

**Marked Agendas
Approved Minutes
Approved Reports**

**The January 3, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

SCOTTSDALE

DEVELOPMENT REVIEW BOARD MEETING

MEETING NOTICE AND MARKED AGENDA



DEVELOPMENT REVIEW BOARD

Guy Phillips, Vice Mayor/Chair
Joe Young, Vice Chair
Kevin Bollinger, Planning Commissioner

Tammy Caputi, Development Member
Doug Craig, Design Member
Shakir Gushgari, Design Member
William Scarbrough, Design Member

Thursday, January 3, 2019

1:00 P.M.

DEVELOPMENT REVIEW BOARD MEETING

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Call to Order - 1:00 PM

Roll Call - ALL PRESENT

Administrative Report – Steve Venker

1. Identify supplemental information, if any, related to the January 3, 2019 Development Review Board agenda items, and other correspondence.

Minutes

2. Approval of the December 20, 2018 Development Review Board [Meeting Minutes](#).
APPROVED 7-0; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY BOARD MEMBER CAPUTI.

CONSENT AGENDA

3. [45-DR-2018 \(Mercado on Hayden & Mercado Del Lago Exterior Remodel\)](#) Andrew Chi
Request approval of the site plan and building elevations to remodel outdoor dining patios at two existing shopping centers, all on an 11.8-acre site and a 5.2-acre site, respectively.
American Design Consultants, Inc., Architect/Designer
8390 East Via De Ventura, 8140 North Hayden Road, 8240 North Hayden Road, 8260 North Hayden Road, and 8300 North Hayden Road
APPROVED 7-0; MOTION BY BOARD MEMBER GUSHGARI, 2ND BY BOARD MEMBER CRAIG.

REGULAR AGENDA

4. [21-DR-2018 \(Black Rock Coffee\)](#) Jeff Barnes
Request approval of a new restaurant with 340 square feet of outdoor dining patio, a drive-through service window, and 1,887 square feet of building area on a 0.6-acre pad site within a 1.65-acre site.
Architecture & Engineering Solutions, Architect/Designer
8700 East Thomas Road
APPROVED 5-2 WITH ADDITIONAL STIPULATION; MOTION BY COMMISSIONER BOLLINGER, 2ND BY VICE CHAIR YOUNG WITH VICE MAYOR PHILLIPS AND BOARD MEMBER SCARBROUGH DISSENTING.
5. [Election of Vice Chair](#) Steve Venker
The five public members of the Development Review Board will nominate and elect a Vice Chair.
APPROVED 5-0 FOR TAMMY CAPUTI AS VICE CHAIR; MOTION BY BOARD MEMBER SCARBROUGH, 2ND BY BOARD MEMBER CRAIG.
6. [Development Review Board Annual Report for 2018](#) Steve Venker
The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2018.
APPROVED 7-0; MOTION BY VICE CHAIR YOUNG, 2ND BY BOARD MEMBER CAPUTI.

NON-ACTION ITEMS

7. [25-DR-2011 \(Old Town Scottsdale Urban Design & Architectural Guidelines Update\)](#) Taylor Reynolds
Staff will be providing the Development Review Board (DRB) with the first of a series of presentations regarding the Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG).
East Indian School Road and North Scottsdale Road
STAFF PRESENTED PRELIMINARY INFORMATION REGARDING THE UPDATE.
8. [Rules of Procedure for the Development Review Board](#) Steve Venker
The Development Review Board will review, and possibly give direction to staff regarding the Rules of Procedure.
BOARD MEMBER CAPUTI RECOMMENDED AMENDING THE RULES TO BE GENDER NEUTRAL.

Adjournment - 1:51PM



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 3, 2019 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Black Rock Coffee 21-DR-2018

Location: 8700 East Thomas Road

Request: Request approval of a new restaurant with 340 square feet of outdoor dining patio, a drive-through service window, and 1,887 square feet of building area on a 0.6-acre pad site within a 1.65-acre site.

OWNER

Simon CRE
(480) 745-1956

ARCHITECT/DESIGNER

Architecture & Engineering Solutions

ENGINEER

Cypress Civil Development

APPLICANT CONTACT

Martin Flood
Architecture & Engineering Solutions
(602) 999-1942

BACKGROUND

Zoning

The site is zoned Industrial Park (I-1) district. The I-1 district is intended to allow light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The I-1 allows for Restaurants but requires approval of a Conditional Use Permit for drive-through service.

Context

This site is located along the north side of East Thomas Road, and is the southwest corner of the existing redevelopment project at the northwest corner of East Thomas Road and North Pima Road.

Adjacent Uses and Zoning

Action Taken _____

- North: Community Storage Facility; zoned Industrial Park (I-1) and Scottsdale Summit residential subdivision beyond; zoned Single-family Residential (R1-5)
- South: Scottsdale Estates Eleven residential subdivision; zoned Single-family Residential (R1-7)
- East: Salt River Pima Maricopa Indian Community (SRPMIC)
- West: City of Scottsdale Pima Park; zoned Industrial Park (I-1) and Open Space (OS)

Key Items for Consideration

- Associated Conditional Use Permit application approved by City Council on December 12, 2018.
- Site anticipated for commercial use with previous redevelopment project in 2015.

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant's request is to construct a new drive-through coffee shop on an I-1 zoned property, which was identified for future commercial development with the previously approved redevelopment of the industrial building to a storage facility.

Neighborhood Communication

The applicant sent out notification to property owners located within 750 feet of the site and then held an open house meeting for the Conditional Use Permit application on May 9, 2018. The City sent out notification to property owners within 750 feet after receiving the application. Staff has received inquiries about the details of the project during the review process, but no written comments have been received as of the writing of this report.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

This location was anticipated for future commercial land use as part of the redevelopment of the building on the northern parcel of this development, (Case 57-DR-2015). The southern portion of that site was identified for future pad building development and anticipated cross access connections through the site to utilize the existing driveway locations. The I-1 zoning allows restaurants but requires a Conditional Use Permit for restaurants with drive-through services which has been approved by the City Council (Case 8-UP-2018).

The proposed site layout maintains an open space buffer with screen wall between the street and the parking area and provides the required distributions of open space per the I-1 ordinance. The layout also provides for a dual lane queueing drive-through that wraps around the building to minimize onsite queueing backups.

Proposed building elevations utilize a modern style that incorporates horizontally scored, integrally colored EIFS, stone veneer replicating barnwood, and metal canopies and shadow boxes at the windows. The staff recommended stipulations identify the inclusion of a porte-cochere style drive-through canopy be provided, spanning the entire width of the lane at the pick-up window with support posts tying its massing into the building and the ground, consistent with the Scottsdale Restaurant Design Guidelines and other approved restaurant applications throughout the city. This will replace the suspended canopy shown on the proposed elevations and reflect the appearance and structure of the patio cover proposed on the east building elevation.

Development Information

The development proposal includes a new drive-through coffee shop in a location on the development site previously anticipated for this type of commercial land use.

- Existing Use: vacant land
- Proposed Use: restaurant with drive-through
- Buildings/Description: 1,887 square feet of restaurant with 343 square feet of outdoor patio
- Parcel Size: 0.86 acres (gross)
0.6 acres (net)
- Building Height Allowed: 36 feet (within 300 feet of a residential zoning district)
- Building Height Proposed: 19 feet 4 inches
- Parking Required: 16 spaces
- Parking Provided: 16 spaces
- Open Space Required: 3,736.9 square feet
- Open Space Provided: 3,921 square feet

OTHER BOARDS & COMMISSIONS

City Council

On December 12, 2018 the City Council heard the associated application for a Conditional Use Permit to allow a Restaurant with Drive-Through (8-UP-2018) and voted to approve 7-0.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Black Rock Coffee per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

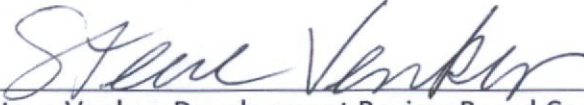
Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author

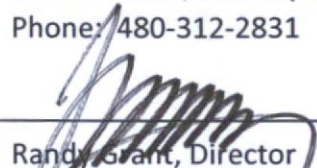
12/13/18
Date



Steve Venker, Development Review Board Coordinator

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

12/18/18
Date



Randy Grant, Director
Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

12/18/18
Date

ATTACHMENTS

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

**Stipulations for the
Development Review Board Application:
Black Rock Coffee
Case Number: 21-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
4. The water and sewer basis of design report submitted by Cypress Civil Development and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was: 57-DR-2015.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

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

6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
7. With the Final Plans submittal, the building elevations and site plan shall be revised to provide a porte-cochere over the drive-through window and lane instead of the cable-suspended flat canopy. In accordance with the Scottsdale Restaurant Design Guidelines, drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or 'stuck on' to the building. The porte-cochere shall mirror the design of the patio cover found on the east building elevation.
8. With the Final Plans submitted, the design of the columns for the patio and the porte-cochere shall be revised to include horizontal reveals similar to the reveals on the building.

SITE DESIGN:

DRB Stipulations

9. With the Final Plans submittal, the drive-through curbing design shall be modified to provide a radiused curb with landscape in place of the square corner at the northeast corner of the drive-through lane.
10. All drive aisles that are fire lanes shall have a minimum width of twenty-four (24) feet.
11. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details 2147-1 for double enclosures.
12. With the final striping plan, the on-site drive aisles along the west side of the parcel and the drive-through exit aisle shall be configured to indicate which vehicle has the right-of-way.

EXTRIOR LIGHTING:

Ordinance

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

DRB Stipulations

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.

- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

DRB Stipulations

- 15. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. EAST THOMAS ROAD
 - i. Remove and replace the eastern driveway to be in conformance with DSPM Section 5-3.200 and 5-3.205 to be Type CL-1 per COS Standard Detail 2256;
 - ii. Remove and replace the western driveway to be in conformance with DSPM Section 5-3.200 and 5-3.205 to be Type CL-2 per COS Standard Detail 2256; and
 - iii. Remove and replace sidewalk along E. Thomas Road along the frontage to be a minimum 8 feet in width separated from the back of curb per DSPM Sec. 5-3.110; 2008 Transportation Master Plan Chapter 7 Section 8.
- 16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

- 17. Before the of civil construction document submittal, the owner shall obtain final approval of the water and wastewater basis of design reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved basis of design reports.
- 18. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 19. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 20. The final plans submittal shall demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.
 - b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
- 21. Site is under a Letter of Map Revision (LOMR) effective December 7, 2018. All elevations and Regulatory Flood Elevations (RFE) shall be based on the new effective LOMR.

22. In accordance with Scottsdale Revised Code Section 37-36 (a), the final drainage report shall include a hydraulic analysis that illustrates no substantial increases in existing 100-year water surface elevations as determined by the approved Pima Storage LOMR resulting from the proposed development. The final drainage report will need to determine revised 100-year floodplain limits and water surface elevations and clearly show and label them on the grading and drainage plan.

EASEMENTS DEDICATIONS:

DRB Stipulations

23. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- a. A sight distance easement where a sight distance triangle(s) at the driveways in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property;
 - b. PUBLIC NON-MOTORIZED ACCESS EASEMENT. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot;
 - c. PRIVATE CROSS-ACCESS EASEMENT. A Private Cross-Access easement over this parcel giving access to the parcels east and north; and
 - d. PRIVATE DRAINAGE AND FLOOD CONTROL EASEMENT. A Private Drainage and Flood Control easement is required over the storm drain system connecting the offsite systems to the outlet in East Thomas Road.



Context Aerial



Q.S.
15-48

Google Earth Pro Imagery

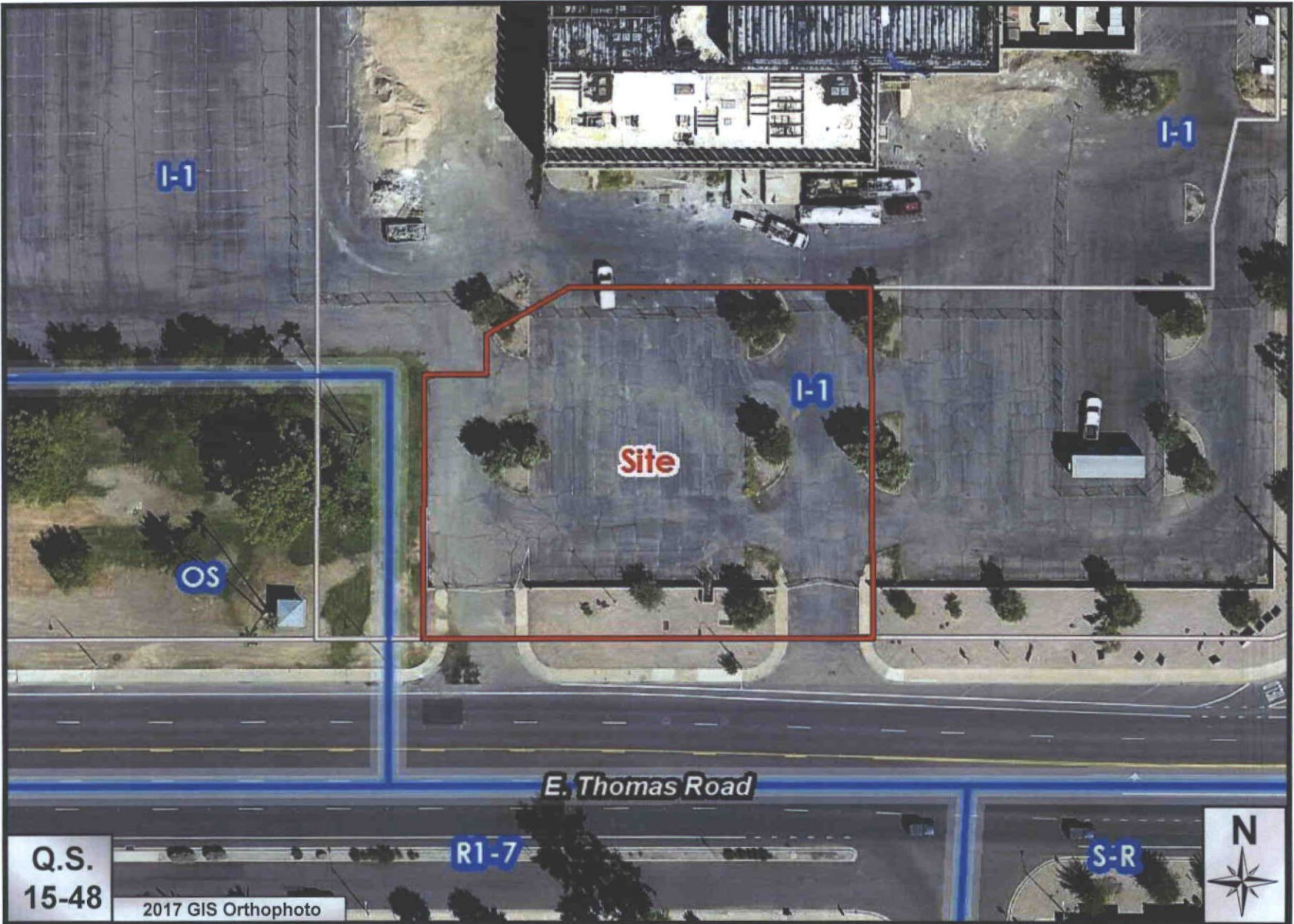
E. Thomas Road



Close-Up Aerial

ATTACHMENT #1A

21-DR-2018



Q.S.
15-48

2017 GIS Orthophoto

Zoning Map

ATTACHMENT #2

21-DR-2018

Architecture & Engineering Solutions LLC

Masterplanning / Architecture / Engineering / Construction Management

4020 North 20th Street Suite 308 / Phoenix AZ 85016 / 602-241-3335 / Fax 602-241-3353

June 5, 2018

Mr. Jeff Barnes Senior Planner
City of Scottsdale Planning and Development Services
7447 E. Indian School Rd. Suite 105
Scottsdale AZ., 85251

RE: **DRB Project Narrative**
NWC Thomas & Pima Rd

Jeff:

Architecture & Engineering Solutions LLC is pleased to submit this Project Narrative along with our Design Review Board Application outlining the above referenced project on behalf of **Simon CRE**. Please note the following:

1. Building & Site Design Services are proposed for a 1,887 SF Blackrock Coffee Shop on a 45,928 SF, I-1 zoned parcel located at the NWC of Thomas & Pima Rd's that was a parking lot for an electronics manufacturing facility previously.
2. This coffee shop has been thoughtfully designed to confirm with the Cities development standards and guidelines and because the restaurant use is allowed within the I-1 zoning district it will conform with the Cities General Plan, character plan and masterplan.
3. The Architectural character, Sonoran desert landscaping and site design will promote a desirable relationship to open spaces and to the residential neighborhood that surrounds it.
4. As you review the building elevations you will note that our design avoids monotonous repetition of elements while expressing a contemporary and well-proportioned palate of materials, colors and finishes including southwestern colors that respond well to the Sonoran desert as specified by the Cities sensitive design principles.
5. Our project design conforms to the recommendations of the ESL ordinance and incorporates unique and somewhat contemporary design elements as it is not located within the historic property overlay district.
6. Our proposed coffee shop's site design promotes safe, logical vehicular and pedestrian circulation throughout the site in its drive thru layout, pedestrian walk up service areas and vehicular parking zones.
7. All mechanical equipment will be fully screened from view by roof parapets and all vehicles will be adequately screened by ordinance compliant site screen walls. These facts can be confirmed thru review of our Building elevations and 3D rendering provided.
8. Our coffee shop is not located within Downtown area.

We look forward to working with your planning team to successfully obtain Design Board Review approval of this important project. Please feel free to call or email me directly if you have questions or concerns regarding any aspect of this project's narrative and DRB Application.

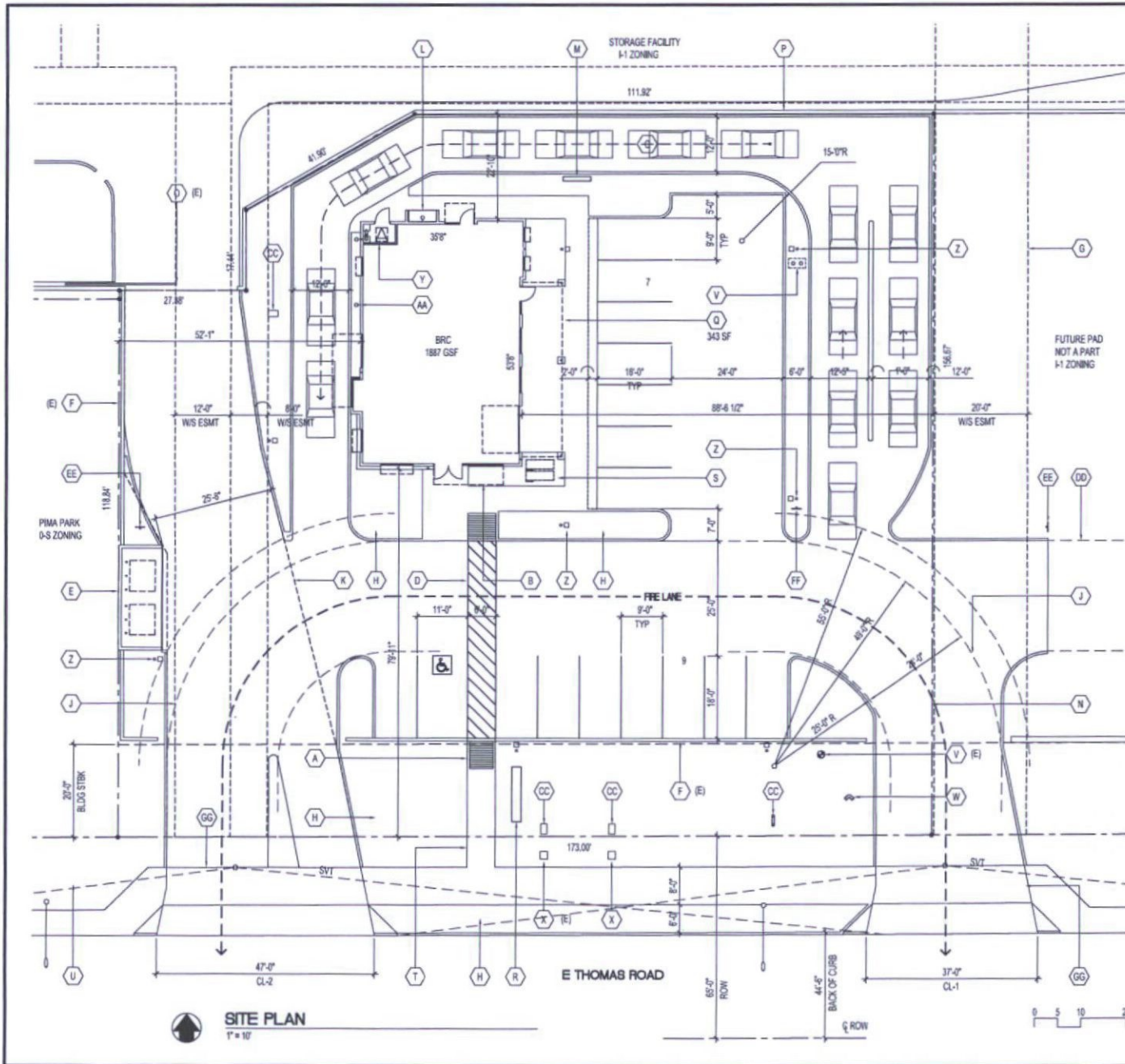
Submitted by,

ARCHITECTURE & ENGINEERING SOLUTIONS LLC

Martin Flood, NCARB
Manager / Principal

21-DR-2018
06/05/18

ATTACHMENT 3



SITE DATA

SITE AREA, NET	: 28,134 SF (0.65 ACRES)
SITE AREA, GROSS	: 37,542 SF (0.86 ACRES)
ASSESSOR PARCEL #	: 130-09-001L
ZONING	: I-1, INDUSTRIAL PARK
PROPOSED USE	: RESTAURANT
BUILDING AREA, GROSS	: 1,887 SF
LOT COVER (ALLOW)	: 20,907 SF (80% NET SITE AREA)
LOT COVER	: 1,887 SF - 26,134 SF = 7.2 %
STREET YD SETBACK	: 20'-0"
REAR YD SETBACK	: 0'-0", 30' ADJ TO RESIDENTIAL
SIDE YD SETBACK	: 0'-0"
BLDG HT, ALLOWED	: 52'-0"
BLDG HT, PROPOSED	: 19'-4"
BIKE PARK, REQ'D	: 1.6, PER Z.O. SEC 9.103.C
BIKE PARK, PROVIDED	: 2
PARKING REQUIRED	: 2
RESTAURANT, BRC	: 1,887 SF @ 1:120 SF = 15.73
PATIO, 350 SF ALLOW	: 343 SF < 350 SF = 0
ACCESSIBLE (4% TOTAL)	: 1 *
TOTAL	: 16
PARKING PROVIDED	: STANDARD (9' x 18') 15
ACCESSIBLE	: 1
TOTAL	: 16

* INCLUDED IN TOTAL STALLS REQUIRED.

- KEYNOTES**
- A ACCESSIBLE RAMP, TYPICAL.
 - B LINE OF CANOPY ABOVE.
 - C 140' LONG X 12' WIDE DRIVE-THRU QUEUING LANE.
 - D ACCESSIBLE PEDESTRIAN ROUTE.
 - E 6' HIGH CMU DOUBLE REFUSE ENCLOSURE WITH (2) 6 CY BIN PER C.O.S. STANDARD DETAIL 2147-1.
 - F EXISTING 3'-0" H CMU SCREEN WALL, PAINT. REBUILD WALL AS REQUIRED TO MATCH EXISTING CONSTRUCTION.
 - G EXISTING UTILITY EASEMENT, TYPICAL.
 - H LANDSCAPING. SEE LANDSCAPE PLANS.
 - J 24' WIDE FIRE DEPARTMENT & SERVICE VEHICLE ACCESS.
 - K VEHICLE ACCESS EASEMENT.
 - L SERVICE ENTRANCE SECTION (SES).
 - M MENU BOARD.
 - N PROPOSED LOT SPLIT LINE.
 - O 24' WIDE ROLLING GATE.
 - P 6' HIGH SECURITY WALL.
 - Q DINING PATIO. (FIRST 350 SF OF PATIO AREA DOES NOT REQUIRE ADDITIONAL PARKING.)
 - R MONUMENT SIGN, BY OTHERS.
 - S BIKE RACK. PER C.O.S. STANDARD DETAIL 2285.
 - T 6' WIDE CONCRETE SIDEWALK, SALT FINISH.
 - U SITE VISIBILITY TRIANGLE (SVT).
 - V FIRE HYDRANT. SEE CIVIL DWGS.
 - W FIRE DEPARTMENT CONNECTION (FDC).
 - X WATER METER. SEE CIVIL DWGS.
 - Y FIRE RISER ROOM.
 - Z PARKING LOT STANDARD. TYP OF 8. SEE ELEC DWGS.
 - AA WALL-MOUNTED LIGHT FIXTURE. TYP OF 3. SEE ELEC DWGS.
 - BB 150 LB. GREASE INTERCEPTOR.
 - CC BACKFLOW PREVENTOR. SEE CIVIL DWGS.
 - DD 24' WIDE PAVED ACCESS DRIVE TO PIMA ROAD. SEE CIVIL DWGS.
 - EE "STOP" SIGN. SEE CIVIL DWGS.
 - FF "DRIVE-THRU" SIGN. SEE CIVIL DWGS.
 - GG INSTALL DRIVEWAY ENTRANCE PER COS STD DETAIL 2250.



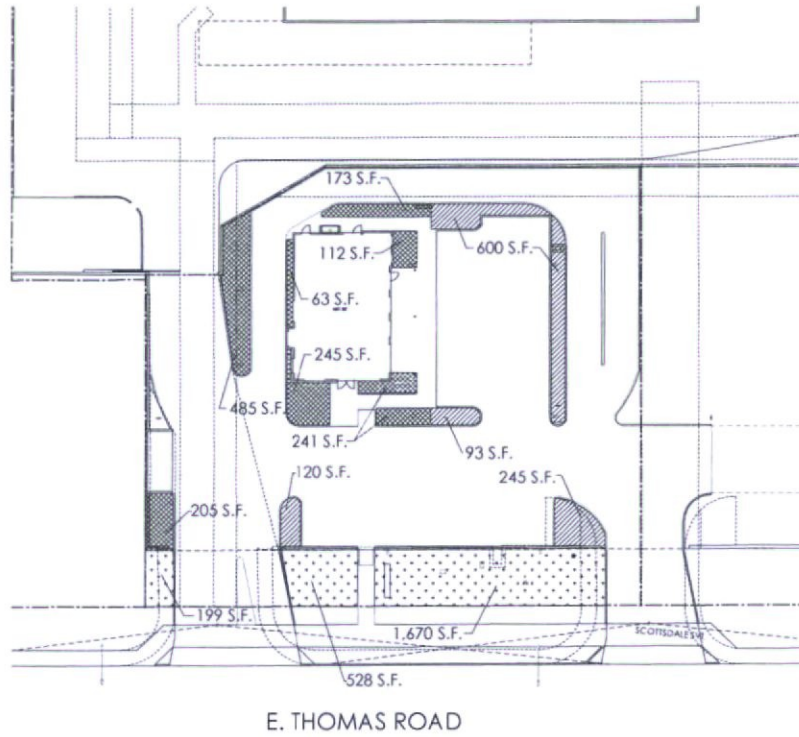
Architecture & Engineering Solutions LLC
 Mechanical / Architectural / Engineering / Construction Management
 4000 North 28th Street, Suite 100 Phoenix, Arizona 85018
 602.998.3333 Fax 602.998.3330
 © 2018

Parking for new Coffee Shop for
BLACK ROCK COFFEE
 4000 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

NO.	DATE	DESCRIPTION
1	11/6/2018	ISSUED FOR PERMIT
2		
3		
4		
5		

DATE OF	DTWB
MADE BY	CD/BB
TITLE	CONTRACT
DATE	05-25-18




SITE PLAN
A11



PROJECT DATA:
 ZONING: I-1
 NET LOT AREA: 26,134 SQ.FT.
 BUILDING HEIGHT: 26'-4"

OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
 MAXIMUM BUILDING HEIGHT: X
 FIRST 12' OF HEIGHT = 10% x NET LOT AREA
 .10 x 26,134 = 2,613.4 SQ.FT.
 NEXT 14'-4" OF HEIGHT = 14.33 x .003 x 26,134 = 1,123.5
OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)
 2,613.4 + 1,123.5 = 3,736.9 SQ.FT. (REQUIRED)
 OPEN SPACE PROVIDED: 3,921 SQ.FT.

PARKING LOT LANDSCAPE:
 PARKING AREA: 6,405 SQ.FT.
 LANDSCAPE REQUIRED: 961 SQ.FT. (15%)
 LANDSCAPE PROVIDED: 1,058 SQ.FT.

-  DENOTES FRONT OPEN SPACE
2,397 sq.ft.
-  DENOTES OPEN SPACE OTHER THAN FRONTAL
1,524 sq.ft.
-  DENOTES PARKING LOT
1,058 sq.ft.



21-DR-2018
10/04/2018

ATTACHMENT 5

08-UP-18



T.J. McQUEEN & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING
 10450 N. Nth Street, Suite 120
 Scottsdale, Arizona 85258
 P 1.602.365-0320
 EMAIL: tmmcqueen@tjma.net

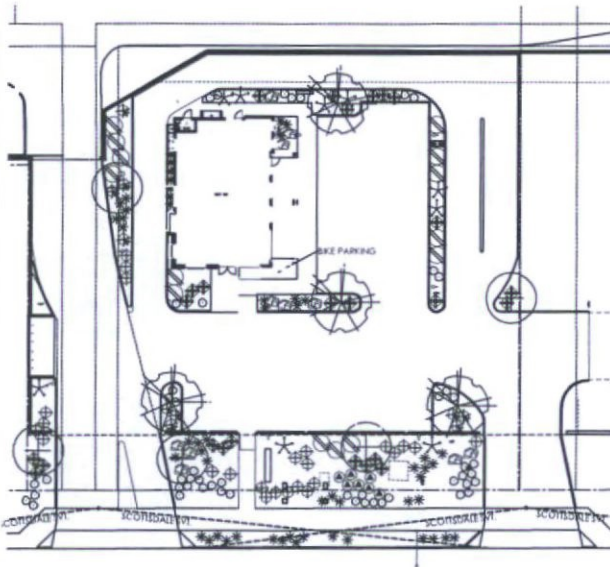
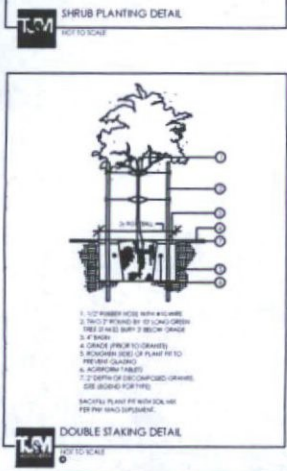
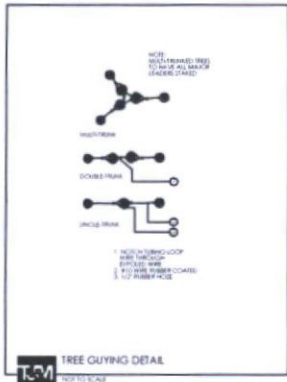


PLANNING FOR NEW COFFEE SHOP FOR
 THIS CONTRACT ALLOWS THE
 ARCHITECT TO PROVIDE A PRELIMINARY
 CERTIFICATION AND APPROVAL
 OF ALL LOTS AND ESTIMATES.

Architecture & Engineering Solutions LLC
 1000 North 20th Street, Suite 100, Phoenix, Arizona 85016
 602-231-2111 Fax: 602-231-2113
 © 2017

Planning for new Coffee Shop for:
BLACK ROCK COFFEE
 8700 E THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

DATE	09/27/18
NO.	OS.01



LANDSCAPE LEGEND

- PROSORUM VELUTINA NATIVE MESQUITE 24\"/>
- CERCIDIA FLORIDA BLUE PALM YECHE 34\"/>
- CALLANDRA CALIFORNICA FAIRY OUSTER 5 GALLON (10)
- LARREA TRIDENTATA CREOSOTE 5 GALLON (5)
- SMYRNAEIA CHINENSIS JOJOBA 5 GALLON (14)
- HEPERALOE PARVIFLORA RED YUCCA 5 GALLON (24)
- LEUCIA CALIFORNICA CHIPAROSA 5 GALLON (25)
- AMBROSIA DELTOIDEA BUR SAGE 1 GALLON (30)
- MELAPODIUM LEUCANTHEM BLACKFOOT DASY 1 GALLON (55)

LANDSCAPE PLAN
0' 10' 20' 40'
SCALE: 1"=20'-00"

ALL LANDSCAPE AREAS AND MATERIALS INCLUDING THOSE LOCATED IN THE RIGHT OF WAY (INCLUDING MEDIANS) SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LUSH AND WEED FREE CONDITION IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, AND A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF PROPERTY OWNER DEVELOPER HOME OWNERS ASSOCIATION



THOMAS ROAD STREETSCAPE NOT TO SCALE

PROJECT DATA:
ZONING: I-1
NET LOT AREA: 26,134 SQ.FT.
BUILDING HEIGHT: 26'-4"

OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT: X
FIRST 12' OF HEIGHT = 10% x NET LOT AREA
.10 x 26,134 = 2,613.4 SQ.FT.
NEXT 14'-4" OF HEIGHT = 14.33 x .003 x 26,134 = 1,123.5

OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)
2,613.4 + 1,123.5 = 3,736.9 SQ.FT. (REQUIRED)
OPEN SPACE PROVIDED: 3,921 SQ.FT.

PARKING LOT LANDSCAPE:
PARKING AREA: 6,405 SQ.FT.
LANDSCAPE REQUIRED: 961 SQ.FT. (15%)
LANDSCAPE PROVIDED: 1,058 SQ.FT.

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (480) 365-0320
EMAIL: tmmcqueen@tjma.net

CITY OF SCOTTSDALE LANDSCAPE NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
- PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.
- ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ANY EXISTING LANDSCAPE MATERIALS, INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL RIGHT-OF-WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SLOPES ON SITE ARE 4:1 MAX.
- NO TURF AREAS ARE TO BE PROVIDED.
- SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.
- SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELEC. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.
- SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS.
- SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.
- SEE ARCHITECTURAL FOR BIKE RACK DETAILS.
- ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.
- "SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".
- A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND/OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
- A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.
- A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK BRULETS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.
- RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF).

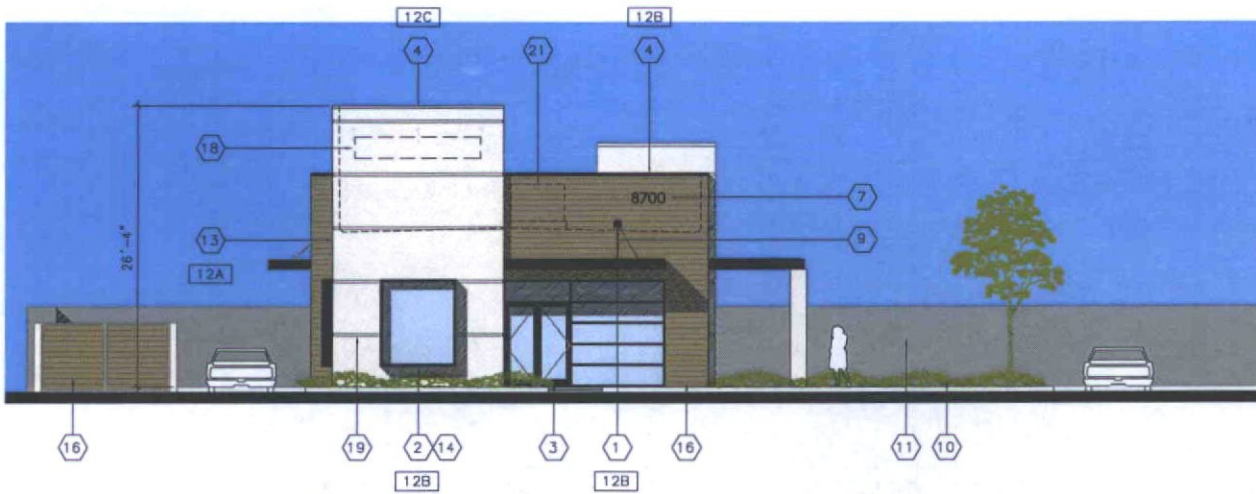
PROJECT FINANCING INFORMATION: THIS PROJECT IS FINANCED BY THE CITY OF SCOTTSDALE. THE CITY OF SCOTTSDALE IS THE OWNER OF THIS PROJECT. THE CITY OF SCOTTSDALE IS THE OWNER OF THIS PROJECT.

Architecture Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 South 20th Street, Suite 100 Phoenix, Arizona 85034 (602) 241-1333

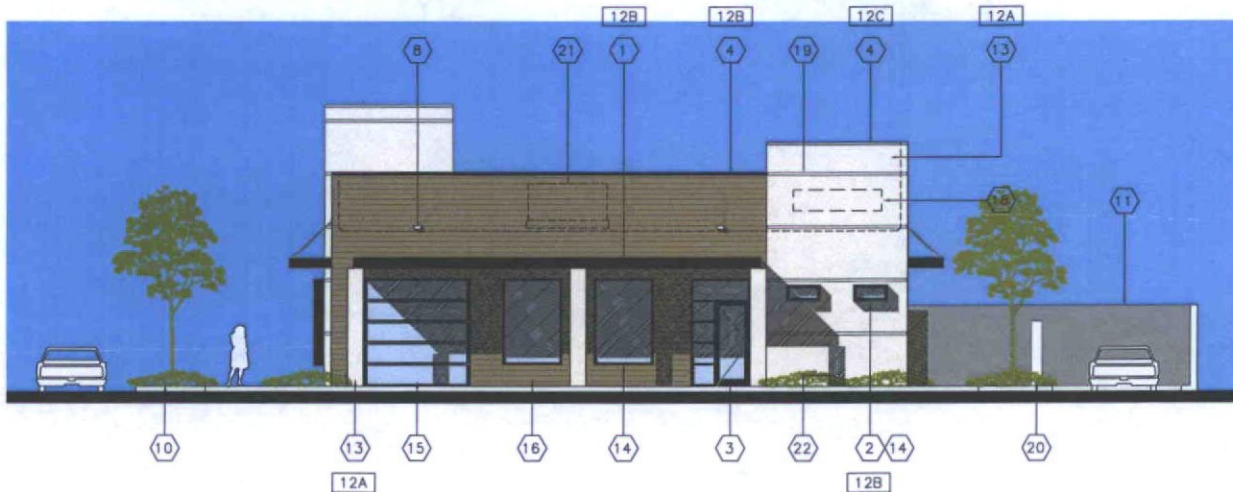
Planning for new Coffee Shop for
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85258

21-DR-2018
11/6/2018

DATE	11/06/18
DATE BY	DESIGNED
DATE	ISSUED
PROJECT NO.	La.01
ISSUED FOR	SEE PLAN



SOUTH ELEVATION
3/16"-1"=1'



EAST ELEVATION
3/16"-1"=1'



KEYNOTES

- 1 1'-6" H STEEL CANOPY, PAINT.
- 2 1/4" PLATE STEEL SURROUND (HEAD, JAMB & SILL), PAINT.
- 3 ALUMINUM STOREFRONT DOOR, BLACK ANODIZED FINISH, 1" INSULATED, BLUE-TINTED GLAZING. [VITRO GLASS, "AZURIA + SUNGATE 400"]
- 4 METAL COPING, PAINT.
- 5 HOLLOW METAL DOOR, PAINT.
- 6 WALL-MOUNTED LIGHT FIXTURE, TYPE SA, MOUNT @ 11'-4" AFF TO CENTERLINE FIXTURE, TYP OF 3.
- 7 12" H X 2" D PIN-MOUNTED, FABRICATED ALUMINUM ADDRESS NUMERALS, 2" MINIMUM STROKE, WITH FULL 2" RETURN, BRUSHED ALUMINUM FINISH.
- 8 8" W X 4" H METAL OVERFLOW SCUPPER, PAINT. EXTEND AS REQUIRED.
- 9 3/4" Ø STEEL SUSPENSION ROD.
- 10 LANDSCAPING.
- 11 EXISTING 6" H SCREEN WALL, PAINT.
- 12 SERVICE ENTRANCE SECTION, PAINT.
- 13 INTEGRAL-COLOR EIFS SYSTEM, SAND FINISH.
- 14 CENTER-SET ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED FINISH, 1" INSULATED, BLUE-TINTED GLAZING. [VITRO GLASS, "AZURIA + SUNGATE 400"]
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- 16 MANUFACTURED STONE VENEER. [CORANADO, BARN WOOD STONE, "OLD FRONTIER"]
- 17 SLIDING ALUMINUM DRIVE-THRU WINDOW.
- 18 TENANT SIGNAGE. UNDER SEPARATE PERMIT.
- 19 3" H X 1" D EXTRUDED ALUMINUM REVEAL.
- 20 MENU BOARD, BY TENANT.
- 21 LINE OF MECHANICAL UNIT ON ROOF.
- 22 NICKEL BRONZE DOWNSPOUT NOZZLE. TYP OF 4. [ZURN, #Z199]

COLOR LEGEND

- 11A SEE KEYNOTE 16 ABOVE.
- 12A DUNN EDWARDS # DETA68, "WHITE PICKET FENCE"
- 12B DUNN EDWARDS # DEA187, "BLACK"
- 12C SHERWIN WILLIAMS # BS9S11, "SILVER BRITE"



PROFESSIONAL NOTIFICATION:
OWNER TO MAKE PAYMENT TO ARCHITECT FOR ALL SERVICES AND APPROVAL OF ALL BIDS AND ESTIMATES.

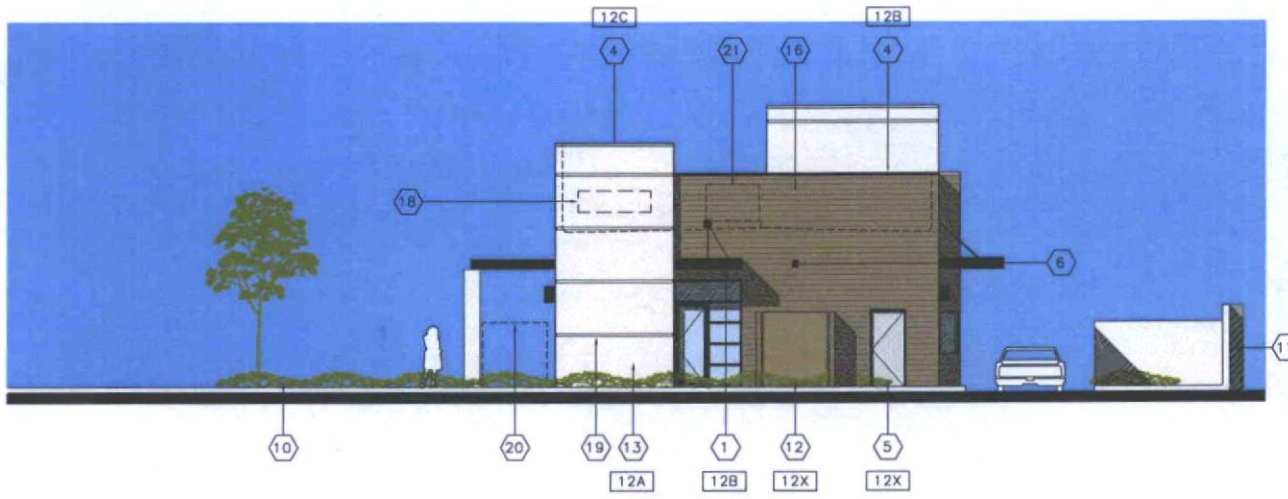
Architecture Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
 480 North 28th Street, Suite 300 Phoenix, Arizona 85018 | Tel: 602.970.1333

Planning for new Coffee Shop for
BLACK ROCK COFFEE
 8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

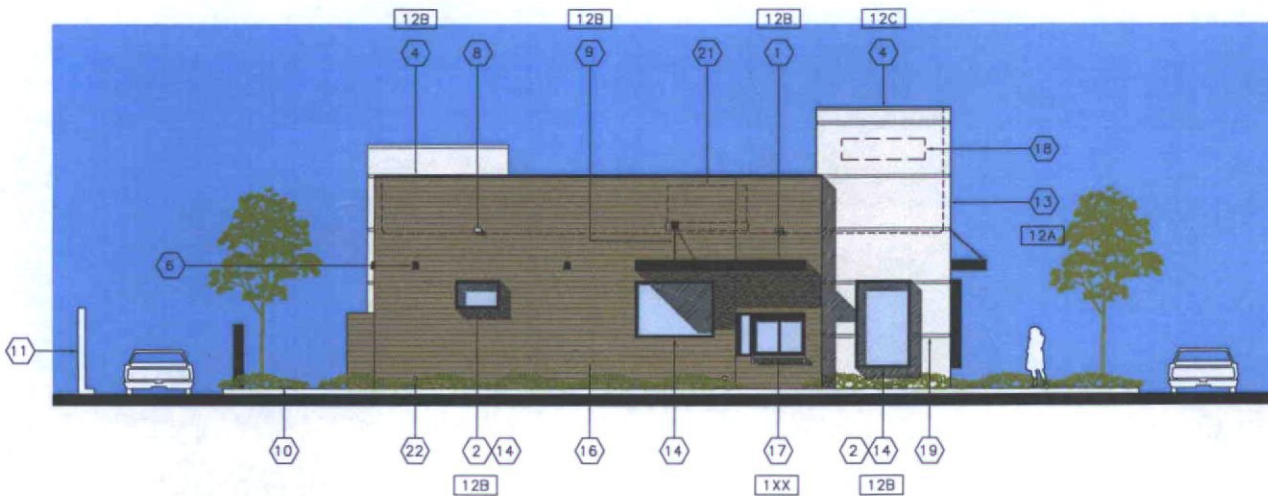
DATE	DESCRIPTION

OWNER	DROR
DATE BY	TLR
DATE	05-25-18

EXTERIOR ELEVATIONS	
ISSUED BY	DRP
DATE	05-25-18
SCALE	AS SHOWN



NORTH ELEVATION
3/16"=1'-0"



WEST ELEVATION
3/16"=1'-0"

KEYNOTES

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COLOR LEGEND

- 11A SEE KEYNOTE 16 ABOVE.
- 12A DUNN EDWARDS # DET648, "WHITE PICKET FENCE"
- 12B DUNN EDWARDS # DEA187, "BLACK"
- 12C SHERWIN WILLIAMS # B98911, "SILVER BRITE"



PERMIT NOTATION FOR THIS PROJECT TO BE REVIEWED BY THE CITY OF PHOENIX FOR CONFORMANCE WITH THE CITY OF PHOENIX PERMITS DEPARTMENT AND TECHNICAL STAFF.

Architecture Engineering Solutions LLC
Multi-disciplinary Architecture / Engineering / Construction Management
 400 North 24th Street, Suite 301 Phoenix, Arizona 85016 | 602.313.0333 | Fax 602.313.0330
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Planning for new Coffee Shop for
BLACK ROCK COFFEE
 8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

NO.	DATE	DESCRIPTION
1	05-25-18	ISSUED FOR PERMIT

Drawn by	CFDB
Made by	TLR
Check by	TLR
Date	05-25-18

EXTERIOR ELEVATIONS
 SHEET NO. **A42** OF 104



PROJECT PAYMENT NOTIFICATION
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 Mechanical / Architecture / Engineering / Construction Management
 4020 North 28th Street, Suite 201 / Phoenix, Arizona 85018 / 602-944-3333 / Fax: 602-944-3330
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Planning for new Coffee Shop for
BLACK ROCK COFFEE
 8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85268

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05-25-18
2	ISSUE FOR PERMIT	05-25-18

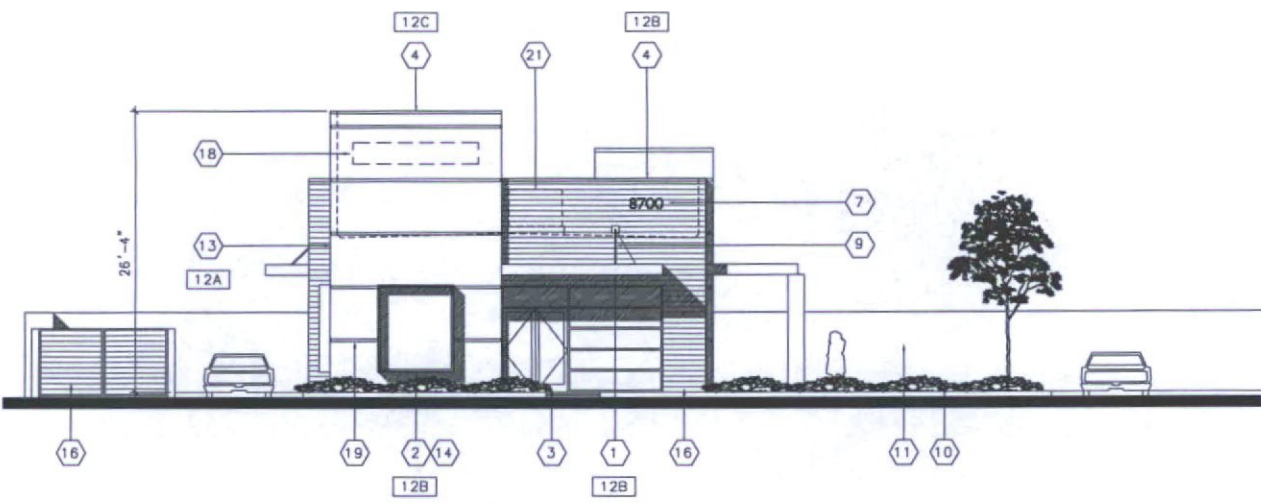
CLIENT NO.	7008
DATE BY	TLP
DATE	05-25-18
EXTERIOR ELEVATIONS	
ISSUE NO.	A4.1
ISSUE DATE	05-25-18

KEYNOTES

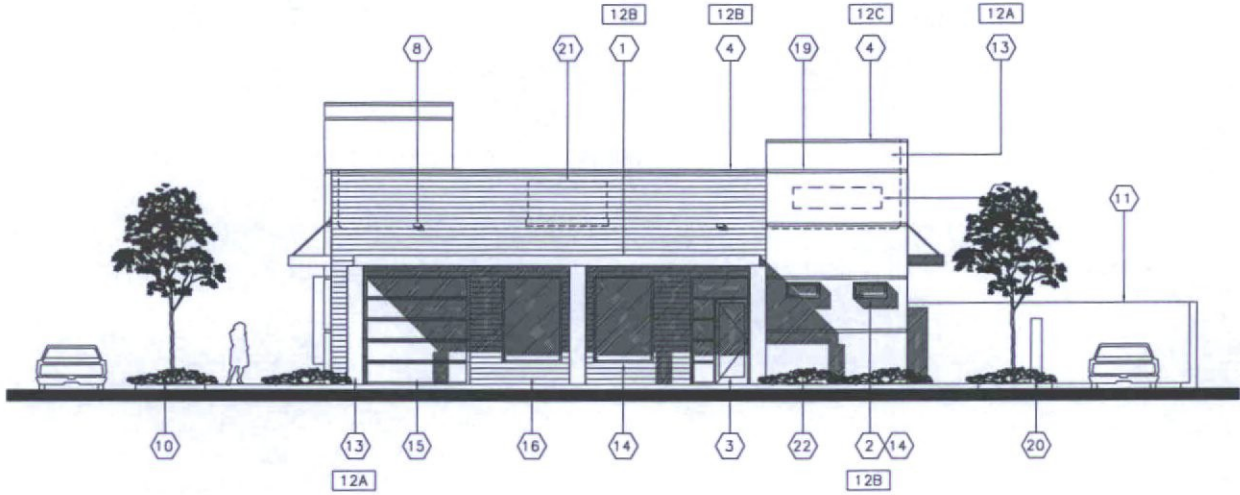
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COLOR LEGEND

- 11A SEE KEYNOTE 16 ABOVE.
- 12A DUNN EDWARDS # DET648, "WHITE PICKET FENCE"
- 12B DUNN EDWARDS # DEA187, "BLACK"
- 12C SHERWIN WILLIAMS # B59S11, "SILVER BRITE"



SOUTH ELEVATION
 3/16"=1'-0"



EAST ELEVATION
 3/16"=1'-0"

21-DR-2018
11/6/2018



PROJECT ENGINEER APPROVES THIS CONTRACT. I ALLOW THE OWNER TO MAKE CHANGES TO THE CONTRACT AND APPROVE THE DEVELOPER'S AND ARCHITECT'S OF RECORD AND ESTIMATE.

Architecture & Engineering Solutions LLC
 Licensed Professional Engineers & Architects
 1000 North Scottsdale Road, Suite 200, Phoenix, Arizona 85028
 (602) 944-1337 / Fax (602) 944-1373
 © 2018

Planning for new Coffee Shop for:
BLACK ROCK COFFEE
 8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

DATE	BY

DATE PLOTTED	1709
MADE BY	TJA
CHECKED	
DATE	05-25-18
PERSPECTIVE	
DRAWING NO.	001 P01

ATTACHMENT 9

VITRO GLASS, SUNGATEB 400,
LOW-B "AZURIA", 10% REFLBCTANCE



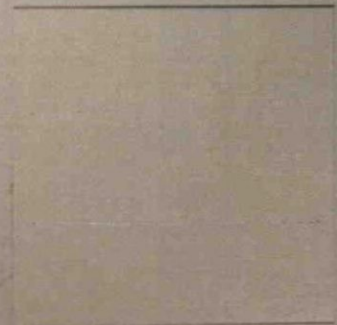
A CORANADO, BARN WOOD STONE,
"OLD FRONTIER"



13A

12B

11A



12A DUNN EDWARDS # DBT648,
"WHITE PICKET FENCE"



12B DUNN EDWARDS
DBA187, "BLACK"



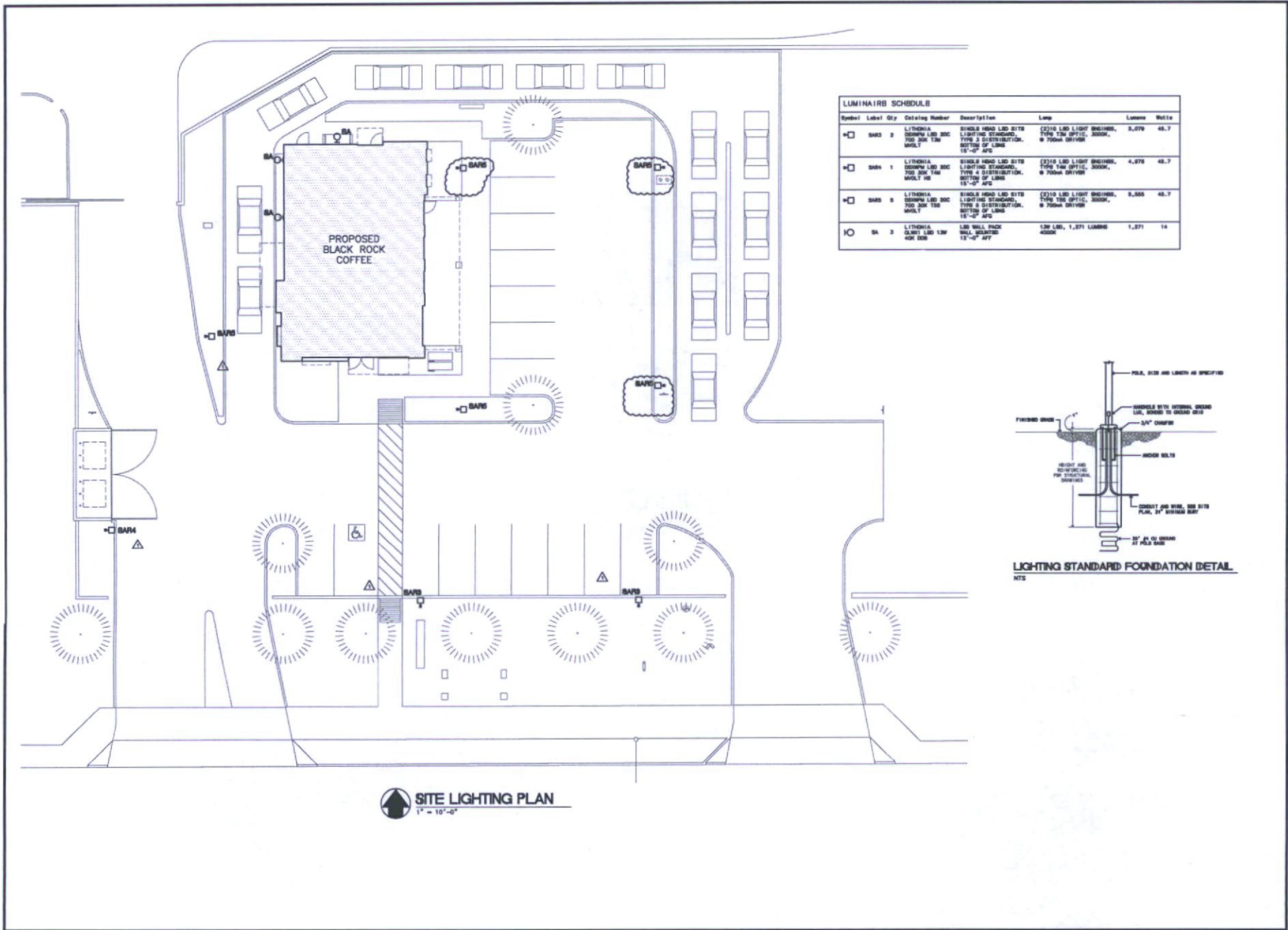
12C SHERRIN WILLIAMS
B59S11, "SILVER BRITB"

ATTACHMENT 9

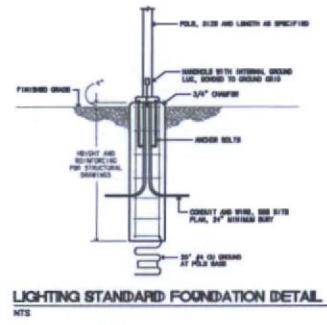


Architecture
& Engineering Solutions LLC
Architecture / Engineering / Construction Management
2020 North 20th Street, Suite 100 / Phoenix / Arizona 85016 | 602.541.1311 / Fax 602.540.3310
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BLACK ROCK COFFEE
8700 E THOMAS ROAD
SCOTTSDALE, AZ 85251



Symbol	Label	Qty	Catalog Number	Description	Lumens	Watts
☐	SA02	2	LITHONIA OSRAM LED SDC 700 DIM 12W MAGL1	SINGLE HEAD LED BITE LIGHTING STANDARD, TYPE 2 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFF	2,070	48.7
☐	SA01	1	LITHONIA OSRAM LED SDC 700 DIM 12W MAGL1 H8	SINGLE HEAD LED BITE LIGHTING STANDARD, TYPE 2 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFF	4,870	48.7
☐	SA03	0	LITHONIA OSRAM LED SDC 700 DIM 12W MAGL1	SINGLE HEAD LED BITE LIGHTING STANDARD, TYPE 2 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFF	2,000	48.7
○	BA	3	LITHONIA OSRAM LED 12W 400K LED	LED WALL PACK WALL MOUNTING 15'-0" AFF	1,271 LUMENS 4000K	14



PROJECT FURNISHING INFORMATION TO THE CONTRACTOR TO AVOID CONFLICTS WITH THE CONTRACT DOCUMENTS AND PERMITS OF THE CITY OF PHOENIX AND ESTIMATES.

Architecture & Engineering Solutions LLC
 Masterplanning / Architecture / Engineering / Construction Management
 400 North 20th Street, Suite 300 Phoenix, Arizona 85016 | Tel: 602.521.1110


Planning for new Coffee Shop for
BLACK ROCK COFFEE
 8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

DATE	BY	CHKD BY
06-04-18	MMY	MMY
06-04-18		

DATE	JOB
06-04-18	
DATE	CREATED
06-04-18	
DATE	06-04-18
DATE	06-04-18

SHEET NO. SL_1 OF 10

D-Series Pole Mount LED Area Luminaire



Specifications

Luminaire

Width: 12.5"

Height: 12.5"

Depth: 12.5"

Weight: 12.5 lbs

Introduction

The D-Series Pole Mount Luminaire is a fully integrated LED luminaire for area and site applications. It features a sleek, modern design and is readily integrated to existing long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 25 years of nighttime use and up to 10% in energy savings over comparison 200W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces area that are exceptionally illuminated.

Ordering Information EXAMPLE: D000HM LED 3000 40K TSM MVOLT SPUMA D0010

Item	Part Number	Description	Notes
1	D000HM	LED 3000 40K TSM MVOLT SPUMA D0010	

Part Number	Description	Notes
D000HM	LED 3000 40K TSM MVOLT SPUMA D0010	

Accessories

- LED 3000 40K TSM MVOLT SPUMA D0010
- LED 3000 40K TSM MVOLT SPUMA D0010
- LED 3000 40K TSM MVOLT SPUMA D0010

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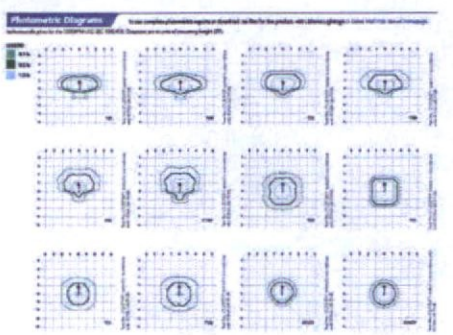
Performance Data

Lumen Ambient Temperature (LAT) Multiplier

LAT (°C)	Multiplier
0	1.0
5	0.98
10	0.96
15	0.94
20	0.92
25	0.90
30	0.88
35	0.86
40	0.84
45	0.82
50	0.80
55	0.78
60	0.76
65	0.74
70	0.72
75	0.70
80	0.68
85	0.66
90	0.64
95	0.62
100	0.60

Performance Diagrams

Beam Spread: 10°, 15°, 20°, 25°, 30°, 35°, 40°, 45°, 50°, 55°, 60°, 65°, 70°, 75°, 80°, 85°, 90°



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Performance Data

Lumen Output


Model	Power (W)	Beam Spread	Beam Angle	Beam Diameter (ft)	Beam Diameter (m)	Beam Area (sq ft)	Beam Area (sq m)	Beam Length (ft)	Beam Length (m)	Beam Volume (cu ft)	Beam Volume (cu m)
D000HM	3000	10°	10°	1.0	0.3	0.785	0.07	1.0	0.3	0.785	0.07
D000HM	3000	15°	15°	1.5	0.45	1.767	0.16	1.5	0.45	3.534	0.16
D000HM	3000	20°	20°	2.0	0.6	3.142	0.28	2.0	0.6	6.283	0.28
D000HM	3000	25°	25°	2.5	0.75	4.909	0.44	2.5	0.75	9.817	0.44
D000HM	3000	30°	30°	3.0	0.9	7.069	0.64	3.0	0.9	14.137	0.64
D000HM	3000	35°	35°	3.5	1.05	9.621	0.88	3.5	1.05	19.242	0.88
D000HM	3000	40°	40°	4.0	1.2	12.566	1.13	4.0	1.2	25.133	1.13
D000HM	3000	45°	45°	4.5	1.35	15.904	1.41	4.5	1.35	31.809	1.41
D000HM	3000	50°	50°	5.0	1.5	19.635	1.77	5.0	1.5	39.270	1.77
D000HM	3000	55°	55°	5.5	1.65	23.762	2.16	5.5	1.65	47.524	2.16
D000HM	3000	60°	60°	6.0	1.8	28.274	2.59	6.0	1.8	56.544	2.59
D000HM	3000	65°	65°	6.5	1.95	33.161	3.06	6.5	1.95	66.321	3.06
D000HM	3000	70°	70°	7.0	2.1	38.485	3.57	7.0	2.1	76.967	3.57
D000HM	3000	75°	75°	7.5	2.25	44.179	4.12	7.5	2.25	88.358	4.12
D000HM	3000	80°	80°	8.0	2.4	50.265	4.71	8.0	2.4	100.480	4.71
D000HM	3000	85°	85°	8.5	2.55	56.764	5.34	8.5	2.55	113.335	5.34
D000HM	3000	90°	90°	9.0	2.7	63.617	6.01	9.0	2.7	127.422	6.01

Options and Accessories

- Model: D000HM
- Model: D000HM
- Model: D000HM
- Model: D000HM

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OLWX1 LED Wall Luminaire



Specifications

Width: 7.125"

Height: 6.75"

Depth: 2.75"

Weight: 1.5 lbs

Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 200W metal halide wall lighting over 50% in energy costs. Whether you are mounting it to a recessed junction box, conduit, through wiring, an up-light, or a down light, or as a flood light - the OLWX1 has all applications covered.

Ordering Information EXAMPLE: O00X1 LED 200W 50K

Item	Part Number	Description	Notes
1	O00X1	LED 200W 50K	

Part Number	Description	Notes
O00X1	LED 200W 50K	

Accessories

- LED 200W 50K
- LED 200W 50K
- LED 200W 50K

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TYPE 'SA' WALL MOUNTED FIXTURE



FEATURES & SPECIFICATIONS

INSTALLATION

The luminaire is designed for easy installation. It is a fully integrated LED luminaire for area and site applications. It features a sleek, modern design and is readily integrated to existing long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

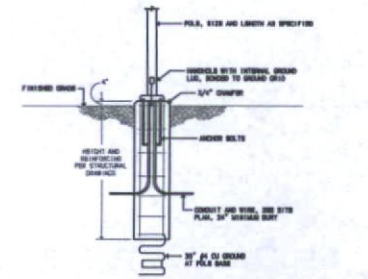
CONSTRUCTION

The luminaire is constructed from high-quality materials. It is designed to be durable and long-lasting. It features a sleek, modern design and is readily integrated to existing long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

OPERATION

The luminaire is designed for easy operation. It is a fully integrated LED luminaire for area and site applications. It features a sleek, modern design and is readily integrated to existing long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

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LIGHTING STANDARD FOUNDATION DETAIL

TYPE 'SAR' SITE LIGHTING STANDARD



PROFESSIONAL CERTIFICATION
 ENGINEER
 ROBERT M. HINES
 LICENSE NO. 12170
 STATE OF ARIZONA

Architecture & Engineering Solutions LLC

Masterplanning / Architecture / Engineering / Construction Management

4025 North 20th Avenue, Suite 101 Phoenix, Arizona 85016-1011 Tel: 602.241.1510

Planning for next Coffee Shop for

BLACK ROCK COFFEE

8700 E. THOMAS ROAD
 SCOTTSDALE, ARIZONA 85258

DATE	REVISION

DATE:	07/08
DATE BY:	MMV
DATE:	06-04-18
SITE LIGHTING FIXTURE CUT SHEETS	
ISSUED BY:	SL_2

**Stipulations for the
Development Review Board Application:
Black Rock Coffee
Case Number: 21-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Architecture and Engineering Solutions, LLC, with a city staff date of 11/6/2018.
4. The water and sewer basis of design report submitted by Cypress Civil Development and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable DRB case for the subject site was: 57-DR-2015.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

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

ATTACHMENT A

APPROVED 1/3/19 (MB)

6. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
7. With the Final Plans submittal, the building elevations and site plan shall be revised to provide a porte-cochere over the drive-through window and lane instead of the cable-suspended flat canopy. In accordance with the Scottsdale Restaurant Design Guidelines, drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or 'stuck on' to the building. The porte-cochere shall mirror the design of the patio cover found on the east building elevation.
8. With the Final Plans submitted, the design of the columns for the patio and the porte-cochere shall be revised to include horizontal reveals similar to the reveals on the building.

SITE DESIGN:

DRB Stipulations

9. With the Final Plans submittal, the drive-through curbing design shall be modified to provide a radiused curb with landscape in place of the square corner at the northeast corner of the drive-through lane.
10. All drive aisles that are fire lanes shall have a minimum width of twenty-four (24) feet.
11. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details 2147-1 for double enclosures.
12. With the final striping plan, the on-site drive aisles along the west side of the parcel and the drive-through exit aisle shall be configured to indicate which vehicle has the right-of-way.

EXTRIOR LIGHTING:

Ordinance

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

DRB Stipulations

13. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
14. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.

ATTACHMENT A

APPROVED 1/3/19 (MB)

- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

DRB Stipulations

- 15. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. EAST THOMAS ROAD
 - i. Remove and replace the eastern driveway to be in conformance with DSPM Section 5-3.200 and 5-3.205 to be Type CL-1 per COS Standard Detail 2256;
 - ii. Remove and replace the western driveway to be in conformance with DSPM Section 5-3.200 and 5-3.205 to be Type CL-2 per COS Standard Detail 2256; and
 - iii. Remove and replace sidewalk along E. Thomas Road along the frontage to be a minimum 8 feet in width separated from the back of curb per DSPM Sec. 5-3.110; 2008 Transportation Master Plan Chapter 7 Section 8.
- 16. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

- 17. Before the of civil construction document submittal, the owner shall obtain final approval of the water and wastewater basis of design reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved basis of design reports.
- 18. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 19. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 20. The final plans submittal shall demonstrate consistency with the accepted master drainage plan and report.
 - a. For any design that modifies the accepted master drainage report, the owner shall submit a site-specific addendum to the final drainage report and plan, subject to review and acceptance by the Stormwater Manager or designee.

- b. An addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
21. Site is under a Letter of Map Revision (LOMR) effective December 7, 2018. All elevations and Regulatory Flood Elevations (RFE) shall be based on the new effective LOMR.
22. In accordance with Scottsdale Revised Code Section 37-36 (a), the final drainage report shall include a hydraulic analysis that illustrates no substantial increases in existing 100-year water surface elevations as determined by the approved Pima Storage LOMR resulting from the proposed development. The final drainage report will need to determine revised 100-year floodplain limits and water surface elevations and clearly show and label them on the grading and drainage plan.

EASEMENTS DEDICATIONS:

DRB Stipulations

23. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
- a. A sight distance easement where a sight distance triangle(s) at the driveways in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property;
 - b. PUBLIC NON-MOTORIZED ACCESS EASEMENT. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot;
 - c. PRIVATE CROSS-ACCESS EASEMENT. A Private Cross-Access easement over this parcel giving access to the parcels east and north; and
 - d. PRIVATE DRAINAGE AND FLOOD CONTROL EASEMENT. A Private Drainage and Flood Control easement is required over the storm drain system connecting the offsite systems to the outlet in East Thomas Road.

LANDSCAPE:

DRB Stipulations

24. **With the Final Plans submitted, the landscape plans shall be revised to include two (2) additional trees in the landscape area west of the drive-through exit lane to provide additional shading and screening to the pick-up window and west building elevation.**