

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 3, 2022
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

**The Kimsey
23-DR-2021**

Request for approval of:

1. A site plan, building elevations, and landscape plan for a mixed-use development including dwelling units, hotel, and restaurant totaling to approximately 457,000 square feet.
2. The location for two proposed Public Art pieces within the Kimsey mixed-use development.

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
- Conformance with development plan and zoning case approval (10-ZN-2020)
- Integrated patios and balconies into the building architecture
- Enhanced pedestrian connections along E. Indian School, E. 3rd Ave, and the eastern site boundary
- Shaded canopies along sidewalks
- No community input received as of the date of this report

BACKGROUND

Location: 7110 and 7120 E. Indian School Road & 7117 E. 3rd Avenue

Zoning: Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO) & Downtown/Downtown Multiple Use Type 2, Planned Block Development, Downtown Overlay, Historic Property (D/DMU-2 PBD DO HP)

Adjacent Uses and Zoning:

North: One and two-story retail, service, gallery shops constructed in the late 1980's, with C-2 DO zoning.

South: One and two-story office & restaurant uses constructed between the late 1960's to 2000's, with C-2 DO zoning.

East: Three-story office building constructed in the 1980's, with D/OR-2 PBD DO zoning.



West: One-story retail, service, gallery shops constructed in the late 1970's, with C-2 DO zoning.

Property Owner

Scottsdale Inn, LLC

Applicant

Gensler/Douglas Sydnor Architects & Assoc.
602-523-4900

Architect/Designer

Gensler/Douglas Sydnor Architects & Assoc.

Engineer

Sustainability Engineering Group (SEG)

DEVELOPMENT PROPOSAL

The applicant's request is to redevelop the property with a mixed-use development including a 6-story residential building with 176 units and 6-story hotel with 168 guest rooms and associated restaurant. The site plan includes the preservation of the 1961 2-story Kimsey (Triangle) building designed by Ralph Haver that is located within the southeast corner of the site.

The hotel building extends along the northern portion of the site, fronting on E. 3rd Avenue, with the residential building fronting on E. Indian School Road and wrapping around the Kimsey building to the north and east. A single parking structure with two levels below grade and one level at grade runs across most of the site area, underneath portions of the new buildings. The shared parking structure has access points from E. 3rd Avenue and the alleyway that runs along the western boundary of the site. The above ground portions of the parking structure are screened by the new buildings and will not be visible from off-site. The parking structure will utilize 84 mechanical "stacking" parking spaces on the ground floor to help maximize the number of stalls provided. The remaining spaces will be standard parking spaces.

The residential building provides a building setback greater than 30 feet from E. Indian School Road as well as a generous inclined stepback in the building massing. The residential building proposes to respect the context of the existing Kimsey building by providing a setback buffer around the west and north sides of the Kimsey building and internal building stepbacks. A minimum 20-foot-wide building setback is provided on E. 3rd Avenue, and the applicant is utilizing adjustments to the building stepback requirements along the north, east and west property boundaries, as established with the Site Development Standards approved with zoning case 10-ZN-2020.

New shaded sidewalks with a minimum width of 8-feet will be constructed along the E. Indian School Road and E. 3rd Avenue site frontages. Additionally, a new public pedestrian connection and sidewalk will be provided along the eastern boundary of the site, extending from the sidewalk on E. Indian School Road to the sidewalk on E. 3rd Avenue. This new mid-block connection will provide more convenient pedestrian access from Indian School Road to Craftsman Court north of the site. Open space and landscaping are provided along the project frontages, along the eastern boundary of the site, and between the Triangle building and the residential building.

Additionally, the applicant is requesting Development Review Board approval of two proposed public art locations. As a part of the approved PBD zoning, the applicant shall provide artwork equaling 1% of the building valuation. The proposed public art is located along the E. 3rd Avenue streetscape and E. Indian School Road, between the Kimsey building and new residential building. The proposed pieces are accessible from the street, help promote pedestrian activity, and are inspired by the desert landscape and colors. The full public art package, which has received preliminary design approval by the Scottsdale Public Arts Advisory Board on December 8, 2021, can be found via Attachment #15.

Development Review Board Criteria

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

STAFF RECOMMENDED ACTION

1. Staff recommends that the Development Review Board approve The Kimsey development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Old Town Scottsdale Character Area Plan and Development Review Board Criteria have been met.
2. Staff recommends that the Development Review Board approve The Kimsey Public Art locations per the attached stipulations, finding that the Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

Katie Posler
Senior Planner
480-312-2703 kposler@ScottsdaleAZ.gov

APPROVED BY



Katie Posler, Senior Planner, Report Author

1/20/2022

Date



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

1/25/2022

Date



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

1/26/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's DRB and Landscape Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Landscape Plan
9. Residential Building Elevations
10. Hotel Building Elevations
11. Perspectives
12. Materials and Colors Board
13. Exterior Photometrics Plan
14. Exterior Lighting Cutsheets
15. Public Art Package
16. Zoning Map
17. Neighborhood Notification Map



Context Aerial

23-DR-2021



Q.S.
17-44

Google Earth Pro Imagery

Close-up Aerial

23-DR-2021

The Kimsey

Development Review Board

Project Narrative

23-DR-2021



PREPARED BY

Berry Riddell, LLC
John Berry, Esq.
Michele Hammond, Principal Planner
+
Gensler
Jay Silverberg, AIA
+
Douglas Sydnor Architect & Associates
Douglas Sydnor, FAIA

TABLE OF CONTENTS

	Page
Development Team	3
Project Overview	7
Development Review Board Criteria	7
Old Town Scottsdale – Urban Design & Architectural Guidelines (OTSUDAG)	13
Scottsdale Sensitive Design Principles	25

DEVELOPMENT TEAM

Developer

PEG Companies

Robert Schmidt / Ryan Barker / Matt Krambule
801-655-1998
mkrambule@pegcompanies.com



Zoning Attorney

Berry Riddell

John V. Berry, Esq. / Michele Hammond, AICP
480-385-2727
jb@berryriddell.com
mh@berryriddell.com



Architect of Record

Gensler

Jay Silverberg, AIA / Stefan Richter
602-523-4900
jay_silverberg@gensler.com
stefan_richter@gensler.com



Architectural Design Consultant

Douglas Sydnor Architect & Associates

Douglas Sydnor, FAIA
480-206-4593
doug_sydnor@outlook.com



Civil Engineer

SEG – Sustainability Engineering Group

Ali Fakh, PE
480-588-7226
ali@azseg.com



Traffic Engineer

Lokahi Group

Jamie Blakeman, PE PTOE
480-536-7150 x200
jamie@lokahigroup.com



Outreach Consultant

Technical Solutions

Susan Bitter Smith / Prescott Smith
602-957-3434
sbsmith@technicalolutionsaz.com
prescott@technicalolutionsaz.com



Historic Preservation Consultant

Ryden Architects

Don Ryden
602-253-5381
dryden@rydenarchitects.com



SITE INFORMATION

Location:

- 7110 E. Indian School Road (the “Property”)
- APN: 173-50-108A, 173-50-117B, 173-50-034

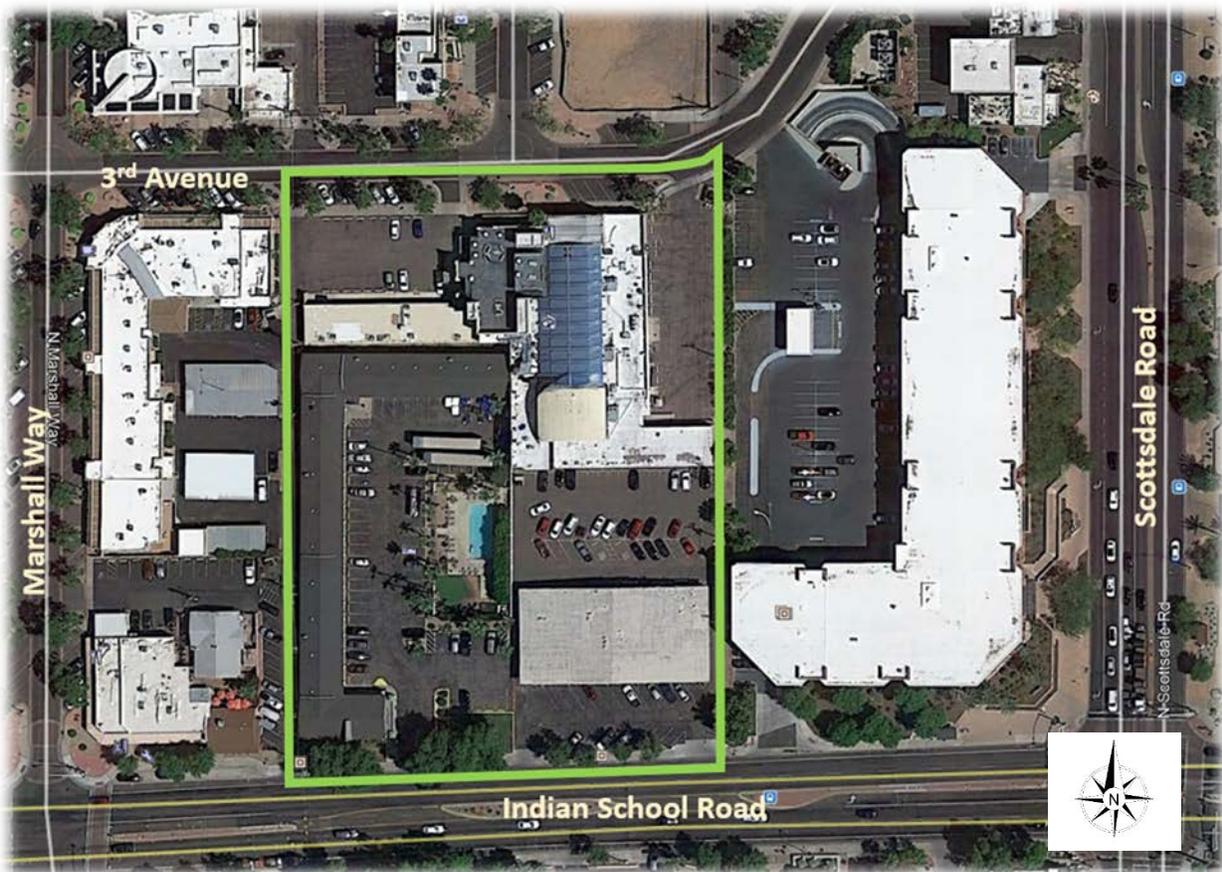
Property Size:

- Total Site Area:
 - 3.87+/- gross acres (168,391+/- s.f.)
 - 3.30+/- net acres (144,173+/- s.f.)

Approved Zoning: 10-ZN-2020:

- D/DMU-2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay) and D/DMU-Type 2 PBD DO HP (Downtown Multiple Use – Type 2 Planned Block Development, Downtown Overlay, Historic Property)

Context Aerial



Existing Streetscape – Indian School (North Side)



Existing Streetscape- Third Avenue (South Side)



PROJECT OVERVIEW

The request is for Development Review Board (“DRB”) approval for The Kimsey development located at 7110 E. Indian School Road (the “Property”) in Old Town Scottsdale. The redevelopment site consists of three parcels currently occupied by Howard Johnson/Old Town, The Venue, and the Kimsey Building (aka the Ralph Haver designed Triangle Building). The site consists of approximately 3.87 +/- gross square feet in total (approximately 3.30 +/- net acres). The surrounding context consists of shops and restaurants to the north and west, Panera Bread to the south, and a multi-tenant office building to the east. The mixed-use development will provide tourist accommodations and housing in the core of Old Town complemented by nearby galleries, cultural venues, employment, entertainment, retail, and support services.

In conformance with the zoning approval (10-ZN-2020), the request includes 190 residential units and 168 boutique hotel guest rooms along with the preservation of the historic Kimsey Building and associated uses. The residential units include a combination of studios, 1, 2, and 3-bedroom units with underground parking (serving both residential and hotel). Resident amenities include a clubhouse with demonstration kitchen, fitness and yoga studio, community garden, oasis courtyard, patios, balconies, landscaped terraces, a swimming pool, and dog/pet washing.

DEVELOPMENT REVIEW BOARD CRITERIA

Sec. 1.904: 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.*

Response: The proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the recently approved zoning case for The Kimsey, the development plan conforms to the General Plan, Old Town Scottsdale Character Area Plan, Old Town Scottsdale Urban Design & Architectural Guidelines (“OTSUDAG”), the Planned Block Development (“PBD”) Criteria, and the Scottsdale Sensitive Design Principles. Key development considerations from the zoning case are summarized below and carry through with this DRB application. Further, this narrative provides design details specific to the OTSUDAG, and Scottsdale Sensitive Design Principles.

Key Development/Design Consideration:

1. Preservation of the Kimsey Building through Historic Property zoning and celebration of its historic significance
2. Architectural inspiration from the Kimsey Building and surrounding Old Town context
 - Roof profile
 - Transparency
 - Exposed masonry
 - Color
 - Lighting
3. Continued revitalization of Old Town through land assemblage and synergistic mixed-use redevelopment
4. Strengthen tourism in the heart of Old Town by integrating new tourist accommodations
5. Enhance pedestrian connectivity through shaded arcades and canopy trees promoting walkability and ease of access to shops, dining, and culture

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;*

Response: The development request will allow for the redevelopment of an underutilized site surrounded by a variety of supporting cultural, employment, commercial and residential land uses that will offer services to the residents, visitors, and hotel guests of The Kimsey. Equally, the addition of residential units and hotel rooms within the Fifth Avenue District, adjacent to the Scottsdale Arts District, will further strengthen Scottsdale’s identity as a major hub of tourism and cultural activities.

The Kimsey Building will be preserved and celebrated as part of the redevelopment plan for the Property as memorialized through the approved Historic Property zoning overlay. Because of the special nature and historical importance of the Kimsey Building (circa 1962), the development team has envisioned an overarching design theme that celebrates the significance of Haver’s influence on architecture and development in Scottsdale during the 1950s and through the 1980s contributing to the mid-century modern movement that inspired the design of numerous local multifamily, office, and single-family residential buildings during this period.

The Kimsey is located at the southern end of the Fifth Avenue District adjacent to the Scottsdale Arts District on Marshall Way to the west and across Indian School Road on West Main Street to the south. The streetscape design will embrace the OTSUDAG principles and provide a welcoming pedestrian environment for Old Town patrons walking along Indian School and Third Avenue as compared to the more car-centric surface parking that exists today. The proposed mixed-use development will provide a comfortable and safe streetscape designed with human-scale elements, shade and movement through both hardscape and building forms. Trees and shrubs will be used to create a comfortable microclimate as well as providing visual relief that will enhance the pedestrian experience along the street edge and encourage the use of sidewalks to get from one destination to another further enhancing the mixed-use character of Old Town and respecting the existing building context.

The covered arcade along Indian School Road and Third Avenue will provide greatly enhanced pedestrian connectivity. Additionally, the site design provides a north south public walkway connection along the eastern edge of the site. This will reinforce the overall interconnected fabric of the entire Old Town area. The covered and detached sidewalk improvements as well as new trees and shrubs, will create a comfortable microclimate for the pedestrian providing a sensory change from the built environment. These practices will enrich the pedestrian experience and encourage the use of the sidewalks to get from one destination to the next. The indoor/outdoor transition from the buildings will also allow residents and guests to immediately engage with the sidewalk network in Old Town providing for an enhanced experience.

b. Avoid excessive variety and monotonous repetition;

Response: The Kimsey’s materials, massing and architecture are inspired by some of the existing Old Town vernacular and most importantly, the preservation of the Kimsey Building. The adjacent three-story office building to the east utilizes a warm-colored exposed concrete masonry unit throughout that is found in other Old Town Scottsdale structures. There is an historic legacy in the use of this durable material. Other natural and indigenous materials include the MOW’s cast in place and textured concrete and copper wall panels. Plaster is also found to the west and numerous buildings on Marshall Way and Craftsman Court. Brick also is found in the existing Howard Johnson hotel, Little Red Schoolhouse, and Historic Old Town District structures such as the Rusty Spur, Johnny Rose’s Pool Hall, and Woolworth Building.

The selected materials are translated into built form and layered to provide a hierarchy within each structure creating architectural design variation. Vertical and horizontal linear elements also bring visual interest creating relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings. Recessed windows and balconies and exaggerated overhangs will provide solar relief to the glazing and shaded outdoor spaces. Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.

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;

Response: Please see the Scottsdale Sensitive Design Principles section below.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

Response: Not applicable.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

Response: As noted above, building design was inspired by the historical significance and unique character of the Kimsey Building and cherished Ralph Haver architecture throughout Southern Scottsdale. The preservation of the historical Kimsey Building allows for large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road as well as the east edge of the Property. As noted above with the key development considerations, the proposed architectural character, site layout, and landscaping design will respect the unique climate within Scottsdale’s Old Town urban context. The buildings will utilize masonry, cast in place concrete, and stucco among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The folded-plate roof form of the shaded canopies along Indian School and Third Avenue mirror the roof pitch of the Kimsey Building and take inspiration from other Scottsdale projects found in Haver’s portfolio (ie: Coronado High School). Green roof and/or shade elements are integrated at multiple levels to provide respite for residents, visitors, and guests. The color palette invokes a Sonoran Desert inspired range of taupe and gray finishes with lighter tones as the building rises in height. Accent colors are incorporated to bring additional visual interest to the design.



Kimsey Building



Coronado High School

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

Response: The Property is situated in the Fifth Avenue District, on the north side of Indian School and west of Scottsdale Road, both major arterials. The site is also approximately 2+/- miles west of the Loop 101, which provides regional access. By creating a comfortable and inviting pedestrian experience along the adjacent streets, this proposed project will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative

means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, and cultural destinations. Additionally, the Indian Bend Wash (a multi-use path network) is located approximately one-mile directly east of the site and the Arizona Canal Trail is located less than one-quarter mile to the north.

The building and site design encourages residents, guests, and visitors to utilize Old Town for their everyday dining, social interaction, recreational, and cultural needs. In addition to the gallery scene, hotel guest and residents will be within walking distance of significant destinations such as the Museum of the West (MOW), Marshall Way and Main Street galleries, Scottsdale Artists School, Scottsdale Museum of Contemporary Art (SMOCA), Scottsdale Center for Performing Arts, Scottsdale Historical Museum, Scottsdale Stadium, Scottsdale Fashion Square Mall and The Waterfront. Shading of the pedestrian realm along the street frontages and internal connection points will be provided by a variety of structures and/or desert appropriate trees accented with ground cover consistent with the OTSUDAG.

Parking for The Kimsey will be provided completely on-site in structured underground parking as well as some surface parking spaces. The development will utilize mechanical parking technology in the underground structure. See #15 under OTSUDAG section below.

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

Response: Mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and 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.*

Response: The Kimsey development conforms to the OTSUDAG as outlined below. The development provides a rich pedestrian-oriented development to engage Old Town patrons and provide a dynamic streetscape. Architectural elements take inspiration from the historic Kimsey Building and historic interpretations of the Sonoran Desert traditions using shade, overhangs,

building hierarchy and material/color selection. See OTSUDAG guidelines below for more details on design, character, and compatibility.

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 the 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.***

Response: The Kimsey public art improvements are envisioned to activate, energize, educate, and aesthetically elevate the street level outdoor spaces that thread throughout this urban infill development. Proposed public art will be viewable and/or accessible from the public right-of-way; and composed of two components.

Public art improvements will be durable, long lasting, and require minimal maintenance. Specified materials and finishes will be appropriate, vandal-resistant, and protect the public safety. As required by the approved PBD zoning, the 1% conceptual public art budget at this time is estimated at approximately \$1,112,000.

As identified on the site plan, one of the two public art installations is fronting on Indian School Road and within an outdoor space between the Kimsey Building west side and the New Residential Townhomes. Titled ‘Luminal’ by Brian Brush of Bozeman, Montana it will serve as an entry portal piece into the outdoor spaces found further north. The second piece titled ‘Kimsey Grove’ by FUTUREFORMS of San Francisco, California will be fronting on Third Avenue and is immediately south of the Craftsman Court & Third Avenue intersection within an urban plaza. Both are viewed from the public right-of-ways and are publicly accessible. On December 8, 2021, the Scottsdale Public Arts Advisory Board approved the ‘Stage 1: Public Artists and Preliminary Design.’ ‘The Stage 2: Final Design’ is scheduled for review and approval on February 9, 2022.

B. The property owner shall address all applicable criteria in this section.



OLD TOWN SCOTTSDALE – URBAN DESIGN & ARCHITECTURAL GUIDELINES (OTSUDAG)

ENHANCE THE PEDESTRIAN ENVIRONMENT

1. Create an interconnected, walkable downtown. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance, the DSPM, & the Americans with Disabilities Act)

Development should enhance the interconnectivity of Old Town.

1.1 Provide circulation connections to, from, and within a site to support pedestrian activity and other mobility options, and enhance interconnectivity within Old Town.

1.2 Expand the pedestrian network throughout Old Town by incorporating pedestrian links to neighboring developments through the use of covered or shaded walkways, passageways, courtyards, and plazas.

1.4 Design street-spaces that support the pedestrian. Incorporate pedestrian amenities such as safe, comfortable surfaces, seating, lighting, shade, landscape and hardscape, crosswalk refuge areas, and curb and sidewalk extensions into Old Town design.

1.5 Coordinate the design of pedestrian, auto, parking, and service areas to minimize pedestrian interruption and pedestrian-vehicular conflicts.

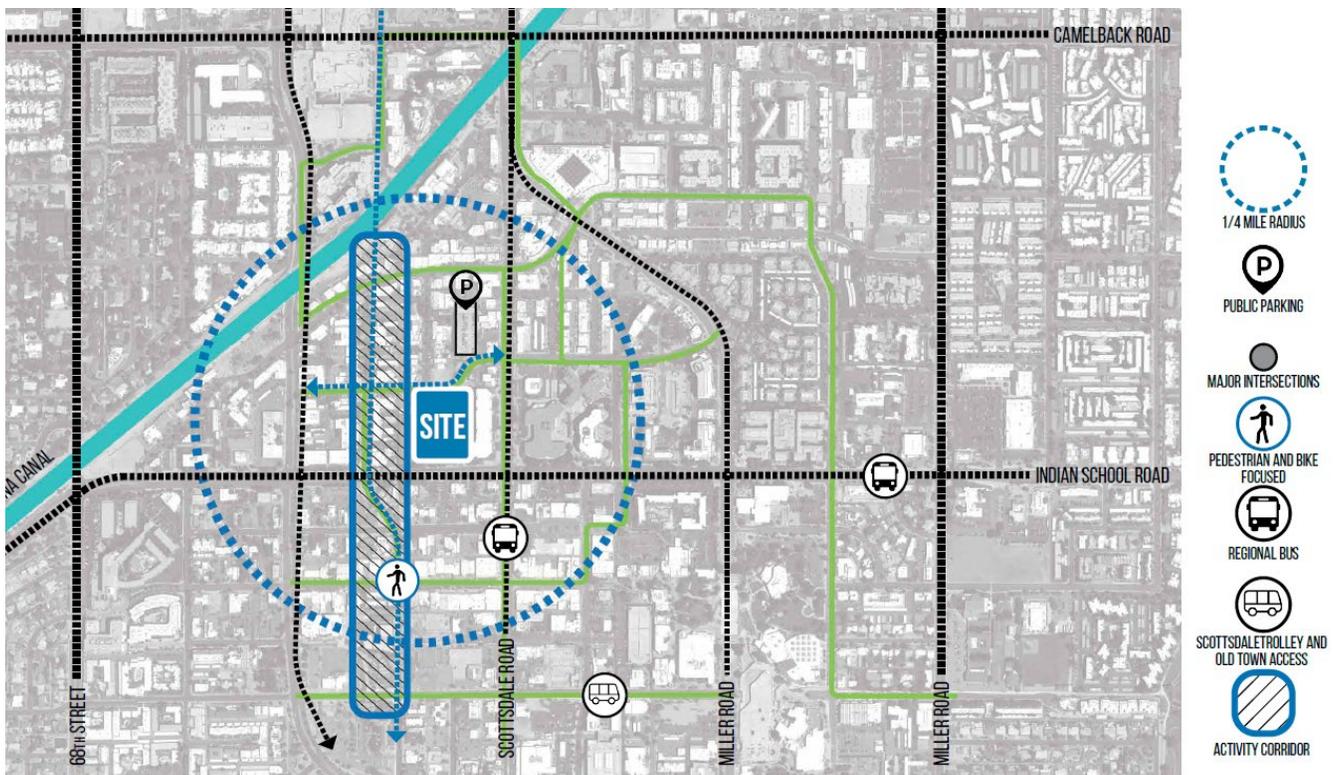
Response: The Kimsey takes into account the surrounding context and will become an integral component in revitalizing the area. As a mixed-use development it will support a walkable and sustainable downtown. This is being accomplished, in part, by making and reinforcing vital connections for preexisting pedestrian, vehicular, and public transportation networks. The development intends to integrate one of the strongest and most effective features in Old Town Scottsdale...the shaded walkways. They make Old Town Scottsdale one of, if not the most, walkable downtowns in the Phoenix Metropolitan area. The new north/south pedestrian connection located along the eastern property boundary provides a mid-block pedestrian connection between Third Avenue and Indian School Road. Also, see response to Guideline 2. below. Refer to pedestrian and vehicular circulation plan and mobility plan submitted with the zoning application.

2. Maintain a consistent street edge and continuity of street-spaces. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

A strong street edge defines and strengthens the pedestrian experience in an urban space.

- 2.1 Align new buildings with existing buildings and minimize the space between buildings to define a continuous building-street edge.
- 2.2 Locate the majority of building frontage to a common setback line and parallel to the street. Variations to the building setback that support the pedestrian experience may be considered.
- 2.3 Create a defined street-space where building frontages do not exist by incorporating design elements such as site walls, landscaping, overhead trellis, or covered walkway.
- 2.4 Convey a unified street appearance through the provision of complementary street furniture, paving, lighting, and landscape plantings.
- 2.5 Locate linear and rhythmic landscape planting at the street edge, and at site features such as intersections, entry drives, sidewalks, and courtyards.

Mobility / Circulation Exhibit



Response: Along the Third Avenue frontage will be a continuous covered arcade that will be a continuation of the existing arcade found immediately to the west and extends to Marshall Way. Behind the arcade, the boutique hotel will program and locate uses along the full building length that will activate the streetscape including the hotel lobby, lounge, and restaurant with some outdoor al fresco dining. The first level of the hotel will be transparent with continuous full height glazing, creative lighting with accent color(s) to create visual interest at this pedestrian level. This activation zone will also encourage pedestrian traffic to move north across Third Avenue and north on Craftsman Court via the existing street intersection crosswalks all for the benefit of the businesses in the Fifth Avenue District.

On the Indian School Road frontage, additional shaded walkways will be provided and function with the existing covered arcade found west of the property at the small shopping center. Per the City's plans, this is a more passive zone, but there is a desire to encourage pedestrian movement east/west along the street to the Scottsdale Arts District to the west. This is also true to the east where the major Scottsdale and Indian School street intersection serves as an entry to the Historic Old Town District.

OPEN SPACES

3. Incorporate open landscaped spaces in Old Town to encourage human interaction.

Public spaces are an extension of the community and provide a place for human interaction. When cities have thriving civic spaces, residents have a strong sense of connection to one another and the community. The design of public and private open spaces should accommodate different levels of human engagement, from short impactful experiences, to longer interactions. Allow for flexibility within these spaces to be able to provide opportunities for special events, activities, and daily interaction.

- 3.1 Provide open space for public and private outdoor activities, special events, and day-to-day activities. Incorporate temporary and permanent infrastructure into open space and streetscape designs to support activities and events year-round.*
- 3.2 Utilize a cohesive palette of design elements such as fixtures, landscape plantings, hardscape, street furniture, and integrated infrastructure to support design continuity in downtown public spaces.*
- 3.3 Design private development to complement and reinforce the design of adjacent public spaces.*
- 3.4 Implement design techniques in and around open space areas to reduce the impacts of noise on sensitive uses.*

Response: Development will reinforce and encourage Third Avenue and Marshall Way active street frontages with public space connectivity; and with the intersection of Marshall Way and Indian School Road as a public place focus per the City plans. The Property is uniquely positioned in Old Town Scottsdale to have one quarter-mile walkability to the districts of Fifth Avenue, Scottsdale Arts, and Historic Old Town, which will be enjoyed by the hotel guests and residents. There is also an awareness of Marshall Way as a primary pedestrian place and Indian School Road as pedestrian supportive. The Kimsey will generate significantly more foot traffic to these pedestrian-oriented areas and streets, increasing retail and restaurant sales. The Kimsey includes a public pathway along the east edge that goes from Third Avenue to Indian School Road, that will serve as a convenient mid-block walkway while providing easier access to the public Third Avenue Public Parking Garage. Along this pathway there will be open space with landscaping, security lighting, seating, and opportunities to enter the development in front of the Kimsey Building and into the residential courtyard, and the hotel/residential drop-off area.

4. Connect Old Town open spaces to the surrounding context.

Open spaces provide the opportunity for humans to experience the natural environment in an urban, downtown setting. Open space is of vital importance to the desirability of Old Town as a place to visit, work, or live. In addition to being attractive and vibrant places in and of themselves, Old Town open spaces need to be part of a network - or series of networks - that connect neighborhoods within and to Old Town.

4.1 Visually and physically connect open spaces to other spaces such as walkways, gathering and activity areas, and adjacent development sites.

4.5 Provide open space at intersections for pedestrian mobility and link these open spaces to other public areas.

4.6 When residential units occupy the ground floor, direct access to adjacent open space is encouraged.

Response: The Kimsey was designed to maintain and enhance an active street frontage reinforcing the Old Town pedestrian environment and encouraging walkability and social interaction. The context includes galleries, restaurants, retail, cultural opportunities and employment all within walking distance of the Property. As stated previously, covered arcades along with pedestrian scale landscape and hardscape elements will contribute towards street level interaction and continuity of the existing urban context providing connectivity to neighboring properties. The ground level of the residential townhomes will have direct residential access to sidewalks and amenities as well as access to patios.

INTEGRATION INTO THE NATURAL ENVIRONMENT

5. Manage access and exposure to sunlight; provide shade.

Outdoor spaces need a balance of sun and shade, depending on location, the season, and time of day. To create livable and inviting interior and exterior spaces, provide for shade particularly during the summer and allow access to sunlight in the winter.

5.1 Design for filtered or reflected daylighting of new buildings.

5.2 Manage the seasonal solar exposure of site features through building orientation, vegetation, and architectural design.

5.3 Provide shade along pathways, in public and private outdoor spaces, and as part of building design.

5.4 Minimize, or shade, materials that absorb and retain heat. Consider utilizing materials that dissipate heat.

Response: The building orientation, which is predominately east/west and northerly will be more energy efficient. Passive solar concepts are integrated by discouraging direct solar heat gain during the hotter months; and encouraging direct solar during the colder months. Recessed and appropriately shaded windows with canopies and other devices will respect such passive solar approaches.

There is minimal roof area given the overall project size, which minimizes the heat island effect. Usable upper level exterior balconies and terraces provide some plantings to provide additional shade, reduce heat reflection and glare to the interior spaces, a cooling effect, and visually softens the building character. Courtyards by their nature are often shaded by the surrounding structures, and yet provide solar access when desired. Additionally, a series of first level breezeways provide natural convective cooling by pulling the heat through, up and out of the courtyard.

6. Design with context-appropriate vegetation.

Provide vegetation that will enhance the sense of place and tie the site into the surrounding environment.

6.1 Emphasize a variety of drought tolerant and Sonoran Desert plants that provide water conservation, shade, seasonal color, and a variety of textures and forms.

6.2 Take into account mature vegetation sizes, characteristics, and maintenance requirements with site layout and design.

6.3 Design landscape elements and palette to relate closely to the character and function of site architecture and coordinate with neighboring properties and adjacent public areas.

6.4 Utilize vegetation that is multipurpose, such as landscaping that reinforces the character of an area by providing shade, wayfinding, heat island relief, prominent site feature emphasis, and/or screens utility equipment and building service areas that are to be hidden from public view.

6.5 Incorporate low impact development practices into site design.

Response: The landscape character of the proposed development includes a variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy drought-tolerant plants known to thrive in the heat and sun of the Sonoran Desert climate. Plant selection and landscape design will allow the development to use water efficiently throughout the site.

INCORPORATION INTO THE BUILT ENVIRONMENT

7. Ensure continuity of site development.

The site plan, building arrangement, and orientation of uses should coordinate with neighboring properties.

7.1 Orient buildings and active uses toward streets, pedestrian corridors, and other public areas.

7.2 Incorporate courtyards and other outdoor spaces into site design and link them with outdoor spaces on neighboring sites, and to the street.

Response: Uniquely, The Kimsey saves, upgrades, and adapts new uses to the existing Kimsey Building mid-century jewel. Anticipated uses include those that will enhance the luxury residential with an inviting open entry, lounge, clubhouse/media, fitness, leasing offices at the first level; and residential units at the second level. First level will have access to nearby elevator lobbies, stairs, courtyard oasis, and structured parking. The historic and exterior character-defining features as described will remain intact and not be altered.

The covered arcade as well as trees and shrubs, will create shade and a comfortable microclimate for the pedestrian. These practices will enrich the pedestrian experience and encourage the use of sidewalks to get from one destination to the next and provide continuity between buildings. The indoor/outdoor transition from the building will also allow residents to immediately engage with the sidewalk network in Old Town providing for an enhanced experience.

8. Design new development to be compatible and complementary to existing development.

Development compatibility helps to strengthen the continuity of character throughout Old Town.

8.1 Design buildings to reflect and enhance the existing character of an area. Establish new urban design and architectural character where downtown development patterns are fragmented or evolving.

8.2 Create a balance between new design elements and existing architectural features and materials.

8.3 Design new development to be compatible with historic resources.

8.4 Building design that incorporates corporate or user branding is discouraged.

Response: The proposed development provides continuity between the newly proposed and existing architecture of the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages. Additionally, the preservation of the Kimsey Building brings inspiration to the materials, building form, roof line and massing. By studying the established Old Town context with respect to character, design and materials, The Kimsey includes a variety of natural durable building materials and finishes that will stand the test of time including, but not limited to, masonry, cast in place concrete, and other durable natural materials.

9. Minimize the visual and physical impacts of utility equipment and building service areas.

Old Town supports the function of business, resident, and visitor activities. Site and building design should minimize the visual and physical impacts of building systems, equipment, and service areas.

9.1 Locate building service areas so as to minimize visibility from public view and reduce potential conflicts with on-site circulation.

9.2 Conceal utility equipment, such as mechanical, electrical, solar, and communications equipment, from public view, other on-site users, and neighboring properties.

9.3 Locate utility equipment and building service and delivery areas on the development site - along the alley or within the site's interior.

- 9.4 Site planning that incorporates rideshare queuing and drop off is encouraged.
- 9.5 Consider building improvements such as lighting and signage on façades that face onto alleyways.

Response: All utilities, trash, recycle and delivery services are contained within the site and are accessed inconspicuously. HVAC will be roof mounted and screened from view or ground mounted and screened from view. This minimizes the public's interaction with those services which helps to enhance the pedestrian experience. The ground plane has been designed to create a respite for residents, guests, and visitors.

10. Contribute to the ambiance, character, and safety of Old Town through architectural and site lighting. (Refer to Section 7.600 of the Scottsdale Zoning Ordinance).

The design of a nighttime environment that instills feelings of both safety and enjoyment is important to the economic and cultural vitality of Old Town. Lighting is a key factor in creating this urban nightscape.

- 10.1 Reinforce architectural design of a building, and the surrounding context, through complementary exterior decorative light fixtures.
- 10.2 Emphasize architectural features when illuminating building façades via concealed lighting. 10.3 Design lighting systems to minimize glare, excessive brightness, and visual hot spots; and, incorporate transitional light levels between lower and higher illuminance.
- 10.4 Encourage exterior and interior building lights that illuminate windows and doors and contribute to increasing the light levels in pedestrian areas.
- 10.5 Provide pedestrian scale lighting to supplement street lighting and combine street and pedestrian lighting on one support pole.
- 10.6 Provide evenly-distributed lighting beneath covered walkways. Fixtures that produce light at a warm color temperature are preferred (2700- 3000 Kelvin).
- 10.7 Emphasize artwork in the public realm through complementary exterior lighting. (Note: All artwork displayed in the public realm, whether luminal in nature or otherwise, is subject to review by the Scottsdale Public Art Advisory Board and/or the Development Review Board).

Response: Lighting has been designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and patrons. Lighting designs are commensurate with the quality architectural style proposed for The Kimsey, low-level with no glare or excessive intrusion for adjacent properties. Lighting is placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the urban setting. Building mounted and/or ground level artwork will be tastefully lit to enhance the unique features onsite.

11. Utilize signage that supports Old Town character and function. (Refer to Article VIII of the Scottsdale Zoning Ordinance).

Signage should provide clear, concise, and useful information, without becoming a focal point of the aesthetic environment.

11.1 Incorporate signage that complements development design and the surrounding area.

11.2 Coordinate sign locations with building and landscape design to ensure visibility.

11.3 Provide permanent business signage at the primary street frontage.

11.4 Provide shingle signs under covered walkways in the Downtown Core. Locate shingle signs perpendicular to the face of the building, and at a height of no less than seven foot and six inches above the sidewalk.

11.5 Illuminate wall signs with indirect lighting from a shielded light source.

11.6 Illuminated cabinet signs are strongly discouraged in Old Town.

Response: Project identification will be contextually appropriate and processed under a separate permit application and approval process. Signage will be placed to ensure visibility respecting the landscaping and ground level experience while complementing the character of the development plan.

BUILDING MASS, FORM, & SCALE

12. Design buildings to complement the existing development context. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

New buildings should coordinate building form and height with the surrounding context.

12.1 Provide compatible transition in building scale, height, and mass.

12.2 Although new buildings may be different sizes, design the first few stories to visually relate to adjacent buildings and the surrounding context, by integrating architectural elements and design details of similar scale and proportion.

12.3 Locate more intense building mass, height, and activity of a development away from existing development at the Old Town boundary.

12.4 Utilize building form as the primary method to make compatible transitions between different Development Types, internal to the Old Town boundary. (Refer to Historic Old Town Design District section for specific guidelines relating to transitional design of new development adjacent to this Old Town district)

Response: To the west existing structures are one-story and within a Type I area. The Kimsey is within a Type II area and adjacent to Type I, so it is required to create a transition with the new building forms and heights as it interfaces with the Type I. A series of building stepbacks are primarily provided at levels three and six to mitigate the overall height. There are also building components with exterior terraces that step down toward Indian School Road. Additionally, there are recessed balconies that modulate the building form and reduce the scale of the exterior walls. A similar strategy is found where Type I is across from Third Avenue to the north; and partially across Indian School Road to the south.

To the east are three story structures within a Type II area. The Kimsey's design provides additional stepbacks on the east. Recessed exterior balconies also mitigate the building forms and reduce its scale. The numerous outside corners of the residential buildings will provide exterior

wrap-around balconies to soften otherwise hard edges. Lastly, there is an intention to have a broken roof line as it meets the sky at various levels with terraces, balcony privacy partitions, and railings.

Most importantly, the existing Kimsey Building is preserved, which creates large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road and the east edge of the Property.

13. Reduce apparent building size and mass. (Refer to Section 5.3006 of the Scottsdale Zoning Ordinance)

Reduce the visual mass and height of buildings.

13.1 Reducing apparent size and mass of buildings through architectural design that subdivides the building into horizontal components consisting of a base, middle, and top is preferred.

13.2 Incorporate setbacks and stepbacks into building design to reduce their visual impact.

13.3 Subdivide large building mass through the addition of architectural features and material articulation.

13.4 Avoid long or continuous blank wall planes and monotonous wall treatments. Incorporate projections, recesses, or other architectural variation into wall planes to provide strong shadows and visual interest and help the eye divide the building into smaller parts.

13.5 Provide physical and visual access points every 100- to 300-feet, subdividing building mass at regular vertical intervals.

Response: The building massing elements provide varied architectural components that modulate and articulate the façade both vertically and horizontally, providing a base, middle and top. The ground floor is articulated with the movement, texture, relief and layering of elements creating depth and shade enhancing the pedestrian experience. These features also help to reduce the overall scale of the building and provide visual interest. The lower level townhomes along Indian School respect the stepback plane and provide an interplay with the streetscape and pedestrian realm along with the folded-plate shaded arcade. As the building rises, landscaped terraces and overhangs bring movement and energy to the architectural character.

HIGH-RISE BUILDING DESIGN

14. Design high-rise buildings to reflect design excellence and fit within the surrounding context.

New high-rise buildings should reflect design excellence and innovation, acknowledge their important civic role in defining the image of Old Town Scottsdale, and respond to their impacts upon the urban landscape.

14.1 Design the base/podium so that it visually supports the middle/tower and top/ penthouse sections. Incorporate heavier, more textured materials, low walls, planters, wainscot, and

other base treatments into the base/podium to visually anchor the structure firmly to the ground plane.

Response: The design elements summarized above will ensure a visual differentiation between the base, middle and top of the buildings provide a stronger base element and a visual lightness to the upper building levels enhances with material selections and finishes. The preservation of the Kimsey Building provides a large void of building mass along Indian School Road along with the stepped massing of the residential building respecting the required stepback plane as to prevent a looming building effect along the streetscape.

PARKING

15. Design parking facilities that fit within the surrounding context.

Parking facilities, as infrastructure assets, support the civic, business, and residential functions within Old Town. The design of these facilities should also contribute to the architectural and urban design of the neighborhood in which they are located.

15.1 The preferred location for structured parking is below-grade. Design underground structures to provide natural air and light.

Response: Parking will be provided in a below grade parking structure utilizing the mechanical car stacking technology for a portion of the parking (84+/- spaces). This system allows vehicles to be stored in an automated rack system. Vehicles are automatically retrieved by the hotel valet or resident. Conventional parking spaces (364+/- spaces) are provided at grade and in two subterranean levels, which will also serve larger SUV or truck vehicles that are too large for the mechanical parking system.

Vehicular traffic access to the property will come in many forms. The northeast quadrant of the property just off Third Avenue envisions a dramatic, ceremonial, and consolidated drop-off and pick-up zone to be shared by the boutique hotel porte-cochere entry and the residential lobby. It will set the tone and ambiance for this entire high-quality mixed-use development. From this node, hotel guests and residents will jointly have direct access to the underground structured parking. In addition to the required parking, guest parking will be provided per city code.

Vehicular access is also provided off Indian School Road at the upgraded west edge alley and directly to the lower level parking structure with an automotive ramp. For convenience, the existing parking lot off Indian School Road that provides surface parking spaces for the historic Kimsey Building will be retained, but will be visually upgraded as an ‘automotive court’ with new hardscape and landscape, creating a much improved setting for the building.

ARCHITECTURAL ELEMENTS & DETAIL

16. Design building façades and architectural features to fit with the surrounding context.

Consider the prevailing architectural rhythm of the surrounding context. Add variety to the present rhythm in order to maintain or enhance visual interest, yet provide enough visual continuity through the alignment of architectural features to strengthen the design of the overall area.

16.1 Design similar floor-to-floor building heights to define the visual continuity of an area.

16.2 Align architectural features such as window bands, cornice lines, belt courses, moldings, and other features, as appropriate.

16.3 Repeat architectural elements such as covered walkways, recessed bases or similar roof forms to link existing and new development.

16.5 Outside of the Downtown Core, provide a continuous shaded walkway along pedestrian corridors.

16.6 Utilize variety in building design that integrates surface detail, articulated architectural features, and other elements that enrich character, visual interest, shadow, contrast, and color.

Response: The Kimsey’s materials, massing and architecture are inspired by some of the existing Old Town vernacular and most importantly, the preservation of the Kimsey Building. The adjacent three-story office building to the east utilizes a warm-colored exposed concrete masonry unit throughout that is found in other Old Town Scottsdale structures. There is an historic legacy in the use of this durable material. Other natural and indigenous materials include the MOW’s cast in place and textured concrete and copper wall panels. Plaster is also found to the west and numerous buildings on Marshall Way and Craftsman Court. Brick also is found in the existing Howard Johnson hotel, Little Red Schoolhouse, and Historic Old Town District structures such as the Rusty Spur, Johnny Rose’s Pool Hall, and Woolworth Building.

The selected materials are translated into built form and layered to provide a hierarchy within each structure creating architectural design variation. Vertical and horizontal linear elements also bring visual interest creating relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings. Recessed windows and balconies and exaggerated overhangs will provide solar relief to the glazing and shaded outdoor spaces. Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.

The preservation of the Kimsey Building provides large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road as well as the east edge of the Property.

17. Design buildings that are inviting.

Building design should be to human scale and add interest to the pedestrian experience.

- 17.1 Activate the ground floor of buildings to provide interest and a safer pedestrian environment.*
- 17.2 Provide a clearly defined public entrance to the building façade that reflects the existing scale of surrounding building entrances.*
- 17.3 Orient the main entrance of a building toward the street.*
- 17.4 Provide frequent building entrances to minimize blank walls and other dead spaces. For Type 1 Development, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage. For Type 2, 2.5, and 3 Developments, incorporate at least one (1) entrance for every thirty to fifty (30-50) feet of building frontage, but not to exceed 100 feet.*

Response: The ground level of the proposed development plan is activated with multiple access points, shaded arcades, seating, landscaping, and lighting. The hotel offers a transparent interface along Third Avenue with direct lobby access. Building entry (lobby) for the residential component is central to the site connecting via multiple corridors and walkways. There is also a private walk connecting to the Kimsey Building joining to fitness and leasing uses. Additionally, a public sidewalk runs along eastern boundary of the site connecting Indian School and Third Avenue providing a midblock north-south connection that does not exist today.

MATERIALS

18. Use context-appropriate materials, colors, and textures in Old Town development.

Materials should be of high-quality, durable, easily maintained, and able to withstand the climatic conditions of the desert southwest. Materials should help tie buildings into the composition of the neighborhood. Use of local materials helps to further define sense of place.

- 18.1 Use materials with colors and coarse textures that are associated with the desert southwest.*
- 18.2 Use materials that complement the existing area in texture, finish, scale, color, and other design aspects.*
- 18.3 Use colors and materials that emphasize shadow patterns.*
- 18.4 Reflective materials that create glare and façades that are more than 80% glass are discouraged.*
- 18.5 Emphasize muted desert colors (Main Color) having a value of less than seven (7) and a chroma between three (3) and fourteen (14), as indicated in the Munsell Book of Color. The Light Reflectance Value is to be 70% or less. Intense, saturated colors are only encouraged as accents.*
- 18.6 Exterior finish materials such as concrete, brick, and tile to be left in their natural color or colored integrally, as opposed to being painted, stained or coated.*
- 18.7 Natural materials are preferred over simulated materials, particularly at the ground level of buildings and other locations where direct contact by pedestrians occur.*
- 18.8 Changes in paint color, building material, and/or texture that occur with a change in horizontal wall plane, or with strongly pronounced scoring, expansion joints, reveals or other similar wall details are encouraged. Abrupt changes in materials, colors, and textures are discouraged.*

18.9 Vertically-stacked materials ordered by perceived material weight, with the “heaviest” materials at the bottom, and the “lightest” materials towards the top, are encouraged. This ordering method contributes to the appearance of the building being anchored to the ground plane, and upper levels being supported by the building base.

Response: As noted above, the building materials takes cues from the Old Town context. Vertical and horizontal linear elements also bring visual interest creating relief, depth and shade, which helps to reduce the overall scale and mass of the buildings. Building material include, but are not limited to, masonry, cast in place concrete and utilizing a variety of natural durable materials and finishes. The color palette invokes a Southwest inspired range of taupe and gray finishes with lighter tones as the building rises in height. Accent colors are incorporated to bring visual interest to the design and are inspired by midcentury architecture.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

The Character and Design Element of the General Plan states that “Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale’s Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.” The City has established a set of design principles, known as the Scottsdale’s Sensitive Design Principles, to reinforce the quality of design in our community. The following Sensitive Design Principles are fundamental to the design and development of the Property. In addition to the response below, please refer to Goal CD 1 above for a specific description of the design elements.

- 1. The design character of any area should be enhanced and strengthened by new development.*

Response: The vibrant, contemporary building character and stepped heights are complementary to the surrounding urban development pattern. The proposed development will utilize a variety of desert appropriate textures and building finishes, incorporate architectural elements that provide solar relief, shading and overhangs, and celebrate the Sonoran Desert climate by creating outdoor courtyard spaces and common amenities for its guests, residents and visitors while also tying to the existing pedestrian network throughout Old Town.

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.*

Response: Although the setting of this Old Town site is urban in character and does not have natural features such as washes and natural area open space, the development team has taken special consideration in providing appropriate interaction with Indian School Road and Third Avenue streetscape through building design and attention to the ground-level experience.

- 3. Development should be sensitive to existing topography and landscaping.*

Response: The Property is an Old Town redevelopment site. Landscaping will consist of low water use desert appropriate landscaping materials in conformance with established guidelines. The current topography of the site pitches above 4 feet from north to south.

4. *Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*

Response: The proposed redevelopment includes desert appropriate landscaping (as well as integration of native plants). Additional landscaping and open space areas will contribute to an urban habitat and improved air quality. Also, desert appropriate plants will be able to withstand the variations of the local climate and as they mature, they will become self-sustaining relative to water demand.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.*

Response: Pedestrian circulation along the streetscape is an important feature of this Old Town project, as numerous gallery, restaurant, residential, employment, cultural, and entertainment uses are within walking distance.

6. *Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.*

Response: The Kimsey is located within the heart of the Fifth Avenue District and is within walking and trolley distance to a range of land uses including major employers, such as HonorHealth and the City of Scottsdale. As such, the development has been designed with an emphasis on the ground level pedestrian experience enhancing the land use goals for this area. Developing tourist accommodations and residential units in the heart of Old Town with established transportation options (trolley, bicycle, bus) reduces the number and distance of automobile trips and improves air quality, thereby enhancing the quality of life for the community as a whole.

7. *Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*

Response: The proposed development incorporates design elements that respect human-scale, providing shade and shelter through building form, site and landscape design.

8. *Buildings should be designed with a logical hierarchy of masses.*

Response: Variation in massing, proportion, material contrast, and architectural detailing will be provided establishing a natural hierarchy. The proposed development also provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate redevelopment and visual fluidity along the street frontages.

9. *The design of the built environment should respond to the desert environment.*

Response: The proposed development will utilize a variety of Sonoran Desert inspired textures and building finishes, incorporate architectural elements that provide solar relief and overhangs, and celebrate the Southwestern climate by creating outdoor spaces, respites, and shaded amenities.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

Response: Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, are emphasized with the development. The design and development will be done in accordance with IgCC and will include a well-insulated building envelope, recycled materials, energy efficient windows, energy efficient light fixtures, low-flow water fixtures, energy efficient appliances, and use of solar.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Response: Context appropriate, mature arid-region plant materials will be utilized with the redevelopment and revitalization of the Property. The desert-lush character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Response: The proposed development maintains a low water use plant palette. Context appropriate desert plant materials will be utilized throughout the 3.87+/- acre redevelopment, consistent with the established vegetative pattern found throughout Old Town.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety and wayfinding for Old Town visitors and residents. Lighting plans and manufacture cut sheets are provided with the DRB application.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Response: Project identification will be contextually appropriate and processed under a separate approval and permit process.

KIMSEY LANDSCAPE NARRATIVE:

The landscape character for the Kimsey Residences and Hotel are intended to enhance the pedestrian realm, mitigate climate with shade as well as co-exist with varying landscape themes used adjacent to the site and meet City of Scottsdale standards. Overall, the mix of public art, pedestrian amenities, hardscape materials, paving materials and plantings create a high-quality pedestrian zone. The plantings outside of the covered areas are low water use plants, with an emphasis on a feeling of lushness, using a variety of colorful shrubs, cacti accents and succulents. Although there is a variety of plantings, to avoid monotonous repetition, there is a common thread of plantings throughout the development.

At the northwest corner of the site along 3rd Avenue, a large outdoor dining patio flanks the restaurant space. The patio is enclosed with both a fence and raised planters with a variety of succulents appropriate for the shade provided by the canopy above and its northern orientation. The sidewalk is an 8'-0" wide unobstructed walkway of acid etched concrete. Approximately every three parking spaces are separated by a tree island planter. To the east of the dining patio is a raised concrete bench/bar for passing pedestrians. The center of the block, which aligns with the southern end of N. Craftsman Court, is a mini pedestrian plaza featuring an art installation by FUTUREFORMS. Raised tree planters surrounded by half circle concrete benches allow pedestrians to stop and observe the plaza with the art installation. Concrete seat buttons adjacent to the installation encourage closer interaction with the installation. Outside of the hotel bar is an outdoor patio also enclosed by a fence with raised planters containing a similar assortment of succulents to the dining patio. The entrance to the hotel porte-cochere area and residences is located at the eastern portion of the site. A combination of pavers and concrete make up the ground plane. A water feature is located in a center island between the two entrances. Breaks between the center island are created to encourage pedestrian circulation to the far eastern portion of the site, and the sidewalk connecting this portion of the site with Indian School Road. This sidewalk is 8'-0" wide.

In the driveway between the Hotel and Residences, raised planters are provided, with vines that will grow up the north side of the parking garage. An enhanced pedestrian crossing was created to facilitate movement between the two buildings, leading south into the central covered courtyard space. This activity area is for the residents only, although the space is visible from the eastern side. Within this space, there are water features, fire pits, activity and game zones and above-structure plantings. This courtyard space also abuts the existing Haver building, with a generous planting zone. As this area is extremely shady, the plant palette consists mainly of palms, succulents and other low water use shade plantings.

Along Indian School Road, the existing mature Evergreen Elm trees will remain along the western portion of the site. Adjacent to these, there is a large bioswale to contain the first flush volume. Large mild steel bridges span the bioswale and create entrances to the townhomes. A new crossing with refuge area is created from this location to the south across Indian School Road. Along the eastern portion of Indian School Road, the existing trees are to be removed to make way for a new 8' wide sidewalk separated by an 8' wide landscape buffer in front of the Haver Building. New 3'H block walls will screen the parking lot, and new 48" box Evergreen Elm trees will be installed. At the Haver building, new concrete paving will be provided to match the existing salt finish. New planters will be created at the front entrance patio to provide separation from the parking lot. Between the townhomes and the Haver Building is a pedestrian connection to the Residences. Bike parking, a public art installation and large Date Palm trees will be located in this shady pedestrian zone.

Irrigation shall be drip irrigation with emitters to all plants, with different zones for trees, shrubs, cacti within different climatic zones around the building.

Narrow planters are located tight to the building along the alley, with vines and cacti compatible with its western orientation.

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:

(Applicant's statements were shortened for clarification purposes, please see the entire applicant's narrative via Attachment #3 for full responses.)

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 the proposal is supportive of the desired values defined in the General Plan, which include goals and policies that benefit the community. As demonstrated in detail with the recently approved zoning case for The Kimsey, the development plan conforms to the General Plan, Old Town Scottsdale Character Area Plan, Old Town Scottsdale Urban Design & Architectural Guidelines ("OTSUDAG"), the Planned Block Development ("PBD") Criteria, and the Scottsdale Sensitive Design Principles.*
 - *Staff finds that the development proposal and associated public art locations conform to the General Plan, Design Standards, Old Town Scottsdale Character Area Plan, Sensitive Design Principles, and development plan approved with zoning case 10-ZN-2020.*
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 development request will allow for the redevelopment of an underutilized site surrounded by a variety of supporting cultural, employment, commercial and residential land uses that will offer services to the residents, visitors, and hotel guests of The Kimsey. Equally, the addition of residential units and hotel rooms within the Fifth Avenue District, adjacent to the Scottsdale Arts District, will further strengthen Scottsdale's identity as a major hub of tourism and cultural activities.*
 - *The selected materials are translated into built form and layered to provide a hierarchy within each structure creating architectural design variation. Vertical and horizontal linear elements also bring visual interest creating relief, depth, and shade, which dramatically reduces the overall scale and mass of the buildings. Recessed windows and balconies and exaggerated overhangs will provide solar relief to the glazing and shaded outdoor spaces. Each side of the project is unified and expressive towards the overall theme while still providing a dynamic four-side architectural experience. Each façade provides balance and movement, helping to accentuate appearance and offering Old Town a vibrant, visually interesting building character.*
 - *The building design was inspired by the historical significance and unique character of the preserved and celebrated Kimsey Building and cherished Ralph Haver architecture throughout*

Southern Scottsdale. The preservation of the historical Kimsey Building allows for large voids in massing as well as enhanced setbacks and stepbacks for much of the frontage along Indian School Road as well as the east edge of the Property. The proposed architectural character, site layout, and landscaping design will respect the unique climate within Scottsdale's Old Town urban context. The buildings will utilize masonry, cast in place concrete, and stucco among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The folded-plate roof form of the shaded canopies along Indian School and Third Avenue mirror the roof pitch of the Kimsey Building and take inspiration from other Scottsdale projects found in Haver's portfolio (ie: Coronado High School). Green roof and/or shade elements are integrated at multiple levels to provide respite for residents, visitors, and guests. The color palette invokes a Sonoran Desert inspired range of taupe and gray finishes with lighter tones as the building rises in height. Accent colors are incorporated to bring additional visual interest to the design.

- *The streetscape design will embrace the OTSUDAG principles and provide a welcoming pedestrian environment for Old Town patrons walking along Indian School and Third Avenue as compared to the more car-centric surface parking that exists today. The proposed mixed-use development will provide a comfortable and safe streetscape designed with human-scale elements, shade and movement through both hardscape and building forms. Trees and shrubs will be used to create a comfortable microclimate as well as providing visual relief that will enhance the pedestrian experience along the street edge and encourage the use of sidewalks to get from one destination to another further enhancing the mixed-use character of Old Town and respecting the existing building context.*
- *Staff finds that the residences and hotel building complement each other and surrounding existing buildings through the use concrete masonry units, wall panels, and various desert colors. The residential building is composed of mesastone and anthem concrete masonry units and vegetative green screens along the base. The façade consists of composite wall panels painted colors with neutral and green hues like "Sand Dune", "Rustic Taupe", "Thick Fog", "Chocolate Milk", and "Watercress" as an accent. Vertical and horizontal window shade elements and concealed balconies are incorporated into the architecture.*
- *The hotel utilizes the same anthem concrete masonry units and "Thick Fog" and "Chocolate Milk" painted composite wall panels to provide architectural ties. The hotel façade incorporates interstate ironstone concrete masonry vertically along the sides of the buildings. The light green color "Pine Mist" helps offset gray tones and bring earth tones back into the color scheme. Window framing and shadow boxes add architectural detail and sun protection.*
- *Warm white shade canopies with folded roofs to match the preserved Kimsey building architecture are provided along both street frontages in front of the hotel and residences. The two building elevations facing inward towards the internal drive aisle (the north residential elevation and south hotel elevation) substitute wall panels for EIFS in limited recessed sections.*
- *Lush and colorful landscaping is found along E. Indian School Road and E. 3rd Avenue, internally throughout the site, adjacent to the building base and pedestrian routes. Mature Evergreen elms are being protected in place along the west portion of E. Indian School Road and replacing existing Sissoo trees along the east portion to accommodate the new 8-foot-wide sidewalk. Other trees found throughout the development include Palo Verde, Date Palm, and Sabal Palmetto.*

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 by creating a comfortable and inviting pedestrian experience along the adjacent streets, this proposed project will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, and cultural destinations. Shading of the pedestrian realm along the street frontages and internal connection points will be provided by a variety of structures and/or desert appropriate trees accented with ground cover consistent with the OTSUDAG. Parking for The Kimsey will be provided completely on-site in structured underground parking as well as some surface parking spaces. The development will utilize mechanical parking technology in the parking structure.*
 - *Staff finds that per the approved zoning parking master plan, 407 parking spaces are required, and the applicant is providing 448 parking spaces. Vehicular access into the shared parking structure (two levels below, one level above) is provided along the western alley and off E. 3rd Avenue. Surface parking will be reconfigured in front of the existing Kimsey building. Street parking is provided off E. 3rd Avenue but doesn't count towards the total provided parking calculations.*
 - *The site plan provides new 8-foot-wide pedestrian sidewalks with landscape buffers along E. Indian School Road, E. 3rd Avenue, and along the eastern boundary of the site. The new eastern connection will help pedestrians access retail, restaurants, and other activities to the north and south in Old Town.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *The applicant states that mechanical equipment, appurtenances and utilities, and their screening methods will be integrated into the site and building design.*
 - *Staff finds that the roof mounted equipment is screened via parapets and the ground mounted units are screened via a decorative wall to keep the appurtenances out of sight.*
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 Kimsey development conforms to the OTSUDAG. The development provides a rich pedestrian-oriented development to engage Old Town patrons and provide a dynamic streetscape. Architectural elements take inspiration from the historic*

Kimsey Building and historic interpretations of the Sonoran Desert traditions using shade, overhangs, building hierarchy and material/color selection.

- *Staff finds the proposal conforms to the Old Town Scottsdale Urban Design and Architecture Guidelines by incorporating red concrete masonry units and desert tones in the building architecture, which are key features in the Old Town area. Pedestrian links and quality streetscapes are encouraged in the Fifth Avenue Old Town District and that is accomplished with enhanced and inviting pedestrian connections and shade coverage along sidewalks.*
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.
- *The applicant states The Kimsey public art improvements are envisioned to activate, energize, educate, and aesthetically elevate the street level outdoor spaces that thread throughout this urban infill development. Proposed public art will be viewable and/or accessible from the public right-of-way; and composed of two components.*
 - *Public art improvements will be durable, long lasting, and require minimal maintenance. Specified materials and finishes will be appropriate, vandal-resistant, and protect the public safety. As required by the approved PBD zoning, the 1% conceptual public art budget at this time is estimated at approximately \$1,112,000. As identified on the site plan, one of the two public art installations is fronting on Indian School Road and within an outdoor space between the Kimsey Building west side and the New Residential Townhomes. Titled 'Luminal' by Brian Brush of Bozeman, Montana it will serve as an entry portal piece into the outdoor spaces found further north. The second piece titled 'Kimsey Grove' by FUTUREFORMS of San Francisco, California will be fronting on Third Avenue and is immediately south of the Craftsman Court & Third Avenue intersection within an urban plaza. Both are viewed from the public rights-of-way and are publicly accessible. On December 8, 2021, the Scottsdale Public Arts Advisory Board approved the 'Stage 1: Public Artists and Preliminary Design.' 'The Stage 2: Final Design' is scheduled for review and approval on February 9, 2022.*
 - *Staff finds that both public art locations are visible and accessible to the public and integrate well with the interactive site plan. The first public art piece, Luminal by Brian Brush, pulls interest into the site as it is located along the walkway between the new residential building and existing Kimsey building. The piece is an illuminated colorful interconnected web with three bases surrounded by benches. It is composed of aluminum and steel and is 23' tall.*
 - *The second art piece along E. 3rd Avenue, Kimsey Grove by FUTUREFORMS, consists of four illuminated geometrical shade canopies with inspiration from saguaro cactus form and desert bloom flower colors. The public art piece is composed of metal framing and stainless-steel panels with cut outs and red accents. The proposed height is 13'-6" from grade.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. #1) and zoned to the Central Business (C-2) zoning designation. In 2003, the City Council adopted Ord. 3521 applying the Downtown Overlay (DO) over the downtown area, including the subject site. In 2021, under case 10-ZN-2020, the subject site was rezoned from Central Business Downtown Overlay (C-2 DO) to Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay (D/DMU-2 PBD DO) district and Downtown/ Downtown Multiple Use Type-2 Planned Block Development Downtown Overlay Historic Property (D/DMU-2 PBD DO HP) district. This zoning case was to allow for the proposed mixed-use development and historic preservation of the existing Kimsey building in the southeast corner of 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

Located on the north side of E. Indian School Road and south of E. 3rd Avenue, approximately 200 feet east of N. Marshall Way in Old Town Scottsdale, the site is situated in the Fifth Avenue Old Town District. The site is currently occupied by the Kimsey building, the Howard Johnson Hotel, and The Venue. The surrounding area consists mainly of one and two-story retail, service, and gallery shops constructed in the throughout the 1960's, 70's and 80's. A three-story office building borders the site to the east. Please refer to context graphics attached.

Project Data

- Existing Use: Retail/Service/Entertainment/Hotel
- Proposed Use: Mixed-use
- Parcel Size: 168,391 square feet / 3.87 acre (gross)
144,173 square feet / 3.30 acre (net)
- Residential Building Area: 337,660 square feet
- Hotel Building Area: 120,000 square feet
- Existing Kimsey Building Area: 15,640 square feet
- Total Building Area: 473,300 square feet
- Gross Floor Area Ratio Allowed: 1.4
- Floor Area Ratio Provided: 0.6
- Building Height Allowed: 76 feet (inclusive of rooftop appurtenances per 10-ZN-2020)
- Building Height Proposed: 75 feet (inclusive of rooftop appurtenances)
- Parking Required: 407 spaces (per approved parking master plan)
- Parking Provided: 448 spaces
- Open Space Required: None
- Open Space Provided: 23,489 square feet / 0.54 acres
- Number of Dwelling Units Allowed: 190 per 10-ZN-2020
- Number of Dwelling Units Proposed: 180 units (176 in Residential building, 4 in Kimsey building)

**Stipulations for the
Development Review Board Application:
The Kimsey
Case Number: 23-DR-2021**

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 Gensler and stamped by City Staff on 1/20/22.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Gensler and stamped by City Staff on 1/20/22.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Gensler and stamped by City Staff on 1/20/22.
 - d. The case drainage report submitted by SEG and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Gensler and approved as noted by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case was 10-ZN-2020. All 10-ZN-2020 stipulations shall apply.

ARCHAEOLOGICAL RESOURCES:

Ordinance

- B. 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 or 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:

Ordinance

- C. Public art within the City's right-of-way will require a Private Improvements in the Right-of-Way agreement (PIR) recorded prior to permit issuance.
- D. DWELLING UNITS – MAXIMUM DENSITY. Maximum dwelling units shall not exceed 190 dwelling units (equivalent to 49.10 du/gross acre of the Development Plan). Any increase in the proposed density shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
- E. MAXIMUM BUILDING HEIGHT/BONUS BUILDING HEIGHT. No building on the site shall exceed 76 feet in height, inclusive of rooftop appurtenances. The 76 feet of height includes 10 feet of bonus building height, measured as provided in the applicable section of the Zoning Ordinance. Any increase in the bonus building height shall be subject to additional action and public hearings before the Planning Commission and City Council and modification of the associated Development Agreement.
- F. BONUS PAYMENT. DEVELOPMENT OF THE SITE SHALL BE SUBJECT TO BONUS PAYMENTS, PLUS ANY LATE FEES, OF ONE HUNDRED THIRTY ONE THOUSAND, SIX HUNDRED EIGHTY AND 91/100 DOLLARS (\$131,680.90) FOR THE HEIGHT BONUS. THE FULL BONUS PAYMENT SHALL BE PAID TO THE CITY INTO THE CITY'S DOWNTOWN SPECIAL IMPROVEMENT FUND, BEFORE THE ISSUANCE OF ANY BUILDING PERMIT FOR ANY ABOVE GROUND STRUCTURE ON ANY PARCEL.
- G. LANDSCAPING. Street trees shall be provided along the E. Indian School Road street frontage consistent with the conceptual landscape plans included in the Development Plan. All trees adjacent to the street shall be mature, as defined in the applicable section of the Zoning Ordinance. Final placement and quantity shall be subject to Development Review Board approval. FURTHER, THE DEVELOPER SHALL ENGAGE A QUALIFIED ARBORIST TO ASSIST IN PRESERVING, TO THE EXTENT POSSIBLE THROUGH SUCH METHODS THE ARBORIST DEEMS APPROPRIATE, THE EXISTING MATURE TREES ALONG INDIAN SCHOOL ROAD.
- H. HOTEL EMPLOYEE PARKING. THE HOTEL SHALL PROVIDE A MINIMUM OF 25 DESIGNATED SPACES FOR EMPLOYEES.
- I. PROTECTION OF ARCHAEOLOGICAL RESOURCES. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. With final plans, the landscape site wall shall be removed out of the City's public right-of-way and relocated within the property boundaries.

LANDSCAPE DESIGN:

Ordinance

- J. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any mature tree.

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 how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
7. 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 and median(s).
8. Should landscape pots and/or raised landscape planters be provided in any plaza area and pedestrian nodes that are shown on the site plan, those landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, have a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
9. With final plans, the property owner shall submit a revised landscape plan that removes the proposed planters obstructing the sidewalk in front of the preserved Kimsey building.

EXTRIOR LIGHTING:

Ordinance

- K. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- L. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- M. 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

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
11. With final plans, the property owner shall submit revised cutsheets that remove fixture S6 and replace it with a fixture that is directed downward and shielded.
12. 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 10.0 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 1.5 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.
13. All exterior lighting fixtures shall be black or dark bronze in color.
14. Up lighting is allowed only associated with the public art pieces.

STREET DEDICATIONS:

Ordinance

- N. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
- a. E INDIAN SCHOOL ROAD. Ten (10) to fifteen (15) foot dedication, for a total fifty-five (55) foot-wide north half right of way width.
 - b. ALLEY. Two (2) to four (4) foot dedication, for a total ten (10) foot-wide east half-alley right-of-way width.

STREET INFRASTRUCTURE:

Ordinance

- O. 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.
- P. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements along project frontage:
- a. E. INDIAN SCHOOL ROAD.
 - i. Reconstruct existing site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways.
 - ii. Construct either an eight (8) foot wide sidewalk separated from the curb by a minimum of four (4) feet, or a ten (10) foot wide curb attached sidewalk.
 - iii. Construct a raised median along the western portion of the site frontage to eliminate the existing median opening.
 - iv. Construct a pedestrian refuge in the raised median and sidewalk ramps on the north and south side of Indian School Road as necessary to provide an uncontrolled pedestrian crossing aligning with the western side of the westernmost site driveway.
 - b. E. 3rd AVENUE.
 - i. Construct all project site driveways in conformance with city standard CL-1 driveway, with sidewalk, accordingly and properly, reconstructed across driveways.
 - c. ALLEY.
 - i. Reconstruct alley to include positive drainage, twenty-four feet of pavement width and city standard compliant driveways to project and to city street connections, with sidewalk crossings, accordingly and properly, reconstructed.
 - ii. Underground existing overhead utilities.
 - d. PEDESTRIAN SIDEWALK (EASTERN EDGE OF SITE).

- i. Construct a new minimum eight (8) feet wide concrete sidewalk along the eastern edge from E. Indian School Road to E. 3rd Avenue.
- Q. STREETLIGHTS. At time of construction, the owner shall replace the existing street light poles and luminaires along the Indian School Road and 3rd Avenue street frontages to current City standards, as well as install pedestrian light poles and luminaires, to the satisfaction of City staff.
- R. UTILITY LINES. All existing above ground cable, power and other utility lines within, and adjacent to, the development project, and any new or relocated utility lines, shall be placed underground. Sections of overhead lines extending across E. 3rd Avenue shall be relocated under the street and up to the next existing riser on the north side of E. 3rd Avenue.

DRB Stipulations

- 15. All 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 brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- S. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development including the following:
 - a. A new 8-inch water main shall be placed along the entire west frontage.
 - b. A new 8-inch water main shall be installed to complete the 8-inch loop in the northeast corner of the site.
 - c. In addition to new water lines shown in the Preliminary Basis of Design (BOD) report, an additional 200-feet of 8-inch water main shall be placed along 3rd Ave to complete an 8-inch loop around the site and bring the minimum pressure during fire flow plus maximum day demands closer to the required 30 psi. If proven to be unnecessary in the final BOD reports at time of Development Review Board approval, this requirement will be removed.
 - d. All newly proposed above and below ground structures shall provide a minimum 6-foot clearance from the public sewer. The east side Water and Sewer Facilities easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement. To ensure this 6-foot clearance a 13-foot public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19-feet or more above the easement.
 - e. Where the underground garage abuts any easement or ROW soil nails shall not protrude into the easement or ROW.

DRB Stipulations

- 16. 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.

17. 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. Add new water mains generally in conformance with Basis of Design (BOD) utility plan to complete an eight (8)-inch loop around the site and as follows:
 - i. Provide a new eight (8)-inch water main ~~be~~ along E. 3rd Ave from alley to N. Craftsman Court; provide connections to and from new water main to existing water mains either side of this water main replacement.
 - ii. Existing dead end main at east property line extended to connect to eight (8)-inch main within E 3rd Ave.
 - iii. New eight (8)-inch main along and within alley frontage.
 - b. All newly proposed above and below ground structures are to provide 6ft clearance from the public sewer. To ensure this 6ft clearance a 13ft public utility easement shall be dedicated on the entire eastern frontage. The east side easement shall only be encroached with a building overhang located vertically 19 feet or more above the easement.
 - c. Soil nails shall not protrude into city easement or ROW.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

18. With the civil construction document submittal, the property owner shall submit a final drainage report and final grading and drainage plans that demonstrates consistency with the DSPM and the case drainage report and grading and drainage plan accepted in concept by the Stormwater Manager or designee.
19. The project will be responsible for payment of a stormwater storage waiver fee in the amount of \$1,497.00 as a condition of project approval and prior to pulling the first permit for construction on the project.
20. The project shall be responsible for addressing the City's First Flush requirements based on the project area of disturbance.
21. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- T. Prior to issuance of any permit for the development project, the property owner shall dedicate a continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses onto private property of the development project, including the full length and width of the new pedestrian sidewalk along the east property line, as illustrated in the Development Plan.

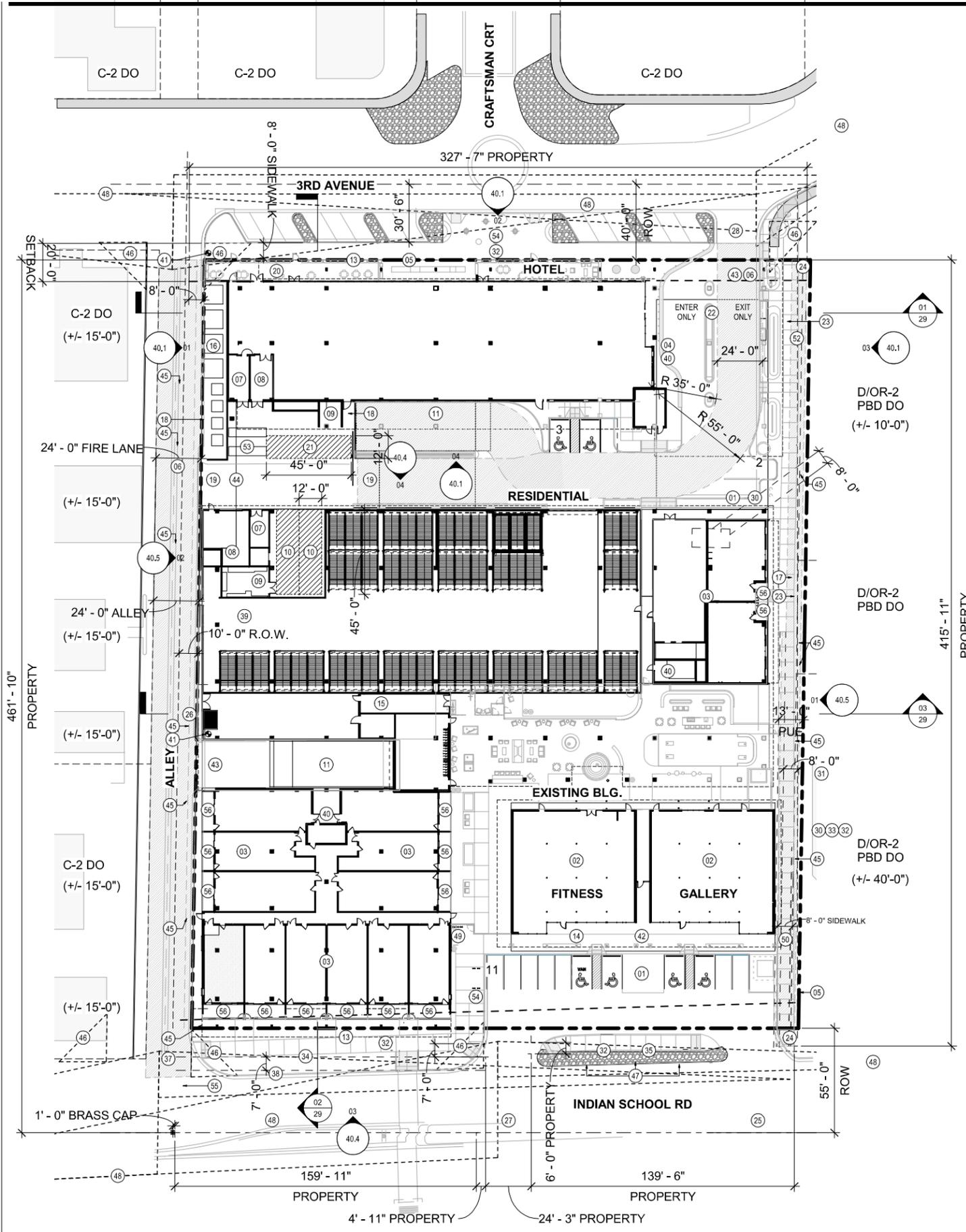
DRB Stipulations

22. 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.

ADDITIONAL ITEMS:

DRB Stipulations

23. Any flagpole, if provided, shall be one piece, conical, tapered, black or dark bronze, and not exceed 30 feet in height.



1/20/2022 4:45:05 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_P20.rvt

01 SITE PLAN
SCALE: 1" = 30'-0"



ATTACHMENT #7

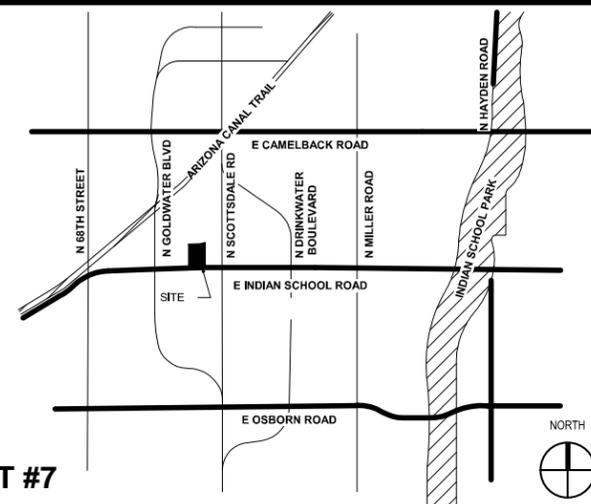
PROJECT DATA

	REQUIRED	PROPOSED
GROSS LOT AREA (SF)	168,391 GSF (INCL. R.O.W)	168,391 GSF (INCL. R.O.W)
NET LOT AREA (SF)	144,173 SF (INCL. R.O.W)	144,173 SF (INCL. R.O.W)
PARCEL ZONING	C-2	D/DMU-2 PBD DO
GROSS FLOOR AREA	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF	HOTEL 120,000 GSF RESI 337,660 GSF KIMSEY 15,640 GSF
GFAR	1.4	0.60

	REQUIRED	PROPOSED
BIKE PARKING	45	45
1 PER 10 VEHICLE		
OPEN SPACE	0 SF	23,489 SF
PARKING		
RESIDENTIAL	PER MASTER PLAN	263
HOTEL		135
RESTAURANT		11
GUEST		39
TOTAL	407	448
ACCESSIBLE PARKING		
ADA VAN	2	2
ADA CAR	16	16
TOTAL 4%	18	18
DWELLING UNITS (MAX 50 DU/AC)		
HOTEL	168	168
RESIDENTIAL	190	176
KIMSEY	-	4
MAXIMUM HEIGHT		
HOTEL	75'-0"	75'-0"
RESIDENTIAL	75'-0"	75'-0"

	REQUIRED	PROPOSED
COMMERCIAL LOADING 30,001 TO 100,000 SF	1	1
RESIDENTIAL LOADING 151 TO 450 UNITS	2	2

VICINITY MAP



SHEET NOTES

- 01 RESIDENTIAL DROP-OFF
- 02 EXISTING HAVER BUILDING
- 03 GROUND FLOOR RESIDENTIAL
- 04 HOTEL DROP-OFF
- 05 PROPERTY LINE
- 06 FIRELANE
- 07 SES
- 08 REFUSE
- 09 FIRE RISER AND PUMP ROOM
- 10 RESIDENTIAL LOADING AREA
- 11 RAMP DOWN TO PARKING STRUCTURE BELOW CANOPY ABOVE
- 12 LINE OF ROOF ABOVE
- 13 BIKE PARKING
- 14 ELECTRICAL TRANSFORMERS, SWITCHGEAR FULLY SCREENED
- 15 PUBLICLY ACCESSIBLE SIDEWALK
- 16 DECORATIVE SCREEN WALL
- 17 DECORATIVE SLIDING GATE
- 18 OUTDOOR DINING
- 19 DELIVERY AREA
- 20 ONE WAY ONLY SIGNAGE AND PAVEMENT MARKING
- 21 SHADE STRUCTURE ABOVE
- 22 PUBLIC CONCRETE PEDESTRIAN WALKWAY
- 23 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-3
- 24 DEDICATED IN FIRE LANE EASEMENT
- 25 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-4
- 26 SITE DRIVEWAY DESIGNED IN CONFORMANCE OF COS STANDARD DETAIL #2256. SIDEWALK TO BE CONTINUOUS PER DSPM 5-3.200 AND 5-3.205 DETAIL CL-1
- 27 EXISTING ELECTRICAL EASEMENT
- 28 EXISTING SEWER AND WATER EASEMENT
- 29 PROPOSED SIDEWALK SEE CIVIL
- 30 EXISTING TELEPHONE LINE EASEMENT
- 31 EXISTING ROAD MAINTENANCE AND PUBLIC UTILITY EASEMENT
- 32 EXISTING LANDSCAPE EASEMENT
- 33 EXISTING SIDEWALK
- 34 EXISTING ROAD AND PUBLIC UTILITY EASEMENT
- 35 STACKING MECHANICAL PARKING SYSTEM
- 36 KNOX BOX
- 37 FIRE HYDRANT
- 38 ADA ACCESS ROUTE
- 39 VEHICULAR ENTRY
- 40 EXTERIOR SERVICE YARD CONCRETE SLAB, OPEN TO SKY ABOVE
- 41 EXISTING OVERHEAD UTILITY LINES TO BE RELOCATED UNDERGROUND
- 42 25x25' VISIBILITY TRIANGLE
- 43 EXISTING 4 TREES ARE REPLACED BY SAME QUANTITIES AND SPECIES
- 44 INTERSECTION SIGHT DISTANCE
- 45 (2) BIKE RACKS
- 46 PUBLIC NON-MOTORIZED ACCESS EASEMENT
- 47 PUBLIC NON-MOTORIZED ACCESS EASEMENT, 8' CONCRETE SIDEWALK.
- 48 SES CABINETS,
- 49 PUBLIC ART
- 50 NEW PROPERTY LINE
- 51 PATIO

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

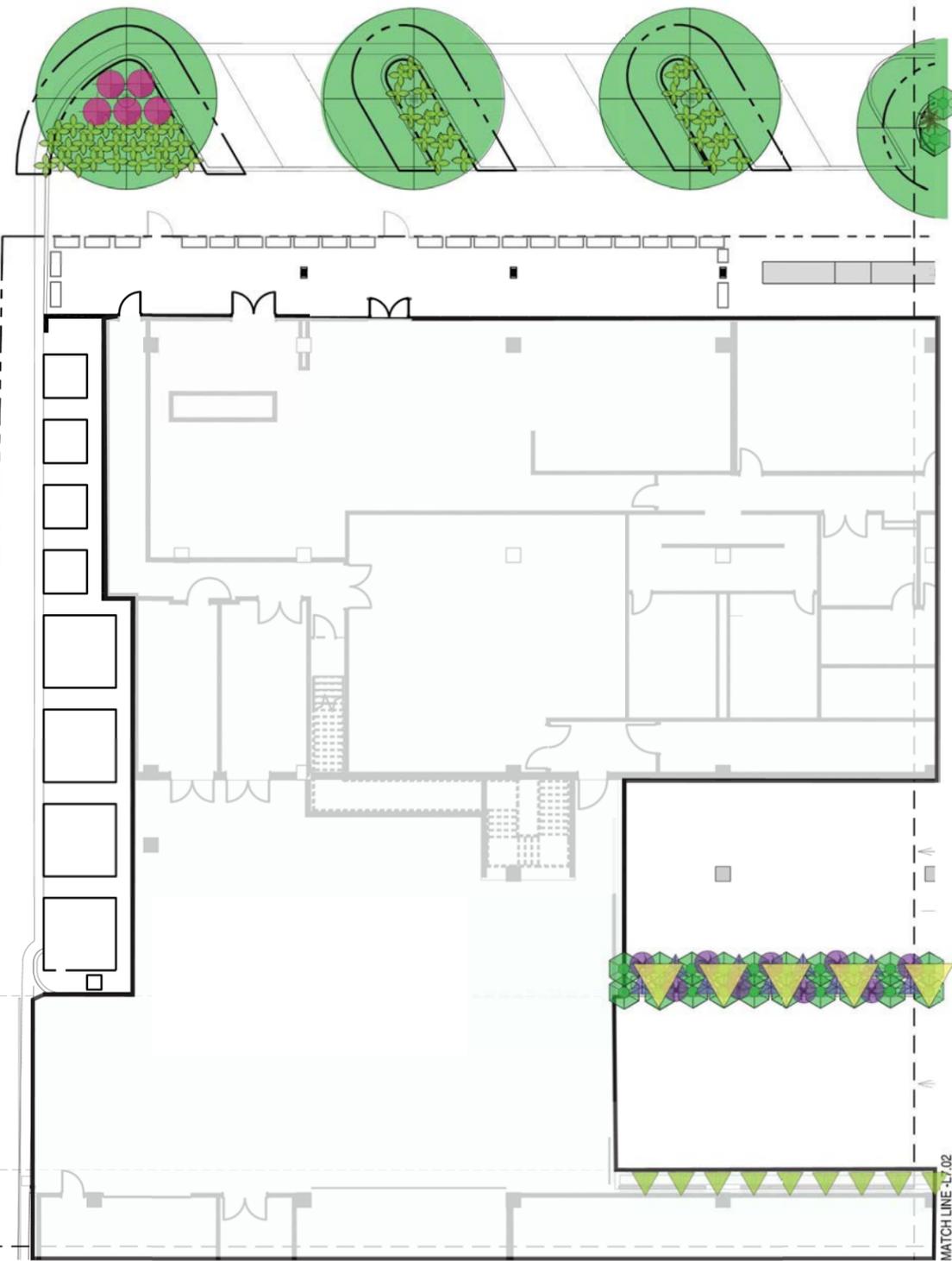
Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
SITE PLAN & PROJECT DATA

Scale
As indicated

24



PLANT LEGEND: FIRST FLOOR

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	NOTES
(Green circle)	EXISTING TREE		-	-	P.I.P.
(Yellow circle)	CERCIDIUM MICROPHYLLUM	FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK
(Green star)	PHOENIX DACTYLIFERA	DATE PALM	---	6	20' H. MIN. ALL H. MATCHING
(Green star)	SABAL MINOR	SABAL PALMETTO	36" BOX	5	6-8' H. 3" TRUNK MIN.
(Green circle)	ULMUS PARVIFOLIA	CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS					
(Pink circle)	CALLIANDRA 'SIERRA STARR'	PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
(Purple circle)	DIETES BICOLOR	EVERGREEN IRIS	5 GAL.	100	CAN FULL
(Green circle)	DODONEA VISCOSA	HOPSEED BUSH	15 GAL.	51	CAN FULL
(Purple circle)	DIETES BICOLOR	AFRICAN IRIS	5 GAL.	111	CAN FULL
(Green circle)	LANTANA MONTEVIDENSIS ALBA	WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
(Green circle)	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.	33	CAN FULL
(Pink circle)	RUSSELLIA EUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	83	CAN FULL
ACCENTS					
(Green star)	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
(Green star)	AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	15 GAL.	9	CAN FULL
(Yellow star)	AGAVE PARRYI	PARRY'S AGAVE	5 GAL.	40	CAN FULL
(Green star)	ALOE BARBADENSIS 'YELLOW'	YELLOW ALOE VERA	5 GAL.	189	CAN FULL
(Green star)	ALOE FEROX	CAPE ALOE	15 GAL.	12	3' HT. MIN.
(Red star)	ALOE STRIATA	CORAL ALOE	5 GAL.	10	CAN FULL
(Green star)	BEAUCARNEA RECURVATA	PONY TAIL PALM	25 GAL.	14	4' HT MIN.
(Blue star)	RUELLA BRITTONIANA	RUELLA	5 GAL.	18	CAN FULL
(Blue star)	CEPHALOCEREUS SENILIS	OLD MANS CACTUS	15 GAL.	4	4' HT MIN.
(Green star)	DASYLIRON TEXANUM	TEXAS SOTOL	15 GAL.	6	CAN FULL
(Green star)	EUPHORBIA ANTISYPHILITICA	CANDELLA	5 GAL.	187	CAN FULL
(Green star)	ALOE HERCULES	HERCULES ALOE	24" BOX	6	6' H MIN.
(Blue triangle)	LOPHOCEREUS SCHOTII MONSTROSUS--	TOTEM POLE CACTUS	6	3' H. MIN. 3 ARMS MIN.	
(Green triangle)	OPUNTIA SANTARITA	SANTARITA PRICKLY PEAR	5 GAL.	3	5 PAD MIN.
(Green triangle)	PACHYCREUS MARGINATUS	MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-6' HT. MIN
(Green triangle)	PACHYCREUS SHOTTII	TOTEM POLE	24" BOX	4	6' H. MIN. 3 ARM MIN.
(Green triangle)	PEDILANTUS MICROCARPA	SLIPPER PLANT	5 GAL.	159	CAN FULL
(Green triangle)	PORTULACARIA AFRA	ELEPHANT BUSH	5 GAL.	152	CAN FULL
(Green triangle)	SANSEVIERIA TRIFASCIATA	SNAKE PLANT	5 GAL.	30	CAN FULL
(Green triangle)	YUCCA PALLIDA	PALE LEAF YUCCA	5 GAL.	35	CAN FULL
GROUNDCOVERS / VINES					
(Purple circle)	SETCRESEA PALLIDA	PURPLE HEART	5 GAL.	44	CAN FULL
(Yellow circle)	WIDELIA TRILOBATA	YELLOW DOT	5 GAL.	15	CAN FULL
(Green circle)	FICUS PUMILA	CREEPING FIG	5 GAL.	4	CAN FULL STAKED
(Yellow triangle)	MASCAGNIA LILACINA	PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED
INERT MATERIALS					
(White square)	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.				
(White square)	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.				
(White square)	MEXICAN BEACH PEBBLES				
(White square)	DECORATIVE ROCK TOP DRESSING				
(White square)	ARTIFICIAL TURF				

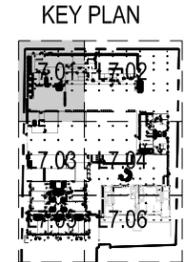
MATCH LINE -L7.02

SCALE: 1" = 10'-0"

0 10 5 20 20

SCALE IN FEET 1" = 10'-0"

LANDSCAPE PLAN 1ST FLOOR PLAN 01



ATTACHMENT #8

THE TRIANGLE
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 13th Street, Suite 104
Phoenix, Arizona 85014
P 602.933.2199

Date	Description
10/22/21	Design Development



Seal / Signature



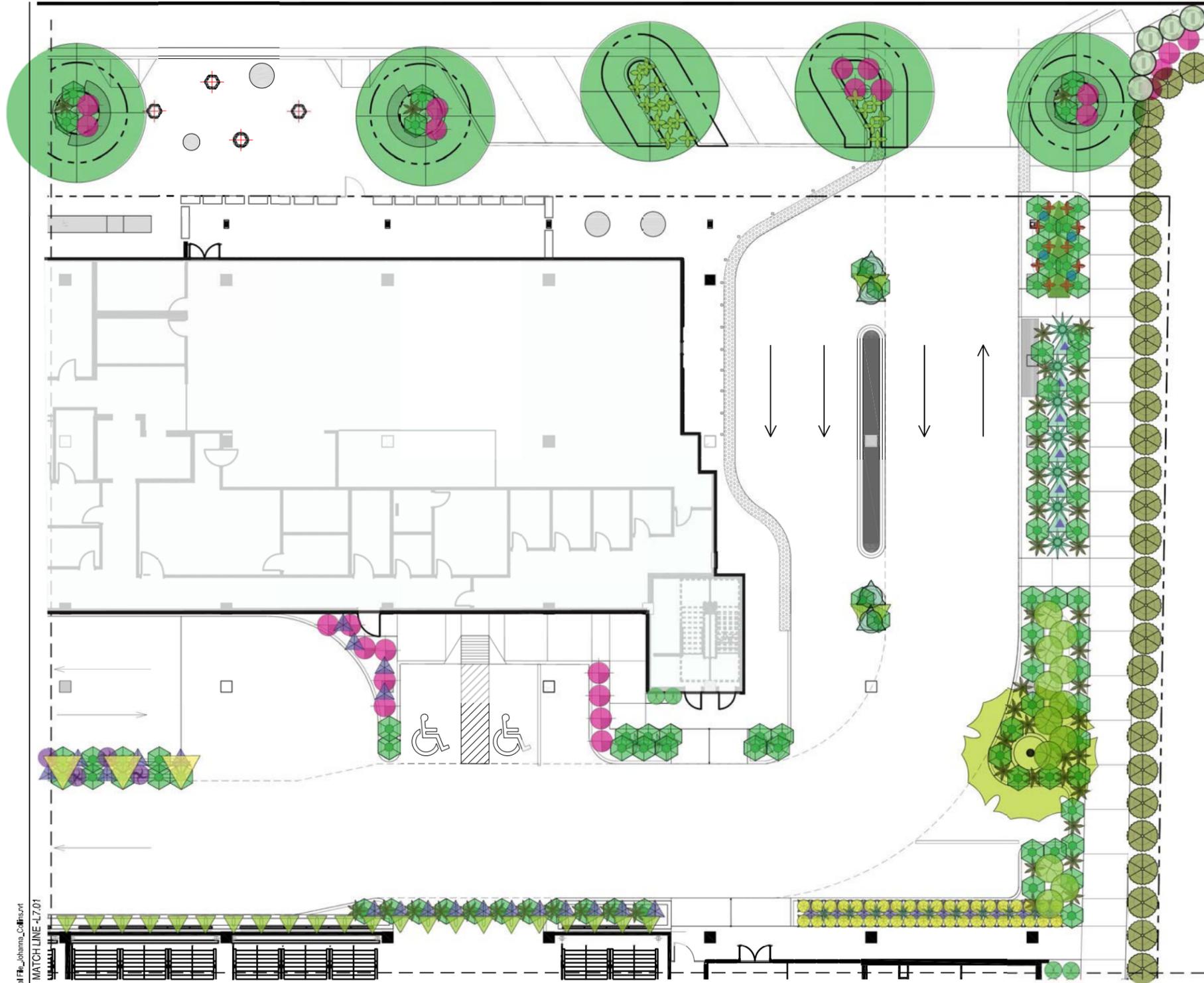
Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEG - Titleblock

AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.01



PLANT LEGEND: FIRST FLOOR

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY (H X W X CAL.)	NOTES
●	EXISTING TREE	--	--	P.I.P.
●	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5'-8" X 8'-10" MIN. MULTI-TRUNK
●	PHOENIX DACTYLIFERA DATE PALM	---	6	20' H. MIN. ALL H. MATCHING
●	SABAL MINOR SABAL PALMETTO	36" BOX	5	6'-8" H. 3" TRUNK MIN.
●	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13'-15" X 8'-10" 2.5" MIN. SINGLE
SHRUBS				
⊗	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
+	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100	CAN FULL
⊗	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51	CAN FULL
+	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111	CAN FULL
⊗	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
⊗	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
⊗	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83	CAN FULL
ACCENTS				
★	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
★	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9	CAN FULL
★	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40	CAN FULL
★	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189	CAN FULL
★	ALOE FEROX CAPE ALOE	15 GAL.	12	3' HT. MIN.
★	ALOE STRIATA CORAL ALOE	5 GAL.	10	CAN FULL
★	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	14	4' HT. MIN.
★	RUELLIA BRITTONIANA RUELLIA	5 GAL.	18	CAN FULL
★	CEPHALOCEREUS SENILIS OLD MAN'S CACTUS	15 GAL.	4	4' HT. MIN.
★	DASYLIRION TEXANUM TEXAS SOTOL	15 GAL.	6	CAN FULL
★	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	187	CAN FULL
★	ALOE HERCULES HERCULES ALOE	24" BOX	6	6" H. MIN.
★	LOPHOCEREUS SCHOTTII MONSTROSUS-- TOTEM POLE CACTUS	--	6	5' H. MIN. 3 ARMS MIN.
★	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3	5 PAD MIN.
★	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-6" HT. MIN.
★	PACHYCREUS SHOTTII TOTEM POLE	24" BOX	4	6" H. MIN. 3 ARM MIN.
★	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	159	CAN FULL
★	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152	CAN FULL
★	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30	CAN FULL
★	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35	CAN FULL
GROUNDCOVERS / VINES				
▲	SETCRESEEA PALLIDA PURPLE HEART	5 GAL.	44	CAN FULL
▲	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	15	CAN FULL
▲	FICUS PUMILA CREEPING FIG	5 GAL.	4	CAN FULL STAKED
▲	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED
INERT MATERIALS				
□	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
□	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.			
□	MEXICAN BEACH PEBBLES			
□	DECORATIVE ROCK TOP DRESSING			
□	ARTIFICIAL TURF			

NOTE:

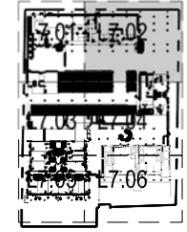
LANDSCAPE PLAN 1ST FLOOR 01

MATCH LINE -L7.04

SCALE: 1" = 10'-0"



KEY PLAN



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 13th Street, Suite 104
Phoenix, Arizona 85014
P 602.933.2166

Date	Description
10/22/21	Design Development



Seal / Signature



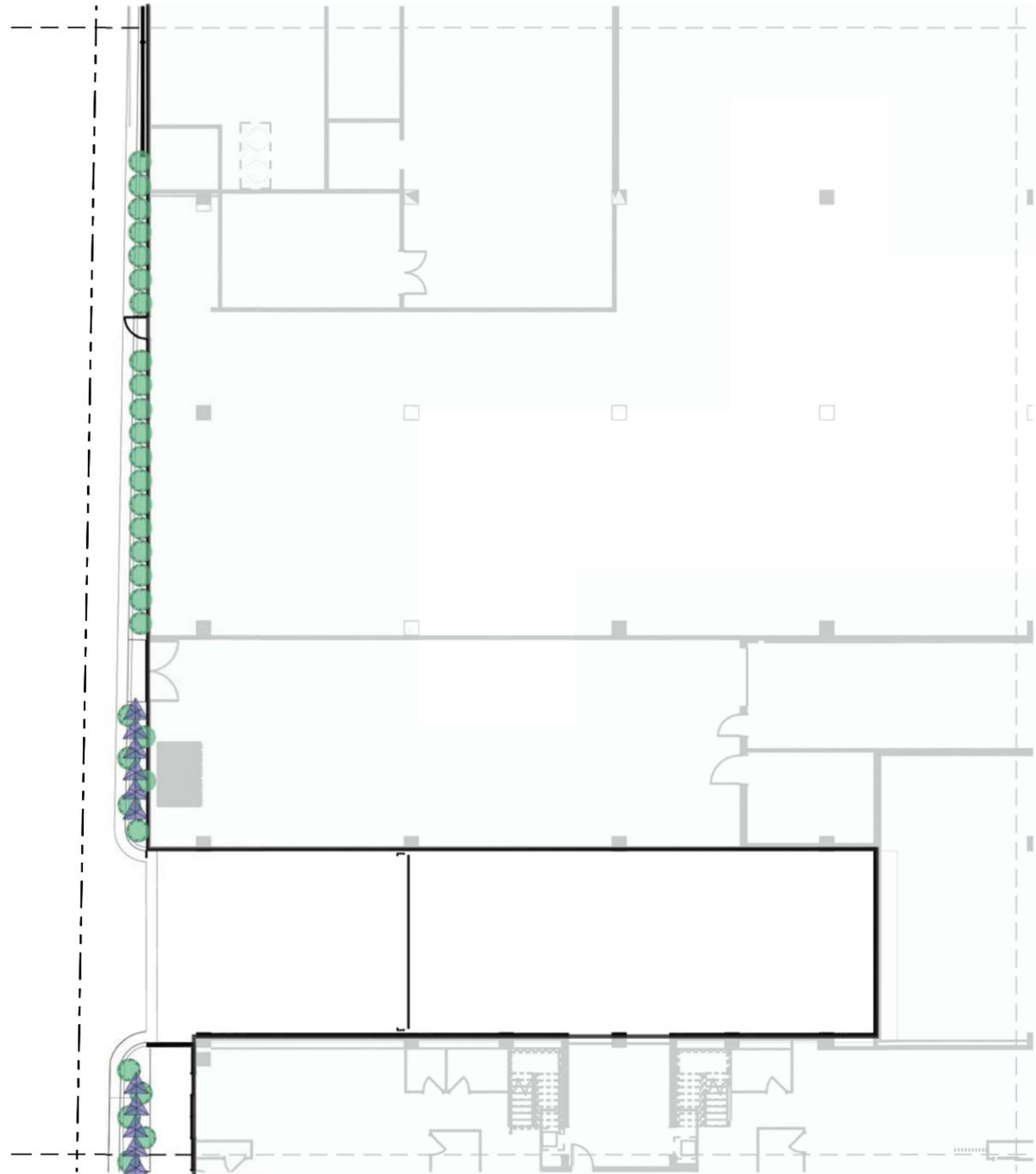
Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.02

MATCH LINE -L7.01



MATCH LINE -L7.05

PLANT LEGEND: FIRST FLOOR

SYM.	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES (H X W X CAL.)
(Green circle)	EXISTING TREE	--	--	P.I.P.
(Green circle with cross)	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK
(Green star)	PHOENIX DACTYLIFERA DATE PALM	---	6	20' H. MIN. ALL H. MATCHING
(Green star with cross)	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3" TRUNK MIN.
(Green circle with cross)	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE

SHRUBS

(Pink cross)	CALLIANDRA 'SIERRA STARR'	5 GAL.	8	CAN FULL
(Pink cross)	PINK FAIRY DUSTER HYBRID	5 GAL.	100	CAN FULL
(Purple cross)	DIETES BICOLOR EVERGREEN IRIS	15 GAL.	51	CAN FULL
(Purple cross)	DOLOMIS VISCOSA HOFSEED BUSH	5 GAL.	111	CAN FULL
(Purple cross)	DIETES BICOLOR AFRICAN IRIS	5 GAL.	5	CAN FULL
(Green circle with cross)	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	33	CAN FULL
(Green circle with cross)	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	83	CAN FULL
(Pink circle with cross)	RUSSELLIA EQUISETIFORMIS COFAL FOUNTAIN	5 GAL.	83	CAN FULL

ACCENTS

(Green star)	AGAVE 'BLUE FLAME'	15 GAL.	58	CAN FULL
(Green star)	BLU FLAME AGAVE	15 GAL.	9	CAN FULL
(Green star)	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	5 GAL.	40	CAN FULL
(Green star)	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	189	CAN FULL
(Green star)	ALOE BARBADENSIS 'YELLOW'	15 GAL.	12	3' HT. MIN.
(Green star)	YEL_OW ALOE VERA	5 GAL.	10	CAN FULL
(Green star)	ALOE FEROX CAPE ALOE	5 GAL.	14	4' HT MIN.
(Green star)	ALOE STRIATA COFAL ALOE	25 GAL.	14	4' HT MIN.
(Green star)	BEAUJARNEA RECURVATA PONY TAIL PALM	5 GAL.	18	CAN FULL
(Green star)	RUELLIA BRITTONIANA RUELLIA	15 GAL.	4	4' HT MIN.
(Green star)	CEPHALOCEREUS SENILIS OLD MANS CACTUS	15 GAL.	6	CAN FULL
(Green star)	DASYLIIRION TEXANUM TEXAS SOTOL	5 GAL.	187	CAN FULL
(Green star)	EUPHORBIA ANTISYPHILITICA CANDELILLA	24" BOX	6	6' H MIN.
(Green star)	ALOE HERCULES HERCULES ALOE	6	5' H. MIN. 3 ARMS MIN.	
(Green star)	LOPHOCEREUS SCHOTTII MONSTROSUS-- TOTEM POLE CACTUS	5 GAL.	3	5 PAD MIN.
(Green star)	OPLNTIA SANTARITA SANTARITA PRICKLY PEAR	--	100	EQUAL MIX OR 4'-5'-6' HT. MIN
(Green star)	PACHYCEREUS MARGINATUS MEXICAN FENCEPOST	24" BOX	4	6' H. MIN. 3 ARM MIN.
(Green star)	PACHYCEREUS SHOTTII TOTEM POLE	5 GAL.	159	CAN FULL
(Green star)	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	152	CAN FULL
(Green star)	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	30	CAN FULL
(Green star)	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	35	CAN FULL
(Green star)	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	44	CAN FULL

GROUNDCOVERS / VINES

(Purple circle)	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	15	CAN FULL
(Yellow circle)	WEDELIA TRILOBATA YEL_OW DOT	5 GAL.	4	CAN FULL STAKED
(Green circle)	FIGUS PUMILA CREEPING FIG	5 GAL.	7	CAN FULL STAKED
(Green circle)	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED

INERT MATERIALS

(White square)	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
(White square)	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.
(White square)	MEXICAN BEACH PEBBLES
(White square)	DECORATIVE ROCK TOP DRESSING
(White square)	ARTIFICIAL TURF

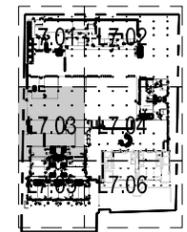
NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM

SCALE: 1" = 10'-0"



LANDSCAPE PLAN 1ST FLOOR 01

KEY PLAN



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North Central Expressway, Suite 100
Phoenix, Arizona 85018
P: 602.952.2100

Date	Description
10/22/21	Design Development



Seal / Signature



Project Name

3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

PEG - Titleblock

AS NOTED

Scale

LANDSCAPE PLAN
1ST FLOOR

L7.03

MATCH LINE -L7.02

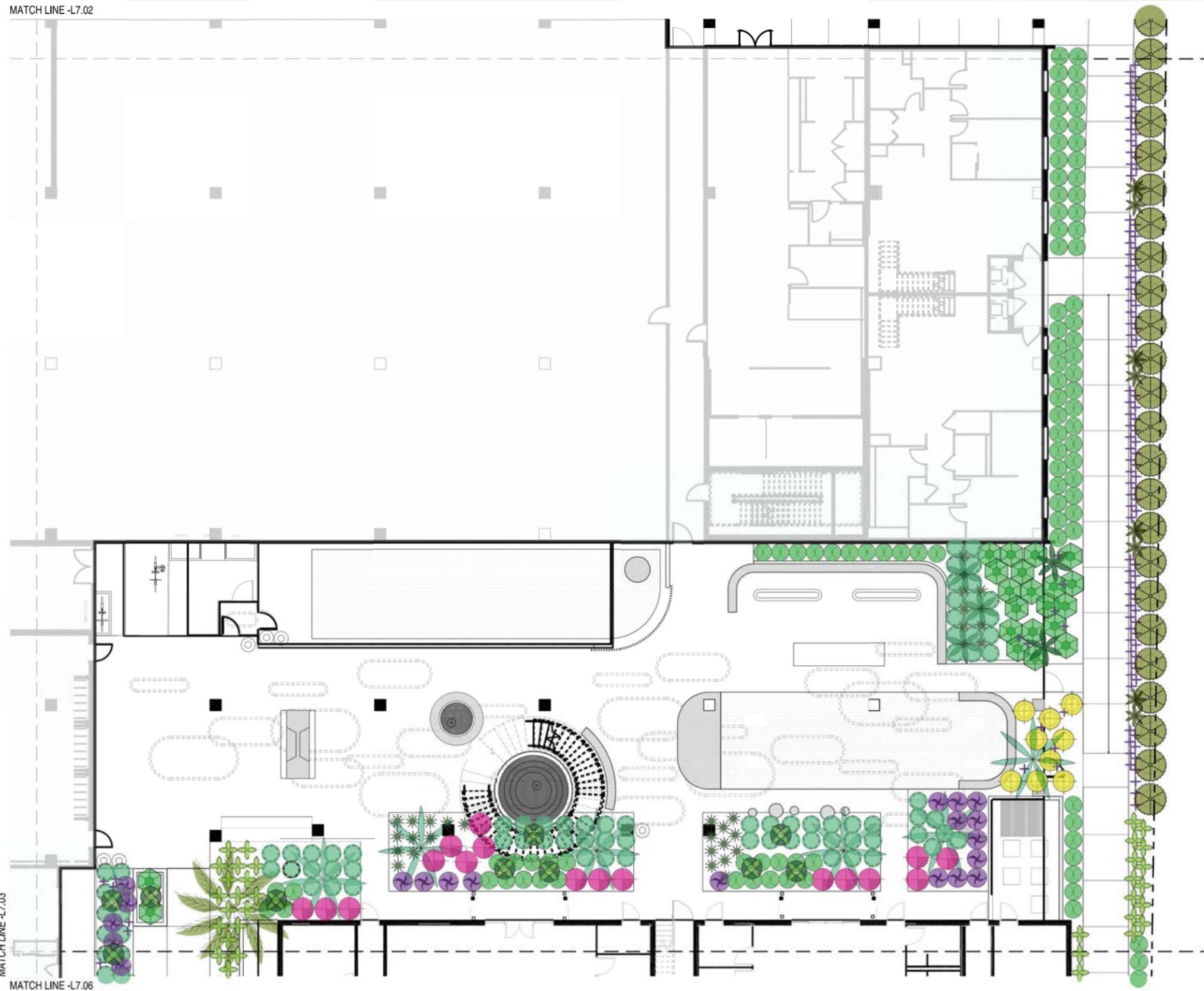
MATCH LINE -L7.03

MATCH LINE -L7.06

SCALE: 1" = 10'-0"

0 5 10 20
SCALE IN FEET 1" = 10'-0"

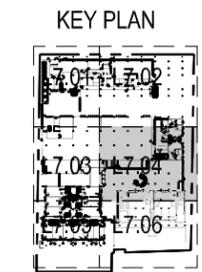
6/19/2020 3:36:59 PM \\gensler-ar\projects\Revit\user\mcd\28870\PEG_R19_Building_Central_Flr_-_Johanna_Collier.rvt



LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND: FIRST FLOOR			
SYM.	BOTANICAL NAME COMMON NAME	SIZE	NOTES QTY (H X W X CAL.)
●	EXISTING TREE	--	P.I.P.
●	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1 5-8' X 8-10' MIN. MULTI-TRUNK
●	PHOENIX DACTYLIFERA DATE PALM	---	6 20' H. MIN. ALL H. MATCHING
●	SABAL MINOR SABAL PALMETTO	36" BOX	5 6-8' H. 3" TRUNK MIN.
●	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11 13-15' X 8-10' 2.5" MIN. SINGLE
SHRUBS			
●	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8 CAN FULL
●	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100 CAN FULL
●	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51 CAN FULL
●	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111 CAN FULL
●	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5 CAN FULL
●	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33 CAN FULL
●	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83 CAN FULL
ACCENTS			
●	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58 CAN FULL
●	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9 CAN FULL
●	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40 CAN FULL
●	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189 CAN FULL
●	ALOE FEROX CAPE ALOE	15 GAL.	12 3' HT. MIN.
●	ALOE STRIATA CORAL ALOE	5 GAL.	10 CAN FULL
●	BEAUCHARNEA RECURVATA PONY TAIL PALM	25 GAL.	14 4' HT. MIN.
●	RUJELLA BRITTONIANA RUJELLA	5 GAL.	18 CAN FULL
●	CEPHALOCEREUS SENILIS OLD MANS CACTUS	15 GAL.	4 4' HT. MIN.
●	DASYLIRIUM TEXANUM TEXAS SOTOL	15 GAL.	6 CAN FULL
●	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	187 CAN FULL
●	ALOE HERCULES HERCULES ALOE	24" BOX	6 6' H. MIN.
●	LOPHOCEREUS SCHOTTII MONSTROSUS-- TOTEM POLE CACTUS	6	5' H. MIN. 3 ARMS MIN.
●	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3 5' PAD MIN.
●	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	--	100 EQUAL MIX OR 4'-5'-6' HT. MIN.
●	PACHYCREUS SHOTTII TOTEM POLE	24" BOX	4 6' H. MIN. 3 ARM MIN.
●	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	159 CAN FULL
●	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152 CAN FULL
●	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30 CAN FULL
●	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35 CAN FULL
GROUNDCOVERS / VINES			
●	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	44 CAN FULL
●	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	15 CAN FULL
●	FICUS PUMILA CREEPING FIG	5 GAL.	4 CAN FULL STAKED
●	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7 CAN FULL STAKED
INERT MATERIALS			
□	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.		
□	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.		
□	MEXICAN BEACH PEBBLES		
□	DECORATIVE ROCK TOP DRESSING		
□	ARTIFICIAL TURF		

NOTE:
 1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.
 1/2" WASHED DECOMPOSED GRANITE COLOR TBD.
 MEXICAN BEACH PEBBLES
 DECORATIVE ROCK TOP DRESSING
 ARTIFICIAL TURF



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler
 2575 E Camelback Road
 Suite 175
 Phoenix, AZ 85016
 United States
 Tel 602.523.4900
 Fax 602.523.4949

SYDNOR
 4806 N 78TH Place
 Scottsdale, AZ 85251
 United States
 Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
 4400 North Central Expressway, Suite 104
 Phoenix, Arizona 85018
 #902032196

Date	Description
10/22/21	Design Development

Seal / Signature



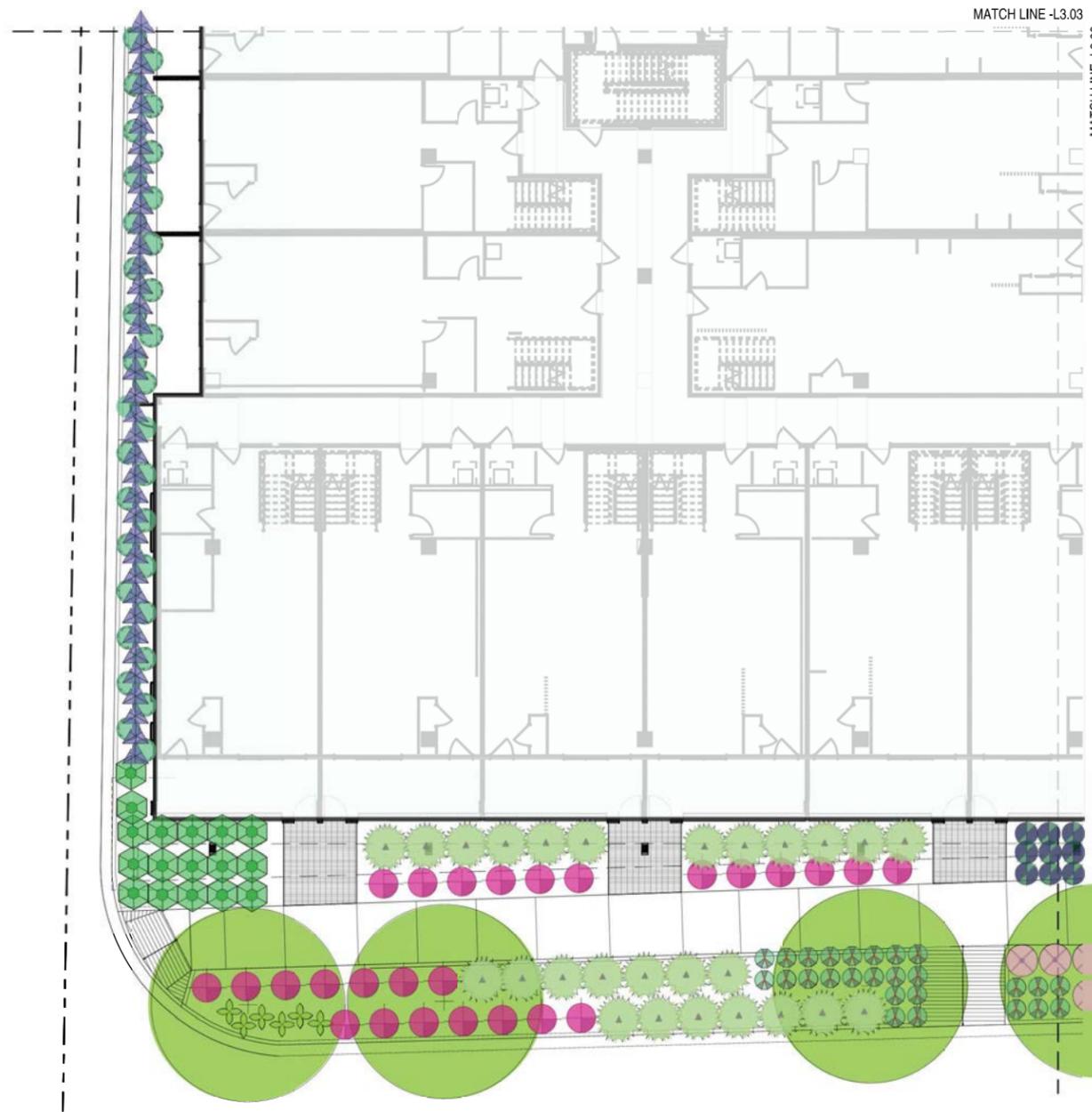
Project Name
 3RD AVENUE + INDIAN SCHOOL
 ROAD - SCOTTSDALE, AZ

Project Number
 057.6850.000

Description
 PEG - Titleblock
 AS NOTED

Scale

LANDSCAPE PLAN
 1ST FLOOR
L7.04



MATCH LINE -L3.03

MATCH LINE -L3.06

SCALE: 1" = 10'-0"



LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND: FIRST FLOOR		SIZE	QTY	NOTES
SYM.	BOTANICAL NAME COMMON NAME	(H X W X CAL.)		
TREES				
●	EXISTING TREE	-	-	P.I.P.
●	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK
●	PHOENIX DACTYLIFERA DATE PALM	-	6	20' H. MIN. ALL H. MATCHING
●	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3' TRUNK MIN.
●	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS				
⊗	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
⊕	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100	CAN FULL
⊕	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51	CAN FULL
⊕	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111	CAN FULL
⊕	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
⊕	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
⊕	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83	CAN FULL
ACCENTS				
★	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
★	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9	CAN FULL
★	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40	CAN FULL
★	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189	CAN FULL
★	ALOE FEROX CAPE ALOE	15 GAL.	12	3' HT. MIN.
★	ALOE STRIATA CORAL ALOE	5 GAL.	10	CAN FULL
★	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	14	4' HT MIN.
★	RUELLIA BRITTONIANA RUELLIA	5 GAL.	18	CAN FULL
★	CEPHALOCEREUS SENLIS OLD MAN'S CACTUS	15 GAL.	4	4' HT MIN.
★	DASYLIRION TEXANUM TEXAS SOTOL	15 GAL.	6	CAN FULL
★	EUPHORBIA ANTISYPHILITICA CANDELLILLA	5 GAL.	187	CAN FULL
★	ALOE HERCULES HERCULES ALOE	24" BOX	6	6' H MIN.
★	LOPHOCEREUS SCHOTII MONSTROSUS-- TOTEM POLE CACTUS	6	5' H. MIN. 3 ARMS MIN. 5 PAD MIN.	
★	OPUNTIA SANTARITA SANTARITA PRICKLY PEAR	5 GAL.	3	5 PAD MIN.
★	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	-	100	EQUAL MIX OR 4'-5'-8' HT. MIN
★	PACHYCREUS SHOTTII TOTEM POLE	24" BOX	4	6' H. MIN. 3 ARM MIN.
★	PEDILANTIS MICROCARPA SLIPPER PLANT	5 GAL.	159	CAN FULL
★	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152	CAN FULL
★	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30	CAN FULL
★	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35	CAN FULL
GROUNDCOVERS / VINES				
●	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	44	CAN FULL
●	WEDELIA TRILOBATA YELLOW DOT	5 GAL.	15	CAN FULL
●	FICUS PUMILA CREEPING FIG	5 GAL.	4	CAN FULL STAKED
●	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED
INERT MATERIALS				
□	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD, VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
□	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.			
□	MEXICAN BEACH PEBBLES			
□	DECORATIVE ROCK TOP DRESSING			
□	ARTIFICIAL TURF			

NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM

THE TRIANGLE
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler
2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYD NOR
4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North 12th Street, Suite 104
Phoenix, Arizona 85014
P 602.933.2199

Date	Description
10/22/21	Design Development



Seal / Signature

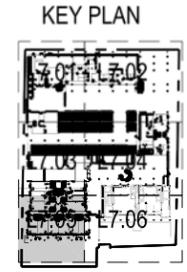


Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

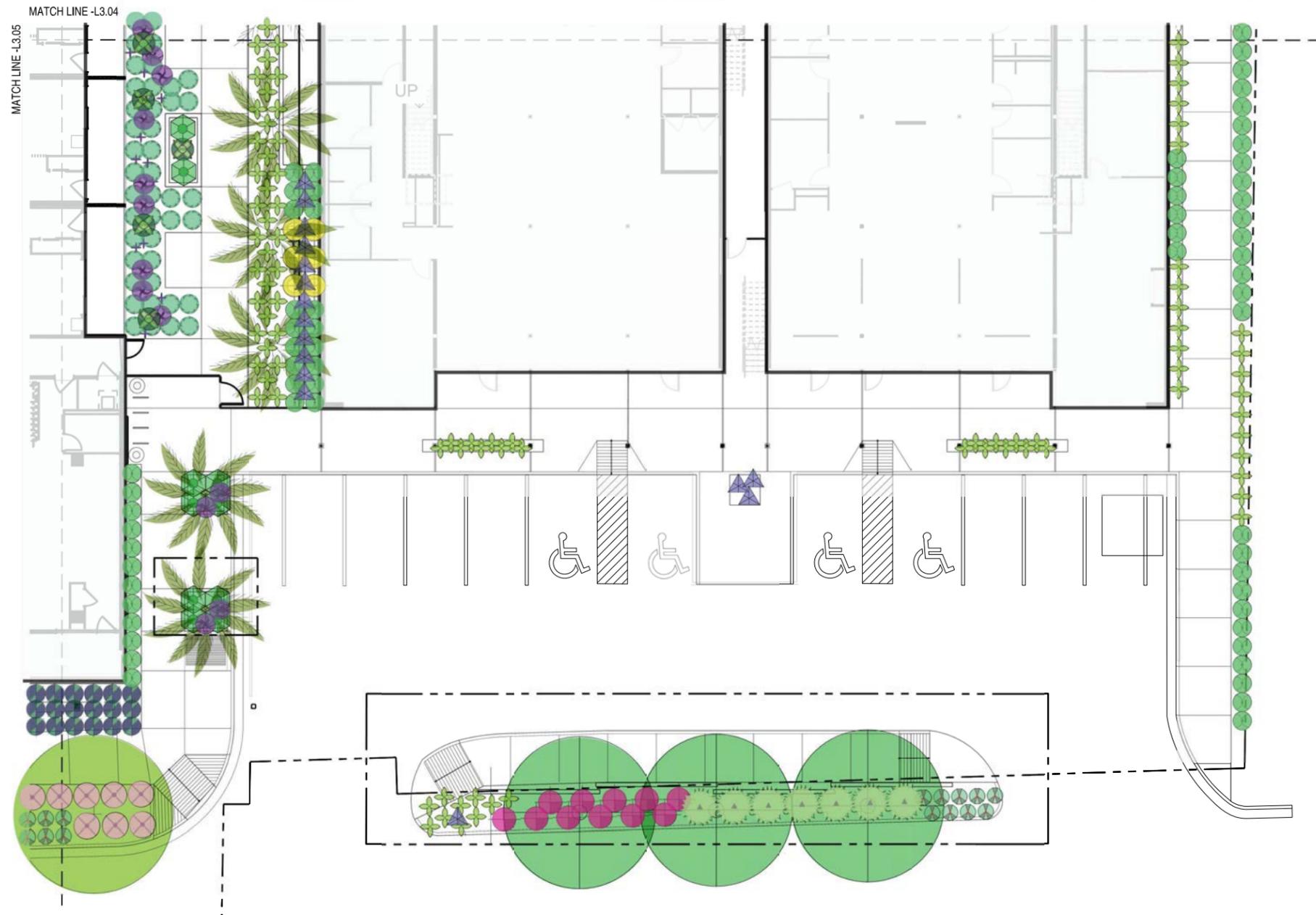
Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.05



6/19/2020 3:08:59 PM \\gensler\ad\projects\Revit\Levin\kidd\28870\PEG_R10_Building_Central_File_Johanna_Collins.rvt



SCALE: 1" = 10'-0"

0 5 10 20
SCALE IN FEET 1" = 10'-0"

LANDSCAPE PLAN 1ST FLOOR 01

PLANT LEGEND: FIRST FLOOR		SIZE	QTY	NOTES (H X W X CAL.)
SYM.	BOTANICAL NAME COMMON NAME			
TREES				
●	EXISTING TREE	--	--	P.I.P.
●	CERCIDIUM MICROPHYLLUM FOOT HILLS PALO VERDE	36" BOX	1	5-8' X 8-10' MIN. MULTI-TRUNK
●	PHOENIX DACTYLIFERA DATE PALM	--	6	20' H. MIN. ALL H. MATCHING
●	SABAL MINOR SABAL PALMETTO	36" BOX	5	6-8' H. 3' TRUNK MIN.
●	ULMUS PARVIFOLIA CHINESE ELM	48" BOX	11	13-15' x 8-10' 2.5" MIN. SINGLE
SHRUBS				
⊗	CALLIANDRA 'SIERRA STARR' PINK FAIRY DUSTER HYBRID	5 GAL.	8	CAN FULL
+	DIETES BICOLOR EVERGREEN IRIS	5 GAL.	100	CAN FULL
●	DODONEA VISCOSA HOPSEED BUSH	15 GAL.	51	CAN FULL
+	DIETES BICOLOR AFRICAN IRIS	5 GAL.	111	CAN FULL
●	LANTANA MONTEVIDENSIS ALBA WHITE TRAILING LANTANA	5 GAL.	5	CAN FULL
●	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	33	CAN FULL
●	RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL.	83	CAN FULL
ACCENTS				
★	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	15 GAL.	58	CAN FULL
★	AGAVE GEMINIFLORA TWIN-FLOWERED AGAVE	15 GAL.	9	CAN FULL
★	AGAVE PARRYI PARRY'S AGAVE	5 GAL.	40	CAN FULL
★	ALOE BARBADENSIS 'YELLOW' YELLOW ALOE VERA	5 GAL.	189	CAN FULL
★	ALOE FEROX CAPE ALOE	15 GAL.	12	3' HT. MIN.
★	ALOE STRIATA CORAL ALOE	5 GAL.	10	CAN FULL
★	BEAUCARNEA RECURVATA PONY TAIL PALM	25 GAL.	14	4' HT. MIN.
★	RUE LA BRITTONIANA RUE LA	5 GAL.	18	CAN FULL
★	CEPHALOCEREUS SENILIS OLD MAN'S CACTUS	15 GAL.	4	4' HT. MIN.
★	DASYLIRION TEXANUM TEXAS SOTOL	15 GAL.	6	CAN FULL
★	EUPHORBIA ANTISYPHILITICA CANDELILLA	5 GAL.	187	CAN FULL
★	ALOE HERCULES HERCULES ALOE	24" BOX	6	6' H. MIN.
★	LOPHOCEREUS SCHOTII MONSTROSUS-- TOTEM POLE CACTUS	6	5' H. MIN. 3 ARMS MIN. 5 PAD MIN.	
★	OPUNTIA SANTARITA SANTARITA FRICKLY PEAR	5 GAL.	3	5 PAD MIN.
★	PACHYCREUS MARGINATUS MEXICAN FENCEPOST	--	100	EQUAL MIX OR 4'-5'-8' HT. MIN
★	PACHYCREUS SHOTTII TOTEM POLE	24" BOX	4	6' H. MIN. 3 ARM MIN.
★	PEDILANTUS MICROCARPA SLIPPER PLANT	5 GAL.	159	CAN FULL
★	PORTULACARIA AFRA ELEPHANT BUSH	5 GAL.	152	CAN FULL
★	SAN SEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	30	CAN FULL
★	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	35	CAN FULL
GROUNDCOVERS / VINES				
●	SETCRESEA PALLIDA PURPLE HEART	5 GAL.	44	CAN FULL
●	WECELIA TRILOBATA YELLOW DOT	5 GAL.	15	CAN FULL
●	FICUS PUMILA CREEPING FIG	5 GAL.	4	CAN FULL STAKED
●	MASCAGNIA LILACINA PURPLE ORCHID VINE	5 GAL.	7	CAN FULL STAKED
INERT MATERIALS				
□	1/2" SCREENED DECOMPOSED GRANITE COLOR TBD. VERIFY COLOR AND SIZE. TOP DRESSING @ 2" DEPTH. STOCK PILE REMAINING D.G. FOR REUSE.			
□	1/2" WASHED DECOMPOSED GRANITE COLOR TBD.			
□	MEXICAN BEACH PEBBLES			
□	DECORATIVE ROCK TOP DRESSING			
□	ARTIFICIAL TURF			

NOTE:
ANCHOR ALL TREES AND PALMS WITH PLATYPUS SYSTEM



THE TRIANGLE

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNER

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

COLWELL SHELOR LANDSCAPE ARCHITECTURE
4400 North Central Expressway, Suite 100
Phoenix, Arizona 85018
P: 602.952.2100

Date	Description
10/22/21	Design Development



Seal / Signature



Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
PEG - Titleblock
AS NOTED

Scale
LANDSCAPE PLAN
1ST FLOOR
L7.06

1/14/2022 3:37:53 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_PD0.rvt



03 ELEVATION - RESIDENTIAL SOUTH
SCALE: 1/16" = 1'-0"



04 ELEVATION - RESIDENTIAL NORTH
SCALE: 1/16" = 1'-0"

SHEET NOTES

- 01 COMPOSITE WALL PANEL A - DUNN EDWARDS DE6128
- 02 COMPOSITE WALL PANEL B - DUNN EDWARDS DE6129
- 03 COMPOSITE WALL PANEL C - DUNN EDWARDS DE6058
- 04 COMPOSITE WALL PANEL D - DUNN EDWARDS DE6059
- 05 COMPOSITE WALL PANEL E - DUNN EDWARDS DE5528
- 06 METAL GUARDRAIL TYPE A - DUNN EDWARDS DET612
- 07 METAL GUARDRAIL TYPE B - DUNN EDWARDS DE6371
- 08 STANDING SEAM METAL ROOF A - DUNN EDWARDS DET612
- 09 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 10 METAL TRELIS A - DUNN EDWARDS DET612
- 11 HIGH PERFORMANCE CLEAR GLAZING
- 12 VEGETATIVE SCREEN WALL
- 13 BUILDING LIGHTING TYPICAL AT ALL BALCONIES
- 14 CMU STACKED BOND TYPE A - SUPERLITE MESASTONE BONE
- 15 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 16 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 17 VERTICAL ALUMINUM SHADING FIN TO MATCH ADJACENT WALL PANEL
- 18 BUILDING ENTRANCE
- 19 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 20 EXISTING GLAZING TO REMAIN
- 21 EXISTING BUILDING
- 22 ARTICULATED WALL PANEL TO MATCH ADJACENT CMU WALL
- 23 OVERHEAD DOORS TO MATCH ADJACENT WALL
- 24 EIFS WALL PANEL C - DUNN EDWARDS DE6058
- 25 EIFS WALL PANEL D - DUNN EDWARDS DE6059

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

40.2

1/14/2022 3:38:08 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_R20.rvt



01 ELEVATION - RESIDENTIAL EAST

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



02 ELEVATION - RESIDENTIAL WEST

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

SHEET NOTES

- 01 COMPOSITE WALL PANEL A - DUNN EDWARDS DE6128
- 02 COMPOSITE WALL PANEL B - DUNN EDWARDS DE6129
- 03 COMPOSITE WALL PANEL C - DUNN EDWARDS DE6058
- 04 COMPOSITE WALL PANEL D - DUNN EDWARDS DE6059
- 05 COMPOSITE WALL PANEL E - DUNN EDWARDS DE5528
- 06 METAL GUARDRAIL TYPE A - DUNN EDWARDS DET612
- 07 METAL GUARDRAIL TYPE B - DUNN EDWARDS DE6371
- 08 STANDING SEAM METAL ROOF A - DUNN EDWARDS DET612
- 09 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 10 METAL TRELLIS A - DUNN EDWARDS DET612
- 11 HIGH PERFORMANCE CLEAR GLAZING
- 12 VEGETATIVE SCREEN WALL
- 13 BUILDING LIGHTING TYPICAL AT ALL BALCONIES
- 14 CMU STACKED BOND TYPE A - SUPERLITE MESASTONE BONE
- 15 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 16 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 17 VERTICAL ALUMINUM SHADING FIN TO MATCH ADJACENT WALL PANEL
- 18 BUILDING ENTRANCE
- 19 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 20 EXISTING GLAZING TO REMAIN
- 21 EXISTING BUILDING
- 22 ARTICULATED WALL PANEL TO MATCH ADJACENT CMU WALL
- 23 OVERHEAD DOORS TO MATCH ADJACENT WALL
- 24 EIFS WALL PANEL C - DUNN EDWARDS DE6058
- 25 EIFS WALL PANEL D - DUNN EDWARDS DE6059

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - RESIDENTIAL

Scale
1/16" = 1'-0"

40.3

COS STAMP

SHEET NOTES

- 01 COMPOSITE WALL PANEL G - DUNN EDWARDS DE6058
- 02 COMPOSITE WALL PANEL H - DUNN EDWARDS DE6059
- 03 COMPOSITE WALL PANEL F - DUNN EDWARDS DE5534
- 04 COMPOSITE WALL SHADOW BOX TO MATCH WALL PANEL G
- 05 WINDOW FRAMING TO MATCH WALL PANEL H
- 06 BUILDING ENTRANCE
- 07 FOLDED SHADE CANOPY A - DUNN EDWARDS DEW383
- 08 METAL TRELLIS A - DUNN EDWARDS DET612
- 09 CLEAR GLASS GUARDRAIL
- 10 HIGH PERFORMANCE CLEAR GLAZING
- 11 CMU STACKED BOND TYPE B - INTERSTATE IRONSTONE
- 12 CMU STACKED BOND TYPE C - SUPERLITE ANTHEM
- 13 BUILDING LIGHTING
- 14 EIFS WALL PANEL G - DUNN EDWARDS DE6058
- 15 EIFS WALL PANEL F - DUNN EDWARDS DE5534
- 16 EIFS WALL PANEL H - DUNN EDWARDS DE6059

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler

2575 E Camelback Road Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	Development Review Board



Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
ELEVATIONS - HOTEL

Scale
1/16" = 1'-0"

40

1/14/2022 3:38:51 PM BIM 360://057.6850.000 - PEG - Indian School - 3rd Avenue/57.6850.000_The Kimsey_DRB_R20.rvt



LOOKING NORTH WEST FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

ATTACHMENT #11

EXHIBIT 21.w



LOOKING SOUTHWEST FROM 3RD AVENUE

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING NORTH FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING SOUTHEAST FROM 3RD AVENUE

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w



LOOKING NORTHWEST FROM INDIAN SCHOOL

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w

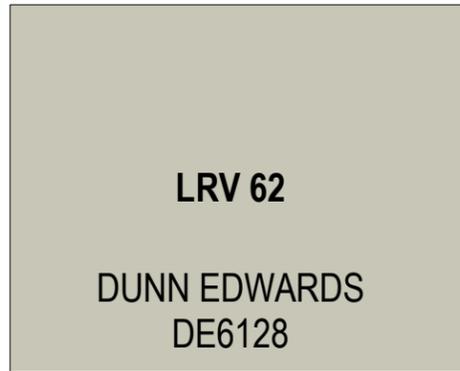


THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

CASE PRE-APP NUMBER - 63-PA-2020

EXHIBIT 21.w

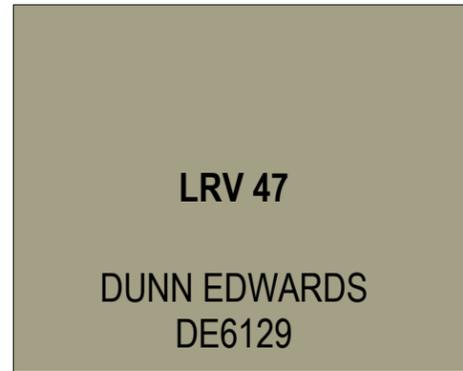
MATERIAL BOARD



LRV 62

DUNN EDWARDS
DE6128

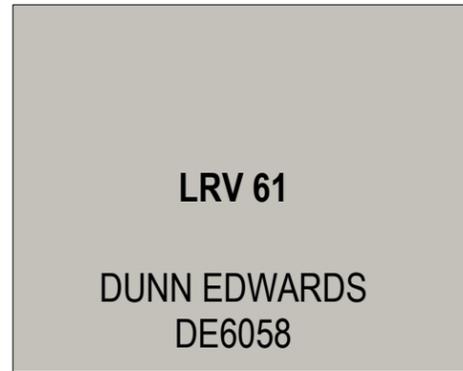
COMPOSITE WALL PANEL A
INTEGRALLY COLORED



LRV 47

DUNN EDWARDS
DE6129

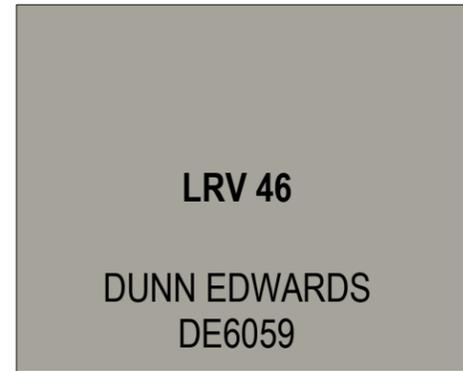
COMPOSITE WALL PANEL B
INTEGRALLY COLORED



LRV 61

DUNN EDWARDS
DE6058

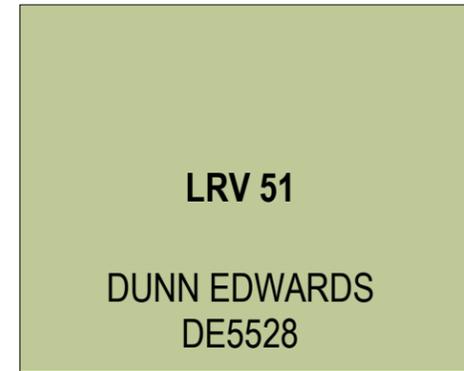
COMP WALL PANEL C&G
INTEGRALLY COLORED



LRV 46

DUNN EDWARDS
DE6059

COMP WALL PANEL D&H
INTEGRALLY COLORED



LRV 51

DUNN EDWARDS
DE5528

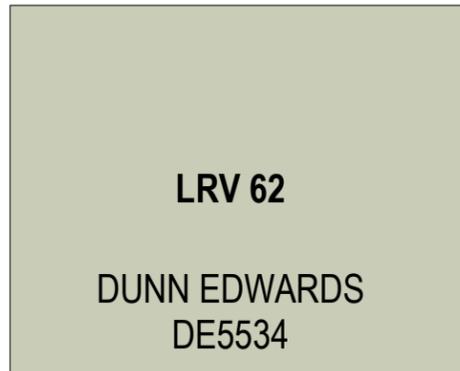
COMPOSITE WALL PANEL E
INTEGRALLY COLORED



LRV 15

DUNN EDWARDS
DET612

METAL A & ROOF
COATED GRAY



LRV 62

DUNN EDWARDS
DE5534

COMPOSITE WALL PANEL F
INTEGRALLY COLORED



LRV 34

SAF METALS
SAFC204

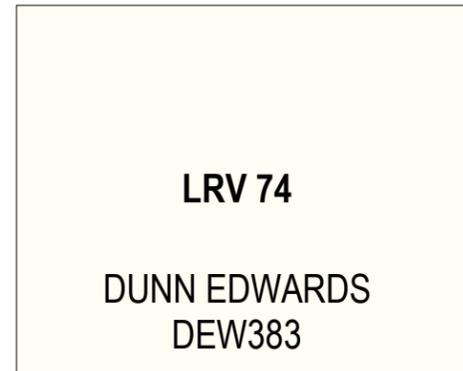
WINDOW FRAMING A
CLEAR ANODIZED



LRV 30

SAF METALS
SAF442

WINDOW FRAMING B
CHAMPAGNE



LRV 74

DUNN EDWARDS
DEW383

CANOPY A
COATED WARM WHITE



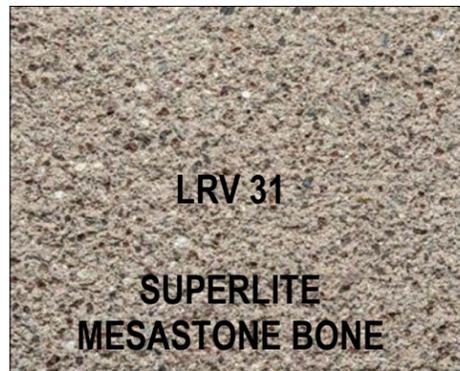
VEGETATIVE SCREEN
WALL



LRV 8

DUNN EDWARDS
DE6371

METAL B
COATED BRONZE



LRV 31

SUPERLITE
MESASTONE BONE

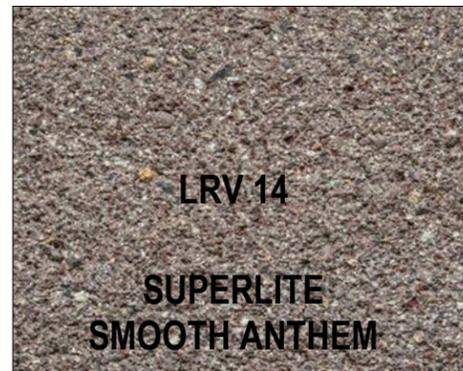
CMU A - 8 X 4 X 16
INTEGRALLY COLORED
STACK BOND



LRV 14

INTERSTATE
FACEBRICK IRONSTONE

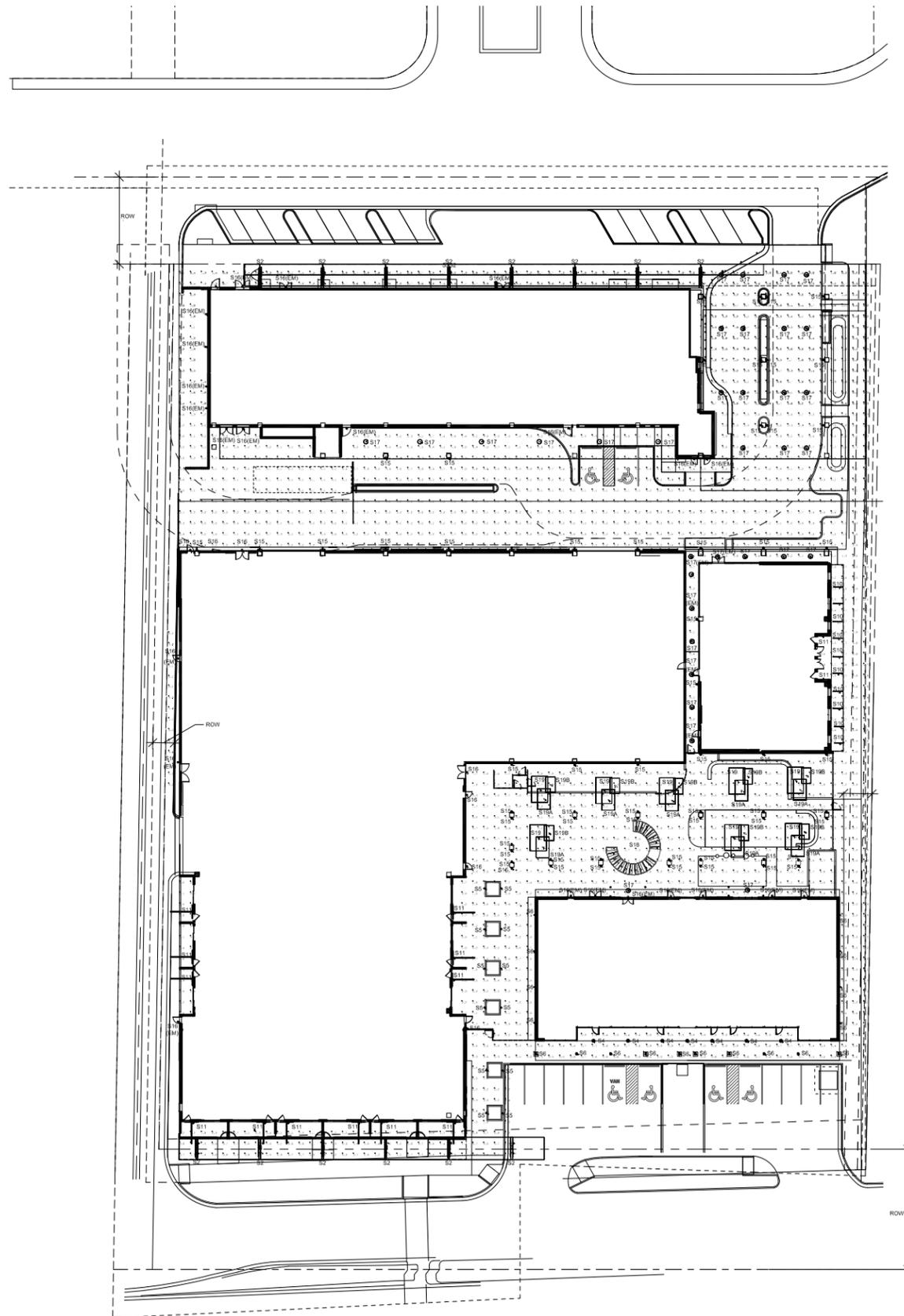
CMU B - 2 X 4 X 16
INTEGRALLY COLORED
STACK BOND



LRV 14

SUPERLITE
SMOOTH ANTHEM

CMU C - 8 X 8 X 16
INTEGRALLY COLORED
STACK BOND



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GROUND_Top	Illuminance	Fc	1.29	11.0	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Qty	Label	Tag	Cutoff Class	BUG Rating
⬢	5	AURA-OVAL-DI-7-L30MO-S(X)-XX-	S19B	N.A.	B1-U5-G1
⬢	5	AURA-OVAL-DI-10-L30MO-S(X)-XX	S19A	N.A.	B2-U5-G1
⬢	5	AURA-OVAL-DI-12-L30MO-S(X)-XX	S19	N.A.	B2-U5-G2
⬢	12	OW2450-L35K-MED	S11	N.A.	B1-U0-G0
⬢	19	K45MW-48-30K-LL72VHO-13_1_1	S18	Cutoff	B1-U2-G0
⬢	56	K45MW-48-30K-LL72VHO-13	S2	Cutoff	B1-U2-G0
⬢	10	K45MW-48-30K-LL72VHO-13_1	S10	Cutoff	B1-U2-G0
⬢	60	24009_BEGA_JES	S15	N.A.	B2-U5-G0
⬢	23	24502_BEGA_JES	S16	N.A.	B1-U1-G0
⬢	33	66983K3_BEGA_JES	S17	N.A.	N.A.
⬢	12	24207K3_BEGA_JES	S5	N.A.	B0-U2-G1
⬢	9	Linea_S_3000K	S3	N.A.	B0-U0-G1
⬢	18	Palm_PT_80CRL_30K_12_40DEG_FL	S6	N.A.	B1-U0-G0
⬢	7	CP7120-12-L35K	S4	Non-Cutoff	B1-U4-G2

NOTE:
ALL NON-CUTOFF LUMINAIRES ARE LOCATED UNDER CANOPY OR OVERHANG

THE KIMSEY
7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler
2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR
4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/24/22	Development Review Board

Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

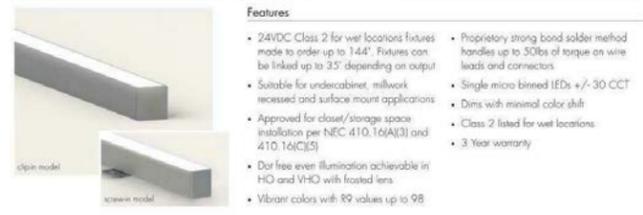
Description
EXTERIOR LIGHTING PHOTOMETRIC
ANALYSIS

Scale
1" = 30'-0"

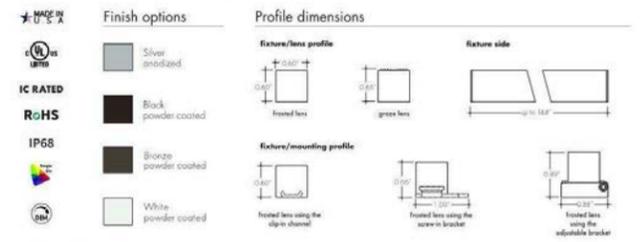
51

© 2015 Gensler

1/18/2022 12:07:33 PM BIM 360://057.6850.000 - PEG - Indian School + 3rd Avenue/57.6850.000_The Kimsey_DPB_R20.rvt

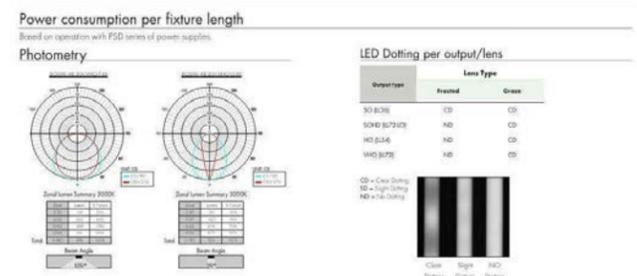
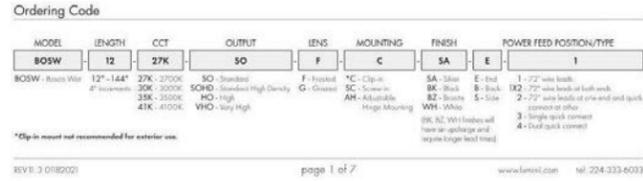


- Features**
- 24VDC Class 2 for wet locations fixtures made to order up to 144". Fixtures can be linked up to 35' depending on output.
 - Suitable for undercabinet, millwork recessed and surface mount applications.
 - Approved for class/storage space installation per NEC 410.16(A)(3) and 410.16(C)(5).
 - Dot free even illumination achievable in HO and VHO with frosted lens.
 - Vibrant colors with R9 values up to 98.
 - Proprietary strong bond solder method handles up to 50lbs of torque on wire leads and connectors.
 - Single micro binned LEDs +/- 30 CCT.
 - Dims with minimal color shift.
 - Class 2 listed for wet locations.
 - 3 Year warranty.



Technical information

Output Options	CT INFO/LUMEN MULTIPLIER	TM-30-15																																													
<table border="1"> <tr> <th>Output</th> <th>Lumens at 3000K (at fixture lens)</th> <th>Average power consumption at 4"</th> <th>Maximum system length (allowable on lead through fixture using)</th> </tr> <tr> <td>SO (S10)</td> <td>82 lm/h</td> <td>3.2 W/h</td> <td>24 lm/W</td> </tr> <tr> <td>SOHD (S72/S10)</td> <td>78 lm/h</td> <td>4.0 W/h</td> <td>19 lm/W</td> </tr> <tr> <td>HO (S14)</td> <td>18 lm/h</td> <td>5.2 W/h</td> <td>29 lm/W</td> </tr> <tr> <td>VHO (S172)</td> <td>130 lm/h</td> <td>6.5 W/h</td> <td>23 lm/W</td> </tr> </table>	Output	Lumens at 3000K (at fixture lens)	Average power consumption at 4"	Maximum system length (allowable on lead through fixture using)	SO (S10)	82 lm/h	3.2 W/h	24 lm/W	SOHD (S72/S10)	78 lm/h	4.0 W/h	19 lm/W	HO (S14)	18 lm/h	5.2 W/h	29 lm/W	VHO (S172)	130 lm/h	6.5 W/h	23 lm/W	<table border="1"> <tr> <th>Color temperature</th> <th>Multiplier</th> <th>CRI</th> <th>R_a</th> <th>R_g</th> </tr> <tr> <td>2700K</td> <td>0.81</td> <td>97</td> <td>95</td> <td>102</td> </tr> <tr> <td>3000K</td> <td>1.00</td> <td>91</td> <td>89</td> <td>96</td> </tr> <tr> <td>3500K</td> <td>1.05</td> <td>94</td> <td>90</td> <td>102</td> </tr> <tr> <td>400K</td> <td>1.28</td> <td>94</td> <td>86</td> <td>96</td> </tr> </table>	Color temperature	Multiplier	CRI	R _a	R _g	2700K	0.81	97	95	102	3000K	1.00	91	89	96	3500K	1.05	94	90	102	400K	1.28	94	86	96	
Output	Lumens at 3000K (at fixture lens)	Average power consumption at 4"	Maximum system length (allowable on lead through fixture using)																																												
SO (S10)	82 lm/h	3.2 W/h	24 lm/W																																												
SOHD (S72/S10)	78 lm/h	4.0 W/h	19 lm/W																																												
HO (S14)	18 lm/h	5.2 W/h	29 lm/W																																												
VHO (S172)	130 lm/h	6.5 W/h	23 lm/W																																												
Color temperature	Multiplier	CRI	R _a	R _g																																											
2700K	0.81	97	95	102																																											
3000K	1.00	91	89	96																																											
3500K	1.05	94	90	102																																											
400K	1.28	94	86	96																																											



Power consumption per fixture length

Based on operation with PSD series of power supplies.

Nominal Length	SO			SOHD			HO			VHO		
	W/h	Total wattage	Actual Length									
12"	3.25	3.25	12.12/16"	4.38	4.38	12.12/16"	3.33	3.33	12.12/16"	6.75	6.75	12.12/16"
144"	3.25	4.00	6.02/16"	4.23	5.66	30.9/16"	3.33	7.06	6.45/16"	6.75	6.00	6.45/16"
20"	3.25	5.25	20.10/16"	4.37	7.19	30.9/16"	3.33	8.82	20.10/16"	6.75	9.25	20.10/16"
24"	3.25	6.50	24.9/16"	4.30	8.60	34.10/16"	3.30	10.60	24.9/16"	6.75	11.30	24.9/16"
28"	3.25	7.75	28.9/16"	4.20	9.77	38.8/16"	3.28	12.33	28.9/16"	6.75	13.75	28.9/16"
32"	3.25	9.00	32.7/16"	4.10	10.94	43.5/16"	3.26	14.09	32.7/16"	6.75	16.00	32.7/16"
36"	3.25	10.25	36.6/16"	4.00	12.10	48.2/16"	3.25	15.85	36.6/16"	6.75	18.20	36.6/16"
40"	3.25	11.50	40.5/16"	4.00	13.43	52.9/16"	3.23	17.61	40.5/16"	6.68	20.40	40.5/16"
44"	3.25	12.75	44.4/16"	4.00	14.76	57.6/16"	3.22	19.37	44.4/16"	6.61	22.60	44.4/16"
48"	3.25	14.00	48.3/16"	4.00	16.10	62.3/16"	3.20	21.13	48.3/16"	6.55	24.80	48.3/16"
52"	3.25	15.25	52.2/16"	3.97	17.43	67.0/16"	3.18	22.89	52.2/16"	6.51	27.00	52.2/16"
56"	3.25	16.50	56.1/16"	3.95	18.76	71.7/16"	3.16	24.65	56.1/16"	6.53	29.20	56.1/16"
60"	3.25	17.75	60.0/16"	3.93	20.10	76.4/16"	3.15	26.41	60.0/16"	6.45	31.40	60.0/16"
64"	3.25	19.00	64.0/16"	3.89	21.43	81.1/16"	3.13	28.17	64.0/16"	6.45	33.60	64.0/16"
68"	3.25	20.25	68.0/16"	3.88	22.76	85.8/16"	3.12	29.93	68.0/16"	6.45	35.80	68.0/16"
72"	3.25	21.50	72.0/16"	3.83	24.10	90.5/16"	3.10	31.69	72.0/16"	6.40	38.00	72.0/16"
76"	3.25	22.75	76.0/16"	3.80	25.43	95.2/16"	3.08	33.45	76.0/16"	6.40	40.20	76.0/16"
80"	3.25	24.00	80.0/16"	3.83	26.76	99.9/16"	3.06	35.21	80.0/16"	6.40	42.40	80.0/16"
84"	3.25	25.25	84.0/16"	3.74	28.10	104.6/16"	3.05	36.97	84.0/16"	6.25	44.60	84.0/16"
88"	3.25	26.50	88.0/16"	3.73	29.43	109.3/16"	3.03	38.73	88.0/16"	6.25	46.80	88.0/16"
92"	3.25	27.75	92.0/16"	3.73	30.76	114.0/16"	3.01	40.49	92.0/16"	6.25	49.00	92.0/16"
96"	3.25	29.00	96.0/16"	3.70	32.10	118.7/16"	3.00	42.25	96.0/16"	6.15	51.20	96.0/16"
100"	3.25	30.25	100.0/16"	3.67	33.43	123.4/16"	2.98	44.01	100.0/16"	6.15	53.40	100.0/16"
104"	3.25	31.50	104.0/16"	3.64	34.76	128.1/16"	2.96	45.77	104.0/16"	6.15	55.60	104.0/16"
108"	3.25	32.75	108.0/16"	3.59	36.10	132.8/16"	2.95	47.53	108.0/16"	6.00	57.80	108.0/16"
112"	3.25	34.00	112.0/16"	3.59	37.43	137.5/16"	2.93	49.29	112.0/16"	6.00	60.00	112.0/16"
116"	3.25	35.25	116.0/16"	3.56	38.76	142.2/16"	2.91	51.05	116.0/16"	6.00	62.20	116.0/16"
120"	3.25	36.50	120.0/16"	3.54	40.10	146.9/16"	2.90	52.81	120.0/16"	5.90	64.40	120.0/16"
124"	3.25	37.75	124.0/16"	3.52	41.43	151.6/16"	2.88	54.57	124.0/16"	5.90	66.60	124.0/16"
128"	3.25	39.00	128.0/16"	3.50	42.76	156.3/16"	2.86	56.33	128.0/16"	5.90	68.80	128.0/16"
132"	3.25	40.25	132.0/16"	3.48	44.10	161.0/16"	2.85	58.09	132.0/16"	5.80	71.00	132.0/16"
136"	3.25	41.50	136.0/16"	3.46	45.43	165.7/16"	2.83	59.85	136.0/16"	5.80	73.20	136.0/16"
140"	3.25	42.75	140.0/16"	3.44	46.76	170.4/16"	2.82	61.61	140.0/16"	5.80	75.40	140.0/16"
144"	3.25	44.00	144.0/16"	3.42	48.10	175.1/16"	2.80	63.37	144.0/16"	5.70	77.60	144.0/16"

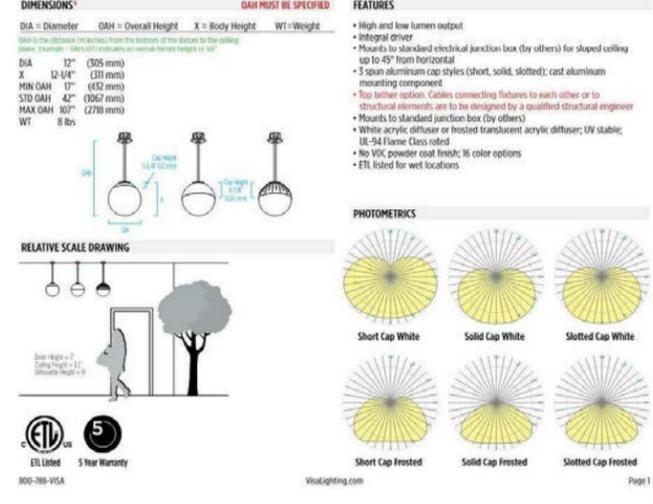
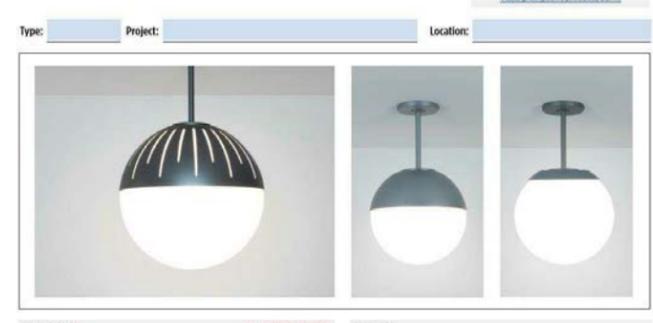
The slender profile of LINEA complements contemporary architecture with well proportioned styling and a modern form. The fabricated aluminum bollard is available as a single or twin mount luminaire in three different heights to meet varying scale requirements. The fully shielded luminaire emits zero uplight and is Dark Sky compliant. Concealed mounting minimizes the footprint. All hardware is stainless steel.



Model	Lamp	Color Temperature	Volt	Mounting	Finish	Option
LN66S	LED	WW - 3000K NW - 4000K	UNV - 120-277V	A - Single Mount B - Twin Mount	SG - Silver Grey GG - Graphite Grey BLK - Matte Black BRZ - Dark Bronze CC - Custom RAL Color	N - None D - 0-10VDC Dimming

Ordering Information
LN66S LED UNV

Specifications are subject to change without notification
HessAmerica | Products > Lighting Products > Illuminating Bollard > LINEA S
https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA_S/ Page 1



Fill in shaded boxes using information listed below

MODEL	CAP	SOURCE	VOLTAGE	FINISH	DIFFUSER	TETHER OPTION	OAH
OP2124	ShortCAP SolidCAP SlottedCAP	L30K(H) L30K(L) L30K(O) L30K(L) L40K(O) L40K(L)	120V 277V	SG GG BRZ BLK CYSL (CW5001) GLIM ESL (CW5002) HTHR BP9005 GSR2 PH0105 RUST SLNG TW5016	AC FRST		

CAP (Select One)

ShortCAP Short cap
SolidCAP Solid cap
SlottedCAP Slotted cap

SOURCE (Select one)

Dimmable 0-10V to 1%, minimum 80CRI, within 5-step MacAdam

Source	CCT	Short Cap White	Short Cap FRST	Solid Cap White	Solid Cap FRST	Slotted Cap White	Slotted Cap FRST	Power (Watts)
L30K(H)	3000K	1700	1900	1200	1400	1300	1500	17
L30K(L)	3000K	1100	1200	800	900	800	900	10
L30K(O)	3500K	1800	1900	1200	1500	1300	1500	17
L30K(L)	3500K	1100	1200	800	900	800	900	10
L40K(O)	4000K	1800	2000	1300	1500	1300	1500	17
L40K(L)	4000K	1100	1200	800	900	800	1000	10

VOLTAGE

Model fixture accepts 120 through 277 input voltage
MVOLT 120-277V, 50/60 Hz

HOUSING

Single piece bollard consisting of luminaire head and shaft is fabricated from 6061 aluminum extrusion showing no visible welds. Nominal wall thickness is 0.125" with rectangular cross-section of 6" x 2". LED light engine and driver are housed within a self contained power pack installed in the bollard head and is removable with a single tamper-proof fastener. The LED light engine is thermally managed using convection and heat transfer through the use of an aluminum heat sink and the luminaire housing. The lens is clear, impact resistant acrylic. Bollard is available in single or twin mount configurations. All hardware is stainless steel.

OPTICS

LED light engine consists of three high output, multi-chip LED arrays fitted with prismatic lensing to produce a uniform asymmetric light distribution pattern. Luminaire emits zero uplight at or above 90 degrees horizontal and qualifies for use in LED zones LZ1, LZ2, LZ3, and LZ4. Color temperature may be 3000K or 4000K with CRI greater than 80.

ELECTRICAL

Integral LED driver is housed in luminaire head and consumes 11 watts at 350 mA. Input voltage range is 120v - 277v AC, 50-60 Hz. High power factor LED driver shall be UL recognized.

LED DELIVERED LUMENS / BUG RATING

3000K - 479 delivered lumens / Bo-Uo-G1
4000K - 514 delivered lumens / Bo-Uo-G1

NOTE: Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for the most current technical data.

MOUNTING

Flangeless bollard shaft slips over an integral tenon on the installation plate and is secured with stainless steel tamper-proof hardware to provide a stable mounting platform for the luminaire. Hardware for the installation plate includes hex nuts and washers for leveling and fastening, as well as three 1/2" hot-dip galvanized anchor bolts for embedment into a concrete foundation provided by others.

FINISH

Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

CERTIFICATION

CSA/US Certified for Wet Locations

WARRANTY

Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

Specifications are subject to change without notification
HessAmerica | Products > Lighting Products > Illuminating Bollard > LINEA S
https://www.hessamerica.com/Products/Lighting/Illuminating_Bollard/LINEA_S/ Page 2

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler
2575 E Camelback Road Suite 175
Phoenix, AZ 85016
United States
Tel 602.523.4900
Fax 602.523.4949

SYDNOR
4806 N 78TH Place
Scottsdale, AZ 85251
United States
Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
LIGHTING CUT SHEETS

Scale

OP2124 ZUME (cont.)
12" Stem Suspension



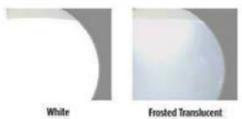
FINISH - CAPS (Select one)

Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request.

AG703B	Agate Grey	CYBL	Cove Blue	OP902D	Grey White	PR303S	Pearl Beige
BHAT	Bronze Matte	CW9001	Cream	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLHM	Glimmer Graphite	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	CSIL	Silver	OBZ	Old Bronze	TW9016	Traffic White

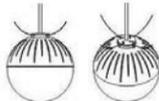
DIFFUSER* (Select One)

- AC White acrylic globe
- FRST Frosted translucent globe



TETHER OPTION*

- TH Top tether option; four 15" cable tethers included



ZUME PRODUCT FAMILY

Cord and Cable Suspension	OP2120-ShortCap - 12"	OP2120-SolidCap - 12"	OP2120-SlottedCap - 12"
	OP2130-ShortCap - 16"	OP2130-SolidCap - 16"	OP2130-SlottedCap - 16"
	OP2140-ShortCap - 20"	OP2140-SolidCap - 20"	OP2140-SlottedCap - 20"
Catenary Suspension	OP2122-ShortCap - 12"	OP2122-SolidCap - 12"	OP2122-SlottedCap - 12"
	OP2132-ShortCap - 16"	OP2132-SolidCap - 16"	OP2132-SlottedCap - 16"
	OP2142-ShortCap - 20"	OP2142-SolidCap - 20"	OP2142-SlottedCap - 20"
Stem Suspension	OP2124-ShortCap - 12"	OP2124-SolidCap - 12"	OP2124-SlottedCap - 12"
	OP2134-ShortCap - 16"	OP2134-SolidCap - 16"	OP2134-SlottedCap - 16"
	OP2144-ShortCap - 20"	OP2144-SolidCap - 20"	OP2144-SlottedCap - 20"

SUGGESTED VARIATIONS

- Custom cap options
- Tether used to angle fixture

See www.visalighting.com/products/zume for more information

This document contains information which is the property of Visa Lighting, and may not, in whole or in part, be duplicated, disclosed, or used for design or manufacturing purposes without the prior written permission of Visa Lighting. © Visa Lighting. Design Modification Rights Reserved.
800-709-VISA Visit www.visalighting.com Page 3

Recessed wall luminaire - directed light

S5 BEGA

Application
Recessed wall luminaire with directed light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (40-2% copper content) A3060 aluminum alloy. Safety glass with optical texture. Silicone applied robotically to casting, plasma treated for increased adhesion. High temperature silicone gasket. Mechanically captive stainless steel fasteners. Stainless steel screw clamp. Composite installation housing.

Electrical
Operating voltage: 120-277V AC
Minimum ambient temperature: -20°C
LED module wattage: 4.8W
System wattage: 7.0W
Controllability: 0-10V dimmable
Color rendering index: Ra > 80
Luminaire lifetime: 72,000 hours (A000K)
LED service life (L70): 50,000 hours

LED color temperature
4000K - Product number = **K4**
3500K - Product number = **K3S**
3000K - Product number = **K3**
2700K - Product number = **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details.

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 0.1 mil thickness. BEGA Unidirectional finish, a fluoropolymer technology, provides superior face protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available PAL and custom colors, are a polyester powder.

Available colors: Black (BLK) White (WHT) PAL:
 Bronze (BRZ) Silver (SLV) CUS:

Type: _____
BEGA Product: _____
Project: _____
Modified: _____



Recessed wall luminaire - directed light
LED
24207 8202 4.8 W 7% 7% 5%

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 694-0533 info@bega-us.com
© 2014-2021 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers GA 30012
Phone: 800-705-SERV (7378) • www.hydel.com



S6

Category	Model	Series	Type



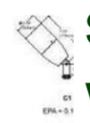
PALM
12V/120V LED

HIGHLIGHTS

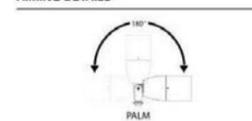
- The Palm Series accent lights are suitable for a variety of mounting applications including ground, wall, tree, sign and architectural accents.
- Suitable for wet locations.
- Integral driver for 120V.
- Dimmable using standard TRIAC (forward-phase or leading-edge) and ELV (reverse phase or trailing-edge) dimmer for 120V and dimmable using standard MLV dimmer and magnetic transformer for 12V.
- Tapered-sure lock.
- Available in 80CRI and 90CRI.



DIMENSIONS



AIMING DETAILS



© 2014-2021 Acuity Brands Lighting, Inc. • One Lithonia Way, Conyers GA 30012
Phone: 800-705-SERV (7378) • www.hydel.com PALM_LED | Rev. 09/08/21
Page 1 of 10

shall be replaced
with downlight
per DRB
stipulations



PALM LED | 2

ORDERING INFORMATION

EXAMPLE: PALM A P1 80CRI 27K 12 20DEG FLC KM C2 BL

Series*	Material*	Performance Package*	CR*	Color Temperature*	Voltage*	Distribution*	Leak*	Mounting*
PALM A	Aluminum	P1	80CRI	27K	12"	10DEG	40"	FLC
								WSL
								WSP
								WSS

Mounting Accessories/Options	Options/External	External Caps*	Finish*
Independent Mounting	Stems	Internal/Outer	All Material
CNR	3" Stem	BL	Black Textured
CNR	6" Stem	C2	Recessed Lens
CNR	12" Stem	C3	45° Angle Cut
CNR	18" Stem	BS	Bronze Smooth
CNR	24" Stem	BR	Bronze Textured
CNR	30" Stem	DB	Black Smooth
CNR	36" Stem	DB	Designer Bronze
CNR	42" Stem	DB	Designer Bronze
CNR	48" Stem	DB	Designer Bronze
CNR	54" Stem	DB	Designer Bronze
CNR	60" Stem	DB	Designer Bronze
CNR	66" Stem	DB	Designer Bronze
CNR	72" Stem	DB	Designer Bronze
CNR	78" Stem	DB	Designer Bronze
CNR	84" Stem	DB	Designer Bronze
CNR	90" Stem	DB	Designer Bronze
CNR	96" Stem	DB	Designer Bronze
CNR	102" Stem	DB	Designer Bronze
CNR	108" Stem	DB	Designer Bronze
CNR	114" Stem	DB	Designer Bronze
CNR	120" Stem	DB	Designer Bronze
CNR	126" Stem	DB	Designer Bronze
CNR	132" Stem	DB	Designer Bronze
CNR	138" Stem	DB	Designer Bronze
CNR	144" Stem	DB	Designer Bronze
CNR	150" Stem	DB	Designer Bronze
CNR	156" Stem	DB	Designer Bronze
CNR	162" Stem	DB	Designer Bronze
CNR	168" Stem	DB	Designer Bronze
CNR	174" Stem	DB	Designer Bronze
CNR	180" Stem	DB	Designer Bronze
CNR	186" Stem	DB	Designer Bronze
CNR	192" Stem	DB	Designer Bronze
CNR	198" Stem	DB	Designer Bronze
CNR	204" Stem	DB	Designer Bronze
CNR	210" Stem	DB	Designer Bronze
CNR	216" Stem	DB	Designer Bronze
CNR	222" Stem	DB	Designer Bronze
CNR	228" Stem	DB	Designer Bronze
CNR	234" Stem	DB	Designer Bronze
CNR	240" Stem	DB	Designer Bronze
CNR	246" Stem	DB	Designer Bronze
CNR	252" Stem	DB	Designer Bronze
CNR	258" Stem	DB	Designer Bronze
CNR	264" Stem	DB	Designer Bronze
CNR	270" Stem	DB	Designer Bronze
CNR	276" Stem	DB	Designer Bronze
CNR	282" Stem	DB	Designer Bronze
CNR	288" Stem	DB	Designer Bronze
CNR	294" Stem	DB	Designer Bronze
CNR	300" Stem	DB	Designer Bronze
CNR	306" Stem	DB	Designer Bronze
CNR	312" Stem	DB	Designer Bronze
CNR	318" Stem	DB	Designer Bronze
CNR	324" Stem	DB	Designer Bronze
CNR	330" Stem	DB	Designer Bronze
CNR	336" Stem	DB	Designer Bronze
CNR	342" Stem	DB	Designer Bronze
CNR	348" Stem	DB	Designer Bronze
CNR	354" Stem	DB	Designer Bronze
CNR	360" Stem	DB	Designer Bronze
CNR	366" Stem	DB	Designer Bronze
CNR	372" Stem	DB	Designer Bronze
CNR	378" Stem	DB	Designer Bronze
CNR	384" Stem	DB	Designer Bronze
CNR	390" Stem	DB	Designer Bronze
CNR	396" Stem	DB	Designer Bronze
CNR	402" Stem	DB	Designer Bronze
CNR	408" Stem	DB	Designer Bronze
CNR	414" Stem	DB	Designer Bronze
CNR	420" Stem	DB	Designer Bronze
CNR	426" Stem	DB	Designer Bronze
CNR	432" Stem	DB	Designer Bronze
CNR	438" Stem	DB	Designer Bronze
CNR	444" Stem	DB	Designer Bronze
CNR	450" Stem	DB	Designer Bronze
CNR	456" Stem	DB	Designer Bronze
CNR	462" Stem	DB	Designer Bronze
CNR	468" Stem	DB	Designer Bronze
CNR	474" Stem	DB	Designer Bronze
CNR	480" Stem	DB	Designer Bronze
CNR	486" Stem	DB	Designer Bronze
CNR	492" Stem	DB	Designer Bronze
CNR	498" Stem	DB	Designer Bronze
CNR	504" Stem	DB	Designer Bronze
CNR	510" Stem	DB	Designer Bronze
CNR	516" Stem	DB	Designer Bronze
CNR	522" Stem	DB	Designer Bronze
CNR	528" Stem	DB	Designer Bronze
CNR	534" Stem	DB	Designer Bronze
CNR	540" Stem	DB	Designer Bronze
CNR	546" Stem	DB	Designer Bronze
CNR	552" Stem	DB	Designer Bronze
CNR	558" Stem	DB	Designer Bronze
CNR	564" Stem	DB	Designer Bronze
CNR	570" Stem	DB	Designer Bronze
CNR	576" Stem	DB	Designer Bronze
CNR	582" Stem	DB	Designer Bronze
CNR	588" Stem	DB	Designer Bronze
CNR	594" Stem	DB	Designer Bronze
CNR	600" Stem	DB	Designer Bronze
CNR	606" Stem	DB	Designer Bronze
CNR	612" Stem	DB	Designer Bronze
CNR	618" Stem	DB	Designer Bronze
CNR	624" Stem	DB	Designer Bronze
CNR	630" Stem	DB	Designer Bronze
CNR	636" Stem	DB	Designer Bronze
CNR	642" Stem	DB	Designer Bronze
CNR	648" Stem	DB	Designer Bronze
CNR	654" Stem	DB	Designer Bronze
CNR	660" Stem	DB	Designer Bronze
CNR	666" Stem	DB	Designer Bronze
CNR	672" Stem	DB	Designer Bronze
CNR	678" Stem	DB	Designer Bronze
CNR	684" Stem	DB	Designer Bronze
CNR	690" Stem	DB	Designer Bronze
CNR	696" Stem	DB	Designer Bronze
CNR	702" Stem	DB	Designer Bronze
CNR	708" Stem	DB	Designer Bronze
CNR	714" Stem	DB	Designer Bronze
CNR	720" Stem	DB	Designer Bronze
CNR	726" Stem	DB	Designer Bronze
CNR	732" Stem	DB	Designer Bronze
CNR	738" Stem	DB	Designer Bronze
CNR	744" Stem	DB	Designer Bronze
CNR	750" Stem	DB	Designer Bronze
CNR	756" Stem	DB	Designer Bronze
CNR	762" Stem	DB	Designer Bronze
CNR	768" Stem	DB	Designer Bronze
CNR	774" Stem	DB	Designer Bronze
CNR	780" Stem	DB	Designer Bronze
CNR	786" Stem	DB	Designer Bronze
CNR	792" Stem	DB	Designer Bronze
CNR	798" Stem	DB	Designer Bronze
CNR	804" Stem	DB	Designer Bronze
CNR	810" Stem	DB	Designer Bronze
CNR	816" Stem	DB	Designer Bronze
CNR	822" Stem	DB	Designer Bronze
CNR	828" Stem	DB	Designer Bronze
CNR	834" Stem	DB	Designer Bronze
CNR	840" Stem	DB	Designer Bronze
CNR	846" Stem	DB	Designer Bronze
CNR	852" Stem	DB	Designer Bronze
CNR	858" Stem	DB	Designer Bronze
CNR	864" Stem	DB	Designer Bronze
CNR	870" Stem	DB	Designer Bronze
CNR	876" Stem	DB	Designer Bronze
CNR	882" Stem	DB	Designer Bronze
CNR	888" Stem	DB	Designer Bronze
CNR	894" Stem	DB	Designer Bronze
CNR	900" Stem	DB	Designer Bronze
CNR	906" Stem	DB	Designer Bronze
CNR	912" Stem	DB	Designer Bronze
CNR	918" Stem	DB	Designer Bronze
CNR	924" Stem	DB	Designer Bronze
CNR	930" Stem	DB	Designer Bronze
CNR	936" Stem	DB	Designer Bronze
CNR	942" Stem	DB	Designer Bronze
CNR	948" Stem	DB	Designer Bronze
CNR	954" Stem	DB	Designer Bronze
CNR	960" Stem	DB	Designer Bronze
CNR	966" Stem	DB	Designer Bronze
CNR	972" Stem	DB	Designer Bronze
CNR	978" Stem	DB	Designer Bronze
CNR	984" Stem	DB	Designer Bronze
CNR	990" Stem	DB	Designer Bronze
CNR	996" Stem	DB	Designer Bronze
CNR	1002" Stem	DB	Designer Bronze
CNR	1008" Stem	DB	Designer Bronze
CNR	1014" Stem	DB	Designer Bronze
CNR	1020" Stem	DB	Designer Bronze
CNR	1026" Stem	DB	Designer Bronze
CNR	1032" Stem	DB	Designer Bronze
CNR	1038" Stem	DB	Designer Bronze
CNR	1044" Stem	DB	Designer Bronze
CNR	1050" Stem	DB	Designer Bronze
CNR	1056" Stem	DB	Designer Bronze
CNR	1062" Stem	DB	Designer Bronze
CNR	1068" Stem	DB	Designer Bronze
CNR	1074" Stem	DB	Designer Bronze
CNR	1080" Stem	DB	Designer Bronze
CNR	1086" Stem	DB	Designer Bronze
CNR	1092" Stem	DB	Designer Bronze
CNR	1098" Stem	DB	Designer Bronze
CNR	1104" Stem	DB	Designer Bronze
CNR	1110" Stem	DB	Designer Bronze
CNR	1116" Stem	DB	Designer Bronze
CNR	1122" Stem	DB	Designer Bronze
CNR	1128" Stem	DB	Designer Bronze
CNR	1134" Stem	DB	Designer Bronze
CNR	1140" Stem	DB	Designer Bronze
CNR	1146" Stem	DB	Designer Bronze
CNR	1152" Stem	DB	Designer Bronze
CNR	1158" Stem	DB	Designer Bronze
CNR	1164" Stem	DB	Designer Bronze
CNR	1170" Stem	DB	Designer Bronze
CNR	1176" Stem	DB</	



FEATURES & SPECIFICATIONS

INTENDED USE - The CLX is a linear lighting solution that is available in multiple lengths, lumen packages and distributions. Designed for versatility, the CLX can address virtually any linear lighting need.

CONSTRUCTION - Channel and cover are formed from code-grade cold-rolled steel. Housing and lens end-caps are injection molded plastic to provide a mechanical lock and seal. The end-caps come standard with a 7/8" knock out for convenient mounting but can be ordered without.

OPTICS - Offered with acrylic lens and lensless configurations. Provides a choice of optical distributions including wide, narrow, and spot.

ELECTRICAL - Utilizes high output LEDs integrated on a two layer circuit board, ensuring long running operation. Optional internal plugable wiring harness for reduced labor cost in new mounting applications.

INSTALLATION - Items may be ceiling or wall mounted (with or without THXL hanger or angle mounted with CLX-ANG-1) product or arm mounted with appropriate mounting options.

WARNING - Removing the lens and opening the fixture during installation requires the LEDs, putting them at risk for damage.

If you plan to surface mount the fixture, we recommend using the THXL. This eliminates the need to open the fixture.

If you plan to minimize low mount, we recommend using the PLE wiring harness system. This eliminates the need to open the fixture.

Damage to the LEDs caused during installation will not be covered under the warranty.

LISTINGS - (UL certified to US and Canadian safety standards. For use in damp locations between -4F (-20°C) and 104°F (40°C). Optional high ambient (HA) ratings to 127°F (53°C) available on certain lumen packages. See ambient temperature chart for additional information.

Designlights Consortium (DLC) Premium qualified product and DLC qualified product. All models of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products list at www.dlc.org.

BUY AMERICAN - Product with the BA option is assembled in the USA and meets the Buy American government procurement requirements under FAR, DFARS and DOT. Please refer to www.buyusa.gov for additional information.

WARRANTY - 5 year limited warranty. Complete warranty terms located at www.lithonia.com/support/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end use environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Stock configurations are offered for shorter lead times:

Table with columns: Stock Part Number, Part Number, Lumen Package, and Options. Lists various CLX LED Linear models and their specifications.

INDUSTRIAL CLX Page 1 of 14



CLX LED Linear table with columns: Series, Length, Nominal lumens, Performance package, Lens, and Lens. Lists various models and their specifications.

CLX LED Linear

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: CLX 148 5000LM SEF WDV MVOLT G210 40K 80CRI WH

CLX LED Linear table with columns: Series, Length, Nominal lumens, Performance package, Lens, and Lens. Lists various models and their specifications.

Table with columns: Distribution, Voltage, Drive, Color temperature, and Color rendering index. Lists various models and their specifications.

Options table with columns: Part Number, Description, and Notes. Lists various options and their specifications.

INDUSTRIAL CLX Page 2 of 14

CLX LED Linear

Accessories: Order as separate catalog number.

Table with columns: Part Number, Description, and Notes. Lists various accessories and their specifications.

Options and Accessories section with images and descriptions for Narrow reflector, Wide decorative reflector, Winguard, Aircraft Cable with Canopy, HANGER CHAIN, ZACH HANGER, and Tong hanger.

INDUSTRIAL CLX Page 3 of 14

LED wall luminaires - two-sided light output

S15 BEGA

Application: LED wall luminaires with directed narrow beam light distribution on two sides.

Materials: Luminaire housing and faceplates constructed of die-cast marine grade, copper free (0.03% copper content) A306.0 aluminum alloy.

Electrical: Operating voltage 120-277V AC, Minimum start temperature -30°C.

LED color temperature: 4000K - Product number = K4, 3000K - Product number = K3S, 2700K - Product number = K2.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), RAL, CUS.

Available Accessories: 79547 Surface mounted wiring box. See individual accessory spec sheet for details.

LED wall luminaire - two-sided light output table with columns: Part Number, Lumen Package, and Options.

INDUSTRIAL BEGA Page 1 of 14

LED wall luminaires - directed light

S16 BEGA

Application: LED wall luminaires with directed light distribution designed for general illumination of pathways and building entrances from various mounting heights.

Materials: Luminaire housing constructed of die-cast marine grade, copper free (0.03% copper content) A306.0 aluminum alloy.

Electrical: Operating voltage 120-277V AC, Minimum start temperature -40°C.

LED color temperature: 4000K - Product number = K4, 3000K - Product number = K3S, 2700K - Product number = K2.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), RAL, CUS.

Available Accessories: 79547 Surface mounted wiring box. See individual accessory spec sheet for details.

LED wall luminaire - directed light table with columns: Part Number, Lumen Package, and Options.

INDUSTRIAL BEGA Page 2 of 14

LED ceiling mounted downlight - narrow beam

S17 BEGA

Application: This compact LED ceiling mounted downlight is designed for down lighting atriums, canopies, passages, and other interior and exterior locations.

Materials: Luminaire housing constructed of die-cast marine grade, copper free (0.03% copper content) A306.0 aluminum alloy.

Electrical: Operating voltage 120-277V AC, Minimum start temperature -30°C.

LED color temperature: 4000K - Product number = K4 (EXPRESS), 3000K - Product number = K3S (EXPRESS), 2700K - Product number = K2.

Finish: All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.

Available colors: Black (BLK), White (WHT), Bronze (BRZ), Silver (SLV), RAL, CUS.

Available Accessories: 79547 Surface mounted wiring box. See individual accessory spec sheet for details.

LED ceiling mounted downlight - narrow beam table with columns: Part Number, Lumen Package, and Options.

INDUSTRIAL BEGA Page 3 of 14

THE KIMSEY 7120 E INDIAN SCHOOL RD, SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER - 63-PA-2020

Gensler

2575 E Camelback Road Suite 175 Phoenix, AZ 85016 United States

SYDNR

4806 N 78TH Place Scottsdale, AZ 85251 United States

Date Description

01/06/22 Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

3RD AVENUE + INDIAN SCHOOL ROAD - SCOTTSDALE, AZ

Project Number

057.6850.000

Description

LIGHTING CUT SHEETS

Scale

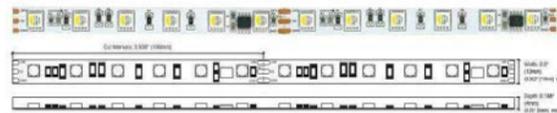
52.3

© 2015 Gensler



DIGITAL PIXEL (OUTDOOR)
TX-SERIES | COLOR CHANGING PIXEL CONTROL
RUBBER COATED | LINEAR LED LIGHTING

Fixture Type: _____
Project: _____
Location: _____



PRODUCT FEATURES

- Independently Controllable Every 6 Pixels
- 80+ CRI
- Dimmable
- 50,000 Hour Life
- 5-Year Warranty
- UL-Listed for Indoor and Outdoor Use
- 3M™ Industrial Adhesive Backing
- For Use with Electronic Power Supplies

SPECIFICATIONS

Model	TX3RGBW-WR-24V (Outdoor)
Input Voltage	24V DC / Constant Voltage
Watts per Foot	5.79W/ft @ Maximum Run Length
Beam Spread	120°
Max Run Length	Unlimited, power every 16.4ft
Length Increments	3.94" (100mm)
End Cap Dimensions	0.563" (14mm) x 0.25" (6mm)
Tape Dimensions	0.48" (12mm) x 0.16" (4mm)
Lumens	212lm/ft
CRI	4000K = 80+
Diode	5050
Dimming Options	SPI via UCS2903
Temp Range	-40°F (-40°C) to 149°F (65°C)
Rating	IP67

RGB COLOR SPECTRUM



TOTAL WATTAGE USED AT EACH LENGTH

Length	1ft	2ft	3ft	4ft	5ft	6ft	7ft	8ft
Watts	5.7	11.4	17	22.5	28	33.4	38.5	44.1
Lumens	98	196	294	392	490	588	686	784

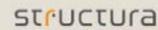
Conforms to ANSI/UL Standard 2108
Certified to CAN/CSA Standard C22.2 No. 250.0



Questions/Support | 800-789-3810 | quotes@kelvix.com

02/2020M

Aura Illuminated Wooden Oval Pendant



FIXTURE TYPE: **S19, S19A, S19B**



Solid wood exterior/interior LED oval pendant.

FEATURES:

- Available in sizes ranging from 2.5 to 12"
- 100CRI smooth, dot free illumination
- Dimmable IP67 power supply and IP67 luminaire
- Catenary cable, ceiling, and wall mounting options

SPECIFICATIONS:

HOUSING: Solid Acacia wood linear assembled through glulam construction and precision machined using CNC technology. Adhesive complies with ASTM D 2559 glulam construction specifications for extreme exposed weather conditions, waterproof and rated for wet or dry use exposure.

ELECTRICAL: Powered by a standalone G-Tran QZ, 120-277VAC primary/24VDC secondary outdoor rated remote dimmable power supply. Power supply features built-in short circuit protection, over

load protection, and over temperature protection. System is forward phase, reverse phase, and 1-10V dimming. Consult factory for other driver options. Catenary mounted fixtures supplied with 1' inflex cable. A 40' leader cable supplied with inflex only fixtures. Ceiling canopy mounted fixtures supplied with 6' inflex cable. Operating temperature of -13°F to 124°F SO, 15°F MO, and 108°F HO.

OPTICAL SYSTEM: Available in 2700K, 3000K, 3500K, 4000K color temperatures with smooth, dot free illumination.

FINISHES AND MATERIALS: Wood is finished with a low VOC waterborne matte exterior finish containing UV and mildew inhibitors. Care and Maintenance

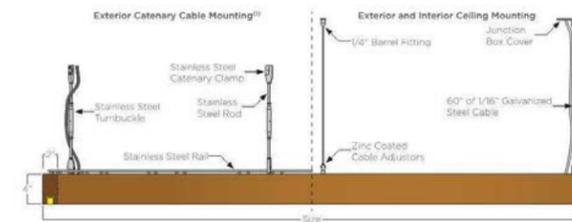
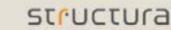
HARDWARE: All fasteners and non-wood components are stainless steel unless otherwise noted.

LITINGS & RATINGS: Luminaire CSA listed according to CSA C22.2 No. 250.0-18/UL Standard 1598 and UL Standard 2108. Suitable for wet locations. LM-80 test calculated L70 > 40,000 hours.

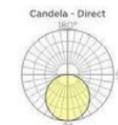
WARRANTY: 25-year wood warranty with a 2-year finish warranty. 5-year warranty on LED and driver.

130 ©2021 STRUCTURA, INC.

Aura Oval - Direct Lighting



Size	Standard Output Lumens ⁽¹⁾	Watts	Medium Output Lumens ⁽²⁾	Watts	High Output Lumens ⁽²⁾	Watts	Weight ⁽³⁾	EPA ⁽⁴⁾
2.5'	627	9	1159	18	1593	29	18lbs	9.2ft ²
3.5'	936	13	1700	26	2278	43	26lbs	1.3ft ²
5'	1299	18	2360	36	3301	60	33lbs	1.75ft ²
6'	1662	23	3020	46	4224	77	42lbs	2.17ft ²
7'	1980	26	3597	55	5032	91	49lbs	2.56ft ²
10'	2671	37	4851	74	6787	123	65lbs	3.36ft ²
12'	3361	47	6105	93	8541	155	81lbs	4.17ft ²



ORDERING GUIDE: EXAMPLE: AURA-OVAL-D-5-L27MO-SH-CA-STD

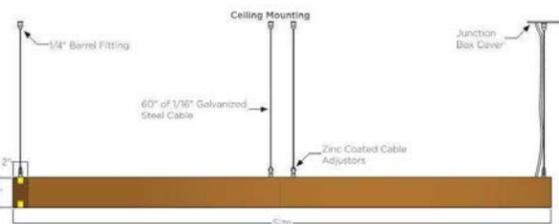
AURA	OVAL	D	5	L27	MO	SH	CA	STD
1	2	3	4	5	6	7	8	9

1. Catenary cable designed and provided separately.
2. Luminaire output based upon 3000K CCT.
3. Weight and EPA based off of catenary mounting option.
4. Over size 10 and larger will ship as multiple pieces and will exceed field quantity.

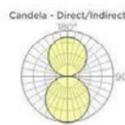
Product specification sheets subject to change.

©2021 STRUCTURA, INC. 131

Aura Oval - Direct/Indirect Lighting



Size	Standard Output Lumens ⁽¹⁾	Watts	Medium Output Lumens ⁽²⁾	Watts	High Output Lumens ⁽²⁾	Watts	Weight	EPA
2.5'	1217	17	2211	34	3093	56	16lbs	.81ft ²
3.5'	1835	26	3333	51	4663	85	24lbs	1.19ft ²
5'	2562	36	4653	71	6510	118	31lbs	1.64ft ²
6'	3288	46	5973	91	8356	151	40lbs	2.06ft ²
7'	3934	54	7128	108	9972	180	48lbs	2.44ft ²
10'	5268	73	9570	145	13388	242	63lbs	3.25ft ²
12'	6649	92	12078	183	16897	305	76lbs	4.06ft ²



ORDERING GUIDE: EXAMPLE: AURA-OVAL-D/I-3.5-L30HO-SH-CE-STD

AURA	OVAL	D/I	3.5	L30	HO	SH	CE	STD
1	2	3	4	5	6	7	8	9

1. Luminaire output based upon 3000K CCT.
2. Direct/Indirect illumination combined together. Contact Structura for independent control options.

132 ©2021 STRUCTURA, INC.

S20

Drive-over surface-mounted luminaires to illuminate ground surfaces

Outer Housing: Constructed of high tensile strength, copper free die-cast aluminum alloy with two (2) light openings. Slotted, stainless steel base plate allows top casing to rotate to any orientation. Die castings are marine grade, copper free (a 0.3% copper content) A360.0 aluminum alloy.

Enclosure: One piece heavy duty die cast aluminum body with clear borosilicate lens. Reflector of pure anodized aluminum. All aluminum used in the construction is marine grade and copper free. All fasteners are stainless steel. Two (2) molded, one piece, high temperature silicone gaskets on top and bottom of the lens.

Electrical: 6.7W LED luminaire, 9.3 total system watts, -40°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming, LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: LEDs supplied with luminaires. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Mounting: Luminaire mounts directly to ground-mounted lightweight wiring box, by BEGA. Slotted holes in stainless steel luminaire base plate allow for up to 90° of base plate rotation. BEGA wiring box suitable for 1/2" side or bottom conduit entry.

Note: The luminaires must not be installed in traffic lanes where they are subject to horizontal pressure from vehicles braking, accelerating and changing direction, a foundation must be supplied by the contractor designed to bear the static pressure loads from vehicles with pneumatic tires. The luminaires are designed to withstand a static load of 2,200 lbs.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in standard BEGA Black (BLK). Custom colors not available.

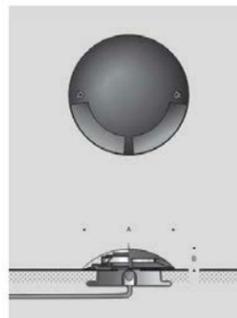
CSA certified to U.S. and Canadian standards for wet locations. Protection class IP67.

Weight: 6.4 lbs.

Type: _____
BEGA Product: _____
Project: _____
Voltage: _____
Color: _____
Options: _____
Modified: _____



The ground-mounted luminaire mount directly to BEGA in-ground wiring box.



BEGA-US 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
Copyright BEGA-US 2018 Updated 04/18

THE KIMSEY

7120 E INDIAN SCHOOL RD,
SCOTTSDALE, AZ 85251

- CASE PRE-APP NUMBER -
63-PA-2020

Gensler

2575 E Camelback Road
Suite 175
Phoenix, AZ 85016
United States

Tel 602.523.4900
Fax 602.523.4949

SYDNOR

4806 N 78TH Place
Scottsdale, AZ 85251
United States

Tel 480.206.4593

Date	Description
01/06/22	Development Review Board

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
3RD AVENUE + INDIAN SCHOOL
ROAD - SCOTTSDALE, AZ

Project Number
057.6850.000

Description
LIGHTING CUT SHEETS

Scale

52.4

© 2015 Gensler

The Kimsey

7110 East Indian School Road
Scottsdale, Arizona

Scottsdale Public Art Advisory Board Presentation

Stage 1: Preliminary Art Plan Submittal

GENSLER + Sydnor

Brian W. Brush

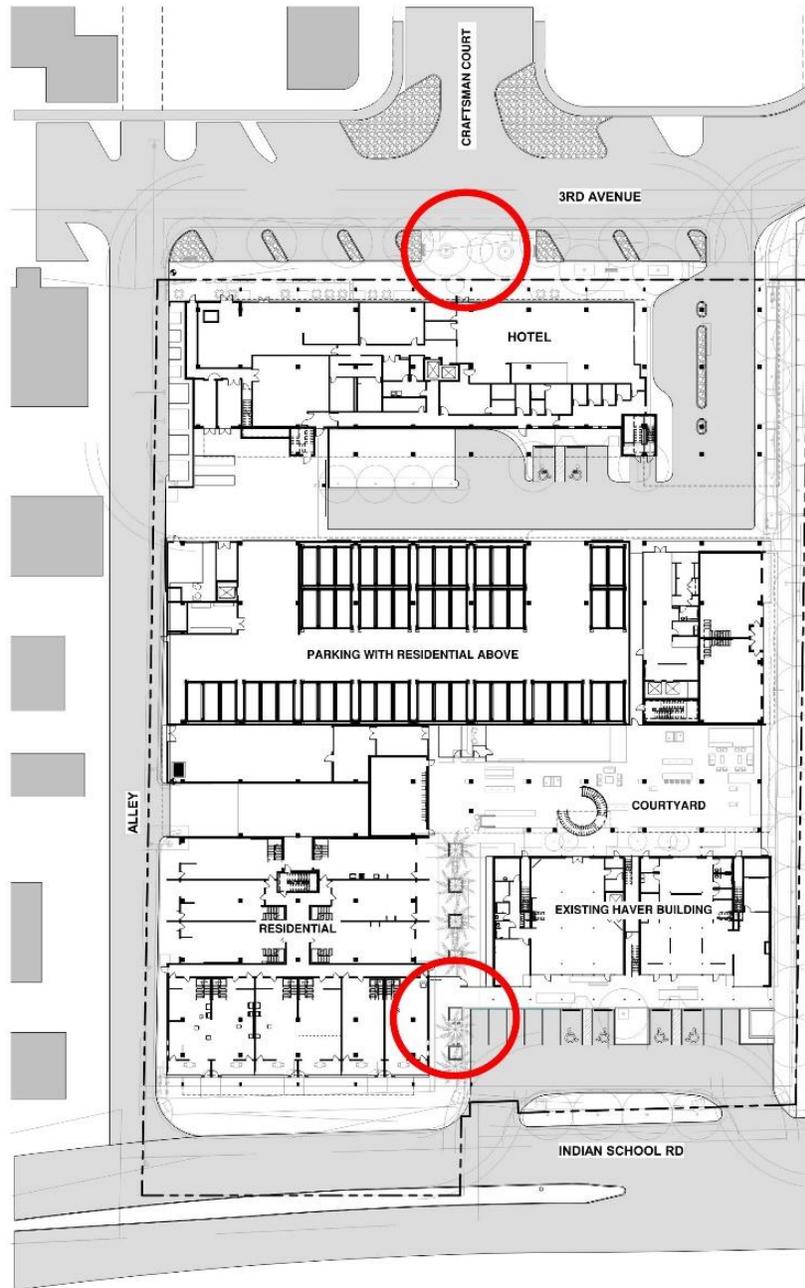
FUTUREFORMS | Jason Kelly Johnson and Nataly Gattegno

December 8, 2021









Public Artist Selection

- 40 public artists nationally were considered
- 6 public artists interviewed
- Selected 2 public artists:

Brian W. Brush | Bozeman, Montana

www.brianbrush.com

FUTUREFORMS | San Francisco, California

www.futureforms.us

Jason Kelly Johnson &
Nataly Gattego



Brian W. Brush | **Luminal**

LUMINAL is a work of public art that **manifests the fluidity and semblance of history** in an abstract illumination structure connecting people to the place, identity, and experience of the Kimsey site. Taking cues from Arizona's 5th C, Luminal weaves the abstract embodiment of a citrus grove into a liminal space between the historic Triangle building by Ralph Haver and the new Kimsey residential building by Gensler + Sydnor. As Keridwen Cornelius identified, **citrus** has evolved from being an economy builder to **a community builder** in Arizona, and this work embodies that cultural evolution on the site as a **place of gathering, nurturing, and wonder**. Luminal brings both buildings into dialogue while also setting them off from one another to strengthen their individual identities.

As a physical and experiential manifestation of the Kimsey's multi-layered history, **Luminal adaptively reuses the memory of Kimsey's once verdant and productive orange grove**, illuminated by the very power and light that William Kimsey founded through the Scottsdale Light and Power Company. **This layered history will fluoresce as a diaphanous web of spatial and visual connective tissue spanning space, time, and meaning in the Kimsey buildings new public area.**



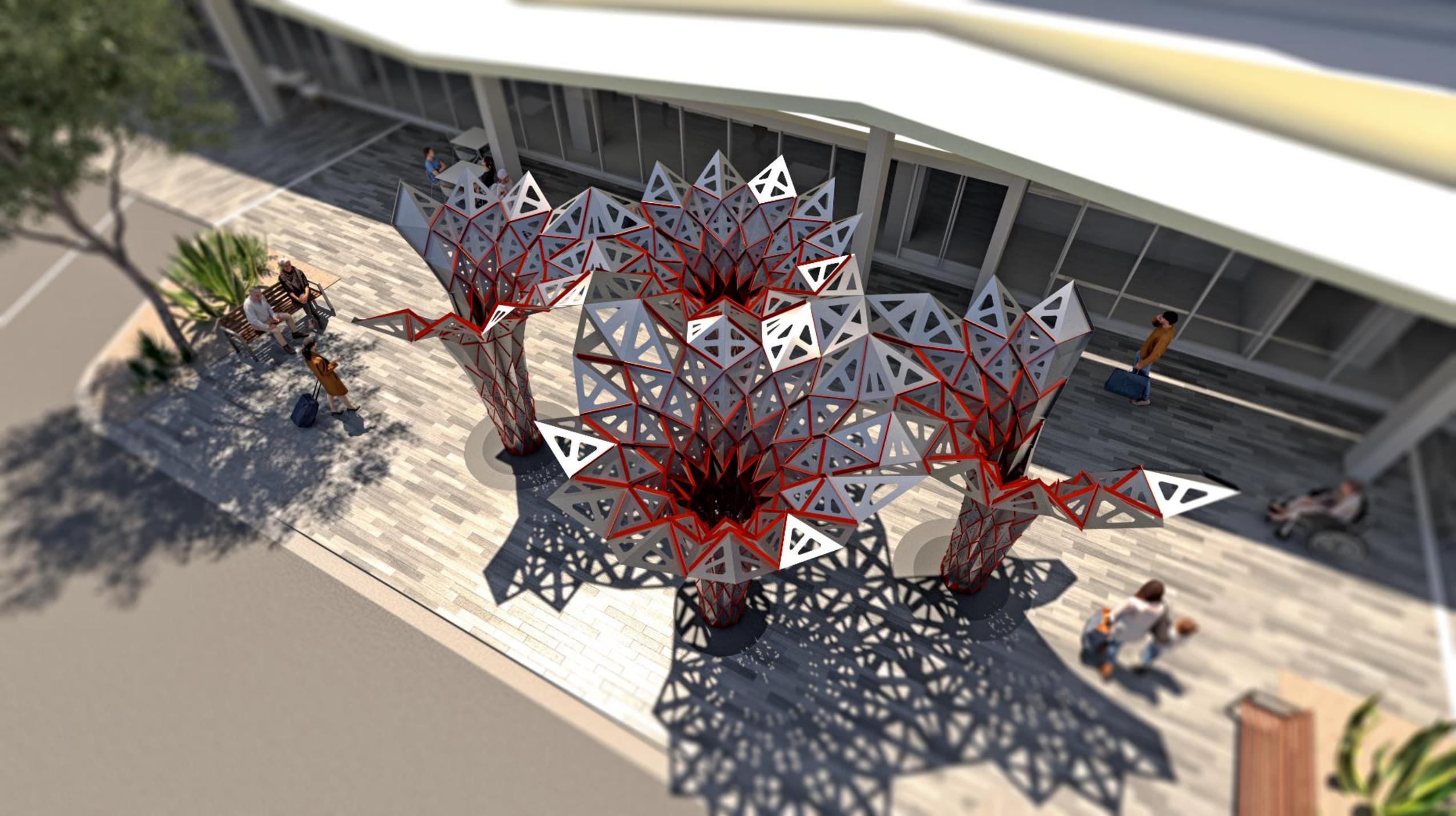


- **Materials:** powder-coated aluminum and steel; and integrated linear downlighting, 3-5k pixels and is pre-programmed and/or site responsive to movement, tree behavior, traffic, user input.
- **Dimensions:** 70'L x 30'W x 23'H
- **Color:** multicolored framing for daytime activation; integrated lighting during evening
- **Finish:** powder-coated finish
- **Foundation/Supports:** below-grade cast in place concrete with steel reinforcing, steel base plates with threaded bolts for anchorage. Structural engineer to design, size and provide calculations.
- **Landscaping adjacent to art:** urban plaza setting of textured cip concrete or concrete pavers, low ground cover, perimeter shade trees, ease of pedestrian circulation, and public seating for viewing. Close coordination with the landscape architect.
- **Maintenance and durability considerations:** aluminum/steel framework with durable finish and long life LED lighting; occasional power washing required; and components replaceable.

FUTUREFORMS | **Kimsey Grove**

KIMSEY GROVE is a sculptural shade canopy that **fosters pedestrian interactions and establishes a dynamic focal point for the site.** While the artwork **evokes the orange groves that previously grew on the site, it also references the pleated geometries of the saguaro cactus and colorful desert flower blooms.** It creates a dramatic backdrop for pedestrians to gather, sit and view the play of light, shadow, and reflectivity from many vantage points. **The artwork's faceted skin is meant to inspire interactions and playfulness** by both adults and children who might enjoy spending time underneath the artwork's kaleidoscopic skin. The artwork is supported by four vaults to create an open and varied space for people to experience during the day and night.





- **Materials:** Metal framing, anchored stainless steel panels with cutouts; and with brushed and polished finish
- **Dimensions:** 20'D x 32'W x 13'-6"H
- **Color:** Red/orange armature and naturally finished stainless steel
- **Finish:** Brushed and polished stainless steel; powder-coated painting at framing
- **Foundations/Supports:** below grade cast in place concrete with steel reinforcing; and steel base plates with threaded anchor bolts. Structural engineer to size, detail and provide calculations.
- **Landscape adjacent to art:** urban plaza setting with textured concrete or concrete pavers, low ground covers, perimeter shade trees, and public seating for viewing. Closely coordinate with the landscape architect.
- **Maintenance and durability considerations:** Specifying durable and minimal maintenance materials, long life lighting, occasional power wash for cleaning, and replaceable components.

Public Art Implementation Timeline and Budget

1. December 8, 2021

Stage 1: Preliminary Art Plan

2. February 9, 2022

Stage 2: Final Design &
Documents

3. April 2022 Building & Public Art
Permits

3. December 2024

Stage 3: Final Installation

Budget:

Indian School Road
\$ 500,000

Third Avenue \$ 500,000

Contingency \$ 112,000

Total **\$1,120,000**



Requesting a Scottsdale Public Art Advisory Board approval of the Stage I: Preliminary Public Art Submittal.

Questions?

Thank you

