

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: April 17, 2025
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

The Bishop 12-DR-2024	Request for approval of the site plan, landscape plan, and building elevations for a new 3-story mixed-use development proposal comprised of 17 dwelling units and 4,300 square feet of commercial floor area on a +/-1.13-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Staff has received a public comment that included design recommendations related to shaded walkways and use of glass, and another public comment related to mitigation of construction impacts

BACKGROUND

Location: 7125 E 2nd St & 3632 N Bishop Ln

Zoning: Highway Commercial, Downtown Overlay (C-3 DO)

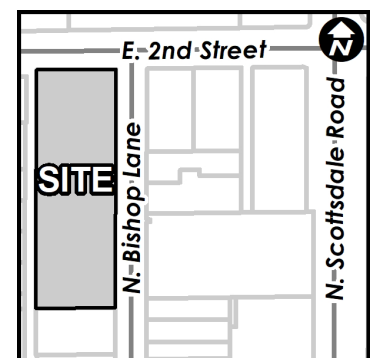
Adjacent Uses

North: Describe adjacent use(s) and general building attributes (i.e. number of stores/height and year constructed)

East: Describe adjacent use(s) and general building attributes (i.e. number of stores/height and year constructed)

South: Describe adjacent use(s) and general building attributes (i.e. number of stores/height and year constructed)

West: Describe adjacent use(s) and general building attributes (i.e. number of stores/height and year constructed)



Property Owner

2346 Lamington LLC
Gordon Berry
350 NE 8th Avenue Delray Beach, FL 33483
602-469-4555

Applicant

Rob Banach
Drewett Works
(855) 373-9388

Architect/Designer

CP Drewett
Drewett Works
7144 E Stetson Drive #204
855-373-9388

Engineer

Steve Bargeloh
Earthline Civil
602-820-7800

DEVELOPMENT PROPOSAL

The property owner seeks approval to redevelop the existing site with a new mixed-use development including approximately 4,300 square feet of commercial floor area and 17 dwelling units. The proposed building is 3-stories tall (36-feet), with the commercial space located at the corner of 2nd Street and Bishop Lane. Parking for the commercial uses and residential guests is in a podium surface lot accessed from Bishop Lane while parking for the dwelling units is provided in private garages accessed off the alleyway. New 8-foot-wide sidewalks and landscaping is provided along both street frontages, while maintaining the existing on-street parking spaces.

Significant Updates to Development Proposal Since Initial Submittal

During staff review of the development proposal, comments were provided to the applicant to update the development proposal which resulted in the following updates:

- Commercial floor area reduced from 6,500 to 4,300 square feet to accommodate parking requirements
- Building massing and location adjusted to address Old Town zoning requirements and alley right-of-way dedication
- Split sidewalk along street frontages combined to a single 8-foot-wide sidewalk, enhanced with landscaping, and street furniture
- Design of site wall along podium parking lot enhanced to include a combination of breeze block, metal mesh, and landscaping

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting. All new development in Scottsdale is required to comply with the regulations outlined in the International Green Construction Code (IgCC). This development proposal incorporates design elements that respond to this objective and IgCC requirements, including EV charging stations and infrastructure for electric vehicles, shading over hardscape and parking areas to minimize “heat island” impacts, and a photovoltaic solar panel system.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve The Bishop development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan, Old Town Character Area Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Bryan Cluff
Planning & Development Area Manager
480-312-2258 bcluff@ScottsdaleAZ.gov

APPROVED BY



Bryan Cluff, Report Author

4/2/2025

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

4/7/2025

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Site Details
10. Native Plant & Mature Tree Plan
11. Landscape Plan
12. Building Elevations (black & white)
13. Building Elevations (color)
14. Building & Wall Sections
15. Perspectives
16. Materials and Colors Board
17. Floor Plans
18. Electrical Site Plan
19. Exterior Photometrics Plan
20. Exterior Lighting Cutsheets
21. Zoning Map
22. City Notification Map
23. Public Comment



Context Aerial

12-DR-2024



Close-up Aerial

12-DR-2024

Project Narrative

Project

The Bishop
7125 E 2ND ST

Pre-App No:

814-PA-2023

Owner

NEXT GEN OLD TOWN LLC

Architect

Drewett Works

Date

5/17/2024

To the City of Scottsdale Planning & Development Services Department:

Overview:

Our proposed project is a mixed-used in-fill development of a currently abandoned and blighted site that is Downtown Overlay, Development Type 3, in the Arts District of Old Town.

Our design will create 6,500 sf of boutique office space and 17 residential units within the three-story structure. The architecture will be anchored on the north end, facing the heart of the arts district and Camelback Mountain, with a beautifully crafted architectural concrete entry mass. The eastern building façade will be crafted with architectural divisions of the base, middle, and top levels, which are different but interwoven and cohesive. The residential levels are highlighted by recessed and projecting forms that create indoor and outdoor spaces synonymous with Sonoran Desert living. The materiality will be of the highest quality and utilize muted tones that accent the desert and are befitting their Old Town Scottsdale setting.

All residential units will have private garages with additional covered parking for the commercial suite provided on the ground level. The site's perimeter will be completely re-developed to provide new walkways, better materials, lush indigenous landscaping, and ambient pedestrian lighting. A landscape hedge and decorative metal mesh screening will separate the pedestrians from the parking area. Additional landscaping and street-side parking will provide a further buffer for pedestrian traffic. A new covered walkway will be provided with an overhang that will change material and style regularly to avoid monotony and chaotic variation. New mature trees will provide further shading for pedestrians.

Goals:

To help review our proposed development, we want to acknowledge the underlying goals of the City of Scottsdale's zoning ordinance and the Old Town Urban Design and Architectural Guidelines. To properly assess our proposal, we feel we should address the goals of the City and point out how our design helps achieve these. The entire design and development team are Scottsdale residents, and achieving the city's goals is just as important to us. Below, we have addressed the Purpose section of the Downtown Overlay district from the Zoning Ordinance, as well as the Vision as outlined by the Old Town Urban Design and Architectural Guidelines and the stipulations listed in the *Development Review Board Criteria*, and supplied a description of how our design aligns with these stated objectives.

Ordinances, Master Plans, General Plans, and Standards:

Downtown Overlay Sec. 6.1201. - Purpose.

A. This district is to promote the goals and policies of the Downtown Plan and provide increased intensities to revitalize Downtown Area properties. This district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.

Our design directly achieves the stated purpose of the Downtown Overlay District. We will provide an architecturally significant mixed-used property designed by an award-winning architect that adds residential units and boutique office space to a blighted and highly visible part of the Scottsdale Arts District.

Our design also helps the city achieve the *Vision* of the City of Scottsdale General Plan. We will create an *exceptional experience, outstanding livability, community prosperity, and a distinctive character*. Architecturally, it will be a visual enhancement to the neighborhood,

changing the abandoned and run-down structures for a design that is of scale and quality befitting the neighborhood and local environment. The large overhangs and an emphasis on indoor-outdoor spaces will highlight the distinctive design. Eliminating the blighted heat island and adding new landscaping, covered walkways, and well-designed ambient lighting will make this block livelier and more engaging, day or night. The mixed-use nature of the development will bring balance to the site, ensuring that this neighborhood has a pulse and creating a strong connection to the downtown core where local businesses and residents are supported.

Architectural Character, Landscaping, and Site Design:

- ***Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood***

The architecture has paid considerable attention to the hierarchy of masses and its built environment. We have a strong entry mass on the north elevation facing the heart of the arts district and some of the area's significant structures and future structures, including the Museum of the West and the Canopy Hotel. Our east elevation faces less prominent buildings (in terms of height and occupancy). Hence, our elevation is more subdued on this side with new trees, clean material transitions, and interior spaces that physically and visually extend outdoors with deep overhangs to provide depth and character to the façade.

- ***Avoids excessive variety and monotonous repetition;***

Our façades provide a clean aesthetic that avoids ‘noisy’ and monotonous architecture. From the pedestrian perspective, we have provided a secondary shaded walkway. The overhang’s finish materials, lighting, and the landscape flanking this walkway change in response to the building structure, adding an orderly rhythm for pedestrian traffic and sightlines. The façade provides offset floor plans between levels 2 and 3, creating a natural variety between the two floor plates. The architectural massing is created with large gestures highlighted with great balance in the façade. Strong vertical masses that tie the offset levels together occur as pairs flanking a deep patio every 35’. These masses help create a façade that is equally pushed up to the setback line and deeply set at least an additional 10’ from the setback line, which subdivides the horizontal plane of the building into smaller parts. The façade provides depth and texture with solid, transparent, organic materials, including living planter walls and large recessed glass.

- ***Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert Environment, as specified in the Sensitive Design Principles***

The existing site is all hardscape with no shading. We will add new materials, plants, and shading, all of which will serve as a more inviting backdrop for pedestrians and the environment. Landscaping is designed with indigenous vegetation, all taken from the ADWR plant list and will thrive during all seasons without requiring extra watering. All parking will be covered, and all living spaces will have generous outdoor 'Arizona' rooms. The office space will take advantage of indirect diffuse northern light for natural daylighting in the workspace. There is limited fenestration on the south and west elevations, helping to curb the energy demand during the hot months.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians:

Describe how the site layout of the proposed development has been designed to promote safety and convenience relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

We have split the parking component into two segments, which helps manage and divide the ingress/egress volume and, therefore, promote safety. Many of the residential units have private garages accessed off the alley. The alley paving and lighting will be updated to create a safe and comfortable environment. The covered parking accessed from Bishop will have two access points so that cars will not have to turn around within the parking structures, providing smooth ingress/egress with no back-up into the street or on the sidewalk. The parking layout has a 31' long loading zone at one end, allowing continuous traffic flow without blocking exits. Both street fronts will be striped with on-street parking, allowing for even more flexibility and providing the pedestrian walkway with a buffer from traffic. The pedestrian experience will be vastly improved with concrete pavers of various colors and textures that delineate between the walkways and driveways, as well as new landscaping, shading, and ambient lighting. New sidewalks and driveway cuts, as well as the entirety of the parking surface, will be finished with concrete pavers to add subtle beauty, texture, and color to the pedestrian experience. Maximizing our parking would require five driveway cuts into the pedestrian walkway. By orienting our parking layout along our site's long axis, we have sacrificed parking quantity for fewer driveways, opting

for less disruption to the pedestrian experience. We opted for our current design, which requires only two curb cuts. Decorative metal mesh screens and landscaped hedges are used to buffer the parking from the walkways. The structure of the architecture falls at regular intervals at the parking levels but also changes in form and materials, again providing a rhythm and calming order to the design and street front.

Mechanical and Utility Equipment:

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation and have utilized screening devices that are integral to the design of the building, to screen mechanical equipment, appurtenances, and utilities.

We will create rooftop mechanical enclosures that are not consolidated but rather dispersed to flow with the rhythm of the architecture. The enclosures will be a naturally patinaed metal that feels right at home in the desert. The enclosures will not negatively impact the residents, landscape, or circulation. Visually, they will be appealing extensions of the architecture, not after-thoughts. From the street perspective, these screened enclosures will not be visible. We will also have service/delivery access from the back alley, away from pedestrian circulation.

Old Town Scottsdale:

If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

The design objectives of the Old Town Urban Design and Architectural Guidelines:

- ***Protect the unique character of the Downtown Core and promote continuity of character in Old Town Scottsdale districts to create an environment that has uniformity and variety.***

Our site is an abandoned lot located in the Scottsdale Art District. Our design will bring a needed live-work center that is designed for urban desert living. Our design will make the streets more walkable and add a well-proportioned piece of architecture to a blighted section of the Art District.

- ***Strengthen pedestrian character and form new pedestrian linkages to create a walkable, human-scale environment.***

If you want to walk from Sip Coffee to the Museum of the West, you would probably avoid the barren route off Bishop and 2nd St. Our development will change that. Currently, the empty site creates a disconnect in the natural walking environment of this downtown neighborhood. Our in-fill project will inject new life into this area and create a more hospitable pedestrian environment with improved walkways, shading, landscape, lighting, and eye-catching architecture.

The lighting design approach was to comfortably illuminate the pedestrian spaces using warm LED lighting for energy efficiency and visual comfort. All fixtures in the exterior spaces are specified to be full cutoff to honor the dark sky initiatives and to reduce any unnecessary glare for light trespassing beyond the site. Fixtures were selected that are recessed in the ceiling structure where possible and utilize the latest technology for recessing the light source within the fixture for a ‘quiet’ ceiling with minimal glare. The only fixtures with any uplighting component are limited to the allowed landscape fixtures for the trees with leaf canopies. The lighting design complements the design aesthetic found in the urban portions of Scottsdale.

- ***Maintain an interconnected downtown that includes a variety of mobility options.***

Our site will play an essential role in Old Town's interconnected nature by bridging a development gap in a prominent area. Our live-work mixed-use design will support business vitality by providing boutique office space and bringing in new patrons for existing businesses and attractions. Our in-fill project will make walking, biking, jogging, scootering, and driving more comfortable and desirable.

- ***Create high-quality, human-scale downtown architecture influenced by the local and regional culture, climate, and the Sonoran Desert landscape.***

The design comprises an undulating façade with large overhangs, deeply recessed glass, and substantial interior and exterior living spaces synonymous with desert living. The large overhangs and deeply recessed glass facades mimic the hole-in-the-rock feature of Papago Park and throughout the Sonoran desertscape. Our design matches the heights of neighboring structures; we are not out of context in

scale, either by being too tall or too small, which helps create a cohesive neighborhood.

- **Create a distinct landscape character that contributes to a unified downtown.**

The landscape intends to use desert plant material but in an organized manner. This is achieved by creating more robust planting arrangements along the sidewalk and planting to support the architecture in key areas. Street-front trees are planted roughly 20' apart along the sidewalks, creating a shaded environment. All plants are from the ADWR plant list. The top-dressing material will be a 3" minus cobble rock to give texture and further lend to the desert look. The sidewalks and parking areas will be clad with concrete pavers. Patterns, colors, and sizes differ between areas of use; this will help delineate pedestrian vs vehicular, assist with wayfinding, and create a more human and beautiful environment.

- **Create coherent and consistent street spaces.**
- **Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.**
- **Encourage property improvements, new development, and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors, and businesses.**

Respectfully, our previous answers addressed these last three design guidelines, so we defer to our earlier responses in the name of brevity.

Location of Artwork:

If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following:

Our site is not required to comply with these programs, although we are offering well-thought-out architecture, landscaping, and lighting as a form of public art.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, 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.
 - *The applicant states that the proposed development meets all the expectations of the General Plan, Zoning Ordinance, and Design Standards & Policies Manual.*
 - *Staff finds that the proposed development meets the requirements of the development standards of the C-3 DO zoning district, the requirements of the Design Standards & Policies Manual, and the goals & policies of the Old Town Character Area Plan. The infill development of the subject site with a mixed-use project will enhance the character of the area with high quality development and provide new public improvements including sidewalks, landscaping, pedestrian shading & amenities.*
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;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *The applicant states the architecture considers the hierarchy of masses and its built environment, providing a strong entry mass on the north elevation facing the heart of the arts district and some of the area's significant structures and future structures, including the Museum of the West and the Canopy Hotel. The east elevation faces less prominent buildings (in terms of height and occupancy) and provides a more subdued on this design with new trees, clean material transitions, and interior spaces that physically and visually extend outdoors with deep overhangs to provide depth and character to the façade.*

The façades provide a clean aesthetic that avoids 'noisy' and monotonous architecture.

From the pedestrian perspective, there is a secondary shaded walkway with the overhang's finish materials, lighting, and the landscape changing in response to the building structure, adding an orderly rhythm for pedestrian traffic and sightlines. The façade provides depth and texture with solid, transparent, organic materials, including living planter walls and large recessed glass.
 - *Staff finds that the architecture of the proposed development responds to the surrounding context and character, developing within the existing zoning entitlements of the C-3 DO district. The 3-story mixed use building provides activation of the street frontages, improvement to the pedestrian experience, and architecture that includes variation in the massing and planer surfaces that will add interest to the street frontage and provide shade for both the occupants of the building and pedestrians that are visiting the site or passing by.*

Landscaping is designed with indigenous vegetation from the ADWR plant list, limiting water usage. All parking will be covered, and the office space will take advantage of indirect diffuse northern light for natural daylighting in the workspace. Additionally, the proposal incorporates several sustainable design elements including recessed windows, deep roof overhangs, use of low water use plant species, and use of low energy consumption LED lighting.

3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *The applicant states that the vehicle circulation has been designed to promote safety and convenience. The parking areas have been divided into two segments, with the residential parking accessed off the alley and the commercial (public) parking accessed from Bishop. The covered parking accessed from Bishop will have two access points so that cars will not have to turn around within the parking structures, providing smooth ingress/egress with no back-up into the street or on the sidewalk. New sidewalks and driveway cuts, as well as the entirety of the parking surface, will be finished with concrete pavers to add subtle beauty, texture, and color to the pedestrian experience and improve safety.*
 - *Staff finds that the project has been designed to promote efficient and safe ingress, egress, and internal circulation. The separation of the private and public parking areas will help distribute traffic to both sides of the development, reducing the amount of traffic at any single driveway. The parking areas provide sufficient loading areas within the public side of the garage as well as the services areas which are on the alley side. The owner will be dedicating additional alley right-of-way and improving the full width of the alley with a 24-foot-wide driveway.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states the mechanical equipment, and appurtenances will be integrated into the building design using rooftop mechanical enclosures that are dispersed over the roof area to flow with the rhythm of the architecture. Service and delivery areas are provided on the back side of the building from the alleyway.*
 - *Staff finds that the mechanical equipment, appurtenances and utilities, and their associated screening have been designed to be integral to the building.*
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. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

- *The applicant states that the project is consistent with the Downtown Plan Urban Design & Architectural Guidelines. The project has been designed to make the streets more walkable and add a well-proportioned piece of architecture to an aged section of the Art District. This in-fill project will inject new life into this area and create a more hospitable pedestrian environment with improved walkways, shading, landscape, lighting, and eye-catching architecture.*

The design comprises an undulating façade with large overhangs, deeply recessed glass, and substantial interior and exterior living spaces synonymous with desert living. The large overhangs and deeply recessed glass facades mimic the hole-in-the-rock feature of Papago Park and throughout the Sonoran desert landscape. The design matches the heights of neighboring structures; we are not out of context in scale, either by being too tall or too small, which helps create a cohesive neighborhood.

- *Staff finds that the proposed development has demonstrated conformance with the Downtown Plan Urban Design & Architectural Guidelines. The significant reinvestment in this Old Town property with infill development will enhance the pedestrian experience, provide interconnectivity within the Old Town area and help draw patrons and residents into this area of Old Town. The building massing and architecture addressing human scale and the surrounding development by limiting the height to 3-stories, including variation in massing and planer surfaces, utilizing a variety of materials, activating the street frontage, and enhancing the pedestrian experience with new shaded sidewalks and landscaping.*

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is zoned Highway Commercial Downtown Overlay (C-3 DO) district. The C-3 district is intended to permit most commercial activities located along major streets including shopping and service needs, while the DO allows application of the Downtown (D) district development standards to help implement the Old Town Scottsdale Character Area Plan.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one public comment that requested there be shaded sidewalks added, and that the development consider the use of bird-friendly glass on the building. Staff has also received a public comment from a nearby resident regarding construction noise mitigation.

Context

Located at the southwest corner of the intersection of East 2nd Street and North Bishop Lane, the surrounding developments are mostly low scale commercial with some multiple-family residential in the area.

Project Data

• Existing Use:	Vacant (previously restaurant)
• Proposed Use:	Mixed-use
• Parcel Size:	66,620 square feet / 1.53 acre (gross) 49,315 square feet / 1.13 acre (net)
• Residential Building Area:	76,050 square feet
• Commercial Building Area:	4,276 square feet
• Total Building Area:	80,326 square feet
• Floor Area Ratio Allowed:	1.3 (non-residential floor area only)
• Floor Area Ratio Provided:	0.064 (non-residential floor area only)
• Building Height Allowed:	36 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	33 feet 11 inches (exclusive of rooftop appurtenances)
• Parking Required:	37 spaces
• Parking Provided:	49 spaces
• Open Space Required:	N/A
• Open Space Provided:	Approximately 7,000 square feet
• Number of Dwelling Units Allowed:	35 units
• Number of Dwelling Units Proposed:	17 units
• Density Allowed:	23 dwelling units per acre
• Density Proposed:	12 dwelling units per acre

**Stipulations for the
Development Review Board Application:
The Bishop
Case Number: 12-DR-2024**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Drewett Works, with a city staff date of 3/31/2025.
 - b. The location and configuration of all infrastructure and site improvements shall be consistent with the site plan submitted by Drewett Works, with a city staff date of 3/31/2025.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Greey Pickett, with a city staff date of 3/31/2025.
 - d. The case drainage report submitted by Earthline Civil Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report approved by the Water Resources Department with notes.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of

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

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.

LANDSCAPE DESIGN:

DRB Stipulations

6. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
7. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility line.

EXTERIOR LIGHTING:

Ordinance

- B. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- C. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- D. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

8. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
9. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.9 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET DEDICATIONS:

Ordinance

- E. Prior to the issuance of any building permit for the development project, the property owner shall make fee simple right-of-way dedications to the City of Scottsdale in conformance with the staff approved case site plan. DRB Stipulations

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the improvements identified within staff approved case site plan.

DRB Stipulations

10. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct new streetlights along the E. 2nd Street and N. Bishop Lane frontages. The light standard shall be consistent with Type 640325 unless an alternative design is approved by city staff. Final pole locations shall be subject to approval by city staff.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

11. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
13. As part of final plans, include a discussion of how the First Flush volume will be stored or otherwise treated. (DSPM 4-1.201 section C part 2)
14. As part of final plans, update the FIRM index date to 02/08/2024.

EASEMENTS DEDICATIONS:

DRB Stipulations

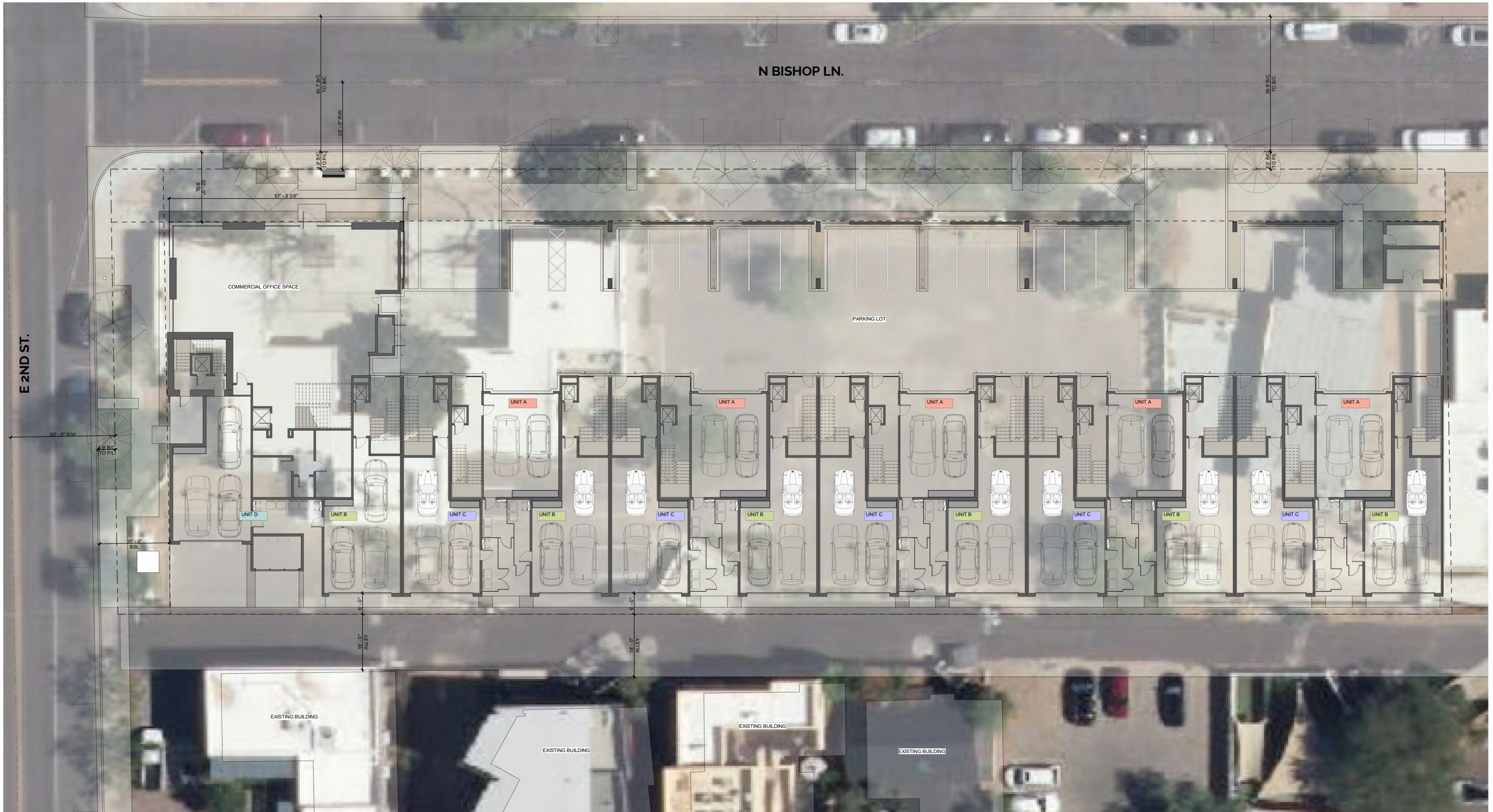
15. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:


- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
- c. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

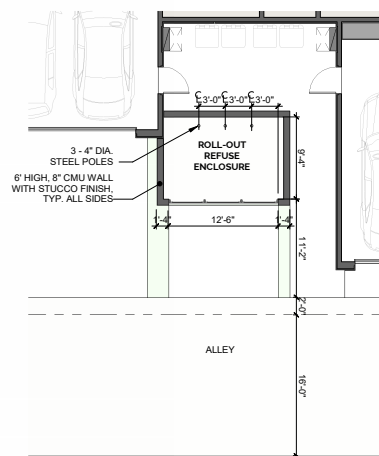
ADDITIONAL ITEMS:

DRB Stipulations

16. CONSTRUCTION MANAGEMENT PLAN. Prior to any permit issuance, a construction management plan that includes construction traffic routes, work force vehicle parking, and construction vehicle parking shall be provided to staff for review and approval.
17. MARSHALLING AND STORAGE YARD(S). Any use of City right-of-way, including alleys, for marshalling and/or storage yards shall require prior approval of the City's Transportation Department and payment of any associated fees through the application of a Marshalling and Storage yard permit.

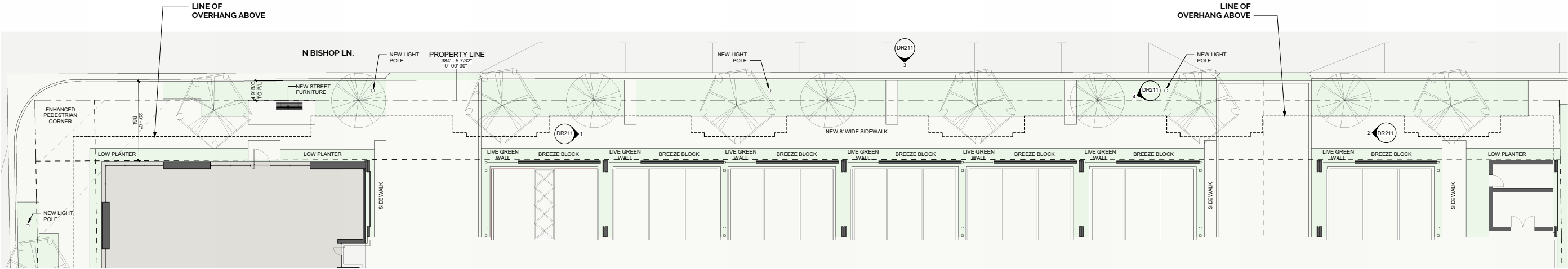



AERIAL WITH OVERLAY
 3/32" = 1'-0"

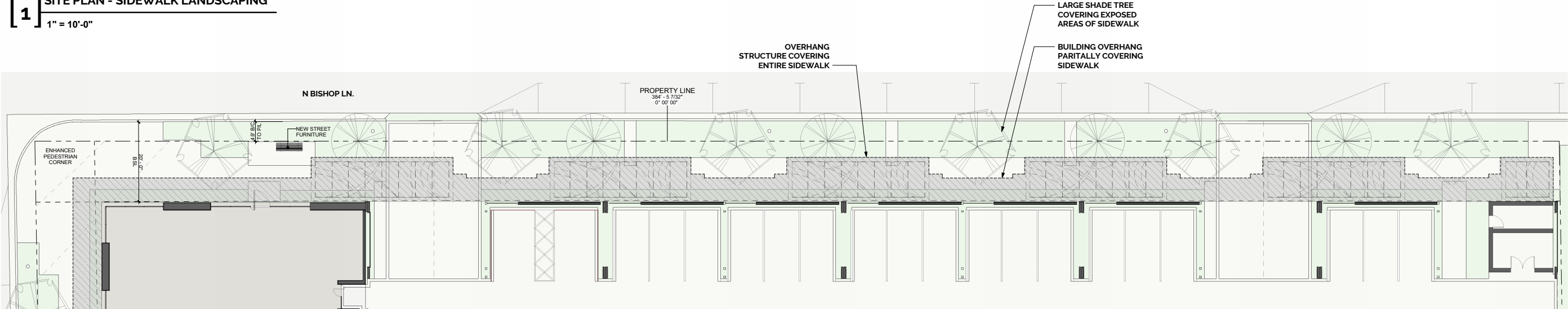


DR200 I

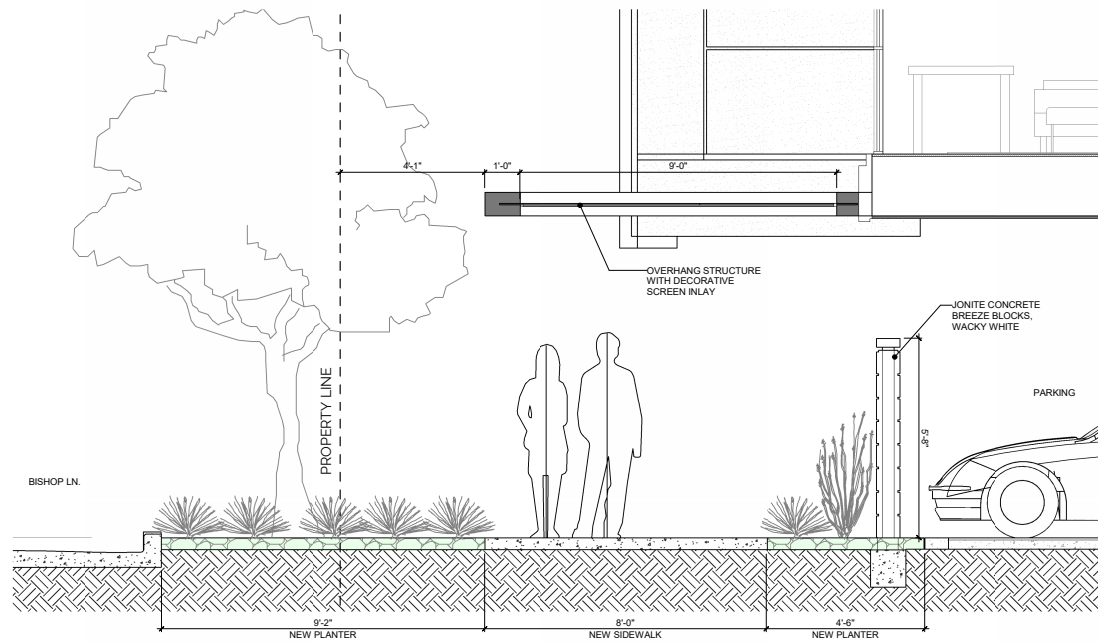
PROJECT NAME
THE BISHOP
PARCEL
130-13-030A & 130-13-029 & 130-13-028 & 130-13-027 & 130-13-025A
ADDRESS
7125 E 2ND ST & 3702 N. BISHOP LN. & 3638 N. BISHOP LN. & 3620 N. BISHOP LN. SCOTTSDALE AZ 85251
ZONING
C-3 DO
NET LOT AREA
49,315 SF 1.132 AC
GROSS LOT AREA
49,315 SF + 3,843.75 SF (RW) + 3,849.9 SF (RW) + 9,610.925 SF (RW) = 66,619.575 SF = GROSS LOT AREA
GROSS FLOOR AREA
78,744 SF
GROSS FLOOR AREA RATIO
NON RESIDENTIAL FLOOR AREA = 6,554 SF GROSS LOT AREA = 66,620 SF 4,276 SF / 66,620 SF = 0.064 GFAR = 0.064 MAX GFAR = 1.3
DENSITY
23 DU PER ACRE OF GROSS LOT AREA 66,620 / 43,560 = 1.53 23 X 1.53 = 35.19 35 DWELLING UNITS ALLOWED 17 DWELLING UNITS PROVIDED
MAX. BUILDING HEIGHT
36' - AS MEASURED FROM TOP OF MEAN CURB ELEVATION PER ZO. 3.100
OPEN SPACE
OPEN SPACE NOT REQUIRED IN THE DO DISTRICT PER SEC. 6.1205.H.1
PARKING
PARKING REQUIREMENTS - IN DOWNTOWN ZONE:
MIXED USE COMMERCIAL CENTER, 1/300 SF OF GROSS FLOOR AREA GFA = 4,276SF / 300SF = 14.25 = 15 PARKING SPOTS REQUIRED = 15 PARKING SPOTS PROVIDED = 16 4% OF TOTAL REQUIRED TO BE ACCESSIBLE: 4% x 0.84 = 1 ACCESSIBLE SPACE REQUIRED. 2 ACCESSIBLE SPACES PROVIDED ONLY PARKING LOTS WITH MORE THAN 20 SPOTS REQUIRED LANDSCAPE OPEN SPACE DWELLINGMULTI-FAMILY: 2 SPACES/UNIT FOR UNITS WITH MORE THAN ONE BEDROOM. NO. OF UNITS = 17 * 2 = 34 PLUS 1 SPOT FOR EVERY 6 UNITS FOR GUESTS = 17 / 6 = 2.83 = 3 PARKING SPOTS REQUIRED: 37 PARKING SPOTS PROVIDED = 49 46 PRIVATE GARAGE SPOTS 3 ON-SITE GUEST SPOTS NOTE: 12 ON-STREET PARKING SPOTS WILL ALSO BE PROVIDED
lgCC AND ENERGY COMPLIANCE
HEAT ISLAND MITIGATION ALL PARKING IS COVERED
ELECTRIC VEHICLE CHARGING ALL PRIVATE GARAGES HAVE AN EV CHARGING STATION. A MIN. OF 2 (5%) EV CHARGING STATIONS WILL BE INSTALLED IN THE COMMERCIAL PARKING AREA
ENERGY COMPLIANCE PATH PROJECT WILL COMPLY WITH 2021 IECC
ONSITE RENEWABLE ENERGY SYSTEM SOLAR PANEL INSTALLATION IS NOT LESS THAN 3% OF THE ANNUAL ESTIMATED ENERGY USED
REFUSE AND RECYCLING COLLECTION REFUSE ENCLOSURE IDENTIFIED. MAG DETAIL 2146-1
LANDSCAPE
50% OF ALL TREES PLANTED SHALL BE MATURE AS DEFINED BY ZO. SEC. 10.501.B
BICYCLE PARKING
SPACES REQUIRED: 2 SPACES PROVIDED: 2
BIKE RACK TO BE PER COS MAG DETAIL 2285



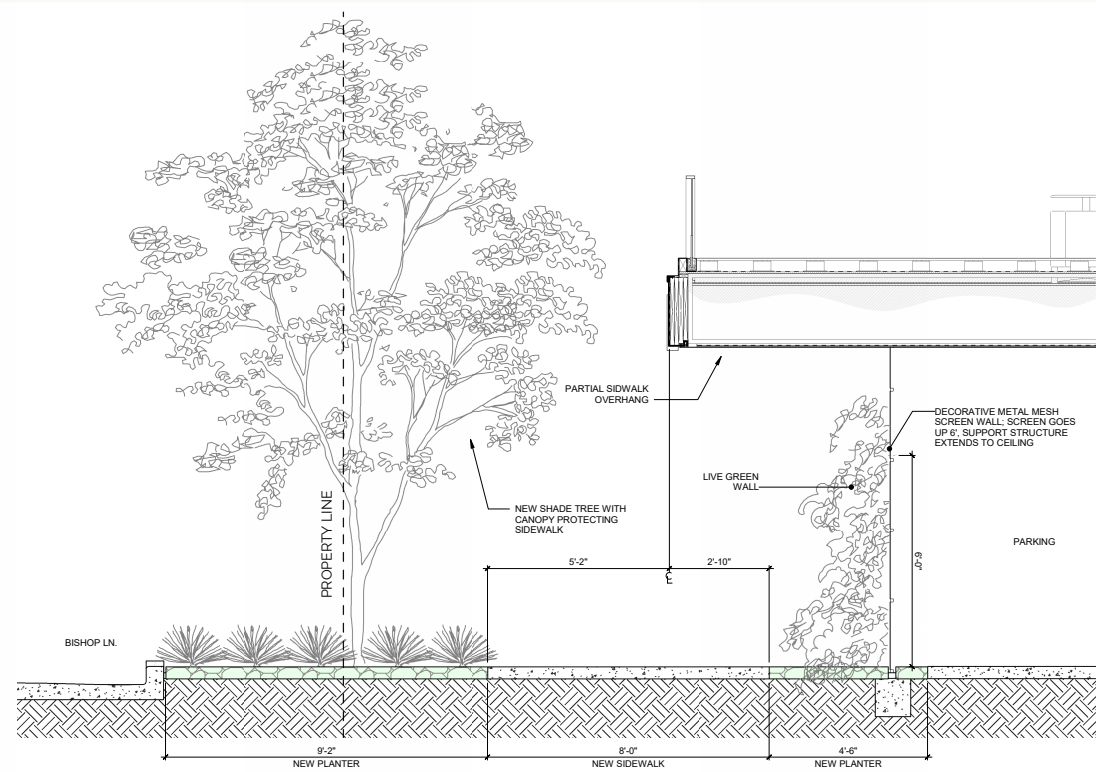
[1] SITE PLAN - SIDEWALK LANDSCAPING
1" = 10'-0"



[2] SITE PLAN - SIDEWALK OVERHANG
1" = 10'-0"



[4] OVERHANG @ RAISED PLANTERS
1/2" = 1'-0"



[3] OVERHANG @ LIVE WALL
1/2" = 1'-0"



[3] ACROSS BISHOP LN.
1/2" = 1'-0"



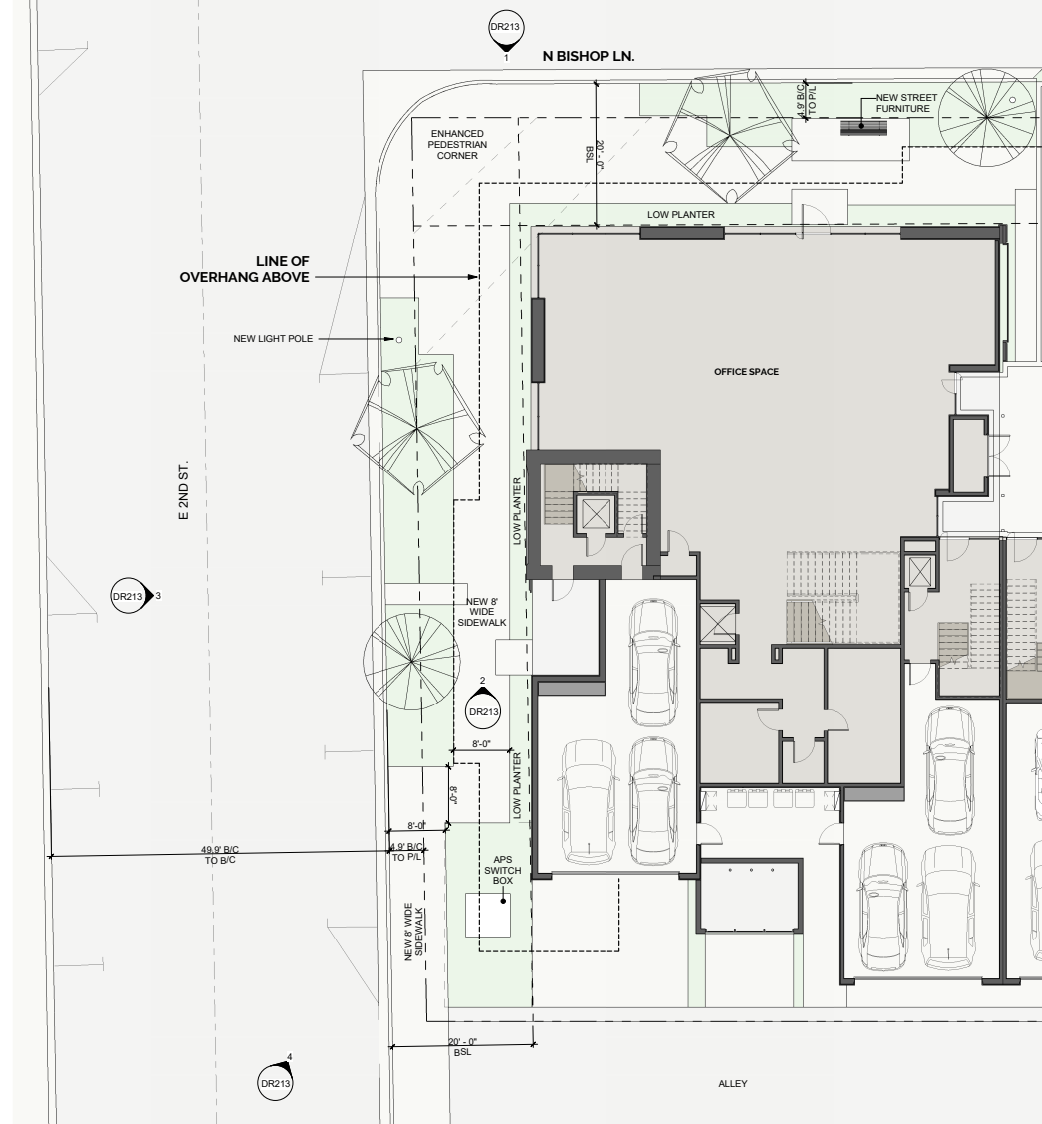
[1] BISHOP LN. SIDEWALK VIEW 1
1/2" = 1'-0"



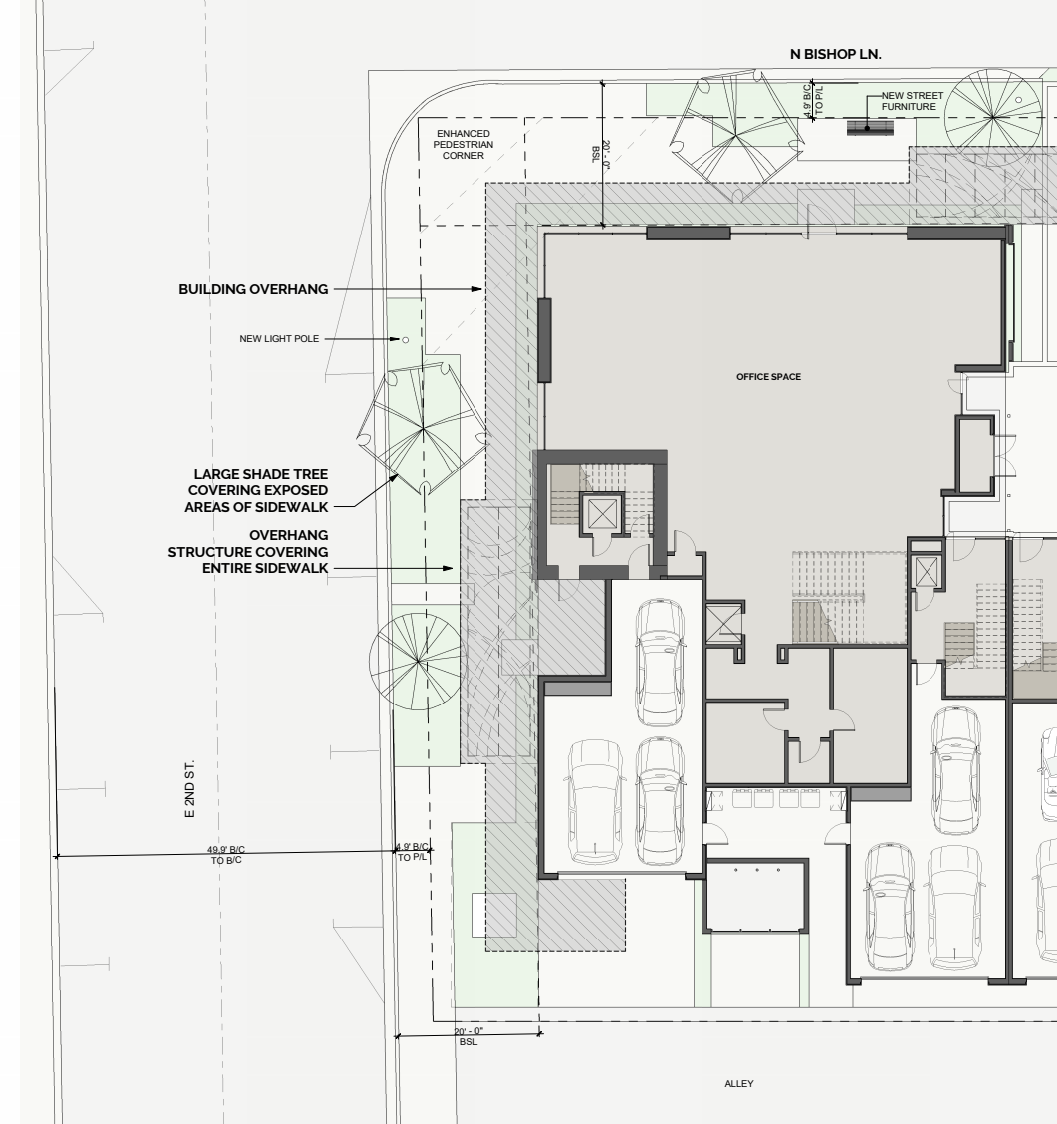
[4] BISHOP LN. SIDEWALK VIEW 3
1/2" = 1'-0"



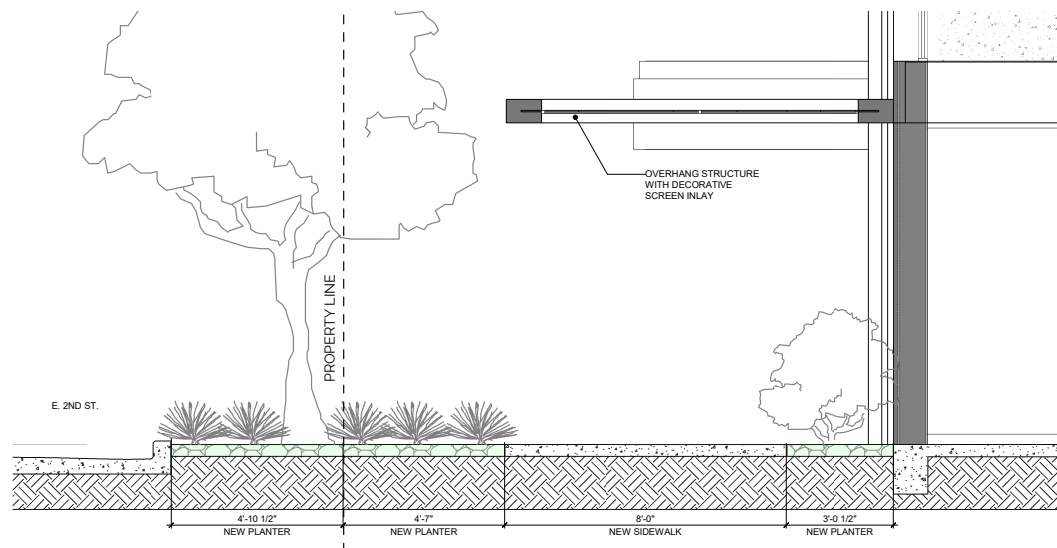
[2] BISHOP LN. SIDEWALK VIEW 2
1/2" = 1'-0"



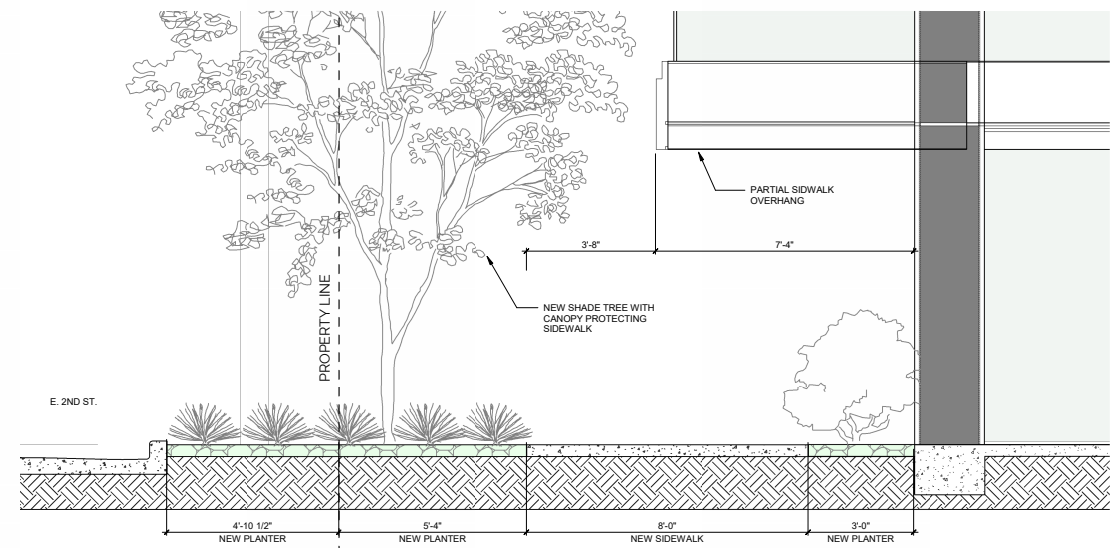
[1] SITE PLAN - SIDEWALK LANDSCAPING
1" = 10'-0"



[2] SITE PLAN - SIDEWALK OVERHANG
1" = 10'-0"



[3] SIDEWALK SECTION 3
1/2" = 1'-0"



[4] SIDEWALK SECTION 4
1/2" = 1'-0"



[3] ACROSS E. 2ND ST.
1/2" = 1'-0"



[1] E. 2ND ST. SIDEWALK @ BISHOP
1/2" = 1'-0"



[4] E. 2ND ST. - APS ENCLOSURE
1/2" = 1'-0"



[2] E. 2ND ST. SIDEWALK
1/2" = 1'-0"

1. PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.

2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.

3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.

4. ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.

COLOR CODE AS FOLLOWS:
RED - SALVAGE AND RELOCATE
WHITE - PRESERVE AND PROTECT IN PLACE
BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE

5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.

6. ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.

7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.

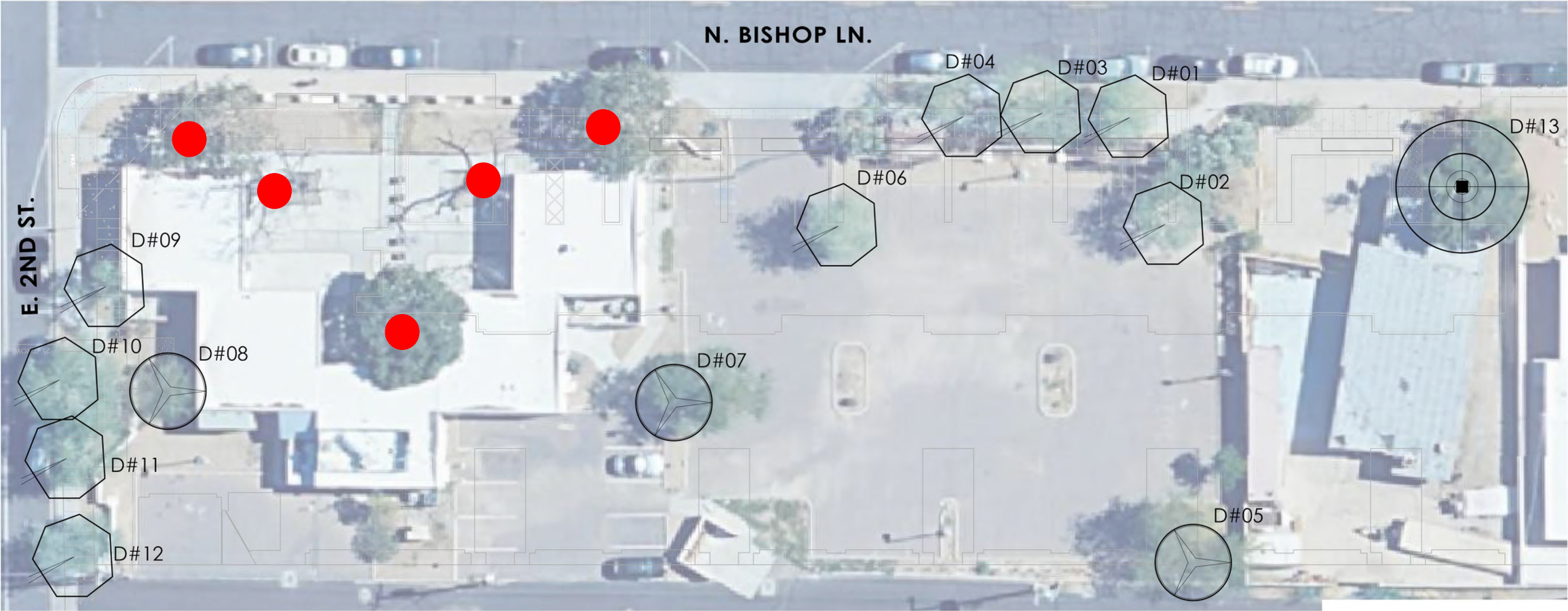
9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

 NON-NATIVE MATURE TREE PROPOSED FOR REMOVAL

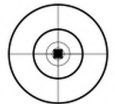


NOTE AERIAL SHOWS ADDITIONAL TREES THAT ARE NOT NOTED. THESE ARE EITHER DEAD OR HAVE BEEN PREVIOUSLY REMOVED.

* SITE TO BE REDEVELOPED PER 12-DR-2024 TO INCLUDE NEW LANDSCAPING. ALL NEW TREES TO BE MATURE IN ACCORDANCE WITH ZONING ORDINANCE ARTICLE X.

INVENTORY COMPLETED BY:
ARIZONA SPECIALTY CACTUS
PHONE: 602-694-3496
E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
CONTACT: ALEX GREY



PLANT SYMBOL LEGEND:



Parkinsonia Præcox

**NON NATIVE SPECIES

Palo Brea

Prosopis chilensis

**NON NATIVE SPECIES

Chilean Mesquite

Ebanopsis ebano

**NON NATIVE SPECIES

Texas Ebony

Tag#	Species	Condition	Tree Salvageability	Inventory Designation	Tree Height-Ft	Caliper Inches	Salvageability Comments	Tree Width-Ft
1	Palo Brea	Fair	Non Salvage	Remove	20	14	Close To Pavement	19
2	Palo Brea	Fair	Non Salvage	Remove	16	9	Close To Pavement	18
3	Palo Brea	Fair	Non Salvage	Remove	15	8	Poor Condition	15
4	Palo Brea	Fair	Non Salvage	Remove	27	10	Poor Condition	24
5	Mesquite	Fair	Non Salvage	Remove	32	16	Split Head	24
6	Palo Brea	Fair	Non Salvage	Remove	22	10	Poor Condition	23
7	Mesquite	Fair	Non Salvage	Remove	24	18	Leaning	33
8	Mesquite	Fair	Non Salvage	Remove	15	8	Leaning	15
9	Palo Brea	Fair	Non Salvage	Remove	15	6	Leaning	13
10	Palo Brea	Fair	Non Salvage	Remove	17	8	Close To Pavement	16
11	Palo Brea	Fair	Non Salvage	Remove	15	7	Poor Condition	16
12	Palo Brea	Fair	Non Salvage	Remove	14	8	Poor Condition	15
13	Texas Ebony	Fair	Non Salvage	Remove	34	24	Exposed Roots	32

Summary

Salvage Plants

0 Trees on this site to be salvaged totaling 11 caliper inches

0 Cacti on this site that are to be salvaged 4 lateral feet

0 Total Plants to Salvage

Plants to be Removed

13 Trees on this site that are to be removed(destroyed) totaling 146 caliper inches

0 Cacti on this site that are to be removed(destroyed) totaling 00 lateral feet

13 Total Plants to Destroy (Unsalvageable)

ADDITIONAL NOTES: SUMMARY OF REASONING

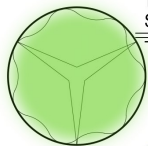
NO TREES WERE DEEMED SALVAGEABLE, FOR MULTIPLE REASONS.

1. PALO BREA TREES ARE SUSCEPTIBLE TO A FUNGAL DISEASE, ONE SHOWS MUCH OF THIS ALL OVER THE TRUNK AND BRANCHES.

2. MANY ARE WITHIN CLOSE PROXIMITY TO SIDEWALKS, STRUCTURES OR WALLS, MAKING THEIR SALVAGEABILITY NOT POSSIBLE.

3. THE QUALITY OF MANY OF THE TREES IS VERY POOR. YEARS OF BEING BUTCHERED THROUGH PRUNING HAS LEFT THEM IN BAD SHAPE AND FORM. NOT WORTH SALVAGING.



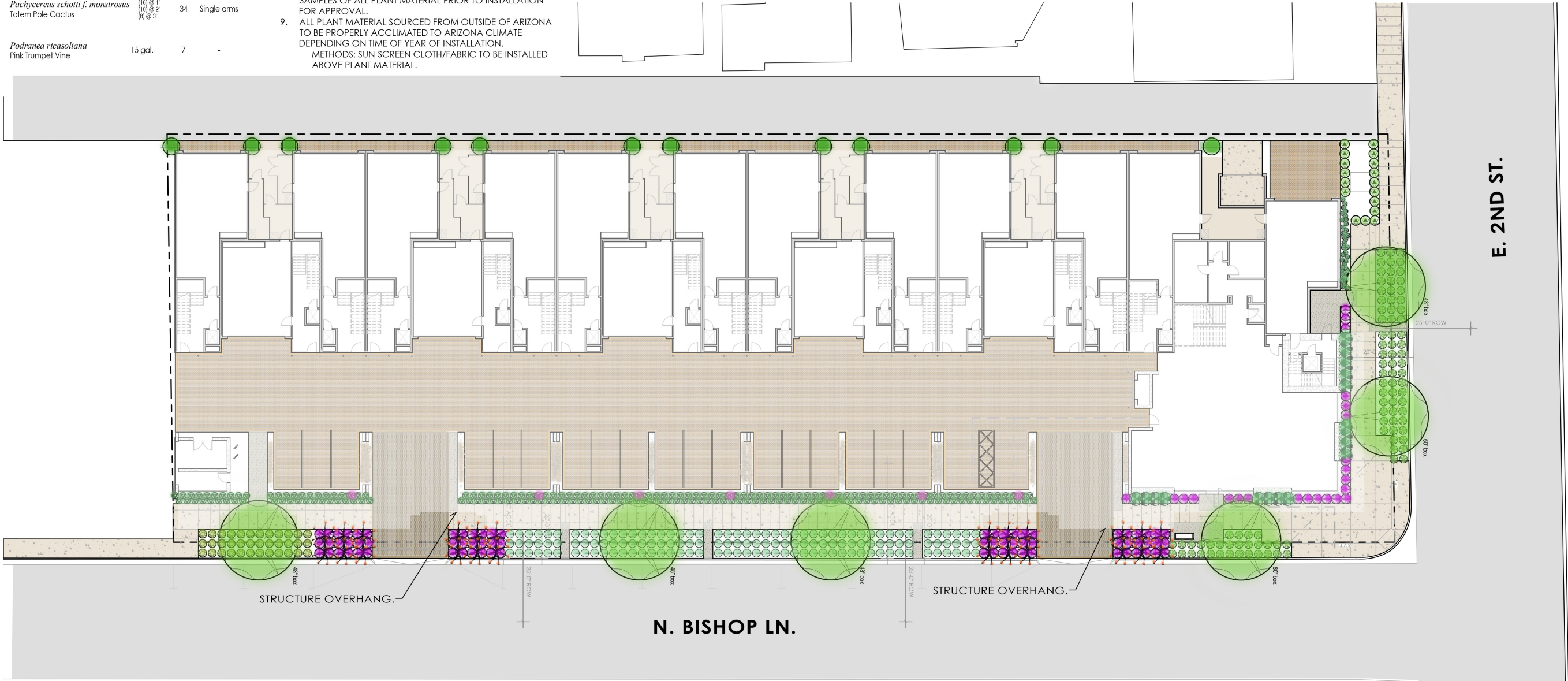


PLANT MATERIALS LEGEND				
Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Prosopis glandulosa</i> 'Maverick'	As Noted	6	48 box, 12' H High, 10.0" Wids, 3.0" Caliper ALL MATURE
Shrubs				
	<i>Dodonaea viscosa</i>	5 gal.	12	-
	Hop Bush	5 gal.	36	-
	<i>Bouteloua gracilis</i> 'Blonde Ambition'	5 gal.	17	-
	<i>Muhlenbergia rigens</i>	5 gal.	190	-
	Deer Grass	5 gal.	-	-
	<i>Muhlenbergia rigida</i> 'Nashville'	5 gal.	-	-
	Nashville Muhly	5 gal.	-	-
Groundcovers				
	<i>Glandularia rigida</i>	1 gal.	95	-
	Sandpaper Verbena	1 gal.	-	-
Accents Cactus				
	<i>Aloe barbadensis</i>	5 gal.	93	-
	Medicinal Aloe	5 gal.	141	-
	<i>Asclepias subulata</i>	5 gal.	-	-
	Desert Milkweed	24" box	24	-
	<i>Fouquieria splendens</i>	Ocotillo	-	-
	<i>Opuntia ficus-indica</i>	15 gal.	18	-
	Indian Fig	(18) @ 1' (10) @ 2' (8) @ 3'	34	Single arms
	<i>Pachycereus schottii f. monstrosus</i>	-	-	-
	Totem Pole Cactus	-	-	-
Vines				
	<i>Podranea ricasoliana</i>	15 gal.	7	-
	Pink Trumpet Vine	15 gal.	-	-

INERTS	
Sym.	Description
	3" MINUS CRUSHED ROCK IN ALL LANDSCAPE AREAS. COLOR TBD, SPREAD 2" THICK. 'DESERT GOLD' COLOR, OR SIMILAR.
NOTES:	
1.	ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2.	ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3.	LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4.	LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5.	DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6.	PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7.	ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8.	LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9.	ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION. METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

DESCRIPTION	
LANDSCAPE SUMMARY TABLE	
	AREA
ON SITE LANDSCAPE:	2,102 S.F.
ROW LANDSCAPE:	1,775 S.F.
PARKING LOT LANDSCAPING:	913 S.F.
TOTAL:	4,790 S.F.

NOTE: 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. PLEASE REFER TO DSPM Sec. 2-1.501.L



12-DR-2024
3/31/2025

The Bishop
Scottsdale, AZ

3702 N Bishop Ln
7125 E 2nd St

L3.1 Planting Layout

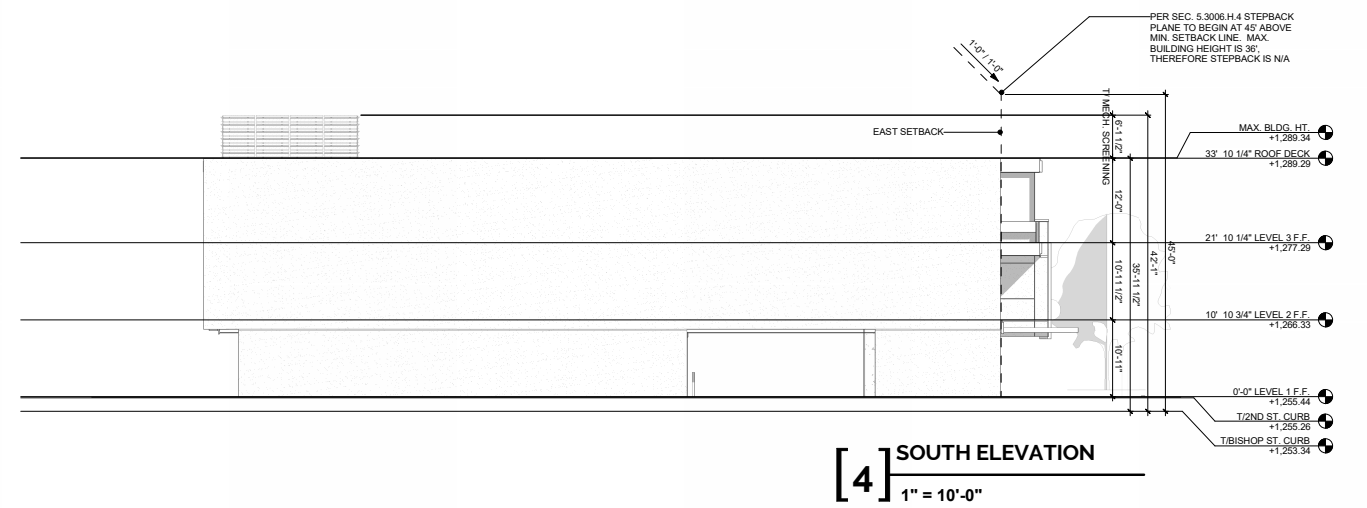
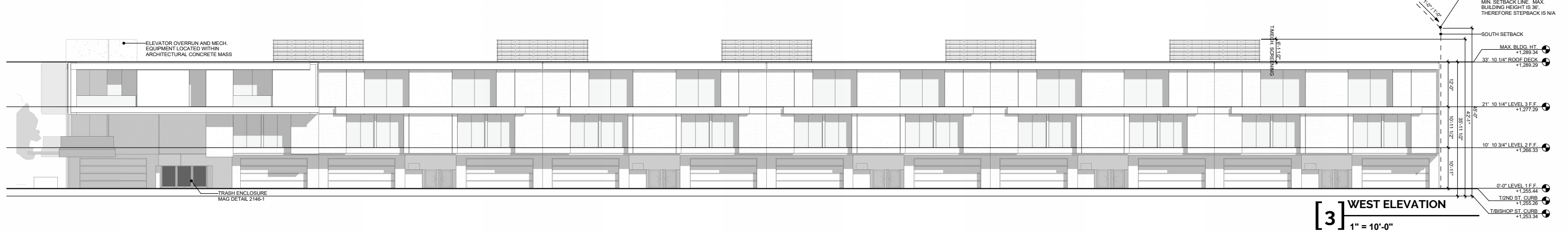
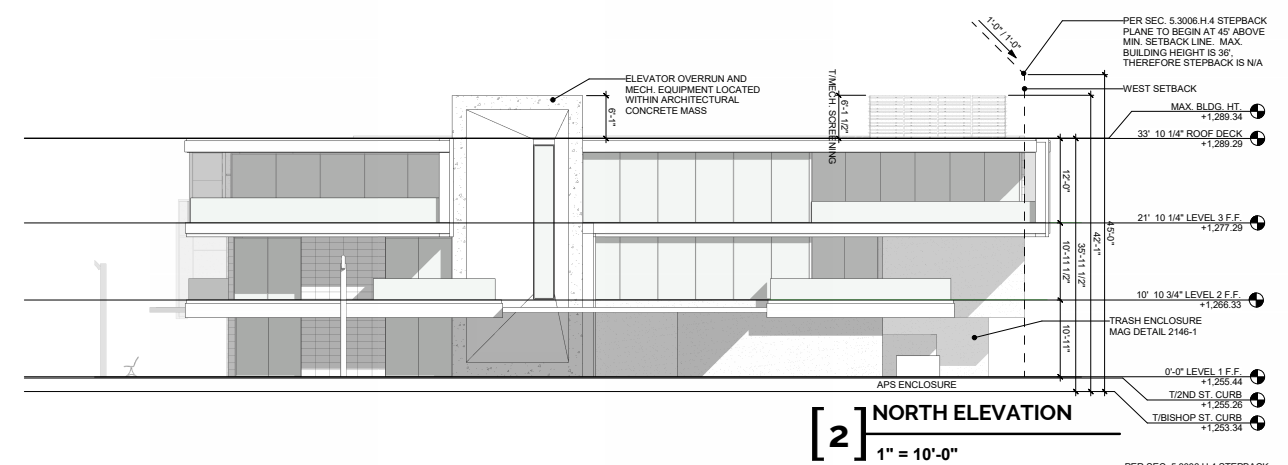
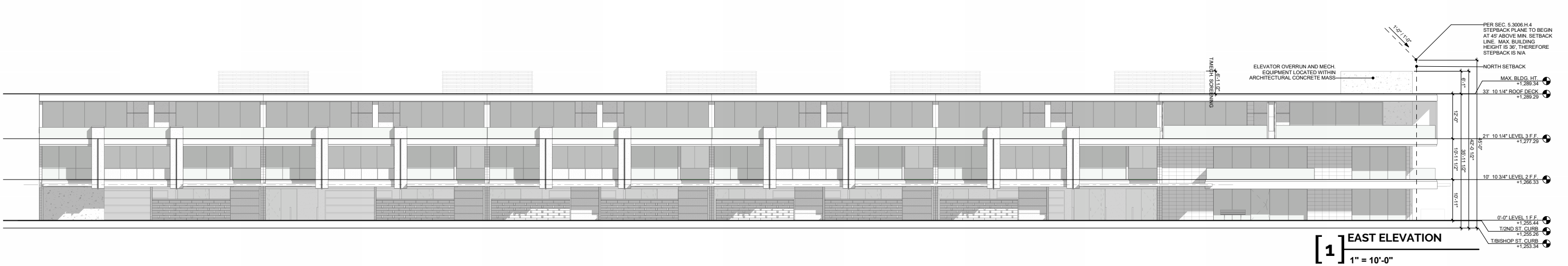
GREY | PICKETT

1/16"=1'-0" January, 28 2025



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12-DR-2024
3/31/2025



[1] EAST ELEVATION
1" = 10'-0"

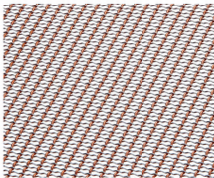


[2] WEST ELEVATION
1" = 10'-0"

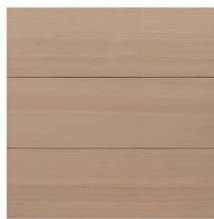
ARCHITECTURAL CONCRETE



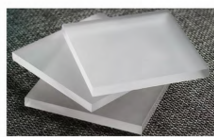
DECORATIVE METAL MESH



HEMLOCK SOFFIT



ACRYLIC FIN

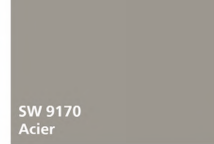


STUCCO



SW 7042
Shoji White

INTERIOR / EXTERIOR
LOCATION NUMBER: 254-C4
LRV: 74

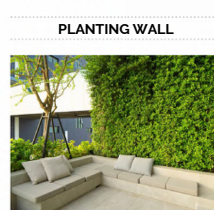


SW 9170
Acier

INTERIOR / EXTERIOR
LOCATION NUMBER: 244-C4
LRV: 32



QUARTZ-ZINC



PLANTING WALL

WINDOW FRAMES



AWAKE WINDOW SYSTEMS,
BLACK ANODIZED

BREEZE BLOCKS



JONITE CONCRETE BREEZE BLOCKS,
WACKY WHITE

VENEER



SOLSTICE STONE,
PAMPLONA GRAY WIDE SPLIT AND COMBED

MECH. ENCLOSURE



STEEL - POWDER COAT BLACK

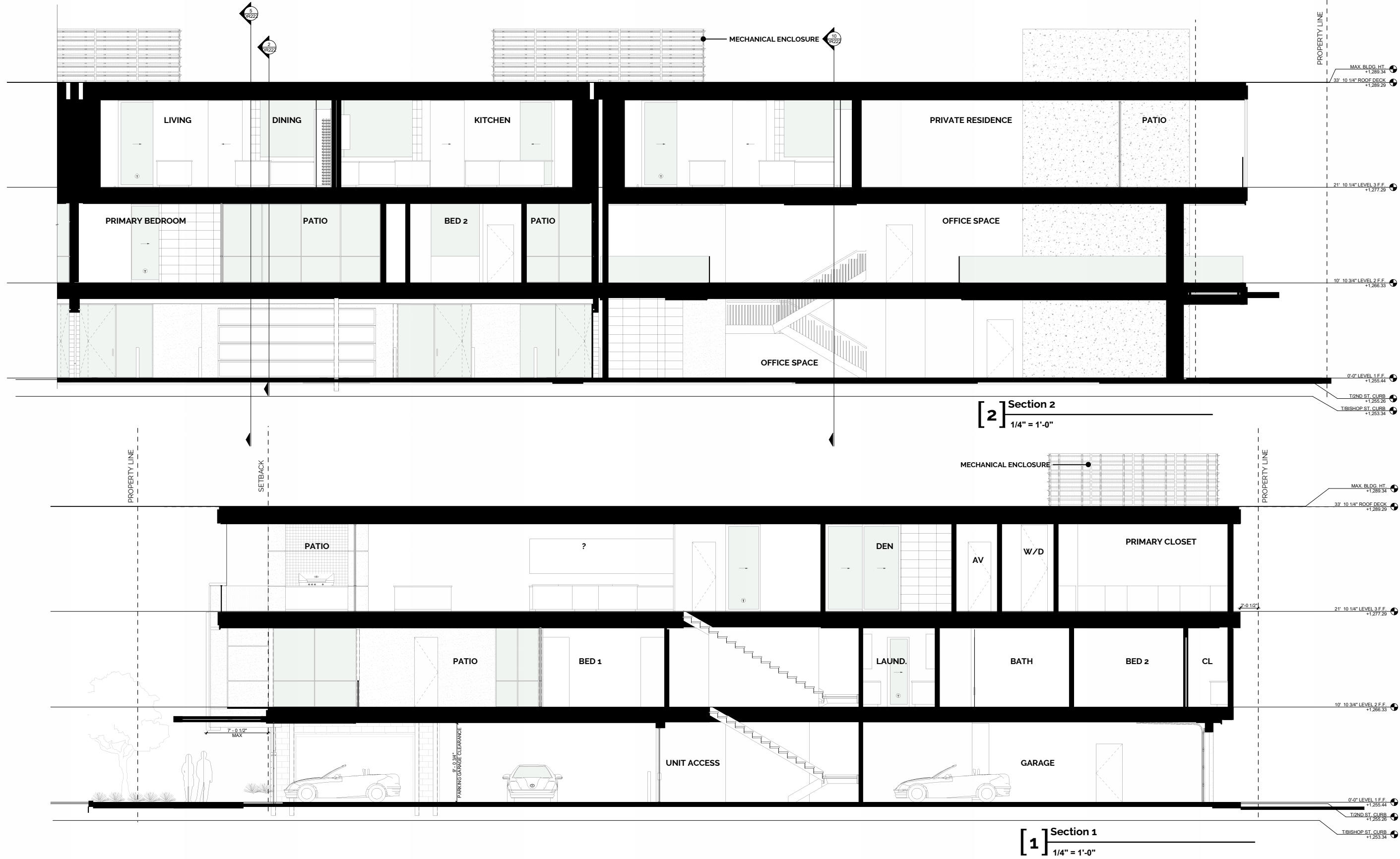


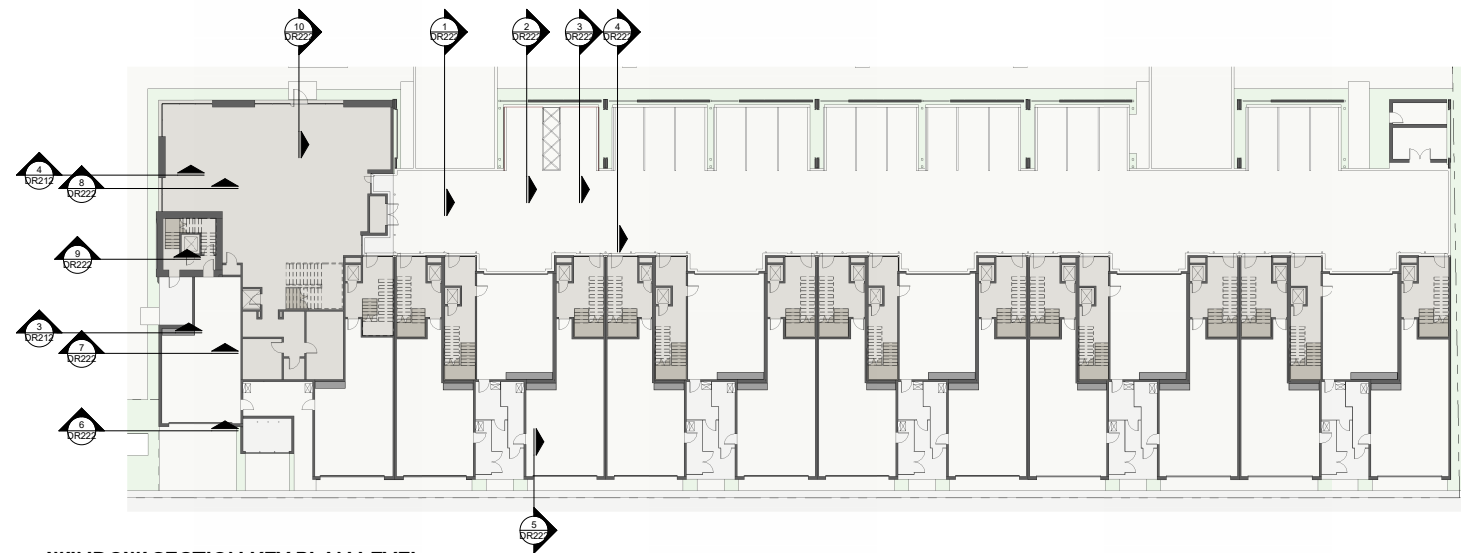
[3] NORTH ELEVATION RENDER
1" = 10'-0"



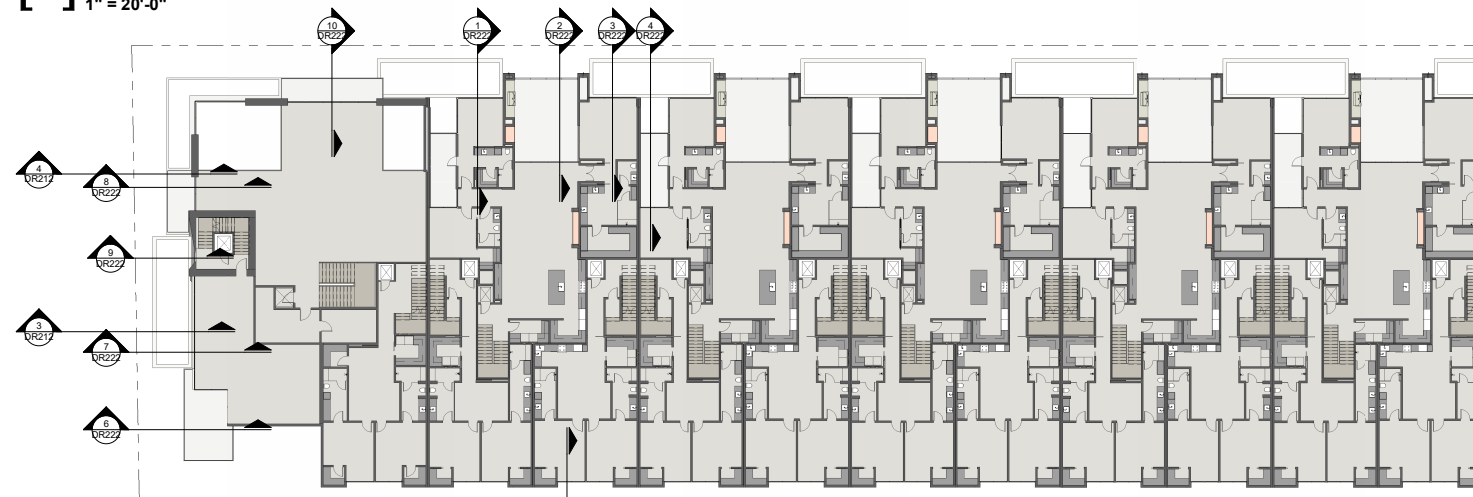
[4] SOUTH ELEVATION
1" = 10'-0"

12-DR-2024
3/31/2025

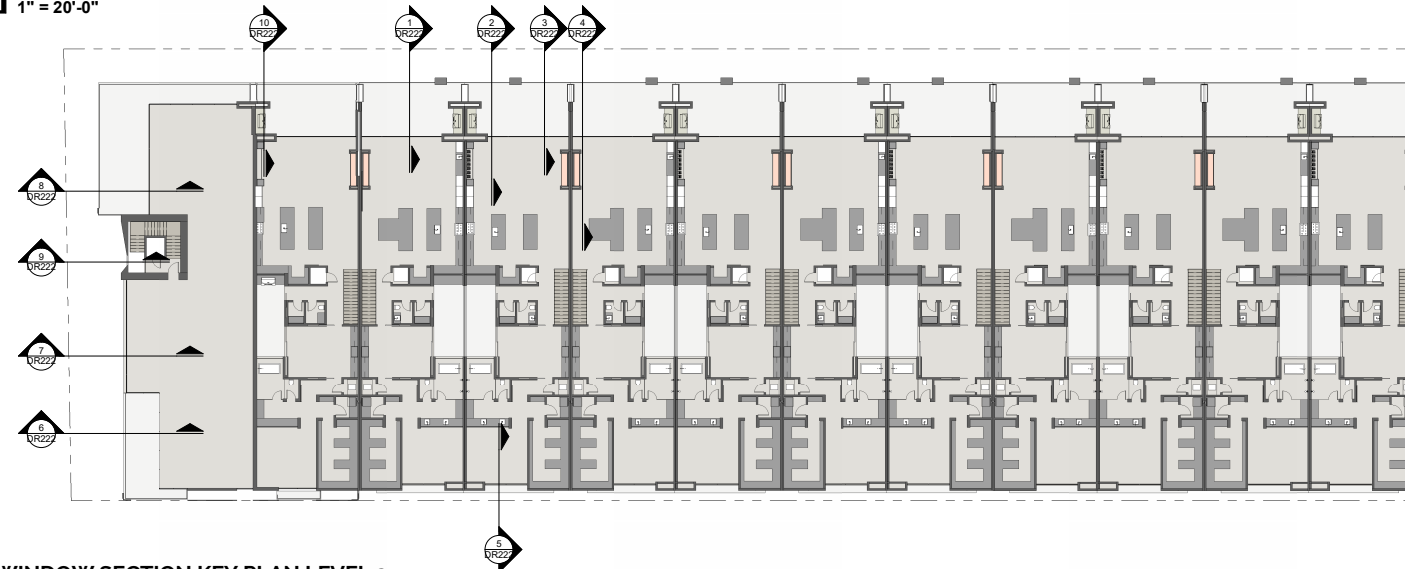




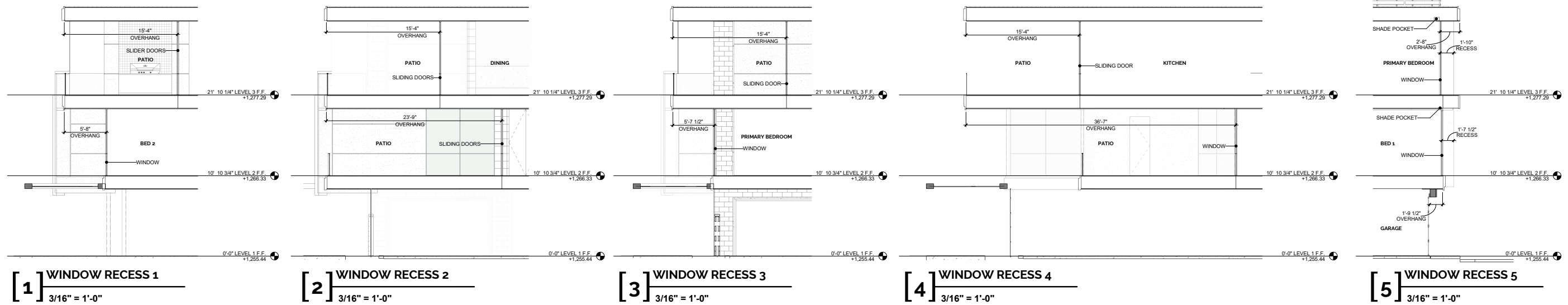
[1] WINDOW SECTION KEY PLAN LEVEL 1
1" = 20'-0"



[2] WINDOW SECTION KEY PLAN LEVEL 2
1" = 20'-0"



[3] WINDOW SECTION KEY PLAN LEVEL 3
1" = 20'-0"





DW

22
YEARS

DREWETTWORKS // ARCHITECTURE
7144E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP

ATTACHMENT 15

RENDERINGS]

24-15
DESIGN REVIEW
01-30-2025
NO
PROJECT
REVIEW
SCALE

DR401]



DW

22
YEARS

DREWETT WORKS // ARCHITECTURE
7144E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP

RENDERINGS]

24-15
DESIGN REVIEW
01-30-2025

NO
PROJECT
REVIEW
DATE
SCALE

DR402]



DW

22
YEARS

DREWETTWORKS // ARCHITECTURE
7144E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP

RENDERINGS]

24-15
DESIGN REVIEW
01-30-2025

PROJECT NO.
REVIEWED BY
DATE
SCALE

DR403]



DW

22
YEARS

DREWETT WORKS // ARCHITECTURE
7144E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

RENDERINGS

[

24-15
DESIGN REVIEW
01-30-2025

project
reviewed by
approved date
scale

DR404]



DW

22

DREWETT WORKS // ARCHITECTURE
7144E STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

RENDERINGS

[24-15
DESIGN REVIEW
01-30-2025
NO
PROJECT
REVIEW
SCALE]

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DW

22
YEARS

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RENDERINGS

[24-15
DESIGN REVIEW
01-30-2025]

PROJECT NO.
REVIEWED BY
DATE
SCALE

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[THE BISHOP]

RENDERINGS

[24-15
DESIGN REVIEW
01-30-2025]

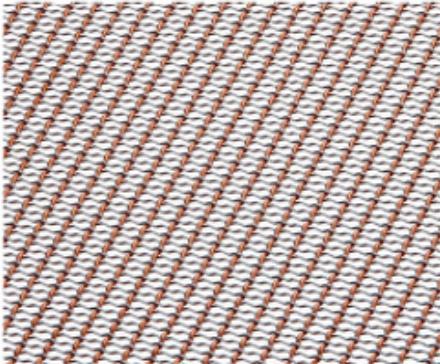
NO
PROJECT
REVIEW
SCALE

DR408

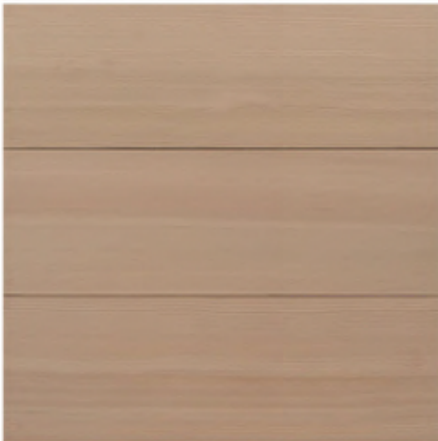
ARCHITECTURAL CONCRETE



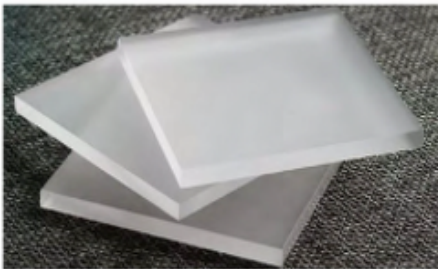
DECORATIVE METAL MESH



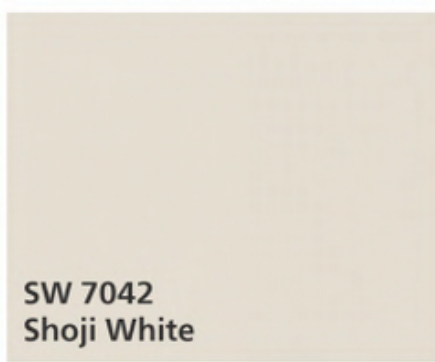
HEMLOCK SOFFIT



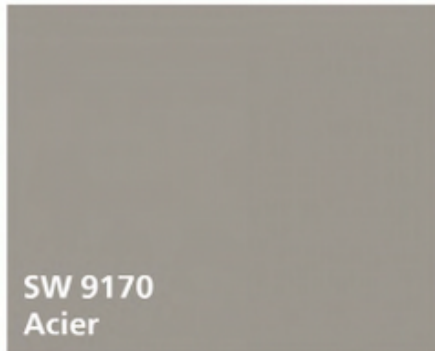
ACRYLIC FIN



STUCCO

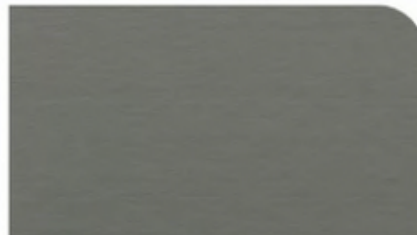


INTERIOR / EXTERIOR
LOCATION NUMBER: 254-C4
LRV: 74



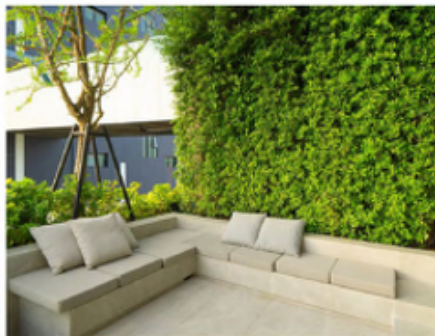
INTERIOR / EXTERIOR
LOCATION NUMBER: 244-C4
LRV: 32

METAL FASCIA / GARAGE DOOR



QUARTZ-ZINC

PLANTING WALL



WINDOW FRAMES



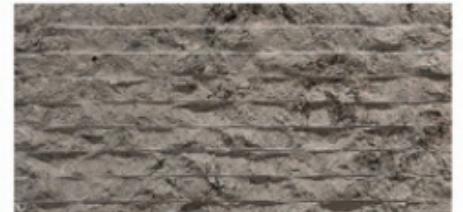
AWAKE WINDOW SYSTEMS,
BLACK ANODIZED

BREEZE BLOCKS



JONITE CONCRETE BREEZE BLOCKS,
WACKY WHITE

VENEER

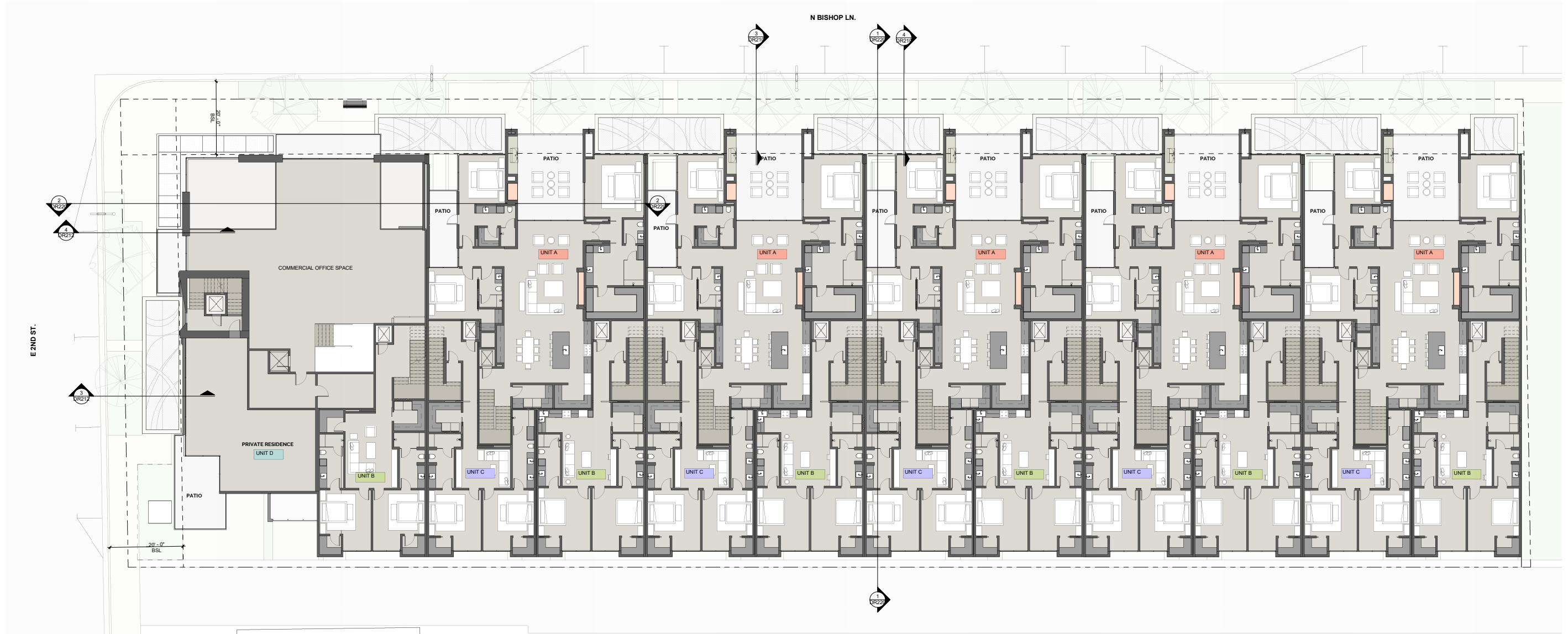


SOLSTICE STONE,
PAMPLONA GRAY WIDE SPLIT AND COMBED

MECH. ENCLOSURE



STEEL - POWDER COAT BLACK

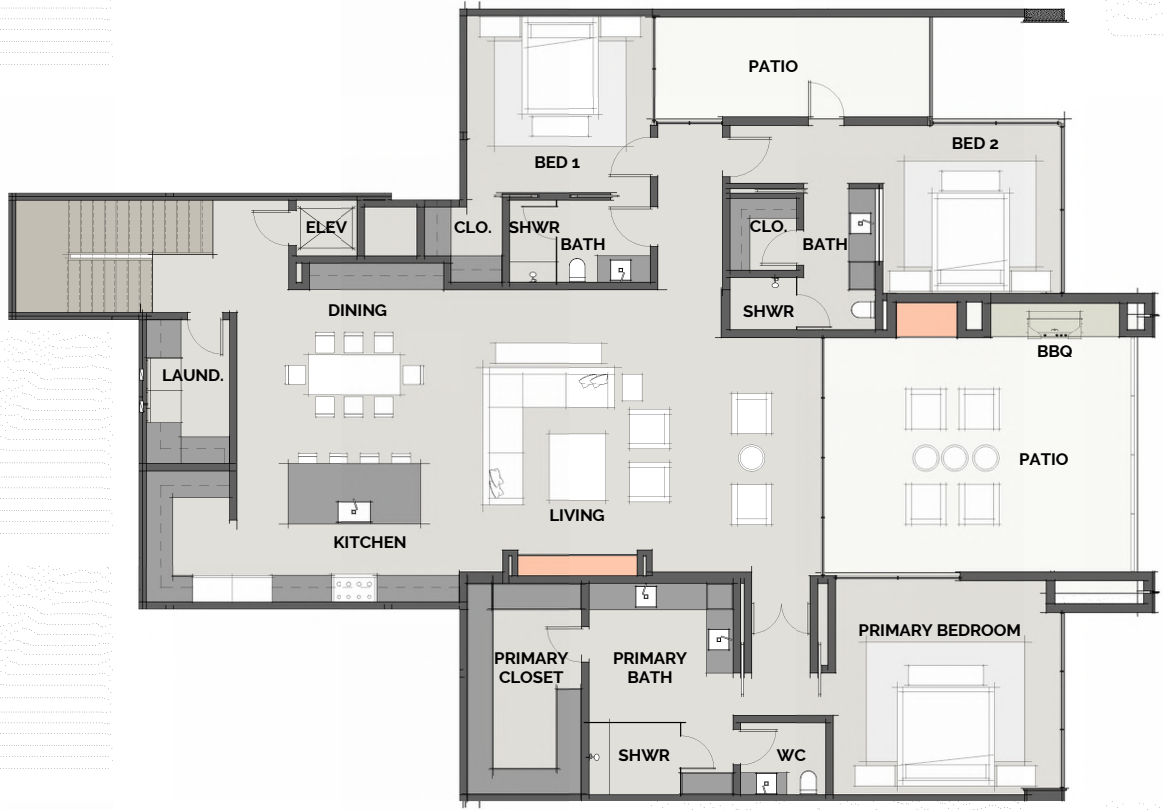
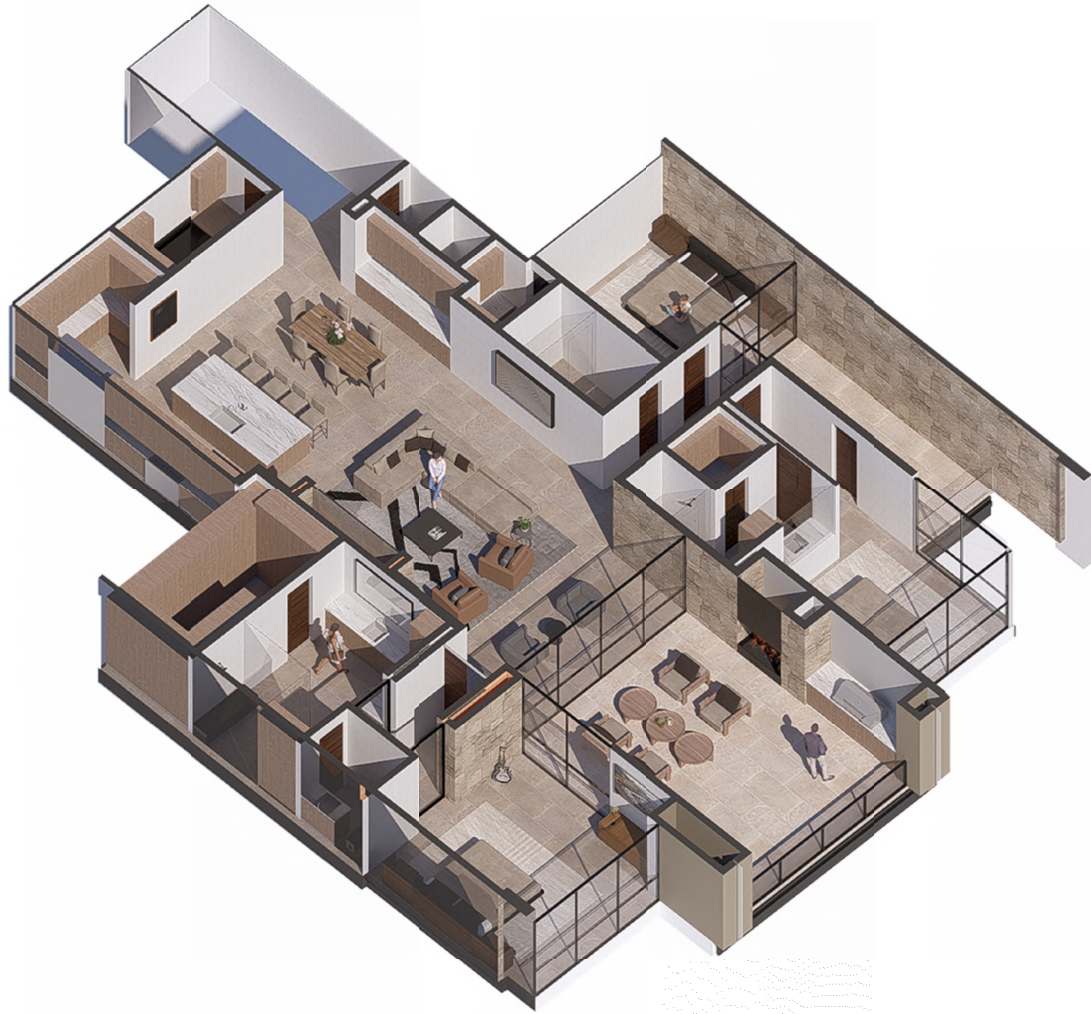


K

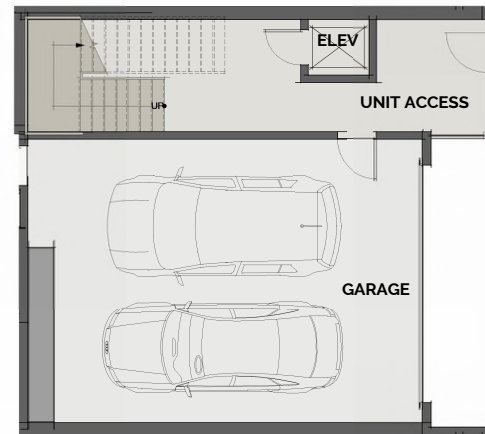
FLOOR PLAN - LEVEL 2
 3/32" = 1'-0"



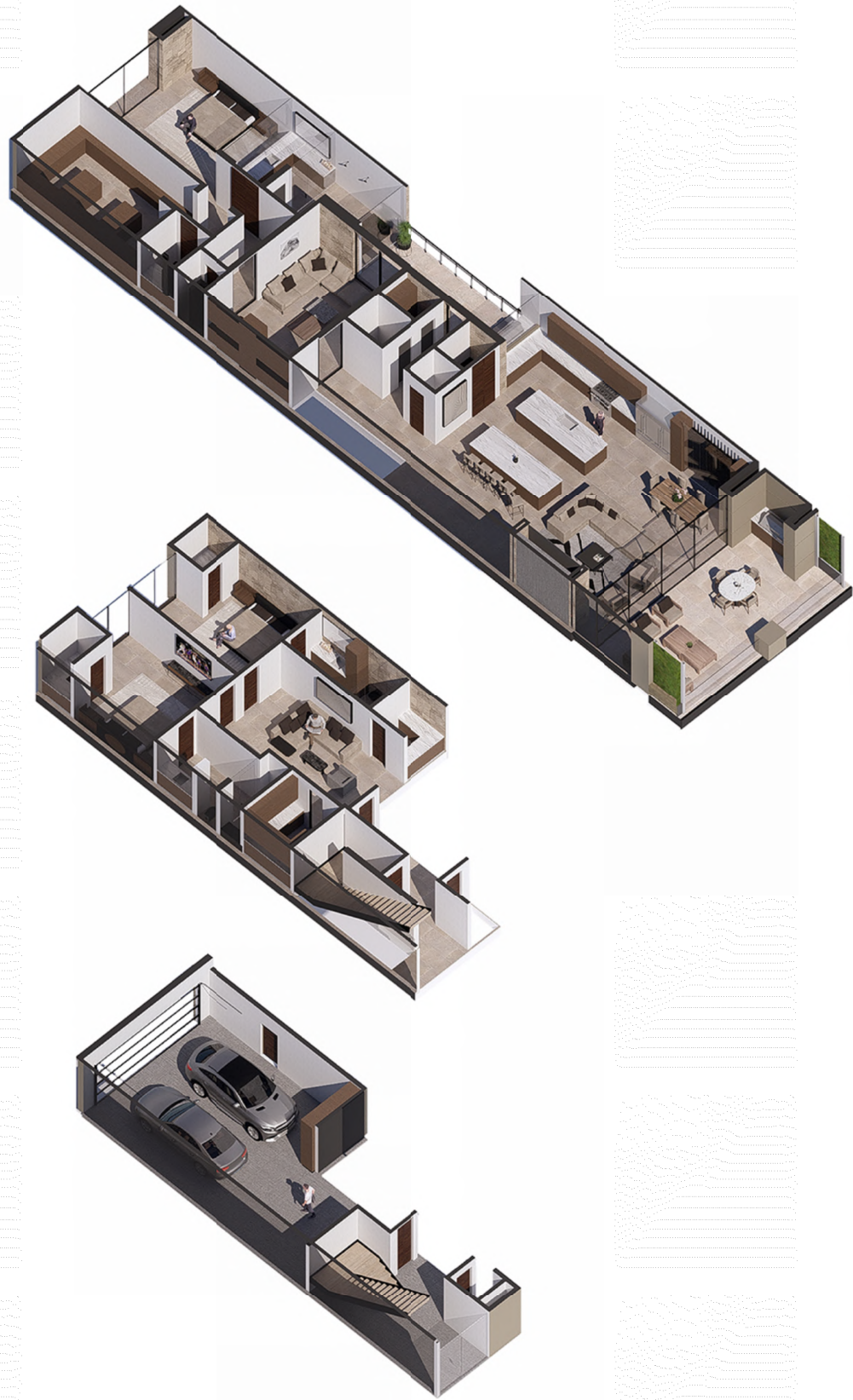
K FLOOR PLAN - LEVEL 3
 3/32" = 1'-0"



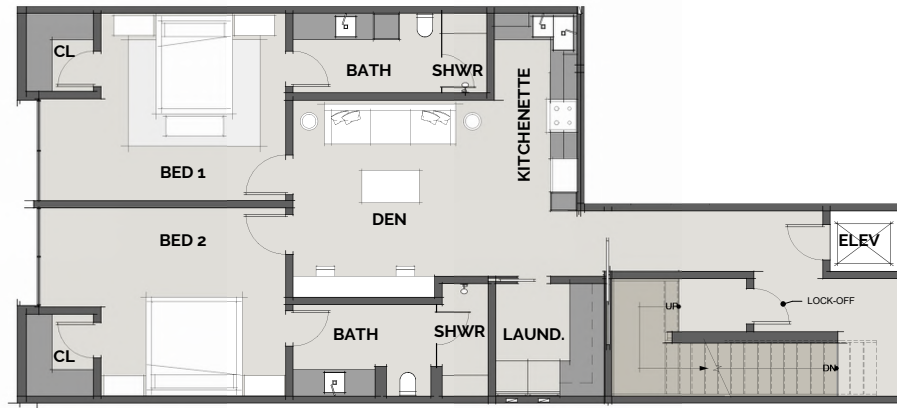
[2] FLOOR PLAN - SECOND FLOOR
3/16" = 1'-0"



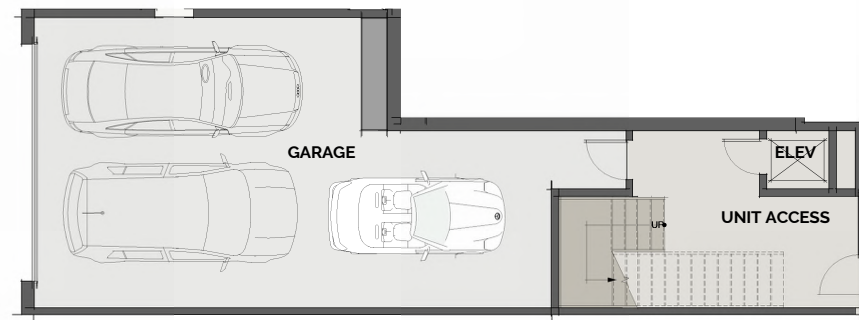
[1] FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"



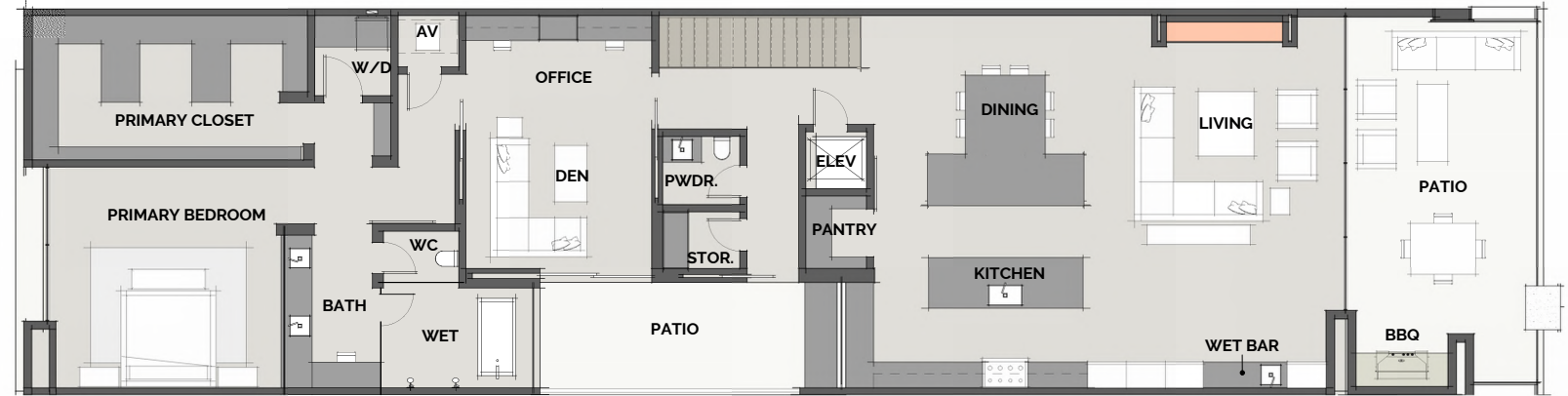
[3] FLOOR PLAN - THIRD FLOOR
3/16" = 1'-0"



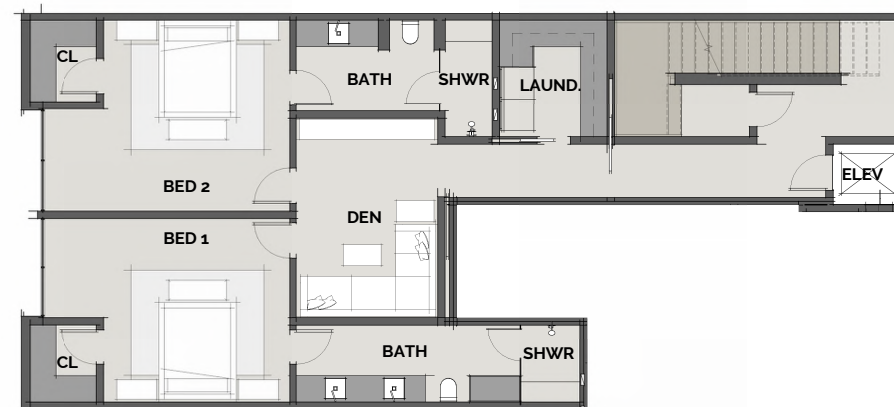
[2] FLOOR PLAN - SECOND FLOOR
3/16" = 1'-0"



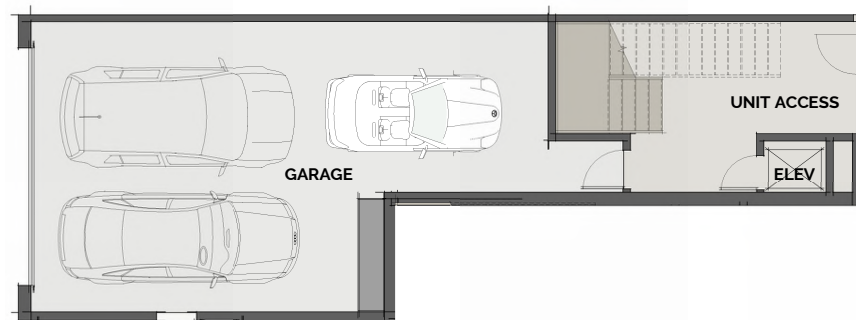
[1] FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"



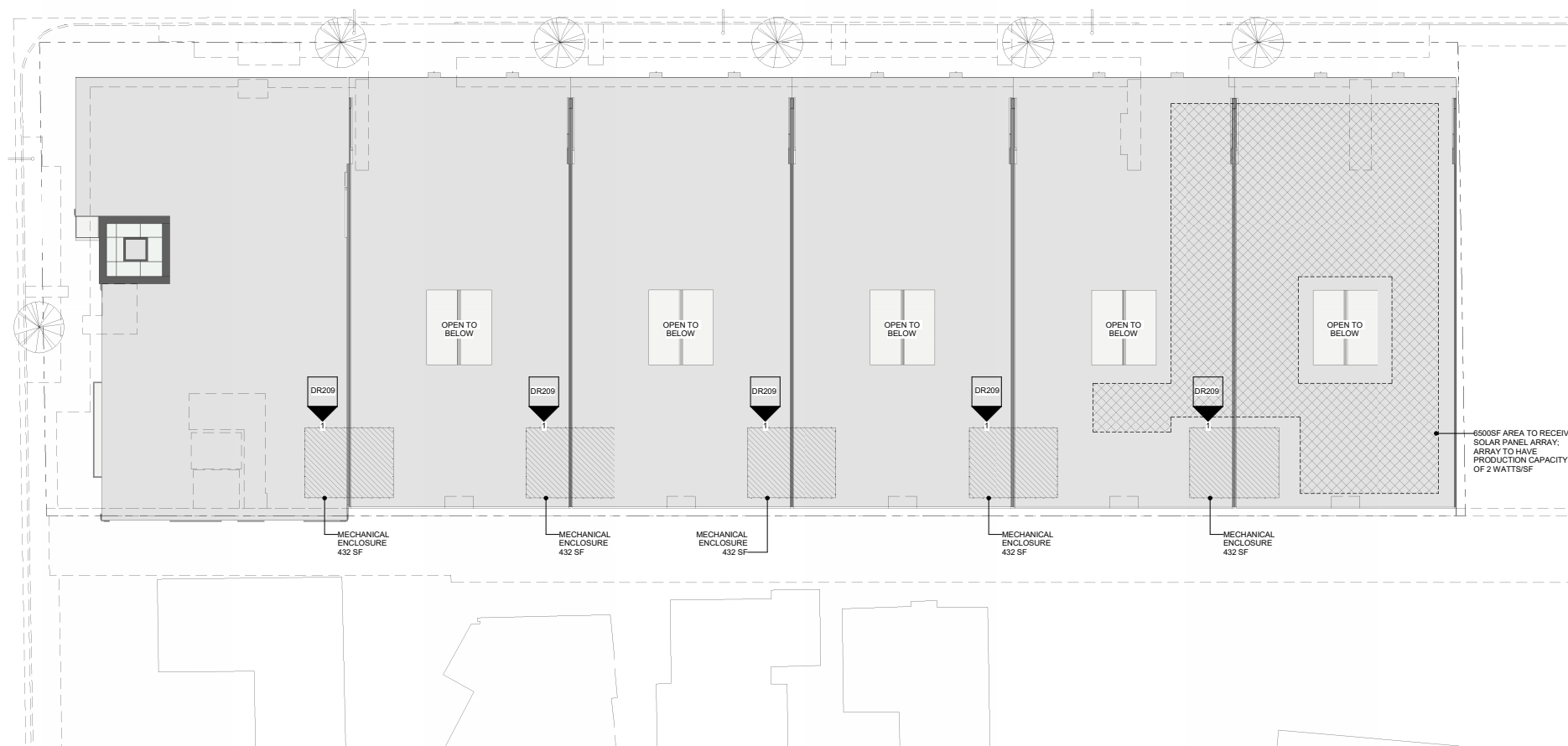
[3] FLOOR PLAN - THIRD FLOOR
3/16" = 1'-0"



[2] FLOOR PLAN - SECOND FLOOR
3/16" = 1'-0"



[1] FLOOR PLAN - FIRST FLOOR
3/16" = 1'-0"



6500SF AREA TO RECEIVE
SOLAR PANEL ARRAY;
ARRAY TO HAVE
PRODUCTION CAPACITY
OF 2 WATTS/SF

GENERAL NOTES

G1 ALL ROOF DRAINS TO BE INTERIOR TO THE BUILDING AND DISCHARGE BELOW GRADE AWAY FROM THE BUILDING FOUNDATIONS.

.....

ROOF AREA

ROOF AREA	41759 SF
-----------	----------

ROOF AREA OVER HABITABLE SPACE: 34,745 SF
ROOF TOP MECHANICAL AREA: 2,275 SF

ROOF AREA OVER HABITABLE SPACE: 34
ROOF TOP MECHANICAL AREA: 2,275 SF

GROSS ROOF AREA: 32,470 SF

$$32,470 \text{ SF} \times 2 = 64,940 \text{ W}$$

PV PRODUCTION REQUIREMENT: 64.94kW_s
~1-kw CAPACITY SYSTEM REQUIRES 100 sq. ft.

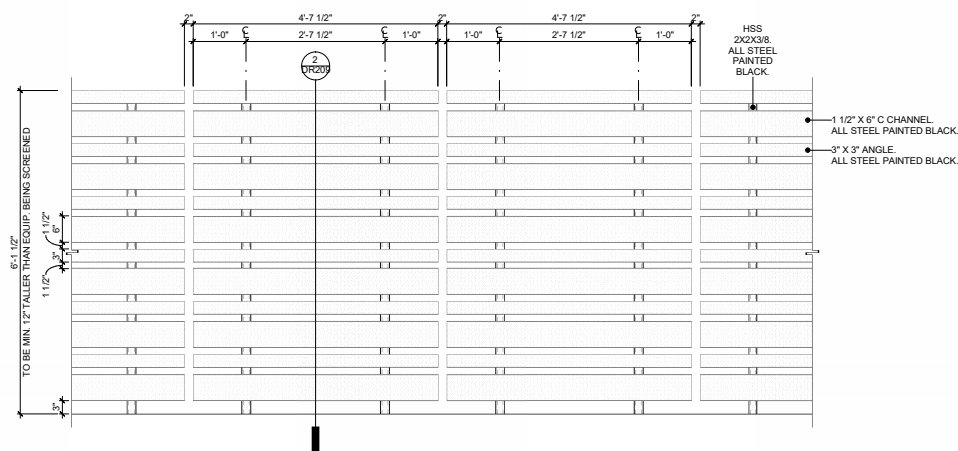
64.04kW X 100 SE = 6,404 SE OF SOLAR AREA

64.94kW X 100 SF = 6,494 SF OF SOLAR AREA
REQUIRED

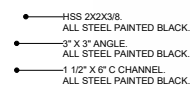
SOLAR AREA PROVIDED: 6,500 SF

7 ROOF PLAN

1/16" = 1'-0"

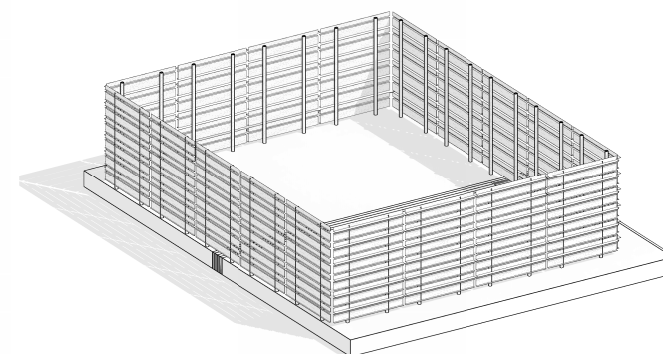


[1] MECH. ENCLOSURE ELEVATION
3/4" = 1'-0"

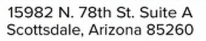
$$\frac{3}{4}'' = 1'-0''$$


●——3" X 3" ANGLE.
ALL STEEL PAINTED BLACK

● — 1 1/2" X 6" C CHANNEL.
ALL STEEL PAINTED BLACK.



[3] MECH. ENCLOSURE AXON



602.248.7822

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ars of architectural
lighting design

THE BISHOP
East 2nd Ave & North Bishop Ln, Scottsdale, AZ

DATE
10.01.2024
SCALE
1/16" = 1'-0"
PROJECT NUMBER
104772-24
DRAWN BY
JB
CHECKED BY
MG
SHEET NAME
































SITE LIGHTING PLAN

SHEET NUMBER

AL1



LIGHTING PLAN SYMBOL LEGEND

- | | |
|---|---|
|  | SINGLE POLE SWITCH |
|  | 3-WAY SWITCH/SMART SWITCH |
|  | 4-WAY SWITCH |
|  | SINGLE POLE JAMB SWITCH |
|  | SINGLE POLE MOTION SWITCH |
|  | SINGLE POLE SWITCH WITH WATERPROOF COVER |
|  | SINGLE POLE FAN SWITCH |
|  | SINGLE POLE TIMER SWITCH |
|  | SINGLE POLE DIMMER |
|  | 3-WAY DIMMER |
|  | KEYNOTE BUBBLE |
|  | CEILING MOUNTED JUNCTION BOX |
|  | WALL MOUNTED JUNCTION BOX |
|  | REMOTE LOW VOLTAGE TRANSFORMER - SEE FIXTURE SCHEDULE |
|  | CEILING MOUNTED EXHAUST FAN |
|  | WALL MOUNTED EXHAUST FAN |
|  | ELECTRIC FIREPLACE IGNITER |
|  | REMOTE LED DRIVER - SEE FIXTURE SCHEDULE |
|  | SHADE AND DRAPE MOTOR (BY SHADE CONTRACTOR) |
|  | LIGHTING CONTROL SYSTEM CONTROL STATION |
|  | LIGHTING CONTROL SYSTEM WIRELESS RF STATION |
|  | LIGHTING CONTROL SYSTEM STATION WITH WATERPROOF COVER BY OTHERS |
|  | LIGHTING CONTROL SYSTEM SWITCH LEG NUMBER |
|  | DUPLEX RECEPTACLE |
|  | 1/2 HOT DUPLEX RECEPTACLE |
|  | WEATHER PROOF GFCI DUPLEX RECEPTACLE |
|  | SWITCHED WEATHER PROOF GFCI DUPLEX RECEPTACLE |
|  | 1/2 HOT FLOOR PLUG RECEPTACLE |
|  | MOTION DETECTOR |
|  | CEILING MOUNTED DECORATIVE LUMINAIRE |
|  | WALL MOUNTED DECORATIVE LUMINAIRE |

FIRST LEVEL LIGHTING PLAN

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

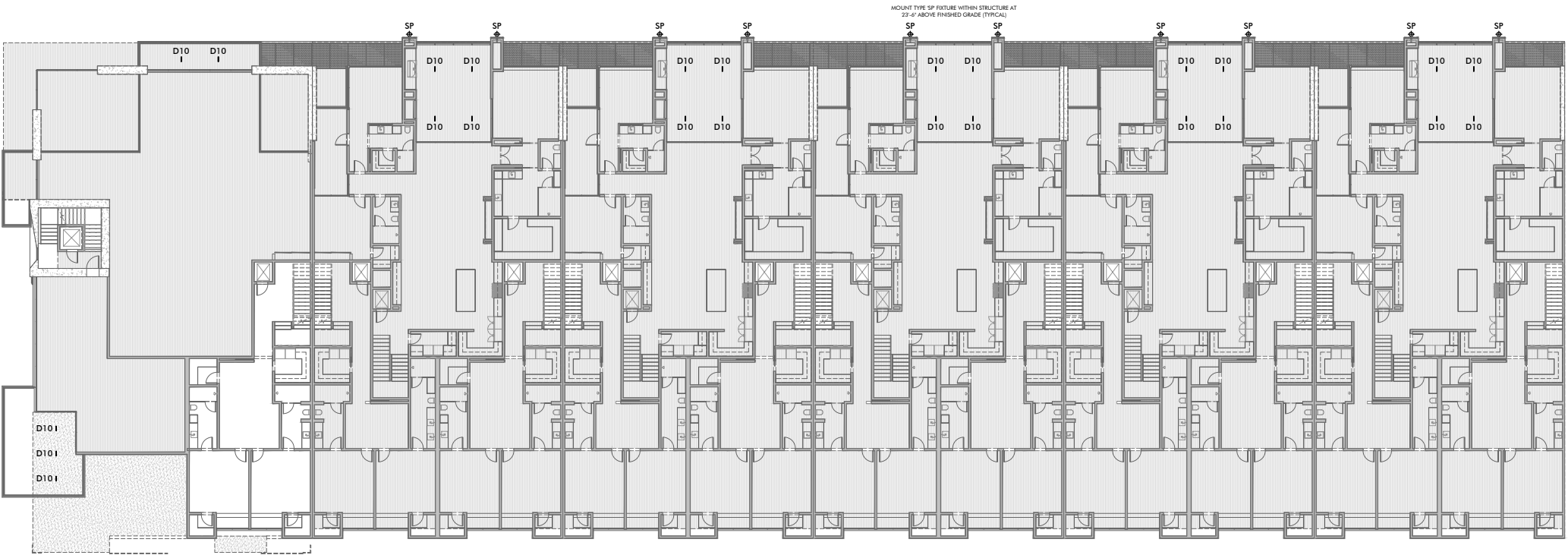
GENERAL NOTES

- | | | | |
|----|--|-----|---|
| 1. | IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE A LIGHTING SYSTEM WHICH IS COMPLETE AND OPERATIONAL. ALL MATERIALS AND EQUIPMENT NECESSARY TO ACCOMPLISH THIS INTENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SUBSTITUTIONS TO SPECIFIED LIGHTING AND CONTROL EQUIPMENT SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL OF CREATIVE DESIGNS IN LIGHTING. | 6. | ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LIGHTING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ANY APPLICABLE SUB-CONTRACTOR (I.E. FRAMING, MECHANICAL, CABINETRY, ETC.) PRIOR TO ROUGH-IN. |
| 2. | THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE INFORMATION ON ALL OF THESE PLANS. IF THERE ARE ERRORS OR OMISSIONS OR QUESTIONS CONCERNING THESE PLANS PLEASE CALL CREATIVE DESIGNS IN LIGHTING FOR CLARIFICATION. | 7. | ALL RECESSED TRIMS AND/OR TRIM RINGS SHALL BE PAINTED TO MATCH COLOR OF CEILING (INTERIOR AND EXTERIOR). |
| 3. | APPLICABLE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE (NEC) AND STATE AND LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE. | 8. | COORDINATE WITH ARCHITECT/OWNER FOR MOUNTING HEIGHT AND FINAL LOCATIONS OF ALL WALL-BOX SWITCHES AND DIMMER DEVICES. |
| 4. | EXCEPT WHERE SPECIFICALLY NOTED, CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. | 9. | ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE TWO ELECTRICIANS FOR TWO (2) EVENINGS (4 HOUR MINIMUM EACH) FOR FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES AND SCENE SETTING. CONTRACTOR TO PROVIDE ALL NECESSARY LADDERS/LIFTS AS REQUIRED. |
| 5. | ALL ELECTRICAL INSTALLATION TO MEET OR EXCEED THE REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS PREPARED BY THE PROJECT ELECTRICAL ENGINEER. | 10. | FOR SPECIFIC WIRING INFORMATION AND CIRCUITING REFER TO THE ELECTRICAL PLANS. |

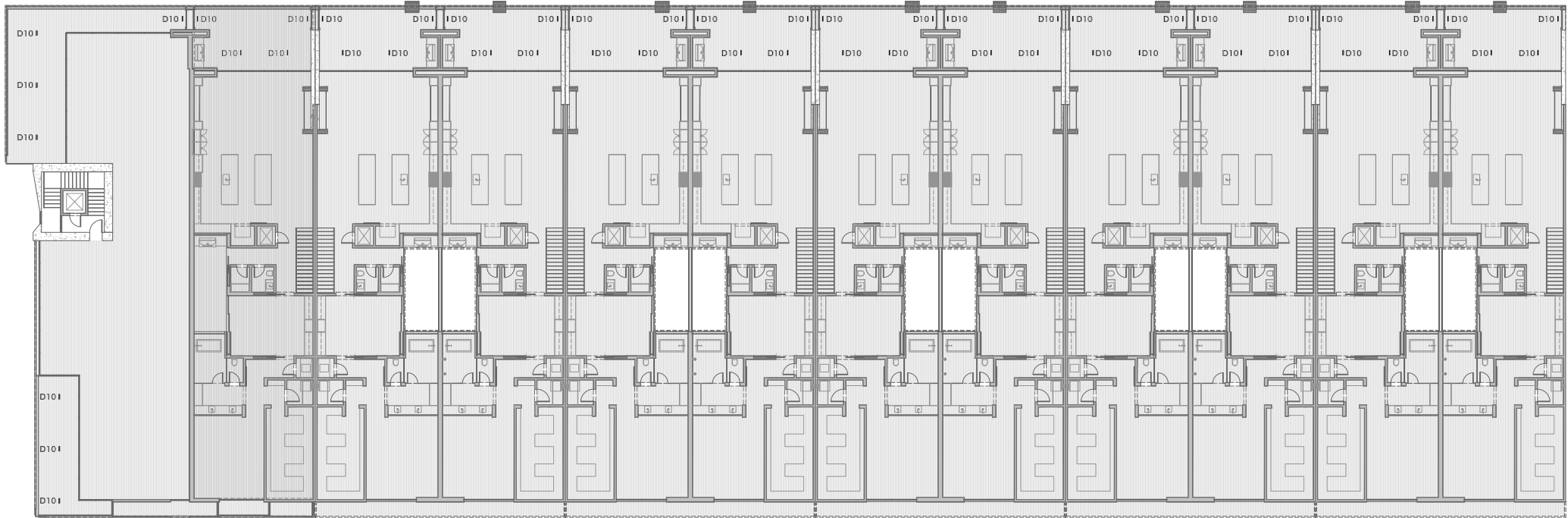
ATTACHMENT 18

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

This drawing is an instrument of service and the property of Creative Design In Lighting. The use of this drawing shall be restricted to the original site for which it was prepared and publication thereof is expressly limited to such use. Reuse, reproduction or publication by any method in whole or in part is prohibited without their written consent.



SECOND LEVEL LIGHTING PLAN
SCALE: 1/16" = 1'-0"



THIRD LEVEL LIGHTING PLAN
SCALE: 1/16" = 1'-0"



CREATIVE DESIGNS
IN LIGHTING



15982 N. 78th St. Suite A
Scottsdale, Arizona 85260
602.248.7822
design@cdltg.com
www.cdltg.com

1978 **46** 2024
years of architectural
lighting design

THE BISHOP
East 2nd Ave & North Bishop Ln, Scottsdale, AZ

REVISIONS		
△	10.07.2024 CITY COMMENTS	MG
△		
△		
△		
△		
△		

DATE	10.01.2024
SCALE	1/16" = 1'-0"
PROJECT NUMBER	104772-24
DRAWN BY	JB
CHECKED BY	MG
SHEET NAME	

LEVEL 2
LIGHTING PLAN

SHEET NUMBER
AL2



CREATIVE DESIGNS
IN LIGHTING



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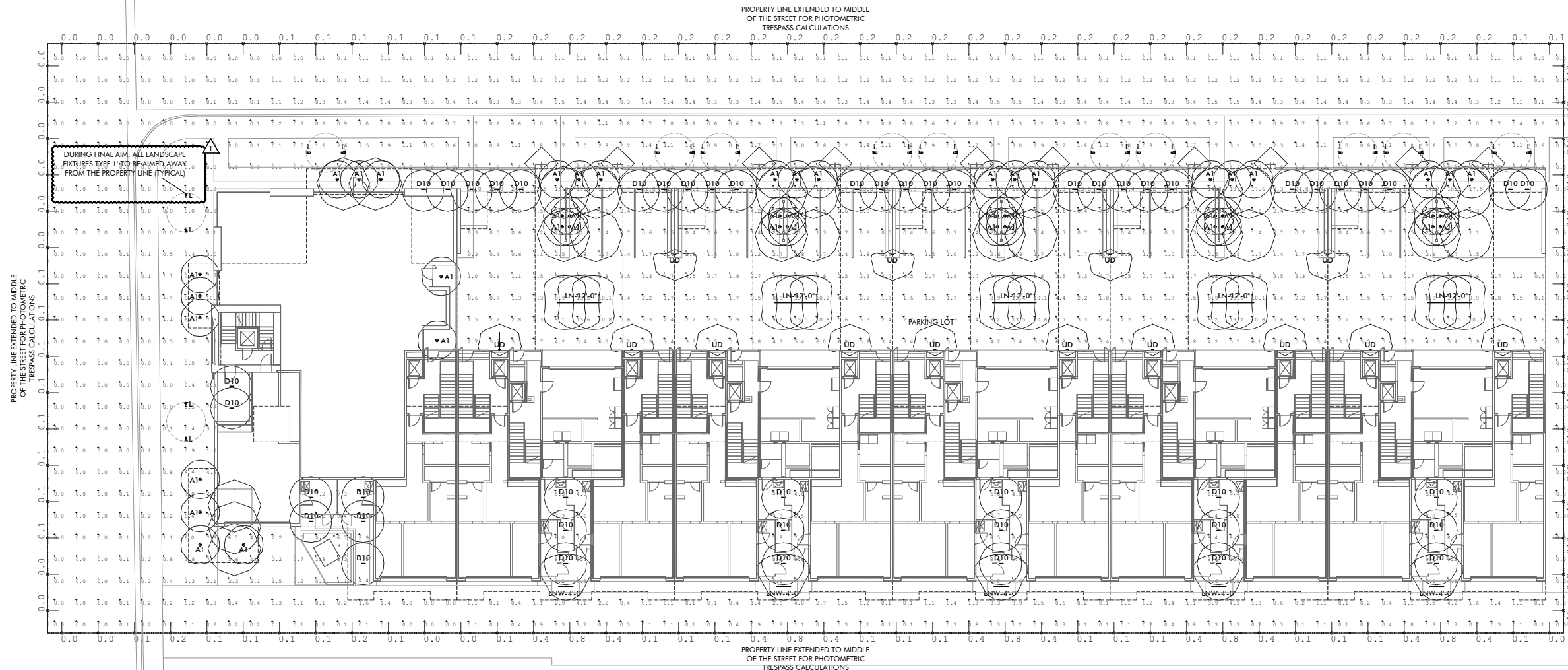
REVISIONS		
	10.07.2024 CITY COMMENTS	MG

DATE	10.01.2024
SCALE	1/16" = 1'-0"
PROJECT NUMBER	104772-24
DRAWN BY	JB
CHECKED BY	MG
SHEET NAME	

PHOTOMETRIC
CALCULATIONS

SHEET NUMBER

AL3



THE BISHOP
LIGHTING FIXTURE SCHEDULE

SYMB.	TYPE	MANUFACTURER DESCRIPTION	FINISH	DIMMING	WATTS	VOLTS	LUMENS	LLF	LAMP
	A1	ELEMENT E3R-FF-LH-930-4-A1 / E3RFB-HW adjustable led downlight with 2" round beveled trim 40-degree beam spread, with shower rated lens «contractor shall supply and install lenses and accessories during lamp installation per fixture spec.»	White (Paintable)	0-10v	16.0 w	120v	1421	0.85	LED: 3000K (1 90+ CRI) INTEGRAL TO FIXTURE
	D10	LUMENWERX CLUR10-IC-ACB-TRM-INTEGRAL-120-1791-D1 / CLUR10-TLMP-SW-SOF-FLD-90-30-TMW-SQR-BL05 5 cell linear led fixed downlight	White Trimless Black Reflector	0-10v	23.5 w	120v	1791	0.85	LED: 3000K (1 90+ CRI) INTEGRAL TO FIXTURE
	L	WAC 5012-30-BK / 5010-LSHR-BK / M6000-STAKE Landscape accent light with long shroud and ground stake	Black	Non-dim	14.5 w	120 v		0.85	LED: 3000K (1 85+ CRI) INTEGRAL TO FIXTURE
	LN	FLUXWERX NN1-L-D2-B-B-93-E1-M-## Linear recessed fixture with open notch and side illumination Symmetric distribution	White	0-10v	5.5 w /ft	120-277	505	0.85	LED: 3000K (1 90+ CRI) INTEGRAL TO FIXTURE
	LNW	FLUXWERX NN1-L-D2-A-B-93-E1-M-## Linear recessed fixture with open notch and side illumination	White	0-10v	5.5 w /ft	120-277	505	0.85	LED: 3000K (1 90+ CRI) INTEGRAL TO FIXTURE
	SP	ECOSENSE F080-15-HO-30-9-05K-X-A Wall mounted adjustable spotlight aim down for 90-degree cutoff (note: mounted within structure interior)	Black	ELV	11.5 w	120-277	744	0.85	LED: 3000K (1 90+ CRI) INTEGRAL TO FIXTURE
	UD	KIM CY125-3KB-2-3-3-UNV-BLT-CBM-FPP Wall mounted sconce with up and downlighting with minimal glare (note: uplight is with building structure so there is no darksky uplighting).	Black	0-10v	26.0 w	120-277	2117	0.85	LED: 3000K (1 80+ CRI) INTEGRAL TO FIXTURE

NOTES:

- Electrical Contractor to determine fixture housing rating (IC, Non-IC or Remodel) unless otherw
- LED specifications provided for bidding purposes only. Electrical Contractor shall contact
Creative Designs in Lighting for updated LED specifications prior to order.
- No substitutions permitted without prior approval from Creative Designs in Lighting.
- Some fixtures on this schedule may not be used on this portion of the project.

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min	Notes
Exterior Horizontal Plane	1.35	10.0	0.0	N.A.	N.A.	This calc uses 0.85 maintained light-loss factor
Garage Horizontal Plane	6.49	25.8	0.3	21.63	86.00	This calc uses 0.85 maintained light-loss factor
TRESPASS @ 6' AFF	0.16	0.9	0.0	N.A.	N.A.	This calc uses 1.0 maintained light-loss factor

The horizontal illumination target maximums for the exterior lighting fixtures meet the IESNA RP-20-98 recommendations as required by City of Scottsdale "City Policy for Exterior and Site Lighting" of 2.5fc average and 10fc maximum. The same IESNA RP-20-98 document recommends 5-times higher footcandle levels for parking garages, so a separate calculation was prepared for this zone of lighting.

All exterior lighting is full cutoff distribution except for the landscape lighting permitted by City of Scottsdale. Fixture type 'UD' is only located within the parking garage, but does have an uplight component to indirectly illuminate the ceiling which is helpful in limiting glare for trespass lighting.

Trespass calculations were taken at the middle line of the streets and alleys and height of 6'-0" and aimed toward the center of the property per City of Scottsdale requirements. All calculations were shown on 10'-0" centers for the trespass values and even closer spacing of 6'-0" for the horizontal calculations.

ATTACHMENT 19

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

TYPE 'L'

ACCENT 120V

5012

WAC

LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3.5W to 14.5W
Brightness: 100 lm to 900 lm
Beam Angle: 15° to 60°
CR: 85
Rated Life: 45,000 hours

Beam spread is adjustable from 15 to 60 degrees and will be field selected based on landscape tree canopy.

These fixtures are the only ones specified for uplighting of landscape trees only.

ORDERING NUMBER

	Color Temp	Finish
5012 Accent 120V	30 3000K	BK Black on Aluminum BZ Bronze on Aluminum BBR Bronze on Brass

5012-30

Example: 5012-30BBR

wacighting.com
 Phone: (800) 526-2588
 Fax: (800) 526-2585

Headquarters/Eastern Distribution Center
 44 Harbor Park Drive
 Port Washington, NY 11050

Central Distribution Center
 1600 Distribution Ct
 Lithia Springs, GA 30122

Western Distribution Center
 1750 Archibald Avenue
 Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 19 2021

KIMLIGHTING®

CY1
 ARCHITECTURAL AREA/LITE

ORDERING GUIDE

CATALOG #

Ghost
 CBM

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #: _____

TYPE 'UD'

Example: CY15-3K74-2D-UNV4-BLS-F-RGBW-FPP-PCU-SF

Series-Output (Bass)	CCT-CRI	Model (Light Engine)	Main Distribution (Down)	Secondary Distribution (Up, Side)	Voltage
CY15- 25W 500 nominal lumens	27K 2700K, 80CRI	1 DownLight Only	1 ES Type I	1 ES Type I	UNV 120-277V
CY15- 25W 2500 nominal lumens	28K 3000K, 70CRI	2 50/90 Down Up, DownUp distributions must match	2 ES Type II	2 ES Type I	
	3K8 3000K, 80CRI	3 50/90 Down Up, DownUp distributions must match	3 ES Type II	3 ES Type II	
	4K7 4000K, 70CRI	3 50/90 Down Up	4 ES Type IV	4 ES Type IV	
	4K8 4000K, 80CRI	25 25/25/25 Spot, DownUp Side Distributions must match	SP 19° Spot/Culmin	SP 19° Spot/Culmin	
	5K7 5000K, 70CRI	5 70/10/10 Spot, Top/Side distributions must match	WG 60° Wall Graze	WG 60° Wall Graze	
			1D 1 Diffused	PD 1 Pencil Beam	
			2D 2 Type 1 Diffused	1D 1 Type 1 Diffused	
			3D 2 Type 3 Diffused	2D 2 Type 2 Diffused	
			4D 2 Type 4 Diffused	4D 2 Type 4 Diffused	

50 Down/50 Up

2

Base Housing Finish	Fascia Form ¹	Luminous Front ²	Fascia Panel ³	Control Options	Options
BLS Black Glass Smooth	F Flat	Blank Standard None	FPP Full Panel Painted	PCU Universal Button Protocol (120-277V)	EM Battery Backup Unit -20°C
BLT Black Matte Textured	B Radius/Curved	RGBW RGBW Luminous Front	PFC Full Panel Copper		SF Single Fuse (120, 277)
DBS Dark Bronze Glass Smooth	T Triangle/Wedge	LFWS Static White Luminous Front	OPN Open Panel Painted		DF Double Fuse (120, 277)
DBT Dark Bronze Matte Textured	E Rectangle/Edge		OPN Open Panel Painted		SCB Surface Conduit Box
GTT Graphite Matte Textured	C Circle/Curved		OPN Open Panel Painted		
LGS Light Grey Glass Smooth	CB Cylinder/Curved		OPN Open Panel Painted		
LGT Light Grey Matte Textured	CB Cylinder/Curved		OPN Open Panel Painted		
PSS Platinum Silver Glass Smooth	CBM Custom Building Material Mount Ghost Fascia		OPN Open Panel Painted		
VGT Verde Green Matte Textured			OPN Open Panel Painted		
WHS White Glass Smooth			OPN Open Panel Painted		
WHT White Matte Textured			OPN Open Panel Painted		
Color Options					
CC Custom Color					

DIMENSIONS

Notes:

- Consult factory for custom distributions. See Distribution Matrix on page 4 revisions
- PH distribution is available for 3000 and 3000/10/10 models only. Not all combinations are recommended. See Distribution Matrix on page 3 for restrictions.
- Consult factory for custom color, marine and convolve finish.
- RGBW and RGBW Luminous Fronts are only available with open, four square and perforated fascia panels.
- Rail and Radius Fascia Panels only. Painted panels by default match base housing finish/color. Consult factory for custom panel finishes.
- Luminous Front is required to select the Open Panel and 4-Square Panel fascia panels.



**CREATIVE DESIGNS
IN LIGHTING**



15982 N. 78th St. Suite A
Scottsdale, Arizona 85260

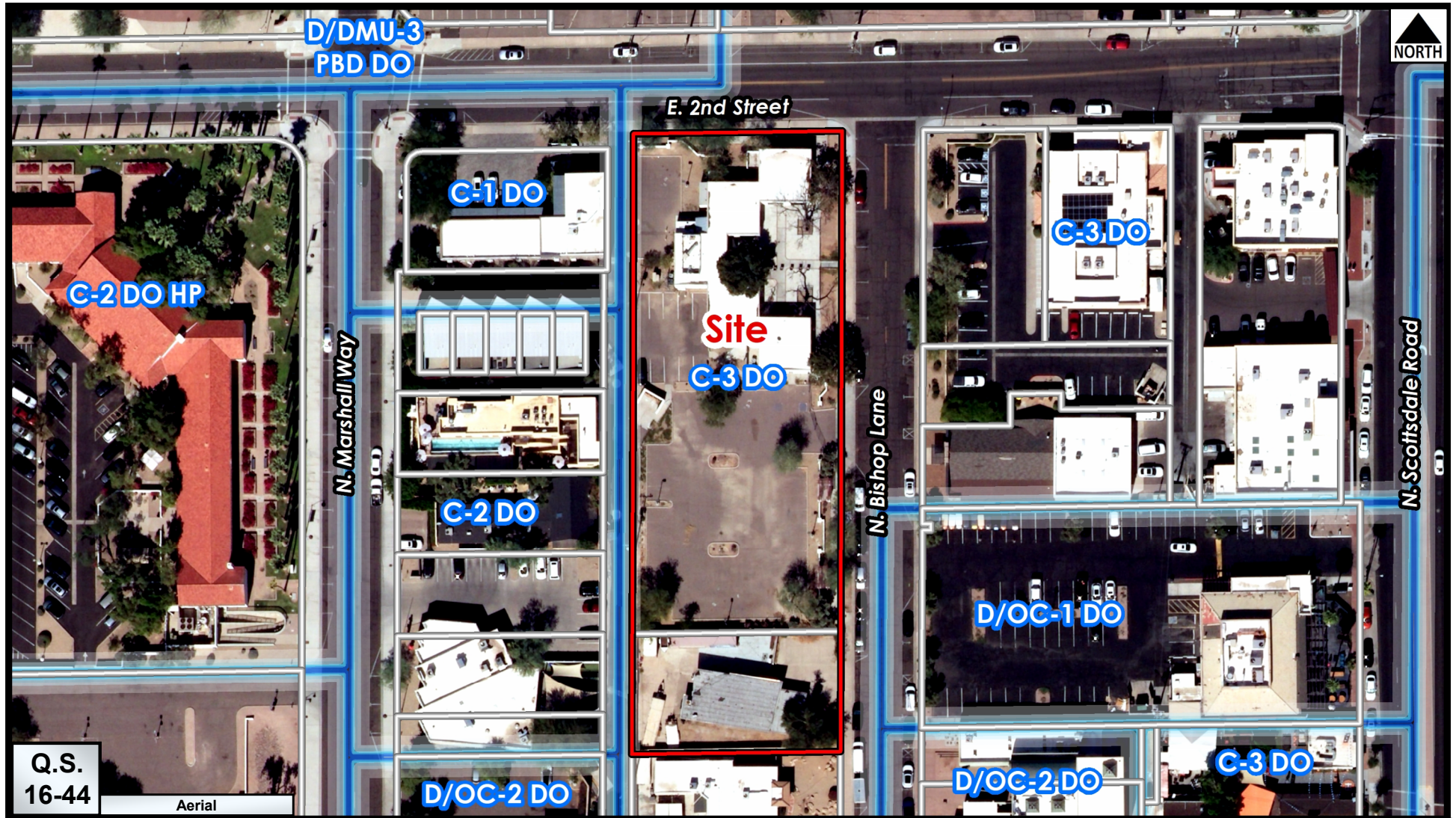
602.248.7822
design@cdlitg.com
www.cdlitg.com

1978 **46** 2024
years of architectural
lighting design

THE BISHOP
East 2nd Ave & North Bishop Ln, Scottsdale, AZ

REVISIONS		
1	10.07.2024 CITY COMMENTS	MG
△		
△		
△		
△		
△		

DATE
10.01.2024
SCALE
N.T.S.
PROJECT NUMBER
104772-24
DRAWN BY
JB
CHECKED BY
MG
SHEET NAME



Q.S.
16-44

Aerial

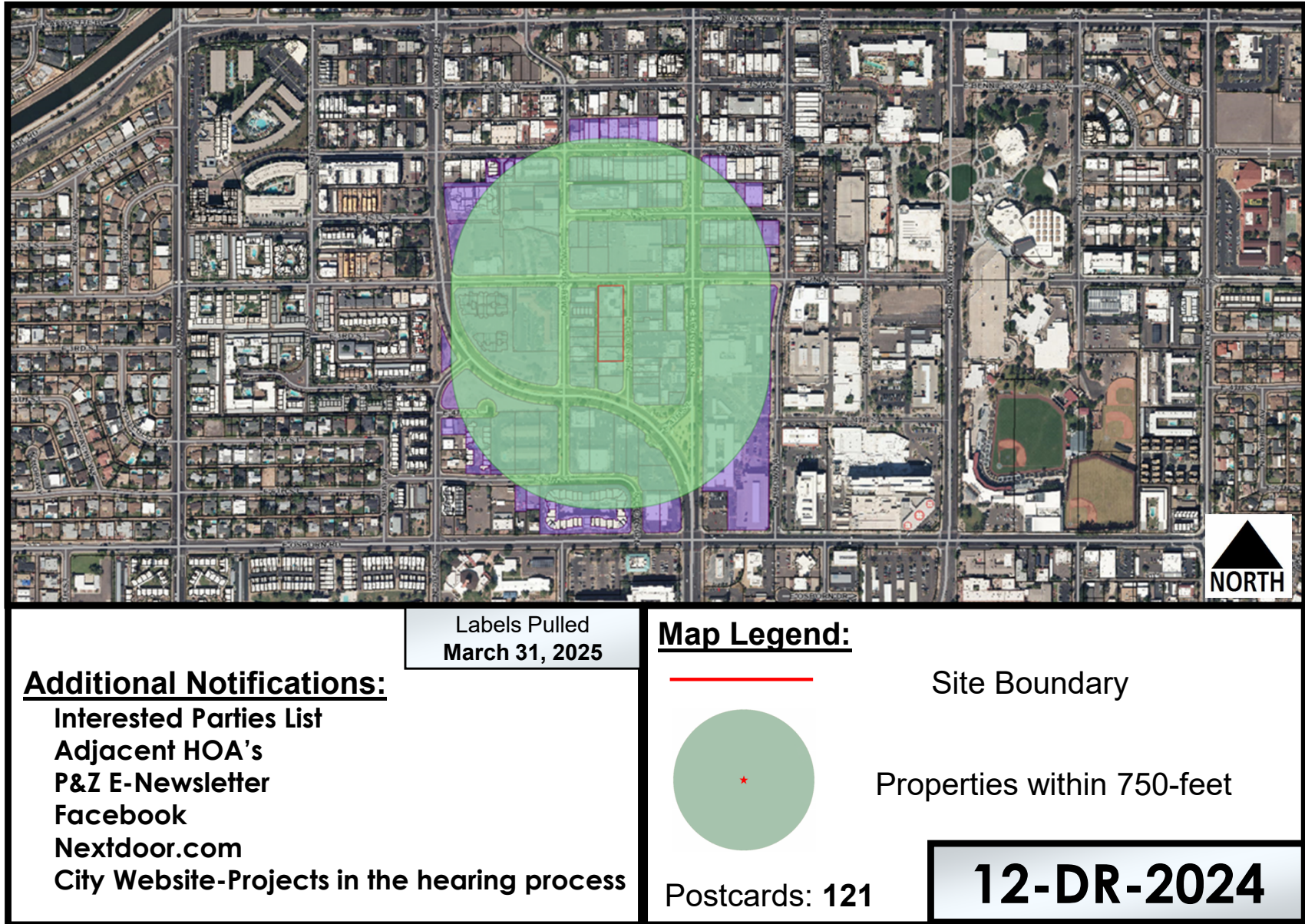
Zoning Aerial

12-DR-2024

ATTACHMENT 21

City Notifications – Mailing List Selection Map

The Bishop



Barton, Wayland

From: Terry Rogers <tr@rogerslaw.com>
Sent: Tuesday, November 26, 2024 11:30 AM
To: Barton, Wayland
Subject: 814-PA-2023

⚠ External Email: Please use caution if opening links or attachments!

Wayland - I live a about a block away from this development. We have had some problems in this neighborhood related to new development so I was wondering if you could tell me the status of this development and how I can get involved especially with their "Noise Mitigation Plan."

Thanks

Terry

Terry Rogers
Attorney at Law
4450 Arapahoe Ave. Suite 100
Boulder, CO 80303
Telephone: 303-444-5300
Facsimile: 303-444-5311

From: NoReply <noreply@scottsdaleaz.gov>
Sent: Monday, February 24, 2025 8:36 AM
To: Cluff, Bryan <bcluff@ScottsdaleAZ.gov>
Subject: CASE 12-DR-2024 - THE BISHOP



Hello, I would very much like to see that this development includes a shaded walkway that has a break between the sidewalk and the road. Is it possible to request glass (there is a LOT of glass) that is bird friendly? (Bird-friendly glass is designed to reduce the risk of birds flying into windows by making glass more visible to birds.) -- sent by Cathy Davis (case# 12-DR-2024)



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