



Marked Agendas

Approved Minutes

Approved Reports

**The September 5, 2019  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

**<http://www.scottsdaleaz.gov/boards/development-review-board>**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 5, 2019 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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### Trailwest 11-DR-2019

**Location:** 3213 North Hayden Road

**Request:** Request by owner for approval of the site plan, landscape plan, and building elevations for the renovation of an existing shopping center, with approximately 14,603 square feet of building area, all on a 1.8-acre site.

## OWNER

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Clayton Companies  
7340 East Main Street, Ste. 200

## ARCHITECT/DESIGNER

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Jeff Graham  
Aline Architecture Concepts  
7340 East Main Street, Ste. 210

## APPLICANT CONTACT

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Tom Frenkel  
Clayton Companies  
480-225-7359

## BACKGROUND

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### Zoning

The site is zoned Neighborhood Commercial (C-1)

### Context

Located south of the intersection of North Hayden Road and East Osborn Road on the east side of North Hayden Road.

### Adjacent Uses and Zoning

- North Car Wash, zoned Central Business (C-2)
- South Day Care, zoned Neighborhood Commercial (C-1)
- East Homes, zoned Single-family Residential (R1-7)
- West Office, zoned Commercial Office Planned Community Development

Action Taken \_\_\_\_\_

### **Key Items for Consideration**

- Commercial Design Guidelines

### **DEVELOPMENT PROPOSAL**

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#### **Goal/Purpose of Request**

The applicant requests approval of the site plan and building elevations for renovations and additions to an existing commercial building. Changes include landscaped open space, reconfiguration of the parking lot, and improvements to the façade of the existing building. On the south side of the site, where the self-service car wash is located, a midcentury Polynesian style building is proposed to be relocated from East McDowell Road onto the subject site.

#### **Neighborhood Communication**

The applicant and the City sent out notification of the application to property owners located within 750 feet of the site. Staff has received three emails and a couple of phone calls, two of which are in opposition of the project, stating they would not like to see changes to this center and the neighbor to the south not having the same access to the property that they have enjoyed as of the writing of this report.

### **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The site improvements may negatively impact to the property to the south as they will not be able to use this property for placing their refuse cans for pick-up or parking immediately adjacent to their building. The property owners are working towards a mutual solution and property rights are currently being litigated in the Superior Court, case number CV2018-014604.

A landscape buffer on the east side of the property, adjacent to the residential district will better screen the commercial site from the existing homes and landscaped open space will be added to the site along the North Hayden Road frontage and surrounding the buildings.

The changes are consistent with the General Plan Mixed-Use Neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most the surrounding buildings developed in the 1980s and use concrete block as a primary building material with southwest contemporary commercial architectural styles. The most recent development is the car wash located north of this site that was approved in 2012. The car wash introduced a bright blue accent to the street. The proposed changes intend to stay within the buildings original midcentury character while adding a teal accent color and an additional shade canopy on the south side of the existing building on the site, including the Polynesian style building proposed to be relocated to the site.

Vehicular and pedestrian access will remain from North Hayden Road. The existing four ambiguous driveways on the property are being improved to two standard driveways along with an eight-foot-wide sidewalk detached from the curb.

The existing roof top mechanical equipment that is not currently screened will be moved to the ground behind the building and screened appropriately.

**Development Information**

- Parcel Size: 1.83 net acres  
79,598 square feet
- Building / Commercial space: 14,603 square feet
- Floor Area Ratio Allowed: 0.80
- Floor Area Ratio Proposed: 0.24
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 36 feet
- Parking Required: 49 spaces
- Parking Provided: 82 spaces
- Open Space Required: 15,601 square feet / 0.36 acres
- Open Space Provided: 28,786 square feet / 0.66 acres

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Trailwest per the attached stipulations, finding that the provisions of the General Plan and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**  
Current Planning Services

**STAFF CONTACT**

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Ben Moriarity  
Planner  
480-312-2836  
E-mail: [bmoriarity@ScottsdaleAZ.gov](mailto:bmoriarity@ScottsdaleAZ.gov)

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**APPROVED BY**

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 Ben Moriarity, Report Author	 Date
 Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov	 Date
 Randy Grant, Director Planning and Development Services Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov	 Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
    - 1A. Close-Up Aerial
    - 2. Zoning Map
    - 3. Applicant's Narrative
    - 4. Site Plan
    - 5. Building Elevations
    - 6. Perspective
    - 7. Streetscape Elevations
    - 8. Material and Color Board
    - 9. Landscape Plans
    - 10. Electrical Site Plan
    - 11. Exterior Lighting Cutsheets
    - 12. Citizen Correspondence

**Stipulations for the  
Development Review Board Application:  
Trailwest  
Case Number: 11-DR-2019**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Aline Architecture Concepts, with a city staff date of 6/19/2019.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Aline Architecture Concepts, with a city staff date of 6/19/2019.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Aline Architecture Concepts, with a city staff date of 6/19/2019.
  - d. The case drainage report submitted by Cypress Civil Development and accepted in concept by the Stormwater Management Department of the Planning and Development Services with a city staff date of 8/6/2019.
  - e. The water and sewer basis of design report submitted by Cypress Civil Development and accepted in concept by the Water Resources Department with a city staff date of 5/2/2019.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning, case for the subject site was: 32-ZN-1960

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing.

With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

**SITE DESIGN:**

**DRB Stipulations**

4. Any prescriptive easements assigned by a civil court or settlement or agreement between property owners that changes the design of the site must obtain development review approval for the revisions.
5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details
7. Prior to issuance of any building permit or civil improvements for the development project, the property owner shall submit plans which demonstrates the location of the existing and new risers for each structure.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

8. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way.

**EXTRIOR LIGHTING:**

**Ordinance**

- C. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- F. The initial vertical luminance at 6-foot above grade, along the property lines shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.

**DRB Stipulations**

9. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.



- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.

10. The total lumen per luminaire shall not exceed 24,000 lumens.

**WATER AND WASTEWATER:**

**DRB Stipulations**

11. Prior to the civil construction document submittal, the property owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
12. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

**DRAINAGE AND FLOOD CONTROL:**

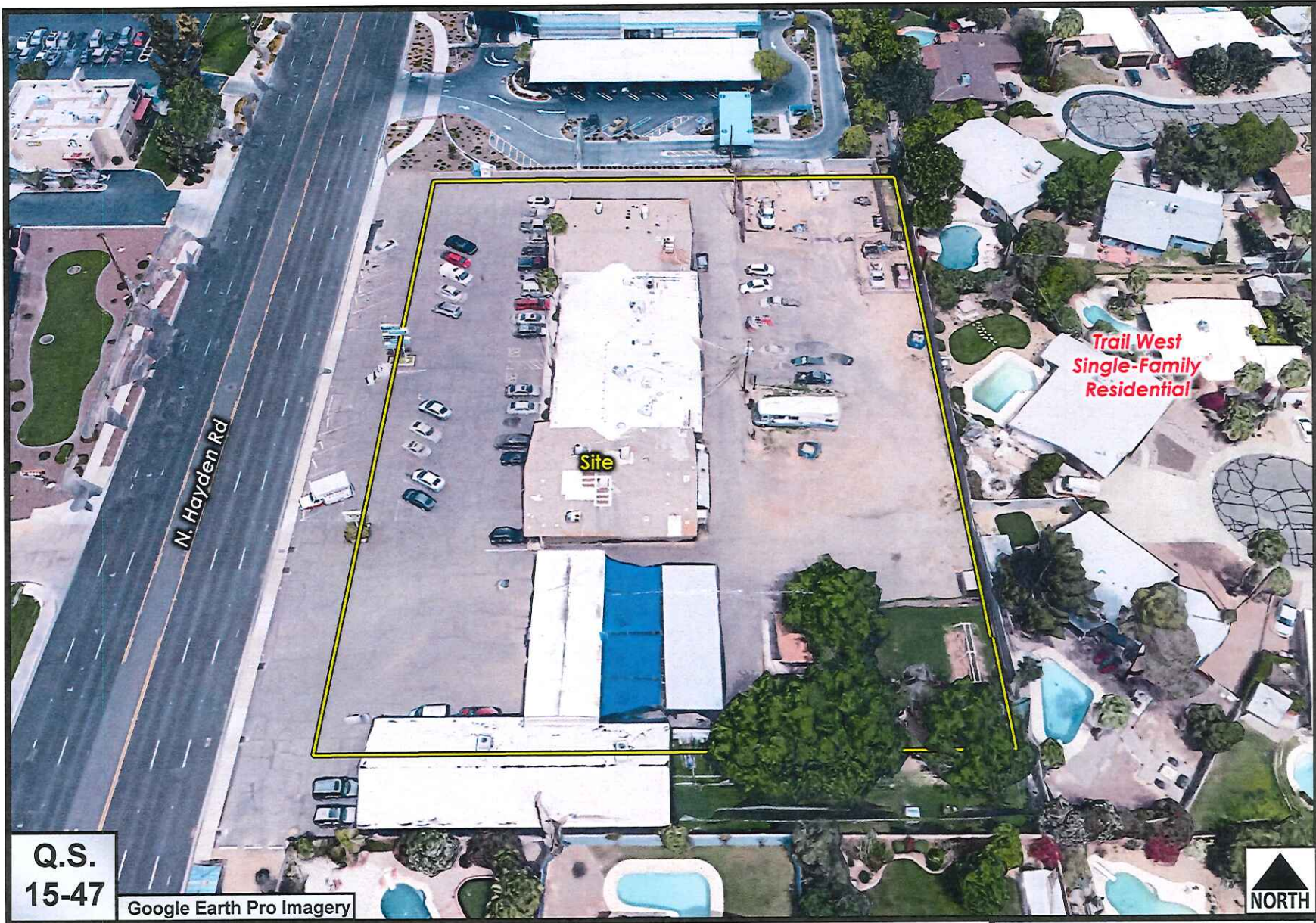
**DRB Stipulations**

13. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.



Context Aerial

11-DR-2019



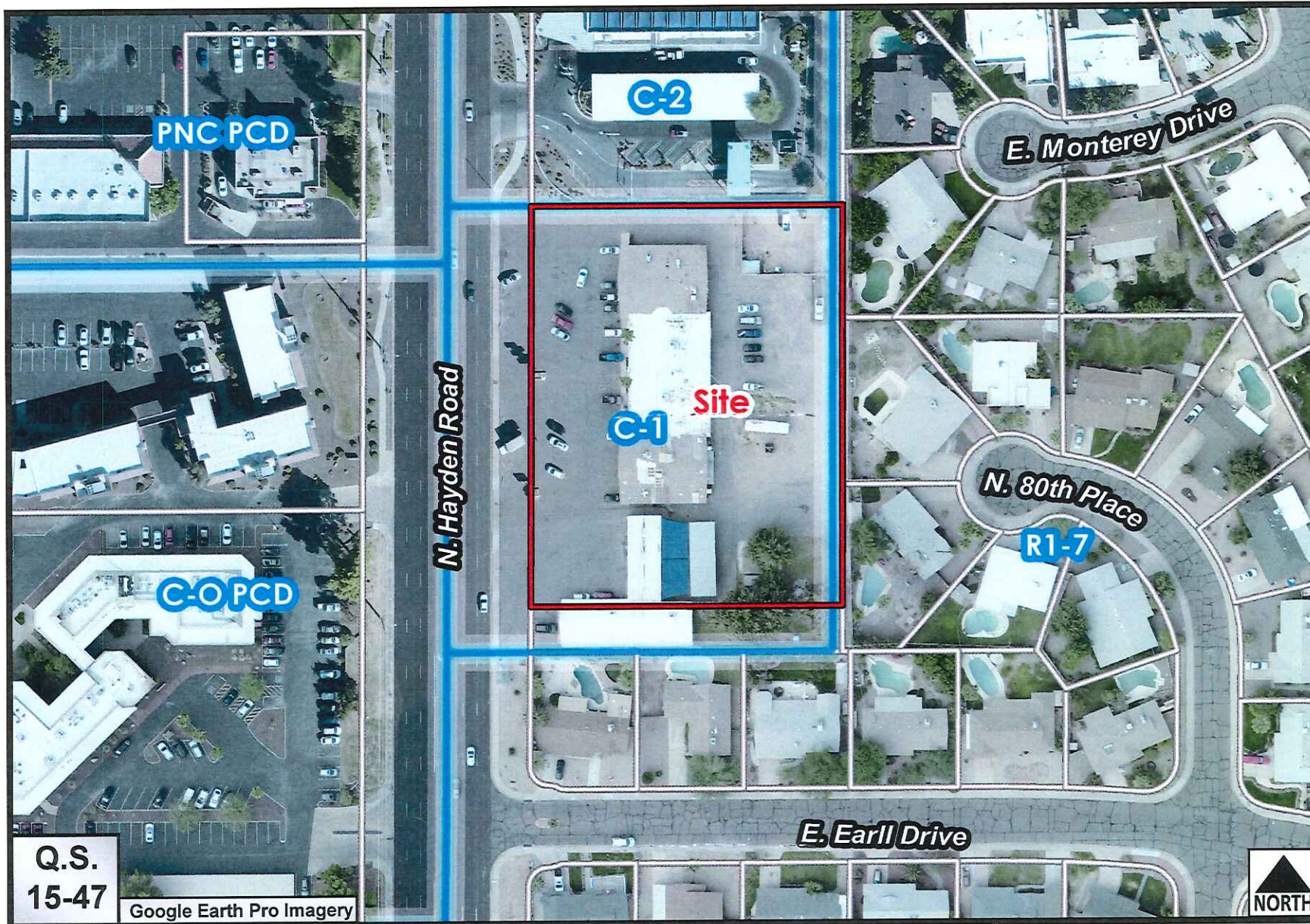
Q.S.  
15-47

Google Earth Pro Imagery



Close-up Aerial

11-DR-2019



Zoning Aerial

11-DR-2019



**Application Narrative**

Trail West  
3215 N Hayden Rd  
Scottsdale, AZ 85251  
973-PA-2018

Dear Development Review Board,

This application entails improvements in two phases to an existing single story shopping center built in the 60's and new construction of a single story restaurant located at 3215 North Hayden Road. An existing self-service car wash at the south portion would be demolished to make room for the new restaurant. The new restaurant would include the re-located Polynesian style building that was originally located at 6701 East McDowell Road. The first phase would entail the addition of the Polynesian building with the attached restaurant, and improvements to the south-most portion of the existing building, along with all of the revised parking and site improvements, including site walls acting as back of house screen walls for utilities etc. The second phase would entail the continuation of the rooftop screen wall on the existing north building and the addition of a new shade canopy on the west site of the building to replace the existing roof overhang. This design was presented in the first submittal but it will need to be broken out into phases because of budgetary constraints.

The improvements to the existing shopping center would be focused on maintaining and highlighting the mid-century character of the low single-story shopping center, while adding new shade canopies and roof-top mechanical screening. The existing stone masonry walls and concrete block would remain, with the block having a media-blast treatment to expose the natural color of the aggregate. Some of the block walls would be painted (turquoise blue and yellow ochre) for added color and expression. The west-facing storefronts would be replaced with new aluminum storefronts of the same clear anodized aluminum color while gaining a new higher performance tinted, insulated glazing to reduce solar heat gain. The new mechanical screen would be smooth finish stucco and painted steel. The back-of-house areas would gain new screen walls of 8"x4"x16" concrete block with exposed aggregate to match the existing building.

The new restaurant would consist of an existing re-located Polynesian style building – originally designed by the office of Ralph Haver - that would have extensive, and tasteful renovations including re-roofing, re-glazing, and re-painted wood trim. The trim paint would be a light gray, and glazing would be insulated with clear anodized aluminum to match the new glazing and re-painted trim-work of the existing shopping center. The addition of turquoise blue painted stucco on the front elevation has been added to relate to turquoise blue accent walls on the existing building. The roofing would be a composite roof shingle in the style of cedar shake. Attached to this re-located building would be a new single story building primarily of smooth finish stucco walls, glazing, painted steel accents, and lava rock masonry walls to match the Polynesian building piers. All new glazing on this portion of the building would be insulated and face the new courtyard between the existing building, or have shade canopies.

New parking lots, courtyards, patios and paved paths would be added to accommodate the parking and circulation needs, while providing numerous, lush landscaped areas to fit the Polynesian theme of the re-located building. Paths and sidewalks would be pavers in the courtyard, and concrete elsewhere. Patios would also use pavers to tie-in with the paths and add a comfortable variety of textures.

The goal of these improvements and new construction are to revitalize an existing mid-century shopping center, and create a vibrant, welcoming shopping center with attractive restaurants and shops for the local neighborhood and larger Scottsdale community.

A.

1. This design follows all applicable guidelines and design standards by responding to its suburban shopping center, commercial retail and desert context. It maintains and builds upon the character and quality design features Scottsdale is known for with a carefully considered design that engages the public, and improves the shopping center's character. Our use of timeless materials such as exposed aggregate concrete block and stone masonry site walls, smooth finish stucco, solar gray glass, in addition to painted steel and wood trim accents, and deep roofs with composite wood shake roofing that provide shade, texture, and depth to the open spaces, and contributes to the shopping center, neighborhood, and broader community. The design responds to the desert climate by providing deep overhangs with carefully located UV resistant glazing, and perimeter patios for shade and natural daylighting, while connecting the indoor and outdoor spaces. Lighting, signage



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and noise levels are considered with respect to the neighbors and parking lot in an effort to maintain a comfortable environment that feels safe and inviting. The east and west sides of the property would have re-designed parking lots with landscape islands to provide shading and a character that feels inviting. The new building fits within the confines of the property, floor area ratio and overall height restrictions, while adding to the mid-century character of the existing building.

2.

a. This design promotes a desirable relationship between structures, open spaces and topography as well as the neighborhood by providing appropriate vehicular and pedestrian access into and within the parking lot and site, while increasing landscape area and providing a new building that adds to the character and creates unique patio spaces and courtyards. Using carefully considered architectural features, landscape areas, and generous patios, this project engages the public and provides a comfortable work & retail environment. The architecture uses contemporary construction and timeless materials, while keeping the design appropriate for the neighborhood and shopping center context. With the use of outdoor lighting, landscape areas, shade overhangs, and courtyards, it softens the scale and texture to the surrounding residential neighborhood. Building heights are kept to within established standards.

b. This design avoids excessive variety and monotonous repetition with a carefully selected palette of materials and design features, including new buildings and site walls of varying heights and materials that both reference and add to the language of the existing buildings. Materials include the brick-sized concrete block and lava-rock masonry which reference the existing shopping center's block walls and Polynesian building's lava rock piers. The positioning of the new buildings in relation to the existing building creates new courtyards and patios, and shade canopies provide massing variety while shading patrons and the glazing. This design is well balanced and proportioned in its use of materials, massing, and overall design.

c. This design strengthens and enhances the character of the Hayden Road streetscape, suburban commercial context and desert climate by adding ample landscaping and preserving the mid-century character of the existing buildings, while adding to them with clean-lined, well-proportioned buildings and details that address shading and texture that is appropriate for the desert. Nearby projects such as the Holy Cross Lutheran Church, and Valley National Bank (now Chase Bank) and Motorola Government Systems buildings (now General Dynamics) on McDowell road, and the various clean-lined, mid-century houses by Schreiber and Haver in the south Scottsdale area are echoed in our design by using clean simple forms that are well proportioned, maintaining variety in texture, color, massing and landscaping, with timeless, lasting materials. It engages the public with landscaped walkways, deep overhangs, patios and courtyards. Landscaping includes drought tolerant plants and trees such as Arizona ash, live oak, aloe, pencil cactus and orange bells to provide consistent shade and texture in the low rainfall climate of the Sonoran Desert. The architecture and landscaping are designed to age well over the decades and make a strong contribution to the neighborhood.

d. This project is not within, and there are no views to the environmentally sensitive land overlay, but this project utilizes shade and patio features that are appropriate to the desert climate. The material palette of exposed aggregate concrete block, stone walls, and colored stucco in combination with drought tolerant plants are appropriate to the Sonoran Desert.

e. This project is not within the Historic Property Overlay District, but does include a range of architectural features that add variety in color, scale, materials and details. This project conforms to the established standards for setbacks, floor area ratio, and height.



3. All ingress/egress, internal traffic circulation, loading and service areas, and pedestrian ways are designed per applicable codes and ordinances (IBC 2015, ADA 2010, & city zoning codes ), and promote the overall health and safety of the patrons. All egress doors and paths are illuminated to promote ease of ingress/egress to parking on the site. Grading will conform to ADA standards and will provide an easy path from the ADA parking spot to the entrances.
4. All mechanical equipment/utilities will be rooftop mounted, or have dedicated patios with screen walls integral to the building material palette and maintain the overall architectural character. Many existing, exposed rooftop mechanicals are screened with the proposed new screen wall on the existing shopping center.
5. This project is not within the Downtown Area.
6. This project is not part of the Cultural Improvement Program or Public Art Program.

Respectfully,  
**Jeff Graham**  
Project Manager  
Aline Architecture Concepts, LLC  
7340 E. Main St. #210  
Scottsdale, AZ 85251

**OPEN SPACE CALCULATIONS**

OPEN SPACE REQUIRED	
MAX BLDG. HEIGHT = 36'-0"	
FIRST 12' = 79598 x .10 = 7960 s.f.	
NEXT 24' = 24 x .004 x 79598 = 7641 s.f.	
TOTAL	7960 + 7641 = 15,601 s.f.
FRONT	15,601 x .5 = 7,801 s.f.
LANDSCAPE	38113 x .15 = 5,417 s.f.
OPEN SPACE PROVIDED	
TOTAL	28,789 s.f.
FRONT	10,402 s.f.
LANDSCAPE	9,263 s.f.
OTHER	9,121 s.f.

**GENERAL LIMITATIONS**

CONSTRUCTION TYPE	V-B W/ A.F.E.S.
ALLOWABLE HEIGHT	60 FT. (38FT. PER ZONING)
ACTUAL HEIGHT	36'-0" AFF
ALLOWABLE STORIES	3
ACTUAL STORIES	1
ALLOWABLE AREA	27,000 S.F.
TOTAL EXISTING BUILDING	10,165 S.F.
TOTAL AREA (THIS PROJECT)	14,803 S.F.

**PARKING CALCULATIONS**

MIXED USE COMMERCIAL CENTER	1 / 300
TOT. VEHICLE PARK'G REQ'D	14,803 / 300 = 49
TOT. VEHICLE PARK'G PROVIDED	82
ADA PARKING REQUIRED	82 x .04 = 3.28
(4% OF PROVIDED)	
ACCESSIBLE PARKING PROVIDED	4
BICYCLE PARKING REQ'D	49 / 10 = 5
(1 PER 10 REQ'D. VEHICLE)	
BICYCLE PARKING PROVIDED	6

**APPLICABLE CODES**

- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)
- 2015 INTERNATIONAL PLUMBING CODE (IPC)
- 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
- 2014 NATIONAL ELECTRIC CODE (NEC)
- 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS
- 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES

**PROJECT DESCRIPTION**

EXISTING 10,165 S.F. SINGLE STORY COMMERCIAL RETAIL BUILDING TO BE RE-PAINTED AND MECHANICAL SCREEN / PARAPET ADDED. EXISTING 4,438 S.F. CAR WASH REMOVED AND AN EXISTING RE-LOCATED 996 S.F. SINGLE STORY POLYNESIAN STYLE BUILDING ADDED SO SOUTH PORTION OF PROPERTY. NEW 3,215 S.F. BUILDING CONNECTED TO RE-LOCATED BUILDING FOR POTENTIAL RESTAURANT USE.

**LEGAL DESCRIPTION**

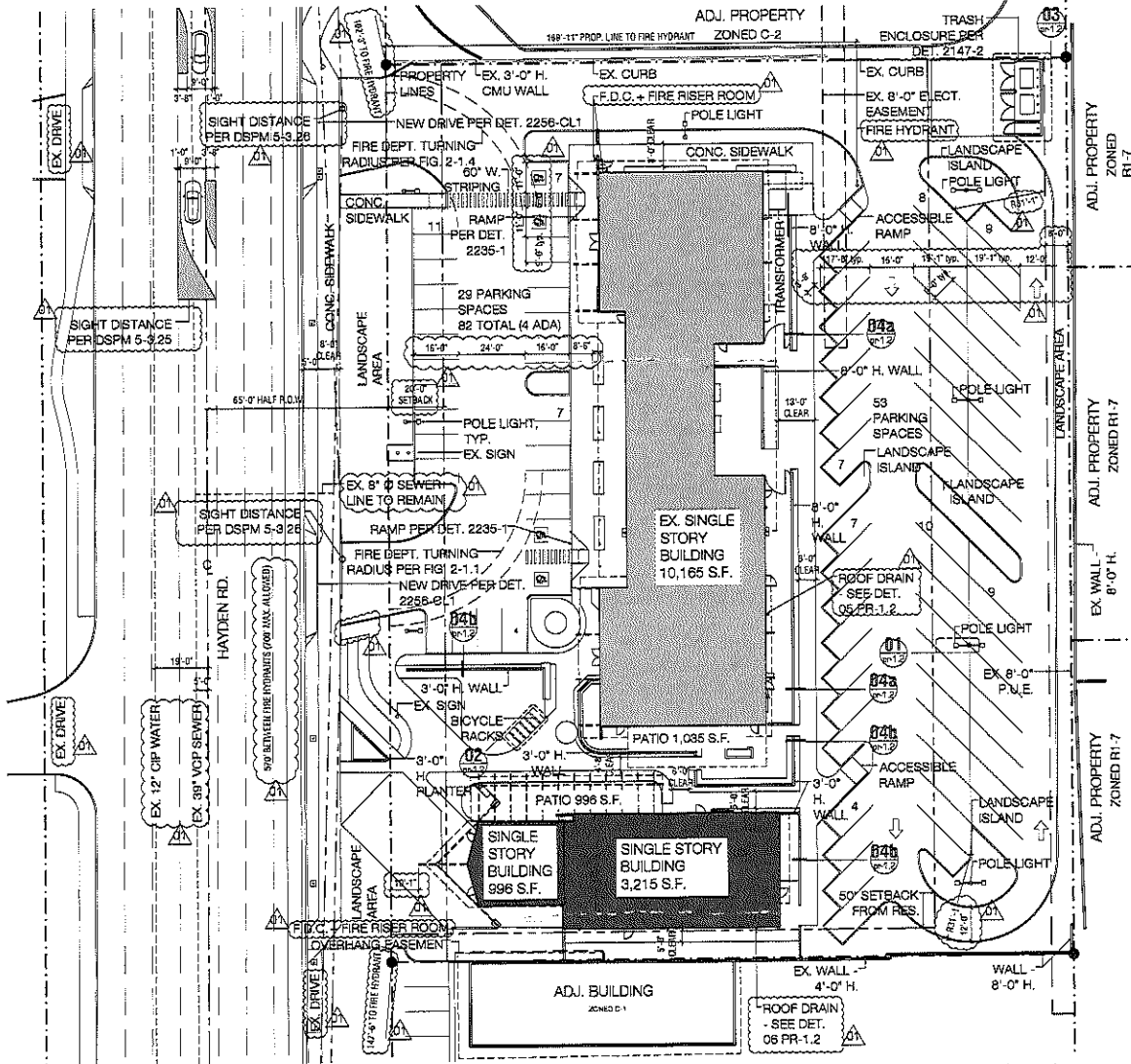
TRACT A, PARADISE VALLEY PLAZA, AS RECORDED IN BOOK #4 OF MAPS, PAGE 16 OR MARICOPA COUNTY, ARIZONA. LOCATED WITHIN THE WEST HALF OF THE NORTH-WEST QUARTER OF THE NORTH-WEST QUARTER OF SECTION 28, TOWNSHIP 8 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

**SITE DATA**

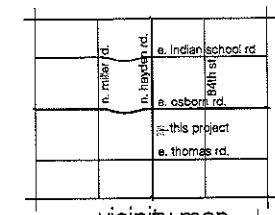
ASSESSORS PARCEL NUMBER	130-33-085C
ZONING	C-1
NET SITE ACRES	79,598 S.F. (1.83 ACRES)
EX. LOT COVERAGE AREA	18,359 S.F.
PROPOSED LOT COVERAGE	19,191 S.F.
FLOOR AREA RATIO ALLOWED (FAR)	85%
FLOOR AREA RATIO PROPOSED (FAR)	24%
	(19,191 / 79,598)

**BUILDING DATA**

BUILDING ADDRESS	3215 N. HAYDEN RD
	SCOTTSDALE, AZ 85251
OCCUPANCY	M + B + A-2
EXISTING USE	M + B + A-2
PROPOSED USE	M + B + A-2
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NON-SEPARATED
TOTAL INDOOR AREA	14,803 GROSS S.F.
TOTAL UNDER ROOF	19,181 GROSS S.F.
MAXIMUM HEIGHT ALLOWED	36'-0"
MAXIMUM HEIGHT PROPOSED	1 STORY, 36'-0"



01 . site plan



vicinity map

ATTACHMENT 4

DATE: 08/13/2018  
PROJECT #100

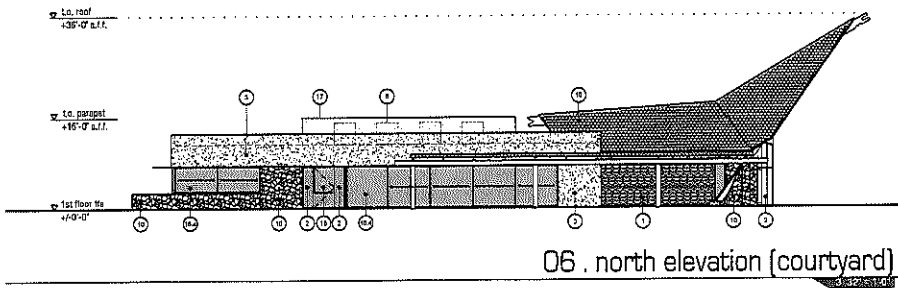
DRB 2ND CITY SUBMITTAL  
08/24/2018

ALINE ARCHITECTURE CONCEPTS

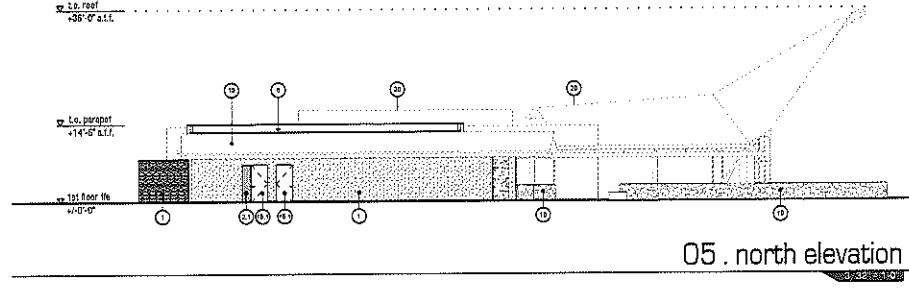
11.DR.2019  
08/20/19

PR-11

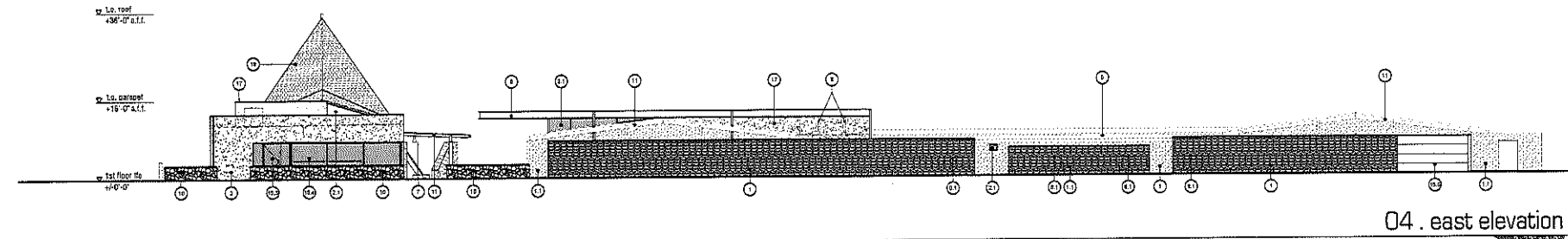




06 . north elevation (courtyard)

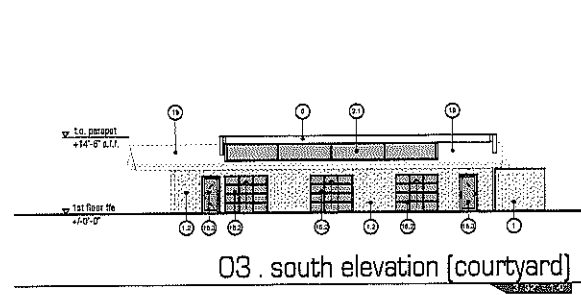


05 . north elevation

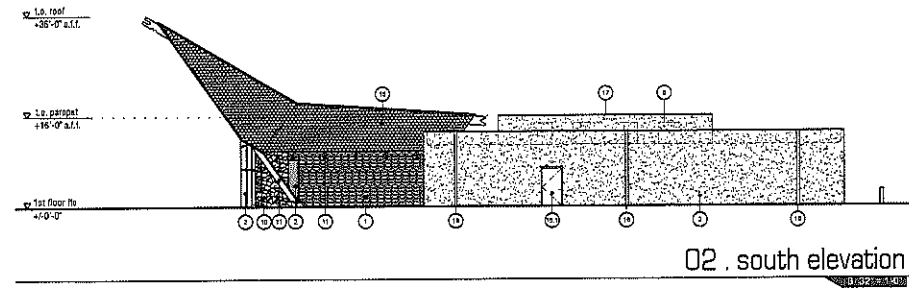


04 . east elevation

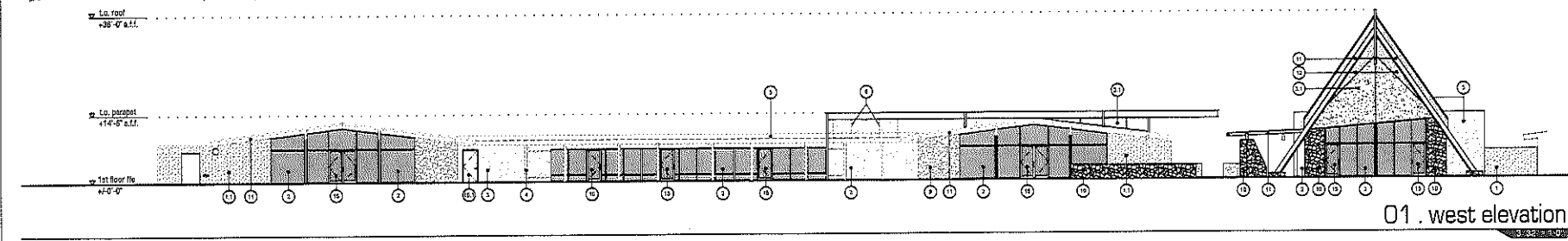
- KEYED NOTES**
- 1 corrugated metal
  - 11 perforated zinc wall (p-2)
  - 12 perforated zinc wall (p-4)
  - 2 aluminum window blind (p-1)
  - 3 aluminum window blind (p-2)
  - 4 perforated zinc wall (p-2)
  - 5 perforated zinc wall (p-1)
  - 6 perforated zinc wall (p-2)
  - 7 light fixture - see electrical schedule
  - 8 mechanical units device
  - 81 existing mechanical units
  - 9 existing zinc wall
  - 10 zinc roof wall (p-2)
  - 11 perforated zinc trim / down / counter (p-2)
  - 12 tongue and groove wood ceiling (p-2)
  - 13 aluminum security building roof in section
  - 14 existing fire department connection
  - 14.1 existing fire meter
  - 15 aluminum door blind (p-1)
  - 15.1 perforated zinc blind (p-2)
  - 15.2 overhead door blind (p-1)
  - 15.3 aluminum door blind (p-1)
  - 15.4 existing glass door blind (p-1)
  - 15.5 perforated zinc blind (p-2)
  - 16 perforated zinc (p-1)
  - 17 aluminum mechanical screen (p-1)
  - 18 zinc roof (p-1)
  - 19 existing wood slat roof
  - 20 building footprint
- KEYED MATERIALS**
- |      |                  |                          |
|------|------------------|--------------------------|
| ms-1 | smooth metal     | 20416 concrete block     |
| ms-1 | corrugated metal | see rock masonry         |
| ms-1 | smooth metal     | concrete masonry         |
| ms-1 | smooth metal     | 160 color plaster        |
| ms-1 | smooth metal     | aluminum aluminum        |
| ms-2 | smooth metal     | aluminum aluminum        |
| ms-2 | smooth metal     | insulated concrete       |
| ms-1 | smooth metal     | dark grey accent paint   |
| ms-2 | smooth metal     | blue accent wall paint   |
| ms-4 | smooth metal     | yellow accent wall paint |



03 . south elevation (courtyard)

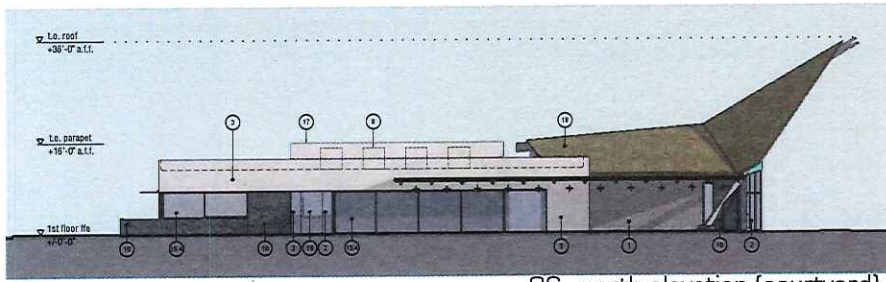


02 . south elevation

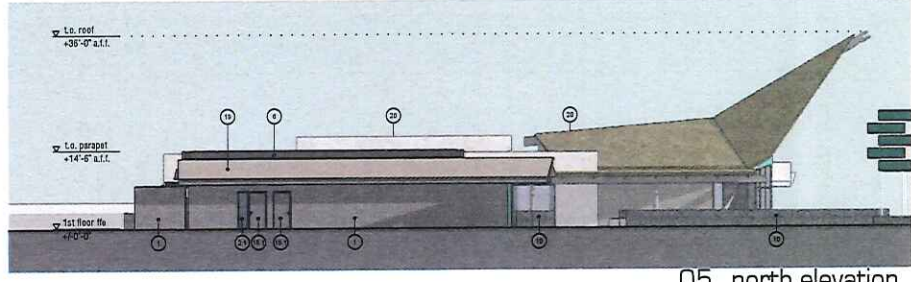


01 . west elevation

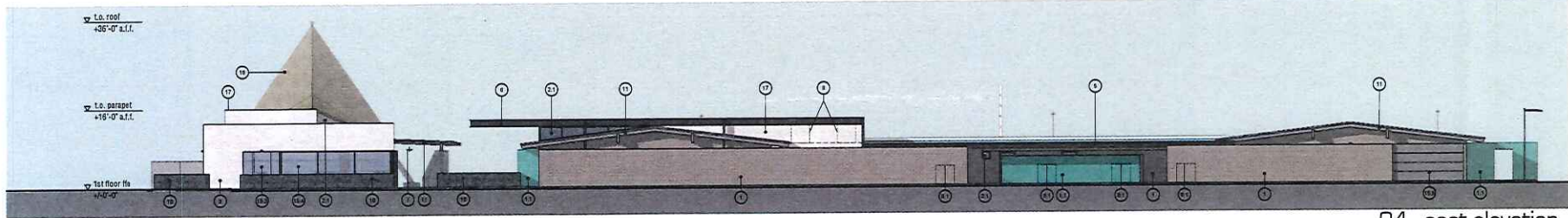
DATE: 06/01/2018  
 PROJECT: TRAIL WEST  
 2701 NORTH AVENUE ROAD  
 SUITE 200  
 DENVER, CO 80202  
 TEL: 303.733.1100  
 WWW.ALINEARCHITECTURE.COM  
 ARCHITECT: ALINE ARCHITECTURE  
 PROJECT # 15001  
 BUILDING ELEVATIONS  
 PR-3.0



06 . north elevation (courtyard)



05 . north elevation



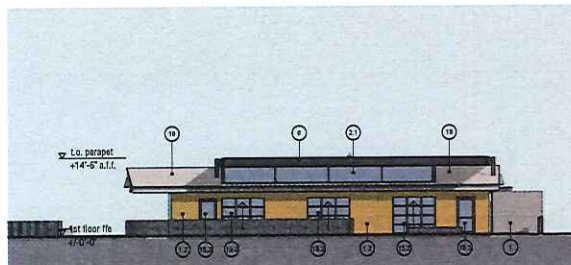
04 . east elevation

KEYED NOTES

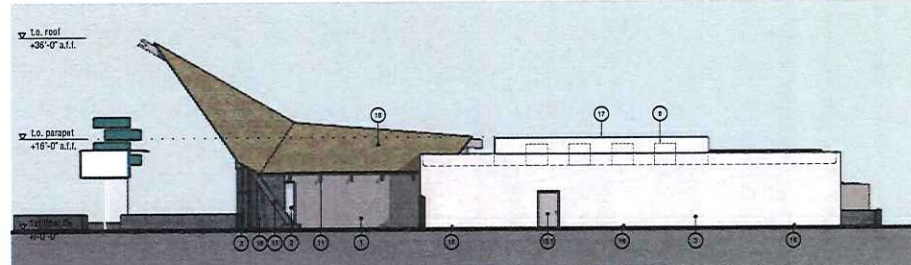
1. curu wall form-1
- 1-1. painted curu wall (pt-2)
- 1-2. painted curu wall (pt-4)
2. aluminum windows (alum-1) (pt-1)
- 2-1. aluminum windows (alum-2) (pt-1)
3. stucco wall (st-1)
- 3-1. painted stucco wall (pt-2)
4. painted steel column (st-1)
5. existing roof overhang - repair fascia (pt-1)
6. painted steel wide-flange beam (st-1)
7. light fixture - see photometric site plan
8. mechanical units behind
- 8-1. existing mechanical units
- 8-2. existing stone wall
10. new rock wall (st-1)
11. painted wood trim / base / column (pt-2)
12. tongue and groove wood ceiling (pt-1)
13. adjacent property building (not in scope)
14. existing fire department connection
- 14-1. existing fire alarm
15. aluminum door (alum-1) (pt-1)
- 15-1. painted hollow metal door (pt-2)
- 15-2. overhead door (alum-2) (pt-1)
- 15-3. aluminum floor (alum-2) (pt-1)
- 15-4. sliding glass door (alum-2) (pt-1)
- 15-5. painted steel sliding door (pt-2)
16. painted steel downramp (pt-1)
17. stucco mechanical screen (st-1)
18. stucco roofing (st-1)
19. existing roof (st-1) (pt-1)
20. buildings beyond

KEYED MATERIALS

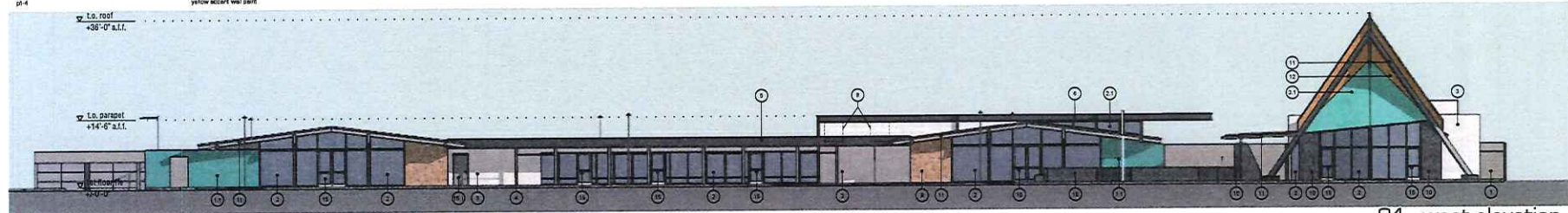
stc-1	smooth stucco
curu-1	curu's concrete block
mss-1	lava rock masonry
roof-1	composite structure
wd-1	1 1/2" color matching aluminum extrusion
alum-1	aluminum extrusion
alum-2	aluminum extrusion
pt-1	resilient glazing
pt-2	dark grey accent paint
pt-3	grey accent paint
pt-4	blue accent wall paint
pt-5	yellow accent wall paint



03 . south elevation (courtyard)



02 . south elevation

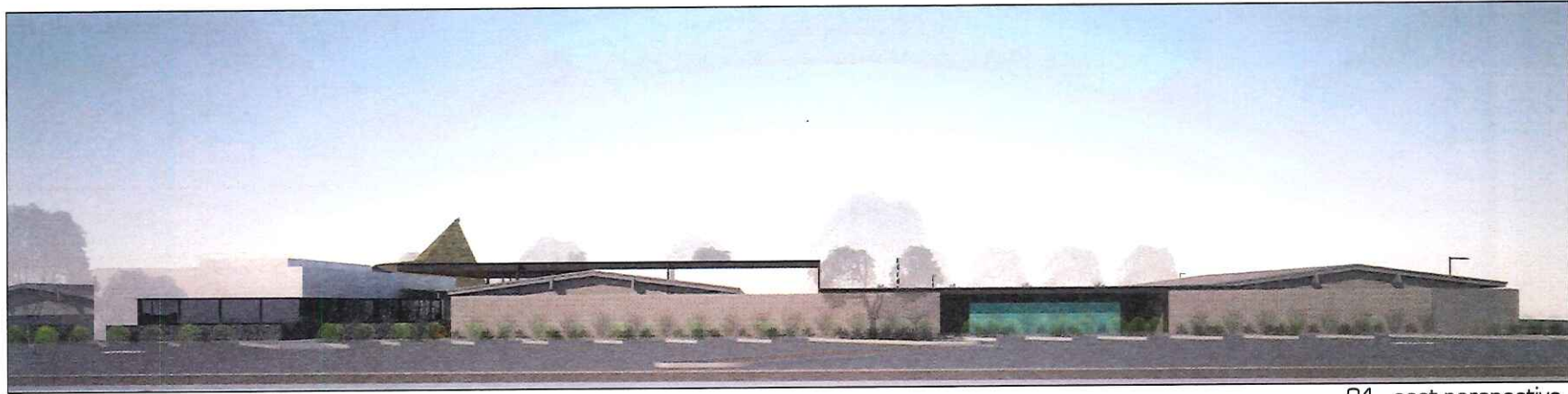


01 . west elevation

3015 NORTH HAVEN ROAD  
 SCOTTSDALE, ARIZONA 85251  
 812.974.2100  
 WWW.ALINERCHITECTURE.COM  
 DATE SEED: JAN 13, 2018  
 PROJECT # 18001  
 DRB 2ND CITY SUBMITTAL  
 8/23/2018  
 2525 PAST MAIN STREET #210  
 SCOTTSDALE, ARIZONA 85251  
 WWW.ALINERCHITECTURE.COM  
 ALINE ARCHITECTURE CONCEPTS  
 COLOR ELEVATIONS  
 PR-3.1



02 . west perspective



01 . east perspective

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DRB 2ND CITY SUBMITTAL

9/23/2018

2018 NORTH HAVEN ROAD

SCOTTSDALE, ARIZONA 85261

ALINEARCHITECTURE.COM

DATE ISSUED: JUNE 13, 2018

PROJECT # 10001

**ALINE**  
ARCHITECTURE CONCEPTS

PERSPECTIVES

PR-2 2  
11-GR-2019  
6/19/2018



01 . streetscape elevation

915 NORTH HAVEN ROAD  
 SCOTTSDALE, ARIZONA 85251  
 WWW.ALINEDC.COM

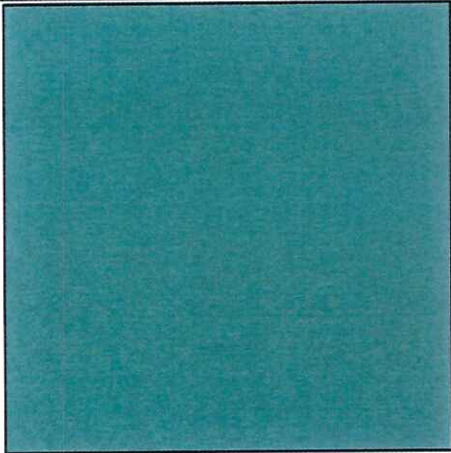
DATE: 11/08/2019  
 PROJECT # 19001

DRB 2ND CITY SUBMITTAL  
 8/29/2018

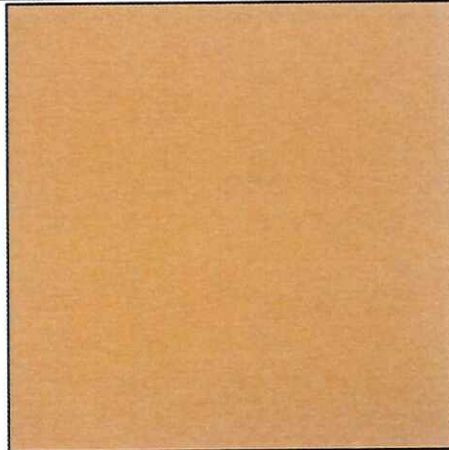
7347 EAST MAIN STREET #110  
 SCOTTSDALE, ARIZONA 85251  
 WWW.ALINEDC.COM

**ALINE**  
 ARCHITECTURE CONCEPTS

STREETScape ELEVATION  
 PR-23  
 11-08-2019  
 01/08/2019



pt-3 dunn edwards 'de5732 - teal me no lies'



pt-4 dunn edwards 'de5367 - deserted path'

ATTACHMENT 8

3215 N HAYDEN RD  
SCOTTSDALE, AZ 85251  
JUNE 13, 2019

7340 EAST MAIN STREET #210  
SCOTTSDALE, ARIZONA 85251  
MADEWITHALINE.COM



**LED pole-top luminaires with symmetrical light distribution**

**Housing/filter:** Die-cast aluminum construction. The luminaire slip fits a 3" O.D. pole top or tenon and is secured by six (6) socket head stainless steel screws threaded into stainless steel inserts. Die castings are marine grade, copper free ( $\leq$  0.3% copper content) A360.0 aluminum alloy.

**Enclosure:** Clear acrylic diffuser held in place by die-cast aluminum frame. Fully gasketed for weather tight operation using a molded silicone gasket.

**Electrical:** 24.0W LED luminaire, 28 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

**Note:** LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to [www.bega-us.com](http://www.bega-us.com).

**Finish:** All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

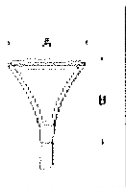
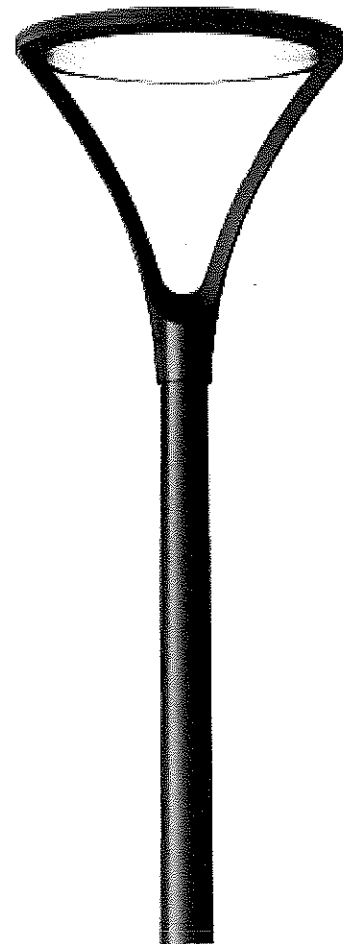
**CSA certified** to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

**Weight:** 21.38 lbs.

**EPA (Effective projection area):** 0.73 sq. ft.

**Luminaire Lumens:** 2464 lumens

Type:  
 BEGA Product:  
 Project:  
 Voltage:  
 Color:  
 Options:  
 Modified:



Pole-top luminaires			
	LED	A	B
<b>84 120</b>	24.0W	20 1/4"	22 1/2"

Recommended for use with 20' to 30' poles.

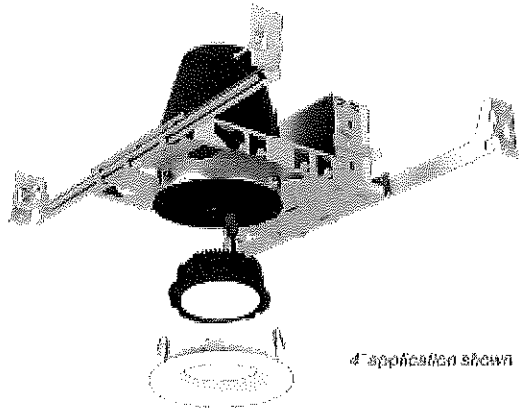
**BEGA** 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 568-9474 [www.bega-us.com](http://www.bega-us.com)  
 ©copyright BEGA 2019 Updated 01/2019



# DRD2

## Recessed LED Downlight General New Construction 4", 5", 6" Aperture

### PRODUCT SPECIFICATIONS



- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron HI-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Twist & Lock



Wet location rated



50,000 hrs lifetime



Warranty

### Frame-in Kit

**HOUSING:** 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

**JUNCTION BOX:** Galvanized steel. Equipped with (6) 1/2" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

**MOUNTING:** Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

**CEILING:** 1/2" up to 1".

**CUTOOUT:** 4 3/4" (4" frame-in kit, 4" shallow frame-in kit), 5 3/4" (5" frame-in kit), 6 3/4" (6" frame-in kit, 6" shallow frame-in kit).

### Light Engine

**LED:** Tightly binned, high performing white Cree® LED.

**LUMEN OUTPUT (POWER):** 750 lm (10.8W), 1000 lm (12.8W).

**COLOR QUALITY:** 93+ CRI, 2-step SDCM.

**CCT OPTIONS:** 2700K, 3000K, 3500K, 4000K.

**CONNECTOR:** PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron HI-lume® 1% and/or emergency lighting).

**INPUT VOLTAGE:** 120/277V.

**DIMMING:** Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron HI-lume® 1% at 120/277V.

**EMERGENCY LIGHTING:** Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

**LIFETIME:** 50,000 hours at 70% lumen maintenance.

**PHOTOMETRIC TESTING:** Tested in accordance to IESNA LM-79-2008.

**LISTINGS:** cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JAB compliant. UL Listed for Wet Location. ASTM E283 certified Air Tight. IC Rated.

**WARRANTY:** 5 year limited warranty.

### Trim

**CONSTRUCTION:** Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code:		Type:	
Project:	Contact:	Date:	

dmf Lighting 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

www.dmf Lighting.com

© 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and International patent information.

Page 1 of 10 | V-01.23.16





### PRODUCT SPECIFICATIONS



- Maximum installation compatibility
- Easy, tool-free installation, including Twist & Lock trim feature
- 750 & 1000 lumen outputs
- 2700K, 3000K, 3500K, 4000K CCT
- Flicker-free TRIAC/ELV, 0-10V or Lutron HI-lume 1% dimming
- 50,000 hr lifetime at 70% lumen maintenance
- 5 year limited warranty



Twist & Lock



Wet location rated



50,000 hrs lifetime



5 yr Warranty

### Frame-in Kit

**HOUSING:** 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

**JUNCTION BOX:** Galvanized steel. Equipped with (6) 1/2" and (1) 3/4" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

**MOUNTING:** Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

**CEILING:** 1/8" up to 1".

**CUTOUT:** 4 3/8" (4" frame-in kit, 4" shallow frame-in kit), 5 3/4" (5" frame-in kit), 6 3/8" (6" frame-in kit, 6" shallow frame-in kit).

### Light Engine

**LED:** Tightly binned, high performing white Cree® LED.

**LUMEN OUTPUT (POWER):** 750 lm (10.8W), 1000 lm (12.8W).

**COLOR QUALITY:** 93+ CRI, 2-step SDCM.

**CCT OPTIONS:** 2700K, 3000K, 3500K, 4000K.

**CONNECTOR:** PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron HI-lume® 1% and/or emergency lighting).

**INPUT VOLTAGE:** 120/277V.

**DIMMING:** Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron HI-lume® 1% at 120/277V.

**EMERGENCY LIGHTING:** Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

**LIFETIME:** 50,000 hours at 70% lumen maintenance.

**PHOTOMETRIC TESTING:** Tested in accordance to IESNA LM-79-2008.

**LISTINGS:** cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JAB compliant. UL Listed for Wet Location. ASTM E283 certified Air Tight. IC Rated.

**WARRANTY:** 5 year limited warranty.

### Trim

**CONSTRUCTION:** Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code:		Type:	
Project:		Contact:	Date:

Model	Watts	Delivered lumens	LED lumens	CRI	Color °T	Voltage
<b>LEDWALL-G</b>	8 W	450 lm	600 lm	90	3000 K	120 V

**Specifications**

- Over 50,000 hours of service life
- Warm white light output
- Separately adjustable up and down lighting
- Easily adjustable lighting angle from 0° to 92°
- Low power consumption
- 120 V AC direct connection
- Superior color consistency
- Directional lighting
- Integrated dimmable driver
- ADA compliant

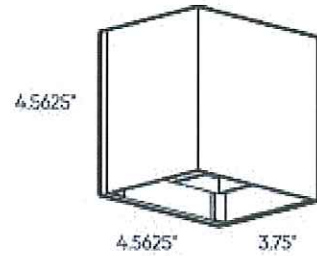
**Finish**

- BK/GD** Black, gold interior
- BK** Black
- BZ** Bronze
- SG** Silver grey
- WH** White

**Order example**

**LEDWALL-G-BK/GD**  
Dimmable LEDWALL-G wall mount in a black finish with gold interior

**LEDWALL-G**



Date: \_\_\_\_\_ Customer: \_\_\_\_\_

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

Type: \_\_\_\_\_ Qty: \_\_\_\_\_



## Ouray 600



Order Code: U6

Pole Order Code: \_\_\_\_\_

U6	Series	Pole Order Code:						Options
		Series	Height	Finish				
	<b>U6</b> Ouray 600							
	<b>Optics</b>	<b>R1</b> Type I Distribution	<b>R2</b> Type II Distribution	<b>R3</b> Type II Distribution	<b>R4</b> Type IV Distribution	<b>R5R</b> Type V (Round) Distribution	<b>R5S</b> Type V (Square) Distribution	<b>PP</b> Plane Projector
	<b>Fixed Mounting</b>	<b>*S</b> 60mm Slip Fitter	<b>*SA</b> Single Pole Adaptor	<b>*S1</b> Single Short Arm	<b>*S2</b> Double Short Arm	<b>*L1</b> Single Long Arm	<b>*L2</b> Double Long Arm	<b>*W</b> Wall Mount <b>*WD</b> Decorative Wall Box
	<b>Adjustable Mounting</b>	<b>AT</b> Adjustable Tilt	<b>AS</b> Adjustable Swivel	<b>XX</b> None				
	<b>Light Engine</b>	<b>5G350</b> 77W 8,561lm	<b>5G530</b> 116W 12,450lm	<b>5G700</b> 148W 15,576lm	<b>5G105</b> 230W 21,623lm	<b>5G140</b> 306W 25,707lm		*Based on R1 distribution at 5000K CCT no glass.
	<b>CCT</b>	<b>30'</b> 3000K	<b>40</b> 4000K					*Zero Uplight *For other CCT, please consult factory.
	<b>Power Cord Length</b>	<b>8</b> 8'	<b>10</b> 10'	<b>12</b> 12'	<b>14</b> 14'	<b>16</b> 16'	<b>18</b> 18'	<b>XX<sup>1</sup></b> <b>XX<sup>1</sup></b>
	<b>Finish</b>	<b>WH</b> White	<b>BK</b> Black	<b>BL</b> Semi-Matte Black	<b>BZ</b> Bronze	<b>SV</b> Silver	<b>SP</b> Specify Premium Color	
	<b>Voltage</b>	<b>UNV</b> 120- 277	<b>120<sup>2</sup></b> 120V	<b>240<sup>2</sup></b> 240V	<b>277<sup>2</sup></b> 277V	<b>347</b> 347V	<b>480</b> 480V	*Specify for HL option
	<b>Options</b>	<b>DM</b> Dimming (0-10V)	<b>HS<sup>3</sup></b> House Side Shield (180°)	<b>HL30<sup>4,5</sup></b> Hi-Lo Switching Low Output 50%	<b>HL50<sup>4,5</sup></b> Hi-Lo Switching Low Output 50%	<b>CO<sup>7</sup></b> Comfort Optics (Not available with PP optics)	<b>TLR<sup>6</sup></b> Twist Lock Receptacle 7-Pin w/ Shorting Cap	<b>GL<sup>7</sup></b> Tempered Glass Lens
		<b>Motion Sensor</b> with optional photocell See page 12 for order code		<b>TLRP1<sup>1,5</sup></b> Twist Lock Receptacle 3-Pin w/ TE Connectivity Sensor	<b>TLRP2<sup>1,5,6</sup></b> Twist Lock Receptacle 7-Pin w/ Econ Connectivity Sensor	<b>TLRP3<sup>1,6</sup></b> Twist Lock Receptacle 7-Pin w/ Acuity Room Sensor		



Selux Corporation © 2018, T 845-834-1400, 800-735-8927, F 845-834-1401, www.selux.us  
 In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Specification sheets found at www.selux.us are the most recent versions and supersede all other printed or electronic versions.

# PENDANTS

PREPARED BY: \_\_\_\_\_ PEB

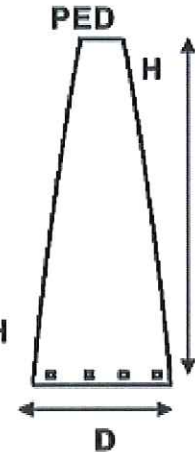
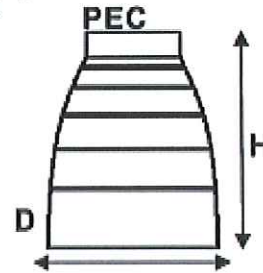
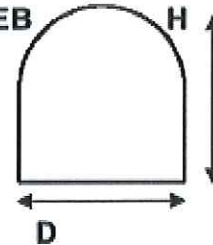
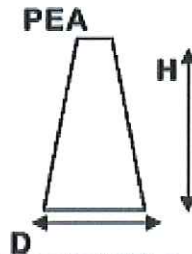
TYPE: \_\_\_\_\_

JOB NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

CERTIFICATION: UL LISTED

MODEL#	D"	H"
PEA	8.75	15
PEB	6	6.25
PEC	7	8.75
PED	4.5	11



**FINISH**-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

**MOUNTING**- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

**REFLECTOR**- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125.

Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

**LAMP HOLDERS**- Accommodates **Incandescent** medium base porcelain socket, copper shell with nicked plate, rated 250V, 660W. **Compact Fluorescent** 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. **High Intensity Discharge (H.I.D.)** medium base, 4KV pulse start socket, rated 660W/600V. **LED**. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MODEL#	FINISH		LIGHT SOURCE				MOUNTING OPT.
			INC	CF <sup>1</sup>	HID <sup>1</sup>	LED	
PEA	41-black	63-iron rust	150W	26W	N/A	21W	-Arm extension -Post Mts & Pole -Stem -Cord <sup>2</sup> -Cable & Chain -Hub
	42-dr. green	70-tran Red		32W			
	43-red	71-tran. Green		42W			
PEB	44-white	72-tran Wine					
	45-medium blue	73-tran. navy blue					
	46-yello	74-gun metal					
PEC	48-polish alum.	78-chalkboard blk					
	49-galvanized	79-ghost orange					
	50-navy blue	80-pale gold					
PED	51-arch. Bronze	81-metallic bronze					
	52-patina	82-black gold					
	53-rust	83-shocker green					
	54-stucco	84-faded blue					
	55-sage	86-bronze copper					
	58-satin alum.	87-champagne					
	clear coat 59-	88-flamed steel					
	coppertone	89-taupe					
	60-canal green	90-lime green					
	61-anod. Charcoal	91-pacific pine					
62-anod. bronze	93-faded copper						

<sup>1</sup>REMOTE BALLAST

<sup>2</sup>INC MAX WATTAGE 150W

CALL FACTORY FOR HIGHER WATTAGE

PHONE: 877-999-1990

FAX: 877-999-1955



MADE IN



12260 EAST END AVE. CHINO, CA 91710

Date: \_\_\_\_\_ Customer: \_\_\_\_\_ **selux**

Project: \_\_\_\_\_ City: \_\_\_\_\_

Type: \_\_\_\_\_

Quaray 600



Order Code: UR

Series: UR

Optics: E1 E2 E3 E4 E5 E6 E7

Mounting: SA SA SA SA SA SA SA SA

Light Engine: 30330 30330 30330 30330 30330

CCT: 40 40 40 40 40 40 40

Power Cord Length: 10 12 14 16 18 20

Finish: WH BK SL BK SV SP

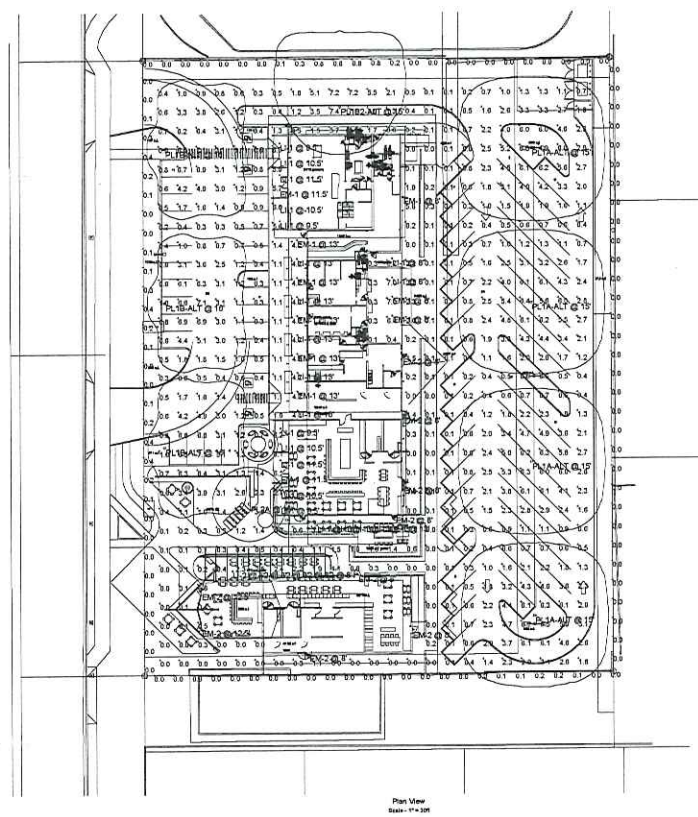
Voltage: UNV 120 240 277 347 480

Options: DM H5' H5L2P1 H5L2P1 COY TUR OL'

Meridian Sensor: TURP1 TURP2 TURP3

3 Selux Corporation, 17400 15th St, San Diego, CA 92128, USA. Tel: +1 619 444 1111, Fax: +1 619 444 1112, www.selux.com

PL1A-ALT, PL1B-ALT & PL1B2-ALT



Symbol	Level	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumen Per Lamp	Light Loss Factor	Voltage
○	EM-1	10	DAIS LIGHTING	SDR100-CA-18-02P/18 1/8 30-SD107 4 4 4 4 4 4	NA	LED	1840	0.91	12.6
○	EM-2	4	DAIS LIGHTING INC.	SDR100-CA-18-02P/18 1/8 30-SD107 4 4 4 4 4 4	SDR100-CA-18-02P/18 1/8 30-SD107 4 4 4 4 4 4	LED	1840	0.91	12.6
○	LI-1	22	DAIS LIGHTING	SDR100-CA-18-02P/18 1/8 30-SD107 4 4 4 4 4 4	NA	LED	1840	0.91	12.6
○	LI-2	8	DAIS LIGHTING	SDR100-CA-18-02P/18 1/8 30-SD107 4 4 4 4 4 4	NA	LED	1840	0.91	12.6
○	PL2A	1	DAIS LIGHTING	NA 120 K2	NA 120 K2	LED	2464	0.91	24
□	PL1A-ALT	4	DAIS CORP	UNREDS-INDUSTRIAL/LED/1070-30-PROF-LAN/145/555 12 P POLE WITH 2 P BASE	Only formed aluminum housing, 17" x 14" x 14" (H x W x D) with 12" pole with 2" base.	17" x 14" LED's	10107	0.91	148
□	PL1B-ALT	3	DAIS CORP	UNREDS-INDUSTRIAL/LED/1070-30-PROF-LAN/145/555 12 P POLE WITH 2 P BASE	Only formed aluminum housing, 17" x 14" x 14" (H x W x D) with 12" pole with 2" base.	17" x 14" LED's	10107	0.91	148
□	PL1B2-ALT	1	DAIS CORP	UNREDS-INDUSTRIAL/LED/1070-30-PROF-LAN/145/555 12 P POLE WITH 2 P BASE	Only formed aluminum housing, 17" x 14" x 14" (H x W x D) with 12" pole with 2" base.	17" x 14" LED's	10107	0.91	148

O1 . exterior lighting + photometric site plan

**A19 8W DIM. TITANIUM LED SERIES**

60W REPLACES **60W Inc.** 80% Energy Savings

PRO

- Omnidirectional: 230° beam angle
- High efficacy 101 LPW in Warm White
- 30% energy savings compared to CFL
- Comfortable warm diffused light
- Natural A-lamp look fits all applications
- Ideal for lamps with shades

SUITABLE FOR ALL A-LAMP APPLICATIONS



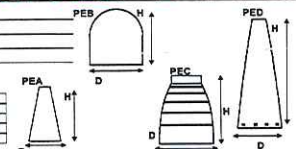
LI-2

**PENDANTS**

PREPARED BY: \_\_\_\_\_ TYPE: \_\_\_\_\_

JOB NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

CERTIFICATION: UL LISTED



FINISH-Five stage pre-treatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors. Except 449-Galvanized, #62-Anodized Bronze and #63-Tan Base. Unless specified, Custom colors and Maric are available upon request.

MOUNTING-1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads, available with cord or stem wire.

REFLECTOR- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125.

Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

LAMP HOLDERS- Accommodates bi-pin compact medium base porcelain socket, copper shell with nickel plate, rated 250V, 600W, Compact Fluorescent 4 pin heat resistant thermoplastic socket accommodates 26/29W (G24q-3) base and 42W (G24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V, High Intensity Discharge (HID), medium base, 4KV pulse start socket, rated 600W/600V. LED. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MODEL#	FINISH	LIGHT SOURCE			MOUNTING OPT.
		INC	HIDA	LED	
PEA	41-black 43-op. green 44-white 44-medium blue 44-yellow 48-polish alum. 50-amber 50-mary blue 51-lavender, bronze 52-patina 53-coral 54-mocha 55-rose 58-satin alum. 61-rose steel 62-coral green 63-wood, charcoal 62-wood, bronze	63-bronze rust 70-bronze red 71-bronze green 72-bronze white 73-bronze navy blue 74-gun metal 78-cul-de-bour bk 79-wood grain 80-side gold 81-mosaic bronze 83-black blue 83-ropes green 84-wood oak 85-venis copper 87-rose 88-rose steel 89-rose 89-rose 89-rose 89-rose 89-rose 89-rose 89-rose	150W 30W 32W 42W	NA NA NA	-Arm extension -Roc. Hts & Pole -5mm -Cord' -Cable & Chain -Hub

NOTE BALLAST  
INC MAX WATTAGE 150W  
CALL FACTORY FOR HIGHER WATTAGE  
PHONE: 877-999-1990  
FAX: 877-999-1955  
12260 EAST END AVE, CHINO, CA 91710

MADE IN USA  
UL LISTED

LI-2 (LAMP SHADE)

DATE: 06/10/2014 10:58:56 AM  
PROJECT: F1483

DRB 1ST CITY SUBMITTAL  
100 EAST MAIN STREET #210  
SCOTTSDALE, ARIZONA 85258  
ALINE ARCHITECTURE CONCEPTS  
THE IWY

ALINE ARCHITECTURE CONCEPTS  
EXTERIOR LIGHTING + PHOTOMETRIC SITE PLAN + LIGHTING OFF SHEETS  
LI-1.1

## Moriarity, Ben

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**From:** Castro, Lorraine  
**Sent:** Thursday, May 16, 2019 12:46 PM  
**To:** Moriarity, Ben  
**Subject:** FW: case # 11-dr-2019  
**Attachments:** certificate of occupancy daycare addition.pdf

**From:** Charles Cales <ccaales25@gmail.com>  
**Sent:** Wednesday, May 15, 2019 6:35 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** case # 11-dr-2019

To whom it may concern:

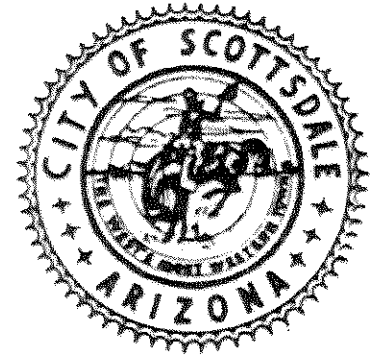
Regarding the proposed plan to redevelop the site located at 3213 N hayden rd:

- As the part owner and managing partner of Tschumy holdings LLLP which owns the southern adjacent property, I strongly object to the approval of the planned redevelopment.
- Tschumy Holdings owns the property out of which kiddie kampus daycare is operating and has operated continuously since 1963 when my parents began leasing the property at 3201 N hayden Rd. In 1966 my parents purchased the property from the owners at the time , Western builders. At that time my parents were issued a certificate of occupancy from the city of Scottsdale for 16 parking spaces. The customers and employes of Kiddie Kampus have utilized the contiguous strip mall parking on a daily basis since that time. The approval of this project as presently constituted would deny the access to that parking and effectively, practically and legally put kiddie kampus out of business. It would also not allow for ingress and egress to the property for emergency vehicles , trash pick and commercial food deliveries. This right to park on the northern adjacent lot has been conveyed to kiddie kampus via a prescriptive, and or implied by prior use, and or implied by planned use of development easement rights that have been codified by the city of Scottsdale's own certificate of occupancy. I urge you to deny this approval until such time as the the developers can accommodate the parking rights of Kiddie kampus and keep the status quo and grandfathered rights to park that been established over the last 50 years of business. I have attached the certificate of occupancy which references ordinance #159 from the city of Scottsdale for your review. Ordinance 159 requires that there be one parking spot for every 200 sq ft of building. Kiddies kampus is 3062 sq ft.

Regards,  
Charles Cales  
Manager of Tschumy holdings LLLP

ADDRESS BUILDING: 

3201 N. Hayden Road



# City of Scottsdale, Arizona

## CERTIFICATE OF OCCUPANCY

**NOTE:** ANY CHANGE OF USE OR OCCUPANCY MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT DIVISION OF BUILDING INSPECTIONS.

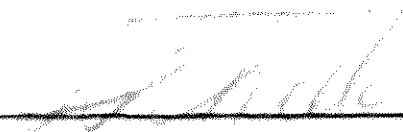
This certifies that so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Uniform Building Code & Zoning Ordinance No. 159 and amendments thereto of The City of Scottsdale as to permitted uses for the following occupancies.

DATE ISSUED: 1/25/67 PERMIT NO. & YEAR: #5245-1966

DESCRIPTION: **Type III one-hour - 32' x 28'**  
**Day Nursery Addition**  
**Occupancy C - (16) Parking spaces**

OWNER: Ernie Gales

OWNER'S ADDRESS: 3727 E. Jackrabbit Rd. - Scottsdale, Arizona

By:   
Chief Building Inspector

## Moriarity, Ben

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**From:** Diana Kaminski <dmdmkamin@outlook.com>  
**Sent:** Monday, April 01, 2019 10:15 PM  
**To:** Moriarity, Ben  
**Subject:** public input on 11-DR-2019 3213 N. Hayden Road

Hi Ben,

I wanted to provide some feedback on the proposed project referenced above.

1<sup>st</sup>, I'm hoping they are keeping House of Rice as a tenant, but I realize after all these years, and the new market at Thomas, this may not be feasible within the market. I remember going there with my Mom when I was a kid, and enjoy going there now and then today.

2<sup>nd</sup>, I really wish there were more shade trees along Hayden Road. The "new" car wash to the north is bare, as are many of the newer developments. I like the proposed landscape plan, but was hoping the trees at the street front could either be pushed further west, to provide shade on the existing sidewalk, or, if the sidewalk is being replaced, that the sidewalk shift east, allowing the trees room to grow on the west side, providing greater shade for pedestrians. As we add density to this area, we need to recognize the use of sidewalks as a mode of transportation, ideally separated from the street and shaded.

3<sup>rd</sup>, I have provided a diagram showing where additional trees would be helpful for shade.

4<sup>th</sup>, The landscape palette shows a lot of tree species, but the plan shows almost all Ash. Can there be some more diversity as shown in the palette?

5<sup>th</sup>, overall I appreciate the design and am excited to see what new businesses this brings to the area!

Thank you,

Diana



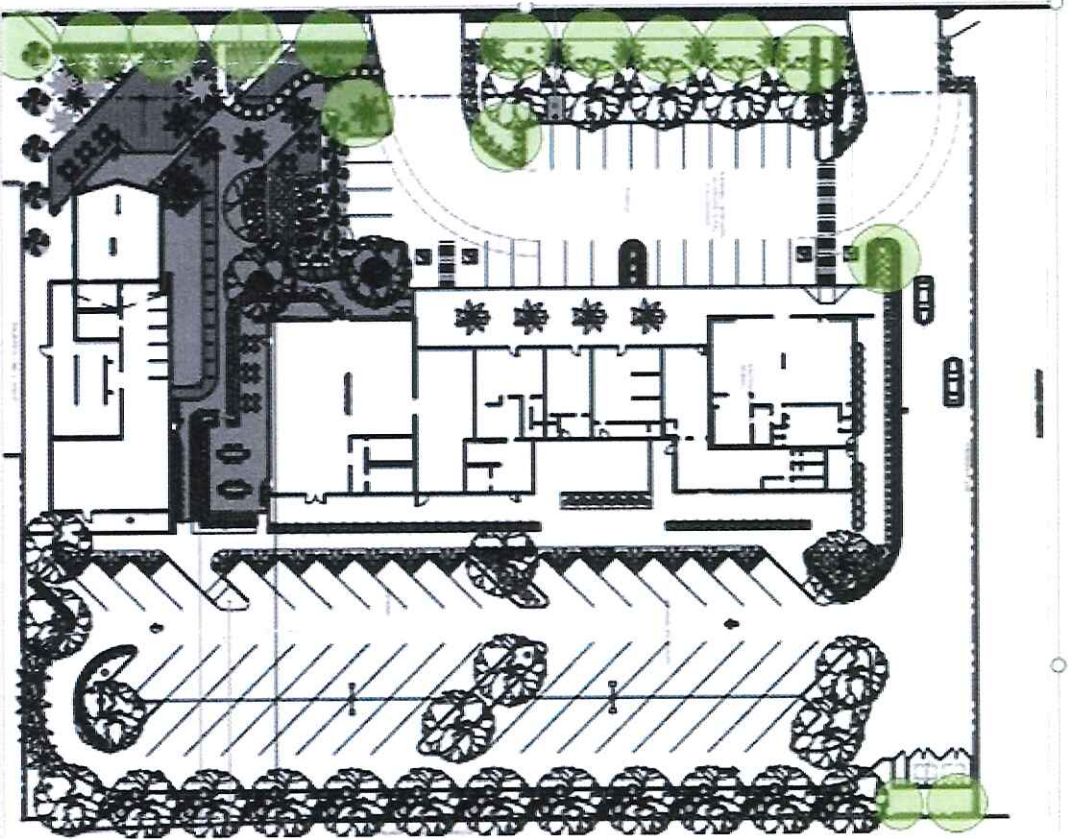
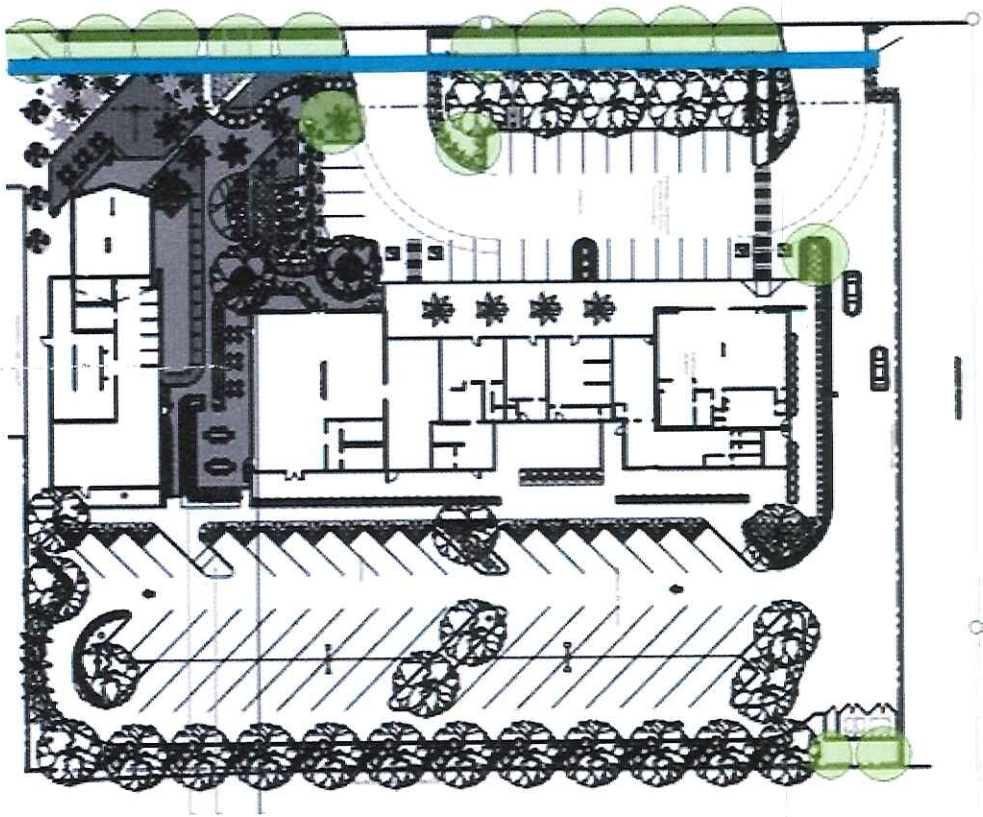


Figure 1.1. Site plan of the building complex.



## Moriarity, Ben

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**From:** Ruenger, Jeffrey  
**Sent:** Friday, April 05, 2019 2:25 PM  
**To:** Moriarity, Ben; Berry, Melissa  
**Subject:** FW: case number 11-DR-2019

**From:** Chris Loots <lootsy2011@yahoo.com>  
**Sent:** Friday, April 05, 2019 12:43 PM  
**To:** Projectinput <Projectinput@Scottsdaleaz.gov>  
**Subject:** case number 11-DR-2019

Case No. 11-DR-2019

NO! There is a Wonderful quiet family-oriented community directly behind this location. There are new young families moving in as well as families like mine who have raised their children in these homes. My investment in my property when I began my family was in great part due to the quiet and safe neighborhood! Building this monstrosity just 1/2 block west of my home will change all of this for the worst, and no doubt decrease my (and others') property value. Can't Tom Frenkel find some other part of Scottsdale to destroy for his greed?