

**Marked Agendas
Approved Minutes
Approved Reports**

**The April 4, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

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



DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: April 4, 2019 Item No. 7
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

DC Hotel 60-DR-2018

Location: 7501 East Camelback Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new 75-foot-tall hotel development with 169 guest rooms in approximately 140,176 square feet of building area, and one level of below grade parking, all on a 0.92-acre site.

OWNER

DVDE Partners
Contact: Tyler Kent

ARCHITECT/DESIGNER

Nelsen Partners, Inc.

ENGINEER

Kland Engineers

APPLICANT CONTACT

Jamy Far
Nelsen Partners
480-949-6800

BACKGROUND

Zoning

A zoning district map amendment to rezone the site from Highway Commercial, Downtown Overlay (C-3 DO) to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2, PBD, DO), with an Infill Incentive District, was approved by City Council on 10/16/18 (Case 2-ZN-2018). The request included a development plan as well as site specific development standards to accommodate the proposed building height and development intensity. Prior to City Council approval, the Development Review Board recommended approval of the development plan and development standards on 8/2/2018.

Context

Located at the southeast corner of 75th Street and Camelback Road, the site is situated in an area that includes a variety of building heights and architectural styles. Building heights in the area range from single-story to eight stories (97 feet; Envy Condominiums). The majority of buildings in the area are single-story, including the restaurant that currently occupies the project site, with the earliest building constructed in the 1960s. Uses range from office and commercial uses to multi-family residential.

Adjacent Uses and Zoning

- North Office, zoned Service Residential (S-R)
- South Office, zoned Highway Commercial, Parking Overlay, Downtown Overlay (C-3/P-3 DO)
- East Office, zoned Downtown, Office Residential, Type 2, Downtown Overlay (D/OR-2 DO)
- West Financial Institution (bank), zoned C-3/P-3 DO

Key Items for Consideration

- Development Review Board Criteria
- Downtown Urban Design & Architectural Guidelines (UDAG)
- Sensitive Design Principles, specifically #9 which recommends textures and muted colors representative of the surrounding desert context
- Site is located at the edge of the Old Town Overlay boundary (transition of building height).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval for a new hotel development with one level of sub-grade parking. The proposed building consists of six levels (169 rooms) with the primary amenity area located on the 2nd level facing Camelback Road. The amenity area includes a gathering space and a pool as well as a shaded bar area. Site features include an on-site drop-off area, significant streetscape improvements on both streets, and a patio/gathering space at grade for the proposed restaurant and conference facility.

Neighborhood Communication

Property owners within 750 feet of the site have been notified by mail of the applicant's request and the site is posted with the required signage. During the zoning process, the applicant held an Open House on 3/15/18 at the Scottsdale Marriott Suites Old Town from 5 p.m. to 6 p.m. Per the applicant's report there were 24 attendees, all of whom were generally supportive of the project design.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Building Elevations

The proposed building design utilizes a combination of insulated glass, wood cladding and EIFS to create a modern, contemporary appearance. A unique feature of this design is a faux wood cladding element under the windows on the north and south elevations that lends an element of warmth and texture to the overall design. In general, materials and colors are consistent with the Sensitive Design Principles (SDP); however, there is a significant amount of building façade proposed to be dark gray in color, which is inconsistent with the guidelines. Gray tones can be utilized

however it is recommended they be used only as an accent color for specific architectural features such as trim caps, eyebrows over windows, or shade canopies. In general, window design is also consistent with the SDP, particularly on the north and south elevations where windows are recessed and encased within vertical architectural features that extend away from the building face, providing a reasonable level of shading. This is also true of some windows on the east and west elevations; however other windows on these elevations rely solely on insulated glazing to deflect solar heat gain. Consistent with the approved development standards for Case 2-ZN-2018, the building massing is setback significantly from the Camelback Road frontage to create a transition between the more intense development in the Downtown Area and the low-scale suburban setting to the north. Additionally, tall windows are proposed for the west elevation that reduce monotony at the pedestrian level, while also providing visual interest.

Site Plan

As is common for most development in Old Town, the building occupies most of the site, with the exception of the patio and gathering spaces along Camelback Road and the main entrance to the building. Consistent with the goals and policies of the Old Town Scottsdale Character Area Plan and the UDAG, the site design engages the Camelback Road frontage and provides significant enhancements to the pedestrian experience; primarily by providing a minimum eight-foot-wide sidewalk detached from the street curb. Additionally, a minimum six-foot-wide sidewalk is proposed for the 75th Street and Indian Plaza frontages, and will also be detached from the street curb. The 2nd floor amenity area includes a pool and gathering space and is proposed to be oriented toward Camelback Road, providing views of Camelback Mountain to the west. All services, sub-grade parking and loading will be accessed from the alley to preserve the pedestrian experience along the street frontages.

Landscaping

Consistent with most development in Old Town, most of the landscaping is limited to the street frontages. In an effort to provide continuity in design for the street frontages in this area, and as stipulated as part of the zoning case, design for the 75th Street and Indian Plaza frontages includes plant and tree species, as well as decorative lighting to match the improvements along the west side of 75th Street installed as part of the Envy project.

Development Information

- | | |
|------------------------------------|--------------------------------------------------------|
| • Existing Use: | Restaurant |
| • Proposed Use: | Travel Accommodations |
| • Parcel Size: | 62,537 square feet (gross) 40,574 square feet (net) |
| • Building / Commercial space: | 140,673 square feet |
| • Gross Floor Area Ratio Allowed: | 1.71 (2-ZN-2018) |
| • Gross Floor Area Ratio Proposed: | 1.55 |
| • Building Height Allowed: | 75 feet inclusive of rooftop appurtenances (2-ZN-2018) |
| • Building Height Proposed: | 75 feet inclusive of rooftop appurtenances |
| • Parking Required: | 136 spaces (0.8 spaces per room; 2-ZN-2018) |

- Parking Provided: 138 spaces
- Number of Hotel/Resort Units Allowed: 181 rooms (2-ZN-2018)
- Number of Hotel/Resort Units Proposed: 169 rooms

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve DC Hotel, per the attached stipulations, finding that the provisions of the Old Town Character Area Plan, Downtown Urban Design & Architectural Guidelines and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

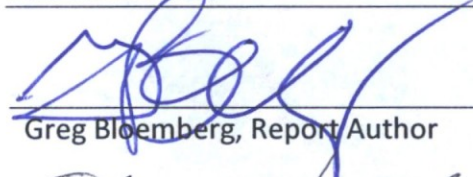
Greg Bloemberg

Senior Planner

480-312-4306

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APPROVED BY



Greg Bloemberg, Report Author

3-18-19

Date

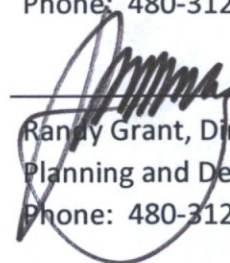


Steve Venker, Development Review Board Coordinator

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

3/20/19

Date



Randy Grant, Director

Planning and Development Services

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

3/21/19

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Applicant's Narrative
 - 3. Combined Context Aerial and Site Plan
 - 4. Site Plan
 - 5. Building Elevations (color)
 - 6. Building Elevations (black & white)
 - 7. Building Elevation Worksheet
 - 8. Transition Plan
 - 9. Solar Analysis
 - 10. Perspectives
 - 11. Streetscape Elevation
 - 12. Material and Color Board
 - 13. Landscape Plans
 - 14. Electrical Site Plan
 - 15. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
DC Hotel
Case Number: 60-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Nelsen Partners, with a city staff date of 2/25/19.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Nelsen Partners, with a city staff date of 2/25/19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by The Design Element, with a city staff date of 2/25/19.
 - d. The case drainage report submitted by Kland Civil Engineers and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kland Civil Engineers and accepted in concept with notes by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case for the subject site was: 2-ZN-2018

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

2. *With the final plans submittal, materials and colors for the building elevations shall be revised to include textures and muted colors found in the surrounding desert context, to the satisfaction of Current Planning staff.*

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

SITE DESIGN:

Ordinance

- C. With the final plans submittal, the owner shall submit plans and documentation demonstrating the overhead electric lines adjacent to the parcel will be placed underground, in accordance with Section 47-80 of the Scottsdale Revised Code.

DRB Stipulations

5. *Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct a refuse enclosure in conformance with the refuse plan submitted by Nelsen Partners, dated February 15, 2019 to include a refuse compactor and a minimum of four, 4-yard bins.*
6. *With the final plans submittal, the site plan and civil plans shall be revised to show how vehicular access is to be provided off East Camelback Road to the grease interceptor location for maintenance purposes. Truck access for clean out shall be designed so that service trucks do not have to block any lanes of traffic on East Camelback Road and shall not utilize the adjacent property to the east for access without prior authorization in writing from the property owner.*
7. *With the final plan submittal, the applicant shall provide a site plan that clearly demonstrates how access onto the site for emergency vehicles will be provided.*

LANDSCAPE DESIGN:

Ordinance

- D. A minimum of 50% of provided trees shall be "mature", as defined in Article III of the Zoning Ordinance.
- E. *In accordance with the stipulations for Case 2-ZN-2018, the final streetscape for the North 75th Street and East Indian Plaza frontages shall mirror the streetscape improvements on the west side of North 75th Street; including the use custom pole-mounted light fixtures.*
8. Landscape planters a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the planters, and an automatic irrigation system, shall be provided in the pedestrian realm shown on the site plan.

EXTRIOR LIGHTING:

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.

10 Incorporate the following parking lot and site lighting into the project's design

- a The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
- b The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 12.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS

Ordinance

- F Prior to the issuance of any building permit for the development project, the property owner shall make the following fee simple right-of-way dedications to the City of Scottsdale (Engineering)
- a EAST CAMELBACK ROAD
 - i Dedicate an additional five (5) feet of right-of-way for a total half street of forty-five (45) feet per Case 2-ZN-2018.
 - b NORTH 75TH STREET and EAST INDIAN PLAZA
 - i Dedicate additional right-of-way to transition the intersection to the east or better align with North 75th Street to the north per Case 2-ZN-2018.
 - ii Twenty-five (25) foot radius at these intersections along the property frontage prior to the release of any existing rights of way per Case 2-ZN-2018.
 - c ALLEYWAY
 - i Four-foot dedication along the north alleyway, for a total 20-foot full-alley right-of-way width per Case 2-ZN-2018.

STREET INFRASTRUCTURE

Ordinance

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

DRB Stipulations

- 11 Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- a EAST CAMELBACK ROAD
 - i Remove and replace the driveway with curb/gutter and sidewalk.
 - ii Ramps at the intersection with North 75th Street shall be directional and meet current ADA compliance and DSPM Section 5-8.205.
 - iii Sidewalk shall be a minimum width of eight (8) feet separated from the back of curb.

- iv Construct full-street improvements (curb, gutter, sidewalk, ramps, pavement, etc) to realign East Camelback Road with North 75th Street to the north in accordance with the Local – Commercial, as specified in the DSPM Figure 5-3 21 and modified per the Transportation Department
 - v New fire hydrant at the northwest corner of North 75th Street and East Camelback Road, to the satisfaction of the Fire Department
 - b North 75TH Street and East Indian Plaza
 - i Extend the sidewalk to the North 75th Street and East Indian Plaza and construct a corner sidewalk ramp for pedestrians to cross to the west and south with City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2234
 - ii Site driveways to be a minimum of twenty (20) feet in width and designed in conformance with COS Type CL-3 or CL-4 for one-way entrance and exit into the site Add Pavement arrows and “No Entry” signage at the driveways to delineate as one-way only
 - iii Construct full-street improvements (curb, gutter, sidewalk, ramps, pavement, etc) to realign North 75th Street between and East Indian Plaza in accordance with the Local – Commercial, as specified in the DSPM Figure 5-3 21 and modified per the Transportation Department
 - iv Sidewalk shall be a minimum width of six (6) feet separated from the back of curb or eight (8) feet in width if connected to the back of curb
 - c ALLEYWAY
 - i. Alleyway entrance onto North 75th Street shall be reconstructed to meet COS Standard Detail 2250
 - ii Resurfacing of the full width of the alleyway with stamped concrete, along the entire south frontage
- 12 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 brick red or terracotta

WATER AND WASTEWATER

DRB Stipulations

- 13 Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements
- a SEWER
 - i Pool backwash must be routed through the building so that it enters the collection system onto Camelback Road sewer (368gpm is the final wastewater design flow which includes 100gpm for pool backwash), or alternatively, provide split of flows between 4 service connections and resubmit BOD showing that not more than 250gpm of new flow is being sent to the 8-inch alley sewer to the south
- 14 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 Abandonments of existing water service lines shall be at the main by the Water Department as follows To remove the existing water

service, the Water Department requires payment of a water service abandonment fee (same as installation fee) at the One Stop Shop.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

15. With the civil construction document submittal, the property 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.

EASEMENTS DEDICATIONS:

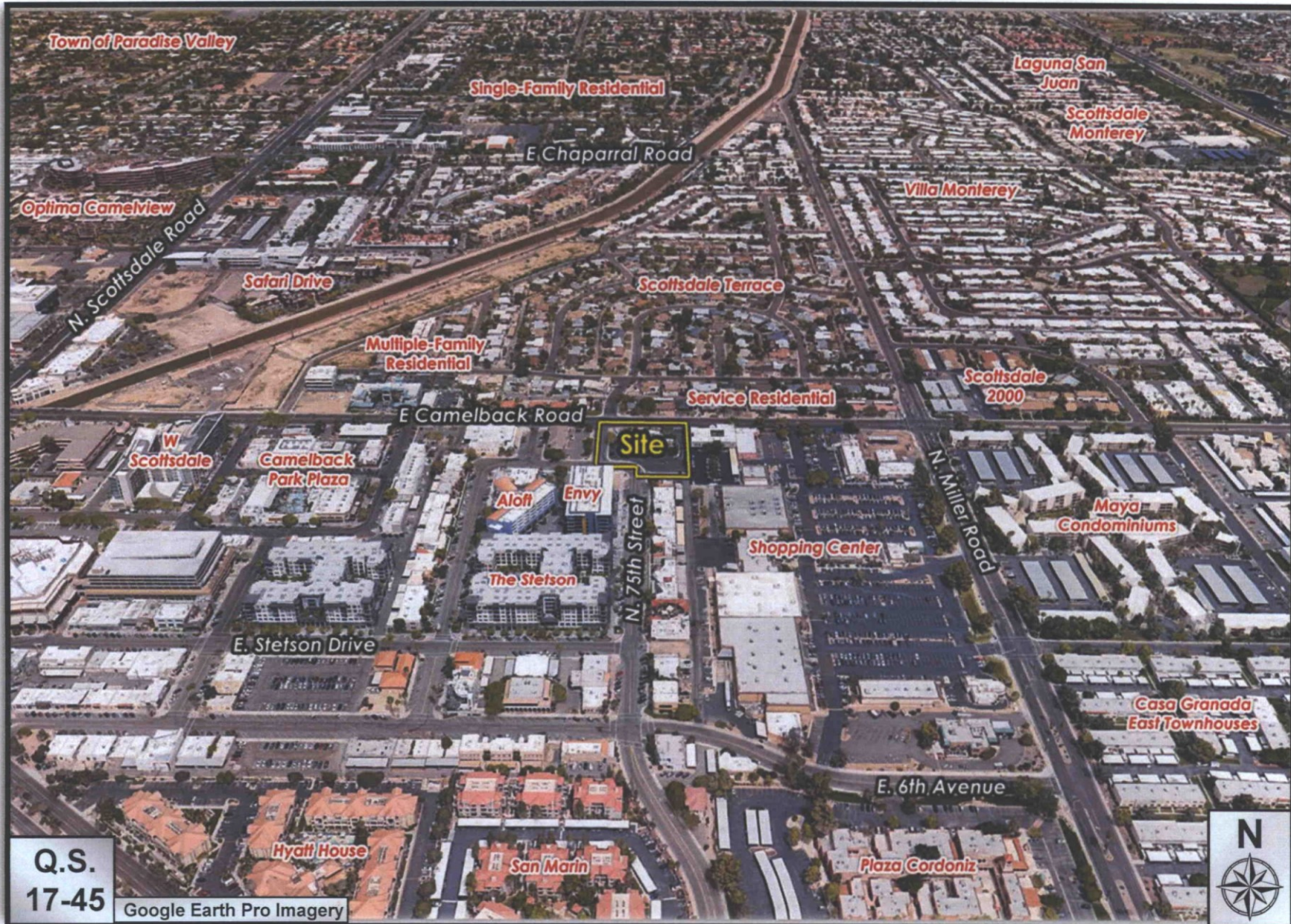
DRB Stipulations

16. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. Sight Distance easements at intersections and 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. One-foot-wide Vehicular Non-Access easement along entire East Camelback Road frontage.
 - c. Public Non-Motorized Access easement to the City of Scottsdale over any portion of public sidewalk that extends beyond the right-of-way on to the project site.

ADDITIONAL ITEMS:

DRB Stipulations

17. *Flagpoles, if provided, shall be one-piece conical tapered design and shall not exceed 30 feet in height.*



DC Hotel

60-DR-2018



DC Hotel

60-DR-2018

NELSEN PARTNERS, INC.
Austin | Scottsdale

15210 North Scottsdale Road
Suite 300
Scottsdale, Arizona 85254
480.949.6800

Principals

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Philip J. Crisara, AIA
George A. Melara, AIA
Erston Senger, AIA

Directors

Helen Bowling, AIA
Jeff Brand, AIA
J. Scott Chasteen
Scott DeMont, AIA
Michael Martin, AIA
Stephen L. Oliva, AIA

Associates

Tony Marco, AIA
Randy McManus
Bob Newell, AIA

DC Hotel

Application Narrative

December 20, 2018

The following request is for DRB approval of the DC Hotel located at the northeast corner of Camelback Road and N 75th Street. Please refer to Pre-App number 72-PA-2018. The structure will consist of 61,000 gsf of guestrooms (169 keys), approximately 25,000 gsf of public hotel amenities, including a 3,300 gsf restaurant at ground level that will attract locals and offer a great culinary experience for guests. The second level will feature a 5,500 gsf amenity deck with a terrace bar, and a lush pool with cabanas offering spectacular Camelback Mountain views. A wellness/fitness area with outdoor workout areas will also be located on the second level. It will be a 5-story building on top of a podium and below grade garage, with a height of 71'-0" from finished grade (75'-0" to top of elevator overrun).

Scottsdale is rooted in Native American, Spanish, and Early American settlement history. Scottsdale's Sensitive Design Principles guide the overall design intent of DC Hotel; the five C's of Arizona – Cattle, Copper, Citrus, Cotton, & Climate – define and provide inspiration for this contemporary urban oasis. A Mid-Century aesthetic will set the foundation for the design, thus tying into the historic resort tradition in the Valley of the Sun.

Careful consideration has been given to Scottsdale's Design Standards & Policies Manual, the Downtown Urban Design & Architectural Guidelines, and Scottsdale's Lighting Design Guidelines. The building design is unmistakably contemporary with an eye for clean lines, honest materials and a playful integration of historical influences. These factors will not only make the DC hotel a positive addition to Old Town Scottsdale; it will also be a premium lifestyle destination for the business traveler, and for the sophisticated traveler that wants an elegant and contextual experience that is unique and value sensitive.

The landmark moment of the DC Hotel is its decorative screen block tower that stands proud at the corner of Camelback Road and 75th Street. This tower runs from grade to the full height of the building; an eye-catching tribute to the Mid-Century influences of the valley. The material palette of decorative screen block, integral color EIFS, aluminum composite metal panels, and brick create a crisp, light, contemporary façade full of texture and interest at the pedestrian scale. The building's massing will be broken up by changes in plane, elevation and finishes. Utilities and the refuse area will be screened from public view.

Enhanced hardscape and a landscape palette with sculptural succulents will bring pops of color and cast contrasting shadows against the neutral backdrop of the building. The proposed restaurant and hotel are consistent with the architectural character of the surrounding context and will further enhance Downtown Scottsdale's urban experience.

The material palette proposed is complimentary to the context which will include

- Architectural, high efficiency glass
- Overhangs with a wood soffit with dark metal fascia
- Integral color EIFS
- Metal panels that extend to the parapet to hide mechanical units
- Wood siding in warm colors
- Brick
- Aluminum composite metal panels
- Decorative screen block

City of Scottsdale Planning and Development

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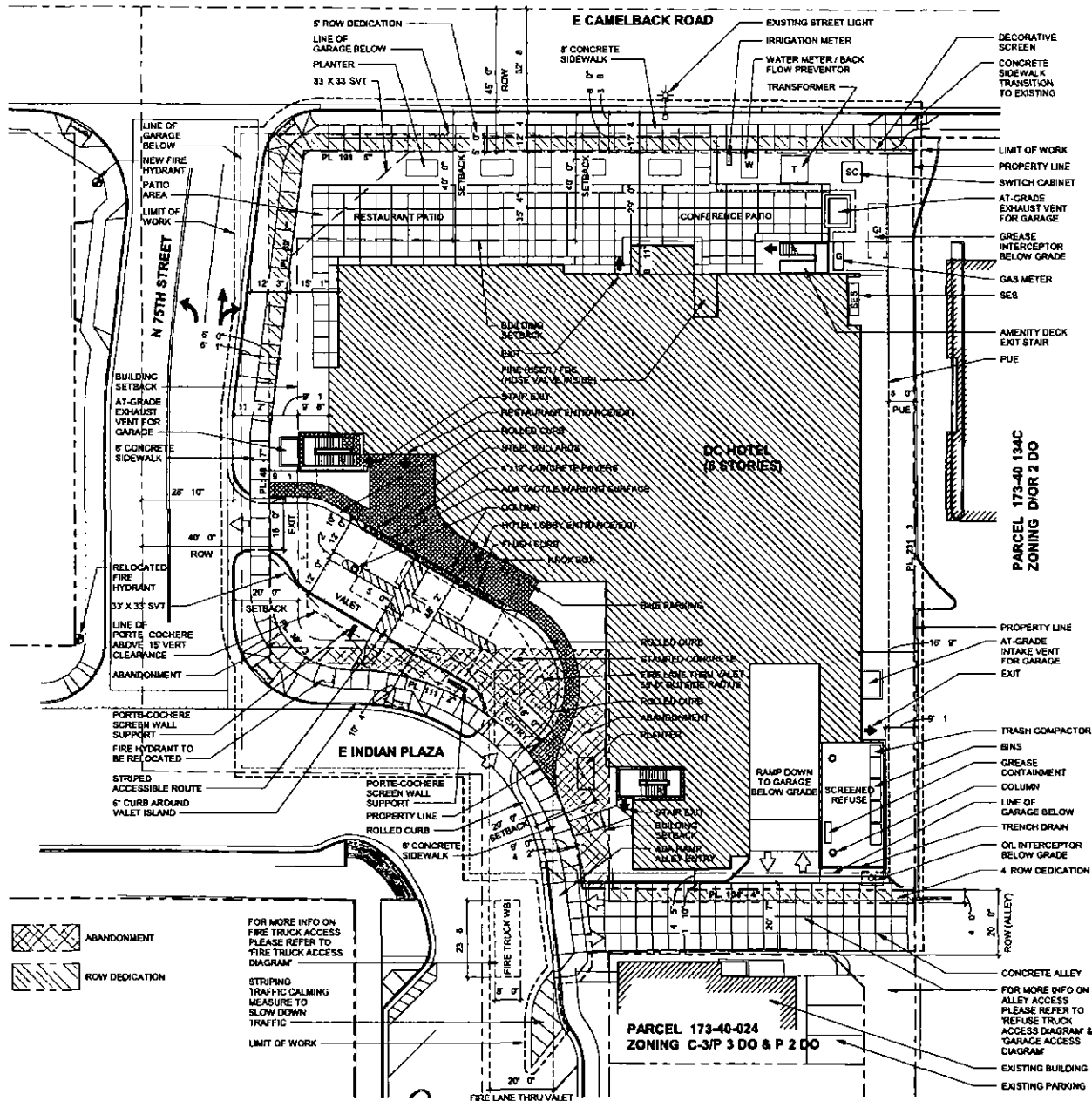
PROJECT INFORMATION

Project Name: DC Hotel
 Parcel Address: 7051 E Camelback Road, Scottsdale, AZ 85251
 Parcel Number: 173-40-124
 Pre-App Number: 72 PA-2018
 DRB Number: 63-DR 2018
 Current Zoning: DDMU-2 PBD DO with Infill Incentive District

PROJECT DATA

Gross Site Area: 62,537 sq ft (+/- 1.44 gross acres)
 Net Site Area: 40,574 sq ft
 Max Building Height: 75 ft Required/Provided
 Building Area:
 Level B1: 43,505 sq ft
 Level 1: 19,874 sq ft
 Level 2: 16,314 sq ft
 Level 3: 15,245 sq ft
 Level 4: 15,245 sq ft
 Level 5: 15,245 sq ft
 Level 6: 15,245 sq ft
 Total Hotel GSF: 97,168 sq ft
 Total GSF with Parking: 140,673 sq ft
 Total Hotel Rooms: 169 Guestrooms
 Building Setback:
 Camelback Road Required/Provided: 48 ft
 (Excluding 15 ft traffic encroachment above ground level)
 75th Street Required/Provided: 20 ft
 (Excluding 2 ft building encroachment above ground level)
 Indian Plaza Required/Provided: 20 ft
 Existing Alley Required/Provided: 0 ft
 Refer to Building Elevation Worksheets for Setbacks
 Construction Type: Type III
 Parking:
 Total Required: 138 Spaces (169 Guestrooms, 0.8)
 (0.8 / Guestroom per approved Master Parking Plan)
 Total Provided: 138 Spaces
 Provided Below Grade Garage: 107 Spaces
 Provided Off-Site: 31 Spaces
 Accessible Parking:
 Total Required: 5 (107 Vehicle Spaces, 0.04)
 (Per Table 208.2 of 2010 ADA Standards)
 Total Provided: 5
 (4 1 Van Accessible)
 Blue Parking:
 Total Required: 11 (107 Vehicle Spaces x 0.1)
 (1/10 of Vehicle Spaces)
 Total Provided: 12
 GFAR:
 Allowed: 1.71
 Proposed: 1.55
 (Total Hotel GSF: 97,168 sq ft) / (Gross Site Area: 62,537 sq ft)

VICINITY MAP



01 SITE PLAN

SCALE: 1/8" = 1'-0"

REF

NELSEN PARTNERS
ARCHITECTS & PLANNERS

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Expires: 12/31/2021

DC HOTEL
OPWEST PARTNERS
7051 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251

Date:
 February 22, 2018
 Revisions:

Owner:
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 7133 E. CAMELBACK RD. #200
 PHOENIX, AZ 85014
 602.573.5380
 ATTN: TYLER KENT

Architect:
 NELSEN PARTNERS
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 ATTN: P. JIMMY FAY

Disclaimer and notice of recording:
 These drawings are prepared by Nelsen Partners, Inc. and are not to be used for any other purpose without the written consent of the architect.

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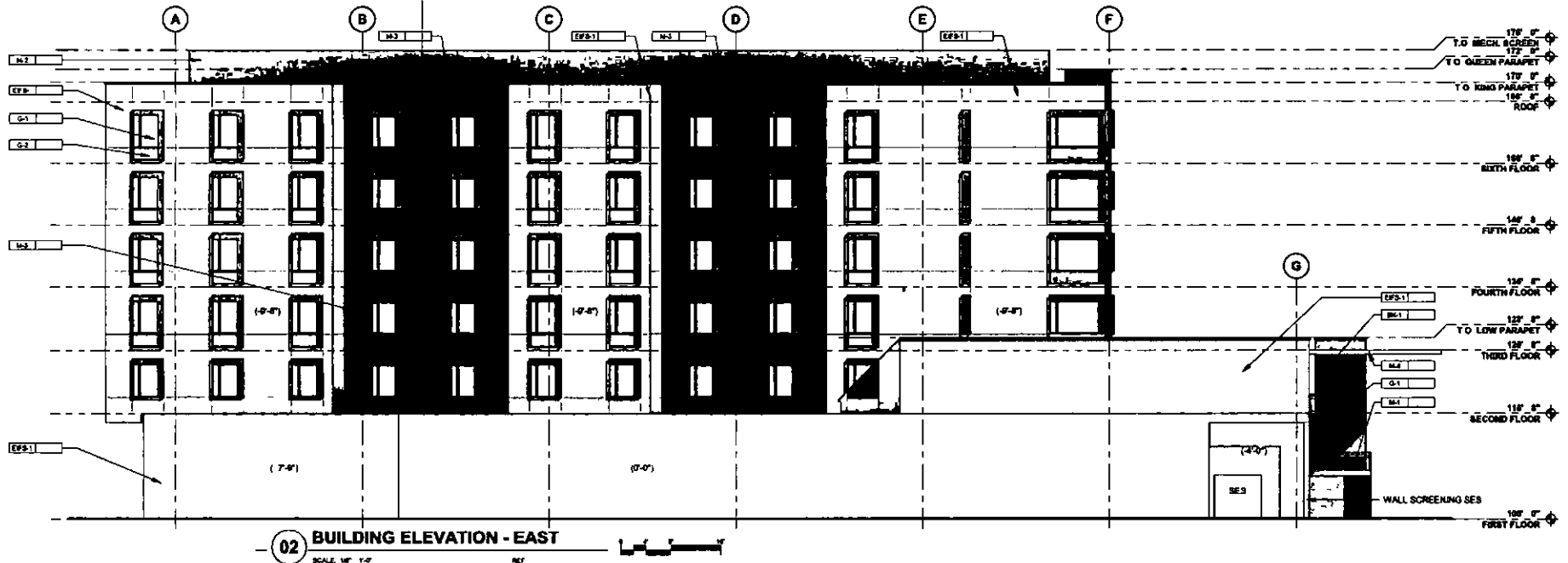
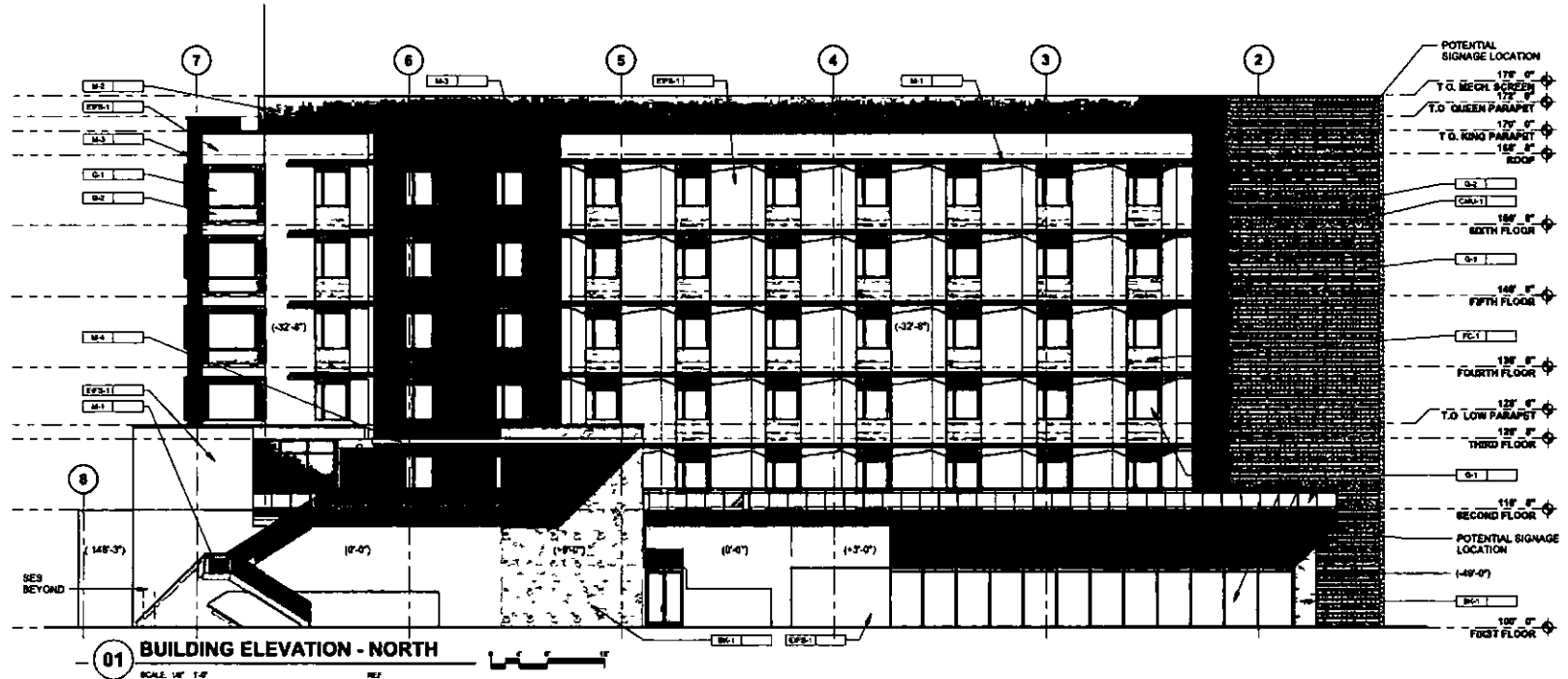
Project No.
 318228

A-102

SITE PLAN

MATERIALS LEGEND

| | |
|-------|--------------------------------------------|
| BK-1 | WHITE BRICK |
| CMA-1 | DECORATIVE SCREEN BLOCK WHITE OR GREY |
| EPS-1 | EIFS SW 7000 'EXTRA WHITE' |
| G-1 | CLEAR GLASS 13% REFLECTIVITY |
| G-2 | SPANDREL GLASS 13% REFLECTIVITY |
| FC-1 | FACADE CLADDING WOOD FINISH |
| M-1 | MATTE BLACK METAL |
| M-2 | METAL SCREEN MATTE GREY |
| M-3 | ALUMINUM COMPOSITE MATERIAL MATTE BLACK |
| M-4 | METAL TRELLIS MATTE WHITE |



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

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ATTACHMENT 5

Date
February 22, 2016
Revisions

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Architect
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ATTN: P. GARY FAY

Drawings and related material prepared
under contract and may not be
used for any other project without the
written consent of the architect.

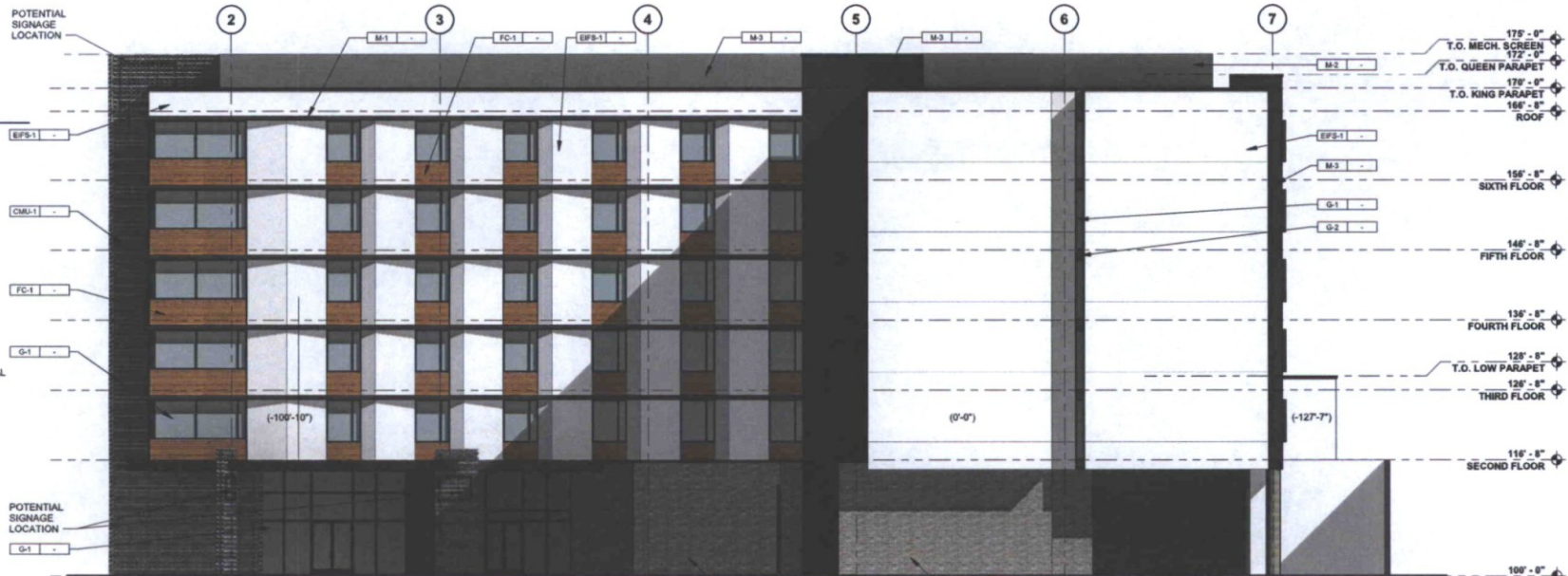
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Project No.
318229

A-106 2
BUILDING ELEVATIONS
CL

MATERIALS LEGEND

- BK-1 WHITE BRICK
- CMU-1 DECORATIVE SCREEN BLOCK WHITE OR GREY
- EFS-1 EFS SW 7005 'EXTRA WHITE'
- G-1 CLEAR GLASS 13% REFLECTIVITY
- G-2 SPANDREL GLASS 13% REFLECTIVITY
- FC-1 FACADE CLADDING WOOD FINISH
- M-1 MATTE BLACK METAL
- M-2 METAL SCREEN MATTE GREY
- M-3 ALUMINUM COMPOSITE MATERIAL MATTE BLACK
- M-4 METAL TRELLIS MATTE WHITE



01 BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

REF:



02 BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"

REF:



DC HOTEL
OPWEST PARTNERS
 7501 EAST CAMELBACK ROAD
 SCOTTSDALE, ARIZONA 85251

Date
 February 22, 2018
 Revisions

Owner
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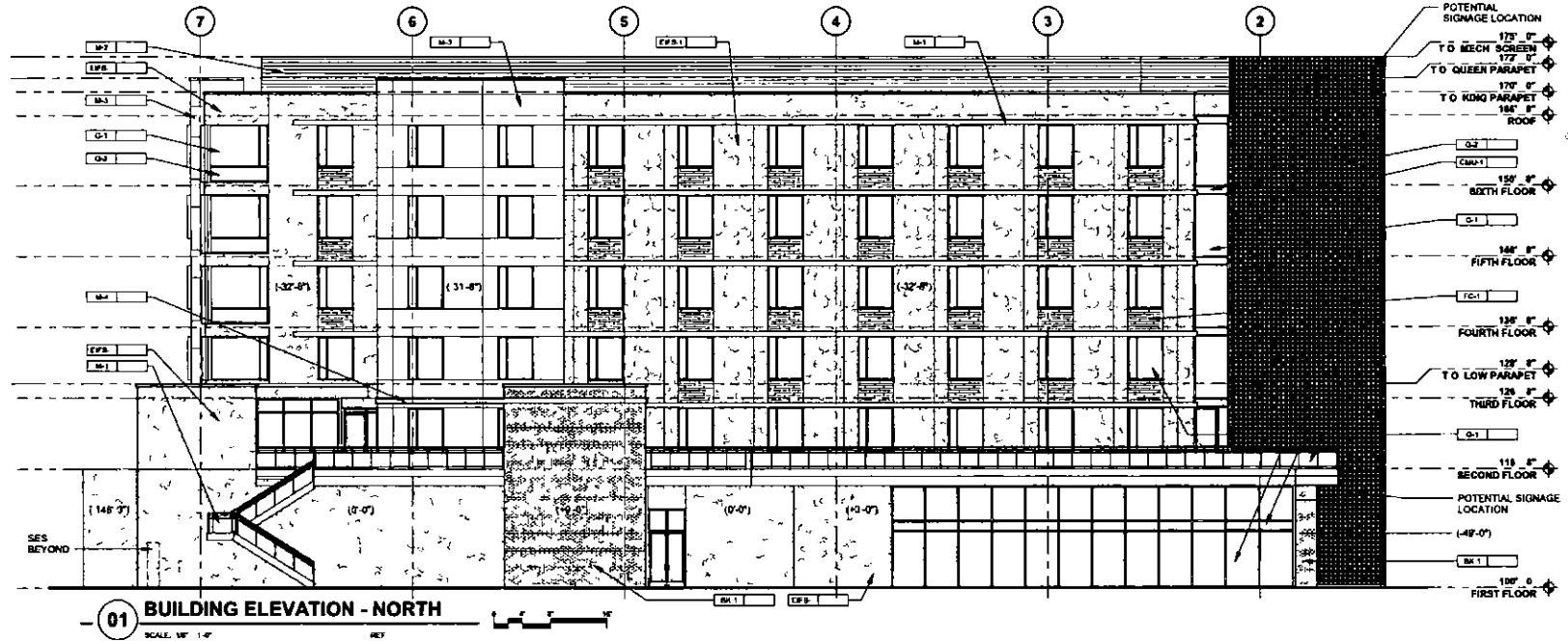
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Project No.
 318229

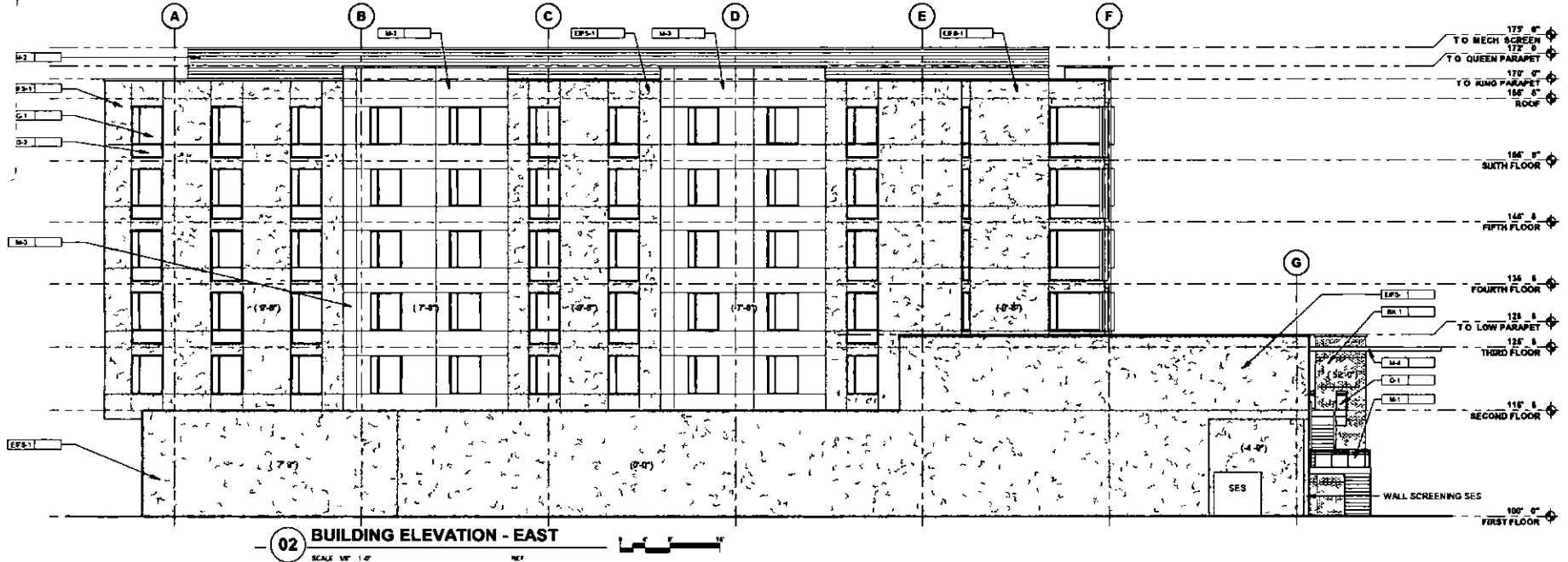
A-107.2
 BUILDING ELEVATIONS -
 CL

MATERIALS LEGEND

- BK-1 WHITE BRICK
- CMU-1 DECORATIVE SCREEN BLOCK
WHITE OR GREY
- EFS-1 EIFS
SW 7008 'EXTRA WHITE'
- G-1 CLEAR GLASS
13% REFLECTIVITY
- G-2 SPANDREL GLASS
13% REFLECTIVITY
- FC-1 FACADE CLADDING
WOOD FINISH
- M-1 MATTE BLACK METAL
- M-2 METAL SCREEN
MATTE GREY
- M-3 ALUMINUM COMPOSITE MATERIAL
MATTE BLACK
- M-4 METAL TRELLIS
MATTE WHITE



01 BUILDING ELEVATION - NORTH



02 BUILDING ELEVATION - EAST

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1001 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85201

Date
February 22, 2018
Revisions

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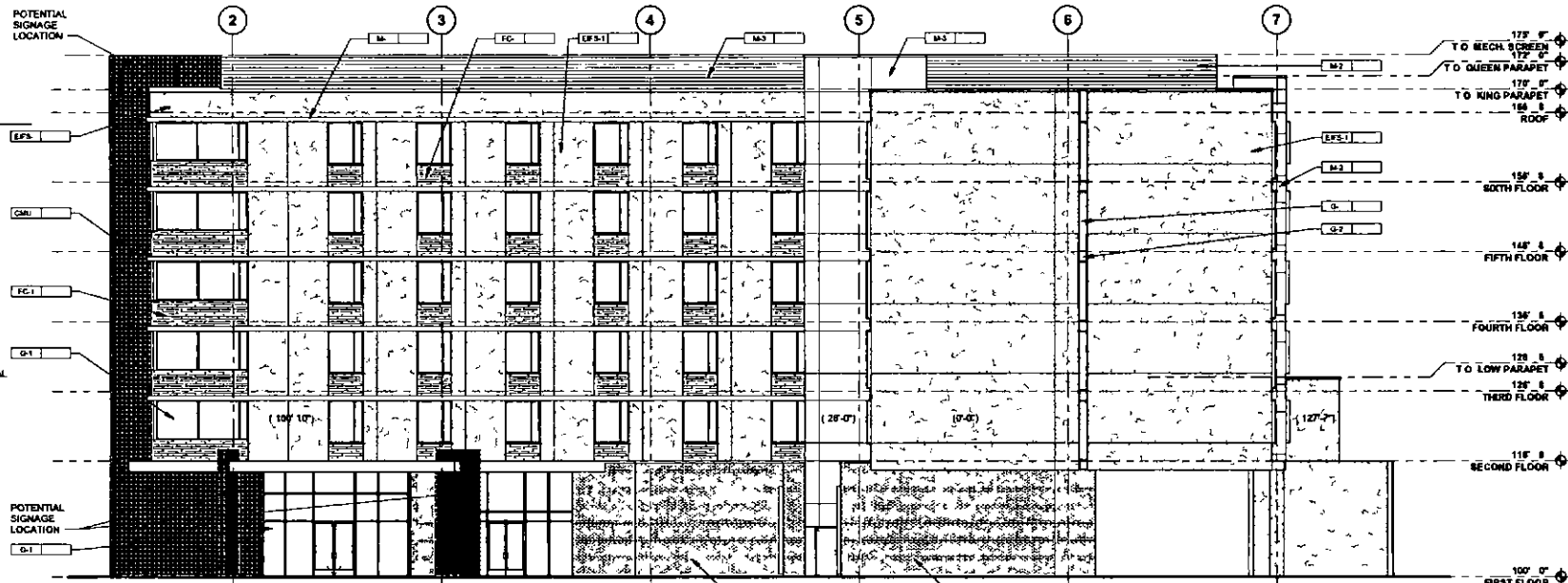
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Project No
318229

A-106 1
BUILDING ELEVATIONS
DW

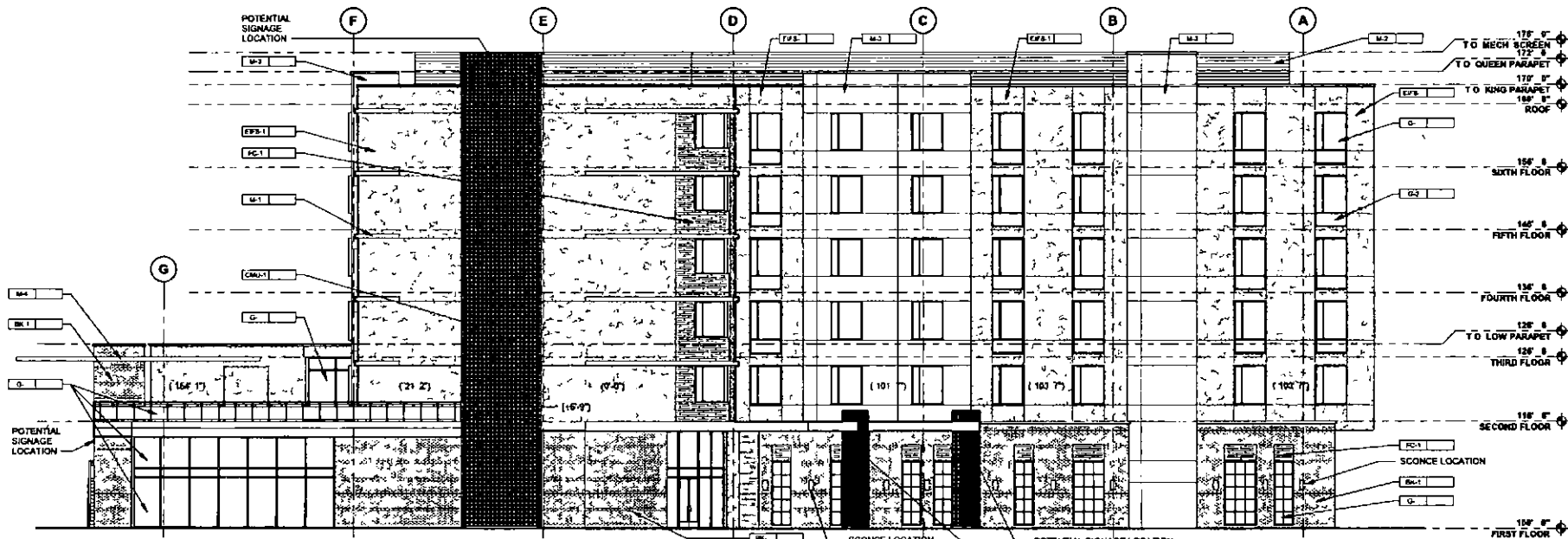
MATERIALS LEGEND

- BR-1 WHITE BRICK
- CMA-1 DECORATIVE SCREEN BLOCK WHITE OR GREY
- EFS-1 EFS SW 7008 'EXTRA WHITE
- G-1 CLEAR GLASS 13% REFLECTIVITY
- G-2 SPANDREL GLASS 13% REFLECTIVITY
- FC-1 FACADE CLADDING WOOD FINISH
- M-1 MATTE BLACK METAL
- M-2 METAL SCREEN MATTE GREY
- M-3 ALUMINUM COMPOSITE MATERIAL MATTE BLACK
- M-4 METAL TRELLIS MATTE WHITE



01 BUILDING ELEVATION - SOUTH

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



02 BUILDING ELEVATION - WEST

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

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Date
February 22, 2018
Revisions

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Changes are hereby acknowledged upon receipt of the original set of drawings and shall be indicated on the drawings and in the revision list as shown.

Project No.
318229

A-107.1
BUILDING ELEVATIONS
DW

STEPBACK ENCROACHMENTS

| | |
|-----------------|-------|
| NORTH ELEVATION | 17 SF |
| SOUTH ELEVATION | 17 SF |
| WEST ELEVATION | 0 SF |
| EAST ELEVATION | 0 SF |

STEPBACKS PER PBD DEVELOPMENT STANDARDS APPROVED
WITH CASE 2-IN-2018. SEE BLOW-
OUTBACKS.

STEPBACKS

1 PROPERTY IN THE DOWNTOWN MULTIPLE USE TYPE 2 AREAS THE STEPBACK PLANE SHALL INCLINE AT A RATIO OF 1:1 BEGINNING THIRTY (30) FEET ABOVE THE MINIMUM SETBACK FROM THE PUBLIC STREET TO FORTY-FIVE (45) FEET AND BEGINNING AT FORTY-FIVE (45) FEET INCLINE AT A RATIO OF 2:1

EXCEPTIONS

A. NORTH EDGE/CAMELBACK ROAD THERE SHALL BE NO
SETBACK PLANE REQUIRED FOR THE 6TH LEVEL
OF HOTEL AND ROOFTOP APPURTENANCES

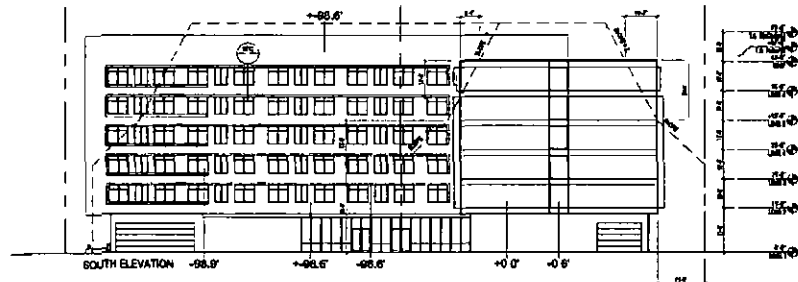
B. SOUTH EDGE/ALLEY THERE SHALL BE NO SETBACK
PLANE REQUIRED

C. WEST EDGE/75TH STREET AND INDIAN PLAZA THERE
SHALL BE NO SETBACK PLANE REQUIRED

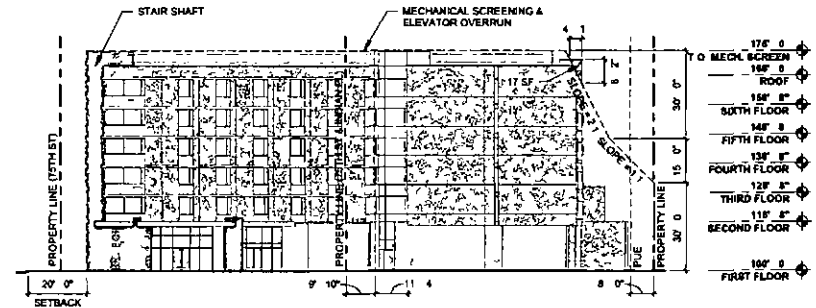
2. IF THERE IS A CONFLICT AT THE INTERSECTION OF THE
SETBACK PLANES THE LESS GRADUAL SLOPE
CONTROLS

PER ARTICLE V SEC 5.300814 OF THE CITY OF SCOTTSDALE'S
BASIC ZONING ORDINANCE STAIR CORES AND ELEVATOR
OVERRUNS HAVE NOT BEEN CONSIDERED STEPBAC
ENCROACHMENTS

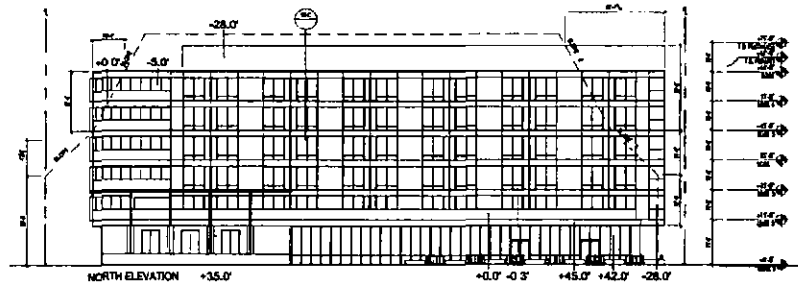
PLEASE NOTE THAT DRB ZONING ELEVATION WORKSHEETS
DATED 3/2/18 DID NOT DIMENSION/SHOW THE FOLLOWING
STAIR OVERRUNS
ADEQUATE MECHANICAL SCREEN
PARAPETS



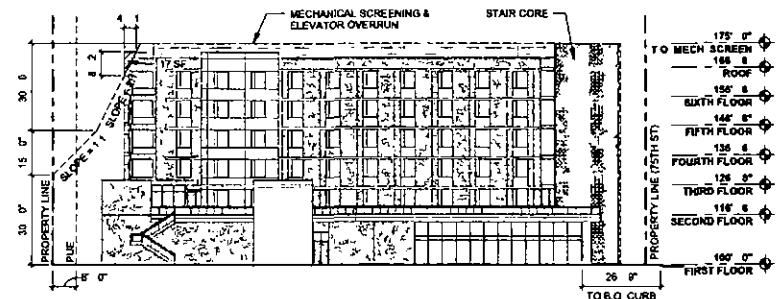
03 SOUTH ELEVATION WORKSHEET - DRB ZONING 3/8/18
SCALE: 1" = 20'-0" REF



01 SOUTH ELEVATION WORKSHEET



04 NORTH ELEVATION WORKSHEET - DRB ZONING 3/8/18



02 NORTH ELEVATION WORKSHEET



STEPBACK ENCROACHMENTS

NORTH ELEVATION 17 SF
SOUTH ELEVATION 17 SF
WEST ELEVATION 0 SF
EAST ELEVATION 0 SF

STEPBACKS PER PSD DEVELOPMENT STANDARDS APPROVED WITH CASE 2-24-1918 SEE BLOW STEPPINGS

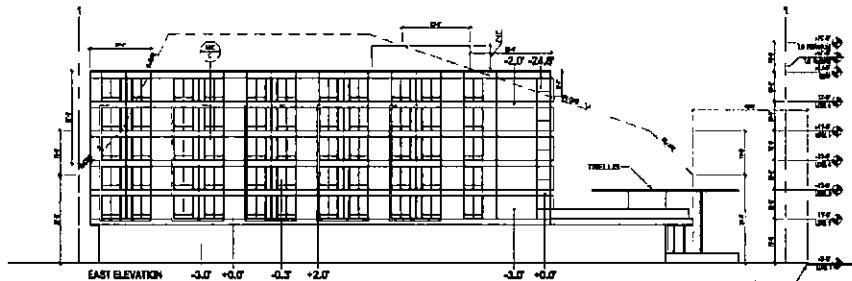
1. PROPERTY IN THE DOWNTOWN MULTIPLE USE TYPE 2 AREAS THE STEPBK PLANE SHALL INCLINE AT A RATIO OF 1:1 BEGINNING THIRTY (30) FEET ABOVE THE MINIMUM SETBACK FROM THE PUBLIC STREET TO FORTY-FIVE (45) FEET AND BEGINNING AT FORTY FIVE (45) FEET INCLINE AT A RATIO OF 2:1

EXCEPTIONS

- A. NORTH EDGE/ CAMELBACK ROAD: THERE SHALL BE NO SETBACK PLANE REQUIRED FOR THE 6TH LEVEL OF HOTEL AND ROOFTOP APPURTENANCES
- B. SOUTH EDGE/ALLEY: THERE SHALL BE NO STEPBK PLANE REQUIRED
- C. WEST EDGE/ 75' STREET AND INDIAN PLAZA: THERE SHALL BE NO SETBACK PLANE REQUIRED
2. IF THERE IS A CONFLICT AT THE INTERSECTION OF THE STEPBK PLANES THE LESS GRADUAL SLOPE CONTROLS

PER ARTICLE V, SEC 5.3008.1.4 OF THE CITY OF SCOTTSDALE'S BASIC ZONING ORDINANCE STAIR CORES AND ELEVATOR OVERRUNS HAVE NOT BEEN CONSIDERED STEPBK ENCROACHMENTS

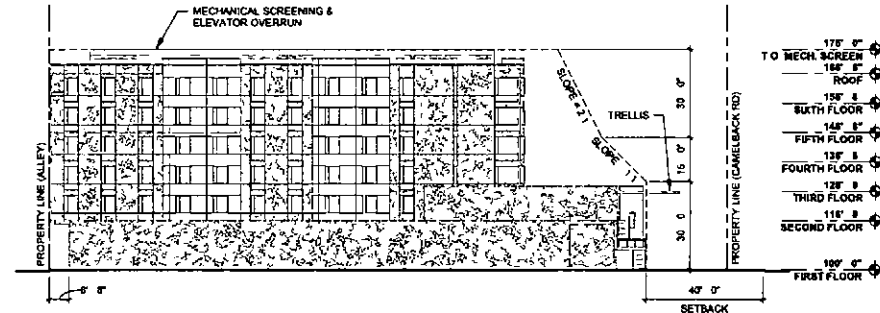
PLEASE NOTE THAT DRB ZONING ELEVATION WORKSHEETS DATED 3/8/18 DID NOT DIMENSION/SHOW THE FOLLOWING STAIR OVERRUNS ADEQUATE MECHANICAL SCREEN PARAPETS



03 EAST ELEVATION WORKSHEET - DRB ZONING 3/8/18

SCALE: 1/32" = 1'-0"

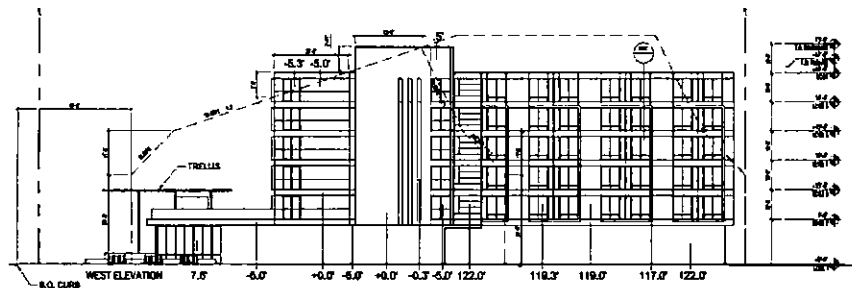
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01 EAST ELEVATION WORKSHEET

SCALE: 1/32" = 1'-0"

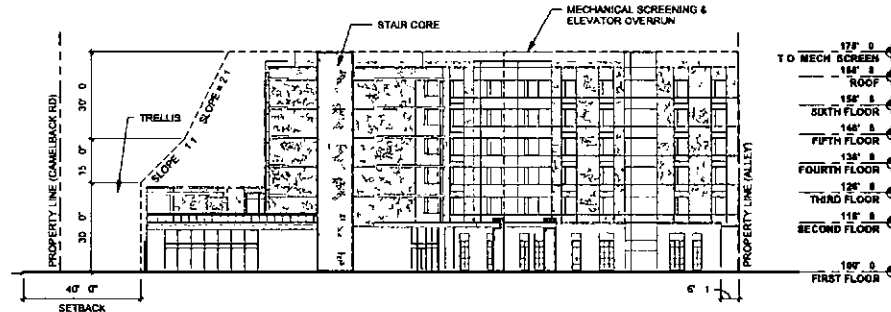
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04 WEST ELEVATION WORKSHEET - DRB ZONING 3/8/18

SCALE: 1/32" = 1'-0"

REF



02 WEST ELEVATION WORKSHEET

SCALE: 1/32" = 1'-0"

REF

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DC HOTEL
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SCOTTSDALE, ARIZONA 85261

Date
February 22, 2018
Revisions

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ATTN: TYLER KENT

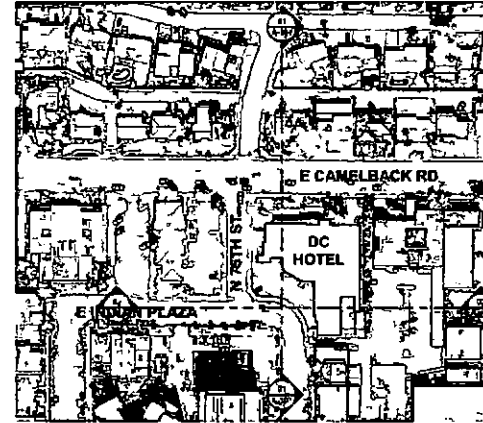
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Project No.
318229

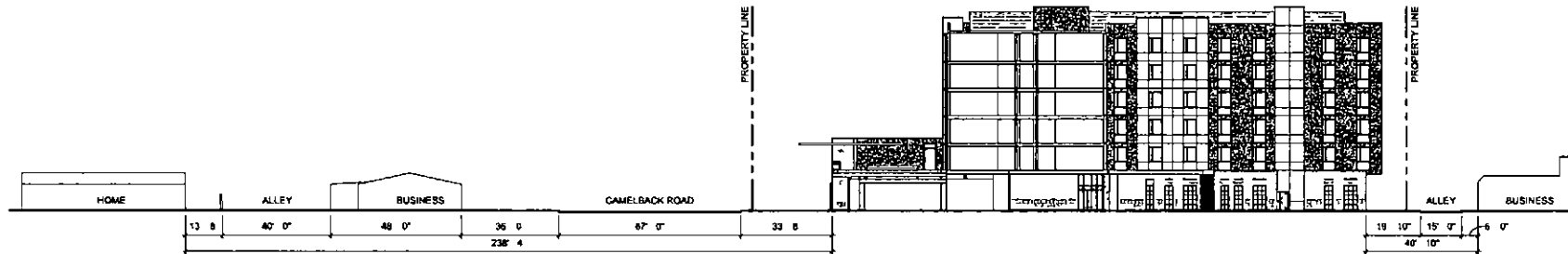
A-108 2
ELEVATION
WORKSHEETS



00 LEGEND

SCALE: 1" = 100' 0"

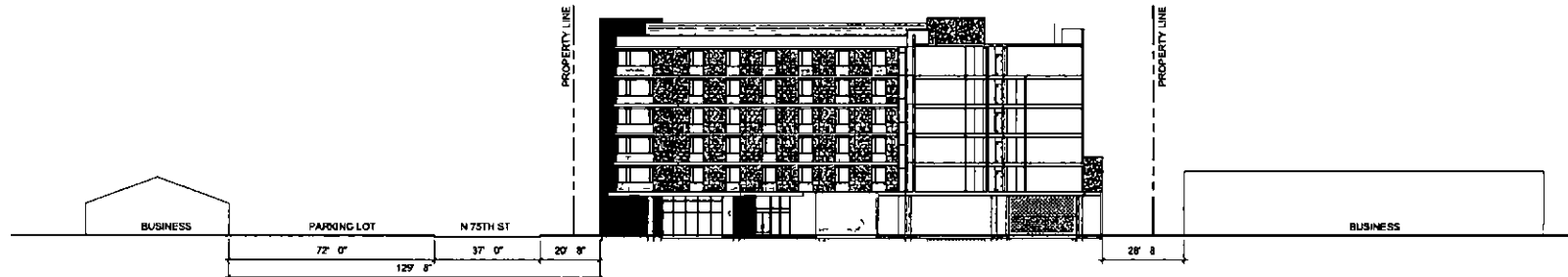
REF



01 SITE SECTION N-S

SCALE: 1" = 20' 0"

REF



02 SITE SECTION E-W

SCALE: 1" = 20' 0"

REF

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Date
December 20, 2018
R: VISIONS

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480 949 8800
ATTN: P. JAMIE FAR

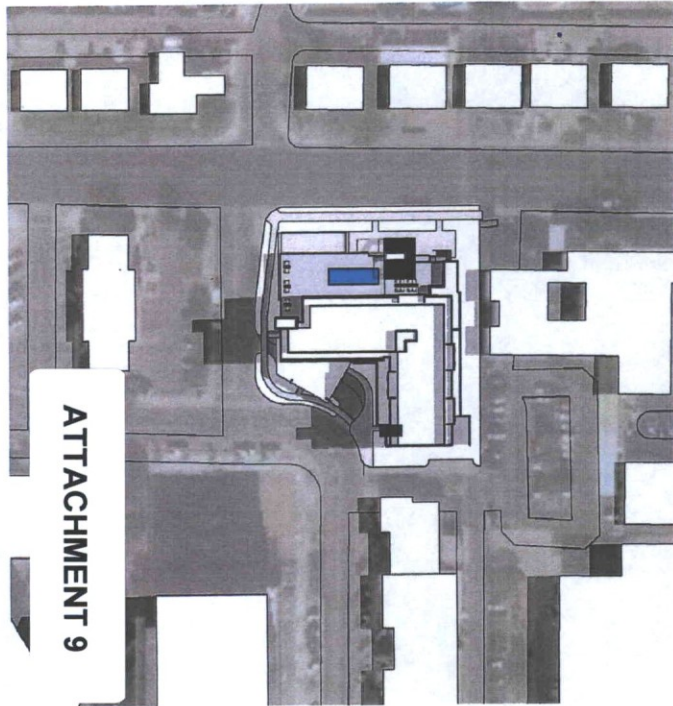
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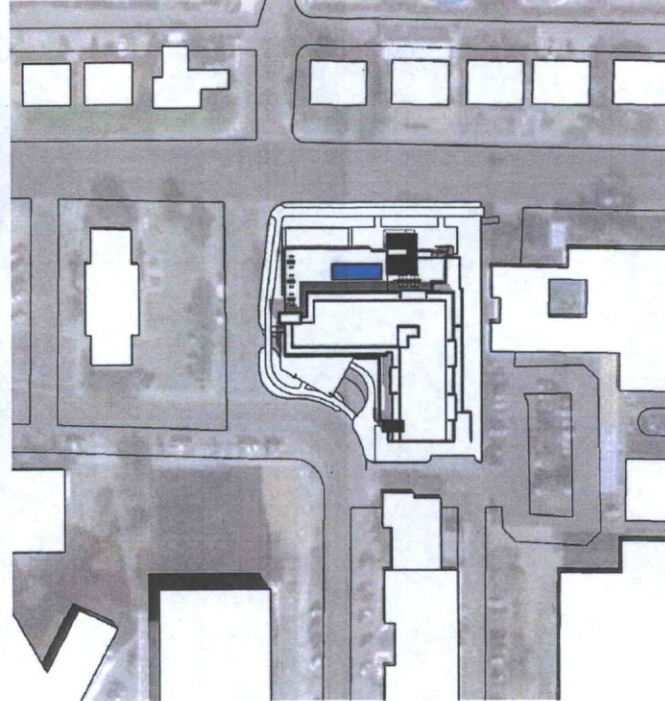
Project No.
318229

A-103
TRANSITIONS PLAN

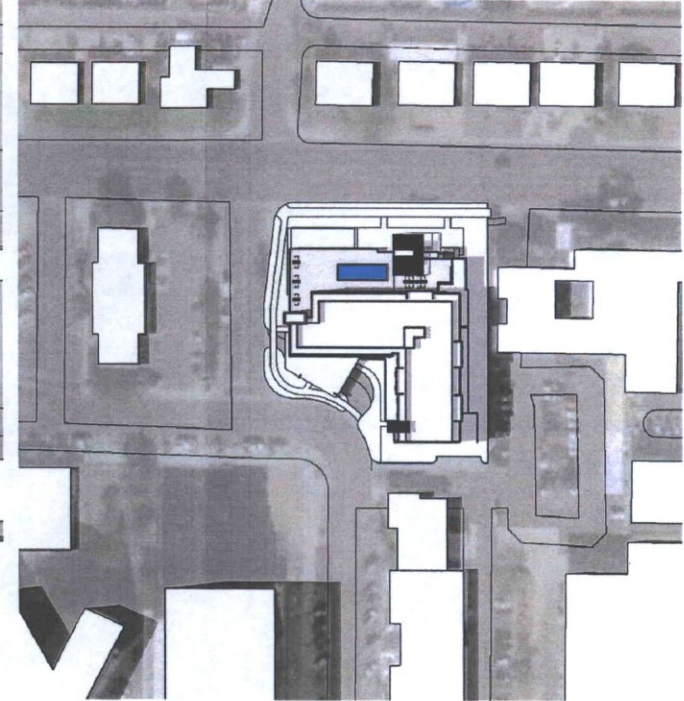
ATTACHMENT 9



June 21 - 9am



June 21 - 12pm



June 21 - 3pm

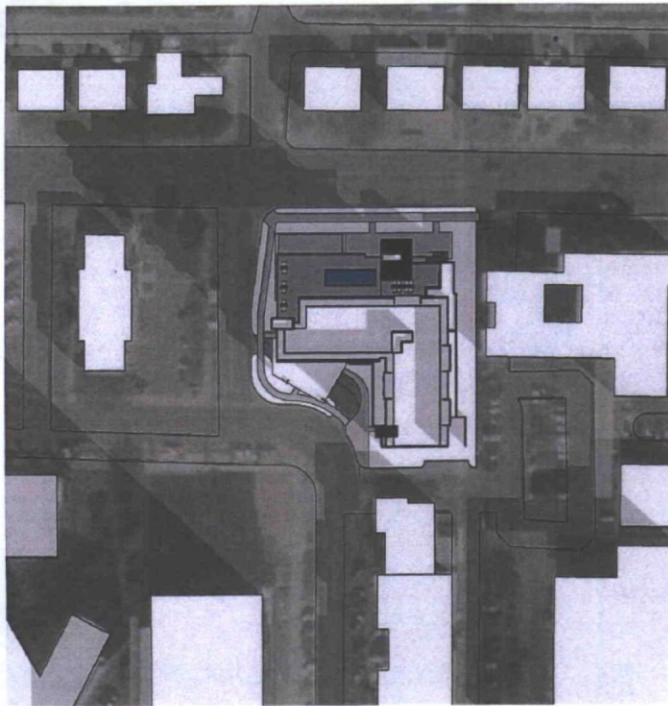
60-DR-2018
02/25/2019

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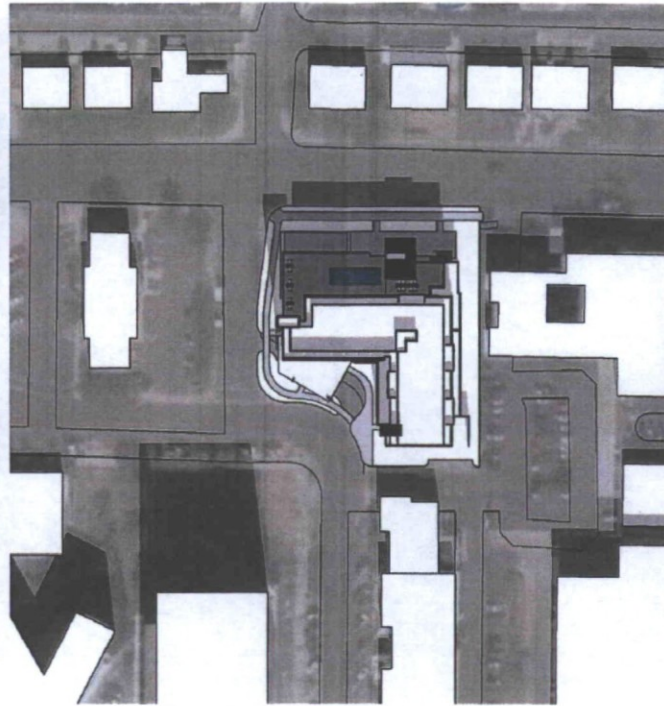
OPWEST

DC HOTEL
DRB SUBMITTAL - SUPPLEMENTAL INFO
SCOTTSDALE, AZ | 318229 | FEBRUARY 22, 2019
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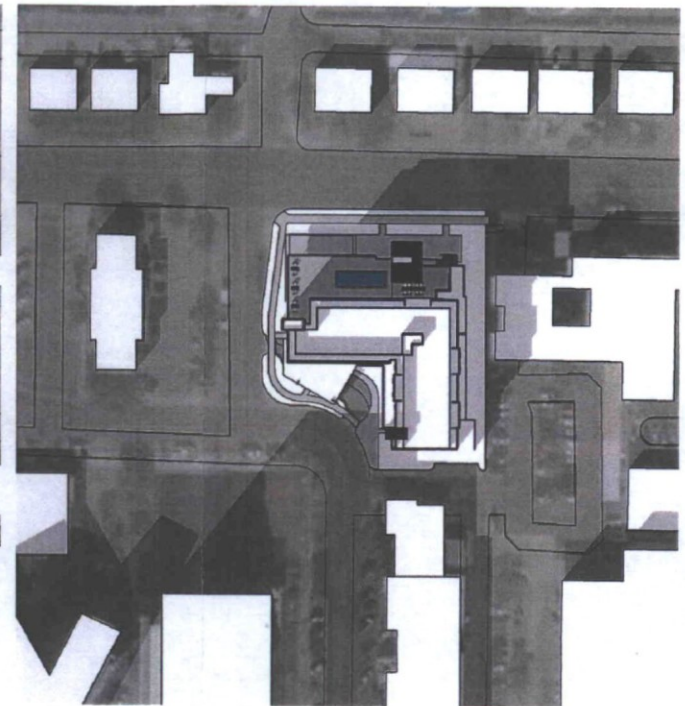
Solar Study
Summer Solstice



December 21 - 9am



December 21 - 12pm



December 21 - 3pm

60-DR-2018
02/25/2019

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OPWEST

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DRB SUBMITTAL - SUPPLEMENTAL INFO
SCOTTSDALE, AZ | 318229 | FEBRUARY 22, 2019
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Solar Study
Winter Solstice



03 PERSPECTIVE - GREY BLOCK OPTION
SCALE: 3" = 1'-0" REF:



04 PERSPECTIVE - MECH. LOUVER OPTION
SCALE: 3" = 1'-0" REF:



01 PERSPECTIVE - NORTHWEST CORNER
SCALE: NTS REF:



02 PERSPECTIVE - SOUTHWEST CORNER
SCALE: NTS REF:

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Date
February 22, 2018
Revisions

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Project No.
318229

A-109
PERSPECTIVES



01 STREETScape ELEVATION - NORTH - SITE

SCALE: 1" = 30' 0"

REF



02 STREETScape ELEVATION - NORTH - BUILDING

SCALE: 1/8" = 1' 0"

REF

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Expiry: 12-31-2011

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Date
February 22, 2016
Revisions

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Project No.
318229

A-110
STREETScape
ELEVATION



01 DRB - Material Board

SCALE: NTS

REF:

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Expires 12-31-2021

DC HOTEL
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Date
February 22, 2019
Revisions

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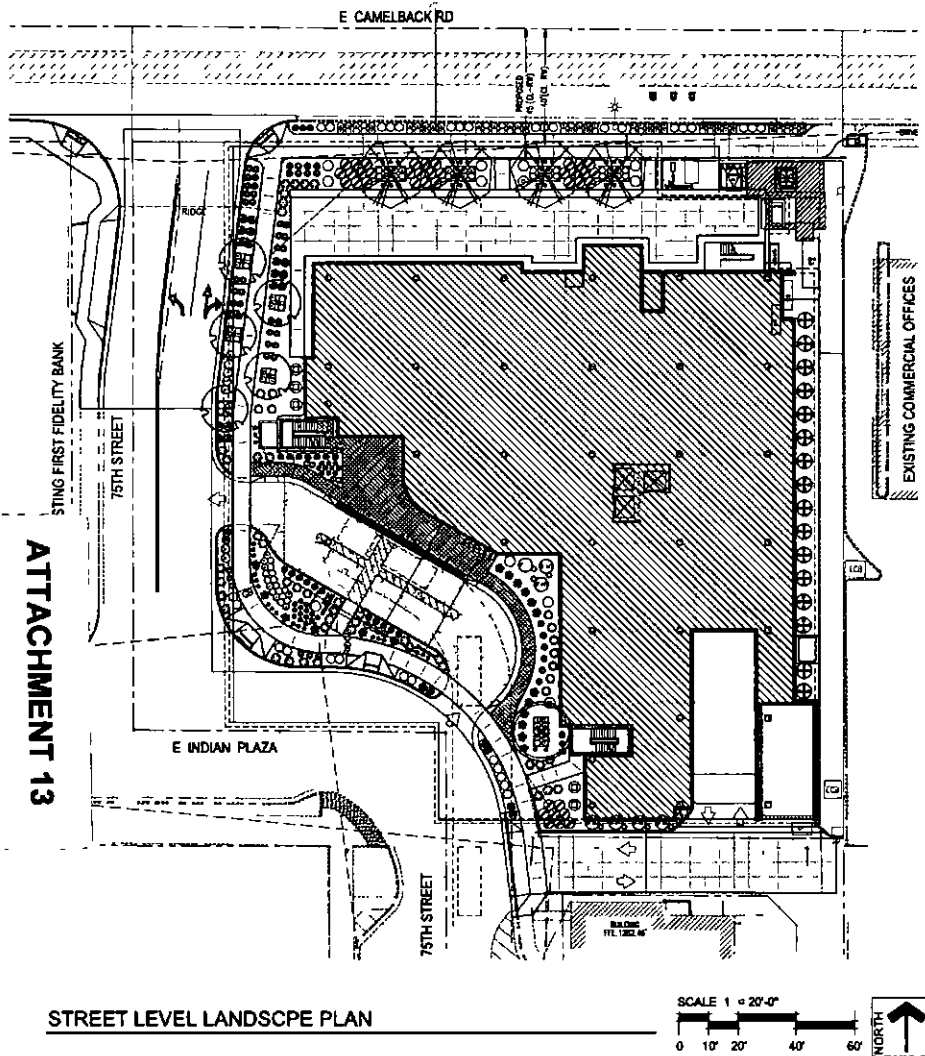
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Project No.
318229

A-116
EXTERIOR BUILDING
COLOR & MATERIAL
SAMPLE BOARD

60-DR-2018
12/20/18



STREET LEVEL LANDSCAPE PLAN

CITY OF SCOTTSDALE LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE

A MINIMUM OF 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 3, 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 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TRUNK CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A TRUNK 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 MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL BOULDERS ETC) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 40-245 THROUGH 40-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

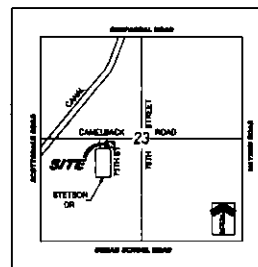
THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT
REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S
APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS

NEW LANDSCAPING INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED OR EXPIRED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

VICINITY MAP



LANDSCAPE LEGEND

| TREE | BOTANICAL NAME | COMMON NAME | SIZE | QUANTITY |
|----------------------------------------|----------------------------|-----------------------------|-----------------------------------------------|----------|
| | CASALPINA GIGALCOO | CASAHOTE "BERRA SUB" | 24' HIGH (1' TO 1.5' CAL.) | 5 |
| | CARNEGIEA GIGANTEA | BAUJARO SPEAR | SEE PLANS FOR HEIGHT | 7 |
| | OLIVEA TESOTA | IRONWOOD TREE | 48" BOX MULTI TRUNK SPECIMEN / SALVAGED | 1 |
| | ULMUS PARVIFLORA | CHINESE ELM "YOUSUE" | 24" BOX (1' TO 1.5' CAL.) | 4 |
| ACCENTS | | | | |
| | AGAVE DESERTIANA | SMOOTH AGAVE | 5 GAL | 18 |
| | ALE DE VERA | YELLOW MEDICINE ALOE | 5 GAL | 51 |
| | ECHINOCACTUS GRUSCHUS | GOLDEN BARELL CACTUS | 5 GAL | 24 |
| | EUPHORBIA TURKICAL | STICKS ON FIRE | 5 GAL | 12 |
| | EUPHORBIA ANTIOPIETICA | CANDILLERA | 5 GAL | 57 |
| | HESPERAL DE PARVIFLORA | YELLOW YUCCA | 5 GAL | 38 |
| | PELODIACTUS MACROCARPUS | SLEEPER PLANT | 5 GAL | 21 |
| | STENOCHORDUS MARGRITINA | MEXICAN FENCE POST | 5 GAL | 14 |
| | YUCCA RUPICOLA | THISTLE LEAF YUCCA | 5 GAL | 24 |
| SHRUBS GRASSES AND GROUNDCOVERS | | | | |
| | DODONAEA VISCOSEA | HORNBEED BUSH | 5 GAL | 16 |
| | LANTANA HYBRID | NEW GOLD LANTANA | 5 GAL | 40 |
| | MIMULONEREA CAPILLARE | REGAL ARIST | 5 GAL | 58 |
| | SEITRODIA FALLIDA | PURPLE HEART | 5 GAL | 4 |
| | SAMBONDISA CHINESE | JODORA | 5 GAL | 5 |
| | STYPA TELLUSIANA | MEXICAN THREAD GRASS | 5 GAL | 150 |
| MATERIALS | | | | |
| | DECOMPOSED GRANITE | 1' DEPOSITED DUSTED GOLD | 2" MINIMUM THICKNESS ALL LANDSCAPE AREAS | |

SITE / LANDSCAPE DATA

| | |
|-----------------------|----------------------------------------------------------|
| GROSS SITE AREA | 61 784 SF (1.42 AC) |
| NET SITE AREA | 40 125 SF (0.92 AC) |
| ON-SITE LANDSCAPE | 0 589 SF |
| PARKING (UNDERGROUND) | 111 STANDARD 5 ACCESSIBLE SPACES 12 BICYCLE SPACES |
| TURF AREA | 0 SF |

GENERAL NOTES:

1. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST FOUR FEET FROM ANY WALKWAY OR PARKING AREA CURBING
2. FIELD LOCATE EUPHORBIA ANTISYPHILITICA MIN. 3' AWAY, AT MATURE SIZE, FROM PEDESTRIAN WALKWAYS & AREAS AND PARKING CURBS. PLANTING PLAN IS A SCHEMATIC DIAGRAM.
3. FIELD LOCATE HESPERALOE PARVIFLORA MIN 4' AWAY, AT MATURE SIZE, FROM PEDESTRIAN WALKWAYS & AREAS AND PARKING CURBS. PLANTING PLAN IS A SCHEMATIC DIAGRAM.
4. ALL PAVING WITHIN THE FIRE LANES SHALL BE COMPLIANT WITH FIRE LANE PAVING CODES AND REQUIREMENTS (PER CDOT)

Malina Partners, Inc.
Austin | Scottsdale
11210 North Scottsdale Road
Suite 2000
Scottsdale, Arizona 85254
t: 480.949.6800
malinapartners.com



22+ **new keyboard** available
 with 20
 pins, 20 pins, 20 pins
 20 pins, 20 pins, 20 pins
 20 pins, 20 pins, 20 pins

**DC HOTEL
OPWEST PARTNERS**



Date
February 22, 2019
Revisions

Owner
OPWEST PARTNERS
333 E. CAMELBACK RD. #220
PHOENIX, AZ 85016
602.872.6380
ATTN: TYLER KENT

Architect
NELSON PARTNERS
18210 N. SCOTTSDALE RD. #200
SCOTTSDALE, AZ 85254
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ATTN: P. JANEY FARR

Drawings and other material appearing herein constitute subject and confidential parts of the contract and they are to be destroyed, used, or otherwise disposed of in accordance with the provisions of the contract.

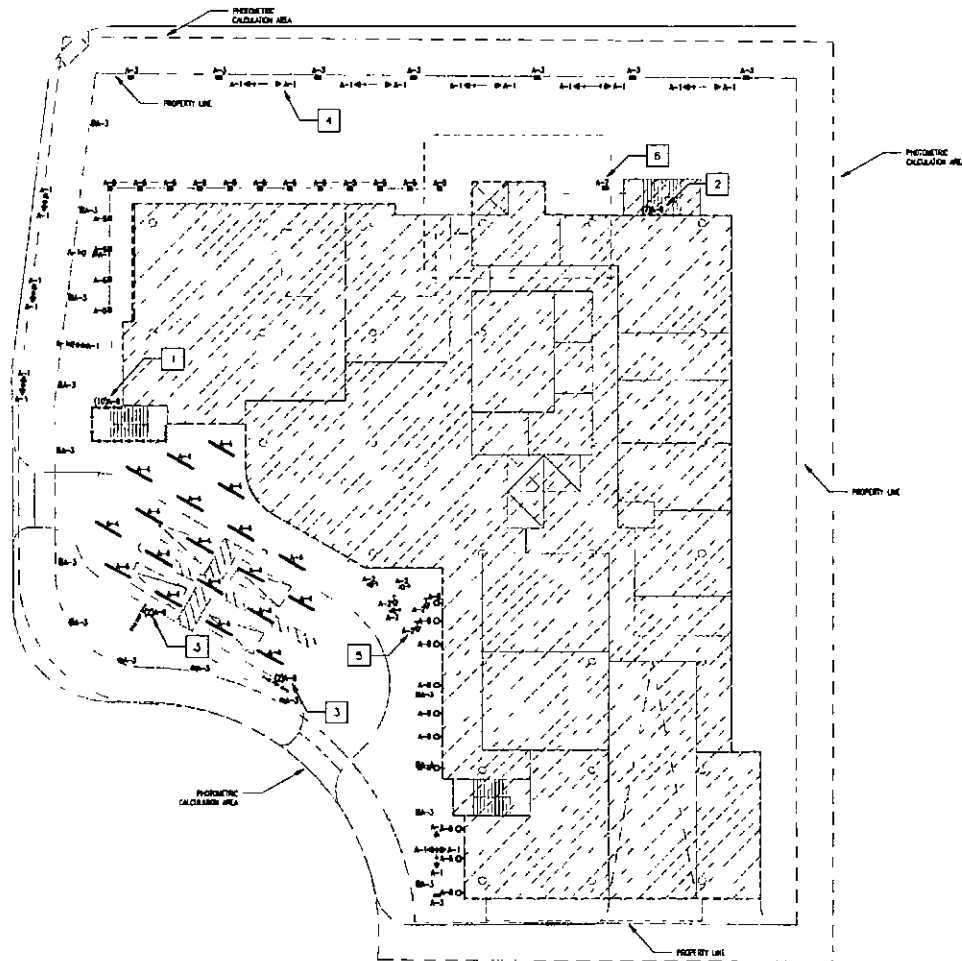
Project No
318229

L-102

LANDSCAPE PLAN



- #### HARDSCAPE PLAN



LIGHTING PLAN - SITE LEVEL
SCALE 1" = 10'

GENERAL NOTES

- 1 REFER LUMINA SPECIFICATION SHEETS FOR LUMINA SPECIFICATIONS AND LUMINA SCHEDULE FOR FURTHER INFORMATION.
- 2 LUMINA LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL ELEVATION PLANS.

KEY NOTES

- 1 LUMINAIRES ARE LOCATED ON EACH FLOOR LEVEL (DECKETS 1ST AND 7TH FLOOR). THEY EACH LIGHT 2200 SHIRT BLOCK WALL FROM INSIDE. TOTAL (12) 4-4 ARE ON 1ST FLOOR.
- 2 LUMINAIRES ARE LOCATED ON WALL TO ALUMINUM STAIRS.
- 3 LUMINAIRES ARE LOCATED ON GROUND LEVEL. THEY EACH LIGHT 2200 BLOCK COLUMN FROM INSIDE. TOTAL (12) 4-4 ARE ON GROUND LEVEL.
- 4 LUMINAIRE IS LOCATED UNDER TREE.
- 5 LUMINAIRE IS UPLIGHT SHROUD OCTAGON.
- 6 LUMINAIRE IS RECESSED UNDER 2ND FLOOR OVERHANG TO ILLUMINATE CORNER.

LUMINAIRE SCHEDULE (EXTERIOR)

[illegible]

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

Midwest Partners, Inc.
Aurora | Scottsdale
18210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.948.6800
midwestpartners.com

**PRELIMINARY
NOT FOR
REGULATORY
APPROVAL
PERMITTING
OR CONSTRUCTION**

**DC HOTEL
OPWEST PARTNERS**
7501 EAST CAMELBACK ROAD
SCOTTSDALE, ARIZONA 85251



Date
December 20 2018
Revisions

OWENST PARTNERS
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ATTN: TYLER KENT

Architect
NELSEN PARTNERS
15210 N. SCOTTSDALE RD. #300
SCOTTSDALE, AZ 85254
480.342.8800
ATTN: P. JIMMY FARR

Drawings are owner's means of expressing
owner's intentions and are considered
one of the most critical items any one in
design, land, or business utilized
within various of his activities.

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Project No
318229

LT-OB

A-1 & 2

GSA (sq)
ACCESSORIES - QUOTE SHOWN SET DOWN



MH2-T
ACCESSORIES - QUOTE



A-3

LED garden and pathway bollard

Post construction Made from two symmetrical extrusions mechanically fastened to a one piece die cast base bottom and one piece die cast top housing (H2). All aluminum in the construction is marine grade and copper free.

Lamp Enclosure One piece die cast aluminum with heat sink, made of tempered safety glass. Fully gasketed using one piece molded acrylic gasket for airtight light seal.

Electrical 4.2W LED luminaires, 5.6 total system watts, 30°C start temperature, integral 12V AC drive provided. Must be operated using remote magnetic transformer. Standard LED color temperature is 3000K with a <100 CRI.

Note: LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA US. For the most current technical data, please refer to www.bega-us.com.

Another Note: Another post provided model of gasketed steel bollards are required to drill along two (2) stainless steel slot screws.

Please note: BEGA's approach to product design is to be minimalist, not follow. With a minimalist commitment to quality, each product is conceived to satisfy a general or specific lighting task as defined by its architecture or relative surroundings. The Home and Garden Collection is designed to be a general lighting solution for light Commercial applications. Please reference our standard BEGA profile when requesting luminaires for the specific demands of high-use commercial and/or varied venue settings are required.

CMAA certified in U.S. and Canadian markets, suitable for wet locations. Pollution class IP65.

Weight: 6.2 lbs.

Luminaire Lumens: 100

Type:
BEGA Product:
Project:
Lighting:
Color:
Options:
Modified:



BEBA 1000 BEGA Way, Carpinteria, CA 93013 800-584-0322 Fax 800-584-0474 www.bega-us.com
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A-3

BEGA

Photometric File Name: 77266.lux
TEST LAB: BEGA
DATE: 8/15/2013
LUMINAIRE: 77 265
LAMP: 4.2W LED

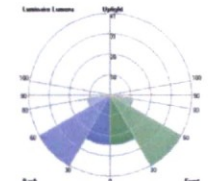
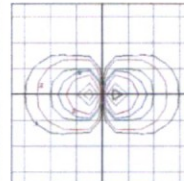
Characteristics

| IES Classification | Type I |
|-------------------------------------|-----------------------|
| Longitudinal Classification | Very Short |
| Lumens Per Lamp | N.A. (adjustable) |
| Total Lamp Lumens | N.A. (adjustable) |
| Luminaire Lumens | 100 |
| Downward Total Efficiency | N.A. |
| Total Luminaire Efficiency | N.A. |
| Luminaire Efficacy Rating (LER) | 26 |
| Total Luminaire Watts | 5.6 |
| Ballast Factor | 1.00 |
| Upward Beam Light Ratio | 0.00 |
| Max. C0 | 130.2 (387 SH, 12.5V) |
| Max. C0 (H80 Vert.) | 133.2 (387 SH, 12.5V) |
| Max. C0 (H90 Deg. Vert.) | 1 (0.7% Lum) |
| Min. C0 (90 to H80 Deg. Vert.) | 9 (3.9% Lum) |
| Cutoff Classification (approximate) | N.A. (adjustable) |

Lum. Classification System (IES)

| IES Zone | Lumens | % area | % lum |
|---------------|--------|--------|-------|
| F1 (0-30) | 24.8 | N.A. | 16.0 |
| F2 (30-45) | 40.9 | N.A. | 26.3 |
| F3 (45-60) | 11.4 | N.A. | 7.3 |
| F4 (60-75) | 0.7 | N.A. | 0.5 |
| F5 (75-90) | 24.8 | N.A. | 16.0 |
| F6 (90-105) | 40.9 | N.A. | 26.3 |
| F7 (105-120) | 11.4 | N.A. | 7.3 |
| F8 (120-135) | 0.7 | N.A. | 0.5 |
| F9 (135-150) | 0.00 | N.A. | 0.0 |
| F10 (150-180) | 0.00 | N.A. | 0.0 |
| Total | 156.8 | N.A. | 100.0 |

BUD Rating: 80-41-00



In the interest of product improvement, BEGA reserves the right to make technical changes without notice.
BEBA 1000 BEGA Way, Carpinteria, CA 93013 800-584-0322 Fax 800-584-0474 www.bega-us.com Copyright © 2014 BEGA US, Inc.

A-4 P23 | Recessed Linear
2" Slot

LATITE ACRYLIC

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