

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 4, 2022  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**Western Technologies Addition**  
**3-DR-2022** | Request for approval of a site plan, landscape plan, and building elevations for a 6,000 square foot warehouse addition to an existing building, and related site improvements, on a +/- 2.84-acre site.

## SUMMARY

### Staff Recommendation

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

### Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- New addition will match existing building in design and finishes
- No community input received as of the date of this report

## BACKGROUND

**Location:** 1395 N. Hayden Road

**Zoning:** Industrial Office (I-1)

### Adjacent Uses

North: Existing one-story industrial offices, constructed in 1984.

East: Existing one-story General Dynamics industrial office, constructed in 1984.

South: Existing one-story General Dynamics industrial office, constructed in 1984.

West: Existing one-story industrial offices, constructed in 1984.



### Property Owner

WTI, Inc

### Applicant

Jonathan Ammon, Jammon Studios, LLC  
(602) 689-9552

### Architect/Designer

Jonathan Ammon, Jammon Studios, LLC

### Landscape Architect

Brandon Paul, Design Ethic

## DEVELOPMENT PROPOSAL

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The applicant is requesting a 6000 SF addition and related site improvements to an existing building on a +/- 2.84-acre lot, zoned I-1. The two-story addition will be bridged to the existing building, while matching the existing height, materials, and design. Additional security walls and fencing are proposed as well.

### 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 modifying existing above-ground retention to accommodate existing drainage, while adding underground retention chambers. Slow release of water back into the environment from stormwater detention tanks can help make water runoff levels more balanced, helping to prevent flooding. In addition, new plant additions are low water use plant species.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the Western Technologies Addition development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Southern Scottsdale Character Area, and Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENTS

**Planning and Development Services**  
Current Planning Services

### STAFF CONTACTS

Casey Steinke  
Planner  
480-312-2611    csteinke@ScottsdaleAZ.gov

## APPROVED BY

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Casey Steinke, Report Author

7/15/22

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager  
Development Review Board Liaison  
Phone: 480-312-7713    Email: bcarr@scottsdaleaz.gov

7/22/2022

Date



## **ATTACHMENTS**

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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. Site Plan
8. Floor Plan
9. Open Space Plan
10. Landscape Plan
11. Building Elevations (color)
12. Materials and Colors Board
13. Electrical Site Plan
14. Exterior Photometrics Plan
15. Exterior Lighting Cutsheets
16. Zoning Map
17. Community Involvement



Context Aerial

3-DR-2022





Close-up Aerial

3-DR-2022

Western Technologies Addition  
1395 N Hayden Rd  
Scottsdale, AZ 85257

PROJECT NARRATIVE: DRB criterion Sec 1.904

A1.

The design and planning of this project have been developed with the intention to comply with the various applicable City of Scottsdale Design Standards, Policies and Guidelines to date.

The project intent is to add a 6,000-sf addition to an existing building. This is a 2-story building with a 2<sup>nd</sup> level bridge connection. The building exterior and material reflect the design and surrounding context of the neighboring developed area. The building height matches the existing building and includes mechanical screening to completely occlude rooftop elements from pedestrian views. The proposed building addition and much of the site modifications are constrained to the northeastern area with the objective of disturbing the existing landscaping, drainage, and vehicle circulation as minimally as possible.

A2.

The design of the addition promotes a connection to the existing building. The orientation of the proposed building utilizes the existing structure to provide shade to half of its south façade while creating a shaded courtyard area between the two buildings. The overall building height of the addition aligns with the existing building; from Commerce Court, the building will read almost as one building with an exterior 2nd level pedestrian space.

Excessive variety and monotonous repetition are avoided in the building exterior through the percentage of solid vs transparent surfaces on each façade. The quantity and size of the windows on each façade differ from another. The south windows are smaller in size and reduce the amount of direct southern exposure and the north high-bay windows are wider for maximum northern sun exposure. The west façade storefront glass matches the height of the existing building storefront windows and serve to enhance its symmetrical balance seen from Commerce Court.

The site manipulation is specific to the northeastern area of the site. The proposed building location is selected to displace the least amount of parking, landscape and tree loss. Changes to the existing landscape will employ desert landscaping with low water consumption. Horizontal shading elements on the eastern and southern exterior of the building are added and the west window's exposure is mitigated with a deep inset to provide overhang shading. Part of the site manipulation is to modify the existing above ground retention basin; this is modified to allow for continued use and underground retention chambers. Importantly, this design proposal balances and matches the existing retention volume.

Several characteristics from the existing building are employed in the proposed building to reflect the design of the adjacent building. The lower 9'-0" exterior façade seen on all sides of the building design include 4" high CMU block with striated finish, with color variation to match. Furthermore, the main building and the accent paint color will match the existing building color scheme. Lastly, the addition of the dark split ribbed face CMU band at the 22'-8" height imitates the deep reveal on the existing building façade.

A3.

Changes proposed to the site manipulation include the following: (1) the relocation of the entrance from liberty way to be further south with a new security gate and new security fence, (2) a combination of a 6'-0" masonry wall proposed on the north and north eastern of site, (3) 6'-0" wrought iron fence on the southern side of site, (4) a 32" tall wrought iron fence place on top of the existing 40" masonry wall on eastern side of side and (5) a second security gate along the drive path on south end of site. A pedestrian gate is maintained on the southeast corner of site to allow pedestrian access onto the site from the crosswalk. An existing refuse bin and generator enclosure along east side of site will remain and a new refuse bin is proposed as an addition located at the southwest corner of site. The site manipulation displaces some parking spaces, but the parking calculation is still met for the site's requirements. Vehicular circulation for emergency and service vehicle traffic are maintained on site. Security gates will remain open during business hours of 7:00am – 5:30pm mon-fri.

A4.

Utility equipment is located on the roof, they are blocked from view through parapet walls and screening elements that are in-line with the design concept of the building.

A5.

This project is located at Scottsdale Commerce Center in an Industrial Park I-1 zone site.

A6.

There is no artwork included within scope of this project.

Thank you,



Jonathan Ammon  
Founder | Architect  
[Jammon@JammonStudios.com](mailto:Jammon@JammonStudios.com)  
[JammonStudios.com](http://JammonStudios.com)  
602.689.9552

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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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, character plan and General Plan.
  - *The applicant states the design and planning of this project have been developed with the intention to comply with the various applicable City of Scottsdale Design Standards, Policies and Guidelines to date. The project intent is to add a 6,000-sf addition to an existing building. This is a 2-story building with a 2nd level bridge connection. The building exterior and material reflect the design and surrounding context of the neighboring developed area. The building height matches the existing building and includes mechanical screening to completely occlude rooftop elements from pedestrian views. The proposed building addition and much of the site modifications are constrained to the northeastern area with the objective of disturbing the existing landscaping, drainage, and vehicle circulation as minimally as possible.*
  - *Staff finds that the General Plan Land Use Element designates the property as Mixed-Use Neighborhoods, which emphasizes human-scale development in growth areas with access to multiple nodes of transit. The Southern Scottsdale Character Area emphasizes residential neighborhoods intersected by major corridors where reinvestment and redevelopment is to be encouraged. The proposed building and site design to be in conformance with the applicable development standards of the Zoning Ordinance, the General Plan, and the City's Commercial Design Guidelines.*
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.
  - *The applicant states the design of the addition promotes a connection to the existing building, while matching it's height and architectural features. Excessive variety and monotonous repetition are avoided in the building exterior through the percentage of solid vs transparent surfaces on each façade, and the building reflects optimal orientation for sun exposure. The proposed building location is selected to displace the least amount of parking, landscape and tree loss, while the design proposal balances and matches the existing retention volume.*
  - *Staff finds Staff finds that the proposed material, color and finishes are consistent with the Scottsdale Sensitive Design Principles. Architectural details and site design respond to the context of adjacent land uses including similar materials and colors.*

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.
  - *The applicant states the changes proposed to the site layout include the following: (1) the relocation of the entrance from liberty way to be further south with a new security gate and new security fence, (2) a combination of a 6'-0" masonry wall proposed on the north and north eastern of site, (3) 6'-0" wrought iron fence on the southern side of site, (4) a 32" tall wrought iron fence place on top of the existing 40" masonry wall on eastern side of side and (5) a second security gate along the drive path on south end of site. A pedestrian gate is maintained on the southeast corner of site to allow pedestrian access onto the site from the crosswalk. The new addition displaces some parking spaces, but the parking calculations are still met*
  - *Staff finds that access, internal circulation, and parking are sufficiently provided.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *The applicant states Utility equipment is located on the roof, they are blocked from view through parapet walls and screening elements that are in-line with the design concept of the building.*
  - *Staff finds the proposed building designs account for rooftop screening via parapets and louvered screening painted to match building design.*
5. Within the Downtown Area, building and site design shall:
  - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
  - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
  - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
  - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
  - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
  - *This criterion is not applicable.*
6. 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.
  - *This criterion is not applicable.*

# DEVELOPMENT INFORMATION

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## Zoning History

The site was annexed into the City in 1965 (Ord. #273) and zoned to the Industrial Park (I-1) zoning designation. There has been no zoning activity on the site since annexation.

## Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

## Context

Broadly located near the southeast corner of McDowell and Hayden Roads, the site is surrounded by other industrial office developments.

## Project Data

• Existing Use:	Office
• Parcel Size:	123,774 square feet / 2.84 acre (net)
• Building Area:	37,708 square feet (existing) / 6,000 sf (proposed)
• Total Building Area:	43,708 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Provided:	0.35
• Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	29 feet 0 inches (exclusive of rooftop appurtenances)
• Parking Required:	138 spaces
• Parking Provided:	140 spaces
• Open Space Required:	18,704 square feet / 0.43 acre
• Open Space Provided:	22,805 square feet / 0.52 acre



**Stipulations for the  
Development Review Board Application:  
Western Technologies Addition  
Case Number: 3-DR-2022**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Jammon Studios, with a city staff date of 6/8/22
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Jammon Studios, with a city staff date of 6/8/22
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Jammon Studios, with a city staff date of 6/8/22
  - d. The case drainage report submitted by Cyprus Civil and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable zoning case for the subject site was 44-ZN-1965.

**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 new 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 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 window types.
3. All new 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.

**EXTRIOR LIGHTING:**

**Ordinance**

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

**DRB Stipulations**

- 4. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 5. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 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 0.8 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:**

- 6. 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.




































**DRAINAGE AND FLOOD CONTROL:**

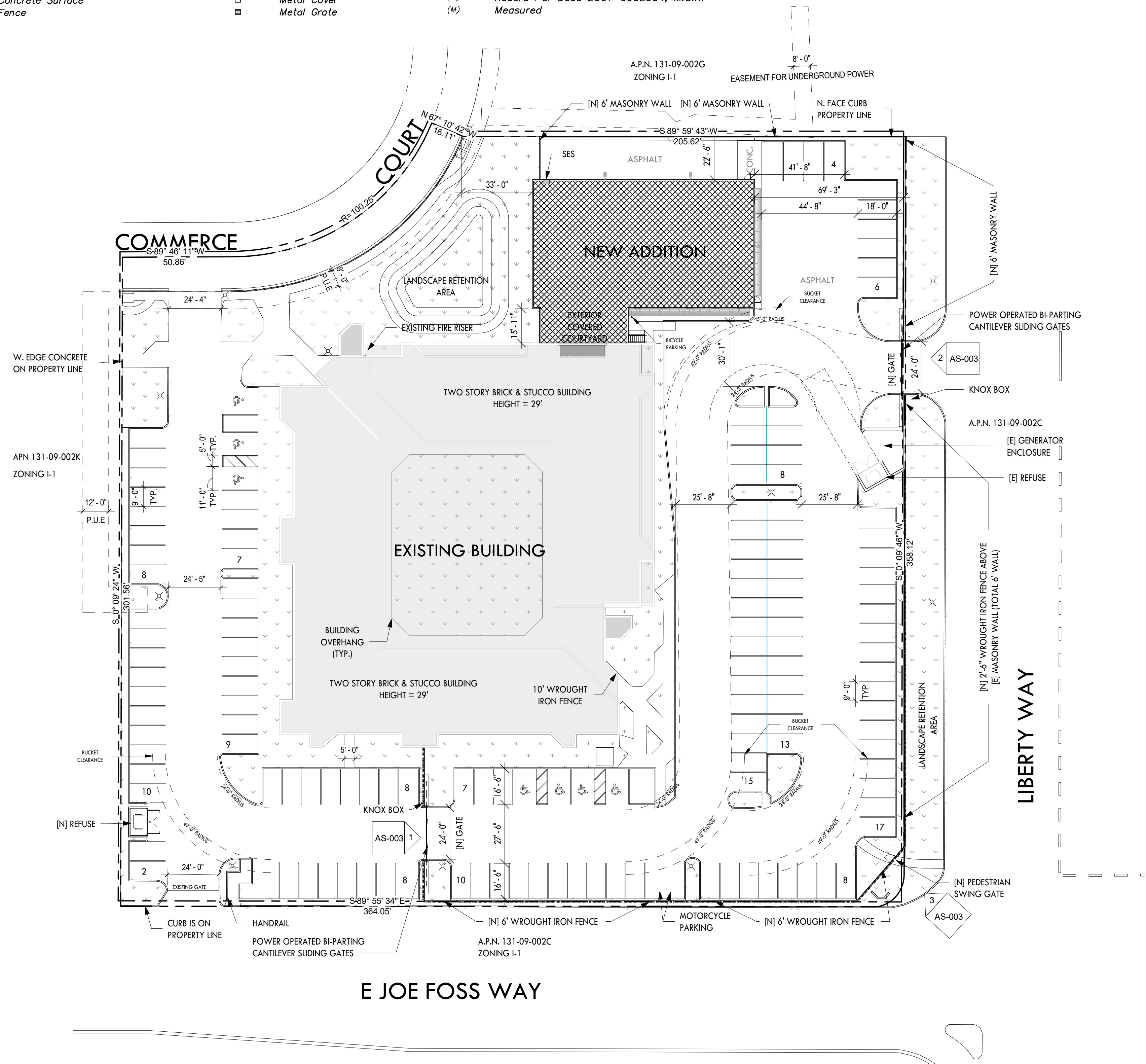
**DRB Stipulations**

- 6. 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.
- 7. Additionally, the civil grading & drainage plan and the final drainage report should address the following
  - a. The project should discuss offsite flows based on the County's Lower Indian Bend Wash Area Drainage Master Study (LIBW-ADMS) and verify if the site is impacted by it
  - b. The project should preserve all existing stormwater retention volume onsite and provide any additional pre- vs. post- retention volume as required
  - c. All retention basins should be drained out within 36 hours

- d. Adequate Drainage and Flood Control (DFC) easements around stormwater retention basins along with appropriate vehicular access to the basins from the nearest public or private streets should be dedicated to the City
- 8. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

LEGEND

	Property Corner (See Monument Table)		Wall		Sewer Clean Out
	Property Line		Back Flow Preventer		Sewer Manhole
	End Survey Monument (See Monument Table)		Drywell Or Catch Basin		Sprinkler Hook-Up (fire department)
	(See Monument Table)		Electric Box		Telephone Riser
	Schedule "B" Item Roll Curb		Electric Transformer		TV Junction Box
	6 inch Concrete Curb		Fire Hydrant		Water Meter
	Indicates Driveway (means of access)		Fire Riser		Water Valve
	Concrete Surface		Guard Post or Gate Post		Physical Access To & From Adjoining Property
	Fence		Handicapped Space		P.U.E. Public Utility Easement
			Light Pole		P.O.C. Point of Commencement
			Manhole		P.O.B. Point of Beginning
			Metal Cover		(R) Record Per Deed 2001-0902904, M.C.R.
			Metal Grate		(M) Measured



## PROJECT INFORMATION

APN	131-09-002L
PROJECT ADDRESS	1395 N HAYDEN RD, SCOTTSDALE, AZ 85257
ZONING	I-1
ADJACENT ZONING	I-1
SITE AREA	123,868 SF
PROPOSED BUILDING AREA	6000 ~ SF

## PROJECT NARRATIVE

A 6000 SF addition to an existing building. The proposed building height will match the existing height of 29'-0". Site manipulation is specific to the northeastern area (a new entrance off of Liberty Way). Some changes are proposed to existing landscaping islands on the eastern and northeastern areas. 2 security gates are included along the drive path of existing Fire & Sanitary services. A new refuse bin is proposed on the southwest corner of the site. The proposed gates and refuse bins have been discussed with Life Safety/Fire/Civil/Traffic. 6'-0" security walls/gates are also proposed in specific areas. A 6'-0" CMU wall is proposed on the north and northeastern sides of the site. 32" tall wrought iron fencing is proposed on top of the existing 40" height eastern masonry wall. 6'-0" Wrought iron fencing is proposed along half of the southern parking spaces.

## I-1 ZONING OPEN SPACE REQUIREMENTS

NET LOT AREA	123,868 SF
CURRENT BUILDING HEIGHT	29'
PROPOSED ADDITION HEIGHT	29'
MAX ALLOWABLE HEIGHT	52'

OPEN SPACE:	
REQUIRED	18,704
PROVIDED	22,805
DELTA (SURPLUS)	4,101

PARKING LOT LANDSCAPE:	
REQUIRED	8,137
PROVIDED	5,741
DELTA (DEFICIT)	2,396

LANDSCAPE DEFICIT SOLUTION:	
OPEN SPACE (SURPLUS)	4,101
- PARKING LOT LANDSCAPE (DEFICIT)	2,396
DELTA (SURPLUS)	1,705 (PARKING LOT LANDSCAPE REQUIREMENTS MET)

## REQUIRED PARKING

EXISTING	SF	CALC	COUNT
OFFICE	37,708	1/300 SF	126
MANUFACTURING	0	1/500	0
TOTAL			126

PROPOSED	SF	CALC	COUNT
WAREHOUSE	6,000	1/500 SF	12

REQUIRED	138
PROVIDED	140
SURPLUS	2

1 BIKE PARKING SPACE REQUIRED PER SEC. 9.103.C

\*AREAS AND CALCULATIONS COORDINATED WITH INTERIOR ARCHITECTURE TEAM\*

## FIRE SPRINKLER

SYSTEM REVIEWED BY FIRE PROTECTION ENGINEER JOHN MOTTA. EXISTING FIRE RISER AT EXISTING BUILDING HAS CAPACITY TO PROVIDE NECESSARY LOAD FOR FIRE SPRINKLER SYSTEM TO NEW 6,000SF ADDITION. NO PROBLEMS ARE SEEN BY EXTENDING FIRE SPRINKLER SYSTEM TO NEW 6,000SF ADDITION.

WESTERN TECHNOLOGIES WAREHOUSE

1395 N Hayden Rd  
Scottsdale, AZ 85257

Registration:

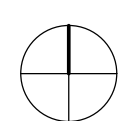
NOT FOR CONSTRUCTION

Project No:	1395
Date:	02/01/22
Drawn By:	JWN
Reviewed By:	Checker

No.	Revision	Date
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Sheet Title:  
OVERALL SITE PLAN

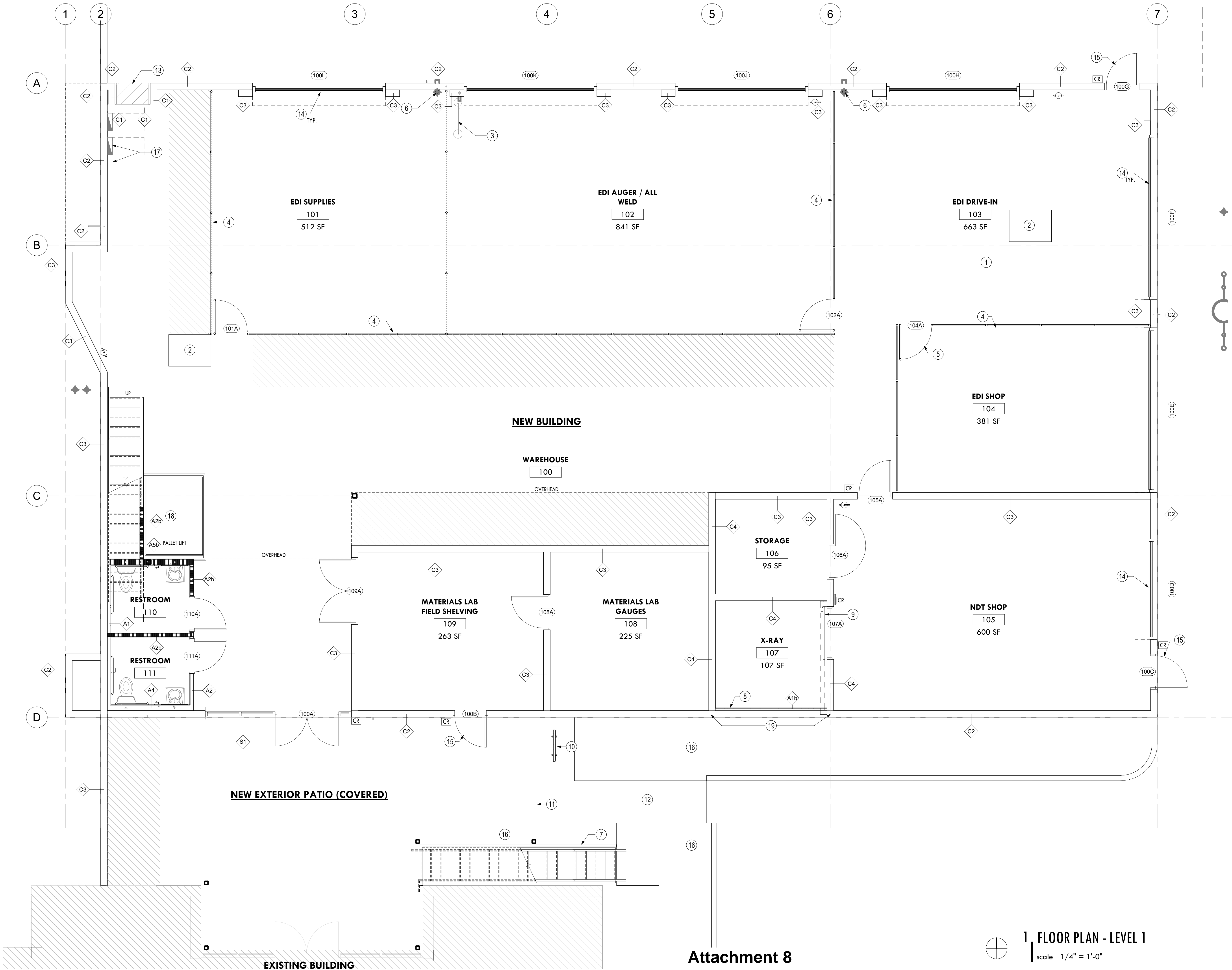
Sheet No:  
**AS-000**



## 1 OVERALL ARCHITECTURAL SITE PLAN

scale 1" = 30'-0"





GROUND FLOOR NOTES

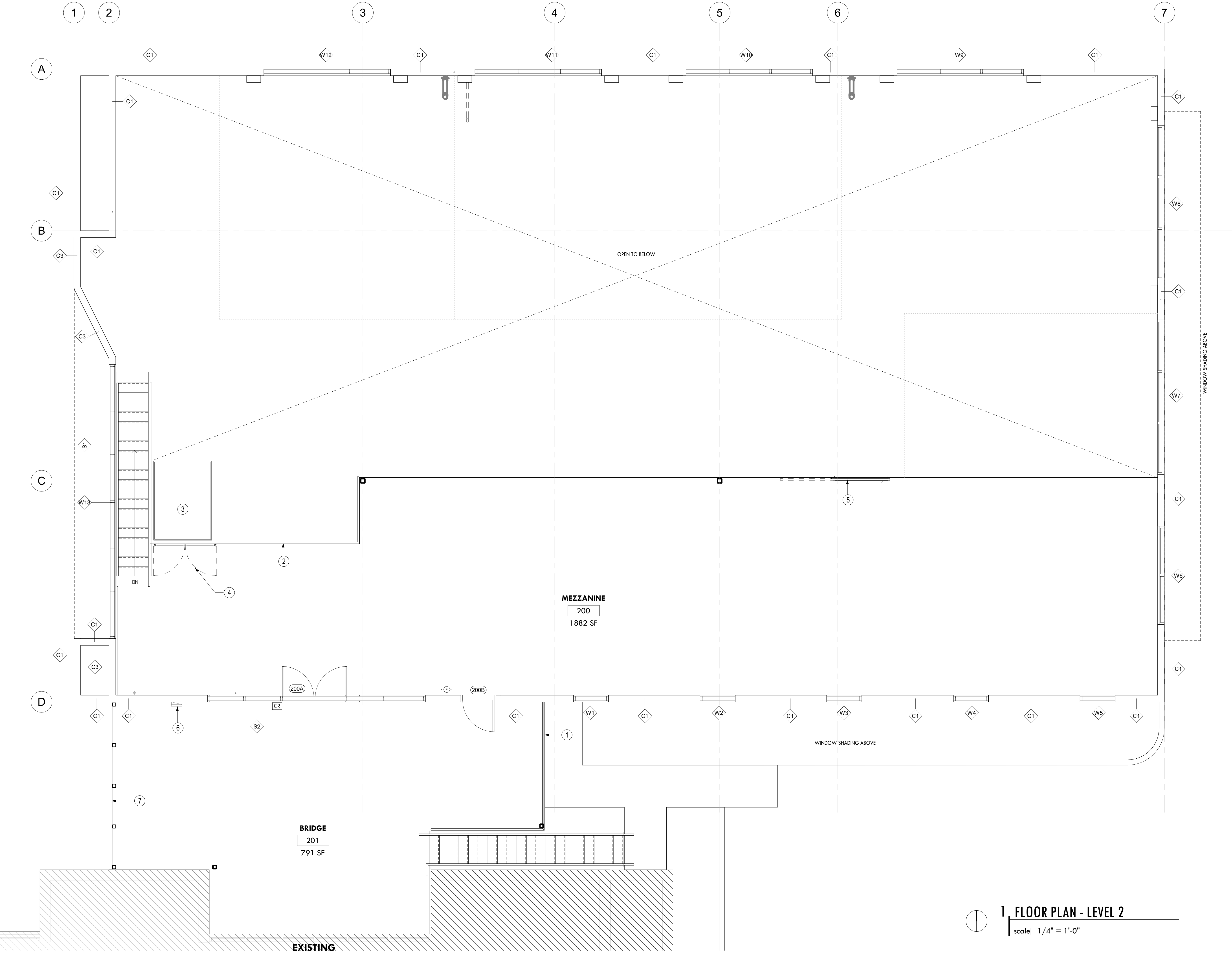
- 1 ALL WALLS IN EDI DRIVE-IN TREATED WITH FRP OR WATER PROTECTED LIKE MATERIAL
- 2 3'X4'X4" CLEANOUT SUMP, PROVIDE HEAVY DUTY METAL GRATING OVER SUMP, HEIGHT TO ALIGN WITH TOP OF CONCRETE SLAB, REFER TO STRUCTURAL
- 3 COMBINATION EMERGENCY SAFETY SHOWER AND EYE WASH UNIT, REFER TO PLUMBING FOR WATER AND WASTE PIPING
- 4 10'-0" HIGH GALVANIZED CHAIN LINK FENCE ENCLOSURE TO BE PROVIDED AND INSTALLED BY GC.
- 5 3'-0"x7'-0" GALVANIZED CHAIN LINK SWING GATE WITH EXIT DEVICE AND LOCKSET TO BE PROVIDED AND INSTALLED BY GC.
- 6 ROOF DRAIN AND OVERFLOW DRAIN, REFER TO PLUMBING. PROVIDE COWS TONGUE.
- 7 EXTERIOR STAIRS
- 8 LEAD LINING ALONG WALL
- 9 INSTALL EXISTING SALVAGED SLIDING DOOR, FRAME AND HARDWARE AT NEW LOCATION.
- 10 INSTALL SURFACE MOUNTED (2 BIKE) STEEL LOOP BICYCLE RACK, LOCATED MINIMUM 50'-0" FROM BUILDING ENTRANCE. REFER TO DETAIL ON AS-003.
- 11 LINE OF BRIDGE ABOVE
- 12 CONCRETE WALKWAY, REFER TO CIVIL DRAWINGS
- 13 SES - FLUSH WITH BUILDING FACE, REFER TO ELECTRICAL
- 14 INSULATED MOTORIZED OVERHEAD DOOR. SEE DOOR AND FRAME SCHEDULE.
- 15 INSULATED HOLLOW METAL SERVICE DOOR AND FRAME. GROUT FRAMES SOLID. SEE DOOR AND FRAME SCHEDULE.
- 16 LANDSCAPE, REFER TO LANDSCAPE DRAWINGS
- 17 ELECTRICAL PANEL BOARDS, REFER TO ELECTRICAL DRAWINGS
- 18 MOTORIZED EQUIPMENT PALLET LIFT. BASIS OF DESIGN: AUTOQUIP DPL-144-0030 DOUBLE PANTOGRAPH 72"x106", 2,000LB CAPACITY. MINIMUM PLATFORM, 144" MIN. VERTICAL TRAVEL DISTANCE. PROVIDE SAFETY GUARDS ON PLATFORM AND SAFETY ENCLOSURE AT GROUND LEVEL.
- 19 FULLY GROUTED CORES

NOT FOR  
CONSTRUCTION

Project No:	1395
Date:	10/29/2021
Drawn By:	JWN
Reviewed By:	JAMMON
No:	Revision
	Date

Sheet Title:  
FLOOR PLAN -  
LEVEL 1

Sheet No:  
**A1-100**



SECOND FLOOR NOTES

- 1 EXTERIOR 42" HIGH GUARDRAIL, PAINTED SW7069 IRON ORE
- 2 INTERIOR 42" HIGH SAFETY GUARDRAIL SYSTEM WITH REMOVABLE WALL FACE MOUNT BRACKETS. HEAVY DUTY POWDER COATED FINISH, YELLOW.
- 3 MOTORIZED EQUIPMENT PALLET LIFT. BASIS OF DESIGN: AUTOQUIP DPL-144-0030 DOUBLE PANTOGRAPH 72"x108", 2,000LB CAPACITY MINIMUM PLATFORM, 1.44" MIN. VERTICAL TRAVEL DISTANCE. PROVIDE SAFETY GUARDS ON PLATFORM AND SAFETY ENCLOSURE AT GROUND LEVEL.
- 4 42" HIGH SAFETY GATE AT MEZZANINE AT OPENING FOR PALLET LIFT.
- 5 42" HIGH SLIDING GATE FOR FORKLIFT PALLET TRANSPORT. CONFIRM OPENING SIZE AND LOCATION WITH OWNER.
- 6 CALL BOX, OWNER TO PROVIDE, CONTRACTOR TO INSTALL
- 7 PERFORATED METAL PANEL, MIN 50% OPEN AREA, PAINTED SW9019 NATURAL LINEN. BASIS OF DESIGN: MANNICHOLS 11GA. CARBON STEEL 3/4" DIA. ROUND HOLE WITH 1" STAGGERED CENTERS ARRANGEMENT.

WESTERN TECHNOLOGIES WAREHOUSE

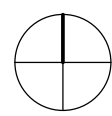
1395 N Hayden Rd  
Scottsdale, AZ 85257

NOT FOR  
CONSTRUCTION

Project No:	1395	
Date:	10/29/2021	
Drawn By:	JWN	
Reviewed By:	JAMMON	
No:	Revision	Date

Sheet Title:  
FLOOR PLAN -  
LEVEL 2

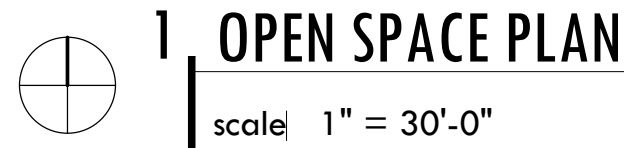
Sheet No:  
**A1-200**



1 FLOOR PLAN - LEVEL 2

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





LANDSCAPE PERCENTAGES, ETC.

**PROJECT DATA ZONING: I-1**  
**NET LOT AREA: 123,868 SF**  
**BUILDING HEIGHT: 29'**  
**PARKING LOT AREA: 54,247 SF**

## OPEN SPACE CALCULATIONS

### REQUIRED OPEN SPACE

OPEN SPACE REQUIREMENT:	
FIRST 12' OF HEIGHT:	12,387 SF = NET LOT AREA X 0.1
REMAINDER OF HEIGHT:	6,317 SF = NET LOT AREA X 0.003 EACH FOOT OF BUILDING OVER 12'
<b>TOTAL:</b>	<b>18,704 SF</b>

PROVIDED OPEN SPACE

FRONT OPEN SPACE:	9,209 SF = MEASURED FROM SITE PLAN
OPEN SPACE <u>OTHER THAN FRONTAL</u> :	13,596 SF = MEASURED FROM SITE PLAN
<b>TOTAL:</b>	<b>22,805 SF</b>

### OPEN SPACE ANALYSIS

PROVIDED:	22,805 SF
REQUIRED:	18,704 SF
<b>SURPLUS:</b>	<b>4,101 SF</b>

### REQUIRED PARKING LOT LANDSCAPING

PARKING LOT LANDSCAPING: 8,137 SF = NET PARKING LOT AREA X 0.15

**PROVIDED PARKING LOT LANDSCAPING**

PARKING LOT LANDSCAPING: 5,741 SF = MEASURED FROM SITE PLAN

### PARKING LOT LANDSCAPING ANALYSIS

PROVIDED:	5,741 SF
REQUIRED:	8,137 SF
<b>DEFICIT:</b>	<b>2,396 SF</b>

**DELTA PARKING LOT LANDSCAPING & OPEN SPACE SURPLUS**

OPEN SPACE SURPLUS:	4,101 SF
PARKING LOT DEFICIT:	2,396 SF
<b>SURPLUS:</b>	<b>1,705 SF</b>

(OPEN SPACE SURPLUS > PARKING LOT DEFICIT)

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

**PATTERN KEY:**

 **DENOTES FRONT OPEN SPACE**  
9,209 SF TOTAL

 DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE  
13,596 SF TOTAL (INCLUDES SURPLUS OF 4,101 SF TO BE APPLIED TO PARKING LOT  
LANDSCAPING)

**DENOTES PARKING LOT LANDSCAPING**

**5,741 SF TOTAL (DOES NOT INCLUDE SURPLUS 4,101 SF FROM OPEN SPACE OTHER THAN FRONTAL OPEN SPACE)**

Registration:

Project No: 13955  
Date: 05/26/22  
Drawn By: JWN  
Reviewed By: Checker

No:	Revision	Date
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Sheet Title:

## OPEN SPACE CALCULATIONS

Sheet No: \_\_\_\_\_

**OS-000**

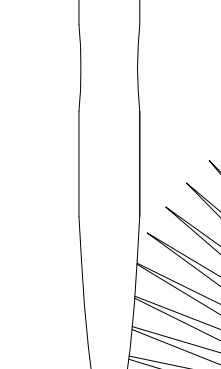


THORNY TREES, SHRUBS, AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.1001.13.



- |   |  |    |   |
|---|--|----|---|
| 1 | PROPERTY LINE / RIGHT OF WAY LINE  | 9  | TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.   |
| 2 | DECOMPOSED GRANITE IN ALL PLANTING AREAS   | 10 | LIMITS OF PROJECT IMPROVEMENT.  |
| 3 | SIGHT VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES | 11 | EXISTING RIP RAP TO REMAIN.   |
| 4 | ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.   | 12 | NEW VEHICLE GATE. SEE ARCH. PLANS.  |
| 5 | EXISTING SIDEWALK.   | 13 | 6' WROUGHT IRON GATE. SEE ARCH. PLANS.  |
| 6 | 6' MASONRY WALL. SEE ARCH. PLANS.  | 14 | 2'-6" WROUGHT IRON GATE ABOVE EXISTING WALL. (6' HEIGHT WALL TOTAL). SEE ARCH. PLANS. |
| 7 | CURB. SEE CIVIL ENG. PLANS.  | 15 | EXTERIOR COVERED COURTYARD. SEE ARCH PLANS.   |
| 8 | STORMWATER RETENTION. SEE CIVIL ENG. PLANS.  | 16 | DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.   |
|   |  | 17 | REMOVE EXISTING SUMAC TREE TOP ACCOMMODATE FIRE LANE TURNING RADIUS                   |

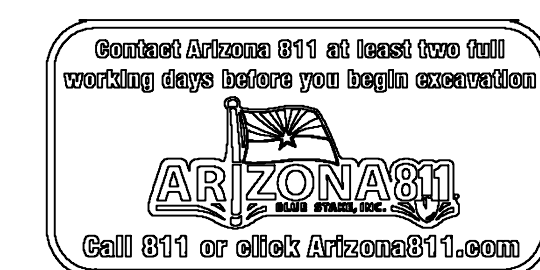
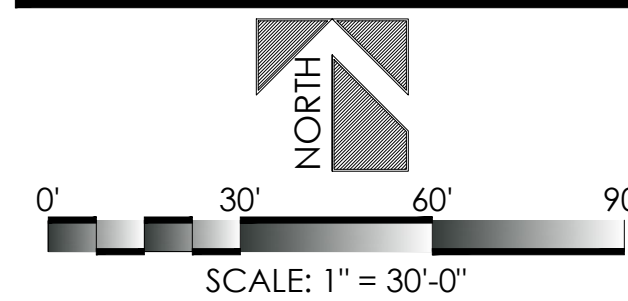
existing plant legend



**DESIGN ETHIC**  
 LANDSCAPE ARCHITECTURE  
 FORGING NEW ENVIRONMENTS  
 7525 EAST 6TH AVENUE SCOTTSDALE, ARIZONA 85251  
 480.225.7077



PRELIMINARY  
NOT FOR  
CONSTRUCTION



WESTERN TECH  
1395 N HAYDEN RD  
SCOTTSDALE, AZ 85257  
PLANTING PLAN

PROJECT:

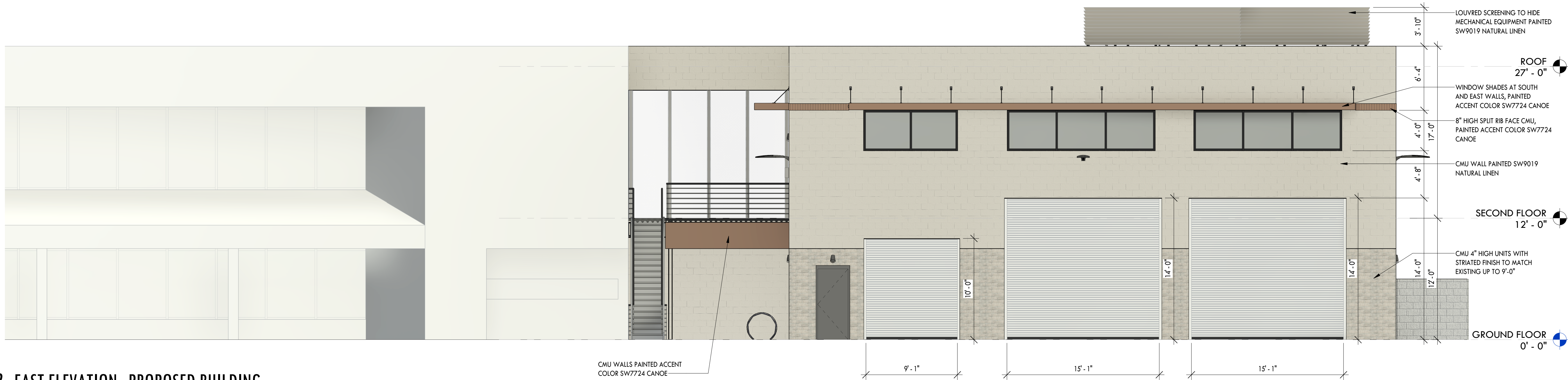
SHEET TITLE:

JOB NO: 21-106  
DATE: 05.26.2022  
DRAWN BY: BTP  
SUBMITTED: -  
SET:

SHEET

L.02 of L.02





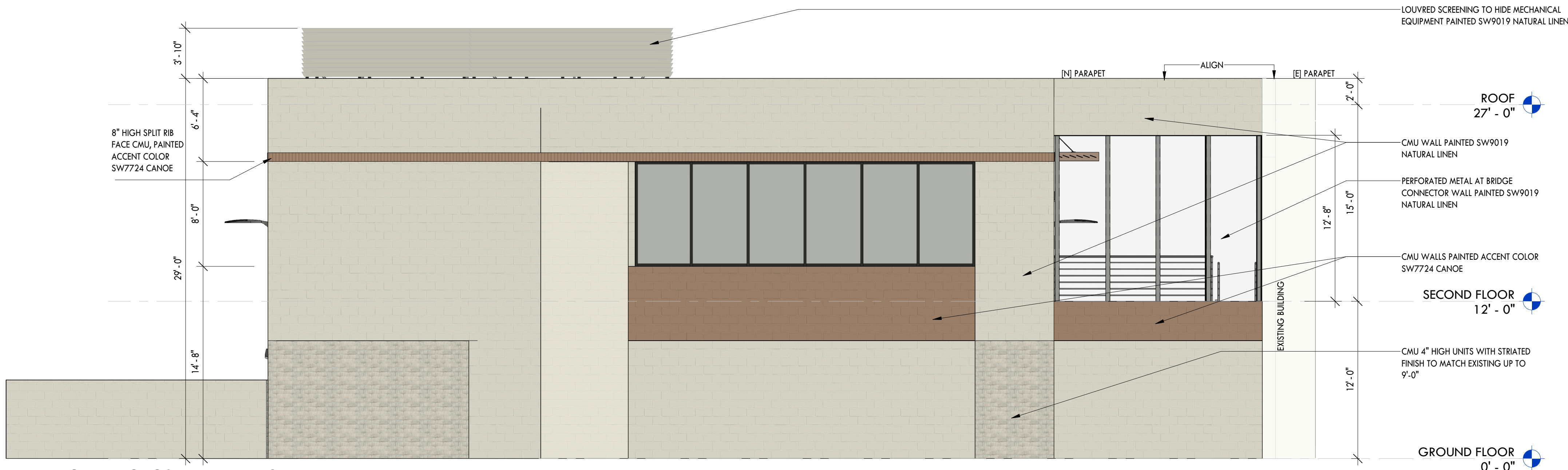
2 EAST ELEVATION PROPOSED BUILDING

scale 3/16" = 1'-0"



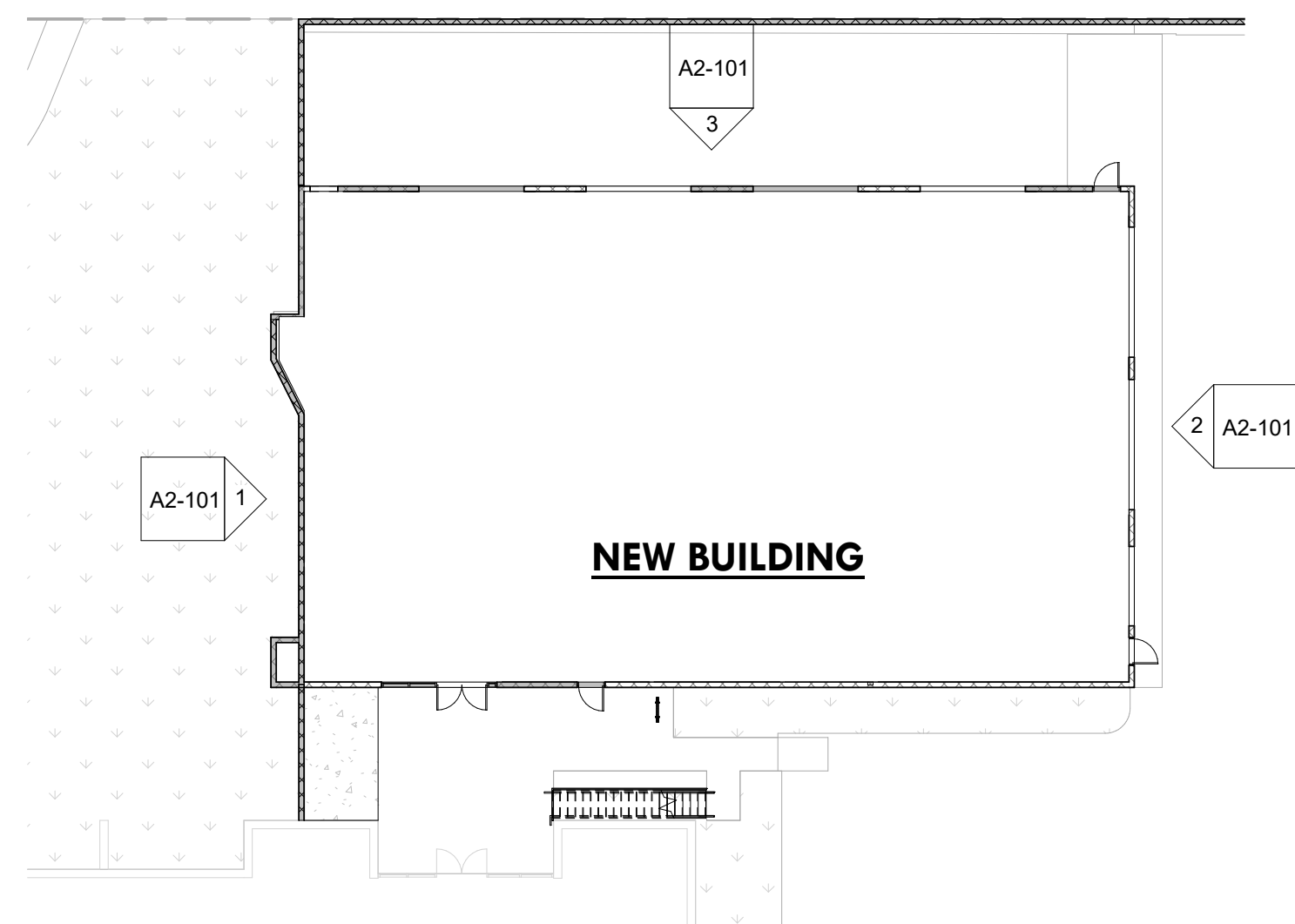
3 NORTH ELEVATION PROPOSED BUILDING

scale 3/16" = 1'-0"



1 WEST ELEVATION PROPOSED BUILDING

scale 3/16" = 1'-0"

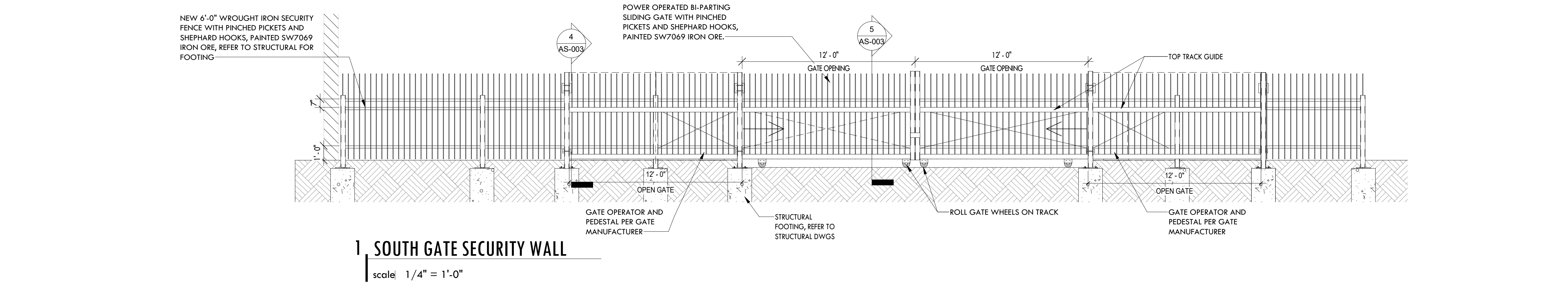


Attachment 11



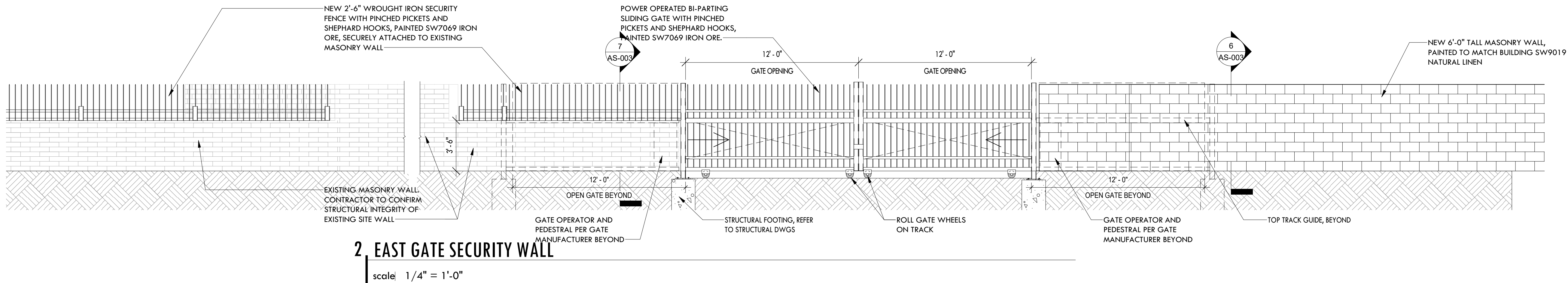






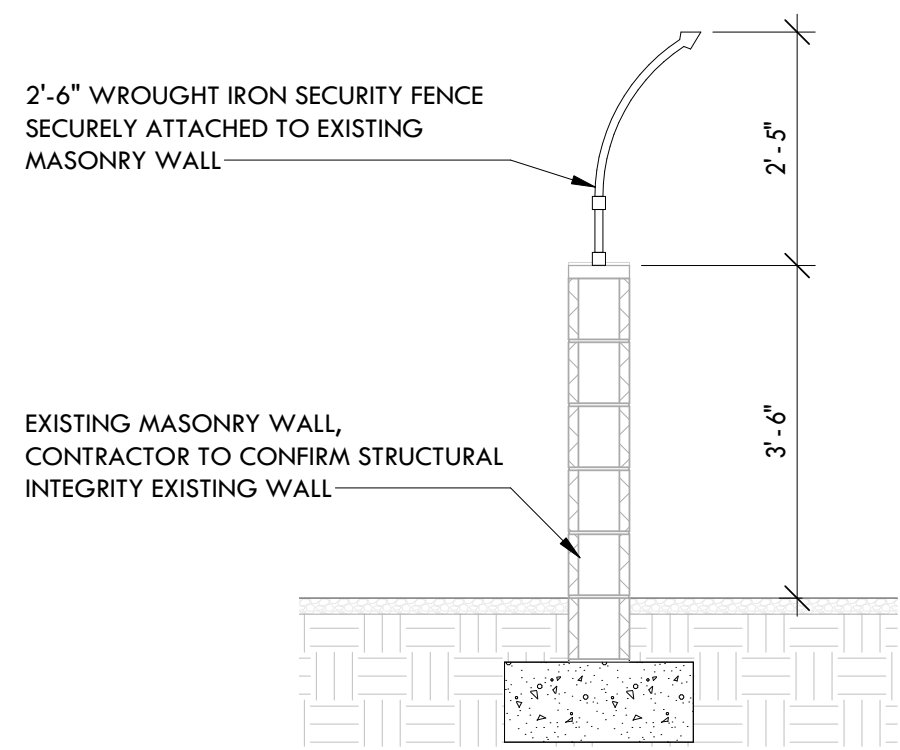
1 SOUTH GATE SECURITY WALL

scale 1/4" = 1'-0"



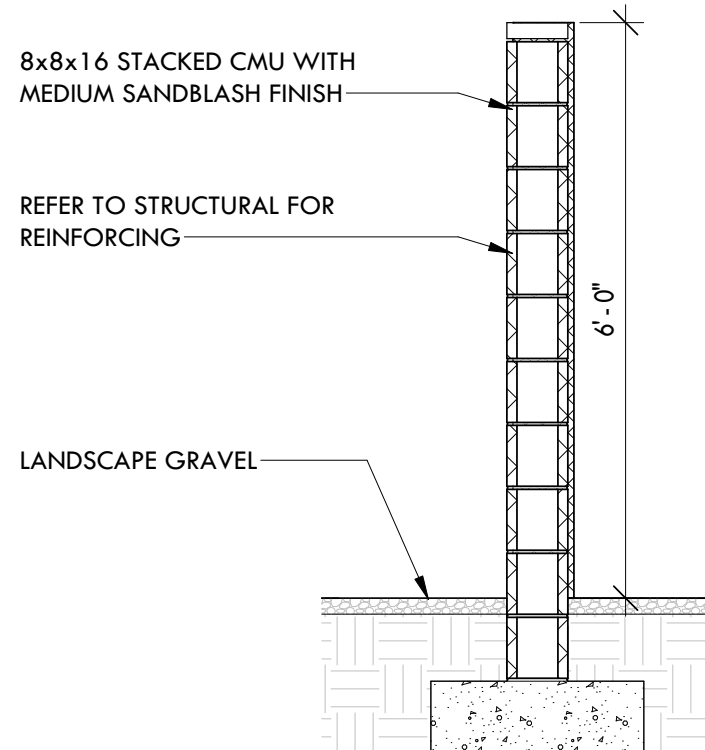
2 EAST GATE SECURITY WALL

scale 1/4" = 1'-0"



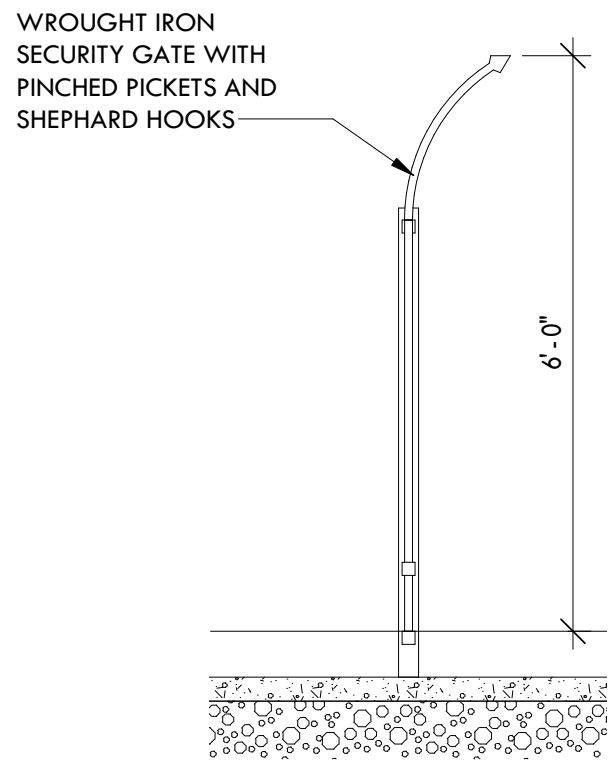
7 2'-4" FENCE ON EXIST WALL

scale 1/2" = 1'-0"



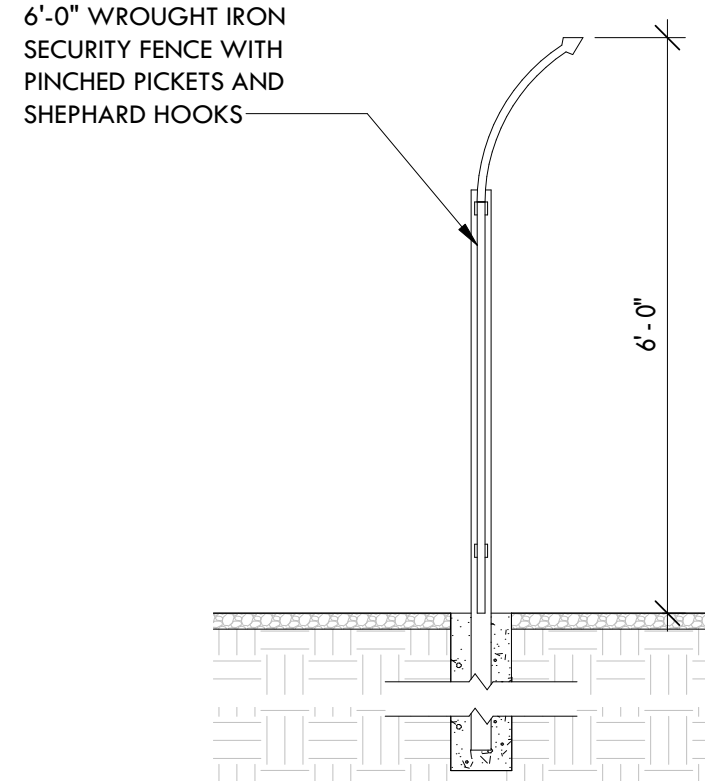
6 6'-0" MASONRY WALL

scale 1/2" = 1'-0"



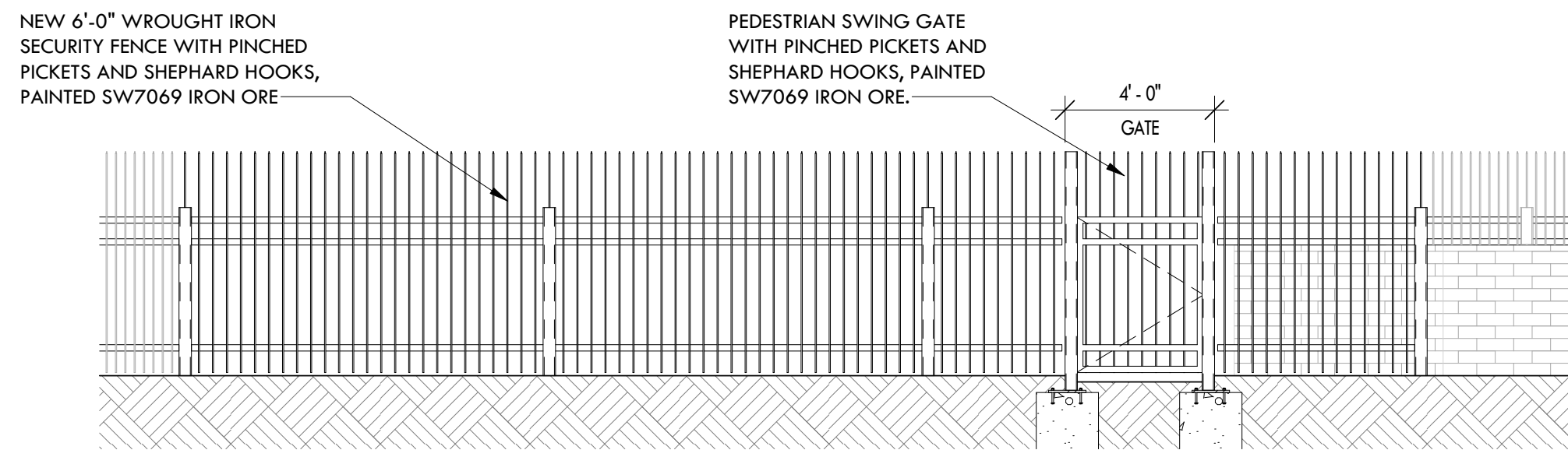
5 SECTION AT GATE

scale 1/2" = 1'-0"



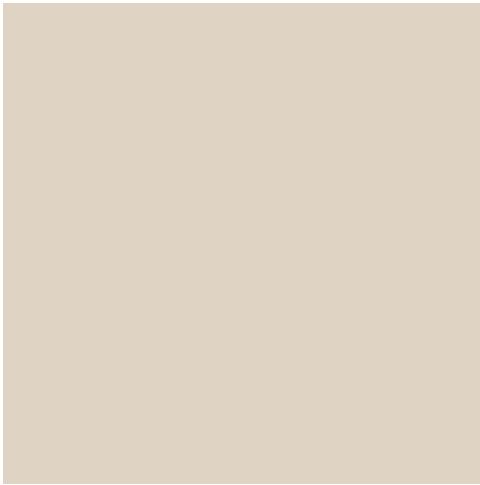
4 6'-0" WROUGHT IRON FENCE

scale 1/2" = 1'-0"



3 SWING GATE

scale 1/4" = 1'-0"



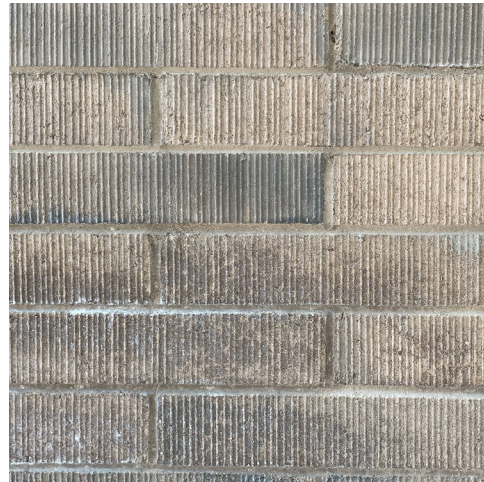
FIELD PAINT:  
SW9019 NATURAL LINEN  
LRV 66



ACCENT PAINT:  
SW7724 CANOE  
LRV 34



FENCE PAINT:  
SW7069 IRON ORE



EXISTING BRICK

**WESTERN TECH**  
EXTERIOR MATERIAL BOARD  
04.05.2022



DEMOLITION NOTES

- A. THE EXISTING CONDITIONS SHOWN WERE TAKEN FROM AVAILABLE RECORD INFORMATION. FIELD VERIFY ALL CONDITIONS THAT MAY AFFECT CONSTRUCTION. IF ANY DISCREPANCIES ARE DISCOVERED, NOTIFY THE ENGINEER IN WRITING AND REQUEST DIRECTION PRIOR TO COMMENCING WORK.
- B. EXISTING LIGHT FIXTURES SHALL BE CAREFULLY REMOVED (DO NOT DAMAGE) AND RETURNED TO THE OWNER.
- C. ANY AND ALL EQUIPMENT HAVING ELECTRICAL CONNECTIONS THAT REQUIRE DISCONNECTING AND/OR RE-CONNECTING AS A RESULT OF CONSTRUCTION SHALL BE INCLUDED AS A PART OF THIS CONTRACT.
- D. THE EXISTING ELECTRICAL DEVICES, CONDUIT, AND/OR EQUIPMENT THAT FOR ANY REASON OBSTRUCTS CONSTRUCTION SHALL BE RELOCATED UNLESS OTHERWISE NOTED. LOCATION IS TO BE AS CLOSE AS POSSIBLE TO THE ORIGINAL LOCATION.
- E. ALL CIRCUITS, CONDUIT AND WIRE THAT ARE NOT TO REMAIN IN SERVICE SHALL BE REMOVED BACK TO THE FIRST ACCESSIBLE JUNCTION BOX WHERE IT SHALL BE TIED OFF AND LABELED AS SPARE WITH CIRCUIT NUMBER INDICATED.
- F. REMOVE ALL ABANDONED WIRE AND CABLING.

GENERAL NOTES

1. SYMBOLS LEGENDS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. THE SYMBOLS REPRESENT THE TYPE OF DEVICES THAT MAY BE REQUIRED IN THE WORK; QUANTITIES AND LOCATIONS ARE AS SHOWN ON THE PLAN SHEETS.
2. PROVIDE 3/4" CONDUIT & #12 CONDUCTORS UNLESS NOTED OTHERWISE. PROVIDE ONE NEUTRAL CONDUCTOR FOR EACH UNGROUNDED CONDUCTOR OF SINGLE PHASE LINE-NEUTRAL BRANCH CIRCUITS. DO NOT SHARE NEUTRAL CONDUCTORS.
3. EACH FEEDER AND BRANCH CIRCUIT CONDUIT SHALL HAVE AN EQUIPMENT GROUNDING CONDUCTOR SIZED IN ACCORDANCE WITH NFPA 70, ARTICLE 250.
4. ALL ELECTRICAL EQUIPMENT IN PORTIONS OF THE BUILDING NOT BEING REMODELED SHALL BE LEFT IN WORKING CONDITION. RESTORE ANY CIRCUITS INTERRUPTED.
5. ALL NEW LIGHT FIXTURES AND FIXTURES IN AREAS ADJACENT DEMOLITION & CONSTRUCTION AREAS ARE TO BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO NOTICE OF SUBSTANTIAL COMPLETION.
6. THE FOLLOWING IS PART OF THIS PROJECT AND ALL COSTS PERTAINING THERETO SHALL BE INCLUDED IN THE BASE BID:
- A. NEW ELECTRICAL EQUIPMENT AND APPARATUS SHALL BE COORDINATED AND CONNECTED INTO THE EXISTING SYSTEM AS REQUIRED.
- B. POWER WIRING AND CABLE INSTALLATIONS SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS AND IN WALLS. EXPOSED WIRING SHALL BE INSTALLED IN APPROVED SURFACE METAL RACEWAY WHERE INDICATED.
- C. WHERE EXISTING CONDUITS ARE INDICATED FOR REUSE, FIELD VERIFY INTEGRITY OF REUSED RACEWAYS PRIOR TO INSTALLATION OF CONDUCTORS. PROVIDE NEW RACEWAYS WHERE EXISTING ARE UNUSABLE.
- D. LOCATIONS OF ALL WALL MOUNTED DEVICES SUCH AS SWITCHES, RECEPTACLES, AND OUTLETS ARE SHOWN DIAGRAMMATICALLY DETERMINE EXACT DEVICE LOCATIONS IN FIELD, COORDINATE INSTALLATIONS WITH FIXED CASEWORK, DOORS AND RELITES.
- E. PROVIDE PENETRATIONS THROUGH WALLS, FLOORS, AND CEILINGS AS REQUIRED. PROVIDE SUITABLE FIRE RATED MATERIALS AND SEAL ALL CEILING, FLOOR, AND WALL PENETRATIONS TO MATCH FIRE RATING OF SURFACES PENETRATED.

LIGHTING AND RECEPTACLE NOTES

1. LIGHTING SYSTEMS SHALL BE PROVIDED WITH CONTROLS AS ZONED ON THE LIGHTING PLANS. SWITCHING AND DIMMING ZONES ARE INDICATED ADJACENT TO EACH FIXTURE.
2. MANUAL CONTROLS SHALL ALLOW OCCUPANTS TO UNIFORMLY REDUCE ILLUMINATION LEVELS AT LEAST 50%. EXCEPTION: CORRIDORS, RESTROOMS, LOBBIES, MECHANICAL, ELECTRICAL, AND INFORMATION TECHNOLOGY (IDF) ROOMS CONTROLLED BY OCCUPANCY SENSORS.
3. EACH AREA THAT IS REQUIRED TO HAVE A MANUAL CONTROL SHALL ALSO HAVE AUTOMATIC TIME SWITCH CONTROL. PROVIDE TIMED OVERRIDE SWITCHES THAT WILL SERVE A MAXIMUM AREA OF 2500 SF IN LOCATIONS SHOWN ON PLANS. EXCEPTIONS:
- A. EMERGENCY EGRESS LIGHTING CONTROLLED BY OCCUPANCY SENSORS.
- B. LIGHTING IN SPACES CONTROLLED BY OCCUPANCY SENSORS.
4. LUMINAIRES PROVIDING MEANS OF EGRESS ILLUMINATION AND HAVING BOTH NORMAL AND EMERGENCY POWER SOURCES SHALL BE CONTROLLED BY A COMBINATION OF U.L. 924 LISTED EMERGENCY RELAYS AND OCCUPANCY SENSORS THAT ENABLES THE LIGHTING TO BE SHUT OFF WHEN THE AREAS SERVED ARE UNOCCUPIED AND AUTOMATICALLY ILLUMINATES IN THE EVENT OF NORMAL POWER SOURCE FAILURE.
5. THE MAXIMUM LIGHTING POWER THAT MAY BE CONTROLLED FROM A SINGLE SWITCH OR AUTOMATIC CONTROL SHALL NOT EXCEED THAT WHICH IS PROVIDED BY A 20 AMPERE CIRCUIT LOADED TO NOT MORE THAN 80 PERCENT.
6. PROVIDE FUNCTIONAL TESTING OF AUTOMATIC LIGHTING CONTROLS. SUBMIT WRITTEN PROCEDURES FOR FUNCTIONAL TESTING OF ALL AUTOMATIC CONTROLS WITH DESCRIPTION OF THE EXPECTED SYSTEM RESPONSE.

STRUCTURED CABLE SYSTEM PATHWAY NOTES

1. SYSTEM CABLING PATHWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF TIA-569.
2. CABLE SUPPORTS SHALL NOT BE PLACED MORE THAT 5' APART.
3. CABLE "SAG" BETWEEN SUPPORTS SHALL NOT EXCEED 12".
4. CABLE LENGTHS SHALL NOT EXCEED 295', INCLUDING PATCH CORD LENGTHS AT COMM ROOMS AND WORKSTATIONS. IF A CABLE LENGTH WILL EXCEED 295', INFORM THE ICT ENGINEER IMMEDIATELY BEFORE INSTALLATION.
5. CABLE MINIMUM BEND RADIUS AND MAXIMUM PULLING TENSION SHALL NOT BE EXCEED. REFER TO MANUFACTURER'S REQUIREMENTS AND REFERENCE DOCUMENTS.
6. CABLES SHALL BE INSTALLED IN CONTINUOUS LENGTHS FROM ORIGIN TO DESTINATION (NO SPLICES).
7. CABLES SHALL BE INSTALLED ABOVE FIRE-SPRINKLER SYSTEMS AND SUPPORTED INDEPENDENTLY OF SPRINKLER PIPING OR ANY ANCILLARY EQUIPMENT OR HARDWARE. THE CABLE SYSTEM AND SUPPORT HARDWARE SHALL BE INSTALLED SO THAT IT DOES NOT OBSCURE ANY VALVES, FIRE ALARM CONDUIT, BOXES, OR OTHER CONTROLLED DEVICES.
8. CABLES SHALL NOT BE ATTACHED TO CEILING GRID OR LIGHTING FIXTURE WIRES.
9. AT NO POINT SHALL CABLES REST ON ACOUSTIC CEILING GRIDS OR PANELS, OR BE ATTACHED TO ANY PORTION OF THE BUILDING MECHANICAL OR PIPING SYSTEMS. PROVIDE COMPLETE CABLE SUPPORT PATHWAYS CONSISTING OF CONDUIT, RACEWAY, LADDER RACK, CABLE TRAY, J-HOOKS OR BRIDAL RINGS.
10. ANY CABLE DAMAGED DURING INSTALLATION OR EXCEEDING RECOMMENDED INSTALLATION PARAMETERS SHALL BE REPLACED PRIOR TO FINAL ACCEPTANCE AT NO ADDITIONAL COST TO THE OWNER.
11. CABLES AND PATHWAYS SHALL BE CLEARLY LABELED IN ACCORDANCE WITH TIA-606-C.
12. PROVIDE "VELCRO" TYPE (HOOK AND LOOP) TIE WRAPS FOR BUNDLING / MANAGING HORIZONTAL AND BACKBONE CABLING. PLACE EVERY 5' FOR CABLE RUNS IN CEILING AND EVERY 18" AFTER ENTERING TELECOMMUNICATIONS ROOM. PLASTIC "ZIP-TIES" SHALL NOT BE PERMITTED WITHIN THE STRUCTURED CABLING SYSTEM.
13. HORIZONTAL UTP PAIR UNTWIST AT THE TERMINATION SHALL NOT EXCEED 0.5".
14. PROVIDE (1) 2" CONDUIT SLEEVE WITH INSULATED BUSHINGS FOR PENETRATION INTO OFFICES, EXAM ROOMS, ETC, AS REQUIRED TO FACILITATE CABLE ROUTING WHETHER SHOWN ON DRAWINGS OR NOT.
15. ALL PENETRATIONS MUST BE FIRE-STOPPED IN ACCORDANCE OF THE NFPA, NEC AND TO THE SATISFACTION OF THE AHI.
16. ALL TELECOMMUNICATION ROOMS AND PATHWAYS SHALL ADHERE TO TIA-569-D.
17. ALL TELECOMMUNICATION BONDING AND GROUNDING SHALL ADHERE TO TIA-607-D.
18. NOT ALL PARTS SHOWN. ENSURE A COMPLETE WORKING INSTALLATION INCLUDING MISCELLANEOUS INSTALLATION MATERIALS, CONNECTORS, CONSUMABLES, AND APPURTENANCES.
19. PROVIDE NETWORK/TELEPHONY CABLES TO THE FOLLOWING LOCATIONS FROM THE NEAREST COMMUNICATIONS ROOM, UNLESS OTHERWISE NOTED.
- A. ELEVATOR CONTROL PANELS/ENCLOSURES
- B. BUILDING SYSTEM MANAGEMENT PANELS/ENCLOSURES
- C. ENERGY SYSTEM MANAGEMENT PANELS/ENCLOSURES
- D. FIRE ALARM CONTROL SYSTEM PANELS/ENCLOSURES
- E. ACCESS CONTROL SYSTEM PANELS/ENCLOSURES
- F. TWO-WAY EMERGENCY COMMUNICATIONS SYSTEMS PANELS/ENCLOSURES

ABBREVIATIONS

@	AT	MAG	MAGNETIC
A/C	AIR CONDITIONING(ER)	MAN	MANUAL
A (AMP)	AMPERE	MAT	MATERIAL
AC	ABOVE COUNTER, ALTERNATING CURRENT	MAX	MAXIMUM
ADJ	ADJUSTABLE	MCA	MINIMUM CIRCUIT AMPACITY
ADJT	ADJACENT	MCB	MAIN CIRCUIT BREAKER
AFF	ABOVE FINISHED FLOOR	MECH	MECHANICAL
AHJ	AUTHORITY HAVING JURISDICTION	MEZZ	MEZZANINE
AIC	AMPERE INTERRUPTING CAPACITY	MG	MOTOR GENERATOR
ALT	ALTERNATE	MIN	MINIMUM
ANN	ANNUNCIATOR	MISC	MISCELLANEOUS
ARCH	ARCHITECT; ARCHITECTURAL	MLO	MAIN LUG ONLY
ATS	AUTOMATIC TRANSFER SWITCH	MOCB	MAXIMUM OVERCURRENT PROTECTION
AUTO	AUTOMATIC	MS	MAGNETIC STARTER
AUX	AUXILIARY	MTD	MOUNTED
AWG	AMERICAN WIRE GAUGE	MTG	MOUNTING
		MTR	MOTOR
BKBD	BACKBOARD	N	NORTH; NEUTRAL
BKR	BREAKER	N/A	NOT APPLICABLE
BLDG	BUILDING	NC	NORMALLY CLOSED
		NEC	NATIONAL ELECTRICAL CODE
C	CONDUIT	NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
CAP	CAPACITY	NESC	NATIONAL ELECTRICAL SAFETY CODE
CB	CIRCUIT BREAKER	NEUT	NEUTRAL
CKT	CIRCUIT	NFPA	NATIONAL FIRE PROTECTION ASSOC.
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NO	NORMALLY OPEN
COL	COLUMN	NTS	NOT TO SCALE
COM	COMMUNICATION		
CPS	CYCLES PER SECOND	OC	ON CENTER
CT	CURRENT TRANSFORMER	OFCI	OWNER FURNISHED CONTRACTOR
CTL	CONTROL		
CU	COPPER	OFOI	OWNER FURNISHED OWNER INSTALLED
		OL	OVERLOAD
DC	DIRECT CURRENT	OS	OPTIONAL STANDBY
DISC SW	DISCONNECT SWITCH		
DISC	DISCONNECT	P	PRIMARY
DN	DOWN	PA	PUBLIC ADDRESS
DWG	DRAWING	PAR	PARALLEL
		PB	PULL BOX
E	EXIST, EAST	PE	PHOTO ELECTRIC
EDH	ELECTRIC DUCT HEATER	PF	POWER FACTOR
EF	EXHAUST FAN	PH	PHASE
EGC	EQUIPMENT GROUNDING CONDUCTOR	PIV	POST INDICATOR VALVE
EL	ELEVATION	PNL	PANEL
ELEC	ELECTRIC(AL)	POC	POINT OF CONNECTION
ELEV	ELEVATOR	PWR	POWER
EM	EMERGENCY		
EMT	ELECTRICAL METALLIC TUBING	QTY	QUANTITY
ENCL	ENCLOSURE		
ENTR	ENTRANCE	R (R)	RELOCATE (D)
EP	EXPLOSION PROOF	RAD	RADIUS
EPO	EMERGENCY POWER OFF	RECPT	RECEPTACLE
EQUIP/EOP	EQUIPMENT	REF	REFRIGERATOR
EWC	ELECTRIC WATER COOLER	RLA	RATED LOAD AMPS
EWB	ELECTRIC WATER HEATER	RPM	REVOLUTIONS PER MINUTE
EXH	EXHAUST		
EXT	EXTERIOR	S	SOUTH
EXIST	EXISTING	SC	SECURITY
		SD	SMOKE DETECTOR
F	FAHRENHEIT/FUSE	SECT	SECTION
FA	FIRE ALARM	SF	SUPPLY FAN
FAA	FIRE ALARM ANNUNCIATOR	SHT	SHEET
FAP	FIRE ALARM PANEL	SPEC	SPECIFICATION
FC	FOOTCANDLE	SPL	SPECIAL
FCU	FAN COIL UNIT	SQ	SQUARE
FD	FIRE DAMPER	STOR	STORAGE
FDR	FEEDER	SPD	SURGE PROTECTION DEVICE
FIXT	FIXTURE	SW	SWITCH
FLA	FULL LOAD AMPS	SWBD	SWITCHBOARD
FSD	FIRE/SMOKE DAMPER	SYM	SYMMETRICAL
		SYS	SYSTEM
GEC	GROUNDING ELECTRODE CONDUCTOR		
GEN	GENERATOR	T	THERMOSTAT
GFI	GROUND FAULT CIRCUIT INTERRUPTER	TB	TERMINAL BOX
GFR	GROUND FAULT RELAY	TC	TIME CLOCK
		TEL	TELEPHONE
H	HEIGHT	TV	TELEVISION
HOA	HAND OFF AUTOMATIC	TYP	TYPICAL
HOR	HORIZONTAL		
HP	HORSEPOWER	UFC	UNIFORM FIRE CODE
HR	HOUR	UG	UNDERGROUND
HT	HEIGHT	UH	UNIT HEATER
HW	HOT WATER	UL	UNDERWRITERS LABORATORIES
HZ	HERTZ	UON	UNLESS OTHERWISE NOTED
		UV	UNIT VENTILATOR
IBC	INTERNATIONAL BUILDING CODE		
IC	INTERCOM	V	VOLT
IES	ILLUMINATING ENGINEERING SOCIETY	VAV	VARIABLE AIR VOLUME
IEEE	INSTITUTE OF ELECTRICAL AND ELECTRONIC ENGINEERS	VEL	VELOCITY
IG	ISOLATED GROUND	VM	VOLTMETER
IMC	INTERMEDIATE METAL CONDUIT	VOL	VOLUME
IN	INCH		
		W	WATT, WEST
JB	JUNCTION BOX	W/	WITH
		W/O	WITHOUT
KCMIL	THOUSAND CIRCULAR MILLS	WH	WATER HEATER
KVA	KILOVOLT AMPERES	WHM	WATTHOUR METER
KVAR	KILOVOLT AMPERES REACTIVE	WP	WEATHERPROOF
KW	KILOWATT		
KWH	KILOWATT HOUR	X	REACTANCE
		XFMR	TRANSFORMER
LBS	POUNDS	XMTR	TRANSMITTER
LF	LINEAR FEET (FEET)		
LRA	LOCKED ROTOR AMPS	Z	IMPEDANCE
LS	LIFE SAFETY		
LT	LIGHT	&	AND
LTG	LIGHTING	IE:	THAT IS
LV	LOW VOLTAGE		

ELECTRICAL SHEET INDEX SITE	
E0.03	PHOTOMETRIC PLAN
E0.00	GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX
E0.02	ELECTRICAL - SITE PLAN
E2.00	LIGHTING SCHEDULE AND CUT-SHEETS

SAZÄN GROUP

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Tempe, AZ 85281

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SAZAN# 882-22002

WESTERN TECHNOLOGIES WAREHOUSE

1395 N Hayden Rd  
Scottsdale, AZ 85257

Registration:



Project No. 1388  
Date: 4/22/2022  
Drawn By: JVN  
Reviewed By: Checker

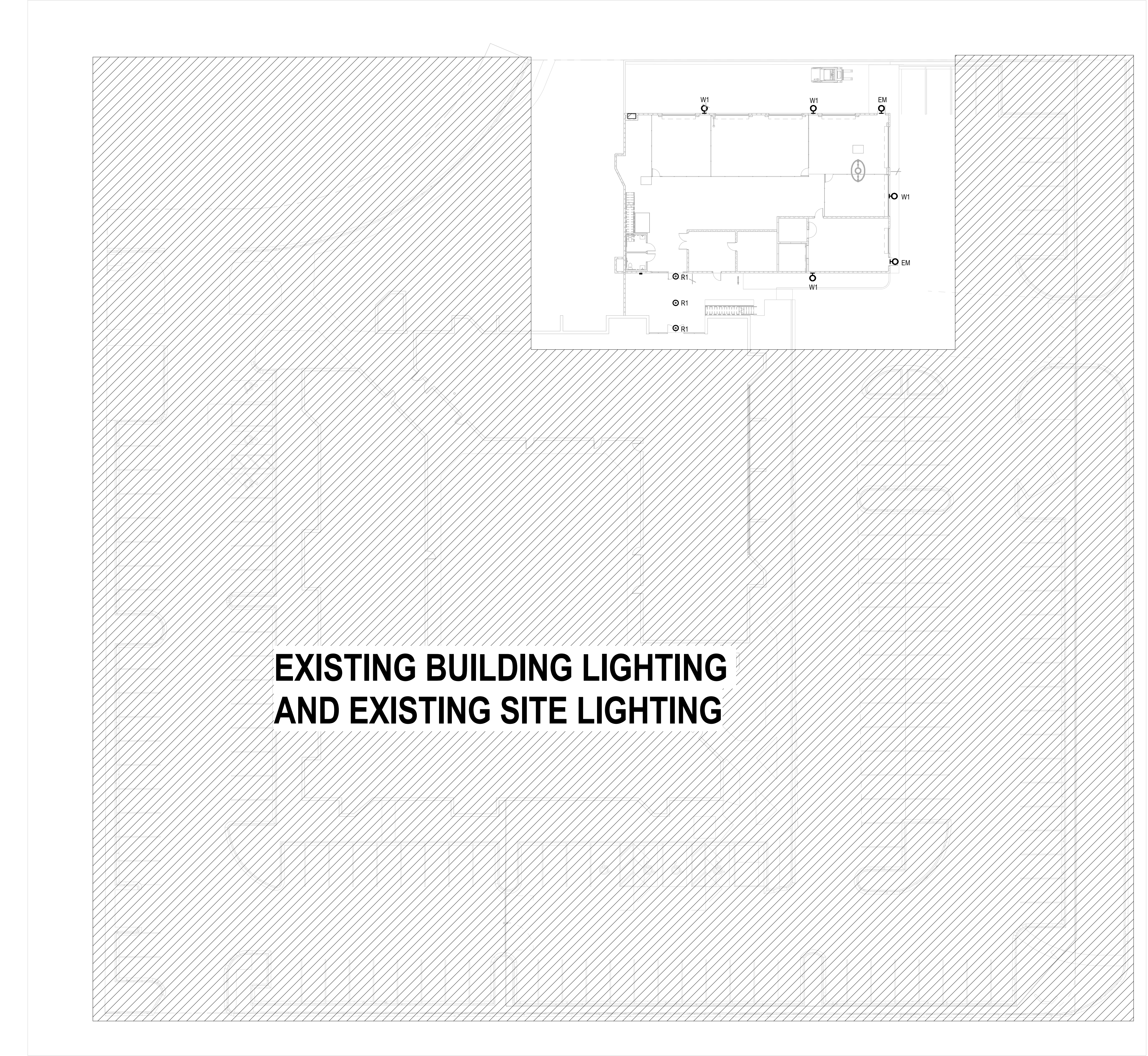
No. | Revision | Date

1	City Comments	04/22/2022
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Sheet Title:  
GENERAL NOTES, ABBREVIATIONS AND SHEET INDEX

E0.00





**EXISTING BUILDING LIGHTING  
AND EXISTING SITE LIGHTING**

**ELECTRICAL - SITE PLAN**  
1" = 20'-0"



Project No:	1395
Date:	4/22/2022
Drawn By:	JWN
Reviewed By:	Checker

No:	Revision	Date
1	City Comments	04/22/2022



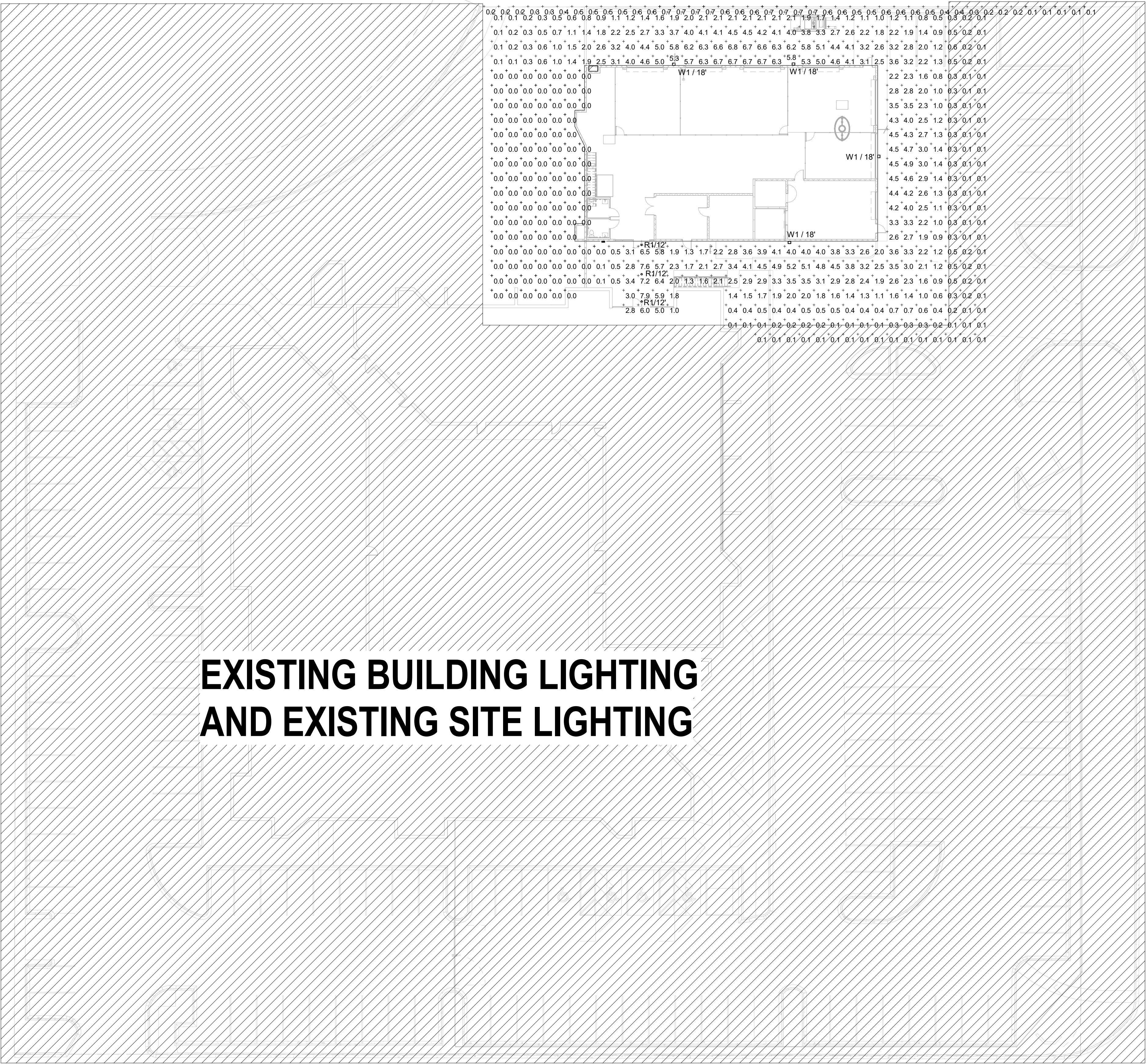
Registration:



Project No: 1385  
Date: 4/22/2022  
Drawn By: JWN  
Reviewed By: Checker

No: Revision Date

1 City Comments 04/22/2022



EXISTING BUILDING LIGHTING  
AND EXISTING SITE LIGHTING

Schedule								
Symbol	Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	W1	Lithonia Lighting	DSX1 LED P1 30K T1S MVOLT	DSX1 LED P1 30K T1S MVOLT	1	6457	1	54
	R1	Lithonia Lighting	LDN6 30/10 LO6AR LSS	6IN LDN, 3000K, 1000LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80	1	938	0.9	10.44

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	7.9 fc	0.0 fc	N/A	N/A
Property line	+	0.5 fc	0.7 fc	0.1 fc	7.0:1	5.0:1



Registration:



Project No: 1388  
Date: 4/22/2022  
Drawn By: JVN  
Reviewed By: Checker  
No: Revision Date

1 City Comments 04/22/2022

Sheet Title:  
LIGHTING SCHEDULE  
AND CUT-SHEETS

Sheet No:

E2.00

SÄZÄN  
GROUP

311 E. Veterans Way, Ste. 102  
Tempe, AZ 85281

Tel 480.530.9101  
Fax 480.530.9130

SAAZAN# 882-22002

## LUMINAIRE SCHEDULE SITE

TYPE MARK	DESCRIPTION	FIXTURE WATTAGE	VOLTAGE	MANUFACTURER
EM	WALL MOUNTED EMERGENCY LIGHT FIXTURE AT 9'-0"	5 W	120 V	LITHONIA LIGHTING *AFF PEL UVOLT SDRT WT *
R1	6" DOWNLIGHT AT 12'-0"	10 W	120 V	LITHONIA LIGHTING - LDN6-30/10-LO6AR-LSS
W1	WALL MOUNTED AT 18'-0"	54 W	120 V	LITHONIA LIGHTING - DSX1 LED P1 30K T1S MVOLT WBA

EM

W1

R1



### FEATURES & SPECIFICATIONS

**INTENDED USE** — Ideal for applications requiring low profile, attractive emergency lighting with optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. **Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.**

**CONSTRUCTION** — Compact, low-profile, architectural design with die-cast aluminum housing. Finishes are textured powder coat paint for dark bronze, white, black and non-textured for natural aluminum. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor.

**OPTICS** — LED with 7,040/55,000 hours. Delivers 65 lumens in Normal On and Emergency operation. Optional field configurable for wide and forward throw distribution (**US Patent Pending**). Outdoor wide throw distribution: 70° (3 path of egress) at a 7.5' mounting height with 1 FC Average, 4,000K correlated color temperature (CCT).

70 CR

**ELECTRICAL** — UVOLT (120 thru 347V, 50/60Hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database.

**Short-circuit protection** — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages.

**Prevents over/undercharging** that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

**Photocell option (PEL)** for normally-on product in order to discontinue illumination during periods when ambient light is present.

Remote units (DEL8) are normally off. Emergency only functionality with DC power from an external battery.

**BATTERY:** Sealed, maintenance-free Lithium Iron Phosphate battery.

**SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION):** Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. For cold weather and cold temperature applications, the light may diminish through the discharge cycle. Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC Voltage will allow battery connection before AC power is applied and prevents battery damage from deep discharge.

**Self-Diagnostics:** Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

**Self-diagnostic testing:** Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory).

**Manual testing:** Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. No manual testing can be enabled by pressing the test switch again while in test mode.

**INSTALLATION** — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power supplied by either mounting directly to a 4" square or 4" octagon (y-box wall mount) and accepts rigid or flex conduit.

**LISTINGS** — UL wet location listed standard at 32-122°F (0-59°C). Unit with CW battery (cold weather) listed for -22°F to 122°F (-30°F to 50°C). Remote tester for -40°F to 122°F (-40°F to 50°C). Meets or exceeds all applicable requirements for UL 924, NFPA 101 (current Life-Safety code), NFPA 70 (NEC), NFPA 70E (NFPA Official Mexican), California Energy Commission Title 20 section 1605.3 (WVH), FCC Title 47, Part 15, Subpart E and FCC Part 15. List and labeled to comply with Canadian Standards C22.2 No. 141-03. Meets City of Chicago Code.

**WARRANTY** — 5-year limited warranty. Complete warranty terms located at: [www.lithonia.com/support/customer-support/terms-and-conditions](http://www.lithonia.com/support/customer-support/terms-and-conditions)

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

1 Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.

Catalog Number
Notes
Type

### AFFINITY® Premium Die-Cast Architectural Emergency Light



without photocell (white)



without photocell (natural aluminum)



with photocell (white)



with photocell (dark bronze)

### MOUNTING

All dimensions are inches (centimeters).

Shipping weight: 3.5 lbs. (1.59 kgs.)

Length: 6 1/2 (16.51)

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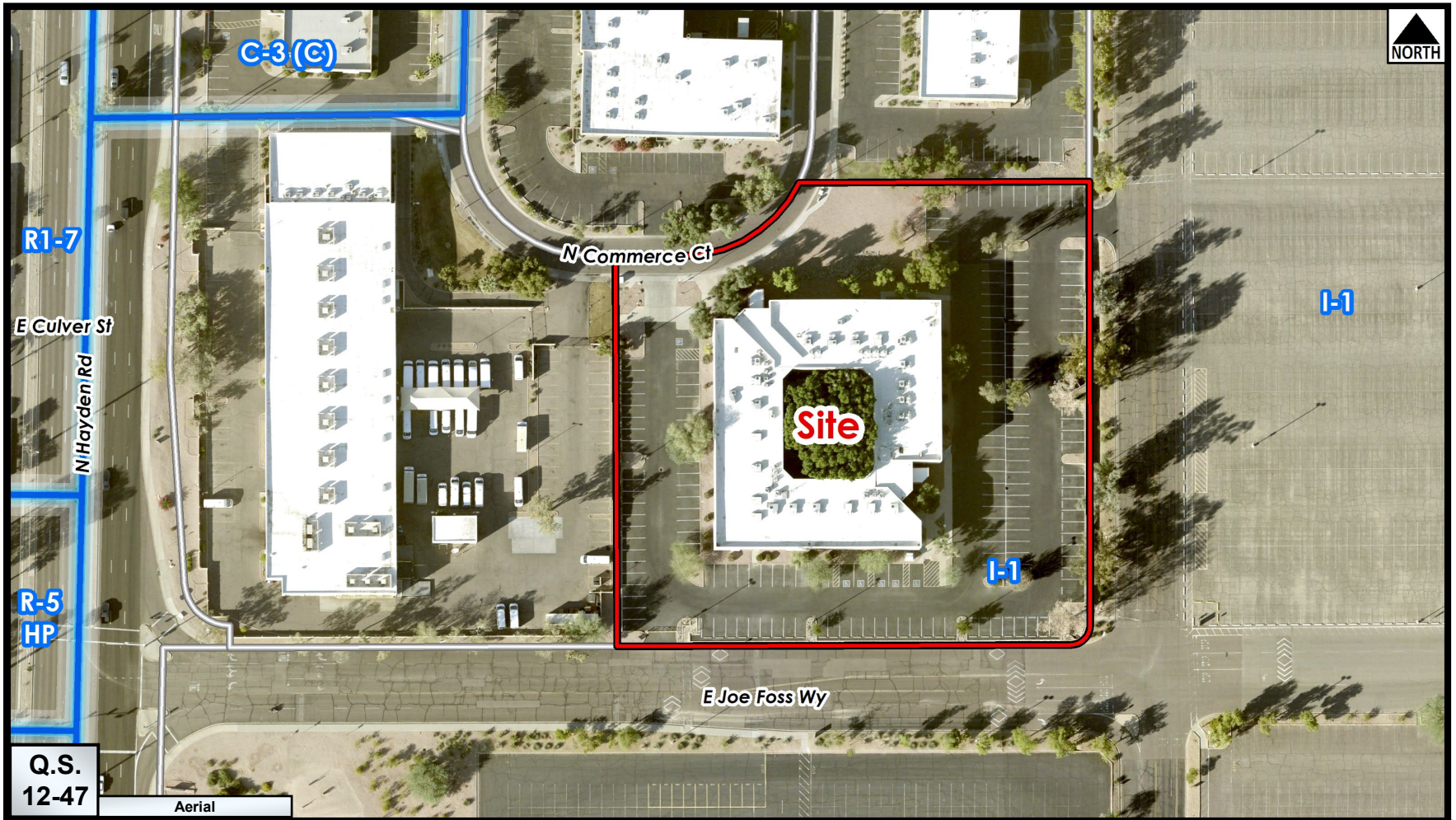
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Zoning Aerial

3-DR-2022

**Neighborhood Outreach for Western Technologies Building Addition**

Project Western Technologies Building Addition  
 Address 1395 N Hayden Rd,  
 Scottsdale, AZ 85257  
 Contact Jonathan Ammon  
 Jammon Studios LLC  
 7700 E Indian School Rd  
 Scottsdale, AZ 85251  
[jammon@jammonstudios.com](mailto:jammon@jammonstudios.com)  
 602.689.9552

Hello. My name is Jonathan Ammon and I am architect in Scottsdale, Arizona. I am fortunate to serve as the Architect of Record for Western Technologies's Proposed Building Expansion. Please see the information below relating to the design of our project. Included in this outreach is a Site Plan and Elevation drawings. Thank you and Happy New Year.

**Project Request**

- We are requesting through the City of Scottsdale a Design Review Approval of a new 6000 SF addition to an existing building.

**Project Description**

- The proposed building height will match the existing height of 29'-0". Site manipulation is specific to the northeastern area (a new entrance off 81st). Some changes are proposed to existing landscaping islands on the eastern and northeastern areas. 2 security gates are included along the drive path of existing Fire & Sanitary services. A new refuse bin is proposed on the southwest corner of the site. The proposed gates and refuse bins have been discussed with Life Safety/Fire/Civil/Traffic. 6'-0" security walls/gates are also proposed in specific areas. A 6'-0" CMU wall is proposed on the north and northeastern sides of the site. 32" tall wrought iron fencing is proposed on top of the existing 40" height eastern masonry wall. 6'-0" Wrought iron fencing is proposed along half of the southern parking spaces. All parking, landscape and open areas requirements are met.

**Pre-Application Number**

- 655-PA-2021

**Project Location**

- 1395 N Hayden Rd, Scottsdale, AZ 85257

**Project Size**

- Parcel Size 123,868 SF
- Building Footprint 6,000 SF

**Zoning**

- Zoning to remain I-1 (Industrial 1)

**Applicant Contact Information**

Jonathan Ammon  
 Jammon Studios LLC  
 7700 E Indian School Rd  
 Scottsdale, AZ 85251  
[jammon@jammonstudios.com](mailto:jammon@jammonstudios.com)  
 602.689.9552

**City Contact Information**

Casey Steinke  
 Senior Planner  
 Planning & Development Services  
[csteinke@scottsdaleaz.gov](mailto:csteinke@scottsdaleaz.gov)  
 480.312.2611





