City of Scottsdale DRB Updated Project Application Narrative

Scottsdale Gold Standard Building

The new Scottsdale Gold Standard building is located at 15465 N Hayden Road (APN 215-52-107) north of the N 83rd Street intersection and south of the roundabout at N 84th Street intersection. The 45,712 sf parcel ("Lot 1B") was recently subdivided at the beginning of 2022 (11-MD-2021). Adjacent parcels include The Home Depot to the northeast, kind of the Core Scottsdale Apartments to the south (a portion of Lot 1A from 11-MD-2021 is between the project and the apartments; the project parcel does not actually abut the apartments' parcel), a vacant parcel to the southwest, and a U-Haul facility and the Go AZ Motorcycle dealership across Hayden to the north. Please see Appendix D for photos of the neighboring structures.

The approximately 14,000 sf building will contain multiple uses: office space for a gold bullion and coin business, a recording studio, a fine cigar humidor retail space, a gallery displaying World War II memorabilia and artefacts, a small whiskey bar, with an attached garage and an outdoor covered patio.

The calculations of building areas for parking purposes and for occupancy purposes are included in Appendix A

A.1. Design and theme of the project – consistency with the design and character components of the applicable guidelines, development standards, DSPM, master plans, Character Area Plan, and General Plan

The design character of the building is a contemporary interpretation evocative of the optimism of late 1930's Art Deco and wartime expediency of WWII military buildings. The typology borrows from aircraft hangars that housed the developer's relative's B-17 Flying Fortress that he flew in the early 1940s. They would often be large metal-shrouded structures anchored by decorated vertical towers at one end.

Please refer to the reference images in Appendix B.

The strongest references to these design precedents are kept to building massing, scale, and materials, however on the south side opposite the street, the design language of the entrance to the gold bullion and coin business is more directly Art Deco in order that it may be very clearly distinguished from the entrance to the gallery and whiskey bar, which is on the same side of the building.

The north side (facing Hayden Road) of the building is composed of several horizontally oriented rectangular masses. The prominent feature of the façade is a trio of large sliding doors that enable the interior to be opened up like an aircraft hangar to display the contents inside and transform the interior into that of a large covered porch. Another advantage is the generous cross-breezes that will provide large amounts of ventilation. The sliding doors make use of lightweight translucent Kalwall panels to bring diffused, natural light to the interior. The cladding of the central mass is made up of matte mill-finish aluminum panels to 10' above the ground, with fluted painted metal siding up to a flat paneled "crown" above the top-floor windows, forming a pleasing tripartite façade. Flanking masses are clad in two colors of stucco coordinated with the two stucco colors of the Core Scottsdale Apartments buildings to the south (see Appendix C), and the stucco colors are separated by a band by silver-painted (not reflective) Pac-Clad "Cityscape" metal trim. Windows are set back to the interior of the wall and made

up of anodized bronze aluminum storefront window systems, with grids to bring a human scale to the building. Metal shade awnings in dark bronze color are added above the windows and doors to provide additional protection from the sun.

On the south side (facing the parking lot), the verticality and stucco cladding of the Art Deco tower of the gold bullion and coin business provides a contrasting anchor to the massing of the east side of the building. At 10' above the sidewalk, a bronze-colored shade canopy protects the building entrances and creates a strong horizontal datum. Below this datum, exposed-fastener matte mill-finish aluminum panels create a strong base. Above, fluted metal panels clad the walls and extend upward to the fenestration at the top level. In this way, the same tripartite façade is developed, and under the top floor windows, pop-outs extend down to the canopy to provide textural and visual relief to the façade. The windows and doors are also anodized bronze storefront aluminum, with the exception of the windows at the west side tower, which will be brass-clad. The tower will incorporate a shallow marquee-like (only in its shape and location) canopy over the entry doors.

The west side façade is made up of multiple symmetrical masses clad in stucco and fluted metal panels and provides a transition between the street side and parking side facades.

The east side façade is largely unseen, as it faces the back side of The Home Depot to the east. On this side is the garage entrance, one of the exit stair towers, back-of-house service entrance, and a large louvered area that screens the pair of dual outside-air HVAC units on the equipment mezzanine level. This side also provides a visual transition between the street side and parking side facades. The top floor has three windows with shade canopies.

The gallery will display WWII artefacts, particularly relating to the B-17 Flying Fortress, which can be quite substantial in size. There are large sliding doors topped with translucent Kalwall panels (opening is 45' wide by 20' high) on the north side (street-facing side) that can slide open to provide tremendous ventilation and create a hangar-like openness for the interior of the gallery.

Following is a synopsis of consistency with the 2018 DSPM Sections.

<u>2-1.202.D Terrain</u>

- There are some existing trees within the buffered setback easement on the street side of the parcel. There are two mesquite trees and six palo verde trees. Four of the palo verde trees and both mesquite trees are quite close to the buried stormwater line on the west side of the parcel, and we would like to remove the mesquite and palo verde trees and replace them with other desert-friendly trees in the buffered setback easement. Currently the landscape design shows these trees as remaining-in-place.
- There is not a significant change in grade levels, no natural site features, and no major visas or view corridors.
- There will be no retaining walls required for the development.

2-1.203.A Buffering for Adjacent Uses

- While the parcel is not immediately adjacent to a residential use (the Core Scottsdale apartments to the south), we have incorporated some buffering strategies:

    1. The outdoor patio is located a significant distance away from the apartment building and will be screened by planters and trees

    2. The Scottsdale Gold Standard building is a lower height than the apartment buildings.

    3. Trees are located in the available planting spaces in the parking lot islands between the new building and the existing apartments.

2-1.204 Airpark Development

- The owner will comply with the FAA requirements and SRC Chapter 5.
- We have submitted the Airport Vicinity Development Short Form and completed an FAA height analysis, which is included in the DRB submittal.

2-1.205 Site Design Standards

- There is an existing CMU wall on the east property line between the parcel and The Home Depot. The wall is already stuccoed on both sides, and it will be painted to match the new building on the Lot 1B side.
- All mechanical units will be placed in the mid-level section of the building, which is "open" to the exterior air by a large louvered wall on the east side. In this way, they will be fully screened from view; the louvers in the wall screen all of the mechanical equipment (refer to section detail for these louvers).
- Any equipment (gas meter, electrical SES, et al) placed on the exterior will be screened by a wall that matches the building.
- Ground-mounted equipment will be screened by a wall at least 12" taller than the height of the equipment.
- There is **no** roof-mounted equipment.

2-1.206 Utility Cabinets, Transformers, and Pedestals

- Traffic Safety Triangles will be kept clear of utility cabinets, transformers, and pedestals.
- Presently there is a larger APS transformer located in about the middle of the north property line; this transformer will remain in this location, as it is more than 100' from any intersections or driveways.
- The existing 8' wide pedestrian sidewalk is between the curb and the transformer, and there is approximately 3' between the transformer and the edge of the sidewalk.

2-1.207 Service Entrance Sections

- The building electrical SES is located in a cabinet on the street side of the building, and it is screened by a sliding metal panel that matches the building.

2-1.208 Citywide Exterior Lighting Guidelines

- All luminaires will be recessed or shielded so the light source is not directly visible from the property line.
- No luminaire will exceed 24,000 lumens.
- Exterior lighted bollards, which are located at the patio on the parking lot side at the building entrances, will have non-reflective exterior louvers that are positioned to screen the light source from view and will meet the requirements for cutoff.
- No exterior luminaire, including the parking lot lighting, will be mounted higher than 20'.
- All exterior light poles, including bollards, will be a dark bronze color.
- Parking lot lighting poles and bases are not placed in the two foot parking stall overhang or in a parking stall.
- Landscape luminaires will incorporate light shields, including extension shields when directed upwards, and will be aimed away from adjacent property lines.
- All exterior luminaires will have a color temperature of 3000K or less.
- All landscape luminaires' illumination sources will have a total initial lumens of not greater than 1200 lumens.

2-1.209 Outdoor Ambient Lighting Zones

- The project is located in the E-4 Urban Pedestrian Activity Ambient Lighting Zone.
- The existing adjacent ambient light use is The Home Depot, which utilizes the lighting design generally seen for retail centers and back-of-house security. The Home Depot's illumination level is greater than is planned for this project. Consideration has been given to the apartment buildings to the south, even if they are not immediately adjacent to the parcel.
- While there will be some lighting that provides a wash of the building, the majority of it is located on the street side and thus screened from view to the apartments to the south. Such lighting is intended to express the massing and shape of the building without creating a spotlight on the overall structure. Most exterior lighting will be focused on building entrances, walkways, and the outdoor covered patio.
- Transitions from well-lit to unlit areas will be gradual, not harsh.
- The lighting sources will, in general, not be visible from off the property.

2-1.210 Building Design Standards

- Any exposed exterior conduits and raceways will be painted to match the adjacent exterior section of the building.
- No exterior roof ladders will be visible to the public or an off-site location.
- Most of the building roof will make use of roof drains that are internal to the building. There will be two gutters and downspouts in a dull silver / aluminum color to match other metal cladding parts of the building, and these are located on the west side of the building. The discharge outlets of all these systems will be designed to direct water away from the building and its foundation, in order to minimize staining and erosion.

2-1.211 Sustainable Site & Building Design

- For heat island mitigation, we are incorporating overhangs over most windows and doors of the building, including a large trellis over the patio, and vegetated ground cover and trees throughout the open space of the parcel. A misting system will be installed at the south canopy and trellis, and while the system requires the use of water, the mist is highly effective in arid climates at absorbing ambient heat that would otherwise contribute to the heat island effect.
- The building is oriented with the broad side largely north-south, rotated to about the 11 o'clock position in order to accommodate the unusual lot shape while responding to solar cycles and the programmatic requirements.
- The primary entrances to the building are located on the south side and are shaded by attached overhangs. The north side of the building also features large sliding doors that may be opened so that the gallery space and cigar / whiskey bar will function as a large covered outdoor space and take advantage of cross breezes for cooling and ventilation.
- Glazing surfaces are set to the interior edge of the wall, and ample tree plantings are located particularly on the northwest side to screen the western sun.
- Glazing will be Low-emissivity with Solarban 60 Solargray films on dual-pane insulated units. Glare-inducing reflective films will not be utilized.
- The irrigation system will have an integrated smart controller that can suspend irrigation activities during rainfall.
- Irrigation zones are grouped by plant needs, which are fairly similar for the whole property, as drought-tolerant plants predominate.
- Bicycle parking spaces are provided near the front covered patio.
- Building materials will be primarily heavy-gauge and light-gauge steel, and also steel cladding, which makes use of recycled content in their production. The steel cladding uses a Kynar-500 finish, which is extremely durable and has a minimum 30-year warranty, which greatly reduces the need for repainting.

- Paints, adhesives, and flooring will be low-VOC.
- No highly reflective or polished materials will be used on the building's west, south, or east side of the building or next to pedestrian walkways, next to streets, or facing nearby buildings.

2-1.300 On-Site Circulation & Parking Area Design

- The entrance drive can comfortably accommodate a stack of five vehicles (allotting 24' for each vehicle) waiting to exit the parcel.

2-1.303 Emergency Access and Fire Lanes

- Fire lane signage will comply with COS Standard Details, Series 2300, and posted in per COS Standard Detail 2365.
- Fire lanes are two-way and are 24 feet wide.
- Fire lane surfaces are asphalt suitable for all-weather use, with a minimum loading design of 83,000 lbs gross vehicle weight.
- Turns in the fire lane are 49' at the outside edge and an additional 6' (55') for the aerial bucket clearance per Figure 2-1.4 Fire Lane Dimensions in the 2018 DSPM.
- The parcel (Lot 1B) shares a blanket cross-access easement with Lot 1A to the west, and the intention is to construct a shared driveway along the west and south property line. This shared driveway will also link to the fire access easement for the Core Scottsdale Apartments. The shared driveway will provide the turnaround for the fire apparatus. There is a short dead-end parking aisle on the northeast side of the parcel, but the length of the aisle is less than 300 feet (the building is sprinklered).

2-1.305 Parking Areas

- Parking spaces and drive aisles are designed in accordance with Article IX of the Zoning Ordinance.
- Using the Mixed-Use Commercial Center parking calculations (1 space per 300 gsf), we have calculated the number of spaces required to be 46 spaces The design provides for 47 parking spaces (which includes two in the garage).
- Two accessible parking spaces are provided, in accordance with Article IX of the Zoning Ordinance (4% of total required parking spaces shall be accessible): 0.04 x 47 = 1.88, rounded to two accessible spaces required (per Mixed-Use Commercial Center calculations)
- Landscaped areas are incorporated into the parking lot islands. Plant selections include single-trunk trees with canopies 10' or higher, and heat-tolerant, "less mess" plant material. Please see the landscape plans for more information.
- The majority of the parking does not use dead-end parking aisles, but there is a dead-end parking aisle on the northeast side of the property. This dead-end aisle is less than 300 feet (the building is sprinklered); it is approximately 120 feet long, with a 5' extension at the end

for turning around, in accordance with Figure 2-1.6 Dead-End Parking Aisle Detail in the 2018 DSPM.

- The parking surface will be asphaltic pavement with concrete curbs.

2-1.306 Corridors & Streetscapes

- The property is located within the Hayden Road buffered setback section. Lot split stipulations for Lot 1B required an average 40' setback from the curb line, with a minimum distance of 35' (refer to 11-MD-2021). The placement of the building on the site has been designed in accordance with those stipulations.
- No walls are located within the 35' setback.
- All landscape materials are desert and semi-arid. Please see the landscape plans for more details.

2-1.307 Garages and Carports

- There is one parking space on the north side of the garage walls, and this space is enlarged by two feet to a total of eleven feet in width.
- The unobstructed width of the garage at 22' complies with Figure 2-1.7.B Garage and Carport Parking Width. The garage is also 39' deep, which also complies with Figure 2-1.7.D for Tandem parking in the garage.

2-1.308 Bicycle Parking Facilities

- Bicycle parking facilities (racks) are provided at the rate required in Article IX of the Zoning Ordinance. We have six bicycle parking spots provided near the front covered patio.
- The location of the bicycle parking spots and staging areas are not located in a place that interferes with sidewalks and pedestrian access to the building.
- The bicycle parking racks will be U-shaped per COS MAG Detail 2285 and painted to coordinate with the building and landscaping.

2-1.309 Refuse Collection

- The design of the refuse enclosure will comply with COS MAG Details 2146-1, 2146-2, 2147-1, and 2147-2.
- The whiskey bar will serve coffee and pre-packaged snacks and as such, will provide a grease trap to intercept liquid fats such as creamer. A grease containment enclosure is attached to the refuse enclosure.
- The approach pad to the refuse enclosure has an entirely unobstructed vertical clearance and does not require the truck to "backtrack" or to back up more than 35 feet.
- The path of travel for the refuse truck accommodates a minimum turning radius of 45 feet and a vehicle length of 40 feet.

- The approach pad and enclosure are level, with a maximum 2% slope.
- Because the enclosure's location has a high degree of visual prominence on this parcel, we would like to incorporate decorative gates across the front of the enclosure. These gates will be designed to accommodate full ADA access.
- The height of the walls of the enclosure will be 12" taller than the height of the refuse container.
- Per Table 2-1.311.B, the number of required refuse enclosures in a non-residential development without recycling is 1 enclosure for each 20,000 sf of building space (or portion thereof). The building is less than 20,000 sf (14,792 sf), therefore a single enclosure is required and provided.
- Refuse containers will comply with Chapter 24 of the Scottsdale Revised Code and will not have casters.
- There will be no compactors for this development.

2-1.310 Pedestrian Access Route to Streets

- The pedestrian access route to the abutting public street (Hayden Road) is made by a six-foot-wide concrete sidewalk on the west side of the parcel.
- The pedestrian access route is located on the east side of the shared entrance drive that is along the west property line of the parcel.
- There is also an existing five-foot-wide pedestrian access easement (DOC 2014-0303673) on the east property line of the parcel that connects to the apartments to the south. This easement will be released with an MOR/MOD.
- The developer will increase the width of the public sidewalk at the north corner to eight feet, in accordance with the lot division stipulations (11-MD-2021). Developer will replace the existing 6' sidewalk in its entirety with a new 8' wide sidewalk.

2-1.312 Pedestrian Circulation Within a Development

- The primary pedestrian circulation route connecting the adjacent street, the building entrances, and the parking lot is the six-foot-wide concrete sidewalk on the west side of the parcel.
- The primary pedestrian circulation route is accessible and 6 feet in width.
- A pedestrian cross walk links Lot 1A and 1B across the shared drive aisle.
- A secondary pedestrian route connects the main building entrances and the service entrances to the dead-end parking aisle.
- The minimum width of the secondary pedestrian route is four feet.
- An incidental pedestrian route connects the primary pedestrian route on the west side to the service courtyard on the building's west side. The unobstructed width of this incidental pedestrian route is 10 feet.

2-1.401 Detention Basins

- There is a detention basin located in the north section of the front open space. The area of the detention basin is less than 50% of the total front open space. Please see the civil engineering plans for a calculation exhibit.
- The design of the detention basin includes a depth no greater than three feet, width-to-length ratio not greater than 1:10, and side slopes of no more than 4:1 run to rise. The contours of the basin are rounded to achieve a gradual slope transition.
- The plant materials in the basin include: Dwarf Olive, Red Yucca, and Dwarf Oleander on the periphery, Langman's Sage, Live Oak, and Ironwood on the sides, and Cassia, Bird of Paradise, Hybrid Mesquite, and Creosote Bush on the bottom of the basin.

2-1.501 Landscape Design Standards

- Plant selection is intended to adhere to the Arizona Department of Water Resources Low Water Use / Drought Tolerant plant list.
- The maximum natural height of any landscaping materials (aloe vera) in a traffic safety triangle will be no greater than 18 inches. Trees will have a minimum canopy height of eight feet above the curb elevation.
- Trees will be placed at least seven feet back from any underground public water or sewer lines, power line conduits, or drainage pipes within a dedicated drainage easement.
- Decomposed granite used as a ground cover will be installed a minimum 2 inches in depth.
- Installed trees' mature canopies will not overhang vehicular lanes, cross property boundaries, or block monument or tower signs.
- No thorny shrubs or cacti are proposed in this landscape design.
- No plants are located in the two-foot overhang at the head of a parking stall.
- No installed city-maintained trees will be located within ten feet of an existing sign or light pole (there is an existing streetlight near the existing APS transformer approximately midway across the Hayden Road property line).

2-1.502 Irrigation

- Irrigation will be provided to all landscaped areas.
- Backflow prevention devices will be completely screened with a cage painted to coordinate with the building and/or landscaping.
- No water features will be connected to the irrigation system.

4-1.201 Stormwater Storage

- On the north side of the property, there will be a retention basin.
- In the south-center of the property, there will be a proposed underground detention chamber system (StormTech), drained within 36 hours by a combination of direct percolation and a drywell.
- Please see the included civil engineering drainage report and related documentation for more information.

4-1.202 Underground Stormwater Storage Policy

- The development project is located within a commercial development.
- The development has a community maintenance organization with the Lot 1A parcel (see 11-MD-2021).
- The proposed underground detention system will be encompassed by a drainage easement that will be dedicated at the time of final design.

5-1.101 Traffic Impact Analysis Category 1

Per the trip generation report prepared by the traffic engineer, the proposed development generates less than 100 vehicle trips per hour in the peak periods. Please see the included Traffic Study documentation related to the Traffic Signal Warrant Analysis required per the Lot 1B stipulations (11-MD-2021).

5-1.902 On-Site Planning Principles

- The access drive to the development is a right-in / right-out shared driveway located on the property line between the subject development property (Lot 1B) and the adjacent parcel (Lot 1A), connecting to Hayden Road east of The Home Depot's entrance drive (refer to 11-MD-2021). The first developer to construct will install the full width of the shared access drive.
- Both Lot 1B and Lot 1A have a blanket cross-access agreement benefitting both parcels. It is not yet confirmed how the Lot 1A internal circulation will be laid out and which additional access points will be available to the subject development on Lot 1B, but both developers' design teams have been coordinating. The current site layout for both 1A and 1B provides for a stronger alignment and connection of drive aisles..
- The shared access drive can comfortably accommodate up to five queueing vehicles (allowing 24' for each vehicle) waiting to exit the property. The greatest number of trips out of the development, as determined by the trip generation analysis, is 24 at the PM peak hour.
- Internal traffic circulation takes the general form of a loop connecting to the shared access drive and connects the building entry, parking areas, service areas, and pick-up / drop-off points. There is a single dead-end aisle on the northeast side of the parcel with turnaround provisions at its end per Figure 2-1.6 in the 2018 DSPM.

- Service and delivery vehicles will share the same circulation path as the emergency vehicle circulation. Nearly all delivery vehicles will be Garda-style armored vehicles or short (24') box trucks.
- Parking facilities for bicycles are provided near the front covered patio with six spaces.
- A temporary asphalt driveway connecting both Hayden Road driveways to comply with MD stipulation 14B (Case 11-MD-2021) is also shown. The driveway is to be constructed if this project is not constructed concurrently with adjacent development.

5-8.200 Sidewalk Width and Pedestrian Access Routes

- Pedestrian travel ways are visually and functionally separate from vehicle travel ways, elevated above the vehicle travel surface and constructed of a different material: driving surfaces will be asphaltic, and pedestrian travel surfaces will be concrete.
- The pedestrian access route that connects the public right-of-way to the pedestrian arrival locations in the development will be 6-foot-wide concrete sidewalks.
- The sidewalks will not have bumpy or textured surfaces, cracks or indents greater than 1/4".
- The sidewalks will be hard, stable, slip-resistant, and sloped no more than 1:12.
- The development is in an urban area.
- The vehicular surfaces will be charcoal in color (asphalt), the landscaping ground cover will be tan in color (decomposed granite to match existing along Hayden Rd), and the sidewalks will be warm gray in color (concrete), providing visual contrast between the distinct surfaces.

6-1.200 Water Design Reports

- Per the lot division stipulations (refer to 11-MD-2021), civil engineering has prepared a preliminary Basis of Design Report for Water and Wastewater.
- There is an existing 8" DIP public water line loop that passes through the property and loops through the Core Scottsdale Apartments to the south, and an existing 12" ACP public water main located in Hayden Road.
- The 8" DIP water loop will be utilized for the development. A portion of the loop will be relocated to make room for a building on the parcel.
- The daily water demand for the development is calculated based on the COS 2018 DSPM Figure 6-1.2.
- There are two existing 8" public sewer mains running in parallel in Hayden Road, and the south sewer main is constructed of PVC and enters the property at the northeast corner and extends south to the Core Scottsdale Apartments in a public sewer easement.
- A new 6" building sewer service will be constructed to discharge to the existing 8" PVC sewer line on the east side of the property.

6-1.502 Hydrant Locations

- The fire hydrants are existing along the Hayden Street right-of-way. There is one hydrant at the shared access drive entrance on the parcel.
- No new fire hydrants are proposed for this development.
- No point on the property is greater than 700' from the fire hydrant.
- A fire hydrant flow test was conducted in accordance with the Lot 1B stipulations of 11-MD-2021. The test observed a flow rate at a residual pressure of 30 psi at 5332 gpm, which is greater than the minimum requirement of 3,000 gpm (per IFC Table B105.1).

6-1.504 Fire and Building Sprinkler Lines

1. Civil engineering Basis of Design analysis has determined that the existing and proposed water distribution system has adequate capacity to meet the development's fire flow demands in accordance with the 2018 DSPM and IFC requirements.
2. The development will have separate domestic and fire services for water.
3. The fire riser will be located on the west side of the building in the west side courtyard (accessible by Knox Box) to facilitate practical construction due to the proximity of the relocated portion of the 8" DIP water line to the west side of the parcel. Please see the civil engineering plans for more information.
4. The fire system will include a city-approved backflow prevention device.

6-1.507 Fire Department Connection

1. A fire department connection, if needed, will be located according to the fire department's direction.
2. Pavement markings for Fire Department sprinkler system connections, as applicable, will be provided per COS Standard Detail 2363.

7-1.201 Wastewater Preliminary Basis of Design Reports

Civil Engineering has prepared a preliminary wastewater Basis of Design report in accordance with the Lot 1B stipulations (refer to 11-MD-2021).

7-1.411 Grease, Oil, and Sand Interceptors

1. The garage will have a small residential-scale car wash facility (nothing like a commercial car wash; more like a hose / low-pressure washer and handheld buffing appliances), so floor drains will include oil and sand interceptors.
2. The whiskey bar will also serve coffee, and a grease interceptor will be installed for fatty liquids such as creamers.
3. Tank sizes, placement, and design will be according to the 2018 DSPM and current plumbing code.

11-1.100 Overview of Fire Protection

- In terms of occupancy, the building contains 5994.4 gsf on the ground floor (gallery, bar, some office, retail, garage), 2600.6 gsf on the intermediate floor (mechanical enclosure (837 gsf) and recording studio level (1763.6 gsf)), and 6003.3 gsf (office) on the top floor. Total occupied area of the building is 14,598.3 gsf. Please refer to Exhibit A.
- The building will be constructed of heavy-gauge and light-gauge steel, with steel and stucco cladding and composite steel pan decks supported by open-web steel bar joists and a commercial TPO roofing.
- Built-in fire protection will include fire sprinklers, fire alarms, and other systems required by the Fire Department.
- Occupancy types include: Office and Recording Studio (B), Whiskey Bar (A-2), Gallery (A-3), and Retail (M).
- The construction type is V-B sprinklered. The maximum allowable height per the 2018 IBC is 60', and 3 stories for type B, 2 stories for type M occupancies, 2 stories for type A-2 occupancies, and 2 stories for type A-3 occupancies. The type B occupancy is on 3 stories. The type M, A-2, and A-3 occupancies are on the ground floor (1 story).
- The maximum allowable areas per the 2018 IRC are 27,000 sf for types B and M, and 18,000 sf for types A-2 and A-3. The entire gross building area at 14,598.3 gsf is less than the most stringent allowable area.
- The preliminary calculated occupant load is 55.0 occupants for the top floor, 20.4 occupants for the intermediate floor, and 115.9 occupants for the ground floor, with a total of 191.3 (rounded up to 192) occupant load.
- A 1-hour fire separation assembly is required between B & A occupancies. The retail humidor (occupancy M) is ancillary (2018 IBC 508.2) to the gallery and whiskey bar (both type A occupancies) and no separation is required between those occupancies. The retail humidor area is less than 10% of the ground floor that it occupies (2018 IBC 508.2.3): 344.7 gsf for the retail humidor (type M) space and 5994.4 gsf for the ground floor, 344.7 / 5994.4 = 0.058 or approximately 6%.
- The building is accessible by fire trucks with parking aisles on the east and south sides, and the shared access drive on the west side. Hayden Road is on the north side of the building.
- Site access is available from Hayden Road by the shared access drive that is centered on the west property line. This shared access drive also provides access to the Core Scottsdale Apartments to the south. There is, in addition, a blanket access agreement with the adjacent parcel Lot 1A (refer to 11-MD-2021) that will provide a future connection to the intersection of N 84th Street and Hayden Road.
- The Fire Lane will be the main parking lot emergency vehicle circulation path (refer to architectural site plan) and will be striped and signed according to the 2018 DSPM.

11-1.900 High Rise Considerations

Radio amplification testing for emergency surfaces is required in buildings exceeding 35 feet above grade. The new building will be 38' high, but the highest floor level is 25' high. We are unclear whether the "35 feet" is referring to the highest occupied floor level or simply the height of the building, including the roof parapets and any appurtenances. Please inform the applicant whether the radio amplification testing is required for this development.

12-1.200 Accessible Facilities on Private Property

At least one accessible pedestrian route will be provided to each accessible building entrance from accessible parking spaces, public streets and sidewalks, and from public transportation stops. Please see the architectural site plans and civil site plans for more information.

12-1.201 Building Entrances

Entrances to and exits from the building will have concrete landings at the same elevation as the finished floors, with a maximum 2% slope in all directions.

12-1.202 Walking Surfaces

All pedestrian walking surfaces will be concrete and will contrast visually from landscaping areas and vehicular areas. The accessible pedestrian surfaces will limit vertical changes in elevation to between ¼" and ½", which will also be beveled, and any horizontal offsets will be no more than a ½" gap.

12-1.203 Curb Ramp Design On-Site

Within the on-site pedestrian accessible routes, curb ramps will conform to the COS supplements to the MAG specifications and details and also ADA standards.

12-1.204 Detectable Warning Surfaces On-Site

Detectable warning surfaces will not be used.

12-1.205 Driveway Access to Public and Private Streets

The shared access driveway located on the west property line has existing curbing and accessible ramps at the driveway crossing. The curbing extends a short distance past the property line, though no paving currently exists beyond the concrete driveway entrance in the right-of-way. The rest of the shared access driveway will be installed by the developer. No additional crossing facilities are required for this driveway.

12-1.206 Accessible Parking Spaces

1. Accessible parking spaces (two provided, two are required will comply with ADA standards and Article IX of the COS Zoning Ordinance.
2. Accessible parking spaces will include signage in accordance with the COS Supplements to the MAG specifications and details and to the ADA standards, per Standard Detail 2124.
3. The outdoor accessible parking spaces' configuration is based on Figure 12-1.1 of the 2018 COS DSPM. The spaces are 11' wide and 18' deep, with an adjacent 5' wide 4" striped access aisle (24" diagonal pattern) the full length of the parking space, painted yellow, against a 6" vertical curb cut with a curb ramp (1:12 maximum slope) leading to the raised concrete sidewalk.
4. 5' x 5' international accessibility symbols will be provided in each space.
5. The slope of the parking space and access aisle will not exceed 2% slope in any direction.
6. The curb ramps will be installed in the sidewalk and designed per COS standards.
7. Striping between parking stalls will be a white 4" stroke the entire depth of the parking stall.
8. The bottom of accessible parking signage will be 60" minimum above the parking surface.
9. One sign per accessible stall will be installed at the head of each stall beyond any vehicle overhang.
10. Signs and posts will not encroach into or reduce the accessible route width.
11. Where accessible routes pass in front of parked vehicles, the sidewalk will be 4' minimum width beyond vehicle bumpers (the 2' overhang).
12. Wheel stops, curbs with landscaping, and curbs with sidewalks are utilized in the design to prevent the reduction of the accessible route width to less than 4'.

A.2 Architectural character, landscape design, site design shall:

A.2.a Promote desirable relationship of structures to one another, to open spaces and topography, both on the site and the surrounding neighborhood

- Topography of the site and surrounding area is nearly flat; the elevation of the site is at 1492.6 in the northeast corner, 1491.2 in the west corner, and 1488.5 on the south side. The slopes are very slight: 0.5% across the north (street) side, 1.3% across the east side, and 1.2% across the west side.
- Stucco colors are drawn from the neighboring Core Scottsdale Apartments buildings, with remaining architectural elements in neutral metal colors (matte mill finish or bronze-anodized aluminum / silver (not shiny and reflective)).

- Building height is comparable to nearby structures and does not exceed 38’ above the Lowest Floor Elevation (LF88 = 1491.77) and 39’ for the elevator tower (exempt from building heights per Section 7.102A).
- Building location on the parcel creates separation and open space from the apartments to the south and establishes a street-side presence while maintaining the pedestrian realm in the Buffered Setback Easement, which is a minimum 35’ and average 40’ from the street curb (refer to 11-MD-2021).

A.2.b Avoid excessive variety and monotonous repetition

Project programmatic requirements are varied, and the architectural challenge is to unify them into a single cohesive manner. Given elements: Scottsdale airpark location, display of WW2 memorabilia and artefacts, a gold bullion and historic coin business, cigar retail, and whiskey bar, adjacency to other tall structures (30’ in height and higher). Design themes are drawn from American 1930s late Art Deco commercial buildings and aircraft hangar typologies, intermixed with some design aesthetic seen in WW2 expediency. There are several period hangars with Art Deco motifs combined with large hangar spaces (please see Appendix B for some examples).

The street side of the building contains no business entrances. All business entrances are on the parking lot side. The gold bullion and coin business (office) entrance is anchored by an Art Deco section containing that business’s functions, attached to the main mass of the overall building. The two sections are characteristically differentiated enough so that patrons will clearly understand which entrance to visit after arriving: the opulence of Art Deco for the bullion and coin business, wartime expediency for the WW2 B-17 gallery and whiskey bar.

A.2.c Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment (see Sensitive Design Principles)

- Native and arid environment-tolerant plantings.
- Low reflectivity of materials
- Desert color palette
- Shade provisions at entrances
- A large quantity of ventilation via large operable openings in the gallery and bar space
- Energy-efficient dual outside air system for HVAC
- Heat-reflective TPO roofing.
- Discharge of stormwater into detention basin and in-ground percolation chambers.
- Steel (heavy-gauge and light-gauge) structure and cladding with high recycled content.

A.2.d Conform to recommendations and guidelines of ESL (N/A)

The subject property is not located in an Environmentally Sensitive Lands Overlay area.

A.2.e Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District (N/A)

The property is not located within the Historic Property Overlay District.

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

- Off-street parking facilities are provided via a surface parking lot paved in asphalt, along with two spaces available to business employees located within a covered garage located on the northeast side of the building. The off-street outdoor parking lot contains 47 parking spaces, of which two spaces are contained in the enclosed garage for employee parking, and includes two accessible spaces in the surface parking.
- The parking lot is screened by a 3' site wall on the north side of the property and the existing 6' site wall on the east side of the property.
- Ingress / egress is provided primarily by a right-in, right-out driveway entrance at the western point of the parcel. The parcel line goes down the center of this driveway, which is shared with the Lot 1A parcel. The first developer to build will pave the whole width of the roadway per the lot split stipulations.
- The internal circulation is planned for Lot 1A is not confirmed, but it is understood that the two parcels share a blanket common access easement in order to facilitate internal circulation and ingress / egress movements. Both design teams have been coordinating.
- When Lot 1A is developed, it is likely that Lot 1B will be able to navigate through Lot 1A in some manner to access the intersection at 84th Street and Hayden Road. Currently, there is no access to that intersection from Lot 1B. A temporary asphalt driveway linking 1B to 84th Street will be constructed if development construction does not happen concurrently on the two Lots.
- The shared entrance driveway and internal circulation through Lot 1A will maintain emergency vehicle access to the Core Scottsdale Apartments.
- Internal traffic circulation makes use of a general loop around parking islands on the south side of the parcel, and there is a short section of parking on the northeast side of the parcel that utilizes a dedicated 3-point turn-around space [provide DSPM reference].
- Refuse is collected in a bin stored in an enclosure on the southwest side of the property and is accessed head-on from the main driveway, with a minimum of 38' clearance in front of the enclosure. The enclosure will have decorative gates to screen the refuse bin and grease enclosure.
- The whiskey bar will also serve coffee, and a grease trap will be provided within the building drain system.

- Pedestrian ways are connected to the public sidewalk on Hayden via a sidewalk along the southwest side of the property. The accessible path is similarly connected to the public sidewalk by concrete patios going around the building to the business entrances and exits.
- The covered patio on the parking lot side of the building will have a low fence as required for businesses serving alcohol on a patio, and the fence will enable pedestrian movement around the enclosed area.
- A temporary asphalt driveway connecting both Hayden Road driveways to comply with MD stipulation 14B (Case 11-MD-2021) is also shown. The driveway is to be constructed if this project is not constructed concurrently with adjacent development.

A.4 Mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design

- All mechanical equipment is enclosed in internal closets and a dedicated equipment mezzanine, which provides screening and a more efficient HVAC system by keeping heat exchangers within a shaded, cooler space. No equipment is visible.
- A flagpole was shown in an earlier design but has since been removed from the design.
- The water service pipe / fire riser with Fire Access Control Panel is screened within a courtyard space in the streetside west corner of the building; emergency services will have access to this courtyard via approved signage and a Knox Box.
- The electrical SES cabinet is located in a recess space in the facade on the street side and fully screened by a sliding metal panel.
- The gas service meter is located by the garage on the northeast side of the building and screened by the same site wall that provides screening for the parking lot.
- Please refer to architectural plans for more information.

A.5 Within Downtown Area (N/A)

The subject property is not located in the City of Scottsdale's Downtown Area

A.6 The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program (N/A)

The subject property is not located in the City of Scottsdale's Downtown District, which is subject to the Cultural Improvements Program / Art in Private Development Program.

Appendix A

Area Calculations

08.10.2023

Area Calculations for Occupancy

OCCUPANT LOADS PER FLOOR

Ground Floor Occupants		
Business 1/100 gsf	733.6+137.4=871.0	8.7 occupants
Exhibit Gallery (Assembly) 1/30 net	2153.3	71.8 occupants
Bar (Assembly Concentrated, chairs only) 1/7 net	101.6	14.5 occupants
Kitchens, Commercial 1/200 gsf	470.1	2.4 occupants
Parking Garages 1/200 gsf	1094.5	5.5 occupants
Locker Rooms 1/50 gsf	120.6+123.3=243.9	4.9 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	349.9+274.6+90.6=715.1	2.4 occupants
Mercantile 1/60 gsf	344.7	5.7 occupants
Total Ground Floor Occupants:		115.9 occupants

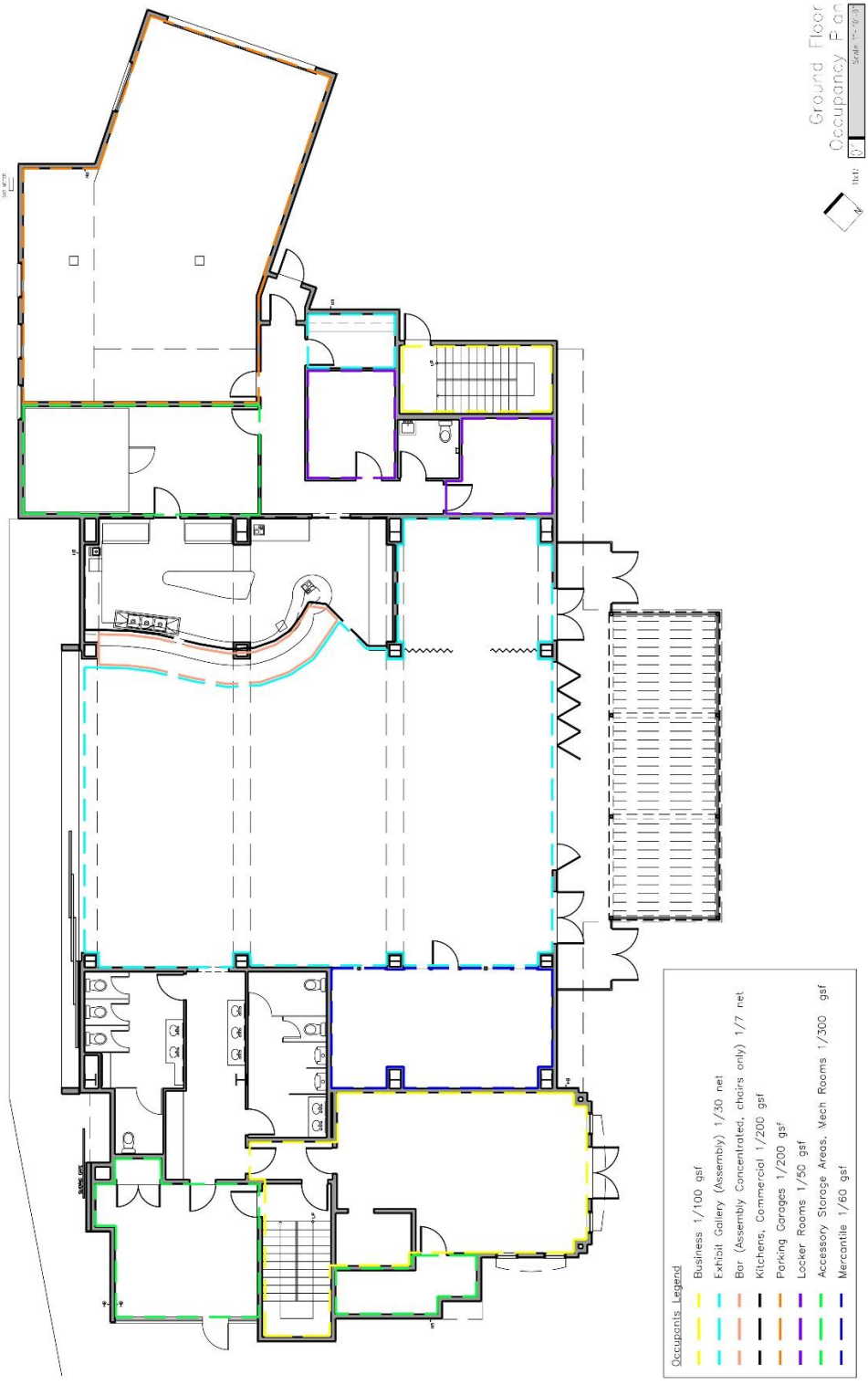
Intermediate Floor Occupants		
Business 1/100 gsf	1626.2+137.4=1763.6	17.6 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	837.0	2.8 occupants
Total Intermediate Floor Occupants:		20.4 occupants

Top Floor Occupants		
Business 1/100 gsf	5252.0	52.5 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	751.3	2.5 occupants
Total Top Floor Occupants:		55.0 occupants

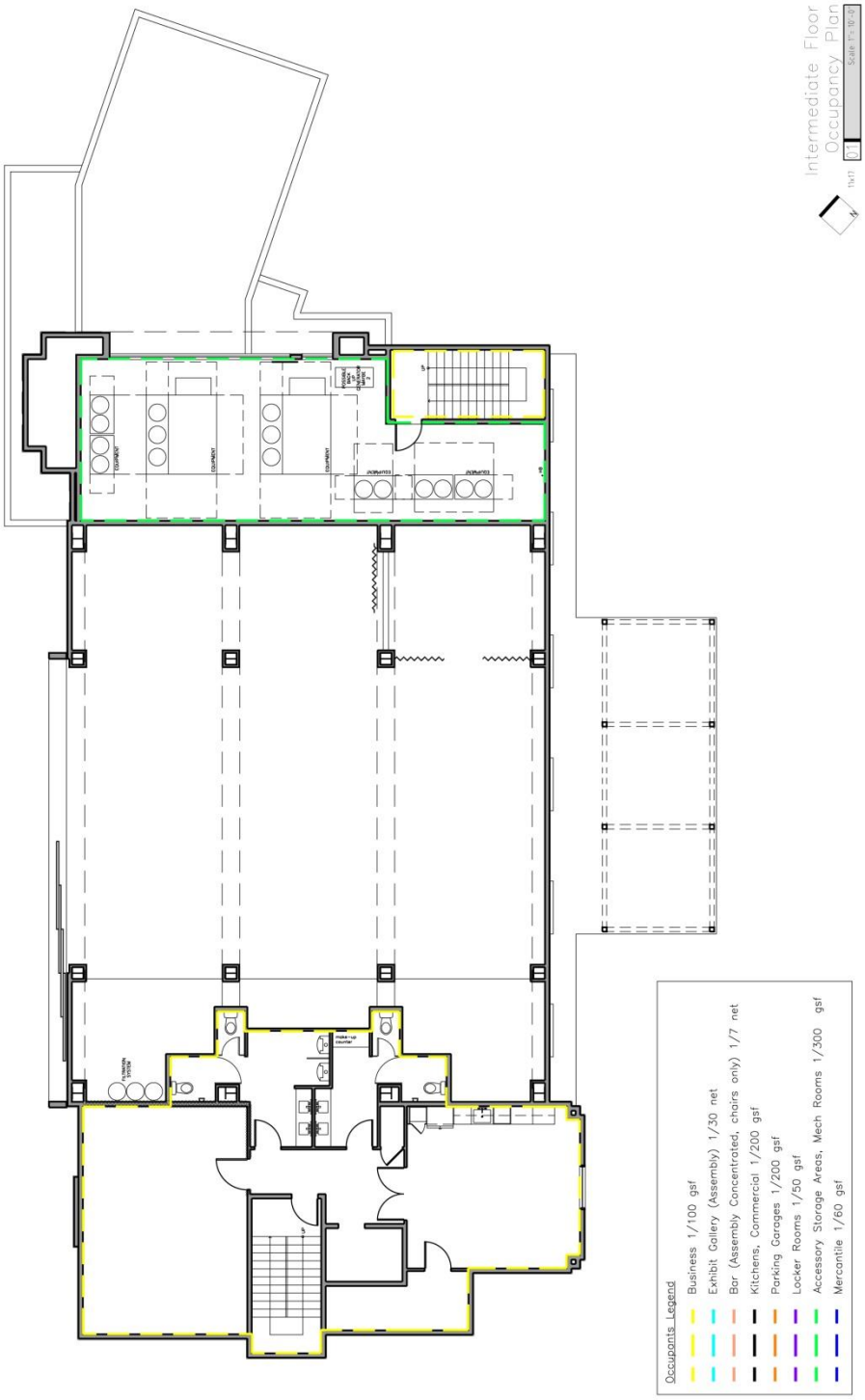
OCCUPANT LOADS FOR ENTIRE BUILDING

Total Occupants		
Business 1/100 gsf	8.7+17.6+52.5=78.8	78.8 occupants
Exhibit Gallery (Assembly) 1/30 net		71.8 occupants
Bar (Assembly Concentrated, chairs only) 1/7 net		14.5 occupants
Kitchens, Commercial 1/200 gsf		2.4 occupants
Parking Garages 1/200 gsf		5.5 occupants
Locker Rooms 1/50 gsf		4.9 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	2.4+2.8+2.5=7.7	7.7 occupants
Mercantile 1/60 gsf		5.7 occupants
Total Occupants:		191.3 occupants

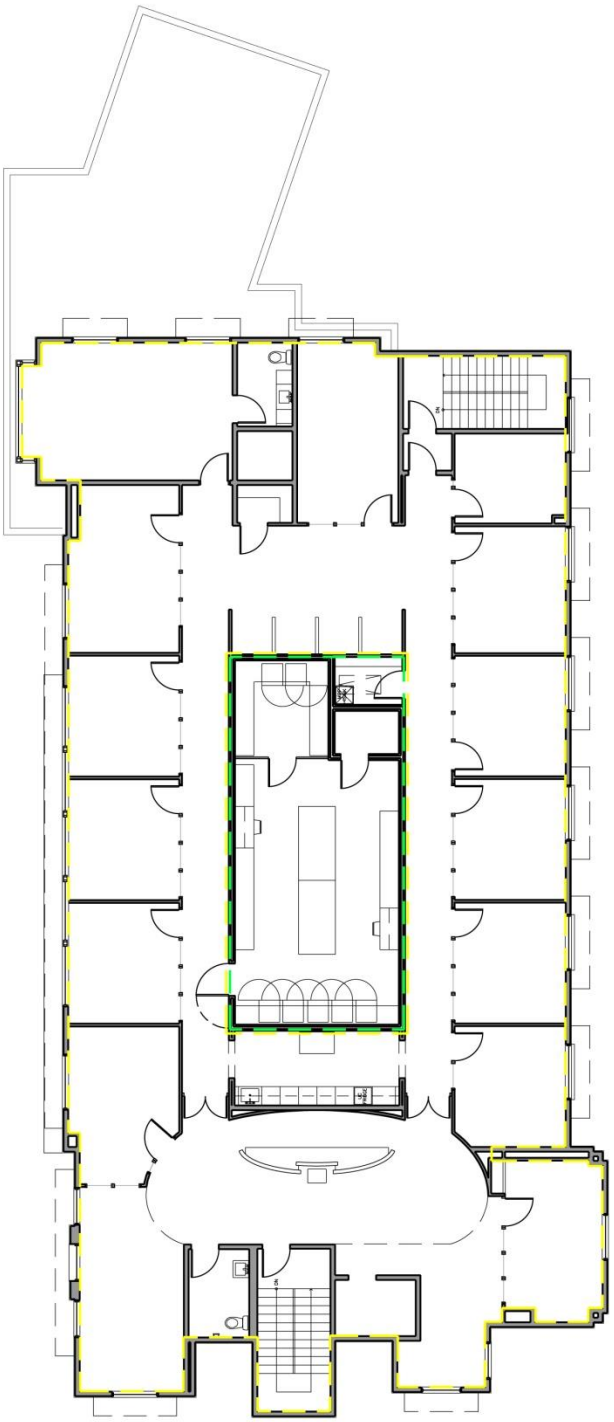
08.10.2023


Ground Floor
Occupancy Plan
Occupants Legend
Business 1/100 gsf
Exhibit Gallery (Assembly) 1/30 net
Bar (Assembly Concentrated, chairs only) 1/7 net
Kitchens, Commercial 1/200 gsf
Parking Garages 1/200 gsf
Locker Rooms 1/50 gsf
Accessory Storage Areas, Mech Rooms 1/300 gsf
Mercantile 1/60 gsf

08.10.2023


Intermediate Floor
Occupancy Plan
Occupants Legend
Business 1/100 gsf
Exhibit Gallery (Assembly) 1/30 net
Bar (Assembly Concentrated, chairs only) 1/7 net
Kitchens, Commercial 1/200 gsf
Parking Garages 1/200 gsf
Locker Rooms 1/50 gsf
Accessory Storage Areas, Mech Rooms 1/300 gsf
Mercantile 1/60 gsf

08.10.2023



Top Floor
Occupancy Plan
Scale 1"= 10'-0"

Occupants Legend

- Business 1/100 gsf
- Exhibit Gallery (Assembly) 1/30 net
- Bar (Assembly Concentrated, chairs only) 1/7 net
- Kitchens, Commercial 1/200 gsf
- Parking Garages 1/200 gsf
- Locker Rooms 1/50 gsf
- Accessory Storage Areas, Mech Rooms 1/300 gsf
- Mercantile 1/60 gsf

08.10.2023

Area Calculations for Parking Provisions

MIXED USE COMMERCIAL CENTERS PARKING CALCS

TOTAL BUILDING

USE TYPE	GSF
BAR	1,315.9 sf 444.6 sf (PATIO)
GALLERY	3,143.5 sf
OFFICE	7,241.5 sf
RECORDING STUDIO	1,208.7 sf
RETAIL	374.7 sf
TOTAL GSF	13,284.3 sf + 444.6 sf(PATIO)
PARKING RATIO	1/300 (BLDG) + 1/200* (PATIO)
PARKING REQUIRED:	44.3 + 1.2 = 45.5 = 46

TOTAL PARKING REQUIRED = 46 SPACES

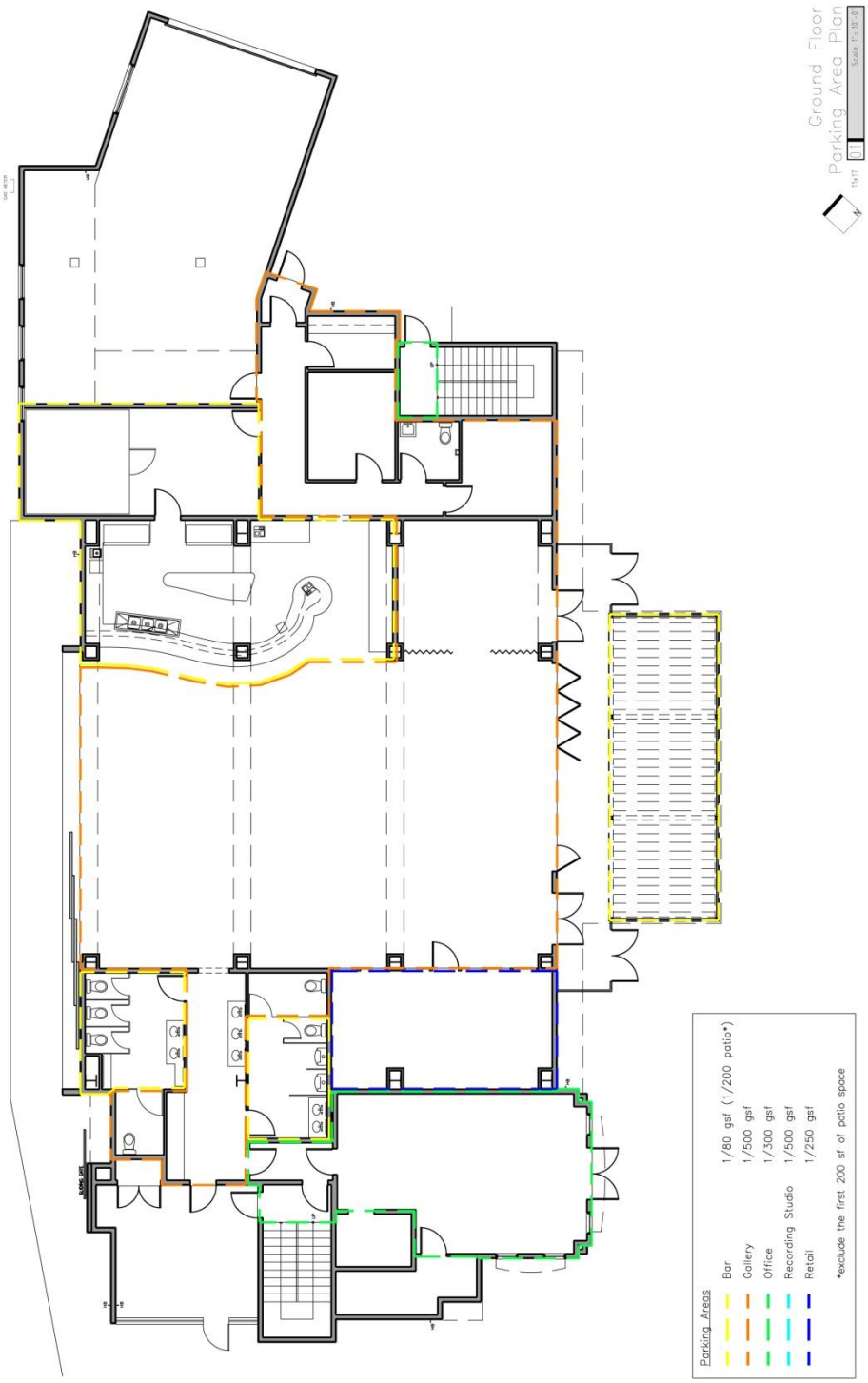
*EXCLUDE THE FIRST 200 SF OF PATIO SPACE

Mixed–use commercial center is a development that contains only nonresidential uses, consisting of a minimum of 10,000 square feet of gross floor area and a minimum of five nonresidential uses.

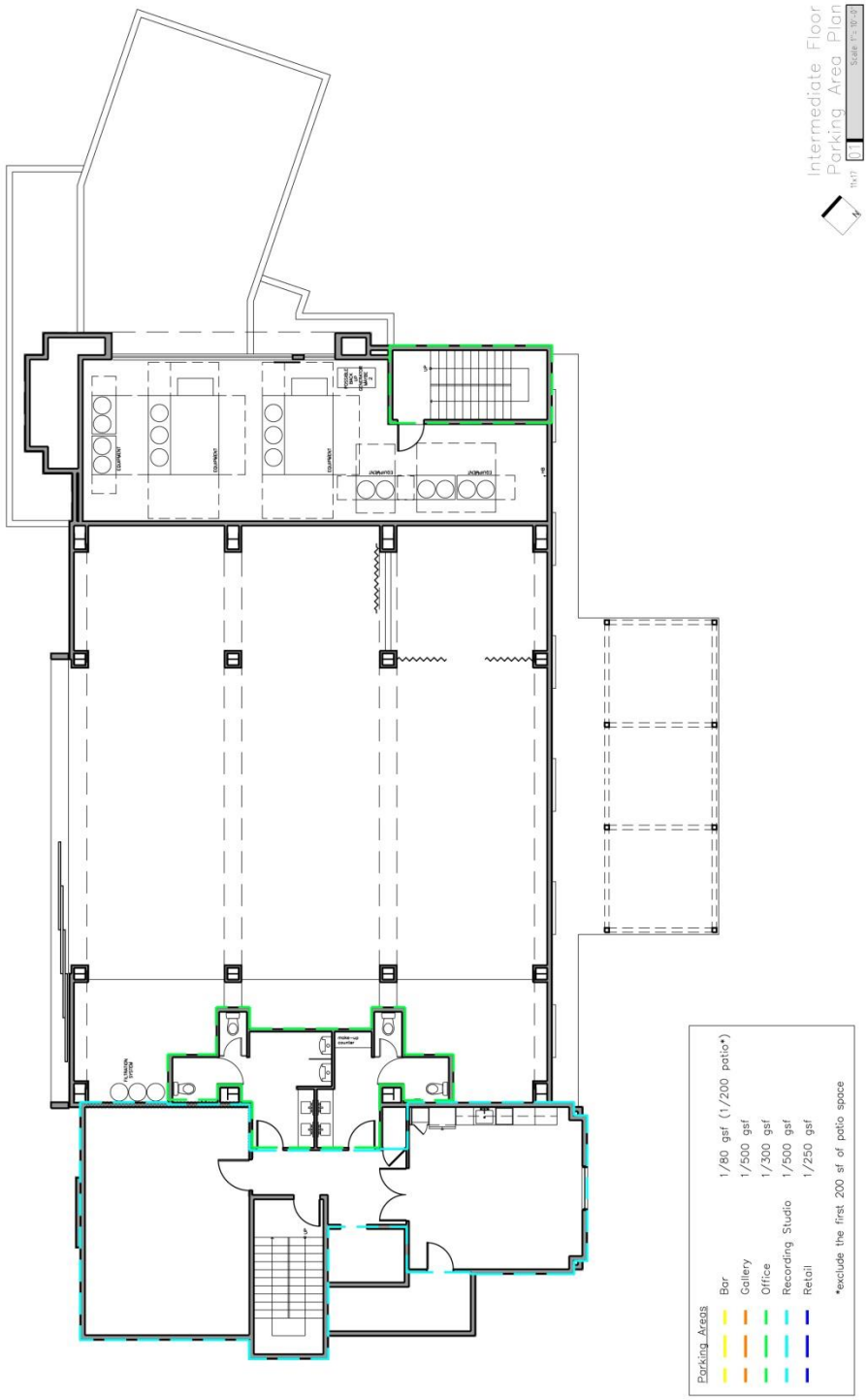
Mixed–use commercial centers parking:
In mixed–use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.

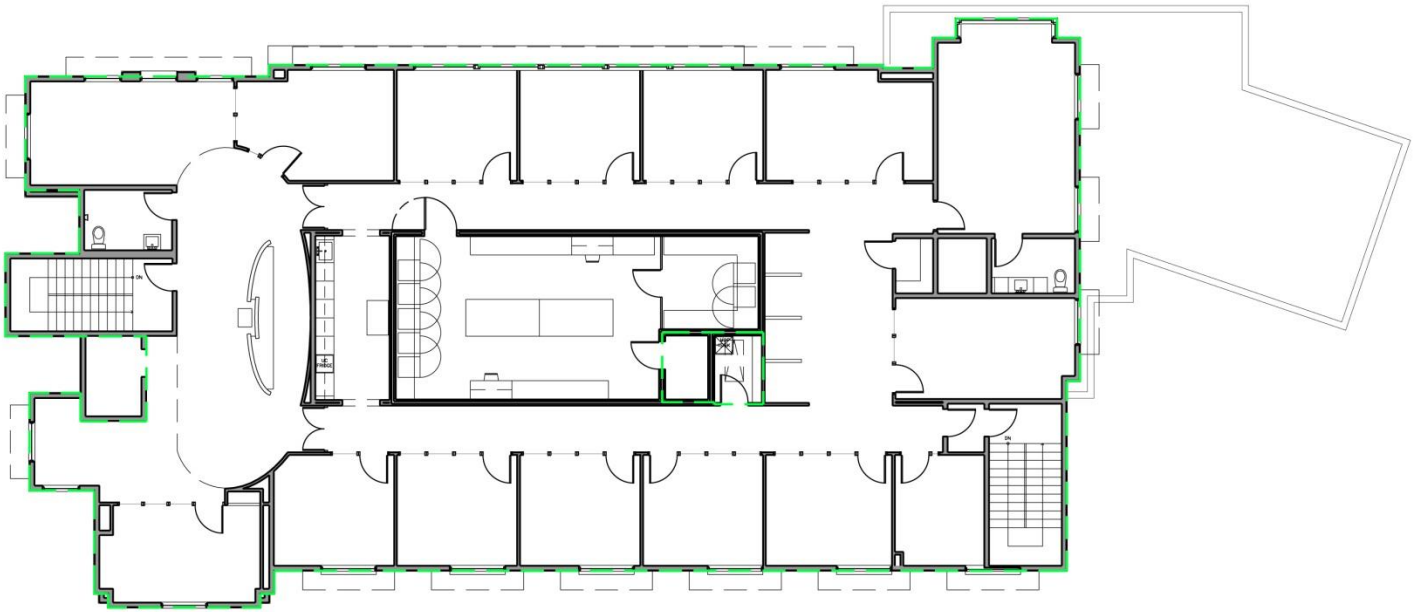
One (1) space per three hundred (300) square feet of gross floor area.

08.10.2023


Ground Floor
Parking Area Plan
Scale: 1" = 10'-0"
11x17
Parking Areas
Bar 1/80 gsf (1/200 patio*)
Gallery 1/500 gsf
Office 1/300 gsf
Recording Studio 1/500 gsf
Retail 1/250 gsf
*exclude the first 200 sf of patio space

08.10.2023


Intermediate Floor
Parking Area Plan
Parking Areas
Bar 1/80 gsf (1/200 patio*)
Gallery 1/500 gsf
Office 1/300 gsf
Recording Studio 1/500 gsf
Retail 1/250 gsf
*exclude the first 200 sf of patio space



Parking Areas		
	Bar	1/80 gsf (1/200 patio*)
	Gallery	1/500 gsf
	Office	1/300 gsf
	Recording Studio	1/500 gsf
	Retail	1/250 gsf

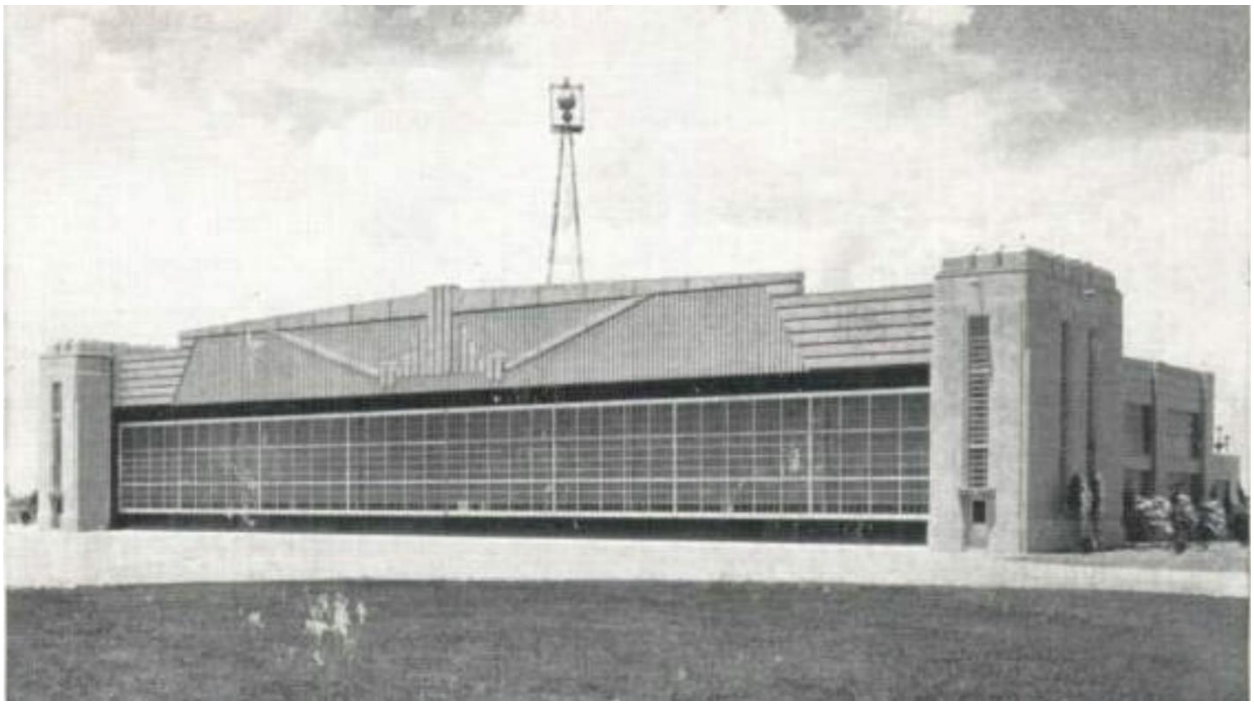
*exclude the first 200 sf of patio space

Top Floor
Parking Area Plan
11x17 01 Scale 1"= 10'-0"

08.10.2023

Appendix B

Reference Images



Late 1930s hangar design with large sliding doors and Art Deco tower element

Early 1940s hangar design with large sliding doors and vertically fluted metal cladding

08.10.2023

1930s / 1940s American Art Deco showing vertical elements bisected by shade canopies at entrances, roughly 1/3 up the facade

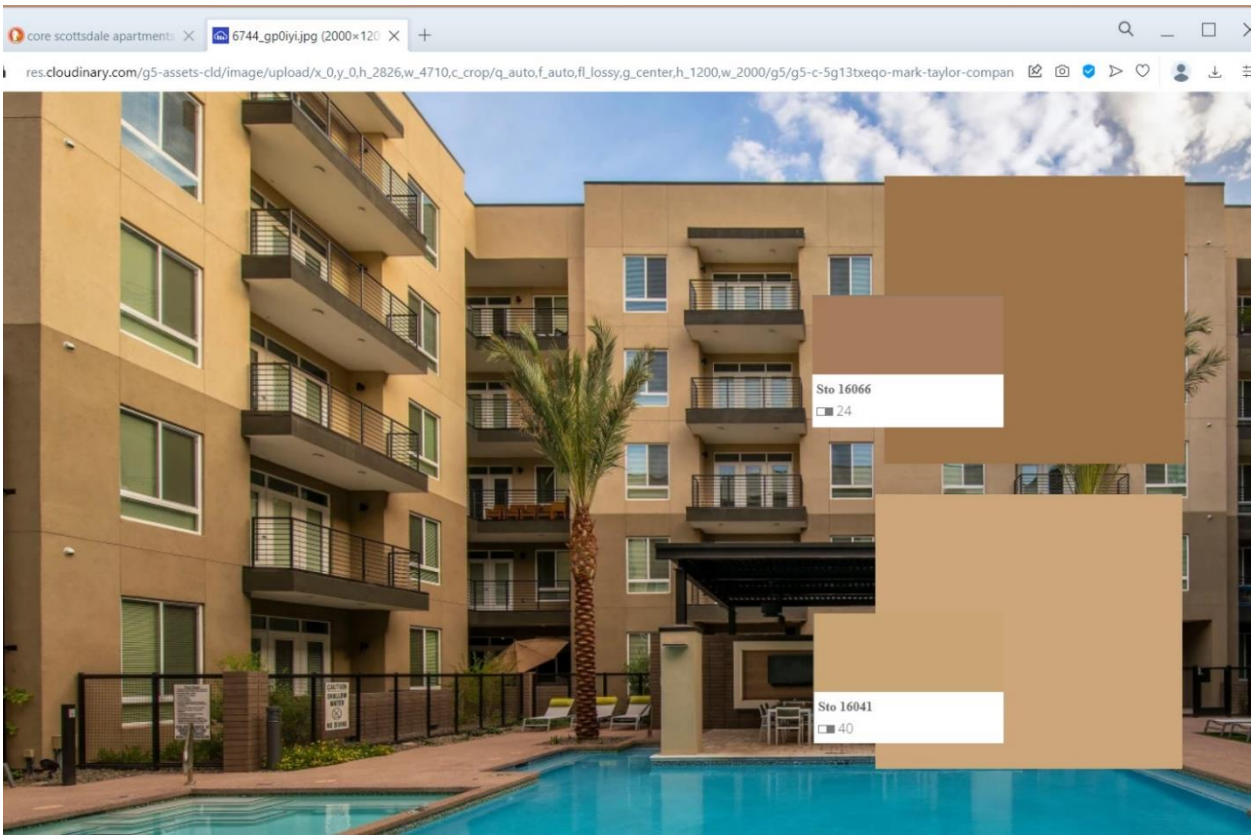
08.10.2023

1930s / 1940s American Art Deco showing vertical elements created by stucco texture and gridded fenestration to provide visual contrast

Appendix C

Stucco Colors Reference

08.10.2023



STO stucco colors referenced from neighboring apartment building

STO 16066 (LRV 24) for the darker base

STO 16041 (LRV 40) for the lighter upper portions

Appendix D

Neighboring Structures

08.10.2023

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Core Apartments – portion closest to project

Core Apartments – main entrance south of project

Vacant Lot (Lot 1A of 1-MD-2021) to the south

Home Depot – side entrance adjacent to the project on the north side

08.10.2023

GoAZ Motorcycle across N Hayden Road from the project

U-Haul facility across N Hayden Road from the project

CITY OF SCOTTSDALE SITE PLAN NOTE:

- Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
- Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
- The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services' Inspection Services Division.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- All signs require separate permits and approvals.
- A master sign program shall be subject to the approved of the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.
- No exterior vending or display shall be allowed.
- Flagpoles, if provided, shall be one piece conical tapered.
- No exterior public address or speaker system shall be allowed.
- Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.
- All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest unit by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are still required.)
- All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- No exterior visible ladders shall be allowed.
- All pole-mounted lighting shall be a maximum of 20 feet in height.
- No chain link fencing shall be allowed.
- No turf areas shall be provided.
- No irrigation shall be provided to undisturbed Natural Area Open Space (NAOS) areas.
- Provide the Natural Area Open Space (NAOS) and Limits of Construction (LOC) Protection Program on the Plans:

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

1. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated construction envelope.
2. All NAOS and area outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
   a. A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
   b. ± Three (3) foot tall steel rebar, or City of Scottsdale Inspection Services approved similar, shall be set along the NAOS and LOC, and connected with gold roping by the contractor prior to any clearing or grading.
   c. All cactus subject to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
   d. The staking, roping, and fencing shall be maintained intact by the contractor during the duration of the construction activity.
3. The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance from the City of Scottsdale for all construction work.

MIXED USE COMMERCIAL CENTERS PARKING CALCS

TOTAL BUILDING

USE TYPE	GSF
BAR	1,765.9 sf 444.6 sf (PATIO)
GALLERY	3,145.5 sf
OFFICE	7,241.5 sf
RECORDING STUDIO	1,208.7 sf
RETAIL	376.7 sf
TOTAL GSF	13,284.5 sf + 444.6 sf(PATIO)

PARKING RATIO: 1/300 (BLDG) + 1/200* (PATIO)
PARKING REQUIRED: 44.3 + 12 = 45.5 = 46 SPACES

(*EXCLUDE THE FIRST 200 SF OF PATIO SPACE)

PARKING PROVIDED: 45 OUTDOOR SPOTS + 2 GARAGE SPOTS = 47 SPACES

HANDICAP PARKING SHALL BE 4% OF TOTAL PARKING:
47 * 4% = 1.88

REQUIRED HANDICAP PARKING SPOTS = 2 SPACES

BICYCLE PARKING SPOTS CALCULATIONS:
(1 BICYCLE PARKING SPACE PER EVERY 10 REQUIRED VEHICULAR PARKING SPACES W/ MIN OF 2 SPACES)

REQUIRED BICYCLE PARKING SPOTS:
47 SPACES / 10 = 4.7 BICYCLE PARKING SPOTS = 5 SPACES

BICYCLE PARKING SPOTS PROVIDED = 6 SPACES

Mixed-use commercial center is a development that contains only nonresidential uses, consisting of a minimum of 10,000 square feet of gross floor area and a minimum of five nonresidential uses.

Mixed-use commercial centers parking:
In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.

One (1) space per three hundred (300) square feet of gross floor area.

F.A.R. CALCS

1ST FLOOR PLATE SF: 6,800.7 MEZZ FLOOR PLATE SF: 2,802.3
2ND FLOOR PLATE SF: 6,162.7 ALL FLOOR PLATES SF: 15,796.7

FAR: 15,796.7 / 47,712 SF (LOT) = .33 FAR

OCCUPANT LOADS PER FLOOR

Top Floor Occupants

Business 1/100 gsf	6252.0	62.5 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	751.3	2.5 occupants
Total Top Floor Occupants:		65.0 occupants

Intermediate Floor Occupants

Business 1/100 gsf	1626.2+137.4+1763.6	17.6 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	837.0	2.8 occupants
Total Intermediate Floor Occupants:		17.5 occupants

Ground Floor Occupants

Business 1/100 gsf	733.6+137.4+871.0	8.7 occupants
Exhibit Gallery (Assembly) 1/30 net	2153.3	71.8 occupants
Bar (Assembly Concentrated, chairs only) 1/7 net	101.6	14.5 occupants
Kitchens, Commercial 1/200 gsf	470.2	2.4 occupants
Parking Garages 1/200 gsf	1094.6	5.5 occupants
Locker Rooms 1/50 gsf	120.6+123.3=243.9	4.9 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	349.9+274.6+90.6=715.1	2.4 occupants
Mercantile 1/60 gsf	344.7	5.7 occupants
Total Ground Floor Occupants:		115.9 occupants

OCCUPANT LOADS FOR ENTIRE BUILDING

Total Occupants

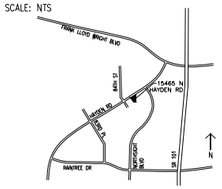
Business 1/100 gsf	8.7+17.6+52.5+78.8	78.8 occupants
Exhibit Gallery (Assembly) 1/30 net		71.8 occupants
Bar (Assembly Concentrated, chairs only) 1/7 net		14.5 occupants
Kitchens, Commercial 1/200 gsf		2.4 occupants
Parking Garages 1/200 gsf		5.5 occupants
Locker Rooms 1/50 gsf		4.9 occupants
Accessory Storage Areas, Mech Rooms 1/300 gsf	2.4+2.8+2.5=7.7	7.7 occupants
Mercantile 1/60 gsf		5.7 occupants
Total Occupants:		191.3 occupants

Office Space vs Non Office Space

Office Space: 7,886.6 sf	Non Office Space: 6,711.7 sf	Total Occupiable Space: 14,598.3 sf

VICINITY MAP

SCALE: NTS

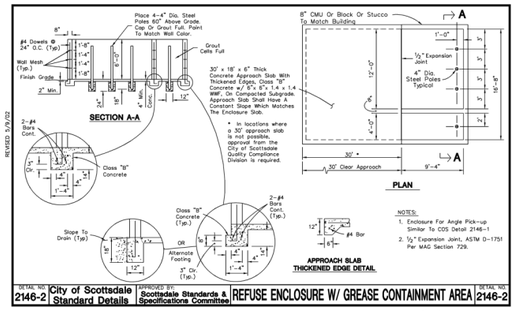


OWNER/ ARCHITECT/ CONTRACTOR:

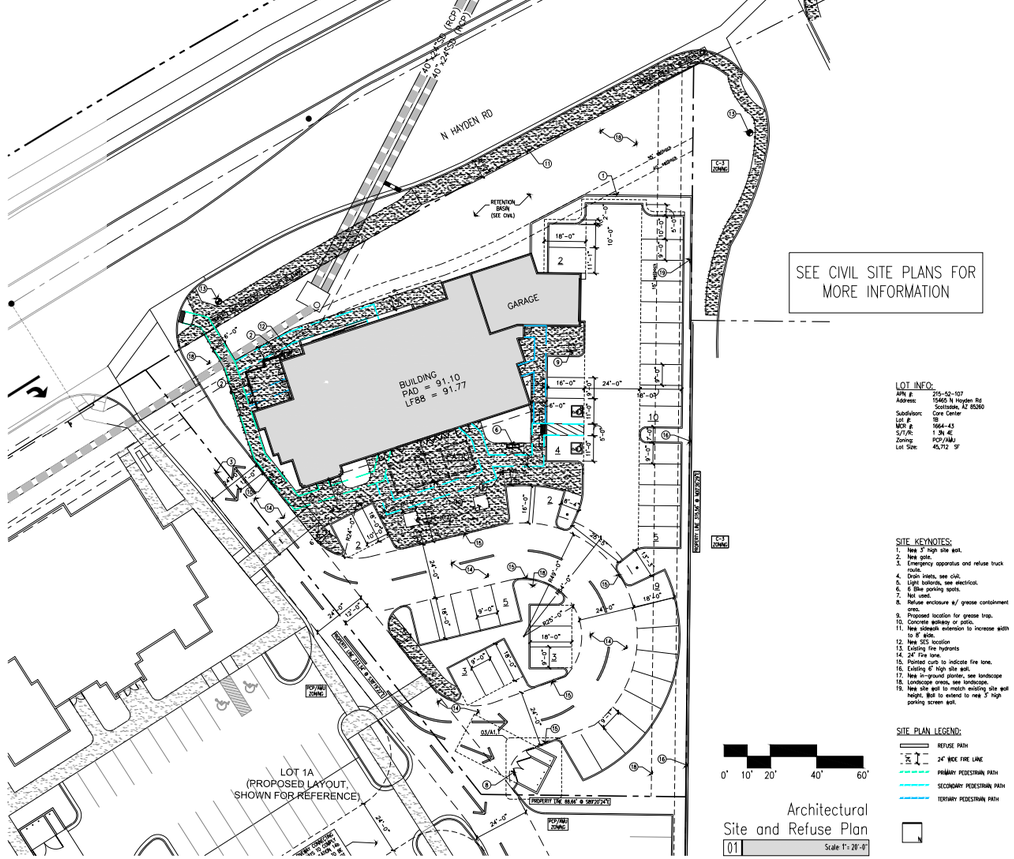
OWNER:
Gold Standard Property LLC
9943 E Bell Rd
Scottsdale, AZ 85260
480-553-7346
Eric Sepanek

ARCHITECT:
Studio KZ, LLC
7127 E 6th Ave
Scottsdale, AZ 85251
480-246-9332
Keith Zollman, NCARB

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com



Refuse Details
03 Scale: NTS



Architectural Site and Refuse Plan
01 Scale: 1" = 20'-0"

LOT INFO:

APN #:	215-52-107
Address:	15465 N Hayden Rd Scottsdale, AZ 85260
Subdivision:	Core Center
Lot #:	1B
MCR #:	1664-43
S/T/R:	1 3N 4E
Zoning:	PCP/MAJ
Lot Size:	45,712 SF

SITE KEYNOTES:
1. New 3' high site wall.
2. New gate.
3. Emergency apparatus and refuse truck access.
4. Drain inlets, see civil.
5. Light bollards, see electrical.
6. 6 Bike parking spots.
7. Not used.
8. Refuse enclosure w/ grease containment area.
9. Proposed location for grease trap.
10. Concrete walkway or patio.
11. New sidewalk extension to increase width to 8' wide.
12. New FDC location
13. Existing fire hydrants
14. 24' Fire lane.
15. Painted curb to indicate fire lane.
16. Existing 6' high site wall.
17. New in-ground planter, see landscape
18. New trash enclosure location
19. New slump stone to match existing site wall height. Wall to extend to new 3' high parking screen wall.

SITE PLAN LEGEND:
- REFUSE PATH
- 24' BIKE FIRE LANE
- PRIMARY PEDESTRIAN PATH
- SECONDARY PEDESTRIAN PATH
- TERTIARY PEDESTRIAN PATH

BIKE RACK DETAILS
02 Scale: NTS

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 KP

DATE APPROVED BY

ATTACHMENT #8

PAGE SIZE: 36x48
PLAN REVIEW:
-
REVISIONS:

Scottsdale Bullion and Coin

15465 N Hayden Rd, Scottsdale, AZ 85260

DRB SUBMITTAL NOT FOR CONSTRUCTION

STUDIO KZ
7127 E Sixth Avenue, Suite A
Scottsdale, AZ 85251
480-246-9332
www.studiokz.com

PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

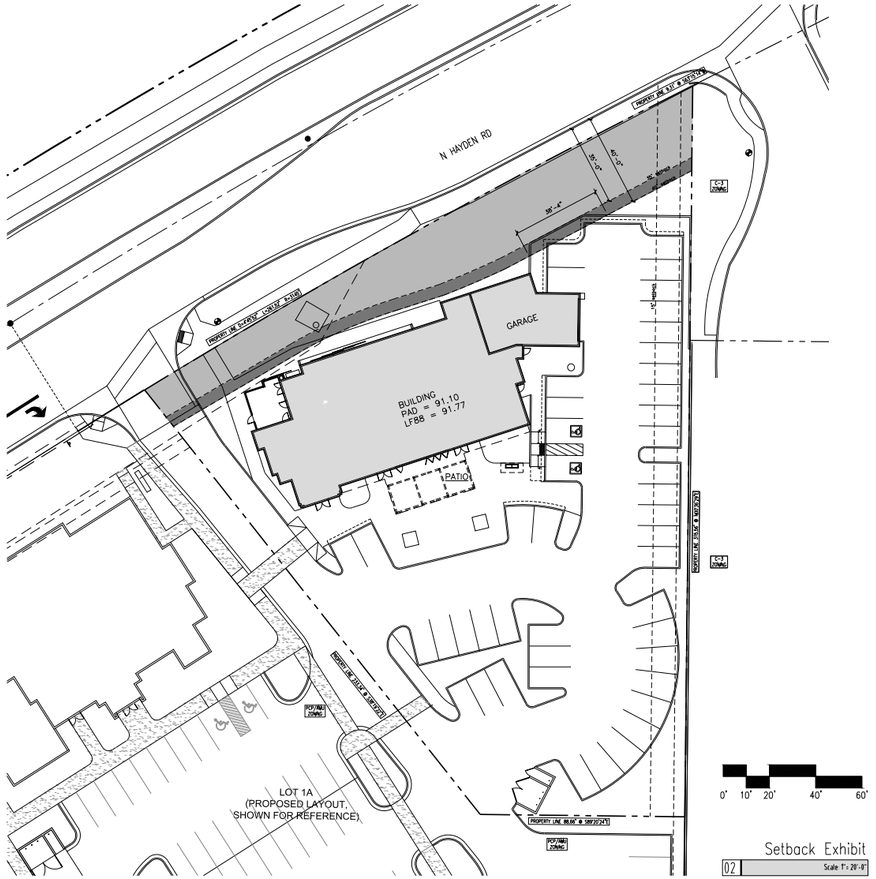
ARCHITECTURAL SITE AND REFUSE PLAN

A1.1
ARCH PAGE X OF X

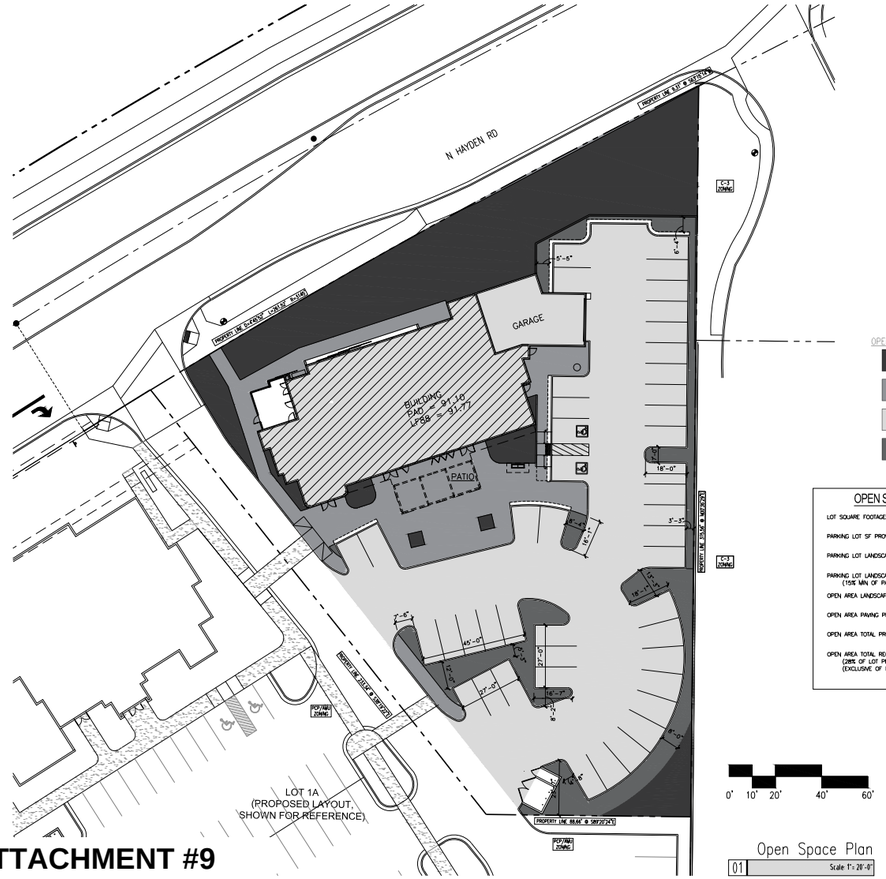
SETBACK EXHIBIT

ENTIRE BUILDING IS BEHIND THE 40' SETBACK. A PORTION OF THE 8' TALL PARKING SCREEN WALL IS IN FRONT OF THE 40' SETBACK BUT BEHIND THE 35' SETBACK. THE LENGTH OF THIS PORTION IS 38'-4". LENGTH OF 35' SETBACK LINE: 253'-10 ½".

38'-4" / 253'-10 ½" = .151 x 100 = 15.1%



Setback Exhibit
02 Scale 1" = 20'-0"



Open Space Plan
01 Scale 1" = 20'-0"

OPEN SPACE LEGEND:
- OPEN AREA LANDSCAPE
- OPEN AREA PAVING
- PARKING LOT
- PARKING LOT LANDSCAPE AREA

OPEN SPACE CALCS

LOT SQUARE FOOTAGE:	45,712.0 SF
PARKING LOT SF PROVIDED:	17,643.5 SF
PARKING LOT LANDSCAPED AREA PROVIDED:	3,317.7 SF
PARKING LOT LANDSCAPE AREA REQUIRED: (15% MIN OF PARKING LOT)	2,646.5 SF (OK)
OPEN AREA LANDSCAPE PROVIDED:	8,356.7 SF
OPEN AREA PAVING PROVIDED:	5,423.0 SF
OPEN AREA TOTAL PROVIDED:	13,779.0 SF
OPEN AREA TOTAL REQUIRED: (25% OF LOT PER STIPULATIONS) (EXCLUSIVE OF PARKING LOT LANDSCAPE)	12,799.4 SF (OK)

APPROVED

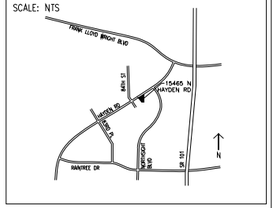
STIPULATION SET
RETAIN FOR RECORDS

10/3/23 — DATE
KP — APPROVED BY

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

VICINITY MAP

SCALE: NTS



OWNER/ ARCHITECT/ CONTRACTOR:

OWNER:
Gold Standard Property LLC
9943 E Bell Rd
Scottsdale, AZ 85260
480-553-7346
Eric Seponek

ARCHITECT:
Studio KZ, LLC
7127 E 6th Ave
Scottsdale, AZ 85251
480-246-9332
Keith Zollman, NCARB

PAGE SIZE: 36x48
PLAN REVIEW:
-
REVISIONS:

Scottsdale Bullion and Coin

15465 N Hayden Rd, Scottsdale, AZ 85260

DRB SUBMITTAL
NOT FOR CONSTRUCTION

PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

OPEN SPACE PLAN, SETBACK EXHIBIT

A1.2
ARCH PAGE X OF X

ATTACHMENT #9

LANDSCAPE PLAN COVER SHEET

EXISTING PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
	Acacia stenophylla	SHOESTRING ACACIA	EXISTING	-	PER PLAN
	Parkinsonia florida	BLUE PALO VERDE	EXISTING	-	PER PLAN
	Prosopis species	MESQUITE SPECIES	EXISTING	-	PER PLAN
	Eucalyptus species	EUCALYPTUS TREE	EXISTING	-	PER PLAN

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
	SIDEWALKS & PATIOS - PER SITE PLAN	8,437 SQ FT	PER PLAN
	DECOMPOSED GRANITE - 1/2" GOLD TO MATCH EXISTING DECOMPOSED GRANITE ALONG N. HAYDEN ROAD	12,535 SQ FT	PER PLAN

PROPOSED PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
	PROPOSED TREES				
	Acacia anseura	MULGA	24" BOX	Ø9	PER PLAN
	Olea europaea 'Swan Hill'	FRUITLESS OLIVE	24" BOX	Ø3	PER PLAN
	Olneya tesota	IRONWOOD	24" BOX	Ø4	PER PLAN
	Prosopis chilensis	CHILEAN MESQUITE	24" BOX	Ø2	PER PLAN
	Quercus virginiana	LIVE OAK	24" BOX	Ø4	PER PLAN
	PROPOSED PLANTS				
AB	Aloe barbadensis	ALOE VERA	5 GAL.	43	PER PLAN
ABr	Aloe brevifolia var. Blue Elf	BLUE ELF	5 GAL.	Ø8	PER PLAN
CP	Caesalpinia pulcherrima	RED BIRD OF PARADISE	5 GAL.	12	PER PLAN
CA	Cassia artemisoides	FEATHERY CASSIA	5 GAL.	19	PER PLAN
HP	Hesperaloe parviflora	RED YUCCA	5 GAL	40	PER PLAN
LT	Larrea tridentata	CRESOTE BUSH	5 GAL	14	PER PLAN
LLr	Leucophyllum langmaniae	LANGMAN'S SAGE 'Rio Bravo'	5 GAL	27	PER PLAN
LSm	Lophocereus schottii f. monstrosus	TOTEM POLE	15 GAL.	Ø2	PER PLAN
NOp	Nerium oleander 'Petite Pink'	DWARF OLEANDER	5 GAL	12	PER PLAN
Oe	Olea europaea 'Montra'	LITTLE OLLIE DWARF OLIVE	5 GAL	76	PER PLAN
PA	Portulacaria afra	ELEPHANT'S FOOD	5 GAL.	62	PER PLAN

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QUANITY	COMMENTS
M	NEW 1" WATER METER	Ø1	PER PLAN
	PRESSURE BACKFLOW PREVENTION ASSEMBLY - 1" FEBCO	Ø1	PER PLAN
	MAINLINE ISOLATE BALL VALVE - 1" INLINE BRONZE	Ø1	PER PLAN
	1" DRIP VALVE ASSEMBLY - HUNTER PC2-101	Ø6	PER PLAN
E	FLUSH CAP W/ 10" ROUND VALVE BOX	19	PER PLAN
	PVC LATERAL WITH BOWSMITH MULTI-OUTLET EMITTERS FOR TREES - ML220	30	PER PLAN
	PVC LATERAL WITH BOWSMITH MULTI-OUTLET EMITTER FOR SHRUBS - ML220	66	PER PLAN
C	IRRIGATION CONTROLLER - IRRITROL RAIN DIAL R SERIES 6 STATION BASE MODEL - RD-600-EXT INSTALL PER MANUFACTURER'S SPECIFICATIONS.	Ø1	PER PLAN
	1" SCH. 40 PVC MAINLINE LOCATED WITHIN PLANTING AREAS CONTRACTOR TO VERIFY FLOW RATE NEEDED PER PIPE SCHEDULE	780 LN FT	PER PLAN
	PVC TREE LATERAL : CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315)	1,020 LN FT	PER PLAN
	PVC SHRUB LATERAL : CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315)	1,110 LN FT	PER PLAN
	SLEEVING @ 12" DEPTH : SCHEDULE 40 PVC 4" PIPE	260 LN FT	PER PLAN

NOTE: IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM SOURCE PRESSURE OF 65-70 AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT HEAD PRESSURE CAN BE ACHIEVED. IF NOT, NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

STATION NUMBER → A-1 → T → SHRUB, TREE, LAWN
ELECTRIC CONTROL VALVE SIZE → 1" → 35 → GAL. PER MIN.

USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.

POINT OF CONNECTION- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.

STATION LAYOUT

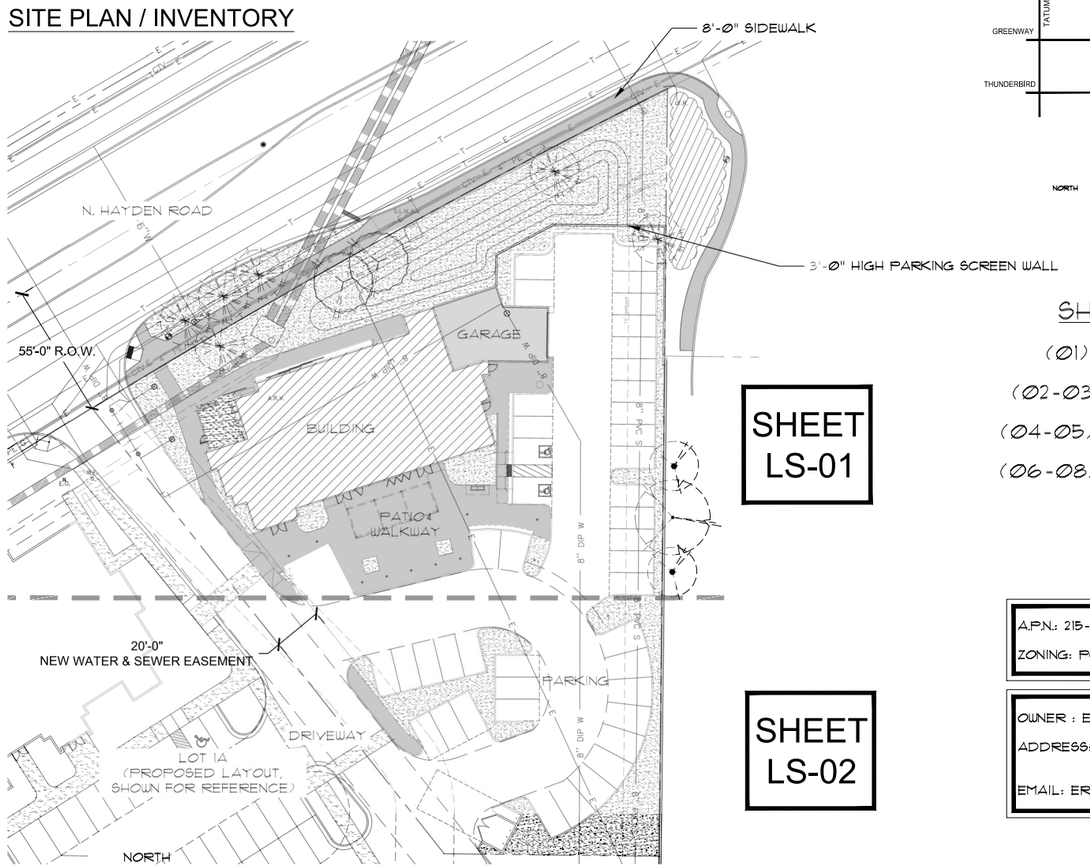
(A) STREET ZONE: (1) TREES (2) PLANTS

(B) BUILDING ZONE: (1) TREES (2) PLANTS

(C) PARKING ZONE: (1) TREES (2) PLANTS

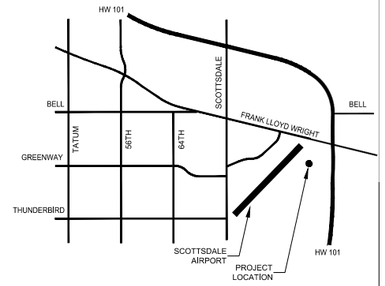
NOTES:
- FIELD VERIFY BACKFLOW & MAINLINE POINT OF CONNECTION.
- LOCATIONS OF LINES & OTHER COMPONENTS SHOWN CONCEPTUALLY.
- MATERIAL QUANTITY SHOWN FOR REFERENCE & CONTINENCE. ALL MATERIALS NEED TO BE FIELD VERIFIED BY THE CONTRACTOR.
- IRRIGATION IS LAID OUT ON PLAN CONCEPTUALLY CONTRACTOR TO VERIFY BEST PLACEMENT FOR COMPONENTS.

SITE PLAN / INVENTORY



0' 15' 30' 60'

Scale: 1" = 30'-0"



NORTH VICINITY MAP N.T.S.

SHEET INDEX

SHEET LS-01

SHEET LS-02

A.P.N.: 215-52-107

ZONING: PCP/AMU

OWNER : ERIC SEPANEK
ADDRESS: 9943 E. BELL RD. PHOENIX, AZ 85260
EMAIL: ERIC@SBCGOLD.COM

SLEEVING SIZE SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1", 1-1/4", 1-1/2"	3"		

NOTES:
-ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
-INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
-ALL LINES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.
-SLEEVES SHALL EXTEND AT LEAST 12" BEYOND PAVEMENT EDGE.

PIPE SCHEDULE

PIPE SIZE	FLOW (GMP)	PIPE SIZE	FLOW (GPM)
1/2"	Ø - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16 - 25	3-1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

NOTES:
-EQUAL TO OR GREATER THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM CLASS 200 RING TIGHT.
-LESS THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM SCHEDULE 40 PVC.
-LATERAL PIPE GREATER THAN 1/2" SHALL BE A MINIMUM CLASS 200.
-1/2" LATERAL PIPE SHALL BE CLASS 315.

EMITTER SIZING SCHEDULE

PLANT SIZE	FLOW PER PLANT	PLANT SIZE	FLOW PER PLANT
1 GALLON	1 GPH	48" BOX 3" CAL.	12 GPH
5 GALLON	1 GPH	54"-72" BOX 4" CAL.	16 GPH
15 GALLON	4 GPH	PALM	.5 GPH
24" BOX 1" CAL.	6 GPH	TREES IN TURF	.75 GPH
36" BOX 2" CAL.	8 GPH	OCOTILLO	1 GPH

NOTES:
-PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI PORT EMITTER.
-DO NOT PROVIDE IRRIGATION WITHIN 18" OF CACTI.

WIRE SLEEVE SCHEDULE

SLEEVE SIZE	# 12 GAUGE WIRES	SLEEVE SIZE	# 14 GAUGE WIR
2"	20	2"	25
2-1/2"	33	2-1/2"	40
3"	50	3"	56

NOTES:
-ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
-INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
-ALL WIRES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.

ATTACHMENT #10

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811 BLUE STAKE, INC.
Call 811 or click Arizona811.com

APPROVED
STIPULATION SET
RETAIN FOR RECORDS
10/3/23 KP
DATE APPROVED BY

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
OFFICE 602.374.4214
MATT@MTHDESIGNGROUP.COM

RECORDED LANDSCAPE ARCHITECT PROFESSIONAL 51989 MATTHEW HORNE 08/09/2023 ARIZONA U.S.A.

EXPIRES: 12.31.2023

BULLION AND COIN
15301 N HAYDEN RD
SCOTTSDALE, AZ 85260

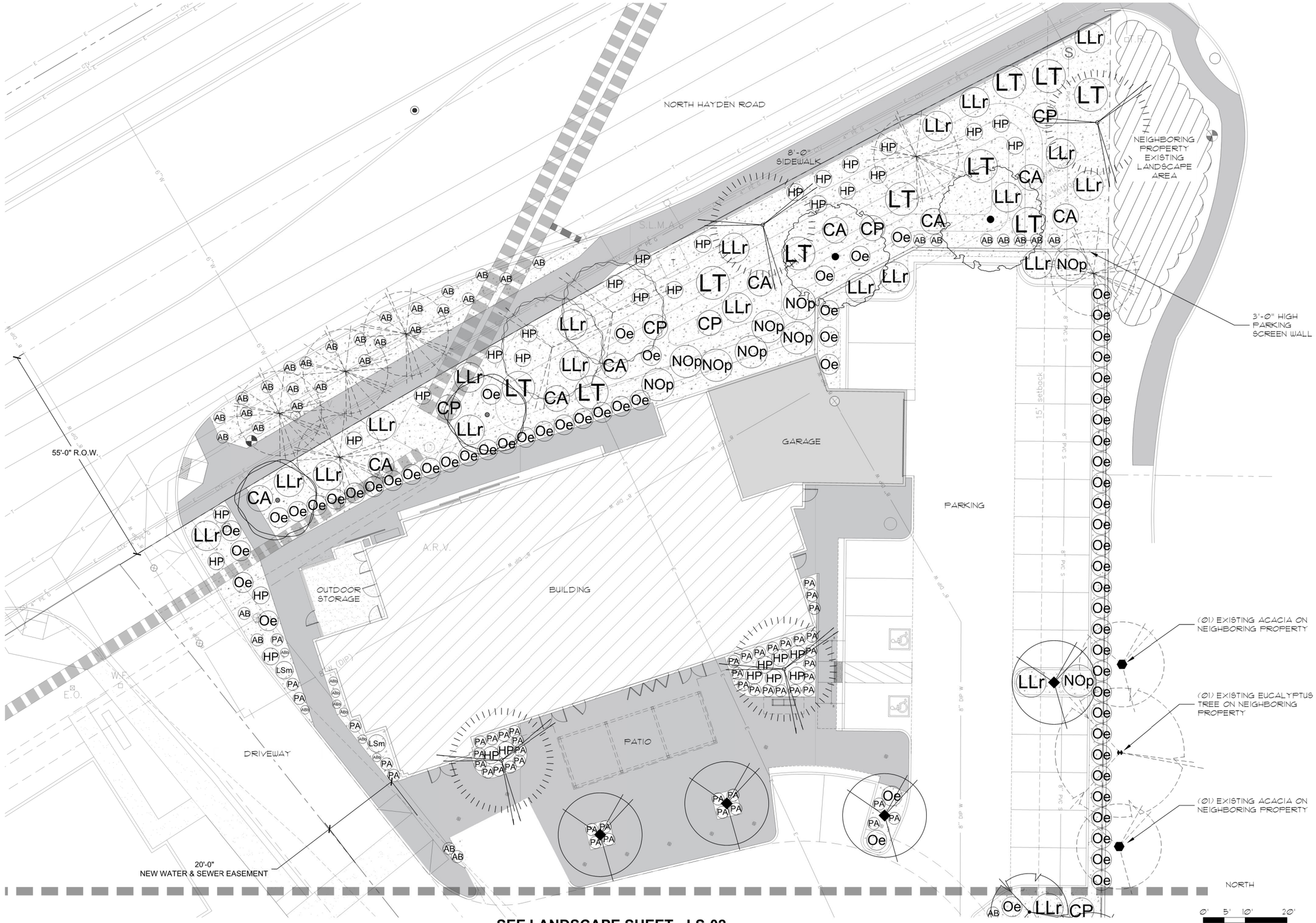
MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16727-0 - LA #51889 - AZROC #293820

Project
Gold Standard Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
Ø1	PRELIMINARY	12.16.2022
Ø2	FULL SUBMITTAL	Ø1.23.2023
Ø3	CITY SUBMITTAL	Ø6.06.2023
Ø4	RESUBMITTAL	Ø8.Ø9.2023

LANDSCAPE COVER
Ø1 of Ø8

PLANTING PLAN



SEE LANDSCAPE SHEET - LS-02

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
OFFICE 602.374.4014
MATT@MTHDESIGNGROUP.COM

EXPIRES: 12.31.2023

BULLION AND COIN
15301 N HAYDEN RD
SCOTTSDALE, AZ 85260

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16727-0 - LA #51889 - AZROC #293826

Project
Gold Standard Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
LS-01
02 of 08

PLANTING PLAN

NORTH

0' 5' 10' 20'

Scale: 1" = 10'-0"

MTH DESIGN GROUP
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MATT@MTHDESIGNGROUP.COM

REGISTERED LANDSCAPE ARCHITECT
MATTHEW HORNE
EXPIRES: 12.31.2023

BULLION AND COIN
15301 N HAYDEN RD
SCOTTSDALE, AZ 85260

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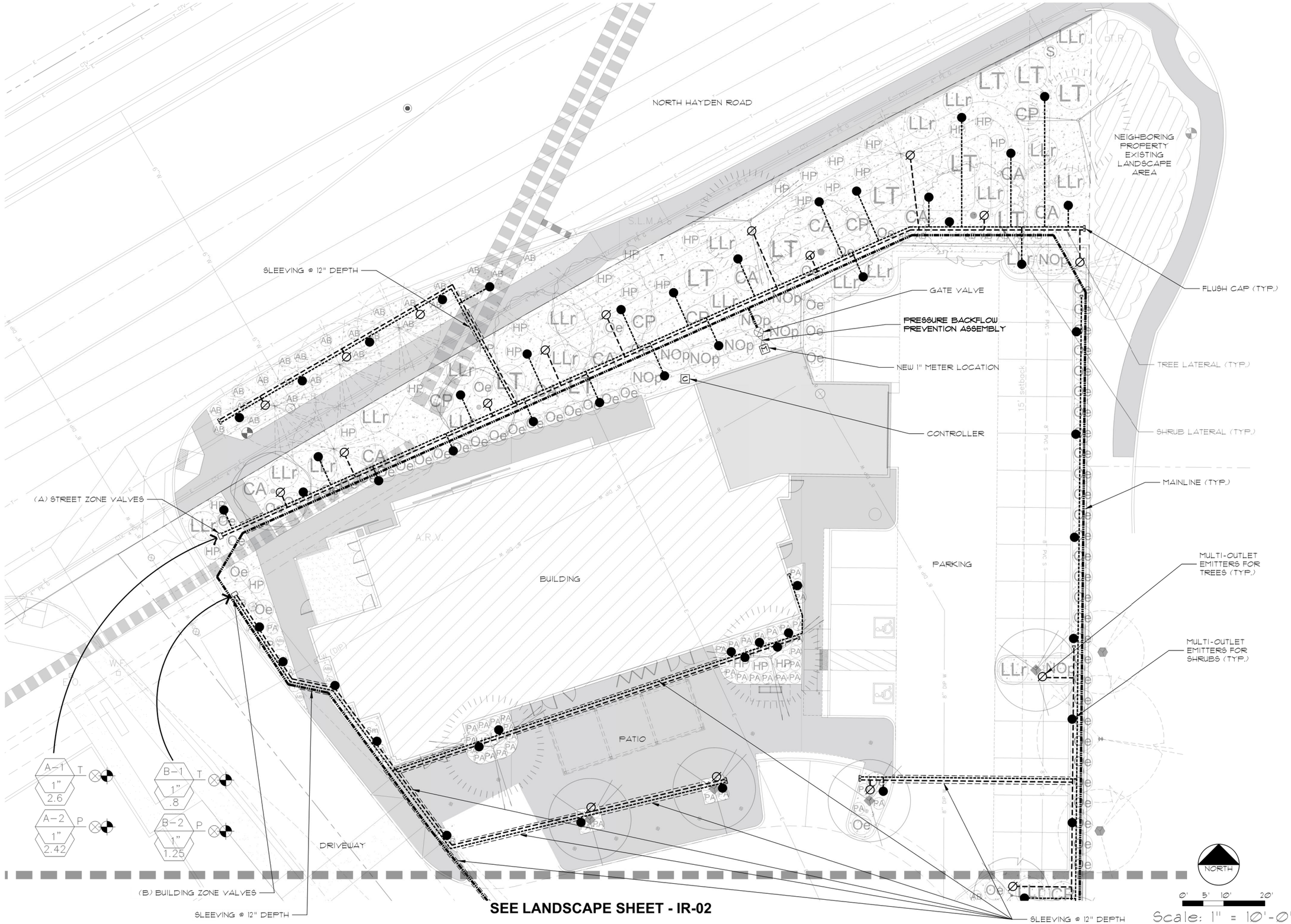
WWW.MTHDESIGNGROUP.COM
FIRM #16127-0 - LA #51889 - AZROC #293820

Project
Gold Standard
Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
LS-02

IRRIGATION PLAN



SEE LANDSCAPE SHEET - IR-02

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
OFFICE 602.374.4014
MATT@MTHDESIGNGROUP.COM

BULLION AND COIN
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SCOTTSDALE, AZ 85260

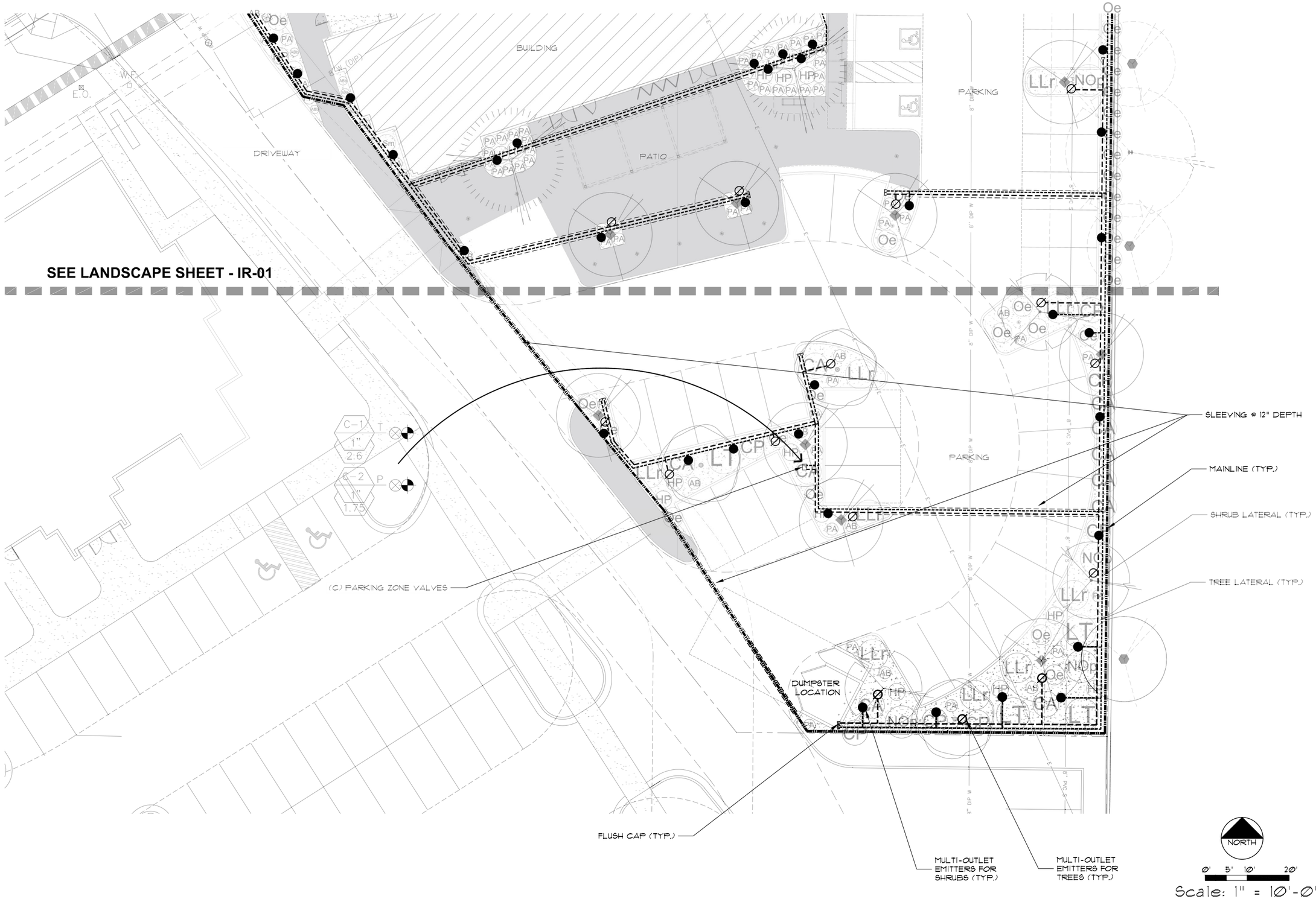
MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16727-0 - LA #51889 - AZROC #293820

Project
Gold Standard Property
Title
Landscape Set
Date
01.23.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
IR-01
04 of 08

IRRIGATION PLAN



MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
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REGISTERED LANDSCAPE ARCHITECT
STATE
MATTHEW
HORNE
ARIZONA U.S.A.
EXPIRES: 12.31.2023

BULLION AND COIN
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MTH DESIGN GROUP
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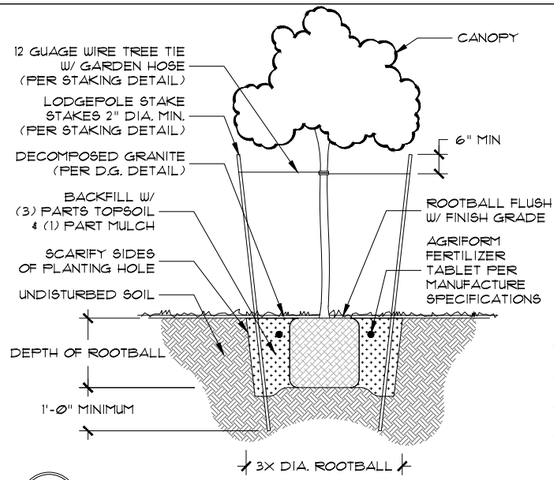
WWW.MTHDESIGNGROUP.COM
FIRM #16127-0 - LA #51889 - AZROC #293820

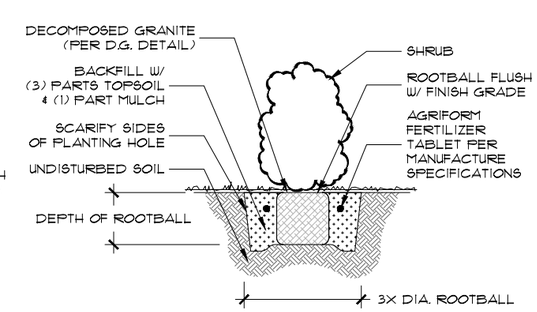
Project
Gold Standard Property
Title
Landscape Set
Date
01.23.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
IR-02
05 of 08



Ø1 TREE PLANTING DETAIL
SCALE: N.T.S.



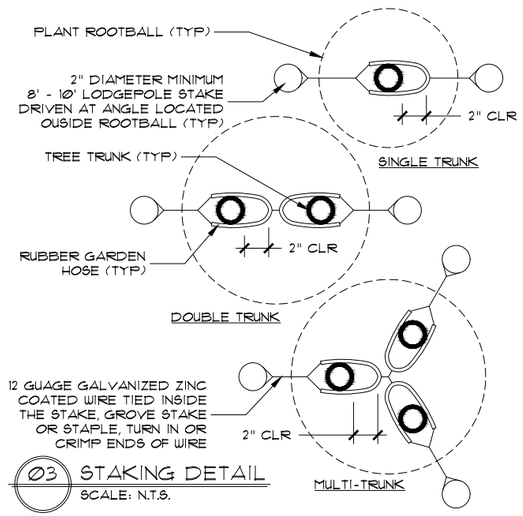
PLANTING NOTES:

-POSITION PLANTS FOR 'BEST SIDE' VIEW.

-ORIENT SUN-BURN SUSCEPTIBLE SPECIES AT ORIGNIAL ORIENTATION.

-PLACE TOP OF THE ROOTBALL AT THE SOIL GRADE.

Ø2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



Ø3 STAKING DETAIL
SCALE: N.T.S.

NOTES:

-PLACE ALL IRRIGATION WITHIN PROJECT PROPERTY.

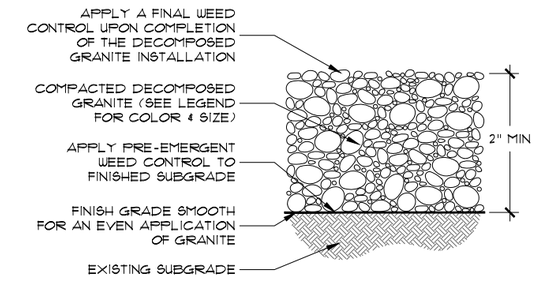
-INSTALL WIRING PER LOCAL CODE.

-SNAKE PLASTIC PIPING IN TRENCHES.

-COMPACT TRENCH THOROUGHLY TO PREVENT SETTLING.

-TIE A 20" LOOP IN ALL WIRING AT DIRECTION CHANGES GREATER THAN 30°, UNTIE AFTER CONNCETIONS HAVE BEEN MADE.

-14 GAUGE PURPLE TRACER WIRE PLACED ON ALL MAINLINES & LATERALS LINES 2 1/2" AND LARGER, TIE TO PIPE EVERY 10'



NOTES:

-PROVIDE GRANITE SAMPLE TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

Ø4 DECOMPOSED GRANITE DETAIL
SCALE: N.T.S.

SLEEVING SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1", 1-1/4", 1-1/2"	3"		

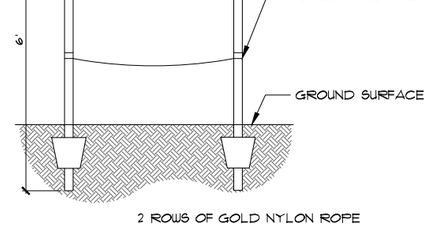
NOTES:
-ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
-INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
-ALL LINES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.
-SLEEVES SHALL EXTEND AT LEAST 12" BEYOND PAVEMENT EDGE.

PIPE SCHEDULE

PIPE SIZE	FLOW (GMP)	PIPE SIZE	FLOW (GPM)
1/2"	Ø - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16 - 25	3-1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

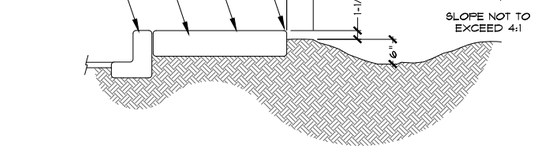
NOTES:
-EQUAL TO OR GREATER THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM CLASS 200 RING TIGHT.
-LESS THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM SCHEDULE 40 PVC.
-LATERAL PIPE GREATER THAN 1/2" SHALL BE A MINIMUM CLASS 200.
-1/2" LATERAL PIPE SHALL BE CLASS 315.

Ø8 SLEEVE & PIPE SCHEDULE
SCALE: N.T.S.



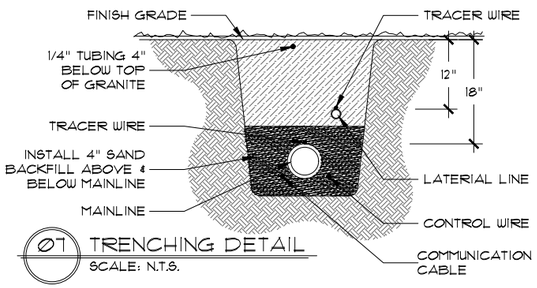
2 ROWS OF GOLD NYLON ROPE

Ø5 CONSTRUCTION FENCE DETAIL
SCALE: N.T.S.

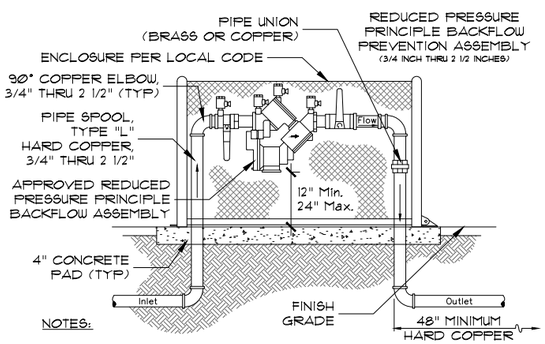


NOTES:
1. FINISH GRADE TO BE 3" BELOW TOP OF WALK BEFORE INSTALLATION OF DECOMPOSED GRANITE (2 1/2" FOR SOD OR SEED).
2. FINE GRADE TO CREATE RETENTION SWALE. SWALE TO BE APPROVED PRIOR TO PLANTING AND/OR PLACING TURF OR D.G.

Ø6 SWALE @ BACK OF WALK
SCALE: N.T.S.



Ø7 TRENCHING DETAIL
SCALE: N.T.S.



NOTES:

-BACKFLOW ASSEMBLY MUST PASS TEST.
-COPPER FITTINGS SHALL BE CONNECTED W/ LEAD FREE SOLDER JOINTS.
-FINISHED GRADE UNDERNEATH THE BACKFLOW PREVENTER SHALL BE AT 95% COMPACTION.
-ALL NIPPLES TO BE COPPER OR BRASS.
-INLET / OUTLET PIPING MUST BE TYPE "K" HARD COPPER.
-CALL FOR INSPECTION PRIOR TO BACKFILLING TRENCH.

Ø12 BACKFLOW PREVENTOR
SCALE: N.T.S.

EMITTER SIZING SCHEDULE

PLANT SIZE	FLOW PER PLANT	PLANT SIZE	FLOW PER PLANT
1 GALLON	1 GPH	48" BOX	12 GPH
5 GALLON	1 GPH	54"-72" BOX	16 GPH
15 GALLON	4 GPH	PALM	.5 GPH
24" BOX	6 GPH	TREES IN TURF	.75 GPH
36" BOX	8 GPH		

NOTES:

-PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI PORT EMITTER.
-DO NOT PROVIDE IRRIGATION TO CACTUS.

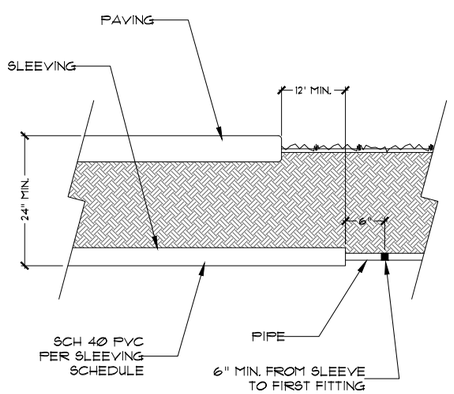
WIRE SLEEVE SCHEDULE

SLEEVE SIZE	# 12 GAUGE WIRES	SLEEVE SIZE	# 14 GAUGE WIRES
2"	20	2"	25
2-1/2"	33	2-1/2"	40
3"	50	3"	56

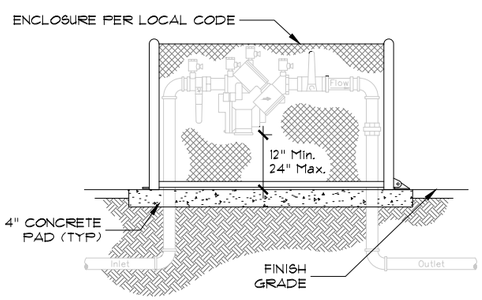
NOTES:

-ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
-INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
-ALL WIRES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.

Ø9 EMITTER & WIRING SCHEDULE
SCALE: N.T.S.



10 SLEEVE PIPE DETAIL
SCALE: N.T.S.



11 BACKFLOW PREVENTOR CAGE
SCALE: N.T.S.

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EXPIRES: 12.31.2023

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FIRM #16127-0 - LA #51889 - AZROC #293820

Project
Gold Standard
Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
Ø1	PRELIMINARY	12.16.2022
Ø2	FULL SUBMITTAL	Ø1.23.2023
Ø3	CITY SUBMITTAL	Ø6.06.2023
Ø4	RESUBMITTAL	Ø8.1Ø.2023

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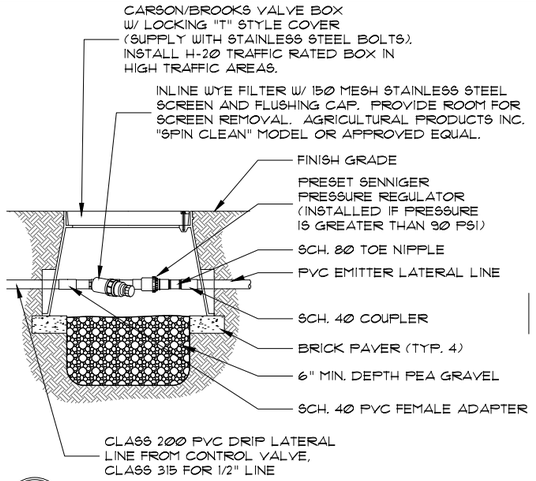
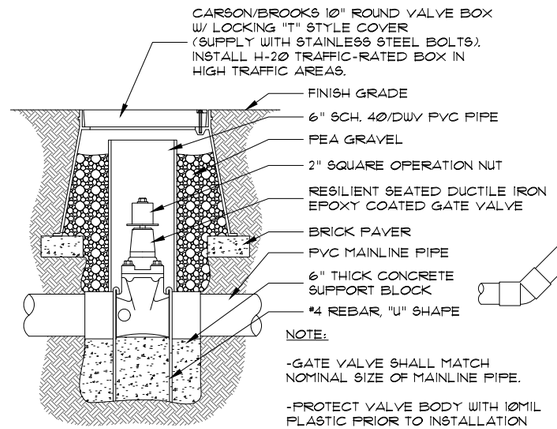


13 DRIP FILTER & PRESSURE REGULATOR
SCALE: N.T.S.

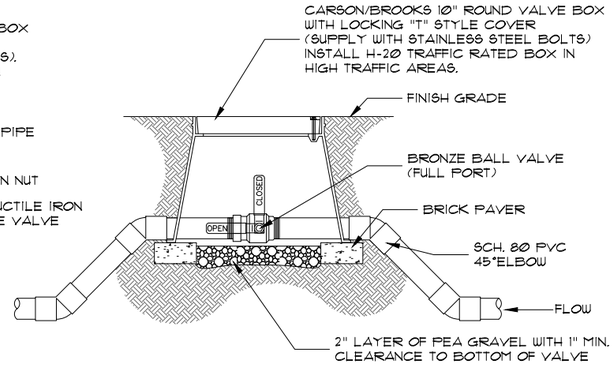


NOTE:

-GATE VALVE SHALL MATCH NOMINAL SIZE OF MAINLINE PIPE.

-PROTECT VALVE BODY WITH 10MIL PLASTIC PRIOR TO INSTALLATION OF REBAR & SUPPORT BLOCK.

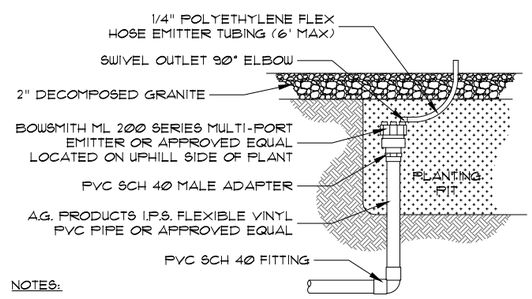
14 +2" MAINLINE ISOLATION GATE VALVE
SCALE: N.T.S.



NOTE:

-BALL VALVE SHALL MATCH NOMINAL SIZE OF MAINLINE PIPE.

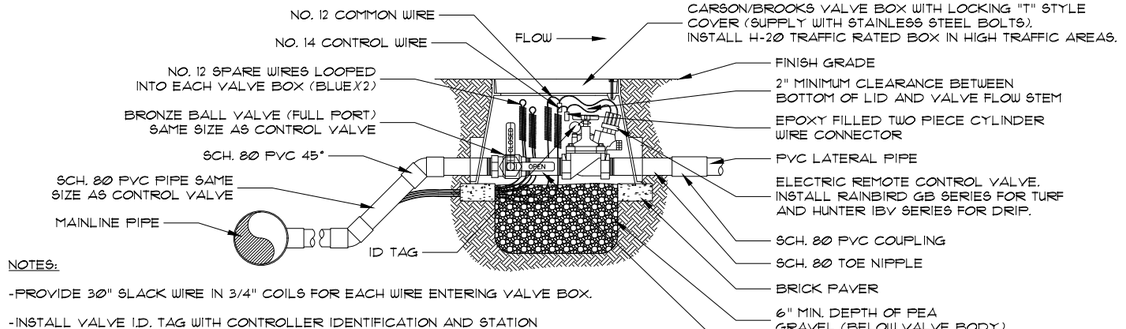
15 -1.5" MAINLINE ISOLATION BALL VALVE
SCALE: N.T.S.



NOTES:

-PIPE CEMENT & PRIMER SHALL BE USED FOR FLEXIBLE & RIDGID PIPE CONNECTIONS.
-POLYETHLENE EMITTER TUBING EMISSION POINTS SHALL BE EQUALLY SPACED & LOCATED TO DIRECT WATER FLOW TO THE PERIMETER OF THE DRIP LINE.
-NUMBER OF OPENINGS AND EMITTER TUBES REQUIRED IS BASED ON PLANT SIZE.
-MAXIMUM EMITTER TUBING LENGTH TO BE 6'.
-NO EMITTER LATERALS OR PIPING SHALL BE INSTALLED THROUGH OR BENEATH PLANT PITS. MINIMUM DISTANCE BETWEEN PLANT PIT PERMITER & PIPING SHALL BE 12".

16 MULTI-OUTLET EMITTER
SCALE: N.T.S.



NOTES:

-PROVIDE 30" SLACK WIRE IN 3/4" COILS FOR EACH WIRE ENTERING VALVE BOX.

-INSTALL VALVE I.D. TAG WITH CONTROLLER IDENTIFICATION AND STATION NUMBER WHICH CORRESPONDES TO THE PLANS.

-MAINTAIN 2" MIN.-4" MAX. DISTANCE BETWEEN TOP OF CONTROL VALVE AND BOTTOM OF BOX LID.

-INSTALL D.C. LATCHING SOLENOIDS W/ D.C. CONTROLLERS.

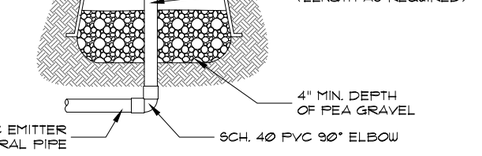
-FOR BRASS CONTROL VALVES, INSTALL 3" BRASS TBE NIPPLE BETWEEN BALL VALVE AND CONTROL VALVE.

-ONE VALVE PER MAINLINE TAP.

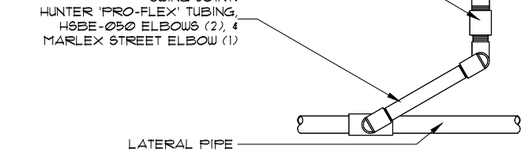
17 REMOTE CONTROL VALVE
SCALE: N.T.S.

3" AND SMALLER=SCH. 40 WITH SCH. 80 PVC SERVICE TEE

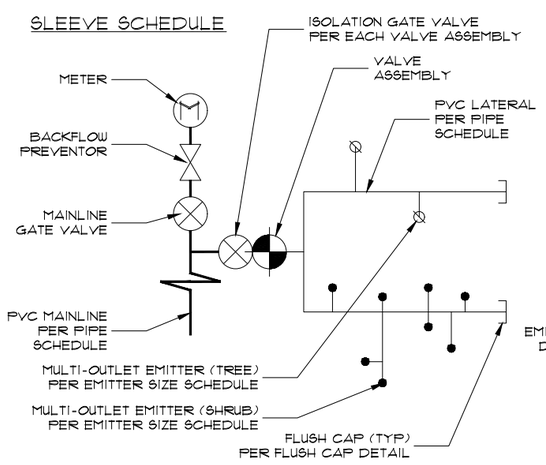
4" AND LARGER=C-900 CL200 DR14 WITH DUCTILE IRON SERVICE TEE



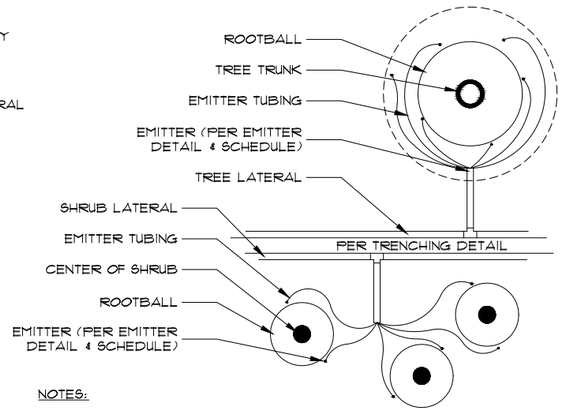
18 FLUSH CAP DETAIL
SCALE: N.T.S.



HUNTER MP 1000
19 MP ROTATOR SPRINKLER
SCALE: N.T.S.



20 PIPE LAYOUT DETAIL
SCALE: N.T.S.

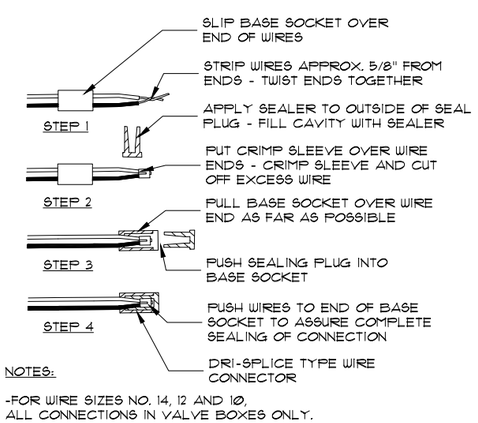


NOTES:

-EMITTERS TO BE PLACED ON THE UPHILL SIDE OF SLOP.

-INTERIOR EMITTERS TO BE PLACED A MAXIMUM OF 2" FROM ROOTBALL.

21 EMITTER LAYOUT DETAIL
SCALE: N.T.S.



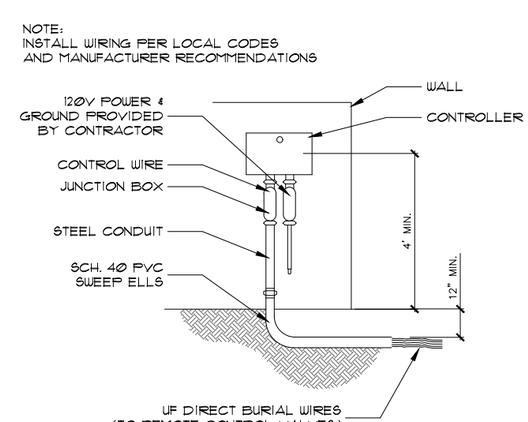
NOTES:

-FOR WIRE SIZES NO. 14, 12 AND 10, ALL CONNECTIONS IN VALVE BOXES ONLY.

-INSTALL SPEARS DS-100 DRI-SPLICE CONNECTORS WITH DS-300 SEALANT.

22 TYPICAL WIRE CONNECTION
SCALE: N.T.S.

NOTE:
INSTALL WIRING PER LOCAL CODES
AND MANUFACTURER RECOMMENDATIONS



23 WALL MOUNT CONTROLLER
SCALE: N.T.S.

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Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
DETAILS
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GENERAL NOTES
(NOT CITY APPROVED)

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE.

2. NOTHING WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS CREATES ANY CONTRACTUAL RELATIONSHIP BETWEEN THE CONSULTANT AND THE CONTRACTOR.

3. THE OWNER OR THEIR REPRESENTATIVES ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY, OR ANY OTHER PROGRAMS UTILIZED IN CONJUNCTION WITH THE WORK.

4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.

5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.

6. CONTRACTOR SHALL LOCATE ALL SURVEY MARKS, BENCH MARKS, AND PROPERTY LINES SO THE EXACT LINES OF CONSTRUCTION LIMITS AND GRADES CAN BE DETERMINED.

7. CONTRACTOR SHALL VERIFY ALL SETBACKS, RIGHT-OF-WAYS, EASEMENTS, VISIBILITY LINES, AND ETC. IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER.

8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREE LOCATIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

9. THE CONTRACTOR SHALL VERIFY AND ACCEPT EXISTING GRADES PRIOR TO THE START OF WORK.

10. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY STEPS TO PROTECT AGAINST DAMAGE TO EXISTING IMPROVEMENTS.

11. CONTRACTOR SHALL PROTECT ANY EXISTING TREES AND SHRUBS UNLESS THEY ARE DESIGNATED FOR REMOVAL. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE, PARK, OR BE STORED WITHIN THE DRIP LINES OF ANY EXISTING VEGETATION. ANY IMPACTS, DAMAGE, OR DEATH OF EXISTING VEGETATION WILL REQUIRE REPLACEMENT IN LIKE SIZE AND TYPE TO THE SATISFACTION OF THE OWNER.

12. FINE GRADING TO TAKE PLACE ON ALL AREAS DISTURBED DURING CONSTRUCTION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALICHE AND HARD ROCK REMOVAL AT NO ADDITIONAL COST TO THE OWNER.

14. ALL MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.

15. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS, AND ANY OTHER PRODUCT INFORMATION ON ANY ITEMS INSTALLED.

16. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.

17. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER. OWNER APPROVAL ON CHANGES MUST BE MADE PRIOR TO THE START OF WORK.

18. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY OWNER OF ANY CONFLICTS.

19. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES. CONTACT BLUE STAKE AT 602-263-1100 ATLEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION. POTENTIAL CONFLICTS WITH EXISTING AND FUTURE UNDERGROUND SERVICES SHALL BE IDENTIFIED. NOTIFY THE OWNER SHOULD CONFLICT ARISE.

20. DECOMPOSED GRANITE (DG) SHALL EXTEND UNDER SHRUBS AND BE RACKED UNIFORMLY ON THE SITE AT A DEPTH OF 2" UNLESS OTHERWISE NOTED ON THE PLANS.

21. ANY GRADING OR RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, PAVED AREAS, AND WALK WAYS WITH ALL GRADING AND LANDSCAPING OPERATIONS.

22. CONTRACTOR TO CONTACT THE OWNER PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.

23. ALL BOULDERS TO BE SURFACE SELECTED. ANY EXPOSED SURFACE MARKINGS THAT MAY HAVE OCCURRED DURING TRANSPORTATION OR CONSTRUCTION TO BE REJECTED.

24. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.

25. ALL PLANT MATERIAL AND CONSTRUCTED FEATURES MUST BE INSTALLED PER CITY REQUIREMENTS.

26. PLANT MATERIAL CHANGES MAY BE MADE AS NEW VARIETIES BECOME AVAILABLE OR AS CHANGES IN NEED OCCUR. CHANGES ARE TO BE WITHIN THE THEME OF THE PROJECT. ALL CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.

27. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST.

28. CONTRACTOR SHALL CLEAN ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE PRIOR TO ENDING EACH DAY.

LANDSCAPE NOTES
(NOT CITY APPROVED)

1. PRIOR TO LANDSCAPE CONSTRUCTION CONTRACTOR TO PERFORM SOILS TEST TO DETERMINE IF ANY NUTRIENT DEFICIENCIES EXIST. ANY EXISTING DEFICIENCIES SHALL BE AMEND ACCORDINGLY.

2. NOTIFY OWNER IF ANY SOIL CONDITIONS WHICH WOULD PREVENT PROPER DRAINAGE.

3. ANY DISCREPANCIES OR CLARIFICATIONS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

4. ALL PLANT MATERIAL SHALL MEET THE STANDARDS SET OUT BY THE ARIZONA NURSERY ASSOCIATION (ANA) AND THE AMERICAN LANDSCAPE CONTRACTORS ASSOCIATION (ALCA).

5. PLANT MATERIAL SHALL HAVE CORRECT NURSERY LABELS, BE FREE OF ANY NUTRITION DEFICIENCIES, INSECT INFESTATION, AND NOT BE ROOTBOUND.

6. THE OWNER HAS THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE AND ALL PLANT MATERIAL SHALL BE INSPECTED BEFORE INSTALLATION.

7. PLANT MATERIAL TO BE LOCATED AWAY FROM SITE OBSTACLES AND INSTALLED SUCH THAT NO HARM WILL OCCUR TO ADJACENT IMPROVEMENTS.

8. VERIFY ALL PLANT AND MATERIAL QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE PROVIDED SOLELY FOR CONVENIENCE AND QUANTITIES ON PLAN SHALL HAVE PRIORITY.

9. PLANT LANDSCAPE MATERIAL PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR WITH THE BEST RELATIONSHIP TO ADJACENT LANDSCAPE OR VIEWS. ALWAYS PLANT SUN SENSITIVE SPECIES, SUCH AS CACTI, IN THE SAME SOLOR ORIENTATION THEY WERE GROWING AT.

10. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.

11. CONTRACTOR SHALL PROVIDE A 90 DAY MINIMUM WARRANTY ON ALL PLANT MATERIAL.

12. PLANT MATERIAL ON PLAN IS SHOWN AT A MATURED SIZE HOWEVER PLANT CHARACTERISTICS CHANGE GREATLY DO TO ENVIRONMENT.

13. CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND TO MAINTAIN POSITIVE DRAINAGE.

14. CONTRACTOR IS RESPONSIBLE FOR ALL FINISHED GRADES AND SHOULD COORDINATE ALL ROUGH GRADING AND FINE GRADING EFFORTS.

15. CONTRACTOR SHALL MEET ALL EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AND FINISH GRADES SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED.

16. ALL EARTHWORK SUCH AS MOUNDS, SWALES, AND LANDFORMS SHALL BE GRADED SMOOTHLY, FLOWING W/ ROUNDED SURFACES TO PROVIDE POSITIVE DRAINAGE AND VISUAL CONTINUITY.

17. ALL PLANT MATERIAL TO BE STAKED OR STAGED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

18. PLANTING SHALL NOT OCCUR PRIOR TO THE LANDSCAPE ARCHITECTS OR OWNERS APPROVAL OF FINAL ROUGH GRADING.

IRRIGATION NOTES
(NOT CITY APPROVED)

1. ALL IRRIGATION LINES AND EQUIPMENT ON PLAN ARE SCHEMATIC IN NATURE AND ARE SHOWN ON THE PLAN FOR CLARITY. THE SCHEMATIC MAY BE SHOWN ON ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES NOT IN THE ACTUAL LOCATION. ALL IRRIGATION EQUIPMENT TO BE LOCATED WITHIN LANDSCAPE AREAS AND THE SITE PROPERTY BOUNDARIES.

2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN THERE ARE OBVIOUS REASONS IDENTIFIED IN THE FIELD TO REQUIRE MODIFICATIONS THAT MAY NOT HAVE BEEN CONSIDERED DURING ENGINEERING. OWNER MUST BE NOTIFIED OF ANY CHANGES.

3. THE CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE POINT OF CONNECTION AND VERIFY NECESSARY REQUIREMENTS TO MEET THE IRRIGATION SYSTEM NEEDS. OWNER MUST BE INFORMED OF ANY PROBLEMS.

4. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURING SPECIFICATIONS UNLESS SPECIFICALLY DETAILED DIFFERENTLY.

5. THE OWNER MAY INSPECT ANY MATERIALS AND WORKMANSHIP AT ANY TIME TO VERIFY COMPLIANCE WITH MANUFACTURING SPECIFICATIONS AND MATERIAL QUALITY. OWNER RETAINS THE RIGHT TO REJECT ANY MATERIALS OR METHODS.

6. A BACKFLOW PREVENTION UNIT SHALL BE INSTALLED BETWEEN THE POINT OF CONNECTION AND TO LOCAL CODE. THE OWNER SHALL AUTHORIZE THE FINAL LOCATION AND THE BACKFLOW PREVENTOR SHALL BE SCREENED FROM VIEW.

7. THE CONTRACTOR SHALL PROVIDE SPECIFIED ELECTRICAL SERVICES TO ALL CONTROLLER LOCATIONS MEETING MANUFACTURER'S SPECIFICATIONS AND LOCAL CODE.

8. 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, 14 GAUGE, SINGLE STRAND PLASTIC INSULATED, COPPER WIRE. THE COMMON WIRE SHOULD BE WHITE AND THE CONTROL WIRE SHOULD BE RED. TAPE AND BUNDLE THE WIRE EVERY 10' AND LAY BESIDE THE MAINLINE. ANY SPLICES FOR VALVE BOXES SHALL BE MADE USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTION. PROVIDE 18" OF SLACK AT EACH ELBOW IN THE MAIN LINE AND AT EACH VALVE. PULL AN ADDITIONAL YELLOW WIRE TO THE MOST DISTANT VALVE FOR POTENTIAL FUTURE NEEDS.

9. A MINIMUM OF 2" OF PEA GRAVEL SHALL BE PLACED INSIDE ALL IRRIGATION BOXES ATLEAST 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE AND CAN BE ACCESSED AND SERVICE EASILY.

10. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED IN A SEPARATE BOX ADJACENT TO THE VALVE BOX OR TOGETHER IN A JUMBO VALVE BOX.

11. FLUSH CAPS TO BE PROVIDED WITHIN A 10" ROUND ECONOMY BOX FOR ALL LINES OF THE IRRIGATION SYSTEM.

12. THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED AND IN ORDER TO PREVENT LOW IRRIGATION HEAD DRAINAGE.

13. ALL PIPE SHOULD BE BEDDED ON ALL SIDES WITH FOUR INCHES OF CRUSHED AGGREGATE. USE SAND AS NECESSARY. BACKFILL ALL TRENCHING IN MULTIPLE COMPACTED LIFTS TO PREVENT SETTLING. ANY SETTLING OF GREATER THEN 1" SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTORS EXPENSE.

14. IRRIGATION LINES ON SLOPES OR IN BASINS SHALL RUN PARALLEL WITH GRADES AND SHOULD MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.

15. MULTI-OUTLET EMITTERS SHALL SERVICE ALL PLANT MATERIAL.

16. PLANT MATERIAL REQUIRING MORE THAN ONE EMITTER SHALL HAVE THEM EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING WELL. EMITTER LOCATIONS AT ROOTBALLS SHALL BE PLACED ON THE UPHILL SIDE MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.

17. CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVING.

18. ALL IRRIGATION AND ELECTRICAL SLEEVING TO BE SCHEDULE 40 PVC AND SHOULD EXTEND 12" BEYOND ANY STRUCTURES. PROVIDE ATLEAST 6" FROM THE END OF SLEEVE TO THE FIRST FITTING ON THE IRRIGATION LINE. ALL SLEEVES TO BE A MINIMUM 24" BELOW GRADE AND INSTALLED PRIOR TO ANY INSTILLATION OF ANY SITE FEATURES.

19. NOTIFY THE OWNER 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF INSPECTION FOR:

MAINLINE: INSTALLATION, DEPTH, VALVES, WIRE, LINE PRESSURE TEST.

EMITTER LATERALS: INSTALLATION, DEPTH, VALVES, EMITTERS, OUTLET TUBING, LINE PRESSURE TEST.

CONTROLLER: INSTALLATION, FUNCTIONING

20. PRIOR TO OWNERS APPROVAL THE FOLLOWING IRRIGATION 'TUNE UP' MUST BE PERFORMED.

CONTRACTOR TO PROVIDE THE OWNER WITH A REPRODUCIBLE SET OF 'AS BUILT' DRAWINGS SHOWING THE ACTUAL INSTALLED LAYOUT WITH ALL SLEEVING, PIPELINES, AND EQUIPMENT LOCATIONS.

ALL DRIP SYSTEMS MUST BE FLUSHED STARTING AT THE Y STRAINER AND WORKING AWAY FROM THE PRESSURE REGULATOR.

SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE MAXIMUM COVERAGE FOR TURF AREAS. AVOID OVER SPRAY ON ALL STREETS, CURBS, SIDEWALKS, WALLS, AND STRUCTURES.

ALL IRRIGATION HEADS SHOULD BE ADJUSTED TO PROPER HEIGHTS.

IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PASTIC WATERPROOF BAG AND ATTACHED TO THE INSIDE OF THE CONTROLLER.

21. LOCATE ALL VALVE BOXES IN PLANTING AREAS SO THAT THE ARE SCREENED FROM PRIMARY VIEWS. DO NOT PLACE ANY VALVE BOXES WITHIN TURF AREAS.

MAINTENANCE NOTES
(NOT CITY APPROVED)

1. SELECTIVE PRUNING AND NOT SHEERING (UNLESS NOTED FOR HEDGES, TOPIARY, OR IN CASES OF RESTORATIVE PRUNING) SHOULD BE USED IN MAINTAINING THE PLANT MATERIAL IN ORDER TO PREVENT LOSE OF FLOWERS, FROM FORMING AN UNNATURAL SHELLING OF OUTER FOLIAGE, FROM FORMING A HOLLOW INSIDE, AND FROM REDUCING THE PLANTS VIGOR AND NATURAL RESPONSES TO ITS ENVIRONMENT.

2. THE PLANTING DESIGN WAS LAID OUT WITH MATURE PLANT SIZES IN MIND ALLOWING ROOM FOR GROWTH. WHILE SELECTIVE PRUNING IS RECOMMENDED (AND REQUIRED ON MANY SPECIES) AS WELL AS HAVING GENERAL GARDENING & SITE MAINTENANCE PRACTICES IMPLEMENTED, THE PLANT MATERIAL SHOULD BE GIVEN THE ABILITY TO MATURE PROPERLY WITHOUT EXCESSIVE PRUNING.

3. ALL TRIMMING, PRUNING, AND SHEERING TECHNIQUES SHOULD BE APPROVED BY THE OWNER AND ALL WORK MUST BE PERFORMED BY HAND PRUNERS UNLESS AUTHORIZED.

4. EACH PLANT HAS UNIQUE NEEDS AND MAINTENANCE METHODS FOR PROPER PLANT HEALTH. THESE METHODS VARY AND INCLUDE BUT ARE NOT LIMITED TOO, RESTORATIVE PRUNING, APPLICATION OF FERTILIZER OR OTHER MISSING SOIL DEFICIENCIES, FOLLOWING APPROPRIATE TIME OF YEAR MAINTENANCE SCHEDULES, SHEERING, PRUNING, REMOVAL OF DEAD MATERIALS, AND OTHER PLANT SPECIFIC NEEDS.

LANDSCAPE ARCHITECT GENERAL NOTES

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REGISTERED LANDSCAPE ARCHITECT
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MATTHEW HORNE
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15301 N HAYDEN RD
SCOTTSDALE, AZ 85260

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16127-0 - LA #51889 - AZROC #293820

Project
Gold Standard
Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023

LANDSCAPE
NOTE
08 of 08

15465 N HAYDEN ROAD - SOUTHEAST ELEVATION

Southeast Elevation
(Parking Lot Elevation)
02 Scale: 1/4" = 1'-0"

APPROVED

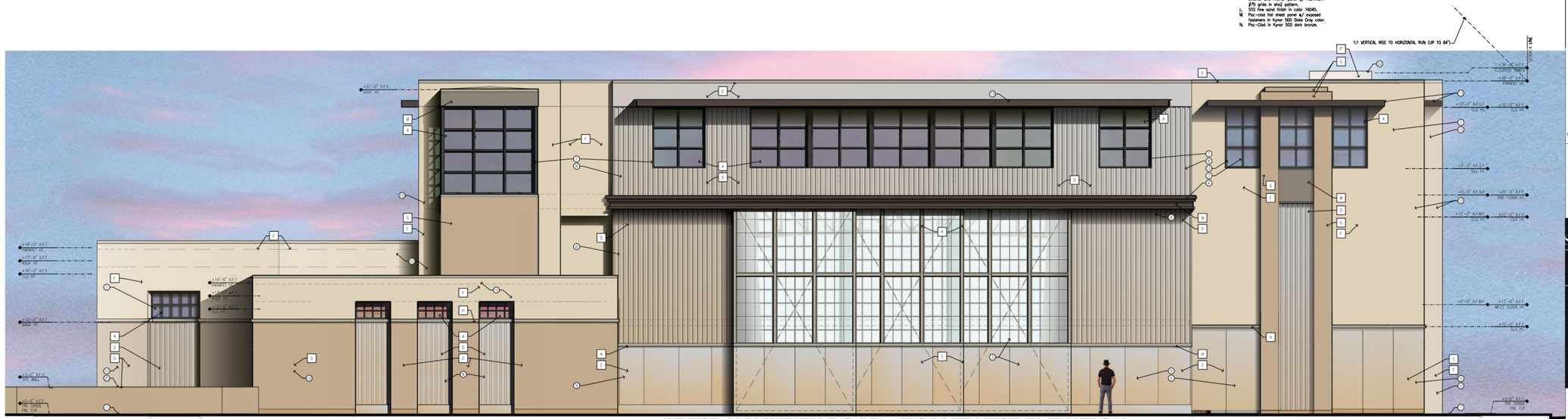
STIPULATION SET
RETAIN FOR RECORDS

10/3/23 KP

DATE APPROVED BY

MATERIALS:
A. Standard Dark Bronze Arcadia storefront windows and doors with Viracon Architectural glass in Solarban 60 (2) Solargray + clear.
B. Flurapon Lilly Gold Arcadia storefront windows and doors with Viracon Architectural glass in Solarban 60 (2) Solargray + clear.
C. Milled aluminum panel.
D. Poc-Clad M-36 panel w/ exposed fasteners in Kynar 500 cityscape color.
E. Poc-Clad flat sheet panel w/ exposed fasteners in Kynar 500 cityscape.
F. 570 fine sand finish in color 16041.
G. 570 fine sand finish in color 16066.
H. Metal trim band in Kynar 500 cityscape color.
I. Poc-clad snap-on standing seam roof panel in Kynar 500 Cityscape color.
J. Clopay commercial garage door, Model 3200 painted to match 570 color 16066.
K. Kelsaid FRP face sheet in white for exterior and interior panel w/ Aluminum #75 grips in vinyl pattern.
L. 570 fine sand finish in color 16045.
M. Poc-clad flat sheet panel w/ exposed fasteners in Kynar 500 Slate Gray color.
N. Poc-Clad in Kynar 500 dark bronze.

ELEVATION KEYNOTES:
1. Finish grade.
2. Exterior door, see schedule.
3. Kalsaid panel in steel frame sliding door, see schedule.
4. Head track.
5. Gate or sliding panel, see schedule.
6. Garage door, see schedule.
7. Storefront window, see schedule.
8. Steel metal panel siding system w/ exposed fasteners, see material list for color.
9. Milled aluminum panel w/ exposed fasteners, see material list.
10. Synthetic stucco system, see material list.
11. SES panel behind sliding panel.
12. Decorative vent, not functional.
13. 2" window opening/sunshade.
14. Steel vent, functional.
15. Light fixture, see electrical plans.
16. Steel column, see structural.
17. South entrance canopy.
18. Operable louver canopy above patio.
19. Patio heater.
20. "Blind" window w/ interior access panel/hatch.
21. Gutter.
22. Elevator shaft toker, height at 39' (re: Section 7.1120A)
23. Decorative brass disk (not signage).
24. Decorative ceramic accent tile.
25. 3' high parking screen wall.



15465 N HAYDEN ROAD - NORHTWEST ELEVATION

Northwest Elevation
(Street Elevation)
01 Scale: 1/4" = 1'-0"

ATTACHMENT #12 (Proposed Elevations)

PAGE SIZE: 36x48
PLAN REVIEW:
-
REVISIONS:

Scottsdale Bullion and Coin
15465 N Hayden Rd., Scottsdale, AZ 85260

DRB SUBMITTAL
NOT FOR CONSTRUCTION

STUDIO KZ
7127 E Sixth Avenue, Suite A
Scottsdale, AZ 85251
480-246-9332
www.studiokz.com

PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

COLORED ELEVATIONS

A3.3
ARCH PAGE X OF X

15465 N HAYDEN ROAD - SOUTHWEST ELEVATION

Southwest Elevation
02 Scale: 1/4"=1'-0"

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 KP

DATE APPROVED BY

15465 N HAYDEN ROAD - NORTH EAST ELEVATION

(Proposed Elevations)

Northeast Elevation
(Home Depot Elevation)
01 Scale: 1/4"=1'-0"

MATERIALS:

A. Standard Dark Bronze Arcadia storefront windows and doors with Vitro Architectural glass in Solarban 60 (2) Solargray + clear.
B. Flurapon Lilly Gold Arcadia storefront windows and doors with Vitro Architectural glass in Solarban 60 (2) Solargray + clear.
C. Milled aluminum panel.
D. Pac-Clad M-36 panel w/ exposed fasteners in Kynar 500 cityscape color.
E. Pac-Clad flat sheet panel w/ exposed fasteners in Kynar 500 cityscape.
F. STO fine sand finish in color 16041.
G. STO fine sand finish in color 16068.
H. Metal trim band in Kynar 500 cityscape color.
I. Pac-clad snap-on standing seam roof panel in Kynar 500 Cityscape color.
J. Clopay commercial garage door. Model 3200 painted to match STO color 16066.
K. Kalwall FRP face sheet in grille for exterior and interior panel w/ Aluminum #75 grids in shoji pattern.
L. STO fine sand finish in color 16045.
M. Pac-clad flat sheet panel w/ exposed fasteners in Kynar 500 Slate Gray color.
N. Pac-Clad in Kynar 500 dark bronze.

ELEVATION KEYNOTES:

1. Finish grade.
2. Exterior door, see schedule.
3. Kalwall panel in steel frame sliding door, see schedule.
4. Head track.
5. Gate or sliding panel, see schedule.
6. Garage door, see schedule.
7. Storefront window, see schedule.
8. Steel metal panel siding system w/ exposed fasteners, see material list for color.
9. Milled aluminum panel w/ exposed fasteners, see material list.
10. Synthetic stucco system, see material list.
11. SES panel behind sliding panel.
12. Decorative vent, not functional.
13. 2' window awning/sunshade.
14. Steel vent, functional.
15. Light fixture, see electrical plans.
16. Steel column, see structural.
17. South entrance canopy.
18. Operable louver canopy above patio.
19. Patio heater.
20. "Blind" window w/ interior access panel/hatch.
21. Gutter.
22. Elevator shaft tower, height at 39' (re: Section 7.1028)
23. Decorative brass disk (not signage).
24. Decorative ceramic accent tile.
25. 3' high parking screen wall.

PAGE SIZE: 36x48
PLAN REVIEW:
-
REVISIONS:

Scottsdale Bullion and Coin
15465 N Hayden Rd, Scottsdale, AZ 85260

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NOT FOR CONSTRUCTION

PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

COLORED ELEVATIONS

A3.4
ARCH PAGE X OF X

Perspective Looking South

02 Scale: NTS

Perspective Looking North

01 Scale: NTS

PAGE SIZE: 36x48

PLAN REVIEW:

-

REVISIONS:

Scottsdale Bullion and Coin

15465 N Hayden Rd, Scottsdale, AZ 85260

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STUDIO KZ
7127 E Sixth Avenue, Suite A
Scottsdale, AZ 85251
480-246-8022
www.studiokz.com

PROJECT: 21A07

DATE: 08/08/2023

DRAWN BY: SKZ

PERSPECTIVES

A3.5

ARCH PAGE X OF X

ATTACHMENT #14 (Proposed Perspectives)

(Proposed Perspectives)

Perspective View from Apartments to South

01 Scale: NTS

PAGE SIZE: 36x48

PLAN REVIEW:
-

REVISIONS:

Scottsdale Bullion and Coin

15465 N Hayden Rd, Scottsdale, AZ 85260

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PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

PERSPECTIVES

A3.6

ARCH PAGE X OF X

SCOTTSDALE BULLION AND COIN

627-PA-2022

1-DR-2023

COLORED STREET ELEVATION RENDERING

SCOTTSDALE BULLION AND COIN

GLASS SAMPLE

Brand: Vitro Architectural Glass
Name: Solarban 60(2) Solargray + Clear

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RETAIN FOR RECORDS

10/3/23 KP
DATE APPROVED BY

METAL WINDOW FRAME COLOR 1

Brand: Arcadia
Name: Standard Dark Bronze AB-7

LRV 29

METAL WINDOW FRAME COLOR 2

Brand: Arcadia
Name: Fluropon Classic II Lilly Gold (Extrusion) 399C7888
(Mica-based pignentation,
50% specular gloss at 60°)

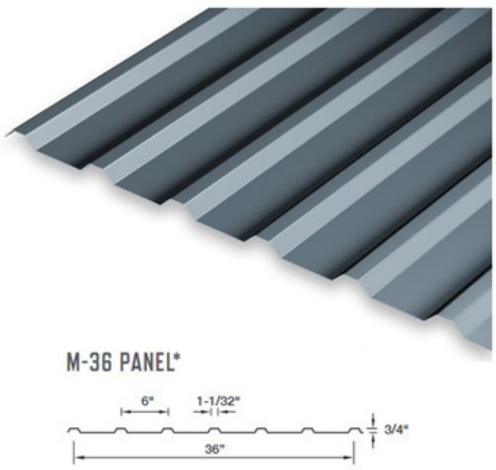
LRV 55

SCOTTSDALE BULLION AND COIN

STEEL PANEL w/ PROFILE

Brand: Pac-Clad
Name: M-36 Steel Panel w/ Exposed Fasteners in Kynar 500 Cityscape (Color not shown: example color shown next to Steel Panel w/out Profile)

LRV 49



APPROVED

STIPULATION SET
RETAIN FOR RECORDS

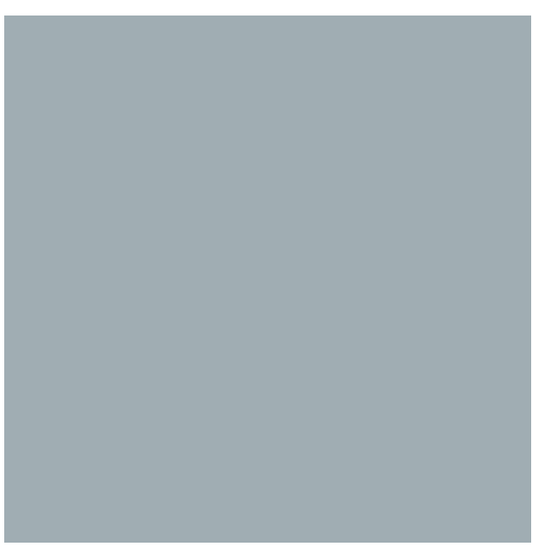
10/3/23 KP

DATE APPROVED BY

STEEL PANEL w/OUT PROFILE 1

Brand: Pac-Clad
Name: Flat Sheet w/ Exposed Fasteners in Kynar 500 Cityscape

LRV 49



STEEL PANEL w/OUT PROFILE 2

Brand: Pac-Clad
Name: Flat Sheet w/ Exposed Fasteners in Kynar 500 Slate Gray

LRV 38

SCOTTSDALE BULLION AND COIN

STUCCO TEXTURE

Brand: STO
Name: Fine Sand Finish (no color shown)
Typical for Stucco 1, 2, & 3

APPROVED

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10/3/23 KP
DATE APPROVED BY

STUCCO COLOR 1

Brand: STO
Name: 16041

LRV 40

STUCCO COLOR 2

Brand: STO
Name: 16066

LRV 24

SCOTTSDALE BULLION AND COIN

STUCCO COLOR 3

Brand: STO
Name: 16045

LRV 30

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 KP
DATE APPROVED BY

METAL TRIM BAND COLOR

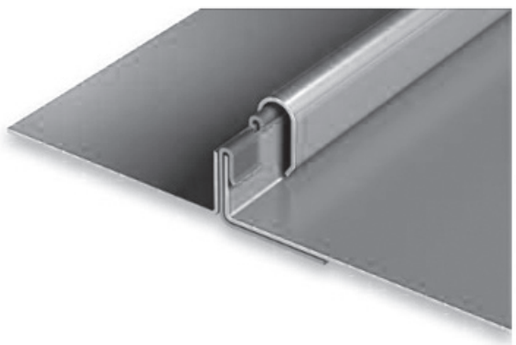
Brand: Pac-Clad
Name: Kynar 500 Cityscape

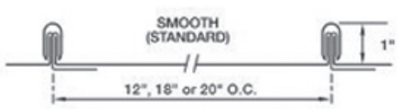
LRV 37

METAL ROOF

Brand: Pac-Clad
Name: Snap-on Standing Seam Panel in Kynar 500 Cityscape (Color not shown: example color shown next to Steel Panel w/out Profile)

LRV 49





SCOTTSDALE BULLION AND COIN

KALWALL

Brand:
Name: FRP Face Sheet in White for Exterior and Interior Panel
Translucent to admit daylight (diffused) into interior

APPROVED

STIPULATION SET
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10/3/23 KP

DATE APPROVED BY

KALWALL ALUMINIUM FRAME

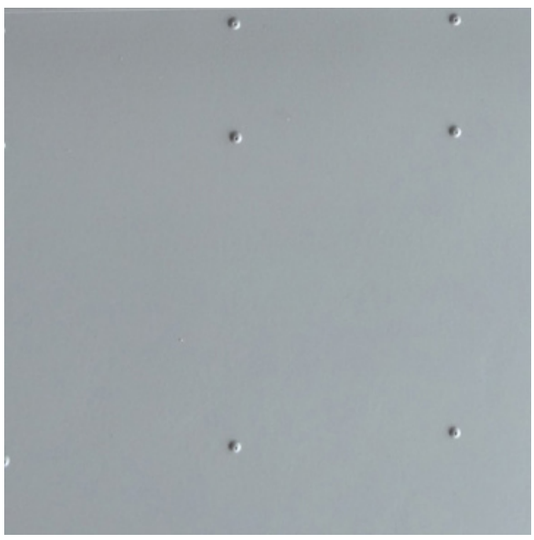
Brand: Kalwall
Name: Aluminum #75 in Shoji pattern

LRV 51

ALUMINIUM PANEL

Brand: N/A
Name: Mill-Finish Aluminum Panel

LRV 51



SCOTTSDALE BULLION AND COIN

GARAGE DOOR COLOR

Brand: Clopay
Name: Commercial - Model 3200
Polystyrene insulated flush steel doors with no windows. Paint to match Stucco Color 2

LRV 24

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 KP

DATE APPROVED BY

AWNING, ENTRTANCE CANOPY, AND PATIO COLORS

Brand: Pac-Clad
Name: Kynar 500 Dark Bronze

LRV 29

NOTES:
1. ALL LIGHTS MOUNTED 9' OR HIGHER MUST BE DIRECTED DOWNWARD, FULL CUT-FFF, AND SHIELDED.
2. ALL EXTERIOR LIGHTING IS MOUNTED 20' OR LESS.

Schedule

Symbol	Label	Finish	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Lumens	LLF	Input Power	COLOR TEMP	MOUNTING HEIGHT
	S1	BRONZE	1	COOPER LIGHTING SOLUTIONS • MCGRAW-EDISON (FORMERLY EATON)	GAL1A-SA2C-730-I-GL3-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 75 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	32	333	0.9	108	3000K	20'-0" POLE
	S2	BRONZE	1	COOPER LIGHTING SOLUTIONS • MCGRAW-EDISON (FORMERLY EATON)	GAL1A-SA2C-730-I-VSWQ	GALLEON AREA AND ROADWAY LUMINAIRE (2) 75 CRI, 3000K, 1050mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	32	421	0.9	108	3000K	20'-0" POLE
	S3	BRONZE	10	COOPER LIGHTING SOLUTIONS • MCGRAW-EDISON (FORMERLY EATON)	RMTR-A1-<30>-<75>-XX-BK	BOLLARD BENCH ROUND BASE, 1000LM, TYPE V SYMMETRICAL, BLACK FINISH	20	52	0.9	9.4	3000K	3'-0" BOLLARD
	S4	DARK BRONZE	15	MULE LIGHTING, INC	EUE1036-T	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE.	1	494	0.9	10.7	3000K	15'-0" WALL
	S5	BRASS	4	VINTAGE HARDWARE	BB4855	DECORATIVE	2	500	0.9	1	2700K	7'-0" WALL
	S7	-	22	COOPER LIGHTING SOLUTIONS • HALO COMMERCIAL (FORMERLY EATON)	HCR15D010-HMW8525830640MOW	HALO COMMERCIAL 6" ROUND, NEW CONSTRUCTION FRAME, WITH 6" MEDIUM DISTRIBUTION, WHITE TRIM	1	1472	0.9	14	3000K	10'-0" UNDER SOFFIT

TYPE S5 FIXTURE OK PER TABLE 760.2.A.2 FIRST ROW FO FIXTURES < 1600 LUMES & < 9' HEIGHT

Symbol

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max	Min/Max	Min/Avg	Max/Avg	UG	CV	% Passing
PROPERTY LINE	+	0.1 fc	1.2 fc	0.0 fc	N/A	N/A	0.1 : 1	0.00	0.00	11.00	<1.0	1.84	100
Calc Zone #1	+	7.4 fc	21.4 fc	0.0 fc	N/A	N/A	0.3 : 1	0.00	0.00	15.29	<1.0	2.01	100

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 — DATE
KP — APPROVED BY

ATTACHMENT #16

Borum ENGINEERING
10235 South 51st Street, Suite 150
Phoenix, Arizona 85044
P: 602.470.8702
www.borumeng.com
Project #: STU022001

PAGE SIZE: 36x48
PLAN REVIEW:
—
REVISIONS:

Scottsdale Bullion and Coin
15465 N Hayden Rd, Scottsdale, AZ 85260

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT: 21A07
DATE: 1/24/23
DRAWN BY: JEB

SITE LIGHTING PHOTOMETRY

ES1.0

Project		Catalog #	GALN-SA2C-740-U-SL3-BZ-HS S/SS 17.5' W/ 2.5' BASE	Type	S1
Prepared by		Notes		Date	

McGraw-Edison
GALN Galleon II
Area / Site Luminaire

Product Features

Product Certifications

Interactive Menu
- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Connected Systems
- WaveLinx Lite
- WaveLinx

Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details
Standard Arm

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

Pole Drilling Patterns, Type "N"

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions — PS500052EN page 1, April 19, 2023 2:12 PM

McGraw-Edison — GALN Galleon II
Ordering Information
SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family	Configuration	Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II; BAA-GALN=Galleon II Buy American Act Compliant; TAA-GALN=Galleon II Trade Agreements Act Compliant	SA1=1 Square; SA2=2 Squares; SA3=3 Squares; SA4=4 Squares; SA5=5 Squares; SA6=6 Squares; SA7=7 Squares; SA8=8 Squares; SA9=9 Squares	A=600mA; B=800mA; C=1000mA; D=1200mA; Z=Configured	722=70CRI, 2200K; 727=70CRI, 2700K; 730=70CRI, 3000K; 735=70CRI, 3500K; 740=70CRI, 4000K; 750=70CRI, 5000K; 760=70CRI, 6000K; 827=80CRI, 2700K; 830=80CRI, 3000K; AMB=Amber, 590nm	U=120-277V; H=347V-480V; 1=120V; 2=208V; 3=240V; 4=277V; 8=480V; 9=347V; DV=277V-480V DuraVolt Drivers	T2=Type II; T2R=Type II Roadway; T3=Type III; T3R=Type III Roadway; T4FT=Type IV Forward Throw; T4W=Type IV Wide; 5NQ=Type V Narrow; 5MQ=Type V Square Medium; 5WQ=Type V Square Wide; SL2=Type II w/Spill Control; SL3=Type III w/Spill Control; SL4=Type IV w/Spill Control; SLL=90° Spill Light Eliminator Left; SLR=90° Spill Light Eliminator Right; RW=Rectangular Wide Type I; AFL=Automotive Frontline	[Blank]=Standard Pole Mount Arm; QM=Standard Pole Mount Arm with Quick Mount Adaptor; PA=Pole Mount, Adjustable; SP=Slipfitter, Adjustable; MA=Mast Arm, Fixed; WM=Wall Mount, Fixed; WA=Wall Mount, Adjustable; UP=Upswept Arm	AP=Grey; BZ=Bronze; BK=Black; DP=Dark Platinum; GM=Graphite Metallic; WH=White; RALXX=Custom Color

Options (Add as Suffix): DIM=External 0-10V Dimming Leads; F=Single Fuse (120, 277 or 347V Specify Voltage); FF=Double Fuse (208, 240 or 480V Specify Voltage); 20K=20kV UL 1449 fused surge protective device; 2L=Two Circuits; HA=50°C High Ambient; HSS=Installed House Side Shield; GRSBK=Glare Reducing Shield, Black; GRSWH=Glare Reducing Shield, White; LCF=Light Square Trim Painted to Match Housing; TH=Tool-less Door Hardware; CC=Coastal Construction finish; L90=Optics Rotated 90° Left; R90=Optics Rotated 90° Right; AHD145=After Hours Dim, 5 Hours; AHD245=After Hours Dim, 6 Hours; AHD255=After Hours Dim, 7 Hours; AHD355=After Hours Dim, 8 Hours; DALI=DALI Drivers

Controls and Systems Options (Add as Suffix): BPC=Button Type Photocontrol; PR=NEMA 3-PIN Photocontrol Receptacle; PR7=NEMA 7-PIN Photocontrol Receptacle; FADC=Field Adjustable Dimming Controller; SPB2=Dimming Motion Sensor, 9'-20' mounting; SPB4=Dimming Motion Sensor, 21'-40' mounting; SPB2/X=Dimming Motion Sensor, limited square count, 9'-20' mounting; SPB4/X=Dimming Motion Sensor, limited square count, 21'-40' mounting; ZW=WaveLinx-enabled 4-PIN Twistlock Receptacle; ZD=SR Driver-enabled 4-PIN Twistlock Receptacle; ZW-WOBXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting; ZW-WOFXX=WaveLinx Lite, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting; ZD-WOBXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting; ZD-WOFXX=WaveLinx Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting; ZW-SWPD4XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting; ZW-SWPD5XX=WaveLinx Pro, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting; ZD-SWPD4XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting; ZD-SWPD5XX=WaveLinx Pro, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting; DIM10-L20=Synapse Occupancy Sensor (9'-20' Mounting); DIM10-L40=Synapse Occupancy Sensor (21'-40' Mounting)

Accessories (Order Separately): OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V; OA/RA1027=NEMA Photocontrol - 480V; OA/RA1201=NEMA Photocontrol - 347V; OA/RA1013=Photocontrol Shorting Cap; OA/RA1014=120V Photocontrol; MA1252=10kV Surge Module Replacement; MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon; MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon; MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon; MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon; MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon; MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon; MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon; MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon; MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon; MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon; MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon; SRA238=Adapter kit for mounting to 2-3/8" O.D. Tenon; LS/HSS=Field Installed House Side Shield; LS/GRSBK-2PK=Glare Reducing Shield, Black; LS/GRSWH-2PK=Glare Reducing Shield, White; LS/PFS=Perimeter Shield, Black; WOLC-7P-10A=WaveLinx Outdoor Control Module; WOB-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting; WOF-XX=WaveLinx Lite Sensor, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting; SWPD4-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting; SWPD5-XX=WaveLinx Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting

NOTES: [illegible]

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type		Data Backhaul
L=LumenSafe Technology	D=Standard Dome Camera; H=Hi-Res Dome Camera; Z=Remote PTZ Camera	C=Cellular, No SIM; A=Cellular, AT&T; V=Cellular, Verizon; S=Cellular, Sprint	R=Cellular, Rogers; W=Wi-Fi Networking w/ Omni-Directional Antenna; E=Ethernet Networking

COOPER Lighting Solutions — PS500052EN page 2, April 19, 2023 2:12 PM

Project		Catalog #	GALN-SA2C-740-U-5WQ-BZ-H SS/SS 17.5' W/ 2.5' BASE	Type	S2
Prepared by		Notes		Date	

McGraw-Edison
GALN Galleon II
Area / Site Luminaire

(Cut sheet pages 1 and 2 repeated as for S1.)

Project		Catalog #	BRT6-A1-740-U-T5-42-BZ	Type	S3
Prepared by		Notes		Date	

McGraw-Edison
BRT6 Bollard
Round LED Pedestrian Luminaire

Product Certifications

Interactive Menu
- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3

Quick Facts
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

Dimensional Details
Side View; GFI and USB Options; SM2 Option; Top View; CBP Option

Height	Weight
30"	7.2lb (3.3kg)
36"	8.7lb (4.0kg)
42"	10.3lb (4.7kg)

* Base model without options or controls

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McGraw-Edison — BRT6 Bollard
Ordering Information
SAMPLE NUMBER: BRT6-A3-740-U-T4-36-GM

Product Family	Configuration	Color Temperature	Voltage	Distribution	Height	Finish
BRT6=Bollard, 6" Round Base; BAA-BRT6=Bollard, 6" Round Base, Buy American Act Compliant; TAA-BRT6=Bollard, 6" Round Base, Trade Agreements Act Compliant	A1=1000lm Nominal; A2=2000lm Nominal; A3=3000lm Nominal; A4=4000lm Nominal	727=70CRI, 2700K; 730=70CRI, 3000K; 740=70CRI, 4000K; 750=70CRI, 5000K; 830=80CRI, 3000K; AMB=Amber, 590nm	U=120-277V; 1=120V; 2=208V; 3=240V; 4=277V; 8=480V; 9=347V	T3=Path Asymmetric; T4=Wide Path Asymmetric; T5=Type V Symmetric; T5S=Type V Square Symmetric	30=30"; 36=36"; 42=42"	AP=Gray; BZ=Bronze; BK=Black; DP=Dark Platinum; GM=Graphite Metallic; WH=White

Options (Add as Suffix): DIM=External 0-10V Dimming Leads; F=Single Fuse (120, 277 or 347V Specify Voltage); FF=Double Fuse (208, 240 or 480V Specify Voltage); CC=Coastal Construction; HA=50°C High Ambient; 20K=20kV UL 1449 fused surge protective device; CBP=Battery Pack, Cold Weather Rated; DALI=DALI Driver; LAB=Less Anchor Bolts & Template; GFI=GFCI Outlet; USB=USB charging receptacle

Controls and Systems Options (Add as Suffix): BPC=Button Type Photocontrol; SM2=Microwave Occupancy Sensor, 18' max range

Accessories (Order Separately): BRT6ANCHOR=Anchor bolt kit and template

NOTES: [illegible]

Product Specifications

Construction
- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly

Optics
- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric
- IDA Certified (3000K CCT and warmer only)

Electrical
- Standard with 0-10V dimming
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- 10kV surge module standard

Finish
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

Typical Applications
- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

Warranty
- Five year warranty

Optical Distributions
Legend: 0.1 fc, 0.5 fc, 1.0 fc, 3.0 fc, 6.0 fc
T3 Distribution*, T4 Distribution*, T5 Distribution*, T5S Distribution*

*NOTE: A4 lumen package, 4000K CCT, 3.5' MH

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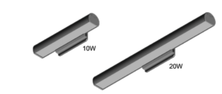
EMLED SERIES EUE
Mullion Mount Outdoor Emergency Egress Lighting

PROJECT: S4
FIXTURE TYPE: ~~EUE-BB-10-B-W-CW3~~
LOCATION:
CONTACT/PHONE:



PRODUCT DESCRIPTION

Linear LED outdoor egress with both emergency lighting and night lighting function. The EUE series is designed to mount directly on mullion frames used in typical glass panel entrance structures, with vertical mounting surface as small as 2". High efficiency LEDs and full 90° cut-off provide uniform emergency and night lighting on the extended egress pathway. All models are outdoor rated, UL wet location, ADA compliant, and exceed requirements of UL Standard 924 and NFPA 101. Designed and manufactured in the USA, complies with ARRA (American Recovery and Reinvestment Act) and Buy American requirements.

SPECIAL FEATURES
- Very low profile extruded aluminum housing and mount bracket blend seamlessly with structural metal frames
- Remote power supply for 10W and 20W BB and AC model single fixtures
- Option for 20 watt models to operate for 2 hours in emergency mode
- Options for mount bracket height, from 2" to 5"
- Standard finishes include Brushed Aluminum, Satin White, Bronze or Black. Custom colors available on request
- Custom satin finishes for extended outdoor use are available to match any surface
- IP66 housing seals against heavy water spray and fine dust
- Universal side or top mount
- Wide lighting distribution designed for entrance walkways
- 10W or 20W emergency power models
- Optional normal-on switch allows timed control of night lighting
- Self-Test Diagnostics is optional for integral battery models.
- Certified IP66 housing withstands multi direction water spray and fine dust ingress
- Wall mount version available (see Series EAE)
- Standard CRI 5000K, with optional color corrections filters for 2900K, 3200K and 3800K.

ORDERING INFORMATION

Model	Operation	Power	Housing Color	Mount	Options
EUE	BB = Battery Backup	10 = 10 Watts Emergency	BL = Black	T = Top	DG = Self-test diagnostics (BB models only)
	(includes RPS)	and normal on power	W = Satin White	W = Wall	SD = Night lighting control switch for models
	AC = No Battery	20 = 20 Watts emergency	A = Aluminum		with DG option (120-277VAC)
	(includes RPS)	and normal on power	B = Dark Bronze		SB120 = Night lighting control switch for
			X = Custom		standard BB models (120VAC)
					SB277 = Night lighting control switch for
					standard with BB models (277VAC)
					REC = 20W RPS panel recessed mount
					2EM = 2 hrs emergency operation for BB models
					CW1 = Color temp. - 3800K
					CW2 = Color temp. - 3200K
					CW3 = Color temp. - 2900K
					DAC = Dual AC input
					2HT = 2" Mount Bracket height
					5HT = 5" Mount Bracket height

EXAMPLE: EUEBB10AW-DG

Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

EMLED SERIES EUE
Mullion Mount Outdoor Emergency Egress Lighting

PROJECT:
FIXTURE TYPE:
LOCATION:
CONTACT/PHONE:

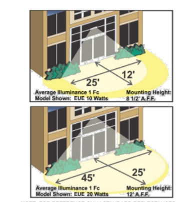
CONSTRUCTION
- Extruded aluminum lamp housing 2" diameter, with gasketed mount bracket only 2 1/2"Ht that includes a waterproof compression seal for universal wall or top mount.
- Available models include:
  BB and AC: Single fixtures powered from a Remote Power Supply AC: 120/277 VAC input, with or without battery
- Wet location listed, UL924 and certified IP66
- Gasketed, molded end caps and Sealed acrylic lens
- Stainless steel hardware

LIGHTING
- Lamps connected in parallel allow continuous lighting after failure of one lamp, meeting NEC and NFPA requirements.
- Standard output color 5000K. Optional outputs available 2900K, 3200K and 3800K.
- Dual function available for emergency or normally -on operation.
- Standard Operating Temperature
  BB: -20C to 40C (-4F to 104F)
  AC: -20C to 40C (-4F to 104F)

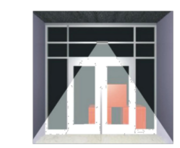
ELECTRONICS
- Self-Test/Self-Diagnostic operation is optional for BB models with the Remote Power Supply.
- Line latch circuit prevents unwanted emergency activation at installation.
- Low Voltage Disconnect prevents deep battery discharge

CODES
- Manufactured and tested to UL Standard 924, NFPA Life Safety Code 101, and certified to IP66.

WARRANTY
- 10 year total customer satisfaction warranty.



NOTE: FOR REFERENCE ONLY. STANDARD REFLECTANCES 80/50/20. MULE IS NOT RESPONSIBLE FOR SPECIFIC CONDITIONS THAT MAY ALTER THE RESULTS.



Self-test Diagnostic Functions (BB models)

STATUS	LED DISPLAY
Normal Full Charge	GREEN ON
Normal Fast Charge	ORANGE ON
Failed Battery	RED FLASH FAST
Failed Lamp	GREEN FLASH
Failed Transfer	ORANGE FLASH
Failed Charger	RED FLASH SLOW

Mule Lighting, Inc. 46 Baker Street Providence, RI 02905 800 556-7690 P 401 941-2929 F www.mulelighting.com

Project		Catalog #	HC615D010-HM60525830-61MDW	Type	S7
Prepared by		Notes		Date	

HALO Commercial
HC6 | HM6 | 61 | 61PS
6-inch LED downlight and wall wash

Typical Applications: Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu
- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Product Certification · **Product Features** · **Control Compatibility**

Top Product Features
- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Rapid Response emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Softie	6.5"	3.3"	3.7"

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HALO Commercial — HC6 | HM6 | 61 | 61PS
Mounting Frame Order Information
Sample Number: HC620D010REM7 – HM60525835 - 61MDC
A complete luminaire consists of a housing frame, LED module, and reflector (ordered separately)

Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
HC6 = 6" new construction downlight housing; HC6CP = 6" new construction housing, Chicago Plenum - CCEA compliant	05 = 500 lm; 07 = 750 lm; 10 = 1000 lm; 15 = 1500 lm; 20 = 2000 lm; 25 = 2500 lm; 30 = 3000 lm; 35 = 3500 lm; 40 = 4000 lm; 45 = 4500 lm; 50 = 5000 lm; 55 = 5500 lm; 60 = 6000 lm	D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls; Canada Option 500-5000 lumens: D010347 = 347VAC 50/60Hz 0-10V 1%-100% dimming; Canada Option 5500-6000 lumens: D010X347 = step down transformer factory installed; DLV = Distributed Low Voltage dimming driver 1%-100%, 1000-4000 lumens only	REM7 = 7 watt emergency battery pack with remote test / indicator light, use with D010 only; REM14 = 14 watt emergency battery pack with remote test / indicator light, use with D010 only; IEM7 = 7 watt emergency battery pack with integral test / indicator light, use with D010 only; IEM14 = 14 watt emergency battery pack with integral test / indicator light, use with D010 only; BOD7ST = 7.5 watt Bodine self-test emergency battery pack with remote test / indicator light, use with D010 only; WTA = Factory WaveLinx Tilemount Sensor Kit; WTK = Factory WaveLinx LITE Commercial Tilemount Sensor Kit; WPN = WaveLinx PRO Wireless Node without sensor; REMV7, REMV14, IEMV7, IEMV14 = emergency battery packs with DLV only	HB128APK = L channel hanger bar, 26", pair (replacement); RMB22 = Adjustable wood joist mounting bars, pair, extend to 22" long; HSA6 = Slope Adapter for 6" Aperture Housings; H347 = 347 to 120V step down transformer, 75VA; H347200 = 347 to 120V step down transformer, 200VA; WTA = Field WaveLinx Tilemount Sensor Kit; WTK = Field WaveLinx LITE Commercial Tilemount Sensor Kit

Rapid Response Emergency Mounting Frame Order Information
Sample Number: Rapid Response Emergency Mounting Frame: RR-HC620D010REM7
LED module and reflectors are ordered separately.
Order separately: LED Module: HM60525835 | Reflector: 61MDC

Select from the Rapid Response Mounting Frame ordering information to receive the *Fast Delivery* option for the frame.

RR Code	Mounting Frame	Lumens	Driver Options	Factory Installed Emergency & Connected Lighting Options	Accessories (Order & Install Separately)
RR = East Region; RRW = West Region	HC6 = 6" new construction downlight housing	05 = 500 lm; 07 = 750 lm; 10 = 1000 lm; 15 = 1500 lm; 20 = 2000 lm; 25 = 2500 lm; 30 = 3000 lm; 35 = 3500 lm; 40 = 4000 lm; 45 = 4500 lm; 50 = 5000 lm; 55 = 5500 lm; 60 = 6000 lm	D010=UNV 120-277V, 50/60Hz, 0-10V 1%-100% dimming at 120-277V on 0-10V controls	REM7; REM14; IEM7; IEM14; BOD7ST	HB128APK = L channel hanger bar, 26", pair (replacement); RMB22 = Adjustable wood joist mounting bars, pair, extend to 22" long

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Light Options:
- Warm White 2700°K Dimmable LED
- Bright White 5000°K Dimmable LED

Description

88-WES Art Deco Brass/Bronze Outdoor Entrance Light

Outstanding Art Deco exterior/interior building sconce. Suitable for wet locations...UL approved.

Made from solid brass/bronze material, it weighs in at over 12 lbs of solid brass. It is totally cast by the lost wax casting method. The finish is antiqued brass with highlited areas.

Not only is this light fixture impressive; it is totally energy efficient with a 12 watt supplied LED bulb utilizing a 2G11 base. This special bulb (our stock number 12-2G11-2 for warm light or 12-2G11-5 for bright white) will work on voltages from 85volts to 265v and produces 1,250 lumens which is equivalent to a 125 watt incandescent light bulb. Check our web site, by the stock number, if you wish more information about this bulb.

This fixture and bulb is California approved for new and restoration construction with the LED lighting system and our UL rating. It is approved for dry or damp or wet locations.

The glass shade is ONE piece and can be either frosted glass or colored amber.

Access to shade area is by loosening the one screw to the back section of the top ...and four screws holding the decorative fascia. We have a posted a picture "exploded view" of these parts and their inter-action.

Measurements:
Overall height is 20". Width: 7 1/2". Projection from the wall is 7".

Installation:
Shown on a "side view" picture is the center mounting nut. It mounts simply to a UL standard crossbar and can be supported with a normal metal electrical box mounted to a strong base. Ready to hang.

ATTACHMENT #17

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/3/23 — KP
DATE — APPROVED BY

Borum ENGINEERING
10235 South 51st Street, Suite 195
Phoenix, Arizona 85044
P: 602.475.8702
www.borumeng.com
Project #: STUD22001

PAGE SIZE: 36x48
PLAN REVIEW: —
REVISIONS:

Scottsdale Bullion and Coin
15465 N Hayden Rd, Scottsdale, AZ 85260

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PROJECT: 21A07
DATE: 1/24/23
DRAWN BY: JEB

SITE FIXTURE CUT SHEETS

ES1.1