

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 6, 2022  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

**McDowell Hayden  
Retail  
32-DR-2021** | Request for approval of a site plan, landscape plan, and building elevations for two (2) separate pad buildings on a +/- 1.4-acre portion of a +/- 2.6-acre site.

## 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
- Associated property division under 2-MD-2021
- Community input received regarding proposed landscaping

## BACKGROUND

**Location:** 8101 E McDowell Road

**Zoning:** Highway Commercial (C-3)

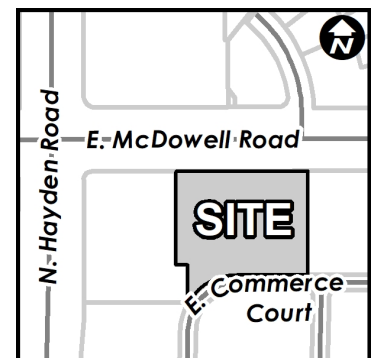
### Adjacent Uses

North: 2-story Office complex; zoned Planned Neighborhood Center (PNC) and 1-story Office building; zoned Central Business (C-2).

East: 2-story Office/Showroom (Republic West); zoned Highway Commercial (C-3).

South: 1-story Industrial/Commercial uses; zoned Industrial Park (I-1).

West: Gas Station (Circle K); zoned Highway Commercial (C-3).



### Property Owner

Mark Peterson / Gen2 Properties

### Applicant

Neil Feaser, RKA Architects, Inc  
602-955-3900

### Architect/Designer

RKAA Architects, Inc

### Engineer

Larson Engineering, Inc.

## DEVELOPMENT PROPOSAL

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This proposal includes establishing two (2) new retail/restaurant pad buildings, with drive-thru tenants, on the vacant portion of an existing partially developed site. These new buildings would utilize the existing shared driveway accessing E. McDowell Road, and cross-access through the site with individual pedestrian and vehicular connections to the private accessway Commerce Court to the south.

These pads are proposed to be located on individual parcels, that property division is being addressed through an associated Minor Subdivision case (2-MD-2021). This portion of the site was originally contemplated to be another office/warehouse building in 2008, similar to the existing building on the east portion of the site.

### Development Review Board Criteria

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

### Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including the use of overhangs, landscape at pedestrian connections and high-performance glazing that will reduce building energy consumption and promote a sustainable approach to building systems and lifecycle.

## STAFF RECOMMENDED ACTION

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Staff recommends that the Development Review Board approve the McDowell Hayden Retail development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

### RESPONSIBLE DEPARTMENTS

**Planning and Development Services**  
Current Planning Services

### STAFF CONTACTS


Jeff Barnes  
Senior Planner  
480-312-2376    [jbarnes@ScottsdaleAZ.gov](mailto:jbarnes@ScottsdaleAZ.gov)

## APPROVED BY


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Jeff Barnes, Report Author

12/13/2021  
\_\_\_\_\_  
Date

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

12/27/2021  
\_\_\_\_\_  
Date

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

12/29/2021  
\_\_\_\_\_  
Date

## **ATTACHMENTS**

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



Context Aerial

32-DR-2021



Close-up Aerial

32-DR-2021



## RETAIL AND RESTAURANT

Location:  
McDowell-Hayden Retail  
8101 E McDowell Road  
Scottsdale, Arizona 85257

**Arizona Office**  
2233 East Thomas Road  
Phoenix, AZ 85016  
Office: (602) 955-3900  
[rkaa.com](http://rkaa.com)

**California Office**  
1151 Dove Street  
Suite #175  
Newport Beach, CA 92660  
Office: (949) 954-8785

### I. Summary of Request & Background

On the behalf of the property owner and developer, Rkaa Architects, Inc. has prepared this Development Review to submit for two Pad buildings; Pad A-restaurant with drive thru at 2,400 S.F and 350 S.F. patio seating, and Pad B-retail-restaurant with drive thru at 3,750 S.F. 0.80 with the total building area at 6,500 S.F.. The site is located at 8101 E McDowell Road in Scottsdale. It is approximately 1.39 acres and is currently zoned C-3; APN: 131-09-002N.

### II. Design & Development Plan Summary

The current site is vacant land. The project consists of two new retail / restaurant PAD's and associated site improvements. The project will consist of two one-story PAD buildings with total area of approximately 6,500 gross square feet. It is the intent to create an attractive, high quality designed facility incorporating a variety of architectural styles. The colors chosen for the project site will be consistent and aesthetically compatible with the neighboring developments. The mechanical equipment will be located on the roof or on ground and fully screened from street frontage and pedestrian activity. Screening will be integral to our design of the building.

### Site Access & Circulation

Access to the site is from an existing driveway to north from McDowell Road, Shared driveways from east and west side existing development and from new driveways on south side from commerce court. All parking is located on the north and west side of the property. The circulation around the parking area has a minimum of 24' drive. Parking stalls are nine and a half (9.0) feet by sixteen (16) feet with a two (2) foot overhang or 18' deep. There are also drive through lanes on east side of each building with entrance on the south side facing west and exit in the east west drive isle on the north side. The parking lot and drive aisles will be paved surface with proper fire truck turning clearance. There is a sidewalk planned to connect McDowell Road to the building entrance. The existing driveway entrance on north side along McDowell Road is 30' wide.

#### **Licensed in:**

Alaska  
Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Hawaii  
Idaho  
Illinois  
Indiana  
Iowa  
Kansas  
Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Mississippi  
Missouri  
Montana  
Nebraska  
Nevada  
New Hampshire  
New Jersey  
New Mexico  
New York  
North Carolina  
North Dakota  
Ohio  
Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming

#### **Principals:**

Robert W. Kubicek, AIA  
Kathleen D. Rieger, VP  
Steve A. Nosal, VP  
Neil A. Pease, AIA, VP



## **Landscape/Outdoor Space**

It is our intent to provide a naturally pleasing environmentally sensitive design using Sonoran Desert indigenous plant material. The placement of this indigenous plant material will be spaced to match the density of the surrounding natural desert. Plants will be in random grouping as commonly seen in the natural environment.

Plant material will be selected to provide seasonal color along with striking dramatic shapes the natural desert provides. Desert accents will also be provided to complement the natural desert environment.

The landscape base will consist of flowering shrubs and ground cover on top of natural desert pavement consisting of ¼" minus decomposed granite with natural desert cobble intermixed into the landscape areas.

Existing desert trees and cactus will be preserved in place where possible and salvaged / replanted on site in accordance with the city of Scottsdale native plant ordinance.

The irrigation system will be designed to be a low flow high efficiency drip irrigation system entirely underground. This system will not be visible throughout the landscape areas.

### **III. Development Review Board Criteria (Sec. 1.904)**

***A. 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:** This project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. The General Plan highlights the City's desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. The proposed site design maintains a 25' landscape setback along McDowell Road, provides low-level screen walls, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along McDowell Road which provides access to a range of uses in the surrounding area.



**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 proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces.

The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.

- b. Avoid excessive variety and monotonous repetition;**

**Response:** As mentioned above, one of the primary design goals was to create visually interesting architecture vs. a static building form. The variety of building materials, architectural accents, extending awnings and window placement create movement in the building façade avoiding 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;**

**Response:** Please see the Scottsdale Sensitive Design Principle 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:** Not applicable.



**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 accessed via one driveway on McDowell Road, Shared driveways from east and west side existing development and from new driveways on south side from commerce court. Pedestrian access will be enhanced along the street frontage with a landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area has Min. 24' drives. Parking stalls are 9.5'x 18' Or 16' with a 2' overhang.

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

**Response:** Mechanical equipment will be fully screened by screen walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

**5. Within the Downtown Area, the building and site design shall:** Not applicable as the site is not located in downtown area.

**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 the 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 affection existing utilities, public utility easements, and vehicular sight distance requirements; and**
- e. Location in conformance and to standards for public safety.**

**Response:** Not applicable.

**B. The burden is on the applicant to address all applicable criteria in this section.**

**Response:** Acknowledged above.

#### **IV. 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.



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

**Response:** The architectural character, range of building materials, enhanced pedestrian connectivity, and the quality and amount of new landscaping provide a design that is in harmony with the southwestern character of Scottsdale while drawing from the surrounding context with respect to appropriate scale, massing and setbacks.

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 site is urban in character and does not have natural features such as washes and natural area open space, the developer is proposing to enhance the amount of open space on site, predominately along the street frontage and southern property line, providing an improved pedestrian experience along McDowell Road and creating a visually pleasing setting for the new building.

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

**Response:** The property development and design is sensitive to existing topography and landscape. All landscaping will consist of low-water use desert appropriate landscaping materials. See Landscape Plan.

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

**Response:** The proposed development will preserve and restore natural habitats and ecological processes through the inclusion of additional desert appropriate landscaping. Additional landscaping will contribute to the suburban habitat for wildlife 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. See Landscape Plan.

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:** The proposed landscape setting is consistent with the street scape plant palette. The pedestrian experience along both the perimeter and internal to the site will be enhanced with the development as numerous other uses are within walking distances from this site.

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 site is located along McDowell Road and just East of Hayden Road, both major arterial streets. The McDowell Road corridor is flanked with commercial development. This Property is nestled between commercial uses on the east and west, and office and commercial center on the south. The site is situated in a walkable location based on the surrounding context. Bicycle racks will be provided onsite in conformance to City Code.

- 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 will incorporate design elements that respect human-scale, providing shade and relief through building, site and landscape design. Pedestrian linkages internal to the site and along the street frontage will provide connectivity to adjacent developments and establishments around the Property.

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

**Response:** The proposed architectural character is respectful of the surrounding built environment with heights and massing consistent with the surrounding developments. The building design takes on a contemporary aesthetic with dynamic geometries that divide the space appropriately.

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

**Response:** The proposed development will utilize a variety of desert appropriate textures and building finishes. The development will incorporate architectural elements that provide solar shading and overhangs to protect from the Southwestern climate.

- 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, will be emphasized.

- 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, arid-region plant materials will be utilized with the proposed development. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement. See Landscape plan.

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



**Response:** The proposed development will maintain a low-water use plant palette. Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern in the area.

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

**Response:** Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for future clients and users. See Lighting Plan and Photometric Plan.

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

**Response:** Signage will be respectful of the surrounding context in terms of size, color and location and will be consistent with the City's sign code.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
  - *The applicant states this project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan and Zoning Ordinance. The proposal is compliant with this land use designation as well as the zoning ordinance provisions of the City of Scottsdale. The general plan Land Use designation of this property is Commercial which included commercial centers serving the surrounding neighborhood and the community. The General Plan highlights the City's desire to maintain and expand the diversity of interconnected land uses and pedestrian synergy. The proposed site design maintains a 25-foot-deep landscape setback along McDowell Road, provides low-level screen walls, supplements the quantity and quality of landscaping, and enhances the pedestrian realm by improving sidewalk connections. The proposed development accomplishes a range of goals and policies including the development of an underutilized property, integrating new, contemporary architecture and site planning to the area, and improving the pedestrian experience along McDowell Road which provides access to a range of uses in the surrounding area.*
  - *Staff finds the proposed building and site design to be in conformance with the applicable development standards of the Zoning Ordinance, the General Plan, and the City's Commercial Design Guidelines.*
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 proposed architectural character is respectful of the existing built environment with heights and massing consistent with the surrounding developments. The structure responds appropriately with the site and surrounding neighborhood while allowing a desirable relationship with many open spaces.*

*The open space areas and landscape character of the proposed development include a wide variety of plants that will provide year-round color, shade, and texture for the site. The proposed plant palette incorporates hardy plants known to thrive in the intense heat and sun of the desert climate.*

*The variety of building materials, architectural accents, extending awnings and window placement create movement in the building façade avoiding monotonous repetition.*

- *Staff finds the proposal provides landscaped open space along the street frontage, outdoor patio spaces, covered drive-thru canopies, and other components promoted by the applicable Design Guidelines and Development Standards.*
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 the property is accessed via a single driveway on McDowell Road, shared driveways from east and west side existing development, and from new driveways on south side from commerce court. Pedestrian access will be enhanced along the street frontage with a landscape buffer and new streetscape vegetation. The pedestrian linkages will provide connectivity to adjacent property uses. The circulation around the parking area accounts for minimum 24-foot drives.*
    - *Staff finds the site configuration utilizes cross-access to existing shared drive-way connection points, to continue to provide controlled vehicle ingress/egress to this site. The proposal also accounts for defining pedestrian connections to Commerce Court for connectivity to the Industrial/Commercial uses to the south.*
  4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
    - *The applicant states mechanical equipment will be fully screened by screen walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.*
    - *Staff finds the proposed building designs account for rooftop screening via parapets and metal screening panels.*
  5. Within the Downtown Area, building and site design shall:
    - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
    - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
    - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
    - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
    - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
    - *This criterion is not applicable.*
  6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
    - a. Accessibility to the public;
    - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
    - c. Location near the primary pedestrian or vehicular entrance of a development;
    - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
    - e. Location in conformance to standards for public safety.
    - *This criterion is not applicable.*

## **DEVELOPMENT INFORMATION**

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### **Zoning History**

This area was rezoned from Industrial Park (I-1) to Highway Commercial (C-3) under case 28-ZN-1986, and stipulations were amended under 111-ZN-1986. There has been no zoning activity on the site since the 1986 zoning actions.

### **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. In response to the applicant's outreach efforts, staff did receive public comment recommending more attention to the streetscape landscape buffering of this project and others in Southern Scottsdale.

### **Context**

This site is located along the south side of East McDowell Road, just east of North Hayden Road. This project involves the vacant western portion of the site, located between the existing Circle K and Republic West buildings.

### **Project Data**

- Existing Use: Vacant land
- Proposed Use: Restaurant/Retail uses
- Parcel Size: 60,870 square feet / 1.4 acres
- Building "A" Area: 2,400 square feet
- Building "B" Area: 4,000 square feet
- Building Height Allowed: 36-feet (exclusive of rooftop appurtenances)
- Building "A" Height Proposed: 19-feet 4-inches (inclusive of rooftop appurtenances)
- Building "B" Height Proposed: 26-feet (inclusive of rooftop appurtenances)
- Parking Required: 47 spaces
- Parking Provided: 59 spaces
- Open Space Required: 8,639 square feet / 0.2 acre
- Open Space Provided: 13,757 square feet / 0.3 acre
- Frontage Open Space Required: 4,319 square feet / 0.1 acre
- Frontage Open Space Provided: 7,174 square feet / 0.16 acre

**Stipulations for the  
Development Review Board Application:  
McDowell Hayden Retail  
Case Number: 32-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 RKA Architects, Inc., with a city staff date of 10/20/2021.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RKA Architects, Inc., with a city staff date of 10/20/2021.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by RKA Architects, Inc., with a city staff date of 10/20/2021.
  - d. The preliminary grading and drainage and drainage report submitted by Larson Engineering, Inc., 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 Larson Engineering, Inc., and approved by the Water Resources Department.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

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

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

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

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

**SITE DESIGN:**

**Ordinance**

- B. Land division of project is predicated on an approved preliminary and final plat. Permit issuance, however, may occur without a land division, all buildings on one parcel. Additional stipulations will be a requirement of land division.

**DRB Stipulations**

- 4. All drive aisles shall have a width of twenty-four (24) feet.
- 5. All drive-thru lanes shall provide a minimum of 120 feet of queuing distance.
- 6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details and in conformance with approved site plan.

**LANDSCAPE DESIGN:**

**DRB Stipulations**

- 7. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how any salvaged native vegetation from the site will be incorporated into the design of the landscape improvements.
- 8. With the final plans submittal, the Landscape plans shall be updated to remove remnant planting and boulder symbols from the southern pedestrian connections to Commerce Court.

**EXTRIOR LIGHTING:**

**Ordinance**

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

- 9. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 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 8 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

- e. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREET INFRASTRUCTURE:**

**Ordinance**

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

**DRB Stipulations**

- 10. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
- 11. 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 OSHA Safety Yellow, FED-STD-595C, 13591.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

- 12. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the preliminary drainage report accepted in concept by the Stormwater Manager or designee.
- 13. The first submittal of the final drainage report shall reflect the content requirements for a final drainage report per City requirements.
- 14. The final drainage report shall include a detailed analysis of the existing shared stormwater storage for the development site and the Republic West site to the east including a determination of required storage for the Republic West site and the volume of the Republic West site storage located within the development site. Any storage for the Republic West site within the subject development will require a recorded agreement for the shared nature of the storage including a statement of maintenance responsibility for the shared volume.
- 15. Existing drainage easements with the development parcel will need to be released by the City and the applicant shall prepare and submit to the City a separate application for the drainage easement release.
- 16. Underground stormwater storage shall be in accordance with section 4-1.202 of the DSPM. The first submittal of the improvement plans shall include a draft operations and maintenance manual and liability statement for City review.

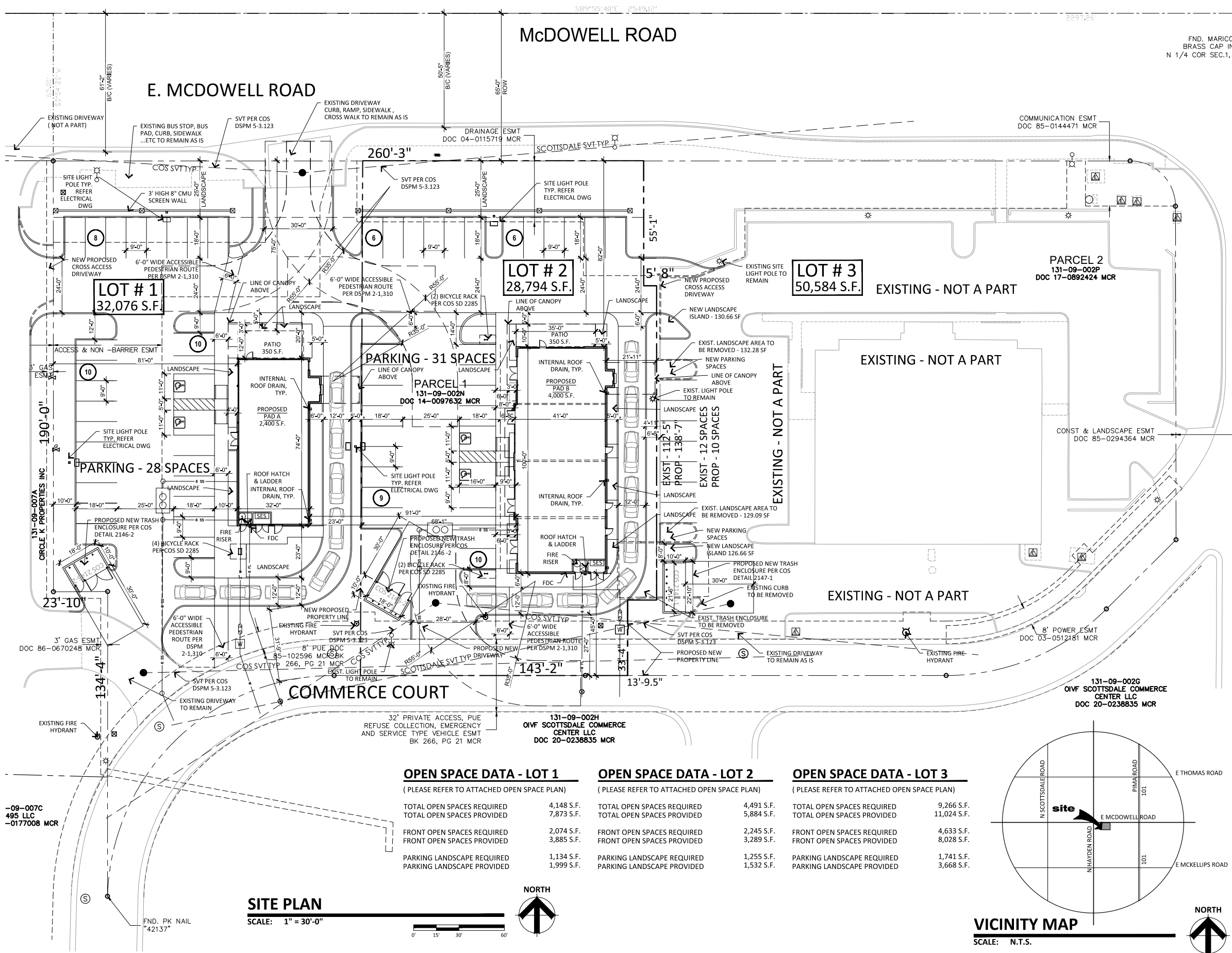
**EASEMENTS DEDICATIONS:**

**DRB Stipulations**

- 17. 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:

CASE NO. 32-DR-2021

- a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
- b. A Public Access Easement over project driveways and along project drive aisles providing connectivity to and from site and adjacent parcel driveways.
- c. A Public Transit Facility and Access Easement to contain the existing transit facility improvements adjacent to project.
- d. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.



**PROJECT DIRECTORY**

ARCHITECT:  
 RKA ARCHITECTS, INC.  
 2233 EAST THOMAS ROAD  
 PHOENIX, ARIZONA 85016  
 CONTACT: NEIL FEASER  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: nfeaser@rkaa.com

**OVER ALL SITE DATA**

PARCEL NUMBER:	131-09-002N
EXISTING ZONING:	C-3
TOTAL SITE AREA:	2.559 ACRES (111,454 S.F.)
PROPOSED SITE AREA: LOT 1 & 2	1.397 ACRES (60,870 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
MAX. ALLOWABLE F.A.R.:	0.80
MAX. BUILDING HEIGHT:	36'-0"

**LOT 1 SITE DATA**

SITE AREA:	0.736 ACRES (32,076 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
PAD A: RESTAURANT WITH DRIVE THRU	2,400 S.F.
PAD A: PATIO SEATING	350 S.F.
TOTAL AREA:	2,750 S.F.
PROPOSED F.A.R.:	0.085
PROPOSED BUILDING HEIGHT:	19'-4"

PARKING REQUIRED:	
PAD-A: RESTAURANT: 1 PER 120 S.F. - 2400/120	20 SPACES
PAD-A: OUTDOOR PATIO - (350 S.F.-350 / 350)	00 SPACES
TOTAL PARKING REQUIRED:	20 SPACES
PARKING PROVIDED:	28 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2	03 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES

**LOT 2 SITE DATA**

SITE AREA:	0.661 ACRES (28,794 S.F.)
PROPOSED USE:	RETAIL / RESTAURANTS
CONSTRUCTION TYPE:	V-B
BUILDING AREA:	
PAD B: RESTAURANT WITH DRIVE THRU	2,400 S.F.
PAD B: PATIO SEATING	350 S.F.
PAD B: RETAIL	1,600 S.F.
TOTAL AREA:	4,350 S.F.
PROPOSED F.A.R.:	0.15
PROPOSED BUILDING HEIGHT:	26'-0"

PARKING REQUIRED:	
PAD-B: RESTAURANT: 1 PER 120 S.F. - 2400/120	20 SPACES
PAD-B: OUTDOOR PATIO - (350 S.F.-350 / 350)	00 SPACES
PAD-B: RETAIL: 1 PER 250 S.F. - 1600 / 250	07 SPACES
TOTAL PARKING REQUIRED:	27 SPACES
PARKING PROVIDED:	31 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2	03 SPACES
BICYCLE SPACES PROVIDED:	04 SPACES

**LOT 3 (EXIST.) SITE DATA - 39-DR-2002**

SITE AREA:	1.16 ACRES (50,584 S.F.)
PER APPROVED SITE PLAN 39-DR-2002. DT: 12-11-02	
BUILDING AREA:	
1ST FLOOR	9,000 S.F.
2ND FLOOR	8,740 S.F.
TOTAL AREA:	17,740 S.F.
PROPOSED F.A.R.:	0.177
PROPOSED BUILDING HEIGHT:	32'-8"

PARKING REQUIRED: PER APPROVED 39-DR-2002	43 SPACES
PARKING PROVIDED: PER APPROVED 39-DR-2002	45 SPACES
PARKING ADJUSTED AND DEDUCTED	-02 SPACES
NEW PROPOSED PARKING:	43 SPACES
ACCESSIBLE SPACES REQUIRED:	02 SPACES
ACCESSIBLE SPACES PROVIDED:	02 SPACES
BICYCLE SPACES REQUIRED: 10% - MIN. 2	05 SPACES
BICYCLE SPACES PROVIDED:	06 SPACES

**OPEN SPACE DATA - LOT 1**

(PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

TOTAL OPEN SPACES REQUIRED	4,148 S.F.
TOTAL OPEN SPACES PROVIDED	7,873 S.F.
FRONT OPEN SPACES REQUIRED	2,074 S.F.
FRONT OPEN SPACES PROVIDED	3,885 S.F.
PARKING LANDSCAPE REQUIRED	1,134 S.F.
PARKING LANDSCAPE PROVIDED	1,999 S.F.

**OPEN SPACE DATA - LOT 2**

(PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

TOTAL OPEN SPACES REQUIRED	4,491 S.F.
TOTAL OPEN SPACES PROVIDED	5,884 S.F.
FRONT OPEN SPACES REQUIRED	2,245 S.F.
FRONT OPEN SPACES PROVIDED	3,289 S.F.
PARKING LANDSCAPE REQUIRED	1,255 S.F.
PARKING LANDSCAPE PROVIDED	1,532 S.F.

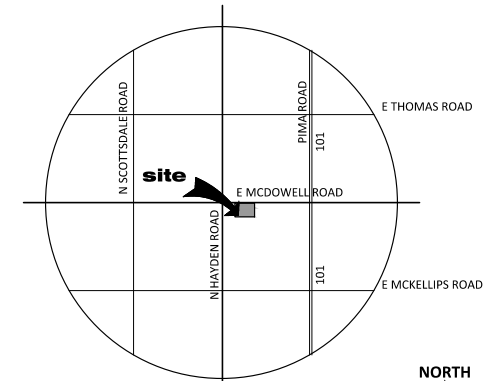
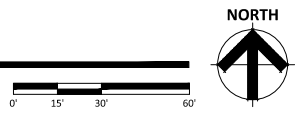
**OPEN SPACE DATA - LOT 3**

(PLEASE REFER TO ATTACHED OPEN SPACE PLAN)

TOTAL OPEN SPACES REQUIRED	9,266 S.F.
TOTAL OPEN SPACES PROVIDED	11,024 S.F.
FRONT OPEN SPACES REQUIRED	4,633 S.F.
FRONT OPEN SPACES PROVIDED	8,028 S.F.
PARKING LANDSCAPE REQUIRED	1,741 S.F.
PARKING LANDSCAPE PROVIDED	3,668 S.F.

**SITE PLAN**

SCALE: 1" = 30'-0"



**VICINITY MAP**

SCALE: N.T.S.

**MCDOWELL - HAYDEN RETAIL**

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-18-2021 (PRELIMINARY)

**ATTACHMENT #7**

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

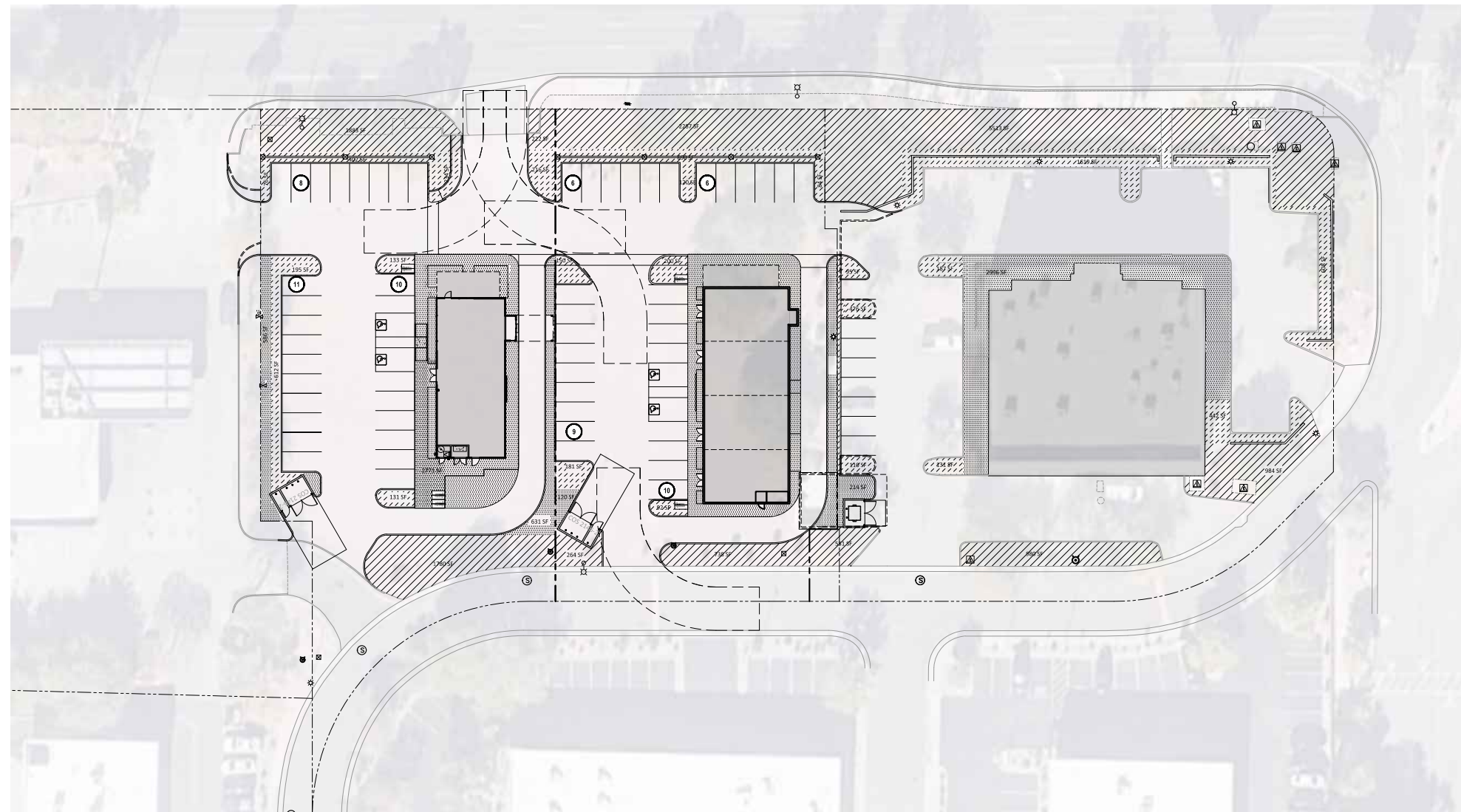


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SP-1

RKAA# 18107.00



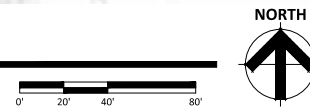


**KEYNOTES**

1. TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARD DETAIL # 2146-1.
2. ENTRY KEYPAD.
3. EXIT KEYPAD.
4. BICYCLE PARKING
5. EMERGENCY ACCESS / REFUSE EXIT ONLY
6. 6' CMU WALL

**OPEN SPACE PLAN-SITE PLAN WORKSHEET**

SCALE: 1" = 40'-0"



**LOT #1 DRIVE THRU**

TOTAL AREA	32,076 S.F.
<b>OPEN SPACE</b>	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 32,076 S.F. X 0.10 ABOVE 12' - 32,076X0.004X(19.33-12)	4,148 S.F.
PROVIDED OPEN SPACE:	7,873 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)=	2,074 S.F.
PROVIDED FRONTAGE OPEN SPACE:	3,885 S.F.
<b>PARKING LOT LANDSCAPE SPACE</b>	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (7,560 S.F. X .15)-	1,134 S.F.
PROVIDED PARKING LOT LANDSCAPING:	1,999 S.F.

**LOT #2 MULTI-TENANT**

TOTAL AREA	28,794 S.F.
<b>OPEN SPACE</b>	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 28,794 S.F. X 0.10 ABOVE 12' - 28,794X0.004X(26-12)	4,491 S.F.
PROVIDED OPEN SPACE:	5,884 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)=	2,245 S.F.
PROVIDED FRONTAGE OPEN SPACE:	3,289 S.F.
<b>PARKING LOT LANDSCAPE SPACE</b>	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (8,370 S.F. X .15)-	1,255 S.F.
PROVIDED PARKING LOT LANDSCAPING:	1,532 S.F.

**LOT #3 EXISTING**

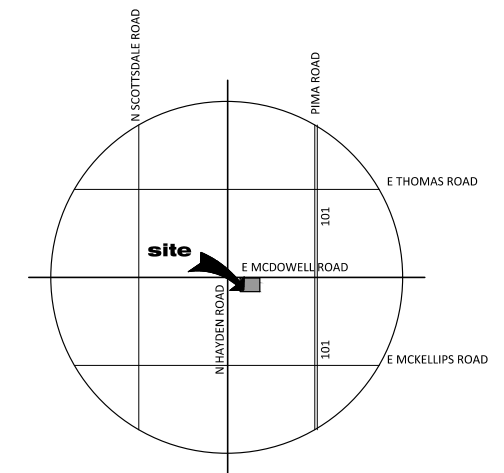
TOTAL AREA	50,584 S.F.
<b>OPEN SPACE</b>	
REQUIRED OPEN SPACE* MINIMUM: UP TO 12' HEIGHT - 50,584 S.F. X 0.10 ABOVE 12' - 50,584X0.004X(32.8-12)	9,266 S.F.
PROVIDED OPEN SPACE:	11,024 S.F.
REQUIRED FRONTAGE OPEN SPACE: (0.5 X REQ'D OPEN SPACE MIN.)=	4,633 S.F.
PROVIDED FRONTAGE OPEN SPACE:	8,028 S.F.
<b>PARKING LOT LANDSCAPE SPACE</b>	
REQUIRED PARKING LOT LANDSCAPING: PARKING LOT AREA X 15% (11,610 S.F. X .15)-	1,741 S.F.
PROVIDED PARKING LOT LANDSCAPING:	3,668 S.F.

**LEGEND**

DENOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE 13,754.87 S.F. TOTAL	
DENOTES FRONTAGE OPEN SPACE 12,278.89 S.F. TOTAL	
DENOTES PARKING LOT LANDSCAPING 2,651.06 S.F. TOTAL	

**PARKING**

TOTAL PARKING REQUIRED:	47 SPACES
PARKING PROVIDED:	
PAD-A	29 SPACES
PAD-B	31 SPACES
TOTAL PARKING PROVIDED:	60 SPACES



**VICINITY MAP**

SCALE: N.T.S.

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

**McDowell-Hayden Drive Thru and Multi-Tenant Retail**

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL AND HAYDEN RD  
DATE: 10-15-2021 (PRELIMINARY)

**ATTACHMENT #8**



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**OSP-1  
OPEN SPACE  
PLAN**

RKAA# 18107.00



**CITY OF SCOTTSDALE  
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX  
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

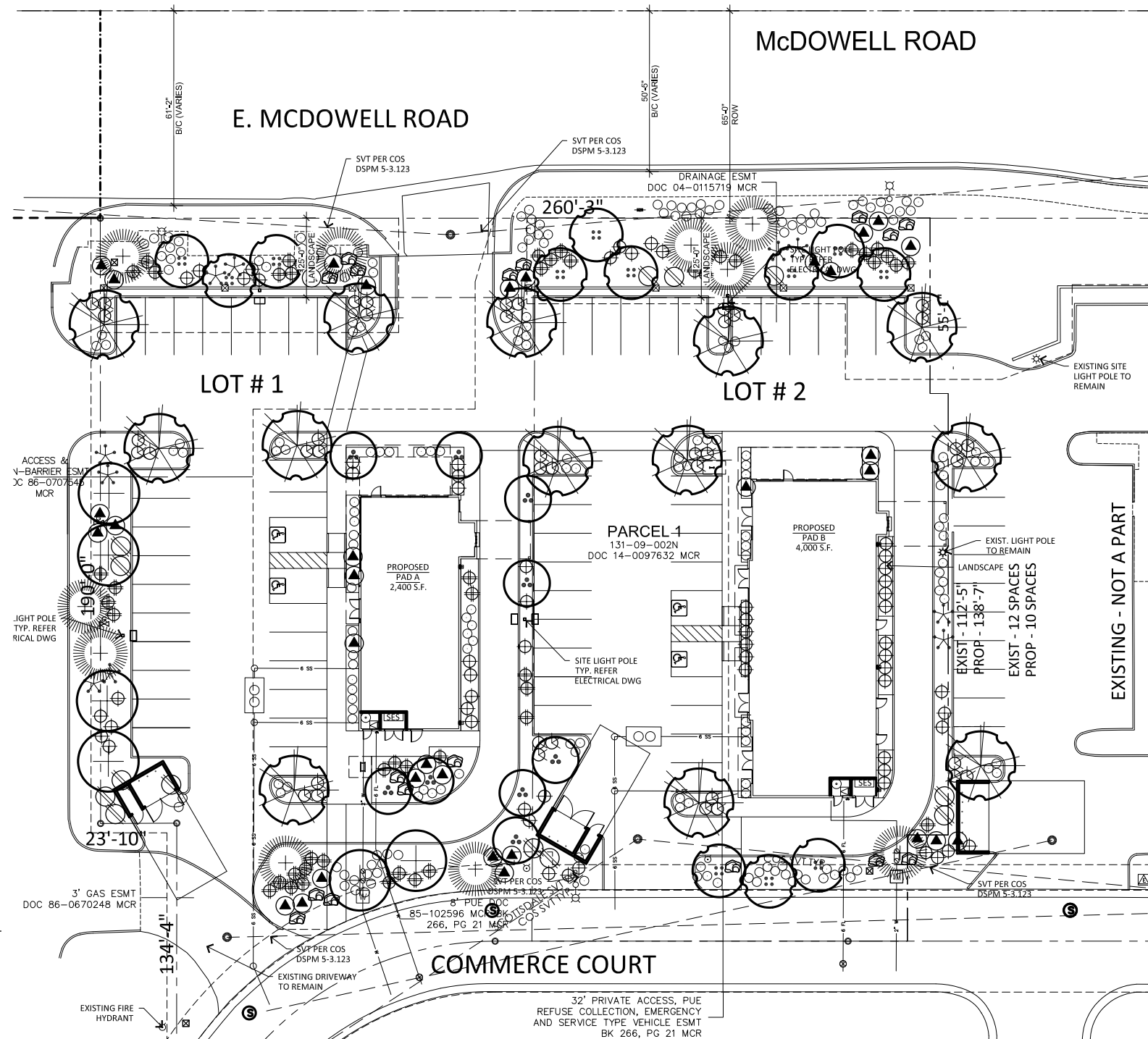
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



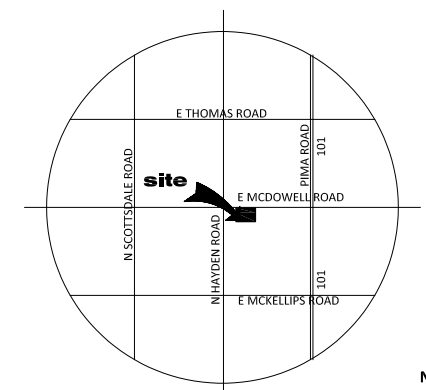
**LANDSCAPE LEGEND**

- QUERCUS VIRGINIANA  
LIVE OAK  
24" BOX
- ACACIA SALICINA  
WILLOW ACACIA  
24" BOX
- ACACIA ANEURA  
MULGA (SRP/APS APPROVED)  
24" BOX
- OLNEYA TESOTA  
IRONWOOD  
36" BOX
- SOPHORA SECUNDIFLORA  
TEXAS MOUNTAIN LAUREL  
24" BOX
- PACHYCEREUS MARGINATUS  
MEXICAN FENCE POST  
5 GALLON
- CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON
- TECOMA 'ORANGE JUBILEE'  
ORANGE JUBILEE  
5 GALLON
- HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON
- DASYLIRION WHEELERII  
DESERT SPOON  
5 GALLON
- RUELLIA PENINSULARIS  
BAJA RUELLIA  
5 GALLON
- LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON
- LANTANA MONTEVIDENSIS  
TRAILING PURPLE  
1 GALLON
- 3"x3"x3" SURFACE SELECT  
GRANITE BOULDER  
MINIMUM 2000lbs EACH

1/2" SCREENED SADDLEBACK BROWN  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE DATA:**

OFF-SITE LANDSCAPE AREA: 877 SQ.FT.  
ON-SITE LANDSCAPE AREA: 18,014 SQ.FT.  
PARKING LOT LANDSCAPE AREA: 1,788 SQ.FT.



**VICINITY MAP**

SCALE: N.T.S.



LANDSCAPE PLAN  
**APPROVED**  
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.		
<b>Case No: 32 - DR - 2021</b>		

**ATTACHMENT #9**

**LANDSCAPE PLAN**

SCALE: 1" = 30'-0"



**MCDOWELL - HAYDEN RETAIL**

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-15-2021 (PRELIMINARY)

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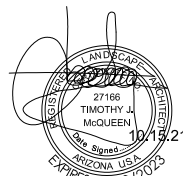
RKAA# 18107.00

T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE  
URBAN DESIGN  
SITE PLANNING

10450 N. 74th Street, Suite 120  
Scottsdale, Arizona 85258  
P: (602) 265-0320

EMAIL: timmqueen@tjma.net

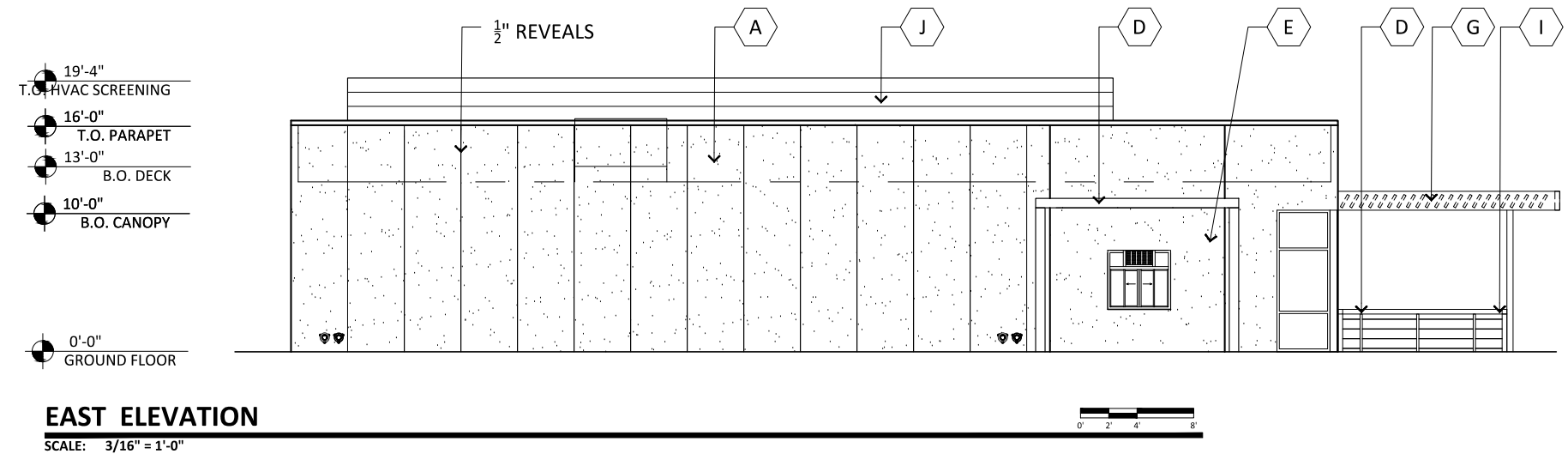


T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, URBAN DESIGN, SITE PLANNING. THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF T.J. McQUEEN & ASSOCIATES, INC. AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



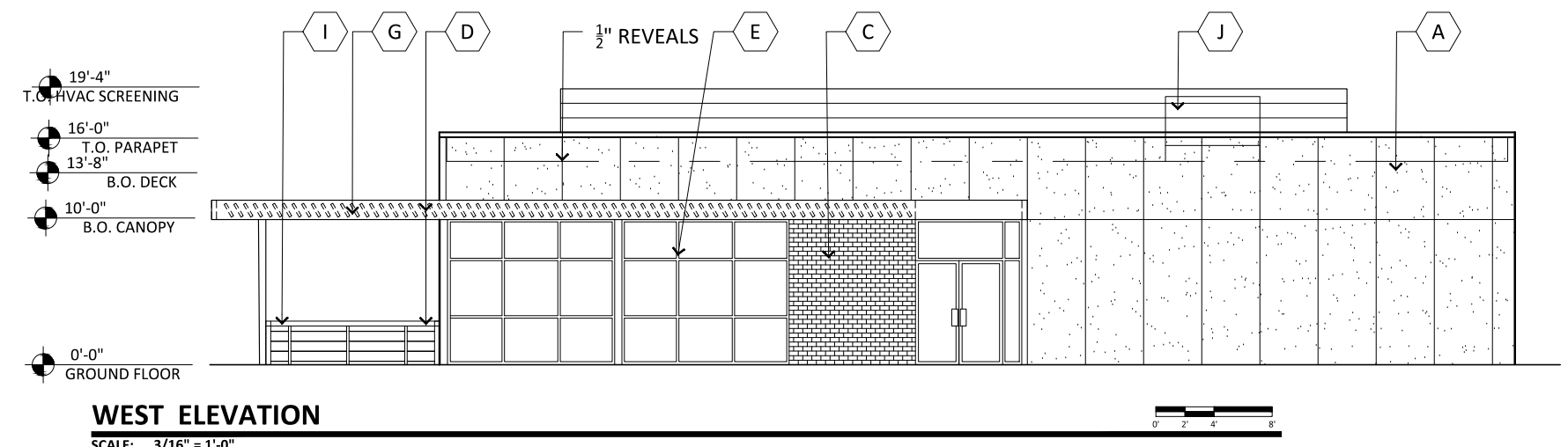
# MATERIAL AND COLORS

- A PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SMOKEY TAUPE 983
- B PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SQUIRREL TAIL 1476
- C BRICK VENEER:**  
FINISH: SMOOTH  
MFG: SUMMIT  
COLOR: CORK GRAIN
- D PAINTED AWNING/METAL COPING:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- E MULLIONS:**  
MFG: KAWNEER  
COLOR: BLACK
- F PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: COPPER MOUNTAIN AC-12
- G 2X10 WOOD LOUVERS:**  
SIZE: 2X10 REDWOOD DIMENSIONAL LUMBER  
TYPE: GRADE A SURFACED  
FINISH: BEST REDWOOD-1905 HEART STAIN  
PREMIUM SEALANT
- H PAINTED HOLLOW METAL DOOR:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- I ALUMINUM CABLE RAILING:**  
MFG: STAINLESS CABLE & RAILING  
TYPE: RECTANGULAR RAIL TYPE  
COLOR: BLACK
- F METAL PANELING:**  
MFG: ATAS  
COLOR: COPPER MOUNTAIN  
SPEC: DSW 120



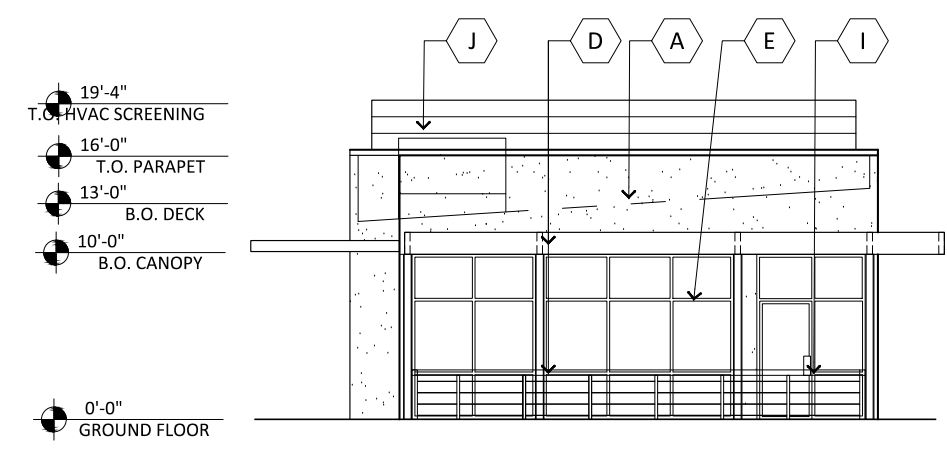
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



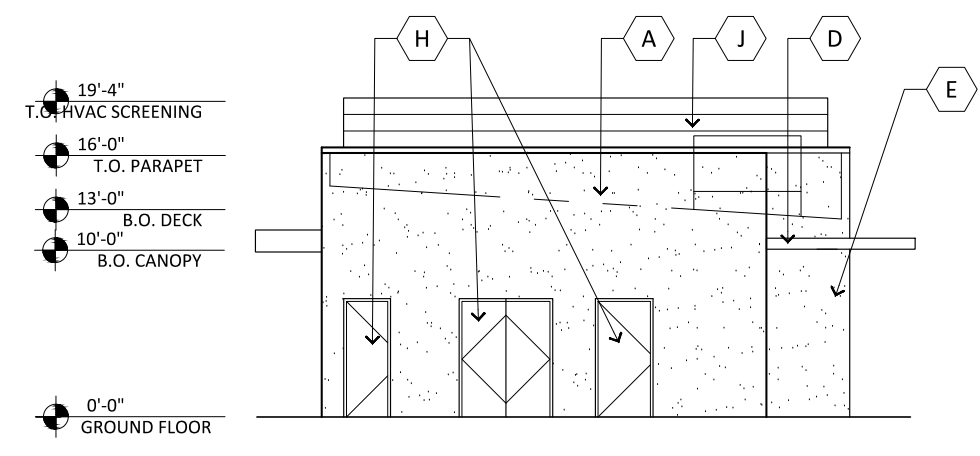
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

**ATTACHMENT #10**

**MCDOWELL - HAYDEN DRIVE THRU**  
8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-07-2021 (PRELIMINARY)



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**EL-1**  
**PAD A**

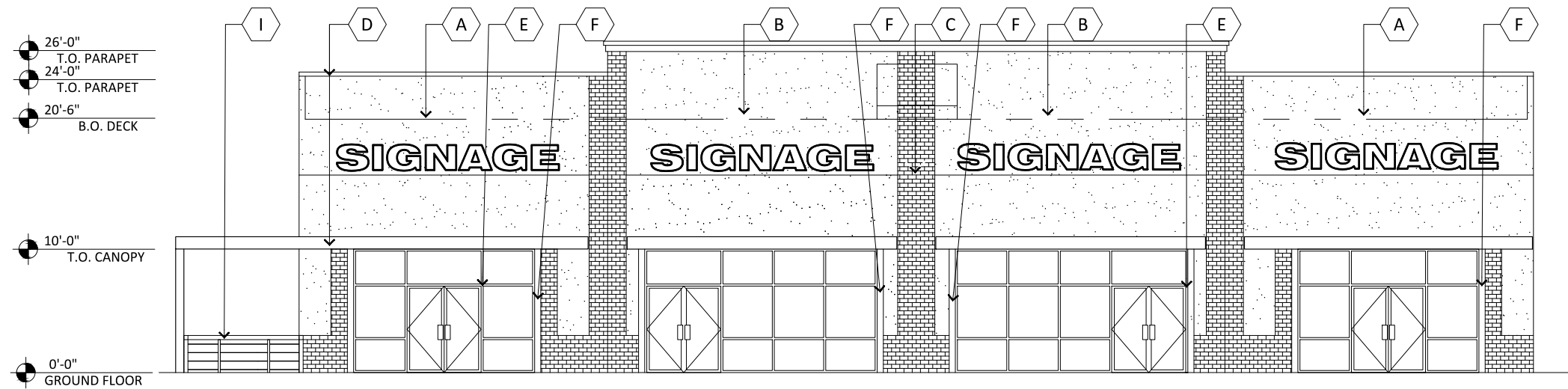
RKAA# 18107.00



32-DR-2021\_V2  
10/20/2021

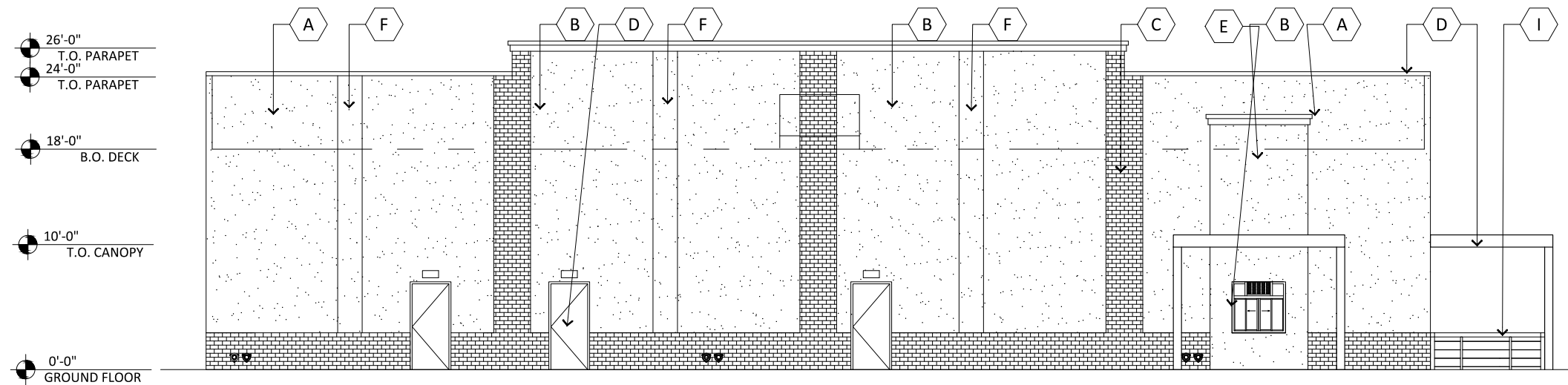
# MATERIAL AND COLORS

- A PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SMOKEY TAUPE 983
- B PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SQUIRREL TAIL 1476
- C BRICK VENEER:**  
FINISH: SMOOTH  
MFG: SUMMIT  
COLOR: CORK GRAIN
- D PAINTED AWNING/METAL COPING:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- E MULLIONS:**  
MFG: KAWNEER  
COLOR: BLACK
- F PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: COPPER MOUNTAIN AC-12
- G 2X10 WOOD LOUVERS**  
SIZE: 2X10 REDWOOD DIMENSIONAL LUMBER  
TYPE: GRADE A SURFACED  
FINISH: BEST REDWOOD-1905 HEART STAIN  
PREMIUM SEALANT
- H PAINTED HOLLOW METAL DOOR:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- I ALUMINUM CABLE RAILING:**  
MFG: STAINLESS CABLE & RAILING  
TYPE: RECTANGULAR RAIL TYPE  
COLOR: BLACK
- J METAL PANELING:**  
MFG: ATAS  
COLOR: COPPER MOUNTAIN  
SPEC: DSW 120



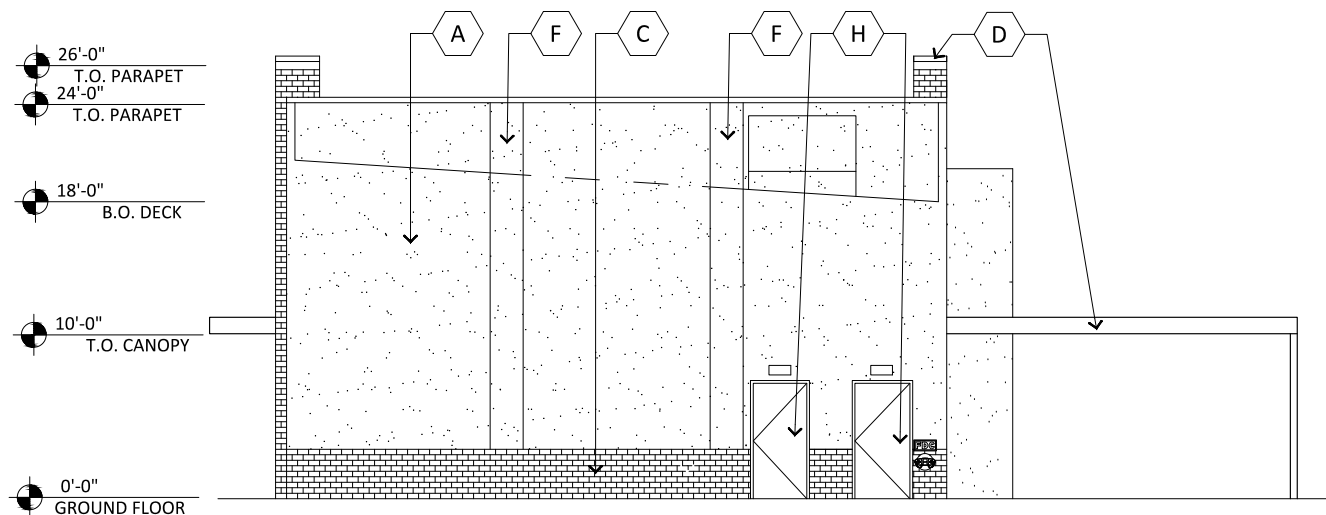
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



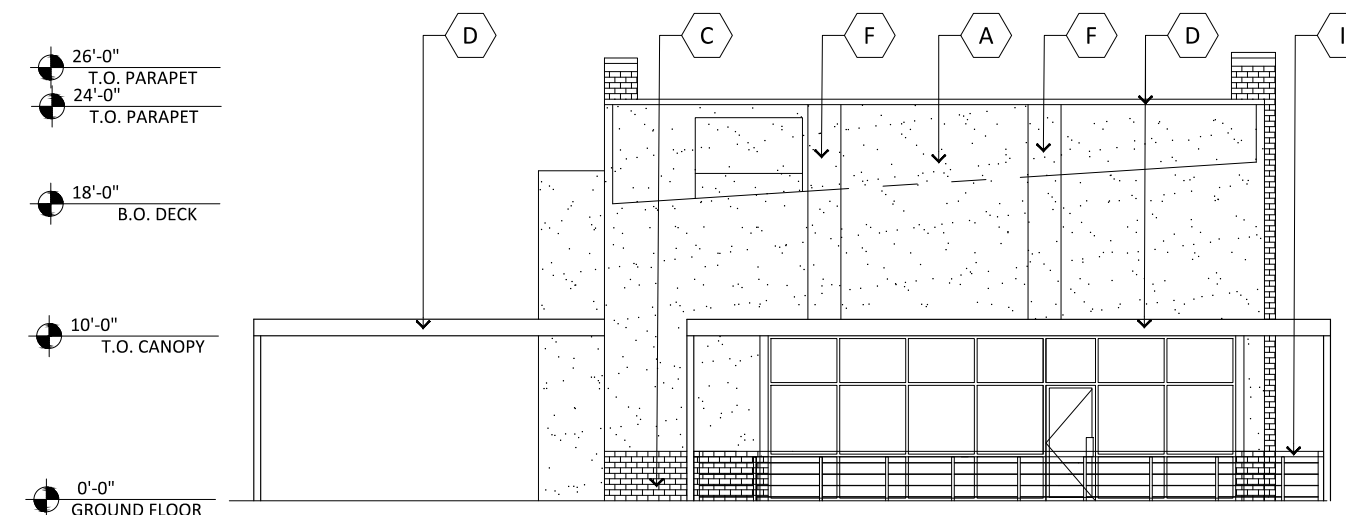
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

## MCDOWELL - HAYDEN MULTI-TENANT

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-07-2021 (PRELIMINARY)



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EL-2  
PAD B

RKAA# 18107.00



32+DR-2021\_V2  
10/20/2021

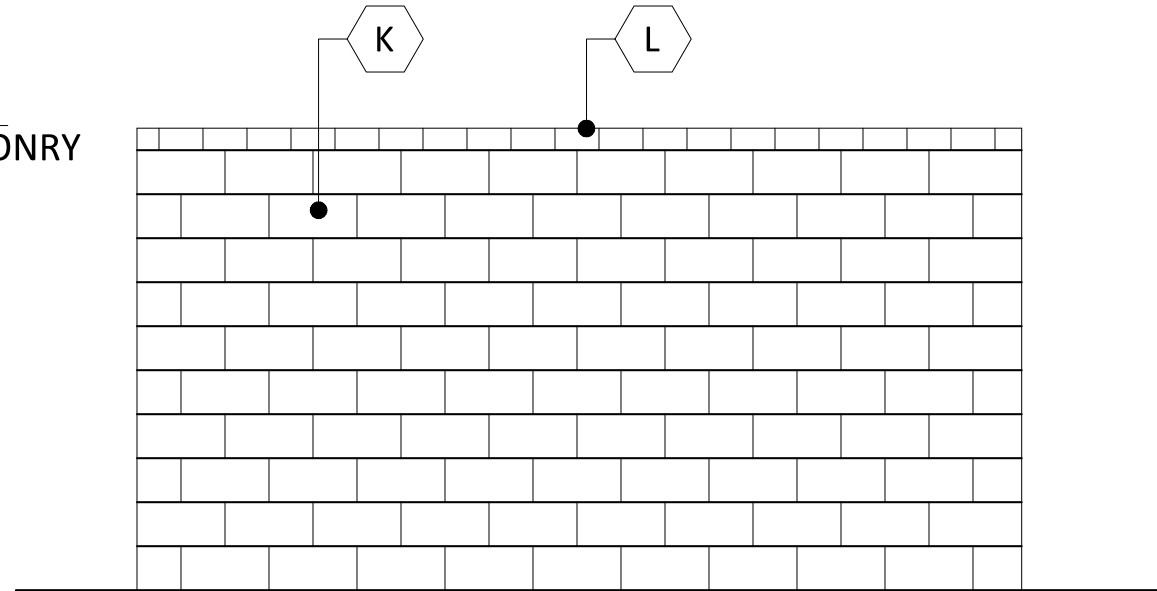
# MATERIAL AND COLORS

**H PAINTED HOLLOW METAL DOOR:**  
 MFG: BENJAMIN MOORE  
 COLOR: IRON MOUNTAIN 2134-30

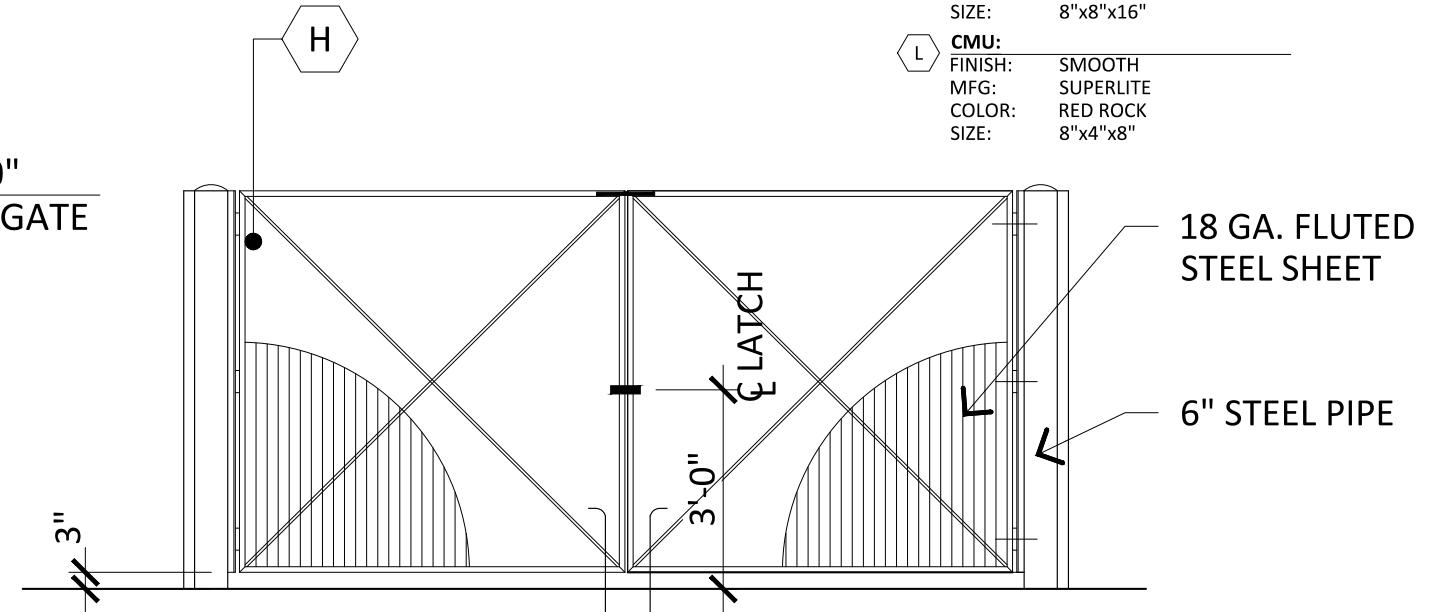
**K CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: BONE  
 SIZE: 8"x8"x16"

**L CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: RED ROCK  
 SIZE: 8"x4"x8"

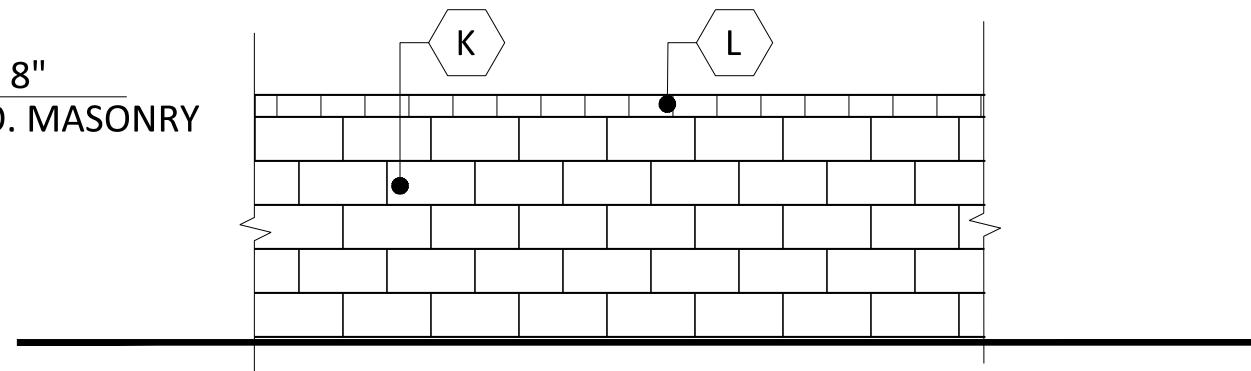
7' - 0"  
 T.O. MASONRY



6' - 0"  
 T.O. GATE



3' - 8"  
 T.O. MASONRY



**MCDOWELL - HAYDEN MULTI-TENANT**  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)



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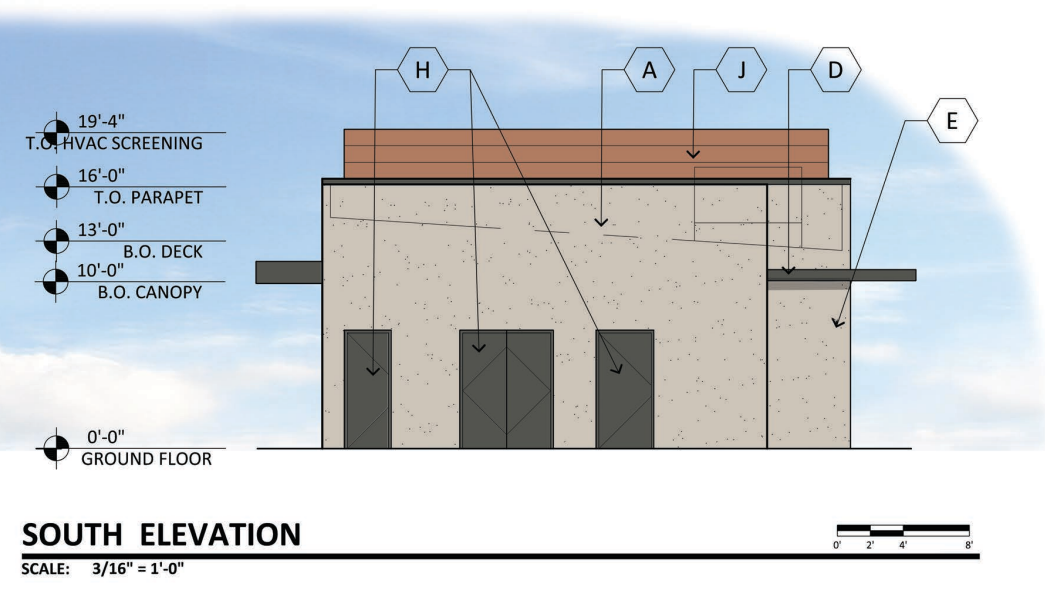
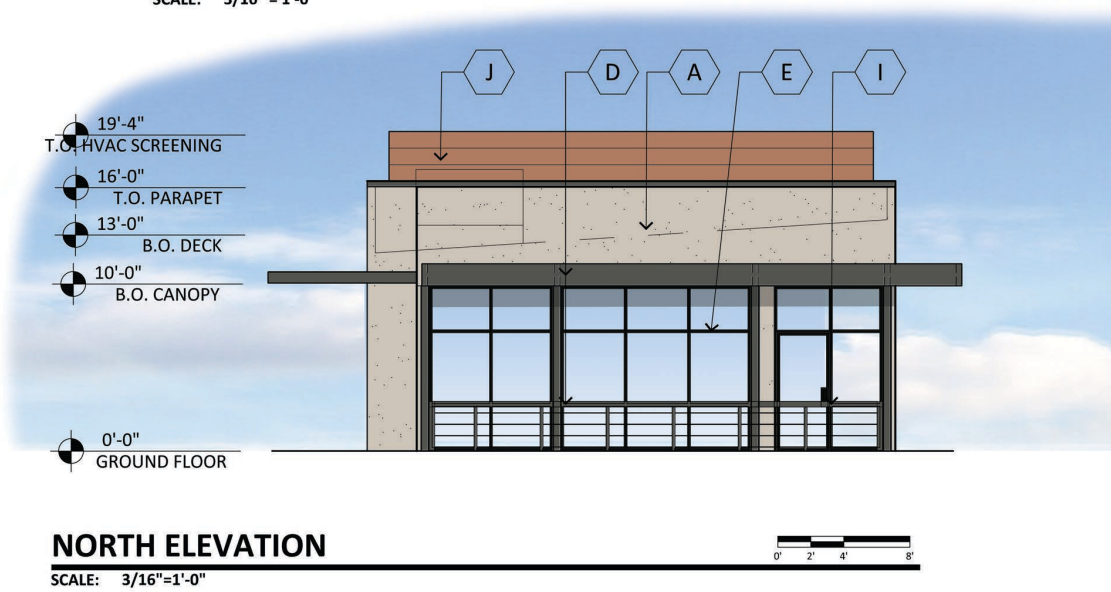
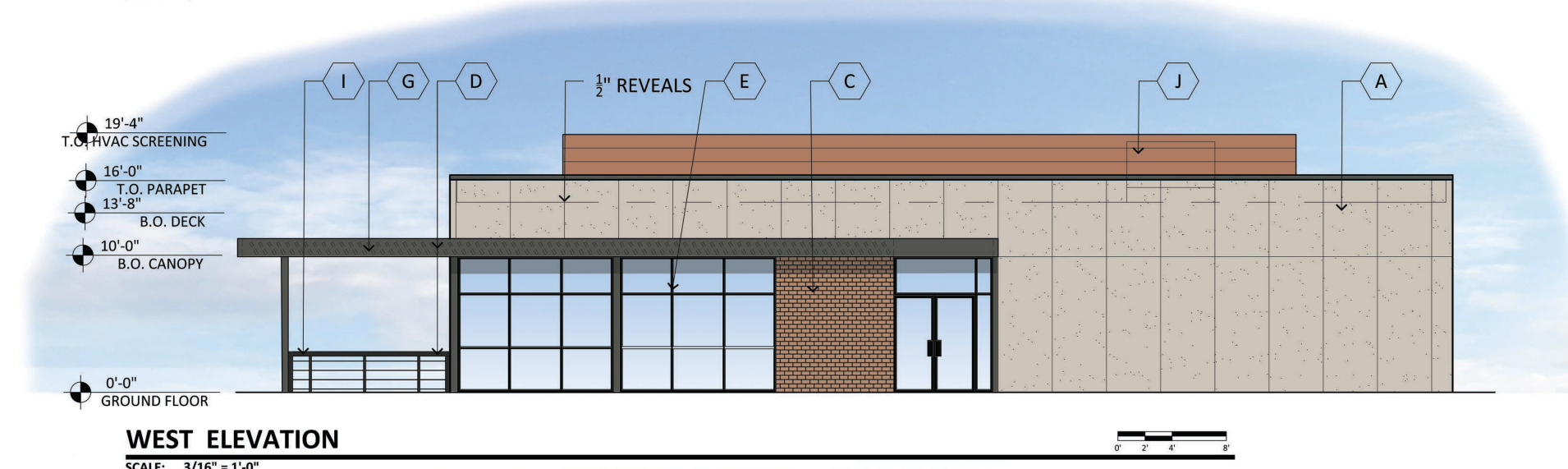
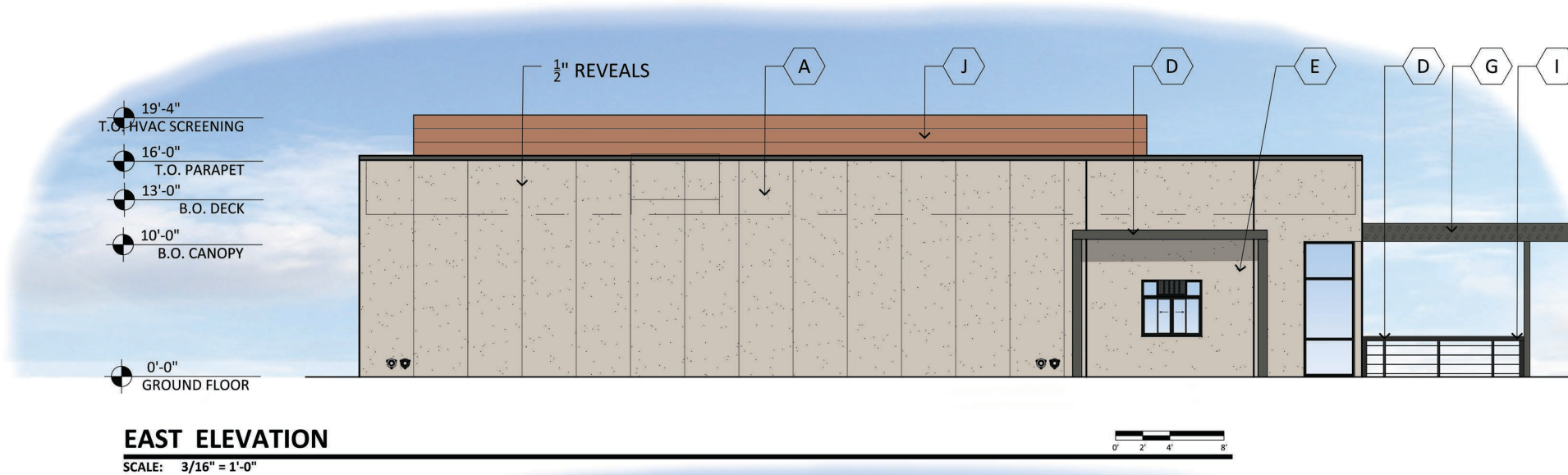
**EL-3**  
 SITE DETAILS

RKAA# 18107.00



# MATERIAL AND COLORS

- A PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SMOKEY TAUPE 983
- B PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SQUIRREL TAIL 1476
- C BRICK VENEER:**  
FINISH: SMOOTH  
MFG: SUMMIT  
COLOR: CORK GRAIN
- D PAINTED AWNING/METAL COPING:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- E MULLIONS:**  
MFG: KAWNEER  
COLOR: BLACK
- F PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: COPPER MOUNTAIN AC-12
- G 2X10 WOOD LOUVERS:**  
SIZE: 2X10 REDWOOD DIMENSIONAL LUMBER  
TYPE: GRADE A SURFACED  
FINISH: BEST REDWOOD-1905 HEART STAIN  
PREMIUM SEALANT
- H PAINTED HOLLOW METAL DOOR:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- I ALUMINUM CABLE RAILING:**  
MFG: STAINLESS CABLE & RAILING  
TYPE: RECTANGULAR RAIL TYPE  
COLOR: BLACK
- F METAL PANELING:**  
MFG: ATAS  
COLOR: COPPER MOUNTAIN  
SPEC: DSW 120



ATTACHMENT #11

**MCDOWELL - HAYDEN DRIVE THRU**  
8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-07-2021 (PRELIMINARY)



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**EL-1**  
**PAD A**  
  
R K A A # 18107.00



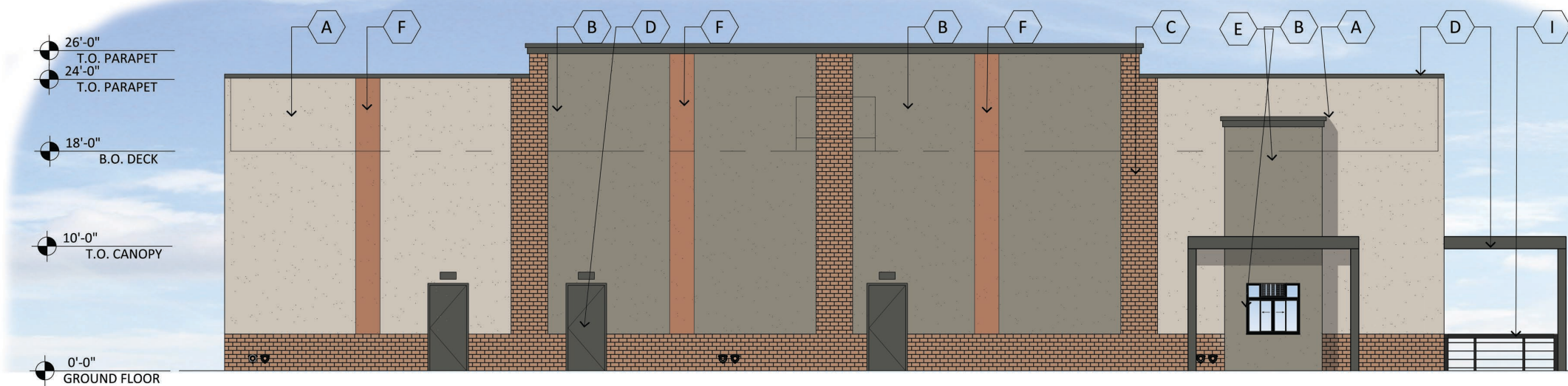
# MATERIAL AND COLORS

- A PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SMOKEY TAUPE 983
- B PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: SQUIRREL TAIL 1476
- C BRICK VENEER:**  
FINISH: SMOOTH  
MFG: SUMMIT  
COLOR: CORK GRAIN
- D PAINTED AWNING/METAL COPING:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- E MULLIONS:**  
MFG: KAWNEER  
COLOR: BLACK
- F PAINTED STUCCO:**  
FINISH: FINE SAND  
MFG: BENJAMIN MOORE  
COLOR: COPPER MOUNTAIN AC-12
- G 2X10 WOOD LOUVERS**  
SIZE: 2X10 REDWOOD DIMENSIONAL LUMBER  
TYPE: GRADE A SURFACED  
FINISH: BEST REDWOOD-1905 HEART STAIN  
PREMIUM SEALANT
- H PAINTED HOLLOW METAL DOOR:**  
MFG: BENJAMIN MOORE  
COLOR: IRON MOUNTAIN 2134-30
- I ALUMINUM CABLE RAILING:**  
MFG: STAINLESS CABLE & RAILING  
TYPE: RECTANGULAR RAIL TYPE  
COLOR: BLACK
- J METAL PANELING:**  
MFG: ATAS  
COLOR: COPPER MOUNTAIN  
SPEC: DSW 120



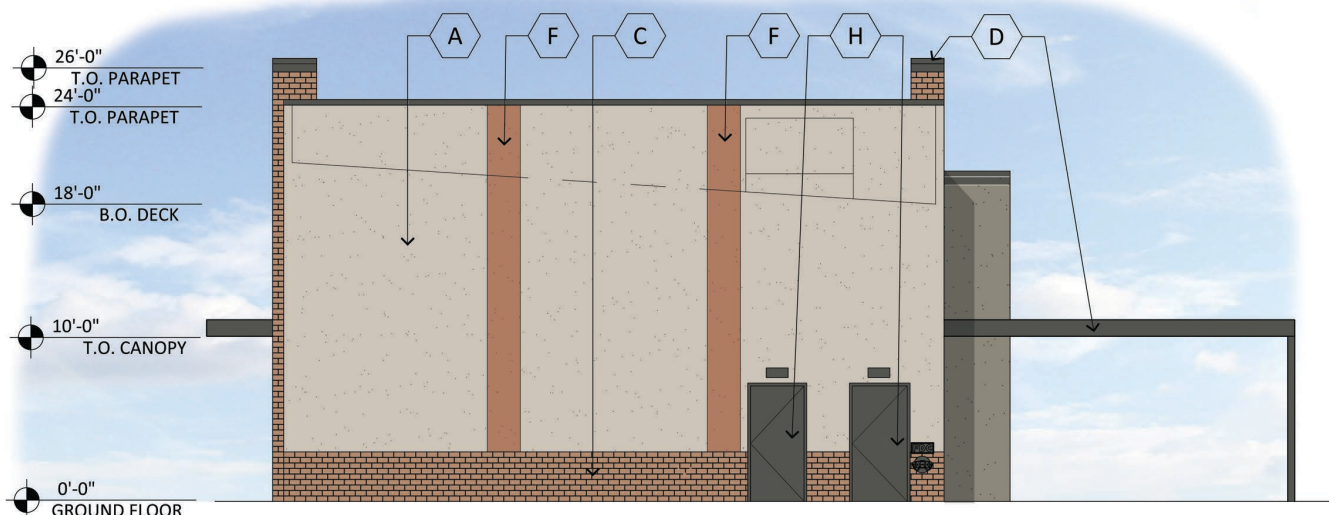
**WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"

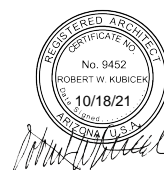


**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

## MCDOWELL - HAYDEN MULTI-TENANT

8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-07-2021 (PRELIMINARY)



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EL-2  
PAD B

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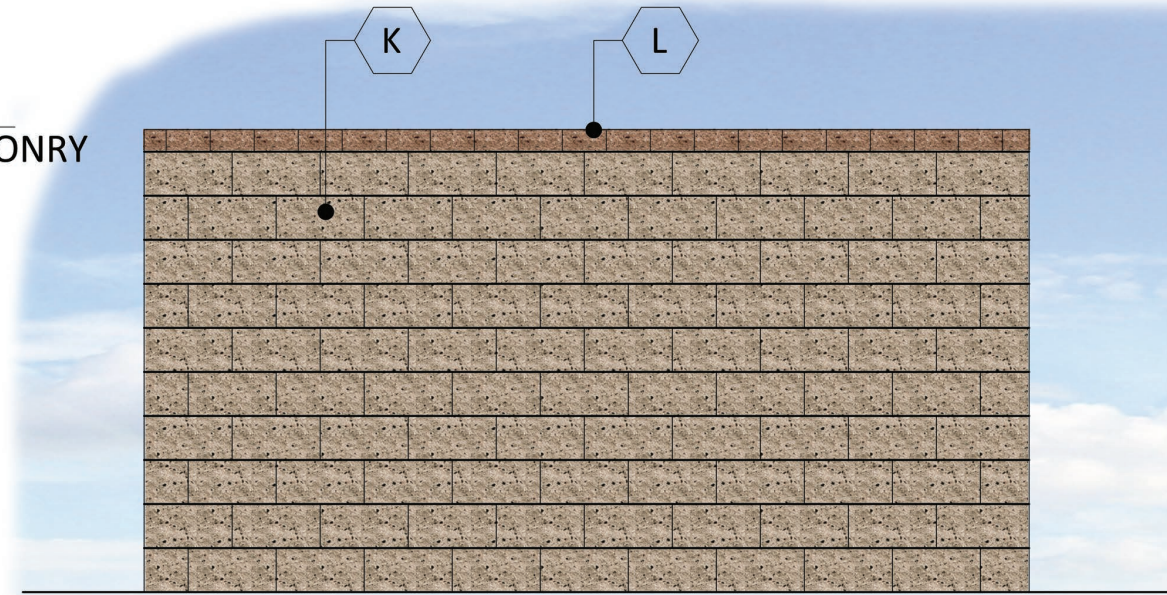
# MATERIAL AND COLORS

**H PAINTED HOLLOW METAL DOOR:**  
 MFG: BENJAMIN MOORE  
 COLOR: IRON MOUNTAIN 2134-30

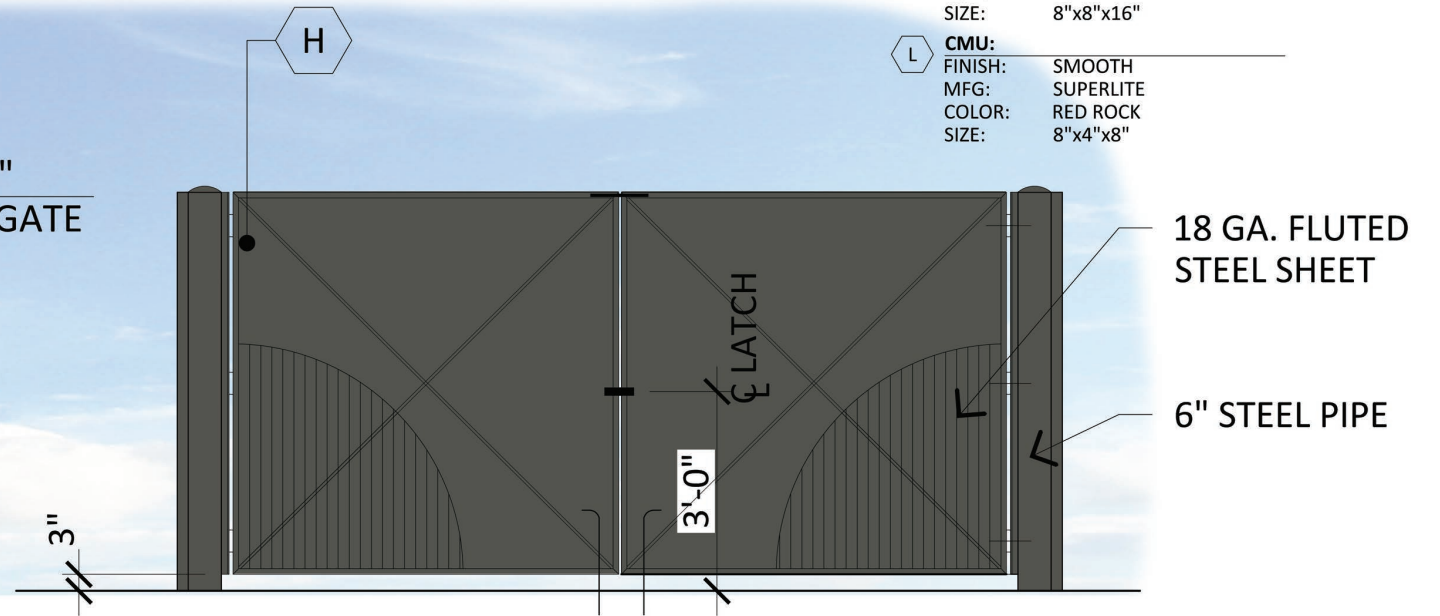
**K CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: BONE  
 SIZE: 8"x8"x16"

**L CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: RED ROCK  
 SIZE: 8"x4"x8"

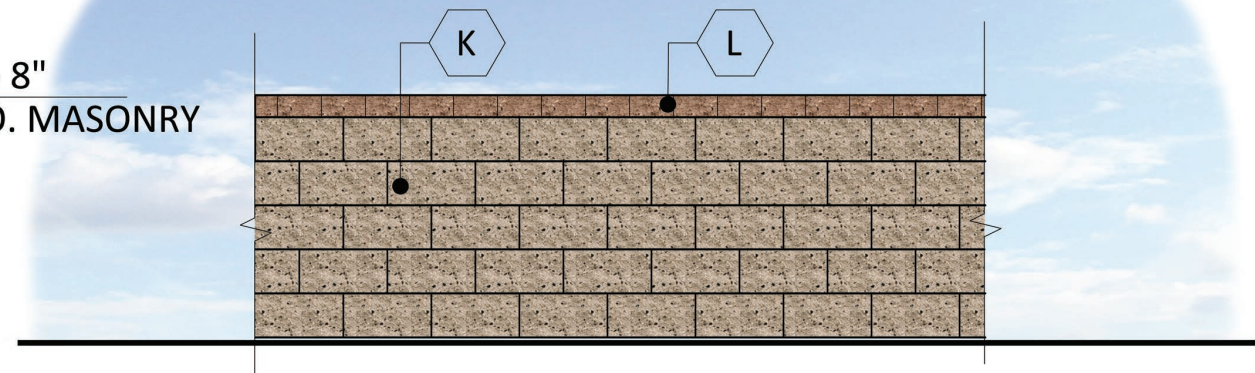
7' - 0"  
 T.O. MASONRY



6' - 0"  
 T.O. GATE



3' - 8"  
 T.O. MASONRY



**MCDOWELL - HAYDEN MULTI-TENANT**  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)

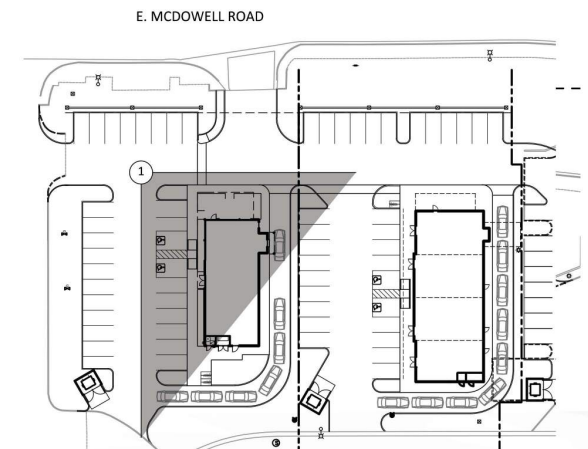


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**EL-3**  
 SITE DETAILS

RKAA# 18107.00





**VICINITY MAP**

SCALE: N.T.S.

NORTH



**PERSPECTIVE VIEW 1**

SCALE: N.T.S.

**ATTACHMENT #12**

**MCDOWELL - HAYDEN RETAIL**  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)

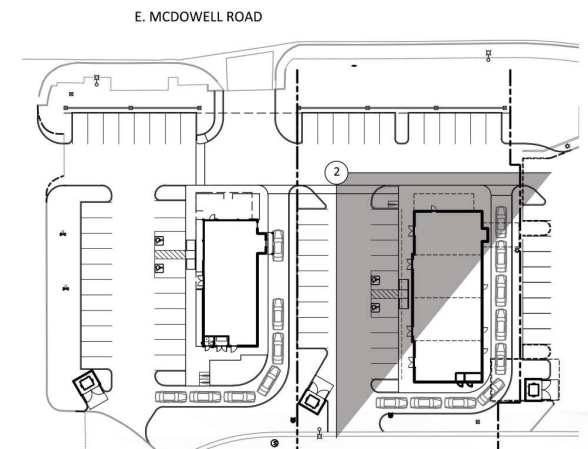


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**P-1**

RKAA# 18107.00





**VICINITY MAP**

SCALE: N.T.S.



**PERSPECTIVE VIEW 2**

SCALE: N.T.S.

**MCDOWELL - HAYDEN RETAIL**  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)

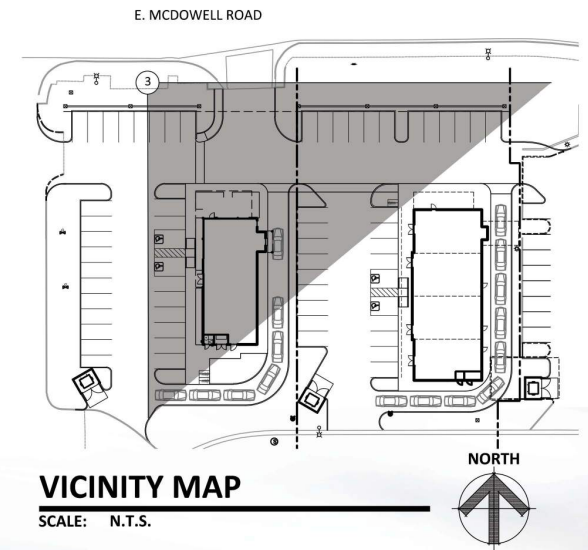


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P-2

RKAA# 18107.00





**PERSPECTIVE VIEW 3**

SCALE: N.T.S.

**MCDOWELL - HAYDEN RETAIL**  
8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 10-07-2021 (PRELIMINARY)

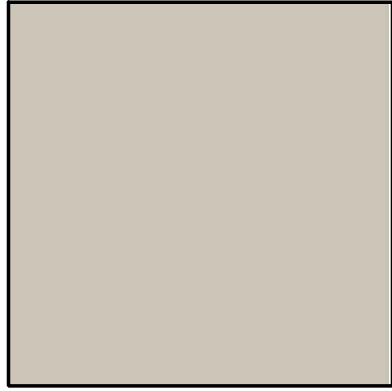


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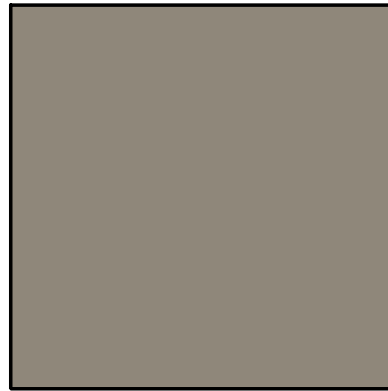
P-3

RKAA# 18107.00

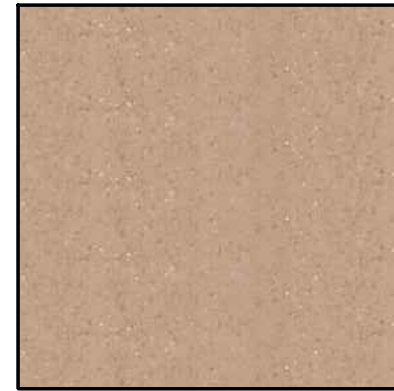




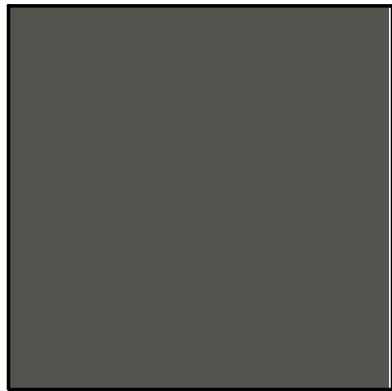
**A PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: BENJAMIN MOORE  
 COLOR: SMOKEY TAUPE 983



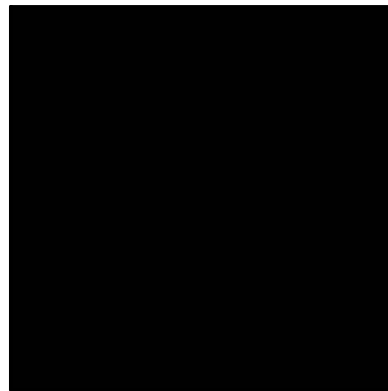
**B PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: BENJAMIN MOORE  
 COLOR: SQUIRREL TAIL 1476



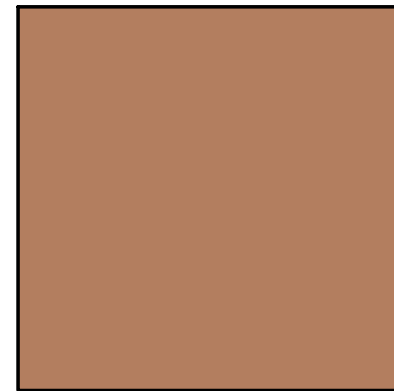
**C BRICK VENEER:**  
 FINISH: SMOOTH  
 MFG: SUMMIT  
 COLOR: CORK GRAIN



**D PAINTED AWNING/METAL COPING:**  
 MFG: BENJAMIN MOORE  
 COLOR: IRON MOUNTAIN 2134-30



**E MULLIONS:**  
 MFG: KAWNEER  
 COLOR: BLACK



**F PAINTED STUCCO:**  
 FINISH: FINE SAND  
 MFG: BENJAMIN MOORE  
 COLOR: COPPER MOUNTAIN AC-12

**ATTACHMENT #13**

MCDOWELL & HAYDEN DRIVE THRU AND MULTI-TENANT  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)

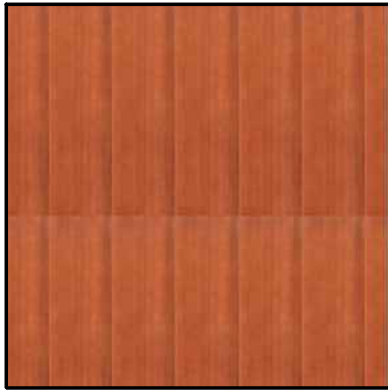


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 10/20/2021



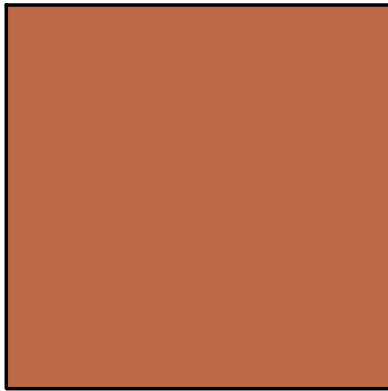
**G 2X10 WOOD LOUVERS:**  
 SIZE: 2X10 REDWOOD DIMENSIONAL LUMBER  
 TYPE: GRADE A SURFACED  
 FINISH: BEST REDWOOD-1905 HEART STAIN PREMIUM SEALANT



**H PAINTED HOLLOW METAL DOOR:**  
 MFG: BENJAMIN MOORE  
 COLOR: IRON MOUNTAIN 2134-30



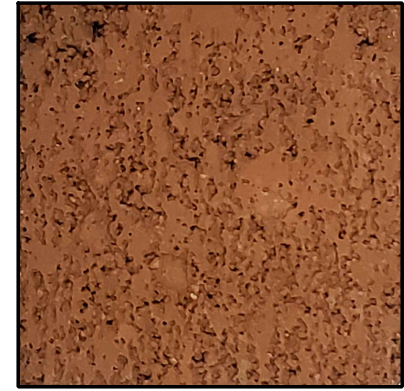
**I ALUMINUM CABLE RAILING:**  
 MFG: STAINLESS CABLE & RAILING  
 TYPE: RECTANGULAR RAIL TYPE  
 COLOR: BLACK



**J METAL PANELING:**  
 MFG: ATAS  
 COLOR: COPPERTONE  
 SPEC: DSW 120



**K CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: BONE  
 SIZE: 8"X8"X16"



**L CMU:**  
 FINISH: SMOOTH  
 MFG: SUPERLITE  
 COLOR: RED ROCK  
 SIZE: 8"X8"X16"

MCDOWELL & HAYDEN DRIVE THRU AND MULTI-TENANT  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 10-07-2021 (PRELIMINARY)



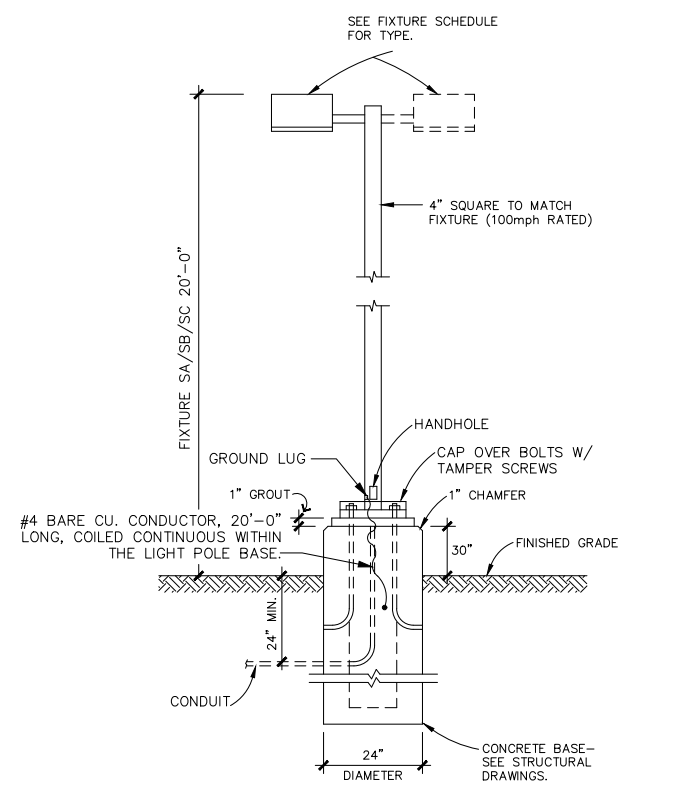
*Robert W. Kubicek*  
 EXPIRES 06/30/2024

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MB-2  
 #18107.00



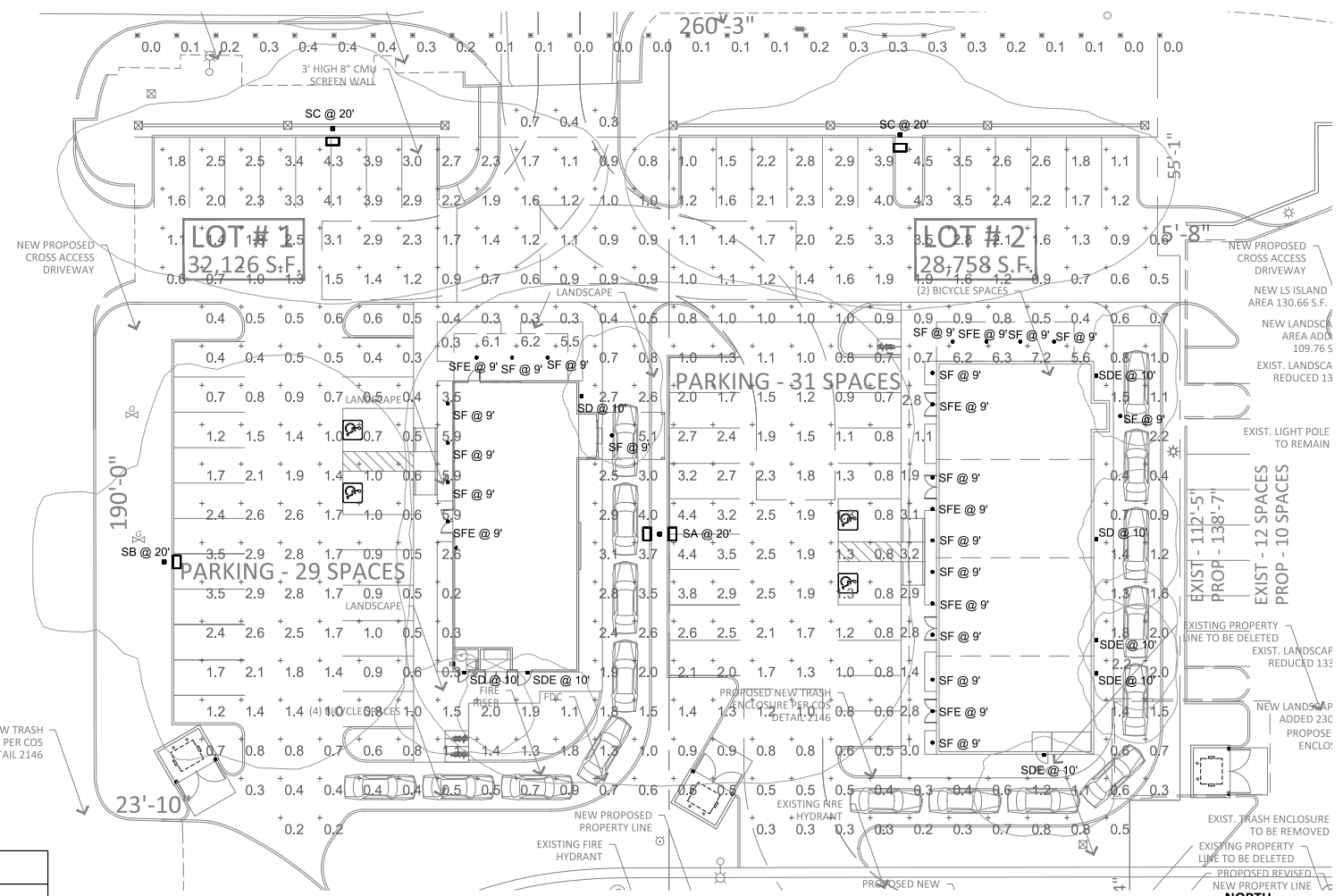
32-DR-2021\_V2  
 10/20/2021



**LIGHT POLE AND FIXTURE 'SA', 'SB' AND 'SC'**

N.T.S.

NOTE:  
CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON PLANS.  
LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL  
REFERENCES ONLY. THE POLE AND BASE SHALL BE DESIGNED BY A  
STRUCTURAL ENGINEER REGISTERED IN THE STATE OF ARIZONA AND BE  
STAMPED AND SEALED ACCORDINGLY AS A DEFERRED SUBMITTAL.



**SITE PLAN**  
SCALE: 1" = 20'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE - FC @ 6' AFG	✕	0.2 fc	0.4 fc	0.0 fc	N/A	N/A
SITE - FC @ GRADE	+	1.6 fc	7.2 fc	0.2 fc	36.0:1	8.0:1

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
□	SA	1	Lithonia Lighting	(2) DSX0 LED P6 30K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 30K T5W MVOLT	LED - 3000K	DSX0_LED_P6_30K_T5 W_MVOLT.ies	15285	0.91	268
□	SB	1	Lithonia Lighting	DSX0 LED P6 30K TFTM MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 30K TFTM MVOLT	LED - 3000K	DSX0_LED_P6_30K_TM_MVOLT.ies	14819	0.91	134
□	SC	2	Lithonia Lighting	DSX0 LED P6 30K T2M MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 30K T2M MVOLT	LED - 3000K	DSX0_LED_P6_30K_T2 M_MVOLT.ies	14788	0.91	134
□	SD	3	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM MVOLT (FINISH)	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	LED - 3000K	WDGE2_LED_P1_30K_80CRI_TFTM.ies	1186	0.91	11.1658
□	SDE	5	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM MVOLT E10WH (FINISH)	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC W/EM BATTERY PACK	LED - 3000K	WDGE2_LED_P1_30K_80CRI_TFTM.ies	1186	0.91	11.1658
⊗	SF	17	Gotham Architectural Lighting	EVO6SC 30/07 AR WD LSS MVOLT EZ10 (MOUNTING) WL (FINISH)	EVO 6IN WET LOCATION CYLINDER, SURFACE CEILING, 80 CRI, 3000K, 750LM, WIDE DIST, CLEAR, SEMI-SPEC	LED - 3000K	EVO6SC_30_15_AR_W D_LSS.ies	1421	0.45	8.2
⊗	SFE	7	Gotham Architectural Lighting	EVO6SC 30/07 AR WD LSS MVOLT EZ10 (MOUNTING) WL E10WCPR (FINISH)	EVO 6IN WET LOCATION CYLINDER, SURFACE CEILING, 80 CRI, 3000K, 750LM, WIDE DIST, CLEAR, SEMI-SPEC W/EM BATTERY PACK	LED - 3000K	EVO6SC_30_15_AR_W D_LSS.ies	1421	0.45	8.2



**ARDEBILI Engineering**  
Project Number: 21430 | Project Manager: JFO  
8100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251  
P: 480.626.7072 | ardebileng.com

**MCDOWELL - HAYDEN RETAIL**  
8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 07-15-2021 (PRELIMINARY)

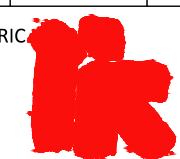
**ATTACHMENT #14**

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**DR1.0**

PHOTOMETRIC SITE PLAN

RKAA# 18107.00



**RKAA**  
ARCHITECTS

**COMcheck Software Version 4.1.5.1**  
**Exterior Lighting Compliance Certificate**

**Project Information**  
 Energy Code: 2015 IECC  
 Project Title: MCDOWELL - HAYDEN RETAIL  
 Project Type: New Construction  
 Exterior Lighting Zone: 2 (Residential mixed use area)

Construction Site: 8101 E MCDOWELL ROAD SCOTTSDALE, AZ 85257  
 Owner/Agent: [Redacted]  
 Designer/Contractor: 8100 E Indian School Rd, Suite 205 Scottsdale, AZ 85251

Area/ Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	7350 R2	0.1	No	735
Parking area	15303 R2	0.06	Yes	918
		Total Tradable Watts (a) =		918
		Total Allowed Watts =		1653
		Total Allowed Supplemental Watts (b) =		600

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.  
 (b) A supplemental allowance equal to 600 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

**Proposed Exterior Lighting Power**

Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast

Illuminated area of facade wall or surface (7350 R2): Non-tradable Wattage	Lamps/ Fixture	# of Fixtures	D Fixture Watt.	E (C X D)
LED 1: SDSIDE WALL PACK, Other:	1	8	12	96
LED 2: SFSFSE SURFACE LIGHT, Other:	1	24	8	192
<b>Parking area (15303 R2): Tradable Wattage</b>				
LED 3: SA TWIN HEAD, Other:	2	1	268	268
LED 4: SBSC SINGLE HEAD, Other:	1	3	134	402
		Total Tradable Proposed Watts =		670

**Exterior Lighting PASSES: Design 56% better than code**

**Exterior Lighting Compliance Statement**  
 Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.5.1 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

JEFF WILSON, PE  
 Name - Title: [Signature] Date: 07/26/21

Project Title: MCDOWELL - HAYDEN RETAIL  
 Data filename: Z:\Share\01\_Projects\2021\21430\_RKAA\_McDowell Hayden Retail\01\_Construction Documents\ENERGY2015\_IECC\_E\_ck Page 1 of 5

**D-Series Size 0 LED Area Luminaire**

**Specifications**  
 EPA: 0.95 f<sup>2</sup> (0.91m)  
 Length: 26" (66.0cm)  
 Width: 13" (33.0cm)  
 Height: 3" (7.62cm)  
 Height: 7" (17.8cm)  
 Weight: 16 lbs (7.2kg)  
 Weight (max): 16 lbs (7.2kg)

**Introduction**  
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temp. (mK)	Stock/Lead	Mounting	Notes
DSX0 LED	Forward optics	30K 3000 K	T1S Type I short (Automotive)	T5S Type V short <sup>1</sup>	MVOLT (120V-277V) <sup>1/4</sup>
P1	P5	40K 4000 K	T2S Type II short	T6S Type V medium <sup>1</sup>	XVOLT (127V-480V) <sup>1/4</sup>
P2	P6	50K 5000 K	T3M Type III medium	T7S Type V wide <sup>1</sup>	SPA Square pole mounting <sup>1/2</sup>
P3	P7		T4S Type IV short	T8S Type V medium <sup>1</sup>	WBA Wall bracket <sup>1</sup>
P4			T5M Type II medium	T9S Type V wide <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1/2</sup>
P4			T6M Type III medium	T10S Type V medium <sup>1</sup>	RPUMBA Round pole universal mounting adaptor <sup>1/2</sup>
P4			T7M Type IV medium	T11S Type V very short <sup>1</sup>	TTM Forward throw medium
P4			T8M Type V very short <sup>1</sup>	T12S Type V very short <sup>1</sup>	TTM Forward throw medium

Control option	Other options	Finish options
<b>Shipped installed</b>	PIR High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Dark bronze
NLRZ2 nLight AIR generation 2 enabled <sup>1/3/4</sup>	PIRH Network, high/low, motion/ambient sensor <sup>1/2</sup>	Black
PER NEMA twist-lock receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Natural aluminum
PER Five-pin receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	White
PER Seven-pin receptacle only (leads out fixture) (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Textured dark bronze
DM6 0-10V dimming extend out back of housing for external control (control ordered separately) <sup>1/2</sup>	FAO Field adjustable output <sup>1/2</sup>	Textured black
		Textured natural aluminum
		Textured white

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**D-Series Size 0 LED Area Luminaire**

**Specifications**  
 EPA: 0.95 f<sup>2</sup> (0.91m)  
 Length: 26" (66.0cm)  
 Width: 13" (33.0cm)  
 Height: 3" (7.62cm)  
 Height: 7" (17.8cm)  
 Weight: 16 lbs (7.2kg)  
 Weight (max): 16 lbs (7.2kg)

**Introduction**  
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temp. (mK)	Stock/Lead	Mounting	Notes
DSX0 LED	Forward optics	30K 3000 K	T1S Type I short (Automotive)	T5S Type V short <sup>1</sup>	MVOLT (120V-277V) <sup>1/4</sup>
P1	P5	40K 4000 K	T2S Type II short	T6S Type V medium <sup>1</sup>	XVOLT (127V-480V) <sup>1/4</sup>
P2	P6	50K 5000 K	T3M Type III medium	T7S Type V wide <sup>1</sup>	SPA Square pole mounting <sup>1/2</sup>
P3	P7		T4S Type IV short	T8S Type V medium <sup>1</sup>	WBA Wall bracket <sup>1</sup>
P4			T5M Type II medium	T9S Type V wide <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1/2</sup>
P4			T6M Type III medium	T10S Type V medium <sup>1</sup>	RPUMBA Round pole universal mounting adaptor <sup>1/2</sup>
P4			T7M Type IV medium	T11S Type V very short <sup>1</sup>	TTM Forward throw medium
P4			T8M Type V very short <sup>1</sup>	T12S Type V very short <sup>1</sup>	TTM Forward throw medium

Control option	Other options	Finish options
<b>Shipped installed</b>	PIR High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Dark bronze
NLRZ2 nLight AIR generation 2 enabled <sup>1/3/4</sup>	PIRH Network, high/low, motion/ambient sensor <sup>1/2</sup>	Black
PER NEMA twist-lock receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Natural aluminum
PER Five-pin receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	White
PER Seven-pin receptacle only (leads out fixture) (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Textured dark bronze
DM6 0-10V dimming extend out back of housing for external control (control ordered separately) <sup>1/2</sup>	FAO Field adjustable output <sup>1/2</sup>	Textured black
		Textured natural aluminum
		Textured white

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**D-Series Size 0 LED Area Luminaire**

**Specifications**  
 EPA: 0.95 f<sup>2</sup> (0.91m)  
 Length: 26" (66.0cm)  
 Width: 13" (33.0cm)  
 Height: 3" (7.62cm)  
 Height: 7" (17.8cm)  
 Weight: 16 lbs (7.2kg)  
 Weight (max): 16 lbs (7.2kg)

**Introduction**  
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temp. (mK)	Stock/Lead	Mounting	Notes
DSX0 LED	Forward optics	30K 3000 K	T1S Type I short (Automotive)	T5S Type V short <sup>1</sup>	MVOLT (120V-277V) <sup>1/4</sup>
P1	P5	40K 4000 K	T2S Type II short	T6S Type V medium <sup>1</sup>	XVOLT (127V-480V) <sup>1/4</sup>
P2	P6	50K 5000 K	T3M Type III medium	T7S Type V wide <sup>1</sup>	SPA Square pole mounting <sup>1/2</sup>
P3	P7		T4S Type IV short	T8S Type V medium <sup>1</sup>	WBA Wall bracket <sup>1</sup>
P4			T5M Type II medium	T9S Type V wide <sup>1</sup>	SPUMBA Square pole universal mounting adaptor <sup>1/2</sup>
P4			T6M Type III medium	T10S Type V medium <sup>1</sup>	RPUMBA Round pole universal mounting adaptor <sup>1/2</sup>
P4			T7M Type IV medium	T11S Type V very short <sup>1</sup>	TTM Forward throw medium
P4			T8M Type V very short <sup>1</sup>	T12S Type V very short <sup>1</sup>	TTM Forward throw medium

Control option	Other options	Finish options
<b>Shipped installed</b>	PIR High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Dark bronze
NLRZ2 nLight AIR generation 2 enabled <sup>1/3/4</sup>	PIRH Network, high/low, motion/ambient sensor <sup>1/2</sup>	Black
PER NEMA twist-lock receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Natural aluminum
PER Five-pin receptacle only (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	White
PER Seven-pin receptacle only (leads out fixture) (control ordered separately) <sup>1/2</sup>	PIRHFCV High/low, motion/ambient sensor, 6-15' mounting height, ambient sensor enabled at 16" <sup>1/2</sup>	Textured dark bronze
DM6 0-10V dimming extend out back of housing for external control (control ordered separately) <sup>1/2</sup>	FAO Field adjustable output <sup>1/2</sup>	Textured black
		Textured natural aluminum
		Textured white

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**WDGE2 LED Architectural Wall Sconce Precision Refractive Optic**

**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight (without options): 13.5 lbs

**Introduction**  
 The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**WDGE LED Family Overview**

Luminaire	Optics	Start-up @ 40°C	Cold 1% @ 20°C	Approximate Lumens (1000h, 80/10)									
				4W	10W	15W	20W	30W	40W	60W	250W		
WDGE1 LED	Visual Comfort	4W	18W	Steadstate / nLight	750	1,200	2,000	—	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Steadstate / nLight	1,200	2,000	3,000	4,500	6,000	—	—	—	—
WDGE2 LED	Precision Refractive	10W	18W	Steadstate / nLight	1,200	2,000	3,200	4,200	—	—	—	—	—
WDGE3 LED	Precision Refractive	15W	18W	Steadstate / nLight	7,500	8,500	10,000	12,000	—	—	—	—	—
WDGE4 LED	Precision Refractive	—	—	Steadstate / nLight	12,000	16,000	18,000	20,000	22,000	25,000	—	—	—

**Ordering Information** EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CR	Stock/Lead	Mounting	Notes
WDGE2 LED	P1	27K 2700K	70CRI	T1S Type I Short	MVOLT	Shipped separately
	P2	30K 3000K	80CRI	T2M Type II Medium	347	AW5 Surface-mounted bracket
	P3	40K 4000K	80CRI	T3M Type III Medium	480	PSW Surface-mounted back box, top, left, right, conduit entry. Use where there is no junction box available.
	P4	50K 5000K	AMP	T4M Type IV Medium	—	—
	P4	AMP	Amber	TTM Forward Throw Medium	—	—

Options	Finish
E10NH Emergency battery backup, Certified in CA to 20 MAERIS (10W, 5°C min)	Dark bronze
E20K Emergency battery backup, Certified in CA to 20 MAERIS (10W, 25°C min)	Black
PE PhotoCell, Button Type	Natural aluminum
DM6 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	White
BCE Bottom conduit entry for back box (PBBA). Total of 4 entry points.	Sandstone
	Textured dark bronze
	Textured black
	Textured natural aluminum
	Textured white
	Textured sandstone

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**WDGE2 LED Architectural Wall Sconce Precision Refractive Optic**

**Specifications**  
 Depth (D1): 7"  
 Depth (D2): 1.5"  
 Height: 9"  
 Width: 11.5"  
 Weight (without options): 13.5 lbs

**Introduction**  
 The WDGE2 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean, rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE2 family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**WDGE LED Family Overview**

Luminaire	Optics	Start-up @ 40°C	Cold 1% @ 20°C	Approximate Lumens (1000h, 80/10)								
				4W	10W	15W	20W	30W	40W	60W	250W	
WDGE1 LED	Visual Comfort	4W	18W	Steadstate / nLight	750	1,200	2,000	—	—	—	—	—
WDGE2 LED	Visual Comfort	10W	18W	Steadstate / nLight	1,200	2,000	3,000	4,500	6,000	—	—	—
WDGE2 LED	Precision Refractive	10W	18W	Steadstate / nLight	1,200	2,000	3,200	4,200	—	—	—	—
WDGE3 LED	Precision Refractive	15W	18W	Steadstate / nLight	7,500	8,500	10,000	12,000	—	—	—	—
WDGE4 LED	Precision Refractive	—	—	Steadstate / nLight	12,000	16,000	18,000	20,000	22,000	25,000	—	—

**Ordering Information** EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBXD

Series	Package	Color Temperature	CR	Stock/Lead	Mounting	Notes
WDGE2 LED	P1	27K 2700K	70CRI	T1S Type I Short	MVOLT	Shipped separately
	P2	30K 3000K	80CRI	T2M Type II Medium	347	AW5 Surface-mounted bracket
	P3	40K 4000K	80CRI	T3M Type III Medium	480	PSW Surface-mounted back box, top, left, right, conduit entry. Use where there is no junction box available.
	P4	50K 5000K	AMP	T4M Type IV Medium	—	—
	P4	AMP	Amber	TTM Forward Throw Medium	—	—

Options	Finish
E10NH Emergency battery backup, Certified in CA to 20 MAERIS (10W, 5°C min)	Dark bronze
E20K Emergency battery backup, Certified in CA to 20 MAERIS (10W, 25°C min)	Black
PE PhotoCell, Button Type	Natural aluminum
DM6 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)	White
BCE Bottom conduit entry for back box (PBBA). Total of 4 entry points.	Sandstone
	Textured dark bronze
	Textured black
	Textured natural aluminum
	Textured white
	Textured sandstone

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ENTIRE SHEET

**MCDOWELL - HAYDEN RETAIL**  
 8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
 E OF SEC OF MCDOWELL RD AND HAYDEN RD  
 DATE: 07-15-2021 (PRELIMINARY)

**ATTACHMENT #15**

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**DR1.1**  
 RKAA# 18107.00

EXTERIOR LIGHTING CUTSHEETS



**RKAA ARCHITECTS**  
 324 DR 2021\_V2  
 10/20/2021

10-01-21 CITY COMMENTS



**ARDEBILI Engineering**  
 Project Number: 21430 | Project Manager: JFO  
 8100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251  
 P: 480.626.7072 | ardebileng.com

General Illumination Surface Ceiling Cylinder 6"



Feature Set

- Bathing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and glass finish; custom or RAL colors also available
- Recessed gear box available for driver above ceiling, nLight, CP, GTD, or battery pack options
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product

**Distribution**

Very narrow	Narrow	Medium	Medium wide	Wide
0.5 S/MH	0.7 S/MH	0.9 S/MH	1.0 S/MH	1.2 S/MH

**Superior Performance**

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Optimal Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1

Coordinated Apertures | Multiple Layers of Light



**Core**

Downlight, Adjustable, Open Wash, Lensed Wash, Cylinder, Pinhole, Bowl, Hyperbolic

**Healthcare**

MRI, Surgical Site, Patient Room

**Special Applications**

Dynamic, Food Service, Vendor/Tanker, Clean Room, Shower, Steam Room

EV65C | Gotham Architectural Downlighting | 1400 Lester Road Cumers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com  
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General Illumination Surface Ceiling Cylinder 6"



Feature Set

- Bathing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° Cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM, 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and glass finish; custom or RAL colors also available
- Recessed gear box available for driver above ceiling, nLight, CP, GTD, or battery pack options
- Field configurable surface junction box conduit covers available
- ENERGY STAR® Certified product

**Distribution**

Very narrow	Narrow	Medium	Medium wide	Wide
0.5 S/MH	0.7 S/MH	0.9 S/MH	1.0 S/MH	1.2 S/MH

**Superior Performance**

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000	6000	8000
Optimal Lumens	297	519	776	994	1471	2006	2537	3077	3542	4027	4533	5256	6371	8247
Wattage	3.4	6.2	8.2	9.6	14.7	19.7	24.7	29.5	33.8	39.0	47.3	48.7	57.6	74.9
Lumens per Watt	87.4	83.7	94.6	103.5	100.1	101.8	102.7	104.3	104.8	103.3	95.8	107.9	110.6	110.1

Coordinated Apertures | Multiple Layers of Light



**Core**

Downlight, Adjustable, Open Wash, Lensed Wash, Cylinder, Pinhole, Bowl, Hyperbolic

**Healthcare**

MRI, Surgical Site, Patient Room

**Special Applications**

Dynamic, Food Service, Vendor/Tanker, Clean Room, Shower, Steam Room

EV65C | Gotham Architectural Downlighting | 1400 Lester Road Cumers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com  
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EXAMPLE: EV65C 3515 AR MWL LSS MVOLT E21 JBXCC DWHG

Series	Color Temperature	Lumens	Reflector Color	Distribution	Reflector Finish	Voltage
EV65C	27/ 2700 K	82 250 lumens	JA Cherry	VND Very narrow (0.5 s/mh)	LSS Semi-specular	120V 120V
	35/ 3500 K	85 500 lumens	PR Pewter	ND Narrow (0.7 s/mh)	LD Matte diffuse	277 277V
	40/ 4000 K	11 750 lumens	WT Wheat	LS Specular		277 277V
	50/ 5000 K	15 1500 lumens	GR Gold	MD Medium (0.9 s/mh)		347 347V
		20 2000 lumens	WR White painted	NWD Medium wide		
		25 2500 lumens	BR Black	WD Wide (1.2 s/mh)		
		30 3000 lumens	WRAMP White Anti-microbial			
		35 3500 lumens	BZ Dark Bronze painted			
		40 4000 lumens				
		45 4500 lumens				
		50 5000 lumens				
		60 6000 lumens				
		80 8000 lumens				

**Driver**

E210	0-10V driver dims to 10%	JBX	Integral driver, Recessed or Surface J-box	(blank)	No controls
E21	0-10V driver dims to 1%	JBXCC	Integral driver, Surface J-box with Conduit Covers	NLT	nLight® dimming pack Specify 120V or 277V.
E210	0-10V LED Driver, Linear dimming to 10% min			NLT	nLight® dimming pack for fixtures on emergency circuit. Specify 120V or 277V.
E21	0-10V LED Driver, Linear dimming to 1% min			NLT	nLight® dimming pack for fixtures on emergency circuit. Specify 120V or 277V.
E2B	0-10V SCL/Drive, Logarithmic dimming to <1%	RGH	Recessed Gear Housing	NLTAR2	nLight® AR dimming pack Specify 120V or 277V.
EDAP	0-10V SCL/Drive, Logarithmic dimming to <1%			NLTAR2	nLight® AR dimming pack for fixtures on emergency circuit. Specify 120V or 277V.
EDXP	0-10V SCL/Drive, Logarithmic dimming to <1%				
ECDS2	Letm® Hi-Lum® 2-wire forward-phase driver, 120V Only. Minimum dimming level 1%, Min. 1000LM, Max. 3500LM.				
ECDS	Letm® EcoDriver® digital Hi-Lum® 1% soft-on, fade to black, Max. 8000LM except 4500LM.				
ELV	Electronic line voltage / Forward phase / Triac dimming, 120V Only.				

**Options**

Options	Architectural Colors - Powder Paint™
SF Single face, Specify 120V or 277V.	DBRAMF Glass White with Anti-microbial finish
MCRI High CRI (90+)	DBD Glass Dark Bronze
NBB nLight Lumen Compensation	DBL Matte Black
NAP HAD High Ambient Option (40°C)	DWH Glass White
NLT Wet Location	DWB Matte Medium Bronze
IP66 Lensed, IP66 rated	DWA Glass Natural Aluminum
E10WPCP Emergency battery pack, 10W Constant Power, CA Title 20 compliant with remote test switch (requires RGH)	DSS Glass Sandstone
Chicago Phoenix, Specify 120V or 277V (requires RGH)	DBC Glass Charcoal Grey
IoT Generator Transfer Device, Specify 120V or 277V (requires RGH)	DTC Glass Teal Green
	DTR Glass Bright Red
	DSB Glass Steel Blue
	DBBT Textured Dark Bronze
	DBLB Textured Black
	DWBH Textured White
	DWBW Textured Bronze
	DWBN Textured Natural Aluminum
	DWST Textured Sandstone
	DWSP Textured Dark Grey
	DWSE Textured Green
	DWSPH Textured Light Red

**ACCESSORIES** — order as separate catalog numbers (shipped separately)

**COLORS KIT** Architectural Colors chip kit, consisting of powder-coat and plated finishes

**EV65C 3515 AR MWL LSS MVOLT E21 JBXCC DWHG** 4in Square J-box to 4in Octagonal J-box adaptor. Replace \_\_\_ with Architectural Color or PRM for primed ready for field painting

**ORDERING NOTES**

- Not Available with Finishes.
- Factory supplied step down transformer must be remote mounted. Access required to location of remote mounted device.
- Refer to Tech 200 for compatible dimmers.
- Not Available with Control Interfaces.
- Includes terminator resistor.
- Factory installed with RGH option otherwise field installed. Access required to location of remote mounted device.
- ER for use as UL514 Emergency Operation via power sense lead. Will require emergency hot lead and normal remote mounted device.
- Only available up to 2500 lumens. Not available with wet location or ECDS2.
- Not available with JBXCC. Max. 3500LM.
- For details on RAL and Custom colors please see Architectural colors
- CP not valid with NLTAR2, NLTAR2E or E10WPCP.

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ENTIRE SHEET



**ARDEBILI Engineering**

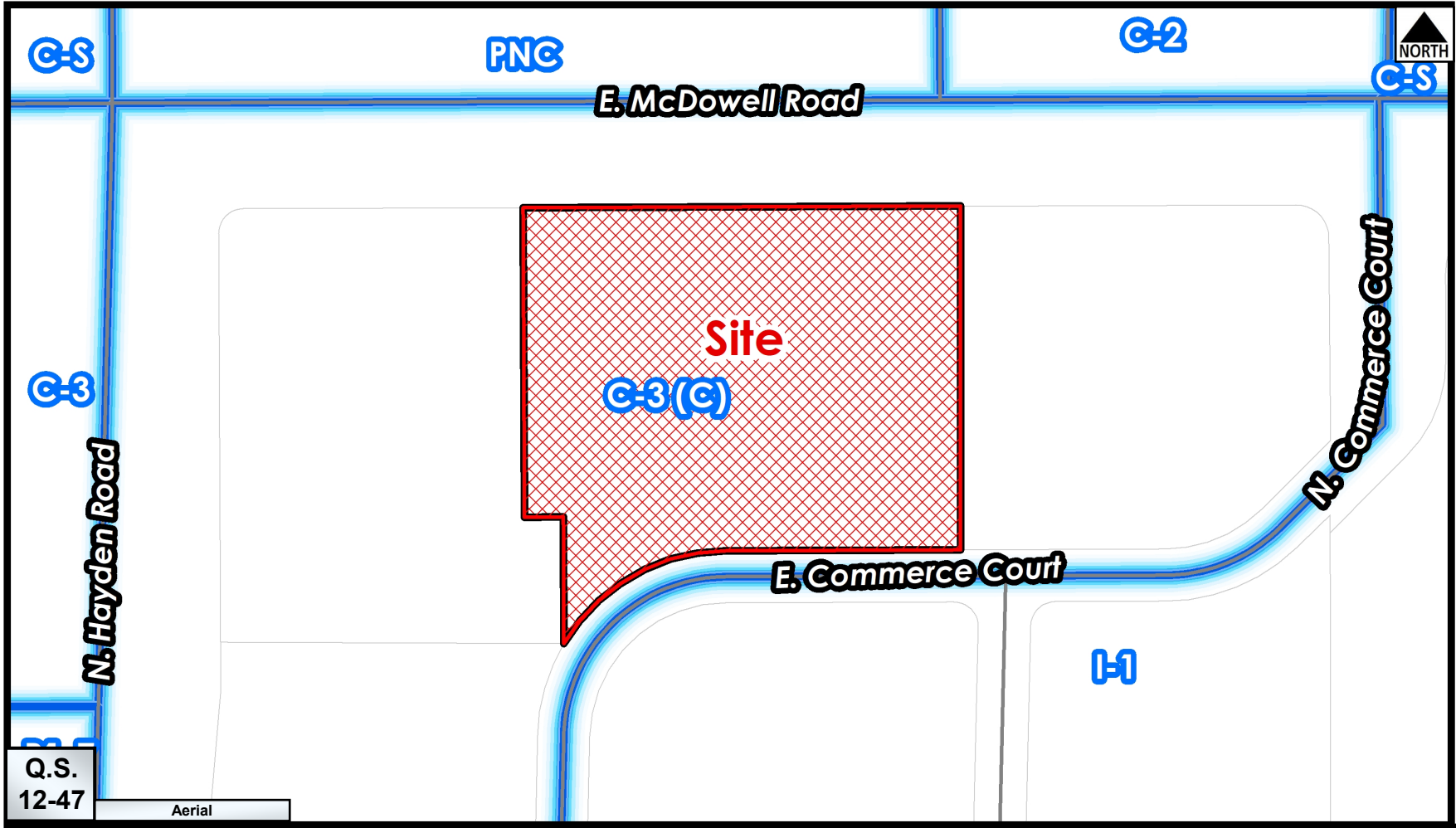
Project Number: 21430 | Project Manager: JFO  
8100 E Indian School Rd, Suite 205, Scottsdale, AZ 85251  
P: 480.626.7072 | ardebiling.com

**MCDOWELL - HAYDEN RETAIL**  
8101 E MCDOWELL ROAD SCOTTSDALE AZ 85257  
E OF SEC OF MCDOWELL RD AND HAYDEN RD  
DATE: 07-15-2021 (PRELIMINARY)

DR1.2  
Rkaa# 18107.00

EXTERIOR LIGHTING CUTSHEETS





Zoning Aerial

32-DR-2021

**From:** [Castro, Lorraine](#)  
**To:** [Barnes, Jeff](#)  
**Subject:** FW: Development Review Board Public Comment (response #425)  
**Date:** Monday, October 25, 2021 10:47:33 AM

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**From:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Sent:** Monday, October 25, 2021 10:21 AM  
**To:** Development Review Board <DevelopmentReviewBoard@Scottsdaleaz.gov>  
**Subject:** Development Review Board Public Comment (response #425)

## Development Review Board Public Comment (response #425)

### Survey Information

Site:	ScottsdaleAZ.gov
Page Title:	Development Review Board Public Comment
URL:	<a href="https://www.scottsdaleaz.gov/boards/development-review-board/public-comment">https://www.scottsdaleaz.gov/boards/development-review-board/public-comment</a>
Submission Time/Date:	10/25/2021 10:20:00 AM

### Survey Response

<b>COMMENT</b>	
Comment:	RE: McDowell Hayden Retail Project, 94-PA-2021 When is the public meeting for project? The landscaping/streetscape looks minimal in the plans. Looks like there is room for a little tweaking to add more plant coverage to help mitigate the heat effect and to also protect the South Scottsdale aesthetics. As a high density area, these are important factors that affect the city (and the valley) as a whole. South Scottsdale needs development, but with an eye on aesthetics and quality of life (like at the northern end).
Comments are limited to 8,000 characters and may be cut and pasted from another source.	
<b>PLEASE PROVIDE YOUR NAME:</b>	
First & Last Name:	Susan L Armanovs

**AND ONE OR MORE OF THE FOLLOWING ITEMS:**

Email:	<a href="mailto:gsarmans@gmail.com">gsarmans@gmail.com</a>
Phone:	(214) 435-2195
Address:	1614 N 81st Street
Example: 3939 N. Drinkwater Blvd, Scottsdale 85251	