



FAIRMONT SCOTTSDALE PRINCESS

7575 East Princess Drive, Scottsdale AZ

**Master Plan: Phase 1
Privado Welcome Building - "Casa Grande"
and Parking Modifications**

Minor Development Review

August 01, 2022

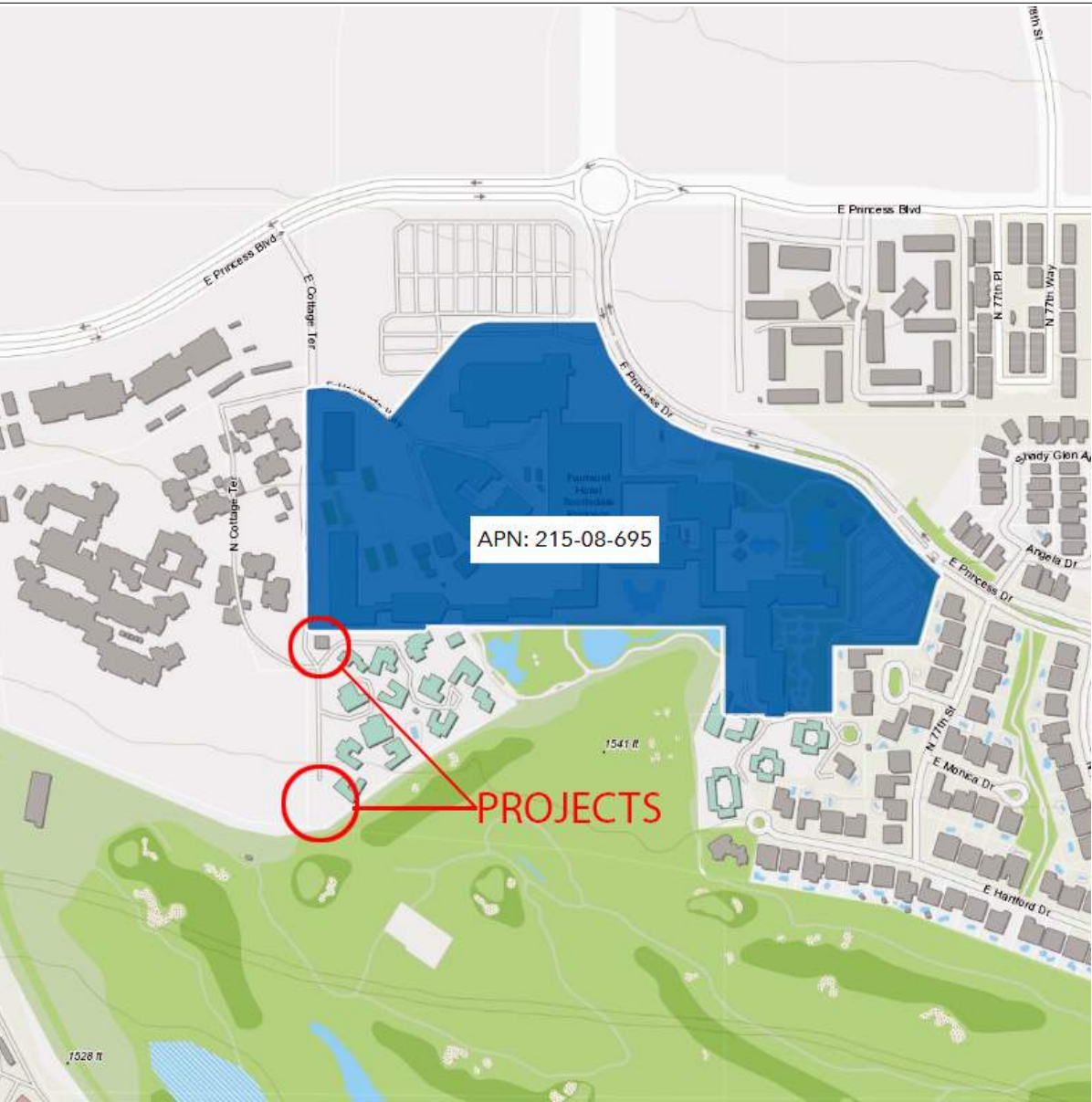
ZONING

CURRENT ZONING
C-2 PCD

MCR NUMBER:
114-03

FEMA FLOOD ZONE:
AO

ZONING MAP



SITE

ADDRESS	7575 E. PRINCESS DRIVE SCOTTSDALE AZ
ASSESSOR'S PARCEL NO.	215-08-695
PROJECT SITE AREA	38,000 SF (includes repaving and restriping)

PROJECT SITE AREA

PRIVADO WELCOME BUILDING	16,000 SF
PARKING MODIFICATIONS	4,000 SF
TOTAL AREA	20,000 SF

FLOOR AREA

PRIVADO WELCOME BUILDING
2,000 SF

AGENCY ENTITLEMENTS

THE FOLLOWING AGENCY ENTITLEMENTS ARE REQUIRED FOR THIS PROJECT:

CITY OF SCOTTSDALE
A. DEVELOPMENT REVIEW APPROVAL
(STAFF APPROVAL)

PROJECT DESCRIPTION

The Project is located at the Fairmont Scottsdale Princess Resort in the vicinity of the existing golf casitas buildings (proposed naming "Privado Villas"). This Project includes three scopes of work. The first is the construction of a new Welcome Building (proposed naming "Casa Grande"). The second scope area is the removal of an existing ancillary building and reconfiguring the adjacent parking area to provide additional spaces for the Privado Villa guests. The third scope area is a potential new gate at the existing pedestrian access point to the villa area.

The Privado Welcome Building is a one-story structure with grand interior volume that will include two reception desks, a hospitality area and lounge, accessible gender specific restrooms, manager's office, golf cart charging, and associated support spaces. An exterior terrace will also be constructed with a free-standing trellis and fire pit to view the adjacent golf course. The existing drive and turnaround will remain in its current location but will be enhanced and repaved.

Privado Villa guests will be encouraged to use the new building as their check-in instead of the resort's main lobby. Guests can self-park and be escorted to their building.

The architectural style of the Welcome Building will be in a style similar to the existing buildings but intended to be more formal. Building finishes will include a Mission tile roof, stucco and stone exterior, and significant scaled window feature to celebrate the golf course view. The building is a simple rectangular plan with a central open floor plan and support spaces along each side.

The Welcome Building is an ancillary use support building for the resort and does not generate any new parking demand.

PROJECT TEAM

OWNER
Strategic Hotels & Resorts
150 N. Riverside Plaza, Suite 4100
Chicago, IL 60606
Attn: Tim Taylor
Email: ttaylor@strategichotels.com
Tel: 312.658.6038

PROPERTY
Fairmont Scottsdale Princess
7575 E. Princess Drive
Scottsdale, AZ 85255
Attn: Jack Miller, General Manager
Email: jack.miller@fairmont.com
Tel:

ARCHITECT
Kollin Altomare Architects
4265 Conant Street, Suite 101
Long Beach, CA 90808
Attn: Michael Kollin, AIA
AZ Arch. Lic. 52478
Email: mkollin@ko-al.com
Tel: 562.597.8760

CIVIL ENGINEER
WoodPatel
2051 West Northern Ave., Suite 100
Phoenix, AZ 85021
Attn: Darin Moore
Email: dmoore@woodpatel.com
Tel: 602.336.7934

LANDSCAPE ARCHITECT
GBtwo Landscape Architecture, Inc.
6115 N Cattletrack Road
Scottsdale, AZ 85250
Attn: Leah Manbech, PLA
Email: leahm@gbtwo.com
Tel: 480.991.3384

SHEET LIST

ARCHITECTURAL	
A0	PHASE 1 COVER SHEET
A1.1	PROJECT DATA
A1.2	PHASING SITE PLAN
A2.1	PRIVADO WELCOME BUILDING - SITE PLAN
A2.2	PRIVADO WELCOME BUILDING - FLOOR PLAN
A2.3	PRIVADO WELCOME BUILDING - EXTERIOR ELEVATIONS
A2.4	PRIVADO WELCOME BUILDING - EXTERIOR ELEVATIONS
A2.5	PRIVADO WELCOME BUILDING - SECTIONS
A2.6	PRIVADO WELCOME BUILDING - SECTIONS
A2.7	PRIVADO WELCOME BUILDING - RENDERINGS
A3.1	PARKING MODIFICATIONS SITE PLAN
A4.1	EXISTING PHOTOS

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C8	WATER & SEWER PLAN
C9	SIGNAGE & STRIPING PLAN
C10	SIGNAGE & STRIPING PLAN
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LANDSCAPE	
L-101	LANDSCAPE PLAN - PRIVADO WELCOME BUILDING
L-102	LANDSCAPE PLAN - PRIVADO WELCOME BUILDING PARKING

LIGHTING	
LD-0.1	GENERAL NOTES AND SCHEDULE
LD-2.1	SITE LIGHTING PLAN
LD-2.2	HORIZONTAL PHOTOMETRIC PLAN
LD-2.3	VERTICAL PHOTOMETRIC PLAN



DEVELOPMENT PHASES

PHASE 1

1A: NEW CASITAS RECEPTION BUILDING

1B: NEW CASITAS PARKING & REMOVAL OF EXISTING SERVICE STRUCTURE

1C: NEW PARKING GATE PROJECT ALTERNATE

FUTURE PHASE 2 (NOT IN SCOPE)

2A: NEW SUNSET BEACH CASITAS & BUNGALOWS
PREVIOUSLY APPROVED

FUTURE PHASE 3 (NOT IN SCOPE)

3A: NEW PARKING STRUCTURE

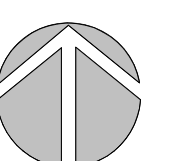
3B: NEW EVENT LAWN & REMOVAL OF EXISTING SURFACE PARKING

3C: NEW CONFERENCE CENTER

3D: NEW GUEST ROOM TOWER

3E: NEW RESTAURANT

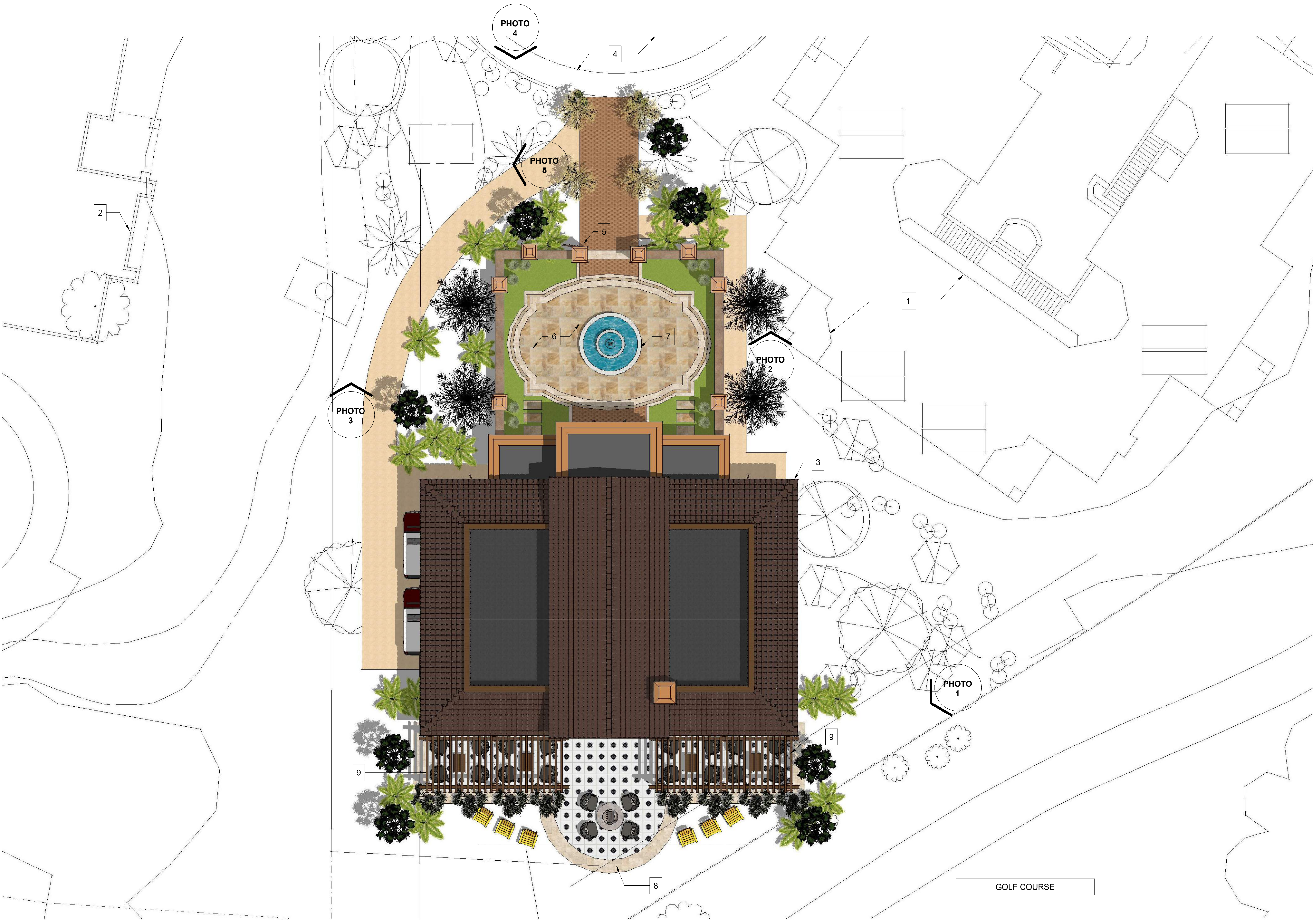
3F: NEW RESTAURANT



Overall Site Plan

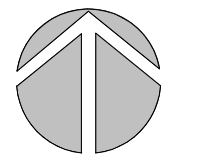
Date

AUGUST 01, 2022



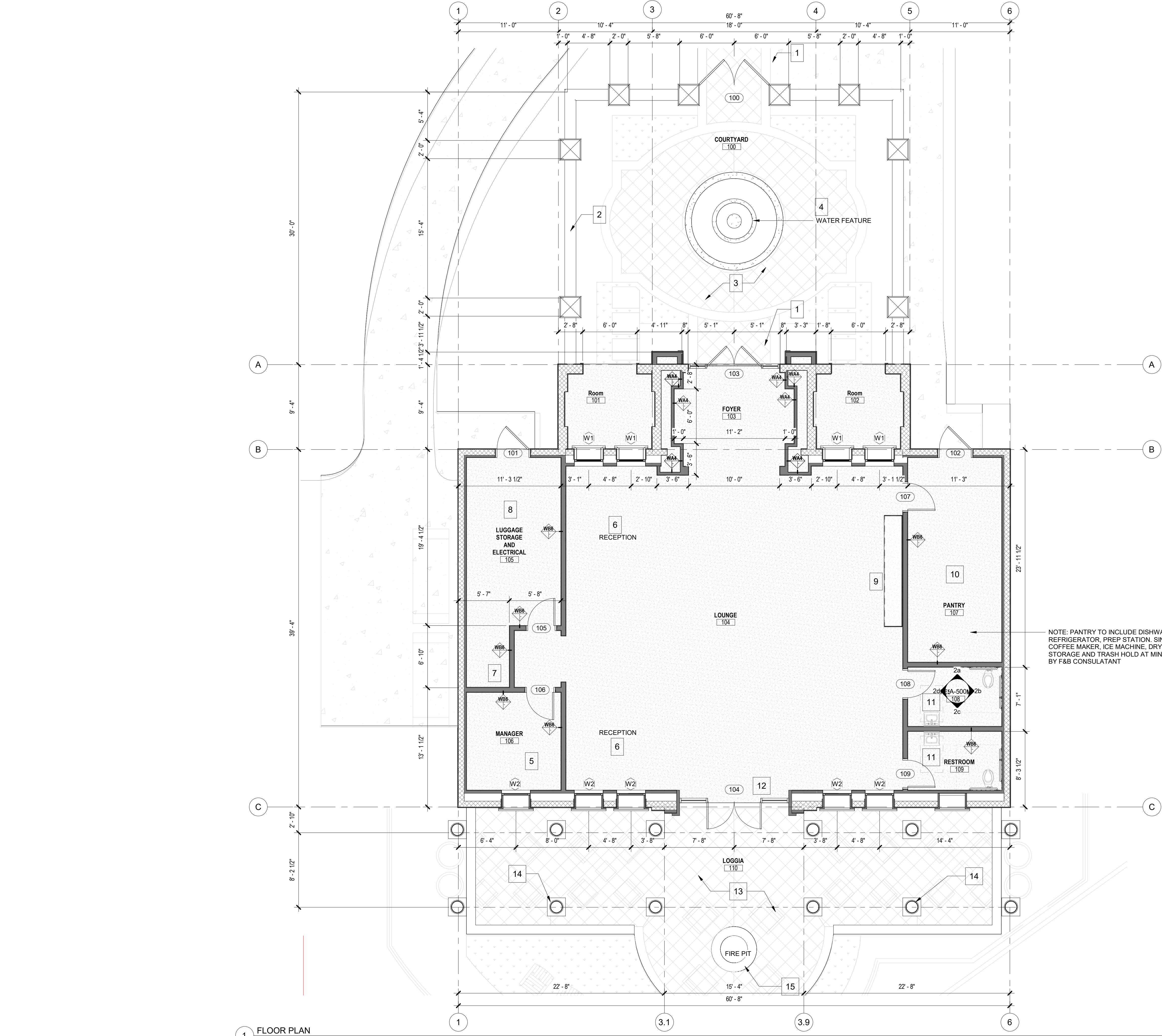
SHEET NOTES

- 1 EXISTING TWO STORY CASITAS
 - 2 EXISTING BUILDING
 - 3 FUTURE BUILDING
 - 4 EXISTING TURNAROUND WITH NEW CONCRETE DECORATIVE MONUMENTAL GATES
 - 5 ENTRY COURTYARD
 - 6 DECORATIVE WATER FEATURE
 - 7 EXTERIOR TERRACE
 - 8 EXTERIOR FREESTANDING TRELLIS
 - 9
- * ALL LANDSCAPE IMPROVEMENTS ARE SHOWN FOR DESIGN INTENT ONLY. FINAL SELECTIONS AND LOCATIONS TO BE DETERMINED.
- ** FURNITURE AND INTERIOR DESIGN ELEMENTS SHOWN FOR CONCEPT ONLY. TO BE DETERMINED BY OWNER'S INTERIOR DESIGNER.



**Privado Welcome Building
Site Plan**

Scale 1/8" = 1' - 0" Date
0 4 8 16 ft AUGUST 01, 2022



SHEET NOTES

- 1 MAIN ENTRY
 - 2 COURTYARD WALL
 - 3 HARDSCAPE AND LANDSCAPE COURTYARD
 - 4 DECORATIVE WATER FEATURE
 - 5 MANAGER'S OFFICE
 - 6 RECEPTION DESK
 - 7 ELECTRICAL PANELS
 - 8 LUGGAGE STORAGE
 - 9 HOSPITALITY COUNTER
 - 10 PANTRY
 - 11 ACCESSIBLE RESTROOM
 - 12 OPERABLE WINDOW WALL
 - 13 EXTERIOR TERRACE
 - 14 FREESTANDING TRELLIS
 - 15 FIRE PIT
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NOTE: PANTRY TO INCLUDE DISHWASHER, REFRIGERATOR, PREP STATION, SINK, COFFEE MAKER, ICE MACHINE, DRY STORAGE AND TRASH HOLD AT MINIMUM BY F&B CONSULTANT

1 FLOOR PLAN
3/16" = 1'-0"



Privado Welcome Building
Floor Plan





SHEET NOTES

- 1 MISSION TILE ROOF
- 2 DECORATIVE CHIMNEY SURROUND
- 3 DECORATIVE WROUGHT IRON WINDOW SCREENS
- 4 CARVED WOODEN DOORS IN GLASS WALL
- 5 ARCHITECTURAL STONE FINISH
- 6 STUCCO FINISH
- 7 EAVE BRACKETS
- 8 PAINTED TRIM
- 9 DECORATIVE MEDALLION
- 10 GLAZED OPERABLE WALL
- 11 FREESTANDING TRELLIS WITH WATER MISTING SYSTEM
- 12 STONE-LIKE TRIM ELEMENT

PROPOSED MATERIAL PALETTE



STONE VENEER (Anasazi Stone Co. "Beaver Mountain")



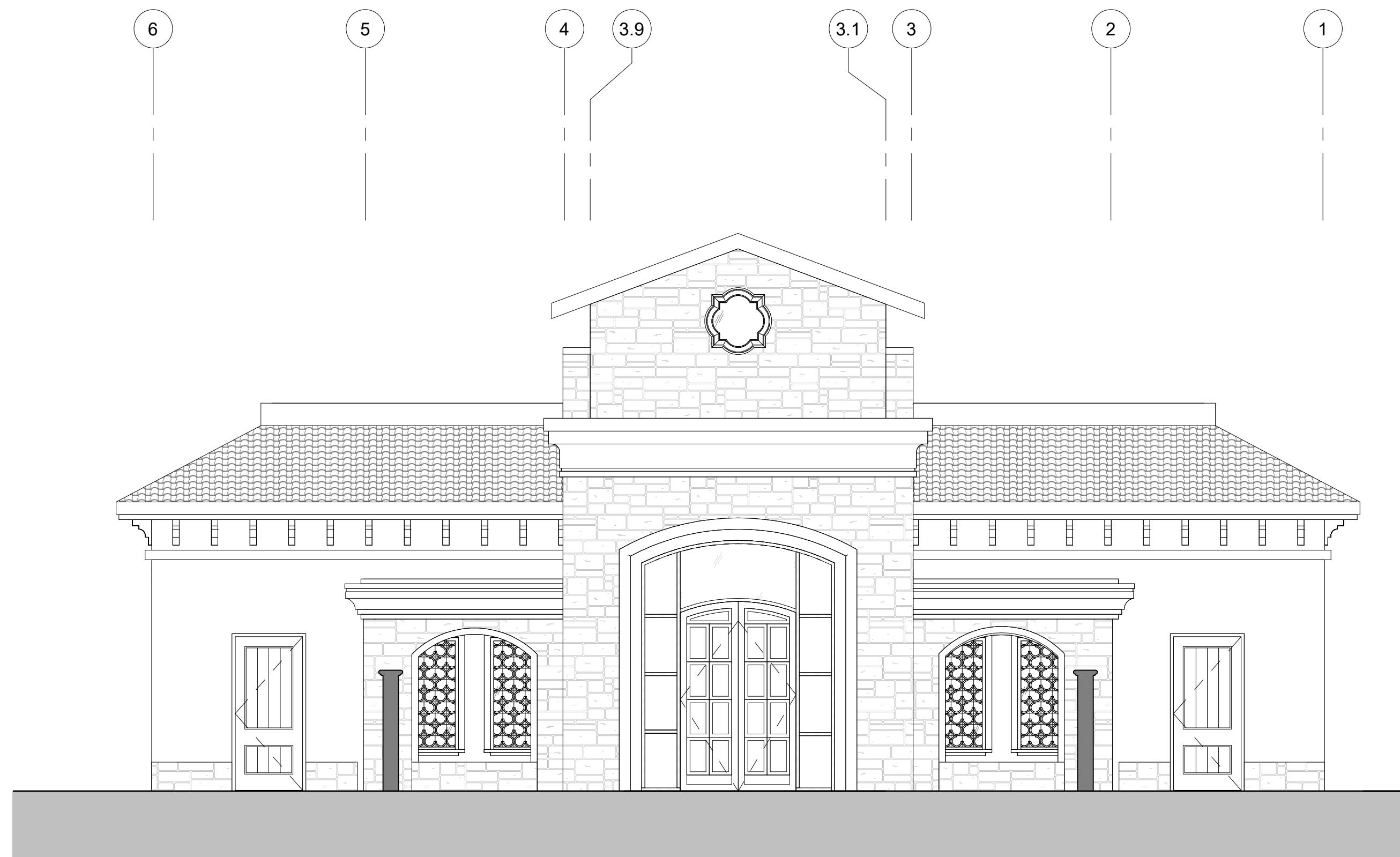
color (01004) **STUCCO** finish (Fine20) **TRIM** SW6118 SW6076



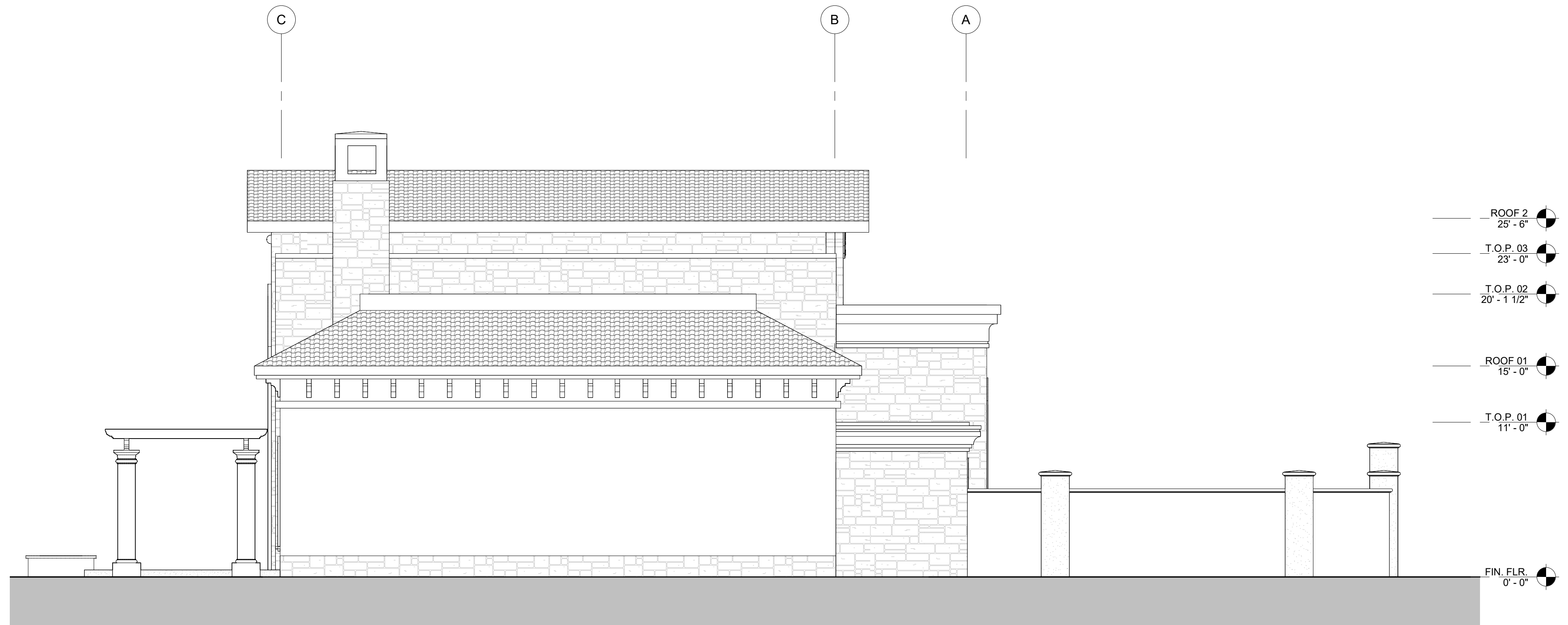
(field) **COURTYARD PAVING** (accent) **San Miguel Blend CONCRETE ROOF TILES**

Privado Welcome Building
Exterior Elevations

Scale 1/4" = 1' - 0" Date
0 2 4 8 ft AUGUST 01, 2022



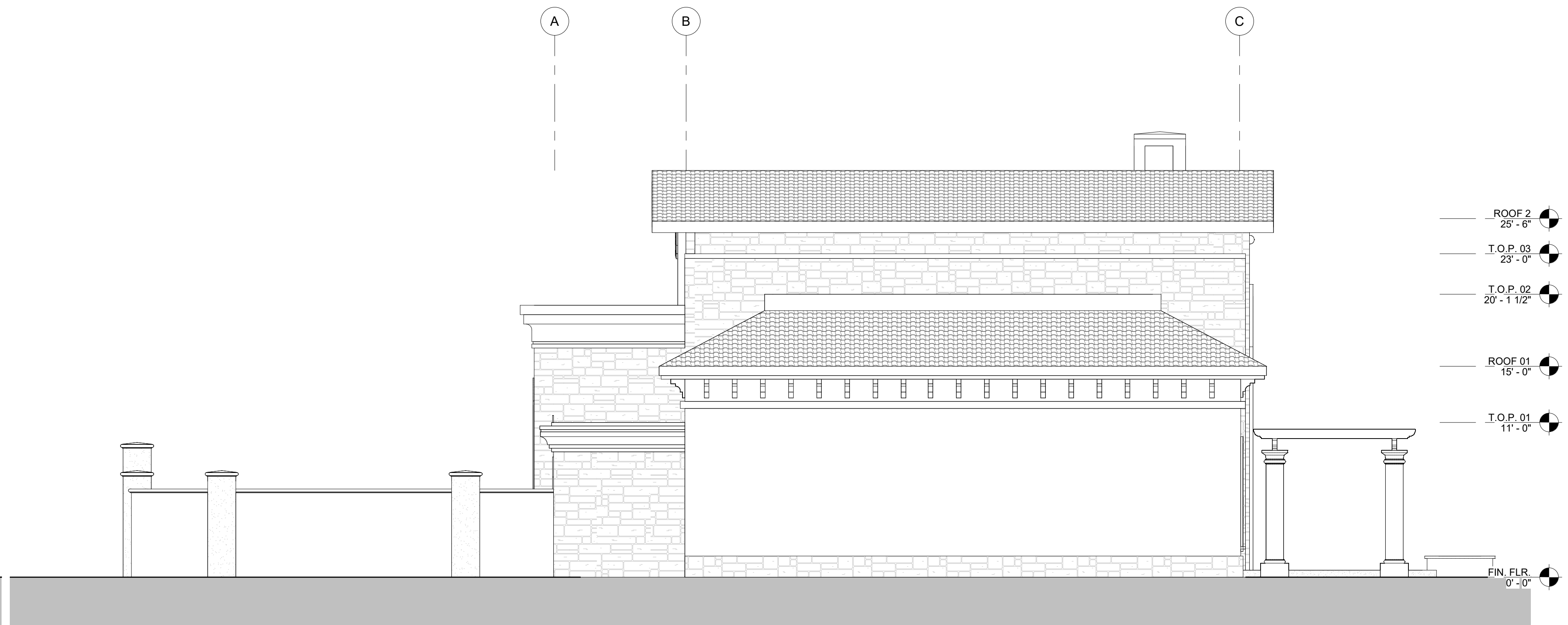
1 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

Privado Welcome Building
Exterior Elevations

0 5 10
Date
AUGUST 01, 2022

SHEET NOTES

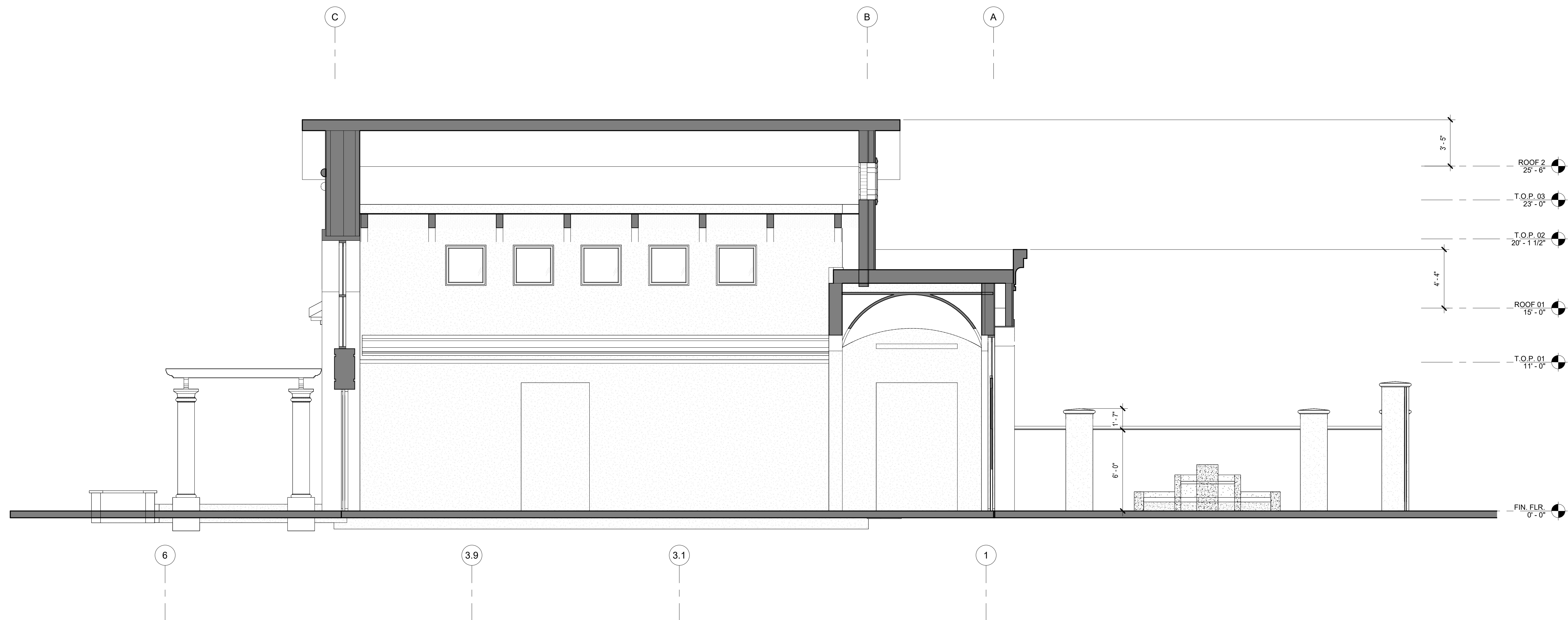
- 1 MAIN ENTRY
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 - 13 EXTERIOR TERRACE
 - 14 FREESTANDING TRELLIS
 - 15 FIRE PIT
 - 16 CLERESTORY
 - 17 DECORATIVE CEILING
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Privado Welcome Building
Building Sections

Date

AUGUST 01, 2022



Privado Welcome Building
Building Sections

Scale 0 2 4 8 ft Date AUGUST 01, 2022

SHEET NOTES

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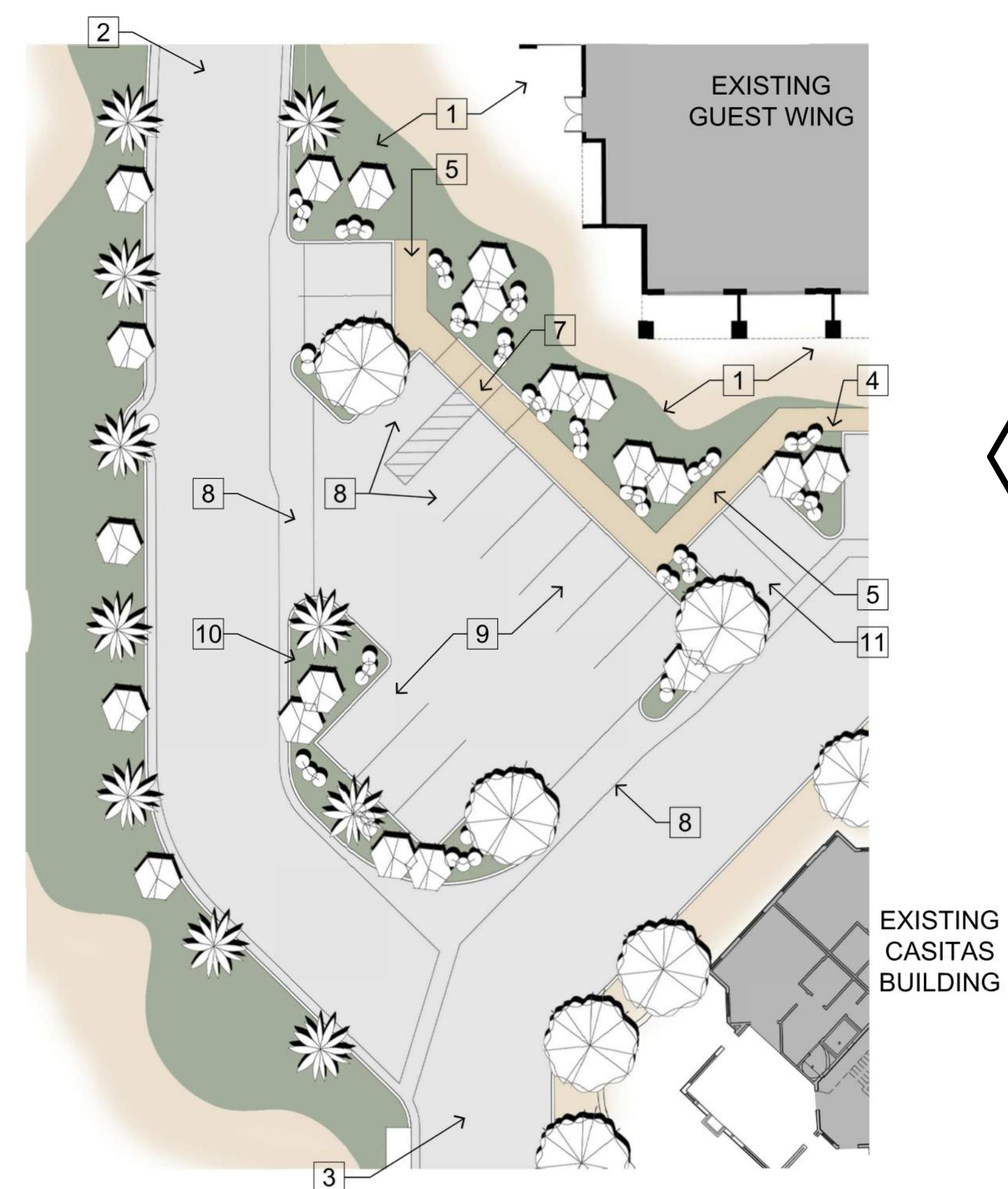
Privado Welcome Building
Renderings

Date

AUGUST 01, 2022

NOTES

- 1 EXISTING LANDSCAPE AREA
- 2 EXISTING ENTRY DRIVE
- 3 EXISTING ENTRY DRIVE TO NEW CASITAS RECEPTION BUILDING
- 4 EXISTING WALKWAY
- 5 NEW WALKWAY
- 6 NEW ACCESSIBLE PARKING SPACES
- 7 WALKWAY TRANSITION RAMP
- 8 EXISTING GUTTER TO BE MODIFIED
- 9 NEW STANDARD PARKING SPACE
- 10 NEW LANDSCAPE ISLAND
- 11 EXISTING PARKING SPACE



Privado Welcome Building Parking Modification

Scale 1/8" = 1' - 0" Date
0 4 8 16 ft AUGUST 01, 2022



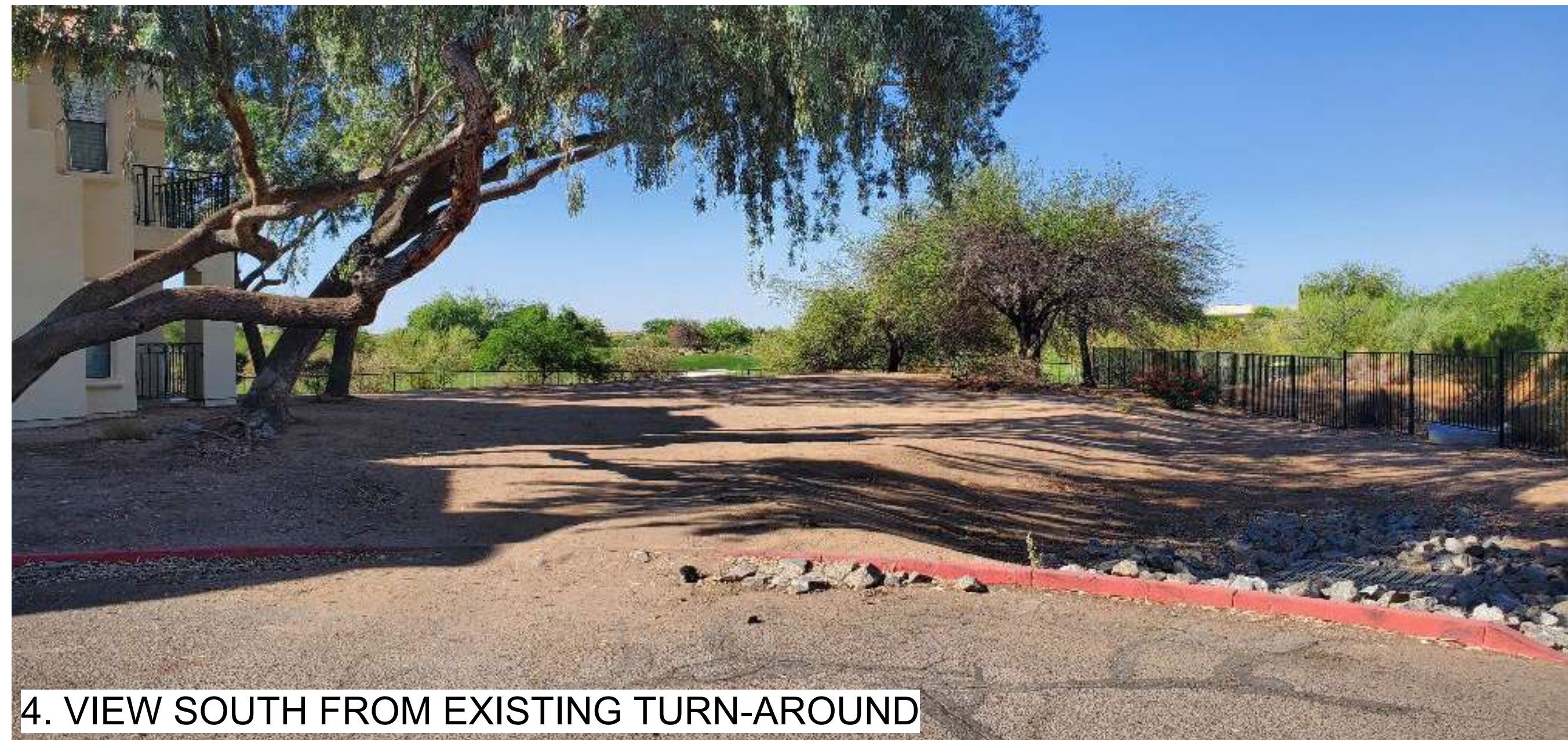
1. VIEW TO GOLF COURSE LOOKING WEST



2. VIEW NORTH ALONG EXISTING CASITA



3. VIEW NORTH ALONG WEST FENCE



4. VIEW SOUTH FROM EXISTING TURN-AROUND



5. VIEW WEST TO ADJACENT STRUCTURE



6. STRUCTURE TO BE DEMOLISHED FOR PARKING

Privado Welcome Building
Existing Photographs

Scale 0 5 10 20 ft Date AUGUST 01, 2022

ENGINEER'S NOTES

- MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
- ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
- THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
- THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND MIGHT NOT REFLECT ACTUAL QUANTITIES AND SITE CONDITIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
- A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
- ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
- THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
- CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
- COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
- CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
- THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING. PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION, SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
- CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
- CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
- THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO ITS INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
- SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE ASBULT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-E301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS" AND R18-5-507 AND 508 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
- THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCY(S). IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.
- LOWEST FLOOR (LF) REFERS TO EITHER FLOOR/SLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS REFLECT SLAB ON GRADE CONDITIONS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE 'SPECIAL FLOOD HAZARD AREAS' EXIST. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED, OR IF A BASEMENT IS TO BE CONSTRUCTED.

FAIRMONT SCOTTSDALE PRINCESS
PRIVADO WELCOME BUILDING AND PARKING MODIFICATIONS

PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	CY
RAW FILL:	CY

QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

CITY OF SCOTTSDALE NOTES

PLEASE REFER TO SHEET C2 FOR CITY OF SCOTTSDALE NOTES.

QUANTITIES

PLEASE REFER TO SHEET C2 FOR ESTIMATED QUANTITIES FOR WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS.

LEGEND

PLEASE REFER TO SHEET C2 FOR LEGEND AND LIST OF ABBREVIATIONS.

PARCEL DESCRIPTION

PARCEL NO. 2: (TENNIS COTTAGES PARCEL)
THAT PORT OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, ALONG THE NORTH-SOUTH MED-SECTION LINE OF SAID SECTION 35, A DISTANCE OF 1486.58 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 840.00 FEET OF THE POINT OF BEGINNING;
THENCE SOUTH 27 DEGREES 44 MINUTES 13 SECONDS EAST, 177.75 FEET;
THENCE SOUTH 83 DEGREES 46 MINUTES 19 SECONDS EAST, 39.13 FEET;
THENCE SOUTH 26 DEGREES 47 MINUTES 27 SECONDS EAST, 26.35 FEET;
THENCE SOUTH 58 DEGREES 07 MINUTES 53 SECONDS EAST, 43.04 FEET;
THENCE SOUTH 88 DEGREES 18 MINUTES 25 SECONDS EAST, 29.86 FEET;
THENCE SOUTH 07 DEGREES 07 MINUTES 02 SECONDS EAST, 47.49 FEET;
THENCE SOUTH 66 DEGREES 38 MINUTES 00 SECONDS WEST, 275.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET;
THENCE SOUTH WESTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 15 SECONDS, AN ARCH DISTANCE OF 31.78 FEET;
THENCE SOUTH 54 DEGREES 29 MINUTES 46 SECONDS WEST, 446.31 FEET;
THENCE NORTH 84 DEGREES 49 MINUTES 13 SECONDS WEST, 43.57 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 619.54 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 377.78;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 18.00 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 103.52 FEET TO THE POINT OF BEGINNING.
EXCEPT ONE-HALF OF ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 124, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO
EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND ALSO
EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN SECTION 37-231, ARIZONA REVISED STATUTES.

SOILS REPORT NOTE

A SOILS GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT TITLED FAIRMONT CASITAS ADDITION BY ALPHA GEOTECHNICAL & MATERIALS, INC. DATED DECEMBER 15, 2021. REPORT NO. 21-G-12692.

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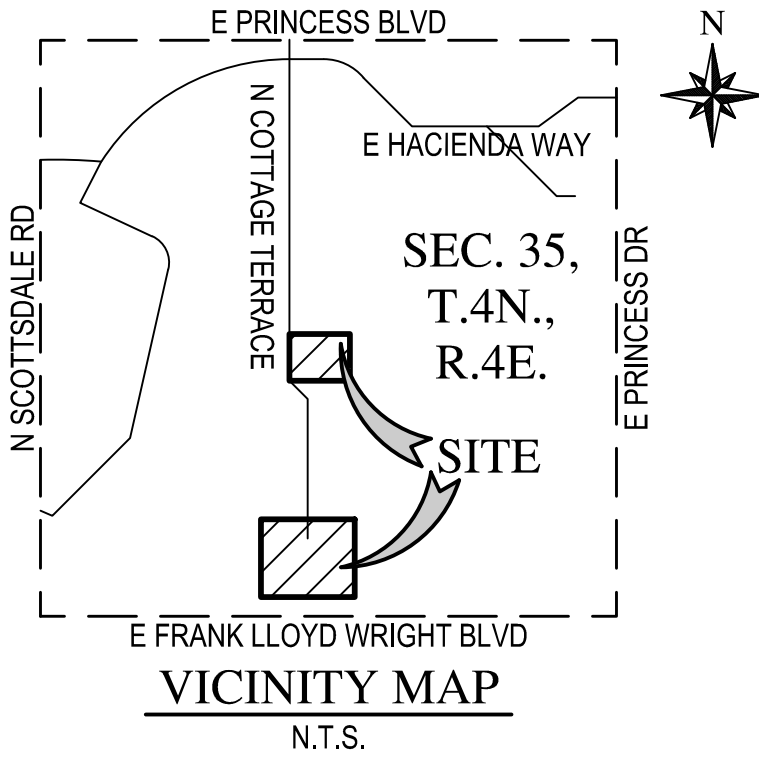
BENCHMARK

CITY OF SCOTTSDALE BRASS CAP FLUSH 450'± NORTH OF PRINCESS DRIVE ON SCOTTSDALE ROAD, BEING THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST.
CITY OF SCOTTSDALE DATUM, NAVD88 DATUM
ELEVATION=1553.22'.

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988, MCDOT, AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PUBLIC UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	SALT RIVER PROJECT
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS



OWNER / DEVELOPER

STRATEGIC HOTELS & RESORTS
150 NORTH RIVERSIDE PLAZA, SUITE 4270
CHICAGO, IL 60606
CONTACT: TIMOTHY TAYLOR
PHONE: (312) 658-6038

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DARIN MOORE, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT

KOLLIN ALTOMARE ARCHITECTS
4265 E. CONANT STREET, SUITE 101
LONG BEACH, CA 90808
CONTACT: PAUL ALTOMARE
PHONE: (562) 597-8760

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
215-08-003C
PROJECT SITE ADDRESS:
7575 E PRINCESS BLVD
SCOTTSDALE, ARIZONA 85255
PROJECT SITE AREA(S):
NET AREA = 6.09 AC
DISTURBED AREA = TBD
ZONING:
C2

NATIVE PLANT INFO

NATIVE PLANT PLAN #TBD
NATIVE PLAN PERMIT #TBD

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In Maricopa County: (602) 953-1100

PRIVADO WELCOME BUILDING AND
PARKING MODIFICATIONS
PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
COVER SHEET

DATE					
DESCRIPTION					
REV					
<div><div><div>Professional Engineer (Civil) 30382 DARIN L. MOORE Date Recd: 07/29/2022 ARIZONA, U.S.A. Expires 06-30-25</div><div></div></div><div>SCALE (HORIZ.) N/A SCALE (VERT.) N/A DATE 07/29/2022 JOB NUMBER 215319 SHEET C1 OF 11</div></div>					

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

CITY OF SCOTTSDALE NOTES

GENERAL CONSTRUCTION NOTES FOR CAPITAL PROJECTS

- ALL IMPROVEMENT CONSTRUCTION SHALL COMPLY WITH THE 2020 MARICOPA COUNTY ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND DETAILS AND CITY OF SCOTTSDALE'S DESIGN STANDARDS & POLICIES MANUAL (DS&PM). IF THERE IS A CONFLICT, THE LATTER SHALL APPLY. ALL FACILITIES CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODES AS AMENDED AND ADOPTED BY THE CITY OF SCOTTSDALE.
- THE ENGINEERING DESIGNS ON THESE PLANS ARE APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- BASED ON THE INFORMATION SUBMITTED ON THE PLANS AND ASSOCIATED DOCUMENTS, THE CITY HAS REVIEWED AND FOUND THEM TO BE IN ACCORDANCE WITH THE SCOTTSDALE REVISED CODE AND ARE ACCEPTABLE FOR PERMIT ISSUANCE. THIS ACCEPTANCE BY THE CITY DOES NOT AUTHORIZE VIOLATIONS OF ANY APPLICABLE CODE, ORDINANCE OR STANDARD AS ADOPTED BY THE SCOTTSDALE REVISED CODE.
- APPROVAL OF THE PLANS BY THE CITY IS VALID FOR SIX MONTHS. IF A PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS OF REVIEW, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THAT CHANGE BEING INCORPORATED INTO THE PROJECT.
- A CITY CAPITAL PROJECTS INSPECTOR WILL INSPECT ALL WORK WITHIN THE CITY RIGHTS-OF-WAY, EASEMENTS AND FACILITIES.
- ANY SPECIAL INSPECTION REQUIRED SHALL BE IN ADDITION TO ANY ROUTINE INSPECTION BY THE CITY.
- CITY ENCROACHMENT AND BUILDING PERMITS ARE REQUIRED FOR WORK IN PUBLIC RIGHTS-OF-WAY, EASEMENTS GRANTED FOR PUBLIC PURPOSES AND FACILITIES. PERMITS WILL BE ISSUED BY THE CITY THROUGH THE CITY'S ONE STOP SHOP. COPIES OF ALL PERMITS SHALL BE RETAINED ON-SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR SALVAGING PROTECTED NATIVE PLANTS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT AZ 811 TWO FULL WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
- ALL EXCAVATION AND GRADING WHICH IS NOT IN PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC PURPOSES MUST CONFORM TO SECTION 1803 AND APPENDIX J OF THE LATEST INTERNATIONAL CODE COUNCIL AS ADOPTED AND AMENDED BY THE CITY OF SCOTTSDALE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY.
- THRUST RESTRAINT, WHERE REQUIRED, ON ALL CITY WATER LINES SHALL BE PROVIDED USING MEGALUG MECHANICAL JOINT RESTRAINTS OR CITY-APPROVED EQUAL.
- ANY ASPHALT MIX DESIGN USED ON CITY PROJECTS SHALL HAVE BEEN APPROVED FOR THAT USE PER SECTION 5-10 OF THE CITY'S DS&PM AND APPEAR ON THE "APPROVED LIST OF ASPHALT MIXES" AS DISTRIBUTED BY THE EAST VALLEY ASPHALT COMMITTEE (EVAC).
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT NO ADDITIONAL COST TO THE CITY, ANY AND ALL PAVEMENT, SIDEWALK, CURB AND GUTTER, DRAINAGE STRUCTURES, ETC. OUTSIDE THE PAY LIMIT THAT ARE DAMAGED DUE TO THEIR ACTIVITIES ON THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REMOVAL AND REPLACEMENT OF NEWLY CRACKED ROADWAY INFRASTRUCTURE, THE REMOVAL AND REPLACEMENT OF EXISTING CRACKED ROADWAY INFRASTRUCTURE WHERE THE CRACKS HAVE BEEN ENLARGED DUE TO THE CONTRACTOR'S OPERATIONS, THE REMOVAL AND REPLACEMENT OF DEFORMED ROADWAY INFRASTRUCTURE. ALL SAWCUTS USED FOR THE REMOVAL OF THESE ITEMS SHALL BE PERPENDICULAR AND PARALLEL TO THE CENTERLINE CONTROLLING THAT ITEM, OR AT THE DIRECTION OF THE CITY'S CAPITAL PROJECTS INSPECTOR.
- ALL CAPITAL IMPROVEMENT PROJECTS SHALL MEET THE PROCEDURES AND STANDARDS FOR THE USE OF TEMPORARY/SECURITY FENCING AROUND THE PERIMETER OF CONSTRUCTION SITES, AS DEFINED IN THE CITY'S ZONING ORDINANCE, ARTICLE VII, SECTION 7.700.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

FIRE NOTE:

- ALL PRIVATE STREETS AND DRIVES SHALL CONFORM TO THE FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS.

SEWER NOTE:

- THE ONSITE SEWER SYSTEM CONSTRUCTED BY THIS PLAN SET IS A PRIVATE SYSTEM AND WILL NOT BE MAINTAINED BY THE CITY OF SCOTTSDALE.
- MAINTENANCE OF THE ONSITE SEWER SYSTEM IS THE RESPONSIBILITY OF THE OWNER.

WATER NOTE:

- THE WATER SYSTEM SHOWN HEREIN HAS BEEN DESIGNED TO ADEQUATELY SUPPLY WATER IN SUFFICIENT QUANTITY AND PRESSURE TO MEET LOCAL FIRE REQUIREMENTS.

PAVING QUANTITIES WITHIN PUBLIC RIGHT-OF-WAY (ESTIMATED)

X" A.C. OVER X" A.B.C.	XXX SY
6" VERTICAL CURB & GUTTER	XXX LF
6" VERTICAL CURB & GUTTER (DEPRESSED LIP)	XXX LF
6" SINGLE CURB	XXX LF
CONCRETE SIDEWALK	X,XXX SF
SIDEWALK RAMP	X EA
DRIVEWAY - (DETAIL #)	X EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX SY

PUBLIC WATER QUANTITIES (ESTIMATED)

6" FIRE SPRINKLER SERVICE	XXX LF
2" DOMESTIC WATER SERVICE & METER	X EA
1" LANDSCAPE IRRIGATION SERVICE & METER	X EA
CONNECT TO EXISTING WATERLINE	X EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX SY

PUBLIC SEWER QUANTITIES (ESTIMATED)

CONNECT TO EXISTING SEWER LINE	X EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX SY

LEGEND			
EXISTING SURVEY		PROPOSED GRADING, DRAINAGE & PAVING	
---	SECTION LINE	1300	MAJOR CONTOUR
----	RIGHT OF WAY	1299	MINOR CONTOUR
----	PROPERTY LINE	C 0.00	SPOT ELEVATIONS
----	ROAD CENTERLINE	P 0.00	STORM DRAIN PIPE
----	EASEMENT	1.0%	STORM DRAIN CATCH BASIN
○	SURVEY MARKER	GB	SLOPE ARROW
—E (CONDUIT)—	UG ELECTRIC (BURIED CABLE)	TW 0.00	GRADE BREAK/RIDGE
—E (DUCT BANK)—	UG ELECTRIC (CONDUIT)	TF 0.00	RIP RAP
—OHE—	UG ELECTRIC (DUCT BANK)		WALL ELEVATION
—OHT—	OVERHEAD ELECTRIC		ROOF DRAIN/DRAIN ARROW
—T—	OVERHEAD TELEPHONE		DRYWELL
—TV—	UG TELEPHONE		
—OHTV—	CABLE TELEVISION		
—T (DUCT BANK)—	OVERHEAD CABLE TELEVISION		
—	TELEPHONE DUCT BANK		
—	BARBED WIRE FENCE		
—	CHAIN LINK FENCE		
—	WOOD FENCE		
—	BLOCK WALL		
—4"G (MATERIAL)—	GAS LINE		
—8"S (MATERIAL)—	SEWER LINE		
—4"IRR (MATERIAL)—	STORM DRAIN PIPE		
—8"W (MATERIAL)—	IRRIGATION LINE		
—	WATER LINE		
—	CURB		
—	SIDEWALK		
—	MAJOR CONTOUR		
—	MINOR CONTOUR		
—	VEGETATION		
—	BUILDING		
—	SEWER MANHOLE		
—	STORM DRAIN MANHOLE		
—	TELEPHONE MANHOLE		
—	SPOT ELEVATION		
—	SIGN		
—	JUNCTION BOX/RISER		
—	FIRE HYDRANT		
—	WATER VALVE		
—	STREET/PARKING LIGHT		
—	UTILITY POLE		
—	CATCH BASIN		

ABBREVIATIONS					
A.L.	AREA LIGHT	G.M.	GAS METER	S.J.B.	STREET LIGHT JUNCTION BOX
ARV	AIR RELEASE VALVE	G.S.	GAS SERVICE	S.L.	STREET LIGHT
BB	BOTTOM OF BANK	G.T.	GREASE TRAP	S.L.E.	SLOPE EASEMENT
BC	BACK OF CURB	G.V.	GAS VALVE	S.L.M.	STREET LIGHT MAST ARM
BF	BOTTOM OF FOOTING ELEVATION	HDPE	HIGH DENISTY POLYETHYLENE	SMH	SEWER MANHOLE
B.P.	BARRIER POST	HWE	HIGH WATER ELEVATION	SS	SEWER SERVICE
BSL	BUILDING SETBACK LINE	INV	INVERT ELEVATION	STA	STATION
BW	BOTTOM OF WALL ELEVATION	I.V.	IRRIGATION VALVE	S.V.E.	SIGHT VISIBILITY EASEMENT
C	CONCRETE ELEVATION	I.V.B.	IRRIGATION VALVE BOX	S.V.T.	SIGHT VISIBILITY TRIANGLE
C.B.	CATCH BASIN	L.E.	LANDSCAPE EASEMENT	S.W.E.	SIDEWALK EASEMENT
CF	CUBIC FEET	LF	LINEAR FEET	TB	TOP OF BANK
C.J.B.	CABLE TV JUNCTION BOX	LFF	LOWEST FINISHED FLOOR ELEVATION	TC	TOP OF CURB
CL	CENTER LINE	M.U.E.	MULTI-USE EASEMENT	TF	TOP OF FOOTING ELEVATION
C.O.	CLEAN OUT	NG	NATURAL GROUND ELEVATION	T.J.B.	TELEPHONE JUNCTION BOX
CO	CURB OPENING	P	PAVEMENT ELEVATION	TRW	TOP OF RETAINING WALL ELEVATION
C.T.R.	CABLE TV RISER	PAD	FINISHED PAD ELEVATION	TW	TOP OF WALL ELEVATION
DE	DRAINAGE EASEMENT	P.A.E.	PRIVATE ACCESS EASEMENT	U.E.	UTILITY EASEMENT
DG	DECOMPOSED GRANITE	P.L.	PARKING LIGHT	UG	UNDERGROUND
DIP	DUCTILE IRON PIPE	PL	PROPERTY LINE	U.P.	UTILITY POLE
D.W.	DRYWELL	P.M.	PARKING METER	VCP	VITRIFIED CLAY PIPE
EE	ELECTRICAL EASEMENT	P.P.	POWER POLE	VG	VALLEY GUTTER
E.M.	ELECTRICAL METER	PUE	PUBLIC UTILITY EASEMENT	Vp	VOLUME PROVIDED
E.O.	ELECTRICAL OUTLET	R.D.	ROOF DRAIN	Va	VOLUME REQUIRED
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT	RIM	RIM ELEVATION	W.B.O.	WATER BLOW OFF
FF	FINISHED FLOOR	R/W	RIGHT-OF-WAY	WE	WATER EASEMENT
FG	FINISHED GROUND	S	SLOPE	W.F.	WATER FAUCET
FH	FIRE HYDRANT	SD	STORM DRAIN	WO	WALL OPENING
FT/FT	FOOT PER FOOT	S.D.E.	STORM DRAIN EASEMENT	WS	WATER SERVICE
FL	FLOW LINE ELEVATION	SDMH	STORM DRAIN MANHOLE	WSE	WATER SURFACE ELEVATION
G	GUTTER ELEVATION	SE	SEWER EASEMENT	W&S.E.	WATER & SEWER EASEMENT
GB	GRADE BREAK				



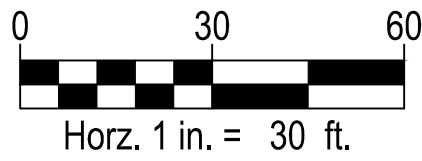
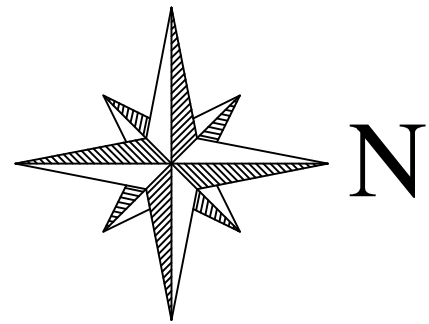
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PRIVADO WELCOME BUILDING AND PARKING MODIFICATIONS
PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
NOTES & QUANTITIES

DATE					
DESCRIPTION					
REV					
SCALE (HORIZ.)	N/A				
SCALE (VERT.)	N/A				
DATE	07/29/2022				
JOB NUMBER	215319				
SHEET					
C2	OF	11			

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INDEX MAP LEGEND

- DEMOLITION
- GRADING & DRAINAGE
- WATER & SEWER
- SIGNING & STRIPING



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PRIVADO WELCOME BUILDING AND
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PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
INDEX MAP

REV	DESCRIPTION	DATE

SCALE (HORIZ.)	1" = 30'
SCALE (VERT.)	N/A
DATE	07/29/2022
JOB NUMBER	215319
SHEET	C3 OF 11



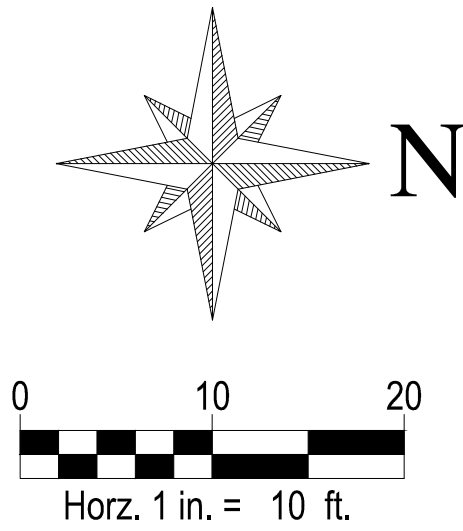
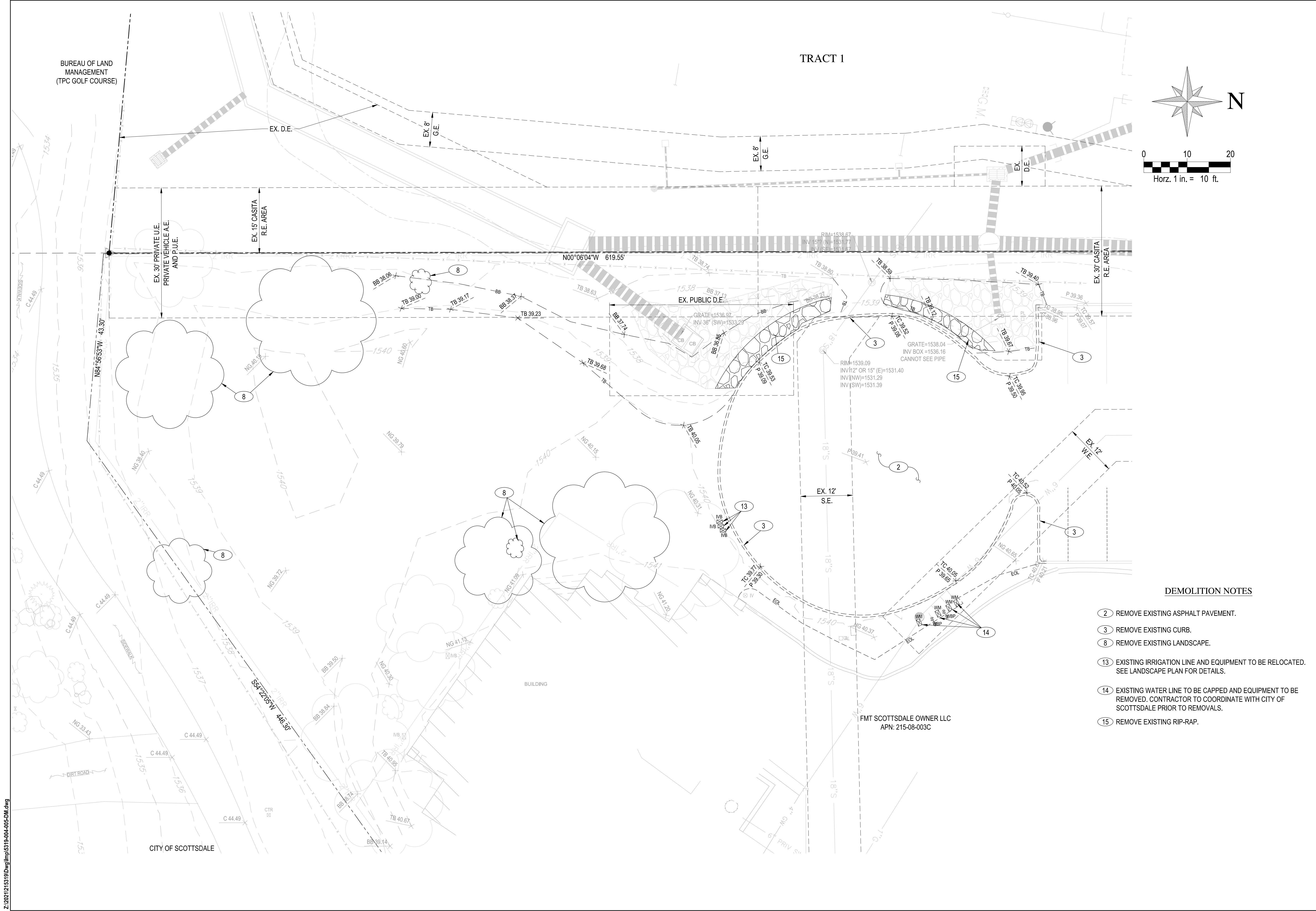
- 14 EXISTING WATER LINE TO BE CAPPED AND EQUIPMENT TO BE REMOVED. CONTRACTOR TO COORDINATE WITH CITY OF SCOTTSDALE PRIOR TO REMOVALS.
- 16 EXISTING LIGHT POLE TO BE SALVAGED FOR RELOCATION.
- 17 EXISTING FDC TO REMAIN AND PROTECTED IN-PLACE.



Professional Engineer (Civil)
 CERTIFICATE NO.
 96382
 DARIN L. MOORE
 State of Arizona
 07/29/22
 ARIZONA, U.S.A.
 EXPIRES 06-30-25

SCALE (HORIZ.)	1" = 10'
SCALE (VERT.)	N/A
DATE	07/29/2022
JOB NUMBER	215319
SHEET	
C4	OF 11

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS



DEMOLITION NOTES

- (2) REMOVE EXISTING ASPHALT PAVEMENT.
- (3) REMOVE EXISTING CURB.
- (8) REMOVE EXISTING LANDSCAPE.
- (13) EXISTING IRRIGATION LINE AND EQUIPMENT TO BE RELOCATED. SEE LANDSCAPE PLAN FOR DETAILS.
- (14) EXISTING WATER LINE TO BE CAPPED AND EQUIPMENT TO BE REMOVED. CONTRACTOR TO COORDINATE WITH CITY OF SCOTTSDALE PRIOR TO REMOVALS.
- (15) REMOVE EXISTING RIP-RAP.

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PRIVADO WELCOME BUILDING AND PARKING MODIFICATIONS

PRELIMINARY IMPROVEMENT PLANS

SCOTTSDALE, ARIZONA

DEMOLITION PLAN

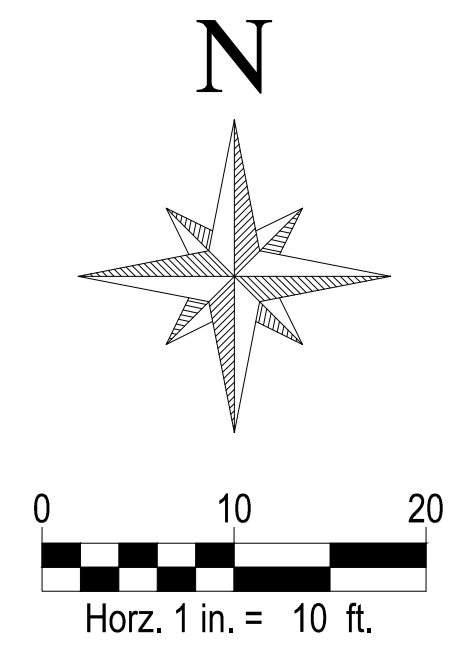
REV	DESCRIPTION	DATE

36382
DAVID L. MOORE
07/29/2022
ARIZONA
DAVID L. MOORE
EXPIRES 06-30-25

SCALE (HORIZ.) 1" = 10'
SCALE (VERT.) N/A
DATE 07/29/2022
JOB NUMBER 215319
SHEET C5 OF 11

Checked by: DM Designed by: RS Drafted by: JRS

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1. CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230. SEE LANDSCAPE PLANS FOR COLOR & FINISH.
2. MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220, TYPE A.
4. INSTALL LIGHT DUTY PAVEMENT, 3" A.C. PAVEMENT OVER 7" A.B.C. PER GEOTECHNICAL REPORT.
5. INSTALL HEAVY DUTY PAVEMENT, 3" A.C. PAVEMENT OVER 11" A.B.C. PER GEOTECHNICAL REPORT.
6. CONSTRUCT CONCRETE PAVEMENT. 6" P.C.C. OVER 4" A.B.C. OVERCOMPACTED SUBGRADE PER GEOTECHNICAL REPORT RECOMMENDATIONS. REFER TO GEOTECHNICAL REPORT FOR FURTHER INFORMATION.
7. CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222, TYPE A.
8. MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
9. CONSTRUCT CONCRETE APRON PER M.A.G. STD. DET. 240.
10. CONSTRUCT VALLEY GUTTER PER M.A.G. STD. DET. 240 MODIFIED TO A WIDTH OF 3'.
11. CONSTRUCT SIDEWALK RAMP PER C.O.S. STD. DETAIL 2231 AND THE DETAIL ON SHEET C11.
12. CONFIGURATION OF THE HANDICAP PARKING STALLS PER THE DETAIL ON SHEET C11.

[illegible]

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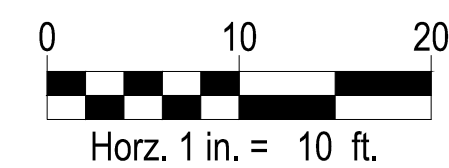
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**PRIVADO WELCOME BUILDING AND
PARKING MODIFICATIONS**

PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
GRADING & DRAINAGE PLAN



1. CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230. SEE LANDSCAPE PLANS FOR COLOR & FINISH.
2. MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220. TYPE A.
5. INSTALL HEAVY DUTY PAVEMENT. 3" A.C. PAVEMENT OVER 11" A.B.C. PER GEOTECHNICAL REPORT.
7. CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222, TYPE A.
8. CONSTRUCT SIDEWALK RAMP PER DETAIL ON SHEET C11. ALL RAMPS MUST MEET A.D.A. ACCESSIBILITY GUIDELINES (ADAAG); 2% MAX CROSS SLOPE & 12:1 MAX LONGITUDINAL SLOPE.
9. MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
13. CONFIGURATION OF THE HANDICAP PARKING STALLS PER THE DETAIL ON SHEET C11.
14. CONSTRUCT SIDEWALK SCUPPER PER M.A.G. STD. DETAIL 206.
15. CONSTRUCT RIBBON CURB PER C.O.S. STD DETAIL 2220, TYPE B.
16. CONSTRUCT CURB TERMINATION PER M.A.G. STD. DETAIL 222.
17. SCREEN WALL PER ARCHITECTURAL PLAN.
18. RETAINING WALL PER ARCHITECTURAL PLAN.

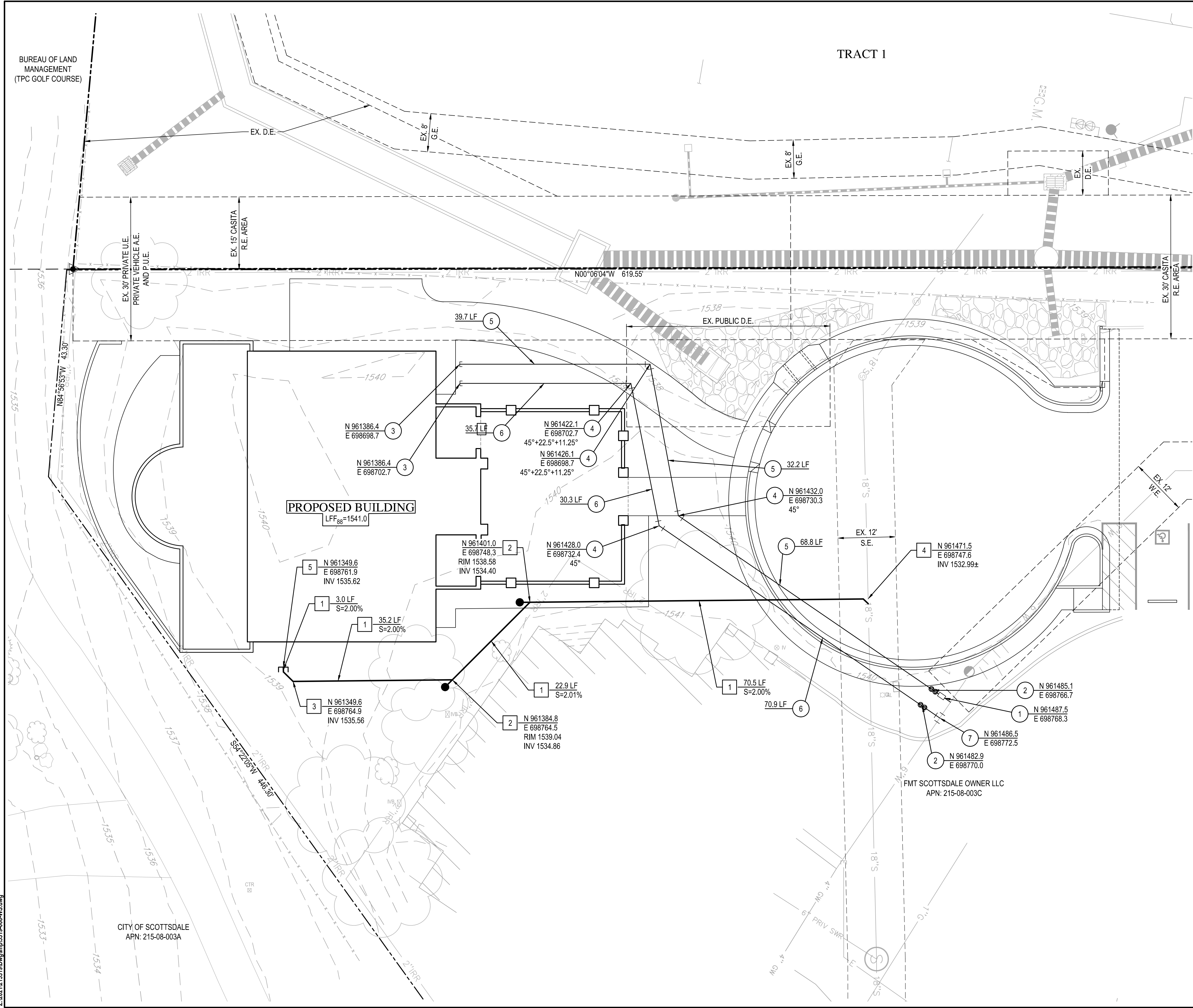
**PRIVADO WELCOMER BUILDING AND
PARKING MODIFICATIONS**

PRELIMINARY IMPROVEMENT PLANS

SCOTTSDALE, ARIZONA
GRADING & DRAINAGE PLAN

[illegible]

SCALE (HORIZ.)	1" = 10'
SCALE (VERT.)	N/A
DATE	07/29/2021
JOB NUMBER	21531
SHEET	
C7	OF 11



- SEWER NOTES**
1. INSTALL 4" PVC SDR 35 SANITARY SEWER PIPE.
 2. INSTALL SANITARY SEWER CLEANOUT PER M.A.G. STD. DTL. 441.
 3. INSTALL WYE OR WYE WITH 45° BEND AS APPLICABLE, SIZE PER ADJOINING PIPE DIAMETER.
 4. CONNECT TO EXISTING SEWER LINE. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 5. SEE PLUMBING PLAN FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

- WATER NOTES**
1. INSTALL 2" WATER METER PER C.O.S. STD. DTL. 2330.
 2. INSTALL 2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DTL. 2352.
 3. SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
 4. INSTALL 45° BEND.
 5. INSTALL 2" SCH 80 PVC WATER LINE STARTING 3' FROM THE BACKFLOW PREVENTER.
 6. INSTALL 4" C905 WATER LINE. TRENCH PER C.O.S. STD. DETAIL 2201.
 7. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.



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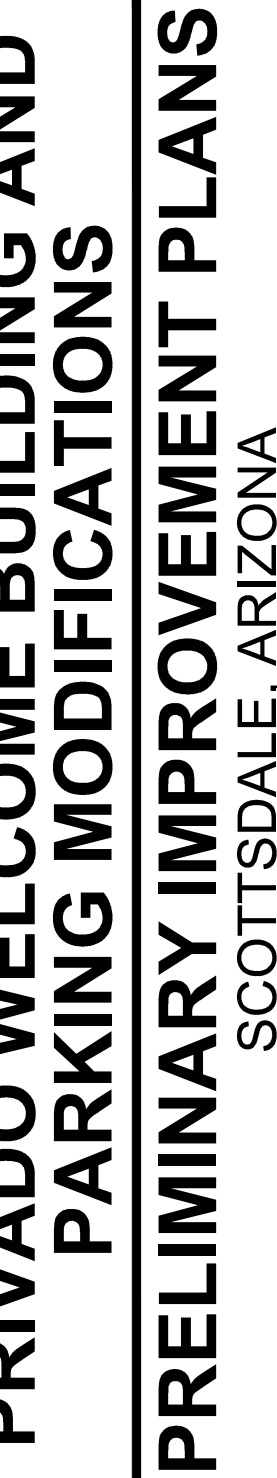


PRIVADO WELCOME BUILDING AND PARKING MODIFICATIONS
PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
WATER & SEWER PLAN

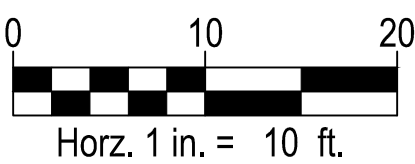
REV	DESCRIPTION	DATE



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JOB NUMBER 215319
SHEET C8 OF 11

[illegible]

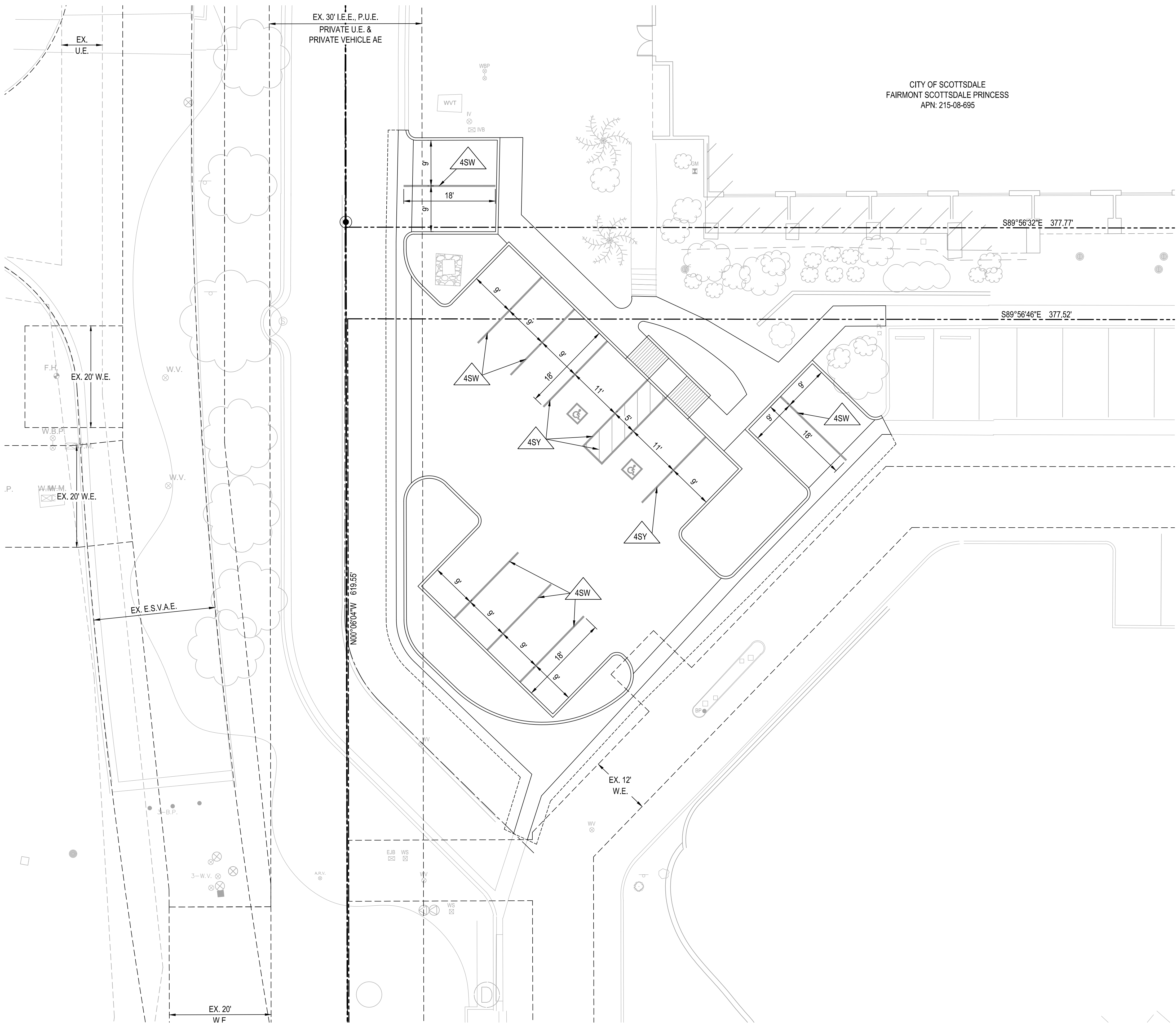
CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS



STRIPING LEGEND

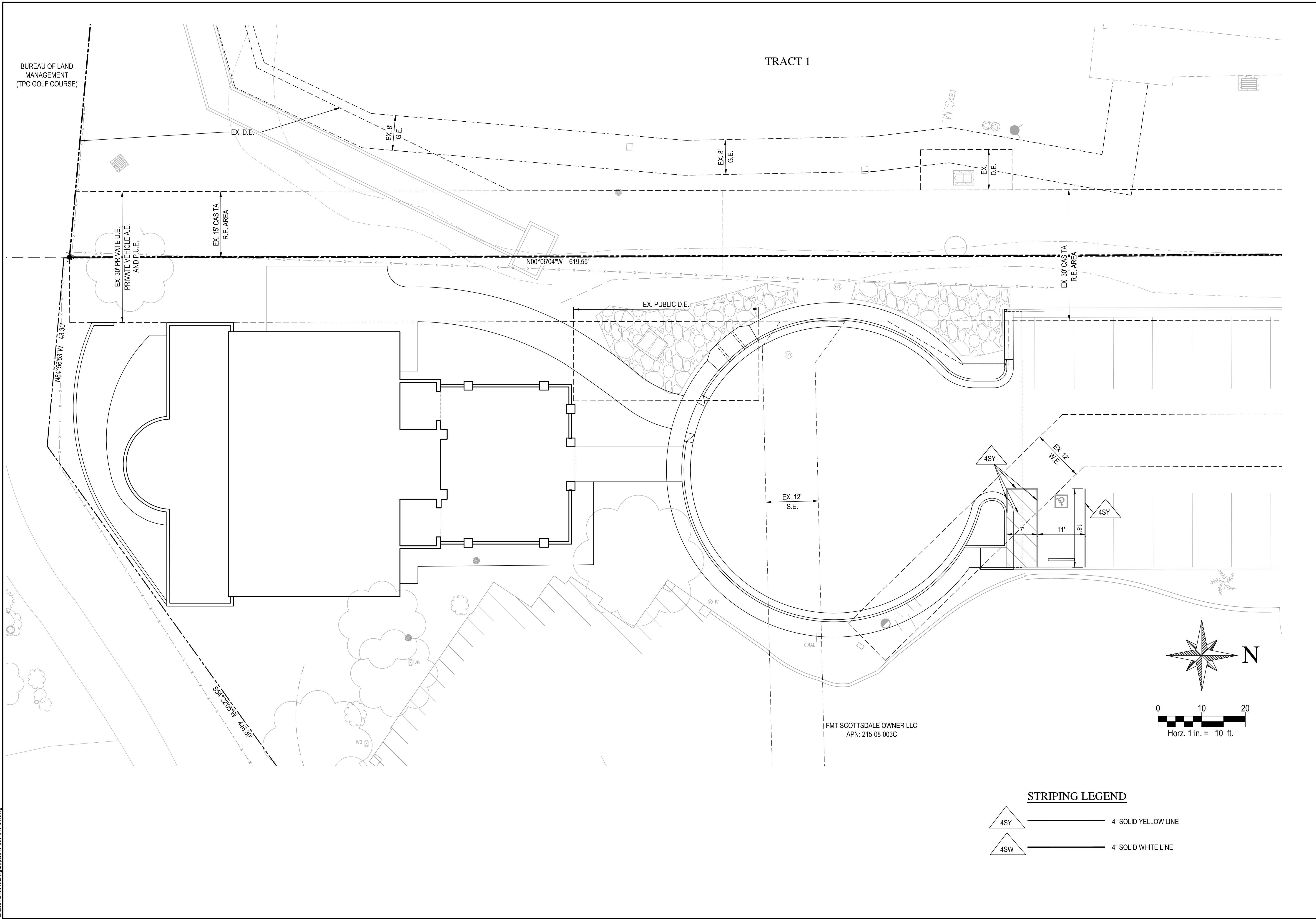
4SY ————— 4" SOLID YELLOW LINE

4SW ————— 4" SOLID WHITE LINE



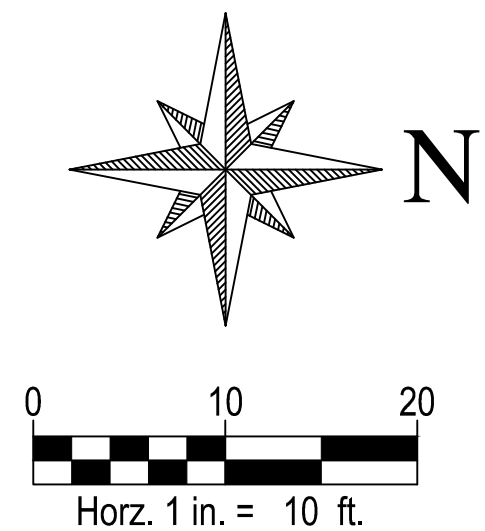
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STRIPING LEGEND

- 4SY ————— 4" SOLID YELLOW LINE
- 4SW ————— 4" SOLID WHITE LINE



Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Call at least two full working days before you begin excavation.

ARIZONA
Arizona Blue Stakes, Inc.
Dist 8-11 or 1-800-574-5471 (782-3348)
In Maricopa County: (602) 953-1100

PRIVADO WELCOME BUILDING AND PARKING MODIFICATIONS

PRELIMINARY IMPROVEMENT PLANS
SCOTTSDALE, ARIZONA
SIGNING AND STRIPING PLAN

REV	DESCRIPTION	DATE

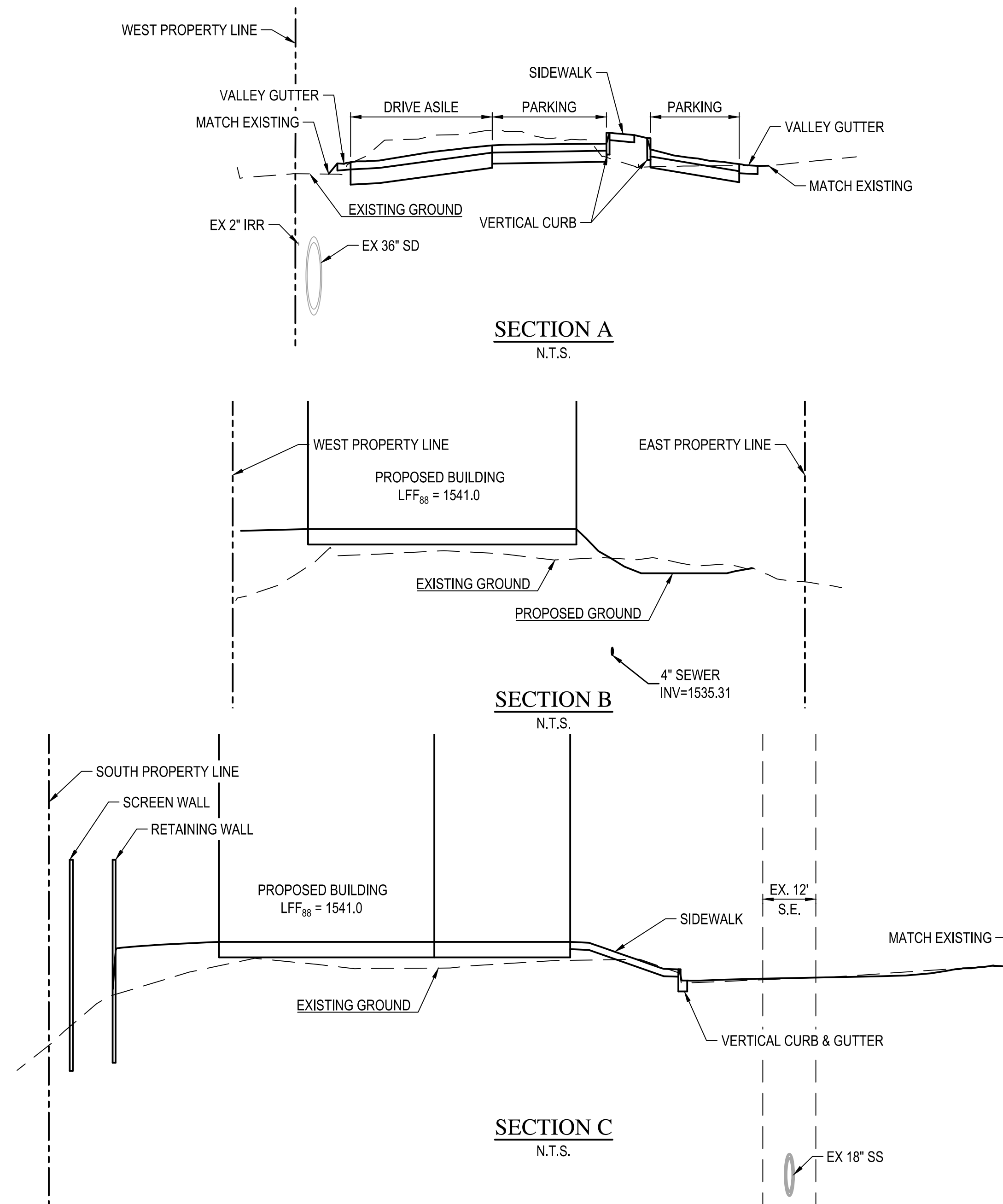
SCALE (HORIZ.) 1" = XX'

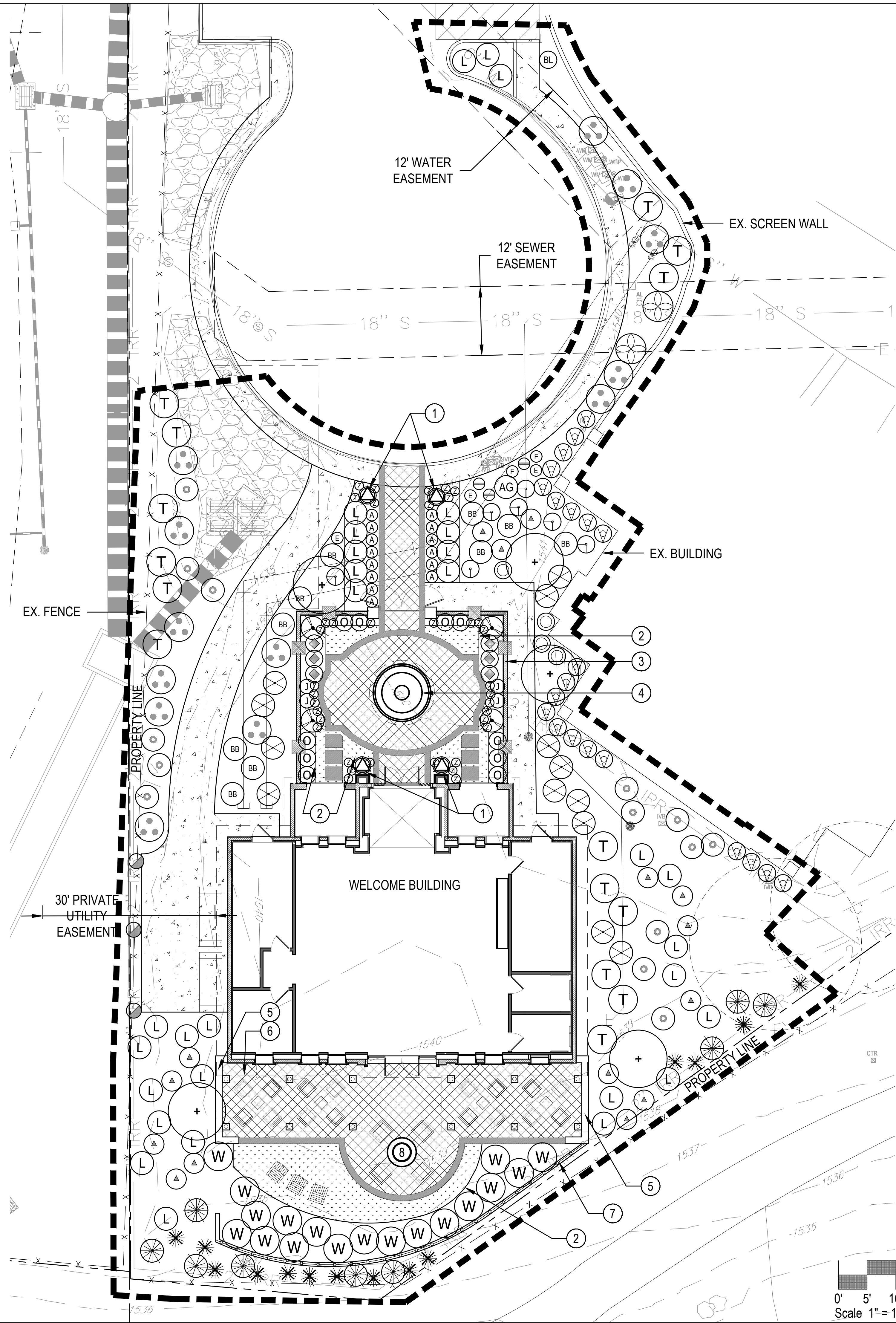
SCALE (VERT.) N/A

DATE 07/29/2022

JOB NUMBER 215319

SHEET C10 OF 11

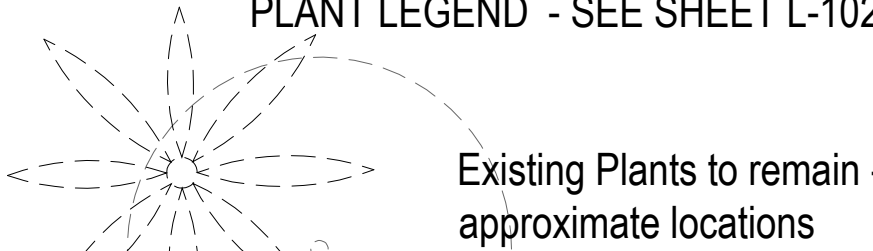




HARDSCAPE LEGEND

- Concrete Paving - Natural Gray (no color) medium broom finish
- Stone Paving Type I - field color to match building stone
- Stone Paving Type II - accent color to coordinate with building stone
- Artificial Turf - see planting legend

PLANT LEGEND - SEE SHEET L-102 FOR FULL LEGEND



TREES BOTANICAL NAME

- Chamaerops humilis
- Cupressus sempervirens
- Ulmus parvifolia

SHRUBS

- Calliandra x Sierra Starr®
- Eremophila hygrophana Blue Bells
- Jasminum sambac
- Justicia spicigera
- Lantana X 'New Gold'
- Leucophyllum frutescens
- Myrtus communis 'Boetica'
- Olea europaea 'Montra'
- Ruellia brittoniana
- Tecoma X 'Solar Flare'
- Wedelia trilobata

ACCENTS

- Agave desmettiana
- Agave victoriae-reginae
- Cycas revoluta
- Dasyliirion longissimum
- Echinocactus grusonii
- Euphorbia biglandulosa
- Euphorbia tirucalli 'Rosea'
- Hesperaloe parviflora 'PERPA' Brakelights® PP#21729
- Muhlenbergia capillaris
- Portulacaria afra minima
- Trichocereus candicans
- Zephyranthes 'Prairie Sunset'

VINES

- Campsis radicans
- Jasminum mesnyi (staked)

OTHER

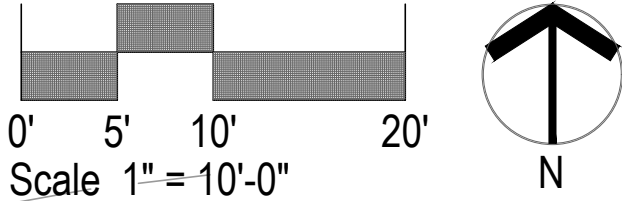
- Artificial Turf
- Decomposed granite groundcover
- Rip Rap
- Planting Scope of Work

LANDSCAPE AREA TOTALS (both Welcome Center and parking):
TOTAL LANDSCAPE AREA = 8,441 SQ.FT.

ON-SITE LANDSCAPE AREA = 7,651 SQ.FT.

ROW LANDSCAPE AREA = 0 SQ.FT.

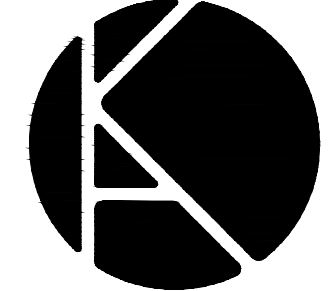
PARKING LANDSCAPE AREA = 790 SQ.FT.
PARKING LOT = 3,520 SQ.FT. MIN 15% REQUIRED



GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N. Camelback Rd. Scottsdale, AZ 85251
1.480.991.3384 www.GBtwo.com

ISSUED FOR:

ISSUANCE	DATE
DESIGN	2022/07/25
REVIEW BOARD	



Kollin Altomare Architects
Chicago
900 N. Franklin Street, Suite 405-B
Chicago, IL 60610
t: 312.471.8760
kollinaltomare.com

ARCHITECT OF RECORD

Fairmont
SCOTTSDALE PRINCESS
Casa Grande at Privado Villas
7576 East Princess Drive Scottsdale, AZ 85255

PROJECT

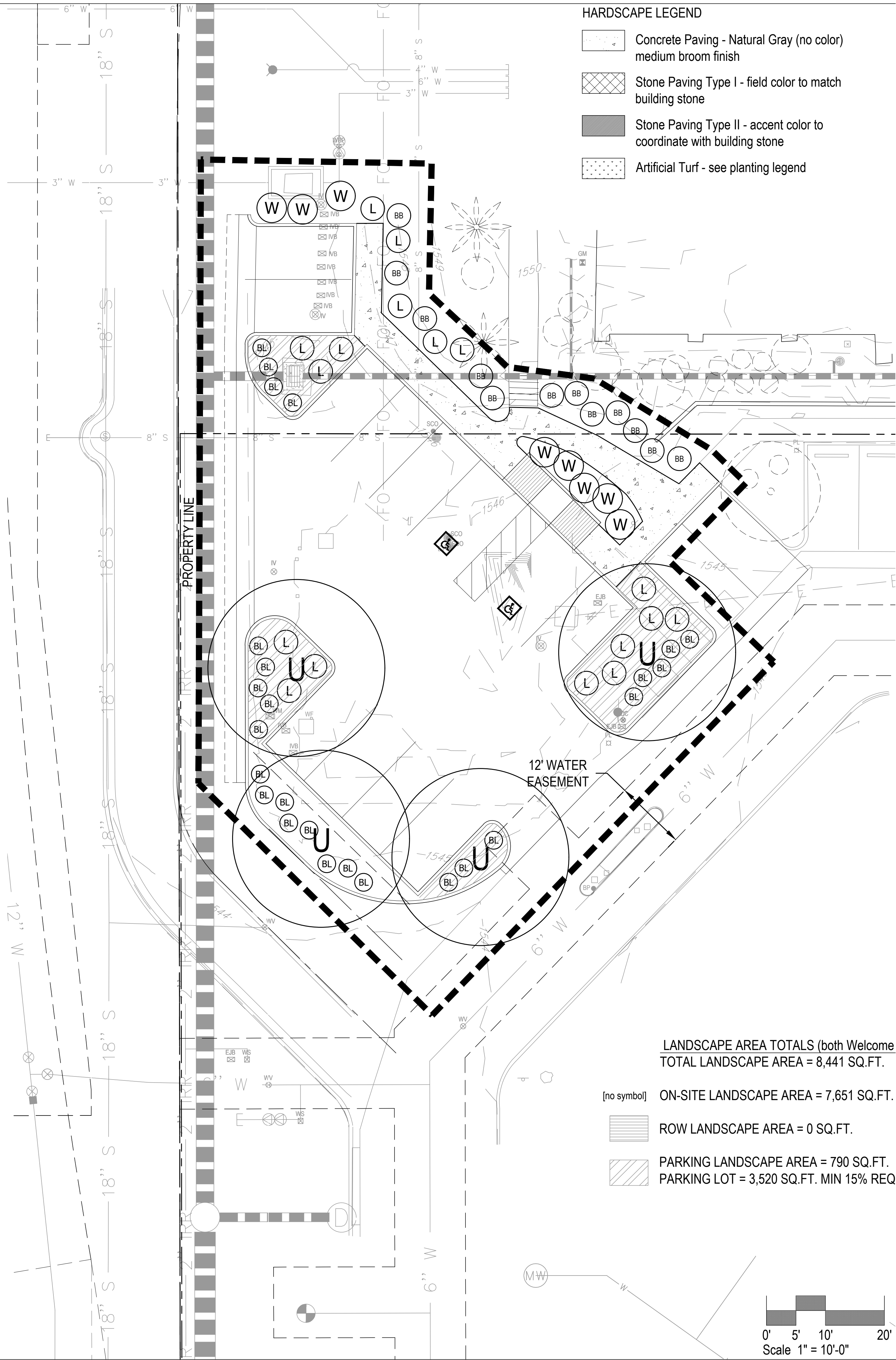
JOB NUMBER
2022-07

DATE
2022/07/25

SHEET NAME
LANDSCAPE PLAN -
PRIVADO WELCOME
BUILDING

SHEET NUMBER

L-101



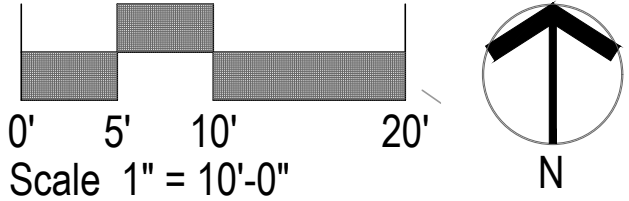
- HARDSCAPE LEGEND**
- Concrete Paving - Natural Gray (no color) medium broom finish
 - Stone Paving Type I - field color to match building stone
 - Stone Paving Type II - accent color to coordinate with building stone
 - Artificial Turf - see planting legend

- PLANT LEGEND**
- Existing Plants to remain - approximate locations

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS / CALIPER
+	Chamaerops humilis	Mediterranean Fan Palm	36" Box	5	Multi-trunk
⊗	Cupressus sempervirens	Italian Cypress	36" Box	4	Matching Height
—	Ulmus parvifolia	Evergreen Elm	36" Box	4	2.5"
SHRUBS					
⊙	Calliandra x Sierra Starr®	Sierra Star® Fairy Duster	5 Gal	14	
BB	Eremophila hygrophana Blue Bells	Blue Bells	5 Gal	22	
⊖	Jasminum sambac	Sambac Jasmine	5 Gal	4	
⊙	Justicia spicigera	Mexican Honeysuckle	5 Gal	71	
L	Lantana X 'New Gold'	New Gold Lantana	5 Gal	47	
⊙	Leucophyllum frutescens	Green Cloud Texas Sage	5 Gal	13	
⊗	Myrtus communis 'Boetica'	Twisted Myrtle	5 Gal	13	
⊙	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 Gal	10	
⬢	Ruellia brittoniana	Blue Ruellia	5 Gal	6	
T	Tecoma X 'Solar Flare'	Solar Flare Esperanza	5 Gal	15	
W	Wedelia trilobata	Yellow Dot	5 Gal	26	
ACCENTS					
▲	Agave desmettiana	Tropical Agave	5 Gal	15	
⬢	Agave victoriae-reginae	Queen Victoria Agave	5 Gal	14	
△	Cycas revoluta	Sago Palm	5 Gal	4	
⊗	Dasyliirion longissimum	Toothless Dasyliirion	5 Gal	9	
⊖	Echinocactus grusonii	Golden Barrel	5 Gal	3	
T	Euphorbia biglandulosa	Gopher Plant	5 Gal	7	
⊗	Euphorbia tirucalli 'Rosea'	Firestick	15 Gal	2	
BL	Hesperaloe parviflora 'PERPA' Brakelights® PP#21729	Firestick	5 Gal	26	
✱	Muhlenbergia capillaris	Regal Mist Muhly	5 Gal	14	
E	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	5	
AG	Trichocereus candicans	Argentine Giant	5 Gal	1	
⊗	Zephyranthes 'Prairie Sunset'	Prairie Sunset Rain Lily	5 Gal	37	
VINES					
⊗	Campsis radicans	Common Trumpet Creeper	5 Gal	3	
J	Jasminum mesnyi (staked)	Primrose Jasmine	5 Gal	4	
OTHER					
⬢	Artificial Turf	Pioneer 'Darby' (or approved equal) - install per manufacturer recommendations	445 s.f.		
[no symbol]	Decomposed granite groundcover	Match / replace existing, 2" layer	7,206 s.f.		In all non-turf / grass planting areas
⬢	Rip Rap	Existing, per Civil			
—	Planting Scope of Work				

LANDSCAPE AREA TOTALS (both Welcome Center and parking):
TOTAL LANDSCAPE AREA = 8,441 SQ.FT.

- [no symbol] ON-SITE LANDSCAPE AREA = 7,651 SQ.FT.
- ROW LANDSCAPE AREA = 0 SQ.FT.
- PARKING LANDSCAPE AREA = 790 SQ.FT.
PARKING LOT = 3,520 SQ.FT. MIN 15% REQUIRED

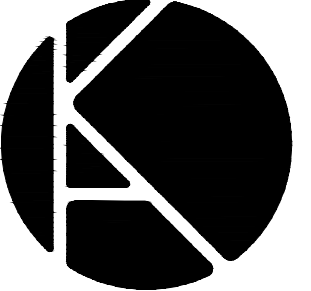


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6115 N Carlettsack Rd Scottsdale AZ 85250
1 480-991-3384 www.GBtwo.com

ISSUED FOR:

ISSUANCE	DATE
DESIGN REVIEW BOARD	2022/07/25

36211 LEAH M. MANBECK
REGISTERED LANDSCAPE ARCHITECT
ARIZONA, U.S.A.
Expires 06/30/25



Kollin Altomare Architects
Chicago
900 N. Franklin Street, Suite 405-B
Chicago, IL 60610
t: 312.471.8760
kollinaltomare.com

ARCHITECT OF RECORD

Fairmont
SCOTTSDALE PRINCESS
Casa Grande at Privado Villas
7576 East Princess Drive Scottsdale AZ 85255

PROJECT

JOB NUMBER
2022-07

DATE
2022/07/25

SHEET NAME
LANDSCAPE PLAN - PRIVADO WELCOME BUILDING PARKING

SHEET NUMBER

L-102

GENERAL LIGHTING NOTES

- General Provisions
- Provide all materials as detailed on drawings, specifications and/or schedules, and labor as required to achieve a complete and operating lighting system.
 - Contractor shall perform all work in strict accordance with all local and national governing codes, including seismic if applicable. Work not in conformance with applicable codes shall be brought into compliance at the contractor's expense.
 - All electrical material and equipment shall be in new condition when installed. All equipment shall be listed, labeled or certified by a nationally recognized testing laboratory. Immediately notify lighting designer if any specified lighting equipment is not appropriately listed, or arrives without appropriate labeling.
 - All equipment shall be factory tested to ensure proper operation prior to shipment to job site.
 - Contractor shall guarantee all materials and workmanship related to the electrical installation for a minimum period of one year from the date of ownership turnover. Any defects in materials or workmanship during this guarantee period shall be corrected at the contractor's expense.
 - Contractor shall visit site prior to bid date, to verify all existing conditions to be encountered in the installation of all new equipment, fixtures, devices, feeders, etc. Exact installation method and requirements shall be verified and determined prior to bid date. Contractor shall immediately notify lighting designer of any required modifications that are not shown on the drawings. Submittal of bid indicates contractor is cognizant of all job site conditions and work to be performed.
 - All equipment, electrical characteristics, locations, and connection requirements shall be verified prior to any rough-in work.
 - The complete electrical system shall be grounded in accordance with NEC requirements.
 - Electrical contractor shall be licensed in the jurisdiction where the project is located, and capable of employing the proper labor force necessary to complete the installation as instructed by owner.
 - Contractor shall be capable of making emergency warranty repairs within twenty-four (24) hours of notification when a system or component malfunctions during use.
 - All measurements found in lighting plans are approximate. Contractor shall make field measurements based on actual site conditions to develop complete orders and install systems per drawings and specifications.
 - Emergency egress lighting shall be the responsibility of the Electrical Engineer in consultation with the owner's lighting representative.
 - Contractor shall properly verify all circuitry, dimming and control prior to test and adjust phase commencing.
 - Contractor to refer to Interior Design (ID), Architectural (A) and Lighting Drawings (LD) and specification packages for all mounting heights and details for special mounting requirements.

- Installation
- All fixture voltages shall be determined by electrical engineer.
 - Fixtures shall have appropriate UL or other recognized testing agency label, as well as damp or wet listing as required by local codes.
 - Responsibility for emergency lighting, IECC calculations, and circling to meet code compliance remains with the Architect and Electrical Engineer as required by law.
 - Fixtures shall include accessories for installation according to local and national codes.
 - Prior to accepting lighting equipment, the contractor shall verify:
 - Fixture locations
 - Fixture mounting conditions
 - Ceiling trim compatibility
 - Recess depths
 - Existence of IC or other restrictive conditions
 - Fire rated ceiling or locations
 - Fixture voltage
 - Contractor to coordinate approved fire-rated enclosures for lighting fixtures located in a fire-rated ceiling.
 - Contractor to coordinate IC housing requirements, if any, as required.
 - Lamps and accessories (e.g. color filters, louvers, etc.) shall be installed in fixtures in accordance with the provided fixture schedule.
 - Ceiling thickness in excess of 3/4" shall be identified in writing by the contractor or architect.
 - Fixtures shall be ordered with the appropriate ballasts complete UL, CBM or other recognized testing lab labels. Where required, ballasts shall conform to energy code requirements for performance, switching, and wiring (e.g. tandem).
 - Walls directly illuminated by uplight or downlight wall wash shall be installed and finished in a manner to eliminate shadows or blemishes (e.g. hang dry wall vertically, and level 5 drywall finish).
 - The drawings are diagrammatic and represent the design intent of the equipment, devices, etc. to be connected and the circuits to which they are to be connected to. Contractor shall install all conduit, j-boxes, etc., as required for a complete and operating system.
 - All custom length fixtures (e.g. continuous wall slot fixtures) shall be field measured prior to ordering, and manufacturer shop drawings issued to the lighting designer for review prior to release for manufacture.
 - Contractor shall include all miscellaneous items required to complete work and make fixture and lighting systems fully operational.
 - Lighting fixtures, shown in these drawings, shall not be used as worklights during construction and shall be fully operational at the time of opening to the public.
 - Contractor shall provide Owner and Lighting Designer with one set each of electrical "As-Built" at the completion of job.
 - Lighting Design Alliance specifically reserves the right to relocate any equipment or outlet at no increase in contract cost prior to its installation (in case of standard product) or release for manufacture (in the case of custom product), regardless of prior shop or design drawing review.
 - Contractor shall be responsible for rough and final aiming and focus of all lighting fixtures as directed by lighting designer during Test and Adjust phase.

- Execution
- All conduit runs shall be concealed unless shown otherwise, or approved.
 - Existing conditions shown are from available record drawings and visual field survey and are shown for reference only. Contractor shall verify actual existing conditions at site.
 - Contractor to supply a minimum of two electricians for each Lighting Designer directing focus during the Test and Adjust phase (AKA Focus and Programming). Electricians to be minimum journeyman level experience. Contractor must supply adequate support including ladders, lifts or other equipment required to access fixtures at the time for focus, including evening or night work as may be required due to schedule conflict or daylight impact.
 - Contractor to have all necessary equipment available throughout Test and Adjust phase including, but not limited to:
 - Standard contractor electrician hand tools
 - Socket set
 - Clean lint-free towels or wipes to clean lenses and reflectors
 - Spare lamps for fixtures being focused
 - Ladders, fully-charged lifts or other means of access to areas being focused
 - Safety harnesses or other devices as required.
- Submittals
- Distributor to submit for approval on the products he intends to furnish within (7) days of award of contract. Failure to submit within deadline constitutes a guarantee that only the base specified products will be supplied and that no other products, whether listed as alternates or not, will be considered.
 - Requests for approval of non-specified products must be accompanied by the following at least five (5) business days in advance of the bid submittal date:
 - Specification data sheet complete with manufacturer name and specified model number, as well as manufacturer's published photometrics
 - A list of comparable projects where the product has been used in the last (2) years
 - Sample of product.
 - Manufacturers of submitted products must have been in business for five years and in no instance will this project be the occasion of the first installation of this product if it is not listed on the specification.
 - Distributor shall allow proper ordering time for procurement of fixtures. Lighting Design Alliance shall be notified immediately of any product substitutions as a result of delivery, prior to ordering alternate product. Failure to order fixtures with adequate lead-time to meet the installation schedule does not relieve the contractor of the responsibility to provide and install the specified product, even after substantial completion, with all labor and material charges for other trades at the contractor's expense.
 - Should a manufacturer fail to deliver a product that has been ordered within reasonable lead-time, Distributor/Contractor shall notify Lighting Design Alliance with a proposed alternate fixture. Lighting Design Alliance shall maintain final authority for authorization of any substitution.
 - Lamps and any accessories specified shall be included in the submittal packages for all fixtures. If no submittal is made on lamps, lamps must be provided as specified, or from approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, and Venture. Contractor shall provide Complete Maintenance Manuals including, but not limited to:
 - Required scheduled maintenance.
 - Original Manufacturer's Equipment (OME) technical data sheets.
 - Detailed operating procedures.
 - A list of recommended spare parts and lamps.
 - Installation wiring diagrams.
 - Shop drawings
 - Installation and/or construction As-Built drawings.

- Fixture Specifications
- All lighting fixtures shall be mounted and supported in accordance with applicable safety standards and all national and local electrical codes.
 - All exterior equipment shall be rated for wet location and the IP rating of all equipment shall conform to the conditions in which the fixture is mounted.
 - Contractor shall provide fixture-mounting kits as required to suit the exact type of ceiling or condition to which they are mounted.
 - All fixtures shall be supplied with accessories as listed.
 - All remote transformers and/or ballasts are to be located as close to the fixture as possible, hidden from guest view in an accessible compartment that is well ventilated to provide heat dissipation.
 - All transformers shall be fused on the secondary side.
 - LED fixtures requiring digital communication for complete functionality shall be provided with allowances for: routing and pulling required, digital control wiring as per the manufacturer's specification; termination of digital control wiring for signal transmission; addressing, commissioning, and verification of all LED digital controls; interface with dimming and control system or building management controls as necessary.
 - Contractor to supply lamps only from approved lamp manufacturers. Approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, Venture.
 - Color filters shall be glass or dichroic unless otherwise indicated in drawings or specifications.
 - Where a specific color has not been called for in specifications, contractor shall confirm color with lighting designer prior to ordering.
 - Contractor to provide 20% additional color filters for each color and size.
 - Contractor to provide lamps for all fixtures in full cases to exceed the number required by no less than 10%.
 - Contractor to replace all burned out or inoperative lamps at the end of the construction phase prior to Test and Adjust (also known as "aiming" of "focusing") phase and once again prior to Owner occupancy or project opening.

- Dimming and Control System Specifications
- Equipment specified shall be the sole responsibility of a single manufacturer. The manufacturer shall have been producing lighting control equipment for at least ten years. In order to maintain a high standard of quality and service, the manufacturer of the complete system shall also be the manufacturer of the dimmer modules used in the system.
 - Lighting control systems required shall include all major components indicated, as well as incidental components required for proper operation.
 - All branch circuits terminating in a dimmer panel shall have a separate dedicated neutral conductor. There shall be NO common neutral conductors used for any load or branch circuit wiring from the dimmers.
 - Contractor shall be responsible for termination of line and load wires in the dimmer bank. Control conduit and control wires shall be installed by the Contractor.
 - Distributor/Contractor shall include and coordinate factory startup.
 - Contractor shall include and coordinate factory commissioning. Contractor shall notify Lighting Design Alliance of date of factory commissioning.
 - Upon completion of the installation, the system shall be completely commissioned by a factory-employed engineer. The check-out will be performed after all loads have been tested live for continuity and freedom from defects. Contractor shall verify that all control wiring has been connected and checked for proper continuity. The factory-employed engineer shall demonstrate and educate the owner's representative(s) on the system capabilities, operation and maintenance.
 - Emergency warranty repairs shall be performed by a factory trained service technician within twenty four (24) hours of notification when a system or component malfunctions during use.
 - Manufacturer shall offer upgraded warranty based upon successful field commissioning.
 - Manufacturer shall offer a renewable service contract on a year to year basis which will include parts and factory labor as well as annual training visits.
 - Manufacturer shall be capable of providing on-site service support within 24 hours anywhere in the continental USA and within 72 hours anywhere in the world, except where special visa are required.
 - Service contracts will be available for up to ten years from date of system commissioning.
 - Dimmed circuits that also control lights designated as part of emergency egress lighting are to be routed through a system that allows immediate bypass of dimmed circuit to allow lighting to come to full in emergency situations as required by local and national codes.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	SHORT DESCRIPTION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTS	LOAD TYPE	DIM TYPE	REMARKS
AL1	Stake-mounted landscape uplight with glare shield and: <ul style="list-style-type: none">Optics: adjustable 10°-60°Dimensions: 2.9"Ø x 6.3"LTransformer: remote, dimming	Landscape Uplights	WAC Lighting <ul style="list-style-type: none">Luminaire: 5011 27 BZMount: 9000-SP9-BZTransformer: 950-TRN-SS or approved MLV equal	Integral LED <ul style="list-style-type: none">CCT: 2700KCRI: 85Lumens: 50-1160	18 max.	12	LED	MLV	<ul style="list-style-type: none">Set to 8w output, medium-beam, which may be adjusted during aiming session.Conceal remote transformer in accessible, ventilated location.Uplights may be subject to curfew dimming controls - circuit accordingly.
DP1	Decorative pendant, suitable for exterior, with: <ul style="list-style-type: none">Dimensions: 28.5"H x 16.5"HRating: wet	Exterior Pendants	Hinkley Lighting <ul style="list-style-type: none">Finn 123950Z	(B) Green Creative 5.5F8110M4827/R <ul style="list-style-type: none">CCT: 2700KCRI: 92Lumens: 500Watts: 5.5Base: E12 candelabra	300 max.	120	LED	ELV	<ul style="list-style-type: none">Confirm selection and mounting height with Architect.
DW1	Decorative wall sconce, suitable for exterior, with: <ul style="list-style-type: none">Dimensions: 28.5"H x 4.75"W x 4" Proj.Rating: wet, darksky	Exterior Decorative Sconce	Hinkley Lighting <ul style="list-style-type: none">Mist 12258Z	(1) Green Creative 6GU110M4827 FL40 <ul style="list-style-type: none">CCT: 2700KCRI: 82Lumens: 550Watts: 6Base: GU10Beam: 40°	6.5	120	LED	ELV	<ul style="list-style-type: none">Confirm selection and mounting height with Architect.
DW2	Downlight wall sconce, suitable for exterior, with: <ul style="list-style-type: none">Dimensions: 4.5"H x 4.5"W x 6.7" Proj.Rating: wet, darksky	Exterior Decorative Sconce	Tech Lighting <ul style="list-style-type: none">Bowman 4 700WSBOW 4 Z LED827	Integral LED <ul style="list-style-type: none">CCT: 2700KCRI: 90+Lumens: 696	17.8	120/277	LED	ELV	<ul style="list-style-type: none">Confirm selection and mounting height with Architect.
FS1	Downlight wall sconce, suitable for exterior, with: <ul style="list-style-type: none">Dimensions: 4.5"H x 4.5"W x 6.7" Proj.Rating: wet, darksky	Trellis Downlights	Tech Lighting <ul style="list-style-type: none">Bowman 4 700WSBOW 4 Z LED827	Integral LED <ul style="list-style-type: none">CCT: 2700KCRI: 90+Lumens: 696	17.8	120/277	LED	ELV	<ul style="list-style-type: none">Confirm selection and mounting height with Architect.
GH1	Ingrade uplight with: <ul style="list-style-type: none">Optic: adjustable 15°-60°Trim: 4.625" round, bronzeRecessed Depth: 6.25"Accessory: concrete pour kit, where neededRating: outdoorDriver: integral, onboard dimming and beam adjustment	Ingrade Uplights - SP	WAC Lighting <ul style="list-style-type: none">Luminaire: 5032 30 BZConcrete Pour Kit: 5030-PIP-PVC (if needed)	Integral LED <ul style="list-style-type: none">CCT: 3000KCRI: 85Lumens: 65-515	11.5 max.	120	LED	NON (onboard)	<ul style="list-style-type: none">Set to 7w output, 15° beam, which may be adjusted during aiming session.Confirm mounting conditions prior to ordering.Uplights may be subject to curfew dimming controls - circuit accordingly.
GH2	Ingrade uplight with: <ul style="list-style-type: none">Optic: adjustable 15°-60°Trim: 4.625" round, bronzeRecessed Depth: 6.25"Accessory: concrete pour kit, where neededRating: outdoorDriver: integral, onboard dimming and beam adjustment	Ingrade Uplights - FL	WAC Lighting <ul style="list-style-type: none">Luminaire: 5032 30 BZConcrete Pour Kit: 5030-PIP-PVC (if needed)	Integral LED <ul style="list-style-type: none">CCT: 3000KCRI: 85Lumens: 65-515	11.5 max.	120	LED	NON (onboard)	<ul style="list-style-type: none">Set to 12w output, 60° beam, which may be adjusted during aiming session.Confirm mounting conditions prior to ordering.Uplights may be subject to curfew dimming controls - circuit accordingly.
PH1	12" exterior light column with: <ul style="list-style-type: none">Optics: 40° downlightDimensions: 12H x 8" ØDriver: integral, dimming	Pedestrian Pole Light	Tech Lighting <ul style="list-style-type: none">Turbo Light Column 700OCTUR 630 12 40 Z UNV 1 S	Integral LED <ul style="list-style-type: none">CCT: 3000KCRI: 80Lumens: 2100	28	120-277	LED	0-10V	<ul style="list-style-type: none">Confirm selection with Architect.Provide concrete base as needed.
RD1	Recessed LED downlight, suitable for exterior, with: <ul style="list-style-type: none">Housing: new constructionOptic: 25°Bevel: black, 4.625"Ø with regressed lensTrim: flangedCeiling Thickness: 0.5"-1.5"Recessed Depth: 4"Driver: integral, dimming	Recessed Downlights	Aculux <ul style="list-style-type: none">InitialHousing: INIT3 D Ø8LM 27K 90CRI 25D FPC 120Trim: NT3DBV BD BL5F WSOL	Integral LED <ul style="list-style-type: none">CCT: 2700KCRI: 90+Lumens: 854	8	120	LED	TRIAC	<ul style="list-style-type: none">Confirm trim and finish.
SS1	Surface mounted LED tapelight with: <ul style="list-style-type: none">Optics: 120° downlightMounting: flat channel, wallLens: frosted whiteDimensions: 1.4"H x 1.7"WMax Continuous Run: 50'Field Cuttable: 4" OCDriver: remote, dimming	Exterior Tapelight	Kelivx <ul style="list-style-type: none">Max 200 (Outdoor)Tape: JMX27K-WR-24VChannel: CH219N-2-WH-CP-ECDriver: HLV96	Integral LED <ul style="list-style-type: none">CCT: 2700KCRI: 90+Lumens: 2200ft	1.9 /ft	24	LED	MLV	<ul style="list-style-type: none">Do not dimension lengths from lighting documents.Install end-to-end with no visible gaps between fixtures.Provide all necessary mounting and cording hardware for a complete installation.Conceal remote driver in ventilated, accessible location.

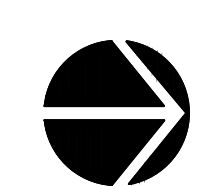
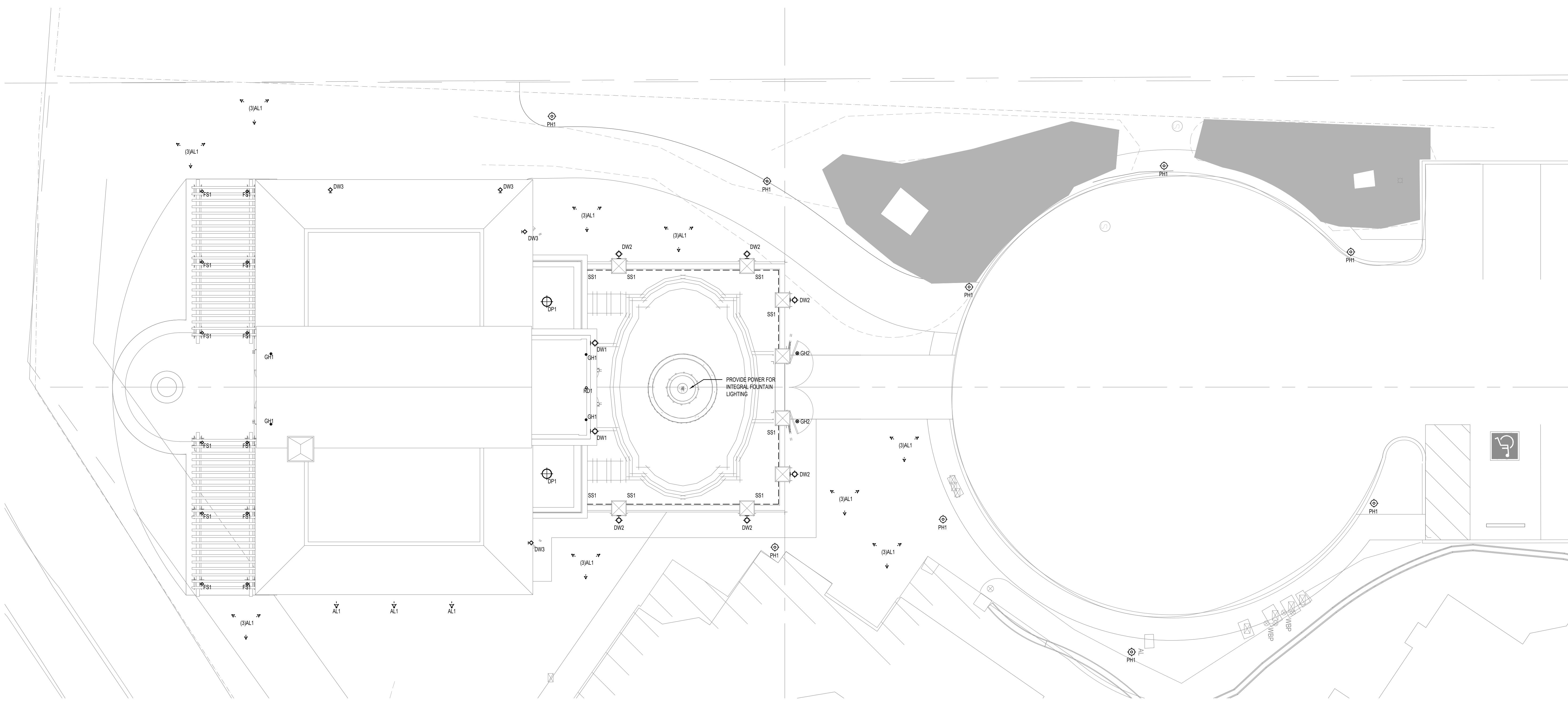
SHEET INDEX

Sheet Number	Sheet Title
LD-0.1	GENERAL NOTES AND SCHEDULE
LD-2.1	SITE LIGHTING PLAN
LD-2.2	HORIZONTAL PHOTOMETRIC PLAN
LD-2.3	VERTICAL PHOTOMETRIC PLAN

GENERAL NOTES AND SCHEDULE

Date

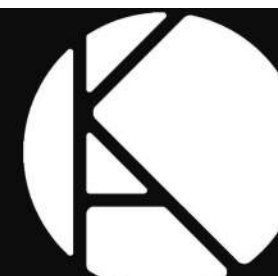
Aug 1, 2022



SITE LIGHTING PLAN

Scale
1/8" = 1'-0"

Date
Aug 1, 2022



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Casa Grande at Privado Villas

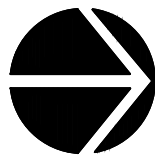
7575 East Princess Drive Scottsdale AZ 85255

LD-2.1



Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	30	AL1	Single	WAC Lighting 5011 27 BZ	0.850	567	17.7	531	0
	2	DP1	5 @ 72 Degrees	Hinkley Lighting 12395OZ	0.850	546 (lamp)	5.14 (lamp)	51.4	12
	2	DW1	Single	Hinkley Lighting 1225BZ	0.850	592 (lamp)	5.9 (lamp)	11.8	8
	10	DW2	Single	Tech Lighting 700WSBOW 4 Z LED827	0.850	700	17.9	179	6.5, 9
	12	FS1	Single	Tech Lighting 700WSBOW 4 Z LED827	0.850	700	17.9	214.8	9
	4	GH1	Single	WAC Lighting 5032-30BZ A122915	0.800	464	11.2	44.8	0
	2	GH2	Single	WAC Lighting 5032-30BZ A122915	0.800	464	11.2	22.4	0
	9	PH1	Single	Tech Lighting 700OCTUR12SCIUNV830C	0.850	4516	60.4	543.6	12
	1	RD1-8lm	Single	Aculux INIT3 D 08LM 27K 90CRI 25D EZ1 MVOLT NT3DBV BD	0.850	530	7.7	7.7	18
	69	SS1	Single	Kelvix MX27K-WR-24V	0.850	319	2.09	144.21	7

Calculation Summary				
CalcType	Units	Avg	Max	Min
Illuminance	Fc	0.76	67.4	0.0

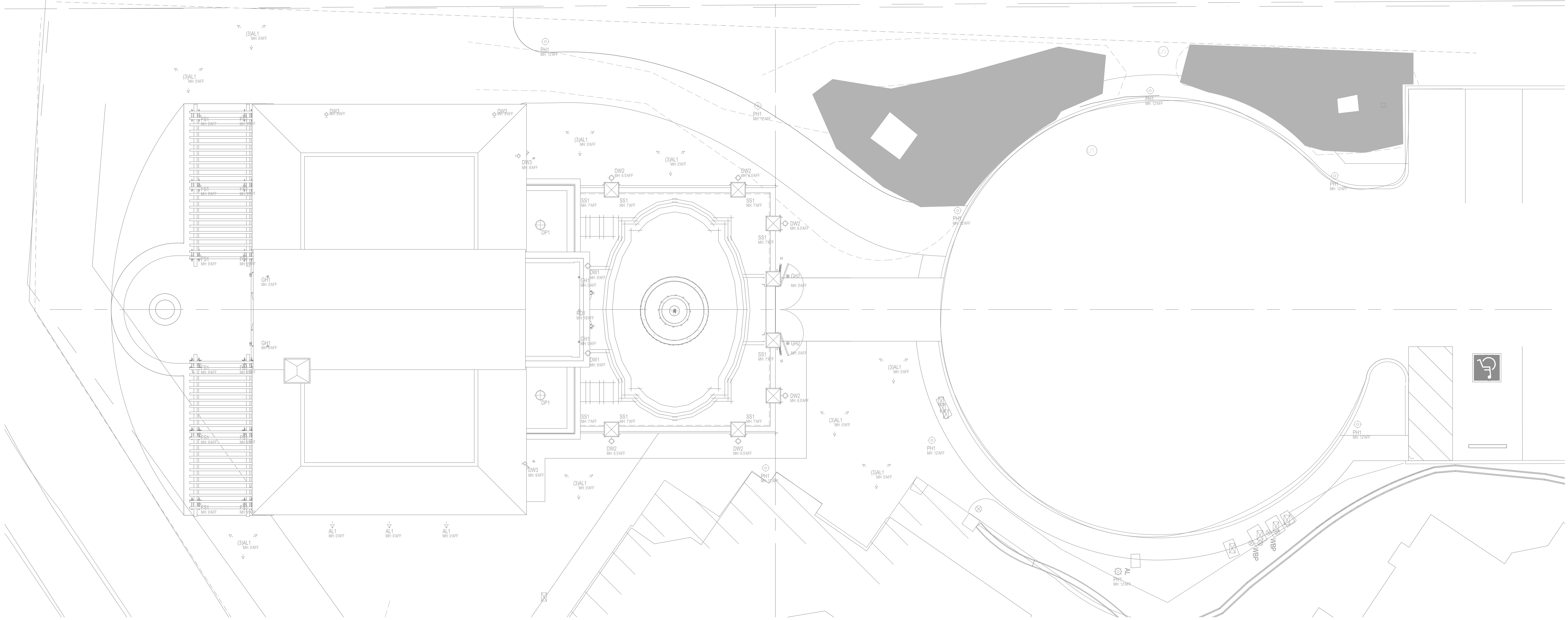


HORIZONTAL
PHOTOMETRIC PLAN

ScaleDate

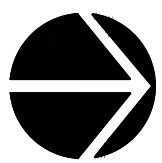
1/8" = 1'-0"Aug 1, 2022

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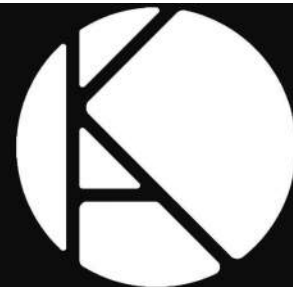
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	30	AL1	Single	WAC Lighting 5011 27 BZ	1.000	567	17.7	531	0
	2	DP1	5 @ 72 Degrees	Hinkley Lighting 12395OZ	1.000	546	5.14	51.4	12
	2	DW1	Single	Hinkley Lighting 1225BZ	1.000	592	5.9	11.8	8
	10	DW2	Single	Tech Lighting 700WSBOW 4 Z LED827	1.000	700	17.9	179	6.5, 9
	12	FS1	Single	Tech Lighting 700WSBOW 4 Z LED827	1.000	700	17.9	214.8	9
	4	GH1	Single	WAC Lighting 5032-30BZ A122915	1.000	464	11.2	44.8	0
	2	GH2	Single	WAC Lighting 5032-30BZ A122915	1.000	464	11.2	22.4	0
	9	PH1	Single	Tech Lighting 700OCTUR12SCIUNV830C	1.000	4516	60.4	543.6	12
	1	RD1-8lm	Single	Aculux INIT3 D 08LM 27K 90CRI 25D EZ1 MVOLT NT3DBV BD	1.000	530	7.7	7.7	18
	69	SS1	Single	Kelvix MX27K-WR-24V	1.000	319	2.09	144.21	7

Calculation Summary				
CalcType	Units	Avg	Max	Min
Illuminance	Fc	0.01	0.1	0.0



VERTICAL PHOTOMETRIC PLAN

Scale Date
1/8" = 1'-0" Aug 1, 2022



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Casa Grande at Privado Villas

7575 East Princess Drive Scottsdale AZ 85255

LD-2.3