

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 6, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

The Miller
5-DR-2022

Request for approval of a new multi-family development consisting of 148 dwelling units in one six-story building and associated amenities, as well as approval of Public Art locations, on a +/- 1.2-acre site.

SUMMARY

Staff Recommendation

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

Items for Consideration

- General conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Site is located at gateway to Old Town (from Miller Road)
- Public pedestrian refuge at intersection of Miller & 6th Avenue (1-ZN-2021)
- Infrastructure to be upgraded as needed by developer to accommodate project intensity
- Public comment received

BACKGROUND

Location: 7570 E. 6th Avenue

Zoning: Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO)

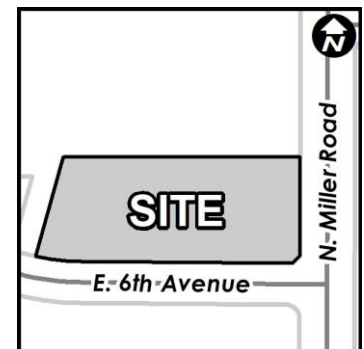
Adjacent Uses

North: Mixed-Use Commercial Center, consisting of several single-story buildings originally constructed in the 1970s

East: Multi-family Residential, consisting of two-story townhomes originally constructed in the 1960s

South: Office, consisting of several two-story buildings originally constructed in the 1980s

West: Retail/Personal Service, consisting of one single-story building



Property Owner

Weingarten Realty

Applicant

Rich Barber, ORB Architecture, LLC
602 957 4530

Architect/Designer

Orb Architecture LLC

Engineer

Kimley Horn

DEVELOPMENT PROPOSAL

The project site is presently occupied by a single-story building (now vacant) and surface parking. The applicant proposes to demolish the building and parking to make way for a new multi-family development. No surface parking is proposed; all parking is proposed to be provided in 3 levels of underground parking. Access to the parking garage is proposed off E. 6th Avenue, with secondary access for refuse collection proposed off the drive aisle abutting the west edge of the site. Pedestrian improvements include a new 6-foot-wide sidewalk detached from street curb along E. 6th Avenue, a new 5-foot-wide sidewalk along the west edge of the site to connect pedestrians to the commercial center, a new 5-foot-wide sidewalk along the north edge of the site, also to connect residents and pedestrians to the commercial center, and a public pedestrian refuge at the intersection of N. Miller Road and E. 6th Avenue.

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 compliance with the International Green Construction Code (IgCC), exaggerated roof overhangs to provide shading for windows and balconies below, high-performance glass for windows and balcony doors to mitigate internal solar heat gain and low water-use landscaping.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Maza (aka The Miller) development proposal per the attached stipulations, finding that the Character and Design Element of the Old Town Character Area Plan, goals and policies of the Old Town Scottsdale Urban Design and Architectural Guidelines and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Greg Bloemberg
Project Coordination Liaison
480-312-4306 gbloemberg@ScottsdaleAZ.gov

APPROVED BY



Greg Bloemberg, Report Author

9/15/2022

Date



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

9/27/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Refuse Plan
10. Site Ventilation Plan (for sub-grade garage)
11. Public Art Location Plan
12. Landscape Plan
13. Building Elevations (color)
14. Enlarged Building Elevations (stair towers)
15. Perspectives
16. Materials and Colors Board
17. Lighting Site Plan
18. Exterior Photometrics Analysis
19. Exterior Lighting Cutsheets
20. Community Involvement



Context Aerial

5-DR-2022



Close-up Aerial

5-DR-2022

The Miller

DRB Project Narrative

5-DR-2022



PREPARED FOR

Toll Brothers

PREPARED BY

ORB Architecture, LLC

TABLE OF CONTENTS

	Page
Development Team	3
Site Information	4
Project Overview	9
Architectural Character, Landscaping, and Site Design	10
Ingress, Egress, On-Site Circulation, Parking, and Pedestrians	12
Mechanical and Utility Equipment	13
Old Town Scottsdale – Urban Design & Architectural Guidelines (UDAG)	13
Location of Artwork	14

DEVELOPMENT TEAM

Developer

Toll Brothers

Todd Bowden
480-313-4034
tbowden@tollbrothers.com



Zoning Attorney

Berry Riddell

John V. Berry, Esq. / Michele Hammond
480-385-2727
jb@berryriddell.com
mh@berryriddell.com



Architect

ORB Architecture

Rich Barber
602-957-4530
rab@orbarch.com



Architect

Heibrid Architecture

Larry Heiny / Jonathan Heilman
602-330-2611
lheiny@heibrid.com



Civil Engineer

Kimley-Horn

Steve Haney, PE
602-944-5500
steve.haney@kimley-horn.com



Traffic Engineer

Lokahi Group

Jamie Blakeman, PE PTOE
480-536-7150 x200
jamie@lokahigroup.com



Outreach Consultant

Technical Solutions

Susan Bitter Smith
602-957-3434
sbsmith@techincalsolutionsaz.com



SITE INFORMATION

Location:

- 7570 E. 6th Avenue
- Northwest corner of 6th Avenue and Miller Road
- APN: 173-40-008D

Property Size:

- Total Site Area:
 - 1.70+/- gross acres (74,025+/- s.f.)
 - 1.27+/- net acres (55,064+/- s.f.)

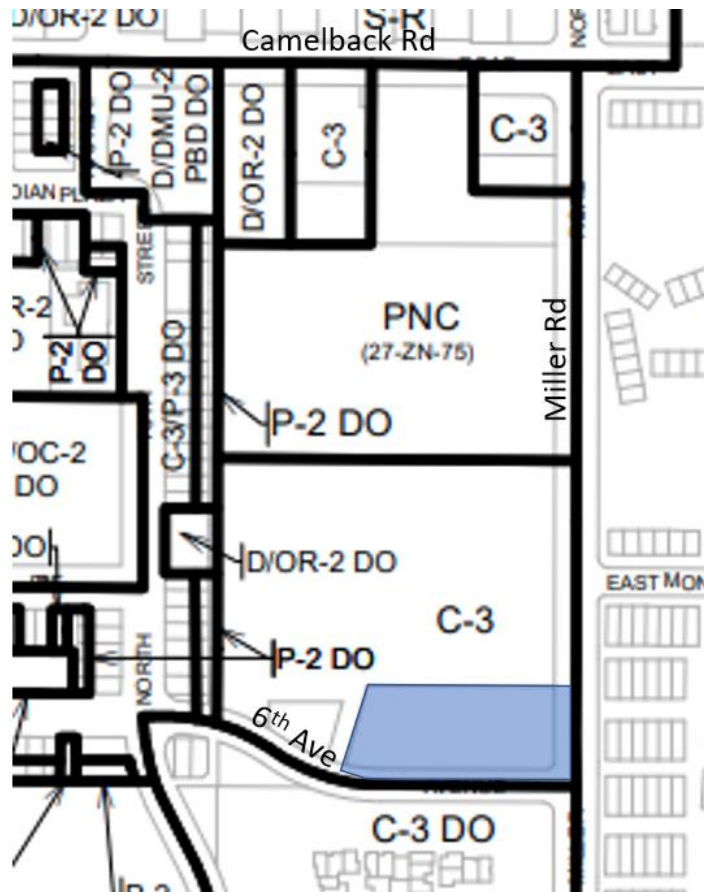
Current Zoning

- C-3 (Highway Commercial)

Proposed Zoning

- D/DMU-Type 2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay)

Current Zoning Map



Context Aerial – Existing Site



Proposed Site Plan



Existing Site Condition – Miller Road



Existing Site Condition - 6th Avenue



PROJECT OVERVIEW

Development Request

Toll Brothers is proposing a new boutique-residential development consisting of approximately 148+/- residences in Old Town. The site is adjacent to the Camelback Miller Plaza neighborhood shopping center anchored by Sprouts and the home of multiple small businesses. The site is currently occupied by a vacant restaurant building with drive-thru and surface parking (formerly Rosati's Pizza, Sweet Home Chicago, Chances Are and bank). It is no secret that traditional retail centers and local small businesses continue to struggle due to the increasing usage of Amazon deliveries and online shopping. These challenges for local small businesses have only increased over the last year with the COVID-19 pandemic. Given that, creative solutions need to be provided to keep our local small businesses alive and thriving. The surrounding context includes retail uses in the Camelback Miller Plaza (Sprouts, TJ Maxx, and PetSmart along with several retail/personal service tenant spaces) to the north and west, Plaza Codorniz Offices to the south, and Casa Granada townhomes to the east. The synergy of uses between the proposed residential and existing adjacent commercial retail will bolster the economic vitality of the area bringing high income residences literally to the front door of these small business. The request complies with the Old Town Character Area Plan and General Plan.

The request includes an increase in base building height through the special public improvement bonus provisions set forth in the Zoning Ordinance (Sec. 7.1200) from 66 feet to 76 feet (including mechanical) and an increase in density from 50 dwelling units/acre ("du/ac") to 87 du/ac resulting in 148 total residences for the proposed residential community. The special public improvement bonus requirement will be satisfied through the implementation of **Scottsdale's first** attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale.

The Miller does not exceed the PBD base 1.4 gross floor area ratio ("GFAR") for non-residential square footage. The request includes amended development standards as described in the Planned Block Development section below. However, there will be no amended development standards proposed along the Old Town Boundary edge (Miller Road).

The proposed development will exceed parking code requirements to provide ample guest parking for the residents with 182 parking spaces required and 233 parking spaces provided: 51 surplus parking spaces for a ratio of 1 guest space for every 3 residences. Resident amenities include a fitness studio, clubroom, balconies/patios, a landscaped courtyard, and swimming pool.

The Miller will help revitalize and energize adjacent retail and service-related land uses in the Camelback Miller Plaza and Old Town. The Property is located on the eastern edge of Old Town and less than one-half mile west of the Indian Bend Wash greenbelt, which makes it ideally situated for residential redevelopment. The proposed development will provide additional housing in Old Town complemented by nearby cultural venues, employment, recreation, retail, and support services.

Charles Miller Inspiration

The Miller is named after Charles Miller (of “Miller” Road) and pays homage to his historical impact on the City of Scottsdale.

Charles Miller 1862 -1923

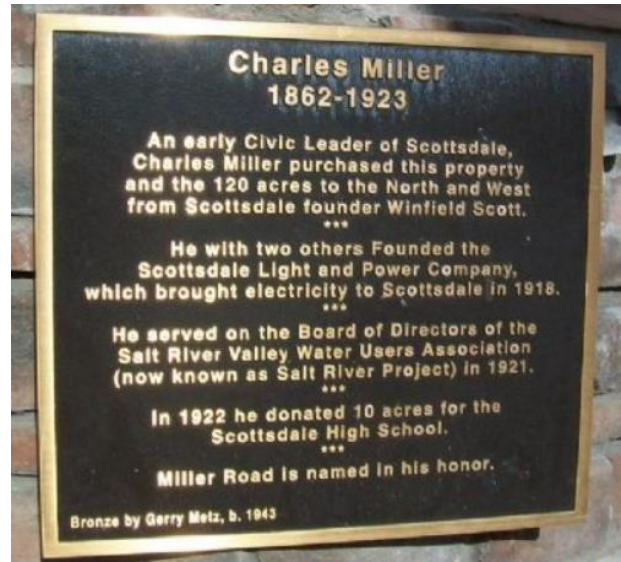
An early Civic Leader of Scottsdale, Charles Miller purchased this property and the 120 acres to the North and West from Scottsdale founder Winfield Scott.

He with two others Founded the Scottsdale Light and Power Company, which brought electricity to Scottsdale in 1918.

He served on the Board of Directors of the Salt River Valley Water Users Association (now known as Salt River Project) in 1921.

In 1922 he donated 10 acres for the Scottsdale High School.

Miller Road is named in his honor.



*Charles Miller Historical Marker and Statue
NWC of Indian School & Miller Road*

About the Builder

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

With a major presence in Scottsdale, Toll Brothers is a publicly owned, Fortune 500 company that has been building luxury communities across the nation for over 50 years. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the *Fortune* Magazine "World's Most Admired Companies®" list. Toll Brothers also has been honored as national Builder of the Year by *Builder* magazine and was twice named national “Builder of the Year” by *Professional Builder* magazine. Building upon their commitment to excellence, Toll is excited to bring forward The Miller residential community with Scottsdale’s **first ever** attainable housing component in the heart of Old Town.

SITE INFORMATION

The Property is currently occupied by a vacant restaurant building with drive-thru and surface parking surrounded by a variety of retail and support services, office and multifamily residential. Beyond the immediately adjacent context, the Property is located within close range of numerous cultural venues, employment, and service-related business, and is within proximity to two of Scottsdale's largest employers, HonorHealth and the City of Scottsdale. This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. This site is ideally situated in a downtown setting that offers all the ingredients for a successful residential community in a mixed-use setting. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. By creating a comfortable and inviting pedestrian experience along the adjacent streets, The Miller will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, employment, and cultural destinations. Additionally, the Indian Bend Wash (a multi-use path network) is located less than one-half mile directly east of the site and the Arizona Canal Trail is located approximately one-half mile to the northwest.

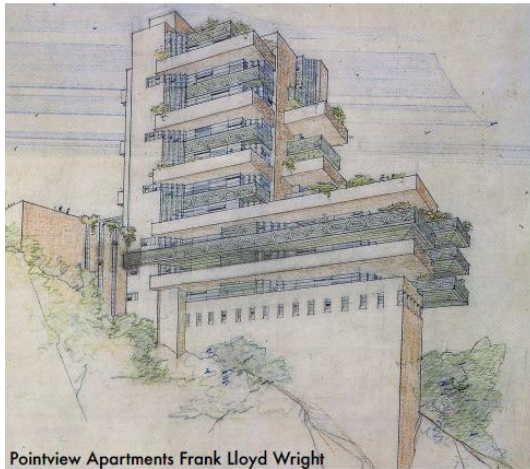
The proposed building and site design encourage residents and visitors to utilize Old Town for their everyday dining, social interaction, recreational, and cultural needs. In addition to the adjacent Camelback Miller Plaza, residents will be within walking distance of significant destinations such as the Museum of the West (MOW), Marshall Way and Main Street galleries, Scottsdale Artists School, Scottsdale Museum of Contemporary Art (SMOCA), Scottsdale Center for Performing Arts, Scottsdale Historical Museum, Scottsdale Stadium, Scottsdale Fashion Square Mall and The Waterfront.

PROJECT OVERVIEW

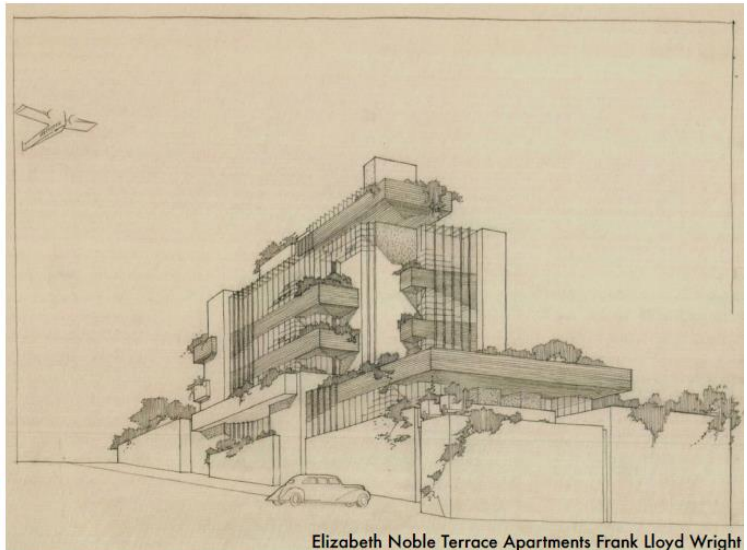
The redevelopment of this site from an underutilized, vacant property to a synergistic residential community promotes the live-work-play philosophy given the surrounding context and well-established mixed-use setting. The request includes the implementation of Scottsdale's first attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale. The Miller strives to improve the quality of Scottsdale's lifestyle by enhancing existing and future neighborhoods and meeting the broader goals of the community.

ARCHITECTURAL CHARACTER, LANDSCAPE, AND SITE DESIGN

Design Inspiration



Pointview Apartments Frank Lloyd Wright



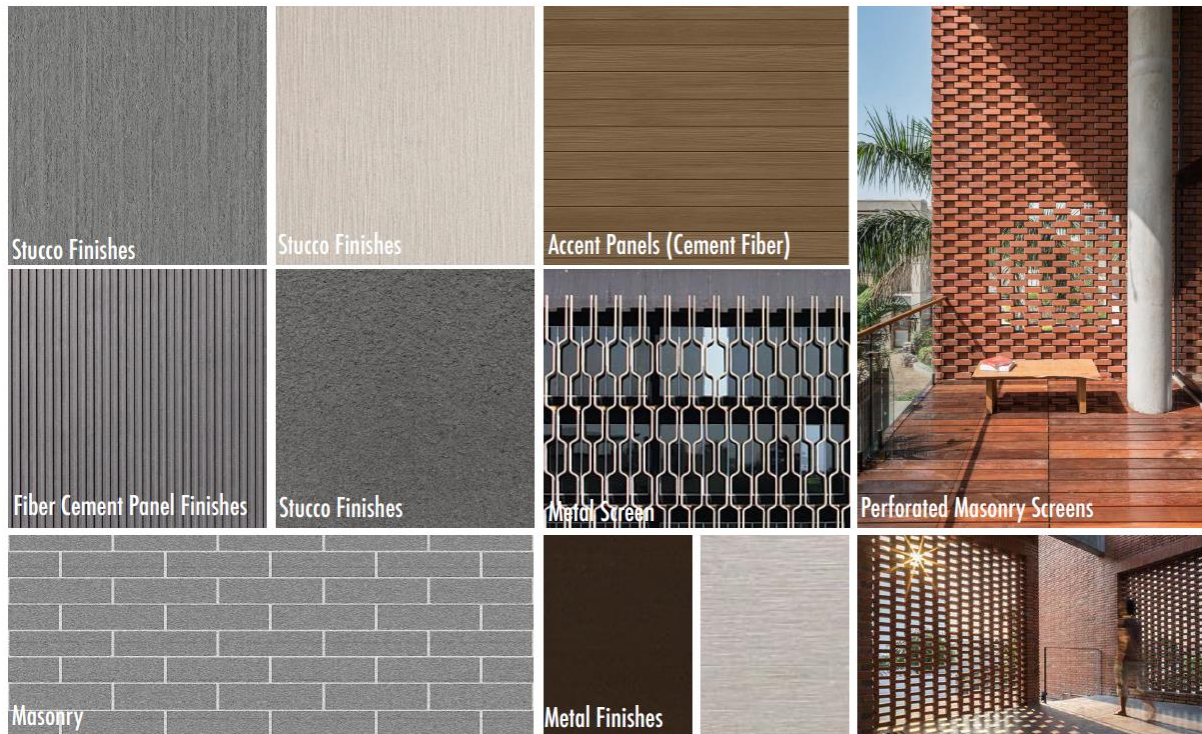
Elizabeth Noble Terrace Apartments Frank Lloyd Wright



Ayn Rand Cottage Studio Frank Lloyd Wright

The proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and Scottsdale's Old Town urban context. The building will utilize a combination of masonry, stucco, cement fiber board, and metal accents among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes with the use of lighter tones as accents bringing additional visual interest to the design. And unlike the "typical" multifamily design, The Miller, accentuates the horizontal lines to reinforce its relationship to the environment.

Conceptual Material Palette



The Miller contributes towards the pedestrian oriented Old Town atmosphere with activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, landscape shaded walkways, increased open space, and enhanced hardscape design. Lighting will be incorporated in a manner that strengthens the unique design of the project while maintaining safety for pedestrians.



The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. Plant selection and thoughtful planting design will allow the development to use water efficiently throughout the site.

Lighting will be designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the Old Town setting.

INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS

The Miller will utilize 3.5 levels of subterranean parking accessed via a ramp off 6th Street to the south. A 10' pedestrian buffer zone between the back of sidewalk and the start of the ramp has been provided for pedestrian safety. Speed bumps at the top and bottom of the ramp have also been provided for traffic calming. A public Pedestrian Plaza with artwork/shade structure has been provided at the southeast corner of the site. Access to the building lobby and leasing center is also located directly off this plaza.

MECHANICAL AND UTILITY EQUIPMENT

All rooftop mechanical equipment will be fully screened with screen walls that are designed to match the architectural character of the buildings architecture. Roof mechanical screen wall details have been included with this submittal. Electrical SES panels have been located inside the garage below grade at levels P1.0 and P1.5. Transformers for the building have also been enclosed with walls and access gates for service. Refuse and trash compactor is located within the building with pick up at the northwest corner of the building.

OLD TOWN SCOTTSDALE

The Downtown supports a variety of major employment and service related uses including, but not limited to, multiple story residential, office, tourist accommodations, commercial retail, and support services consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping older properties is a critical part of the economic vitality of the community as it matures. Thus, the proposed redevelopment of the site is essential for the continuing economic growth and sustainability of the City as a whole and area small businesses.

The proposed residential development will further strengthen Old Town's urban environment and 7-day a week, mixed-use character by integrating additional housing options into the downtown core with well-established commercial, cultural, and employment land uses. Please refer to CD Goal 1 under the General Plan discussion above regarding the specific design elements that will bring a vibrant, interactive urban development to the Property.

The Miller will allow for greater flexibility with the development standards for the Property. Redevelopment and revitalization of a boutique residential community brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, public art, placemaking and underground parking.

LOCATION OF ARTWORK

As required by the PBD, contributions to the Cultural Improvements Program include original works of art valued at one (1) percent of the applicable building valuation at the time of permitting in accordance with Zoning Ordinance Sec. 7.1000 currently estimated at approximately \$400,000. Artist Kevin Berry has been selected to fulfill this requirement onsite by drawing inspiration from, and paying homage to, Charles Miller with a theme centered around electricity and water.

Scottsdale's Public Art's support for Stage 2-Final Art Plan and Design for the public art plan developed by Toll Brothers was approved at their meeting on May 11, 2022. The proposed design and approval letter have been included with this DRB submittal.

Kevin Berry Artwork Examples



DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *The Character & Design Chapter of the Old Town Scottsdale Character Area Plan places importance on the character created by new building design, and how it may address adjacent development (Goals CD1 and CD 9). More specifically, the Old Town Scottsdale Character Area Plan states that development should sensitively transition between Development Types and the Old Town boundary (Goal CD 2 and associated policies). The subject site is on the eastern edge of Old Town and is in proximity to low-scale commercial (Camelback Miller Plaza), office (Plaza Codorniz), and residential (Casa Granada). The proposal includes a site plan that orients the building with its shortest end facing east toward the Old Town boundary and existing residential. The proposal includes building massing that transitions away from both Miller Road (the Old Town boundary) and 6th Avenue. Furthermore, the applicant has incorporated architectural relief and change in building materials to further segment and transition building massing.*
 - *The Old Town Scottsdale Character Area Plan addresses the importance of the pedestrian environment and how interaction with open spaces – and landscaping – can enhance such (Policies CD 1.5, CD 3.2, CD 4.1, CD 4.3, Goal CD 6, CD 7, M 1, and M 2). The applicant’s Development Plan addresses the pedestrian environment, open space areas, and landscaping:*
 - **Pedestrian Environment** – *The applicant proposes to utilize existing as well provide new pedestrian sidewalk improvements – integrating such with the adjacent shopping center. Shade will be provided via landscaping improvements and integrated shade elements. Special design attention will be needed regarding the relationship of the garage entrance to the pedestrian realm on 6th Avenue.*
 - **Open Space** – *A large swath of open space is programmed to occur along the south-side of the building along 6th Avenue, to provide buffering between the sidewalk and the building frontage. The applicant states that such open space will include “sustainable, low water use landscape improvements, shade trees, shade elements, hardscape, outdoor furniture and seating spaces, public art, and integrated infrastructure”.*
 - **Landscaping** - *The applicant states that a variety plants of differing color, texture, and shade will be utilized throughout the pedestrian environment. In review of the Development Plan, the applicant provides a specific, cohesive plant palette for use in streetscaping, plaza spaces, and other open space areas.*
 - *The Old Town Scottsdale Character Area Plan (Character & Design Chapter, Policies CD 5.5, CD 6.3, and CD 9.4; Mobility Chapter, Policy M1.3; and, the Arts & Culture Chapter) focuses on the importance of public art as a cultural and place-making amenity. Throughout the submitted Development Plan, it is noted that the importance of arts and culture will be realized as a result of this plan– remarking that such design and placement will be submitted with a future Development Review Board application. The applicant intends to work with artist Kevin Berry – who has created public art pieces throughout Scottsdale’s Old Town – to provide onsite public art.*

- *Lighting within Old Town is important as it can provide a safe and inviting environment for all (Goal CD 8). The Development Plan states that, "lighting will be utilized to provide appropriate levels for wayfinding and building accent while respecting the existing Old Town environment." Furthermore, the Development Plan provides generalized direction related to future lighting utilized throughout the project, ensuring consistency throughout.*
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 that the architectural character, site layout and landscape design will respect the unique climate and vegetation, and Scottsdale's Old Town urban context. The building will utilize a combination of masonry, stucco, cement fiber board and metal accents among other durable materials. In addition to the stepped building form, building massing will be mitigated by varied fenestration patterns and a combination of recessed and cantilevered balconies. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes with the use of lighter tones as accents; bringing additional visual interest to the design. Unlike "typical" multi-family design, the Miller accentuates the horizontal lines to reinforce its relationship with the environment. The project contributes to the pedestrian-oriented Old Town atmosphere with activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages, maintaining context appropriate building massing, pedestrian-scale architectural elements/overhangs, shaded walkways, open space and enhanced hardscape.*
 - *Staff finds that this project will introduce a more contemporary design to an area that consists primarily of more traditional architectural styles from the 1970s and 1980s. While the proposed design is a departure from most of the surrounding development, a recent remodel to the pad building just north of the project site also utilized a more contemporary style, so it is not unprecedented for the area. Design for the east and south facades of the building mitigates monotony through the use of deep recessing and stepbacks. The north and west facades are less prominent in terms of visibility and as such do not incorporate the same recessing and stepbacks, though this is mitigated through the use of varying materials and finishes. The project will comply with the International Green Construction Code (IgCC), incorporate exaggerated roof overhangs to provide shading for windows and balconies below, utilize high-performance glass for windows and balcony doors to mitigate internal solar heat gain and utilize low water-use landscaping; thus responding favorably to the Sonoran Desert environment.*
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 that the project will utilize 3.5 levels of subterranean parking accessed via ramp from 6th Avenue. A 10-foot pedestrian buffer zoned between the back of sidewalk and*

start of the ramp, as well as speed bumps at the bottom and top of the ramp, are being provided to allow vehicles exiting the garage to see any pedestrians that may be walking in front of the garage entrance, and force drivers to slow down as they exit; thus providing an element of pedestrian safety. A public pedestrian plaza with artwork/shade structure is provided at the southeast corner of the site.

- *Staff finds that pedestrian circulation is significantly enhanced with this project. Sidewalks on both streets will be widened and separated from back of street curb by landscaping to protect pedestrians. Additionally, a much-needed pedestrian connection is proposed along the west edge of the project site to provide a safer means of connection from the street to the commercial businesses in the center to the north. The new sidewalk will connect with an existing sidewalk on the west side of the drive aisle by way of a delineated crosswalk. Staff initially had concerns about the locations for garage vents, as they were proposed in close proximity to the street sidewalk on 6th Avenue. In response, the applicant proposes walls around the vents to provide better concealment, which should also mitigate any heat or noise emanating from the vents.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states that all rooftop mechanical equipment will be fully screened with screen walls designed to match the architectural character of the building. Electrical SES panels have been located within the garage, rather than on a building façade. Transformers are enclosed with walls and access gates for service.*
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.
- *The applicant states that the proposed residential development will further strengthen Old Town's urban environment and 7-day-a-week, mixed-use character by integrating additional housing options into the downtown core with established commercial, cultural and employment land uses. Redevelopment and revitalization into a boutique residential community brings a wide range of amenities including enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, Public Art, placemaking and underground parking.*
 - *This site abuts the Downtown boundary (Miller Road). As such, mitigation of massing is critical to maintaining contextual compatibility. The applicant did not propose an amendment to the required setback along Miller Road during the zoning process, thus demonstrating compliance with ordinance requirements for transition of height. Staff finds the project responds favorably to the following objectives of the OTSUDAG:*

- *“Strengthen pedestrian character and form new pedestrian linkages to create a walkable, human-scale environment.”*
- *“Create high quality, human-scale, downtown architecture that is influenced by the local and regional culture, climate and Sonoran Desert landscape.”*
- *“Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.”*
- *“Encourage property improvements, new development and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors and businesses.”*

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.
- *The applicant states that, as required by the PBD, contributions to the Cultural Improvements Program include original artwork valued at once percent (1%) of the building valuation (roughly \$400,000). Artist Kevin Berry has been selected to fulfill this requirement onsite by drawing inspiration from, and paying homage to, Charles Miller with a theme centered around electricity and water.*
 - *Staff confirms the proposed art locations do not obstruct pedestrian circulation or conflict with any existing or proposed utilities, and the proposed art is conveniently located to allow access to the public. The art feature near the intersection on Miller & 6th Avenue does not create any public safety concerns from a traffic visibility perspective, as it will be located outside the required Corner Safety Triangle.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. No. 1) and zoned C-3. Case 1-ZN-2021, approved on 10/21/21, rezoned the site to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO). In addition to the change in zoning, a development plan was approved outlining the general characteristics of the proposed development, including amended development standards.

Community Involvement

With the zoning case, staff notified all property owners within 750 feet of the site and the site is posted with the required signage. Per the applicant's Citizen Review & Neighborhood Involvement Report, the applicant team has been communicating with neighboring property owners, HOA's and community members by telephone, one-on-one meetings and door-to door outreach since September of 2020. Over 530 residential neighbors and 80 nearby businesses were contacted. Additionally, the applicant team held a virtual open house from 1/29/2021 to 2/2/2021. There were 82 views on the website set up for the virtual open house, and the applicant team subsequently received 5 emails and 5 phone calls. Calls and emails were mostly supportive with questions regarding parking, traffic, the possibility of short-term rentals and the timing of public hearings. Staff has received public comment on this case and the correspondence is included in this report.

With the submittal of this application, staff notified all property owners within 750 feet of the site and the site is posted with the required signage. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one written comment regarding the proposal (refer to Attachment #20).

Context

Located at the NWC of Miller Road & 6th Avenue, the site is situated in an area with a diverse mix of uses and architectural styles. The site is presently occupied by a single-story building (now vacant) that was originally home to a bank and later various restaurant uses. Most of the development around the site was constructed between the 1960s and 1980s and is relatively low intensity, except for the shopping center to the north. The nearest development of similar intensity is a residential condominium complex located approximately 400 feet south that is 5 stories, with a building height of +/- 60 feet and 23.5 dwelling units per acre (du/ac). Please refer to context graphics attached.

Project Data

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: 74,025 square feet / 1.6 acres (gross)
55,064 square feet / 1.2 acres (net)
- Building Height Allowed: 76 feet (inclusive of rooftop appurtenances; 1-ZN-2021)
- Building Height Proposed: 75 feet 7 inches (inclusive of rooftop appurtenances)
- Parking Required: 228 spaces
- Parking Provided: 233 spaces (includes 1 guest space for every 6 units)
- Open Space Required: N/A
- Open Space Provided: 15,725 square feet
- Number of Dwelling Units Allowed: 148 units (1-ZN-2021)
- Number of Dwelling Units Proposed: 148 units

- Density Allowed: 87 dwelling units per acre (1-ZN-2021)
- Density Proposed: 87 dwelling units per acre

**Stipulations for the
Development Review Board Application:
The Miller
Case Number: 5-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 consistent with the building elevations submitted by ORB Architecture, with a city staff date of 8/10/2022
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by ORB Architecture, with a city staff date of 9/6/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, with a city staff date of 8/10/2022.
 - d. The case drainage report submitted by Kimley-Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horn and approved with notes, to be addressed by property owner with submitted construction plans, by the Water Resources Department.
 - f. The Refuse Plan submitted by ORB Architecture with a city staff date of 9/1/2022.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 1-ZN-2021.

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:

Ordinance

- C. With the final plan submittal, the applicant shall submit information and details demonstrating compliance with the International Green Construction Code (IgCC).

DRB Stipulations

2. With the final plan submittal, the applicant shall provide details for the extended edge slabs shown on the building elevations and perspectives. These edge slabs shall extend past the edge of the window(s) and w
3. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
4. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- D. The proposed pedestrian refuge at the southeast corner of the site shall be a minimum of 800 square feet.

DRB Stipulations

5. Prior to issuance of any building permit for the development project, other than demolition, the property owner shall submit plans and receive approval to construct all refuse infrastructure in conformance with the staff approved refuse plan, sheet A1.10.1d prepared by ORB dated 08/08/2022.
6. Prior to installation, a maintenance agreement shall be executed and approved by City staff for the proposed custom paving at the garage entrance, located in the public right-of-way.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage Plan Application and obtain a permit to remove any mature trees from the site.

DRB Stipulations

7. Landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
8. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

DRB Stipulations

9. All exterior luminaires shall meet IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
10. Incorporate the following parking lot and site lighting into the project's design:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 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 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance with city Ordinance 4517 and staff approved site plan.

DRB Stipulations

11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater 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.
- I. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance with city Ordinance 4517 and staff approved site plan.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

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

EASEMENTS DEDICATIONS:

Ordinance

- J. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall dedicate easements to the City of Scottsdale on a final plat or map of dedication in conformance with city Ordinance 4517 and staff approved site plan.

DRB Stipulations

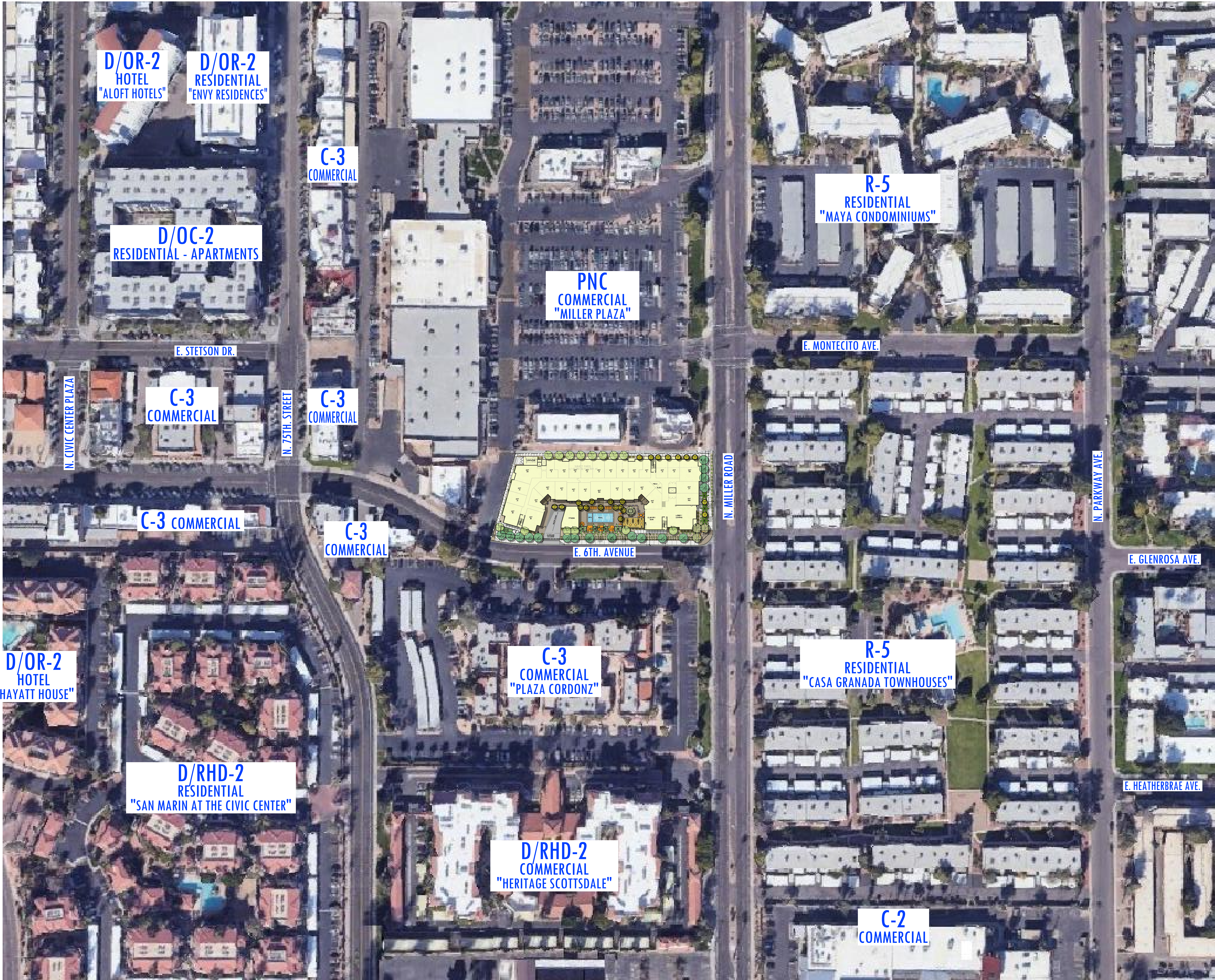
13. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

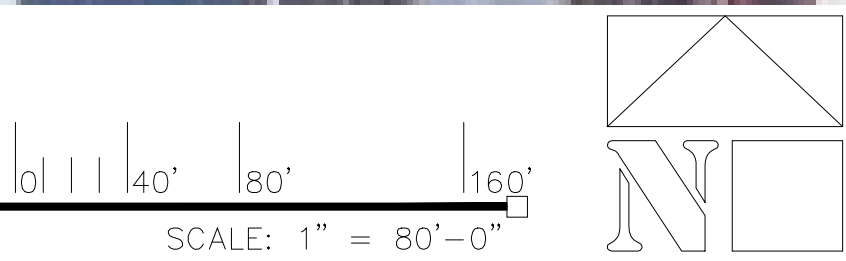
DRB Stipulations

14. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, other than demolition, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
15. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

FILE: T:\00\ORB Job Files\19-220_TB_The Miller\CAD Files\Preliminary\19220_A1.11 Context Plan.dwg USER:pjg DATE: Jan. 25, 2022 TIME: 07:54 am



CONTEXT AERIAL



**TOLL
MAZA**
7570 EAST 6TH AVENUE
SCOTTSDALE, AZ 85251

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com

REGISTERED ARCHITECT
15213
Rich Barber
03/11/2021

PRELIMINARY
NOT FOR
CONSTRUCTION

Toll Brothers
America's Luxury Home Builder™

Project No: 999 -PA- 2020

REVISIONS

△

△

△

△

△

DRB SUBMITTAL

DATE: JANUARY 17, 2022 ORB # 19-220

A1.11
CONTEXT AERIAL

ATTACHMENT #1

BUILDING AREAS

Construction Type	Occupancy Type	Allowable Height	Allowable No. Stories	Allowable Area	Area	Area Ratio
LEVEL P3						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		21,591 SF	0
LEVEL P2						
IA	S2 GARAGE	UNLIMITED	UNLIMITED		39,433 SF	0
LEVEL P1						
IA	B	UNLIMITED	UNLIMITED		754 SF	0
IA	S2 GARAGE	UNLIMITED	UNLIMITED		37,539 SF	0
LEVEL L1						
IIIA	A3	85 FEET	4	42,000 SF	1,904 SF	0.045338
IIIA	B	85 FEET	6	85,000 SF	2,115 SF	0.024878
IIIA	R2	85 FEET	5	72,000 SF	28,923 SF	0.40171
IIIA	S1	85 FEET	5	78,000 SF	1,136 SF	0.014563
IIIA	S2	85 FEET	5	117,000 SF	179 SF	0.001526
LEVEL L2						
IIIA	R2	85 FEET	5	72,000 SF	31,908 SF	0.443173
IIIA	S1	85 FEET	5	78,000 SF	1,198 SF	0.015364
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L3						
IIIA	R2	85 FEET	5	72,000 SF	31,310 SF	0.434864
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L4						
IIIA	R2	85 FEET	5	72,000 SF	29,991 SF	0.416546
IIIA	S1	85 FEET	5	78,000 SF	1,152 SF	0.014771
IIIA	S2	85 FEET	5	117,000 SF	58 SF	0.000494
LEVEL L5						
IIIA	A3	85 FEET	4	42,000 SF	1,031 SF	0.02455
IIIA	B	85 FEET	6	85,000 SF	161 SF	0.001894
IIIA	R2	85 FEET	5	72,000 SF	22,743 SF	0.315868
IIIA	S1	85 FEET	5	78,000 SF	1,310 SF	0.016798
IIIA	S2	85 FEET	5	117,000 SF	46 SF	0.000394

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
- 1002 DEMO EXISTING CURB, GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.
- 1003 ACCESSIBLE DRIVEWAY CROSSING 5' WIDE MINIMUM.
- 1004 ACCESSIBLE CURB RAMP.
- 1005 REFUSE ENCLOSURE FULLY SCREENED SURROUNDED BY CMU WALL.
- 1006 5' WIDE SIDEWALK.
- 1007 AMENITY AREA.
- 1008 EXISTING SIDEWALK TO REMAIN.
- 1009 NEW DRIVEWAY PER C.O.S. DETAILS.
- 1010 EXISTING DRIVEWAY TO REMAIN.
- 1011 EXISTING POLE & OVERHEAD LINES TO BE BURIED.
- 1012 PUBLIC ART LOCATION.
- 1013 6' WIDE SIDEWALK.
- 1014 SIGHT VISIBILITY TRIANGLE.
- 1015 ELECTRIC TRANSFORMER PER ELECTRICAL.
- 1016 NON-MOTORIZED PUBLIC ACCESS EASEMENT OVER PORTION OF SIDEWALK EXTENDING BEYOND R.O.W. ONTO THE PROJECT SITE.
- 1017 DEMO EXISTING SIDEWALK.
- 1018 GARAGE VENTILATION SYSTEM, PER MECHANICAL.
- 1019 GARAGE WALL, OUTLINE BELOW.
- 1021 LINE OF BUILDING ABOVE.
- 1022 FIRE TRUCK ACCESS LANE, 25' INSIDE RADIUS, 55' OUTSIDE RADIUS.
- 1023 12'X45' LOADING STALL.
- 1024 FIRE RISER ROOM.
- 1026 GARAGE ACCESS RAMP.
- 1027 REFUSE TRUCK ACCESS TURNING RADIUS.
- 1028 10'-0" PEDESTRIAN BUFFER ZONE, PER CITY OF SCOTTSDALE REQUEST.
- 1029 AIR INTAKE SHAFT, PER MECHANICAL.
- 1030 EXHAUST AIR SHAFT, PER MECHANICAL.
- 1035 EXISTING WATER EASEMENT.
- 1036 DEMO EXISTING CURB, GUTTER AND SIDEWALK. INSTALL ACCESSIBLE CURB RAMP, CONNECT FLUSH WITH EXISTING.
- 1037 INSTALL NEW POLE AND FIXTURE PER CITY OF SCOTTSDALE DETAILS 2171-1 AND 2171-2. NEW FIXTURE SHALL BE MODEL GE ERLC-05B430 OR SIGNIFY LUMEC RFS-35W16LED3K-G2-R2M.

TRASH COMPACTOR SIZE CALCULATION

Dwelling Units	148
Average garbage amount per week - C.Y.*	0.25
Extra garbage amount per week - C.Y.*	0
Total amount of garbage per week - C.Y.*	37
Compaction proposed 3:1	12
Proposed 15 C.Y.* Trash Compactor Once per Week	
* Cubic Yard	

LEGEND

- DENOTES PROPERTY LINE
- DENOTES ACCESSIBLE PARKING
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER / SWITCH CABINET
- EXISTING STREET LIGHT
- DENOTES ACCESSIBLE ROUTE
- DENOTES VISIBILITY TRIANGLE

GENERAL NOTES

1. OVERHEAD UTILITIES LINES AND POLE TO BE BURIED ALONG THE MILLER ROAD FRONTAGE AS PART OF THE SITE REDEVELOPMENT.

REFUSE NOTES

1. PROVIDE 4' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1-309.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D
EXISTING: C3

SITE AREA:

GROSS: 74,025 S.F. / 1.6994 ACS.
NET: 55,064 S.F. / 1.2641 ACS.

OPEN SPACE:

EXISTING: +/- 8,150 SF / 14.8%
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. + 1.6994 ACS = 87.09

BUILDING HEIGHT :

ALLOWED: 84'-0" FT. MAX.
PROVIDED: 76'-0" FT. (5 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1
RESIDENTIAL IIIA - BUILDING 2
RESIDENTIAL IIIA - BUILDING 3
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

	REQUIRED	PROVIDED
EAST (MILLER RD.) **	20' B.O.C	20'
SOUTH (BTH. AVE.) **	20' B.O.C	20'
WEST ***	0'	0'
NORTH ***	0'	0'

* INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 3:1 BEGINNING AT 45 FT.
** INCLINE AT 1:1 BEGINNING AT 30 FT. THEN INCLINE 1:2 BEGINNING AT 45 FT.
*** INCLINE AT 1:3 BEGINNING AT 45 FT.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 130 x 123 DU 160 PS
2 BEDROOM 170 x 25 DU 43 PS
GUEST 1 PER 6 D.U. 25 PS

TOTAL PARKING REQUIRED: 228 PS

TOTAL PARKING PROVIDED: 233 PS

PARKING RATIO: 233/148 = 1.57 PS/DU

ACCESSIBLE PARKING - (4% OF PROVIDED) REQUIRED: 228 x .04 = 10 P.S.
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC. 9.103)

BICYCLE PARKING - (10% OF PROVIDED) REQUIRED: 228 x .10 = 23 P.S.

TOTAL PROVIDED: 26 P.S.

UNIT MIX:

1 BEDROOM	
A1	51
A1.1	8
A1.1L	2
A1.2	1
A1.3	1
A1L	10
A2	6
A2.1	5
A2.2	1
A2H	2
A3	8
A3L	2
A4	5
A5	2
A6	1
A7	1
A8	3
A9	1
A10	1
A11	1
A12	2
A13	10
2 BEDROOM	
B1	10
B1.2	3
B1H	1
B2	1
B3	1
B3L	1
B4	3
B5	2
BSL	1
BS	1
PROJECT UNIT TOTAL	
148	

UNIT MIX BY LEVEL:

LEVEL L1			
A1	12	A12	1
A1.1	2	A13	2
A1.2	1	B1	2
A2	2	B1.2	1
A2.1	1	B4	1
A3	2	B5	1
A4	1	B6	1
A5	1		32
A6	1		
A7	1		
A8	1		
A9	1		
A10	1		
A11	2		
B1	2		
B1.2	1		
LEVEL L2			
A1	14		
A1.1	2		
A1.3	1		
A2	2		
A2.1	1		
A3	2		
A4	1		
A5	1		
A6	1		
A12	1		
A13	2		
B1	2		
B1.2	1		
B2	1		
B4	1		
LEVEL L3			
A1	14		
A1.1	2		
A2	1		
A2.1	1		
A2H	1		
A3	2		
A4	1		
A6	1		
PROJECT UNIT TOTAL			148

TOLL MAZA

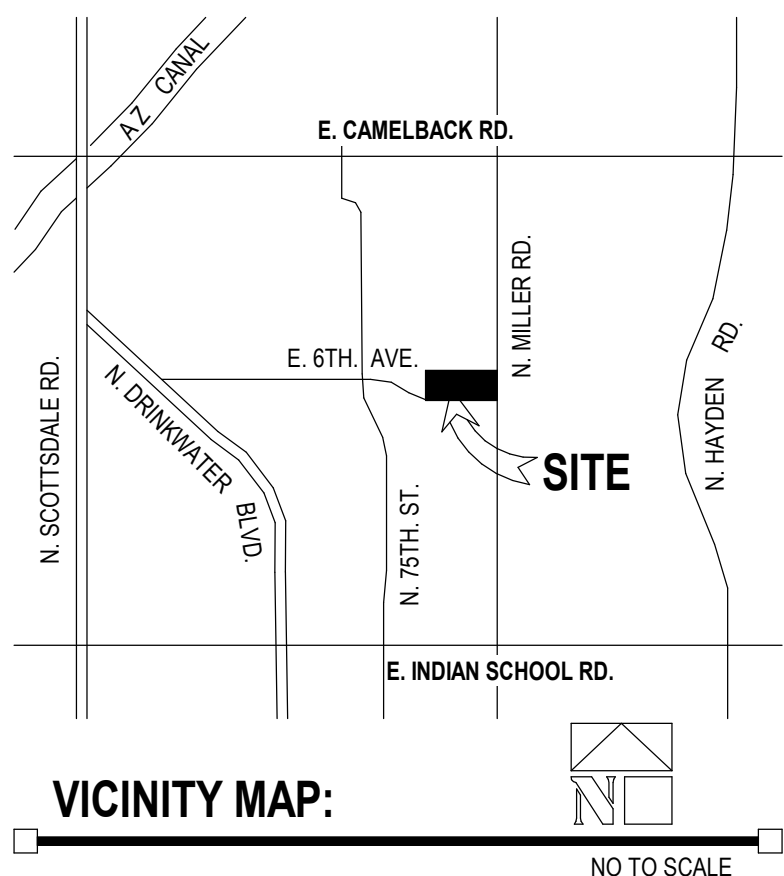
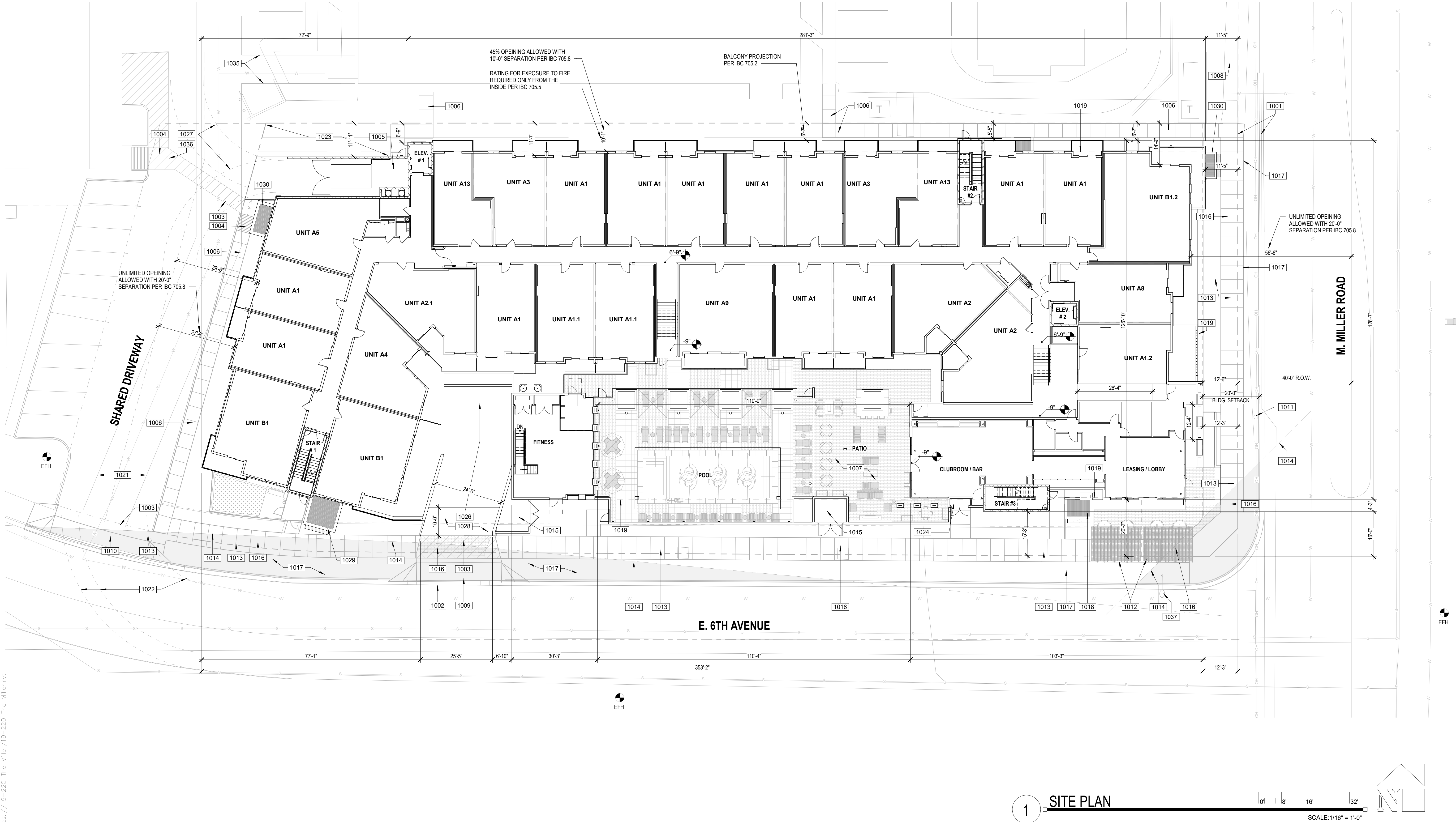
7570 EAST 6TH AVE
SCOTTSDALE, AZ

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

TOLL BROTHERS



1 SITE PLAN

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

Notice of alternate billing (for payment) cycle
This contract allows (may allow) the owner to require the submission of billings or estimates in billing cycles other than thirty days. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billings and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at:
CLIENT NAME
CLIENT ADDRESS
and the owner or its designated agent shall provide this written description on request.
Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and shall remain the property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the expressed written permission of the Architect.
© ORB Architecture, LLC 2022

REVISIONS/SUBMITTALS
DATE DESCRIPTION

3rd DRB SUBMITTAL
DATE: 09.01.22 ORB #: 19-220

A1.10d
SITE PLAN PRELIMINARY



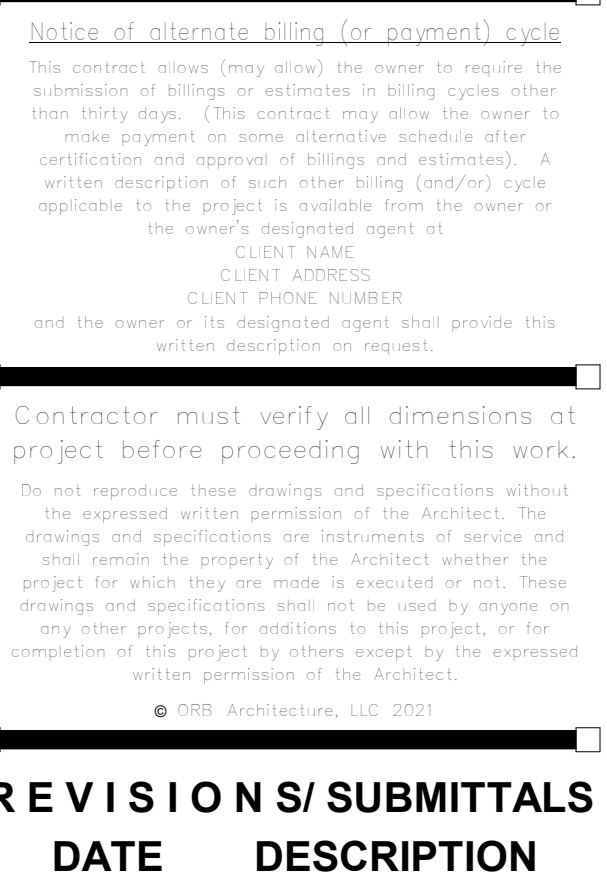
REFUSE NOTES

1. PROVIDE 40' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309, REFUSE REQUIREMENTS.
3. MOVING OF THE CONTAINERS TO AND FROM THE REFUSE TRUCK IS NOT THE REFUSE SERVICE PROVIDERS RESPONSIBILITY BUT THE RESPONSIBILITY OF THE ON-SITE APARTMENT STAFF.

-
- Diagram illustrating the Refuse Truck Turning Radius. The diagram shows a dashed arc representing the turning path. Two radii are indicated: R_{TR} (Refuse Truck Radius) and R_{CR} (Refuse Truck Clearance Radius). A large black arrow points left, labeled "INDICATED REFUSE TRUCK DIRECTION OF TRAVEL".

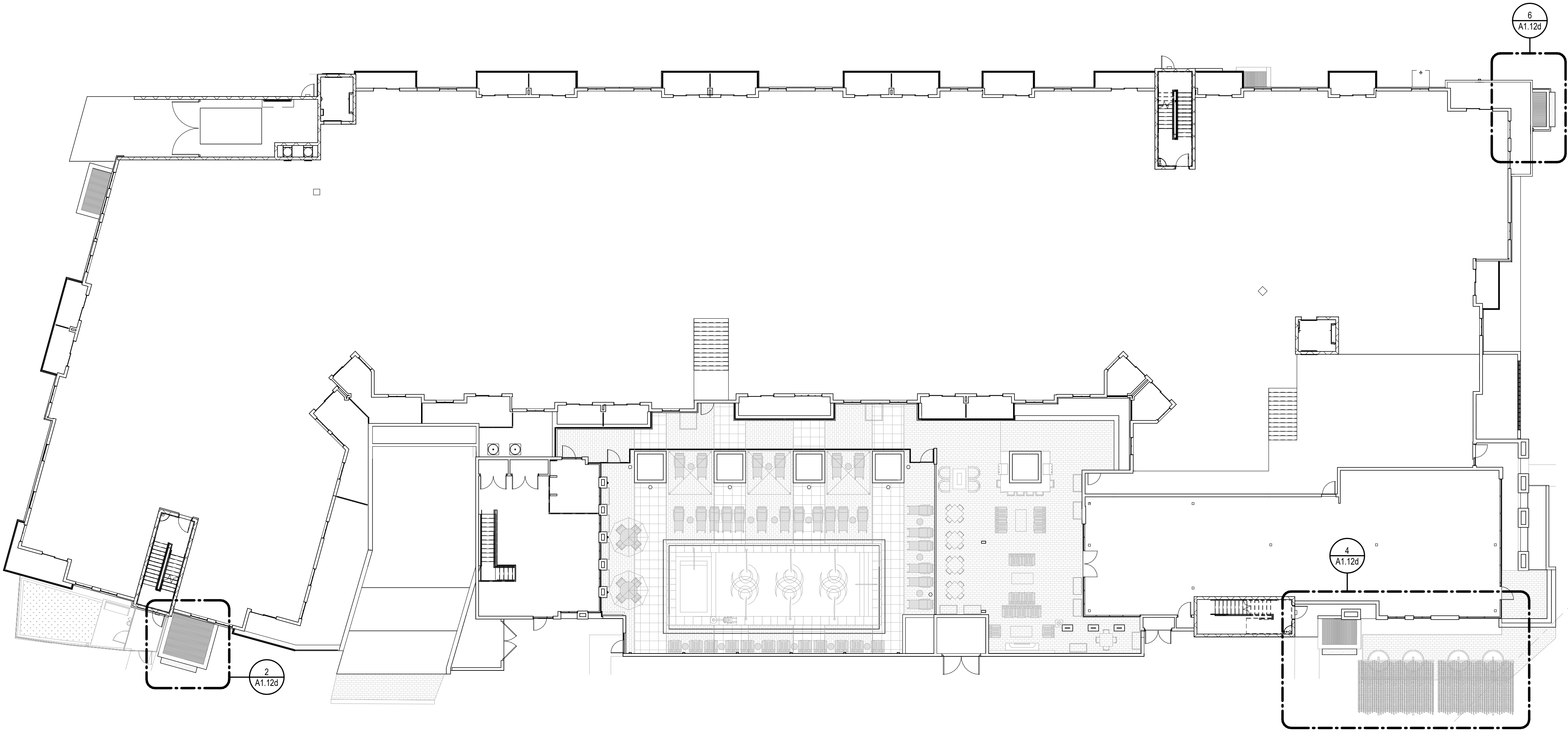
**PRELIMINARY
NOT FOR
CONSTRUCTION**

TOLL BROTHERS

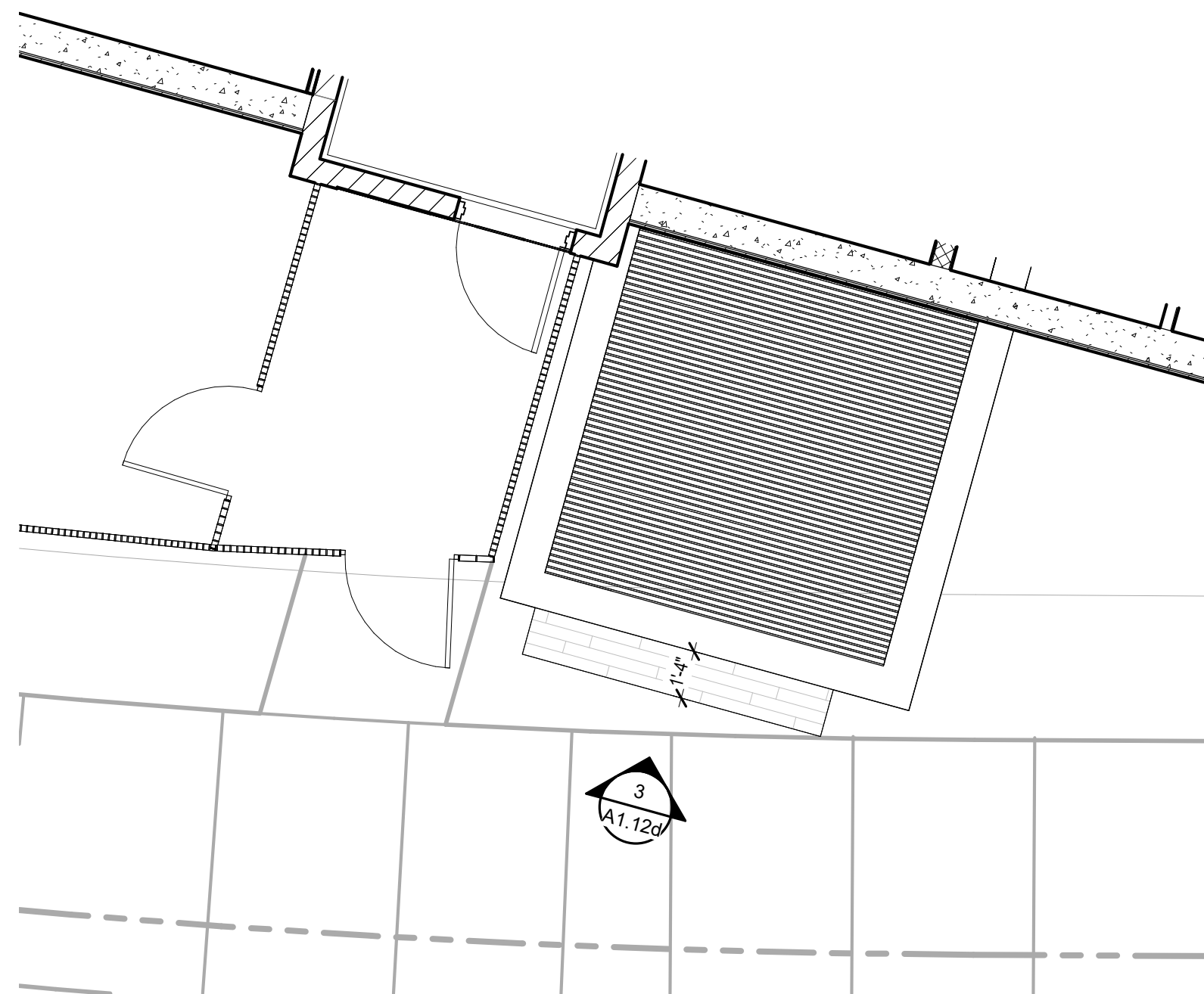


A1.10.1d

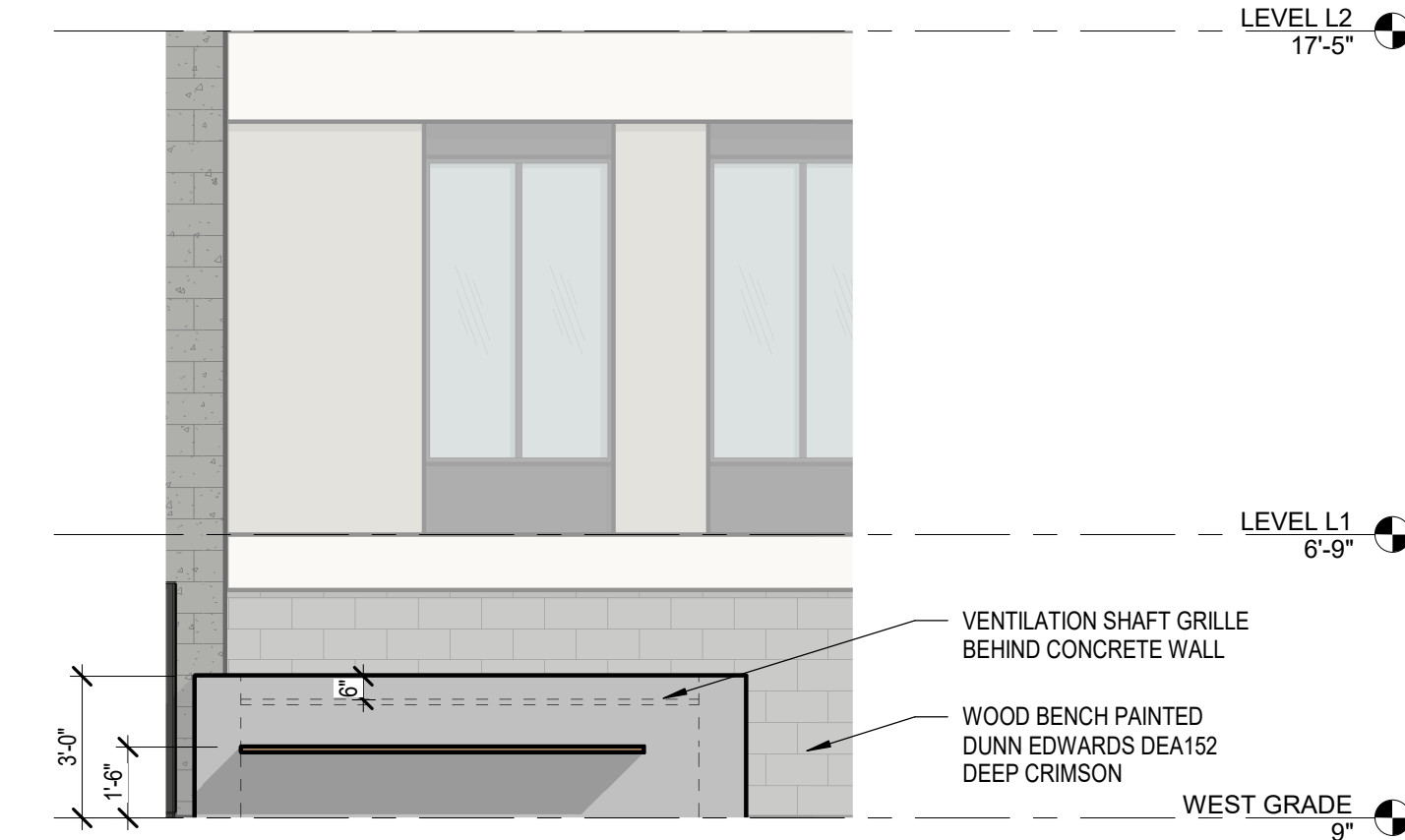
REFUSE SITE PLAN - PRELIMINARY



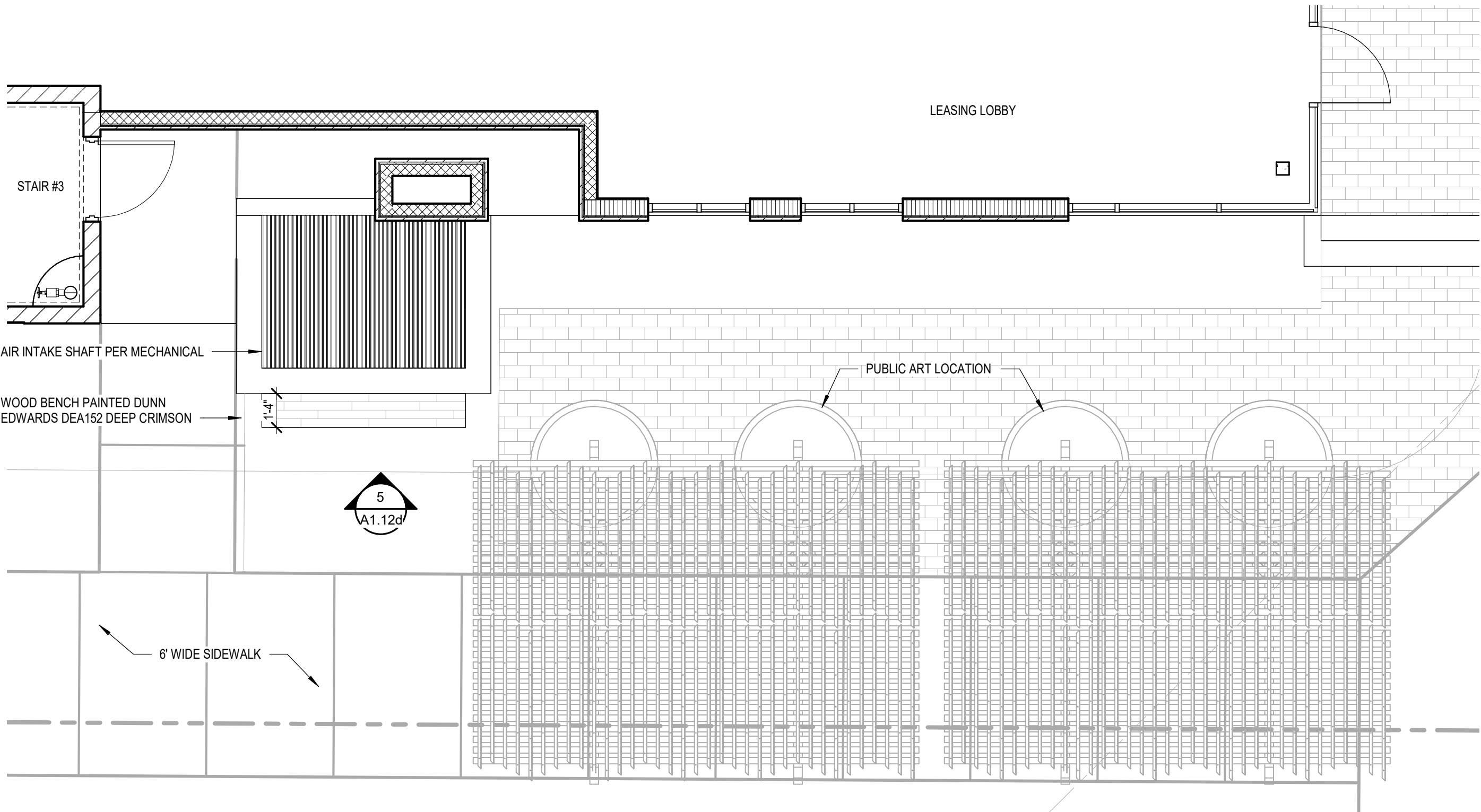
1 SITE PLAN
SCALE: 1/16" = 1'-0"



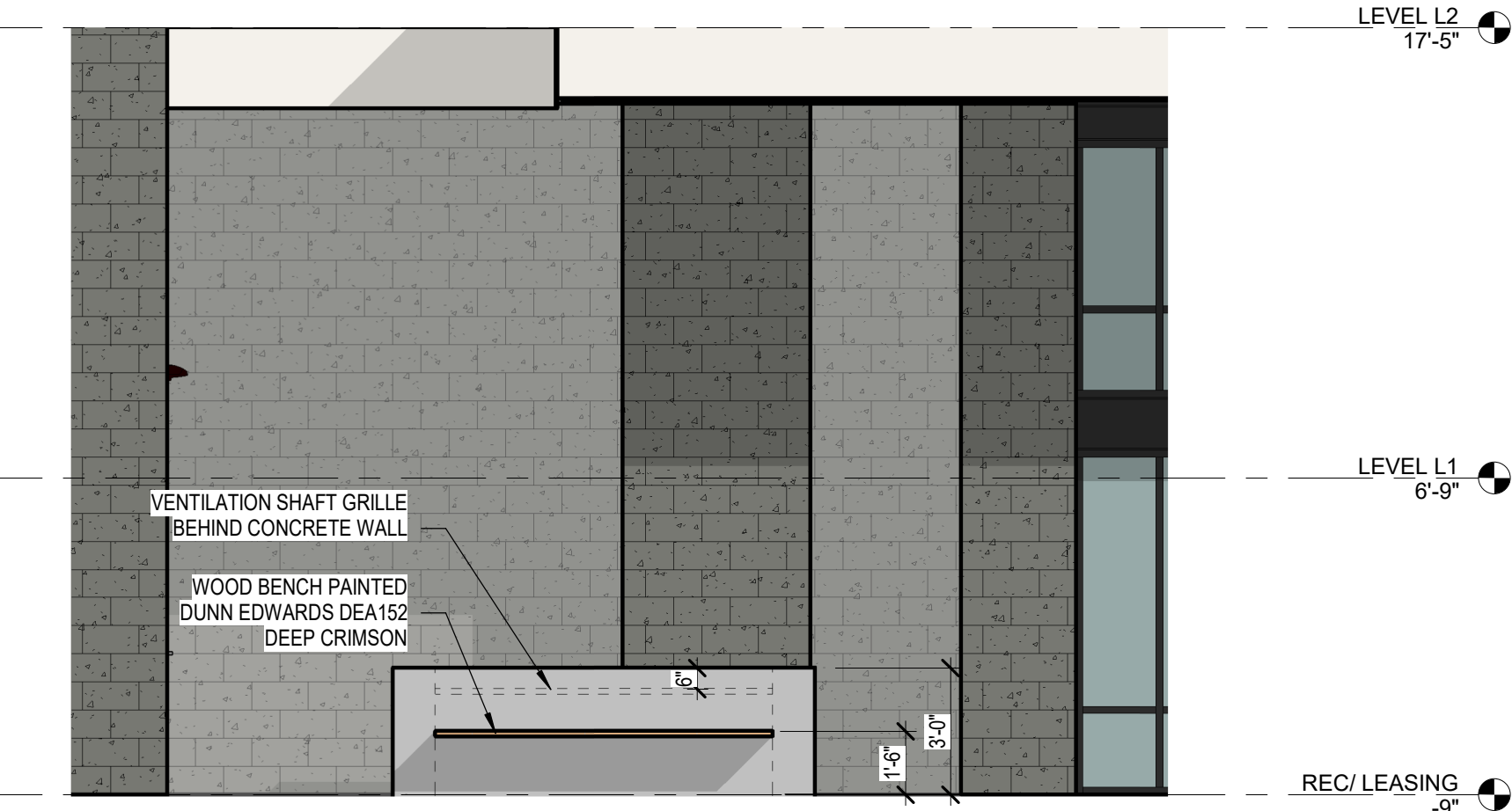
2 SW VENTILATION SHAFT
SCALE: 1/4" = 1'-0"



3 SW VENTILATION ELEVATION
SCALE: 1/4" = 1'-0"

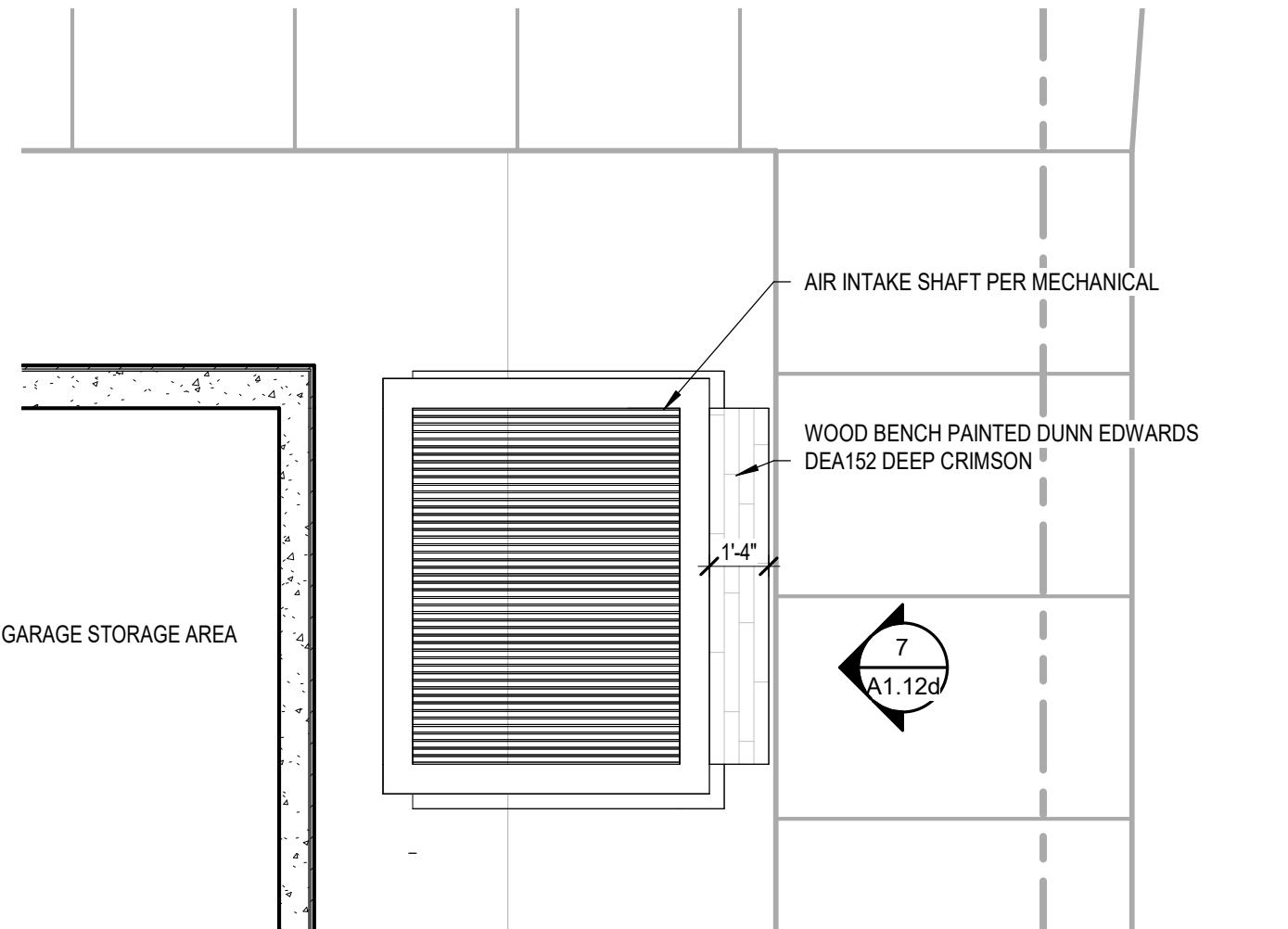


4 SE VENTILATION SHAFT
SCALE: 1/4" = 1'-0"

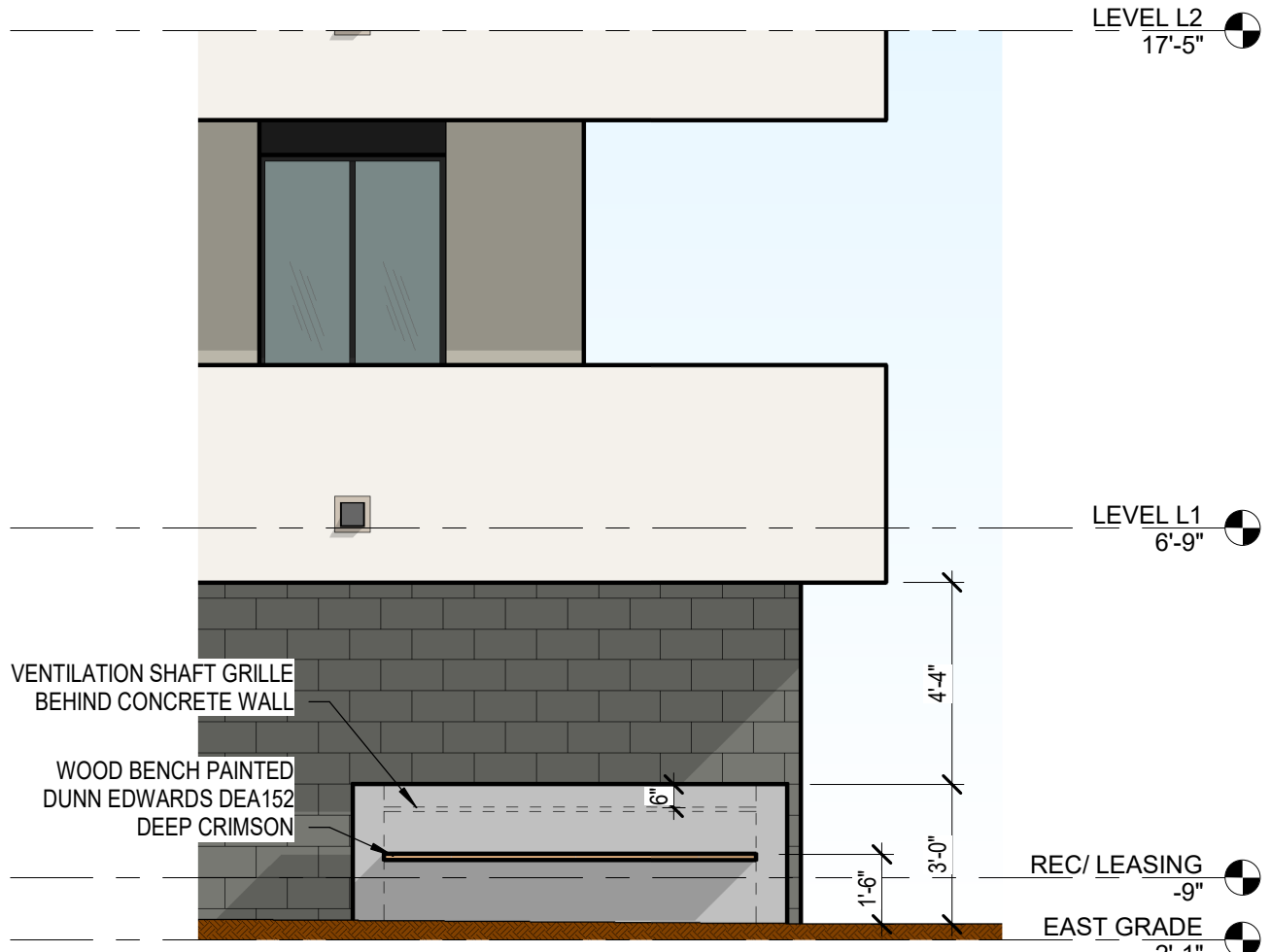


5 SE VENTILATION ELEVATION
SCALE: 1/4" = 1'-0"

ATTACHMENT #10



6 NE VENTILATION SHAFT
SCALE: 1/4" = 1'-0"



7 NE VENTILATION ELEVATION
SCALE: 1/4" = 1'-0"

TOLL MAZA

7570 EAST 6TH AVE
SCOTTSDALE, AZ

Office of Rich Barber
ORB
Architecture, LLC

WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

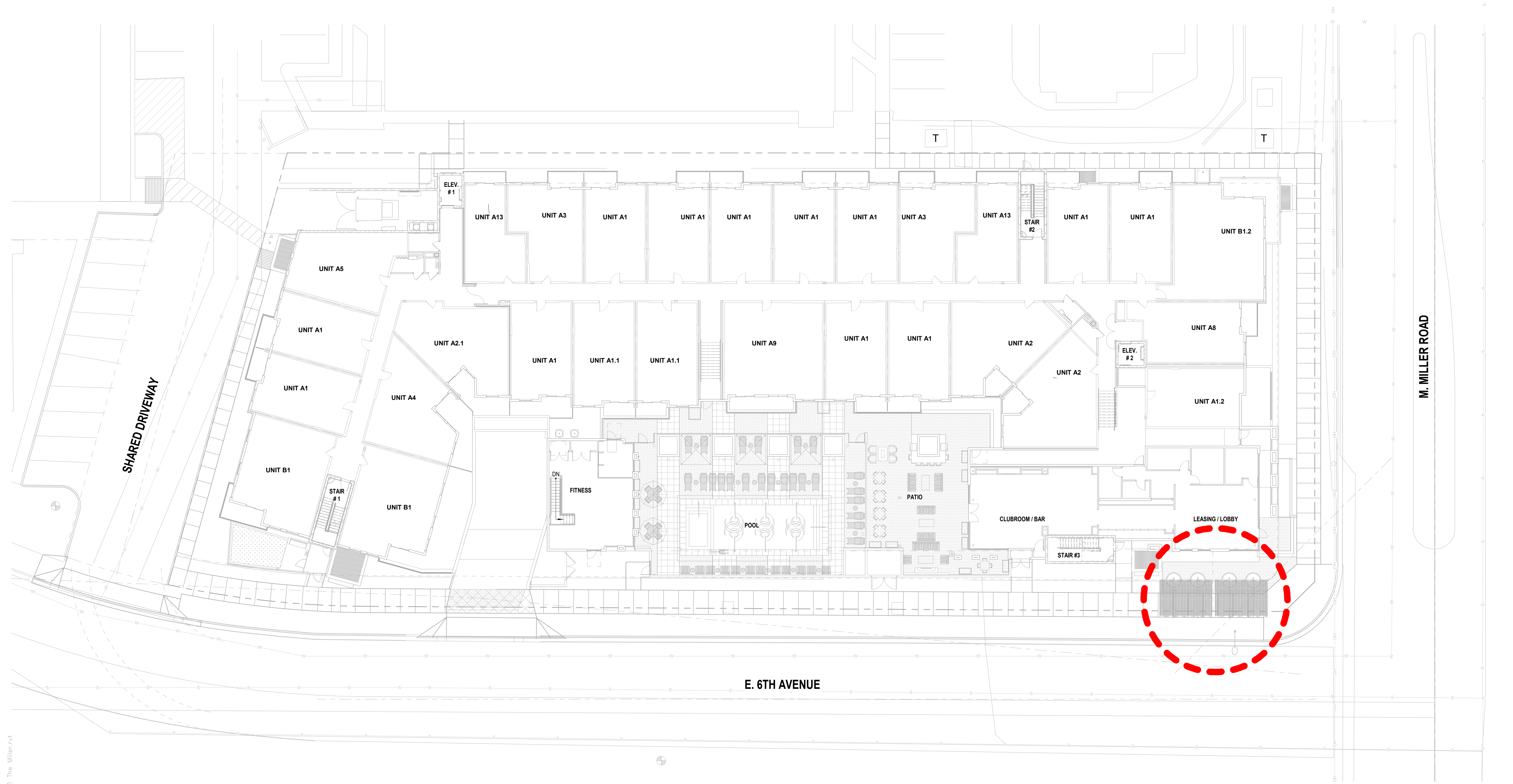
TOLL BROTHERS

Notice of alternate billing (for payment) cycle
This contract allows (may allow) the owner to require the
submission of billing or estimates in billing cycles other
than thirty days. (This contract may allow the owner to
make payment on some alternative schedule after
verification and approval of billing and estimates). A
written description of such other billing (and/or) cycle
applicable to the project is available from the owner or
the owner's designated agent at:
CLIENT NAME
CLIENT ADDRESS
and the owner or its designated agent shall provide this
written description as required.
Contractor must verify all dimensions at
project before proceeding with this work.
Do not reproduce these drawings and specifications without
the expressed written permission of the Architect. The
drawings and specifications are instruments of service and
shall remain the property of the Architect whether the
project for which they are made is executed or not. These
drawings and specifications shall not be used by anyone on
any other projects, for additions to this project, or for
completion of this project by others except by the expressed
written permission of the Architect.
© ORB Architecture, LLC, 2022

REVISIONS/SUBMITTALS
DATE DESCRIPTION

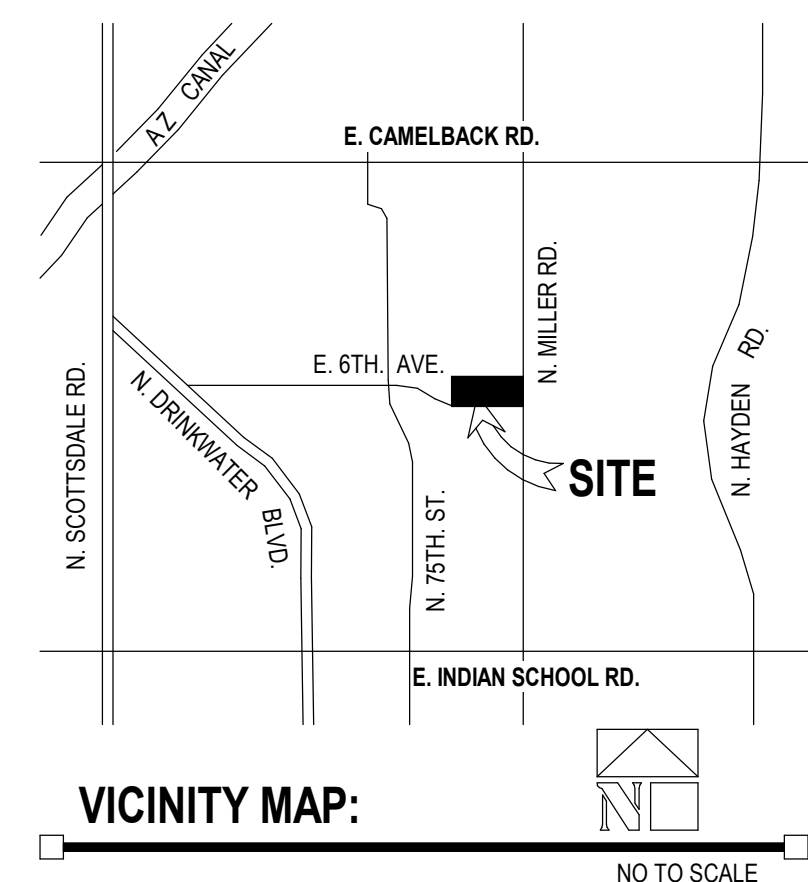
3rd DRB SUBMITTAL
DATE: 08.08.2022 ORB #: 19-220

A1.12d
SITE VENTILATION SHAFTS



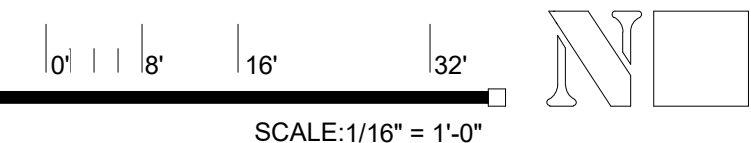
A1.13d

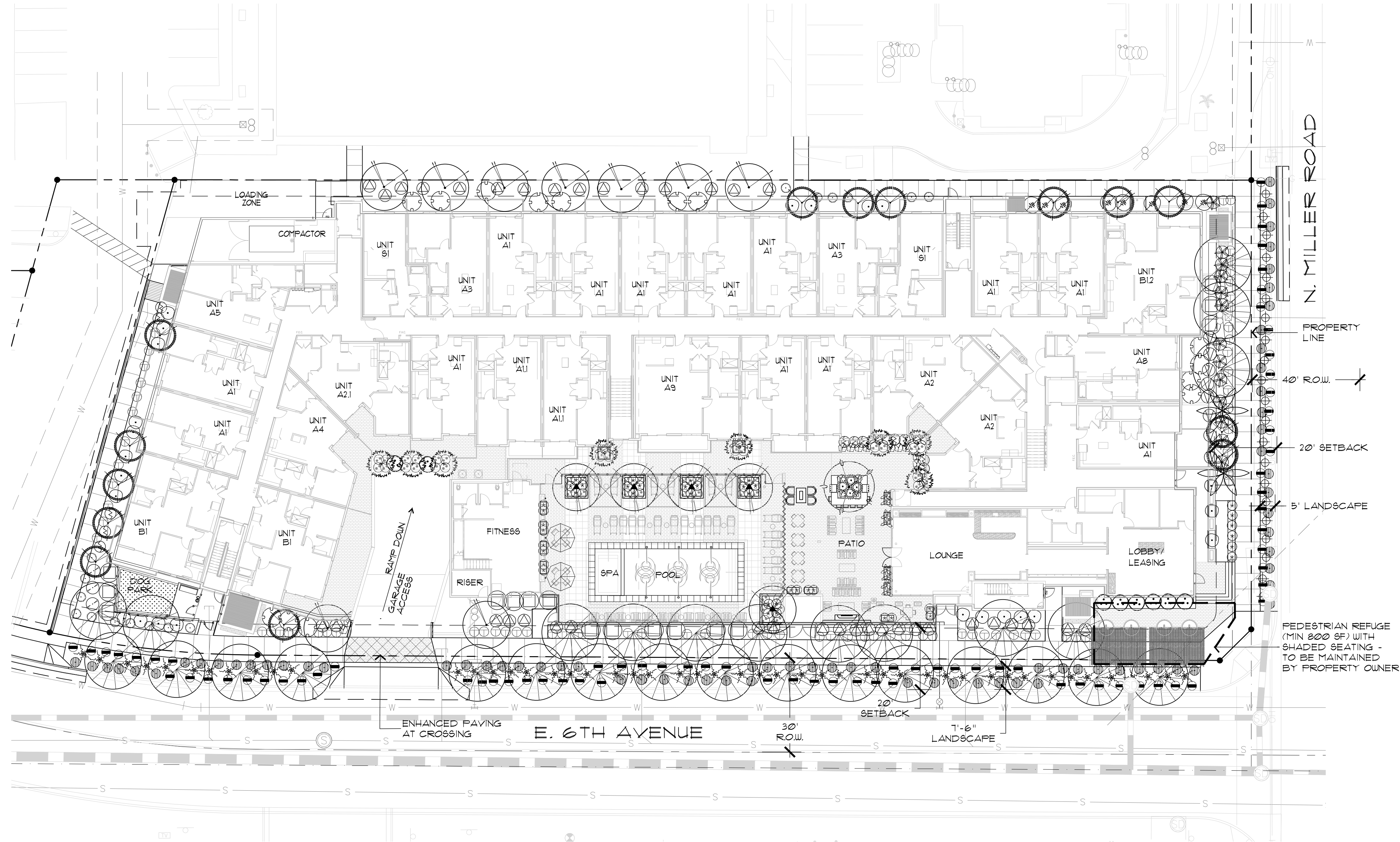
ART LOCATION



Attachment #11

1. SITE PLAN - ART LOCATION





GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS, ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

Conceptual Landscape Plan

SCALE: 1"=20'-0"

WATER INTENSIVE LANDSCAPE CALCULATIONS	
PERMITTED	PROVIDED
(9,000 SF. x 0.10)+(1,836 SF. x 0.05) = 932 SF.	(40 X 5F. OF COVERAGE) = 464 SF.

AREA CALCS

Right-Of-Way Landscape Area: 4,130 sf

Parking Lot Landscape: 0 sf

On-Site Landscape Area: 4,717 sf

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Acacia salicina	Willow Acacia	15" Cal. Single-Trunk
	Cassia alata	Cascadote-Thornless	15" Cal. Multi-Trunk
	Chitalpa tashkentensis	Chitalpa	2" Cal. Single-Trunk
	Ficus nitida	Columnar Ficus	3" Cal. Single-Trunk
	Olea europaea 'Wilsonii'	Fruitless Olive	3" Cal. Multi-Trunk
	Quercus virginiana 'Heritage'	Southern Live Oak	3" Cal. Single-Trunk
	Washingtonia robusta	Mexican Fan Palm	25" CTH

ACCENTS/VINES			
	Aloe barbadensis	Medicinal Aloe	5 Gal.
	Aloe X 'Topaz'	Topaz Aloe	5 Gal.
	Bougainvillea 'Golden Goddess'	Vine Bougainvillea	5 Gal.
	Bougainvillea 'Bougainvillea Karst'	'Torch Glow' Bougainvillea	5 Gal.
	Cycas revoluta	Sago Palm	5 Gal.
	Dasylirion texanum	Green Desert Spoon	5 Gal.
	Dasylirion quadrangulum	Toothless Spoon	5 Gal.
	Nolina nelsonii	Blue Nolina	5 Gal.
	Hesperaloe funifera	Giant Hesperaloe	5 Gal.
	Hesperaloe parviflora 'Perla'	Brakelights Red Yucca	5 Gal.
	Pedilanthus macrocarpus	Lady Slipper Plant	5 Gal.
	Tecoma stans 'Orange Jubilee'	Orange Jubilee Vine	5 Gal.

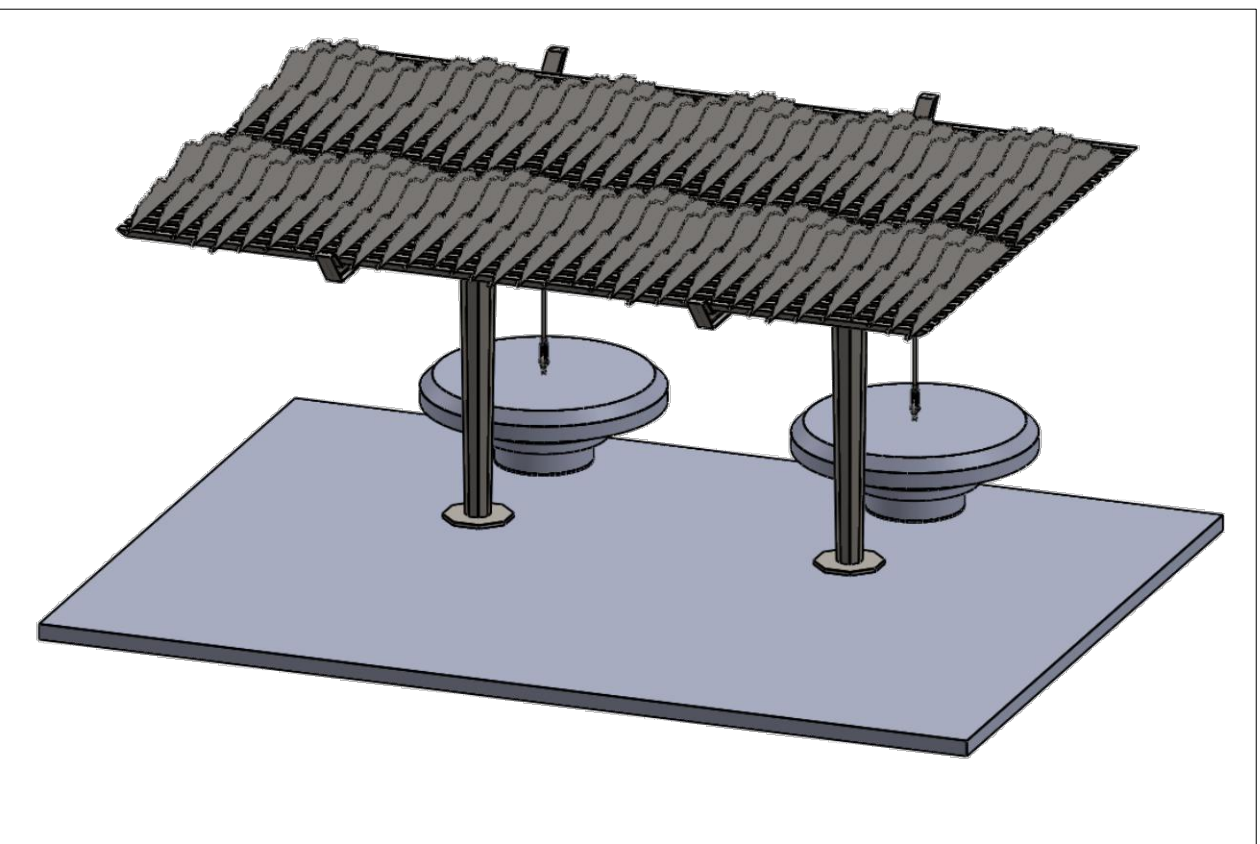
SHRUBS			
	Dodonaea viscosa	Purple Hopseed Bush	5 Gal.
	Eremophila hygrophana	Bluebells	5 Gal.
	Leucophyllum frutescens	Heavenly Cloud Sage	5 Gal.
	Ruellia peninsularis	Ruellia	5 Gal.
	*Raphiolepis indica	Indian Hawthorn	5 Gal.
	*Russelia equisetiformis	Coral Fountain	5 Gal.
	Ruellia brittoniana	Ruellia	5 Gal.
	Tecoma hybrid 'Bells of Fire'	Bells of Fire	5 Gal.
	Tecoma hybrid 'Orange Jubilee'	Orange Jubilee	5 Gal.

GROUND COVERS			
	Lantana montevidensis	Purple Trailing Lantana	1 Gal.
	Lantana hybrid 'New Gold'	New Gold Lantana	1 Gal.
	Wedelia trilobata	Wedelia	1 Gal.
	Eremophila glabra 'Mingens Gold'	Outback Sunrise	1 Gal.
	Eremophila glabra 'Winter Blaze'	Winter Blaze	1 Gal.

MISCELLANEOUS			
	DG	Decomposed granite in all planting areas 2" depth Color: Mahogany - 3/4" screened - 10,841 sq. ft.	
	SYN. TURF	Synthetic Pet Turf 190 sq. ft.	

* DENOTES PLANT MATERIAL NOT ON THE ADUR LIST.

Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck.



Shaded Seating at Pedestrian Refuge

NOT TO SCALE



Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012
CONTACT: MATT DRAGER
MATTD@COLLABORATIVEV.COM



LANDSCAPE IMPROVEMENTS

The Maza

7570 E. 6th Avenue Scottsdale, AZ

Conceptual Landscape Plan

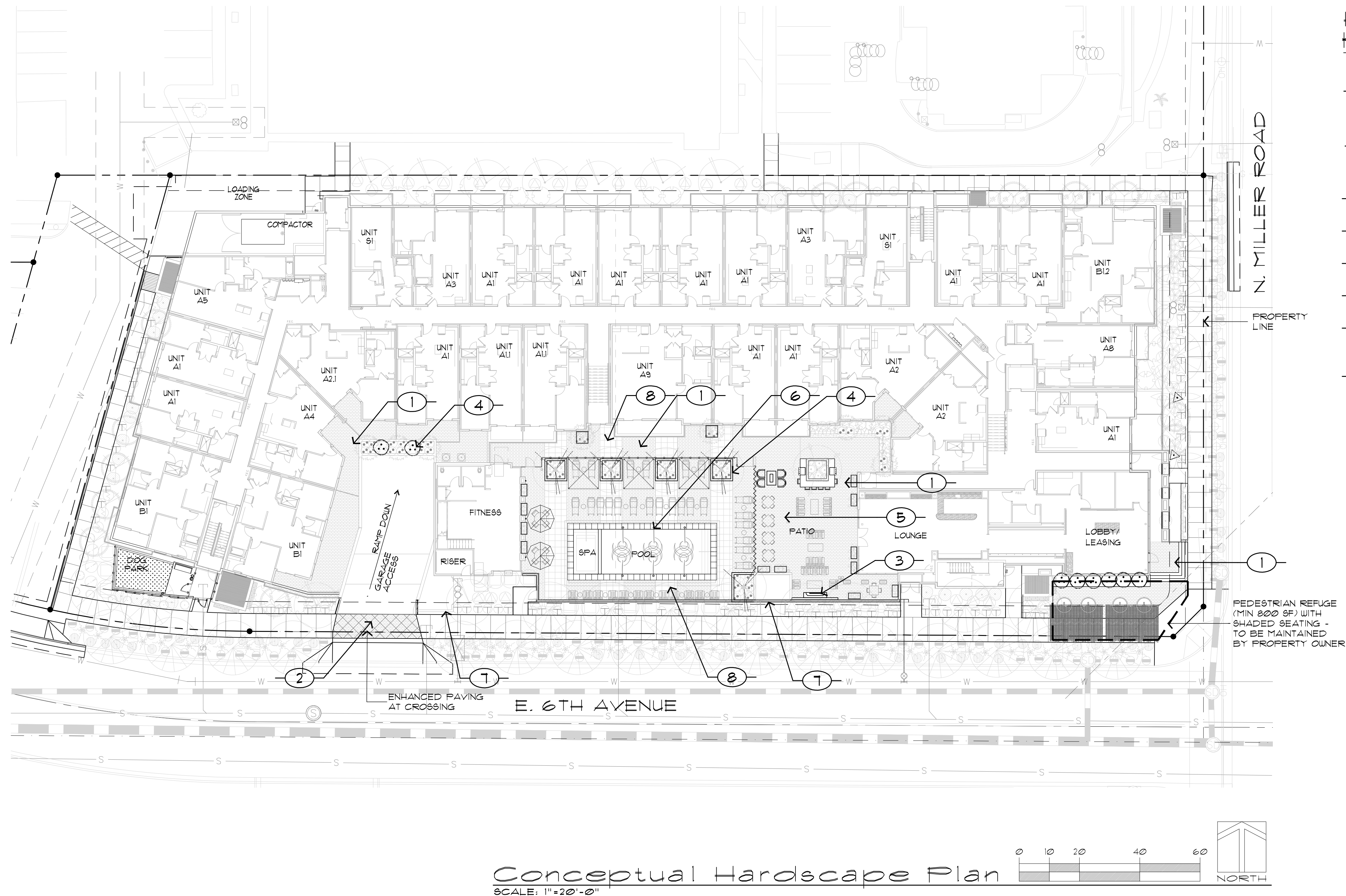


DESIGNED BY:	PV/MD
DRAWN BY:	MD
CHECKED BY:	PV/MD
DATE:	January 21, 2022
REVISIONS:	2nd Submittal 05/27/2022
	3rd Submittal 08/08/2022

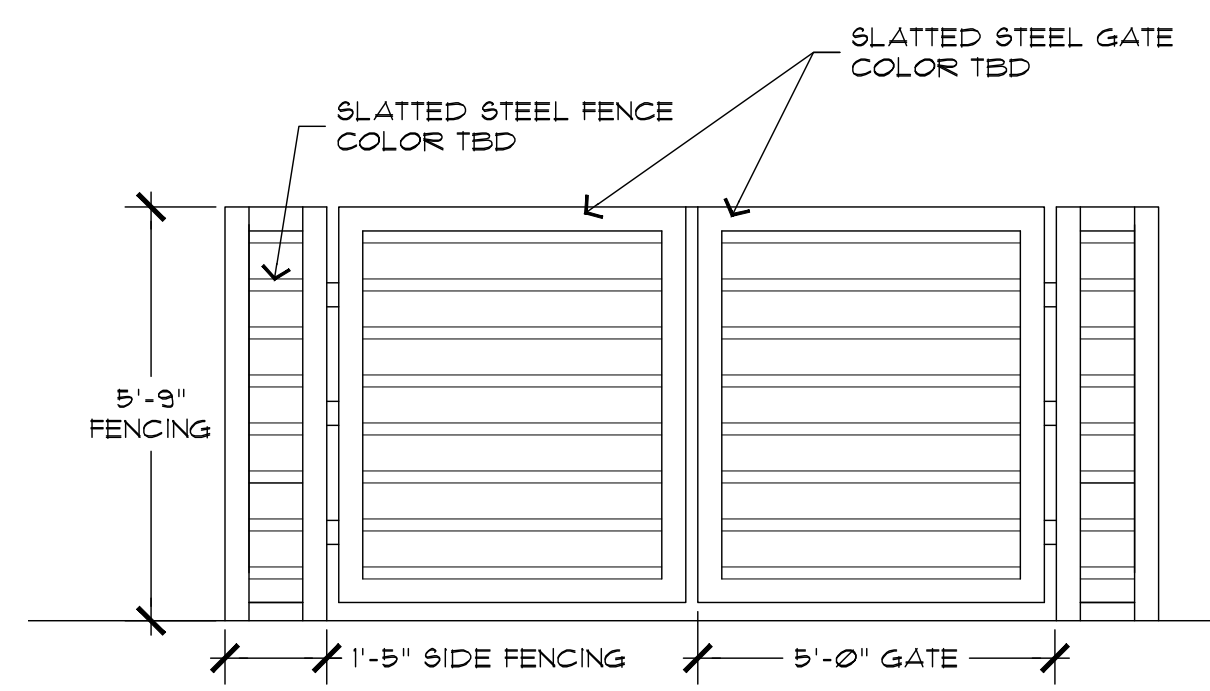
The Maza
DRB Submittal

CLS-1

1 of 2



- ### HARDSCAPE KEY
- ① Integral Color Concrete Pavers, Pattern: Running Bond, Color: Gray Blend - Pedestrian
 - ② Integral Color Concrete Pavers, Pattern: Running Bond, Color: Gray Blend - Vehicular
 - ③ Outdoor Fire Place
 - ④ Raised Planter/Planter Pots
 - ⑤ Entertainment Pavilion
 - ⑥ Pool Deck Jet
 - ⑦ Transformer Screen
 - ⑧ Integral Color Concrete Pavers, Pattern: Stacked Bond, Color: Gray Blend - Pedestrian



⑦ TRANSFORMER SCREEN
SCALE: 3/8"=1'-0"



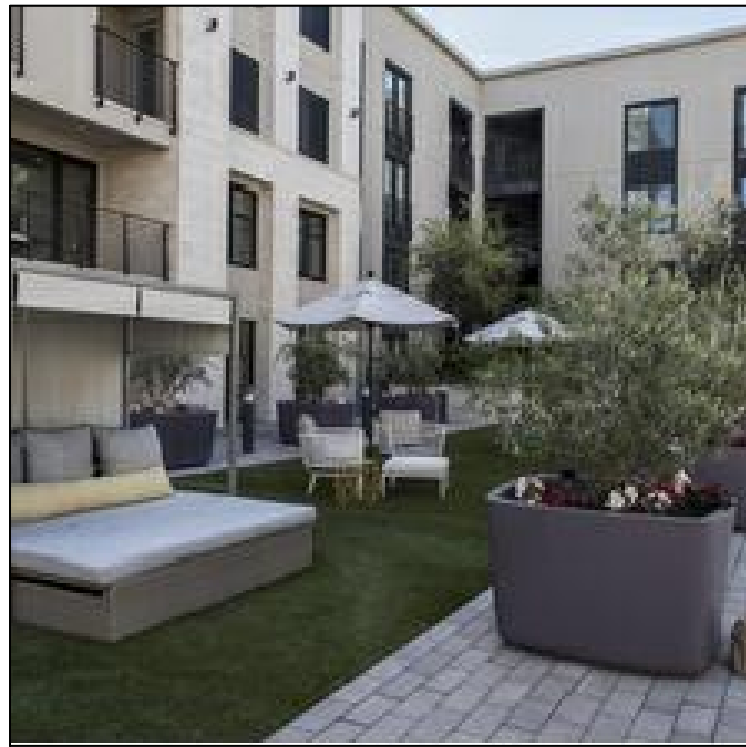
① PEDESTRIAN PAYER



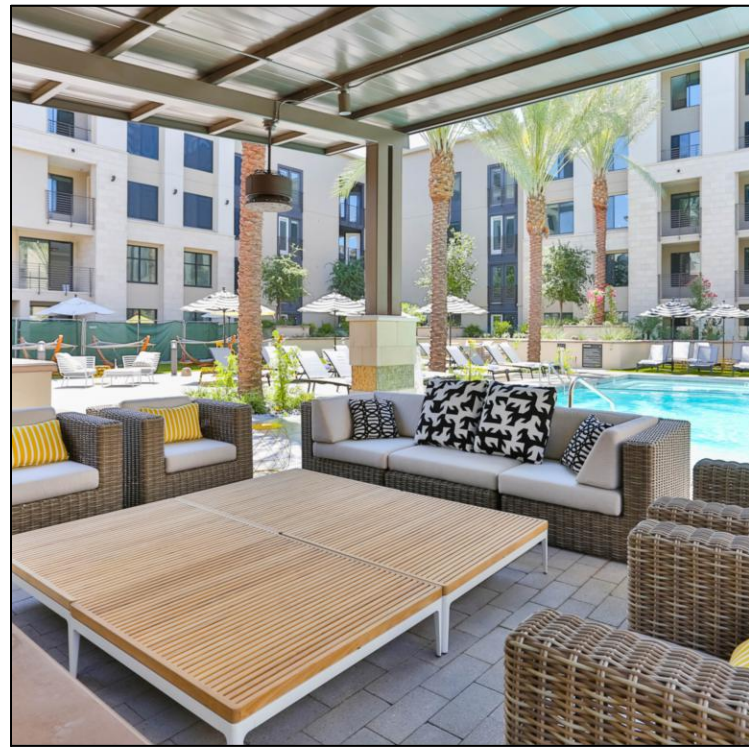
② VEHICULAR PAYER



③ OUTDOOR FIREPLACE



④ RAISED PLANTER PLANTER POTS



⑤ ENTERTAINMENT PAVILION



⑥ POOL DECK JET

**COLLABORATIVE
DESIGN STUDIO**

Collaborative V
Design Studio Inc.
7116 East 1st Ave.,
Suite 103
Scottsdale, Arizona
85251
office: 480-347-0590
fax: 480-656-6012
CONTACT: MATT DRAGER
MATTD@COLLABORATIVEV.COM

EXPIRES 06/30/2025

LANDSCAPE IMPROVEMENTS

The Maza

7570 E. 6th Avenue Scottsdale, AZ

Conceptual Hardscape Plan



DESIGNED BY:	PV/MD
DRAWN BY:	MD
CHECKED BY:	PV/MD
DATE:	January 21, 2022
REVISIONS:	2nd Submittal 05/27/2022
	3rd Submittal 08/08/2022

The Maza
DRB Submittal

CLS-2



5-DR-2



Southeast Stair Tower



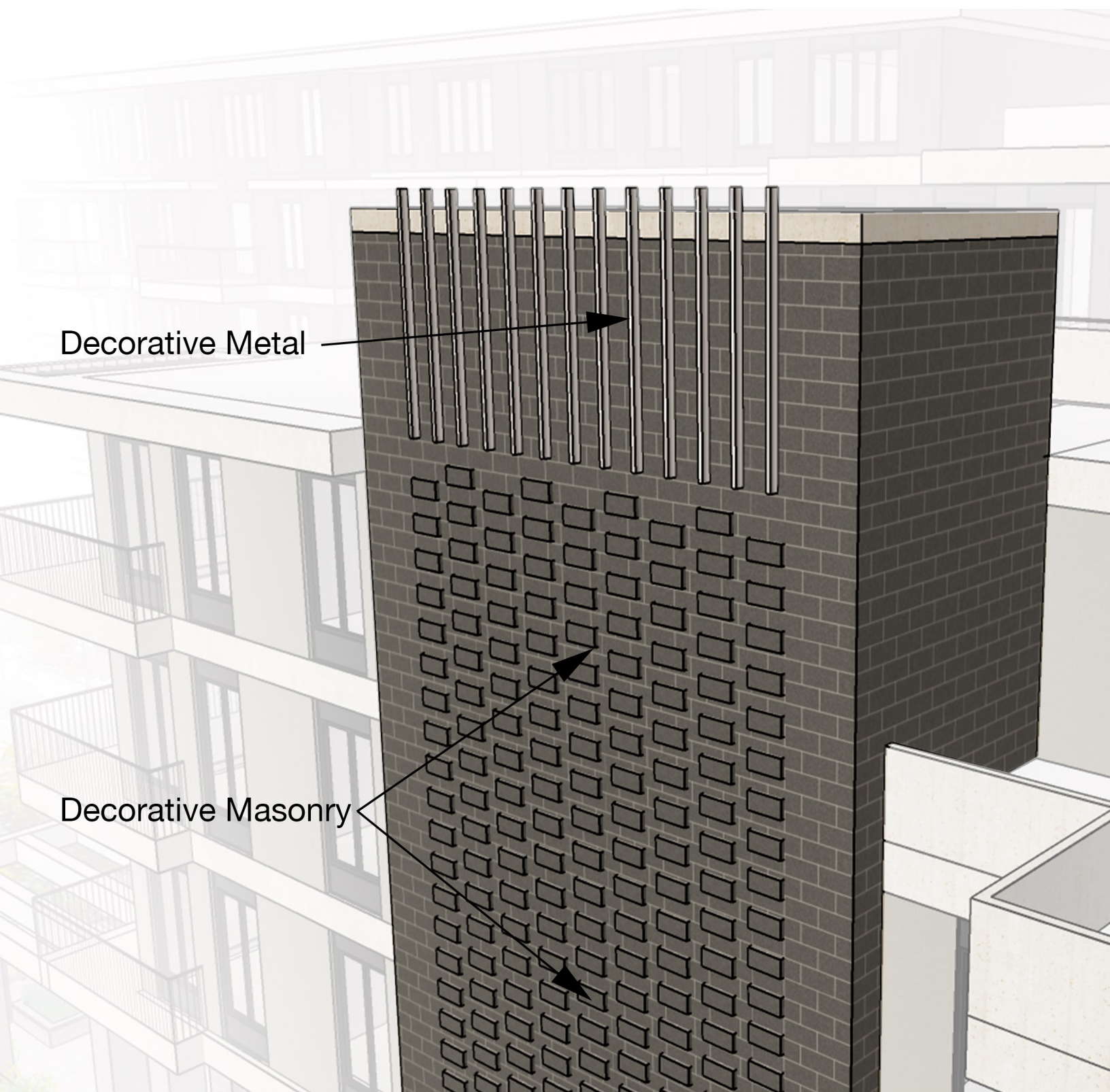
Northeast Stair Tower

Typical Detail of Southeast and Northeast Stair Tower Tops

Maza
6th and Miller

ATTACHMENT #14



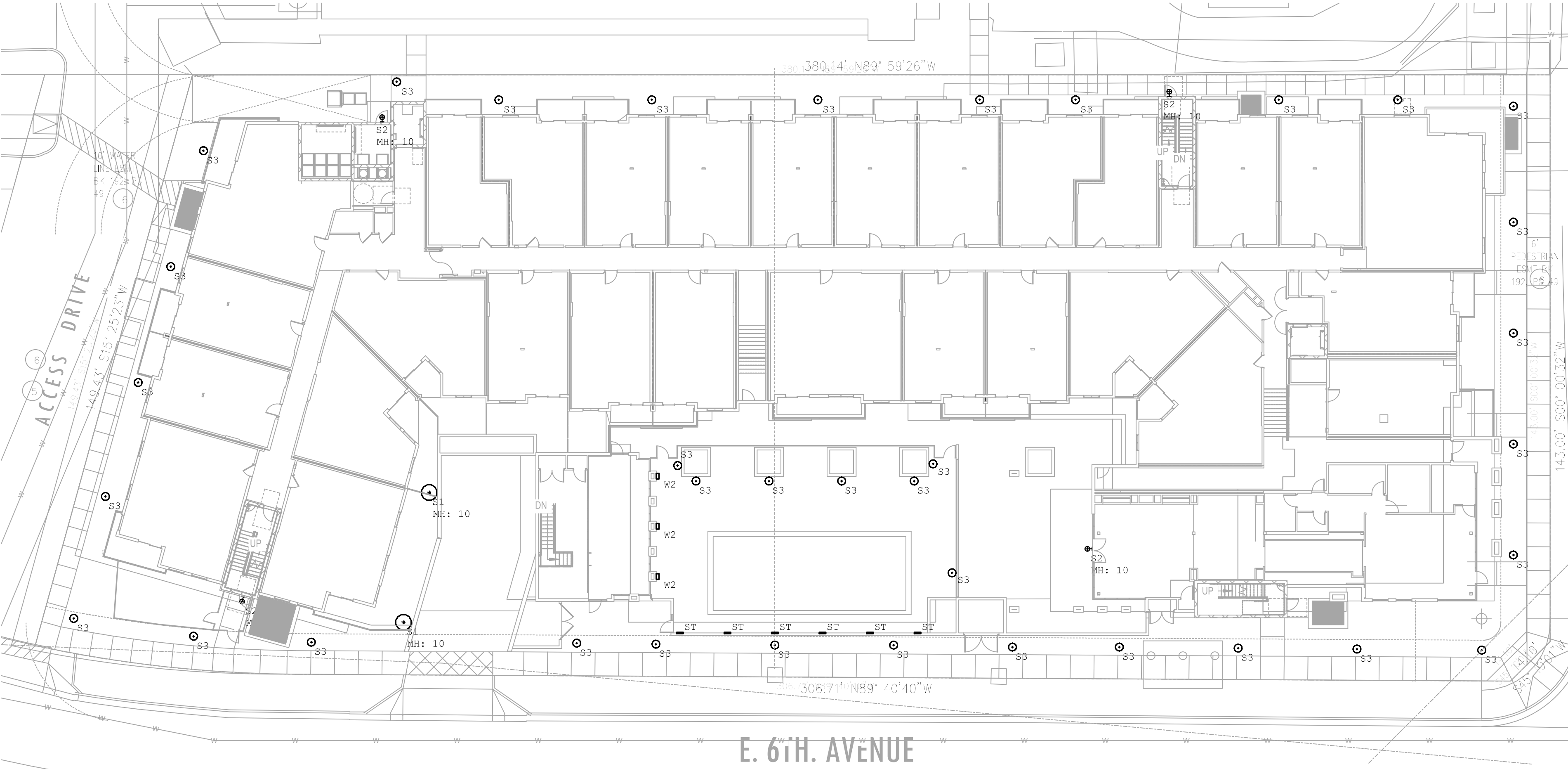


Typical Detail of Southeast and Northeast Stair Tower Tops

Maza
6th and Miller

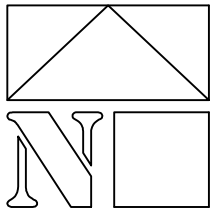


FILE:W:\WP PROJECTS\2021-000 WP\2021-001 - Toll Maza\ELEC\2021-001-E1.11 - DRB.dwg USER:redp DATE:May, 18, 2022 TIME: 04:16 pm



ELECTRICAL SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



ATTACHMENT #17

Schedule							
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Efficiency
	SI	2	Selux Corporation	MST-R4-1-5c530-30-12--BZ-UNV-HS/MST440-8-BZ-MSTBC13	Black formed cast aluminum housing, plastic optic, black plastic house side shields, no enclosure. Post Top mounted AT +10FT. TOP OF	48W LED 3000K	100%
	S2	4	SIGNIFY - STONCO	LPW6 30 WW-03 3 UNV BZ. BRONZE FINISH.	WALL MOUNT LED LIGHT. +10" A.F.F.	30W LED 3000K	100%
	S3	37	BEGA	84 107 K3 BRZ. BRONZE FINISH.	ASSYMETRIC LED BOLLARD LIGHT. +47" TALL.	19.4W LED 3000K 90 CRI	100%
	W1		NOT USED				
	W1E		NOT USED				
	W2	3	WAC LIGHTING	WS-W15912 BZ BRONZE FINISH	WALL SCONCE ADA. SURFACE MOUNTED AT +6'-0" FROM TOP OF FIXTURE.	10W LED 3000K	99%
	W3		NOT USED				
	B0		NOT USED				
	ST	6	HYDREL	HSL13 9INCH LED 30K MVOLT L BB LBFS. LIGHT BRONZE FINISH.	11.50" LONG LED STEP LIGHT. +18" @ A.F.F.	8W LED 3000K	100%

T.O.F. ALL LIGHTING FIXTURE HEIGHT NOTED IS MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.

NOTES:

- ALL LIGHTING FIXTURE HEIGHT NOTED ON THIS SHEET ARE MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.
- REFER TO ARCHITECTURAL EXTERIOR ELEVATION PLANS FOR BUILDING MOUNTED LIGHTING FIXTURES LOCATIONS.

NOTE#

COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED LIGHTING FIXTURES WITH LANDSCAPE ARCHITECT BEFORE ROUGH-IN. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATIONS.

GENERAL NOTES: UTILITIES DISTRIBUTION

- THIS APARTMENT BUILDINGS IS 4-STORY BUILDING WITH 1-LEVEL OF UNDERGROUND PARKING.
- SEE LANDSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
- MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4".
- ALL UNDERGROUND RUNS FOR OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THHN CU. IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER 2017 N.E.C.
- ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE ROUTED IN EMT, FLEX OR MC CABLE.
- ALL PENETRATIONS OF FIRE RATED WALLS & CEILINGS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
- CABLE TELEVISION, TELEPHONE AND SECURITY SYSTEM SHALL BE PRE-WIRED BY ELECTRICAL CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC., IN AND ADJACENT TO THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680.
- DIRECT-BURIED CABLE OR CONDUIT OR OTHER RACEWAYS SHALL BE INSTALLED TO MEET THE MINIMUM COVER REQUIREMENTS OF NEC TABLE 300.5

FIRE ALARM NOTES:

ELECTRICAL CONTRACTOR SHALL PROVIDE A DESIGN/BUILD FIRE ALARM SYSTEM FOR THIS PROJECT. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL FIRE AND BLDG. CODES. SUBMIT DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL.

KEYED NOTES: (#)

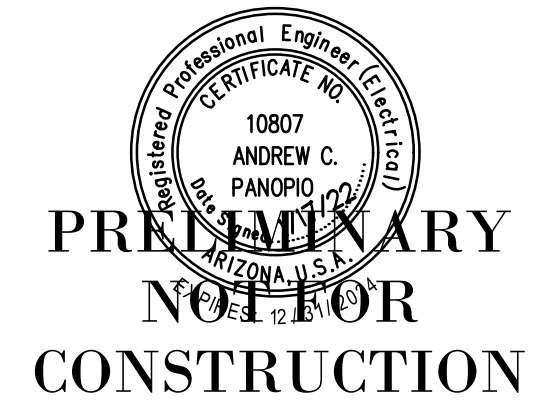
- FIXTURE TYPE "W1E". FULL CUTOFF FIXTURE WITH EMERGENCY BATTERY BACK-UP MINIMUM OF 90 MINUTES. PROVIDE A SEPARATE UNSWITCHED HOT WIRE FOR BATTERY BACK-UP CIRCUIT SHALL BE SAME CIRCUIT CONNECTED TO LUMINAIRE EXCEPT UNSWITCHED.

TOLL
MAZA

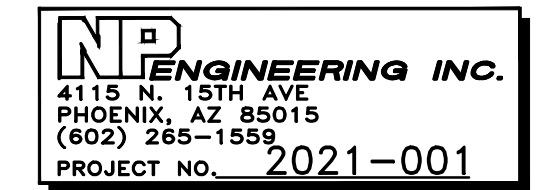
7570 EAST 6TH AVE
SCOTTSDALE, AZ 85251



WorldHQ@ORBArch.com



Toll Brothers
America's Luxury Home Builder™



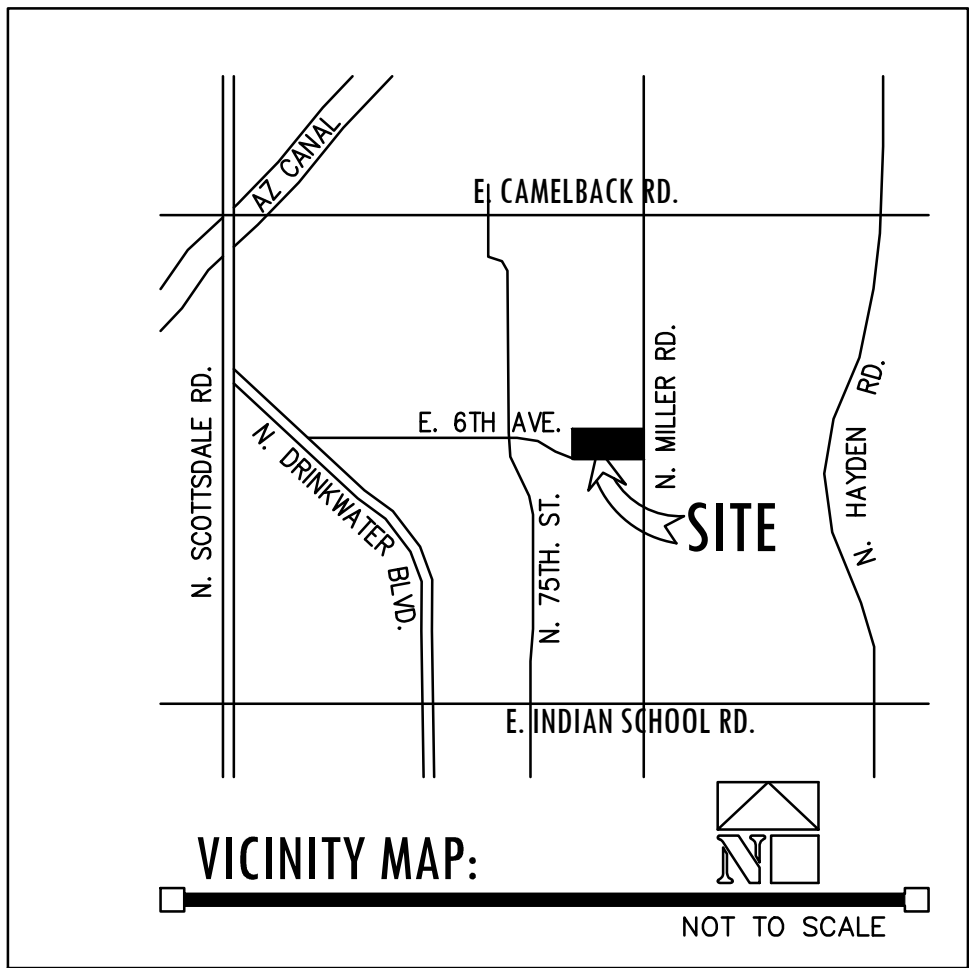
REVISIONS

DRB SUBMITTAL

DATE: JANUARY 17, 2022 ORB # 19-220

E1.11

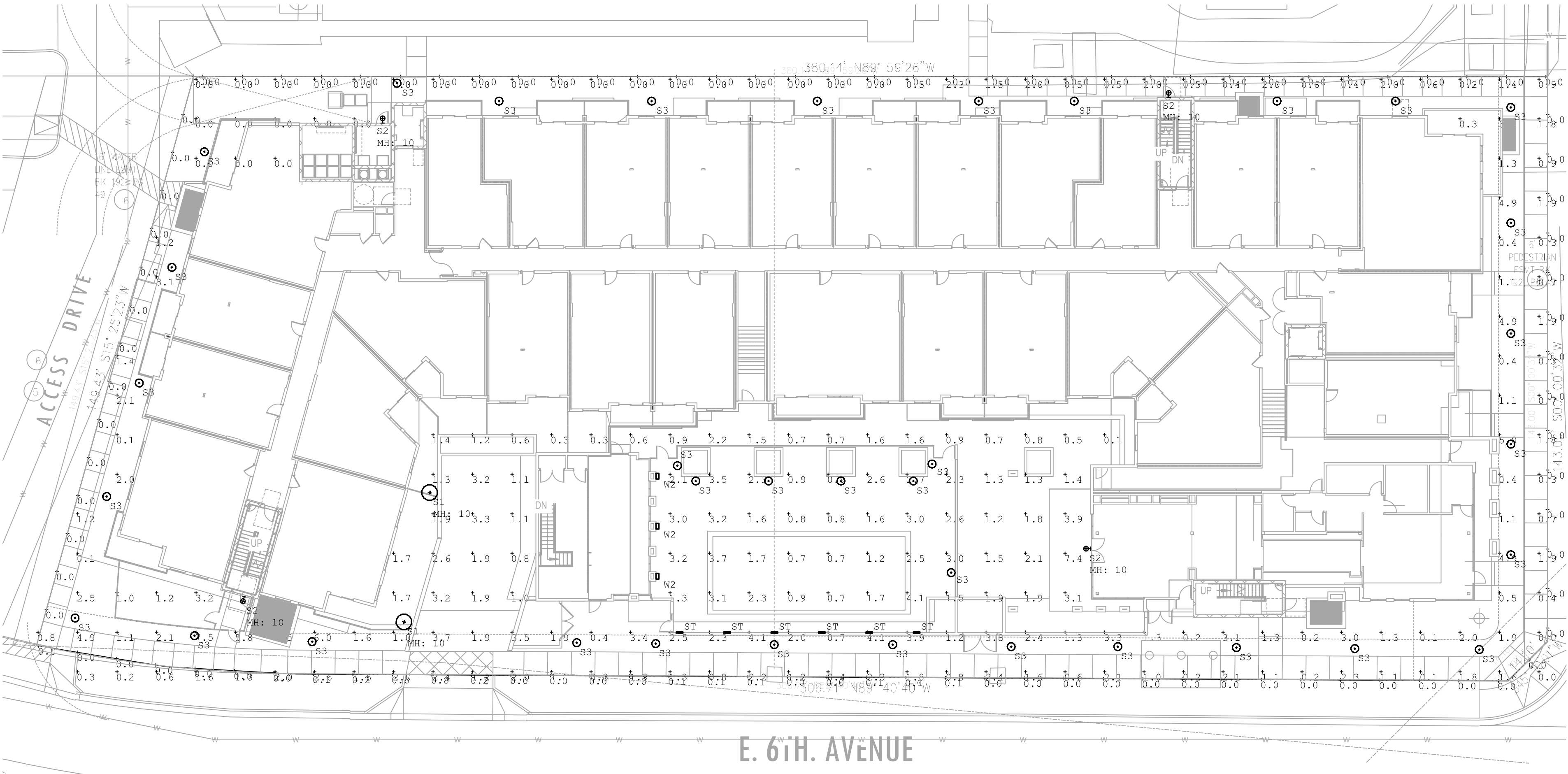
ELECTRICAL SITE
LIGHTING PLAN



FILE:W:\WP PROJECTS\2021-000\WP\2021-001 - Toll Maza\Elec\2021-001-E1.12 - DRB.dwg USER:ncdp DATE:May, 18, 2022 TIME: 04:15 pm

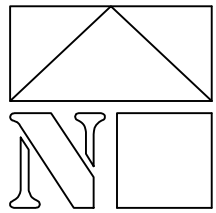
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
GARAGE ACCESS RAMP	+	2.9 fc	7.8 fc	0.0 fc	N/A	N/A
SITE	+	2.1 fc	7.5 fc	0.0 fc	N/A	N/A
SPILL LIGHT AT+6' ABOVE PROPERTY LINE	×	0.0 fc	0.4 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Efficiency
☉	S1	2	Selux Corporation	MST-R4-1-50S30-30-12--BZ-UNV-HS/ MSTA40-8-BZ-MSTBC13	Black formed cast aluminum housing, plastic optic, black plastic house side shields, no enclosure. Post Top mounted AT +10FT. TOP OF	48W LED 3000K	Absolute	1	100%
⚡	S2	4	SIGNIFY – STONCO	LPW16 30 WW-G3 3 UNV BZ. BRONZE FINISH.	WALL MOUNT LED LIGHT. +10' A.F.F.	30W LED 3000K	Absolute	1	100%
☉	S3	37	BEGA	84 107 K3 BRZ. BRONZE FINISH.	ASSYMETRIC LED BOLLARD LIGHT. +47" TALL.	19.4W LED 3000K 90 CRI	Absolute	1	100%
	W1		NOT USED						
	W1E		NOT USED						
▢	W2	3	WAC LIGHTING	WS-W15912 BZ BRONZE FINISH	WALL SCONCE ADA. SURFACE MOUNTED AT +6'-0" FROM TOP OF FIXTURE.	10W LED 3000K	341	1	99%
	W3		NOT USED						
	B0		NOT USED						
—	ST	6	HYDREL	HSL13 9INCH LED 30K MVOLT L 88 LBPS. LIGHT BRONZE FINISH.	11.50" LONG LED STEP LIGHT. +18" ⌀ A.F.F.	8W LED 3000K	299	1	99%

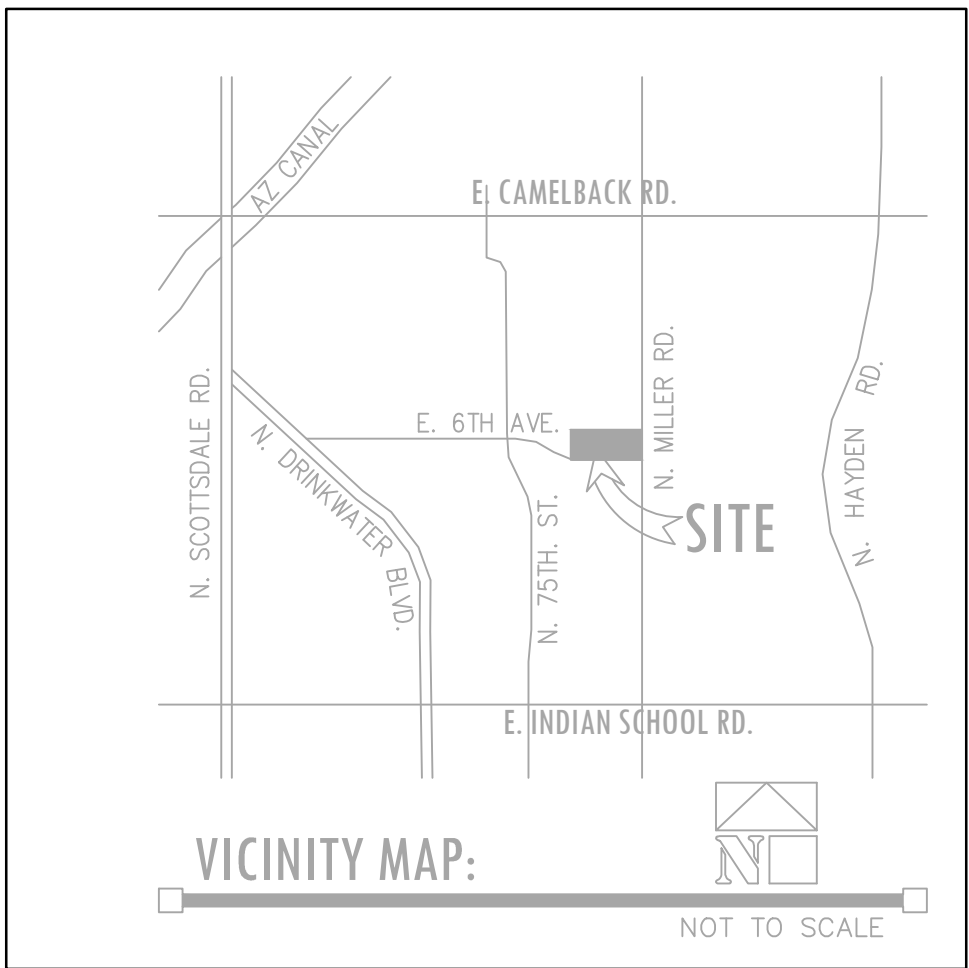


ELECTRICAL SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"



ATTACHMENT #18



TOLL
MAZA
7570 EAST 6TH AVE
SCOTTSDALE, AZ 85251



PRELIMINARY
NOT FOR
CONSTRUCTION

Toll Brothers
America's Luxury Home Builder™

NCD ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-001

REVISIONS	
△	
△	
△	
△	
△	

DRB SUBMITTAL

DATE: JANUARY 17, 2022 ORB # 19-220

E1.12

ELECTRICAL SITE
PHOTOMETRIC PLAN

TYPE: ST

CATALOG NUMBER _____

NOTES _____

TYPE _____

HSL13

Static White and Static Color Step Light 13

HIGHLIGHTS

- Integral Driver
- Long throw distribution
- Standard 0-10V dimming option
- Die-cast housing with solid aluminum, brass, or stainless steel faceplate
- Wet location listed
- Back Box provided by Hydrel or by others

5
YEAR
warranty

Buy American

DIMENSIONS

12INCH

9INCH

6INCH

3INCH

LUMEN PACKAGES

Distribution	Delivered Lumens	Input Watts	Lumens/Watt
3INCH	87	3	29
6INCH	194	5	38
9INCH	299	8	37
12INCH	386	11	37

Performance data based upon 30K LED

© 2013-2021 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers, GA 30012
Phone: 800-705-SERV (7378) • www.hydrel.com

HSL13 | Rev. 04/23/21
Page 1 of 4



Stonco

by @ignify

Wall mount

LytePro

LPW16 medium wall sconce

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide

Options									
Prefix	Wattage	LED Color/Gen	Distribution	Voltage	Photocontrol	Location	Finish		
LPW16	<div style="display: flex; gap: 5px;"> <div style="width: 20px; height: 20px; background-color: #ccc; border: 1px solid #000;"></div> <div style="width: 20px; height: 20px; background-color: #ccc; border: 1px solid #000;"></div> </div>								
LPW16 LytePro 16 LED medium wall sconce	20 20W 30 30W 50 50W	NW-G3 Neutral White 4000K 70 CRI Generation 3 WW-G3 Warm White 3000K 70 CRI Generation 3	2 Type 2 3 Type 3 4 Type 4	120 120V 208 208V 240 240V 277 277V 347 347V 480 480V UNV 120-277V (50/60Hz) HVU 347-480V (50/60Hz)	--- None PCB Photocontrol Button ¹	BAC³ Meets the requirements of the Buy American Act of 1933 (BAA)	Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray Customer specified RAL Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) CC Custom color (Must supply color chip for required factory quote)		

Example: LPW16-20-NW-G3-3-120-PCB-BZ

Stocked luminaires – Ordering guide



Catalog Number	Description	Master Pack, Qty	UPC Code
LPW16-G3-B-BZ	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	6	622252819872
LPW16-G3-B-DGY	LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	6	622252819865








Stocked accessories – Ordering guide (Must be ordered separately)⁴


Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ²	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

¹ Must specify voltage. Not available in 347V or 480V.
² Other colors available upon request as made-to-order
³ Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
⁴ Consult Ignify to confirm whether specific accessories are BAA-compliant.

LPW16_LytePro_sconce 04/21 page 1 of 3

 GARDCO by @ignify	Site & Area PureForm PPT post top with comfort optics	 																				
<p>Gardco PureForm LED post features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.</p>		Project: THE MILLER Location: SCHTSDALE Cat No: PPT-140L-650-W-G2-S-UNV Type: S1 Lamps: LED Qty: Notes:																				
<h3>Ordering guide</h3> <p style="text-align: right;">example: PPT-140L-650-W-G2-T3-UNV-DGY</p>																						
Part#	Number of LEDs	Size Current	LED Color - Generation	Mounting	Distributions	Emergency	Voltage															
PPT																						
PPT PureForm post-top comfort optics	140L 140 LEDs	450 450mA 550 550mA 1150 1150mA ¹ 1675 1675mA ¹ 2100 2100mA ^{1,2}	WW-G2 Warm White 3000K, 70°CRI Generation 2 NW-G2 Neutral White 4000K, 70°CRI Generation 2 CW-G2 Cool White 5000K, 70°CRI Generation 2 WY-G2 Warm Yellow 2700K, 80 CRI Generation 2 ¹ BW-G2 Balanced White 3500K (80 CRI) Generation 2 ¹ AM-G2 Amber Generation 2 ^{1H}	T3 Mounts to a T x 4" Tenon (standard) T2 Mounts to a 2-3/8" x 4" Tenon (must be ordered and shipped as a separate accessory)	1 Comfort Type 1 2 Comfort Type 2 3 Comfort Type 3 5 Comfort Type 5	Leave blank for no battery EBPC Emergency battery pack cold weather ^{1,3,4,5,6} EWB Emergency battery pack ^{1,3,5}	D30 100V D38 208V D40 240V D42 277V D47 347V D48 480V UNV 120-277V (50/60Hz) HVG 347-480V (50/60Hz)															
<h3>Options</h3> <table border="1"> <thead> <tr> <th>Dimming controls</th><th>Medium mounting</th><th>Photocountrol</th><th>Electronic ballast</th><th>Finish</th></tr> </thead> <tbody> <tr> <td>DD 0-10V External dimming (by other)¹ FAMS Field Adjustable Wattage Selection^{1,3} SW Interface module for Silhouette^{1,3,5} LLC Integral wireless module^{1,3,5} BL Bi-level functionality^{1,3}</td><td>IMR3 Integral with #3 lens¹</td><td>PCR Photocontrol Button^{1,3} TLR65 Twist Lock Receptacle 5 Pin^{1,3} TLR87 Twist Lock Receptacle 7 Pin^{1,3} TLRPC Twist Lock Receptacle w/PhotoCell^{1,3,5}</td><td>F1 Single (200, 277, 347VAC)¹ F2 Double (208, 240, 480VAC)¹ F3 Canadian Double Pull (208, 240, 480VAC)¹</td><td>Textured BK Black WH White BZ Bronze DOT Dark Gray MGT Medium Gray</td></tr> <tr> <td>Dynalimber: Automatic Profile Dimming^{1,3} CSSO Security 50% Dimming, 7 hours CM60 Median 50% Dimming, 8 hours CSSQ Security 50% Dimming, 7 hours CM30 Median 50% Dimming, 8 hours</td><td></td><td></td><td>Surge Protection (UL9A Standard) SP1 Increased 20KA EHS External house side shield (factory installed)</td><td>RAL Specify optional color or RAL (see RAL7004) CC Custom color (Must specify color chip for required factory quote)</td></tr> </tbody> </table>								Dimming controls	Medium mounting	Photocountrol	Electronic ballast	Finish	DD 0-10V External dimming (by other) ¹ FAMS Field Adjustable Wattage Selection ^{1,3} SW Interface module for Silhouette ^{1,3,5} LLC Integral wireless module ^{1,3,5} BL Bi-level functionality ^{1,3}	IMR3 Integral with #3 lens ¹	PCR Photocontrol Button ^{1,3} TLR65 Twist Lock Receptacle 5 Pin ^{1,3} TLR87 Twist Lock Receptacle 7 Pin ^{1,3} TLRPC Twist Lock Receptacle w/PhotoCell ^{1,3,5}	F1 Single (200, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pull (208, 240, 480VAC) ¹	Textured BK Black WH White BZ Bronze DOT Dark Gray MGT Medium Gray	Dynalimber: Automatic Profile Dimming ^{1,3} CSSO Security 50% Dimming, 7 hours CM60 Median 50% Dimming, 8 hours CSSQ Security 50% Dimming, 7 hours CM30 Median 50% Dimming, 8 hours			Surge Protection (UL9A Standard) SP1 Increased 20KA EHS External house side shield (factory installed)	RAL Specify optional color or RAL (see RAL7004) CC Custom color (Must specify color chip for required factory quote)
Dimming controls	Medium mounting	Photocountrol	Electronic ballast	Finish																		
DD 0-10V External dimming (by other) ¹ FAMS Field Adjustable Wattage Selection ^{1,3} SW Interface module for Silhouette ^{1,3,5} LLC Integral wireless module ^{1,3,5} BL Bi-level functionality ^{1,3}	IMR3 Integral with #3 lens ¹	PCR Photocontrol Button ^{1,3} TLR65 Twist Lock Receptacle 5 Pin ^{1,3} TLR87 Twist Lock Receptacle 7 Pin ^{1,3} TLRPC Twist Lock Receptacle w/PhotoCell ^{1,3,5}	F1 Single (200, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pull (208, 240, 480VAC) ¹	Textured BK Black WH White BZ Bronze DOT Dark Gray MGT Medium Gray																		
Dynalimber: Automatic Profile Dimming ^{1,3} CSSO Security 50% Dimming, 7 hours CM60 Median 50% Dimming, 8 hours CSSQ Security 50% Dimming, 7 hours CM30 Median 50% Dimming, 8 hours			Surge Protection (UL9A Standard) SP1 Increased 20KA EHS External house side shield (factory installed)	RAL Specify optional color or RAL (see RAL7004) CC Custom color (Must specify color chip for required factory quote)																		
<table> <tr> <td>1. ISO, HPS, 1675 and 2100mA not available with emergency battery backup (EBPC).</td> <td>6. Not available with photocontrol.</td> <td>11. Not available in 480V.</td> </tr> <tr> <td>2. 2100mA not available with emergency battery backup cold weather (EBPC).</td> <td>7. Not available in 347 or 480V.</td> <td>12. Not available in 2100mA.</td> </tr> <tr> <td>3. Extended lead times apply. Contact factory for details.</td> <td>8. Available only in D3 or 277V.</td> <td>13. Not available with DD and FAMS dimming control options.</td> </tr> <tr> <td>4. Not available with other control options.</td> <td>9. Must specify input voltage.</td> <td>14. Must specify a motion sensor lens.</td> </tr> <tr> <td>5. Not available with motion sensor.</td> <td>10. Dimming will not be compliant to NEMA receptacle if ordering with other control options.</td> <td>15. Cannot be combined with WW and BL (MR3).</td> </tr> </table>								1. ISO, HPS, 1675 and 2100mA not available with emergency battery backup (EBPC).	6. Not available with photocontrol.	11. Not available in 480V.	2. 2100mA not available with emergency battery backup cold weather (EBPC).	7. Not available in 347 or 480V.	12. Not available in 2100mA.	3. Extended lead times apply. Contact factory for details.	8. Available only in D3 or 277V.	13. Not available with DD and FAMS dimming control options.	4. Not available with other control options.	9. Must specify input voltage.	14. Must specify a motion sensor lens.	5. Not available with motion sensor.	10. Dimming will not be compliant to NEMA receptacle if ordering with other control options.	15. Cannot be combined with WW and BL (MR3).
1. ISO, HPS, 1675 and 2100mA not available with emergency battery backup (EBPC).	6. Not available with photocontrol.	11. Not available in 480V.																				
2. 2100mA not available with emergency battery backup cold weather (EBPC).	7. Not available in 347 or 480V.	12. Not available in 2100mA.																				
3. Extended lead times apply. Contact factory for details.	8. Available only in D3 or 277V.	13. Not available with DD and FAMS dimming control options.																				
4. Not available with other control options.	9. Must specify input voltage.	14. Must specify a motion sensor lens.																				
5. Not available with motion sensor.	10. Dimming will not be compliant to NEMA receptacle if ordering with other control options.	15. Cannot be combined with WW and BL (MR3).																				
<div>     </div> <div> PPT_PureForm_post_top_ 05/20 page 1 of 5 </div>																						



TYPE: ST

HSL13 STEP LIGHT | 2

ORDERING INFORMATION

EXAMPLE: HSL13 3INCH LED 27K MVOLT L MINS BRB

Series*	Length*	Source*	Color Temperature*		Voltage*	Distribution*
HSL13 Step Light 13	3INCH 3" Nominal Length	LED	27K 2700K	AMSPC Amber	MVOLT Multi-Volt 120V thru 277V	L Long Throw
	6INCH 6" Nominal Length		30K 3000K	BLU Blue		
	9INCH 9" Nominal Length		35K 3500K	GRN Green		
	12INCH 12" Nominal Length		40K 4000K	RED Red		
			50K 5000K	CYN Cyan		
				ROO Red-Orange		
Dimming Optional						
Dimming Driver	OPTION	Finish*				
MINS	Back Box	BRB Brushed Brass				
		BBP Brushed Brass Paint				
		BRS Brushed Stainless Steel				
		LPS Light Bronze Paint Smooth				
		PBR Polished Brass				
		PSS Polished Stainless Steel				
		SGB Semi Gloss Black				
		SGW Semi Gloss White				
		CF Custom Finish				
		RALTBD Rat Paint Finishes				
Note: RALTD for pricing only, replace with applicable RAL call out when ready to order. See the RALDISCOUNT for available options. It is recommended that Hydrel products only use textured paint.						

Note: * is a required field

PERFORMANCE DATA

WAC LIGHTING

Archetype

Outdoor Wall Sconce 3000K

Fixture Type: **W2**

Catalog Number: **WS-W15912 BRONZE**

Project: _____

Location: _____

Model & Size	Color Temp & CRI	Finish	Watt	LED Lumens	Delivered Lumens	Title 24
WS-W15912 12"	3000K 90	Black	10W	800	331	Yes

Example: **WS-W15912-BK**

DESCRIPTION

A low-profile, artful design adds a distinctive, sophisticated look in any outdoor application.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: 3000K

Input: 120 VAC, 50/60Hz

CR: 90

Dimming: ELV: 100-10%

Rated Life: 54000 Hours

Standards: ETL cETL IP65, Title 24 JAB-2016 Compliant, Dark Sky Friendly, Wet Location Listed

Construction: Aluminum hardware with etched glass diffuser

FINISHES

Black

LINE DRAWING

WS-W15912

wacighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. January 2021

Surface washer bollard - Asymmetric

BEGA

Application

Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials

Luminaire housing constructed of aluminum alloy
Matte safety glass
High temperature silicone gasket
Reflector made of pure anodized aluminum
High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 15.4 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	19.4W
System wattage	24.0W
Controllability	0-10V, TRAC and ELV dimmable
Color rendering index	Ra > 80
Luminaire lumens	2661 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature

☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☒ **3000K** - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA Standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors	<input type="checkbox"/> Black (BLK)	<input type="checkbox"/> White (WHT)	<input type="checkbox"/> RAL:
	<input checked="" type="checkbox"/> Bronze (BRZ)	<input type="checkbox"/> Silver (SLV)	<input type="checkbox"/> CUS:

Type:

BEGA Product:

Project:

Modified:

TYPE: S3

Surface washer bollard - Asymmetric

LED	A	B	C	Anchorage
19.4W	10 1/4"	47 1/4"	14"	79817

84 107

Available options

☐ **70895** Direct burial anchorage

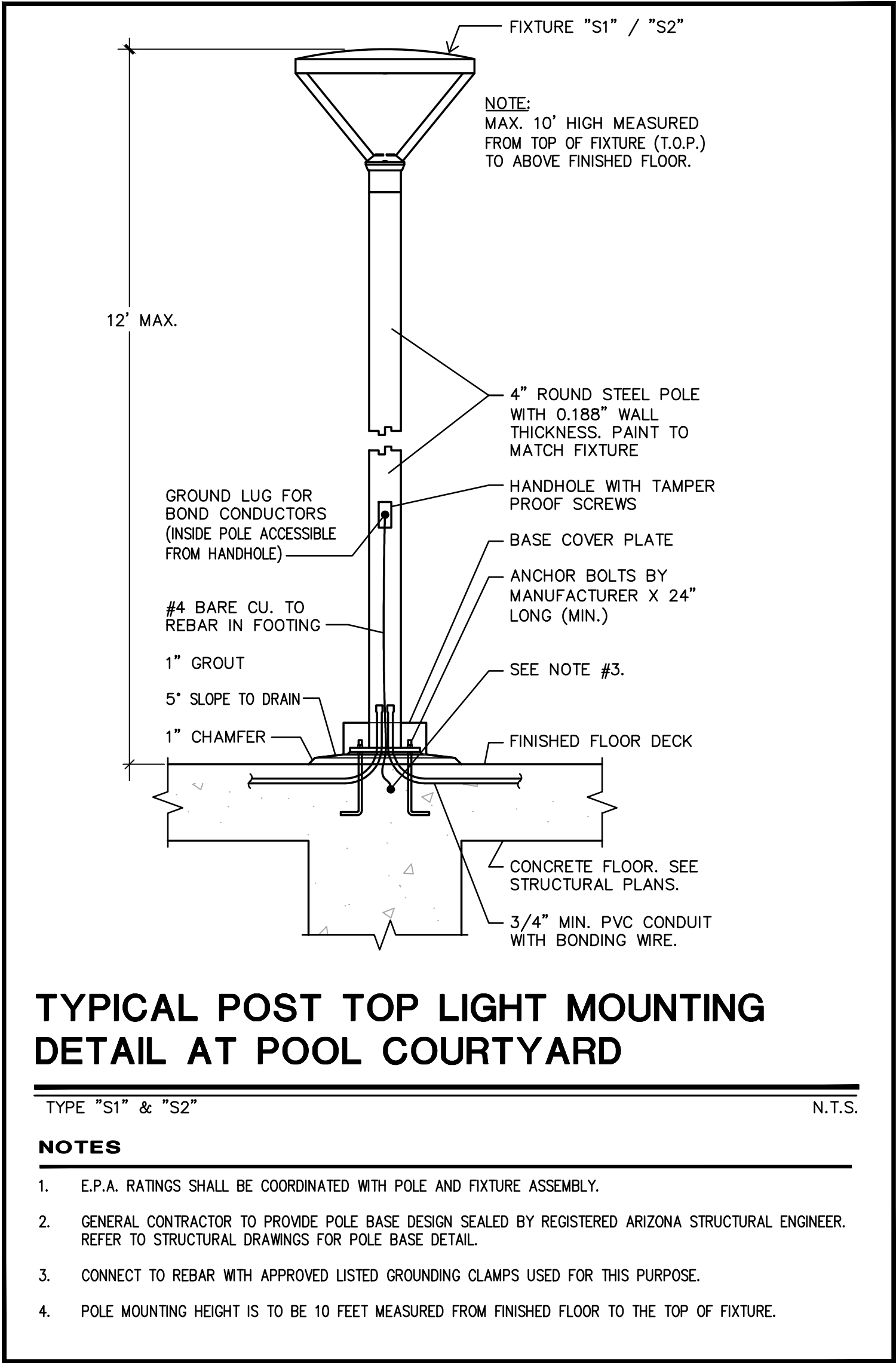
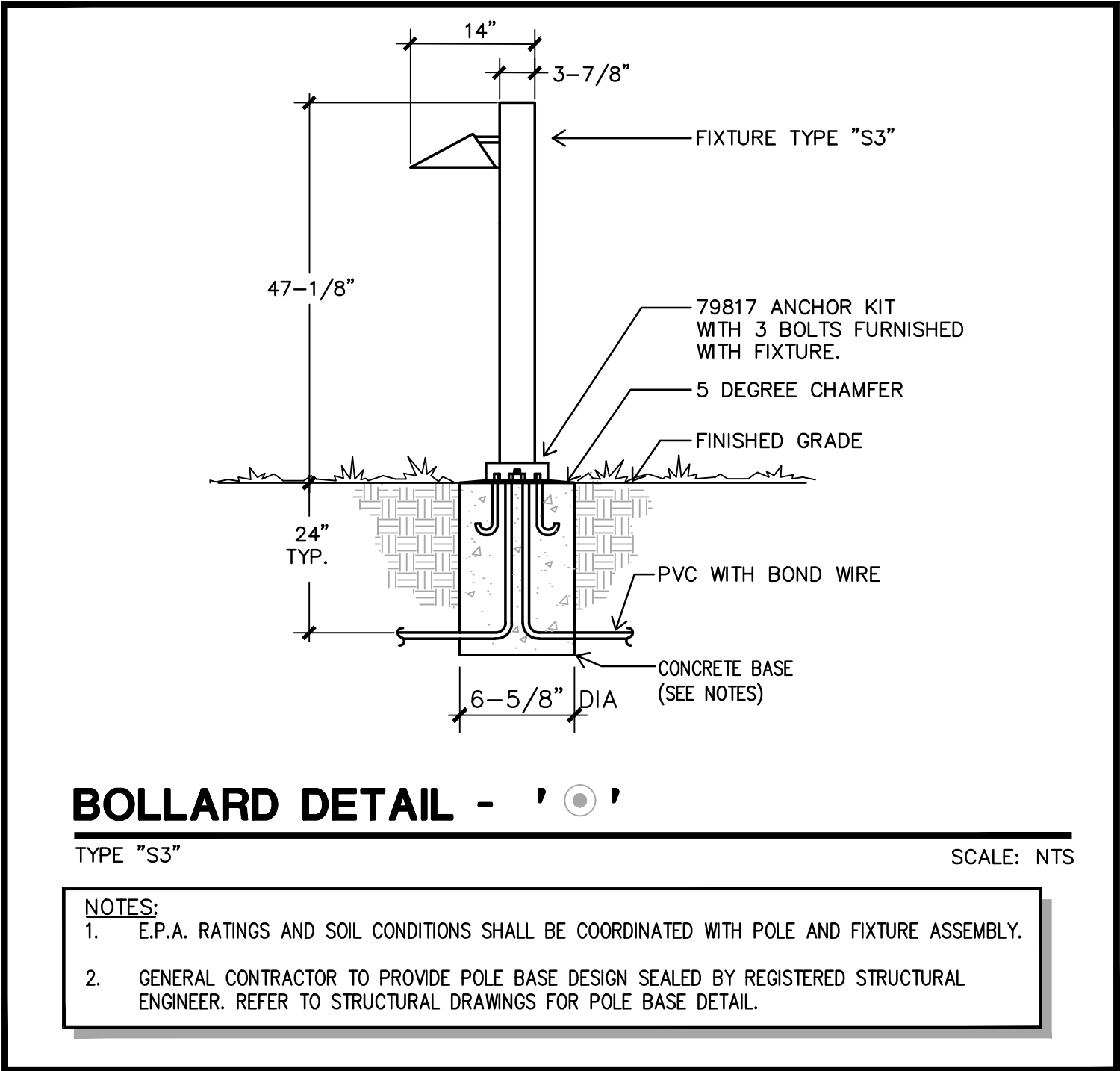
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com
 © copyright BEGA 2020 Updated: 12/03/20

REVISIONS	
△	
△	
△	
△	
△	
△	

DRB SUBMITTAL	
DATE: JANUARY 17, 2022	ORB # 19-220
E1.13	
ELECTRICAL SITE	

FILE:N:\WP\PROJECTS\2021-000\WP\2021-001 - Toll Maza\ELEC\2021-001-E1.14 - DRB.dwg USER:ncdp DATE:May, 18 2022 TIME: 04:39 pm



TOLL
MAZA
7570 EAST 6TH AVE
SCOTTSDALE, AZ 85251

Office of Rich Barber
ORB
Architecture, LLC
WorldHQ@ORBArch.com

Professional Engineer (Electrical)
CERTIFICATE NO. 10807
ANDREW C. PANOPLO
PHOENIX, ARIZONA, U.S.A.
Exp. 12/31/2022

PRELIMINARY
NOT FOR
CONSTRUCTION

Toll Brothers
America's Luxury Home Builder™

NP
ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1558
PROJECT NO. 2021-001

REVISIONS

△

△

△

△

△

△

DRB SUBMITTAL

DATE: JANUARY 17, 2022 ORB # 19-220

E1.14

ELECTRICAL SITE
LIGHTING DETAILS

From: [Stacey Vornbrock](#)
To: [Projectinput](#)
Subject: RE: New Multifamily Development: The Miller
Date: Friday, March 25, 2022 5:41:21 PM

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

Dear Planning and Development Services,

I'm sure my input on this will make no difference, but I feel the need to object to this new development on Miller Rd.

I live in the Scottsdale Marquessa Condos at 4200 N. Miller Rd. This is already a highly congested area with a lot of traffic. I am dumbfounded and disappointed that the City would approve another 148 dwelling units in this congested area.

What are your plans to accommodate the extra traffic on Miller Rd. that this will create? Will there be underground parking for the owners of the units? If so, where will their guests park?

I can appreciate the need for additional housing, but it seems to me you are *squeezing* this building into the smallest possible corner in an already overly congested area.

Sincerely,
Stacey Vornbrock