



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

Must meet current ADA compliance and COS Std Dtl 2250

Show the intersection departure sight distance per DSPM 5-3.123 and Figure 5-3.26

Per DSPM 5-3.110 Sidewalk width along Local shall be a minimum 6-feet in width

Must meet current ADA compliance and COS Std Dtl 2250

Show the intersection departure sight distance per DSPM 5-3.123 and Figure 5-3.26

Per DSPM Chapter 2 requires a minimum 6 foot wide sidewalk from the right of way to the main entrance of the building.

QUICK CLAIM DEED INCLUDED TO VERIFY PROPERTY BOUNDARY DISCREPANCY AT COS. SEE #10 ON SURVEY
North 20' was Quit Claimed to COS via 7695/114. this will need to be dedicated to the COS as right of way.

PROJECT DATA

PROJECT DATA ZONING
APN
SECTION TOWNSHIP

S-R (SERVICE RESIDENTIAL DISTRICT)
173-53-007-K
23-2N-4E
26250 SF (0.603 ACRES)
22' PER PRE-APP MEETING ON 01/23/2019 AT 1PM
7000 SF

REQUIRED PARKING

SR RETAIL	1/250 SF (4% ADA MINIMUM)
PROPOSED SPACE:	7000 SF / 250 = 28 SPACES
REQUIRED PARKING	28
PROVIDED PARKING	28
ADA PARKING	2 REQUIRED, 2 PROVIDED
BICYCLE PARKING	N/A PER ARTICLE IX / SEC 9.103 C

SHARED REFUSE AND CALCULATION

REFUSE ENCLOSURE IS NOT INCLUDED NOR REQUIRED FOR THIS PROPOSAL. THE EXISTING REFUSE ENCLOSURE IS LOCATED ON THE EASTERN ADJACENT LOT. A REFUSE SHARING AGREEMENT IS SIGNED BETWEEN BOTH PROPERTY OWNERS.

THE AGREEMENT IS BASED ON THE REFUSE ENCLOSURE CALCULATION OUTLINED BELOW (PER COS).

- 1 REFUSE ENCLOSURE REQUIRED PER 20,000 SF OF BUILDING SPACE	
- THE COMBINED FOOTPRINT OF THE PROPOSED BUILDING AND ADJACENT BUILDING IS:	
PROPOSED BUILDING FOOTPRINT:	7000
EXISTING ADJACENT FOOTPRINT:	3630
TOTAL	10630 < 20,000

CIVIL ENGINEERING RE: ELEVATIONS

UPON CIVIL ENGINEER ENGAGEMENT, THE FOLLOWING WILL BE PROVIDED:
- LOWEST FINISHED FLOOR
- 3 TOP-OF-CURB ELEVATIONS ON EACH ADJACENTS STREET

LANDSCAPE BUFFER ZONES

PURSUANT TO ARTICLE X AND SECTION 10.600.3 A OF ZONING ORDINANCE, NO ADDITIONAL LANDSCAPE BUFFER ZONE IS REQUIRED.

SR ZONING OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE :	SEC 5.1103.C.2 (NON-DENSITY BASED USE)
	NET LOT AREA X 0.24
	26250 X 0.24 = 6300 SF
PROVIDED OPEN SPACE :	6437 SF
PARKING LOT LANDSCAPING	PARKING LOT SF X 15%
REQUIRED:	8660.0 SF X .15 = 1300.0 SF
PROVIDED:	1830.0 SF

NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE

*10.501.H.2.A:
GREATER THAN 1/3RD REQUIRED PARKING LOT LANDSCAPE AREA SHALL BE IN LANDSCAPE ISLANDS DISTRIBUTED WITHIN THE PARKING AREA

TOTAL PARKING LANDSCAPE PROVIDED	1830.0 SF
TOTAL LANDSCAPE ISLANDS REQUIRED	610.0 SF
TOTAL LANDSCAPE ISLANDS PROVIDED	868.0 SF

SHARED REFUSE AGREEMENT

Refuse Sharing Agreement

Properties Involved:

- 7700 East Indian School Rd, Scottsdale, AZ 85251
- 7712 East Indian School Rd, Scottsdale, AZ 85251

Property Owners:

- Casey Fromm (Agent) for 7700 East Indian School
- Jonathan Ambron (Agent) for 7712 East Indian School

This document serves as an agreement to share the refuse bins for both properties. There is no proposed change to the current status of refuse sharing. The existing location of the refuse and its enclosure is on the 7712 property.

Casey Fromm
Agent for 7700

Jonathan Ambron
Property Owner/Agent for 7712

Notarization
The foregoing Refuse Sharing Agreement, dated February 6, 2019 and consisting of 3 pages, was acknowledged before me this 21st day of JTD, 2019, by Casey Fromm, FHB, a member of FHB Builders LLC.

Notary Public
Marian P. Dill
Maricopa County, Arizona
My Comm. Expires 01/14/2021

JammonStudios, LLC
6738 E Osborn Rd #3
Scottsdale, AZ 85251
ATTN: JONATHAN AMBRON
Jammon@jammonstudios.com
602.688.9552

FHP BUILDERS LLC
7466 E Osborn Rd
Scottsdale, AZ 85251
ATTN: CASEY FROMM
CFfromm@fhpbuilders.com
602.616.4563

CONSULTANT

7700 E INDIAN SCHOOL

PROJECT ADDRESS
7700 E INDIAN SCHOOL
SCOTTSDALE AZ 85251

PROJECT NUMBER
805

ISSUE RECORD

DATE
3/05/2019

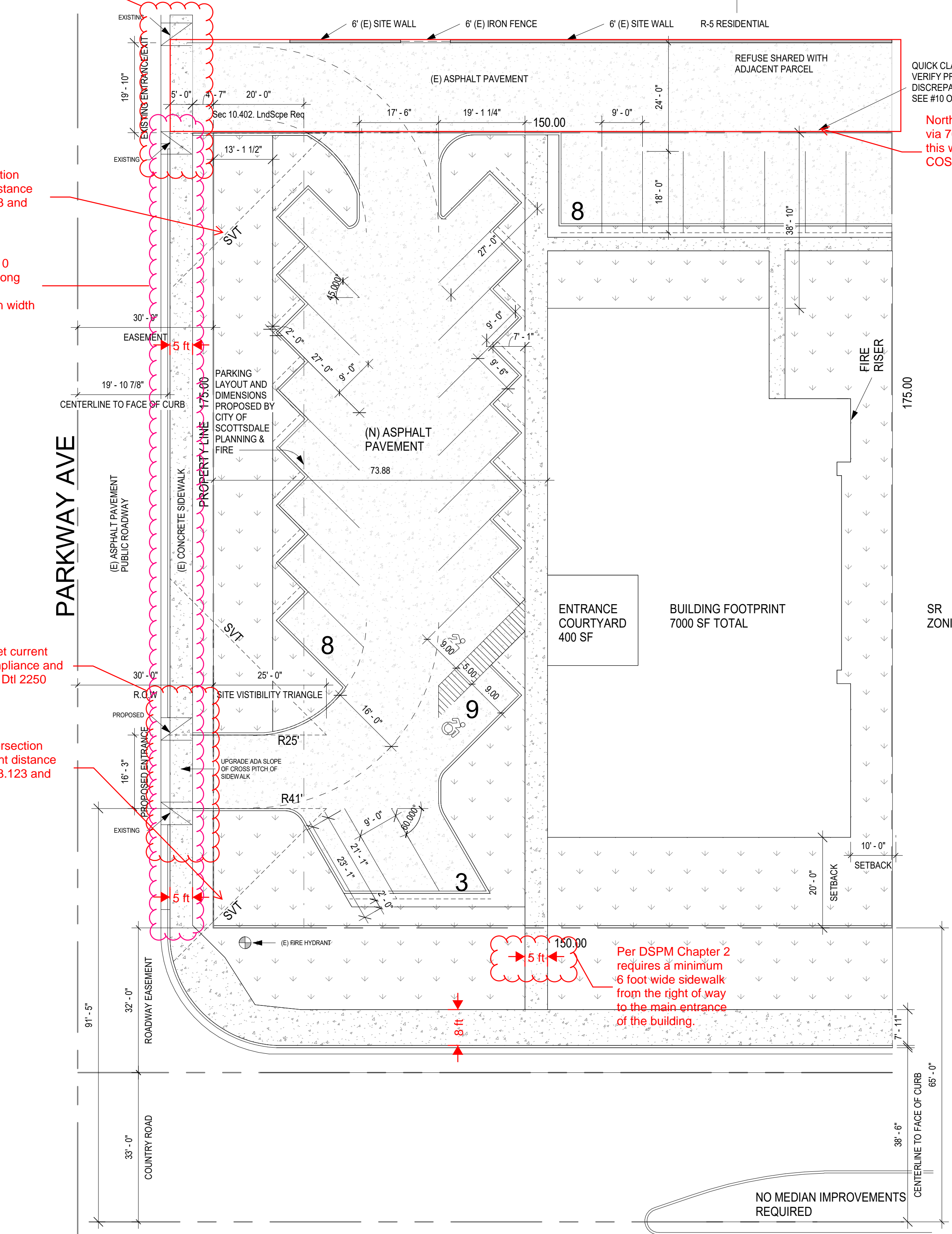
DRAWN BY
JAMMONSTUDIOS

REGISTRATION

SITE PLAN

SHEET NUMBER

DRB 100



1 DRB SITE PLAN
1/16" = 1'-0"



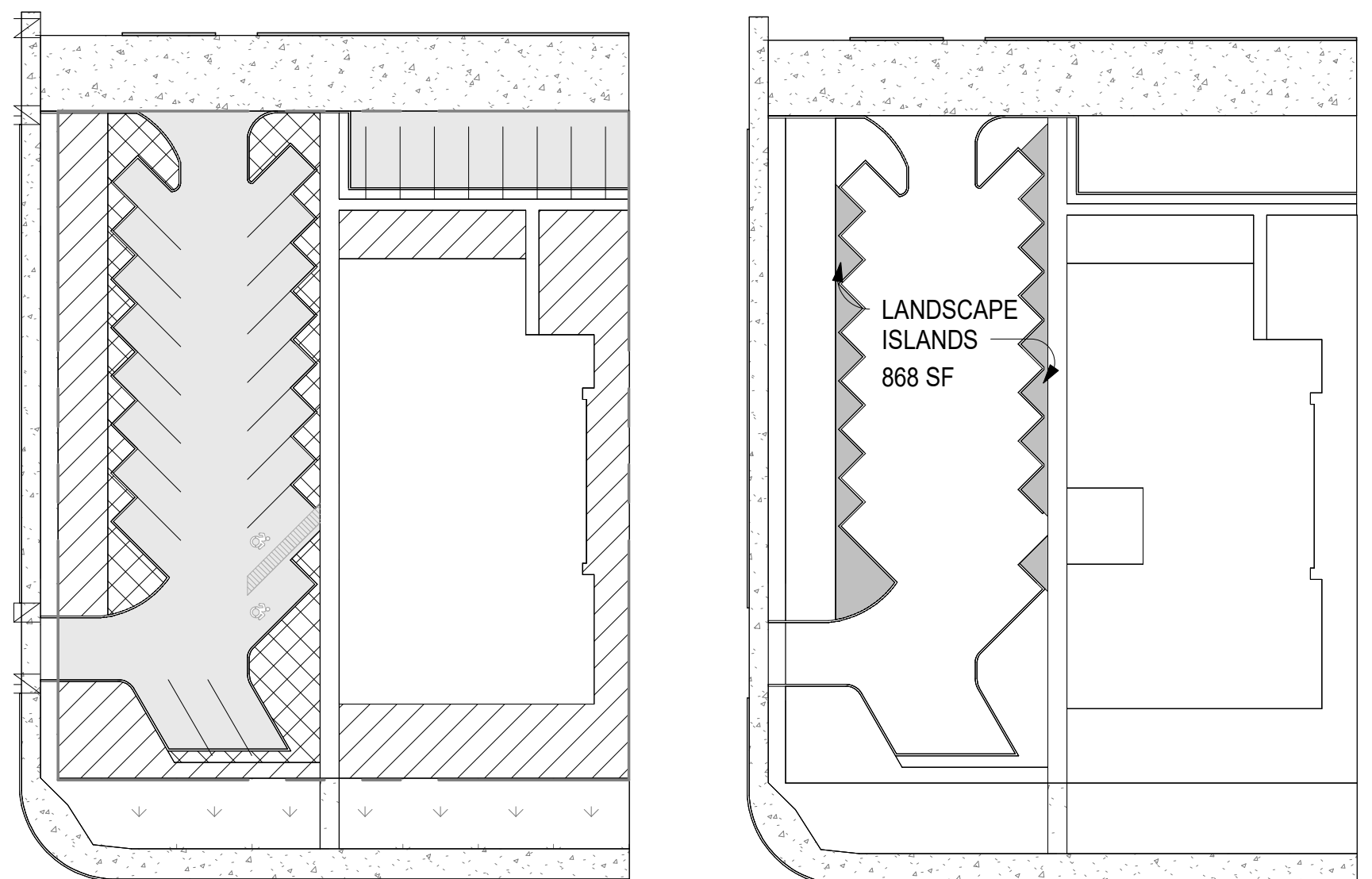
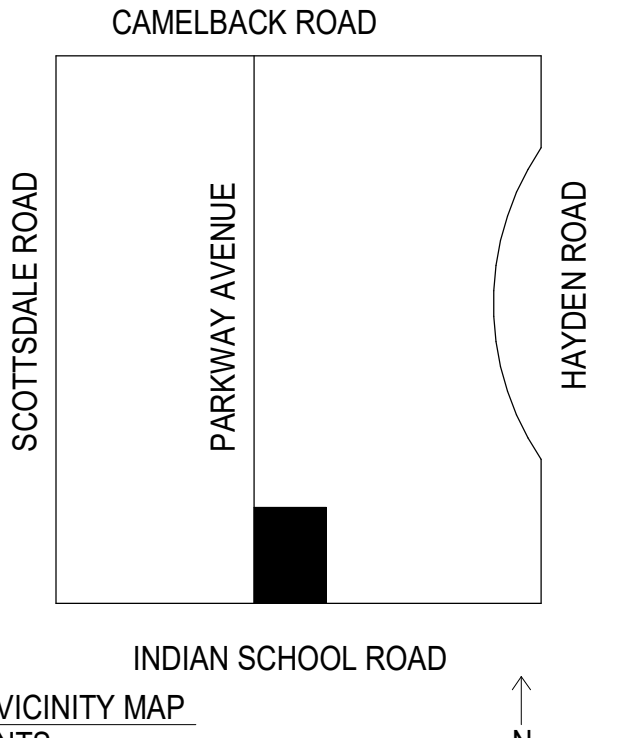
PROJECT NARRATIVE

THE PROJECT INTENT IS TO UPDATE THE BUILDING EXTERIOR TO REFLECT A MORE CURRENT AND UPSCALE LOOK. THIS INCLUDES A DEMOLITION STRATEGY THAT KEEPS ONLY THE EXTERIOR WALLS.

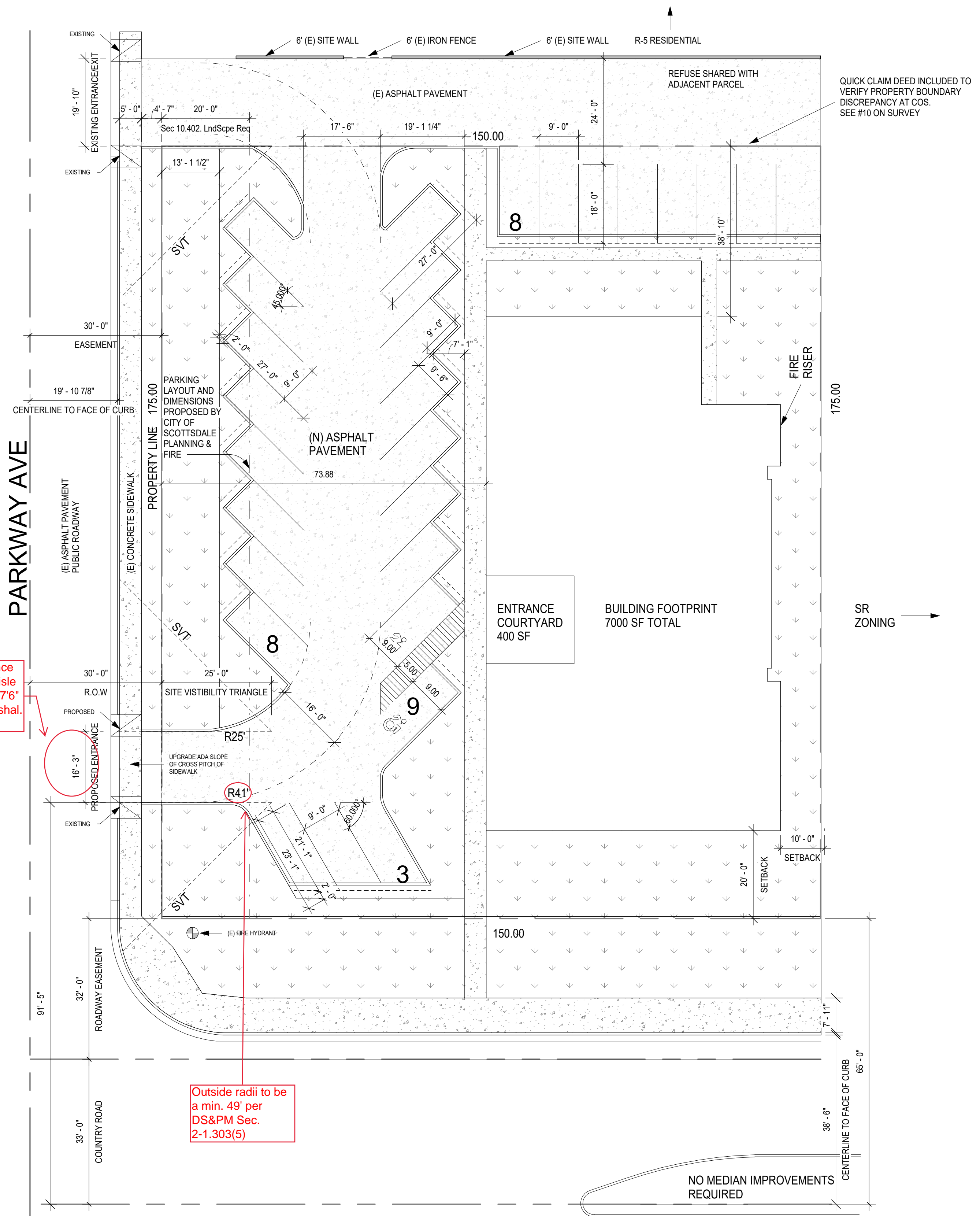
THIS EFFORT WILL REFINE AND EXPAND THE BUILDING FOOTPRINT ON THE SOUTH WHILE INCREASING THE BUILDING HEIGHT TO 22'-0" (PER COS MEETINGS, THE BUILDING HEIGHT MAY INCREASE PASTED THE 18'0" MAXIMUM HEIGHT TO ACCOUNT FOR ROOFTOP MECHANICAL UNITS). ADDITIONAL MECHANICAL SCREENING WILL BE INCLUDED TO OCCLUDE ROOFTOP ELEMENTS FROM PEDESTRIAN VIEWS COMPLETELY.

AS BUILDING FOOTPRINT EXPANSIONS OFTEN REQUIRE ADJUSTMENTS TO A SITE'S LANDSCAPE SETBACKS AND OPEN SPACE REQUIREMENTS, THE PARKING LAYOUT HAS BEEN PROPOSED AND VETTED BY THE CITY OF SCOTTSDALE FIRE AND PLANNING & DEVELOPMENT SERVICES.

SIGNAGE WILL BE PROPOSED ON BOTH THE SOUTHERN AND WESTERN FACADES AND ADHERE TO SERVICE RESIDENTIAL ZONING SQUARE FOOTAGE REQUIREMENTS (SEE PERSPECTIVE RENDERINGS).



CITY OF SCOTTSDALE APPROVALS



PROJECT DATA

PROJECT DATA ZONING
APN
SECTION TOWNSHIP

S-R (SERVICE RESIDENTIAL DISTRICT)
173-53-007-K
23-2N-4E

LOT AREA (NET)
PROPOSED BUILDING HEIGHT
GROSS FLOOR AREA

26250 SF (0.603 ACRES)
22' PER PRE-APP MEETING ON 01/23/2019 AT 1PM
7000 SF

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PROPOSED SPACE:
REQUIRED PARKING
PROVIDED PARKING
ADA PARKING
BICYCLE PARKING

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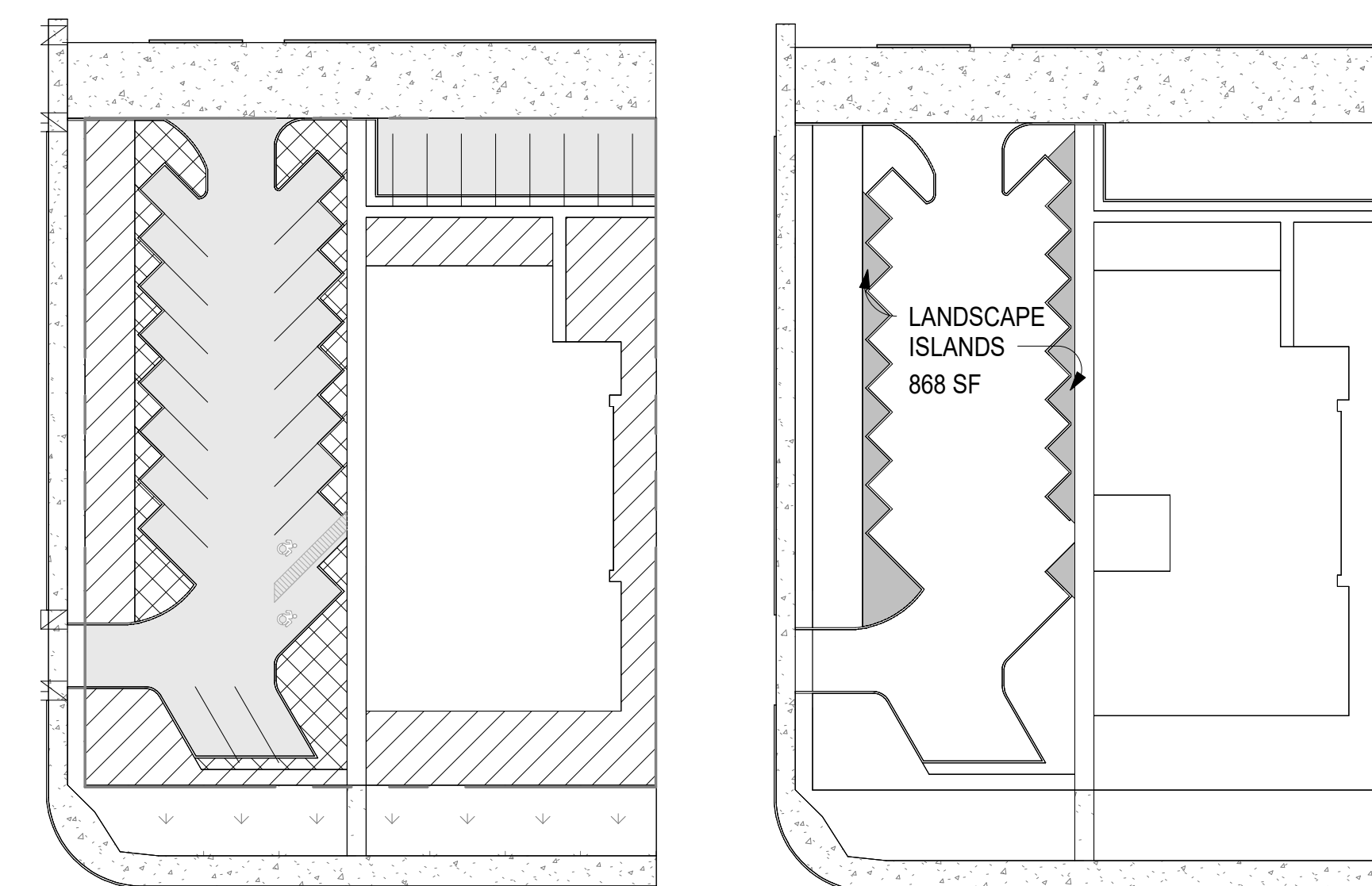
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2 OPEN SPACE & LANDSCAPE PLAN
1" = 40'-0"

3 LANDSCAPE ISLANDS PROVIDED
1" = 40'-0"

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Agent for 7700

Jonathan Ambron
Property Owner/Agent for 7712

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Marian P. Dill
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Maricopa County, Arizona
My Comm. Expires 01/14/2021

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CONSULTANT

PROJECT
7700 E INDIAN SCHOOL

PROJECT ADDRESS
7700 E INDIAN SCHOOL
SCOTTSDALE AZ 85251

PROJECT NUMBER
805

ISSUE RECORD

DATE
3/05/2019

DRAWN BY
JAMMONSTUDIOS

REGISTRATION

CITY OF SCOTTSDALE APPROVALS

SHEET TITLE
SITE PLAN

SHEET NUMBER

DRB 100

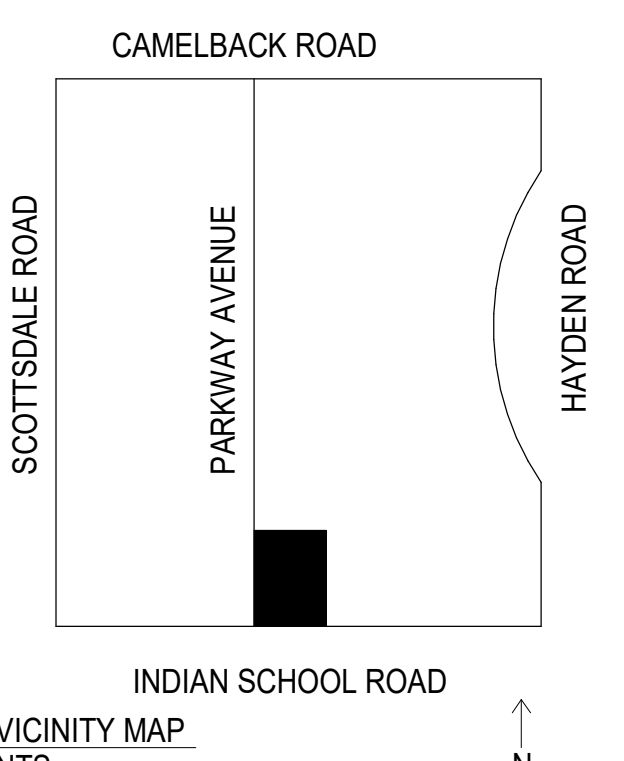
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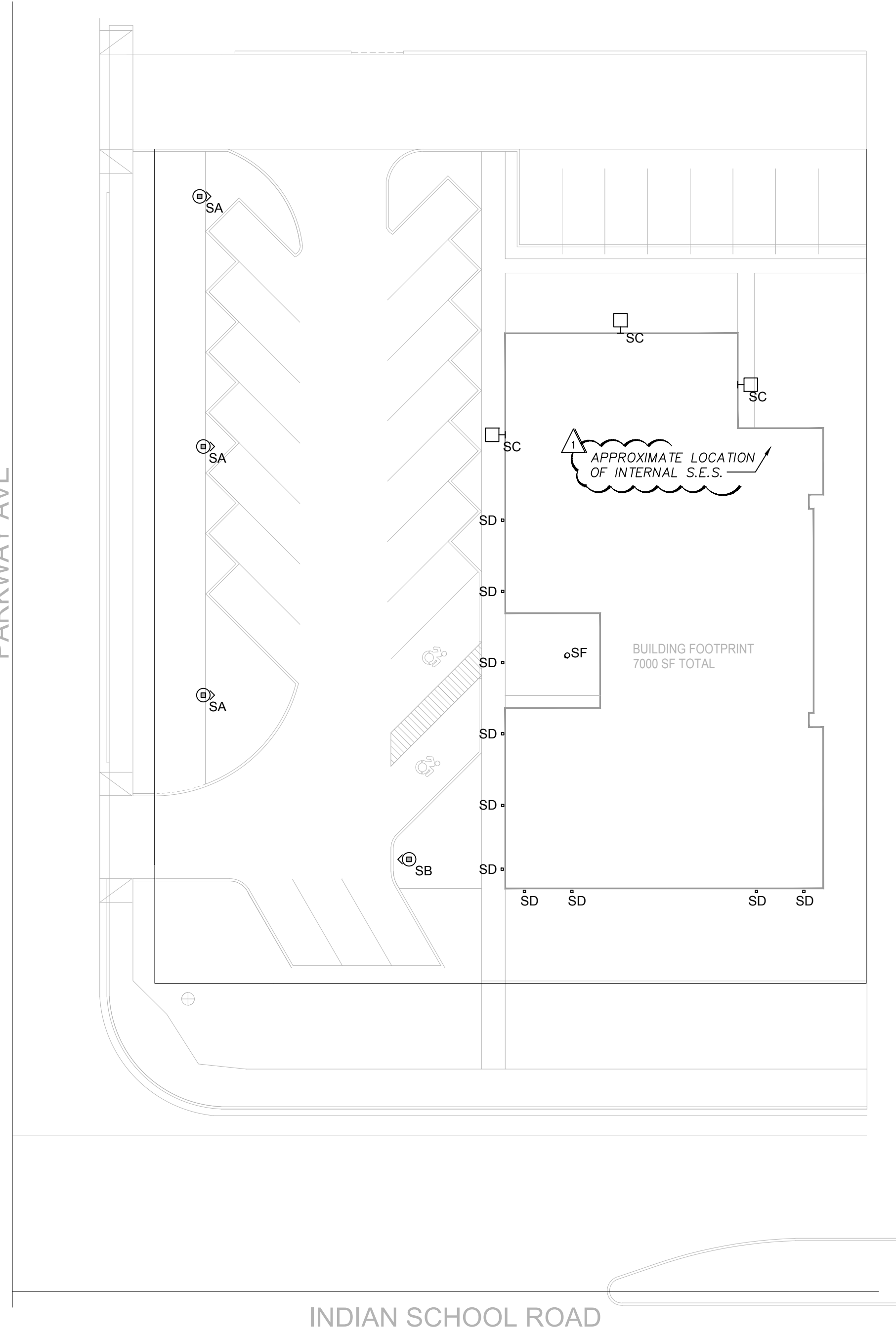
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1 DRB SITE PLAN
1/16" = 1'-0"

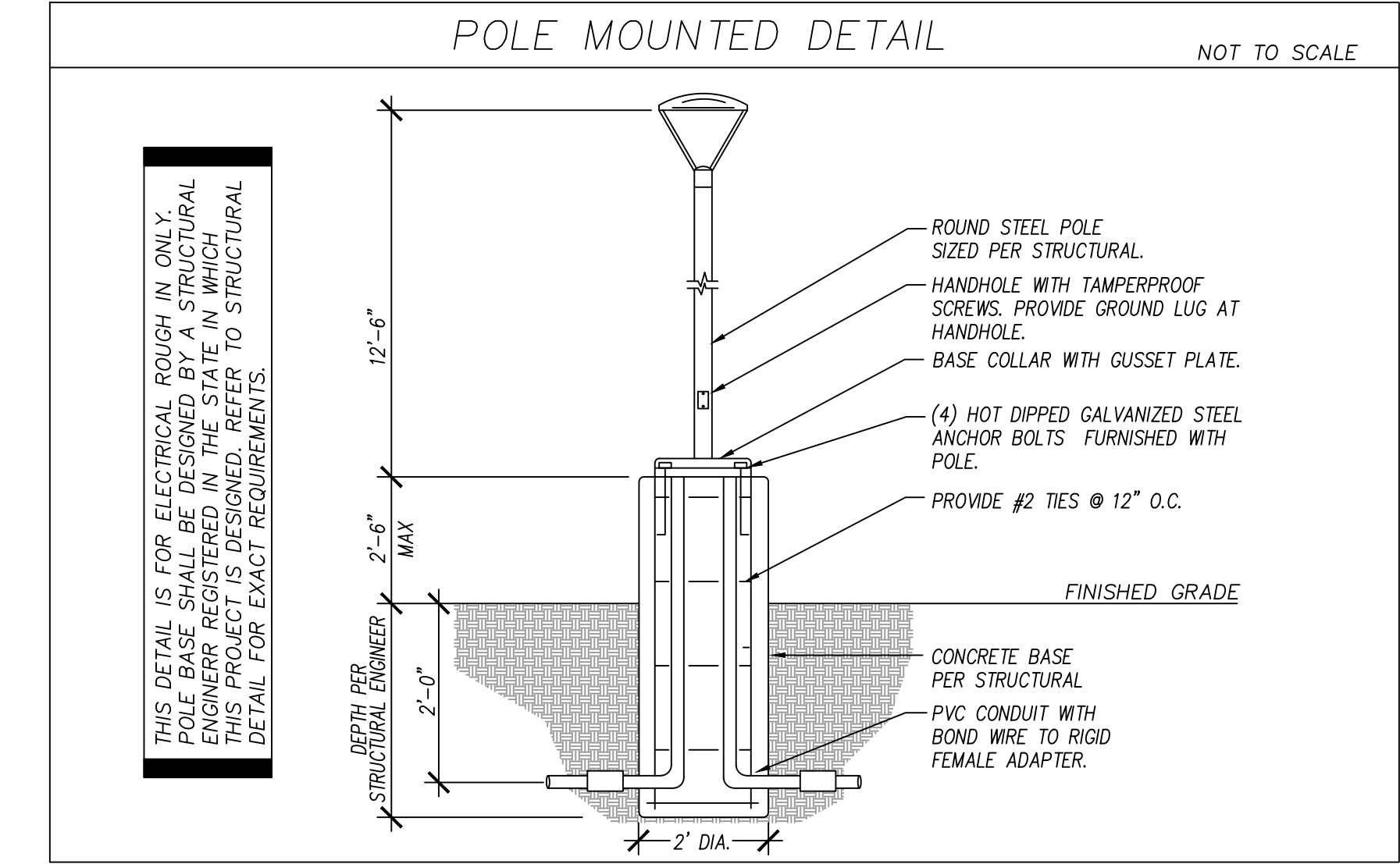


PARKWAY AVE



INDIAN SCHOOL ROAD

ELECTRICAL SITE PLAN
SCALE: 1" = 20'-0"



PROJECT INFO	
MUNICIPALITY:	SCOTTSDALE, AZ
NATIONAL ELECTRICAL CODE:	2014 N.E.C.
ENERGY CODE:	2015 I.E.C.C.
UTILITY COMPANY:	A.P.S.

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CONSULTANT:

WELCH & SANDON DESIGN, LLC
ELECTRICAL CONSULTING ENGINEERS
PROJECT CONTACT: WILLS BENBOW
WSD PROJECT# 19-0028
4864 E. BASELINE ROAD, SUITE #103
MESA, AZ 85206
PHONE: 480.641.6383
www.welch-sandon.com

PROJECT

7700 E INDIAN SCHOOL

PROJECT ADDRESS
7700 E INDIAN SCHOOL
SCOTTSDALE AZ 85251

PROJECT NUMBER
805

ISSUE RECORD

△ CITY COMMENTS 05/15/2019

DATE
02/07/19

DRAWN BY
WJB

REGISTRATION



SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER

DRE-101

PARKWAY AVE

BUILDING FOOTPRINT
7000 SF TOTAL

INDIAN SCHOOL ROAD

ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens	Light Loss Factor	Wattage
⊕	SA	3	CREE, INC.	ARE-EDR-3MB-R3-08-E-UL-BK-350ma-30K	ROUND POST TOP LED AREA LIGHT, W/ BACKLIGHT SHIELD, MOUNTED ON A YOKE. 15' TOTAL HEIGHT WITH POLE AND BASE. (0.8BLF FOR 3000K TEMP PER MANUF.)	SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	3MB-EIES	6936	0.84	90
⊕	SB	1	Cree Inc.	ARE-EDR-4M-R3-08-E-UL-BK-350ma-30K	ROUND POST TOP LED AREA LIGHT, W/ BACKLIGHT SHIELD, MOUNTED ON A YOKE. 15' TOTAL HEIGHT WITH POLE AND BASE. (0.8BLF FOR 3000K TEMP PER MANUF.)	SIXTY WHITE LIGHT EMITTING DIODES (LEDs), VERTICAL BASE-UP POSITION.	4M-EIES	9891	0.84	90
⊕	SC	3	Cree Lighting	ARE-EDC-3M-DA-08-E-UL-BK-350ma-30K	SQUARE LED AREA LIGHT WITH WALL MOUNT ARM, MOUNTED AT 12' A.F.F. (0.8BLF FOR 3000K TEMP PER MANUF.)	SIXTY WHITE LIGHT EMITTING DIODES VERTICAL BASE-UP POSITION, Serial Number: 180410231212447	3M-EIES	7998	0.84	90
⊕	SD	10	WILLIAMS	6PS-L10-830-DIM-UNV-L-W-OF-WH	6" SQUARE LENSED, LED DOWNLIGHT MOUNTED IN DECORATIVE ARCHITECTURAL ELEMENT @ 12'A.F.F.	1000LUMEN FIXTURE TO BE USED. 4000LUMEN STATIC IES FILE * 0.25 OF-WHIES	6PS-L40-835-DIM-UNV-L-W	4499	0.23	14.2
⊕	SF	1	NLS Lighting LLC	TRC-1-T5-16L-35-30K-UNV	TRAC BOLLARD T5 Optics	1000LUMEN FIXTURE TO BE USED. 1598LUMEN STATIC IES FILE * 0.5 ILL = 799 LUMEN OUTPUT APPROXIMATION	TRC-B-T5-16L-35-30K.IES	2219	0.48	17

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
APPROX DOOR A	+	1.7 fc	2.2 fc	1.1 fc	2.0:1	1.5:1
APPROX DOOR B	+	1.9 fc	2.0 fc	1.7 fc	1.2:1	1.1:1
Area Calcs (horizontal at grade)	+	1.7 fc	7.4 fc	0.0 fc	N/A	N/A
Property Line (6' Above Grade)	X	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

- ALL FIXTURES SHALL BE 3000K COLOR TEMPERATURE MAXIMUM.
- ALL FIXTURES SHALL BE BLACK OR DARK BROZE. COORDINATE WITH ARCHITECT/ OWNER.

TYPE "SF" - UNDER CANOPY AREA AT MAIN ENTRANCE

NLS LIGHTING

TRAC BOLLARD


BOLLARD + LANDSCAPE LIGHTING

Trac Bollard is a combination of security and vandal resistance that blends beautifully into any pathway environment.

Designed as a slim bollard. A beautiful performance is created while combining uniform illumination for pathways or landscape at 36" or 42" heights.

The Trac Bollard offers Kelvin temperatures of (warm) 3000, (neutral) 4000 and (cool) 5000 in Type 2, 3, 4 and 5 light distribution.

Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.



MICRO OPTIC SYSTEM

Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

LED WATTAGE CHART

LED	16L
175 millamps	10w
350 millamps	17w
525 millamps	25w
700 millamps	35w
1050 millamps	50w

Project Name	Type:								
TRC-B	42	T5	16L	175	30K	UNV	AB	BRZ/BLK	
Cat #	Length	Light Dist	No of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
Trac Bollard (TRC-B)	36 in (36)	Type 2 (T2)	16 (16L)	175 (175)	3000K (30K)	120-277 (UNV)	Anchor Base (AB)	White (WHT) (WHT) Silver (SILV) (SILV) Hunter Green (HGN) (HGN) Black (BLK) (BLK) Granite (GRN) (GRN) Grey (GRY) (GRY) Custom (CS)	Surge Protector (SP) Marine Grade Finish (MGP) Dual Head (DH)

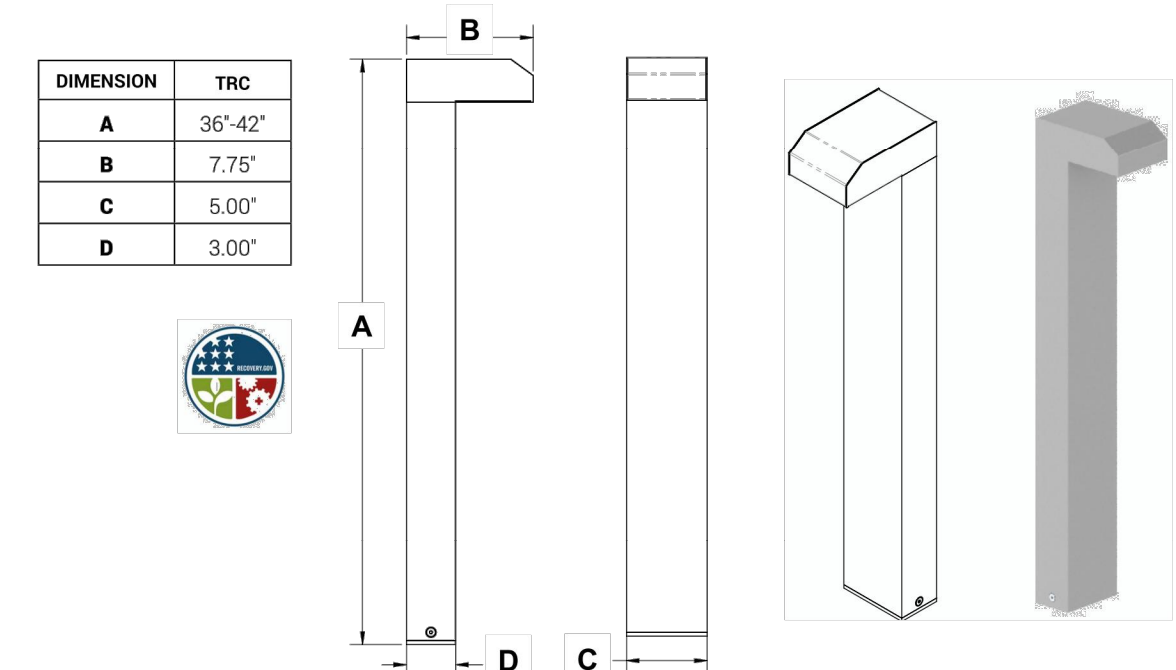
PRODUCT SPECIFICATIONS

Material: Extruded Aluminum
LED: Lumileds Luxeon MX, CRI 70
Optics: Micro Optic T2, T3, T4 and T5
Watts: 10-55
Listings: Conforms to UL 1598 Standards

Driver: 0-10V Dimming driver as standard by Philips Advance
 THD @ Max Load < 15%
 Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000, or 5000
Finish: 5 mils Powder Coat
Hardware: Stainless Steel
Warranty: Standard Warranty is 5 years for Driver and LEDs

PRODUCT DIMENSIONS

PART NUMBER	T2 LUMENS	T2 LUMEN	T3 LUMENS	T3 LUMEN	T4 LUMENS	T4 LUMEN	T5 LUMENS	T5 LUMEN	Watts
TRC-B-16L-175-30K	774	77	765	77	799	80	808	81	10
TRC-B-16L-175-40K	799	80	791	79	825	83	833	83	10
TRC-B-16L-175-50K	833	73	816	82	850	85	859	86	10
TRC-B-16L-35-30K	1547	91	1530	90	1598	94	1615	95	17
TRC-B-16L-35-40K	1598	94	1581	93	1649	97	1666	98	17
TRC-B-16L-35-50K	1666	98	1632	96	1700	100	1717	101	17
TRC-B-16L-53-30K	2366	91	2340	90	2444	94	2470	95	26
TRC-B-16L-53-40K	2444	94	2418	93	2522	97	2548	98	26
TRC-B-16L-53-50K	2548	98	2496	96	2600	100	2626	101	26
TRC-B-16L-7-30K	3185	91	3150	90	3290	94	3325	95	35
TRC-B-16L-7-40K	3290	94	3255	93	3395	97	3430	98	35
TRC-B-16L-7-50K	3430	98	3360	96	3500	100	3535	101	35
TRC-B-16L-1-30K	6096	91	6040	90	6264	94	6320	95	56
TRC-B-16L-1-40K	6264	94	6208	93	6432	97	6488	98	56
TRC-B-16L-1-50K	6488	98	6376	96	6600	100	6656	101	56



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PROJECT NUMBER
 805

ISSUE RECORD
 CITY COMMENTS 05/15/2019

DATE
 02/07/19

DRAWN BY
 WJB

REGISTRATION

D.R. SUBMITTAL NOT FOR CONSTRUCTION

SHEET TITLE
ELECTRICAL SITE PHOTOMETRIC PLAN

SHEET NUMBER

DRE-102

Cree Edge™ Series

LED Area Luminaire - Round

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatheright LED driver compartment, spun vented, high performance aluminum heat sinks and leaf/debris guard.

Applications: Auto Dealerships, parking lots, campuses, facade lighting and general site lighting applications

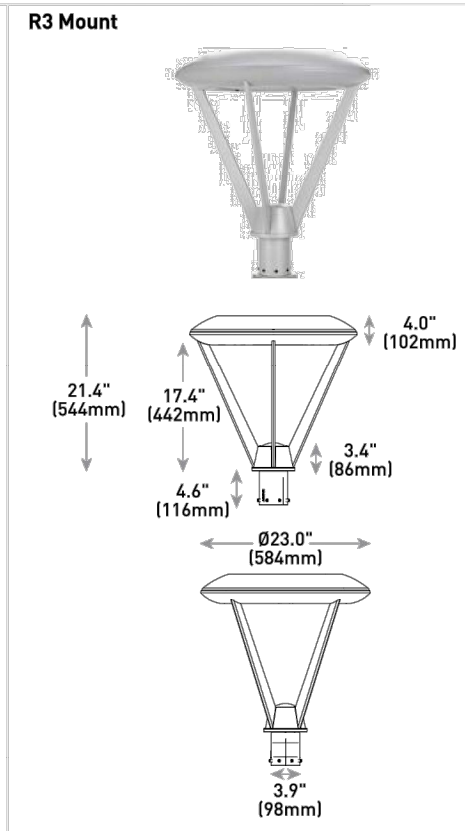
Performance Summary

- Patented NanoOptic® Product Technology
- Made in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI
- CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	Backlight Control Shields
Ball Spikes KA-BR02PK	KA-20BL-4 Four pack Unpainted stainless steel



LED Count (x10)	Weight
04	3.8 lbs. (1.7kg)
06	35.2 lbs. (15.9kg)
08	37.0 lbs. (16.8kg)
10	40.7 lbs. (18.5kg)
12	42.4 lbs. (19.3kg)

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type I Medium w/Partial BLS	R3 Spider, Center Tension, 2-3/8" In. ID	04	4000K	UL	Black	350 350mA	0-10V Dimming - Control by others - Refer to 0-10V Dimming spec sheet for details - Can't exceed specified drive current F Full - When code dictates fusing, use time delay fuse - Available with UL voltage only - Available for U.S. applications only HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Photocell - Available with UL voltage only - Color temperature per luminaire

* Reference EPR and pole configuration suitability data beginning on page 15.
 ** Consists of multiple 0-10V LED light bars, w/ UL, w/ UL and 0-10V LED with one beam as needed in place of populated light bars



US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Rev. Date: V5 10/16/2018



Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Cree Edge™ Series

LED Area/Flood Luminaire

Product Description

The Cree Edge™ Series has a slim, low profile design. Its rugged cast aluminum housing minimizes wind load requirements and features an integral, weatheright LED driver compartment and high performance aluminum heat sinks. Various mounting choices: Adjustable Arm, Direct Arm, Direct Arm Long, or Side Arm (details on page 2). Includes a leaf/debris guard.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

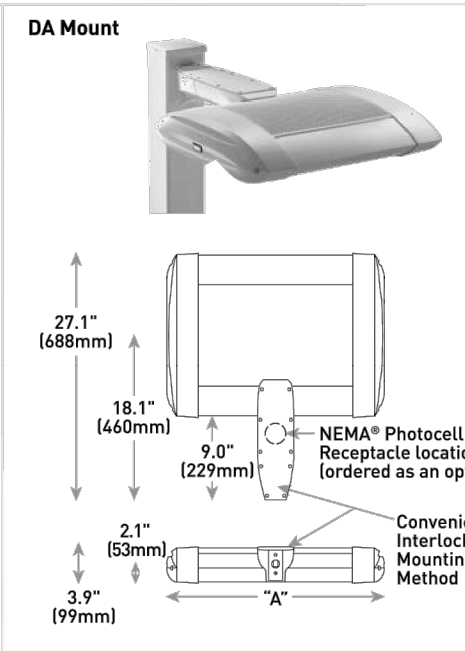
Performance Summary

- Patented NanoOptic® Product Technology
- Assembled in the U.S.A. of U.S. and imported parts
- CRI:** Minimum 70 CRI
- CCT:** 4000K (+/- 300K), 5700K (+/- 500K) standard
- Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	Backlight Control Shields
Ball Spikes KA-BR02PK	KA-20BL-4 Four pack Unpainted stainless steel



LED Count (x10)	Dim. "A"	Weight
02	12.1" (306mm)	21 lbs. (10kg)
04	12.1" (306mm)	24 lbs. (11kg)
06	14.1" (357mm)	27 lbs. (12kg)
08	14.1" (357mm)	28 lbs. (13kg)
10	18.1" (459mm)	32 lbs. (15kg)
12	20.1" (511mm)	34 lbs. (15kg)
14	22.1" (563mm)	37 lbs. (17kg)
16	24.1" (614mm)	41 lbs. (19kg)

AA/DL/SA Mount - see page 22 for weight & dimensions

Ordering Information

Example: ARE-EDG-2M-AA-12-E-UL-SV-350

Product	Optic	Mounting*	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
ARE-EDG	2M Type I Medium w/Partial BLS	AA Adjustable Arm	04	4000K	UL	Black	350 350mA	0-10V Dimming - Control by others - Refer to 0-10V Dimming spec sheet for details - Can't exceed specified drive current F Full - When code dictates fusing, use time delay fuse - Available with UL voltage only - Available for U.S. applications only HL Hi/Low (Dual Circuit Input) - Refer to HL spec sheet for details - Sensor not included P Photocell - Available with UL voltage only - Color temperature per luminaire

* Reference EPR and pole configuration suitability data beginning on page 15



US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Rev. Date: V7 R1 10/02/2018



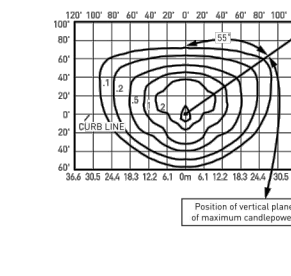
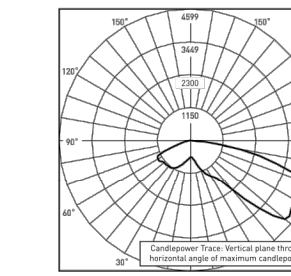
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Cree Edge™ LED Area/Flood Luminaire

Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

3M



Type III Medium Distribution				
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
02	2,371	B1 U0 G1	2,418	B1 U0 G1
04	4,743	B1 U0 G1	4,837	B1 U0 G1
06	7,033	B2 U0 G2	7,172	B2 U0 G2
08	9,377	B2 U0 G2	9,563	B2 U0 G2
10	11,693	B3 U0 G3	11,925	B3 U0 G3
12	14,032	B3 U0 G3	14,310	B3 U0 G3
14	16,267	B3 U0 G3	16,589	B3 U0 G3
16	18,591	B3 U0 G3	18,959	B3 U0 G3
525mA				
02	3,365	B1 U0 G1	3,436	B1 U0 G1
04	6,731	B2 U0 G2	6,872	B2 U0 G2
06	9,981	B3 U0 G3	10,199	B3 U0 G3
08	13,307	B3 U0 G3	13,566	B3 U0 G3
10	16,594	B3 U0 G3	16,942	B3 U0 G3
12	19,913	B3 U0 G3	20,330	B3 U0 G3
14	23,085	B3 U0 G3	23,567	B3 U0 G3
16	26,383	B4 U0 G4	26,976	B4 U0 G4
700mA				
02	3,972	B1 U0 G1	4,053	B1 U0 G1
04	7,944	B2 U0 G2	8,105	B2 U0 G2
06	11,797	B3 U0 G3	12,019	B3 U0 G3

* Initial delivered lumens at 20°C (68°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
 ** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: <http://www.ies.org/conform/compat/02110715-15-1800/bugratingaddendum.pdf>

US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

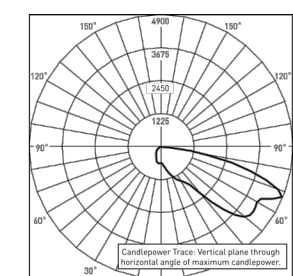
FIXTURE TYPE "SA"

Cree Edge™ LED Area Luminaire - Round

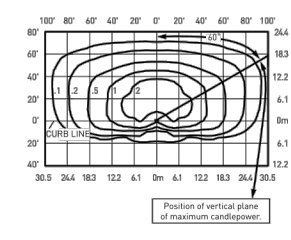
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

3M



CSA Test Report # 4438
 ARE-EDG-3M-AA-12-E-UL-SV-40K
 Initial Delivered Lumens: 7,340



ARE-EDG-3M-AA-12-E-UL-SV-40K
 Mounting Height: 27.1' and 4.7'
 Initial Delivered Lumens: 12,275
 Initial FC at grade

Type III Medium Distribution w/BLS				
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	3,568	B1 U0 G1	3,578	B1 U0 G1
06	5,302	B1 U0 G2	5,305	B1 U0 G2
08	6,974	B1 U0 G2	7,074	B1 U0 G2
10	8,650	B1 U0 G2	8,821	B1 U0 G2
12	10,380	B1 U0 G3	10,585	B1 U0 G3
525mA				
04	4,979	B1 U0 G2	5,083	B1 U0 G2
06	7,363	B1 U0 G2	7,538	B1 U0 G2
08	9,644	B1 U0 G2	10,050	B1 U0 G3
10	12,275	B1 U0 G3	12,532	B1 U0 G3
12	14,720	B2 U0 G3	15,039	B2 U0 G3
700mA				
04	5,874	B1 U0 G2	5,996	B1 U0 G2
06	8,714	B1 U0 G2	8,891	B1 U0 G2

* Initial delivered lumens at 20°C (68°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
 ** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: <http://www.ies.org/conform/compat/02110715-15-1800/bugratingaddendum.pdf>

US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507



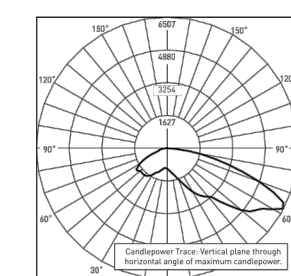
FIXTURE TYPE "SB"

Cree Edge™ LED Area Luminaire - Round

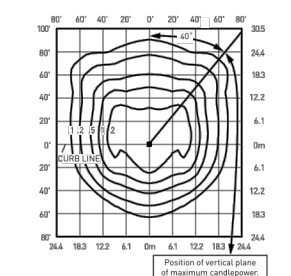
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/cree-edge-series-1>

4M



CSA Test Report # 4438
 ARE-EDG-4M-AA-12-E-UL-SV-40K
 Initial Delivered Lumens: 11,367



ARE-EDG-4M-AA-12-E-UL-SV-40K
 Mounting Height: 27.1' and 4.7'
 Initial Delivered Lumens: 17,554
 Initial FC at grade

Type IV Medium Distribution				
LED Count (x10)	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
350mA				
04	5,003	B2 U0 G1	5,102	B2 U0 G1
06	7,418	B2 U0 G2	7,565	B2 U0 G2
08	9,891	B2 U0 G2	10,087	B2 U0 G2
10	12,334	B3 U0 G3	12,578	B3 U0 G3
12	14,801	B3 U0 G3	15,094	B3 U0 G3
525mA				
04	7,099	B2 U0 G2	7,248	B2 U0 G2
06	10,527	B2 U0 G2	10,748	B2 U0 G2
08	14,037	B3 U0 G3	14,331	B3 U0 G3
10	17,564	B3 U0 G3	17,870	B3 U0 G3
12	21,084	B3 U0 G3	21,444	B3 U0 G3
700mA				
04	8,379	B2 U0 G2	8,549	B2 U0 G2
06	12,425	B3 U0 G3	12,678	B3 U0 G3

* Initial delivered lumens at 20°C (68°F). Actual production yield may vary between -10 and +10% of initial delivered lumens.
 ** For more information on the IES BUG (Backlight Uplight Glare) Rating visit: <http://www.ies.org/conform/compat/02110715-15-1800/bugratingaddendum.pdf>

US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



TYPE "SD" - DOWNLIGHT MOUNTED IN ARCHITECTURAL ELEMENT

6PS^{LED} 6" Shallow Plenum Downlight - Square



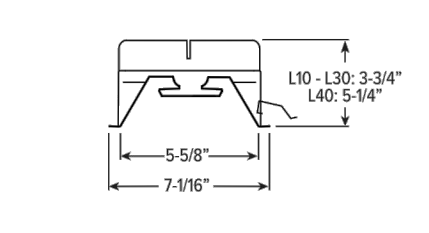
NEW CONSTRUCTION AND REMODEL

FEATURES

- Slim 5" depth for minimal plenum space applications
- Beam angles ranging from 30° narrow to 85° wide for tailored performance
- Square shape accentuates architectural shape
- Spring clip retention system eliminates trim sag
- Die cast trim with flush lens provides glare-free illumination for a soft ceiling appearance
- Industry-leading efficacies as high as 100 lm/w
- Fully room-side accessible

SPECIFICATIONS

- HOUSING** - Formed steel housing with forged aluminum heat sink. Galvanized steel splice compartment with driver mounting plate/covers. Mounting clips allow for ceiling thickness from 1/2" - 1/2" (consult factory for additional ceiling thicknesses).
- LENSED TRIM** - Die cast aluminum frame with micro-prismatic, tempered glass lens.
- ELECTRICAL** - High performance Class 2 C.O.B. LED array. Modular quick-connect plug for easy field connection of LED light assembly to driver. Reported 100-55,000 hours. Estimated L70 = 200,000 hours.
- MOUNTING** - Recessed, 20 ga. galvanized steel mounting pan for new construction or IC-rated enclosure. Remodel kit option includes receiver bracket hardware. Minimum 2" O.C. marked spacing required for L40 and L50 lumens packages.
- LISTINGS** -
 - CSA conforms to UL STD 898, Certified to CAN/CSA STD C22.2 No. 250.0 for damp locations. LED light assembly conforms to UL 2503 for remote installation.
 - Suitable for wet location under covered ceiling when specified with WETICC option.
 - IC rated for direct contact with insulation when specified with Mounting Type:
 - City of Chicago Environmental Air approved when specified with CP option.
 - Complies with ASTM E282 when specified with ATH option.
 - RoHS compliant.
- WARRANTY** - 5 year limited warranty, see [http://www.cree.com/warranty](#).



ORDERING EXAMPLE: 6PS - L40/835 - OPTIONS - DIM - UNV - LW - OF - WH - TRIM OPTIONS - N - F1

HOUSING TRIM MOUNT

HOUSING

SERIES	LUMENS ⁽¹⁾	CRI	CCT	OPTIONS	DRIVER ⁽²⁾	VOLTAGE
6PS	L10 1,000lm L15 1,500lm L20 2,000lm L30 3,000lm L40 4,000lm L50 5,000lm	83	3000K	10 watt emergency battery ⁽³⁾ Airtight construction Chicago plenum (CCEA) ⁽⁴⁾ Fuse kit Step-down transformer ⁽⁵⁾	DIM ⁽⁶⁾ Dimming driver, 0-10V UNV ⁽⁷⁾ Non-dimming driver, 0-10V	L10 120-277V L15 120-277V L20 120-277V L30 120-277V L40 120-277V L50 120-277V

TRIM

TRIM TYPE	DISTRIBUTION ⁽¹⁾	FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS
L Flush trim	W 85° wide M 35° Medium N 30° Narrow	OF 1/2" standard flange SF 1/4" mid-in flange ⁽¹⁾	CS Clear semi-specular powder coat WH White texture powder coat BL Black texture powder coat	IP IP65 rated trim AD Diffuse acrylic lens ⁽¹⁾ PD Diffuse 18" polycarbonate lens ⁽¹⁾ WETICC Wet location, covered ceiling listed ⁽¹⁾

MOUNTING

MOUNTING TYPE⁽¹⁾
 N Open pan for new construction

PROJECT
7700 E INDIAN SCHOOL

PROJECT ADDRESS
 7700 E INDIAN SCHOOL
 SCOTTSDALE AZ 85251

PROJECT NUMBER
 805

ISSUE RECORD

2019-03-05	COS DRB SUBMITTAL 1
2019-04-16	COS DRB RESPONSE 1
2019-05-20	COS DRB SUBMITTAL 2

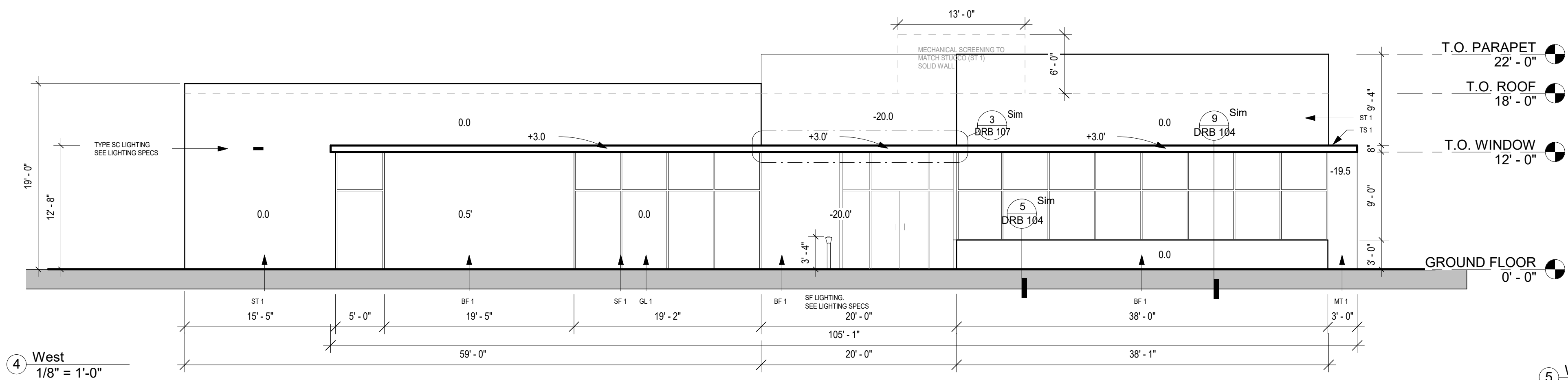
DATE
 5/20/2019

DRAWN BY
 Designer

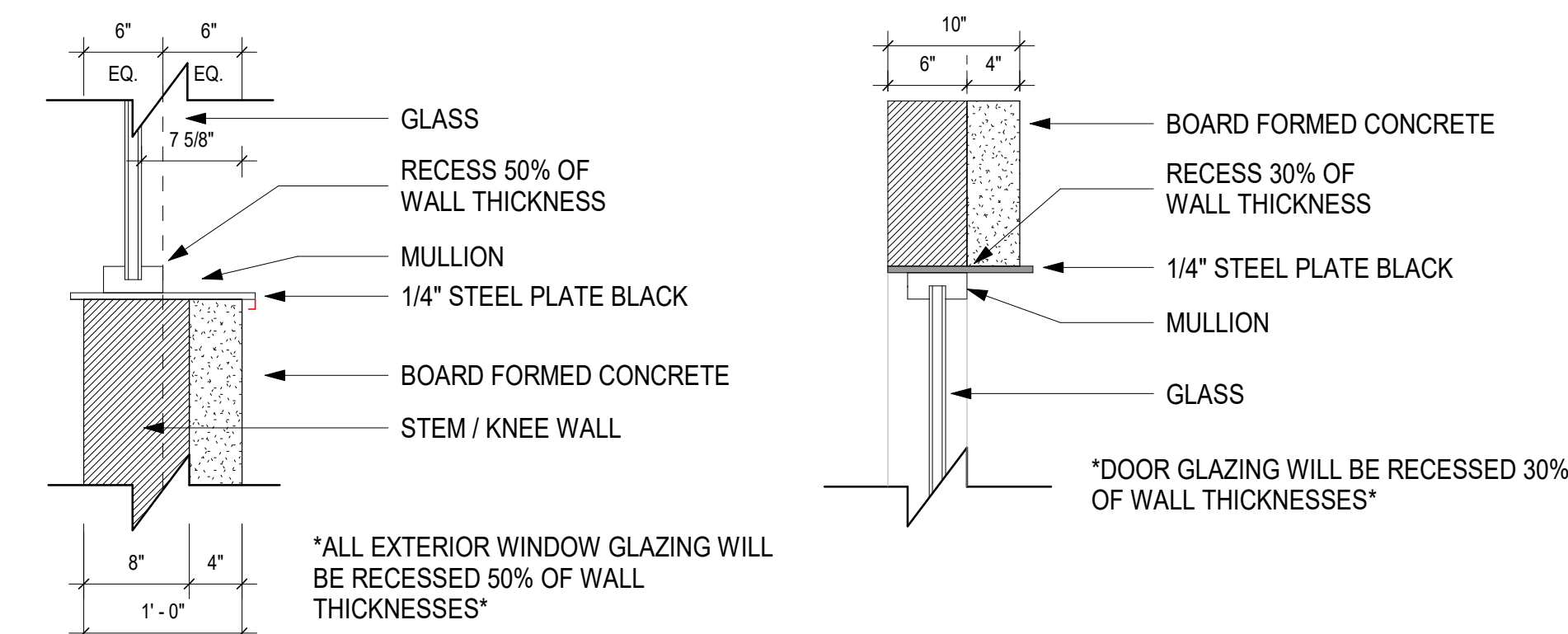
REGISTRATION

SHEET TITLE
ELEVATIONS

SHEET NUMBER

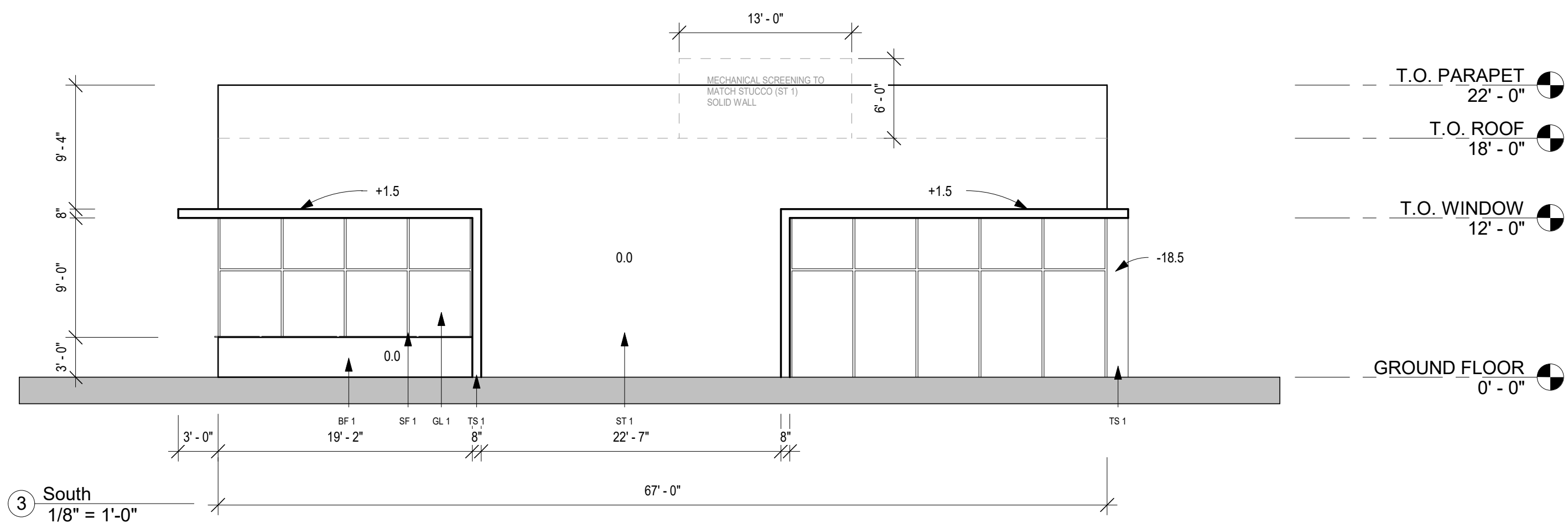


4 West
 1/8" = 1'-0"

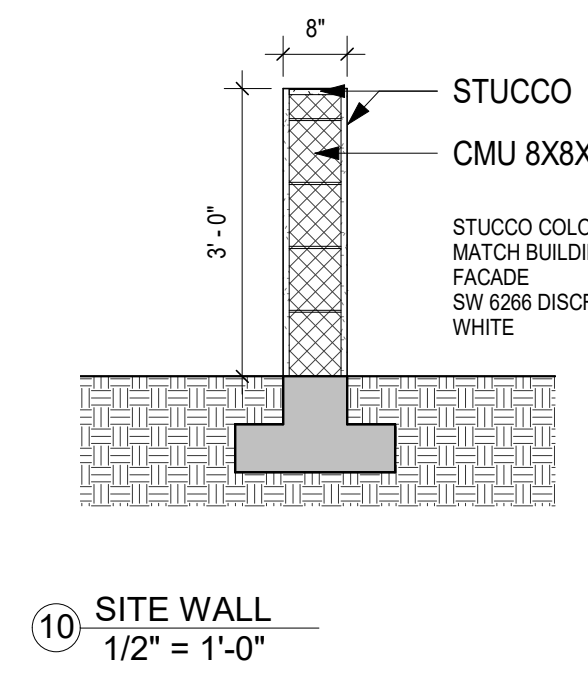


5 WINDOW SECTION
 1" = 1'-0"

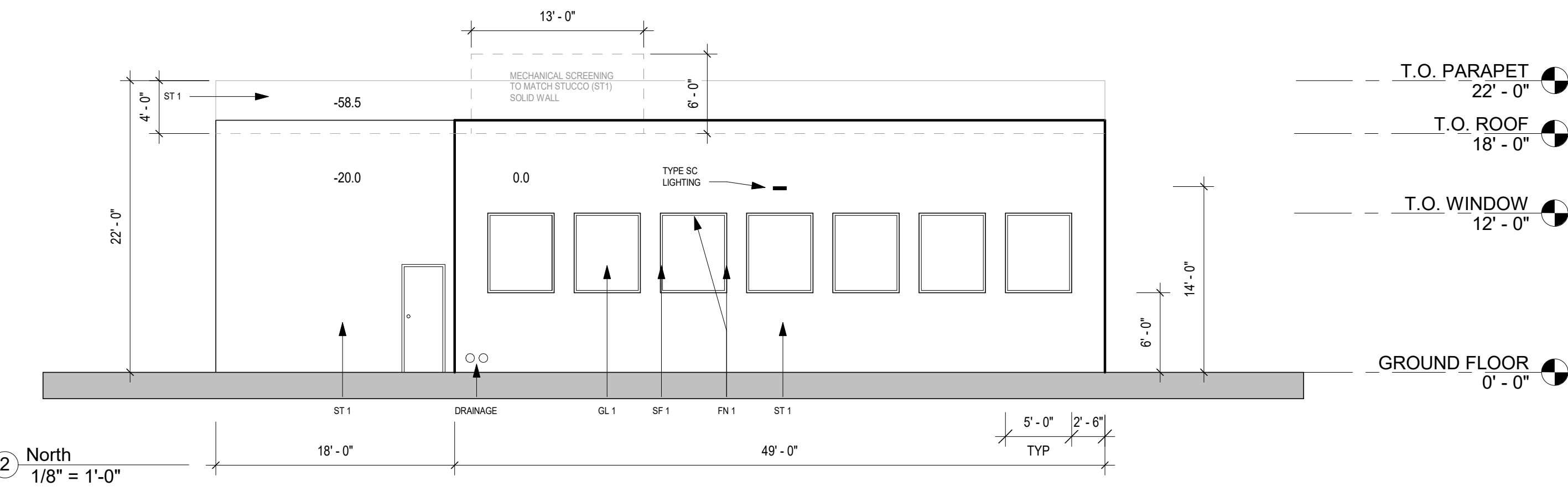
6 DOOR SECTION
 1" = 1'-0"



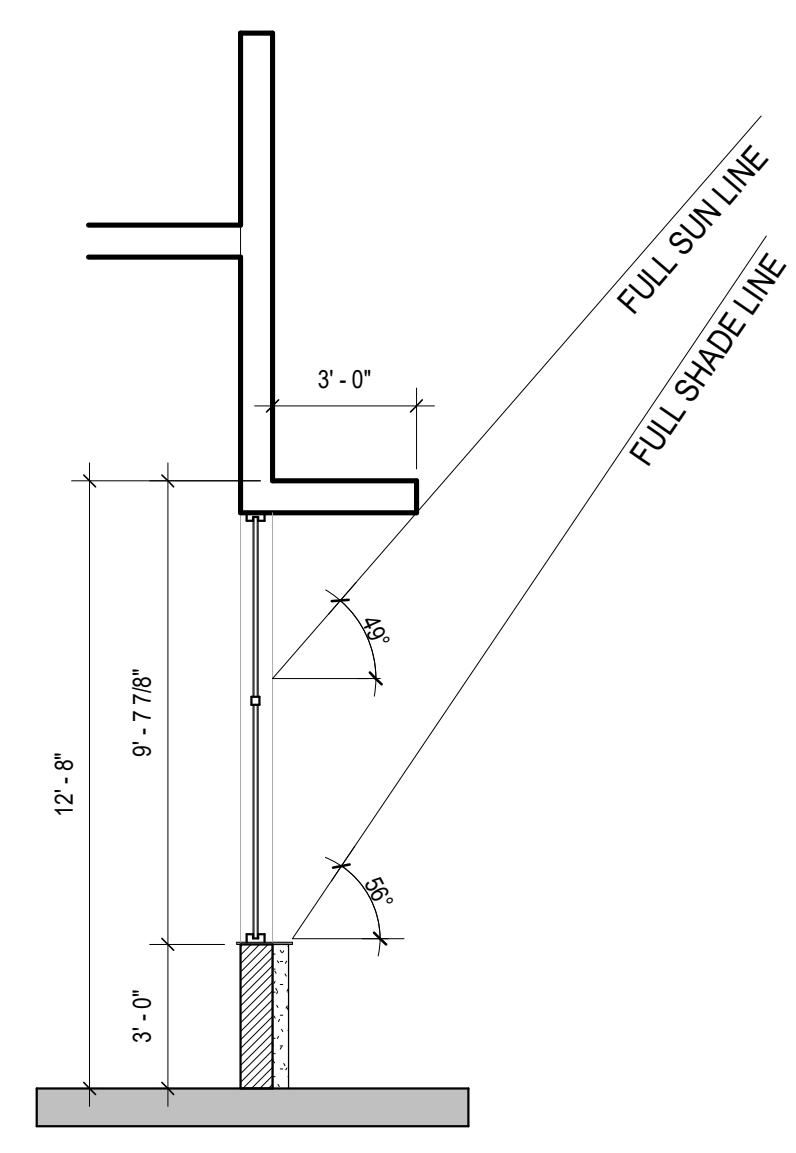
3 South
 1/8" = 1'-0"



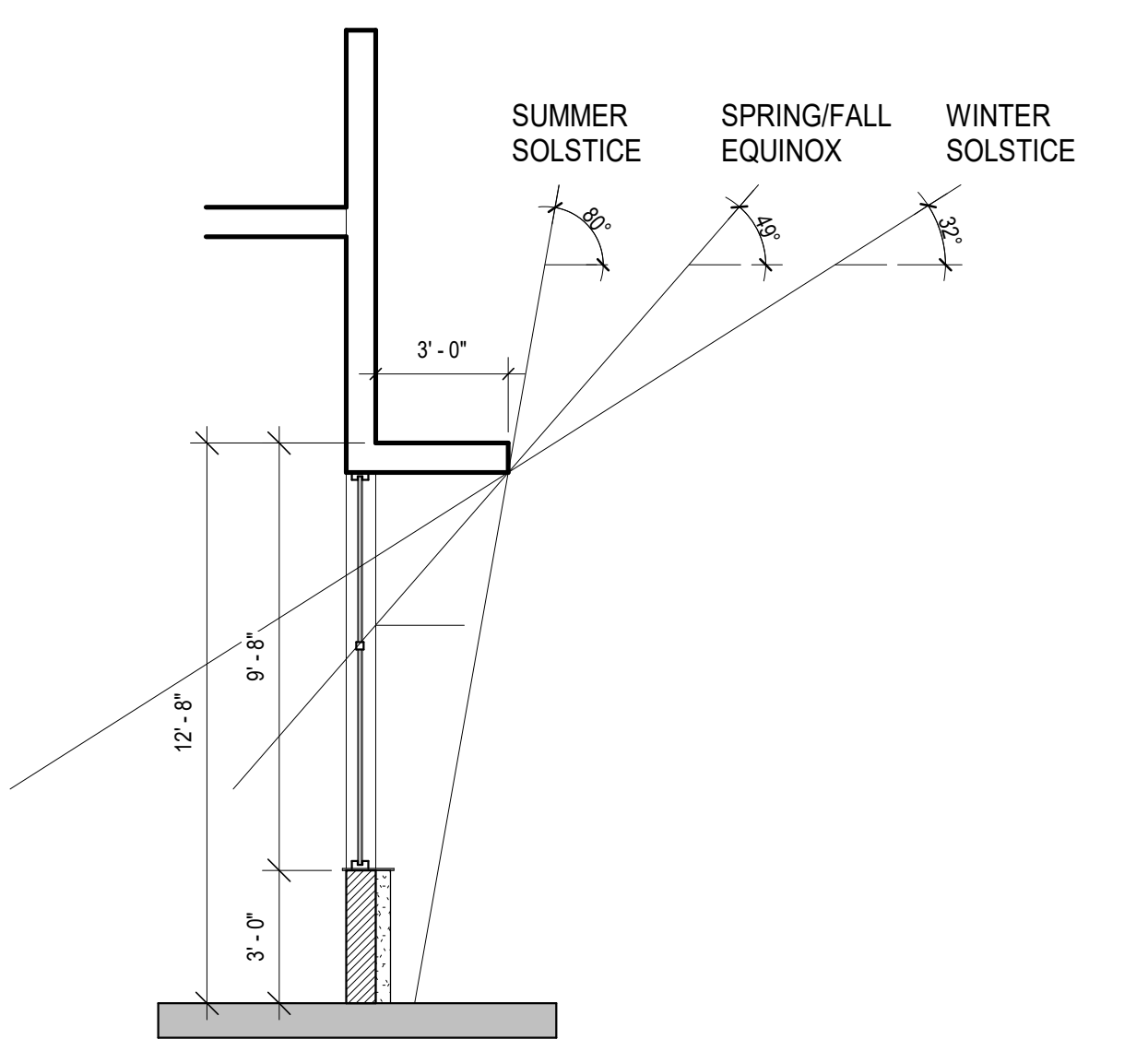
10 SITE WALL
 1/2" = 1'-0"



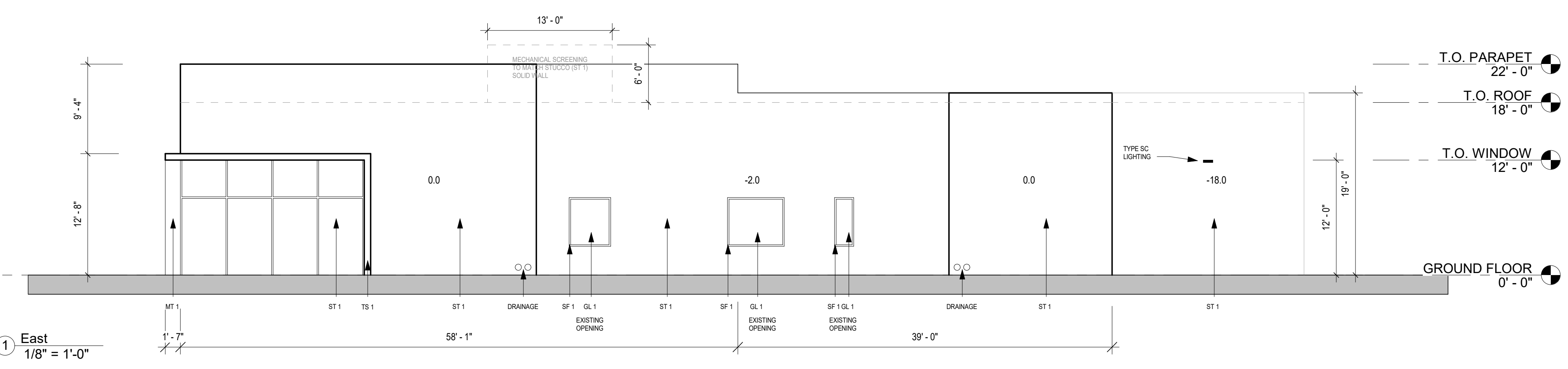
2 North
 1/8" = 1'-0"



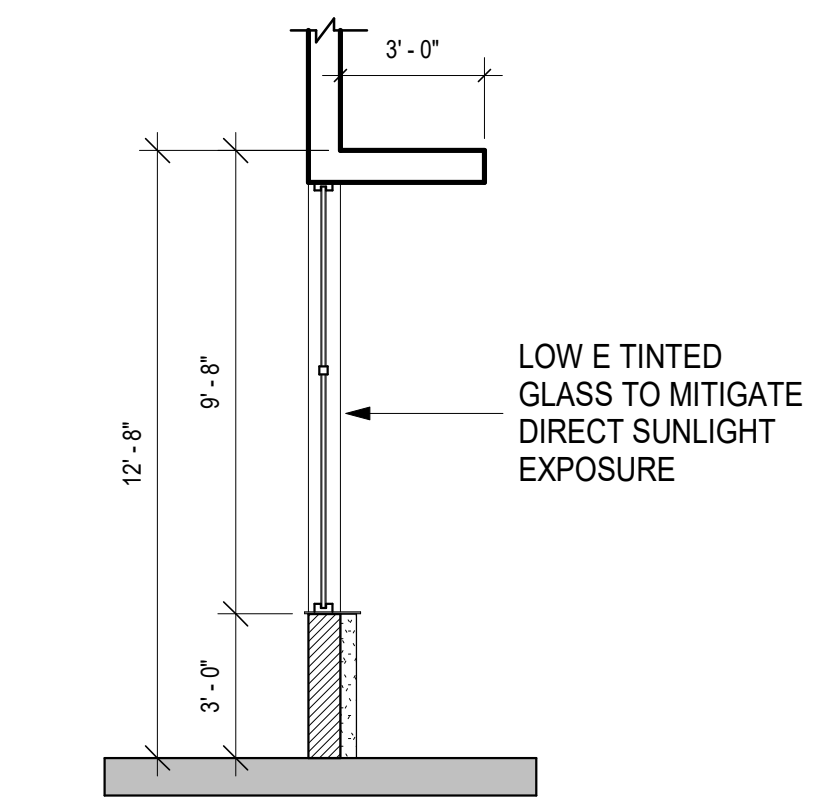
7 EXTERIOR SHADING - SOUTH
 1/4" = 1'-0"



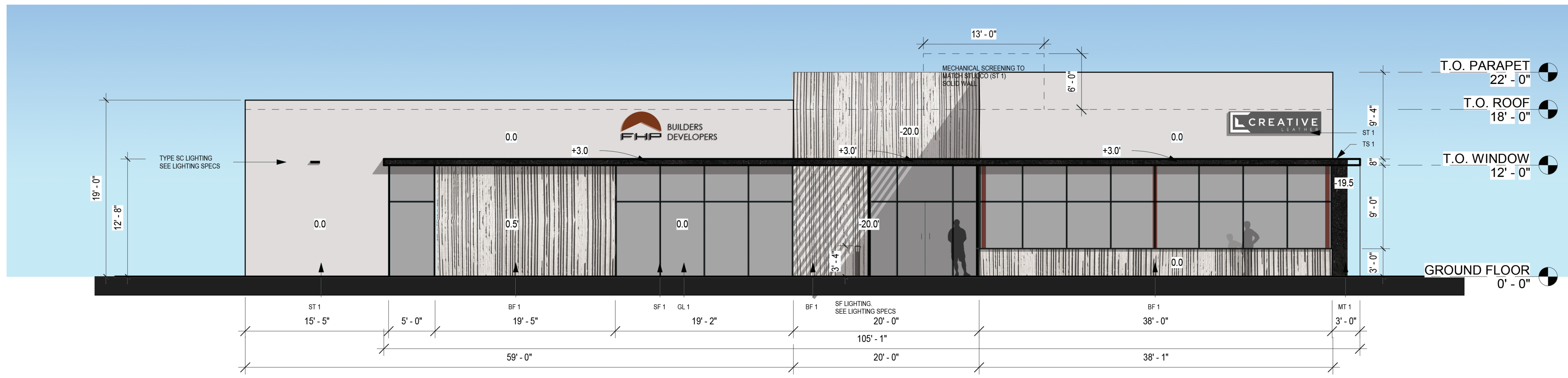
8 EXTERIOR SHADING - SOUTH 2
 1/4" = 1'-0"



1 East
 1/8" = 1'-0"



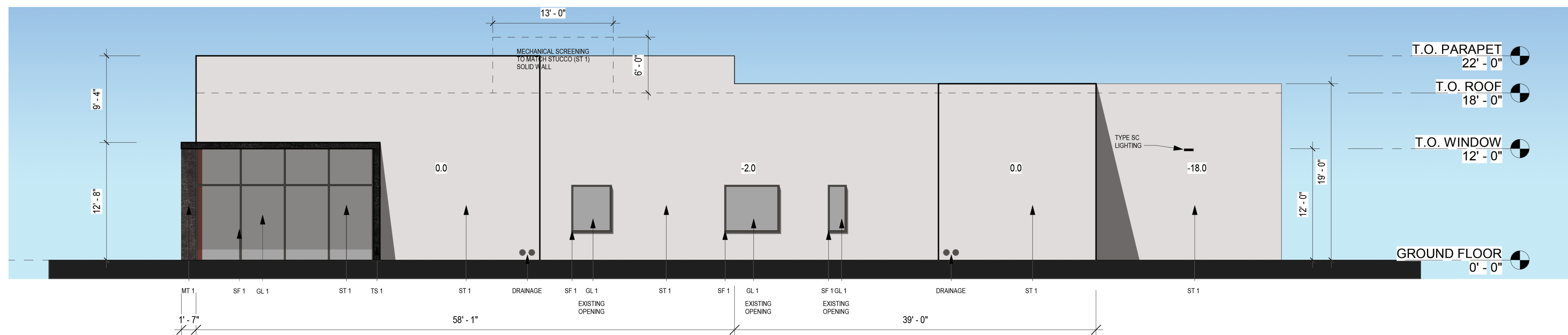
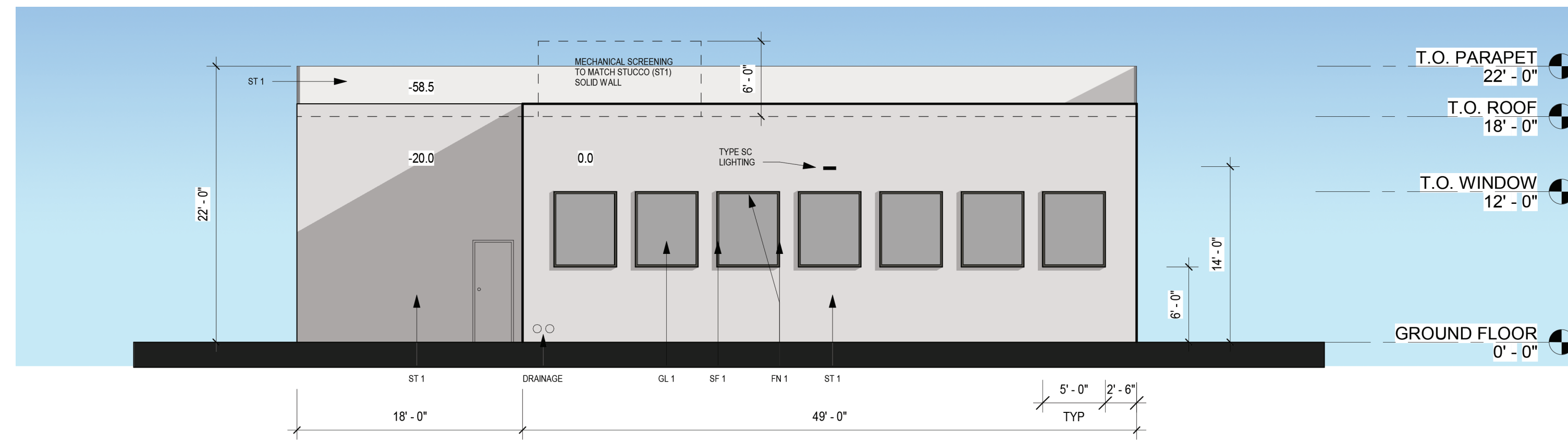
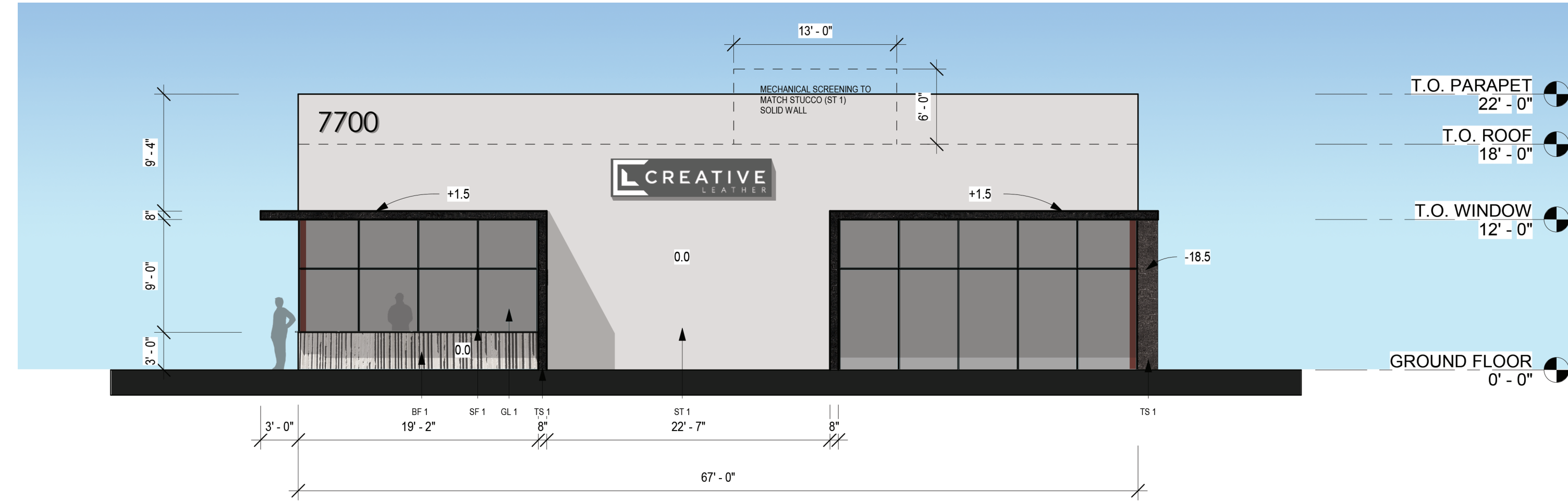
9 EXTERIOR SHADING - WEST
 1/4" = 1'-0"



MATERIAL SCHEDULE

TAG	MATERIAL
ST 1	STUCCO
BF 1	BOARD FORMED VERTICAL CONCRETE
SF 1	STOREFRONT MULLION
GL 1	GLASS
MT 1	METAL
TS 1	TUBE STEEL

COLOR
SW 6266 DISCREET WHITE
BOARD FORMED VERTICAL CONCRETE
ARCADIA BRONZE
TINTED GREY LOW E-GLASS
POWDER COAT BLACK
POWDER COAT BLACK



JammonStudios, LLC
 6738 E Osborn Rd #3
 Scottsdale, AZ 85251
 ATTN: JONATHAN JAMMON
 Jammon@JammonStudios.com
 602.889.8552

FHP BUILDERS LLC
 7465 E Osborn Rd
 Scottsdale, AZ 85251
 ATTN: CASEY FROMM
 CFromm@fhpbuilders.com
 602.816.4563

CONSULTANT

PROJECT
7700 E INDIAN SCHOOL

PROJECT ADDRESS
 7700 E INDIAN SCHOOL
 SCOTTSDALE AZ 85251

PROJECT NUMBER
 805

ISSUE RECORD

2019-03-05 COS DRB SUBMITTAL 1
 2019-04-16 COS DRB RESPONSE 1
 2019-05-20 COS DRB SUBMITTAL 2

DATE
 05/16/2019

DRAWN BY
 JAMMON

REGISTRATION

SHEET TITLE
ELEVATIONS_COLOR

SHEET NUMBER




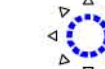


DRB 105



Construction Fence
(typ.)

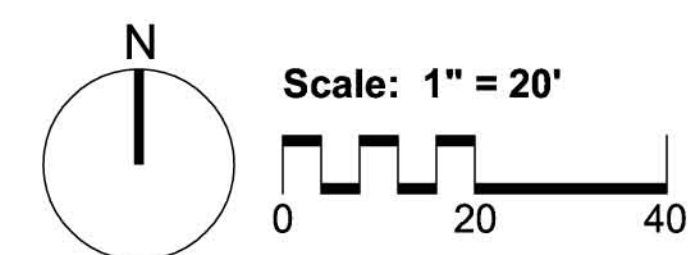
Plant #	Common Name	Caliper (in) Height (ft)	Status	Comments
1	Mesquite	14	NS	Form / Leaning
2	Saguaro	38	NS	3 arms / Damaged
3	Saguaro	29	S	3 arms
4	Saguaro	8	S	
5	Saguaro	18	S	
6	Mesquite	12	NS	Exposed Roots / Leaning
Summary		Trees	Cacti	Legend
Salvageable		0	3	S = Salvageable
Non-Salvageable		2	1	NS = Non-Salvageable
Remain-In-Place		0	0	RIP = Remain-In-Place
Total		2	4	

Plant Legend

-  Tree - Salvageable
-  Cacti - Salvageable
-  Tree - Non-Salvageable
-  Cacti - Non-Salvageable
-  Tree - Remain In Place
-  Cacti - Remain In Place

Project Consultants

Salvage Contractor **Native Resources International**
 1540 West Happy Valley Road
 Phoenix, Arizona 85085
 623-869-6757 (p) • 623-869-6769 (f)
 Contact: Kevin Brenda - kevin@nativeresources.com



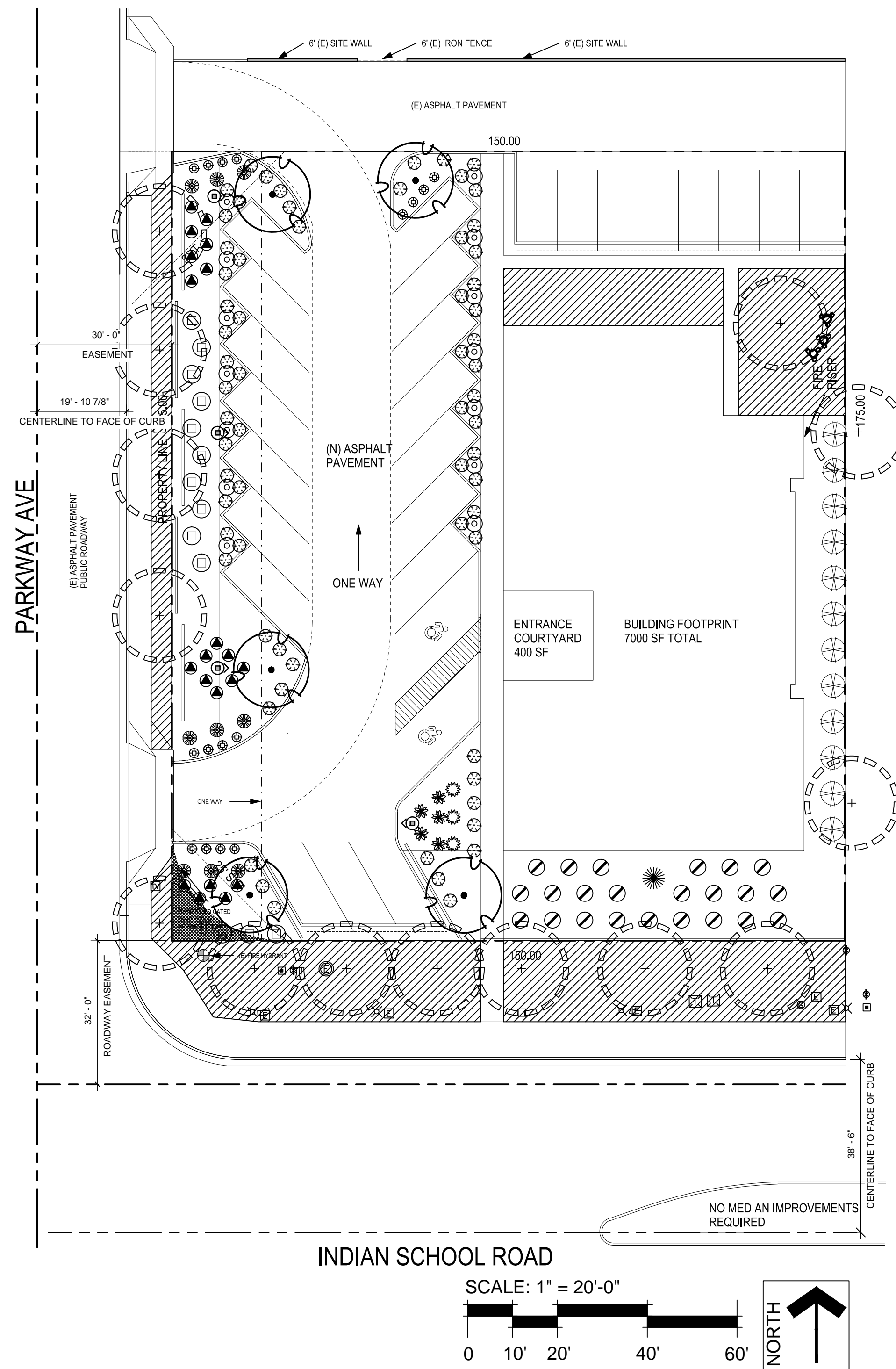
Native Resources Intl.
 1540 W Happy Valley Rd.
 Phoenix, AZ. 85027
 Phone (623) 869-6757
 Fax (623) 869-6769

Indian School 7700
 7700 E. Indian School Road
 Scottsdale, Arizona
Native Plant Inventory Plan

DATE: 5/15/2019
 REVISION:
 SCALE: 1" = 20"
 CHECKED:
 DRAWN: KB
 SHEET **1** OF 1



7700 E INDIAN SCHOOL
SCOTTSDALE, ARIZONA 85251



LANDSCAPE LEGEND

BOTANICAL NAME	COMMON NAME	SIZE		
EXISTING LANDSCAPE TO REMAIN				
	EXISTING TREE TO REMAIN			
	EXISTING SAGUARO TO REMAIN			
	EXISTING LANDSCAPE TO REMAIN			
TREES				
	CAESALPINIA CACALACO "SMOOTHIE"	CASCALOTE "SIERRA SUN"	36" BOX (1.5" CAL. MULTI-TRUNK)	5
ACCENTS				
	AGAVE DESMETTIANA	SMOOTH AGAVE	5 GAL	5
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL	9
	EURPHOBIA ANTSPHIFICA	CANDELILA	5 GAL	12
	PEDILANTHUS MACROCARPUS	SLIPPER PLANT	5 GAL	14
	FOUQUIERIA SPP.	OCOTILLO	8 CANE MIN	3
	HESPERALOE SPP.	HESPERALOE "BRAKE LIGHTS"	5 GAL	20
	YUCCA BACCATA	BANANA YUCCA	24" BOX	1
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL	23
SHRUBS, GRASSES AND GROUNDCOVERS				
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL	12
	CHRYSACTINIA MEXICANA	DAMIANITA	5 GAL	66
	SIMMONDSIA CHINESIS	JOJOBA	5 GAL	13
MATERIALS				
	DECOMPOSED GRANITE	3/4" SCREENED EXPRESS BROWN		7,888

SITE / LANDSCAPE DATA

ON-SITE LANDSCAPE AREA:	5,578 SF
RIGHT-OF-WAY LANDSCAPE AREA:	612 SF
PARKING LOT LANDSCAPE AREA:	1,698 SF

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 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'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO 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 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 CIVIL 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 49-245 THROUGH 49-248 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 EXPIRES 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.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L

PROJECT NUMBER: 19002

ISSUE RECORD

2019-03-05	COS DRB SUBMITTAL 1
2019-04-16	COS DRB RESPONSE 1
2019-05-20	COS DRB SUBMITTAL 2

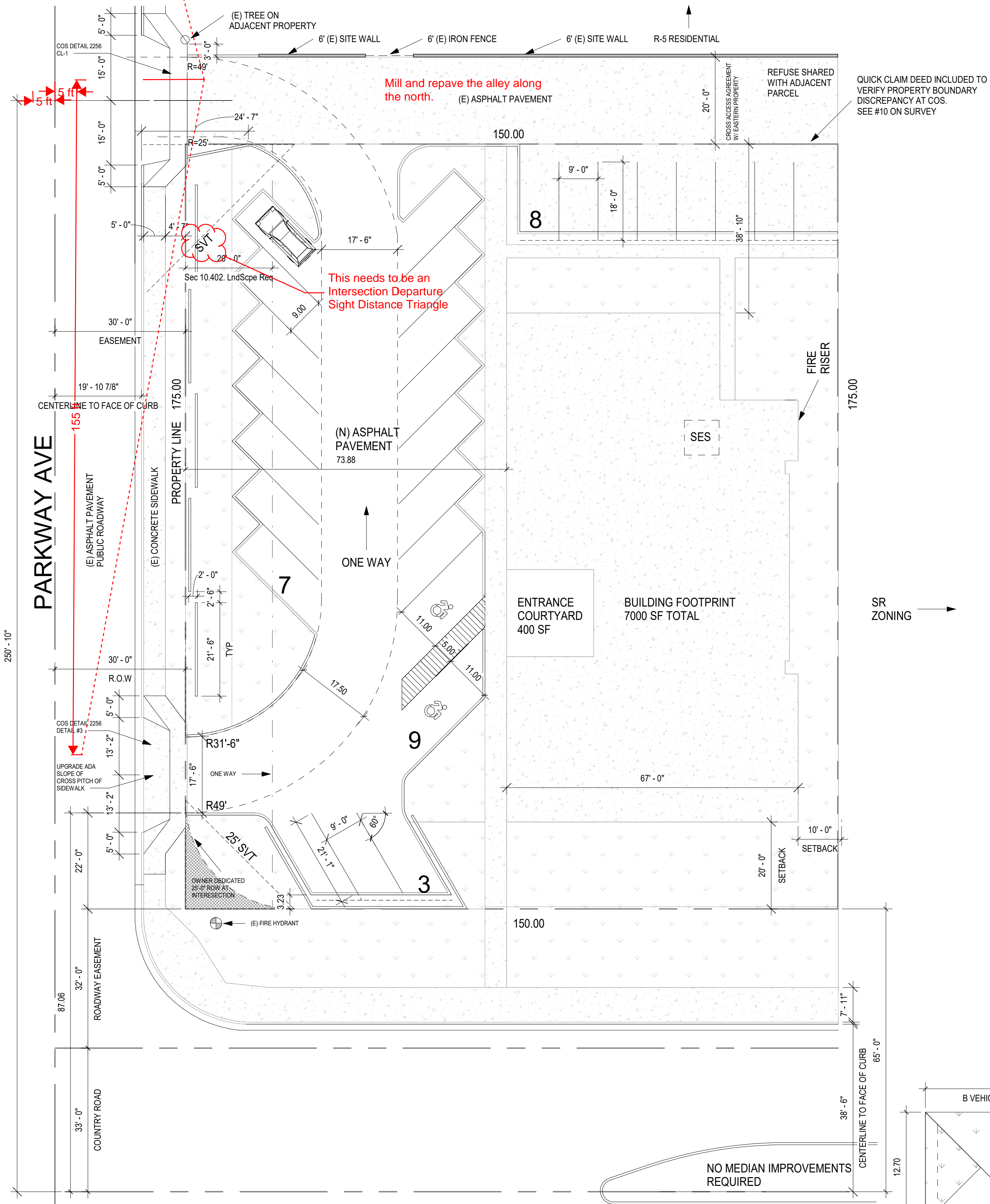


REVISIONS:

#	date	description

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
DR-L101



PROJECT DATA

PROJECT DATA ZONING
APN
SECTION TOWNSHIP

S-R (SERVICE RESIDENTIAL DISTRICT)
173-53-007-K
23-2N-4E

LOT AREA (NET)
PROPOSED BUILDING HEIGHT
GROSS FLOOR AREA

26250 SF (0.603 ACRES)
22' PER PRE-APP MEETING ON 01/23/2019 AT 1PM
7000 SF

REQUIRED PARKING

SR OFFICE
PROPOSED SPACE:
REQUIRED PARKING
PROVIDED PARKING
ADA PARKING
BICYCLE PARKING

1/300 SF (4% ADA MINIMUM)
7000 SF / 300 = 24 SPACES
24
27
2 REQUIRED, 2 PROVIDED
N/A PER ARTICLE IX / SEC 9.103 C

SHARED REFUSE AND CALCULATION

REFUSE ENCLOSURE IS NOT INCLUDED NOR REQUIRED FOR THIS PROPOSAL.
THE EXISTING REFUSE ENCLOSURE IS LOCATED ON THE EASTERN ADJACENT LOT.
A REFUSE SHARING AGREEMENT IS SIGNED BETWEEN BOTH PROPERTY OWNERS.

THE AGREEMENT IS BASED ON THE REFUSE ENCLOSURE CALCULATION OUTLINED BELOW (PER COS).

- 1 REFUSE ENCLOSURE REQUIRED PER 20,000 SF OF BUILDING SPACE
- THE COMBINED FOOTPRINT OF THE PROPOSED BUILDING AND ADJACENT BUILDING IS:

PROPOSED BUILDING FOOTPRINT:	7000
EXISTING ADJACENT FOOTPRINT:	3630
TOTAL	10630 < 20,000

CIVIL ENGINEERING RE: ELEVATIONS

UPON CIVIL ENGINEER ENGAGEMENT, THE FOLLOWING WILL BE PROVIDED:
- LOWEST FINISHED FLOOR
- 3 TOP-OF-CURB ELEVATIONS ON EACH ADJACENTS STREET

LANDSCAPE BUFFER ZONES

PURSUANT TO ARTICLE X AND SECTION 10.600.3.A OF ZONING ORDINANCE,
NO ADDITIONAL LANDSCAPE BUFFER ZONE IS REQUIRED.

SR ZONING OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE :
(NOT INCLUDING PARKING
LOT LANDSCAPING)

SEC 5.1103.C.2 (NON-DENSITY BASED USE)
NET LOT AREA x 0.24
26250 x 0.24 = **6300 SF**

SEC 5.1103.C.3.a.ii
LOTS WITH TWO (2) OR MORE STREET FRONTAGES REQUIRE THE MINIMUM OF TWENTY (2)
SQUARE FEET PER ONE (1) LINEAR FOOT OF PUBLIC FRONTAGE AS FRONT OPEN SPACE

LENGTH OF EACH STREET FRONTAGE:
INDIAN SCHOOL 150 X 20 SF = 3000 SF
PARKWAY 156 X 20 SF = 3120 SF
REQUIRED OPEN SPACE **6120 SF**

PROVIDED OPEN SPACE :

6190 SF (NOT INCLUDING PARKING LOT
LANDSCAPING)

PARKING LOT LANDSCAPING
REQUIRED:
PROVIDED:

PARKING LOT SF X 15%
8660.0 SF X .15 = **1300.0 SF**
1698.0 SF

NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE

*10.501.H.2.A:
GREATER THAN 1/3RD REQUIRED PARKING LOT LANDSCAPE AREA SHALL BE IN LANDSCAPE
ISLANDS DISTRIBUTED WITHIN THE PARKING AREA

TOTAL PARKING LANDSCAPE PROVIDED **1698.0 SF**
TOTAL LANDSCAPE ISLANDS REQUIRED **566.0 SF**
TOTAL LANDSCAPE ISLANDS PROVIDED **1106.0 SF**

SHARED REFUSE AGREEMENT

Refuse Sharing Agreement

Properties Involved:
• 7700 East Indian School Rd, Scottsdale, AZ 85251
• 7712 East Indian School Rd, Scottsdale, AZ 85251

Property Owners:
• Casey Fromm (Agent) for 7700 East Indian School
• Thomas M. M... for 7712 East Indian School

This document serves as an agreement to continue to share the refuse bins for both properties. There is no proposed change to the current status of refuse sharing. The existing location of the refuse and its enclosure is on the 7712 property.

Casey Fromm
Agent for 7700

Thomas M. M...
Property Owner/Agent for 7712

Notarization
The foregoing Refuse Sharing Agreement, dated February 6, 2019 and consisting of 3 pages, was acknowledged before me this 27 day of 11th 2019, by Casey Fromm, 2019, a member of FHP Builders LLC.

Notary Public:
Merrith P. P...
Maricopa County, Arizona
My Comm. Expires 07-16-2027

JammonStudios, LLC
6738 E Osborn Rd #3
Scottsdale, AZ 85251
ATTN: JONATHAN AMBROSIO
Jammon@JammonStudios.com
602.689.9552

FHP BUILDERS LLC
7466 E Osborn Rd
Scottsdale, AZ 85251
ATTN: CASEY FROMM
CFfromm@fhpbuilders.com
602.616.4563

CONSULTANT

PROJECT

7700 E INDIAN SCHOOL

PROJECT ADDRESS
7700 E INDIAN SCHOOL
SCOTTSDALE AZ 85251

PROJECT NUMBER
805

ISSUE RECORD

2019-03-05 COS DRB SUBMITTAL 1
2019-04-16 COS DRB RESPONSE 1
2019-05-20 COS DRB SUBMITTAL 2

DATE
5/20/2019

DRAWN BY
JAMMONSTUDIOS

REGISTRATION

SHEET TITLE
SITE PLAN

SHEET NUMBER

DRB 100

1 DRB SITE PLAN 2019-05-20
1/16" = 1'-0"



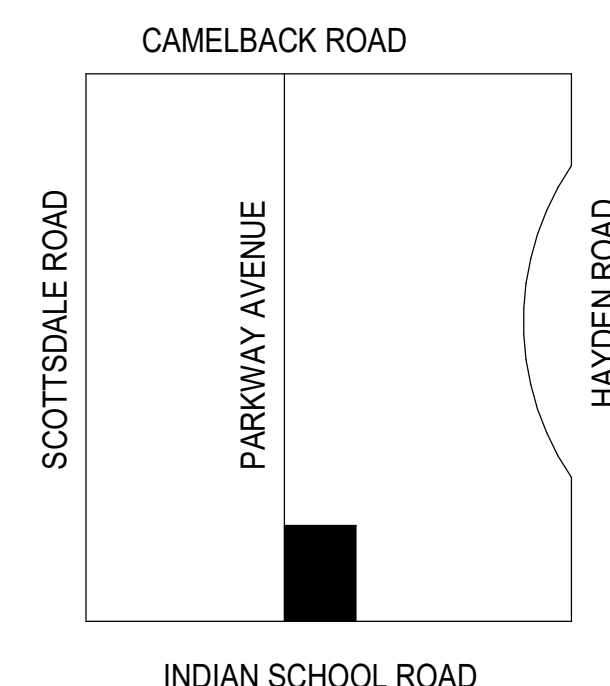
PROJECT NARRATIVE

THE PROJECT INTENT IS TO UPDATE THE BUILDING EXTERIOR TO REFLECT A MORE CURRENT AND UPSCALE LOOK. THIS INCLUDES A DEMOLITION STRATEGY THAT KEEPS ONLY THE EXTERIOR WALLS.

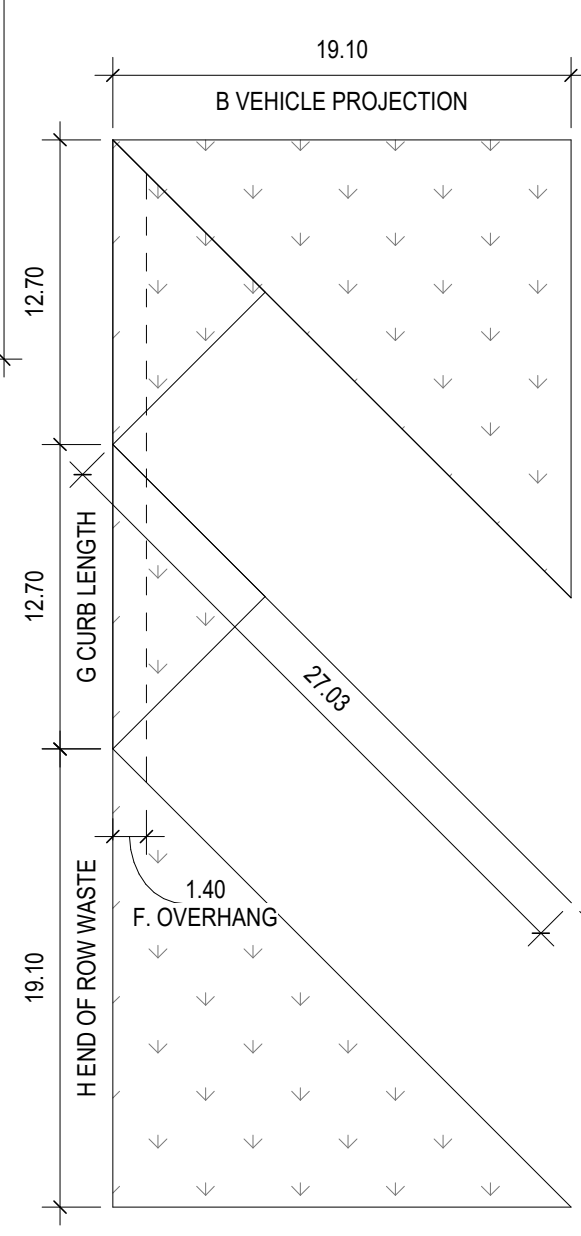
THIS EFFORT WILL REFINE AND EXPAND THE BUILDING FOOTPRINT ON THE SOUTH WHILE INCREASING THE BUILDING HEIGHT TO 22'-0" (PER COS MEETINGS, THE BUILDING HEIGHT MAY INCREASE PASTED THE 18'0" MAXIMUM HEIGHT TO ACCOUNT FOR ROOFTOP MECHANICAL UNITS). ADDITIONAL MECHANICAL SCREENING WILL BE INCLUDED TO OCCCLUDE ROOFTOP ELEMENTS FROM PEDESTRIAN VIEWS COMPLETELY.

AS BUILDING FOOTPRINT EXPANSIONS OFTEN REQUIRE ADJUSTMENTS TO A SITE'S LANDSCAPE SETBACKS AND OPEN SPACE REQUIREMENTS, THE PARKING LAYOUT HAS BEEN PROPOSED AND VETTED BY THE CITY OF SCOTTSDALE FIRE AND PLANNING & DEVELOPMENT SERVICES. ALSO INCLUDED IS THE ADDITION OF A NEW 3'-0" SITE WALL AROUND THE PARKING PERIMETER.

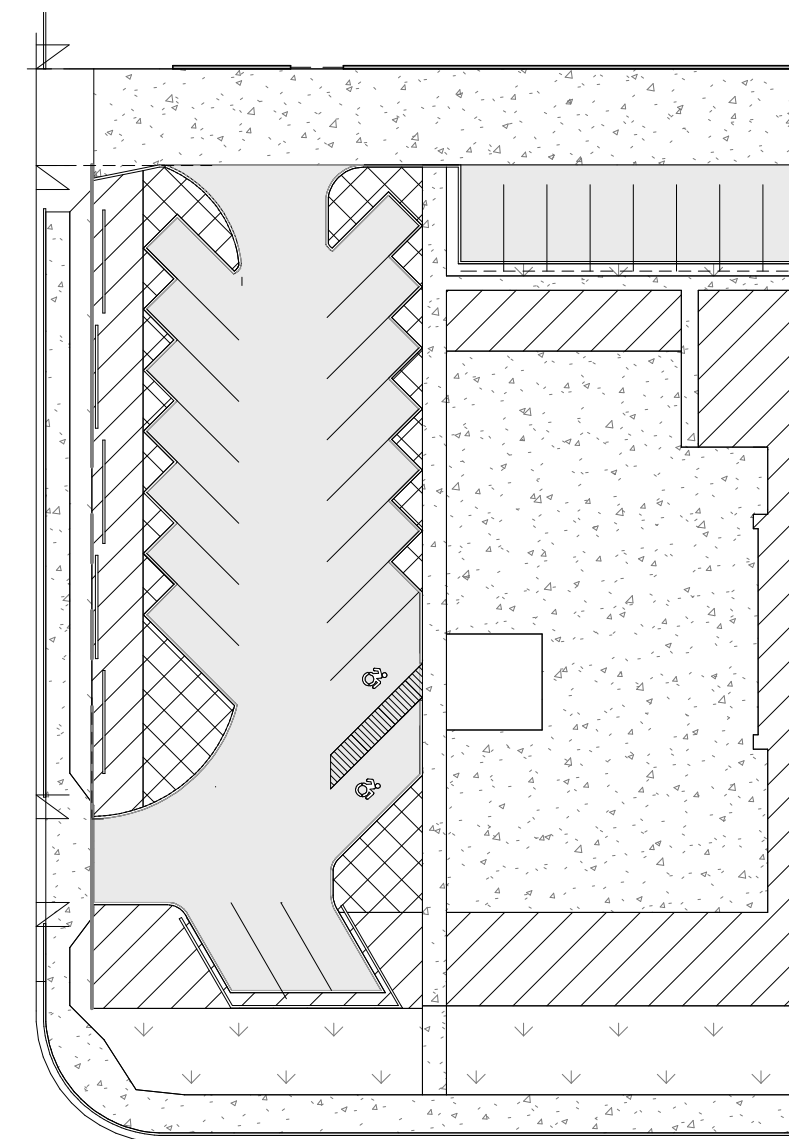
SIGNAGE WILL BE PROPOSED ON BOTH THE SOUTHERN AND WESTERN FACADES AND ADHERE TO SERVICE RESIDENTIAL ZONING SQUARE FOOTAGE REQUIREMENTS (SEE PERSPECTIVE RENDERINGS).



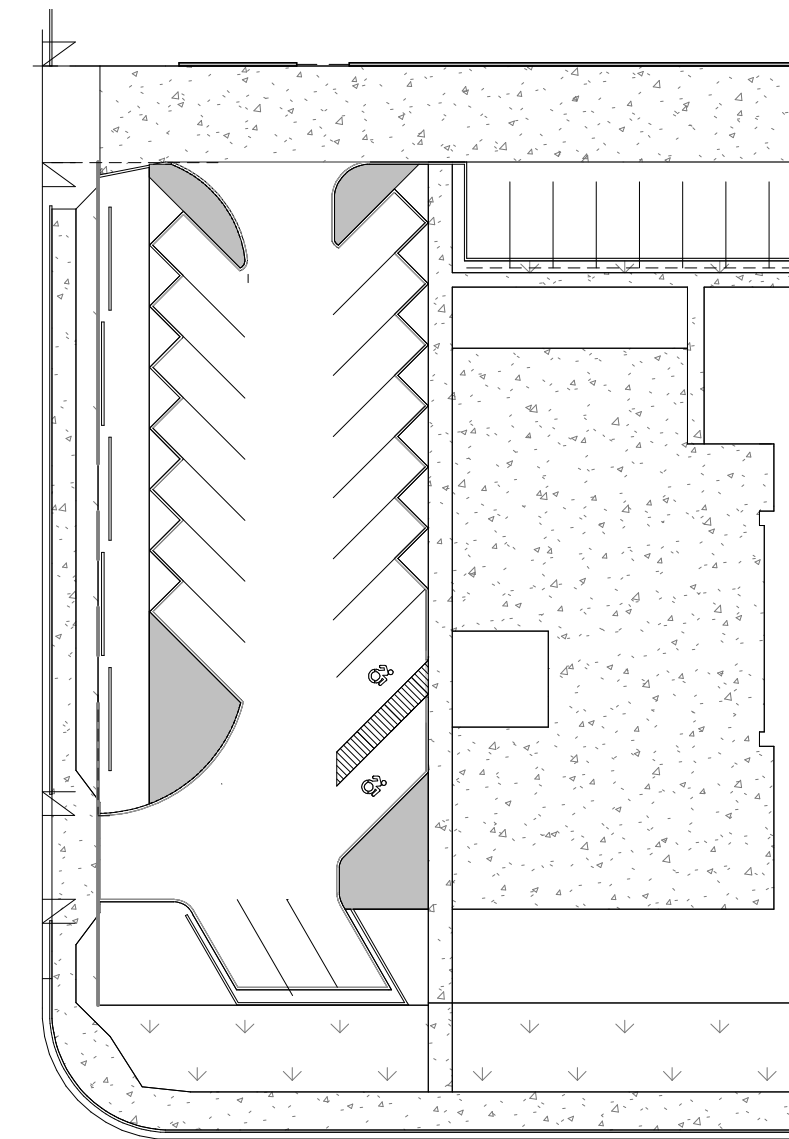
1 VICINITY MAP
1/8" = 1'-0"



2 COS TYP PARKING STALL
1/8" = 1'-0"

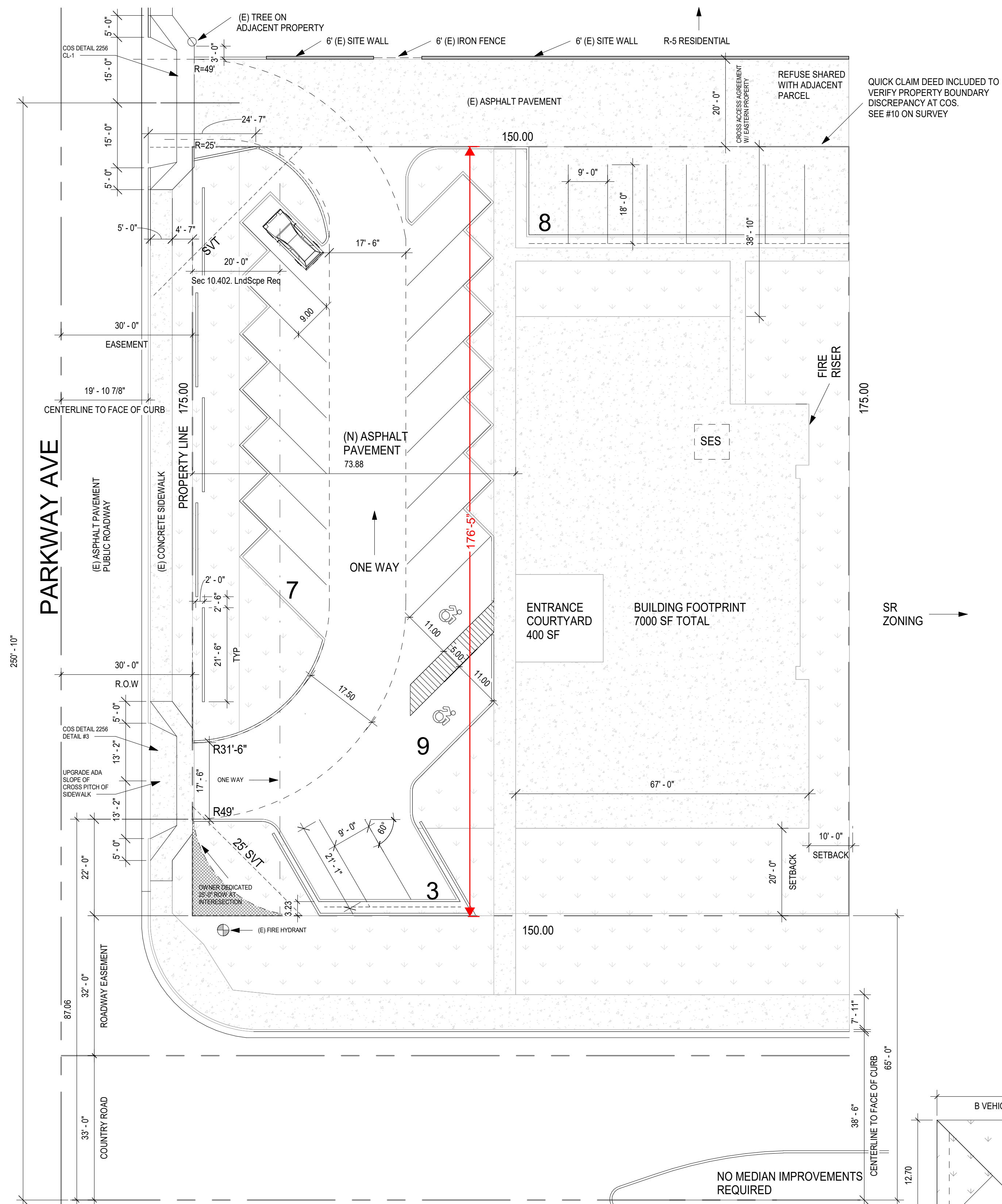


3 OPEN SPACE & LANDSCAPE PLAN
1" = 40'-0"



4 LANDSCAPE ISLANDS PROVIDED
1" = 40'-0"

CITY OF SCOTTSDALE APPROVALS



PROJECT DATA

PROJECT DATA ZONING
APN
SECTION TOWNSHIP

S-R (SERVICE RESIDENTIAL DISTRICT)
173-53-007-K
23-2N-4E
26250 SF (0.603 ACRES)
22' PER PRE-APP MEETING ON 01/23/2019 AT 1PM
7000 SF

LOT AREA (NET)
PROPOSED BUILDING HEIGHT
GROSS FLOOR AREA

REQUIRED PARKING

SR OFFICE: 1/300 SF (4% ADA MINIMUM)
PROPOSED SPACE: 7000 SF / 300 = 24 SPACES
REQUIRED PARKING: 24
PROVIDED PARKING: 27
ADA PARKING: 2 REQUIRED, 2 PROVIDED
BICYCLE PARKING: N/A PER ARTICLE IX / SEC 9.103 C

SHARED REFUSE AND CALCULATION

REFUSE ENCLOSURE IS NOT INCLUDED NOR REQUIRED FOR THIS PROPOSAL. THE EXISTING REFUSE ENCLOSURE IS LOCATED ON THE EASTERN ADJACENT LOT. A REFUSE SHARING AGREEMENT IS SIGNED BETWEEN BOTH PROPERTY OWNERS.

THE AGREEMENT IS BASED ON THE REFUSE ENCLOSURE CALCULATION OUTLINED BELOW (PER COS).

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PURSUANT TO ARTICLE X AND SECTION 10.600.3.A OF ZONING ORDINANCE, NO ADDITIONAL LANDSCAPE BUFFER ZONE IS REQUIRED.

SR ZONING OPEN SPACE REQUIREMENTS

REQUIRED OPEN SPACE : SEC 5.1103.C.2 (NON-DENSITY BASED USE)
(NOT INCLUDING PARKING NET LOT AREA x 0.24
LOT LANDSCAPING) 26250 x 0.24 = **6300 SF**

SEC 5.1103.C.3.a.ii
LOTS WITH TWO (2) OR MORE STREET FRONTAGES REQUIRE THE MINIMUM OF TWENTY (2) SQUARE FEET PER ONE (1) LINEAR FOOT OF PUBLIC FRONTAGE AS FRONT OPEN SPACE

LENGTH OF EACH STREET FRONTAGE:
INDIAN SCHOOL 150 X 20 SF = 3000 SF
PARKWAY 156 X 20 SF = 3120 SF
REQUIRED OPEN SPACE **6120 SF**

PROVIDED OPEN SPACE : 6190 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

PARKING LOT LANDSCAPING REQUIRED: PARKING LOT SF X 15%
PROVIDED: 8660.0 SF X .15 = **1300.0 SF**
1698.0 SF

NOTE: PARKING LOT LANDSCAPING REQUIREMENTS IN ADDITION TO REQUIRED OPEN SPACE

*10.501.H.2.A:
GREATER THAN 1/3RD REQUIRED PARKING LOT LANDSCAPE AREA SHALL BE IN LANDSCAPE ISLANDS DISTRIBUTED WITHIN THE PARKING AREA

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SHARED REFUSE AGREEMENT

Refuse Sharing Agreement
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• 7712 East Indian School Rd, Scottsdale, AZ 85251
Property Owners:
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• *[Signature]* (Agent for 7712 East Indian School)
This document serves as an agreement to continue to share the refuse bins for both properties. There is no proposed change to the current status of refuse sharing. The existing location of the refuse and its enclosure is on the 7712 property.
Casey Fromm Agent for 7700
[Signature] Property Owner/Agent for 7712
Notarization
The foregoing Refuse Sharing Agreement, dated February 6, 2019 and consisting of 3 pages, was acknowledged before me this 27 day of 11th 2019, by Casey Fromm, 2019, a member of FHP Builders LLC.
[Signature] Notary Public
Marvath P. Pilon
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-16-2021

JammonStudios, LLC
6738 E Osborn Rd #3
Scottsdale, AZ 85251
ATTN: JONATHAN AMBURN
Jammon@JammonStudios.com
602.889.9552

FHP BUILDERS LLC
7466 E Osborn Rd
Scottsdale, AZ 85251
ATTN: CASEY FROMM
CFfromm@fhpbuilders.com
602.616.4563

CONSULTANT

PROJECT

7700 E INDIAN SCHOOL

PROJECT ADDRESS
7700 E INDIAN SCHOOL
SCOTTSDALE AZ 85251

PROJECT NUMBER
805

ISSUE RECORD

2019-03-05	COS DRB SUBMITTAL 1
2019-04-16	COS DRB RESPONSE 1
2019-05-20	COS DRB SUBMITTAL 2

CITY OF SCOTTSDALE SITE PLAN 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 POLICES 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 APPROVAL.
- 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.

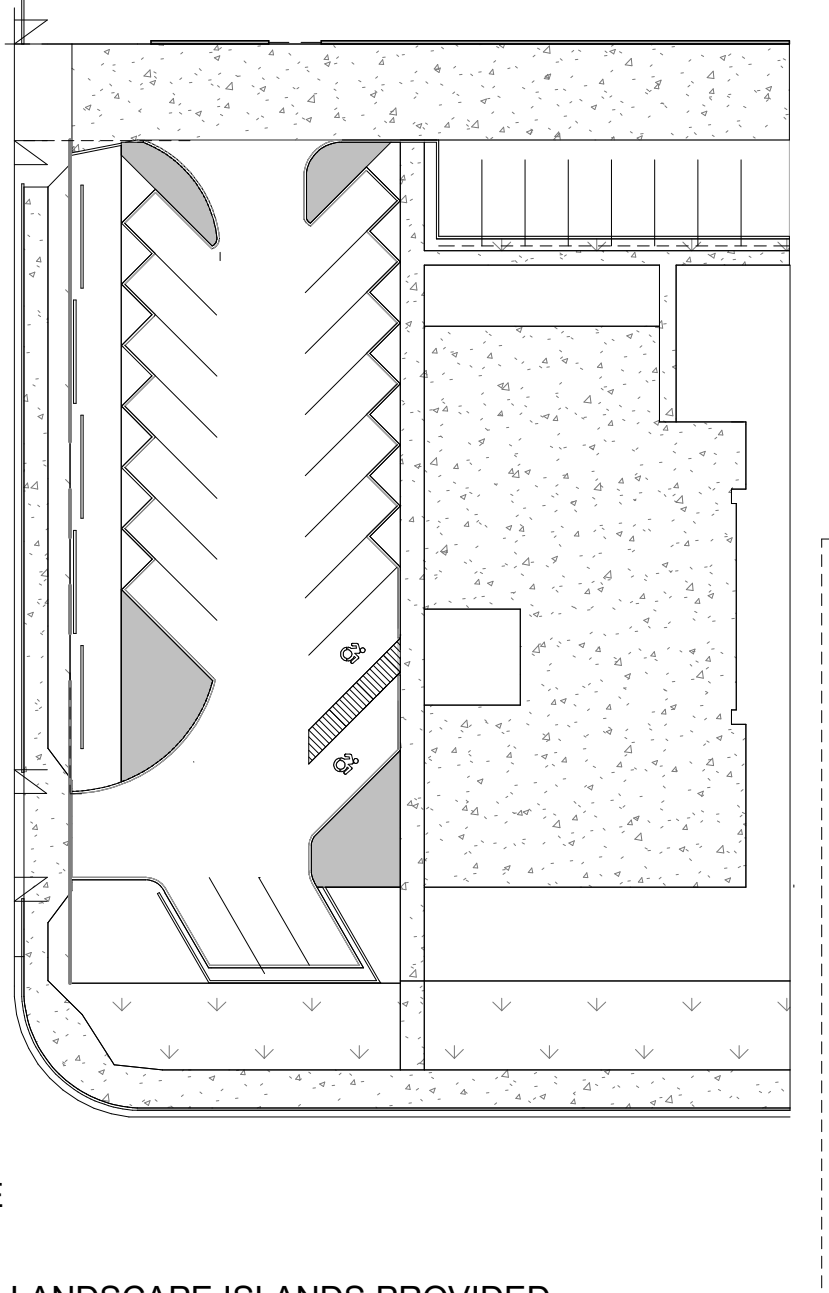
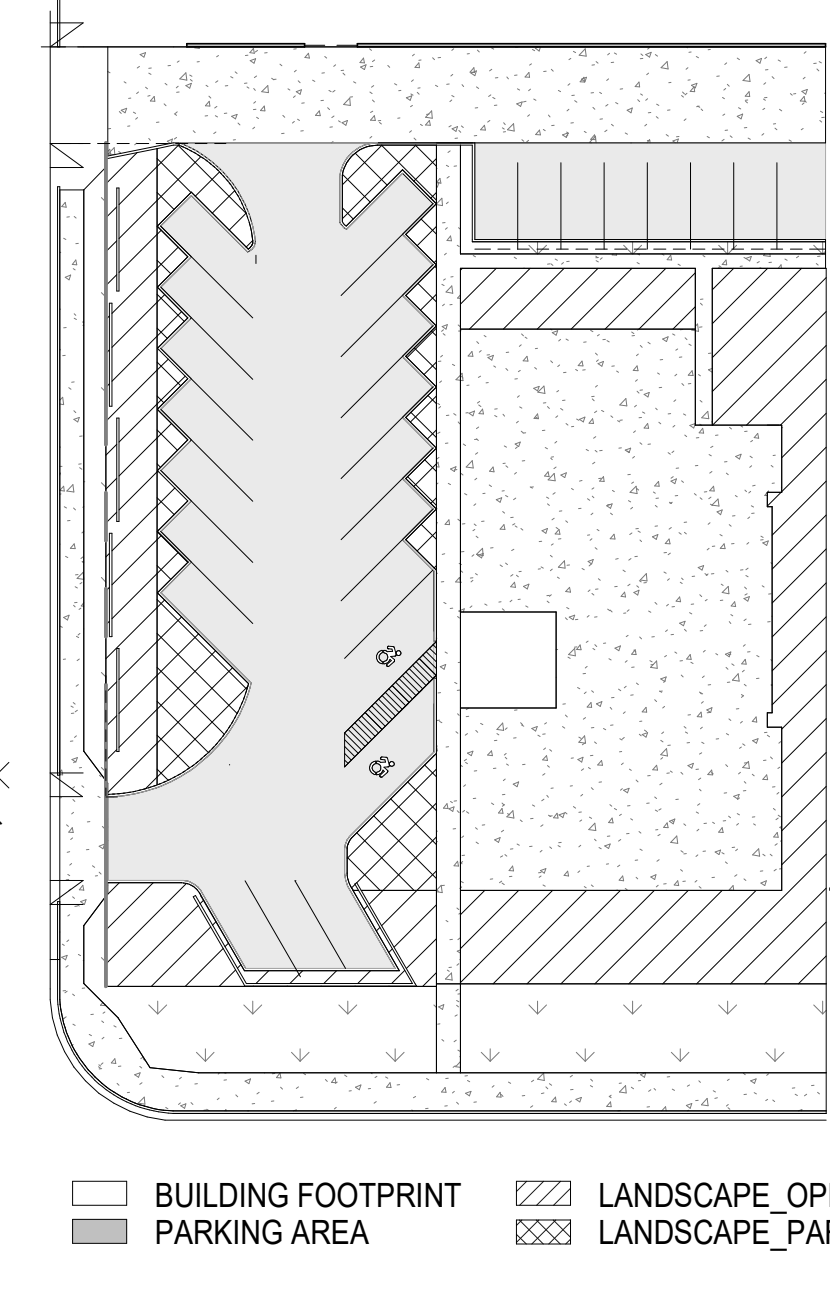
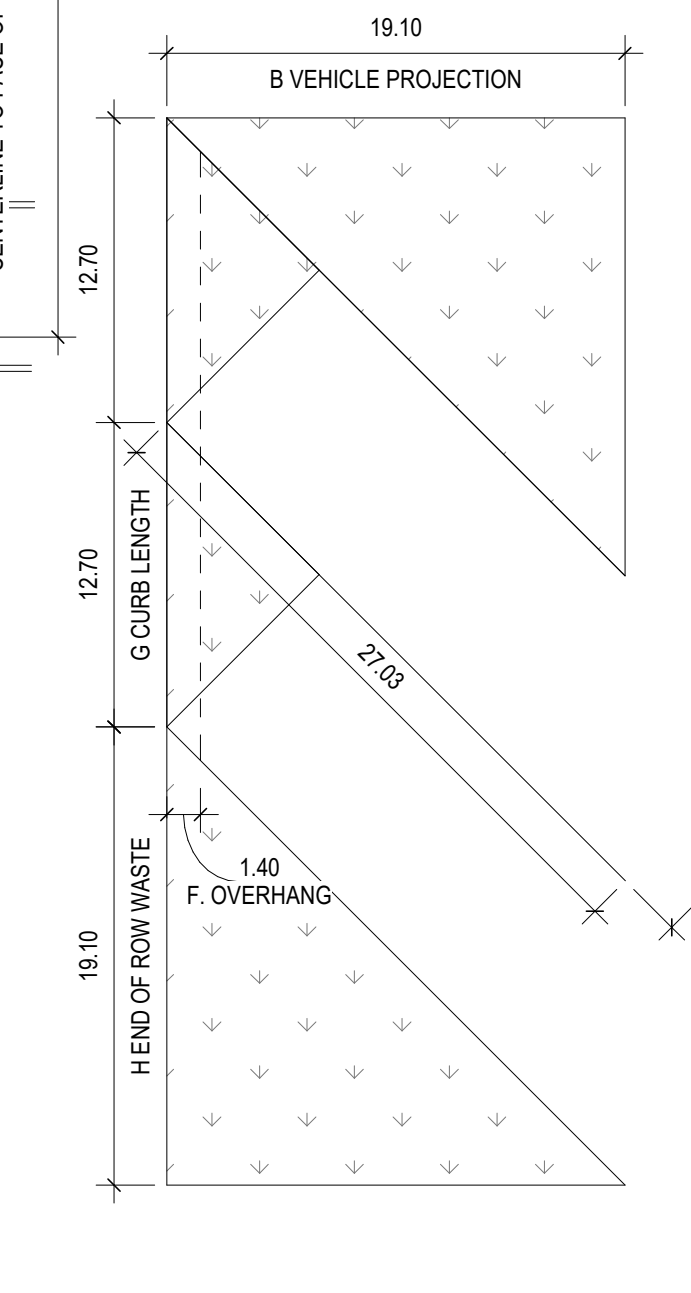
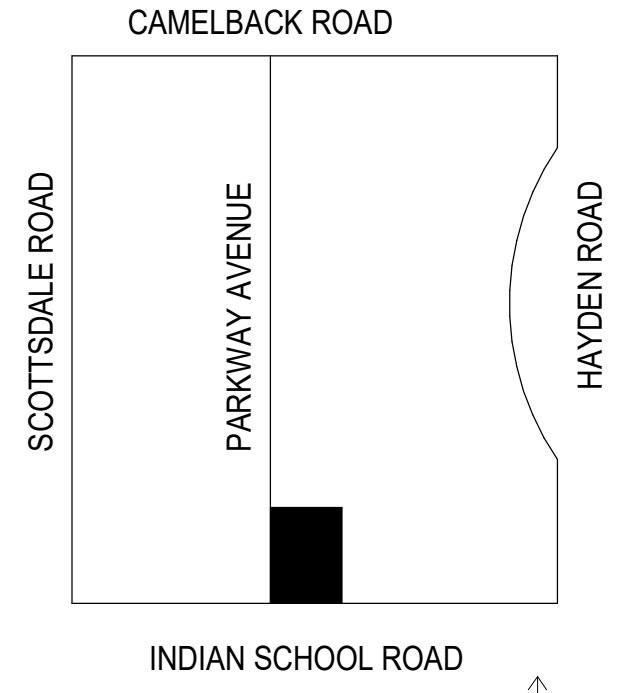
NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRoACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.

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.

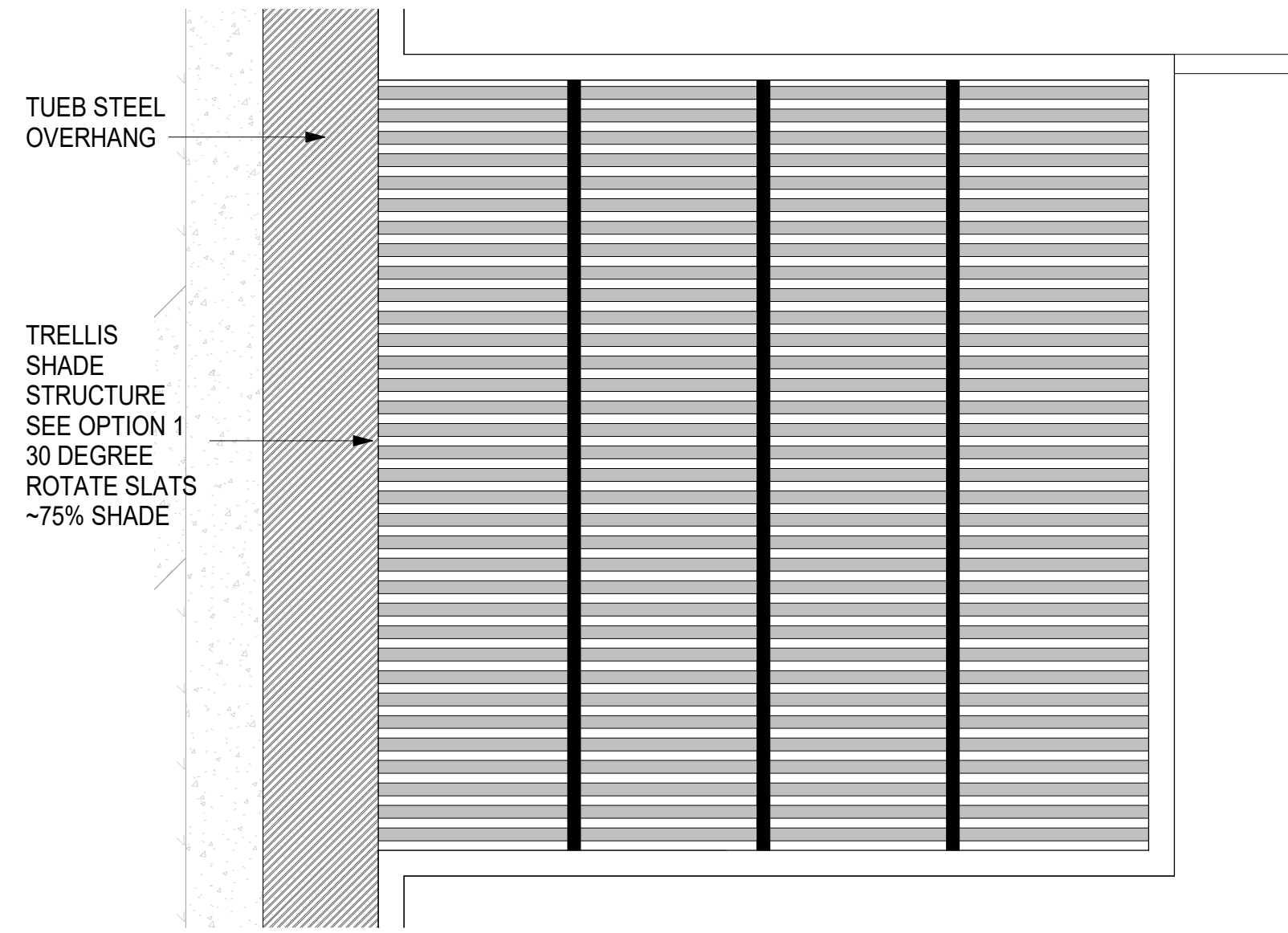
THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

CITY OF SCOTTSDALE APPROVALS

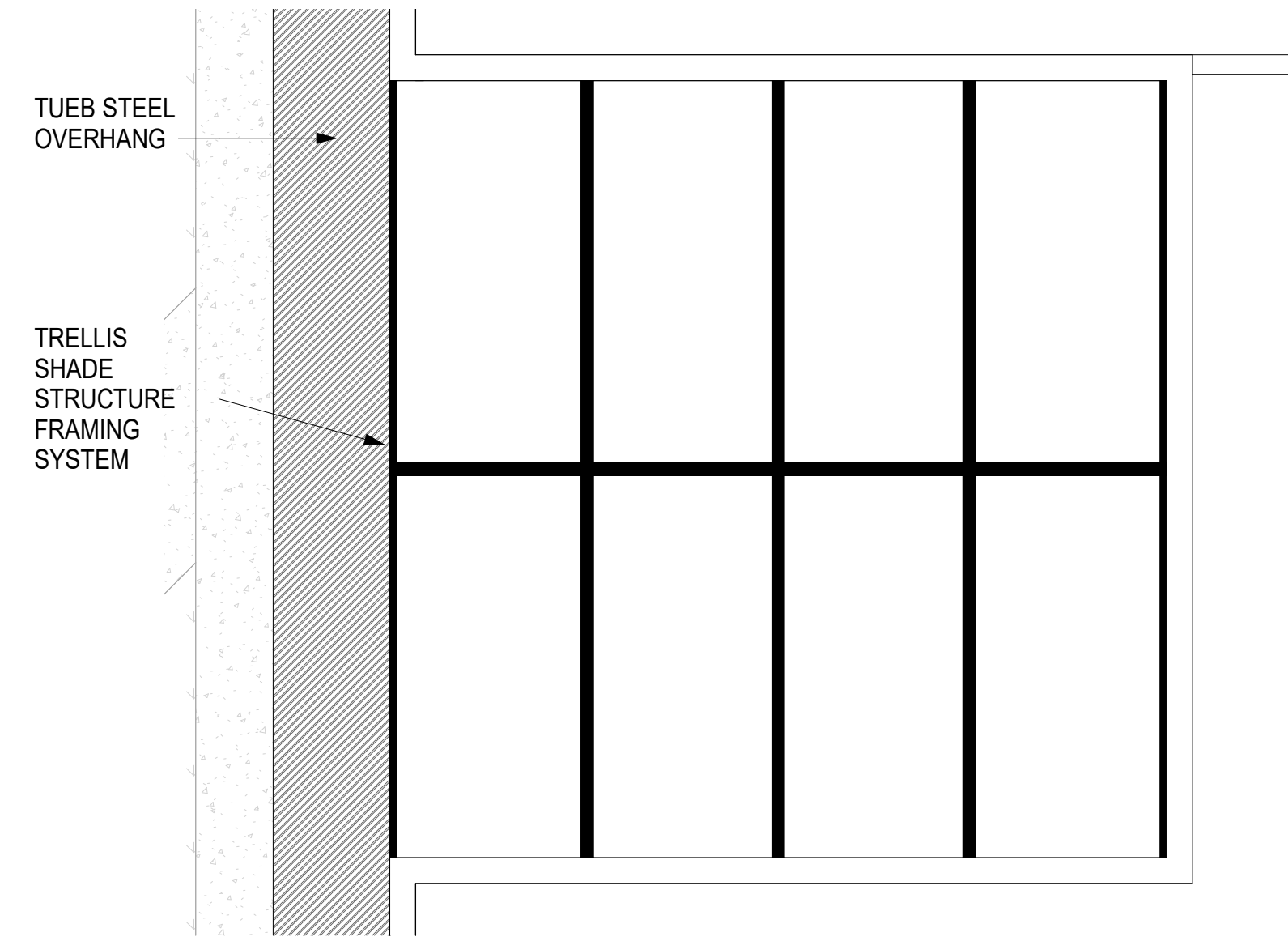
1 DRB SITE PLAN 2019-05-20
1/16" = 1'-0"



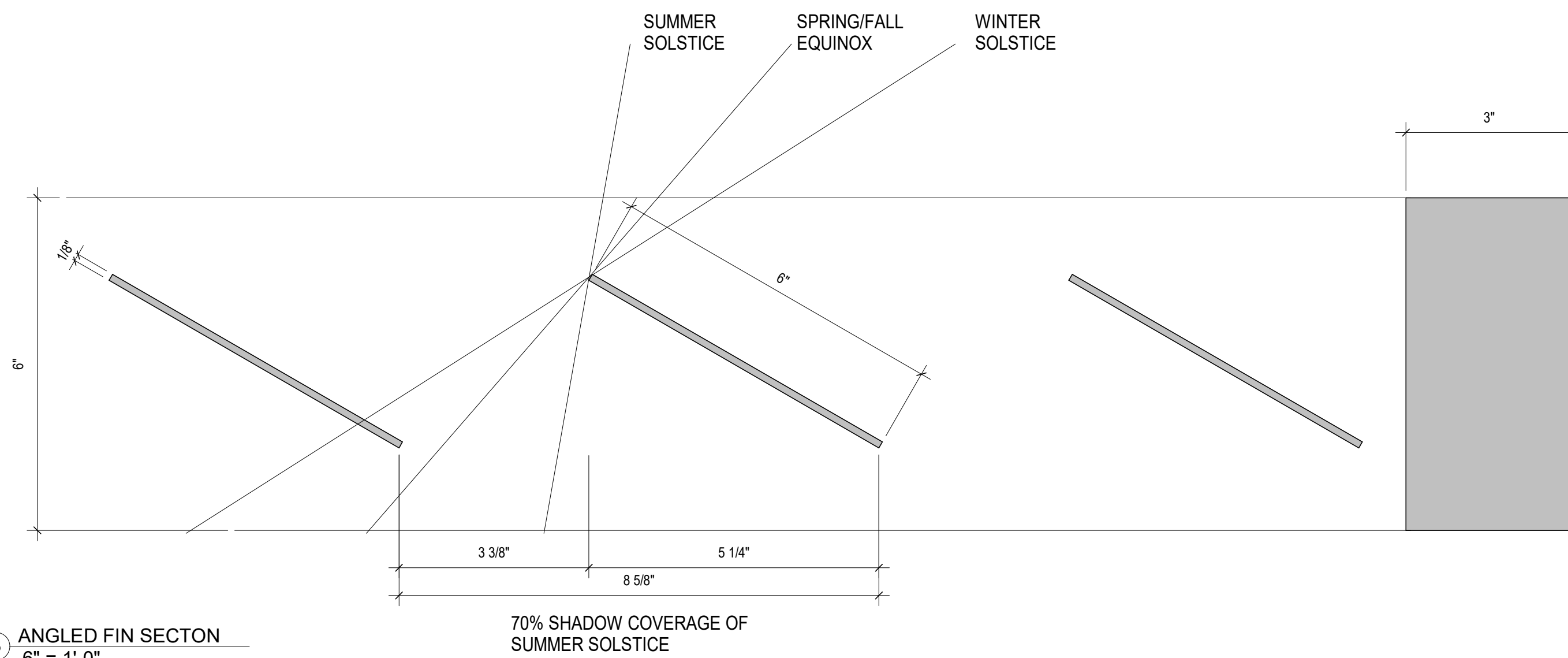
PROJECT NARRATIVE
THE PROJECT INTENT IS TO UPDATE THE BUILDING EXTERIOR TO REFLECT A MORE CURRENT AND UPSCALE LOOK. THIS INCLUDES A DEMOLITION STRATEGY THAT KEEPS ONLY THE EXTERIOR WALLS.
THIS EFFORT WILL REFINE AND EXPAND THE BUILDING FOOTPRINT ON THE SOUTH WHILE INCREASING THE BUILDING HEIGHT TO 22'-0" (PER COS MEETINGS, THE BUILDING HEIGHT MAY INCREASE PASSED THE 18'-0" MAXIMUM HEIGHT TO ACCOUNT FOR ROOFTOP MECHANICAL UNITS). ADDITIONAL MECHANICAL SCREENING WILL BE INCLUDED TO OCCCLUDE ROOFTOP ELEMENTS FROM PEDESTRIAN VIEWS COMPLETELY.
AS BUILDING FOOTPRINT EXPANSIONS OFTEN REQUIRE ADJUSTMENTS TO A SITE'S LANDSCAPE SETBACKS AND OPEN SPACE REQUIREMENTS, THE PARKING LAYOUT HAS BEEN PROPOSED AND VETTED BY THE CITY OF SCOTTSDALE FIRE AND PLANNING & DEVELOPMENT SERVICES. ALSO INCLUDED IS THE ADDITION OF A NEW 3'-0" SITE WALL AROUND THE PARKING PERIMETER.
SIGNAGE WILL BE PROPOSED ON BOTH THE SOUTHERN AND WESTERN FACADES AND ADHERE TO SERVICE RESIDENTIAL ZONING SQUARE FOOTAGE REQUIREMENTS (SEE PERSPECTIVE RENDERINGS).



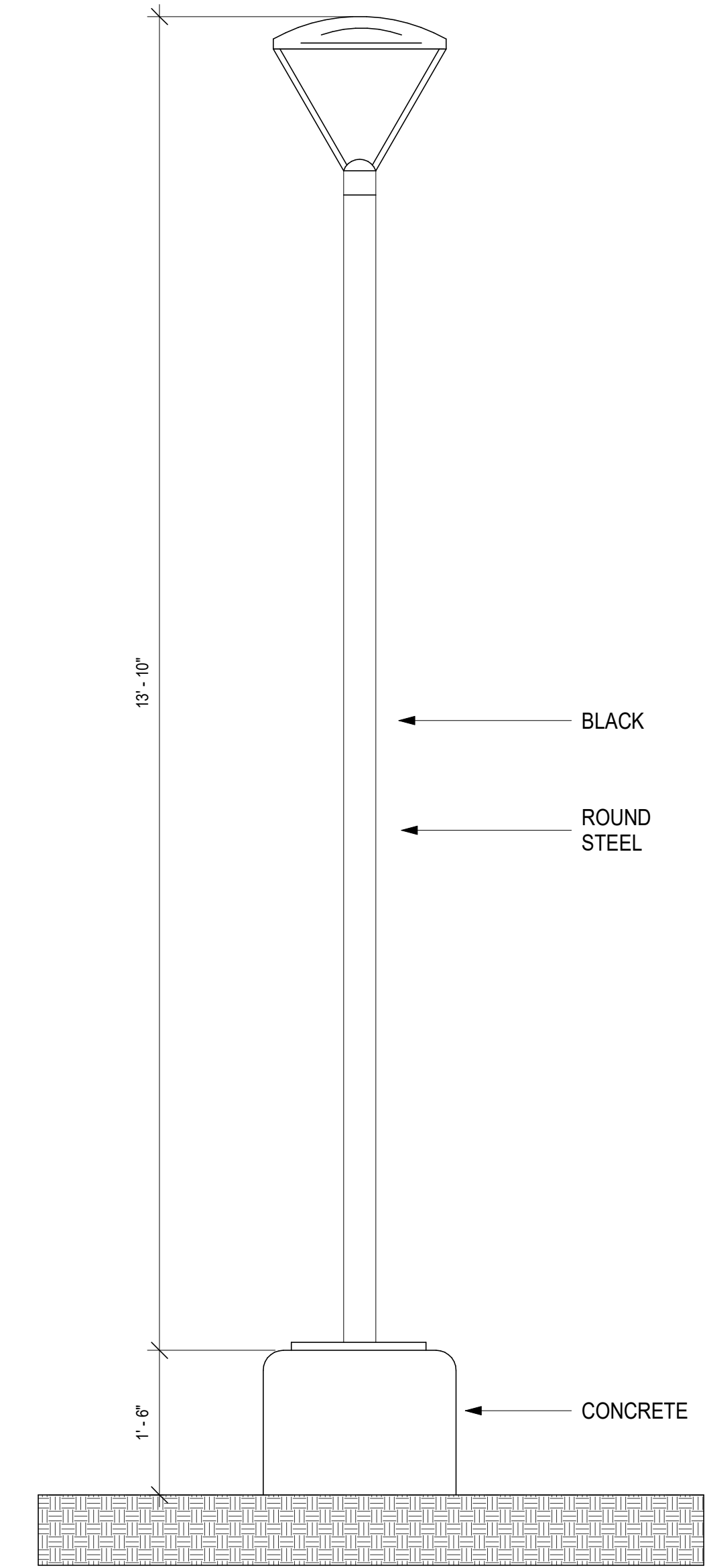
① DRB_TRELLIS SHADE SYSTEM
1/4" = 1'-0"



② DRB_TRELLIS STRUCTURE
1/4" = 1'-0"



③ ANGLED FIN SECTION
6" = 1'-0"



○ SITE DETAIL_POLE MOUNTED DETAIL
3/4" = 1'-0"

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DATE
5/20/2019

DRAWN BY
Designer

REGISTRATION

SHEET TITLE

SITE DETAILS

SHEET NUMBER

 BUILDERS
DEVELOPERS

 CREATIVE





FHP BUILDERS DEVELOPERS

CREATIVE