

Simulations
Photos
All Graphics (no plans)

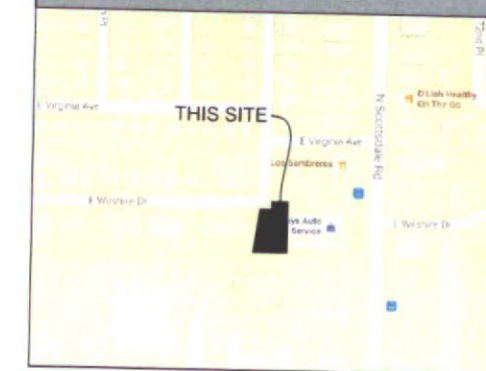
OWNER / DEVELOPER: 7121 E.WILSHIRE LLC

CIVIL ENGINEER:

SP CONSULTANTS
921 E DERBY DR.
TEMPE ARIZONA 85284
PHONE: (480) 332-0855
CONTACT: MICHAEL SUDBECK
EMAIL: michael_sudbeck@cox.net

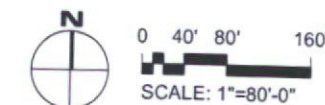
ARCHITECT: E PROJECT, LLC
917 W KATHLEEN RD,
PHOENIX, ARIZONA 85023
PHONE: 602/481-9282
FAX: 480/359-4407
CONTACT: EDMIR DZUDZA, AIA

VICINITY MAP



CONTEXT AERIAL

SCALE : 1"= 80'-0"



Rev.	Date	Submittal
	02-23-2017	DEVELOPMENT REVIEW

EDMIR DZUDZA
43178
ARIZONA, U.S.A.

EXPIRATION DATE: 09/30/2017
SIGNED AND SEALED
ELECTRONICALLY 02-23-2017

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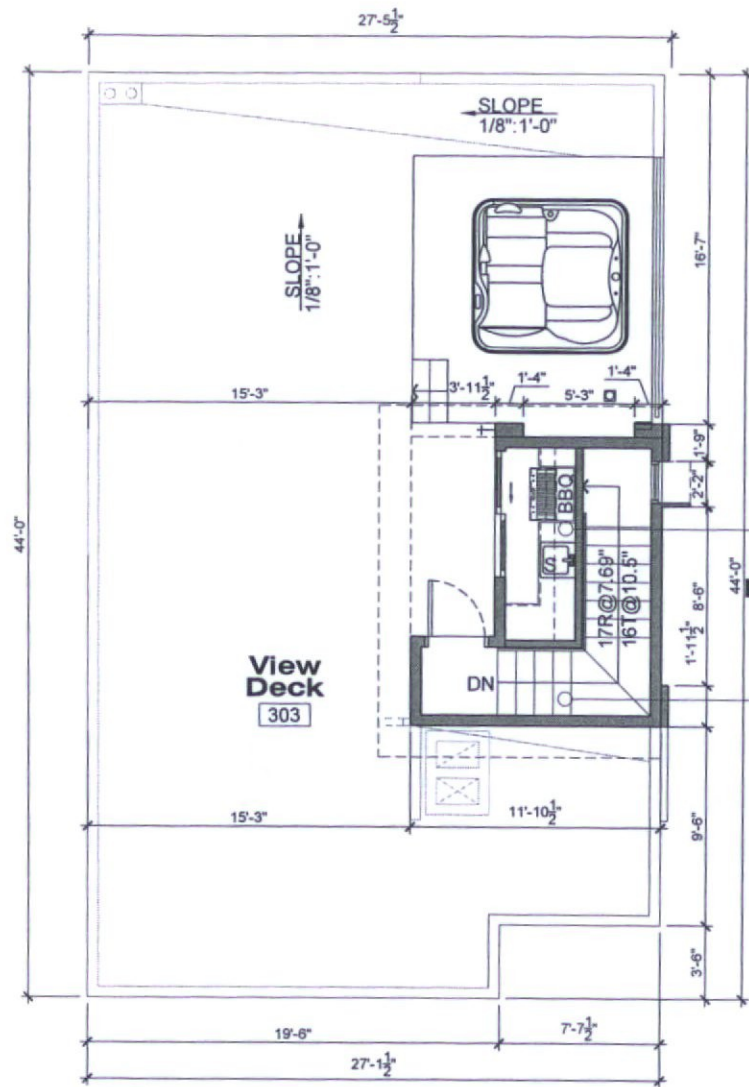
Wilshire Place
7121 E Wilshire Drive Scottsdale

Context Aerial

Date:	02-23-2017
Project No:	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

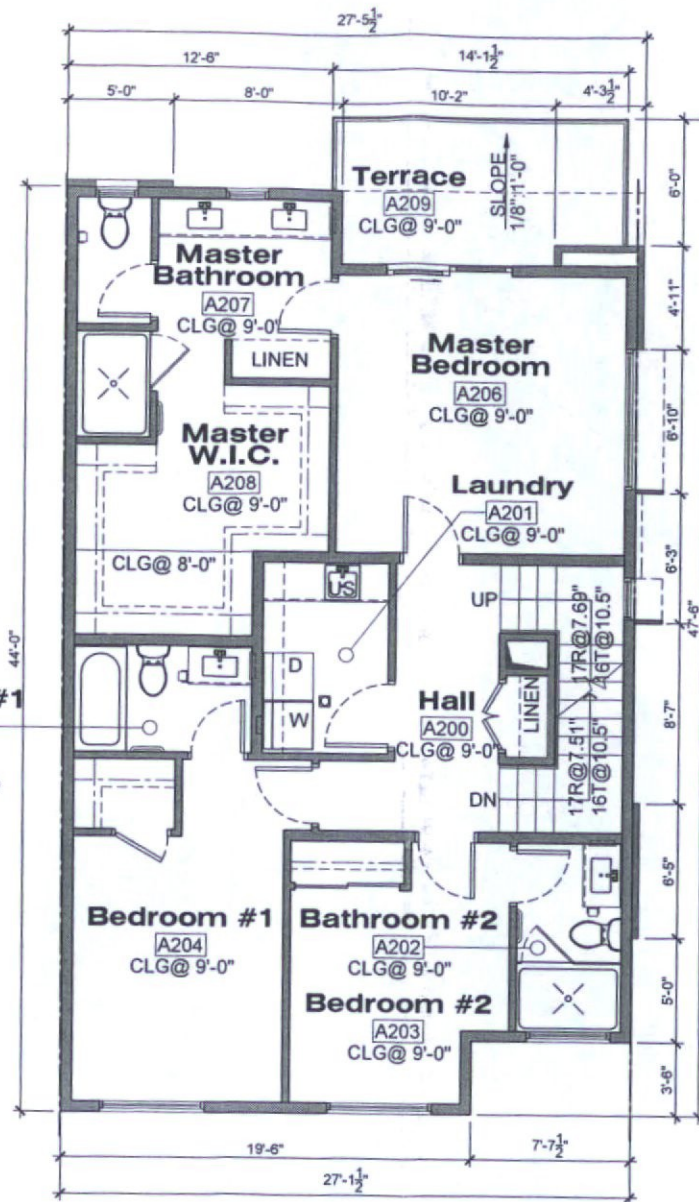
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A100



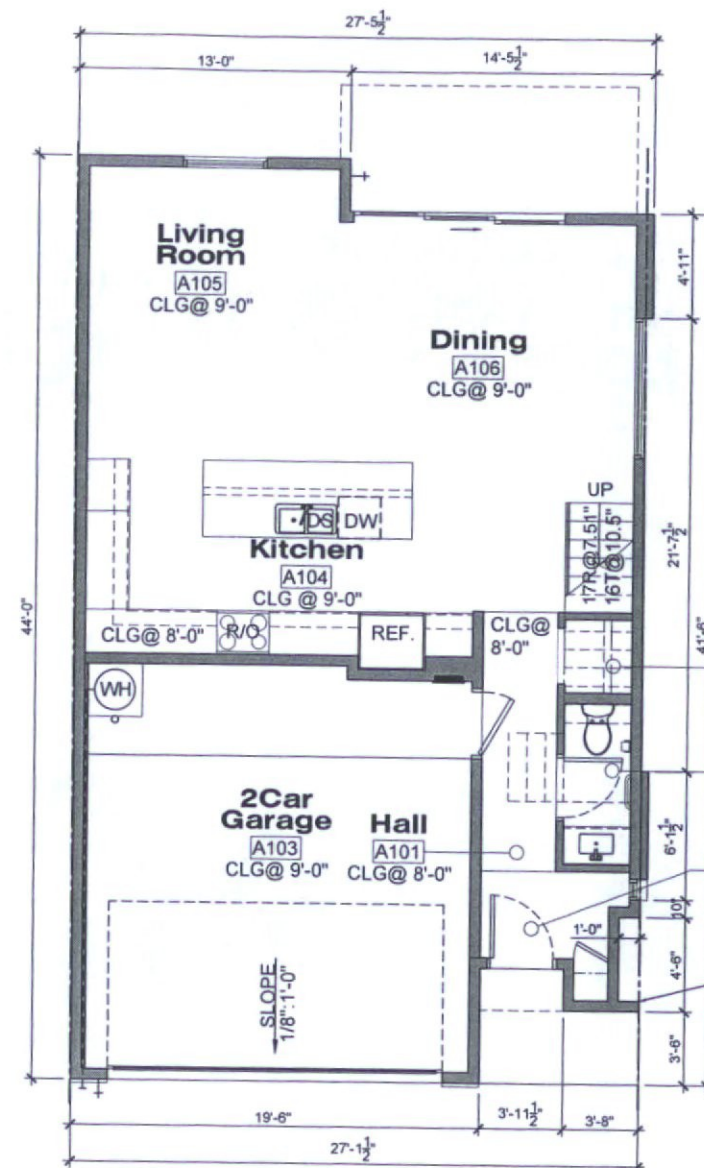
THIRD FLOOR PLAN

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



AREA CALCULATIONS

1ST FLOOR LIVABLE AREA	: 734 SF
2ND FLOOR LIVABLE AREA	: 1,117 SF
3RD FLOOR LIVABLE AREA	: 89 SF
TOTAL LIVABLE AREA	: 1,940 SF

11-DR-2017

Rev.	Date	Submittal
02-23-2017	Development Review	
03-02-2017	70% Construction Documents	
12-20-2018	Development Review 2nd Submittal	



EXPIRATION DATE: 09/30/2020
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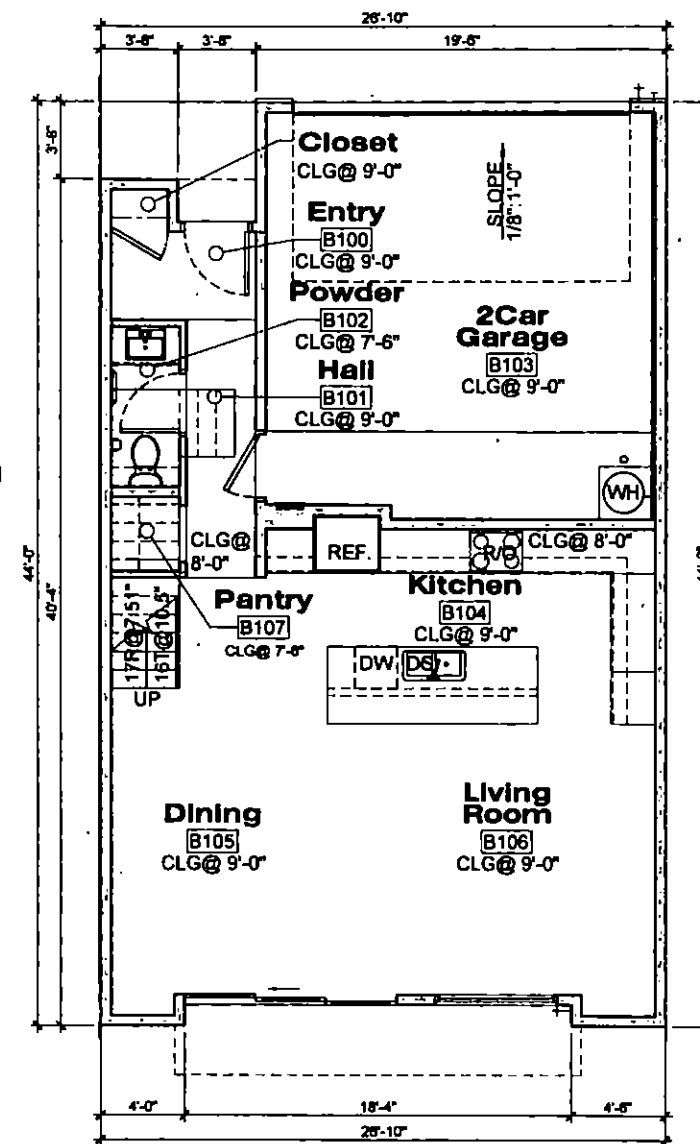
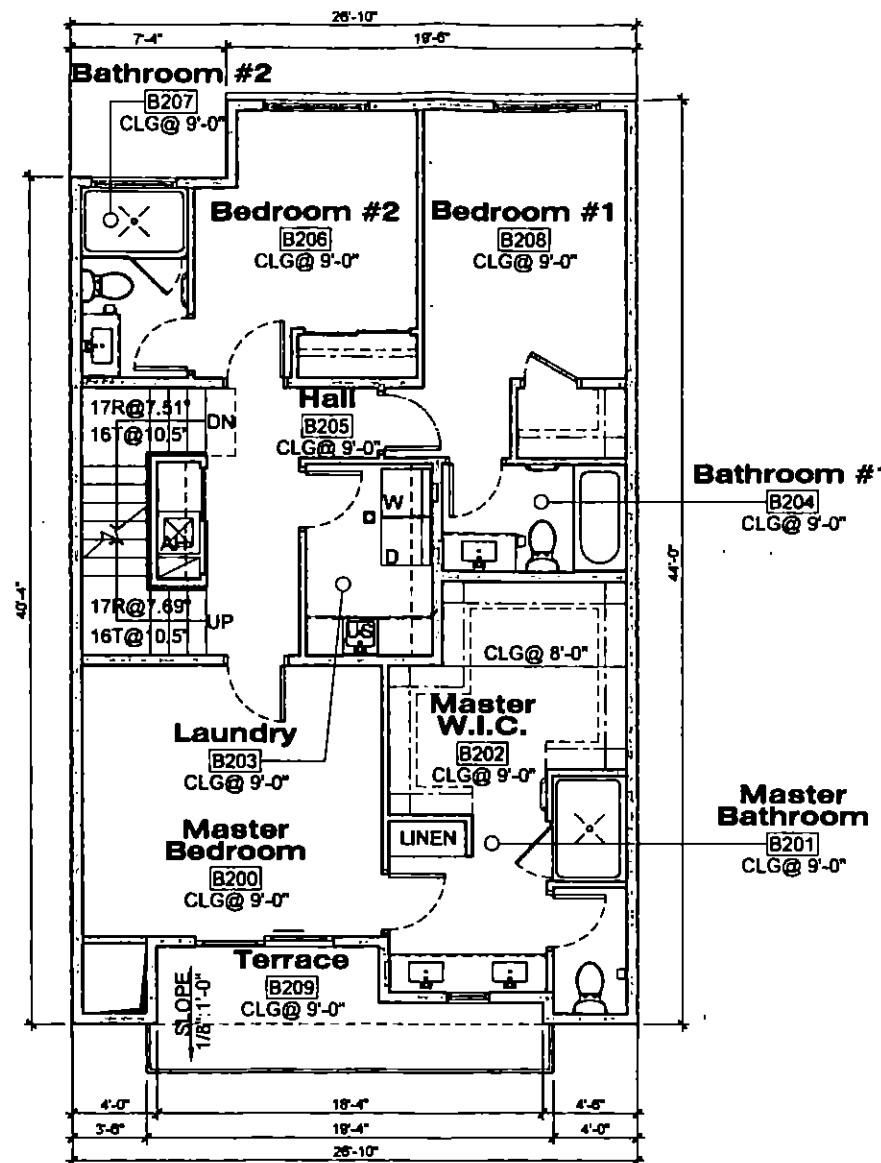
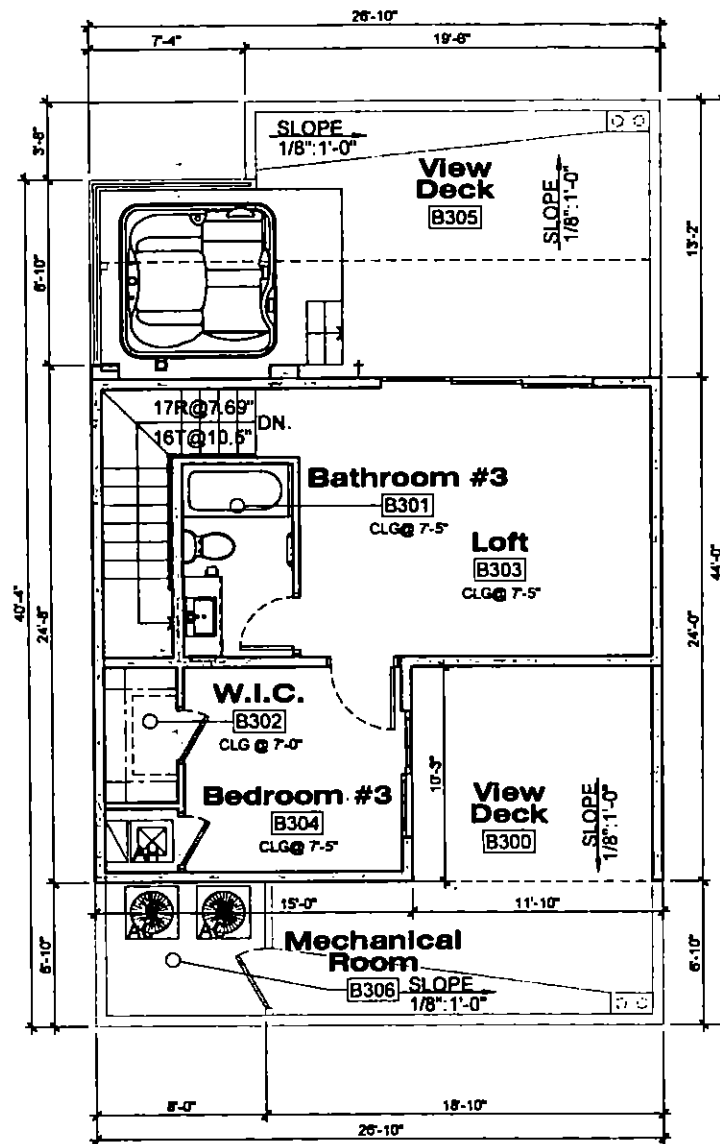
Model Home Type "A"

Floor Plans

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

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

A200
DRB



AREA CALCULATIONS

1ST FLOOR LIVABLE AREA	752 SF
2ND FLOOR LIVABLE AREA	1,107 SF
3RD FLOOR LIVABLE AREA	523 SF
TOTAL LIVABLE AREA	2,382 SF

11-DR-2017
4/2/2018

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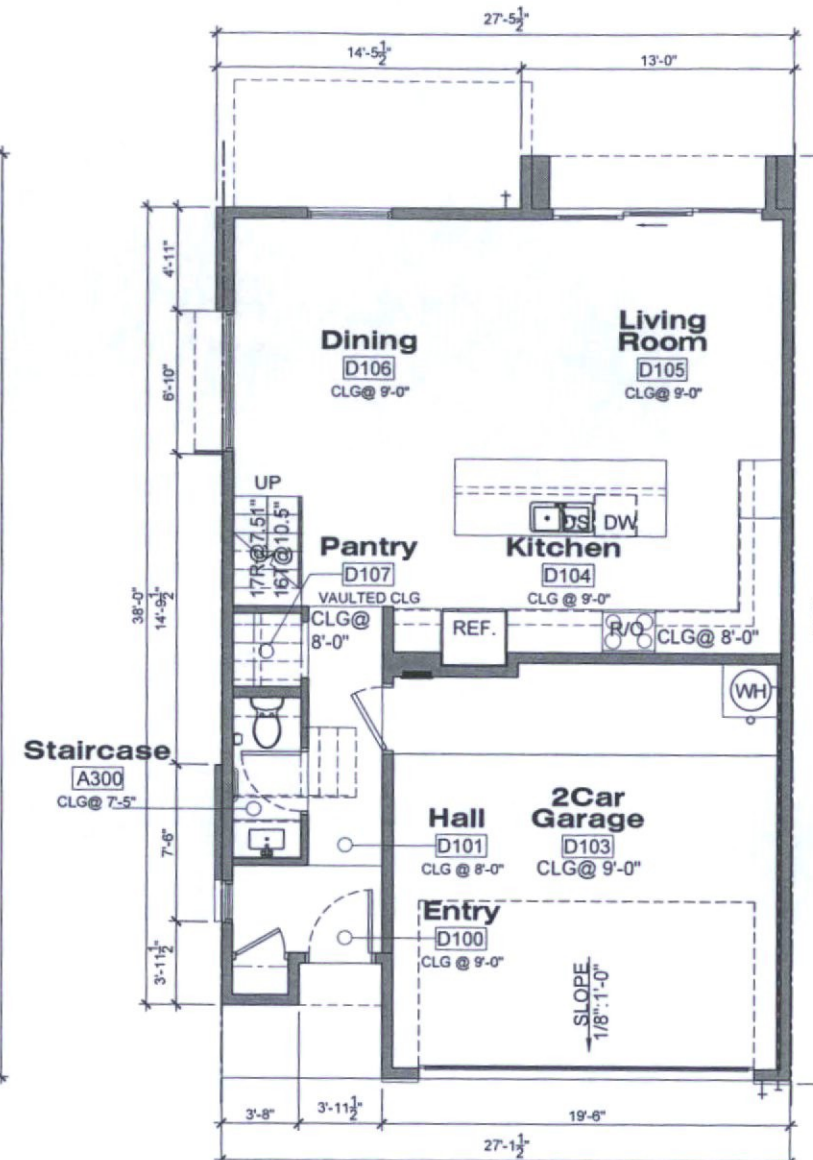
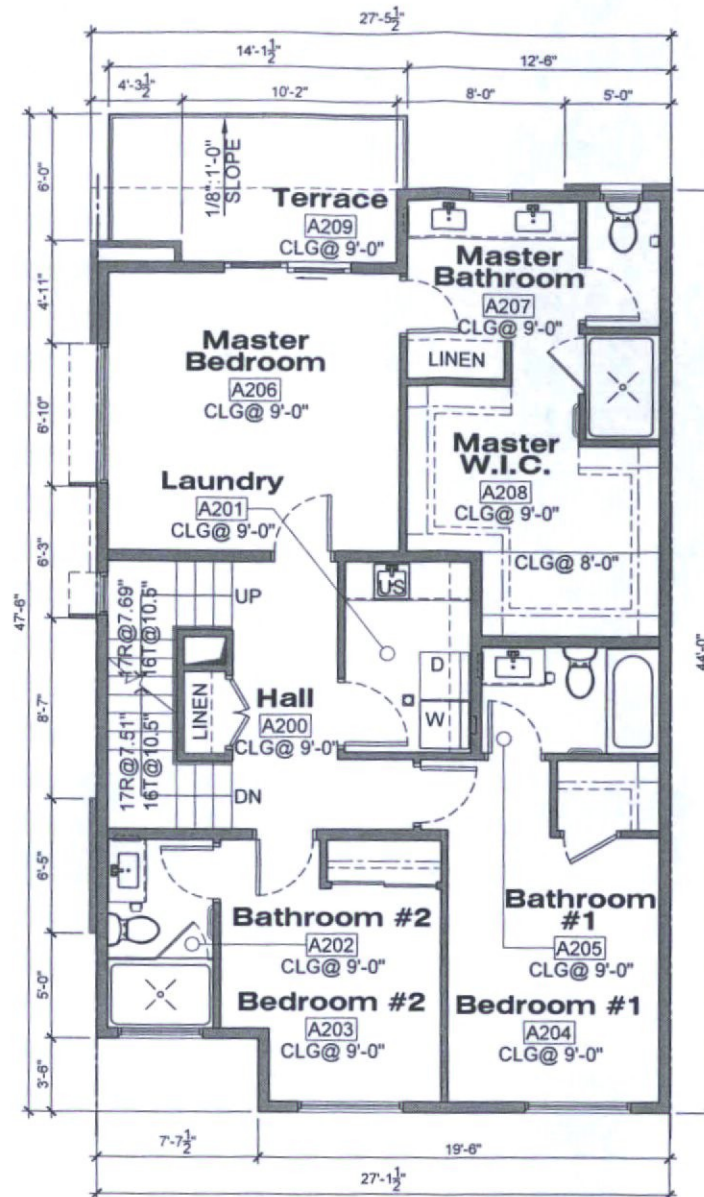
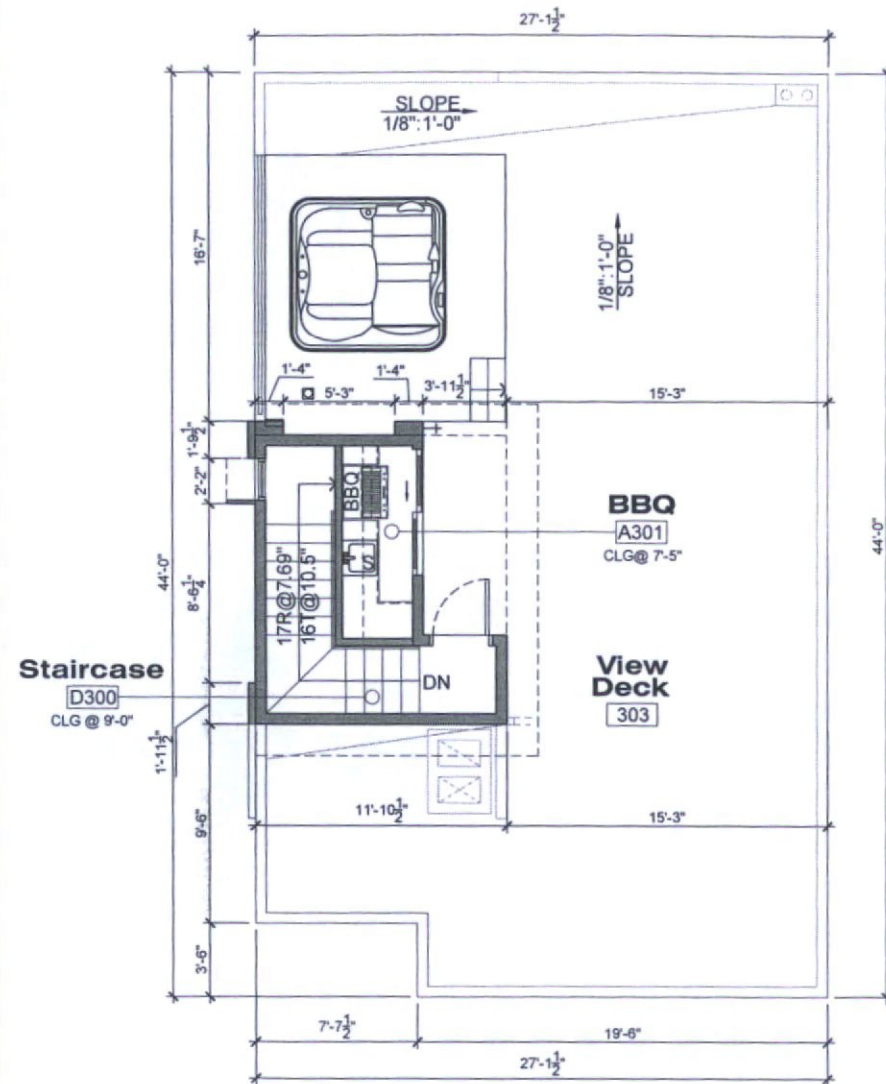
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7121 E Wilshire Drive Scottsdale

Model Home Type "B"
Floor Plans

Date	12-20-2018
Project No	2018
Drawn By	ED
Checked By	ED
Approved By	ED

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

A201 DRB



AREA CALCULATIONS

1ST FLOOR LIVABLE AREA	: 715 SF
2ND FLOOR LIVABLE AREA	: 1,117 SF
3RD FLOOR LIVABLE AREA	: 89 SF
TOTAL LIVABLE AREA	: 1,921 SF

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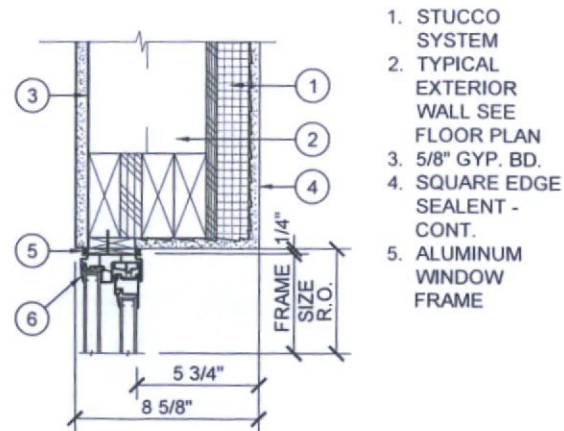
Wilshire Place
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Model Home Type "D"
Floor Plans

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

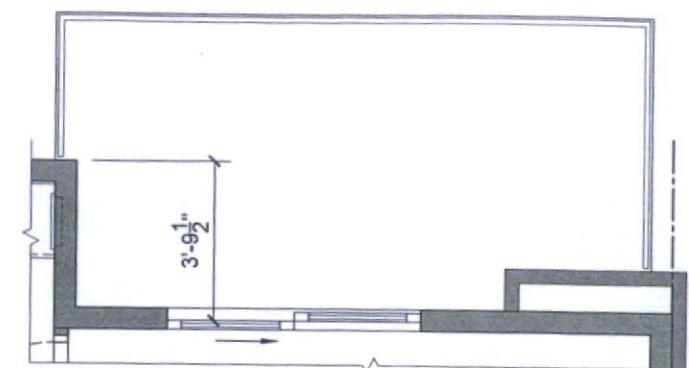
Scale: 1/4"=1'-0"

A203_{DRB}



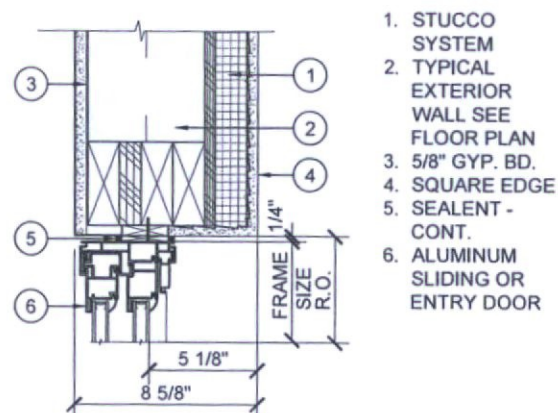
HEAD DETAIL AT SLIDING WINDOW

A SCALE: 3" = 1'-0"



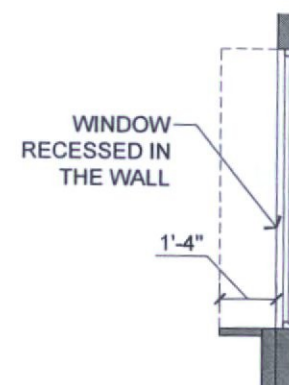
2 NORTH EXPOSURE

SCALE: 1/2" = 1'-0"



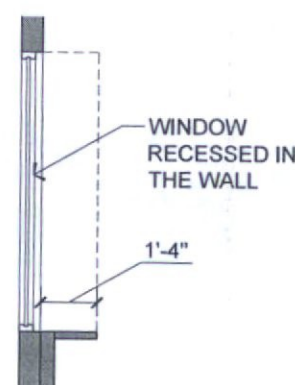
HEAD DETAIL AT SLIDING DOOR

B SCALE: 3" = 1'-0"



3 WEST EXPOSURE PLAN VIEW

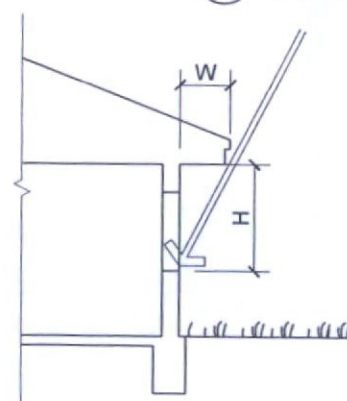
SCALE: 1/2" = 1'-0"



4 EAST EXPOSURE PLAN VIEW

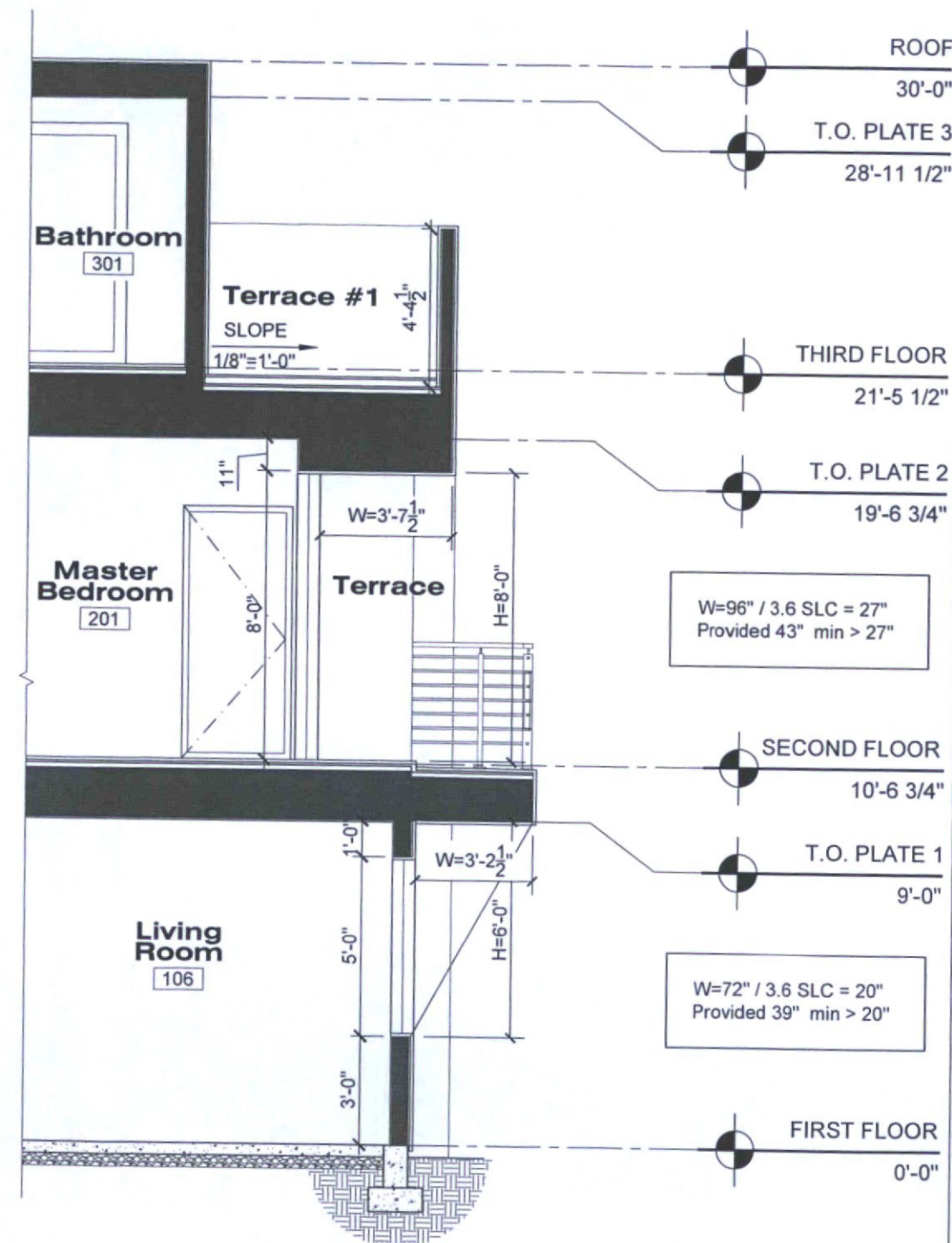
SCALE: 1/2" = 1'-0"

SHADE LINE FACTORS (SLF) FOR PHOENIX REGION (LATITUDE 22.5°)	
WINDOW FACES	SHADE LINE FACTOR
EAST	0.8
SOUTHEAST	1.4
SOUTH	3.6
SOUTHWEST	1.4
WEST	0.8



5 OVERHANG DIMENSIONS

SCALE: 1/2" = 1'-0"



1 EXPOSURE SECTION AT SOUTH WALL

SCALE: 1/2" = 1'-0"

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02-23-2017	Development Review	
03-02-2017	70% Construction Documents	
12-20-2018	Development Review 2nd Submittal	

EDWARD D. ZUZO
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EXPIRATION DATE: 09/30/2020
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Solar Exposure Study

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

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

A400 DRB

11-DR-2017
12/27/2018

SITE PLAN GENERAL NOTES

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.
- THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES' INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS:
 - NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
 - 1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
 - 2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW METHODS:
 - a. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - b. ☐ THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - c. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - d. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - 3. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

117 W. Kathleen Rd., Phoenix AZ 85022
phone: 602.811-0252 fax: 480.559-4407
e-mail: info@projectinnovations.com

Rev.	Date	Submittal
02-23-2017		Development Review
03-02-2017		70% Construction Documents
12-20-2018		Development Review 2nd Submittal



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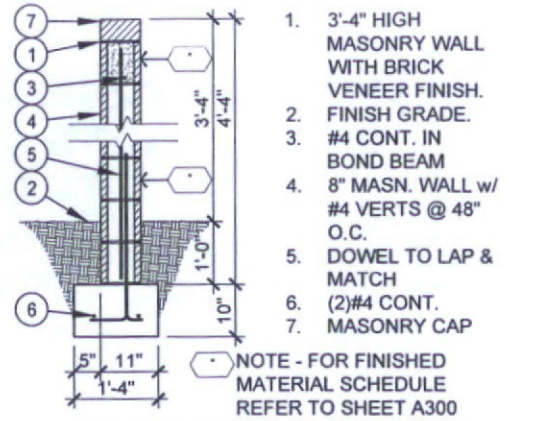
Site Plan General Notes

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: N.T.S.

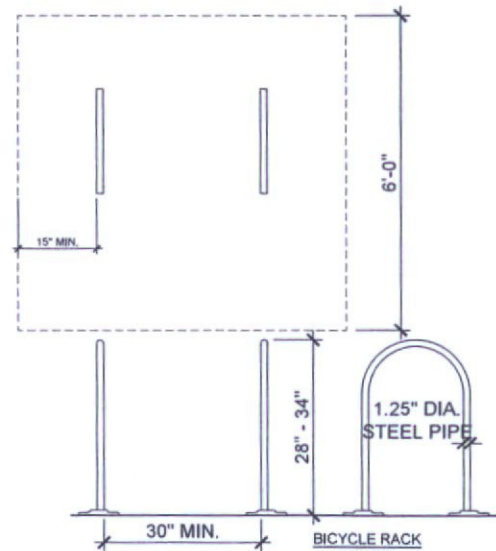
A102 DRB

11-DR-2017
12/27/2018

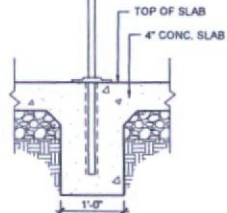


MASONRY SCREEN WALL

6 SCALE: 3/4"=1'-0"



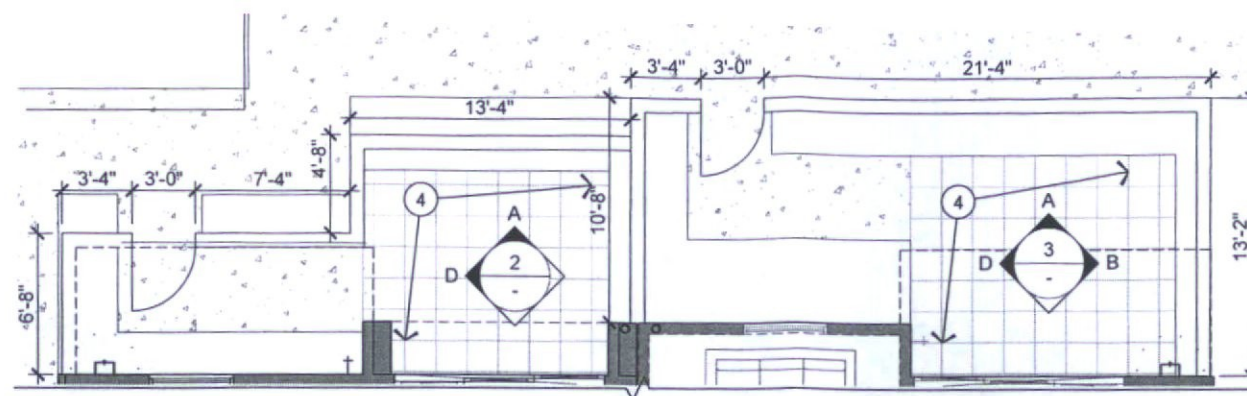
PREFERRED METHOD OF ANCHORING BIKE RACK IS TO ORDER BIKE RACK WITH STEEL FLANGE & RAMSET BOLT TO CONCRETE SLAB PER MANUFACTURER'S INSTRUCTIONS.



NOTE: ALTERNATIVE METHOD OF ANCHORING BIKE RACK IS SHOWN BELOW.

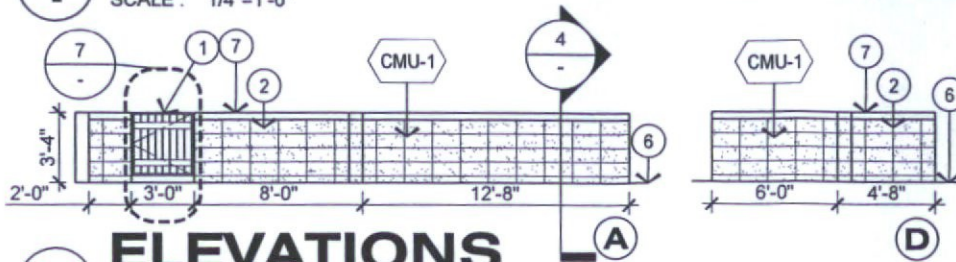
NOTE:
 1. MAINTAIN 6" LONG USABLE SPACE FOR BICYCLE.
 2. MAINTAIN 30" BETWEEN EACH RACK.
 3. MAINTAIN 15" CLEAR DISTANCE BEYOND RACK.

BICYCLE RACK



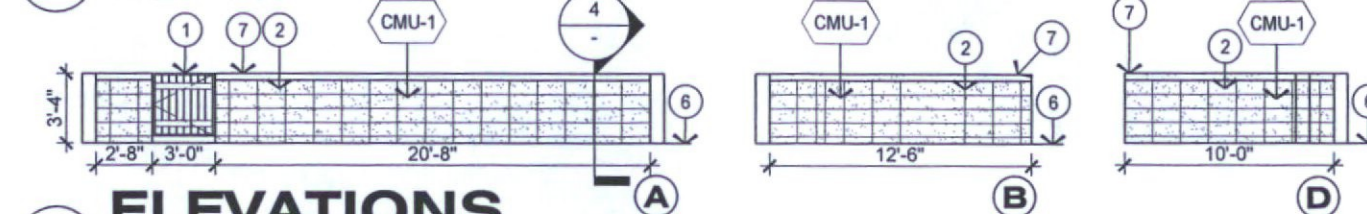
PATIO MASONRY WALL PLAN

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



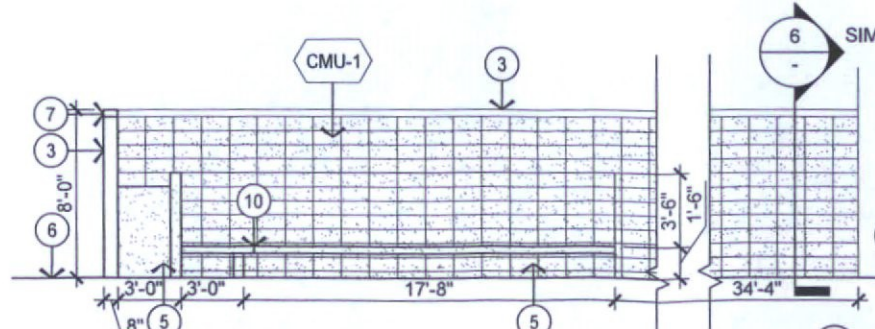
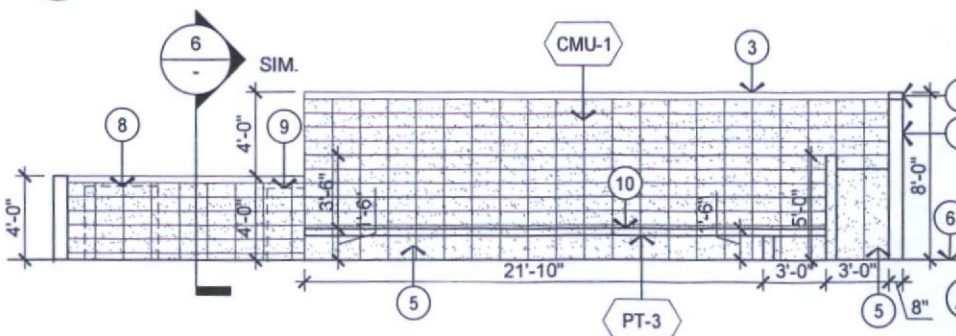
ELEVATIONS

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



ELEVATIONS

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



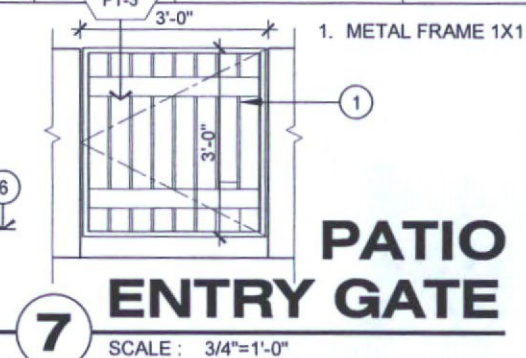
ELEVATIONS

5

- 36" WIDE, NON LOCKING EMERGENCY ESCAPE GATE.
- 3'-4" HIGH PATIO MASONRY WALL, FINISH TO MATCH SV-1
- 8'-0" HIGH SITE MASONRY WALL, FINISH TO MATCH SV-1
- 18"X18" PAVERS
- FOUNTAIN WALL, FINISH TO MATCH SV-1
- FINISH GRADE.
- 4" WALL CAP
- TRANSFORMER LOCATION BY UTILITY COMPANY
- FOUNTAIN EQUIPMENT
- BENCH SEAT

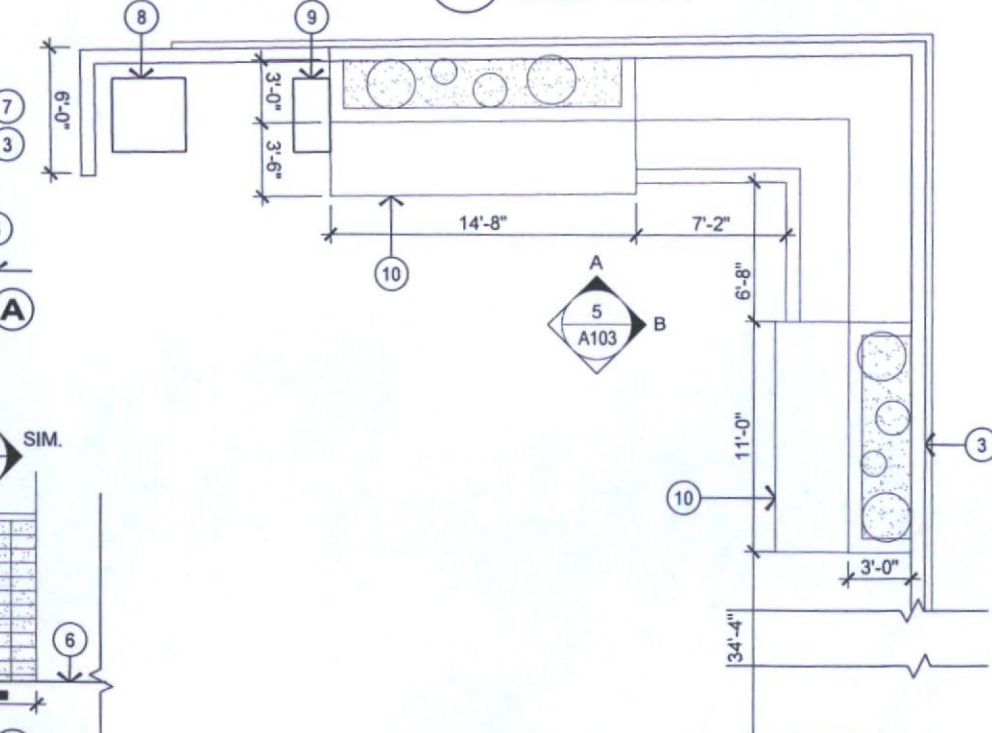
MATERIAL FINISH SCHEDULE

	MATERIAL	APPLICATION	FINISH
CMU-1	CONCRETE MASONRY BLOCK 8 X 8 X 16	SITE WALLS	PAINT PT-2
PT-2	PAINT	SITE WALLS	DUNN EDWARDS SOREL FELT DET624
PT-3	PAINT	SITE WALLS	DUNN EDWARDS DET634



PATIO ENTRY GATE

7 SCALE: 3/4"=1'-0"



FOUNTAIN WALL PLAN

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

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 Phone: 480/481-0232 Fax: 480/481-4457
 e-mail: info@wilschire.com

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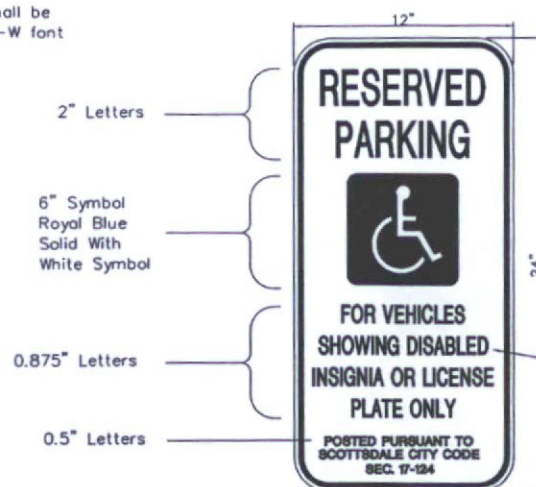
Site Details

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: AS NOTED

A103 DRB

NOTE:
Lettering shall be
Clearview 1-W font



ACCESSIBLE SIGNAGE

One Sign At Each
Accessible Parking Stall

MOUNTING OPTIONS (SEE PLANS)

- Flexible P.E. Post With Surface Mount Base - Epoxy To Pavement Surface
- Perforated Galvanized Tubing Per COS Detail 2131. Install In Landscape Areas Only.
- Surface Mount To Structure
- Mount As Detailed On Plans

Green Borders and Text, and Blue Symbol on White Retroreflective Background (Typ.)
Background: ASTM Type IV Sheeting
Copy: Same As Above
Substrate: 0.080 Gauge Treated Aluminum

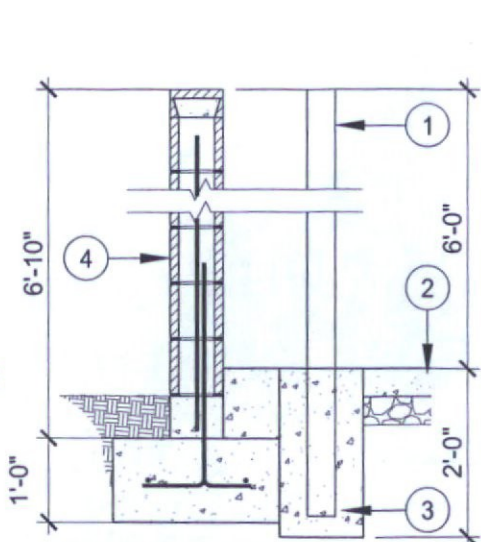
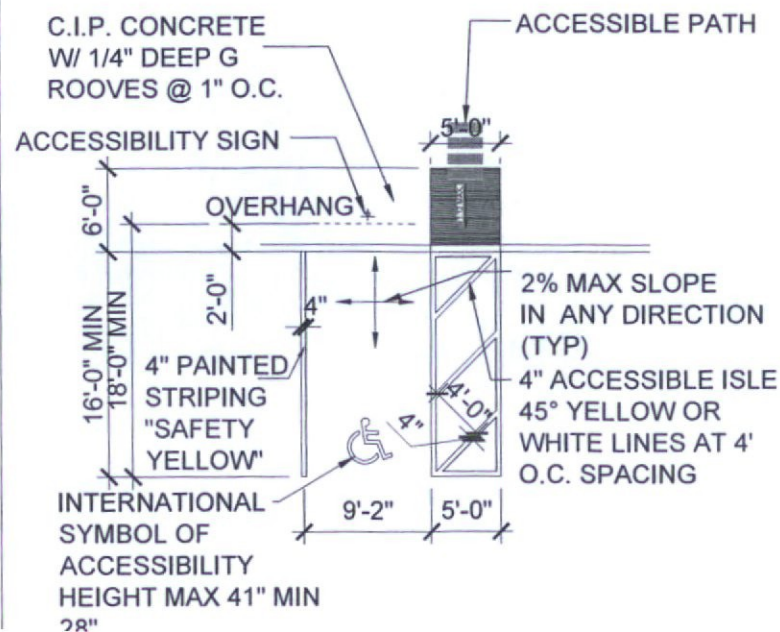
Bottom of Sign Shall Be Five Feet Above Finish Surface

CITY OF SCOTTSDALE ACCESSIBLE PARKING SIGN STANDARD

INTERNATIONAL SYMBOL OF ACCESSIBILITY ON PARKING SIGN SHOWN WHITE ON 6"X6" BLUE FIELD WITH 1/2 INCH RADIUS CORNERS.

NOTES FOR ACCESSIBLE PARKING SIGN & PARKING SPACE:

- THE BOTTOM OF THE SIGN SHALL BE 60 INCHES MINIMUM ABOVE FINISHED FLOOR OR GROUND SURFACE.
- SIGNS SHALL BE PROPERLY CENTERED ON THE PARKING SPACE
- THE SIGNS FACE SHOULD BE LOCATED NO FARTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PLACED ON THE PAVEMENT WITHIN EACH ACCESSIBLE PARKING SPACE. A BLUE BACKGROUND WITH YELLOW OR WHITE BORDER MAY SUPPLEMENT THE WHEELCHAIR SYMBOL.

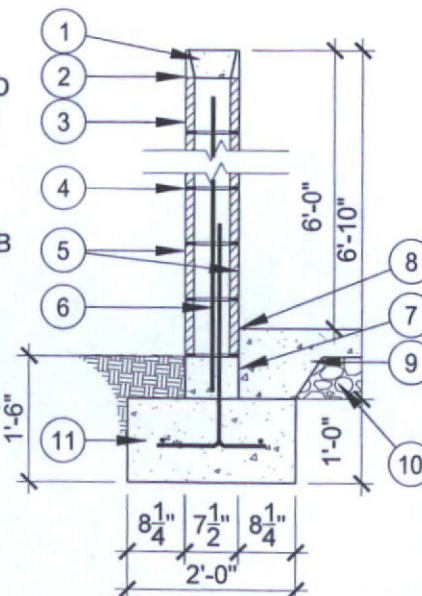


SECTION B-B

STANDARD REFUSE AREA

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

- 4" DIAMETER STEEL PIPE FULLY GROUTED AND CENTERED SET IN CONCRETE FOOTING
- CONCRETE SLAB ON GRADE.
- 12" DIA. X 2'-0" DEEP CAISSON FOOTING.
- MASONRY WALL PER DETAIL A.



SECTION A-A

SCALE: 3/4"=1'-0"

- 8" x 2" x 16" SOLID CAP
- DEEP CUT BOND BEAM 8" x 8" x 16" SOLID WITH REINFORCEMENT BAR #4 BEND INTO CORNERS
- 8" CMU WALL.
- STANDARD JOINT DUR-O-WALL WIRE @16" O.C.
- CMU BLOCK TO MATCH BUILDING, CMU-1
- #4 VERTICALS AT 24" O.C. CENTERED IN WALL.
- 8" CONCRETE OR MASONRY STEM WALL (SOLID GROUT BELOW GRADE LEVEL).
- 1/2" JOINT FILLER
- 6" CONCRETE SLAB REINFORCED WITH 6" x 6" - 1.4W - 1.4W WELDED WIRE FABRIC
- 6" COMPACTED ABC.
- CONCRETE FOOTING WITH (2)#4 CONT. REBAR.

NOTES:

- INSTALL (2) 4" DIA. STEEL POSTS, 3'-0" HIGH (ABOVE GRADE) SET IN 8" CYLINDAR OF CLASS "C" CONCRETE PER SECT. 125 a MIN OF 2'-0" DEEP
- USE CLASS "A" CONCRETE AS PER SECTION 125.
- NO AWNINGS OR BUILDING PROJECTIONS ALLOWED IN AREAS TRAVELED BY REFUSE TRUCKS. MINIMUM CLEARANCE OF 14'-0" OS REQUIRED IN DRIVE AND 25'-0" CLEARANCE OVER BIN RECEPTACLE AREA FROM POSTS BACK 30'-0"
- RESTAURANTS WHICH ARE EXPECTED TO DO A LARGE VOLUME OF BUSINESS ARE RECOMMENDED A MINIMUM OF (2) DUMPSTER BINS.

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Wilshire Place
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Site Details

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: AS NOTED

A104 DRB

4 AMERICANS WITH 4
DISABILITIES ACT
ACCESSIBILITY GUIDELINES
ACCESSIBLE ROUTES
FINAL RULE Federal Register, July 23, 2004

405 Ramps

405.1 General. Ramps on accessible routes shall comply with 405.

EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405.

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations.

TABLE 405.2 MAXIMUM RAMP SLOPE AND RISE FOR EXISTING SITES, BUILDINGS AND FACILITIES

Slope	Maximum Rise
Steeper than 1:10 but not steeper than 1:8	3 inches (75 mm)
Steeper than 1:12 but not steeper than 1:10	6 inches (150 mm)

1. A slope steeper than 1:8 is prohibited.

405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum.

EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.

405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.

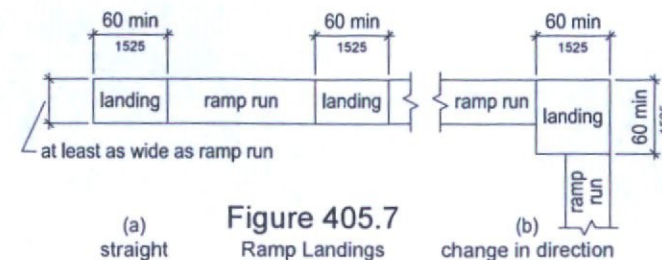


Figure 405.7
Ramp Landings

405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted.
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum.

405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505.

EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails complying with 505. Ramps not subject to the exception to 405.5 shall be designed to maintain a 36 inch (915 mm) minimum clear width when handrails are installed.

405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

EXCEPTION 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3.

EXCEPTION 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway.

EXCEPTION 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

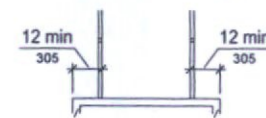


Figure 405.9.1
Extended Floor or Ground
Surface Edge Protection

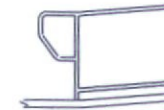


Figure 405.9.2
Curb or Barrier Edge Protection

1 ADA GUIDELINES ACCESSIBLE ROUTES
SCALE: 1/2"=1'-0"

405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

406 Curb Ramps

406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

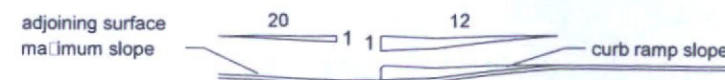


Figure 406.2
Counter Slope of Surfaces Adjacent to Curb Ramps

406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.



Figure 406.3
Sides of Curb Ramps

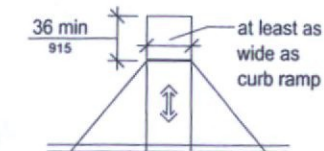


Figure 406.4
Landings at Top of Curb Ramps

406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.

406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.

406.6 Diagonal Curb Ramps. Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches (1220 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220 mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610 mm) long minimum located on each side of the curb ramp and within the marked crossing.

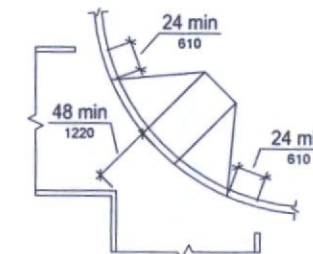


Figure 406.6
Diagonal or Corner Type Curb Ramps

CONTRACTOR'S NOTE

A.D.A.A.G. ACCESSIBLE ROUTE REQUIREMENTS ARE APPLICABLE TO THIS PROJECT UNLESS CONTEXT CLEARLY INDICATES OTHERWISE. SCOPE OF WORK FOR THIS PROJECT INCLUDES COMPLIANCE WITH THESE REQUIREMENTS.

406.7 Islands. Raised islands in crossings shall be cut through level with the street or have curb ramps at both sides. Each curb ramp shall have a level area 48 inches (1220 mm) long minimum by 36 inches (915 mm) wide minimum at the top of the curb ramp in the part of the island intersected by the crossings. Each 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum area shall be oriented so that the 48 inch (1220 mm) minimum length is in the direction of the running slope of the curb ramp it serves. The 48 inch (1220 mm) minimum by 36 inch (915 mm) minimum areas and the accessible route shall be permitted to overlap.

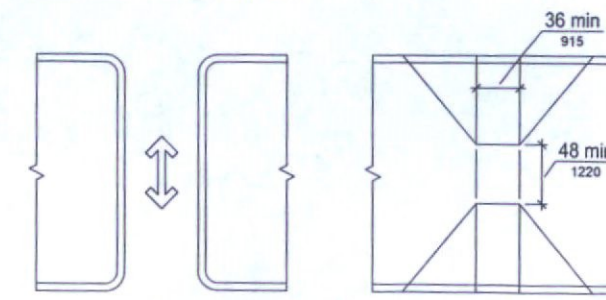


Figure 406.7
Islands in Crossings

Rev. Date Submittal
02-23-2017 Development Review
03-02-2017 70% Construction Documents
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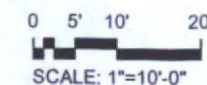
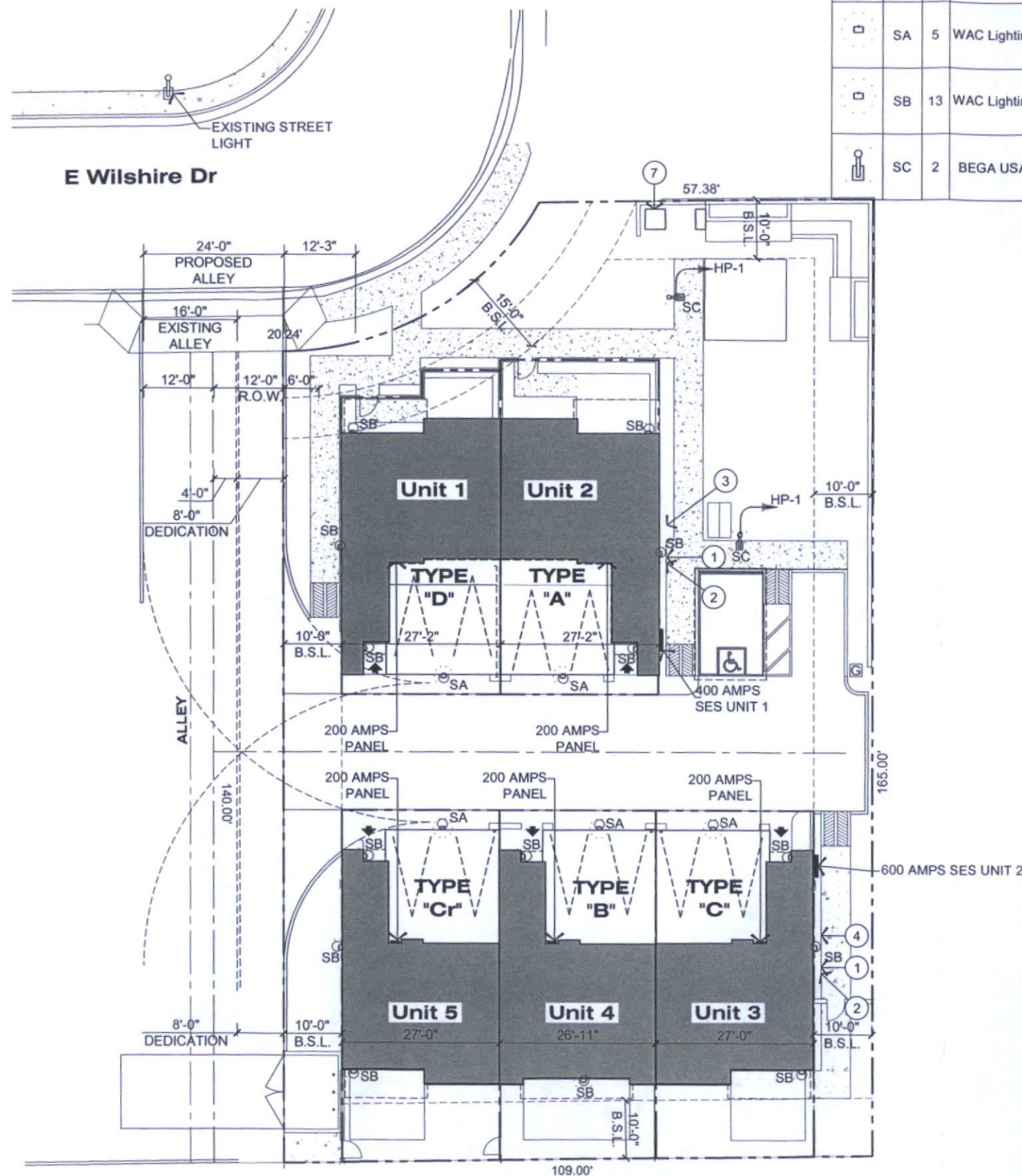
Wilshire Place
7121 E Wilshire Drive Scottsdale

Site Details

Date: 12-20-2018
Project No. 2516
Drawn By: ED
Checked By: ED
Approved By: ED

Scale: AS NOTED

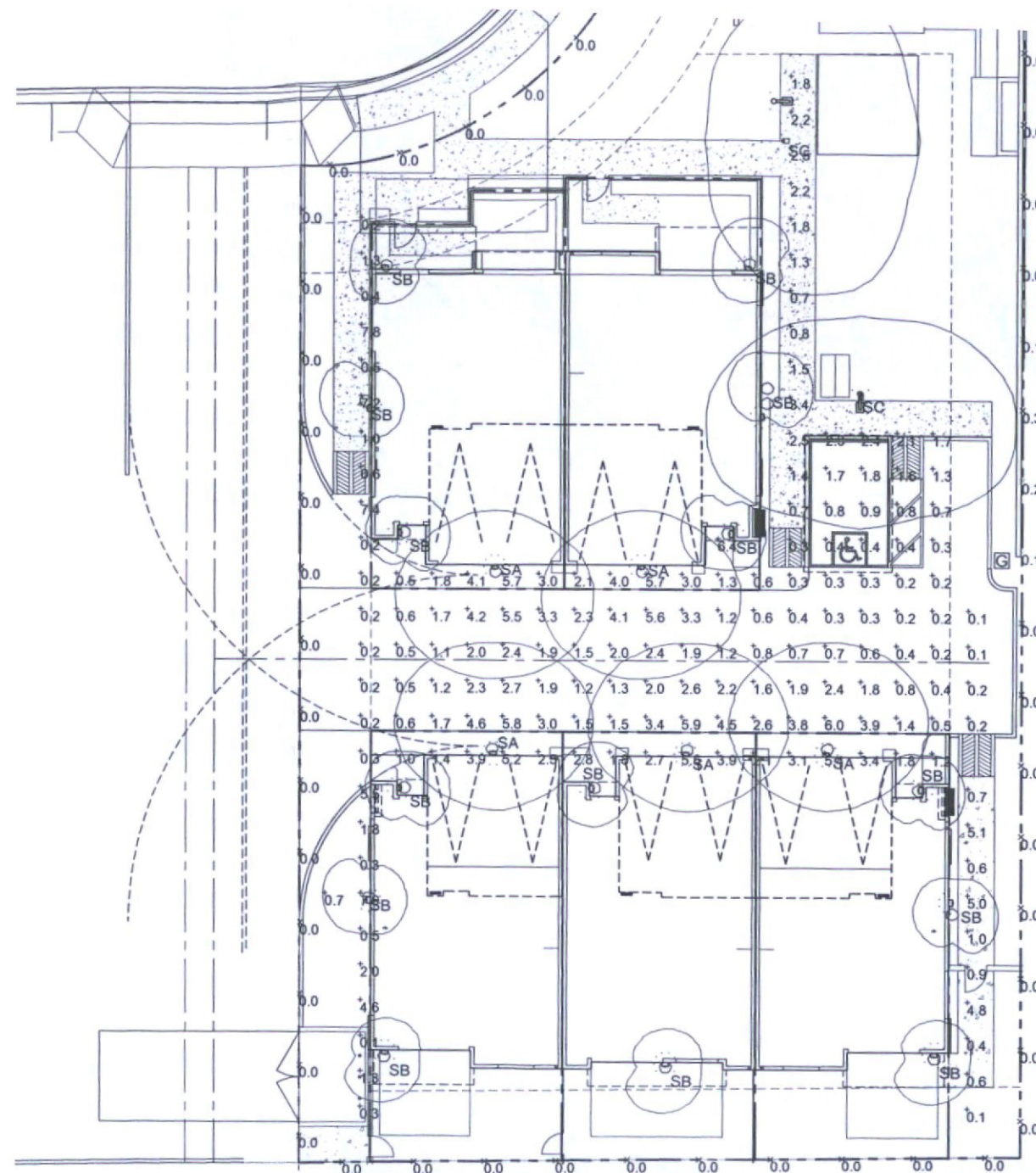
A105 DRB



Electrical Site Lighting Plan

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC AFG	+	2.0 fc	7.9 fc	0.1 fc	79.0:1	20.0:1
PROPERTY LINE	×	0.0 fc	0.3 fc	0.0 fc	N/A	N/A

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Light Loss Factor	Wattage
○	SA	5	WAC Lighting	WP-LED119-30-ABZ	FULL CUTOFF WALL MOUNT ON GARAGE @ 11'	3000K LED	1	WP-LED119-30.IES	1388	0.9	19
○	SB	13	WAC Lighting	WS-W1122-BZ	FRONT DOOR ADA FULL CUTOFF WALL SCNCE @ 6'	3000K LED	1	WS-W1122-WT_IESNA2002.ies	297.1	0.9	20.4
⌂	CC	2	BEGA USA	BEGA 99072	FULL CUTOFF MOUNTED @ 14.75'	3000K LED	1	99072.ies	2087.958	0.9	31



SITE PHOTOMETRICS PLAN

SCALE : 1"= 10'-0"

11-DR-2017
12/27/2018

Rev.	Date	Submittal
02-23-2017	Development Review	
03-02-2017	70% Construction Documents	
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43178
EDGAR
DZUJDA
ARIZONA, U.S.A.

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Site Photometrics Plan

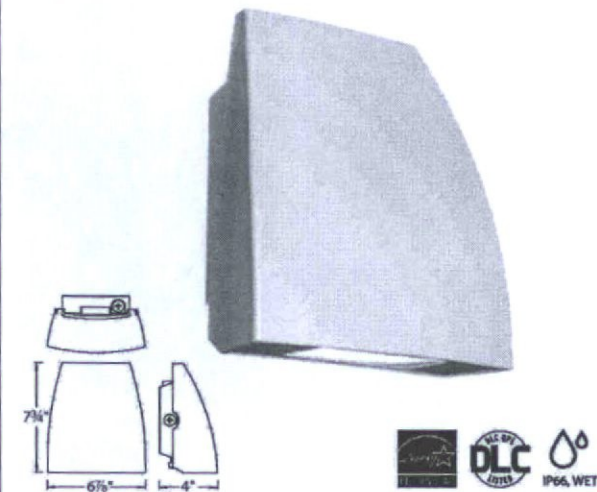
Date: 12-20-2018
Project No: 2616
Drawn By: ED
Checked By: ED
Approved By: ED

Scale: 1"=10'-0"

E101
DRB

FIN - model: WP-LED1


Endurance Wallpack



PRODUCT DESCRIPTION
Die cast aluminum factory sealed housings with patent pending design for a water and dust proof IP66 rated outdoor luminaire

- FEATURES**
- Factory-Sealed LED Light Engine
 - 20° Forward Throw Illumination
 - Photo/Motion Sensor Compatible (Sold Separately)
 - Built-In Level For Easy Adjustment
 - Suitable to install in all directions
 - Multi-Function Dimming: ELV (120V) or 0-10V
 - 85 CRI
 - 100,000 hour rated life

ORDER NUMBER



		Power	Comparable	Color Temp	Delivered Lumens	CBCP	Finish
	WP-LED119	19W	39W HID	30 3000K	1390	1030	aBZ Architectural Bronze aGH Architectural Graphite aWT Architectural White
				50 5000K	1460	1048	
	WP-LED127	27W	70W HID	30 3000K	2075	1461	
				50 5000K	2135	1467	
	WP-LED135	35W	100W HID	30 3000K	2750	1930	
				50 5000K	2825	1921	

-

-

Example: WP-LED119-50-BZ

ACCESSORIES

	Motion Sensor (120V)	MS-120-BZ	Bronze
		MS-120-GY	Gray
		MS-120-WT	White
	Photo Sensor (120V)	PC-120-BZ	Bronze
		PC-120-GY	Gray
		PC-120-WT	White

WAC Lighting
www.waclighting.com
Phone (800) 526.2588 • Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive • Port Washington, NY 11050
Phone (516) 515.5000 • Fax (516) 515.5050

Western Distribution Center
1750 Archibald Avenue • Ontario, CA 91760
Phone (800) 526.2588 • Fax (800) 526.2585

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. APR 2016

SA
SCALE : N.T.S.

WAC LIGHTING

Responsible Lighting®

Fixture Type:

Catalog Number:

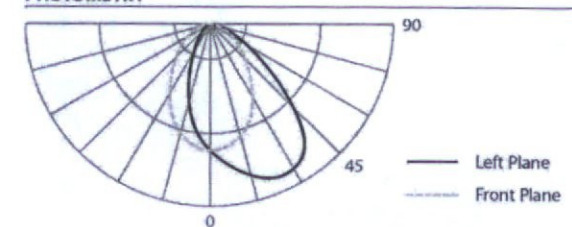
Project:

Location:

SPECIFICATIONS

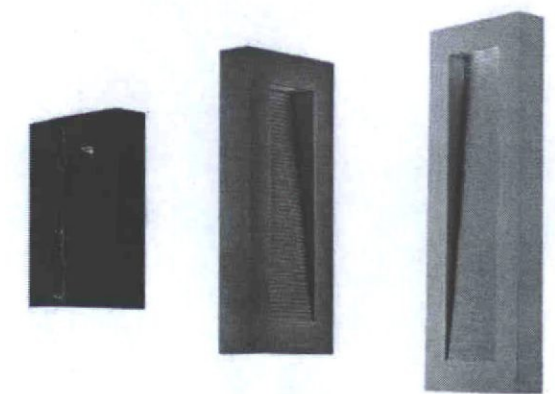
Construction: Die-cast aluminum
Power: Integral driver in luminaire. Universal voltage input (120V-277V)
Dimming: 100% - 30% with 0 - 10V dimmer (120V - 277V)
100% - 15% with Electronic Low Voltage (ELV) dimmer (120V only)
Finish: Architectural Bronze, Graphite, and White
Standards: Energy Star®, DLC rated, IP66, Wet Location, ETL & cETL Listed
Total Harmonic Distortion: 35%
Operating Temperature: -40°C (-40°F) to 40°C (104°F)

PHOTOMETRY



URBAN – model: WS-W11

LED Outdoor Sconce Luminaire

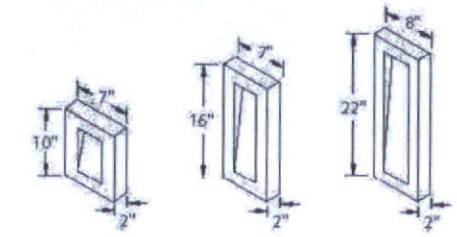


Fixture Type:

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Like urban renewal, the Urban sconce gives new life to the conventional step baffle. Form follows function in this simplified indirect wall sconce. Clean styling and robust LED performance are combined in this modern dark sky luminaire.

FEATURES

- ETL & cETL listed for wet locations. IP65.
- Interior light and down light
- Low profile design
- Replaceable LED module
- 277V option available special order
- 50,000 hour potential life
- Color Temp: 3000K
- CRI: 85

SPECIFICATIONS

Construction: Aluminum
Power: No driver or transformer required.
Light Source: High output LED.
Dimming: Dims to 10% with an electronic low voltage (ELV) dimmer.
Mounting: Mounts directly to junction box.
Finish: Black (BK), Bronze (BZ), Graphite (GH), White (WT).
Standards: ETL & cETL listed. ADA compliant. Dark Sky friendly. IP65. Wet location.

ORDER NUMBER

Model	Height	Watt	# of LEDs	LED Lumens	Photometric Lumens	Finish	
WS-W11	10	10"	12W	3	720	370	BK Black
	16	16"	16W	4	960	490	BZ Bronze
	22	22"	20W	5	1200	610	GH Graphite WT White

WS-W11

-

Example: WS-W1116-GH
For 277V special order, add an "F" before the finish: WS-W1116F-GH

modernforms.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
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Lithia Springs, GA 30122

Western Distribution Center
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Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2015

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SB
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02-23-2017	02-23-2017	Development Review
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Photometrics
Fixture Literature
Site Lighting Detail

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: as noted

E102.1
DRB

Light building elements with LEDs

Post Construction: One piece thick walled aluminum extrusion with a die-cast end cap at the top and internal, heavy wall cast aluminum support pieces at the pole base. Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Clear safety glass. LED module enclosure is die-cast aluminum mechanically fastened to the luminaire post using internal, captive stainless steel screws threaded into stainless steel inserts. Reflector of pure anodized aluminum. Fully gasketed for weather tight operation using molded high temperature silicone gasket.

Electrical: 26W LED luminaire, 31 total system watts, -30°C start temperature surge protection. Integral 120V through 277V electronic LED driver and surge protection, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: LEDs supplied with luminaire. 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.

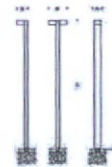
Anchor base: Supplied with an 880C anchorage, consisting of a heavy gauge welded assembly of .157" thick galvanized steel. The luminaire slip fits over the base and is secured by eight (8) stainless steel fasteners.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 124.3 lbs.

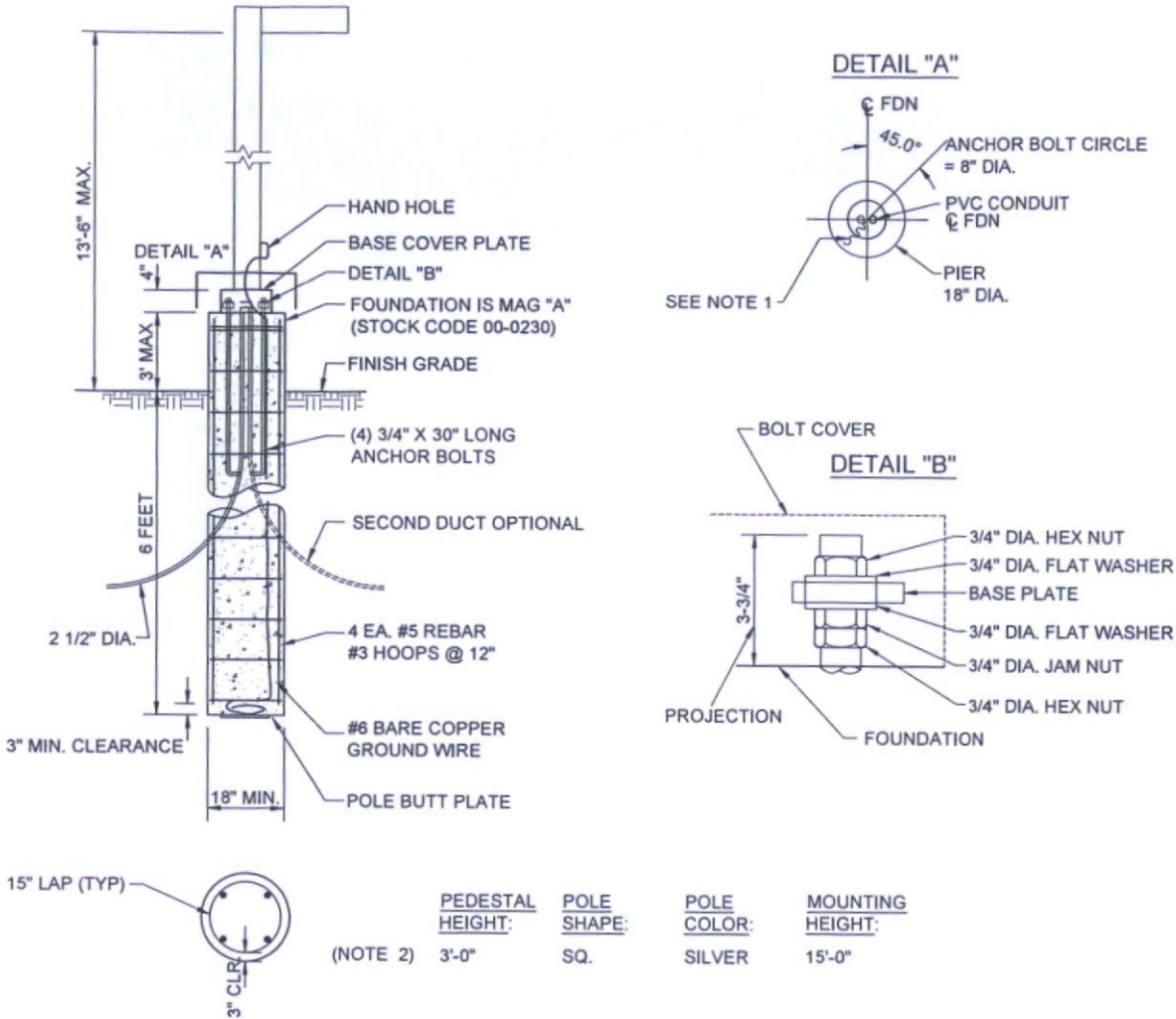
Luminaire Lumens: 2125
Tested in accordance with LM-79-08



Lamp	A	B	C	Anchorage
99 072	26W LED	4' 9 1/2"	12' 1/2"	79 802

BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Type:
BEGA Product:
Project:
Voltage: BEGA 9072LED
Color:
Options:
Modified:



NOTES: (THIS PAGE HAS BEEN EXTENSIVELY REVISED, THEREFORE REVISION MARKINGS NOT INCLUDED.)

1. RUN GROUND WIRE TO BOTTOM OF HOLE AND CONNECT TO POLE BUTT PLATE BEFORE CONCRETE IS POURED. LEAVE 2' MIN. AT TOP FOR CONNECTION TO POLE. SEE DETAIL "A". CONNECT TO HANDHOLE AFTER POLE IS SET.
2. NOT TO BE USED UNLESS THE POLE CAN BE ACCESSED BY A BUCKET TRUCK ON PAVEMENT.
3. CUSTOMER SUPPLIES REBAR CAGE, J-BOLTS, 12' OF SOFT DRAWN 6" BARE COPPER WIRE, POLE BUTT PLATE (14" DIA. MIN. COPPER) AND CONSTRUCTS FOUNDATION.

SC
SCALE: N.T.S.

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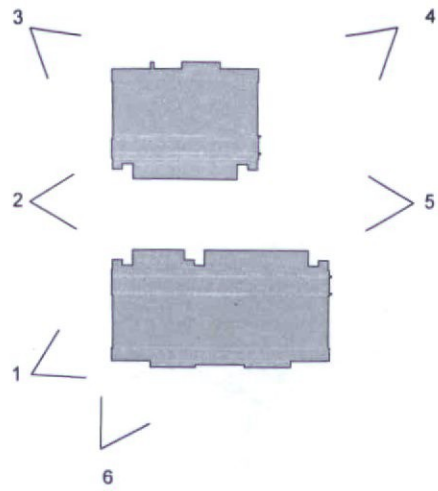
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Photometrics
Fixture Literature
Site Lighting Detail

Date:	12-20-2018
Project No.	2616
Drawn By:	ED
Checked By:	ED
Approved By:	ED

Scale: as noted

E102.2



Key Plan

SCALE: N.T.S.



Perspective View 4

SCALE: N.T.S.



Perspective View 1

SCALE: N.T.S.



Perspective View 5

SCALE: N.T.S.



Perspective View 2

SCALE: N.T.S.



Perspective View 6

SCALE: N.T.S.



Perspective View 3

SCALE: N.T.S.

917 W. Kathleen Rd. Phoenix AZ 85022
phone: 602/481-8282 fax: 480/259-4407
e-mail: info@projectinternational.com

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Perspective Views

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Approved By:	ED

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A353

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Rendering

Date:	12-20-2018
Project No.	2616
Drawn By	ED
Checked By	ED
Approved By	ED

Scale N.T.S.

5 Townhomes

**7121 E Wilshire Drive
Scottsdale, 85257 AZ**



Color Photographs



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 10



Photo 11

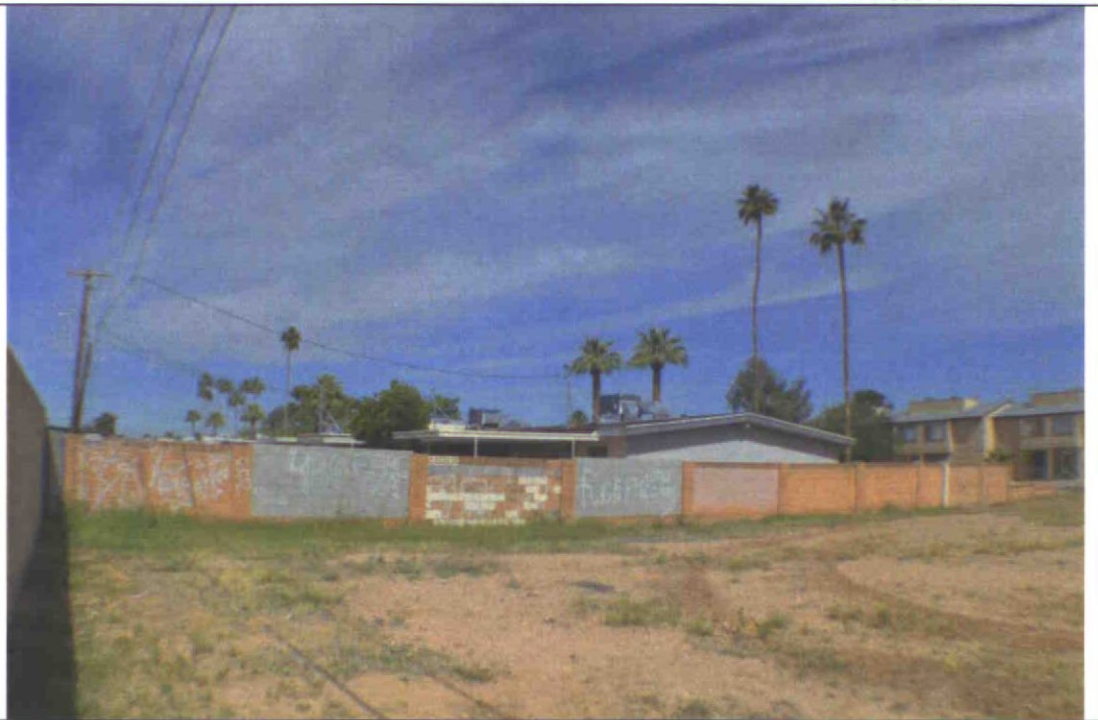


Photo 12



Photo 13



Photo 14



Photo 15



Photo 16