FAIRMONT SCOTTSDALE PRINCESS

7575 East Princess Drive, Scottsdale AZ

Master Plan: Phase 2
Sunset Beach Villas & Bungalows

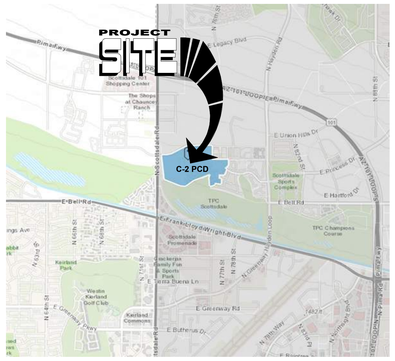


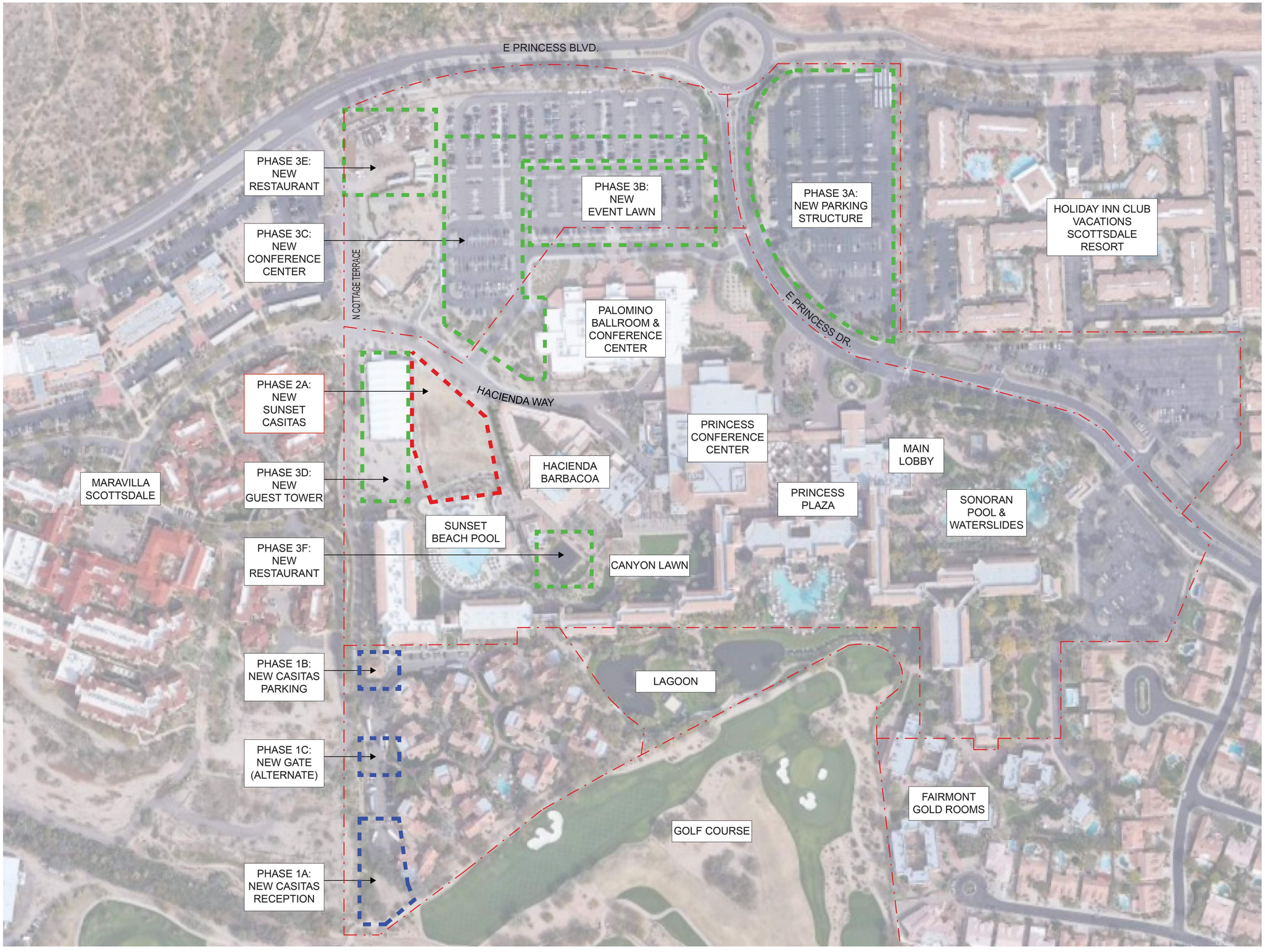
DEVELOPMENT REVIEW
44-PA-2022 4D477
OCTOBER 24, 2022

VICINITY MAP



ZONING MAP


PROJECT
SITE
C-2 PCD
E Bell Rd
E Hualapai Dr
E Union Hills Dr
E Thunderbird Rd
E Gelding Dr
E Butherus Dr
E Gateway Rd
N Scottsdale Rd
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E Princess Blvd
E Frank Lloyd Wright Blvd
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Hayden Rd
Pima Rd
Pima Freeway
Loop 101
Scottsdale Airpark
Scottsdale Shopping Center
The Shops at Chaparral Ranch
Scottsdale Sports Complex
TPC Scottsdale
TPC Champions Course
Scottsdale Promenade
Kierland Park
Kierland Commons
Westin Kierland Golf Club
Kierland Family Fun & Sports Center
Extra Space Storage
Desert Mountain Preparatory
Desert Mountain High School
Desert Mountain Middle School
Desert Mountain Elementary School
Desert Mountain Park
Desert Mountain Trail
Desert Mountain Trailhead
Desert Mountain Trailhead Parking
Desert Mountain Trailhead Restroom
Desert Mountain Trailhead Water Fountain
Desert Mountain Trailhead Bike Rack
Desert Mountain Trailhead Dog Waste Station
Desert Mountain Trailhead Picnic Area
Desert Mountain Trailhead Ramada
Desert Mountain Trailhead Shade Structure
Desert Mountain Trailhead Trash Can



DEVELOPMENT PHASES

PHASE 1 (NOT IN SCOPE)

1A: NEW CASITAS RECEPTION BUILDING

1B: NEW CASITAS PARKING & REMOVAL OF EXISTING SERVICE STRUCTURE

1C: NEW PARKING GATE PROJECT ALTERNATE

PHASE 2

2A: NEW SUNSET BEACH CASITAS & BUNGALOWS

PHASE 3 (NOT IN SCOPE)

3A: NEW PARKING STRUCTURE

3B: NEW EVENT LAWN & REMOVAL OF EXISTING SURFACE PARKING

3C: NEW CONFERENCE CENTER

3D: NEW GUEST ROOM TOWER

3E: NEW RESTAURANT

3F: NEW RESTAURANT

PHASING SITE PLAN

Scale

0 5 10 20 ft

Date

10/24/2022



SITE PLAN NOTES

1. REFERENCE IMAGES **A-Q** *ON - A3.06 -EXISTING PHOTOGRAPHS SHEET.*

2.

SITE PLAN

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.1



SITE DEMOLITION PLAN

Date

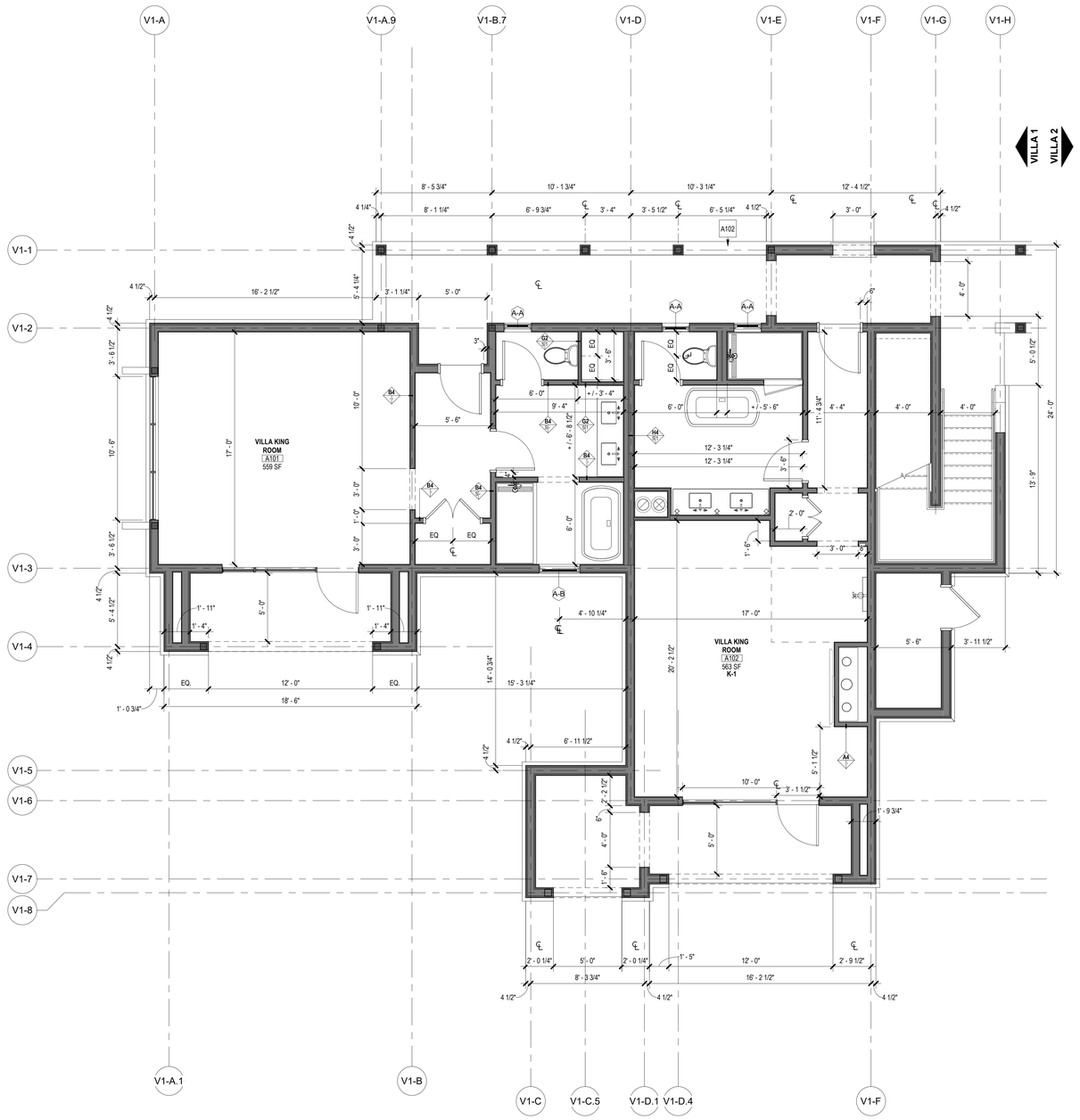
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.2



VILLA 1 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

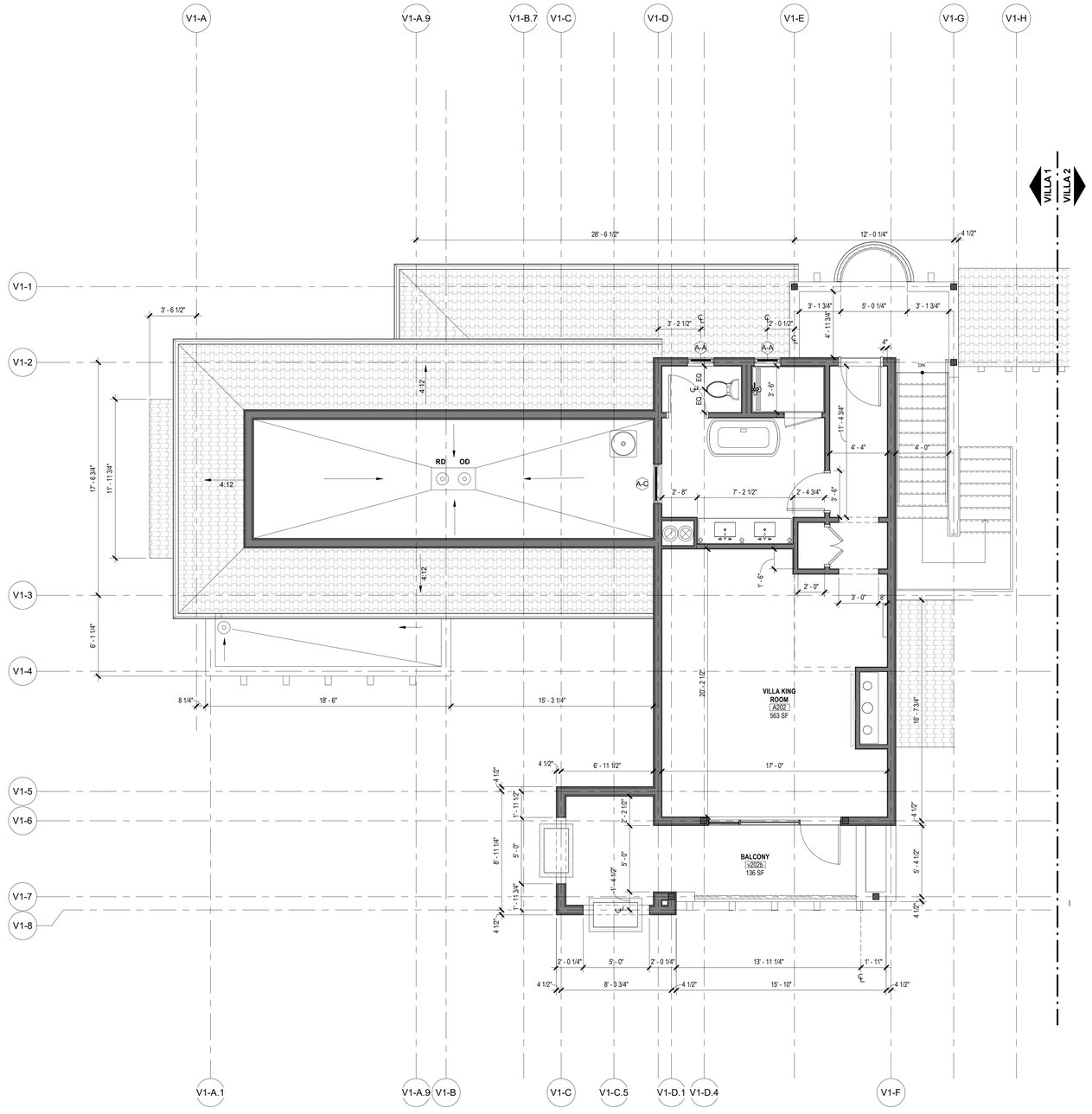
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.10



VILLA 1 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

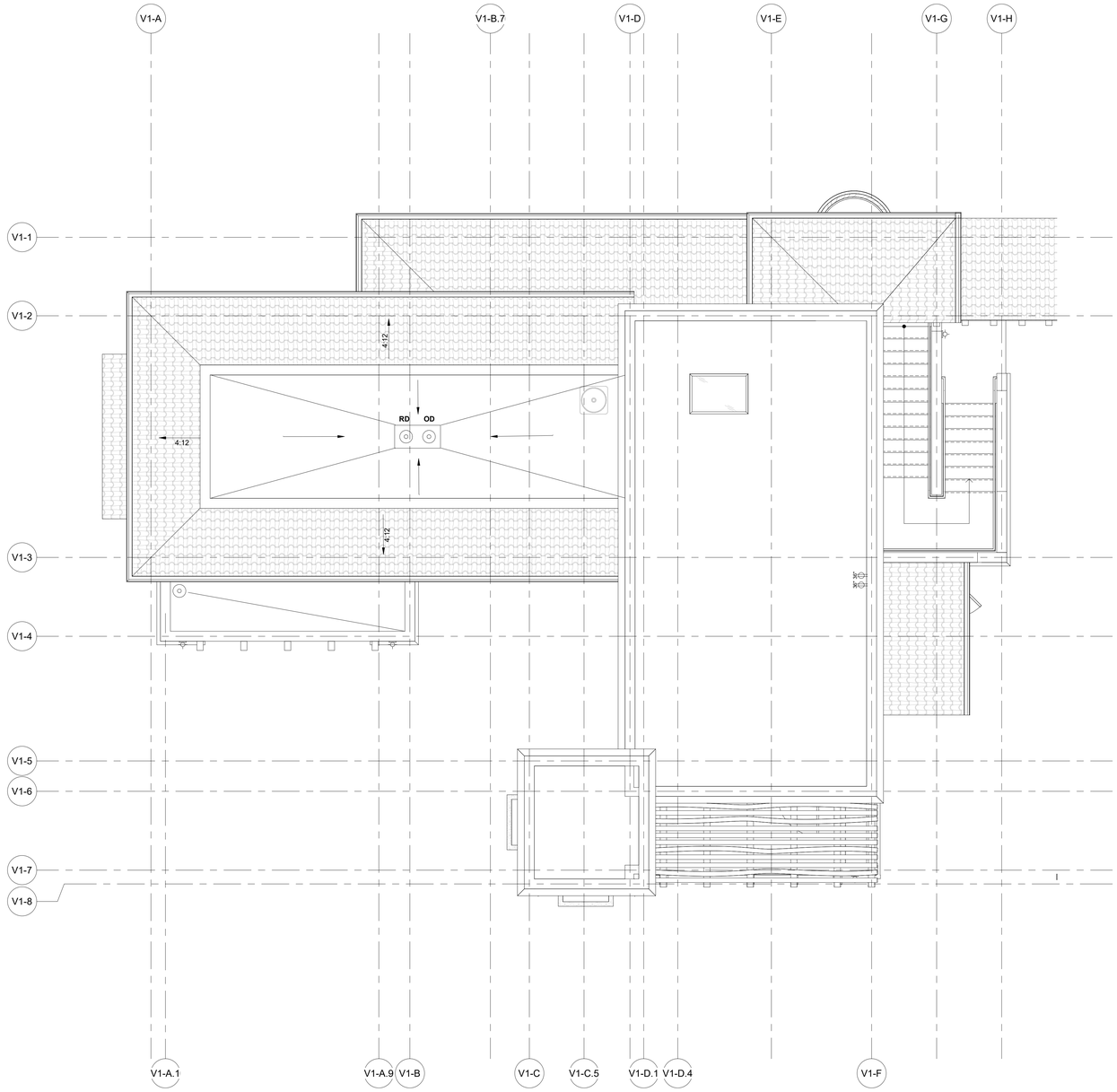
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.11



VILLA 1 - ROOF PLAN

Scale

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Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

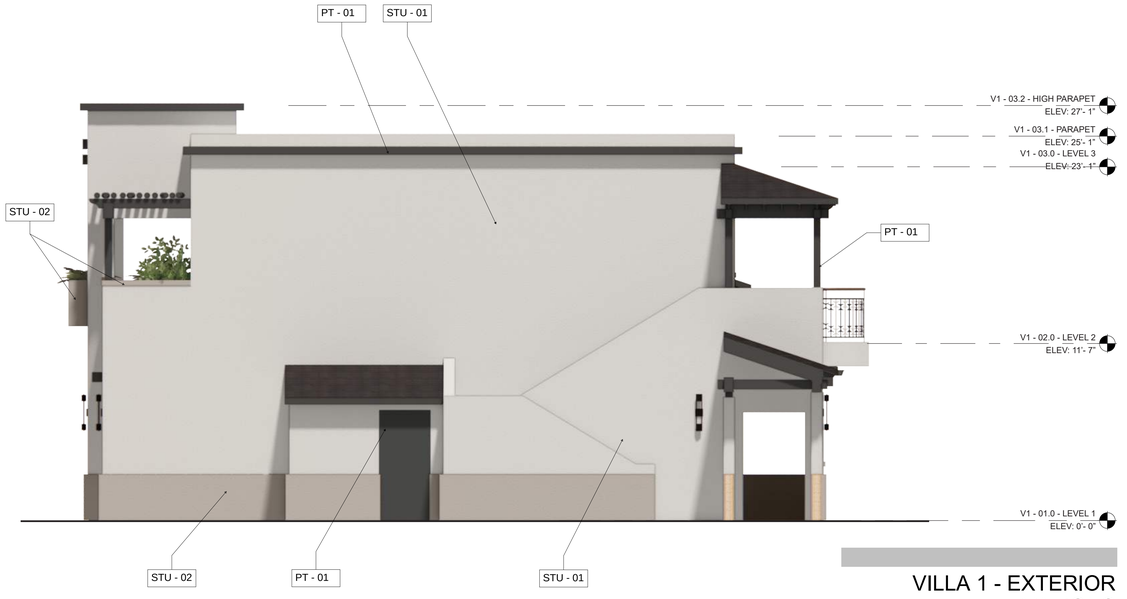
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.12









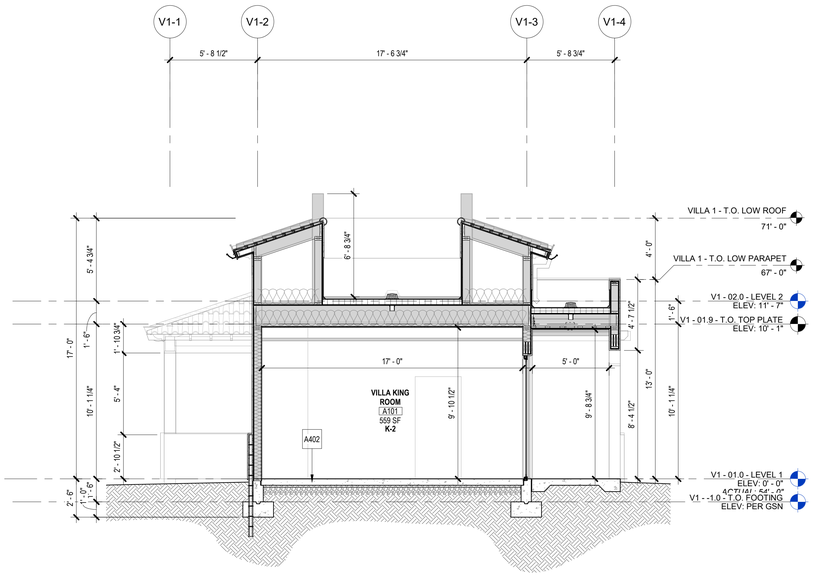
VILLA 1 - EXTERIOR ELEVATIONS

Scale

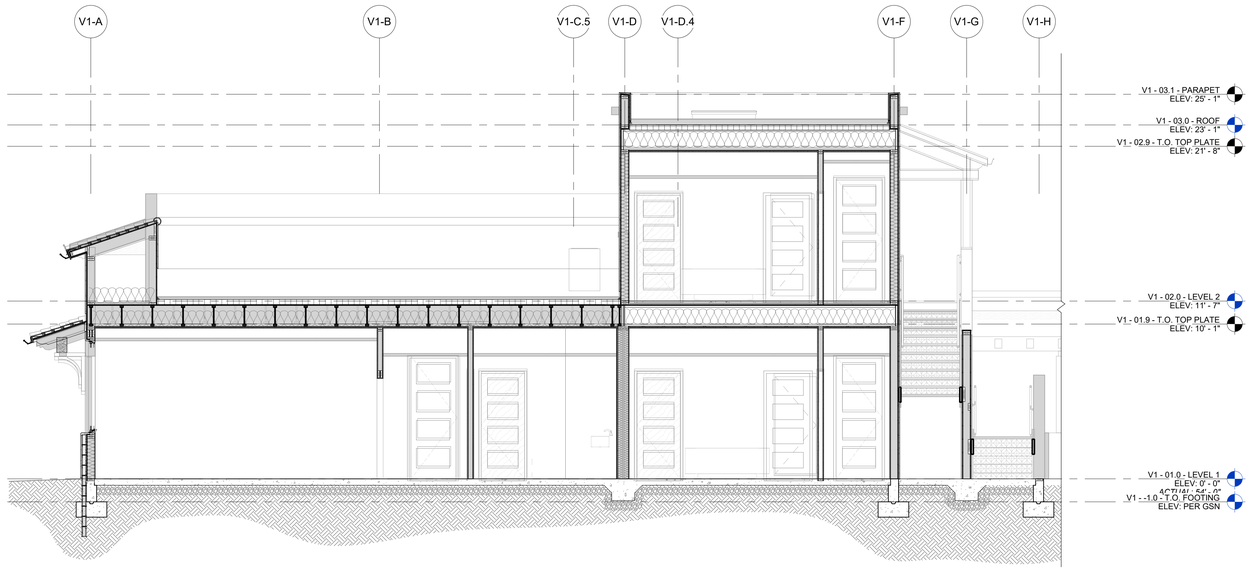
0 2 4 8 ft

Date

10/24/2022



1 VILLA 1 - BUILDING SECTION 1
1/4" = 1'-0"



2 VILLA 1 - BUILDING SECTION 3
1/4" = 1'-0"

VILLA 1 - BUILDING SECTIONS

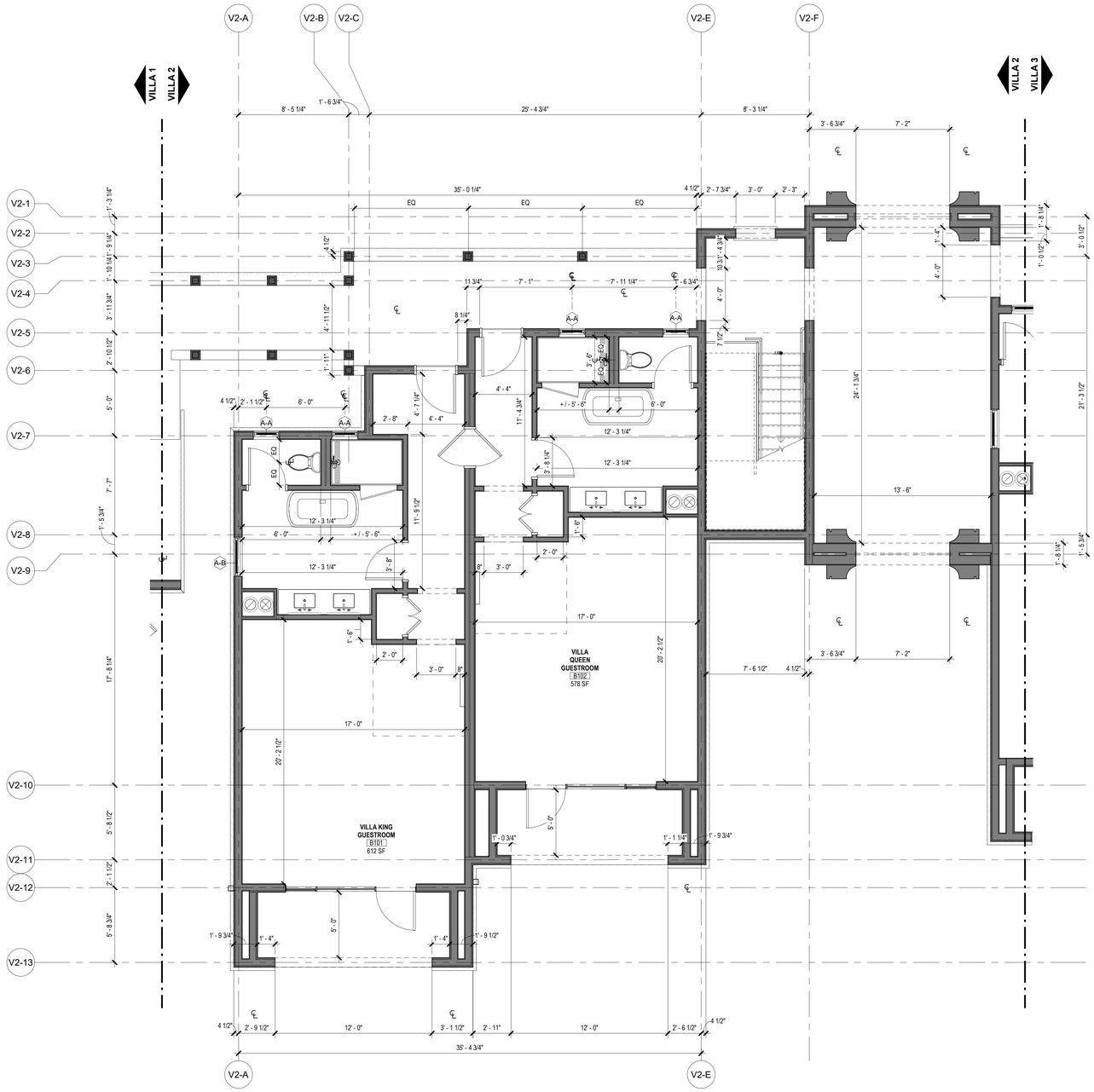
Scale
0 2 4 8 ft

Date
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.18



VILLA 2 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

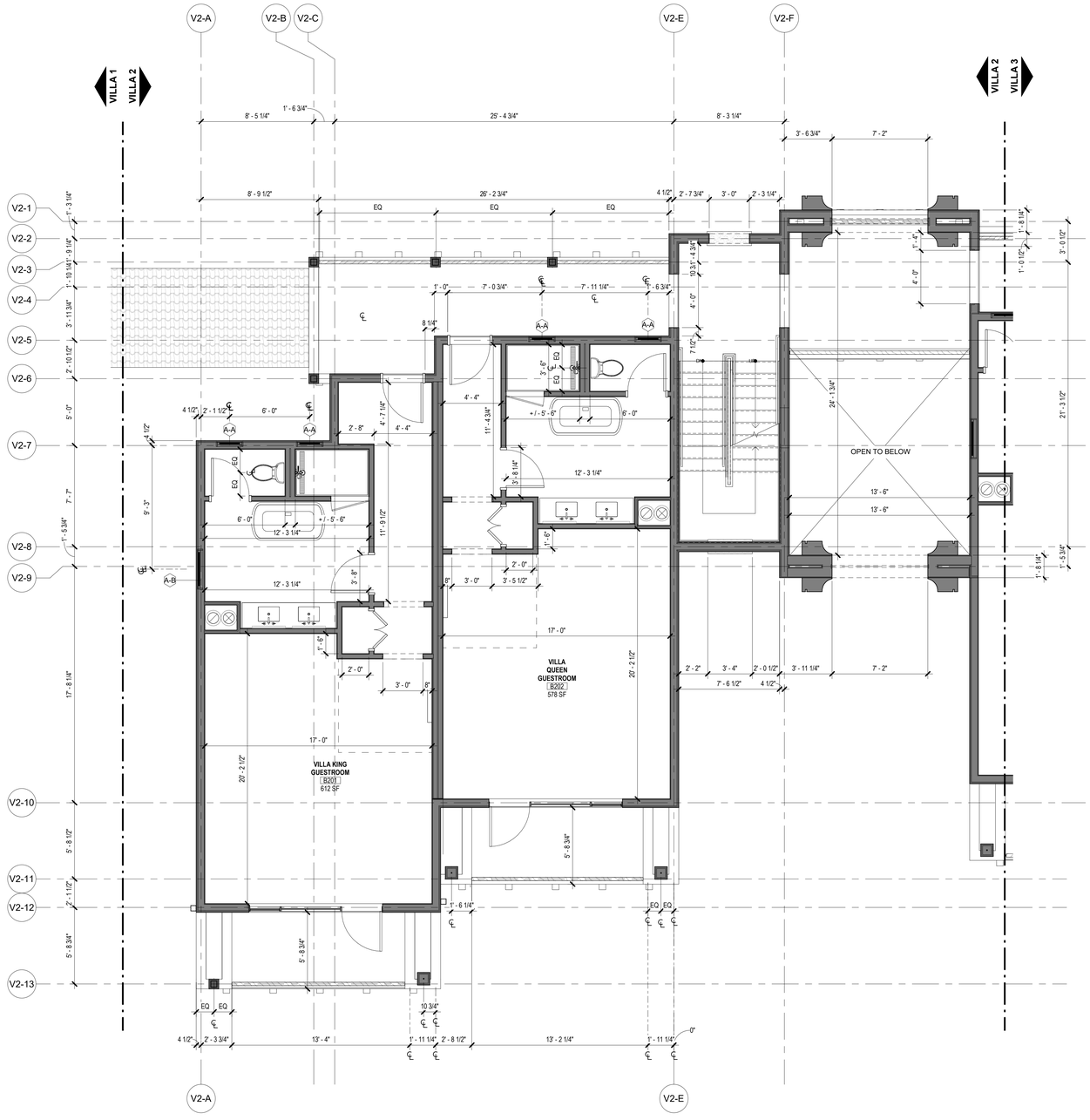
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.20



VILLA 2 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

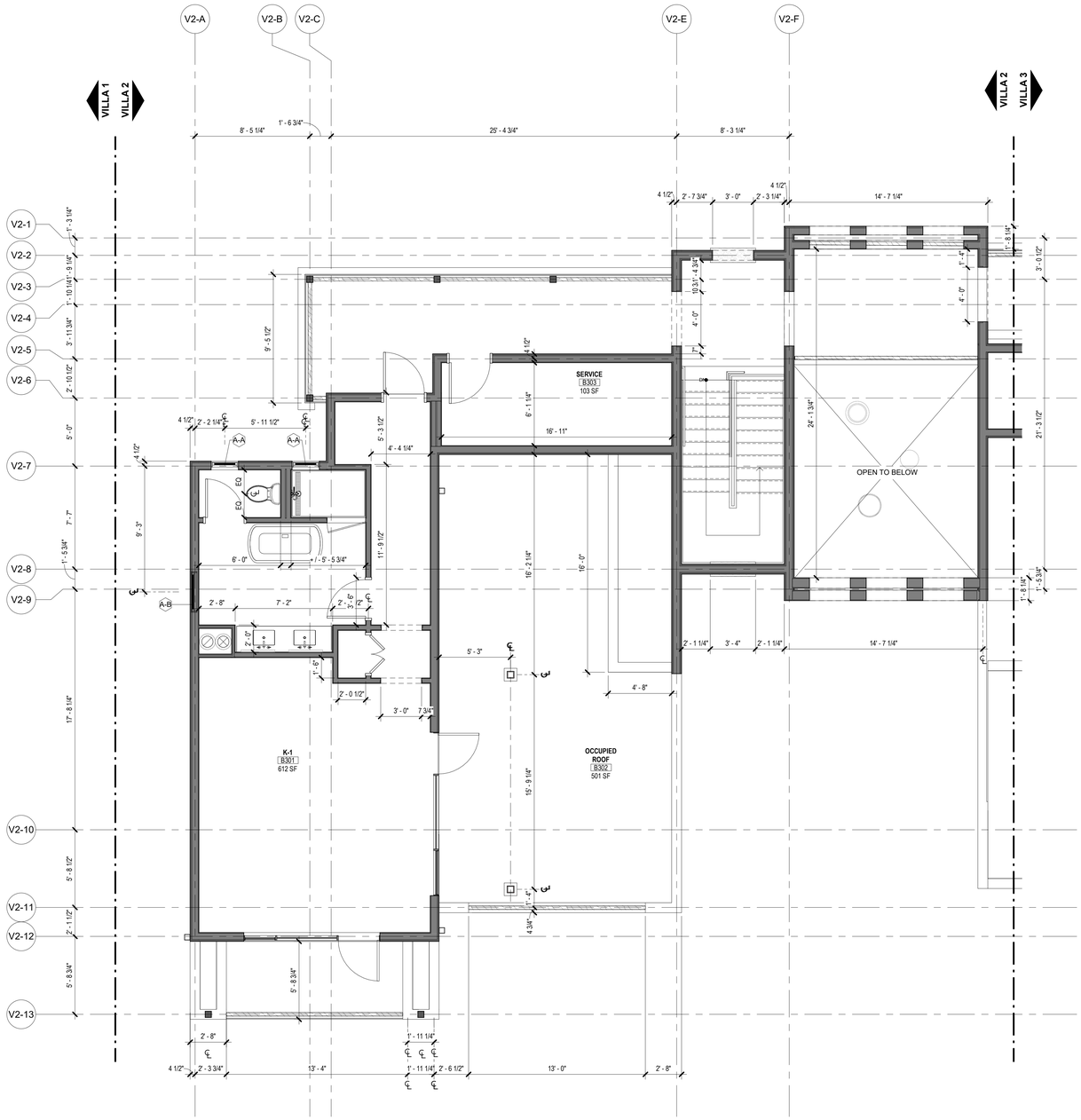
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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.21



VILLA 2 - LEVEL 3 FLOOR PLAN

Scale

0 2 4 8 ft

Date

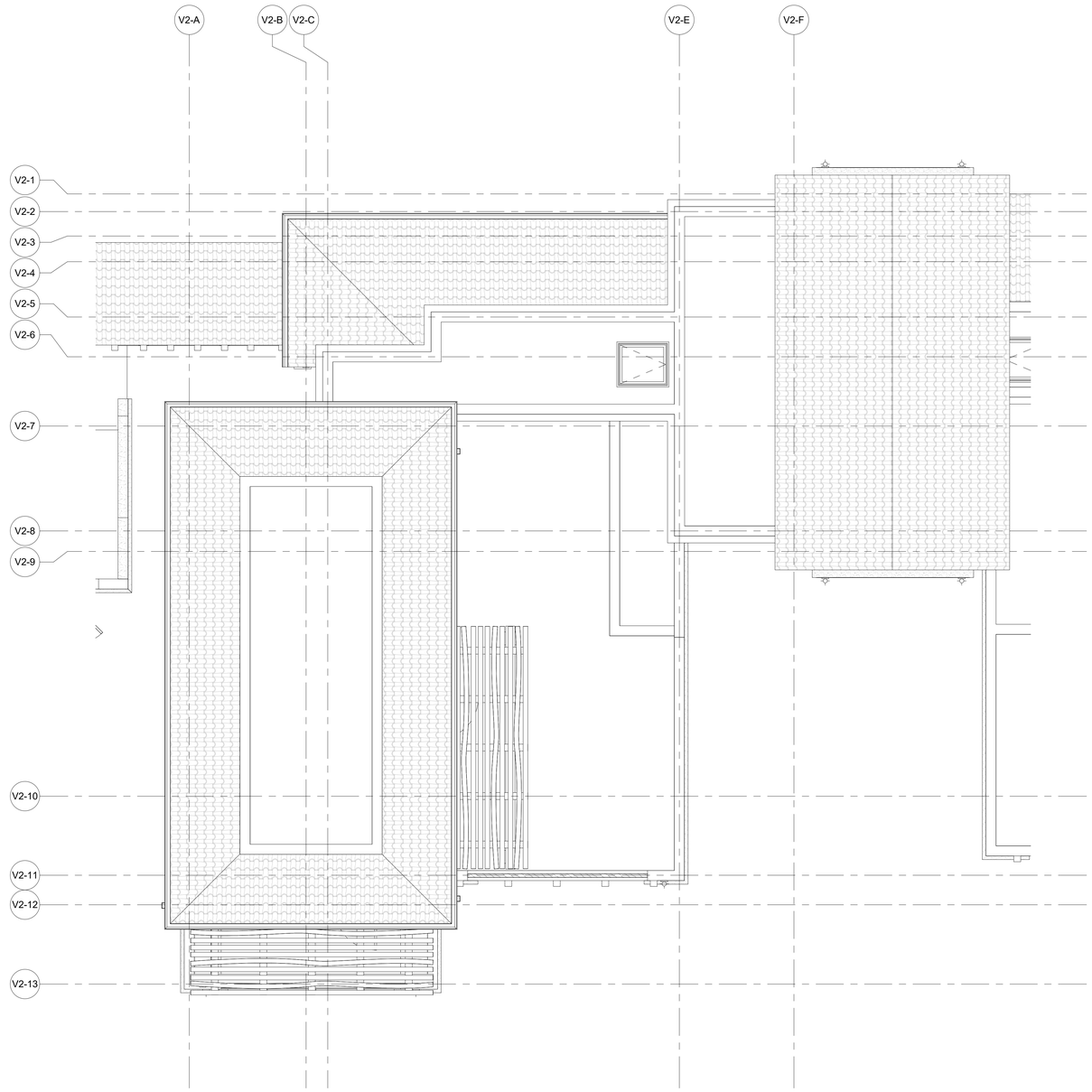
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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.22



VILLA 2 - ROOF PLAN

Scale

0 2 4 8 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.23





VILLA 2 - EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

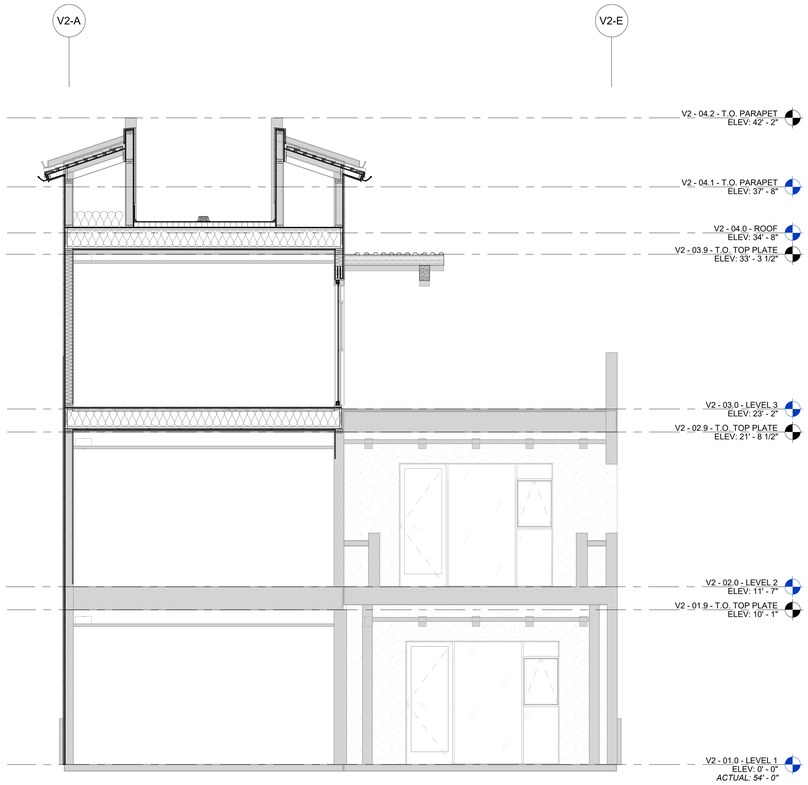
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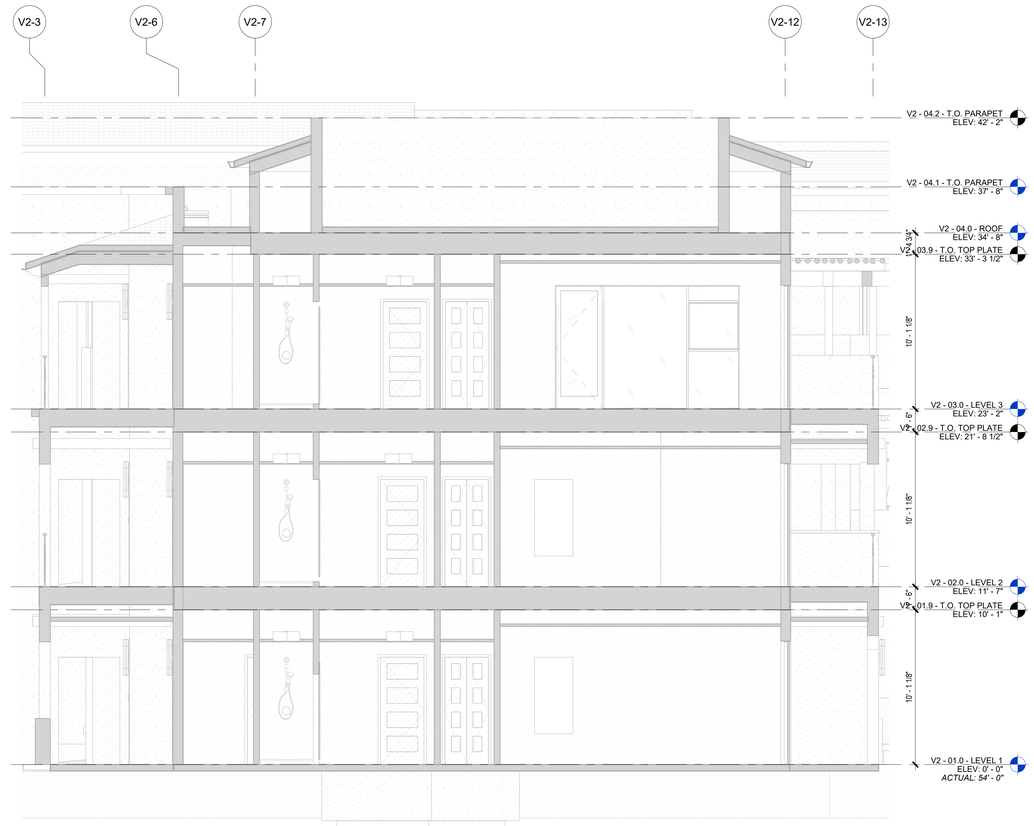
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.25



1 VILLA 2 - BUILDING SECTION 1
1/4" = 1'-0"



2 VILLA 2 - BUILDING SECTION 3
1/4" = 1'-0"

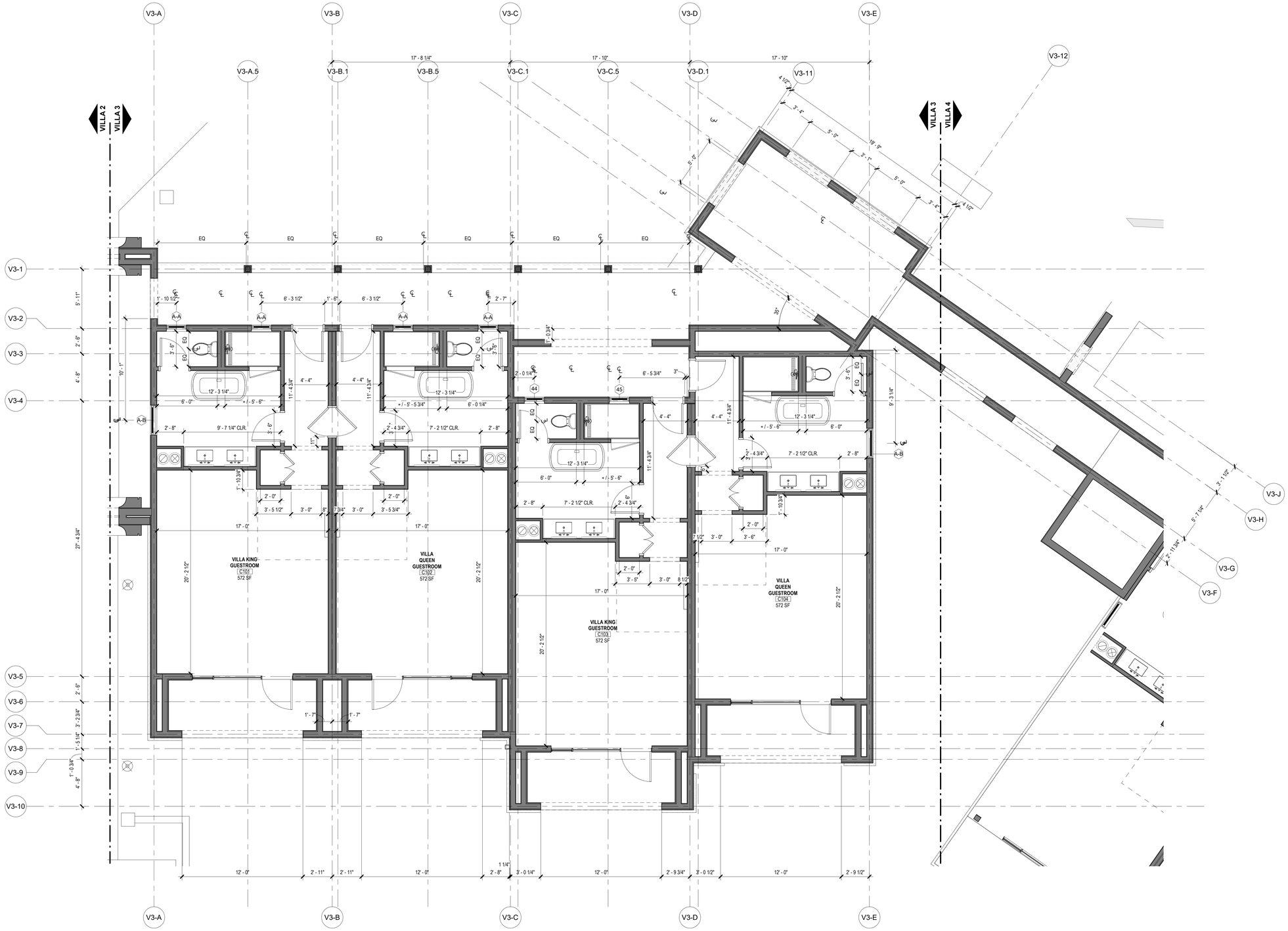
VILLA 2 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

10/24/2022



VILLA 3 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

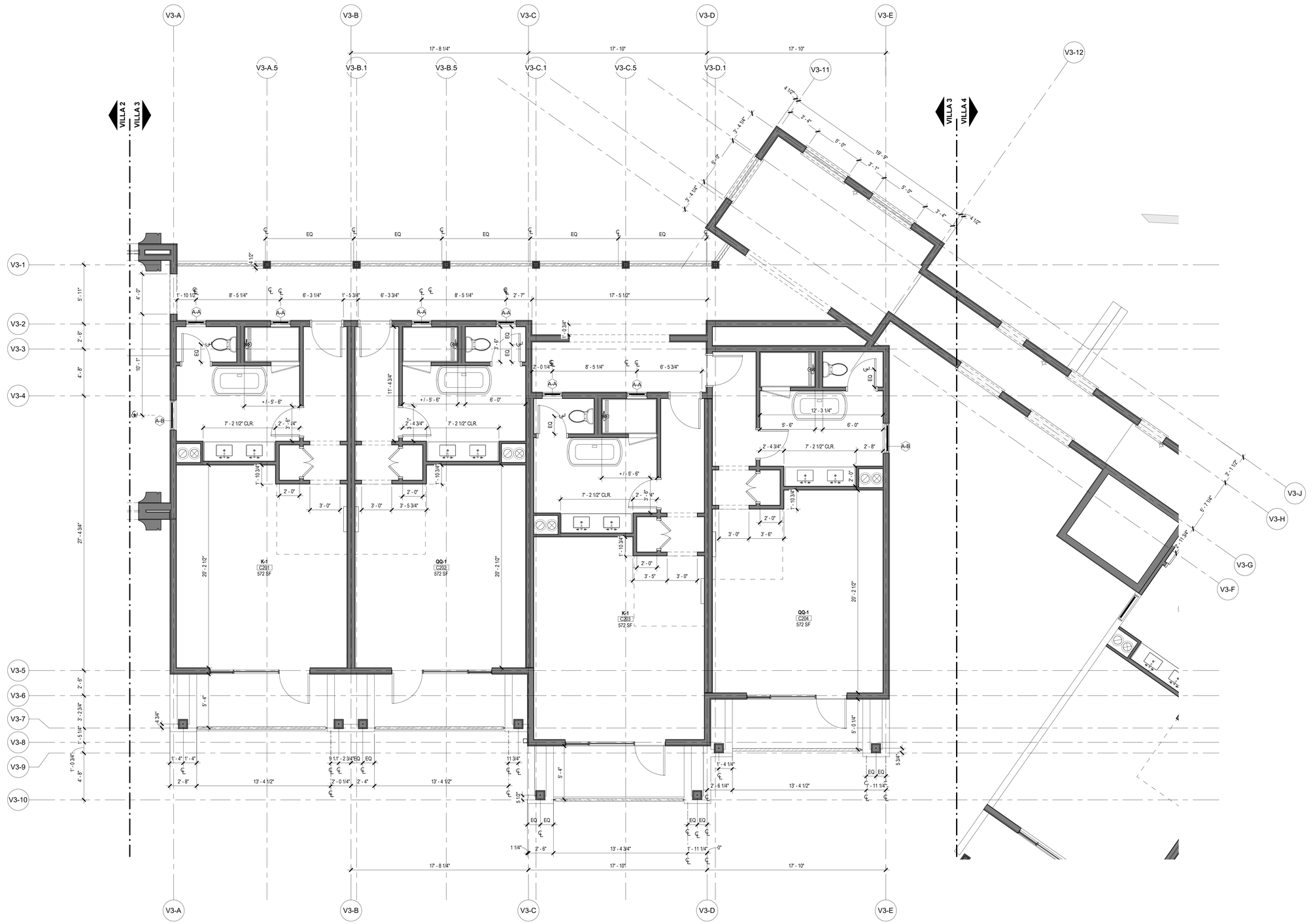
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.30



VILLA 3 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

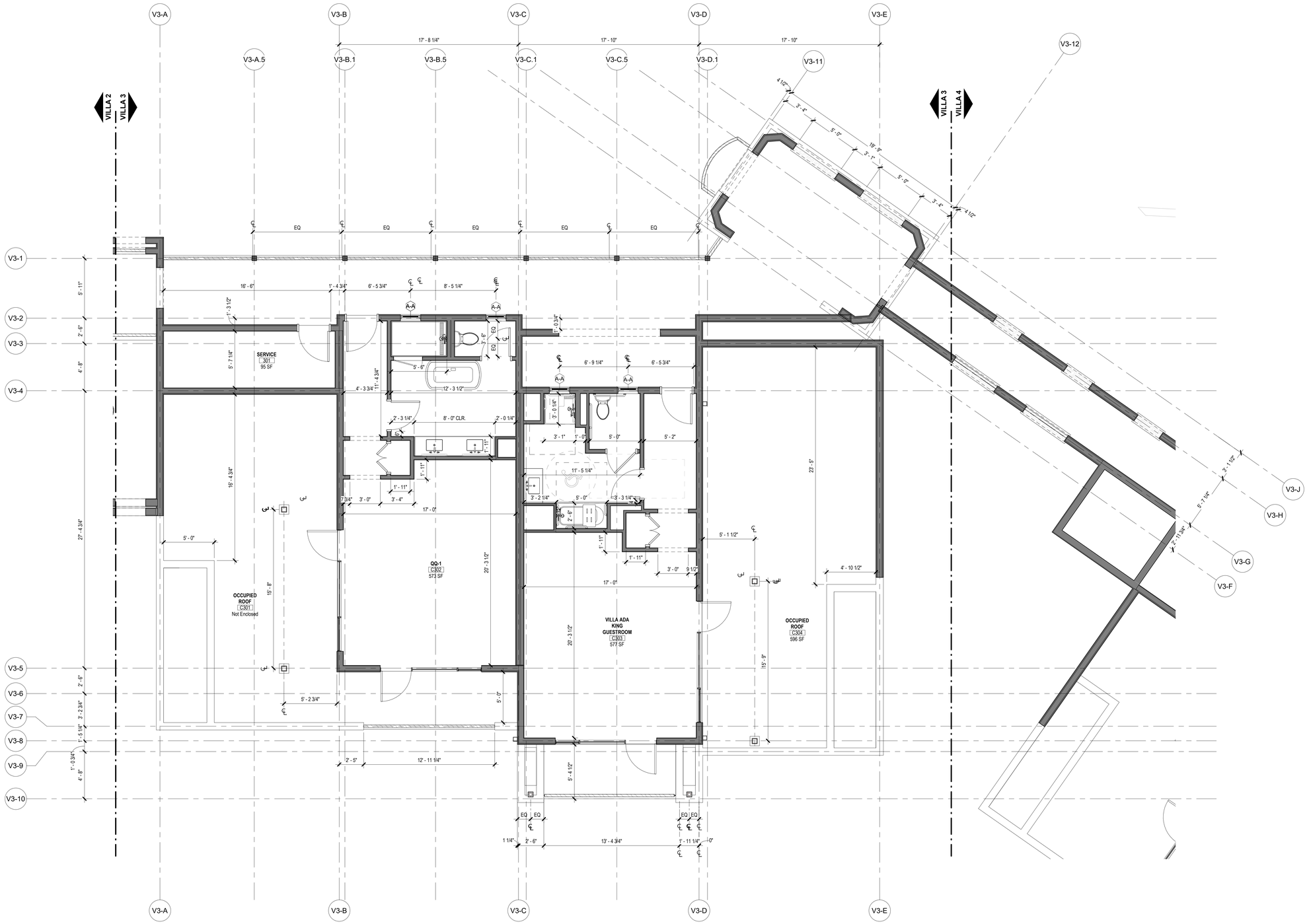
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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.31



VILLA 3 - LEVEL 3 FLOOR PLAN

Scale

0 2 4 8 ft

Date

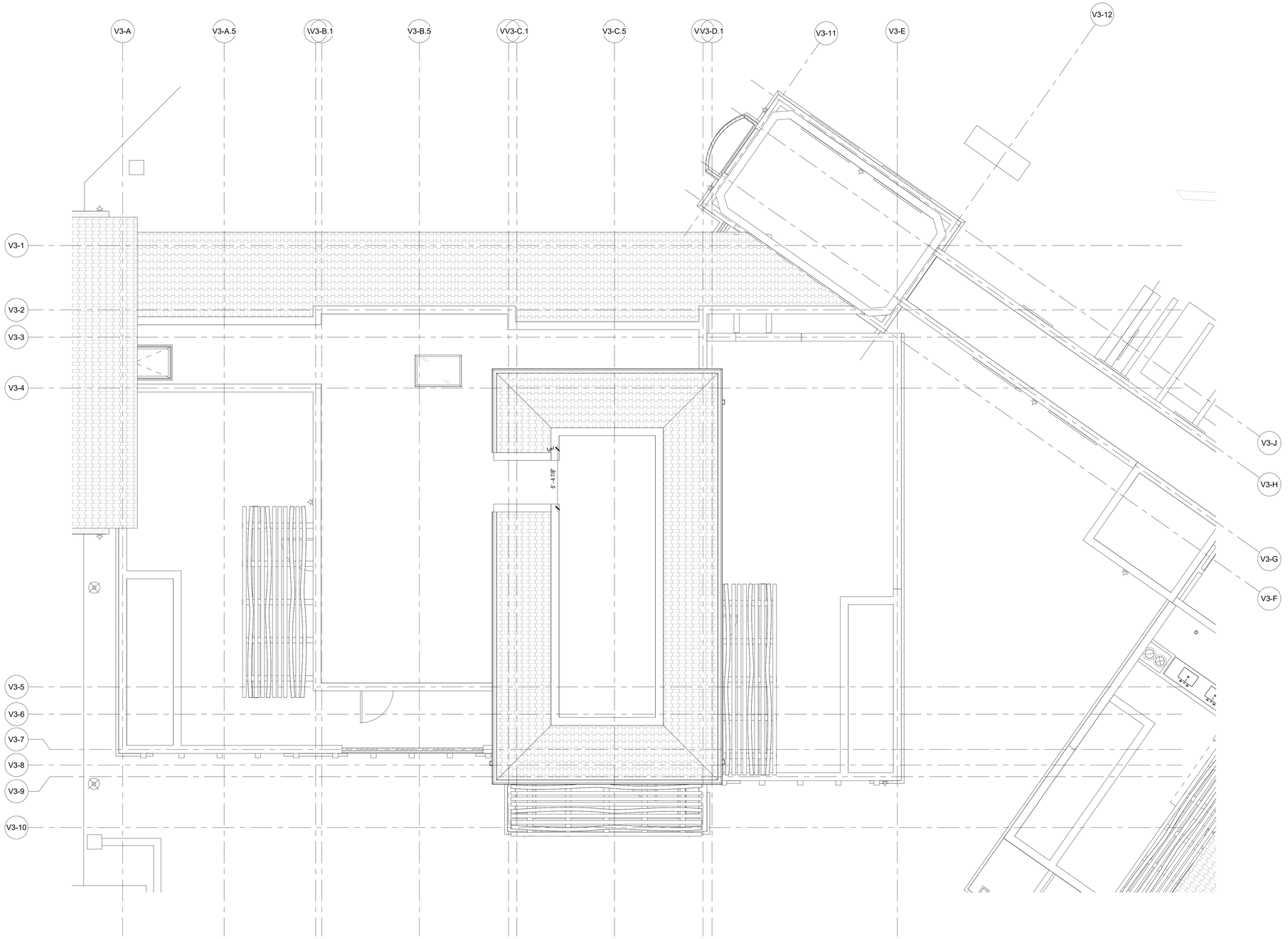
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.32



VILLA 3 - ROOF PLAN

Scale

0 2 4 8 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.33





VILLA 3 - EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

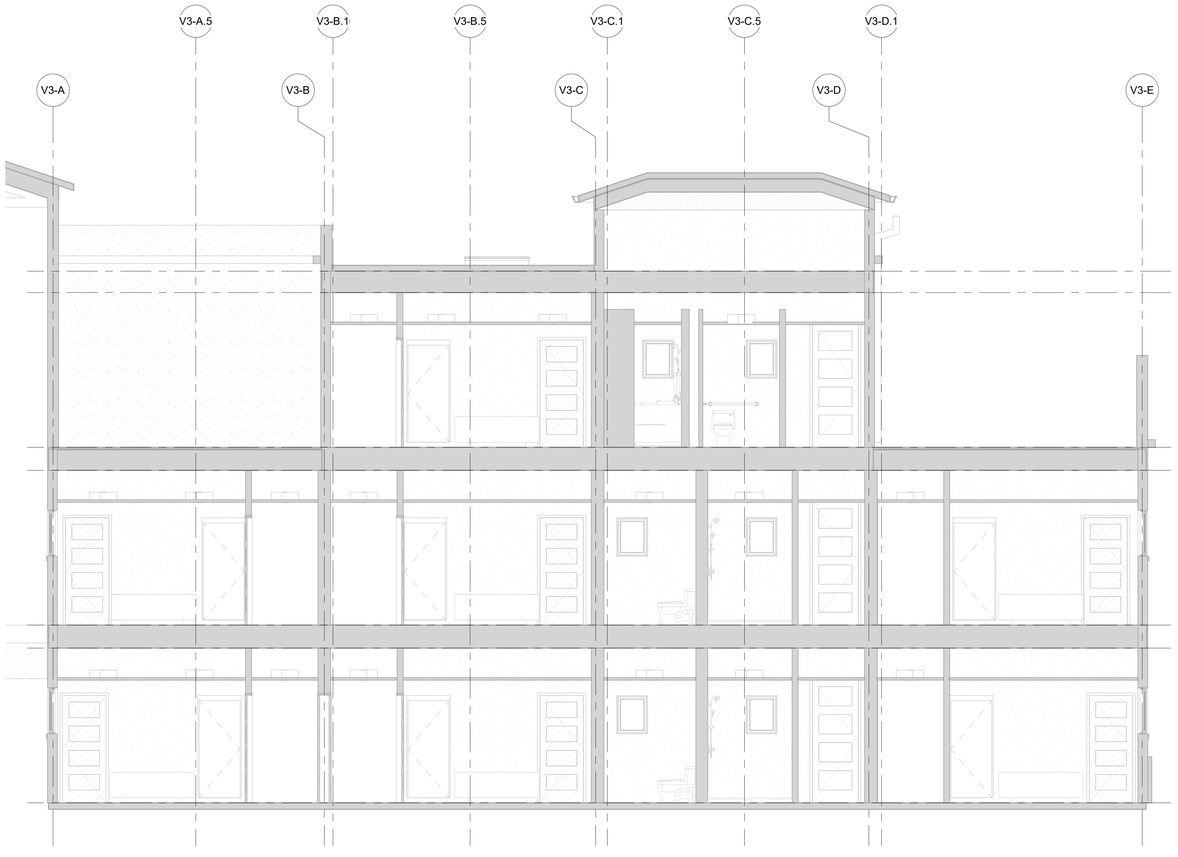
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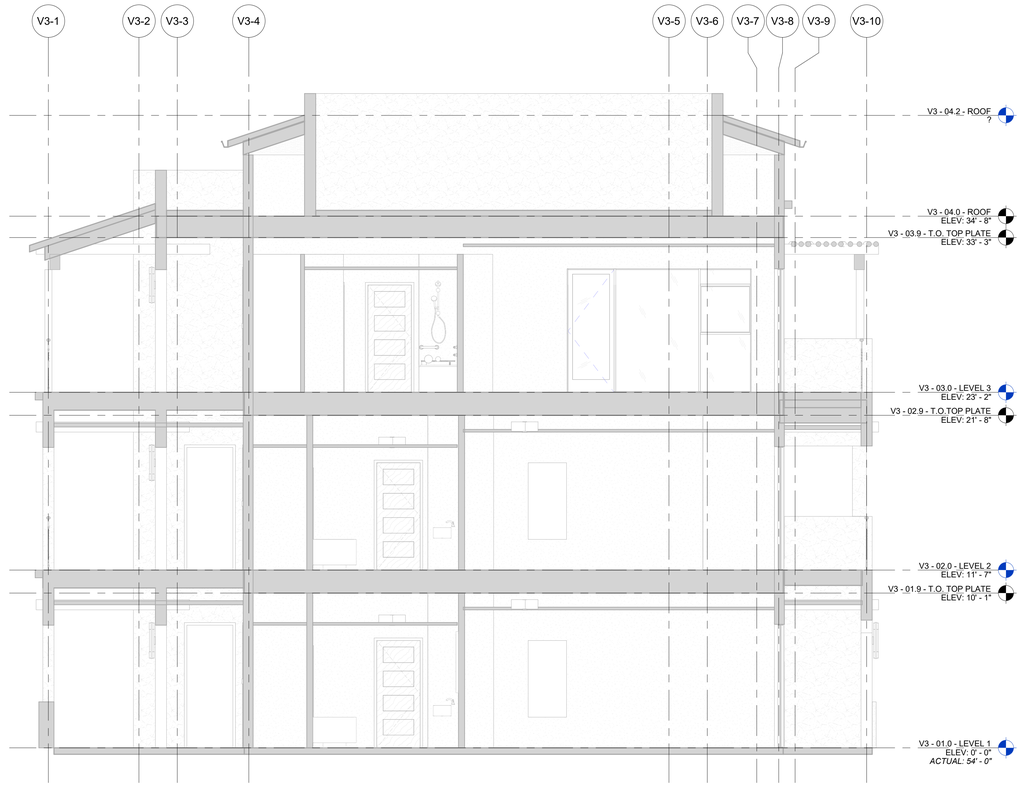
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.35



1 DRB - VILLA 3 - BUILDING SECTION 2
1/4" = 1'-0"



2 DRB - VILLA 3 - BUILDING SECTION 5
1/4" = 1'-0"

VILLA 3 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

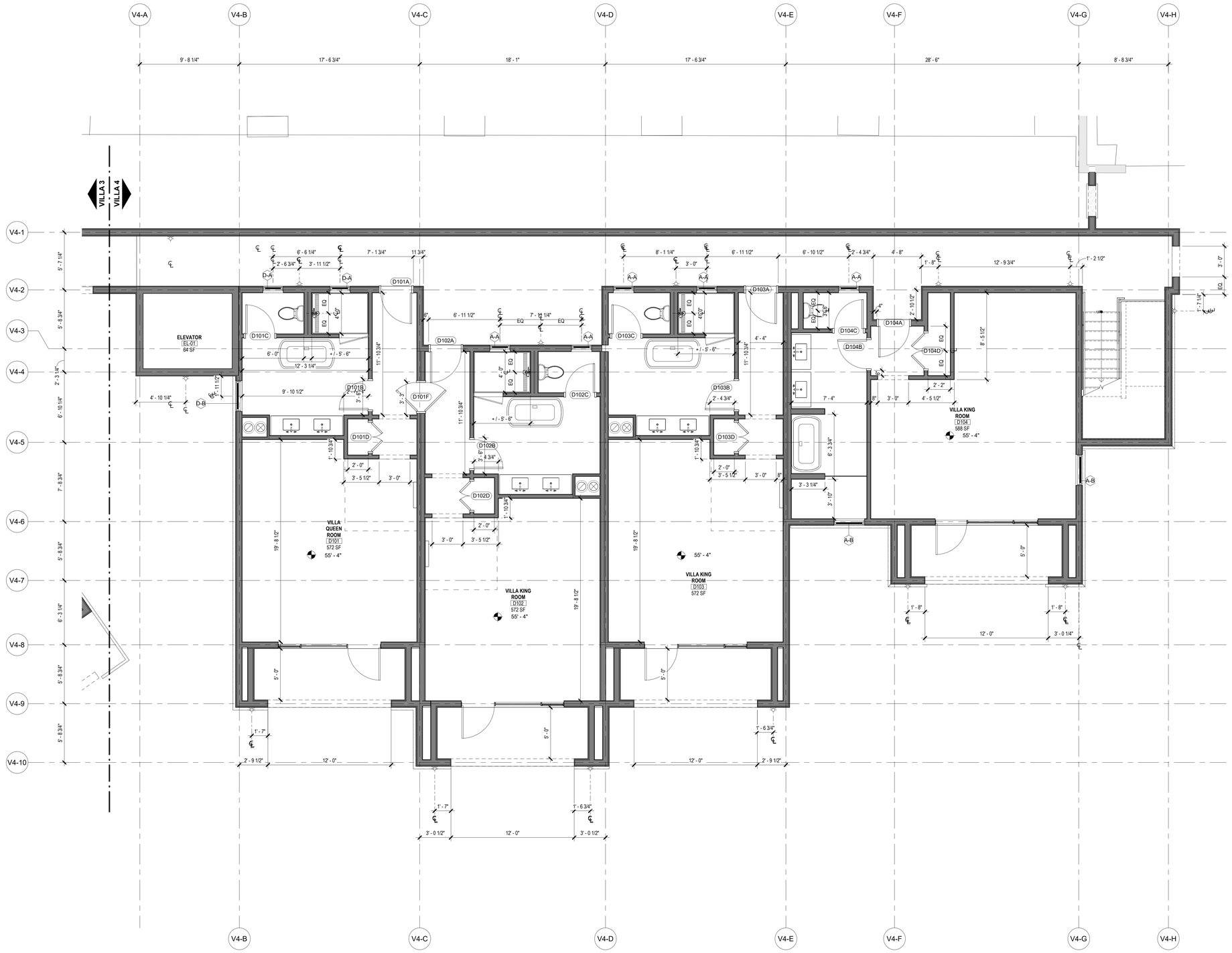
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.38



VILLA 4 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

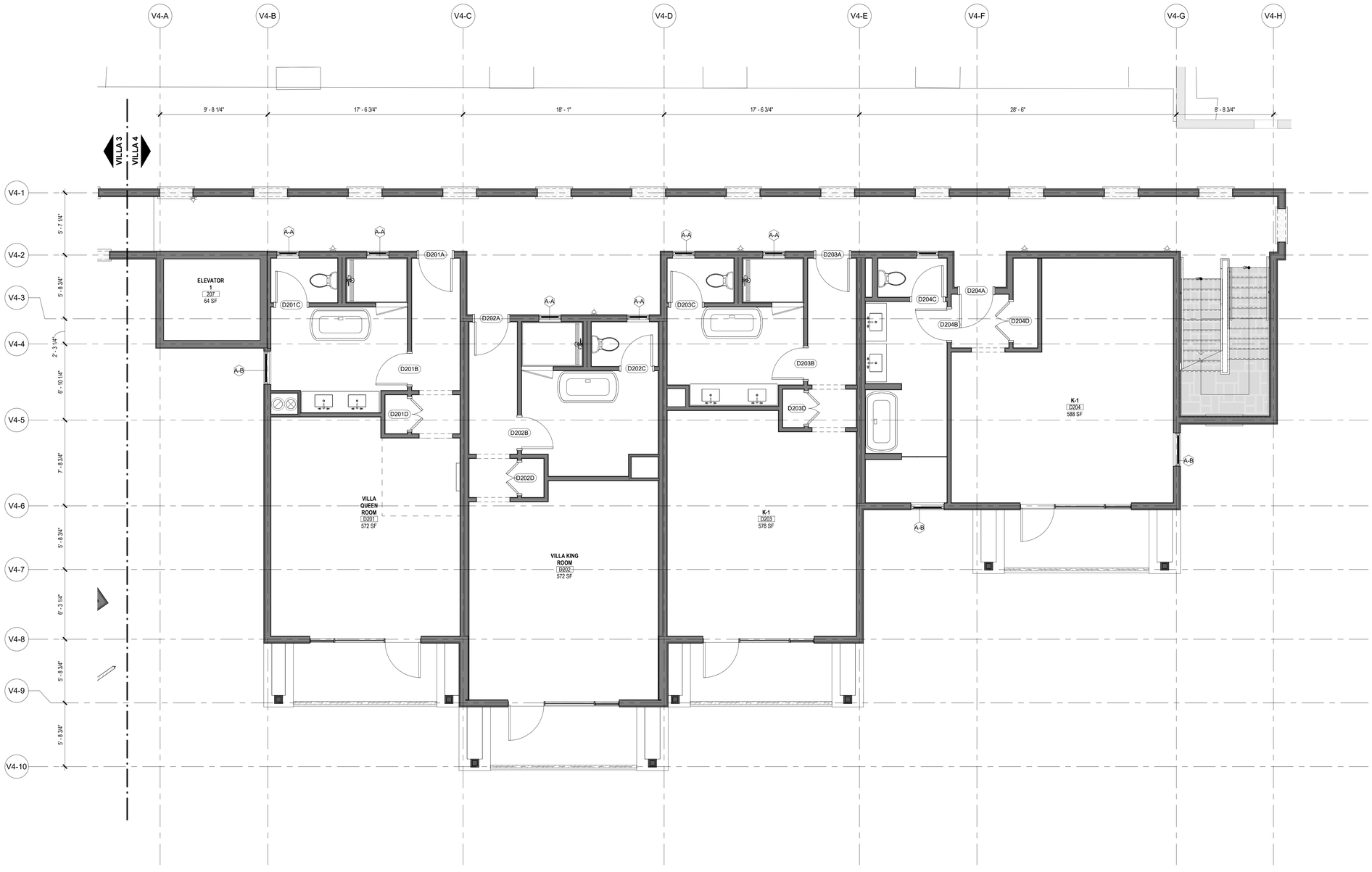
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.40



VILLA 4 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

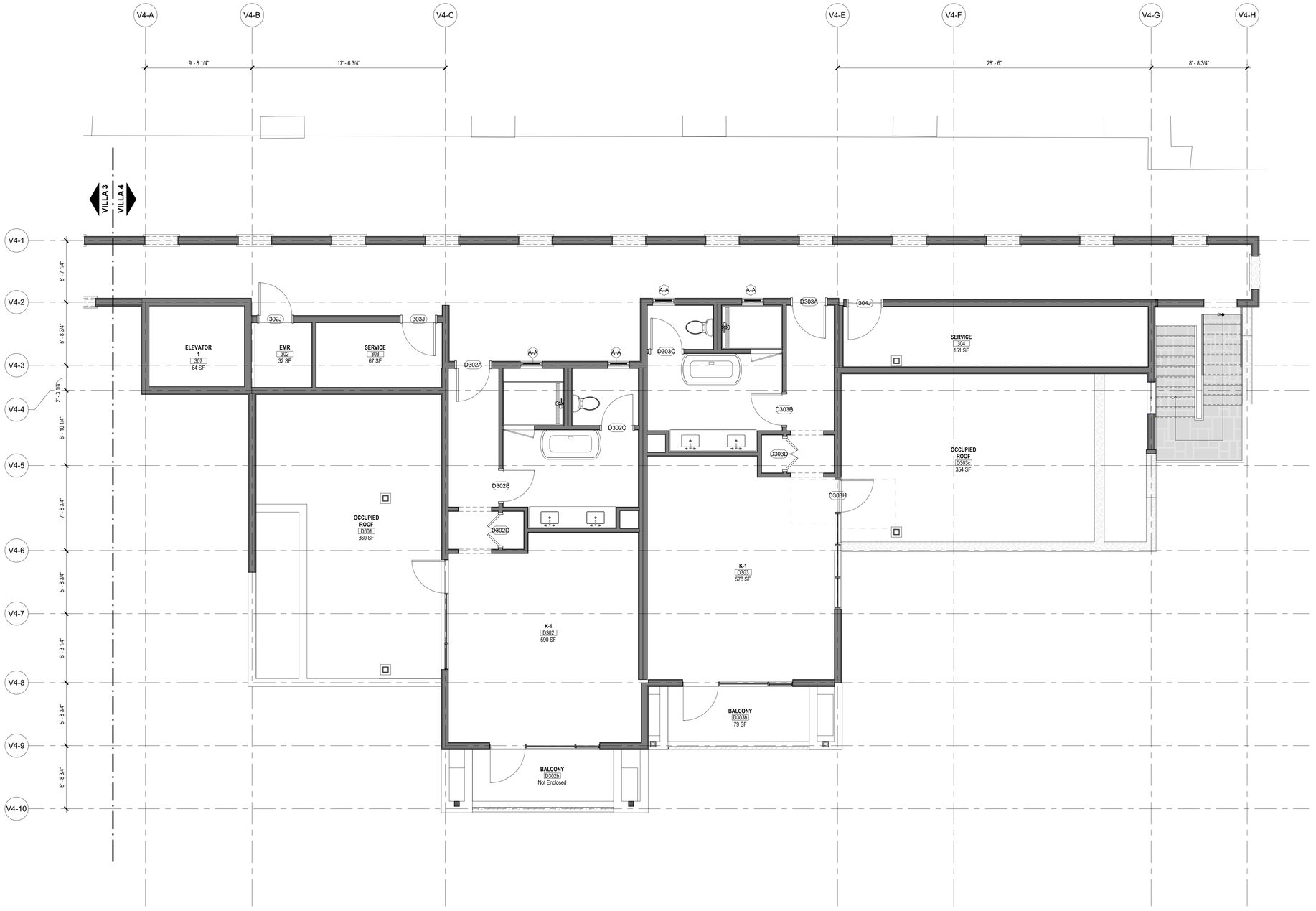
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.41



VILLA 4 - LEVEL 3 FLOOR PLAN

Scale

0 2 4 8 ft

Date

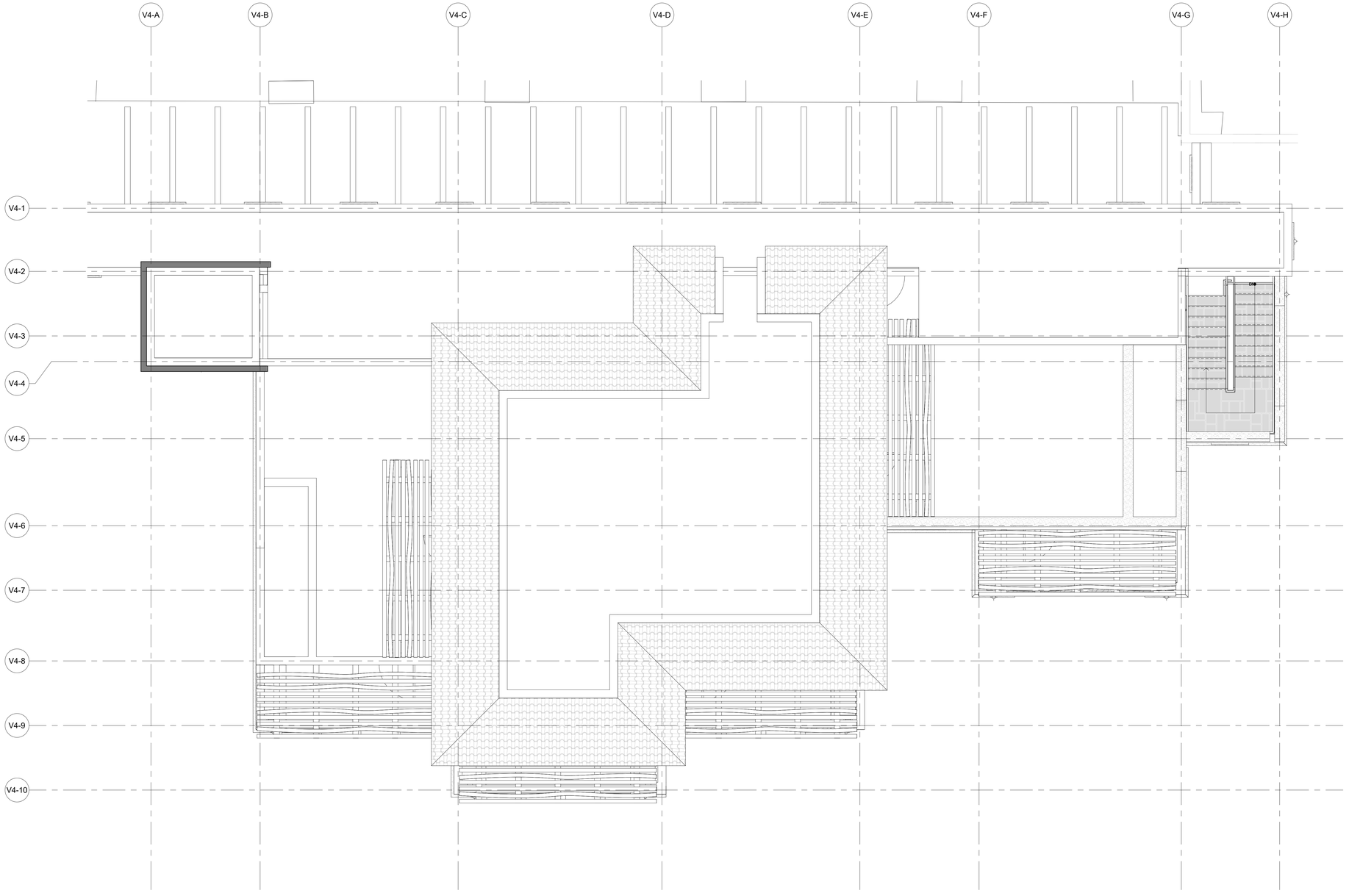
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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.42



VILLA 4 - ROOF PLAN

Scale

0 2 4 8 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.43



VILLA 4 - EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

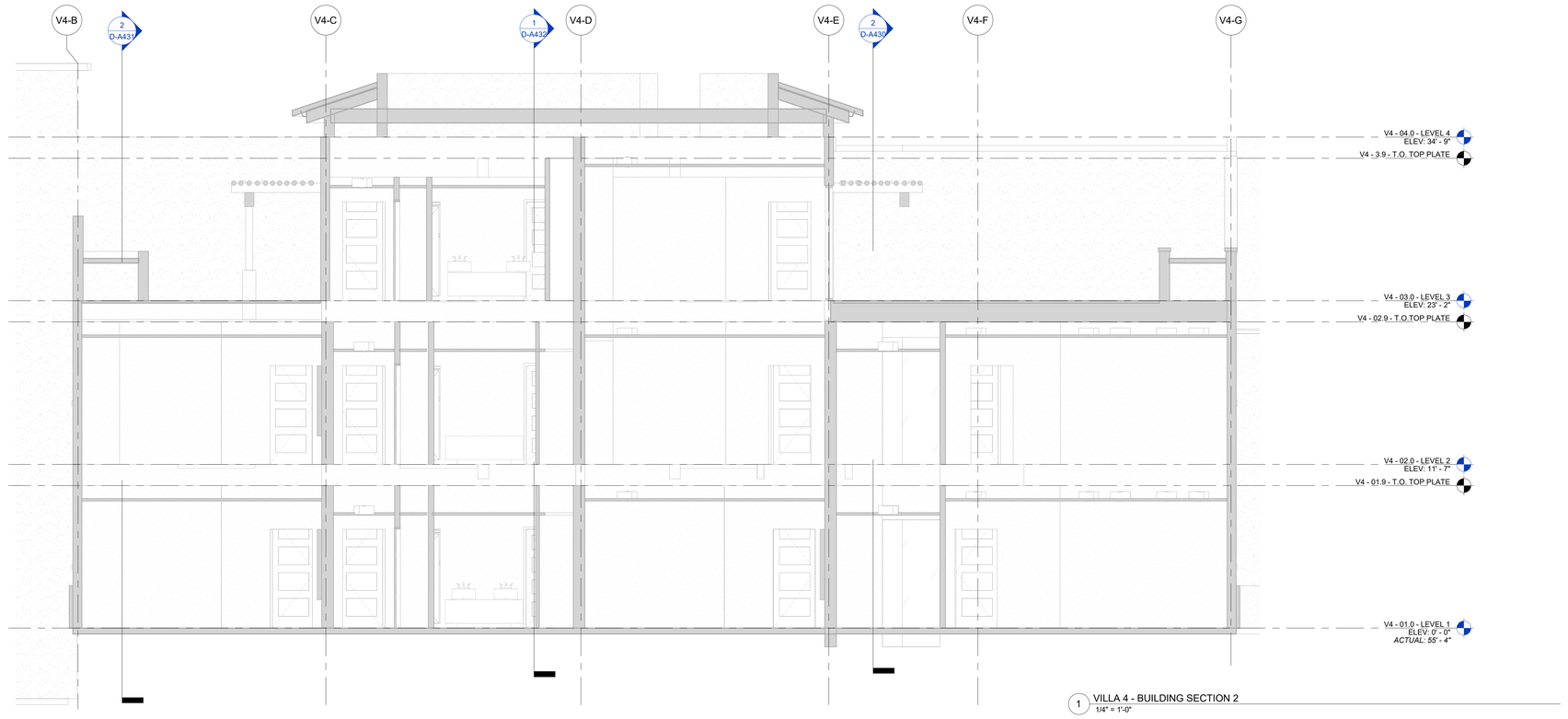
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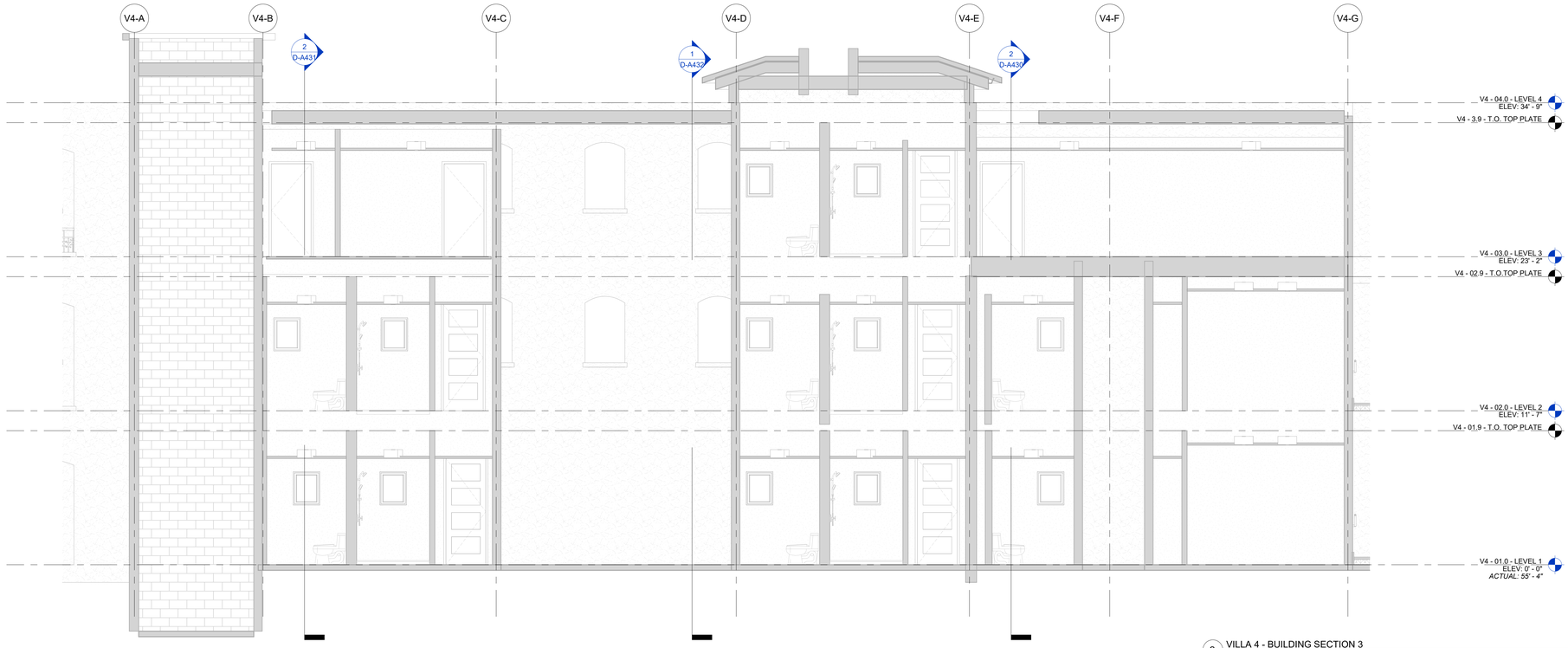
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.45



1 VILLA 4 - BUILDING SECTION 2
1/4" = 1'-0"



2 VILLA 4 - BUILDING SECTION 3
1/4" = 1'-0"

VILLA 4 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.48



VILLA 5 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

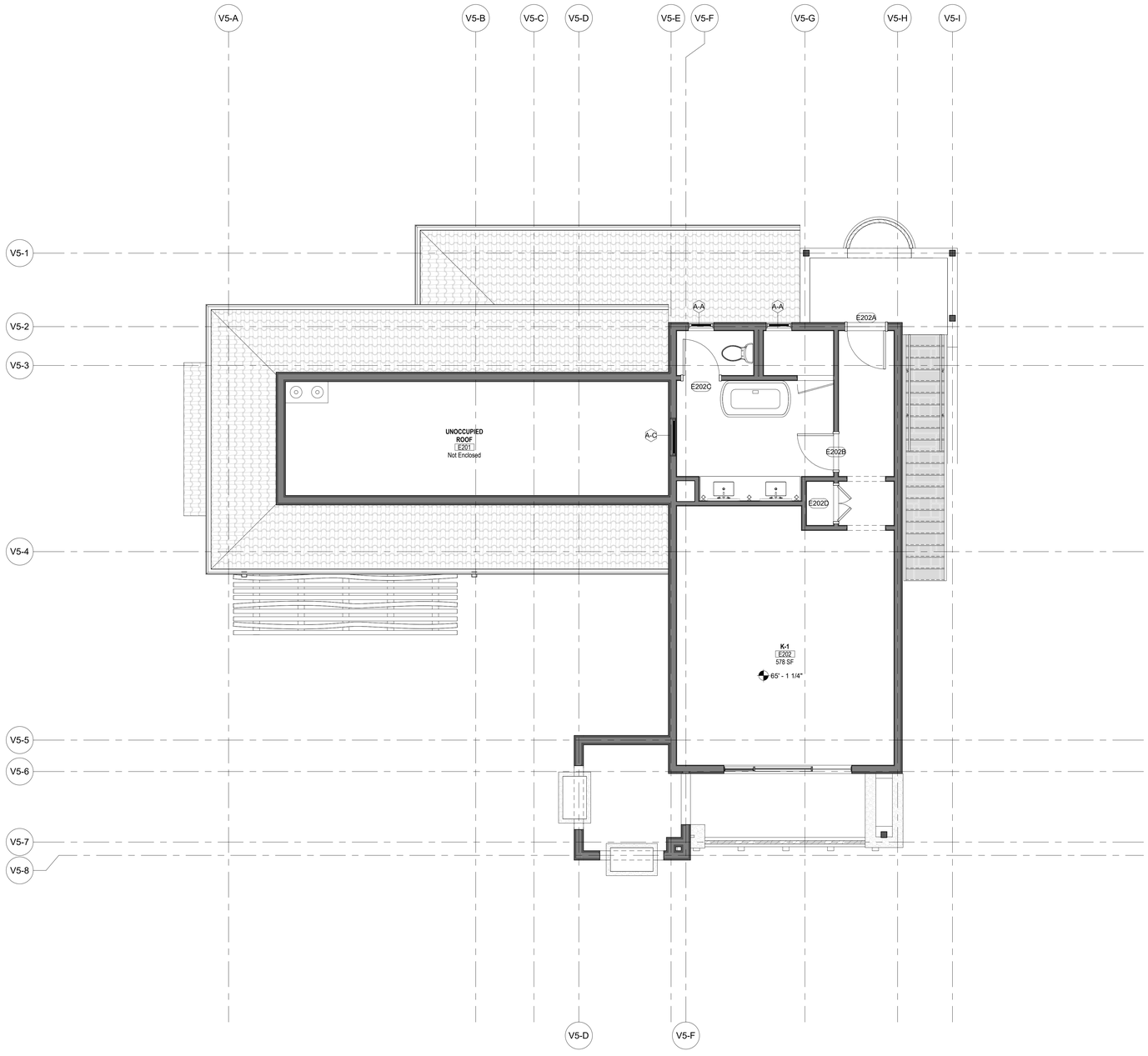
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.50



VILLA 5 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

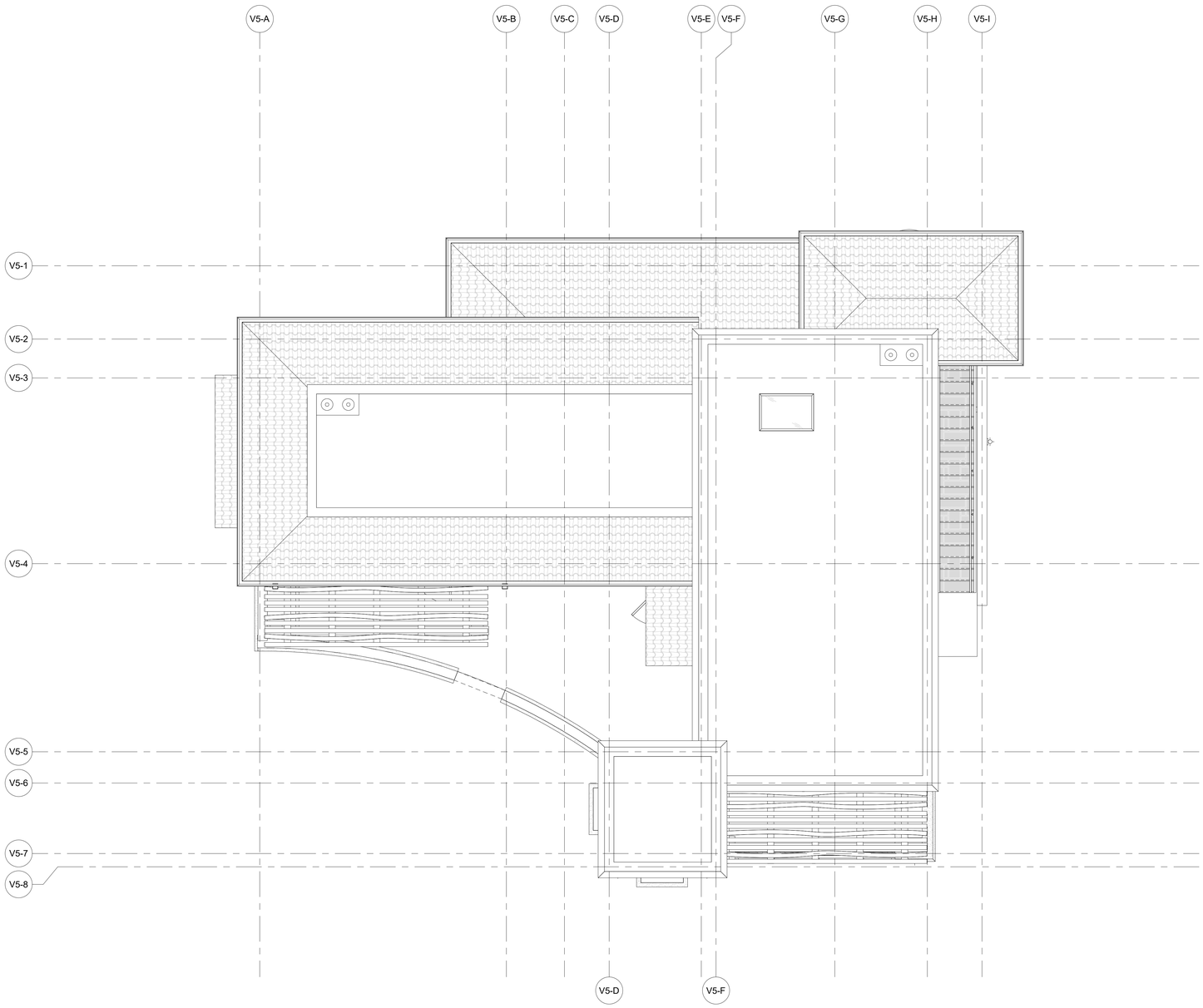
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.51



VILLA 5 - ROOF PLAN

Scale

0 2 4 8 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

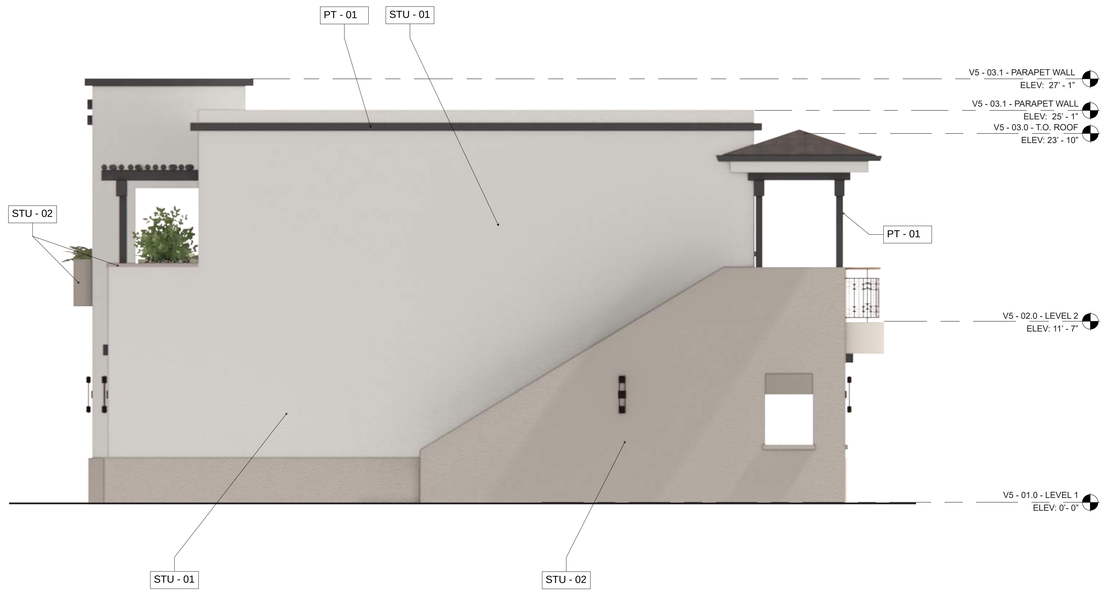
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.52









VILLA 5 - EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

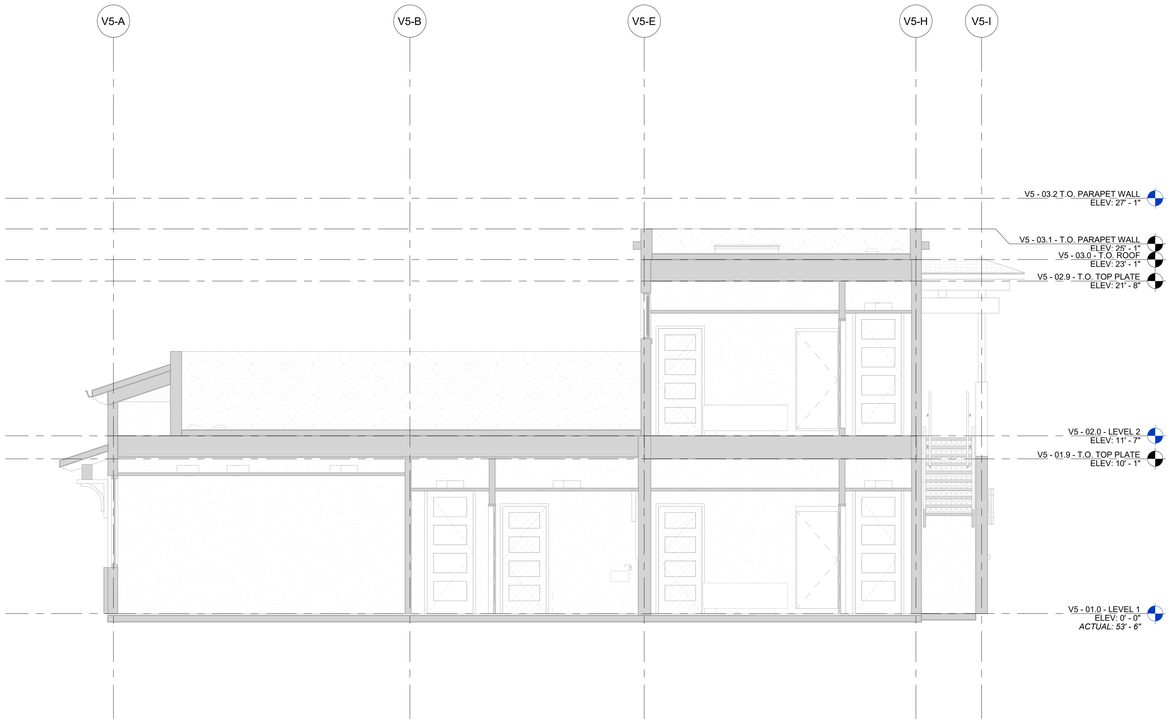
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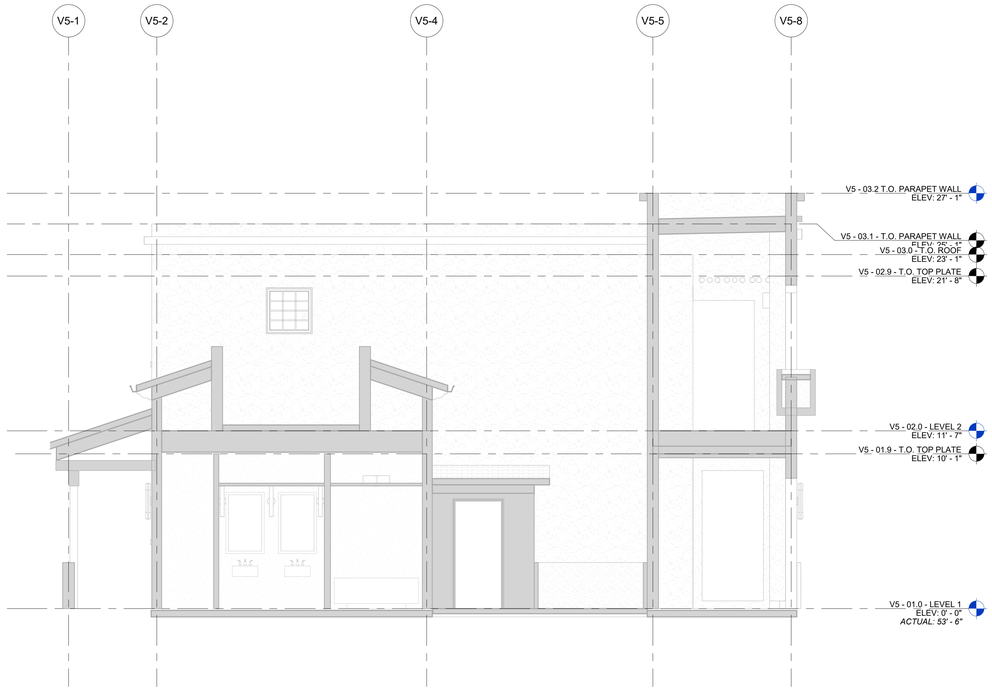
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.55



1 VILLA 5 - BUILDING SECTION 3
1/4" = 1'-0"



2 VILLA 5 - BUILDING SECTION 5
1/4" = 1'-0"

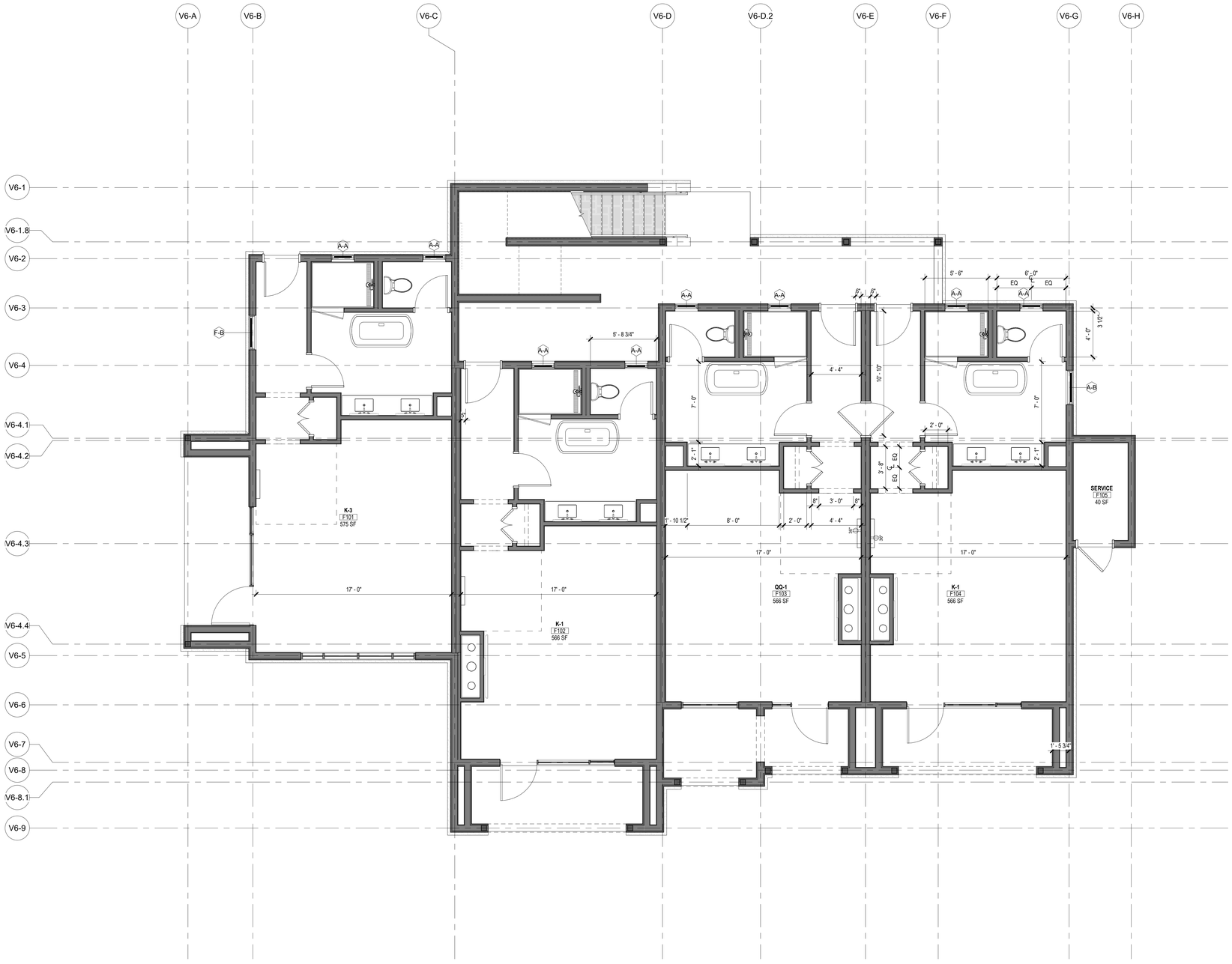
VILLA 5 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

10/24/2022



VILLA 6 - LEVEL 1 FLOOR PLAN

Scale

0 2 4 8 ft

Date

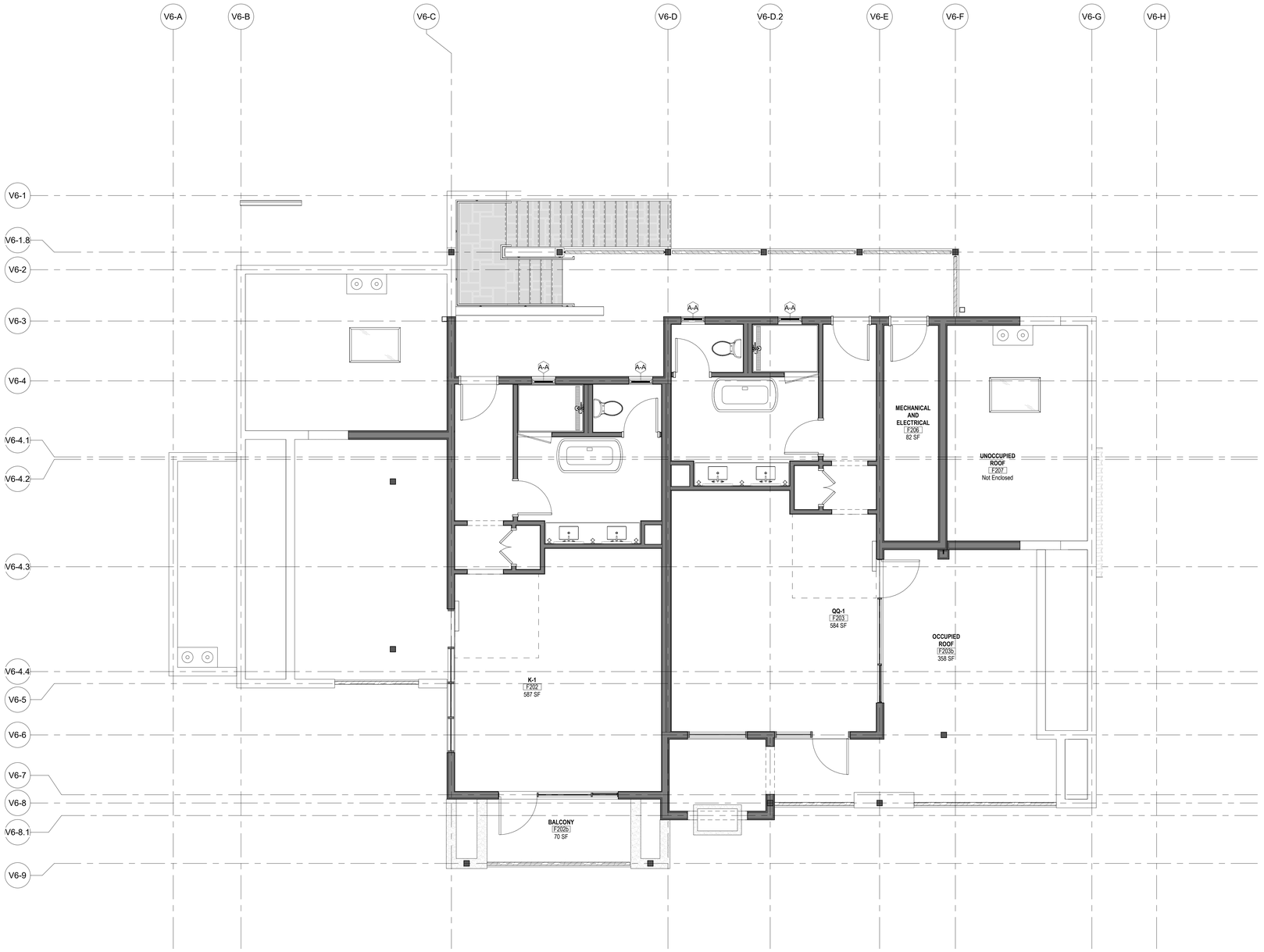
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.60



VILLA 6 - LEVEL 2 FLOOR PLAN

Scale

0 2 4 8 ft

Date

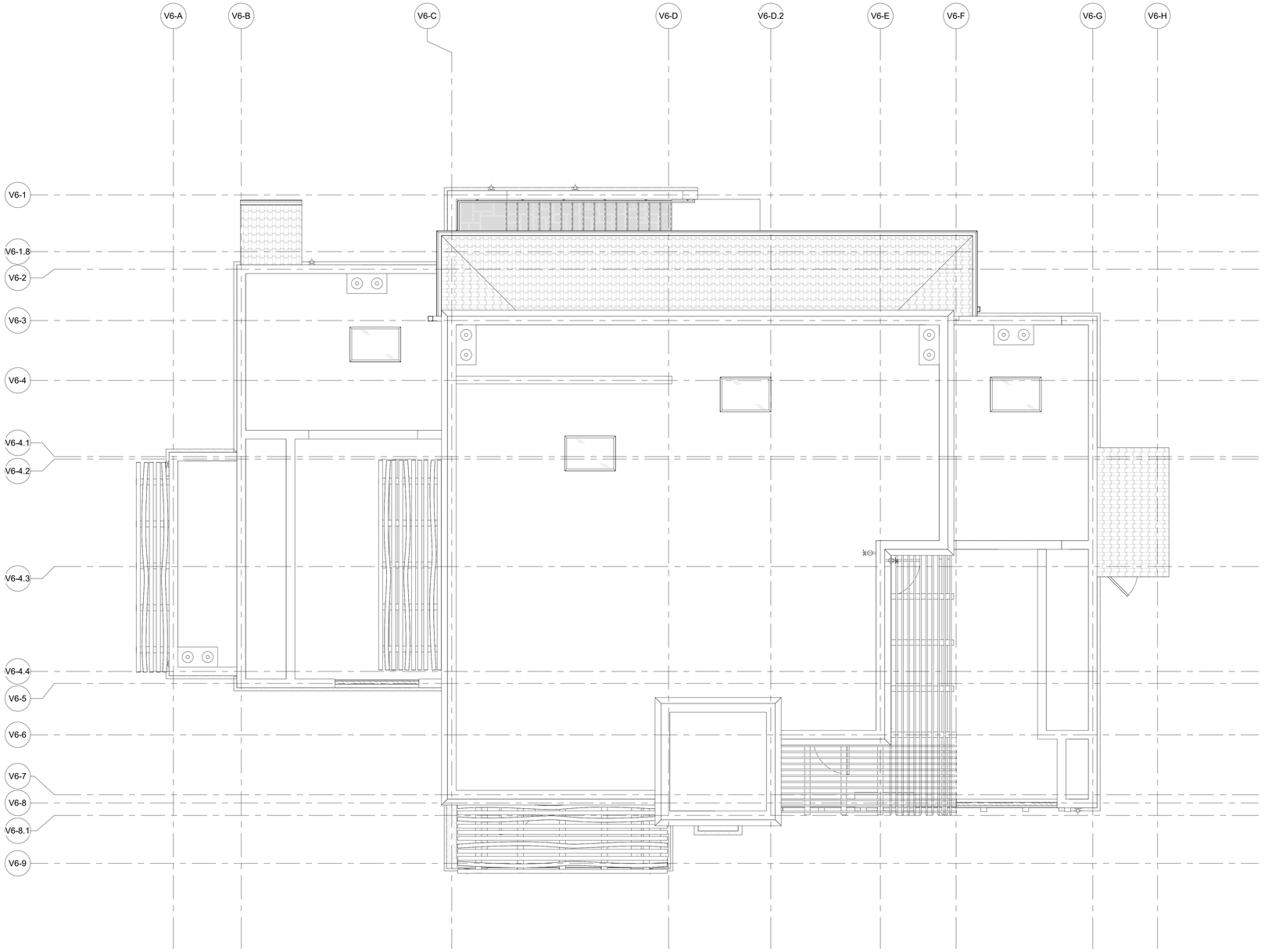
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.61



VILLA 6 - ROOF PLAN

Scale

0 2 4 8 ft

Date

10/24/2022

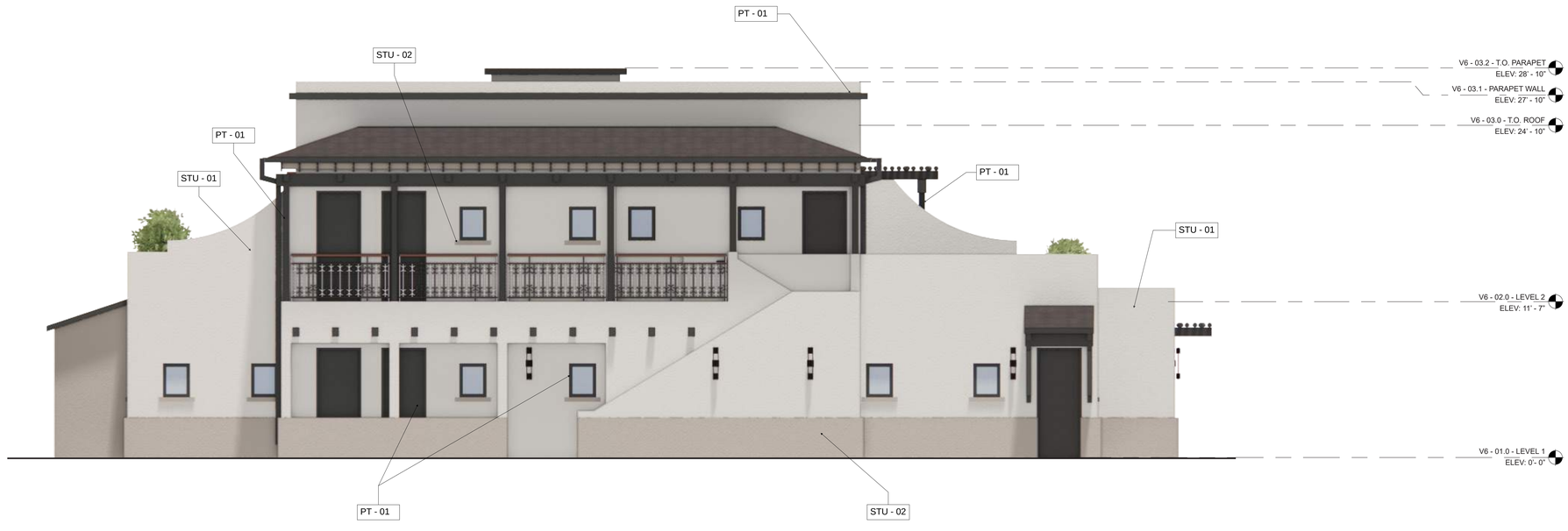
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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.62





VILLA 6 - EXTERIOR ELEVATIONS

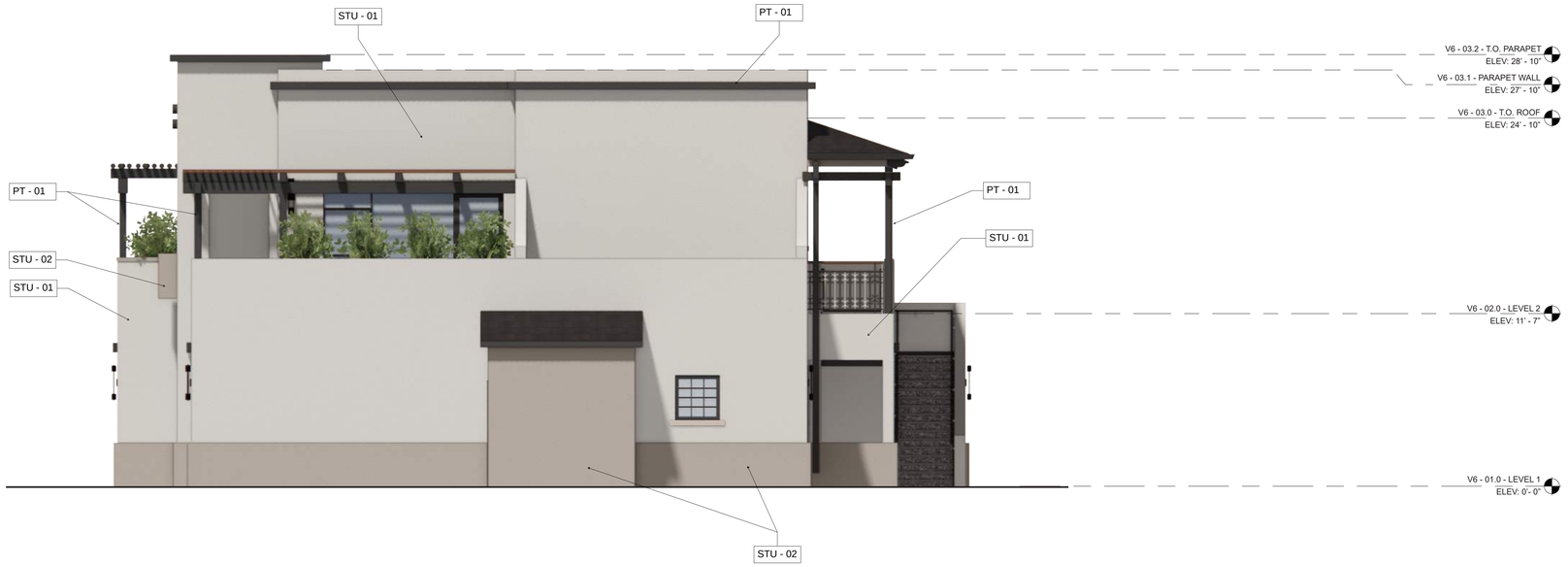
Scale

0 2 4 8 ft

Date

10/24/2022





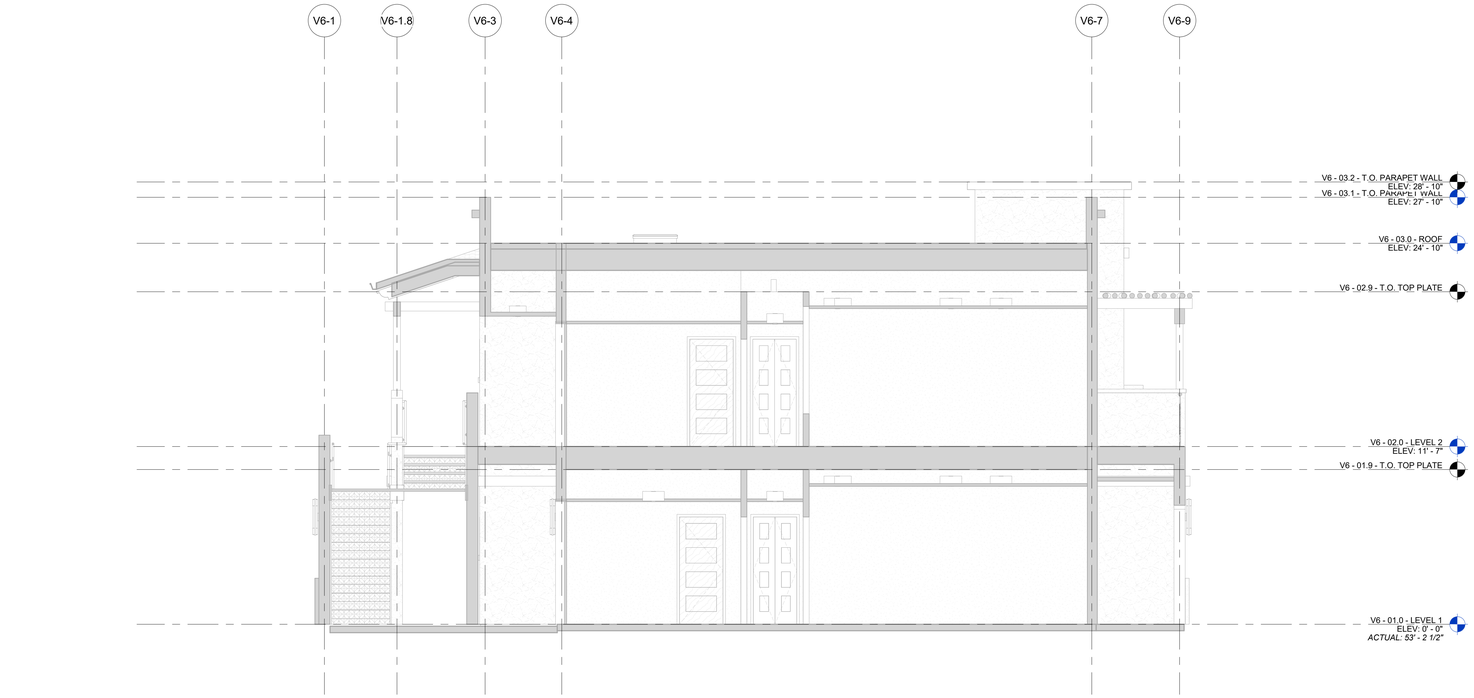
VILLA 6 - EXTERIOR ELEVATIONS

Scale

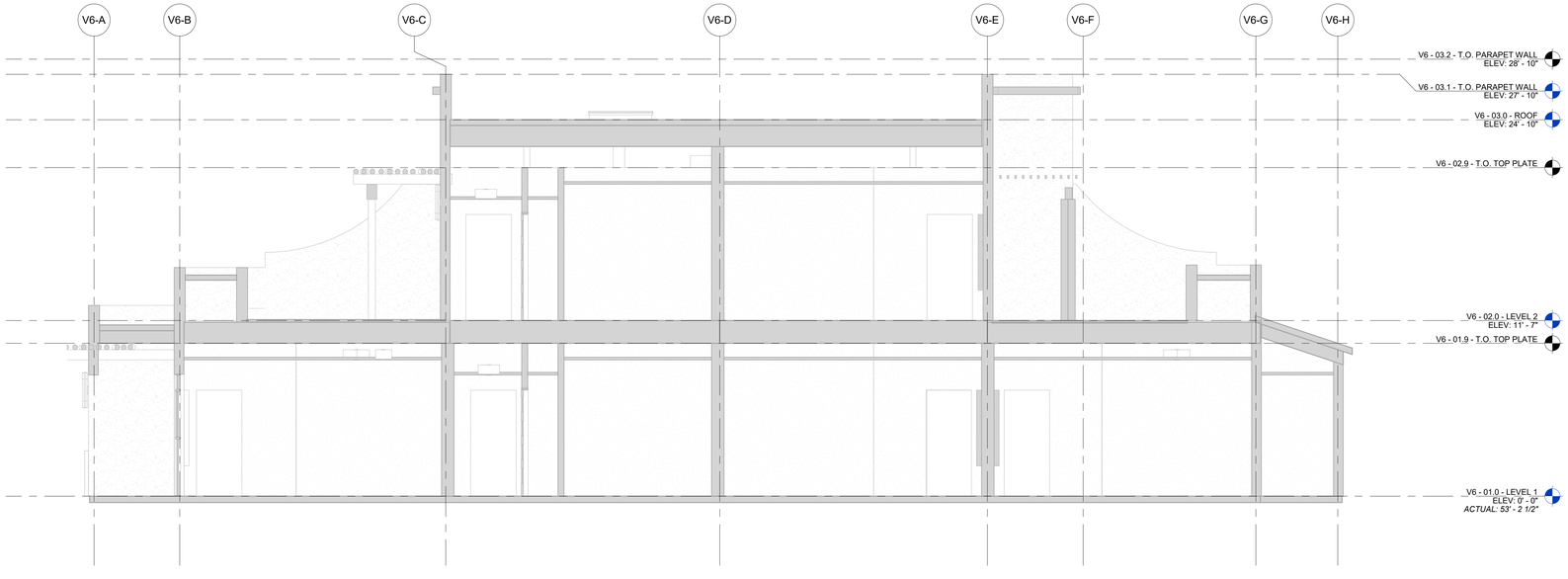
0 2 4 8 ft

Date

10/24/2022



2 VILLA 6 - BUILDING SECTION 4
1/4" = 1'-0"



1 VILLA 6 - BUILDING SECTION 2
1/4" = 1'-0"

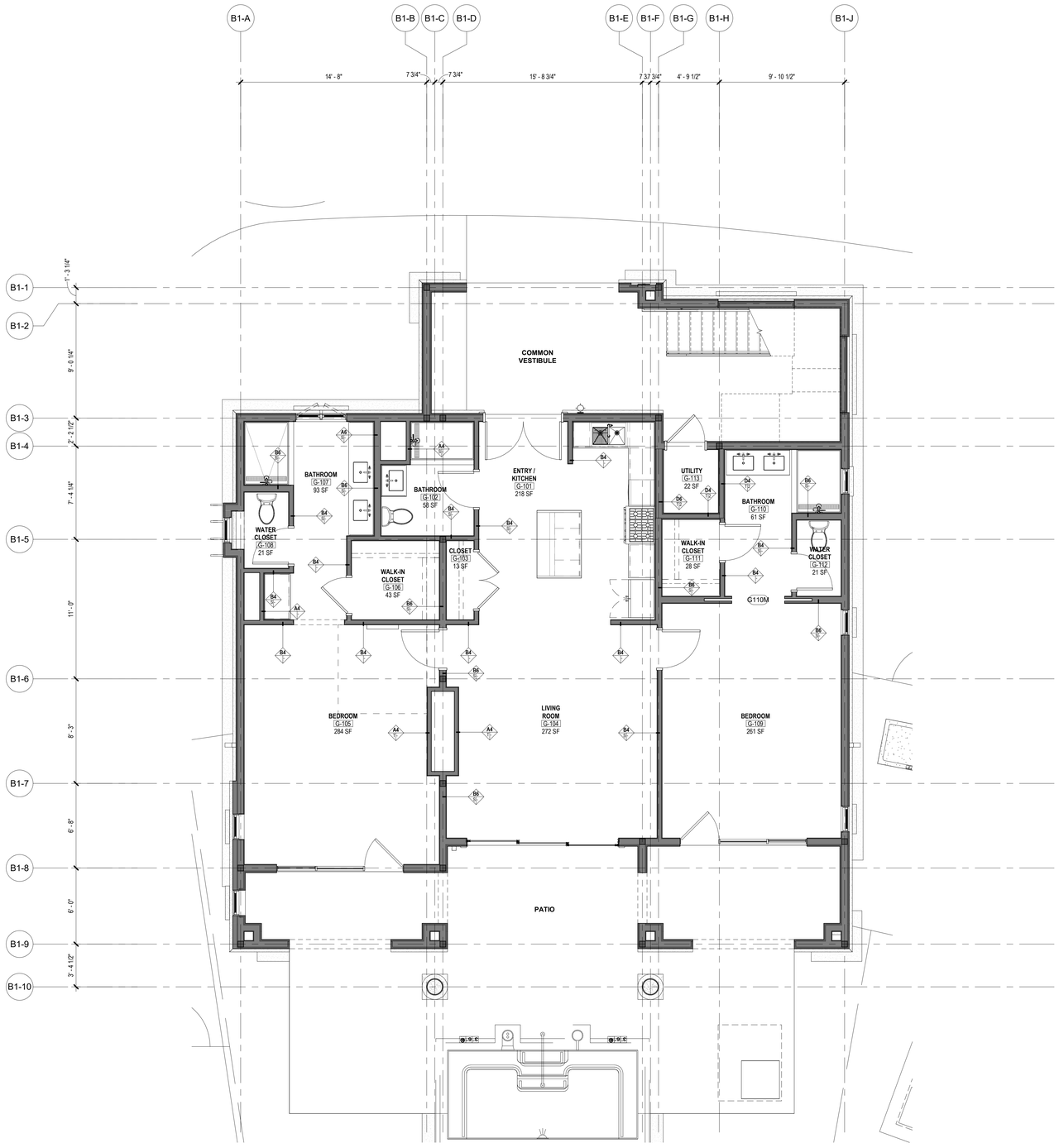
VILLA 6 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

10/24/2022



BUNGALOW 1 - LEVEL 1
FLOOR PLAN

Scale

0 2 4 8 ft

Date

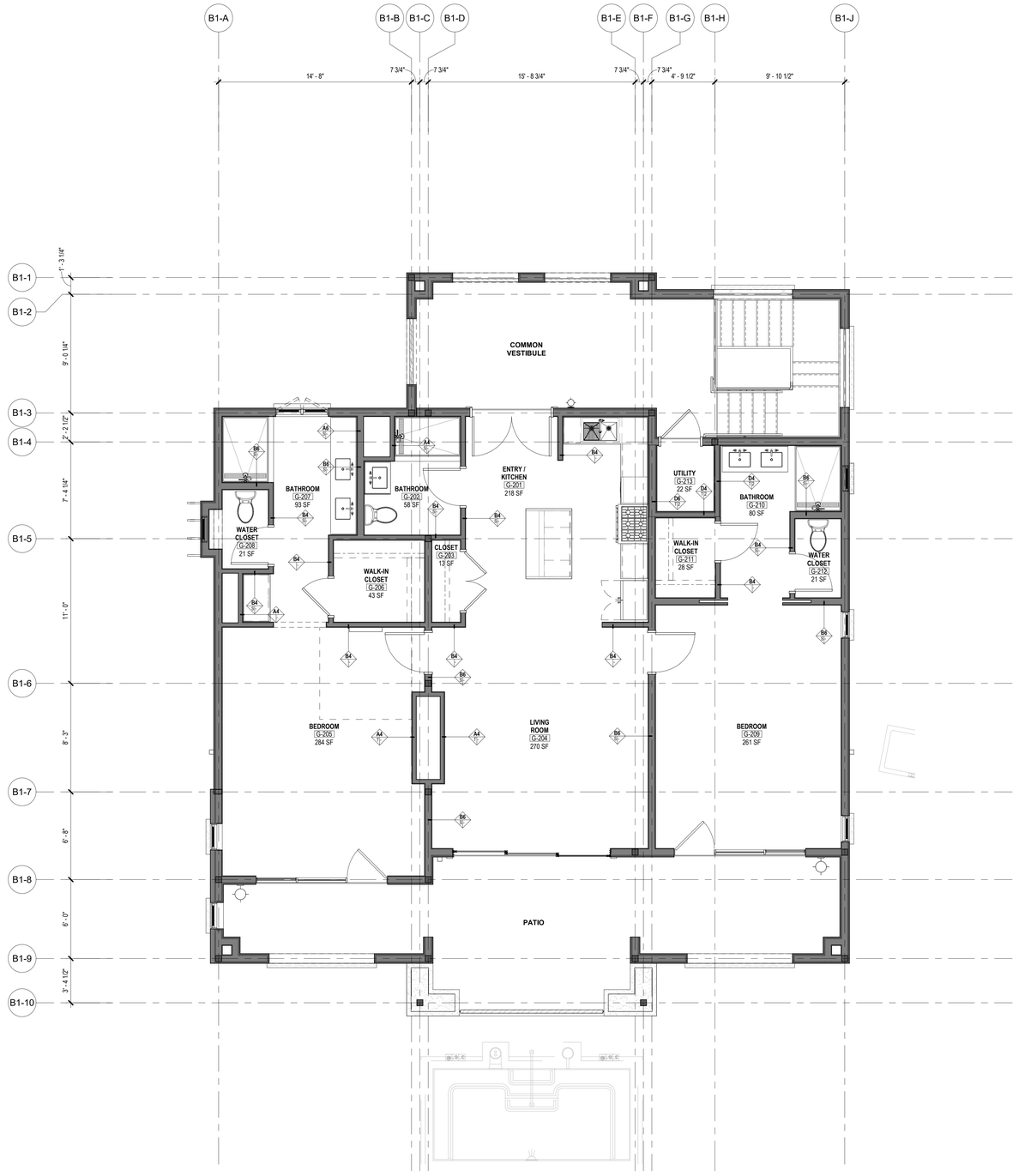
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.70



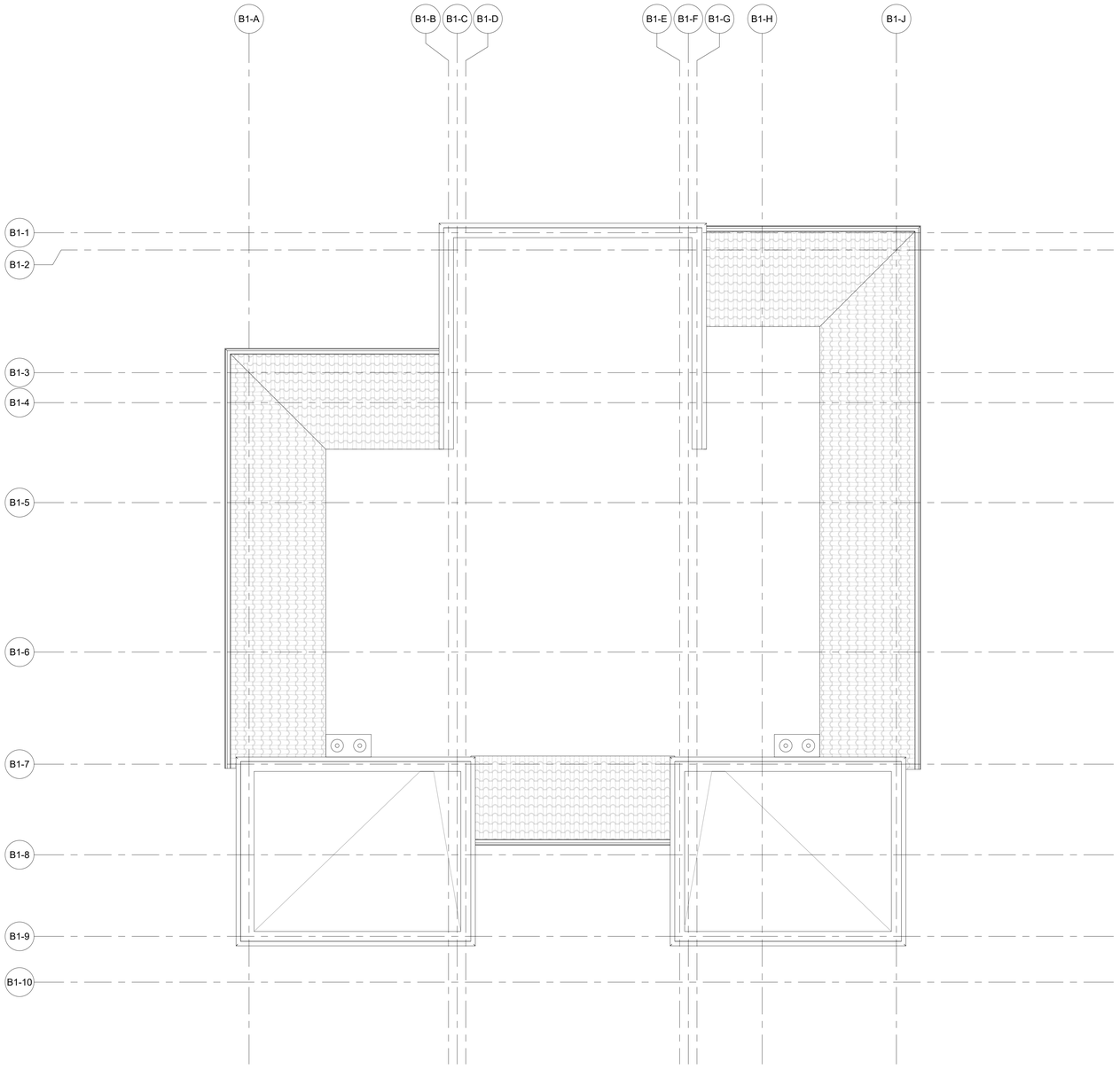
BUNGALOW 1 - LEVEL 2
FLOOR PLAN

Scale

0 2 4 8 ft

Date

10/24/2022



BUNGALOW 1 - ROOF PLAN

Scale

0 2 4 8 ft

Date

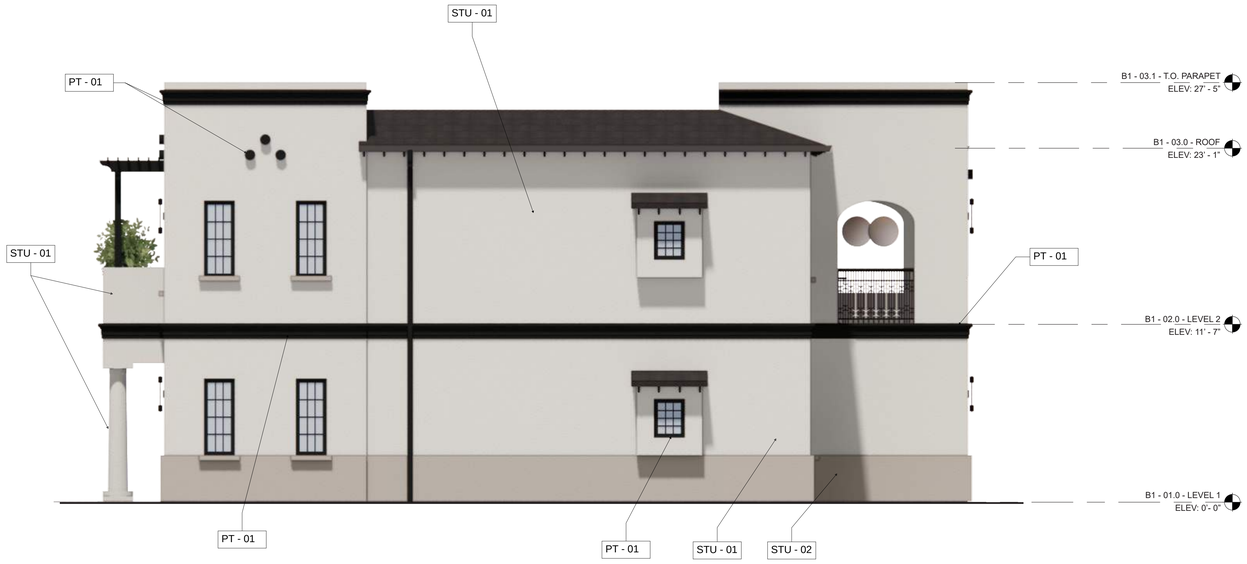
10/24/2022

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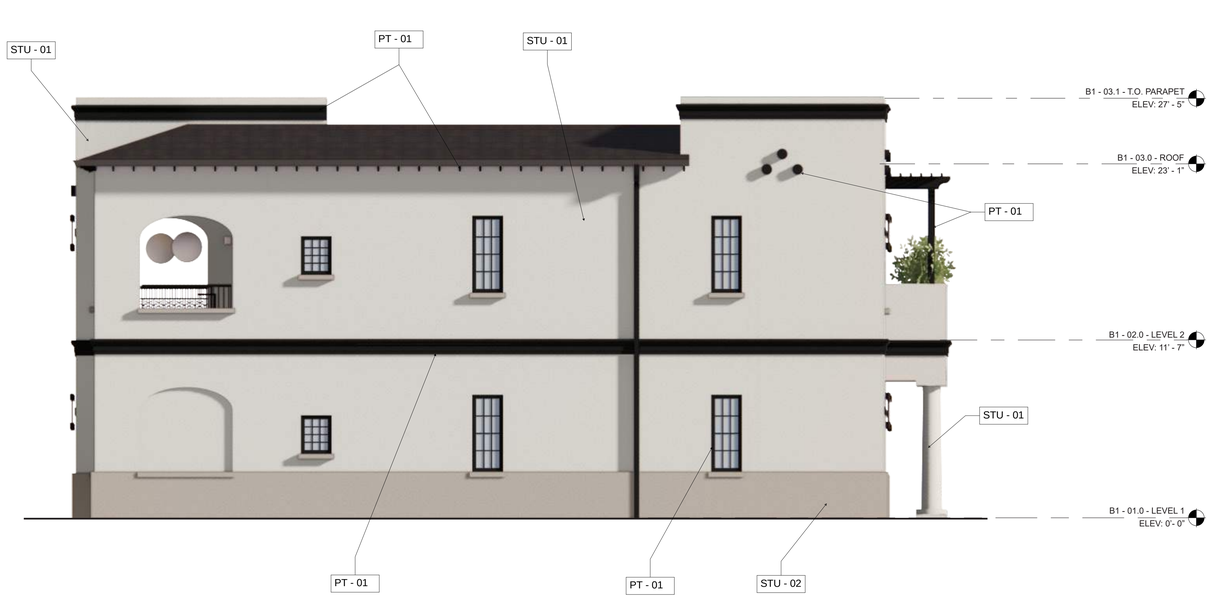
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.72





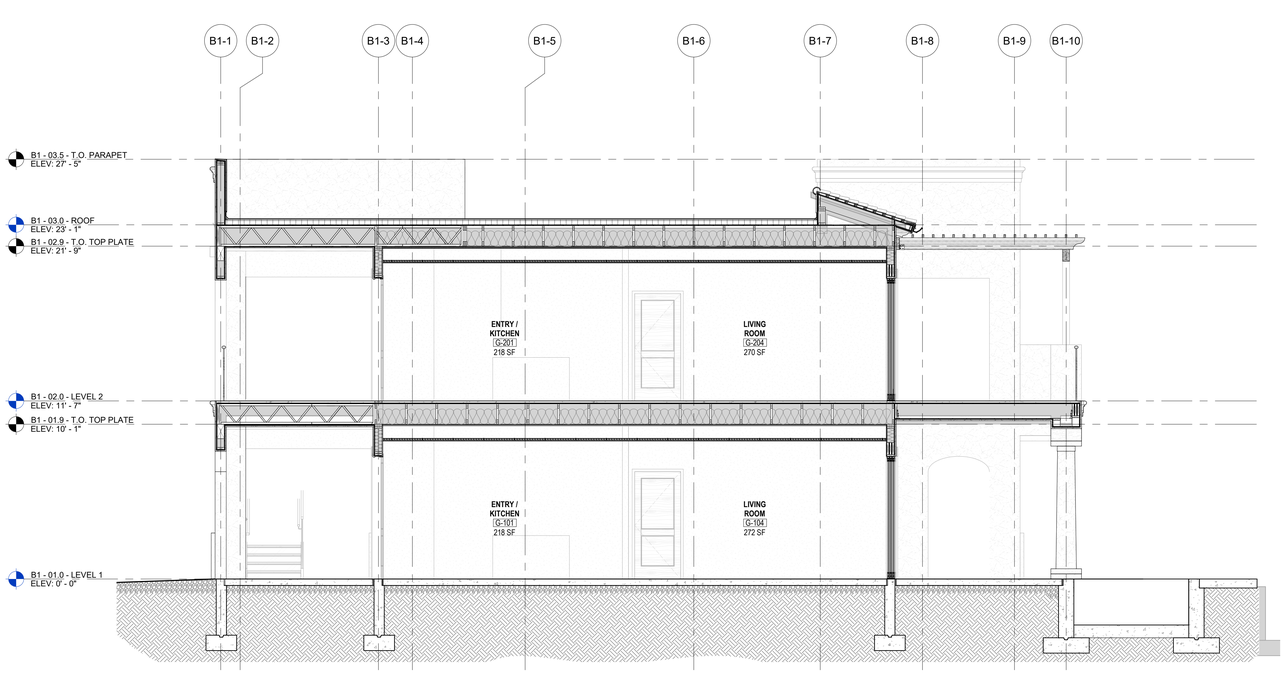




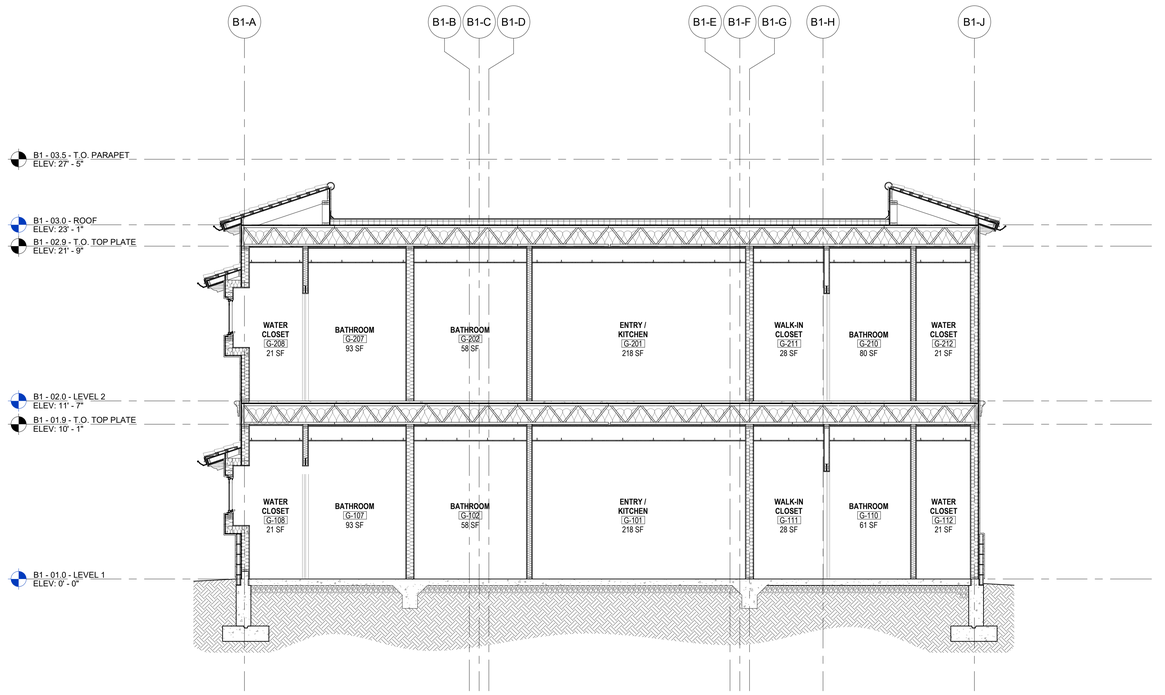
BUNGALOW 1 -
EXTERIOR ELEVATIONS

Scale
0 2 4 8 ft

Date
10/24/2022



1 DRB - BUNGALOW 1 - SECTION 2
1/4" = 1'-0"



2 DRB - BUNGALOW 1 - SECTION 3
1/4" = 1'-0"

BUNGALOW 1 - BUILDING SECTIONS

Scale

0 2 4 8 ft

Date

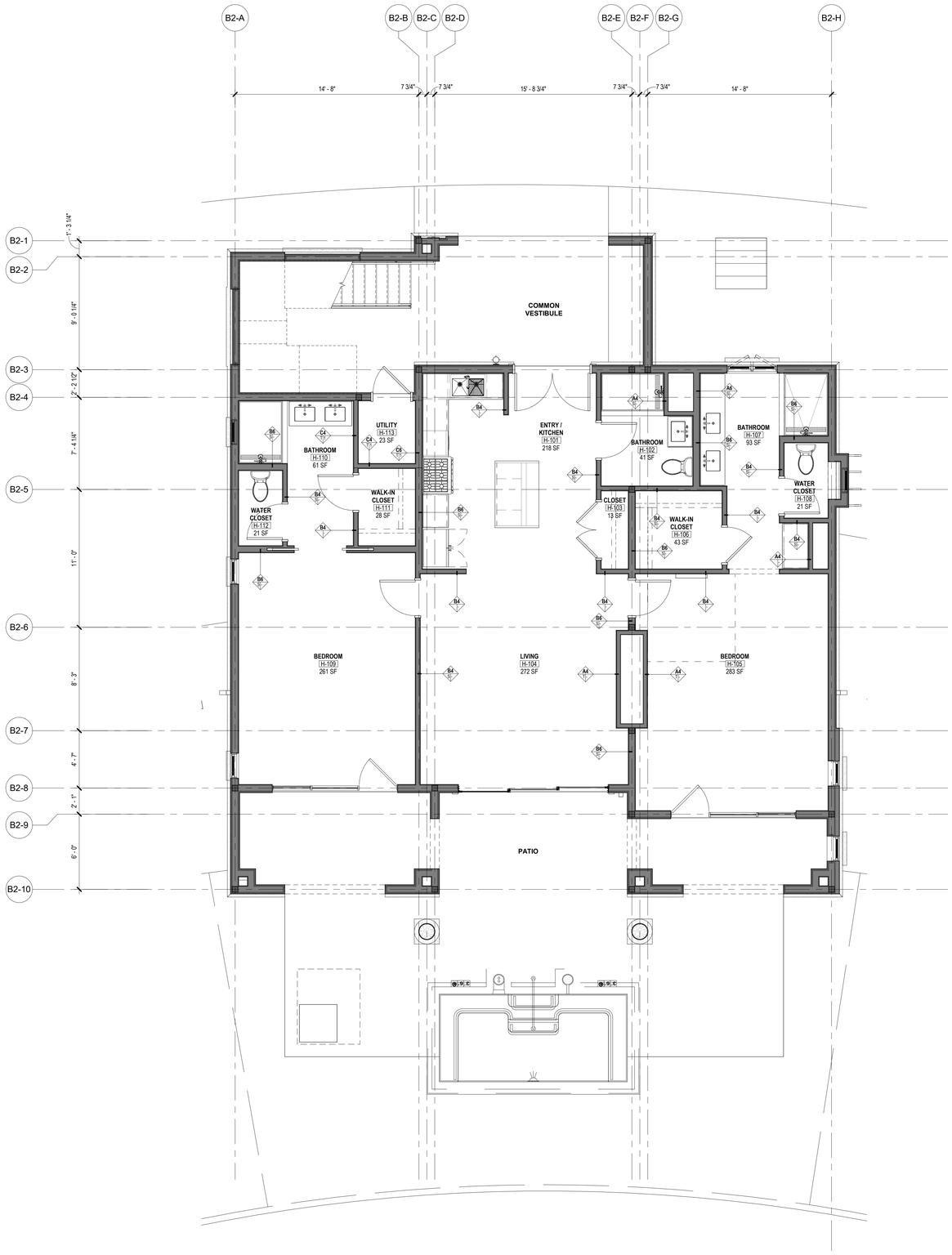
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.78



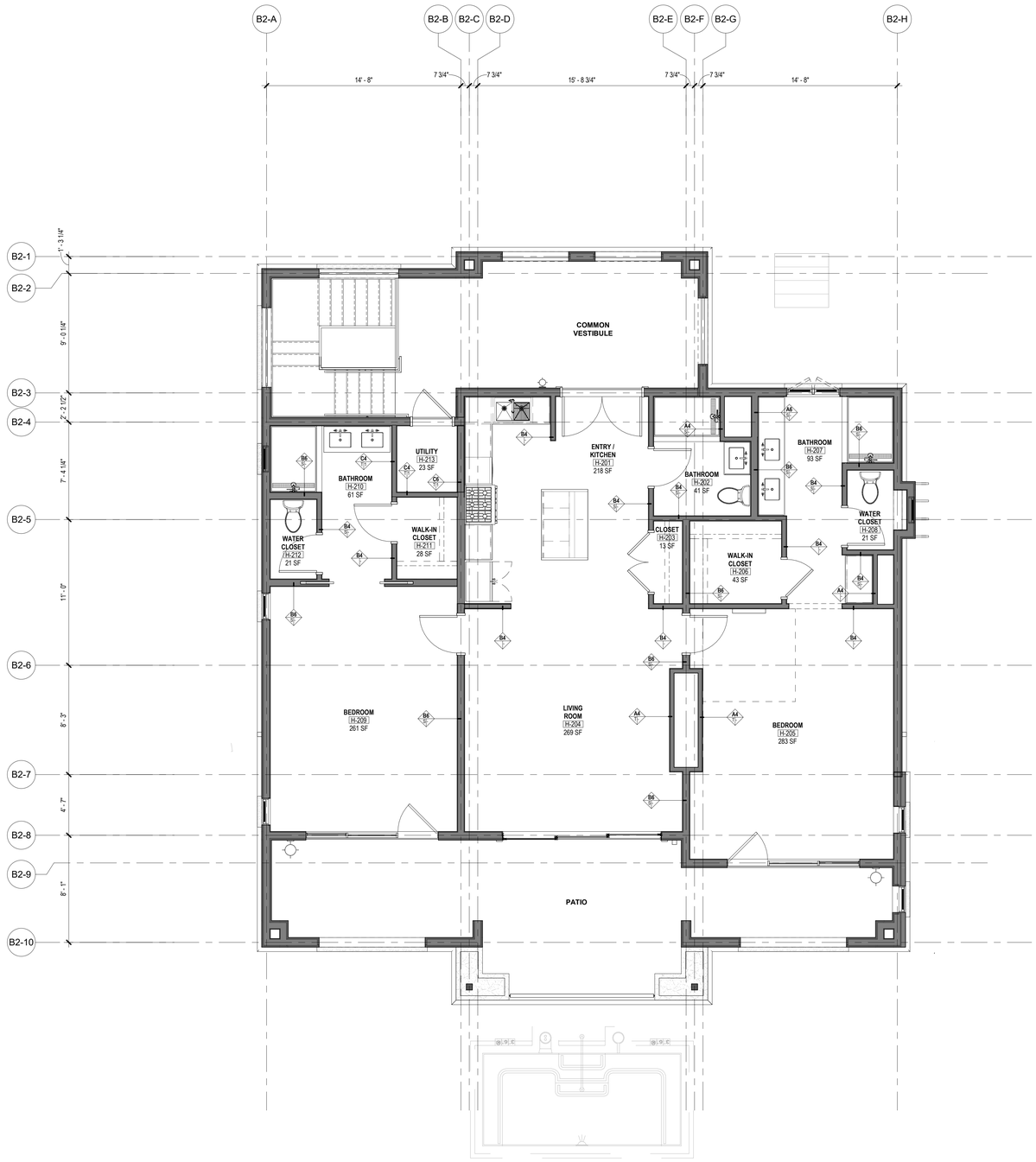
BUNGALOW 2 - LEVEL 1
FLOOR PLAN

Scale

0 2 4 8 ft

Date

10/24/2022



BUNGALOW 2 - LEVEL 2
FLOOR PLAN

Scale

0 2 4 8 ft

Date

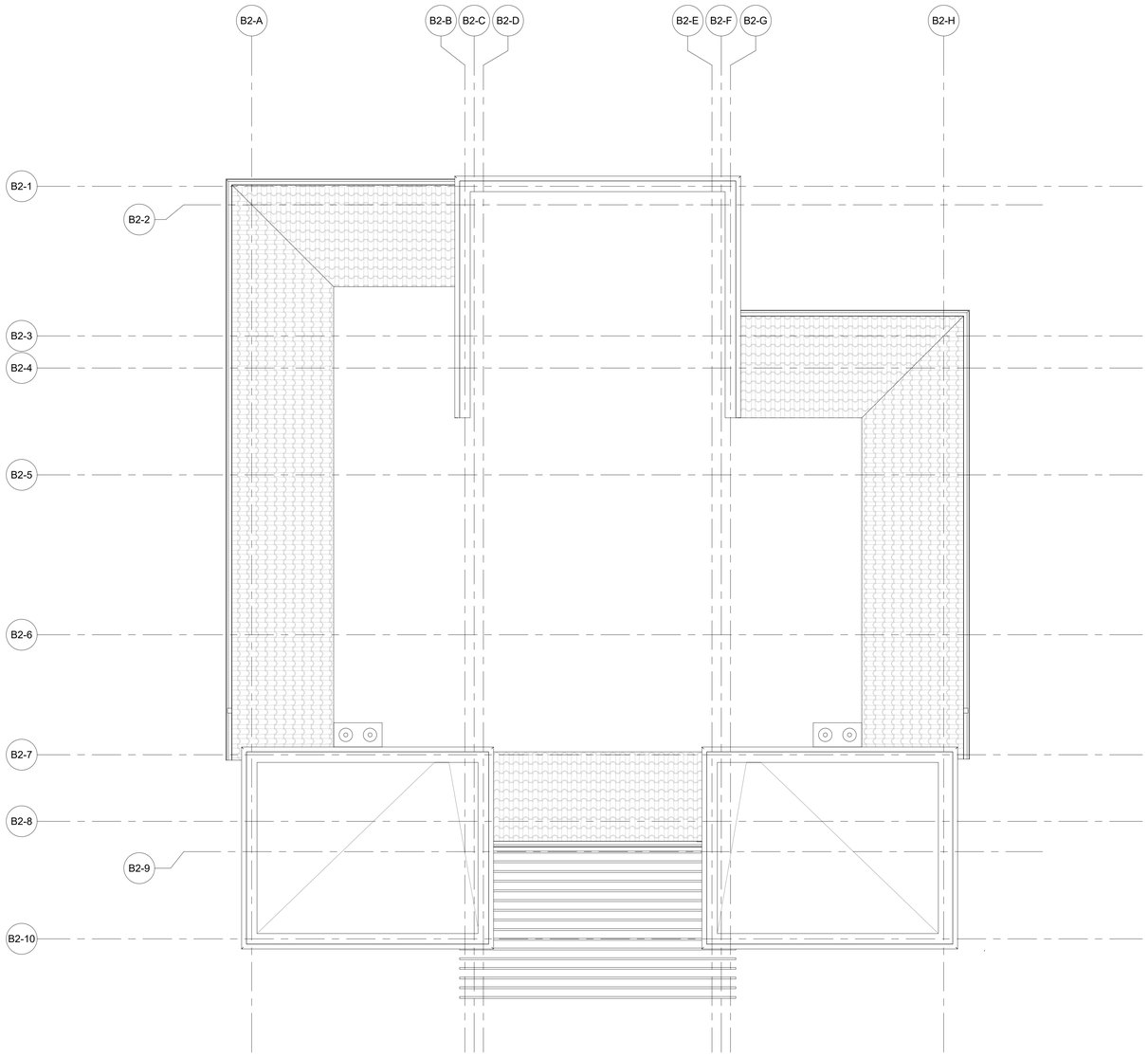
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.81



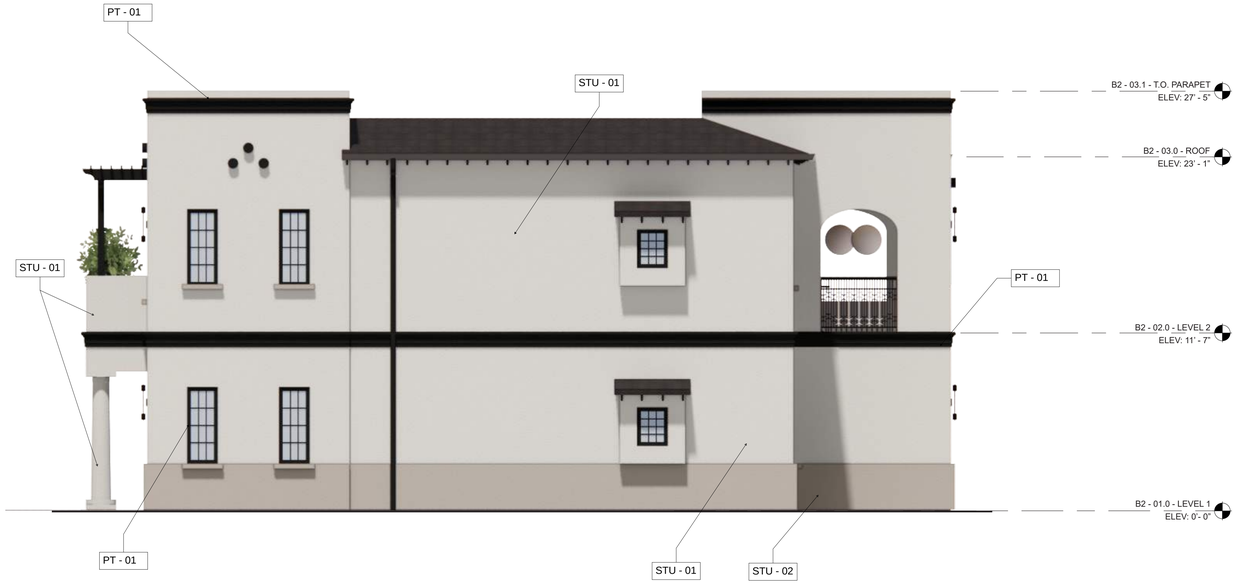
BUNGALOW 2 - ROOF PLAN

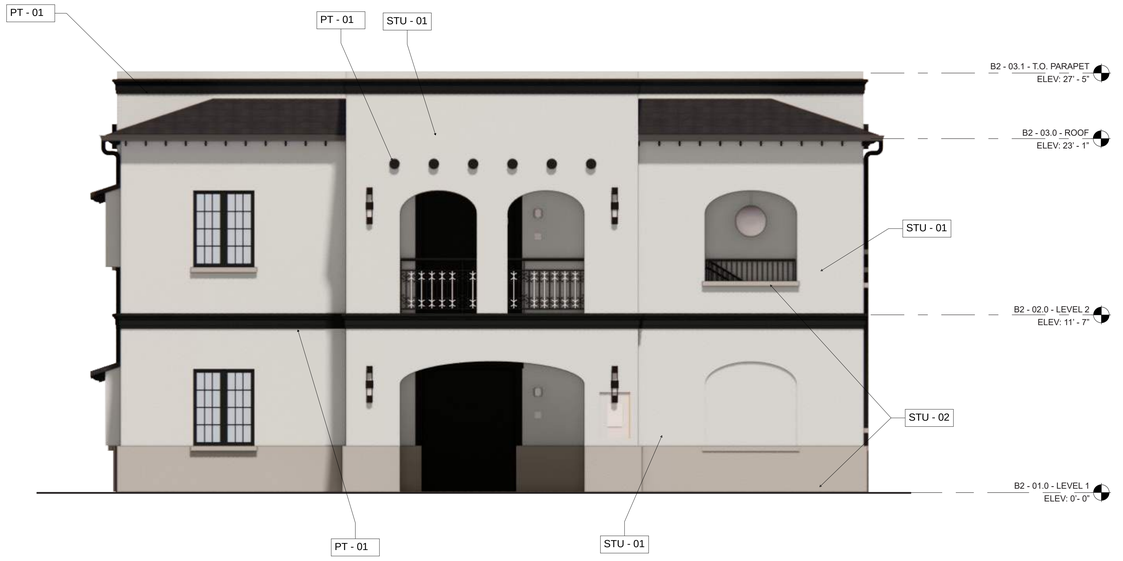
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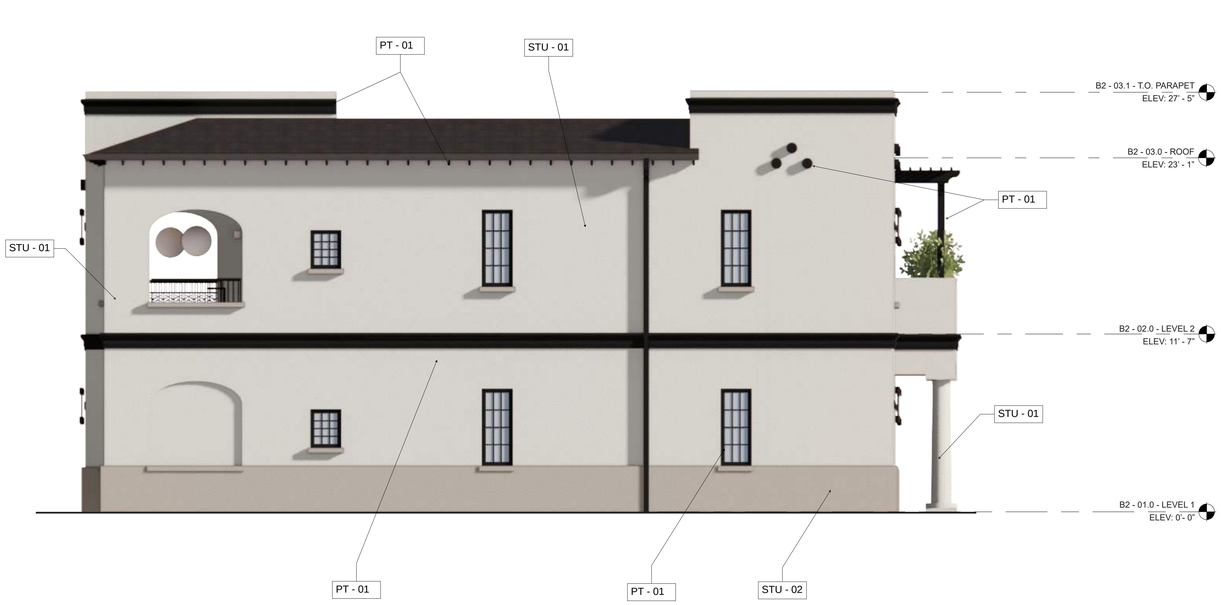
0 2 4 8 ft

Date

10/24/2022









BUNGALOW 2 -
EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

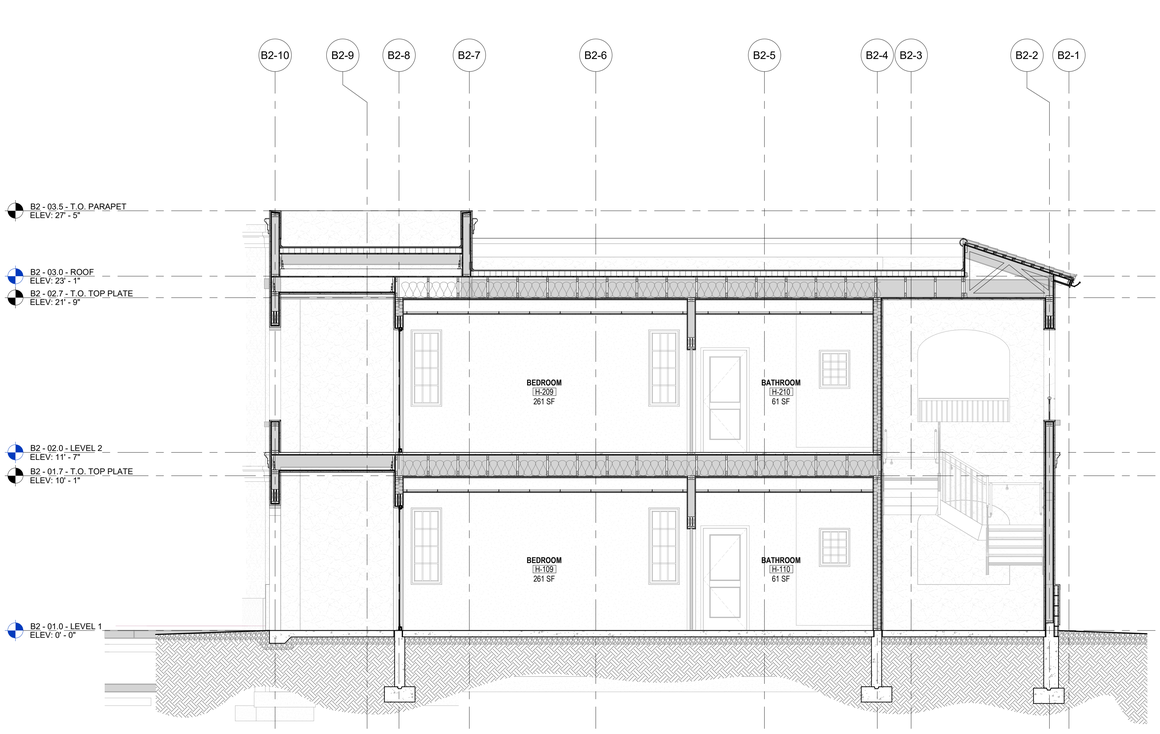
10/24/2022

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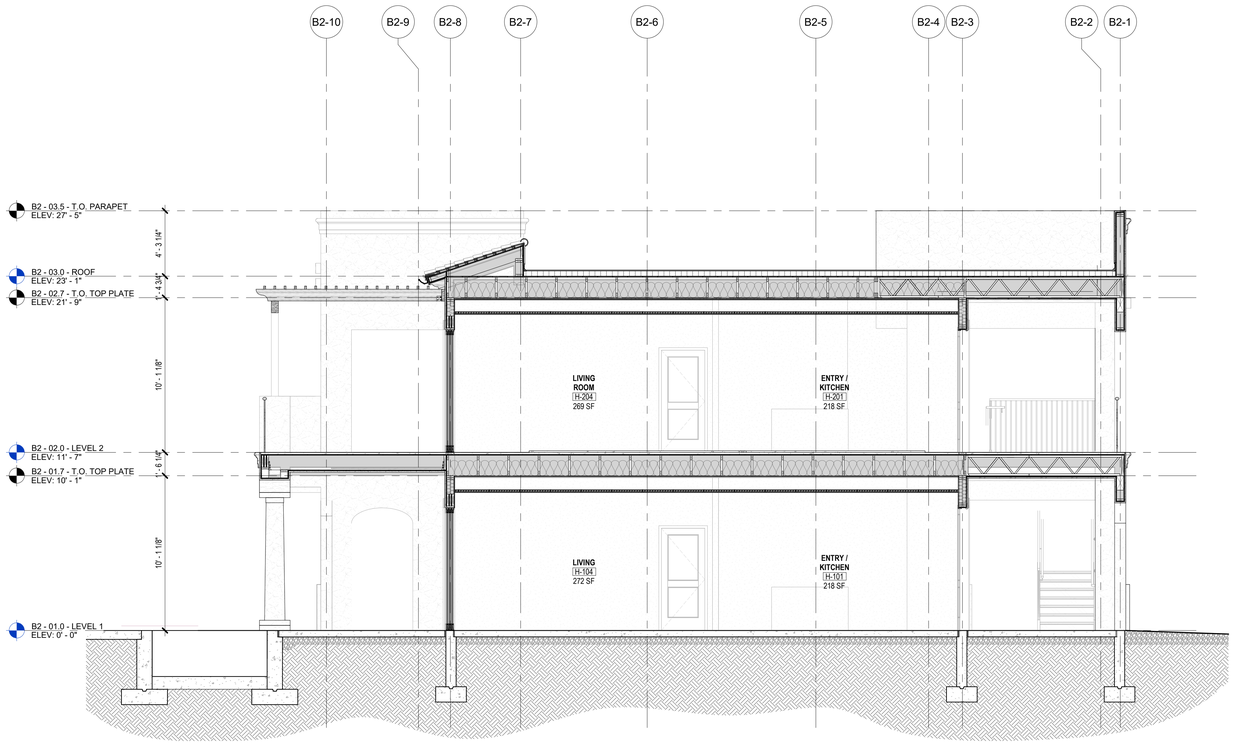
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.85



1 BUNGALOW 2 - SECTION 1
1/4" = 1'-0"



2 BUNGALOW 2 - SECTION 2
1/4" = 1'-0"

BUNGALOW 2 - BUILDING SECTIONS

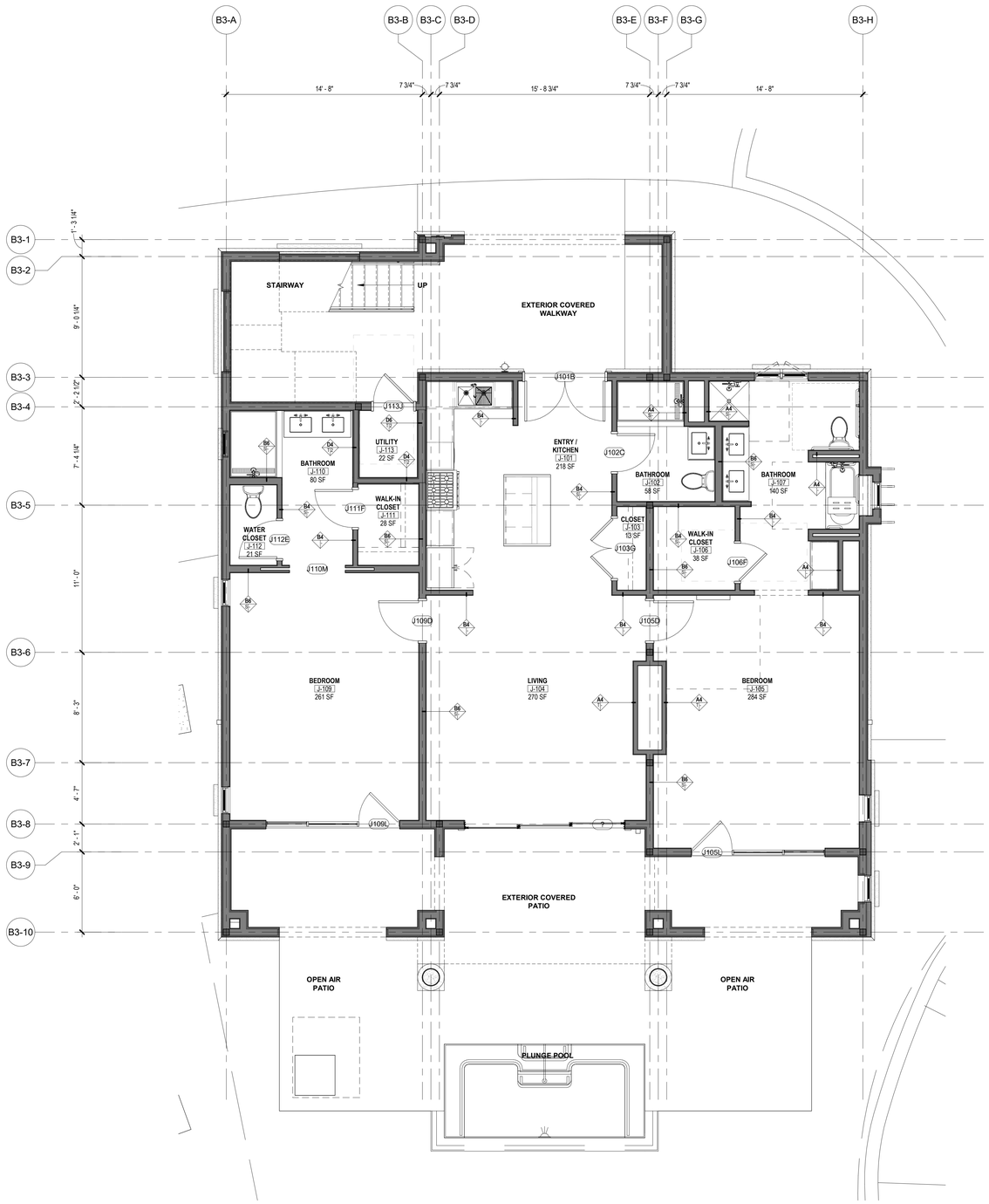
Scale
0 2 4 8 ft

Date
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.88



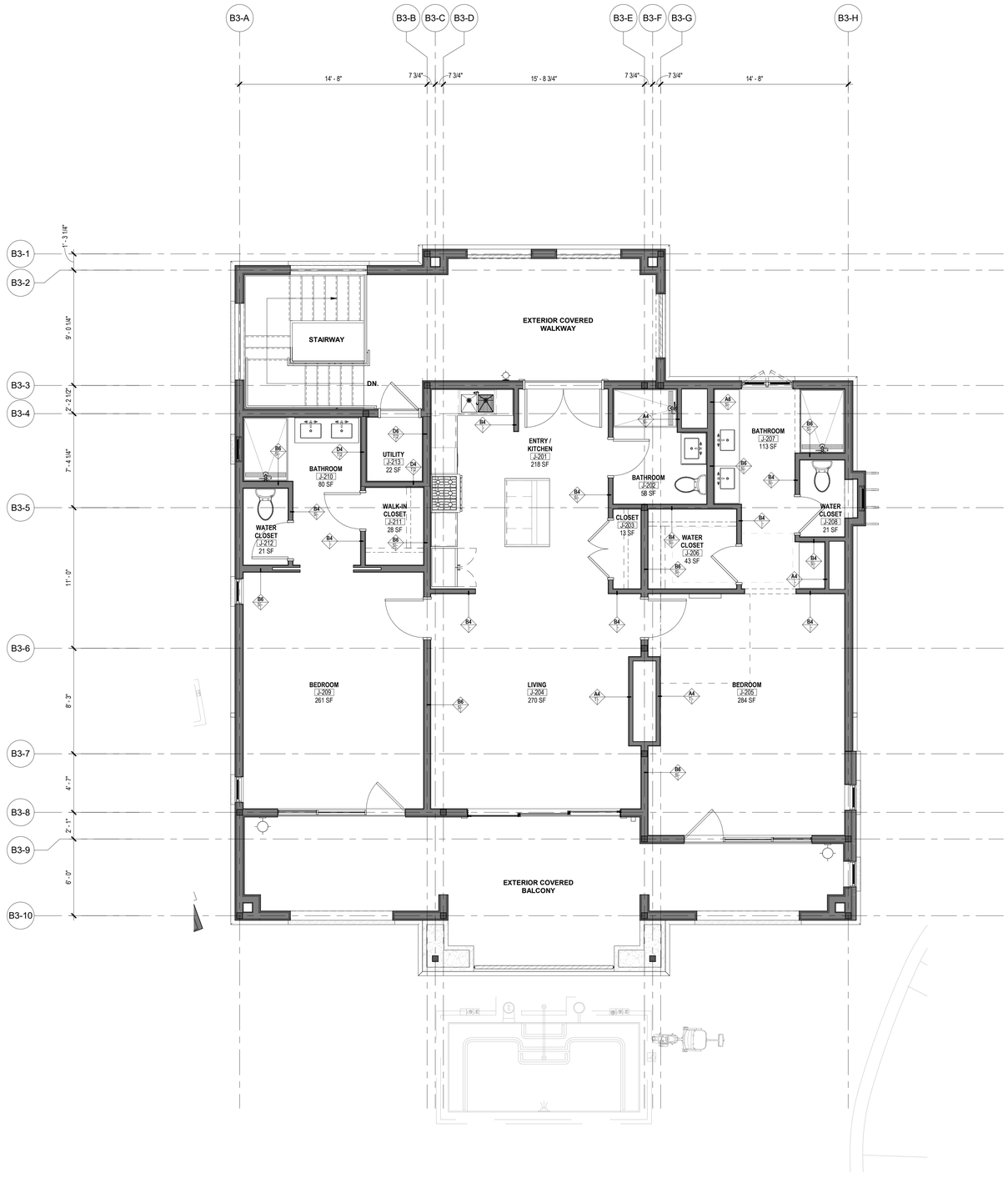
BUNGALOW 3 - LEVEL 1
FLOOR PLAN

Scale

0 2 4 8 ft

Date

10/24/2022



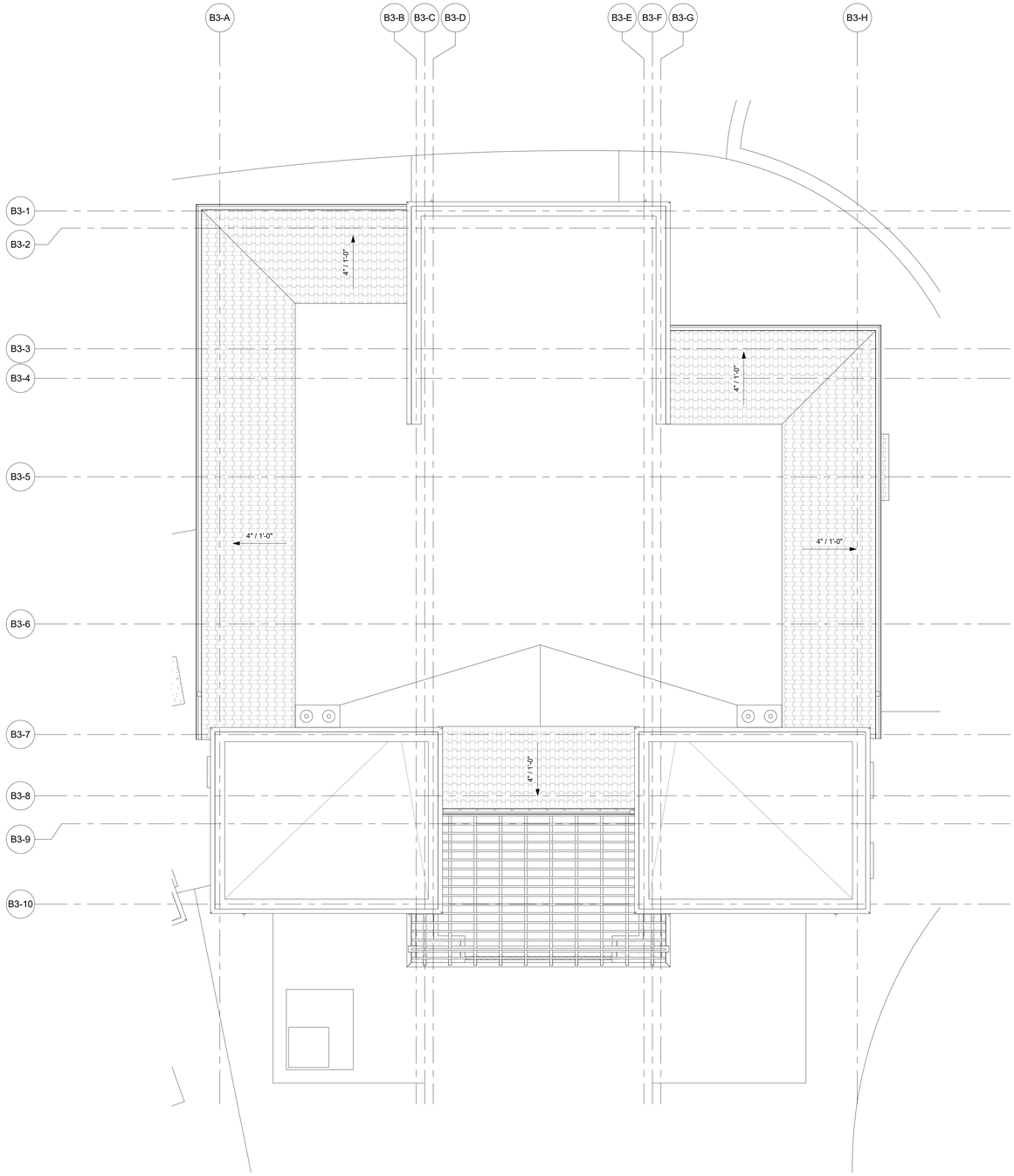
BUNGALOW 3 - LEVEL 2
FLOOR PLAN

Scale

0 2 4 8 ft

Date

10/24/2022



BUNGALOW 3 - ROOF PLAN

Scale

0 2 4 8 ft

Date

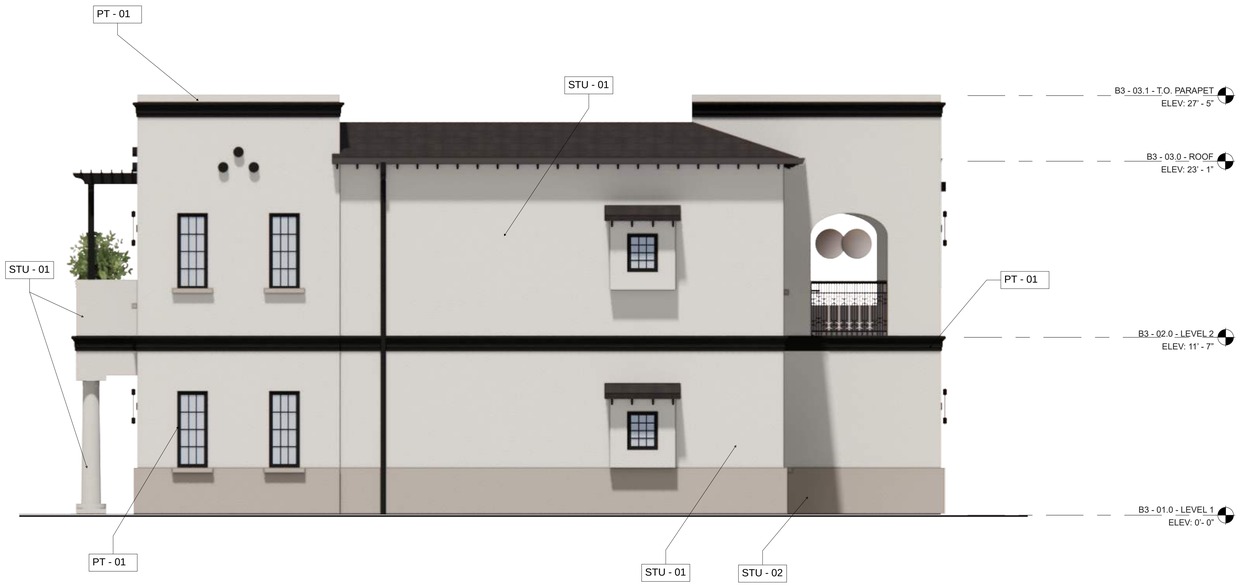
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.92





BUNGALOW 3 -
EXTERIOR ELEVATIONS

Scale

0 2 4 8 ft

Date

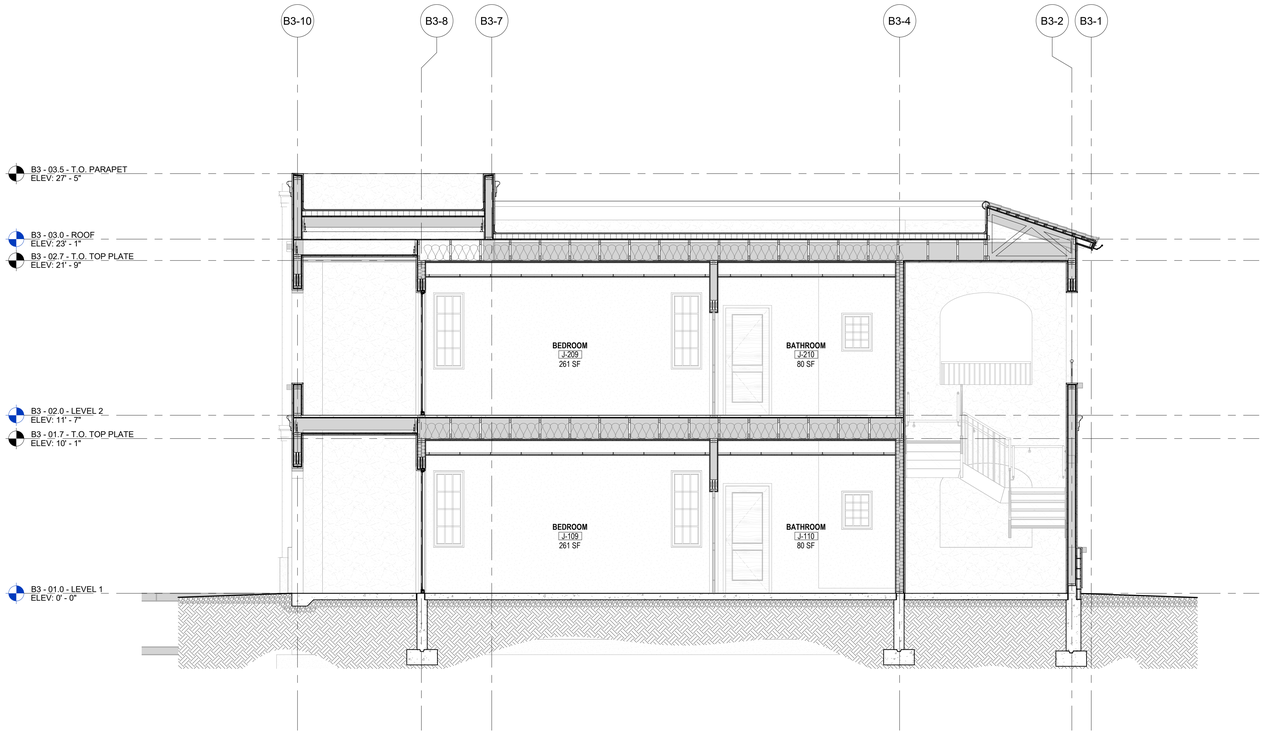
10/24/2022

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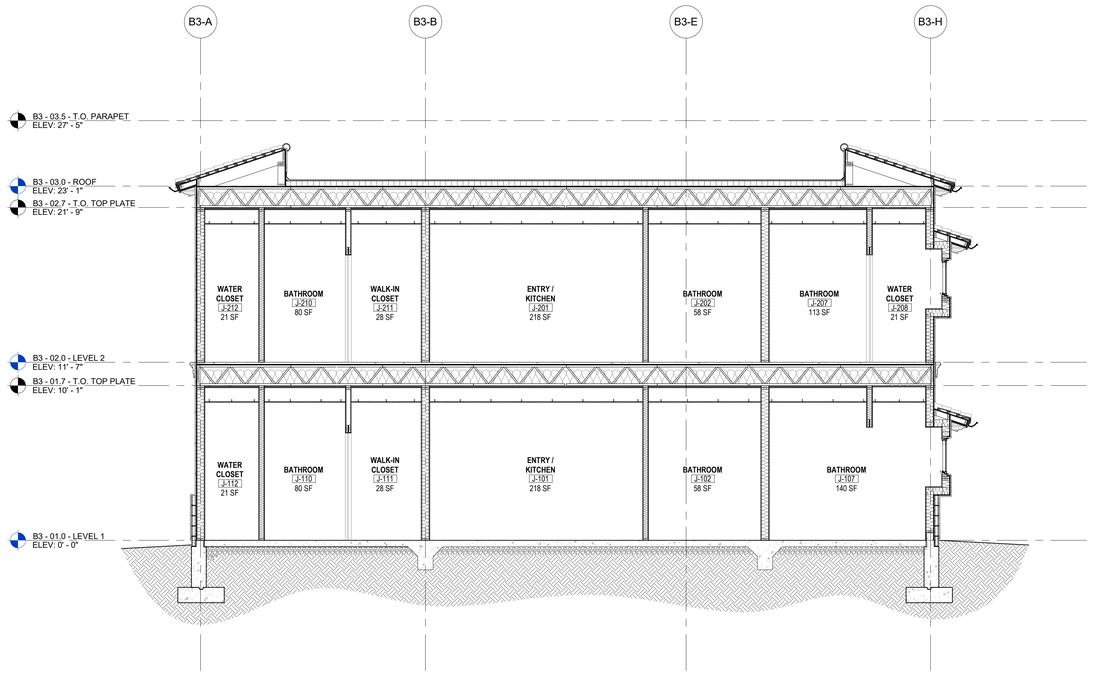
VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.95



1 BUNGALOW 3 - BUILDING SECTION
1/4" = 1'-0"



2 BUNGALOW 3 - BUILDING SECTION
1/4" = 1'-0"

BUNGALOW 3 - BUILDING SECTIONS

Scale
0 2 4 8 ft

Date
10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A2.98





PERSPECTIVE VIEWS

Scale

0 5 10 20 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A3.00









PERSPECTIVE VIEWS

Scale

0 5 10 20 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A3.01



REFERENCE PHOTO - **A**



REFERENCE PHOTO - **B**



REFERENCE PHOTO - **C**



REFERENCE PHOTO - **D**



REFERENCE PHOTO - **E**



REFERENCE PHOTO - **F**



REFERENCE PHOTO - **G**



REFERENCE PHOTO - **H**



REFERENCE PHOTO - **I**



REFERENCE PHOTO - **J**



REFERENCE PHOTO - **K**



REFERENCE PHOTO - **L**

EXISTING PHOTOGRAPHS

Scale

0 5 10 20 ft

Date

10/24/2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255

A3.05



REFERENCE PHOTO - **M**



REFERENCE PHOTO - **N**



REFERENCE PHOTO - **O**



REFERENCE PHOTO - **P**



REFERENCE PHOTO - **Q**

EXISTING PHOTOGRAPHS

Scale

0 5 10 20 ft

Date

10/24/2022

PT - 01

PAINT: WINDOW FRAMES, RAILING & ACCENTS

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 - IRON ORE

STU - 02

PAINT: LOWER WAINSCOT

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7024 - FUNCTIONAL GREY

STU - 01

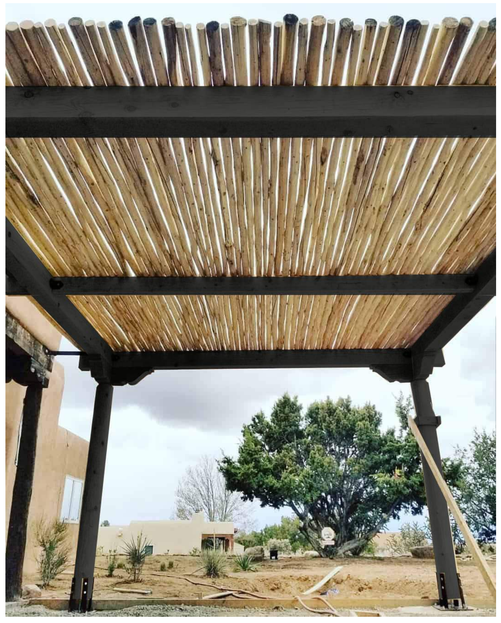
PAINT: FIELD

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7671 - ON THE ROCKS



ROOFING TILE

MANUFACTURER: EAGLE ROOFING
MODEL: SMC 8401 SAN MIGUEL BLEND
PROFILE: CAPISTRANO



LATILLAS OPEN TERRACE ROOF

FINISH: NATURAL



GLASS

MANUFACTURER: GUARDIAN GLASS
PRODUCT: SunGuard

DIGITAL MATERIAL BOARD

Scale
0 2 4 8 ft

Date
10/24/2022

SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

ENGINEER'S NOTES

1. MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) UNIFORM STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION INCLUDING LATEST REVISION AND CURRENT SUPPLEMENTALS THEREOF PER THE LOCAL TOWN OR CITY) ARE INCORPORATED INTO THIS PLAN IN THEIR ENTIRETY.
2. ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION COVERED BY THIS PLAN SHALL BE IN ACCORDANCE WITH THE M.A.G. STANDARD SPECIFICATIONS AND DETAILS AND CURRENT SUPPLEMENTS THEREOF PER THE LOCAL CITY OR TOWN UNLESS SPECIFIED OTHERWISE IN THESE PLANS OR ELSEWHERE IN THE CONTRACT DOCUMENTS. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL REQUIRED STANDARD SPECIFICATIONS, DETAILS AND SUPPLEMENTS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, SEQUENCING, AND SAFETY CONCERNS ASSOCIATED WITH THIS PROJECT DURING CONSTRUCTION, UNLESS SPECIFICALLY ADDRESSED OTHERWISE IN THIS PLAN OR ELSEWHERE IN THE CONTRACT.
4. THE CONTRACTOR IS TO COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS APPLICABLE TO THE CONSTRUCTION COVERED BY THIS PLAN.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE ALL WORK COVERED BY THIS PLAN.
6. THE QUANTITIES AND SITE CONDITIONS DEPICTED IN THESE PLANS ARE FOR GENERAL INFORMATIONAL PURPOSES ONLY AND MIGHT NOT REFLECT ACTUAL QUANTITIES AND SITE CONDITIONS. CONTRACTORS SHALL SATISFY THEMSELVES AS TO ACTUAL QUANTITIES AND SITE CONDITIONS PRIOR TO BIDDING THE WORK FOR THE CONSTRUCTION COVERED BY THIS PLAN.
7. A REASONABLE EFFORT HAS BEEN MADE TO SHOW THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES AND UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND/OR FACILITIES CAUSED DURING THEIR CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL CALL 48 HOURS IN ADVANCE FOR BLUE STAKE (1-800-STAKE-IT) PRIOR TO ANY EXCAVATION.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF CONSTRUCTION AFFECTING UTILITIES AND THE COORDINATION OF ANY NECESSARY UTILITY RELOCATION WORK.
9. ALL PAVING, GRADING, EXCAVATION, TRENCHING, PIPE BEDDING, CUT FILL AND BACKFILL SHALL COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE SOILS (GEOTECHNICAL) REPORT FOR THIS PROJECT IN ADDITION TO THE REFERENCED REQUIRED SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL BE AWARE THAT CERTAIN UTILITIES REQUIRE PROPER ATTENTION AND CAREFUL PLANNING DURING SITE CONSTRUCTION. PLEASE NOTE THAT UTILITIES ON THESE PLANS MAY NOT EXHIBIT THE FULL PROTECTIVE COVER REQUIRED DURING THE SUBGRADE PREPARATION PHASE OF THE CONSTRUCTION. IN SUCH INSTANCES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL PROTECTION (SUCH AS RAMPING) OR INCREASED PIPE STRENGTH TO PROVIDE THE NECESSARY PROTECTION REQUIRED TO PREVENT DAMAGE DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL HOLD THE ENGINEER HARMLESS IN ALL CASES FOR DAMAGES TO UTILITIES WHERE INADEQUATE PROTECTIVE MEASURES OCCUR.
10. THE CONTRACTOR IS TO VERIFY THE LOCATION AND THE ELEVATIONS OF ALL EXISTING UTILITIES AT POINTS OF TIE-IN PRIOR TO COMMENCING ANY NEW CONSTRUCTION. SHOULD ANY LOCATION OR ELEVATION DIFFER FROM THAT SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT THE OWNER'S AGENT.
11. CONTRACTOR TO VERIFY AND COORDINATE ALL DIMENSIONS AND SITE LAYOUT WITH ARCHITECT'S FINAL SITE PLAN AND FINAL BUILDING DIMENSIONS BEFORE STARTING WORK. REPORT DISCREPANCIES TO OWNER'S AGENT.
12. COORDINATION BETWEEN ALL PARTIES IS ESSENTIAL PART OF CONTRACT.
13. CONTRACTOR IS RESPONSIBLE FOR PROJECT AND SITE CONDITIONS, AND TO WORK WITH WEATHER CONDITIONS AS THE PROJECT SITE MAY BE LOCATED IN A FLOOD PRONE AREA AND SUBJECT TO FLOODING AND ITS HAZARDS.
14. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER, OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THESE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
15. CONTRACTOR IS RESPONSIBLE TO COORDINATE UTILITY CROSSINGS AT CULVERT CROSSINGS BEFORE STARTING WORK ON CULVERT. COORDINATE WITH OWNER REPRESENTATIVE. VERIFY UTILITY LINES AND/OR CONDUITS ARE IN PLACE BEFORE STARTING CULVERT WORK.
16. CONSTRUCT RETENTION BASIN AS SHOWN. CONTRACTOR TO SCARIFY BOTTOM OF BASIN TWO FEET DEEP AND NOT ALLOW COMPACTION OVER 80%.
17. THIS PROJECT REQUIRES A REGULAR ONGOING MAINTENANCE PROGRAM FOR THE DESIGNED DRAINAGE SYSTEM(S) TO PRESERVE THE DESIGN INTEGRITY AND THE ABILITY TO PERFORM ITS OPERATIONAL INTENT. FAILURE TO PROVIDE MAINTENANCE WILL JEOPARDIZE THE DRAINAGE SYSTEM(S)' PERFORMANCE AND MAY LEAD TO IT'S INABILITY TO PERFORM PROPERLY AND/OR CAUSE DAMAGE ELSEWHERE IN THE PROJECT.
18. SEWER LINES DESIGNED IN PROFILE AND PUBLIC WATER LINES ARE REQUIRED TO BE ASBUILT AND THE INSTALLATION AND TESTING WITNESSED BY A PROFESSIONAL ENGINEER IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODES R18-9-E301 "4.01 GENERAL PERMIT: SEWAGE COLLECTIONS SYSTEMS" AND R18-5-507 AND 508 "APPROVAL OF CONSTRUCTION" AND "RECORD DRAWINGS", RESPECTIVELY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER 72 HOURS IN ADVANCE WHEN THOSE SYSTEMS ARE READY TO BE WITNESSED.
19. THE WORK PRODUCT PRESENTED IS BELIEVED TO BE COMPLIANT WITH THE INTENT OF THE CURRENT AMERICANS DISABILITIES ACT (ADA) REQUIREMENTS AS INTERPRETED BY THE REVIEWING AGENCY(S). IF CONSTRUCTION OF THE PROJECT IS DELAYED, THIS WORK PRODUCT SHOULD BE UPDATED TO ACCOUNT FOR ANY RELEVANT ADA UPDATES BEFORE CONSTRUCTION BEGINS.
20. LOWEST FLOOR (LF) REFERS TO EITHER FLOOR/SLAB ELEVATION OR TOP OF BASEMENT SLAB. LF ELEVATIONS ON THE GRADING AND DRAINAGE PLANS FOR RESIDENTIAL UNITS REFLECT SLAB ON GRADE CONDITIONS AND CANNOT BE LOWERED WITHOUT AGENCY APPROVAL IN LOCATIONS WHERE 'SPECIAL FLOOD HAZARD AREAS' EXIST. IN NON-FLOOD HAZARD LOCATIONS, TO ENSURE THAT ADEQUATE RESIDENTIAL LOT DRAINAGE CAN BE ACHIEVED, A PROFESSIONAL ENGINEER SHOULD BE CONSULTED IF THE LF FOR THE SLAB IS PROPOSED TO BE LOWERED, OR IF A BASEMENT IS TO BE CONSTRUCTED.

EARTHWORK QUANTITIES (ESTIMATED)

RAW CUT:	CY
RAW FILL:	CY

QUANTITIES ARE ESTIMATED IN PLACE. NO PRECOMPACTION, SHRINK OR SWELL IS ASSUMED.

CITY OF SCOTTSDALE NOTES

PLEASE REFER TO SHEET C2 FOR CITY OF SCOTTSDALE NOTES.

QUANTITIES

PLEASE REFER TO SHEET C2 FOR ESTIMATED QUANTITIES FOR WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS.

LEGEND

PLEASE REFER TO SHEET C2 FOR LEGEND AND LIST OF ABBREVIATIONS.

ENGINEER'S CERTIFICATION

ENGINEER'S CERTIFICATION: THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODPLAIN AND STORMWATER REGULATIONS.

"THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS."

Darin L. Moore — 10/21/2022

ENGINEER SIGNATURE — DATE

FEMA FIRM NOTE (ZONE AO)

ACCORDING TO FEMA FLOOD INSURANCE RATE MAPPING, THE SUBJECT PROPERTY IS LOCATED IN 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD' "ZONE AO". ZONE AO IS DESCRIBED AS: "FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED."

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE, USE DEPTH)
04013C	1320	L	07/20/2021	AO	1

PARCEL DESCRIPTION

PARCEL NO. 2: (TENNIS COTTAGES PARCEL)
THAT PORT OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 35;
THENCE NORTH 00 DEGREES 08 MINUTES 41 SECONDS EAST, ALONG THE NORTH-SOUTH MED-SECTION LINE OF SAID SECTION 35, A DISTANCE OF 1486.58 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 06 SECONDS WEST, 840.00 FEET OF THE POINT OF BEGINNING;
THENCE SOUTH 27 DEGREES 44 MINUTES 13 SECONDS EAST, 177.75 FEET;
THENCE SOUTH 83 DEGREES 46 MINUTES 19 SECONDS EAST, 39.13 FEET;
THENCE SOUTH 26 DEGREES 47 MINUTES 27 SECONDS EAST, 26.35 FEET;
THENCE SOUTH 58 DEGREES 07 MINUTES 53 SECONDS EAST, 43.04 FEET;
THENCE SOUTH 88 DEGREES 18 MINUTES 25 SECONDS EAST, 29.86 FEET;
THENCE SOUTH 07 DEGREES 07 MINUTES 02 SECONDS EAST, 47.49 FEET;
THENCE SOUTH 66 DEGREES 38 MINUTES 00 SECONDS WEST, 275.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 150.00 FEET;
THENCE SOUTH WESTERLY ALONG SAID CURVE THOUGH A CENTRAL ANGLE OF 12 DEGREES 08 MINUTES 15 SECONDS, AN ARCH DISTANCE OF 31.78 FEET;
THENCE SOUTH 54 DEGREES 29 MINUTES 46 SECONDS WEST, 446.31 FEET;
THENCE NORTH 84 DEGREES 49 MINUTES 13 SECONDS WEST, 43.57 FEET;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 619.54 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 377.78;
THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS EAST, 18.00 FEET;
THENCE SOUTH 89 DEGREES 49 MINUTES 06 SECONDS EAST, 103.52 FEET TO THE POINT OF BEGINNING.
EXCEPT ONE-HALF OF ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN BOOK 124, PAGE 39, RECORDS OF MARICOPA COUNTY, ARIZONA; AND ALSO
EXCEPT ALL OIL GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND ALSO
EXCEPT ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN SECTION 37-231, ARIZONA REVISED STATUTES.

SOILS REPORT NOTE

A SOILS GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THIS PROJECT TITLED FAIRMONT CASITAS ADDITION BY ALPHA GEOTECHNICAL & MATERIALS, INC. DATED DECEMBER 15, 2021. REPORT NO. 21-G-12692.

SHEET INDEX

C1	COVER SHEET
C2	NOTES & QUANTITIES
C3	INDEX MAP
C4	DEMOLITION
C5-C6	GRADING & DRAINAGE
C7-C8	PAVING
C9-C10	STORM DRAIN
C11	WATER PLAN
C12	SEWER PLAN
C13	DETAILS

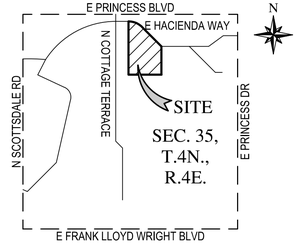
BENCHMARK

CITY OF SCOTTSDALE BRASS CAP FLUSH 450'± NORTH OF PRINCESS DRIVE ON SCOTTSDALE ROAD, BEING THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 4 EAST.
CITY OF SCOTTSDALE DATUM, NAVD88 DATUM
ELEVATION=1553.22'.

I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON NAVD 1988, MCDOT, AND MEET THE FEMA BENCHMARK MAINTENANCE (BMM) CRITERIA.

PUBLIC UTILITIES

WATER	CITY OF SCOTTSDALE
SEWER	CITY OF SCOTTSDALE
ELECTRIC	APS
TELEPHONE	CENTURYLINK
NATURAL GAS	SOUTHWEST GAS
CABLE TV	COX COMMUNICATIONS



VICINITY MAP
N.T.S.

OWNER / DEVELOPER

STRATEGIC HOTELS & RESORTS
150 NORTH RIVERSIDE PLAZA, SUITE 4270
CHICAGO, IL 60606
CONTACT: TIMOTHY TAYLOR
PHONE: (312) 658-6038

ENGINEER

WOOD, PATEL & ASSOCIATES, INC.
2051 WEST NORTHERN AVENUE, SUITE 100
PHOENIX, ARIZONA 85021
CONTACT: DARIN MOORE, P.E.
PHONE: (602) 335-8500
FAX: (602) 335-8580

ARCHITECT

KOLLIN ALTOMARE ARCHITECTS
4265 E. CONANT STREET, SUITE 101
LONG BEACH, CA 90808
CONTACT: PAUL ALTOMARE
PHONE: (562) 597-8760

PROJECT SITE DATA

ASSESSOR PARCEL NUMBER(S):
215-08-003C
PROJECT SITE ADDRESS:
7575 EAST PRINCESS BOULEVARD
SCOTTSDALE, ARIZONA
PROJECT SITE AREA(S):
NET AREA = 6.09 AC
DISTURBED AREA = 2.86± AC
ZONING:
C2

WOOD PATEL

Wood, Patel & Associates, Inc.

Civil Engineering
Water Resources
Land Survey
Construction Management

602.335.8500

www.woodpatel.com

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ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

SUNSET VILLAS AND BUNGALOWS
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
COVER SHEET

REV	DESCRIPTION	DATE

Registered Professional Engineer Staff — Certificate No. 36382 — DARIN L. MOORE — Date Signed 10/21/22 — ARIZONA U.S.A.
Darin L. Moore
EXPIRES 06-30-22

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C1 OF 13

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

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CITY OF SCOTTSDALE NOTES

GENERAL CONSTRUCTION NOTES FOR CAPITAL PROJECTS

1. ALL IMPROVEMENT CONSTRUCTION SHALL COMPLY WITH THE 2020 MARICOPA COUNTY ASSOCIATION OF GOVERNMENTS STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND DETAILS AND CITY OF SCOTTSDALE'S DESIGN STANDARDS & POLICIES MANUAL (DS&PM). IF THERE IS A CONFLICT, THE LATTER SHALL APPLY. ALL FACILITIES CONSTRUCTION SHALL COMPLY WITH THE LATEST BUILDING CODES AS AMENDED AND ADOPTED BY THE CITY OF SCOTTSDALE.
2. THE ENGINEERING DESIGNS ON THESE PLANS ARE APPROVED BY THE CITY IN SCOPE AND NOT IN DETAIL. IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. BASED ON THE INFORMATION SUBMITTED ON THE PLANS AND ASSOCIATED DOCUMENTS, THE CITY HAS REVIEWED AND FOUND THEM TO BE IN ACCORDANCE WITH THE SCOTTSDALE REVISED CODE AND ARE ACCEPTABLE FOR PERMIT ISSUANCE. THIS ACCEPTANCE BY THE CITY DOES NOT AUTHORIZE VIOLATIONS OF ANY APPLICABLE CODE, ORDINANCE OR STANDARD AS ADOPTED BY THE SCOTTSDALE REVISED CODE.
4. APPROVAL OF THE PLANS BY THE CITY IS VALID FOR SIX MONTHS. IF A PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS OF REVIEW, THE PLANS SHALL BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
5. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THAT CHANGE BEING INCORPORATED INTO THE PROJECT.
6. A CITY CAPITAL PROJECTS INSPECTOR WILL INSPECT ALL WORK WITHIN THE CITY RIGHTS-OF-WAY, EASEMENTS AND FACILITIES.
7. ANY SPECIAL INSPECTION REQUIRED SHALL BE IN ADDITION TO ANY ROUTINE INSPECTION BY THE CITY.
8. CITY ENCROACHMENT AND BUILDING PERMITS ARE REQUIRED FOR WORK IN PUBLIC RIGHTS-OF-WAY, EASEMENTS GRANTED FOR PUBLIC PURPOSES AND FACILITIES. PERMITS WILL BE ISSUED BY THE CITY THROUGH THE CITY'S ONE STOP SHOP. COPIES OF ALL PERMITS SHALL BE RETAINED ON-SITE AND SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE WORK STOPPAGE UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR SALVAGING PROTECTED NATIVE PLANTS PRIOR TO THE START OF CONSTRUCTION.
10. CONTRACTOR SHALL CONTACT AZ 811 TWO FULL WORKING DAYS PRIOR TO BEGINNING EXCAVATION.
11. ALL EXCAVATION AND GRADING WHICH IS NOT IN PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC PURPOSES MUST CONFORM TO SECTION 1803 AND APPENDIX J OF THE LATEST INTERNATIONAL CODE COUNCIL AS ADOPTED AND AMENDED BY THE CITY OF SCOTTSDALE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY.
12. THRUST RESTRAINT, WHERE REQUIRED, ON ALL CITY WATER LINES SHALL BE PROVIDED USING MEGALUG MECHANICAL JOINT RESTRAINTS OR CITY-APPROVED EQUAL.
13. ANY ASPHALT MIX DESIGN USED ON CITY PROJECTS SHALL HAVE BEEN APPROVED FOR THAT USE PER SECTION 5-10 OF THE CITY'S DS&PM AND APPEAR ON THE "APPROVED LIST OF ASPHALT MIXES" AS DISTRIBUTED BY THE EAST VALLEY ASPHALT COMMITTEE (EVAC).
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE AND REPLACE, AT NO ADDITIONAL COST TO THE CITY, ANY AND ALL PAVEMENT, SIDEWALK, CURB AND GUTTER, DRAINAGE STRUCTURES, ETC. OUTSIDE THE PAY LIMIT THAT ARE DAMAGED DUE TO THEIR ACTIVITIES ON THE PROJECT. THIS INCLUDES, BUT IS NOT LIMITED TO, THE REMOVAL AND REPLACEMENT OF NEWLY CRACKED ROADWAY INFRASTRUCTURE, THE REMOVAL AND REPLACEMENT OF EXISTING CRACKED ROADWAY INFRASTRUCTURE WHERE THE CRACKS HAVE BEEN ENLARGED DUE TO THE CONTRACTOR'S OPERATIONS, THE REMOVAL AND REPLACEMENT OF DEFORMED ROADWAY INFRASTRUCTURE. ALL SAWCUTS USED FOR THE REMOVAL OF THESE ITEMS SHALL BE PERPENDICULAR AND PARALLEL TO THE CENTERLINE CONTROLLING THAT ITEM, OR AT THE DIRECTION OF THE CITY'S CAPITAL PROJECTS INSPECTOR.
15. ALL CAPITAL IMPROVEMENT PROJECTS SHALL MEET THE PROCEDURES AND STANDARDS FOR THE USE OF TEMPORARY/SECURITY FENCING AROUND THE PERIMETER OF CONSTRUCTION SITES, AS DEFINED IN THE CITY'S ZONING ORDINANCE, ARTICLE VII, SECTION 7.700.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING WORK.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
6. PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

FIRE NOTE:

1. ALL PRIVATE STREETS AND DRIVES SHALL CONFORM TO THE FIRE DEPARTMENT GUIDELINES FOR EMERGENCY VEHICLE ACCESS.

SEWER NOTE:

1. THE ONSITE SEWER SYSTEM CONSTRUCTED BY THIS PLAN SET IS A PRIVATE SYSTEM AND WILL NOT BE MAINTAINED BY THE CITY OF SCOTTSDALE.
2. MAINTENANCE OF THE ONSITE SEWER SYSTEM IS THE RESPONSIBILITY OF THE OWNER.

WATER NOTE:

1. THE WATER SYSTEM SHOWN HEREIN HAS BEEN DESIGNED TO ADEQUATELY SUPPLY WATER IN SUFFICIENT QUANTITY AND PRESSURE TO MEET LOCAL FIRE REQUIREMENTS.

PAVING QUANTITIES WITHIN PUBLIC RIGHT-OF-WAY (ESTIMATED)

X" A.C. OVER X" A.B.C.	XXX	SY
6" VERTICAL CURB & GUTTER	XXX	LF
6" VERTICAL CURB & GUTTER (DEPRESSED LIP)	XXX	LF
6" SINGLE CURB	XXX	LF
CONCRETE SIDEWALK	X,XXX	SF
SIDEWALK RAMP	X	EA
DRIVEWAY - (DETAIL #)	X	EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX	SY

PUBLIC WATER QUANTITIES (ESTIMATED)

6" FIRE SPRINKLER SERVICE	XXX	LF
2" DOMESTIC WATER SERVICE & METER	X	EA
1" LANDSCAPE IRRIGATION SERVICE & METER	X	EA
CONNECT TO EXISTING WATERLINE	X	EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX	SY

PUBLIC SEWER QUANTITIES (ESTIMATED)

CONNECT TO EXISTING SEWER LINE	X	EA
SAWCUT, REMOVE & REPLACE EXISTING PAVEMENT	XX	SY

LEGEND

EXISTING SURVEY

- SECTION LINE
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- SURVEY MARKER
- E — UG ELECTRIC (BURIED CABLE)
- E (CONDUIT) — UG ELECTRIC (CONDUIT)
- E (DUCT BANK) — UG ELECTRIC (DUCT BANK)
- OHE — OVERHEAD ELECTRIC
- OHT — OVERHEAD TELEPHONE
- T — UG TELEPHONE
- TV — CABLE TELEVISION
- OHTV — OVERHEAD CABLE TELEVISION
- T (DUCT BANK) — TELEPHONE DUCT BANK
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BLOCK WALL
- 4"G (MATERIAL) — GAS LINE
- 8"S (MATERIAL) — SEWER LINE
- STORM DRAIN PIPE
- 4"IRR (MATERIAL) — IRRIGATION LINE
- 8"W (MATERIAL) — WATER LINE
- CURB
- SIDEWALK
- -1300- — MAJOR CONTOUR
- -1299- — MINOR CONTOUR
- VEGETATION
- BUILDING
- S — SEWER MANHOLE
- D — STORM DRAIN MANHOLE
- T — TELEPHONE MANHOLE
- P 0.00 — SPOT ELEVATION
- SIGN
- JUNCTION BOX/RISER
- FIRE HYDRANT
- WATER VALVE
- STREET/PARKING LIGHT
- UTILITY POLE
- CATCH BASIN

PROPOSED GRADING, DRAINAGE & PAVING

- 1300 — MAJOR CONTOUR
- 1299 — MINOR CONTOUR
- C 0.00 / P 0.00 — SPOT ELEVATIONS
- STORM DRAIN PIPE
- STORM DRAIN CATCH BASIN
- 1.0% — SLOPE ARROW
- GB / RIDGE — GRADE BREAK/RIDGE
- RIP RAP
- TW 0.00 / TF 0.00 — WALL ELEVATION
- ROOF DRAIN/DRAIN ARROW
- DRYWELL
- OUTFALL ELEVATION EL:XX.XX — SITE ULTIMATE OUTFALL LOCATION & ELEVATION
- WALL
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STREET/PARKING LIGHT

PROPOSED WATER & SEWER

- WATER LINE
- WATER LINE FITTINGS
- BACKFLOW PREVENTION DEVICE
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER METER
- PLUG
- REDUCER
- TAPPING SLEEVE & VALVE
- CURB STOP
- PRESSURE RELEASE VALVE
- AIR/VACUUM RELEASE VALVE
- SEWER LINE
- SEWER MANHOLE
- CLEANOUT

ABBREVIATIONS

A.L.	AREA LIGHT
C	CONCRETE ELEVATION
CO	CURB OPENING
E.O.	ELECTRICAL OUTLET
E.S.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
FH	FIRE HYDRANT
G	GUTTER ELEVATION
INV	INVERT ELEVATION
I.V.	IRRIGATION VALVE
I.V.B.	IRRIGATION VALVE BOX
NG	NATURAL GROUND ELEVATION
P	PAVEMENT ELEVATION
RIM	RIM ELEVATION
TB	TOP OF BANK
TC	TOP OF CURB

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

NOTES & QUANTITIES

REV	DESCRIPTION	DATE

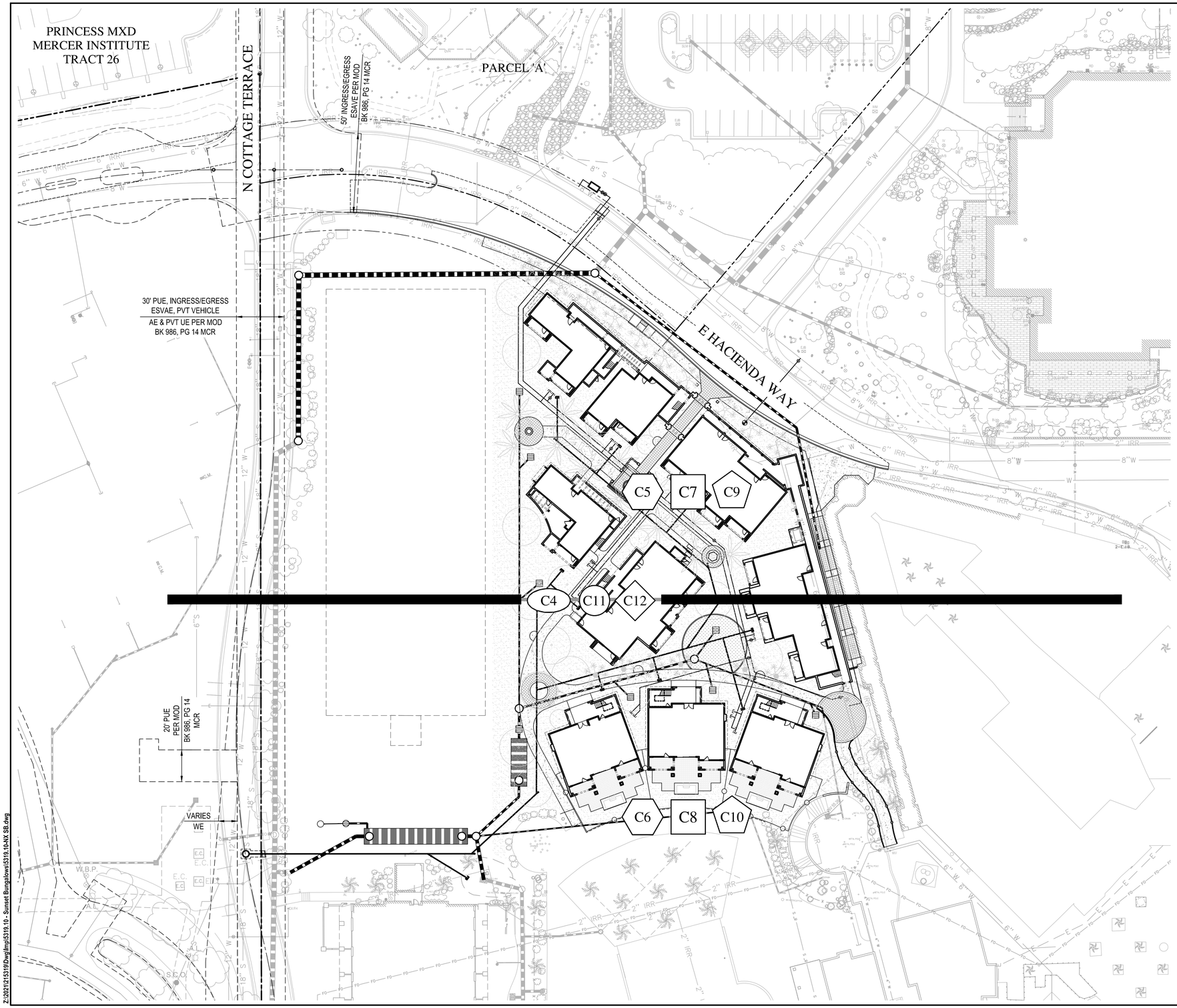
Registered Professional Engineer, Firm
CERTIFICATE NO.
36382
DARIN L. MOORE
10/21/22
Date Signed
ARIZONA U.S.A.

EXPIRES 06-30-22

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C2 OF 13

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

Z:\2021\215319\Dwg\Imp\5319.10 - Sunset Bungalows\5319.10-CV SB.dwg



N

0 30 60

Horz. 1 in. = 30 ft.

INDEX MAP LEGEND

- CX — DEMOLITION
- CX — GRADING & DRAINAGE
- CX — PAVING
- CX — STORM DRAIN
- CX — WATER
- CX — SEWER

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

INDEX MAP

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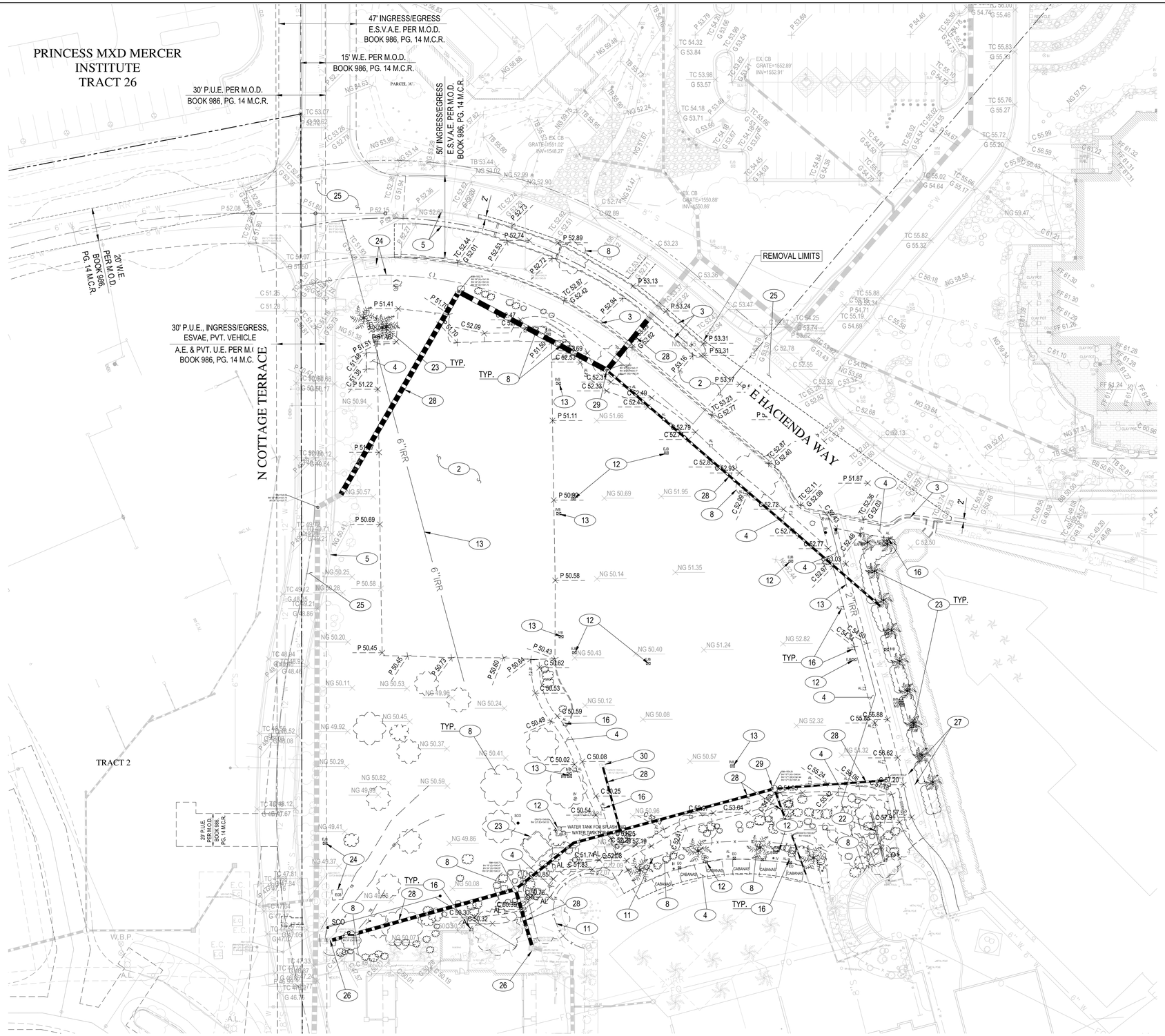
Registered Professional Engineer (Civil)
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MOORE
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N

0 30 60

Horz. 1 in. = 30 ft.

DEMOLITION NOTES

(2) REMOVE EXISTING ASPHALT PAVEMENT.

(3) REMOVE EXISTING CURB OR CURB & GUTTER.

(4) REMOVE EXISTING SIDEWALK.

(5) EXISTING CURB OR CURB & GUTTER TO REMAIN AND PROTECTED IN-PLACE.

(8) REMOVE EXISTING LANDSCAPE.

(11) REMOVE EXISTING FENCE.

(12) EXISTING ELECTRICAL LINE AND EQUIPMENT TO BE REMOVED. CONTRACTOR TO COORDINATE WITH APS PRIOR TO REMOVALS.

(13) EXISTING IRRIGATION LINE AND EQUIPMENT TO BE RELOCATED. SEE LANDSCAPE PLAN FOR DETAILS.

(16) EXISTING LIGHT POLE TO BE SALVAGED FOR RELOCATION.

(22) REMOVE EXISTING WALL.

(23) EXISTING DATE PALM TO BE SALVAGED. SEE LANDSCAPE PLAN FOR DETAILS.

(24) EXISTING ELECTRICAL TO REMAIN AND PROTECTED IN-PLACE.

(25) EXISTING ASPHALT PAVEMENT TO REMAIN AND PROTECTED IN-PLACE.

(26) EXISTING CATCH BASIN TO REMAIN AND PROTECTED IN-PLACE.

(27) EXISTING WATER LINE TO BE RELOCATED. SEE WATER AND SEWER PLAN ON SHEET C11 FOR LIMITS.

(28) EXISTING STORM DRAIN LINE TO BE REMOVED. REMOVAL TO BE COORDINATED WITH OWNER AS THIS IS PART OF AN ACTIVE DRAINAGE SYSTEM.

(29) EXISTING STORM DRAIN MANHOLE TO BE REMOVED. REMOVAL TO BE COORDINATED WITH OWNER AS THIS IS PART OF AN ACTIVE DRAINAGE SYSTEM.

(30) EXISTING CATCH BASIN TO BE REMOVED.

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

DEMOLITION PLAN

REV	DESCRIPTION	DATE

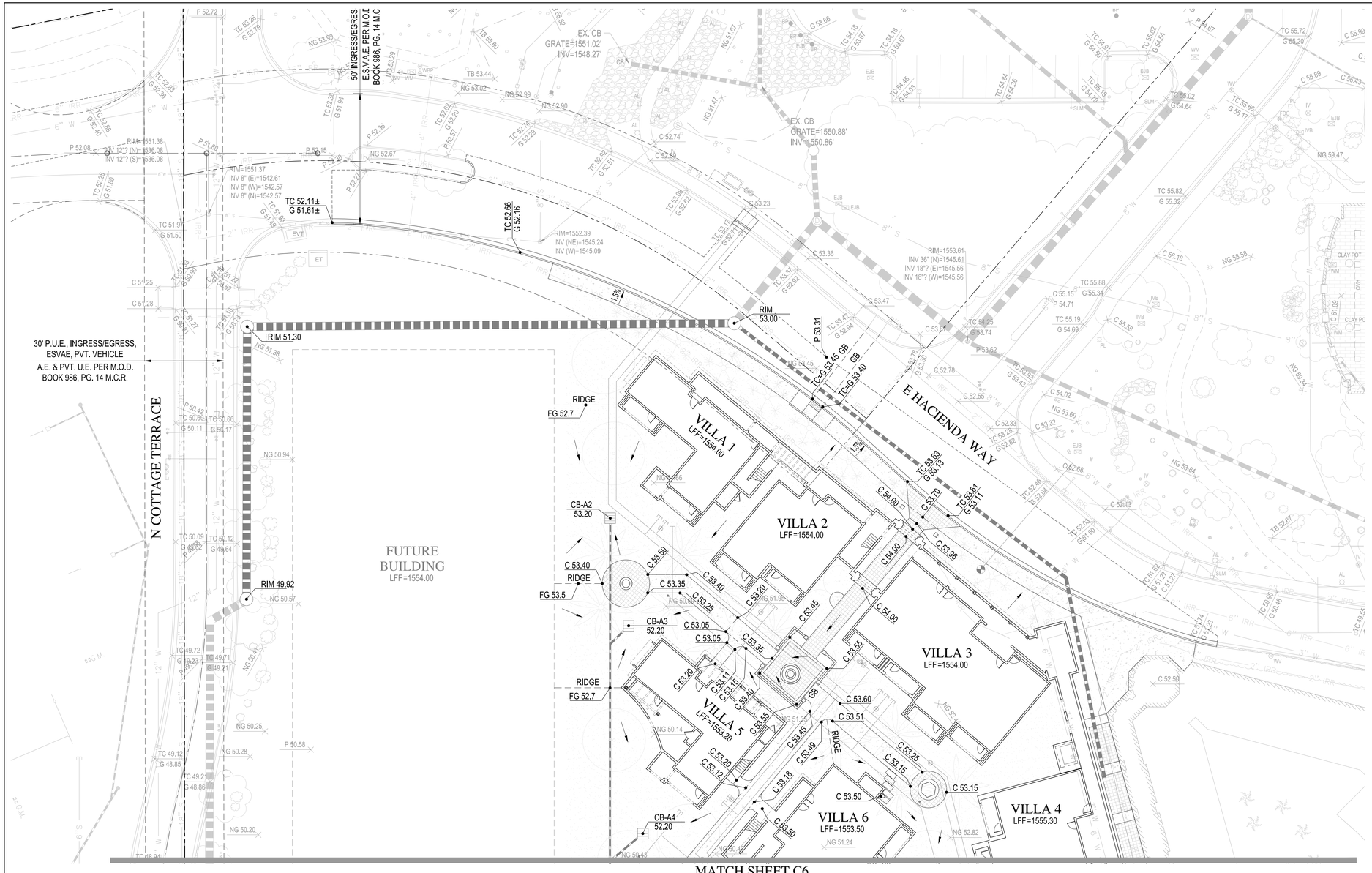
Registered Professional Engineer (Civil)
CERTIFICATE NO.
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DARIN L. MOORE
10/21/22
Registered Engineer
ARIZONA U.S.A.

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SCALE (HORIZ.)	1" = 30'
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MATCH SHEET C6

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

GRADING & DRAINAGE PLAN

REV	DESCRIPTION	DATE

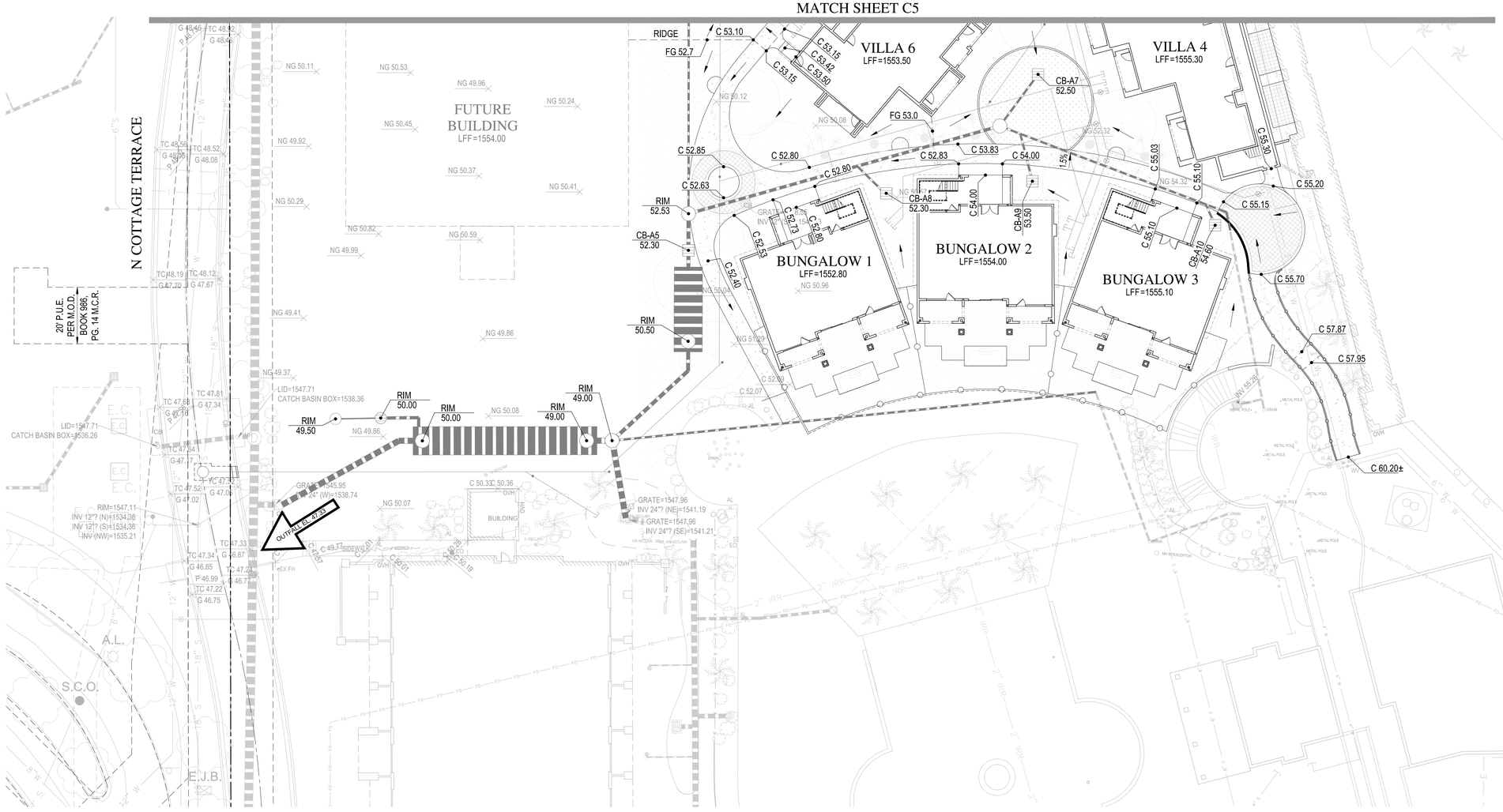
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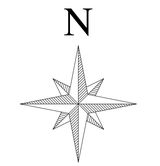
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MATCH SHEET C5





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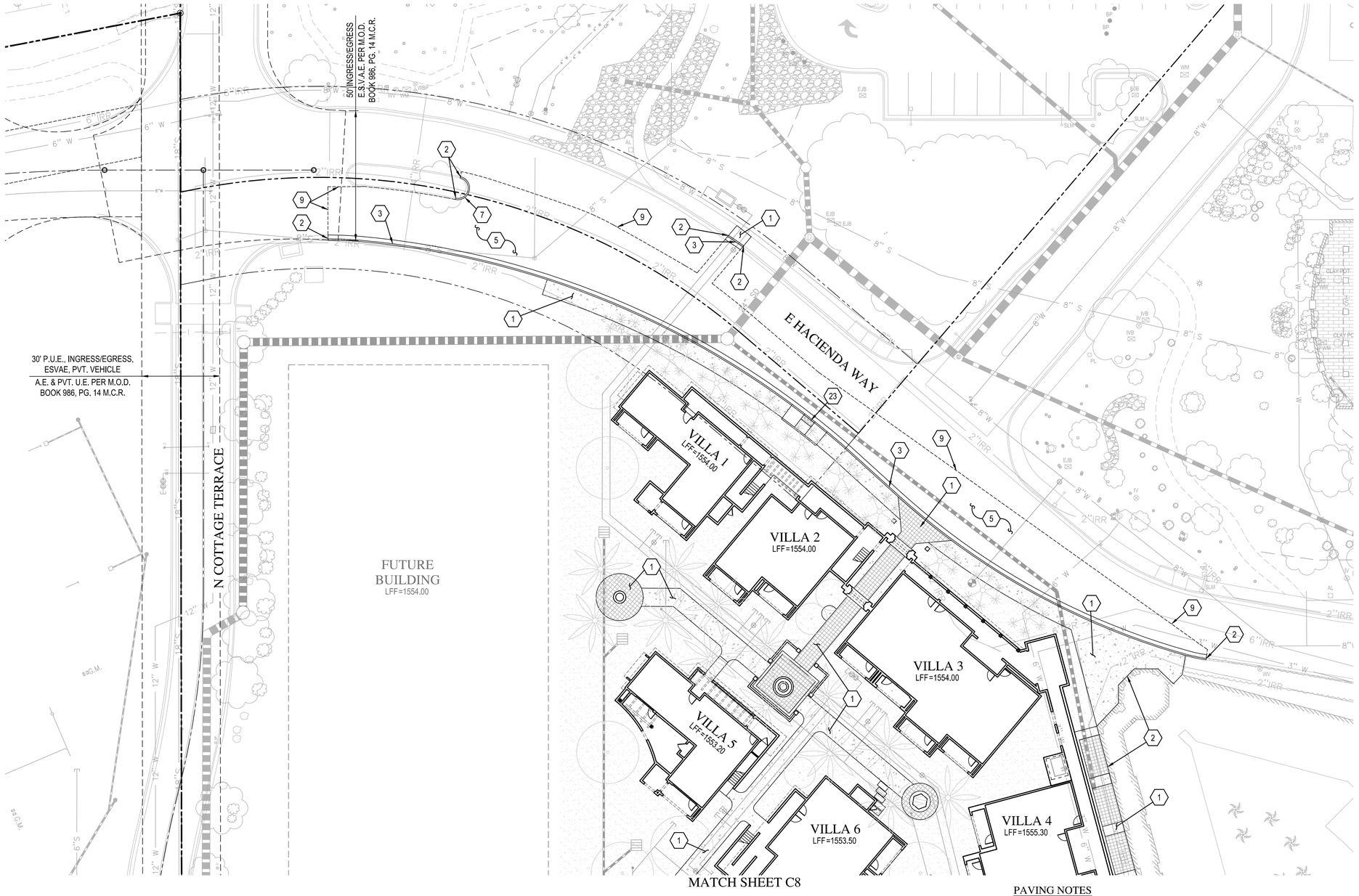


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PAVING NOTES

1. CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230. SEE LANDSCAPE PLANS FOR COLOR & FINISH.
2. MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220, TYPE A.
5. INSTALL HEAVY DUTY PAVEMENT, 3" A.C. PAVEMENT OVER 11" A.B.C. PER GEOTECHNICAL REPORT.
7. CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222, TYPE A.
9. MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
23. CONSTRUCT SIDEWALK RAMP PER M.A.G. STD. DET. 238-2, WITH DETECTABLE WARNING STRIP PER C.O.S. STD. DETAIL 2231.

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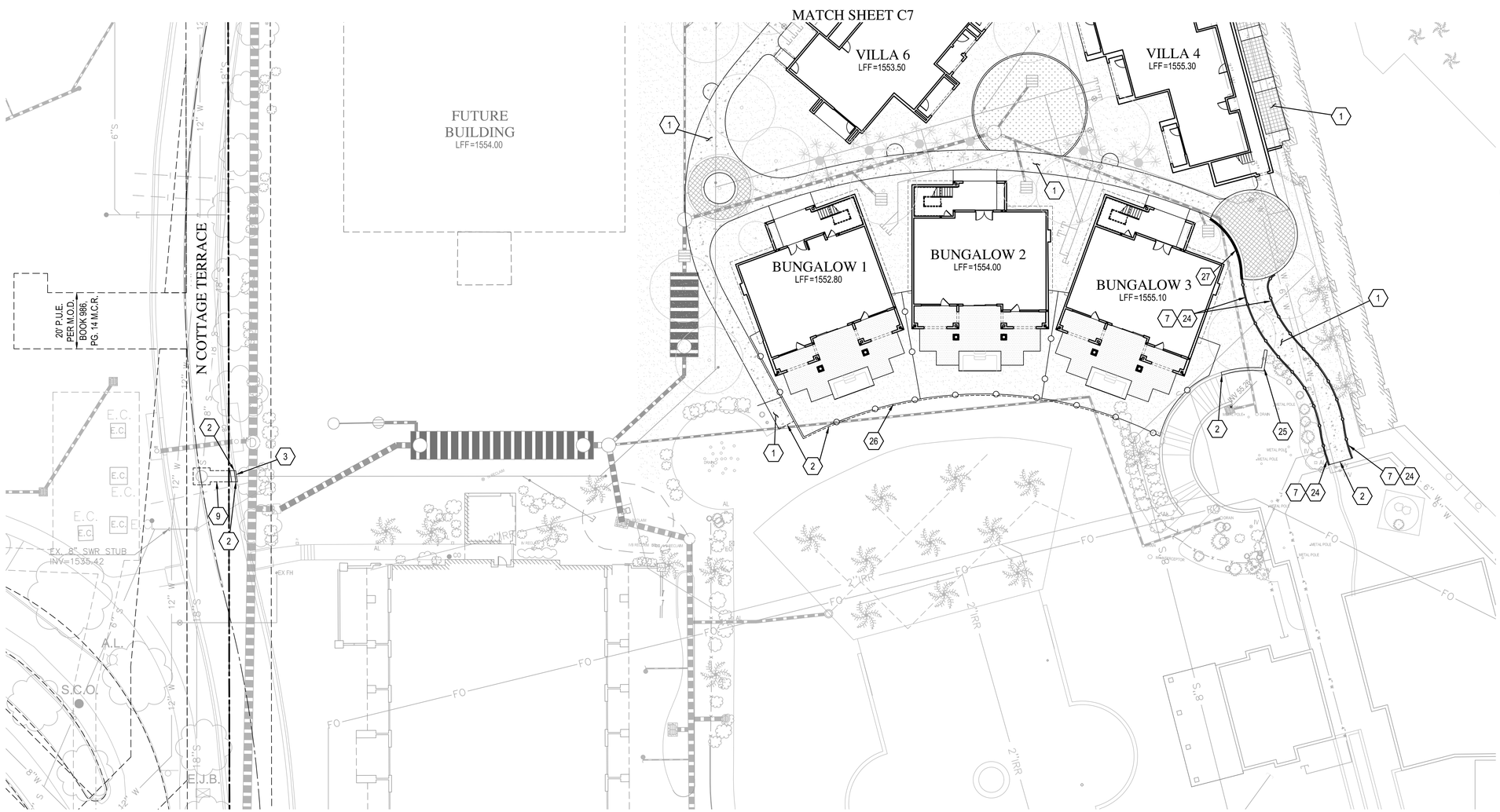
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2. MATCH EXISTING ELEVATIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. CONSTRUCT 6" CURB & GUTTER PER M.A.G. STD. DET. 220, TYPE A.
7. CONSTRUCT 6" SINGLE CURB PER MAG STD. DET. 222, TYPE A.
9. MATCH NEW PAVEMENT TO EXISTING PAVEMENT AT SAWCUT LINE
24. INSTALL HANDRAILS. SEE ARCHITECTURAL PLAN FOR DETAILS.
25. INSTALL SCREEN WALL. SEE ARCHITECTURAL PLAN FOR DETAILS.
26. INSTALL VIEW FENCE. SEE ARCHITECTURAL PLAN FOR DETAILS.
27. CONSTRUCT RETAINING WALL. SEE ARCHITECTURAL PLAN FOR DETAILS.

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SCOTTSDALE, ARIZONA
PAVING PLAN

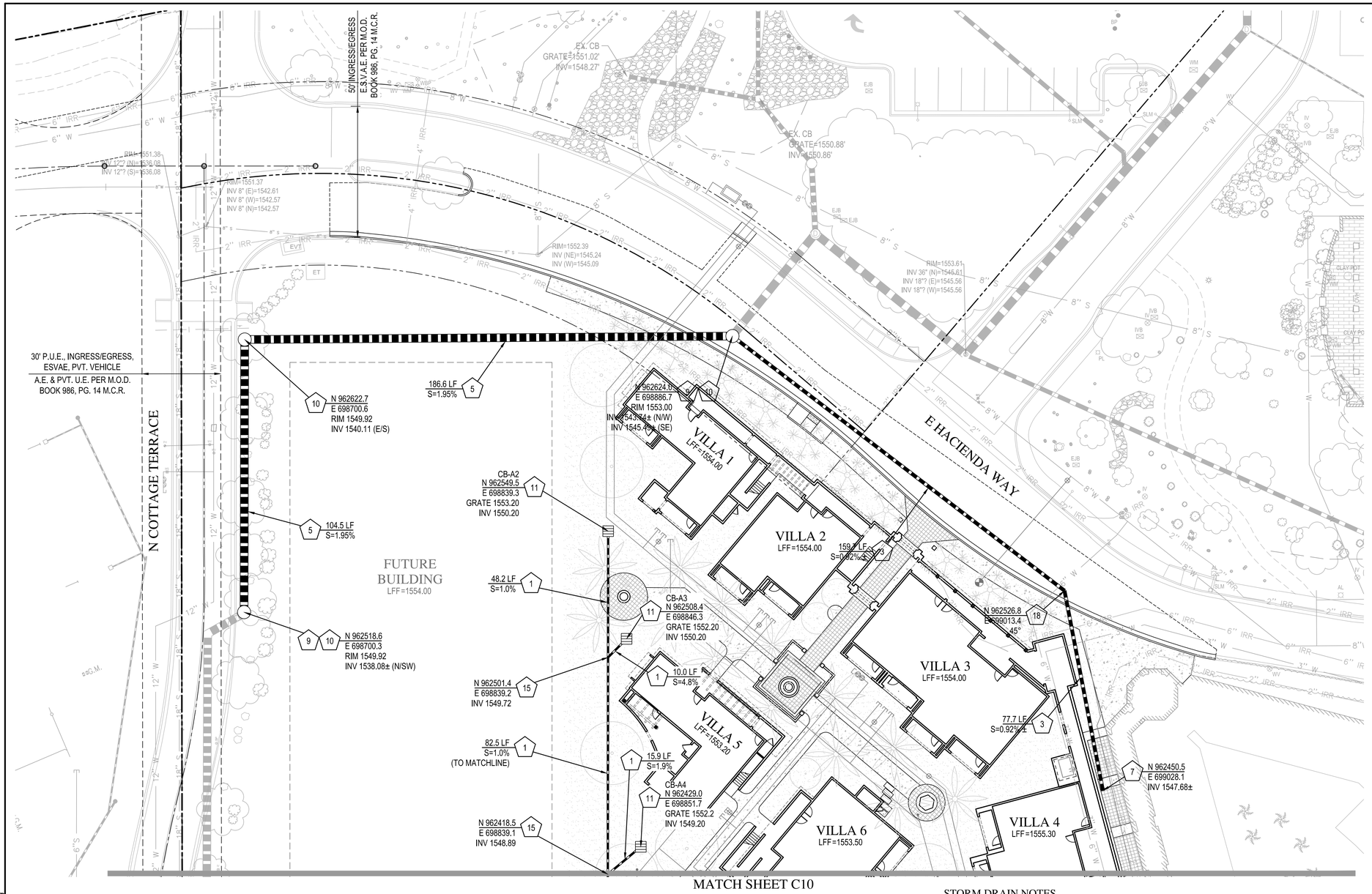
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SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C8 OF 13

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

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N

0 20 40

Horz. 1 in. = 20 ft.

STORM DRAIN NOTES

1. INSTALL 8" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
3. INSTALL 15" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
5. INSTALL 36" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
7. CONNECT TO EXISTING 15" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
9. CONNECT TO EXISTING 36" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
10. CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DETAIL 520 & 522 WHERE NECESSARY, CONTRACTOR TO ROTATE COVER TO PREVENT CONFLICT WITH ADJACENT SIDEWALK.
11. INSTALL CATCH BASIN PER M.A.G. STD. DETAIL 535.
15. INSTALL WYE, SIZE PER ADJOINING PIPE DIAMETER.
18. INSTALL BEND. SIZE PER ADJOINING PIPE DIAMETER. ANGLE PER PLAN.

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In Maricopa County: (602) 263-1100

SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

STORM DRAIN PLAN

REV	DESCRIPTION	DATE

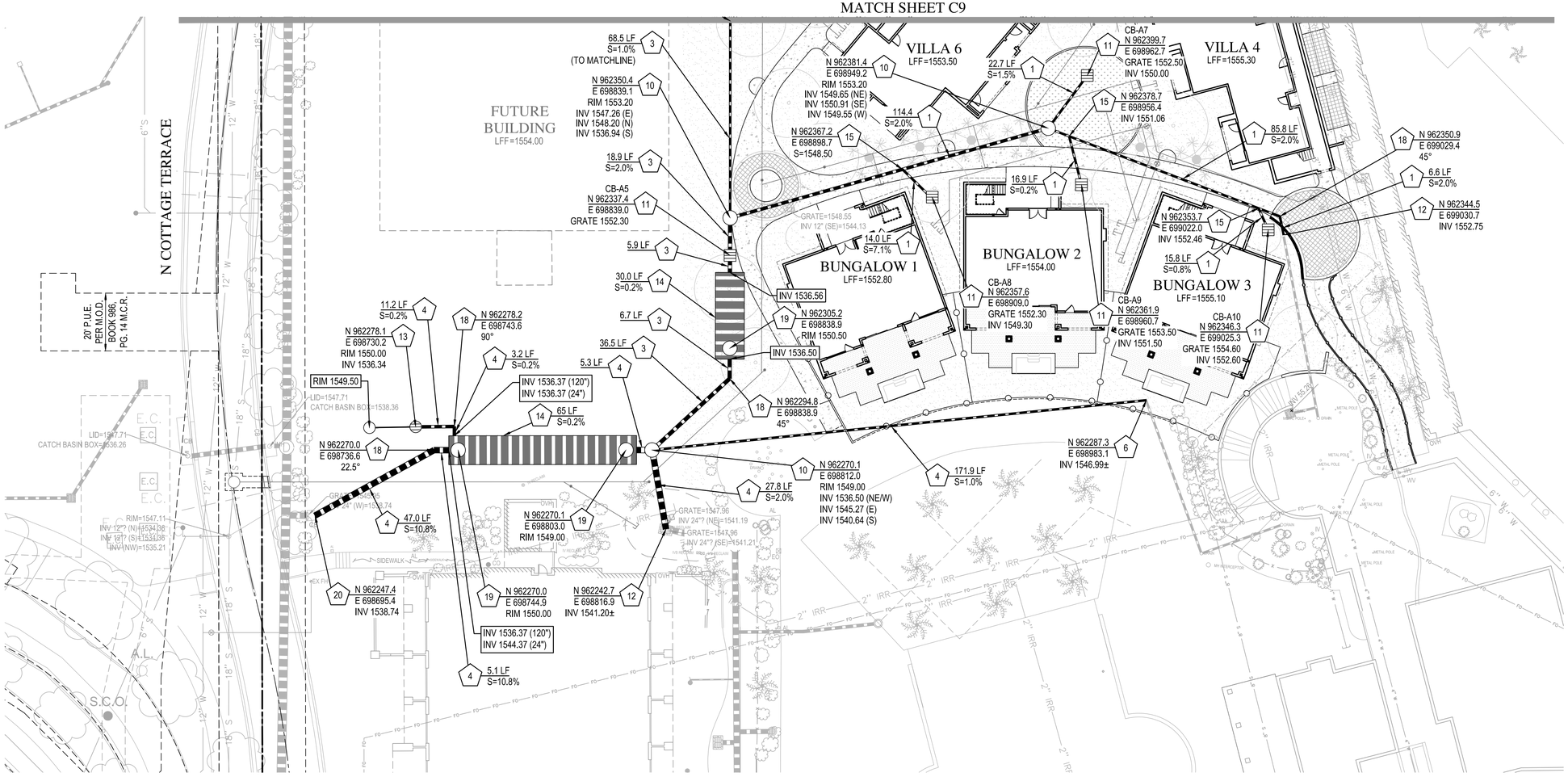
Registered Professional Engineer (Civil) CERTIFICATE NO. 36382 DARIN L. MOORE Date Signed 10/21/22 ARIZONA U.S.A.

EXPIRES 06-30-22

SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C9 OF 13

CHECKED BY: DM DESIGNED BY: RS DRAFTED BY: JRS

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STORM DRAIN NOTES

1. INSTALL 8" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
3. INSTALL 15" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
4. INSTALL 24" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
5. INSTALL 36" ADS N-12 H.D.P.E. PIPE WITH WATER TIGHT JOINTS PER C.O.S. SPEC. 738 OR APPROVED EQUAL.
6. CONNECT TO EXISTING 8" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
7. CONNECT TO EXISTING 15" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
9. CONNECT TO EXISTING 36" STORM DRAIN PIPE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
10. CONSTRUCT STORM DRAIN MANHOLE PER M.A.G. STD. DETAIL 520 & 522 WHERE NECESSARY, CONTRACTOR TO ROTATE COVER TO PREVENT CONFLICT WITH ADJACENT SIDEWALK.
11. INSTALL CATCH BASIN PER M.A.G. STD. DETAIL 535.
12. CONNECT TO EXISTING STORM DRAIN MANHOLE. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.
13. INSTALL DUAL CHAMBER DRYWELL WITH 16' SEPARATION.
14. INSTALL 120" CMP, 14 GAUGE POLYMER RECOATED UNDERGROUND RETENTION STORAGE TANK WITH 5'X1" CORRUGATIONS WITH WATER TIGHT, MANUFACTURED JOINTS PER DETAILS ON SHEET C13, C.O.S. STD. DETAIL 2554. MANUFACTURE'S SPECIFICATIONS, M.A.G. SPEC. SECTIONS 601, 621, AND 760. MAINTAIN A MINIMUM OF 3' OF COVER OVER THE TANK MEASURED FROM SUBGRADE. CONTRACTOR TO CONTACT A SOILS ENGINEER FOR TESTING OF BACKFILL BEFORE BEGINNING BACKFILL.
15. INSTALL WYE, SIZE PER ADJOINING PIPE DIAMETER.
18. INSTALL BEND. SIZE PER ADJOINING PIPE DIAMETER. ANGLE PER PLAN.
19. CONSTRUCT 48" DIAMETER CMP RISER AND MANHOLE CAP PER THE DETAILS ON SHEET C13.
20. CONNECT TO EXISTING CATCH BASIN. CONTRACTOR TO VERIFY HORIZONTAL LOCATION AND VERTICAL ELEVATION. NOTIFY ENGINEER OF ANY DISCREPANCY.

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

STORM DRAIN PLAN

REV	DESCRIPTION	DATE

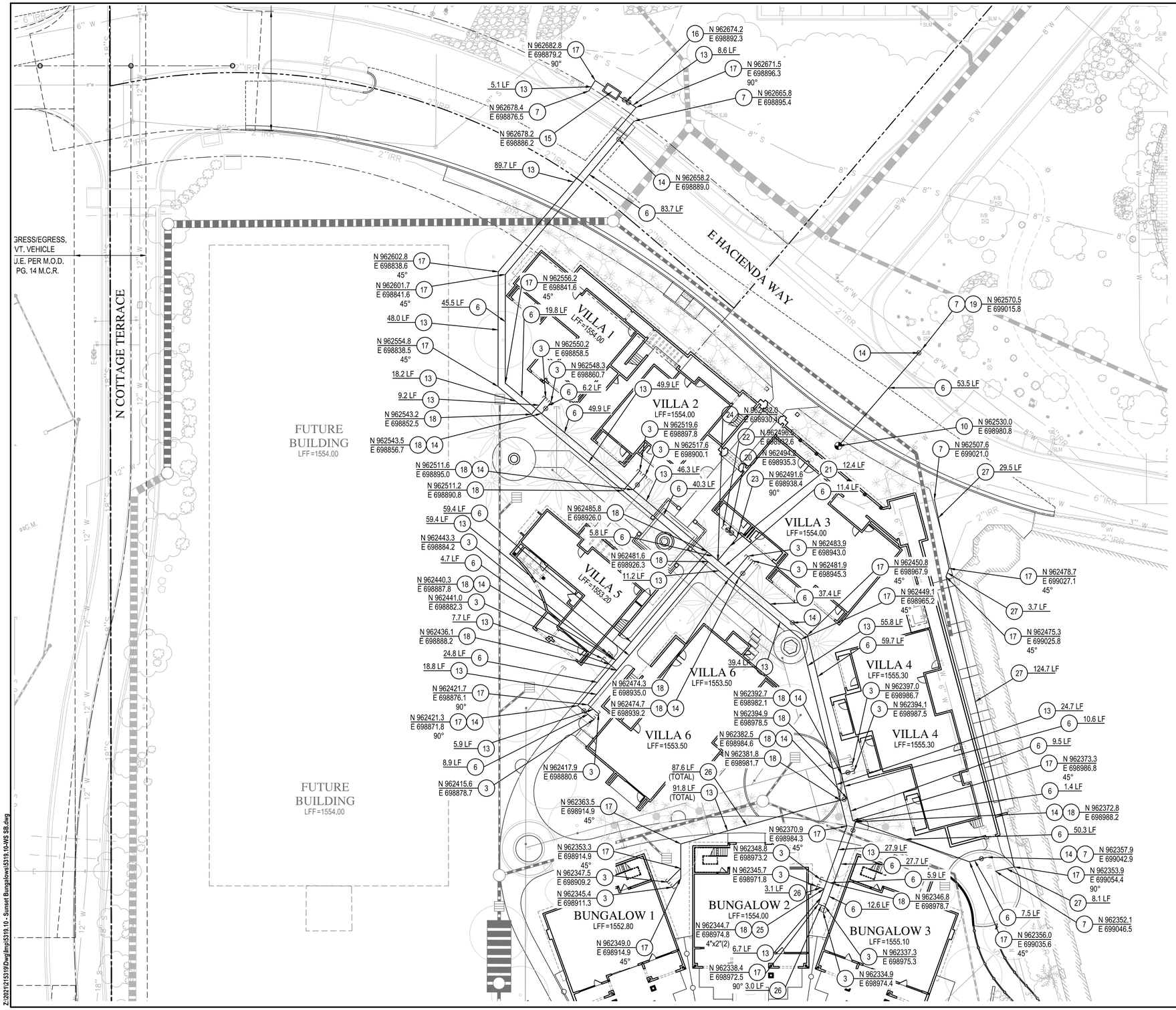
Registered Professional Engineer (Civil) Certificate No. 36382 DARIN L. MOORE 10/21/22 State of Arizona U.S.A.

EXPIRES 06-30-22

SCALE (HORIZ.)	1" = 20'
SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C10 OF 13

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WATER NOTES

3. SEE PLUMBING PLANS FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
6. INSTALL 6" POLYWRAPPED D.I.P. PRESSURE CLASS 350 WATERLINE PER M.A.G. SPEC. SECTION 610. 3' MINIMUM COVER UNLESS NOTED ON PLAN.
7. CONNECT TO EXISTING WATER LINE. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
10. INSTALL FIRE HYDRANT COMPLETE PER M.A.G. STD. DETAIL 360.1.
13. INSTALL 4" POLYWRAPPED D.I.P. PRESSURE CLASS 350 WATERLINE PER M.A.G. SPEC. SECTION 610. 3' MINIMUM COVER UNLESS NOTED ON PLAN.
14. INSTALL GATE VALVE WITH FLANGES, VALVE BOX, AND COVER PER M.A.G. STD. DETAIL 391-1 (VALVE TO MATCH WATERLINE SIZE).
15. INSTALL 4" WATER METER PER C.O.S. STD. DTL. 2345.
16. INSTALL 4" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DTL. 2353.
17. INSTALL BEND WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS. ANGLE(S) PER PLAN.
18. INSTALL TEE WITH JOINT RESTRAINT PER M.A.G. STD. DETAILS 302 AND 303 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS.
19. INSTALL TEE WITH THRUST BLOCKS PER M.A.G. STD. DETAILS 380 OR APPROVED EQUAL. SIZE PER ADJOINING PIPE DIAMETERS.
20. INSTALL 1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DTL. 2354.
21. INSTALL 1" TYPE K, SOFT COPPER WATER LINE.
22. SEE LANDSCAPE PLANS FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
23. INSTALL 1" COPPER FITTING. ANGLE PER PLAN.
24. INSTALL TEE. SIZE PER ADJOINING PIPE DIAMETERS.
25. INSTALL REDUCER. SIZE PER PLAN.
26. INSTALL 2" TYPE K, HARD COPPER WATER LINE.
27. INSTALL 3" WATER LINE. PIPE MATERIAL TO MATCH EXISTING.

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SUNSET VILLAS AND BUNGALOWS
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
WATER PLAN

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO. 38382
DARIN L. MOORE
Date Signed 10/21/22
ARIZONA
EXPIRES 06-30-22

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SHEET	C11 OF 13

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30' P.U.E., INGRESS/EGRESS, ESVAE, PVT. VEHICLE A.E. & PVT. U.E. PER M.O.D. BOOK 986, PG. 14 M.C.R.

N COTTAGE TERRACE

E HACIENDA WAY

FUTURE BUILDING
LFF=1554.00

VILLA 1
LFF=1554.00

VILLA 2
LFF=1554.00

VILLA 3
LFF=1554.00

VILLA 4
LFF=1555.30

VILLA 5
LFF=1553.20

VILLA 6
LFF=1553.50

BUNGALOW 1
LFF=1552.80

BUNGALOW 2
LFF=1554.00

BUNGALOW 3
LFF=1555.10

N 962546.4
E 698863.0
INV 1549.00

28.0 LF
S=1.21%

N 962515.7
E 698902.4
INV 1549.00

23.2 LF
S=3.15%

N 962518.4
E 698863.0
RIM 1553.25
INV 1548.66

N 962497.9
E 698887.5
INV 1548.27

N 962437.5
E 698866.3
INV 1546.20

11.8 LF
S=9.72%

N 962428.5
E 698858.7
INV 1545.05

13.1 LF
S=2.30%

N 962418.4
E 698850.3
RIM 1552.25
INV 1546.75

58.4 LF
S=2.30%

N 962362.0
E 698850.1
RIM 1552.85
INV 1543.45

126.4 LF
S=1.21%

N 962460.9
E 698931.6
INV 1547.57

N 962480.0
E 698947.6
INV 1549.00

24.9 LF
S=5.74%

N 962441.3
E 698957.4
RIM 1553.15
INV 1547.20

N 962438.7
E 698958.1
INV 1547.15

26.0 LF
S=1.21%

N 962417.4
E 698965.0
RIM 1553.10
INV 1546.89

N 962416.2
E 698964.1
INV 1546.84

35.6 LF
S=1.21%

N 962413.3
E 698876.8
INV 1545.30

N 962388.3
E 698944.5
RIM 1552.30
INV 1546.97

23.6 LF
S=1.00%

N 962372.6
E 698888.4
INV 1544.47

N 962382.4
E 698923.3
INV 1546.41

N 962368.0
E 698871.7
RIM 1552.80
INV 1544.02

75.6 LF
S=2.56%

N 962394.6
E 698967.2
INV 1548.24

N 962399.9
E 698986.0
INV 1550.30

43.1 LF
S=7.72%

46.8 LF
S=3.97%

15.1 LF
S=10.00%

22.4 LF
S=2.56%

11.3 LF
S=9.12%

N 962367.8
E 698927.3
INV 1547.92

N 962361.8
E 698891.4
INV 1545.50

66.7 LF
S=2.56%

N 962349.6
E 698979.7
INV 1550.10

PER M.O.D. BOOK 986, PG. 14 M.C.R.

N 962259.0
E 698667.3
RIM 1547.35±
INV 1534.72± (N/S)
INV 1535.72 (E)

N 962259.0
E 698781.5
INV 1537.35

29.5 LF
S= 2.56%

N 962296.8
E 698849.9
RIM 1552.25
INV 1541.78

N 962259.0
E 698809.0
INV 1538.11

57.1 LF
S=2.56±

114.1 LF
S=1.43%

N 962257.5
E 698783.9
RIM 1550.50
INV 1537.39

29.7 LF
S=1.00%

N 962243.5
E 698806.8
INV 1537.65±

N

0 20 40
Horz. 1 in. = 20 ft.

SEWER NOTES

2 INSTALL SANITARY SEWER CLEANOUT PER M.A.G. STD. DTL. 441.

3 INSTALL WYE OR WYE WITH 45° BEND AS APPLICABLE, SIZE PER ADJOINING PIPE DIAMETER.

4 INSTALL 30" SANITARY SEWER MANHOLE PER M.A.G. STD. DTL. 420-1. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

5 SEE PLUMBING PLAN FOR CONTINUATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION WITH PLUMBING PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

6 INSTALL 6" SDR 35 PVC SANITARY SEWER PIPE.

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SUNSET VILLAS AND BUNGALOWS

PRELIMINARY IMPROVEMENT PLAN

SCOTTSDALE, ARIZONA

SEWER PLAN

REV	DESCRIPTION	DATE

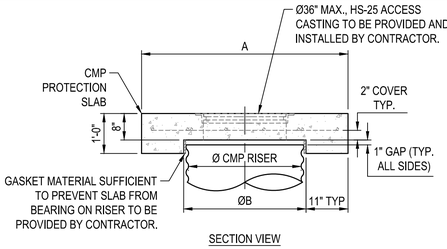
Registered Professional Engineer (Civil)
CERTIFICATE NO.
36382
DARIN L.
MOORE
Date Signed
10-21-22
ARIZONA U.S.A.

EXPIRES 06-30-22

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SCALE (VERT.)	N/A
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JOB NUMBER	215319.10
SHEET	C12 OF 13

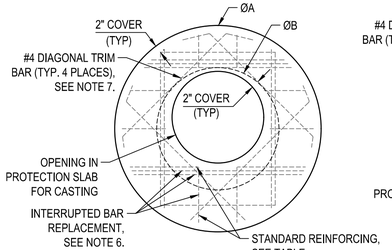
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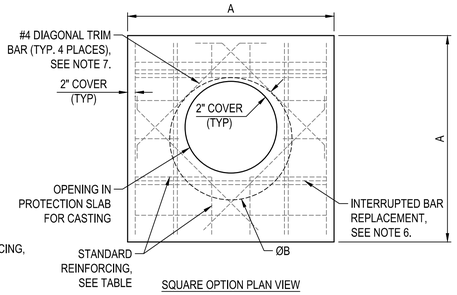


SECTION VIEW

REINFORCING TABLE				
Ø CMP RISER	A	Ø B	REINFORCING	**BEARING PRESSURE (PSF)
48"	Ø 6' 6'x6'	50"	#5 @ 7" OCEW #5 @ 7" OCEW	1,210 1,270



ROUND OPTION PLAN VIEW

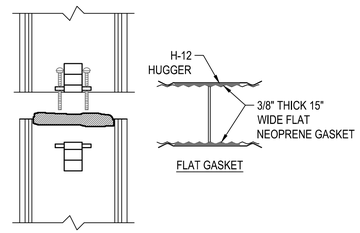


SQUARE OPTION PLAN VIEW

NOTES:

1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION AND ACI 350.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 4,000 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERS, ARCHITECTS AND LAND SURVEYORS, ENDWELL, NY.

MANHOLE CAP DETAIL
(FOR REFERENCE ONLY)
N.T.S.



CONNECTION DETAIL
SINGLE BOLT, BAR AND STRAP

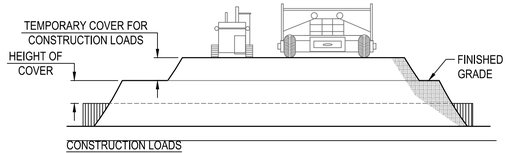
GENERAL NOTES

1. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   12" THRU 48", 1-PIECE
   54" THRU 96", 2-PIECE
   102" THRU 144", 3-PIECES
2. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
3. REROLLED ANNULAR END CORRUGATIONS ARE NORMALLY 2⅔" x ½". DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
4. BAND COATING TO MATCH MAINLINE PIPE COATING.

H-12 HUGGER BAND DETAIL
(FOR REFERENCE ONLY)
N.T.S.

SPECIAL INSPECTION NOTE

- SPECIAL INSPECTION BY A CERTIFIED INSPECTOR IS REQUIRED FOR THE UNDERGROUND RETENTION SYSTEM. THE CONTRACTOR SHALL CONTRACT AND PAY FOR ALL THE COSTS FOR THE PRIVATE CERTIFIED INSPECTOR.
- BACKFILL MUST BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND THE MANUFACTURER'S SPECIFICATIONS.
- COPIES TO BE PROVIDED TO THE OWNER'S REPRESENTATIVE.



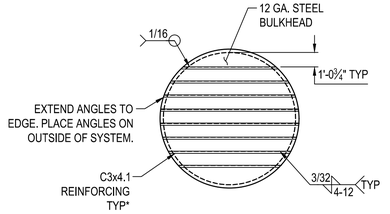
CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

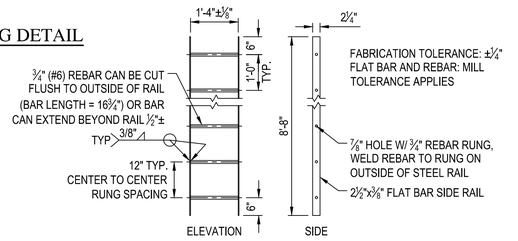
*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONTECH CONSTRUCTION LOADING DETAIL
(FOR REFERENCE ONLY)
N.T.S.



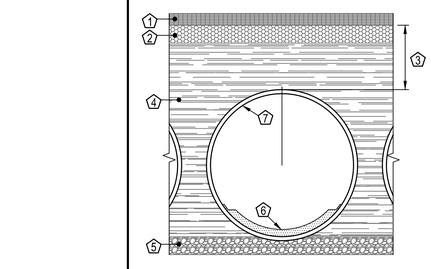
* WELDS TO CONFORM TO AASHTO REGULATION

TYPICAL BULKHEAD REINFORCEMENT DETAIL
(FOR REFERENCE ONLY)
N.T.S.



NOTES:
1. LADDERS CAN BE MADE IN STANDARD LENGTHS AND CUT TO FIT
2. ALL MATERIAL TO MEET ASTM A-36
3. LADDER TO BE HOT DIPPED GALVANIZED PER ASTM A-123 AFTER FABRICATION IS COMPLETE

STANDARD LADDER DETAIL
(FOR REFERENCE ONLY)
N.T.S.
PART No. L-104-16



KEY

1. RIGID OR FLEXIBLE PAVEMENT.
2. GRANULAR ROAD BASE.
3. 12" MIN. FOR DIAMETERS THROUGH 96", 18" MIN. FOR DIAMETERS FROM 102" AND LARGER MEASURED TO TOP OF RIGID OR BOTTOM OF FLEXIBLE PAVEMENT.
4. SELECT GRANULAR FILL PER AASHTO M145 A3, OR APPROVED EQUAL. PLACED IN 8" LIFTS (COMPACTED TO MIN. 95% STANDARD DENSITY PER AASHTO T99.)
5. GRANULAR BEDDING, ROUGHLY SHAPED TO FIT THE BOTTOM OF PIPE, 6" IN DEPTH.
6. PAVE PIPE INVERT PER CITY OF SCOTTSDALE STD. DET. 2554. (IF IN SCOTTSDALE)
7. CMP DIAMETER AND GAUGE PER CONSTRUCTION NOTE.
   NEED pH & RESISTIVITY

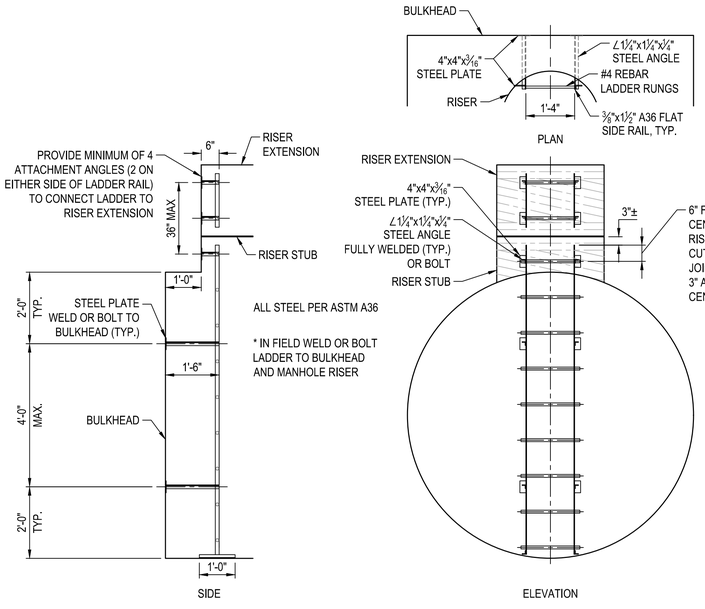
FOUNDATION/BEDDING PREPARATION
PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND BROUGHT BACK TO THE GRADE WITH A FILL MATERIAL AS APPROVED BY THE ENGINEER. ONCE THE FOUNDATION PREPARATION IS COMPLETE, 6" OF A WELL-GRADED GRANULAR MATERIAL SHALL BE PLACED AS THE BEDDING.

BACKFILL
THE BACKFILL SHALL BE AN A3 GRANULAR FILL PER AASHTO M145, OR A WELL-GRADED GRANULAR FILL AS APPROVED BY THE SITE ENGINEER (SEE INSTALLATION GUIDELINES). THE MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS AND COMPACTED TO 95% AASHTO T99 STANDARD PROCTOR DENSITY. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHALL BE ADVANCED ALONG THE LENGTH OF THE DETENTION SYSTEM AT THE SAME RATE TO AVOID DIFFERENTIAL LOADING ON THE PIPE.

OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.

ENGINEER'S BACKFILL COMPACTION NOTE
** THE SELECT GRANULAR BACKFILL UNDER AND AROUND UNDERGROUND STORAGE TANKS TO BE COMPACTED TO A MINIMUM OF 95% AND PER MANUFACTURER'S SPECIFICATIONS. CONTACT SOILS ENGINEER FOR COMPACTION TESTING OF BACKFILL BEFORE BEGINNING BACKFILL.

CONTECH BACKFILL DETAIL
(FOR REFERENCE ONLY)
N.T.S.

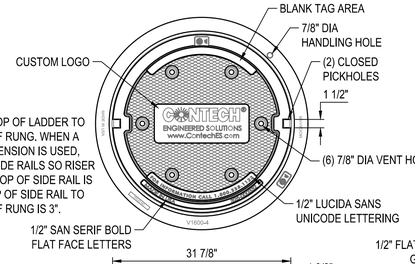


ALL STEEL PER ASTM A36

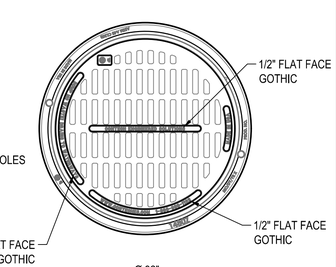
* IN FIELD WELD OR BOLT LADDER TO BULKHEAD AND MANHOLE RISER

RISER LADDER DETAIL
(FOR REFERENCE ONLY)
N.T.S.

30"x4" REVERSIBLE FRAME & SOLID COVER



30"x4" REVERSIBLE FRAME & GRATE



FRAME AND COVER DETAIL
(FOR REFERENCE ONLY)
N.T.S.

WOOD PATEL

Wood, Patel & Associates, Inc.
Civil Engineering
Water Resources
Land Survey
Construction Management
602.335.8500
www.woodpatel.com

Call at least two full working days before you begin excavation.
ARIZONA811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

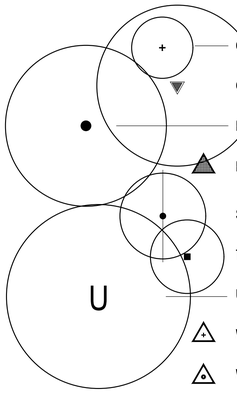
SUNSET VILLAS AND BUNGALOWS
PRELIMINARY IMPROVEMENT PLAN
SCOTTSDALE, ARIZONA
CMP DETAIL

REV	DESCRIPTION	DATE

Registered Professional Engineer (Civil)
CERTIFICATE NO.
36382
DARIN L. MOORE
Valley Engineering, L.L.C.
ARIZONA U.S.A.
EXPIRES 06-30-22

SCALE (HORIZ.)	N/A
SCALE (VERT.)	N/A
DATE	10/21/2022
JOB NUMBER	215319.10
SHEET	C13 OF 13

PLANT LEGEND - SEE SHEETS L-101 AND L-102



	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS / CALIPER
TREES					
	Chamaerops humilis	Mediterranean Fan Palm	36" Box	10	Multi-trunk / 4' HT C 4' W
	Olea europaea	Fruitless Olive	48" Box	5	Low-break multi trunk / 2.5"
	Parkinsonia X 'Desert Museum'	Desert Museum Palo Verde	36" Box	8	Low-break single trunk / 2"
	Phoenix dactylifera 'Deglet Nor'	Deglet Noor Date Palm	18' Trunk	12	Diamond Cut / -
	Sophora secundiflora	Texas Mountain Laurel	24" Box	10	Multi-trunk / 1.25"
	Thevetia peruviana	Yellow Oleander	24" Box	5	Multi-trunk / 1.25"
	Ulmus parvifolia	Evergreen Elm	36" Box	3	Standard Trunk / 2.5"
	Washingtonia filifera	California Fan Palm	Salvaged from Site	4	-
	Washingtonia robusta	Mexican Fan Palm	Salvaged from Site	10	-
SHRUBS					
	Alyogyne huegelii *	Blue Hibiscus	5 Gal	18	
	Callistemon viminalis 'Little John'	'Little John' Bottlebrush	5 Gal	34	
BB	Eremophila hygrophana Blue Bells	Blue Bells	5 Gal	60	
	Jasminum sambac *	Sambac Jasmine	5 Gal	8	
	Justicia spicigera	Mexican Honeysuckle	5 Gal	51	
L	Lantana X 'New Gold'	New Gold Lantana	5 Gal	85	
	Leucophyllum frutescens	Green Cloud Texas Sage	5 Gal	18	
	Myrtus communis 'Boetica'	Twisted Myrtle	5 Gal	30	
O	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 Gal	60	
P	Plumbago capensis	Blue Plumbago	5 Gal	29	
	Ruellia brittoniana	Blue Ruellia	5 Gal	50	
R	Ruellia brittoniana 'Blanca'	White Dwarf Ruellia	5 Gal	93	or other dwarf
C	Russelia equisetiformis	Coral Fountain	5 Gal	60	
T	Tecoma X 'Solar Flare'	Solar Flare Esperanza	5 Gal	13	
W	Wedelia trilobata	Yellow Dot	5 Gal	122	
ACCENTS					
	Agave desmettiana	Tropical Agave	5 Gal	32	
	Agave sissilana	Sisal Agave	15 Gal	23	
	Agave victoriae-reginae	Queen Victoria Agave	5 Gal	19	
	Aloe dichotoma	Quiver Tree Aloe	4'-5' Ht.	11	Matching Height
AB	Aloe barbadensis	Medicinal Aloe	5 Gal	41	
A	Aloe spp.	Blue Elf Aloe	5 Gal	28	
B	Brahea armata	Mexican Blue Fan Palm	15 Gal	1	Speciman
	Cycas revoluta	Sago Palm	15 Gal	13	
	Dasylirion longissimum	Toothless Dasylirion	5 Gal	16	
D	Dasylirion texanum	Green Desert Spoon	5 Gal	6	
	Echinocactus grusonii	Golden Barrel	5 Gal	8	
	Euphorbia bracteatus	Tall Lady's Slippers	5 Gal	30	
S	Euphorbia lomelii	Lady's Slippers	5 Gal	39	
M	Euphorbia resinfera *	Moroccan Mound	5 Gal	12	
	Euphorbia tirucalli 'Rosea' *	Firestick	15 Gal	8	
BL	Hesperaloe parviflora 'PERPA' Brakelights® PP#21729	Brakelights Yucca	5 Gal	17	
	Lophocereus schotti 'Monstrosus'	Totem Pole	4'-5' tall	21	Specimen
	Muhlenbergia capillaris	Regal Mist Muhly	5 Gal	69	
	Pachycereus marginatus	Mexican Fence Post	4'-5' tall	24	Specimen
	Phoenix roebelenii *	Pigmy Date Palm	15 Gal	16	Specimen
E	Portulacaria afra minima	Dwarf Elephant Food	5 Gal	95	
	Sansevieria trifasciata laurentii *	Mother in laws tongue	5 Gal	18	
AG	Trichocereus candicans	Argentine Giant	5 Gal	3	
Z	Zephyranthes 'Prairie Sunset'	Prairie Sunset Rain Lily	5 Gal	24	
VINES					
J	Jasminum mesnyi (staked)	Primrose Jasmine	5 Gal	11	
OTHER					
	Artificial Turf	Pioneer 'Darby" (or approved equal) - install per manufacturer recs.		1,170 s.f.	
[no symbol]	Decomposed granite groundcover	Match / replace existing, 2" layer		27,610 s.f.	In all non-turf / grass planting areas
	Planting Scope of Work				

LANDSCAPE LEGEND

- Concrete Paving - Integral color, medium broom finish
- Concrete Paving - Integral color, acid-etch (sand) finish
- Stone Paving - Travertine
- Precast Concrete Pavers - match ex. resort pavers
- Artificial Turf - See Planting Legend
- Lighted bollard - see Lighting Plans

LANDSCAPE NOTES

1. THERE IS NO THE R.O.W. ON THIS PROJECT.
2. PLANTS THROUGHOUT THE REST OF THE SITE SHALL ALSO LARGELY CONFORM TO THE ADWR LOW-WATER-USE PLANT LIST.
3. A MINIMUM OF 50% OF TREES SHALL BE 3" CALIPER (MATURE) WHEN PLANTED.
4. PROJECTS IS NOT LOCATED WITHIN CITY'S ESL OVERLAY ZONING .
5. NO HYDROSEED IS PROPOSED.
6. DECOMPOSED GRANITE AROUND THE MATURE FORM OF PLANTS, TREE CANOPIES OR GROUPS OF PLANTS SHALL NOT EXCEED 7' IN ANY DIRECTION.
7. NO MULTI-TRUNK TREES SHALL OCCUR IN THE SVT.
8. THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4-FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. (REFER TO DSPM SEC. 2-1.501.L.)

LANDSCAPE AREA TOTALS:

TOTAL LANDSCAPE AREA = 28,780 SQ.FT.

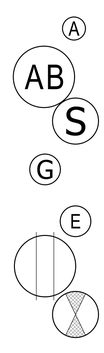
ON-SITE LANDSCAPE AREA = 28,780 SQ.FT.

ROW LANDSCAPE AREA = 0 SQ.FT.

PARKING LANDSCAPE AREA = 0 SQ.FT.

Plants with an asterisk (*) are NOT included on the ADWR Phoenix Active Management Area Low-Water-Use List.

PLANT LEGEND - VILLA PLANTERS - SEE SHEETS L-103, L-104 AND L-105



BOTANICAL NAME	COMMON NAME	SIZE
Aloe spp.	Blue Elf Aloe	5 Gal
Aloe barbadensis	Medicinal Aloe	5 Gal
Euphorbia lomelii	Lady's Slippers	5 Gal
Euphorbia rigida	Gopher Plant	5 Gal
Portulacaria afra minima	Dwarf Elephant Food	5 Gal
Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	5 Gal
Sansevieria trifasciata laurentii	Mother in laws tongue	5 Gal
[no symbol] Rock groundcover	Beach Pebbles - 1/2" - 1" (Buff color), 2" layer	

ISSUED FOR:
DESIGN REVIEW BOARD

ISSUANCE	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N Cattletrack Rd Scottsdale AZ 85250

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36211
LEAH M. MANBECK
ARIZONA, U.S.A.
Expires 06/30/25

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kollinaltomare.com

Chicago
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Chicago, IL 60610
t: 312.471.8760

PROJECT
FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255
PREPARED FOR: STRATEGIC HOTELS & RESORTS

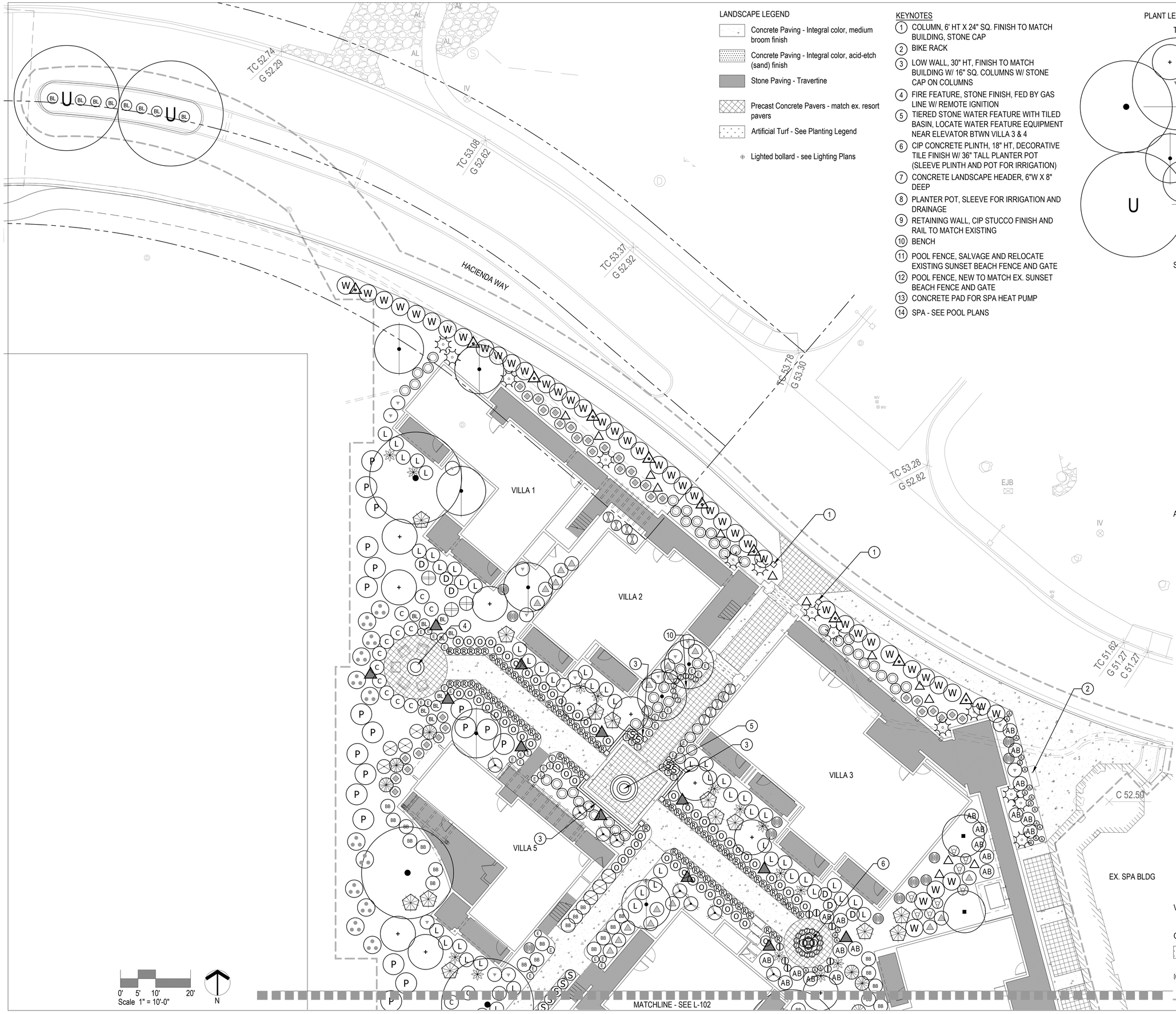
JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

SHEET NAME
LANDSCAPE NOTES AND LEGEND

SHEET NUMBER
L-100

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LANDSCAPE LEGEND

- Concrete Paving - Integral color, medium broom finish
- Concrete Paving - Integral color, acid-etch (sand) finish
- Stone Paving - Travertine
- Precast Concrete Pavers - match ex. resort pavers
- Artificial Turf - See Planting Legend
- Lighted bollard - see Lighting Plans

KEYNOTES

1. COLUMN, 6' HT X 24" SQ. FINISH TO MATCH BUILDING, STONE CAP
2. BIKE RACK
3. LOW WALL, 30" HT, FINISH TO MATCH BUILDING W/ 16" SQ. COLUMNS W/ STONE CAP ON COLUMNS
4. FIRE FEATURE, STONE FINISH, FED BY GAS LINE W/ REMOTE IGNITION
5. TIERED STONE WATER FEATURE WITH TILED BASIN, LOCATE WATER FEATURE EQUIPMENT NEAR ELEVATOR BTWN VILLA 3 & 4
6. CIP CONCRETE PLINTH, 18" HT, DECORATIVE TILE FINISH W/ 36" TALL PLANTER POT (SLEEVE PLINTH AND POT FOR IRRIGATION)
7. CONCRETE LANDSCAPE HEADER, 6"W X 8" DEEP
8. PLANTER POT, SLEEVE FOR IRRIGATION AND DRAINAGE
9. RETAINING WALL, CIP STUCCO FINISH AND RAIL TO MATCH EXISTING
10. BENCH
11. POOL FENCE, SALVAGE AND RELOCATE EXISTING SUNSET BEACH FENCE AND GATE
12. POOL FENCE, NEW TO MATCH EX. SUNSET BEACH FENCE AND GATE
13. CONCRETE PAD FOR SPA HEAT PUMP
14. SPA - SEE POOL PLANS

PLANT LEGEND - SEE L-100 FOR FULL LEGEND

	TREES	BOTANICAL NAME
+		Chamaerops humilis
▼		Olea europaea
●		Parkinsonia X 'Desert Museum'
▲		Phoenix dactylifera 'Deglet Nor'
■		Sophora secundiflora
		Thevetia peruviana
U		Ulmus parvifolia
▲		Washingtonia filifera
▲		Washingtonia robusta

	SHRUBS
	Alyogyne huegelii *
	Callistemon viminalis 'Little John'
BB	Eremophila hygrophana Blue Bells
	Jasminum sambac *
	Justicia spicigera
L	Lantana X 'New Gold'
	Leucophyllum frutescens
	Myrtus communis 'Boetica'
O	Olea europaea 'Montra'
P	Plumbago capensis
	Ruellia brittoniana
®	Ruellia brittoniana 'Blanca'
C	Russelia equisetiformis
T	Tecoma X 'Solar Flare'
W	Wedelia trilobata

	ACCENTS
	Agave desmettiana
	Agave sissilana
	Agave victoriae-reginae
	Aloe dichotoma
AB	Aloe barbadensis
A	Aloe spp.
B	Brahea armata
	Cycas revoluta
	Dasylirion longissimum
D	Dasylirion texanum
	Echinocactus grusonii
	Euphorbia bracteatus
S	Euphorbia lomelii
M	Euphorbia resinfera *
	Euphorbia tirucalli 'Rosea' *
BL	Hesperaloe parviflora 'PERPA' Brakelights® PP#21729
	Lophocereus schotti 'Monstrosus'
	Muhlenbergia capillaris
	Pachycereus marginatus
	Phoenix roebelenii *
E	Portulacaria afra minima
	Sansevieria trifasciata laurentii *
AG	Trichocereus candicans
Z	Zephyranthes 'Prairie Sunset'

	VINES
J	Jasminum mesnyi (staked)

	OTHER
	Artificial Turf
[no symbol]	Decomposed granite groundcover
	Planting Scope of Work

ISSUED FOR:
DESIGN REVIEW BOARD

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6115 N Cattletrack Rd Scottsdale AZ 85250

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kollinaltomare.com

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PROJECT
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VILLAS & BUNGALOWS AT SUNSET BEACH
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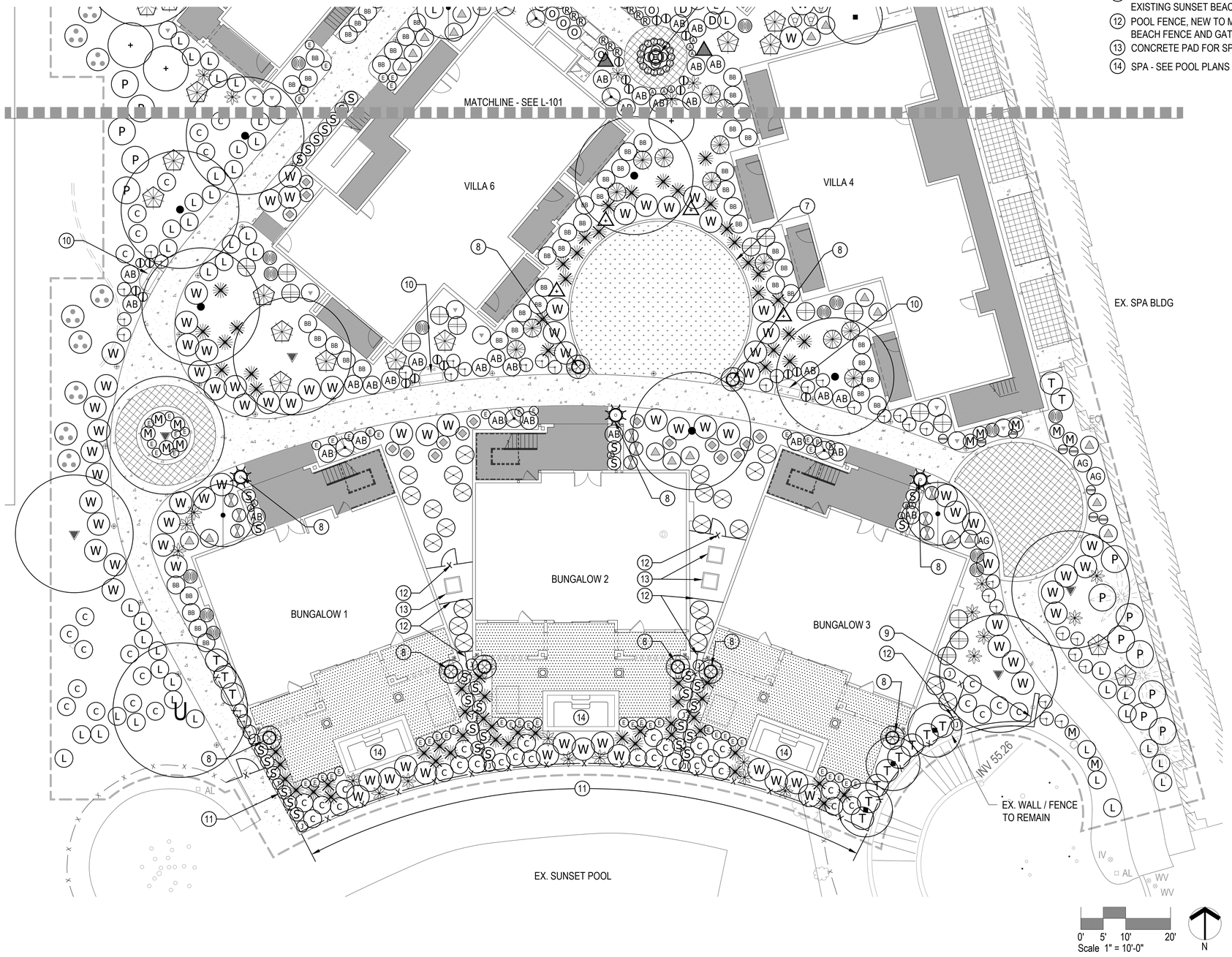
JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

SHEET NAME
LANDSCAPE PLAN - NORTH

SHEET NUMBER
L-101

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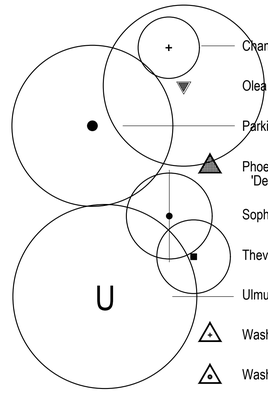
LANDSCAPE LEGEND

- Concrete Paving - Integral color, medium broom finish
- Concrete Paving - Integral color, acid-etch (sand) finish
- Stone Paving - Travertine
- Precast Concrete Pavers - match ex. resort pavers
- Artificial Turf - See Planting Legend
- Lighted bollard - see Lighting Plans

KEYNOTES

1. COLUMN, 6' HT X 24" SQ. FINISH TO MATCH BUILDING, STONE CAP
2. BIKE RACK
3. LOW WALL, 30" HT, FINISH TO MATCH BUILDING W/ 16" SQ. COLUMNS W/ STONE CAP ON COLUMNS
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14. SPA - SEE POOL PLANS

PLANT LEGEND - SEE L-100 FOR FULL LEGEND



TREES — BOTANICAL NAME

- Chamaerops humilis
- Olea europaea
- Parkinsonia X 'Desert Museum'
- Phoenix dactylifera 'Deglet Nor'
- Sophora secundiflora
- Thevetia peruviana
- Ulmus parvifolia
- Washingtonia filifera
- Washingtonia robusta

SHRUBS

- Alyogyne huegelii *
- Callistemon viminalis 'Little John'
- Eremophila hygrophana Blue Bells
- Jasminum sambac *
- Justicia spicigera
- Lantana X 'New Gold'
- Leucophyllum frutescens
- Myrtus communis 'Boetica'
- Olea europaea 'Montra'
- Plumbago capensis
- Ruellia brittoniana
- Ruellia brittoniana 'Blanca'
- Russelia equisetiformis
- Tecoma X 'Solar Flare'
- Wedelia trilobata

ACCENTS

- Agave desmettiana
- Agave sissilana
- Agave victoriae-reginae
- Aloe dichotoma
- Aloe barbadensis
- Aloe spp.
- Brahea armata
- Cycas revoluta
- Dasylirion longissimum
- Dasylirion texanum
- Echinocactus grusonii
- Euphorbia bracteatus
- Euphorbia lomelii
- Euphorbia resinfera *
- Euphorbia tirucalli 'Rosea' *
- Hesperaloe parviflora 'PERPA' Brakelights® PP#21729
- Lophocereus schotti 'Monstrosus'
- Muhlenbergia capillaris
- Pachycereus marginatus
- Phoenix roebelenii *
- Portulacaria afra minima
- Sansevieria trifasciata laurentii *
- Trichocereus candicans
- Zephyranthes 'Prairie Sunset'

VINES

- Jasminum mesnyi (staked)

OTHER

- Artificial Turf
- [no symbol] Decomposed granite groundcover
- Planting Scope of Work

ISSUED FOR:
DESIGN REVIEW BOARD

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PROJECT
FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255
PREPARED FOR: STRATEGIC HOTELS & RESORTS

JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

SHEET NAME
LANDSCAPE PLAN - SOUTH

SHEET NUMBER
L-102

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1 PLANTER V1-1A
SCALE 1/4" = 1'-0"



2 PLANTER V1-1B
SCALE 1/4" = 1'-0"



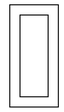
3 PLANTER V1-1C
SCALE 1/4" = 1'-0"



4 PLANTER V1-2A
SCALE 1/4" = 1'-0"



5 PLANTER V1-2B
SCALE 1/4" = 1'-0"



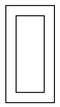
6 PLANTER V1-2C
SCALE 1/4" = 1'-0"



7 PLANTER V2-1A
SCALE 1/4" = 1'-0"



8 PLANTER V2-1B
SCALE 1/4" = 1'-0"



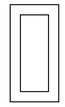
9 PLANTER V2-1C
SCALE 1/4" = 1'-0"



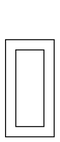
10 PLANTER V2-1D
SCALE 1/4" = 1'-0"



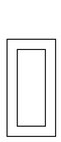
11 PLANTER V2-2A
SCALE 1/4" = 1'-0"



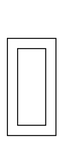
12 PLANTER V2-1B
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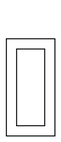
13 PLANTER V2-2C
SCALE 1/4" = 1'-0"



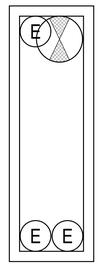
14 PLANTER V2-2D
SCALE 1/4" = 1'-0"



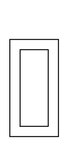
15 PLANTER V2-3A
SCALE 1/4" = 1'-0"



16 PLANTER V2-3B
SCALE 1/4" = 1'-0"



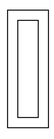
17 PLANTER V2-3C
SCALE 1/4" = 1'-0"



18 PLANTER V3-1A
SCALE 1/4" = 1'-0"



19 PLANTER V3-1B
SCALE 1/4" = 1'-0"



20 PLANTER V3-1C
SCALE 1/4" = 1'-0"



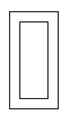
21 PLANTER V3-1D
SCALE 1/4" = 1'-0"



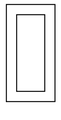
22 PLANTER V3-1E
SCALE 1/4" = 1'-0"



23 PLANTER V3-1F
SCALE 1/4" = 1'-0"



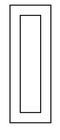
24 PLANTER V3-1G
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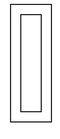
25 PLANTER V3-1H
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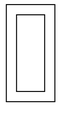
26 PLANTER V3-2A
SCALE 1/4" = 1'-0"



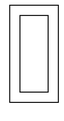
27 PLANTER V3-2B
SCALE 1/4" = 1'-0"



28 PLANTER V3-2C
SCALE 1/4" = 1'-0"



29 PLANTER V3-2D
SCALE 1/4" = 1'-0"



30 PLANTER V3-2E
SCALE 1/4" = 1'-0"

PLANT LEGEND - VILLA PLANTERS
- SEE L-100 FOR FULL LEGEND

	BOTANICAL NAME
A	Aloe spp.
AB	Aloe barbadensis
S	Euphorbia lomelii
G	Euphorbia rigida
E	Portulacaria afra minima
	Rosmarinus officinalis 'Huntington Carpet'
	Sansevieria trifasciata laurentii
[no symbol]	Rock groundcover

ISSUED FOR:
DESIGN REVIEW BOARD

ISSUANCE	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N Cattletrack Rd Scottsdale AZ 85250

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36211
LEAH M. MANBECK
ARIZONA, U.S.A.
Expires 06/30/25

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PROJECT
FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255
PREPARED FOR: STRATEGIC HOTELS & RESORTS

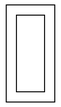
JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

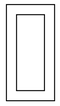
SHEET NAME
LANDSCAPE PLAN - VILLA PLANTERS

SHEET NUMBER
L-103

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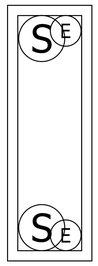
31 PLANTER V3-2F
SCALE 1/4" = 1'-0"



32 PLANTER V3-2G
SCALE 1/4" = 1'-0"



33 PLANTER V3-2H
SCALE 1/4" = 1'-0"



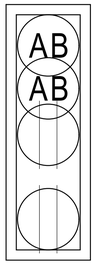
34 PLANTER V3-3A
SCALE 1/4" = 1'-0"



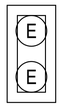
35 PLANTER V3-3B
SCALE 1/4" = 1'-0"



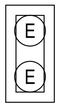
36 PLANTER V3-3C
SCALE 1/4" = 1'-0"



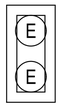
37 PLANTER V3-3D
SCALE 1/4" = 1'-0"



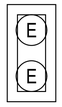
38 PLANTER V4-1A
SCALE 1/4" = 1'-0"



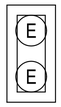
39 PLANTER V4-1B
SCALE 1/4" = 1'-0"



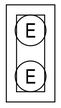
40 PLANTER V4-1C
SCALE 1/4" = 1'-0"



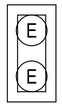
41 PLANTER V4-1D
SCALE 1/4" = 1'-0"



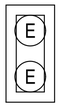
42 PLANTER V4-1E
SCALE 1/4" = 1'-0"



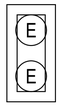
43 PLANTER V4-1F
SCALE 1/4" = 1'-0"



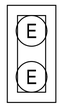
44 PLANTER V4-1G
SCALE 1/4" = 1'-0"



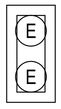
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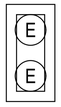
46 PLANTER V4-2A
SCALE 1/4" = 1'-0"



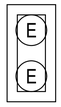
47 PLANTER V4-2B
SCALE 1/4" = 1'-0"



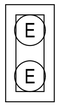
48 PLANTER V4-2C
SCALE 1/4" = 1'-0"



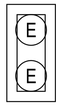
49 PLANTER V4-2D
SCALE 1/4" = 1'-0"



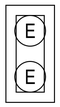
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SCALE 1/4" = 1'-0"



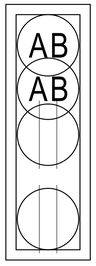
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SCALE 1/4" = 1'-0"



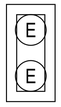
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SCALE 1/4" = 1'-0"



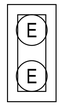
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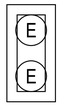
54 PLANTER V4-3A
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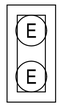
55 PLANTER V4-3B
SCALE 1/4" = 1'-0"



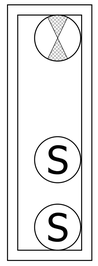
56 PLANTER V4-3C
SCALE 1/4" = 1'-0"



57 PLANTER V4-3D
SCALE 1/4" = 1'-0"



58 PLANTER V4-3E
SCALE 1/4" = 1'-0"



59 PLANTER V4-3F
SCALE 1/4" = 1'-0"



60 PLANTER V5-1A
SCALE 1/4" = 1'-0"

PLANT LEGEND - VILLA PLANTERS
- SEE L-100 FOR FULL LEGEND

	BOTANICAL NAME
A	Aloe spp.
AB	Aloe barbadensis
S	Euphorbia lomelii
G	Euphorbia rigida
E	Portulacaria afra minima
	Rosmarinus officinalis 'Huntington Carpet'
	Sansevieria trifasciata laurentii
[no symbol]	Rock groundcover

ISSUED FOR:
DESIGN REVIEW BOARD

ISSUANCE	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N Cattletrack Rd Scottsdale AZ 85250

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36211
LEAH M. VAN MANBECK
ARIZONA, U.S.A.
Expires 06/30/25

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PROJECT
FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255
PREPARED FOR: STRATEGIC HOTELS & RESORTS

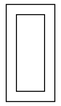
JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

SHEET NAME
LANDSCAPE PLAN - VILLA PLANTERS

SHEET NUMBER
L-104

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61 PLANTER V5-1B
SCALE 1/4" = 1'-0"



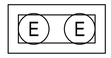
62 PLANTER V5-2A
SCALE 1/4" = 1'-0"



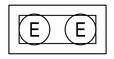
63 PLANTER V5-2B
SCALE 1/4" = 1'-0"



64 PLANTER V5-2C
SCALE 1/4" = 1'-0"



65 PLANTER V6-1A
SCALE 1/4" = 1'-0"



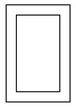
66 PLANTER V6-1B
SCALE 1/4" = 1'-0"



67 PLANTER V6-1C
SCALE 1/4" = 1'-0"



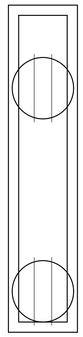
68 PLANTER V6-1D
SCALE 1/4" = 1'-0"



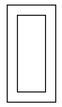
69 PLANTER V6-1E
SCALE 1/4" = 1'-0"



70 PLANTER V6-1F
SCALE 1/4" = 1'-0"



71 PLANTER V6-2A
SCALE 1/4" = 1'-0"



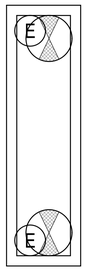
72 PLANTER V6-2B
SCALE 1/4" = 1'-0"



73 PLANTER V6-2C
SCALE 1/4" = 1'-0"



74 PLANTER V6-2D
SCALE 1/4" = 1'-0"



75 PLANTER V6-2E
SCALE 1/4" = 1'-0"



76 PLANTER V6-2F
SCALE 1/4" = 1'-0"

PLANT LEGEND - VILLA PLANTERS
- SEE L-100 FOR FULL LEGEND

BOTANICAL NAME

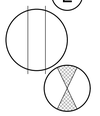
A — Aloe spp.

AB — Aloe barbadensis

S — Euphorbia lomelii

G — Euphorbia rigida

E — Portulacaria afra minima



Rosmarinus officinalis 'Huntington Carpet'

Sansevieria trifasciata laurentii

[no symbol] — Rock groundcover

ISSUED FOR:
DESIGN REVIEW BOARD

ISSUANCE	DATE

PRELIMINARY
NOT FOR CONSTRUCTION

GBtwo
LANDSCAPE ARCHITECTURE, INC.
6115 N Cattletrack Rd Scottsdale AZ 85250

REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO.
36211
LEAH M. MANBECK
ARIZONA, U.S.A.
Expires 06/30/25

ARCHITECT OF RECORD
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Chicago
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Chicago, IL 60610
t: 312.471.8760

PROJECT
FAIRMONT SCOTTSDALE PRINCESS
VILLAS & BUNGALOWS AT SUNSET BEACH
7575 EAST PRINCESS DRIVE, SCOTTSDALE, AZ 85255
PREPARED FOR: STRATEGIC HOTELS & RESORTS

JOB NUMBER
2022-22

DATE
OCTOBER 21, 2022

SHEET NAME
LANDSCAPE PLAN - VILLA PLANTERS

SHEET NUMBER
L-105

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GENERAL LIGHTING NOTES

General Provisions

1. Provide all materials as detailed on drawings, specifications and/or schedules, and labor as required to achieve a complete and operating lighting system.
2. Contractor shall perform all work in strict accordance with all local and national governing codes, including seismic if applicable. Work not in conformance with applicable codes shall be brought into compliance at the contractor's expense.
3. All electrical material and equipment shall be in new condition when installed. All equipment shall be listed, labeled or certified by a nationally recognized testing laboratory. Immediately notify lighting designer if any specified lighting equipment is not appropriately listed, or arrives without appropriate labeling.
4. All equipment shall be factory tested to ensure proper operation prior to shipment to job site.
5. Contractor shall guarantee all materials and workmanship related to the electrical installation for a minimum period of one year from the date of ownership turnover. Any defects in materials or workmanship during this guarantee period shall be corrected at the contractor's expense.
6. Contractor shall visit site prior to bid date, to verify all existing conditions to be encountered in the installation of all new equipment, fixtures, devices, feeders, etc. Exact installation method and requirements shall be verified and determined prior to bid date. Contractor shall immediately notify lighting designer of any required modifications that are not shown on the drawings. Submittal of bid indicates contractor is cognizant of all job site conditions and work to be performed.
7. All equipment, electrical characteristics, locations, and connection requirements shall be verified prior to any rough-in work.
8. The complete electrical system shall be grounded in accordance with NEC requirements.
9. Electrical contractor shall be licensed in the jurisdiction where the project is located, and capable of employing the proper labor force necessary to complete the installation as instructed by owner.
10. Contractor shall be capable of making emergency warranty repairs within twenty-four (24) hours of notification when a system or component malfunctions during use.
11. All measurements found in lighting plans are approximate. Contractor shall make field measurements based on actual site conditions to develop complete orders and install systems per drawings and specifications.
12. Emergency egress lighting shall be the responsibility of the Electrical Engineer in consultation with the owner's lighting representative.
13. Contractor shall properly verify all circuitry, dimming and control prior to test and adjust phase commencing.
14. Contractor to refer to Interior Design (ID), Architectural (A) and Lighting Drawings (LD) and specification packages for all mounting heights and details for special mounting requirements.

Installation

1. All fixture voltages shall be determined by electrical engineer.
2. Fixtures shall have appropriate UL or other recognized testing agency label, as well as damp or wet listing as required by local codes.
3. Responsibility for emergency lighting, IECC calculations, and circuiting to meet code compliance remains with the Architect and Electrical Engineer as required by law.
4. Fixtures shall include accessories for installation according to local and national codes.
5. Prior to accepting lighting equipment, the contractor shall verify:
   a. Fixture locations
   b. Fixture mounting conditions
   c. Ceiling trim compatibility
   d. Recess depths
   e. Existence of IC or other restrictive conditions
   f. Fire rated ceiling or locations
   g. Fixture voltage
6. Contractor to coordinate approved fire-rated enclosures for lighting fixtures located in a fire-rated ceiling.
7. Contractor to coordinate IC housing requirements, if any, as required.
8. Lamps and accessories (e.g. color filters, louvers, etc.) shall be installed in fixtures in accordance with the provided fixture schedule.
9. Ceiling thickness in excess of ½" shall be identified in writing by the contractor or architect.
10. Fixtures shall be ordered with the appropriate ballasts complete UL , CBM or other recognized testing lab labels. Where required, ballasts shall conform to energy code requirements for performance, switching, and wiring (e.g. tandem).
11. Walls directly illuminated by uplight or downlight wall wash shall be installed and finished in a manner to eliminate shadows or blemishes (e.g. hang dry wall vertically, and level 5 drywall finish).
12. The drawings are diagrammatic and represent the design intent of the equipment, devices, etc. to be connected and the circuits to which they are to be connected to. Contractor shall install all conduit, j-boxes, etc., as required for a complete and operating system.
13. All custom length fixtures (e.g. continuous wall slot fixtures) shall be field measured prior to ordering, and manufacturer shop drawings issued to the lighting designer for review prior to release for manufacture.
14. Contractor shall include all miscellaneous items required to complete work and make fixture and lighting systems fully operational.
15. Lighting fixtures, shown in these drawings, shall not be used as worklights during construction and shall be fully operational at the time of opening to the public.
16. Contractor shall provide Owner and Lighting Designer with one set each of electrical "As-Builts" at the completion of job.
17. Lighting Design Alliance specifically reserves the right to relocate any equipment or outlet at no increase in contract cost prior to its installation (in case of standard product) or release for manufacture (in the case of custom product), regardless of prior shop or design drawing review.
18. Contractor shall be responsible for rough and final aiming and focus of all lighting fixtures as directed by lighting designer during Test and Adjust phase.

Execution

1. All conduit runs shall be concealed unless shown otherwise, or approved.
2. Existing conditions shown are from available record drawings and visual field survey and are shown for reference only. Contractor shall verify actual existing conditions at site.
3. Contractor to supply a minimum of two electricians for each Lighting Designer directing focus during the Test and Adjust phase (AKA Focus and Programming). Electricians to be minimum journeyman level experience. Contractor must supply adequate support including ladders, lifts or other equipment required to access fixtures at the time for focus, including evening or night work as may be required due to schedule conflict or daylight impact.
4. Contractor to have all necessary equipment available throughout Test and Adjust phase including, but not limited to:
   - Standard contractor electrician hand tools
   - Socket set
   - Clean lint-free towels or wipes to clean lenses and reflectors
   - Spare lamps for fixtures being focused
   - Ladders, fully-charged lifts or other means of access to areas being focused
   - Safety harnesses or other devices as required.

Submittals

1. Distributor to submit for approval on the products he intends to furnish within (7) days of award of contract. Failure to submit within deadline constitutes a guarantee that only the base specified products will be supplied and that no other products, whether listed as alternates or not, will be considered.
2. Requests for approval of non-specified products must be accompanied by the following at least five (5) business days in advance of the bid submittal date:
   a. Specification data sheet complete with manufacturer name and specified model number, as well as manufacturer's published photometrics
   b. A list of comparable projects where the product has been used in the last (2) years
   c. Sample of product.
3. Manufacturers of submitted products must have been in business for five years and in no instance will this project be the occasion of the first installation of this product if it is not listed on the specification.
4. Distributor shall allow proper ordering time for procurement of fixtures. Lighting Design Alliance shall be notified immediately of any product substitutions as a result of delivery, prior to ordering alternate product. Failure to order fixtures with adequate lead-time to meet the installation schedule does not relieve the contractor of the responsibility to provide and install the specified product, even after substantial completion, with all labor and material charges for other trades at the contractor's expense.
5. Should a manufacturer fail to deliver a product that has been ordered within reasonable lead-time, Distributor/Contractor shall notify Lighting Design Alliance with a proposed alternate fixture. Lighting Design Alliance shall maintain final authority for authorization of any substitution.
6. Lamps and any accessories specified shall be included in the submittal package for all fixtures. If no submittal is made on lamps, lamps must be provided as specified, or from approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, and Venture.
7. Contractor shall provide Complete Maintenance Manuals including, but not limited to:
   a. Required scheduled maintenance.
   b. Original Manufacturer's Equipment (OME) technical data sheets.
   c. Detailed operating procedures.
   d. A list of recommended spare parts and lamps.
   e. Installation wiring diagrams.
   f. Shop drawings
   g. Installation and/or construction As-Built drawings.

Fixture Specifications

1. All lighting fixtures shall be mounted and supported in accordance with applicable safety standards and all national and local electrical codes.
2. All exterior equipment shall be rated for wet location and the IP rating of all equipment shall conform to the conditions in which the fixture is mounted.
3. Contractor shall provide fixture-mounting kits as required to suit the exact type of ceiling or condition to which they are mounted.
4. All fixtures shall be supplied with accessories as listed.
5. All remote transformers and /or ballasts are to be located as close to the fixture as possible, hidden from guest view in an accessible compartment that is well ventilated to provide heat dissipation.
6. All transformers shall be fused on the secondary side.
7. LED fixtures requiring digital communication for complete functionality shall be provided with allowances for: routing and pulling required, digital control wiring as per the manufacturer's specification; termination of digital control wiring for signal transmission; addressing, commissioning, and verification of all LED digital controls; interface with dimming and control system or building management controls as necessary.
8. Contractor to supply lamps only from approved lamp manufacturers. Approved manufacturers: Philips, Osram Sylvania, General Electric, Ushio, Venture.
9. Color filters shall be glass or dichroic unless otherwise indicated in drawings or specifications.
   a. Where a specific color has not been called for in specifications, contractor shall confirm color with lighting designer prior to ordering.
   b. Contractor to provide 20% additional color filters for each color and size.
9. Contractor to provide lamps for all fixtures in full cases to exceed the number required by no less than 10%.
10. Contractor to replace all burned out or inoperative lamps at the end of the construction phase prior to Test and Adjust (also known as "aiming" of "focusing") phase and once again prior to Owner occupancy or project opening.

Dimming and Control System Specifications

1. Equipment specified shall be the sole responsibility of a single manufacturer. The manufacturer shall have been producing lighting control equipment for at least ten years. In order to maintain a high standard of quality and service, the manufacturer of the complete system shall also be the manufacturer of the dimmer modules used in the system.
2. Lighting control systems required shall include all major components indicated, as well as incidental components required for proper operation.
3. All branch circuits terminating in a dimmer panel shall have a separate dedicated neutral conductor. There shall be NO common neutral conductors used for any load or branch circuit wiring from the dimmers.
4. Contractor shall be responsible for termination of line and load wires in the dimmer bank. Control conduit and control wires shall be installed by the Contractor.
5. Distributor/Contractor shall include and coordinate factory startup.
6. Contractor shall include and coordinate factory commissioning. Contractor shall notify Lighting Design Alliance of date of factory commissioning.
7. Upon completion of the installation, the system shall be completely commissioned by a factory-employed engineer. The check-out will be performed after all loads have been tested live for continuity and freedom from defects. Contractor shall verify that all control wiring has been connected and checked for proper continuity. The factory-employed engineer shall demonstrate and educate the owner's representative(s) on the system capabilities, operation and maintenance.
8. Emergency warranty repairs shall be performed by a factory trained service technician within twenty four (24) hours of notification when a system or component malfunctions during use.
9. Manufacturer shall offer upgraded warranty based upon successful field commissioning.
10. Manufacturer shall offer a renewable service contract on a year to year basis which will include parts and factory labor as well as annual training visits.
11. Manufacturer shall be capable of providing on-site service support within 24 hours anywhere in the continental USA and within 72 hours anywhere in the world, except where special visa are required.
12. Service contracts will be available for up to ten years from date of system commissioning.
13. Dimmed circuits that also control lights designated as part of emergency egress lighting are to be routed through a system that allows immediate bypass of dimmed circuit to allow lighting to come to full in emergency situations as required by local and national codes.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	SHORT DESCRIPTION	MANUFACTURER & CATALOG #	LIGHT SOURCE	WATTS	VOLTS	LOAD TYPE	DIM TYPE	REMARKS
AL1	Stake-mounted landscape uplight with glare shield and: • Optics: 35° • Dimensions: 2.45"Ø x 8.65"L • Transformer: remote, dimming	Landscape Uplights	Hydrel LED • Luminaire: ASPEN-A-P2-90-27K-12-35-WSL-KM-C3-(FINISH) • Mount: PM60C • Transformer: TBD	Integral LED • CCT: 2700K • CRI: 90 • Lumens: 935	11	12	LED	MLV	• Conceal remote transformer in accessible, ventilated location. • Uplights may be subject to curfew dimming controls - circuit accordingly. • Contractor may specify alternative mounting accessories.
AL2	Tree ring with two uplights and one downlight and: • Optics: 35° • Dimensions: 2.45"Ø x 8.65"L • Transformer: remote, dimming	Tree Ring Lights	Hydrel LED • Luminaire: ASPEN-A-P2-90-27K-12-35-WSL-KM-C3-(FINISH) • Mount: TRAR 3FX 12S 78C BL • Transformer: TBD	Integral LED • CCT: 2700K • CRI: 90 • Lumens: 935	33	12	LED	MLV	• Conceal remote transformer in accessible, ventilated location. • Uplights may be subject to curfew dimming controls - circuit accordingly. • Contractor may specify alternative mounting accessories. • Ring to be mounted no less than 9' above grade. Confirm exact height.
BH1	Illuminated bollard with: • Optics: 108° • Dimensions: 5.6"L x 4"W x 39.3"H • Rating: IP65, IK08, B0-U0-G0 • Driver: integral, dimming	Bollard	Ligman USA Prague 1 Small Bollard UPRA-10002-8W LED-EW-W27-(Finish)-120/177v	Integral LED • CCT: 2700K • CRI: 80 • Lumens: 1660	8	120/277	LED	0-10V	• Confirm exact location and orientation.
DW4	Decorative wall sconce, suitable for exterior, with: • Dimensions: 28.5"H x 4.75"W x 4" Proj. • ADA: yes • Rating: wet, darksky	Exterior Decorative Sconces - large	Hinkley Lighting Mist 1225SK	(1) Green Creative 6GU10DIM/827 FL40 • CCT: 2700K • CRI: 82 • Lumens: 550 • Watts: 6 • Base: GU10 •Beam: 40°	6.5	120	LED	ELV	• Confirm finish and mounting height with Architect.
DW5	Decorative wall sconce, suitable for exterior, with: • Dimensions: 7.4"H x 7.4"W x 3.8" Proj. • ADA: yes • Rating: wet, darksky friendly	Exterior Decorative Sconces - small	Hubbardton Forge Twilight 204915 - modified with top cap to be darksky friendly	(1) Satco S29547 LED4W JCD/G9 • CCT: 2700K • CRI: 80 • Lumens: 400 • Watts: 4 • Base: G9 double loop	60	120	LED	ELV	• Confirm finish and mounting height with Architect.

SHEET INDEX

Sheet Number	Sheet Title
LD-0.1	LIGHTING NOTES AND FIXTURE SCHEDULE
LD-2.1	SITE LIGHTING PLAN
LD-2.2	HORIZONTAL PHOTOMETRIC PLAN
LD-2.3	VERTICAL PHOTOMETRIC PLAN

LIGHTING NOTES AND FIXTURE SCHEDULE

Scale: NONE

Date: Oct 24, 2022



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VILLAS & BUNGALOWS AT SUNSET BEACH

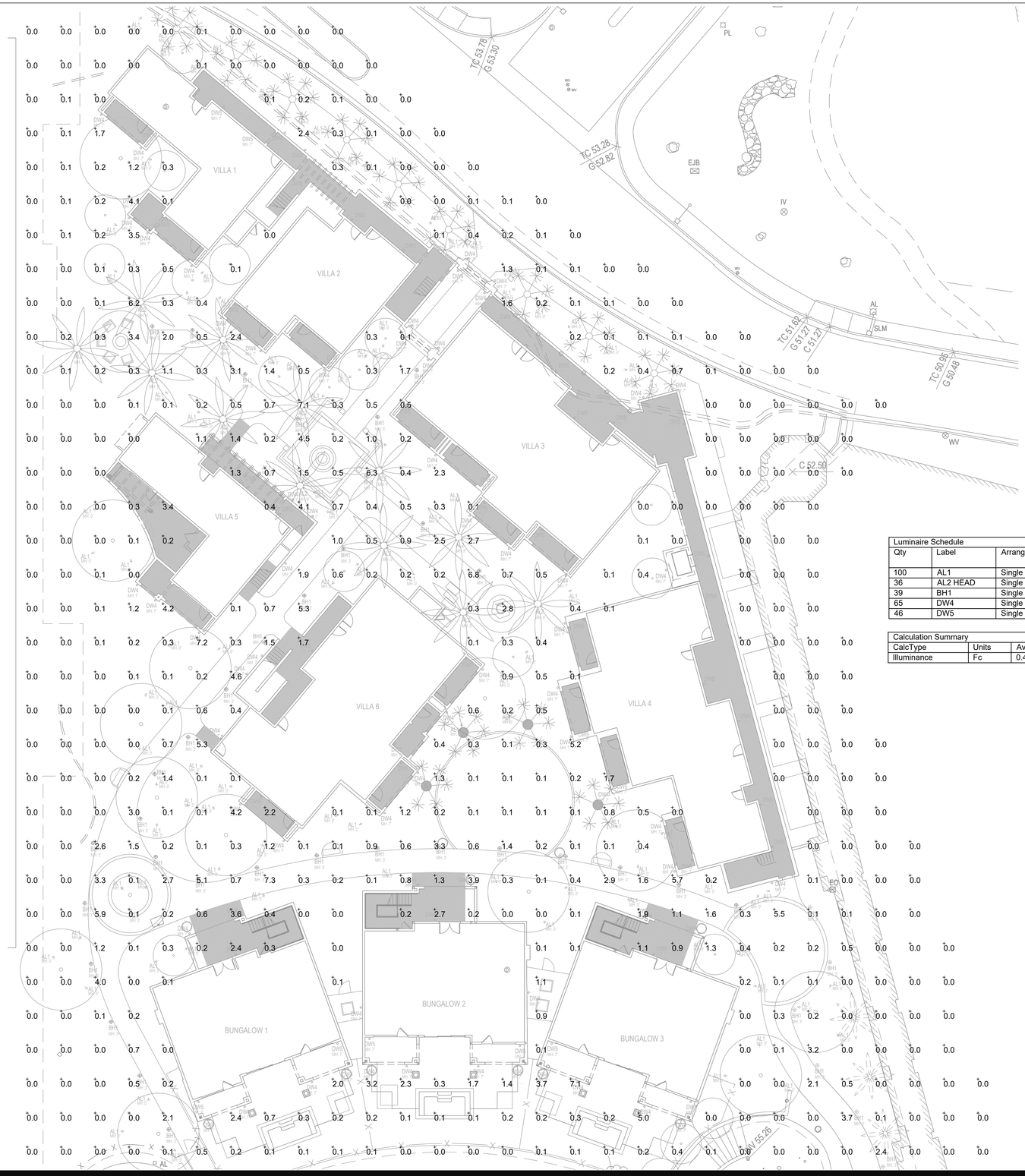
7575 East Princess Drive Scottsdale AZ 85255

SITE LIGHTING PLAN

Scale: 1/16" = 1'-0"

Date: Oct 24, 2022

LD-2.1



Luminaire Schedule								
Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
100	AL1	Single	HYDREL P1 90CRI 27K 120 35DEG FLC	0.700	493	11.35	1135	0
36	AL2 HEAD	Single	HYDREL P1 90CRI 27K 120 35DEG FLC	0.700	493	11.35	408.6	9
39	BH1	Single	LIGMAN PRA-10001-ME-W30	0.700	573	10.2	397.8	3.25
65	DW4	Single	HINKLEY MIST 1225SK	0.700	592	5.9	383.5	7
46	DW5	Single	HUBBARDTON FORGE TWILIGHT 204915	0.700	374	4	184	7

Calculation Summary				
CalcType	Units	Avg	Max	Min
Illuminance	Fc	0.49	7.3	0.0

HORIZONTAL PHOTOMETRIC PLAN

Scale: 1/16" = 1'-0"

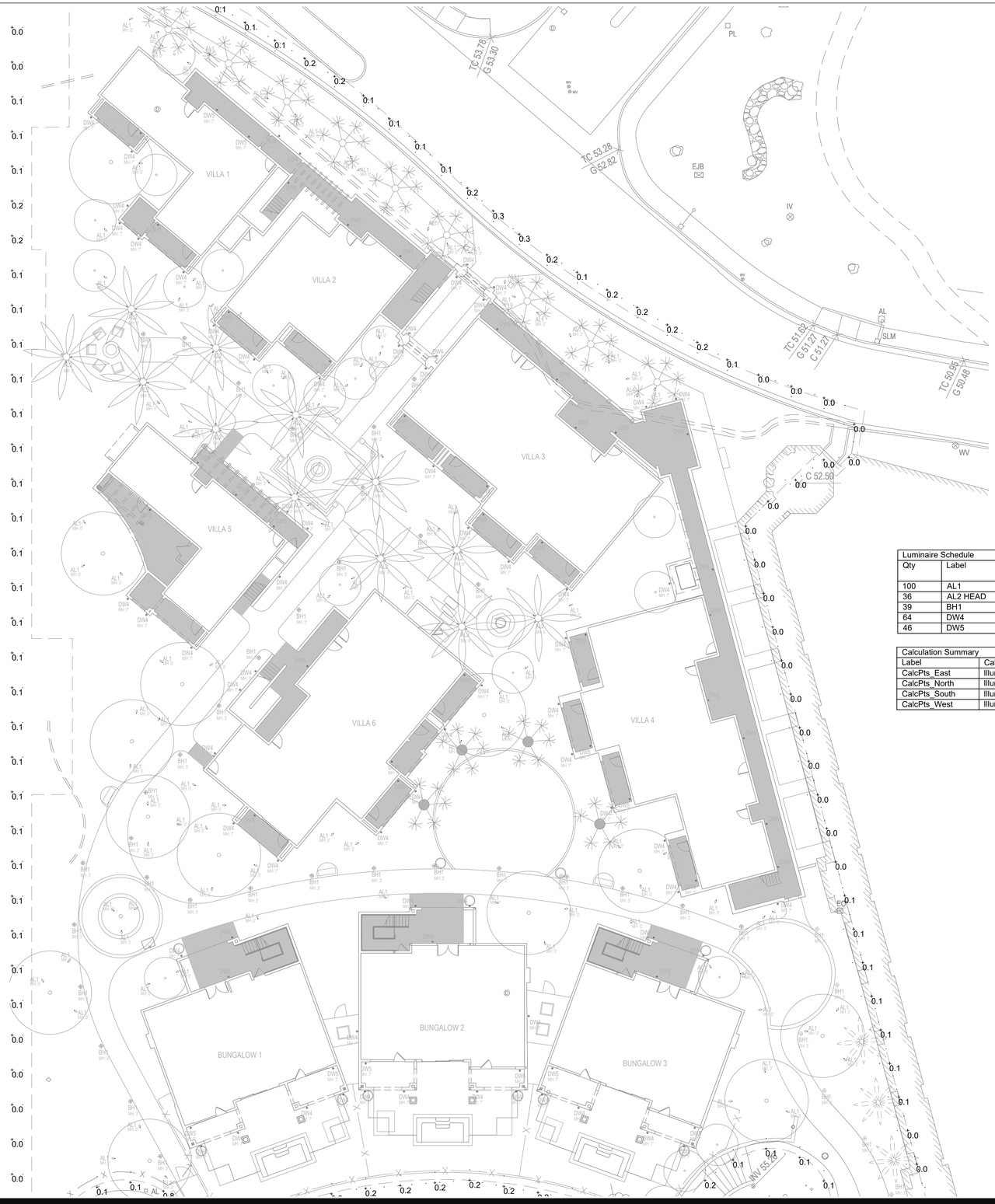
Date: Oct 24, 2022

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VILLAS & BUNGALOWS AT SUNSET BEACH

7575 East Princess Drive Scottsdale AZ 85255

LD-2.2



Luminaire Schedule								
Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
100	AL1	Single	HYDREL P1 90CRI 27K 120 35DEG FLC	1.000	493	11.35	1135	0
36	AL2 HEAD	Single	HYDREL P1 90CRI 27K 120 35DEG FLC	1.000	493	11.35	408.6	9
39	BH1	Single	LIGMAN PRA-10001-ME-W30	1.000	573	10.2	397.8	3.25
64	DW4	Single	HINKLEY MIST 1225SK	1.000	592	5.9	377.6	7
46	DW5	Single	HUBBARDTON FORGE TWILIGHT 204915	1.000	374	12	552	7

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
CalcPts_East	Illuminance	Fc	0.03	0.1	0.0
CalcPts_North	Illuminance	Fc	0.11	0.3	0.0
CalcPts_South	Illuminance	Fc	0.15	0.8	0.0
CalcPts_West	Illuminance	Fc	0.07	0.2	0.0

VERTICAL PHOTOMETRIC PLAN

Scale: 1/16" = 1'-0"

Date: Oct 24, 2022

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7575 East Princess Drive Scottsdale AZ 85255

LD-2.3