



Marked Agendas

Approved Minutes

Approved Reports

**The November 7, 2019  
Development Review  
Board Meeting Agenda and  
Minutes can be found at**

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

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 7, 2019  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## ACTION

**75 on 2nd  
25-DR-2019**

**Location:** 7502 East 2<sup>nd</sup> Street

**Request:** Request approval of the site plan, landscape plan, and building elevations for a multi-family residential development comprised of a three- and four-story building with 39 dwelling units in approximately 70,800 square feet of building area, all on a 1.1-acre site.

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## OWNER

Tom Frenkel  
(480) 941-2260

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## ARCHITECT/DESIGNER

Kristjan Sigurdsson  
K&I Homes, LLC  
(602) 505-2525

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## APPLICANT CONTACT

Kristjan Sigurdsson  
K&I Homes, LLC  
(602) 505-2525

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## BACKGROUND

### Zoning

The site is zoned Downtown/Downtown Multiple Use Type – 2 Downtown Overlay (D/DMU-2 DO). The D/DMU-2 DO district allows a mixture of commercial and residential uses in a mixed-use development form. The current zoning designation was recently approved by City Council with Case 2-ZN-2019.

### Context

The subject property is located at the northeast corner of East 2<sup>nd</sup> Street and North 75<sup>th</sup> Street. Please refer to context graphics attached.

**Adjacent Uses and Zoning**

- North: Small scale office uses, zoned Service Residential Downtown Overlay (S-R DO), Downtown/Office Commercial Type-2 Downtown Overlay (D/OC-2 DO), and Downtown/Office Residential Type-2, Downtown Overlay (D/OR-2 DO)
- South: Event Venue (Clayton House), zoned Highway Commercial Downtown Overlay (C-3 DO)
- East: Office, zoned Downtown/Office Residential Type-1.5, Downtown Overlay (D/OR-1.5 DO)
- West: Scottsdale Public Library, zoned Downtown/ Downtown Civic Center Type-2 Planned Block Development Downtown Overlay (D/DCC-2 PBD DO)

**Key Items for Consideration**

- Old Town Scottsdale Urban Design & Architectural Guidelines
- Previous zoning approval Case 2-ZN-2019

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The development proposal includes redevelopment of the existing site to include a new apartment building with 39 units. All required parking will be provided on-site in a parking structure that will be screened from view by the building. Vehicular access to the parking structure is provided via the alley in the rear of the property.

**Neighborhood Communication**

The applicant and the City sent notification of the application submittal to property owners within 750 feet of the site, and the site has been posted. There were also previous outreach efforts earlier in the year for the related zoning case. As of the date of this report staff has not received public comment on the Development Review Board submittal.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Located on the northeast corner of North 75<sup>th</sup> Street and East 2<sup>nd</sup> Street the development is situated in an area of Old Town that is primarily low-scale office and is transitioning as older properties redevelop. It is located across the street from the Civic Center Mall, an entertainment venue, and a short walk from Scottsdale Stadium. The proposed development is consistent with the uses and character of the area, as well as the Old Town Scottsdale Character Area Plan, Zoning Ordinance, and Old Town Scottsdale Urban Design & Architectural Guidelines.

To maintain an active street frontage the proposed development incorporates an outdoor pool/amenity area, gym, and lobby adjacent to East 2<sup>nd</sup> Street. All parking is provided within a private parking structure. Access to the parking garage is provided through the alley in the rear of the property, which provides connections to North 75<sup>th</sup> Street and North Miller Road. The parking garage is wrapped with the proposed building to screen the structure from view. The existing 8-



foot-wide sidewalk on East 2<sup>nd</sup> Street will remain, and the sidewalk along North 75<sup>th</sup> Street will be increased to 8 feet in width.

The proposed building is a 4-story structure with a contemporary design style. Massing of the building steps back from the street frontages (East 2<sup>nd</sup> Street & North 75<sup>th</sup> Street) to provide transition from the streetscape and create a pedestrian scale. The materials consist of painted stucco, decorative masonry block, accented with steel columns and decorative tube steel railings. Landscaping with large trees will be provided along the eastern project boundary, creating a buffer next to the adjacent property, and along the street frontages with an emphasis on shading the public sidewalks where possible.

**Development Information**

- Existing Use: Office, pet care services
- Proposed Use: Multi-family Residential
- Parcel Size: 47,560 square feet (1.09 acres)
- Building Height Allowed: 66 feet
- Building Height Proposed: 50 feet
- Parking Required: 55 spaces
- Parking Provided: 56 spaces
- Open Space Required: N/A
- Open Space Provided: 11,300 square feet
- Floor Area: 70,765 square feet
- Density Allowed: 50 dwelling units per acre
- Density Proposed: 36 dwelling units per acre

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve 75 on 2<sup>nd</sup> per the attached stipulations, finding that the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

Current Planning Services

**STAFF CONTACT**

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**APPROVED BY**

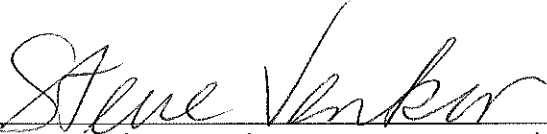
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Bryan Cluff, Report Author

10/19/19

Date




Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: [svenker@scottsdaleaz.gov](mailto:svenker@scottsdaleaz.gov)

10/22/19

Date



Randy Grant, Director  
Planning and Development Services

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10/23/19

Date

**ATTACHMENTS**

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

**Stipulations for the  
Development Review Board Application:  
75 on 2nd  
Case Number: 25-DR-2019**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by K&I Homes, LLC., with a city staff date of 8/20/19.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by K&I Homes, LLC., with a city staff date of 9/25/19.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by K&I Homes, LLC., with a city staff date of 8/20/19.
  - d. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
  - e. The water and sewer basis of design report submitted by Hunter Engineering and accepted in concept by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was: 2-ZN-2019.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

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

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

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

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

4. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

**EXTRIOR LIGHTING:**

**Ordinance**

- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

5. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
6. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET DEDICATIONS:**

**Ordinance**

- E. RIGHT-OF-WAY DEDICATIONS. Prior to any permit issuance for the development project, the owner shall make the following fee simple right-of-way dedications to the City of Scottsdale:
  - a. North 75TH STREET. Ten (10) feet dedication, for a total twenty (20) feet wide North 75th Street east half-right-of-way width.
  - b. ALLEY. Two (2) foot dedication, for a total ten (10) feet wide south half-alley right-of-way width.

**STREET INFRASTRUCTURE:**

**Ordinance**

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to construct the following improvements:
  - a. NORTH 75<sup>TH</sup> STREET
    - 1. Construct an 8-foot-wide sidewalk along project development frontage.
    - 2. Replace existing streetlight on the northeast corner of North 75<sup>th</sup> Street and East 2<sup>nd</sup> Street with a city standard streetlight.
    - 3. Reconstruct sidewalk crossing of alley exit into North 75<sup>th</sup> Street to American with Disabilities Act (ADA) standards.
  - b. EAST 2ND STREET
    - 1. Remove driveways from East 2<sup>nd</sup> Street along project development frontage and replace with vertical curb, gutter and full width level sidewalk.
  - c. ALLEY.
    - 1. Reconstruct twenty (20) feet alley width along project development frontage to include positive drainage.
    - 2. Overhead utility and cable lines adjacent to lot shall be placed underground, from North 75<sup>th</sup> Street to the existing pole in the alley north of Lot 13.

**WATER AND WASTEWATER:**

**Ordinance**

- H. WATER LINE. Prior to any permit issuance for the development project, the owner shall submit and obtain approval of construction documents to abandon existing waterline within alley adjacent to project development. The owner shall relocate existing water services from this waterline, including any on-site building line relocation for adjacent effected parcels. Associated city water service abandonment and installation fees shall not be applicable.
- I. WATER AND WASTEWATER IMPROVEMENTS. The owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and man-holes, necessary to serve the development.
- J. FIRE HYDRANT. The owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

**DRB Stipulations**

- 7. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

8. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the Design Standards & Policies Manual and the case drainage report accepted in concept by the Stormwater Manager or designee.

**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

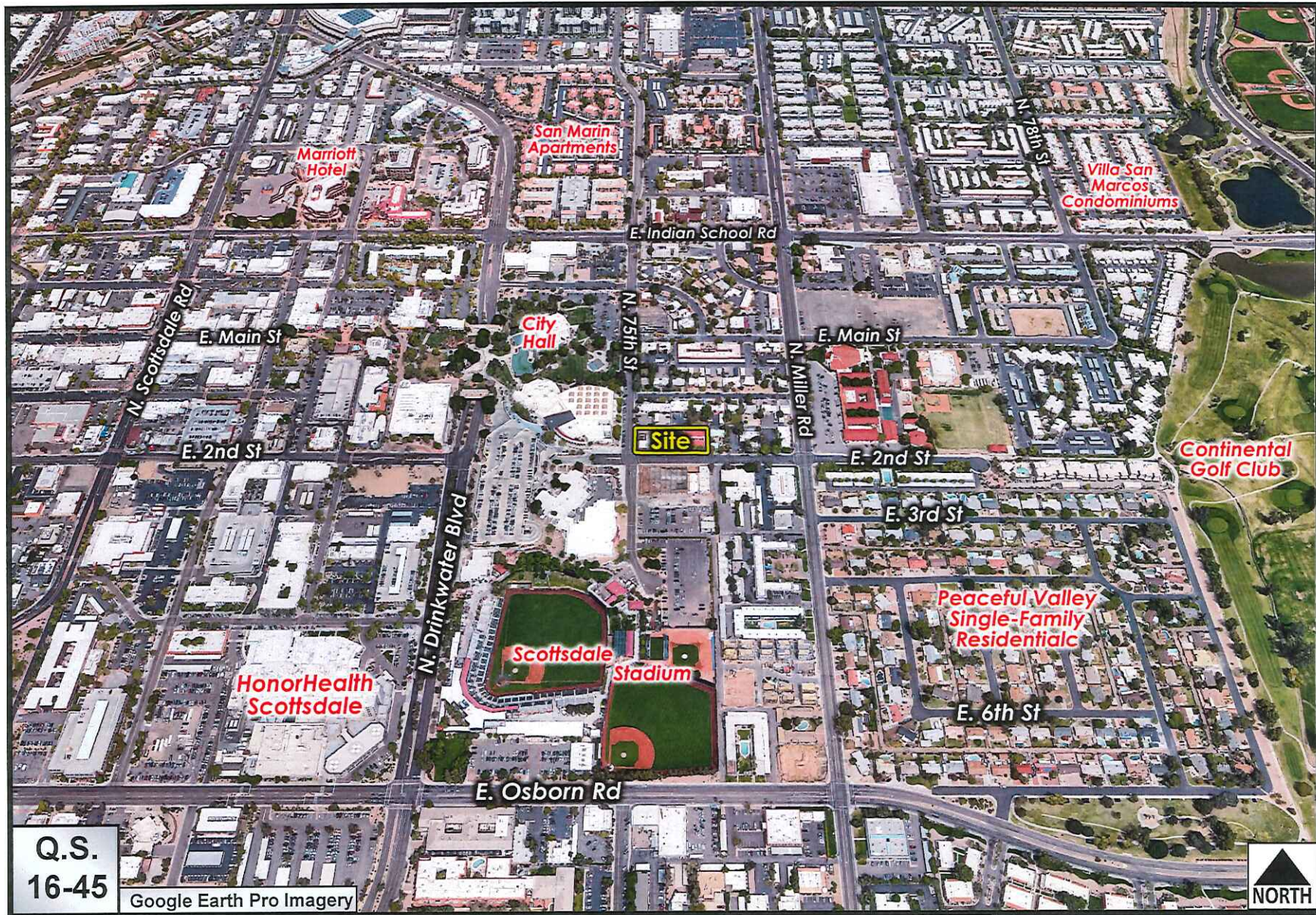
9. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
  - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
  - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to private property.

**PLAT/LAND ASSEMBLAGE:**

**DRB Stipulations**

10. Prior to the issuance of any building permit for the development project, the property owner shall submit and receive approval of a plat for a land assemblage to combine the existing parcels into one parcel, in accordance with the Subdivision Ordinance.



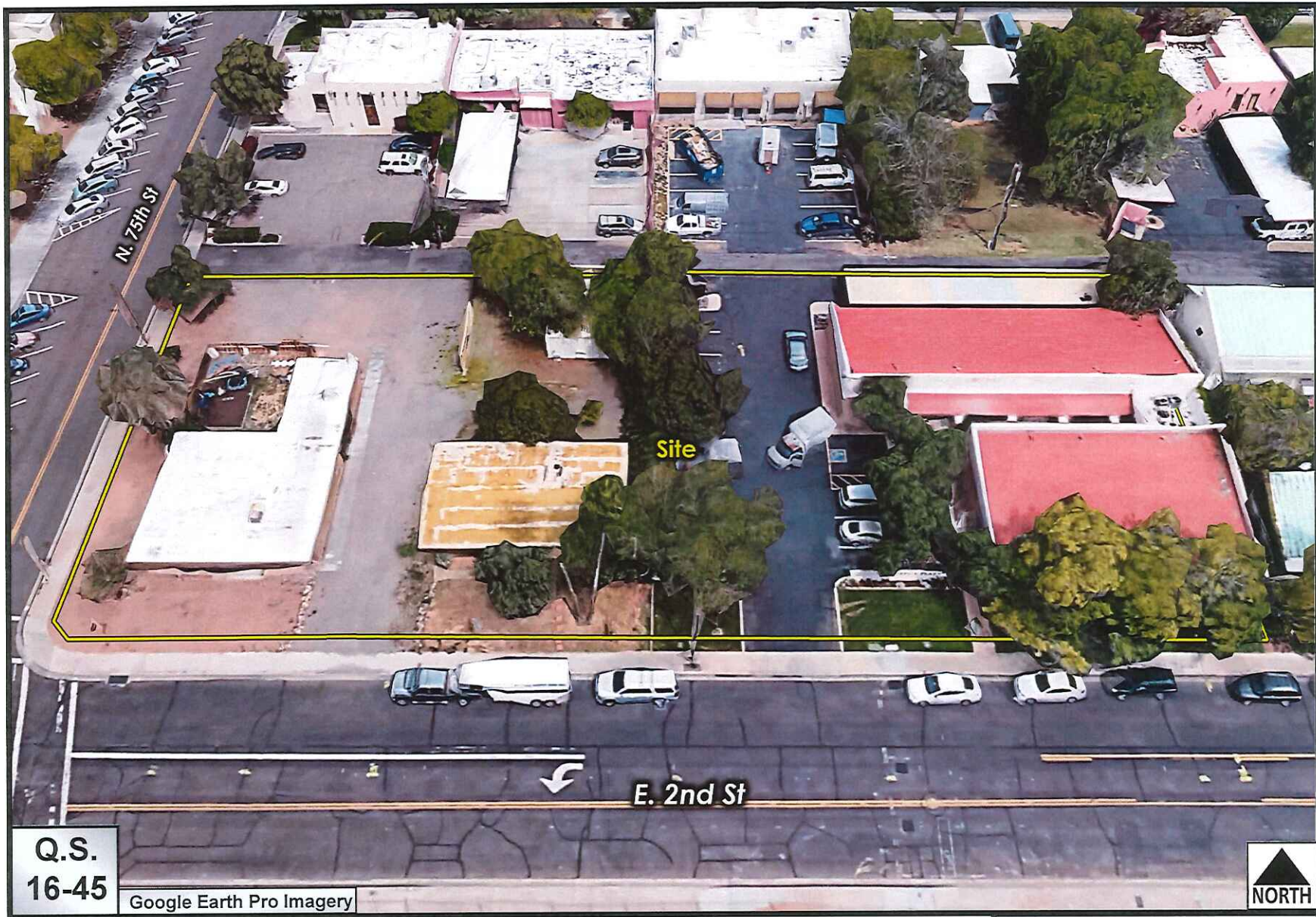


Context Aerial

25-DR-2019

ATTACHMENT 1





Q.S.  
16-45

Google Earth Pro Imagery



Close-up Aerial

25-DR-2019

ATTACHMENT 1A





Zoning Aerial

25-DR-2019

ATTACHMENT 2



## Project Narrative

690-PA-2018 / 2-ZN-2019

Rezoning and Development Review Board for:

**75 on 2<sup>nd</sup>**  
**A Boutique Apartment Infill Development**

Location: Northeast Corner of 75<sup>th</sup> Street & 2<sup>nd</sup> Street  
7502 N. 2<sup>nd</sup> Street

Request: Rezone from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay)

Prepared for: 75<sup>th</sup> & 2<sup>nd</sup>, LLC  
Tom Frenkel  
7340 E. Main St. #200  
Scottsdale, AZ 85251

Prepared by: K&I Homes, LLC  
Kristjan Sigurdsson, Principal Architect  
6125 E. Indian School Rd., Suite 2005  
Scottsdale, AZ 85251

Date: May 4<sup>th</sup>, 2019 (Rezone 2<sup>nd</sup> / DRB 1<sup>st</sup> Submittal)



**Table of Contents:**

<b>I.</b>	<b>Overview.....</b>	<b>3</b>
<b>II.</b>	<b>2001 General Plan.....</b>	<b>6</b>
<b>III.</b>	<b>Old Town Scottsdale Character Area plan.....</b>	<b>11</b>
<b>IV.</b>	<b>Downtown Plan Urban Design &amp; Architectural Guidelines.....</b>	<b>17</b>
<b>V.</b>	<b>Scottsdale Sensitive Design Principles.....</b>	<b>20</b>
<b>VI.</b>	<b>Design Review Criteria.....</b>	<b>22</b>
<b>VII.</b>	<b>Conclusion.....</b>	<b>24</b>

## Overview

### The Request

This request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current **S-R DO** allows for a density of 23 DU/Ac and a height of 26 feet.

The current **D/OR-2 DO** allows for a density of 50Du/Ac and a height of 66 feet.

The current zoning would allow for the proposed density of the project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

The existing site contains three office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development.

The current owner, Clayton Companies ([claytoncompanies.com](http://claytoncompanies.com)) is planning to re-develop the site into a high-quality boutique apartment building, as per the attached plans. The Clayton Companies, headed by Tom Frenkel, has developed or redeveloped numerous high-quality projects throughout Scottsdale over the last 3 decades. Notable residential developments include **The Tom/Scot** ([thetomscot.com](http://thetomscot.com)), and **77 on the Park** ([77onthepark.com](http://77onthepark.com)), in Scottsdale, both of which were also designed by K&I Homes, and proven to be very successful projects.

The Clayton Companies goals are to build long-term relationships with both their tenants and the community. They look beyond short-term gains, and design and build for a long-term hold, retaining ownership of their buildings for decades. Consequently, this proposed project includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size (1 Bedroom units averaging 870 SF, and 2 Bedroom units averaging 1,370 SF), separate laundry and powder rooms, large 8' deep balconies (average size 190 SF – more than three times that required by ordinance). In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size. Experience has shown that this leads to longer-term leases and very low turnover rates, where residents get to know each other, form long term relationships and create a truly comfortable and secure sense of community.

This proposed project that will include 39 living units, in a 3 and 4 story building. Associated amenity areas will be included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.



### The Context

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density.

To the East is the Scottsdale Public Library and Civic Center Mall.

To the North are several older office and residential properties, separated by the existing alley.

To the West is a newly redeveloped residential office

To the South is The Clayton House, a special events venue recently completed by the same developer, and cited in the Old Town Scottsdale Character Area Plan for high quality design through adaptive reuse.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for multi-family residential rental units in the area.

The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. It will promote an integrated, sustainable character for the area with a strong live, work and play component.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

### The Design

The Building Style can be considered as Modern or Contemporary with a Mid-Century Modern twist. It is a timeless design characterized by straight edges and smooth rectilinear forms in a balanced composition that expresses the form and functionality of its components.

The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors.

The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to existing adjacent properties.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

### The Open Space / Landscaping

The proposed project promotes the value of usable open space on several levels and creates a walkable community with connectivity to the surrounding land uses. While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space, including a boutique hotel like pool/amenity area along the 75<sup>th</sup> Street frontage, creating a gathering place that fosters social interaction among residents. While a safety/security fencing is needed around the pool area, it is visually open to the street. A large activity deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. In addition to that all of the units fronting the streets have continuous 8' deep balconies along the entire unit. Averaging 2-300 SF,

these balconies become outdoor living extensions of the units, rather than just a required ordinance appendix. They are sure to be frequently utilized by residents, supporting leisure and high quality of life.

While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor.

The landscaping for the development will be in conformance with city standards and approved palette. Low-water use indigenous plants and trees will be used throughout the project. Turf areas for active and passive recreational use will utilize artificial turf material to conserve water use.

Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### The Environment

The design will respect and enhance the unique climate through the use of solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors.

The interior parking garage eliminates all asphalt from the site, significantly reducing the typical heat-island effect.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features.

### The Pedestrian

The site is ideally located within close proximity (walking distance) to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment.

The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses. This promotes reduced vehicular trip generation, and a sustainable, walkable community.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.

### The Parking

There is no Parking Lot. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

There will be no vehicular access drives from either street. Existing driveway along 75<sup>th</sup> Street is being removed, and two additional on street parking spaces added instead.



## Scottsdale General Plan 2001

The Scottsdale General Plan designates the property as 'Mixed-Use Neighborhoods'

**MIXED-USE NEIGHBORHOODS:** Mixed-use neighborhoods are located in areas with strong access to multiple modes of transportation and major regional access and services, and have a focus on human scale development. These areas could accommodate higher density housing combined with complementary office or retail uses or mixed-use structures with residential above commercial or office. 75on2nd is a higher density residential project that provides complimentary office use for the residents.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the General Plan.

### CHARACTER AND DESIGN

#### Goal 1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

- Respond to regional and citywide contexts with new and revitalized development in terms of:
  - Scottsdale as a southwestern desert community.
  - Scottsdale as a part of a large metropolitan area with a unique reputation, image, character and identity within its regional setting.
  - Relationships to surrounding land forms, land uses and transportation corridors.
  - Contributions to city wide linkages of open space and activity zones.
  - Consistently high community quality expectations.
  - Physical scale relating to the human perception at different points of experience.
  - Visual impacts (views, lighting, etc.) upon public settings and neighboring properties.
  - Visual and accessibility connections and separations.
- Enrich the lives of all Scottsdale citizens by promoting safe, attractive, and context compatible development.
- Encourage projects that are responsive to the natural environment, site conditions, and unique character of each area, while being responsive to people's needs.
- Ensure that all development is a part of and contributes to the established or planned character of the area of the proposed location.

The Old Town Districts provide regional appeal for future residents. This application is driven by the site's prime location and a strong demand for high quality multi-family residential rental units in the area.

The site is ideally located in close walking distance to a variety of civic, cultural, sports, entertainment, and services related activities and businesses, as well as two of Scottsdale's largest employers (Honor Health and City of Scottsdale). Bus and trolley services are also available in short walking distance. 75<sup>th</sup> and 2<sup>nd</sup> Street provides connectivity to and from Old Town Public Spaces for pedestrians and bicyclists alike. The site is also very close to two major arterials (Scottsdale Rd and Indian School), as well as the Loop 101, providing easy regional access.

The design will respect and enhance the unique character of Scottsdale, with high quality context appropriate design. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.



**Goal 2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community.**

- Promote development that respects and enhances the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.
- Promote, evaluate and maintain the Scottsdale Sensitive Design Principles that when followed will help improve and reinforce the quality of design in our community.

75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. Refer to discussion on Scottsdale's Sensitive Design Principles in Section V below.

**Goal 6. Recognize the value and visual significance that landscaping has upon the character of the community and maintain standards that result in substantial, mature landscaping that reinforces the character of the city.**

- Require substantial landscaping be provided as part of new development or redevelopment.
- Maintain the landscaping materials and pattern within a character area.
- Encourage the use of landscaping to reduce the effects of heat and glare on buildings and pedestrian areas as well as contribute toward better air quality.
- Discourage plant materials that contribute substantial air-borne pollen.
- Encourage landscape designs that promote water conservation, safe public settings, erosion protection, and reduce the "urban heat island" effect.

While Open Space, other than the building setback are not required by ordinance, the project includes approximately 30% of the net site area as hardscape, landscape and open space.

The landscape palette has been selected to compliment the adjacent area by continuing the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

Native & low water use plants have been chosen to provide a large variety of texture and form. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

**Goal 7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.**

- Encourage lighting designs that minimize glare and lighting intrusions into neighborhood settings.
- Encourage creative and high quality designs for outdoor lighting fixtures and standards that reflect the character of the local context.
- Discourage lighting that reduces the viability of astronomical observation facilities within Arizona.
- Allow for lighting systems that support active pedestrian uses and contribute to public safety.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.



## LAND USE

**Goal 4. Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community.**

- Allow for a diversity of residential uses and supporting services that provide for the needs of the community.
- Provide a variety of housing types and densities and innovative development patterns and building methods that will result in greater housing affordability.

This boutique apartment project will include 39 rental units, with a mix of One- and Two-Bedroom units of varying sizes, providing an attractive new housing option for the community.

**Goal 5. Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.**

- Integrate the pattern of land uses and mobility systems in ways that allow for shorter and fewer automobile trips and greater choices for mobility.
- Encourage non-motorized (pedestrian and bicycle) access/circulation within and to mixed-use centers to reduce reliance on the automobile.
- Provide a balance of live, work, and play land uses and development intensities that enable convenient non-automotive trips (pedestrian and cycling and transit) where environmentally and physically feasible.

The Site is located within close proximity (walking distance) to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property.

**Goal 6. Promote land use patterns that conserve resources such as land, clean air, water, and energy and serve all people within the community.**

- Encourage a variety of compatible mixed-use land uses throughout the city in appropriate locations allowing people to live, work, play and shop in the same general area.
- Protect and revitalize established areas/neighborhoods by promoting new development and the adaptive reuse of existing community resources that re-energize an area.

The location of the property provides connectivity to the established retail, restaurant, services and huge employment base in the nearby area. 75on2nd will promote an integrated, sustainable character for the area with a strong live, work and play component. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

**Goal 9. Provide a broad variety of land uses that create a high level of synergy within mixed-use neighborhoods.**

- Incorporate a diverse range of residential and non-residential uses and densities within mixed-use neighborhoods.
- Encourage redevelopment that invigorates an area while also respecting the character of adjacent neighborhoods.
- Encourage compact mixed-use, pedestrian oriented development patterns, at urban densities, that limit the demand for parking and unnecessary automobile trips and support alternative modes of mobility.

72on2nd incorporates a range of residential uses within a mixed-use neighborhood. The compact, high-quality infill redevelopment will invigorate the area, while being respectful to surrounding neighbors. The close proximity to a great variety of commercial, retail and service activities within the area encourages residents to walk and bike, reducing unnecessary automobile trips.

## ECONOMIC VITALITY

### **Goal 7. Sustain the long-term economic wellbeing of the city and its citizens through redevelopment and revitalization efforts.**

- Encourage and support the renovation and reuse of underutilized or vacant parcels/buildings/shopping centers.
- Enhance the experience for visitors who evaluate the quality of their experience through their visual impressions of the community by revitalizing the mature built environment of businesses and neighborhoods.

The existing underutilized site contains three small office buildings, two of which are old and dilapidated. All existing buildings and site improvements are scheduled to be demolished and removed as part of this development. In addition to providing a much more effective and appropriate use for the area, 75on2nd will be a huge visual improvement that will continue to revitalize.

## HOUSING

### **Goal 4. Encourage housing development that provides for "live, work, and play" relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.**

- Encourage a variety of housing densities throughout Scottsdale, with mixed-uses in areas of major employment and transit hubs, to offer greater live-work choices to a broader economic range of households.
- Encourage housing linked/connected to the city's mobility system.

The site is located in close proximity to a huge employment base that includes two of Scottsdale's largest employers, the City of Scottsdale, and HonorHealth. Public bus and trolley service are available within a short walking distance. The site is also just a short distance from several major arterials and the Loop 101, a regional access way.

## NEIGHBORHOODS

### **Goal 1. Enhance and protect diverse neighborhoods so they are safe and well maintained.**

- Provide for a range of housing opportunities.

75on2nd includes 39 rental units of varying sizes in a boutique environment, providing unique new housing option for the community.

### **Goal 3. Sustain the long-term economic well being of the city and its citizens through redevelopment and neighborhood preservation and revitalization efforts.**

- Use redevelopment and revitalization techniques to positively impact the visual and aesthetic impressions that tourists, citizens, and the businesses have of the overall city.
- Maintain and create opportunities for quality housing for all citizens. This is a crucial component of Scottsdale's local economy.

75on2nd is a redevelopment of an under-utilized blighted parcel in a prime downtown location. The scale and quality of the proposed project will be a huge visual improvement and help to revitalize the area. 75on2nd provides for high quality rental housing, and includes features rarely, if ever, provided by the typical apartment developer. This includes much larger unit size, separate laundry/powder rooms, and large 8' deep balconies. In addition, well-appointed outdoor and indoor amenity area are being provided, way beyond what is typically provided in projects of this size



**Goal 5. Promote and encourage context-appropriate new development in established areas of the community.**

- Encourage new development efforts toward existing developed areas in Scottsdale.
- Promote the use of existing infrastructure as an incentive to encourage more infill development within the community.
- Promote existing developed areas of the community as opportune economic development infill sites.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. Massing and height are sensitive to adjacent properties. Color and materials have also been carefully selected to complement the existing context.

**GROWTH AREAS**

**Goal 1. Direct and sustain growth and expansion in areas of the city that can support a concentration of a variety of uses and are particularly suitable for multimodal transportation and infrastructure expansion and improvements.**

- Promote the coordination of infrastructure development and upgrade with opportunities for infill development and development activity where it will encourage a mix of uses and support pedestrian and transit activity.

The property is located in an established area with all major infrastructure already in place than can easily support a higher concentration of residential uses. The property is also close to many multi-modal transportation networks, including arterials, freeways, bus and trolley routes.

**COMMUNITY MOBILITY**

**Goal 8. Emphasize live, work, and play land use relationships to optimize the use of citywide systems and reduce the strain on regional and local/neighborhood systems.**

- Encourage the development or redevelopment of areas that support a balance of live, work and play land use relationships and alternative modes of transportation that reduce the reliance on the automobile.

75on2nd is ideally located within close proximity to abundant retail, restaurant, entertainment and services, to create a sustainable, walk friendly environment with a strong live, work and play component. The location encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.

## Old Town Scottsdale Character Area Plan

The Old Town Scottsdale Plan establishes the vision for Old Town Scottsdale.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Character Area Plan.

### LAND USE

#### **GOAL LU 3**

CONTINUE THE USE OF DEVELOPMENT TYPES TO GUIDE THE PHYSICAL AND BUILT FORM OF OLD TOWN SCOTTSDALE.

##### **Policy LU 3.2**

Support higher scale Type 2 development in the majority of the Multiple Use areas surrounding the Downtown Core.

This project is located in The Downtown Civic Center District and Designated as a Type 2 Development Type.

#### **GOAL LU 5**

PROMOTE DIVERSITY IN OLD TOWN HOUSING OPTIONS.

##### **Policy LU 5.1**

Develop a variety of housing types such as apartments, condominiums, lofts, townhomes, patio homes, and live/work units.

##### **Policy LU 5.2**

Recognize the need for housing developments that are large scale projects with numerous units and amenities, as well as small infill projects with a limited number of units.

72on2nd is a unique, high quality boutique apartment project on a small infill site.

#### **GOAL LU 6**

ENCOURAGE A MIX OF LAND USES TO SUPPORT A WALKABLE AND SUSTAINABLE DOWNTOWN.

##### **Policy LU 6.1**

Encourage development to provide a mix of uses and active street frontages, particularly in the Downtown Core, along Scottsdale Road, adjacent to primary open space areas and within the more active Old Town districts. For development in peripheral areas such as the Garden District, the Scottsdale Arts District and portions of the Fifth Avenue District west of Goldwater Boulevard, and the Civic Center and Brown and Stetson Districts east of 75th Street that may not be able to support a mix of uses with active frontages, encourage features that create visual interest at the pedestrian level.

The project location does not support extended ground floor mixed-uses and related street activities. Instead, the street side perimeter incorporates outdoor patios, decks and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction and creates visual interest at the pedestrian level.



## CHARACTER & DESIGN

### GOAL CD 1

STRENGTHEN AND ENHANCE OLD TOWN DISTRICT CHARACTER WITH CONTEXTUALLY COMPATIBLE DEVELOPMENT.

**Policy CD 1.1**

Incorporate the distinctive qualities and character of the surrounding, and/or evolving district context into building and site design.

**Policy CD 1.2**

Encourage public and private development to establish new urban design and architectural character in areas where downtown development patterns are fragmented or are in transition.

**Policy CD 1.5**

Maintain the pedestrian oriented small town character and human scale in the Downtown Core. Incorporate similar elements of pedestrian character and scale at the street level in all downtown districts.

This area of downtown east of 75<sup>th</sup> Street is in the early phases of redevelopment and revitalization, transitioning from older low scale/density office residential to the newer designated Type 2 development area. While being considerate of the existing context and adjacent buildings, 75on2nd will continue to establish the architectural character for the area started by recent redevelopment projects, while also creating a unique identity.

Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity. The main building material (stucco) and color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and board formed concrete walls. The orange and teal accent colors are classic mid-century modern colors that reinforce the architecture and provide a unique identity for building.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Shade trees with large canopies will be provided along both streets to provide maximum shade along the pedestrian walkways. Sculptural site walls that also serve as bench seating are provided along both streets. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street.

### GOAL CD 3

OLD TOWN DEVELOPMENT SHOULD RESPECT AND RESPOND TO THE UNIQUE CLIMATE AND CONTEXT OF THE SOUTHWESTERN SONORAN DESERT.

**Policy CD 3.1**

Promote downtown urban and architectural design that is influenced by, and responds to, the character and climate of the Sonoran Desert.

**Policy CD 3.2**

Enhance outdoor pedestrian comfort through the creation of microclimates that incorporate a variety of shade, trees, and other drought tolerant landscape features to create passively cooler temperatures.

**Policy CD 3.3**

Pursue building and development strategies that reduce the heat island effect within downtown.

**Policy CD 3.4**

Public realm and site design should incorporate techniques for efficient water use. Water, as a landscape element or design feature, should be used judiciously and placed in locations with high pedestrian activity

75on2nd is carefully designed to be responsive to the unique local climate through the use of building orientation, solar shading, landscaping, recessed and covered balconies, large overhangs, articulation, material selection, textures and light paint colors. In addition, asphalt and parking lots have been eliminated from the site and placed inside the building, reducing the heat island effect.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas.

A small water feature is incorporated into the pool area, close to the street where it can be heard by pedestrians passing by.

#### **GOAL CD 4**

CREATE A DYNAMIC AND CONNECTED WALKABLE DOWNTOWN THROUGH URBAN AND ARCHITECTURAL DESIGN.

##### **Policy CD 4.1**

Encourage urban and architectural design that is human scale and provides pedestrian comfort.

##### **Policy CD 4.3**

Improve the pedestrian experience on arterial roadways with features such as increased and consistent sidewalk width, shade, trees, on-street parking, landscape buffers, landscape medians, and pedestrian refuge islands.

The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns. While adjacent streets are smaller local streets, they are important pedestrian passageways through the area. The 2<sup>nd</sup> street sidewalk was recently redone and widened along with new on-street parking. This project enhances those improvements by removing the existing driveway and adding additional on-street parking. The narrow sidewalk along 75<sup>th</sup> street will be removed, and a wider sidewalk installed detached from the curb. Both streets will get large shade trees and integrated pedestrian seating areas.

#### **GOAL CD 5**

ESTABLISH AN INVITING AND INTERCONNECTED DOWNTOWN PUBLIC REALM AND OPEN SPACE NETWORK THAT IS USEFUL, SAFE, INTERESTING, WALKABLE, AND COMFORTABLE TO ALL.

##### **Policy CD 5.2**

Private and public development should contribute to the creation of new, and/or the expansion of existing, public realm and open space areas throughout Old Town.

##### **Policy CD 5.3**

Provide a variety of public realm and open space areas that accommodate multiple activities and special events for downtown residents, visitors and workers of all ages.

The proposed sidewalk and landscape improvements along both street frontages, as discussed above (Goal CD4) and below (Goal CD6) will significantly contribute to this goal.

Open space activity areas for residents and their guests are provided along the 2<sup>nd</sup> Street frontage, where there are visible and interactive with the public realm.



**GOAL CD 6**

CREATE SAFE, COMFORTABLE, AND INTERESTING STREET SPACES.

**Policy CD 6.1**

Create a unified public realm experience through the design of downtown streets, building setback areas, and building frontages.

**Policy CD 6.2**

Connect downtown street spaces with other pedestrian spaces and linkages.

**Policy CD 6.3**

Streetscapes should provide continuity for the pedestrian across different developments along the same street. This continuity can be established through the provision of consistent landscape improvements, street tree themes, shade elements, decorative paving, street furniture, public art, and other integrated infrastructure elements.

Building setbacks along the street frontage are guided by the Downtown Ordinance, and consistent with surrounding properties, new and old.

To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. This is consistent with the recent sidewalk improvements along Main Street Place to the North. Landscaping and hardscape improvements along both streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street,

**GOAL CD 7**

INCORPORATE A REGIONAL LANDSCAPE PALETTE THAT COMPLEMENTS THE URBAN AND PEDESTRIAN CHARACTER OF OLD TOWN.

**Policy CD 7.1**

Old Town open space and landscape elements should project a desert oasis character, providing an abundance of shade, color, varied textures and forms.

**Policy CD 7.2**

Landscape materials should complement the built environment, land uses, and other downtown activities. Careful selection of downtown plant materials should take into account attributes such as scale, density, placement, arrangement, and maintenance requirements.

The landscape palette has been selected to compliment the adjacent area. Native & low water use plants have been chosen to provide a large variety of texture and form. Plant selection specifically includes plants that are used by neighboring properties to help create a consistent neighborhood theme. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods & work well within the proposed microclimate areas. They also promote a sustainable desert oasis planting theme to match the surrounding character.

The native plant palette selected promotes a more natural landscape requiring minimal maintenance requirements to keep the landscape more natural & healthy.

**GOAL CD 8**

INTEGRALLY DESIGN LIGHTING INTO THE BUILT ENVIRONMENT.

**Policy CD 8.1**

Achieve a balance between ambient light levels and designated lighting needs to ensure safe lighting levels while reducing light pollution and glare.

**Policy CD 8.2**

Encourage lighting that is energy efficient and designed to serve both pedestrian and vehicular safety in public and private spaces.

**Policy CD 8.3**

Use lighting to provide a safe and inviting nighttime environment for residents, businesses, visitors, and nighttime special events and activities.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

**GOAL CD 9**

IMPLEMENT HIGH QUALITY URBAN AND ARCHITECTURAL DESIGN IN OLD TOWN.

**Policy CD 9.2**

Incorporate the *Scottsdale Sensitive Design Principles* and the *Old Town Urban Design and Architectural Guidelines* in all development.

**Policy CD 9.3**

Achieve high quality urban and architectural design through the development review process.

75on2nd incorporates many of the Sensitive Design Principals and Urban Design Guidelines as detailed in Section IV and V of this application.

Concurrent with this Re-Zoning we are requesting Development Review Board Approval of the proposed project. Refer to discussion under Development Review Board Criteria in Sec. VI below.

**GOAL CD 10**

INCORPORATE SUSTAINABLE BUILDING PRACTICES IN OLD TOWN DEVELOPMENT.

**Policy CD 10.2**

Incorporate sustainable planning, design and building techniques into downtown development and use durable indigenous materials that will endure over time, to minimize environmental and maintenance impacts.

**Policy CD 10.3**

Encourage green building and biophilic design strategies such as building orientation, passive solar and cooling techniques, natural daylighting, and the integration of regional plant materials as part of downtown development.

**Policy CD 10.4**

Promote the use of energy efficient systems, construction methods, and renewable energy sources in downtown development.

**Policy CD 10.6**

Use existing urban resources, such as infrastructure systems, underutilized sites, buildings, and transportation networks to minimize the use of new resources.

**Policy CD 10.8**

Develop and maintain sustainable solid waste collection, recycling, and disposal delivery systems downtown. Encourage the use of shared waste containers and compactors among businesses to reduce the number of containers in downtown and their negative aesthetic, olfactive and circulation impacts.

75on2nd incorporates sustainable planning and design through the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco,



75on2nd incorporates green building strategies through the use of building orientation, solar shading, landscaping, recessed and covered balconies, and large overhangs. The development anticipates achieving a high level of sustainability, incorporating highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances.

75on2nd is located on an underutilized site in a prime location with all utility and transportation infrastructure in place. As an infill redevelopment project, 75on2nd will provide revitalization and more productive use for this core area of Scottsdale.

Solid waste collection is provided with shared containers located out of sight off the existing alley.

#### **GOAL CD 11**

INFRASTRUCTURE DESIGN SHOULD POSITIVELY CONTRIBUTE TO OLD TOWN IDENTITY.

##### **Policy CD 11.2**

Develop infrastructure improvements that positively impact the aesthetic and mobility aspects of the pedestrian environment.

##### **Policy CD 11.3**

Underground overhead utilities, when physically and economically feasible, to reduce the negative visual impacts in the downtown.

##### **Policy CD 11.4**

Minimize the aesthetic and circulation impacts of power and communication system equipment located in rights-of-way.

A driveway currently serving the existing office building from 2nd street will be removed and replaced with a new sidewalk segment, associated landscape improvements and on street parallel parking, improving the sidewalk aesthetic and pedestrian experience along the street.

Any existing overhead utilities services within the property ROW will be removed and all new utility services will be placed underground. All new power and communication equipment will be located off the existing alley, out of public view.

#### **ECONOMIC VITALITY**

#### **GOAL EV 2**

PROMOTE PRIVATE INVESTMENT IN, AND ATTRACT NEW DEVELOPMENT TO, OLD TOWN.

##### **Policy EV 2.1**

Encourage investment in residential and commercial development that ensures Old Town's economic competitiveness regionally and nationally.

##### **Policy EV 2.2**

Promote a mix of daytime/nighttime activities year-round through residential and commercial development in Old Town.

##### **Policy EV 2.8**

Recognize that talent is a critical component of business location decisions and enhance Old Town's quality of life amenities and housing choices, to appeal to a skilled workforce.

75on2nd is a unique high-quality boutique apartment project that provides an attractive alternative to the typical large-scale apartment complex, that will attract young professionals to the area. New residents will support nearby services 24/7 and help energize the surrounding area.

## **Downtown Scottsdale – Urban Design & Architectural Guidelines**

The primary purpose of these Guidelines is to influence the general character of new projects so Downtown will preserve its present qualities as it develops.

Below is an outline of how the proposed project aligns with and reinforces some of the key goals and policies of the Guidelines

### **A. SITE DEVELOPMENT**

#### **A1. RELATIONSHIP OF NEW TO EXISTING DEVELOPMENT**

- All development proposals should show evidence of coordination with the site plan, arrangement of building forms and landscape design and facade patterns of neighboring properties. New buildings must coexist with their neighbors. While a firm rule is not possible, every new proposal must demonstrate it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between new and old

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at the corner building element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls.

#### **A4. PARKING FACILITIES**

- Minimize the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites.
- Parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum.

All of the required parking will be provided in a ground level parking garage accessed from the existing alley. There is no driveway entrance from either street, and the parking garage is screened from the street by the residential amenity areas provided.

#### **A5. BUILDING EQUIPMENT AND SERVICES**

- Locate service and loading zones to minimize visibility from public streets.
- On Downtown building sites served by the alley system, locate all serve-delivery entrances, loading docks and refuse collection facilities in the alley area.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

#### **A8. THE CONTINUITY OF STREET SPACES**

- Buildings should create consistent street setback patterns by locating a maximum amount of their front elevation on the setback line.
- The preferred building-street relationship is to place buildings parallel to the street.

#### **Corner Buildings**

Corner buildings should make a strong tie to the building lines of each street.



The building is placed parallel to both streets and located at the minimum or prevailing setback in conformance with the Scottsdale Zoning Ordinance for Downtown. A strong corner element is provided emphasizing the main building entry and ground floor office use.

#### **A9. THE BUILDING SETBACK ZONE**

- The building setback zone should be developed as a "patio" landscape designed primarily for pedestrian activity and enjoyment.
- The planting plan along street edges should be linear and rhythmic with occasional contrasts and accents.
- Trees scaled and located to create shade for pedestrians and for appreciation by passing motorists.

The building setback zone incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. Landscaping along both streets will continue the linear and rhythmic theme established by The Clayton House across the street to the South. Shade trees with large canopies are strategically placed to provide maximum shade coverage along Pedestrian walkways. Understory plantings have been selected to provide seasonal interest with a variety of bloom periods.

#### **B. BUILDING FORM**

##### **B1. REDUCTION OF APPARENT SIZE AND BULK**

Downtown buildings of three or more stories should be designed as carefully-orchestrated compositions of smaller parts. Every building should reduce its perceived height and bulk by dividing the building mass into smaller-scale components. Large or long continuous wall planes should be avoided. As a general principle, building surfaces over two stories high or 50 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

##### **B2. COMPOSITION OF RECESSES AND PROJECTIONS**

Recesses and projections are encouraged to divide horizontal planes of the building into smaller-scale elements and to produce strong areas of shade and shadow.

- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of the building. Recessed courtyard to divide building mass into smaller parts
- Recessed balconies, porches and loggias create a sense of depth in the building wall, contrasting surfaces exposed to the sun with those in the shadow. The strong, alternating light and dark pattern is a distinctive quality of regional architecture in the Southwest.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and verandas.

The center 4 story portion of the building is recessed to provide for the outdoor pool amenity area. Large balconies are both recessed and extruded from the building mass, creating an interplay of light and shadow, that is further enhanced by change in color and materials. The stair towers anchor the building components and break up the overall mass by forming a strong vertical element, in an otherwise horizontal composition.

## C. ARCHITECTURAL CHARACTER

### C1. PROPORTION AND SCALE

- Building proportions with horizontal emphasis are generally desired.
- It is desirable that the spacing of elements in facades be varied rather than repetitive. Avoid repetitive proportions. Varied proportions encouraged.

The large balconies create a horizontal emphasis to the building proportions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components of varied proportions.

### C2. BUILDING MATERIALS

- Restraint should be used in the number of different building materials selected. Simplicity of palette is desired.
- Building materials similar to those in predominant use on the street or in the district of the new project are encouraged.

### C3. COLOR AND TEXTURE

- Building colors should emphasize light and muted colors, with light earth tones dominant.
- Color selection should show evidence of coordination with the predominant use of color on the street and district of the new project.

Color and materials have been carefully selected to complement the architectural design and the existing context. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls.

### C3. ARCHITECTURAL DETAIL - BALCONIES

Balconies provide space for outdoor activity and are often helpful to give scale to a building wall. They provide an element of human size which can effectively contrast with the solid, massive character of a wall.

Large deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units, that are sure to be frequently utilized by residents.

## D. LANDSCAPE CHARACTER

### D1. STREETS

- Plants, street furniture, paving, and other landscape elements should be organized along streets to create a unified civic appearance. The materials and layout of these elements should conform to City standards.
- A safe comfortable pedestrian environment should be created as a result of creative street frontage design. Give primary consideration to provision of ample shade, special paving, and buffer between the street and walking space.

The landscaping for the development will be in conformance with city standards and approved palette. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.



## Scottsdale's Sensitive Design Principles

The proposed development will embrace and implement the following Sensitive Design Principles, that improve and reinforce the quality of design in the community:

1. The design character of any area should be enhanced and strengthened by new development.  
The design compliments and significantly enhances the existing urban fabric of the surrounding area. The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors. Color and materials have been carefully selected to complement the existing context, as well as to provide a unique identity.
5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.  
The building has a demanding, yet sophisticated street presence that will provide a unique and attractive streetscape. The proposed project is a natural fit and compliments the fabric of existing land uses found within the area. The proposed development will promote an integrated, sustainable character for the area with a strong live, work and play component.
6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.  
The site is located within close proximity to abundant retail, restaurant and services, to create a sustainable, walk friendly environment that takes advantage of the huge employment and service base in the vicinity of the property. The design encourages residents to walk, bike and utilize transit opportunities. The adjacent streets provide a framework for pedestrian and bicycle connections between the project and other surrounding land uses.
7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.  
The design provides elements that cater to the pedestrian through the use of building character, connectivity, landscaping, hardscape, and lighting. Landscaping along the streets will continue the theme established by The Clayton House across the street to the South. This will create a unified landscape character for a significant stretch on both sides of the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk.
8. Buildings should be designed with a logical hierarchy of masses:
  - To control the visual impact of a building's height and size  
The building mass is designed with a hierarchy of one-, three- and four-story building components. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor
9. The design of the built environment should respond to the desert environment:
  - Interior spaces should be extended into the outdoors both physically and visually when appropriate  
Large and deep balconies are a very important component of the design and building character. All of the units fronting the streets have more or less continuous 8' deep balconies along the entire unit. Averaging 2-300 SF, these balconies become outdoor living extensions of the units.



- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities

Color and materials have been carefully selected to complement the architectural design and the existing context, using a variety of materials and textures. The main building stucco/color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block and board formed concrete site walls. By principal the design is void of all arbitrary applied ornamentation, striving towards simplicity, honesty and clarity of form and beauty. Protruding shadow blocks are used to create sculptural patterns that add visual interest at the pedestrian level.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

The development anticipates achieving a high level of sustainability, utilizing recognized green building features. The building and unit design will incorporate highly efficient mechanical systems, low flow plumbing fixtures, LED lighting throughout and Energy Star rated appliances

Sustainable building practices include the use of durable materials that are locally sourced and require minimal maintenance, such as exposed integrally colored masonry, cast in place board formed concrete, locally manufactured aluminum siding, and integrally colored stucco,

13. The extent and quality of lighting should be integrally designed as part of the built environment.

Exterior lighting has been carefully integrated into the architecture, providing ambiance, identity and safety to residents and visitors alike.

The lighting is carefully designed to minimize glare and intrusion into neighboring property and the dark sky above. The existing streetlights provide safe passage for pedestrians along the street sidewalks. Safety and security lights are provided along the existing alley. Up/down accent lighting is provided at the balconies. All on site lighting is energy efficient LED with consistent 3000K color throughout. Wall grazing accent lighting is provided to accentuate the verticality and shadow reliefs of the two stairwells along 2<sup>nd</sup> street. Additionally, low voltage landscape lighting will be provided throughout to accent and enhance all the landscaping, as well as uplight and accentuate the shadow relief blocks of the sculptural masonry garage walls.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

The main project identification signs compliment and are an integral part of the architectural design.



## **Development Review Board Criteria**

### **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

#### **Scottsdale General Plan**

The proposed development will comply with the 2001 General Plan as previously outlined in Section II.

#### **Old Town Scottsdale Character Area Plan**

The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III.

#### **Scottsdale Zoning Ordinance**

The proposed development will comply with the development standards of the D/MU-2 zoning designation.

#### **Scottsdale Design Standards and Policies Manual**

The proposed development will comply with all relevant sections of the Scottsdale Design Standards and Policies Manual

#### **Downtown Plan Urban Design & Architectural Guidelines**

The proposed development will comply with the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

#### **Scottsdale Sensitive Design Principals**

The proposed development will comply with the Scottsdale Sensitive Design Principals as previously outlined in Section V.

### **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. The site plan and building form have been carefully articulated to coordinate with and respect neighboring properties. The building height steps down from 4 story in the middle to 3 story on the East and West to properly transition to adjacent properties. The 4-story portion of the building is set back further from the street and buffered by a single-story gym building and outdoor amenity spaces. While no side yard setback is required by ordinance, a 20-foot landscape buffer is provided on the East side of the building, respecting our single-family office residential neighbor. Color and materials have also been carefully selected to complement the existing context. The main building color closely matches that of the Scottsdale Library across the street to the East. The woodgrain siding at ground level and corner element closely matches that of The Clayton House across the street to the South, as do the stucco accents, exposed CMU block, and cast-in place board formed concrete site walls

- Avoids excessive variety and monotonous repetition;

By principal of design, the building is void of all arbitrary ornamentation, striving for simplicity of style and honest expression of materials and building functions. The building mass is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components, forming a balanced composition that expresses the form and functionality of its components. The building design along with the associated hardscape and landscape improvements provide a visually interesting and comfortable walking experience along the building frontage, enhanced by a variety of building materials, textures and sculptural shadow patterns.



- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;  
The proposed development will comply with the Scottsdale Sensitive Design Principals as previously outlined in Section V.

#### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

All of the required parking will be provided in a ground level parking garage accessed only from the existing alley. There is no driveway entrance from either street, providing a safe contiguous sidewalk along the entire street frontage.

#### **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

All building services are located off the existing alley. Mechanical equipment is located on the roof, screened by the building parapets. Electrical services are located inside the parking garage.

#### **Downtown Area**

If the development proposal is within the Downtown Area, explain how the proposed development:

- Demonstrates conformance with the Downtown Plan Urban Design & Architectural Guidelines;  
The proposed development will comply with the Old Town Scottsdale Character Area Plan, as previously outlined in Section III, as well as the Downtown Plan Urban Design & Architectural Guidelines as previously outlined in Section IV.

- Incorporates urban and architectural design that address human scale and incorporates a pedestrian-oriented environment at the street level;

The street side perimeter incorporates outdoor patios and amenity spaces for residents and visitors, creating a gathering place that fosters social interaction. A large open deck is also provided on the 2<sup>nd</sup> floor above the gym, that fronts on the street. To better the pedestrian experience, the sidewalk along 75<sup>th</sup> Street has been detached and widened, and a landscape buffer has been added between the street and the sidewalk. Large trees provide shade along the public sidewalks, and built in site walls serve as seating areas.

- Reflects contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The building form is extruded, recessed and stepped in both the horizontal and vertical planes, providing relief, visual interest and a multitude of separately identifiable components. The stacked masonry concealing the parking garage from view forms a strong base to the building and is enhanced with a sculptural pattern of protruded blocks that form an interesting shadow pattern along the wall both day and night. The building height is varied from one, to three and four stories. The 3 story portions on the East and West provide transition to adjacent buildings, while the 4-story portion in the middle is recessed back from the street to reduce its perceived height and bulk.

- Reflects the design features and materials of the urban neighborhoods in which the development is located; and
- Integrates building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The property is adjacent to mixed-use, residential, commercial and civic properties of varying age, character, condition, scale and density. As previously described, the building mass, height, materials and colors have been carefully selected to complement the existing context, as well as to provide a unique identity for the project.



## Conclusion

In summary, this request is for a rezoning of 4 parcels from **D/OR-2 DO** (Downtown/Office Residential – Type 2 Downtown Overlay) and **S-R DO** (Service Residential Downtown Overlay), to **D/DMU-2 DO** (Downtown / Downtown Mixed-Use Type 2 Downtown Overlay) on approximately 1.1 Gross acre site, located on the Northeast corner of 75<sup>th</sup> Street and 2<sup>nd</sup> Street, in the Civic Center District of Old Town Scottsdale.

The current zoning would allow for the proposed density of the proposed project, but a rezone is required to increase the allowable height on the OR zoned portion of the site.

This proposed project will include 39 living units, in a 3 and 4 story building with associated amenity areas included at ground level along the Street frontage. The project will include a mix of 1- and 2-bedroom units, ranging in size from 750-1400 SF. All of the required parking will be provided in a ground level parking garage accessed from the existing alley.

The proposed development achieves a wide range of goals including revitalizing an underutilized property, integrating high-quality, high-design, vibrant architecture and site planning to the area, and creating pedestrian synergy that will complement the surrounding land uses, and contribute to the live/work/play land use balance promoted by the Old Town Scottsdale Character Area Plan.

The development of this site will continue the revitalization of the surrounding community and provide attractive new housing options. It will also be a catalyst for future redevelopment in the area. Reinvestment and redevelopment in this mature area of the City is critical to its future success.

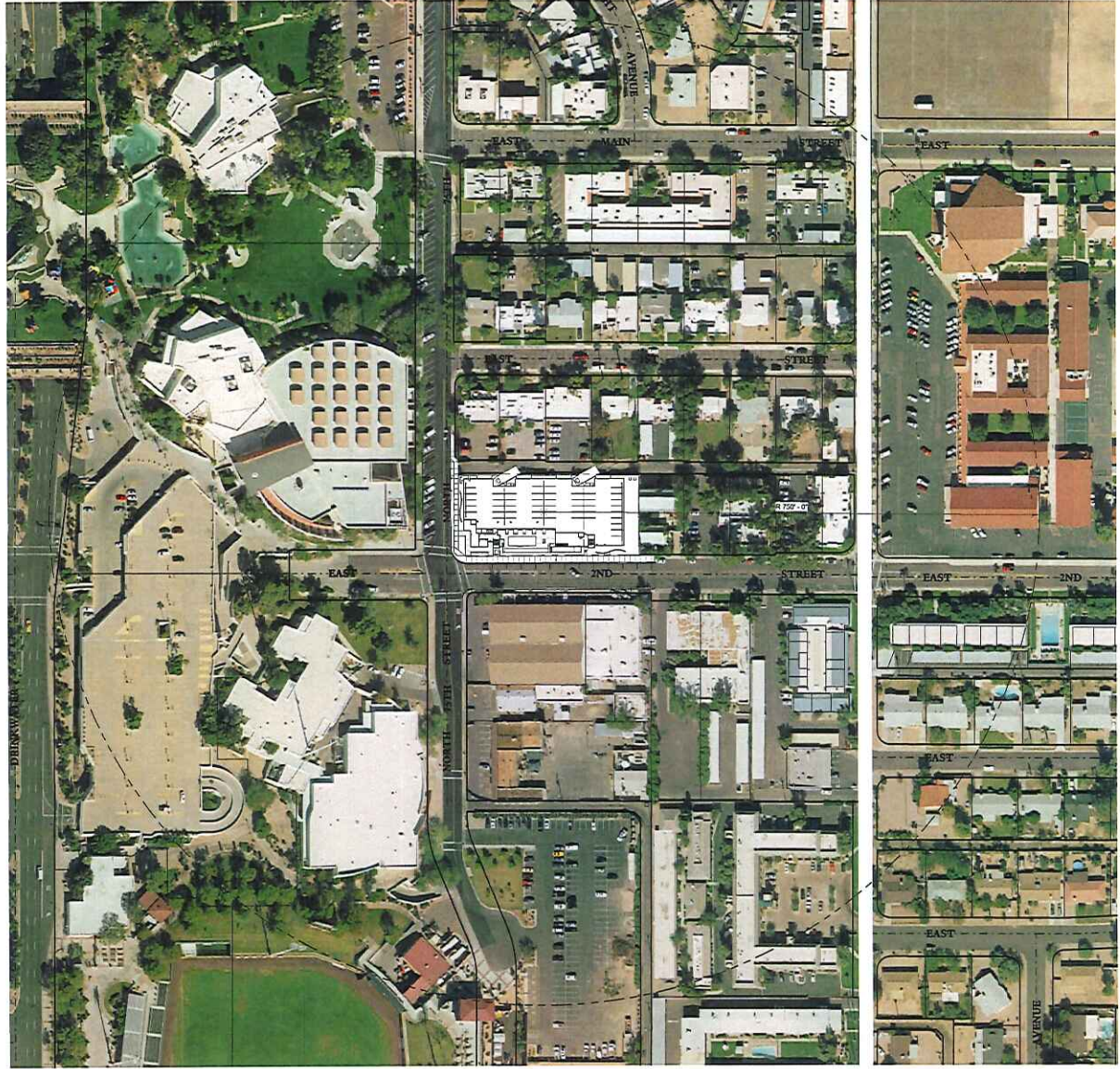
The surrounding restaurant, retail, service, and employment core will benefit from this development, and provide an attraction for future residents.

Concurrent with the Re-Zoning we are requesting Development Review Board Approval of the proposed project.

The development team is committed to delivering a sustainable development that will enrich and revitalize the character and success of the surrounding area and of the City of Scottsdale in general.

This application includes a range of exhibit including the site plan, elevations, perspective views, and landscape plans that demonstrate the character and high-level of design proposed for this site.





1 Site Plan - Aerial Overlay  
1" = 80'-0"

SCALE: 0" = 1" = 80'-0"  
0' 40'-0" 80'-0" 160'-0"

# ATTACHMENT 4

**K & I HOMES, LLC**  
6125 E. KIDAN SCHOOL RD  
SCOTTSDALE, AZ 85261  
PH: 602-99-3828



**Clayton**

**75 on 2nd**  
7502 East 2nd Street  
Scottsdale, AZ

Revisions		
#	Description	Date

OWNERSHIP OF  
INSTRUMENTS  
DRAWINGS AND SPECIFICATIONS AS  
INDICATED HEREON ARE AND  
SHALL REMAIN THE PROPERTY OF THE  
OWNER AND SHALL BE KEPT IN THE  
OFFICE OF THE PROJECT'S OWNER.  
NO PART OF THESE DRAWINGS OR  
SPECIFICATIONS SHALL BE REPRODUCED  
OR TRANSMITTED IN ANY FORM OR  
BY ANY MEANS, ELECTRONIC OR  
MECHANICAL, INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY INFORMATION  
SYSTEM WITHOUT THE WRITTEN  
CONSENT OF K&I HOMES, LLC.

JOB NUMBER: 1809  
DRAWN BY: KS  
CHECKED BY: KS  
ISSUE DATE: 5/1/2019



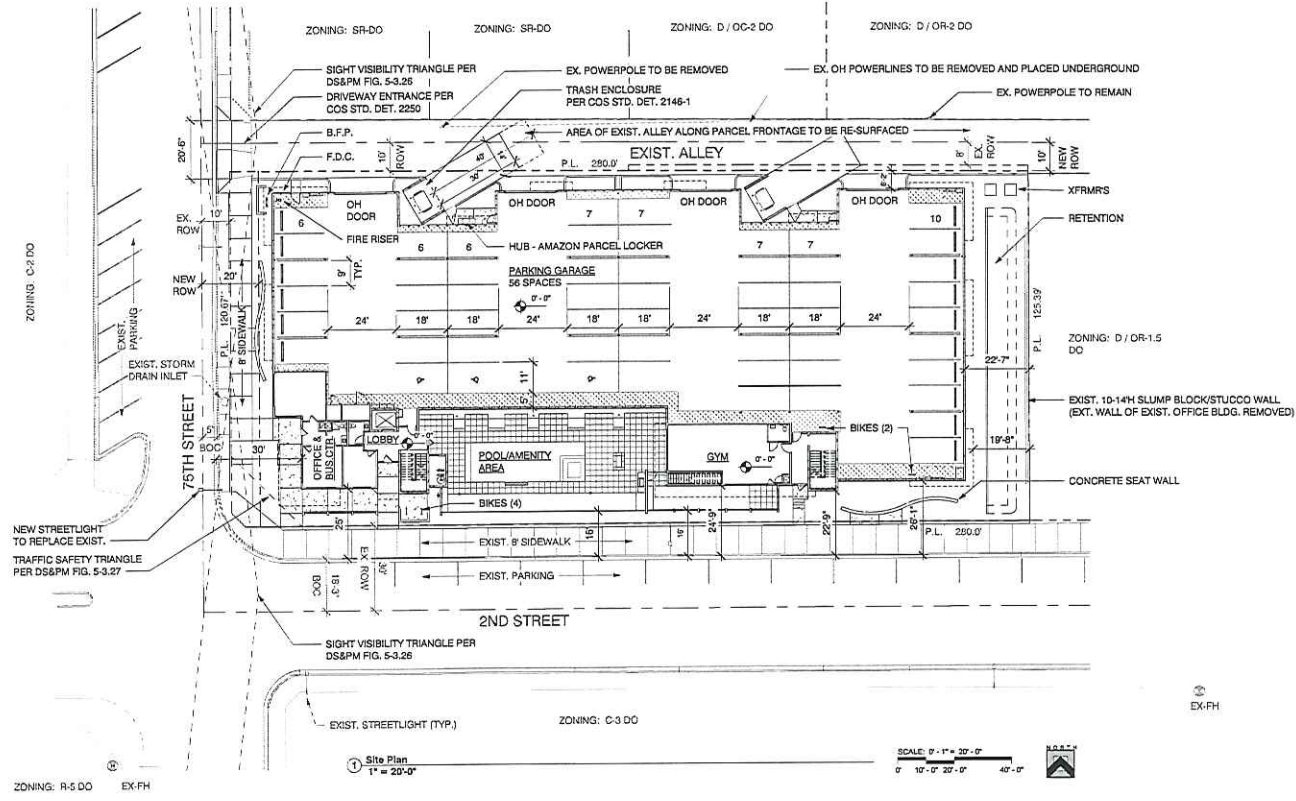
SHEET TITLE:  
**Context Aerial**

SHEET NUMBER:

**A0.2**

ReZone2 - Design  
Review1





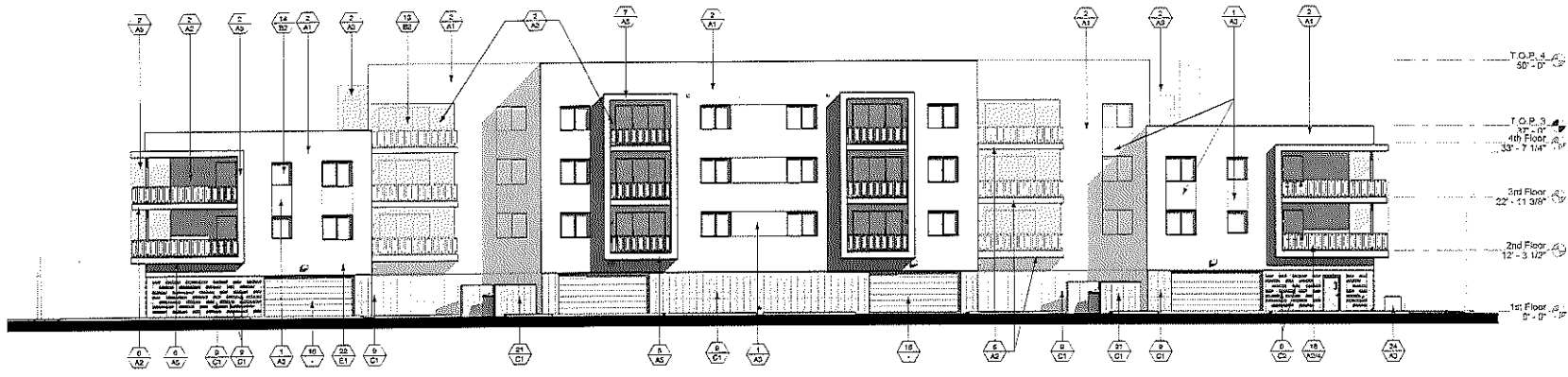
**PROJECT INFO**

PROJECT NAME: 75 on 2nd  
 SITE ADDRESS: 7502 E. 2ND STREET  
 PROPOSED USE / SCOPE: 3 & 4 STORY BOUTIQUE APARTMENT BUILDING WITH 39 UNITS  
 PARCEL #S: LOTS 10-13 130-25-02B / 130-25-02A / 130-25-02A / 130-25-02A  
 PARCEL SIZE NET SITE AREA ±: 47,560 SF = 1.09 ACRES  
 GROSS SITE AREA ±: 54,100 SF  
 CURRENT ZONING: LOTS 10-11 D/ OR-2 DO  
 LOTS 12-13 S-R DO  
 PROPOSED ZONING: DML-2 DO  
 DWELLING UNIT DENSITY: 39 DW/1.09 AC = 36 50 DW/AC MAX. ALLOWED  
 BUILDING HEIGHT: 4 STORIES / 5F 6F MAX. ALLOWED  
 LOT COVERAGE (NET SITE AREA): 20,002 SF/42,000 SF = 47.6%  
 CONSTRUCTION TYPE: V-A FULLY SPRINKLERED  
 BUILDING FLOOR AREA, GROSS SF: 20,002 SF  
 FLOOR OCCUPANCY DESCRIPTION ACTUAL FLOOR AREA  
 GROUND FLOOR R-2 / B1-B2 MIXED USE 20,002 SF  
 2ND FLOOR R-2 APARTMENTS 19,946 SF  
 3RD FLOOR R-2 APARTMENTS 19,946 SF  
 4TH FLOOR R-2 APARTMENTS 19,973 SF  
 TOTAL 79,867 SF  
 FLOOR AREA RATIO: 51,420 / 34,980 = 1.47  
 GFAR: 2,698 / 47,560 = 0.06 1.3 MAX. ALLOWED  
 FIRE SPRINKLERS: YES FULL NFPA 13 B-13R  
 OCCUPANCY GROUP: S-2  
 PARKING GARAGE: B  
 LEASING & OTHER APARTMENTS: R-2  
 UNIT MIX: 23 - 1 BED / 1.5 BATH & 16 - 2 BED / 2.5 BATH = 39 UNITS TOTAL  
 OPEN SPACE REQUIRED: NONE  
 OPEN SPACE PROVIDED: FRONT OPEN SPACE ++ 4,600 SF  
 AMENITY OPEN SPACE 4,450 SF  
 OTHER OPEN SPACE 2,520 SF  
 TOTAL OPEN SPACE ++11,570 SF  
 PRIVATE OPEN SPACE PROVIDED: 0' DEEP AND 60' OF MINIMUM EA. UNIT  
 PRIVATE OPEN SPACE PROVIDED: 0' DEEP TYPICAL UNIT AREA RANGE 95 SF - 206 SF / AVE. AREA 180 SF  
 PARKING REQUIRED FOR RESIDENTIAL USE (9'-0" X 18' MIN. SIZE PARKING SPACES):  
 1 BEDROOM UNITS 4.0 SF/UNIT = 23 x 1.0 = 23 SPACES  
 2 BEDROOM UNITS 2.3 SF/UNIT = 16 x 2.0 = 32 SPACES  
 TOTAL PARKING REQUIRED 55 SPACES  
 ACCESSIBLE REQUIRED: 4% OF TOTAL = 3 SPACES  
 BIKE PARKING REQUIRED: 2 / 10 RECD PARKING SPACES = 6  
 PARKING PROVIDED: STANDARD ACCESSIBLE TOTAL BIKES  
 PARKING GARAGE 53 3 56 2

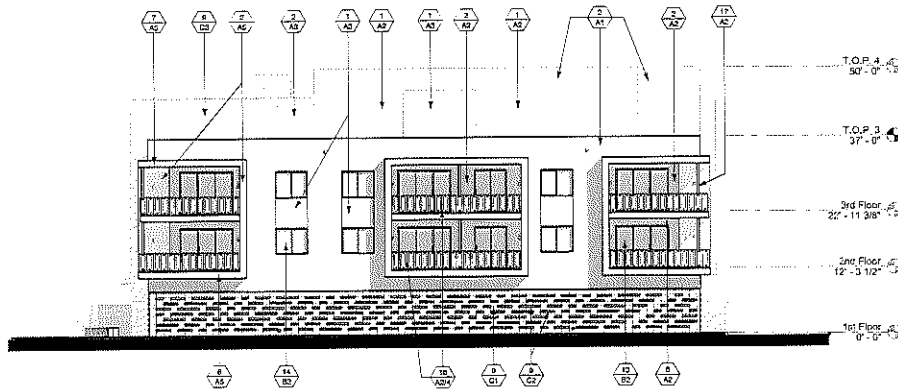
**LEGAL DESCRIPTION**

TO BE COMBINED INTO A SINGLE LOT WITH A NEW FINAL PLAT

**NEIGHBORHOOD MAP**



1 North Elevation  
3/32" = 1'-0"



2 East Elevation  
3/32" = 1'-0"

**MATERIAL / COLOR SCHEDULE**

MATERIAL / COLOR SCHEDULE	
<p>MATERIAL COLOR </p>	
<b>MATERIALS / KEY NOTES</b>	<b>GENERAL NOTES</b>
<ol style="list-style-type: none"> <li>STUCCO OVER PAPER BACKED METAL LATH ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM OVER CMU</li> <li>STUCCO CONTROL JOINT</li> <li>BALCONY FACIA WITH METAL T-BAR AND STUCCO FINISH</li> <li>ROOF OVERHANG - STUCCO FRONT FACIA AND UNDERSIDE</li> <li>EXPOSED MASONRY - RUNNING BOND, RAKED JOINTS</li> <li>DECORATIVE PENCE BLOCK PANEL - STACKED BOND</li> <li>ALUMINUM STOREFRONT - FACTORY FINISH</li> <li>ALUMINUM STOREFRONT / DOORS - SEE SCHEDULE</li> <li>SLIDING ALUMINUM GLASS PATIO DOORS - FACTORY FINISH</li> <li>FIXED/SINGLE SLIDING ALUMINUM WINDOW - FACTORY FINISH</li> <li>HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SCHEDULE</li> <li>SECTIONAL GARAGE DOOR - FACTORY FINISH</li> <li>STEEL COLUMN - PAINTED</li> <li>TUBE STEEL RAILING/GUARDRAIL - PAINTED</li> <li>TUBE STEEL VIEW / POOL FENCE - PAINTED</li> <li>HORIZONTAL METAL SIDING</li> <li>CMU REFUSE ENCLOSURE</li> <li>STEEL FRAME &amp; METAL DECK CANOPY</li> <li>BUILDING SIGNAGE - UNDER SPEAR PERMIT AND SUBMITTAL</li> <li>T2" W CAST IN PLACE BOARD FORMED CONCRETE SEAT/SITE WALL COLOR AND TEXTURE TO MATCH CLAYTON HOUSE</li> </ol>	<ol style="list-style-type: none"> <li>STUCCO SYSTEM TO BE STO POWERWALL! OVER 1" INSULATION BOARD, WITH 1.0/PFME INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED. SYSTEM TO BE INSTALLED OVER STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIER, PER THE FOLLOWING EVALUATION REPORTS: ESR-2323 STO POWERWALL STUCCO SYSTEM ESR-1233 STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIERS - OR APPROVED EQUAL</li> <li>STUCCO CONTROL JOINTS SHOWN AT TYPICAL LOCATIONS ONLY. PROVIDE ADDITIONAL CONTROL JOINTS AS MAY BE REQUIRED AND RECOMMENDED BY STUCCO MANUFACTURER VERIFY LOCATION WITH ARCHITECT.</li> <li>ALL CONTROL JOINTS &amp; REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>PROVIDE SEALANT AT ALL STUCCO PENETRATIONS.</li> <li>PAINT ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO MATCH ADJACENT SURFACE OF THE BUILDING.</li> <li>PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJ. BLDG. COLOR U.N.O.</li> <li>ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>PROVIDE 2" SOLID CMU CAPS AT ALL EXPOSED CMU SITE WALLS</li> <li>ALL EXPOSED DRYER AND EXHAUST VENTS TO BE ALIGNED HORIZONTALLY (AT EACH FLOOR), AND VERTICALLY (FROM FLOOR TO FLOOR) AND PAINTED TO MATCH ADJACENT STUCCO COLOR</li> <li>ALL EXPOSED CMU TO BE STACKED OR RUNNING BOND AS SHOWN, WITH RAKED JOINTS, U.N.O.</li> </ol>
<b>COLORS</b>	
<p><b>PAIN:</b> (DUNN EDWARDS DEF)</p> <p>A1. MAIN FIELD (LIGHT) DET672 - INSTANT CLASSIC LRV 70 CHROMA 1.4 VALUE 8.5</p> <p>A2. 2ND FIELD (MEDIUM) DET925 - RECLAIMED WOOD LRV 47 CHROMA 0.8 VALUE 7.3</p> <p>A3. ACCENT (DARK) DET826 - METAL FRINGE LRV 21 CHROMA 0.9 VALUE 5.2</p> <p>A4. ACCENT (TEAL) DET546 - OASIS LRV 24 CHROMA 2.1 VALUE 5.9</p> <p>A5. ACCENT (ORANGE) DES223 - CLAY TERRACE LRV 29 CHROMA 8.4 VALUE 6.8</p>	<p><b>ALUMINUM STOREFRONT:</b> (ARCADIA)</p> <p>B1. AB-7 STANDARD DARK BRONZE ANODIZED</p> <p><b>SLIDING GLASS DOORS AND WINDOWS:</b> (MILGARD)</p> <p>B2. DARK BRONZE ANODIZED</p> <p><b>MASONRY (SUPERLITE BLOCK)</b></p> <p>C1. 4x8x16 INTEGRAL COLOR SMOOTH FACE - MW GRAY</p> <p>C2. 4x10x16 INTEGRAL COLOR SMOOTH FACE - MW GRAY</p> <p>C3. 8x8x16 INTEGRAL COLOR SMOOTH FACE - CHARCOAL</p> <p>C4. 4x12x12 SQUARE ON SQUARE BREEZE BLOCK - MW GRAY</p> <p><b>WOOD GRAIN METAL SIDING:</b> (PMP ROLL FAB)</p> <p>D1. ALUMABOARD HAZELNUT BROWN 8" V-GROOVE</p>

**K & I HOMES, LLC**  
6125 E. RIVAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
PH: 602-906-2818



**Clayton**

**75 on 2nd**  
7802 East 2nd Street  
Scottsdale, AZ

Revisions		
#	Description	Date

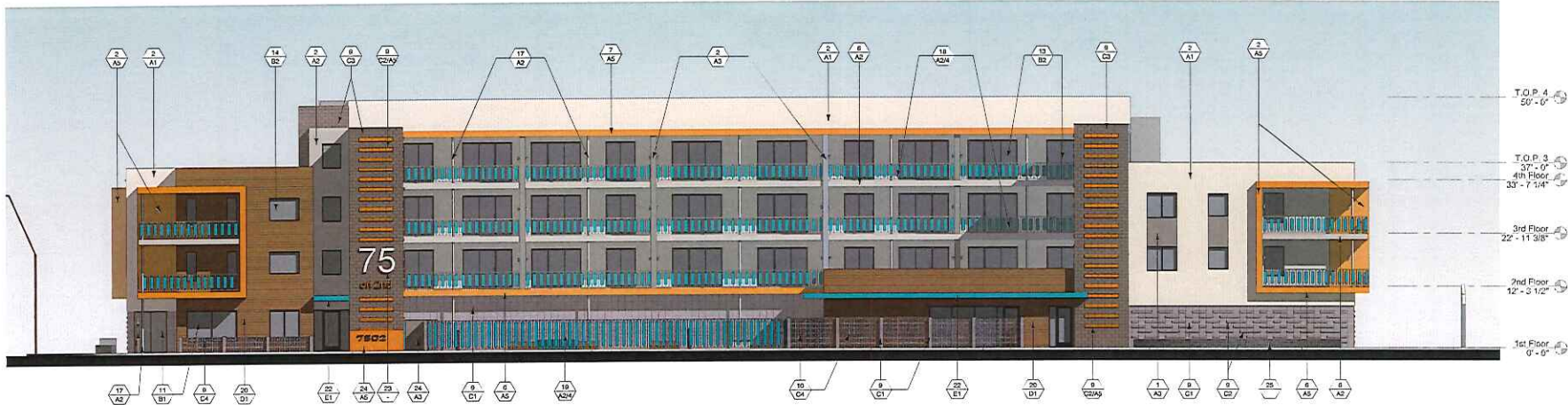
OWNERSHIP OF DOCUMENTS  
DESIGNER AND SPECIFICATIONS AS HEREINAFTER INDICATED ARE THE PROPERTY OF K&I HOMES, LLC. ANY REVISIONS TO THE ORIGINAL DRAWINGS SHALL BE MADE BY THE ORIGINAL DESIGNER. ANY REVISIONS TO THE ORIGINAL DRAWINGS SHALL BE MADE BY THE ORIGINAL DESIGNER. ANY REVISIONS TO THE ORIGINAL DRAWINGS SHALL BE MADE BY THE ORIGINAL DESIGNER.

JDD NUMBER: 1009  
DRAWN BY: KS  
CHECKED BY: KS  
ISSUE DATE: 01/02/19

SHEET TITLE: Exterior Elevations  
SHEET NUMBER: **A3.2**  
Design Review 2







1 South Elevation  
1" = 10'-0"



2 West Elevation  
3/32" = 1'-0"

**MATERIAL / COLOR SCHEDULE**

MATERIALS / KEY NOTES	GENERAL NOTES
<ol style="list-style-type: none"> <li>STUCCO OVER PAPER BACKED METAL LATH ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM OVER CMU</li> <li>STUCCO CONTROL JOINT</li> <li>BALCONY FACIA WITH METAL T-BAR AND STUCCO FINISH</li> <li>ROOF OVERHANG - STUCCO FRONT FACIA AND UNDERSIDE</li> <li>EXPOSED MASONRY - RUNNING BOND, RAKED JOINTS</li> <li>DECORATIVE FENCE BLOCK PANEL - STACKED BOND</li> <li>ALUMINUM STOREFRONT - FACTORY FINISH</li> <li>ALUMINUM STOREFRONT / DOORS - SEE SCHEDULE</li> <li>SLIDING ALUMINUM/GLASS PATIO DOORS - FACTORY FINISH</li> <li>FIXED/SINGLE SLIDING ALUMINUM WINDOW - FACTORY FINISH</li> <li>HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SCHEDULE</li> <li>SECTIONAL GARAGE DOOR - FACTORY FINISH</li> <li>STEEL COLUMN - PAINTED</li> <li>TUBE STEEL RAILING/GUARDRAIL - PAINTED</li> <li>TUBE STEEL VIEW / POOL FENCE - PAINTED</li> <li>HORIZONTAL METAL SIDING</li> <li>CMU REFUSE ENCLOSURE</li> <li>STEEL FRAME &amp; METAL DECK CANOPY</li> <li>BUILDING SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL</li> <li>CMU SITE/SCREEN WALL WITH STUCCO FINISH</li> <li>12" W CAST IN PLACE BOARD FORMED CONCRETE SEAT/SITE WALL COLOR AND TEXTURE TO MATCH CLAYTON HOUSE</li> </ol>	<ol style="list-style-type: none"> <li>STUCCO SYSTEM TO BE STO POWERWALL OVER 1" INSULATION BOARD, WITH 1/8" FINE INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED. SYSTEM TO BE INSTALLED OVER STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIER, PER THE FOLLOWING EVALUATION REPORTS: ESR-2323 STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIERS - OR APPROVED EQUAL</li> <li>STUCCO CONTROL JOINTS SHOWN AT TYPICAL LOCATIONS ONLY. PROVIDE ADDITIONAL CONTROL JOINTS AS MAY BE REQUIRED AND RECOMMENDED BY STUCCO MANUFACTURER VERIFY LOCATION WITH ARCHITECT.</li> <li>ALL CONTROL JOINTS &amp; REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>PROVIDE SEALANT AT ALL STUCCO PENETRATIONS.</li> <li>PAINT ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO MATCH ADJACENT SURFACE OF THE BUILDING.</li> <li>PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJ. BLDG. COLOR U.N.O.</li> <li>ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>ALL EXPOSED DRYER AND EXHAUST VENTS TO BE SIGNED HORIZONTALLY (AT EACH FLOOR), AND VERTICALLY (FROM FLOOR TO FLOOR) AND PAINTED TO MATCH ADJACENT STUCCO COLOR</li> <li>ALL EXPOSED CMU TO BE STACKED OR RUNNING BOND AS SHOWN, WITH RAKED JOINTS, U.N.O.</li> </ol>

COLORS		ALUMINUM STOREFRONT: (ARCADIA)	
<b>PAINT: (DUNN EDWARDS 'DEI)</b> A1. MAIN FIELD (LIGHT) DET672 - INSTANT CLASSIC LRV 70 CHROMA 1.4 VALUE 8.5 A2. 2ND FIELD (MEDIUM) DET625 - RECLAIMED WOOD LRV 47 CHROMA 0.8 VALUE 7.3 A3. ACCENT (DARK) DET605 - METAL FRINGE LRV 21 CHROMA 0.9 VALUE 5.2 A4. ACCENT (TEAL) DET546 - OASIS LRV 24 CHROMA 1.7 VALUE 5.3 A5. ACCENT (ORANGE) DES229 - CLAY TERRACE LRV 29 CHROMA 8.4 VALUE 6.8	B1. AB-7 STANDARD DARK BRONZE ANODIZED B2. DARK BRONZE ANODIZED	<b>SLIDING GLASS DOORS AND WINDOWS: (MILGARD)</b> B2. DARK BRONZE ANODIZED	
		<b>MASONRY (SUPERLITE BLOCK)</b> C1. 4x8x16 INTEGRAL COLOR SMOOTH FACE - MW GRAY C2. 4X10X16 INTEGRAL COLOR SMOOTH FACE - MW GRAY C3. 8x8x16 INTEGRAL COLOR SMOOTH FACE - CHARCOAL C4. 4X12X12 SQUARE ON SQUARE BRIDGE BLOCK - MW GRAY	
		<b>WOOD GRAIN METAL SIDING: (RMP ROLLFAB)</b> D1. ALUMABOARD HAZELNUT BROWN 6" V-GROOVE	

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 SCOTTSDALE, AZ 85251  
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**Clayton**

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 7502 East 2nd Street  
 Scottsdale, AZ

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ISSUE DATE: 01/16/2019		

12487  
 KRISTAN  
 GARDNER

*K. Gardner*

SHEET TITLE:  
**Exterior Elevations**

SHEET NUMBER:  
**A3.1**

Design Review 2





PERSPECTIVE VIEW FROM SOUTHEAST

PERSPECTIVE VIEW FROM SOUTHWEST



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 CHECKED BY: KS  
 ISSUE DATE: 5/1/2019



SHEET TITLE: Renderings

SHEET NUMBER:

A5

ReZone2 - Design Review1

ATTACHMENT 7





1 South Elevation (2nd Street)  
1" = 10'-0"



2 West Elevation (75th Street)  
3/32" = 1'-0"

**MATERIAL / COLOR SCHEDULE**

MATERIALS / KEY NOTES	GENERAL NOTES
<p>1. STUCCO OVER PAPER BACKED METAL LATH ON EXT. GRADE PLYWOOD SHEATHING</p> <p>2. STUCCO OVER METAL LATH AND 1" FOAM ON EXT. GRADE PLYWOOD SHEATHING</p> <p>3. STUCCO OVER METAL LATH AND 1" FOAM OVER CMU</p> <p>4. STUCCO CONTROL JOINT</p> <p>6. BALCONY FACIA WITH METAL T-BAR AND STUCCO FINISH</p> <p>7. ROOF OVERHANG - STUCCO FRONT FACIA AND UNDERSIDE</p> <p>9. EXPOSED MASONRY - RUNNING BOND, RAKED JOINTS</p> <p>10. DECORATIVE FENCE BLOCK PANEL - STACKED BOND</p> <p>11. ALUMINUM STOREFRONT - FACTORY FINISH</p> <p>12. ALUMINUM STOREFRONT / DOORS - SEE SCHEDULE</p> <p>13. SLIDING ALUMINUM-GLASS PATIO DOORS - FACTORY FINISH</p> <p>14. FIXED SINGLE SLIDING ALUMINUM WINDOW - FACTORY FINISH</p> <p>15. HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SCHEDULE</p> <p>16. SECTIONAL GARAGE DOOR - FACTORY FINISH</p> <p>17. STEEL COLUMN - PAINTED</p> <p>18. TUBE STEEL RAILING-GUARDRAIL - PAINTED</p> <p>19. TUBE STEEL VIEW / POOL FENCE - PAINTED</p> <p>20. HORIZONTAL METAL SIDING</p> <p>21. CMU REFUSE ENCLOSURE</p> <p>22. STANDING SEAM METAL ROOF</p> <p>23. BUILDING SIGNAGE - UNDER SPEARATE PERMIT AND SUBMITTAL</p> <p>24. CMU SITE/SCREEN WALL WITH STUCCO FINISH</p> <p>25. 12"W CAST IN PLACE BOARD FORMED CONCRETE SEAT/SITE WALL COLOR AND TEXTURE TO MATCH CLAYTON HOUSE</p>	<p>1. STUCCO SYSTEM TO BE STO POWERWALL OVER 1" INSULATION BOARD WITH FINE INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED. SYSTEM TO BE INSTALLED OVER STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIER, PER THE FOLLOWING EVALUATION REPORTS: ESR-2223 STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIERS - OR APPROVED EQUAL</p> <p>2. STUCCO CONTROL JOINTS SHOWN AT TYPICAL LOCATIONS ONLY. PROVIDE ADDITIONAL CONTROL JOINTS AS MAY BE REQUIRED AND RECOMMENDED BY STUCCO MANUFACTURER VERIFY LOCATION WITH ARCHITECT.</p> <p>3. STUCCO CONTROL JOINTS TO BE PROVIDED SO THAT MAX. STUCCO PANEL SIZE IS 144" SF, WITH A WIDTH TO LENGTH RATIO OF 1:2. TYPICAL JOINT PLACEMENTS INCLUDE: - HORIZONTALLY AT EACH FLOOR LEVEL - VERTICALLY FROM CORNER OF SLIDING DOORS, WINDOWS AND BALCONIES</p> <p>4. ALL CONTROL JOINTS &amp; REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.</p> <p>5. PROVIDE SEALANT AT ALL STUCCO PENETRATIONS.</p> <p>6. PAINT ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO MATCH ADJACENT SURFACE OF THE BUILDING.</p> <p>7. PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJ. BLDG. COLOR U.N.O.</p> <p>8. ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.</p> <p>9. PROVIDE 2" OR 4" SOLID CMU CAPS AT ALL EXPOSED CMU SITE WALLS</p> <p>10. ALL EXPOSED DRYER AND EXHAUST VENTS TO BE ALIGNED HORIZONTALLY (AT EACH FLOOR), AND VERTICALLY (FROM FLOOR TO FLOOR) AND PAINTED TO MATCH ADJACENT STUCCO COLOR</p> <p>11. ALL EXPOSED CMU TO BE STACKED OR RUNNING BOND AS SHOWN, WITH RAKED JOINTS, U.N.O.</p>
<p><b>COLORS</b></p> <p>PAINT: (DUNN EDWARDS 'DE)</p> <p>A1. MAIN FIELD (LIGHT) DW314 - DESERT STAR - LRV 81</p> <p>A2. 2ND FIELD (MEDIUM) DET25 - RECLAIMED WOOD - LRV 47</p> <p>A3. ACCENT (DARK) DET26 - METAL FRINGE - LRV 21</p> <p>A4. ACCENT (TEAL) DET548 - OASIS - LRV 24</p> <p>A5. ACCENT (ORANGE) DES229 - CLAY TERRACE - LRV 20</p> <p>ALUMINUM STOREFRONT: (ARCADIA)</p> <p>B1. AB-7 STANDARD DARK BRONZE ANODIZED</p> <p>ALUMINUM STOREFRONT DOORS AND WINDOWS: (MILGARD) ANOZNE ANODIZED</p>	<p>MASONRY (SUPERLITE BLOCK)</p> <p>C1. 4x8x16 INTEGRAL COLOR SMOOTH FACE - MW GRAY</p> <p>C2. 4X10X16 INTEGRAL COLOR SMOOTH FACE - MW GRAY</p> <p>2" OFFSET CORE SHADOW BLOCK</p> <p>C3. 8x8x16 INTEGRAL COLOR SMOOTH FACE - CHARCOAL</p> <p>MASONRY (ORCO BLOCK)</p> <p>C4. 4X12X12 SQUARE ON SQUARE BREEZE BLOCK - MW GRAY</p> <p>WOOD GRAIN METAL SIDING: (PMP ROLL-FAB)</p> <p>D1. ALUMABOARD HAZELNUT BROWN 6" V-GROOVE</p> <p>METAL ROOF PANELS (MORIN OR EQ.)</p> <p>E1. CUSTOM COLOR TO MATCH PAINT AS</p>

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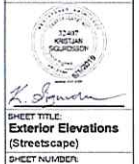
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**75 on 2nd**  
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#	Description	Date

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CHECKED BY: DWIGHT  
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SHEET TITLE  
**Exterior Elevations (Streetscape)**

SHEET NUMBER  
**A3.1**

ReZone2 - Design Review1



25-DR-2019

5/13/2019

C4 MASONRY

D1 METAL SIDING

A2 STUCCO AND STEEL

A5 STUCCO AND CMU ACCENT

A1 STUCCO MAIN FIELD

STARWELLS

PAVERS

D1 D2 STOREFRONT AND WINDOWS

C1, C2 & C3 MASONRY

A3 STUCCO ACCENT

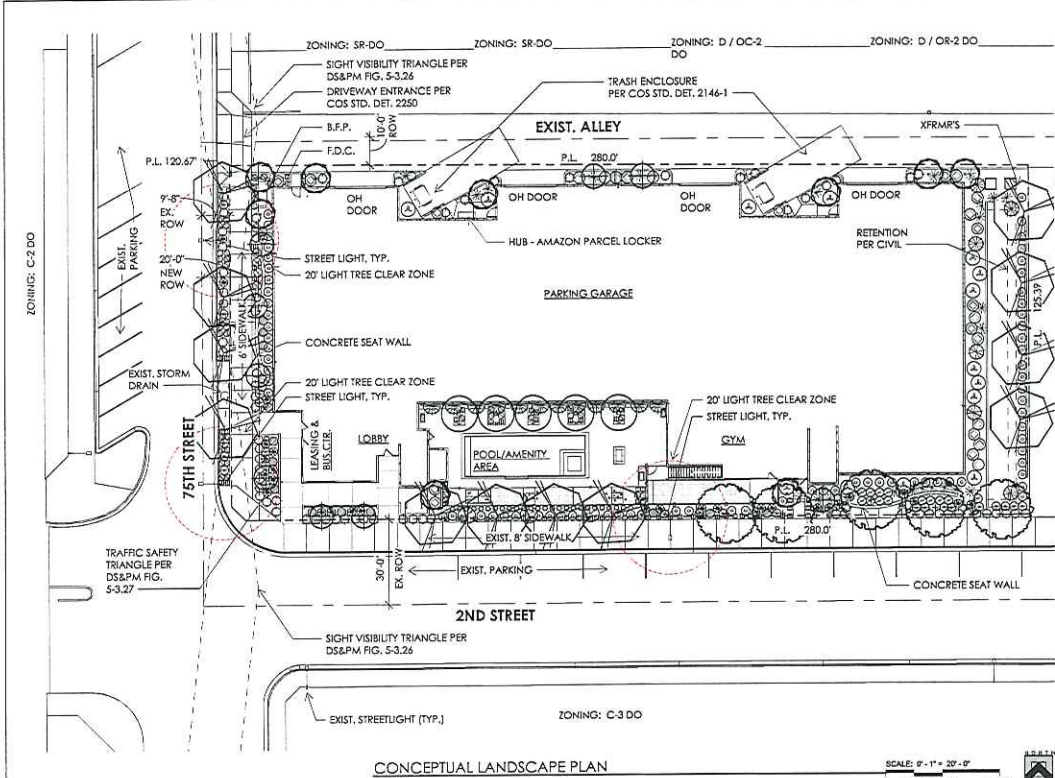
A4 METAL ROOF AND  
RAILING PANELS

75  
ON 2ND

BUILDING BASE AND SITE WALLS

ATTACHMENT 9





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

**LANDSCAPE NOTES**

1. DECOMPOSED GRANITE OR SIMILAR MATERIAL AROUND THE MATURE FORM OF A SPECIMEN PLANT, TREE CANOPY, OR GROUPS OF PLANTS, SHALL NOT EXCEED SEVEN (7) FEET IN ANY DIRECTION, PER ZONING ORDINANCE SECTION 10.501.A.
2. ALL TREES SHALL BE FIFTEEN (15) GALLON MINIMUM SIZE, AND A LEAST FIFTY (50) PERCENT SHALL BE MATURE TREES WITH A MINIMUM 2" CALIPER.
3. THIS PROJECT CONTAINS NO NEW PARKING / LANDSCAPE AREAS & REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL BE FROM THE ARIZONA DEPARTMENT OF WATER RESOURCES' (ADWR) PHOENIX ACTIVE MANAGEMENT AREA PLANT LIST & IS EXEMPT FROM THE CITY OF SCOTTSDALES ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE (ESLO) PLANT LIST.
5. THIS PROJECT DOES NOT CONTAIN ANY NATURAL AREA OPEN SPACE (NAOS).
6. NO NATIVE PLANT INVENTORY & SALVAGE REQUIRED FOR THIS LOCATION.
7. THORNY 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, PER DSPM SEC. 2-1.1001.13.
8. ALL SIDEWALKS TO BE A MIN. 6'-0" CLEAR.
9. ALL FIRELANE SURFACES SHALL SUPPORT 83,000 LBS GROSS VEHICULAR WEIGHT PER DS & PM 2-1.802(3)
10. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
11. REFER TO CIVIL FOR ALL GRADING, DRAINAGE, RETENTION AREAS, SETBACKS, EASEMENTS & P.U.E. LOCATIONS

**PLANT LEGEND**

BOTANICAL NAME	COMMON NAME	CAL. SIZE	BOX SIZE	QTY	COMMENTS
<b>TREE</b>					
BAUHINIA LUNARIOIDES	ANACACHO ORCHID TREE	1.25"		6	8'x6'
CAESALPINIA MEXICANA	MEXICAN BIRD OF PARADISE	1.5"		10	15'x15'
QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	2.5"		13	40'x50'
SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	2"		10	15'x15'
ULMUS PARVIFOLIA 'EMERALD II' 'EMERALD II'	EVERGREEN ELM 'EMERALD'	1.5"		6	30'x30'
<b>PALM</b>					
ALOE HERCULES	TREE ALOE 'HERCULES'		15 Gal.	4	10'h x 6'w
<b>SHRUBS</b>					
CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE		5 Gal.	15	8'h x 10'w
CALLIANDRA HYBRID 'SIERRA STARR'	SIERRA STARR CALLIANDRA		5 Gal.	26	4'h x 4'w
EREMOPHILA HYGROPHANA	BLUE BELLS		5 Gal.	4	3'h x 3'w
EUPHORBIA RIGIDA	GOHPER PLANT		5 Gal.	28	3'h x 3'w
HESPERALOE PARVIFLORA	RED YUCCA		5 Gal.	28	3'h x 4'w
MUHLENBERGIA x 'PINK	PINK FLAMINGO MUHLY		5 Gal.	27	4'h x 18'w
TECOMA STANS HYBRID 'SPARKY'	YELLOW BELLS 'SPARKY'		5 Gal.	72	3'h x 3'w
<b>ACCENT</b>					
AGAVE DESMETIANA	SMOOTH AGAVE		5 Gal.	29	3'h x 3'w
ALOE 'BLUE ELF'	BLUE ELF ALOE		5 Gal.	52	1'h x 2'w
ALOE BARBARENSIS	MEDICINAL ALOE		5 Gal.	14	2'h x 3'w
DASYLIRION WHEELERI	DESERT SPOON		5 Gal.	7	5'h x 5'w
PEDILANTHUS MACROCARPA	LADY'S SLIPPER		5 Gal.	17	3'h x 3'w
<b>GROUND COVER</b>					
PORTULACARIA AFRA	ELEPHANT'S FOOD		3 Gal.	73	18'h x 18'w
SPHAGNETCOLA TRILOBATA	YELLOW DOT		1 Gal.	74	1'h x 6'w
<b>VINES</b>					
PODRANEA RICASOLIANA	PINK TRUMPET VINE		15 Gal.	13	12'h x 10'w

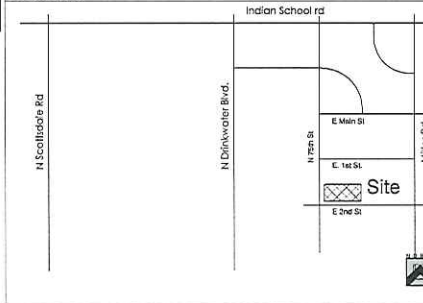
**GROUND PLANE TREATMENT**

- 3/4" MINUS DECOMPOSED GRANITE, 'MADISON GOLD' +/- 6,725 S.F.
- 3"-8" RIP RAP, 'MADISON GOLD' PER CIVIL PLANS
- 2" AROUND ALL CATCH BASIN LOCATIONS (NATURAL PLACEMENT)
- SYNTHETIC TURF - ACT GLOBAL "NATURAL 48". INSTALL OVER 4" 1/4" MINUS DECOMPOSED GRANITE +/- 775 S.F.

**LANDSCAPE CALCULATIONS (NOT INCLUDING HARDSAPCE ELEMENTS)**

LANDSCAPE AREA	+/- 6,869 SF
PARKING LANDSCAPE	NA
ROW LANDSCAPE AREA:	+/- 869 SF

**VICINITY MAP**



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**iPIXel Studios**  
 TURNING DESIGN INTO A WHOLE NEW LEVEL

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 DRAWN BY: DGG  
 CHECKED BY: DGG  
 ISSUE DATE: 01/16/2019



SHEET TITLE: **Landscape Plan**

SHEET NUMBER: **L-1**

Design Review2

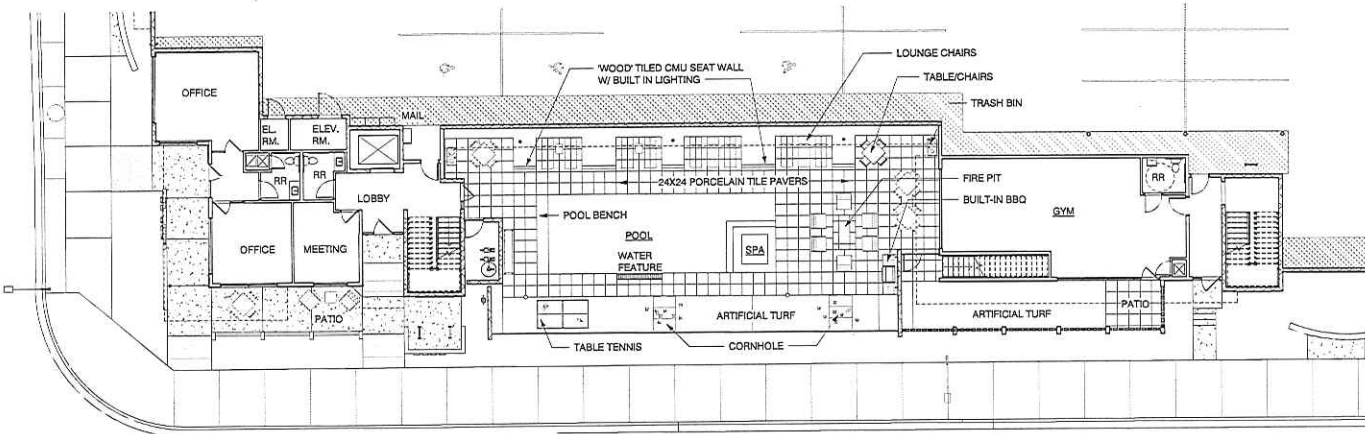




2 3D View - SWC Patio & Entry  
12" = 1'-0"



3 3D View - Amenity Area  
12" = 1'-0"



1 Enlarged Plan of Amenity Area  
1" = 10'-0"



SEAT WALL AT POOL AREA



PAVER TILE AT POOL AREA

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CHECKED BY: CHEKRAF  
ISSUE DATE: 8/16/2019



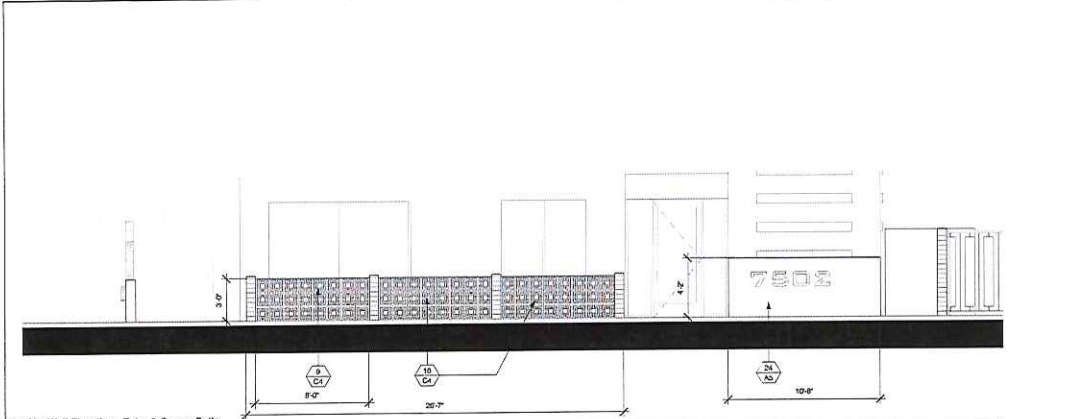
SHEET TITLE:  
Community Amenity Area  
SHEET NUMBER:

**A1.4**

Design Review 2

25-DR-0319  
08/20/19

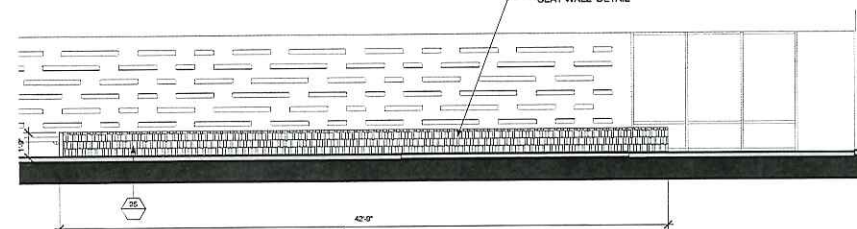




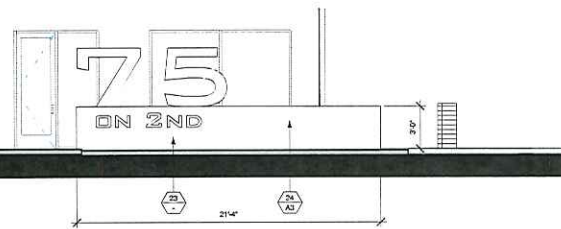
2 Site Wall Elevation - Entry & Corner Patio  
1/4" = 1'-0"



SEAT WALL DETAIL



3 Site Wall Elevation - 75th Street  
1/4" = 1'-0"



1 Site Wall Elevations - Pool and Gym  
1/4" = 1'-0"

**MATERIAL / COLOR SCHEDULE**

MATERIALS / KEY NOTES	GENERAL NOTES
<p><b>MATERIAL / COLOR</b></p> <p><b>MATERIALS / KEY NOTES</b></p> <ol style="list-style-type: none"> <li>STUCCO OVER PAPER BACKED METAL LATH ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM ON EXT. GRADE PLYWOOD SHEATHING</li> <li>STUCCO OVER METAL LATH AND 1" FOAM OVER CMU</li> <li>STUCCO CONTROL JOINT</li> <li>BALCONY FACIA WITH METAL T-BAR AND STUCCO FINISH</li> <li>ROOF OVERHANG - STUCCO FRONT FACIA AND UNDERSIDE</li> <li>EXPOSED MASONRY - RUNNING BOND, RAKED JOINTS</li> <li>DECORATIVE FENCE BLOCK PANEL - STACKED BOND</li> <li>ALUMINUM STOREFRONT - FACTORY FINISH</li> <li>ALUMINUM STOREFRONT / DOORS - SEE SCHEDULE</li> <li>SLIDING ALUMINUM GLASS PATIO DOORS - FACTORY FINISH</li> <li>FIXED/SINGLE SLIDING ALUMINUM WINDOW - FACTORY FINISH</li> <li>HOLLOW METAL DOOR AND FRAME - PAINTED - SEE SCHEDULE</li> <li>SECTIONAL GARAGE DOOR - FACTORY FINISH</li> <li>STEEL COLUMN - PAINTED</li> <li>TUBE STEEL RAILING/GUARDRAIL - PAINTED</li> <li>TUBE STEEL VIEW / POOL FENCE - PAINTED</li> <li>HORIZONTAL METAL SIDING</li> <li>CMU REFUSE ENCLOSURE</li> <li>STEEL FRAME &amp; METAL DECK CANOPY</li> <li>BUILDING SIGNAGE - UNDER SEPARATE PERMIT AND SUBMITTAL</li> <li>CMU SITE/SCREEN WALL WITH STUCCO FINISH</li> <li>1 1/2" CAST IN PLACE BOARD FORMED CONCRETE SEAT/SITE WALL</li> <li>COLOR AND TEXTURE TO MATCH CLAYTON HOUSE</li> </ol>	<p><b>GENERAL NOTES</b></p> <ol style="list-style-type: none"> <li>STUCCO SYSTEM TO BE STO POWERWALL OVER 1" INSULATION BOARD, WITH 1/2" INTEGRAL COLORED FINISH TO MATCH PAINT COLOR SPECIFIED. SYSTEM TO BE INSTALLED OVER STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIER, PER THE FOLLOWING EVALUATION REPORTS: ESR-2323 STO POWERWALL STUCCO SYSTEM ESR-1233 STO GUARD WITH GOLD COAT WATER RESISTIVE BARRIERS - OR APPROVED EQUAL.</li> <li>STUCCO CONTROL JOINTS SHOWN AT TYPICAL LOCATIONS ONLY. PROVIDE ADDITIONAL CONTROL JOINTS AS MAY BE REQUIRED AND RECOMMENDED BY STUCCO MANUFACTURER VERIFY LOCATION WITH ARCHITECT.</li> <li>ALL CONTROL JOINTS &amp; REVEALS TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>PROVIDE SEALANT AT ALL STUCCO PENETRATIONS.</li> <li>PAINT ALL EXTERIOR MOUNTED ELECTRICAL AND MECHANICAL PANELS/BOXES TO MATCH ADJACENT SURFACE OF THE BUILDING.</li> <li>PAINT ALL VENTS, FLASHING, MISC. MATERIALS TO MATCH ADJ. BLDG. COLOR U.N.O.</li> <li>ALL PAINT COLOR CHANGES TO TERMINATE ON INSIDE CORNERS ONLY.</li> <li>PROVIDE 2" SOLID CMU CAPS AT ALL EXPOSED CMU SITE WALLS</li> <li>ALL EXPOSED DRYER AND EXHAUST VENTS TO BE ALIGNED HORIZONTALLY AT EACH FLOOR, AND VERTICALLY (FROM FLOOR TO FLOOR) AND PAINTED TO MATCH ADJACENT STUCCO COLOR</li> <li>ALL EXPOSED CMU TO BE STACKED OR RUNNING BOND AS SHOWN, WITH RAKED JOINTS, U.N.O.</li> </ol>
<p><b>COLORS</b></p> <p><b>PAINT:</b> (DUNN EDWARDS 'DE')</p> <p>A1. MAIN FIELD (LIGHT) DET672 - INSTANT CLASSIC LRV 70 CHROMA 1.4 VALUE 8.5</p> <p>A2. 2ND FIELD (MEDIUM) DET625 - RECLAIMED WOOD LRV 47 CHROMA 0.8 VALUE 7.3</p> <p>A3. ACCENT (DARK) DET626 - METAL PRINCE LRV 21 CHROMA 0.9 VALUE 5.2</p> <p>A4. ACCENT (TEAL) DET546 - OASIS LRV 24 CHROMA 7.3 VALUE 5.3</p> <p>A5. ACCENT (ORANGE) DES229 - CLAY TERRACE LRV 29 CHROMA 8.4 VALUE 6.8</p>	<p><b>ALUMINUM STOREFRONT:</b> (ARCADIA)</p> <p>B1. AB-7 STANDARD DARK BRONZE ANODIZED</p> <p><b>SLIDING GLASS DOORS AND WINDOWS:</b> (MILGARD)</p> <p>B2. DARK BRONZE ANODIZED</p> <p><b>MASONRY (SUPERLITE BLOCK)</b></p> <p>C1. 4x8x16 INTEGRAL COLOR SMOOTH FACE - MW GRAY</p> <p>C2. 4X10X16 INTEGRAL COLOR SMOOTH FACE 2" OFFSET CORE SHADOW BLOCK - MW GRAY</p> <p>C3. 8x8x16 INTEGRAL COLOR SMOOTH FACE - CHARCOAL</p> <p>C4. 4X12X12 SQUARE ON SQUARE BREEZE BLOCK - MW GRAY</p> <p><b>WOOD GRAIN METAL SIDING:</b> (RMP ROLLFAB)</p> <p>D1. ALUMABOARD HAZELNUT BROWN 6" V-GROOVE</p>

**K & J HOMES, LLC**  
8135 E. INDIAN SCHOOL RD  
SCOTTSDALE, AZ 85251  
PH: 602-506-2828



**Clayton**

**75 on 2nd**  
7692 East 2nd Street  
Scottsdale, AZ

**Revisions**

#	Description	Date

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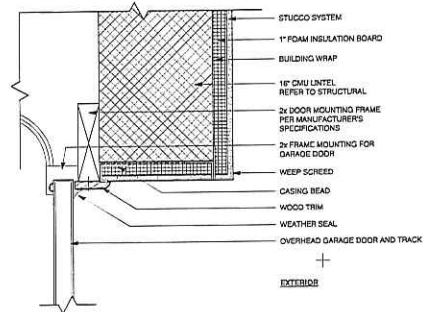
ISSUE DATE: 8/16/2019

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DIETAN  
SIGNATURE

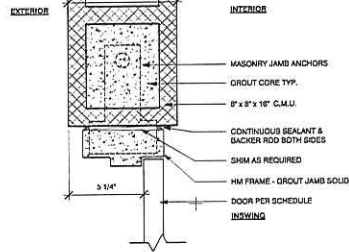
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Site Walls

SHEET NUMBER:  
**A1.3**

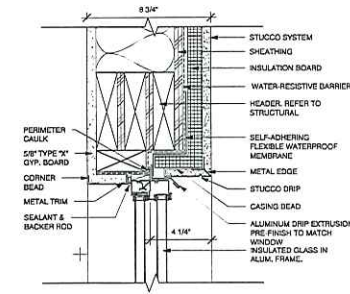
Design Review 2



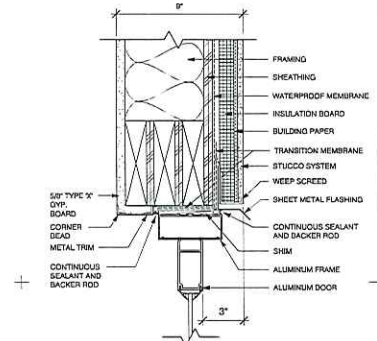
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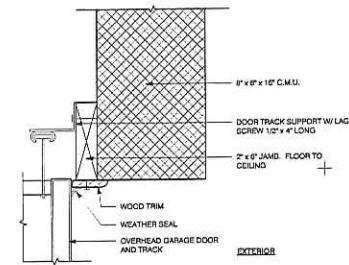
7 HM FRAME - EXTERIOR CMU - INSWING  
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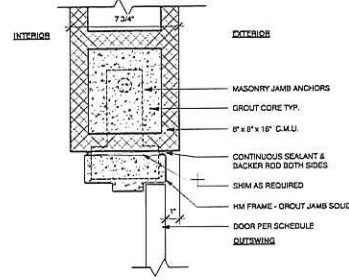
4 WINDOW HEAD AT WOOD FRAME - TYPICAL  
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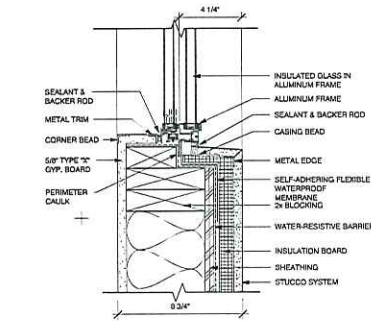
1 ALUM. DOOR HEAD DETAIL - EXTERIOR WOOD FRAME  
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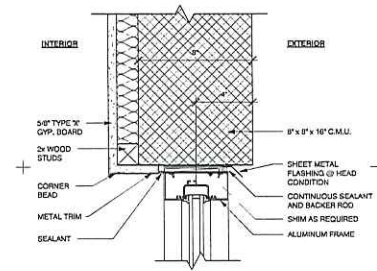
11 Garage Door Jamb  
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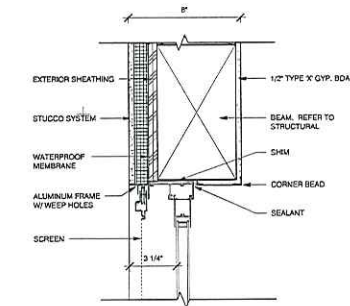
8 HM FRAME - EXTERIOR CMU OUTSWING  
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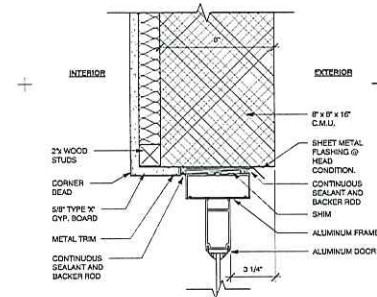
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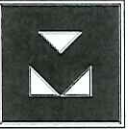
2 ALUM. WINDOW HEAD / JAMB DETAIL - EXTERIOR CMU  
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6 HEAD DETAIL - SLIDING GLASS DOOR - EXTERIOR  
3\"/>



3 ALUM. DOOR HEAD / JAMB DETAIL - EXTERIOR CMU  
3\"/>



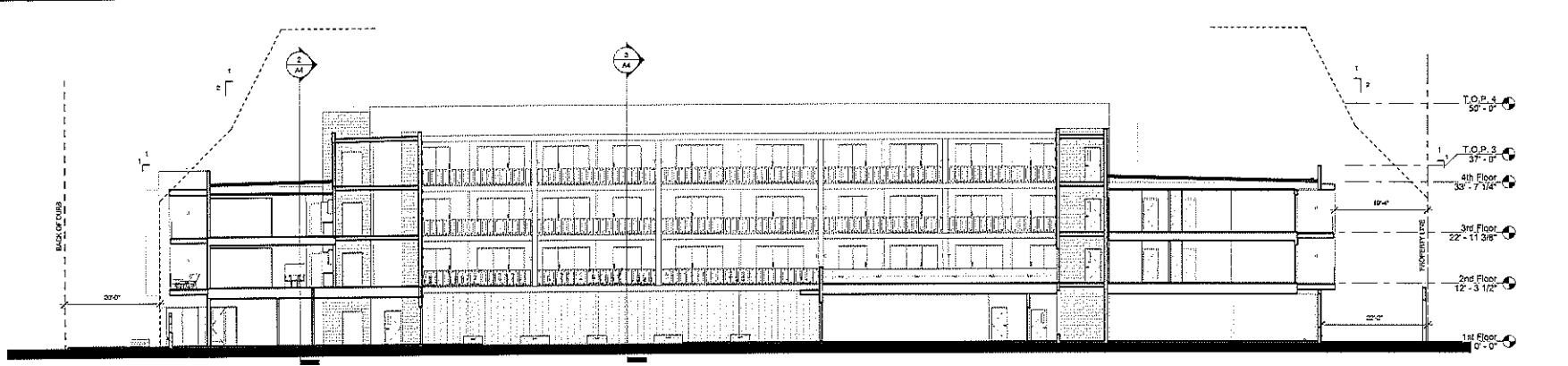
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ISSUE DATE: 8/16/2019

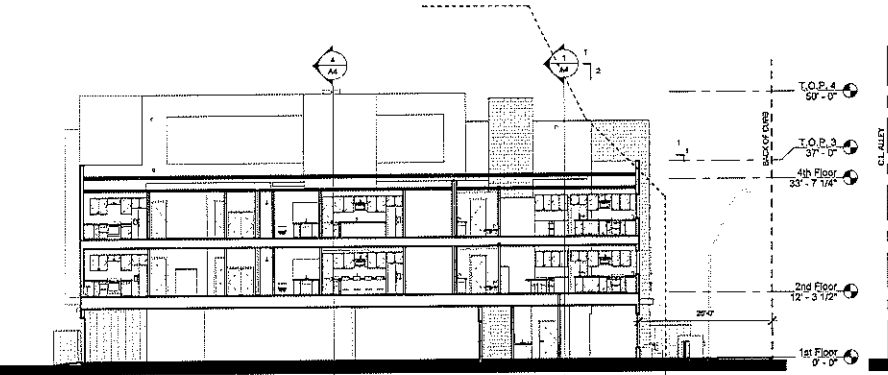


SHEET TITLE:  
Typical Door & Window Details  
SHEET NUMBER:

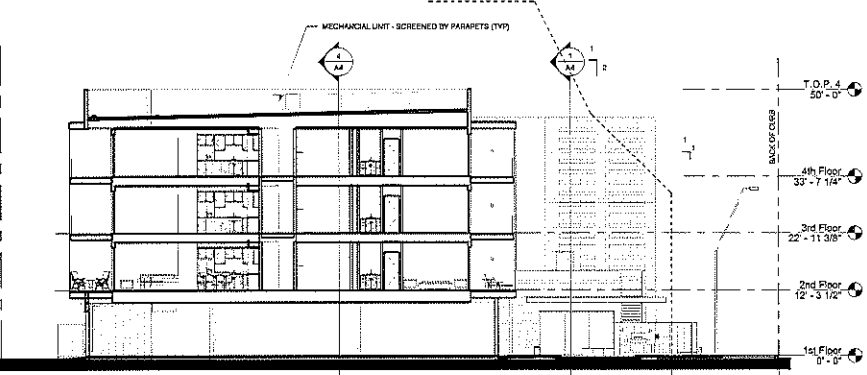




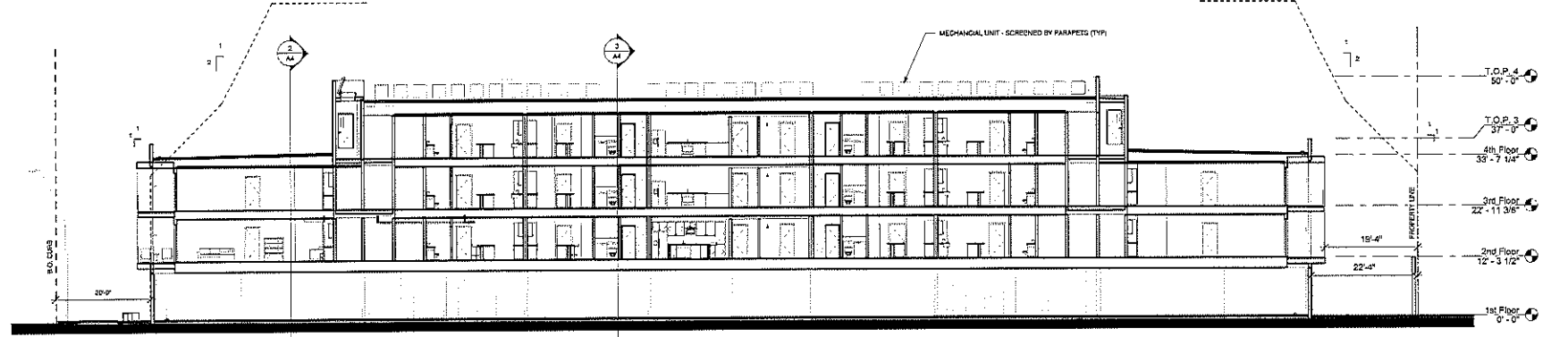
1 Section E-W Front  
3/32" = 1'-0"



2 Section N-S West End  
3/32" = 1'-0"



3 Section N-S Center  
3/32" = 1'-0"



4 Section E-W Center  
3/32" = 1'-0"

**K & I HOMES, LLC**  
 6128 E. AVAN SCHOLE RD  
 SUITE 1000  
 SCOTTSDALE, AZ 85251  
 PH: 602-556-2828



**Clayton**

**75 on 2nd**  
 7502 East 2nd Street  
 Scottsdale, AZ

Revisions		
#	Description	Date

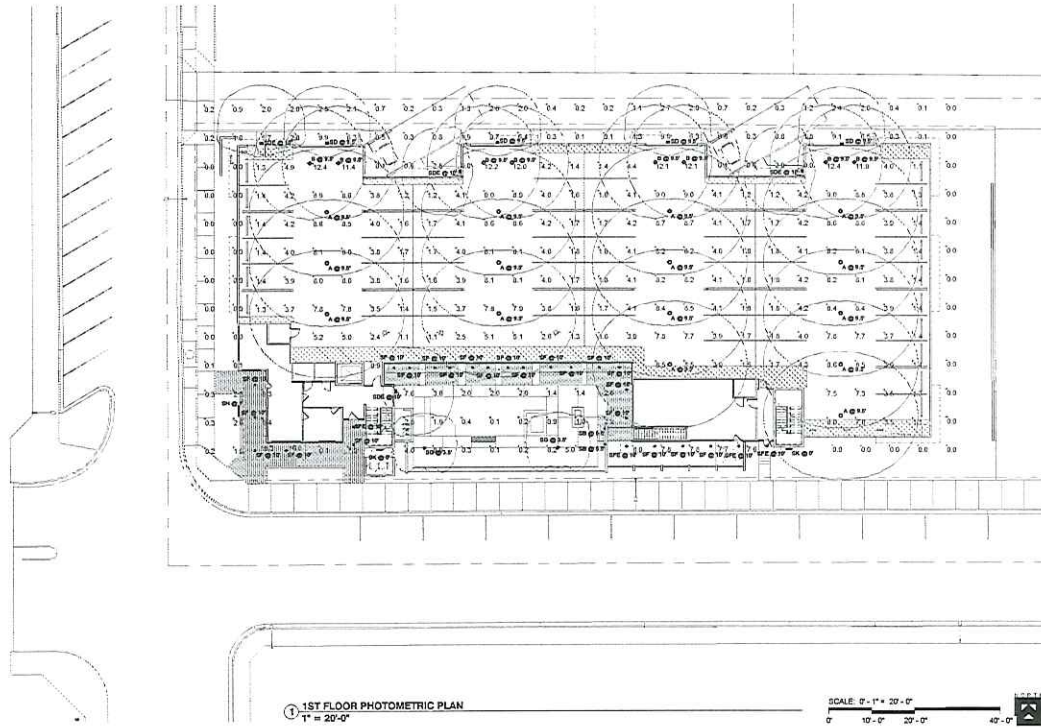
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 CHECKED BY: KS  
 ISSUE DATE: 8/16/2019

1200 DISTRICT COURTHOUSE  
  
 K. J. Johnson  
 Building Sections - Overall

SHEET NUMBER:  
**A4**

Design Review 2



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Fixture	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	16	Lithonia Lighting	VOPD LED P1 3K RDR TRM MWLT LPL1 (FTHSH)	VOPD LED WITH P1 - PERFORMANCE PACKAGE, 3000K, TRM OPTIC TYPE, UPLIGHT 1 PACKAGE	LED	VOPD_LED_P1_3K_RDR_TRM_MWLT_LPL1.mxd	4100	0.91	49.77
○	B	8	Lithonia Lighting	VOPD LED P1 3K RDR TRM MWLT LPL1 (FTHSH)	VOPD LED WITH P1 - PERFORMANCE PACKAGE, 3000K, TRM OPTIC TYPE, UPLIGHT 1 PACKAGE	LED	VOPD_LED_P1_3K_RDR_TRM_MWLT_LPL1.mxd	4100	0.91	33.97
□	SB	2	Y2 LIGHTING	QSL5 0 V W87 83 30 43 (FTHSH)	QSL5 30 LA SCIENCE	LED	QSL5_QSL5_0V_W87_83_30_43.mxd	720	0.91	4.1
□	SD	4	Lithonia Lighting	WST LED P1 3K V F MVOLT DDBSD	WST LED - Performance package 1, 3000 K, recess, compact lensed trim, MWLT	LED	WST_LED_P1_3K_V_F_MVOLT_DDBSD.mxd	1529	0.91	12
□	SDE	4	Lithonia Lighting	WST LED P1 3K V F MVOLT DDBSD	WST LED - Performance package 1, 3000 K, recess, compact lensed trim, MWLT, WIDE BATTERY FACE	LED	WST_LED_P1_3K_V_F_MVOLT_DDBSD.mxd	1529	0.91	12
○	SF	22	Lithonia Lighting	LDRH 2007 LDRH LSS MWLT E210 ML (F)	MIN LDR, 200K, TRIM, CLEAR, BEAM-SPECULAR REFLECTOR, CHRM MET LOCATION	LED	LDRH_LSS_2007_LDRH_LSS.mxd	768	0.91	9.91
○	SFE	4	Lithonia Lighting	LDRH 2007 LDRH LSS MWLT E210 ML (F)	MIN LDR, 200K, TRIM, CLEAR, BEAM-SPECULAR REFLECTOR, CHRM MET LOCATION, WIDE BATTERY FACE	LED	LDRH_LSS_2007_LDRH_LSS.mxd	768	0.91	9.91
○	SG	2	Lithonia Lighting	DSB LED TRC 310 3K RBY (FTHSH)	3-DIGRESS BOLLARD WITH 12 3000K LEDS OPERATED AT 300MA AND ANTIMETRIC DISTRIBUTION	LED	DSB_LED_TRC_310_3K_RBY.mxd	1194	0.91	16
○	SH	1	Hydrex	HTBL QS 4PT 2000LAP 3K MWLT 1 WOOD (FTHSH) (CORR LEADHT 1) (FTHSH)	HTBL QS 4PT 2000LAP 3K MWLT 1 WOOD - VERTIFF MOUNTING	LED	HTBL_QS_4PT_2000LAP_3K_MWLT_1.mxd	890	0.91	63.85
○	SK	2	Luminaire	L01 400TMR 120277 L010TR 3K MW 100 3 RD	LUMENFACADE INGROUND	LED	L01_400TMR_120277_L010TR_3K_MW_100_3.mxd	525	0.91	16.7

Statistics

Component	Symbol	Area	Vol	Min	Max	Min/Max	Length
PANORAMA GARAGE - FC @ GRADE	+	4.8%	12.42	0.91	13.61	1.31	
CRS - FC @ GRADE	+	2.2%	19.91	0.91	NA	NA	

ATTACHMENT 12

K & I HOMES, LLC  
8129 E MIDWAY SCHOOL RD  
SCOTTSDALE, AZ 85261  
PH 602-955-2528



Clayton

75 on 2nd  
7502 East 2nd Street  
Scottsdale, AZ

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# Description Date  
1 City Comments 8/19/20

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ISSUE DATE: 04/25/19

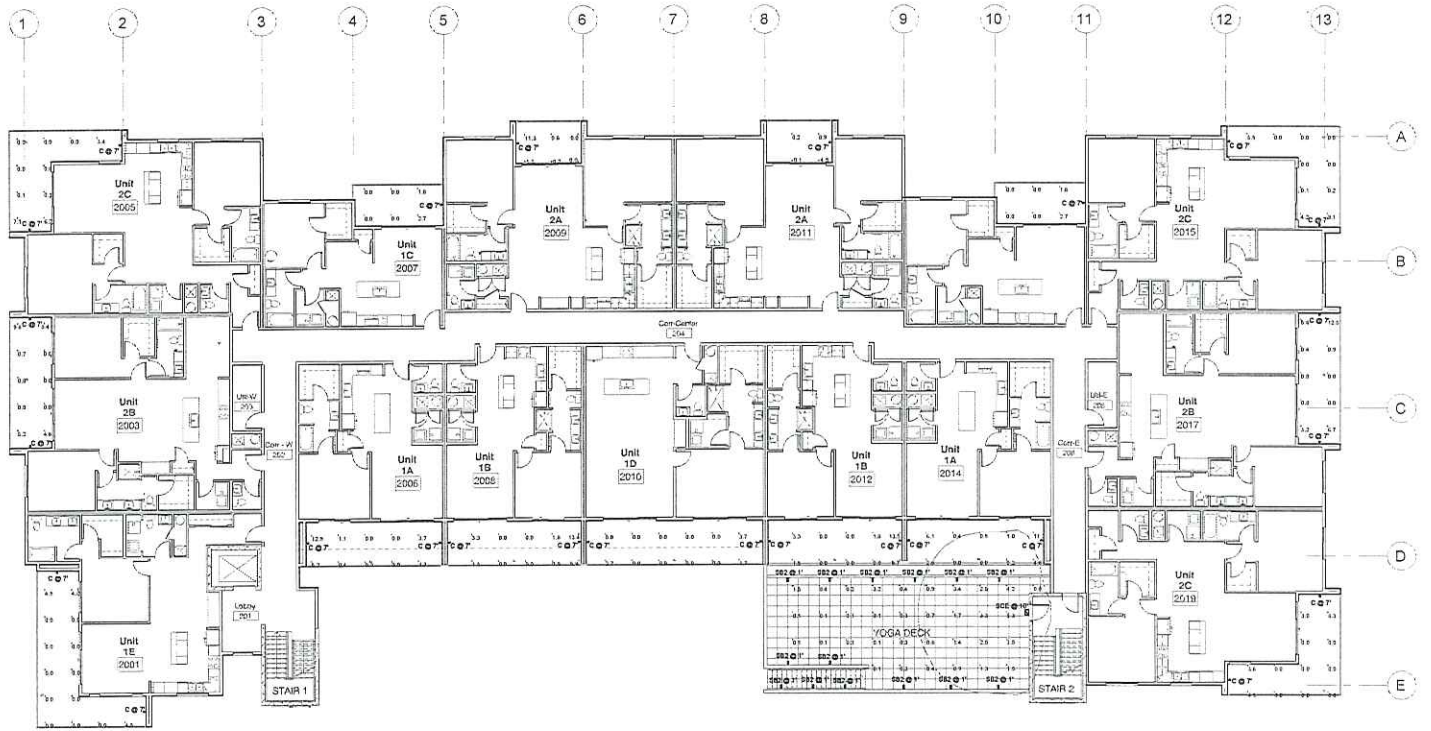
SHEET TITLE:  
1ST FLOOR PHOTOMETRIC  
SHEET NUMBER:

E0.1

ReZone - Design Review

ARDEBILI Engineering  
Project Number: 1816 | Project Manager: CA  
8129 E Midway School Rd, Suite 200, Scottsdale, AZ 85261  
P: 480.261.6191 | F: 480.261.6071 | www.aei.com





1 2ND FLOOR PHOTOMETRIC PLAN  
3/22" = 1'-0"

Symbol	Label	Quantity	Manufacturer	Color/Finish	Description	Unit	Footcandle	Mounting Height	Lighting Factor	Footcandle
○	C	2	DELTA	DELTA 200W 150V 150W	200W 200W 150W	REC	200	10000, 01	0.8	160
□	SB2	14	Arko Lighting	AR111 20W 120V 150W	AR111 20W 120V 150W	REC	20	20000, 01	0.8	160
■	SCE	1	Arko Lighting	AR111 20W 120V 150W	AR111 20W 120V 150W	REC	20	20000, 01	0.8	160

Distance	Symbol	Ang	Min	Max	Visible	Height
0.000000	○	0.00	0.00	0.00	0.00	0.00

**K & I HOMES, LLC**  
 8125 S MIDWAY SCHOOL RD  
 SCOTTSDALE, AZ 85251  
 PH: 602-500-2223



**Clayton**

**75 on 2nd**  
 7502 East 2nd Street  
 Scottsdale, AZ

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1	City Comments 8/19/20	

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SHEET TITLE  
**2ND FLOOR PHOTOMETRIC**  
 SHEET NUMBER

**E0.2**

ReZone - Design Review

**ARDEBILI Engineering**  
 Project Number: 19161 | Project Manager: GA  
 8125 S Midway School Rd, Suite 200, Scottsdale, AZ 85251  
 P: (480) 241-0241 | F: (480) 241-0242 | ardebilieng.com



# VCPG LED Parking Garage



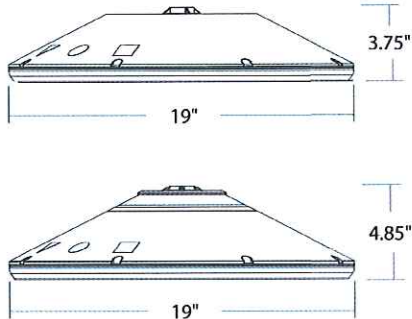
Catalog Number
Notes
Type <b>A / B GARAGE</b>

## Specifications

**Diameter:** 19"

**Height:** 3.75"  
(4.85" with Up-Light)

**Weight**  
(max, with no options): 18 lbs



## Introduction

The all new VCPG LED (Visually Comfortable Parking Garage) luminaire is designed to bring glare control, optical performance and energy savings into one package. The recessed lens design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED pixilation and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing 175W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.

A+ Capable options indicated by this color background.

## Ordering Information

**EXAMPLE: VCPG LED V4 P4 40K 70CRI T5M MVOLT SRM DNAXD**

### VCPG LED

Series	LED Light Engines	Package	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
VCPG LED	V4 <sup>1</sup> 4 Light Engines	P1 <sup>1</sup>	30K 3000 K	70CRI	T5M Type V, medium	MVOLT	<b>Shipped included</b> PM Pendant mount standard (24-inch length supply leads) SRM Surface mount (24-inch length supply leads)  <b>Shipped separately</b> YK Yoke/trunnion mount <sup>9</sup>
		P2 <sup>1</sup>	35K 3500 K	80CRI	TSR <sup>2</sup> Type V, rectangular	For ordering with fuse	
	V8 <sup>1</sup> 8 Light Engines	P3 <sup>1</sup>	40K 4000 K			480 120	
		P4 <sup>1</sup>	40K 4000 K			480 208	
		P5 <sup>1</sup>	50K 5000 K			480 240	
		P6 <sup>1</sup>				480 277	
		P7 <sup>1</sup>				480 347	
				LANE <sup>2</sup> Drive lane	480		

Options	Finish (required)	
<b>Shipped installed</b> UPL1 Up-Light: 500 lumens UPL2 Up-Light: 700 lumens EBWC Emergency battery backup, CEC compliant (8W, -20°C min) <sup>3,4,5</sup> E10WH Emergency battery backup, CEC compliant (10W, 5°C min) <sup>3,4,5</sup> HA High ambient (50°C, only P1-P4) SF Single fuse (120V, 277V, 347V) DF Double fuse (208V, 240V, 480V) SPD10KV 10KV Surge Pack LDS36 36in (3ft) lead length LDS72 72in (6ft) lead length LDS108 108in (9ft) lead length DMG External 0-10V leads (no controls) <sup>5</sup> <b>Shipped Separately</b> WG Wire Guard BDS Bird Shroud <sup>6</sup> HS House Side Shield	<b>Standalone Sensors/Controls<sup>2</sup></b> PIR Motion/ambient sensor for 8-15' mounting heights PIRH Motion/ambient sensor for 15-30' mounting heights PIR3FC3V Motion/ambient sensor for 8-15' mounting heights, pre programmed to 3fc and 35% light output PIRH3FC3V Motion/ambient sensor for 15-30' mounting heights, pre programmed to 3fc and 35% light output PIR3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 8-15' mounting heights, pre programmed to 3fc and 35% light output <sup>10</sup> PIRH3FC3V924 UL924 Listed motion/ambient sensor for emergency circuit for 15-30' mounting heights, pre programmed to 3fc and 35% light output <sup>10</sup>  <b>Networked Sensors/Controls<sup>2</sup></b> NLTAIR2 PIR nLIGHT AIR Wireless enabled motion/ambient sensor for 8-15' mounting heights NLTAIR2 PIRH nLIGHT AIR Wireless enabled motion/ambient sensor for 15-30' mounting heights XAD XPoint™ Wireless enabled <sup>8</sup> XAD924 XPoint™ Wireless enabled, UL 924 Listed for emergency circuit <sup>8,9</sup> XAD PIR XPoint™ Wireless enabled motion/ambient sensor for 8-15' mounting heights XAD PIRH XPoint™ Wireless enabled motion/ambient sensor for 15-30' mounting heights XAD924 PIR XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 8-15' mounting heights <sup>10</sup> XAD924 PIRH XPoint™ Wireless enabled, UL 924 Listed motion/ambient sensor for emergency circuits for 15-30' mounting heights <sup>10</sup>	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black



One Lithonia Way • Conyers, C  
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[lithonia.com](http://lithonia.com)



## PROJECT

Job		Notes
Type	<b>C BALCONIES</b>	
Part #		

## SPECIFICATIONS

- Source Xicato XTM LED module - up to 2000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 24 watts max, depending on LED module / driver
- Reflector 20°, 40° or 60° - field replaceable without tools!
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 2.5 lb. [1.1 kg], ADA Compliant Version 2.2 lb. [1 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at [www.v2LightingGroup.com/downloads](http://www.v2LightingGroup.com/downloads)
- Modifications Any modification or customization is possible - consult factory



## ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
<b>C2LS</b>									
	<b>R</b> =Remote	<b>N</b> =None	<b>D</b> =Damp	<b>07</b> =700 lm	<b>83</b> =83	<b>27</b> =2700K	<b>20</b> =20°	<b>XX</b>	<b>ADA</b> =ADA Compliant
	<b>D</b> =Deep	<b>P</b> =Phase	<b>W</b> =Wet	<b>10</b> =950 lm	<b>98</b> =98*	<b>30</b> =3000K	<b>40</b> =40°	(see chart on page 4)	
	Canopy	<b>V</b> =0-10V		<b>13</b> =1300 lm		<b>35</b> =3500K	<b>60</b> =60°		
		<b>Z</b> =Other		<b>20</b> =2000 lm		<b>40</b> =4000K		<b>ZZ</b> =Custom	

\* 98 CRI not available in 2000 lm

Example Part Number: **C2LS-RND-13832740-S3**

**CORE 200 LX Sconce - Remote Driver, No Dimming, Damp Location - 1300 lm, 83 CRI, 2700K, 40° Reflector - S3 Red Shell**



# QUBE 200 LX

sconce

## PROJECT

Job		Notes
Type	<b>SB</b> <b>BBQ AREA</b>	
Part #		

## SPECIFICATIONS

- Source Xicato XTM LED module - up to 2000 lumens
- C.C.T. 2700K, 3000K, 3500K or 4000K
- Color Consistency 1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
- CRI (Ra) 83 or 98
- Driver / Location Included / Remote mount or deep canopy options
- Dimming 0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
- Input Voltage 100 to 277VAC, phase dimmable versions are 120VAC only
- Power Up to 24 watts max, depending on LED module / driver
- Reflector 20°, 40° or 60° - field replaceable without tools
- Material CNC machined aluminum with stainless steel hardware
- Finish Powder coat - TGIC polyester for exterior and interior use
- Weight 2.5 lb. [1.1 kg], ADA Compliant Version 2.2 lb. [1 kg]
- Location Listed for Wet & Damp locations
- Approvals ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
- L80 Life > 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
- Warranty Lifetime Limited Warranty - see warranty for details
- IES Files LM-79-08 IES files available at [www.v2LightingGroup.com/downloads](http://www.v2LightingGroup.com/downloads)
- Modifications Any modification or customization is possible - consult factory



## ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
<b>Q2LS</b>									
	<b>R</b> =Remote	<b>N</b> =None	<b>D</b> =Damp	<b>07</b> =700lm	<b>83</b> =83	<b>27</b> =2700K	<b>20</b> =20°	<b>XX</b>	
	<b>D</b> =Deep	<b>P</b> =Phase	<b>W</b> =Wet	<b>10</b> =950lm	<b>98</b> =98°	<b>30</b> =3000K	<b>40</b> =40°	(see chart on page 4)	
	Canopy	<b>V</b> =0-10V		<b>13</b> =1300lm		<b>35</b> =3500K	<b>60</b> =60°		
		<b>Z</b> =Other		<b>20</b> =2000lm		<b>40</b> =4000K		<b>ZZ</b> =Custom	

\* 98 CRI not available in 2000 lm

Example Part Number: **Q2LS-RND-13832740-S3**

QUBE 200 LX Sconce - Remote Driver, No Dimming, Damp Location - 1300 lm, 98 CRI, 2700K, 40° Reflector - S3 Red Shell



Project:

Fixture Type: **SB2** YOGA DECK

Location:

Contact/Phone:

# IC LED OUTDOOR STEP LIGHT

## LED IC115LEDHSG, IC115LEDPM



### PRODUCT DESCRIPTION

The LED step light is rated for use in outdoor or indoor wall mount applications including concrete pour, brick masonry or drywall

- Recessed housing is IC rated and can be completely covered with insulation
- Back housing ships separately from power module for rough-in purposes
- Designed to provide 50,000 hours of life and is compatible with standard trims
- 5 year warranty on LED components.

### ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- No harmful ultraviolet or infrared wavelengths
- No lead or mercury
- Comparable light output to compact fluorescent step light

### PRODUCT SPECIFICATIONS

**Housing** Die cast aluminum housing painted white for durability

- Gasket for water tight seal in wet locations
- Cover plate provided to protect housing interior during rough-in
- (2) 1/2" conduit compression fittings provided for wiring
- (1) conduit fitting plug included
- Two brackets supplied for nailing unit to studs.

**Power Module** LED light engine and driver mounted directly to metal tray assembly for ease of wiring and installation into housing after rough-in.

**LED Light Engine:** LED PCB utilizes 1 watt high lumen output LEDs binned to Energy Star standards • 3000K or 4000K color temperatures available.

**LED Driver:** Non-dimming driver accommodates input voltage of 120 volts AC at 50/60Hz • Power factor > 0.9 at 120V input

- Driver is thermally protected and has integral overload and short circuit protection
- Terminal connections provided as standard for easy removal.

**Trims** Available in textured white or black powder coat on cast aluminum

- Fastens to housing with two allen head screws
- Opal diffuser supplied with all trims.

**Life** Rated for 50,000 hours at 70% lumen maintenance.

**Labels** UL listed for wet locations, concrete pour approved

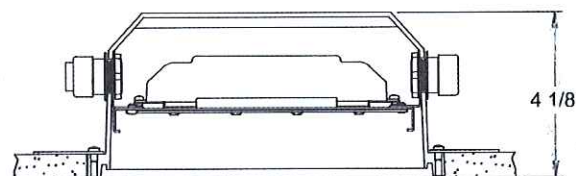
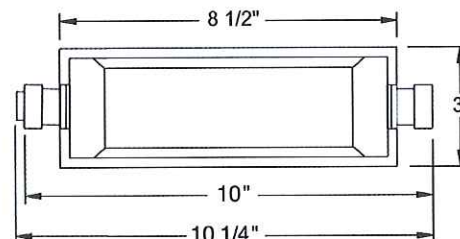
- UL and cUL Listed, RoHS compliant.

**Testing** All reports are based on published industry procedures; field performance may differ from laboratory performance.

Specifications subject to change without notice.

### DIMENSIONS

#### IC115LEDHSG



9" X 3" WALL OPENING

### ELECTRICAL DATA

Input Voltage	120V
Input Power	6.4W
Input Current	0.06A
Frequency	50/60Hz
THD	<10%
Minimum starting temp	-20°C (-4°F)

### ORDERING INFORMATION: Housing, power module and trim each ordered together separately.

Example: IC115LEDHSG	Example: IC115LEDPM 30K 120	Example: 835 WH
<b>Back Housing</b>  <b>IC115LEDHSG</b>	<b>Power Module</b>  <b>IC115LEDPM</b>	<b>Trims</b>  <b>835</b> Full Opal Lens Step Light Trim  <b>836</b> Opal Lens with Grill Step Light Trim  <b>837</b> Opal Lens with Angled Louvers Step Light Trim
	<b>Color Temperature</b> 30K 3000K 40K 4000K	<b>Trim Finish</b> <b>BL</b> Black <b>WH</b> White
	<b>Voltage</b> 120 120V	

Trim Size: 9 1/4" L x 3 3/8" H



# WST LED

## Architectural Wall Sconce

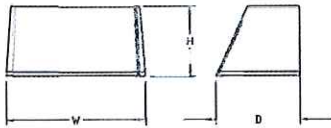


Catalog Number	EMERGENCY
Notes	EXITS
Type	SCE / SD / SDE

### Specifications

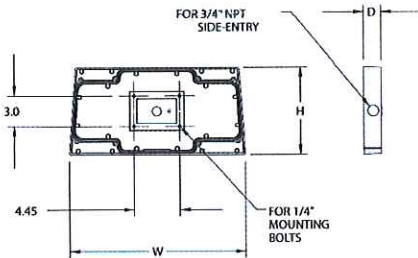
#### Luminaire

- Height:** 8-1/2" (21.59 cm)
- Width:** 17" (43.18 cm)
- Depth:** 10-3/16" (25.9 cm)
- Weight:** 20 lbs (9.1 kg)



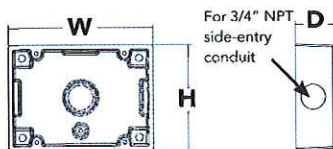
#### Optional Back Box (PBBW)

- Height:** 8.49" (21.56 cm)
- Width:** 17.01" (43.21 cm)
- Depth:** 1.70" (4.32 cm)



#### Optional Back Box (BBW)

- Height:** 4" (10.2 cm)
- Width:** 5-1/2" (14.0 cm)
- Depth:** 1-1/2" (3.8 cm)



### A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability<sup>1</sup>
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background<sup>1</sup>

To learn more about A+, visit [www.acuitybrands.com/aplus](http://www.acuitybrands.com/aplus).

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)



## FEATURES & SPECIFICATIONS

**INTENDED USE** — Typical applications include corridors, lobbies, conference rooms and private offices.

**CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

**OPTICS** — LEDs are binned to a 3-step SDCM; 80 CRI minimum.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

**ELECTRICAL** — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

**LISTINGS** — Certified to US and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at:

[www.acuitybrands.com/CustomerResources/Terms\\_and\\_conditions.aspx](http://www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx)

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

Catalog Number	
Notes	CANOPY
Type	SF / SFE



# LDN6

**6" OPEN and WALLWASH LED  
Non-IC  
New Construction Downlight**



A+ Capable options indicated by this color background.

**ORDERING INFORMATION** Lead times will vary depending on options selected. Consult with your sales representative.

**Example:** LDN6 35/15 L06AR LSS MVOLT EZ10

LDN6 Series	Color temperature	Lumens <sup>1</sup>	Aperture/Trim Color	Finish	Voltage			
LDN6 6" round	27/ 2700K	05 500 lumens	L06 Downlight LW6 Wallwash	AR Clear WR <sup>2</sup> White BR <sup>2</sup> Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 <sup>3</sup> 347V		
	30/ 3000K	10 1000 lumens					25 2500 lumens	30 3000 lumens
	35/ 3500K	15 1500 lumens					40 4000 lumens	
	40/ 4000K	20 2000 lumens					50 5000 lumens	
	50/ 5000K							

Driver	Options	
GZ10 0-10V driver dims to 10%	SF <sup>4</sup> Single fuse	N80 <sup>7</sup> nLight™ Lumen Compensation
GZ1 0-10V driver dims to 1%	TRW <sup>5</sup> White painted flange	NPS80EZ <sup>6</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	TRBL <sup>5</sup> Black painted flange	NPS80EZER <sup>6</sup> nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
	EL Emergency battery pack with integral test switch. Not Certified in CA Title 20 MAEDBS	HAO <sup>10</sup> High ambient option
	ELR Emergency battery pack with remote test switch. Not Certified in CA Title 20 MAEDBS	CP <sup>11</sup> Chicago Plenum
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSD Emergency battery pack with self-diagnostics, integral test switch. Not Certified in CA Title 20 MAEDBS	WL Wet Location, specify for exterior use applications
	ELRSD Emergency battery pack with self-diagnostics, remote test switch. Not Certified in CA Title 20 MAEDBS	RRL RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Refer to RRL for complete nomenclature. Available only in RRLA, RRLB, RRLAE, and RRLC12S.
	E10WCPR Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB	NLTAIR2 <sup>9,9</sup> nLight® Air enabled
	E10WCPR Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB	NLTAIRER2 <sup>9,9</sup> nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit
	NPP16D <sup>6</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	USPOM US point of manufacture
	NPP16DER <sup>6</sup> nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	

**Accessories:** Order as separate catalog number.

<a href="#">EAC ISSM 375</a>	Compact interruptible emergency AC power system
<a href="#">EAC ISSM 125</a>	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter <sup>1</sup>
SCA6	Sloped ceiling adapter. Refer to <a href="#">TECH-SCA</a> for more options.

- Notes**
- Overall height varies based on lumen package; refer to dimensional chart on page 3.
  - Not available with finishes.
  - Not available with emergency options.
  - Must specify voltage: 120V or 277V.
  - Available with clear (AR) reflector only.
  - Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
  - Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.

- Not available with CP, NPS80EZ, NPS80EZER, NPP16D, HPP16DER or N80 options.
- NLTAIR2 and NLTAIRER2 not recommended for metal ceiling installations.
- Fixture height is 6.5" for all lumen packages with HAO.
- Must specify voltage for 3000lm. 5000lm will mark spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.

# 4750L Static White

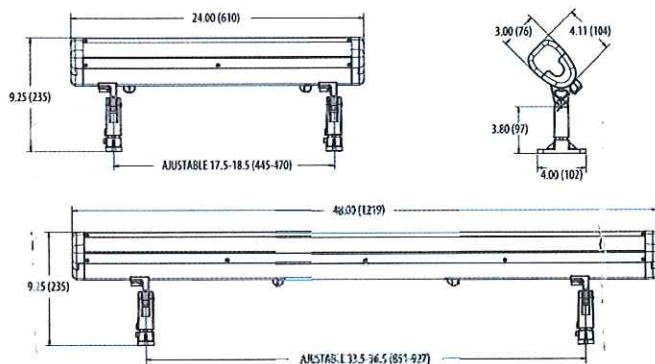
Design2Ship



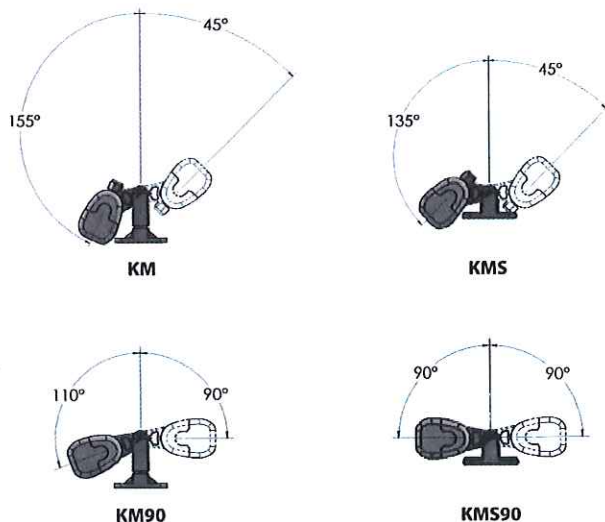
### Specifications

Weight:	4' 17.5lbs
	2' 12.5lbs

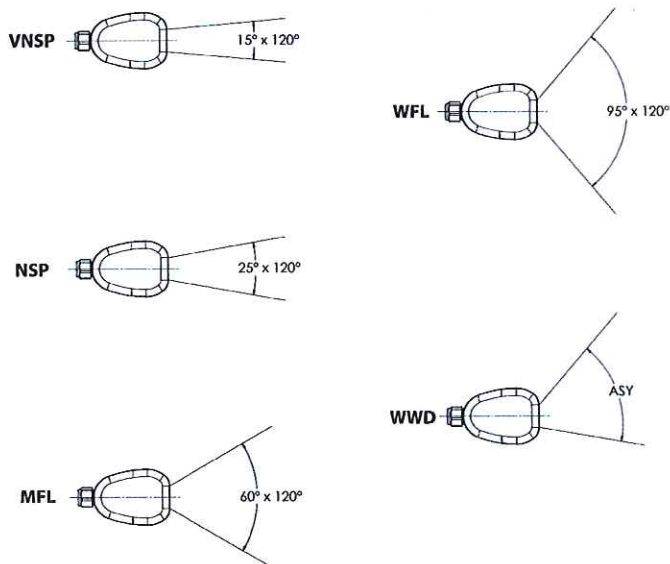
### DIMENSIONS



### AIMING DETAILS



### STANDARD DISTRIBUTION



### CUSTOMIZATION

All Hydrel products are available for modifications to allow the perfect fit for your application.

CATALOG NUMBER	
NOTES	<b>SIGN LIGHT</b>
TYPE	<b>SH</b>

### HIGHLIGHTS

- The 4750L delivers industry leading durability, performance and lumen output
- Superior water resistance IP67 with Hydrel "Flow-Thru" technology, water flows around the independently sealed integral driver module and sealed LED module
- Aiming integrity with a fully adjustable and rugged knuckle design using Taper-Lock technology
- Long life in the most demanding environments with low copper content housing materials, stainless steel fasteners, and durable powder coat finish options for Coastal Regions and Natatoriums
- 3G vibration rated per ANSI C136.31

**5**  
YEAR  
warranty

**LED**

**IP67**

**IP67**

**PS**

### LUMEN PACKAGES

	VNSP	NSP	MFL	WFL	WWD
Delivered Lumens	6491	6646	7200	7286	6592
Watts	64	64	64	64	64
LPW	102	104	113	114	103
Peak Candela	7650	5961	4242	2683	3998

Note: Information based on 4000K @ 2000LMF on 4FT fixture

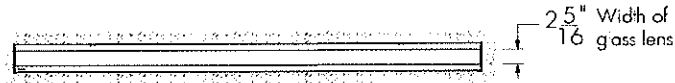
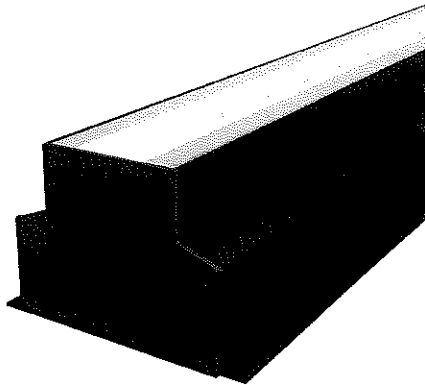


One Lithonia Way Conyers GA. 30012  
Phone: 800-705-SERV (7378) • www.hydrel.com

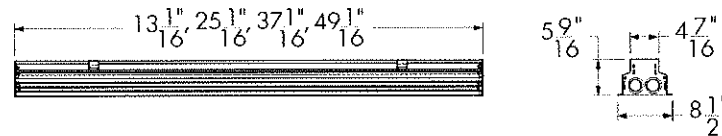
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Rev. 07/01/19  
4750L\_QS\_Static\_White  
Page 1 of 7



Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
 Type **SK** Catalog / Part Number **ACCENT WALL LIGHT**



Top view



Front and side views

**Photometric Summary**

	Delivered output (lm)	Intensity (peak cd)
<b>WW</b>	2,770*	4,766*
8°x8°	4,512*	59,238*
10°x10°	3,908	35,109
10°x30°	4,586*	25,296*
10°x60°	3,876*	12,062*
10°x90°	4,178*	6,210*
30°x30°	4,686*	16,886*
30°x60°	4,035	5,317
60°x60°	3,845	3,062
90°x90°	4,070*	2,132*

Based on HO 4000K, 4ft (1219mm), 0° tilt setting configuration.

Photometric performance is measured in compliance with IESNA LM-79-08.

\*Extrapolated. Consult website for the latest photometric files

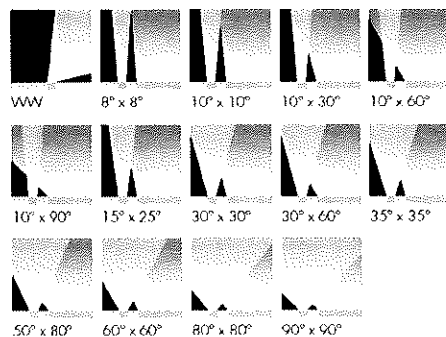
**Description**

The lumenfacade Inground is an LED luminaire designed for ground-recessed lighting applications, including asymmetric wall washing, grazing, and linear wayfinding. An innovative, plug and play design simplifies installation, protecting the system from water infiltration and ensuring long-lasting performance. Featuring second generation LED technology, the lumenfacade Inground is available in four different sizes (12 in, 24 in, 36 in or 48 in), with a wide choice of outputs, color temperatures, color-mixing systems, optics and controls. A unique asymmetric wallwash distribution is also available, providing exceptional uniformity and brightness for walls and signage.

**Features**

<b>Construction</b>	Walk over compliant up to 500 kg in any type of ground, Walk over compliant up to 1000 kg in concrete
<b>Color and Color Temperature</b>	2200K, 2700K, 3000K, 3500K, 4000K, Red, Green, Blue
<b>Length (nominal)</b>	12 in, 24 in, 36 in, 48 in
<b>Optics</b>	Asymmetric wallwash, 8° x 8°, 10° x 10°, 10° x 30°, 10° x 60°, 10° x 90°, 15° x 25°, 30° x 30°, 30° x 60°, 35° x 35°, 50° x 80°, 60° x 60°, 80° x 80°, 90° x 90°
<b>Tilt Setting (factory set)</b>	0 degrees, 2.5 degrees, 5 degrees, 20 degrees
<b>Optical Option</b>	Internal louver
<b>Options</b>	Anti-tilp lens, CE (certification covers European Economic Area)
<b>Power Consumption</b>	5 W/ft (meets ASHRAE standards for linear lighting on building facades - not available for 12 in fixture lengths), 8.5 W/ft (RO version), 15.25 W/ft (HO version), Typically 20% higher for 12 in fixture lengths
<b>Warranty</b>	5-year limited warranty

**Optics**





# D-Series LED Bollard



d"series

## Specifications

**Diameter:** 8" Round  
(20.3 cm)

**Height:** 42"  
(106.7 cm)

**Weight (max):** 27 lbs  
(12.25 kg)



Catalog  
Number

Notes  
**AMENITY AREA**

Type  
**SG**

## Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

## Ordering Information

**EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD**

### DSXB LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <small>optional</small>
DSXB LED	Asymmetric 12C 12 LEDs <sup>1</sup>	350 350 mA	30K 3000 K	ASY Asymmetric <sup>1</sup> SYM Symmetric <sup>2</sup>	MVOLT <sup>3</sup>	<b>Shipped installed</b> PE Photoelectric cell, button type DMG 00-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup <sup>6</sup>	<b>Shipped installed</b> SF Single fuse (120, 277, 347V) <sup>4,7</sup> DF Double fuse (208, 240V) <sup>4,7</sup> H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts <sup>8</sup>	DWHXD White
		450 450 mA <sup>3,4</sup>	40K 4000 K		120 <sup>5</sup>			DNAXD Natural aluminum
		530 530 mA	50K 5000 K		208 <sup>5</sup>			DDBXD Dark bronze
	Symmetric 16C 16 LEDs <sup>2</sup>	700 700 mA	AMBPC Amber phosphor converted AMBLW Amber limited wavelength <sup>3,4</sup>	240 <sup>5</sup>	DBLXD Black			
				277 <sup>5</sup>	DDBTXD Textured dark bronze			
				347 <sup>4</sup>	DBLBXD Textured black			
				DNATXD Textured natural aluminum				
							DWHGXD Textured white	

## Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB<sup>8</sup>

### NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.

