

November 18, 2022

engineering  
architecture  
program management  
development services  
construction services



## Application Narrative

RE: Jimmy Johns Scottsdale  
10687 N 116<sup>th</sup> St.  
Scottsdale, AZ 85259  
NE Corner Shea Blvd. & N. 116<sup>th</sup>  
City Pre-Application # 1201-PA-2021  
21-DR-2022

We have been contracted by Sunshine Sandwiches LLC to prepare plans and permit a new Jimmy John's store to be located at the above referenced property on an existing vacant outlot in the Mountainside Plaza at the corner of Shea Blvd. and N. 116<sup>th</sup> St. The store will be a 1,235 sf building with drive through service, a small outdoor seating area and 23 parking spaces. The Building will be a new free-standing masonry construction, EIFS and alpolic exterior finish with cultured stone wainscot and stone sill, Drive-thru service, Trellis and canopy design at front and side elevations.

The property is 0.69 acres (30,001 sf) and is zoned C-3 Highway Commercial District. Please refer to attached site plans for project details.

### Sensitive Design Program:

Refer to the Architectural drawings, renderings, and landscape drawings for specific requirements.

The site plan contains a bike rack to encourage alternative modes of transport.

The building/plan has shade elements around portions of the building as well as pedestrian connections to the North, West, and South.

There is a planned outdoor seating area adjacent to the main entry on the East side of the building.

The landscape plan utilizes native desert plants to blend the site into the local environment.

It is utilizing the existing landscape screen that has already been constructed along the south of the lot along the Shea Blvd frontage. This includes a screen wall and mature plantings.

### Design Standard & Policies Manual:

Chapter 1 – Plans and reports have been prepared according to the policies of this Chapter.

Chapter 2 - Plans and reports have been prepared according to the policies of this Chapter.

Chapter 3 - Land Use – The project is on a platted lot that has been planned for the proposed restaurant use. It is zoned C-3 and no change is needed for this use.

Chapter 4 – Grading & Drainage – The site is outside of flood plains. The site is utilizing already constructed storm water controls that were designed for this lot and are detailed in the stormwater report and plans.

November 18, 2022

Chapter 5 – Transportation Impact Study – This project was determined to not require a TIS, as it utilizes existing driveways and internal access roads that were planned for this development. This project contains no work in public right of way and does not abut any public right of ways.

Chapter 6 – Water – The project is planned to utilize existing water service stubs that were previously planned and installed for this project. See water demand study for more information.

Chapter 7 – Wastewater – The project is planned to utilize existing sanitary sewer stubs that were previously planned and installed for this project. See sewer demand study for more information.

Chapter 8 & 9 – Not Applicable.

Chapter 10 – Native Plants – Refer to landscape plan for native plantings.

Chapter 11 – Fire – The project is designed to comply with applicable fire codes. There are two nearby fire hydrants and a fire flow test on file and included in the water demand study.

Chapter 12 – Disability Access – The project is designed to comply with all ADA codes.

#### Sec. 1.904. - Criteria.

1. The architectural elevations were developed to confirm with the design criteria's and sensitives of the surrounding structures and landscape.
2. The elevation and exterior material colors have been updated to incorporate colors that meet the City of Scottsdale's Sensitive Design Principles as well as the local Commercial Design Guidelines. Gray tones have been replaced with warmer more neutral colors.
3. The site is internal to a larger development and has full vehicular and pedestrian to the rest of the plaza, and then to the public right of way from there. The site meets the City code for the required parking onsite.
4. Parapets at all building elevations exceed the height of the proposed roof top units thus screening mechanical equipment from public view.
5. The architectural elevations, exterior material, and colors were designed to adhere to the City of Scottsdale's Sensitive Design Principles as well as the local Commercial Design Guidelines. Exterior shade devices have been included along with a structural drive-thru canopy spanning the width of the proposed drive isle.
6. There will not be building decals and/or murals on the architectural elevations of this building.

The Project has been designed to follow the Commercial Retail Guidelines. Refer to plans, reports, and exhibits for details.

Sincerely,

Kai Burk, P.E.  
Core States Group  
3039 Premiere Parkway, Suite 700  
Duluth, GA 30097  
(678) 405-1979  
[kburk@core-states.com](mailto:kburk@core-states.com)

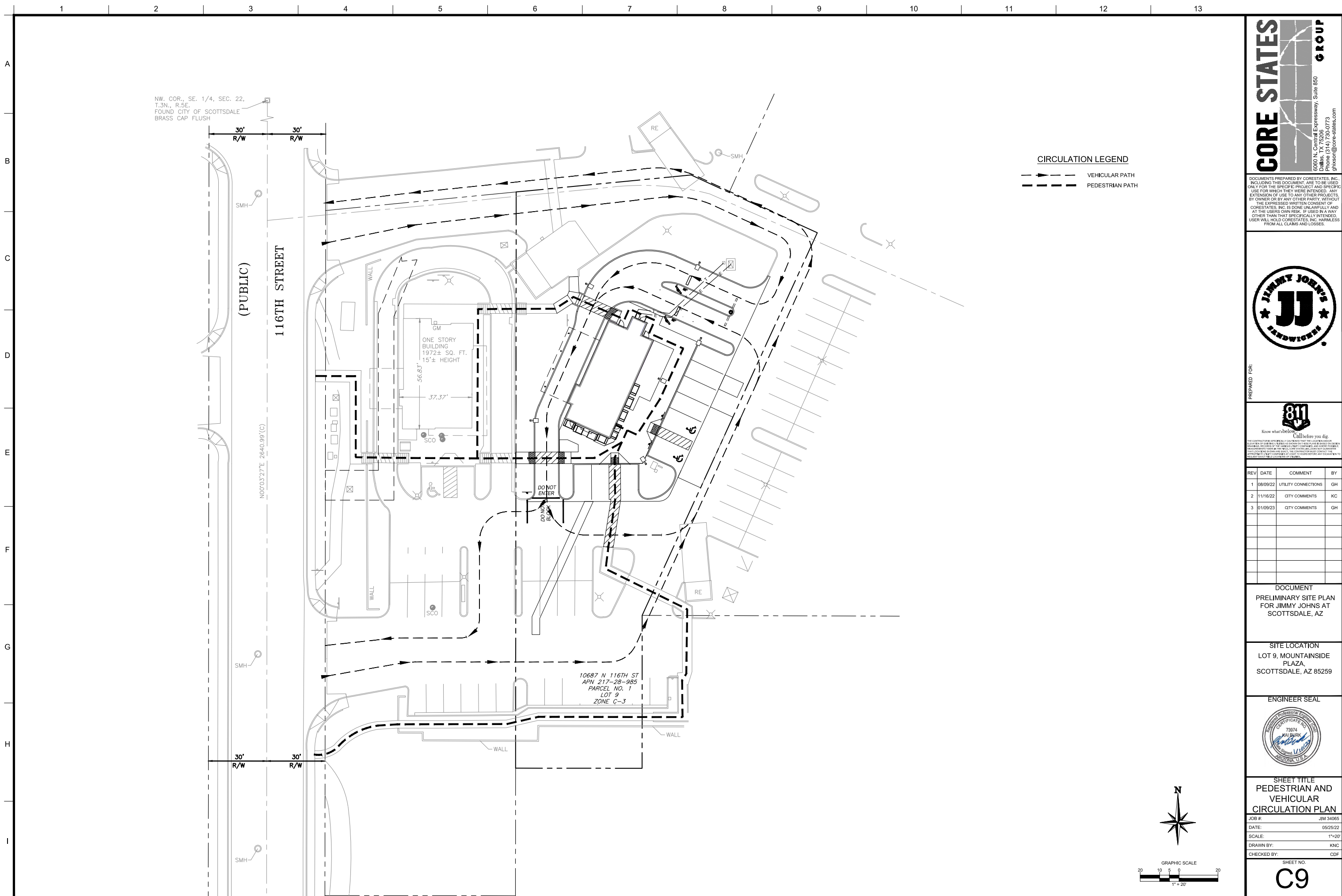
[www.core-eng.com](http://www.core-eng.com)

50 crestwood executive center . suite 500 . st. louis, mo 63126 . v: 314.843.4320 . f: 314.843.4323  
federal id: 58-2484016 . st. louis license: f00549918

georgia . new jersey . massachusetts . missouri . florida . north carolina . arkansas . california . pennsylvania . washington . texas







NW COR., SE. 1/4, SEC. 22,  
T.3N., R.5E.  
FOUND CITY OF SCOTTSDALE  
BRASS CAP FLUSH

30' R/W 30' R/W

(PUBLIC)  
116TH STREET

N00°03'27"E 2640.99'(C)

ONE STORY BUILDING  
1972± SQ. FT.  
15'± HEIGHT

56.63'

37.37'

DO NOT ENTER

DO NOT BLOCK

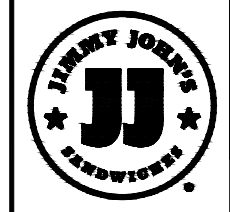
10687 N 116TH ST  
APN 217-28-985  
PARCEL NO. 1  
LOT 9  
ZONE C-3

**CIRCULATION LEGEND**

- VEHICULAR PATH
- PEDESTRIAN PATH

**CORE STATES GROUP**  
6060 N. Central Expressway, Suite 850  
Dallas, TX 75206  
Phone (314) 730-0773  
ghxson@core-states.com

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PREPARED FOR:



THE CONTRACTOR IS SPECIFICALLY ADVISED THAT THE LOCATION AND DEPTH OF UTILITIES ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UTILITIES PRIOR TO ANY EXCAVATION WORK.

REV	DATE	COMMENT	BY
1	08/09/22	UTILITY CONNECTIONS	GH
2	11/16/22	CITY COMMENTS	KC
3	01/09/23	CITY COMMENTS	GH

DOCUMENT  
PRELIMINARY SITE PLAN  
FOR JIMMY JOHNS AT  
SCOTTSDALE, AZ

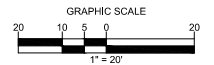
SITE LOCATION  
LOT 9, MOUNTAINSIDE  
PLAZA,  
SCOTTSDALE, AZ 85259

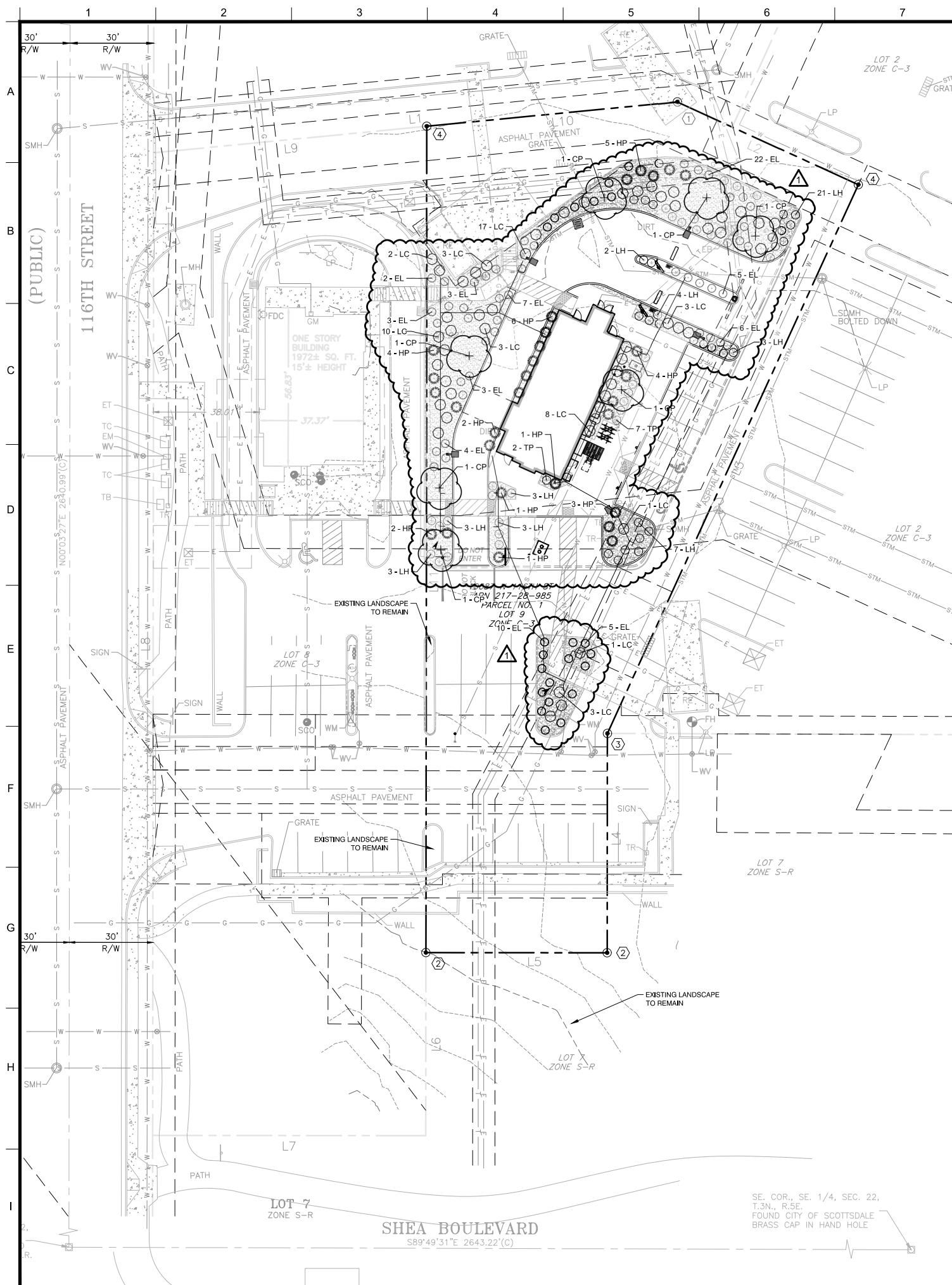


SHEET TITLE  
PEDESTRIAN AND  
VEHICULAR  
CIRCULATION PLAN

JOB #: JIM 34085  
DATE: 05/25/22  
SCALE: 1"=20'  
DRAWN BY: KNC  
CHECKED BY: CDF

SHEET NO.  
**C9**





**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CP	Cercidium praecox / Sonoran Palo Verde	2" Cal.	24" Box	8' min.	7
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	EL	Ericameria laricifolia 'Aguirre' TM / Aguirre Turpentine Bush	5 gal.	Cont.	36" o.c.	70
	HP	Hesperaloe parviflora / Red Yucca MATURE SIZE: 4' x 4'	3 gal.	Cont.	48" o.c.	29
	LH	Lantana x 'New Gold' / New Gold Lantana MATURE SIZE: 2' x 3'	1 gal.	Cont.	36" o.c.	49
	LC	Leucophyllum frutescens 'Compacta' / Compact Texas Ranger	5 gal.	Cont.	48" o.c.	51
	TP	Teucrium chamaedrys 'Prostratum' / Prostrate Germander	1 gal.	Cont.	36" o.c.	9
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	DG	Decomposed Granite / Screened, 2" Color and size to match existing DG installed in surrounding center. Contractor to match and submit samples to Owner Representative for approval.	Mulch			5,056 sf

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA:	45,928 SF
OPEN SPACE AREA REQUIRED:	4,593 SF (10% OF SITE AREA)
OPEN SPACE AREA PROVIDED:	6,433 SF (14% OF SITE AREA)
FRONT YARD LANDSCAPE REQUIRED:	4,824 SF (75% OF LANDSCAPE PROVIDED)
FRONT YARD LANDSCAPE PROVIDED:	3,226 SF (50%)
PARKING LOT AREA:	10,399 SF
LANDSCAPE AREA REQUIRED:	1,560 SF (15% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	1,575 SF (15.1%)
TOTAL PARKING SPACES:	24 SPACES
TREES REQUIRED:	5 TREES (2 TREES PER 10 SPACES)
TREES PROVIDED:	5 TREES
SHRUBS REQUIRED:	5 SHRUBS (2 SHRUBS PER 10 SPACES)
SHRUBS PROVIDED:	5 SHRUBS
SCENIC CORRIDOR	
SCENIC CORRIDOR PLANTINGS	PROVIDED*
REQUIRED SCENIC CORRIDOR PLANTINGS AND REQUIRED SCREENING WALL HAVE BEEN PREVIOUSLY PLANTED	

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER ROCK MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS, EXCEPT AROUND TREES AND SHRUBS (SEE MULCH AROUND TREES AND SHRUB NOTE, THIS SHEET). RIVER ROCK MULCH SHALL BE 1-1/2" - 2" STONES, BEIGE IN COLOR (OR AS APPROVED BY OWNER). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER ROCK MULCHES TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER RIVER ROCK MULCH HAS BEEN INSTALLED.

**APN**  
130-39-100B

**DEVELOPER**  
CHRISTIAN BROTHERS AUTOMOTIVE CORPORATION  
17725 KATY FREEWAY, SUITE 200  
HOUSTON, TX 77094  
PHONE: 281-675-6120  
CONTACT: BILLY GREEN JR.  
EMAIL: billy.green@cbac.com

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

**MULCH AROUND TREES AND SHRUBS**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF DECOMPOSED GRANITE MULCH, OVER LANDSCAPE FABRIC, AROUND ALL TREES AND SHRUBS, (EXCEPT FOR TURF AND SEEDED AREAS). DECOMPOSED GRANITE SHALL MATCH THE EXISTING SIZE AND COLOR OF DECOMPOSED GRANITE IN THE SURROUNDING CENTER. IT SHALL NOT EXCEED SEVEN FEET IN ANY DIRECTION FROM TREES OR SHRUBS, CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**APPROVED**

**STIPULATION SET  
RETAIN FOR RECORDS**

**1/30/23**

**KP**

**DATE**

**APPROVED BY**

**CORE STATES GROUP**  
6500 CHIPPEWA STREET SUITE 200  
ST. LOUIS, MO 63109  
PHONE (314) 843-4320  
CF@BANKS@CORE-STATES.COM

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**CLIENT**

REV	DATE	COMMENT	BY
1	1/4/22	CITY COMMENTS	JWG

**811**  
Know what's below. Call before you dig.

**REVISIONS**

REV	DATE	COMMENT	BY
1	1/4/22	CITY COMMENTS	JWG

**DOCUMENT**  
PRELIMINARY SITE PLAN  
FOR JIMMY JOHNS AT  
SCOTTSDALE, AZ

**SITE LOCATION**  
LOT 9, MOUNTAINSIDE  
PLAZA,  
SCOTTSDALE, AZ 85259

**ENGINEER SEAL**

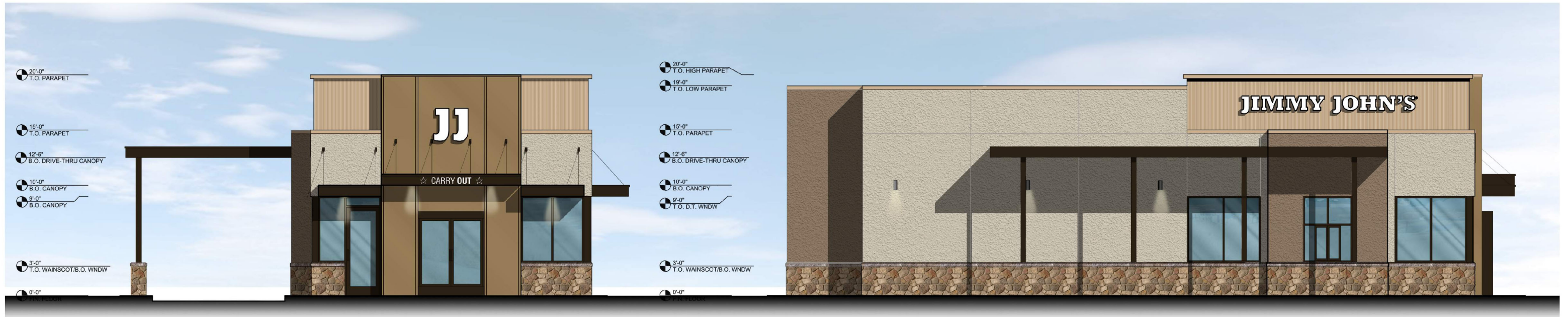
DATE EXPIRES 9/30/23

**SHEET TITLE**  
LANDSCAPE  
PLANTING

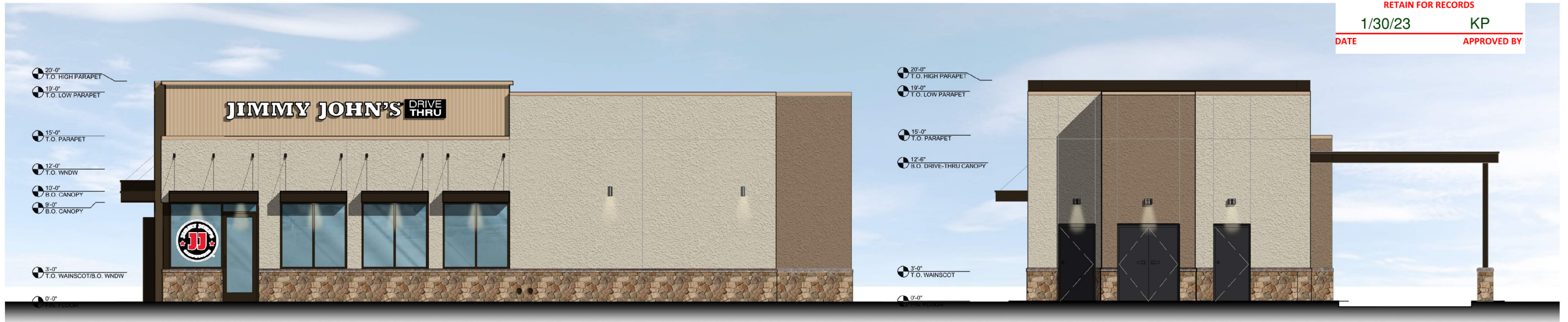
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DATE:	03/14/22
SCALE:	
DRAWN BY:	KNC
CHECKED BY:	CFD
SHEET NO.	LP-1

**EVERGREEN DESIGN GROUP**  
(800) 680-6630  
2375 E. Camelback Rd., Suite 600  
Phoenix, AZ 85016  
www.EvergreenDesignGroup.com

SE. COR., SE. 1/4, SEC. 22,  
T.3N., R.5E.  
FOUND CITY OF SCOTTSDALE  
BRASS CAP IN HAND HOLE

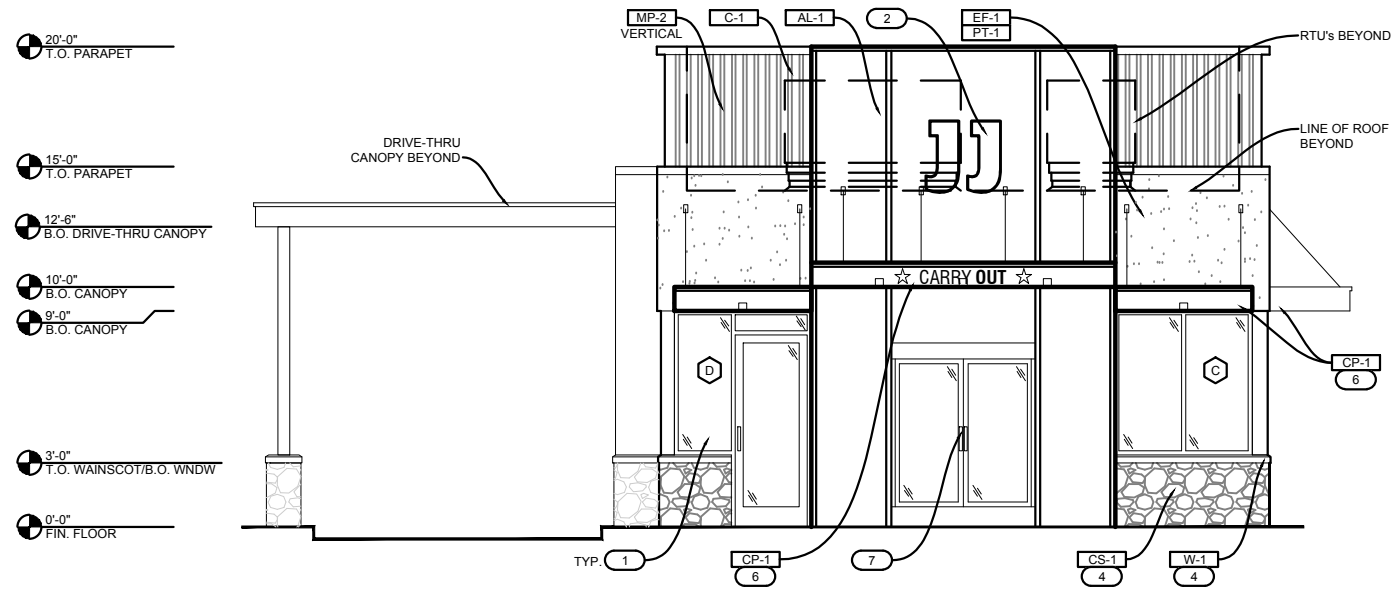


APPROVED  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 1/30/23      KP  
 DATE                      APPROVED BY

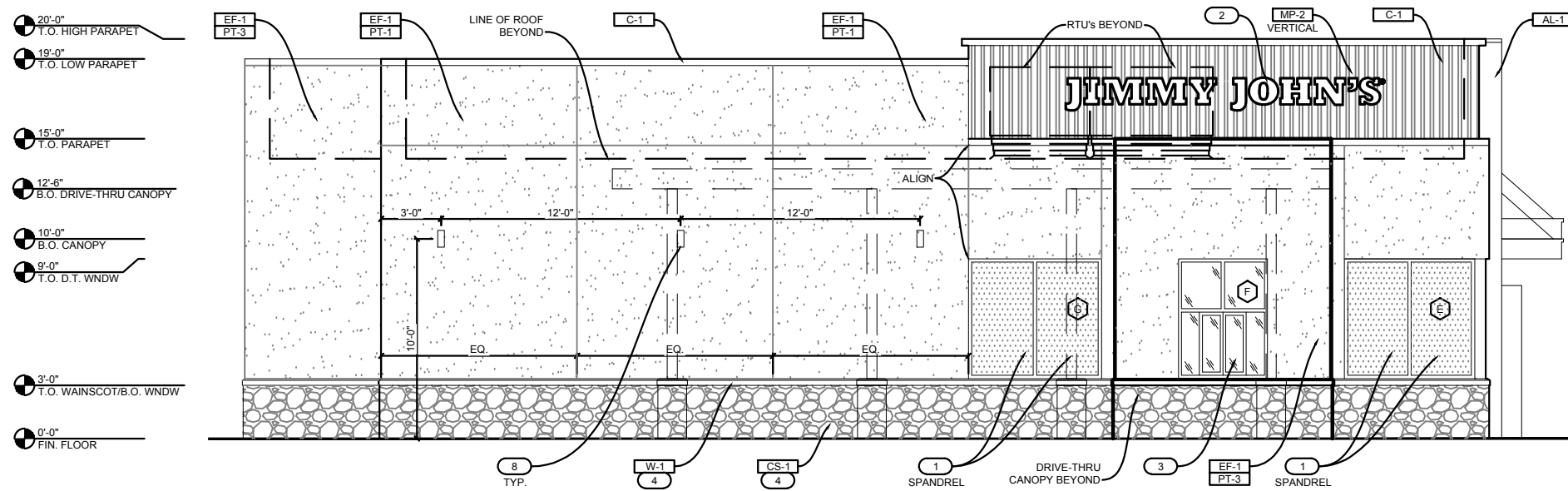


	E.I.F.S. - PAINT - SHERWIN WILLIAMS COLOR - "SW7550 RESORT TAN" LRV- 22		E.I.F.S. - PAINT - SHERWIN WILLIAMS COLOR - "SW7541 GRECIAN IVORY" LRV- 63		CULTURED STONE VENEER "CHARDONNAY"		COPING - PAC-CLAD "SIERRA TAN"		KAWNEER "BRONZE ANODIZED"
	METAL WALL PANELS BY PAC-CLAD COLOR - "SIERRA TAN"		ALPOLIC FACADE COLOR - "CHAMPAGNE ANODIZED"		WATERTABLE SILL - CULTURED STONE COLOR - "TAUPE"		DOORS - PAINT - SHERWIN WILLIAMS "SW 6258 TRICORN BLACK" LRV- 3		

**MATERIAL KEY**



1A FRONT ELEVATION (SOUTH)  
1/8" = 1'-0"



1B DRIVE-THRU ELEVATION (WEST)  
1/8" = 1'-0"

EXTERIOR VENEER		CANOPY "CP"	
EF-1		CP-1	
PRODUCT	EIFS	MATERIAL	PREFABRICATED CANOPY
MFR	DRYVIT	MFR	AWNEX (OR EQUAL)
MODEL	OUTSULATION MD	PRODUCT	COLORADO FRONT GUTTER
COLOR NAME	SEE ELEVATION	LOCATION	EXTERIOR
LOCATION	EXTERIOR		
MP-2		COPING "C"	
PRODUCT	METAL WALL PANELS	C-1	
MFR	PAC-CLAD, PETERSEN ALUMINUM	MATERIAL	COPING
MODEL	HWP	MFR	PAC-CLAD, PETERSEN ALUMINUM
COLOR NAME	SIERRA TAN	MODEL	PAC-TITE COPING; TAPERED & PAC-SNAP FASCIA
LOCATION	EXTERIOR	COLOR NAME	SIERRA TAN
AL-1		LOCATION	CORNICE
PRODUCT	ALPOLIC / fr	PAINT "P"	
MFR	ALPOLIC	PT-1	
MODEL	BATTEN DESIGN	MFR	SHERWIN WILLIAMS
COLOR NAME	CMR CHAMPAGNE ANODIZED	COLOR NAME	SW 7541 GRECIAN IVORY
LOCATION	EXTERIOR	LOCATION	EXTERIOR
CS-1		PT-2	
PRODUCT	CULTURED STONE VENEER	MFR	SHERWIN WILLIAMS
MFR	CULTURED STONE	COLOR NAME	SW 6258 TRICORN BLACK
MODEL	DRESSED FIELDSTONE	LOCATION	EXTERIOR
COLOR NAME	CHARDONNAY	PT-3	
LOCATION	EXTERIOR	MFR	SHERWIN WILLIAMS
W-1		COLOR NAME	SW 7550 RESORT TAN
PRODUCT	WATERTABLE/SILL	LOCATION	EXTERIOR
MFR	CULTURED STONE		
MODEL	CAST-FIT WATERTABLE/SILL		
COLOR NAME	TAUPE		
LOCATION	EXTERIOR		

#	KEY NOTES	#
1.	EXTERIOR STOREFRONT SYSTEM AND GLAZING; SEE A101 FOR WINDOW TYPES	
2.	SIGNAGE TO BE PROVIDED AND INSTALLED BY VENDOR. G.C. TO COORDINATE INSTALLATION.	
3.	DRIVE-THRU WINDOW SYSTEM; SEE A101 & A301 FOR MORE INFO.	
4.	CULTURED STONE WAINSCOT VENEER W/ WATERTABLE ABOVE.	
5.	WALL DECALS TO BE PROVIDED AND INSTALLED BY VENDOR. G.C.C TO COORDINATE INSTALLATION.	
6.	PREFABRICATED CANOPY W/ TIE-BACKS. SEE A300 FOR MORE INFO.	
7.	JIMMY JOHN'S EXPRESS PICK-UP SHELF	
8.	EXTERIOR WALL SCENCE; SEE ELECTRICAL FOR MORE INFO.	
9.	DOWNSPOUT & OVERFLOW NOZZEL ROUTED TO ROOF DRAINAGE FROM ABOVE; SEE DETAIL	

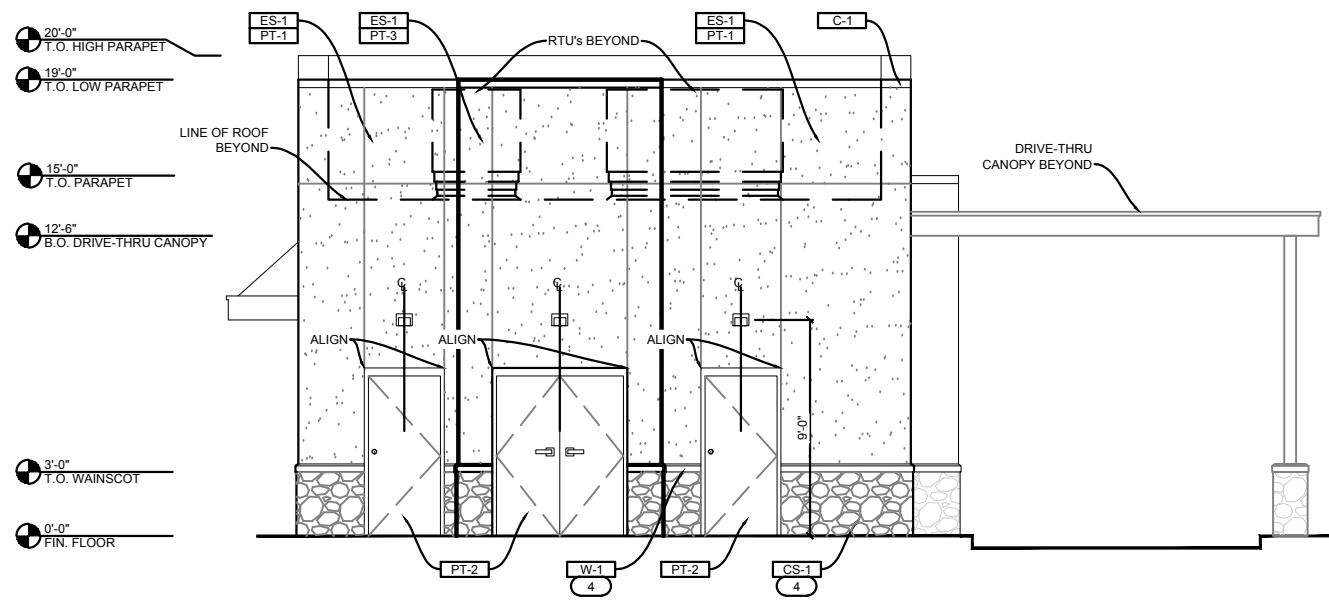
STOREFRONT SPECIFICATION	
STOREFRONT	
MANUFACTURER:	KAWNEER
PRODUCT:	TRI-FAB 451 OR EQUAL
SIGHT LINE (X):	2"
FRAME DEPTH (Y):	4 1/2"
COLOR / FINISH:	DARK BONZE ANODIZED

## Proposed Exterior Elevations

Jimmy Johns

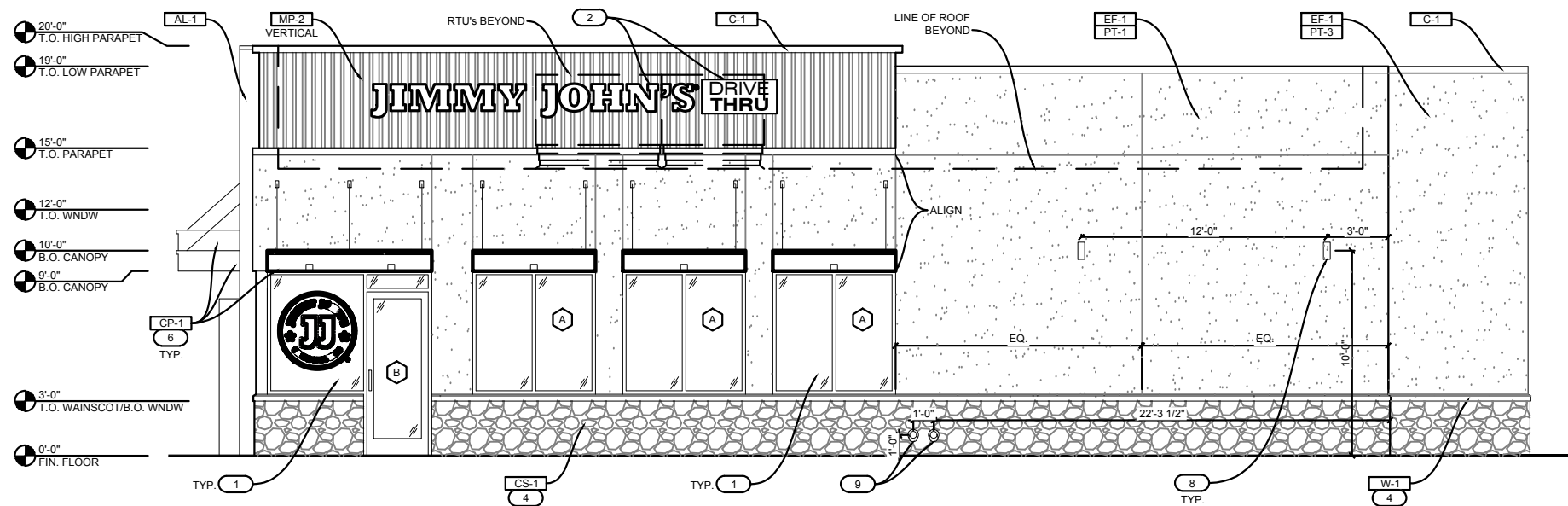
116th & Shea Blvd., Scottsdale, AZ 85259

January 10, 2023



1A REAR ELEVATION (NORTH)  
1/8" = 1'-0"

EXTERIOR VENEER		CANOPY "CP"	
EF-1		CP-1	
PRODUCT	EIFS	MATERIAL	PREFABRICATED CANOPY
MFR	DRYVIT	MFR	AWNEX (OR EQUAL)
MODEL	OUTSULATION MD	PRODUCT	COLORADO FRONT GUTTER
COLOR NAME	SEE ELEVATION	LOCATION	EXTERIOR
LOCATION	EXTERIOR		
MP-2		COPING "C"	
PRODUCT	METAL WALL PANELS	C-1	
MFR	PAC-CLAD, PETERSEN ALUMINUM	MATERIAL	COPING
MODEL	HWP	MFR	PAC-CLAD, PETERSEN ALUMINUM
COLOR NAME	SIERRA TAN	MODEL	PAC-TITE COPING; TAPERED & PAC-SNAP FASCIA
LOCATION	EXTERIOR	COLOR NAME	SIERRA TAN
AL-1		LOCATION	CORNICE
PRODUCT	ALPOLIC / fr		
MFR	ALPOLIC	PAINT "P"	
MODEL	BATTEN DESIGN	PT-1	
COLOR NAME	CMR CHAMPAGNE ANODIZED	MFR	SHERWIN WILLIAMS
LOCATION	EXTERIOR	COLOR NAME	SW 7541 GRECIAN IVORY
CS-1		LOCATION	EXTERIOR
PRODUCT	CULTURED STONE VENEER	PT-2	
MFR	CULTURED STONE	MFR	SHERWIN WILLIAMS
MODEL	DRESSED FIELDSTONE	COLOR NAME	SW 6258 TRICORN BLACK
COLOR NAME	CHARDONNAY	LOCATION	EXTERIOR
LOCATION	EXTERIOR	PT-3	
W-1		MFR	SHERWIN WILLIAMS
PRODUCT	WATERTABLE/SILL	COLOR NAME	SW 7550 RESORT TAN
MFR	CULTURED STONE	LOCATION	EXTERIOR
MODEL	CAST-FIT WATERTABLE/SILL		
COLOR NAME	TAUPE		
LOCATION	EXTERIOR		



1B NON-DT ELEVATION (EAST)  
1/8" = 1'-0"

#	KEY NOTES	#
1.	EXTERIOR STOREFRONT SYSTEM AND GLAZING; SEE A101 FOR WINDOW TYPES	
2.	SIGNAGE TO BE PROVIDED AND INSTALLED BY VENDOR. G.C. TO COORDINATE INSTALLATION.	
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STOREFRONT SPECIFICATION	
STOREFRONT	
MANUFACTURER:	KAWNEER
PRODUCT:	TRI-FAB 451 OR EQUAL
SIGHT LINE (X):	2"
FRAME DEPTH (Y):	4 1/2"
COLOR / FINISH:	DARK BONZE ANODIZED

## Proposed Exterior Elevations

Jimmy Johns

116th & Shea Blvd., Scottsdale, AZ 85259

January 10, 2023



JIMMY JOHN'S

PARKING FIRE LANE



JJ

JIMMY JOHN'S DRIVE THRU

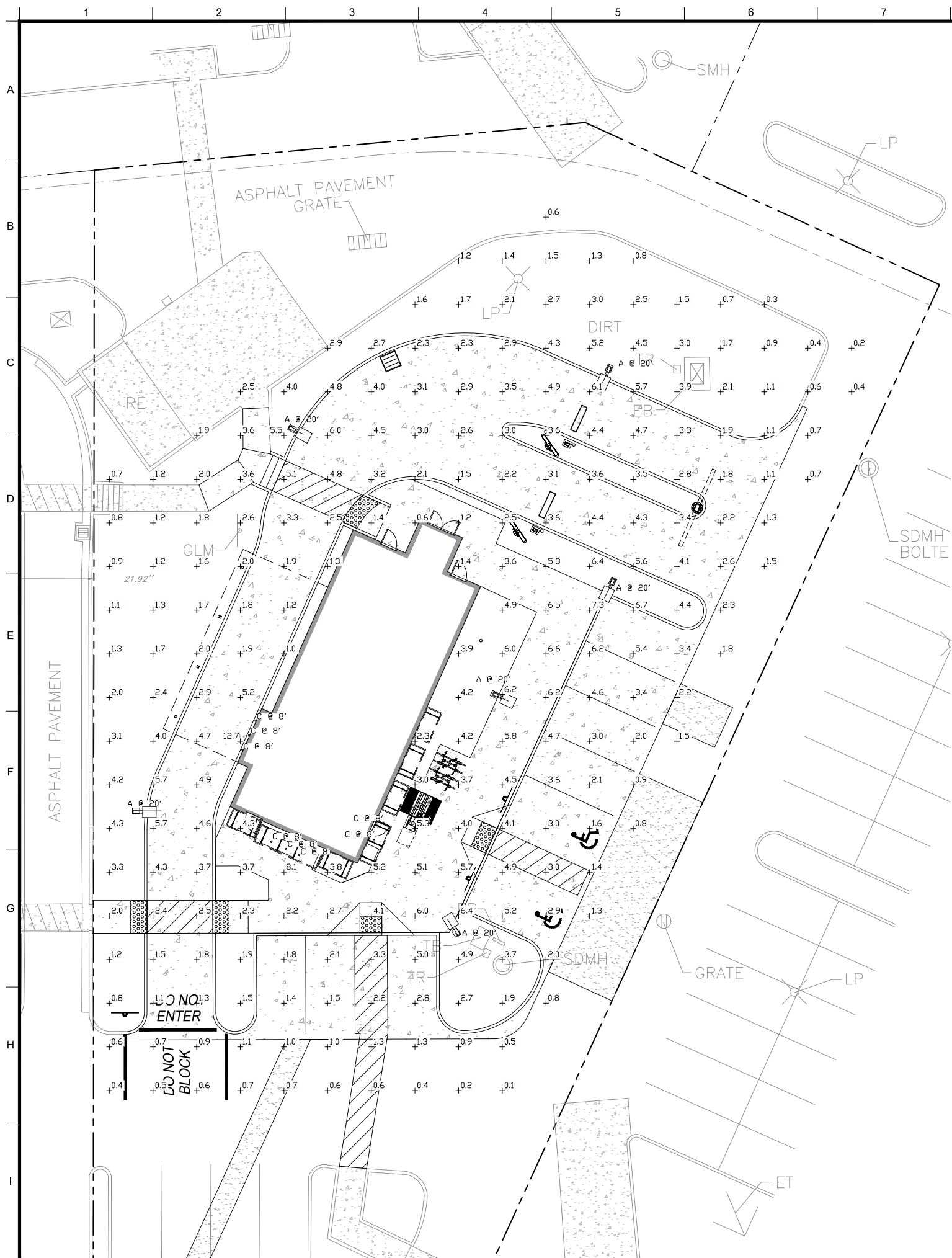


MOUNTAIN SIDE

COLD BEERS & CREAM CHEESE

COLD BEERS & CREAM CHEESE

SALE - 20% - 10:00 - 12:00



STATISTICS						
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	MAX-MIN	AVG-MIN
PARKING LOT	+	2.8FC	12.7 FC	0.1 FC	127.0:1	28.0:1

LUMINAIRE SCHEDULE										
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	Mounting Height
□	A	6	MODEL LR-SBX150C 3000K	LED RAYS MODULAR ARRAYS LED SHOEBOX LUMINAIRE COORDINATE MOUNTING BRACKET WITH POLE (FULL CUT-OFF)	LED	LR-SBX90C 80x150N_ IESNA2002.rds	8111	1.00	95	20'-0"
○	C	8	ECRA-0C5 F5401BWHITE 3000K	EXTERIOR LED CANOPY DOWNLIGHT	LED	L4R06940VB-L4RDW.rds	ABSOLUTE	1.00	6.1	8'-0"

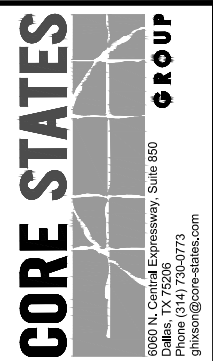
**APPROVED**

**STIPULATION SET  
RETAIN FOR RECORDS**

**1/30/23**                      **KP**

---

**DATE**                                      **APPROVED BY**



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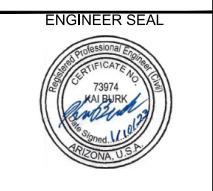
PREPARED FOR:



REVISIONS			
REV	DATE	COMMENT	BY
1	08/09/22	UTILITY CONNECTIONS	GH
2	11/16/22	CITY COMMENTS	KC
3	01/09/23	CITY COMMENTS	GH

DOCUMENT  
PRELIMINARY SITE PLAN  
FOR JIMMY JOHN'S AT  
SCOTTSDALE, AZ

SITE LOCATION  
LOT 9, MOUNTAINSIDE  
PLAZA,  
SCOTTSDALE, AZ 85259



SHEET TITLE  
PHOTOMETRIC  
PLAN

JOB #:	JIM 34085
DATE:	05/25/22
SCALE:	N/A
DRAWN BY:	KNC
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SHEET NO.  
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