



# CHAPARRAL COMMONS

HIGH STREET RESIDENTIAL

DEVELOPMENT REVIEW BOARD HEARING - JUNE 15th, 2023

esc









VIEW SOUTHWEST





VIEW WEST FROM SCOTTSDALE RD





MAIN ENTRY AT EAST





CO-WORKING ENTRY AT EAST





GOLD DUST AVENUE FRONTAGE WITH TREE CANOPY





GOLD DUST AVENUE FRONTAGE WITHOUT TREE CANOPY (ILLUSTRATIVE ONLY)





SOUTH PROPERTY LINE





GOLD DUST AVENUE PEDESTRIAN EXPERIENCE





DOG PARK AREA





EAST ELEVATION

1" = 20'-0"



NORTH ELEVATION

1" = 20'-0"

ELEVATION MATERIAL KEY

ST-1	STUCCO - COLOR 'A'
ST-2	STUCCO - COLOR 'B'
ST-3	STUCCO - COLOR 'C'
ST-4	STUCCO - COLOR 'D'
ST-5	STUCCO - COLOR 'E'
STN-1	STONE
TR-1	TILE ROOFING
R-1	STEEL RAILING
CT-1	DECORATIVE TILE
DS-1	COPPER DOWNSPOUT
W-1	WINDOW/DOORS
SF-1	ALUMINUM STOREFRONT
PERG	PERGOLA SHADING ELEMENT
RT-1	PAINTED RAFTER TAILS





WEST ELEVATION  
1" = 20'-0"



SOUTH ELEVATION  
1" = 20'-0"

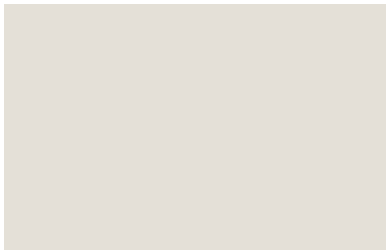
ELEVATION MATERIAL KEY

ST-1	STUCCO - COLOR 'A'
ST-2	STUCCO - COLOR 'B'
ST-3	STUCCO - COLOR 'C'
ST-4	STUCCO - COLOR 'D'
ST-5	STUCCO - COLOR 'E'
STN-1	STONE
TR-1	TILE ROOFING
R-1	STEEL RAILING
CT-1	DECORATIVE TILE
DS-1	COPPER DOWNSPOUT
W-1	WINDOW/DOORS
SF-1	ALUMINUM STOREFRONT
PERG	PERGOLA SHADING ELEMENT
RT-1	PAINTED RAFTER TAILS





STUCCO  
TEXTURE ONLY, REFER TO COLORS ON RIGHT



ST-1 STUCCO  
SW 9585 | SUNBLEACHED  
LRV: 75



ST-2 STUCCO  
SW 7528 | WINDSOR GREIGE  
LRV: 47



ST-3 STUCCO  
SW 7069 | IRON ORE  
LRV: 6



ST-4 STUCCO  
SW 9597 | WESTERN RESERVE  
LRV: 36



ST-5 STUCCO  
SW 9098 | BAKED COOKIE  
LRV: 16

ELEVATION MATERIAL KEY

ST-1	STUCCO - COLOR 'A'
ST-2	STUCCO - COLOR 'B'
ST-3	STUCCO - COLOR 'C'
ST-4	STUCCO - COLOR 'D'
ST-5	STUCCO - COLOR 'E'
STN-1	STONE
TR-1	TILE ROOFING
R-1	STEEL RAILING
CT-1	DECORATIVE TILE
DS-1	COPPER DOWNSPOUT
W-1	WINDOW/DOORS
SF-1	ALUMINUM STOREFRONT
PERG	PERGOLA SHADING ELEMENT
RT-1	PAINTED RAFTER TAILS



STN-1 STONE  
GINGER



TR-1 CONCRETE TILE ROOF  
TERRACOTTA



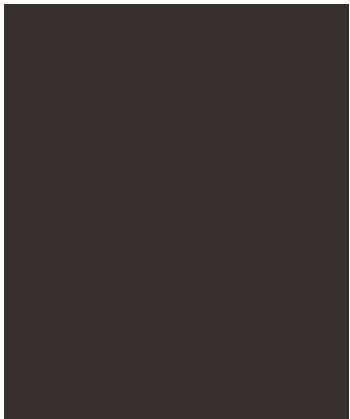
CT-1  
DECORATIVE TILE



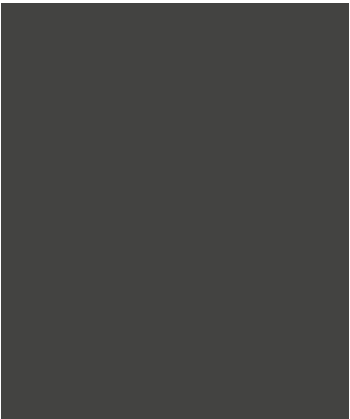
R-1 STEEL RAILING  
COLOR: DARK BRONZE



DS-1  
COPPER COLORED DOWNPOUT



W-1 WINDOW/DOORS &  
SF-1 ALUMINUM STOREFRONT  
COLOR: DARK BRONZE



RT-1 PAINTED RAFTER TAILS  
SW 7069 | IRON ORE



PERG  
PERGOLA SHADING ELEMENT



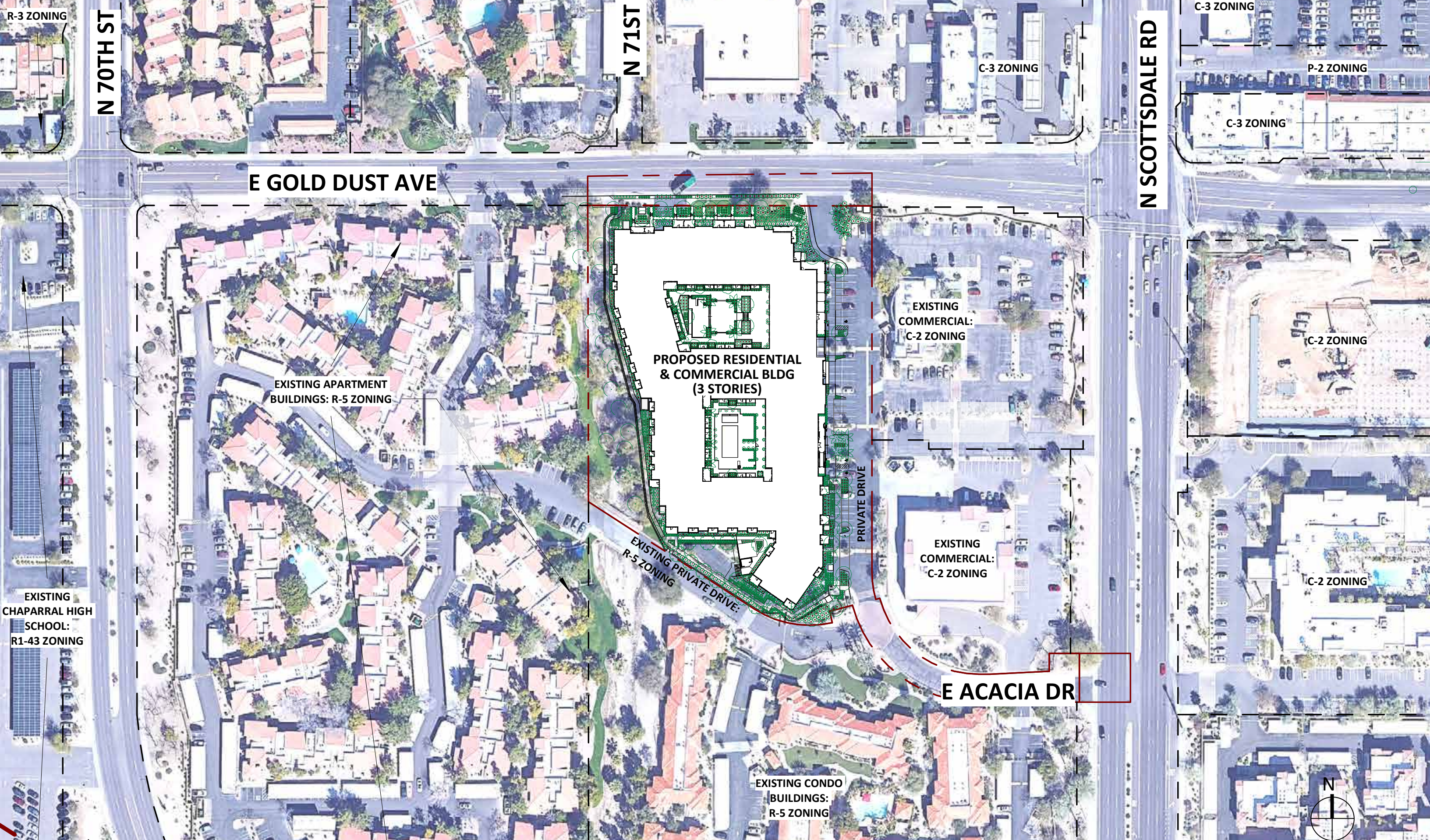


THANK YOU











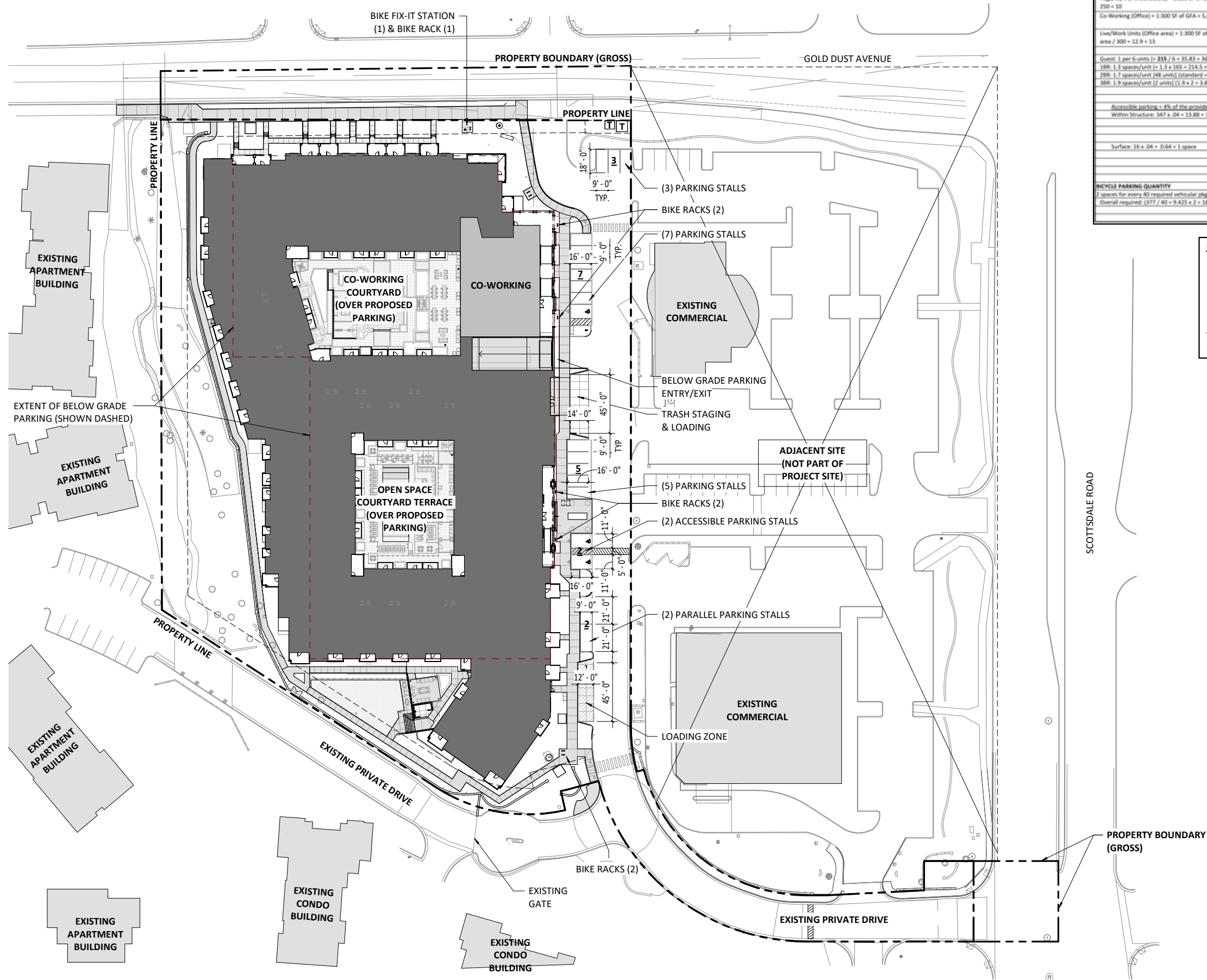




PROJECT DATA SUMMARY	
Case No:	76-PA-2022 (4-ZN-2022 and 2-GP-2022 -- Approved, Resolution No. 12618, et al.)
Project Address:	TBD - 10050 N. Scottsdale Rd (existing per County) Scottsdale, AZ 85253
APN:	175-56-002H
QS:	28-44
General Plan Land Use:	Existing - Mixed-Use Neighborhoods (Formerly - Commercial)
Zoning Classification:	Existing - PUD (Planned Unit Development) (Formerly - C-2 (Central Business))
Site Area (Gross):	202,217 SF (4.642 acres) --- 0.5 min to 15 acres max.
Site Area (Net):	183,996 SF (4.224 acres)
Common Open Space required:	20,222 SF (10% of gross site area)
Common Open/Usable Open/ Unusable Open Space proposed:	65,921 SF (32% of gross site area) -- Refer to Open Space Exhibit
Outdoor Living Space required:	varies based on unit type --- 0.05 x gross floor area of the dwelling unit
Outdoor Living Space proposed:	varies based on unit type; project meets standard
FAR allowed (Overall Net site area):	Commercial uses: 0.8 FAR max. (0.8 x 183,996 SF (net) = 147,197 SF) Co-Working: 5,000 SF Fitness/Yoga Studio: 2,500 SF Live/Work Units: 3,870 SF Total: 11,370 SF
FAR proposed (Overall Net site area):	0.06 FAR (11,370 SF/183,996 SF (net) = 0.062) -- project will not exceed 0.8 FAR for Commercial (non-residential) uses
Residential density proposed:	46.32 DU/acre (215 DU/4.642 acres)
Total Units proposed:	215 total units 1-bedroom = 165 units 2-bedroom = 48 units 3-bedroom = 2 units
Total Bedrooms proposed:	267 bedrooms
Live/Work Housing proposed:	7 units (included in total unit count)
Workforce Housing proposed:	22 units (10% of units)
Ground Level proposed:	Current Non-Res SF total at Level 1: 11,370 (15% of total Level 1 SF -- 11,370/75,666 = .150)
Stepbacks required:	At Gold Dust Avenue (north) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At Private Drive (east) - N/A At Scottsdale Rd (east, Arterial Street) - a 1:1 Vertical Rise beginning 36' to 48' above Setback Line, then 2:1 Vertical Rise. At R-5 Zoning (southwest) - a 1:2 Vertical Rise from Property Line/District Boundary. At R-5 Zoning (west) - a 1:2 Vertical Rise from Property Line/District Boundary.
Stepbacks proposed:	<u>No enroachments, except as shown in building sections -- adjacent to R-5 Zoning at west and adjacent to R-5 Zoning at south</u>
Setbacks required:	At Gold Dust Avenue (north, Unclassified Street) - 25' Min. (Residential), 23' Min. (Ret./Comm.) and 30' Min. Avg. (Residential), 28' Min. Avg. (Ret./Comm.) -- from back of curb At Private Drive (east) -- N/A At Scottsdale Road (east, Arterial Street) - 34' Min. (Residential), 28' Min. (Ret./Comm.) and 40' Min. Avg. (Residential), 32' Min. Avg. (Ret./Comm.) -- from back of curb At R-5 Zoning (west, southwest and southeast) - 20' Min. -- from District Boundary
Setbacks proposed:	Gold Dust min. avg. setback 38'-5" (8902 SF setback area / 231.83 FT width front facade = 38.40 FT) <u>No encroachments except as shown in floor plans -- adjacent to R-5 Zoning at south</u>
Building Height allowed: (per stipulations)	3 stories and 39', exclusive of rooftop appurtenances, measured per zoning ordinance. Exceptions for mechanical equipment and rooftop appurtenances shall comply with the PUD district req'ts (49' max for no more than 30% of building's roof area)
Building Height proposed:	3 stories and 39', exclusive of rooftop appurtenances, measured per zoning ordinance. Exceptions for mechanical equipment and rooftop appurtenances shall comply with the PUD district req'ts (49' max for no more than 30% of building's roof area)

PARKING METRICS:		
	VEHICLE PARKING QUANTITY	
	Yoga, Gym (Fitness Studio) = 1:250 SF of GFA = 2,500 GFA nonres / 250 = 10	10 spaces req.
	Co-Working (Office) = 1:300 SF of GFA = 5,000 GFA / 300 = 16.7 = 17	17 spaces req.
	Live/Work Units (Office area) = 1:300 SF of GFA = 3,870 GFA of Office area / 300 = 12.9 = 13	13 spaces req.
		Total Commercial: 40 spaces req.
	Guest: 1 per 6 units (= 215 / 6 = 35.83 = 36)	36 standard spaces req.
	1BR: 1.3 spaces/unit (= 1.3 x 165 = 214.5 = 215)	215 standard spaces req.
	2BR: 1.7 spaces/unit [48 units] (standard = 1.7 x 48 = 81.6 = 82)	82 standard spcs req.
	3BR: 1.9 spaces/unit [2 units] (1.9 x 2 = 3.8 = 4)	4 standard spcs req.
		Total Residential: 337 standard spaces req.
		[166+181=] 347 standard provided (within structure)
	Accessible parking = 4% of the provided	
	Within Structure: 347 x .04 = 13.88 = 14 spaces	14 spaces req. (within structure)
		(347+16=363 provided (within structure, incl. accessible))
		16 provided (surface)
	Surface: 16 x .04 = 0.64 = 1 space	1 space req. (surface)
		3 accessible provided (surface)
		(16+3=19 provided (surface, incl. accessible))
	Total Parking: 377 spaces req. (40+337)	382 Total Provided (incl. accessible stalls)
	BICYCLE PARKING QUANTITY	
	2 spaces for every 40 required vehicular pkg spcs (max. 100 req'd)	-
	Overall required: (377 / 40 = 9.425 x 2 = 18.85 = 19 spcs req.)	19 spaces req. overall
		26 (within structure)
		18 (surface, 9 racks)
		44 Total provided





PARKING METRICS		
VEHICLE PARKING QUANTITY		
Yoga, Gym (Fitness Studio) = 1,250 SF of GFA = 2,500 GFA nonres / 250 = 10	10 spaces req.	-
Co-Working (Office) = 1,300 SF of GFA = 5,000 GFA / 300 = 16.7 = 17	17 spaces req.	-
Live/Work Units (Office area) = 1,300 SF of GFA = 3,870 GFA of Office area / 300 = 12.9 = 13	13 spaces req.	-
Guest: 1 per 6 units (= 215 / 6 = 35.83 = 36)	Total Commercial: 40 spaces req.	-
1BR: 1.3 spaces/unit (= 1.3 x 165 = 214.5 = 215)	36 standard spaces req.	-
2BR: 1.7 spaces/unit [48 units] (standard = 1.7 x 48 = 81.6 = 82)	215 standard spaces req.	-
3BR: 1.9 spaces/unit [2 units] (1.9 x 2 = 3.8 = 4)	82 standard spcs req.	-
	4 standard spcs req.	-
	Total Residential: 337 standard spaces req.	-
Accessible parking = 4% of the provided		[166+181] = 347 standard provided (within structure)
Within Structure: 347 x .04 = 13.88 = 14 spaces	14 spaces req. (within structure)	16 accessible provided (within structure)
		[347+16=363 provided (within structure, incl. accessible)]
Surface: 16 x .04 = 0.64 = 1 space	1 space req. (surface)	16 provided (surface)
		3 accessible provided (surface)
		[16+3=19 provided (surface, incl. accessible)]
	Total Parking: 377 spaces req. (40+337)	382 Total Provided (incl. accessible stalls)
BICYCLE PARKING QUANTITY		
2 spaces for every 40 required vehicular plg spcs (max. 100 req'd)	-	-
Overall required: (377 / 40) = 9.425 x 2 = 18.85 = 19 spcs req.	19 spaces req. overall	26 (within structure)
		18 (surface, 9 racks)
		44 Total provided

P1 PARKING METRICS - PROVIDED	
STANDARD:	166
(COMPACT: 2)*	
ACCESSIBLE:	9
TOTAL:	175 (177 TOTAL)
*COMPACT STALLS DO NOT COUNT TOWARD CITY CODE MINIMUM-REQUIRED PARKING	

P2 PARKING METRICS - PROVIDED	
STANDARD:	181
(COMPACT: 2)*	
ACCESSIBLE:	7
TOTAL:	188 (190 TOTAL)
*COMPACT STALLS DO NOT COUNT TOWARD CITY CODE MINIMUM-REQUIRED PARKING	

OVERALL PARKING METRICS - PROVIDED	
P1 & P2	
STANDARD:	347
ACCESSIBLE:	16
TOTAL:	363
SURFACE	
STANDARD:	16
ACCESSIBLE:	3
TOTAL:	19
TOTAL	
STANDARD:	363
ACCESSIBLE:	19
TOTAL:	382

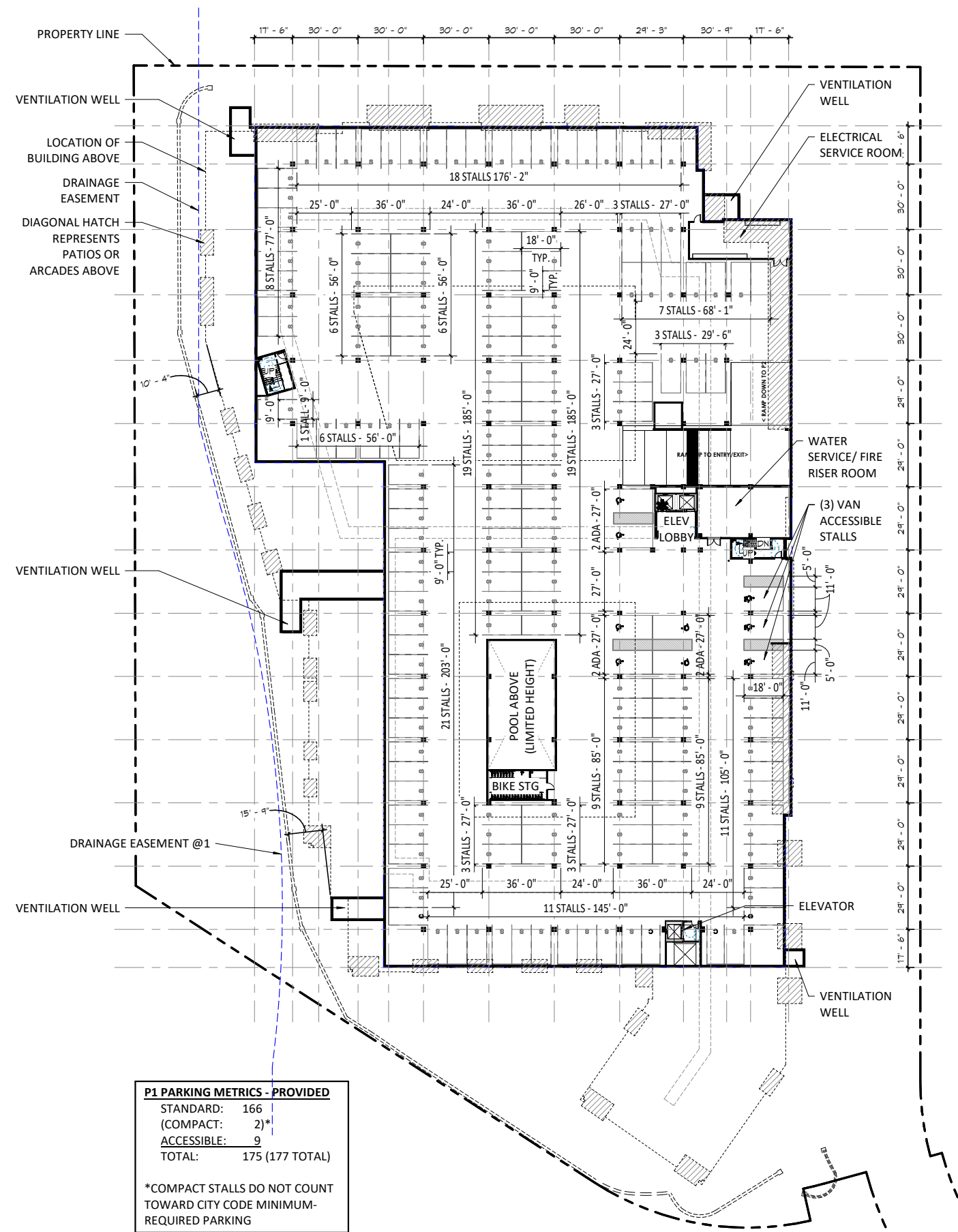
- GENERAL NOTES**
1. WITHIN TOTAL PROVIDED PARKING, PROVIDING 10 TOTAL DUAL ELECTRIC VEHICLE CHARGING STATIONS (= 20 VEHICLES)











SCALE: 1:60





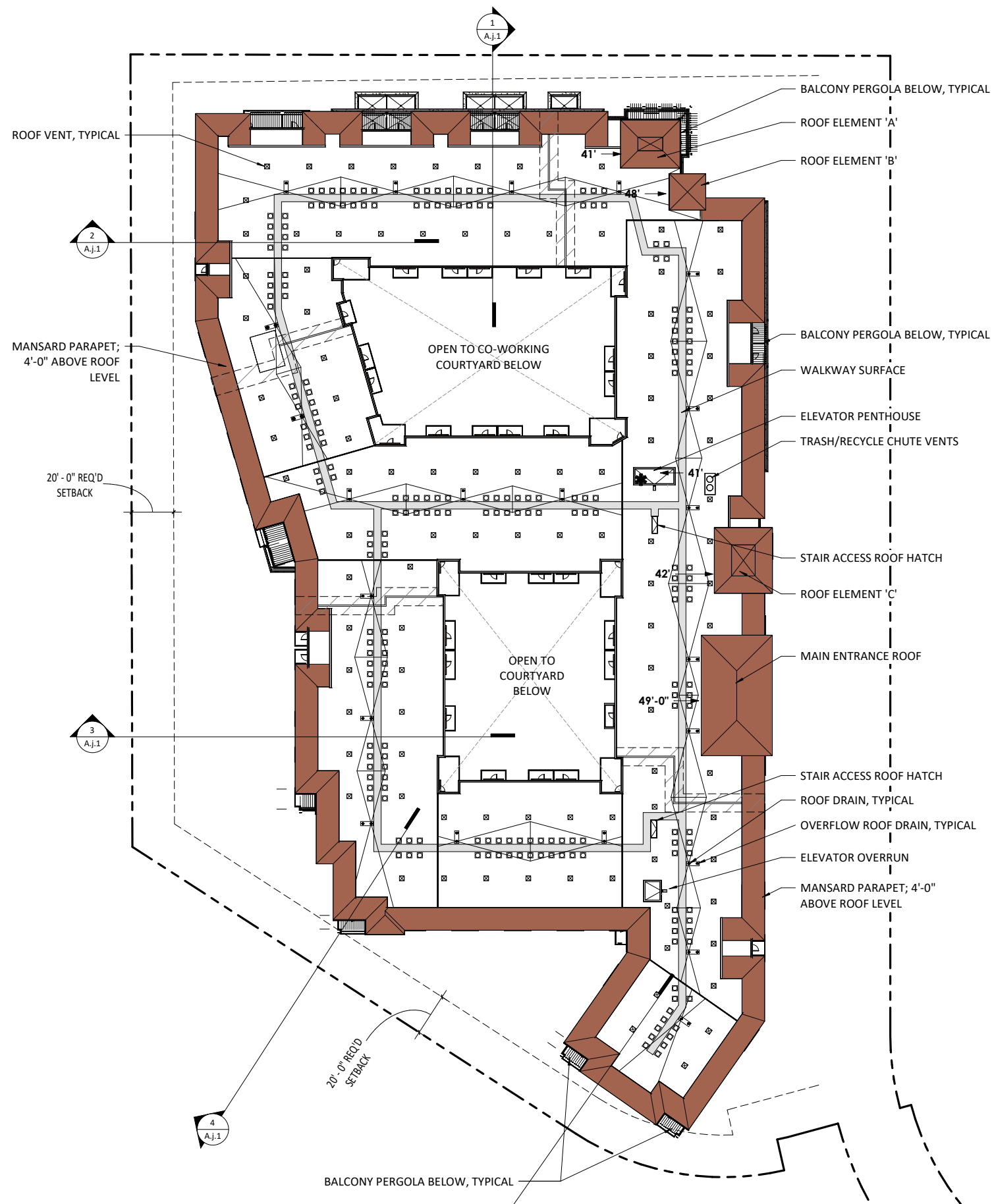




















500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature  
Typed or Printed Name  
License #      Date

DRB  
RE-SUBMITTAL  
04/17/23

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

221564  
PROJECT NUMBER  
Author      Checker  
DRAWN BY      CHECKED BY

KEY PLAN

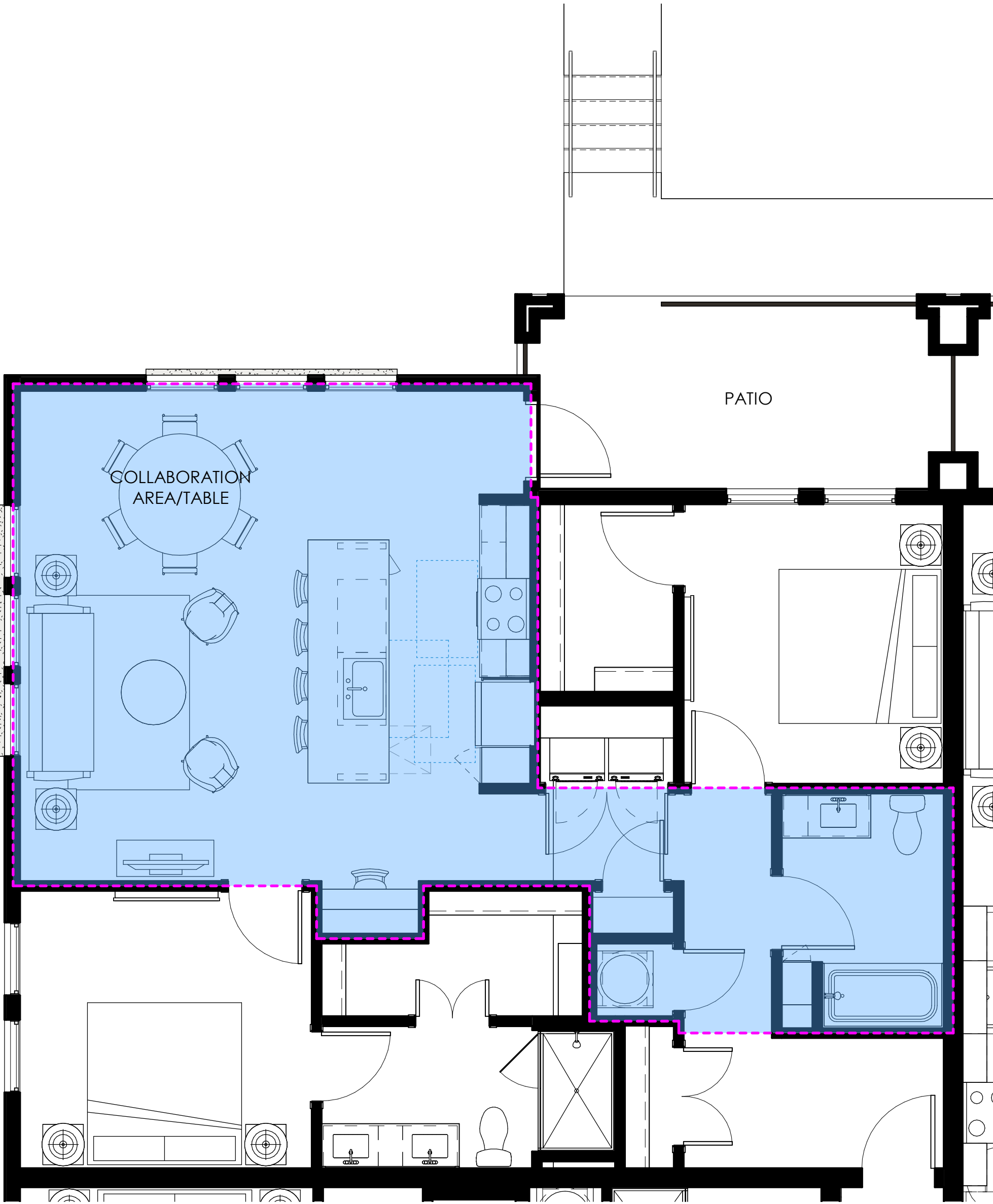
Gold Dust Ave &  
Scottsdale Rd

LIVE/WORK FLOOR PLANS

A.z.3

2 BEDROOM LIVE/WORK UNIT: 1,186 SF

LIVE (RESIDENTIAL ONLY, SHOWN IN WHITE): 582 SF (49%)  
WORK (CLIENT ACCESS/SERVICE AREA, SHOWN IN LIGHT BLUE): 604 SF (51%)

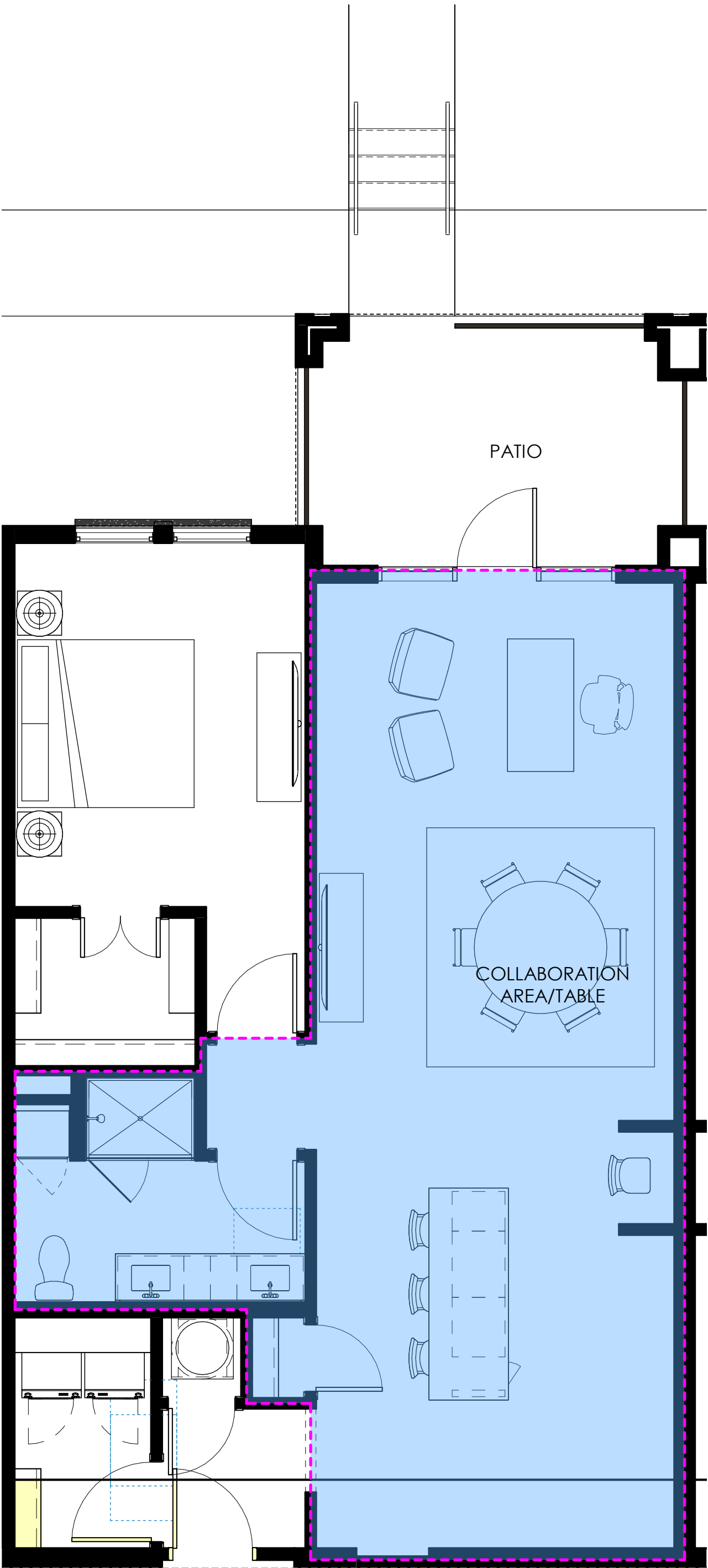


2 TYPICAL 2 BEDROOM LIVE/WORK UNIT  
A.z.3 1/4" = 1'-0"



1 BEDROOM LIVE/WORK UNIT: 960 SF

LIVE (RESIDENTIAL ONLY, SHOWN IN WHITE): 315 SF (33%)  
WORK (CLIENT ACCESS/SERVICE AREA, SHOWN IN LIGHT BLUE): 645 SF (67%)



1 TYPICAL 1 BEDROOM LIVE/WORK UNIT  
A.z.3 1/4" = 1'-0"





I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature  
Typed or Printed Name  
License # Date

DRB  
RE-SUBMITTAL  
04/17/23

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

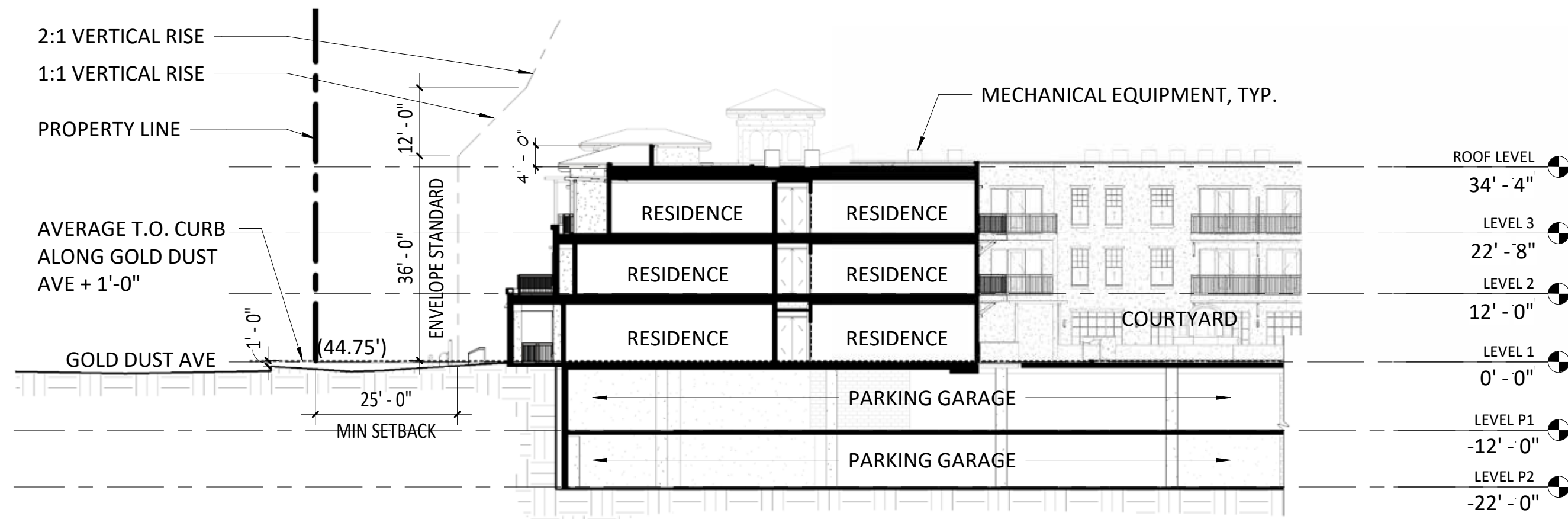
221564	PROJECT NUMBER	
ESG	DRAWN BY	ESG
	CHECKED BY	

KEY PLAN

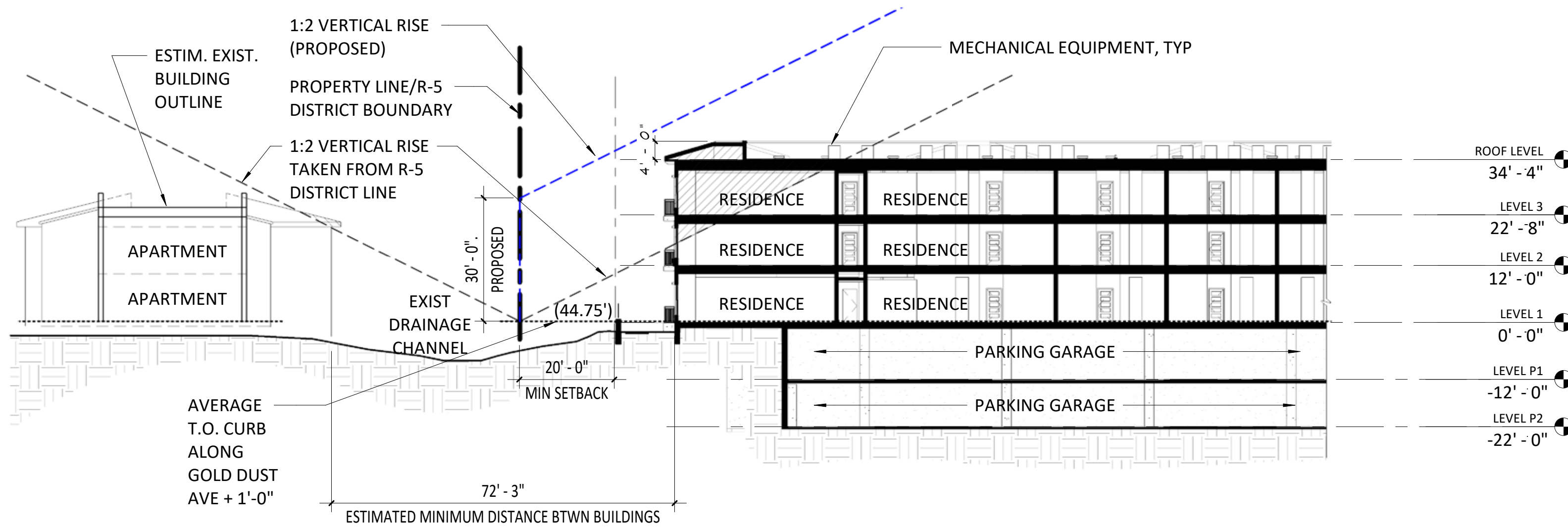
Gold Dust Ave & Scottsdale Rd

BUILDING CROSS SECTIONS

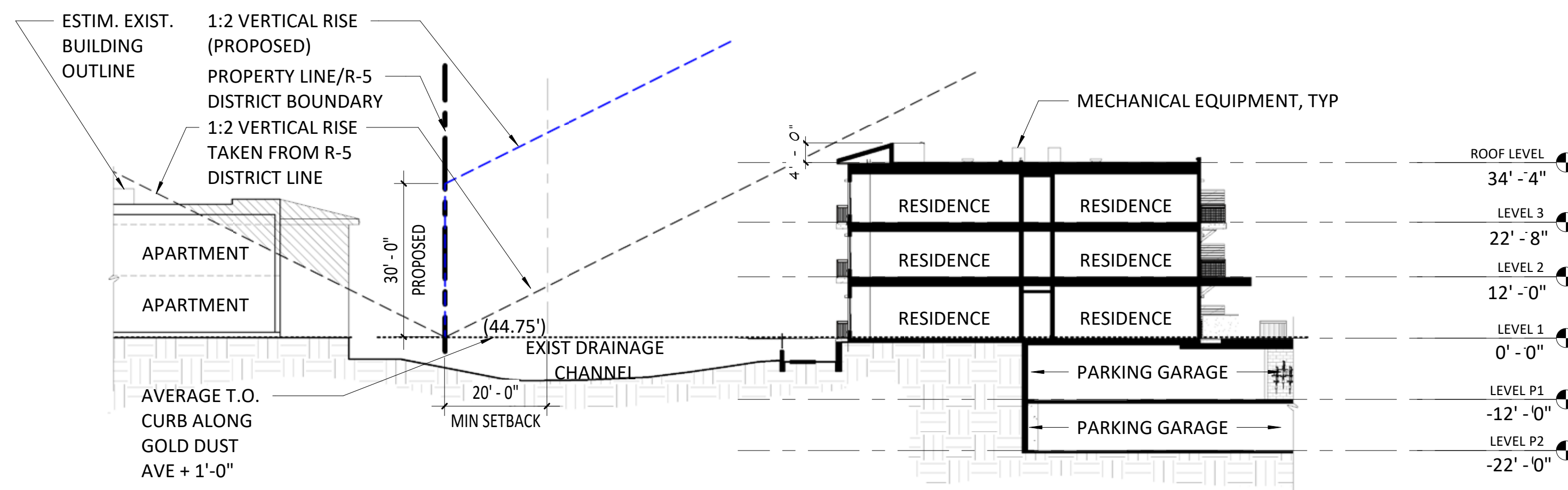
A.j.1



1 OVERALL BUILDING SECTION 1  
A.j.1 1" = 20'-0"



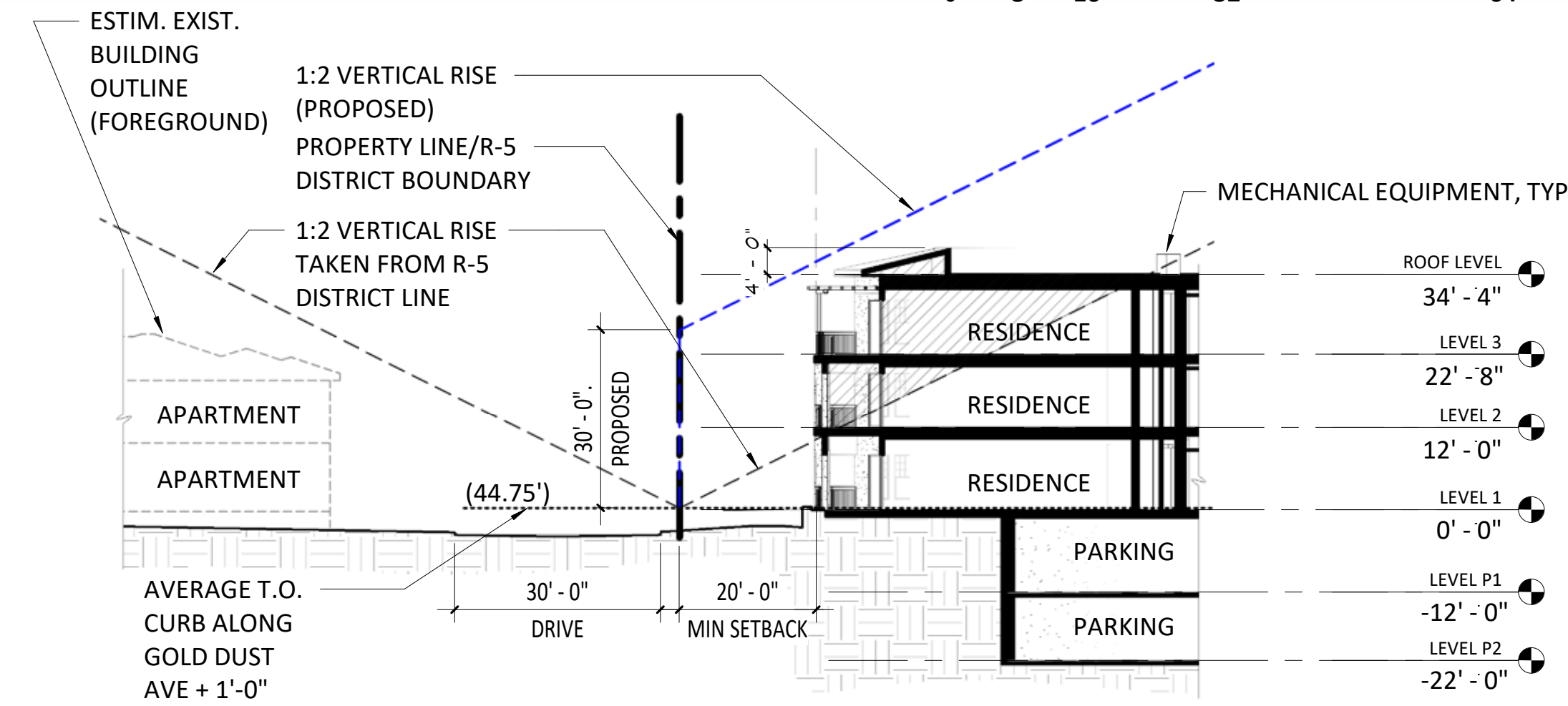
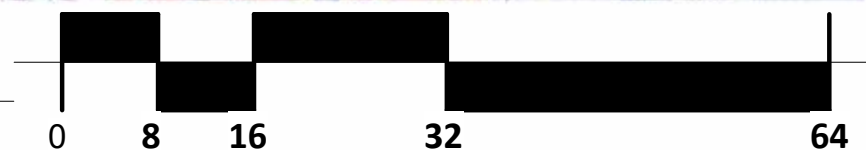
2 OVERALL BUILDING SECTION 2  
A.j.1 1" = 20'-0"



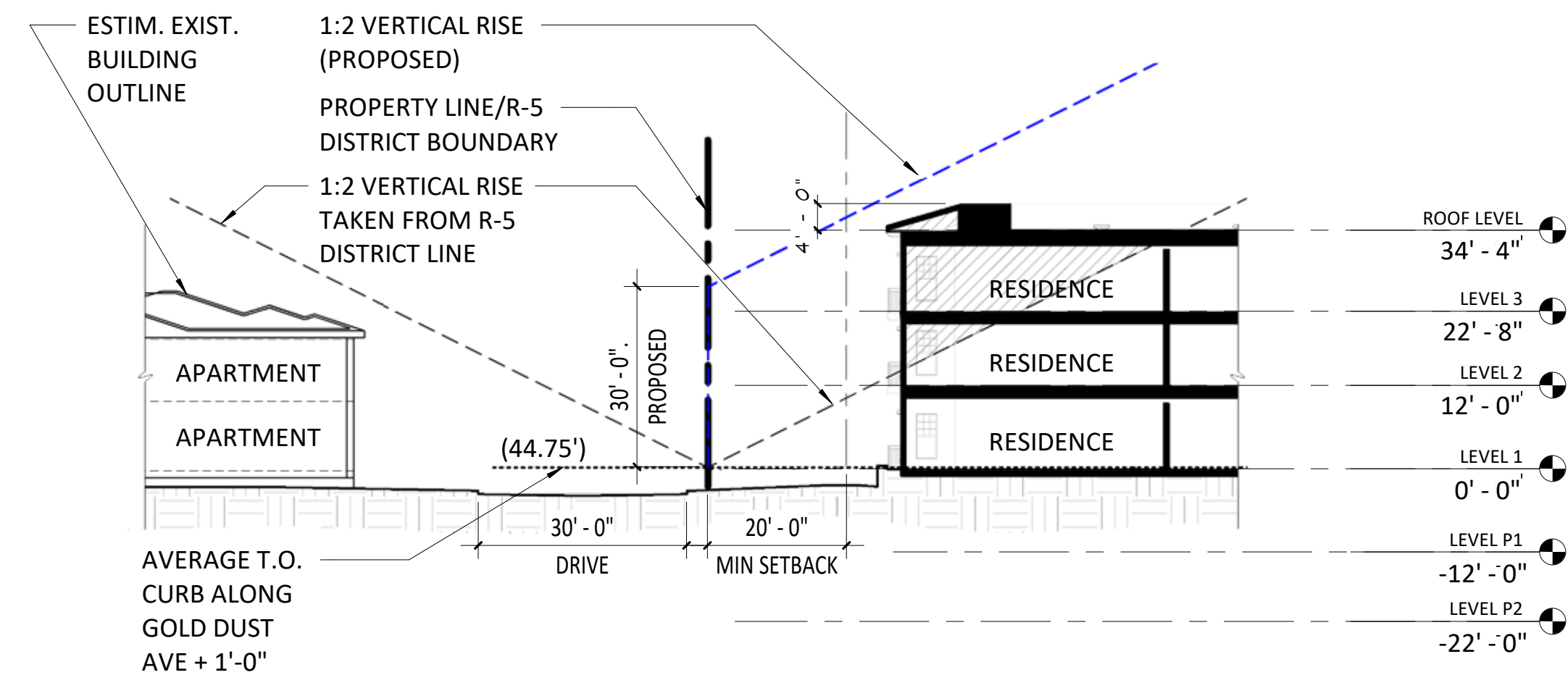
3 OVERALL BUILDING SECTION 3  
A.j.1 1" = 20'-0"



BUILDING KEY PLAN



4 OVERALL BUILDING SECTION 4  
A.j.1 1" = 20'-0"



5 OVERALL BUILDING SECTION 5  
A.j.1 1" = 20'-0"



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_

DRB  
RE-SUBMITTAL  
04/17/23

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

221564  
PROJECT NUMBER

Author \_\_\_\_\_  
DRAWN BY

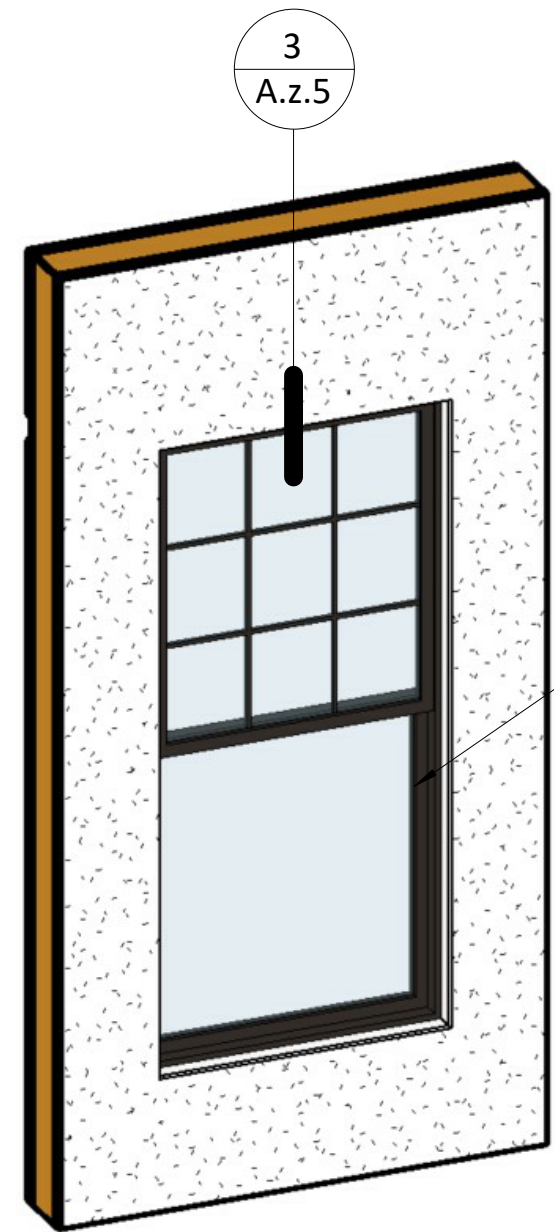
Checker \_\_\_\_\_  
CHECKED BY

KEY PLAN

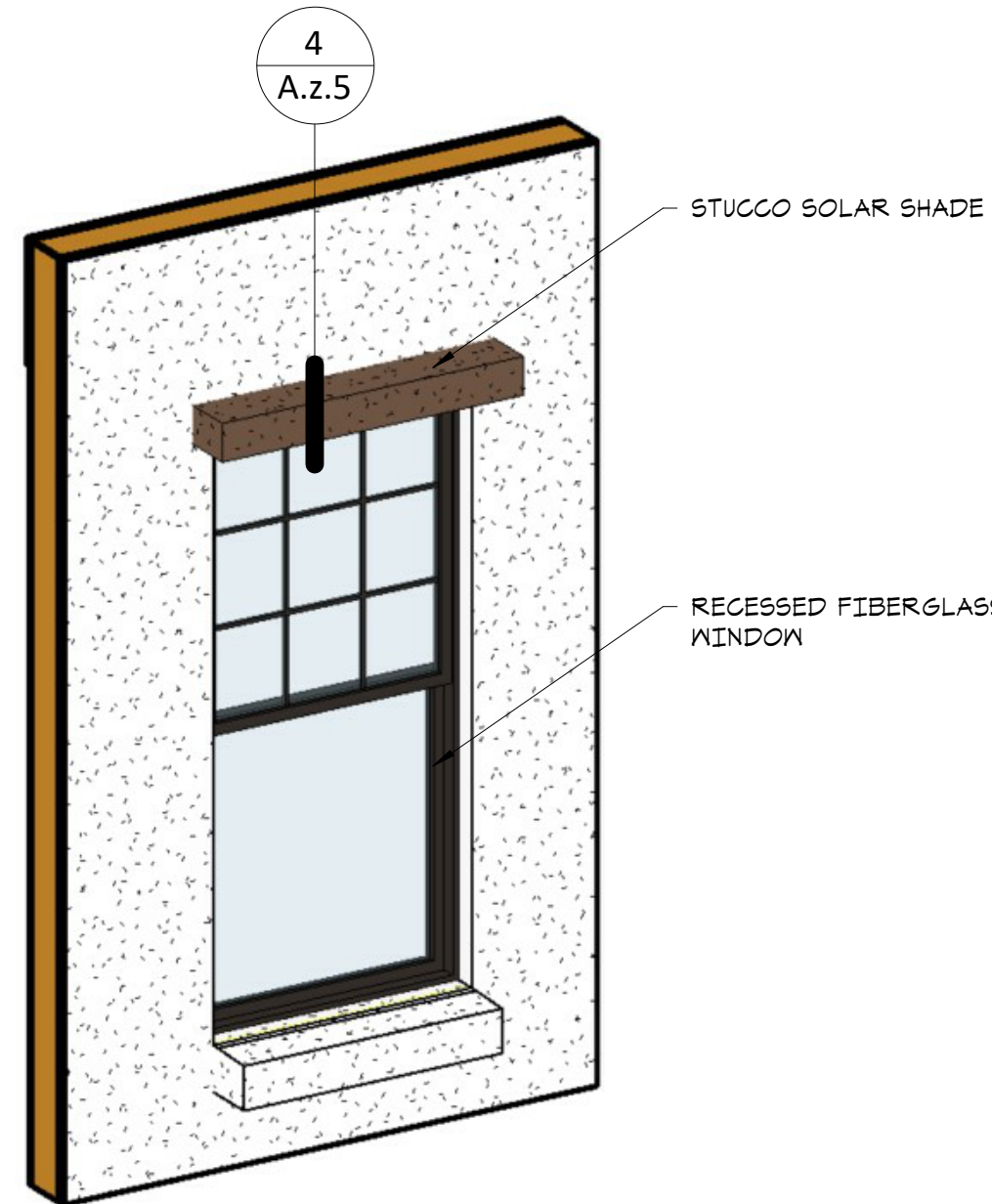
Gold Dust Ave &  
Scottsdale Rd

DETAILS

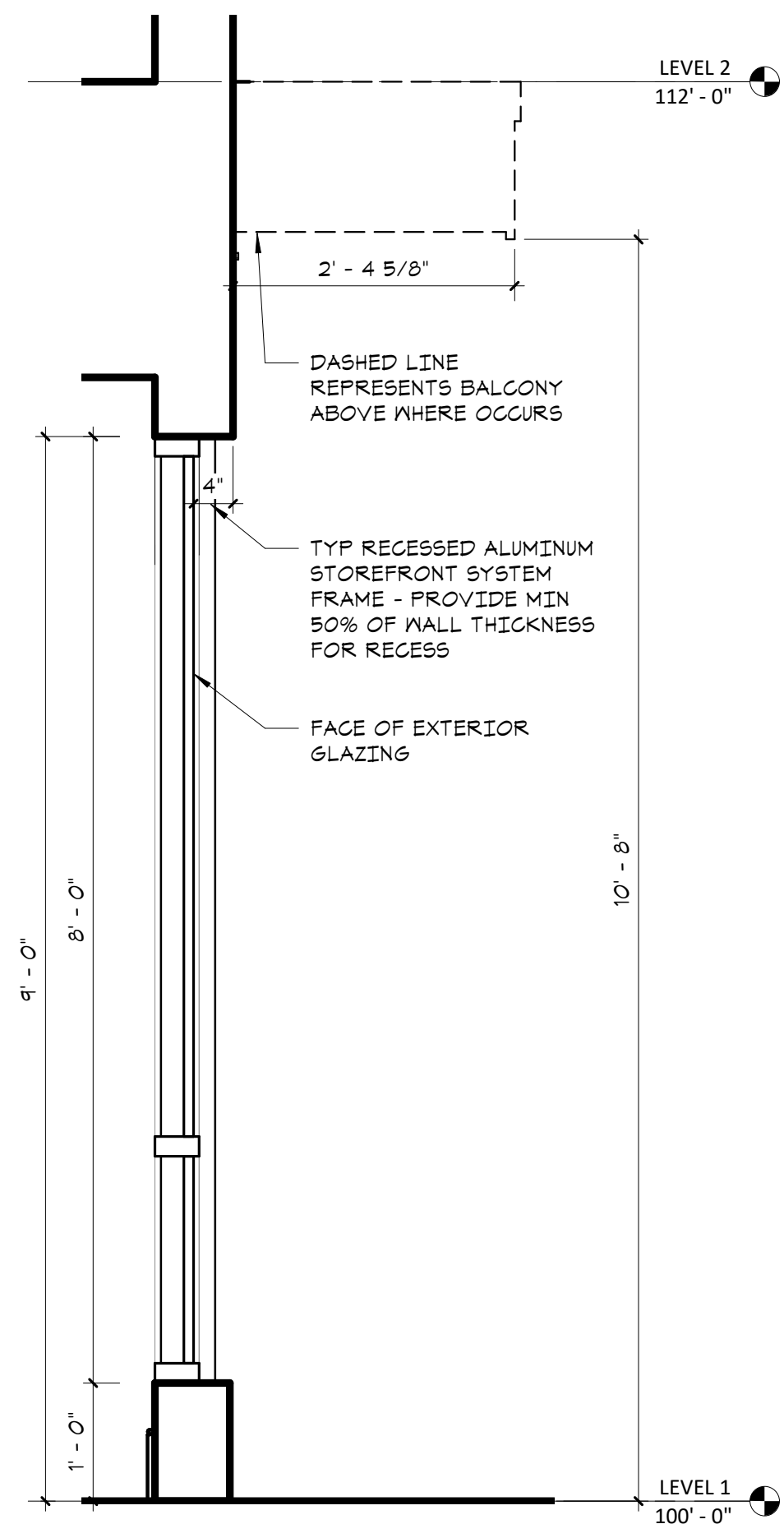
A.z.5



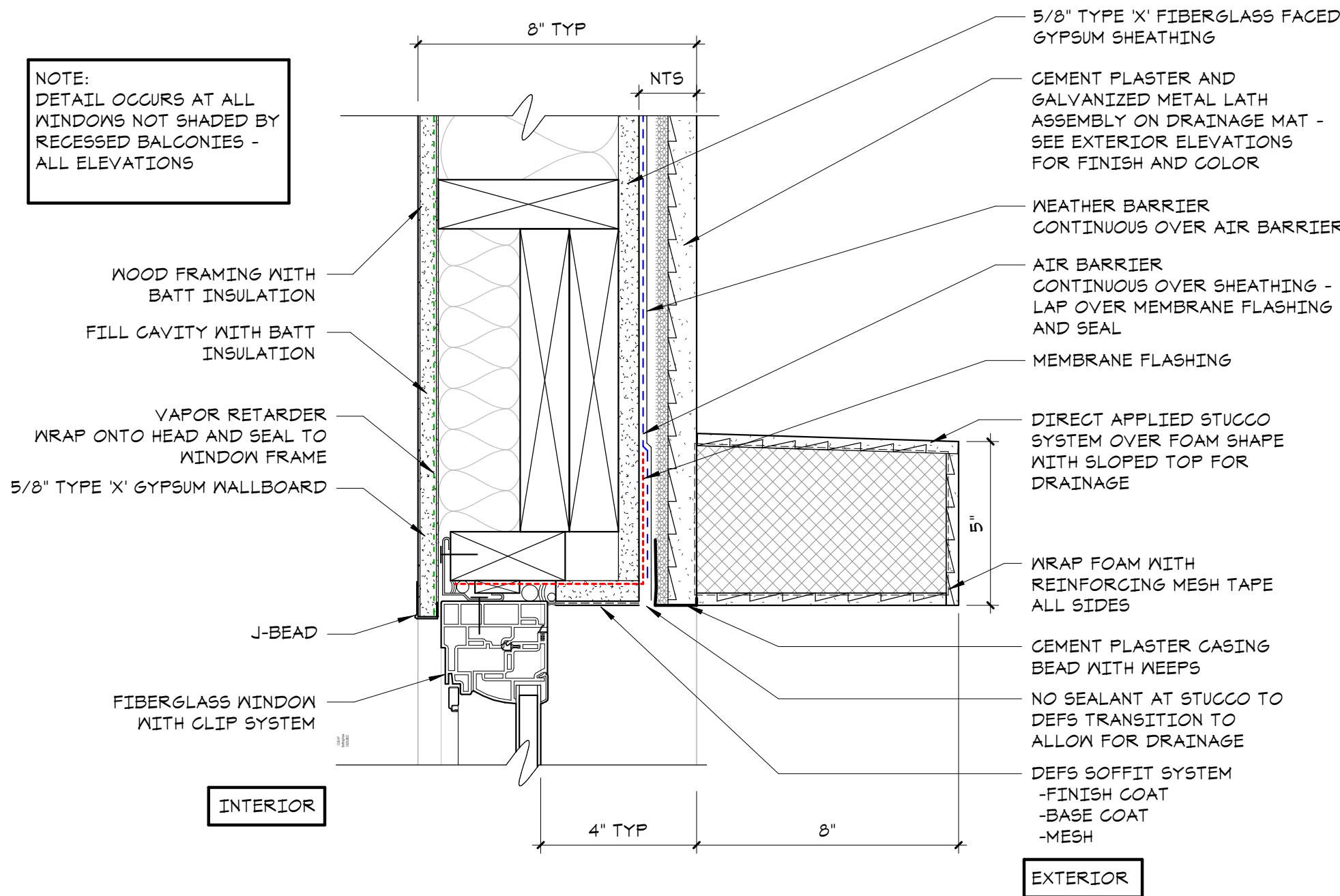
7 3D TYPICAL FIBERGLASS WINDOW  
A.z.5 1 1/2" = 1'-0"



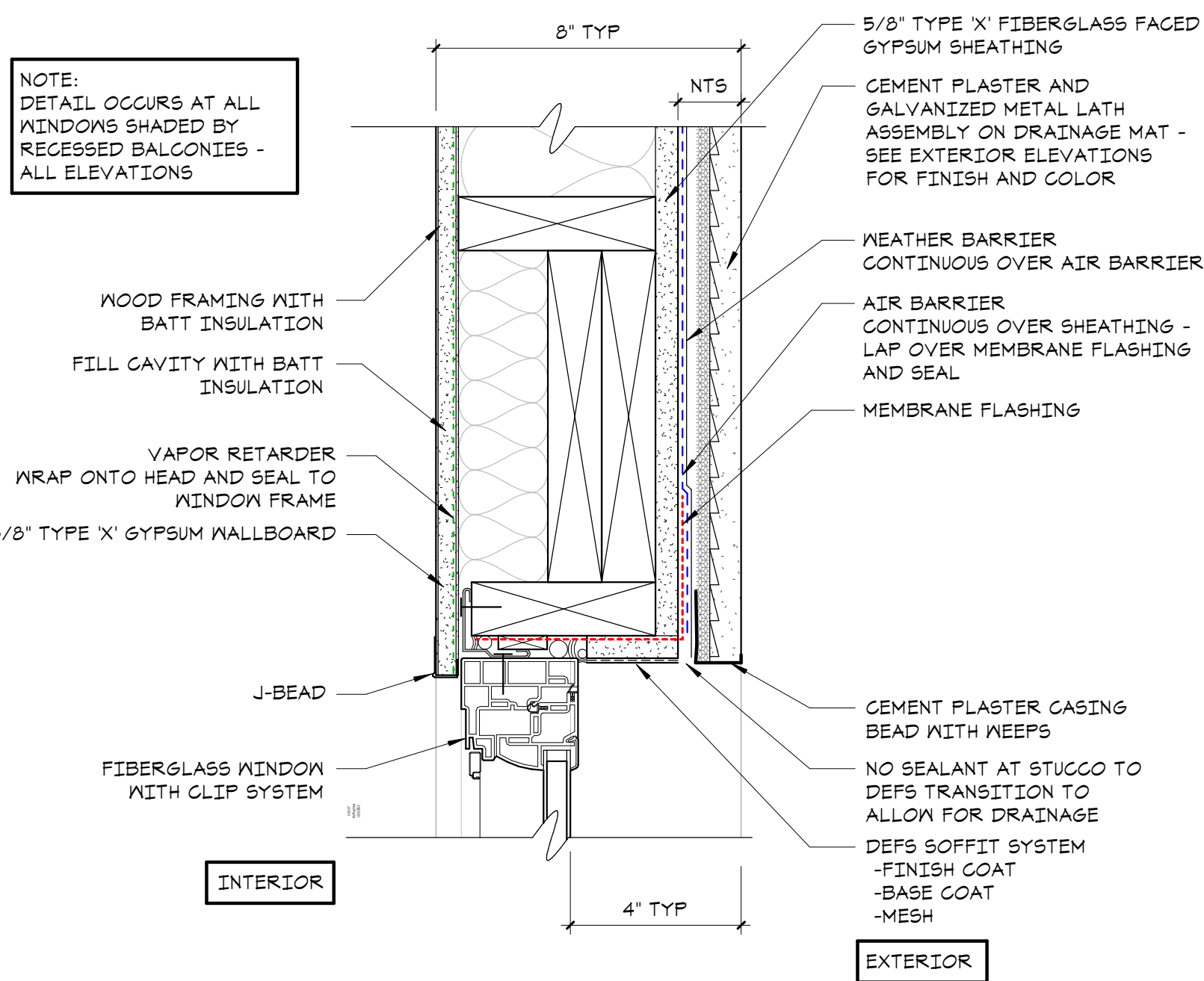
6 3D TYPICAL FIBERGLASS WINDOW WITH SOLAR SHADE  
A.z.5 1 1/2" = 1'-0"



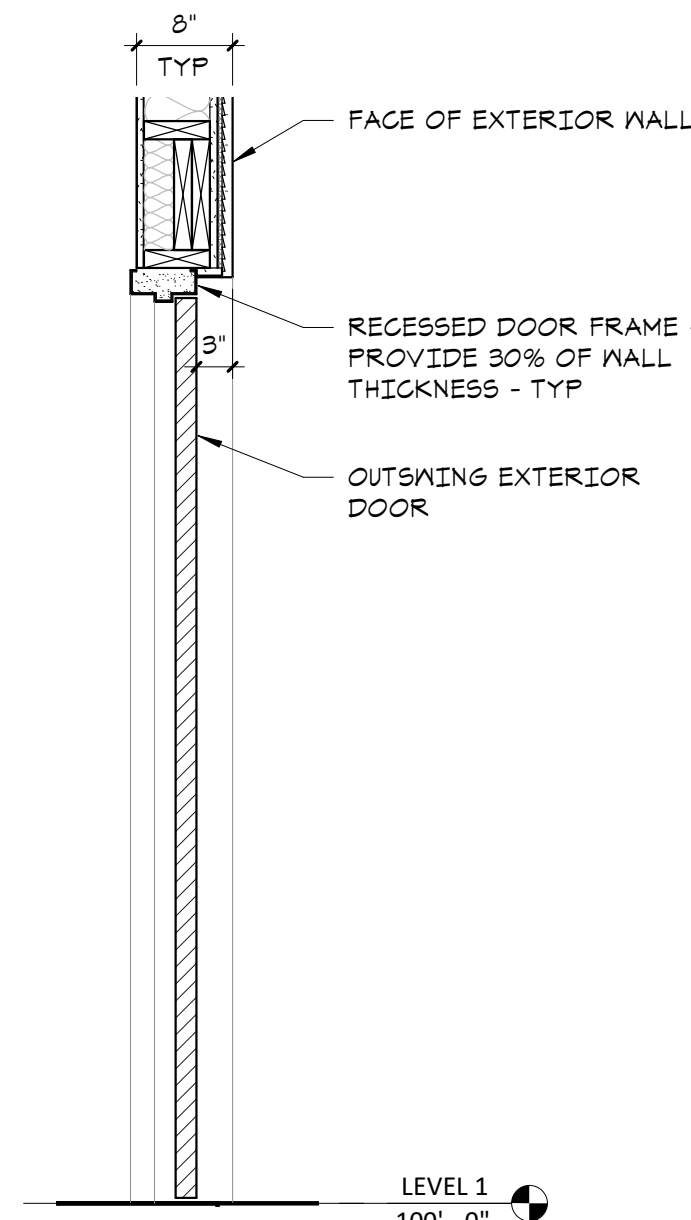
5 WALL SECTION AT STOREFRONT RECESS  
A.z.5 3/4" = 1'-0"



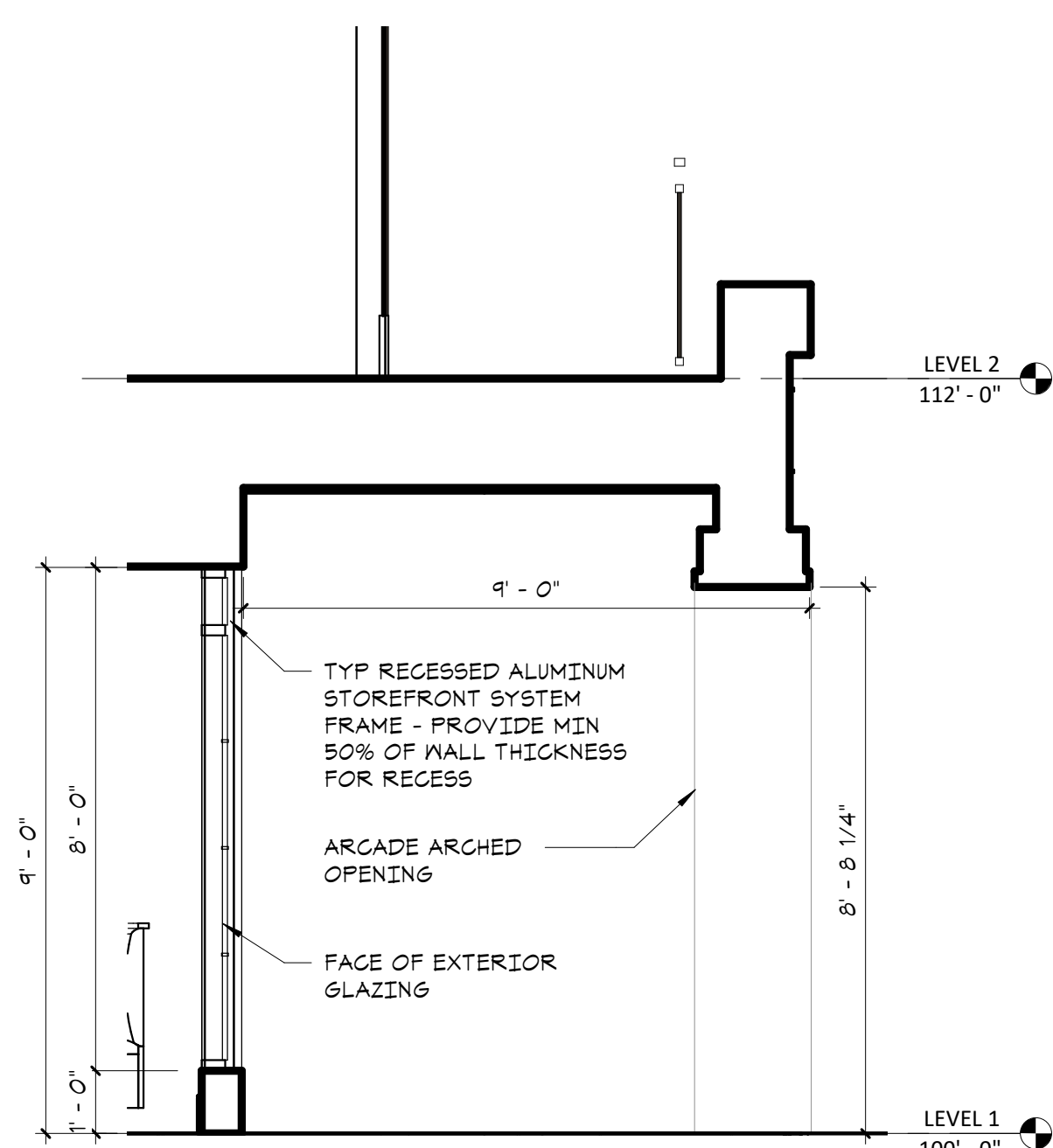
4 TYPICAL FIBERGLASS WINDOW HEAD WITH INTEGRATED SOLAR SHADE  
A.z.5 3" = 1'-0"



3 TYPICAL FIBERGLASS WINDOW HEAD  
A.z.5 3" = 1'-0"



2 WALL SECTION AT TYP DOOR RECESS  
A.z.5 3/4" = 1'-0"



1 WALL SECTION AT TYP STOREFRONT RECESS  
A.z.5 3/8" = 1'-0"

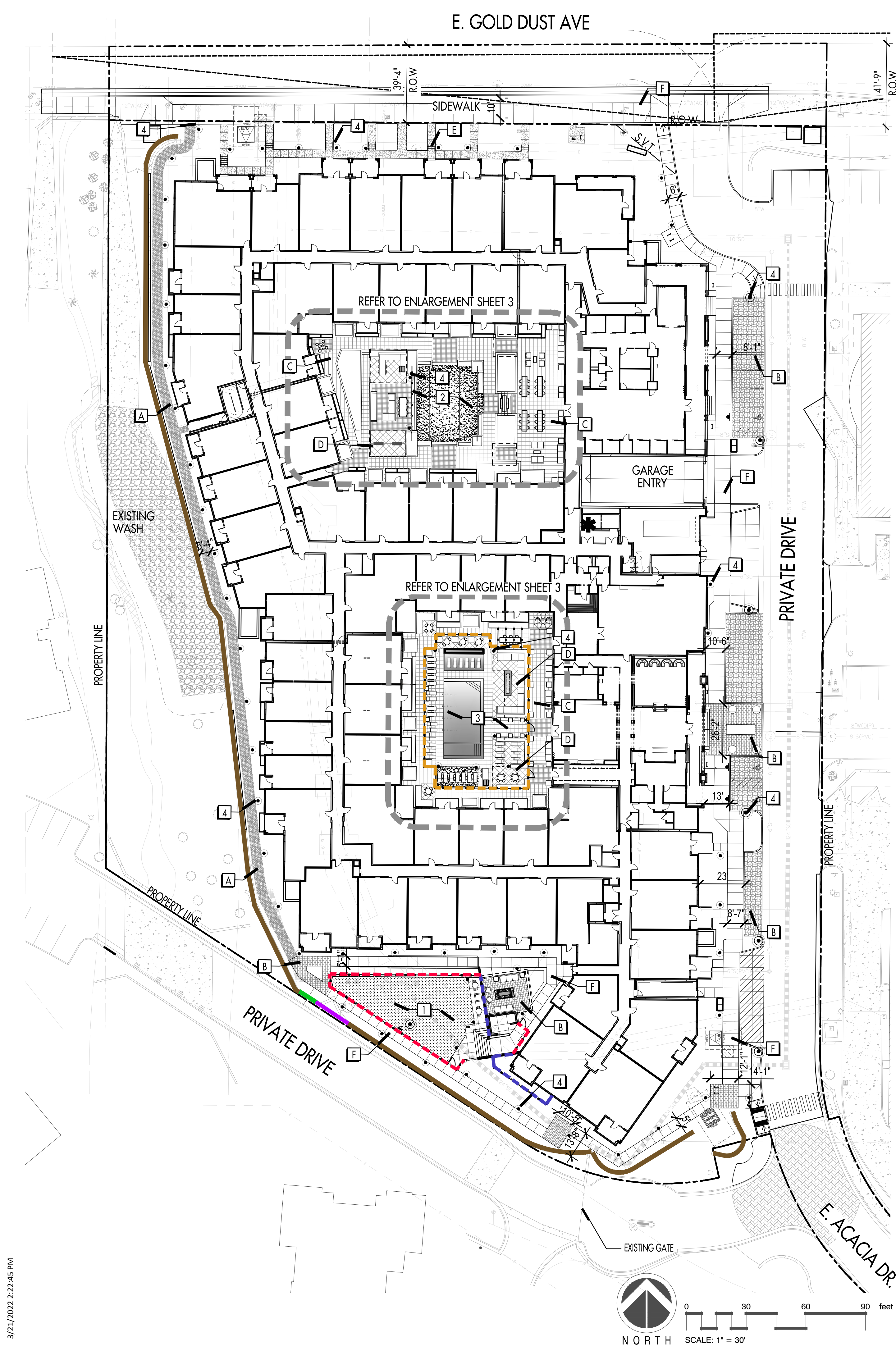










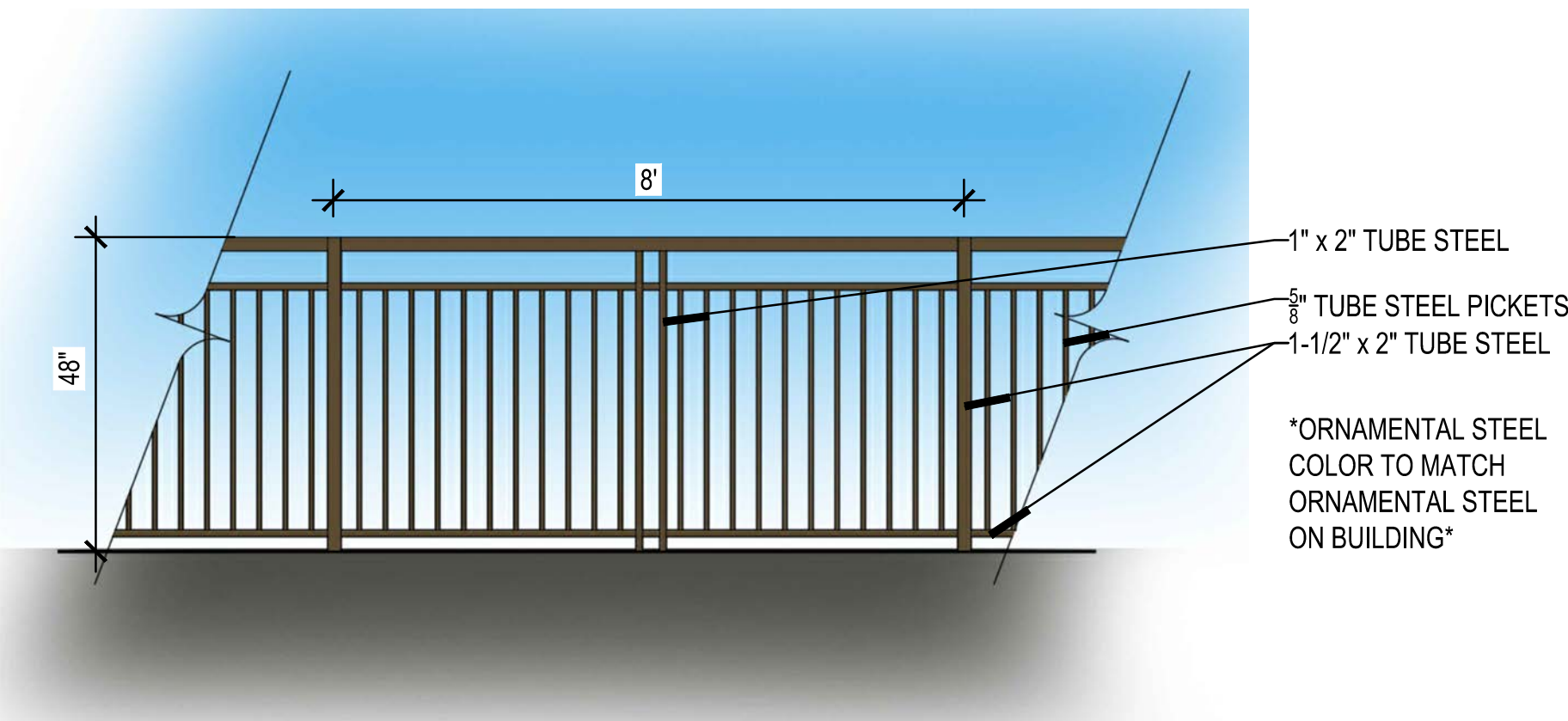


## WALL LEGEND

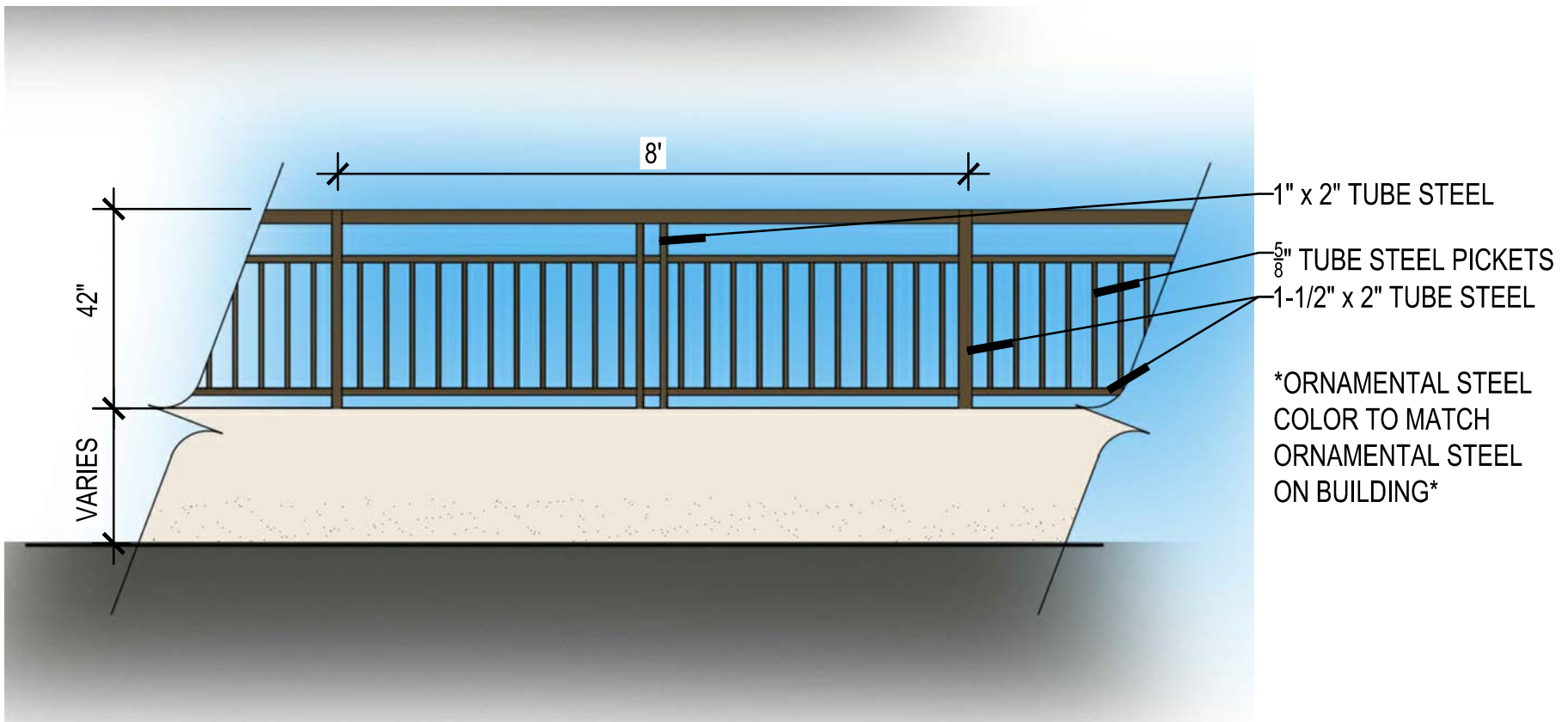
- POOL FENCE
- DOG AREA FENCE
- RETAINING WALL WITH GUARDRAIL
- FIRE ACCESS GATE
- EXISTING WALL & FENCE TO REMAIN
- NEW WALL & FENCE TO MATCH EXISTING

## HARDSCAPE KEYNOTES

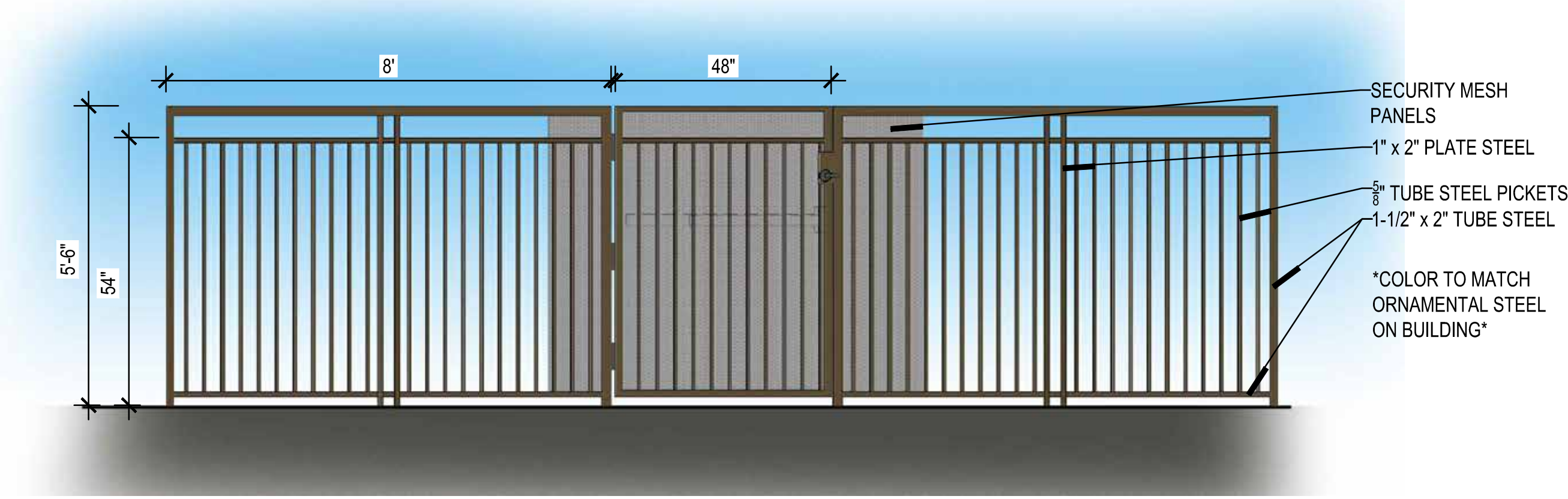
- AMENITY AREA WITH DOG RUN, DOG FOUNTAIN, & FIREPLACE.
- CO-WORKING COURTYARD WITH ADJACENT WITH OUTDOOR BBQ, WATER FEATURE, SWINGS, FIREPLACE, AND INFORMAL PLAY LAWN.
- POOL AMENITY AREA WITH LARGE GROUP SEATING, FIRE PIT, BBQ, POOL/SPA, DETACHED BAJA SHELF WITH WATER FEATURE, & SYNTHETIC TURF.
- SITE LIGHTING, TYP. REFER TO ELECTRICAL PLAN.



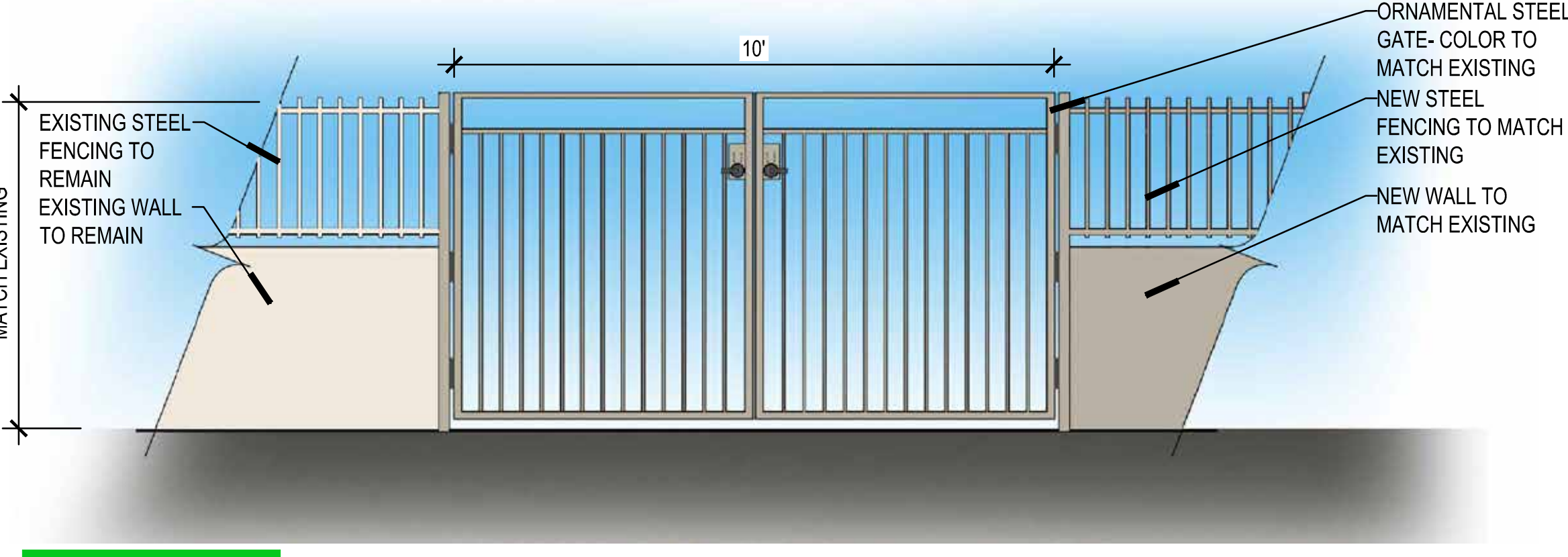
DOG AREA FENCE



RETAINING WALL WITH GUARDRAIL



POOL FENCE



FIRE ACCESS GATE

## HARDSCAPE FINISHES

- A STABILIZED DG TRAIL REFER TO SHEET L7 FOR COLOR & FINISH
- B VEHICULAR & PEDESTRIAN PAVERS REFER TO SHEET L7 FOR COLOR & FINISH
- C ENHANCED PAVERS REFER TO SHEET L7 FOR COLOR & FINISH
- D ENHANCED PAVERS REFER TO SHEET L7 FOR COLOR & FINISH
- E NATURAL GRAY CONCRETE REFER TO SHEET L7 FOR COLOR & FINISH
- F NATURAL GRAY CONCRETE WITH MEDIUM ACID ETCH REFER TO SHEET L7 FOR COLOR & FINISH
- G ACCENT PAVERS IN COURTYARD

Gold Dust Ave & Scottsdale Rd

Scottsdale, AZ



**escg**  
ARCHITECTURE & DESIGN

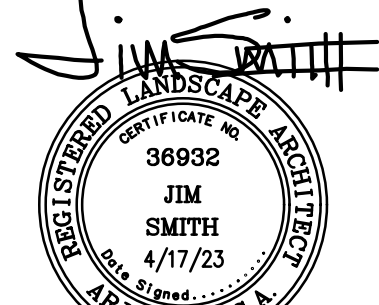
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date



EXPIRES 12.31.25

DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:

REVISIONS No.	Description	Date
---------------	-------------	------

221564

PROJECT NUMBER

DRAWN BY CHECKED BY

KEY PLAN

Gold Dust Ave & Scottsdale Rd

HARDSCAPE, WALL PLAN & ELEVATIONS

L.2

collectiV  
landscape architects





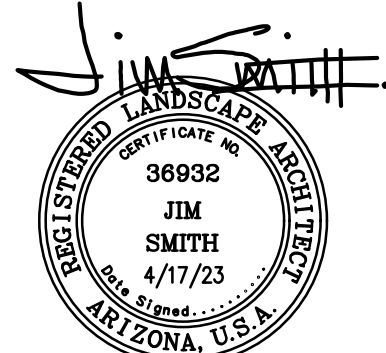
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or  
report was prepared by me or under my direct  
supervision and that I am a duly licensed architect  
under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



EXPIRES 12.31.25

DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

221564  
PROJECT NUMBER

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

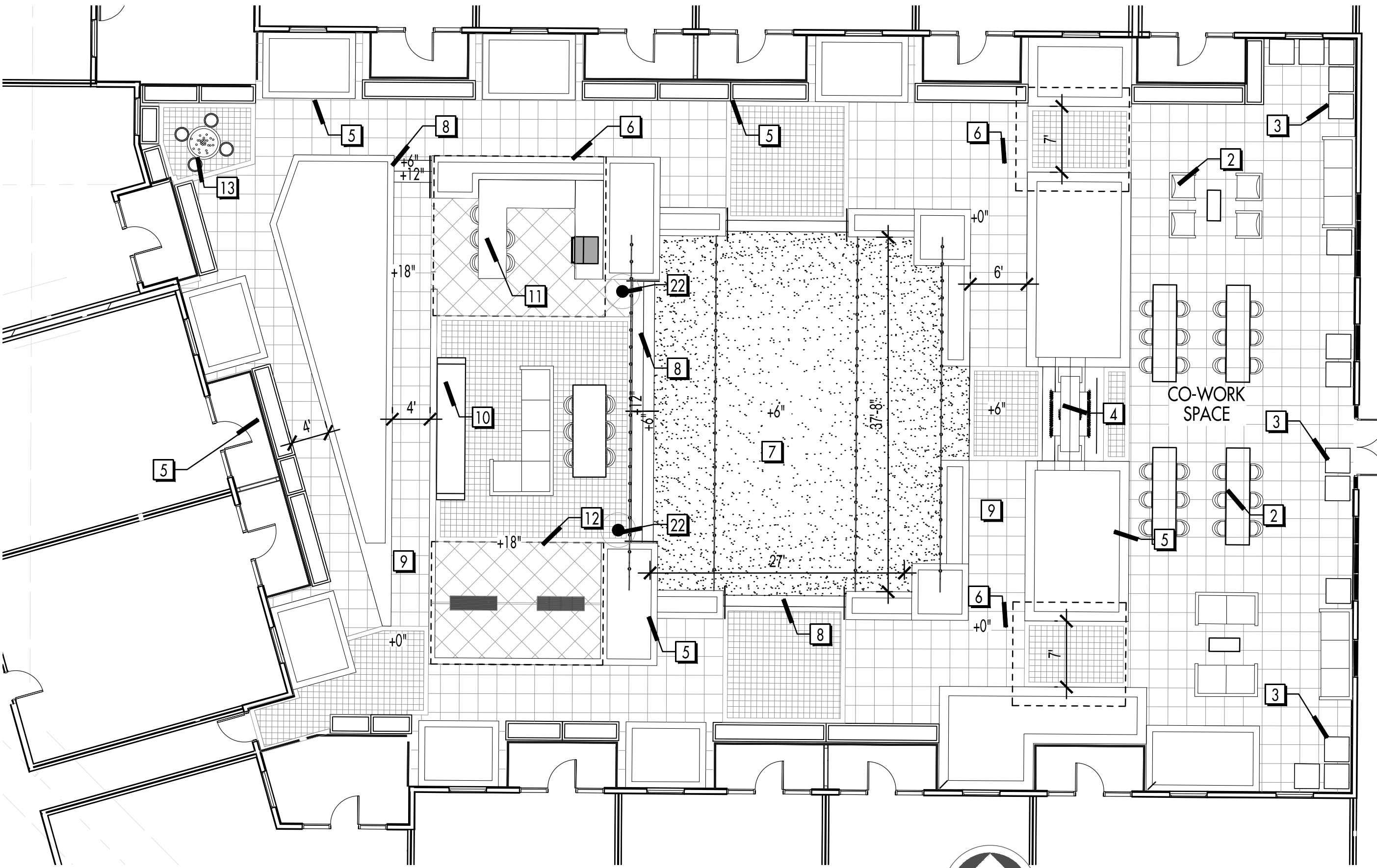
Gold Dust Ave &  
Scottsdale Rd

ENLARGEMENT SHEET

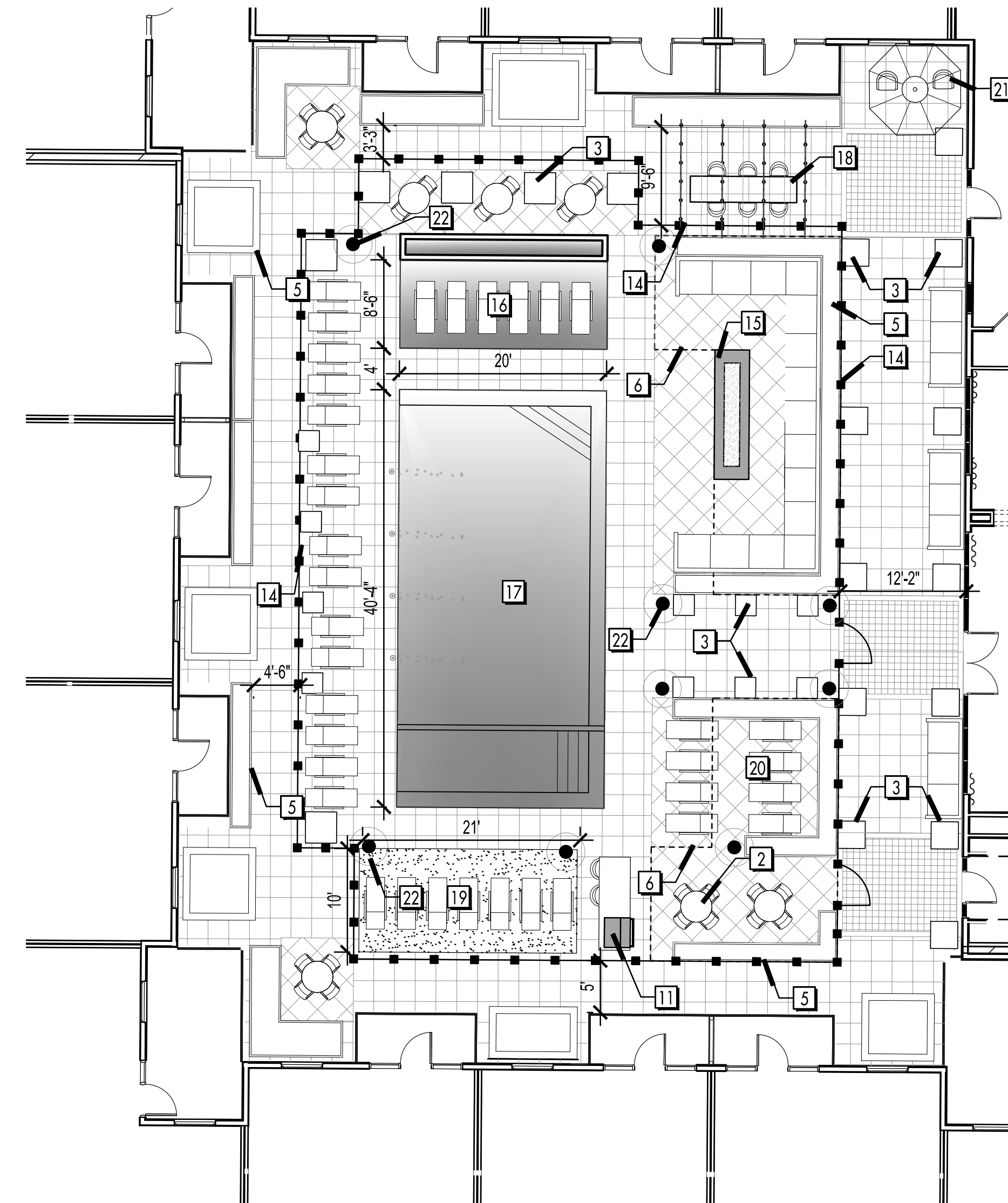
L.3

KEYNOTES

- 1 SWING BENCHES.
- 2 MOVEABLE FURNITURE.
- 3 POTS WITH ACCENT PLANTING.
- 4 TWO SIDED WATER FEATURE, REFER TO ARCHITECTURAL PLANS.
- 5 RAISED PLANTERS WITH FORMAL HEDGE.
- 6 SHADE STRUCTURES, REFER TO ARCHITECTURAL PLANS.
- 7 33' x 30' SYNTHETIC LAWN AREA WITH OVERHEAD AMBIANCE LIGHTING.
- 8 STEPS TO ELEVATED LAWN.
- 9 SLOPED WALK.
- 10 SPANISH STYLE FIRE PLACE TO MATCH ARCHITECTURE.
- 11 BBQ WITH ADDITIONAL COUNTER SPACE AND BAR SEATING.
- 12 SHADE STRUCTURE WITH ATTACHED SEAT SWINGS.
- 13 LARGE POTTERY WATER FEATURE WITH SMALL ACCENT POTS.
- 14 POOL BARRIER FENCE.
- 15 3' x 12' FIRE PIT WITH LARGE GROUP AREA LOUNGE COUCHES.
- 16 20' x 11' SHALLOW WATER LOUNGE WITH NEGATIVE EDGE WATERFEATURE WALL.
- 17 20' x 40' POOL WITH IN GROUND DECK JETS & ATTACHED SPA.
- 18 GROUP TABLE UNDER AMBIANCE LIGHTING.
- 19 SYNTHETIC LAWN CHAISE CHAIR LOUNGERS.
- 20 CHAISE CHAIR AREA UNDER STRUCTURE.
- 21 EGG CHAIR SEATING AREA WITH UMBRELLA.
- 22 SITE LIGHTING, TYP. REFER TO ELECTRICAL PLAN.



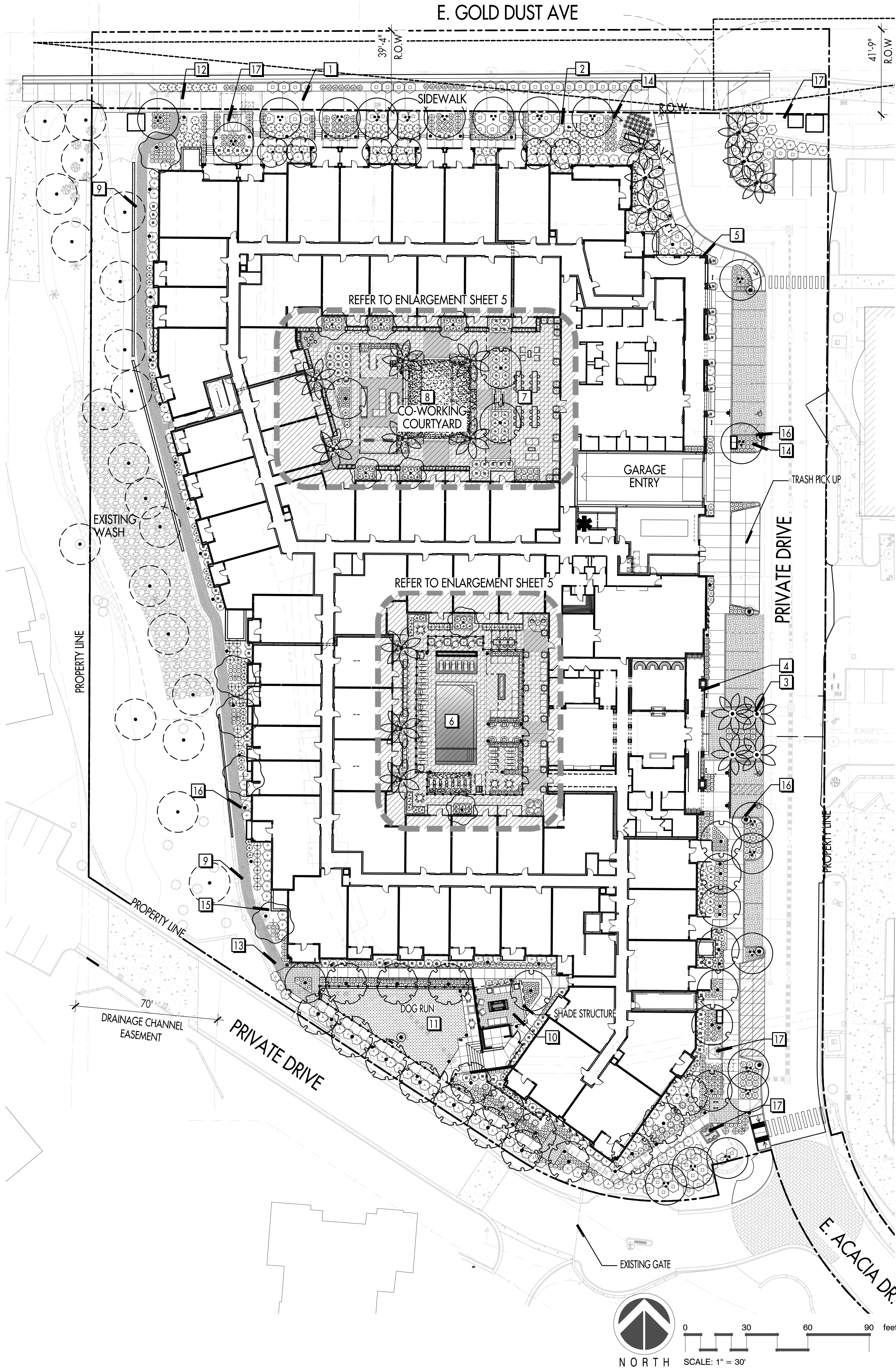
CO-WORK & GARDEN ENLARGEMENT



POOL AREA ENLARGEMENT



3/21/2022 2:22:45 PM



## PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE
	ANACACHO ORCHID TREE / BAUHINIA LUNARIOIDES TALL UPRIGHT TO MATCH STANDARDS	2" CAL.
	CHINESE ELM / ULMUS PARVIFOLIA TALL UPRIGHT TO MATCH STANDARDS	3" CAL.
	DATE PALM / PHOENIX DACTYLIFERA MATCHING HEIGHTS. PLUMB AND STRAIGHT. NO BOWS OF CURVES. NEW DIAMOND CUT,	16" TALL
	EXISTING TREES	
	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT VASE SHAPE MULTI TRUNK	3" CAL.
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	2" CAL.
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	3" CAL.
	TEXAS MOUNTAIN LAUREL / SOPHORA SECUNDIFLORA UPRIGHT VASE MULTI SHAPE TRUNK	3" CAL.
SHRUBS		
	BIRD OF PARADISE / STRELITZIA REGINAE SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	15 GAL
	CIMMERON / LEUCOPHYLLUM ZYGOPHYLLUM 'BLUE RANGER' PLANT TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	COMMON MYRTLE / MYRTUS COMMUNIS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	HOPSEED BUSH / DODONAEA VISCOSA SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL
	ICEBERG ROSE / ROSA X 'ICEBERG' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	KUMQUAT / CITRUS JAPONICA FOR ENTRY PLANTERS & POTS. FOR POTS TOP DRESS WITH BLACK MEXICAN BEACH PEBBLES.	15 GAL
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	MEXICAN PETUNIA / RUELLIA BRITTONIANA SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL
	RED HIBISCUS / HIBISCUS ROSA-SINENSIS SPACE PER PLAN TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL
	SAGO PALM / CYCAS REVOLUTA FOR POTS. TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL
	YELLOW BELLS / TECOMA STANS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL
ACCENT		
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL
	QUEEN VICTORIA AGAVE / AGAVE VICTORIAE-REGINAE SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL
	SLIPPER / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 30 STEM MIN.	5 GAL
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS SPACE PER PLAN 24" FROM HARDSCAPE.	5 GAL
GROUND COVER		
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENW GOLD' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL
	PURPLE TRAILING LANTANA / LANTANA MONTEVIDENSIS SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL
	UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL
VINES		
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' 4' TALL MIN, ATTACH TO PALMS.	15 GAL
	CREEPING FIG / FICUS PUMILA 4' TALL MIN, ATTACH TO PALMS.	15 GAL

WATER INTENSIVE PLANT MATERIAL  
TOTAL AREA OF LOTS: 4.642 ACRES OR 202,217 S.F.

INITIAL 9,000 S.F. x 10% = 900 S.F.  
MAX 34,560 S.F. x 5% = 1,728 S.F.  
2,628 S.F.

TOTAL WATER INTENSIVE LANDSCAPE AREA ALLOWED:

TOTAL WATER INTENSIVE LANDSCAPE AREA PROPOSED:

1,443 S.F.

## KEYNOTES

- STREET TREES 30' O.C.
- FIX-IT BIKE STATION
- DATE PALMS IN PLAZA SETTING FRAMING THE FRONT ENTRY.
- POTS TO ENHANCE ARCHITECTURAL COLUMNS.
- RAISED METAL PLANTERS.
- POOL AREA WITH SHADE STRUCTURE, FIRE PIT, BBQ, POTS, & ENHANCED LANDSCAPE. SEE ENLARGEMENT SHEET 5.
- CO-WORK SPACE WITH WATER FEATURE, SHADE STRUCTURE, MOVEABLE FURNITURE, & RAISED PLANTERS. SEE ENLARGEMENT SHEET 5.
- COMMUNITY GARDEN WITH LARGE SYNTHETIC LAWN, SEATING AREA, FIRE PLACE, BBQ, SWINGS, & ACCENT LIGHTING.
- STABILIZED DG PATH ALONG DRAINAGE/ EXISTING WASH.
- ELEVATED SEATING AREA WITH SHADE STRUCTURES, FIRE ELEMENT, & SEATING STAIRS.
- DOG RUN.
- UNDERGROUND WET UTILITY OR BACKFLOW. REFER TO CIVIL, TYP.
- UNDERGROUND STORM DRAIN. REFER TO CIVIL.
- FIRE HYDRANT, TYP.
- AREA WELL.
- SITE LIGHTING, TYP. REFER TO ELECTRICAL PLAN.
- ELECTRICAL EQUIPMENT. REFER TO APS PLANS.

Gold Dust Ave &  
Scottsdale Rd

Scottsdale, AZ



**escg**  
ARCHITECTURE & DESIGN

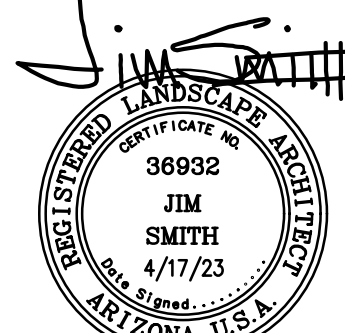
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date



EXPIRES 12.31.25

DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:

REVISIONS	No.	Description	Date
-----------	-----	-------------	------

221564

PROJECT NUMBER

DRAWN BY

CHECKED BY

KEY PLAN

Gold Dust Ave &  
Scottsdale Rd

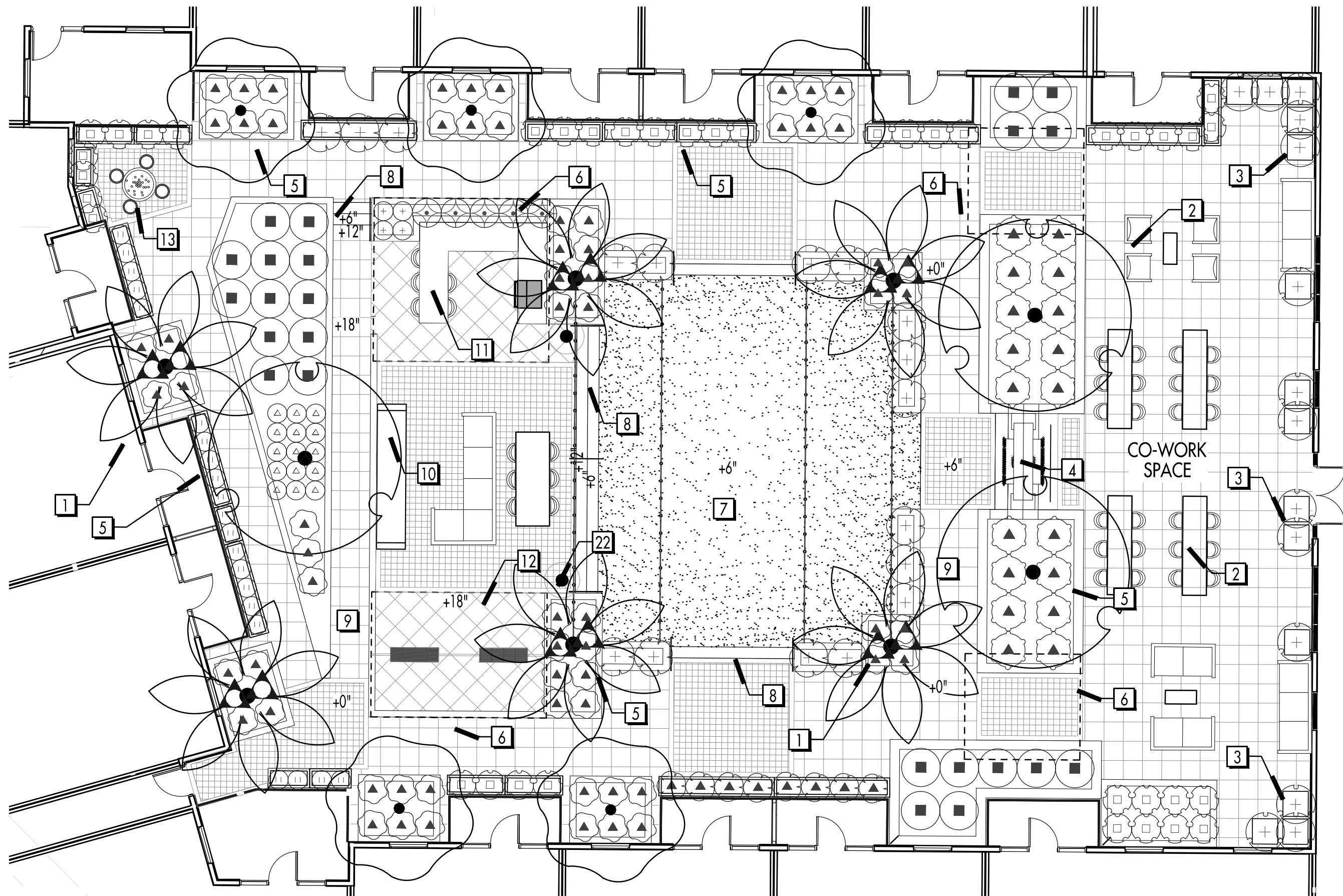
LANDSCAPE PLAN

L.4

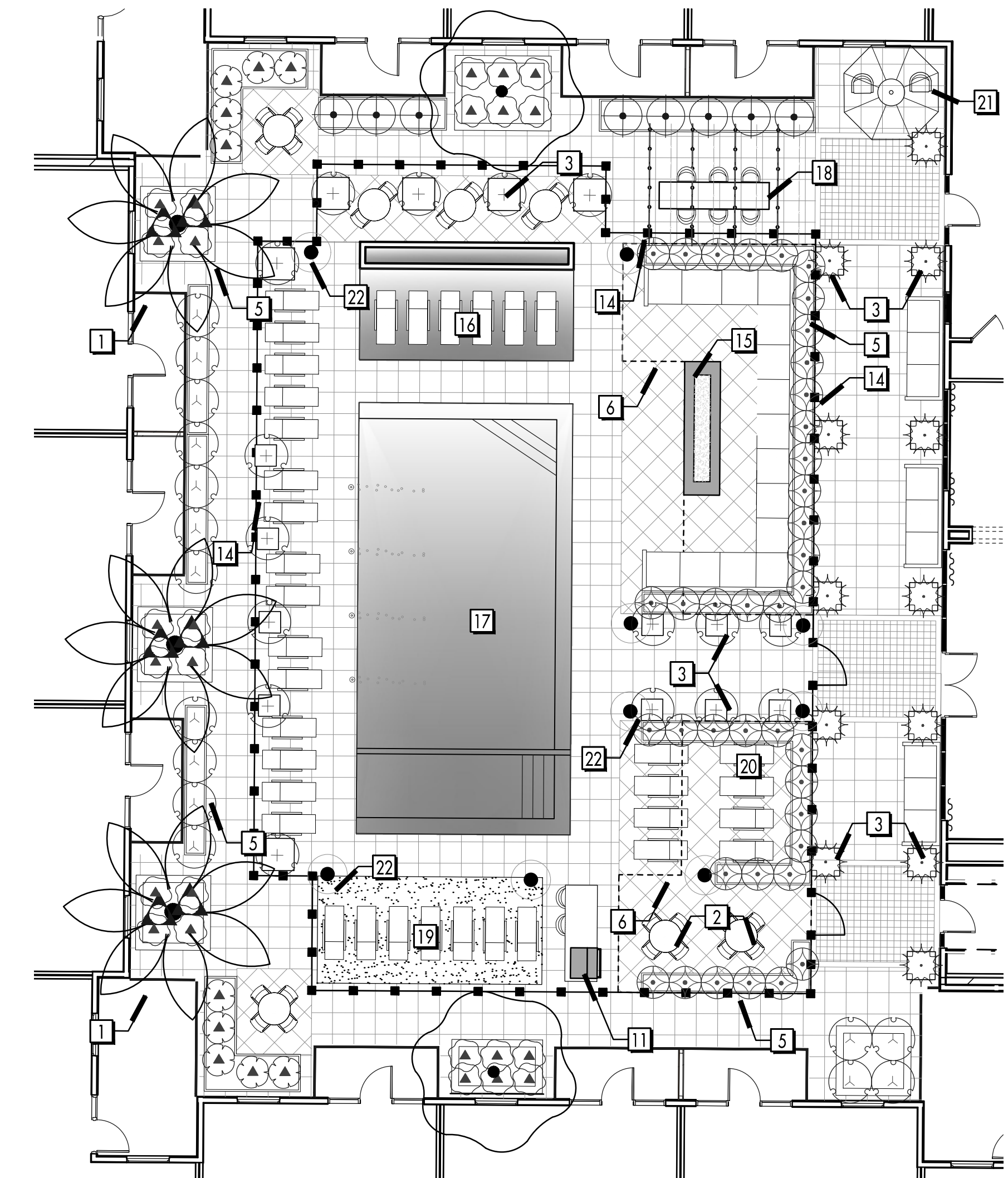
collectiV  
landscape architects

76-PA-2022





CO-WORK & GARDEN LANDSCAPE ENLARGEMENT

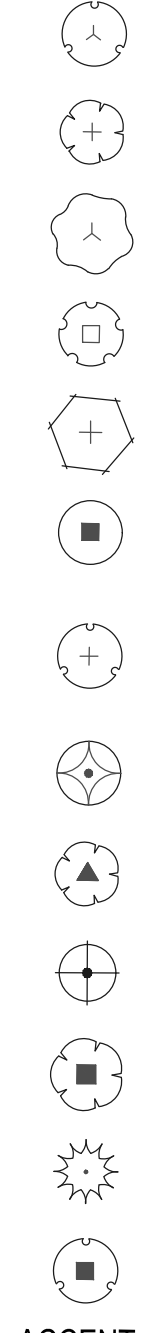


POOL AREA LANDSCAPE ENLARGEMENT

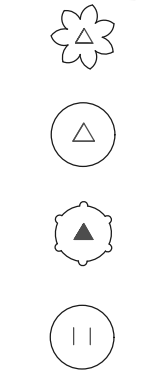
## PLANT LEGEND

TREES	COMMON / BOTANICAL NAME	SIZE	QTY
	ANACACHO ORCHID TREE / BAUHINIA LUNARIOIDES TALL UPRIGHT TO MATCH STANDARDS	2" CAL.	7
	CHINESE ELM / ULMUS PARVIFOLIA TALL UPRIGHT TO MATCH STANDARDS	3" CAL.	17
	DATE PALM / PHOENIX DACTYLIFERA MATCHING HEIGHTS. PLUMB AND STRAIGHT. NO BOWS OF CURVES. NEW DIAMOND CUT.	16" TALL	19
	EXISTING TREES		
	FRUITLESS OLIVE / OLEA EUROPAEA 'FRUITLESS' UPRIGHT VASE SHAPE MULTI TRUNK	3" CAL.	13
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	2" CAL.	5
	SONORAN EMERALD PALO VERDE / PARKINSONIA X 'SONORAN EMERALD' UPRIGHT VASE MULTI SHAPE TRUNK	3" CAL.	20
	TEXAS MOUNTAIN LAUREL / SOPHORA SECUNDIFLORA UPRIGHT VASE MULTI SHAPE TRUNK	3" CAL.	6
	BIRD OF PARADISE / STRELITZIA REGINAE SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	15 GAL	25
	CIMMERON / LEUCOPHYLLUM ZYGOPHYLLUM 'BLUE RANGER' PLANT TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	94
	COMMON MYRTLE / MYRTUS COMMUNIS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	75
	DWARF COMMON MYRTLE / MYRTUS COMMUNIS 'COMPACTA' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	124
	HOPSEED BUSH / DODONAEA VISCOSA SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	82
	ICEBERG ROSE / ROSA X 'ICEBERG' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	39
	KUMQUAT / CITRUS JAPONICA FOR ENTRY PLANTERS & POTS. FOR POTS TOP DRESS WITH BLACK MEXICAN BEACH PEBBLES.	15 GAL	30
	LITTLE OLLIE OLIVE / OLEA EUROPAEA 'LITTLE OLLIE' TM SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	228
	MEXICAN PETUNIA / RUELLIA BRITTONIANA SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	67
	PETITE PINK OLEANDER / NERIUM OLEANDER 'PETITE PINK' SPACE PER PLANS TO FORM HEDGE, 24" FROM HARDSCAPE.	5 GAL	29
	RED HIBISCUS / HIBISCUS ROSA-SINENSIS SPACE PER PLAN TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	26
	SAGO PALM / CYCAS REVOLUTA FOR POTS. TOP DRESS WITH BLACK MEXICAN BEACH PEBBLE	15 GAL	30
	YELLOW BELLS / TECOMA STANS SPACE PER PLANS TO FORM HEDGE, 36" FROM HARDSCAPE.	5 GAL	43
	BLUE FLAME AGAVE / AGAVE X 'BLUE FLAME' SPACE PER PLAN, NO SCARS, RIPS, OR TEARS.	5 GAL	71
	QUEEN VICTORIA AGAVE / AGAVE VICTORIAE-REGINAE SPACE PER PLAN, 24" FROM HARDSCAPE.	5 GAL	63
	SLIPPER / PEDILANTHUS BRACTEATUS 16" TALL MIN. FULL CAN, 30 STEM MIN.	5 GAL	24
	YELLOW BLOOMING ALOE / ALOE BARBADENSIS SPACE PER PLAN 24" FROM HARDSCAPE.	5 GAL	160
	NEW GOLD LANTANA / LANTANA X 'NEW GOLD' SPACE PER PLANS 30" FROM HARDSCAPE. MAX HT: 24"	5 GAL	25
	OUTBACK SUNRISE EMU BUSH / EREMOPHILA GLABRA 'MINGENW GOLD' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	97
	PURPLE TRAILING LANTANA / LANTANA MONTEVIDENSIS SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	72
	STAR JASMINE / TRACHELOSPERMUM JASMINOIDES SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	97
	UPRIGHT BLUE ROSEMARY / ROSMARINUS OFFICINALIS 'UPRIGHT BLUE' SPACE PER PLAN, 12" FROM HARDSCAPE.	1 GAL	136
	BARBARA KARST BOUGAINVILLEA / BOUGAINVILLEA X 'BARBARA KARST' 4' TALL MIN, ATTACH TO PALMS.	15 GAL	30
	CREEPING FIG / FICUS PUMILA 4' TALL MIN, ATTACH TO PALMS.	15 GAL	18

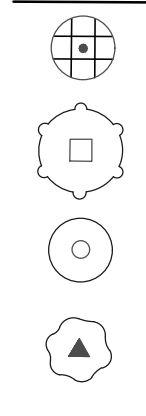
### SHRUBS



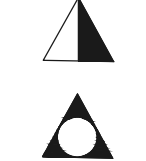
### ACCENT



### GROUND COVER



### VINES



## KEYNOTES

- 1 DATE PALMS TO FRAME AMENITY SPACES.
- 2 MOVEABLE FURNITURE.
- 3 POTS WITH ACCENT PLANTING.
- 4 TWO SIDED WATER FEATURE.
- 5 RAISED PLANTERS WITH FORMAL HEDGE.
- 6 SHADE STRUCTURES.
- 7 33' x 30' MULTIFUNCTIONAL SYNTHETIC LAWN AREA WITH OVERHEAD AMBIANCE LIGHTING.
- 8 STEPS TO ELEVATED LAWN.
- 9 SLOPED WALK.
- 10 SPANISH STYLE FIRE PLACE TO MATCH ARCHITECTURE.
- 11 BBQ WITH ADDITIONAL COUNTER SPACE AND BAR SEATING.
- 12 SHADE STRUCTURE WITH ATTACHED SEAT SWINGS.
- 13 LARGE POTTERY WATER FEATURE WITH SMALL ACCENT POTS.
- 14 POOL BARRIER FENCE.
- 15 3' x 12' FIRE PIT WITH LARGE GROUP AREA LOUNGE COUCHES.
- 16 20' x 11' SHALLOW WATER LOUNGE WITH NEGATIVE EDGE WATERFEATURE WALL.
- 17 20' x 40' POOL WITH IN GROUND DECK JETS & ATTACHED SPA.
- 18 GROUP TABLE UNDER AMBIANCE LIGHTING.
- 19 SYNTHETIC LAWN WITH CHAISE CHAIR LOUNGERS.
- 20 CHAISE CHAIR AREA UNDER STRUCTURE.
- 21 EGG CHAIR SEATING AREA WITH UMBRELLA.
- 22 SITE LIGHTING, TYP. REFER TO ELECTRICAL PLAN.

Gold Dust Ave &  
Scottsdale Rd

Scottsdale, AZ

HIGH STREET  
RESIDENTIAL

esc  
ARCHITECTURE & DESIGN

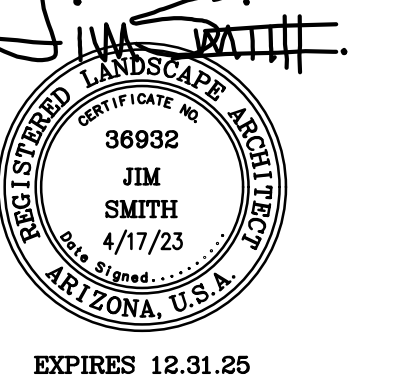
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or  
report was prepared by me or under my direct  
supervision and that I am a duly licensed architect  
under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:

REVISIONS  
No. Description Date

221564  
PROJECT NUMBER

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

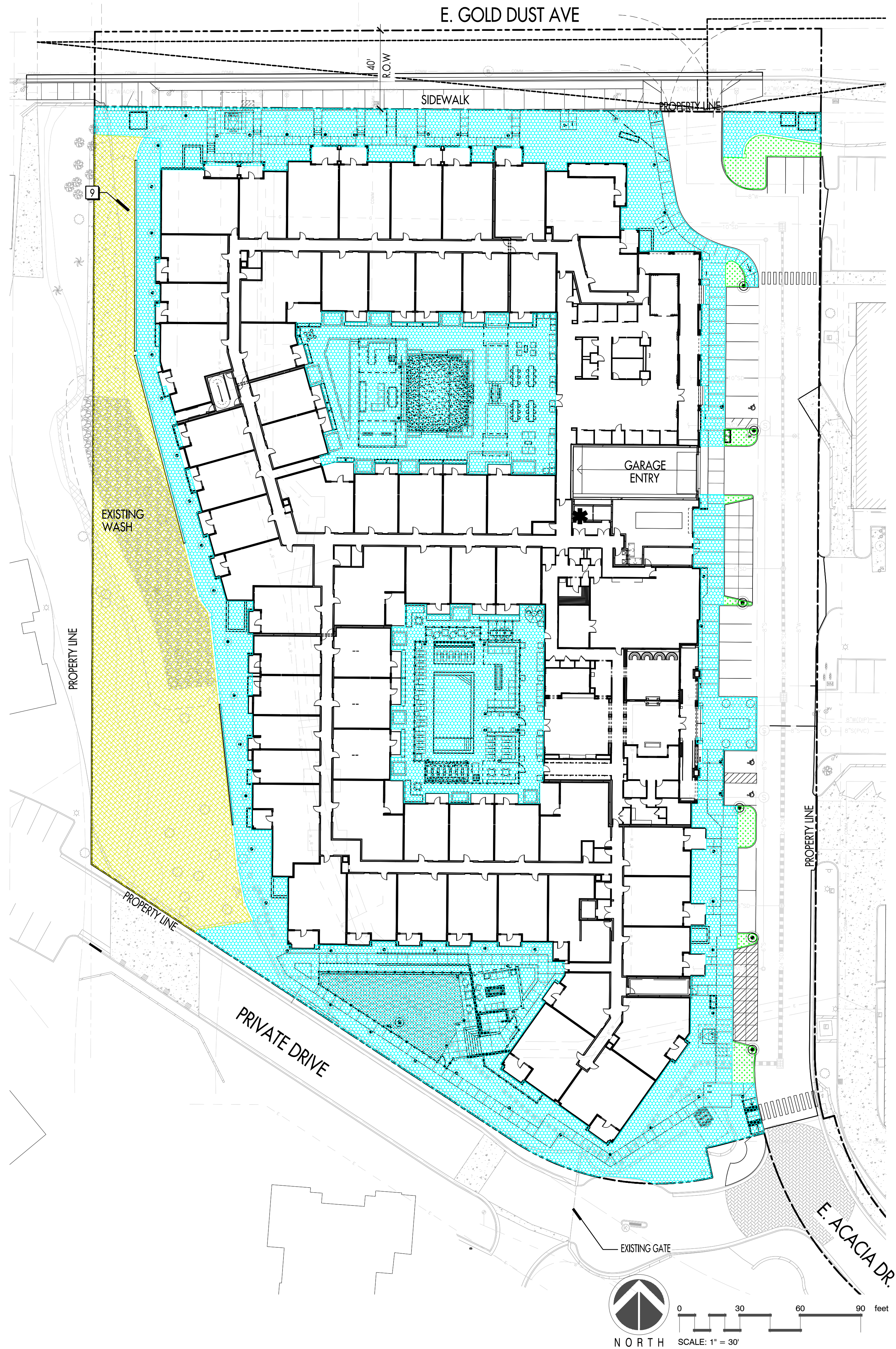
KEY PLAN

Gold Dust Ave &  
Scottsdale Rd

LANDSCAPE PLANS

L.5

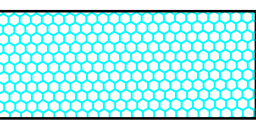
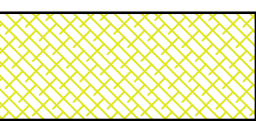
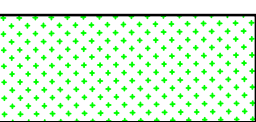




SITE AREA (GROSS): 202,217 S.F. (4.642 AC)

COMMON OPEN SPACE REQUIRED: 20,222 S.F. (10% OF GROSS SITE AREA)

OVERALL COMMON/ USABLE OPEN SPACE, UNUSABLE OPEN SPACE: 65,921 S.F.  
TOTAL= 32% OF GROSS SITE (219% INCREASE)

-  DENOTES COMMON/ USABLE OPEN SPACE  
48,011 S.F. TOTAL
-  DENOTES COMMON OPEN SPACE CONSIDERED UNUSABLE  
NEAR / WITHIN DEDICATED DRAINAGE EASEMENT  
16,567 S.F. TOTAL
-  DENOTES PARKING LOT LANDSCAPING  
1,343 S.F. TOTAL



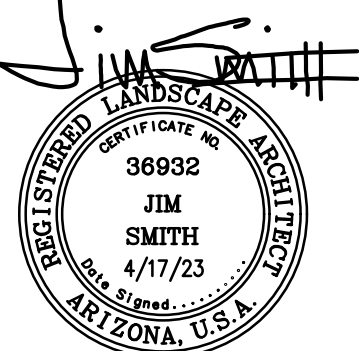
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or  
report was prepared by me or under my direct  
supervision and that I am a duly licensed architect  
under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



EXPIRES 12.31.25

DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:  
REVISIONS  
No. Description Date

221564  
PROJECT NUMBER

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_

KEY PLAN

Gold Dust Ave &  
Scottsdale Rd

OPEN SPACE PLAN

L.6





ACKER-STONE  
STYLE: PASEO  
COLOR: DESERT BLEND IN PARKING,  
APACHE GOLD IN PEDESTRIAN ZONES  
SIZE: 3 PIECE



DAL TILE  
STYLE: DIGNITARY  
COLOR: LUMINARY WHITE  
SIZE: 24"x24"



MEDIUM ACID  
ETCH CONCRETE  
COLOR: NATURAL GRAY



CONCRETE  
COLOR: NATURAL GRAY TO  
MATCH EXISTING IN DEVELOPMENT



ROCK PROS  
COLOR: MAHOGANY  
SIZE: 3/4" SCREENED



SYNTHETIC TURF  
SUPPLIER: ARIZONA ARTIFICIAL LAWNS  
COLOR: CORONADO PLATINUM



ANOVA  
STYLE: LBR3PSURF  
COLOR: BRONZE



ANOVA  
STYLE: L1383  
COLOR: BRONZE



PET PICKUPS PET WASTE STATION  
MODEL: MODERN DOG RECEPTACLE  
COLOR/ FINISH: ALUMINUM  
SIZE: 62.4" TALL



DERO  
MODEL: FIXIT STATION  
COLOR: BLACK



IRON AGE GRATES  
MODEL: ROSA TREE GRATE  
COLOR: RAW



IRON AGE GRATES  
MODEL: ANISE TRENCH GRATE  
COLOR: RAW



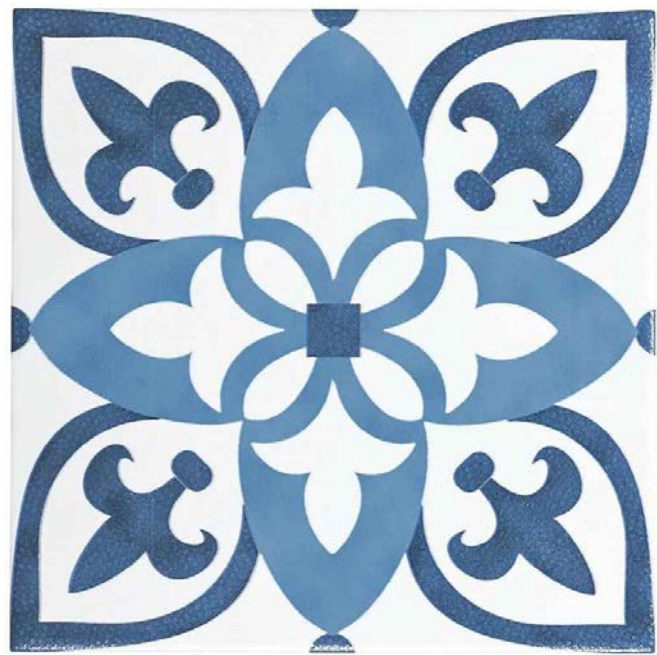
SONORAN STONECRETE AZ  
STYLE: CUSTOM  
COLOR: FAUX CONCRETE



KAI SHELF LOUNGER  
MODEL: AQUA BLU MOSAICS  
COLOR: WHITE



PEBBLETEC POOL FINISH  
MODEL: PEBBLE SHEEN  
COLOR/ FINISH: ARTIC WHITE



NATIONAL POOL TILE  
MODEL: ELLAD NAXOS / GEOSTONE GEOBLUE



BARBEQUES GALORE PROPANE BBQ  
MODEL: BTH321 LP TURBO 32" 4-BURNER  
COLOR/ FINISH: STAINLESS STEEL  
SIZE: 32"



DAL TILE  
OUTDOOR RATED GRANITE COUNTERTOP  
COLOR: BIANCO ROMANO



LUMACAST FIRE PIT  
MODEL: BLOC (RECTANGULAR)  
COLOR: GULL



SPA TIMER  
MODEL: CUSTOM  
COLOR/FINISH:  
STAINLESS STEEL



THE PLANT STAND AZ  
MODEL: MONAXU KR04  
SIZE: VARIES



THE PLANT STAND AZ  
MODEL: MIA URN KR18  
SIZE: VARIES



THE PLANT STAND AZ  
MODEL: LAURA URN KR28  
SIZE: VARIES

Gold Dust Ave &  
Scottsdale Rd  
Scottsdale, AZ



esc  
ARCHITECTURE & DESIGN

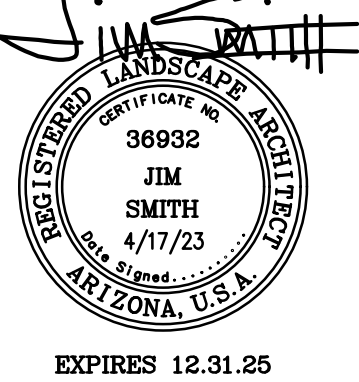
500 Washington Avenue South, Suite 1080  
Minneapolis, MN 55415  
p 612.339.5508 | f 612.339.5382  
www.esgarch.com

I hereby certify that this plan, specification, or  
report was prepared by me or under my direct  
supervision and that I am a duly licensed architect  
under the laws of the State of Arizona

Signature

Typed or Printed Name

License # Date



DRB  
SUBMITTAL  
4/17/2023

ORIGINAL ISSUE:  
REVISIONS  
No. Description Date

221564  
PROJECT NUMBER

DRAWN BY CHECKED BY

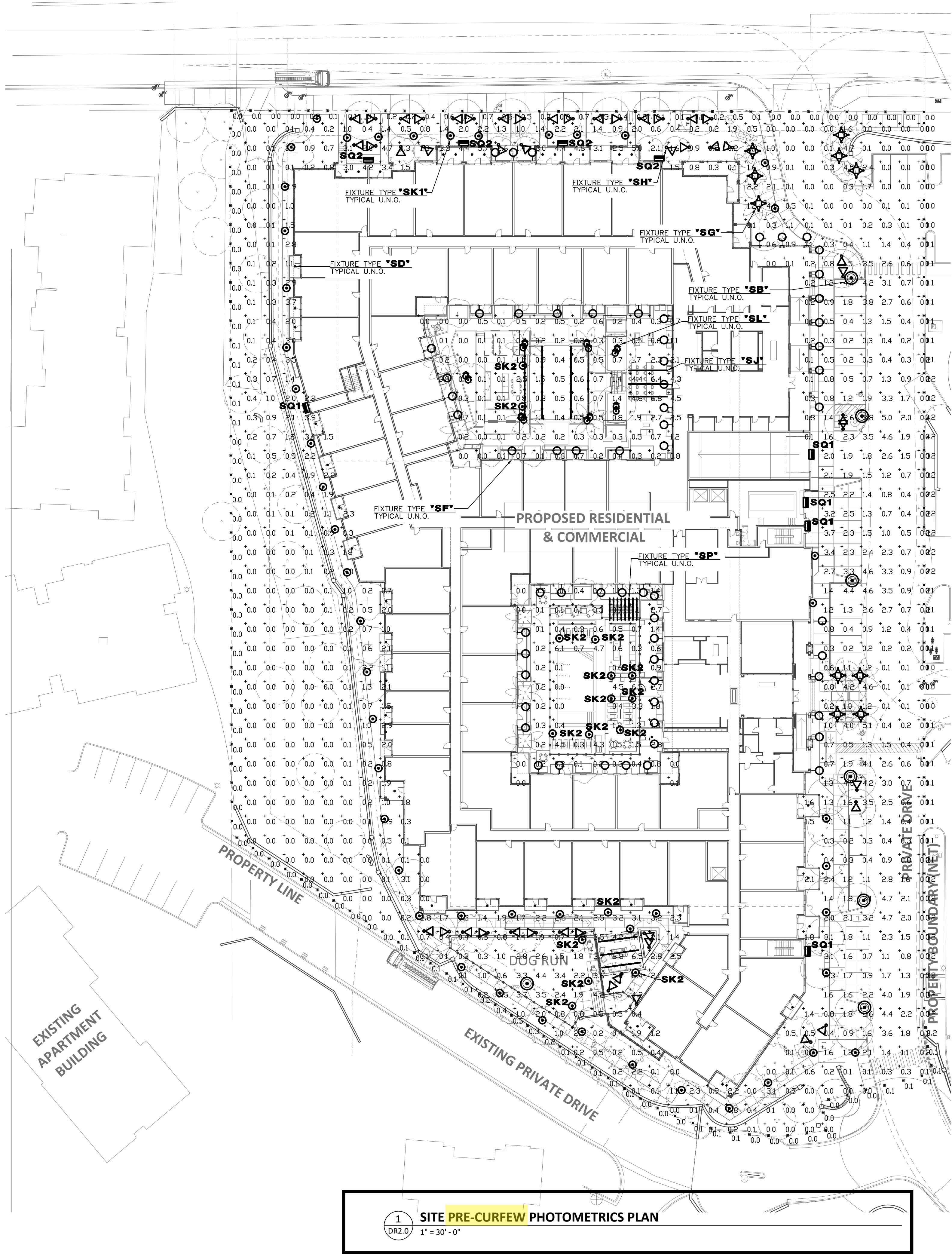
KEY PLAN

Gold Dust Ave &  
Scottsdale Rd

MATERIALS  
L.7

3/21/2022 2:22:45 PM





1 SITE PRE-CURFEW PHOTOMETRICS PLAN  
1" = 30' - 0"

Schedule											
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	Intensity Multiplier	LLF	Total Output
⊙	SB	7	SELUX	BLL-R3-1-5G700-30-14<FINISH>-UNV-DM /POLE MOUNT FOR 12' FIXTURE MOUNT	LED POST TOP WITH TYPE 3 DISTRIBUTION	LED 3000K	1	6263	1	0.95	6263
○	SD	42	JUNO	JSF 7IN 10LM 30K 90CRI MVOLT ZT VH	7" Round Edgellit (Slimform) Surface Mount, 3000K, 90CRI, MV, MOUNTED AT 12'	LED 3000K	1	1081	1	0.95	1081
⊖	SF	63	WAC	WS-W57014-BK AB	LED DECORATIVE WALL SCNCE	LED 3000K	1	115	1	0.91	115
⋈	SG	10	HK LIGHTING	(4)ZXL-16-NF-A-12V- 5 30 57 <FINISH>/ (1) TS-SQ (MODEL) 4 <FINISH>/PROVIDE TRANSFORMER AS NEEDED	(4) LED LANDSCAPE ACCENT LIGHTS ON PALM TREE RING WITH TWO UP AND TWO DOWNWARD	LED 3000K	1	869	0.5	0.91	1738
▽	SH	46	HK LIGHTING	ZXL-16-NF-A-12V- 10 30 57 <FINISH>/ PROVIDE ACCESSORIES AND TRANSFORMER AS NEEDED	LED LANDSCAPE ACCENT LIGHT	LED 3000K	1	869	1	0.91	869
—	SJ	6	LUMINI	KMW <LENGTH PER PLAN> 72VHD 30 F A <FINISH> (POSITION) (FEED) / PROVIDE ACCESSORIES AND DRIVERS AS NEEDED	WET LOCATION LED LINEAR FOR TRELLIS MOUNT	LED 3000K	1	621	1	0.91	3107
⊙	SK1	49	SELUX	IBL-4-2090MU 30 <FINISH> UNV DM FRD40%	BOLLARD	LED 3000K	1	798	0.4	0.91	319
⊙	SK2	16	SELUX	IBL 4 4QS 30 <FINISH> UNV DM FRD40%	Cast gray aluminum housing, clear plastic enclosure	LED 3000K	1	2101	0.4	0.91	841
○	SL	14	WAC	5032-30BZ	3" IN-GROUND LED	LED 3000K	1	464	1	0.91	464
—	SP	27	TOKISTAR	EXBK 24" UBIW G19 F (TOTAL RUN LENGTHS PER PLAN)/ PROVIDE ACCESSORIES AND POWER SUPPLY FOR WORKING SYSTEM	LED FESTOON LIGHTING	LED 3000K	1	50	1	0.91	200
▬	SQ1	5	LITHONIA	WDGE2 LED P4 30K 70CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 MEDIUM OPTIC	LED 3000K	1	4376	1	0.91	4376
▬	SQ2	4	Lithonia Lighting	WDGE2 LED P2 30K 70CRI T2M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 MEDIUM OPTIC		1	2160	1	0.91	2160

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	X	0.2 fcd	1.1 fcd	0.0 fcd	N/A	N/A
ONSITE FC	+	1.5 fcd	9.7 fcd	0.0 fcd	N/A	N/A

Gold Dust Ave & Scottsdale Rd  
Scottsdale, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



DRB SUBMITTAL  
01/31/2023

REVISIONS		
No.	Description	Date

221564  
PROJECT NUMBER

Author      Checker  
DRAWN BY      CHECKED BY

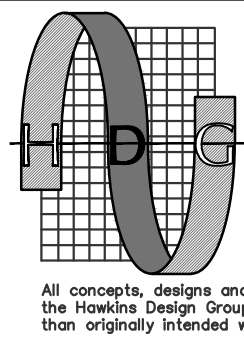
KEY PLAN

Gold Dust Ave & Scottsdale Rd  
SITE PRE-CURFEW PHOTOMETRICS PLAN

DR2.0

DESIGN CODES  
IECC, 2021      NEC, 2020

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.



Project Contact/Designer: RANDY GROTHAUS  
Project # 23018

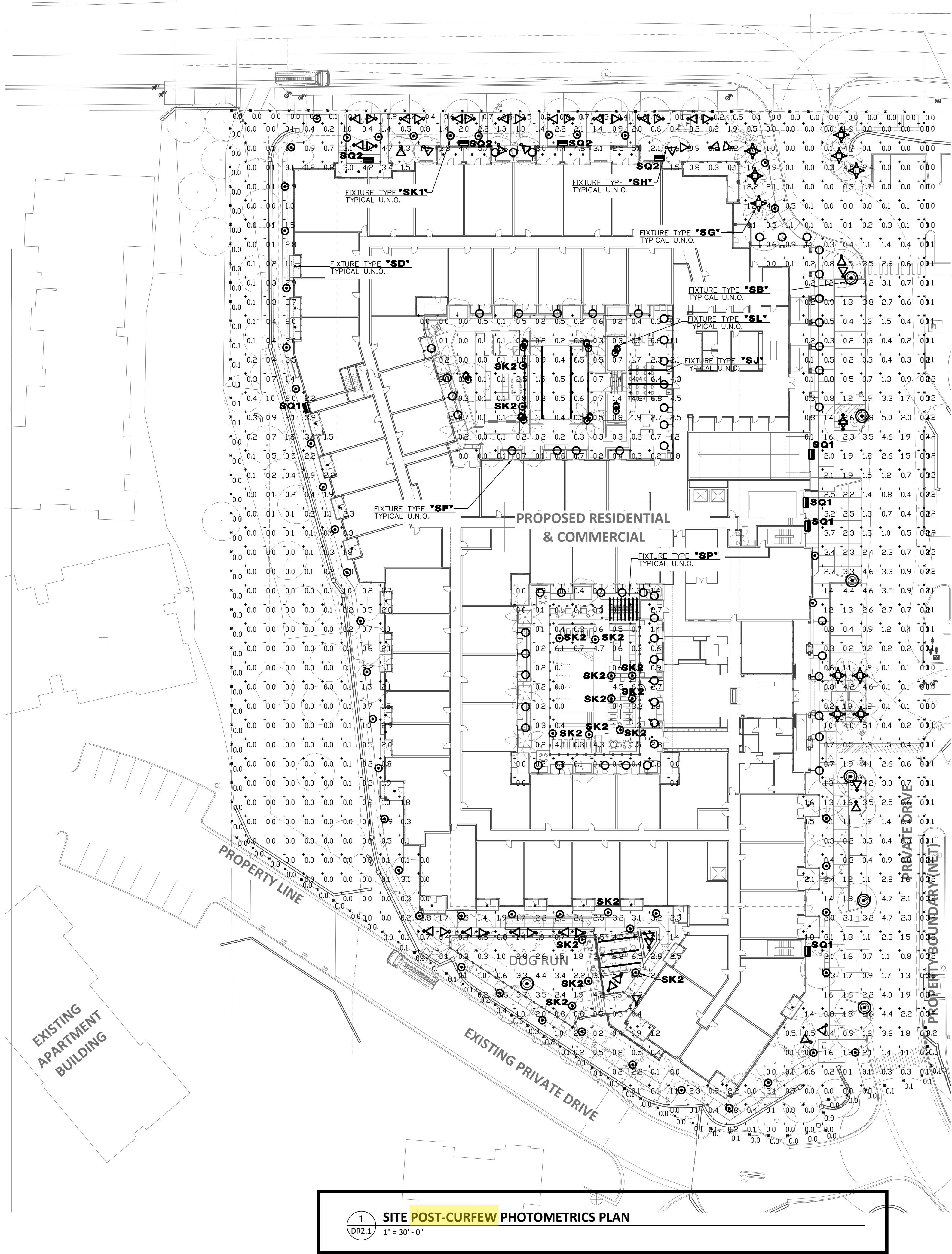
**HAWKINS DESIGN GROUP INC.**  
ELECTRICAL CONSULTING ENGINEERS  
140 WEST HARVEY ROAD  
CLUBB, ARIZONA 85233  
Ph. 480.813.9000 Fax. 480.813.9001  
EMAIL: email@hawkinsdg.com

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc., and shall not be used for any other purpose other than originally intended without written permission of the engineer.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE

PRELIMINARY  
NOT FOR CONSTRUCTION





Schedule											
Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Number Lamps	Lamp Output	Intensity Multiplier	LLF	Total Output
⊙	SB	7	SELUX	BLL-R3-1-SG700-30-14-(FINISH)-UNV-DM /POLE MOUNT FOR 12" FIXTURE MOUNT	LED POST TOP WITH TYPE 3 DISTRIBUTION	LED 3000K	1	6263	0.7	0.95	4384
○	SD	42	JUNO	JSF 71N 10LM 30K 90CRI MVOLT 2T WH	7" Round Edgelit (Slimform) Surface Mount, 3000K, 90CRI, MV, MOUNTED AT 12"	LED 3000K	1	1081	0.7	0.95	756
⊕	SF	63	WAC	WS-W57014-BK AB	LED DECORATIVE WALL SCNDCE	LED 3000K	1	115	0.7	0.91	81
⋈	SG	10	HK LIGHTING	(4)ZXL-16-NF-A-12V- 5 30 57 (FINISH)/ (1) TS-SD (MDEL) 4 (FINISH)/PROVIDE TRANSFORMER AS NEEDED	(4) LED LANDSCAPE ACCENT LIGHTS ON PALM TREE RING WITH TWO UP AND TWO DOWNWARD	LED 3000K	1	869	0.35	0.91	1216
▽	SH	46	HK LIGHTING	ZXL-16-NF-A-12V- 10 30 57 (FINISH)/ PROVIDE ACCESSORIES AND TRANSFORMER AS NEEDED	LED LANDSCAPE ACCENT LIGHT	LED 3000K	1	869	0.7	0.91	608
—	SJ	6	LUMINII	KMW (LENGTH PER PLAN) 72VMD 30 F A (FINISH) (POSITION) (FEED) / PROVIDE ACCESSORIES AND DRIVERS AS NEEDED	WET LOCATION LED LINEAR FOR TRELLIS MOUNT	LED 3000K	1	621	0.7	0.91	2175
⊙	SK1	49	SELUX	IBL-4-2090MU 30 (FINISH) UNV DM FRQ40%	BOLLARD	LED 3000K	1	798	0.28	0.91	224
⊙	SK2	16	SELUX	IBL 4 40S 30 (FINISH) UNV DM FRQ40%	Cast gray aluminum housing, clear plastic enclosure	LED 3000K	1	2101	0.28	0.91	588
○	SL	14	WAC	S032-30BZ	3" IN-GROUND LED	LED 3000K	1	464	0.7	0.91	325
—	SP	27	TOKISTAR	EXBK 24" UBIW G19 F (TOTAL RUN LENGTHS PER PLAN)/ PROVIDE ACCESSORIES AND POWER SUPPLY FOR WORKING SYSTEM	LED FESTOON LIGHTING	LED 3000K	1	50	0.7	0.91	140
▬	SQ1	5	LITHONIA	WDGE2 LED P4 30K 70CRI T4M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 4 MEDIUM OPTIC	LED 3000K	1	4376	0.7	0.91	3063
▬	SQ2	4	Lithonia Lighting	WDGE2 LED P2 30K 70CRI T2M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE 2 MEDIUM OPTIC		1	2160	0.7	0.91	1512

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	X	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
ONSITE FC	+	1.0 fc	6.8 fc	0.0 fc	N/A	N/A

Gold Dust Ave & Scottsdale Rd  
Scottsdale, AZ

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Arizona

Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



DRB SUBMITTAL  
01/31/2023

REVISIONS		
No.	Description	Date

221564  
PROJECT NUMBER

Author	Checker
DRAWN BY	CHECKED BY

KEY PLAN

Gold Dust Ave & Scottsdale Rd  
SITE POST-CURFEW PHOTOMETRICS PLAN

DR2.1

DESIGN CODES  
IECC, 2021 NEC, 2020

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

PRELIMINARY  
NOT FOR CONSTRUCTION

Project Contact/Designer: RANDY GROTHAUS  
Project # 23018  
HAWKINS DESIGN GROUP INC.  
ELECTRICAL CONSULTING ENGINEERS  
140 WEST HARVEY ROAD  
CLUBERT, ARIZONA 85233  
Ph. 480.813.9000 Fax. 480.813.9001  
EMAIL: email@hawkinsdg.com

All concepts, designs and data indicated on these drawings are the sole property of the Hawkins Design Group Inc., and shall not be used for any other purpose other than originally intended without written permission of the engineer.

IF DRAWING IS NOT PLOTTED AT 24 X 36 THEY ARE NOT FULL SIZE


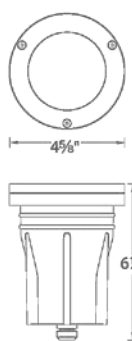






# 3" INGROUND 120V

**5032**

# WAC

## LANDSCAPE LIGHTING

---

**PRODUCT DESCRIPTION**

Landscape Wall Wash luminaire

**FEATURES**

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed for indoor and outdoor use
- Not suitable to use with external dimmers

**ORDERING NUMBER**

	Color Temp	Finish	
<b>5032</b> 3" Inground 120V	<b>30</b> 3000K	<b>BZ</b> Bronze on Aluminum <b>BBR</b> Bronze on Brass	

**5032-30**

Example: 5032-30BBR

**Fixture Type:** **SL**

**Catalog Number:**

**Project:** \_\_\_\_\_

**Location:** \_\_\_\_\_

**SPECIFICATIONS**

**Input:** 110V - 120VAC

**Power:** 30W to 11.50W

**Brightness:** 65 lm to 515 lm

**Beam Angle:** 15° to 60°

**CRI:** 85

**Rated Life:** 45,000 hours


**ICC safety Standard**

	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4490lbs)
Resistance to torque and shear loads test	N/A	Yes

**Module Replacement**

J000K	<b>M5032LE-30BZ</b>
-------	---------------------



---

wacighting.com

Phone (800) 526-2588

Fax (800) 526-2585

Headquarters/Eastern Distribution Center

48 Harbor Park Drive

Port Washington, NY 11050

Central Distribution Center

1600 Distribution Ct.

Little Springs, GA 30122

Western Distribution Center

1750 Archibald Avenue

Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

## The Basic Series

The Exhibition Series sockets are permanently sealed to flexible cable with shatterproof polycarbonate globes. Fixtures are wire-locator listed and rated IP65. When specifying an Exhibitor Lighting System, take into consideration: Socket Spacing, LED Style and Globe Selection.

### EXBK - 6 - V1WW - S14 - C

Cable / Sockets / Color			Socket Spacing	LED			Globe Style	Globe Color		
Code	Color	Code	Inches (mm)	Code	Color	Watts/Volts	Code	Style	Code	Color
<b>BK</b>	Black	<b>BL</b>	6" (152 mm)	<b>UBLW</b>	2000K White	1.8 W / 24 VAC	<b>G10</b>	G-10	<b>C</b>	Clear
<b>WH</b>	White	<b>UBW</b>	12" (305 mm)	<b>UBW</b>	2400K White	1.8 W / 24 VAC	<b>G14</b>	G-14	<b>F</b>	Frosted
		<b>UBW</b>	18" (457 mm)	<b>UBW</b>	3000K White	1.8 W / 24 VAC	<b>S14</b>	S-14	<b>G</b>	Green
<b>24</b>	24" (609 mm)	<b>V1W</b>	2400K White	<b>V1W</b>	2400K White	1.8 W / 24 VAC			<b>A</b>	Amber
		<b>V1W</b>	3000K White	<b>V1W</b>	3000K White	1.8 W / 24 VAC			<b>B</b>	Blue
		<b>V1W</b>	3000K White	<b>V1W</b>	3000K White	1.8 W / 24 VAC			<b>R</b>	Red
									<b>V</b>	Violet
									<b>M</b>	Multi-Color
Custom spacing is available.										
Virtual Spacing between V1W, V1WW & V1WS not for use with Frosted Globes										
<b>WW</b> 2500K White 0.48 W / 24 VAC										
<b>WH</b> 5500K White 0.48 W / 24 VAC										
<b>BL</b> Blue 0.48 W / 24 VAC										
<b>GR</b> Green 0.48 W / 24 VAC										
<b>OR</b> Orange 0.48 W / 24 VAC										
<b>PL</b> Purple 0.48 W / 24 VAC										
<b>RD</b> Red 0.48 W / 24 VAC										
<b>YS</b> Yellow-Green 0.48 W / 24 VAC										
Any Combination of 0.48 Watt Colors is Possible										
<b>Xenon Lamp</b>										
<b>124</b> 2500K 0.8 W / 24 VAC										
Xenon lamp not for use with G-14 globes or Exhibitor Pendant										

## Mounting Options

### Festoon Mounting

#### Parcl® EX-ND4-WH (White)

#### Parcl® EX-ND4-BK (Black)

For festoon applications to a catenary cable, our wire-rope adaptors securely hold each socket in place to a 1/16" or 1/8" diameter wire rope. Wire rope and associated mounting hardware is not provided with the system.

### Surface Mounting with Disks

#### Parcl® EX-ND-WH (White)

#### Parcl® EX-ND-BK (Black)

Exhibitor-Series can be surface mounted to structures using mounting disks. One disk is required for mounting each socket. The socket can be snugged into the disk and screwed in place to the structure.

### Surface Mounting with Straps

#### Parcl® EX-MS-WH (White)

#### Parcl® EX-MS-BK (Black)


Exhibitor-Series may be surface mounted to structures using our mounting straps. Two straps are required for mounting each socket. Straps are positioned on either side of the socket, and then screwed securely to the structure.

### Panel/Extrusion Mounting


#### Parcl® EX-SH

For installations to flat panels or extrusions up to 0.06", we offer stainless-steel panel fasteners. The assembly is inserted from below, then the panel fastener and grommet are pressed in place from above.

Exhibitor fixture snaps directly into the Mounting Disk and locks in place.



# VCPG LED Parking Garage

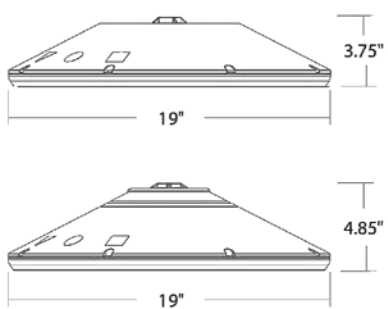


## Specifications

**Diameter:** 19"

**Height:** 3.75"  
60" with optional feet

**Weight:** 18 lbs  
16 lbs with no options




**Size:**  
**SAE**  
SAE J2279-10 (SAE J2279-10) for additional details

## Introduction

The all new VCPG LED Visually Comfortable Parking Garage Luminaire Designed to bring glare control, optical performance and energy savings into one package. The recessed head design of VCPG LED minimizes high angle glare, while its precision molded acrylic lens eliminates LED glare and delivers the required minimums, verticals and uniformity. The dedicated up-light module option reduces the contrast between the luminaire and the ceiling creating a more visually comfortable environment.

The VCPG LED delivers up to 87% in energy savings when replacing T5/9W metal halide luminaires. With over 100,000 hour life expectancy (12+ years of 24/7 continuous operation), the VCPG LED luminaire provides significant maintenance savings over traditional luminaires.



**UL E-Listed**  
UL E-Listed product indicated by this circle background

## Ordering Information

**EXAMPLE: VCPG LED V4 P4 40K 70CRI TSM VMLT SRDN DNAXD**

VCPG LED	LED Type	Feet/eq.	Color Temperature	Color Rendering Index	Beam Angle	Lumen/eq.	Voltage	Accessories
<b>VCPG LED</b>	<b>VF</b> 4-Edge Lights	<b>PF</b>	<b>30K</b> 3000K	<b>70CRI</b>	<b>TSM</b> 15° x 15°	<b>10W/1</b>	For ordering with feet	<b>Shipped Included</b>
	<b>VF</b> 2-Edge Lights	<b>PF</b>	<b>30K</b> 3000K	<b>80CRI</b>	<b>TSM</b> 30°	<b>347</b>		<b>PM</b> Precision mount (24 inch high supply lead)
	<b>VF</b> 1-Edge Lights	<b>PF</b>	<b>40K</b> 4000K		<b>TSM</b> 15°	<b>480</b>		<b>SIM</b> Surface mount (24 inch high supply lead)
		<b>PF</b>	<b>50K</b> 5000K		<b>TSM</b> 30° wide	<b>480</b>		<b>ARM</b> Arm mount (30 inch arm to mount to wall)
		<b>PF</b>			<b>TSE</b> 15° entry	<b>277</b>		<b>Shipped separately</b>
		<b>PF</b>			<b>LSM</b> Same	<b>347</b>		<b>YK</b> Yalcoburn mount
		<b>PF</b>				<b>480</b>		

## Options

**Shipped Included**

**UP1** 1-Up Light 100 Lumens

**UP2** 2-Up Light 200 Lumens

**EMR** Emergency battery backup, Certified to CA Title 20 (EMER, 20°C, max)†

**ETBWR** Emergency battery backup, Certified to CA Title 20 (EMER, 20°C, max)†

**HA** High Ambient (50°C, max)†

**SP** Single Run (200, 277, 347V)

**BF** Double Run (200V, 277V, 347V)

**DS00N** 100° Beam Angle

**DS030** 30° Beam Angle

**LS022** 22° Beam Angle

**LS038** 38° Beam Angle

**OWS** Extended 9-10 foot beam length†

**TF** Large panel beam

**Shipped Separately**

**WS** Wet Guard

**BS** Bird Shield

**HS** House Side Shield

**BSW** Bird Shield

## Standard Sensors/Control†

**PIR** Motion detector sensor for 8-17° mounting heights

**PIRM** Motion detector sensor for 15-30° mounting heights

**PIRCFIV** Microwave sensor for 8-17° mounting heights, by programmed to 10, 15, 20, 30, 45, 60, 90, 120, 150, 180, 210, 240, 270, 300, 330, 360, 390, 420, 450, 480, 510, 540, 570, 600, 630, 660, 690, 720, 750, 780, 810, 840, 870, 900, 930, 960, 990, 1020, 1050, 1080, 1110, 1140, 1170, 1200, 1230, 1260, 1290, 1320, 1350, 1380, 1410, 1440, 1470, 1500, 1530, 1560, 1590, 1620, 1650, 1680, 1710, 1740, 1770, 1800, 1830, 1860, 1890, 1920, 1950, 1980, 2010, 2040, 2070, 2100, 2130, 2160, 2190, 2220, 2250, 2280, 2310, 2340, 2370, 2400, 2430, 2460, 2490, 2520, 2550, 2580, 2610, 2640, 2670, 2700, 2730, 2760, 2790, 2820, 2850, 2880, 2910, 2940, 2970, 3000, 3030, 3060, 3090, 3120, 3150, 3180, 3210, 3240, 3270, 3300, 3330, 3360, 3390, 3420, 3450, 3480, 3510, 3540, 3570, 3600, 3630, 3660, 3690, 3720, 3750, 3780, 3810, 3840, 3870, 3900, 3930, 3960, 3990, 4020, 4050, 4080, 4110, 4140, 4170, 4200, 4230, 4260, 4290, 4320, 4350, 4380, 4410, 4440, 4470, 4500, 4530, 4560, 4590, 4620, 4650, 4680, 4710, 4740, 4770, 4800, 4830, 4860, 4890, 4920, 4950, 4980, 5010, 5040, 5070, 5100, 5130, 5160, 5190, 5220, 5250, 5280, 5310, 5340, 5370, 5400, 5430, 5460, 5490, 5520, 5550, 5580, 5610, 5640, 5670, 5700, 5730, 5760, 5790, 5820, 5850, 5880, 5910, 5940, 5970, 6000, 6030, 6060, 6090, 6120, 6150, 6180, 6210, 6240, 6270, 6300, 6330, 6360, 6390, 6420, 6450, 6480, 6510, 6540, 6570, 6600, 6630, 6660, 6690, 6720, 6750, 6780, 6810, 6840, 6870, 6900, 6930, 6960, 6990, 7020, 7050, 7080, 7110, 7140, 7170, 7200, 7230, 7260, 7290, 7320, 7350, 7380, 7410, 7440, 7470, 7500, 7530, 7560, 7590, 7620, 7650, 7680, 7710, 7740, 7770, 7800, 7830, 7860, 7890, 7920, 7950, 7980, 8010, 8040, 8070, 8100, 8130, 8160, 8190, 8220, 8250, 8280, 8310, 8340, 8370, 8400, 8430, 8460, 8490, 8520, 8550, 8580, 8610, 8640, 8670, 8700, 8730, 8760, 8790, 8820, 8850, 8880, 8910, 8940, 8970, 9000



Sustainability

Overall Design and Methods:

- This building will exceed required standards and meet all International Green Construction Code design standards
- Potential for flooding reduced with green infrastructure/low impact development practices
- Recycle demolition building material and excess construction waste through the use of local material collection programs (Stardust Foundation)

Sustainability

Energy:

- Reduce energy consumption with Energy Star Appliances, high efficiency HVAC equipment, LED lighting, Motion & Occupancy Sensors in Common Areas, and smart building technology
- Building envelope will utilize exterior shading, high quality interior roller shades and building articulation to minimize direct solar heat gain.
- Building envelope walls, roofs, and windows will have enhanced insulation to reduce heat gain
- “Cool Roof” to minimize heat gain
- Exterior ceiling fans for air movement and cooling



Sustainability

Transportation:

- On site electric vehicle and bicycle charging stations
- Preferred parking for low emission/hybrid vehicles
- Secured bicycle racks and indoor storage
- On-site public bicycle station
- Widen sidewalk along Gold Dust with landscaping and shade to encourage pedestrian traffic and enhance safety for students

Sustainability

Urban Heat Island:

- Reduce urban heat island effect by increasing the amount of green open space
- Eliminate 59,233 sq.ft. of existing asphalt
- Use of high albedo paving with high Solar Reflectance Index value
- Design of all open space elements will include shade trees, shade elements and minimal hardscape to reduce heat absorption and contribute to carbon reduction
- Add 48” box trees
- “Cool Roof” technology



Sustainability

Materials:

- Enhance indoor environmental quality through use of low VOC finishes and sealants indoors
- Use of local building material where possible
- Recycling containers placed in every residence
- Operable windows and doors for all residences and common spaces to enhance air quality

Sustainability

Community:

- Attention to wellness factors for residents
- Access to outdoors with three separate courtyards
- Natural lighting for resident well-being and to reduce energy consumption
- Communal space for coworking and community use through partnership with Chaparral High School



## **Draft City of Scottsdale Sustainability Plan 2022**

---

Rather than conflicting with growth, effective and thoughtful sustainability planning enables growth while enhancing the quality of life for current residents and future generations.



# Water

## Water Use-Without Greywater

---

Compared to PRIOR uses  
(restaurants and retail),  
Chaparral Commons will achieve  
a 12% reduction in water use.



## Annual **Water Savings\*** Comparison

### Prior

#### Greywater Reuse:

- 1,000,000 Gallons/year

### Revised

#### Data Innovation Platform:

- 4,100,000 Gallons/year

**310% Increase**

\*Approximate



### Custom Greywater Processing Systems from Wahaso



WAHASO ULTRA-FILTRATION 500

Patent Pending

#### WAHASO'S GREYWATER PROCESSING SYSTEM

for commercial properties has been officially certified to meet IAPMO 324 and NSF/ANSI 350. The Wahaso system has been tested and proven to provide a safe, treated supply of water that can be used for toilet flushing, irrigation and cooling tower makeup, saving MILLIONS of gallons of water each year.



Greywater captured from showers, sinks, laundry and light commercial processes can be an excellent source of water when harvested and treated properly.

While the contaminants and biological activity inherent in greywater require more stringent processing, standards such as IAPMO 324 and NSF/ANSI 350 ensure that the water is safe for non-potable applications.


#### Treatment

The proprietary treatment train of Wahaso's Greywater System contains multiple filtration and sanitation steps that provide an astonishing level of treatment. Treatment includes:

**FILTRATION** The Wahaso Greywater System contains both mechanical and Ultra Filtration (UF) steps that process the water down to 0.02 microns. This level of filtration will remove suspended solids, bacteria and viruses.

**SANITATION** Ultra Violet (UV) is used post-filtration to further sanitize the water and keep it clean in the processed water holding tank. Consumables such as chlorine residual (for toilet flushing application) or Cupridyne® (to reduce odor in the greywater collection tank) can be added when needed.






**wahaso**  
WATER HARVESTING SOLUTIONS

**IAPMO 324 and NSF/ANSI 350 Certified**

The Wahaso Greywater System has both IAPMO 324 and NSF/ANSI 350 certification. Throughout testing, the system processed over 2.8 million gallons of greywater containing varying levels of E. Coli and other contaminants. During this time the system operated without any failures or stoppages.

The results show that the system exceeds the requirements, producing water with less than 0.5 NTU turbidity, no detected total suspended solids (TSS), no detectable levels of bacteria, and an average log reduction of 7.0.

GWS KR 35-50, GWS KR 70-100, GWS KR 140-150, and GWS KR 210-250 are certified by IAPMO RBT against NSF/ANSI 350 and IAPMO 324.



**1. Before Treatment**      **2. After Treatment**

**SCALABLE** The Wahaso Greywater System can be scaled to treat 2,000 to 130,000 gallons per day or more. The only real limitation is the amount of supply and demand.

**AUTOMATED CONTROLS and REPORTING** Wahaso's Proprietary Control System monitors all system activity. Data and alarms are reported locally and communicated to the Building Automation System through BACNET or MODBUS.

**INTEGRATED SYSTEM DESIGN** Comprehensive system designs include all pumps, storage, filtration and controls. Systems are pre-built on skids, tested and delivered ready for installation.

**System Benefits**

Wahaso's Greywater System not only provides the peace of mind that comes with third party certification, but also provides additional benefits:

- FULLY AUTOMATIC PROCESSING** Raw greywater is treated as it is generated to minimize the growth of harmful pathogens. No greywater is held for more than a few hours. System is self-monitoring for pH, turbidity and UVT.
- LOW MAINTENANCE** Reliable for long intervals with minimum maintenance required. Filters backwash automatically and UV bulbs are replaced once every 12 to 18 months.

	IAPMO 324 Required Value	NSF/ANSI 350 Required Value	Wahaso GW-UF Value
<b>Turbidity</b>	≤ 2 NTU	5 NTU max 2 NTU average	≤ 0.5 NTU
<b>TSS</b>	≤ 10 mg/L	30 mg/L max 10 mg/L average	none detected
<b>pH</b>	6.0 - 9.0	6.0 - 9.0	6.0 - 9.0 pH will be the same as influent
<b>E.coli</b>	≥ 4 log reduction	200 MPN/100 mL max 2.2 MPN/100mL average	7 log reduction none detected
<b>CBOD</b>	n/a	25mg/L max 10 mg/L average	≤ 2mg/L MDL
<b>Odor</b>	n/a	no odor	no odor

IAPMO 324 and NSF/ANSI 350 standards with WAHASO test results.

## Water Conservation / A **FIRST** for Scottsdale

In collaboration with Scottsdale Water, create Data Innovation Platform:

- A data driven test platform integrating multiple conservation tools including sub-metering of these 215 individual residences

- Share analytics with Scottsdale Water to inform even better decision-making

- Share data with Chaparral STEM program



**City of Scottsdale**  
**2021 International Green Construction Code (IgCC)**  
**Development Review (DR) Checklist**

rev. 1-17-23



This is an abbreviated checklist for IgCC compliance measures that need to be addressed during the DR process. Please refer to the building plan review checklist for complete IgCC compliance requirements.

**1. HEAT ISLAND MITIGATION**

- ☒ Not less than 50 percent of site hardscape shall be provided with one or any combination of the following options: (a) shading by trees; (b) hardscape materials with an initial solar reflectance value of not less than 29; (c) open-graded (uniform-sized) aggregate; permeable pavement; permeable pavers, porous pavers (open-grid pavers); (d) shading structures; and/or (e) parking under a building, in accordance with 2021 IgCC Section 501.3.5.1.

**2. ENERGY COMPLIANCE PATH**

- ☐ Performance-based compliance (required when total vertical fenestration is  $\geq 40\%$ )
  - ☐ Submit preliminary energy performance modeling analysis in accordance with 2021 IECC Section C407
- ☒ Prescriptive-based compliance (allowed when total vertical fenestration is  $\leq 40\%$ )  
Comply with mandatory and prescriptive requirements in the 2021 IECC.

**2. ONSITE RENEWABLE ENERGY SYSTEM** - *Applicant will submit a variance request to provide an alternate solution to meet the intent of the requirement*

- ☐ Design for on-site renewable energy system (solar PV) that provides not less than 3% of annual estimated energy used for building mechanical, service water heating and lighting or not less than 2 watts per sq. ft. multiplied by the gross roof area over conditioned space, in accordance with IgCC amended Section 701.3.

**3. REFUSE AND RECYCLING COLLECTION**

- ☒ Locate and design for refuse and recycling enclosure in accordance with Design Standards and Policies Manual (DSPM) Section 2-1.309.
- ☒ For multi-family residential, provide not less than two 7-gallon minimum pull-out bins for recycling and trash as part of kitchen base cabinets. Allocate common area locations for collection and storage of materials via trash/recycling chutes, trash/recycling rooms and site refuse/recycling pick-up.
- ☒ Provide built-in or pull-out recycling containers in mailrooms, breakrooms and common kitchen/kitchenette areas. Allocate location(s) for collection, storage and pickup of materials.

**More Information:**

Scottsdale's Commercial Green Construction Code link –  
<https://www.scottsdaleaz.gov/green-building-program/green-codes>  
IgCC document link - <https://codes.iccsafe.org/public/document/IgCC2015>