

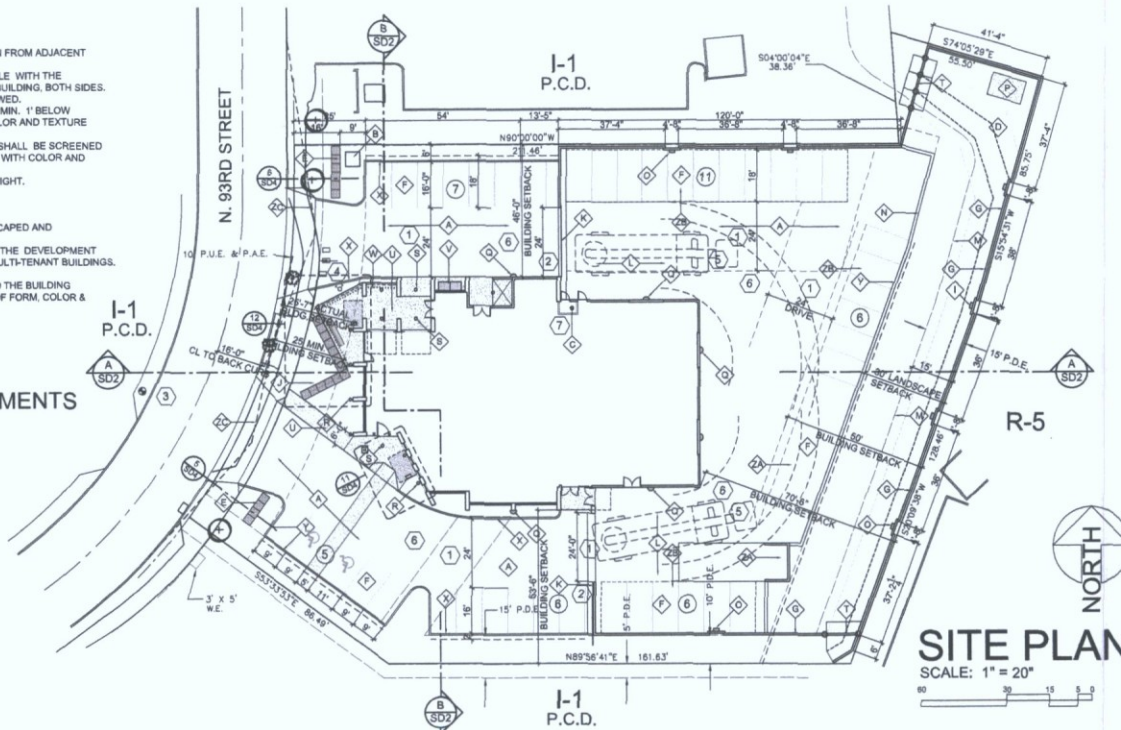
Simulations
Photos
All Graphics (no plans)

PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS, COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDERS SHALL BE VISIBLE.
- FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL 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.
- ALL EQUIPMENT, UTILITIES OR OTHER APURTANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

FIRE ORDINANCE REQUIREMENTS

- MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
- KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- EXIST-FIRE HYDRANT. SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2.
- FDC LOCATION - Fire Ordinance 4045, 912.
- FIRE TRUCK TURNING RADIUS IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- FIRE LANE BEARING CAPACITY SHALL BE 83,000 LB. PER DSPM 2-1-802(3).
- FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - SEE 1st FLOOR PLAN - SHT. A-1



SITE PLAN
SCALE: 1" = 20"

Project Description:

Corporate offices and warehousing for Arizona Outback Adventures, that specializes in guided day & multi-day tours for cycling, hiking & back packing in Arizona, Utah Colorado & California. Additionally, they provide rafting, kayaking & paddle boarding trips on the Salt River. Retail use will be provided for bike rentals and an annual sale for their fleet of rental bicycles at the end of their season. The retail use will comply with the requirements of the Scottsdale Zoning Ordinance for the I-1 Use. (1,000 sf or 10% of the building area per the Floor Plan Work Sheet)

Project Address:

16465 N. 93rd Street
Scottsdale, AZ, 85255

Site Areas:

Gross Site Area 43,736 sf (1 acre)
Net Site Area 43,736 sf (1 acre)

Lot Coverage:

Coverage Allowed: 43,736 X 50% = 21,868 sf
Coverage Provided: 12,550 / 43,736 = 28.7%

Building Height:

Maximum Allowed: 36'-0" at the 50' setback
24'-0" at the 30' setback (Rear setback adj. to Resid.)
Height Provided: 31'-4"

Building Setbacks:

REQUIRED:	
Front / Street:	25'
Side Yards:	10'
Rear Yard:	(a) 10'
Adj. to Residential (Rear Yard):	30'
Landscape Buffer Adj. to Resid. (Req'd. per DC Ranch Development Guidelines)	30'

(a) 50' Building setback required adjacent to residential for building heights greater than 24'

PROVIDED:

Front / Street:	25'-0"
Side Yards:	
North:	46'-0"
South:	53'-6"
Rear Yard:	70'-6"
Landscape req. adj. to Resid.	30'-0"

Building Code Data:

Construction Type:	III B w. A.F.S.
Occupancy Groups: (a)	
Occup. Descr.	
B Office	
S-2 Warehouse	
F-1 Bike maint.	
(a) Occupancy groups & non-separated use per I.B.C. Section 508.3.2	

Fire Protection:

NFPA 13

Building Areas:

FIRST FLOOR (GROSS AREAS)	
Office	2,099 sf
Retail	496 sf
Manuf. (Bike maint. & prep. kitchen)	942 sf
Warehouse	3,918 sf
Total	7,455 sf
SECOND FLOOR	
Office	3,642 sf
Warehouse	1,453 sf
Total	5,095 sf
Total Building Area	12,550 sf

Parking Requirements:

PARKING REQUIRED:	
1st Floor	2,099
Office	3,642
2nd Floor	5,741/800 = 19.1 spaces
Total Office	496/250 = 2.0 spaces
Manuf.	942/500 = 1.9 spaces
WAREHOUSE	
1st Floor	3,918
2nd Floor	1,453
Total Warehouse	5,371/800 = 6.7 spaces
Total Req'd.	30 spaces

PARKING PROVIDED:	
Bicycle Parking Req'd. - 1 / 10 spaces =	4 Bicycles
Bicycle Parking Prov. - 4 Bicycles @ racks + Additional @ pipe fencing @ N.W. patio	

Open Space Calculations:

REQUIRED:	
Base O.S. Required - Lot Area X 10%	4,373 sf
43,736 X 10% (12' bldg. hgt.) =	4,373 sf
+ 31.33 - 12 = 19.33 X 0.4% = 7.7%	3,368 sf
Total Base Open Space Required =	7,741 sf
Parking Lot Landscaping Req'd. - 15%	
21,722 X 15% =	3,258 sf
Total Open Space Req'd.	10,999 sf

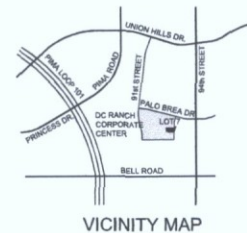
INTERIOR PARKING I.S. REQUIRED:	
33.3% OF TOTAL REQUIRED	1,086 sf
3,258 X 33.3% =	1,086 sf

Interior Parking Lot O.S. Provided	
1,654 sf	
TOTAL O.S. PROVIDED:	3,999 sf
Base O.S. Provided	3,999 sf
Parking Lot O.S. Provided	3,334 sf
Total O.S. Provided	12,743 sf

BUILDING VOLUME CALCULATIONS:	
Allowable - Site Area X 9	393,624 cf
43,736 X 9 =	393,624 cf
Building Volume Provided	191,880 cf

Sloped Roof Areas:

25% of total building footprint per DC Ranch Development Guidelines Section 5 ARCHITECTURAL DESIGN STANDARDS Roof Form	
Building Footprint	7,455 sf
Sloped Roof Required X 25% =	1,864 sf
Main Roof Area	1,676 sf
Entry Canopy	239 sf
Total Sloped Roof Area	1,915 sf



VICINITY MAP



SITE PLAN KEY NOTES

- A ASPHALT CONC. PAVING PER CIVIL DWGS. & SOILS REPORT
- B NEW ELECTR. TRANSFORMER - EXACT LOCAT. PER A.P.S. - SCREENED BY GABION WALL
- C FIRE SPR. RISER IN A.F.S. RISER ROOM W/ H.M. DOOR ACCESS FROM EXTER.
- D FLOOD CONTROL RIP RAP - SEE CIVIL ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE
- E 3' HIGH GABION BASKET PARKING SCREEN WALL - ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE
- F PARKING SPACE PER C.O.S. STANDARD 9' X 18' MIN. (9' X 15' W/ 24" O.H. PER COND.)
- G 8' HIGH C.M.U. SECURITY WALL COMB. 8X8X16 STD. & SPLIT FACE SEE WALL ELEV. FOR DETAILS
- H 8X8X16 C.M.U. PIER STD. & SPLIT FACE TO MATCH BUILDING WALLS PATTERN
- I 8X8X16 C.M.U. ACCENT INSERT - SEE WALL ELEV. FOR DETAILS
- J GABION BASKET RETAINING WALL ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE SEE SHT. A-4 FOR DETS.
- K 8' HIGH ROLLING STL. GATE T.S. W/ PERM. MTL. TO MATCH SOLAR CANOPIES - SEE DET. PROVIDE KNOX BOX FOR F.D. ACCESS
- L FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- M 15' WIDE DRAINAGE EASEMENT - SEE CIVIL DWGS. FOR DETAILS
- N 30' LANDSCAPE BUFFER FROM RESID.
- O WALL PACK SECURITY LIGHTING MOUNTED ON WALL - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- P STAFF BREAK AREA - COLORED CONC.
- Q WALL PACK SECURITY LIGHTING MOUNTED ON BUILDING WALL - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- R WALL SCONCE - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- S CAN LIGHT FIXT. - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- T WASH CROSSING @ WALL PER COS STD. DET. 2515
- U COLORED CONCRETE WALK OR PATIO
- V ELECTRICAL SERVICE RECESSED BEHIND 2ND FLOOR O.H.
- W 2" DIA. STD. STL. PIPE FENCE
- X EXTRUDED CONC. CURB
- Y 12" W X 12" C.I.P. CONC. RIBBON CURB
- Z CONCRETE PAVERS TO STAFF BREAK AREA
- ZA REFUSE ENCLOSURE PER C.O.S. STD DET. 2146-1.
- ZB COVERED PARKING (FUTURE) UNDER SEPARATE PERMIT SEE DET. - SHT. A-4
- ZC VISIBILITY TRIANGLE PER COS REQ'S.

ARIZONA OUTBACK ADVENTURES
DC RANCH CORPORATE CENTER - LOT 7
17465 N. 93rd PLACE

DATE: 8.4.16
REVISED: 8.2.16
COS DR COMMENTS

james elson
architect

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scottsdale, arizona
85250

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SD1
SITE PLAN

29-DR-2016
9/8/2016

Date: 9/2/2016

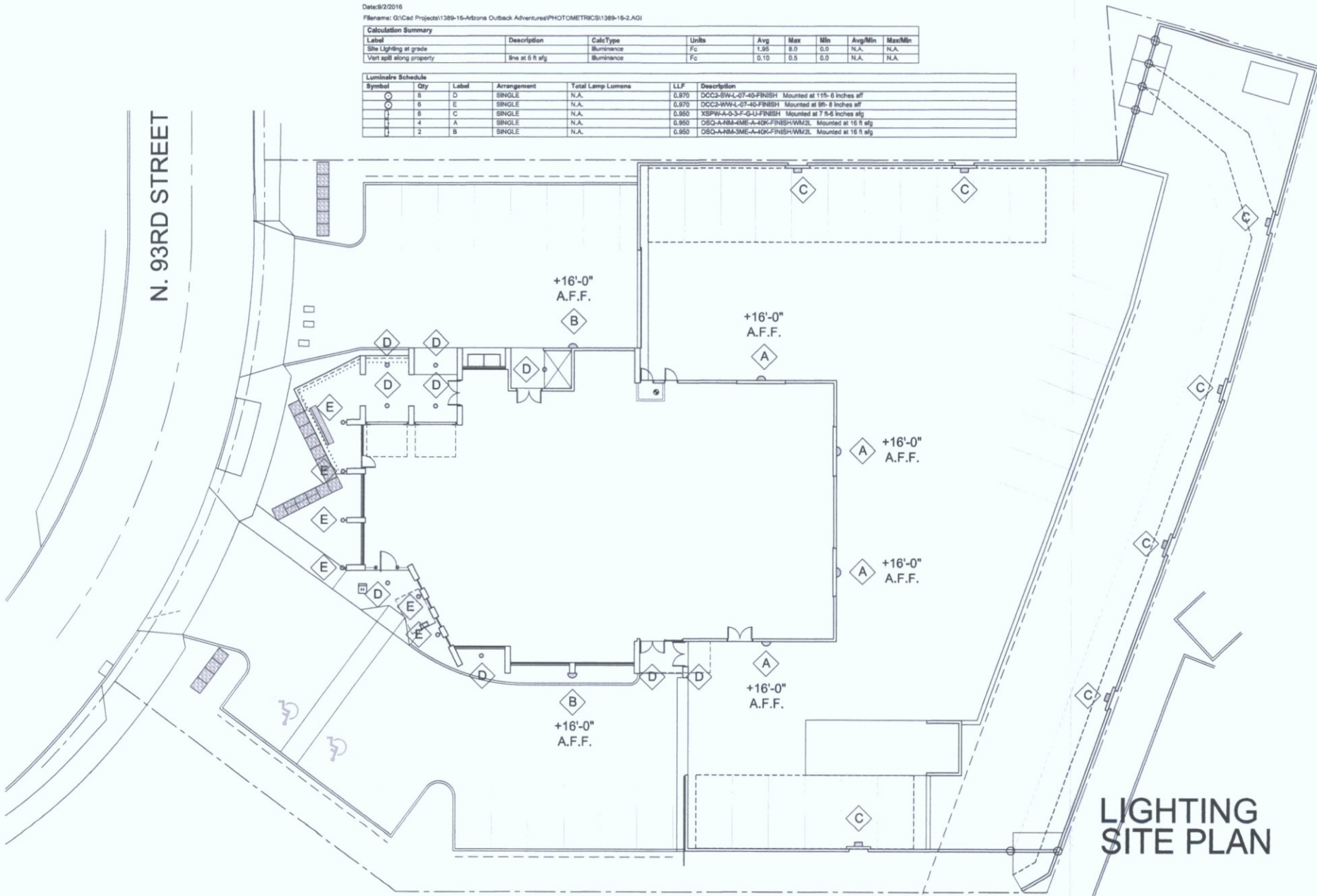
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Calculation Summary

Label	Description	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Lighting at grade		Illuminance	Fc	1.95	8.0	0.0	N.A.	N.A.
Vert spill along property	line at 6 ft afg	Illuminance	Fc	0.10	0.5	0.0	N.A.	N.A.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	8	D	SINGLE	N.A.	0.970	DCC2-SWL-07-40-FINISH Mounted at 115-6 inches aff
○	6	E	SINGLE	N.A.	0.970	DCC2-WWL-07-40-FINISH Mounted at 99-8 inches aff
○	6	C	SINGLE	N.A.	0.950	XBPW-A-0-3-F-G-U-FINISH Mounted at 7 ft-6 inches afg
○	4	A	SINGLE	N.A.	0.950	OSD-A-HA-40E-A-40K-FINISH/WVZL Mounted at 16 ft afg
○	2	B	SINGLE	N.A.	0.850	OSD-A-NA-3ME-A-40K-FINISH/WVZL Mounted at 16 ft afg



N. 93RD STREET

ARIZONA OUTBACK ADVENTURES
DC RANCH CORPORATE CENTER - LOT 7
17465 N. 93rd PLACE

DATE: 6.4.16
REVISION: 8.2.16
JOB OR COMMENTS

james
elison
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scottsdale arizona
85260

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480.571.5342
j@jameselison.com
elison@jameselison.com

SL1
SITE
LIGHTING

29-DR-2016
9/8/2016

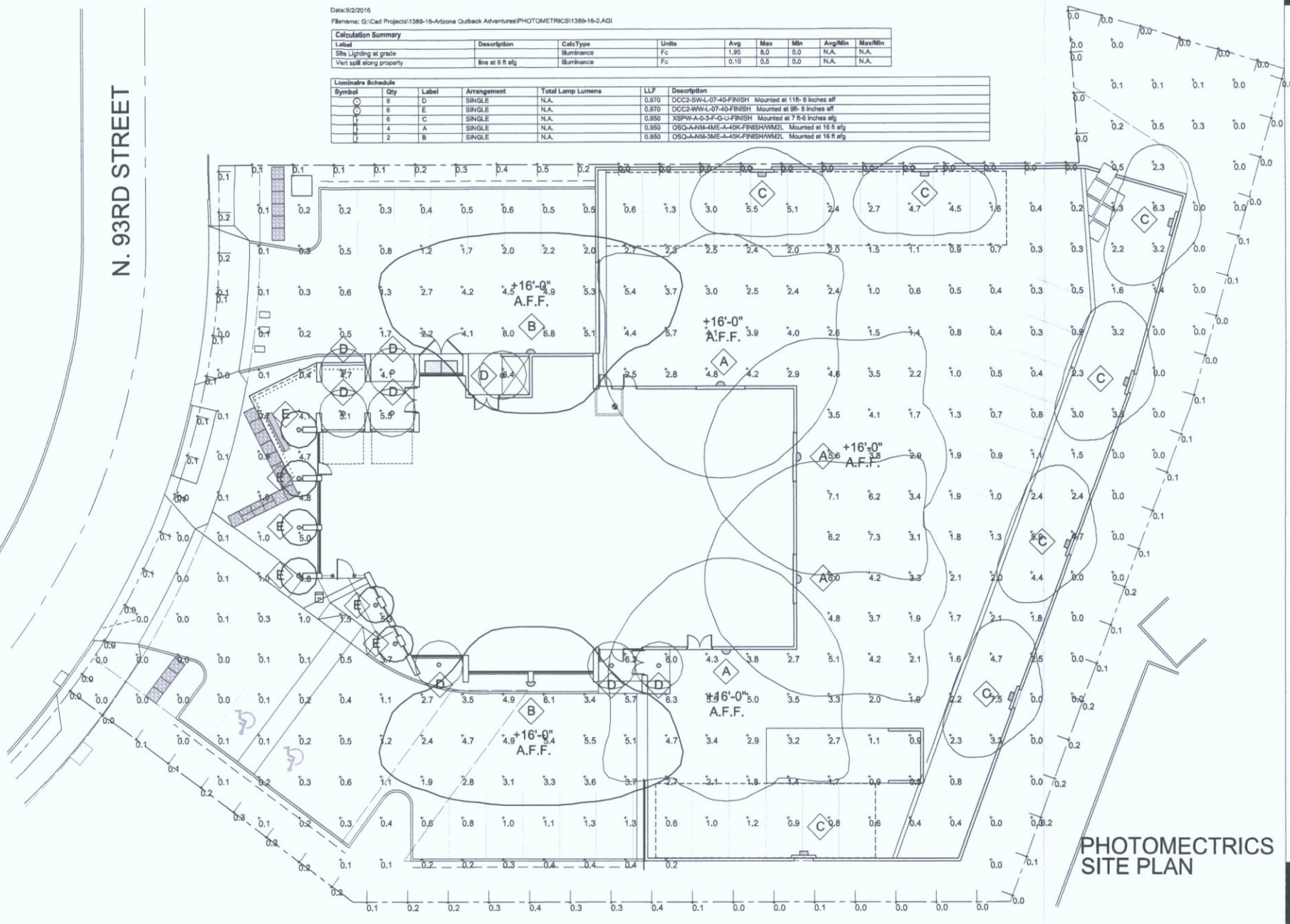
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Calculation Summary						
Label	Description	CalcType	Units	Avg	Max	Min
Site Lighting at grade			Illuminance	1.95	8.0	0.0
Vert spill along property	line at 8 ft a/g	Illuminance	Fc	0.10	0.5	0.0

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	8	D	SINGLE	N.A.	0.970	DCC2-SW-L-07-40-FINISH Mounted at 11ft-6 inches a/g
○	6	E	SINGLE	N.A.	0.970	DCC2-WW-L-07-40-FINISH Mounted at 9ft-6 inches a/g
⊥	6	C	SINGLE	N.A.	0.950	XSPW-A-0-3-F-G-U-FINISH Mounted at 7ft-6 inches a/g
⊥	4	A	SINGLE	N.A.	0.950	OSQ-A-NM-ME-L-40K-FINISHWML Mounted at 16 ft a/g
⊥	2	B	SINGLE	N.A.	0.950	OSQ-A-NM-ME-L-40K-FINISHWML Mounted at 16 ft a/g

N. 93RD STREET

ARIZONA OUTBACK ADVENTURES
 DC RANCH CORPORATE CENTER - LOT 7
 17465 N. 93rd PLACE



DATE: 6.4.16
 REVISION: 8.2.16
 COB OR COMMENTS:

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PHOTOMETRICS
 SITE PLAN

SL2
 SITE
 PHOTOMETRICS

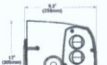
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 9/8/2016

	PROJECT: XSPW-A-0-3-F-G-U*	TITLE: C
	Project Name: ARIZONA OUTBACK ADVENTURES	
	Notes:	

XSP Series

OSQ™ LED Ring Mount Luminaires

Product Description:
The OSQ™ LED ring mount luminaire has a fully adjustable design intended for outdoor and indoor applications. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation.



Performance Summary

Offices	Residential	Industrial	Commercial
Outdoor	Indoor	Outdoor	Indoor
100W	100W	100W	100W
100W	100W	100W	100W

Accessories

Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar

Ordering Information

XSPW	A	0	3	F	G	U	*
Product	Series	Mounting	Color	Finish	Material	Power	Notes

SPECIFY FINISH

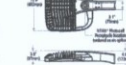


	PROJECT: OSQ-A-NM-3ME-A-40K-UL*	TITLE: B
	Project Name: ARIZONA OUTBACK ADVENTURES	
	Notes:	

OSQ Series

OSQ™ LED Ring Mount Luminaires - Medium

Product Description:
The OSQ™ LED ring mount luminaire has a fully adjustable design intended for outdoor and indoor applications. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation.



Performance Summary

Offices	Residential	Industrial	Commercial
Outdoor	Indoor	Outdoor	Indoor
100W	100W	100W	100W
100W	100W	100W	100W

Accessories

Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar

Ordering Information

OSQ	A	NM	3ME	A	40K	UL	*
Product	Series	Mounting	Color	Finish	Material	Power	Notes

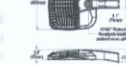


	PROJECT: OSQ-A-NM-4ME-A-40K-UL*	TITLE: A
	Project Name: ARIZONA OUTBACK ADVENTURES	
	Notes:	

OSQ Series

OSQ™ LED Ring Mount Luminaires - Medium

Product Description:
The OSQ™ LED ring mount luminaire has a fully adjustable design intended for outdoor and indoor applications. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation. The rugged, die-cast aluminum housing and mounting bar are designed for maximum ease of installation.



Performance Summary

Offices	Residential	Industrial	Commercial
Outdoor	Indoor	Outdoor	Indoor
100W	100W	100W	100W
100W	100W	100W	100W

Accessories

Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar
Mounting Bar	Mounting Bar	Mounting Bar	Mounting Bar

Ordering Information

OSQ	A	NM	4ME	A	40K	UL	*
Product	Series	Mounting	Color	Finish	Material	Power	Notes

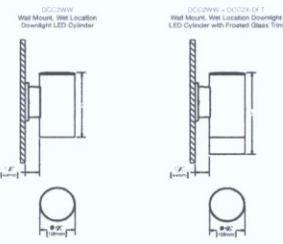


	PROJECT: DCC2-WH-L-07-40*	TITLE: E (WALL SCORE)
	Project Name: ARIZONA OUTBACK ADVENTURES	
	Notes:	

DCC2 LED Cylcior

Surface, Cord, Stem, Wall Mount

LUMINAIRE DIMENSIONS



CYLINDER SIZE	W	CYLINDER SIZE	L
100W	6 1/2" (165mm)	100W	14 1/2" (368mm)
150W	8 1/2" (215mm)	150W	14 1/2" (368mm)

dmf Lighting 17765 S. 26th St., Suite 100, Phoenix, AZ 85048
www.dmf.com

	PROJECT: DCC2-SW-L-07-40*	TITLE: D
	Project Name: ARIZONA OUTBACK ADVENTURES	
	Notes:	

DCC2 LED Cylcior

Surface, Cord, Stem, Wall Mount

PRODUCT SPECIFICATIONS

Luminaire
LED Light Source, high performance with Cree® LED.
LUMEN OUTPUT: 100W: 200 lm (10,000, 10000, 10,000) (2 x 750 lm (35,000, 1 x 750 lm (14,000, 3 x 1000 lm (35,000))
150W: 3000K, 3000K, 4000K.
Color rendition with 5-step MacAdam ellipse.
Optical: Integral electronic driver for 120/277V operation.
Electronics: Compatible with forward and reverse phase control dimming at 100% duty.
DIMMING: TRIAC/ELV for 120V only with 100% dimming down to 10% of rated lumen output standard. Optional 0-10V, Lutron® Levolor® VLS, Ecobuddy™ with Soft-lev, Fade-to-Black™ or Lutron® Halo™ VLS LED dimming available for 120V only.
OPERATING TEMPERATURE: -20°C to 50°C (standard).
OPERATING HOURS: 60,000 hours at 70% lumen maintenance.
MOUNTING OPTIONS: Surface, Cord, Stem, Wall Mount.
FINISHES: White, Black, Bronze, Brushed Aluminum, Custom Color.
MATERIAL: 30° slant plastic cord with round energy absorbing custom length available up to 40' (standard), 24" steel stem with round energy and hanging straight component up to 30" (standard), custom length available up to 30" (stem).
DIMENSIONS: See LUMINAIRE DIMENSIONS table for Wall Location (see notes).
WARRANTY: 5 year limited warranty.
TURNS: LUMINAIRE: 1/4, 1/2, 3/4, 1, 1 1/2, 2, 3, 4, 5, 6, 8, 10, 12, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90, 95, 100, 105, 110, 115, 120, 125, 130, 135, 140, 145, 150, 155, 160, 165, 170, 175, 180, 185, 190, 195, 200, 205, 210, 215, 220, 225, 230, 235, 240, 245, 250, 255, 260, 265, 270, 275, 280, 285, 290, 295, 300, 305, 310, 315, 320, 325, 330, 335, 340, 345, 350, 355, 360, 365, 370, 375, 380, 385, 390, 395, 400, 405, 410, 415, 420, 425, 430, 435, 440, 445, 450, 455, 460, 465, 470, 475, 480, 485, 490, 495, 500, 505, 510, 515, 520, 525, 530, 535, 540, 545, 550, 555, 560, 565, 570, 575, 580, 585, 590, 595, 600, 605, 610, 615, 620, 625, 630, 635, 640, 645, 650, 655, 660, 665, 670, 675, 680, 685, 690, 695, 700, 705, 710, 715, 720, 725, 730, 735, 740, 745, 750, 755, 760, 765, 770, 775, 780, 785, 790, 795, 800, 805, 810, 815, 820, 825, 830, 835, 840, 845, 850, 855, 860, 865, 870, 875, 880, 885, 890, 895, 900, 905, 910, 915, 920, 925, 930, 935, 940, 945, 950, 955, 960, 965, 970, 975, 980, 985, 990, 995, 1000.
INSTALLATION: See LUMINAIRE DIMENSIONS table for Wall Location (see notes).
INSTALLATION: See LUMINAIRE DIMENSIONS table for Wall Location (see notes).

Product Code	Type	Note
DCC2-SW-L-07-40	Surface	

dmf Lighting 17765 S. 26th St., Suite 100, Phoenix, AZ 85048
www.dmf.com

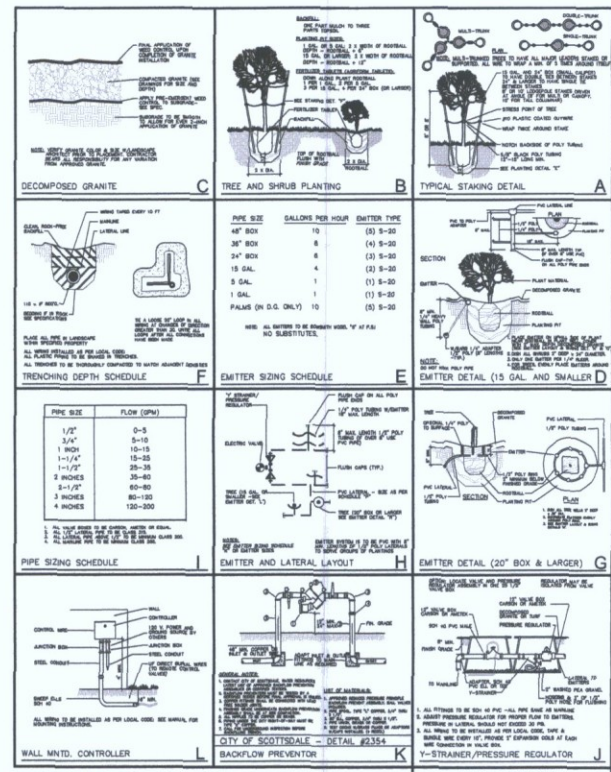
ARIZONA OUTBACK ADVENTURES
DC RANCH CORPORATE CENTER - LOT 7
17465 N. 93rd PLACE

DATE: 8.4.16
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COS DR COMMENTS

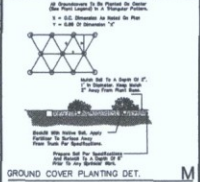
james elson
architect

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 Suite 100, Phoenix, AZ 85048
 602.952.3311
 480.310.2424
 4747a@jelson.com
 jelson@jelson.com

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	No.
TREES				
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	SIZE REQ'D. SEE (A)	8
	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE		8
	CERCIDIUM PRAEOX	PALO BREA		15
	ACACIA SMALLII	SWEET ACACIA		6
ACCENTS				
	CARNEGIA GIGANTEA	SAHUARO	SALVAGE	3
	DASYRON WHEELERI	DESERT SPOON	5 GAL.	4
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	12"	5
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	2
	HESPERALOE PARVIFLORUM	RED YUCCA	5 GAL.	9
	OPUNTIA SANTA-RITA	TUBAC	5 GAL.	4
SHRUBS				
	AMBROSIA DELTOIDEA	TRIANGLE BURSGAGE	5 GAL.	82
	ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	8
	BRACAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	53
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE RED BIRDS	5 GAL.	9
	CALLIANDRA CALIFORNICA	BAJA RED FAIRY DUSTER	5 GAL.	7
	HYMENOXYIS ACAULIS	ANGELITA DAISY	5 GAL.	16
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	45
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GAL.	10
	PENSTEMON PARRYI	PARRY'S PENSTEMON	5 GAL.	9
	RUPELLIA PENINSULARIS	DESERT RUPELLIA	5 GAL.	9
SIPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL.	33	
GROUND COVERS				
	ACACIA REDOLENS	DESERT CARPET ACACIA	5 GAL.	10
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL.	9
	DALEA GREGGI	TRAILING INDIGO BUSH	5 GAL.	18
	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	8



SYMBOL	DESCRIPTION
	METER (BY OTHERS)
	MAINLINE - MIN. CLASS 200
	LATERAL LINE - MIN. CLASS 200
	2" SCHEDULE 40 P.V.C. SLEEVE
	BACKFLOW PREVENTOR - FIBCO MODEL 765-BY PRESSURE VACUUM BREAKER
	ELECTRIC VALVE - HARDIE ULTRA FLOW - 700 SERIES SIZE AS INDICATED ON DRAWING
	RAINBIRD 1806 15 SERIES WIPLASTIC NOZZLE
	DRIP EMITTER SYSTEM - BOWSMITH'S SERIES SEE DETAILS
	FLUSH CAP
	RAINMASTER ELECTRIC CONTROLLER - 4 STATION TWO WEEK PROGRAMMABLE
	CONTROLLER STATION
	VALVE SIZE
	RAINBIRD PRESSURE REGULATOR PSH-LB-25



DATE: 2.20.16
REVISED:

james elson
ARCHITECT

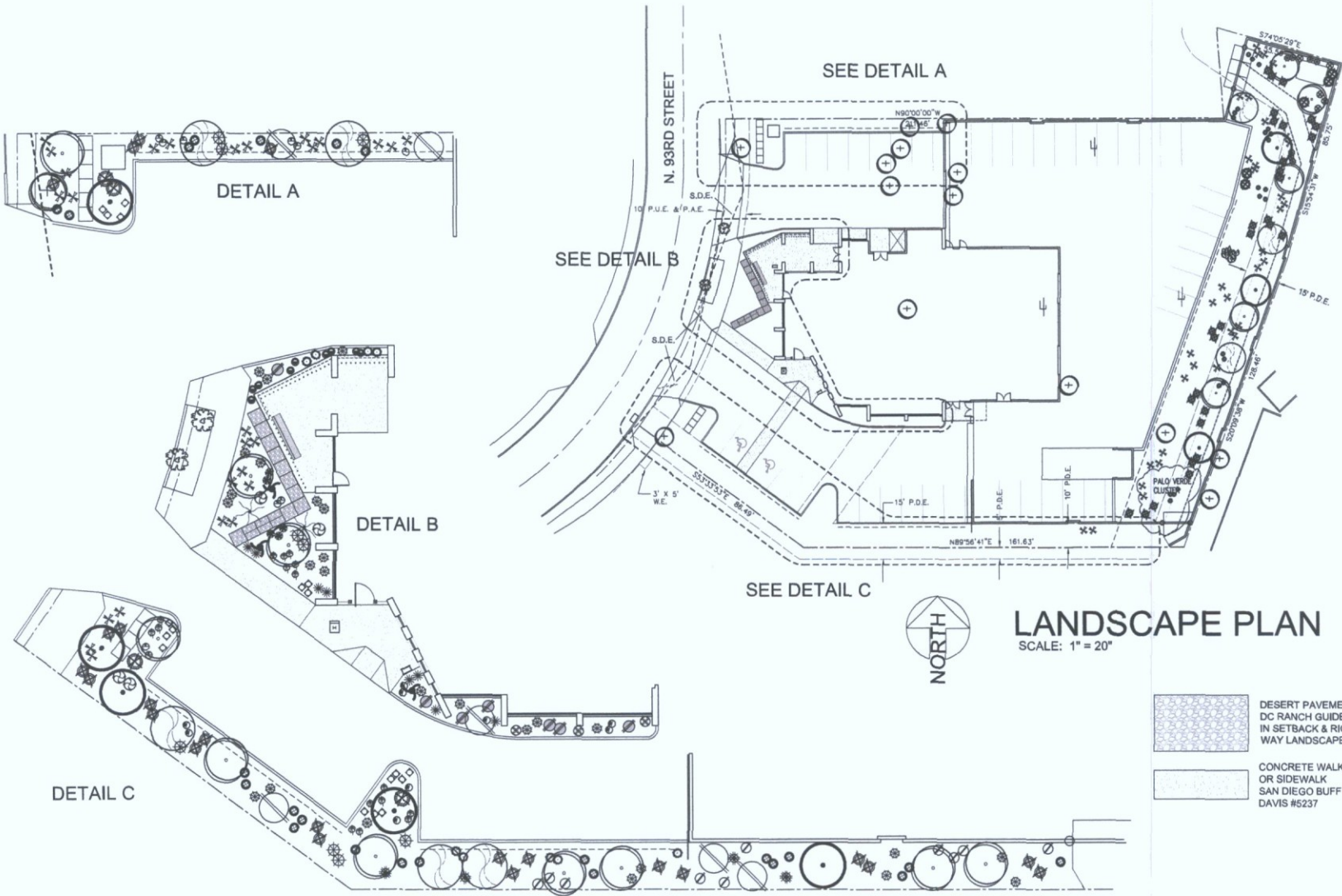
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EXPPRES 8.30.2017

LANDSCAPE & IRRIGATION DETAILS

L2
LANDSCAPE
IRRIGATION
DETAILS &
SCHEDULE



LANDSCAPE PLAN
 SCALE: 1" = 20"

-  DESERT PAVEMENT PER DC RANCH GUIDELINES IN SETBACK & RIGHT OF WAY LANDSCAPE AREAS
-  CONCRETE WALK OR SIDEWALK SAN DIEGO BUFF DAVIS #5237



DATE: 6.4.16
 REVISED:

james
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 architect

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L1
 LANDSCAPE
 PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	No.
TREES				
	TREES			
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	SIZE REQS. SEE (A)	8
	CERCIDIUM MICROPHYLLUM	FOOTHILLS PALO VERDE		8
	CERCIDIUM PRAECOX	PALO BREA		15
	ACACIA SMALLII	SWEET ACACIA		5
ACCENTS				
	ACCENTS			
	CARNEGIA GIGANTEA	SAHUARO	SALVAGE	3
	DASYRION WHEELERI	DESERT SPOON	5 GAL.	4
	ECHINOCACTUS GRUSONII	GOLDEN BARREL	12"	5
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	2
	HESPERALOE PARVIFLORUM	RED YUCCA	5 GAL.	8
OPUNTIA SANTA-RITA	TUBAC	5 GAL.	4	
SHRUBS				
	SHRUBS			
	AMBROSIA DELTOIDEA	TRIANGLE BURSAE	5 GAL.	82
	ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL.	8
	BRACAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	53
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE RED BIRDS	5 GAL.	9
	CALLIANDRA CALIFORNICA	BAJA RED FAIRY DUSTER	5 GAL.	7
	HYMENOXYIS ACAULIS	ANGELITA DAISY	5 GAL.	16
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	45
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GAL.	10
	PENSTEMON PARRYI	PARRY'S PENSTEMON	5 GAL.	9
RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	9	
SPHAERALCEA AMBIGUA	GLOBE MALLOW	5 GAL.	33	
GROUND COVERS				
	GROUND COVERS			
	ACACIA REDOLENS	DESERT CARPET ACACIA	5 GAL.	10
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL.	9
	DALEA GREGGI	TRAILING INDIGO BUSH	5 GAL.	18
	OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	8

C TREE AND SHRUB PLANTING

D TYPICAL STAKING DETAIL

PIPE SIZE	GALLONS PER HOUR	EMITTER TYPE
48" BOX	10	(3) 5-30
36" BOX	8	(4) 5-30
24" BOX	6	(2) 5-30
15 GAL.	4	(2) 5-30
5 GAL.	1	(1) 5-30
1 GAL.	1	(1) 5-30
PALMS (ON O.G. ONLY)	10	(5) 5-30

E EMITTER SIZING SCHEDULE

PIPE SIZE	TRENCH DEPTH
1/2"	0-3
3/4"	3-15
1"	10-15
1-1/4"	15-25
1-1/2"	25-35
2"	35-60
2-1/2"	60-80
3"	80-100
4"	120-200

F TRENCHING DEPTH SCHEDULE

G EMITTER DETAIL (15 GAL AND SMALLER)

H EMITTER AND LATERAL LAYOUT

PIPE SIZE	FLOW (GPM)
1/2"	0-3
3/4"	3-15
1"	10-15
1-1/4"	15-25
1-1/2"	25-35
2"	35-60
2-1/2"	60-80
3"	80-100
4"	120-200

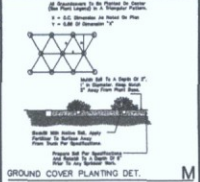
I PIPE SIZING SCHEDULE

J EMITTER DETAIL (20" BOX & LARGER)

K BACKFLOW PREVENTER

L WALL MNTD. CONTROLLER

SYMBOL	DESCRIPTION
	METER (BY OTHERS)
	MAINLINE - MIN. CLASS 200
	LATERAL LINE - MIN. CLASS 200
	2" SCHEDULE 40 P.V.C. SLEEVE
	BACKFLOW PREVENTER - FIBCO MODEL 785-BV PRESSURE VACUUM BREAKER
	ELECTRIC VALVE - HARORE ULTRA FLOW - 700 SERIES SIZE AS INDICATED ON DRAWING
	RAINBIRD 1806 15 SERIES W/PLASTIC NOZZLE
	DRP EMITTER SYSTEM - BOWSMITH'S SERIES SEE DETAILS
	FLUSH CAP
	RAINMASTER ELECTRIC CONTROLLER - 4 STATION TWO WEEK PROGRAMMABLE
	CONTROLLER/STATION
	VALVE SIZE
	RAINBIRD PRESSURE REGULATOR PSH-LB-25



DATE: 2.20.16
REVISED:

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LANDSCAPE & IRRIGATION DETAILS

L2
LANDSCAPE
IRRIGATION
DETAILS &
SCHEDULE

29-DR-2016
9/8/2016

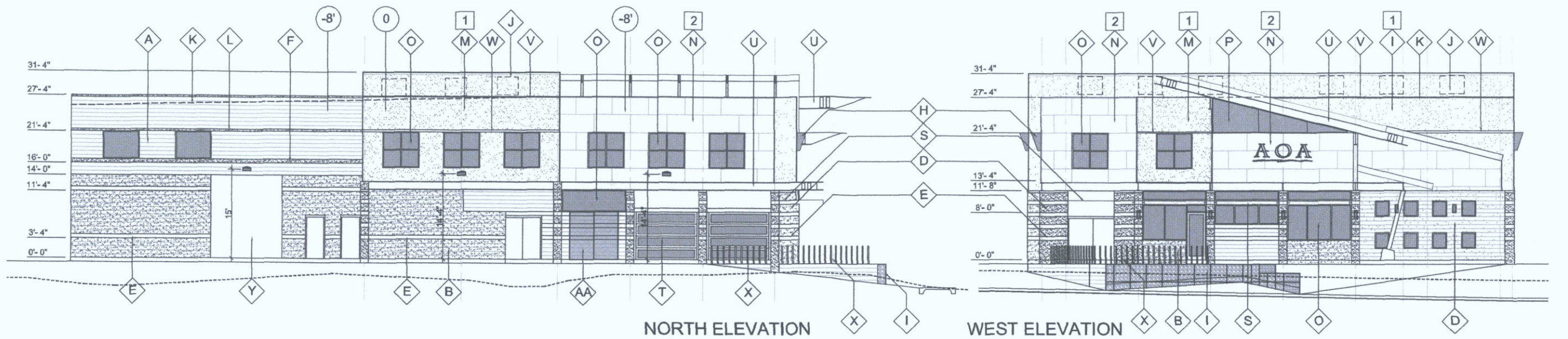
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29-DR-2016
9/8/2016

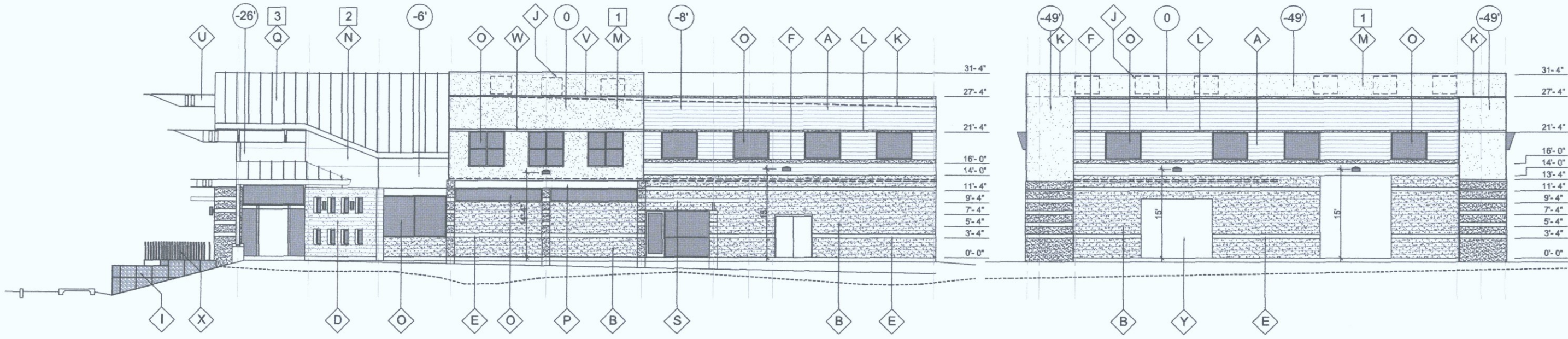


29-DR-2016
9/8/2016



NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

ELEVATION KEY NOTES

AA ELECTR. SERVICE ENTRANCE RECESSED BEHIND 2nd FLR. O.H.	G 8X4X16 STD. C.M.U. ACCENT BAND	M E.I.F.S. OVER METAL FRAMING	S 8X4X4 T.S. SHADE CANOPY W/ 1/2" PERF. STEEL SHADE SCREEN
A 8X8X16 STD. C.M.U.	H 1/2" STEEL BENT PL. SOLAR SCREEN - SEE 9/SD-4 FOR DETS.	N RUSTED STEEL S.M. SIDING OVER METAL FRAMING	T ANOD. ALUM. SECTIONAL O.H. GARAGE DOOR W/ SOLAR GREY GLASS
B 8X8X16 SPLIT FACE C.M.U.	I GABION RETAINING WALL SEE SD-1 & SD-4 FOR DETS.	O 1" DK. SOLAR BRONZE INSULATED GLASS IN DK. BRNZ. ANOD. ALUM. STOREFRONT	U STEEL BEAM
C 8X8X16 SCORED STD. C.M.U. - SAND BLASTED	J ROOF TOP MECH. EQUIP. BEHIND PARAPET WALL TO BE COMPLETELY SCREENED - SHOWN DASHED - SEE SECTIONS, SD-2 & ROOF PLAN, A-3	P 1" DK. SOLAR BRONZE INSULATED GLASS IN GLAZING GASKET	V 2" REVEAL
D 8X8X16 C.M.U. PIER STD. & SPLIT FACE TO MATCH BUILDING WALLS PATTERN	K OUTLINE OF ROOF BEYOND - SHOWN DASHED	Q STANDING SEAM METAL ROOF OVER STL. BM. FRAM.	W 4" REVEAL
E 8X8X16 STD. C.M.U. ACCENT BAND	L 8X4X16 SPLIT FACE C.M.U. ACCENT BAND	R LIGHT FIXTURE - SEE PHOTOMETRIC SITE PLAN - SL-1 & SITE LIGHTING PLAN SL-2 FOR FIXT. TYPE.	X 2" STD. STL. PIPE FENCE
F 8X8X16 SPLIT FACE C.M.U. ACCENT BAND			Y STEEL COILING O.H. GARAGE DOOR
			Z SECOND FLOOR SHOWN DASHED

COLOR KEY NOTES

1 TAWNY OWL DET 640 (LRV 26)
2 RUSTED STEEL PANELS SOUTHWEST RUST - 24 ga.
3 STANDING SEAM METAL ROOF CHARCOAL GREY - 24 ga.
4 RECLAIMED WOOD (MASONRY STAIN) DET 625 (LRV 47)
5 PIGEON GRAY (MASONRY STAIN) DE 6214 (LRV 43)

WALL PLANE LEGEND

0 REFERENCE WALL PLANE
-6 DISTANCE BEHIND REFERENCE WALL PLANE (FEET)

DATE: 64.16
 REVISED:

james elson
 architect



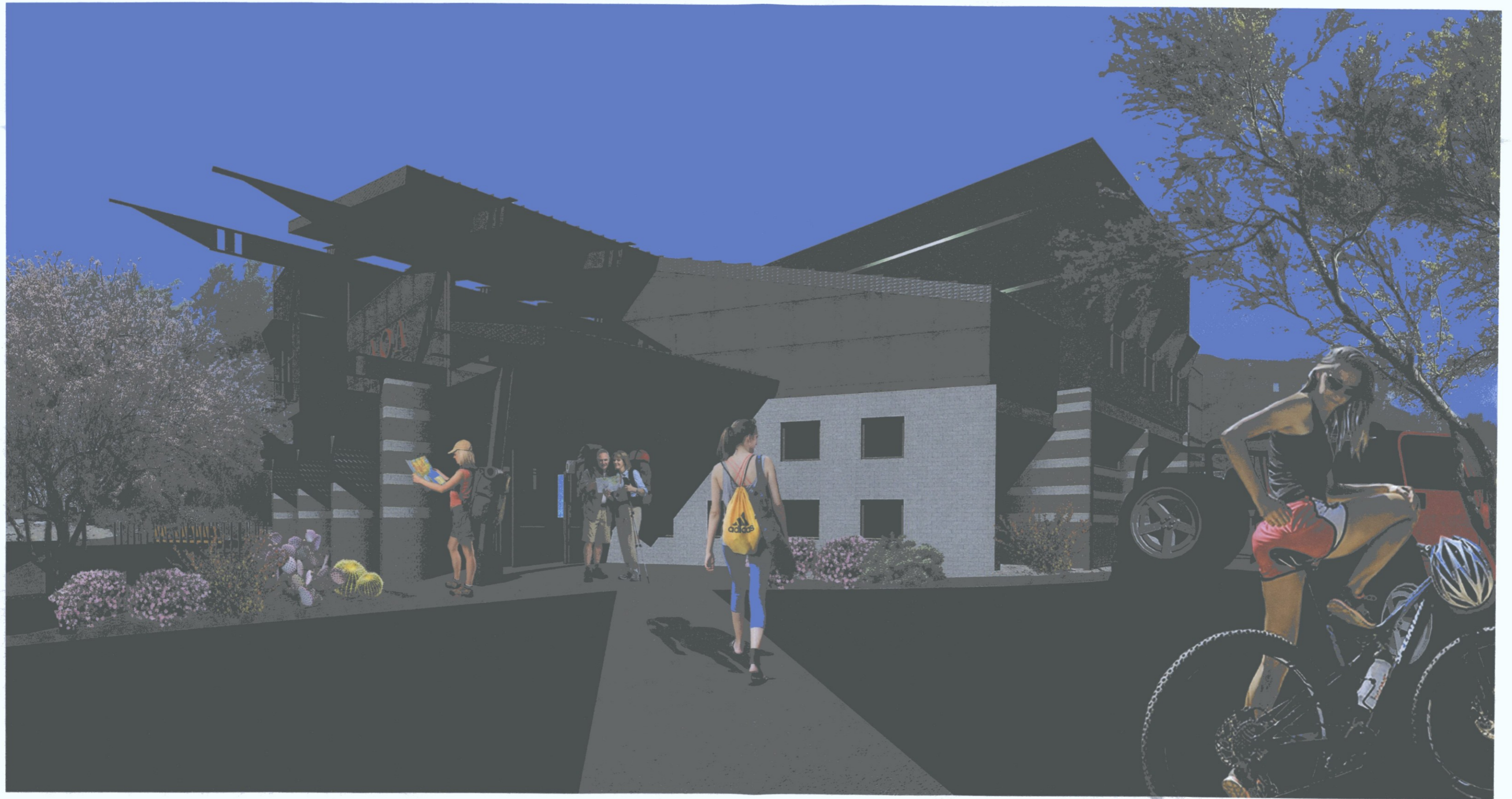
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A4
 BUILDING
 ELEVATIONS











james
el^on

el^on
architect



SUBJECT SITE LOOKING EAST



SUBJECT SITE LOOKING SOUTHEAST

james
elsoⁿ

elsoⁿ
architect



DIGITAL SYSTEMS FROM STREET LOOKING SOUTHEAST



DIGITAL SYSTEMS FROM SITE LOOKING NORTHEAST