



Full Size or Largest Size Plans

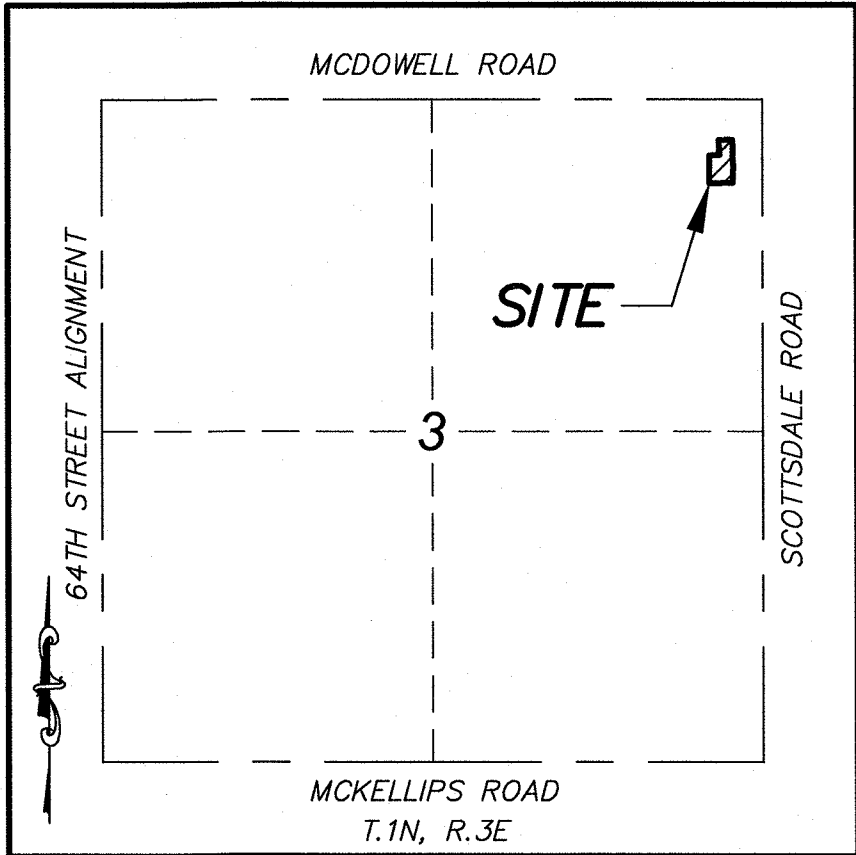
Site Plan

Landscape Plan

Elevations

ALTA / NSPS LAND TITLE SURVEY
PAPAGO MARKETPLACE HOTEL SITE

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

- 1. THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY NO. NCS-893310-PHX1 DATED FEBRUARY 21, 2018 AT 7:30 AM.
- 2. THE SURVEYOR'S SCOPE-OF-SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE-OF-SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.
- 3. THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.
- 4. PURSUANT TO TABLE "A" ITEM 6, THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION AND OR IDENTIFIED IN A ZONING REPORT OR LETTER AS PROVIDED TO THE SURVEYOR BY THE CLIENT OR CLIENT'S REPRESENTATIVE AS NOTED ON THIS SURVEY.
- 5. PURSUANT TO TABLE A, ITEM 11, UNDERGROUND UTILITY INFORMATION SHOWN IS FROM PLANS AND/OR FIELD MARKINGS OF UTILITIES. IN ADDITION, MAPS AND MARKINGS FROM JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATING COMPANIES MAY BE INCORRECT OR INCOMPLETE. HOWEVER, WITHOUT EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATING COMPANY MAY BE NECESSARY.
- 6. PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 7. PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- 8. PURSUANT TO TABLE "A" ITEM 18, THE SURVEYOR HAS NOT OBSERVED MARKERS DELINEATING WETLAND AREAS ON THE SUBJECT PROPERTY.
- 9. PURSUANT TO TABLE "A" ITEM 19, THE SURVEYOR HAS NOT BEEN MADE AWARE OF ANY PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES BENEFITING OR BURDENING THE SUBJECT PROPERTY.
- 10. PURSUANT TO TABLE "A" ITEM 20, A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$2,000,000.00 PER OCCURRENCE AND \$4,000,000.00 GENERAL AGGREGATE TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE CAN BE FURNISHED UPON REQUEST.
- 11. THE EXISTING SHOPPING CENTER BUILDING AND PARKING LOT EXTENDS THROUGH AND BEYOND THE PROPOSED HOTEL SITE PARCEL SHOWN ON THIS SURVEY. IT IS ASSUMED BY THE SURVEYOR THAT THE PROPOSED DEVELOPMENT SITEPLAN SHALL CALL FOR DEMOLITION OF THE EXISTING IMPROVEMENTS ONSITE TO MAKE WAY FOR NEW IMPROVEMENTS.

REFERENCE DOCUMENTS

- 1. GLO SUPPLEMENTAL PLAT DATED 5-3-1933
- 2. PAPAGO PARKWAY PLAT BK. 78, PG. 12
- 3. RECORD OF SURVEY BK.1133, PG. 9
- 4. PROPERTY ASSEMBLAGE BK. 815, PG. 7
- 5. RECORD OF SURVEY BK. 1164, PG. 3
- 6. RECORD OF SURVEY BK. 1177, PG. 31
- 7. MINOR LAND DIVISION BK. 1210, PG.22

SCHEDULE 'B' ITEMS

- 1. TAXES FOR THE FULL YEAR OF 2018. (THE FIRST HALF IS DUE OCTOBER 1, 2018 AND IS DELINQUENT NOVEMBER 1, 2018. THE SECOND HALF IS DUE MARCH 1, 2019 AND IS DELINQUENT MAY 1, 2019.)
*NOT A SURVEY MATTER
- 2. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
*NOT A SURVEY MATTER
- 3. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
*NOT A SURVEY MATTER
- 4. AN EASEMENT FOR RIGHT TO ENTER FOR CONSTRUCTION AND INSTALLATION OF LANDSCAPING AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2005-1284894 OF OFFICIAL RECORDS.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY
- 5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 8356" RECORDED JUNE 29, 2010 AS 2010-0549775 OF OFFICIAL RECORDS.
*BLANKET IN NATURE OVER THE SUBJECT PROPERTY
- 6. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND.
*THE PROPERTY LOCATION IS LAND LOCKED AND DOES NOT HAVE DIRECT ACCESS TO A PUBLIC RIGHT OF WAY OR STREET AT THE PRESENT TIME.
- 7. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/NSPS SURVEY MADE BY _____ ON _____, DESIGNATED JOB NUMBER _____:
- 8. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
*NOT A SURVEY MATTER
- 9. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
*NOT A SURVEY MATTER

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF FARM UNIT "A" (FARM UNIT "A" BEING THE SAME AS LOT 1), SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

COMMENCING AT A FOUND BRASS CAP IN A HAND HOLE AT THE NORTHEAST CORNER OF SAID SECTION 3, FROM WHICH A FOUND BRASS CAP IN A HAND HOLE AT THE EAST QUARTER CORNER OF SAID SECTION 3 BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST, A DISTANCE OF 2637.03 FEET;

THENCE SOUTH 88 DEGREES 56 MINUTES 24 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 215.11 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST, LEAVING SAID NORTH SECTION LINE, A DISTANCE OF 329.68 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 41.34 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 0 MINUTES 0 SECONDS EAST, A DISTANCE OF 46.90 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE WEST, WITH A CHORD BEARING OF SOUTH 4 DEGREES 49 MINUTES 8 SECONDS WEST, A CHORD DISTANCE OF 28.38 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 168.86 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 38 MINUTES 26 SECONDS, A DISTANCE OF 28.41 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE EAST, WITH A CHORD BEARING OF SOUTH 4 DEGREES 49 MINUTES 8 SECONDS WEST, A CHORD DISTANCE OF 38.83 FEET;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 231.10 FEET, THROUGH A CENTRAL ANGLE OF 9 DEGREES 38 MINUTES 17 SECONDS, A DISTANCE OF 38.87 FEET;

THENCE SOUTH 0 DEGREES 17 MINUTES 56 SECONDS EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 19.99 FEET;

THENCE SOUTH 0 DEGREES 46 MINUTES 10 SECONDS WEST, A DISTANCE OF 86.58 FEET;

THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, A DISTANCE OF 18.09 FEET;

THENCE SOUTH 0 DEGREES 48 MINUTES 55 SECONDS WEST, A DISTANCE OF 37.95 FEET;

THENCE SOUTH 16 DEGREES 20 MINUTES 20 SECONDS WEST, A DISTANCE OF 32.22 FEET;

THENCE NORTH 75 DEGREES 0 MINUTES 49 SECONDS WEST, A DISTANCE OF 36.09 FEET TO THE POINT OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, WITH A CHORD BEARING OF NORTH 82 DEGREES 29 MINUTES 37 SECONDS WEST, A CHORD DISTANCE OF 42.26 FEET;

THENCE WESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 161.50 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 2 MINUTES 10 SECONDS, A DISTANCE OF 42.38 FEET;

THENCE SOUTH 90 DEGREES 0 MINUTES 0 SECONDS WEST, A DISTANCE OF 78.99 FEET;

THENCE NORTH 0 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 194.53 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 42.00 FEET;

THENCE NORTH 0 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 95.33 FEET;

THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, A DISTANCE OF 123.99 FEET TO THE POINT OF BEGINNING.

NOTE: THE LEGAL DESCRIPTION ABOVE DOES NOT MATCH THE TITLE REPORT REFERENCED HEREON

AREA

SUBJECT PROPERTY CONTAINS 45,476 SQUARE FEET OR 1.044 ACRES, MORE OR LESS.

ADDRESS

7047 E. MCDOWELL ROAD
SCOTTSDALE, ARIZONA 85257
(PORION OF APN 129-12-001Y)

BASIS OF BEARING

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3, T.1N., R.4E, BEARS SOUTH 00 DEGREES 48 MINUTES 46 SECONDS WEST.

ZONING

ZONING C-3
SUBJECT PROPERTY IS PART OF SINGLE CENTRAL BUSINESS DISTRICT (MCDOWELL AND SCOTTSDALE CORRIDOR SINGLE CENTRAL BUSINESS DISTRICT) PER "RESOLUTION NO. 8356" RECORDED 2010-0549775 MCR

*PER 2016 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE ONLY.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".

CERTIFICATION

TO: PAPAGO MARKETPLACE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.

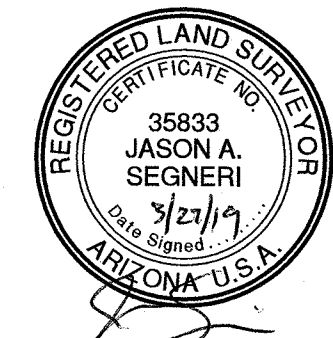
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 8, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED NOVEMBER 7, 2017.

Handwritten signature and date 3/27/19
JASON SEGNERI
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480-922-0780
JASONS@SIGSURVEYAZ.COM

18-DR-2019
4/18/2019

ALTA / NSPS LAND TITLE SURVEY
PAPAGO MARKETPLACE HOTEL SITE
SCOTTSDALE, ARIZONA



REVISIONS:
Δ MODIFIED LEGAL DESC
3-15-18
Δ MODIFIED LEGAL DESC
3-26-19
Δ
DRAWING NAME:
14-053ALTAHOTEL
JOB NO. 2014-053
DRAWN: JAS
CHECKED: ELS
DATE: 3-6-18
SCALE: NTS
SHEET: 1 OF 2

22425 N. 16TH ST.
SUITE 1
PHOENIX, AZ 85024
PHONE (480) 922-0780
FAX (480) 922-0781
WWW.SIGSURVEYAZ.COM
SIG
SURVEY INNOVATION
GROUP, INC
Land Surveying Services



Springhill Suites
Papago Plaza
1500 NORTH SCOTTSDALE ROAD

Scottsdale, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

Date	
07/03/19	
Revisions	

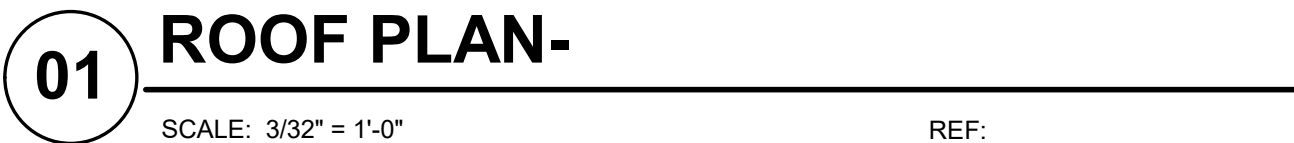
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

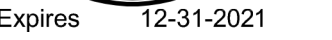
Project No.
318196

A-042.6

ROOF PLAN



18-DR-2019-
7/15/2019



SPRINGHILL SUITES
PAPAGO PLAZA
1500 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DRB # 18-DR-2019

ZONING # 6-ZN-2018

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date _____
JULY 09, 2019

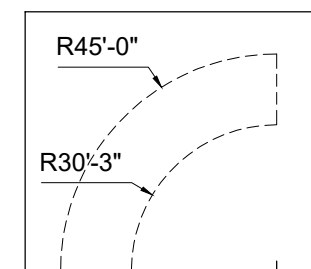
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

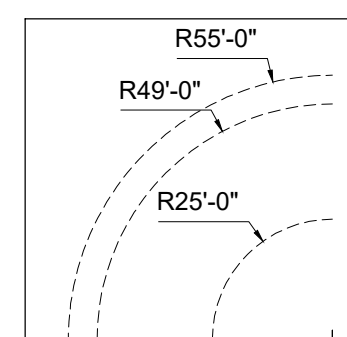
Project No.
318196

A106

FIRE PLAN



REFUSE TRUCK
TURNING RADIUS, TYP



FIRE TRUCK TURNING
RADIUS, TYP



- (01

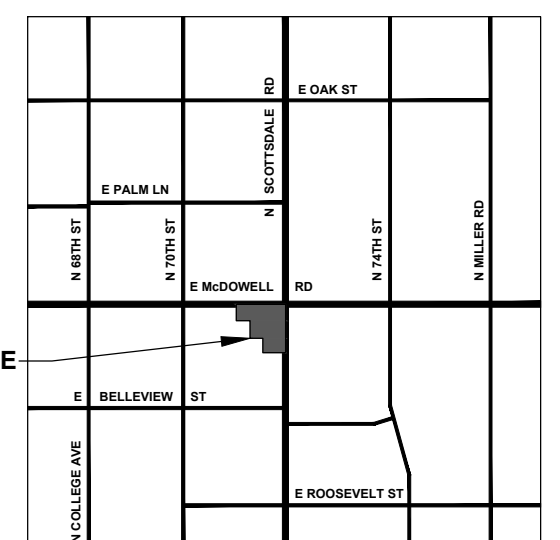
FIRE PLAN

SCALE: 1"=40'

REF:



VICINITY MAP



PROJECT SITE

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



Springhill Suites
Papago Plaza
7047 E McDOWELL RD
Scottsdale, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

Date

04/02/19

Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

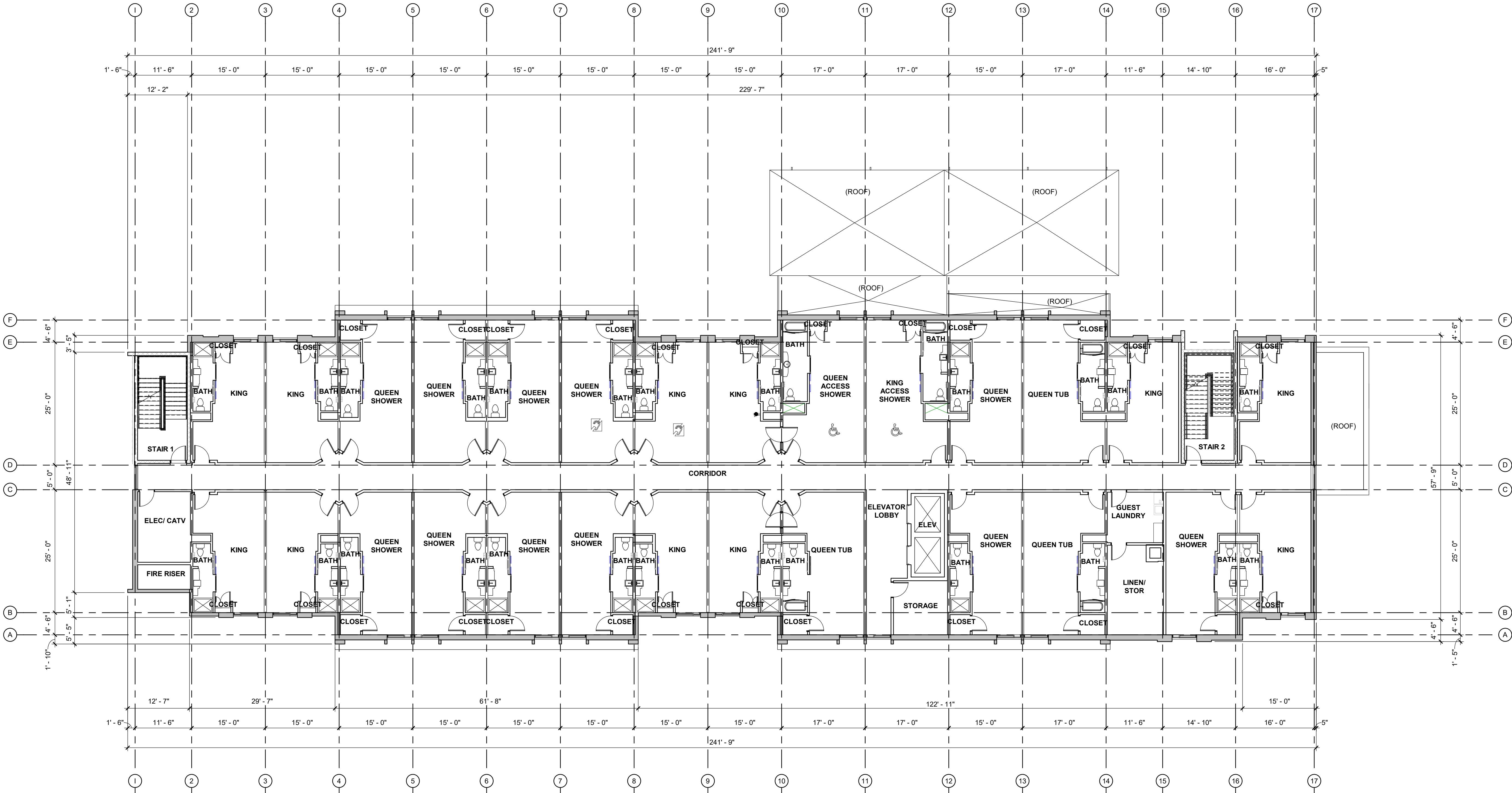
© 2018 NELSEN PARTNERS, INC.

Project No.
318196

A-042.2

Floor Plans

PRE APP # 485 - PA - 14 ZONING # 6 - ZN - 2018



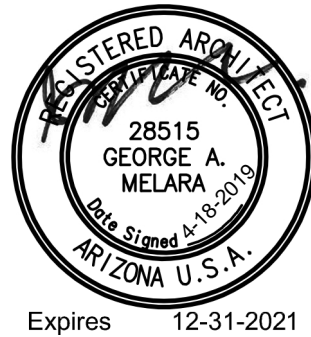
01 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

REF:

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



Springhill Suites
Papago Plaza
7047 E McDOWELL RD
Scottsdale, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

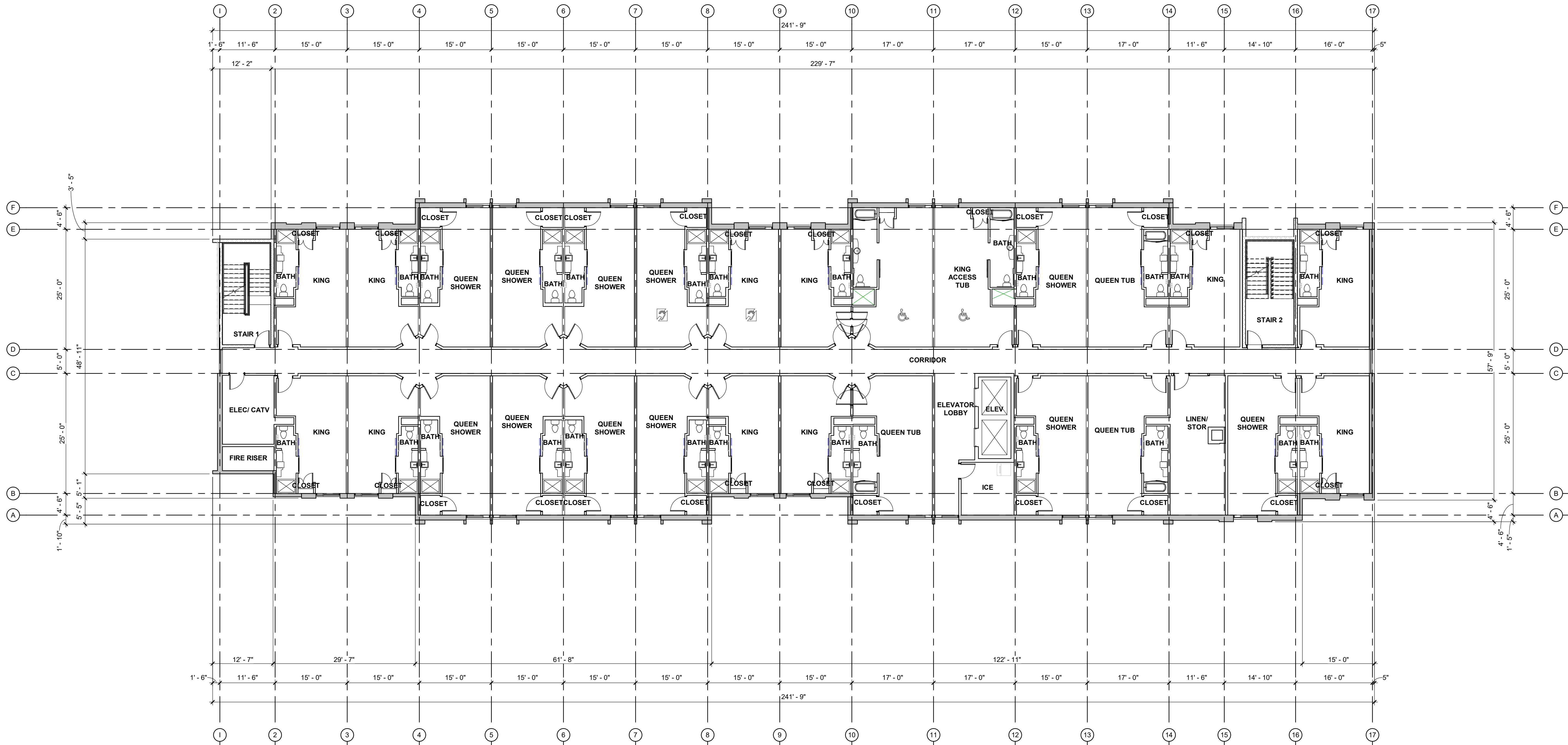
Date
04/02/19
Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

A-042.3
Floor Plans

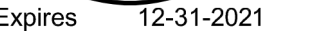


01 THRD FLOOR PLAN

SCALE: 3/32" = 1'-0"

REF:

PRE APP # 485 - PA - 14 ZONING # 6 - ZN - 2018



Scottsdale, AZ 85257

ZONING #

A-042.4

Floor Plans



Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



Springhill Suites
Papago Plaza
7047 E McDOWELL RD
Scottsdale, AZ 85257

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

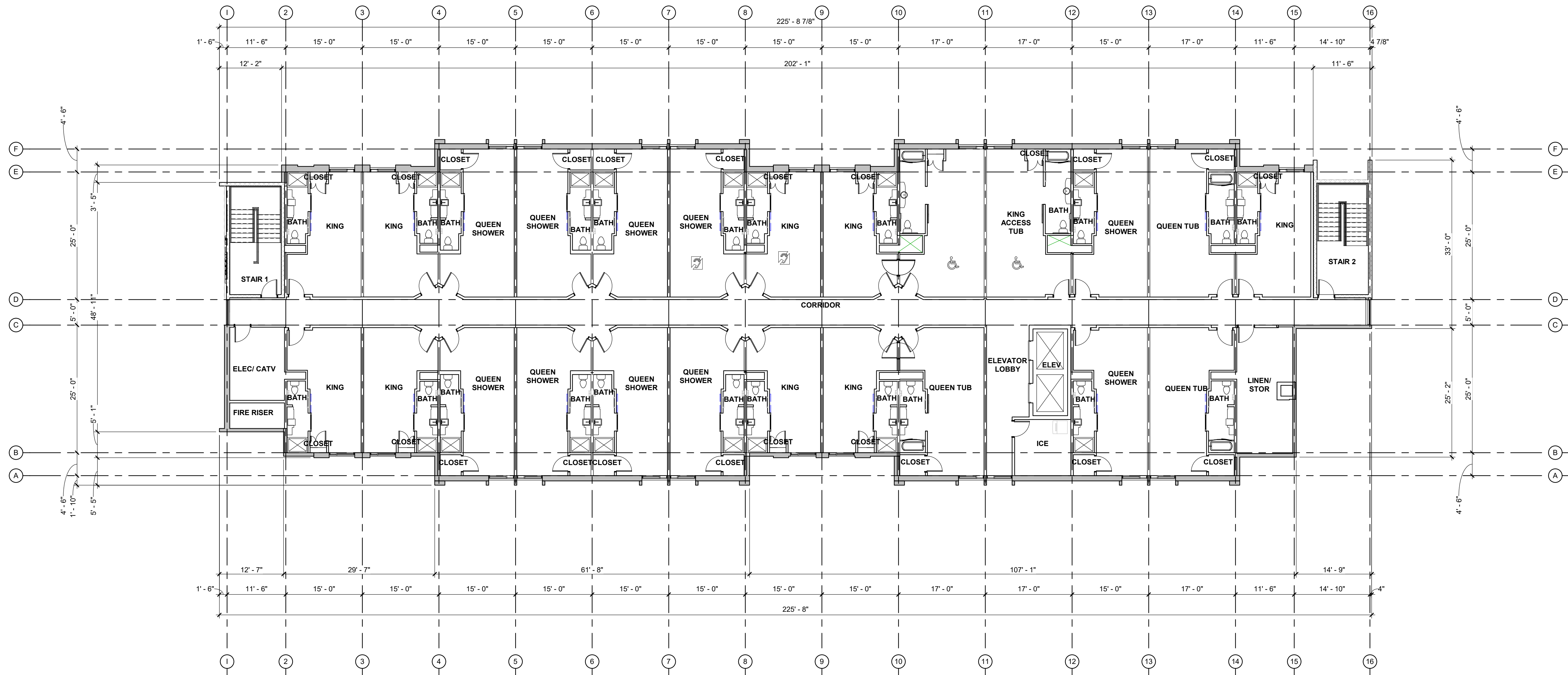
Date
04/02/19
Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

A-042.5
Floor Plans



1 FIFTH FLOOR PLAN

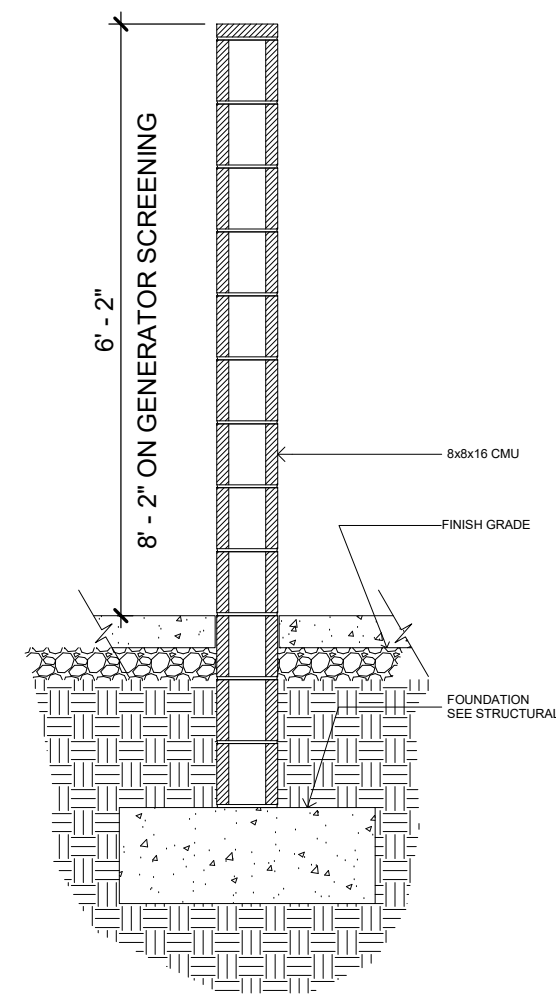
SCALE: 3/32" = 1'-0"

REF:

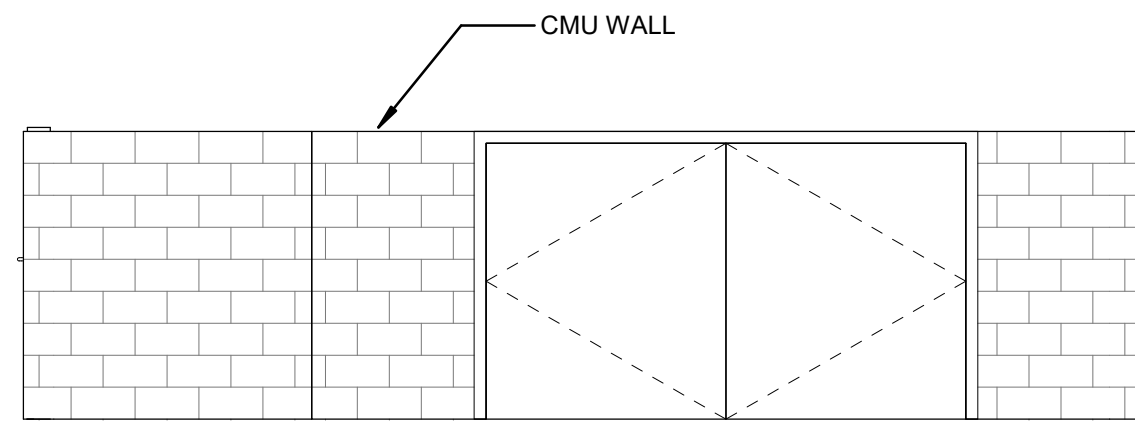
Scottsdale, AZ 85257

A-037.2
Elevations

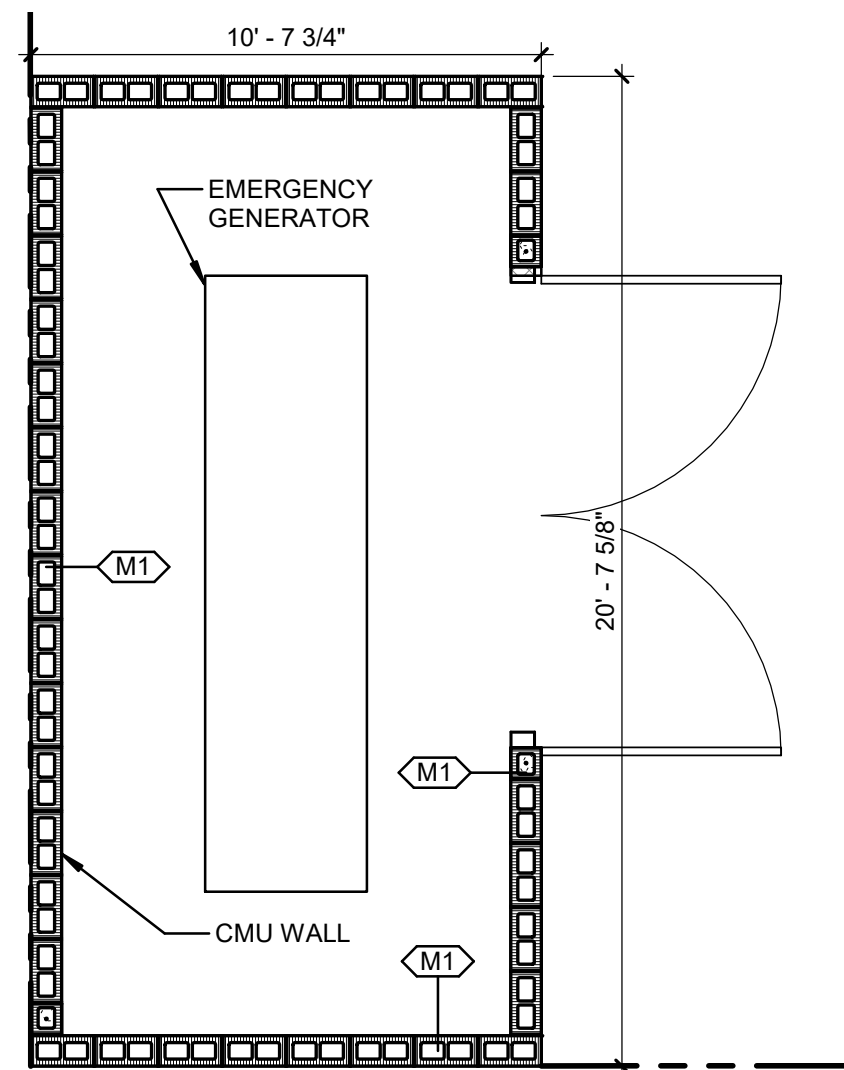
7/15/2019



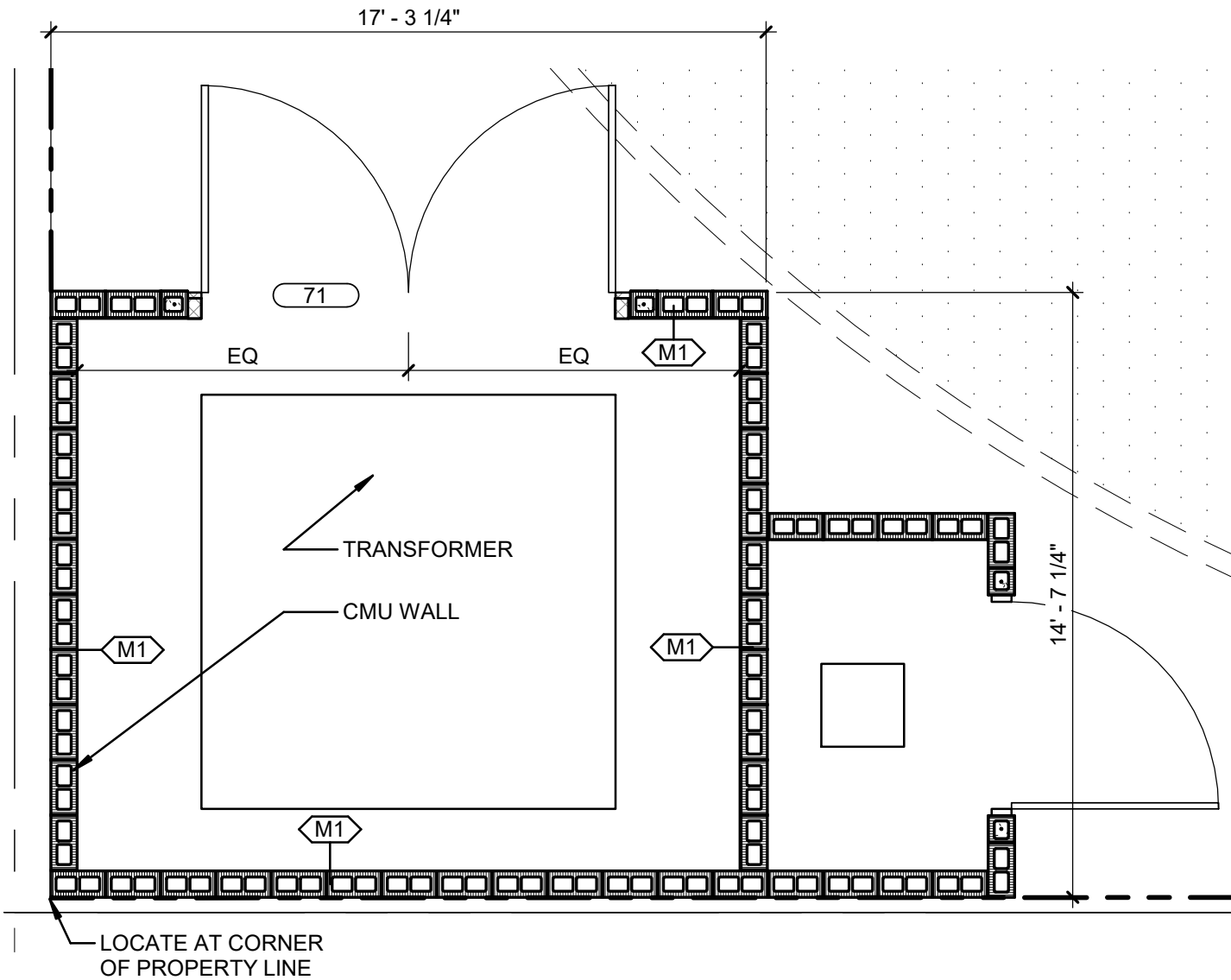
05 SITE SCREENING SECTION
SCALE: 1/2" = 1'-0"



04 SITE SCREENING ELEVATIONS
SCALE: 1/4" = 1'-0"

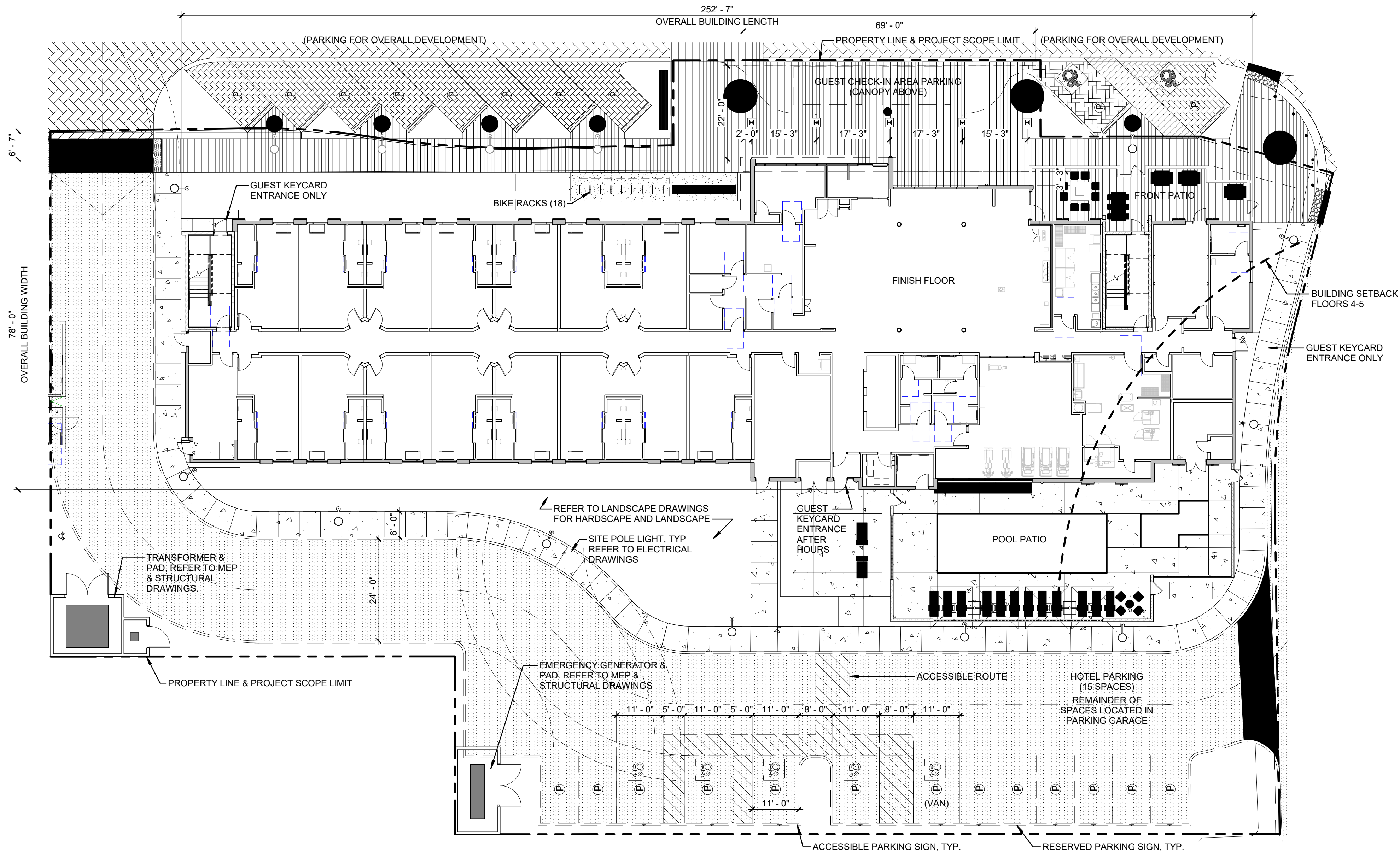


03 GENERATOR SCREENING PLAN
SCALE: 1/4" = 1'-0"

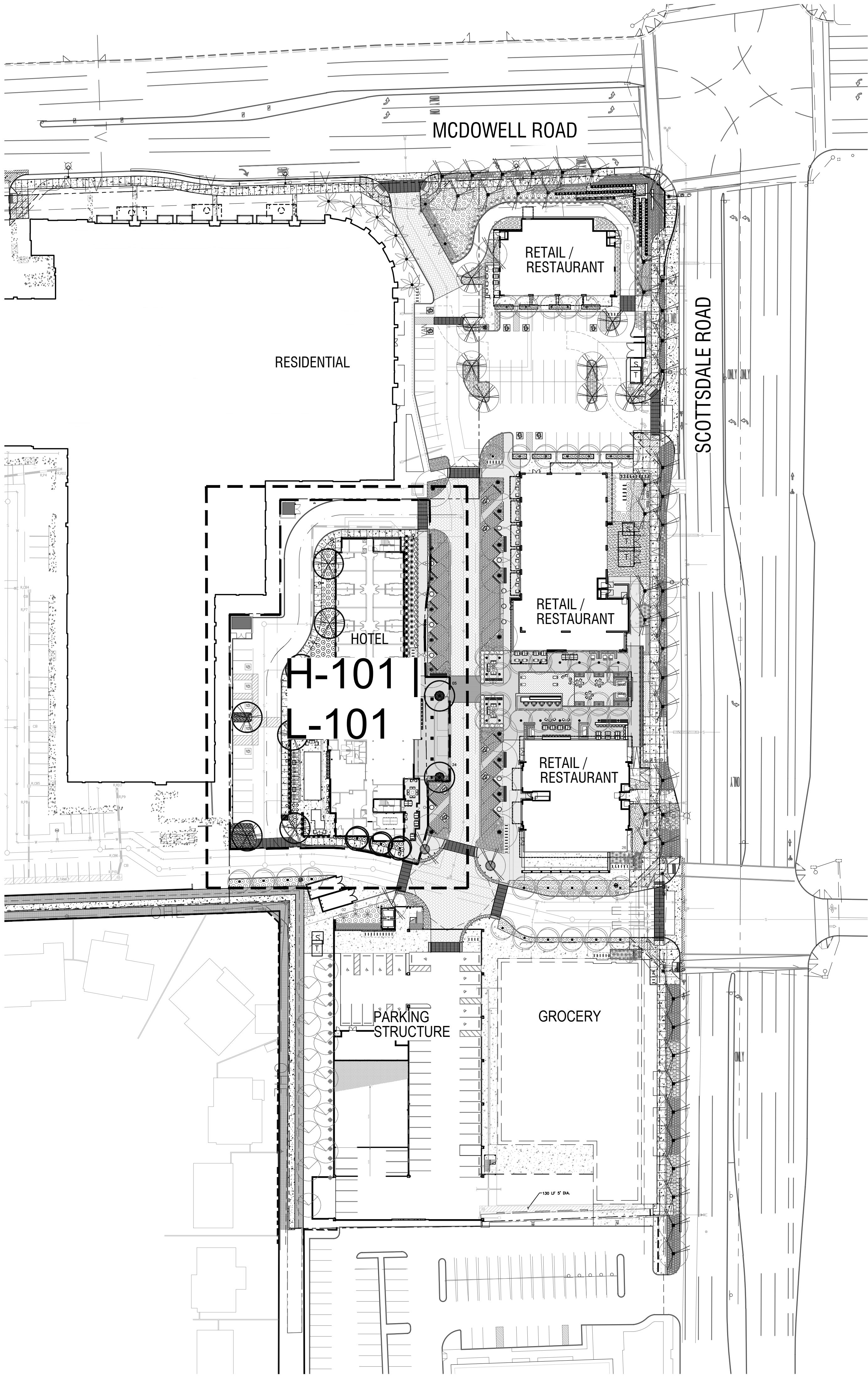


02 TRANSFORMER SCREENING PLAN
SCALE: 1/4" = 1'-0"

APPROVED
STIPULATION SET
RETAIN FOR RECORDS
9/5/19 KP
DATE APPROVED BY



01 ENLARGED SITE PLAN
SCALE: 1/16" = 1'-0"



PLANT LEGEND				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
⊙	EXISTING MESQUITE SALVAGED & RELOCATED ON SITE	VARIABLES	VARIABLES	2
⊙	QUERCUS VIRGINIANA 'HERITAGE' SOUTHERN LIVE OAK	36" BOX	2.5" CAL. 12'H X 7'W	3
⊗	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	1.5" CAL. 9'H X 4'W	7
SHRUBS				
⊕	ROSMARINUS OFFICINALIS TUSCAN ROSEMARY	5 GAL		11
⊕	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' TEXAS SAGE	5 GAL		27
⊕	FICUS NITIDA 'COLUMNS' INDIAN LAUREL COLUMNS	5 GAL		7
⊕	MUHLBERGIA RIGENS DEER GRASS	5 GAL		128
ACCENTS				
⊕	ALOE BARBADENSIS MEDICINAL ALOE	1 GAL		26
⊕	DASYLIRION WHEELERI DESERT SPOON	5 GAL		20
⊕	PEDILANTHUS MACROCARPUS LADY SLIPPER PLANT	5 GAL		8
⊕	PACHYCREUS SCHOTTII F. MONSTROSUS TOTEM POLE CACTUS	5 GAL		8
GROUNDCOVERS				
⊕	EREMOPHILA HYGROPHANA BLUEBELLS	5 GAL		78
⊕	LANTANA SPP. 'NEW GOLD' NEW GOLD LANTANA	5 GAL		26
VINES				
⊕	FICUS PUMILA CREEPING FIG	1 GAL		27
TOPDRESS / DUST CONTROL				
□	3/4" SCREENED DECOMPOSED GRANITE, 2" MIN. DEPTH. COLOR: EXPRESS BROWN. PHONE: 480.354.6805. (602) 818-0723. TOP DRESSING IN ALL GROUND PLANTER AREAS.			4978 SQFT
▤	3"-5" GRANITE COBBLE, BY GRANITE EXPRESS. COLOR: EXPRESS BROWN. PHONE: 480.354.6805. (602) 818-0723. TOP DRESSING IN PLANTER NORTH OF HOTEL.			50 SQFT
□	BLACK MEXICAN BEACH PEBBLE. 2" MIN. DEPTH - ALL RAISED PLANTER AREAS. COLOR: BLACK.			60 SQFT
NOTE: PLANTS THAT ARE OUTSIDE THE LIMIT OF WORK LINE AND THAT ARE SCREENED BACK ARE NOT PART OF THIS PHASE.				
THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4' AWAY FROM WALKWAYS OR PARKING AREA CURBING. DSPM SEC. 2-1.501.L.				

- KEYNOTES
- PA PLANTING AREA.

1

PROPERTY / R.O.W LINE

2

LIMIT OF CONSTRUCTION / DISTURBANCE. PROJECT PHASE LINE.

3

UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.

4

BICYCLE STATION AREA.

5

OUTDOOR AMENITY AREA / GATHERING ROOM.

6

OUTDOOR POOL PATIO.

7

OUTDOOR LOUNGE / DINING PATIO.

8

DROP-OFF AREA.

9

NOT USED.

10

CONCRETE POTS.

11

SITE FURNISHINGS. FOR REFERENCE.

12

OUTDOOR FIRE PIT.

13

RAISED STEEL PLANTER. POWDER COATED, COLOR: COORDINATED W/ ARCH TO MATCH BUILDING.

14

RECLAIMED WOOD BENCH.

15

ASPHALT. SEE CIVIL.

16

PLAZA PAVERS. SEE HDSCP LEGEND.

17

SPECIALTY PAVR. SEE HDSCP LEGEND.

18

CONCRETE PAVING. SEE HDSCP LEGEND.

19

NOT USED.

20

CONCRETE SIDEWALK. SEE HDSCP LEGEND.

21

TRASH ENCLOSURE. FOR REFERENCE, NOT PART OF THIS PHASE.

HARDSCAPE | LANDSCAPE SHEET INDEX

SHEET #	DESCRIPTION	04/18/19) ISSUED FOR:		07/10/19) ISSUED FOR:					
		DRB SUBMITTAL	DD SUBMITTAL	DRB SUBMITTAL	DD SUBMITTAL				
CO-01	COVER SHEET	X	X						
H-101	HARDSCAPE PLAN	X	X						
H-201	HARDSCAPE MATERIALS	X	X						
H-202	SITE FURNISHINGS	X	X						
H-203	SITE FURNISHINGS	X	X						
L-101	LANDSCAPE PLAN	X	X						
L-201	LANDSCAPE PLAN RENDERING	X	X						

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

9/5/19
DATE

KP
APPROVED BY

HARDSCAPE LEGEND			QTY.
	[BOULEVARD DRIVABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.		N/A
	[PARKING LOT STALLS PERMEABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.		N/A
	CONCRETE SIDEWALK. FINISH: MEDIUM BROOM. COLOR: NATURAL GREY.		5,375 SQFT
	[PLAZA MAIN PASSAGeways CONCRETE PAVERS] ACKER-STONE 4X16 PRECAST CONCRETE PAVERS FINISH: GRIND. COLOR: CHARCOAL.THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND.		2,430 SQFT
	[PLAZA DECORATIVE CONCRETE PAVERS] ACKER-STONE 4X16 PRECAST CONCRETE PAVERS. COLOR: WHITE FM. W/ BLACK AGGREGATE GRIND. THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND.		2,170 SQFT
	[PLAZA CONNECTION DECORATIVE CONCRETE PAVERS] ACKER-STONE HOLLAND I PRECAST CONCRETE PAVERS. COLOR: WHITE FM. W/ BLACK AGGREGATE GRIND. THICKNESS: 10 CM. MICRO CHAMFER. RUNNING BOND. FOR REFERENCE, NOT PART OF THIS PHASE.		N/A
	[DECORATIVE CONCRETE PAVERS @ CROSSWALKS] ACKER-STONE HOLLAND I PRECAST CONCRETE PAVERS. FINISH: GRIND. COLOR: DARK BROWN W/ BLACK AGGREGATE. THICKNESS: 10CM. MICRO CHAMFER. STACKED BOND, PERPENDICULAR TO TRAFFIC.		500 SQFT
	[STABILIZED DECOMPOSED GRANITE] GRANITE EXPRESS. COLOR: EXPRESS BROWN. FOR REFERENCE, NOT PART OF THIS PHASE.		N/A

NELSEN
PARTNERS

ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425
602.462.1427

SPRINGHILL SUITES
PAPAGO PLAZA

7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

OWNER

PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT

Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date

JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

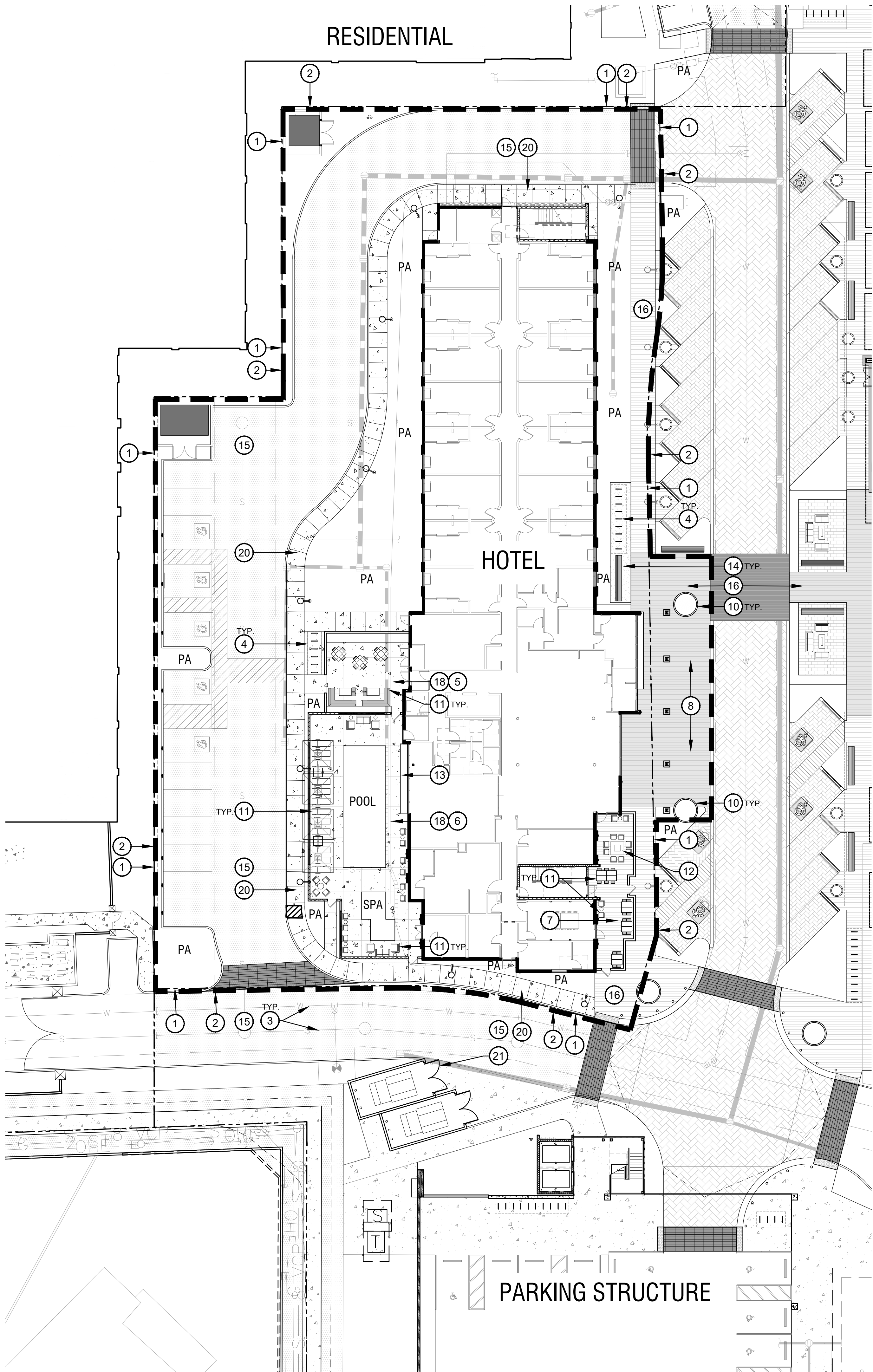
CO-01

DRB COVER SHEET

PRE-APP # 485-PA-14

ZONING # 6-ZN-2018

DRB #



KEYNOTES

- PA PLANTING AREA.
- 1 PROPERTY / R.O.W LINE
 - 2 LIMIT OF CONSTRUCTION / DISTURBANCE. PROJECT PHASE LINE.
 - 3 UNDERGROUND UTILITY. SEE CIVIL DRAWINGS.
 - 4 BICYCLE STATION AREA.
 - 5 OUTDOOR AMENITY AREA / GATHERING ROOM.
 - 6 OUTDOOR POOL PATIO.
 - 7 OUTDOOR LOUNGE / DINING PATIO.
 - 8 DROP-OFF AREA.
 - 9 NOT USED.
 - 10 CONCRETE POTS.
 - 11 SITE FURNISHINGS. FOR REFERENCE.
 - 12 OUTDOOR FIRE PIT.
 - 13 RAISED STEEL PLANTER. POWDER COATED, COLOR: COORDINATED W/ ARCH TO MATCH BUILDING.
 - 14 RECLAIMED WOOD BENCH.
 - 15 ASPHALT. SEE CIVIL.
 - 16 PLAZA PAVERS. SEE HDSCP LEGEND.
 - 17 SPECIALTY PAVER. SEE HDSCP LEGEND.
 - 18 CONCRETE PAVING. SEE HDSCP LEGEND.
 - 19 NOT USED.
 - 20 CONCRETE SIDEWALK. SEE HDSCP LEGEND.
 - 21 TRASH ENCLOSURE. FOR REFERENCE, NOT PART OF THIS PHASE.

HARDSCAPE LEGEND		QTY.
	[BOULEVARD DRIVABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
	[PARKING LOT STALLS PERMEABLE PAVERS] FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
	CONCRETE SIDEWALK. FINISH: MEDIUM BROOM. COLOR: NATURAL GREY.	5,375 SQFT
	[PLAZA MAIN PASSAGEWAYS CONCRETE PAVERS] ACKER-STONE 4X16 PRECAST CONCRETE PAVERS. FINISH: GRIND. COLOR: CHARCOAL. THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND.	2,430 SQFT
	[PLAZA DECORATIVE CONCRETE PAVERS] ACKER-STONE 4X16 PRECAST CONCRETE PAVERS. COLOR: WHITE FM. W/ BLACK AGGREGATE GRIND. THICKNESS: 8 CM. NO CHAMFER. RUNNING BOND.	2,170 SQFT
	[PLAZA CONNECTION DECORATIVE CONCRETE PAVERS] ACKER-STONE HOLLAND I PRECAST CONCRETE PAVERS. COLOR: WHITE FM. W/ BLACK AGGREGATE GRIND. THICKNESS: 10 CM. MICRO CHAMFER. RUNNING BOND. FOR REFERENCE, NOT PART OF THIS PHASE.	N/A
	[DECORATIVE CONCRETE PAVERS @ CROSSWALKS] ACKER-STONE HOLLAND I PRECAST CONCRETE PAVERS. FINISH: GRIND. COLOR: DARK BROWN W/ BLACK AGGREGATE. THICKNESS: 10CM. MICRO CHAMFER. STACKED BOND, PERPENDICULAR TO TRAFFIC.	500 SQFT
	[STABILIZED DECOMPOSED GRANITE] GRANITE EXPRESS. COLOR: EXPRESS BROWN. FOR REFERENCE, NOT PART OF THIS PHASE.	N/A

Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

1425 N. First Street
Second Floor
Phoenix, AZ 85004
602.462.1425
602.462.1427

SPRINGHILL SUITES
PAPAGO PLAZA
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

DRB #

ZONING # 6-ZN-2018

PRE-APP # 485-PA-14

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
JULY 10, 2019

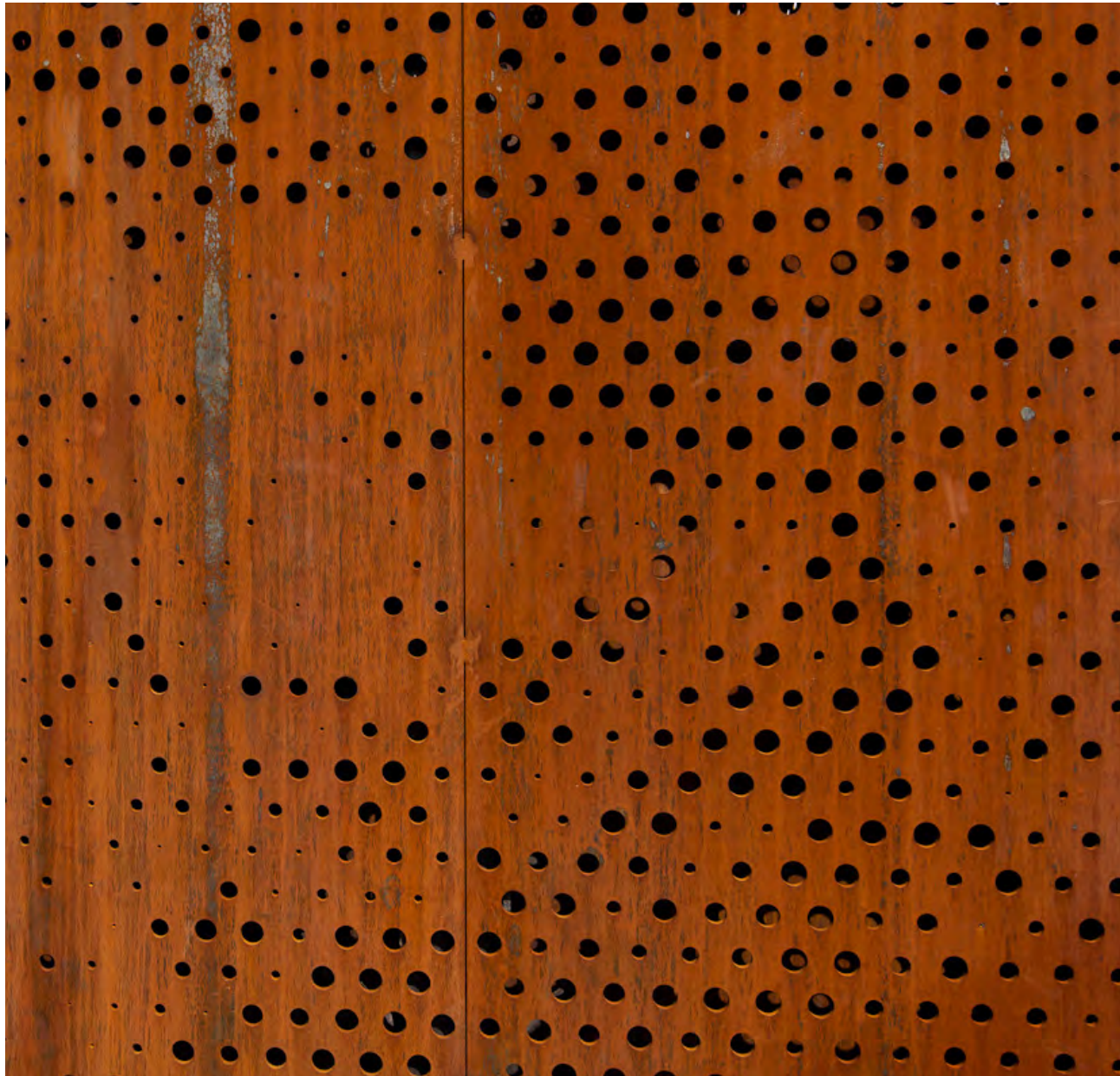
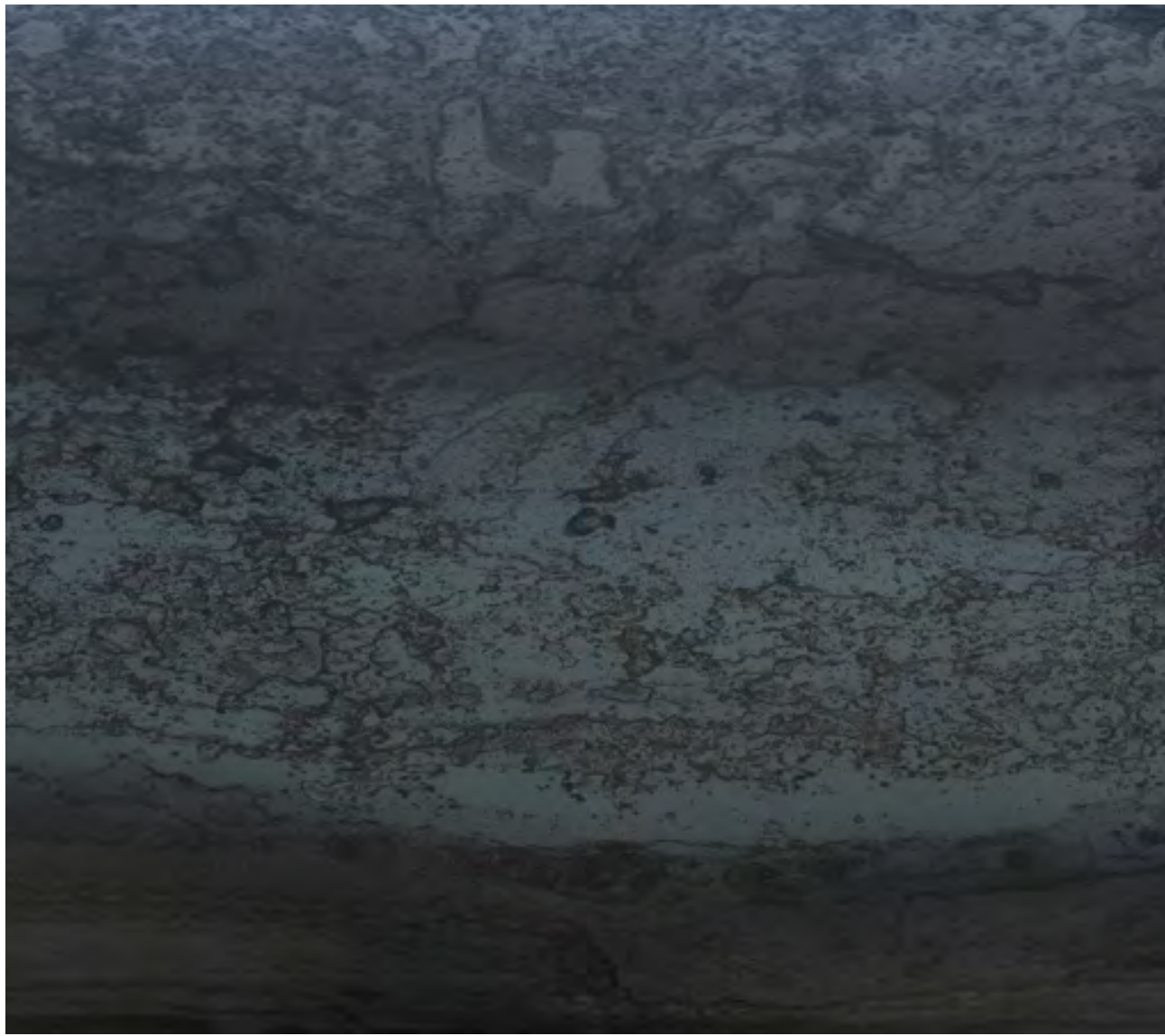
Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

H-101
HARDSCAPE PLAN





**SPRINGHILL SUITES
PAPAGO PLAZA**
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

H-201
HARDSCAPE MATERIALS

PRE-APP # 485-PA-14

ZONING # 6-ZN-2018

DRB #

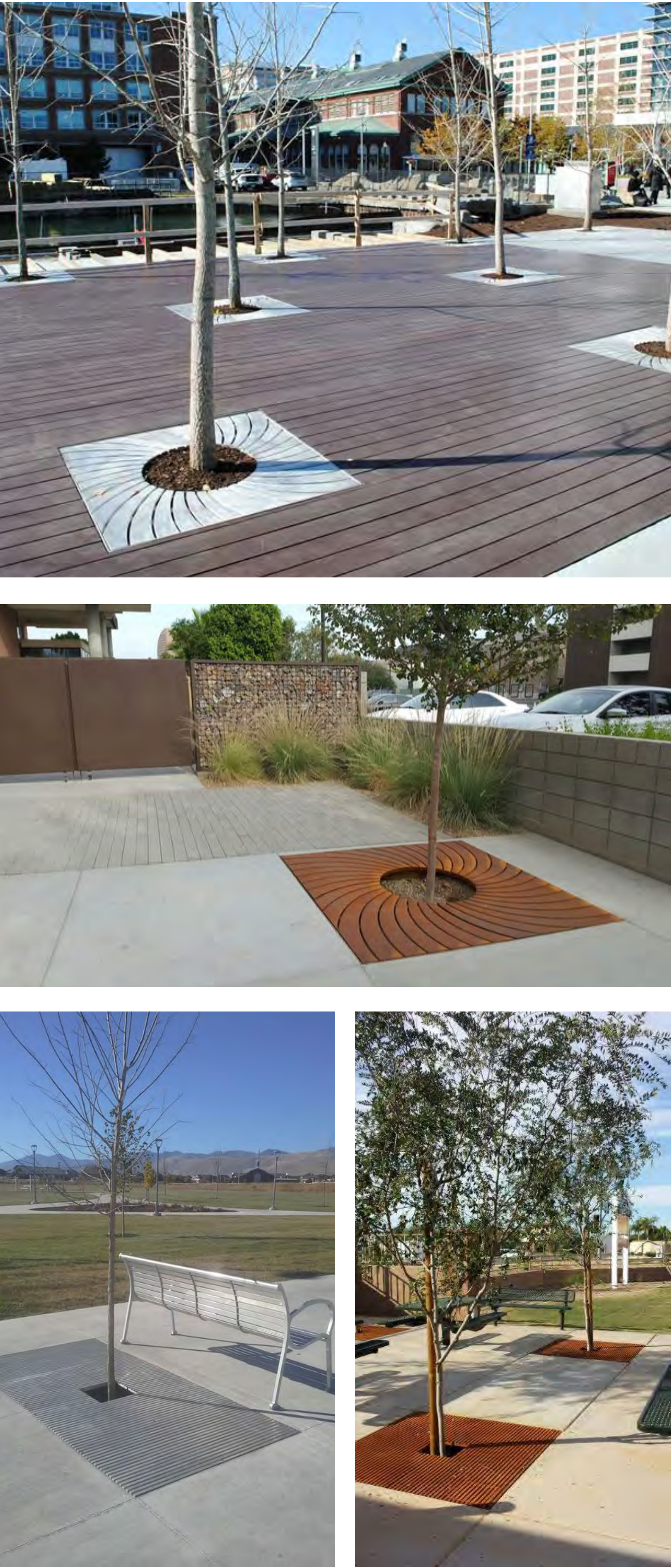
BIKE RACKS



BOLLARDS



TREE GRATES



PLANTERS



PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

SPRINGHILL SUITES
PAPAGO PLAZA
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

H-202
SITE FURNISHINGS

PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB #



PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

**SPRINGHILL SUITES
PAPAGO PLAZA**
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

DRB #

ZONING # 6-ZN-2018

PRE-APP # 485-PA-14

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

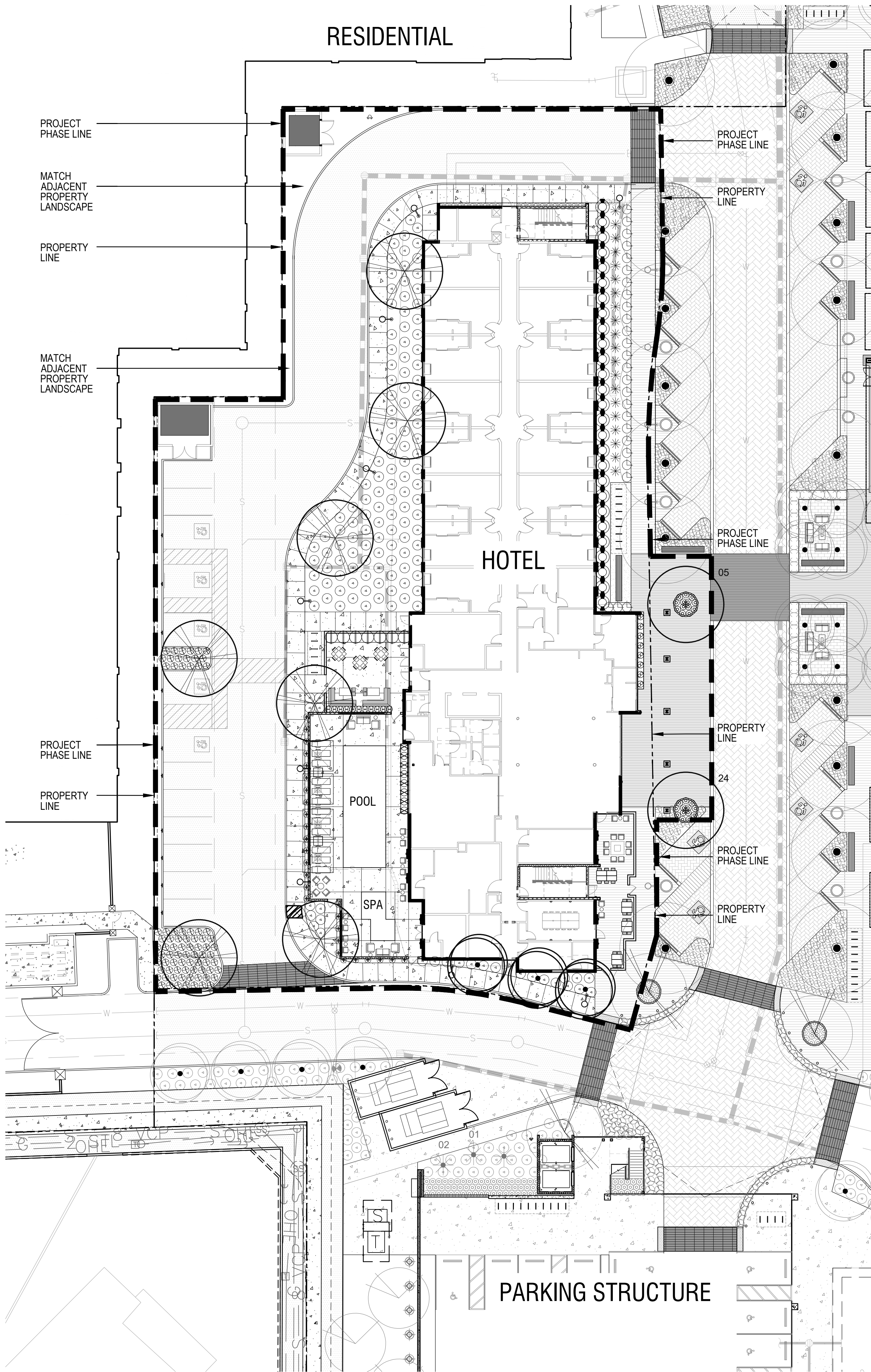
Date
JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

H-203
SITE FURNISHINGS

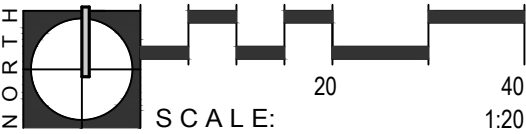


PLANT LEGEND				
SYM.	BOTANICAL NAME COMMON NAME	SIZE	MIN. CAL HT X W	QTY.
TREES				
⊙	EXISTING MESQUITE SALVAGED & RELOCATED ON SITE	VARIABLES	VARIABLES	2
⊙	QUERCUS VIRGINIANA 'HERITAGE' SOUTHERN LIVE OAK	36" BOX	2.5" CAL 12H X 7W	3
⊙	ULMUS PARVIFOLIA CHINESE ELM	24" BOX	1.5" CAL 9H X 4W	7
SHRUBS				
⊕	ROSAMARINUS OFFICINALIS TUSCAN ROSEMARY	5 GAL		11
⊕	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' TEXAS SAGE	5 GAL		27
⊕	FIGUS NITIDA 'COLUMNS' INDIAN LAUREL COLUMNS	5 GAL		7
⊕	MUHLENBERGIA RIGENS DEER GRASS	5 GAL		128
ACCENTS				
⊕	ALOE BARBADENSIS MEDICINAL ALOE	1 GAL		26
⊕	DASYLIRION WHEELERI DESERT SPOON	5 GAL		20
⊕	PEDILANTHUS MACROCARPUS LADY SLIPPER PLANT	5 GAL		8
⊕	PACHYCREUS SCHOTTII F. MONSTROSUS TOTEM POLE CACTUS	5 GAL		8
GROUNDCOVERS				
⊕	EREMOPHILA HYGROPHANA BLUEBELLS	5 GAL		78
⊕	LANTANA SPP. 'NEW GOLD' NEW GOLD LANTANA	5 GAL		26
VINES				
⊕	FIGUS PUMILA CREEPING FIG	1 GAL		27
TOPDRESS / DUST CONTROL				
□	3/4" SCREENED DECOMPOSED GRANITE. 2" MIN DEPTH. COLOR: EXPRESS BROWN. PHONE: 480.354.6805, (602) 818-0723. TOP DRESSING IN ALL GROUND PLANTER AREAS.			4978 SQFT
□	3"-5" GRANITE COBBLE. BY GRANITE EXPRESS. COLOR: EXPRESS BROWN. PHONE: 480.354.6805. 6" MIN. DEPTH U.N.O. TOP DRESSING IN PLANTER NORTH OF HOTEL.			50 SQFT
□	BLACK MEXICAN BEACH PEBBLE. 2" MIN. DEPTH - ALL RAISED PLANTER AREAS. COLOR: BLACK.			60 SQFT

NOTE: PLANTS THAT ARE OUTSIDE THE LIMIT OF WORK LINE AND THAT ARE SCREENED BACK ARE NOT PART OF THIS PHASE.

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

LANDSCAPE SUMMARY DATA	
TOTAL SITE LANDSCAPE:	5,825 SQ FT
ON SITE LANDSCAPE:	4,405 SQ FT
PARKING LOT LANDSCAPE:	1,420 SQ FT
RIGHT-OF-WAY LANDSCAPE:	0 SQ FT



NELSEN
PARTNERS

ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

FLOOR
associates

1425 N. First Street
Second Floor
Phoenix, AZ 85004

602.462.1425
602.462.1427

SPRINGHILL SUITES
PAPAGO PLAZA

7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

DRB #

ZONING # 6-ZN-2018

PRE-APP # 485-PA-14

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

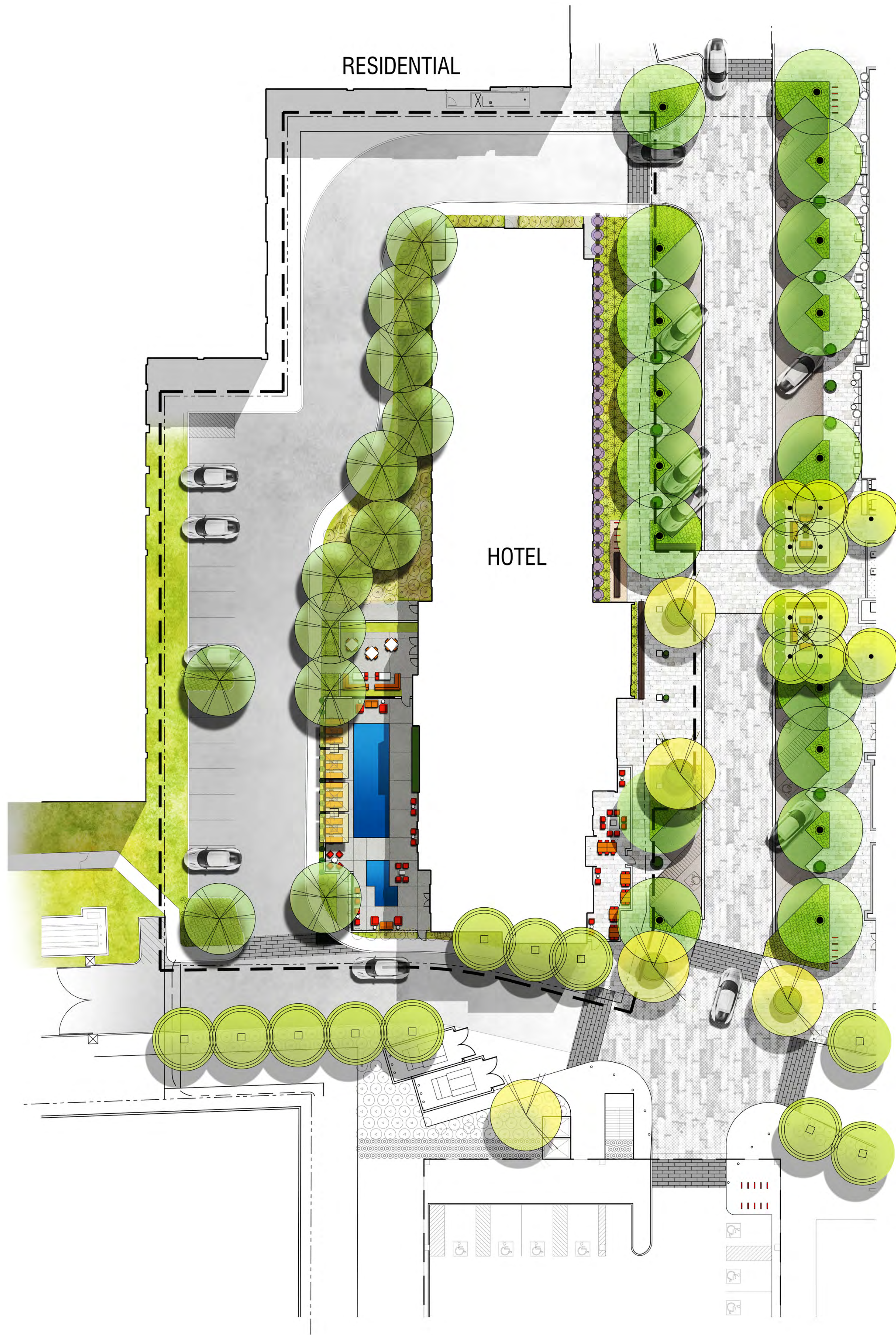
Date
JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

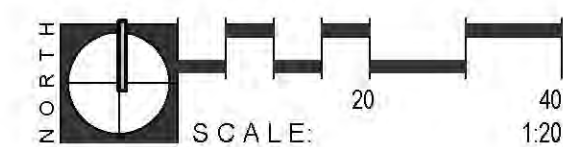
© 2018 NELSEN PARTNERS, INC.

Project No.
318196

L-101
LANDSCAPE PLAN



PRELIMINARY SKETCH FOR
REFERENCE ONLY.



**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t. 480.949.6800
nelsonpartners.com

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING

FLOOR
a s s o c i a t e s

1425 N. First Street | 602.462.1425
Second Floor | 602.462.1427
Phoenix, AZ 85004

**SPRINGHILL SUITES
PAPAGO PLAZA**
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB #

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

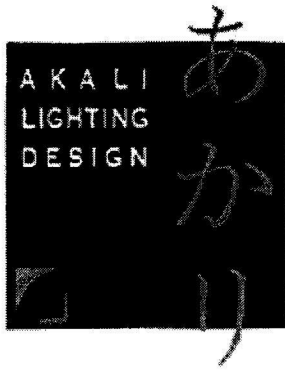
Date
JULY 10, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

L-201
LANDSCAPE PLAN
RENDERING



June 24, 2019

City of Scottsdale
Planning & Development Department.
Ms. Katie Posler
Planner

Re: Re-Site Submittal #18-DR-2019 Springhill Suite at Papago Plaza 6L090 (Key Code)

Ms. Katie Posler
Please find the following responses.

Planning

Comment:

45. Provide the lumens for each lighting fixture proposed. Replace lighting fixture AE-4, AE-6, AE-7, and AE-8 with lighting that is directed downward and shielded.

Responses:

All luminaire lumens are documented in the following -

- Luminaire Schedule on the sheet LT-0B
- Photometric Luminaire Schedule on the sheet LT-1P

AE-4 – The original luminaire was the hotel standard. I replaced with the City of Scottsdale comply luminaire.

AE-6 – It is the City of Scottsdale comply luminaire.

AE-7 – AE-7 is now AE-8. It is for tree uplight. It is the City of Scottsdale comply luminaire.

If you have any further questions or concerns, please contact me.

Respectfully,

Miho Mizukami Schoettker, Associate IALD, IESNA, IEI

Akali Lighting Design
Principal

[illegible]

1.2. WORK INCLUDED

A. FURNISH AND INSTALL A LIGHTING FIXTURE OF THE TYPE INDICATED BY LETTER AT EACH LOCATION SHOWN ON THE DRAWINGS.

B. ALL MATERIALS, ACCESSORIES AND ANY OTHER EQUIPMENTS NECESSARY FOR THE COMPLETE AND PROPER INSTALLATION OF ALL LIGHTING FIXTURE INCLUDED IN THIS CONTRACT SHALL BE FURNISHED BY THE CONTRACTOR.

C. FIXTURES SHALL BE MANUFACTURED IN STRICT CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

D. SPECIFICATIONS AND SCALE DRAWINGS ARE INTENDED TO CONVEY THE SALIENT FEATURES, FUNCTION AND CHARACTER OF THE FIXTURES ONLY AND DO NOT UNDERTAKE TO ILLUSTRATE OR SET FORTH ANY ITEM OR DETAIL NECESSARY OF THE WORK.

E. MINOR DETAILS, NOT USUALLY INDICATED ON THE DRAWINGS NOR SPECIFIED, BUT THAT ARE NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE FIXTURES, SHALL BE INCLUDED, THE SAME AS IF THEY WERE HEREIN SPECIFIED OR INDICATED ON THE DRAWINGS.

F. THE OWNER SHALL NOT BE HELD RESPONSIBLE FOR THE OMISSION OF ABSENCE OF ANY DETAIL, CONTRACTION FEATURE, ETC. WHICH MAY BE REQUIRED IN THE PRODUCTION OF THE FIXTURES. THE RESPONSIBILITY OF THE ACCURATELY FABRICATING THE FIXTURES TO THE FULFILLMENT OF THIS SPECIFICATION RESTS WITH THE CONTRACTOR.

1.3. RELATED WORK SPECIFIED ELSEWHERE

A. RELATED SECTIONS OF ELECTRICAL WORK (REFER SECTIONS OF DIVISION 16)

1. WIRES AND CABLES

2. OUTLET BOXES

1.4. SUBMITTALS

A. PROVIDE BOTH A COMPLETE FURNISH AND INSTALL PRICE AS PER 1.2A ABOVE AND UNIT MATERIAL PRICES FOR ALL FIXTURE INCLUDED IN THE FOLLOWING SCHEDULE. ALL SUBMITTALS WHICH PROPOSE A COST REDUCTION ALTERNATIVE, OR VALUE ENGINEERING CHANGES, SHALL INCLUDE UNIT PRICES FOR THE SPECIFIED MANUFACTURER, THE SPECIFIED EQUIP MANUFACTURER AND THE PROPOSED ALTERNATE OF CHANGE.

B. SUBMIT SHOP DRAWINGS, SAMPLES AND PROTOTYPES AS SPECIFICALLY INSTRUCTED BELOW. SHOP DRAWINGS SHALL INCLUDE BUT NOT LIMITED TO:

1. MANUFACTURER'S DIMENSIONED SCALE DRAWINGS IN COMPLETE DETAIL THE FABRICATION OF ALL LIGHTING FIXTURE INCLUDING OVERALLS, AND DETAIL DIMENSIONS, FINISHES, METAL THICKNESS, GLASS THICKNESS, TYPE, FABRICATION METHODS, SUPPORT METHOD, BALLASTS, TRANSFORMERS, SOCKETS, TYPES OF SHIELDING, REFLECTORS, TRIMS, HINGES, GASKETS, PREVISIONS FOR RE-LAMPING AND ALL OTHER INFORMATION TO SHOW COMPLIANCE WITH THE CONTRACT DOCUMENTS.

2. INSTALLATION INSTRUCTIONS.

3. REQUIRE TEST DATA AND REPORTS INCLUDING PHOTOMETRIC DATA RENDERED BY AN INDEPENDENT TESTING LABORATORY DEVELOPED ACCORDING TO METHODS OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA.

4. MAINTENANCE AND OPERATING INSTRUCTIONS INCLUDING TYPES OF CLEANERS TO BE USED, REPLACEMENT PARTS IDENTIFICATION CLEARLY AND FINAL AS BUILT SHOP DRAWINGS.

4. ALL DRAWINGS SHALL BE IDENTIFIED WITH THE SHOP DRAWINGS AND THE NAME OF THE PROJECT, ARCHITECT AND LIGHTING CONSULTANT.

D. SAMPLES: LIGHTING CONTROL

1. SAMPLES MUST BE REQUESTED FOR ANY OR ALL OF THE FIXTURES SPECIFIED HEREIN, AND ARE REQUIRED FOR ALL FIXTURES DESIGNATED WITH A "C" PREFIX NOTED AS "CUSTOM FIXTURES".

2. SUBMIT FOR APPROVAL SAMPLES CALLED FOR TO THE LIGHTING CONSULTANT WHEN AND WHERE DIRECTED, THE COMPONENTS SHALL NOT BE SUBMITTING TO THE FIXTURES OR FIXTURES MEET THE CONTRACT REQUIREMENTS.

3. IN THE EVENT THE SUBMISSIONS ARE DISAPPROVED, THE FIXTURES WILL BE RETURNED TO THE CONTRACTOR TO IMMEDIATELY MAKE A NEW SUBMITTING TO THE FIXTURES OR FIXTURES MEET THE CONTRACT REQUIREMENTS.

4. ALL CHARGES OF THESE SHIPMENTS ARE TO BE PREPARED BY THE CONTRACTOR.

E. PROTOTYPE: ALL CUSTOM FIXTURES (DESIGNATED BELOW WITH A "C" PREFIX) REQUIRE A SUBMISSION OF MATERIAL FINISH SAMPLES, COMPONENT APPROVAL AND A COMPLETE OPERATING PROTOTYPE FIXTURE TO BE REVIEWED AT THE FABRICATOR'S SHOP PRIOR TO SHIPMENT OF ANY MATERIAL TO THE PROJECT.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING APPROVALS TO ALLOW TIMELY DELIVERY TO THE PROJECT SITE.

G. SHOP DRAWINGS AND SAMPLES REQUESTED SUBMITTED FOR APPROVAL BEFORE FABRICATION, ANY MATERIAL PRODUCED PRIOR TO THE APPROVAL OF SHOP DRAWINGS OR SAMPLES, AND NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, SHALL BE DISAPPROVED WITH THE CONTRACTOR BEARING FULL RESPONSIBILITY AND COST.

H. ALL FIXTURES SHALL BE SUBMITTED TO THE LIGHTING CONSULTANT, SAMPLES SUBMITTED AS PER ABOVE SHALL BE SUBJECTED TO PHOTOMETRIC, THERMAL, MECHANICAL OR WATER TESTING AT AN INDEPENDENT TEST LABORATORY, AT NO EXPENSE TO THE OWNER.

I. NO VARIATION FROM THE GENERAL ARRANGEMENT AND DETAILS INDICATED ON THE DRAWINGS SHALL BE MADE ON THE SHOP DRAWINGS UNLESS REQUIRED TO SUIT THE ACTUAL CONDITIONS ON THE PREMISES, AND THEN ONLY WITH THE WRITTEN ACCEPTANCE OF THE ARCHITECT. ALL VARIATIONS MUST BE CLEARLY MARKED AS SUCH ON THE DRAWINGS SUBMITTAL FOR APPROVAL.

1.5. QUALITY ASSURANCE

A. MATERIALS, EQUIPMENT AND APPURTENANCES AS WELL AS WORKMANSHIP PROVIDED UNDER THIS SECTION SHALL CONFORM TO THE HIGHEST COMMERCIAL STANDARDS, AND AS SPECIFIED AND AS INDICATED ON DRAWINGS. FIXTURE PARTS AND COMPONENTS NOT SPECIFICALLY IDENTIFIED OR INDICATED SHALL BE MADE OF MATERIALS MOST APPROPRIATE TO THEIR USE OR FUNCTION AND AS SUCH RESIST TO CORROSION AND THERMAL AND MECHANICAL STRESS ENCOUNTERED IN THE NORMAL APPLICATION AND FUNCTION OF THE FIXTURE.

B. ALL FIXTURES SHALL BE MANUFACTURED TO A CONSISTENT LEVEL OF QUALITY, SIZE, COLOR AND COMPONENT PARTS SHALL BE IDENTICAL FOR ALL FIXTURES.

1.6. REFERENCES STANDARDS

A. ALL FIXTURES SHALL MEET LOCAL CODES, REGULATIONS AND BUILDING INSPECTION STANDARDS.

B. ALL FIXTURES AND COMPONENTS SHALL BE MADE IN ACCORDANCE WITH THE LOCALLY ADOPTED NATIONAL STANDARDS SUCH AS NATIONAL ELECTRIC CODE (N.E.C.), OR INTERNATIONAL EQUIVALENT, AND BEAR THE LABEL OF AN INDEPENDENT TEST LAB SUCH AS UNDERWRITER'S LABORATORIES (U.L.), OR FACTORY MUTUAL LABEL, OR EQUIVALENT.

C. ALL FIXTURES INSTALLED SHALL BE TESTED AND CERTIFIED FOR USE AND FOR INSTALLATION IN THEIR SPECIFIC LOCATIONS. EACH FIXTURE, IN A POSITION CONCEALING, FROM NORMAL VIEW.

D. ALL FIXTURES SHALL COMPLY WITH LOCAL CODES, REGULATIONS AND BUILDING INSPECTION STANDARDS. CONTRACTOR TO VERIFY AND PROVIDE ALL REQUIRED LABELS INDICATING COMPLIANCE WITH ABOVE STANDARDS, AFFIXED TO EACH FIXTURE IN A POSITION CONCEALING IT FROM NORMAL VIEW.

1.7. QUALITY CONTROL

1.7.1. FABRICATION

A. MANUFACTURERS OF LISTED IN THE FIXTURE SCHEDULE SHALL BE ASSUMED CAPABLE OF SUPPLYING THE LISTED FIXTURES UNLESS EXCEPTIONS ARE SET FORTH IN THEIR QUOTATIONS. ANY SUCH EXCEPTIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND LIGHTING CONSULTANT. MANUFACTURERS NOT LISTED MUST BE PRE-QUALIFIED TO BID AS FOLLOWING:

1. MANUFACTURERS SHALL HAVE NOT LESS THAN FIVE YEARS EXPERIENCE IN DESIGN AND MANUFACTURE OF LIGHTING FIXTURES OF THE TYPE AND QUALITY SHOWN. PRE-QUALIFICATION REQUIREMENTS MUST INCLUDE A LIST OF COMPLETED PROJECTS AND DATED CATALOGUE PAGES OR DRAWINGS INDICATING LENGTH OF EXPERIENCE.

2. MANUFACTURER REPRESENTATIVE COMPANY PREPARES "A LIGHTING PACKAGE" WHICH INCLUDES ONLY THE MANUFACTURERS THEY REPRESENT SHALL NOT BE QUALIFIED.

3. MANUFACTURER REPRESENTATIVE COMPANY SHALL BE QUALIFIED TO SUPPLY UNIT PRICING TO CONTRACTOR SHALL NOT BE QUALIFIED, THIS PROJECT.

E. MANUFACTURER SHALL ALSO SUBMIT A PROTOTYPE SAMPLES OF EACH FIXTURE FOR REVIEW BY THE ARCHITECT AND LIGHTING CONSULTANT. PROTOTYPE SAMPLES SHALL BE SUFFICIENTLY DETAILED AND OPERATIONAL TO ALLOW EVALUATION OF COMPLIANCE WITH THE SALIENT FEATURES OF THE SPECIFICATION. PRELIMINARY DESIGN OR SHOP DRAWINGS SHALL NOT BE ACCEPTED IN PLACE OF PROTOTYPE SAMPLES.

F. THE LIGHTING CONSULTANT SHALL BE THE SOLO JUDGE IN DETERMINING WHETHER THE PROTOTYPE SAMPLE COMPLIES WITH THE SPECIFICATIONS AND SHALL RESERVE THE RIGHT TO DISQUALIFY ANY BIDDERS.

1.8. WARRANTY

A. THE CONTRACTORS SHALL WARRANT THE FIXTURE, ITS FINISHED, AND ALL OF ITS COMPONENT PARTS, EXCEPT BALLASTS, TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE IF OPERATED WITHIN RATED VOLTAGE RANGE.

B. REPLACEMENT OF FAULTY MATERIALS AND THE COST OF LABOR REQUIRED TO MAKE THE REPLACEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. BALLASTS SHALL BE WARRANTED FOR TWO YEARS.

1.9. BASED MANUFACTURERS

A. THE CONTRACTOR SHALL PROVIDE BIDS FOR LIGHTING FIXTURES ON THE MANUFACTURERS LISTED IN THIS SPECIFICATION.

B. EQUAL MANUFACTURER IDENTIFIED BY NAMES AND/OR CATALOG NUMBERS SHALL COMPLY WITH ALL SPECIFICATION DESCRIPTION REQUIREMENTS AND PERFORMANCE STANDARDS. ANY SUBSTITUTIONS MUST MEET OR EXCEED THESE STANDARDS. ALL SUBSTITUTIONS ARE REQUIRED TO PROVIDE PHOTOMETRIC CALCULATIONS (POINT BY POINT) OF KEY AREAS DESIGNATED BY THE LIGHTING CONSULTANT.

C. QUALIFICATIONS: WITHIN 30-DAYS OF PLACEMENT OF ORDER, CONTRACTOR MUST FURNISH INDEPENDENT PHOTOMETRIC TESTS AND SAMPLES FOR ALL ALTERNATIVE FIXTURES. IF THESE FIXTURES FAIL TO COMPLY WITH THE SPECIFICATION REQUIREMENTS AT THAT TIME, CONTRACTOR WILL FURNISH ACCEPTABLE FIXTURES AT NO ADDITIONAL COST TO THE OWNER, AND WITH NO DELAY TO THE PROJECT.

2.0. BID FORMAT

A. "BUDGETARY NET" PRICING HAS BEEN SECURED FOR ALL PRODUCTS SPECIFIED AND IS USED IN THE PREPARATION OF PRELIMINARY OPTIONS OF PROBABLE COST. A RECORD OF SPECIFIC UNIT COSTS HAS BEEN SHARED CONFIDENTIALLY WITH THE OWNER TO ASSIST HIM/HER IN ANALYSIS OF BID SUBMITTALS.

B. THE CONTRACTOR SHALL APPLY UNIT PRICING FOR EACH LIGHTING PRODUCT, ELECTRICAL EQUIPMENT, AND INSTALLATION COST. THE UNIT PRICE SUPPLIED SHALL BE GUARANTEED FOR THE PROJECT AND VALID FOR ADDITIONS AND DELETIONS OF PRODUCT THROUGHOUT THE DURATION OF THE PROJECT.

C. FOR THE BASE BID PRODUCT(S) LISTED, THE CONTRACTOR IS REQUIRED TO SUPPLY PRICING FOR THE FOLLOWING DEDUCT ALTERNATIVE PRODUCTS. THIS PRICING IS TO BE SUPPLIED IN ADDITION TO THE BASE BID, USING THE CONTRACTOR BID FORM FOR ALTERNATIVE PRODUCTS. THE BASE BID MUST INCLUDE THE BASE BID, DEDUCTS SPECIFIED, FAILURE TO DO SO WILL INVALIDATE THE LIGHTING BID SUBMITTAL AND AT THE DISCRETION OF THE OWNER, MAY ELIMINATE THE CONTRACTOR'S BID FORM FURNISHING CONSIDERATION.

VOLT LOAD -AGE TYPE	MOUNTING	REMARKS
○	ROUND ADJUSTABLE DOWNLIGHT	⇒ WALL DUPLEX RECEPTACLE
○	ROUND DOWNLIGHT	⇒ WALL SWITCHED DUPLEX RECEPTACLE
■	SQUARE ADJUSTABLE DOWNLIGHT	⇒ WALL ABOVE COUNTER DUPLEX RECEPTACLE
■	2-HEAD SQUARE ADJUSTABLE DOWNLIGHT	⇒ WALL QUAD RECEPTACLE
■	3-HEAD SQUARE ADJUSTABLE DOWNLIGHT	⇒ FLOOR DUPLEX RECEPTACLE
— — —	COVE LIGHT, STEPLIGHT, UNDER CABINET LIGHT	⇒ FLOOR SWITCHED DUPLEX RECEPTACLE
⊕	DECORATIVE PENDANT	⇒ DUPLEX RECEPTACLE IN SOFFIT ABOVE
○	DECORATIVE WALL SCONCE	Ⓜ J BOX
□	STEPLIGHT	Ⓜ FAN-EX EXHAUST FAN
□→	UPLIGHT	Ⓜ CEILING FAN
[X]	REMOTE DRIVER	

000A	LIGHTING CONTROL SYSTEM MAIN UNIT	① DS DAYLIGHT SENSOR (CEILING/WALL MOUNT)
000A	LIGHTING CONTROL SYSTEM LOCAL UNIT	② OS/VS OCCUPANCY SENSOR/VACANCY SENSOR (CEILING/WALL MOUNT)
000A	KEYPAD NUMBER INDICATES ROOM NUMBER (000) AND STATION NUMBER (A)	
00001	LIGHTING CONTROL LOAD NUMBER	↓ S SINGLE-POLE SWITCH
000S2	QS SHADE	↓ SR 3-WAY SWITCH
000S1		↓ SR 4-WAY SWITCH
		↓ D SINGLE POLE DIMMER
		↓ DR 3-WAY DIMMER
		↓ OS 00001 OCCUPANCY/VACANCY SENSOR

CONTROL AREA NUMBER
(SHOWN BENEATH ROOM NAME)

CONTROL LOAD NUMBER
(LIGHT (01), SHADE (S1),
FIREPLACE (F1) & HEATER (H1))

00101
(HWQS LOOP)

CONTROL LOAD NUMBER

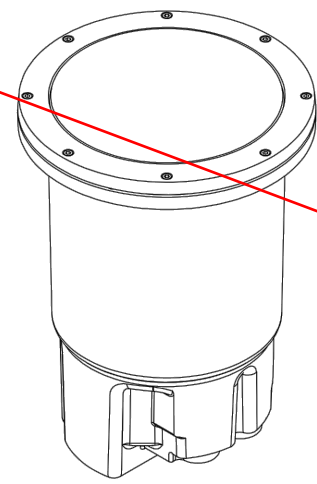
18-DR-2019
7/15/2019

[illegible]

18-DR-2019
7/15/2019

A-7

A-7



Project: _____
Location: _____
Cat.No: _____
Type: _____ Qty: _____
Lamps: _____
Notes: _____

Philips Hadco FlexScape SL43 inground line-voltage landscape luminaire has interchangeable optics 20°, 36° and 65° by switching optical lenses. This adjustable luminaire also has the ability to switch between 5 preset light outputs.

Ordering guide

Example: SL43WHWADA

Series	Finish	Color temperature	Lens	Options	Accessories	Surge suppressor
SL43						
SL43 Inground line-voltage luminaire	BK Black BZ Bronze WH White GR Green GY Gray NA Natural aluminum	W Warm (3000K) C Cool (4000K)	F Clear flat ADA Walk over LS Linear spread CFL Clear frosted	N None CR Convex rockguard DS Directional shield LFSS Stainless steel lens frame	N None GM Grout mask SPI 120-277V, 10K	

Features

- Housing** (Lamp/Ballast): Single piece compression molded fiberglass reinforced polyester composite, factory tested to ensure water will not wick or leak through cavity. Separated sealed compartments provide isolation between field wiring, optics and driver. Superior resistance to ultraviolet degradation and corrosion resistant in harsh environments. Trim Ring and Debris Cover supplied standard.
- Electrical**: 34W (on high setting) Input voltage range (VAC) 120-277V. Includes 0-10V Analog Class 2 wiring for dimming, capped off to help prevent cross wiring with line voltage wires.
- LED Board**: Single COB LED Array
- Controls**: Class 2 driver with AOC and 0-10V dimming. Design allows easy access to integral switch with 5 preset

light outputs, see lumen matrix.

Remove lens frame and adjust the slider switch by hand.

- Optical Systems**: Fixture pre-installed with medium flood (36°) optical lens. Interchangeable optical lenses clip onto main reflector. Both narrow flood (20°) and wide flood (65°) optical lenses are shipped with each fixture. Components are made of injection molded polycarbonate (PC). Heat sink doubles as an aiming apparatus, providing a range of 30° (15° from center both ways). Aiming can be adjusted after easy removal (8) screws on lens frame.

Splice Compartment

Supplied with two 3/4" NPT conduit entrances. Connection to driver compartment by way of anti-vibration device. Sealed with die cast aluminum cover plate. Suitable for through wiring.

Lens Frame

Heavy duty die cast bronze lens frame is supplied as standard. Fastened to housing with eight captive 1/4-20 stainless steel Allen cap screws.

Lens

Standard 3/8" tempered flat borosilicate glass. Flat lens will withstand static loads up to 4000lbs. Sealed to housing with high temperature injection molded silicone gasket.

Finish

Housing is black. Lens frame can be painted in standard or custom colors. Powder coat is standard.

Lamps

Integral LED module

Options

Optional Integral surge protection device provides single phase protection for line/neutral, line/ground, and neutral/ground in accordance with IEEE C62.41 2002C High.

IP67 Rating

Dust tight and sealed against direct jets of water and against temporary immersion.

Labels

ETL and CETL listed for wet location, direct burial, and concrete pour. 5-year limited warranty.

A-7

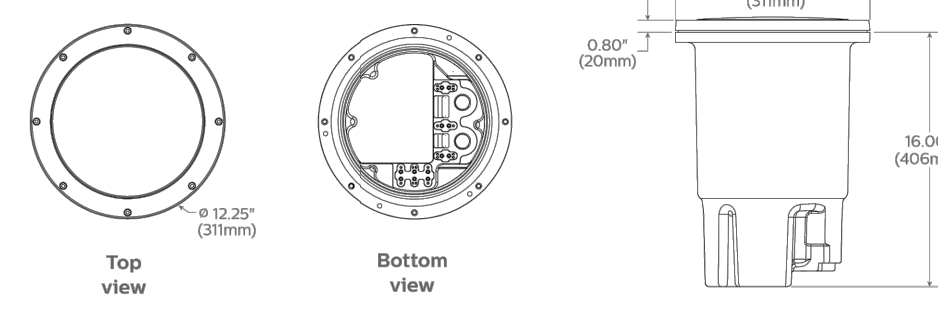
SL43 FlexScape LED

Landscape line-volt inground bullet luminaire

Lumen matrix

		Wattage	Amps			3000K			4000K		
			20V	277V		Narrow	Medium	Wide	Narrow	Medium	Wide
F Clear	10W	80mA	50mA			1013	1030	965	1090	1095	1035
	13W	110mA	55mA			1438	1463	1370	1548	1555	1470
	19W	155mA	75mA			2021	2055	1925	2176	2185	2066
	27W	225mA	100mA			2697	2744	2570	2905	2917	2758
	33W	275mA	120mA			3023	3075	2880	3255	3269	3091
ADA Walkover	10W	80mA	50mA			951	953	899	1035	1038	979
	13W	110mA	55mA			1350	1354	1277	1470	1474	1390
	19W	155mA	75mA			1898	1902	1794	2066	2071	1954
	27W	225mA	100mA			2533	2539	2396	2758	2764	2608
	33W	275mA	120mA			2839	2845	2685	3091	3098	2923
LS Linear Spread	10W	80mA	50mA			951	948	869	1035	1032	946
	13W	110mA	55mA			1350	1347	1234	1470	1466	1344
	19W	155mA	75mA			1898	1892	1734	2066	2060	1888
	27W	225mA	100mA			2533	2526	2315	2758	2750	2521
	33W	275mA	120mA			2839	2831	2595	3091	3082	2825
CFL Frosted	10W	80mA	50mA			864	861	786	940	937	856
	13W	110mA	55mA			1226	1222	1116	1335	1330	1215
	19W	155mA	75mA			1723	1717	1566	1876	1870	1707
	27W	225mA	100mA			2301	2292	2093	2505	2496	2279
	33W	275mA	120mA			2578	2569	2346	2807	2797	2554

Dimensions



Options and Accessories



SL43_Inground_120V 05/18 page 2 of 4

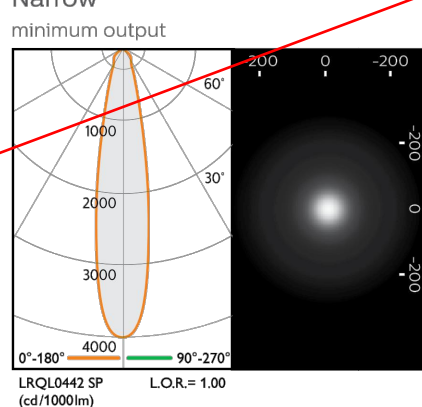
A-7

SL43 FlexScape LED

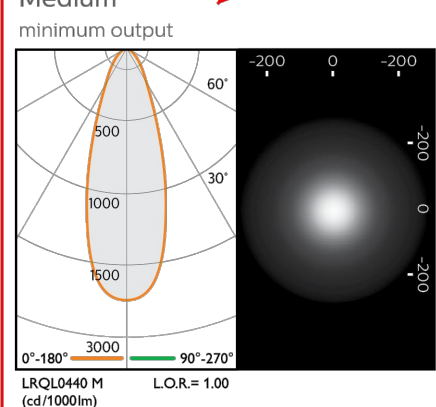
Landscape line-volt inground bullet luminaire

SL43 Warm 3000K

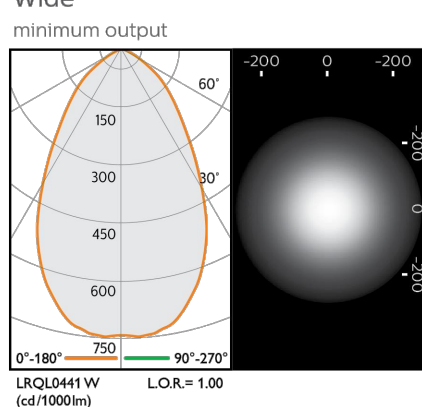
Narrow minimum output



Medium minimum output

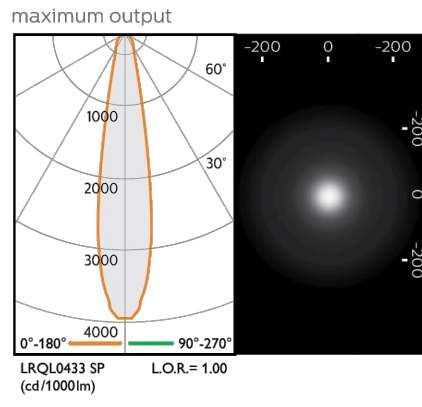


Wide minimum output

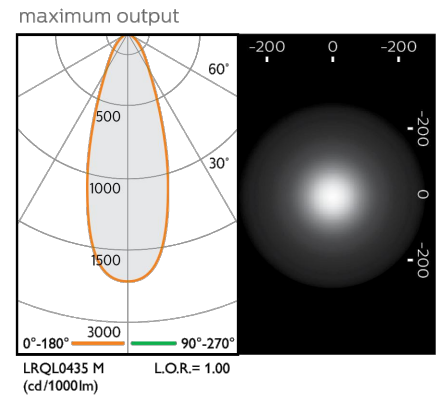


SL43 Cool 4000K

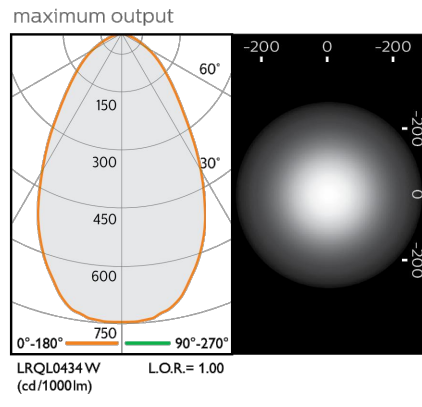
Narrow maximum output



Medium maximum output



Wide maximum output



© 2018 Philips Lighting Holding B.V. All rights reserved. Philips reserves the right to make changes in specifications and/or to discontinue any product at any time without notice or obligation and will not be liable for any consequences resulting from the use of this publication. philips.com/luminaires



Philips Lighting North America Corporation
200 Franklin Square Drive, Somerset, NJ 08873
Tel. 855-486-2216

Philips Lighting Canada Ltd.
261 Hillmount Rd. Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

SL43_Inground_120V 05/18 page 4 of 4

ECOSENSE

OVERVIEW • SPECIFICATIONS • ORDERING

EXTERIOR | L50 COVE

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL, GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES :

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP66 EXTERIOR OPTIONS

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	E	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO 90+ CR+*** BL AM RD+**	80 90+ MULT (120-277V)	GRAZING 25 x 25 25 x 35 25 x 45 35 x 15 35 x 19 35 x 25 40 x 40 40 x 45 40 x 60 45 x 15 45 x 20 70 x 40 70 x 70

EXAMPLE: L50-E-48-10-27-90-MULT-15x65 *90 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ***Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT		EFFICACY
2W	120°		95	lm/LF (311lm/m)	48 lm/W
4W	120°		273	lm/LF (895 lm/m)	68 lm/W
6W	120°		426	lm/LF (1397 lm/m)	71 lm/W
8W	120°		586	lm/LF (1922 lm/m)	73 lm/W
10W	120°		697	lm/LF (2286 lm/m)	70 lm/W
12W	120°		807	lm/LF (2547 lm/m)	67 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+ 90+
CCT	2-STEP MACADAM ELLIPSE
WATTS	L70 @ 25C L70 @ 50C L90 @ 25C L90 @ 50C
LUMEN DEPRECIATION / RATED LIFE	2W-12W : >50,000 : >70,000 : >50,000 : >23,000

* CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR

ELECTRICAL	POWER CONSUMPTION	2W*/LF (8.6W/M); 4W/LF (33.2W/M); 6W/LF (19.8W/M); 8W/LF (26.4W/M); 10W/LF (33W/M); 12W/LF (39.6W/M)					
		2W/LF	4W/LF	6W/LF	8W/LF	10W/LF	12W/LF
MAX FIXTURE RUN LENGTH	2W	Max Run 181'	Max Run 181'	Max Run 181'	Max Run 181'	Max Run 181'	Max Run 181'
	4W	Max Run 120'	Max Run 120'	Max Run 120'	Max Run 120'	Max Run 120'	Max Run 120'
	6W	Max Run 90'	Max Run 90'	Max Run 90'	Max Run 90'	Max Run 90'	Max Run 90'
	8W	Max Run 72'	Max Run 72'	Max Run 72'	Max Run 72'	Max Run 72'	Max Run 72'
	10W	Max Run 54'	Max Run 54'	Max Run 54'	Max Run 54'	Max Run 54'	Max Run 54'
POWER FACTOR	2W	0.99	0.99	0.99	0.99	0.99	0.99
	4W	0.99	0.99	0.99	0.99	0.99	0.99
	6W	0.99	0.99	0.99	0.99	0.99	0.99
	8W	0.99	0.99	0.99	0.99	0.99	0.99
	10W	0.99	0.99	0.99	0.99	0.99	0.99
OPERATING VOLTAGE	2W	120V	120V	120V	120V	120V	120V
	4W	120V	120V	120V	120V	120V	120V
	6W	120V	120V	120V	120V	120V	120V
	8W	120V	120V	120V	120V	120V	120V
	10W	120V	120V	120V	120V	120V	120V
STARTUP TEMPERATURE	2W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	4W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	6W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	8W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	10W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
OPERATING TEMPERATURE	2W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	4W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	6W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	8W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	10W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
STORAGE TEMPERATURE	2W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	4W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	6W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	8W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F
	10W	-40°F	-40°F	-40°F	-40°F	-40°F	-40°F

ECOSENSE LIGHTING INC. 857 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012 P 310.496.6255 F 310.496.6256 B 855.632.6736 855.6 ECOSEN

ECOSENSE LIGHTING INC. 857 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012 P 310.496.6255 F 310.496.6256 B 855.632.6736 855.6 ECOSEN

1/3

ECOSENSE

OVERVIEW • SPECIFICATIONS • ORDERING

EXTERIOR | L50 COVE

DATE	PROJECT	FIRM	TYPE
------	---------	------	------

CONTROL	DIMMING	110-277VAC ELV TYPE 0.07% 100% REVERSE PHASE, TRAILING EDGE ETC control systems require 0-10V control using EcoSense LDCM. TROV will not work with ETC phase dimmers.
PHYSICAL	DIMENSIONS	W 1.6" x H 2" x L 12"/48" (41.6mm x 50.5mm x 304.7mm/1201mm)
	HOUSING / LENS	EXTRUDED ALUMINUM, UV STABILIZED POLYCARBONATE, STAINLESS STEEL FASTENERS, PLASTIC END CAPS RUBBER OVERMOLD FOR CABLE ASSEMBLY
	WEIGHT	1.52LBS / 0.69KG (1PT) : 4.95LBS / 2.25KG (4PT)
	CONNECTORS	INTEGRAL MALE / FEMALE CONNECTORS
	ENVIRONMENT	INDOOR • ETL CERTIFIED FOR DRY/DAMP LOCATIONS IP54 OUTDOOR • ETL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 Not intended to be used in water features such as waterfalls, fountains, etc. GRAZING, WASHING, COVE, ASYMMETRIC, LINE OF LIGHT INTEGRAL MOUNTING AND ADJUSTABLE AIMING FROM 0°-180° IN 15° INCREMENTS
	BEAM ANGLE	
	MOUNTING OPTIONS	
FIXTURE RATING & CERTIFICATIONS	CE, ETL, CERTIFIED ROHS COMPLIANT ENERGY STAR COMPLIANT RCM CERTIFIED	

LIMITED WARRANTY 5 YEARS

WIRING OPTIONS (MVOLT): 110-277VAC	
Power Cable Assembly, TROV, Leader/Jumper, 10 foot	CBL-3P-L-UNV-10*
Power Cable Assembly, TROV, Leader/Jumper, 50 foot	CBL-3P-L-UNV-50*
Power Cable Assembly, TROV, Jumper, 5 foot	CBL-3P-L-UNV-05**
Power Cable Assembly, TROV, Jumper, 1 foot	CBL-3P-L-UNV-01**
Power Cable Assembly, TROV, Adjustable Jumper, 0" to 7"	CBL-3P-L-UNV-ADJ
Power Cable Assembly, TROV, Male and Female terminator caps.	CBL-3P-L-UNV-CAPS

*Two (2) terminators are included with the 10' and 50' power cable. One Leader need per circuit/fixture run. Cables are not plenum rated.

** If using the 5' or 1' power cable assembly as a leader to power a run one set of CBL-3P-L-UNV-CAPS will also be need per cable.

0-10V CONTROL OPTIONS	100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR
All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.		

OPTIONAL ACCESSORIES

Mounting	
Mounting Track and Clips Set, 48 Inch Track, 8 Clips	MNT-L-TRKCLIP-48
"48" track and clips set will work with one "48" fixture or four "12" fixtures.	
Mounting Track and Clips Set, 12 Inch Track, 2 Clips	MNT-L-TRKCLIP-12
"12" track will not work with "48" fixtures.	
Mounting Track Clip, TROV, Set of 2	MNT-L-CLIP
Clips needed = 12" fixtures need 1 set of 2 and "48" fixtures need 2 sets of 2.	
90 Degree L bracket, TROV, Set of 2	MNT-L-LBKT
L-Brackets needed = 12" fixtures need 1 set of 2 and "48" fixtures need 1 set of 2.	
Angle Locking Clip, TROV, Pack of 10	MNT-L-ANGLOCK
Angle Locks needed = 12" fixtures need 1 and "48" fixtures need 2.	
(Must order separately)	
Mounting, Fine Adjustment Bracket, TROV	MNT-L-FAB
Fine Adjustment Brackets needed = 12" fixtures need 1 and "48" fixtures need 2.	
"Fine Adjustment Bracket is highly recommended for Grating Optics."	
Mounting, Fine Adjustment L-Bracket, TROV	MNT-L-LFAB
Fine Adjustment L-Brackets needed = 12" fixtures need 1 and "48" fixtures need 2.	
"Fine Adjustment L-Bracket is recommended for Asymmetric Optics when alignment is needed."	

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING



SPRINGHILL SUITES
PAPAGO PLAZA

7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB # - - -

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
JULY 12, 2019

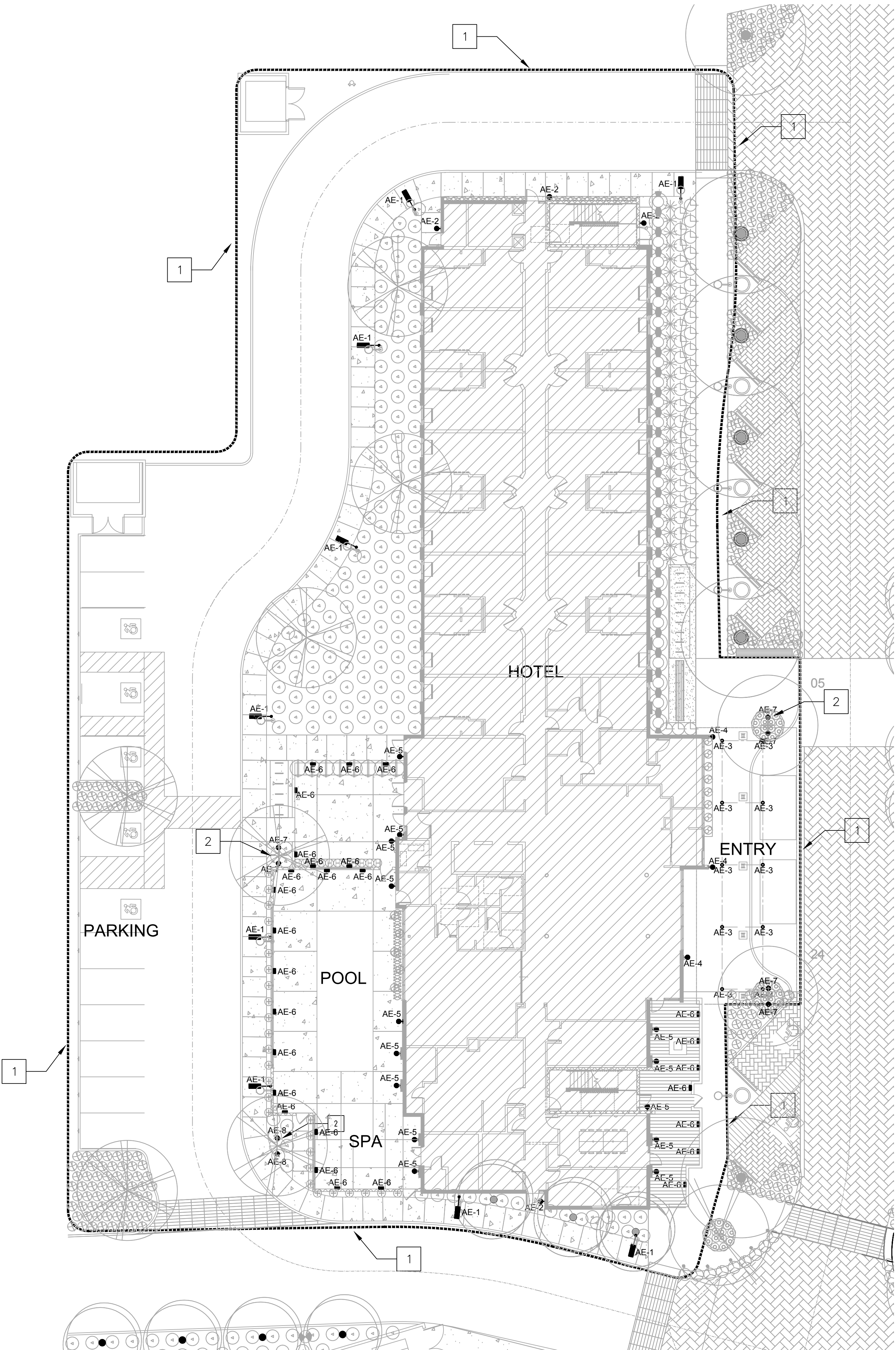
Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

LT-1

18-DR-2019
7/15/2019



LIGHTING / PHOTOMETRIC SITE PLAN

SCALE: 1' = 1/16"

NOT FOR
CONSTRUCTION
OR
RECORDING



SPRINGHILL SUITES
PAPAGO PLAZA

7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

DRB #

ZONING # 6-ZN-2018

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
JULY 12, 2019

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

LT-1P

8-DR-2019
7/15/2019

1. REFER LIGHTING SPECIFICATION SHEETS FOR LIGHTING SPECIFICATIONS AND LUMINAIRE SCHEDULE FOR FURTHER INFORMATION.
2. LUMINAIRE LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL SET.

1	PROPERTY /R.O.W LINE
2	PALM TREE AND TREE UPLIGHT
3	GRAZE FACADE FROM ROOF LEVEL

A. THIS PROJECT IS LOCATED WITHIN THE CITY OF SCOTTSDALE E-4 URBAN/PEDESTRIAN ACTIVITY AREAS, AND IS DESIGNED TO MEET THE ILLUMINANCE RECOMMENDATIONS AND THE LIGHT TRESPASS LIMITATIONS.

B. ILLUMINANCE RECOMMENDATIONS (RECOMMENDED MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE PER IESNA RP-20-98): 2.5 FOOT-CANDLE AVERAGE AND 10 FOOT-CANDLE MAXIMUM.

C. LIGHT TRESPASS LIMITATIONS (RECOMMENDED MAINTAINED VERTICAL FOOTCANDLES ABOVE GRADE PER IESNA RP-33-99): 1.5 FOOT-CANDLE MAXIMUM AT 6 FEET ABOVE GRADE AT PROPERTY LINE.

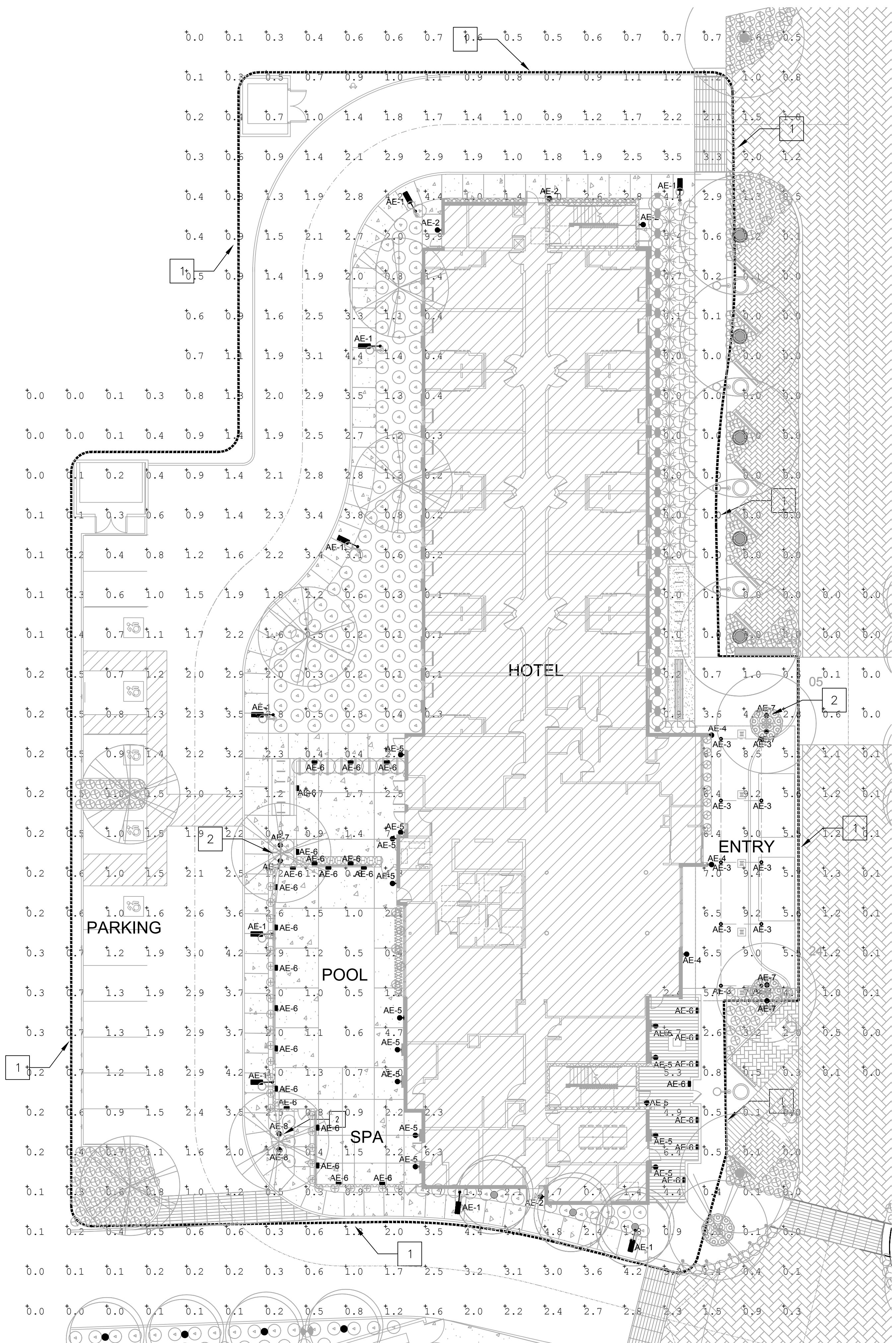
D. THE HORIZONTAL PHOTOMETRIC GRID POINTS, UTILIZING DISTINCTIVE GRID POINT SYMBOLS (EXAMPLE: +) THAT HAVE MAXIMUM SPACING OF TEN (10) FEET BETWEEN POINT ACROSS THE ENTIRE SITE, AND EXTEND TEN (10) FEET BEYOND THE PROPERTY LINE OR AREA OF SITE. LIGHT LOSS FACTORS ARE APPLIED.

E. THE VERTICAL PHOTOMETRIC GRID POINTS ARE PREPARED ONLY ALONG THE PROPERTY LINE OR EDGE OF SITE WITH A MAXIMUM SPACING OF TEN (10) FEET BETWEEN EACH POINT. LIGHT LOSS FACTORS AREN'T APPLIED.

F. THE STATISTICS TABLE INCLUDE INITIAL MAXIMUM, MINIMUM, AND AVERAGE ILLUMINANCE ON HORIZONTAL AND VERTICAL PHOTOMETRIC CALCULATIONS.

[illegible]

LABEL	CALC TYPE	UNIT	AVG	MAX	MIN	AVE/MIN	MAX/MIN
CALCPTS-SITE (HORIZONTAL PLAIN AT 0')	ILLUMINANCE	FC	1.53	9.90	0	NA	NA
CALCPTS-SITE (VERTICAL PLAIN AT 6')	ILLUMINANCE	FC	NA	NA	NA	NA	NA



LIGHTING / PHOTOMETRIC SITE PLAN

SCALE: 1' = 1/16"

PRELIMINARY

NOT FOR
CONSTRUCTION
OR
RECORDING



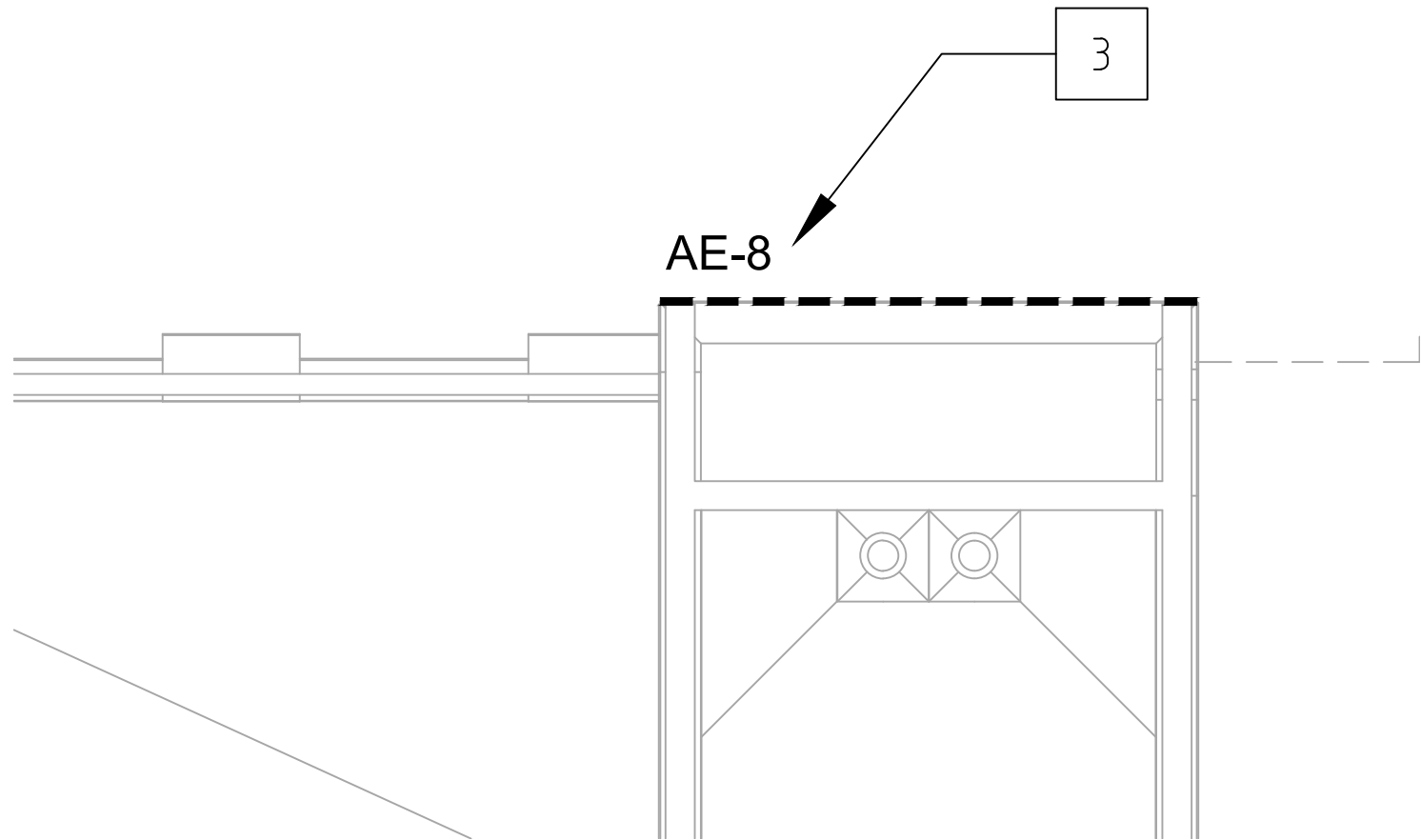
SPRINGHILL SUITES
PAPAGO PLAZA
7047 E McDOWELL RD
SCOTTSDALE, AZ 85257

GENERAL NOTES:

- 1. REFER LIGHTING SPECIFICATION SHEETS FOR LIGHTING SPECIFICATIONS AND LUMINAIRE SCHEDULE FOR FURTHER INFORMATION.
- 2. LUMINAIRE LOCATIONS ON EXTERIOR WALLS ARE SHOWN IN ARCHITECTURAL SET.

KEY NOTES:

- 1 PROPERTY /R.O.W LINE
- 2 PALM TREE AND TREE UPLIGHT
- 3 GRAZE EAST FACADE (SOUTH END) FROM ROOF LEVEL



LIGHTING ROOF PLAN

SCALE: 1' = 1/8"

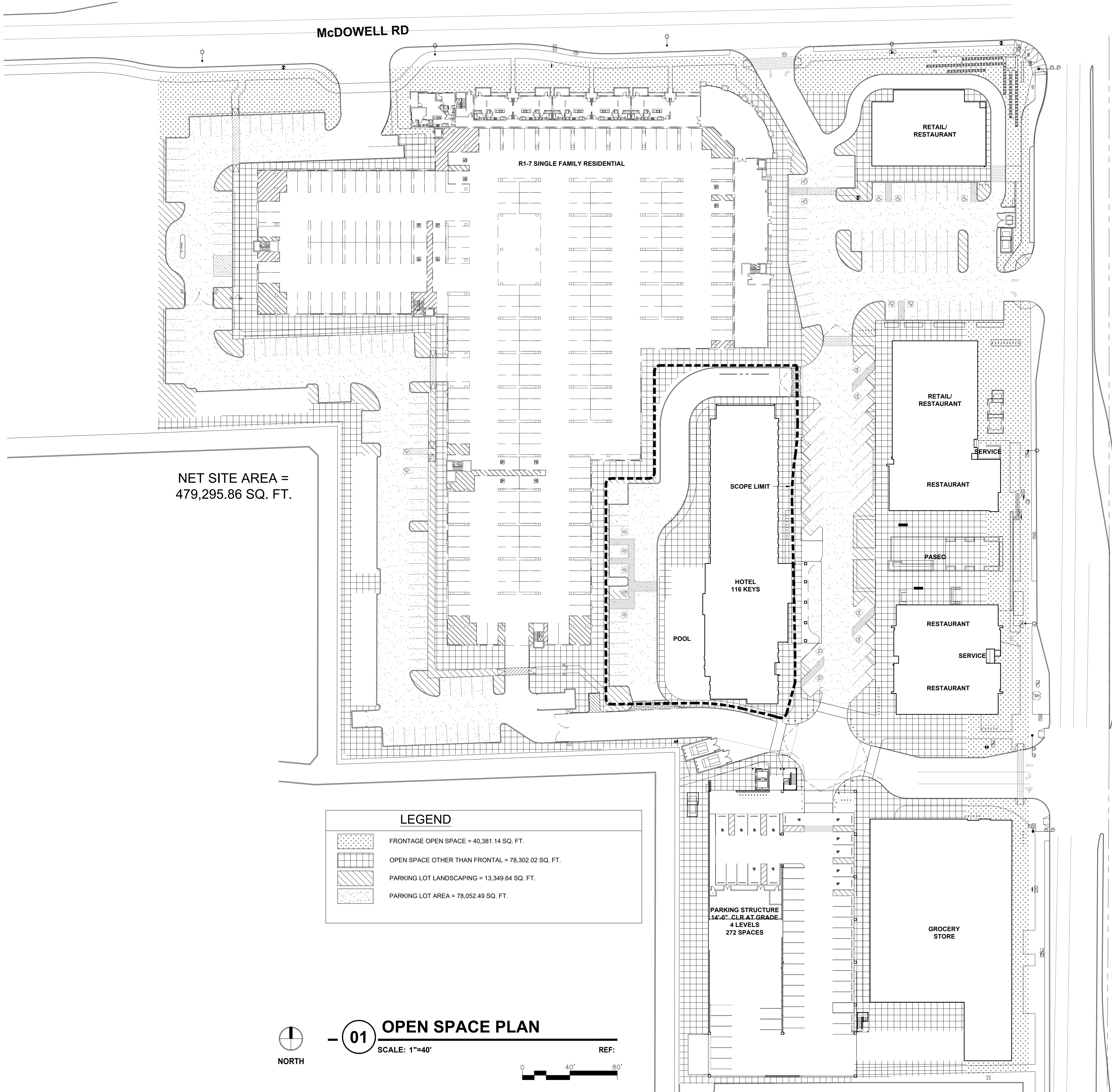
Date

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

LT-2



PROJECT ZONING: PRC/PCD

NET LOT AREA: 479,295.86 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE :
MAXIMUM BUILDING HEIGHT = 65'=0"
PER ZONING 5.2606.D.1.c = MAX REQ = NET LOT x 0.2
MAX REQUIRED = 479,295.86 x 0.20 = **95,859.17 S.F.**

FIRST 12' = 10% x NET LOT AREA :
0.1 x 479,295.86 S.F = 47,929.59 S.F.

NEXT 53' =
53 x 0.004 x 479,295.86 = 101,610.72 S.F.

OPEN SPACE REQUIRED :
(NOT INCLUDING PARKING LOT LANDSCAPING)
47,929.59 + 101,610.72 = 149,540.31 S.F.
MAX REQUIRED = **95,859.17 S.F.**

OPEN SPACE PROVIDED :
40,381.14 + 78,302.02 = **118,683.16 S.F.**

95,859.17 REQUIRED < 118,683.16 PROVIDED

FRONTAGE OPEN SPACE REQUIRED :
0.05 x 479,295.86 = **23,964.79 S.F.**

FRONTAGE OPEN SPACE PROVIDED :
= **40,381.14 S.F.**

23,964.79 REQUIRED < 40,381.14 PROVIDED

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
78,052.49 x 0.15 = **11,707.87 S.F.**

PARKING LOT LANDSCAPING PROVIDED =
= **13,349.64 S.F.**

11,707.87 REQUIRED < 13,349.64 PROVIDED

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

9/5/19 KP
DATE APPROVED BY

NELSEN
PARTNERS
ARCHITECTS & PLANNERS

Nelsen Partners, Inc.
Austin | Scottsdale

15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



SPRINGHILL SUITES
PAPAGO PLAZA
1500 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

PRE-APP # 485-PA-14 ZONING # 6-ZN-2018 DRB # 18-DR-2019

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

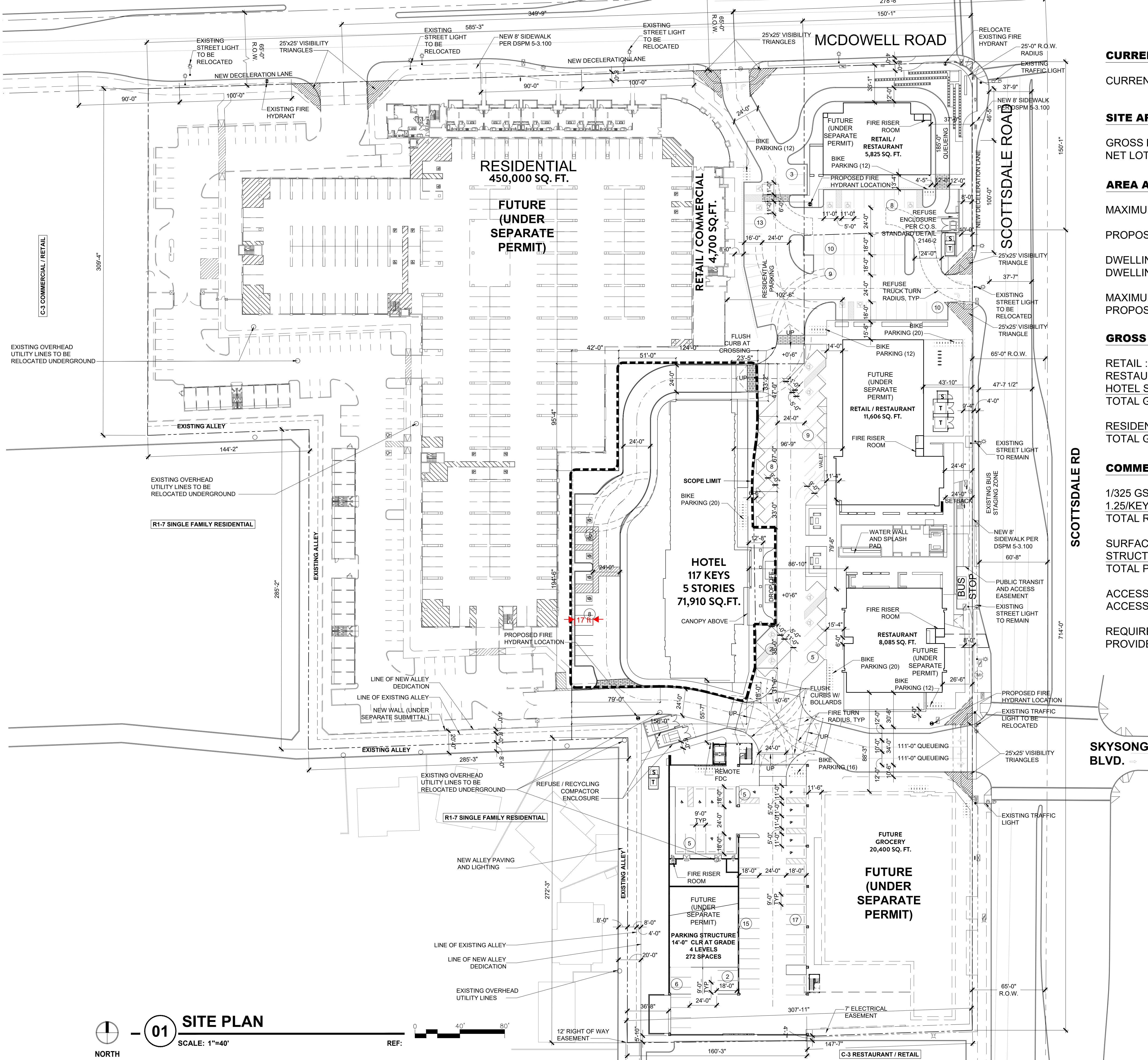
Date
JULY 09, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

A-103
OPEN SPACE PLAN



CURRENT ZONING

CURRENT ZONING: PCD

SITE AREA TABULATIONS

GROSS LOT AREA: 587,623 SF (13.49 ACRES)
NET LOT AREA : 479,296 SF (11.00 ACRES)

AREA AND HEIGHT RESTRICITONS

MAXIMUM ALLOWED F.A.R. FOR NON-DENSITY BASED USE: 0.80

PROPOSED F.A.R. (DB) 118,185 / 479,296 = 0.25

DWELLING UNITS MAX: 283 (21 UNITS / ACRE GROSS LOT AREA)
DWELLING UNITS PROVIDED: 274

MAXIMUM ALLOWED BUILDING HEIGHT: 90' with bonus
PROPOSED BUILDING HEIGHT: 65' MAX.

GROSS FLOOR AREAS:

RETAIL : 32,960 SF
RESTAURANT : 11,660 SF
HOTEL SF (117 KEYS): 71,265 SF
TOTAL GROSS SF NOT INCLUDING RESIDENTIAL: 115,885 SF

RESIDENTIAL GROSS SF: 424,770 SF
TOTAL GROSS SF: 575,046 SF

COMMERCIAL PARKING TABULATIONS (Table 9.103.A)

1/325 GSF (EXCEPT HOTEL) (44,620/325) 138 SPACES
1.25/KEY HOTEL (117 x 1): 147 SPACES
TOTAL REQUIRED: 285 SPACES

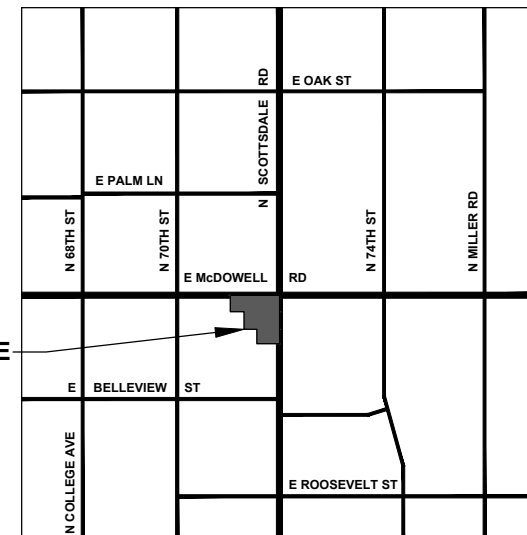
SURFACE PARKING PROVIDED: 81 SPACES
STRUCTURED PARKING PROVIDED: 274 SPACES
TOTAL PARKING PROVIDED: 355 SPACES

ACCESSIBLE PARKING REQUIRED (4%): 15 SPACES
ACCESSIBLE SPACES PROVIDED: 22 SPACES

REQUIRED BICYCLE PARKING (20%): 71 SPACES
PROVIDED BICYCLE PARKING: 72 SPACES

APPROVED
STIPULATION SET
REMAIN FOR RECORDS
9/5/19
DATE KP
APPROVED BY

VICINITY MAP



Nelsen Partners, Inc.
Austin | Scottsdale
15210 North Scottsdale Road
Suite #300
Scottsdale, Arizona 85254
t 480.949.6800
nelsonpartners.com



SPRINGHILL SUITES
PAPAGO PLAZA
1500 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

DRB # 18-DR-2019

ZONING # 6-ZN-2018

PRE-APP # 485-PA-14

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801 655 1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480 949 6800

Date
AUGUST 14, 2019

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without written
consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

A-023
SITE PLAN



Springhill Suites
Papago Plaza
7047 E McDOWELL RD
Scottsdale, AZ 85257

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

ZONING # 6 - ZN - 2018

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

Date
03/29/19
Revisions

Drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

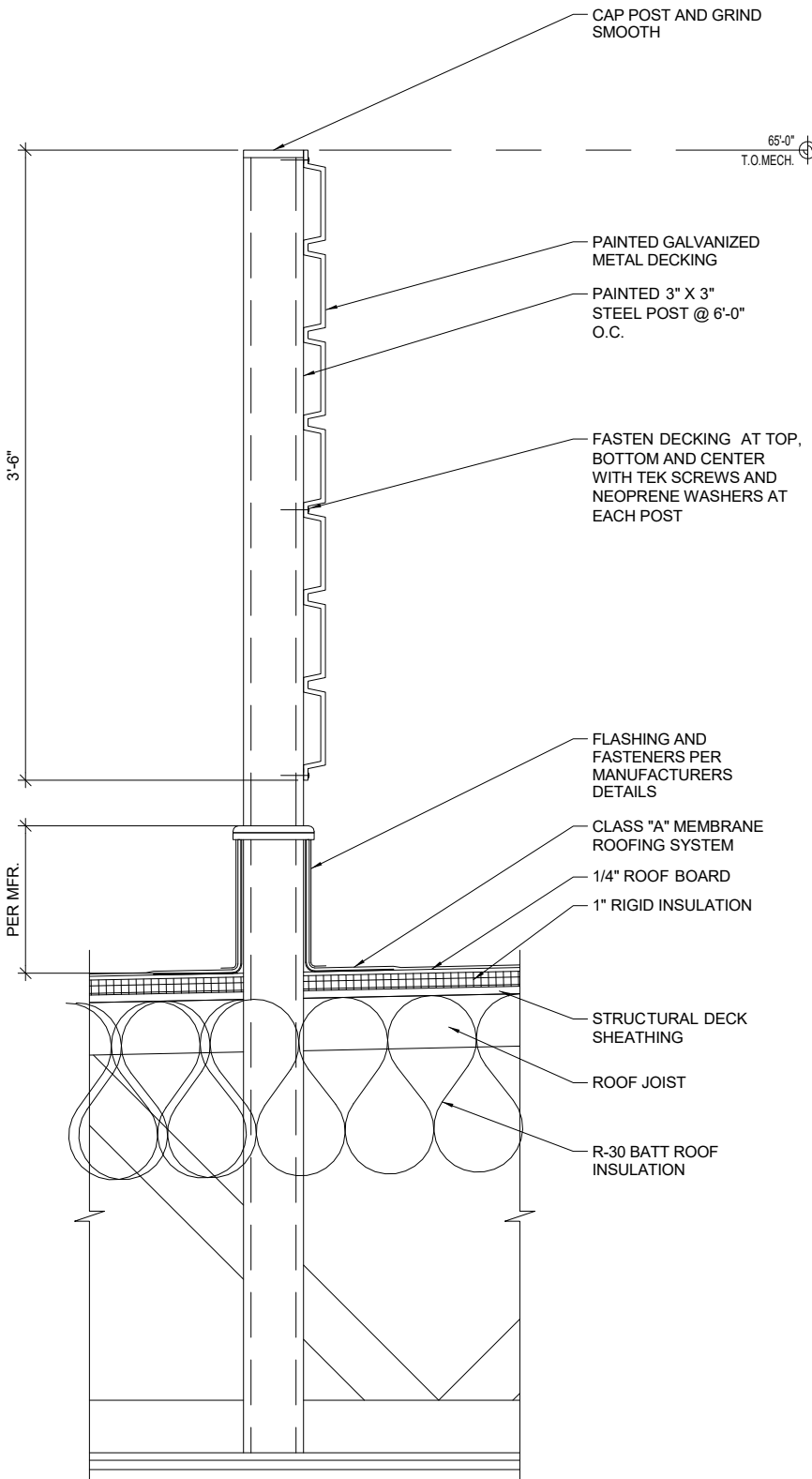
Project No.
318196

A-041
Wall Elevations and
Details

APPROVED

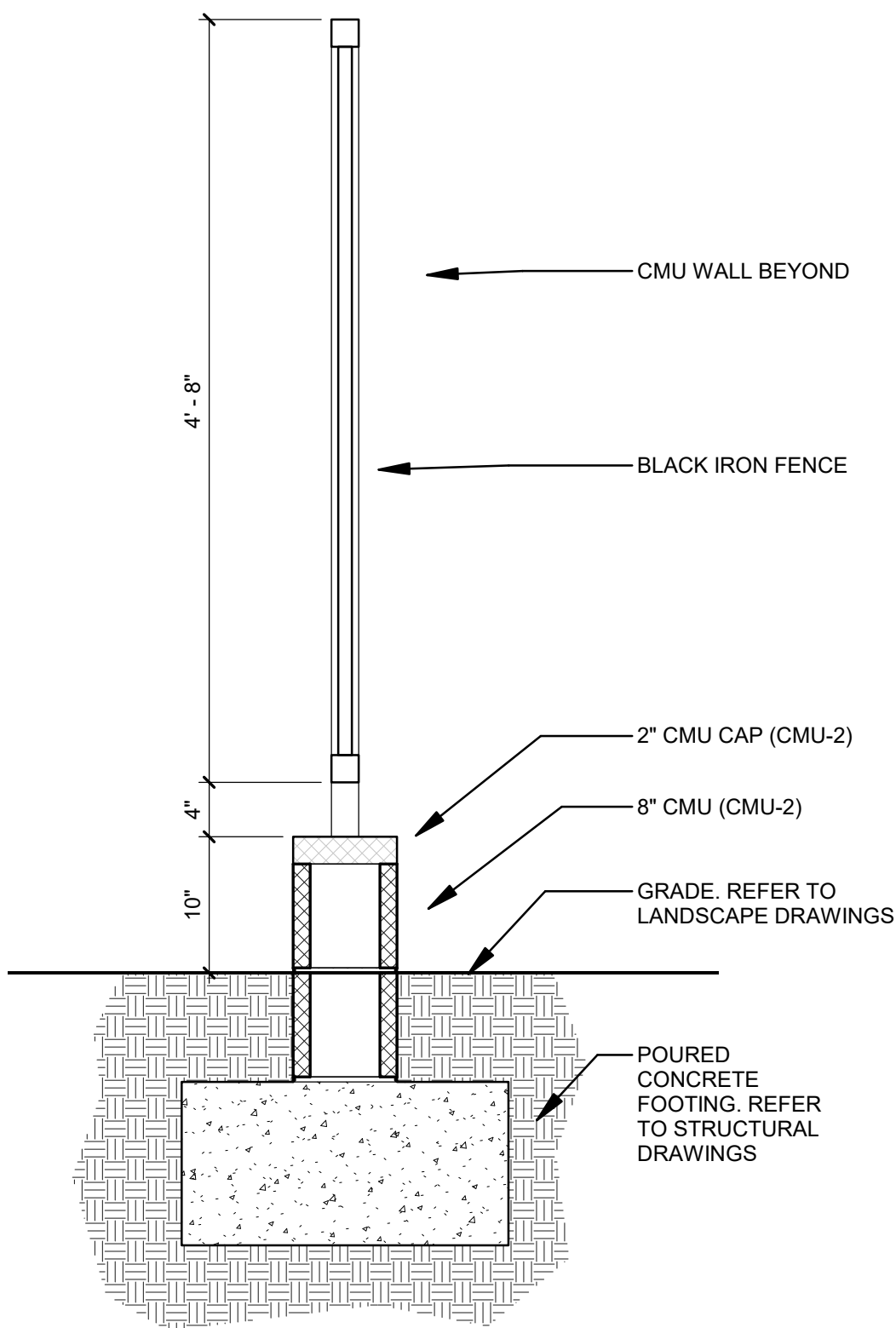
STIPULATION SET
RETAIN FOR RECORDS

9/5/19 KP
DATE APPROVED BY



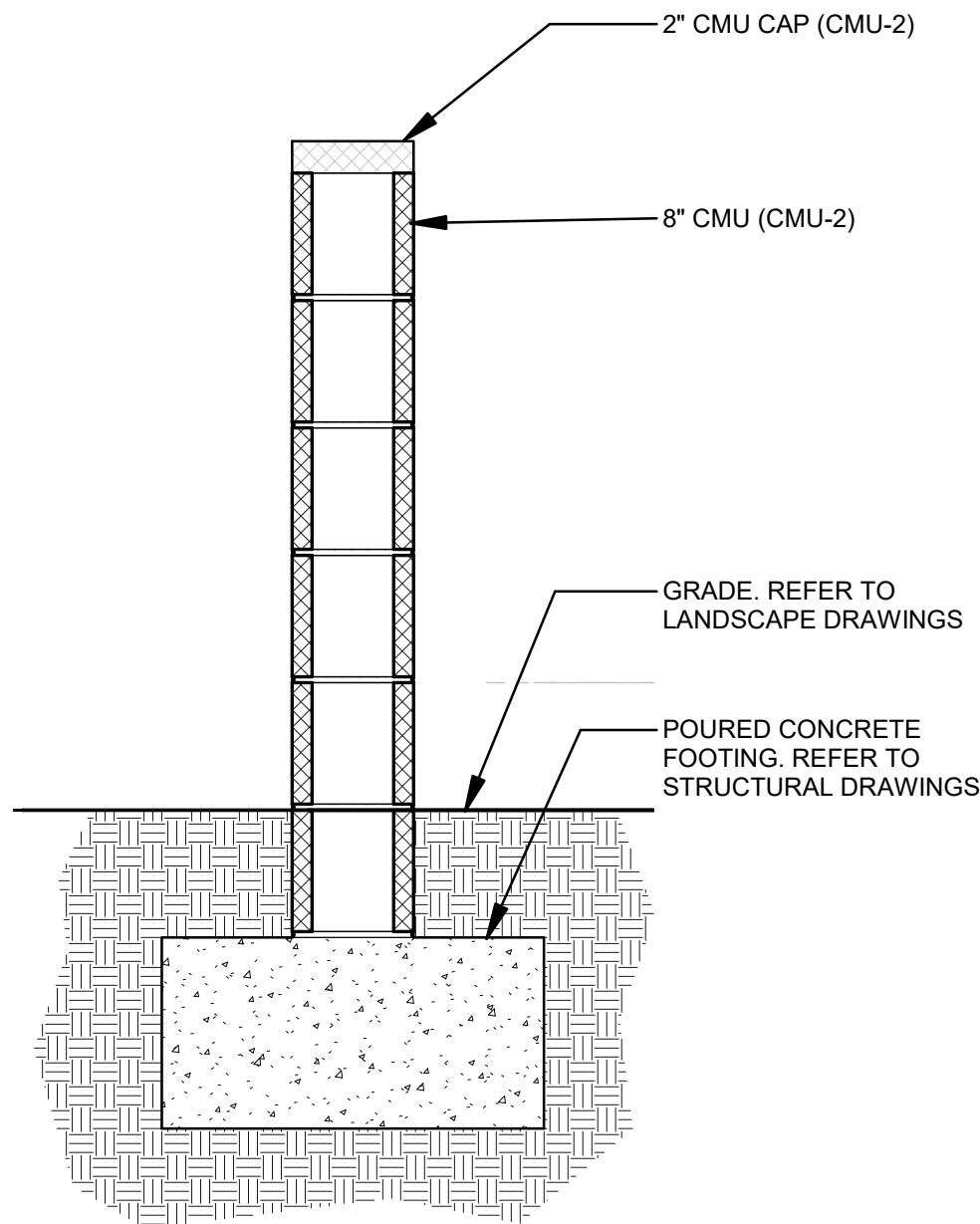
04 MECHANICAL SCREEN SECTION DETAIL

SCALE: 1" = 1'-0" REF:



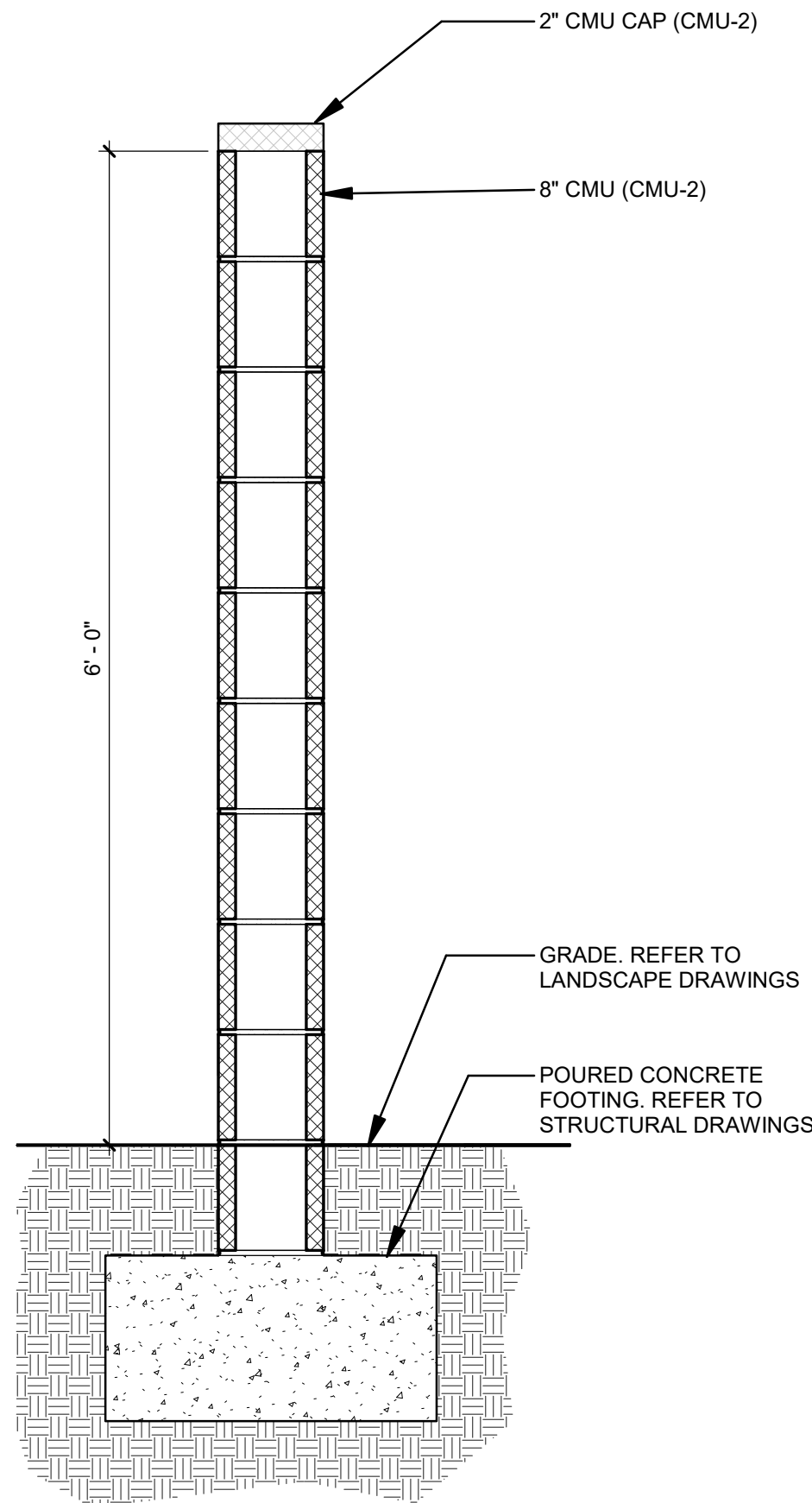
03 POOL IRON FENCE SECTION-

SCALE: 1" = 1'-0" REF:



02 POOL CMU FENCE SECTION LOW-

SCALE: 1" = 1'-0" REF:



01 POOL CMU FENCE SECTION-

SCALE: 1" = 1'-0" REF:

18-DR-2019
4/18/2019



Expires 12-31-2021

Springhill Suites
Papago Plaza
1500 NORTH SCOTTSDALE ROAD

Scottsdale, AZ 85257

OWNER
PEG Development
180 N University Ave
Ste. 200
Provo, UT 84601
801.655.1998
Attn: Tyler Mahoney

ARCHITECT
Nelsen Partners
15210 N. Scottsdale Road
Suite 300
Scottsdale, AZ 85254
480.949.6800
Attn: Jeff Brand

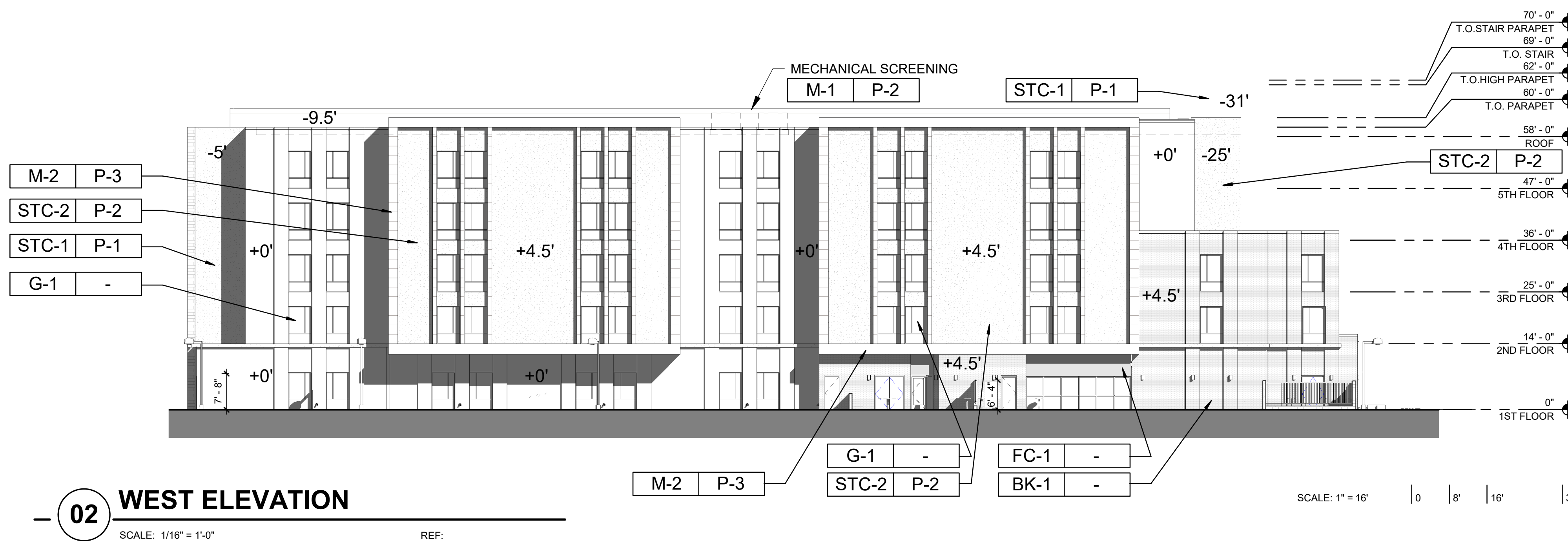
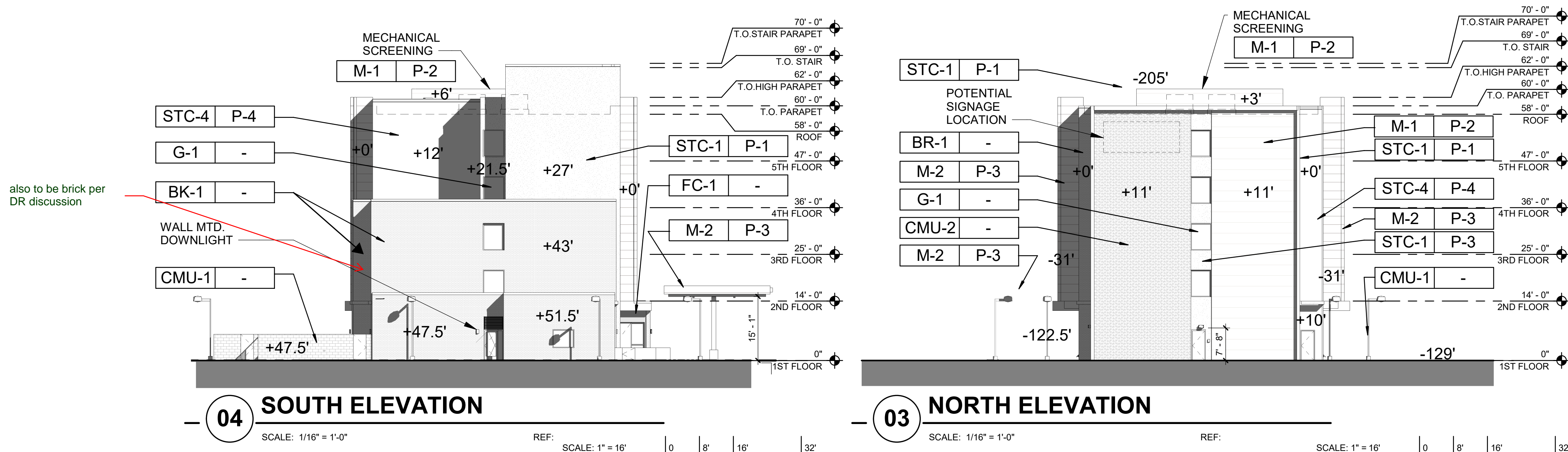
Date
JULY 09, 2019
Revisions

Drawings and written material appearing
herein constitute original and unpublished
work of the architect and may not be
duplicated, used, or disclosed without
written consent of the architect.

© 2018 NELSEN PARTNERS, INC.

Project No.
318196

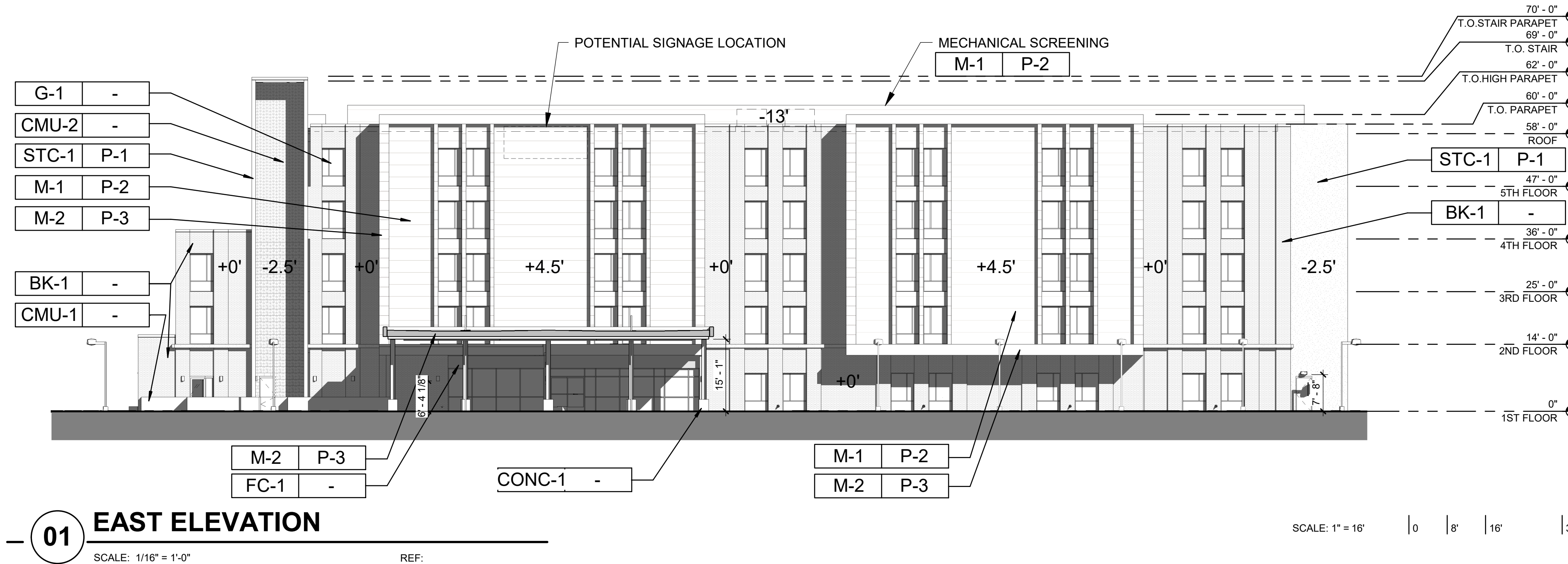
A-037.2
Elevations



LEGEND

M-1 Light Grey Metal Panel
M-2 Dark Grey Metal Panel
STC-1 White Stucco
STC-2 Light Grey Stucco
STC-3 Dark Grey Stucco
STC-4 Brown Stucco
CMU-1 Standard CMU
CMU-2 Projection CMU
CONC-1 Concrete
FC-1 Phenolic Panel
BK-1 Thin Veneer Brick
G-1 Clear Glass

P-1 Extra White
P-2 Requisite Gray
P-3 Mink
P-4 Rockwood Terracotta
P-5 Black Magic



DRB # 18 - DR - 2019

6 - ZN - 2018

ZONING #

485 - PA - 14

PRE APP #