louver brightness than Light Gray or White. †Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description:
Battery Back-up	Internal battery pack provides 90 minutes of supplemental light at 50% of initial lamp lumens.  ☐ EM ☐ No Option
Optional Duplex Receptacle	Mounted 18" from bottom of shaft with a gasketed While-In-Use cover with locking tab. Painted to match bollard. DR weather proof duplex receptacle rated 20A, 125V. DR-GFI weather proof duplex receptacle with ground fault circuit interrupter rated 20A, 125V. ☐ DR ☐ DR-GFI ☐ No Option
0-10V Dimming Interface	Driver has a 0-10V dimming interface with a dimming range of 10-100%. Is compatible with most control systems including Hubbell Building Automation w/HUBB™. Approved dimmers include Lutron Diva AVTV, Lutron Nova NTFV and NTFV. Note: Not compatible with current sourcing dimmers. Controls compatible via Gray and Purple dimming lead. 

© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5716

ARCHITECT



SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTE:

DATE:

REVISIONS		
NO.	DATE	ISSUE

©COPYRIGHT 2014 VERTICAL DESIGN STUDIOS

SHEET TITLE

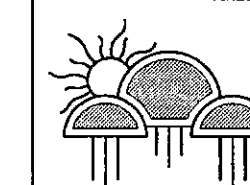
LIGHTING CUTSHEETS

PROJECT NUMBER

17021.00

E-008

7-DR-2018
03/22/18



Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 150
Phoenix, Arizona 85085-2864
(602) 285-1669
(602) 285-9450 - fax
308 # 18-014

DESCRIPTION

The Lumière Eon LED 303-W1-LEDB2 is a compact, low profile, dimmable LED direct/indirect luminaire. The luminaire features full vertical adjustment (180°) for easy aiming and mounts directly to any wall or ceiling surface over a standard 4" square junction box. It is standard with a universal input LED driver (120 - 277V, 50/60 Hz). Dimming is achieved with a standard ELV, reverse phase dimming driver or an optional 0-10V dimming driver. 303-W1-LEDB2 may be used indoors or outdoors and carries an IP66 rating.

Catalog #

303-W1-LEDB2-3000-T2-BZ

Type

W1

Project

17 THREE HUNDRED

Date

Comments

Prepared by

Lumière

SPECIFICATION FEATURES

Construction

Head and back plate are precision machined from corrosion-resistant 6061-T6 aluminum. A universal mounting plate and one piece silicone key hole gasket is provided for adaption to junction box or surface. Stainless steel hardware is included.

Mounting

The luminaire mounts directly to a standard 4" square junction box. For further mounting information see technical notes section on page 2.

Optical

LightBAR™ and optical assembly are sealed by a diffused, impact resistant tempered glass lens. The optical assembly is available in three distributions: T2 (lateral

throw), T4 (forward throw) and T5X (Extra Wide Flood). Available in several color temperatures: 2700K, 3000K, 3500K, 4000K and TSAM (Amber). Both color temperature and distribution must be specified when ordering - see catalog logic for details. An edge-lit option is available.

Electrical

The 15.5W 303-W1-LEDB2 is standard with an ELV trailing edge phase dimmable driver that accepts a universal input (120-277, 50/60Hz). It will operate in -40°C to 50°C (-40°F to 122°F). The driver incorporates surge protection. An optional 0-10V dimming driver is also available.

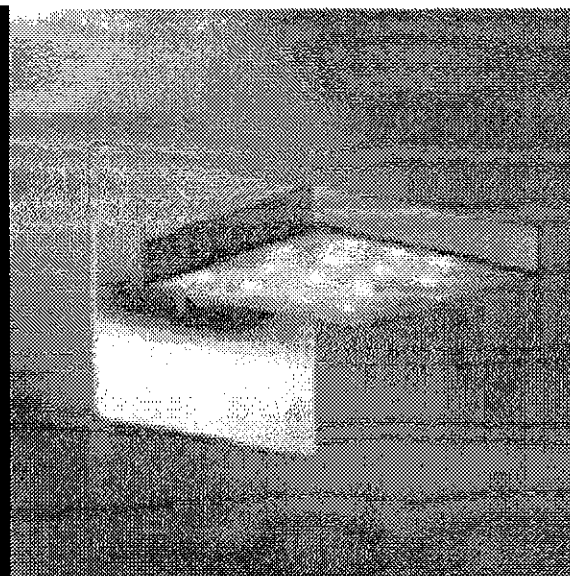
Finish

The luminaires are double protected by a RoHS compliant chemical film undercoating and polyester

powder coat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available. RAL and custom color matches available upon request. Luminaires can also be brushed with a clear coat finish. The LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing (LCF).

Warranty

Lumière warrants the EON series of fixtures against defects in material and workmanship for five (5) years. Auxiliary equipment such as LED drivers carries the original manufacturer's warranty.



303-W1-LEDB2
EON LED

APPLICATIONS:
CEILING / WALL MOUNT
DIRECT
INDIRECT

CERTIFICATION DATA
UL and cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
IP66 Ingress Protection Rated

TECHNICAL DATA
35°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum



ORDERING INFORMATION

Sample Number: 303-W1-LEDB2-2700-UNV-T2-DIM10-BK-EDGE-LCF

Series ¹	Color Temperature	Input Voltage	Optics	Dimming	Finish ¹	Options ^{2,4}
303-W1-LEDB2 Head contains two (2) Mini LightBAR™	2700=2700K 3000=3000K 3500=3500K 4000=4000K TSAM=Turble Safe Amber (585-595nm)	UNV=Universal 120-277, 50/60Hz	T2=Type II, Lateral Throw T4=Type IV, Forward Throw T5X=Type V, Extra Wide Flood	DIMELV=Trailing Edge Phase DIM10=0-10V Dimming	Painted BK=Black BZ=Bronze CS=City Silver WT=White Premium Finish BA=Brushed NSS=Solid Stainless Steel	EDGE=Edge lit glass lens LCF=LightBAR cover plate matches housing finish

NOTES: 1 Custom and RAL color matching available upon request. Consult factory for further information. 2 Add suffix in the order shown. 3 LCF option not available when WT (white) finish is selected. 4 DesignLights Consortium™ Qualified and classified by DLC Standard. Refer to www.designlights.org for details on exact qualified EON 303-W1-LEDB2 product as well as all configurations are DLC classified.



TDS14008EN
March 15, 2016

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (2,000 Hours)	TM-21 Reported L70 (10k) (Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 60,000	365,000
40°C			
50°C			

CURRENT DRAW

Model	Line Voltage	Current Draw
303-W1-LEDB2	120-277V, 50/60Hz	0.13A

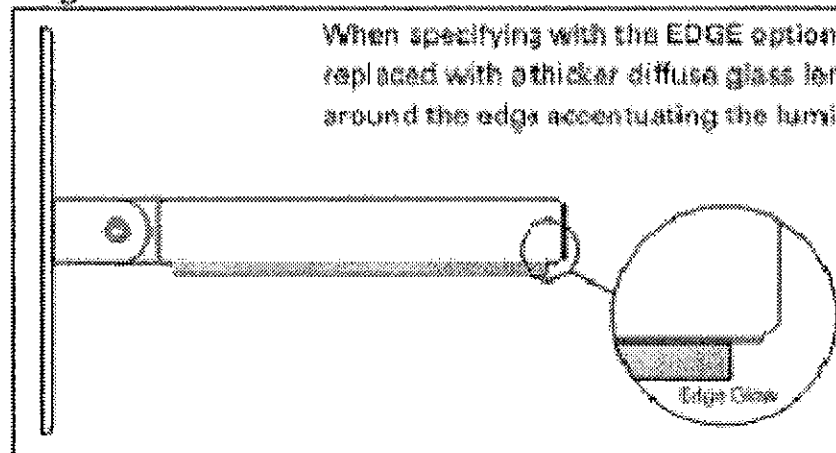
LUMENS - CRI/CCT TABLE

Optic Type	Distribution	Watts	Delivered Lumens	LPW	CCT (K) / Color	CRI nom. / Wavelength
T2 (Lateral Throw)		15.5	691	44	2700	95
			1148	73	3000	75
			802	51	3500	85
T4 (Forward Throw)		12.1	1265	81	4000	75
			351	29	TSAM (Amber)	585-595nm
			647	42	2700	95
T5X (Extra Wide Flood)		15.5	1075	69	3000	75
			752	48	3500	85
			1185	76	4000	75
		12.1	329	27	TSAM (Amber)	585-595nm
			778	50	2700	95
			1293	83	3000	75
		15.5	904	58	3500	85
			1425	91	4000	75
			398	33	TSAM (Amber)	585-595nm

NOTES: 1 When the LCF option is selected use a lumen multiplier of .85

OPTIONS

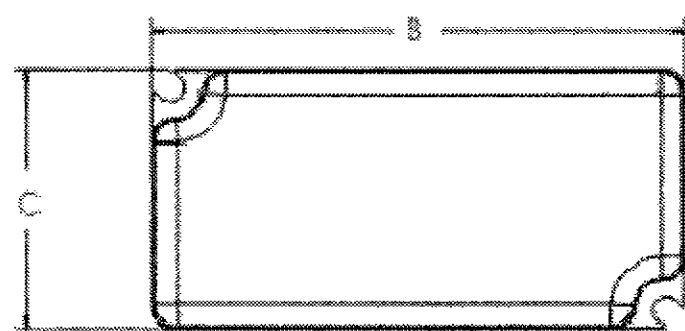
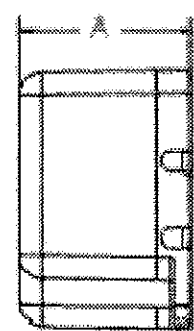
Edge



When specifying with the EDGE option, the diffused glass lens is replaced with a thicker diffused glass lens adding a visible line of light around the edge accentuating the luminaires' aesthetics and styling.

TECHNICAL NOTES

- Junction box size and depth is important when specifying product. Recommended junction boxes include 2-1/8" deep, 4" square weld/drawn Crouse Hinds part numbers TP403, TP434, TP494, TP196, TP395 or equivalent. Use with included universal mounting plate or with Crouse-Hinds part number TP480 or equivalent cover with similar fixture mounting locations.
- The universal wall plate provided with all EON wall mount fixtures can be used with an outdoor rated two gang 30.5 cubic inch capacity outlet box. Cooper Crouse-Hinds part numbers TP7086 - TP7122 or equivalent. The universal mounting plate will attach with four (4) 6-32 pan head flat stainless steel screws (not provided).
- Driver can be remote mounted in a junction box a max distance of 25 feet (voltage drop needs to be considered) or placed in the junction box behind the luminaire.
- When specifying with the EDGE option, the diffused glass becomes thicker adding a visible line of light around the edge accentuating the luminaires' aesthetics and styling.
- If Luminaire will not be dimmed, the Luminaire must be ordered with DIMELV option, but does not have to be dimmed.
- Driver Dimensions:



Luminaire Type	Dimming Type	Driver Dimensions in [mm]		
		A	B	C
303-W1-LEDB2	DIMELV	.98 [25.0]	3.36 [85.3]	1.49 [37.9]
	DIM10	1.18 [30.0]	3.49 [88.5]	1.64 [41.6]

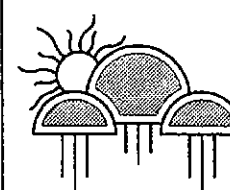


Eaton
18001 East Coffey Avenue
Aurora, CO 80011
P: 303-383.1522
www.eaton.com/lighting

Specifications and dimensions subject to change without notice

TS14008EN
March 15, 2016

7-DR-2018
03/22/18



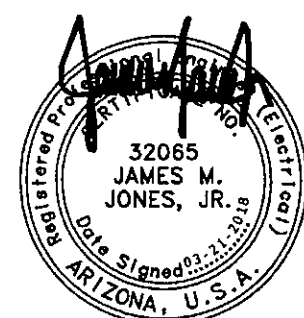
Kraemer Consulting Engineers, PLLC
Mechanical and Electrical Engineers
2050 West Whispering Wind Dr., Suite 158
Phoenix, Arizona 85085-2864
(602) 285-9559
(602) 285-9450 - fax
208 E 15th St

ARCHITECT



4550 E. Cotton Center Blvd., Ste. 140
Phoenix, Arizona 85040
PH 602.995.1000 - Fax 602.995.1005

SEAL



EXPIRES 12-31-2018

CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:

REVISIONS

NO. DATE ISSUE

17 Three Hundred Building Shell

17300 N. Perimeter Drive
Scottsdale, Arizona 85255



VERTICAL
DESIGN STUDIOS

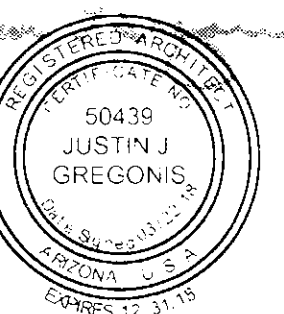
4650 E. Cotton Center Boulevard Phoenix, AZ 85040
602.395.1000 www.verticaldesignstudios.com

ARCHITECT

VERTICAL
DESIGN STUDIOS

50439
JUSTIN J.
GREGONIS
AZ 85040
602-395-1000

SEAL



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTES:

DATE:

REVISIONS

NO. DATE ISSUE

1 03/22/18 Dev. Review 2nd Submittal

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS, LLC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM VERTICAL DESIGN STUDIOS, LLC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN WITHOUT PERMISSION IN WRITING FROM VERTICAL DESIGN STUDIOS, LLC IS PROHIBITED.

© COPYRIGHT 2018 VERTICAL DESIGN STUDIOS

SHEET TITLE

COVER SHEET

AND

PROJECT INFO

PROJECT NUMBER

17021.00

A-000

17021.00 - 17 THREE HUNDRED N. PERIMETER DRIVE - Development Review, 2nd Submittal, 03/22/18

SYMBOLS

SPECIFICATION TYPE
00 00000
SPECIFICATION NUMBER
FIXTURE SPECIFICATION BOX

ELEVATION LETTER
A-XXX
MULTIPLE ELEVATION MARKER

ELEVATION NUMBER
A-000
SHEET NUMBER
SINGLE ELEVATION MARKER

DETAIL NUMBER
A-000
SHEET NUMBER
DETAIL REFERENCE MARKER

SECTION NUMBER
A-000
SHEET NUMBER
SECTION REFERENCE MARKER

GRID NUMBER
0
NEW GRID DESIGNATOR

GRID NUMBER
0
EXISTING GRID DESIGNATOR

GRID NUMBER
0
MATCH LINE
MATCH LINE GRID DESIGNATOR

ELEVATION 100'-0"
HEIGHT
NOTATION
ELEVATION HEIGHT DESIGNATOR

CLG HT : 100'-0"
HEIGHT
NOTATION
CEILING HEIGHT DESIGNATOR

ANNOTATION DATUM
WORK POINT DATUM
DATUM MARKERS

DOOR NUMBER
Room 1
Room 2
ROOM IDENTIFICATION MARKER

DETAIL NUMBER
A-000
SHEET NUMBER
AREA BEING DETAILED OR ENLARGED
ENLARGED PLAN OR DETAIL

AREA BEING REVISED
REVISION DELTA
REVISION CLOUDS

DETAIL REFERENCE
00 00000
SPEC REFERENCE
DETAIL REFERENCE MARKER and
FIXTURE SPECIFICATION BOX

WINDOW LETTER
A
WINDOW LETTER

ROOM NAME
ROOM NUMBER
ROOM INDICATOR

KEYNOTE NUMBER
1
KEYNOTE NUMBER

MATERIAL/ KEYNOTE
FINISH/ COLOR
MATERIAL/KENOTE &
FINISH INDICATOR

WALL TYPE
NUMBER
WALL TYPE INDICATOR

REFERENCE NORTH ARROW
N
REFERENCE NORTH ARROW

USE TYPE
AREA
CALCULATION
NUMBER OF OCC.
OCCUPANCY LOAD

NUMBER OF OCC.
REQ'D WIDTH
PROVIDED WIDTH
EGRESS CALCULATIONS

ABBREVIATIONS

ABC	AGGREGATE BASE COURSE	M	METER
A/C	AIR CONDITIONING	MAX	MAXIMUM
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHU	AIR HANDLING UNIT	MFR	MANUFACTURER/MANUFACTURING
AVE	AVENUE	MH	MANHOLE
B/LD	BUILDING	MISC	MISCELLANEOUS
BLVD	BOULEVARD	MM	MILLIMETER
BUR	BUILT-UP ROOF	MO	MASONRY OPENING
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CL	CENTER LINE	NTS	NOT TO SCALE
CM	CENTIMETER	OC	ON CENTER
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CO	CLEAN OUT	OSB	ORIENTED STRAND BOARD
CONC	CONCRETE	OZ	OUNCE
CONT	CONTINUOUS	PLAM	PLASTIC LAMINATE
CW	COLD WATER	PREFAB	PREFABRICATE
d	PENNY (NAILS)	PSF	POUND PER SQUARE FOOT
DF	DRINKING FOUNTAIN	PSI	POUNDS PER SQUARE INCH
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DN	DOWN	QT	QUARRY TILE
EA	EACH	R	RISER, RADIUS
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RD	ROOF DRAIN
EJ	EXPANSION JOINT	REV	REVISION
ELEC	ELECTRICAL	RO	ROUGH OPENING
EQ	EQUAL	ROW	RIGHT OF WAY
EDF	ELECTRIC DRINKING FOUNTAIN	SES	SERVICE ENTRY SECTION
F	FAHRENHEIT	SF	SQUARE FEET
FD	FLOOR DRAIN	SIM	SIMILAR
FDC	FIRE DEPARTMENT CONNECTION	SPEC	SPECIFICATION
FE	FIRE EXTINGUISHER CABINET	SQ	SQUARE
FF	FINISH FLOOR	SS	SERVICE SINK
FH	FIRE HYDRANT	TJ	TRUS JOIST
FOB	FACE OF BRICK	TOC	TOP OF CURB / TOP OF CONCRETE
FCC	FACE OF CONCRETE	TOD	TOP OF DECK
FOP	FACE OF FINISH	TOS	TOP OF STUD
FOM	FACE OF MASONRY	TOW	TOP OF WALL
FOS	FACE OF STUDS	TS	TUBE STEEL
FRP	FIBER REINFORCED PANEL	TV	TELEVISION
FS	FLOOR SINK	TV	TYPICAL
FT	FEET	UL	UNDERWRITERS LABORATORIES, INC.
GA	GUAGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GC	GENERAL CONTRACTOR	VER	VERIFY
GFI	GROUND FAULT INTERRUPTER	W/O	WITHOUT
GWBS	GYPSUM WALLBOARD	WC	WATER CLOSET
HB	HOSE BIB	WF	WIDE FLANGE
HM	HOLLOW METAL	WH	WATER HEATER
HW	HOT WATER	WIF	WELDED WIRE FABRIC
IN	INCHES	WWM	WELDED WIRE MESH
IBC	INTERNATIONAL BUILDING CODE	WR	WATER RESISTANT GYPSUM BOARD
JAN	JANITOR		
LAV	LAVATORY		
LL	LIVE LOAD		
LWTW	LIGHTWEIGHT		

ACCESSIBILITY GENERAL NOTES

1. ACCESSIBLE ENTRANCES TO THE BUILDING SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
2. EXTERIOR EXITS WHICH ARE LOCATED ADJACENT TO ACCESSIBLE AREAS AND WITHIN 8' OF ADJACENT GROUND LEVEL SHALL BE ACCESSIBLE.
3. ACCESSIBLE RAMPS REQUIRED BY ANSI A117.1 SHALL NOT HAVE SLOPES WHICH EXCEED 1 FOOT IN 12 FEET.
4. THE SURFACE OF RAMPS AND GROUND SURFACES SHALL BE ROUGHENED OR SHALL BE OF SLIP RESISTANT MATERIALS. RAMPS SHALL BE 36" WIDE MIN. AND 48" WIDE MIN. WITH HANDRAILS.
5. AN ACCESSIBLE ROUTE OF TRAVEL 3 FEET WIDE MIN. MUST BE PROVIDED TO ALL PORTIONS OF THE BUILDING AND THE PUBLIC WAY. ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM SLOPE OF 1:20 (5%), AND A MAXIMUM CROSS SLOPE OF 1:50 (2%).
6. THRESHOLD MUST BE 1/2" IN HEIGHT OR LESS ABOVE ADJACENT FINISH FLOOR.
7. THE PRIMARY ENTRANCE TO THE BUILDING MUST BE ACCESSIBLE. ALL OTHER REQUIRED ENTRANCES/EXITS MUST BE ACCESSIBLE.
8. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A SLOPE NOT EXCEEDING 1:50.
9. ALL ACCESSIBLE PARKING SPACES SHALL BE OUTLINED, HAVE A CONTRASTING COLOR AND THE INTERNATIONAL WHEELCHAIR SYMBOL ON THE GROUND WITHIN THE SPACE.
10. ALL ACCESSIBLE PARKING SPACES SHALL HAVE A SIGN (MINIMUM 3 FEET ABOVE FIN. GRADE IN FRONT OF THE SPACE) WHICH INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
11. SIGNS DESIGNATING PERMANENT ROOMS AND SPACES SHALL MEET ACCESSIBILITY REQUIREMENTS.
12. ALL ELECTRICAL RECEPTACLES AND CONTROLS SHALL BE 18" MINIMUM AND 48" MAXIMUM ABOVE FINISH FLOOR.
13. ALL ALARMS (WHEN PROVIDED) SHALL BE AUDIBLE AND VISIBLE AND MEET ACCESSIBILITY REQUIREMENTS.
14. PROVIDE A 60" x 60" MIN. LANDING WITH 24" OF THE LANDING BEYOND STRIKE SIDE OF DOOR WITH 44" MIN. WIDTH IN DIRECTION OF TRAVEL.
15. WALKS SHALL EXTEND 24" TO THE SIDE OF THE STRIKE EDGE OF A DOOR OR GATE THAT SWINGS TOWARD THE WALK.
16. EVERY REQUIRED EXIT DOORWAY SHALL BE SIZED FOR A DOOR NOT LESS THAN 3'-0" WIDE BY NOT LESS THAN 6'-8" HIGH, CAPABLE OF OPENING 90 DEGREES AND MOUNTED SO THAT THE CLEAR WIDTH OF THE EXIT WAY IS 32" MINIMUM.
17. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS.
18. THE BOTTOM 10 INCHES OF ALL DOORS, EXCEPT AUTOMATIC AND SLIDING DOORS, SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
19. PROVIDE LEVER TYPE HARDWARE, PANIC BARS, PUSH/PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE (30" TO 44" A.F.F.).
20. SELF-CLOSING DOORS TO REMAIN OPEN FOR A MINIMUM OF 10 SECONDS.

DEFERRED/ SEPARATE SUBMITTALS

SIGNAGE DESIGN
SIGNAGE DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER.

FIRE SPRINKLER SYSTEM
FIRE SPRINKLER SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER.

FIRE ALARM SYSTEM
CLASS A FIRE ALARM SYSTEM DESIGN AND CONSTRUCTION DOCUMENTS WILL BE SUBMITTED AS A DEFERRED SUBMITTAL BY THE SYSTEM INSTALLER AND HIS FIRE PROTECTION ENGINEER.

PROJECT DATA

APN : 215-07-402
SITE AREA : 103,930.0 SF NET / 115,332.69 SF GROSS
ZONING : I-1 INDUSTRIAL PARK (EXISTING)
BUILDING AREA : 48,482 GSF / 24,120 SF FOOTPRINT
BUILDING HEIGHT : 35'-0"
OCCUPANCY : B - BUSINESS
CONSTRUCTION TYPE : V-B (SPRINKLERED)

APPLICABLE CODES

APPLICABLE CODES:
ALL WORK SHALL COMPLY WITH THE FOLLOWING ADOPTED CODES AND ORDINANCES, AS AMENDED BY THE CITY OF SCOTTSDALE

2015 INTERNATIONAL FIRE CODE WITH AMENDMENTS
2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2015 INTERNATIONAL PLUMBING CODE WITH AMENDMENTS
2015 INTERNATIONAL MECHANICAL CODE WITH AMENDMENTS
2015 INTERNATIONAL FUEL GAS CODE WITH AMENDMENTS
2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH AMENDMENTS
2015 INTERNATIONAL GREEN CONSTRUCTION CODE WITH AMENDMENTS
2014 NATIONAL ELECTRIC CODE / NFPA-70 WITH AMENDMENTS
2010 ADA STANDARDS

PROJECT DESCRIPTION

THIS PROJECT INCLUDES A 48,482 G.S.F. TWO-STORY OFFICE BUILDING WITH MULTIPLE TENANT SUITES. (INTERIOR TENANT IMPROVEMENTS SHALL OCCUR IN THE FUTURE.)

LEGAL DESCRIPTION

LOT 1, OF 17200 N PERIMETER DRIVE, ACCORDING TO MINOR LAND DIVISION PLAT IN BOOK 1358 OF MAPS, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA, AND AFFIDAVIT OF CORRECTION RECORDED AS 2017-0924905 OF OFFICIAL RECORDS.

PROJECT TEAM

ARCHITECT VERTICAL DESIGN STUDIOS, LLC. 4650 EAST COTTON CENTER BLVD, SUITE 140 PHOENIX, ARIZONA 85040 PHONE: 602-395-1000 FAX: E-MAIL: jgregonis@verticaldesignstudios.com CONTACT: Justin Gregonis	OWNER IRGENS 5085 E WASHINGTON ST PHOENIX, ARIZONA 85034 PHONE: 602-682-0198 FAX: E-MAIL: DKross@irgens.com CONTACT: David Kross
CIVIL IMEG CORP. 1600 N DESERT DRIVE, SUITE 230 TEMPE, ARIZONA 85281 PHONE: 480-378-3925 FAX: E-MAIL: mike.a.jackson@imegcorp.com CONTACT: Mike A. Jackson	LANDSCAPE ARCHITECT DESIGN ETHIC 7201 E CAMELBACK RD, SUITE 250 SCOTTSDALE, ARIZONA 85251 PHONE: 480-225-7077 FAX: E-MAIL: bpaul@designethic.net CONTACT: Brandon Paul
STRUCTURAL BAKKUM NOELKE STRUCTURAL ENGINEERS 2525 E ARIZONA BLVD MORE CIR, SUITE D-240 PHOENIX, ARIZONA 85016 PHONE: 602-955-9200 FAX: E-MAIL: gbakkum@bakkumnoelke.com CONTACT: Greg Bakkum	MECHANICAL / PLUMBING KRAEMER CONSULTING ENGINEERS, PLLC 2050 WEST WHISPERING WIND DR, SUITE 158 PHOENIX, ARIZONA 85085 PHONE: 602-254-3558, Ext 234 FAX: E-MAIL: troy@kraemereng.com CONTACT: Troy P. Wurth
ELECTRICAL KRAEMER CONSULTING ENGINEERS, PLLC 2050 WEST WHISPERING WIND DR, SUITE 158 PHOENIX, ARIZONA 85085 PHONE: 602-254-3558, Ext 234 FAX: E-MAIL: mark@kraemereng.com CONTACT: Mark D. Bentley	INTERIOR DESIGN PHOENIX DESIGN ONE (Pdo) 80 EAST RIO SALADO PARKWAY, SUITE 101 TEMPE, ARIZONA 85281 PHONE: 602-254-3558, Ext 234 FAX: E-MAIL: jrm@p-d-o.com CONTACT: Jennie Mayer

KIVA:
AMEND:
QS:

7-DR-2018
03/22/18

GENERAL NOTES

1. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING HIS OWN DEFECTIVE WORK AS WELL AS PAYING ALL INCIDENTAL COSTS INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS, AND EQUIPMENT.
2. DRAWINGS ARE NOT TO BE SCALED. ALL WORK, LINES, AND LEVELS SHALL BE LAID OUT BY DIMENSIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY. ALL DEVIATIONS SHALL BE DEEMED CORRECTED BY THE CONTRACTOR BEFORE BEGINNING HIS PORTION OF THE WORK.
3. THE GC IS RESPONSIBLE FOR ERECTION AND PLACEMENT OF ALL BARRIERS, SIGNAGE, PROTECTED WALKWAYS AND LIGHTING DURING CONSTRUCTION TO MAINTAIN PUBLIC SAFETY. THE GC SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION METHOD AND MEANS, SITE SAFETY, AND DAILY CLEANUP AND LEGAL DISPOSAL OF ALL DEBRIS.
4. IDENTIFY CORRECT ADDRESS AND SUITE NUMBERS. IFC 505.1. SHOW NEW SUITE NUMBERS POSTED ABOVE OR TO THE SIDE OF THE ENTRANCE DOOR AND REAR DOORS OF RETAIL SHOPS. NUMBERS SHALL BE A MINIMUM OF 3" HIGH WITH 1/2" STROKE.
5. ALL PRODUCTS LISTED BY ICC-EC NUMBERS SHALL BE INSTALLED PER THE REPORT AND MANUFACTURERS WRITTEN INSTRUCTION. PRODUCT SUBSTITUTIONS FOR PRODUCTS LISTED SHALL ALSO HAVE ICC APPROVED EVALUATION REPORT, OR BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCY.
6. ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, OR ANY SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
7. ALL GLASS IN HAZARDOUS AREAS, AND 18" OFF THE FLOOR, OR WITHIN 24" FROM THE DOOR JAMB OF THE ACTIVE LEAF OF A DOOR, OR ANY OTHER WAY SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS.
8. MAINTAIN A MINIMUM OF 44" CLR. UNOBSTRUCTED EMERGENCY EXIT AISLE TOWARDS DESIGNATED EXITS. MARK DESIGNATED EXITS.

SPECIAL INSPECTIONS

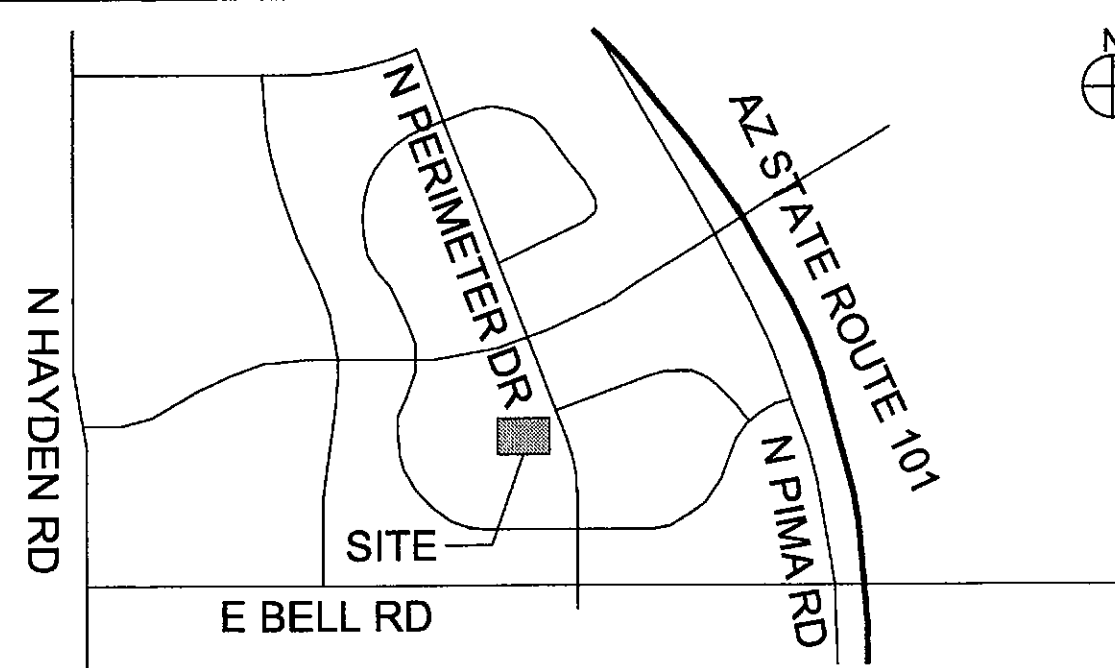
1. CONCRETE AND REINFORCEMENT
2. STRUCTURAL WELDING
3. EXPANSION ANCHORS AND ADHESIVE
4. FOOTING EXCAVATION/SEPOXY AND EXPANSION ANCHORS

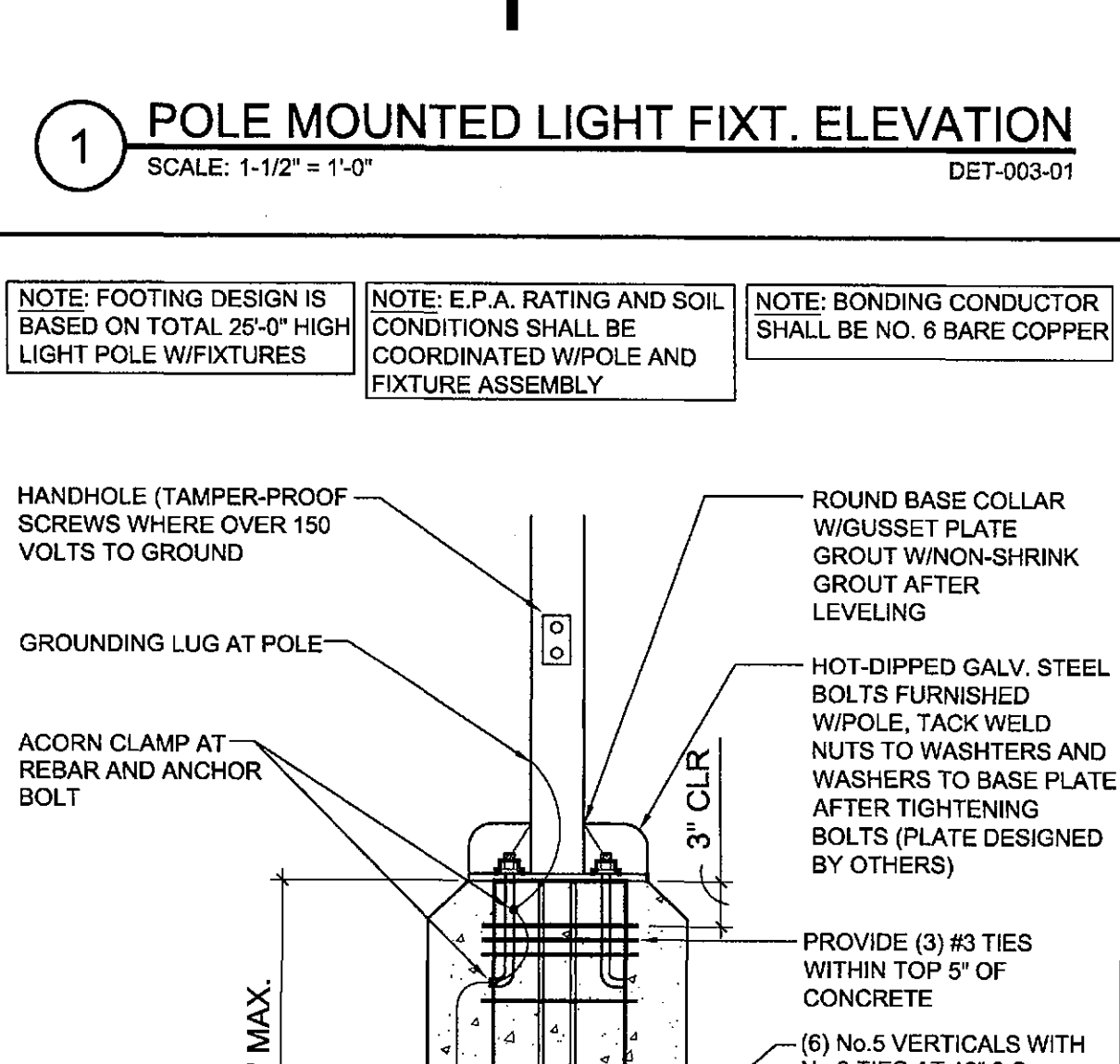
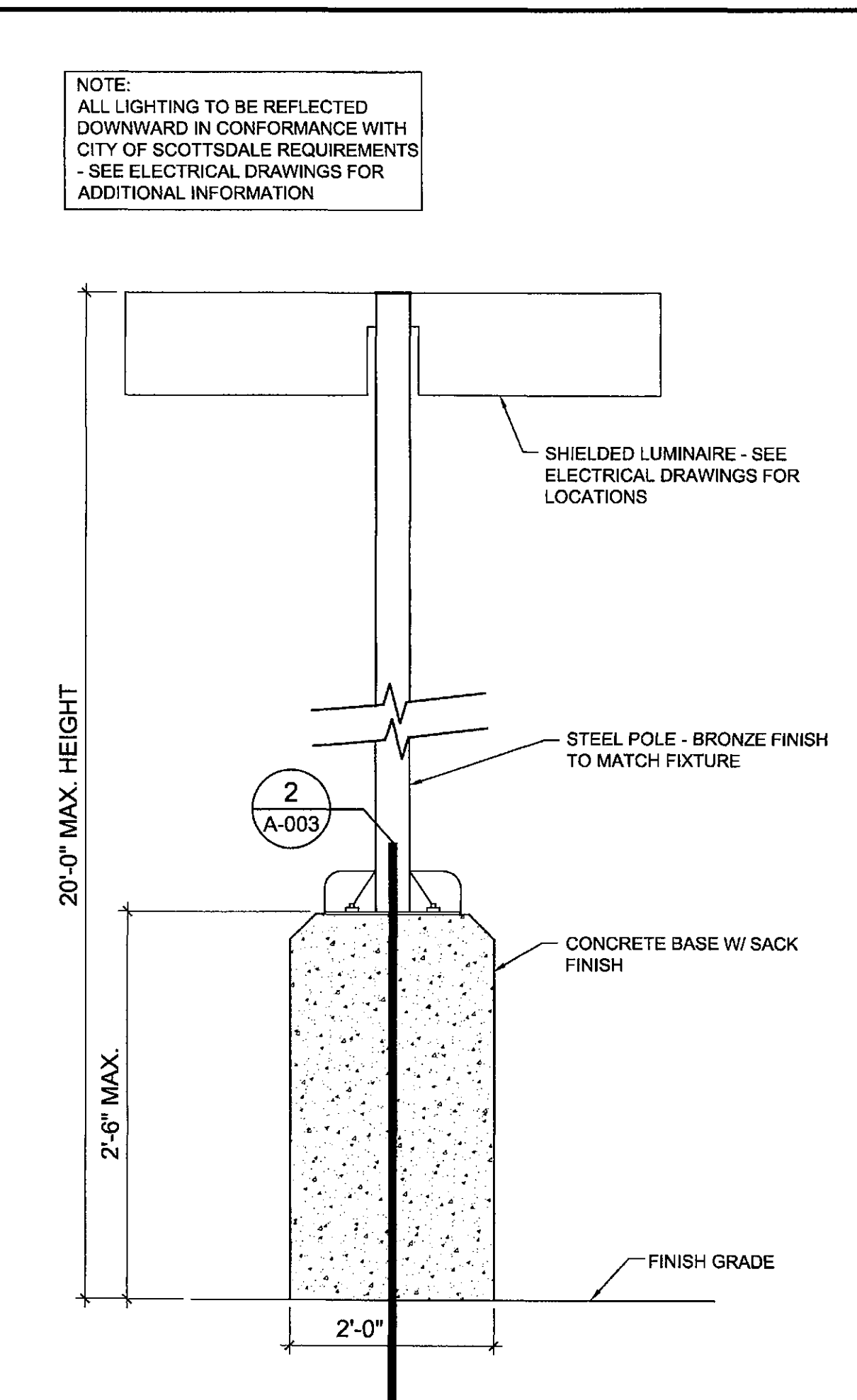
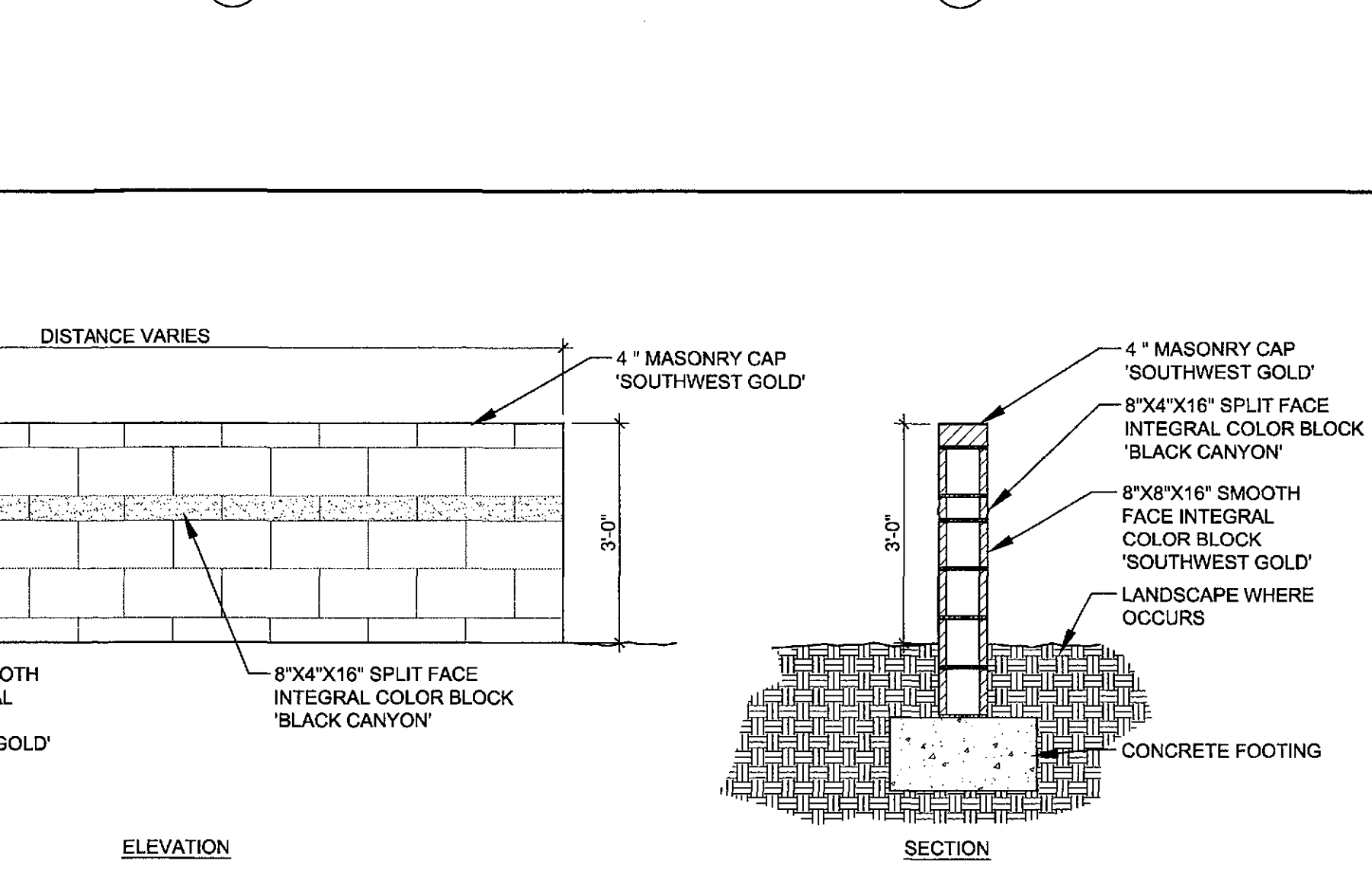
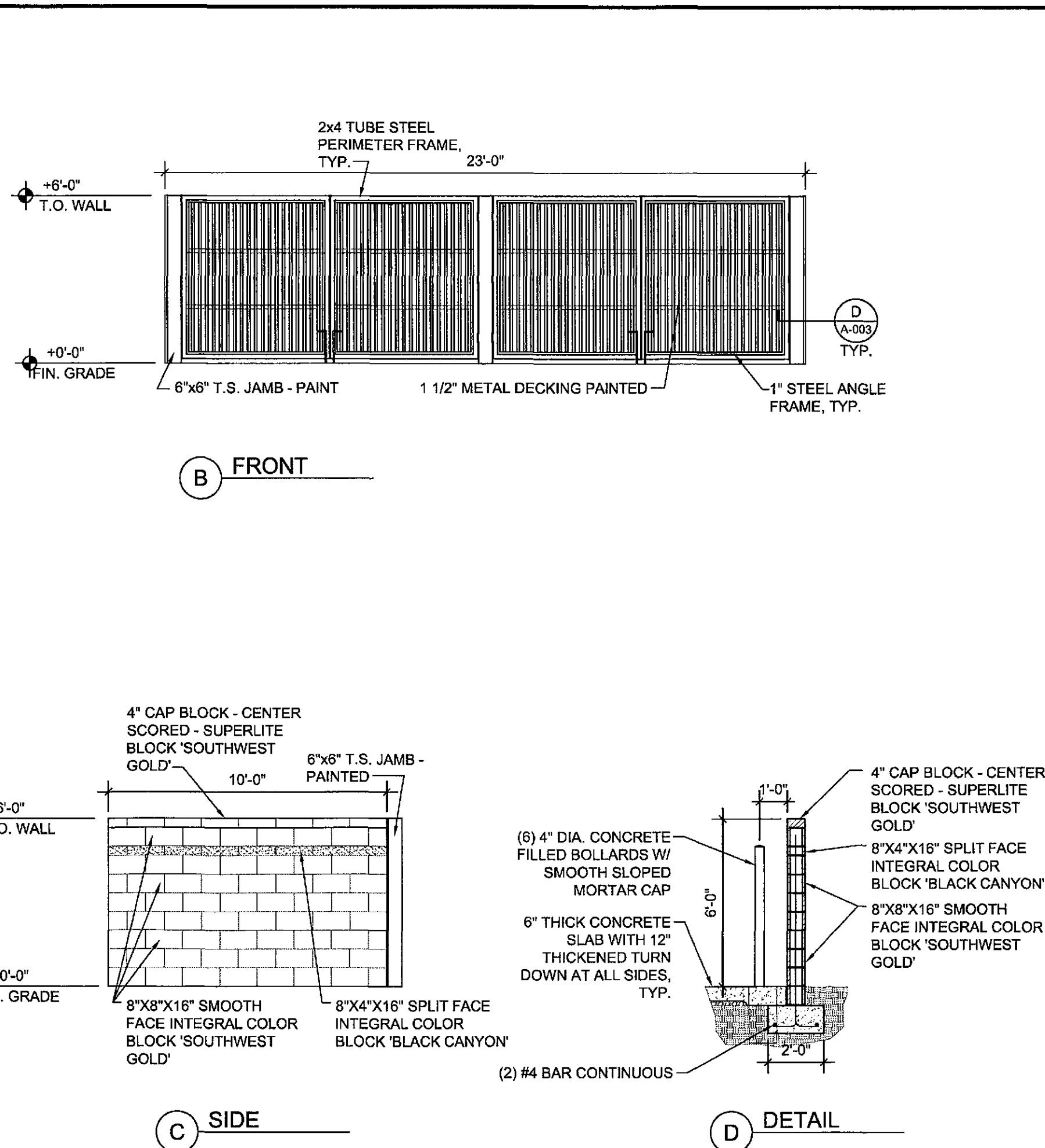
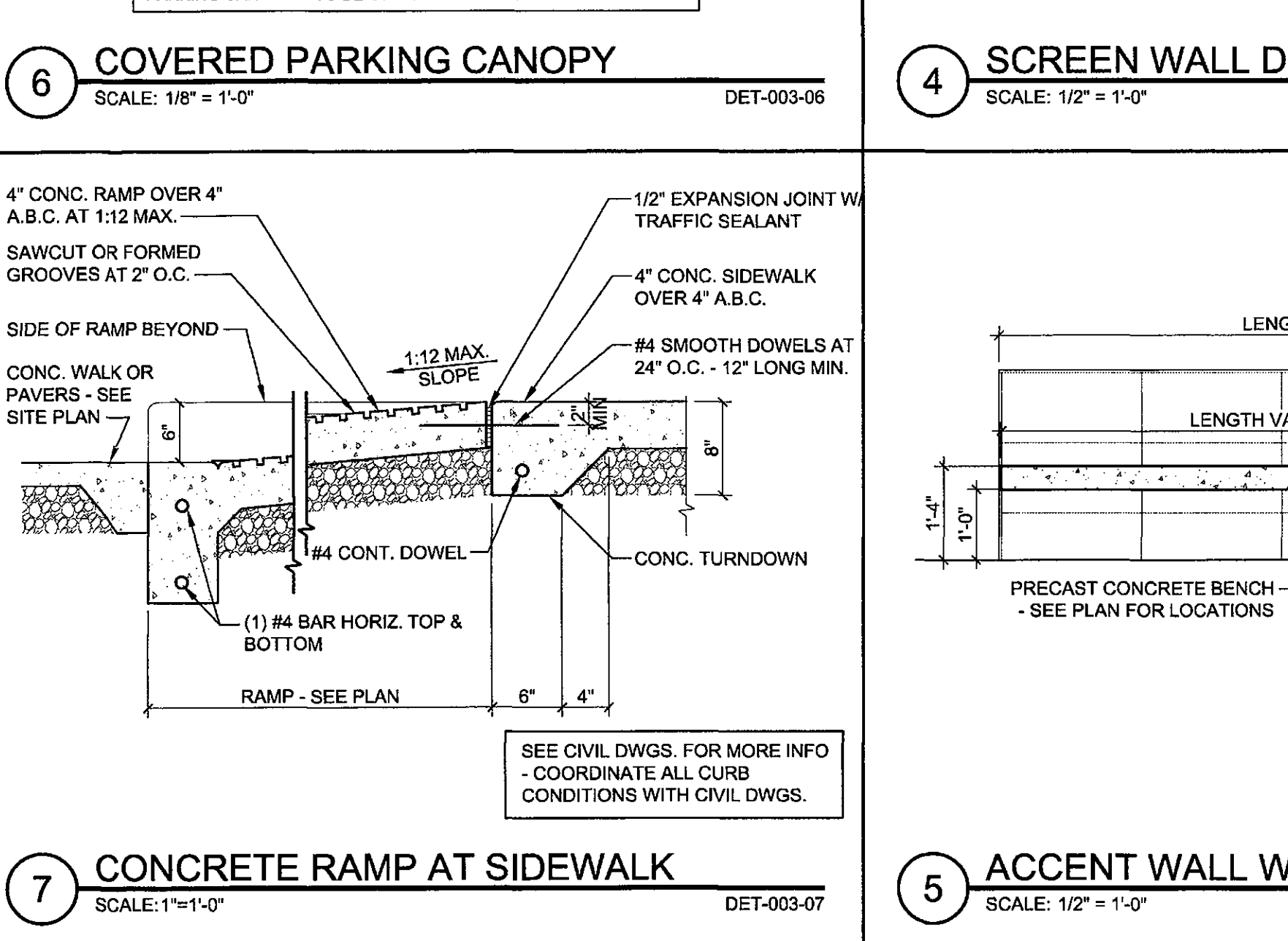
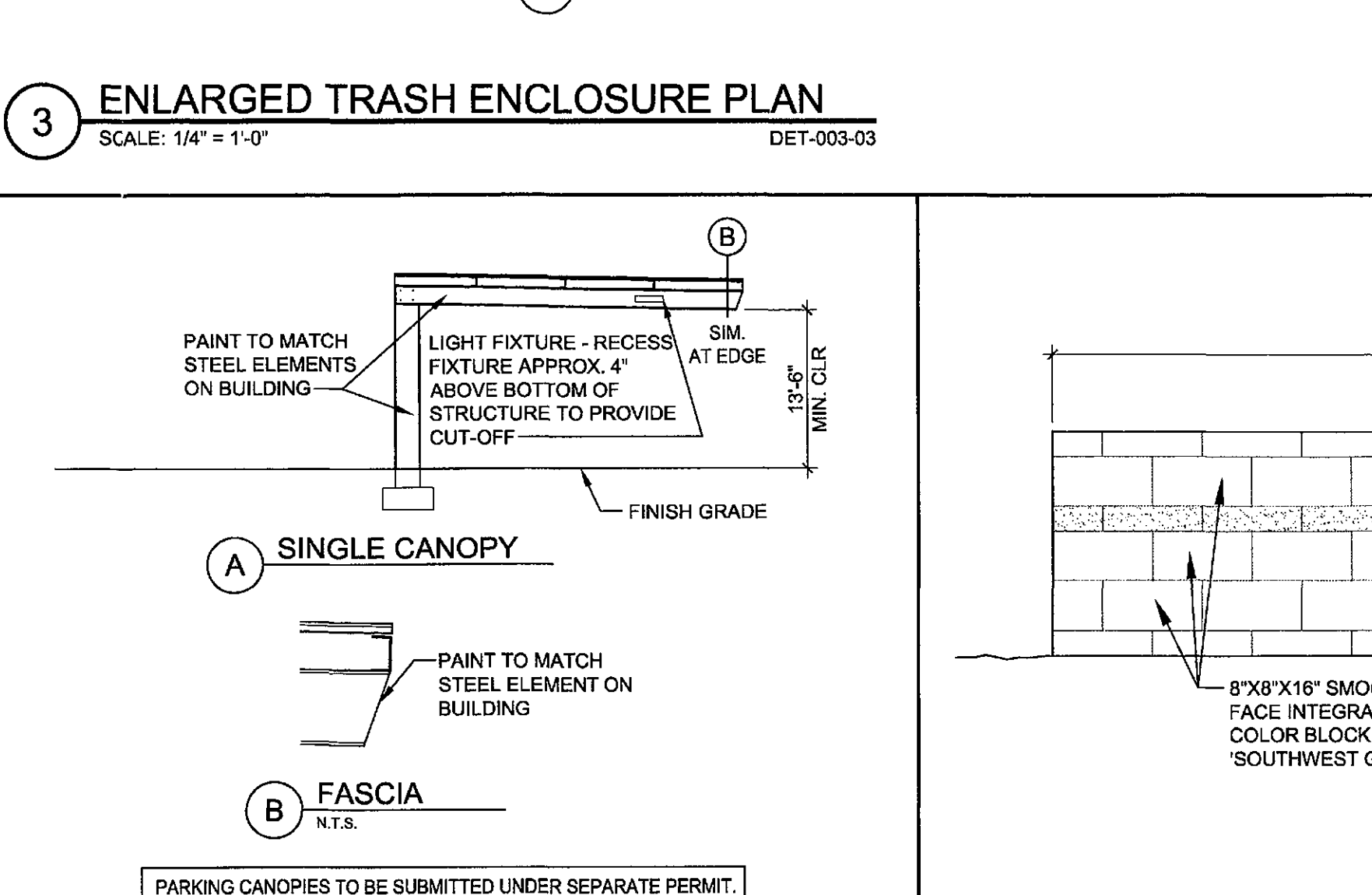
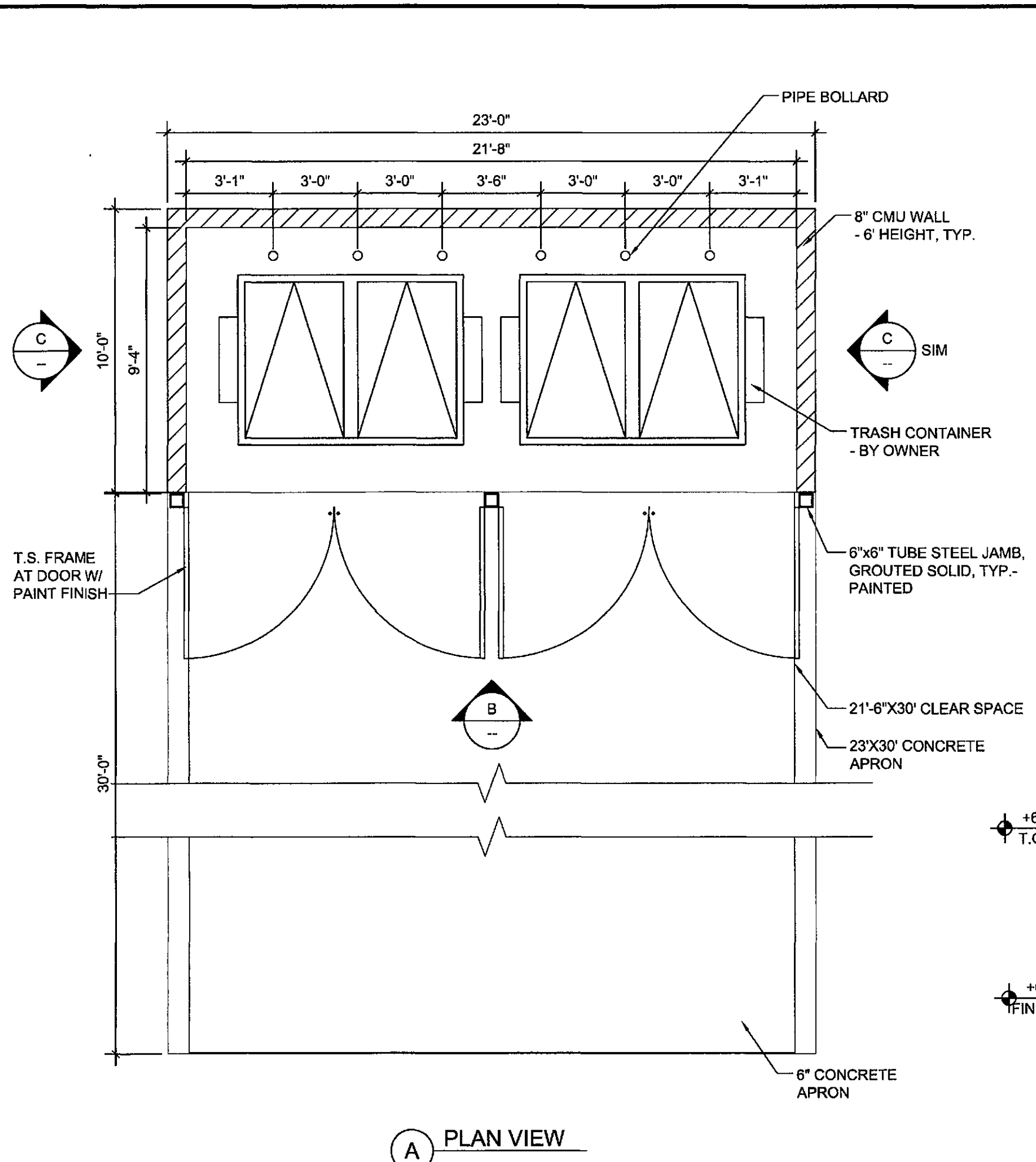
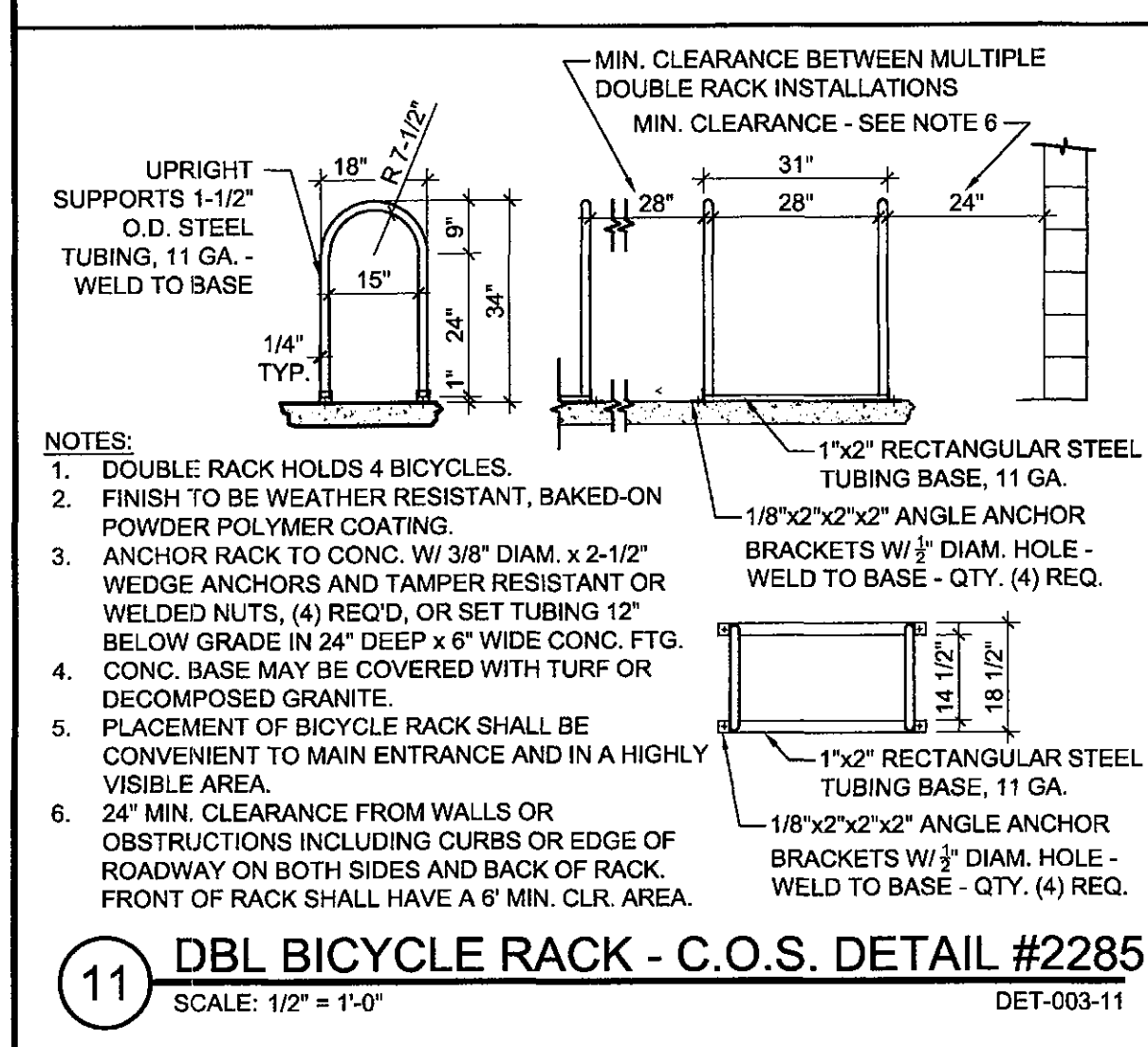
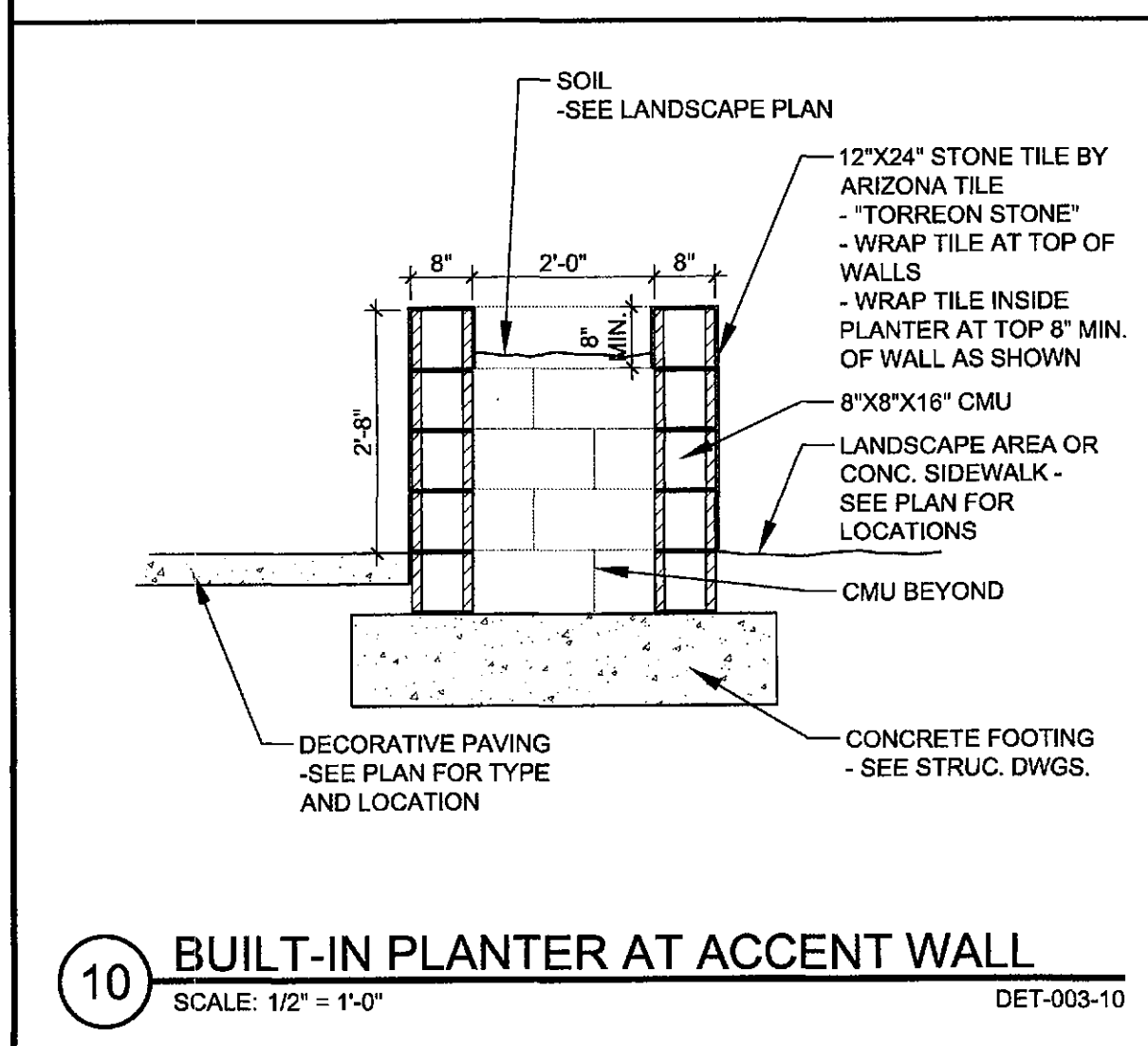
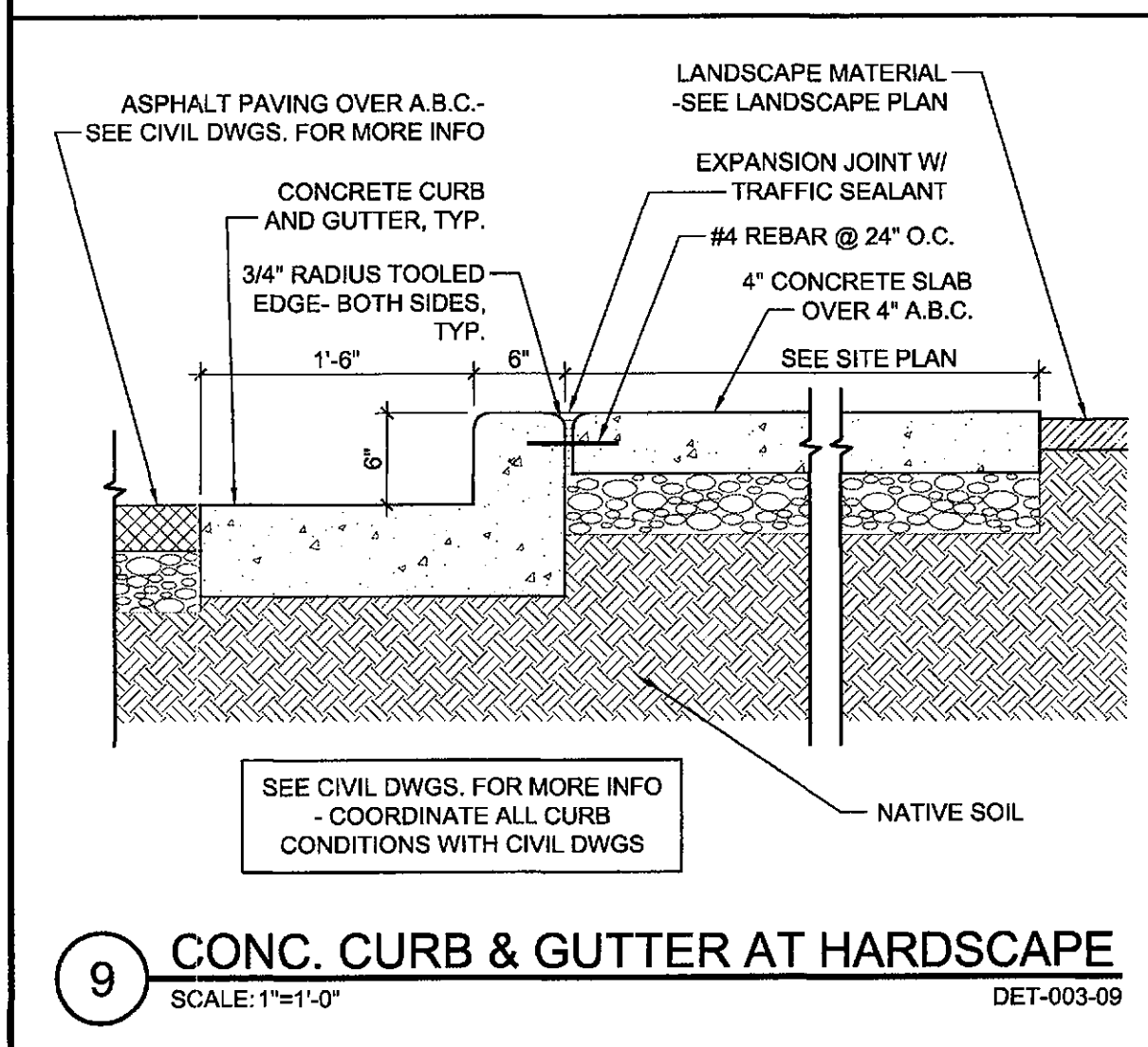
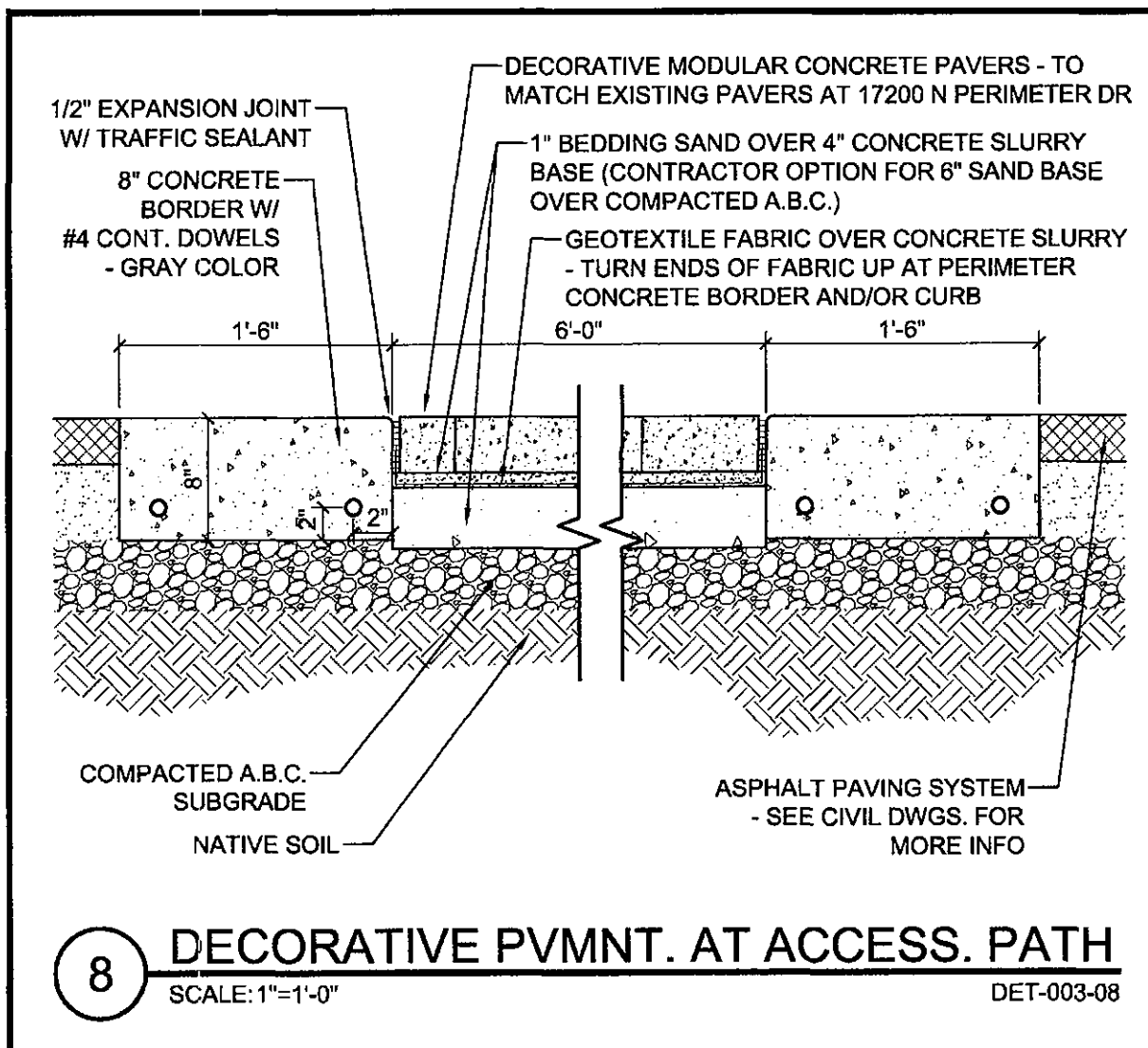
SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

FIRE PROTECTION NOTES

1. FIRE SPRINKLER PLANS TO BE SUBMITTED TO THE FIRE DEPARTMENT AND FIRE PREVENTION DIVISION FOR REVIEW OF ZONES FOR SPRINKLER SYSTEM TO BE OPERABLE IN SEVERAL TENANT SPACES.
2. AUTOMATIC SPRINKLER SYSTEMS SHALL BE SUPERVISED BY AN APPROVED CENTRAL FIRE ALARM, PROPRIETARY OR REMOTE STATION SERVICE LOCAL ALARM WHICH GIVES AN AUDIBLE SIGNAL TO A CONSTANTLY ATTENDED LOCATION.
3. GENERAL CONTRACTOR WILL FURNISH AND INSTALL (1) 10 LB. MULTI-PURPOSE DRY CHEMICAL (2A/1B/CO) RATED FIRE EXTINGUISHER WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AT EACH TENANT SPACE AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT.

VICINITY MAP





ARCHITECT
VERTICAL
DESIGN STUDIOS
4650 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
Ph 602.365.1000 Fax 602.365.1005

SEAL
CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

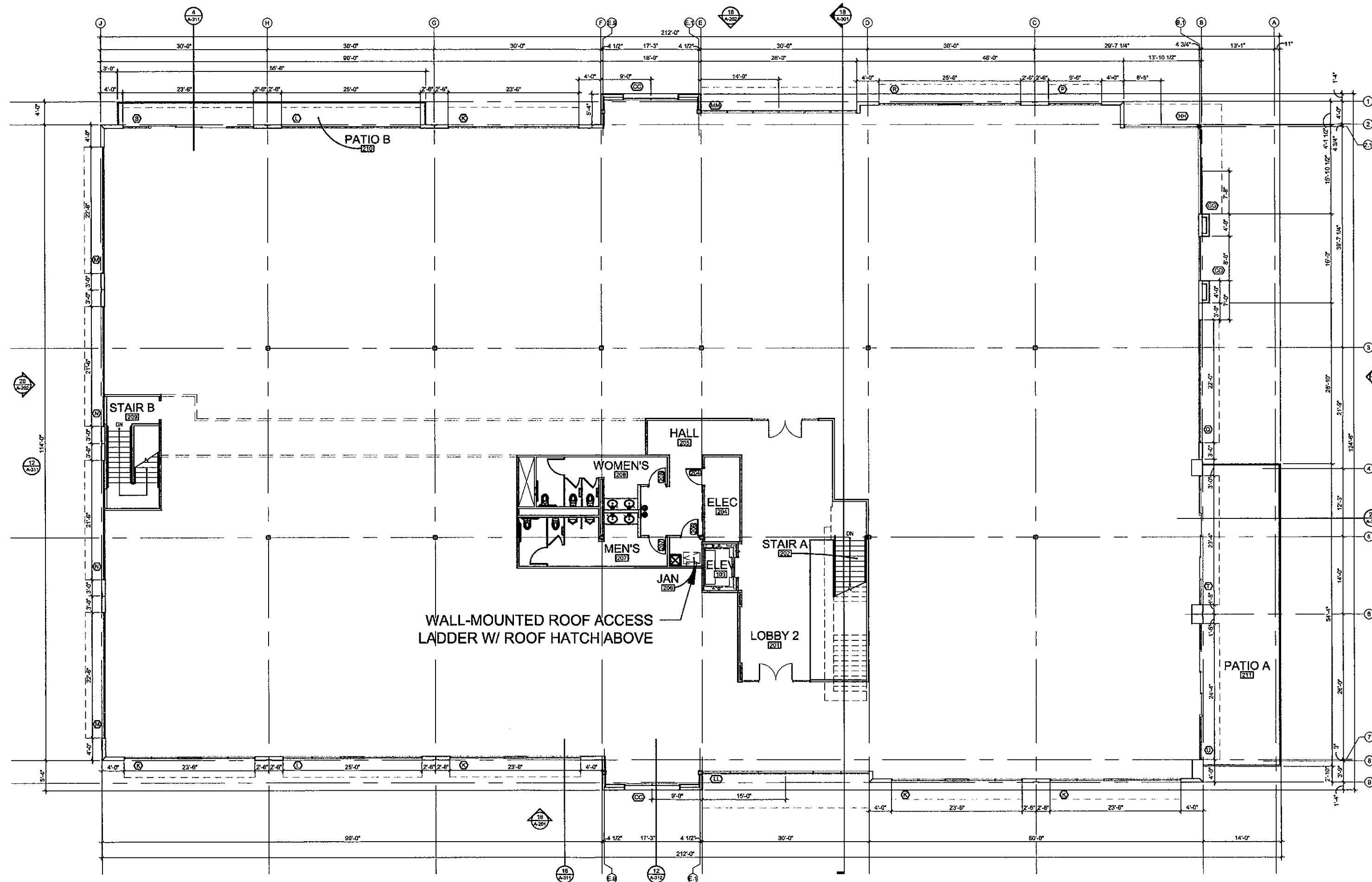
DATE:
REVISIONS
NO. DATE ISSUE

SHEET TITLE
SITE DETAILS

PROJECT NUMBER
17021.00

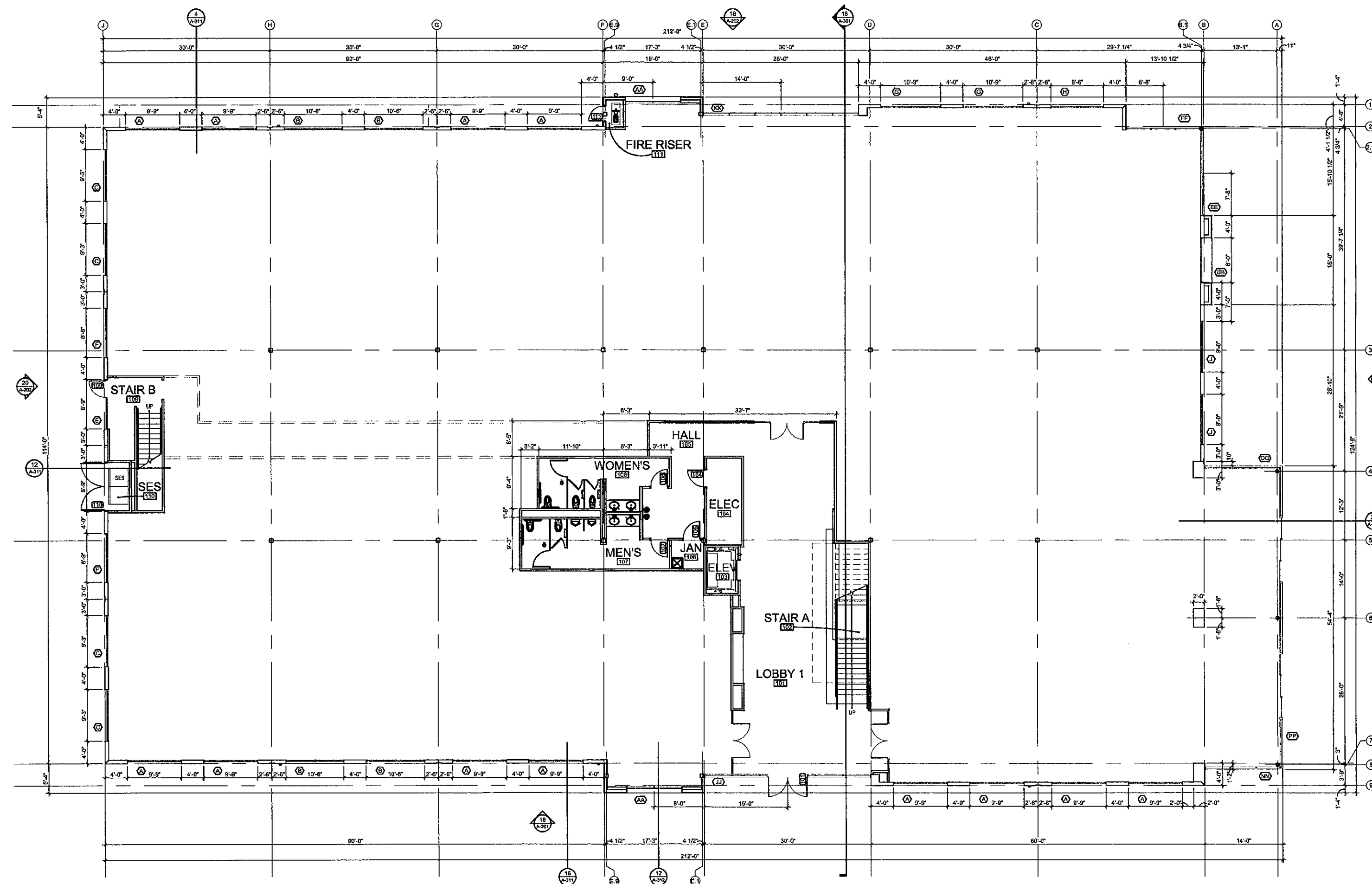
A-003

7-DR-2018
04/24/18



SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



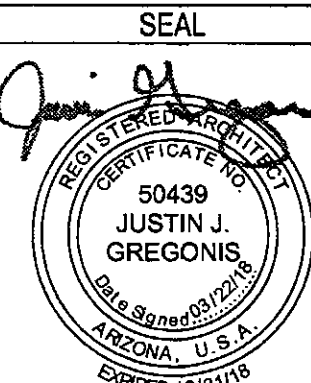
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



ARCHITECT

VERTICAL
DESIGN STUDIOS
4850 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
Ph: 602.395.1000 Fax: 602.395.1005



CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

DATE:		
REVISIONS		
NO.	DATE	ISSUE
1	03/22/16	Dev. Review 2nd Submittal

THESE DRAWINGS ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS SHALL HAVE THE RIGHT TO MAKE ANY CHANGES TO THESE DRAWINGS WITHOUT NOTICE.

SHEET TITLE
FIRST AND
SECOND
FLOOR PLANS

PROJECT NUMBER
17021.00

A-100

7-DR-2018
03/22/18

VENTILATION REQUIREMENTS

ROOF DRAIN CALCULATIONS*

ROOF PLAN KEY NOTES

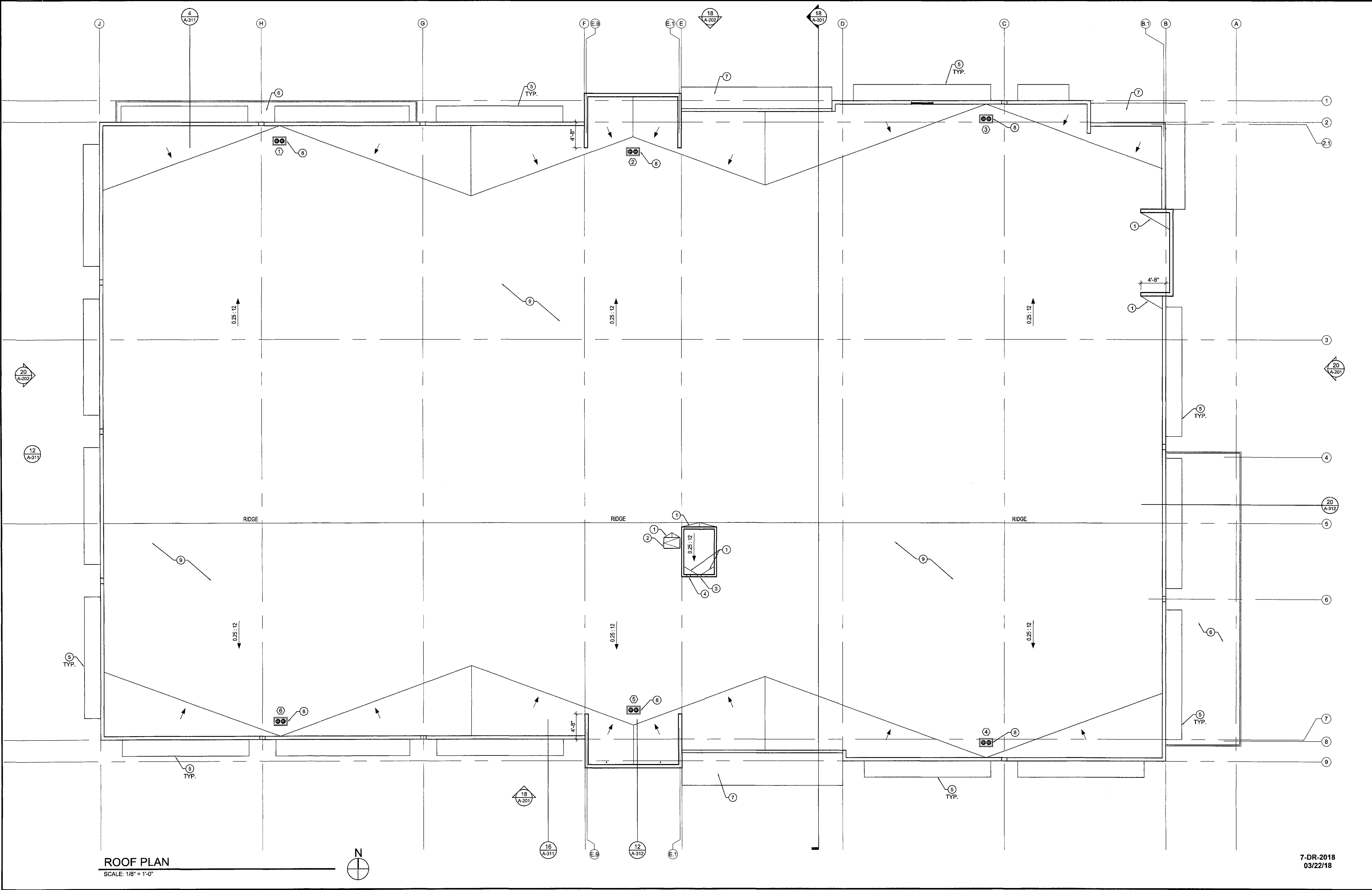
ROOF PLAN GENERAL NOTES

#	ROOF DRAIN	LEADER SIZE	TRIBUTARY ROOF AREA	ALLOWABLE TRIBUTARY ROOF AREA
1	1	6"	5,013.77 SF	7,133 SF
2	2	5"	4,134.06 SF	4,453 SF
3	3	6"	5,645.30 SF	7,133 SF
4	4	5"	3,179.71 SF	4,453 SF
5	5	5"	2,284.24 SF	4,453 SF
6	6	5"	2,690.52 SF	4,453 SF

* BASED ON 3" RAINFALL PER CITY OF PHOENIX 2012 IPC 1106.3 (1% SLOPE)

1. CRICKET - SLOPE AT 0.25:12 TO ENSURE POSITIVE DRAINAGE
2. ROOF HATCH
3. SCUPPER
4. OVERFLOW SCUPPER
5. PATIO BELOW
6. SHADE STRUCTURE BELOW
7. ROOF DRAIN W/ OVERFLOW ROOF DRAIN - SEE PLUMBING DWGS.
8. FOAM ROOFING SYSTEM, TYP. - SEE ALTERNATE NO. G-1 FOR TPO ROOFING SYSTEM

- A. ALL DIMENSIONS ARE FOR GENERAL ARRANGEMENT AND LOCATION ONLY. ACTUAL REQUIREMENTS AND DIMENSIONS SHOULD BE VERIFIED AND COORDINATED WITH EQUIPMENT, SHOP DRAWING SUBMITTALS AND STRUCTURAL FRAMING.
B. SEE MECHANICAL AND PLUMBING DWGS. FOR ADDITIONAL INFORMATION REGARDING ROOF PENETRATIONS AND ADDITIONAL ITEMS OF COORDINATION.
C. SEE STRUCT., MECH., PLUMB. AND ELEC. DWGS. FOR ADDITIONAL EQUIPMENT AND ROOF PENETRATIONS NOT SHOWN ON ROOF PLAN.
D. ROOF DRAINAGE IS EXISTING AND SHALL NOT BE MODIFIED WITHIN THIS SCOPE OF WORK. MAINTAIN POSITIVE DRAINAGE AT ROOF EQUIPMENT CURBS INSTALLED WITHIN THIS SCOPE OF WORK.
E. CONTRACTOR TO VERIFY AND COORDINATE DUCT, CURB AND ROOF PENETRATION LOCATIONS ALONG WITH INTAKE AND EXHAUST SEPARATION REQUIREMENTS PER
- F. APPLICABLE CODES.
G. ALL ROOF MOUNTED EQUIPMENT SHALL BE LOCATED AS FAR FROM ROOF EDGE AS POSSIBLE.
H. PREFABRICATED CURBS FOR ROOF TOP EQUIPMENT SHALL BE DESIGNED AND INSTALLED WITH TOP OF CURB LEVEL. CURBS BY MECHANICAL CONTRACTOR.
I. NO PLUMBING VENTS OR EXHAUST UNITS WITHIN 10'-0" OF INTAKE OR 5'-0" OF EXTERIOR WALL.
J. ALL ROOF PENETRATIONS, INCLUDING PLUMBING AND ELECTRICAL ROOF JACKS, SHALL BE 18" MIN. APART.
K. PROVIDE CRICKET ON HIGH SIDE OF ALL MECH. EQUIPMENT AND ROOF CURBS.



ARCHITECT

VERTICAL
DESIGN STUDIOS

4850 E. Cotton Center Blvd. Ste. 140
Phoenix, Arizona 85040
Ph: 602.965.1000 • Fax: 602.965.1005

SEAL

CONSULTANT

OWNER

PROJECT DESCRIPTION

17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTES:

DATE:
REVISIONS

NO.	DATE	ISSUE
1	03/22/18	Dev. Review 2nd Submittal

DESIGN NOTES:
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF VERTICAL DESIGN STUDIOS. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. VERTICAL DESIGN STUDIOS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

©COPYRIGHT 2018 VERTICAL DESIGN STUDIOS

SHEET TITLE

ROOF PLAN

PROJECT NUMBER
17021.00

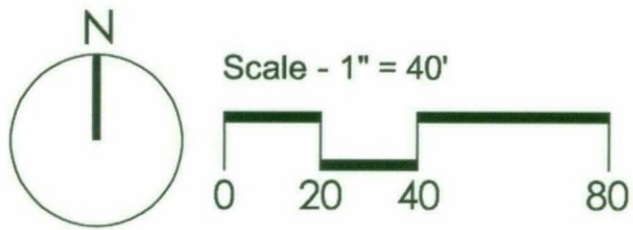
A-103

7-DR-2018
03/22/18

17021.00 - 17 THREE HUNDRED N. PERIMETER DRIVE - Development Review, 2nd Submittal - 03/22/2018

Plant #	Common Name	Caliper (in)/ Height (ft)	Status	Comments
1	Blue Palo Verde	12	NS	Branch Dieback / Poor Structure
2	Blue Palo Verde	9	S	
3	Blue Palo Verde	4	S	
4	Blue Palo Verde	6	NS	Branch Dieback
5	Blue Palo Verde	7	NS	Branch Dieback
6	Blue Palo Verde	8	NS	Branch Dieback
7	Blue Palo Verde	12	NS	Exposed Roots
8	Blue Palo Verde	16	NS	Branch Dieback
9	Blue Palo Verde	7	S	
10	Blue Palo Verde	5	NS	Branch Dieback
12	Blue Palo Verde	7	NS	Branch Dieback
13	Blue Palo Verde	8	NS	Branch Dieback
14	Blue Palo Verde	8	NS	Branch Dieback
15	Blue Palo Verde	4	NS	Branch Dieback
16	Blue Palo Verde	7	S	
17	Blue Palo Verde	4	NS	Branch Dieback
18	Blue Palo Verde	6	NS	Branch Dieback
19	Ironwood	20	RIP	
20	Ironwood	16	RIP	Proximity to Street
21	Hackberry	16	NS	Branch Dieback / Wide Base
22	Blue Palo Verde	36	NS	Cambium Damage
23	Blue Palo Verde	18	RIP	Trim Witches Broom
24	Blue Palo Verde	8	NS	Witches Broom
25	Blue Palo Verde	6	NS	Form
26	Blue Palo Verde	18	S	
27	Blue Palo Verde	8	NS	Witches Broom
28	Blue Palo Verde	9	NS	Cambium Damage / Leaning
29	Blue Palo Verde	5	NS	Form
30	Blue Palo Verde	28	NS	Cambium Damage / Leaning
31	Blue Palo Verde	9	NS	Branch Dieback
32	Blue Palo Verde	8	NS	Cambium Damage
33	Blue Palo Verde	24	NS	Cambium Damage
34	Blue Palo Verde	7	S	
35	Blue Palo Verde	9	NS	Trunk Form / Leaning
36	Blue Palo Verde	4	NS	Branch Dieback
37	Blue Palo Verde	10	S	
38	Blue Palo Verde	10	NS	Trunk Form
39	Blue Palo Verde	7	S	
40	Blue Palo Verde	12	NS	Witches Broom / Cambium Damage
41	Blue Palo Verde	10	NS	Form / Cambium Damage
42	Blue Palo Verde	10	S	
43	Blue Palo Verde	7	NS	Split Trunk
44	Blue Palo Verde	8	S	
45	Blue Palo Verde	12	S	
47	Mesquite	6	NS	Leaning
48	Mesquite	8	NS	Poor Structure
49	Mesquite	8	S	
50	Mesquite	8	S	
51	Mesquite	8	NS	Exposed Roots
52	Mesquite	8	S	
53	Ironwood	16	RIP	Proximity to Street
54	Ocotillo	14	RIP	Proximity to Street
55	Blue Palo Verde	6	NS	Trunk Form / Leaning

Summary	Trees	Cacti	Legend
Salvageable	14	0	S = Salvageable
Non-Salvageable	34	0	NS = Non-Salvageable
Remain-In-Place	4	1	RIP = Remain-In-Place
Total	52	1	

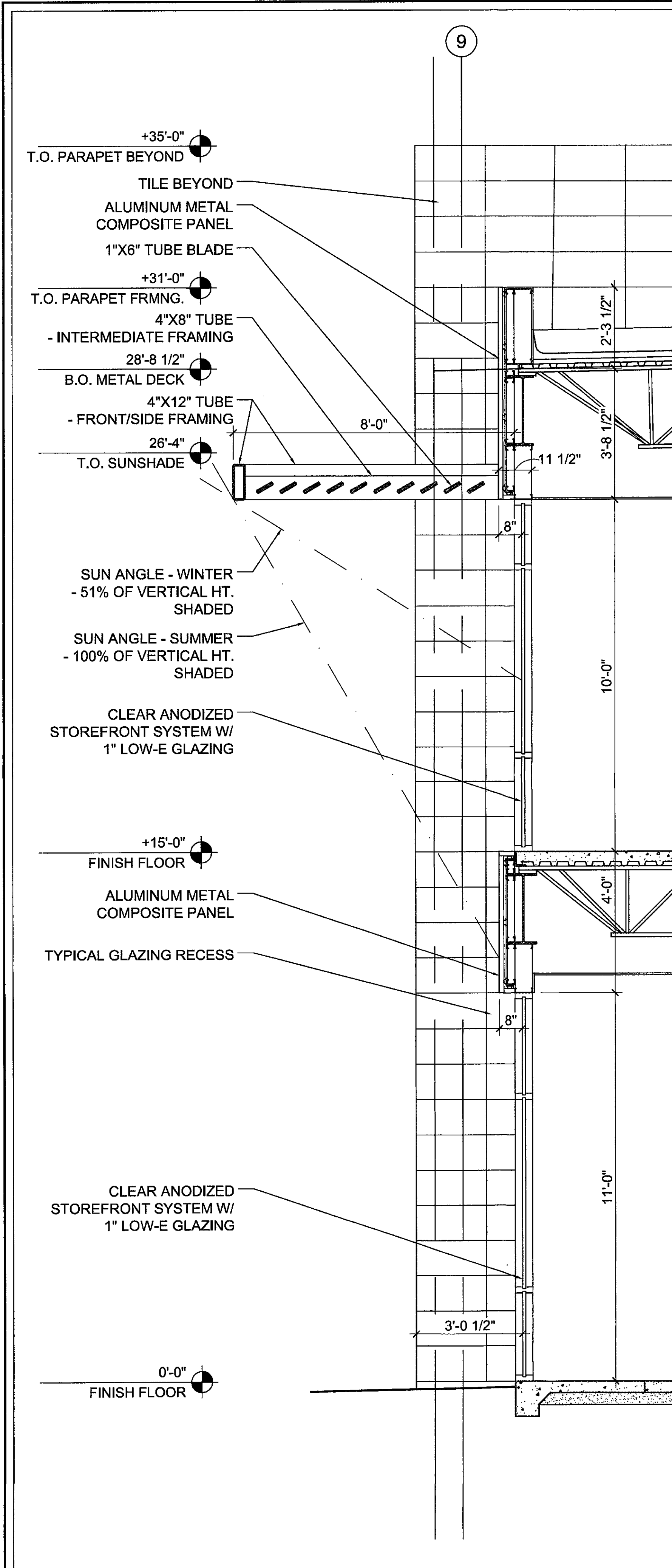


Project Consultants

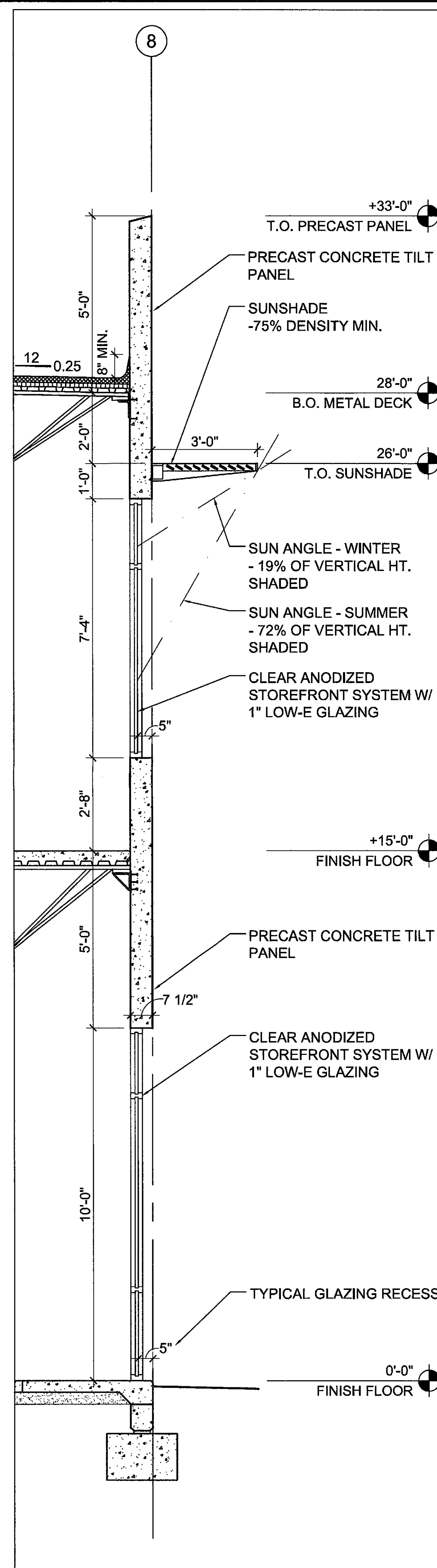
Inventory Provider **Native Resources International**
1540 West Happy Valley Road
Phoenix, Arizona 85085
623-869-6757 (p) • 623-869-6769 (f)
Contact: Kevin Brenda

Plant Legend

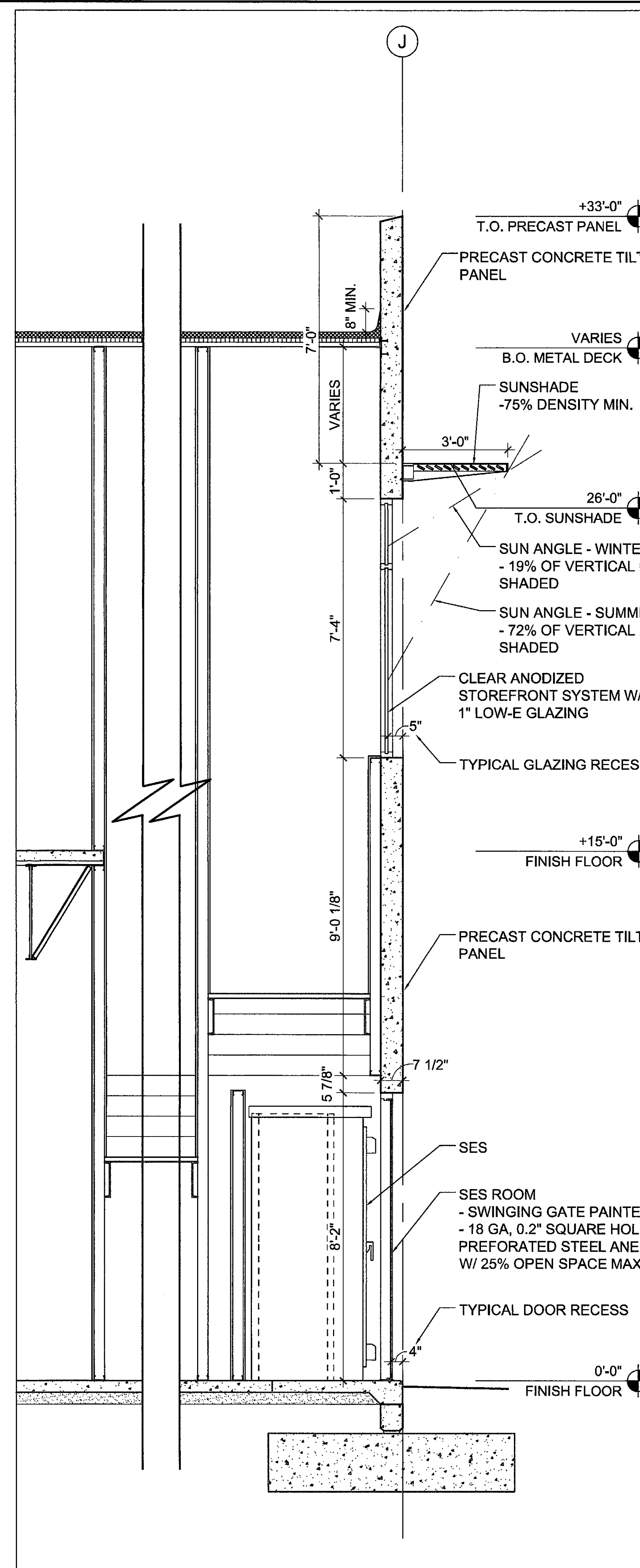
- | | |
|--------------------------|---------------------------|
| ⊕ Tree - Salvageable | ☼ Cacti - Salvageable |
| ⊗ Tree - Non-Salvageable | ☼ Cacti - Non-Salvageable |
| ○ Tree - Remain In Place | ☼ Cacti - Remain In Place |



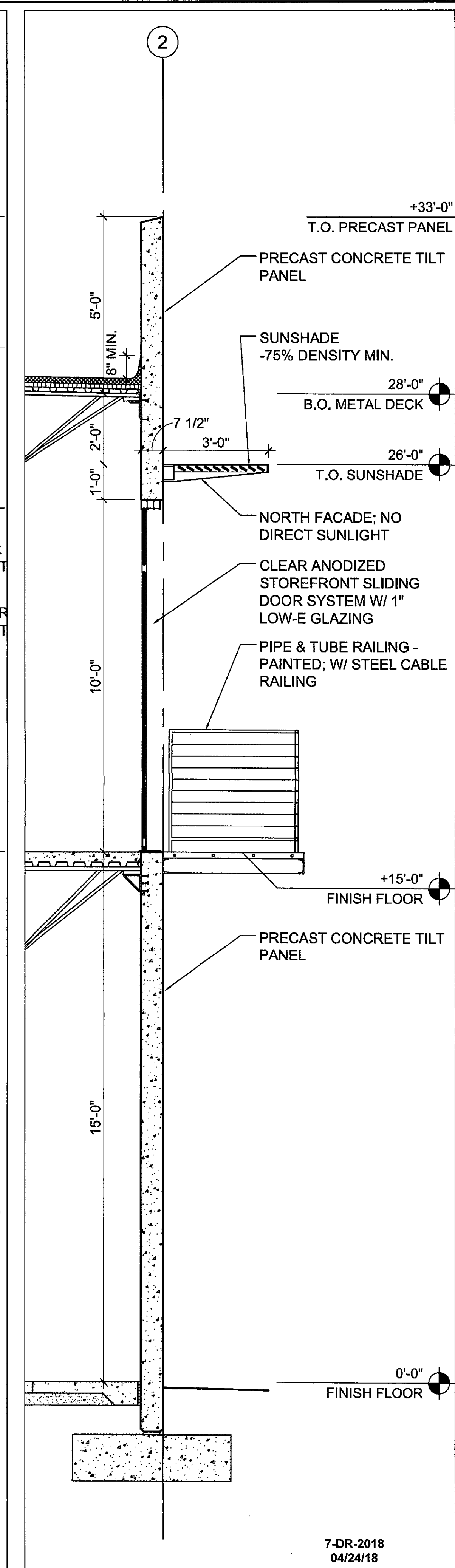
20 WALL SECTION
SCALE: 1/2"=1'-0"



16 WALL SECTION
SCALE: 1/2"=1'-0"



12 WALL SECTION
SCALE: 1/2"=1'-0"



4 WALL SECTION
SCALE: 1/2"=1'-0"

ARCHITECT
VERTICAL
DESIGN STUDIOS
4850 E. Cotton Center Blvd, Ste. 140
Phoenix, Arizona 85046
Ph 602.365.1000 - Fax 602.365.1005

SEAL
JUSTIN J. GREGONIS
50439
ARCHITECT
ARIZONA, U.S.A.
EXPIRES 12/31/18

CONSULTANT

OWNER

PROJECT DESCRIPTION
17 Three Hundred
17300 N. Perimeter Drive
Scottsdale, Arizona 85255

LEGAL NOTE:
THIS DRAWING IS THE PROPERTY OF VERTICAL DESIGN STUDIOS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF VERTICAL DESIGN STUDIOS. ANY VIOLATION OF THIS NOTICE SHALL BE SUBJECT TO LEGAL ACTION.

DATE: 03/22/18
REVISIONS
NO. DATE ISSUE
1 03/22/18 Dev, Review 2nd Submittal

SHEET TITLE
WALL SECTIONS

PROJECT NUMBER
17021.00

A-311