REPORT REPORT



Meeting Date: July 7, 2022

General Plan Element: Character and Design

General Plan Goal: Foster quality design that enhances Scottsdale as a unique

southwestern desert community.

ACTION

Hawkins - CSOK 37-DR-2020 & 8-PP-2020 Request for approval of:

- 1. The site plan, landscape plan, and building elevations for a new office & retail development with 3 new buildings totaling approximately 15,300 square feet of commercial floor area on a +/- 2.54-acre site.
- 2. A preliminary plat for a major subdivision including 3 commercial lots and 1 residential lot on a +/- 3.7-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations

Items for Consideration

- Conformance with Development Review Board Criteria staff confirms
- Integration of Sensitive Design Principles staff confirms
- Conformance with Development Plan (8-ZN-2020) staff confirms
- No community input received as of the date of this report

BACKGROUND

Location: Southwest corner of E. Shea Boulevard and N. 114th Street

Zoning: Central Business (C-2), Service Residential (S-R), and Single-

family Residential, Planned Residential Development (R1-18

PRD)

Adjacent Uses

North: East Shea Boulevard, existing multi-family condominiums, zoned

Multi-family Residential District (R-5)

East: North 114th Street, multi-family residential and office

condominiums, zoned Multi-family Residential, Planned Community District (R-4 PCD) and Service Residential, Planned

Community District (S-R PCD)

South: East Beryl Avenue, existing single-family residences, zoned

Single-family Residential, Planned Residential Development

District (R1-43 PRD)

West: Existing single-family residences, zoned Single-family Residential,

Planned Residential Development District (R1-43 PRD)



| Property Owner | Architect/Designer |
|-------------------|------------------------------|
| KCI Investments | Neil Feaser, RKAA Architects |
| Applicant | Engineer |
| Hawkins Companies | Dan Mann, 3 Engineering |
| 480-777-1078 | |

DEVELOPMENT PROPOSAL

The development proposal includes three (3) office & retail buildings totaling approximately 15,300 square feet of floor area, and one (1) single-family home, consistent with a master plan that was approved by City Council in September of 2021 (Case 8-ZN-2020). The zoning approval was approved with two (2) single-family homes; however, the applicant is only proposing one at this time due to drainage challenges. Access to the commercial lots will be from N. 114th Street, with access provided to the single-family home by E. Beryl Avenue. A seventy (70) foot wide scenic corridor is provided along the E. Shea Boulevard frontage, with a thirty (30) foot wide scenic corridor and building setback along the 114th Street frontage. Commercial buildings will be set back a minimum of fifty (50) feet from the adjacent residential lots and limited to a maximum building height of 24 feet for the C-1 portion and 18 feet for the S-R portion.

The three (3) new commercial buildings are low scale and single-story to mitigate impact to the existing single-family residential located to the west and south. The proposed material palette consists of painted stucco, accented with wood siding, stone veneer, masonry block, and steel awnings over the window and storefront areas. An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114th Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114th Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane. The development includes dense landscaping throughout the site including the 50-foot buffer along the west property line.

The requested preliminary plat includes 3 new parcels for the proposed commercial buildings and 1 new parcel for the single-family residential lot. All of the proposed parcels comply with the applicable development standards for its applicable zoning designation. The proposed single-family lot is within a Planned Residential Development (PRD) per the previous zoning approval and future development of this lot will comply with the Development Plan and development standards that were approved with the PRD.

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.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Hawkins - COSK development proposal and Preliminary Plat per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

STAFF CONTACTS

Planning and Development Services

Current Planning Services

Bryan Cluff, Report Author

Bryan Cluff Principal Planner

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bcluff@ScottsdaleAZ.gov

APPROVED BY

| | 6/20/202 |
|--|----------|
|--|----------|

Date

Bul 6/20/2022

Brad Carr, AICP, LEED-AP, Planning & Development Area Manager

Date

06/20/2022

Date

Development Review Board Liaison

Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

Erin Perreault, AICP, Interim Executive Director

Planning, Economic Development, and Tourism

Phone: 480-312-7093 Email: eperreault@scottsdaleaz.gov

ATTACHMENTS

- 1. Context Aerial
- 2. Close-up Aerial
- 3. Applicant's Narrative
- 4. Development Review Board Criteria Analysis
- 5. Development Information
- 6. Stipulations (37-DR-2020 & 8-PP-2020)
- 7. Site Plan
- 8. Preliminary Plat
- 9. Preliminary Grading & Drainage Plans
- 10. Open Space Plan
- 11. Landscape Plan
- 12. Building Elevations (B&W)
- 13. Building Elevations (color)
- 14. Perspectives
- 15. Materials and Colors Board
- 16. Floor Plans
- 17. Electrical Site Plan/Photometrics
- 18. Exterior Lighting Cutsheets
- 19. Zoning Map
- 20. Community Involvement





Hawkins Companies 114th and Shea

SWC of 114th Street and Shea Boulevard

Development Review Board

Project Narrative

8-PP-2020 and 37-DR-2020



Developer/Owner:

Hawkins Companies LLC

Property Information

Location: SWC of 114th and Shea

Property Size: 3.80 (+/-) gross acres

Property General Plan/Zoning:

• **General Plan**: Commercial, Office, and Suburban Neighborhoods 5-GP-2020)

 Zoning: C-1 (Neighborhood Commercial), SR (Service Residential) and R1-18 PRD

Surrounding Uses:

• North: R-5/Shea Blvd.; Multi-Family

• **East:** S-R PCD and R-4 PCD; Office and Multi-Family Residential

South: R1-43 PRD; Single Family Residential
 West: R1-43 PRD; Single Family Residential

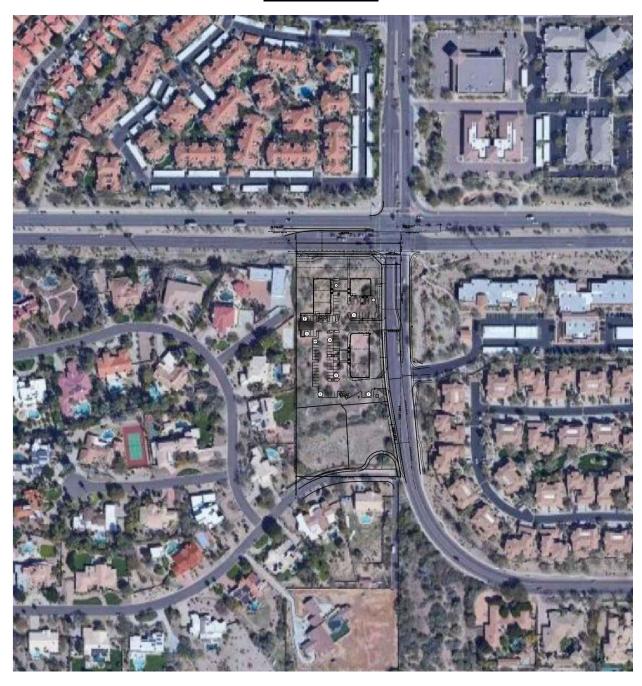
• Northwest: C-3 PCD (C); Office and Retail

Project Overview

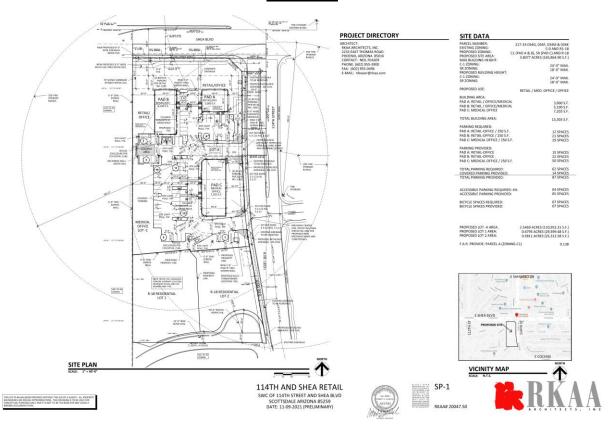
About the Site:

The request is for Development Review Board ("DRB") and Preliminary Plat approval for a new commercial, office, and residential development on a 3.80+/- gross acre property located at the Southwest Corner of 114th Street and Shea Boulevard (the "Property"). The development will include two retail/commercial parcels along Shea Boulevard, an office building on the middle parcel, and two single family residences on the two southern parcels. The Minor General Plan Amendment and Rezone have been approved. (Cases 5-GP-2020 and 8-ZN-2020). A concurrent Preliminary Plat Application is being submitted with the DRB application.

Context Aerial



Site Plan



Illustrative Site Plan



Hawkins Companies has taken special consideration with the site plan for this site by providing a site design that is sensitive to the existing single-family residential homes to the west. The development provides a logical transition from Shea Boulevard (a 6-lane road) to the residential on the south and west side of the site and the offices to the east. Additionally, the integration of additional retail and office along the Shea Boulevard Corridor will strengthen the commercial and employment opportunities for local residents, as well as implement the City's goals. The buildings and site layout were designed with

attention to buffering the existing single-family neighborhood to the west and enhancing the Shea Boulevard street frontage with a fresh modern/contemporary design.

Development Review Board Criteria

In considering any application for development, the Development Review Board shall be guided by the following criteria (1.904.A.):

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: 114th and Shea will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Shea Boulevard Area Plan and General Plan. While the zoning narrative and Minor General Plan Amendment approved under separate application speaks in more detail to the broader context of the Shea Boulevard and General Plan, below is a summary of how this proposal complies.

Revitalization of the Shea Boulevard Corridor has been a long-standing City goal. The proposed development will add to the commercial and employment opportunities in this area. The Property is within close proximity to a number of residences and other office buildings.

The development brings a unique architectural design to the Shea Boulevard corridor providing appropriate transitioning and connections to the trail system.

- 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;

Response: The architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. Architecture has been designed to activate all sides of the building (see elevations & site plan submitted with the application). The

landscape plant palette is incorporates predominately low water use plant materials appropriate for this urban desert setting. The development emphasizes pedestrian passageways between buildings, connection both 114th Street and Shea Boulevard, and connection to the trail system. The building will have a modern color palette with expansive storefront, stucco, metal paneling, stone veneer, awnings, and wood siding accents. The articulating four-sided architecture will provide movement and relief and will be visually interesting from all vantage points.

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: The development will comply with the Scottsdale Sensitive Design Principles including, but not limited to, desert sensitive design elements such as awnings, pedestrian connectivity, integration of low water use landscaping and shade trees, and contextually compatible design. See Scottsdale Sensitive Design Principles 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: Development of this property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with a new 8' wide sidewalk and a new trail. Additionally, this site design includes internal pedestrian paths to promote interconnectivity between the buildings. The sidewalk along 114th Street will be removed and replaced with a detached sidewalk further strengthening pedestrian connections for the neighborhood.

Ingress and Egress to the development will be along 114th Street. A full access drive on South of PAD C and a right in/right out South of PAD A are both proposed. Hawkins Companies has worked extensively throughout the Rezone and Minor General Plan Amendment process to align the driveways and promote the best access possible.

Internal circulation of traffic is also a fundamental design element. While all parcels meet development standards for parking independently, the interconnectivity of the drive isles promotes internal circulation. The tenants are anticipated to utilize occasional UPS/FedEx type deliveries only. Therefore, no specified loading spots are proposed as there will not be a high demand. Bike Parking is proposed and will be located on each parcel. During the rezone/GPA process, it was required that seven bicycle parking spots be provided. These parking spots have been spaced throughout the three parcels to allow for bikers to park as close to their building as possible. Also during the rezone/GPA process, it was recommended to add in additional pedestrian connectivity between the parcels and streets. All of the buildings have both internal circulation as well as connectivity to either 114th Street or Shea. Please see the site plan for exact locations.

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

Response: All mechanical equipment, appurtenances and utilities will be full screened and/or incorporated in the building design.

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

Response: Not applicable.

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

Response: Not applicable.

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 Property is surrounded by retail, office, apartments, and single-family homes. The development plan provides a buffer to the southern and western neighborhoods by providing the retail uses along Shea Boulevard, transitioning to an office building in the middle, and single family residential along the southern portion of the site (not part of this request). The site plan provides additional buffers between the single family residential to the west and the proposed office and retail buildings. This additional buffer was the result of comments from the neighborhood meeting and is supported by the three residents to the west. The office and commercial land uses provided along Shea Boulevard and 114th Street will activate the streetscape, while maintaining a low scale, one-story building massing, which is appropriate for the context of the Shea Corridor.

This application includes a range of exhibits including the site plan, elevations, landscape plan, and civil engineering information which demonstrate the character and high-level of design proposed for this site. The development has been designed in a manner that provides a single story, low-level development and sensitivity to the existing single-family homes to the west and south as well as appropriate scale and connectivity for the pedestrian. The development encourages alternative modes of transportation by focusing on a pedestrian network that encourages interaction with the surrounding context, adjacent bus stop (directly across 114th Street to the east), and trail system with numerous connection points from the proposed development.

Further, development of this Property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with an 8' wide sidewalk and landscaping. The sidewalk along 114th Street will be replaced with a detached sidewalk and will connect to the new trail and sidewalk along Shea Boulevard.

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

Response: This development includes the preservation of views from the western single family residences. The placement of the building on the site was in response to preserving these views. The buildings have been set back 70' from Shea Boulevard similar to the adjacent developments and consistent with the Scenic Corridor guidelines for this area. This site will also protect open space and each of the parcels has been designed to meet all development standards to include open space. The design team has paid particular attention to enhancing the ground-level pedestrian experience.

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

Response: All landscaping will consist of low-water use desert appropriate landscaping materials in conformance with City's guidelines. The current topography of the site is relatively flat and therefore will be maintained.

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

Response: The proposed development will include desert appropriate landscaping (as well as integration of native plants). Additional landscaping will contribute to the urban 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.

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

Response: Pedestrian circulation along the streetscape is an important feature of this development as numerous retail, residential, commercial, and employment 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: When a wide variety of uses and housing choices are located within close proximity to each other, walking, bicycling and transit become a more practical means of travel and a synergy between land uses naturally occurs. The proposed development will add both commercial/retail and employment. Bicycle parking stalls are provided onsite. In addition, there is a bus stop to the east of the development along the sidewalk path that connects to the development. By locating the commercial/office building near residential it will inherently reduce the number and distance of automobile trips and improve air quality, thereby enhancing the quality of life for the community.

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 shelter through building, site and landscape design.

The awnings at building entrances will provide shade and a welcoming environment. The awnings over windows will contribute to shading the building. The modern gray/white color palate also includes warm wooden elements. This development features 60+ new trees. Many of these trees are located along sidewalks, in parking lots, or adjacent to buildings where they will provide shade and will contribute to an alive aesthetic. In addition to the trees, 200+ new shrubs and 400+ new accents are proposed. The inclusion of these shrubs, accents, and groundcover will contribute to the activated streetscape along Shea Boulevard and 114th Street.

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

Response: This development provides continuity between the newly proposed and existing architecture in the surrounding area, providing contextually appropriate development and visual fluidity. All buildings will be single story, low scale with a maximum building height of 23 feet, excluding mechanical equipment

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, colors, and building finishes, incorporate architectural elements and celebrate the Southwest climate with the landscaping.

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

Response: Sustainable strategies and green building techniques that minimize environmental impact and reduce energy consumption will be incorporated with the design. The specific sustainable elements may include, but are not limited to, recycled materials, energy efficient windows, energy efficient fixtures and appliances.

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 plant materials will be utilized with the development of the Property. The desert character will be upheld through the careful selection of plant materials in terms of scale, density, and arrangement (see landscape plans).

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 (see landscape plan). Context appropriate desert plant materials will be utilized with the development of the Property, consistent with the established vegetative pattern along Shea Boulevard. This will include five types of trees, eight types of shrubs, fourteen types of accents, and three types of groundcover. The variety will include popular plants such as the bougainvillea, jojoba, agave, aloe vera, and desert spoon.

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

Response: Lighting is designed in a manner that is respectful of the surrounding context while maintaining safety for residents and visitors (see lighting plan and cut sheet exhibits).

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

Response: Project identification will be contextually appropriate in conformance with City requirements and processed under a separate approval and permit process.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - The applicant states the project will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, Shea Boulevard Area Plan and General Plan.
 - Staff finds that the proposed development is consistent with the design and character components of the commercial design guidelines, approved development standards (8-ZN-2020), Design Standards and Policies Manual, master plans, East Shea Character Area Plan and General Plan.
- 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 (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. (NOT APPLICABLE)
 - The applicant states that the architectural design, window placement, building materials and landscaping have been carefully selected to incorporate the vernacular of the Southwest and provide desert sensitive design elements. Architecture has been designed to activate all sides of the building (see elevations & site plan submitted with the application). The landscape plant palette incorporates predominately low water use plant materials appropriate for this urban desert setting. The development emphasizes pedestrian passageways between buildings, connections to both 114th Street and Shea Boulevard, and connection to the trail system. The building will have a modern color palette with expansive storefront, stucco, metal paneling, stone veneer, awnings, and wood siding accents. The articulating four-sided architecture will provide movement and relief and will be visually interesting from all vantage points.
 - Staff finds that the proposed buildings have been designed to promote a desirable relationship to each other as well as the single-family residential uses in the area by incorporating low scale design, large building setbacks, contemporary building materials, and dense landscaping. The enhanced scenic corridor setback along E. Shea Boulevard and N. 114th Street contribute to open spaces and buffers. The building and site design incorporate the City's Sensitive Design Principles by incorporating recessed windows, shade canopies, and low water use plant materials.
- 3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.

- The applicant states that the development of this property will include improvements to the pedestrian connectivity along the Shea Boulevard street frontage with a new 8' wide sidewalk and a new trail. Additionally, this site design includes internal pedestrian paths to promote interconnectivity between the buildings. The sidewalk along 114th Street will be removed and replaced with a detached sidewalk further strengthening pedestrian connections for the neighborhood.
 - Ingress and Egress to the development will be along 114th Street. A full access drive on South of PAD C and a right in/right out South of PAD A are both proposed. Hawkins Companies has worked extensively throughout the Rezone and Minor General Plan Amendment process to align the driveways and promote the best access possible.
- Staff finds that the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed as to promote safety and convenience. An 8-foot-wide detached sidewalk and trail improvements will be provided along E. Shea Boulevard as well as a new 6-foot-wide detached sidewalk along N. 114th Street. The City is anticipating the future construction of a right-turn deceleration lane at the Shea/114th Street intersection. Since the proposed development alone does not warrant the construction of the deceleration lane, the applicant has agreed to coordinate their site plan improvements (sidewalk & trail) with the future deceleration lane. Internal site circulation for pedestrians and vehicles has been designed to meet the requirements of the Design Standards & Policies Manual.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states that all mechanical equipment, appurtenances and utilities, and their associated screening will be integral to the building design.
 - Staff finds that the proposed mechanical equipment, appurtenances and utilities, and associated screening is integral to the building and site design.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1975 (Ord. #891) and zoned to the Single-family Residential (R1-43) zoning designation. In 2008 the City Council approved a zoning district map amendment from R1-43 to Commercial Office (C-O) and Single-family Residential Planned Residential Development (R1-18 PRD). Then in 2021 the City Council approved another zoning district map amendment, giving the site its current zoning designation of Central Business (C-2), Service Residential (S-R), and Single-family Residential, Planned Residential Development (R1-18 PRD) zoning.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

Located on the southwest corner of E. Shea Boulevard and N. 114th Street, the property is one of a few vacant undeveloped sites along the Shea Corridor. Surrounding properties to the east, north and west have already been developed with both residential and non-residential uses.

Project Data

• Existing Use: Vacant

Proposed Use: Office/Retail/Single-family Residential

• Parcel Size: +/- 5.01 acres

Building Height Allowed/Proposed: C-1: 24 feet

S-R: 18 feet R1-18 PRD: 24 feet

Parking Required:
 62 spaces (commercial only)

Parking Provided:
 87 spaces

• Open Space Required: 21,111 square feet (commercial only)

Open Space Provided: 43,433 square feet

Floor Area: 15,336 square feet (commercial only)

Stipulations for the Development Review Board Application: Hawkins - CSOK

Case Number: 37-DR-2020

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

APPLICABLE DOCUMENTS AND PLANS:

- 1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by RKAA, with a city staff date of 4/28/2022.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by RKAA, with a city staff date of 4/28/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by submitted by Design Ethic, with a city staff date of 1/12/2022.
 - d. The case drainage report submitted by 3 Engineering and accepted with comments in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by 3 Engineering and accepted with comments, needing to be addressed within project construction plans, by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 8-ZN-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

Ordinance

C. SIGNAGE. Building-mounted wall signs shall be mounted no taller than eighteen (18) feet in height on the west and south sides of the commercial buildings.

DRB Stipulations

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

SITE DESIGN:

Ordinance

D. COMMERCIAL REFUSE. Each commercial parcel shall have its own refuse enclosure per city standards, or have an agreement in place for shared refuse, subject to approval by the City Development Engineering Manager or designee.

DRB Stipulations

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

LANDSCAPE DESIGN:

DRB Stipulations

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

EXTRIOR LIGHTING:

- E. The initial vertical luminance at 6-foot above grade, along the south and west property lines shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.
- F. Outdoor lighting shall be setback a minimum of 50 feet from the west property line.
- G. Building-mounted lighting shall not exceed twelve (12) feet in height, measured from the finished grade to fixture lens.

- H. Pole-mounted lighting shall be limited to sixteen (16) feet in height. Pole-mounted lighting shall be measured from finished grade at the base of the light standard to fixture lens.
- I. Except for security lighting, no lighting shall be allowed on the west side of the Pad B building.

DRB Stipulations

- 9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line.
- 10. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
 - e. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
 - f. All luminaires shall be recessed or shielded so the light source is not directly visible from property line.
 - g. No lighting shall be permitted in the dedicated Scenic Corridor easements.

STREET DEDICATIONS:

Ordinance

- J. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - a. N 114TH STREET. Fifty-five (55) foot dedication, for a total fifty-five (55) foot wide west half-right-of-way width, with transition to thirty-five foot dedication on southern end of project.
 - b. E BERYL AVENUE. Twenty-five (25) foot dedication, for a total twenty-five (25) foot wide north half right of way width and fifty (50) radius foot cul de sac dedication at the east end terminus.

STREET INFRASTRUCTURE:

- 1. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.

- **3.** CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - a. N 114^{TH} STREET.
 - 1. Construct six-(6) foot-wide sidewalk separated from back of curb a minimum of four (4) feet from E Shea Boulevard to E Beryl Avenue.
 - 2. Install new streetlights in conformance with current City of Scottsdale standards for equipment; the number and spacing of streetlights to be approved by Transportation and Streets Department staff at the time of improvement plan review and approval.

b. E BERYL AVENUE.

- 1. Construct north half-street street improvements (curb, gutter, pavement, etc.) from approximately two hundred forty (240) feet west of N 114th Street to N 114th Street, matching existing cross-section to the west of these stated construction limits.
- 2. Construct residential cul de sac at the east end of E Beryl Avenue.

c. E SHEA BOULEVARD

- 1. Construct eight (8) foot wide multi-use trail along project frontage.
- 2. Construct eight (8) foot wide multi use path, separated a minimum of four (4) feet from back of curb, along project frontage.
- 3. Path and trail improvements shall be designed to accommodate an additional lane along E Shea Boulevard. Dedication of non-motorized vehicle easement shall be required for path improvement that extends beyond the limits of the existing right-of-way.

DRB Stipulations

11. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to reconstruct any non-ADA compliant curb ramps abutting project.

WATER AND WASTEWATER:

- K. COMMERICAL WATER AND SEWER. Each commercial parcel shall be directly serviced by public water and sewer systems to be provided and constructed by development project prior to or in conjunction with any parcel subdivisions.
- L. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- M. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

12. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

Ordinance

N. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one-foot wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to E. Shea Boulevard, N. 114th Street for the full length of the residential lot line, and along the commercial property except at approved driveway locations.

DRB Stipulations

- 13. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A Scenic Corridor Easement in accordance with the stipulations of 8-ZN-2020.
 - c. 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.
 - d. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - e. A minimum twenty-four foot wide Emergency and Services Access Easement to contain refuse route through project site to service and include shared refuse enclosure.
- 14. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following private easements on a final plat or map of dedication:
 - A shared refuse private easement, to parcels benefitting from proposed shared refuse enclosure, containing shared refuse enclosure, with notes defining rights to access, refuse fee and maintenance responsibilities.
 - b. A private cross access easement, benefitting all project parcels, to contain all project driveways and drive aisles, with notes defining maintenance responsibilities.

Stipulations for the Development Review Board Application: Hawkins - CSOK

Case Number: 8-PP-2020

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

APPLICABLE DOCUMENTS AND PLANS:

- 1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the civil construction documents and plat shall substantially conform to the following documents:
 - a. The Preliminary Plat submitted by 3 Engineering, with a city staff date of 4/28/2022.
 - b. The Amended Development Standards as approved in case 8-ZN-2020.
 - c. The conceptual landscape plan submitted by Design Ethic, with a city staff date of 1/12/2022.
 - d. Case Drainage Report for 114th & Shea Retail; submitted by 3 Engineering, accepted on 6/14/2022.
 - e. The water and sewer basis of design report submitted by 3 Engineering and accepted with comments, needing to be addressed within project construction plans, by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 8-ZN-2020.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

SUBDIVISION PLAT REQUIREMENTS

SUBDIVISION DESIGN:

Ordinance

C. COMMERCIAL REFUSE. Each commercial parcel shall have its own refuse enclosure per city standards, or have an agreement in place for shared refuse, subject to approval by the City Development Engineering Manager or designee.

STREET DEDICATIONS:

Ordinance

- D. RIGHT-OF-WAY DEDICATIONS. Prior to issuance of any permit for the development project, the property owner shall make the following fee-simple right-of-way dedications to the City of Scottsdale:
 - i. N 114TH STREET. Fifty-five (55) foot dedication, for a total fifty-five (55) foot wide west half-right-of-way width, with transition to thirty-five-foot dedication on southern end of project.
 - ii. E BERYL AVENUE. Twenty-five (25) foot dedication, for a total twenty-five (25) foot wide north half right of way width and fifty (50) radius foot cul de sac dedication at the east end terminus.

EASEMENT DEDICATIONS:

Ordinance

E. VEHICLE NON-ACCESS EASEMENT. Prior to issuance of any permit for the development project, the property owner shall dedicate a one-foot-wide Vehicular Non-Access Easement to the City of Scottsdale adjacent to E. Shea Boulevard, N. 114th Street for the full length of the residential lot line, and along the commercial property except at approved driveway locations.

DRB Stipulations

- 2. Prior to the issuance of a permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final subdivision plat:
 - a. A sight distance easement to the City of Scottsdale on the final subdivision plat where a sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM cross on to the property.
 - b. A Scenic Corridor Easement in accordance with the stipulations of 8-ZN-2020.
 - c. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to private property.
 - d. A minimum twenty (20) foot wide Water & Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.
 - e. A minimum twenty-four-foot-wide Emergency and Services Access Easement to contain refuse route through project site to service and include shared refuse enclosure.
- 3. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following private easements on a final plat or map of dedication:
 - a. A shared refuse private easement, to parcels benefitting from proposed shared refuse enclosure, containing shared refuse enclosure, with notes defining rights to access, refuse fee and maintenance responsibilities.
 - b. A private cross access easement, benefitting all project parcels, to contain all project driveways and drive aisles, with notes defining maintenance responsibilities.

INFRASTURCTURE AND IMPROVEMENT REQUIREMENTS

LANDSCAPE DESIGN:

Ordinance

F. Prior to the issuance of permit, the owner shall submit landscape construction documents that require the utilization of the City of Scottsdale's Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).

DRB Stipulations

4. Prior to the issuance of a permit, the owner shall submit landscape construction documents that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

STREETS AND RELATED INFRASTUCTURE IMPROVEMENTS:

Ordinance

- G. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Scottsdale Revised Code and these stipulations.
- H. STANDARDS OF IMPROVEMENTS. All improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Scottsdale Supplements to the Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, the Design Standards and Policies Manual (DSPM), and all other applicable city codes and policies.
- I. CIRCULATION IMPROVEMENTS. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to construct the following improvements:
 - i. N 114TH STREET.
 - a. Construct six-(6) foot-wide sidewalk separated from back of curb a minimum of four (4) feet from E Shea Boulevard to E Beryl Avenue.
 - Install new streetlights in conformance with current City of Scottsdale standards for equipment; the number and spacing of streetlights to be approved by Transportation and Streets Department staff at the time of improvement plan review and approval.
 - ii. E BERYL AVENUE.
 - a. Construct north half-street street improvements (curb, gutter, pavement, etc.) from approximately two hundred forty (240) feet west of N 114th Street to N 114th Street, matching existing cross-section to the west of these stated construction limits.
 - b. Construct residential cul de sac at the east end of E Beryl Avenue.

iii. E SHEA BOULEVARD

a. Construct eight (8) foot wide multi-use trail along project frontage.

- b. Construct eight (8) foot wide multi use path/sidewalk, separated a minimum of four (4) feet from back of curb, along project frontage.
- c. Path and trail improvements shall be designed to accommodate an additional lane along E Shea Boulevard. Dedication of non-motorized public access easement shall be required for path improvement that extends beyond the limits of the existing right-of-way.

DRB Stipulations

5. Prior to issuance of any permit for the development project, the property owner shall submit and obtain approval of construction documents to reconstruct any non-ADA compliant curb ramps abutting project.

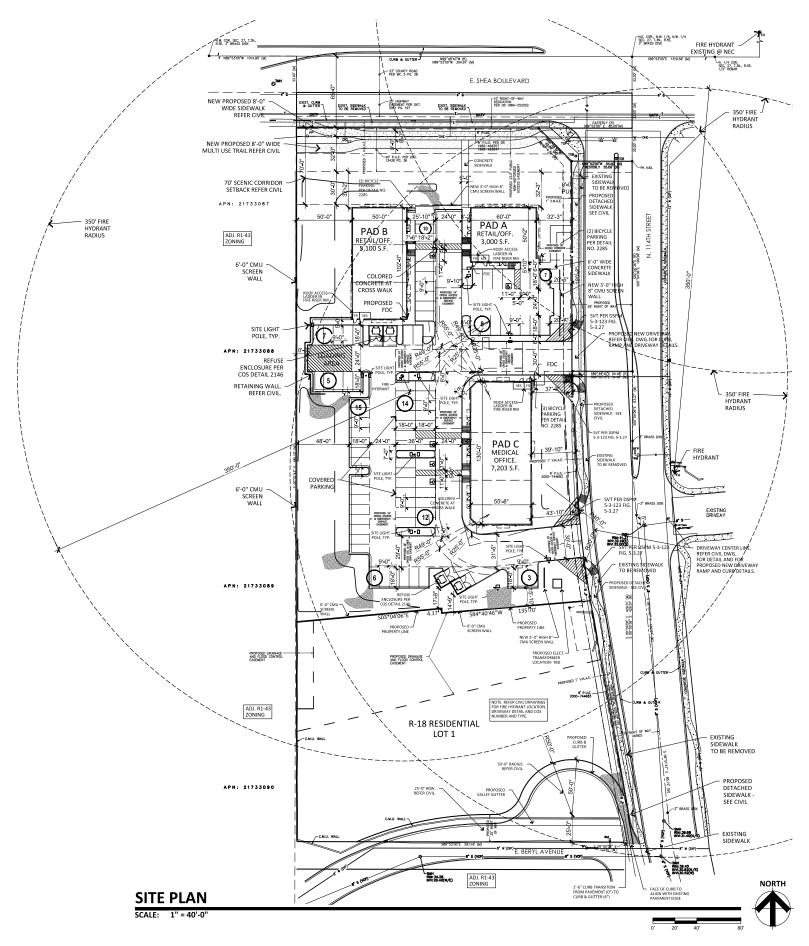
DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

6. Submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager, or designee.

WATER AND WASTEWATER STIPULATIONS:

- J. COMMERICAL WATER AND SEWER. Each commercial parcel shall be directly serviced by public water and sewer systems to be provided and constructed by development project prior to or in conjunction with any parcel subdivisions.
- K. WATER AND WASTEWATER IMPROVEMENTS. The property owner shall provide all water and wastewater infrastructure improvements, including any new service lines, connection, fire-hydrants, and manholes, necessary to serve the development.
- L. FIRE HYDRANT. The property owner shall provide fire hydrant(s) and related water infrastructure adjacent to lot, in the locations determined by the Fire Department Chief, or designee.



114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-31-2022 (PRELIMINARY)

PROJECT DIRECTORY

ARCHITECT: RKAA 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

SITE DATA

| SITE DATA | |
|---|---|
| PROPOSED SITE AREA: MAX.BUILDING HEIGHT: | 217-33-034G, 034F, 034M & 034K C-0 AND R1-18 L (PAD A & B), SR (PAD C) AND R-18 3.8077 ACRES (165,864.90 S.F.) |
| C-1 ZONING: SR ZONING: PROPOSED BUILDING HEIGHT: | 24'-0" MAX. 18'-0" MAX. |
| C-1 ZONING: SR ZONING: | 24'-0" MAX. 18'-0" MAX. |
| PROPOSED USE: | RETAIL / MED. OFFICE / OFFICE |
| BUILDING AREA: PAD A: RETAIL / OFFICE/MEDICAL PAD B: RETAIL / OFFICE/MEDICAL PAD C: MEDICAL OFFICE | 3,000 S.F. 5,100 S.F. 7,203 S.F. |
| TOTAL BUILDING AREA: | 15,303 S.F. |
| PARKING REQUIRED: PAD A: RETAIL-OFFICE / 250 S.F. PAD B: RETAIL-OFFICE / 250 S.F. PAD C: MEDICAL OFFICE / 250 S.F. | 12 SPACES 21 SPACES 29 SPACES |
| PARKING PROVIDED: PAD A: RETAIL-OFFICE PAD B: RETAIL-OFFICE . PAD C: MEDICAL OFFICE / 250 S.F. | 15 SPACES 22 SPACES 50 SPACES |
| TOTAL PARKING REQUIRED: COVERED PARKING PROVIDED: | 62 SPACES 14 SPACES |
| TOTAL PARKING PROVIDED: | 87 SPACES |
| ACCESSIBLE PARKING REQUIRED: 4 ACCESSIBLE PARKING PROVIDED: | 9% 04 SPACES 05 SPACES |
| BICYCLE SPACES REQUIRED: BICYCLE SPACES PROVIDED: | 07 SPACES 07 SPACES |
| | |

PROPOSED LOT -A AREA: 2.5469 ACRES (110,953.31 S.F.) PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.) PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

F.A.R. PROVIDE: PARCEL A (ZONING-C1)







37-DR-2020

4/28/2022

THE SOUTH 428.10 FEET OF THE NORTH 714.10 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA; EXCEPT THE WEST 25 FEET THEREOF, AND ALSO EXCEPT THEREFORM THE FOLLOWING DESCRIBED LAND AS DESCRIBED AS PARCEL A AND PARCEL B:

BASE AND MERIDIAN, MARICOPA COUNTY, ARICUMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE MORTHWEST QUARTER OF SECTION 27, FROM WHICH THE NORTHWEST GOVERNORS TO THE NORTHWEST CORNER OF THE NORTHWEST GOVERNORS WEST GRASS OF CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 266.00 FEET TO THE TUBE POINT OF BEGINNING THE ACCOUNT OF THE NORTHWEST QUARTER OF SAID SECTION 27, A DISTANCE OF 268.00 FEET TO THE TUBE POINT OF BEGINNING OF A TANCENT CURVE, CONCAVE TO THE NORTHWEST GOVERNORS WITH THE CONTROL OF THE SECTION 27, A DISTANCE OF 268.00 FEET TO THE THE BEGINNING OF A TANCENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES SO MINUTES AS ECONOS WEST, A DISTANCE OF 268.00 FEET TO THE BEGINNING OF A TANCENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES SO MINUTES AND THE ARC OF SAID TELL OF OR DEGREES 56 THE WORTH OF THE ACCOUNT OF SAID TELL OF THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE DEGREES SO MINUTES AS THE CENTER OF WHICH BEARS NORTH 80 DEGREES SO MINUTES AS THE CONCAVE TO THE DEGREES SO MINUTES AS THE CONCAVE TO THE ACCOUNT OF WHICH BEARS NORTH 80 DEGREES SO MINUTES AS THE CONCAVE TO THE DEGREES SO MINUTES AS THE CONCAVE TO THE ACCOUNT OF WHICH BEARS NORTH 80 DEGREES SO MINUTES AS SOUND SEAST, A DISTANCE OF 2881.50 FEET THE NORTHELESS. THE CENTER SOUND SEAST, A DISTANCE OF SAID CURVE, THROUGH A CENTRAL ANGLE OF OO DEGREES SO MINUTES AS SECONDS EAST, A DISTANCE OF 54.48 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B: THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST OUARTER OF SAID SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 EARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 1319.57 FEET (R), 1319.59 FEET (M) THENCE SOUTH OD DEGREES ON MINUTES AS ESCONDS BAST, ALONG THE BAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE

THENCE NORTH 89 DEGREES 30 MINUTES 36 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET TO THE TRUE PROBLEM OF THE NORTH SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECONDS WEST (M), ALONG A LINE PARALLEL WITH AND 715.01 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 8.12 FEET; THENCE NORTH 09 DEGREES 51 MINUTES 36 SECONDS WEST, A DISTANCE OF 179.63 FEET (M); THENCE SOUTH 80 DEGREES 80 MINUTES 48 SECONDS WEST (R), NORTH 80 DEGREES 90 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 08 MINUTES 14 SECONDS WEST (R), NORTH 90 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 90 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 90 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 14 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 15 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 15 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 15 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 90 DEGREES 50 MINUTES 16 SECONDS WEST, A DISTANCE OF 7.05 FEET (R), NORTH 80 DEGREES 50 MINUTES 16 SECONDS WEST, A DISTANCE OF 7.06 FEET (R), NORTH 80 DEGREES 50 MINUTES 16 SECONDS WEST, A DISTANCE OF 7.06 FEET (R), THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 7.07 FEET (R), THE BEGINNING OF A COMPOUND CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 56 MINUTES 15 SECONDS WEST, A DISTANCE OF 819.00 FEET; THENCE NORTHEATLY ALONG THE ARCO F SAID CURVE, THOUGH A CENTRAL ANGLE OF 2987.97 FEET; THENCE NORTHEATLY ALONG THE ARCO F SAID CURVE, THOUGH A CENTRAL ANGLE OF 2987.97 FEET; THENCE NORTHEATLY ALONG THE ARCO F SAID CURVE, THOUGH A CENTRAL ANGLE OF 2987.97 F FEET.
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 56
MINUTES 17 SECONDS (RBM), A DISTANCE OF 98.21 FEET (R), 99.17 (M);
THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46
SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:
THE NORTH 286 FEET OF THE NORTHWIST QUARTER OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;
EXCEPT THE WEST 25 FEET THEREOF; AND
EXCEPT THAT PORTION CONVEYED TO THE CITY OF SCOTTSDALE IN DEED RECORDED IN 88-469357,
OFFICIAL RECORDS, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER ALSO BEING THE MONUMENT LINE INTERSECTION OF SHEA BOULEVARD AND 114TH STREET; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 27, SAID POINT BEING THE POINT OF BECINNING; THENCE CONTINUE SOUTHERLY ALONG SAID MONUMENT LINE OF 114TH STREET TO A POINT ON A LINE LYING 95.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27.

SECTION 2;
THENCE WESTERLY ALONG SAID LINE TO A POINT ON A LINE LYING 55.00 FEET WEST OF AND
PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE DEFLECTING 45 DECREES OO MINUTES OO SECONDS TO THE RIGHT FROM PREVIOUS COURSE, 42.4
FEET, MORE OR LESS, TO A POINT ON AFOREMENTIONED LINE LYING 65.00 FEET SOUTH OF AND
PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27;
THENCE EASTERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL NO.3:
THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: NORTHWEST OUARTER CAST HALD TO THOUSAND AND THE ROTT HOUSAND TO THE BASE AND MERDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, SAID POINT BEING THE NORTHEAST CORNER OF THE NORTHWEST GUARTER OF SAID SECTION 27, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 27 BEARS NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST (BASIS OF BEARING), A DISTANCE OF 139.57 FEET (R), 139.59 FEET (M).

THENCE SOUTH OO DEGREES ON MINUTES 40 SECONDS SEST, ADDISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING.

FOR THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING.

FOR THE NORTHWEST QUARTER OF SECTION 27, A DISTANCE OF 715.01 FEET TO THE TRUE POINT OF BEGINNING.

FOR SECTION 27, A DISTANCE OF 8.12 FEET;

THENCE NORTH 09 DEGREES 51 MINUTES 30 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES OMINUTES 40 SECONDS WEST (R), NORTH 89 DEGREES 47 MINUTES 50 SECTION 27, A DISTANCE OF 715.01 FEET TO THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 715.01 FEET MINUTES 50 SECONDS WEST (R), NORTH 80 DEGREES 47 MINUTES 40 SECONDS WEST (R), NORTH 80 DEGREES 47 MINUTES 40 SECONDS WEST, A DISTANCE OF 179.54 (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 09 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST (R), NORTH 80 DEGREES 50 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 7.04 FEET (M), TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS NORTH 80 DEGREES 31 MINUTES 50 SECONDS SEST (M), A DISTANCE OF 295.

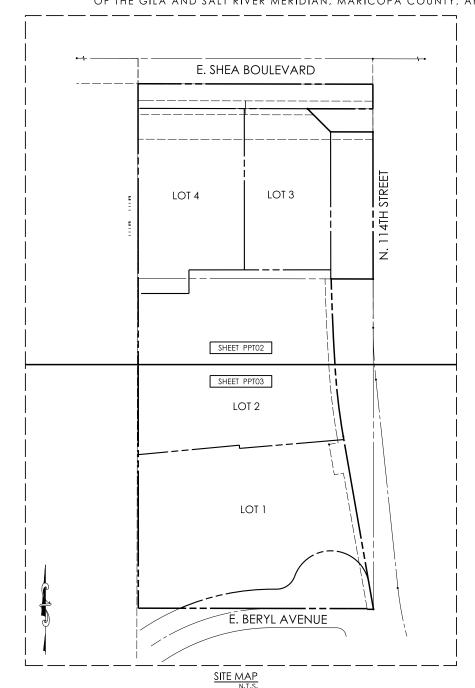
FEET.
THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 56
MINUTES 17 SECONDS (RAM), A DISTANCE OF 98.21 FEET (R), 99.17 (W);
THENCE SOUTH 09 DEGREES 51 MINUTES 36 SECONDS EAST (R), SOUTH 09 DEGREES 50 MINUTES 46
SECONDS EAST (M), A DISTANCE OF 228.00 FEET TO THE TRUE POINT OF BEGINNING.

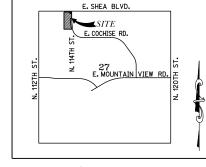
PRELIMINARY PLAT

114TH & SHEA RETAIL

SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA





VICINITY MAP

EXISTING ZONING: C-O AND R1-18

PROPOSED ZONING: R-18 (LOT 1), SR (LOT 2), C1 (LOT 3), C1 (LOT 4)

PROPOSED SITE AREA: 3.715 ACRES (161,865 SF)

| | LOT TABLE | | | | | |
|---|-----------|--------------|-----------------|--|--|--|
| | LOT# | AREA (SF) | AREA (ACRES) | | | |
| 1 | | 50,962 | 1.170 | | | |
| | 2 | 56,947 | 1.307 | | | |
| | 3 | 23,008 | 0.528 | | | |
| | 4 | 30.948 | 0.710 | | | |

| INDEX OF SHEETS | | |
|-----------------------|------------------|--|
| SHEET NO. DESCRIPTION | | |
| PPT01 | COVER SHEET | |
| PPT02 - PPT03 | PRELIMINARY PLAT | |

CLIENT/DEVELOPER:

HAWKINS COMPANIES LLC 4700 S. MCCLINTOCK DR. #160 TEMPE, ARIZONA 85282

CONTACT: MARK MITCHELL PHONE: (480) 223-8239 EMAIL: MMITCHELL@HCOLLC.COM

ENGINEER:

3 ENGINEERING 6370 E. THOMAS ROAD, SUITE #200 SCOTTSDALE, ARIZONA 85251

85259

EA RETAIL SCOTTSDALE, AZ

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114TH ST.

SWC

46857 DANIEL G. MANN 2,4/21/22

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6370 E. THOMAS ROAD SUITE # 200

SCOTTSDALE, ARKONA 852 PHONE: [602] 334-438

PPT01 1 of 3

PLAT

PRELIMINARY

CONTACT: DANIEL G. MANN, P.E. PHONE: (602) 334-4387 EMAIL: DAN@3ENGINEERING.COM

ASSESSORS PARCEL NUMBERS:

PORTIONS OF APN 217-33-034G, 034F, 034M, 034K, & 034N.

3" BRASS DISK, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD'88) CITY OF SCOTTSDALE DATUM

IHEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.



3/9/22 DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS N89*53'00"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:

| | | | | • | | |
|---------------------|--------------|------------------|--------|------------------|-----------|----------------------|
| COMMUNITY NUMBER | PANEL NUMBER | PANEL DATE | SUFFIX | FIRM DATE | FIRM ZONE | BASE FLOOD ELEVATION |
| 045012 | 1780 | OCTOBER 16, 2013 | L | OCTOBER 16, 2013 | х | N/A |

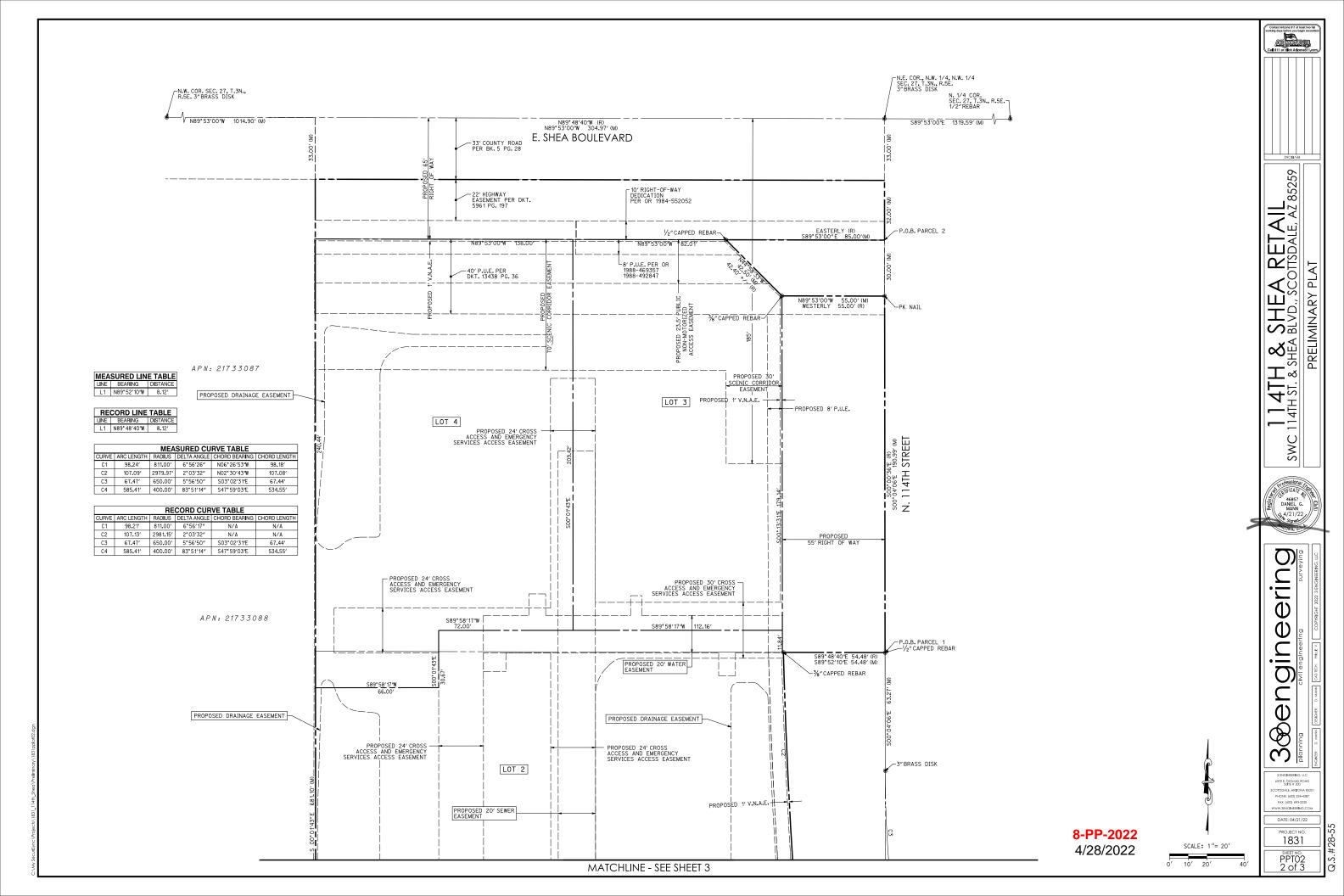
ENGINEER'S CERTIFICATION:

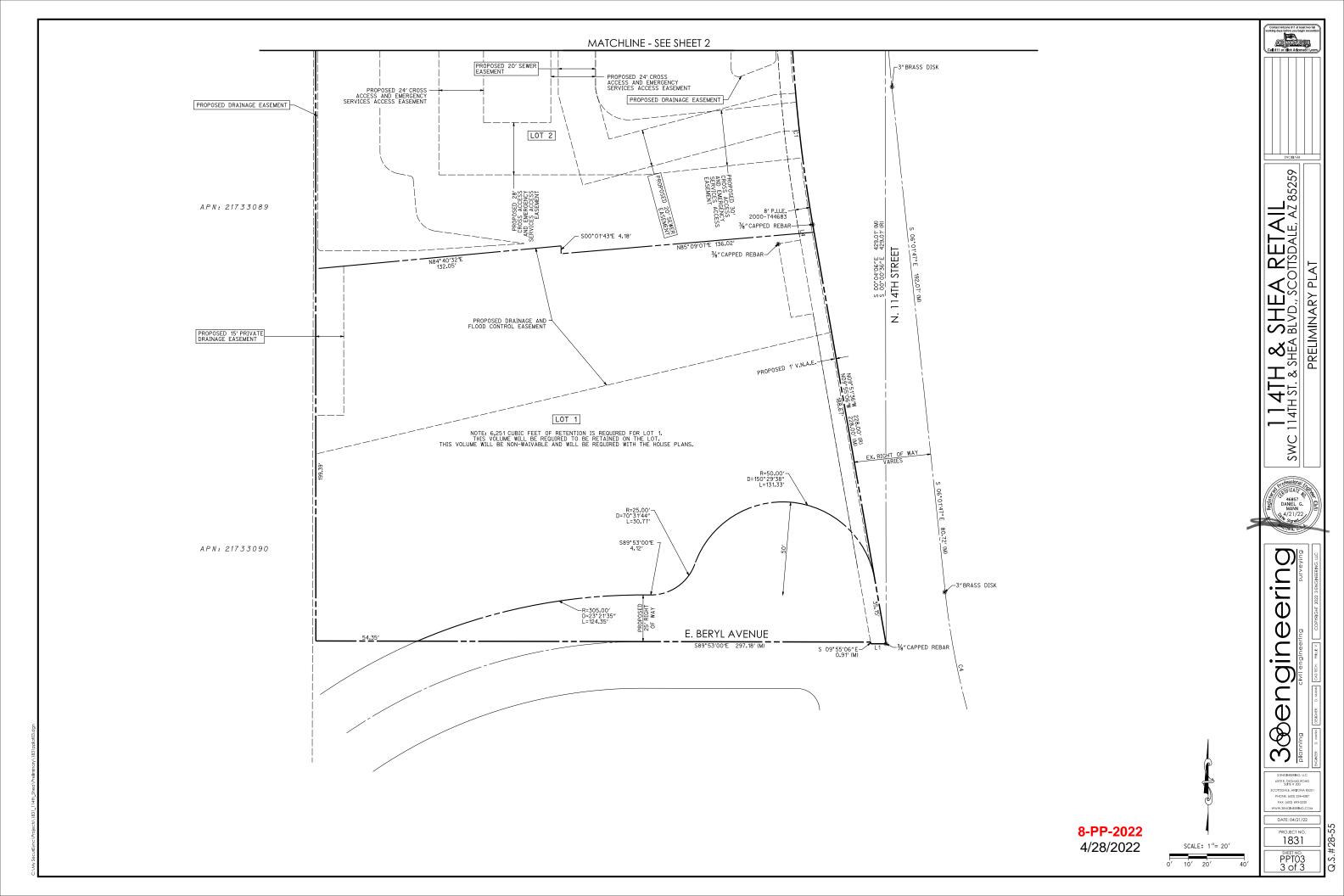
THE LOWEST FINISH FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

ATTACHMENT #8

8-PP-2022 4/28/2022

FAX: (602) 490-3230 DATE: 04/21/22 1831





GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION:

- 1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS
 GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA
 ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS
 AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS
 AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE
 STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF
 THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL
 GOVERN.
- 2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL OF ENGINEERING DESIGNS; THEREFORE IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- 3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED WITHIN THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR RE-APPROVAL.
- 4. A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE, NOTIFY INSPECTION SERVICES 72 HOURS BEFORE BEGINNING
- 5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMITS ARE REQUIRED FOR ALL WORKS WITHIN THE RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

WEIGHTED C CALCULATIONS DRA**I**NAGE AREA A AREA OF IMPERVIOUS = 20,210 SF AREA OF PERVIOUS = 24,346 SF /(20,210 X 0.95) + (24,346 X 0.45) WEIGHTED C WEIGHTED C = 0.68 DRAINAGE AREA B REA OF IMPERVIOUS = 35.146 SF AREA OF PERVIOUS = 18,913 SF /_(35,146 X 0.95) + (18,913 X 0.45) WEIGHTED C = 54,059 WEIGHTED C = 0.78 DRAINAGE AREA C AREA OF IMPERVIOUS = 7.237 SF AREA OF PERVIOUS = 5,102 SF (7,237 X 0.95) + (5,102 X 0.45) WEIGHTED C = 12,339 WEIGHTED C = 0.74

| RETENTION CALCULATIONS |
|--|
| RETENTION CALCULATIONS |
| 100-YEAR 2-HOUR STORM EVENT |
| DRAINAGE AREA A |
| C = 0.68 |
| P = 2.30 IN |
| AREA = 44,556 SF |
| $(0.68) \left(\frac{2.30}{12}\right) (44,556) = \boxed{5,780 \text{ CF REOUIRED}}$ DRAINAGE AREA B $\boxed{6,234 \text{ CF PROVIDED}}$ |
| DRAINAGE AREA B 6,234 CF PROVIDED |
| C = 0.78 |
| P = 2.30 IN |
| AREA = 54,059 SF |
| $(0.78) \left(\frac{2.30}{12}\right) (54,059) = 8,031 \text{ CF REQUIRED}$ |
| 10,110 CF PROVIDED |
| DRAINAGE AREA C |
| C = 0.74 |
| P = 2.30 IN AREA = 12.339 SF |
| |
| (0.74) $\left(\frac{2.30}{12}\right)$ $(12,339) = \begin{bmatrix} 1,758 \text{ CF REQUIRED} \end{bmatrix}$ |
| 2,050 CF PROVIDED |
| DRAINAGE AREA D |
| C = 0.64 (R1-18 ZONING) |
| P = 2.30 IN |
| AREA = 50,962 SF |
| $(0.64) \left(\frac{2.30}{12}\right) (50,962) = 6,251 \text{ CF REQUIRED}$ |
| * |
| *NOTE: 6,251 CUBIC FEET OF RETENTION IS REQUIRED |
| FOR LOT 1. THIS VOLUME WILL BE REQUIRED TO BE RETAINED ON THE LOT. |
| THIS VOLUME WILL BE NON-WAIVABLE AND WILL BE REQUIRED WITH THE HOUSE PLANS. |

| UTILITY | UTILITY COMPANY | NAME OF COMPANY REPRESENTATIVE | TELEPHONE NUMBER | DATE SIGNED |
|-------------|--------------------|-----------------------------------|---------------------|----------------|
| ELECTRIC | APS | | | |
| TELEPHONE | CENTURY LINK | | | |
| NATURAL GAS | SOUTHWEST GAS | | | |
| CABLE TV | COX COMMUNICATIONS | | | |
| OTHER | A.T.&T. | | | |
| OTHER | | | | |

ENGINEER'S CERTIFICATION

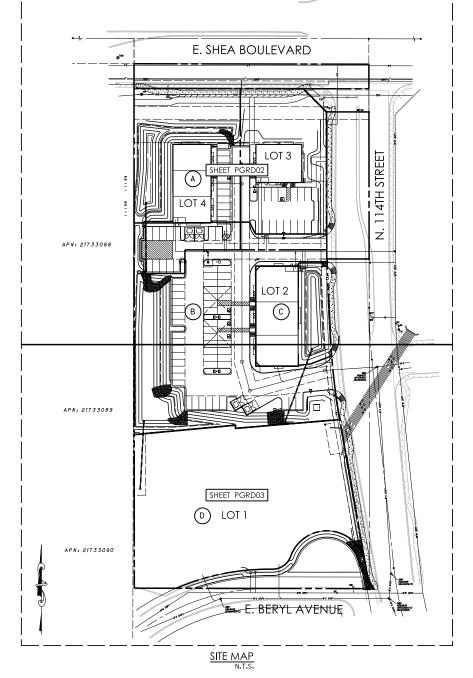
I <u>DANIEL G. MANN</u>, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION 'NO CONFLICT' FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

| SIGNATURE | DATE |
|-----------|------|

PRELIMINARY GRADING & DRAINAGE PLAN FOR 4TH & SHEA RETA

SWC 114TH ST. & SHEA BLVD., SCOTTSDALE, AZ 85259

LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



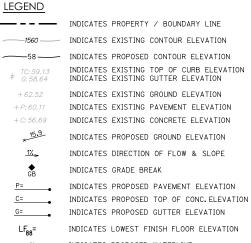
| INDEX OF SHEETS | | | | | |
|-----------------------|---|--|--|--|--|
| | INDEX OF SHEETS | | | | |
| SHEET NO. DESCRIPTION | | | | | |
| PGRD01 | COVER SHEET - PRELIMINARY GRADING & DRAINAGE PLAN | | | | |
| PGRD02 | PRELIMINARY GRADING & DRAINAGE PLAN | | | | |
| PGRD03 | PRELIMINARY GRADING & DRAINAGE PLAN | | | | |

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

| | TEOGETH WELL WITH THE TEORET W | | | | | |
|---------------------|--|------------------|--------|------------------|-----------|----------------------|
| COMMUNITY NUMBER | PANEL NUMBER | PANEL DATE | SUFFIX | FIRM DATE | FIRM ZONE | BASE FLOOD ELEVATION |
| 045012 | 1780 | OCTOBER 16, 2013 | L | OCTOBER 16, 2013 | x | N/A |

ENGINEER'S CERTIFICATION:

THE LOWEST FINISH FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.



INDICATES PROPOSED WATERLINE INDICATES PROPOSED SEWERLINE INDICATES PROPOSED METER INDICATES PROPOSED SEWER CLEANOUT INDICATES PROPOSED CATCH BASIN INDICATES PROPOSED STORM DRAIN PIPE 0 INDICATES PROPOSED STORM DRAIN MANHOLE INDICATES PROPOSED FIRE HYDRANT FH 🖎 INDICATES EXISTING FIRE HYDRANT -- 24" SD--INDICATES EXISTING STORM DRAIN PIPE INDICATES EXISTING SEWER LINE & SIZE

−12"W (ACP)—• WV INDICATES EXISTING WATER LINE, VALVE & SIZE INDICATES EXISTING BURIED ELECTRIC CONDUIT INDICATES EXISTING GAS LINE -OHF-INDICATES EXISTING OVERHEAD ELECTRIC

INDICATES EXISTING POWER POLE x^{LP} INDICATES EXISTING LIGHT POLE

INDICATES EXISTING ELECTRIC TRANSFORMER $ET \boxtimes$ EB o INDICATES EXISTING ELECTRIC BOX INDICATES EXISTING WATER METER $WM \Box$

INDICATES EXISTING BACKFLOW PREVENTER VALVE **ATTACHMENT #9**

E. SHEA BLVD. E. COCHISE RD. 27 E. MOUNTAIN VIEW RD. ±

VICINITY MAP

PROJECT SCOPE:

THE SCOPE OF THIS PROJECT IS A NEW RETAIL DEVELOPEMENT, UTILITY IMPROVEMENTS AND LANDSCAPE.

CLIENT:

HAWKINS COMPANIES LLC 4700 S. MCCLINTOCK DR. #160 TEMPE, ARIZONA 85282

ENGINEER:

3 ENGINEERING 6370 E. THOMAS ROAD, SUITE #200 SCOTTSDALE, ARIZONA 85251

CONTACT: MARK MITCHELL PHONE: (480) 223-8239 EMAIL: MMITCHELL@HCOLLC.COM

CONTACT: DANIEL G. MANN, P.E. PHONE: (602) 334-4387 EMAIL: DAN@3ENGINEERING.COM

ASSESSORS PARCEL NUMBERS:

PORTIONS OF APN 217-33-034G, 034F, 034M, 034K, & 034N.

BENCHMARK:

3"BRASS DISK, LOCATED AT THE INTERSECTION OF SHEA BOULEVARD & 114TH STREET.

ELEVATION = 1444.23 (NAVD'88) CITY OF SCOTTSDALE DATUM

IHEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

ENGINEER

4/21/2022 DATE

BASIS OF BEARING

THE BASIS OF BEARING IS THE CENTERLINE OF EAST SHEA BOULEVARD, ALSO BEING THE NORTHERN SECTION LINE OF SECTION 27, TOWNSHIP 3 NORTH, RANGE 5 EAST, WHICH BEARS N89*53'00"W PER GPS COORDINATE OBSERVATIONS ARIZONA STATE PLANE, CENTRAL ZONE NAD83.

ENGINEER'S STATEMENT:

THE ENGINEER OF RECORD ON THESE PLANS HAS RECEIVED A COPY OF THE APPROVED STIPULATIONS FOR THIS PROJECT AND HAS DESIGNED THESE PLANS IN CONFORMANCE WITH THE APPROVED STIPULATIONS

AS-BUILT CERTIFICATION:

HEREBY CERTIFY THAT THE RECORD DRAWING MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR

DATE

REGISTRATION NUMBER

CIVIL APPROVAL REVIEW & RECOMMENDED APPROVAL BY: PAVING TRAFFIC G & D PL ANNING W & S FIRE RET. WALLS ENGINEERING COORDINATION MGR. (OR DESIGNEE)

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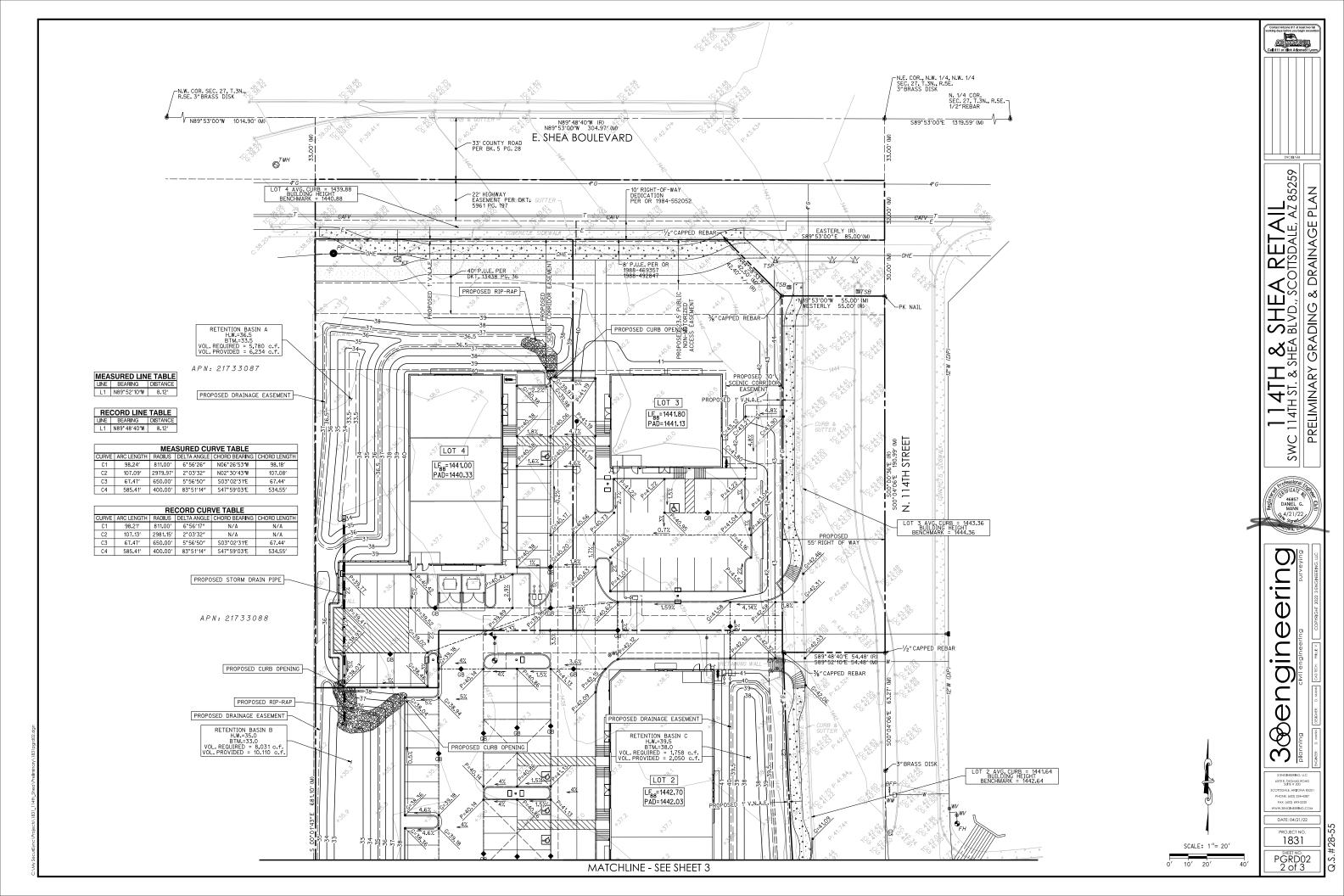
GRADING

PRELIMINARY

Š 6370 E. THOMAS ROAI SUITE # 200 COTTSDALE, AREONA 85 PHONE: (602) 334-438

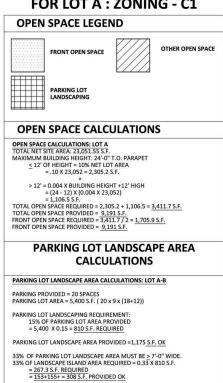
> DATE: 04/21/22 1831

PGRD01 1 of 3

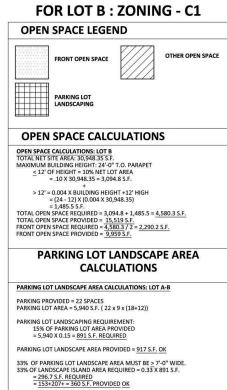




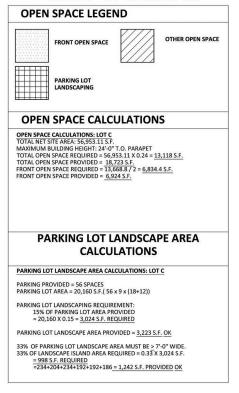
OPEN SPACE CALCULATION FOR LOT A: ZONING - C1

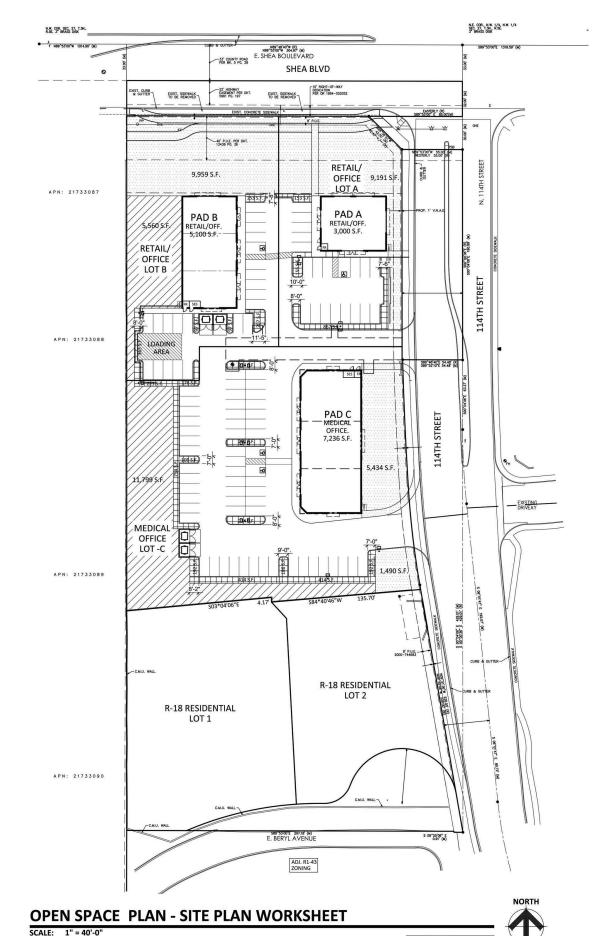


OPEN SPACE CALCULATION



OPEN SPACE CALCULATION FOR LOT C: ZONING SR





SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259











114TH AND SHEA RETAIL

DATE: 10-08-2020 (PRELIMINARY)

SITE DATA

PAD B: RETAIL-OFFICE

PAD C: MEDICAL OFFICE / 250 S.F.

TOTAL PARKING REQUIRED:

PARCEL NUMBER: 217-33-034G, 034F, 034M & 034K **EXISTING ZONING:** C-0 AND R1-18 PROPOSED ZONING: C1 (PAD A & B), SR (PAD C) AND R-18 PROPOSED SITE AREA: 3.8077 ACRES (165,864.90 S.F.) MAX BUILDING HEIGHT: 24'-0" MAX. C-1 ZONING SR ZONING 18'-0" MAX. PROPOSED BUILDING HEIGHT: C-1 ZONING: 24'-0" MAX. **SR ZONING** 18'-0" MAX. PROPOSED USE: RETAIL / MED. OFFICE / OFFICE **BUILDING AREA:** PAD A: RETAIL / OFFICE/MEDICAL 3,000 S.F. PAD B: RETAIL / OFFICE/MEDICAL 5,100 S.F. PAD C: MEDICAL OFFICE 7.236 S.F. TOTAL BUILDING AREA: 15,336 S.F. PARKING REQUIRED: PAD A: RETAIL-OFFICE / 250 S.F. 12 SPACES 21 SPACES PAD B: RETAIL-OFFICE / 250 S.F. 29 SPACES PAD C: MEDICAL OFFICE / 250 S.F. PARKING PROVIDED: PAD A: RETAIL-OFFICE 20 SPACES

98 SPACES TOTAL PARKING PROVIDED: 04 SPACES ACCESSIBLE PARKING REQUIRED: 4% 04 SPACES ACCESSIBLE PARKING PROVIDED: 07 SPACES **BICYCLE SPACES REQUIRED: 07 SPACES**

22 SPACES

56 SPACES

62 SPACES

PROPOSED LOT A AREA: 0.5291 ACRES (23,051.55 S.F.) PROPOSED LOT B AREA: 0.7104 ACRES (30,948.65 S.F.) PROPOSED LOT -C AREA: 1.3074 ACRES (56,953.11 S.F.) PROPOSED LOT 1 AREA: 0.6795 ACRES (29,599.48 S.F.) PROPOSED LOT 2 AREA: 0.5811 ACRES (25,312.58 S.F.)

MAX. F.A.R.: C-1 ZONING SEC. 5.1304.A. 0.80 F.A.R. PROVIDE: PARCEL A (ZONING-C1) 0.130 F.A.R. PROVIDE: PARCEL B (ZONING-C1) 0.164 F.A.R. PROVIDE: PARCEL C (ZONING-SR) 0.127



VICINITY MAP

14TH STREET & SHEA

project consultants

HAWKINS COMPANIES LLC. 4700 S. MCCLINTOCK DR. #160 TEMPE , ARIZONA 85282 CONTACT: MARK MITCHELL PHONE: 480.223,8239 EMAIL:mmitchell@hcollc.com

3 ENGINEERING 6370 EAST THOMAS ROAD SCOTTSDALE , ARIZONA 85251 CONTACT: DANIEL MANN PHONE: 602.334.4387 EMAIL:dan@3engineering.com

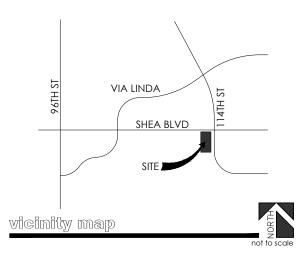
GN ETHIC, LLC EAST 6TH AVENUE ITSDALE, ARIZONA 85251 JECT CONTACT: BRANDON PAUL NE: 480.225.7077

EXISTING ZONING: PROPOSED ZONING: NET AREA(TOTAL PARCEL):

C-1 (PAD A & B), S-R (PAD C) AND R-18 3.8077 ACRES (165.864.90 S.F.)

sheet index

| SHEET | TITLE |
|-----------|---------------------|
| L.01 | COVER SHEET & NOTES |
| L.02-L.03 | PLANTING PLAN |



city of scottsdale notes:

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

LANDSCAPE PLAN **APPROVED** CITY OF SCOTTSDALE

CASE NUMBER

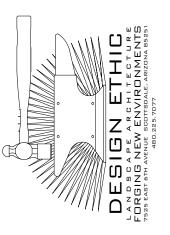
APPROVED BY

DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C OF O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED- FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

> 37-DR-2020 1/12/2022







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& NOTES \triangleleft S SHEET ∞४ \triangleleft SD 4

20-033

11.01.2021

JOB NO: DRAWN BY:

SUBMITTED:

DATE:

SFT:

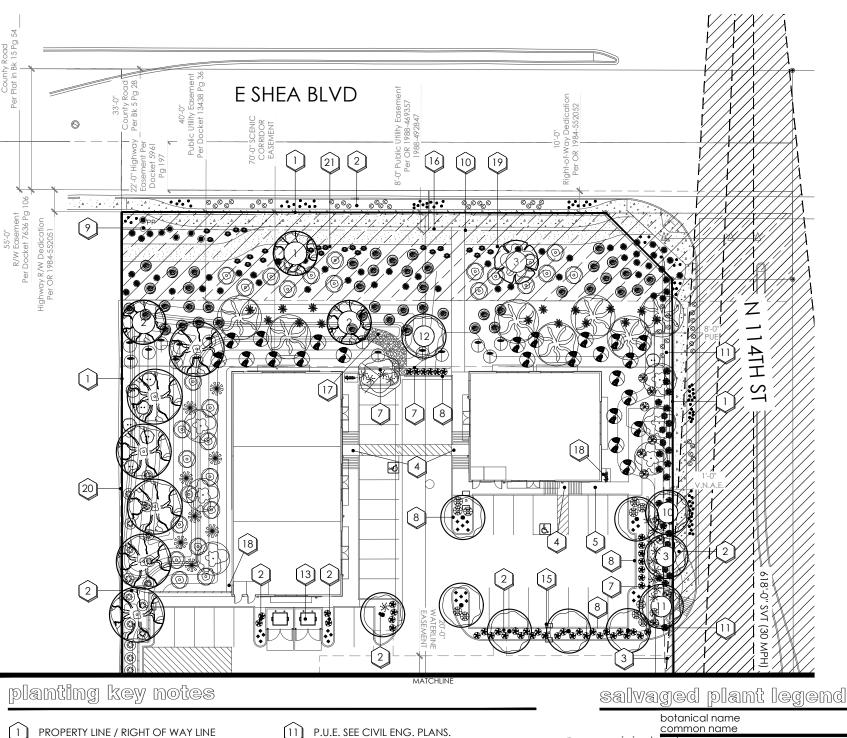
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SHEET

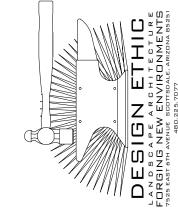
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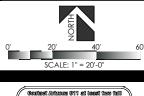
botanical name common name remain in place trees PARKINSONIA FLORIDUM BLUE PALO VERDE SIZE VARIES 1 SEE SALVAGE PLAN PROSOPIS CHILENSIS 'THORNLESS' SIZE VARIES 2 SEE SALVAGE PLAN THORNLESS CHILEAN MESQUITE salvaged trees CELTIS PALLIDA DESERT HACKBERRY SIZE VARIES 1 SEE SALVAGE PLAN groundcover PARKINSONIA FLORIDUM BLUE PALO VERDE SIZE VARIES 3 SEE SALVAGE PLAN

botanical name common name size trees PARKINSONIA FLORIDUM BLUE PALO VERDE 24" BOX (5 @ 1.0 GPH) PARKINSONIA PRAECOX PALO BREA (5 @ 1.0 GPH) PITHECELLOBIUM FLEXICAULE TEXAS EBONY 13 (5 @ 1.0 GPH) PROSOPIS SEEDLESS HYBRID 'AZTIM' 'AZTIM' SEEDLESS HYBRID MESQUITE (5 @ 1.0 GPH) 25 PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE (5 @ 1.0 GPH) BOUGAINVILLEA 'LA JOLLA LA JOLLA BOUGAINVILLEA (1 @ 1.0 GPH) BOUGAINVILLEA 'ROSENKA ROSENKA BOUGAINVILLEA (1 @ 1.0 GPH) CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER (1 @ 1.0 GPH) CORDIA PARVIFOLIA LITTLELEAF CORDIA (1 @ 1.0 GPH) ENCELIA FARINOSA BRITTLEBUSH (1 @ 1.0 GPH) LARREA TRIDENTATA CREOSOTE (1 @ 1.0 GPH) LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM (1 @ 1.0 GPH) SIMMONDSIA CHINENSIS JOJOBA (1 @ 1.0 GPH) (1 @ 1.0 GPH) ALOE BARBADENSIS ALOE VERA (1 @ 1.0 GPH) ALOE X. BLUE ELF BLUE ELF ALOE (1 @ 1.0 GPH) DASYLIRION WHEELERI DESERT SPOON (1 @ 1.0 GPH) EUPHORBIA RIGIDA GOPHER PLANT (1 @ 1.0 GPH) FOUQUIERIA SPLENDENS OCOTILLO (1 @ 1.0 GPH) **HESPERALOE PARVIFLORA** (1 @ 1.0 GPH) BRAKELIGHTS RED YUCCA HESPERALOE FUNIFERA GIANT HESPERALOE (1 @ 1.0 GPH) MUHLENBERGIA CAPILLARIS REGAL MIST (1 @ 1.0 GPH) MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS (1 @ 1.0 GPH) PORTULACARIA AFRA ELEPHANTS FOOD (1 @ 1.0 GPH) OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR (1 @ 1.0 GPH) YUCCA BACCATA BANANA YUCCA (1 @ 1.0 GPH) 5 GAL YUCCA PALLIDA
 PALE LEAF YUCCA 5 GAL (1 @ 1.0 GPH) AMBROSIA DELTOIDEA BURSAGE (1 @ 1.0 GPH) BAILEYA MULTIRADIATA DESERT MARIGOLD (1 @ 1.0 GPH) MYOPORUM PARVIFOLIUM MYOPORUM (1 @ 1.0 GPH)

plant legend











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PLANTING PLAN

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JOB NO: DATE: DRAWN BY: SUBMITTED:

20-033 11.01.2021

SHEET

L.03 of

OVER HEAD ELECTRIC LINE(O.H.E.). .

EXISTING POWER POLE.

CURB. SEE CIVIL ENG. PLANS.

5'-6" SIDEWALK.

DECOMPOSED GRANITE IN ALL PLANTING AREAS

SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES

EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

3'-0" HEIGHT SCREEN WALL. SEE SITE PLANS.

ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.

2

P.U.E. SEE CIVIL ENG. PLANS.

SITE LIGHTING. SEE ARCH. PLANS.

TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.

FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL

SITE LIGHTING. SEE SITE PLAN.

8'-0" WIDE SIDEWALK & 8'-0" WIDE MULTI USE PATH

RIP RAP. SEE CIVIL ENG. PLANS.

BICYCLE PARKING.

ADA PATH TO SHEA BLVD.

6'-0" HEIGHT CMU WALL

PLANTING DESIGN PER APS GUIDELINES

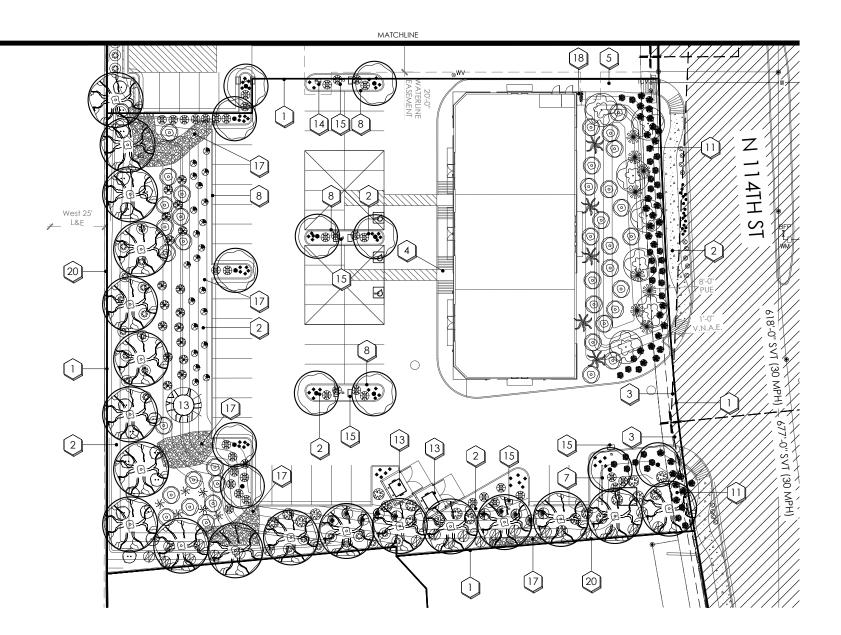
ANDSCAPE IN THIS AREA AS REQUIRED PER UTILITY COMPANY FOR AREAS WITHIN UTILITY EASEMENT

1/2" MADISON GOLD GRANITE MATCH EXISTING

inerts

(2)

1/2" MINUS



| | botanical name common name | size | qty |
|-----------|--------------------------------|-----------|-----------|
| remain in | place frees | | |
| | PARKINSONIA FLORIDUM | SIZE VARI | ES 1 |
| | BLUE PALO VERDE | SEE SALV | AGE PLAN |
| # | PROSOPIS CHILENSIS 'THORNLESS' | SIZE VARI | ES 2 |
| | THORNLESS CHILEAN MESQUITE | SEE SALV | AGE PLAN |
| salvaged | d trees | | |
| #) | CELTIS PALLIDA | SIZE VAR | RIES 1 |
| | DESERT HACKBERRY | SEE SAL\ | /AGE PLAN |
| | PARKINSONIA FLORIDUM | SIZE VAR | RIES 3 |
| | BLUE PALO VERDE | SEE SAL\ | /AGE PLAN |

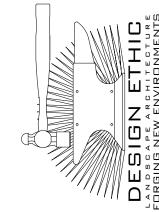
plant legend

| | | botanical name common name | | size | qty |
|--------------|----------|--|------------------|-------------------|-----|
| | trees | PARKINSONIA FLORIDUM BLUE PALO VERDE | (5 @ 1.0 GPH) | 24" BOX | 7 |
| W. | | PARKINSONIA PRAECOX PALO BREA | (5 @ 1.0 GPH) | 24" | 1 |
| R | | PITHECELLOBIUM FLEXICAULE TEXAS EBONY | (5 @ 1.0 GPH) | BOX 24" BOX | 13 |
| | | PROSOPIS SEEDLESS HYBRID 'AZTIM' 'AZTIM' SEEDLESS HYBRID MESQUITE | (5 @ 1.0 GPH) | 24" BOX | 25 |
| \bigcirc | shrubs | PARKINSONI HYBRID 'AZT' 'AZT' THORNLESS PALO VERDE | (5 @ 1.0 GPH) | 24" BOX | 20 |
| | * | BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA | (1 @ 1.0 GPH) | 5 GAL | 40 |
| | Ø | BOUGAINVILLEA 'ROSENKA' ROSENKA BOUGAINVILLEA | (1 @ 1.0 GPH) | 5 GAL | 22 |
| | * | CALLIANDRA ERIOPHYLLA PINK FAIRY DUSTER | (1 @ 1.0 GPH) | 5 GAL | 52 |
| | \odot | CORDIA PARVIFOLIA LITTLELEAF CORDIA | (1 @ 1.0 GPH) | 5 GAL | 24 |
| | | ENCELIA FARINOSA BRITTLEBUSH | (1 @ 1.0 GPH) | 5 GAL | 45 |
| | 3 | LARREA TRIDENTATA CREOSOTE | (1 @ 1.0 GPH) | 5 GAL | 23 |
| | • | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' 'LYNN'S LEGACY' LEUCOPHYLLUM | (1 @ 1.0 GPH) | 5 GAL | 10 |
| | accents | SIMMONDSIA CHINENSIS JOJOBA | (1 @ 1.0 GPH) | 5 GAL | 15 |
| | * | AGAVE AMERICANA CENTURY PLANT | (1 @ 1.0 GPH) | 5 GAL | 16 |
| | � | ALOE BARBADENSIS ALOE VERA | (1 @ 1.0 GPH) | 5 GAL | 46 |
| | • | ALOE X. BLUE ELF BLUE ELF ALOE | (1 @ 1.0 GPH) | 5 GAL | 82 |
| | | DASYLIRION WHEELERI DESERT SPOON | (1 @ 1.0 GPH) | 5 GAL | 19 |
| | • | EUPHORBIA RIGIDA GOPHER PLANT | (1 @ 1.0 GPH) | 5 GAL | 6 |
| | * | FOUQUIERIA SPLENDENS OCOTILLO | (1 @ 1.0 GPH) | 5 GAL | 5 |
| | • | HESPERALOE PARVIFLORA 'PERPA' BRAKELIGHTS RED YUCCA | (1 @ 1.0 GPH) | 5 GAL | 51 |
| | * | HESPERALOE FUNIFERA GIANT HESPERALOE | (1 @ 1.0 GPH) | 5 GAL | 20 |
| | ૭ | MUHLENBERGIA CAPILLARIS REGAL MIST | (1 @ 1.0 GPH) | 5 GAL | 21 |
| qty | • | MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS | (1 @ 1.0 GPH) | 5 GAL | 26 |
| | | PORTULAÇARIA AFRA ELEPHANTS FOOD | (1 @ 1.0 GPH) | 5 GAL | 43 |
| PLAN | ₩ | OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR | (1 @ 1.0 GPH) | 5 GAL | 28 |
| PLAN | * | YUCCA BACCATA BANANA YUCCA | (1 @ 1.0 GPH) | 5 GAL | 15 |
| PLAN | groundco | YUCCA PALLIDA PALE LEAF YUCCA | (1 @ 1.0 GPH) | 5 GAL | 57 |
| PLAN PLAN | 0 | AMBROSIA DELTOIDEA BURSAGE | (1 @ 1.0 GPH) | 5 GAL | 61 |
| ı LAIN | • | BAILEYA MULTIRADIATA DESERT MARIGOLD | (1 @ 1.0 GPH) | 5 GAL | 105 |
| | inerts | MYOPORUM PARVIFOLIUM MYOPORUM | (1 @ 1.0 GPH) | 5 GAL | 67 |

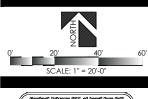
1/2" MADISON GOLD GRANITE MATCH EXISTING

LANDSCAPE IN THIS AREA AS REQUIRED PER UTILITY COMPANY FOR AREAS WITHIN UTILITY EASEMENT

1/2" MINUS











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PLANTING PLAN

RETAII

SHE/

4TH

DATE:

JOB NO: DRAWN BY: SUBMITTED:

20-033 11.01.2021

SHEET

L.03 of

OVER HEAD ELECTRIC LINE(O.H.E.). .

CURB. SEE CIVIL ENG. PLANS.

EXISTING POWER POLE.

planting key notes

1 PROPERTY LINE / RIGHT OF WAY LINE

5'-6" SIDEWALK.

DECOMPOSED GRANITE IN ALL PLANTING AREAS

SITE VISIBILITY TRIANGLE, MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES

EXISTING TRANSFORMER LOCATION. MAINTAIN 3' ACCESS & CLEARANCE AROUND ALL EDGES. ALLOW FOR 12' CLEAR OPERATIONAL AREA IMMEDIATELY IN FRONT OF TRANSFORMER.

3'-0" HEIGHT SCREEN WALL. SEE SITE PLANS.

ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.

(2)

[1] P.U.E. SEE CIVIL ENG. PLANS.

SITE LIGHTING. SEE ARCH. PLANS.

TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.

FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIAL

SITE LIGHTING. SEE SITE PLAN.

8'-0" WIDE SIDEWALK & 8'-0" WIDE MULTI USE PATH

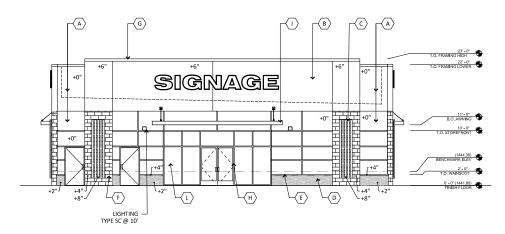
RIP RAP. SEE CIVIL ENG. PLANS.

BICYCLE PARKING.

ADA PATH TO SHEA BLVD.

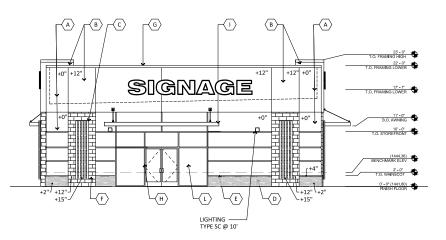
6'-0" HEIGHT CMU WALL

PLANTING DESIGN PER APS GUIDELINES



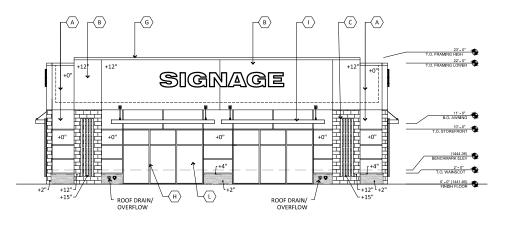
SOUTH ELEVATION

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



WEST ELEVATION

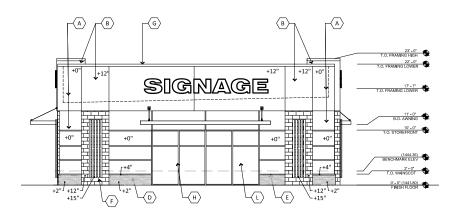
SCALE: 1/8"=1'-0"



NORTH ELEVATION

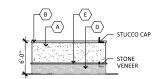
SCALE: 1/8"=1'-0"

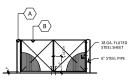




EAST ELEVATION

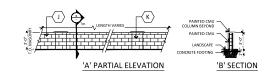
SCALE: 1/8"=1'-0"





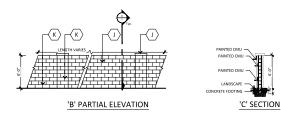
TRASH ENCL. TYPE

SCALE: 1/8"=1'-



3' SCREEN WALL TYPE

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



6' SITE WALL TYPE

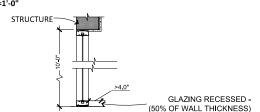
SCALE: 1/8"=1'-0"

STRUCTURE

DOORS RECESSED
(30% OF WALL THICKNESS)

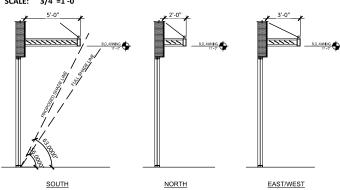
TYP. RECESSED DOOR

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



TYP. RECESSED GLAZING

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



TYP. AWNING DETAILS

SCALE: 1/4"=1'-0

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-10-2022 (PRELIMINARY) **37-DR-2020** 4/28/2022





ATTACHMENT #12

COLOR: GAUNTLET GRAY
SPEC: SW 7019
TEXTURE: SMOOTH

COLOR: GAUNTLET GRAY
SPEC: SW 7019

TEXTURE: SMOOTH

COLOR: GLEAR STAINED CEDAR
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

MATERIALS & COLORS

A PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS

E WAINSCOT SILL MFG: CULTURED STONE SPEC: WATERTABLE/SILL COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON

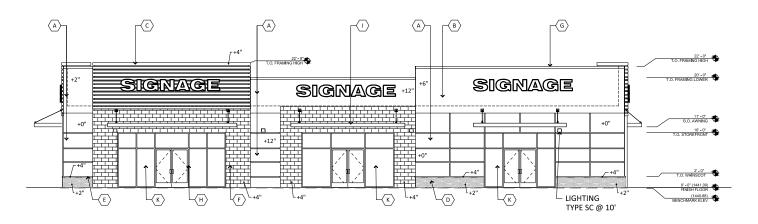
H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED

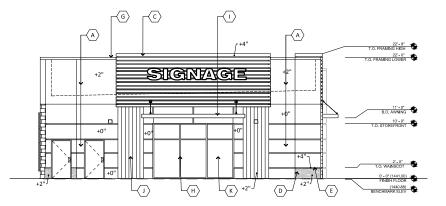
AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNODIZED

Ax8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC #: SW 6073

K 8x8x16 PAINTED MASONRY MFG: SUPERLITE / NATURAL GRAY MFG: SHERWIN WILLIAMS COLOR: NATURAL CHOICE SPEC #: SW 7011

L) GLAZING MFG: PPG SPEC : SOLAR BAN R100(2) GLASS BELOW + CLEAR GLASS INSULATING GLASS UNIT



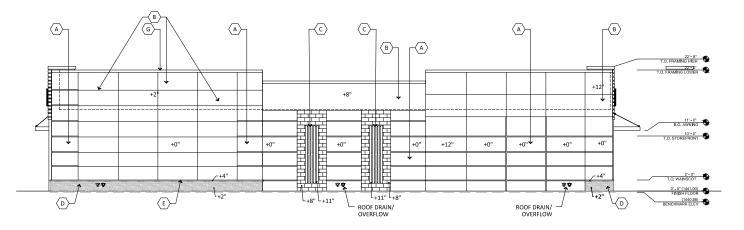


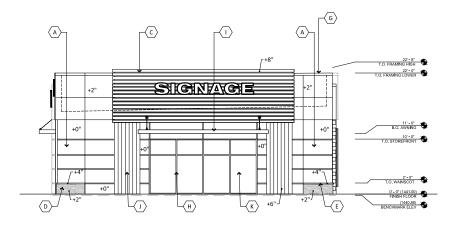
EAST ELEVATION

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

SOUTH ELEVATION

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





WEST ELEVATION

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

NORTH ELEVATION

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

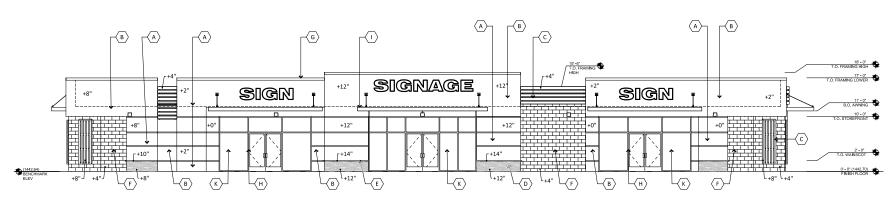


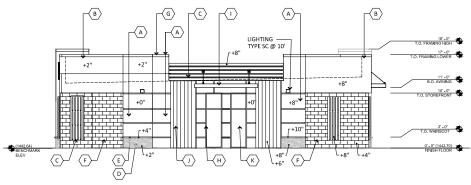




MATERIALS & COLORS

- A PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: PERFECT GRIEGE
 SPEC: SW6073
 TEXTURE: SMOOTH
- B PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: NATURAL CHOICE
 SPEC: SW 7011
 TEXTURE: SMOOTH
- C WOOD SIDING
 MFG: NICHIHA
 COLOR: CLEAR STAINED CEDAR
- D STONE VENEER
 MFG: CULTURED STONE
 SPEC: PRO-FIT ALPINE LEDGESTONE
 COLOR: ECHO RIDGE
- E WAINSCOT SILL
 MFG: CULTURED STONE
 SPEC: WATERTABLE/SILL
 COLOR: SABLE
- G METAL ROOF FLASHING
 MFG: PAC-TITE
 SPEC: "PAC-CLAD"
 COLOR: BLACK ALUMINUM
- F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON
- H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED
- AWNING
 MFG: "QUEEN CITY AWNING"
 COLOR: CLEAR ANNODIZED
- J METAL PANELING
 MFG: ATAS
 SPEC: DESIGN WALL DWF
 COLOR: SANDSTONE
- K GLAZING
 MFG: PPG
 SPEC: SOLAR BAN R100(2) GLASS
 BELOW + CLEAR GLASS
 INSULATING GLASS UNIT

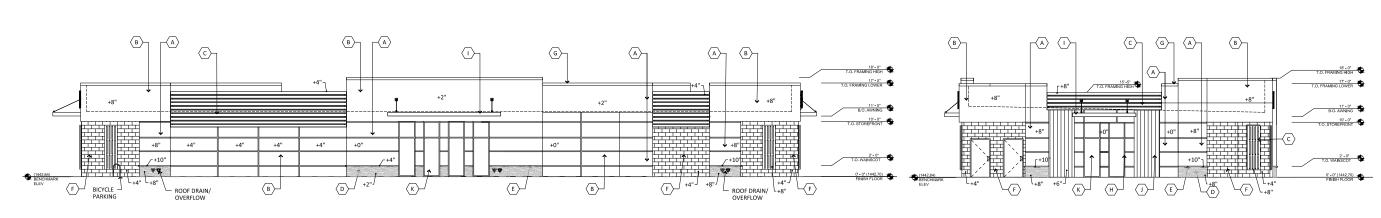




WEST ELEVATION

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

SOUTH ELEVATION SCALE: 1/8"=1'-0"



EAST ELEVATION

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

NORTH ELEVATION

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

SCOTTSDALE ARIZONA 85259

37-DR-2020 4/28/2022

RKAA# 20047.50



MATERIALS & COLORS

A PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH

C WOOD SIDING
MFG: NICHIHA
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

E WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

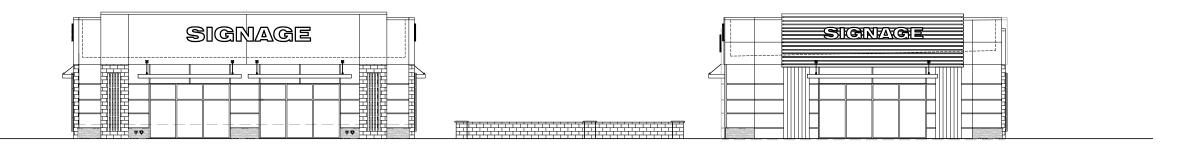
F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON

H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED

AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNODIZED

J METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE

K GLAZING
MFG: PPG
SPEC : SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



NORTH STREETSCAPE ELEVATION

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

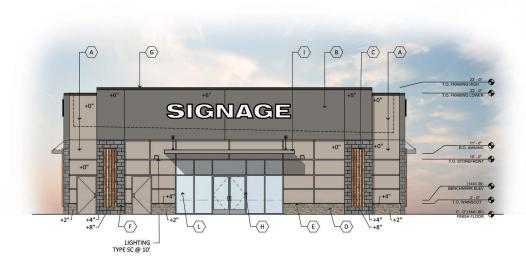


EAST STREETSCAPE ELEVATION

SCALE: 3/32"=1'-0"

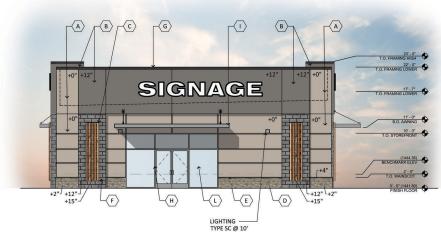






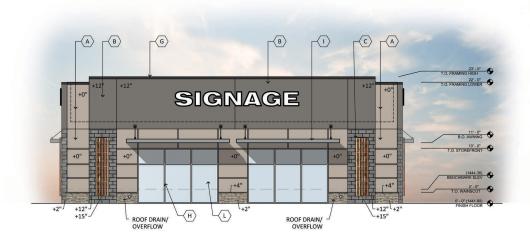
SOUTH ELEVATION

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



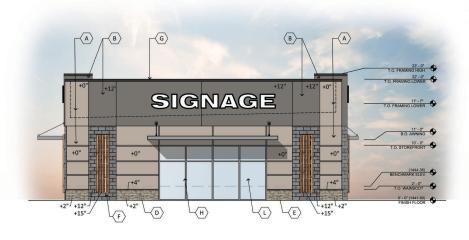
WEST ELEVATION

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



NORTH ELEVATION

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



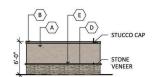
EAST ELEVATION

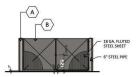
SCALE: 1/8"=1'-0"

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD
SCOTTSDALE ARIZONA 85259
DATE: 03-10-2022 (PRELIMINARY)

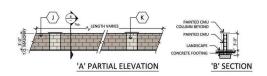
37-DR-2020 4/28/2022





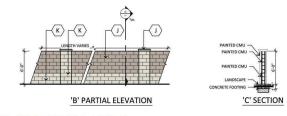
TRASH ENCL. TYPE

SCALE: 1/8"=1'-0



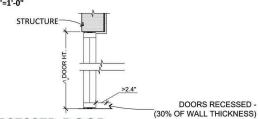
3' SCREEN WALL TYPE

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



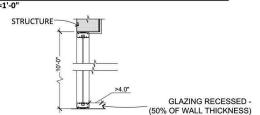
6' SITE WALL TYPE

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



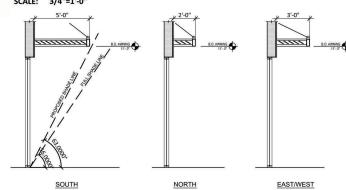
TYP. RECESSED DOOR

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



TYP. RECESSED GLAZING

LE: 3/4"=1'-0



TYP. AWNING DETAILS

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





PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW6073
TEXTURE: SMOOTH

MATERIALS & COLORS

B PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: GAUNTLET GRAY
SPEC: SW 7019
TEXTURE: SMOOTH

C WOOD SIDING
MFG: NICHIHA
COLOR: CLEAR STAINED CEDAR

D STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE

E WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE

G METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM

F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON

H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED

AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNODIZED

Ax8x16 PAINTED MASONRY
MFG: SUPERLITE / NATURAL GRAY
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC #: SW 6073

K 8x8x16 PAINTED MASONRY MFG: SUPERLITE / NATURAL GRAY MFG: SHERWIN WILLIAMS COLOR: NATURAL CHOICE SPEC #: SW 7011

L) GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT



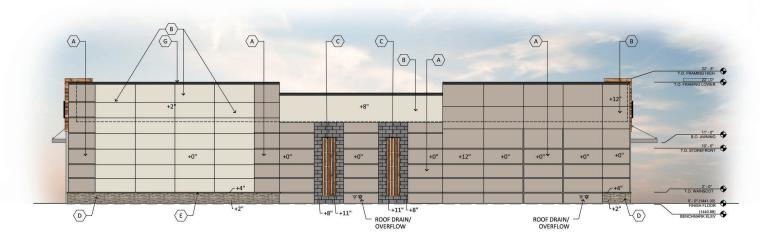
SIGNAGE K +2" (D)

EAST ELEVATION

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

SOUTH ELEVATION

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





WEST ELEVATION

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



NORTH ELEVATION

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

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-10-2022 (PRELIMINARY)

37-DR-2020







MATERIALS & COLORS

- A PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: PERFECT GRIEGE
 SPEC: SW6073
 TEXTURE: SMOOTH
- B PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: NATURAL CHOICE
 SPEC: SW 7011
 TEXTURE: SMOOTH
- C WOOD SIDING
 MFG: NICHIHA
 COLOR: CLEAR STAINED CEDAR
- D STONE VENEER
 MFG: CULTURED STONE
 SPEC: PRO-FIT ALPINE LEDGESTONE
 COLOR: ECHO RIDGE
- E WAINSCOT SILL
 MFG: CULTURED STONE
 SPEC: WATERTABLE/SILL
 COLOR: SABLE
- G METAL ROOF FLASHING
 MFG: PAC-TITE
 SPEC: "PAC-CLAD"
 COLOR: BLACK ALUMINUM
- F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON
- H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED
- AWNING
 MFG: "QUEEN CITY AWNING"
 COLOR: CLEAR ANNODIZED
- METAL PANELING
 MFG: ATAS
 SPEC: DESIGN WALL DWF
 COLOR: SANDSTONE
- K GLAZING
 MFG: PPG
 SPEC: SOLAR BAN R100(2) GLASS
 BELOW + CLEAR GLASS
 INSULATING GLASS UNIT



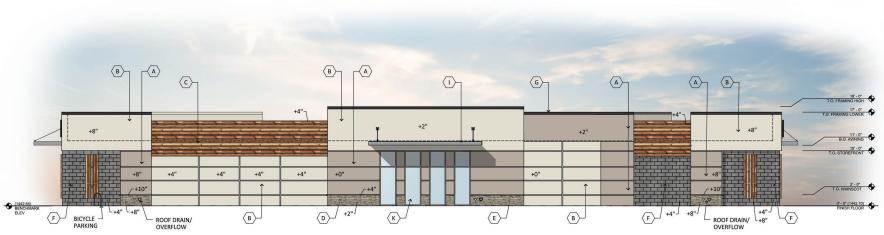
TO FRANKIC HIGH TYPE SC @ 10' TO FRANKIC HIGH TYPE SC @ 10' TO STORE FRONT TO WARREST TO WARREST

SOUTH ELEVATION

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

WEST ELEVATION

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



B A I C G A B TO FRANKS INCHES TO FRANKS INCHES TO STRUKE INCHES TO STRUKE

EAST ELEVATION

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



NORTH ELEVATION

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



MATERIALS & COLORS

- A PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: PERFECT GRIEGE
 SPEC: SW6073
 TEXTURE: SMOOTH
- B PAINTED STUCCO
 MFG: SHERWIN WILLIAMS
 COLOR: NATURAL CHOICE
 SPEC: SW 7011
 TEXTURE: SMOOTH
- C WOOD SIDING
 MFG: NICHIHA
 COLOR: CLEAR STAINED CEDAR
- D STONE VENEER
 MFG: CULTURED STONE
 SPEC: PRO-FIT ALPINE LEDGESTONE
 COLOR: ECHO RIDGE
- E WAINSCOT SILL
 MFG: CULTURED STONE
 SPEC: WATERTABLE/SILL
 COLOR: SABLE
- G METAL ROOF FLASHING
 MFG: PAC-TITE
 SPEC: "PAC-CLAD"
 COLOR: BLACK ALUMINUM
- F STONE VENEER MFG: CULTURED STONE SPEC: CAST-FIT COLOR: CARBON
- H STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED
- AWNING
 MFG: "QUEEN CITY AWNING"
 COLOR: CLEAR ANNODIZED
- METAL PANELING
 MFG: ATAS
 SPEC: DESIGN WALL DWF
 COLOR: SANDSTONE
- K GLAZING
 MFG: PPG
 SPEC: SOLAR BAN R100(2) GLASS
 BELOW + CLEAR GLASS
 INSULATING GLASS UNIT









NORTH STREETSCAPE ELEVATION

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



EAST STREETSCAPE ELEVATION

SCALE: 3/32"=1'-0"









114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-17-2022(PRELIMINARY)











114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-17-2022 (PRELIMINARY)









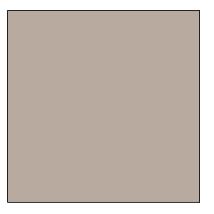
114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-17-2022 (PRELIMINARY)





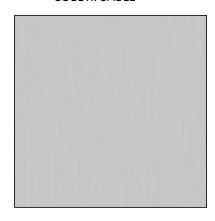




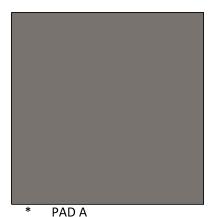
PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GREIGE
SPEC: SW6073
TEXTURE: SMOOTH



6 WAINSCOT SILL
MFG: CULTURED STONE
SPEC: WATERTABLE/SILL
COLOR: SABLE



AWNING
MFG: "QUEEN CITY AWNING"
COLOR: CLEAR ANNODIZED



PAD A

PAINTED STUCCO

MFG: SHERWIN WILLIAMS

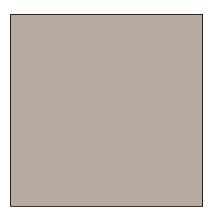
COLOR: GAUNTLET GRAY

SPEC: SW 7019

TEXTURE: SMOOTH



7 METAL ROOF FLASHING
MFG: PAC-TITE
SPEC: "PAC-CLAD"
COLOR: BLACK ALUMINUM



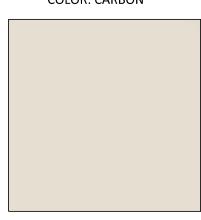
8x8x16 PAINTED MASONRY
MFG: SUPERLITE
COLOR: PERFECT GREIGE #SW
6073



WOOD SIDING
MFG: NICHIHA
COLOR: CLEAR STAINED CEDAR



8 STONE VENEER
MFG: CULTURED STONE
SPEC: CAST-FIT
COLOR: CARBON



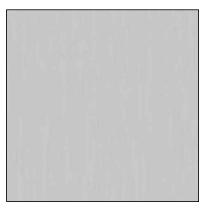
8x8x16 PAINTED MASONRY
MFG: SUPERLITE
COLOR: NATURAL CHOICE # SW7011

114TH AND SHAE RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA DATE: 03-31-2022 (PRELIMINARY)



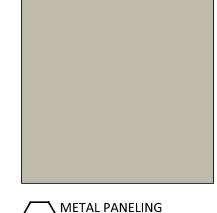
4 STONE VENEER
MFG: CULTURED STONE
SPEC: PRO-FIT ALPINE LEDGESTONE
COLOR: ECHO RIDGE



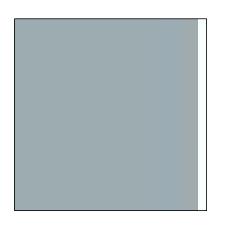
9 STOREFRONT MULLION MFG: KAWNEER COLOR: CLEAR ANNODIZED



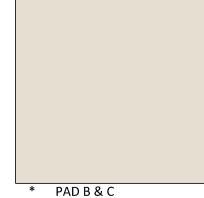
* PAD B & C
PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: PERFECT GRIEGE
SPEC: SW 6073
TEXTURE: SMOOTH



METAL PANELING
MFG: ATAS
SPEC: DESIGN WALL DWF
COLOR: SANDSTONE



GLAZING
MFG: PPG
SPEC: SOLAR BAN R100(2) GLASS
BELOW + CLEAR GLASS
INSULATING GLASS UNIT

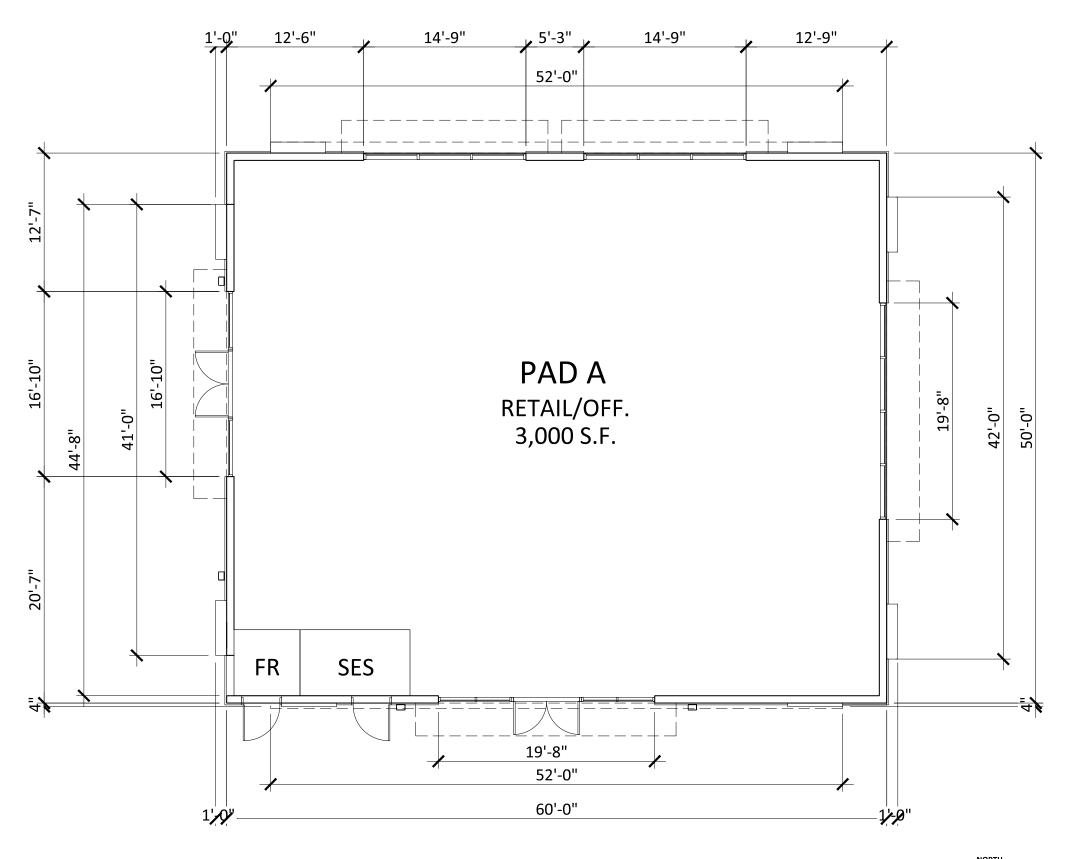


* PAD B & C
PAINTED STUCCO
MFG: SHERWIN WILLIAMS
COLOR: NATURAL CHOICE
SPEC: SW 7011
TEXTURE: SMOOTH



ATTACHMENT #15

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DISCLOSED WITHOUT
WRITTEN PERMISSION



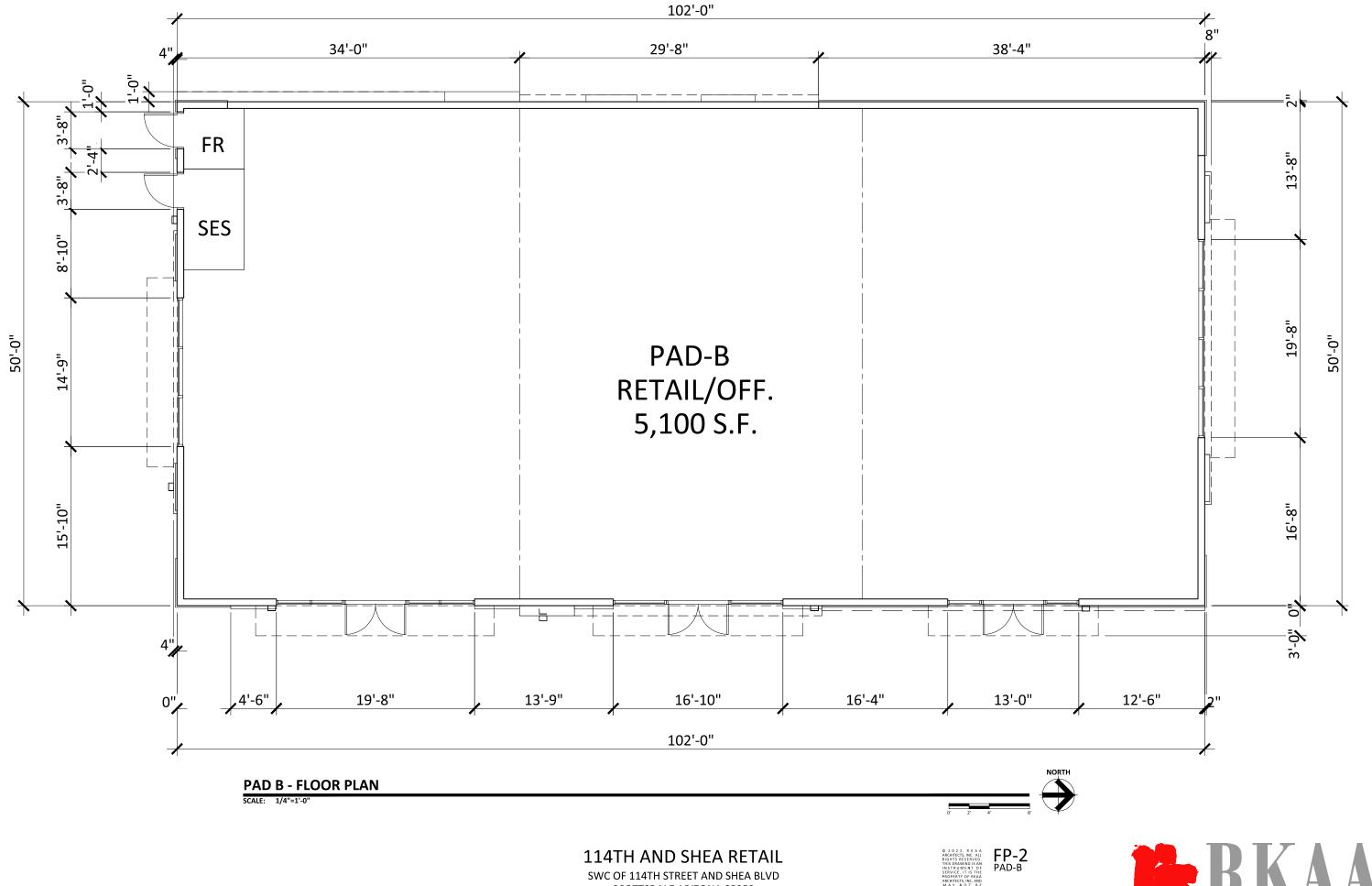
PAD A - FLOOR PLAN SCALE: 1/4"=1'-0"







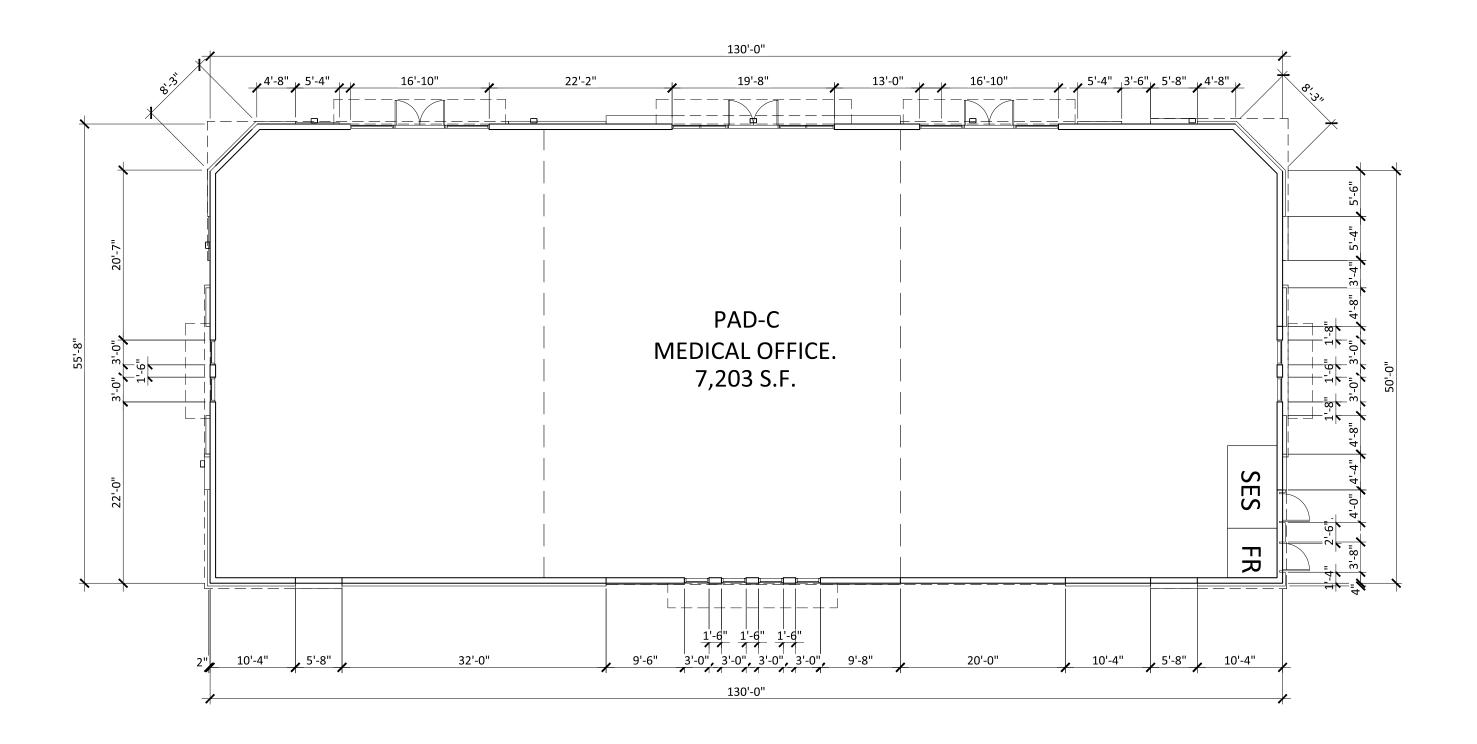




SCOTTSDALE ARIZONA 85259 DATE: 03-31-2022 (PRELIMINARY)







PAD C - FLOOR PLAN

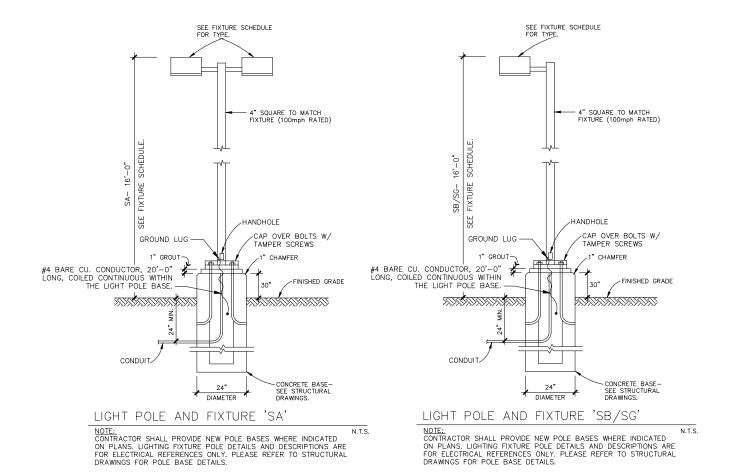
SCALE: 3/16"=1'-0"

114TH AND SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE ARIZONA 85259 DATE: 03-31-2022 (PRELIMINARY)

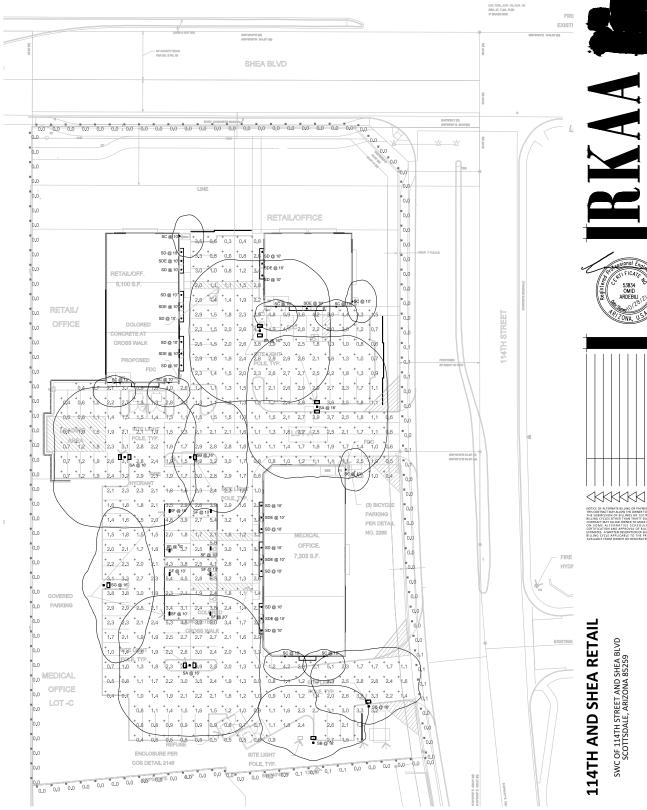






| Statistics | | | | | | |
|-----------------------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| PROPERTY LINE - FC @ 6' AFG | Ж | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A |
| SITE - FC @ GRADE | + | 2.0 fc | 6.3 fc | 0.3 fc | 21.0:1 | 6.7:1 |

| Schedule | | | | | | | | | | |
|-----------|-------|----------|-------------------|---|---|-------------|--|--------------------|----------------------|---------|
| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
| 0.0 | SA | 4 | Lithonia Lighting | (2) DSX0 LED P3 30K T5W MVOLT SPA (FINISH) / SSS 13.5' W/2.5' BASE | TWIN-HEAD DSX0 LED P3 30K T5W MVOLT | LED - 3000K | DSX0_LED_P3_30K_T5 W_MVOLT.ies | 8087 | 0.91 | 142 |
| | SB | 3 | Lithonia Lighting | DSX0 LED P3 30K TFTM MVOLT SPA HS (FINISH) / SSS 13.5' W/2.5' BASE | DSX0 LED P3 30K TFTM MVOLT with houseside shield | LED - 3000K | DSX0_LED_P3_30K_TF TM_MVOLT_HS.ies | 6122 | 0.91 | 71 |
| | sc | 9 | Lithonia Lighting | WDGE1 LED P1 30K 80CRI VW MVOLT (FINISH) | WDGE1 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC | LED - 3000K | WDGE1_LED_P1_30K_ 80CRI_VW.ies | 1163 | 0.91 | 10.0002 |
| \otimes | SD | 14 | DMF LIGHTING | DRDH N JO / DRD5S 4 R 10 9 3 | 4IN SURFACE MOUNTED DOWNLIGHT | LED - 3000K | DRD5S-4R-10930.ies | 1015 | 0.91 | 11.8 |
| \otimes | SDE | 8 | DMF LIGHTING | DRDH N JO 100SEM / DRD5S 4 R 10 9 3 EM | 4IN SURFACE MOUNTED DOWNLIGHT W/EM BATTERY PACK | LED - 3000K | DRD5S-4R-10930.ies | 1015 | 0.91 | 11.8 |
| N | SF | 8 | Lithonia Lighting | DMW2 2000LM WD AFL MVOLT GZ10 30K 80CRI | DMW2 L24 2000LM WD AFL MVOLT GZ1 30K 80CRI (GLEDS) | LED - 3000K | DMW2_2000LM_WD_A FL_MVOLT_30K_80CRI .ies | 2100 | 0.91 | 18.78 |
| | SG | 1 | Lithonia Lighting | DSX0 LED P3 30K T2M MVOLT SPA (FINISH) / SSS 13.5' W/2.5' BASE | DSX0 LED P3 30K T2M MVOLT | LED - 3000K | DSX0_LED_P3_30K_T2 M_MVOLT.ies | 7824 | 0.91 | 71 |



PHOTOMETRIC SITE PLAN

SCALE: 1"= 30'-0"



ARDEBILI

Project Number: 20218 | Project Manager: JFO 7328 E. Stetson Dr., Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE, ARIZONA 85259

DR SET SUBMITTAL

E0.0 project: 19087.00

ATTACHMENT #17

SA/SB/SG

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

of 70% and expected service life of over

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

PBRHTCV Vpf was moderal ambient sensor, 2-19 mounting left yill, was moderal ambient sensor, 2-19 mounting left yill, was moderal ambient sensor self-ed at 25°.

PBRHTCV Vpf brown containment ambient sensor, 2-19 mounting left yill, was desirated more self-ed at 25°. Songific heart (210, 277, 3477) 1 BBAXD BBAX

Designer/Contractor: Ardebili Engineering, LLC 7328 E. STETSON DR., Scottsdale, AZ 85251 480.626.7072 info@ardebilieng.com

0.04 Yes 0.07 No 0.04 Yes

B C D E

Lamps/ # of Fixture (C X D)

Fixture Fixtures Watt.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

Exterior Lighting Compliance Certificate

COMcheck Software Version 4.1.5.3

2018 IECC 114TH AND SHEA RETAIL

New Construction 2 (Residential mixed use area (LZ2))

Energy Code: Project Title: Project Type:

Exterior Lighting Zone

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE, AZ 85229

Allowed Exterior Lighting Power

Parking area
Illuminated area of facade wall or surface

Proposed Exterior Lighting Power

Parking area (46368 ft2): Tradable Wattage LED 1: SA: DOUBLE POLE LIGHT: Other LED 2: SB: SINGLE POLE LIGHT: Other: LED 3: SG: SINGLE POLE LIGHT: Other:

LED 6: SD/SDE: 4" DOWNLIGHT: Other:

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
 (b) A supplemental allowance equal to 400 watts may be applied toward compliance.

Illuminated area of facade wall or surface (8920 ft2): Non-tradable Wattage LED 5: SC: 4" DOWNLIGHT: Other:

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

WDGE1 LED **(1)**



Introduction

The WDGE 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 rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing true site-wide

SC

non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.

Depth (D1): Depth (D2): Height: Width: Weight: (without options)

WDGE LED Family Overview

| WDGE3 LED | 15W | 18W Standalone / nLight 7,500 8,500 10,000 | | Standalone / nLight 7,500 | | 10,000 | 12,000 | - | - | |
|---|--|---|--|---|---|--|--------------------------------|---|---|--|
| WDGE4 LED | - | - | Standalone / nLigh | it 12,000 | 16,00 | 0 | 18,000 | 20,000 | 22,000 | 25,000 |
| Ordering | Informat | ion | | EXAM | /IPLE: V | VDGE1 LE | ED P2 4 | OK 80CRI VF | MVOLT SRM | и PE DDBX |
| Series | Package | Color Temperature | CRI Di | stribution | | Voltage | Mounting | | | |
| WDGE1 LED | P1 P2 | 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 500K | | F Visual comfort forwa W Visual comfort wide | rd throw | MVOLT 347 ² | ICW Shipped s AWS BBW | Surface mounting brack Indirect Canopy/Ceiling eparately 3/Binch Architectural w Surface-mounted back | Washer bracket (dry/dar all spacer | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| PE ⁴ Photoce DS Dual sw DMG 0-10V d | ll, Button Type tching (comes with mming wires pulled | TEC compliant (4W, 0°C min) 2 drivers and 2 light engine outside fixture (for use with mium back box (PBBW). Tot | s; see page 3 for details an external control, or | | DDBXD DBLXD DNAXD DWHXD DSSXD | Dark bronze Black Natural alumin White Sandstone | num | DBLBXD Te DNATXD Te DWHGXD Te | ctured dark bronze ctured black ctured natural aluminur ctured white ctured sandstone | 1 |
| NOGEAWS DOBRID U NOGE1PBBW DOBRID U VSBBW DDGKD U | | f supurates): ctural Wall Spacer (specify finish ace-mounted back box (specify f | | | | | 2 347 E49 3 E49 | S C not available in 900 IV not available with NH, DS or PE. NH not available wit or DS. | 5 Not qu availab | available with DS. alified for DLC. No le with E4WH. |

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plar specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2018 IECC requirements in COM/check Version 4.1.5.3 and to comply with any applicable mandatory

Data filename: Z\Shared\01_Projects\2020\2021\8_RKAA_114th & Shea Retail\01_Construction Documents\ENERGY\IECC_E_DR.cck

JONATHAN ORTIZ

LITHENIA COMMERCIAL OUTDOOR
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705 SERV (7378) • www.lithonia.com
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 $\frac{10/27/21}{\text{\tiny Date}}$

A LITHONIA LIGHTING

50,000 hrs | 5 years

FEATURES & SPECIFICATIONS

DRD5S & SurfaceFrame

Surface Mount LED Downlight DRDHNJO Octagonal Junction Box

Application
New Construction

Shape Round, Square

Housing Ratings

Delivered Lumens 750 lm (9.0W), 1000 lm (12.0W)

Dimming TRIAC/ELV 5% 0-10V 1%

Project:

Thinnest-in-class DRD5S delivers the pure, smooth light and the elegant look of a high-end recessed downlight

Features multiple ratings to meet the demands of a wide range of situations

Ultra-low profile allows it to install in as

little as 2" of ceiling space when 5/8" drywall is used

Emergency Lighting
Optional Emergency LED Driver with integrated Test Switch for lighting up to 90 minutes in event of power failure

Non-Conduct
 Dead Front

Aperture 4" Octagonal Junction Box

-

White

ceilino, wall or suspended mount.

Swived stemsgrowfed by others; when pendant mountion, Factory installed junction box option
scommodates up in 454 deed boxes and includes integrated guided to maintain well bocation fistings.

Quick Mount Backet ((MB) sits located on future and or recommended for fastest surface mount
installs, deal for each of an installation on lange pick.

LISTINGS.—CSA Certified to UL and C-UL standards, NEMA 4X rated. IP ratings: PMS and PMS rated.

PS pages of an amount of the pages of an installation on langer pick. NSF listed for Splash Zone II.

| Catalog Number | |
|-------------------|--|
| Notes | |
| Type | |

UL Closet Rating Compliant (750 Im o

LED Enclosed and Gasketed DMW2



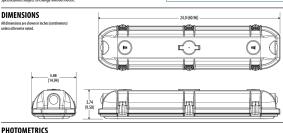




Stransfer Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tes

This luminaire is part of an A+ Certified solution for nLight® control networks marked by a shaded background* To learn more about A+, visit www.acuitybrands.com/aplus.



ARDEBILI

Project Number: 20218 | Project Manager: JFO 7328 E. Stetson Dr., Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com

Type: SD/SDE



444444

SHEA RETAIL

SWC OF 114TH STREET AND SHEA BLVD SCOTTSDALE, ARIZONA 85259 AND

114TH

SET SUBMITTAL

design by: JFO drawn by: BD checked by: JFO

E0.1 project: 19087.00

ATTACHMENT #18

Project Title: 114TH AND SHEA RETAIL

Data filename: Z:\Share(101_Projects\2020\2021\8, RKAA_114th & Shea Retail\01_Construction

Documents\ENERGY\ECC_E_DR.cck



City Notifications – Mailing List Selection Map Hawkins - CSOK

