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Austin | Scottsdale

—

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January 2, 2025

RE: 993-PA-2024

Project Narrative

Project Information

This project proposes development of 232 luxury residential units and approximately 32,000 square feet of a mixture of commercial uses including retail and restaurant. The site is located on 4.82 net acres of property at the northwest corner of Indian School Road and Goldwater Blvd. Existing buildings on site will be demolished and utilities relocated to the perimeter of the property. The construction type will be a five story above grade and one story below grade precast concrete parking garage with five levels of type 3B stick frame residential units wrapping the garage. Ground level commercial uses will be built along the public street frontages on Goldwater Blvd. and Indian School Rd.

Zoning Conformance

Zoning for this property is Downtown/Office/Commercial-Type 2 Planned Block Development. Property development standards are based on city council approval of case 12-ZN-2007 on the February 19, 2008 city council meeting date. Conformance to the approved zoning case has been the main influential factor in the building design and layout of this project. Strategies for reducing building size and visual impact in alignment with the exhibits and language of the 12-ZN-2007 case have been preliminarily reviewed with staff and Erin Perreault prior to this submittal.

Conformance to Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

This project meets the general plan, character plan and zoning ordinance development standards in accordance to cases 1-CP-2007 and 12-ZN-2007. Conformance to applicable Scottsdale guidelines including Sensitive Design Program, DSPM, Commercial Retail Guidelines,

DUDAG, MAG, Greater Phoenix Metro Green Infrastructure Handbook, Restaurant Guidelines, Lighting Design Guidelines and Shading Guidelines will be elaborated on individually and in greater detail later in this narrative document.

2. The architectural character, landscaping and site design of the proposed development shall:

- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
- b. Avoid excessive variety and monotonous repetition;
- c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

This project has been designed to properly address the specific site location within the downtown Scottsdale area. The massing of the building balances impactful design on major corners and also reducing apparent massing by providing stepped back design with a combination of two, three, four and five story elements along public frontages. Particular focus has been put on the public pedestrian experience. A new pedestrian paseo is being created along the west property line.

The frontages on Indian School, Goldwater, and Fifth Avenue are enhanced with storefront conditions and mostly non-residential uses. Any residential uses fronting public ways will have a stoop and front patio alignment to promote a walkable and visually enhance streetscape. Materials along these public frontages are upgraded brick facades with a more traditional approach to design that focuses on material detailing. This architectural approach is meant to fit into the masonry facades on the adjacent sites on Indian School and Goldwater and provide a much needed engaged pedestrian connection from Indian School to Fifth Avenue along Goldwater.

The remainder of building façade design balances enough variety to break up longer building facades while also not being too busy. The top floors of the building change material to a composite façade cladding and enhance a base-middle-top vertical organization to present a mixed use project with penthouse upper floors. This strategy enhances the bottom base levels and accents horizontality to reduce the apparent mass of the building.

Even though this project is in a more urban location, strategies to reduce solar heat gain and maximize daylighting are implemented. Larger glazed

openings are stacked with large balconies to provide protected openings and sufficient daylight. Windows are recessed and protected in many locations to reduce unnecessary heat gain. All pedestrian level walkways are protected from excessive solar exposure through a combination of a street tree program and building mounted canopies and arcades.

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

In an effort to improve circulation and enhance pedestrian safety, driveway alignments on this site are being reduced from five curbcuts down to two curbcuts. One driveway will be located along Goldwater in a location that provide ample distance from the major Indian School intersection and increases distance of the existing driveway separation with adjacent property. The other driveway is staying in its current location at the midpoint of the Fifth Avenue Frontage. This location maximizes separation from existing driveways and retains existing pedestrian crossing conditions.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All mechanical and utility equipment will either be screened by rooftop parapet and mechanical screening. Ground mounted equipment will either be located internal to the project or out of direct pedestrian view. Required utility equipment located in right of ways will be screened as much as possible from pedestrian view while still maintaining required access clearances.

5. Within the Downtown Area, building and site design shall:

- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
- b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
- c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
- d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
- e. Address building mass, height, materials, and intensity transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

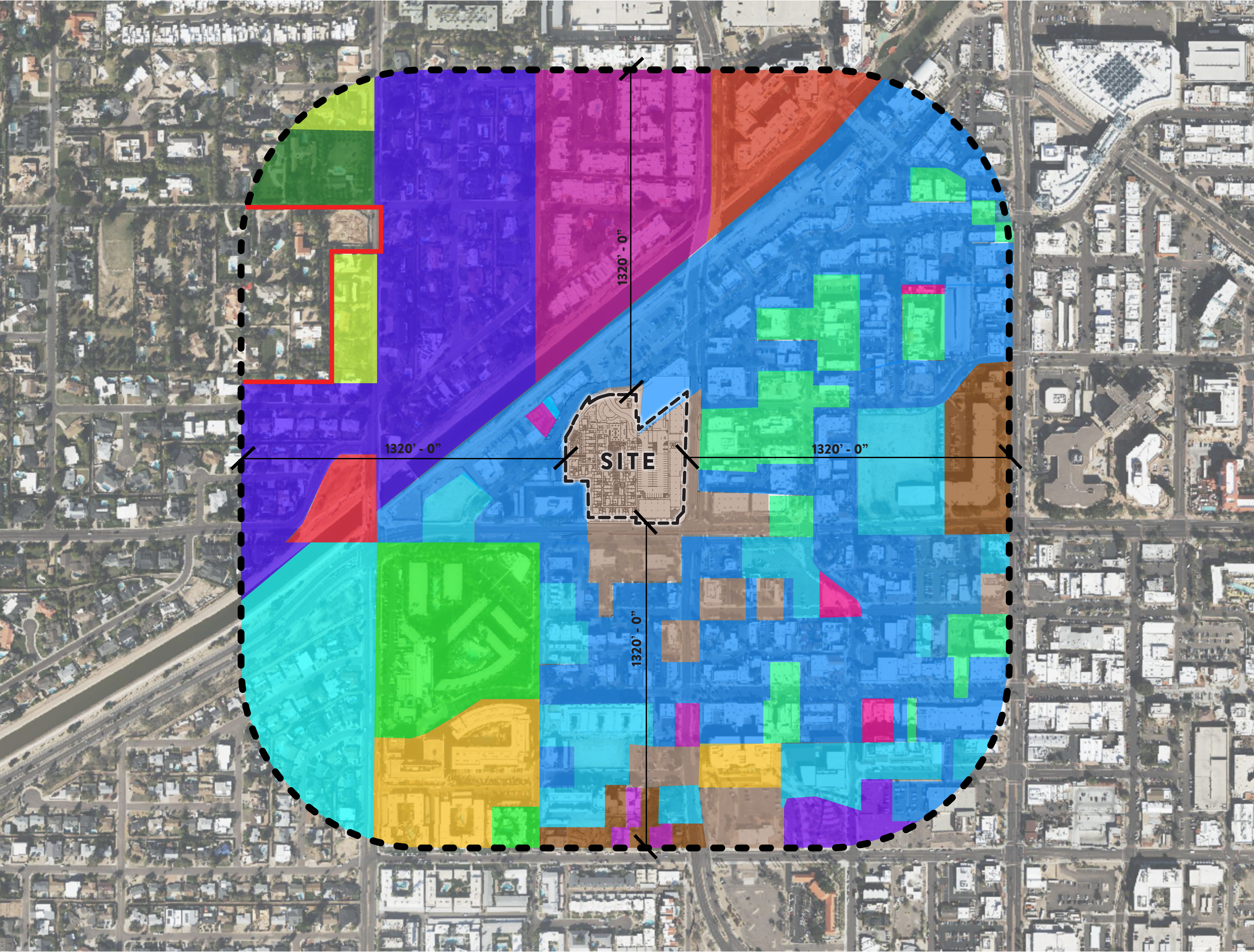
This project has been designed to properly address the specific site location within the downtown Scottsdale area. The massing of the building balances impactful design on major corners and also reducing apparent massing by providing stepped back design with a combination of two, three, four and five story elements along public frontages. Particular focus has been put on the public pedestrian experience. A new pedestrian paseo is being created along the west property line.

The frontages on Indian School, Goldwater, and Fifth Avenue are enhanced with storefront conditions and mostly non-residential uses. Any residential uses fronting public ways will have a stoop and front patio alignment to promote a walkable and visually enhance streetscape. Materials along these public frontages are upgraded brick facades with a more traditional approach to design that focuses on material detailing. Commercial storefronts will be enhanced with base detailing, building mounted canopies, landscape planters and pots, and a variety of human scaled lighting and signage. This architectural approach is meant to fit into the masonry facades on the adjacent sites on Indian School and Goldwater and provide a much needed engaged pedestrian connection from Indian School to Fifth Avenue along Goldwater.

The design of this building addresses traditional sonoran design principles by breaking up massing through a traditional base-middle-top strategy. Vertical breaks are also integrated into the façade design and multiple façade styles are integrated to break up the apparent size and length of the building. The base commercial uses protrude out to address the streetscape as a one or two level base massing. Upper levels of the building step back allowing a lower, more pedestrian building scale at the street level. Large outdoor living areas protected by overhangs and balconies above characterize the residential portions of the façade. These highlight the importance of both outdoor living areas and solar protection of outdoor spaces.

The decision to use brick as the primary base material on the public road frontages is based on the surrounding buildings adjacent to the site. The buildings along Goldwater and Indian School are all either slump block, brick, or concrete masonry units. Brick has been a successful material that accents a smaller scale along pedestrian areas in the old town Scottsdale area and has the ability to represent both historic and contemporary design aesthetics. Blackened or painted steel will be used to accent the brick and create canopies. This steel material also appeals to both a historic and contemporary aesthetic and marries well with brick and the timelessness we are seeking to create.

This property does not abut any type 1 areas in the old town district. The project does address its perimeter by stepping down building volumes to the south, east and north frontages on the public streets. Changes in building materials are also used when the building steps back. We are using this strategy of façade recess and design change to accent how much the building is broken up along its perimeter, mitigating visual impact to neighboring properties and public frontages.



- ZONING KEY:**
- R1-18 SINGLE FAMILY RESIDENTIAL
 - R1-10 SINGLE FAMILY RESIDENTIAL
 - R-4 TOWNHOUSE RESIDENTIAL
 - D/RCO-2 PBD DO PLANNED BLOCK DEVELOPMENT
 - R1-35 SINGLE FAMILY RESIDENTIAL
 - C-2 CENTRAL BUSINESS
 - D/RS-1 DOWNTOWN RETAIL SPECIALTY TYPE 1
 - D/DMU-2 TYPE 2 PLANNED BLOCK DEVELOPMENT
 - D/OC-2 COMMERCIAL INTERMEDIATE DISTRICT
 - D/DC-1
 - D/RH-2 DOWNTOWN RESIDENTIAL HOTEL
 - R-5 MULTI FAMILY RESIDENTIAL
 - D/OR-2
 - D/DMU-3 PLANNED BLOCK DEVELOPMENT
 - R1-35 SINGLE FAMILY RESIDENTIAL



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

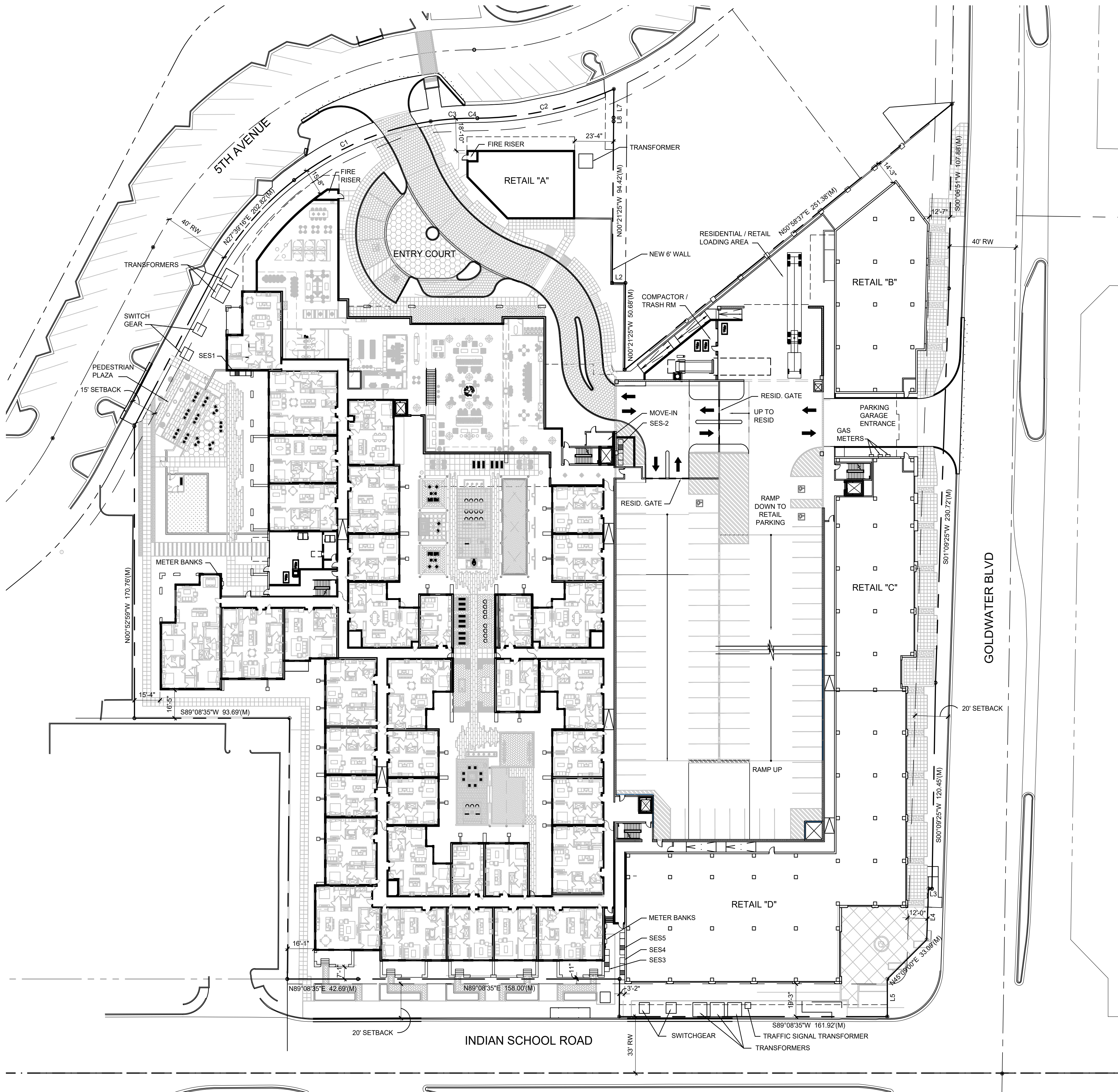
Date
DECEMBER 24, 2024

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Project No.
23096.00

A100
CONTEXT PLAN



01 SITE PLAN
SCALE: 1"=30'



PROJECT INFORMATION

PROJECT NAME: 5TH & GOLDWATER

PROPERTY ADDRESS: 4110 N. GOLDWATER BLVD
SCOTTSDALE, AZ 85251

PARCEL NUMBERS: 173-48-055E, 173-048-056A, 173-48-047A,
173-48-047D, 173-48-050A

ZONING: D/OC-2 PBD DO (COS 12-ZN-2007)

GROSS SITE AREA: 6.14 ACRES
(267,458 SF)

NET LOT AREA: 4.82C ACRES
(209,959 SF)

OPEN SPACE CALCULATIONS:
REQUIRED: 0 SF
PROVIDED: 70,676 SF = ±34%

FRONTAGE OPEN SPACE CALCULATION:
REQUIRED: 0 SF
PROVIDED: ±20,629 SF

GROSS BUILDING AREA:
RESIDENTIAL: 313,849 SF
RETAIL: 32,660 SF

CONSTRUCTION TYPE: III-B (RESIDENTIAL) / I-B (ENCLOSED GARAGE)

PARKING CALCULATIONS

RESIDENTIAL PARKING REQUIRED:

STUDIO (26 UNITS @ 1.25/UNIT)	32.5 SPACES
1-BEDROOM (116 UNITS @ 1.3/UNIT)	150.8 SPACES
2-BEDROOM (83 UNITS @ 1.7/UNIT)	141.1 SPACES
3-BEDROOM (7 UNITS @ 1.9/UNIT)	13.3 SPACES
GUEST (1 PER 6 UNITS)	38.6 SPACES

RESIDENTIAL PARKING REQUIRED: 377 SPACES

RESIDENTIAL PARKING PROVIDED:

GARAGE:	402 SPACES
ENTRY COURT:	5 SPACES

RESIDENTIAL PARKING PROVIDED: 407 SPACES

RETAIL PARKING REQUIRED:

32,660 SF @ 1/325 SF	101 SPACES
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RETAIL PARKING PROVIDED:

GARAGE	105 SPACES
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TOTAL PARKING PROVIDED: 512 SPACES

ACCESSIBLE PARKING REQUIRED (2%): 11 SPACES

ACCESSIBLE PARKING PROVIDED: 12 SPACES

BICYCLE PARKING REQUIRED:

1/10 REQUIRED VEHICULAR PARKING	48 SPACES
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BICYCLE PARKING PROVIDED: 50 SPACES

**NELSEN
PARTNERS**
ARCHITECTS & PLANNERS

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Expires 12-31-2024

5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

Date

DECEMBER 24, 2024

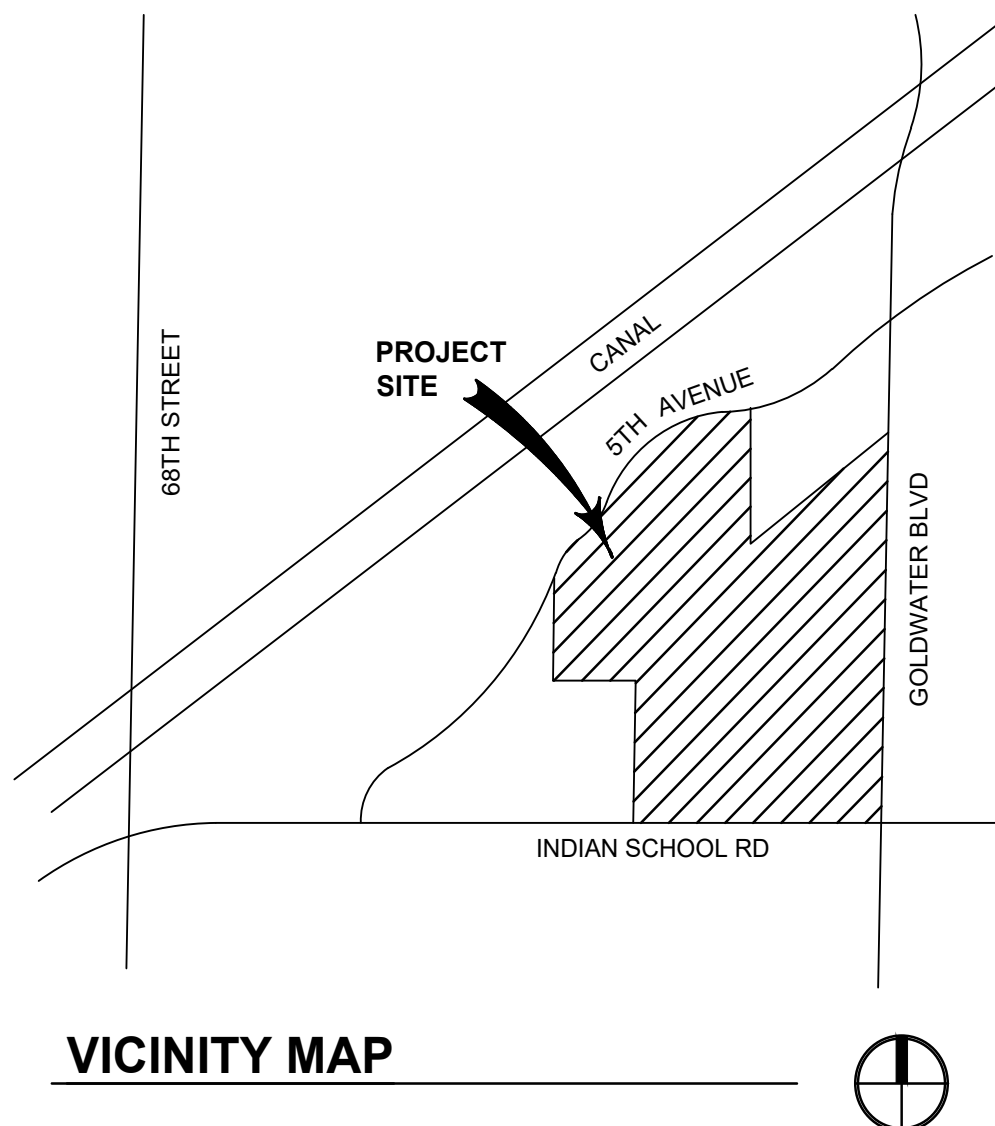
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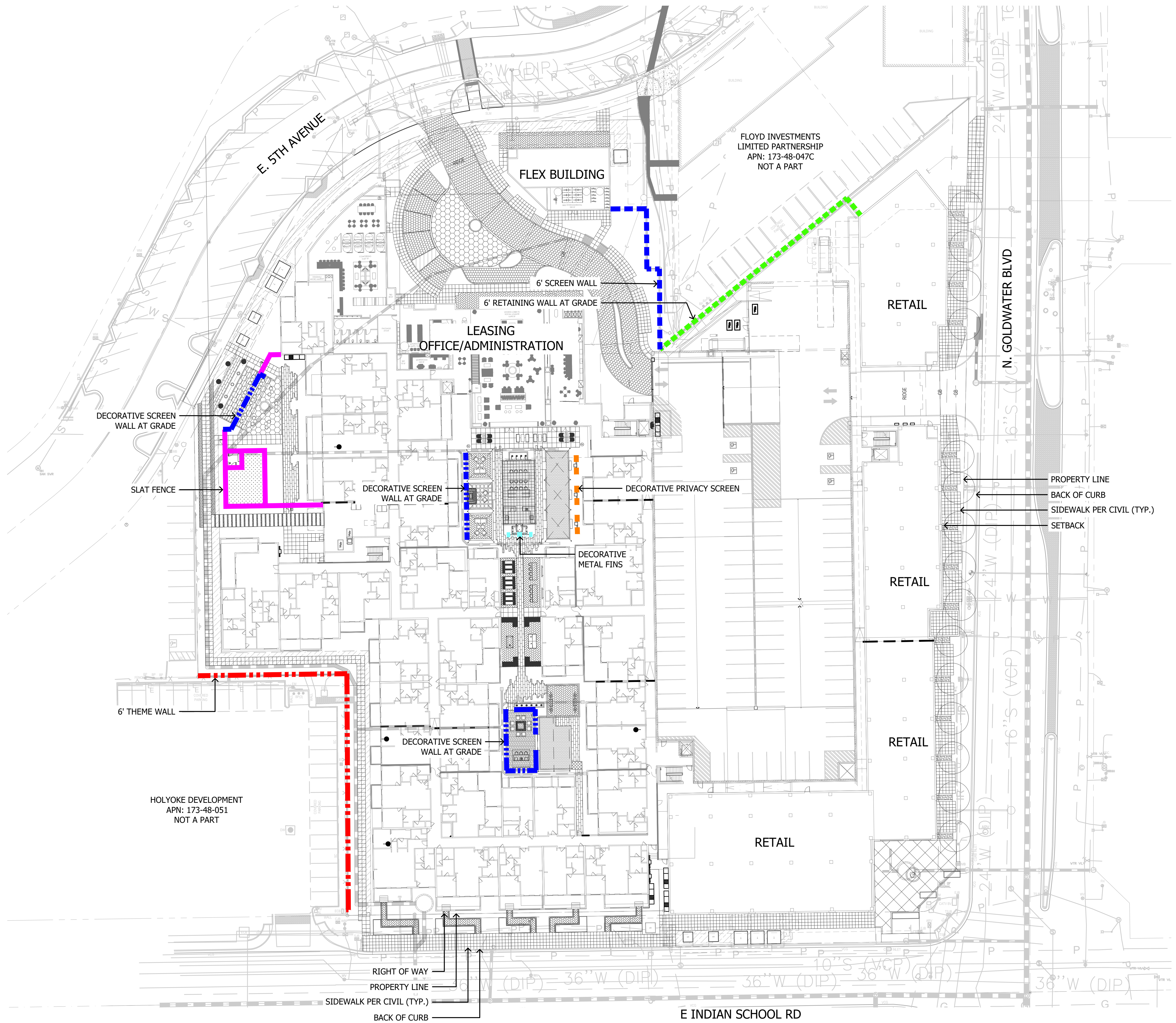
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Project No.
23096.00

A111
SITE PLAN

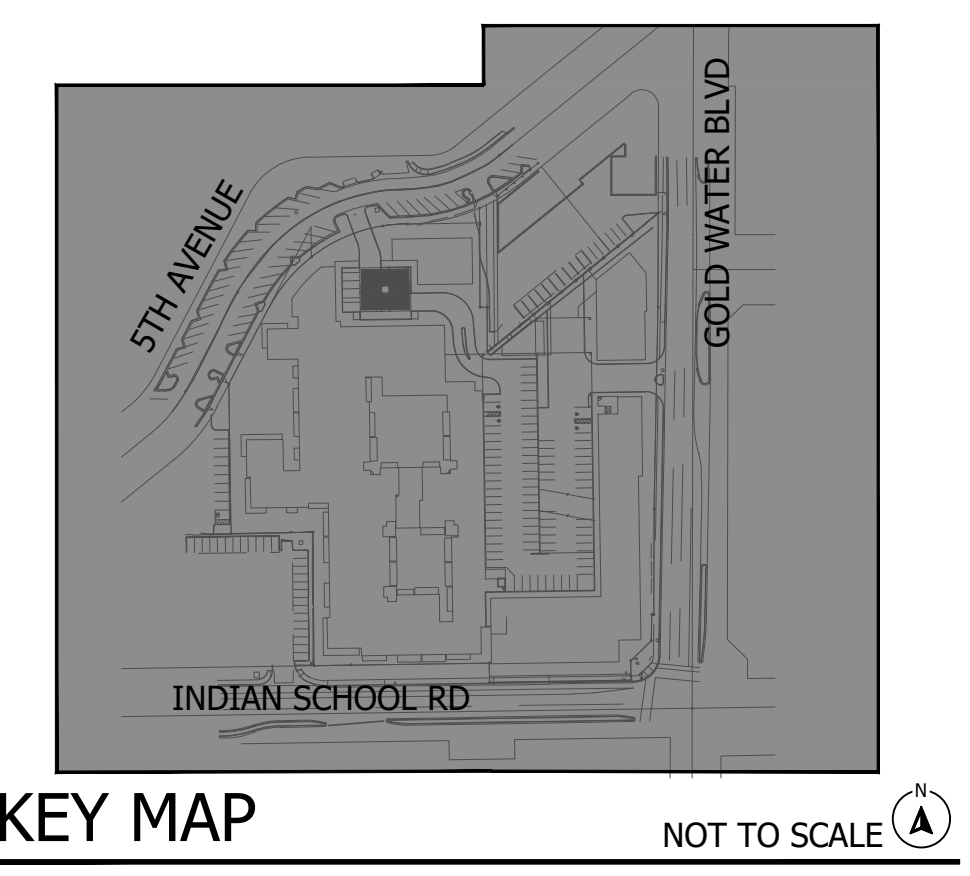
VICINITY MAP





LEVEL 1 WALL LEGEND		
SYMBOL	DESCRIPTION	QTY.
	SLAT FENCE	210 LF
	DECORATIVE PRIVACY SCREEN	36 LF
	DECORATIVE SCREEN WALL AT GRADE	198 LF
	6' THEME WALL	245 LF
	DECORATIVE METAL FINIS	16 LF
	6' RETAINING WALL AT GRADE	166 LF
	6' SCREEN WALL	119 LF

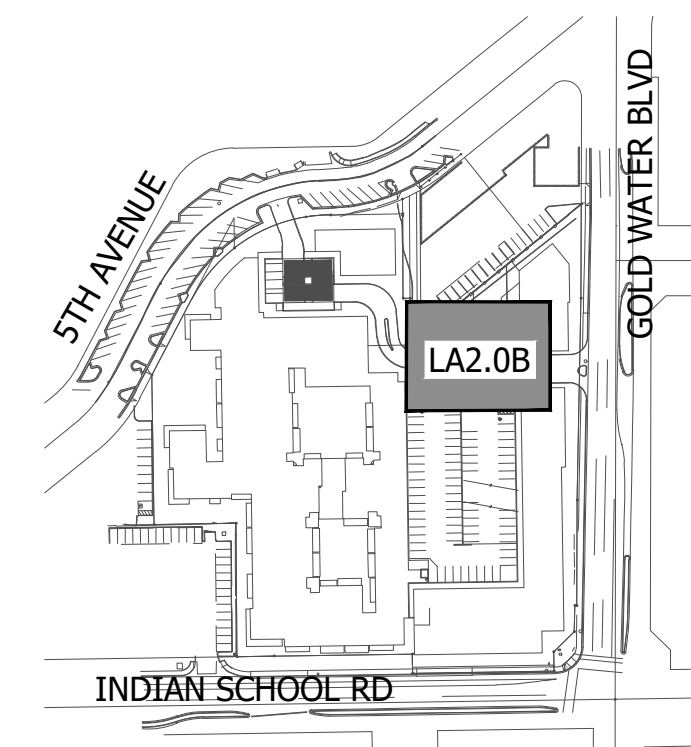
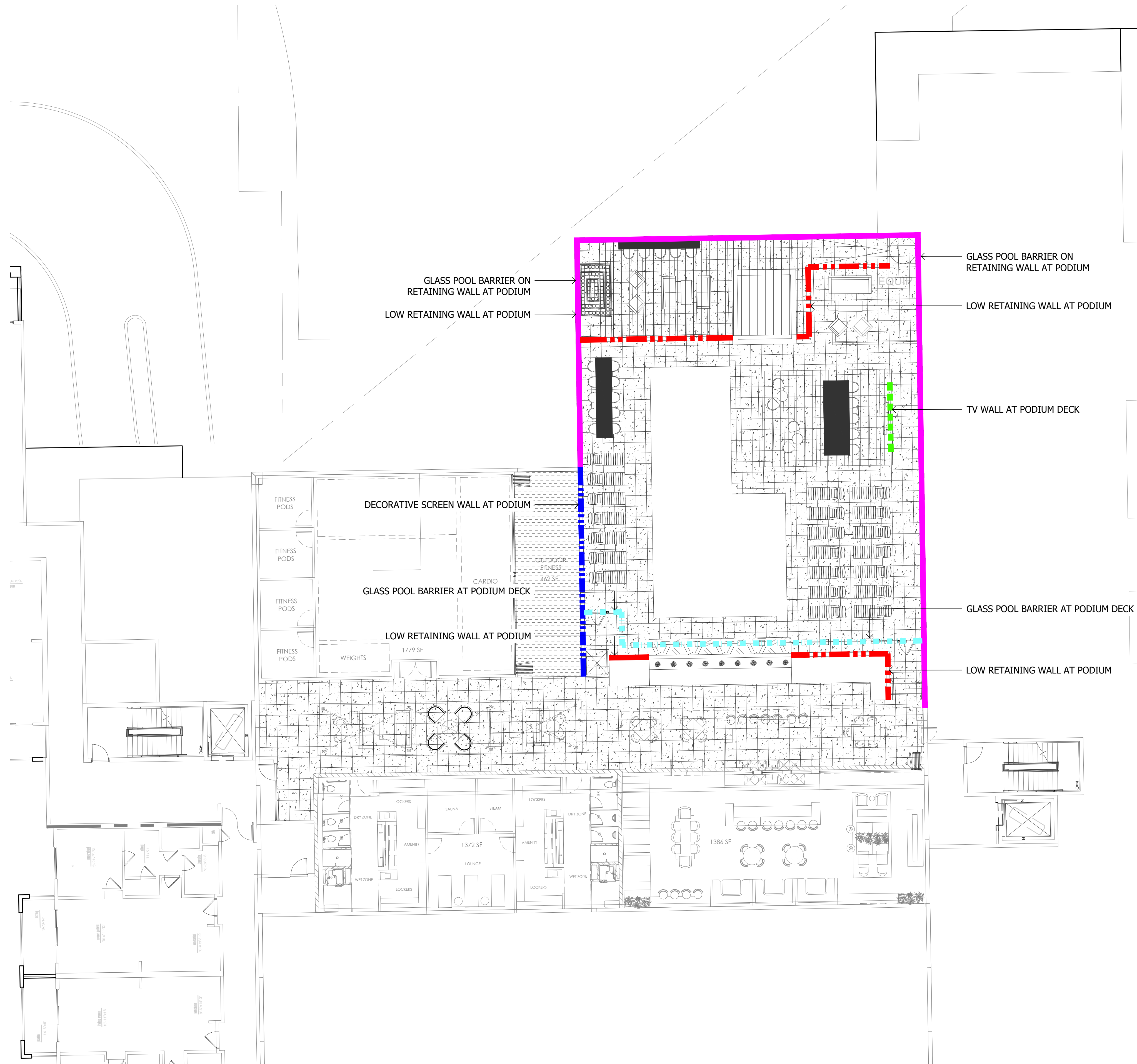
- GENERAL WALL NOTES
1. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY, CONTRACTOR TO VERIFY.
 2. QUANTITIES SHOWN FOR TOTAL LENGTHS OF ALL WALL PLAN SHEETS
 3. ALL WALLS, RETURNS, COLUMNS AND MONUMENTS ARE SHOWN GRAPHICALLY AND DO NOT REPRESENT ACTUAL SIZE.



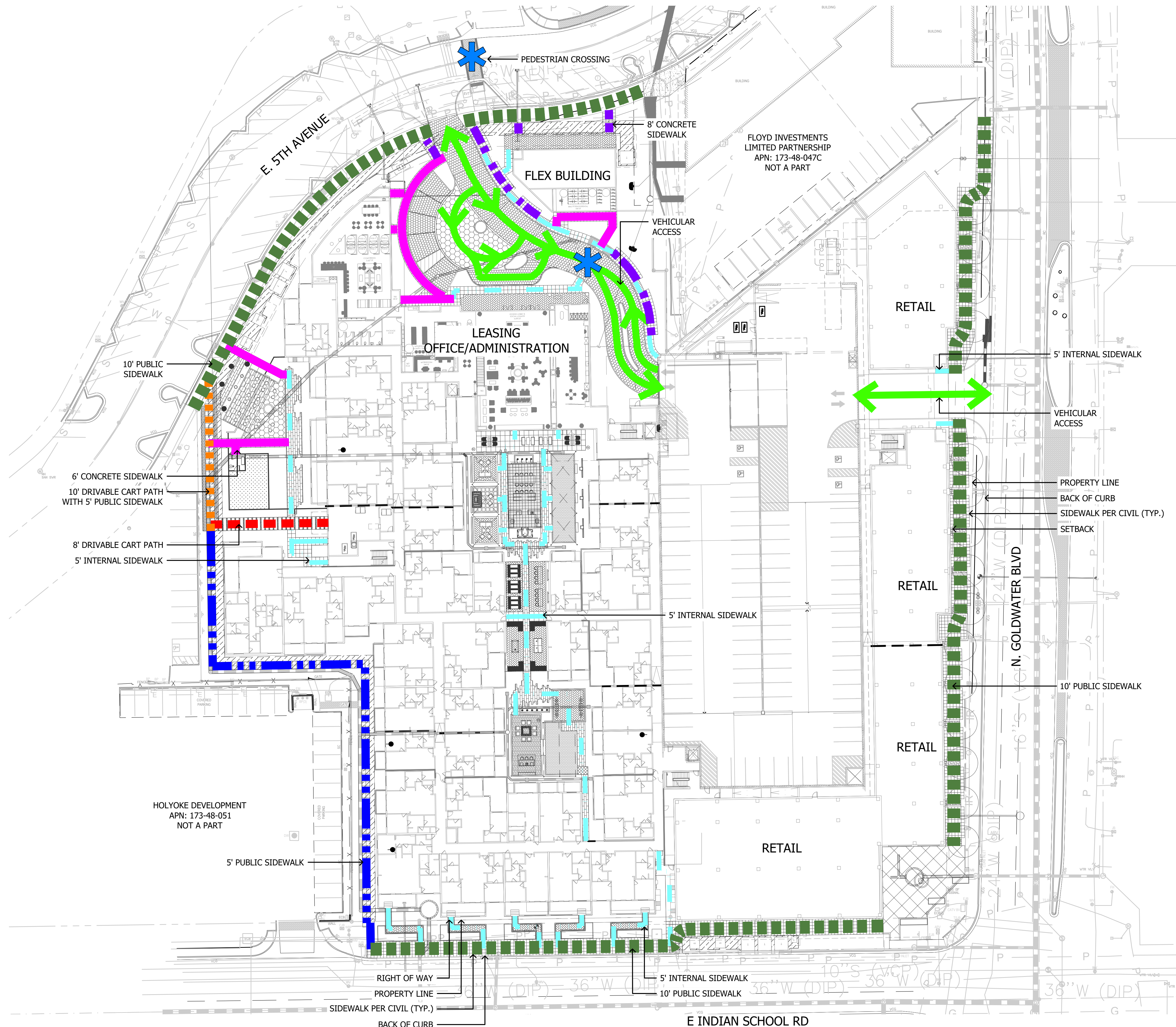
LEVEL 5 WALL LEGEND		
SYMBOL	DESCRIPTION	QTY.
	GLASS POOL BARRIER ON RETAINING WALL AT PODIUM	195 LF
	GLASS POOL BARRIER AT PODIUM DECK	70 LF
	LOW RETAINING WALL AT PODIUM	94 LF
	DECORATIVE SCREEN WALL AT PODIUM	39 LF
	TV WALL AT PODIUM DECK	13 LF

GENERAL WALL NOTES

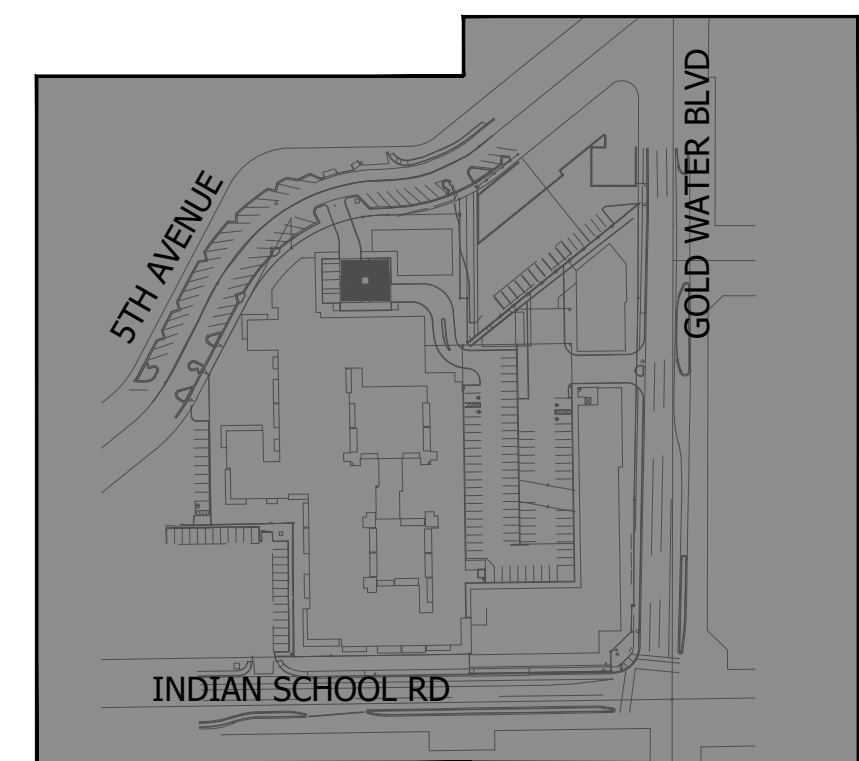
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KEY MAP NOT TO SCALE



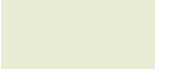

SYMBOL	DESCRIPTION
	10' PUBLIC SIDEWALK
	5' PUBLIC SIDEWALK
	6' CONCRETE SIDEWALK
	8' CONCRETE SIDEWALK
	8' DRIVABLE CART PATH
	5' INTERNAL SIDEWALK
	PEDESTRIAN CROSSING
	VEHICULAR ACCESS
	10' DRIVABLE CART PATH WITH 5' PUBLIC SIDEWALK

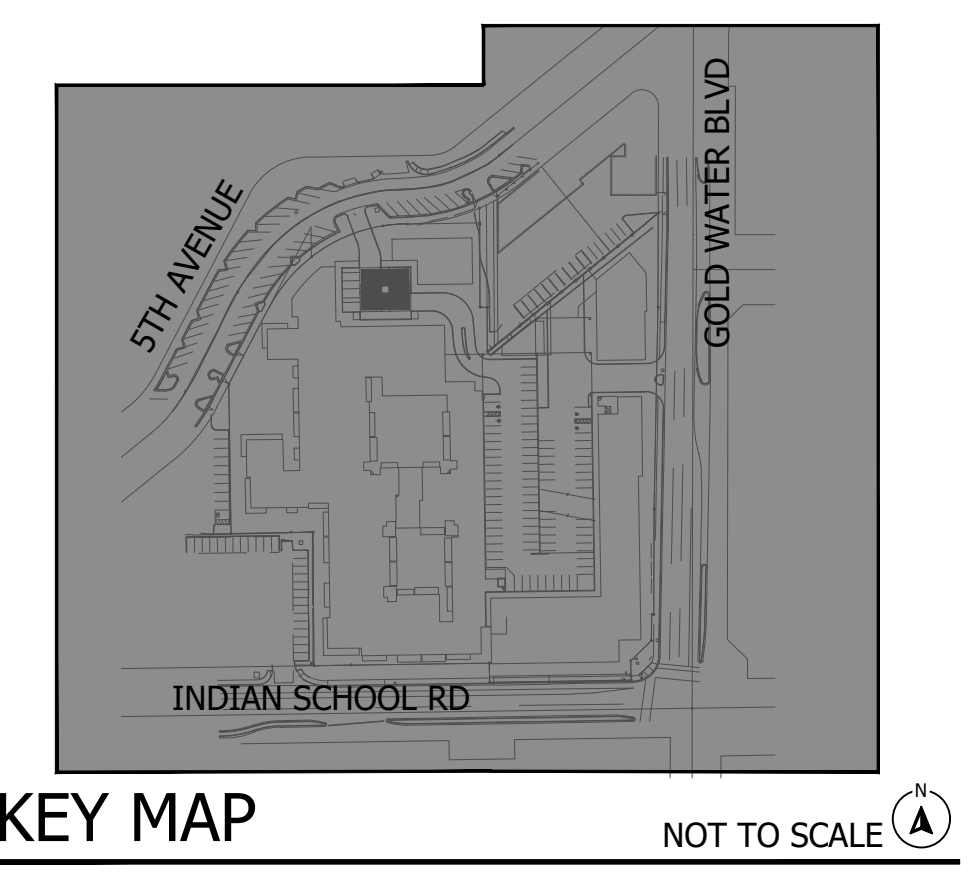


KEY MAP

NOT TO SCALE



SITE AREA	
NET	4.82 ac (209,959 S.F.)
REQUIRED OPEN SPACE	
D/OC-2 PBD DO ZONING	
NO MINIMUM OPEN SPACE REQUIREMENT	
TOTAL REQUIRED OPEN SPACE	0 S.F.
PROVIDED OPEN SPACE:	70,676 S.F.
	(±34%)
REQUIRED FRONTAGE OPEN SPACE	
D/OC-2 PBD DO ZONING	
NO MINIMUM OPEN SPACE REQUIREMENT	
TOTAL REQUIRED FRONTAGE SPACE	0 S.F.
PROVIDED FRONTAGE OPEN SPACE:	±20,629 S.F
LEGEND	
	COMMON OPEN SPACE
	FRONTAGE OPEN SPACE



KEYNOTES

- 1

LANDSCAPE AREA WITH DECOMPOSED GRANITE
- 2

CONCRETE SIDEWALK
- 3

CONCRETE HEADER
- 4

CONCRETE PAD
- 5

LINEAR PAVERS
- 6

HERRINGBONE PAVERS
- 7

SOLDIER COURSE PAVER BORDER
- 8

2'X2' SCORED CONCRETE
- 9

2'X2' CONCRETE PAVERS
- 10

2' OCTAGON PAVERS
- 11

PAVERS AT RETAIL PATIO
- 12

DRIVABLE GRAVEL PAVE
- 13

PAVING AT TRASH ENTRY DRIVE
- 14

TURF
- 15

WOOD DECK
- 16

PODIUM DECK PAVERS
- 17

ARTIFICIAL TURF AT GRADE
- 18

ARTIFICIAL TURF AT PODIUM
- 19

ADA RAMP
- 20

DECORATIVE PAVING AT PLAZA
- 21

CONCRETE STAIRS AT GRADE
- 22

CONCRETE STAIRS AT PODIUM
- 23

SLAT FENCE
- 24

SLAT FENCE GATE
- 25

DECORATIVE PRIVACY SCREEN
- 26

DECORATIVE SCREEN WALL AT GRADE
- 27

DECORATIVE SCREEN WALL AT PODIUM
- 28

LOW RETAINING WALL AT GRADE
- 29

LOW RETAINING WALL AT PODIUM
- 30

GLASS POOL BARRIER AT PODIUM DECK
- 31

GLASS POOL BARRIER ON RETAINING WALL AT PODIUM DECK
- 32

DECORATIVE METAL FINS
- 33

20'X40' SHADE STRUCTURE AT OUTDOOR KITCHEN
- 34

20'X20' SHADE STRUCTURE AT PORCH SWING NODE
- 35

PORCH SWING
- 36

11'X13' CANTILEVER SHADE STRUCTURE AT WOOD DECK
- 37

18'X36' SHADE STRUCTURE AT PUBLIC PLAZA
- 38

18'X36' SHADE STRUCTURE AT PODIUM DECK
- 39

18'X25' SHADE STRUCTURE AT PODIUM DECK
- 40

OUTDOOR FIREPLACE AT GRADE
- 41

OUTDOOR FIREPLACE AT PODIUM DECK
- 42

COMMUNITY FIRE PIT AT WOOD DECK
- 43

CREDENZA
- 44

CONCRETE TABLE AT OUTDOOR KITCHEN
- 45

SEATING ISLAND AT OUTDOOR KITCHEN
- 46

SEATING ISLAND AT CANTILEVER SHADE STRUCTURE
- 47

SEATING ISLAND AT PODIUM DECK
- 48

BBQ AT OUTDOOR KITCHEN
- 49

WATER FEATURE AT COURTYARD A
- 50

WATER FEATURE AT COURTYARD B
- 51

FESTOON LIGHTS
- 52

BBQ AT OUTDOOR KITCHEN
- 53

PIZZA OVEN AT OUTDOOR KITCHEN
- 54

PORCH SWING AT COURTYARD B

55

RECTANGULAR CONCRETE BENCH

56

ROUND CONCRETE BENCH AT PUBLIC PLAZA

57

METAL BENCH

58

STEEL HEADER PLANTER

59

RAISED PLANTER AT OUTDOOR CORRIDOR

60

ROUND RAISED PLANTER AT PLAZA

61

PORTRAIT ART AT OUTDOOR COORIDOR

62

POOL TABLE AT OUTDOOR CORRIDOTR

63

PING PONG TABLE AT OUTDOOR COORIDOR

64

BAR TOP AT OUTDOOR CORRIDOR

65

TV WALL AT OUTDOOR CORRIDOR

66

TV WALL AT PODIUM DECK

67

FIREPIT

68

RIM FLOW POOL

69

RAISED SPA

70

NEGATIVE EDGE WATER FEATURE AT PODIUM DECK

71

DECORATIVE GLASS PLANTER AT PODIUM

72

WHEELCHAIR LIFT AT PODIUM

73

HIGHTOP AT PODIUM DECK

74

PUBLIC ART

75

FURNITURE BY OTHERS

76

ENTRY DRIVE AT 5TH AVE

77

CONCRETE TABLE AT PODIUM DECK

78

PORTRAIT ART AT OUTDOOR CORRIDOR

79

RUG AT OUTDOOR CORRIDOR

80

FIRE PIT & SPA CONTROLS

81

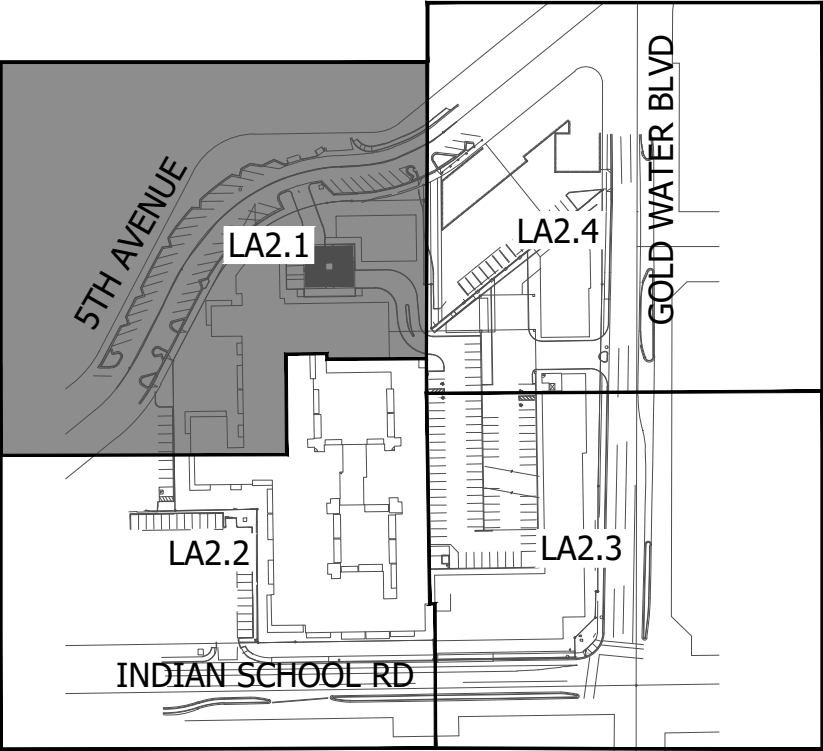
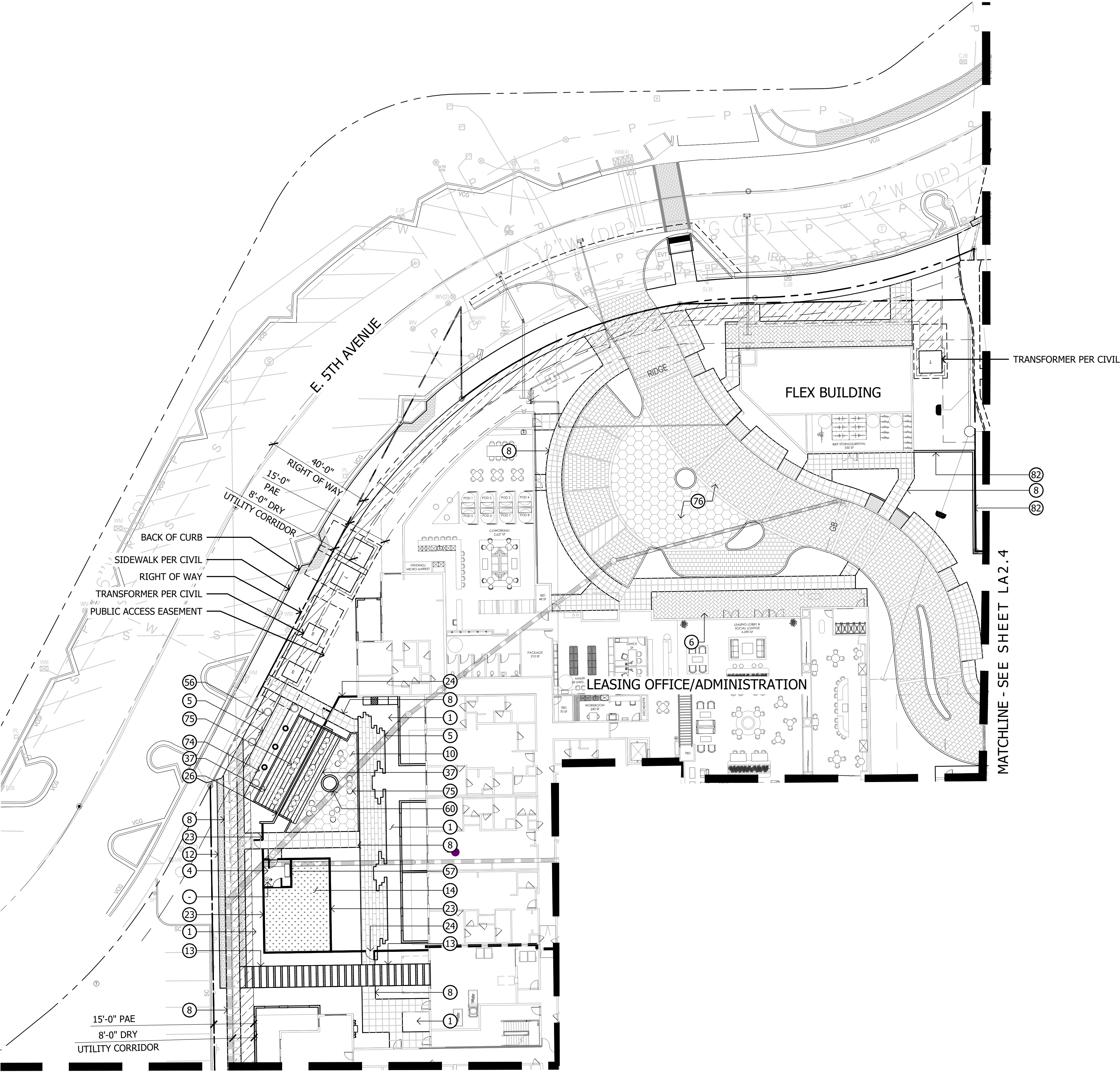
6'-0" RETAINING WALL AT GRADE

82

6'-0" SCREEN WALL

83

6'-0" THEME WALL



KEY MAP

NOT TO SCALE

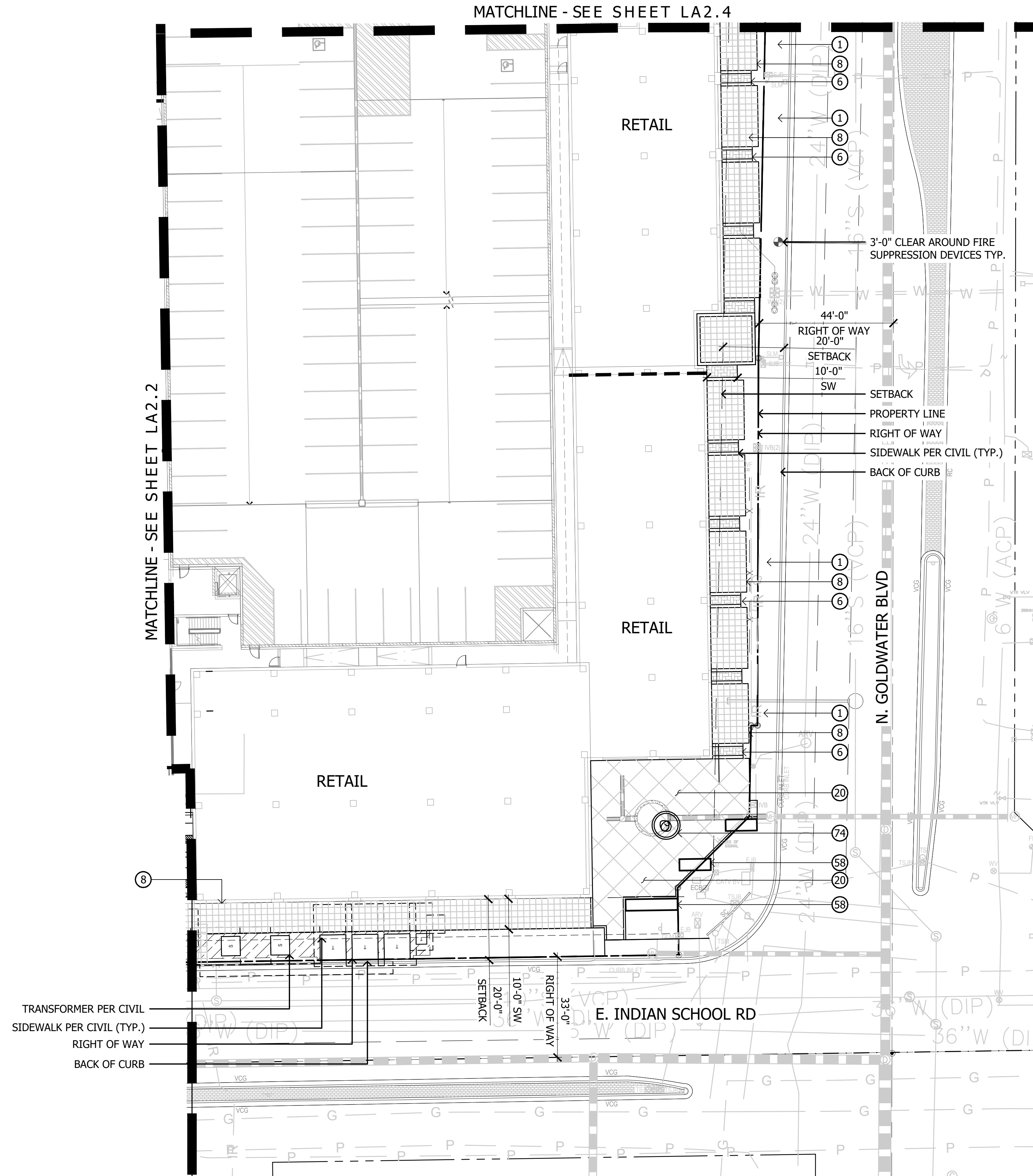


5TH & GOLDWATER
LA2.1 - Hardscape Plan



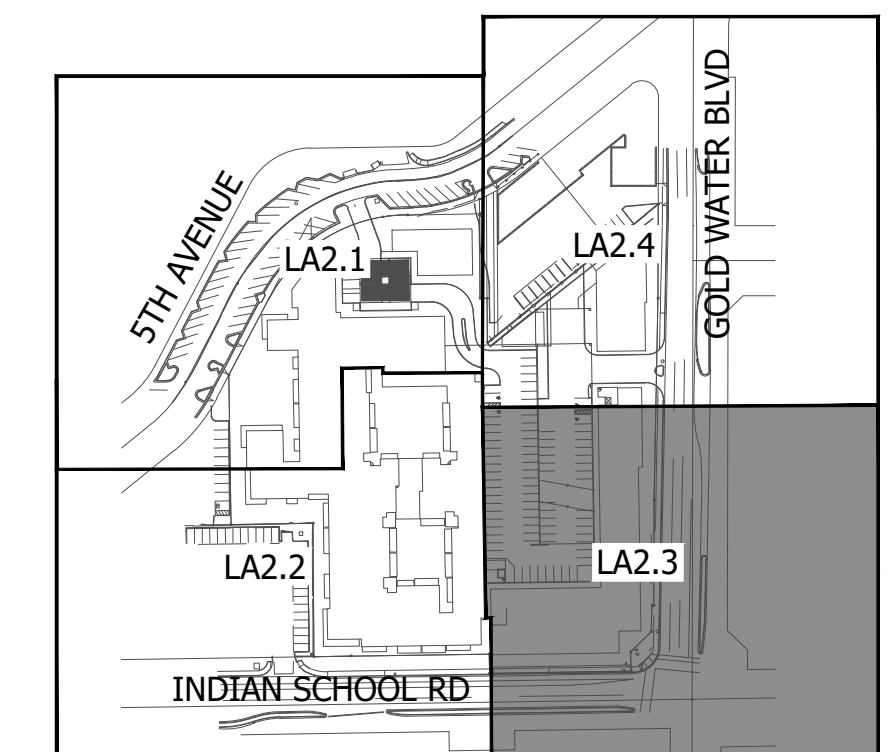
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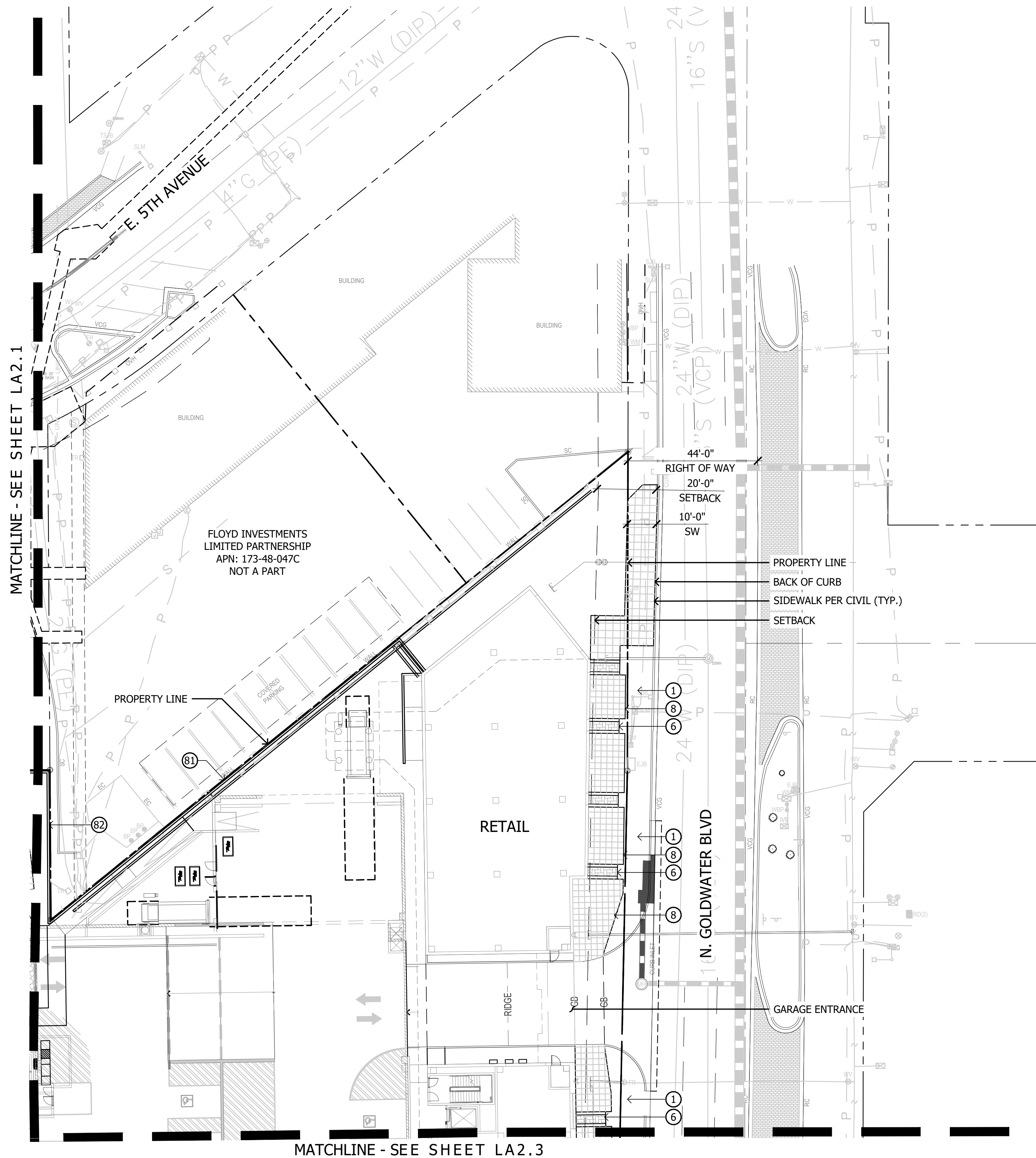
KEYNOTES

- | | |
|--|---|
| 1 LANDSCAPE AREA WITH DECOMPOSED GRANITE | 55 RECTANGULAR CONCRETE BENCH |
| 2 CONCRETE SIDEWALK | 56 ROUND CONCRETE BENCH AT PUBLIC PLAZA |
| 3 CONCRETE HEADER | 57 METAL BENCH |
| 4 CONCRETE PAD | 58 STEEL HEADER PLANTER |
| 5 LINEAR PAVERS | 59 RAISED PLANTER AT OUTDOOR CORRIDOR |
| 6 HERRINGBONE PAVERS | 60 ROUND RAISED PLANTER AT PLAZA |
| 7 SOLDIER COURSE PAVER BORDER | 61 PORTRAIT ART AT OUTDOOR COORIDOR |
| 8 2'X2' SCORED CONCRETE | 62 POOL TABLE AT OUTDOOR CORRIDOTR |
| 9 2'X2' CONCRETE PAVERS | 63 PING PONG TABLE AT OUTDOOR COORIDOR |
| 10 2' OCTAGON PAVERS | 64 BAR TOP AT OUTDOOR CORRIDOR |
| 11 PAVERS AT RETAIL PATIO | 65 TV WALL AT OUTDOOR CORRIDOR |
| 12 DRIVABLE GRAVEL PAVE | 66 TV WALL AT PODIUM DECK |
| 13 PAVING AT TRASH ENTRY DRIVE | 67 FIREPIT |
| 14 TURF | 68 RIM FLOW POOL |
| 15 WOOD DECK | 69 RAISED SPA |
| 16 PODIUM DECK PAVERS | 70 NEGATIVE EDGE WATER FEATURE AT PODIUM DECK |
| 17 ARTIFICIAL TURF AT GRADE | 71 DECORATIVE GLASS PLANTER AT PODIUM |
| 18 ARTIFICIAL TURF AT PODIUM | 72 WHEELCHAIR LIFT AT PODIUM |
| 19 ADA RAMP | 73 HIGHTOP AT PODIUM DECK |
| 20 DECORATIVE PAVING AT PLAZA | 74 PUBLIC ART |
| 21 CONCRETE STAIRS AT GRADE | 75 FURNITURE BY OTHERS |
| 22 CONCRETE STAIRS AT PODIUM | 76 ENTRY DRIVE AT 5TH AVE |
| 23 SLAT FENCE | 77 CONCRETE TABLE AT PODIUM DECK |
| 24 SLAT FENCE GATE | 78 PORTRAIT ART AT OUTDOOR CORRIDOR |
| 25 DECORATIVE PRIVACY SCREEN | 79 RUG AT OUTDOOR CORRIDOR |
| 26 DECORATIVE SCREEN WALL AT GRADE | 80 FIRE PIT & SPA CONTROLS |
| 27 DECORATIVE SCREEN WALL AT PODIUM | 81 6'-0" RETAINING WALL AT GRADE |
| 28 LOW RETAINING WALL AT GRADE | 82 6'-0" SCREEN WALL |
| 29 LOW RETAINING WALL AT PODIUM | 83 6'-0" THEME WALL |
| 30 GLASS POOL BARRIER AT PODIUM DECK | |
| 31 GLASS POOL BARRIER ON RETAINING WALL AT PODIUM DECK | |
| 32 DECORATIVE METAL FINIS | |
| 33 20'X40' SHADE STRUCTURE AT OUTDOOR KITCHEN | |
| 34 20'X20' SHADE STRUCTURE AT PORCH SWING NODE | |
| 35 PORCH SWING | |
| 36 11'X13' CANTILEVER SHADE STRUCTURE AT WOOD DECK | |
| 37 18'X36' SHADE STRUCTURE AT PUBLIC PLAZA | |
| 38 18'X36' SHADE STRUCTURE AT PODIUM DECK | |
| 39 18'X25' SHADE STRUCTURE AT PODIUM DECK | |
| 40 OUTDOOR FIREPLACE AT GRADE | |
| 41 OUTDOOR FIREPLACE AT PODIUM DECK | |
| 42 COMMUNITY FIRE PIT AT WOOD DECK | |
| 43 CREDENZA | |
| 44 CONCRETE TABLE AT OUTDOOR KITCHEN | |
| 45 SEATING ISLAND AT OUTDOOR KITCHEN | |
| 46 SEATING ISLAND AT CANTILEVER SHADE STRUCTURE | |
| 47 SEATING ISLAND AT PODIUM DECK | |
| 48 BBQ AT OUTDOOR KITCHEN | |
| 49 WATER FEATURE AT COURTYARD A | |
| 50 WATER FEATURE AT COURTYARD B | |
| 51 FESTOON LIGHTS | |
| 52 BBQ AT OUTDOOR KITCHEN | |
| 53 PIZZA OVEN AT OUTDOOR KITCHEN | |
| 54 PORCH SWING AT COURTYARD B | |

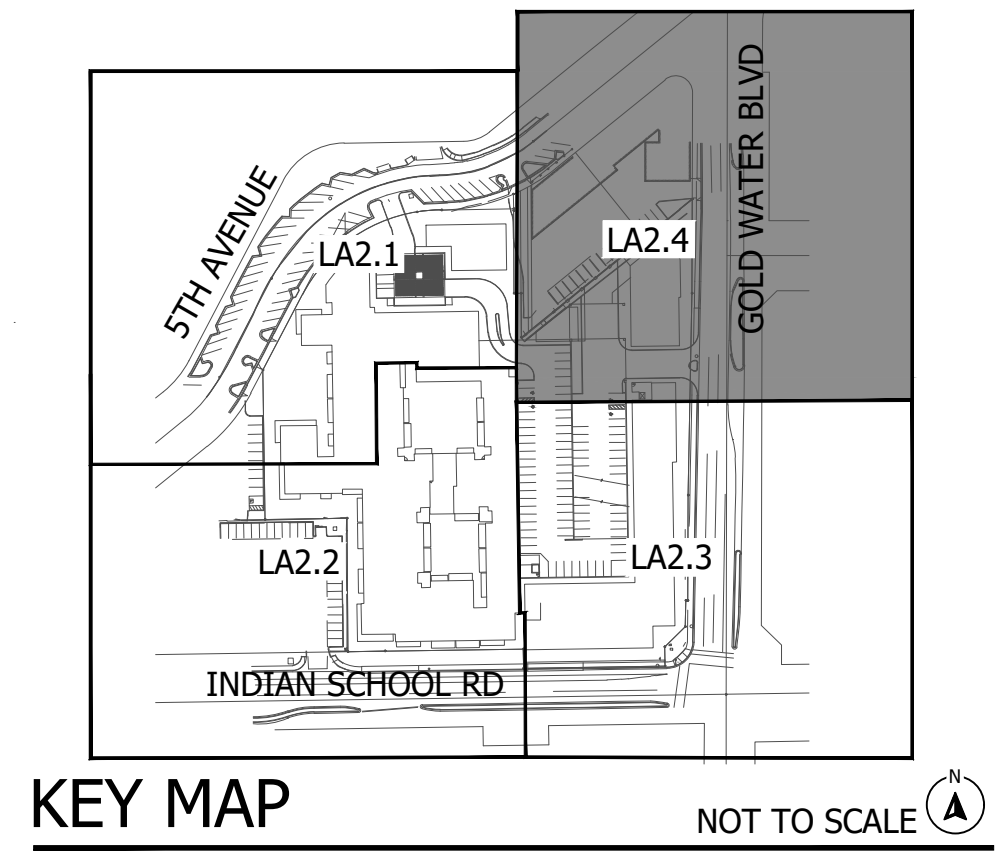


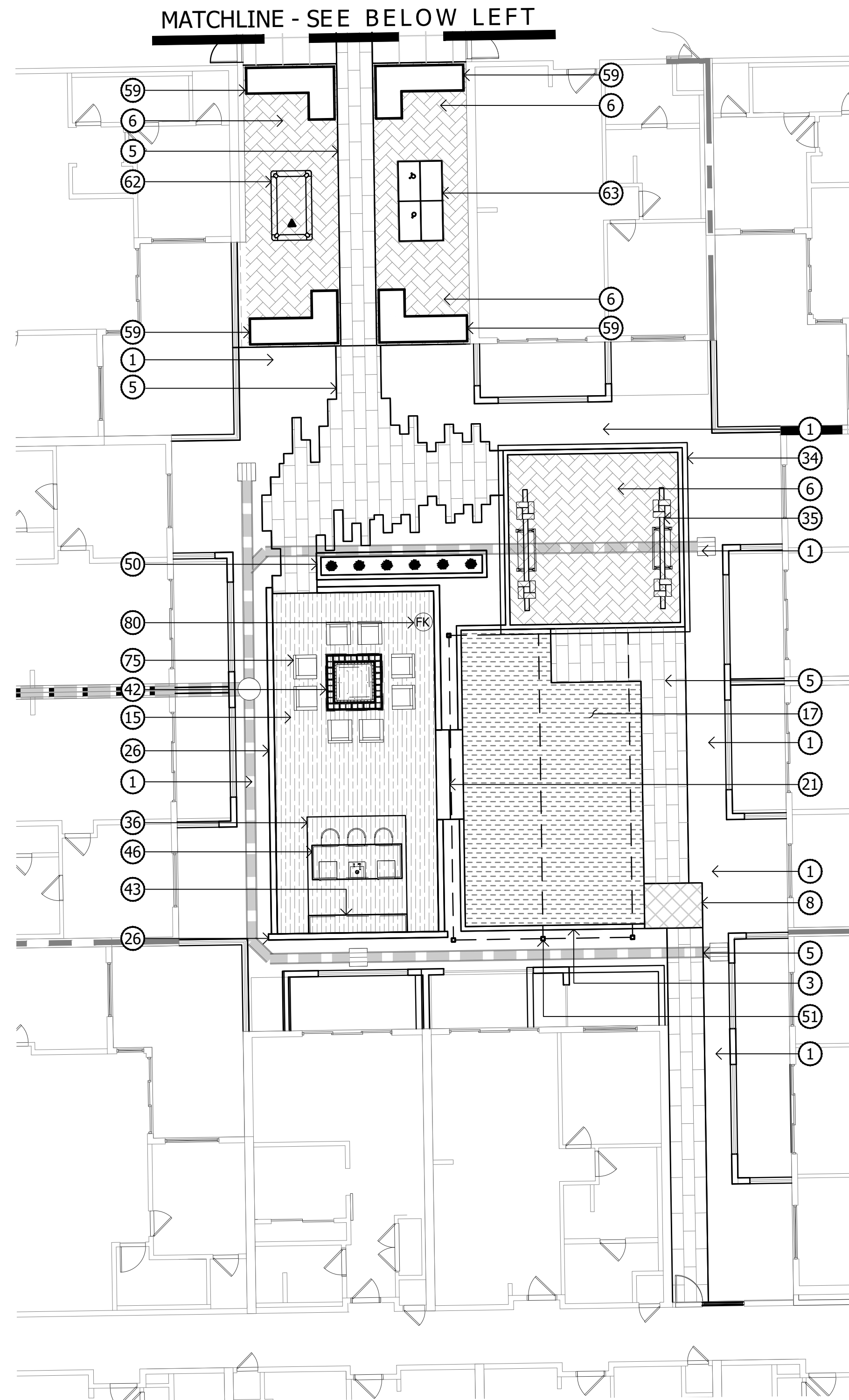
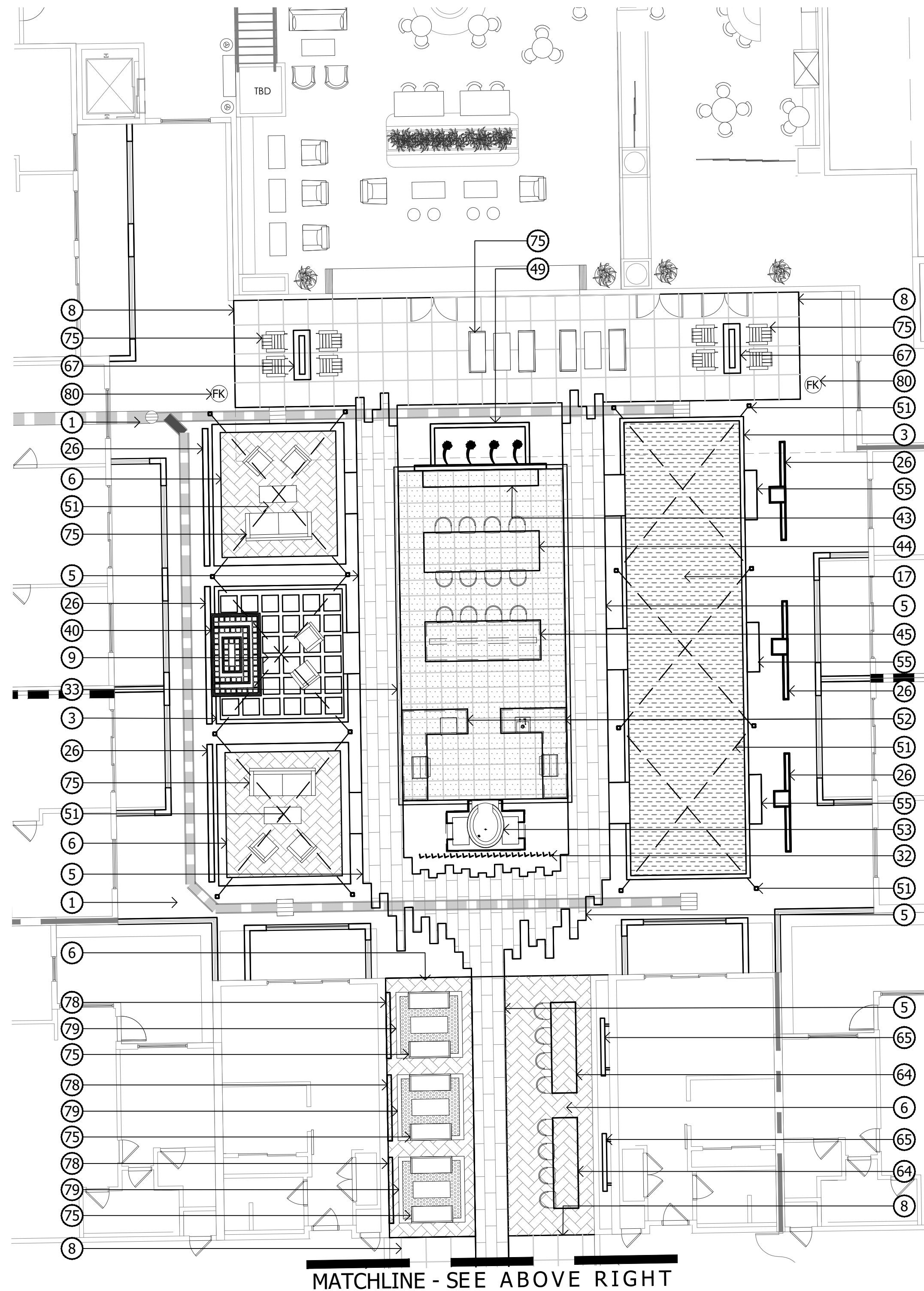
KEY MAP

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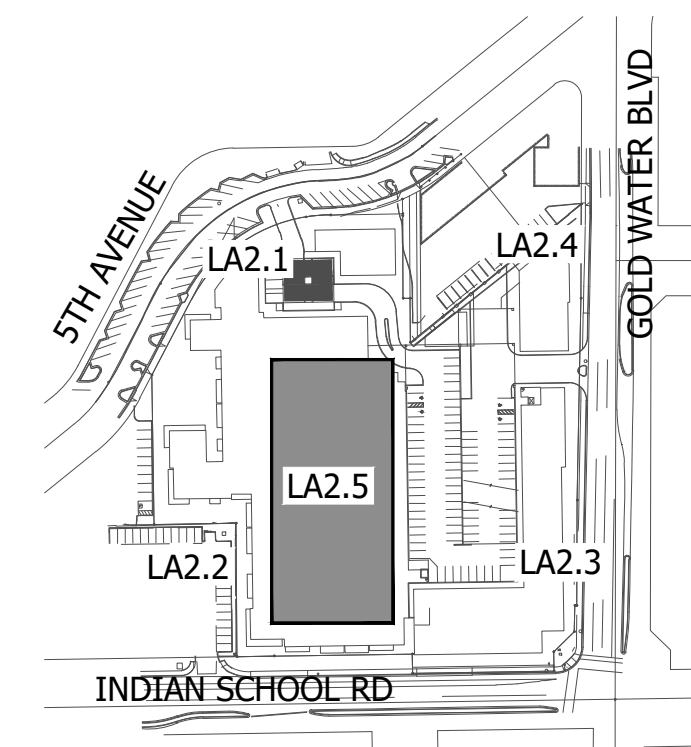
KEYNOTES	
1 LANDSCAPE AREA WITH DECOMPOSED GRANITE	55 RECTANGULAR CONCRETE BENCH
2 CONCRETE SIDEWALK	56 ROUND CONCRETE BENCH AT PUBLIC PLAZA
3 CONCRETE HEADER	57 METAL BENCH
4 CONCRETE PAD	58 STEEL HEADER PLANTER
5 LINEAR PAVERS	59 RAISED PLANTER AT OUTDOOR CORRIDOR
6 HERRINGBONE PAVERS	60 ROUND RAISED PLANTER AT PLAZA
7 SOLDIER COURSE PAVER BORDER	61 PORTRAIT ART AT OUTDOOR COORIDOR
8 2'X2' SCORED CONCRETE	62 POOL TABLE AT OUTDOOR CORRIDOTR
9 2'X2' CONCRETE PAVERS	63 PING PONG TABLE AT OUTDOOR COORIDOR
10 2' OCTAGON PAVERS	64 BAR TOP AT OUTDOOR CORRIDOR
11 PAVERS AT RETAIL PATIO	65 TV WALL AT OUTDOOR CORRIDOR
12 DRIVABLE GRAVEL PAVE	66 TV WALL AT PODIUM DECK
13 PAVING AT TRASH ENTRY DRIVE	67 FIREPIT
14 TURF	68 RIM FLOW POOL
15 WOOD DECK	69 RAISED SPA
16 PODIUM DECK PAVERS	70 NEGATIVE EDGE WATER FEATURE AT PODIUM DECK
17 ARTIFICIAL TURF AT GRADE	71 DECORATIVE GLASS PLANTER AT PODIUM
18 ARTIFICIAL TURF AT PODIUM	72 WHEELCHAIR LIFT AT PODIUM
19 ADA RAMP	73 HIGHTOP AT PODIUM DECK
20 DECORATIVE PAVING AT PLAZA	74 PUBLIC ART
21 CONCRETE STAIRS AT GRADE	75 FURNITURE BY OTHERS
22 CONCRETE STAIRS AT PODIUM	76 ENTRY DRIVE AT 5TH AVE
23 SLAT FENCE	77 CONCRETE TABLE AT PODIUM DECK
24 SLAT FENCE GATE	78 PORTRAIT ART AT OUTDOOR CORRIDOR
25 DECORATIVE PRIVACY SCREEN	79 RUG AT OUTDOOR CORRIDOR
26 DECORATIVE SCREEN WALL AT GRADE	80 FIRE PIT & SPA CONTROLS
27 DECORATIVE SCREEN WALL AT PODIUM	81 6'-0" RETAINING WALL AT GRADE
28 LOW RETAINING WALL AT GRADE	82 6'-0" SCREEN WALL
29 LOW RETAINING WALL AT PODIUM	83 6'-0" THEME WALL
30 GLASS POOL BARRIER AT PODIUM DECK	
31 GLASS POOL BARRIER ON RETAINING WALL AT PODIUM DECK	
32 DECORATIVE METAL FINS	
33 20'X40' SHADE STRUCTURE AT OUTDOOR KITCHEN	
34 20'X20' SHADE STRUCTURE AT PORCH SWING NODE	
35 PORCH SWING	
36 11'X13' CANTILEVER SHADE STRUCTURE AT WOOD DECK	
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43 CREDENZA	
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46 SEATING ISLAND AT CANTILEVER SHADE STRUCTURE	
47 SEATING ISLAND AT PODIUM DECK	
48 BBQ AT OUTDOOR KITCHEN	
49 WATER FEATURE AT COURTYARD A	
50 WATER FEATURE AT COURTYARD B	
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53 PIZZA OVEN AT OUTDOOR KITCHEN	
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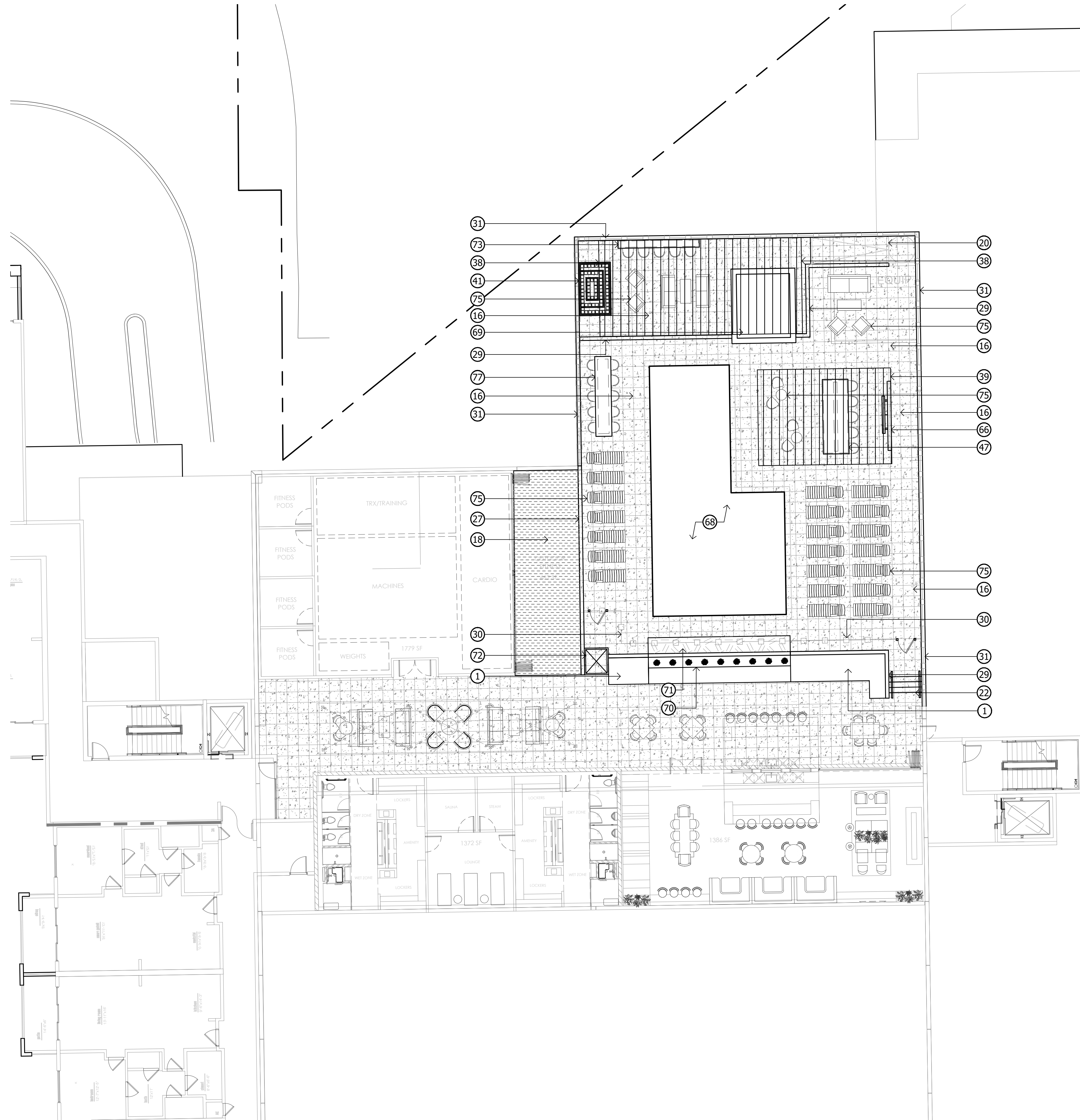
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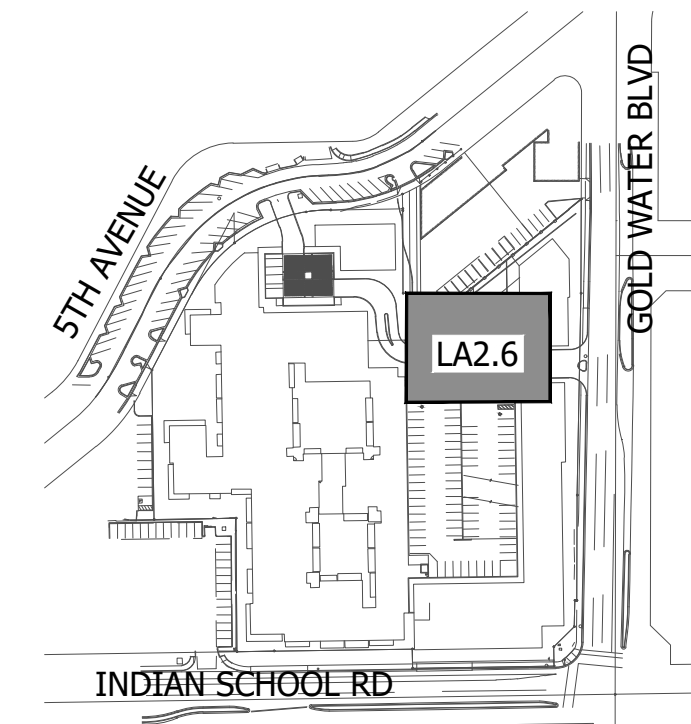
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KEY MAP

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PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura	.75"	6'	2'	24"	
Mulga Acacia					
Acacia smallii	1"	5'	3'	24"	
Sweet Acacia					
Acacia stenophylla	1"	8'	3'	24"	
Shoestring Acacia					
Acacia willardiana	1"	5'	2.5'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
Desert Willow					
Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
Wilsonii Olive					
Olneya tesota	N/A	4'	2.5'	24"	
Desert Ironwood					
Parkinsonia hybrid 'Desert Museum' 1"	5'	3'	24"		
Desert Museum Palo Verde					
Parkinsonia praecox	1"	5'	3'	24"	
Palo Brea					
Phoenix dactylifera	N/A	18'	TO PINEAPPLE		
Date Palm					
Pistacia chinensis	1"	7'	2.5'	24"	
Chinese Pistache					
Pistacia lentiscus	1"	7'	2.5'	24"	
Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18'	TO PINEAPPLE		
California Fan Palm					
Washingtonia robusta	N/A	18'	TO PINEAPPLE		
Mexican Fan Palm					

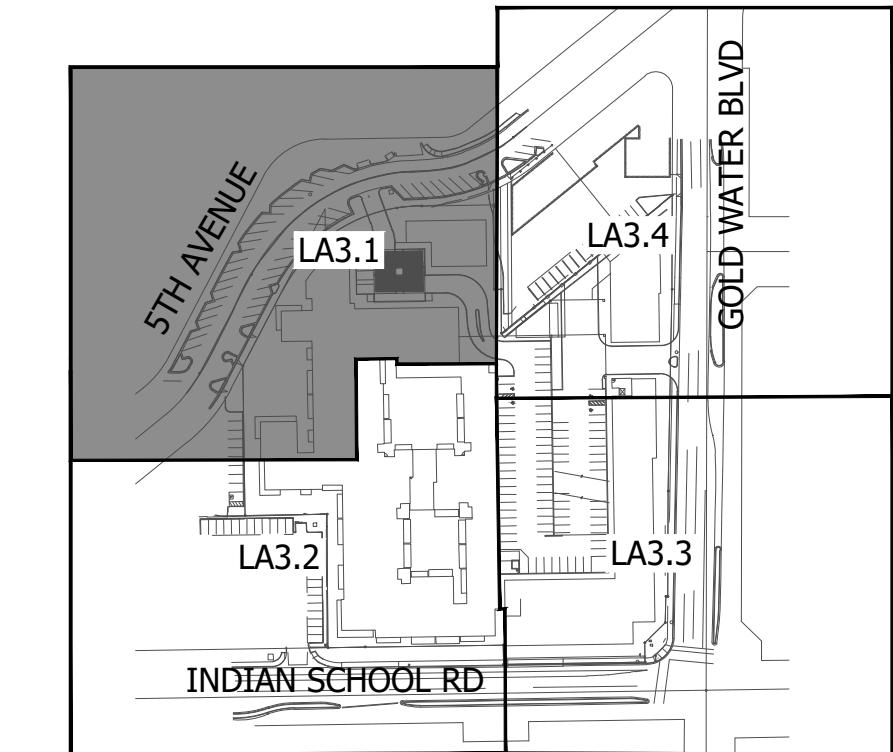
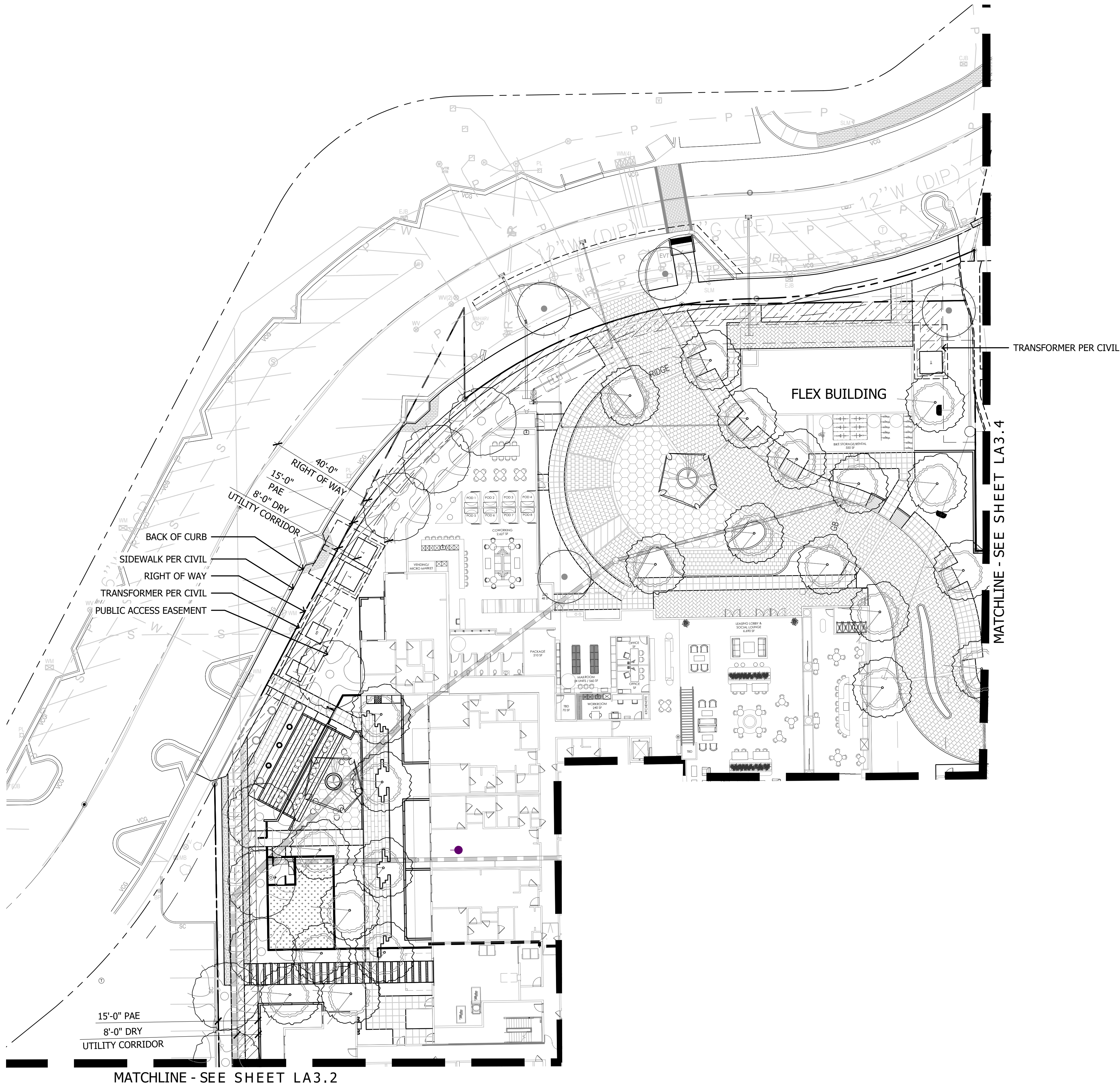
Extra Large Shrubs	Size	Qty	Large Shrubs	Size	Qty
Bk- Bougainvillea 'Barbara Karst'			AK- Aquilegia chrysantha		
Barbara Karst Bougainvillea	5 gal.		Golden Columbine	5 gal.	
Bougainvillea 'California Gold'			CV- Calliandra californica		
California Gold Bougainvillea	5 gal.		Red Fairy Duster	5 gal.	
Bougainvillea 'Rosenka'			CS- Cassia artemisioides 'Silver'		
Rosenka Bougainvillea	5 gal.		Silver Cassia	5 gal.	
Caesalpinia mexicana			JB- Justicia californica		
Mexican Bird of Paradise	5 gal.		Yellow Chuparosa	5 gal.	
Caesalpinia pulcherrima			LY- Leucophyllum langmaniae 'Lynn's Legacy'		
Red Bird of Paradise	5 gal.		Lynn's Legacy Sage	5 gal.	
Chamaerops humilis			RB- Leucophyllum langmaniae 'Rio Bravo'		
Mediterranean Fan Palm	3 head		Rio Bravo Sage	5 gal.	
Cordia parvifolia			LJ- Ligustrum japonicum		
Little Leaf Cordia	5 gal.		Japanese Privet	5 gal.	
Dodonaea viscosa			CL- Salvia clevelandii		
Green Hopseed Bush	5 gal.		Chaparral Sage	5 gal.	
Psoralethamnus schottii			SC- Simmondsia Chinensis		
Indigo Bush	5 gal.		Jojoba	15 gal.	
Tecoma alata 'Orange Jubilee'					
Orange Jubilee	15 gal.				
Tecoma 'Sparky'					
Sparky Bells	5 gal.				
Tecoma Stans					
Yellow Bells	15 gal.				
Vauquelinia californica					
Arizona Rosewood	15 gal.				

Medium Shrubs	Size	Qty	Cacti/ Accents	Size	Qty
19- Bougainvillea 'Torch Glow'			CA- Agave americana 'Marginata'		
Torch Glow Bougainvillea	5 gal.		Century Plant	5 gal.	
Eremophila glabra spp. carnea			AB- Aloe barbadensis		
Winter Blaze	5 gal.		Medicinal Aloe	5 gal.	
Eremophila hygrophana Blue Bells			AF- Aloe ferox		
Blue Bells	5 gal.		Tree Aloe	5 gal.	
J- Justicia candicans			Aloe hyb. 'Blue Elf'		
Red Justicia	5 gal.		Blue Elf Aloe	5 gal.	
L- Lantana camara			Aloe striata		
Bush Lantana	1 gal.		Coral Aloe	5 gal.	
Leucophyllum frutescens 'Compacta'			Bouteloua gracilis		
Compact Texas Sage	5 gal.		Blonde Ambition	1 gal.	
N- Nerium oleander 'Little Red'			CA- Calamagrostis acutiflora		
Little Red Oleander	5 gal.		Karl Foerster Grass	3 gal.	
N- Nerium oleander 'Petite Pink'			Dasylium acrotrichum		
Petite Pink Oleander	5 gal.		Green Desert Spoon	5 gal.	
P- Punica granatum			Dasylium wheeleri		
Dwarf Pomegranate	5 gal.		Desert Spoon	5 gal.	
R- Rosmarinus officinalis 'Tuscan Blue'			Echinocactus grusonii		
Tuscan Blue Rosemary	5 gal.		Golden Barrel Cactus	5 gal.	
R- Ruellia brittoniana			Euphorbia antisiphilitica		
Purple Ruellia	5 gal.		Candelilla	1 gal.	
R- Ruellia peninsularis			Euphorbia rigida		
Desert Ruellia	5 gal.		Gopher Plant	5 gal.	
T- Teucrium fruticans			Euphorbia royleana		
Bush Germander	5 gal.		Churee	5 gal.	
Small Shrubs	Size	Qty	Hesperaloe parviflora 'Stoplights'		
Stoplights Red Yucca			Muhlenbergia capillaris		
8a- Bougainvillea 'Alexandra'			'Regal Mist'	5 gal.	
Alexandra Bougainvillea	5 gal.		Muhlenbergia lindheimeri		
Callistemon viminalis 'Little John'			'Autumn Glow'	5 gal.	
Little John Bottle Brush	5 gal.		Muhlenbergia rigens		
G- Gaura lindheimeri			Deer Grass	1 gal.	
Siskiyou Pink Gaura	1 gal.		Opuntia basilaris		
M- Myrtus communis 'compacta'			Opuntia santa rita		
Dwarf Myrtle	5 gal.		Beavertail Prickly Pear	5 gal.	
O- Olea europaea 'Little Ollie'			Opuntia santa rita		
Dwarf Olive	5 gal.		Purple Prickly Pear	5 gal.	
R- Russelia equisetiformis			Opuntia sp. Kelly's Choice		
Coral Fountain	5 gal.		Kelly's Choice Prickly Pear	5 gal.	
S- Salvia leucantha			Pachycereus marginatus		
Mexican Bush Sage	1 gal.		Mexican Fence Post Cactus	5 gal.	
T- Teucrium chamaedrys			Pedilanthus macrocarpus		
Bush Germander	1 gal.		Slipper Plant	5 gal.	
Groundcovers	Size	Qty	Penstemon eatonii		
Firecracker Penstemon			Portulacaria afra minima		
Baileya multiradiata			Dwarf Elephant Food	5 gal.	
Desert Marigold	1 gal.		Yucca baccata		
D- Dalea capitata 'Sierra Gold'			Banana Yucca	5 gal.	
Sierra Gold Dalea	1 gal.		Yucca pallida		
E- Eremophila prostrata			Pale Leaf Yucca	5 gal.	
Outback Sunrise Eremophila	1 gal.		Yucca recurvifolia		
Gazania rigens 'Sun Gold'			Soft Leaf Yucca	15 gal.	
Trailing Yellow Gazania	1 gal.				
P- Lantana montevidensis					
Purple Trailing Lantana	1 gal.				
Y- Lantana sp.					
'New Gold' Lantana	1 gal.				
L- Lantana sp.					
'New Red' Lantana	1 gal.				
R- Rosmarinus officinalis 'Prostratus'					
Trailing Rosemary	1 gal.				
D- Ruellia 'Katie'					
Dwarf Ruellia 'Katie'	1 gal.				
T- Teucrium chamaedrys 'prostratum'					
Prostrate Germander	1 gal.				
W- Wedelia trilobata					
Wedelia	1 gal.				

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

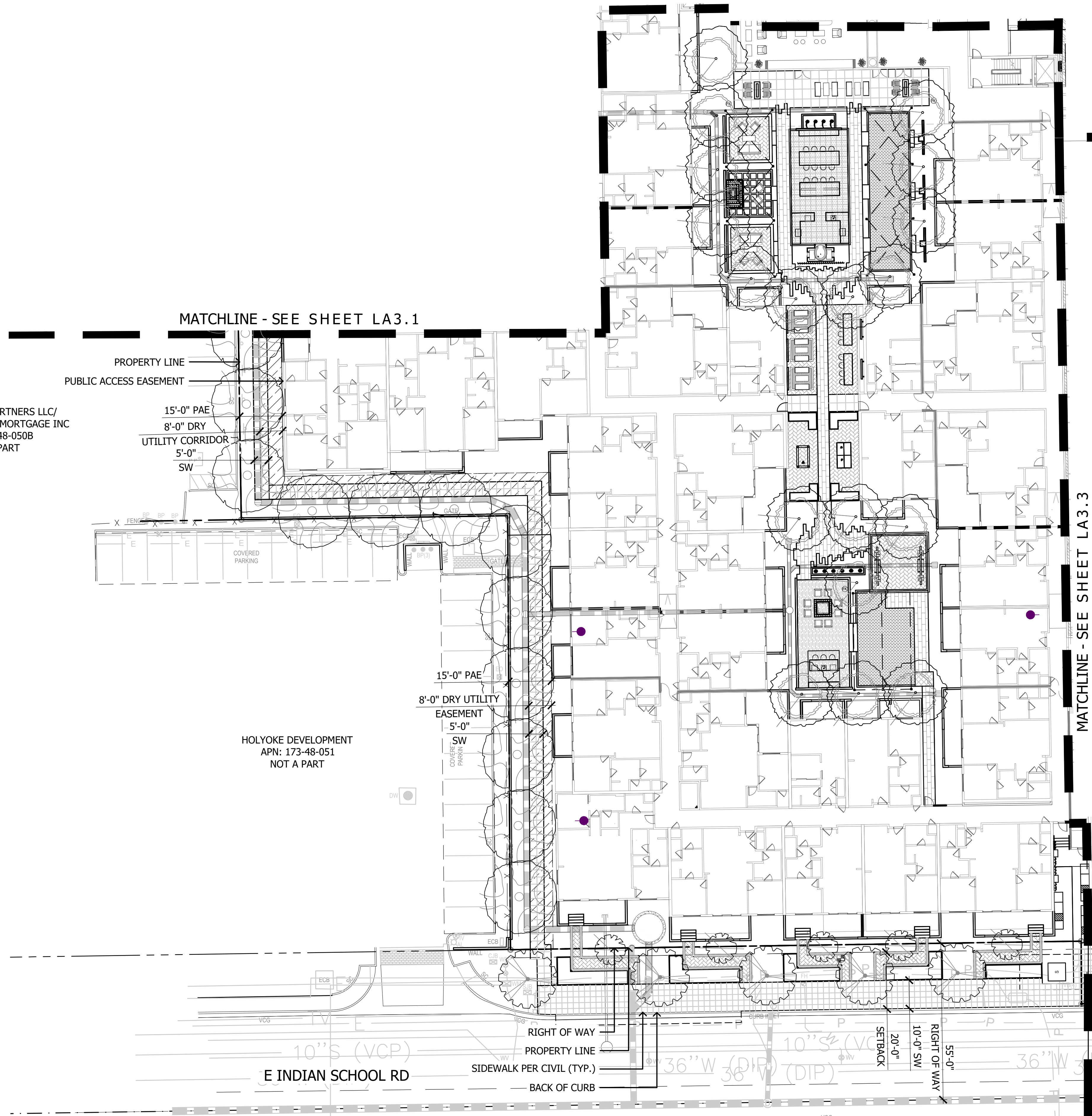
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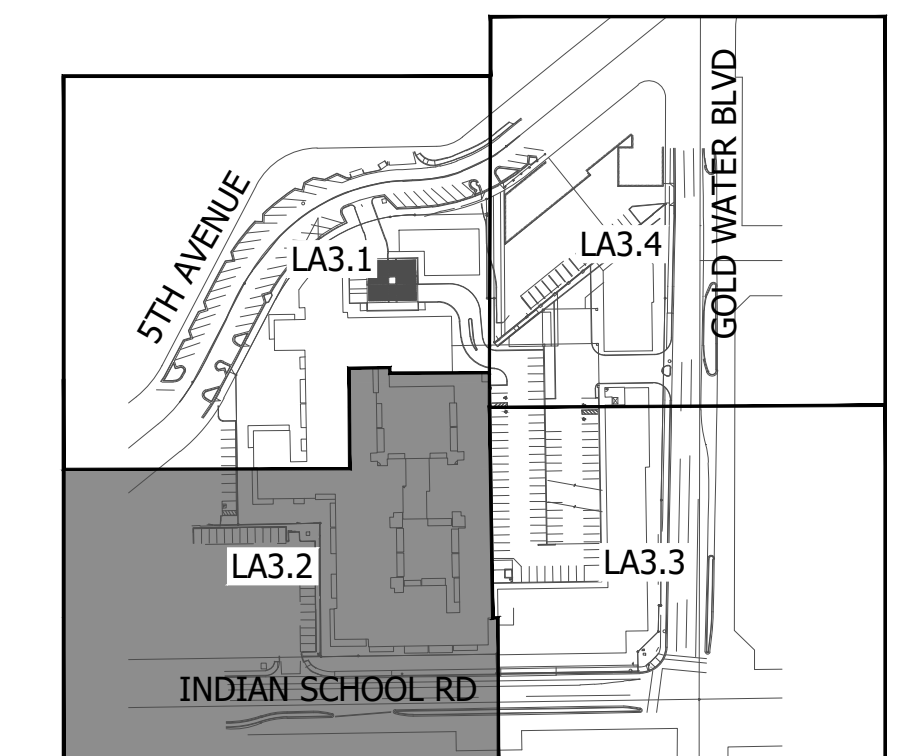
KEY MAP

NOT TO SCALE



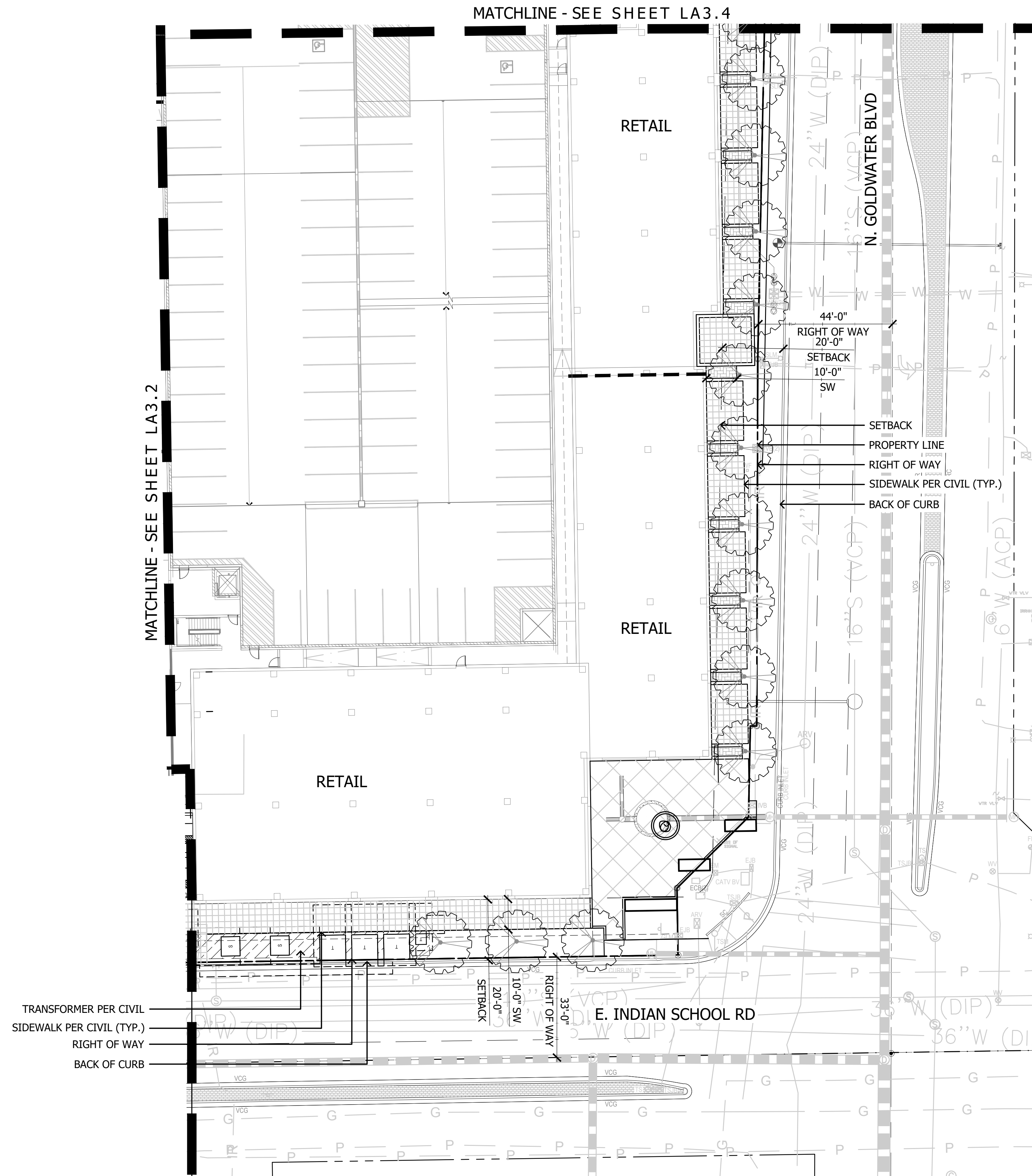
PLANT MATERIALS LEGEND

Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box (in.)	Qty
Acacia aneura	.75"	6'	2'	24"	
Mulga Acacia					
Acacia smallii	1"	5'	3'	24"	
Sweet Acacia					
Acacia stenophylla	1"	8'	3'	24"	
Shoestring Acacia					
Acacia willardiana	1"	5'	2.5'	24"	
Palo Blanco					
Bauhinia x blakeana	1.25"	7'	2.5'	24"	
Hong Kong Orchid					
Caesalpinia cacalaco	1"	5'	3'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
Desert Willow					
Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
Lysiloma microphylla	.75"	5'	3'	24"	
Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
Wilsonii Olive					
Olneya tesota	N/A	4'	2.5'	24"	
Desert Ironwood					
Parkinsonia hybrid 'Desert Museum'	1"	5'	3'	24"	
Desert Museum Palo Verde					
Parkinsonia praecox	1"	5'	3'	24"	
Palo Brea					
Phoenix dactylifera	N/A	18' TO PINEAPPLE			
Date Palm					
Pistacia chinensis	1"	7'	2.5'	24"	
Chinese Pistache					
Pistacia lentiscus	1"	7'	2.5'	24"	
Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
Thornless Mesquite					
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"	
'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
Allee Elm					
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18' TO PINEAPPLE			
California Fan Palm					
Washingtonia robusta	N/A	18' TO PINEAPPLE			
Mexican Fan Palm					

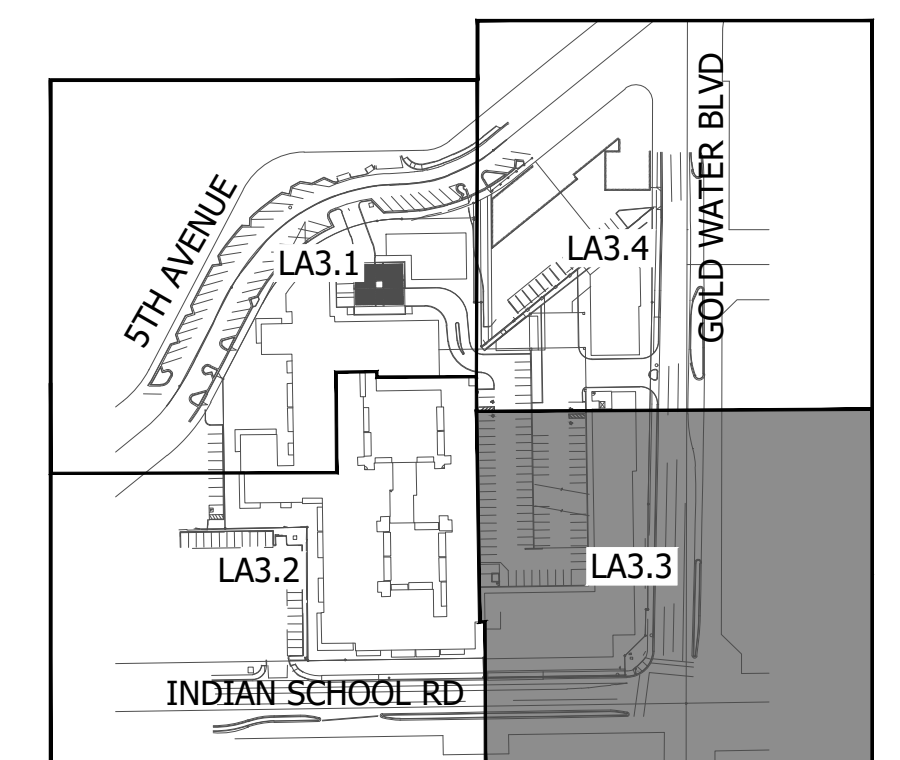


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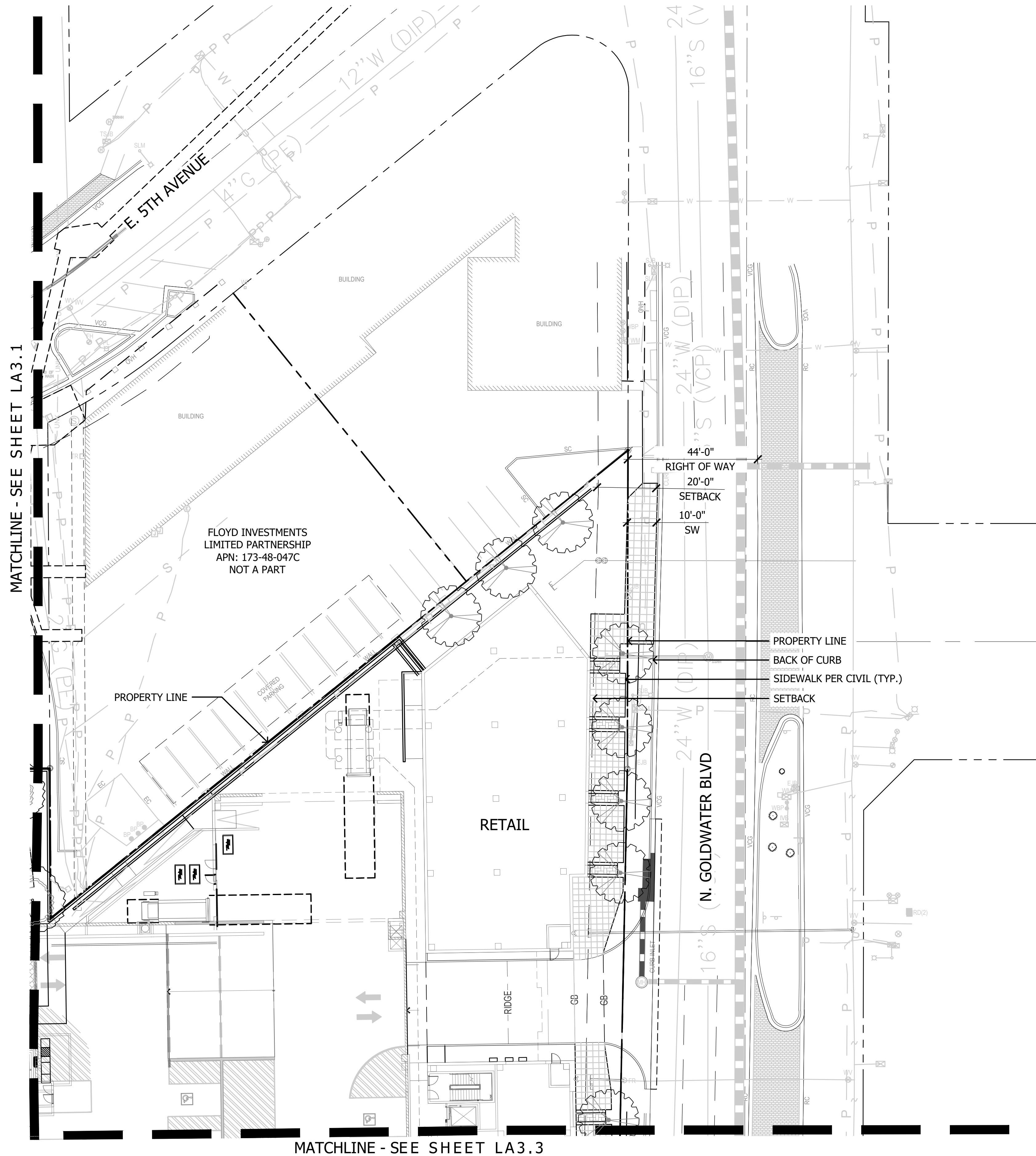
NOT TO SCALE



Tree	Cal (in.)	Height (Ft.)	Width (Ft.)	Box Qty (in.)
Acacia aneura	.75"	6'	2'	24"
Mulga Acacia				
Acacia smallii	1"	5'	3'	24"
Sweet Acacia				
Acacia stenophylla	1"	8'	3'	24"
Shoestring Acacia				
Acacia willardiana	1"	5'	2.5'	24"
Palo Blanco				
Bauhinia x blakeana	1.25"	7'	2.5'	24"
Hong Kong Orchid				
Caesalpinia cacalaco	1"	5'	3'	24"
Cascalote				
Chilopsis linearis	1"	5'	3'	24"
Desert Willow				
Eucalyptus papuana	1.25"	7'	3'	24"
Ghost Gum				
Jacaranda mimosifolia	1"	7'	3'	24"
Jacaranda				
Lysiloma microphylla	.75"	5'	3'	24"
Desert Fern				
Olea europaea 'Wilsonii'	N/A	6'	3'	24"
Wilsonii Olive				
Olneya tesota	N/A	4'	2.5'	24"
Desert Ironwood				
Parkinsonia hybrid 'Desert Museum'	1"	5'	3'	24"
Desert Museum Palo Verde				
Parkinsonia praecox	1"	5'	3'	24"
Palo Brea				
Phoenix dactylifera	N/A	18' TO PINEAPPLE		
Date Palm				
Pistacia chinensis	1"	7'	2.5'	24"
Chinese Pistache				
Pistacia lentiscus	1"	7'	2.5'	24"
Mastic Tree				
Prosopis alba	1"	6'	3'	24"
Argentine Mesquite				
Prosopis chilensis	1.25"	5'	6'	24"
Chilean Mesquite				
Prosopis glandulosa	1"	5'	3'	24"
Thornless Honey Mesquite				
Prosopis hybrid	1.25"	5'	6'	24"
Thornless Mesquite				
Quercus virginiana 'Joan Lionetti'	1"	7'	3'	24"
'Joan Lionetti' Live Oak				
Sophora secundiflora	0.75"	3'	2'	24"
Texas Mountain Laurel				
Ulmus parvifolia 'Allee'	1"	7'	3'	24"
Allee Elm				
Ulmus parvifolia 'Bosque'	1"	7'	3'	24"
Bosque Elm				
Vitex agnus-castus	N/A	5'	3'	24"
Chaste Tree				
Washingtonia filifera	N/A	18' TO PINEAPPLE		
California Fan Palm				
Washingtonia robusta	N/A	18' TO PINEAPPLE		
Mexican Fan Palm				

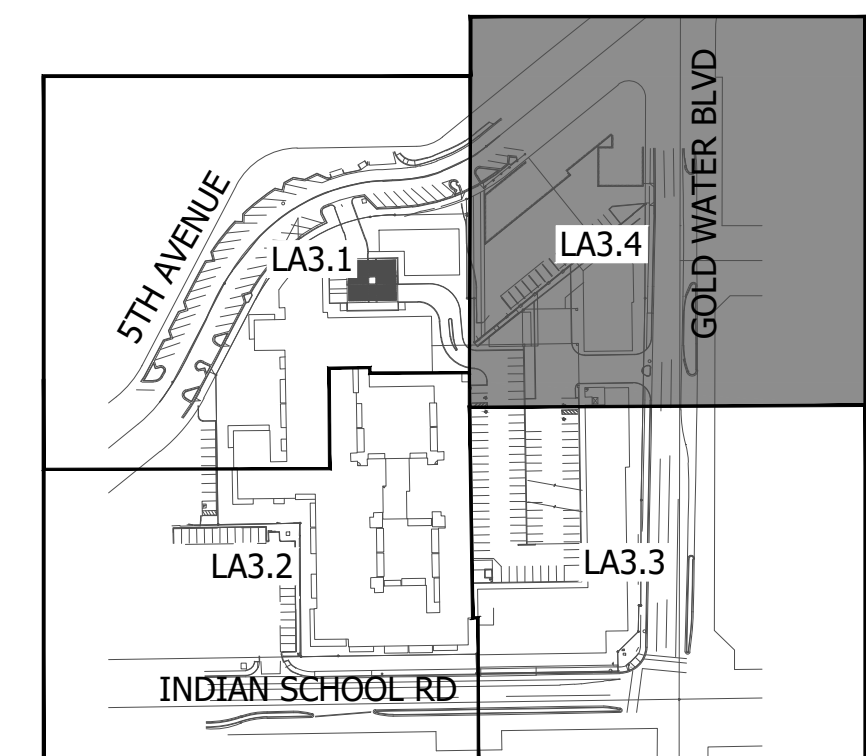


KEY MAP NOT TO SCALE



PLANT MATERIALS LEGEND

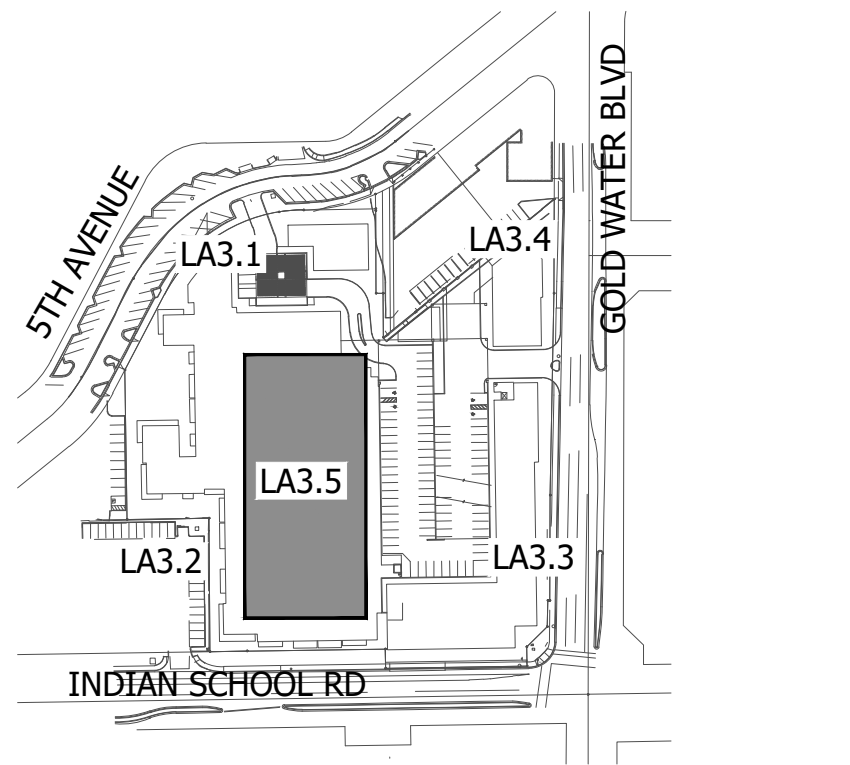
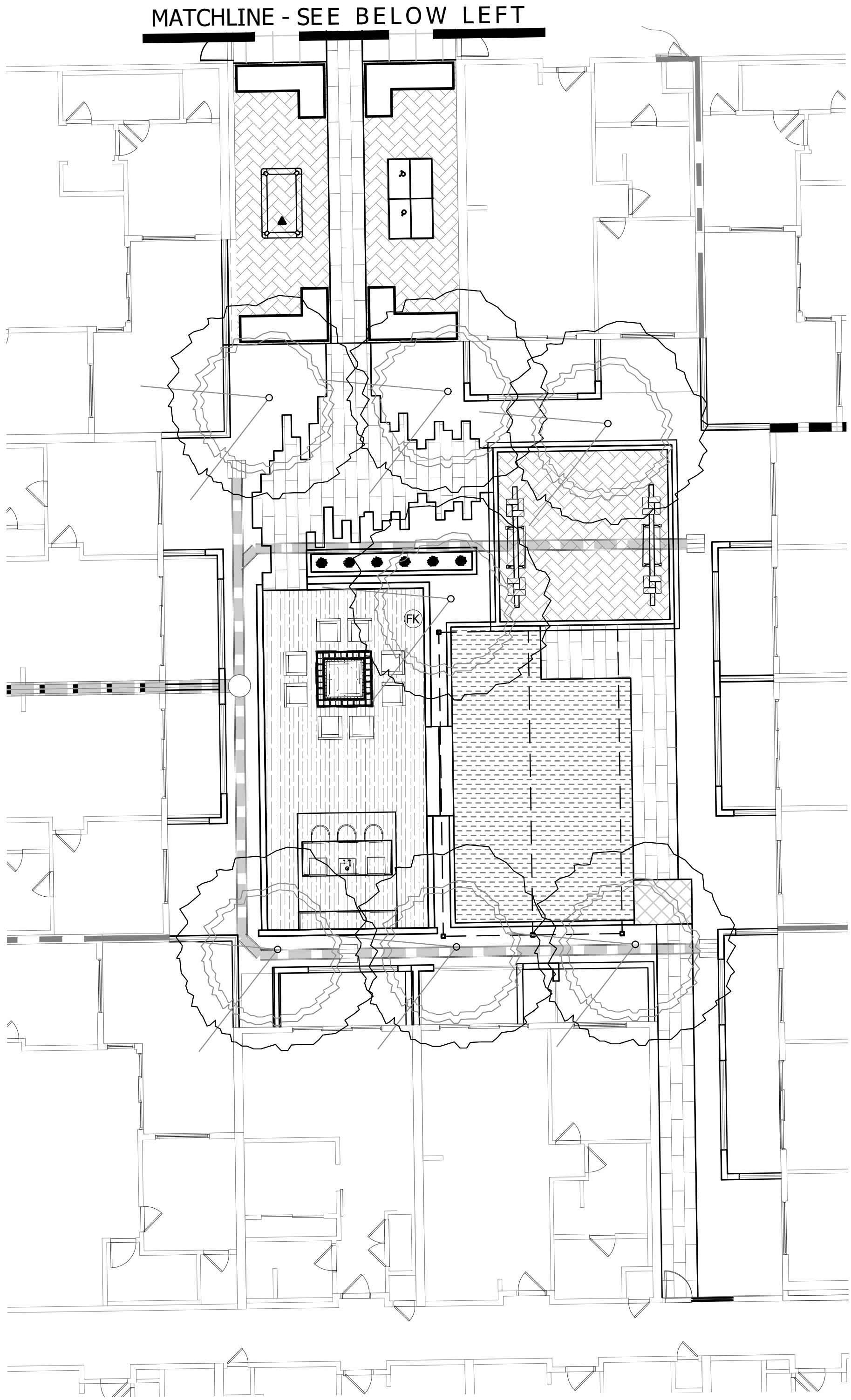
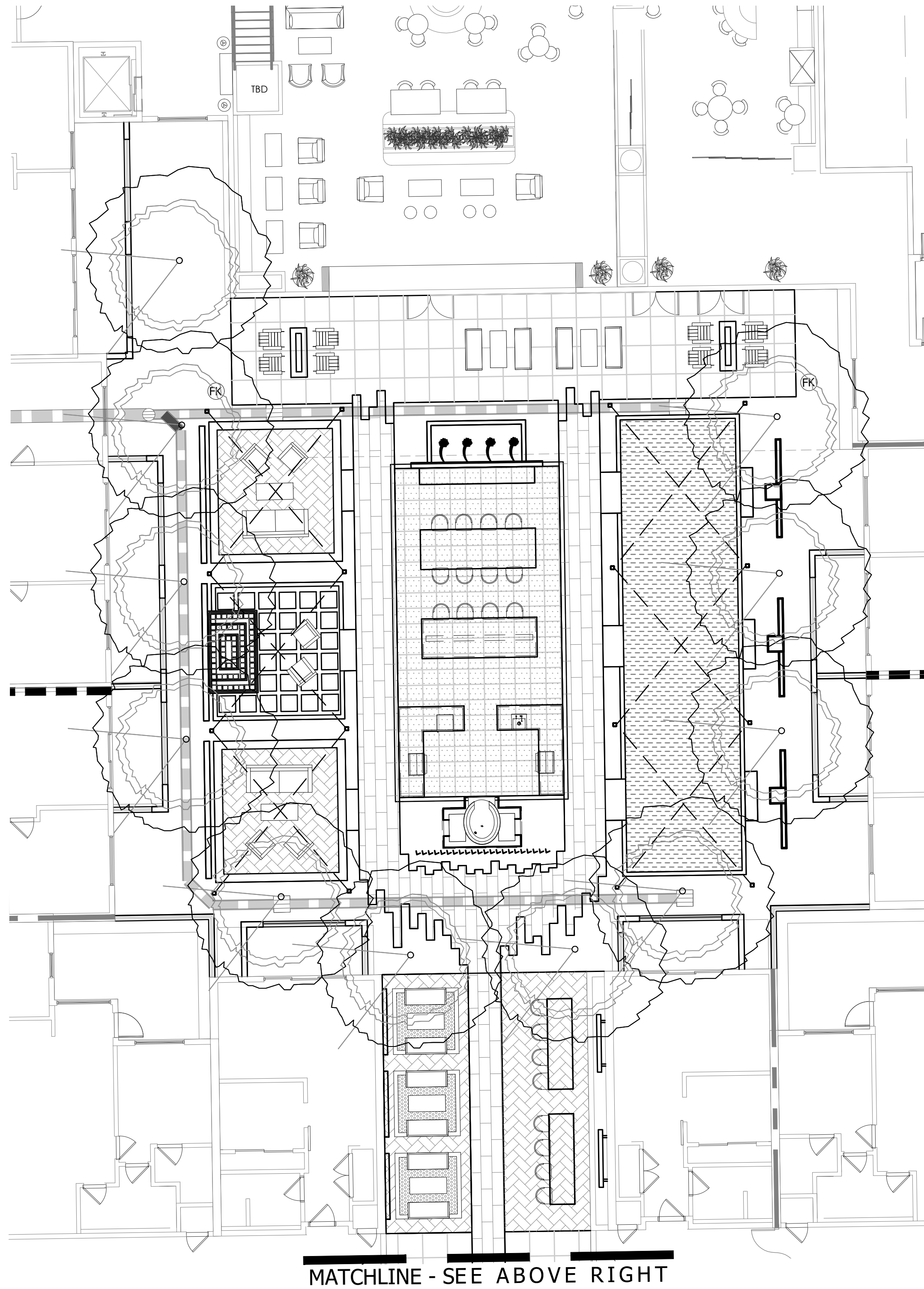
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Caesalpinia cacalaco	1"	5'	3'	24"	
Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
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Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
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Lysiloma microphylla	.75"	5'	3'	24"	
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Parkinsonia praecox	1"	5'	3'	24"	
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Phoenix dactylifera	N/A	18' TO PINEAPPLE			
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Chaste Tree					
Washingtonia filifera	N/A	18' TO PINEAPPLE			
California Fan Palm					
Washingtonia robusta	N/A	18' TO PINEAPPLE			
Mexican Fan Palm					



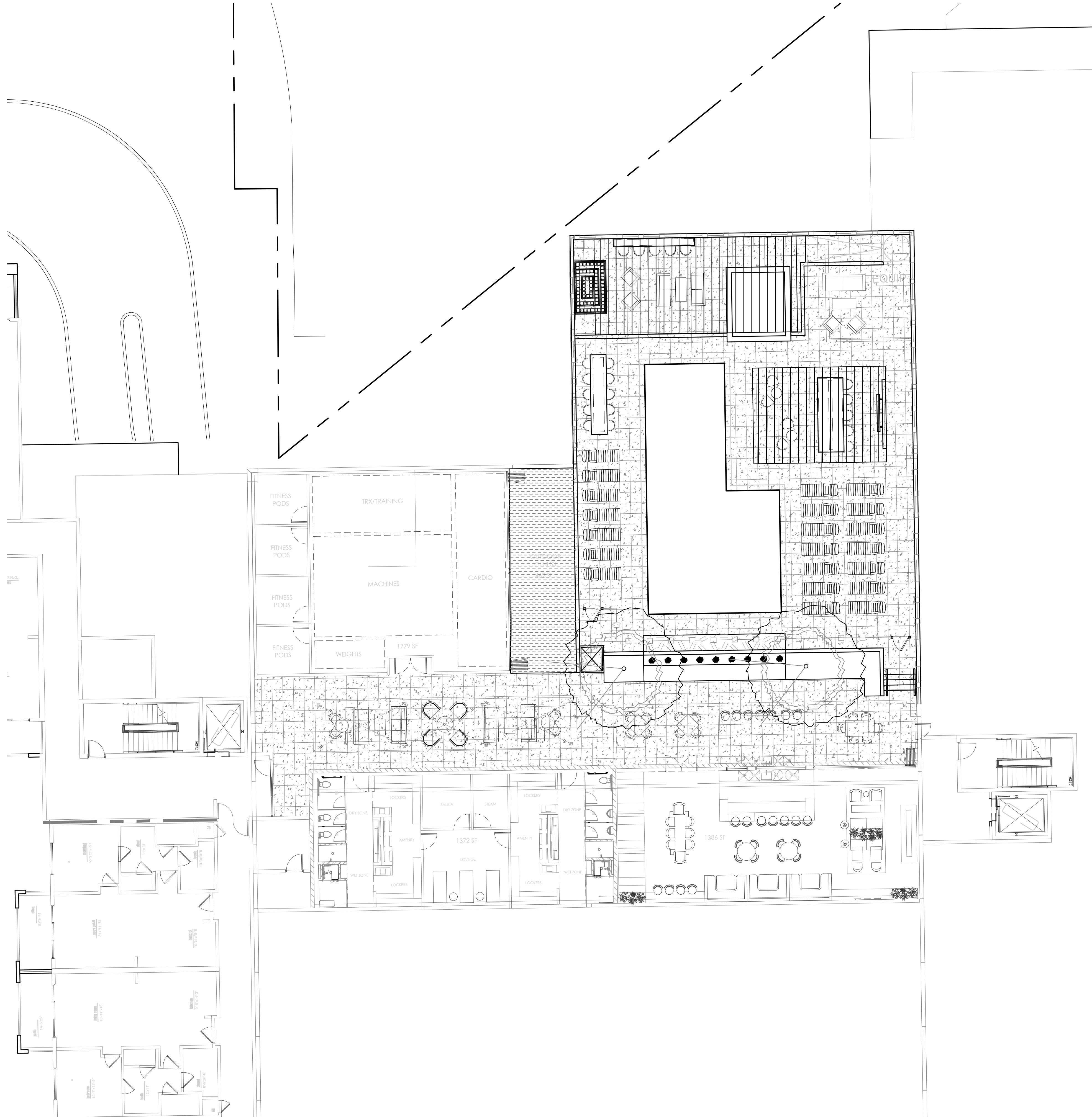
KEY MAP NOT TO SCALE

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Cascalote				
Chilopsis linearis	1"	5'	3'	24"
Desert Willow				
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Ghost Gum				
Jacaranda mimosifolia	1"	7'	3'	24"
Jacaranda				
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Desert Fern				
Olea europaea 'Wilsonii'	N/A	6'	3'	24"
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Chaste Tree				
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California Fan Palm				
Washingtonia robusta	N/A	18' TO PINEAPPLE		
Mexican Fan Palm				

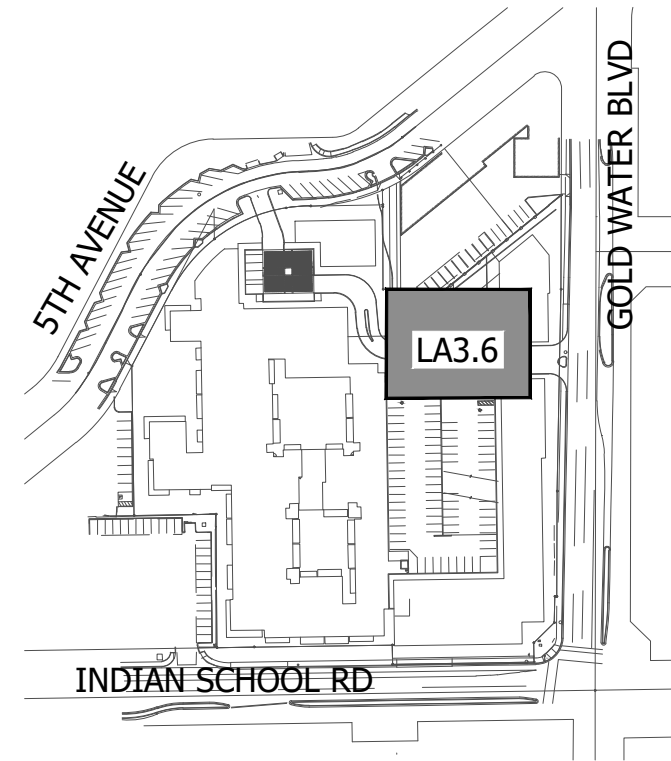


KEY MAP NOT TO SCALE



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Cascalote					
Chilopsis linearis	1"	5'	3'	24"	
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Eucalyptus papuana	1.25"	7'	3'	24"	
Ghost Gum					
Jacaranda mimosifolia	1"	7'	3'	24"	
Jacaranda					
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Desert Fern					
Olea europaea 'Wilsonii'	N/A	6'	3'	24"	
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Phoenix dactylifera	N/A	18' TO PINEAPPLE			
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Mastic Tree					
Prosopis alba	1"	6'	3'	24"	
Argentine Mesquite					
Prosopis chilensis	1.25"	5'	6'	24"	
Chilean Mesquite					
Prosopis glandulosa	1"	5'	3'	24"	
Thornless Honey Mesquite					
Prosopis hybrid	1.25"	5'	6'	24"	
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'Joan Lionetti' Live Oak					
Sophora secundiflora	0.75"	3'	2'	24"	
Texas Mountain Laurel					
Ulmus parvifolia 'Allee'	1"	7'	3'	24"	
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Ulmus parvifolia 'Bosque'	1"	7'	3'	24"	
Bosque Elm					
Vitex agnus-castus	N/A	5'	3'	24"	
Chaste Tree					
Washingtonia filifera	N/A	18' TO PINEAPPLE			
California Fan Palm					
Washingtonia robusta	N/A	18' TO PINEAPPLE			
Mexican Fan Palm					

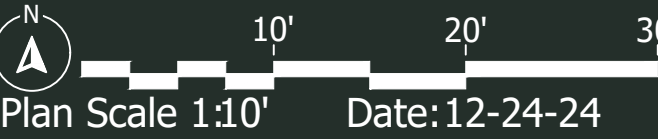


KEY MAP

NOT TO SCALE



5TH & GOLDWATER
LA3.6 - Landscape Plan

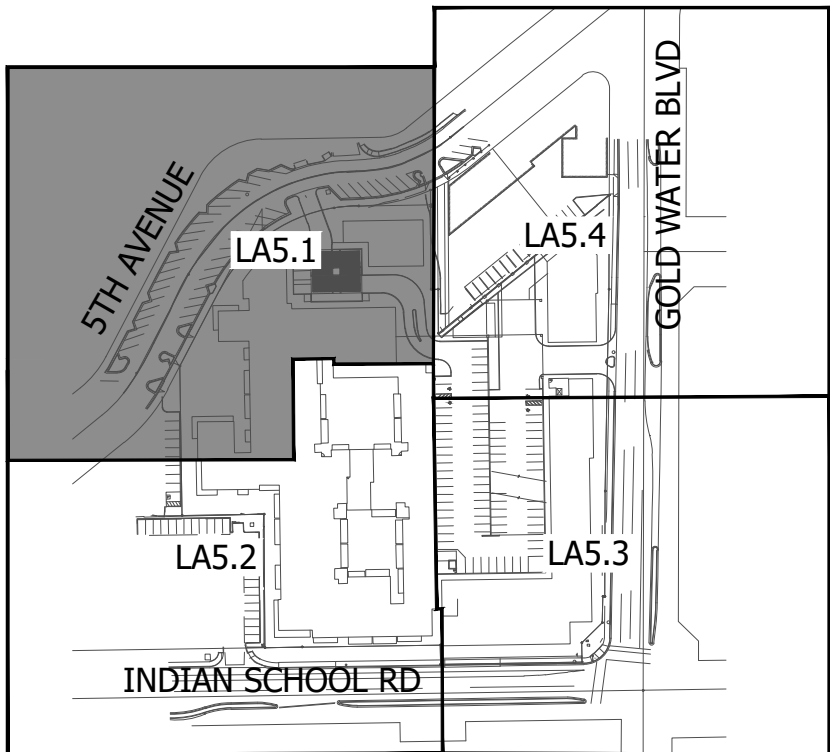
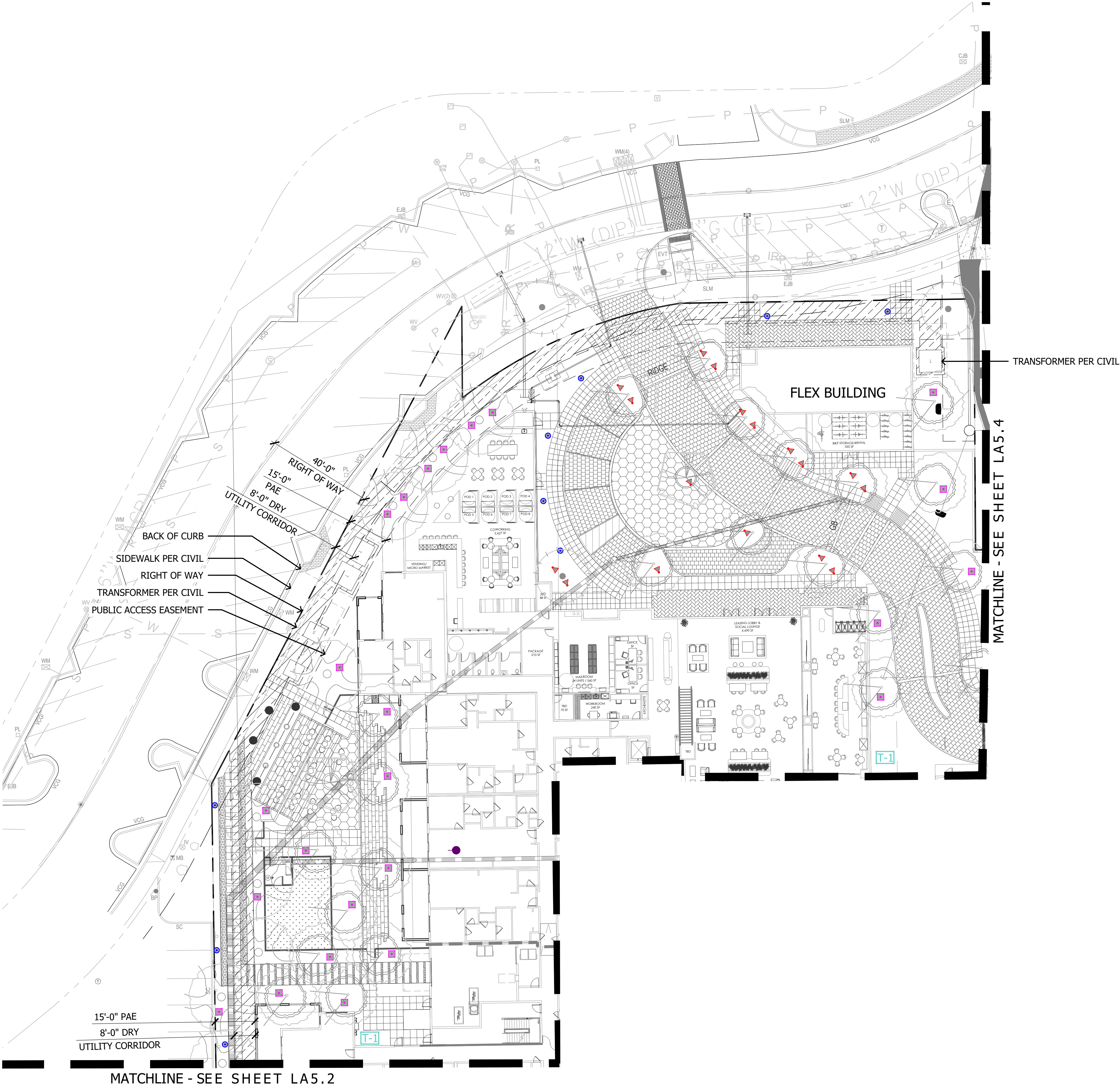


ABLASTUDIO.COM



Light Fixtures Legend

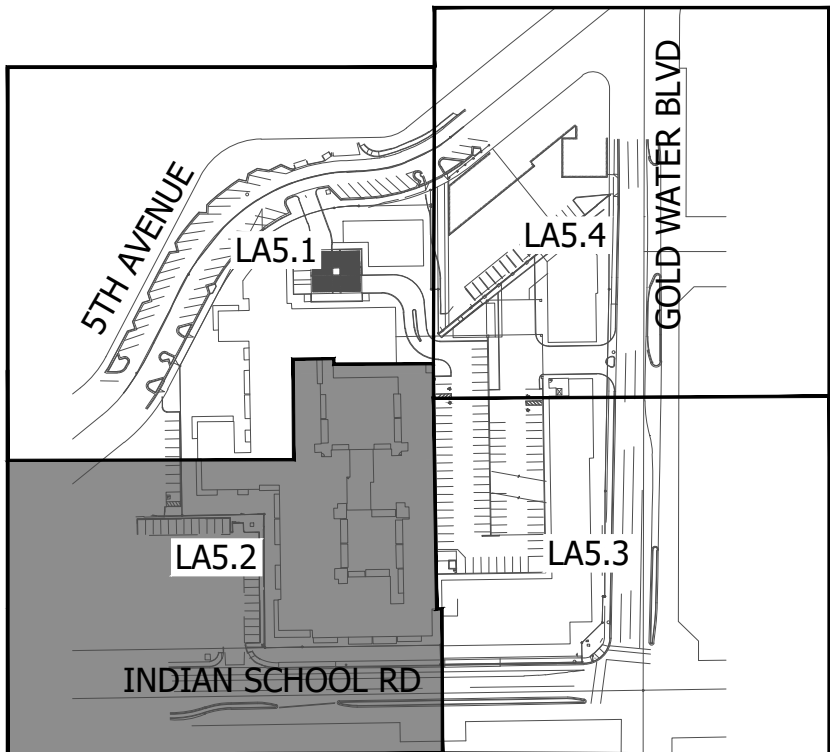
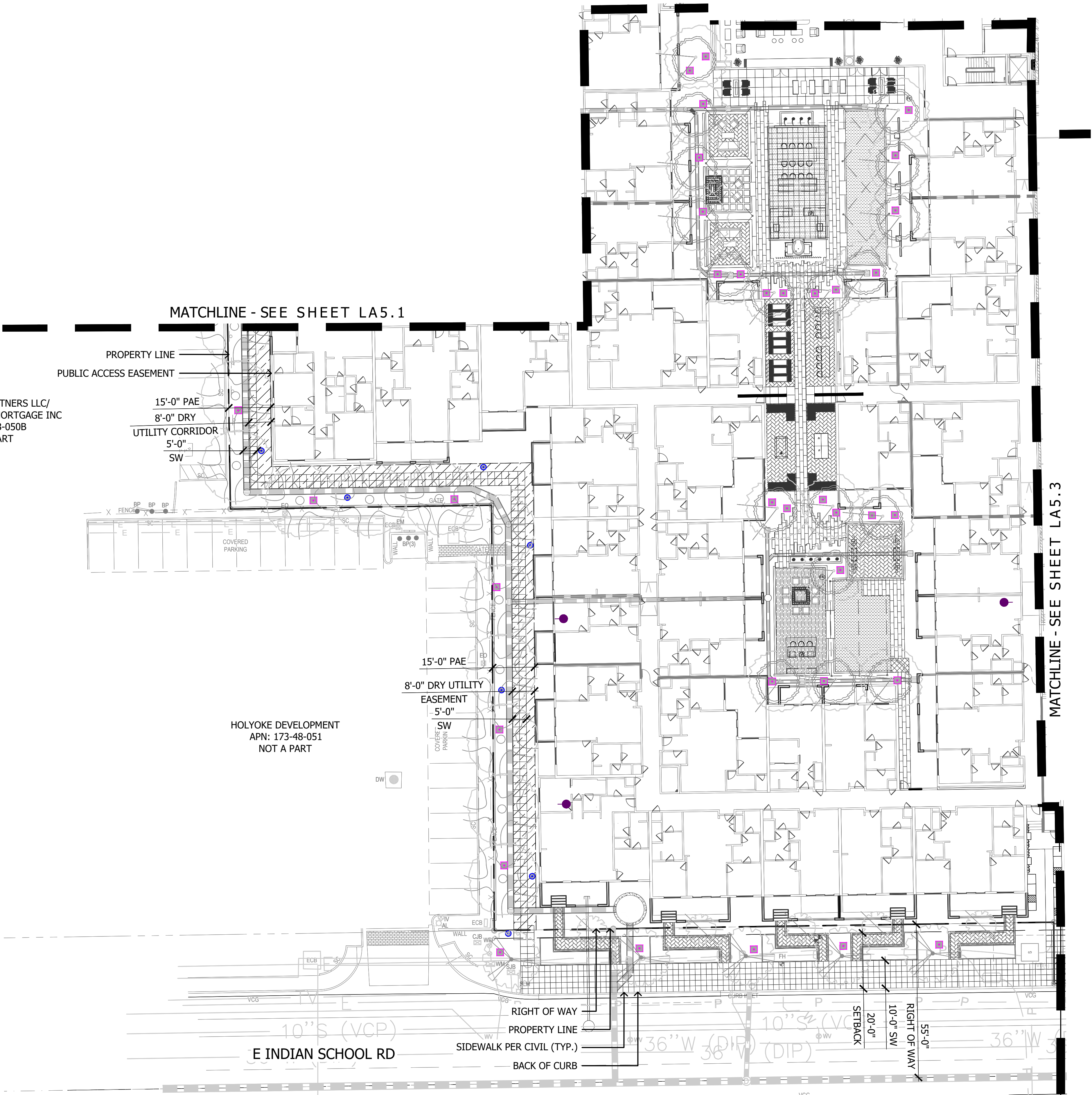
Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
●	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	33	
■	FC-6LED-GW-090	Well Light	FX Luminare	BZ	79	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	17	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP NOT TO SCALE

Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
●	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	33	
■	FC-6LED-GW-090	Well Light	FX Luminare	BZ	79	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	17	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP NOT TO SCALE



5TH & GOLDWATER
LA5.2 - Lighting Plan

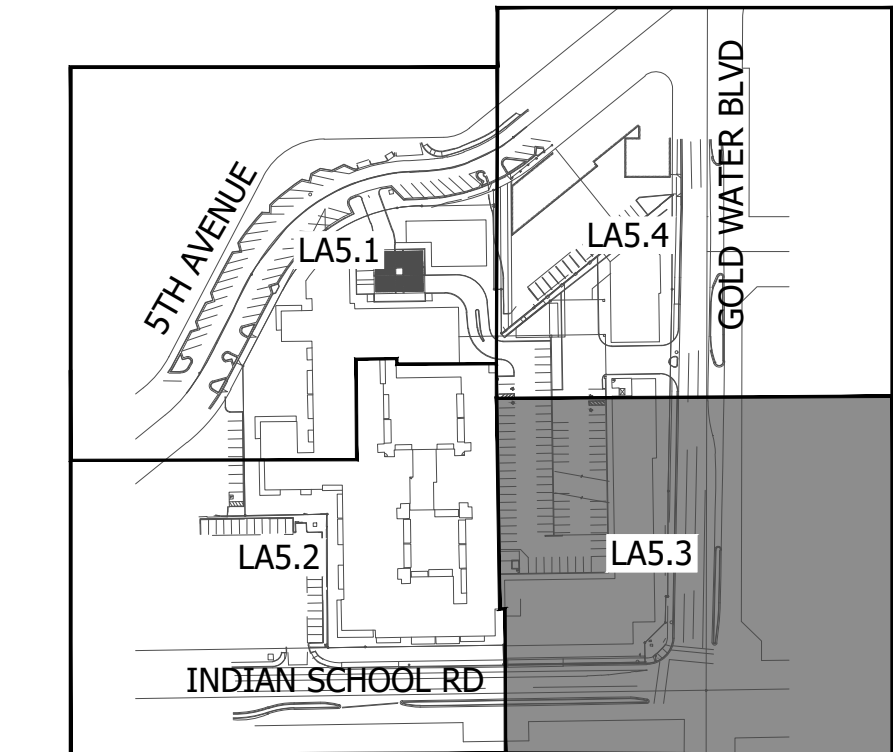
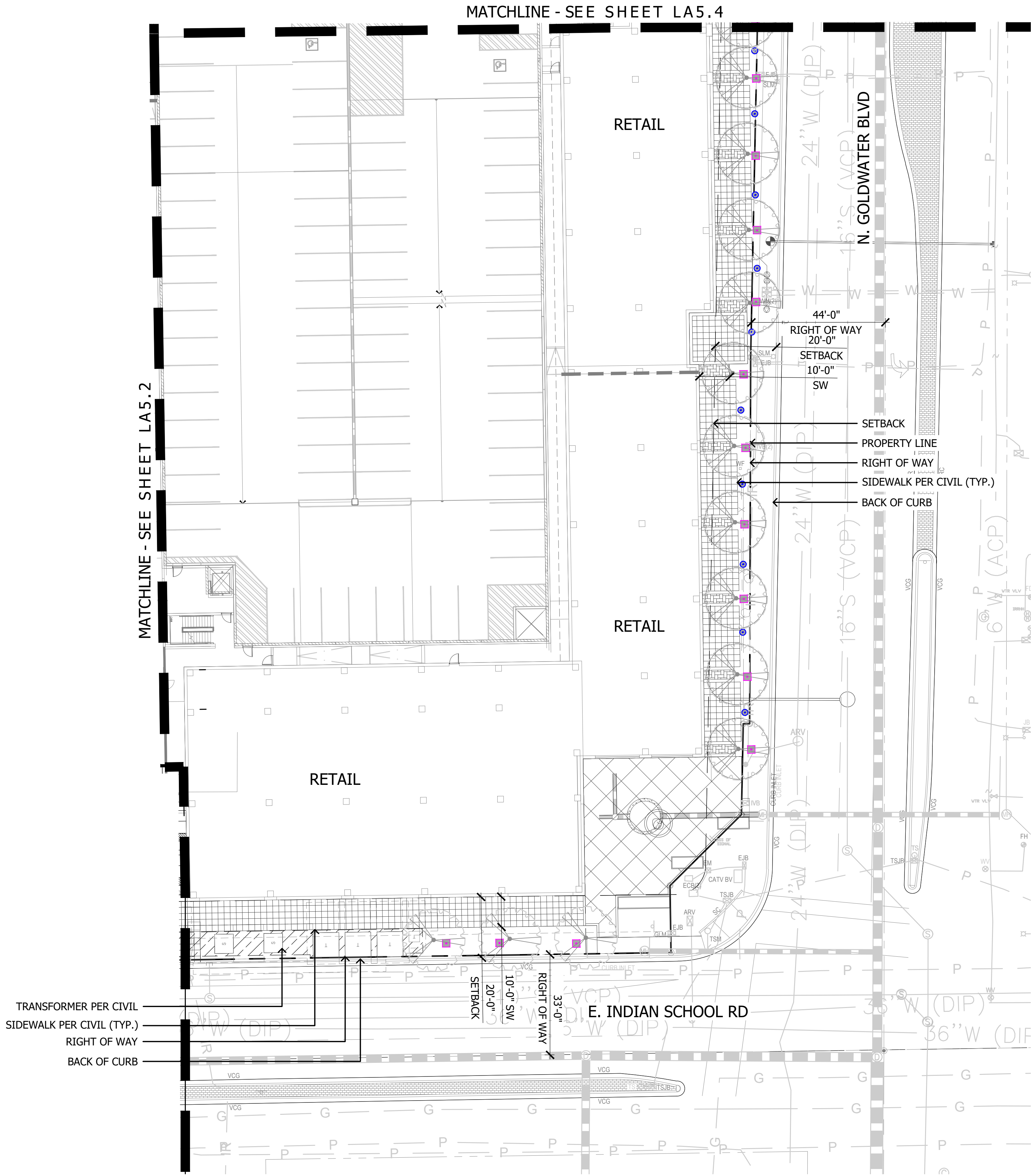


ABLASTUDIO.COM



Light Fixtures Legend

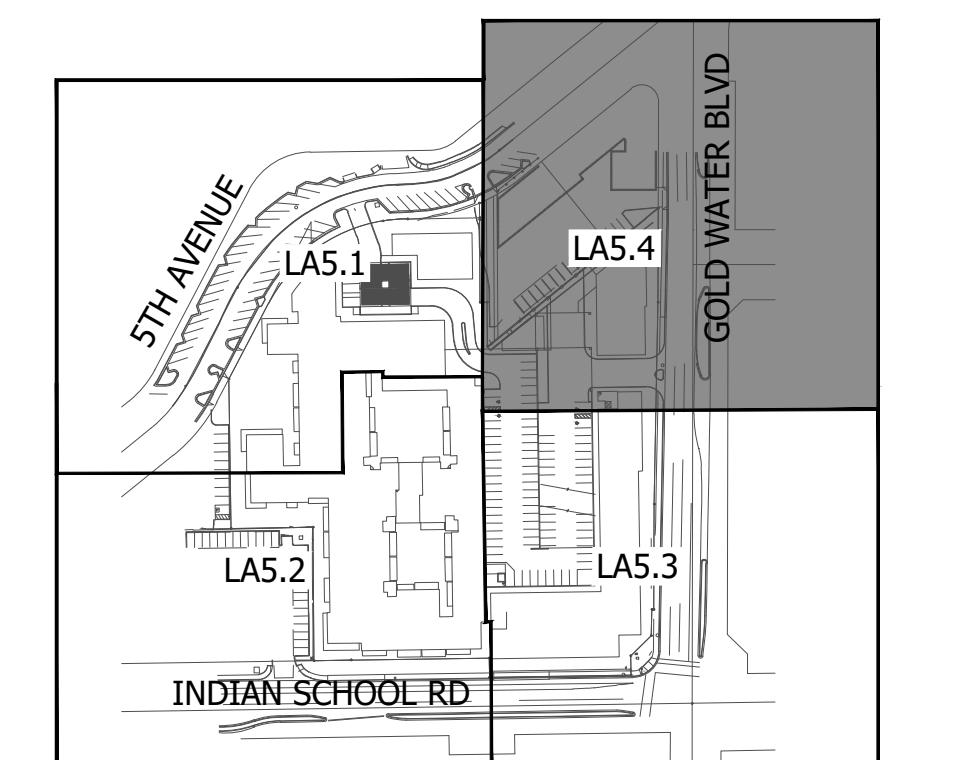
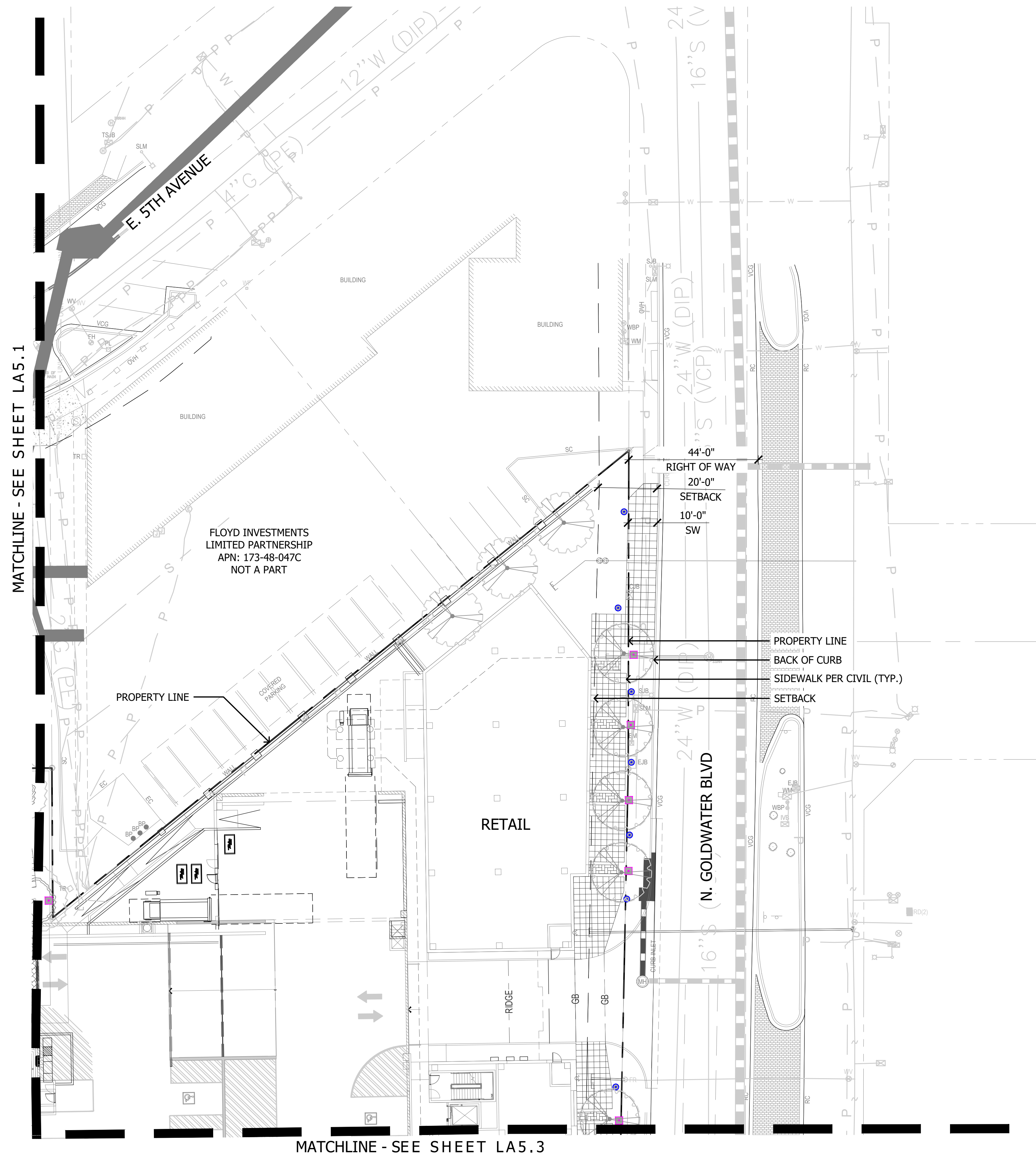
Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
●	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	33	
■	FC-6LED-GW-090	Well Light	FX Luminare	BZ	79	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	17	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP

NOT TO SCALE

Light Fixtures Legend



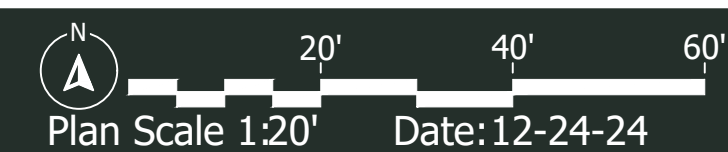
KEY MAP

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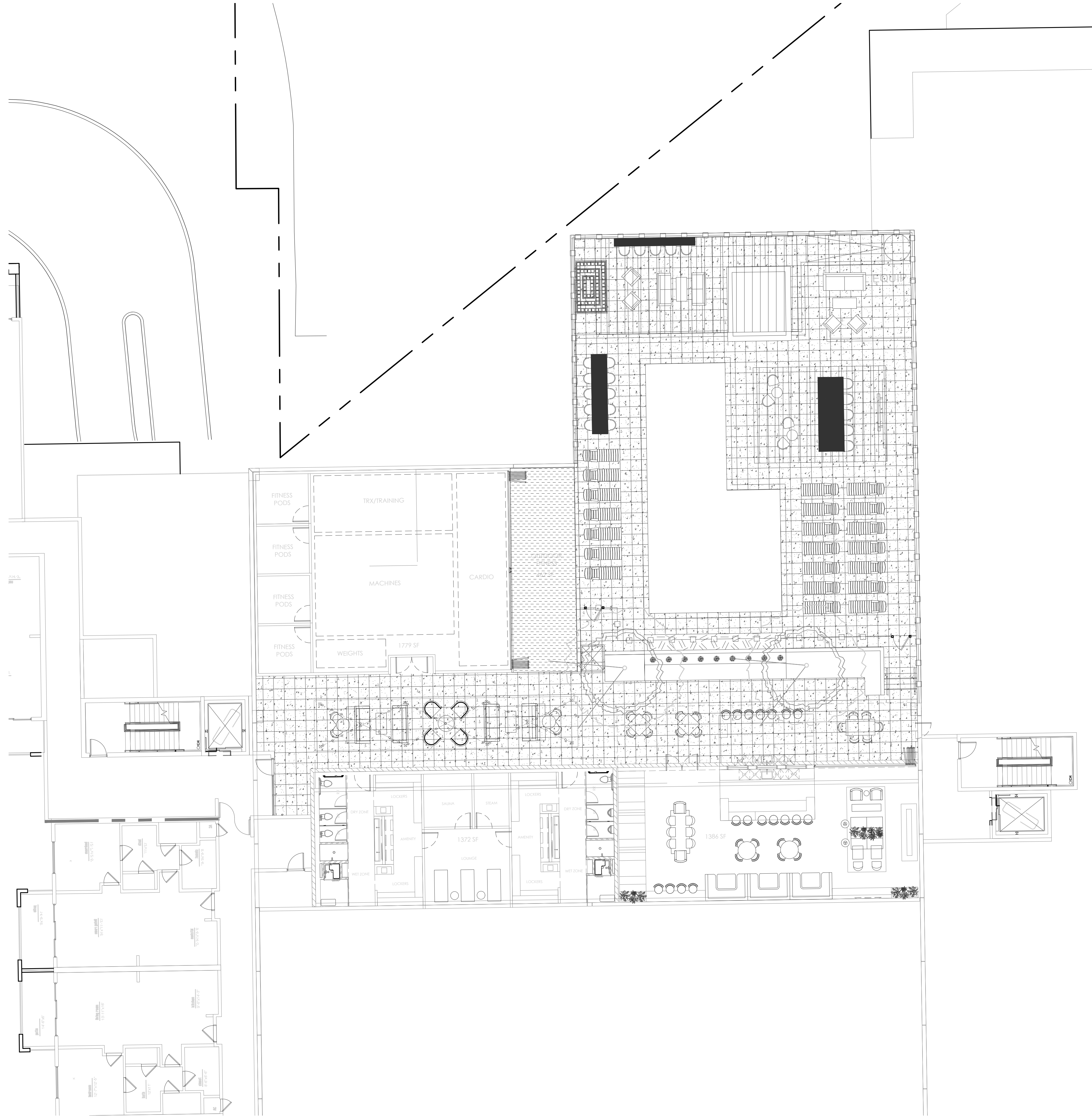
5TH & GOLDWATER

LA5.4 - Lighting Plan



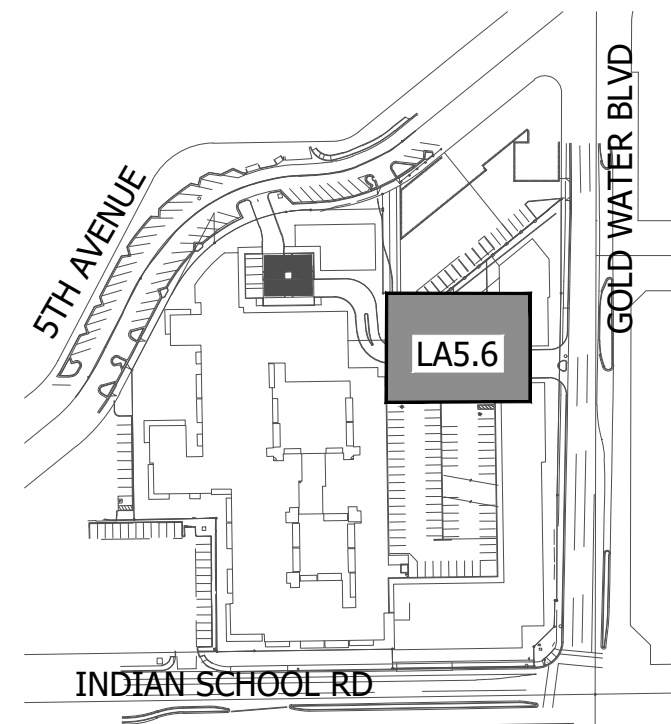
ABLASTUDIO.COM

AB  LA



Light Fixtures Legend

Symbol	Model	Type	Manufacturer	Finsh	Qty	Detail
●	M-PZ-ZD-3LED	Path Light	FX Luminare	FB	33	
■	FC-6LED-GW-090	Well Light	FX Luminare	BZ	79	
▲	FB-ZD-3LED	Uplight	FX Luminare	BZ	17	
		Festoon Lights		FB		
T-1	LUXOR 300 WATT	Light Controller	FX Luminare	SS	2	



KEY MAP

NOT TO SCALE



5TH & GOLDWATER
LA5.5 - Lighting Plan



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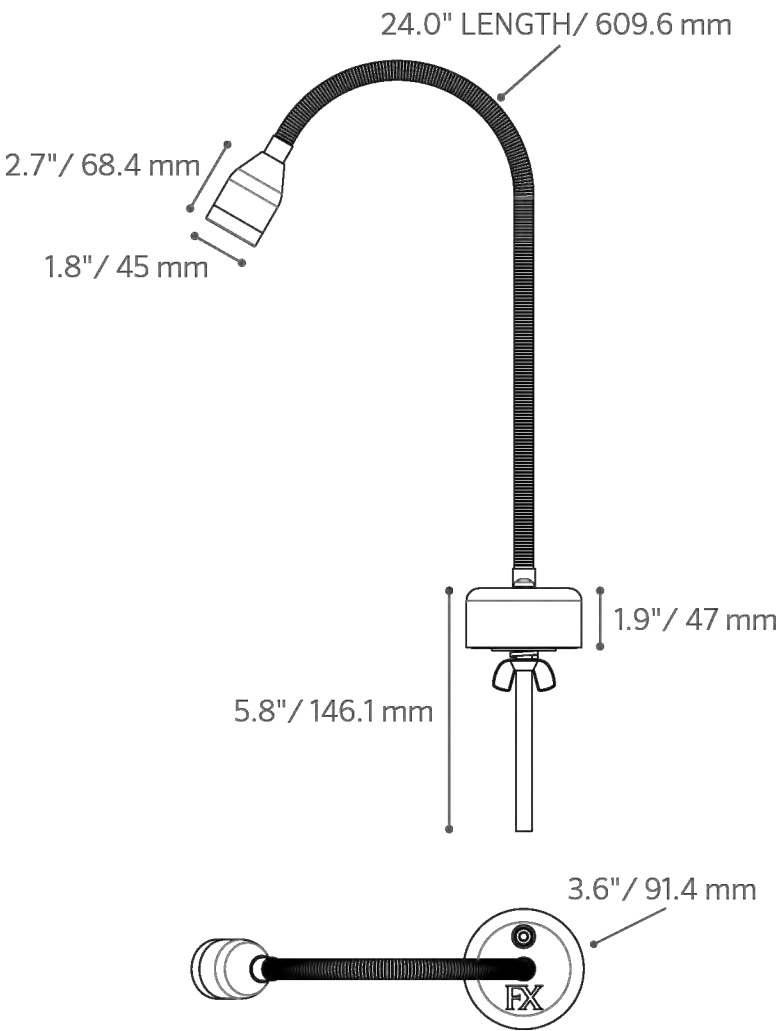




The BQ 1 LED stainless steel light illuminates grilling areas. It is designed to work with the Luxor® system, or it can be operated independently with an optional plug-in transformer.

BQ: Barbeque Light

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



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



BQ: Barbeque Light

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

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

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

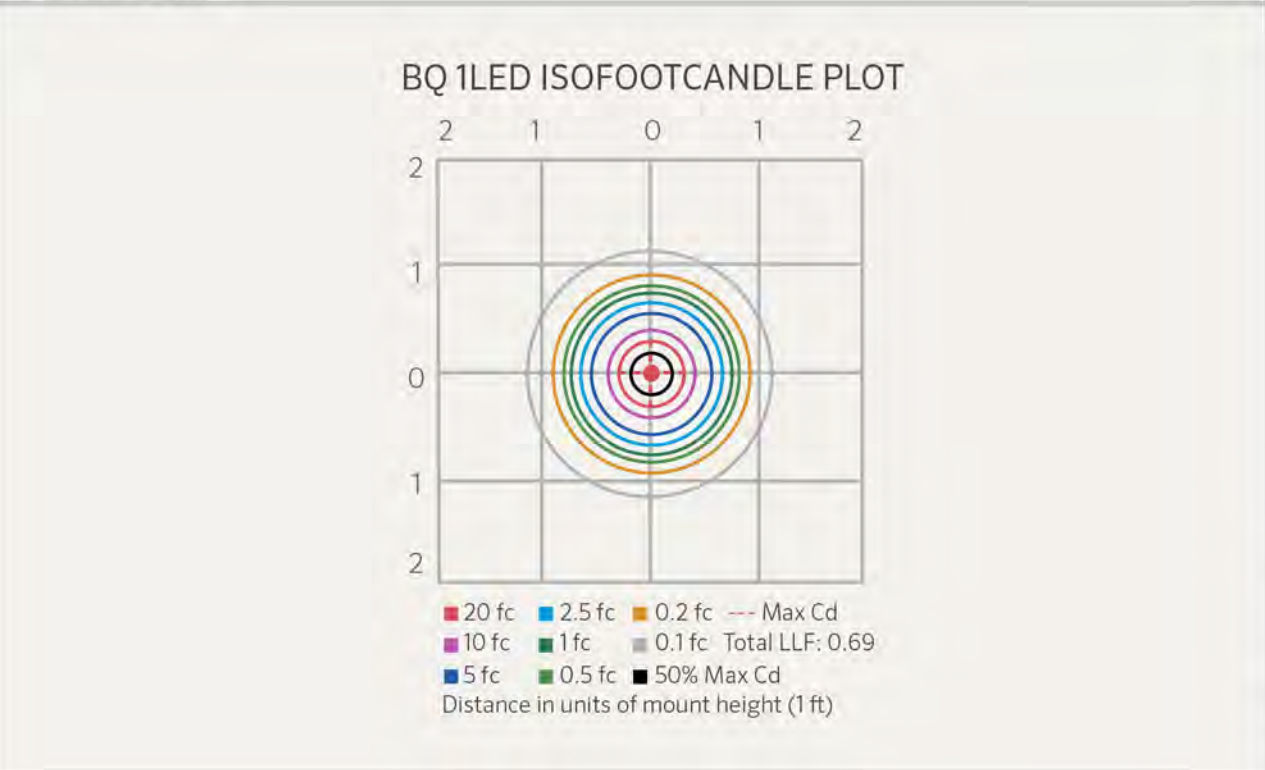
METALS

SS = Stainless Steel

FIELD INSTALLED OPTIONS:

PART NUMBER	DESCRIPTION
MT12W	MINI TRANSFORMER, 12W

PHOTOMETRICS:



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

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

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



Angled Orientation

PROJECT

CATALOG #

TYPE

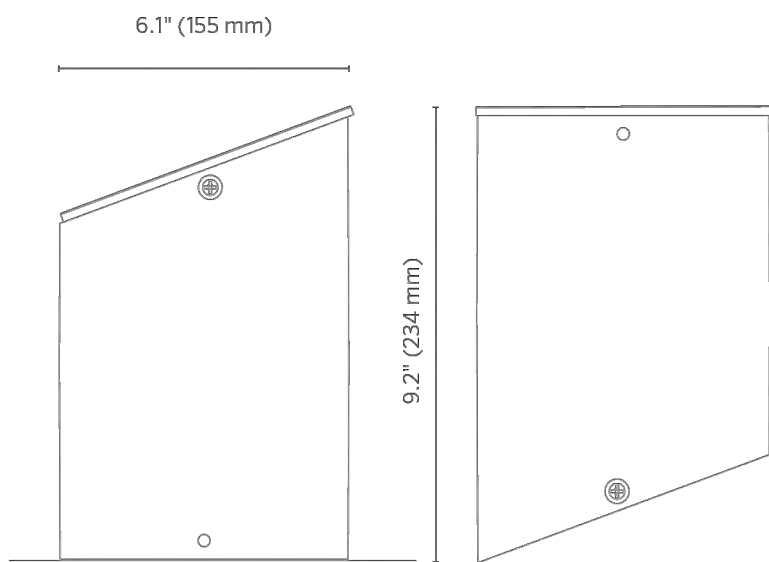
NOTES

KG Well Light DESIGNER PREMIUM

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

Quick Facts

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



LANDSCAPE & ARCHITECTURAL LIGHTING

KG Well Light ORDERING INFORMATION

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

**Composite grid faceplate

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

KG

-

-

-

-

*Includes 6" (152 mm) Reversible (Flat/Angled) Conduit Sleeve (Z500T1630000)

Accessory: Specify Separately

Item	Code
<div><div></div>CLEAR PROTECTIVE INSERT 2.5" (64 mm) x 12" (305 mm)</div>	KG-CPI

LANDSCAPE & ARCHITECTURAL LIGHTING

KG Well Light PHOTOMETRICS

KG 3LED Illuminance at a Distance

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

KG 9LED Illuminance at a Distance

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

KG 6LED Illuminance at a Distance

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

KG ZDC Illuminance at a Distance

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

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.

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

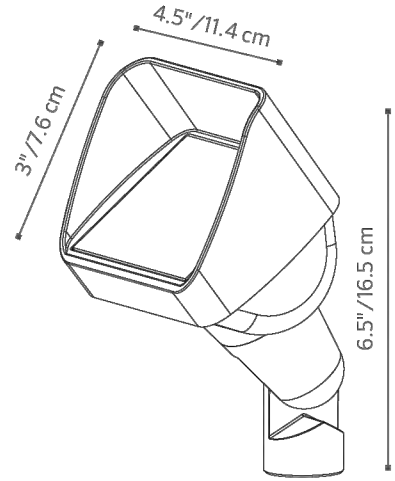
Low Voltage Light Fixture - "B"
KG-ZD-3LED-FB



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

LC: Up Light

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



Learn more about FX Luminaire up lights. Visit: fxl.com

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LC: Up Light

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

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

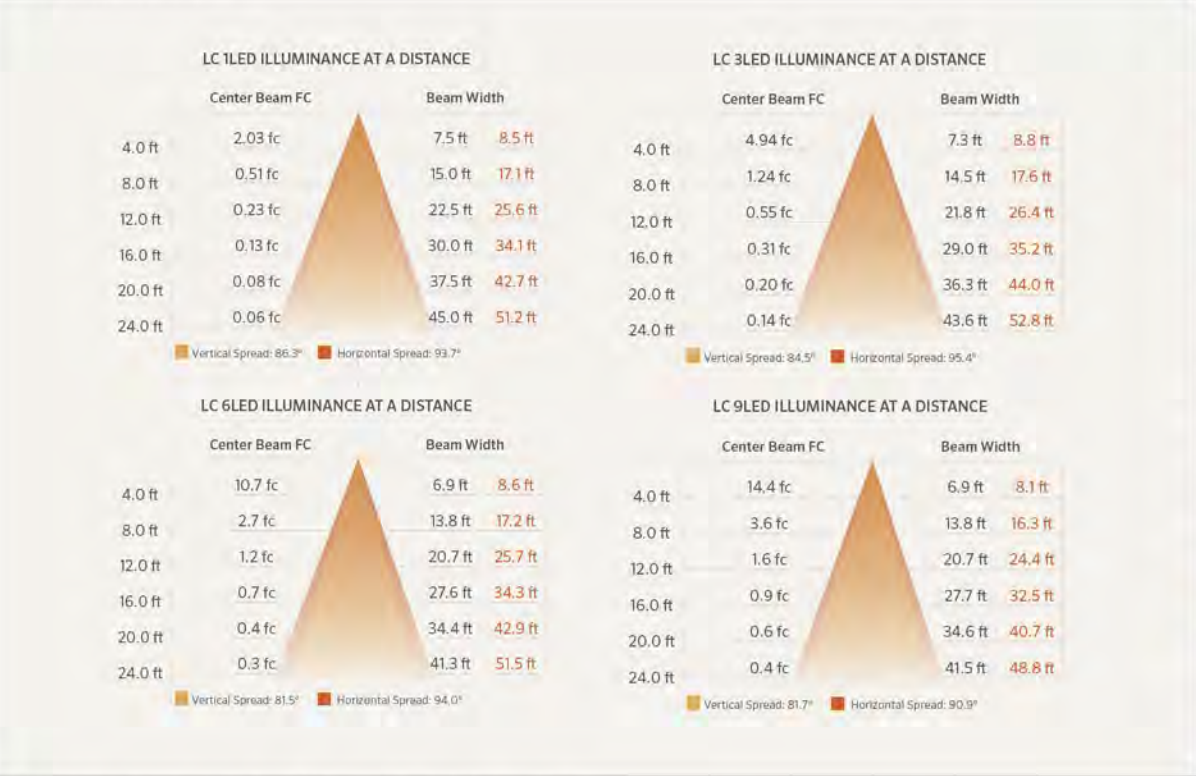
EXAMPLE: LC-ZD-3LED-BZ = LC - ZD Option - 3LED Board - Bronze Metallic Finish

FIELD INSTALLED OPTIONS: Order Individually

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

EXAMPLE: 753900 = Super Slot Spike

PHOTOMETRICS:



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

METALS

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

POWDER COAT

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

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

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

* May require longer lead time

** Denotes finish code



FXLuminaire.

Low Voltage Light Fixture - "C"

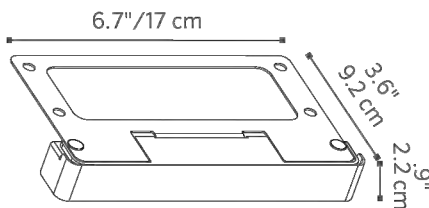
LC-ZD-3LED-FB



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

LF: Wall Light

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



Learn more about FX Luminaire wall lights. Visit: fxl.com

760.744.5240



LF: Wall Light

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

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

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

PHOTOMETRICS:



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

METALS

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

POWDER COAT

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

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



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

* May require longer lead time

FXLuminaire.

Low Voltage Light Fixture - "D"

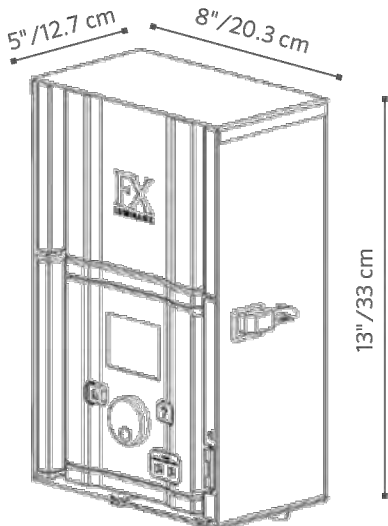
LF-ZD-1LED-BZ



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

LUXOR: Lighting Controller

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



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

760.744.5240



LUXOR: Lighting Controller

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

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

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

FIELD INSTALLED OPTIONS: Order individually

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

EXAMPLE: LAM = Light Assignment Module

FEATURES:

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

METALS

SS = Stainless Steel

POWDER COAT

M = Paintable Matte Gray

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

WI-FI-OPTIONS



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

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

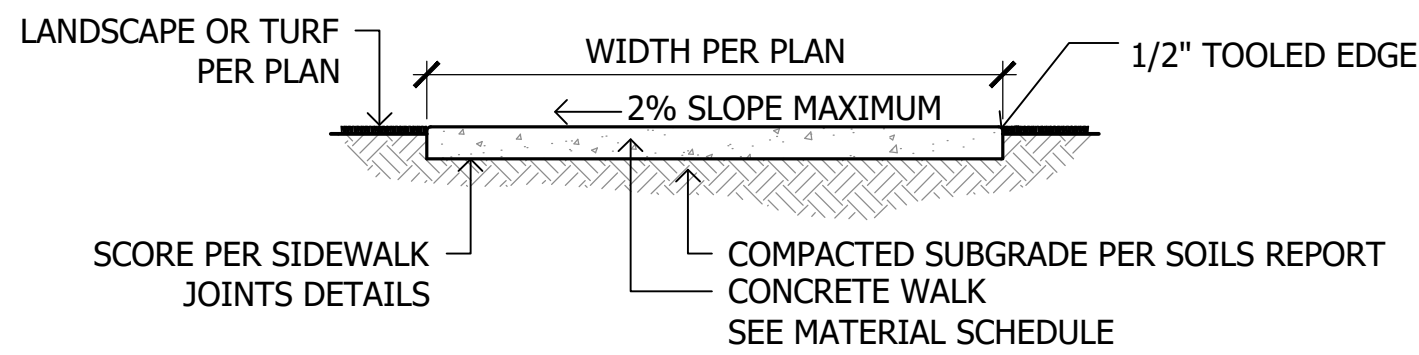
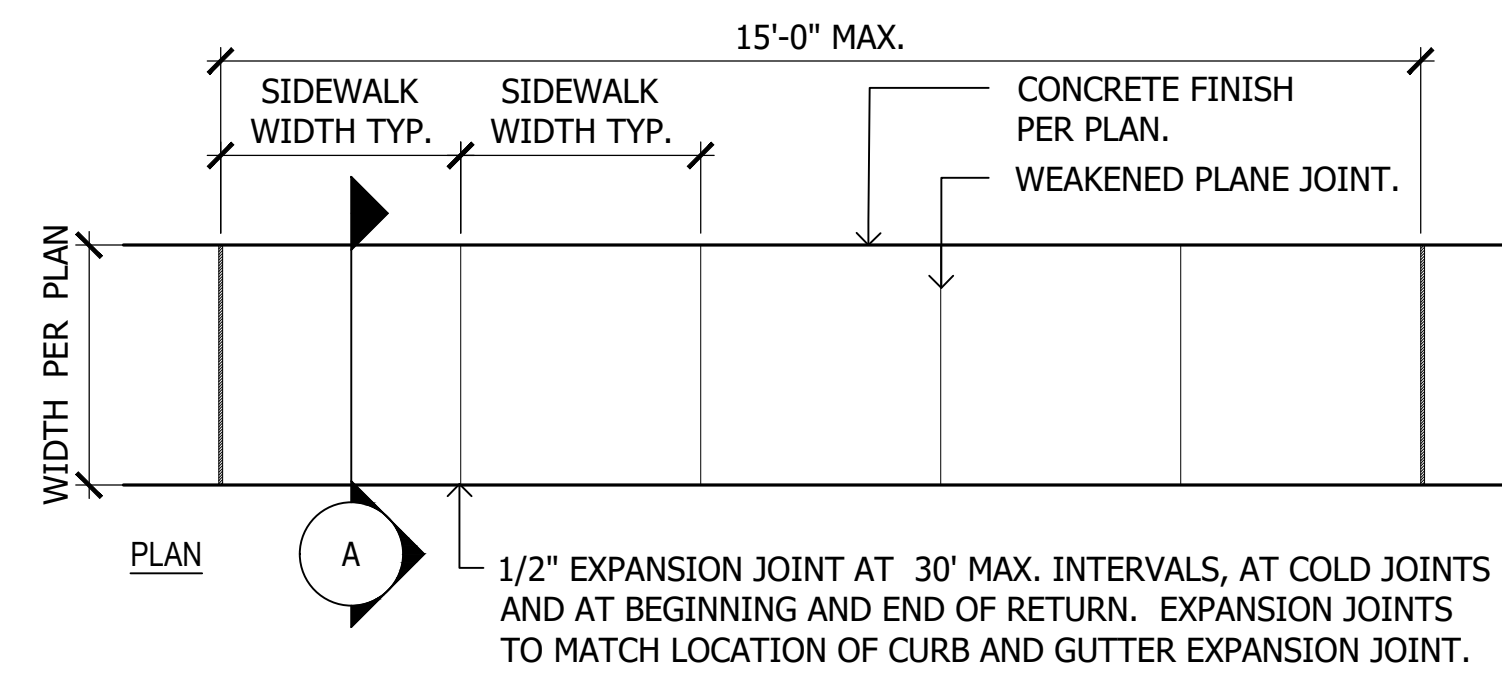


FXLuminaire.

Low Voltage Light Transformer

LZD300-M With WIFI Antenna

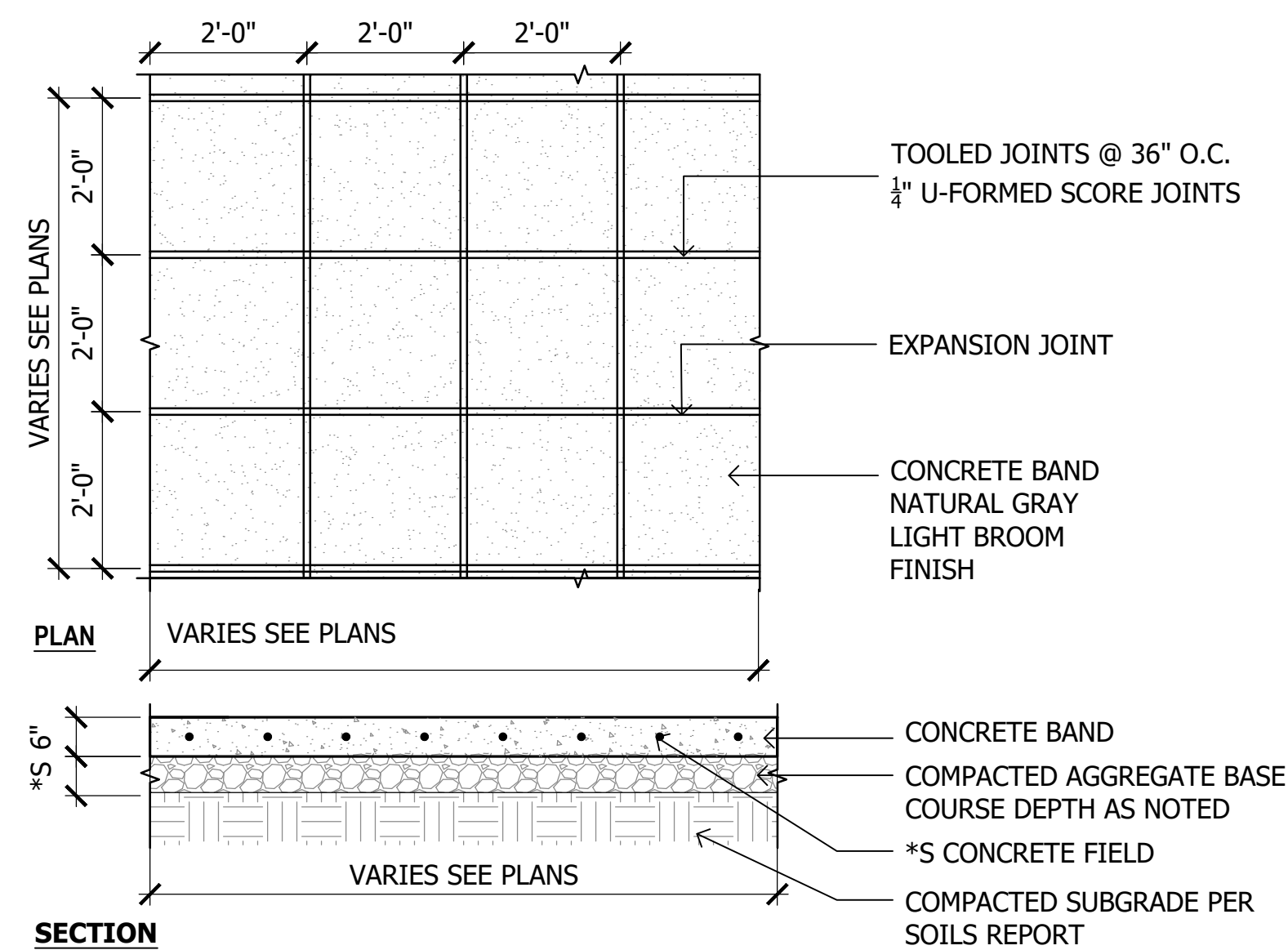
LZD150-M With WIFI Antenna



- NOTES:
- LONGITUDINAL WEAKENED PLANE JOINT REQUIRED AT MIDPOINT OF SIDEWALK 10' OR WIDER.

1 Concrete Sidewalk

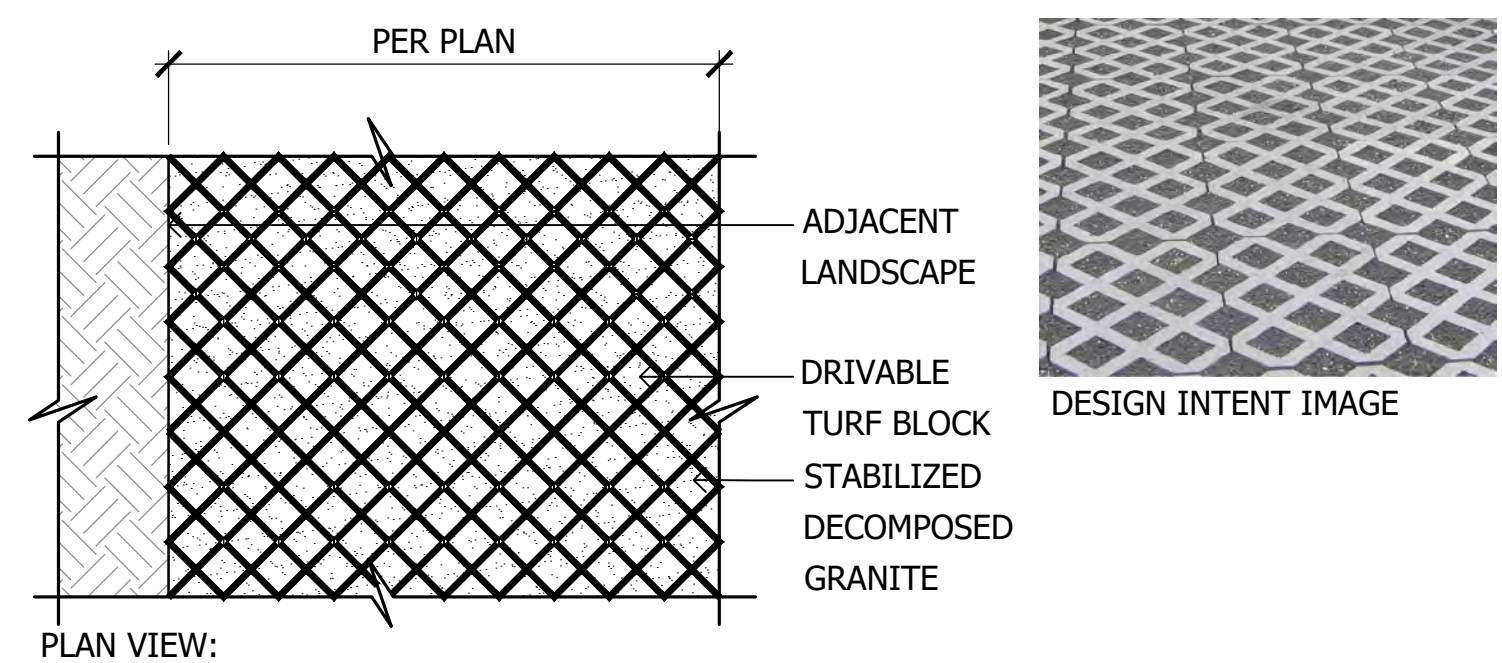
SCALE: 1/2"=1'-0"



SECTION NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

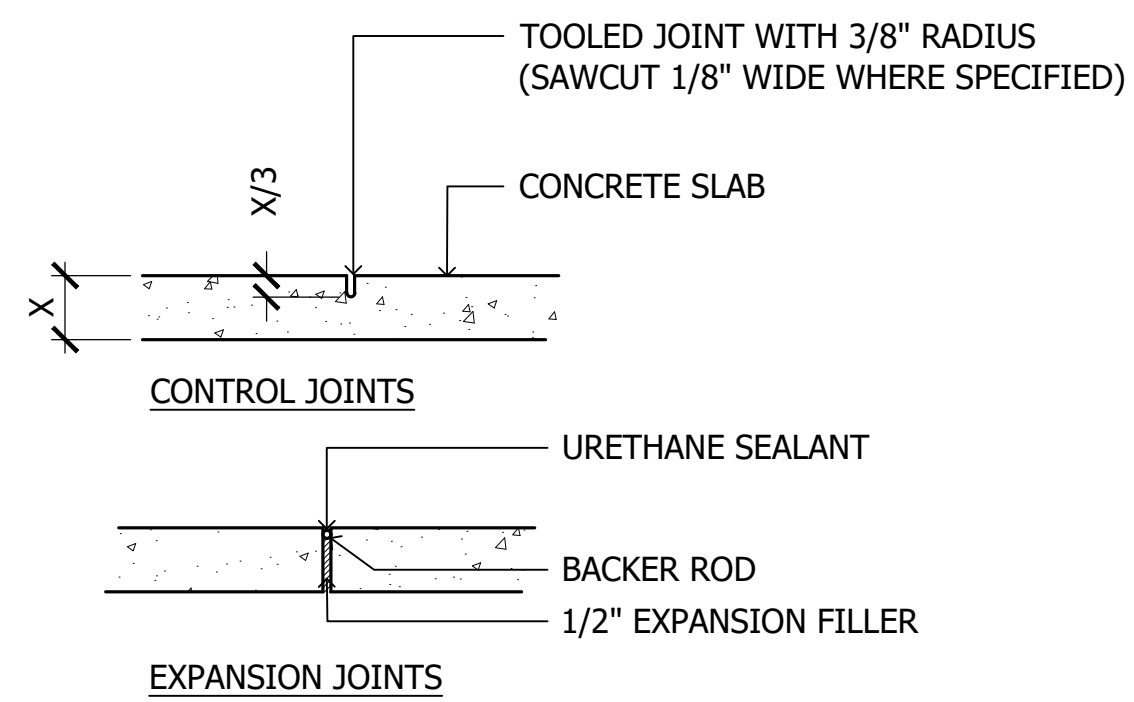
6 2'x2' Scored Concrete

SCALE: 1/2"=1'-0"



10 Drivable Granite Paver

SCALE: 3/4"=1'-0"



NOTE:
UNLESS OTHERWISE NOTED OR DIMENSIONED USE THE FOLLOWING DATA FOR EXPANSION & CONTROL JOINT LOCATIONS.

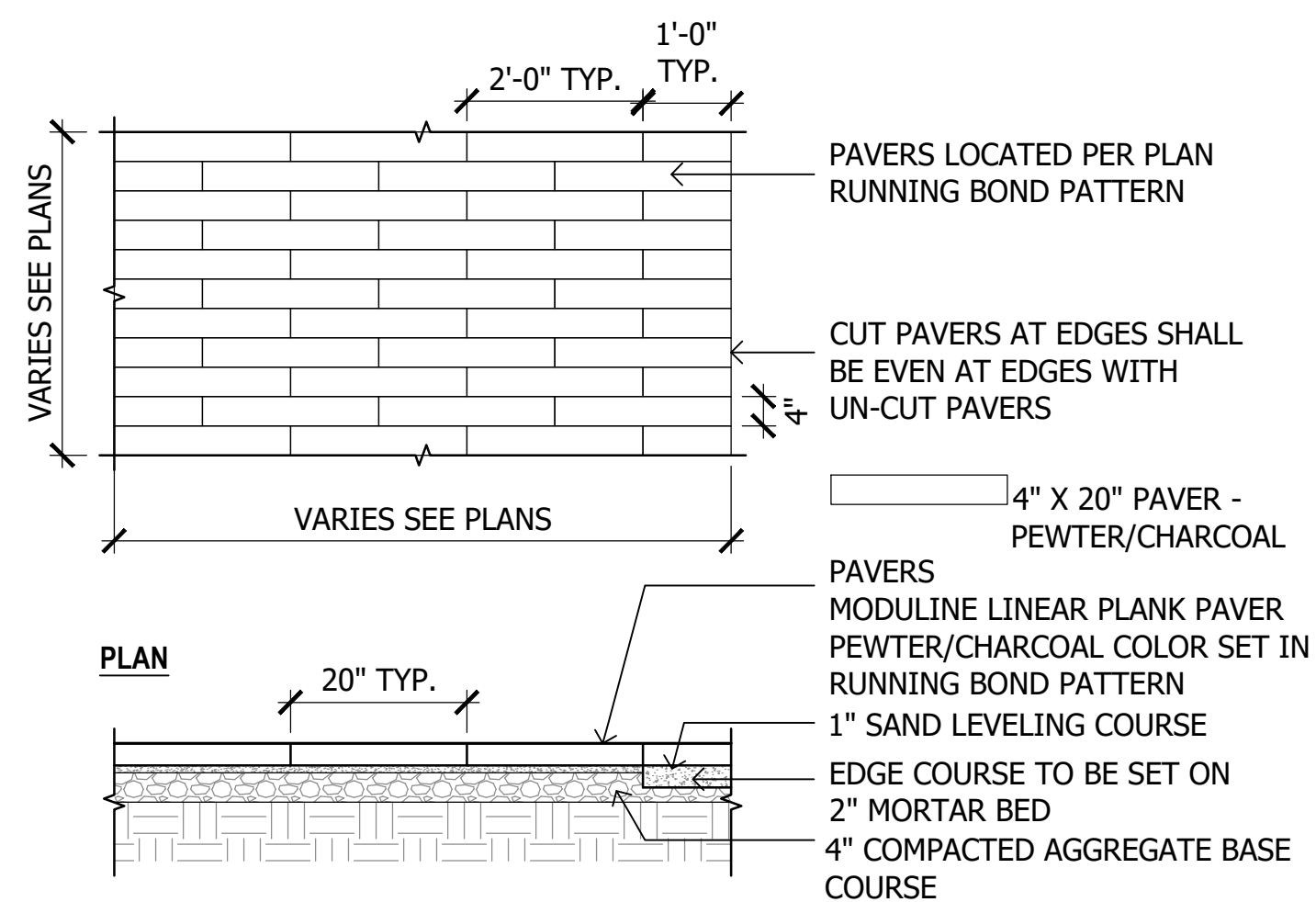
(4'-0" WIDE WALK - C.J. @ 4'-0" O.C. & E.J. @ 12' O.C.)
(5'-0" WIDE WALK - C.J. @ 5'-0" O.C. & E.J. @ 15' O.C.)
(6'-0" WIDE WALK - C.J. @ 6'-0" O.C. & E.J. @ 18' O.C.)
(8'-0" WIDE WALK - C.J. @ 8'-0" O.C. & E.J. @ 16' O.C.)
(12'-0" WIDE WALK - C.J. @ 12'-0" O.C. & E.J. @ 24' O.C.)

NOTES:

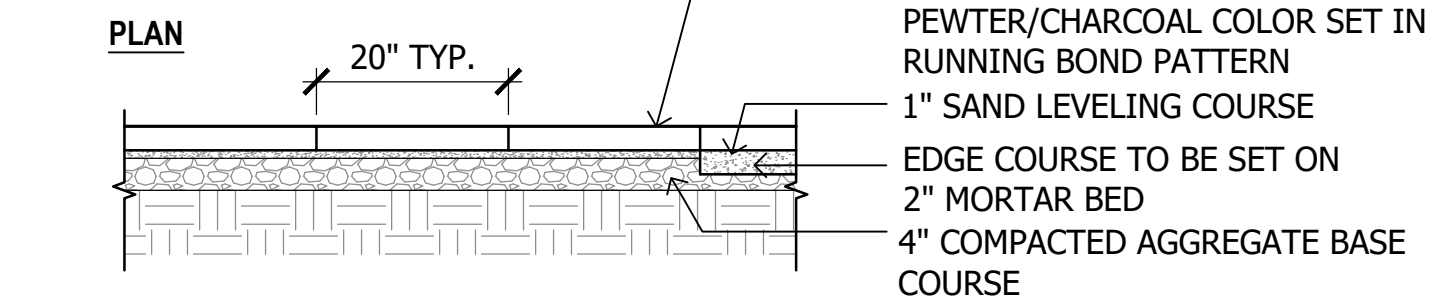
- MINIMUM 28 DAY COMPRESSIVE STRENGTH OF CONCRETE (F'C) SHALL BE 4500 PSI W/ A MAXIMUM WATER / CEMENT RATIO OF .45 (SPECIAL INSPECTION NOT REQUIRED)
- USE TYPE V PORTLAND CEMENT CONFORMING TO ASTM C150.

2 Construction Joints

SCALE: 1"=1'-0"



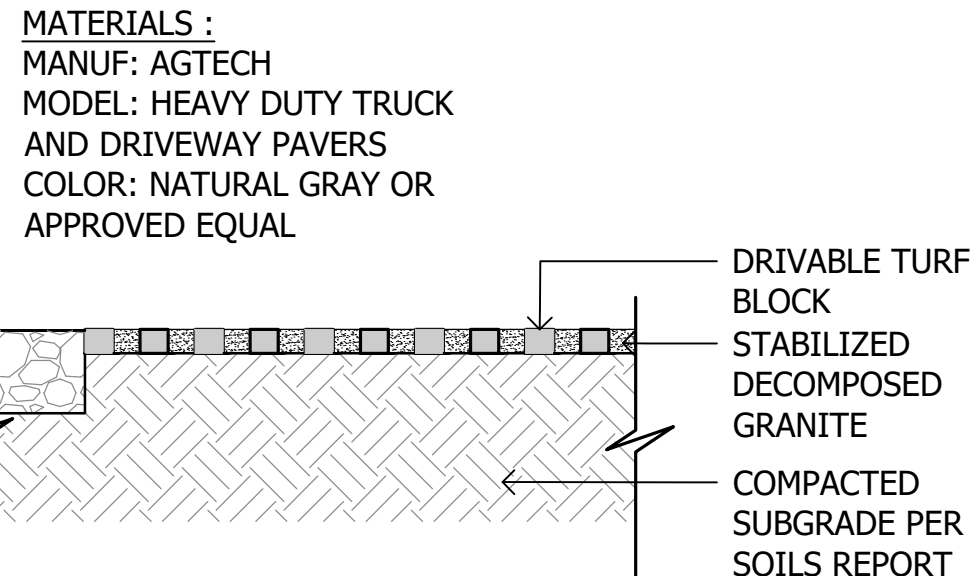
PLAN



SECTION VIEW:

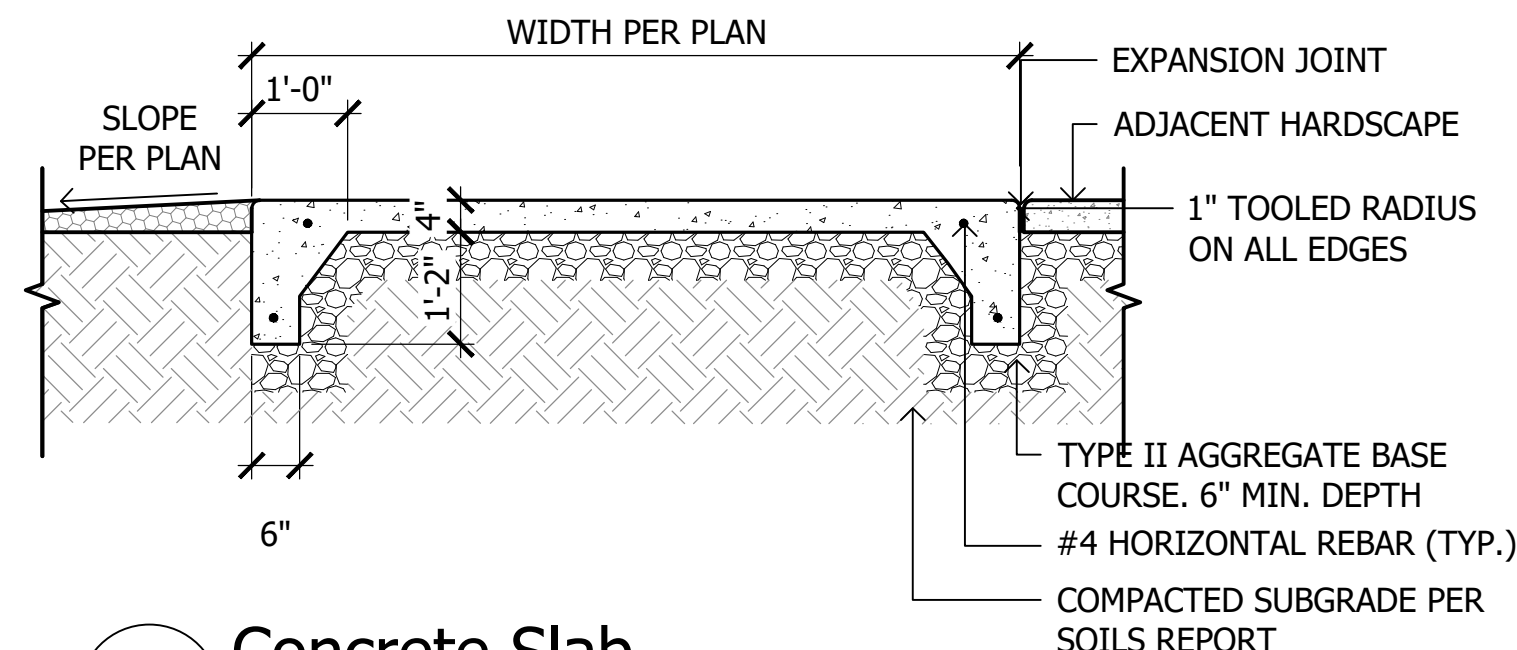
7 Linear Pavers

SCALE: 1/2"=1'-0"



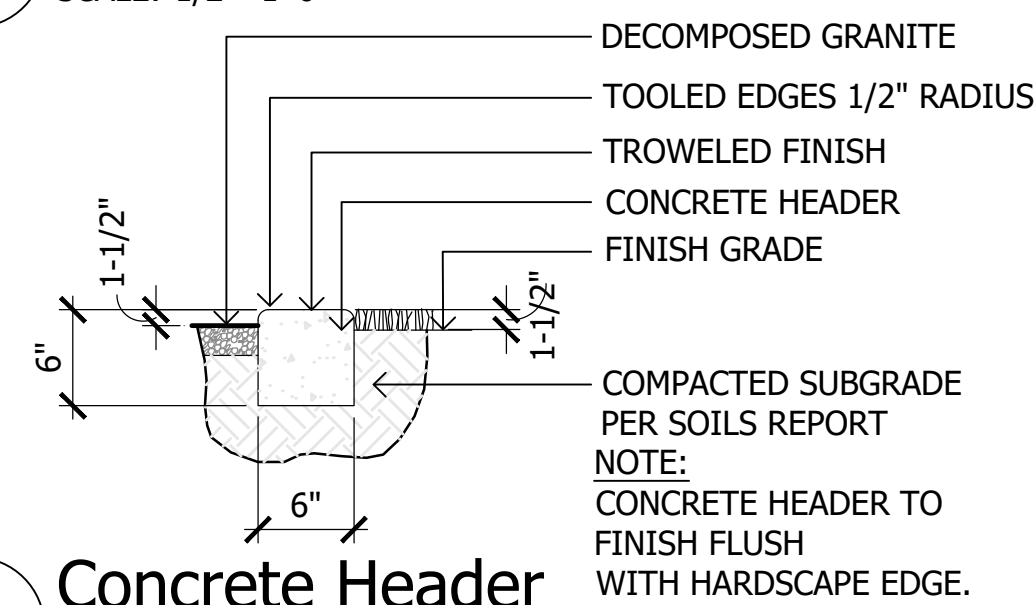
11 Artificial Turf at Grade

SCALE: 1"=1'-0"



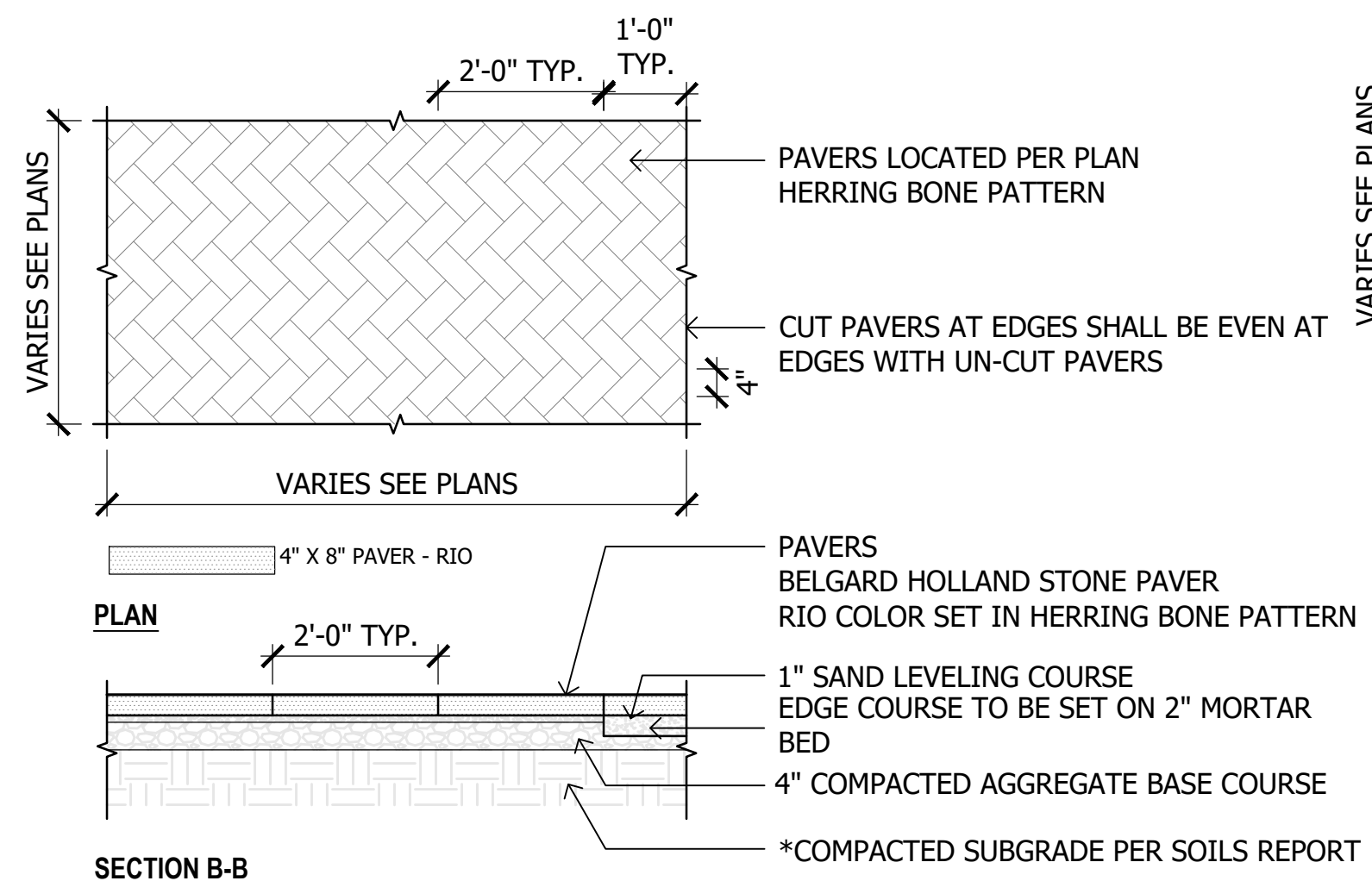
3 Concrete Slab

SCALE: 1/2"=1'-0"



4 Concrete Header

SCALE: 1/2"=1'-0"



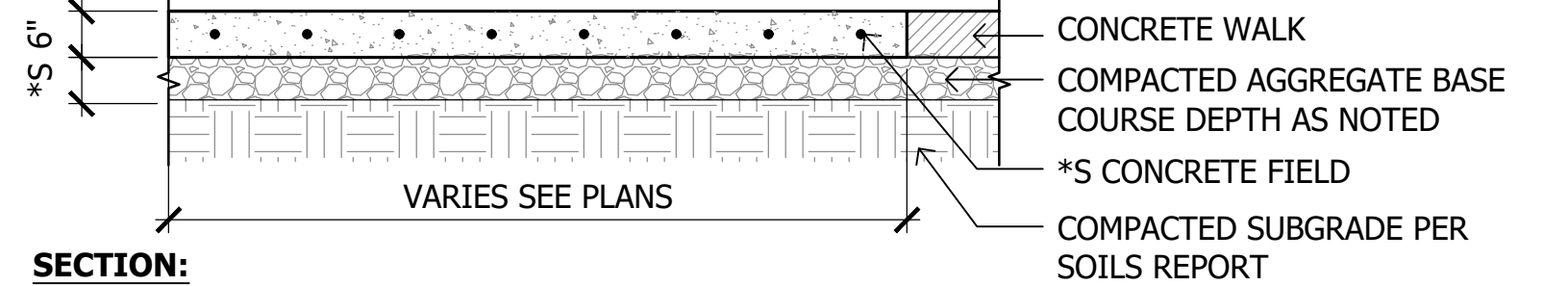
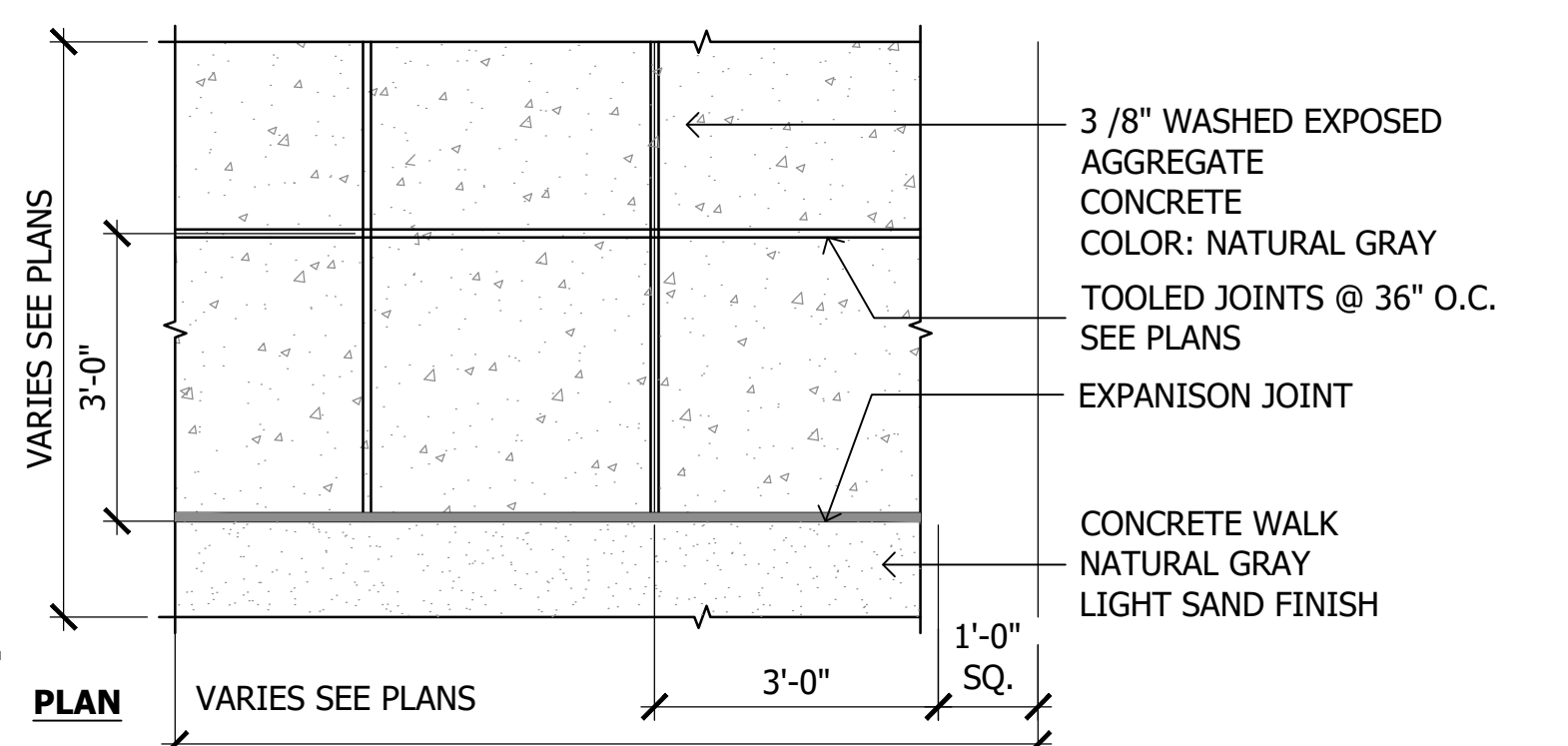
PLAN

SECTION B-B

NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

8 Herring Bone Pavers

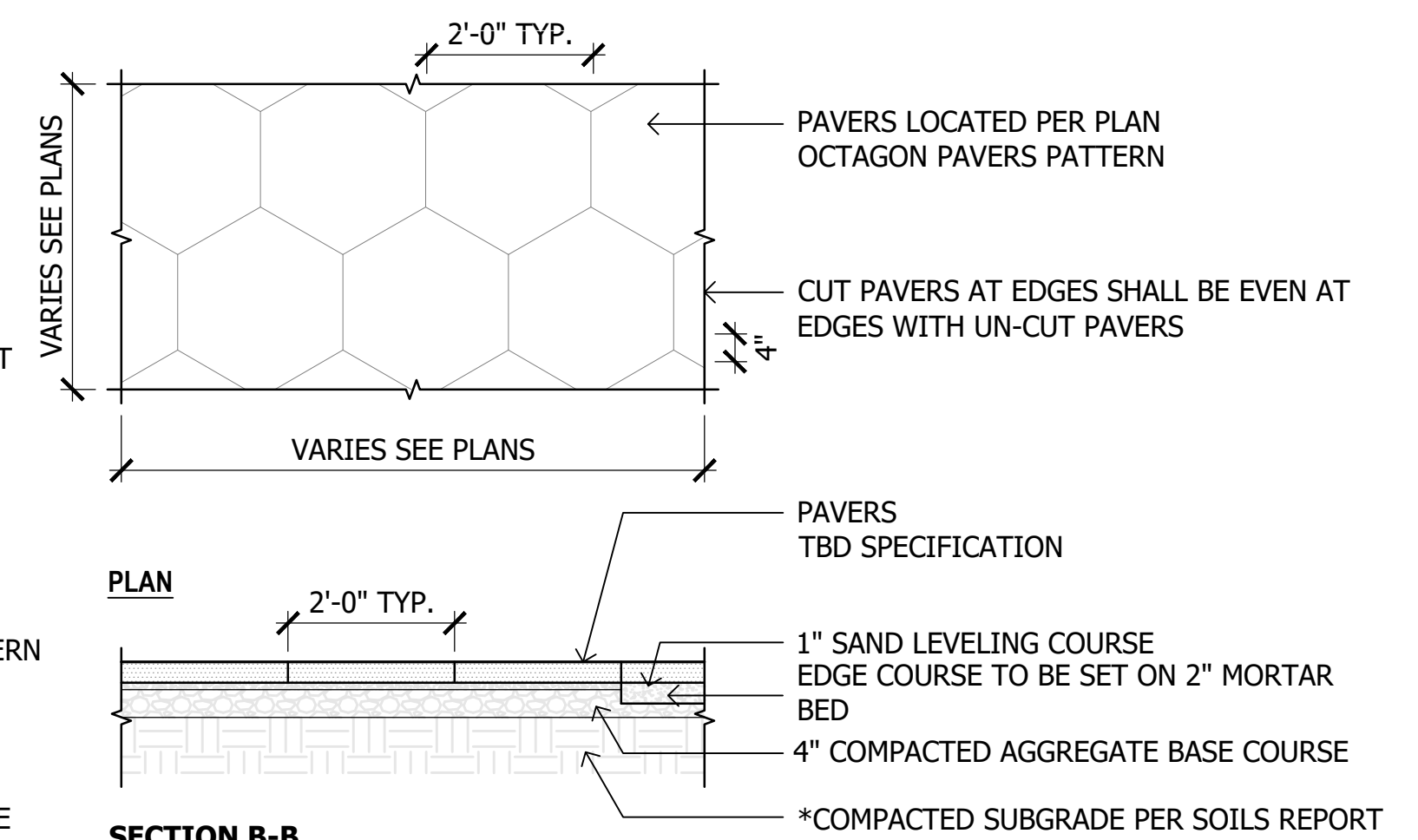
SCALE: NTS



SECTION NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT

5 Exposed Aggregate Concrete

SCALE: 1/2"=1'-0"



PLAN

SECTION B-B

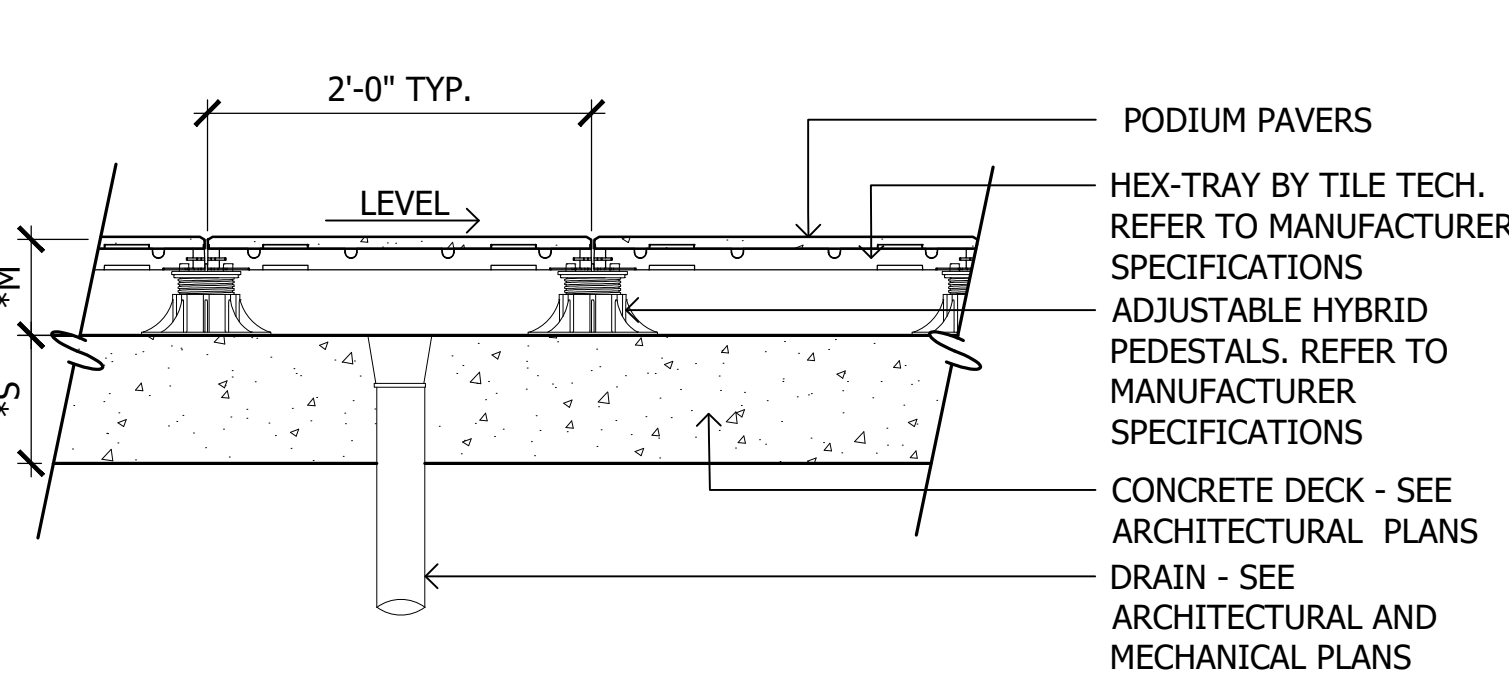
NOTE:
*PREPARE SUBGRADE, ASPHALT, AND A.B.C. PER SOILS REPORT
*S DIMENSIONS AND NOTATION TO BE SPECIFIED BY STRUCTURAL ENGINEER

9 Octagon Pavers

SCALE: 1/2"=1'-0"

- GENERAL NOTES:
- *S DIMENSIONS PER STRUCTURAL ENGINEER.
 - *M DIMENSIONS PER MANUFACTURER SPECIFICATIONS.
 - INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

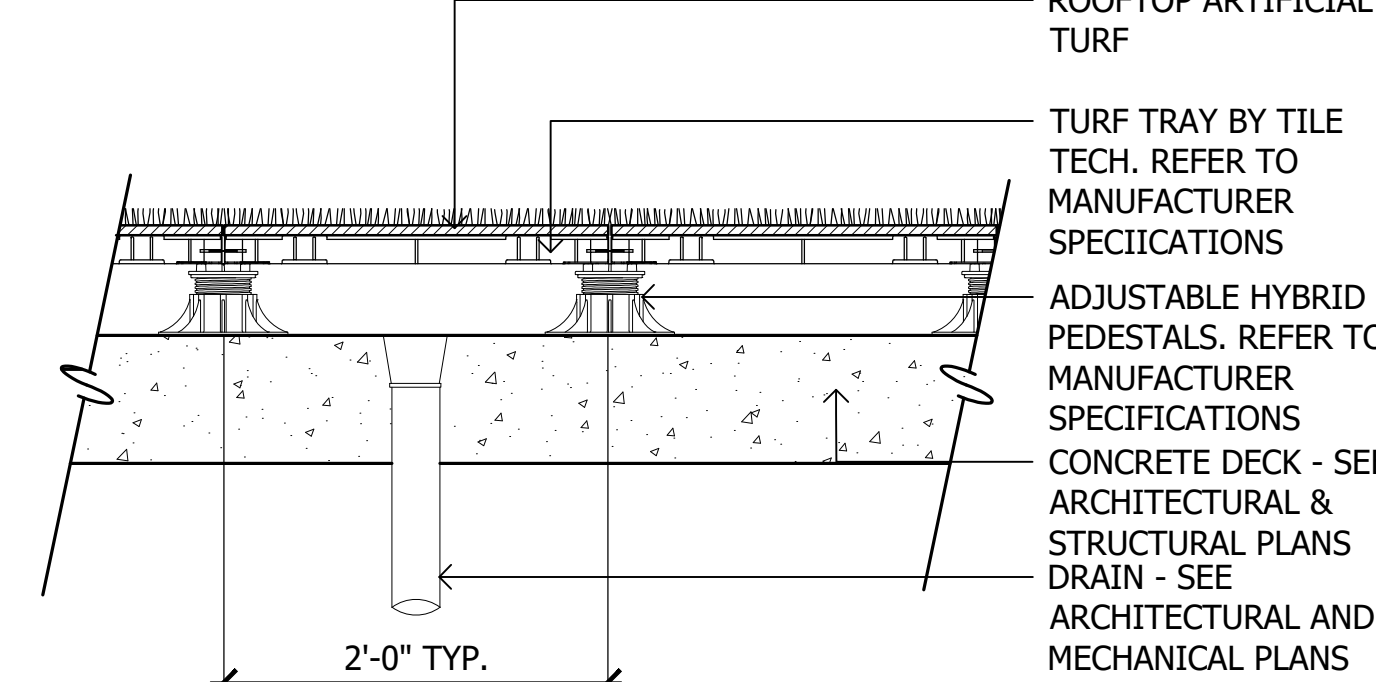
MANUF: TITLE TECH PAVER SYSTEM
TYPE: PORCELAIN PAVERS
SIZE: 24"x24"
PATTERN: TRAVERTINE SERIES PAVERS & CEMENT SERIES
POOL DECK COLOR: TRAVERTINE PEARL
POOL COPING COLOR: CEMENTO CEMENT



1 Podium Pavers

SCALE: 1"=1'-0"

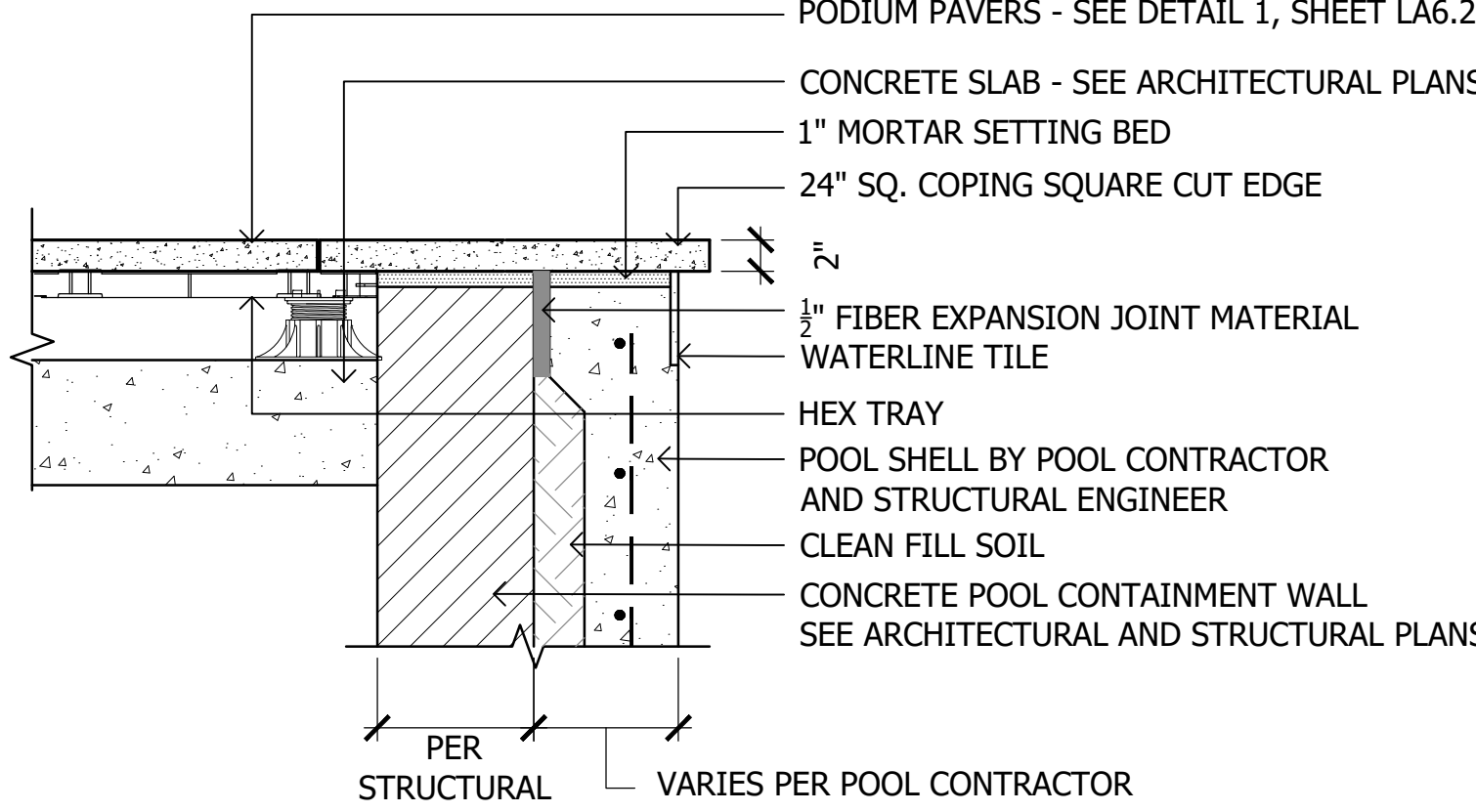
- GENERAL NOTES:
- *S DIMENSIONS PER STRUCTURAL ENGINEER.
 - *M DIMENSIONS PER MANUFACTURER SPECIFICATIONS.
 - INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.



2 Podium Artificial Turf

SCALE: 1"=1'-0"

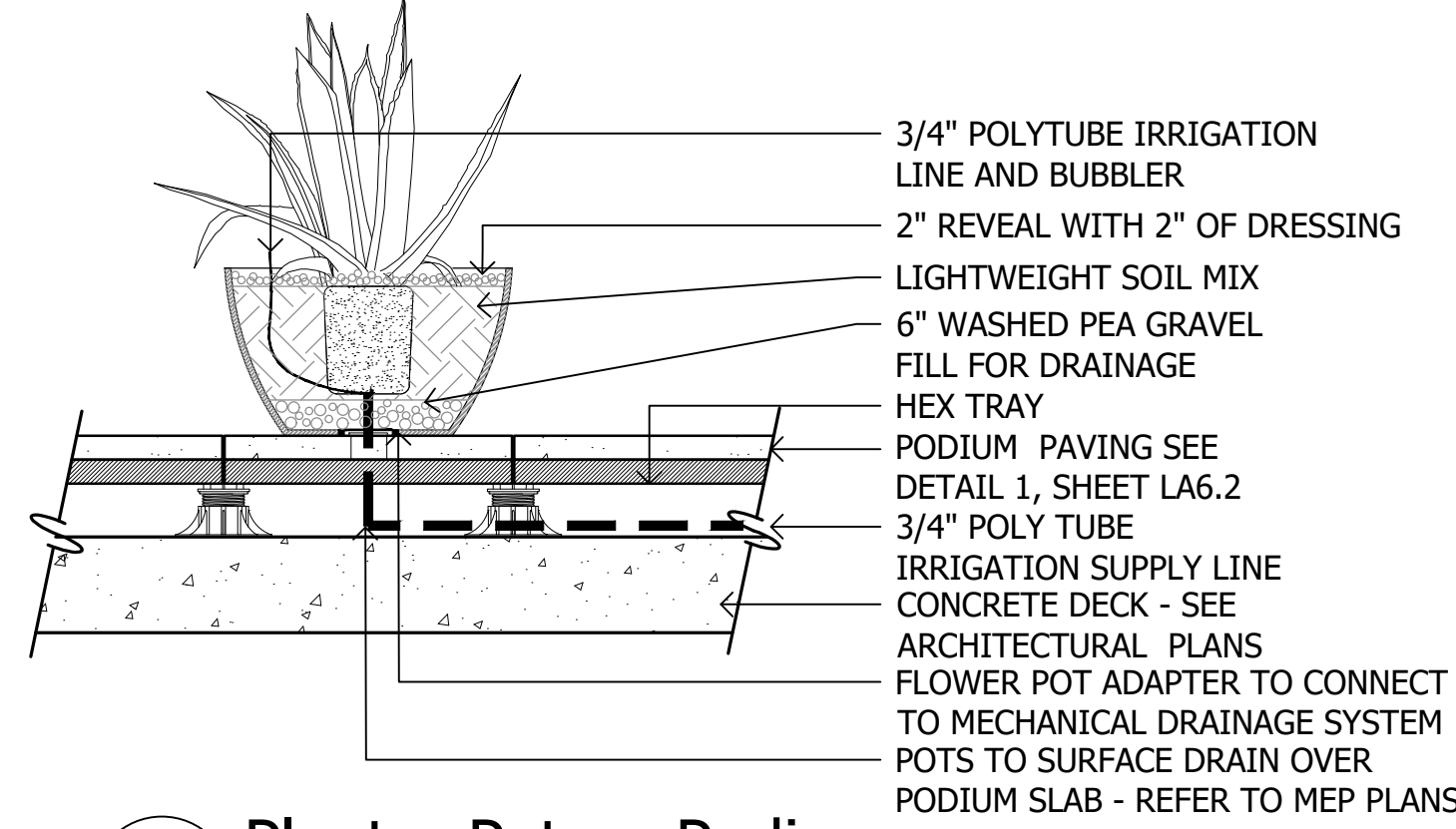
- COPING
MANUF: TILETECH PAVER SYSTEM
TYPE: PORCELAIN PAVERS
SIZE: 24" SQ.
PATTERN: STONE SERIES
COLOR: TERRAZO GRAY OR APPROVED
EQUAL
- WATERLINE TILE
NOBLE TILE SUPPLY
6" x 6"
NSSC 641 - LIGHT BLUE



3 Pool & Spa Coping

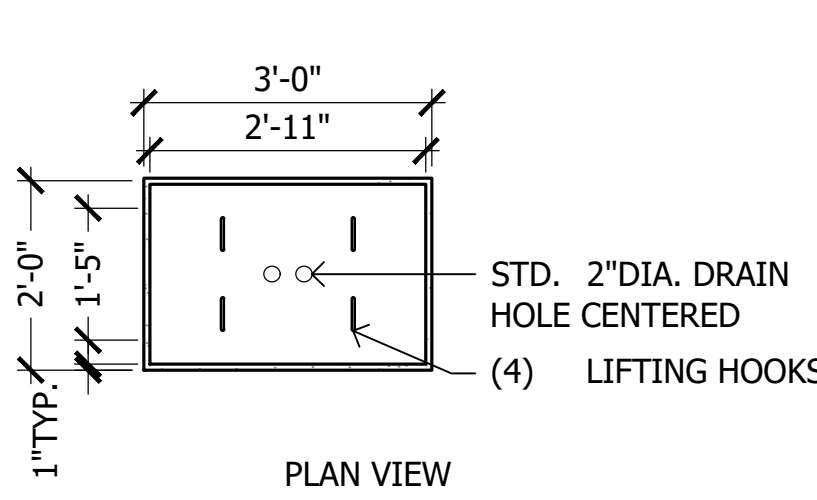
SCALE: 1"=1'-0"

- GENERAL NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.
 - WHERE POTS INSTALLED OVER PODIUM PEDESTAL SYSTEM, A STRUCTURAL HEX BACKING IS REQUIRED.
 - REFER TO SHEETS LA2.1-LA2.8 FOR LOCATIONS.
 - POT SIZE VARIES PER PLAN

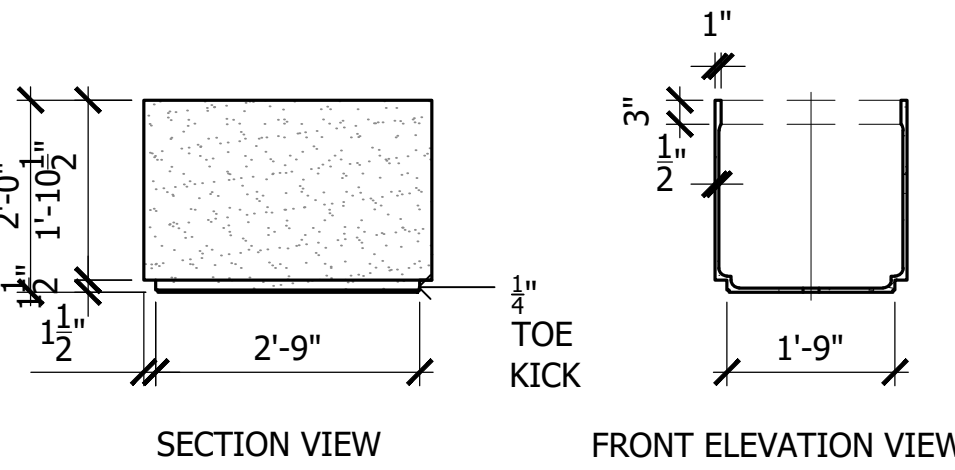


4 Planter Pot on Podium

SCALE: 3/4"=1'-0"

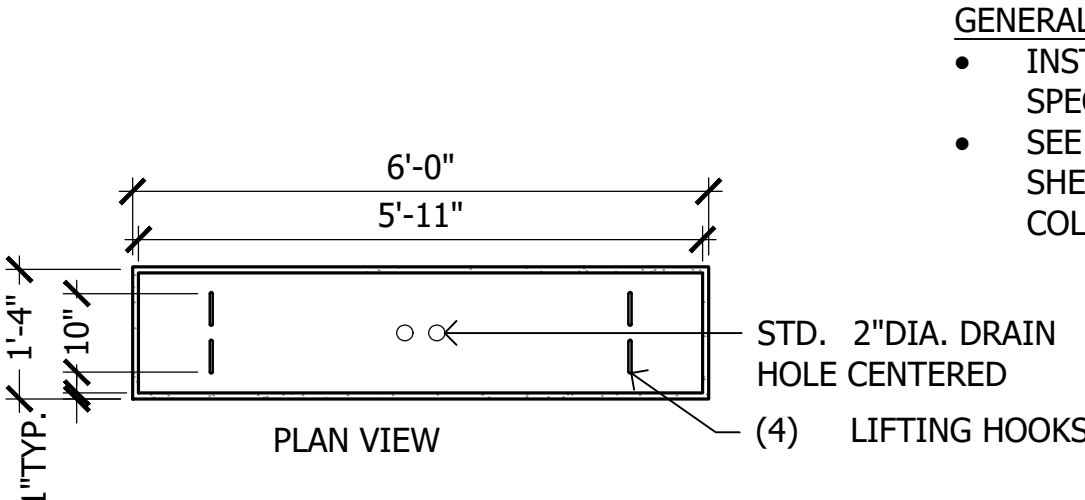


- GENERAL NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

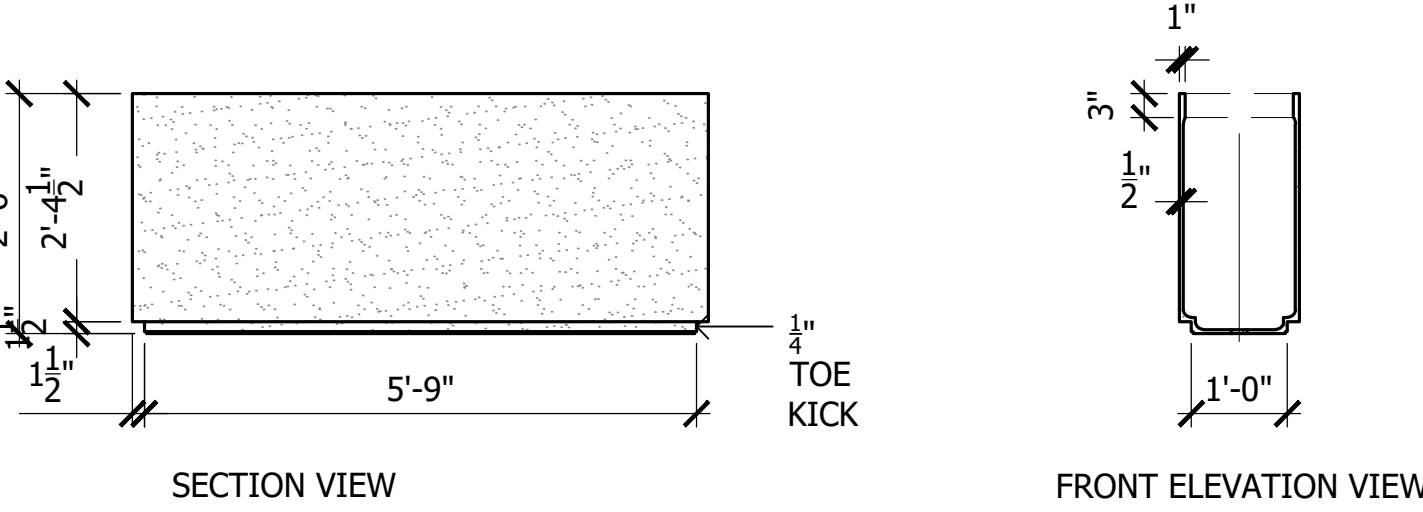


5 24"X36" Rectangular Planter

SCALE: N.T.S

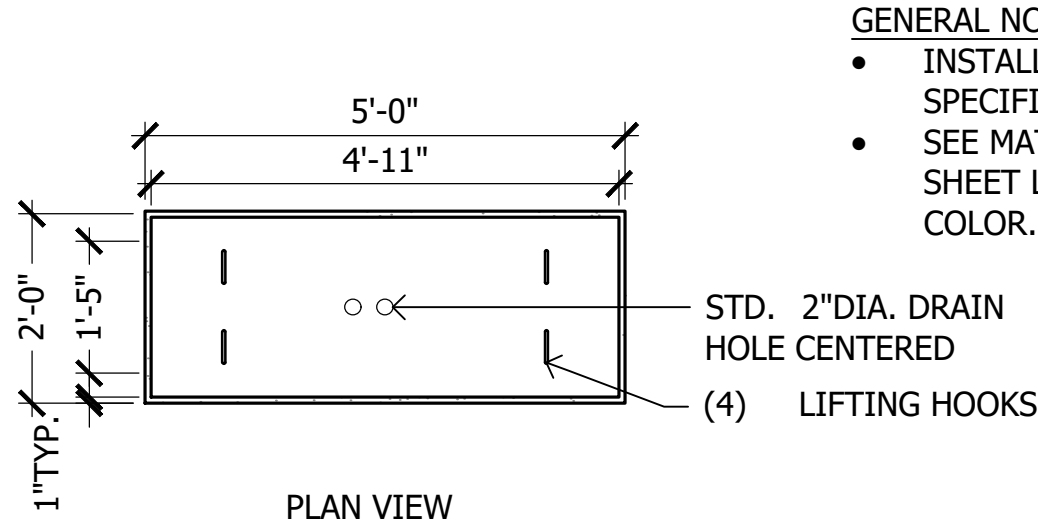


- GENERAL NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

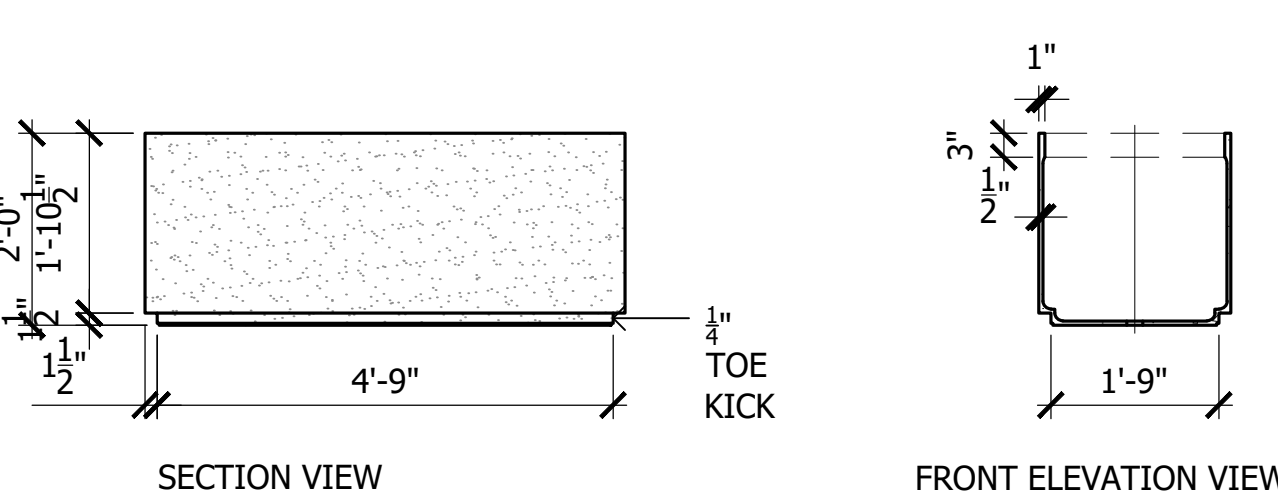


6 15"X72" Rectangular Planter

SCALE: N.T.S

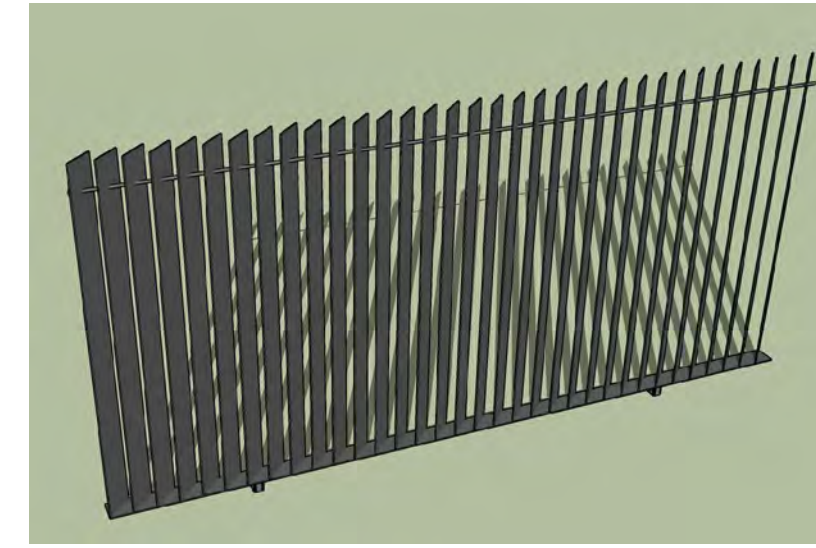
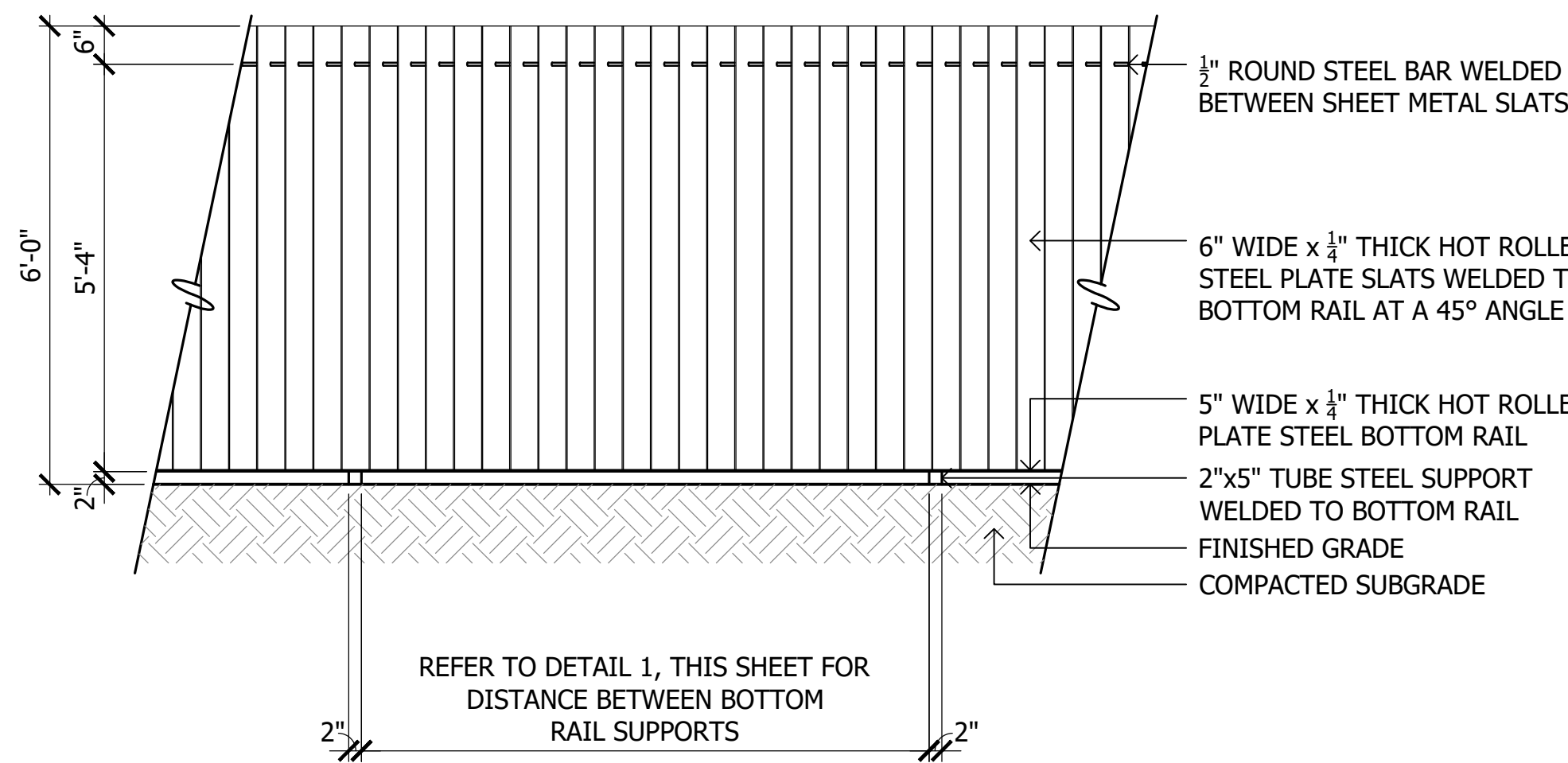


- GENERAL NOTES:
- INSTALL PER MANUFACTURER SPECIFICATIONS.
 - SEE MATERIALS LEGEND ON SHEET LA0.4 FOR MODEL AND COLOR.

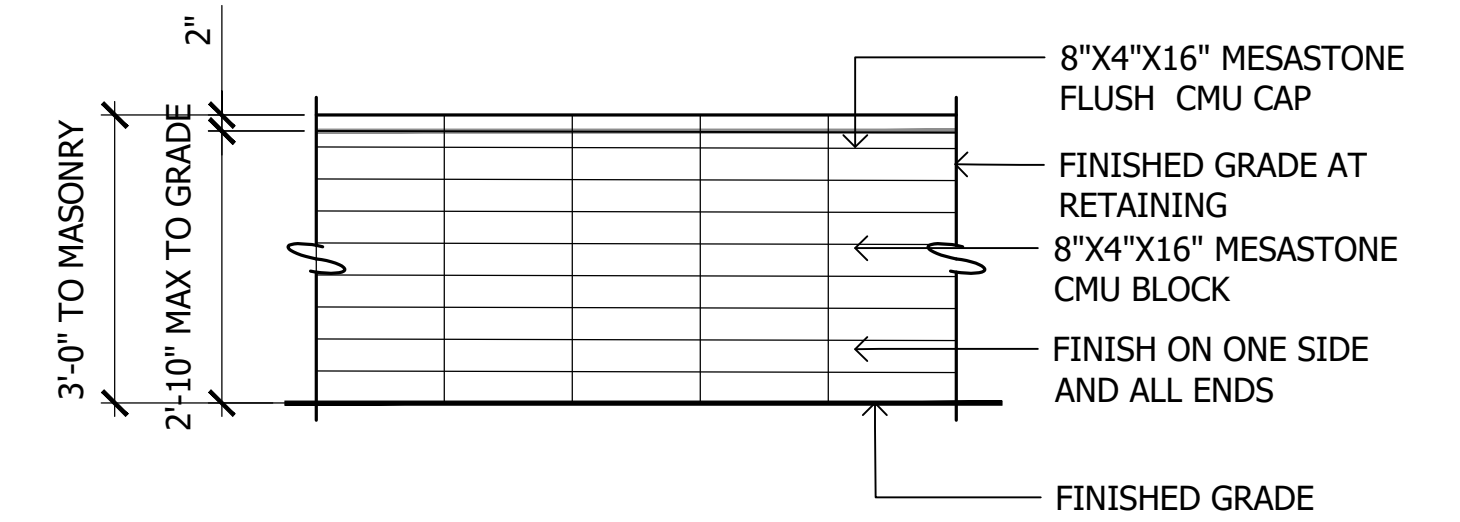
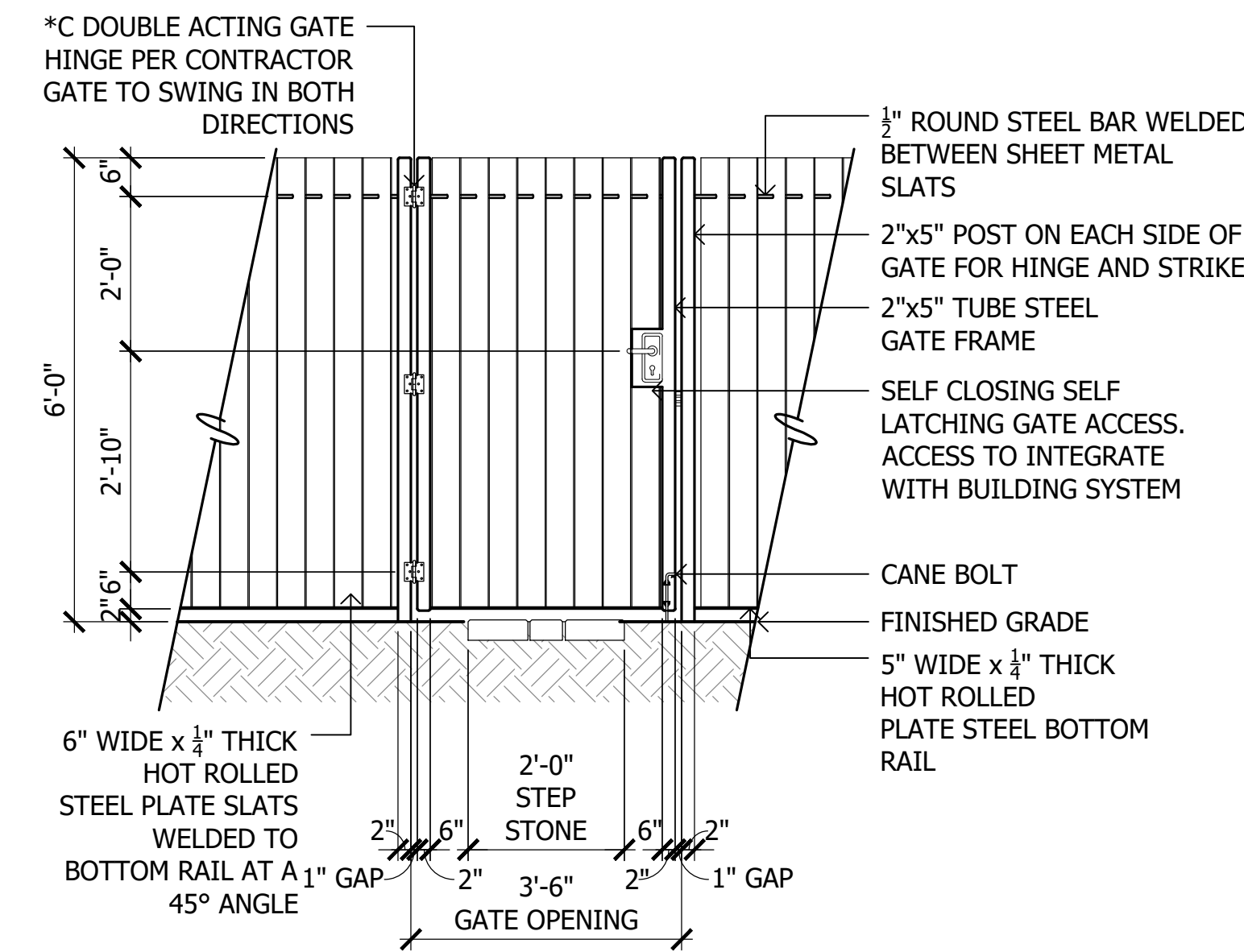


7 24"X60" Rectangular Planter

SCALE: N.T.S



CHARACTER IMAGE



1 Slat Fence

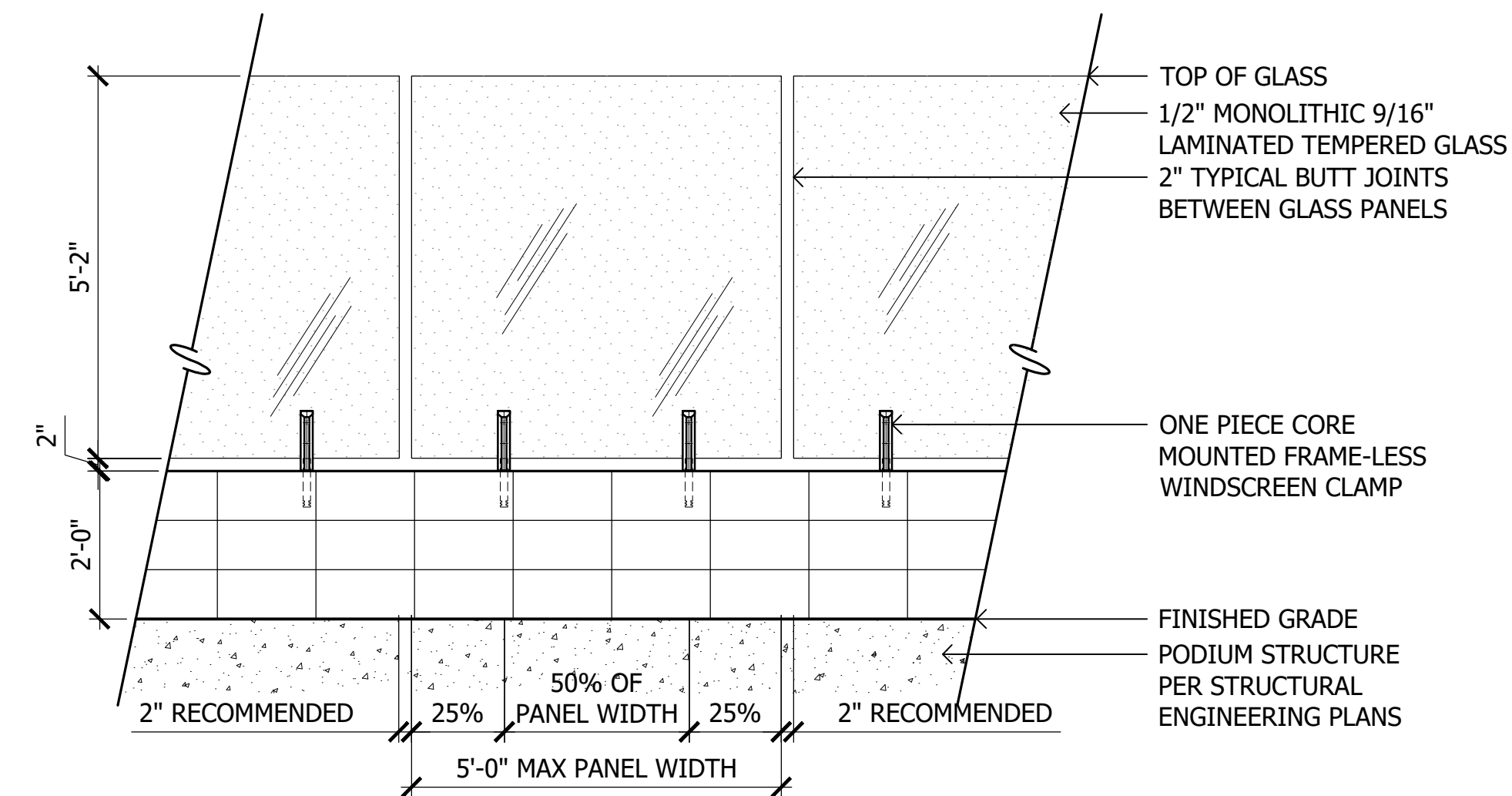
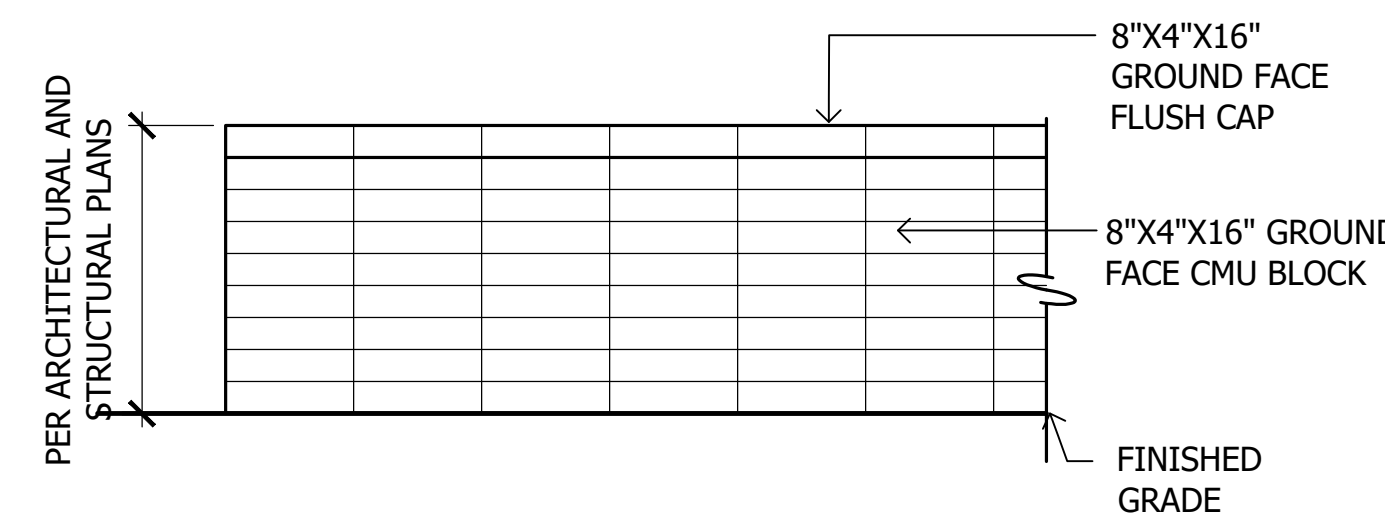
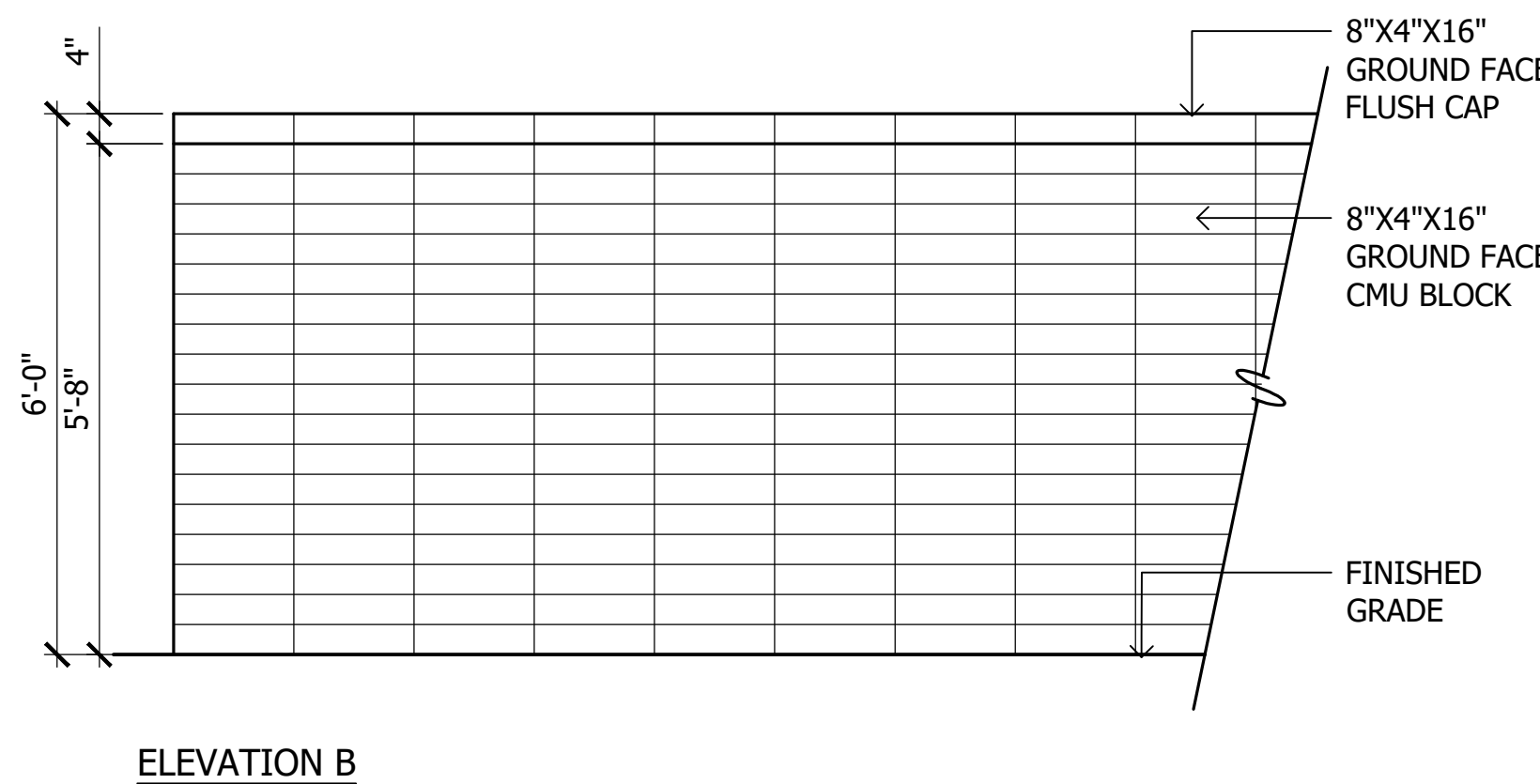
SCALE: 1/2"=1'-0"

2 Slat Fence Gate

SCALE: 1/2"=1'-0"

3 Low Retaining Wall at Grade

SCALE: 1/2"=1'-0"



4 Decorative Screen Wall

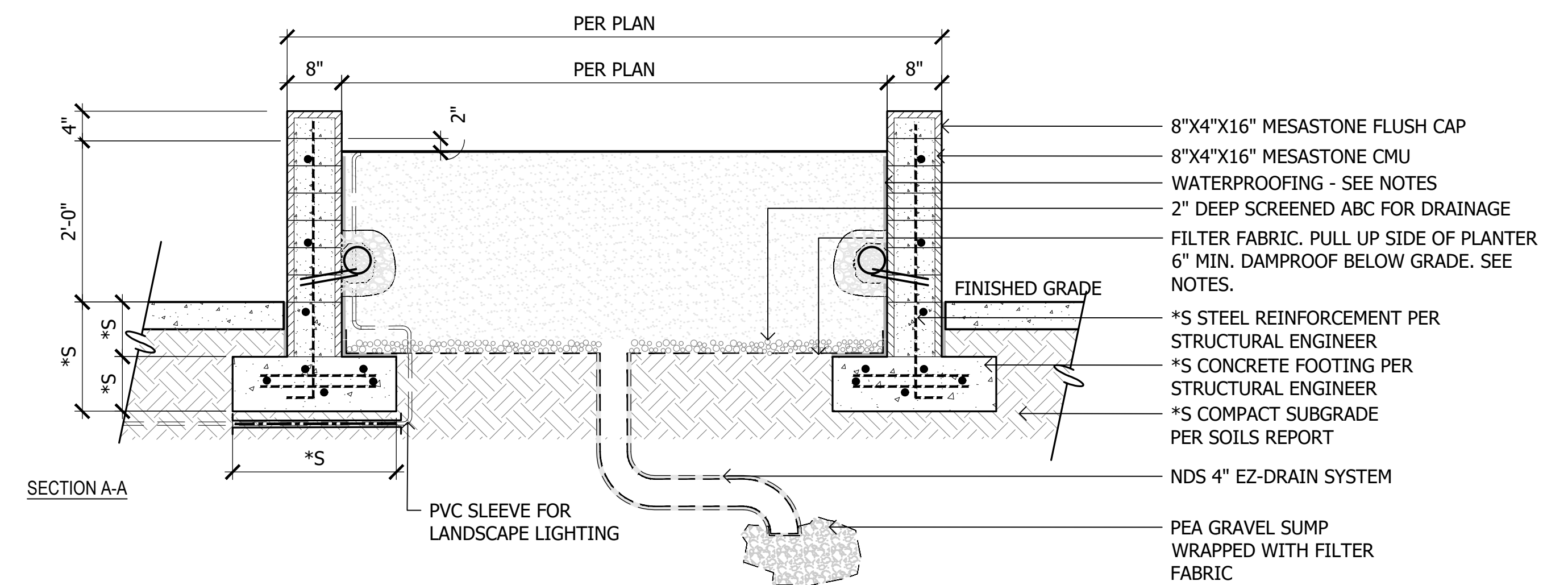
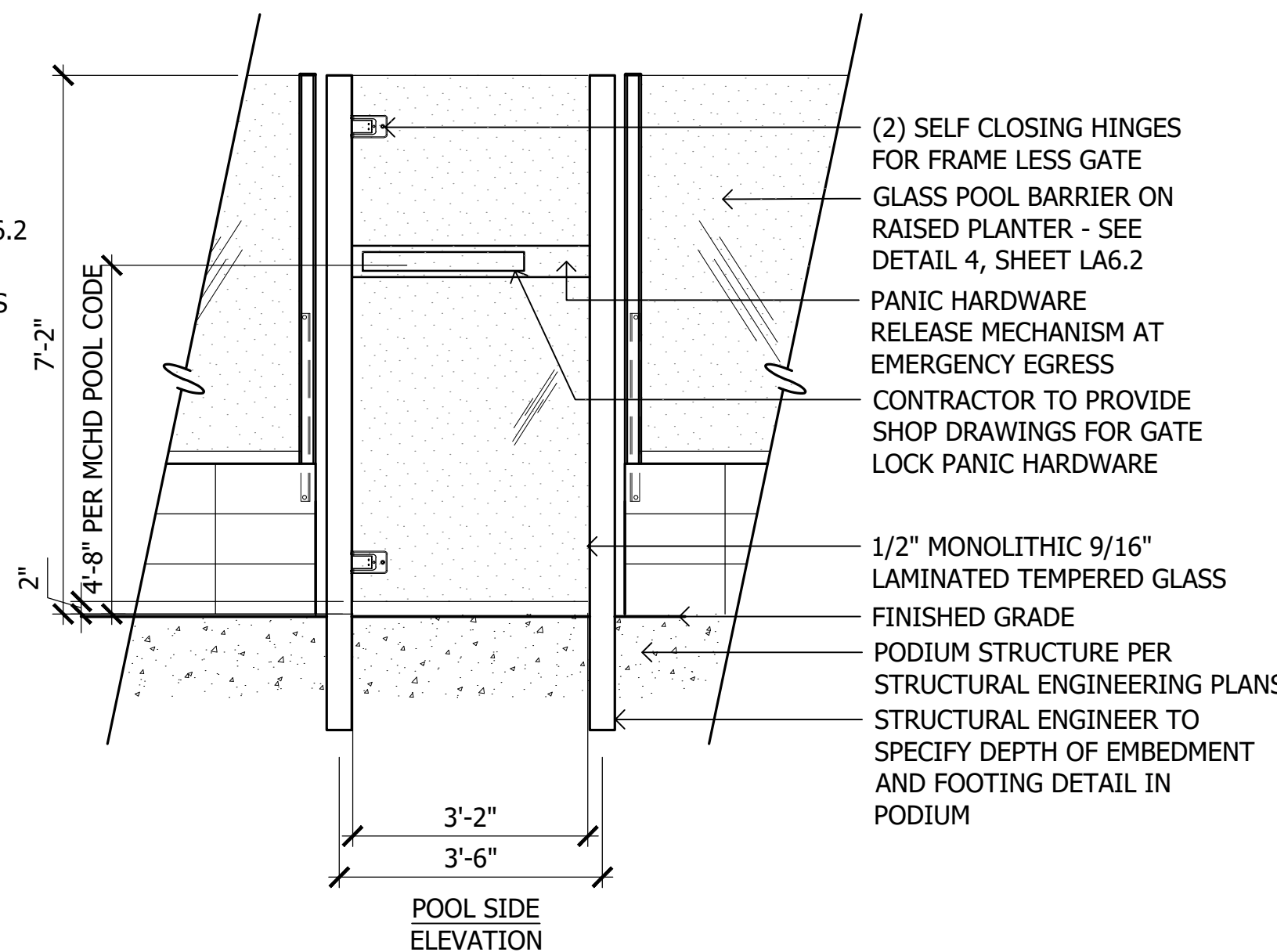
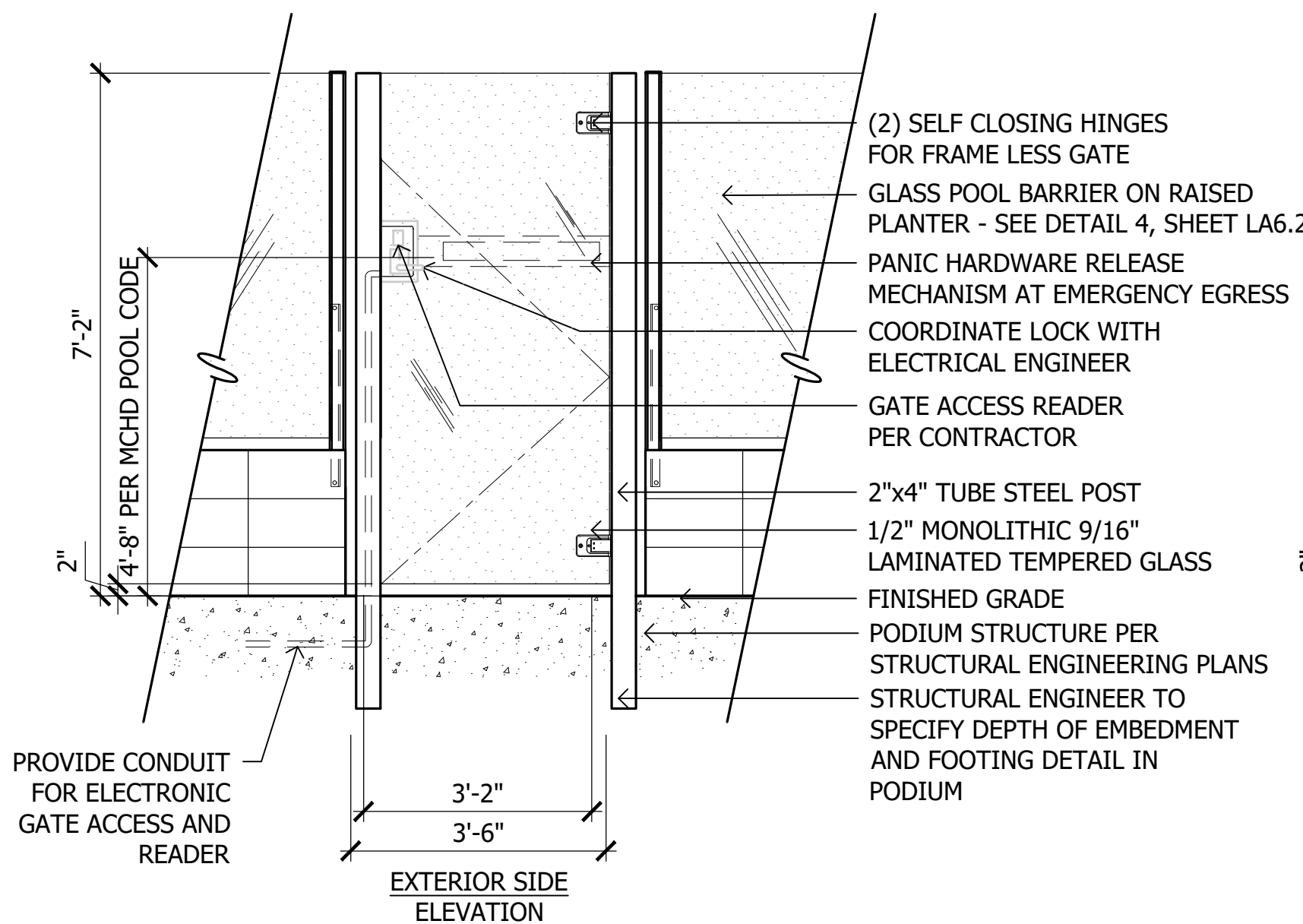
SCALE: 1/2"=1'-0"

5 Unit Patio Wall

SCALE: 1/2"=1'-0"

6 Glass Pool Barrier

SCALE: 1/2"=1'-0"



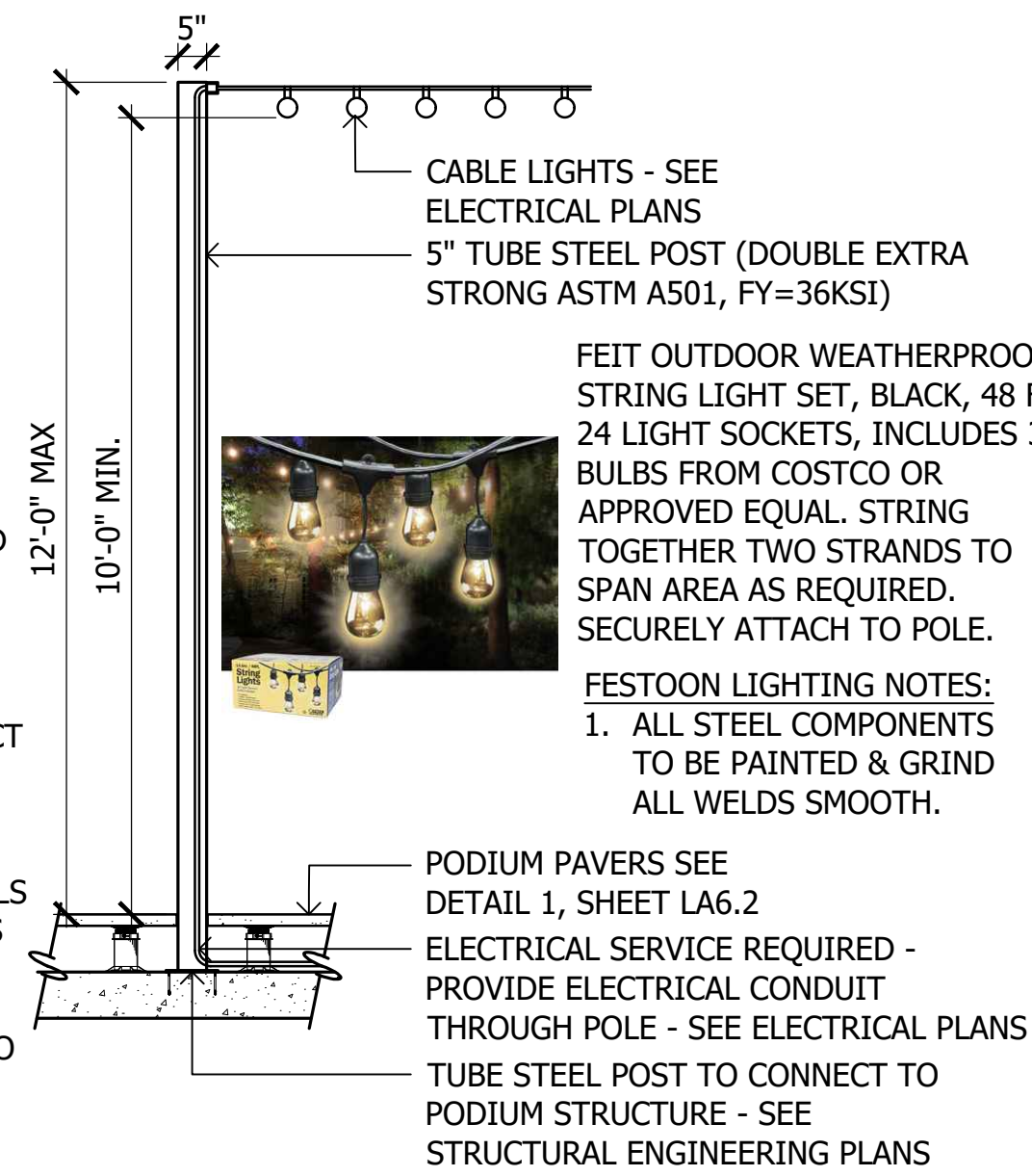
7 Glass Pool Gate on Podium

SCALE: 1/2"=1'-0"

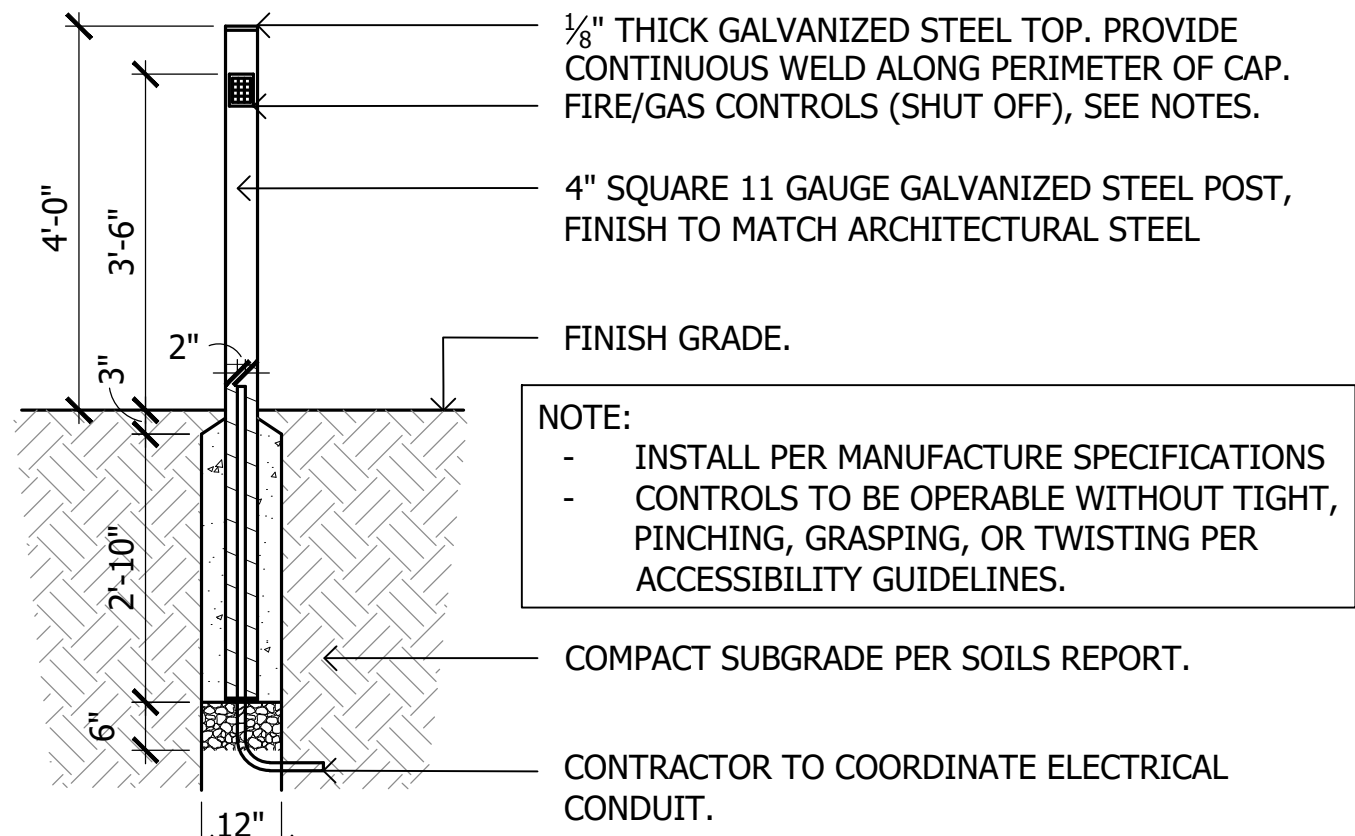
8 Raised Planter at Grade

SCALE: 3/4"=1'-0"

- REFER TO MATERIALS LEGEND, SHEET LA0.4 FOR COLORS AND FINISHES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS.
- ALL STEEL COMPONENTS TO BE POWDER COATED AND ALL WELDS TO BE GROUND SMOOTH.
- CONTRACTOR TO SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SUBMIT ALL MATERIALS AND SHOP DRAWINGS TO LANDSCAPE ARCHITECT/CLIENT FOR REVIEW PRIOR TO CONSTRUCTION.



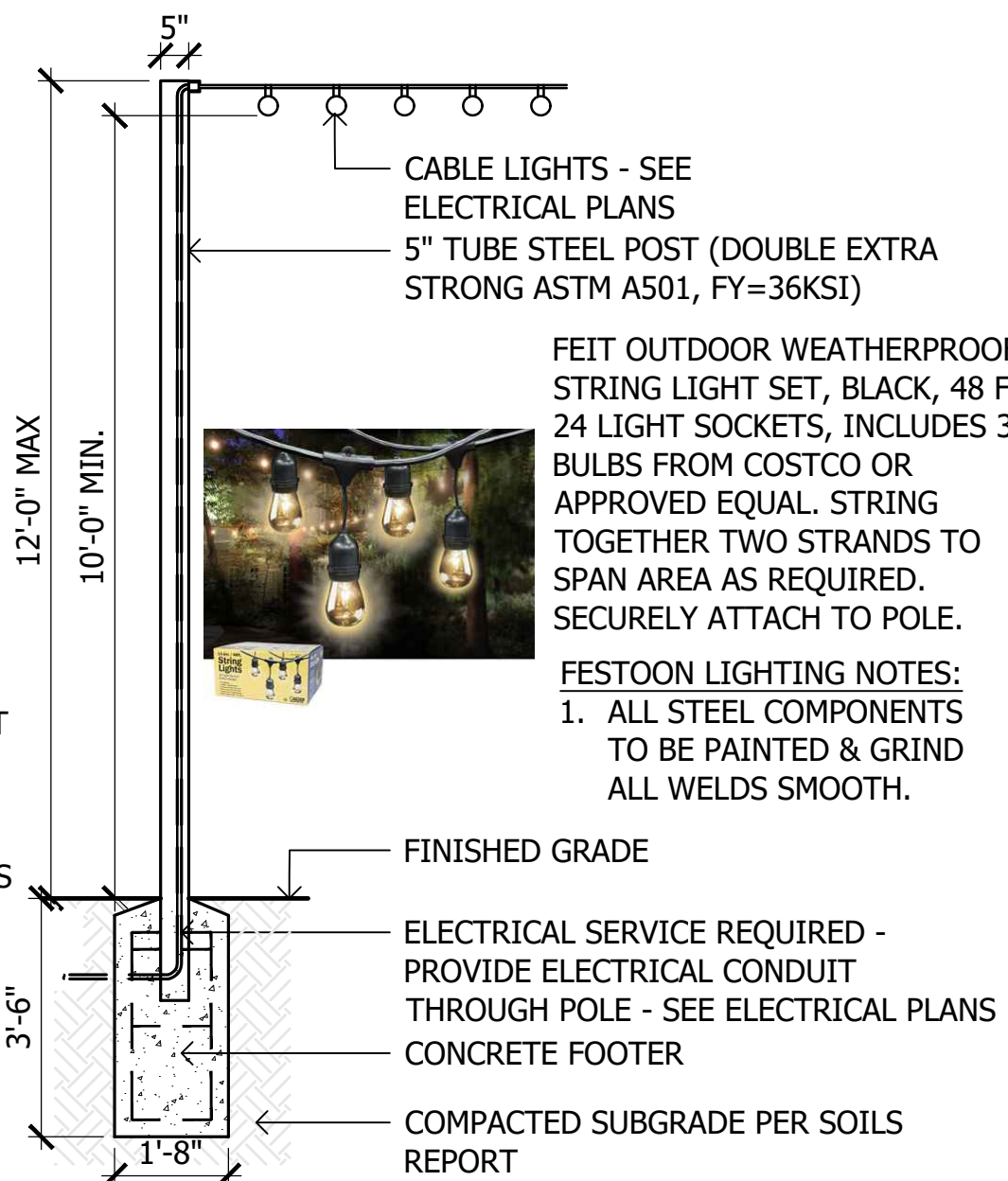
SCALE: 3/8"=1'-0"



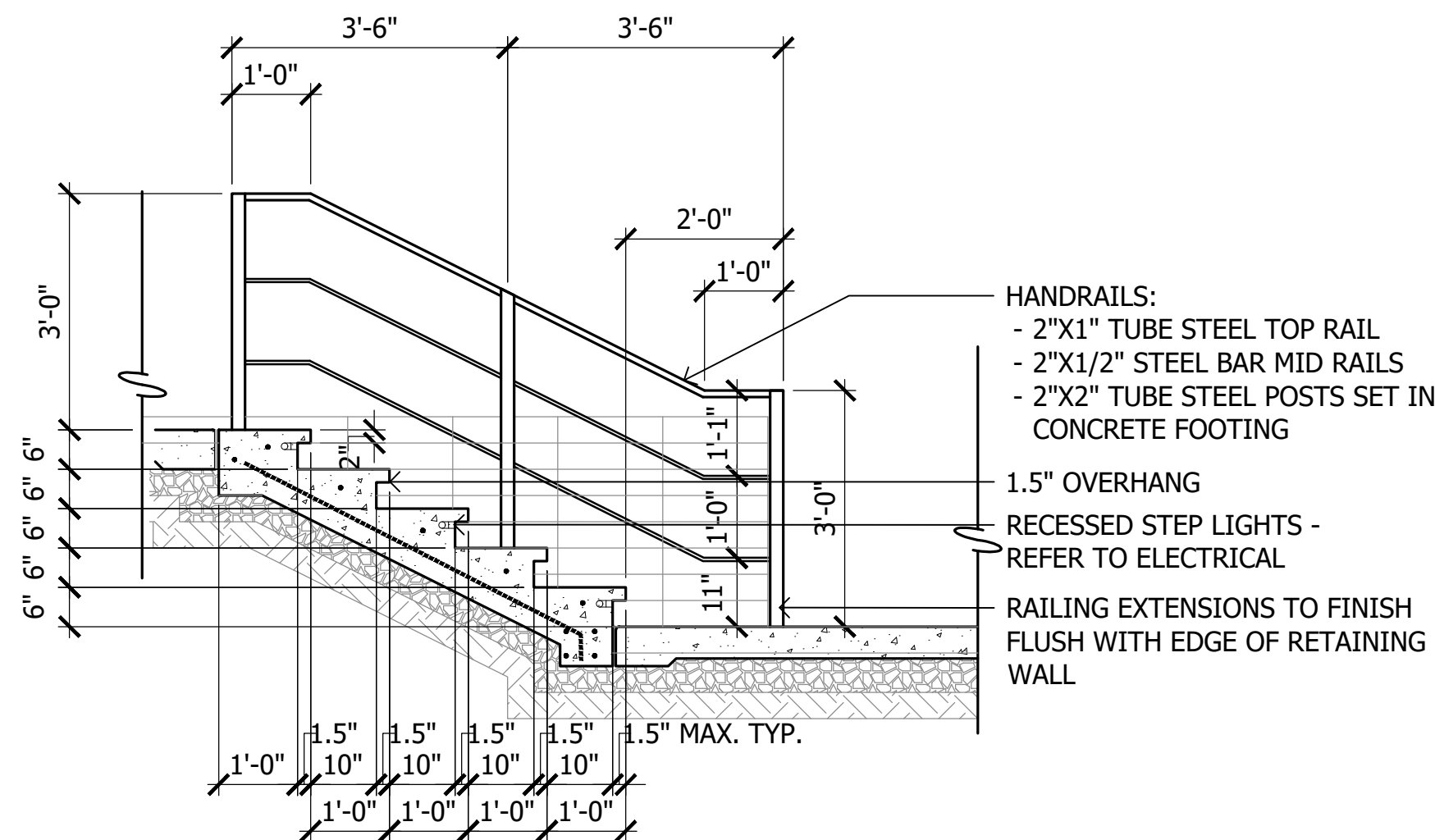
- CONTRACTOR TO SUBMIT ALL MATERIALS & SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR TO PROVIDE SKYTECH 1.5 HOUR TIMER SKY-TM-3 ON ALL FIRE FEATURES. CONTRACTOR OR MECHANICAL ENGINEER TO PROVIDE SPECIFICATIONS ON GAS LINES, GAS CONNECTIONS, TIMERS, EMERGENCY SHUT OFFS (VALVES), KEY PAD OPERATORS, OR ANY NECESSARY EQUIPMENT OR PARTS TO SAFELY FUNCTION GAS COMPONENTS, INSTALL PER LOCAL CODES.

SCALE: 1/2"=1'-0"

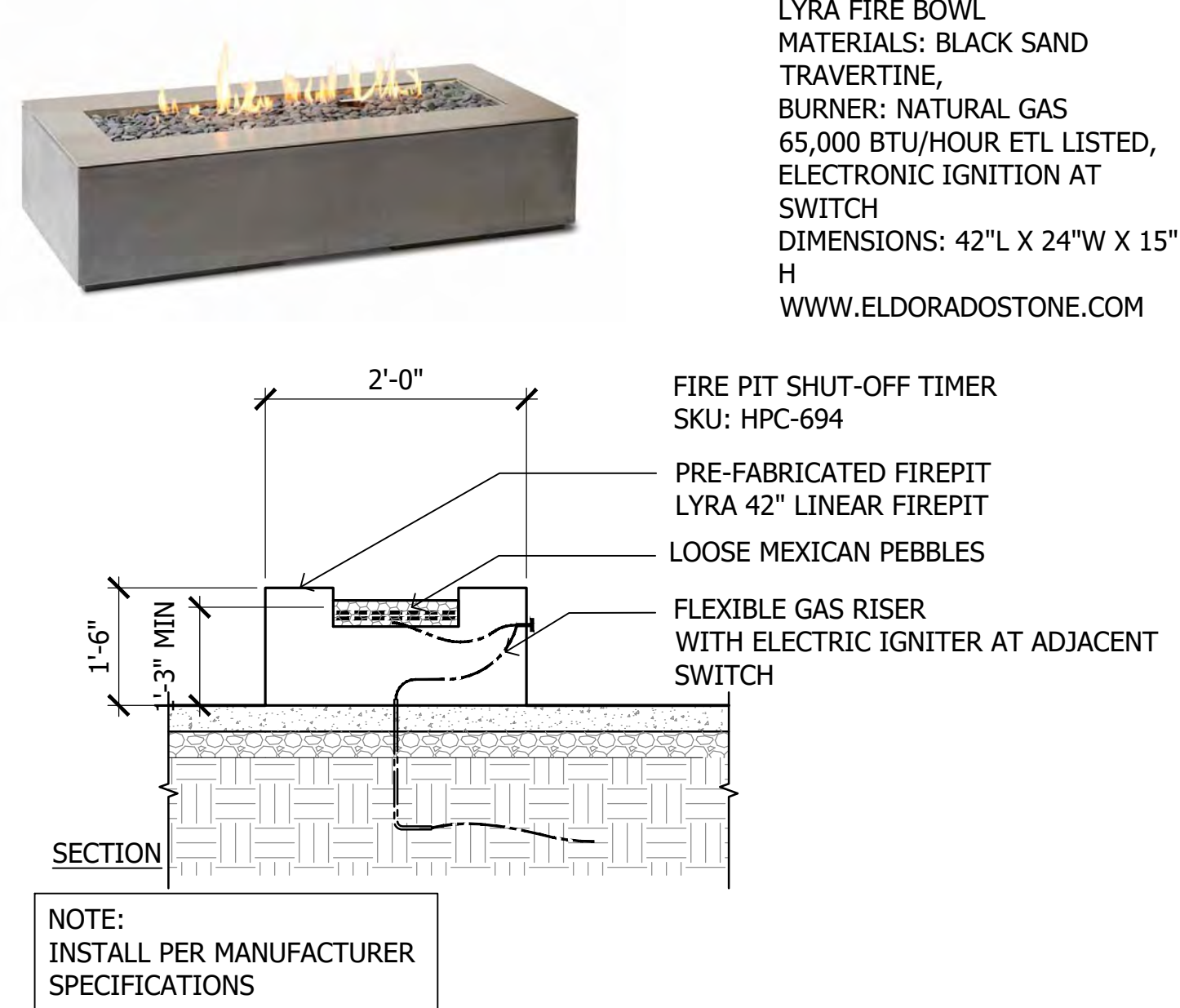
- REFER TO MATERIALS LEGEND, SHEET LA0.4 FOR COLORS AND FINISHES.
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S



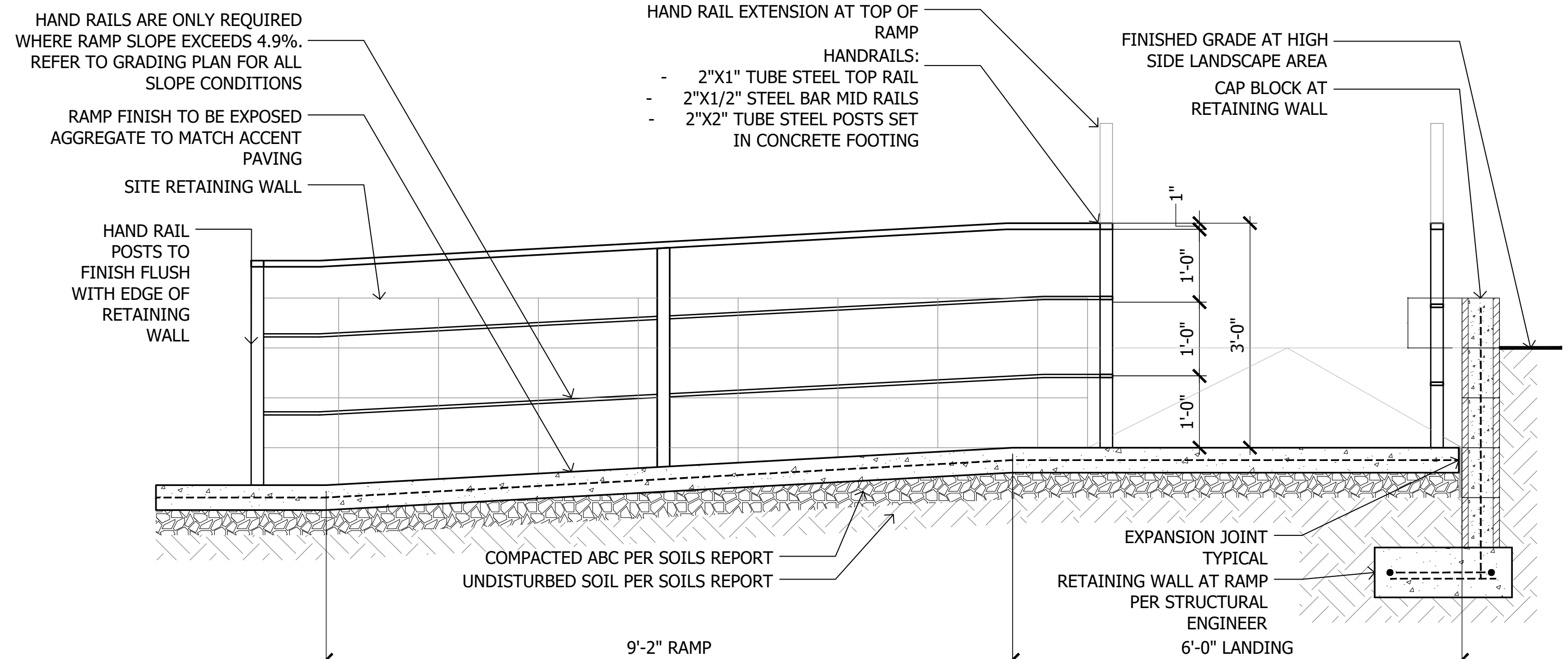
SCALE: 3/8"=1'-0"



SCALE: 1/2"=1'-0"



SCALE: 1/2"=1'-0"



SCALE: 3/4"=1'-0"



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CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE

- 1 11'X13' Cantilever Shade Structure at Wood Deck
SCALE: 1/2"=1'-0"

- 2 18'x36' Shade Structure at Public Plaza
SCALE: 1/2"=1'-0"

- 3 Decorative Metal Fins
SCALE: 1/2"=1'-0"



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE

- 4 Outdoor Fireplace
SCALE: 1/2"=1'-0"

- 5 Rim Flow Pool
SCALE: 1/2"=1'-0"

- 6 Raised Spa
SCALE: 1/2"=1'-0"



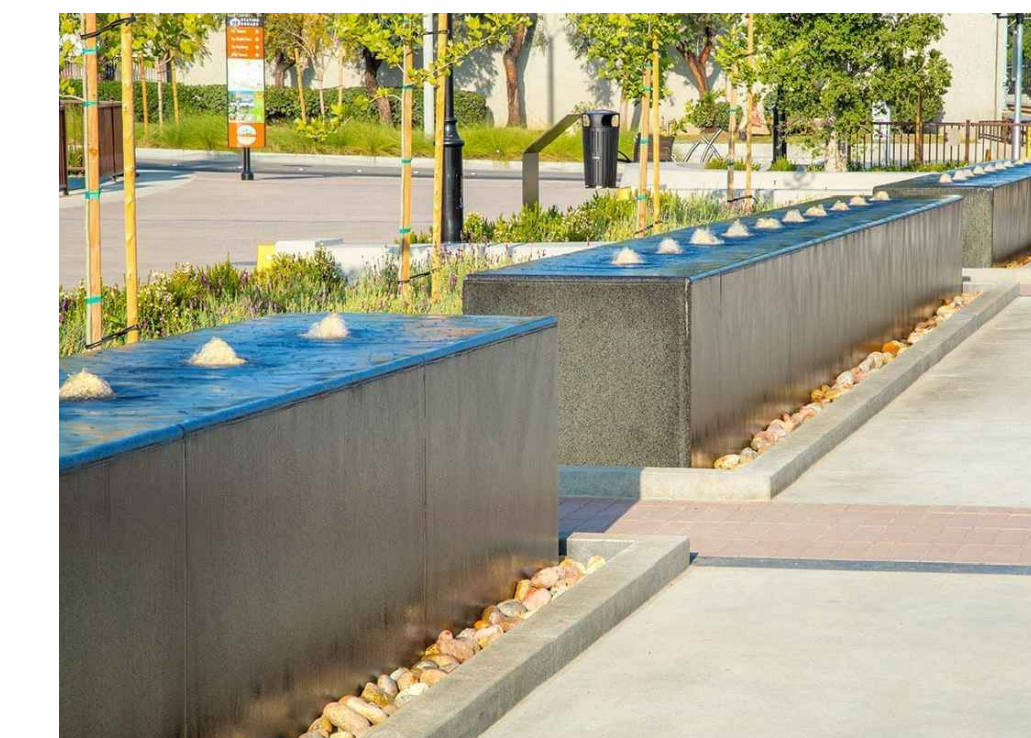
CHARACTER IMAGE



CHARACTER IMAGE



CHARACTER IMAGE



- 7 Wheel Chair Lift at Podium
SCALE: 1/2"=1'-0"

- 8 Steel Header Planter
SCALE: 1/2"=1'-0"

- 9 Water Feature at Courtyard A
SCALE: 1/2"=1'-0"

- 10 Water Feature at Courtyard B
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

1 Decorative Screen Wall at Grade
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

2 Rectangular Concrete Bench
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

3 Round Concrete Bench
SCALE: 1/2"=1'-0"



CHARACTER IMAGE



CHARACTER IMAGE

4 Negative Edge Water Feature
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

5 Pool Table at Outdoor Corridor
SCALE: 1/2"=1'-0"



CHARACTER IMAGE

6 Outdoor Kitchen
SCALE: 1/2"=1'-0"

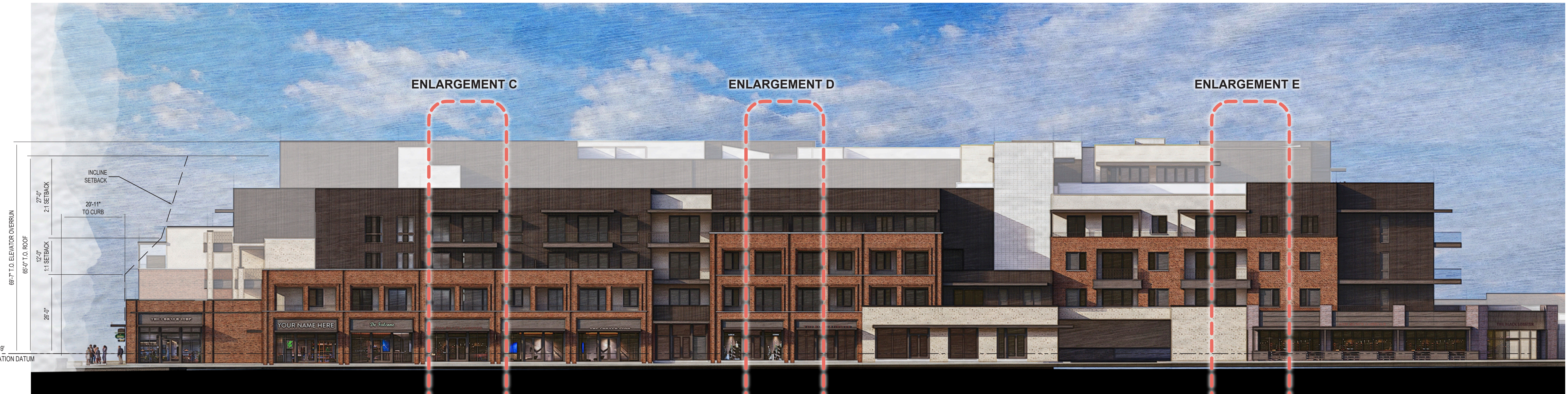


CHARACTER IMAGE

7 Ping pong Table at Outdoor Kitchen
SCALE: 1/2"=1'-0"



01 SOUTH ELEVATION
SCALE: 1/16"=1'



02 EAST ELEVATION
SCALE: 1/16"=1'



01 NORTH ELEVATION
SCALE: 1/16"=1'



02 WEST ELEVATION
SCALE: 1/8"=1'



01 INTERSECTION OF INDIAN SCHOOL AND GOLDWATER
RENDERING



5TH & GOLDWATER
NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

Date
DECEMBER 24, 2024

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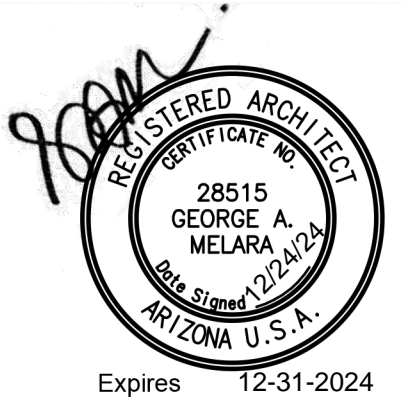
A310
EXTERIOR RENDERING







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5TH & GOLDWATER

NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
SCOTTSDALE, AZ

Date
DECEMBER 24, 2024

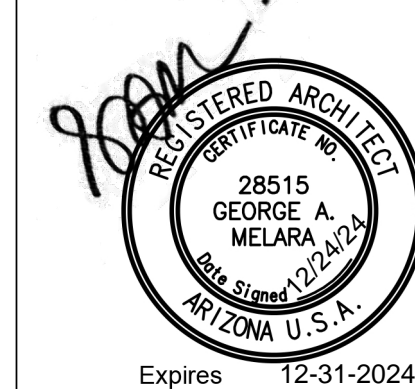
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5TH & GOLDWATER

NWC INDIAN SCHOOL ROAD & GOLDWATER BLVD
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