



## Internalized Community Storage & office

Location:  
11653 E Sahuaro drive  
Scottsdale, Arizona 85262  
Case # 256-PA-2022

**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
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**California Office**  
1151 Dove Street  
Suite #175  
Newport Beach, CA 92660  
Office: (949) 954-8785

### I. Summary of Request & Background

On the behalf of the property owner and developer, RCAA Architects, Inc. has prepared this Development Review to submit for approval of a two-story with two basements, approximately 117,300 S.F. internalized community self-storage facility & a single story 5,400 S.F. office building. The site is located at 11653 E Sahuaro Drive near SWC Sahuaro Drive and 117<sup>th</sup> Place in Scottsdale. It is approximately 2.51 acres and is currently zoned C3-PCD & S-R PCD; APN: 217-28-986.

### II. Design & Development Plan Summary

The current site is vacant land. The project consists of a new self-storage facility, An office building and associated site improvements. The project will consist of a two-story with two basements of climate-controlled storage building at 117,300 gross square feet and a single story 5,400 S.F. office building. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments. The mechanical equipment will be located on the roof and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

### Site Access & Circulation

Access to the site is from an existing driveway to West and south of the existing commercial development. Parking is located on the South and East side of the property. The circulation around the parking area has 30' drive for storage and 24' drive in front of the office building. Parking stalls are nine (9) feet by eighteen (18) feet or sixteen (16) feet deep with a two (2) foot overhang. There are also three loading and unloading stalls on the South side of the storage building screened by a wall on the East side. The parking lot and drive aisles will be paved surface with proper fire truck turning clearance. There is a sidewalk planned to connect existing development on the east to the building entrances.

#### **Licensed in:**

Alaska  
Arizona  
Arkansas  
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Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Hampshire  
New Jersey  
New Mexico  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

#### **Principals:**

Robert W. Kubicek, AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Feaser, AIA, VP



Improvements to the site since the first submittal consist of removing parking on the eastern side of the storage facility near the neighbors and converted this area to provide more landscaping and trees in order to further mitigates views of the storage facility and building itself. There is also an added landscaped area on the western side of the storage facility that is now providing decorative boulders and a seating area that is situated above the basement area.

### **Landscape/Outdoor Space**

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment.

Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment.

The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of 1/4" minus decomposed granite with natural desert cobble intermixed into the landscape areas.

Existing desert trees and cactus will be preserved in place where possible and salvaged / replanted on site in accordance with the city of Scottsdale native plant ordinance.

Improvements to the landscaping since the first submittal consist of additional landscaping treatment along the eastern side of the site near the neighbors to provide further mitigation from the view and any noises of the building by utilizing more dense landscaping in this area. There has also been a revision to the western storage area which is now providing several large decorative boulder and seating area that is situated above the basement area as discussed in our follow-up meeting with city staff.

The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.

### **III. Development Review Board Criteria (Sec. 1.904)**

***A. 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.***

**Response:** Proposed Internalized Community Storage & office will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the



zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. The General Plan highlights the City's desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. The proposed site design maintains a 35' landscape setback along Sahuaro drive and Min 15'-0" & 50' landscape setback from building on east side with screen wall, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections on west side to existing center. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along Sahuaro drive.

**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;***

**Response:** The proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;***

**Response:** As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form typically found with storage and office buildings. The variety of building materials, architectural accents, metal panels, extending awnings and window placement create movement in the building façade avoiding 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;***

**Response:** Please see the Scottsdale Sensitive Design Principal section below.

- d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and***



**Response:** Not applicable.

- e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.***

**Response:** Not applicable.

- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.***

**Response:** The Property part of an existing center and is accessed via existing driveway on west and south side. Pedestrian access will be provided to the existing center. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has 24'-30' drives. Parking stalls are 9.5'x 18' or 16' with a 2' overhang. The loading area of storage facility is facing towards exiting commercial center on south side a full height wall is provided on the east side for screening and sound reduction from adjacent properties to east.

- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.***

**Response:** Mechanical equipment will be fully screened by screen walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

- 5. Within the Downtown Area, the building and site design shall:*** Not applicable as the site is not located in downtown area.

- 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 the existing or future development or natural features;***
- c. Location near the primary pedestrian or vehicular entrance of a development;***
- d. Location in conformance with the Design Standards and Policies Manual for locations affection existing utilities, public utility easements, and vehicular sight distance requirements; and***
- e. Location in conformance and to standards for public safety.***

**Response:** Not applicable.

- B. The burden is on the applicant to address all applicable criteria in this section.***

**Response:** Acknowledged above.



#### IV. Scottsdale Sensitive Design Principles

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale's Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property.

1. ***The design character of any area should be enhanced and strengthened by new development.***

**Response:** The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context with respect to appropriate scale, massing and setbacks.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.***

**Response:** Although the setting of this site is urban in character it does have natural features such as natural grade and slope, the developer is proposing to increase the amount of open space and landscaping on site predominately along North and East property line, providing an improved pedestrian experience along Sahuaro drive and creating a visually pleasing setting for the new building.

3. ***Development should be sensitive to existing topography and landscaping.***

**Response:** The property development and design is sensitive to existing topography and landscape. All landscaping will consist of low-water use desert appropriate landscaping materials. See grading plan and Landscape Plan.

4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.***

**Response:** The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand. See Landscape Plan.



5. ***The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.***

**Response:** The proposed landscape setting is consistent with the Scottsdale requirement. The pedestrian experience along both the perimeter and internal to the site will be enhanced with the development as numerous other uses are connected and within walking distances from this site.

6. ***Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.***

**Response:** This Property is nestled between commercial uses on west and south side and residential uses on the east and on the north. The site is situated in a walkable location based on the surrounding context. Bicycle racks will be provided onsite in conformance to City Code.

7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.***

**Response:** The proposed development will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design. Pedestrian linkages internal to the site and existing development will provide connectivity to public streets and establishments around the Property.

8. ***Buildings should be designed with a logical hierarchy of masses.***

**Response:** The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding developments. The building design takes on a contemporary aesthetic with dynamic geometries that divide the space appropriately.

9. ***The design of the built environment should respond to the desert environment.***

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes. The development will incorporate architectural elements that provide solar shading and overhangs to protect from the Southwestern climate.

10. ***Developments should strive to incorporate sustainable and healthy building practices and products.***

**Response:** Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, will be emphasized.



- 11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.***

**Response:** Context appropriate, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

- 12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.***

**Response:** The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

- 13. *The extent and quality of lighting should be integrally designed as part of the built environment.***

**Response:** Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future clients and users. See Lighting Plan and Photometric Plan.

- 14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.***

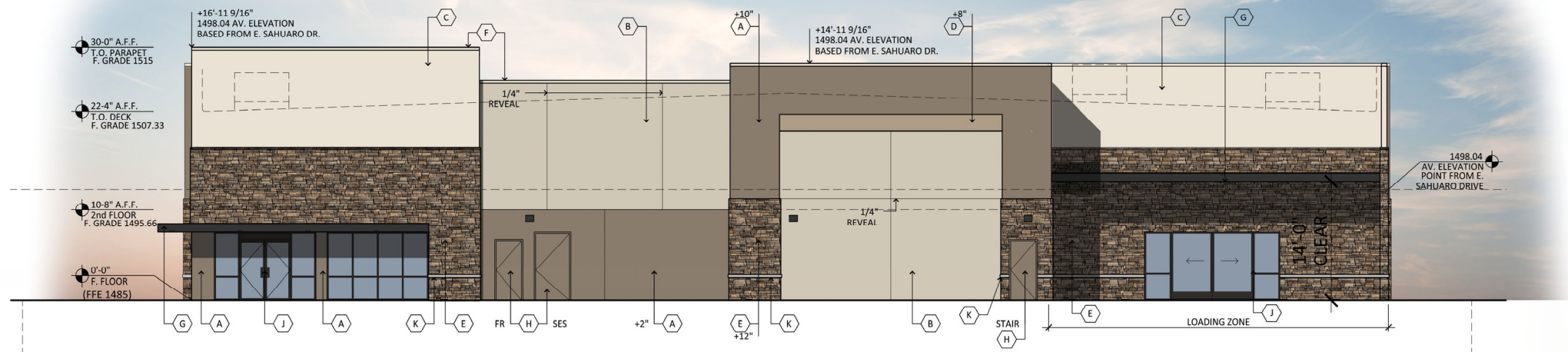
**Response:** Signage will be respectful of the surrounding context in terms of size, color and location and will be consistent with the City's sign code.

Improvements to the elevations since the first submittal consist of lowering parapet heights as well as revising architectural treatments of building facades to provide more detailed design treatments that further connect to the existing shopping center. The building has provided variations in the parapet heights as well as material projections to provide a visually enhanced and detailed four-sided design.

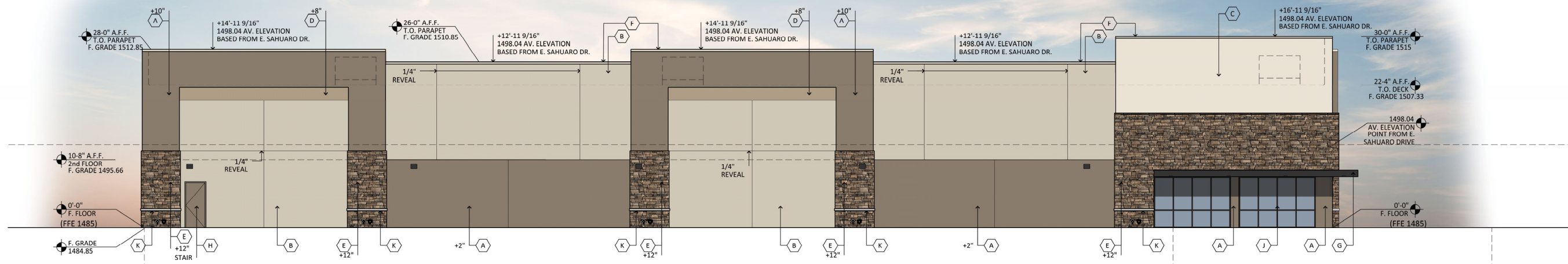








**SOUTH ELEVATION**  
SCALE: 3/32"=1'-0"



**WEST ELEVATION**  
SCALE: 1/16"=1'-0"

**MATERIAL AND COLORS**

- A** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- B** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: ACCESSIBLE BEIGE  
SPEC #: SW7036  
LRV: 58
- C** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: PANDA WHITE  
SPEC #: SW6147  
LRV: 77
- D** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: STUDIO TAUPE  
SPEC #: SW7549  
LRV: 34
- E** STONE VENEER:  
MFG: ELDRADO STONE  
SPEC: FIELDLEDGE  
COLOR: VENETO
- F** METAL COPING:  
MFG: MBICI  
COLOR: BONE WHITE
- G** METAL CANOPY:  
MFG: MBICI  
COLOR: MIDNIGHT BRONZE
- H** PAINTED HOLLOW METAL DOOR:  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- I** STOREFRONT MULLION:  
MFG: KAWNEER  
COLOR: DARK BRONZE
- K** CONCRETE CAP:  
COLOR: NATURAL CONCRETE

APPROVED

STIPULATION SET  
RETAIN FOR RECORDS

2/23/23 DATE **KP** APPROVED BY

**STORAGE ELEVATIONS**

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
DATE: 02-06-2023 (PRELIMINARY)



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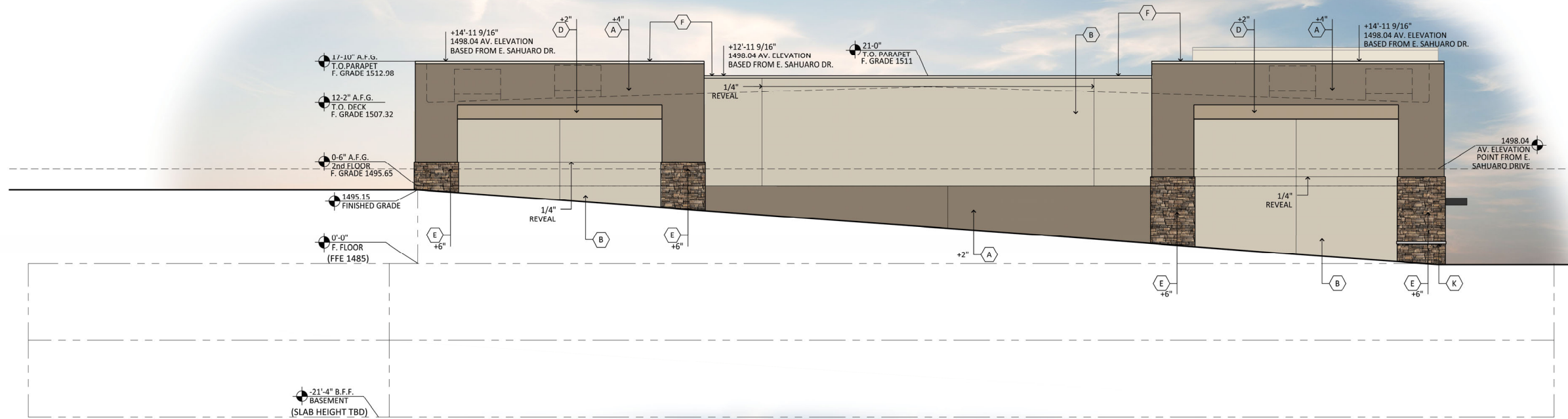
EL-1  
BLDG. A

RKAA# 22059.50



### MATERIAL AND COLORS

<b>A</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032 LRV: 20	<b>F</b> METAL COPING: MFG: M&C COLOR: BONE WHITE
<b>B</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: ACCESSIBLE BEIGE SPEC #: SW7036 LRV: 58	<b>G</b> METAL CANOPY: MFG: M&C COLOR: MIDNIGHT BRONZE
<b>C</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: PANDA WHITE SPEC #: SW6147 LRV: 77	<b>H</b> PAINTED HOLLOW METAL DOOR: MFG: SHERWIN WILLIAMS COLOR: WARM STONE SPEC #: SW7032 LRV: 20
<b>D</b> STUCCO - PAINT COLOR TO MATCH: FINISH: FINE SAND MFG: SHERWIN WILLIAMS COLOR: STUDIO TAUPE SPEC #: SW7549 LRV: 34	<b>I</b> STOREFRONT MULLION: MFG: KAWNEER COLOR: DARK BRONZE
<b>E</b> STONE VENEER: MFG: ELDRADO STONE SPEC: FIELDLEDGE COLOR: VENETO	<b>K</b> CONCRETE CAP: COLOR: NATURAL CONCRETE



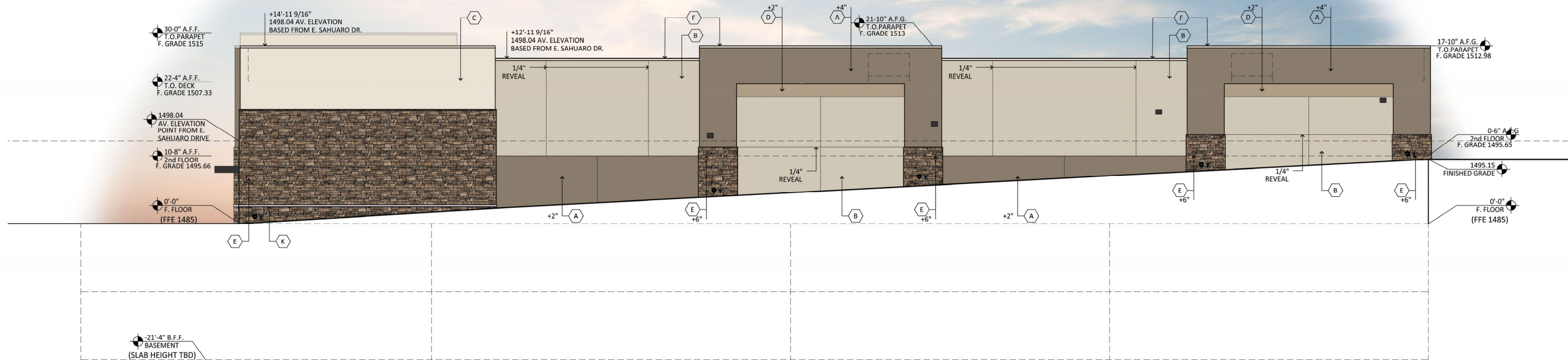
### NORTH ELEVATION

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

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STIPULATION SET  
RETAIN FOR RECORDS

2/23/23 DATE KP  
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### EAST ELEVATION

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

# STORAGE ELEVATIONS

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
DATE: 02-06-2023 (PRELIMINARY)

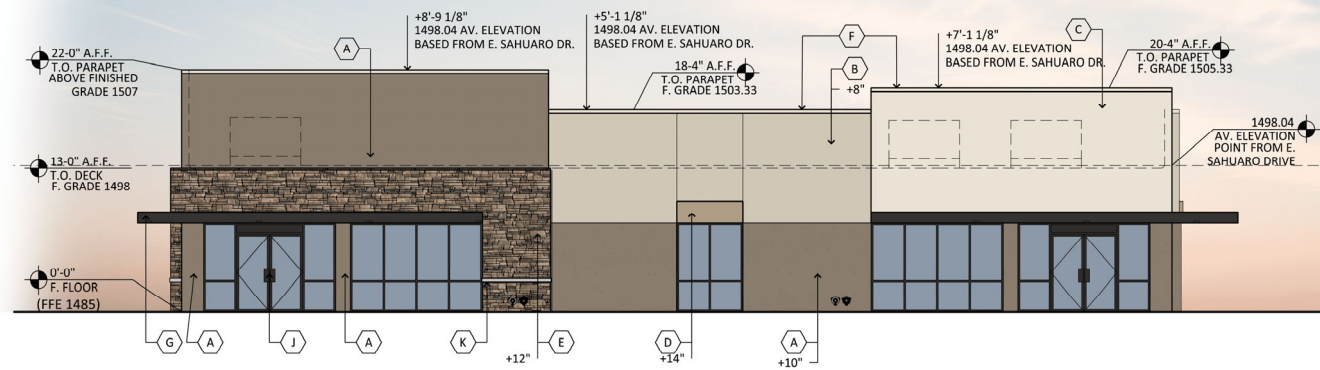


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EL-2  
BLDG. A

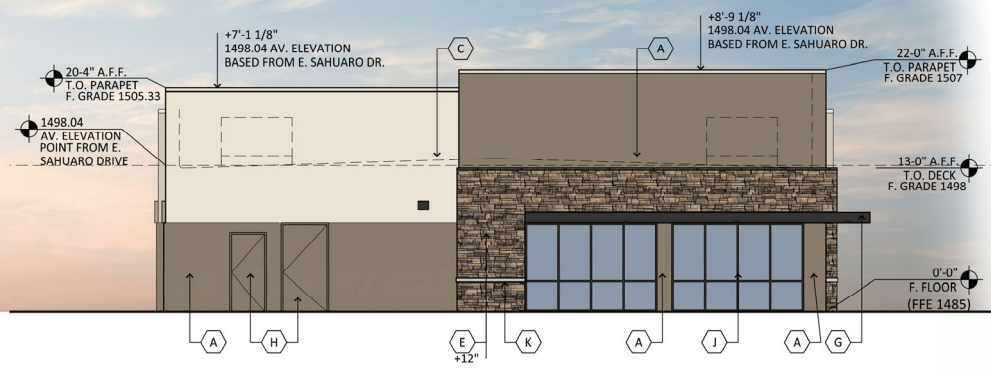
RKAA# 22059.50





**WEST ELEVATION**

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

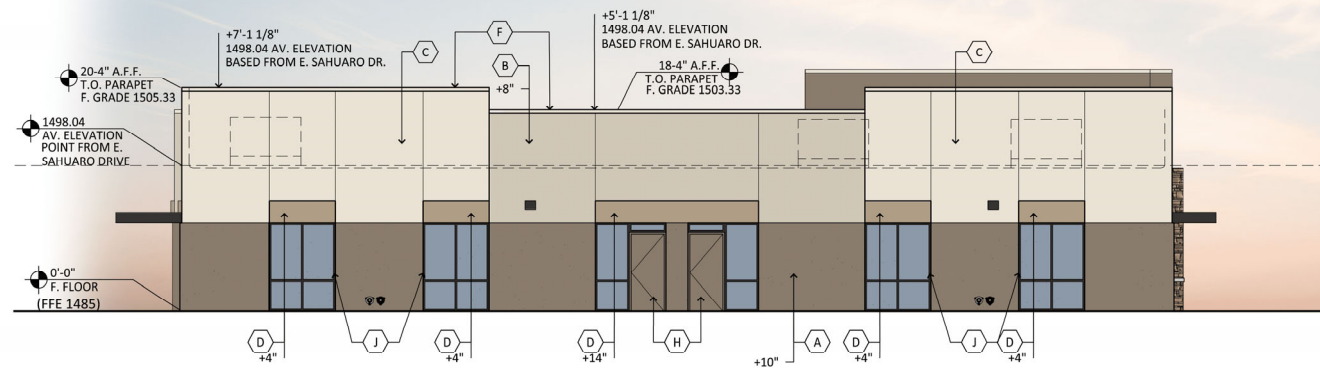


**NORTH ELEVATION**

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

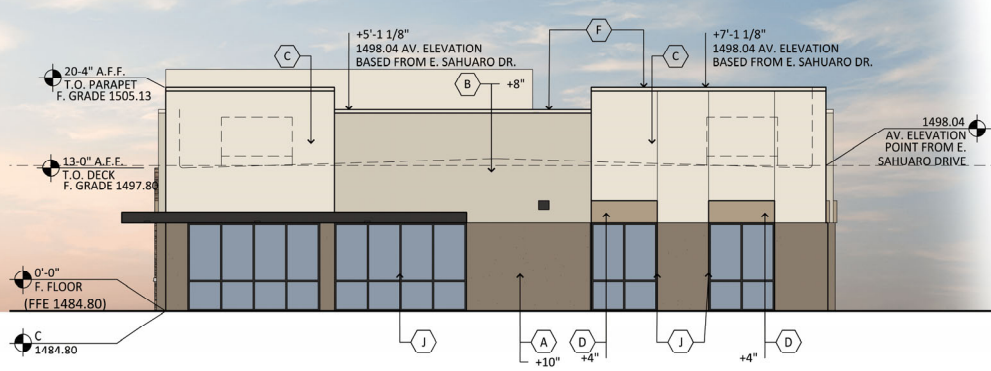
**MATERIAL AND COLORS**

- A** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- B** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: ACCESSIBLE BEIGE  
SPEC #: SW7036  
LRV: 58
- C** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: PANDA WHITE  
SPEC #: SW6147  
LRV: 77
- D** STUCCO - PAINT COLOR TO MATCH:  
FINISH: FINE SAND  
MFG: SHERWIN WILLIAMS  
COLOR: STUDIO TAUPE  
SPEC #: SW7549  
LRV: 34
- E** STONE VENEER:  
MFG: EL Dorado Stone  
SPEC: FIELDLEDGE  
COLOR: VENETO
- F** METAL COPING:  
MFG: MBICI  
COLOR: BONE WHITE
- G** METAL CANOPY:  
MFG: MBICI  
COLOR: MIDNIGHT BRONZE
- H** PAINTED HOLLOW METAL DOOR:  
MFG: SHERWIN WILLIAMS  
COLOR: WARM STONE  
SPEC #: SW7032  
LRV: 20
- I** STOREFRONT MULLION:  
MFG: KAWNEER  
COLOR: DARK BRONZE
- K** CONCRETE CAP:  
COLOR: NATURAL CONCRETE



**EAST ELEVATION**

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



**SOUTH ELEVATION**

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

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STIPULATION SET  
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2/23/23 DATE KP  
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**OFFICE ELEVATIONS**

STORAGE 365 - SAHUARO DRIVE  
SWC OF SAHUARO DR AND 117TH PLACE  
11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
DATE: 02-06-2023 (PRELIMINARY)



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EL-3  
BLDG. B

RKAA# 22059.50





**VIEW 1**

SCALE: N.T.S.



**VIEW 2**

SCALE: N.T.S.

**STORAGE 365 - SAHUARO DRIVE**  
 SWC OF SAHUARP DR AND 117TH PLACE  
 11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
 DATE: 02-06-2023 (PRELIMINARY)



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**P-1**

RKAA# 22059.50





**VIEW 3**

SCALE: N.T.S.



**VIEW 4**

SCALE: N.T.S.

**STORAGE 365 - SAHUARO DRIVE**  
 SWC OF SAHUARO DR AND 117TH PLACE  
 11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
 DATE: 02-06-2023 (PRELIMINARY)

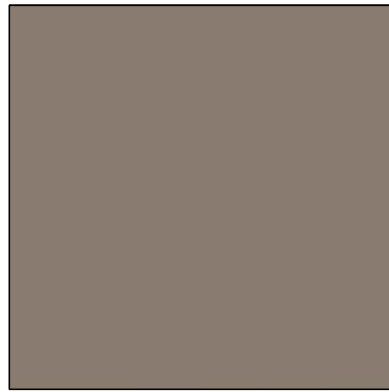


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P-2

RKAA# 22059.50

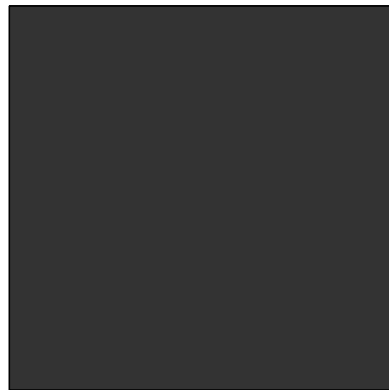




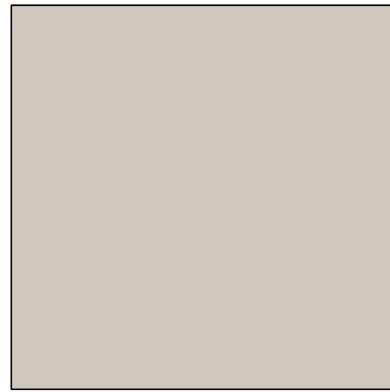
**A** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: WARM STONE  
 SPEC #: SW7032  
 LRV: 20



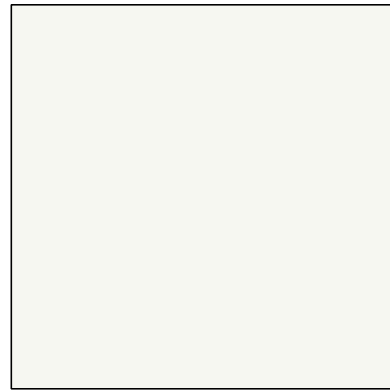
**E** STONE VENEER:  
 MFG: ELDORADO STONE  
 SPEC: FIELDLEDGE  
 COLOR: VENETO



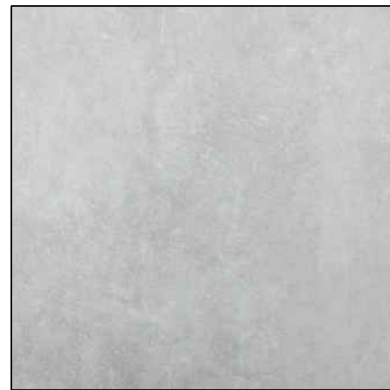
**J** STOREFRONT MULLION:  
 MFG: KAWNEER  
 COLOR: DARK BRONZE



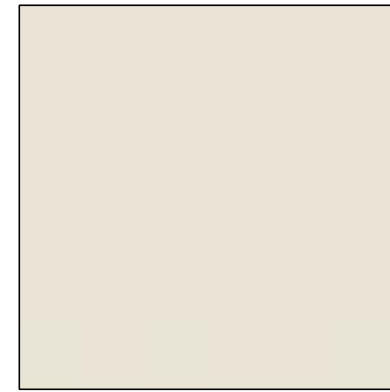
**B** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: ACCESSIBLE BEIGE  
 SPEC #: SW7036  
 LRV: 58



**F** METAL COPING:  
 MFG: MBCI  
 COLOR: BONE WHITE



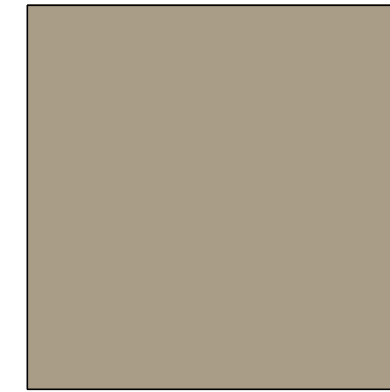
**K** CONCRETE CAP:  
 COLOR: NATURAL CONCRETE



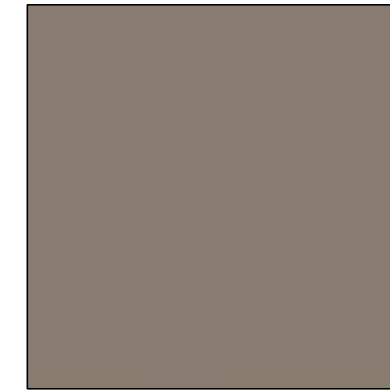
**C** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: PANDA WHITE  
 SPEC #: SW6147  
 LRV: 77



**G** METAL CANOPY:  
 MFG: MBCI  
 COLOR: MIDNIGHT BRONZE



**D** STUCCO - PAINT COLOR TO MATCH:  
 FINISH: FINE SAND  
 MFG: SHERWIN WILLIAMS  
 COLOR: STUDIO TAUPE  
 SPEC #: SW7549  
 LRV: 34



**H** PAINTED HOLLOW METAL DOOR:  
 MFG: SHERWIN WILLIAMS  
 COLOR: WARM STONE  
 SPEC #: SW7032  
 LRV: 20

APPROVED

STIPULATION SET  
 RETAIN FOR RECORDS

2/23/23 DATE KP APPROVED BY



*Robert W. Kubicek*  
 EXPIRES 06/30/2024

STORAGE 365 - SAHUARO DRIVE  
 SWC OF SAHUARO DR AND 117TH PLACE  
 11653 E SAHUARO DR SCOTTSDALE ARIZONA 85259  
 DATE: 11-29-2022 (PRELIMINARY)

MB-1

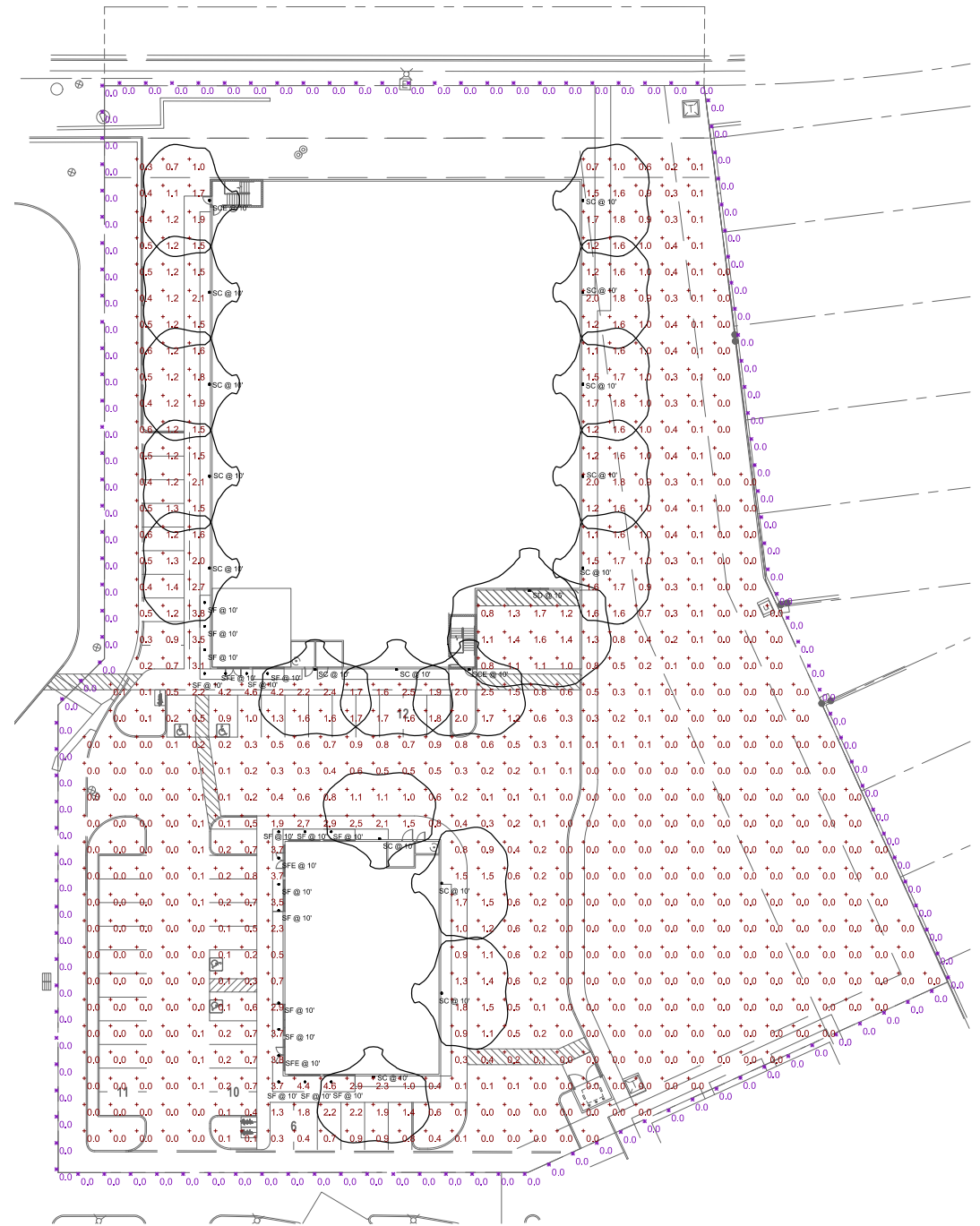
RKAA# 22059.50

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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE - FC @ GRADE	+	0.5 fc	4.6 fc	0.0 fc	N/A	N/A
PROPERTY LINE - FC @ 6' AFG	X	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SC	15	Lithonia Lighting	WDGE2 LED P2 30K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P2_30K_80CRI_TF_TM.ies	1934	0.91	18.9815
▣	SCE	2	Lithonia Lighting	WDGE2 LED P2 30K 80CRI TFTM MVOLT E20WC (FINISH)	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 3000K	WDGE2_LED_P2_30K_80CRI_TF_TM.ies	1934	0.91	18.9815
□	SD	1	Lithonia Lighting	WDGE2 LED P4 30K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P4_30K_80CRI_TF_TM.ies	4002	0.91	46.6589
⊗	SF	16	DMF LIGHTING	DRDH N JO / DRD5S 4 R 10 9 30 O	4IN SURFACE MOUNTED DOWNLIGHT	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8
⊗	SFE	3	DMF LIGHTING	DRDH N JO 100SEM / DRD5S 4 R 10 9 30 EM	4IN SURFACE MOUNTED DOWNLIGHT W/EM BATTERY PACK	LED - 3000K	DRD5S-4R-10930.ies	1015	0.91	11.8

**APPROVED**  
**STIPULATION SET**  
**RETAIN FOR RECORDS**  
2/23/23      **KP**  
 DATE                      APPROVED BY



**PHOTOMETRIC SITE PLAN**  
 SCALE: 1" = 30'-0"



**IRKAA**  
 ARCHITECTS  
 2313 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
 602-955-3900



NO.	REVISION	DATE	DESCRIPTION
1		2/23/23	PHOTOMETRIC PLAN

NOTICE OF ALTERNATE BILLING OR PAYMENT CYCLE: THE CONTRACTOR SHALL ALLOW THE OWNER TO RESERVE THE OPTION OF BILLING OR PAYMENT IN THE MANNER OF ALTERNATE BILLING OR PAYMENT OR IN THE MANNER OF ALTERNATE BILLING OR PAYMENT. THE CONTRACTOR SHALL ALLOW THE OWNER TO RESERVE THE OPTION OF BILLING OR PAYMENT IN THE MANNER OF ALTERNATE BILLING OR PAYMENT OR IN THE MANNER OF ALTERNATE BILLING OR PAYMENT.

**STORAGE 365 - SAHUARO DRIVE**  
 SWC OF SAHUARO DRIVE & 117TH PLACE  
 11653 E SAHUARO DRIVE SCOTTSDALE ARIZONA 85259  
 PROJECT # 256-PA-2022

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design by: OT  
 drawn by: PC  
 checked by: PC

**E0.1**  
 project: 22059.50

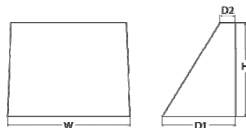
**ARDEBILI** Engineering  
 Project Number: 22496 | Project Manager: OT  
 7328 E Stetson Dr., Scottsdale, AZ 85251  
 P: 480.626.7072 | ardebilieng.com



### WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight: 13.5 lbs (without options)



Listing Number	
Notes	
Type	SC & SCE & SD

**Introduction**  
 The WdGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embodied with nLight® AIR wireless controls, the WdGE2 family provides additional energy savings and code compliance. WdGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WdGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Luminaire	Option	Standard @ 0°C	Cold @ -20°C	Input	Footcandle (lm/ft²) @ 10' (3.05m)									
					F1	F2	F3	F4	F5	F6	F7	F8		
WdGE2 LED	Visual Comfort	40W			750	1,200	2,000							
WdGE2 LED	Visual Comfort	90W	18W	Standard / nLight		1,200	2,000	3,000	4,500	6,000				
WdGE2 LED	Precision Refractive	90W	18W	Standard / nLight	700	1,200	2,000	3,200	4,200					
WdGE2 LED	Precision Refractive	150W	18W	Standard / nLight		2,500	4,500	10,000	12,000					
WdGE4 LED	Precision Refractive			Standard / nLight		12,000	16,000	18,000	20,000	22,000	25,000			

#### Ordering Information

**EXAMPLE: WdGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD**

Series	Package	Color Temperature	CR	Function	Options	Mounting
WdGE2 LED	P3	40K	80CRI	VF	MVOLT	SRM

Option	Description	Notes
EMER	Emergency battery backup. Certified in California 20 MARCHES (EMER, 5°C min)	
EMER	Emergency battery backup. Certified in California 20 MARCHES (EMER, 20°C min)	
PE	Photo-Eye, Motion Eye	
DM64	0-10V dimming sensor pulled outside fixture (for use with an external control, optional separate)	
ACE	Automatic ambient entry for back loss (PERS). Total of 4 entry points.	
BAA	Buy American, Ac Compliant	
Standard Sensor/Controls	<b>PIR</b> IR-level (10/25/50) motion sensor for 8-12' mounting heights. Intended for use on surfaces directly with external distribution ceiling. <b>PIRB</b> IR-level (10/25/50) motion sensor for 15-20' mounting heights. Intended for use on surfaces directly with external distribution ceiling. <b>PIRHCW</b> IR-level (10/25/50) motion sensor for 8-15' mounting heights with photo-eye programmed for dual beam operation. <b>PIRHCW</b> IR-level (10/25/50) motion sensor for 15-20' mounting heights with photo-eye programmed for dual beam operation.	<b>10000</b> Dark linear <b>10030</b> Black <b>10040</b> Brush aluminum <b>10050</b> White <b>10060</b> Cobalt blue <b>10070</b> Tinted dark bronze <b>10080</b> Tinted black <b>10090</b> Tinted natural aluminum <b>10100</b> Tinted white <b>10200</b> Tinted stainless
Mechanical Sensor/Controls	<b>10000</b> PIR IR-level (10/25/50) motion sensor for 8-12' mounting heights. <b>10030</b> PIR IR-level (10/25/50) motion sensor for 15-20' mounting heights.	

LITHONIA LIGHTING COMMERCIAL OUTDOOR One Lithonia Way • Conover, Georgia 30012 • Phone: 1-800-705-SERV (9378) • www.lithonia.com WdGE2 LED Rev. 03/15/20

### DRD5S & SurfaceFrame Surface Mount LED Downlight New Construction DRDHINO Octagonal Junction Box



Project:	Type: SF & SFE
Product Code:	Date:

Spec Sheet V-01.10.22

- Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight
- Features multiple ratings to meet the demands of a wide range of situations
- Ultra-low profile allows it to install in as little as 2" of ceiling space when 5/8" drywall is used

Application	Aperfor
New Construction	4" Octagonal Junction Box
Delivered Lumens	Color Quality
750 lm (8.0W), 1000 lm (12.0W)	90+ CRI, < 3-step SDCM
Color Temperature	Optics
2700K, 3000K, 3500K	General
Input Voltage	Dimming
120V only (TRIAC/ELV), 120/277V (0-10V)	TRIAC/ELV 5% 0-10V 1%
Emergency Lighting	Emergency Lighting
Optional Emergency LED Driver with Integrated Test Switch for lighting up to 90 minutes in event of power failure	
Shape	Flush
Round, Square	White
Mounting Ratings	Module Ratings
Code compliant for use in appropriate fire-rated assemblies up to a maximum of 2-hours	UL Closet Rating Compliant (90 min max)
STC/RC Sound Rated	ASTM E288 Certified Air Tight
IC (Insulation Contact) Rated	UL Listed for Wet Location
Standards	Guarantee
UL, ETL, cUL, UL188, UL189	50,000 hrs   5 years
Additional Options	
Non-Conductive Dead Front	

dmrlighting.com



### COMcheck Software Version 4.1.5.5 Exterior Lighting Compliance Certificate

**Project Information**  
 Energy Code: 2015 IECC  
 Project Title: STORAGE 365  
 Project Type: New Construction  
 Exterior Lighting Zone: 2 (Residential mixed use area (LZ2))

Construction Site: SWC OF SAHUARO DRIVE & 117TH PLACE, 11653 E SAHUARO DRIVE, SOTTSDALE, AZ 85259  
 Owner/Agent: AZ  
 Designer/Contractor: AZ

**Allowed Exterior Lighting Power**

Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Walkway < 10 feet wide	753 ft	0.7	Yes	527
Illuminated area of facade wall or surface	4220 ft2	0.1	No	422
Total Tradable Watts (a) =				527
Total Allowed Watts =				349
Total Allowed Supplemental Watts (b) =				600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	A	B Lamps/ Fixture	C # of Fixtures	D Watt. (C X D)	
Walkway < 10 feet wide (753 ft of walkway length): Tradable Wattage	LED 1: SF/SFE: Other:	1	19	12	224
Illuminated area of facade wall or surface (4220 ft2): Non-tradable Wattage	LED 2: SC/SCE: Other:	1	17	19	321
LED 3: SD: Other:	1	1	47	47	
Total Tradable Proposed Watts =				224	

Exterior Lighting PASSES: Design 80% better than code

**Exterior Lighting Compliance Statement**  
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.5 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

OMAR THAIBER  
 Name - Title  
 Signature: Omar Thaiber  
 Date: 11/17/2022

Project Title: STORAGE 365  
 Data filename: Z:\Shared\01\_Projects\2022\22496\_RKAA\_Storage 365 - Sahuaro Drive\01\_Construction Documents\ENERGY\22496\_IECC.cck  
 Report date: 11/17/22  
 Page 1 of 5

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 2/23/23  
 DATE  
 KP  
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**IRKAA**  
 ARCHITECTS  
 2213 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016  
 602-955-3900



1 / 2018 Application for  
 IECC & CUT SHEETS

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STORAGE 365 - SAHUARO DRIVE  
 SWC OF SAHUARO DRIVE & 117TH PLACE  
 11653 E SAHUARO DRIVE SCOTTSDALE ARIZONA 85259  
 PROJECT # 256-PA-2022

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design by: OT  
 drawn by: PC  
 checked by: PC

**E0.2**  
 project: 22059.50



**ARDEBILI Engineering**  
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 7328 E Stetson Dr., Scottsdale, AZ 85251  
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