Papago Village Narrative

PAPAGO VILLAGE is a luxury single-family community that consists of one- and two-bedroom homes for rent. The community benefits from 360-degree mountain views and is located on site of the former Vitalant Blood Bank facility.

Situated near the intersection of 64th Street and Oak Street this location offers easy access to many prominent attractions, including Papago Park, the Papago Golf Club, Desert Botanical Gardens, and the Phoenix Zoo. The 202 Freeway, Old Town Scottsdale, Sky Harbor Airport, and shopping are all minutes away.

PAPAGO VILLAGE will provide a solution to the housing challenge and provide an attainable option for people that live in Scottsdale. The homes feature the latest in technology and security, private backyards, and patios.

PAPAGO VILLAGE will have a community center with a fitness center, pool, spa and outdoor entertainment and gathering areas and will be one of the most technologically advanced communities in the country.

Architectural Character, Landscaping, and Site Design

The project takes its cues from the Mid-Century Modern architecture of the neighboring homes and the existing office building that will be retained. The architecture features similar articulations and shade elements that not only respect the neighborhood but respect the desert environment. MODUS uses the latest in energy efficient technology in all its homes. The homes will be designed to meet the Department of Energy (DOE) Zero Energy Ready Home (ZERH) program, which will result in homes that are more comfortable and 50-70% more energy efficient than code build homes.

Inspired by the Mid-Century character of the adjacent neighborhood, this project emphasizes modern design elements that specifically accommodate a desert life style. Horizontal planes and simple massing combine to create contemporary residences that complement the design trends unique to the area. Architectural decisions considered the low profile nature of these nearby homes, and aimed to create consistency in terms of proportion, size, mass, and height.
These design choices also addressed some of the unique challenges posed by the intensity of the Summer climate. Horizontally extended rooflines with low eaves provide for natural shade and add visual texture to the design. The shade and shadow that is created is beneficial because it punctuates the simple massing of the homes and can be further softened by the landscape. In addition to being aesthetically relevant, this feature encourages inside out living by ensuring covered patios are accessible to all residents. Consistent with Mid-Century design principles, the horizontal roof planes played both an artistic and practical role in the way they employed shadow and mitigated the effects of the sun.

At the center of this community, MODUS has created a signature clubhouse intended to bring residents together. This lofted, two story building will serve as a visual centerpiece that frames the view corridors of Camelback and Papago mountain. Designed as a communal living room, the location of this building provides for ideal views of the iconic land forms that are visible from this site. The views unique to this building can be compared to those that would typically be reserved for the central gathering space in a large-scale custom home. Since there was only one place

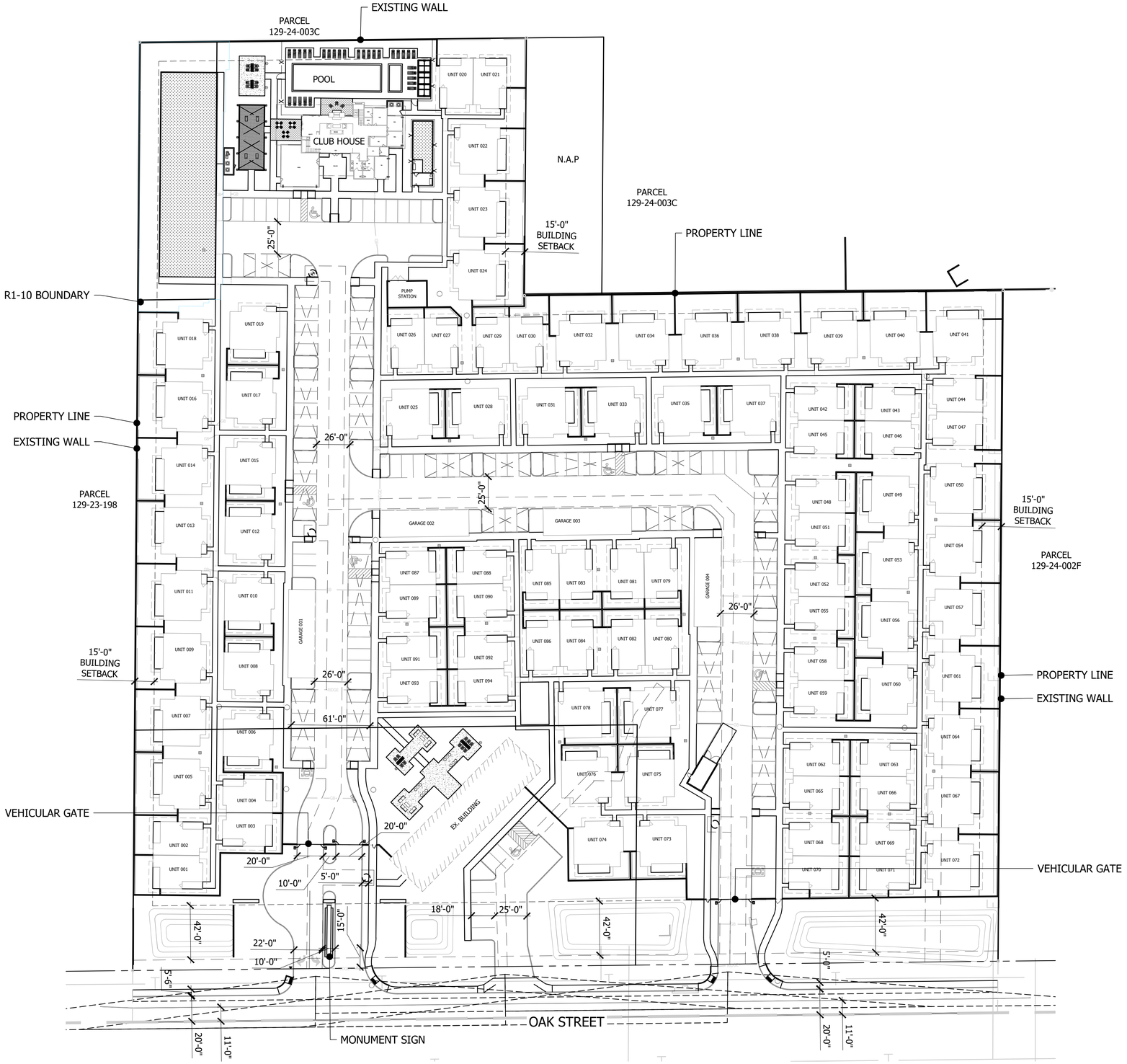
where these opportunities were present, it was important to ensure that it was utilized in a way that would promote community. The site's existing office building will also be retained in acknowledgement of the way Taliesin design has influenced the community.
MODUS is committed to using the latest in energy efficient technology in all of its projects, and these homes have been designed to meet the Department of Energy's requirements for their Zero Energy Ready Home (ZERH) program. This results in residences that will be more comfortable and 50-70% more energy efficient than typical homes built today. Every unit will incorporate the following energy efficient technologies which include low e-glass, high efficiency insulation, energy star appliances, solar panels, and many other sustainable building materials.

The proposed development will incorporate design elements that respect human-scale, providing shade and refuge through building, site and landscaping with the design of the homes. Connectivity will be provided via sidewalk connections along Oak Street well as internal to the community. To the extent feasible, shade trees will be provided along these connection points. The landscape plant palette is consistent with the City's guidelines and incorporates predominately low water use plant materials appropriate for this suburban/urban desert setting.

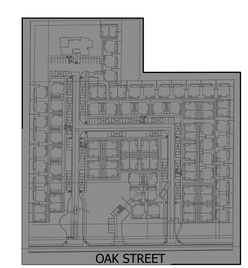
Historic Property

The property includes an office building that was built in 1972 and design by Taliesin Architects. Although the historic Documentation Report concludes a Determination of No Adverse Effect, the project intends to retain the office building and renovate the interior as a community center for the project. In addition, the report concludes that there is No Adverse Effect on the adjacent Valley Field and Polo Club, which is on the National Historic Register.

There is a complete set of original architectural drawings of the building located at Organic Architecture and Design Archives, Inc. (OAD) in Chandler, Arizona. A full set of the drawings (hard copy or electronic) can be filed with the City of Scottsdale Historic Preservation Office or refence made to the originals that are available at OAD.



SITE AREA	
GROSS	10.01 AC (436,036 S.F)
NET	9.39 AC (409,028 S.F)
ZONING	
S-R ZONING	
MINIMUM = 0.36 × NET LOT AREA	
0.36 × 409,028= 147,250 S.F	
OPEN SPACE	
REQUIRED S-F OPEN SPACE	147,250 S.F
PROVIDED OPEN SPACE	±195,982 S.F.
PRODUCT	**UNITS**
1 BED/1 STORY	46 DU/48.94%
2 BED/2 STORY	48 DU/51.06%
TOTAL	**94 DU/100%**
BUILDING HEIGHT	
MAXIMUM	18 FT
PROPOSED	10 FT
PARKING REQUIRED	
1 BED/1 STORY	60 SPACES
2 BED/2 STORY	82 SPACES
GUEST SPACES	15 SPACES
TOTAL	**157 SPACES**
PARKING PROVIDED	
ADA ACCESSIBLE	6 SPACES
COVERED	100 SPACES
UNCOVERED	34 SPACES
GARAGE (ENCLOSED)	24 SPACES
TOTAL	**164 SPACES**



KEY MAP NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

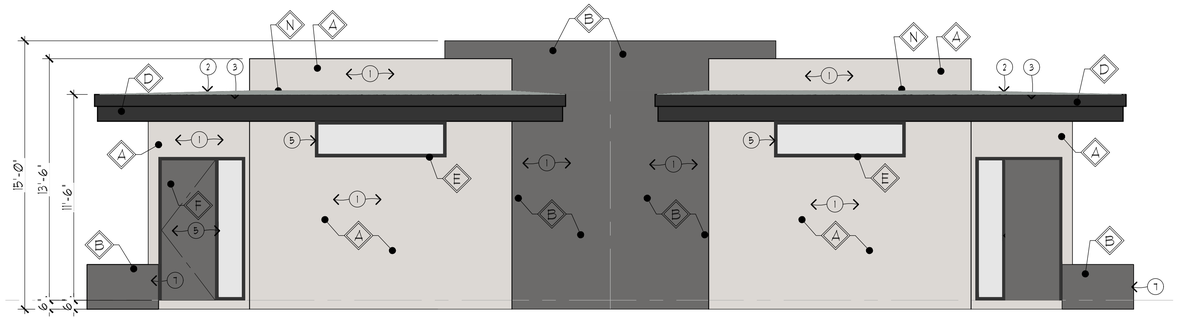
Site Plan

Plan Scale 1:40' Date:06-14-2024

ABLASTUDIO.COM

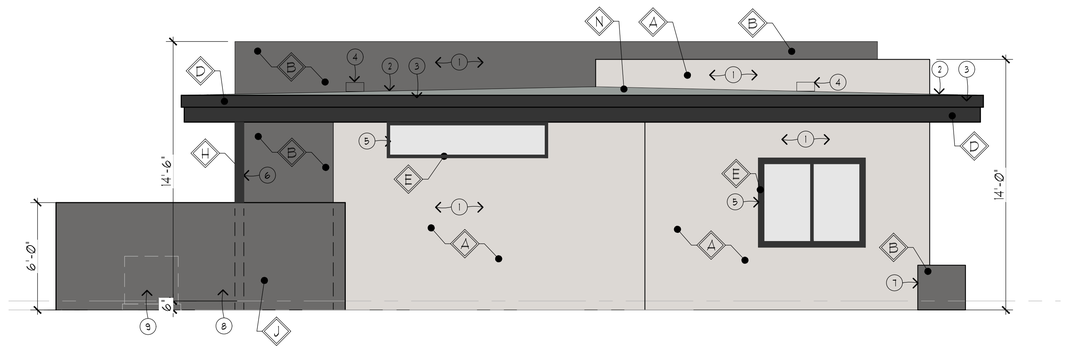
A B L A

16-DR-2024
6/18/2024



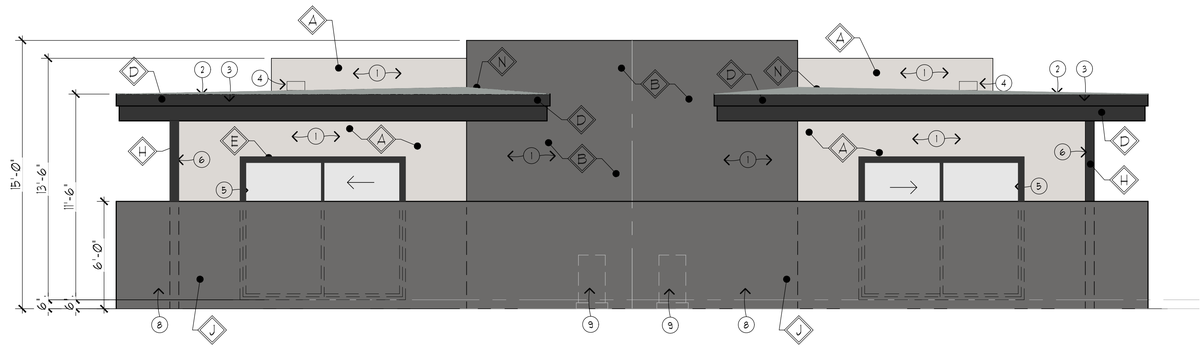
1 BDRM DUPLEX - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



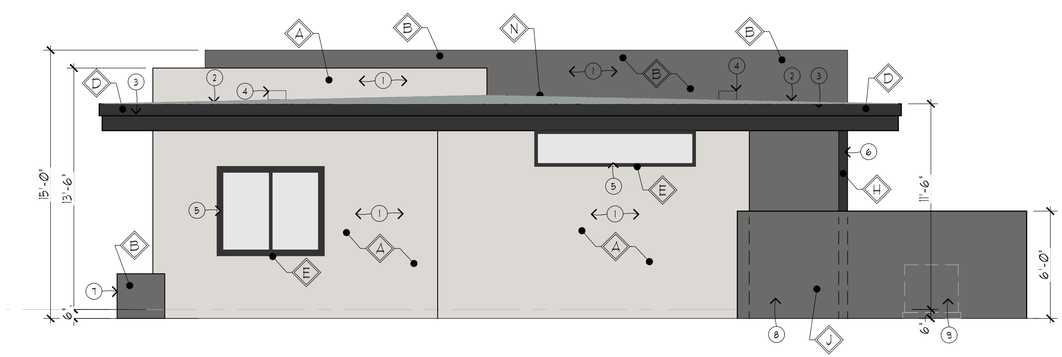
1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - REAR ELEVATION

SCALE: 1/4" = 1'-0"



1 BDRM DUPLEX - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO ON BOTH SIDES ON MASONRY FENCE, VERIFY EXACT LOCATION
9. OUTDOOR MECHANICAL UNIT

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

PRELIMINARY NOT FOR CONSTRUCTION

DAVID DICK, ARCHITECT
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SCOTTSDALE, ARIZONA 85250
(480) 945-8888 OFFICE
(480) 945-8856 FAX

DATE: 06-12-2024
SCALE: AS NOTED
REVISION:

1 BEDROOM UNIT DUPLEX ELEVATIONS

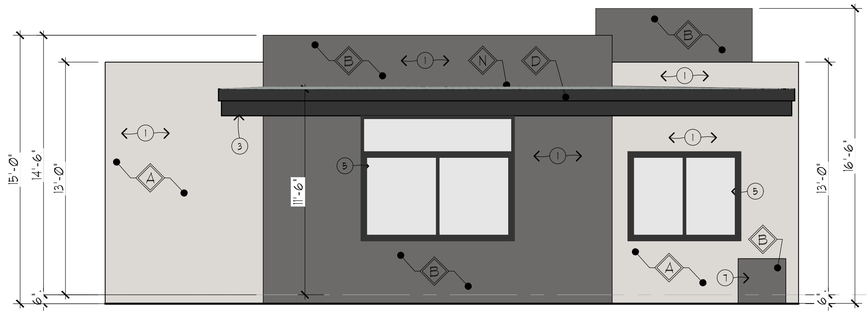
A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A3

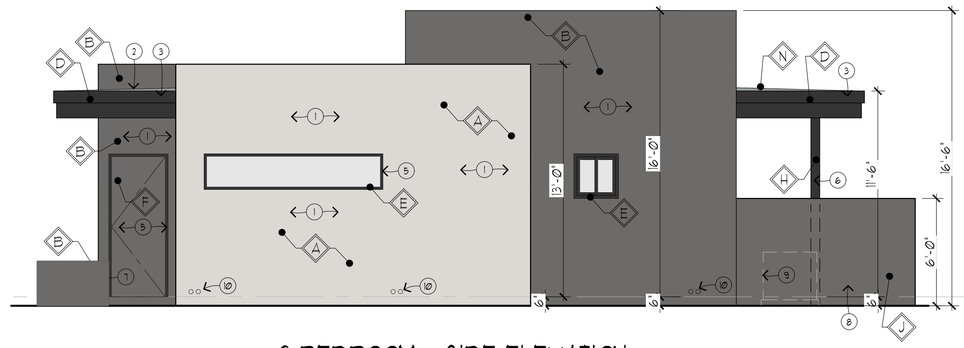
1 BDRM DUPLEX

6-DR-2024
6/18/2024



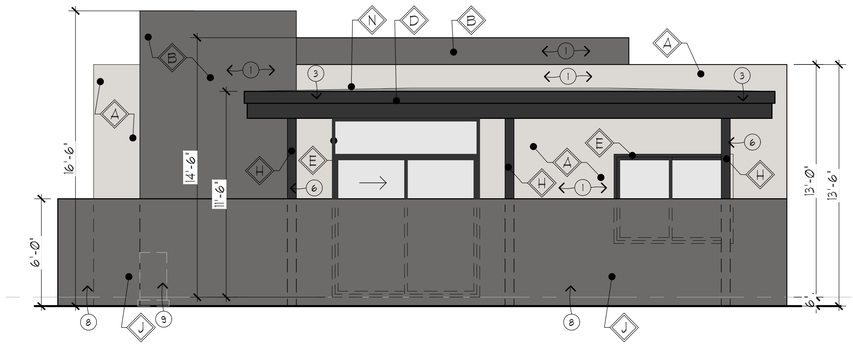
2 BEDROOM - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



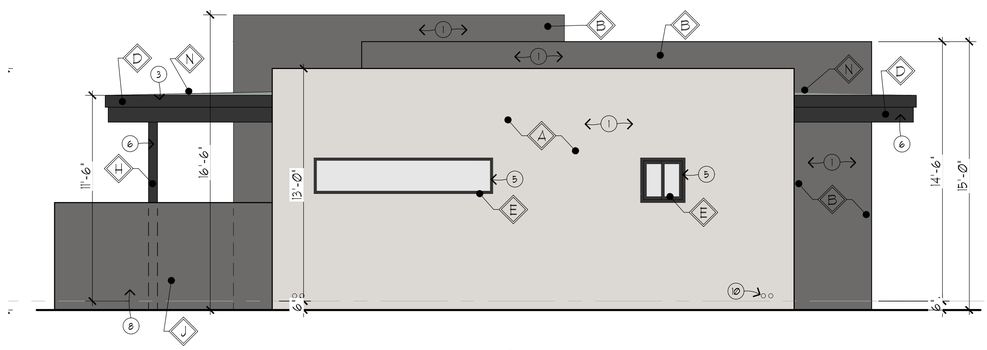
2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO BOTH SIDES ON MASONRY FENCE
9. OUTDOOR MECHANICAL UNIT
10. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. COORDINATE SPLASH BLOCK AT DRAIN DISCHARGE

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

PRELIMINARY NOT FOR CONSTRUCTION

DAVID DICK, ARCHITECT
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(480) 945-1998 OFFICE
(480) 945-8856 FAX

DATE: 06-12-2024
SCALE: AS NOTED
REVISION:

2 BEDROOM UNIT ELEVATIONS

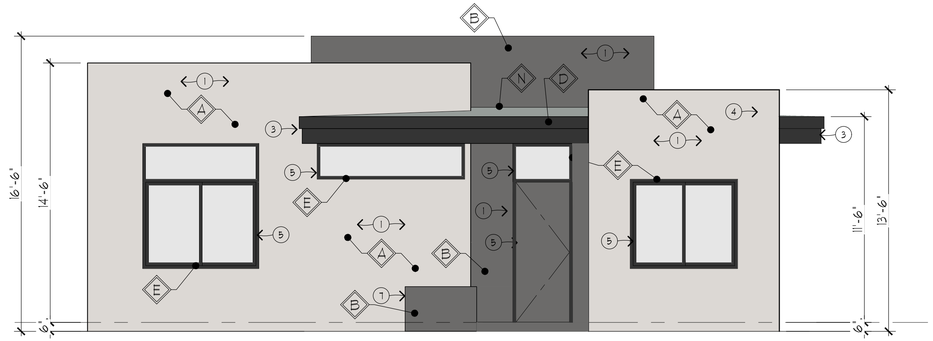
A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A3

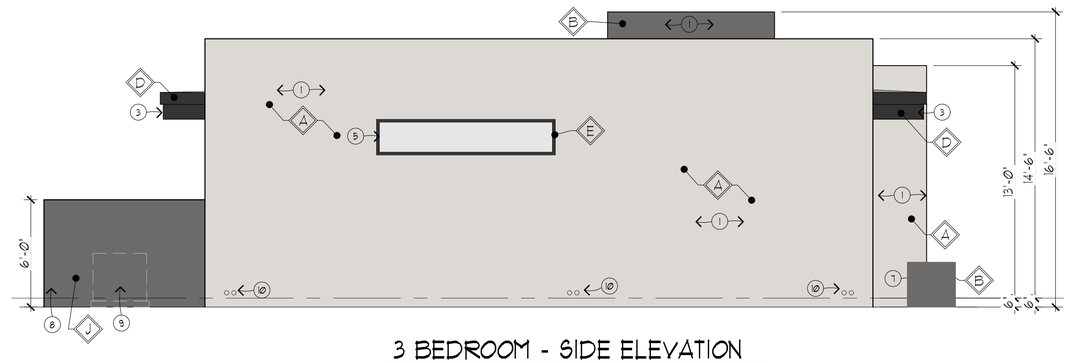
2 BDRM

16-DR-2024
6/18/2024



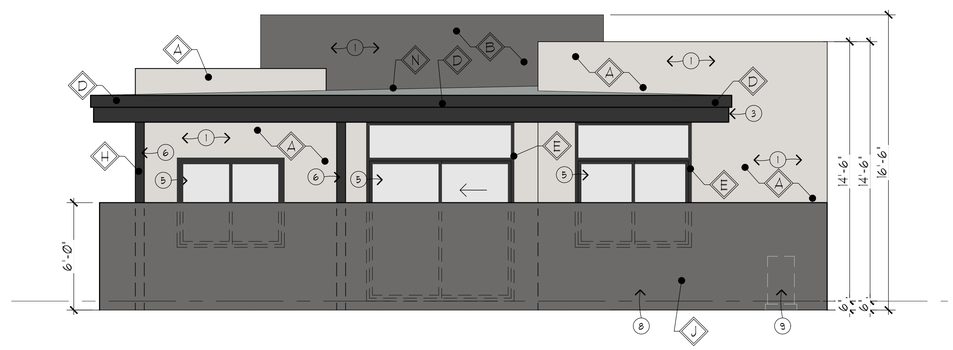
3 BEDROOM - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



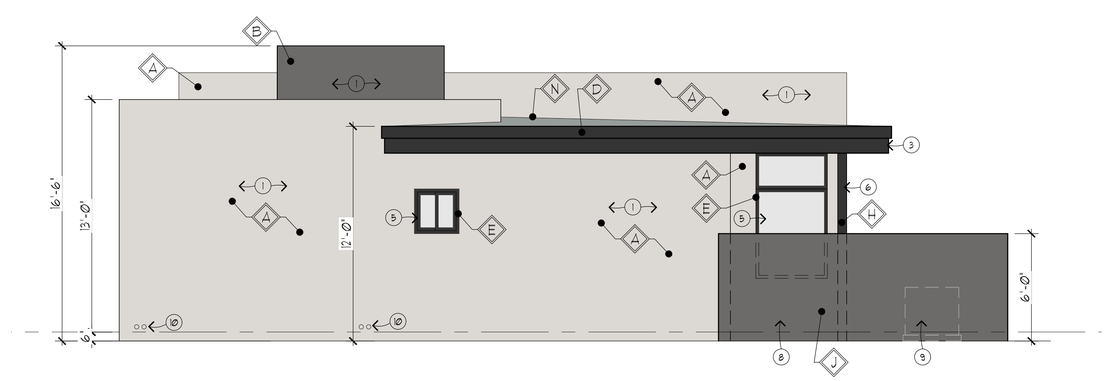
3 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



3 BEDROOM - REAR ELEVATION

SCALE: 1/4" = 1'-0"



3 BEDROOM - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED TO MATCH WALL
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. DECORATIVE ELEMENT, STUCCO
8. STUCCO ON BOTH SIDES ON MASONRY FENCE
9. OUTDOOR MECHANICAL UNIT
10. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. COORDINATE SPLASH BLOCK AT DRAIN DISCHARGE

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

PRELIM.

EXPIRES: 3/31/2027

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PRELIMINARY NOT FOR CONSTRUCTION

3 BEDROOM UNIT ELEVATIONS, SECTIONS

DATE: 06-12-2024
SCALE: AS NOTED
REVISION:

A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

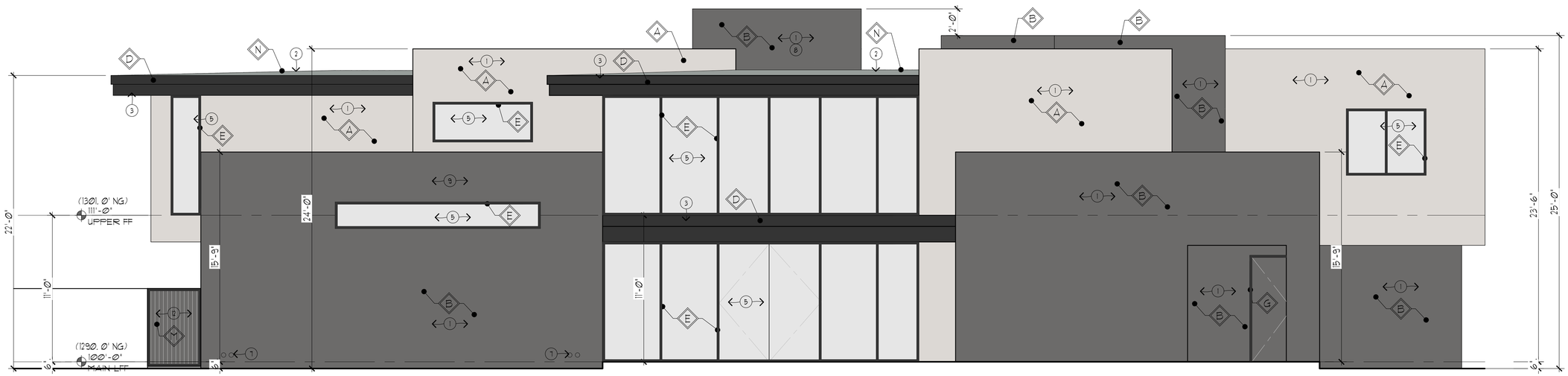
SHEET NUMBER

A3

3 BDRM

16-DR-2024
6/18/2024

PRELIM.



CLUBHOUSE - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE
EQUALS 1290. 0' NATURAL GRADE

UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE
EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN DISCHARGE. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO BOTH SIDES ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD

EXPIRES: 3/31/2027

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(480) 945-8888 FAX

PRELIMINARY NOT FOR CONSTRUCTION

DATE: 06-12-2024
SCALE: AS NOTED
REVISION:

CLUBHOUSE ELEVATIONS

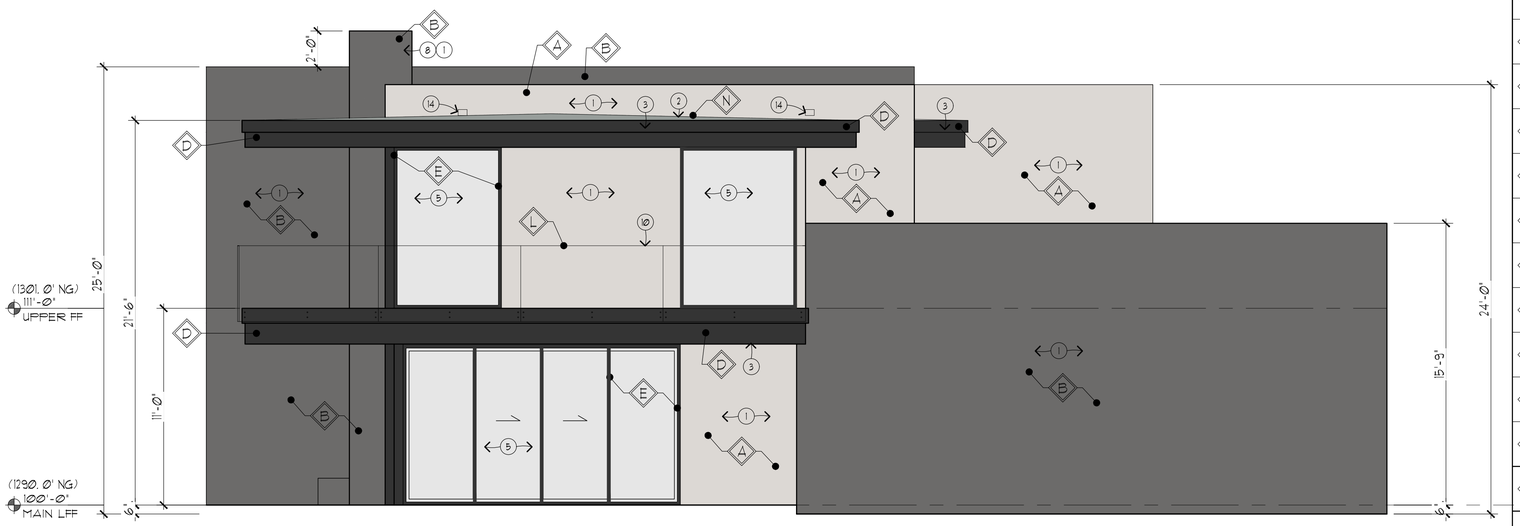
A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A5

CLUB HOUSE

6-DR-2024
6/18/2024



CLUBHOUSE - SIDE ELEVATION

SCALE: 1/4" = 1'-0"

	MATERIAL	COLOR
A	STUCCO 1	DUNN EDWARDS DEW 395 HEIRLOOM SHADE, LRV 63
B	STUCCO 2	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
C	NOT USED	
D	METAL FASCIA	BLACK STEEL LRV 8
E	ALUMINUM DOOR / WINDOW:	BLACK ANODIZED ALUM LRV 8
F	FRONT DOOR	MATCH ADJACENT STUCCO
G	HOLLOW METAL MECH. DOOR & JAMB:	MATCH ADJACENT STUCCO
H	STEEL COLUMN	BLACKENED STEEL, LRV 8
J	STUCCO ON MASONRY FENCE	DUNN EDWARDS DE 6377 BOAT ANCHOR, LRV 14
K	VIEW FENCE	BLACK STEEL LRV 8
L	GUARDRAIL	TEMPERED GLASS
M	GATE	BLACK STEEL LRV 8
N	FOAM ROOF	GRAY PEBBLE, LRV 35

ELEVATION KEYNOTES:

1. EXTERIOR WALL - WESTERN ONE-KOTE STUCCO SYSTEM PER UES 382 ON 1" RIGID INSULATION ON TYVEK STUCCO WRAP ON PLYWOOD SHEATHING ON 2X6 FRAMING @ 16"O.C.
2. NEW 1-INCH FOAM ROOF SYSTEM PER ESR-2532 ON PLYWOOD SHEATHING OVER ROOF FRAMING.
3. 22-GAUGE METAL FASCIA W/ GRACE ULTRA UNDERLAYMENT W/ MIN. 4" LAP ALL ENDS
4. 6X4 METAL THRU WALL SCUPPER, PAINTED
5. DOOR/ WINDOW SYSTEM
6. COLUMN
7. ROOF DRAIN WITH INDEPENDENT OVERFLOW DRAIN. PROVIDE BRASS LAMBS TONGUE AT DRAIN OUTLET. DAYLIGHT 4" ABOVE GRADE. COORDINATE DAYLIGHT WITH SPLASH BLOCK.
8. CHIMNEY
9. FIREPLACE & NON-COMBUSTIBLE HEARTH
10. TEMPERED GLASS GUARDRAIL
11. STUCCO ON BOTH SIDE ON MASONRY FENCE
12. GATE
13. OUTDOOR MECHANICAL UNIT ON 4" CONC. PAD

PRELIM.

EXPIRES: 3/31/2027

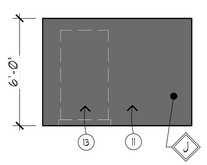
CLUBHOUSE - REAR ELEVATION

SCALE: 1/4" = 1'-0"

NOTE:
MAIN LEVEL FINISH FLOOR 100'-0" DESIGN GRADE EQUALS 1290. 0' NATURAL GRADE

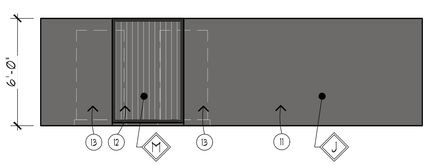
UPPER LEVEL FINISH FLOOR 111'-0" DESIGN GRADE EQUALS 1301. 0' GRADE

F.F. = FINISH FLOOR
N.G. = NATURAL GRADE



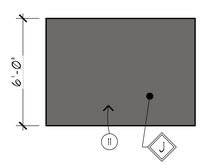
MECH. YARD- FRONT

SCALE: 1/4" = 1'-0"



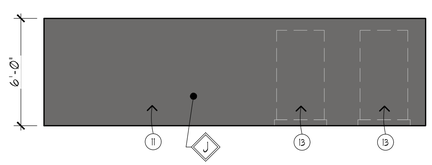
MECH. YARD- GATE

SCALE: 1/4" = 1'-0"



MECH. YARD- REAR

SCALE: 1/4" = 1'-0"



MECH. YARD- SIDE

SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR CONSTRUCTION

DAVID DICK, ARCHITECT
7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA
85250
(480) 945-8888 OFFICE
(480) 945-8856 FAX

DATE: 06-12-2024
SCALE: AS NOTED
REVISION:

CLUBHOUSE ELEVATIONS

A CUSTOM DEVELOPMENT:
PAPAGO VILLAGE
OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER
A5.1

CLUB HOUSE

16-DR-2024
6/18/2024

ARCHITECT
DAVID DICK
7400 E. McDonald Drive, Suite 122
Scottsdale, Arizona
85250

(480) 945-1898
dd@ddarchstudio.com

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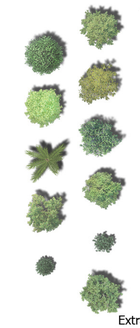
PLANT MATERIALS LEGEND



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	0.5-0.75"	5.0-7.0 Ft.	2.0-3.0 Ft.	24"	42
Bauhinia x blakeana Hong Kong Orchid	1.25-1.5"	7.09-9.0 Ft.	2.5-3.0 Ft.	24"	7
Caeselpinia cacalaco Cascalote	1.0-1.5"	5.0-8.0 Ft.	3.0-4.0 Ft.	24"	47
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	6.0-8.0 Ft.	3.0-5.0 Ft.	24"	32
Olneya tesota Desert Ironwood	Multi	4.0-6.0 Ft.	2.5-3.5 Ft.	24"	12
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A	24"	16
Prosopis hybrid Thornless Mesquite	1.25-1.5"	5.0-7.0 Ft.	6.0-7.0 Ft.	24"	39
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5"	7.0-9.0 Ft.	3.0-4.0 Ft.	24"	17
Sophora secundiflora Texas Mountain Laurel	0.75-1.0"	3.0-4.0 Ft.	2.0-3.0 Ft.	24"	9
Thevetia peruviana Yellow Oleander	1.0-1.5"	7.0-9.0 Ft.	4.0-5.0 Ft.	24"	24
Ulmus parvifolia 'Allee' Allee Elm	1.0-1.5"	7.0-9.0 Ft.	3.0 - 4.0 Ft.	24"	6

Extra Large Shrubs	Size	Qty
Alygoyne huegelii Blue Hibiscus	5 gal.	47
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	31
Cordia parvifolia Little Leaf Cordia	5 gal.	7
Dodonaea viscosa Green Hopseed Bush	5 gal.	63
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	12
Tecoma 'Sparky' Sparky Bells	5 gal.	11
Tecomaria capensis Red Cape Honeysuckle	5 gal.	2

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	15
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	25
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	181
Simmondsia Chinensis Jojoba	5 gal.	7

Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	89
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	185
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	292
Justicia spicigera Mexican Honeysuckle	5 gal.	116
Nandina domestica Heavenly Bamboo	15 gal.	41
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	137
Ruellia brittoniana Purple Ruellia	5 gal.	48
Teucrium fruticans Bush Germander	5 gal.	126

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	397
Convolvulus cneorum Bush Morning Glory	1 gal.	33
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.	231
Russelia equisetiformis Coral Fountain	1 gal.	183
Teucrium chamaedrys Germander	1 gal.	344

Groundcovers	Size	Qty
Lantana montevidensis Purple Trailing Lantana	1 gal.	138
Lantana sp. 'New Gold' Lantana	1 gal.	458
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	104
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	18
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	27
Wedelia trilobata Wedelia	1 gal.	7

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	27
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	187
Bouteloua gracilis Blonde Ambition	1 gal.	171
Cycas revoluta Sago Palm	5 gal.	4
Dasylirion wheeleri Desert Spoon	5 gal.	126
Echinocactus grusonii Golden Barrel Cactus	5 gal.	10
Hesperaloe funifera Giant Hesperaloe	5 gal.	67
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	378
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	43
Muhlenbergia capillaris 'Regal Mist'	5 gal.	62
Opuntia santa rita Purple Prickly Pear	5 gal.	32
Pedilanthus macrocarpus Slipper Plant	5 gal.	20
Yucca pallida Pale Leaf Yucca	5 gal.	103

Inerts	Qty
Decomposed Granite; Size Color	XXX S.F.
Midiron Sod See Detail X, Sheet LA7.X	XXX S.F.

MODUS DEVELOPMENT

PAPAGO VILLAGE

Conceptual Landscape Plan

Plan Scale 1:40' Date:06-14-2024

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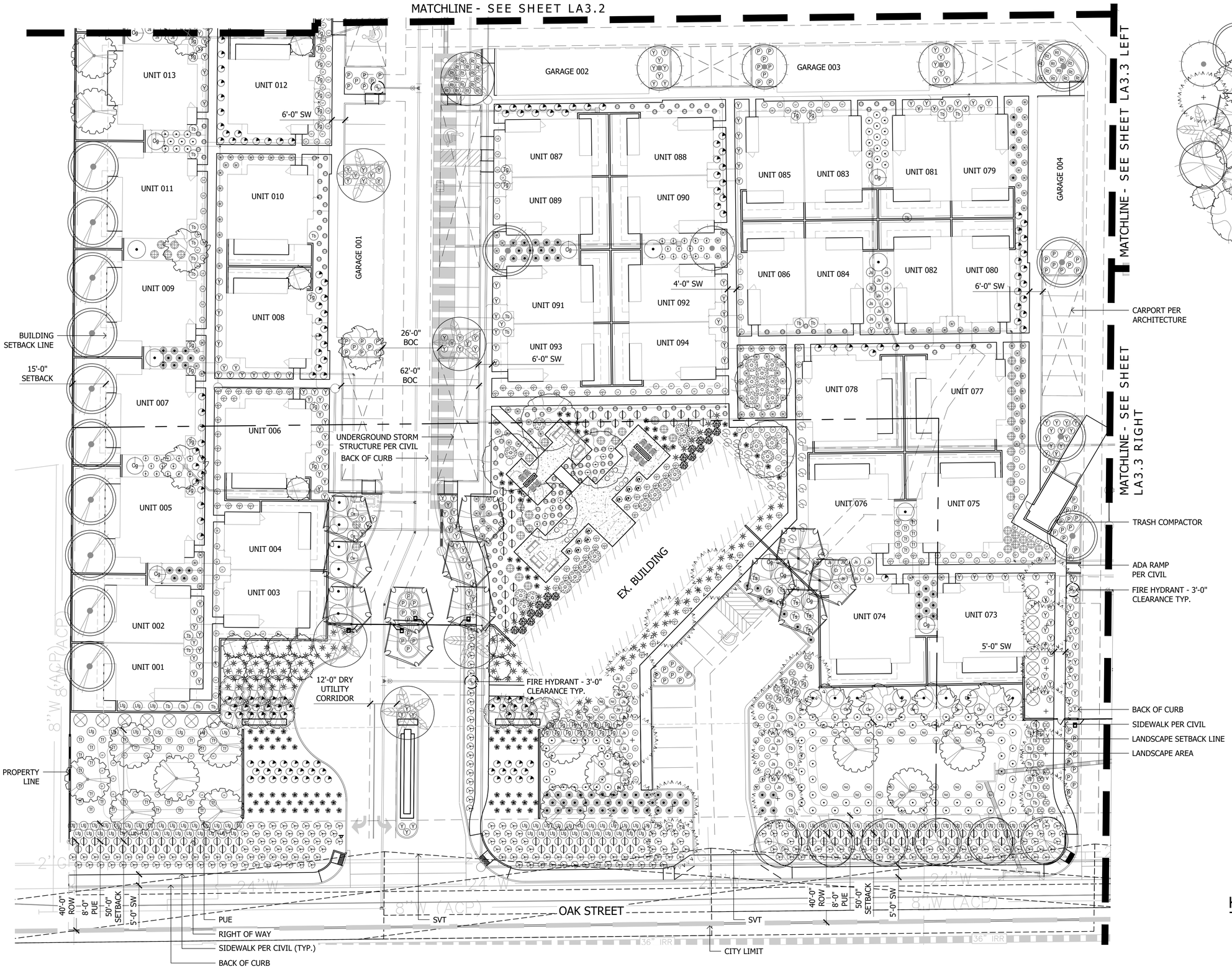
16-DR-2024
6/18/2024



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Caeselpinia cacalaco Cascalote	1.0-1.5"	5.0-8.0 Ft.	3.0-4.0 Ft.	24"	47
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	6.0-8.0 Ft.	3.0-5.0 Ft.	24"	32
Olneya tesota Desert Ironwood	Multi	4.0-6.0 Ft.	2.5-3.5 Ft.	24"	12
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A	24"	16
Prosopis hybrid Thornless Mesquite	1.25-1.5"	5.0-7.0 Ft.	6.0-7.0 Ft.	24"	39
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5"	7.0-9.0 Ft.	3.0-4.0 Ft.	24"	17
Sophora secundiflora Texas Mountain Laurel	0.75-1.0"	3.0-4.0 Ft.	2.0-3.0 Ft.	24"	9
Thevetia peruviana Yellow Oleander	1.0-1.5"	7.0-9.0 Ft.	4.0-5.0 Ft.	24"	24
Ulmus parvifolia 'Allee' Allee Elm	1.0-1.5"	7.0-9.0 Ft.	3.0 - 4.0 Ft.	24"	6

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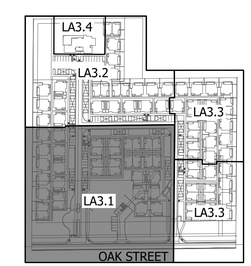
Inerts	Qty
Decomposed Granite; Size Color	
Midiron Sod See Detail X, Sheet LA7.X	



KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.1 - Landscape Plan

Plan Scale 1:20' Date:06-14-2024

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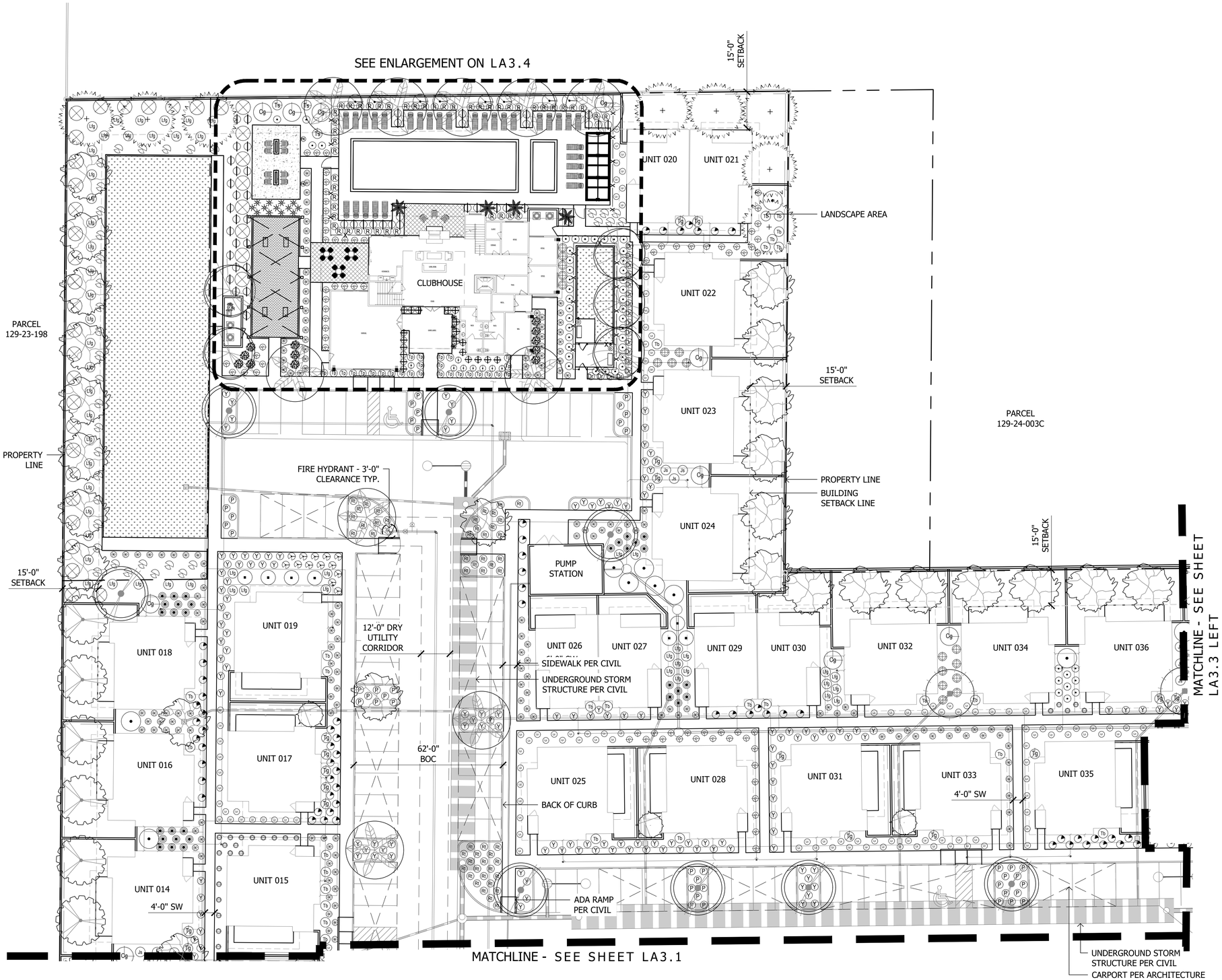
16-DR-2024
6/18/2024



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Sophora secundiflora Texas Mountain Laurel	0.75-1.0"	3.0-4.0 Ft.	2.0-3.0 Ft.	24"	9
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Inerts	Qty
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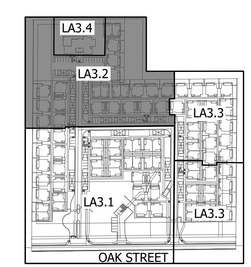

KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.2 - Landscape Plan

Plan Scale 1:20' Date:06-14-2024

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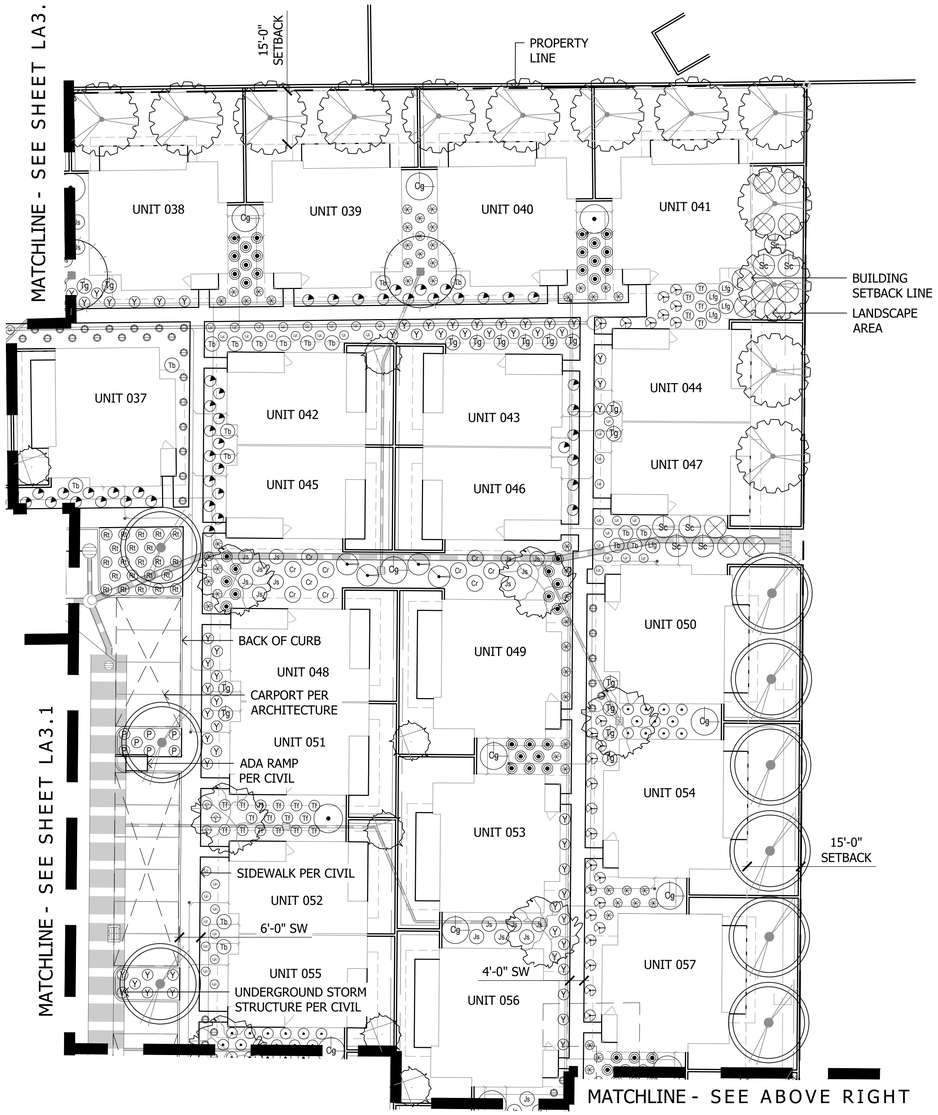
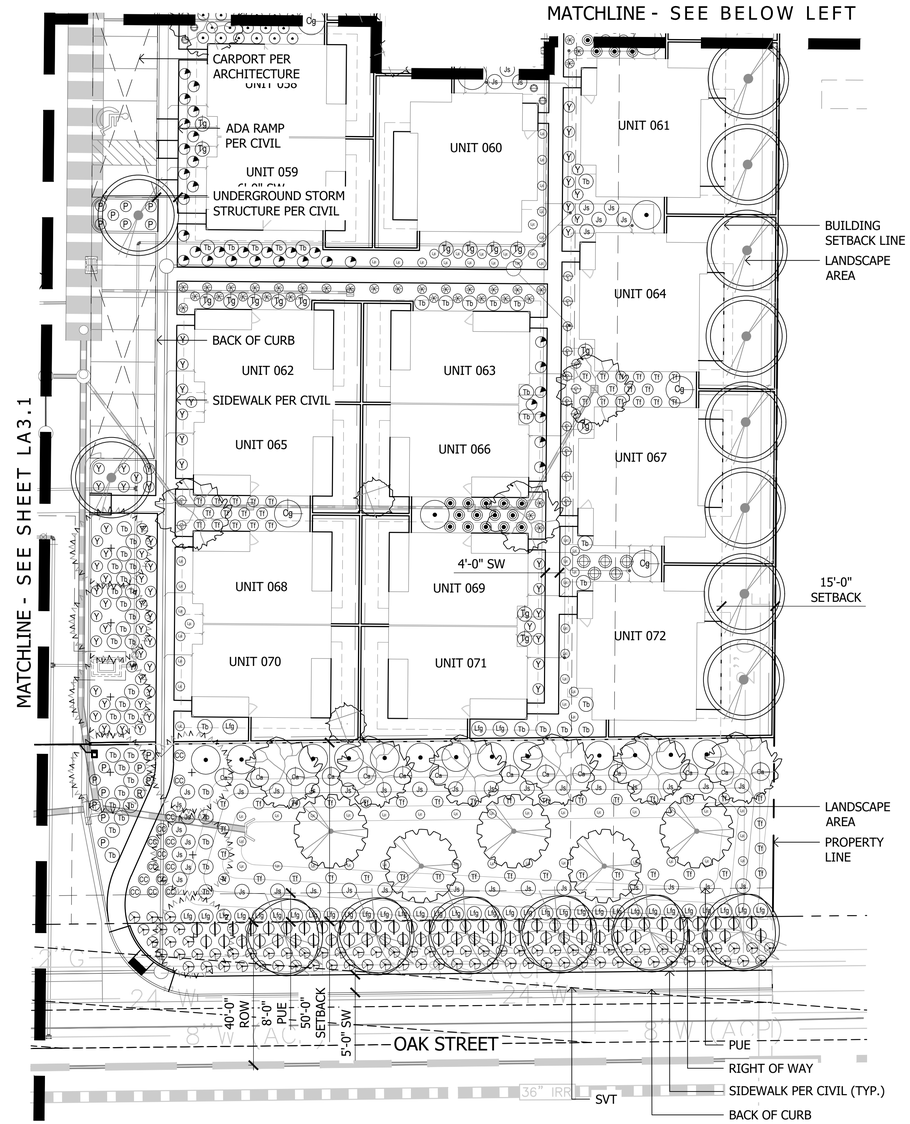
16-DR-2024
6/18/2024





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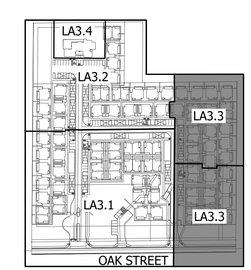
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	378
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	43
Muhlenbergia capillaris 'Regal Mist'	5 gal.	62
Opuntia santa rita Purple Prickly Pear	5 gal.	32
Pedilanthus macrocarpus Slipper Plant	5 gal.	20
Yucca pallida Pale Leaf Yucca	5 gal.	103

Inerts	Qty
No Symbol: Decomposed Granite; Size Color	
Midiron Sod See Detail X, Sheet LA7.X	



KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.3 - Landscape Plan

Plan Scale 1:20' 20' 40' 60'

Date:06-14-2024

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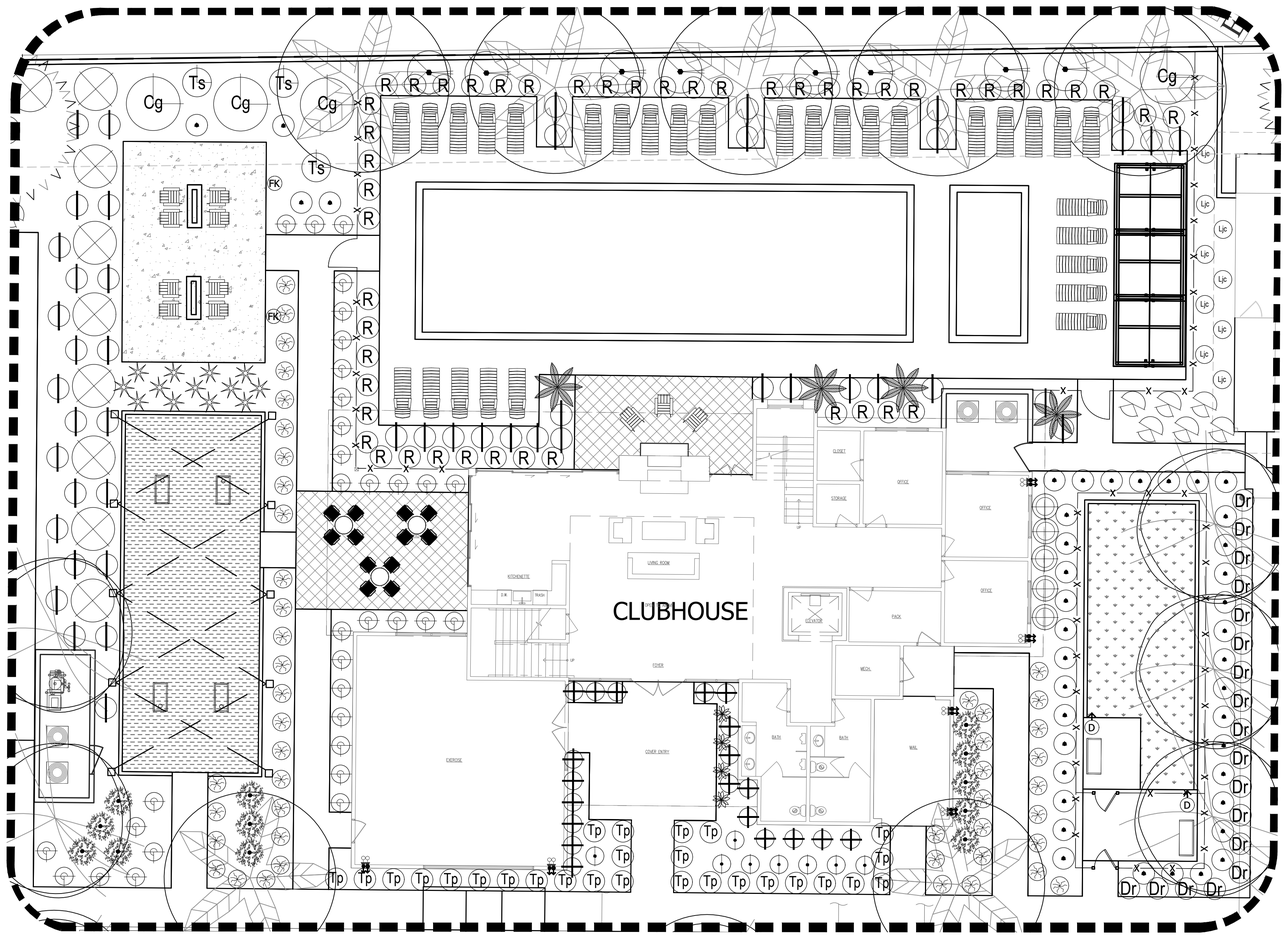
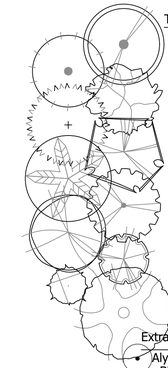




Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura Mulga Acacia	0.5-0.75"	5.0-7.0 Ft.	2.0-3.0 Ft.	24"	42
Bauhinia x blakeana Hong Kong Orchid	1.25-1.5"	7.09-9.0 Ft.	2.5-3.0 Ft.	24"	7
Caeselpinia cacalaco Cascalote	1.0-1.5"	5.0-8.0 Ft.	3.0-4.0 Ft.	24"	47
Olea europaea 'Wilsonii' Wilsonii Olive	Multi	6.0-8.0 Ft.	3.0-5.0 Ft.	24"	32
Olneya tesota Desert Ironwood	Multi	4.0-6.0 Ft.	2.5-3.5 Ft.	24"	12
Phoenix dactylifera Date Palm	N/A	16' to bottom of pineapple	N/A	24"	16
Prosopis hybrid Thornless Mesquite	1.25-1.5"	5.0-7.0 Ft.	6.0-7.0 Ft.	24"	39
Quercus virginiana 'Cathedral' Cathedral Live Oak	1.0-1.5"	7.0-9.0 Ft.	3.0-4.0 Ft.	24"	17
Sophora secundiflora Texas Mountain Laurel	0.75-1.0"	3.0-4.0 Ft.	2.0-3.0 Ft.	24"	9
Thevetia peruviana Yellow Oleander	1.0-1.5"	7.0-9.0 Ft.	4.0-5.0 Ft.	24"	24
Ulmus parvifolia 'Allee' Allee Elm	1.0-1.5"	7.0-9.0 Ft.	3.0 - 4.0 Ft.	24"	6

Extra Large Shrubs	Size	Qty
Alygoyne huegelii Blue Hibiscus	5 gal.	47
Caesalpinia gilliesii Yellow Bird of Paradise	5 gal.	31
Cordia parvifolia Little Leaf Cordia	5 gal.	7
Dodonaea viscosa Green Hopseed Bush	5 gal.	63
Tecoma alata 'Orange Jubilee' Orange Jubilee	5 gal.	12
Tecoma 'Sparky' Sparky Bells	5 gal.	11
Tecomaria capensis Red Cape Honeysuckle	5 gal.	2

Large Shrubs	Size	Qty
Calliandra californica Red Fairy Duster	5 gal.	15
Cassia artemisioides 'Silver' Silver Cassia	5 gal.	25
Leucophyllum frutescens 'Green Cloud' Green Cloud Sage	5 gal.	181
Simmondsia Chinensis Jojoba	5 gal.	7

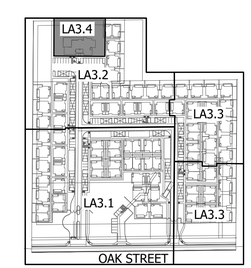
Medium Shrubs	Size	Qty
Bougainvillea 'Torch Glow' Torch Glow Bougainvillea	5 gal.	89
Eremophila glabra spp. carnosa Winter Blaze	5 gal.	185
Eremophila hygrophana Blue Bells Blue Bells	5 gal.	292
Justicia spicigera Mexican Honeysuckle	5 gal.	116
Nandina domestica Heavenly Bamboo	15 gal.	41
Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary	5 gal.	137
Ruellia brittoniana Purple Ruellia	5 gal.	48
Teucrium fruticans Bush Germander	5 gal.	126

Small Shrubs	Size	Qty
Callistemon viminalis 'Little John' Little John Bottle Brush	5 gal.	397
Convolvulus cneorum Bush Morning Glory	1 gal.	33
Olea europaea 'Little Ollie' Dwarf Olive	5 gal.	231
Russelia equisetiformis Coral Fountain	1 gal.	183
Teucrium chamaedrys Germander	1 gal.	344

Groundcovers	Size	Qty
Lantana montevidensis Purple Trailing Lantana	1 gal.	138
Lantana sp. 'New Gold' Lantana	1 gal.	458
Rosmarinus officinalis 'Prostratus' Trailing Rosemary	1 gal.	104
Ruellia 'Katie' Dwarf Ruellia 'Katie'	1 gal.	18
Teucrium chamaedrys 'prostratum' Prostrate Germander	1 gal.	27
Wedelia trilobata Wedelia	1 gal.	7

Cacti/ Accents	Size	Qty
Agave americana 'Marginata' Century Plant	5 gal.	27
Aloe hyb. 'Blue Elf' Blue Elf Aloe	5 gal.	187
Bouteloua gracilis Blonde Ambition	1 gal.	171
Cycas revoluta Sago Palm	5 gal.	4
Dasylirion wheeleri Desert Spoon	5 gal.	126
Echinocactus grusonii Golden Barrel Cactus	5 gal.	10
Hesperaloe funifera Giant Hesperaloe	5 gal.	67
Hesperaloe parviflora 'Brakelights' Brakelights Red Yucca	3 gal.	378
Hesperaloe parviflora 'Yellow' Yellow Yucca	5 gal.	43
Muhlenbergia capillaris 'Regal Mist'	5 gal.	62
Opuntia santa rita Purple Prickly Pear	5 gal.	32
Pedilanthus macrocarpus Slipper Plant	5 gal.	20
Yucca pallida Pale Leaf Yucca	5 gal.	103

Inerts	Qty
Decomposed Granite; Size Color	
Midiron Sod See Detail X, Sheet LA7.X	



KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA3.4 - Landscape Plan

Plan Scale 1:10' Date:06-14-2024

10' 20' 30'

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MATCHLINE - SEE SHEET LA5.2

MATCHLINE - SEE SHEET LA5.3 LEFT

MATCHLINE - SEE SHEET LA5.3 RIGHT

UNIT 013 | UNIT 012 | UNIT 011 | UNIT 010 | UNIT 009 | UNIT 008 | UNIT 007 | UNIT 006 | UNIT 005 | UNIT 004 | UNIT 003 | UNIT 002 | UNIT 001

GARAGE 001 | GARAGE 002 | GARAGE 003 | GARAGE 004

UNIT 087 | UNIT 088 | UNIT 089 | UNIT 090 | UNIT 091 | UNIT 092 | UNIT 093 | UNIT 094

UNIT 085 | UNIT 083 | UNIT 081 | UNIT 079 | UNIT 086 | UNIT 084 | UNIT 082 | UNIT 080

UNIT 078 | UNIT 077 | UNIT 076 | UNIT 075 | UNIT 074 | UNIT 073

EX. BUILDING

UNDERGROUND STORM STRUCTURE PER CIVIL

BACK OF CURB

BUILDING SETBACK LINE

15'-0" SETBACK

26'-0" BOC

RIDGE

62'-0" BOC

12'-0" DRY UTILITY CORRIDOR

FIRE HYDRANT - 3'-0" CLEARANCE TYP.

PROPERTY LINE

CARPORT PER ARCHITECTURE

TRASH COMPACTOR

ADA RAMP PER CIVIL

FIRE HYDRANT - 3'-0" CLEARANCE TYP.

BACK OF CURB

SIDEWALK PER CIVIL

LANDSCAPE SETBACK LINE

LANDSCAPE AREA

40'-0" ROW

8'-0" PUE

50'-0" SETBACK

OAK STREET

PUE

RIGHT OF WAY

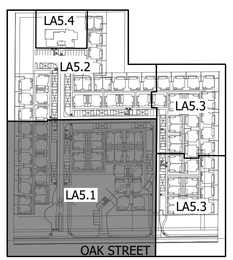
SIDEWALK PER CIVIL (TYP.)

BACK OF CURB

CITY LIMIT

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	41	
	FC-6LED-GW-090	Well Light	FX Luminare	BZ	76	
	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.1 - Lighting Plan

Plan Scale 1:20' Date:06-14-2024

20' 40' 60'

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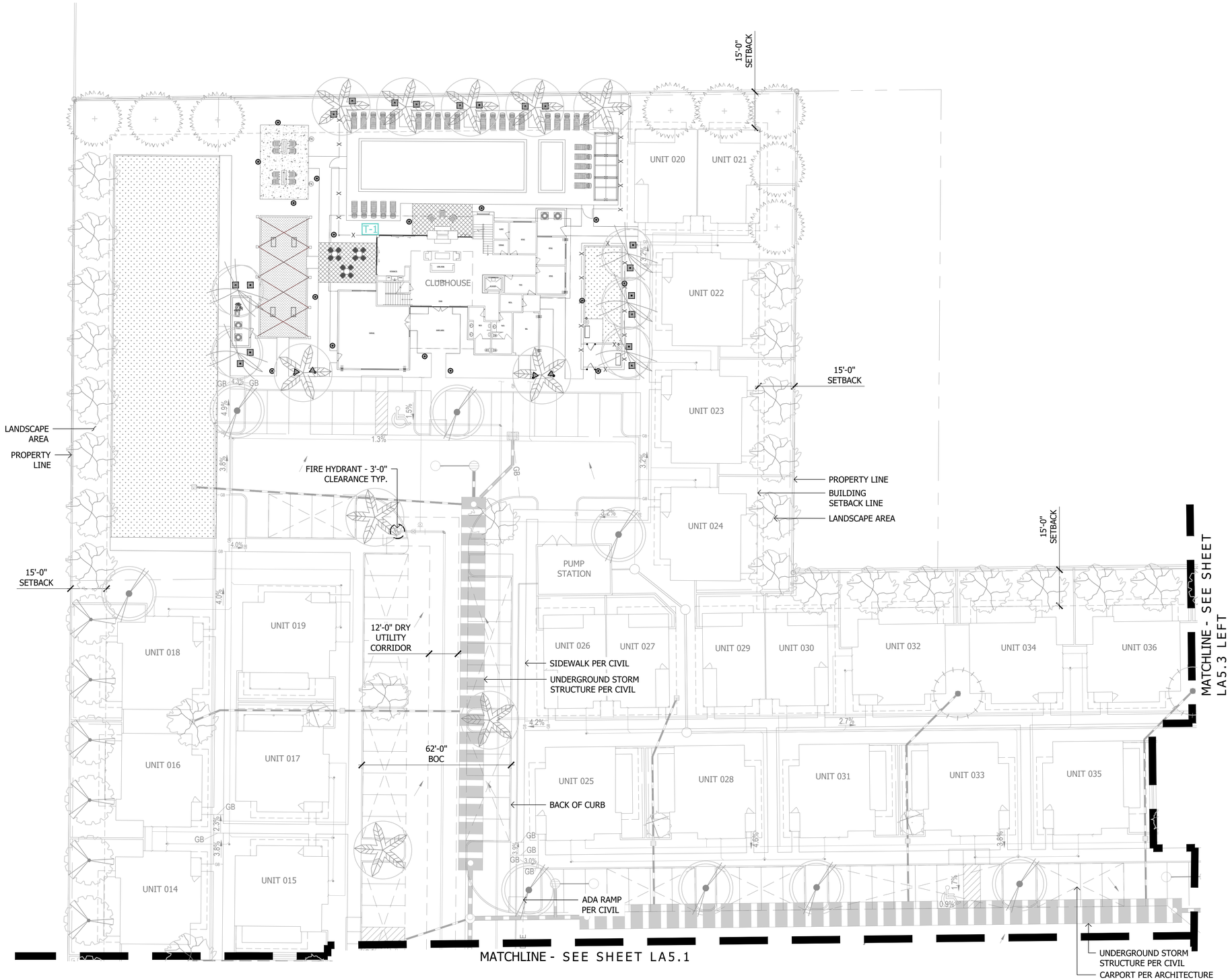
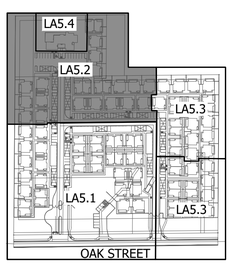
6/18/2024

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	41	
	FC-6LED-GW-090	Well Light	FX Luminare	BZ	76	
	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	





KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.2 - Lighting Plan

Plan Scale 1:20' 20' 40' 60'

Date:06-14-2024

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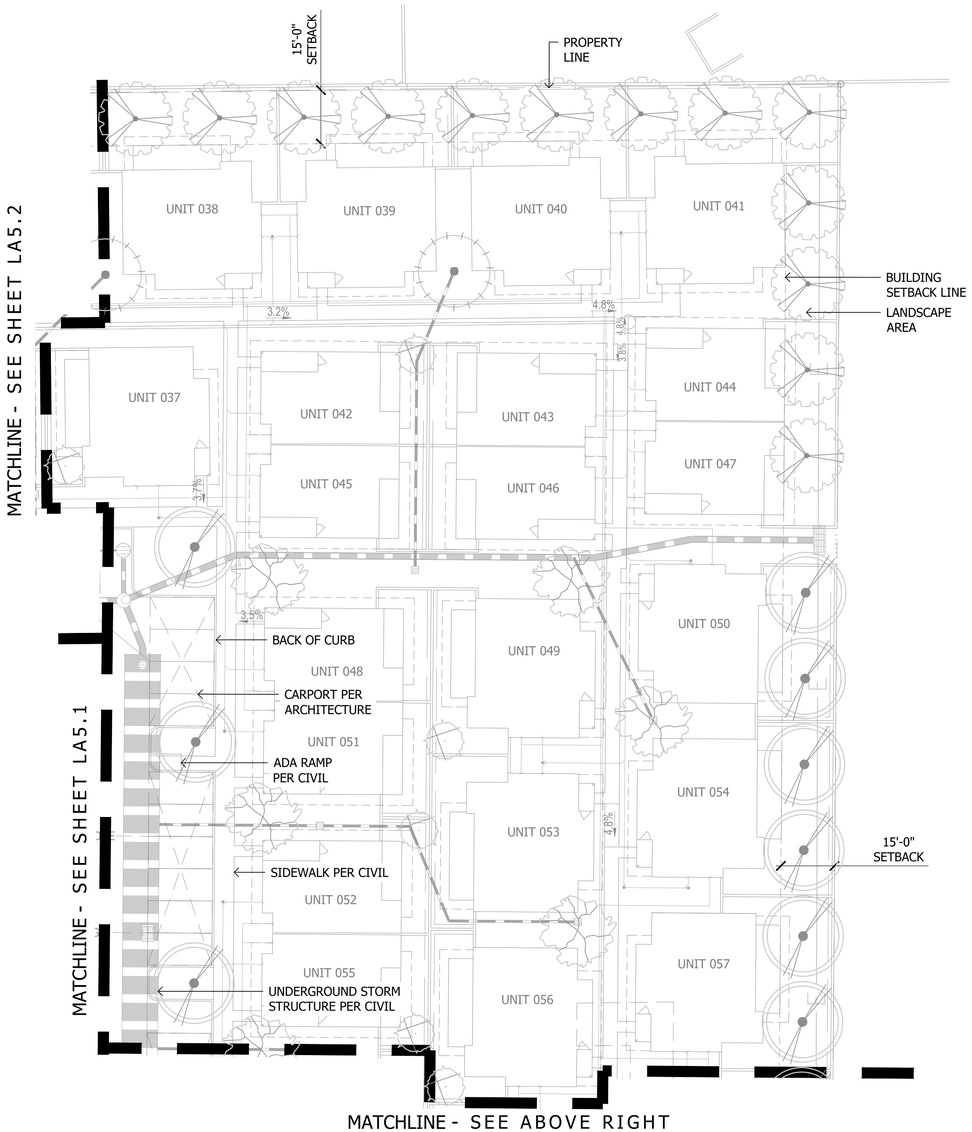
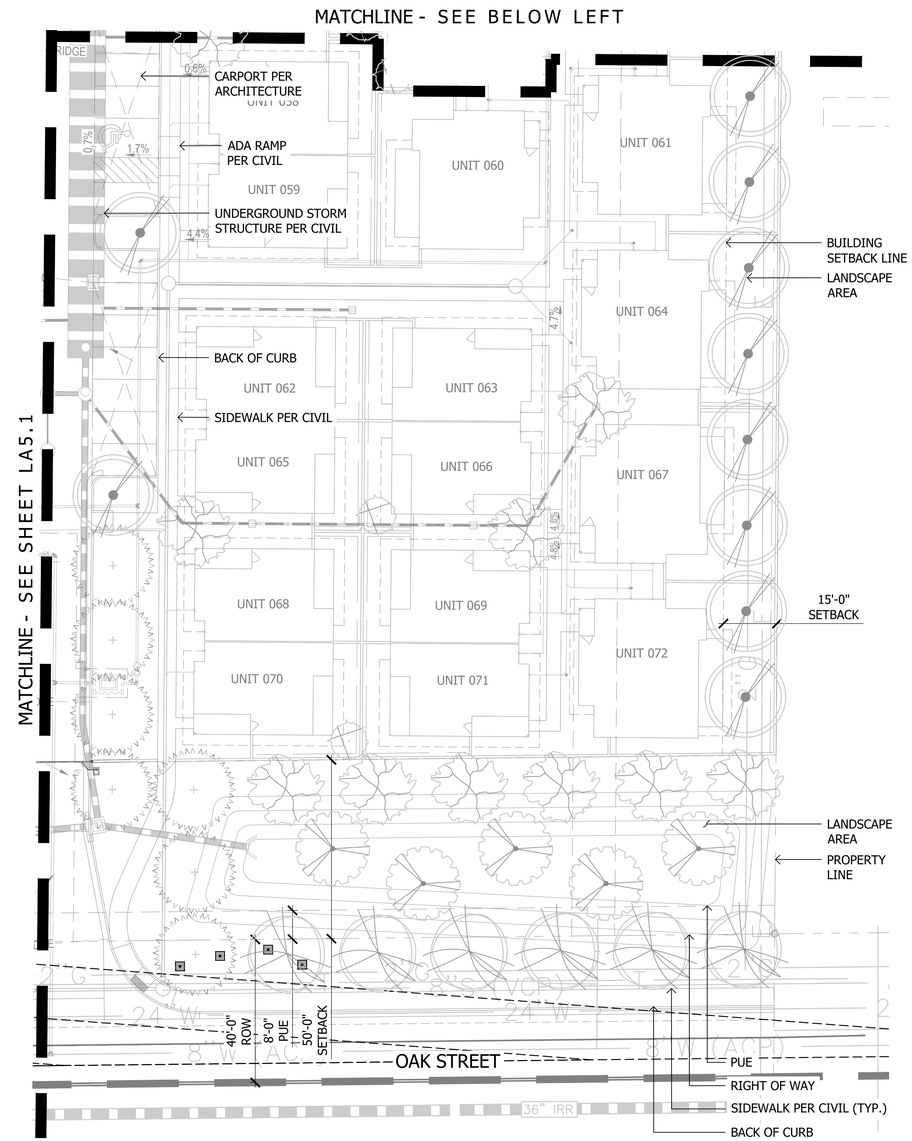
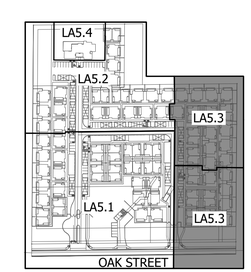
Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
Symbol	Model	Type	Manufacturer	Finsh	Qty	
	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	41	
	FC-6LED-GW-090	Well Light	FX Luminare	BZ	76	
	FB-ZD-3LED	Uplight	FX Luminare	BZ	16	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	







KEY MAP

NOT TO SCALE

MODUS DEVELOPMENT

PAPAGO VILLAGE

LA5.3 - Lighting Plan

Plan Scale 1:20' 20' 40' 60'

Date:06-14-2024

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LANDSCAPE LIGHTING CUT SHEETS #5

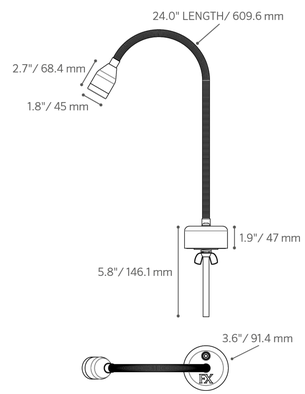
FXLuminaire.

LED Specialty Lights

The BQ 1 LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	42
MAX LUMENS:	81.5
CRI (Ra)	82



Learn more about FX Luminaire specialty lights. Visit: fxl.com/products

LANDSCAPE LIGHTING CUT SHEETS #6

ORDERING INFORMATION LED

BQ: Barbeque Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	BQ
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (50,000 avg. life hours)
4	FINISH	SS

EXAMPLE: BQ-ZD-1LED-SS = BQ - ZD Option - 1LED Board - Stainless Steel

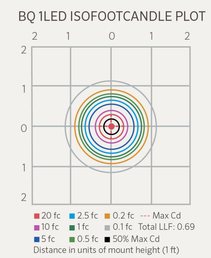
METALS

SS = Stainless Steel

FIELD INSTALLED OPTIONS:

PART NUMBER	DESCRIPTION
MT12W	MINI TRANSFORMER, 12W

PHOTOMETRICS:



Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.
It is calculated using LM-79 method for SSL Luminaires.

c UL us LISTED 3YJ8

The BQ includes a 1 LED board, mounting hardware for countertop, and a 2 ft lead.

3/15 760.744.5240 | fxl.com FXLuminaire.

Low Voltage Light Fixture - "A"
BQ-ZD-1LED-WM-SS

MODUS DEVELOPMENT

PAPAGO VILLAGE
Lighting Cut Sheet 1

Date:06-14-2024

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6/18/2024

FXLuminaire

LED Well Lights

PROJECT

CATALOG #

TYPE

NOTES

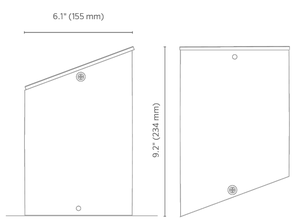
Angled Orientation

KG Well Light DESIGNER PREMIUM

Reversible angled or flat-top well light in 3, 6, or 9 LED.
RGBW capable with **Luxor®** systems.

Quick Facts

- Die-cast brass or aluminum construction
- Powder-coat, natural, or antiqued brass finishes
- Cree® integrated LEDs
- Reversible design for flat or angled installation
- Tamper-resistant features
- Compatible with Luxor technology
- Phase and PWM dimmable
- Input voltage: 10-15V



KG Well Light ORDERING INFORMATION

Fixture	Luxor Option	Compliance	Output	Finish	
KG*	**[default]** *Zone*	**[default]** *UL Listed*	**3LED** *128 Lumens*	**BS** *Natural Brass*	**WG** *White Gloss*
	ZD *Zone/Dim*	**e** *CE Certified*	**6LED** *265 Lumens*	**BZ** *Bronze Metallic*	**FW** *Natural Brass*
			9LED *321 Lumens*	**DG** *Desert Granite*	**AL** *Almond*
	ZDC *Zone/Dim/Color*		**[default]** *123 Lumens*	**WI** *Weathered Iron*	**AB** *Antique Bronze*
				SB *Sedona Brown*	**AT** *Antique Tumbled*
				FB *Black*	**NP** *Nickel Plate*
				CB** *Camo Bronze*	

***Composite grid faceplate*

EXAMPLE FIXTURE CONFIGURATION: KG-ZD-6LED-BS

KG - [ ] - [ ] - [ ] - [ ]

**Includes 6" (152 mm) Reversible (Flat/Angled) Conduit Sleeve (250011630000)*

Accessory: Specify Separately

Item	Code
CLEAR PROTECTIVE INSERT *2.5" (64 mm) x 12" (305 mm)*	KG-CPI

KG Well Light PHOTOMETRICS

KG 3LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 23.9°	Horizontal 23.8°
4.2' (1.3 m)	22.8 fc (245 lx)	1.8' (0.6 m)	1.8' (0.6 m)
8.3' (2.5 m)	5.7 fc (61 lx)	3.5' (1.1 m)	3.5' (1.1 m)
12.5' (3.8 m)	2.5 fc (27 lx)	5.3' (1.6 m)	5.3' (1.6 m)
16.7' (5.1 m)	1.5 fc (16 lx)	7.0' (2.1 m)	7.0' (2.1 m)
20.8' (6.3 m)	0.9 fc (10 lx)	8.8' (2.7 m)	8.8' (2.7 m)
25.0' (7.6 m)	0.6 fc (7 lx)	10.6' (3.2 m)	10.5' (3.2 m)

KG 6LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.8°	Horizontal 27.9°
4.2' (1.3 m)	42.7 fc (460 lx)	2.1' (0.6 m)	2.1' (0.6 m)
8.3' (2.5 m)	10.7 fc (115 lx)	4.1' (1.3 m)	4.1' (1.3 m)
12.5' (3.8 m)	4.8 fc (52 lx)	6.2' (1.9 m)	6.2' (1.9 m)
16.7' (5.1 m)	2.7 fc (29 lx)	8.3' (2.5 m)	8.3' (2.5 m)
20.8' (6.3 m)	1.7 fc (18 lx)	10.3' (3.1 m)	10.3' (3.1 m)
25.0' (7.6 m)	1.2 fc (13 lx)	12.4' (3.8 m)	12.4' (3.8 m)

KG 9LED Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 27.9°	Horizontal 27.0°
4.2' (1.3 m)	51.7 fc (557 lx)	2.1' (0.6 m)	2.0' (0.6 lx)
8.3' (2.5 m)	13.0 fc (140 lx)	4.1' (1.3 m)	4.0' (1.2 m)
12.5' (3.8 m)	5.8 fc (62 lx)	6.2' (1.9 m)	6.0' (1.8 m)
16.7' (5.1 m)	3.2 fc (35 lx)	8.3' (2.5 m)	8.0' (2.4 m)
20.8' (6.3 m)	2.1 fc (23 lx)	10.4' (3.2 m)	10.0' (3.1 m)
25.0' (7.6 m)	1.4 fc (15 lx)	12.4' (3.8 m)	12.0' (3.7 m)

KG ZDC Illuminance at a Distance

Feet (Meters)	Center Beam	Beam Width	
		Vertical 54.4°	Horizontal 38.9°
4.2' (1.3 m)	4.4 fc (47 lx)	4.4' (1.3 m)	3.0' (0.9 m)
8.3' (2.5 m)	1.1 fc (12 lx)	9.0' (2.7 m)	6.1' (1.9 m)
12.5' (3.8 m)	0.5 fc (5 lx)	13.4' (4.1 m)	9.2' (2.8 m)
16.7' (5.1 m)	0.3 fc (3 lx)	17.8' (5.4 m)	12.2' (3.7 m)
20.8' (6.3 m)	0.2 fc (2 lx)	22.3' (6.8 m)	15.3' (4.7 m)
25.0' (7.6 m)	0.1 fc (1 lx)	26.7' (8.1 m)	18.3' (5.6 m)

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Learn more. Visit fxl.com | +1 760.744.5240

FXLIT-015-SS-SPECIALTY-DSN-KG 4/20

Low Voltage Light Fixture - "B"
KG-ZD-3LED-FB

MODUS DEVELOPMENT

PAPAGO VILLAGE

Lighting Cut Sheet 2

Date:06-14-2024

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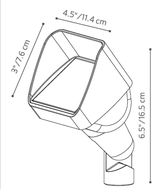
FXLuminaire.

LED Up Lights

Our largest wall-wash up light, the LC, projects a broad spectrum of light on large walls and spaces. It is available in 1, 3, 6 and 9LED, and is available in an array of finishes to suit the needs of any design that calls for a large-span wall washing up light.

LC: Up Light

NUMBER OF LEDS:	1	3	6	9
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt	20 Watt	35 Watt	50 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V	10 to 15V	10 to 15V	10 to 15V
VA TOTAL: (Use to size the lighting controller)	2.4	4.5	13.5	13.5
WATTS USED:	2.0	4.2	10.1	11.2
LUMENS PER WATT (EFFICACY)	30.9	36.5	36.1	36.8
MAX LUMENS:	63	154	331	436
CRI (Ra)	82.8	80.2	82.2	79.2



ORDERING INFORMATION — LED

LC: Up Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LC
2	OPTIONAL ZD	ZD *(Refer to the Luxor page in the Lighting Control section)*
3	LAMP	1LED, 3LED, 6LED, 9LED *(50,000 avg. life hours)*
4	FINISH	AB*, AT*, NP*, BS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

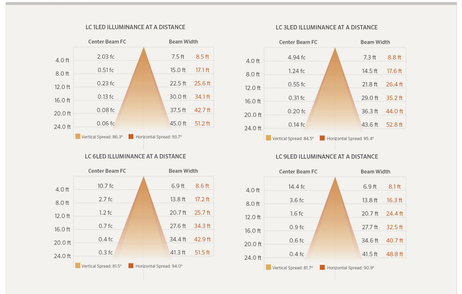
EXAMPLE: LC-ZD-3LED-BZ = LC - ZD Option - 3LED Board - Bronze Metallic Finish

FIELD INSTALLED OPTIONS: Order Individually

Mounting Options
Long Slot Spike *(250015840000) 2.5" x 10"* **Included**
Super Slot Spike *(753900) 2" x 10"*
SuperJ-Box *(SJ-XX**) 2.5" x 12"*
Post Mount *(PM-XX**) 2.5" x 13"*

EXAMPLE: 753900 = Super Slot Spike

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Brass)
- **NP** = Nickel Plate*
- **BS** = Natural Brass

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LC includes your choice LED boards, choice of finish, 4 ft. lead wire and a Long Slot Spike.

All LC up lights come standard with amber, green, blue and frosted filters

** May require longer lead time*

*** Denotes finish code*

c UL us LISTED 3Y18

Learn more about FX Luminaire up lights. Visit: fxl.com 760.744.5240 4/12 760.744.5240 | fxl.com FXLuminaire.

Low Voltage Light Fixture - "C"
LC-ZD-3LED-FB

MODUS DEVELOPMENT

PAPAGO VILLAGE
Lighting Cut Sheet 3

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LANDSCAPE LIGHTING CUT SHEETS #9

LANDSCAPE LIGHTING CUT SHEETS #10

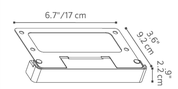
FXLuminaire.

LED Wall Lights

The LF is our LED under-the-cap hardscape wall light. It can easily be fitted between a block wall and capstone for a neat, clean installation. Due to its modular bracket design, the LF can even be installed under railings and existing construction.

LF: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	37
MAX LUMENS:	77
CCT (Ra)	81.6



ORDERING INFORMATION LED

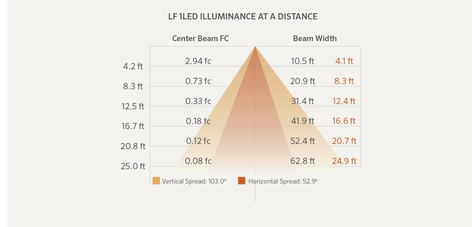
LF: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 (optional) + 3 + 4

Step	Description	Code
1	FIXTURE	LF
2	OPTIONAL ZD	ZD (*Refer to the Luxor page in the Lighting Control section*)
3	LAMP	1LED (*50,000 avg. life hours*)
4	FINISH	AB*, AT*, CU, BS, SS, WG, FW, AL, BZ, DG, WI, VF, SB, FB

EXAMPLE: LF-ZD-1LED-SS = **LF - ZD Option - 1LED Board - Stainless Steel Finish**

PHOTOMETRICS:



Beam angle is calculated using LM-79 method for SSL Luminaires:
"Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum."

METALS

- **AB** = Antique Bronze* (On Copper)
- **AB** = Antique Bronze* (On Brass)
- **AT** = Antique Tumbled* (On Copper)
- **AT** = Antique Tumbled* (On Brass)
- **CU** = Copper
- **BS** = Natural Brass
- **SS** = Stainless Steel

POWDER COAT

- **WG** = White Gloss
- **FW** = Flat White
- **AL** = Almond
- **BZ** = Bronze Metallic
- **DG** = Desert Granite
- **WI** = Weathered Iron
- **VF** = Verde Speckle
- **SB** = Sedona Brown
- **FB** = Flat Black

The LF includes a 1LED board, choice of faceplate finish, 9 ft lead wire.

All LF wall lights come standard with amber, and frosted filters

c UL us LISTED 3YJ8

** May require longer lead time*

Learn more about FX Luminaire wall lights. Visit: fxl.com 760.744.5240 4/12 760.744.5240 | fxl.com FXLuminaire.

Low Voltage Light Fixture - "D"
LF-ZD-1LED-BZ

MODUS DEVELOPMENT

PAPAGO VILLAGE

Lighting Cut Sheet 4

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LANDSCAPE LIGHTING CUT SHEETS #15

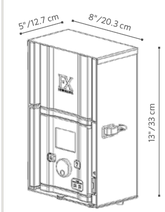
FXLuminaire

LED Lighting Controller

With Luxor controlling an LED landscape lighting system, lights don't simply turn on and off. They come alive. Luxor offers both zoning and dimming capabilities that provide virtually limitless design possibilities.

LUXOR: Lighting Controller

MODELS:	150 or 300 Watt
FINISHES:	Stainless Steel or Matte Gray Powder Coat
DEPTH:	5" / 12.7 cm
WIDTH:	8" / 20.3cm
HEIGHT:	13" / 33 cm



Learn more about FX Luminaire Lighting Controllers. Visit: fxl.com

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4/12

LANDSCAPE LIGHTING CUT SHEETS #16

ORDERING INFORMATION LED

LUXOR: Lighting Controller

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

Step	Description	Code
1	TRANSFORMER	LZD
2	SIZE	150, 300
3	FINISH	SS, M

EXAMPLE: LZD-150-M = Luxor Transformer -150W - Matte Gray Finish

FIELD INSTALLED OPTIONS: Order individually

Description	Code
Wi-Fi module add-on with antenna	FXWIFIMOD
Light Assignment Module for iOS & Android	LAM
Luxor Faceplate Mount	LUXORFPMNT

EXAMPLE: LAM = Light Assignment Module

FEATURES:

- Up to 250 independently adjustable lighting groups can be created
- Compatible with FX LED ZD lights only
- All groups can be turned on independently and dimmed from 1-100%
- Utilizes FX Luxor Communication Technology to connect lights to the controller
- User interface includes a full color LCD display for easy setup, maintenance and adjusting of groups
- Uses event based scheduling, which allows a single group of lights to change dimming percentages throughout the night
- Fully removable facepack, uses a RJ-11 cable that is extendable up to 1000'
- Simple two-wire configuration for easy installation and adjusting
- Fixture addressing takes place on the front of the facepack for easy access
- No matter where a light is within a system, it can communicate with the transformer to receive its schedule, intensity, and group
- Astronomical Timing Function with Map Placement
- Available in 150 & 300 Watts
- Stainless Steel or Matte Gray powder coated cabinet finishes

METALS

SS = Stainless Steel

POWDER COAT

M = Paintable Matte Gray

The Luxor is available in 150 or 300 watt options, choice of stainless steel or matte gray powder coat and a 3' power cord.

WI-FI-OPTIONS

Smartphone with Luxor Wi-Fi App to wirelessly adjust lighting at any time

Smartphone with Light Assignment Module (LAM) which wirelessly assigns fixtures to groups using ActivAssign™ technology

Intertek

760.744.5240 | fxl.com

FXLuminaire

Low Voltage Light Transformer

LZD300-M With WIFI Antenna

LZD150-M With WIFI Antenna

MODUS DEVELOPMENT

PAPAGO VILLAGE

Lighting Cut Sheet 5

Date:06-14-2024

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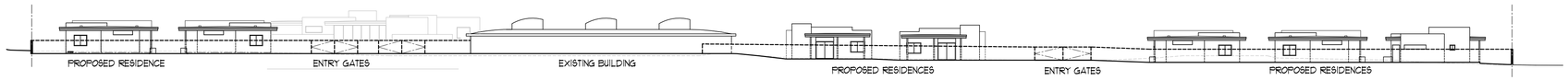
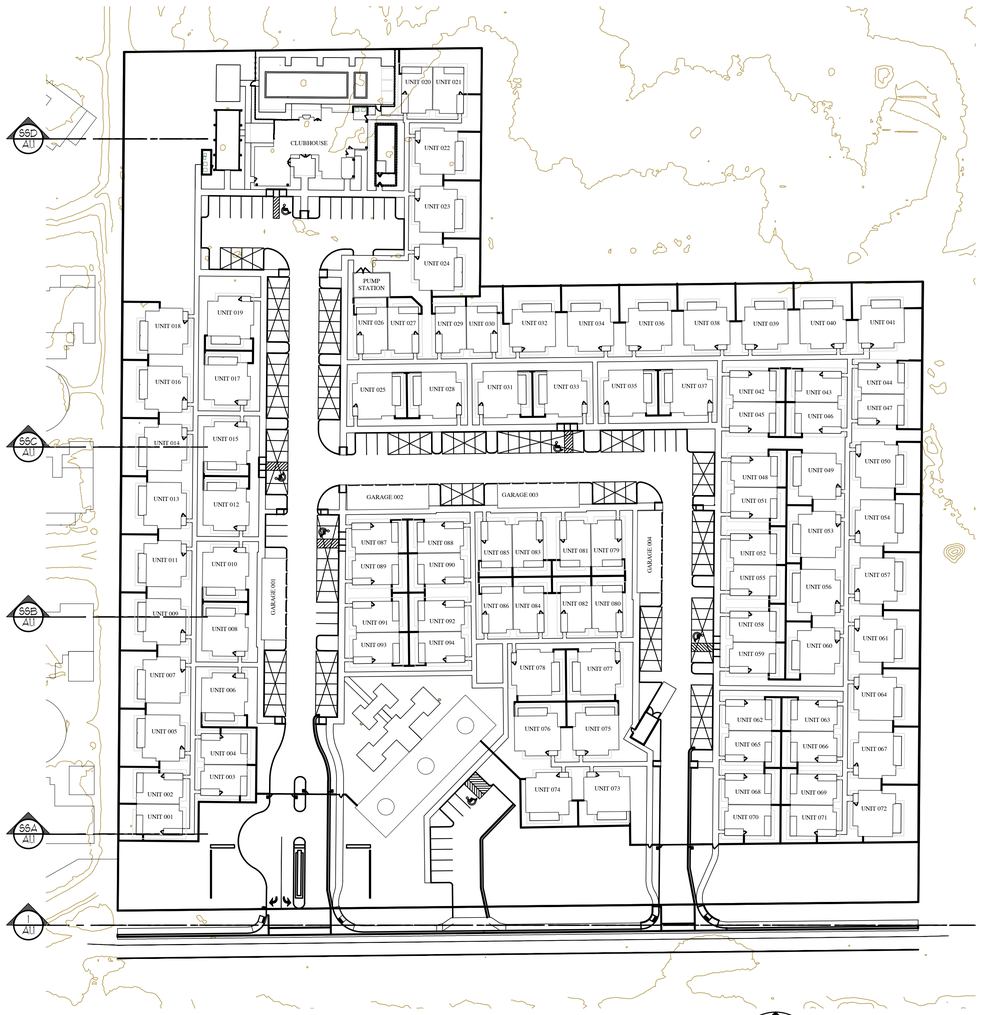


1 STREET ELEVATION - FRONT

SCALE: 1" = 30'-0"



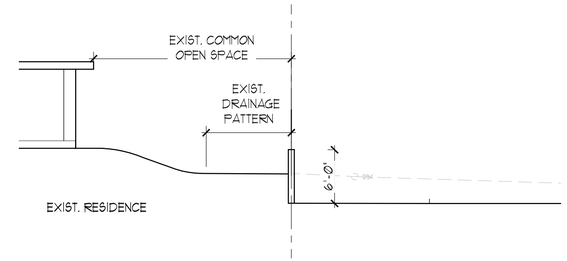
SCALE: 1"=60'-0"

0 60 120 180

TRANSITION SITE PLAN LEGEND

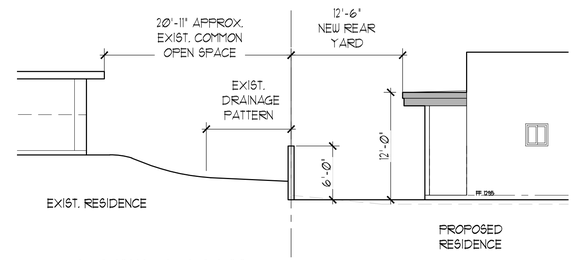
SCALE: 1" = 60'-0"

NORTH



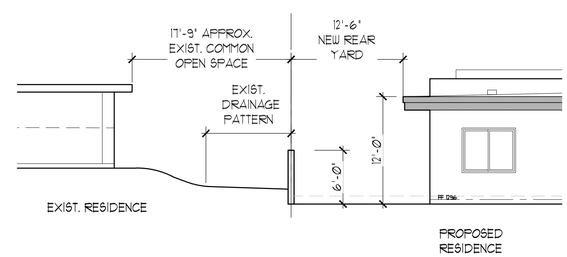
SSD TRANSITION PLAN SSD

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



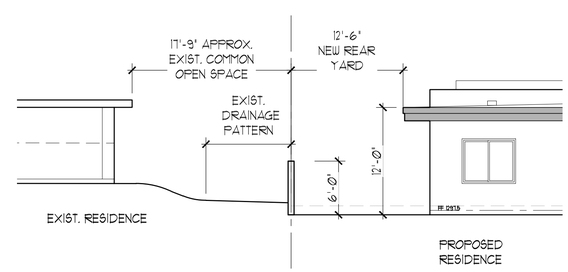
SSC TRANSITION PLAN SSC

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



SSB TRANSITION PLAN SSB

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



SSA TRANSITION PLAN SSA

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

PRELIM.

EXPIRES: 3/31/2021

DAVID DICK, ARCHITECT
7400 E. McDONALD DR. SUITE 122
SCOTTSDALE, ARIZONA
85250
(480) 945-8888 OFFICE
(480) 945-8856 FAX

PRELIMINARY NOT FOR CONSTRUCTION

TRANSITION PLAN

DATE. 06-12-2024
SCALE. AS NOTED
REVISION.

A CUSTOM DEVELOPMENT:

PAPAGO VILLAGE

OAK STREET
SCOTTSDALE, AZ 85257

SHEET NUMBER

A1.1

SITE

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