development review board **REPORT**



| Meeting Date: | September 16, 2021 |
|-----------------------|---|
| General Plan Element: | Character and Design |
| General Plan Goal: | Foster quality design that enhances Scottsdale as a unique southwestern desert community. |

ACTION

Southdale 17-DR-2021 Request for approval of a site plan, landscape plan and building elevations for a new mixed-use project, consisting of a 239,000 square foot building, with 267 dwelling units, 6,100 square feet of commercial floor area and a 105,528 square foot above-grade parking garage, all on a +/- 3.8-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issues

None

Items for Consideration

- Conformance with Development Review Board Criteria staff confirms
- Integration of Sensitive Design Principles staff confirms
- Development Plan approved as part of case 5-ZN-2020
- Public comment received (Attachment #18)

BACKGROUND

Location: 7000 E. McDowell Road

Zoning: Planned Unit Development (PUD)

Adjacent Uses

- North: Two-story multi-family residential constructed in the 1960s
- East: Single-story vehicle sales, leasing and repair facility originally constructed in the 1970s
- South: Single-story travel accommodations originally constructed in the 1960s, and single-story retail originally constructed in the 1990s
- West: Single-story vehicle sales and leasing facility originally constructed in the 1970s, and two-story multi-family residential originally constructed in the 1960s



Scottsdale Development Review Board Report | Case No. 17-DR-2021

Property Owner

Cercidium Holdings LLC

Applicant

Chantel Kimmins, Nelsen Partners, Inc. 480-621-4824

Architect/Designer

Nelsen Partners, Inc.

Engineer

3 Engineering

DEVELOPMENT PROPOSAL

The applicant proposes a mixed-use project consisting of one main building and an above-grade parking garage. The residential building will wrap around the centralized parking garage, effectively screening it from off-site view. Site design includes a publicly accessible pocket park off 70th Street that will include pedestrian scale lighting and seating elements. Primary access is provided off 70th Street, with secondary access provided off McDowell Road at the southeast corner of the site. All resident and guest parking is provided in the garage, with additional surface parking provided near the main entrance for the commercial use and for prospective residents. On-site circulation includes a ride-share entry that can also serve as a loading and unloading area.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates design elements that align with the City's goal of sustainability including recessing for balconies, exaggerated roof overhangs, vertical shading elements and fin walls, and high-performance glass for all windows and balcony doors that minimize solar heat gain within the units.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Southdale development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

| RESPONSIBLE DEPARTMENTS | STAFF CONTACTS |
|--|--|
| Planning and Development Services Current Planning Services | Greg Bloemberg Project Coordination Liaison 480-312-4306 gbloemberg@ScottsdaleAZ.gov |

APPROVED BY

| ARC / | |
|--|----------|
| the for the second seco | 9/9/2021 |
| Greg Bloemberg, Report Author | Date |
| Bull | 9/7/2021 |
| Brad Carr, AICP, LEED-AP, Planning & Development Area Manager | Date |
| Development Review Board Liaison | |
| Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov | |
| MIMM | 9/8/2021 |
| Randy Grant, Executive Director | Date |
| Planning, Economic Development, and Tourism | |
| Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov | |

ATTACHMENTS

- 1. Context Aerial
- 2. Close-up Aerial
- 3. Applicant's Narrative
- 4. Development Review Board Criteria Analysis
- 5. Development Information
- 6. Stipulations / Zoning Ordinance Requirements
- 7. Combined Context Aerial and Site Plan
- 8. Site Plan
- 9. Refuse Plan
- 10. Open Space Plan
- 11. Landscape/Hardscape Plans
- 12. Building Elevations (color)
- 13. Perspectives
- 14. Materials and Colors Board
- 15. Lighting Site Plans
- 16. Exterior Photometrics Plan
- 17. Exterior Lighting Cutsheets
- 18. Community Involvement
- 19. City Notification Map



Context Aerial

17-DR-2021



Close-up Aerial



NELSEN PARTNERS, INC. Austin | Scottsdale

15210 North Scottsdale Road Suite 300 Scottsdale, Arizona 85254 480.949.6800

Principals

Brad J. Nelsen, AR TRAN Philip J. Crisara, AM George A. Melara, AM Erston Senger, AM

Directors

Jeff Brand, MA J. Scott Chasteen Scott DeMont, MA Michael Martin, MA Carson Nelsen Stephen L. Oliva, MA

Associates

Lindsay Abati, ^{AIA} Matthew Beaton, ^{AIA} Stephen Hunt, ^{AIA} Randy McManus Bob Newell, ^{AIA} Janet Quan Sandra Saldaña

Southdale

Application Narrative July 09, 2021

Southdale is an application for Development Review Board approval on an approximately 4.7+/- gross acre property located at 7000 E. McDowell Road, (the "Property"). The community will include approximately 267 residential units and 392 structured and surface parking stalls, with a neighborhood urban market/café ("URBO Market"), corporate office space for Hawkins Companies – the developer of Southdale, a publicly accessible community room, and a public plaza along 70th Street. The Property is currently occupied by Scottsdale Christian Church and Berghoff Design Group (landscaping company) including offices and truck storage with approximately 150 trucks/trailers and employees parked on site.

Hawkins Companies is a national real estate development company with experience in 27 states including Arizona. They have used their award-winning expertise to create a mixed-use design that is both sensitive to its location along the McDowell Road Corridor as well as the surrounding area.

- The site plan fulfills the goals of the Southern Scottsdale Character Area Plan ("SSCAP"), and more specifically, the goals identified by the McDowell Corridor Task Force, established in 2009.
- 2. Although the Property does not directly border any single-family neighborhoods, it provides an appropriate buffer from McDowell Road, a 6-lane major arterial, to the R-5 to the north and R1-7 to the northwest. The development enhances both the McDowell Road and 70th Street frontages with a vibrant mid-century inspired design that incorporates compatible landscaping and sustainable building elements. Building programming is located to enhance both public frontages with the lobby, receiving area, Hawkins office space and community room facing 70th Street, McDowell Road and the public open space. These uses will visually and functionally engage the public frontages. The remainder of residential amenity spaces are located on the fourth level over the



parking garage. This creates a one-of-a-kind poolside experience for residents and visitors.

Building massing is composed to break up the façade and mitigate perceived massing through several strategies. Corner elements that are highlighted and shaded with breeze block accents on the east and west endcaps of the south façade. Vertical fin walls further break up the south and west façades as well as provide shade, and function as privacy barriers for exterior patios. The top floor units are stepped back on the south and west facades to reduce visual impact of the building. Differing massing strategies are used to create visual interest and generate shadows on the remainder of the west, north and east facades. Design strategies are supported by a mid century inspired material palette highlighted by breeze block, storefront glazing, honed masonry, pre-finished metal and stucco.

- 3. Site circulation is developed as a loop with site ingress, and egress locations off of 70th St. as well as right-in right-out access off of McDowell Rd. Off street parking is provided in a 5 story parking garage and 8 surface stalls near the project entry. Refuse, loading and service areas are located on the East side of the site with direct exiting access to McDowell Rd.
- Rooftop mechanical equipment is screened appropriately according to Development Standards.
- 5. This project is not located within the Downtown Area and is not required to conform with the Downtown Plan Urban Design & Architectural Guidelines.
- Artwork provided in the project meet the standards described within the zoning ordinance, and are located directly adjacent to, and with visibility from the main project entrance on 70th St., as well as from the corner of 70th and McDowell Rd. along McDowell Rd.

City of Scottsdale Planning and Development: Greg Bloemberg, Senior Planner 7447 E. Indian School Rd. Scottsdale, AZ 85251 480.312.4306 Nelsen Partners: Chantel Kimmins 15210 N. Scottsdale Rd. #300 Scottsdale, AZ 85254 480.949.6800

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, Southern Scottsdale Character Area Plan (SSCAP) and General Plan.
 - **Applicant Narrative**: The site plan fulfills the goals of the Southern Scottsdale Character Area Plan and, more specifically, the goals identified by the McDowell Corridor Task Force, established in 2009.
 - Staff Analysis: The proposal responds favorably to the Sensitive Design Principles and the Character & Design chapter of the SSCAP (Goal CD 4), which recommend design elements that respond to the southwest desert environment. Balconies are recessed to provide shading for balcony doors, and a combination of exaggerated roof overhangs, vertical fin walls and shade elements, and high-performance glass help to mitigate solar heat gain. This site is located within the SSCAP-designated Skysong Regional Center. Consistent with Goal CD 2 of the SSCAP for development within a designated Regional Center, the proposal provides a diversity of design to accommodate a mix of land uses, locates the building close to the street frontage, and provides a publicly accessible open space area along the 70th Street frontage that functions as an extension of indoor space into outdoor areas. Finally, consistent with Goal CD 9 of the SSCAP, the project enhances pedestrian connectivity and circulation by providing a wider sidewalk detached from the curb on 70th Street and connections to McDowell Road for the units fronting the street to connect residents to adjacent properties to potentially reduce vehicle miles traveled. The proposal also includes seating elements along the McDowell Road frontage to further enhance the pedestrian experience, and improvements to the existing transit stop.
- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - **Applicant Narrative**: Although the property does not border any single-family neighborhoods, it provided an appropriate buffer from McDowell Road to the R-5 to the north and the R1-7 to the northwest. The development enhances both street frontages with a vibrant mid-century inspired design that incorporates compatible landscaping and sustainable building elements. Building massing is composed to break up the façade and mitigate perceived massing through several strategies. Corner elements are highlighted and shaded with breeze block accents on the east and west endcaps of the south façade. Vertical fin walls further break up the south and west facades, provide shade and function as privacy barriers for exterior patios. Design strategies are supported by a mid-century inspired material palette

Scottsdale Development Review Board Report | Case No. 17-DR-2021

highlighted by breeze block, storefront glazing, honed masonry, pre-finished metal and stucco.

- Staff Analysis: The use of fin walls, vertical shading elements in front of windows and doors and variation of materials provides visual interest, helps to reduce solar heat gain and minimize monotony of design. The inclusion of an on-site pocket park adjacent to the 70th Street frontage is a positive amenity not only for residents but the surrounding residential neighborhood. Enhanced streetscapes assist in buffering height and massing from the street frontages.
- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - **Applicant Narrative**: Site circulation is developed as a loop with site ingress and egress locations off 70th Street as well as right-in, right-out only access off McDowell Road. Refuse, loading and service areas are located on the east side of the site with direct exiting access to McDowell Road.
 - **Staff Analysis**: The proposal includes a new 8-foot wide sidewalk detached from street curb along 70th street that will enhance pedestrian safety and comfort. Walkways from at-grade patios for the units fronting McDowell Road provide a convenient connection to the street and neighboring supportive uses.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Applicant Narrative*: Rooftop mechanical equipment is screened appropriately according to Development Standards.
 - **Staff Analysis**: Rooftop mechanical screening utilizes materials and finishes consistent with the building design and effectively screens HVAC units from off-site view.
- 5. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - **Staff Analysis**: Though this criterion is not applicable to this project, it should be pointed out, however, that artistic murals are proposed on the north, south and east elevations that provide additional visual interest to the building design. Murals utilize color tones that can be found in the southwest desert context.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1965 (Ord. #273) and assigned C-3 zoning. The applicant received approval of a request to rezone the site from C-3 to PUD under case 5-ZN-2020.

Community Involvement

Prior to submittal, the applicant sent written notification to all property owners within 750 feet of the site and the site is posted with the required signage. The first mailing contained clerical errors identified by an adjacent property owner. As a result, the applicant was instructed to send out a 2nd mailing with the correct project information. Additionally, extensive public outreach was conducted during the zoning process, including open houses that introduced neighbors to the project design. The current project design is essentially identical to what was presented to the community during the zoning process. Staff received two email inquiries regarding the DRB application.

Context

Located at the northeast corner of 70th Street and McDowell Road, the site is situated in an area that has seen quite a transformation in recent years. What was once an area occupied exclusively by auto dealers, land use has transitioned to mixed-use and higher-density residential. The introduction of vertical mixed use to the area was spearheaded by Skysong, which includes modern buildings up to 100 feet in height, and more recently by Papago Plaza across the street from this proposed development. Papago Plaza includes a new multi-family residential development with a building height of 60 feet. To the west is a residential patio home project with building heights of 36 feet.

Project Data

| • | Existing Use: | Place of Worship/General Commercial |
|---|------------------------------------|--|
| • | Proposed Use: | Mixed-Use |
| • | Parcel Size: | 204,732 square feet (+/- 4.7 acres of gross land area) |
| | | 165,528 square feet (+/- 3.8 acres of net land area) |
| • | Residential Building Area: | 287,800 square feet |
| • | Commercial Building Area: | 6,100 square feet |
| • | Other Building Area: | 105,528 square feet (parking garage) |
| • | Total Building Area: | 399,428 square feet |
| • | Floor Area Ratio Allowed: | 0.8 (commercial floor area only) |
| • | Floor Area Ratio Provided: | 0.5 (commercial floor area only) |
| • | Building Height Allowed: | 48 feet + max. 10 feet for rooftop appurtenances |
| • | Building Height Proposed: | 48 feet + max. 10 feet for rooftop appurtenances |
| • | Parking Required: | 372 spaces (based on Parking Master Plan approved with case 5-ZN-2020) |
| • | Parking Provided: | 392 spaces (372 for residential, 20 for commercial/guest) |
| • | Open Space Required: | 20,473 square feet |
| • | Open Space Provided: | 36,227 square feet |
| • | Number of Dwelling Units Allowed: | 267 units (5-ZN-2020) |
| • | Number of Dwelling Units Proposed: | 267 units |
| • | Density Allowed: | Per the approved Development Plan (5-ZN-2020) |
| • | Density Proposed: | 56.8 du/ac |

Stipulations for the Development Review Board Application: Southdale Case Number: 17-DR-2021

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 consistent with the building elevations provided by Nelsen Partners, with a city staff date of 7/14/2021.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Nelsen Partners, with a city staff date of 7/14/2021.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Floor Associates, with a city staff date of 7/14/2021.
 - d. The case drainage report submitted by 3 Engineering and accepted in concept by the Stormwater Management Department of Planning and Development Services.
 - e. The water and sewer basis of design report submitted by 3 engineering and accepted in by the Water Resources Department with comments to be implemented with construction plans.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 5-ZN-2020.

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.

SITE DESIGN:

Ordinance

- C. OVERHEAD UTILITY LINES. The applicant shall coordinate with Salt River Project to bury all existing above ground distribution and project service utility and cable lines within and adjacent to project site. Specifically, a total of four (4) utility poles in the alley along the west property line shall be removed, and any new or relocated utility distribution or project service utility and cable lines along the length of the project site adjacent to the canal bank. Lines to be buried shall be identified on the final civil improvement plans. If the service lines connected to the multi-family buildings to the west cannot be undergrounded, a payment in-lieu shall be paid as an alternative to undergrounding the lines in the alley. If the in-lieu option is selected, the applicant shall be responsible for 100% of the fee in-lieu for the construction cost of undergrounding the lines, excluding the cost of connecting to the existing multi-family buildings, in coordination with Salt River Project and the City Engineering Division. The fee in-lieu shall be paid prior to issuance of any permits, with the exception of demolition.
- D. ACCESS RESTRICTIONS. Access to the development project shall conform to the following restrictions:
 - a. There shall be a maximum of two (2) site driveway access locations, one on N. 70th Street and one on E. McDowell Road, as indicated in the Development Plan.

DRB Stipulations

- 4. All drive aisles shall have a width of twenty-four (24) feet.
- 5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct refuse in conformance with the Refuse Plan, A124, prepared by Nelsen Partners and stamped approved by city staff on 08/17/2021.

OPEN SPACE:

Ordinance

E. The proposed pocket park along the 70th Street frontage shall remain open to the public at all times and shall not be enclosed with a barrier. The park shall be maintained in a neat and orderly fashion by the property owner and/or property management company.

LANDSCAPE DESIGN:

DRB Stipulations

- 6. Landscaping along the McDowell Road frontage shall include tree and plat species specified in the "Traditional Resort" theme established as part of the McDowell Road Streetscape Design Guidelines.
- 7. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- F. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. 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

- 8. There shall be no pole-mounted lighting along the edges of the top deck of the parking garage. Any lighting along the perimeter of the top deck of the parking garage shall be limited to wall-mounted sconces.
- 9. All exterior luminaires shall meet all IES requirements for full cutoff and be aimed downward and away from property line except for sign and landscape lighting.
- 10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 footcandles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- I. 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.
- J. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. N. 70^{TH} STREET.
 - i. CL-Type CL-1 or CL-2 driveway per COS Standard Detail 2356.
 - ii. Minimum eight (8)-foot wide sidewalk detached from street curb.
 - b. E. McDOWELL ROAD.
 - i. Type CL-1 or CL-2 driveways per COS Standard Detail 2356.
 - ii. Minimum eight (8)-foot wide sidewalk detached from street curb

- K. TRANSIT FACILITIES. Prior to issuance of any permit for the development project (other than demolition), the property owner shall submit and obtain approval of construction documents to construct transit pad, landscaping, bench and trash can adjacent to McDowell Road. Transit facilities improvements shall be constructed prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first.
- L. TRAFFIC SIGNAL UPGRADES. Prior to issuance of the first Certificate of Occupancy, the property owner shall install traffic signal equipment necessary to provide permitted/protected left-turn phasing at N. 70th Street and E. McDowell Road for eastbound-westbound approaches. Equipment to be installed shall be included as part of the construction documents submittal.

DRB Stipulations

11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

Ordinance

- M. Prior to issuance of any permit for the development project (other than demolition), the property owner shall submit and obtain approval of construction documents for the following water and wastewater improvements:
 - a. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
 - b. Connect new proposed eight (8)-inch water loop to the six (6)-inch main at the northeast corner of the development with an isolation valve.
 - c. All onsite sewer and pool backwash services to be routed to the sewer main running north and parallel to and east of N. 70th Street. (no waste flows to McDowell Rd sewer).
 - d. Offsite construction shall include one (1) new manhole and sewer line segment to be added on Palm Lane approximately 124 feet east of the 71st Street centerline per Option 1 in the accepted preliminary Wastewater Basis of Design Report.
 - e. Pool backwash flows shall be equalized and limited to 50 gpm peak into the 8" public sewer proposed. Use of a cartridge filter is not an acceptable solution to reducing/eliminating backwash flows. Refer to the accepted preliminary Wastewater Basis of Design Report.

DRB Stipulations

- 12. Prior to issuance of any permit for the development project (other than demolition), the property owner shall submit and obtain approval of construction documents for the zoning ordinance water and wastewater improvements and the following water and wastewater improvements:
 - a. WATER:
 - i. Connection tees to the existing water mains on McDowell Rd and 70th St will require two isolation valves each. Refer to utility plan markups for leg designation.
 - ii. Proposed meter to be within meter vault as currently sized.

- iii. meter and service line removal shall be removed back to the main, i.e. do not leave water service line(s) "stubbed out" at the property line.
- b. WASTEWATER:
 - i. Pool Backwash flow equalization required. Refer to guidance in accepted sewer BOD under 5-ZN-2020. As proposed herein: The pool backwash will be captured by an equalization tank that is to be sized for up to four consecutive backwashes. The tank will have a metered flow of 5 gpm that outlets to the proposed sewer system.
 - ii. Offsite sewer system modifications required. Add one additional manhole and 8" pipeline section as shown on figure 1 utility plan. Reroute and plug sewer as shown in figure 1.
 - iii. No wastewater flows permitted to McDowell Rd sewer.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

13. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

- 14. Prior to the issuance of any building permit for the development project, except demolition, 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 minimum twenty-eight-foot-long by seven-foot-wide Public Transit Facility and Access Easement to contain the transit facility improvements that are to be constructed in accordance with stipulated project requirements.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.

ADDITIONAL ITEMS:

DRB Stipulations

- 15. Flagpoles, if provided, shall not exceed the height of the building and shall be one-piece conical tapered design.
- 16. Signage requires separate review and approval.





ATTACHMENT #7

CONTEXT AERIAL

| CALE: 1"=100' | | | |
|----------------|---|-----|------|
| CALE: 1" =100' | 0 | 50' | 100' |

200'

REF:



OWNER Hawkins Companies Commercial Developers 4700 S. McClintock Drive Ste 160 Tempe, AZ 85282

SOUT Hawkins (

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DRB

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PRE

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

Date April 29, 2021

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

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Project No. 319084

GENERAL NOTES

- THE PROPERTY OWNER HAS AGREED TO MODIFY THE EXISTING TRAFFIC SIGNAL AT 70TH STREET AND MCDOWELL ROAD TO PROVIDE LEFT-TURN ARROWS AND THE ASSOCIATED EQUIPMENT AS REQUIRED TO ACCOMMODATE THE ANTICIPATED INCREASE IN LEFT-TURN TRAFFIC FROM MCDOWELL ROAD. PER STIPULATIONS FOR CASE 5-ZN-2020.
- THE PROPERTY OWNER HAS ELECTED TO MAKE PAYMENT 2. IN-LIEU OF UNDERGROUNDING/REMOVING A TOTAL OF FOUR UTILITY POLES AND OVERHEAD UTILITY LINES WITHIN AND ADJACENT TO THE PROJECT SITE IN THE ALLEY ALONG THE WEST PROPERTY LINE PER THE STIPULATIONS FOR CASE 5-ZN-2020.

| APN: 129-08-001 ZONING: R1-7 | |
|---------------------------------|--|
| NE | SIGHT DISTANCE QUIREMENT PER DSPM FIGURE 5-3.26 W DRIVEWAY PER COS FANDARD DETAIL #2256 (TYPE CL-1) |
| APN: 129-08-051D ZONING: C-3 | NEW 8' SIDEWALK PER DSPM 5-3.110 |
| E | |
| 274' - 0" | BIKE PARKING (6) LOBBY ENTRY PROPERTY LINE NEW 8' SIDEWALK PER DSPM 5-3.110 |
| APN: 129-08-051C ZONING: C-3 | BIKE PARKING (4) 30'-0" MIN. AVG. RESIDENTIAL SETBACK 28'-0" MIN. AVG. COMMERCIAL SETBACK 25' - 0" RESIDENTIAL SETBACK |
| | 23' - 0" COMMERCIAL SETBACK NEW ARCHITECTURAL FEATURE WALL |
| E | |

25'X25' VISIBILITY TRIANGLE PER DSPM FIGURE 5-3.27 EXISTING IRRIGATION STRUCTURE NEW 6'x24' TRANSIT PAD &

IMPROVEMENTS AS REQ'D PER 5-ZN-2020





ATTACHMENT #8

PROJECT INFORMATION

PROJECT NAME: PARCEL ADDRESS: PARCEL NUMBER: PRE-APP NUMBER: ZONING CASE: DRB NUMBER:

SOUTHDALE 7000 E. McDOWELL ROAD SCOTTSDALE, AZ 85257 129-33-001S 225-PA-2020 5-ZN-2021

PROJECT DATA

| CURRENT ZONING: | PUD |
|--|--|
| GROSS SITE AREA: NET LOT AREA: | 4.7 ACRES (204,732 SF) 3.8 ACRES (165,528 SF) |
| ALLOWABLE GFAR: PROPOSED GFAR: | 0.8 0.57 |
| ALLOWABLE BUILDING HEIGHT: PROPOSED HEIGHT: | 48' + 10' MECHANICAL @ 30% 48' + 10' MECHANICAL @ 30% |
| ALLOWABLE DENSITY: PROPOSED DENSITY: | PER DEV. PLAN 56.8 DU/AC |
| REQUIRED OPEN SPACE: PROVIDED OPEN SPACE: | 20,473 SF (0.10 x GSA) 38,133 SF (0.18 x GSA) |
| PUBLIC OPEN SPACE REQUIRED: PUBLIC OPEN SPACE PROVIDED: | 3,600 SF 3,600 SF |
| MCDOWELL RD. SETBACKS REQUIRED COMMERCIAL PROVIDED COMMERCIAL REQUIRED RESIDENTIAL PROVIDED RESIDENTIAL | 28' MIN. / 32' MIN. AVG. 28' MIN. / 32' MIN. AVG. 34' MIN. / 40' MIN. AVG. 34' MIN. / 40' MIN. AVG. |
| 70TH STREET SETBACKS REQUIRED COMMERCIAL PROVIDED COMMERCIAL REQUIRED RESIDENTIAL PROVIDED RESIDENTIAL | 23' MIN. / 28' MIN. AVG. 23' MIN. / 28' MIN. AVG. 25' MIN. / 30' MIN. AVG. 25' MIN. / 28' MIN. AVG. |
| NON-STREET FRONTAGE SETBACKS ABUTTING RESIDENTIAL PROVIDED | 20' MIN. 27'-1" MIN. |
| TOTAL UNITS: 267 | |
| TOTAL PARKING GARAGE | 3,900 SF 1,300 SF 900 SF <u>287,800 SF</u> 293,900 SF 105,528 SF 399,428 SF |
| PARKING TABULATIONS (Table 9.103 | (A) |
| MULTI-FAMILY: 267 UNITS 1.25 / EFFICIENCY (52 DU @ 1.25) 1.3 / ONE-BEDROOM (147 DU @ 1.3) <u>1.7 / TWO-BEDROOM (68 DU @ 1.7)</u> TOTAL REQUIRED NON-RESIDENTIAL | 65.0 SPACES 191.1 SPACES <u>115.6 SPACES</u> 372 SPACES |
| 1/300 GSF OFFICE (3,900/300) | 13 SPACES |
| TOTAL REQUIRED * APPLYING THE CITY OF SCOTTSDA PARKING REQUIREMENTS | 372 SPACES LE CODE OF ORDINANCE'S SHARED |

PARKING PROVIDED: SURFACE: 8 SPACES GARAGE UNSECURED: 19 SPACES GARAGED SECURED: 365 SPACES TOTAL PARKING PROVIDED 392 SPACES 16 SPACES ACCESSIBLE PARKING REQUIRED (4%) (392 x .04) ACCESSIBLE PARKING PROVIDED 16 SPACES (13 + 3 VAN ACCESSIBLE) REQUIRED BICYCLE PARKING (1/10 CARS) 40 SPACES PROVIDED BICYCLE PARKING 41 SPACES

VICINITY MAP





Nelsen Partners, Inc. Austin | Scottsdale 15210 North Scottsdale Road Suite #300 Scottsdale, Arizona 85254 t 480.949.6800 nelsenpartners.com 28515 GEORGE Expires HAWKINS COMPANIES COMMERCIAL DEVELOPERS ompani 4 О Т AZ AZ

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<u>OWNER</u>

Hawkins Companies **Commercial Developers** 4700 S. McClintock Drive Ste 160 Tempe, AZ 85282

ARCHITECT

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

Date 09 July 2021

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Project No. 319084

A122 SITE PLAN



LEVEL 01 REFUSE PLAN **-(02**) SCALE: 1/16" = 1'-0"

REF:



ATTACHMENT #9

PER SECTION 2-1.311 B DSPM:

MIXED-USE DEVELOPMENT WITHOUT RECYCLING: (1) ENCLOSURE FOR FIRST 10,000 SF OF NON-RESIDENTIAL BUILDING AREA AND FIRST 10 UNITS

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Project No.

319084

A124

REFUSE PLANS

• (1) ENCLOSURE FOR EACH 20 UNITS THERAFTER

NON-RESIDENTIAL USE 4,400SF + 267 UNITS = 15 ENCLOSURES 15 REFUSE CONTAINERS @ 4 CU YDS EACH = 60 CU YDS TOTAL 60/4 = 15 CU YDS COMPACTOR EQUIVALENT

15 CU YARD COMPACTOR PROVIDED



SCALE: 1" = 40'-0"

PLAN NORTH

OPEN SPACE

CURRENT ZONING: GROSS SITE AREA: PUD 4.7 ACRES (204,732 SF)

OPEN SPACE CALCULATIONS TOTAL OPEN SPACE REQUIRED: 20,473.0 SF MAXIMUM BUILDING HEIGHT = 48'-0" + 10' MECH @ 30% PER ZONING 5.5005.I.2 = MAX REQ = GROSS SITE x .01 MAX REQUIRED = 204,7032 x .01

TOAL OPEN SPACE PROVIDED: 38,133 SF (NOT INCLUDING PARKING LOT LANDSCAPING)

PUBLIC OPEN SPACE REQUIRED: 3,600 SF (PER SITE DESIGN STIPULATION #6 5-ZN-2020)

PUBLIC OPEN PACE PROVIDED: 3,600 SF

PARKING LOT LANDSCAPING REQUIRED: 501.6 SF PARKING LOT AREA x 15% MAX REQUIRED (3,344 x 0.15) = 501.6 SF

PARKING LOT LANDSCAPING PROVIDED: 963 SF



LEGEND

OPEN SPACE = 34,863 SF PUBLICE OPEN SPACE = 3,600 SF PARKING LOT AREA = 3,344 SF PARKING LOT LANDSCAPING = 963 SF

ATTACHMENT #10



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<u>OWNER</u>

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ARCHITECT Nelsen Partners

15210 N. Scottsdale Road Suite 300 Scottsdale, AZ 85254 Attn: Jeff Brand

Date

April 29, 2021

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> Project No. 319084

A125 OPEN SPACE PLAN

17-DR-2021 5/6/2021



HARDSCAPE SHEET INDEX

| SHEET # | DESCRIPTION | (04/29/21) ISSUED FOR: DRB SUMBITTAL 1 | (07/09/21) ISSUED FOR: DRB SUMBITTAL 2 | | |
|---------|------------------------|---|---|--|---|
| H-100 | OVERALL HARDSCAPE PLAN | Х | Х | | |
| H-101 | PARTIAL HARDSCAPE PLAN | Х | Х | | |
| H-102 | PARTIAL HARDSCAPE PLAN | Х | Х | | |
| L-100 | OVERALL LANDSCAPE PLAN | Х | Х | | |
| L-101 | PARTIAL LANDSCAPE PLAN | Х | Х | | 1 |
| L-102 | PARTIAL LANDSCAPE PLAN | Х | Х | | |



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HAWKINS COMPANIES

COMMERCIAL DEVELOPERS



MATCHLINE - SEE SHEET H102



NOTE: VEHICULAR RATED PAVERS TO BE USED IN ALL VEHICULAR AREAS.

THOROUGHLY CLEAN PAVERS AFTER INSTALLATION AND APPLY B.P. PRO INVISIBLE STAINBLOCKER PENETRATING SEALER TO ALL PAVERS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. (BPPRO.BIZ).

KEYNOTES



R Ω NORTH 60 1"=20'



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Nelsen Partners

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Date July 09, 2021

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Project No. 319084

H101 PARTIAL HARDSCAPE PLAN



HARDSCAPE LEGEND



NOTE: VEHICULAR RATED PAVERS TO BE USED IN ALL VEHICULAR AREAS.

THOROUGHLY CLEAN PAVERS AFTER INSTALLATION AND APPLY B.P. PRO INVISIBLE STAINBLOCKER PENETRATING SEALER TO ALL PAVERS PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. (BPPRO.BIZ).

MATCHLINE - SEE SHEET H101

 $\vee \quad \vee \quad \vee$

[ARTIFICIAL TURF AT COURTYARDS] PLAY LAWN. DUPONT™ FOREVERLAWN® SELECT HD. 115 OUNCE. 1-3/4" BLADE HEIGHT. BY FOREVER LAWN. PHONE: 623.764.1208

 ψ ψ ψ

[ARTIFICIAL TURF AT DOG RUN] K9GRASS CLASSIC. 87 OUNCE. 3/4" BLADE HEIGHT. _____ BY FOREVER LAWN. PHONE: 623.764.1208

KEYNOTES



NORTH 40 60 1"=20' 15210 N. Scottsdale Road

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Project No.

319084

H102

PARTIAL HARDSCAPE PLAN

Scottsdale, AZ 85254

Attn: Jeff Brand

July 09, 2021

Suite 300

Date

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| SYM. | NT LEGEND BOTANICAL NAME COMMON NAME | SIZE | MIN. CAL HT X W |
|---------------------------|--|-------------------|--------------------------|
| | TREES EXISTING TREE TO REMAIN | | |
| | CAESALPINIA CACALACO SMOOTHIE® | 36" BOX | 3.5" CAL |
| | SMOOTHIE® THORNLESS CASCALOTE | STANDARD | 10' H X 6' W |
| | CERCIDIUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE | 36" BOX MULTI | |
| | <i>FRAXINUS VELUTINA 'FAN TEX'</i> FAN TEX ASH | 48" BOX SINGLE | 3.5" CAL 14' H X 9' W |
| | OLNEYA TESOTA | 72" BOX MULTI | 12' H X 11' W |
| | DESERT IRONWOOD QUERCUS VIRGINIANA | 36" BOX | 2.5" CAL |
|) | LIVE OAK | SINGLE | 12' H X 7' W |
| | SHRUBS CARISSA MACROCARPA | 5 GAL | |
| * | NATAL PLUM DODONAEA VISCOSA | 5 GAL | |
| \bigcirc | HOPBUSH EREMOPHILA GLABRA SSP. 'WINTER BLAZE' | | |
| | WINTER BLAZE EMU BUSH PORTULACARIA AFRA | 5 GAL | |
| \bigcirc | ELEPHANT FOOD LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER | 5 GAL | |
| • | RUELLIA X BRITTONIANA MEXICAN HARDY PETUNIA | 5 GAL | |
| | ACCENTS | | |
| 0 | ALOE BARBADENSIS MEDICINAL ALOE YELLOW | 5 GAL | |
| ● | ALOE CRYPTOPODA GEELAALWYN | 5 GAL | |
| * | ALOE FEROX CAPE ALOE ALOE SAFARI | 5 GAL 5 GAL | |
| ◎ ¥< | SAFARI ALOE DASYLIRION TEXANUM | 5 GAL | |
| * | GREEN DESERT SPOON DIANELLA CASSA BLUE | 5 GAL | |
| ۲ | BLUE FLAX LILY DIETES BICOLOR EVERGREEN IRIS | 5 GAL | |
| 0 | HESPERALOE PAVIFLORA 'MSWNPERED' SANDIA GLOW RED YUCCA | 5 GAL | |
| Ø | MYRTUS COMMUNIS COMPACTA DWARF MYRTLE | 5 GAL | |
| | PACHYCEREUS MARGINATUS FENCE POST | 24" BOX | |
| f | PEDILANTHUS BRACTEATUS TALL LADY SLIPPER | 5 GAL | |
| Ø | YUCCA ALOIFOLIA SPANISH BAYONET | 24" BOX | |
| | YUCCA PALLIDA PALE LEAF YUCCA YUCCA ROSTRATA | 5 GAL 24" BOX | |
| $\mathbf{\mathbf{k}}$ | BEAKED YUCCA | | |
| (| VINES VIGNA CARACALLA SNAIL VINE | 5 GAL | |
| $\overline{\Delta}$ | BOUGAINVILLEA X BUTTIANA 'BARBARA KARST' BOUGAINVILLEA | 5 GAL | |
| Æ | FICUS PUMILA FIG VINE | 5 GAL | |
| | GROUNDCOVER | | |
| \oplus | WEDELIA TRILOBATA YELLOW DOT | 5 GAL | |
| | PLANTER SCHEDULE EUPHORBIA TIRUCALLI | 5 GAL | |
| | 'STICKS ON FIRE' (1 PER POT) PORTULACARIA AFRA | 5 GAL | |
| | ELEPHANT FOOD (3 PER POT) | | |
| \bigcirc | PEDILANTHUS MACROCARPUS LADY SLIPPER (1 PER POT) | 5 GAL | |
| | TRADESCANTIA PALLIDA PURPLE HEART (3 PER POT) AGAVE OCAHUI | 5 GAL 5 GAL | |
| | OCAHUI AGAVE (1 PER POT) | 0 O/LE | |
| * * * | TURF ARTIFICIAL TURF AT COURTYARDS. | | |
| * * * * * * * * * * | ARTIFICIAL TURF AT DOG RUN. | | |
| <u>* * *</u> | TOPDRESS / DUST CONTROL 1" SCREENED DECOMPOSED GRANITE AT ALL | I ANDSCAPE A | REAS |
| | U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723 | | |
| | 1"-3" COBBLE AT SUCCULENT GARDENS | | |
| | 4" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723 | | |
| | 3"-8" COBBLE AT FENCE POST PLANTER. | | |
| and and a | 8" MIN DEPTH. COLOR: PAINTED DESERT. ROCKPROS.COM. 602.818.0723 | | |
| | 2"-3" UNPOLISHED BEACH PEBBLE AT PLANTI AND WATER FEATURE REVEALS. COLOR: BLA | | |
| | PIONEERSAND.COM. | | |
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| | NORTH | | |
| | Arizena 811 at least two full sys before yeu begin excavation | | |
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Hawkins Companies Commercial Developers 4700 S. McClintock Drive Ste 160 Tempe, AZ 85282

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

Date **J**uly 09, 2021

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Project No. 319084

L100 OVERALL LANDSCAPE PLAN



MATCHLINE - SEE SHEET L102

AGUSETTINGS

| | NT LEGEND BOTANICAL NAME COMMON NAME | SIZE | MIN. CAL HT X W | |
|--|--|-----------------------|-------------------------------|--------------|
| <u></u> | TREES EXISTING TREE TO REMAIN | | <u></u> | |
| \sum | CAESALPINIA CACALACO SMOOTHIE® | 36" BOX | 3.5" CAL | |
| .) | SMOOTHIE® THORNLESS CASCALOTE | STANDARD 36" BOX | 10' H X 6' W | |
| | DESERT MUSEUM PALO VERDE FRAXINUS VELUTINA 'FAN TEX' | MULTÎ 48" BOX | 3.5" CAL | |
| | FAN TEX ASH | SINGLE 72" BOX | 14' H X 9' W 12' H X 11' W | |
| | DESERT IRONWOOD | MULTI | | |
| | QUERCUS VIRGINIANA LIVE OAK | 36" BOX SINGLE | 2.5" CAL 12' H X 7' W | |
| | SHRUBS | | | |
| * | CARISSA MACROCARPA NATAL PLUM DODONAEA VISCOSA | 5 GAL 5 GAL | | |
| \bigcirc | HOPBUSH EREMOPHILA GLABRA SSP. 'WINTER BLAZE' | 5 GAL | | |
| | WINTER BLAZE EMU BUSH PORTULACARIA AFRA ELEPHANT FOOD | 5 GAL | | |
| \bigcirc | <i>LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'</i> TEXAS RANGER | | | |
| | RUELLIA X BRITTONIANA MEXICAN HARDY PETUNIA | 5 GAL | | |
| 0 | ACCENTS ALOE BARBADENSIS MEDICINAL ALOE VELLOW | 5 GAL | | |
| ۲ | MEDICINAL ALOE YELLOW ALOE CRYPTOPODA GEELAALWYN | 5 GAL | | |
| * | <i>ALOE FEROX</i> CAPE ALOE | 5 GAL | | |
| © | ALOE SAFARI SAFARI ALOE DASYLIDION TEXANIJIM | 5 GAL | | |
| * | DASYLIRION TEXANUM GREEN DESERT SPOON DIANELLA CASSA BLUE | 5 GAL 5 GAL | | |
| • | BLUE FLAX LILY DIETES BICOLOR | 5 GAL | | |
| | EVERGREEN IRIS HESPERALOE PAVIFLORA 'MSWNPERED' SANDIA GLOW RED YUCCA | 5 GAL | | |
| Ø | MYRTUS COMMUNIS COMPACTA DWARF MYRTLE | 5 GAL | | |
| | PACHYCEREUS MARGINATUS FENCE POST | 24" BOX | | |
| ÷ | PEDILANTHUS BRACTEATUS TALL LADY SLIPPER YUCCA ALOIFOLIA | 5 GAL 24" BOX | | |
| Ø. | SPANISH BAYONET YUCCA PALLIDA | 5 GAL | | |
| \bigcirc | PALE LEAF YUCCA YUCCA ROSTRATA BEAKED YUCCA | 24" BOX | | |
| Â | VINES VIGNA CARACALLA | 5 GAL | | |
| | SNAIL VINE BOUGAINVILLEA X BUTTIANA 'BARBARA KARST' | 5 GAL | | # |
| | BOUGAINVILLEA FICUS PUMILA FIG VINE | 5 GAL | | DRB |
| | GROUNDCOVER | | | Ω |
| \bigcirc | WEDELIA TRILOBATA YELLOW DOT | 5 GAL | | 20 |
| | PLANTER SCHEDULE | 5 GAL | | ZN-2020 |
| | ´ 'STICKS ON FIRE' (1 PER POT) PORTULACARIA AFRA ELEPHANT FOOD (3 PER POT) | 5 GAL | | Ż |
| | PEDILANTHUS MACROCARPUS | 5 GAL | | Ŝ |
| | LADY SLIPPER (1 PER POT) TRADESCANTIA PALLIDA | 5 GAL | | # () |
| | PURPLE HEART (3 PER POT) AGAVE OCAHUI OCAHUI AGAVE (1 PER POT) | 5 GAL | | Ž |
| • • • • • | TURF | | | ZONING |
| * * * * * * * * * * * * * * * | ARTIFICIAL TURF AT COURTYARDS. ARTIFICIAL TURF AT DOG RUN. | | | N |
| | TOPDRESS / DUST CONTROL | | | 20 |
| | 1" SCREENED DECOMPOSED GRANITE AT ALL U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESER ROCKPROS.COM. 602.818.0723 | | REAS. | -20 |
| | 1"-3" COBBLE AT SUCCULENT GARDENS | | | 5-PA-20 |
| | 4" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723 | | | 25-1 |
| | 3"-8" COBBLE AT FENCE POST PLANTER. 8" MIN DEPTH. COLOR: PAINTED DESERT. | | | # 22 |
| | ROCKPROS.COM. 602.818.0723 2"-3" UNPOLISHED BEACH PEBBLE AT PLANTI | ER POTS | | |
| | AND WATER FEATURE REVEALS. COLOR: BLA PIONEERSAND.COM. | | | AP |
| | | | | RE-APP |
| | N O R T H | | | T |
| | Arizena 811 at least two full Jays before yeu begin excavation | | | |
| Call 81 | AR ZONA811 1 or click Arizona811.com | 20 20 20 A L E: | 40 | 60 1"=20' |
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Date July 09, 2021

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Project No. 319084

L101 PARTIAL LANDSCAPE PLAN





| C/M | NT LEGEND BOTANICAL NAME | | MIN. CAL HT X W | |
|--|---|---------------------|--------------------------|--------------|
| <u>stivi.</u> | COMMON NAME TREES | SIZE | <u> </u> | |
| | EXISTING TREE TO REMAIN | | | |
| | CAESALPINIA CACALACO SMOOTHIE® | 36" BOX | | |
| | SMOOTHIE® THORNLESS CASCALOTE | STANDARD 36" BOX | 10' H X 6' W | |
| \mathcal{N}_{-} | DESERT MUSEUM PALO VERDE | MULTI | | |
|) | <i>FRAXINUS VELUTINA 'FAN TEX'</i> FAN TEX ASH | 48" BOX SINGLE | 3.5" CAL 14' H X 9' W | |
| | OLNEYA TESOTA | 72" BOX | 12' H X 11' W | |
| | DESERT IRONWOOD QUERCUS VIRGINIANA | MULTI 36" BOX | 2.5" CAL | |
| | LIVE OAK | SINGLE | 12' H X 7' W | |
| | SHRUBS | | | |
| × | CARISSA MACROCARPA NATAL PLUM | 5 GAL | | |
| \bigcirc | DODONAEA VISCOSA HOPBUSH | 5 GAL | | |
| $\overset{+}{\bigoplus}$ | EREMOPHILA GLABRA SSP. 'WINTER BLAZE' WINTER BLAZE EMU BUSH | 5 GAL | | |
| | PORTULACARIA AFRA ELEPHANT FOOD | 5 GAL | | |
| \bigcirc | LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' TEXAS RANGER | 5 GAL | | |
| | RUELLIA X BRITTONIANA MEXICAN HARDY PETUNIA | 5 GAL | | |
| | ACCENTS | | | |
| 0 | ALOE BARBADENSIS MEDICINAL ALOE YELLOW | 5 GAL | | |
| ۲ | ALOE CRYPTOPODA GEELAALWYN | 5 GAL | | |
| \bigotimes | ALOE FEROX CAPE ALOE | 5 GAL | | |
| ۲ | <i>ALOE SAFARI</i> SAFARI ALOE | 5 GAL | | |
| * | DASYLIRION TEXANUM GREEN DESERT SPOON | 5 GAL | | |
| 8 | <i>DIANELLA CASSA BLUE</i> BLUE FLAX LILY | 5 GAL | | |
| \bigstar | <i>DIETES BICOLOR</i> EVERGREEN IRIS | 5 GAL | | |
| | HESPERALOE PAVIFLORA 'MSWNPERED' SANDIA GLOW RED YUCCA | 5 GAL | | |
| Q | MYRTUS COMMUNIS COMPACTA DWARF MYRTLE | 5 GAL | | |
| (ii) | PACHYCEREUS MARGINATUS FENCE POST | 24" BOX | | |
| ÷ | PEDILANTHUS BRACTEATUS TALL LADY SLIPPER | 5 GAL | | |
| | YUCCA ALOIFOLIA SPANISH BAYONET | 24" BOX | | |
| Ø | YUCCA PALLIDA PALE LEAF YUCCA | 5 GAL | | |
| | YUCCA ROSTRATA BEAKED YUCCA | 24" BOX | | |
| | VINES | | | |
| \bigcirc | VIGNA CARACALLA SNAIL VINE | 5 GAL | | # |
| | BOUGAINVILLEA X BUTTIANA 'BARBARA KARST' BOUGAINVILLEA | 5 GAL | | RB |
| Æ | FICUS PUMILA FIG VINE | 5 GAL | | DR |
| <i></i> | GROUNDCOVER WEDELIA TRILOBATA | 5 GAL | | |
| \ominus | YELLOW DOT | JGAL | | N-2020 |
| | PLANTER SCHEDULE EUPHORBIA TIRUCALLI | 5 GAL | | 20 |
| | 'STICKS ON FIRE' (1 PER POT) PORTULACARIA AFRA | 5 GAL | | Ż |
| | ELEPHANT FOOD (3 PER POT) | JUAL | | N |
| | PEDILANTHUS MACROCARPUS LADY SLIPPER (1 PER POT) | 5 GAL | | # 2 |
| | TRADESCANTIA PALLIDA PURPLE HEART (3 PER POT) | 5 GAL | | |
| | AGAVE OCAHUI OCAHUI AGAVE (1 PER POT) | 5 GAL | | Ζ |
| | TURF | | | ZONING |
| $\begin{array}{cccc} & & & & & & \\ & & & & & & \\ & & & & & $ | ARTIFICIAL TURF AT COURTYARDS. | | | Ň |
| | ARTIFICIAL TURF AT DOG RUN. | | | 0 |
| | TOPDRESS / DUST CONTROL 1" SCREENED DECOMPOSED GRANITE AT ALL | LANDSCAPE A | REAS. | 02(|
| | U.N.O. 2" MIN DEPTH. COLOR: PAINTED DESER ROCKPROS.COM. 602.818.0723 | Г | | A-20 |
| | 1"-3" COBBLE AT SUCCULENT GARDENS | | | A |
| | 4" MIN DEPTH. COLOR: PAINTED DESERT ROCKPROS.COM. 602.818.0723 | | | 5-P |
| | 3"-8" COBBLE AT FENCE POST PLANTER. | | | 22 |
| \$0\$0 <u>\$0</u> \$0 | 8" MIN DEPTH. COLOR: PAINTED DESERT. ROCKPROS.COM. 602.818.0723 | | | # |
| | 2"-3" UNPOLISHED BEACH PEBBLE AT PLANT | | | <u>Ч</u> |
| | AND WATER FEATURE REVEALS. COLOR: BL/ PIONEERSAND.COM. | ACK | | Ā |
| | | | | PRE-APP |
| | | | | 2 |
| | | 1 | | |
| | Arizena 311 at least two full ays before you begin excavation | | | |
| | RZONA811 | 20 20 | 40 | 60 1"=20' |

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OWNERHawkins CompaniesCommercial Developers4700 S. McClintock DriveSte 160Tempe, AZ 85282

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Date July 09, 2021

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Project No. 319084

L102 PARTIAL LANDSCAPE PLAN





| MARK | DESCRIPTION | FINISH | MANUFACTURER | MODEL | MATERIAL SIZE | COLOR | NOTES | Comment |
|----------------------|--|--------------------|------------------------|---------------------------------------|-------------------|----------------------|---|----------|
| | | | | | | | | |
| ITL-1 | | - | | | | | | |
| | | | | | | | | |
| VISION 3 - ONC-1 | CONCRETE CAST IN PLACE CONCRETE 1 | | 1 | | 1 | | | |
| ONC-2 | CAST IN PLACE CONCRETE 1 | - | | | | | | |
| ONC-3 | LIGHTWEIGHT CONCRETE | | | | | | | |
| C-1 | PRECAST CONCRETE | - | | | | | | |
| Section 10 | | | | | | | | |
| VISION 4 - | | | - | - | | i | | |
| 8R-1 | BRICK TYPE 1 | - | | | | | | |
| 3R-2 CMU-1 | BRICK TYPE 2 CONCRETE MASONRY UNITS | - GOUND FACE | TRENWYTH INDUSTRIES | TRENDSTONE | 8x8x16 | MISSION WHITE - WEST | STACK BOND | |
| CMU-1 | CONCRETE MASONRY UNITS | GOUND FACE | OUR BLOCK CO. | HORIZON 16 DOUBLE | 16x16x4 | WHITE | STACK BOND | |
| | ONIO DILELLE DECOL | | CON BLOOK CO. | SIDED | 1041044 | | | |
| ST-1 | STONE TYPE 1 | - | | | | 1.2 | | |
| ST-2 | STONE TYPE 2 | • | | | | | | |
| | | | | | | | | |
| IVISION 5 - | | | 1 | 1 | - | BLACK | | |
| Л-1 Л-3 | ALUMINUM BRAKE METAL METAL GUARDRAIL | | | | | BLACK | | |
| vi-3 vi-4 | METAL GUARDRAIL METAL DECKING - ROOFTOP | PAINT TO MATCH | UNITED METAL DECK LLC | B36 | | SCHOR . | | |
| 1.4 | MECHANICAL SCREEN WALL | ARCHITECT'S SAMPLE | CINITED METRE DECK LEC | 500 | | · | | |
| M-5 | GLASS GUARDRAIL SYSTEM | ANODIZED | | ECO VISTA TR-1 | | CLEAR | | |
| | | | | | | | | |
| | WOOD, PLASTICS & COMPOSITES | 1 | 1 | 1 | | | | |
| M-1 | VERTICAL WOOD FINS | 1 | KEBONY | KEBONY CLEAR CLADDING #1935 | | | 1x6 CLEAR ROUGH SAWN | |
| ND-1 | VERTICAL WOOD PANEL SYSTEM | - | KEBONY | KEBONY CLEAR | | | 1x6 CLEAR T&G W/ NICKEL GAP | |
| | | | 1000 | CLADDING #KTGNG | | | | |
| | | | | | | | | |
| | THERMAL & MOISTURE PROTECTION | 1 | 12.220 | | | | | |
| APF-1 | ACRYLIC PLASTERING FINISH | SMOOTH | PAREX | SOFFIT FINISH SYSTEM | | | | |
| M-2 MP-1 | METAL PANEL TYPE 2 METAL PANEL TYPE 1 | | MORIN | MATRIX 6.0 CHEVRON W-16 | 18 GA. 18 GA. | WEATHERED ZINC | VERTICAL APPLICATION | |
| RF-1 | TPO MEMBRANE ROOF | | MORIN | CHEVRON W-16 | IO GA. | WEATHERED ZINC | VERTICAL APPLICATION | |
| STC-1 | STUCCO TYPE 1 | SANTA BARBARA | OMEGA PRODUCTS | | | WHITE | | |
| | | | INTERNATIONAL | | | | | |
| | OPENINGS | | | | | | | |
| DIVISION 8 - CW-1 | CURTAIN WALL SYSTEM | | ARCADIA | TD500 SERIES (OPG1900) | 7" ¥ 2 25" | BLACK 378X500 | CAPTURED GLAZING @ VERTICAL MULLIONS | |
| CVV-1 | CORTAIN WALL STSTEM | | ARCADIA | 10000 SERIES (OF 01500) | / ~ 2.20 | BLACK STBASSO | STRUCTURAL SILCONE GLAZED @ HORIZONTAL MULLIONS | |
| G-1 | LOW E INSULATED GLAZING | - | VITRO ARCHITECTURAL | SOLARBAN 60 ON | 1/4" CLEAR & 1/4" | CLEAR | TEMPER WHERE INDICATED. FOR USE WITH CW-1. | |
| | | | GLASS | OPTIGRAY 6MM /AIR 1/2" / CLEAR 6MM | CLEAR | | | |
| G-2 | CLEAR INSULATED GLAZING | | | CLEAR 6MM | 1/4" CLEAR & 1/4" | CLEAR | FOR USE WITH WW-1. | |
| 3-2 | CLEAR INSULATED GLAZING | | | | CLEAR & 1/4 | CLEAR | FOR USE WITH WW-1. | |
| G-3 | GUARDRAIL GLAZING | | VIVA RAILINGS | VISTA RAILING SYSTEM | 3/4" CLEAR | CLEAR | TEMPERED | |
| 3-4 | SPANDREL GLAZING | (÷ - | | | 3/4" | CLEAR | FOR USE WITH CW-1 WHERE INDICATED. | |
| Э-5 | CLEAR NON-INSULATED GLAZING | | | | 1/4" CLEAR | CLEAR | FOR USE WITH WW-2. | |
| WW-1 | ALUMINUM WINDOW WALL TYPE 1 | | ARCADIA | TC670 SERIES (THERMAL) | | BLACK 378X500 | THERMALLY BROKEN | |
| WW-2 | ALUMINUM WINDOW WALL TYPE 2 | | ARCADIA | TC670 SERIES (NON -THERMAL) | 6" X 2.25" | BLACK 378X500 | NON-THERMALLY BROKEN. FOR INTERIOR USE ONLY. | |
| | | | | -THERMAL) | | | | |
| DIVISION 9 - | FINISHES | | | | | | | |
| ACT-1 | ACOUSTIC CEILING TILE 24 x 24 | - | | | | | | |
| ACT-2 | ACOUSTIC CEILING TILE 24 x 48 | - | | | | | | |
| CPT-1 | CARPET 1 | | | | | | | |
| CPT-2 | CARPET TILE | | | | | | | |
| P-1 | PAINT 1 | 1 | | | | | | |
| P-2 | PAINT 2 | - | | | | | | |
| P-3 | PAINT 3 | - | | | - | | | |
| P-4 | PAINT 4 | - | | | | | | |
| P-5 | PAINT 5 TILE 1 | - | | | | | | Not Used |
| TL-1 | | | | | | | | |

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Date 09 July 2021

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A-300b ELEVATIONS

















-(02) SOUTHWEST CORNER SCALE: 12" = 1'-0" REF:





REF:

ATTACHMENT #13



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Û SOUTHDALE Hawkins Companie 000 EAST MCDOWELL SCOTTSDALE, AZ 85

Date April 29, 2021 Revisions

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<mark>17-DR-2021</mark> 5/6/2021







MATERIAL PALLETTE



- 2 CMU-2 Breeze Block Tesselle, Incline 12" Lily White
- (3) WD-1 Wood Siding, Kebony WD-2 Wood Privacy Screen Kebony
- (4) PC-1 Precast Concrete Spandrel - Parking Structure
- 5 STC-1 Stucco La Habra Santa Barbara Finish, White Integral Color
- 6 MP-1 Metal Panel Morin Concealed "W12" in "Weathered Zinc"
- (7) SF-1/CW-1 Storefront/Curtain Wall System - Dark Bronze Anodized Alum.
- (8) G-1 Insulated Glass, Clear
- 9 P-1 SHERWIN WILLIAMS 'SNOWBOUND'
- (10) P-2 BENJAMIN MOORE 'WROUGHT IRON'





SR:0.33 E:0.84 SRI:33 RGB: 99 105 106



DATE:

SOUTH ELEVATION DETAIL N.T.S.

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ATTACHMENT #14

319084

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SOUTHDALE

April 29, 2021 PROJECT NO.:

| MATERIAL PALETTE |
|---------------------|
| 17-DR-2021 |
| 5/6/2021 |





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| 2. MC | DDULAR WIRING SYSTEM | FOR LIGH | IT FIXTURES IS | AN ACCEPTABLE ALTERNATE. |
|------------|---|----------|---------------------------------|--|
| DC | CUMENTS. UPON AWARD | OF PRO | JECT. ALTERNAT | IANUFACTURERS LISTED IN CONTRACT TES PROPOSED BY CONTRACTOR SHALL AN INTEMIZED DEDUCT TO BASE BID. |
| & 5. PF | POSSIBLE ENGINEERING ROVIDE MINIMUM 10 MINU | DESIGN | CHANGES, TO BE | DITIONAL TIME FOR SUBMITTAL REVIEW BILLED TO THE CONTRACTOR. RGENCY FIXTURES WHEN HID AREA |
| LIC | GHTING IS USED. | | | |
| MARK | MANUFACTURER MODEL NUMBER | VOLTS | LAMPS CRI/CCT INPUT WATTS | REMARKS/MOUNTING |
| A1 | LIGMAN CO-10127-W30 | MVOLT | LED 38.9 WATTS | BOLLARD LIGHT FIXTURE. |
| A2 | MP LIGHTING L600-13W30SWS-MA MVOLT LED 13.0 WATTS 6" ROUND WET LOCATION SU DOWNLIGHT. LIGMAN MVOLT 13.8 WALL PACK FIXTURE MOUNT | | | 6" ROUND WET LOCATION SURFACE DOWNLIGHT. |
| A4 | LIGMAN LEW-30011-W-W30 | MVOLT | LED 13.8 WATTS | WALL PACK FIXTURE MOUNTED AT 8'-0" AFG |
| A5 | WE-EF USA 131-9960 | MVOLT | LED 8.5 WATTS | WALL PACK FIXTURE MOUNTED AT 3'-0" AFG |
| A7 | BK LIGHTING RM-5-MM-LED-E70 MFL-BZW-12-11-E | MVOLT | LED 6.77 WATTS | WET LOCATION LIGHT FIXTURE MOUNTED IN TREE AT +10'-0" AFG |
| A9 | LIGMAN LEW-30011-T3-W30 | MVOLT | LED 13.8 WATTS | WALL PACK FIXTURE MOUNTED AT 8'-0" AFG |
| G1 | BEACON PRODUCTS SRT2-85-4K7-5RW UNV-GT | MVOLT | LED 87.2 WATTS | GARAGE LIGHT FIXTURE SURFACE MOUNTED AT +10'-0" AFF. |
| SA | US ARCHITECTURAL RZR-PT2-PLED-VSQ W-40LED-350MA-NW | MVOLT | LED 85.4 WATTS | DOUBLE LUMINAIRE POLE LIGHT FIXTURE AT GARAGE ROOF. |

LUMINAIRE SCHEDULE

PROVIDE 90 MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.



ATTACHMENT #15



IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE



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Date April 29, 2021

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319084 DR-110 ELECTRICAL SITE LIGHTING PLAN

DESIGN CODES IECC1 2018 NEC: 2017

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DR-111 ELECTRICAL GARAGE LIGHTING PLAN -GROUND LEVEL

ATTACHMENT #16

DESIGN CODES IECC1 2018 NEC: 2017

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ELECTRICAL GARAGE LIGHTING PLAN - ROOF

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





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ELECTRICAL NORTH AMENITY AREA LIGHTING PLAN



DESIGN CODES IECC1 2018 NEC: 2017

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ELECTRICAL SOUTH AMENITY AREAS LIGHTING PLAN



Label Symbol A-1 A-2 • A-4 A-5 18 A-9

Luminaire Schedule

Calculation Summary Label CalcType Units Avg Site Illuminance Fc 0.42

ATTACHMENT #16



| Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Watts |
|--------------|------------------|------------|-------|--------|-------|-------------|
| LIGMAN | CO-10127-W30 | 3' | 1.000 | 983 | 38.9 | 272.3 |
| MP LIGHTING | L600-13W30SWS-MA | 10' | 1.000 | 1061 | 13 | 325 |
| LIGMAN | LEW-30011-W-W30 | 8' | 1.000 | 1583 | 13.8 | 138 |
| WE-EF USA | 131-9960 | 3' | 1.000 | 465 | 8.5 | 76.5 |
| LIGMAN | LEW-30011-T3-W30 | 8' | 1.000 | 1376 | 13.8 | 248.4 |
| | | | | | | |

| Max | Min | Avg/Min | Max/Min |
|-----|-----|---------|---------|
| 8.6 | 0.0 | N.A. | N.A. |



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| Luminair | Luminaire Schedule | | | | | | | | | | | | |
|----------|--------------------|--------|--------------|------------------|------------|-------|--------|-------|-------------|--|--|--|--|
| Qty | Label | Symbol | Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Watts | | | | |
| 7 | A-1 | 0 | LIGMAN | CO-10127-W30 | 3' | 1.000 | 983 | 38.9 | 272.3 | | | | |
| 25 | A-2 | • | MP LIGHTING | L600-13W30SWS-MA | 10' | 1.000 | 1061 | 13 | 325 | | | | |
| 10 | A-4 | Ю | LIGMAN | LEW-30011-W-W30 | 8' | 1.000 | 1583 | 13.8 | 138 | | | | |
| 9 | A-5 | Ю | WE-EF USA | 131-9960 | 3' | 1.000 | 465 | 8.5 | 76.5 | | | | |
| 18 | A-9 | Ю | LIGMAN | LEW-30011-T3-W30 | 8' | 1.000 | 1376 | 13.8 | 248.4 | | | | |
| | | | | | | | | | | | | | |

Calculation Summary Label Property Line 6' Vertical II

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| alcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|------------|-------|------|-----|-----|---------|---------|
| lluminance | Fc | 0.04 | 0.6 | 0.0 | N.A. | N.A. |



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| | Luminaire Schedule | | | |
|--|--|------------------------------------|---|---|
| | Qty Label Symbol Manufa 16 G1 () Beacon | | | LLF Lumens Watts Total Watts 0.950 8967 87.2 1395.2 |
| | | | I | |
| | | Calculation Summary Label CalcT | ype Units Avg N | Max Min Avg/Min Max/Min |
| FIXTURE TYPE "G1" TYPICAL U.N.O. | 4 .1 3 .1 3 .7 4 .3 3 .6 5 .6 1 .9 | Level 1_Floor Illum | | Image: March 10.3 Image: March 10.3 <thimage: 10.3<="" march="" th=""> Image: March 10.3</thimage:> |
| 1.4 1.9 3.0 4.8 6.7 6.8 4.0 5.4 7.4 6.1 4.2 3.0 2.6 2.8 3.7 5.4 7.0 | •6.4 •3.6 •5.7 •6.9 •5.3 •3.4 •2.3 | | | |
| 1.6 2.2 3.6 6.0 9.1 8.9 5.5 10.3 7.7 5.0 3.4 2.9 3.2 4.3 6.7 9.7 | *8.1 •07 *6.5 *9.8 *6.9 *4.2 *2.7 | | | |
| 1 .7 2 .2 3 .6 5 .8 8 .5 8 .5 3 .4 5 .8 9 .5 7 .4 4 .9 3 .5 3 .0 3 .3 4 .4 6 .5 8 .9 | 7.7 3.1 6.8 9.1 6.6 4.2 2.8 | | | |
| 1 .7 2 .1 3 .1 4 .6 6 .0 5 .8 3 .9 4 .9 6 .4 5 .6 4 .1 3 .3 2 .9 3 .1 3 .7 5 .0 6 .3 | | | | |
| $\begin{array}{ $ | * 4.1 * 3.5 * 3.9 * 4.6 * 4.1 * 3.2 * 2.4 | | | |
| 1 1 .7 2 .2 2 .9 4 .0 4 .9 4 .6 5 .1 4 .7 5 .6 2 .8 1 1 .6 5 .5 5 .3 4 .3 5 .1 | | | | |
| 1.8 2.3 3.3 5.1 6.9 6.9 4.0 5.5 5.4 6.1 4.2 3.1 1.7 2.7 3.7 5.4 5.1 | | | | |
| 1.8 2.5 3.8 6.2 9.3 9.0 5.4 10.3 7.7 4.9 3.4 1.8 2.9 4.2 6.6 9.7 | | | | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | | | | |
| $ \begin{array}{ c c c c c c c c c c c c c c c c c c c$ | | | | |
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| Image: Second state state Image: Second | | | | |
| $\begin{bmatrix} 1 & 1 & 1 & 1 & 1 & 1 & 1 & 1 & 1 & 1 $ | 7.8 3.1 6.9 9.2 6.8 4.3 2.9 1 | | | |
| 1.7 ¹ 2.3 ¹ 3.2 ¹ 4.6 ¹ 6.1 ¹ 5.8 ¹ 3.9 ¹ 4.9 ¹ 6.4 ¹ 5.4 ¹ 4.0 ¹ 3.0 ¹ 1.8 ¹ 2.6 ¹ 3.5 ¹ 4.9 ¹ 6.2 | * 5.5 * 3.8 * 5.2 * 6.3 * 5.2 * 3.7 * 2.7 | | | |
| 1.7 2.2 2.9 3.9 4.6 4.2 3.5 3.8 4.6 4.3 3.5 2.8 1.7 2.5 3.1 4.0 4.7 | 4.1 3.5 3.9 4.6 4.2 3.2 2.5 | | | |
| 1.7 ¹ 2.2 ¹ 3.0 ¹ 4.0 ¹ 4.9 ¹ 4.6 ¹ 3.6 ¹ 4.0 ¹ 5.0 ¹ 4.6 ¹ 3.6 ¹ 2.9 ¹ 1.7 ¹ 2.6 ¹ 3.2 ¹ 4.3 ¹ 5.0 | 4.4 3.6 4.2 5.0 4.4 3.4 2.5 | | | |
| A 1.8 ² .3 ³ .4 ⁵ .1 ⁶ .9 ⁶ .9 ⁴ .0 ⁵ .4 ⁵ .4 ⁶ .1 ⁴ .3 ³ .1 ¹ .8 ² .7 ³ .7 ⁵ .5 ⁵ .1 | * 6.6 * 3.8 * 6.0 * 7.3 * 5.8 * 3.9 * 2.8 | | | |
| 1.9 2.5 3.8 6.2 3.3 9.0 5.5 10.3 7.7 4.9 3.4 PARKING VL 01 01 | | | | |
| | 7.6 3.1 6.9 9.1 6.8 4.3 3.0 | | | |
| 1.8 2.3 3.3 4 .6 6.1 9.8 3.9 4 .8 6.4 5.4 4.0 3.0 1.7 2.6 3.5 4.9 6.3 | | | | |
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| 1.9 2.5 3.8 6.2 5.3 5.0 5.5 5.5 10.3 7.7 4.9 3.4 1.8 2.9 4.2 6.7 5.6 | | | | |
| 1.9 2.4 3.7 5.9 8.6 8.5 3.4 5.8 5.4 7.2 4.7 3.3 1.9 2.9 4.1 6.4 8.9 | | | | |
| <u>1.8 2.3 3.2 4.7 6.1 5.8 3.9 4.9 6.3 5.5 4.0 3.0</u> 1.8 2.7 3.5 5.0 6.3 | 5 .5 3 .8 5 .2 6 .3 5 .2 3 .7 2 .7 | | | |
| 1.8 ¹ / _{2.2} ¹ / _{2.9} ¹ / _{3.9} ¹ / _{4.6} ¹ / _{4.2} ¹ / _{3.5} ¹ / _{3.8} ¹ / _{4.6} ¹ / _{4.3} ¹ / _{3.5} ¹ / _{2.8} ¹ / _{1.7} ¹ / _{2.5} ¹ / _{3.2} ¹ / _{4.1} ¹ / _{4.6} | 4.1 3.4 3.9 4.6 4.2 3.2 2.5 | | | |
| 1 1 1 1 1 1 1 1 1 1 | 4.4 3.6 4.2 5.0 4.4 3.3 2.6 | - | | |
| 1.8 2.3 3.4 5.1 6.9 4.0 5.4 7.4 6.1 4.3 3.1 1.8 2.7 3.7 5.4 7.1 | *6.6 *3.8 *6.0 *7.3 *5.8 *3.9 *2.8 | | | |
| 1.9 2.5 3.8 6 .1 5 .3 5 .0 6 5 .5 1 0.2 7 .7 4 .9 3 .4 1 .9 2 .9 4 .2 6 .7 5 .7 | * .1 * * < | | | |
| 1.8 2.5 3.7 5.9 8.6 8.4 3.3 5.8 5.3 7.2 4.7 3.3 1.9 2.9 4.0 6.4 5.0 | | <u> </u> | | |
| 1.8 2.3 3.2 4.7 6.1 5.8 4.0 4.8 5.5 4.0 3.0 1.8 2.7 3.5 5.0 6.2 | | | | |
| $\begin{array}{c ccccccccccccccccccccccccccccccccccc$ | m la | | | |
| $\begin{bmatrix} 1.7 & 2.2 & 3.9 \\ 2.3 & 3.4 & 5.1 \\ 1.8 & 2.3 & 3.4 & 5.1 \\ 1.8 & 2.3 & 3.4 & 5.1 \\ 1.8 & 2.3 & 3.4 & 5.1 \\ 1.8 & 5.4 & 5.4 \\ 1.4 & 5.$ | | | | |
| 1.9 2.5 3.9 6.1 9.3 9.0 6.5 5.5 10.3 7.7 4.9 3.3 1.9 2.9 4.2 6.7 9.7 | | | | PRELIMINARY |
| | * * * * * * * * * * * * | | | NOT FOR CONSTRUCTION |
| 1.8 2.3 3.2 4.6 6.1 5.8 3.9 4.9 6.4 5.4 4.0 5.0 1.7 2.6 3.5 5.0 6.4 | 5 .6 3 .9 5 .2 6 .3 5 .2 3 .7 5 .7 | | DESIGN CODES IECC: 2018 NEC: 2017 | Project Contact/Designer: RANDY GROTHAUS |
| 2 1.8 2.1 2.9 3.9 4.6 4.2 3.5 3.8 4.7 4.4 3.6 2.9 1.8 2.6 3.4 4.2 4.7 4.7 4.4 3.6 2.9 1.8 2.6 3.4 4.2 4.7 | 4.1 4.7 4.2 3.2 2.5 | = | ELECTRICAL CONTRACTOR SHALL NOTIFY | HAWKINS DESIGN GROUP NC. |
| ELECTRICAL GARAGE PHOTOMETRICS | | | DESIGNER/ENGINEER PRIOR TO ANY DEVIA FROM THIS SET OF ELECTRICAL DESIGN I ANY CHANGES TO THE DESIGN, IF APPRO | ATION PLANS. VED 140 WEST HARWELL ROAD GLBERT, ARIZONA 85233 PH 480.813.9001 FAX 480.813.9001 |
| - U1 SCALE: 3/32" = 1'-0" | | | BY ENGINEER, WILL REQUIRE REVISIONS T Plans and possible additional servi Fee. | - |
| PLAN NORTH | | | | IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE |



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OWNER Hawkins Companies Commercial Developers 4700 S. McClintock Drive Ste 160 Tempe, AZ 85282
 ARCHITECT

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

 Date

 April 29, 2021

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Project No. 319084







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DRB

5-ZN-2020







| Qty | ire Schedule Label | Symbol | Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Watts |
|-----|-----------------------|--------|-----------------------------|-----------------------------------|------------|-------|--------|-------|-------------|
| 2 | SA | | U.S. ARCHITECTURAL LIGHTING | RZR-PT2-PLED-VSQ-W-40LED-350mA-NW | 15' | 1.000 | 6134 | 42.7 | 170.8 |
| | _ | | | | | | | | |
| | | | | | | | | | |

LabelCalcTypeUnitsAvgMaxMinAvg/MinMax/MinRoof Parking_PlanarIlluminanceFc1.043.60.25.2018.00 Label

| | | | vv | | v | | | | | | |
|------------------|--------------|---------------|------------------|----------------|------------------|-------------|--------------|------------------|--------------|------------------|---------------------------------------|
| [†] 0.3 | † 0.4 | 0. 5 | 0 .6 | † 0.6 | † 0.6 | ÷0.6 | † 0.5 | * 0.4 | * 0.3 | † .2 | |
| 1 0.4 | † .6 | † .8 | † .9 | 1.0 | 1.0 | † .9 | † 0.7 | 0 .6 | 0 .4 | <u>†</u> .2 | |
| 0.5 | 0.7 | 1.0 | 1.2 | <u>+</u> | 1 .4 | 1.2 | 1 .0 | 0 .7 | 0.5 | <u>+</u> 0.3 | · · · · · · · · · · · · · · · · · · · |
| +0. 5 | † 0.8 | 1.2 | 1.8 | +2.2 | <u> </u> | 1.7 | 1.2 | 0 .8 | +.5 | - | |
| † .6 | † 0.9 | 1.4 | ⁺ 2.3 | +3.6 | ⁺ 3.5 | 2.2 | † 1.3 | • 0.8 | + 0.5 | + 0.3 | |
| 0.6 | † 0.9 | 1.4 _ | 2.2 | +3.3 | <u>+</u> 3.2 | <u> </u> | † .3 | 0 .9 | 0.6 | 0.3 | |
| 0 .6 | 0.9 | 1.3 = | + | + + | + 2.1 | + | 1.3 | • • • • | 0.6 | | |
| 0 .6 | † 0.9 | 1.2 - | <u>+</u> 1.5 | 1.6 | 1.6 | 1.4 | 1 .2 | 0 .9 | † 0.6 | ⁺ 0.4 | |
| 0 .6 | † 0.9 | 1.2 | 1.4 | *1 • 5 | 1.5 | 1.4 | 1 .2 | 0 .9 | 0 .6 | ⁺ 0.4 | - |
| 0 .6 | † .9 | 1.2 | 1.4 | 1 .5 | 1.5 | 1.4 | 1.2 | 0 .9 | 0 .6 | † 0.4 | |
| 0 .6 | † .9 | 1.2 | 1.5 | *1 . .7 | 1.7 | 1.5 | 1 .2 | 0 .9 | 0.6 | † 0.4 | |
| 0 .6 | † 0.9 | 1. 3 | 1.8 | +2 . 3 | 2.4 | 1.9 | † 1.3 | 0 .9 | 6 | <u>+</u> 0.4 | |
| | | | | | 3.6 | | | | | | |
| | | | | | | | | | | | • |
| | | | | | <u>+</u> 2.0 | | | | | | |
| V | | | | | <u>+</u> 1.3 | | | | | | |
| • 0.4 | 0.5 | 0. 7 = | 0. 8 | + | 0.9 | 0.8 | 0 .7 | 0.5 | 0 .4 | [†] 0.2 | |

ELECTRICAL GARAGE PHOTOMETRICS - ROOF

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



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

Date April 29, 2021

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Project No. 319084

DR-123 ELECTRICAL GARAGE PHOTOMETRICS -ROOF



DESIGN CODES IECC1 2018 NEC: 2017

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Calculat Label North Am

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|--|---|-----|





ELECTRICAL NORTH AMENITY PHOTOMETRICS (01) SCALE: 1/8" = 1'-0"







| tion Summary | | | | | | | |
|---------------|-------------|-------|------|-----|-----|---------|---------|
| | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| menity_Planar | Illuminance | Fc | 3.18 | 8.4 | 0.1 | 31.80 | 84.00 |

| 26 | e Schedule | | | | | | | | | |
|----|------------|--------|--------------|------------------|------------|-------|--------|-------|-----------|----|
| 7 | Label | Symbol | Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Wat | ts |
| 7 | A-2 | 0 | MP LIGHTING | L600-13W30SWS-MA | 10' | 1.000 | 1061 | 13 | 169 | |
| | A-5 | ð | WE-EF USA | 131-9960 | 10' | 1.000 | 465 | 8.5 | 51 | |



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

Date April 29, 2021

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DESIGN CODES IECC1 2018 NEC: 2017

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| | re Schedule | | | | · · · | | - | | |
|-----|-------------|--------|--------------------|---|------------|-------|--------|-------|-------------|
| Qty | Label | Symbol | Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Watts |
| 5 | A-1 | Ο | LIGMAN | CO-10127-W30 | 3' | 1.000 | 983 | 38.9 | 194.5 |
| 27 | A-2 | 0 | MP LIGHTING | L600-13W30SWS-MA | 10' | 1.000 | 1061 | 13 | 351 |
| 14 | A-5 | Ю | WE-EF USA | 131-9960 | 3' | 1.000 | 465 | 8.5 | 119 |
| 18 | A-7 | 0 | B-K LIGHTING, INC. | RM - 5 - MM - LED - e70 - MFL - BZW - 12 - 11 - E | 10' | 1.000 | 458 | 6.77 | 121.86 |

| Calculation Summary | | | | | | |
|---------------------------|-------------|-------|------|-----|-----|----|
| Label | CalcType | Units | Avg | Max | Min | A |
| Public Pocket Park_Planar | Illuminance | Fc | 1.99 | 8.2 | 0.0 | Ν |
| South Amenity_Planar | Illuminance | Fc | 3.19 | 9.8 | 0.1 | 31 |
| | | | | | | |





NELSEN PARTNERS ARCHITECTS & PLANNERS

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Project No. 319084

DR-125 ELECTRICAL SOUTH AMENITIES PHOTOMETRICS



| Luminaire | Schedule |
|-----------|----------|

| Qty | Label | Symbol | Manufacturer | Description | Mtg Height | LLF | Lumens | Watts | Total Watts |
|-----|-------|--------|--------------------|---|------------|-------|--------|-------|-------------|
| 5 | A-1 | 0 | LIGMAN | CO-10127-W30 | 3' | 1.000 | 983 | 38.9 | 194.5 |
| 27 | A-2 | 0 | MP LIGHTING | L600-13W30SWS-MA | 10' | 1.000 | 1061 | 13 | 351 |
| 14 | A-5 | Ю | WE-EF USA | 131-9960 | 3' | 1.000 | 465 | 8.5 | 119 |
| 18 | A-7 | 0 | B-K LIGHTING, INC. | RM - 5 - MM - LED - e70 - MFL - BZW - 12 - 11 - E | 10' | 1.000 | 458 | 6.77 | 121.86 |

| Calculation Summary | | | | | | |
|---------------------------|-------------|-------|------|-----|-----|---|
| Label | CalcType | Units | Avg | Max | Min | Α |
| Property Line 6' Vertical | Illuminance | Fc | 0.00 | 0.3 | 0.0 | N |



Avg/Min Max/Min N.A. N.A.



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Project No. 319084



| | Surface-mount Box | | |
|--|--|---|---|
| L600 INTERIOR | | | |
| Surface Mount Downlight Damp and Dry location | | | |
| RoHS [♣] | | | |
| | Shown with B (surface-mount box) | Shown with TK (teak) | |
| Ordering Information | | Clear Form | 8 |
| Date : | Quantity : | | |
| Project : | Note : | | _ |
| Туре: | | | _ |
| Specifications | | | 1 |
| Luminaire Example Code: L600-13-W30V-N-G-1-B-BK | | | |
| Product Version ¹ CCT & CRI ² Beam Ar | igle Reflector Colour Input Voltage ³ | Surface-mount Box * Finish 5 (optional) | |
| L600 13 High (90+) CRI: S spot 1 | 2° S silver specular 1 phase dimming (120V) | B surfacempunt box Aluminum Finishes: | - |
| W27H 2700K 90+ N narrov W30H 3000K 90+ F flood 4 W35H 2500K 90+ W wide fl | |) MA matte clear anodized BK black powder coated BZ bronze powder coated WH white powder coated | 1 |
| Very high (97+) CRI: W27V 2700K 97+ W30V 3000K 97+ | | MP matte pewter Architectural Finishes: | |
| Consult factory: WD (warm dim) 1800K~3000K 95+ W30DAY (Daylight Spectrum) 3000K 97+ | | WO white oak TK teak WN walnut ML maple | |
| יייזערעיין לאשאטאר אראראין אראיאראין אראיאראין אראיאראין אראיאראין אראיאראין אראיזערעעעעעעעעעעעעעעעעעעעעעעעעעעע | | ML maple CO concrete | |
| | | | |
| System Components (Ordered Separately) | | | |
| Remote Driver : | * Consult MP Lighting Website | or Factory. | |
| Important Notes | | | |
| Specification Awaiable 120V. Consult factory for other voltage options Refer to pg.2. For light quality and colour consistency details, W30DAY (Daylight 5 available with 3000K | Spectrum) is only | | |
| T: Integral 120V input with phase dimming. 2: Integral 120V277V input with 0:10V Refer to pp.3 - for dimension drawings and installation guide. Refer to Appendix or MP Lighting website for complete look of luminaire with difference. | | | |
| Warranty Notes & Disclaimer | | | |
| Malhuration and duringle to produid due to incompatible durining system i i minur instituted with a durining control system, consult a durining system manufacture i i make design alwinger. To any of our preducts. Consult MP Lighting website for most | with minimum load before installing. MR Lighting meerves the right; a | rmented drivers. If the forume have an outling to be it its sale distortion, at any time and without notice. Its | |
| | 604.708.1184 L | 600 Specification Sheet 2021-06-30 pg | |
| e. 'A-8' B I LLET | 604.708.1184 L | | |
| | | | |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or way | lighting lighting |)) /s d |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or wa you to maintain the same optical p overall aesthetics throughout the p to unify the baffles design of the V general illumination products into | lighting lighting linecessed applications, Billet allow performance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th |)) /s d /y e e |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or wa you to maintain the same optical p overall aesthetics throughout the p to unify the baffles design of the V general illumination products into unity and harmony spirit we wante design of Billet, offers a high flexit | lighting lighting lighting lirecessed applications, Billet allow performance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optic uility of light source colors, rangin |) /s d ly ie e al |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or wa you to maintain the same optical p overall aesthetics throughout the p to unify the baffles design of the V general illumination products into unity and harmony spirit we wante design of Billet, offers a high flexik from static white, to Dim-to-Warm, f | Il recessed applications, Billet allow berformance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optic ility of light source colors, rangin o Tunable White and even to RGBV |)) /s d ly e e al g V. |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or way you to maintain the same optical proverall aesthetics throughout the proverall aesthetics throughout the proverall allumination products into unity and harmony spirit we wanter design of Billet, offers a high flexit from static white, to Dim-to-Warm, from st | lighting lighting lighting lirecessed applications, Billet allow performance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optic uility of light source colors, rangin |) /s d ly e e al g v. |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or wayou to maintain the same optical poverall aesthetics throughout the pto unify the baffles design of the V general illumination products into unity and harmony spirit we wanted design of Billet, offers a high flexit from static white, to Dim-to-Warm, for static white, to Dim-to-Warm, for Static Warterial : Extruded Aluminum Body Finish : Black, Grey, White or | Il recessed applications, Billet allow berformance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optic vility of light source colors, rangin o Tunable White and even to RGBV Light Source CCT : 2,700K / 3,000K / 4,000K / Tunable White 2,700K-5,000K |) /s d ly e e al g v. |
| e. 'A-8' B I LLET | Whether for inground, ceiling, or wayou to maintain the same optical poverall aesthetics throughout the pto unify the baffles design of the V general illumination products into unity and harmony spirit we wanted design of Billet, offers a high flexik from static white, to Dim-to-Warm, for static white, to Dim-to-Warm, for Static Type : Billet Body Material : Extruded Aluminum | II recessed applications, Billet allow berformance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optica ility of light source colors, rangin o Tunable White and even to RGBV Light Source CCT : 2,700K / 3,000K / 4,000K / Tunable White 2,700K - 5,000K Dim to Warm 1800K-3,000K / RGBW Color Rendering Index : Ra 80 |) /s d ly e e al g v. |
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| E. YA-8* BIREESS HONEYCOMB & OPAL Image: Stress of the stress of | Whether for inground, ceiling, or way you to maintain the same optical poverall aesthetics throughout the pito unify the baffles design of the Vigeneral illumination products into unity and harmony spirit we wanter design of Billet, offers a high flexit from static white, to Dim-to-Warm, for static white, the static white or Custom RAL colors INSTALLATION Environment : Wet Locations Mounting : Inground, Wall recessed, and Ceiling Recessed with Tim & Timless Dimensions : W. = 2", H. with Remote Driver = 2" H. with built-in driver = 3-1/4" LIGHT SOURCE Direct Light Source : Hi-power LEDs / Mid-Power LEDs Mid-Power LEDs Luminous Output : from 500lm/ft. to 2,500lm/ft. (Delivered) Code example: BHW - ID - S - am Baffles Finish Body Finish 1 sa0° Biack Nickel S Silver 1 sa0° Biack Nickel S Silver 1 | II recessed applications, Billet allow verformance, light consistency, an project. Our team worked tireless /allwasher, the Wallgrazer and th a uniform shape that reflects th d in this product. The unique optica ility of light source colors, rangin o Tunable White and even to RGBV Light Source CCT : 2,700K / 3,000K / 4,000K / Tunable White 2,700K-5,000K Dim to Warm 1800K-3,000K / RGBW Color Rendering Index : Ra 80 and Ra 90 OPTICS Optics Distribution : 10° / 25° / 35° / Batwing, Lambertian & Elliptical Glare Control : UGR<19 ELECTRICAL Input Voltage : 120V / Universal 120- 277V - 50Hz/60Hz Load : 4W/ft. to 22W/ft. Output Type : Constant current Driver type : Built-in and Remote Dimming : 0-10V / DALI / ELV / DWX | J J J J J J J J J J J J J J J J J J J |
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WE-EF LIGHTING USA LLO 410-D Keystone Drive | War

| | TYPE. *A-4*, *A-9* ULEW-30011 |
|--|--|
| D weted Wall Luminairos | Leeds 2 Medium Surface Wedge Downlight |
| unted Wall Luminaires | Construction <u>Aluminum</u> Les than 0.1% copper content - Marine Grade 6060 extruded & most powerful and flexible lighting tool of it |
| | Model Aluminum High Pressure die casting provides excellent Inde Aluminum High Pressure die casting provides excellent the at dissipation. Pre paint Pre degrasse and phosphate process that includes |
| | dexxidizing and etching as well as a zinc and nickel phosphate dexxidizing and etching as well as a zinc and nickel phosphate Turne remove Turne remove |
| | 14w LED 1660 Lumens the gaskets exact profile and seal over years of use and compression. wall and for light accents on vertical surfaces u high efficiency LED's. The Leeds is suitable for thermal management LM6 Aluminum is used for its excellent mechanical strength and indoor and outfoor applications and provides. |
| | Weight 12 lbs control to the source of the s |
| | 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 4.97* 5urge suppresson Standard 10ks surge suppressor provided with all fixtures. BUG Rating BUG Rating |
| | Contact Factory Einishing All Ligman products go through an extensive finishing process that includes fetting to improve paint adherence. the ability to do Type I,II,III,IV & V distributions |
| | well as hybrid distributions to suit the designe With thick powder coat paint and baked at 200 requirements. requirements. |
| | Left to any decision of the second of the se |
| Description IP66. IK08. Marine-grade, die-cast aluminium alloy. 5CE superior corrosion | ight levels. is a light levels. in the a model grain missic is and even matche or granite finish through the use of decorative powder coating. The wood grain finish is so realistic that its almost |
| protection including PCS hardware. Safety glass lens. Silicone CCG [®] Controlled Compression Gasket. Luminaire is factory-sealed and does not need to be opened during installation. Optional 2200 K version up to max. | Mounting Detail <u>4.97</u> <u>4.97</u> <u>4.97</u> <u>6</u> <u>4.97</u> <u>6</u> <u>6</u> <u>6</u> <u>6</u> <u>7</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> <u>8</u> |
| 1050mA available. To be specified at time of ordering. Integral EC electronic converter. Advanced thermal management protects LEDs while optimising | The Coating Process After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal |
| lumens output. CAD-optimised optics for superior illumination and glare control. OLC [®] One LED Concept. Luminaire can be mounted for up or down lighting. ADA (American Disability Act) Compliant. | TECHNOLOGY TECHNOLOGY TECHNOLOGY the component is then wrapped with a sheet of non-porous the with the selected decoration pattern printed on it using special high temperature inks. |
| | Ligman's micro Variable Optical System provides the ability to interchange, mix & rotate optics to provide specific light distributions for optimized spacing and uniformity. |
| | Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc. |
| | Type I Type II Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation. |
| | Type IV Type V |
| | Type iv Tigle iv The variable optic system allows for the designer to create hybrid distributions for precise lighting requirements. + TGIC free (non-toxic) Anti Seize Screw Holes Anti Seize Screw Holes |
| | Tapped holes are infused with a special anti selze compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and molsture. Crystal Clear Low Iron Glass Lens |
| | Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge. Optics & LED Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80 |
| | HYBRID TYPE I & TYPE IV LUMPA - Maintenance Life L80 / 810 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux) |
| | Igran Lighting USA reserves the right to change specifications without prior notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice. |
| Vall Luminaires we-ef | QUANTITY TYPE NOTE ORDERING EXAMPLE ULEW - 30011 - 14w - T2 - W30 - 02 - 120/277v - Options Options |
| Nominal Nominal Colour Temperatures Colours Lumen Watt | ULEW-30011 |
| 699 6 2700 K RAL9004 Black 738 9 1 | LAMP BEAM LED COLOR FINISH COLOR VOLTAGE |
| 1110 13 3000 K RAL9007 Grey Metallic 1170 350 4000 K RAL9016 White | 14w LED TI - Type I Distribution W27 - 2700K 01 - BLACK RAL 9011 120/277v 1660 Lumens T2 - Type II Distribution W30 - 3000K 02 - DARK GREY RAL 7043 Other - Specify T3 - Type III Distribution W35 - 3500K 03 - WHITE RAL 9003 Image: Comparison of the comp |
| 1330 4000 K RAL9016 White 1496 RAL8019 Dark Bronze RAL8019 Dark Bronze | T4 - Type IV Distribution W40 - 4000K 04 - METALLIC SILVER RAL 9006 M - Medium 30' 05 - MATTE SILVER RAL 9006 W - Wide 56' 06 - LIGMAN BRONZE |
| | EW - Extra Wide 99°x102° 07 - CUSTOM RAL INSPIRED BY NATURE FINISHES SW01 - OAK FINISH |
| | SW02 - WALNUT FINISH SW02 - WALNUT FINISH SW03 - PINE FINISH DF - DOUGLAS FIR FINISH |
| | CW - CHERRY WOOD FINISH NW - NATIONAL WALNUT FINISH SU01 - CONCRETE FINISH |
| | SU02 - SOFTSCAPE FINISH SU03 - STONE FINISH SU04 - CORTEN FINISH |
| | ADDITIONAL OPTIONS |
| | NAT - Natatorium Rated 4MP - 4" Octagonal J-Box Mounting Plate SCE - Surface Conduit Decorative Trim AMB - Turtle Friendly Amber LED F - Frosted Lens Formation of the second sec |
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| | More Custom Finishes Available Upon Request |
| | Consult factory for pricing and lead times |
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| | Consult factory for pricing and lead times Oak Cherry Beech Carbon Image: |
| | Consult factory for pricing and lead times Oak Cherry Beech Carbon Walnut Chestnut Bamboo Galvanized |
| | Consult factory for pricing and lead times Oak Cherry Beech Carbon Walnut Chestnut Bamboo Galvanized |
| | Consult factory for pricing and lead times Oak Oak Cherry Beech Carbon Walnut Chestnut Bamboo Galvanized Pine Mahogany Birch Steel |
| 30 Fax +1 724 742 0035 info.usa@we-ef.com www.we-ef.com 29-06-2021 14:50 | Consult factory for pricing and lead times Oak Oak Cherry Beech Carbon Walnut Chestnut Bamboo Galvanized Pine Mahogany Birch Steel |





ATTACHMENT #17



IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE



52649 ARMANDO Z GARCIA .\Zoning Exhibits\319084_A_2020_AllieRiley-HCo_Logo_485cv8-1718333.pdf \square C Ľ 4 McDOWEL \square Т O Ш S 00 70

OWNER

Hawkins Companies Commercial Developers 4700 S. McClintock Drive Ste 160 Tempe, AZ 85282

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

Date April 29, 2021

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Project No.

319084 DR-150 ELECTRICAL CUT SHEETS

DESIGN CODES IECC1 2018 NEC: 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN. IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE



| .ED | IP66 RATED |
|--|---|
| TYPE | |
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| | |
| Example: RM - 5 - MM - 1 | LED - e70 - SP - BZW - 12 - 11 - E |
| | Brass S - Stainless Steel |
| SERIES | |
| RM - Ring Mount | |
| LEAD LENGTH | |
| 5 - 5 Ft. of Lamp Leads a | nd Cable |
| 25 - 25 Ft. of Lamp Leads | |
| IXTURE | |
| MM - Mini-Micro | |
| SOURCE | |
| ED - with Non-Dimming | Integral Driver* |
| LED TYPE | |
| e70 - 3W LED/2700K | e72 - 3W LED/4000K |
| e71 - 3W LED/3000K | e73 - 3W LED/Amber |
| OPTICS | |
| NSP - Narrow Spot (17°) | MFL - Medium Flood (28°) |
| SP - Spot (21°) | ASY - Asymmetrical (17x31°) |
| FINISH (See page 2 for | full-color swatches) |
| Standard Finishes (BZP, E | 3ZW <mark>,</mark> BLP <mark>,</mark> BLW, WHP, WHW, SAP, VER) |
| Premium Finish (ABP, AN RMG, SDS, SMG, TXF, W | IG, AQW, BCM, BGE, BPP, CAP, CMG, CRI, CRM, HUG, MDS, NBP, OCP, CP, WIR) |
| Also available in RAL Fini | shes |
| Brass Finishes (MAC, PO | L, MIT) |
| Stainless Steel Finishes (I | MAC, POL) |
| ENS TYPE | |
| 2 - Soft Focus 13 - I | Rectilinear |
| SHIELDING | |
| 1 - Honeycomb Baffle | |
| CAP STYLE | |
| C - Flush | |

| TYF | PE: | 'A-6' | |
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Inground Luminaires



stone Drive | Warrendale PA 15086 | U.S.A. | Tel +1 724 742 0030 | Fax +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com | 05-07-2021 10:00

Lincoln Center Plaza, New York, USA

WE-EF LIGHTING USA LLC

| Nominal Lumen | Nominal Watt | Colour | Temperatures | Colours | |
|------------------|-----------------|--------|--------------|--------------|--------------------|
| 738 | 6 | - | 3000 K | Stainl | ess Steel |
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Date April 29, 2021

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Project No. 319084

DR-151 ELECTRICAL CUT SHEETS

| DESIGN | CODES |
|--------|------------|
| | |
| 2018 | NEC: 2017 |
| | INEVI EVII |

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE



IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

Bloemberg, Greg

| From: | Daniel King <danking4914@gmail.com></danking4914@gmail.com> |
|--------------|--|
| Sent: | Monday, May 24, 2021 1:13 PM |
| То: | Bloemberg, Greg; City Council; Planning Customer Relations |
| Subject: | Pre-App Number 225-PA-2020, Case number 17-DR-2021 - Notice is deceitful |
| Attachments: | Southdale May 2021 Notice from Nelson Partners.pdf |

A External Email: Please use caution if opening links or attachments!

I'm reaching out today because I am in receipt of a notice for the subject new project proposed. There are issues with this proposal both administratively and compared to the previously approved PUD.

#1 - the notice sent is deceptive - copy of notice is attached

- The notice received from Nelson Partners regarding the subject PUD is dated **April 29, 2020** but postmarked May 11, 2021. This would lead the recipient to believe that they received outdated information
- The **project location is incorrect**. The address is 7000 E. McDowell Rd **NOT** 7500 E. McDowell Rd. that is indicated on the letter
- The reference to the project is on the wrong street. The address listed is 7000 E. Camelback Rd



Notice needs to be posted at the correct address and the notice to residents within the development guidelines needs to be updated and resubmitted before further review action should take place. This is the same shady tactic that the developer used to garner support of the development when they contacted select individuals to facilitate support letters and did not send notices out regarding the project within the required radius. I voiced this concern when I spoke at the City Council meeting when they voted to approve this PUD on October 20, 2020. In addition to the lack of notice, the

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developer (and the City of Scottsdale) did not take the required public notice steps to hold community forum with the COVID-19 pandemic as the excuse. This development is uncharacteristic of the neighborhood in height, size and setback.

#2 – These are material changes to an approved PUD, not just variance

• The notice says that there is 4,400 SF of commercial space. This is a change to the size of the structure that was previously approved.

- The setbacks are not up to City Code
- The landscaping plan is a change to the PUD
- The building elevations are not up to City Code

The changes outlined on the Southdale application need to be sent to City Council for approval. This should involve public input per the guidelines of a new proposed project.

The development does not enhance McDowell Road and 70th Street frontages and devalues/penalizes the properties that were constructed before the PUD was approved. The existing houses to the south of the development will lose their mountain views that we paid a premium to receive once the project is constructed. This would not be the case if the developer built within the height limits set forth in the development code.

I would like to remind the Planning and Development Services that you do not work for the developer and the developer needs to follow the ALL rules and guidelines set forth in the development code as amended. The clock should be restarted and notice resubmitted due to the misinformation presented and lack of correct notice, including at the site. Additionally, the proposed changes are not up to the development code or the approved PUD and should be resubmitted to City Council for approval.

Daniel King

6899 E. Orion Dr.

Scottsdale, AZ 85257

| From: To: Subject: Date: | NoReply Bloemberg, Greg CASE 17-DR-2021 - SOUTHDALE 7000 E. McDowell Road Saturday, May 15, 2021 10:17:40 AM |
|-----------------------------------|--|
| City of Scottsdale | |
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| le there a w | ay to have these tall buildings move the sidewalk back from the very edge of the road and put |
| a (preferably edge of the | y shaded) strip in between the roadway and the sidewalk? With the sidewalk right out to the road with a building and no shade next to it, the whole area discourages walking. Being right ic next to a heat reflecting building is unpleasant on many levels sent by Cathy Davis |
| City of Scottsdale | |
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City Notifications – Mailing List Selection Map Southdale

