

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: December 3, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

McDonalds Remodel Loc#02-0269 21-DR-2020	Request approval of the site plan and building elevations for a remodel of an existing restaurant with 4,930 square feet of building area on a 0.94-acre site.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Key Issues

- None

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Remodel of existing McDonald's location
- Drive-through canopy shading
- Drive-through modification for dual ordering lanes
- No community input received as of the date of this report

BACKGROUND

Location: 2882 North Scottsdale Road

Zoning: Highway Commercial (C-3)

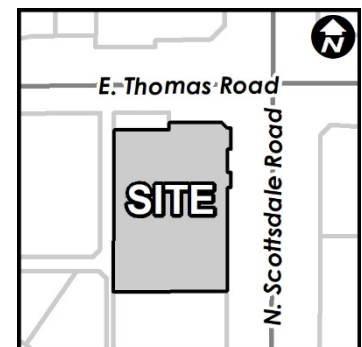
Adjacent Uses

North: Existing Bank (Chase), zoned C-3

East: Existing Restaurant (Taco Bell), zoned C-3

South: Vacant site, zoned C-3

West: Existing Retail Shopping Center, zoned C-3



Property Owner

Multiple – McDonald's (long term lease)

Applicant

George Pasquel III, Withey Morris, PLC
602-230-0600

Architect/Designer

KDF Architectural Group

Engineer

3 Engineering, Inc.

DEVELOPMENT PROPOSAL

This is a proposed exterior remodel of an existing McDonald's restaurant including upgrading the existing drive through to a dual ordering lane configuration. The exterior design changes include updates to materials, colors, and finishes consistent with other remodeled McDonald's locations within the City of Scottsdale. The drive through upgrades also include the addition of a canopy over the ordering and pick up window portion of the building consistent with City design guidelines.

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 #14.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the McDonalds Remodel Loc#02-0269 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
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Planning and Development Services Current Planning Services
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Jeff Barnes Senior Planner 480-312-2376 jbarnes@scottsdaleaz.gov

APPROVED BY



Jeff Barnes, Report Author

11/12/2020

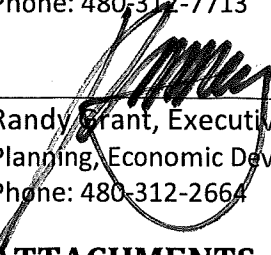
Date



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

11/18/2020

Date



Randy Grant, Executive Director
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

11/23/20

Date

ATTACHMENTS

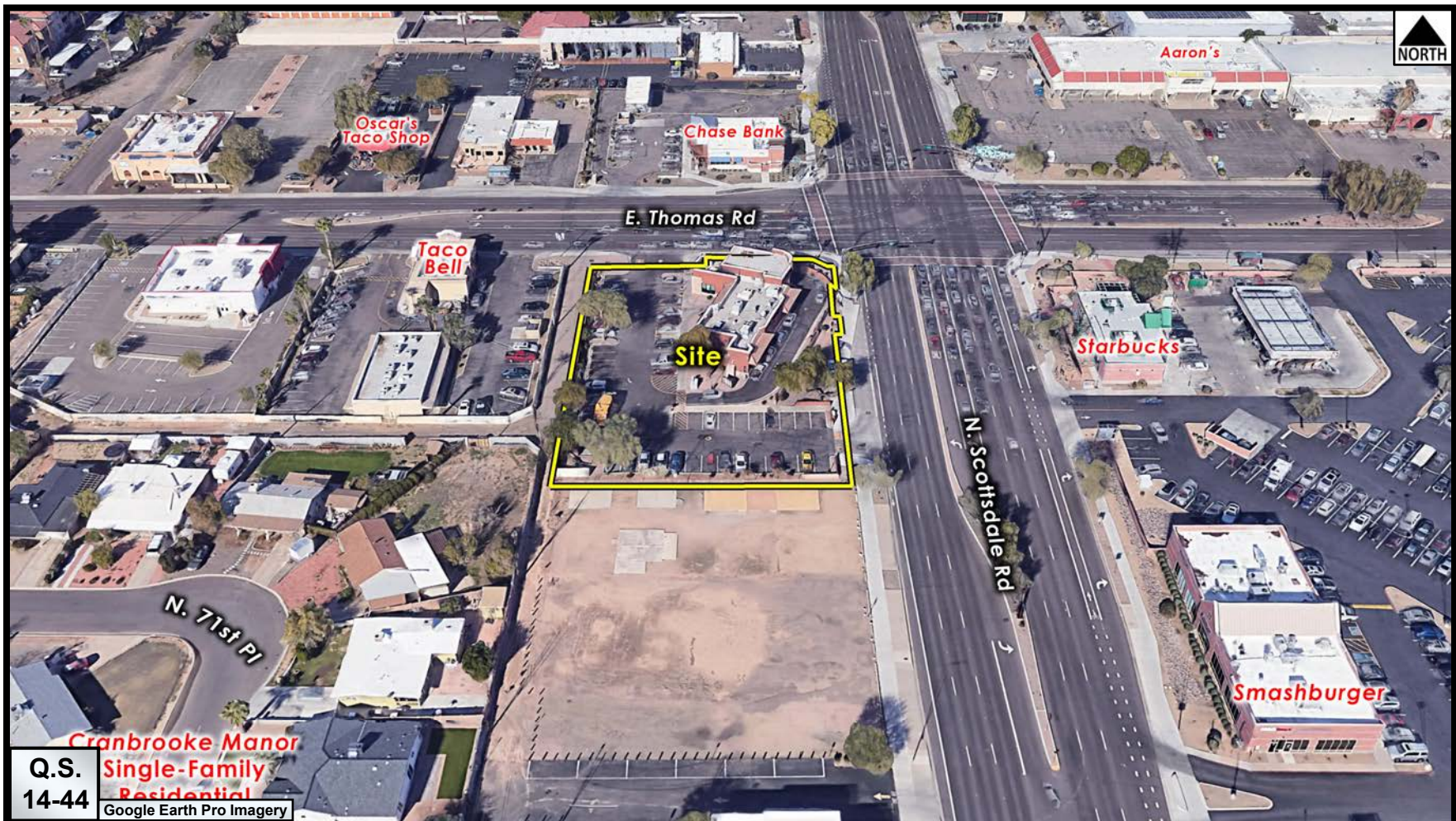
1. Context Aerial
2. Close-up Aerial
3. Site Plan
4. Open Space Plan
5. Landscape Plan
6. Building Elevations (black & white)
7. Building Elevations (color)
8. Perspectives
9. Materials and Colors Board
10. Electrical Site Plan
11. Exterior Photometrics Plan
12. Exterior Lighting Cutsheets
13. Applicant's Narrative
14. Development Review Board Criteria Analysis
15. Development Information
16. Stipulations / Zoning Ordinance Requirements
17. Zoning Map



Context Aerial

ATTACHMENT #1

21-DR-2020



Q.S.
14-44
Cranbrooke Manor
Single-Family
Residential
Google Earth Pro Imagery

Close-up Aerial

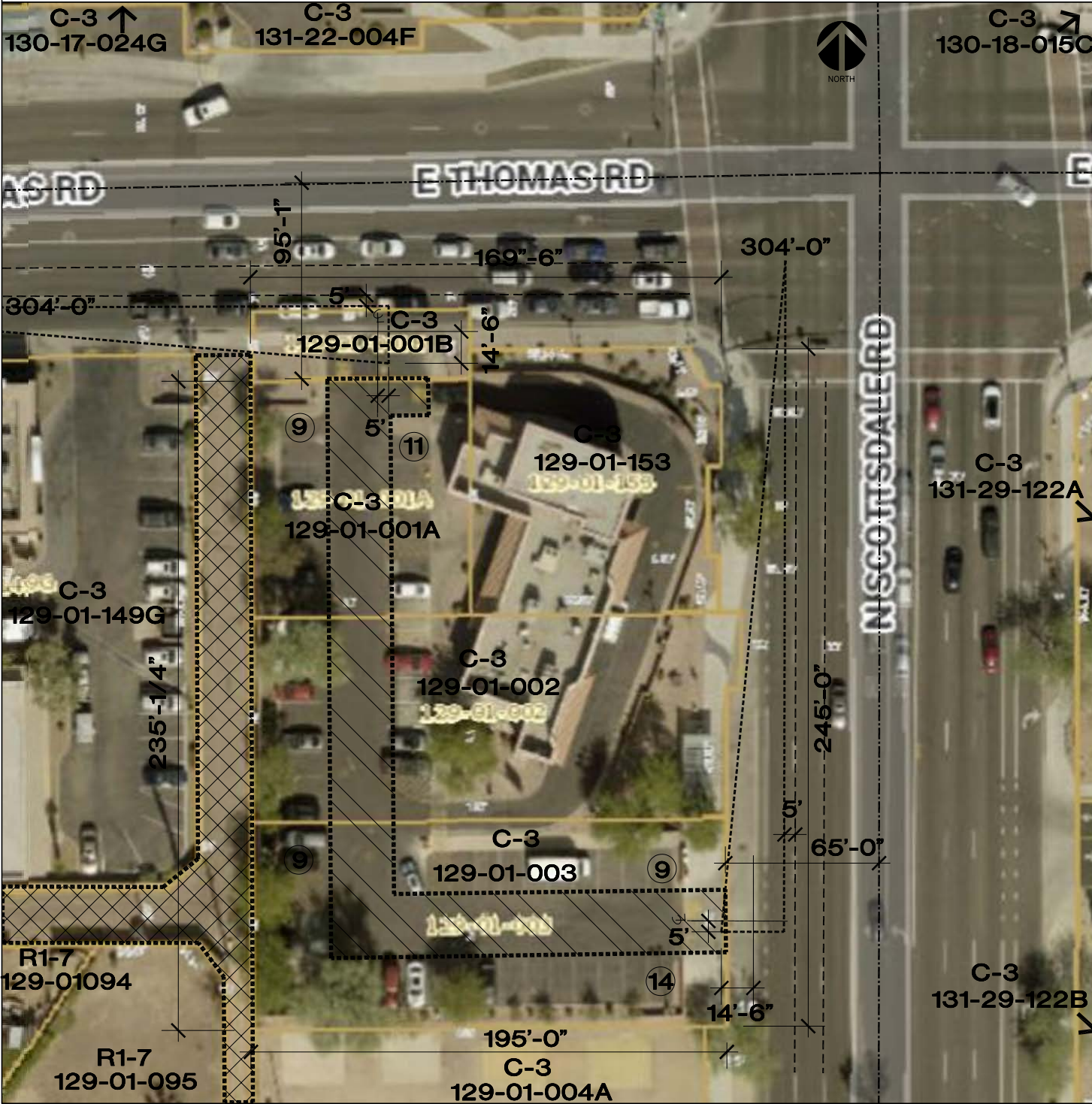
ATTACHMENT #2

21-DR-2020

McDonald's®

REMODEL
2882 N. SCOTTSDALE RD.
SCOTTSDALE, AZ. 85257
LC# 002-0269

REFERENCE EXISTING ZONING SITE PLAN SCALE: 1" = 30'-0" 0 15' 30' 60' 90' 8.5'



DRAWING INDEX		REV	2ND
		SUB	DRB
SP1	COVER SHEET	X	
SP2	SITE PLAN	X	
OSP	OPEN SPACE PLAN	X	
A1.0	FLOOR PLAN	X	
A2.0	ELEVATIONS	X	
A2.1	ELEVATIONS	X	
A2.2	ELEVATIONS	X	
A2.3	ELEVATIONS	X	
A2.0	COLOR ELEVATIONS	X	
A2.1	COLOR ELEVATIONS	X	
A2.2	COLOR ELEVATIONS	X	
A2.3	COLOR ELEVATIONS	X	
L.01	LANDSCAPE PLAN	X	
LTSP	LIGHTING SITE PLAN	X	
ES2.0	HORIZONTAL PHOTOMETRIC PLAN	X	
ES2.1	TRESPASS PHOTOMETRIC PLAN	X	
ES2.2	SECURITY PHOTOMETRIC PLAN	X	
ES3.0	ELECTRICAL CUT SHEETS	X	
PERSPECTIVE	PERSPECTIVE	X	
TOTAL SHEETS		19	

LEGEND	
-----	CENTER OF STREET
-----	LANE STRIPING
[Symbol]	VISION TRIANGLE FOR 3 LANES
[Symbol]	ACCESS DRIVE
[Symbol]	ALLEY

DESIGNER OF RECORD:
ARCHITECT:
KDF ARCHITECTURAL GROUP
300 W. CLARENDON AVE, SUITE 320
PHOENIX, ARIZONA 85012
CONTACT: DAN FILUK (602) 234-1868 FAX: (602)234-1413 LICENSE #25637
MECHANICAL/PLUMBING:
TIGLAS ENGINEERING ASSOC., INC
24820 N. 16TH AVE SUITE 170
PHOENIX, AZ 85085
CONTACT: JAIME E. TIGLAS
(602) 992-3900 FAX: (602) 992-1541
LICENSE #22956
STRUCTURAL ENGINEER:
CARUSO TURLEY SCOTT
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CONTACT: RICHARD DAHLMANN
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LICENSE #30044
ELECTRICAL ENGINEER:
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1140 W. HARWELL ROAD
GILBERT, AZ 85233
CONTACT: ARMANDO GARCIA
(480) 813-9000 FAX: (480) 813-9001
LICENSE #52649
CONSTRUCTION PROJECT MANAGER:
CONTACT: SCOTT AUDSLEY
MCDONALDS USA LLC.
4643 S. ULSTER ST. SUITE 1300
DENVER, CO. 80237
480-341-5344

2012 ROCKY MTN. REGION
CANOPY VERSION PARAPET OPTION

PROJECT DATA:
ADDRESS: 2882 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85257

ZONING: C-3 HIGHWAY COMMERCIAL DISTRICT

A.P.N.: 129-01-001A
129-01-002
129-01-003
129-01-153

OCCUPANCY: A-3/B RESTAURANT
WITH DRIVE-THRU

TYPE OF CONSTRUCTION: VB

BUILDING HEIGHT: 24'-0" EXISTING - NO CHANGE

SITE AREA: 40,997 S.F. (0.9412 ACRES) NET

OPEN SPACE: .10 X 40,997 = 4,100 S.F.
+ (.004 X 40,997)X (11') = 1,804 S.F.
TOTAL REQUIRED: 5,904 S.F.
TOTAL EXISTING: 10,149 S.F.
TOTAL PROPOSED: 9,637 S.F.
CHANGE -512 S.F.

BUILDING AREA: EXIST. DINING: 2,470 S.F.
+ EXIST. PLAY PLACE: 217 S.F.
+ EXIST. KITCHEN: 1,612 S.F.
+ EXIST. R.R. 351 S.F.
+ EXIST. FREEZER/COOLER 280 S.F.
TOTAL: 4,930 S.F.

TOTAL PARKING REQUIRED: 4,930 GROSS/ 120 S.F.= 42 P.S.
TOTAL EXISTING: 50 P.S. + 2 ADA ACCESSIBLE P.S.
TOTAL PROPOSED: 47 P.S. + 2 ADA ACCESSIBLE P.S.
TOTAL CHANGE: -3 P.S.

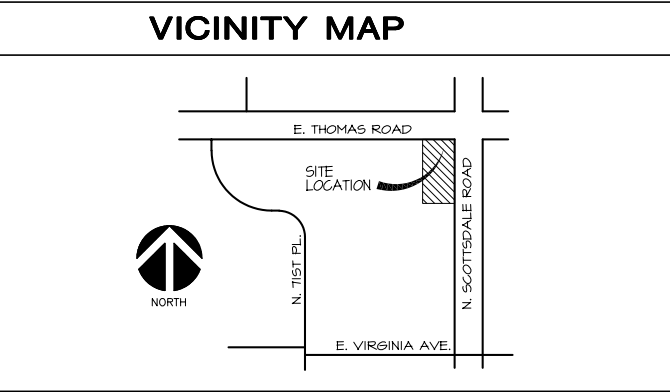
BICYCLE PARKING FOR EXISTING DEVELOPMENT:
= 1:10, IF PARKING REQUIRED IS >=40 P.S.
PROPOSED PARKING = 49 P.S. TOTAL = 5 B.P.S. REQ.

PROPOSED BICYCLE PARKING PROVIDED: 6 B.P.S.

VISION TRIANGLE FOR THREE LANE,
SINGLE UNIT LIGHT TRUCK,
DESIGN SPEED (45MPH POSTED+10MPH): 55MPH
UNOBSTRUCTED LENGTH REQ. & EXISTING: 466FT

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



BY

DESCRIPTION

DATE

REV

ARCHITECTURAL GROUP, LLC

800 W. Clarendon Avenue Suite 320 Phoenix, AZ 85013 P: 602.234.1868 F: 602.234.1413 KDF PROJECT NO. 13032

PREPARED BY:

DANIEL D. FILUK

25637

12/31/2020

ARIZONA, USA

TITLE

SHEET NO.

2018 MRP REMODEL, CORE 16 EXTERIOR

DESCRIPTION

EXISTING DOUBLE MANGARD/STUCCO EXT. - SERIES 2000 2X4 WOOD STUD WALLS, WOOD BEAMS & TRUSSES (SIDE TO SIDE)

SITE ID

2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ. 85257

02-0269

SP1

COVER SHEET

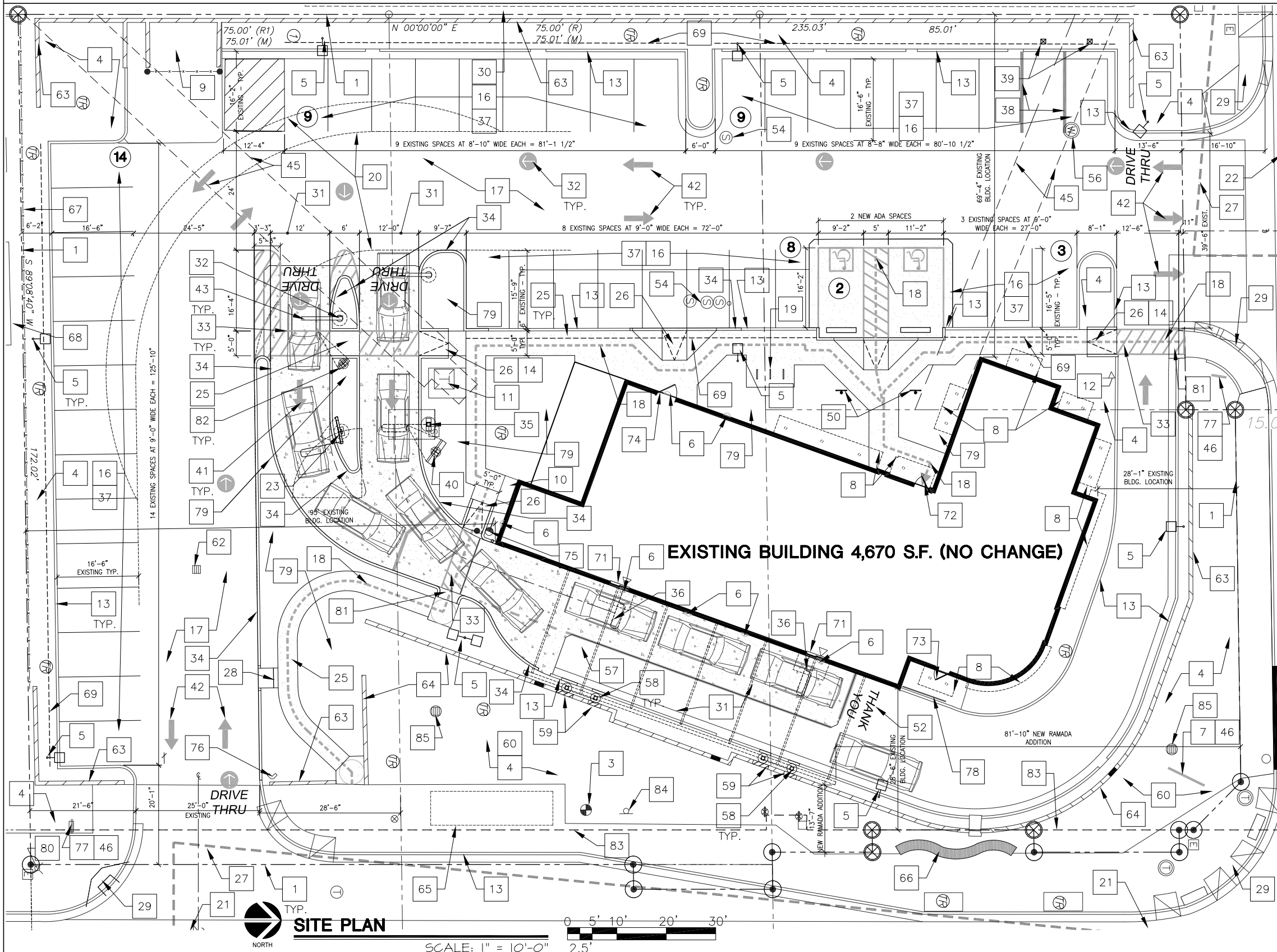
- 1 KEYNOTES**
1. PROPERTY LINE
 2. CONSTRUCTION AREA
 3. FIRE HYDRANT - E.T.R.
 4. LANDSCAPE - E.T.R.
 5. NEW POLE-MOUNTED SITE LIGHTING
 6. NEW DOWN LIGHT SCONCE LIGHT TYP.
 7. MONUMENT SIGN - E.T.R., PAINT TO MATCH BUILDING
 8. NEW CANOPY OR AWNING
 9. TRASH CORRAL - E.T.R. , PAINT TO MATCH BUILDING

10. SES LOCATION - E.T.R.
11. TRANSFORMER - E.T.R.
12. FLAG POLE - E.T.R.
13. CURB - E.T.R.
14. REMOVE EXISTING RAMP AND CURB
15. SIDEWALK - E.T.R.
16. PARKING - E.T.R. GC. TO RE-STRIPE
17. EXISTING ASPHALT PAVING: NEW SEAL & SLURRY, EXTENT PER ACM
18. ACCESSIBLE PATH OF TRAVEL
19. NEW BICYCLE RACK - GALVANIZED FINISH

20. FIRE LANE CLEARANCE
21. NORTH SCOTTSDALE ROAD
22. THOMAS ROAD
23. NEW COMBINATION MENU BOARD WITH CUSTOMER ASSISTANCE SIGNAGE
24. NOT USED
25. CONSTRUCT NEW S/W, 4" CONCRETE O/ 4" ABC
26. CONSTRUCT NEW CURB RAMP USE TRUNCATED DOMES AT BOTTOM OF RAMP.
27. 3 LANE VISION TRIANGLE, DESIGN SPEED 55. SEE SP1

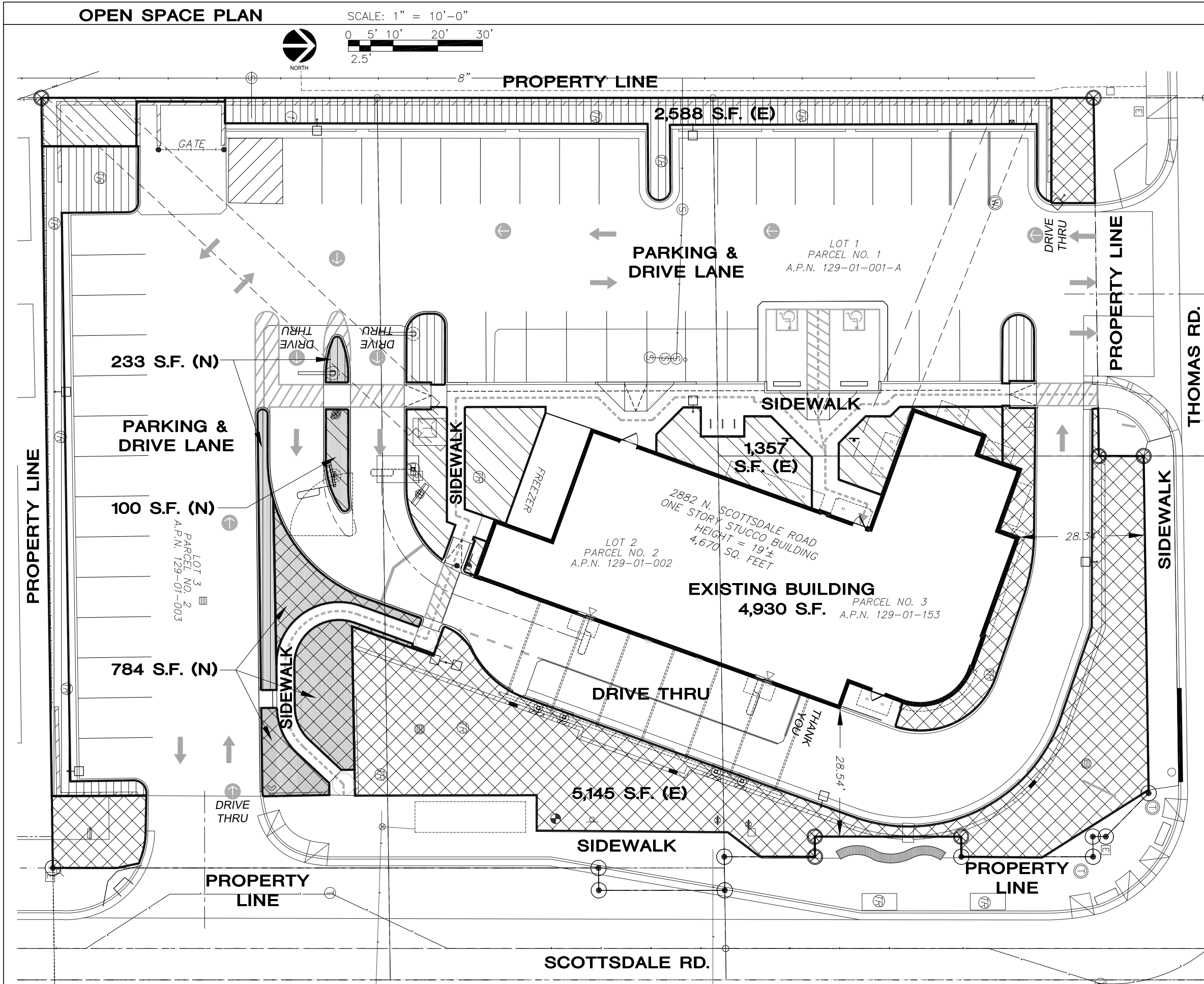
28. NEW CONCRETE STEPS
29. RAMP - E.T.R.
30. EXISTING 20'-0" WIDE ALLEY
31. DRIVE-THRU LAYOUT PER SBS DRIVE-THRU CONFIGURATION LAYOUT
32. NEW DIRECTIONAL SIGNAGE-PERMIT BY OTHERS
33. NEW CROSSWALK STRIPING. 4" WHITE STRIPES, DIAGONAL SPACING @ 2'-0"O.C.
34. NEW 6" CONCRETE CURB
35. NEW "ORDER HERE" CANOPY W/ CUSTOMER ASSISTANCE SIGNAGE

36. CONTRACTOR TO INSTALL NEW LOOP DETECTORS. VERIFY IF EXISTING.
37. NEW 4" PAINTED STRIPING (WHITE).
38. NEW 4" PAINTED STRIPING (YELLOW).
39. DESIGNATED "PLEASE PULL FORWARD" WAITING PARKING SPACES AND SIGNAGE FOR WAITING (ORDER SIGNAGE FROM APPROVED MCDONALD'S VENDORS)
40. NEW ORDER MENU BOARD UNDER SEPARATE PERMIT
41. NEW PAINTED DRIVE-THRU DIRECTIONAL ARROW STENCIL - YELLOW
42. NEW PAINTED PARKING DIRECTIONAL ARROWS - WHITE
43. NEW "MCDONALD'S GATEWAY"
44. NEW 8" PAINTED STRIPING (YELLOW) AT PULL FORWARD/PARK STALL.
45. EXISTING ELECTRICAL EASEMENT.
46. WALL AND STAND - PAINT TO MATCH BASE COLOR.
47. BOLLARD - E.T.R.
48. FIRE DEPARTMENT CONNECTION- E.T.R.
49. NOT USED
50. INSTALL NEW ACCESSIBLE PARKING SIGNAGE
51. NOT USED
52. NEW "THANK YOU" - COLOR: YELLOW
53. NOT USED
54. EXISTING GREASE INTERCEPTOR
55. NOT USED
56. EXISTING WATER METER
57. NEW FULL WIDTH DRIVE-THRU STEEL RAMADA OVER HEAD.
58. NEW COLUMN AND FOOTING FOR RAMADA
59. NEW SCREEN/RETAIN WALL TO MATCH EXISTING. PAINT TO MATCH NEW BUILDING COLORS
60. EXISTING RETENTION BASIN
61. NEW GUARD RAIL - PAINT: YELLOW
62. EXISTING PARKING LOT STORM DRAIN COVER WITH LINE TO TO ONSITE RETENTION BASIN
63. SITE SCREEN WALL - E.T.R.
64. SITE SCREEN AND RETENTION WALL - E.T.R.
65. EXISTING BUS STOP
66. EXISTING CONC BENCH - NOT IN SCOPE
67. WIRE FENCE - E.T.R.
68. EXISTING UNDEVELOPED LOTS
69. EXISTING 2' VEHICLE OVER HANG
70. NOT USED
71. DRIVE-THRU WINDOW - E.T.R.
72. NEW BUILDING ENTRANCE
73. BUILDING EXIT - E.T.R.
74. BUILDING SERVICE ENTRANCE - E.T.R.
75. NATURAL GAS METER - E.T.R.
76. FDC - E.T.R.
77. SITE DIRECTIONAL SHORT POLE SIGN - E.T.R.
78. GUARDRAIL - E.T.R. - PAINT TO MATCH BLDG. FAIRVIEW TAUPE
79. NEW LANDSCAPE - SEE LANDSCAPE PLAN
80. EXISTING LIGHT POLE AND FIXTURES TO REMAIN
81. TRUNCATED DOME WARNING
82. NEW PREVIEW MENU BOARD UNDER SEPARATE PERMIT
83. ROAD R.O.W. EASEMENT
84. CITY SIGNAGE NOT IN SCOPE OF WORK
85. RETENSION BASIN DRAIN GRATE

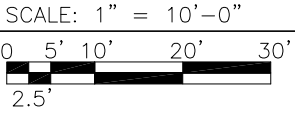


- GENERAL NOTE:**
1. FOR ALL LOT PARCELS AND APN NUMBERS - SEE SHEET SP1
 2. E.T.R. = E.T.R.

BY		DESCRIPTION	
DATE		REV	
ARCHITECTURAL GROUP, LLC		McDonald's USA, LLC	
900 W. Clarendon Avenue Suite 320 Phoenix, AZ 85013 P: 602.234.1888 F: 602.234.1813 KDF PROJECT NO. 18032		McDonald's USA, LLC	
DANIEL D. FILUK		McDonald's USA, LLC	
Arizona, USA		McDonald's USA, LLC	
Expires 12/31/20		McDonald's USA, LLC	
These drawings and specifications are the confidential and proprietary information of McDonald's USA, LLC. The contract documents were prepared for use on this specific site in conjunction with its issue date and are not to be used for any other project without the written consent of McDonald's USA, LLC. The contract documents for these drawings for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of these drawings for reuse on another project is not authorized.		McDonald's USA, LLC	
DRAWN BY		STD ISSUE DATE	
xx/xx/xx		REVIEWED BY	
DF		DATE ISSUED	
9/5/2018		McDonald's USA, LLC	
McDonald's RESTAURANT		2018 MRP REMODEL, CORE 16 EXTERIOR	
DESCRIPTION		EXISTING DOUBLE MANSARD/STUCCO EXT. - SERIES 2000	
2x6 WOOD STUD WALLS, WOOD BEAMS		SITE ADDRESS	
& TRUSS JOISTS (SIDE TO SIDE)		02-0269 2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85257	
SHEET NO.		SP2	
SITE PLAN		SITE PLAN	



OPEN SPACE PLAN



LEGEND

	EXISTING PARKING LOT LANDSCAPE OPEN SPACE:	2,355 S.F.
	NEW:	233 S.F.
	TOTAL:	2,588 S.F.
	EXISTING FRONTAL OPEN SPACE:	5,161 S.F.
	NEW:	784 S.F.
	TOTAL:	5,945 S.F.
	EXISTING OPEN SPACE OTHER THAN FRONTAL OPEN SPACE:	1,357 S.F.
	NEW:	100 S.F.
	TOTAL:	1,457 S.F.

OPEN SPACE CALCULATIONS

ADDRESS:
2882 N. SCOTTSDALE ROAD,
SCOTTSDALE, AZ 85257

ZONING:
C-3 HIGHWAY
COMMERCIAL DISTRICT

A.P.N.:
129-01-001A
129-01-002
129-01-003
129-01-153

BUILDING HEIGHT: 24'-0"
EXISTING - NO CHANGE

SITE AREA: 40,997 S.F. NET
(0.9412 ACRES)

REQUIRED OPEN SPACE:
-FIRST 12' OF HEIGHT =
10% X NET LOT AREA/
10% X 40,997
=4,100 S.F.

-NEXT 11' OF HEIGHT =
11' X .004 X 40,997 S.F.
=1,804 S.F.

OPEN SPACE REQUIRED:
(NOT INCLUDING PARKING LOT
LANDSCAPING)
4,100 + 1,804 = 5,904 S.F.
=(14.4% OF NET AREA)

OPEN SPACE PROVIDED
(EXISTING / NEW):
=7,402 S.F.
=(18.1% OF NET AREA)

PARKING LOT LANDSCAPING
REQUIRED:
(PARKING LOT AREA X 15%)
15,221 X 15%
= 2,284 S.F.

PARKING LOT LANDSCAPING
PROVIDED (EXISTING / NEW):
= 2,588 S.F.

TOTAL OPEN SPACE REQUIRED
W- PARKING LANDSCAPE:
8,188 S.F.

TOTAL PROVIDED: 9,990 S.F.

ARCHITECTURAL
GROUP, LLC
800 W. Camelback Road
Suite 300
Phoenix, AZ 85013
Tel: 602.234.1800
Fax: 602.234.1813
KSP PROJECT NO. 15032

PREPARED BY:
McDonald's USA, LLC

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DRAWN BY CRW	STD. ISSUE DATE xx/xx/xx	REVIEWED BY DF	DATE ISSUED 9/5/2018
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TITLE
MCDONALD'S RESTAURANT
2018 MRP REMODEL, CORE 16 EXTERIOR

DESCRIPTION
EXISTING DOUBLE MANSARD/STUCCO EXT. - SERIES 2000
2X6 WOOD STUD WALLS, WOOD BEAMS
& TRUSSES (GIRTS SIDE TO SIDE)

SITE ADDRESS
2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85257

SHEET NO.
OSP
OPEN SPACE PLAN

MCDONALDS - SCOTTSDALE & THOMAS

project consultants

owner:
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IRVINE, CA. 92612
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PHONE: 480.341.5344
EMAIL: Scott.Audsley@us.mcd.com

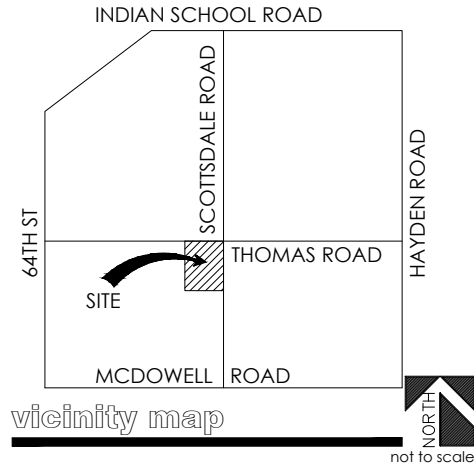
landscape architect:
DESIGN ETHIC, LLC
7525 EAST 6TH AVENUE
SCOTTSDALE, ARIZONA 85251
PROJECT CONTACT: BRANDON PAUL
PHONE: 480.225.7077
EMAIL: Scott.bpaul@designethic.net

civil engineering:
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6370 E. THOMAS RD #200
SCOTTSDALE, AZ 85251
PROJECT CONTACT: MATT MANCINI
PHONE: 602.334.4387
EMAIL: matt@3engineering.com

architecture:
KDF ARCHITECTURAL GROUP
300 W. CLAREDON AVE #300
PHOENIX, ARIZONA 85013
PROJECT CONTACT: DAN FILUK
PHONE: 602.234.1868

sheet index

SHEET	TITLE
L.01	COVER SHEET
L.02	PLANTING PLAN

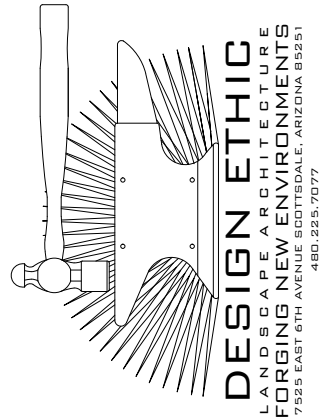


existing landscape & irrigation notes

1. SITE VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION WITHIN 24 HOURS OF THE OBSERVATION.
2. CONTRACTOR TO INSPECT EXISTING IRRIGATION SYSTEM AND VERIFY THAT THE SYSTEM IS WORKING PROPERLY.
3. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE(S) THAT DIE DUE TO: LACK OF WATER, LACK OF MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY A SIMILAR SPECIES OF TREE, (MINIMUM 48" BOX) AT NO ADDITIONAL COST TO OWNER. PALMS THAT DIE SHALL BE BE REPLACED WITH LIKE TYPE: HEIGHT AND SIZE. ALL SHRUBS AND GROUNDCOVER SHALL BE REPLACED WITH 5 GALLON PLANTS.
4. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPAIRED WITH SOD IN TURF AREAS AND NEW DECOMPOSED GRANITE MATCHING EXISTING. BLEND ALL DISTURBED AREAS WITH UNDISTURBED SO THERE IS A SMOOTH TRANSITION BETWEEN ALL EDGES. REPLACE ALL DISTURBED, BROKEN OR DAMAGED HEADERS WITH MATCHING TYPE.
5. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UN-INTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; HAND WATERING, TEMPORARY ABOVE GROUND IRRIGATION, EXISTING SYSTEM ,ETC.
6. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. ALL EQUIPMENT SUCH AS MAINLINE, WIRES, LATERAL HEADS AND ETC. SHALL BE REPAIRED AND REPLACED TO MAINTAIN CONTINUOUS WATER.
7. PROVIDE NEW SCHEDULE 40 SLEEVES AT ALL NEW DRIVES. (SEE SLEEVE SCHEDULE FOR SIZE.) ANY EXISTING IRRIGATION SYSTEM IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND GUARANTEE 100% COVERAGE.
8. EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT INSTRUCTIONS.
9. ALL EXISTING SHRUBS WITHIN THE SIGHT DISTANCE LINES AND SIGHT VISIBILITY TRIANGLES SHALL BE SELECTIVELY PRUNED SO THAT THEY DO NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES.
10. ALL EXISTING TREES SHALL BE TRIMMED TO MAINTAIN A CLEAR A MINIMUM CANOPY HEIGHT OF 7 FEET.

city of scottsdale notes:

1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7' IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



MCDONALDS
2882 N SCOTTSDALE RD
SCOTTSDALE, AZ 85257

COVER SHEET

PROJECT:

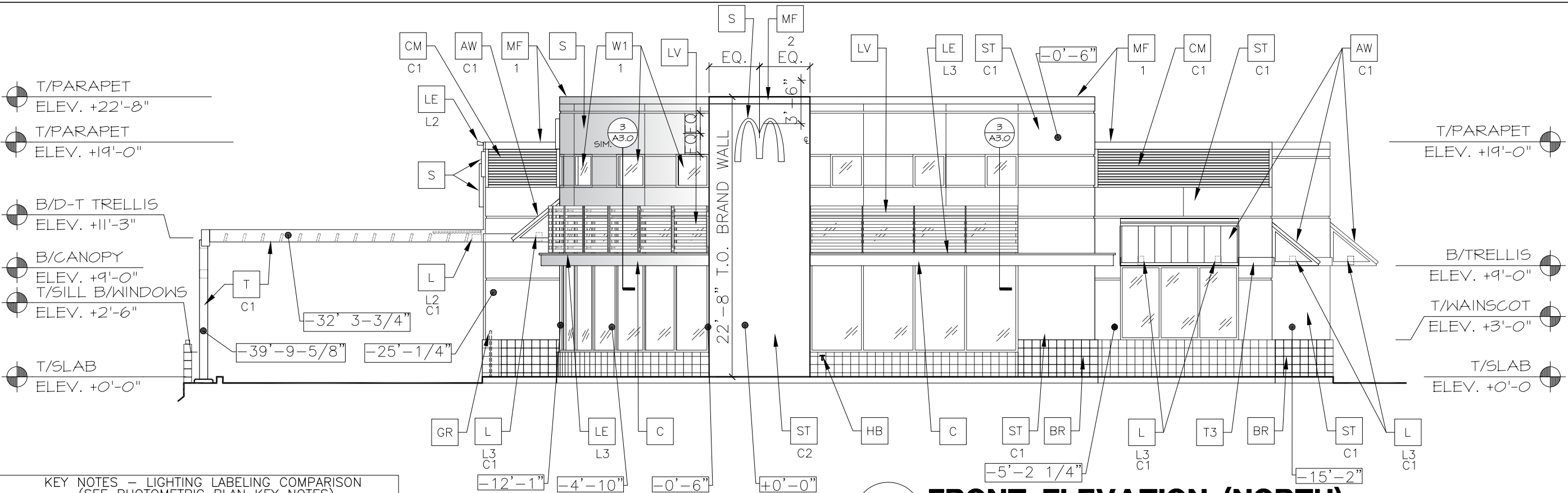
SHEET TITLE:

JOB NO: 20-045
DATE: 09.30.2020
DRAWN BY: BTP
SUBMITTED: -
SET:

SHEET

L.01 of L.02

L.02 of L.02



KEY NOTES - LIGHTING LABELING COMPARISON (SEE PHOTOMETRIC PLAN KEY NOTES)		
PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE
LABELING	FIXTURE TYPE	
C	LB6LEDA10L30-30K9WW-SA/DBXQL	L L3 C1
R	CDL4 7L30KAWH	L L3 C2
S1H	RWSC-36L-3K-DO-U-PS	L L2 C1

PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE	PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE
LABELING	FIXTURE TYPE		LABELING	FIXTURE TYPE	
ICL (BY OTHERS)	GEMXH71-W1	LE L3	E EB	RAR2-320L-140-3K7-4W RAR2-320L-140-3K7-4-BC	LS L1
OPC	LCG-CP-45W-U-30K-XX-D1	LS L2			

KEY NOTES - COLOR SCHEME: 'CRAFTSMAN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

BR SPLITFACE MASONRY TO MATCH EXISTING PAINTED -COLOR: FAIRVIEW TAUPE BM# HC-85	GR GUARDRAIL - PAINT TO MATCH BUILDING	AW AWNING XX COLOR: C1 = CITYSCAPE	S McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.	T2 ALUMINUM TRELLIS TIE-BACK SYSTEM XX COLOR: C3 = CHARCOAL
C ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE	L LIGHT FIXTURE - SEE ELECTRICAL -TYPE: L1 = UP AND DOWN SCENCE L2 = DOWN ONLY SCENCE L3 = RECESSED DOWN FIXTURE COLOR: C1 = SILVER C2 = IRON MOUNTAIN C3 = GOLD	DE DECAL BY GRAPHICS SUPPLIER. SURFACE APPLIED, FIELD INSTALLED, PRE-CUT, PRE-SPACED. SUPPLIERS: VOMELA (865) 330-7337 ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600 mcdonaldsdecor@gfxi.com	SS DIAMOND PLATE METAL PANEL X - EXISTING TO REMAIN	T3 ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
CJ CONTROL JOINT X -TYPE: 1 = MATCHING SPACING OF EXISTING STUCCO BELOW OR SPACE PER MFR'S RECOMMENDATIONS	LE ACCENT LIGHTING - SEE ELECTRICAL XX -LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE	MS EXISTING MECHANICAL SCREEN	ST STUCCO EXTERIOR FINISH TO MATCH EXISTING XX -TYPE: (COLOR-SEE COLOR LEGEND) C1 = FAIRVIEW TAUPE BM# HC-85 C2 = IRON MOUNTAIN BM# 2134-30	W1 NEW STOREFRONT AND GLAZING X - 1 = NEW STOREFRONT AND GLAZING - TO MATCH EXISTING - SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN 3 = NEW SPANDREL GLASS T = TEMPERED GLASS
CM CORRUGATED METAL XX -COLOR: C1 = CITYSCAPE CORRUGATED METAL PANEL - SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS.	LV METAL LOUVER PANEL BY TRELLIS VENDOR COLOR: CITYSCAPE	P PAINT TO MATCH BUILDING	T STEEL DRIVE-THRU CANOPY XX -COLOR: C1 = IRONMOUNTAIN BM# 2134-30	W2 EXISTING STOREFRONT AND GLAZING
D HOLLOW METAL DOOR - PAINT TO MATCH COLOR OF SURROUNDING MATERIAL	MF METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2 X -TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA	PB PIPE BOLLARD - PAINTED YELLOW	T1 ALUMINUM TRELLIS SYSTEM XX -COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD	HB HOSE BIBB
		PT PASS-THRU COIN COLLECTOR - OPTIONAL (RMHC)		RD EXISTING ROOF DRAIN
		RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL		RS EXISTING ROOF SCUPPER

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KDF PROJECT NO. 15032

PREPARED BY: [Signature]
EXPIRES 12/31/20

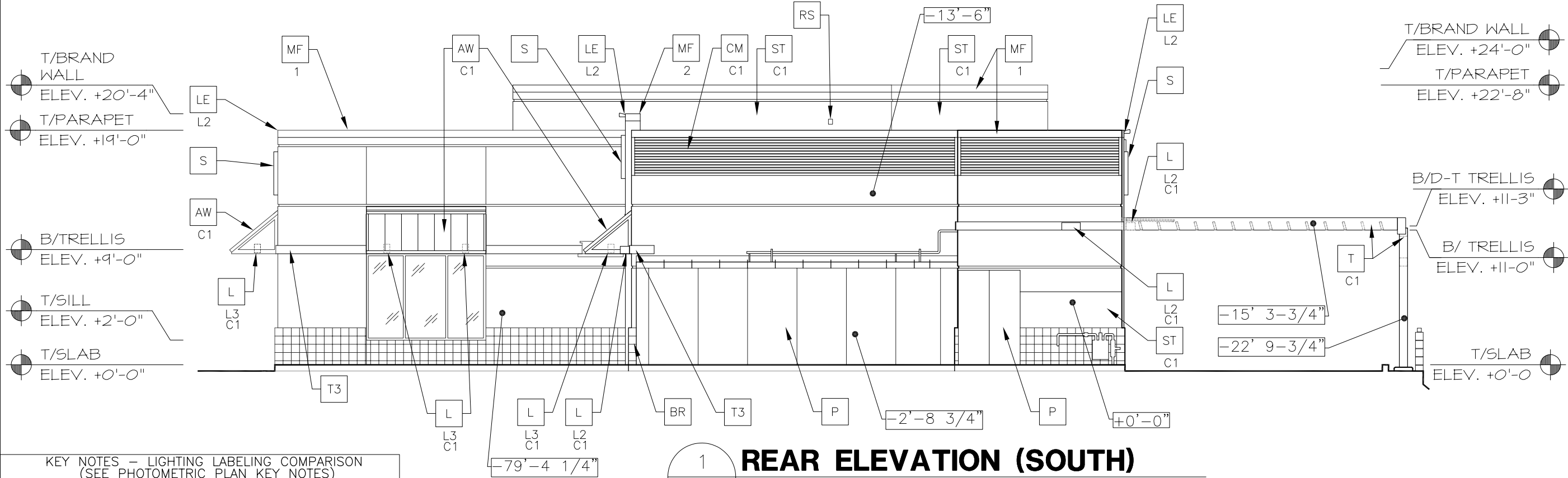
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PREPARED FOR: McDonald's USA, LLC
DRAWN BY: [Signature]
STD ISSUE DATE: xx/xx/xx
REVIEWED BY: DF
DATE ISSUED: 9/5/2018
DESCRIPTION: 2018 MRP REMODEL, CORE 16 EXTERIOR
EXISTING DOUBLE MANSARD/STUCCO EXT. - SERIES 2000
2X6 WOOD STUD WALLS, WOOD BEAMS
& TRUSS (GIRTS SIDE TO SIDE)
SITE ADDRESS: 2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85257
SHEET NO. 02-2269

TITLE: McDONALD'S RESTAURANT
2018 MRP REMODEL, CORE 16 EXTERIOR
SHEET NO. 02-2269

A2.1
ELEVATIONS

FSM
BY
DESCRIPTION
DATE
REV



KEY NOTES – LIGHTING LABELING COMPARISON (SEE PHOTOMETRIC PLAN KEY NOTES)		
PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE
LABELING	FIXTURE TYPE	
C	LB6LEDA10L30–30K9WW–SA/DBXQL	L L3 C1 L3 C3
R	CDL4 7L30KAWH	L L3 C2
S1H	RWSC–36L–3K–DO–U–PS	L L2 C1

PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE	PHOTOMETRIC LABELING		ARCHITECTURAL KEYNOTE
LABELING	FIXTURE TYPE		LABELING	FIXTURE TYPE	
ICL (BY OTHERS)	GEMXH71–W1	LE L3	E	RAR2–320L–140–3K7–4W	LS L1
EB	RAR2–320L–140–3K7–4–BC				
OPC	LCG–CP–45W–U–30K–XX–D1	LS L2			

KEY NOTES – COLOR SCHEME: 'CRAFTSMAN' SCHEME
(SEE ELEVATION KEYNOTES FOR MATERIALS AND COLOR SPECIFICATIONS)

BR	SPLITFACE MASONRY TO MATCH EXISTING PAINTED -COLOR: FAIRVIEW TAUPE BM# HC-85	GR	GUARDRAIL – PAINT TO MATCH BUILDING	AW	AWNING XX COLOR: C1 = CITYSCAPE	S	MCDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT. SEE SIGNAGE SUPPORT NOTE ON THIS SHEET.	T2	ALUMINUM TRELLIS TIE-BACK SYSTEM XX COLOR: C3 = CHARCOAL
C	ALUMINUM CANOPY FASCIA SYSTEM COLOR: WHITE	L	LIGHT FIXTURE – SEE ELECTRICAL -TYPE: L1 = UP AND DOWN SCONCE L2 = DOWN ONLY SCONCE L3 = RECESSED DOWN FIXTURE COLOR: C1 = SILVER C2 = IRON MOUNTAIN C3 = GOLD	DE	DECAL BY GRAPHICS SUPPLIER. SURFACE APPLIED, FIELD INSTALLED, PRE-CUT, PRE-SPACED. SUPPLIERS: VOMELA (865) 330-7337 ann.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600 mcdonaldsdecor@gfxi.com	SS	DIAMOND PLATE METAL PANEL X - EXISTING TO REMAIN	T3	ALUMINUM TRELLIS 2" x 8" WALL FASCIA SYSTEM COLOR: CITYSCAPE
CJ	CONTROL JOINT X -TYPE: 1 = MATCHING SPACING OF EXISTING STUCCO BELOW OR SPACE PER MFR'S RECOMMENDATIONS	LE	ACCENT LIGHTING – SEE ELECTRICAL XX -LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE	MS	EXISTING MECHANICAL SCREEN	ST	STUCCO EXTERIOR FINISH TO MATCH EXISTING XX -TYPE: (COLOR-SEE COLOR LEGEND) C1 = FAIRVIEW TAUPE BM# HC-85 C2 = IRON MOUNTAIN BM# 2134-30	W1	NEW STOREFRONT AND GLAZING X - 1 = NEW STOREFRONT AND GLAZING – TO MATCH EXISTING – SEE ASSEMBLY NOTES 2 = EXISTING WINDOW TO REMAIN 3 = NEW SPANDREL GLASS T = TEMPERED GLASS
CM	CORRUGATED METAL XX -COLOR: C1 = CITYSCAPE CORRUGATED METAL PANEL – SEE ASSEMBLY NOTES ON A5.0 FOR ADDITIONAL SPECIFICATIONS.	LV	METAL LOUVER PANEL BY TRELLIS VENDOR COLOR: CITYSCAPE	P	PAINT TO MATCH BUILDING	T	STEEL DRIVE-THRU CANOPY XX -COLOR: C1 = IRONMOUNTAIN BM# 2134-30	W2	EXISTING STOREFRONT AND GLAZING
D	HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL	MF	METAL FASCIA (COLOR: CITYSCAPE) SEE 4/A3.2 X -TYPE: 1 = PRE-FAB ANCHOR-TITE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA	PB	PIPE BOLLARD – PAINTED YELLOW	T1	ALUMINUM TRELLIS SYSTEM XX -COLOR: C1 = CITYSCAPE C2 = WHITE C3 = CHARCOAL C4 = GOLD	HB	HOSE BIBB
				PT	PASS-THRU COIN COLLECTOR – OPTIONAL (RMHC)			RD	EXISTING ROOF DRAIN
				RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL			RS	EXISTING ROOF SCUPPER

ARCHITECTURAL GROUP, LLC

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KDF PROJECT NO. 18032

PREPARED BY:

McDonald's USA, LLC

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EXP. DATE: 12/31/20

PREPARED FOR:

MCDONALD'S RESTAURANT

2018 MRP REMODEL, CORE 16 EXTERIOR

DESCRIPTION: EXISTING DOUBLE WINGARD/STUCCO EXT. - SERIES 2000 2X6 WOOD STUD WALLS, WOOD BEAMS & TRUSS JOISTS (SIDE TO SIDE)

SHEET NO. 02-0269

SITE ADDRESS 2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85257

DRAWN BY:

STD ISSUE DATE: xx/xx/xx

REVIEWED BY: DP

DATE ISSUED: 9/5/2016

TITLE

SHEET NO.

A2.3

ELEVATIONS



 **McDonald's**

PERSPECTIVE

2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ. 85257

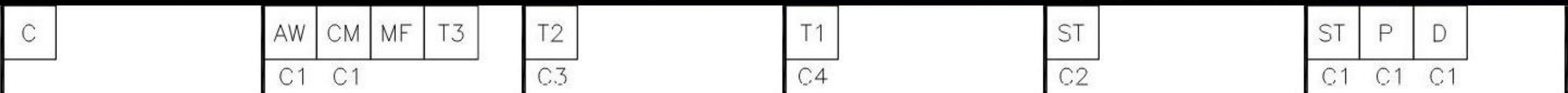
L/C: 02-0269



BUILDING MATERIALS

2882 N SCOTTSDALE RD. SCOTTSDALE, AZ. 85257

LOC - 02-0269



"CITYSCAPE"
ALL-LITE
-AWNINGS
-CORRUGATED METAL
-METAL FACIA
-METAL TRELLIS

"CHARCOAL"
ALL-LITE
-METAL TIE-BACKS

"GOLD"
ALL-LITE
-METAL TRELLIS
UNDERScore

"IRON MOUNTAIN"
#2134-30
BENJAMIN MOORE
-STUCCO

"FAIRVIEW TAUPE"
#HC-85
BENJAMIN MOORE
-STUCCO
-PAINTED METAL & CMU
-PAINTED DOOR



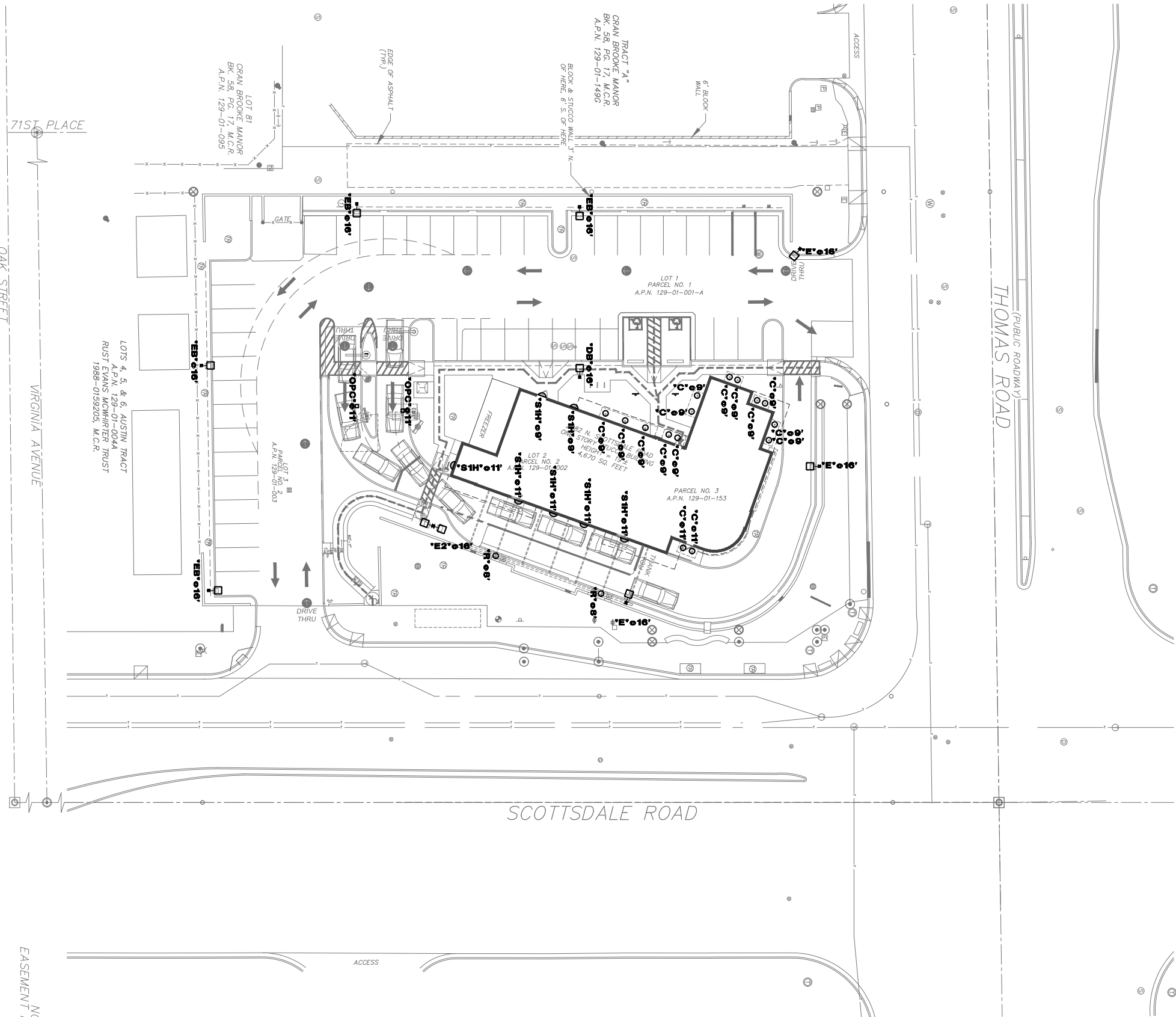
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O: 602.234.1868

21-DR-2020
7/07/2020

KIDF PROJECT #18032
DATE: 05/01/2020

1. PROVIDE 90-MINUTE EMERGENCY BATTERY BACK-UP FOR ALL EMERGENCY FIXTURES. SEE SCHEDULE BELOW FOR SPECIFICATIONS AND LUMEN REQUIREMENTS.
2. MODULAR WIRING SYSTEM FOR LIGHT FIXTURES IS AN ACCEPTABLE ALTERNATE.
3. BASE BID FOR LUMINAIRES SHALL BE BASED ON MANUFACTURERS LISTED IN CONTRACT DOCUMENTS. UPON AWARD, THE PROJECT ARCHITECT/CONSULTANT CONTRACTOR SHALL BE SUBMITTED WITH WRITTEN OWNER APPROVAL & AN ITEMIZED DEDUCT TO BASE BID.
4. ALTERNATE FIXTURE SELECTIONS MAY REQUIRE ADDITIONAL TIME FOR SUBMITTAL REVIEW AND ENGINEERING DESIGN CHANGES. TO BE SUBMITTED TO SUPERVISOR.
5. PROVIDE MINIMUM 10 MINUTE TIME DELAY ON EMERGENCY FIXTURES WHEN HID AREA LIGHTING IS USED.

MARK	MANUFACTURER MODEL NUMBER	VOLTS	LAMPS CRI/CCT INPUT WATTS	REMARKS/MOUNTING
R	PRESCOLITE CDL4 7L30CAWH	MVOLT	LED 8.7 WATTS	DOWNLIGHT FIXTURE
C	SECURITY LIGHTING LB6LED1A10L30K9WW SA/DBXLQ	MVOLT	LED 11.9 WATTS	DOWNLIGHT FIXTURE
DB	HUBBELL RAR2-320L-140 3K7-2-BC	MVOLT	LED 133.0 WATTS	SITE POLE LIGHT, SINGLE HEAD, DIMMABLE, TYPE II DISTRIBUTION, WITH BACKLIGHT CONTROL.
E	HUBBELL RAR2-320L-140 3K7-4W	MVOLT	LED 133.2 WATTS	POLE LIGHT SITE LUMINAIRE, SINGLE HEAD, DIMMABLE, TYPE IV WIDE DISTRIBUTION.
EB	HUBBELL RAR2-320L-140 3K7-4-BC	MVOLT	LED 133 WATTS	SITE POLE LIGHT, SINGLE HEAD, DIMMABLE, TYPE IV DISTRIBUTION, WITH BACKLIGHT CONTROL.
E2	HUBBELL RAR2-320L-140 3K7-4-W	MVOLT	LED 133.2 WATTS	POLE LIGHT SITE LUMINAIRE, DOUBLE HEAD BACK TO BACK, DIMMABLE, TYPE IV WIDE DISTRIBUTION.
OPC	SLOAN LCOP-36L-PSW- U-30K-XX-D1	MVOLT	LED 45.0 WATTS	SURFACE MOUNTED CANOPY LIGHT
S1H	HUBBELL RWSC-36L-3K- DO-U-PS	MVOLT	LED 14.4 WATTS	RADIUS LED WALL SCONCE

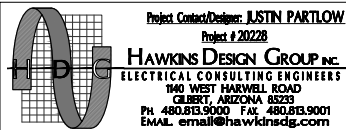


1

SCALE: 1" = 20'-0"

DESIGN CODES
IECC, 2018 NEC, 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.

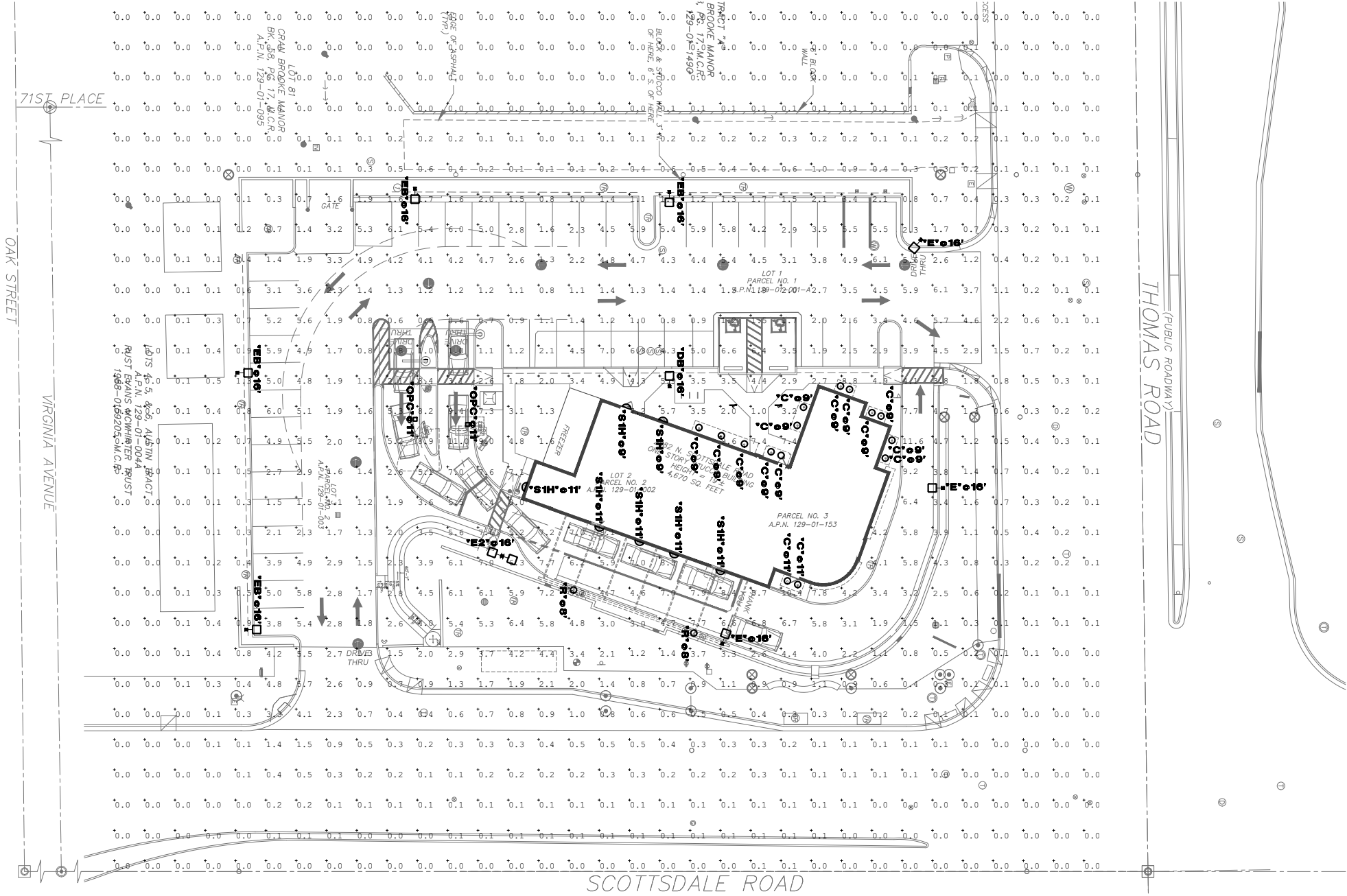


IF DRAWING IS NOT PLOTTED AT osmode THEY ARE NOT FULL SIZE

[illegible]

Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
○	2	R	SINGLE	0.900	CDL4 7L30KAWH	8.7		8	
○	15	C	SINGLE	0.900	LB6LEDA10L30K9WW SA / DBXQL	11.9		9 & 11	
■	1	DB	SINGLE	0.900	RAR-2-320L-140-3K7-2-BC	133	.55	16	SES-14-40-1-GL-TA-xx (4")
■	3	E	SINGLE	0.900	RAR2-320L-140-3K7-4W	133.2	.55	16	SES-14-40-1-GL-TA-xx (4")
■	4	EB	SINGLE	0.900	RAR-2-320L-140-3K7-4-BC	133	.55	16	SES-14-40-1-GL-TA-xx (4")
□	1	E2@180	BACK-BACK	0.900	RAR2-320L-140-3K7-4W	133.2	1.1	16	SES-14-40-1-GL-TA-xx (4")
□	2	OPC	SINGLE	0.900	LCG-CP-45W-U-30K-XX-D1	45		9	
⬮	7	SIH	SINGLE	0.900	RWSC-36L-3K-DO-U-PS	14.4		9 & 11	

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
OVERALL SITE	Illuminance	Fc	1.48	11.6	0.0	N.A.
PAVED SURFACE READINGS	Illuminance	Fc	3.78	10.0	0.6	6.30



1 **ELECTRIAL PHOTOMETRICES PLAN**
SCALE: 1" = 20'-0"

**PRELIMINARY
NOT FOR CONSTRUCTION**

DESIGN CODES
IECC: 2018 NEC: 2017

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ELECTRICAL CONSULTING ENGINEERS
140 WEST HARVEY ROAD
CHRYST, ARIZONA 85223
Ph 480.813.9000 Fax 480.813.9001
Email email@hawkinsdg.com

Project Contact/Designer: **JUSTIN PARTLOW**
Project # **20228**

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KDF PROJECT NO. 18032

PRELIMINARY NOT FOR CONSTRUCTION
Expires: XX/XX/XX

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DRAWN BY	STD ISSUE DATE	REVIEWED BY	DATE ISSUED
xx/xx/xx	xx/xx/xx	DF	9/5/2018

TITLE	SITE ADDRESS
MCDONALD'S RESTAURANT	2882 N. SCOTTSDALE RD. SCOTTSDALE, AZ 85257
2018 MRP REMODEL, CORE 16 EXTERIOR	
DESCRIPTION	
EXISTING DOUBLE MANSARD/STUCCO EXT. - SERIES 2000	
2X6 WOOD STUD WALLS, WOOD BEAMS	
& TRUSS JOISTS (SIDE TO SIDE)	
SHEET NO.	DR2.0
ELEC. PHOTOMETRICS	

FIXTURE TYPE 'A'

CDL

4", 5" or 6" Recessed LED Downlight

DESCRIPTION

The CDL4 and CDL6 are recessed downlights designed for new construction or retrofit applications. Each downlight is offered in 3000K color temperature, with a CRI of 90 for exceptional color rendering. The dimming range is from 100 - 10%. The CDL series is designed to meet Energy Star and California Title 24 standards for residential and non-residential applications.

FEATURES

- Highly reflective matte white finish with baffle
- 3000K color temperature LED
- 90 CRI
- 120V
- Dimming range from 100% through 10%
- Wet Location rated
- Title 24
- Lighting Facts Listed
- Energy Star® Qualified

CDL4

CDL6

APPLICATION

The CDL Series is designed to be a cost competitive downlight for retrofit or new construction applications. The CDL6 has a telescoping retention bracket that allows it to be used in both 5" and 6" recessed housings. The CDL4 is designed to fit into 4" recessed housings.

STANDARDS, CERTIFICATIONS & COMPLIANCE

California Title 24 residential and non-residential
UL Listed to UL 1598
Energy Star® Qualified

WARRANTY

5 year limited warranty

Single Carton Weight CDL4: 52 lbs.

Single Carton Weight CDL6: 86 lbs.

Master Carton Weight: 8 each

Note:

Photometric files available for download at www.hubbellighting.com

ORDERING GUIDE

Catalog Number	Description
CDL4-7L30KA WH	4" Downlight, 700 Lumen, 3000K, 90 CRI, White
CDL6-8L30KA WH	5" or 6" Downlight, 800 Lumen, 3000K, 90 CRI, White

DIMENSIONS

Technical drawings of CDL4 and CDL6 downlights. The CDL4 drawing shows a top view with a diameter of 4.13" and a side view with a height of 2.34" and a mounting hole diameter of 2.4" (16.93mm). The CDL6 drawing shows a top view with a diameter of 6.13" and a side view with a height of 2.34" and a mounting hole diameter of 2.4" (16.93mm).

ELECTRICAL DATA	4"	5" & 6"
Input Voltage	120V AC	120V AC
Input Frequency	50/60 Hz	50/60 Hz
Input Current	0.08A	0.08A
Input Power	8.7W	10.0W
Power Factor	>0.90	>0.90
THD	<20%	<20%
EMI Filtering	FCC-4FCR	FCC-4FCR
Part 15, Class B	Part 15, Class B	Part 15, Class B
Operating Temperature	32°C to 40° C	-30°C to 40° C
Dimming	Yes	Yes

Over-voltage, over-current, short circuit protected

*See Dimming Notes for more information

www.rescolite.com • Tech Support: 888-777-4832
 701 Millennium Blvd. • Greenville, SC 29607 U.S.A.
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HUBBELL
Lighting

001060 8/17

[illegible]

FIXTURE TYPE "A"

SurfLite 1

LED surface mounted canopy light
LCG-CP

- Tier 1 LED's for high efficacy and long life
- Die cast aluminum housing for excellent cooling and durability
- Superior optic design for low glare and even light distribution
- Slim design fits more applications with low overhead clearance
- Easy to install with J-Box mounting plate
- Screw out plugs on three sides for conduit wiring
- Threaded boss on back allows for pendant tube mounting
- 1-10 V dimming standard

Specifications

Electrical

Input voltage _____ 100-277 VAC, 50-60 Hz

Wattage	Lumens	Efficacy
35 W*	4,600	131 lm/W
40 W*	5,400	135 lm/W
65 W*	8,450	130 lm/W

Data based on 3000 K model.

Power factor _____ >0.95

Lighting

Beam angle _____ 159°

Color temperature (CCT) _____ 3000 K, 4000 K, 5000 K

Color rendering (CRI) _____ >70

Performance

Operating temperature _____ 30°C to +45°C

Ingress protection _____ IP65

UL location rating _____ Suitable for wet locations

Life rating _____ >50,000 hours

_____ at maximum operating conditions

Dimming _____ 1-10 VDC control on power supply

Construction

Body _____ Die cast aluminum and polycarbonate lens

Finish _____ Bronze and White powder paint

Dimensions _____ 10.1 in (255.5 mm) square x 3.3 in (83.7 mm)

Documentation

Warranty _____ 5-year limited

Agency listings _____ CE, DesignLights Consortium® Premium (DLC), cULus, FCC

- 1 Available by special order; please contact Sloan LED for lead times.
- 2 EEC Classified as "Tracking General" distribution.
- 3 EEC Classified as "Low Bay" distribution.

Dimensions

Photometrics

— (1) Horizontal Plane — (2) Horizontal Plane

Polar Cuts: Cuts

Ordering information

Part number

Example LCG-CP-35W-40K-02-01

(LCG) (CP) (W) (K) (02) (01)

Wattage	Beam Temp	Finish			
Code	Desc.	Code	Desc.	Code	Desc.
35W	35 W	30K	1000 K	BZ	Bronze
40W	40 W	40K	4000 K	WT	White
65W	65 W	50K	5000 K		

SloanLED Headquarters

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SloanLED.com

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Leaders in LED Technology

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Specifications subject to change without notice.

D'D'S RESTAURANT REMODEL, CORE 16 EXTERIOR		DRAWN BY xx/xx/xx	PREPARED FOR:  McDonald's USA, LLC	PREPARED BY xx/xx/xx	PREPARED FOR: PHILLIPS PROJECT CONTROL Expires: XX/XX/XX
SABLE MANSARD/STUCO EXT. - SERIES 2000		STD ISSUE DATE xx/xx/xx	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared for the use of the project named above. The use of these drawings for reference on another project requires the use of the contract documents for that project. The use of the contract documents for reuse on another project is not authorized.		
EXTERIOR WALLS, WOOD BEAMS (SEE TO SIDE)		REVISIONS BY DF			
(SEE TO SIDE)		DATE ISSUED 9/5/2018			
(SEE ADDRESS)					
B2 N. SCOTTSDALE RD. SCOTTSDALE, AZ. 85257					



Project Contact/Designer: JUSTIN PARTLOW
Project # 20223

HAWKINS DESIGN GROUP INC.
ELECTRICAL CONSULTING ENGINEERS
140 WEST HAWVELL ROAD
GILBERT, ARIZONA 85233

Ph. 480.813.9000 Fax 480.813.9001
Email. email@hawkinsdsg.com

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IF DRAWING IS NOT PLOTTED AT osmodel THEY ARE NOT FULL SIZE



Daniel D. Filuk RA, AIA
NCARB
LEED Green Associate

Licensed in the following states:
Arizona
Colorado
Florida
Nevada
New Mexico
Oklahoma
Oregon
Montana
Texas
Utah
Washington

PROJECT NARRATIVE

McDonald's Remodel

2882 N. Scottsdale Rd.
Scottsdale, AZ, 85257

GOAL SUMMARY

McDonald's is working thru a national remodel program to update many of its existing restaurants with a contemporary recognizable exterior image. The outdated mansard roof and light beam elements are being removed and replaced with an updated parapet architecture. At the same time, McDonald's is making site improvements to improve the drive-thru experience and interior improvements to modernize the décor and customer experience. Remediation of accessibility barriers are also being addressed to ensure ADA compliance.

PROJECT SCOPE

SITE

Replace current drive-through gateway, single menu board and Customer Order Display (COD). The drive-through will have a new side-by-side arrangement whereby a second menu board and COD are introduced in a second parallel lane thereby improving queuing flow and reducing parking lot congestion. Note that the existing (9) parking spaces to the south will be reduced to (4) parking spaces. The total number of parking spaces will be (49), significantly above the (33) parking spaces required.

Exterior ADA improvements are being made to ensure site access is fully compliant. This work addresses sections of the existing site sidewalks, curb ramps, crosswalks, and ADA parking space and access aisles.

Existing landscaping and parking will be altered to the extent that accommodates the necessary ADA remediation and new drive-through configuration.

EXTERIOR FAÇADE

Mansard roof elements will be removed and replaced with parapet construction with a painted stucco finish. Building height will remain the same to ensure mechanical screening is not reduced. A new color scheme for the entire building is proposed – the palette is compatible with Scottsdale guidelines.

At the Play Place new metal louver shade screen panels are featured over the existing mid-height windows above a continuous 12" high canopy. New accent walls are proposed on the building front and at the main pedestrian entry as well as at the beginning of the drive-thru wall. More contemporary parapets are introduced to contemporize the architecture of the existing building.

A new trellis will be added to the drive-thru side of the building, a length of approximately 52'-0" and reaching out over the opposite curb just behind the existing retaining wall.

Metal awnings are used over existing windows to provide shade coverage of 96-100% over windows and pedestrians as well as create architectural interest to the façades.

New exterior building lighting will be incorporated into the project. Contemporary LED lighting fixtures selected will not contribute more lumens than what currently exist.

New signage will be installed under a permit application by others.

INTERIOR IMPROVEMENTS

New interior décor and seating will be introduced to modernize the existing restaurant.

A new front counter sequence will match the new décor package.

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7/07/2020

Self-order kiosks will be added to existing customer service area to enhance the customer experience.

The existing Play Place toy will be replaced with a new smaller Active Play toy and additional seating. Updates will include a minor remodel to all toilet rooms to ensure ADA compliance.

RESPONSE TO DEVELOPMENT REVIEW BOARD CRITERIA (Ord. 1.904)

The scope of the remodel project leaves intact the original city approved site plan almost in its entirety. Driveways off both North Scottsdale and Thomas Roads still serve as the points of access to the site; drive-through traffic proceeds to the rear (south-west corner of the property) to the drive-through queue entry point. With the introduction of the side-by-side drive-through arrangement the internal traffic circulation is improved by more efficiently removing waiting customers from the drive aisles. Accessibility from vehicle to entry door has been improved by reconfiguring the sidewalk, curb ramp and side flares adjacent to the parking spaces. Off-street parking count totals have been reduced from the original 52 spaces to 49 spaces which still exceeds the 33 spaces required; loading and service areas will remain per original approved site design. Pedestrian circulation patterns will remain virtually unchanged but with improvements made to accessible routes in compliance with Scottsdale ordinances and federal guidelines. New ordinance compliant bicycle rack facilities will be introduced. The existing trash corral will remain, to be freshly painted with colors selected from the building color palette.

The existing COD and menu board will be replaced by a pair of new CODs, digital menu boards and preview boards. These will be in the same vicinity of the existing equipment but equipped with newer technology including a night volume feature that self-adjusts audio levels based upon the surrounding ambient context. The canopy covering over the CODs has a clear height of 108 inches above paving.

While ground mounted mechanical equipment, appurtenances and utilities are all existing, fortunately they are located at the back of the site along the drive-through and minimally visible from adjacent properties. McDonald's too looks to mitigate the visual "noise" by painting these structures in keeping with the new building color palette to create a more cohesive whole.

As to the intent of the remodeled exterior there are a number of features that will improve the existing building's response to the local climatic conditions.

The front (north) elevation is dominated by a tall Play Place volume with continuous 12'-0" high storefront and square clerestories above. None of these windows are currently equipped with shading features. As described earlier metal louvred screens will be used to filter light into the upper portion of the storefronts and an 18" deep x 12" high solid canopy below those will provide additional shading below. While the old mansard roof has a significant shading overhang the replacement metal awnings will provide a comparable depth over Dining windows.

The existing drive-through (east) elevation has a portion of Play Place wall that is treated in the same manner as the front elevation and the entry door has a similar metal awning providing shade. Due to internal modifications in the Customer Service area a large existing east facing window will be removed thereby noticeably reducing heat gain in this area, being replaced by an opaque wall. The very dated McDonald's double mansard roofs at each drive-thru will be removed and replaced with a more contemporary metal shade ramada structure providing an equivalent amount of shade over the drive-through windows – this will be continuous from Pay to Pick-up windows and extend out the entire drive-thru lane width. Sloped metal blades in the ramada panels will provide dynamic shading along the length of the ramada.

The walk-in (west) elevation has new metal awnings as described earlier over all the existing storefront windows. A new entry element will create a more sheltered and architecturally significant identifier to the "front door" of the building. It will provide a 4' deep shade/rain canopy

as well. Continuing to the west a continuous 4' deep metal awning, continues to provide shade over Dining windows currently underneath the mansard roof overhang.

Though this is an existing stand-alone restaurant we have made efforts to remain connected to the surrounding neighborhood using building colors that are both regionally in keeping with Scottsdale's stated design goals (muted earth tones) and in keeping with the color palettes of the immediate commercial neighbors. In working with Scottsdale planners, we have also incorporated the awning elements mentioned above in lieu of corporate prototypical horizontal canopy features.

In addressing building height and "apparent bulk" concerns of the city guidelines we have removed the oddly proportioned applied 'eyebrow' element on the building's curved radius. The introduction of the new accent wall on the north elevation, rising above the parapet line visually creates a break in the large Play Place profile. The metal cladding below the parapets along with the awnings over windows provide a more interesting wall character than large unbroken planes of stucco wall finish as does retaining the existing wainscot, working it into the architecture of the remodel.

As to landscape design it should be noted that very little of the existing landscape will be affected by the scope of this remodel project. In fact, the site has been surveyed and no protected native plants will be disturbed. Per the proposed landscape plan attached the landscaping will be brought up into compliance with current Scottsdale ordinances. Existing drive-through screen walls and monument sign base will be repainted appropriately to match the building palette.

Lighting of the site will remain per existing poles/fixtures. Lighting character of these fixtures is depicted in the photometric plans submitted. Building lighting will be provided by energy efficient LED fixtures. All fixtures will be fully shielded, heights as indicated on the building elevations attached. Fixtures have been placed to provide as much even illumination around the building as possible for the safety of customers but not so concentrated as to create offsite glare.

Signage/corporate identification has been limited to only those areas highly visible to passersby sufficient to identify business purpose but proportionate to the building architecture and within the guidelines of Scottsdale ordinances. Signage is of a back lit character without exposed raceways or transformers.

We appreciate your review of our application. Should you have any questions please contact the architect, Dan Filuk, at 602-234-1868 or DanF@KDF-architects.com.

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.
 - *Staff finds that the proposal is consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan. Additionally, staff has found the site to be designed in conformance with the Design Standards & Policies Manual.*
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.
 - *Staff finds the proposed development is consistent with other recently approved updates to McDonalds locations throughout the City. The proposed building façade changes include use of muted colors and materials consistent with the City's Design Guidelines and Sensitive Design Principals. The proposal also includes the addition of a drive through canopy where one does not currently exist today. Enhanced landscape areas are to be maintained along the street frontages, upgrading their current conditions.*
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.
 - *Staff finds the Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience. The site plan proposes to maintain the existing pedestrian and vehicular access points to the site, primarily altering the drive through entrance configuration. Also identified is an enhancement to the sidewalk width along E. Thomas Road. The N. Scottsdale Road street improvements had been provided as part of a previous City project and are still sufficient in their configuration.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds the existing mechanical equipment will be screened by parapet walls that are integral to the building design.*
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.
 - *This criterion is not applicable.*
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 (C-3) district. The C-3 district is intended to permit most types of commercial activities located along major streets, including shopping and service needs. This district promotes high quality development, including on-site and streetscape landscape areas, and standards for an attractive setting for commercial activities and adjacent uses. There has been no recent zoning activity on the site.

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 not received any community input regarding the application.

Context

This site is located at the southwest corner of the intersection of E. Thomas Road and N. Scottsdale Road, and is an existing McDonald's location originally constructed in 1994. This site is comprised of multiple parcels operating as one, for which McDonald's has a long-term lease, that will continue to operate as one development project. This site is primarily surrounded by other commercial uses, with a single-family residential neighborhood located to its southwest across the shared alley.

Project Data

- | | |
|-----------------------------|--|
| • Existing Use: | Restaurant (McDonald's) |
| • Proposed Use: | Restaurant (McDonald's) |
| • Parcel Size: | 68,825 square feet / 1.58 acre (gross)
40,997 square feet / 0.94 acre (net) |
| • Building Area: | 4,930 square feet |
| • Building Height Allowed: | 36 feet |
| • Building Height Proposed: | 24 feet (unchanged from existing) |
| • Parking Required: | 42 spaces |
| • Parking Provided: | 47 spaces |
| • Open Space Required: | 5,904 square feet |
| • Open Space Provided: | 9,637 square feet |

**Stipulations for the
Development Review Board Application:
McDonalds Remodel Loc#02-0269
Case Number: 21-DR-2020**

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 KDF Architectural Group, with a city staff date of 10/12/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by KDF Architectural Group, with a city staff date of 10/12/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Design Ethic Landscape Architecture, with a city staff date of 10/12/2020.

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. With the final plans submittal, section drawings of the proposed exterior shade devices, including the new shade canopy over drive-through shall be provided. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices. This measurement is determined relative to perpendicular noon sun. The canopy over the drive through features tube steel purlins at a 15-degree angle that shall be revised to angle the purlins more to provide increased shade beneath the canopy.

SITE DESIGN:

DRB Stipulations

3. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

EXTRIOR 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

- 4. 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.
- 5. 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 2.5 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 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
- 6. Proposed lighting fixture 'OPC' has a lens that extends below the bottom of the fixtures and shall include metal shielding around the fixture or be mounted such that it is recessed into a structure that achieves the same purpose.
- 7. All fixtures shall provide a lighting color temperature of 3000K or less.

STREET INFRASTRUCTURE:

Ordinance

- E. 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.

DRB Stipulations

- 8. 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 following improvements:
 - a. EAST THOMAS ROAD
 - i. Construct a minimum six (6)-foot sidewalk along the site frontage.
 - ii. Upgrade the sidewalk ramps at the driveway along E. Thomas Road to meet current ADA compliance.

- iii. New curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

9. With the civil construction document (final Civil Improvement Plans) submittal, the property owner shall submit a drainage memorandum that demonstrates consistency with the DSPM.
10. The drainage memorandum shall address and evaluate these issues as follows:
 - a. Stormwater storage requirement based on the pre- vs. post- development should be included in the drainage memorandum.
 - b. The pre- vs. post- weighted average runoff coefficient calculations should be based on the 2020 aerial photo and the proposed landscape plan respectively and should quantify the paved area (impervious area) and the landscape area (pervious area). Supporting exhibits with these areas identified and quantified should be included in the drainage memorandum.
11. The final Civil Improvement Plans must clearly identify all existing drainage infrastructure based on the originally approved grading and drainage plan for the site (104-DR-1994) and field survey. It appears that there are at least three (3) existing retention basin on the site based on the original approved plan. These basins must be identified including their historical/existing volume on the final Civil Improvement Plans.
12. All the existing stormwater catch basins, manholes, bubble-up structures in the retention basins and storm drains must be identified on the final Civil Improvement Plans. These infrastructures should be cross-examined with what were approved on the original grading and drainage plan.
13. It appears that the historical/existing retention basins are not protected in dedicated Drainage and Flood Control (DFC) easements. These basins must be maintained, and the City may need access to them in the event of any flood emergency. Unless otherwise approved by City staff, dedicate DFC easements around retention basins along with a 12-foot wide access to them from the nearest public Right-of-Way (ROW), if they are not adjacent to an existing public ROW.

EASEMENTS DEDICATIONS:

DRB Stipulations

14. 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 continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
 - b. Drainage and Flood Control (DFC) easements around retention basins along with a 12-foot wide access to them from the nearest public Right-of-Way (ROW), if they are not adjacent to an existing public ROW, unless otherwise approved by City staff.



Zoning Aerial

21-DR-2020

ATTACHMENT #17