

DEVELOPMENT REVIEW BOARD REPORT



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

ACTION

The Miller
5-DR-2022

Request for approval of a new multi-family development consisting of 148 dwelling units in one six-story building and associated amenities, as well as approval of Public Art locations, on a +/- 1.2-acre site.

SUMMARY

Staff Recommendation

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

Items for Consideration

- General conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Site is located at gateway to Old Town (from Miller Road)
- Public pedestrian refuge at intersection of Miller & 6th Avenue (1-ZN-2021)
- Infrastructure to be upgraded as needed by developer to accommodate project intensity
- Public comment received

BACKGROUND

Location: 7570 E. 6th Avenue

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

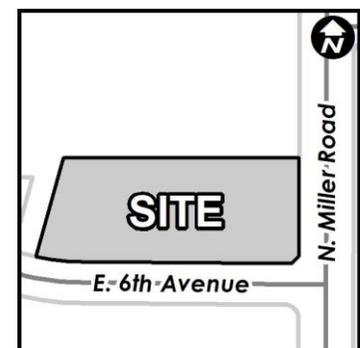
Adjacent Uses

North: Mixed-Use Commercial Center, consisting of several single-story buildings originally constructed in the 1970s

East: Multi-family Residential, consisting of two-story townhomes originally constructed in the 1960s

South: Office, consisting of several two-story buildings originally constructed in the 1980s

West: Retail/Personal Service, consisting of one single-story building



Property Owner

Weingarten Realty

Applicant

Rich Barber, ORB Architecture, LLC
602 957 4530

Architect/Designer

Orb Architecture LLC

Engineer

Kimley Horn

DEVELOPMENT PROPOSAL

The project site is presently occupied by a single-story building (now vacant) and surface parking. The applicant proposes to demolish the building and parking to make way for a new multi-family development. No surface parking is proposed; all parking is proposed to be provided in 3 levels of underground parking. Access to the parking garage is proposed off E. 6th Avenue, with secondary access for refuse collection proposed off the drive aisle abutting the west edge of the site. Pedestrian improvements include a new 6-foot-wide sidewalk detached from street curb along E. 6th Avenue, a new 5-foot-wide sidewalk along the west edge of the site to connect pedestrians to the commercial center, a new 5-foot-wide sidewalk along the north edge of the site, also to connect residents and pedestrians to the commercial center, and a public pedestrian refuge at the intersection of N. Miller Road and E. 6th Avenue.

Development Review Board Criteria

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

Sustainability

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates design elements that align with the City’s goal of sustainability including compliance with the International Green Construction Code (IgCC), exaggerated roof overhangs to provide shading for windows and balconies below, high-performance glass for windows and balcony doors to mitigate internal solar heat gain and low water-use landscaping.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Maza (aka The Miller) development proposal per the attached stipulations, finding that the Character and Design Element of the Old Town Character Area Plan, goals and policies of the Old Town Scottsdale Urban Design and Architectural Guidelines and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Greg Bloemberg, Report Author

9/15/2022

Date



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

9/27/2022

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Combined Context Aerial and Site Plan
8. Site Plan
9. Refuse Plan
10. Site Ventilation Plan (for sub-grade garage)
11. Public Art Location Plan
12. Landscape Plan
13. Building Elevations (color)
14. Enlarged Building Elevations (stair towers)
15. Perspectives
16. Materials and Colors Board
17. Lighting Site Plan
18. Exterior Photometrics Analysis
19. Exterior Lighting Cutsheets
20. Community Involvement



Context Aerial

5-DR-2022



Q.S.
17-45
Google Earth Pro Imagery

Close-up Aerial

5-DR-2022

The Miller

DRB Project Narrative

5-DR-2022



PREPARED FOR

Toll Brothers

PREPARED BY

ORB Architecture, LLC

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DEVELOPMENT TEAM

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SITE INFORMATION

Location:

- 7570 E. 6th Avenue
- Northwest corner of 6th Avenue and Miller Road
- APN: 173-40-008D

Property Size:

- Total Site Area:
 - 1.70+/- gross acres (74,025+/- s.f.)
 - 1.27+/- net acres (55,064+/- s.f.)

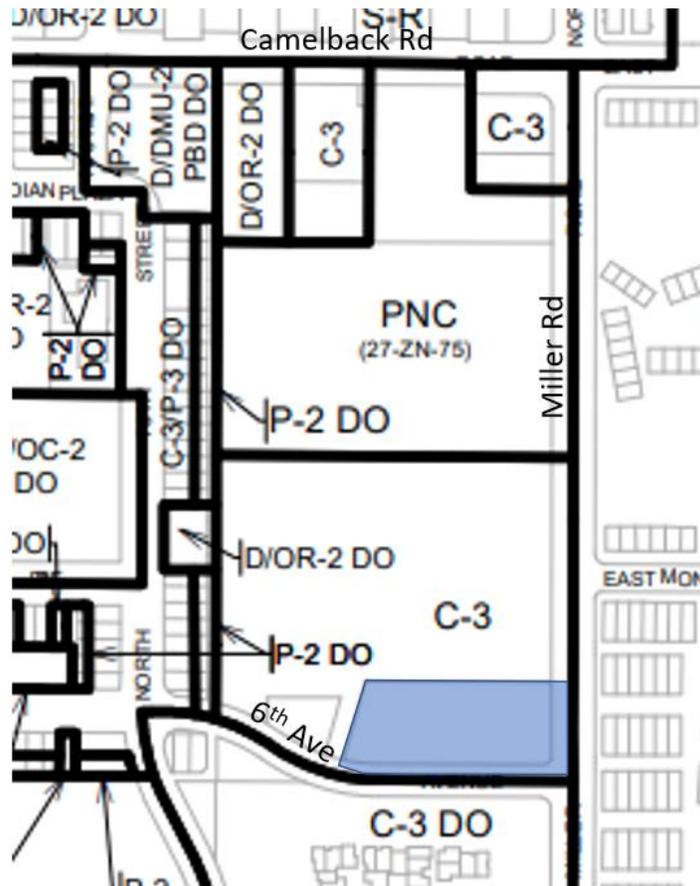
Current Zoning

- C-3 (Highway Commercial)

Proposed Zoning

- D/DMU-Type 2 PBD DO (Downtown/Downtown Multiple Use Type 2 Planned Block Development, Downtown Overlay)

Current Zoning Map



Context Aerial – Existing Site



Proposed Site Plan



Existing Site Condition – Miller Road



Existing Site Condition - 6th Avenue



PROJECT OVERVIEW

Development Request

Toll Brothers is proposing a new boutique-residential development consisting of approximately 148+/- residences in Old Town. The site is adjacent to the Camelback Miller Plaza neighborhood shopping center anchored by Sprouts and the home of multiple small businesses. The site is currently occupied by a vacant restaurant building with drive-thru and surface parking (formerly Rosati's Pizza, Sweet Home Chicago, Chances Are and bank). It is no secret that traditional retail centers and local small businesses continue to struggle due to the increasing usage of Amazon deliveries and online shopping. These challenges for local small businesses have only increased over the last year with the COVID-19 pandemic. Given that, creative solutions need to be provided to keep our local small businesses alive and thriving. The surrounding context includes retail uses in the Camelback Miller Plaza (Sprouts, TJ Maxx, and PetSmart along with several retail/personal service tenant spaces) to the north and west, Plaza Codorniz Offices to the south, and Casa Granada townhomes to the east. The synergy of uses between the proposed residential and existing adjacent commercial retail will bolster the economic vitality of the area bringing high income residences literally to the front door of these small business. The request complies with the Old Town Character Area Plan and General Plan.

The request includes an increase in base building height through the special public improvement bonus provisions set forth in the Zoning Ordinance (Sec. 7.1200) from 66 feet to 76 feet (including mechanical) and an increase in density from 50 dwelling units/acre ("du/ac") to 87 du/ac resulting in 148 total residences for the proposed residential community. The special public improvement bonus requirement will be satisfied through the implementation of **Scottsdale's first** attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale.

The Miller does not exceed the PBD base 1.4 gross floor area ratio ("GFAR") for non-residential square footage. The request includes amended development standards as described in the Planned Block Development section below. However, there will be no amended development standards proposed along the Old Town Boundary edge (Miller Road).

The proposed development will exceed parking code requirements to provide ample guest parking for the residents with 182 parking spaces required and 233 parking spaces provided: 51 surplus parking spaces for a ratio of 1 guest space for every 3 residences. Resident amenities include a fitness studio, clubroom, balconies/patios, a landscaped courtyard, and swimming pool.

The Miller will help revitalize and energize adjacent retail and service-related land uses in the Camelback Miller Plaza and Old Town. The Property is located on the eastern edge of Old Town and less than one-half mile west of the Indian Bend Wash greenbelt, which makes it ideally situated for residential redevelopment. The proposed development will provide additional housing in Old Town complemented by nearby cultural venues, employment, recreation, retail, and support services.

Charles Miller Inspiration

The Miller is named after Charles Miller (of “Miller” Road) and pays homage to his historical impact on the City of Scottsdale.

Charles Miller 1862 -1923

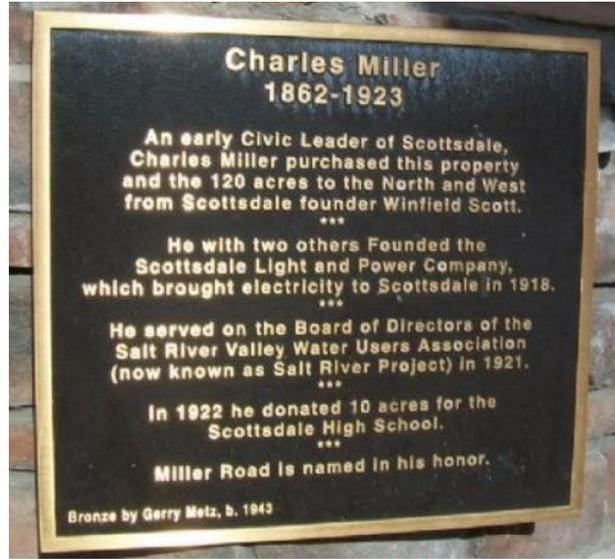
An early Civic Leader of Scottsdale, Charles Miller purchased this property and the 120 acres to the North and West from Scottsdale founder Winfield Scott.

He with two others Founded the Scottsdale Light and Power Company, which brought electricity to Scottsdale in 1918.

He served on the Board of Directors of the Salt River Valley Water Users Association (now known as Salt River Project) in 1921.

In 1922 he donated 10 acres for the Scottsdale High School.

Miller Road is named in his honor.



*Charles Miller Historical Marker and Statue
NWC of Indian School & Miller Road*

About the Builder

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

With a major presence in Scottsdale, Toll Brothers is a publicly owned, Fortune 500 company that has been building luxury communities across the nation for over 50 years. For six years in a row, Toll Brothers has been ranked the #1 Home Builder Worldwide on the *Fortune* Magazine "World's Most Admired Companies®" list. Toll Brothers also has been honored as national Builder of the Year by *Builder* magazine and was twice named national “Builder of the Year” by *Professional Builder* magazine. Building upon their commitment to excellence, Toll is excited to bring forward The Miller residential community with Scottsdale’s **first ever** attainable housing component in the heart of Old Town.

SITE INFORMATION

The Property is currently occupied by a vacant restaurant building with drive-thru and surface parking surrounded by a variety of retail and support services, office and multifamily residential. Beyond the immediately adjacent context, the Property is located within close range of numerous cultural venues, employment, and service-related business, and is within proximity to two of Scottsdale's largest employers, HonorHealth and the City of Scottsdale. This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. This site is ideally situated in a downtown setting that offers all the ingredients for a successful residential community in a mixed-use setting. The key development consideration and design themes are summarized below and will be reiterated throughout the goals and policies discussion.

This Property is located on Miller Road, approximately one-half mile east of Scottsdale Road, one-quarter mile south of Camelback Road and one-quarter mile north of Indian School with immediate access to public transportation, and is less than two miles away from the Loop 101, all of which provide regional access. By creating a comfortable and inviting pedestrian experience along the adjacent streets, The Miller will encourage alternative modes of transportation, such as by foot, bicycle, bus and/or trolley. Encouraging these alternative means of transportation is inherent to downtown development as the Property is located near numerous restaurants, retail, employment, and cultural destinations. Additionally, the Indian Bend Wash (a multi-use path network) is located less than one-half mile directly east of the site and the Arizona Canal Trail is located approximately one-half mile to the northwest.

The proposed building and site design encourage residents and visitors to utilize Old Town for their everyday dining, social interaction, recreational, and cultural needs. In addition to the adjacent Camelback Miller Plaza, residents will be within walking distance of significant destinations such the Museum of the West (MOW), Marshall Way and Main Street galleries, Scottsdale Artists School, Scottsdale Museum of Contemporary Art (SMOCA), Scottsdale Center for Performing Arts, Scottsdale Historical Museum, Scottsdale Stadium, Scottsdale Fashion Square Mall and The Waterfront.

PROJECT OVERVIEW

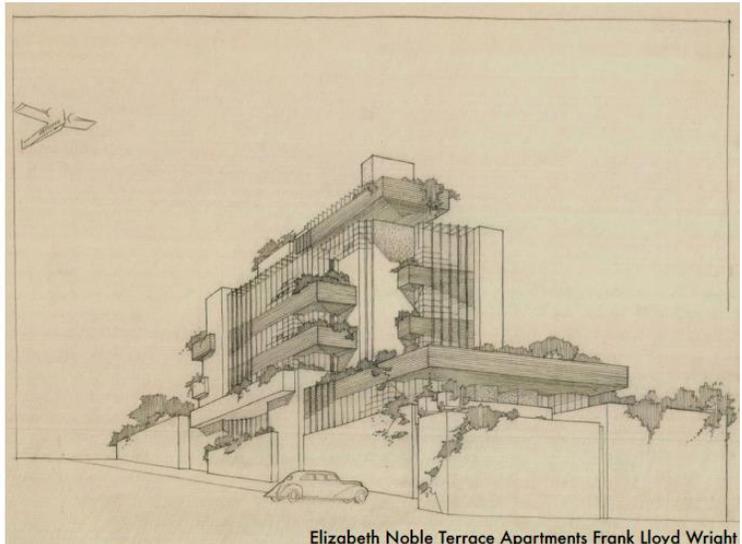
The redevelopment of this site from an underutilized, vacant property to a synergistic residential community promotes the live-work-play philosophy given the surrounding context and well-established mixed-use setting. The request includes the implementation of Scottsdale's first attainable housing development by providing below market rate rent for the skilled workforce (ie: police/fire, medical, education) with the hopes of laying groundwork for future attainable residential developments in Scottsdale. The Miller strives to improve the quality of Scottsdale's lifestyle by enhancing existing and future neighborhoods and meeting the broader goals of the community.

ARCHITECTURAL CHARACTER, LANDSCAPE, AND SITE DESIGN

Design Inspiration



Pointview Apartments Frank Lloyd Wright



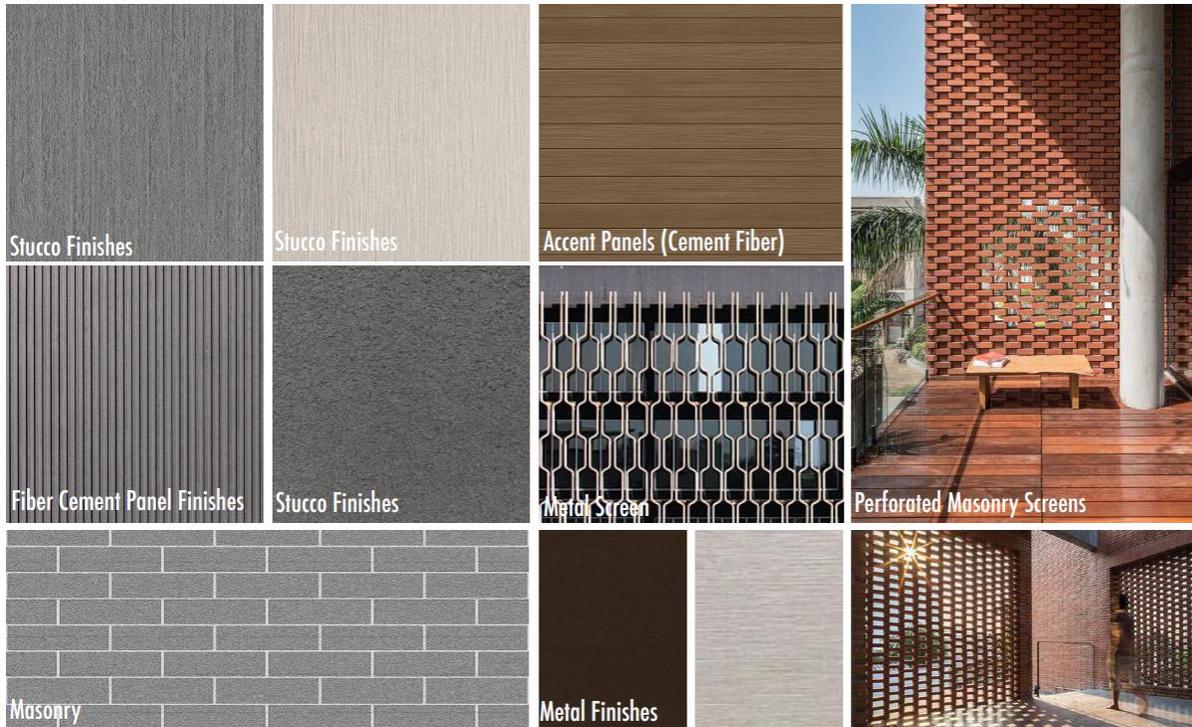
Elizabeth Noble Terrace Apartments Frank Lloyd Wright



Ayn Rand Cottage Studio Frank Lloyd Wright

The proposed architectural character, site layout, and landscaping design will respect the unique climate, vegetation, and Scottsdale's Old Town urban context. The building will utilize a combination of masonry, stucco, cement fiber board, and metal accents among other durable natural materials. In addition to the stepped building form, building massing will be mitigated with varied fenestration patterns and a combination of recessed and cantilevered balconies. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes with the use of lighter tones as accents bringing additional visual interest to the design. And unlike the "typical" multifamily design, The Miller, accentuates the horizontal lines to reinforce its relationship to the environment.

Conceptual Material Palette



The Miller contributes towards the pedestrian oriented Old Town atmosphere with activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages maintaining context appropriate building massing, pedestrian-scaled architectural elements/overhangs, landscape shaded walkways, increased open space, and enhanced hardscape design. Lighting will be incorporated in a manner that strengthens the unique design of the project while maintaining safety for pedestrians.



The landscape character will include predominately desert-lush design with a variety of Southwestern plants that will provide year-round color, shade, and texture for the site and demonstrated with the landscape plan. Vegetation will include plants proven to thrive in our desert climate while creating a shaded vegetative pedestrian experience at the ground level. Plant selection and thoughtful planting design will allow the development to use water efficiently throughout the site.

Lighting will be designed in a manner that is respectful of the surrounding Old Town context while maintaining safety for residents, guests, and visitors. Lighting designs will be commensurate with the quality architectural style proposed for the development, low-level with no glare or excessive intrusion for adjacent properties. Lighting will be placed in a thoughtful way to provide safe pedestrian wayfinding at night and highlight paths leading along street frontages in keeping with the Old Town setting.

INGRESS, EGRESS, ON-SITE CIRCULATION, PARKING AND PEDESTRIANS

The Miller will utilize 3.5 levels of subterranean parking accessed via a ramp off 6th Street to the south. A 10’ pedestrian buffer zone between the back of sidewalk and the start of the ramp has been provided for pedestrian safety. Speed bumps at the top and bottom of the ramp have also been provided for traffic calming. A public Pedestrian Plaza with artwork/shade structure has been provided at the southeast corner of the site. Access to the building lobby and leasing center is also located directly off this plaza.

MECHANICAL AND UTILITY EQUIPMENT

All rooftop mechanical equipment will be fully screened with screen walls that are designed to match the architectural character of the buildings architecture. Roof mechanical screen wall details have been included with this submittal. Electrical SES panels have been located inside the garage below grade at levels P1.0 and P1.5. Transformers for the building have also been enclosed with walls and access gates for service. Refuse and trash compactor is located within the building with pick up at the northwest corner of the building.

OLD TOWN SCOTTSDALE

The Downtown supports a variety of major employment and service related uses including, but not limited to, multiple story residential, office, tourist accommodations, commercial retail, and support services consistent with the intensity of uses which are typically found in Old Town Scottsdale. Additionally, revitalizing and redeveloping older properties is a critical part of the economic vitality of the community as it matures. Thus, the proposed redevelopment of the site is essential for the continuing economic growth and sustainability of the City as a whole and area small businesses.

The proposed residential development will further strengthen Old Town's urban environment and 7-day a week, mixed-use character by integrating additional housing options into the downtown core with well-established commercial, cultural, and employment land uses. Please refer to CD Goal 1 under the General Plan discussion above regarding the specific design elements that will bring a vibrant, interactive urban development to the Property.

The Miller will allow for greater flexibility with the development standards for the Property. Redevelopment and revitalization of a boutique residential community brings a wide range of amenities including, but not limited to, enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, public art, placemaking and underground parking.

LOCATION OF ARTWORK

As required by the PBD, contributions to the Cultural Improvements Program include original works of art valued at one (1) percent of the applicable building valuation at the time of permitting in accordance with Zoning Ordinance Sec. 7.1000 currently estimated at approximately \$400,000. Artist Kevin Berry has been selected to fulfill this requirement onsite by drawing inspiration from, and paying homage to, Charles Miller with a theme centered around electricity and water.

Scottsdale's Public Art's support for Stage 2-Final Art Plan and Design for the public art plan developed by Toll Brothers was approved at their meeting on May 11, 2022. The proposed design and approval letter have been included with this DRB submittal.

Kevin Berry Artwork Examples



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 Character & Design Chapter of the Old Town Scottsdale Character Area Plan places importance on the character created by new building design, and how it may address adjacent development (Goals CD1 and CD 9). More specifically, the Old Town Scottsdale Character Area Plan states that development should sensitively transition between Development Types and the Old Town boundary (Goal CD 2 and associated policies). The subject site is on the eastern edge of Old Town and is in proximity to low-scale commercial (Camelback Miller Plaza), office (Plaza Codorniz), and residential (Casa Granada). The proposal includes a site plan that orients the building with its shortest end facing east toward the Old Town boundary and existing residential. The proposal includes building massing that transitions away from both Miller Road (the Old Town boundary) and 6th Avenue. Furthermore, the applicant has incorporated architectural relief and change in building materials to further segment and transition building massing.*
 - *The Old Town Scottsdale Character Area Plan addresses the importance of the pedestrian environment and how interaction with open spaces – and landscaping – can enhance such (Policies CD 1.5, CD 3.2, CD 4.1, CD 4.3, Goal CD 6, CD 7, M 1, and M 2). The applicant’s Development Plan addresses the pedestrian environment, open space areas, and landscaping:*
 - **Pedestrian Environment** – *The applicant proposes to utilize existing as well provide new pedestrian sidewalk improvements – integrating such with the adjacent shopping center. Shade will be provided via landscaping improvements and integrated shade elements. Special design attention will be needed regarding the relationship of the garage entrance to the pedestrian realm on 6th Avenue.*
 - **Open Space** – *A large swath of open space is programmed to occur along the south-side of the building along 6th Avenue, to provide buffering between the sidewalk and the building frontage. The applicant states that such open space will include “sustainable, low water use landscape improvements, shade trees, shade elements, hardscape, outdoor furniture and seating spaces, public art, and integrated infrastructure”.*
 - **Landscaping** - *The applicant states that a variety plants of differing color, texture, and shade will be utilized throughout the pedestrian environment. In review of the Development Plan, the applicant provides a specific, cohesive plant palette for use in streetscaping, plaza spaces, and other open space areas.*
 - *The Old Town Scottsdale Character Area Plan (Character & Design Chapter, Policies CD 5.5, CD 6.3, and CD 9.4; Mobility Chapter, Policy M1.3; and, the Arts & Culture Chapter) focuses on the importance of public art as a cultural and place-making amenity. Throughout the submitted Development Plan, it is noted that the importance of arts and culture will be realized as a result of this plan– remarking that such design and placement will be submitted with a future Development Review Board application. The applicant intends to work with artist Kevin Berry – who has created public art pieces throughout Scottsdale’s Old Town – to provide onsite public art.*

- *Lighting within Old Town is important as it can provide a safe and inviting environment for all (Goal CD 8). The Development Plan states that, "lighting will be utilized to provide appropriate levels for wayfinding and building accent while respecting the existing Old Town environment." Furthermore, the Development Plan provides generalized direction related to future lighting utilized throughout the project, ensuring consistency throughout.*
2. The architectural character, landscaping and site design of the proposed development shall:
- a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
- *The applicant states that the architectural character, site layout and landscape design will respect the unique climate and vegetation, and Scottsdale's Old Town urban context. The building will utilize a combination of masonry, stucco, cement fiber board and metal accents among other durable materials. In addition to the stepped building form, building massing will be mitigated by varied fenestration patterns and a combination of recessed and cantilevered balconies. The color palette invokes a Sonoran Desert inspired range of earth-tone and gray finishes with the use of lighter tones as accents; bringing additional visual interest to the design. Unlike "typical" multi-family design, the Miller accentuates the horizontal lines to reinforce its relationship with the environment. The project contributes to the pedestrian-oriented Old Town atmosphere with activation of street frontages linking to the range of established uses in the area. As such, specific design considerations have been given to the street frontages, maintaining context appropriate building massing, pedestrian-scale architectural elements/overhangs, shaded walkways, open space and enhanced hardscape.*
 - *Staff finds that this project will introduce a more contemporary design to an area that consists primarily of more traditional architectural styles from the 1970s and 1980s. While the proposed design is a departure from most of the surrounding development, a recent remodel to the pad building just north of the project site also utilized a more contemporary style, so it is not unprecedented for the area. Design for the east and south facades of the building mitigates monotony through the use of deep recessing and stepbacks. The north and west facades are less prominent in terms of visibility and as such do not incorporate the same recessing and stepbacks, though this is mitigated through the use of varying materials and finishes. The project will comply with the International Green Construction Code (IgCC), incorporate exaggerated roof overhangs to provide shading for windows and balconies below, utilize high-performance glass for windows and balcony doors to mitigate internal solar heat gain and utilize low water-use landscaping; thus responding favorably to the Sonoran Desert environment.*
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 project will utilize 3.5 levels of subterranean parking accessed via ramp from 6th Avenue. A 10-foot pedestrian buffer zoned between the back of sidewalk and*

start of the ramp, as well as speed bumps at the bottom and top of the ramp, are being provided to allow vehicles exiting the garage to see any pedestrians that may be walking in front of the garage entrance, and force drivers to slow down as they exit; thus providing an element of pedestrian safety. A public pedestrian plaza with artwork/shade structure is provided at the southeast corner of the site.

- *Staff finds that pedestrian circulation is significantly enhanced with this project. Sidewalks on both streets will be widened and separated from back of street curb by landscaping to protect pedestrians. Additionally, a much-needed pedestrian connection is proposed along the west edge of the project site to provide a safer means of connection from the street to the commercial businesses in the center to the north. The new sidewalk will connect with an existing sidewalk on the west side of the drive aisle by way of a delineated crosswalk. Staff initially had concerns about the locations for garage vents, as they were proposed in close proximity to the street sidewalk on 6th Avenue. In response, the applicant proposes walls around the vents to provide better concealment, which should also mitigate any heat or noise emanating from the vents.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
- *The applicant states that all rooftop mechanical equipment will be fully screened with screen walls designed to match the architectural character of the building. Electrical SES panels have been located within the garage, rather than on a building façade. Transformers are enclosed with walls and access gates for service.*
5. Within the Downtown Area, building and site design shall:
- a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
- *The applicant states that the proposed residential development will further strengthen Old Town's urban environment and 7-day-a-week, mixed-use character by integrating additional housing options into the downtown core with established commercial, cultural and employment land uses. Redevelopment and revitalization into a boutique residential community brings a wide range of amenities including enhanced landscape and hardscape, shade, improved pedestrian connectivity, sensitive edge buffering, vibrant architecture, Public Art, placemaking and underground parking.*
 - *This site abuts the Downtown boundary (Miller Road). As such, mitigation of massing is critical to maintaining contextual compatibility. The applicant did not propose an amendment to the required setback along Miller Road during the zoning process, thus demonstrating compliance with ordinance requirements for transition of height. Staff finds the project responds favorably to the following objectives of the OTSUDAG:*

- *“Strengthen pedestrian character and form new pedestrian linkages to create a walkable, human-scale environment.”*
- *“Create high quality, human-scale, downtown architecture that is influenced by the local and regional culture, climate and Sonoran Desert landscape.”*
- *“Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.”*
- *“Encourage property improvements, new development and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors and businesses.”*

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

- a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
- *The applicant states that, as required by the PBD, contributions to the Cultural Improvements Program include original artwork valued at once percent (1%) of the building valuation (roughly \$400,000). Artist Kevin Berry has been selected to fulfill this requirement onsite by drawing inspiration from, and paying homage to, Charles Miller with a theme centered around electricity and water.*
 - *Staff confirms the proposed art locations do not obstruct pedestrian circulation or conflict with any existing or proposed utilities, and the proposed art is conveniently located to allow access to the public. The art feature near the intersection on Miller & 6th Avenue does not create any public safety concerns from a traffic visibility perspective, as it will be located outside the required Corner Safety Triangle.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1951 (Ord. No. 1) and zoned C-3. Case 1-ZN-2021, approved on 10/21/21, rezoned the site to Downtown/Downtown Multiple Use, Type 2, Planned Block Development, Downtown Overlay (D/DMU-2 PBD DO). In addition to the change in zoning, a development plan was approved outlining the general characteristics of the proposed development, including amended development standards.

Community Involvement

With the zoning case, staff notified all property owners within 750 feet of the site and the site is posted with the required signage. Per the applicant's Citizen Review & Neighborhood Involvement Report, the applicant team has been communicating with neighboring property owners, HOA's and community members by telephone, one-on-one meetings and door-to door outreach since September of 2020. Over 530 residential neighbors and 80 nearby businesses were contacted. Additionally, the applicant team held a virtual open house from 1/29/2021 to 2/2/2021. There were 82 views on the website set up for the virtual open house, and the applicant team subsequently received 5 emails and 5 phone calls. Calls and emails were mostly supportive with questions regarding parking, traffic, the possibility of short-term rentals and the timing of public hearings. Staff has received public comment on this case and the correspondence is included in this report.

With the submittal of this application, staff notified all property owners within 750 feet of the site and the site is posted with the required signage. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has received one written comment regarding the proposal (refer to Attachment #20).

Context

Located at the NWC of Miller Road & 6th Avenue, the site is situated in an area with a diverse mix of uses and architectural styles. The site is presently occupied by a single-story building (now vacant) that was originally home to a bank and later various restaurant uses. Most of the development around the site was constructed between the 1960s and 1980s and is relatively low intensity, except for the shopping center to the north. The nearest development of similar intensity is a residential condominium complex located approximately 400 feet south that is 5 stories, with a building height of +/- 60 feet and 23.5 dwelling units per acre (du/ac). Please refer to context graphics attached.

Project Data

- Existing Use: Vacant
- Proposed Use: Multi-family Residential
- Parcel Size: 74,025 square feet / 1.6 acres (gross)
55,064 square feet / 1.2 acres (net)
- Building Height Allowed: 76 feet (inclusive of rooftop appurtenances; 1-ZN-2021)
- Building Height Proposed: 75 feet 7 inches (inclusive of rooftop appurtenances)
- Parking Required: 228 spaces
- Parking Provided: 233 spaces (includes 1 guest space for every 6 units)
- Open Space Required: N/A
- Open Space Provided: 15,725 square feet
- Number of Dwelling Units Allowed: 148 units (1-ZN-2021)
- Number of Dwelling Units Proposed: 148 units

- Density Allowed: 87 dwelling units per acre (1-ZN-2021)
- Density Proposed: 87 dwelling units per acre

**Stipulations for the
Development Review Board Application:
The Miller
Case Number: 5-DR-2022**

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 consistent with the building elevations submitted by ORB Architecture, with a city staff date of 8/10/2022
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by ORB Architecture, with a city staff date of 9/6/2022.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio, with a city staff date of 8/10/2022.
 - d. The case drainage report submitted by Kimley-Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Kimley-Horn and approved with notes, to be addressed by property owner with submitted construction plans, by the Water Resources Department.
 - f. The Refuse Plan submitted by ORB Architecture with a city staff date of 9/1/2022.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 1-ZN-2021.

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. With the final plan submittal, the applicant shall submit information and details demonstrating compliance with the International Green Construction Code (IgCC).

DRB Stipulations

2. With the final plan submittal, the applicant shall provide details for the extended edge slabs shown on the building elevations and perspectives. These edge slabs shall extend past the edge of the window(s) and w
3. 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.
4. 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. The proposed pedestrian refuge at the southeast corner of the site shall be a minimum of 800 square feet.

DRB Stipulations

5. Prior to issuance of any building permit for the development project, other than demolition, the property owner shall submit plans and receive approval to construct all refuse infrastructure in conformance with the staff approved refuse plan, sheet A1.10.1d prepared by ORB dated 08/08/2022.
6. Prior to installation, a maintenance agreement shall be executed and approved by City staff for the proposed custom paving at the garage entrance, located in the public right-of-way.

LANDSCAPE DESIGN:

Ordinance

- E. The property owner shall obtain approval of a Salvage Plan Application and obtain a permit to remove any mature trees from the site.

DRB Stipulations

7. Landscape pots and/or raised landscape planters shall be a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system.
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:

DRB Stipulations

9. All exterior luminaires shall meet IES requirements for full cutoff and shall be aimed downward and away from property line except for sign and landscape lighting.
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 8.0 foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.0 foot-candles. All exterior luminaires shall be included in this calculation.
- d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
- e. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- G. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance with city Ordinance 4517 and staff approved site plan.

DRB Stipulations

11. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match brick red or terracotta.

WATER AND WASTEWATER:

Ordinance

- H. All water and wastewater infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.
- I. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall submit and obtain approval of civil construction documents to construct improvements in conformance with city Ordinance 4517 and staff approved site plan.

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

- J. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall dedicate easements to the City of Scottsdale on a final plat or map of dedication in conformance with city Ordinance 4517 and staff approved site plan.

DRB Stipulations

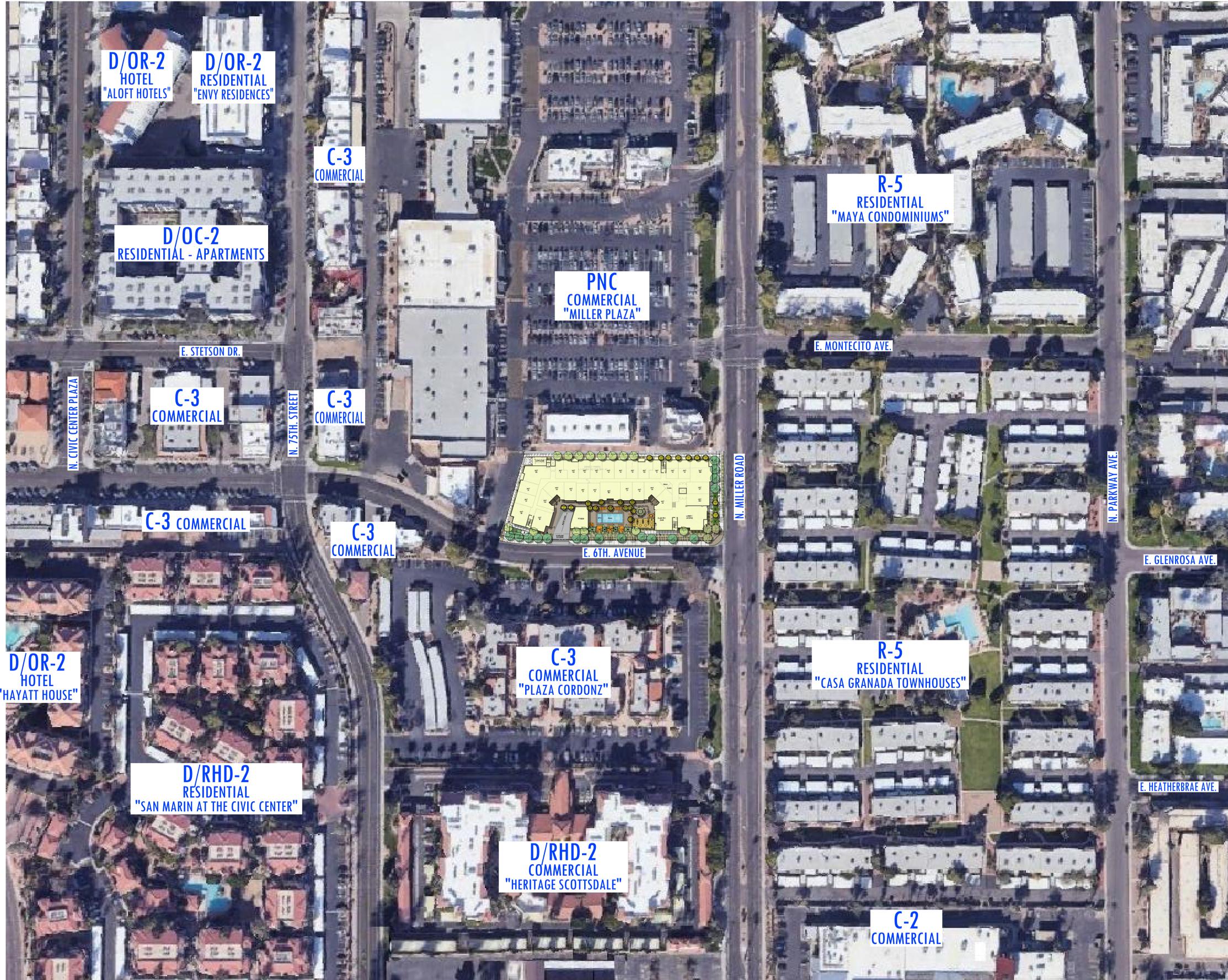
13. Prior to the issuance of any building permit for the development project, other than demolition, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A minimum twenty (20) foot wide Water + Sewer Facilities Easement to contain public water and sewer infrastructure located outside public right-of-way.

ADDITIONAL ITEMS:

DRB Stipulations

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

FILE: I:\06\ORB Job Files\19-220_TB_The Miller\CAD Files\Preliminary\19220_A1.11_Context_Plan.dwg USER: rpg DATE: Jan, 25, 2022 TIME: 07:54 am



CONTEXT AERIAL



TOLL MAZA

7570 EAST 6TH AVENUE
SCOTTSDALE, AZ 85251



WorldHQ@ORBArch.com



PRELIMINARY
NOT FOR
CONSTRUCTION

Toll Brothers
America's Luxury Home Builder™

Project No: 999 -PA- 2020

REVISIONS

| | |
|--|--|
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| | |
| | |

DRB SUBMITTAL

DATE: JANUARY 17, 2022 ORB # 19-220

A1.11

CONTEXT AERIAL

BUILDING AREAS

Table with columns: Construction Type, Occupancy Type, Allowable Height, Allowable No. Stories, Allowable Area, Area, Area Ratio. Includes levels P3, P2, P1, L1, L2, L3, L4, L5.

KEYNOTES

- 1001 DEMO EXISTING DRIVEWAY. INSTALL NEW CURB, GUTTER & SIDEWALK CONNECT FLUSH TO EXISTING.
1002 DEMO EXISTING CURB GUTTER AND SIDEWALK. INSTALL NEW DRIVEWAY PER C.O.S. DETAILS.

TRASH COMPACTOR SIZE CALCULATION

Table with columns: Dwelling Units, Average garbage amount per week - C.Y., Extra garbage amount per week - C.Y., Total amount of garbage per week - C.Y., Compaction proposed 3:1, Proposed 15 C.Y. Trash Compactor Once per Week.

LEGEND

- DENOTES PROPERTY LINE
[Symbol] DENOTES ACCESSIBLE PARKING
[Symbol] FIRE HYDRANT
[Symbol] EXISTING FIRE HYDRANT

GENERAL NOTES

- 1. OVERHEAD UTILITIES LINES AND POLE TO BE BURED ALONG THE MILLER ROAD FRONTAGE AS PART OF THE SITE REDEVELOPMENT.

REFUSE NOTES

- 1. PROVIDE 4' CLEARANCE FROM HOLD ROOM DOOR, FARTHEST WEST POINT, TO THE COMMERCIAL DRIVE AISLE.
2. LOADING AREA MUST BE FLAT; MEET GRADE REQUIREMENTS OF DSPM 2-1.309.

DEVELOPMENT DATA

PROJECT DESCRIPTION:

TOLL BROTHERS INTENDS TO DEVELOP "THE MILLER" LUXURY MULTI-FAMILY RESIDENTIAL (FOR RENT) ON THE NORTHWEST CORNER OF 6TH AVENUE AND MILLER ROAD.

ZONING:

APN: 173-40-008D
EXISTING: C3

SITE AREA:

GROSS: 74,025 S.F. / 1.6994 ACS.
NET: 55,064 S.F. / 1.2641 ACS.

OPEN SPACE:

EXISTING: +1,815 SF / 14.8%
PROVIDED: 15,725 SF / 28.56%

DWELLING UNIT DENSITY:

DENSITY: 148 D.U. / 1.6994 ACS = 87.09

BUILDING HEIGHT:

ALLOWED: 84'-0" FT. MAX.
PROVIDED: 76'-0" FT. (6 STORY)

CONSTRUCTION TYPE:

GARAGE 1A - BUILDING 1
RESIDENTIAL IIIA - BUILDING 2
RESIDENTIAL IIIA - BUILDING 3
FITNESS IIIA - BUILDING 4

SPRINKLER SYSTEM:

NFPA13

BUILDING SETBACKS:

Table with columns: REQUIRED, PROVIDED. Rows for EAST (MILLER RD.), SOUTH (6TH AVE.), WEST, NORTH, and INCLINE AT 1:1.

PARKING:

PARKING REQUIRED PER CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - TABLE 9.103.A:

1 BEDROOM 1.30 x 123 DU 160 PS
2 BEDROOM 1.70 x 25 DU 43 PS
GUEST 1 PER 4 D.U. 25 PS

TOTAL PARKING PROVIDED: 228 PS

TOTAL PARKING REQUIRED: 233 PS

PARKING RATIO 233/148 = 1.57 PSU

ACCESSIBLE PARKING - (4% OF PROVIDED)
REQUIRED: 228 x .04 = 10 P.S.
TOTAL PROVIDED: 10 P.S.

BICYCLE PARKING:

EVERY PRINCIPAL AND ACCESSORY USE OF LAND WHICH IS REQUIRED AT LEAST FORTY VEHICULAR PARKING SPACES SHALL BE REQUIRED TO PROVIDE BICYCLE PARKING SPACES AT THE RATE OF ONE (1) BICYCLE PARKING SPACE PER EVERY TEN (10) REQUIRED VEHICULAR PARKING SPACES. (CITY OF SCOTTSDALE ORDINANCE APPENDIX B - ARTICLE IX - SEC 9.103)

BICYCLE PARKING - (10% OF PROVIDED)
REQUIRED: 228 x .10 = 23 P.S.
TOTAL PROVIDED: 26 P.S.

UNIT MIX:

Table with columns: Unit Type, Count. Rows for 1 BEDROOM (A1-A13), 2 BEDROOM (B1-B6), PROJECT UNIT TOTAL (148).

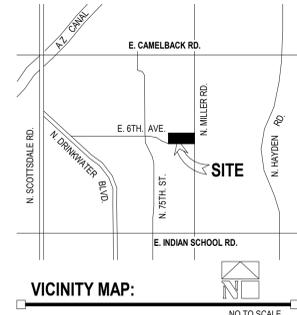
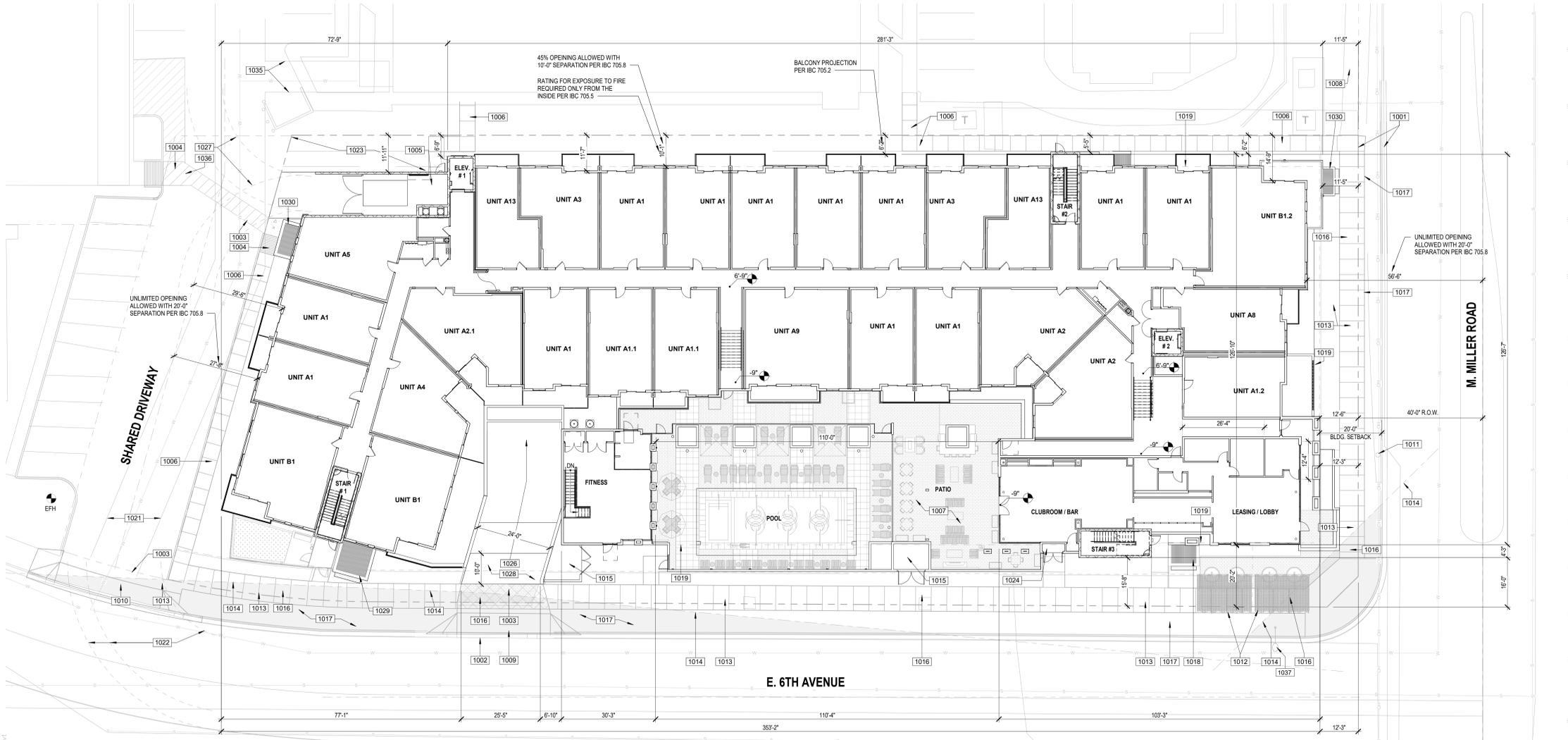
UNIT MIX BY LEVEL:

Table with columns: Level, Unit Type, Count. Rows for LEVEL L1, LEVEL L2, LEVEL L3, LEVEL L4, LEVEL L5, PROJECT UNIT TOTAL (148).

TOLL MAZA
7570 EAST 6TH AVE
SCOTTSDALE, AZ
Office of Rich Barber Architecture, LLC
ORB
WorldHQ@ORBArch.com

PRELIMINARY
NOT FOR
CONSTRUCTION

TOLL BROTHERS



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

Contractor must verify all dimensions at project before proceeding with this work.
Do not reproduce these drawings and specifications without the express written permission of the architect.

Table with columns: DATE, DESCRIPTION. Row: REVISIONS/SUBMITTALS

3rd DRB SUBMITTAL
DATE: 09.01.22 ORB #: 19-220

A1.10d
SITE PLAN PRELIMINARY

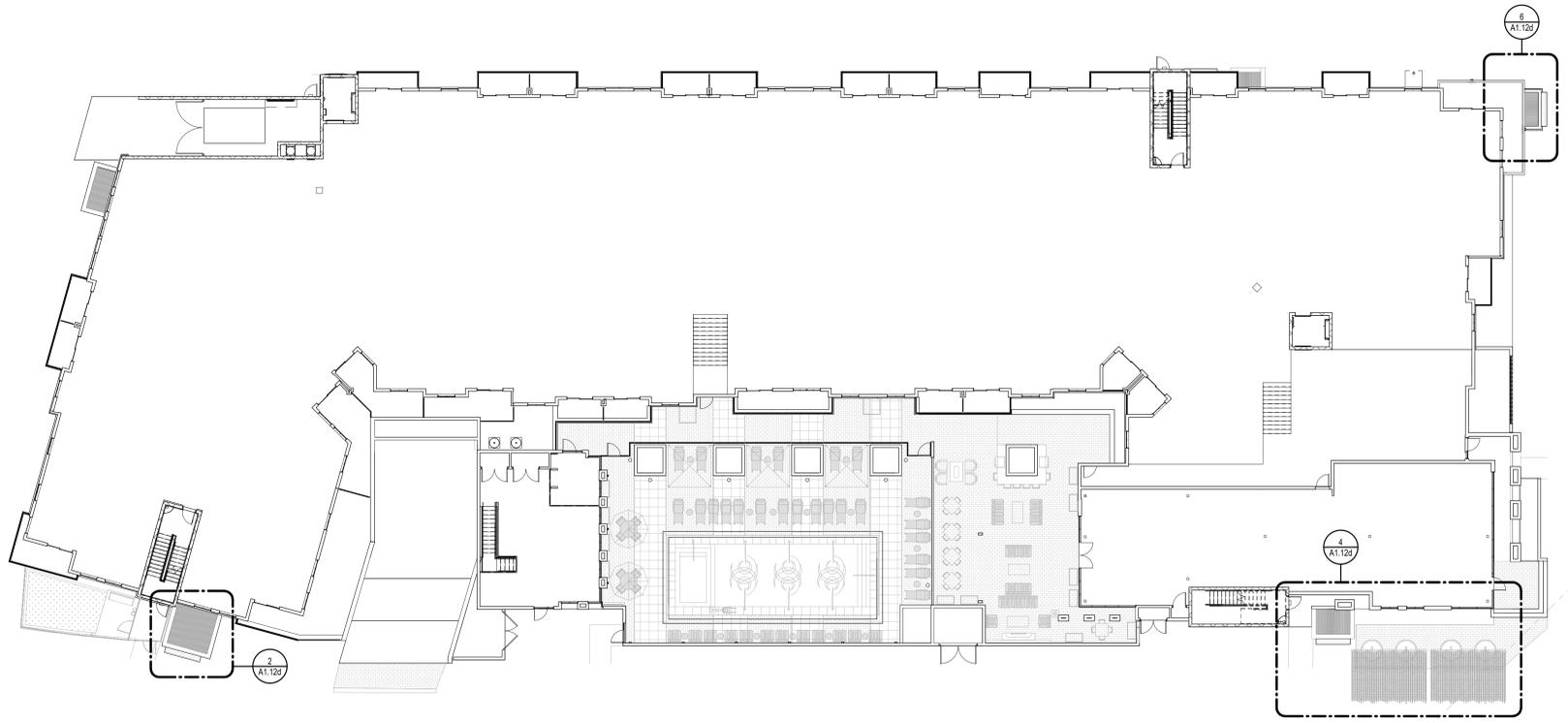
TOLL MAZA

7570 EAST 6TH AVE
SCOTTSDALE, AZ

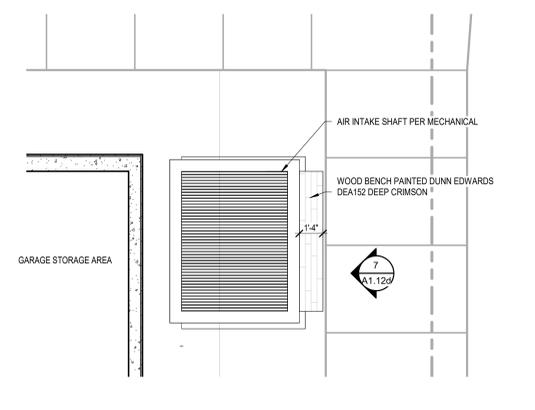


**PRELIMINARY
NOT FOR
CONSTRUCTION**

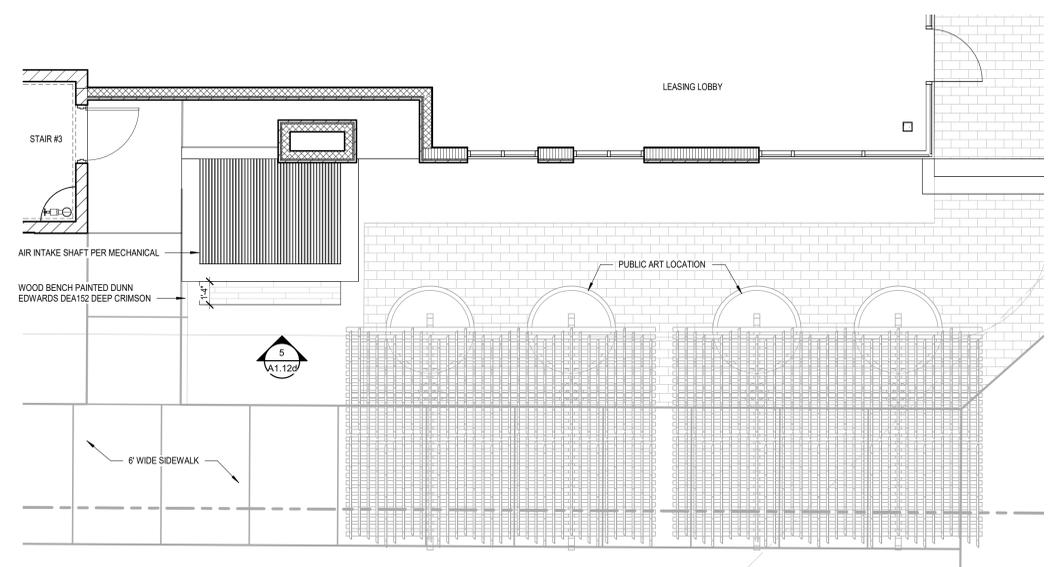
TOLL BROTHERS



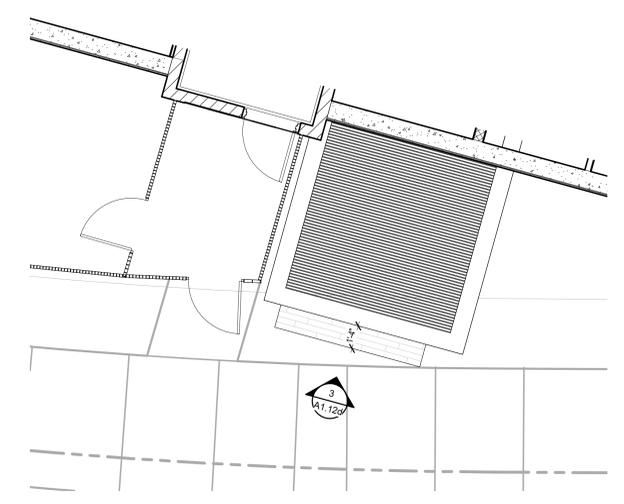
1 SITE PLAN SCALE: 1/16" = 1'-0"



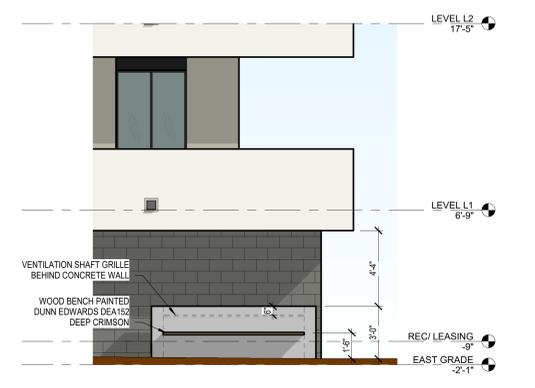
6 NE VENTILATION SHAFT SCALE: 1/4" = 1'-0"



4 SE VENTILATION SHAFT SCALE: 1/4" = 1'-0"



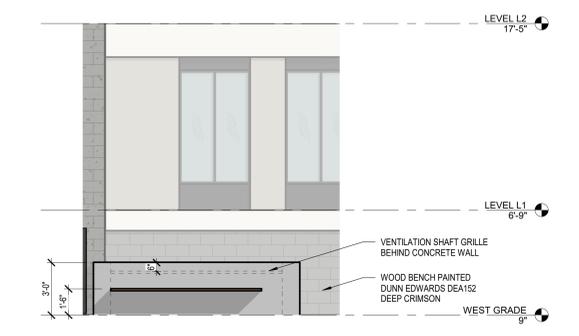
2 SW VENTILATION SHAFT SCALE: 1/4" = 1'-0"



7 NE VENTILATION ELEVATION SCALE: 1/4" = 1'-0"



5 SE VENTILATION ELEVATION SCALE: 1/4" = 1'-0"



3 SW VENTILATION ELEVATION SCALE: 1/4" = 1'-0"

Notice of alternate pricing for adjustment work
This contract allows (may allow) the owner to require the submission of alternate pricing or estimates in writing cycles after their every stage. (This contract may allow the owner to make payment on some alternative schedule after certification and approval of billing and estimates). A written description of such other billing (estimate) cycle applicable to the project is available from the owner or the owner's designated agent at:
CLIENT NAME
CLIENT ADDRESS
and the owner or its designated agent shall provide this notice immediately on request.
Contractor must verify all dimensions of project before proceeding with this work.
Do not reproduce these drawings and specifications without the express written permission of the architect. The drawings and specifications are instruments of service and shall remain the property of the architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the express written permission of the architect.
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REVISIONS/SUBMITTALS
DATE DESCRIPTION

3rd DRB SUBMITTAL
DATE: 08.08.2022 ORB #: 19-220

A1.12d
SITE VENTILATION SHAFTS



TOLL MAZA

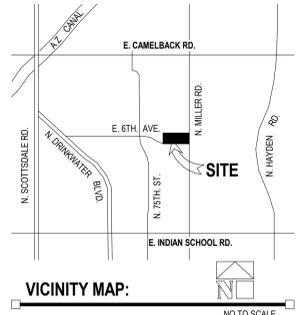
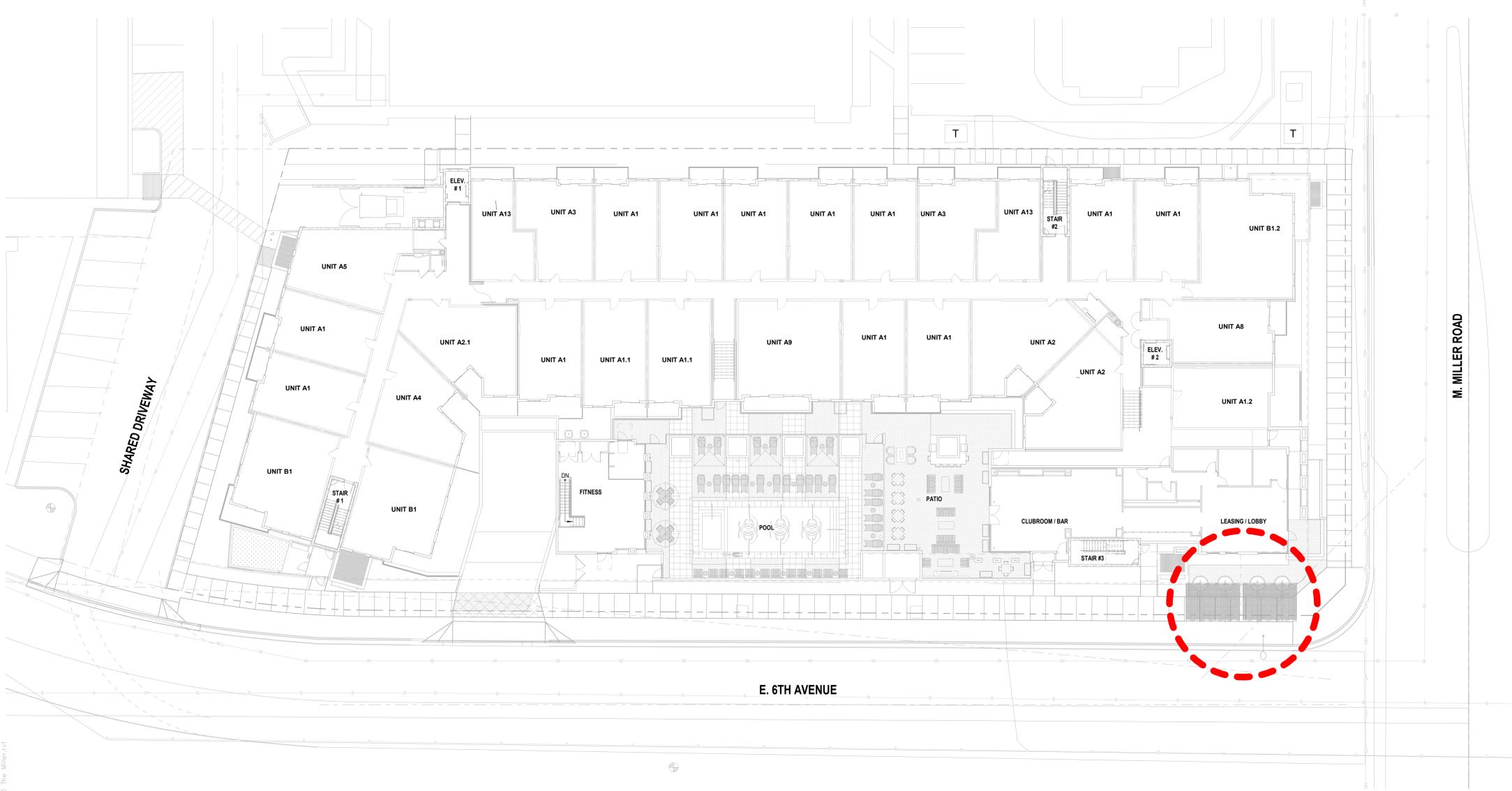
7570 EAST 6TH AVE
SCOTTSDALE, AZ



WorldHQ@ORBArch.com



TOLL BROTHERS



Attachment #11

1 SITE PLAN - ART LOCATION
SCALE: 1/16" = 1'-0"

Notice of alternate pricing per payment cycle
This contract (and any other) the owner to require the submission of bills or estimates in writing cycles after every stage. (The contract may also the owner to make payment on some alternative schedule after certification and approval of bills and estimates). A written description of such other billing (and/or) cycle applicable to the project is available from the owner or the owner's designated agent at:
CLIENT NAME
CLIENT PHONE NUMBER
and the owner or its designated agent shall provide this information upon request.

Contractor must verify all dimensions of project before proceeding with this work.

Do not reproduce these drawings and specifications without the expressed written permission of the Architect. The drawings and specifications are instruments of service and their contents are property of the Architect whether the project for which they are made is executed or not. These drawings and specifications shall not be used by anyone on any other projects, for additions to this project, or for completion of this project by others except by the express written permission of the Architect.

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REVISIONS/SUBMITTALS

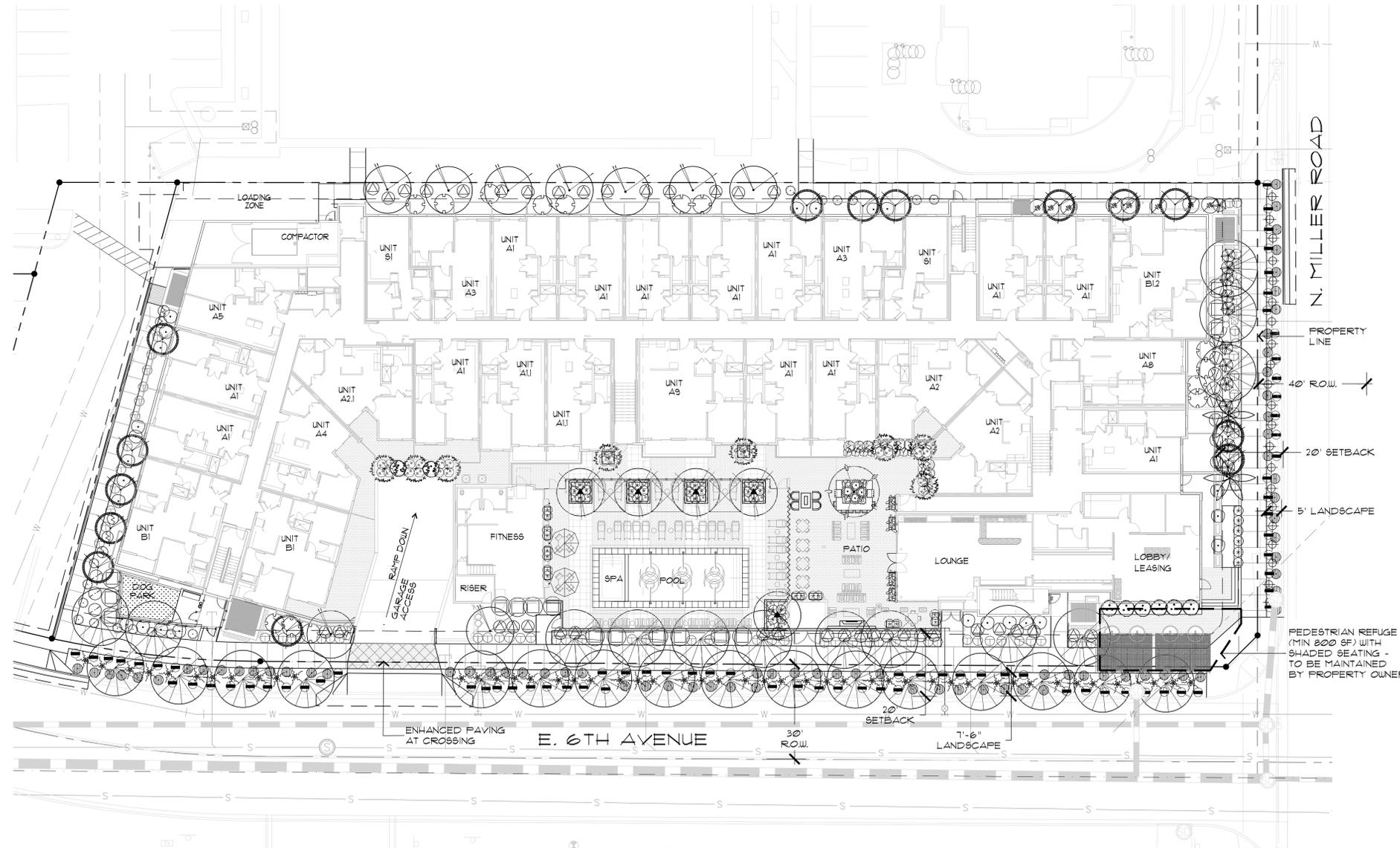
| DATE | DESCRIPTION |
|------------|-------------------|
| 09.15.2022 | 3rd DRB SUBMITTAL |

A1.13d

ART LOCATION

PLANT SCHEDULE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE |
|--|---|--|-----------------------|
| TREES | | | |
| | <i>Acacia salicina</i> | Willow Acacia | 15" Cal. Single-Trunk |
| | <i>Caesalpinia cacalaco</i> | Cascalote-Thornless | 15" Cal. Multi-Trunk |
| | <i>Chitalpa tashkentensis</i> | Chitalpa | 2" Cal. Single-Trunk |
| | <i>Ficus nitida</i> | Columnar Ficus | 3" Cal. Single-Trunk |
| | <i>Olea europaea 'Wilsonii'</i> | Fruitless Olive | 3" Cal. Multi-Trunk |
| | <i>Quercus virginiana 'Heritage'</i> | Southern Live Oak | 3" Cal. Single-Trunk |
| | <i>Washingtonia robusta</i> | Mexican Fan Palm | 25" CTH |
| ACCENTS/VINES | | | |
| | <i>Aloe barbadensis</i> | Medicinal Aloe | 5 Gal. |
| | <i>Aloe X 'Topaz' 'Golden Goddess'</i> | Topaz Aloe | 5 Gal. |
| | <i>Bougainvillea 'Barbara Karst'</i> | Vine Bougainvillea | 5 Gal. |
| | <i>Bougainvillea 'Torch Glow'</i> | 'Torch Glow' Bougainvillea | 5 Gal. |
| | <i>Cycas revoluta</i> | Sago Palm | 5 Gal. |
| | <i>Dasylirion texanum</i> | Green Desert Spoon | 5 Gal. |
| | <i>Dasylirion quadrangulum</i> | Toothless Spoon | 5 Gal. |
| | <i>Nolina nelsonii</i> | Blue Nolina | 5 Gal. |
| | <i>Hesperaloe funifera</i> | Giant Hesperaloe | 5 Gal. |
| | <i>Hesperaloe parviflora 'Perla'</i> | Brakelights Red Yucca | 5 Gal. |
| | <i>Pedilanthus macrocarpus</i> | Lady Slipper Plant | 5 Gal. |
| | <i>Tecoma stans 'Orange Jubilee'</i> | Orange Jubilee Vine | 5 Gal. |
| SHRUBS | | | |
| | <i>Dodonaea viscosa</i> | Purple Hopseed Bush | 5 Gal. |
| | <i>Eremophila hygrophana</i> | Bluebella | 5 Gal. |
| | <i>Leucophyllum frutescens 'Heavenly Cloud'</i> | Heavenly Cloud Sage | 5 Gal. |
| | <i>Ruellia peninsularis</i> | Ruellia | 5 Gal. |
| | <i>Raphiolepis indica</i> | Indian Hawthorn | 5 Gal. |
| | <i>Russelia equisetiformis</i> | Coral Fountain | 5 Gal. |
| | <i>Ruellia brittoniana</i> | Ruellia | 5 Gal. |
| | <i>Tecoma hybrid 'Bells of Fire'</i> | Bells of Fire | 5 Gal. |
| | <i>Tecoma hybrid 'Orange Jubilee'</i> | Orange Jubilee | 5 Gal. |
| GROUND COVERS | | | |
| | <i>Lantana montevidensis</i> | Purple Trailing Lantana | 1 Gal. |
| | <i>Lantana hybrid 'New Gold'</i> | New Gold Lantana | 1 Gal. |
| | <i>Wedelia trilobata</i> | Wedelia | 1 Gal. |
| | <i>Eremophila glabra 'Mingens Gold'</i> | Outback Sunrise | 1 Gal. |
| | <i>Eremophila glabra 'Winter Blaze'</i> | Winter Blaze | 1 Gal. |
| MISCELLANEOUS | | | |
| | DG | Decomposed granite in all planting areas 2" depth Color: Mahogany - 3/4" screened - 10,841 sq. ft. | |
| | SYN. TURF | Synthetic Pet Turf 190 sq. ft. | |
| * DENOTES PLANT MATERIAL NOT ON THE ADUR LIST. Note: Install Western Organics Custom Blend Over Structure Soil or Equal in all planters on the podium deck. | | | |



LANDSCAPE IMPROVEMENTS
The Maza
 7570 E. 6th Avenue Scottsdale, AZ

Conceptual Landscape Plan SCALE: 1"=20'-0"

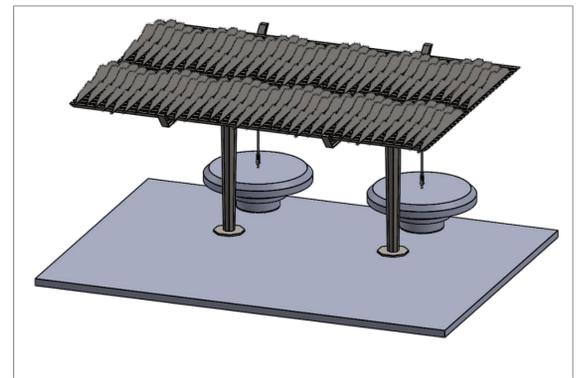
GENERAL NOTES

- CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS, ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
- ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
- ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30" AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
- ALL NON-TURF AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
- THE RETENTION SHOWN ON THE PLANS IS CONCEPTUAL IN NATURE. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
- ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
- FINAL SITE PLAN CONFIGURATION MAY VARY AT THE TIME OF FINAL PLAT APPROVAL.
- ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.

| WATER INTENSIVE LANDSCAPE CALCULATIONS | |
|---|----------------------------------|
| PERMITTED | PROVIDED |
| (9,000 SF. x 0.10) + (1,836 SF. x 0.05) = 992 SF. | (40 X 5F. OF COVERAGE) = 464 SF. |

AREA CALCS

Right-Of-Way Landscape Area: 4,130 sf
 Parking Lot Landscape: 0 sf
 On-Site Landscape Area: 4,717 sf



Shaded Seating at Pedestrian Refuge
NOT TO SCALE

Conceptual Landscape Plan

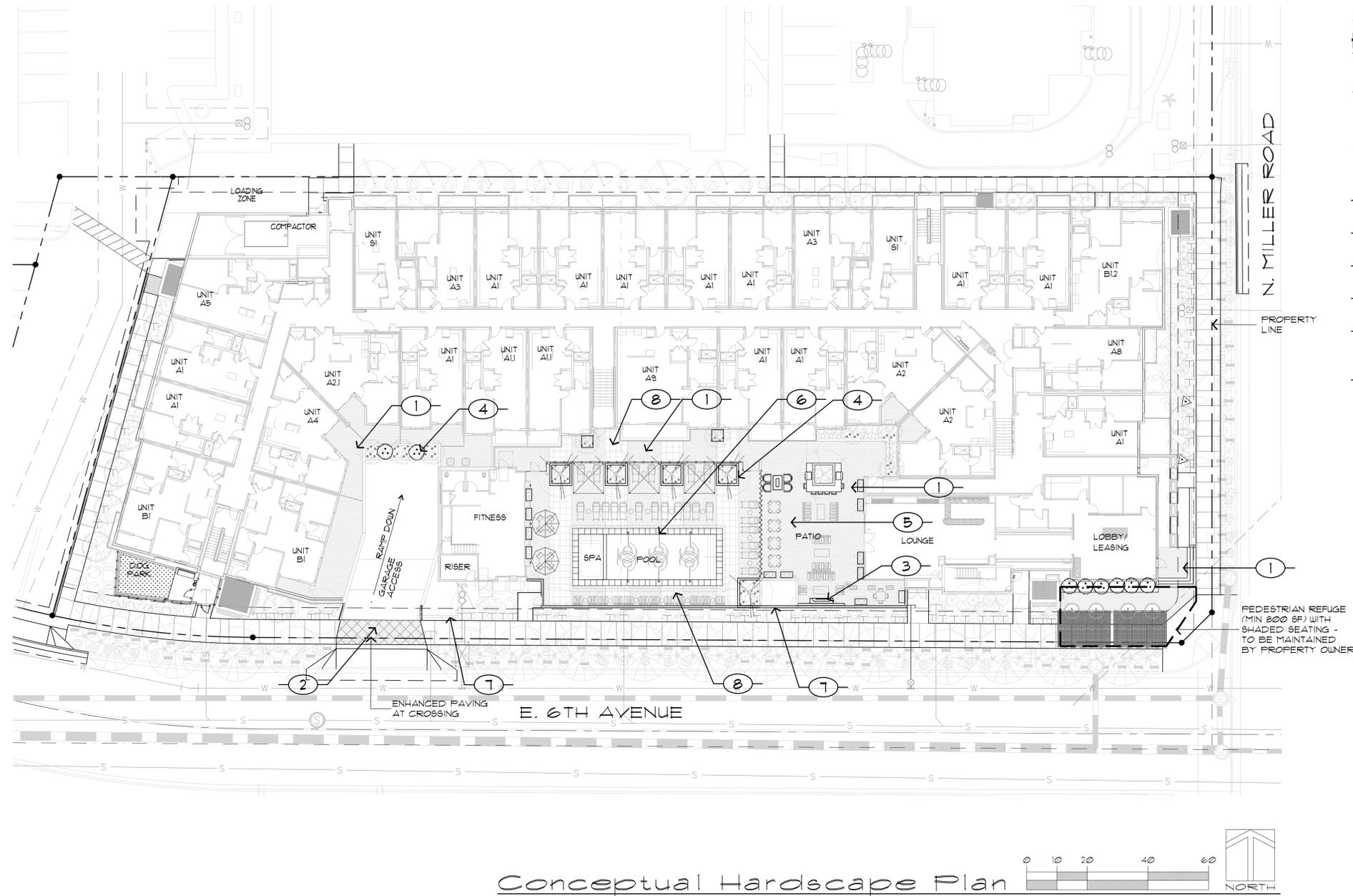
DESIGNED BY: PV/MD
 DRAWN BY: MD
 CHECKED BY: PV/MD
 DATE: January 21, 2022
 REVISIONS: 2nd Submittal 05/27/2022
 3rd Submittal 08/08/2022

The Maza
DRB Submittal

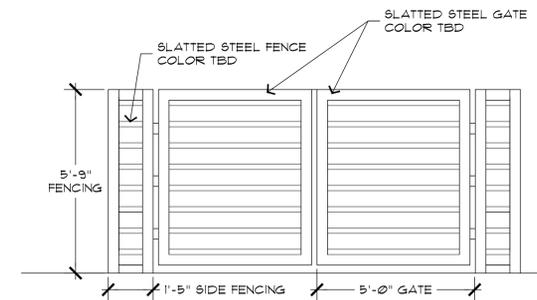
CLS-1

HARDSCAPE KEY

- ① Integral Color Concrete Pavers, Pattern: Running Bond, Color: Gray Blend - Pedestrian
- ② Integral Color Concrete Pavers, Pattern: Running Bond, Color: Gray Blend - Vehicular
- ③ Outdoor Fire Place
- ④ Raised Planter/Planter Pots
- ⑤ Entertainment Pavilion
- ⑥ Pool Deck Jet
- ⑦ Transformer Screen
- ⑧ Integral Color Concrete Pavers, Pattern: Stacked Bond, Color: Gray Blend - Pedestrian



Conceptual Hardscape Plan
SCALE: 1"=20'-0"



ELEVATION

⑦ TRANSFORMER SCREEN
SCALE: 3/8"=1'-0"



① PEDESTRIAN PAYER



② VEHICULAR PAYER



③ OUTDOOR FIREPLACE



④ RAISED PLANTER POTS



⑤ ENTERTAINMENT PAVILION



⑥ POOL DECK JET

LANDSCAPE IMPROVEMENTS

The Maza

7570 E. 6th Avenue Scottsdale, AZ

Conceptual Hardscape Plan



DESIGNED BY: PV/MD
DRAWN BY: MD
CHECKED BY: PV/MD
DATE: January 21, 2022
REVISIONS:
2nd Submittal 05/27/2022
3rd Submittal 08/08/2022

The Maza
DRB Submittal

CLS-2



Southeast Stair Tower



Northeast Stair Tower

Decorative Metal

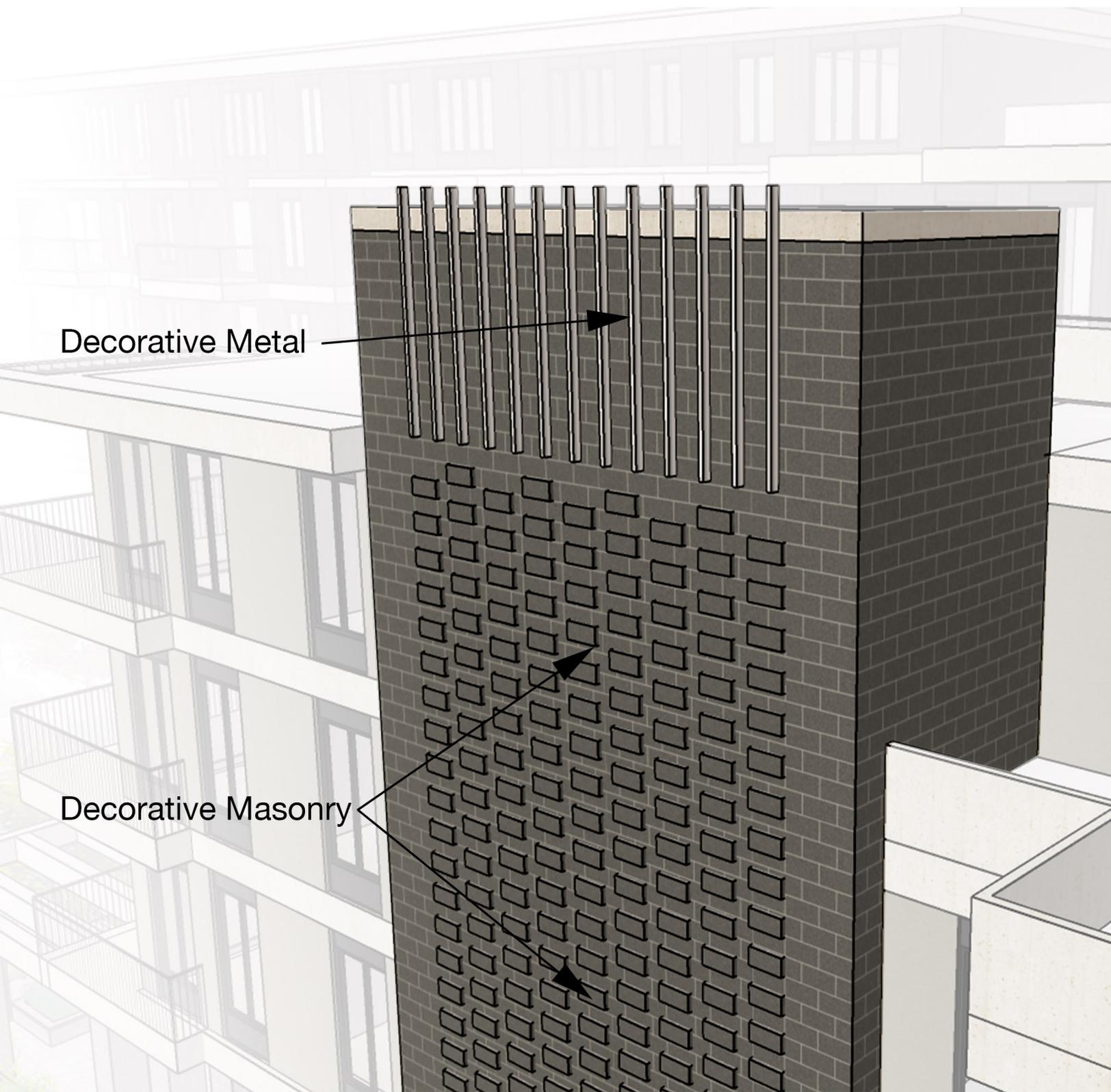
Decorative Masonry

Typical Detail of Southeast and Northeast Stair Tower Tops

Maza
6th and Miller

ATTACHMENT #14



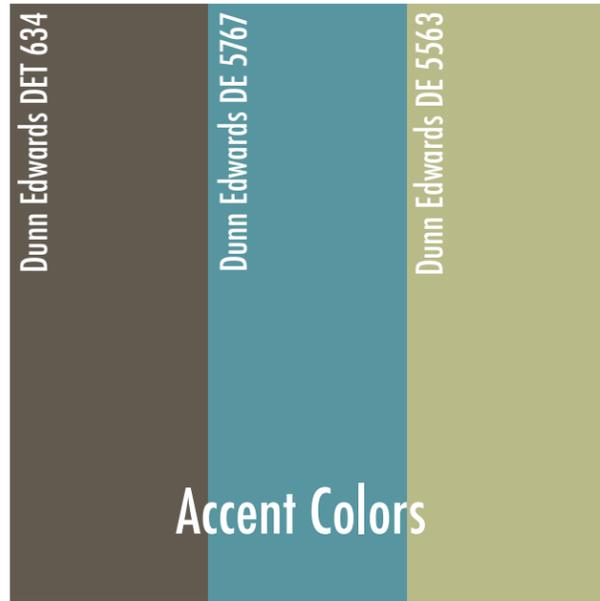


Decorative Metal

Decorative Masonry

Typical Detail of Southeast and Northeast Stair Tower Tops

Maza
6th and Miller



FILE: \\N:\WP\PROJECTS\2021-000\WP\2021-001 - Toll Maza\ELEC\2021-001-E1.11 - DRB.dwg USER: ncep DATE: May, 18, 2022 TIME: 04:16 pm

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Efficiency |
|--------|-------|-----|-------------------|---|--|------------------------|------------|
| ⊙ | S1 | 2 | Selux Corporation | MST-R4-1-SG530-30-12-BZ-UNV-HS/MSTA40-8-BZ-MSTBC13 | Black formed cast aluminum housing, plastic optic, black plastic house side shields, no enclosure. Post Top mounted AT +10FT. TOP OF | 48W LED 3000K | 100% |
| ⊕ | S2 | 4 | SIGNIFY - STONCO | LPW6 30 WW-03 3 UNV BZ. BRONZE FINISH. | WALL MOUNT LED LIGHT. +10' A.F.F. | 30W LED 3000K | 100% |
| ⊙ | S3 | 37 | BEGA | 84 107 K3 BRZ. BRONZE FINISH. | ASSYMETRIC LED BOLLARD LIGHT. +47" TALL. | 19.4W LED 3000K 90 CRI | 100% |
| | W1 | | NOT USED | | | | |
| | W1E | | NOT USED | | | | |
| □ | W2 | 3 | WAC LIGHTING | WS-W15912 BZ BRONZE FINISH | WALL SCONCE ADA. SURFACE MOUNTED AT +6'-0" FROM TOP OF FIXTURE. | 10W LED 3000K | 99% |
| | W3 | | NOT USED | | | | |
| | B0 | | NOT USED | | | | |
| — | ST | 6 | HYDEL | HSL13 9INCH LED 30K MVOLT L BB LBPS. LIGHT BRONZE FINISH. | 11.50" LONG LED STEP LIGHT. +18" ± A.F.F. | 8W LED 3000K | 100% |

T.O.F. ALL LIGHTING FIXTURE HEIGHT NOTED IS MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.
 NOTES:
 1. ALL LIGHTING FIXTURE HEIGHT NOTED ON THIS SHEET ARE MEASURED FROM TOP OF FIXTURE TO ABOVE FINISHED FLOOR.
 2. REFER TO ARCHITECTURAL EXTERIOR ELEVATION PLANS FOR BUILDING MOUNTED LIGHTING FIXTURES LOCATIONS.

NOTE!
 COORDINATE AND VERIFY EXACT LOCATION AND QUANTITIES OF ALL GROUND MOUNTED LIGHTING FIXTURES WITH LANDSCAPE ARCHITECT BEFORE ROUGH-IN. ALL EXTERIOR SITE LIGHTING FIXTURES SHALL BE U.L. LISTED FOR WET LOCATIONS.

GENERAL NOTES: UTILITIES DISTRIBUTION

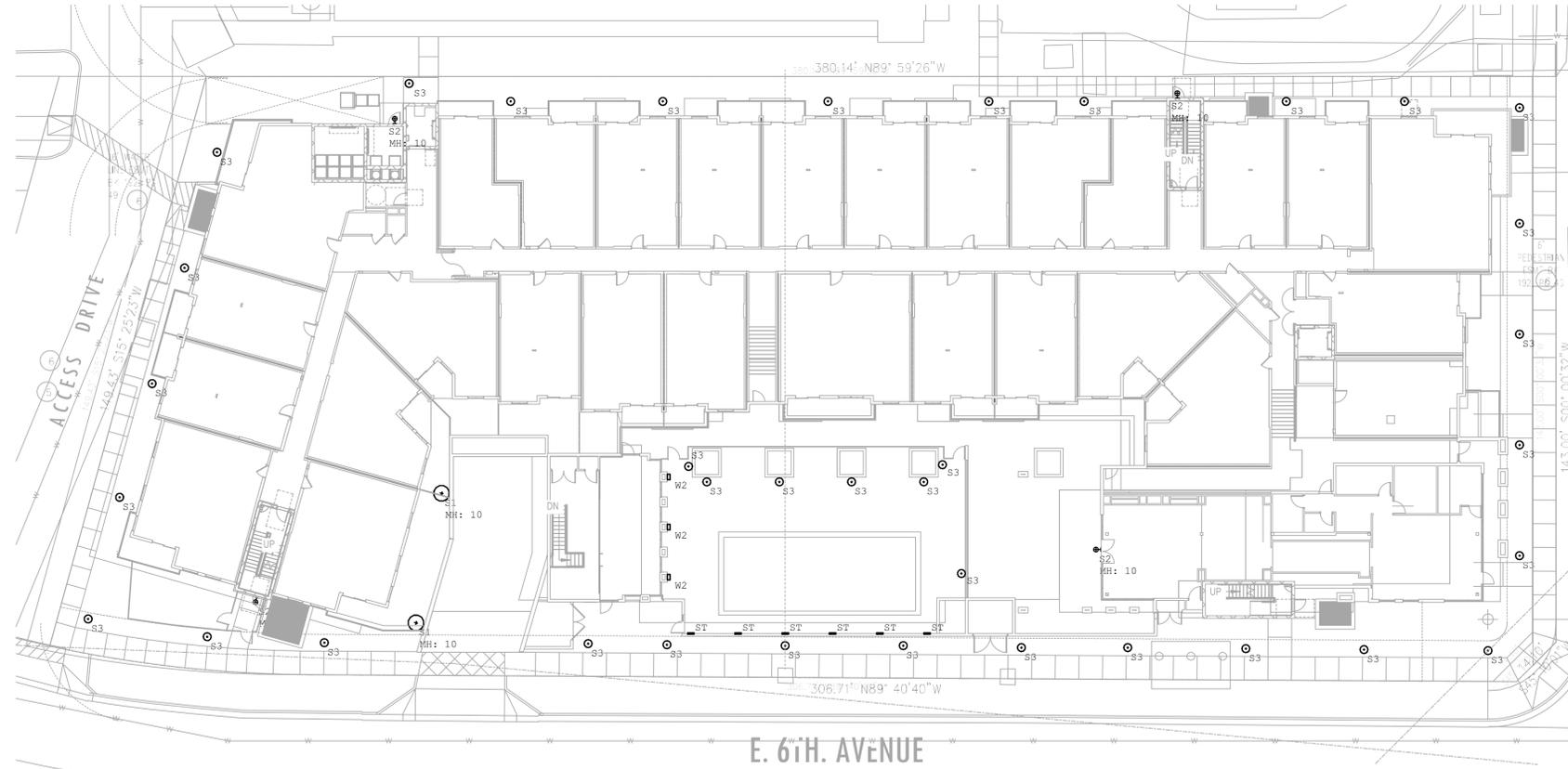
- THIS APARTMENT BUILDINGS IS 4-STORY BUILDING WITH 1-LEVEL OF UNDERGROUND PARKING.
- SEE LANDSCAPE ARCHITECT DRAWINGS FOR EXACT LOCATION OF LIGHTING FIXTURES INDICATED ON THIS SHEET.
- MINIMUM UNDERGROUND CONDUIT SIZE SHALL BE 3/4".
- ALL UNDERGROUND RUNS FOR OUTDOOR LIGHTING SHALL BE CIRCUITED WITH #10 AWG, THHN CU. IN PVC CONDUIT UNLESS NOTED OTHERWISE. PROVIDE BOND WIRE PER 2017 N.E.C.
- ALL HOUSE LIGHTING, THIS SHEET, ROUTED WITHIN BUILDING STRUCTURES AND NOT BELOW GRADE IN PVC CONDUIT SHALL BE ROUTED IN EMT, FLEX OR MC CABLE.
- ALL PENETRATIONS OF FIRE RATED WALLS & CEILINGS SHALL BE EXECUTED PER LOCAL AND ALL APPLICABLE CODES.
- CABLE TELEVISION, TELEPHONE AND SECURITY SYSTEM SHALL BE PRE-WIRED BY ELECTRICAL CONTRACTOR.
- ALL ELECTRICAL EQUIPMENT WIRING, LIGHTING, ETC., IN AND ADJACENT TO THE SWIMMING POOL, SPA AND DECORATIVE FOUNTAIN SHALL COMPLY WITH N.E.C. ARTICLE 680.
- DIRECT-BURIED CABLE OR CONDUIT OR OTHER RACEWAYS SHALL BE INSTALLED TO MEET THE MINIMUM COVER REQUIREMENTS OF NEC TABLE 300.5

FIRE ALARM NOTES:

ELECTRICAL CONTRACTOR SHALL PROVIDE A DESIGN/BUILD FIRE ALARM SYSTEM FOR THIS PROJECT. COMPLY WITH ALL APPLICABLE NATIONAL, STATE & LOCAL FIRE AND BLDG. CODES. SUBMIT DRAWINGS TO AUTHORITIES HAVING JURISDICTION FOR APPROVAL.

KEYED NOTES: (#)

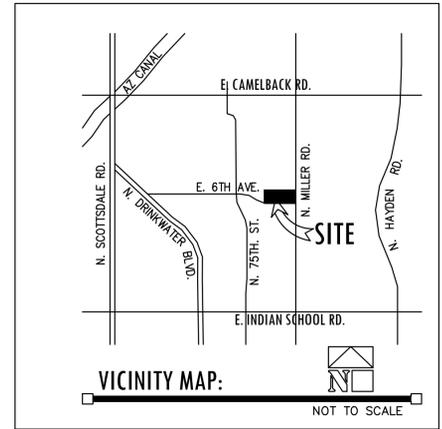
- FIXTURE TYPE "W1E". FULL CUTOFF FIXTURE WITH EMERGENCY BATTERY BACK-UP MINIMUM OF 90 MINUTES. PROVIDE A SEPARATE UNSWITCHED HOT WIRE FOR BATTERY BACK-UP CIRCUIT SHALL BE SAME CIRCUIT CONNECTED TO LUMINAIRE EXCEPT UNSWITCHED.



ELECTRICAL SITE LIGHTING PLAN
 SCALE: 1" = 20'-0"



ATTACHMENT #17



TOLL MAZA
 7570 EAST 6TH AVE
 SCOTTSDALE, AZ 85251

Office of Rich Barber
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Professional Engineer (Electrical)
 10807 ANDREW C. PANOPLO
 ARIZONA U.S.A.
PRELIMINARY NOT FOR CONSTRUCTION

Toll Brothers
 America's Luxury Home Builder™

NE ENGINEERING INC.
 4115 N. 15TH AVE
 PHOENIX, AZ 85015
 (602) 265-1599
 PROJECT NO. 2021-001

REVISIONS

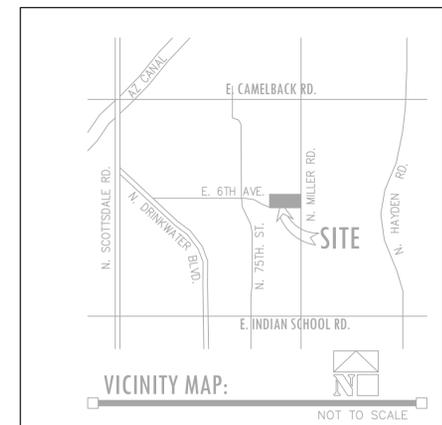
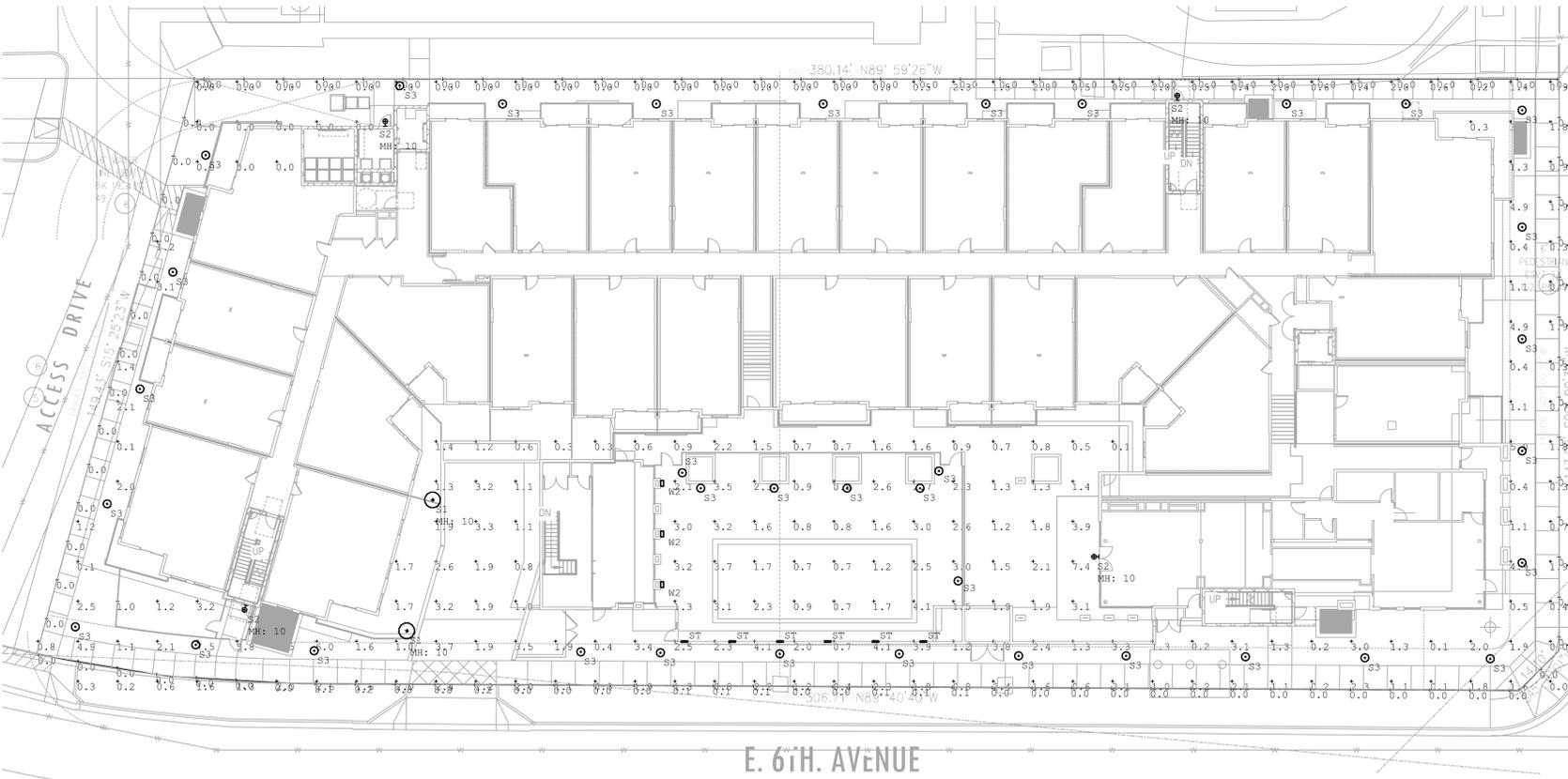
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DRB SUBMITTAL
 DATE: JANUARY 17, 2022 ORB # 19-220

E1.11
 ELECTRICAL SITE LIGHTING PLAN

| Statistics | | | | | | |
|---------------------------------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| GARAGE ACCESS RAMP | + | 2.9 fc | 7.8 fc | 0.0 fc | N/A | N/A |
| SITE | + | 2.1 fc | 7.5 fc | 0.0 fc | N/A | N/A |
| SPILL LIGHT AT+6' ABOVE PROPERTY LINE | X | 0.0 fc | 0.4 fc | 0.0 fc | N/A | N/A |

| Schedule | | | | | | | | | |
|----------|-------|-----|-------------------|---|--|------------------------|-----------------|-----|------------|
| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lamp | Lumens per Lamp | LLF | Efficiency |
| ⊙ | S1 | 2 | Selux Corporation | MST-R4-1-50530-30-12--BZ-UNV-HS/MSTA40-8-BZ-MSTBC13 | Black formed cast aluminum housing, plastic optic, black plastic house side shields, no enclosure. Post Top mounted AT +10FT. TOP OF | 48W LED 3000K | Absolute | 1 | 100% |
| ⊕ | S2 | 4 | SIGNIFY - STONCO | LPW16 30 WW-G3 3 UNV BZ. BRONZE FINISH. | WALL MOUNT LED LIGHT. +10' A.F.F. | 30W LED 3000K | Absolute | 1 | 100% |
| ⊙ | S3 | 37 | BEGA | 84 107 K3 BRZ. BRONZE FINISH. | ASSYMETRIC LED BOLLARD LIGHT. +47" TALL. | 19.4W LED 3000K 90 CRI | Absolute | 1 | 100% |
| | W1 | | | NOT USED | | | | | |
| | W1E | | | NOT USED | | | | | |
| □ | W2 | 3 | WAC LIGHTING | WS-W15912 BZ BRONZE FINISH | WALL SCONCE ADA. SURFACE MOUNTED AT +6'-0" FROM TOP OF FIXTURE. | 10W LED 3000K | 341 | 1 | 99% |
| | W3 | | | NOT USED | | | | | |
| | BO | | | NOT USED | | | | | |
| - | ST | 6 | HYDREL | HSL13 9INCH LED 30K MVOLT L BB LBPS. LIGHT BRONZE FINISH. | 11.50" LONG LED STEP LIGHT. +18" @ A.F.F. | 8W LED 3000K | 299 | 1 | 99% |



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4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1599
PROJECT NO. 2021-001

| REVISIONS | |
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| | |

DRB SUBMITTAL
DATE: JANUARY 17, 2022 ORB # 19-220

E1.12

ELECTRICAL SITE PHOTOMETRIC PLAN

FILE: \\WP\PROJECTS\2021-000\WP\2021-001 - Toll Macro\ELEC\2021-001-E1.12 - DRB.dwg USER:ncdp DATE: May 18 2022 TIME: 04:15 pm

ELECTRICAL SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



HYDREL TYPE: **ST**

CATALOG NUMBER: _____
 NOTES: _____
 TYPE: _____

HSL13
 Static White and Static Color
 Step Light 13

HIGHLIGHTS

- Integral Driver
- Long throw distribution
- Standard 0-10V dimming option
- Die-cast housing with solid aluminum, brass, or stainless steel faceplate
- Wet location listed
- Back Box provided by Hydrel or by others

5 YEAR WARRANTY

DIMENSIONS

12INCH

9INCH

6INCH

3INCH

LUMEN PACKAGES

| Distribution | Delivered Lumens | Input Watts | Lumens/Watt |
|--------------|------------------|-------------|-------------|
| 3INCH | 87 | 3 | 29 |
| 6INCH | 194 | 5 | 36 |
| 9INCH | 296 | 8 | 37 |
| 12INCH | 398 | 11 | 37 |

Performance data based upon 30K LED

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HSL13 | Rev. 04/23/21
 Page 1 of 4

Stonco by @ignify

Wall mount
 LytePro
 LPW16 medium wall sconce

Project: THE MILLER
 Location: SCOTTSDALE
 Cat. No: LPW16-30-WW-G3-120-UVV
 Type: B2
 Lamps: LED
 City: _____

Stonco LytePro LED medium wall sconce LPW16 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW16 is ideal for entryways and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Options | Photocontrol | Location | Finish |
|--------|---------|---|--------------|----------|---------|----------------------------------|--|--|
| LPW16 | 20W | NW-G3 Neutral White 4000K 70 CRI Generation 3 | 2 Type 2 | 120V | None | BAC ¹ | Meets the requirements of the Buy American Act of 1933 (BAA) | Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray |
| | 30W | WW-G3 Warm White 3000K 70 CRI Generation 3 | 3 Type 3 | 208 208V | PCB | Photocontrol Button ¹ | | |
| | 50W | UVV 120-277V (50/60Hz) | 4 Type 4 | 277 277V | | | | |
| | | HVU 347-480V (50/60Hz) | | 480 480V | | | | |

Stocked luminaires - Ordering guide

| Catalog Number | Description | Master Pack Qty | UPC Code |
|----------------|--|-----------------|--------------|
| LPW16-G3-B-BZ | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint | 6 | 622252813872 |
| LPW16-G3-B-DGY | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint | 6 | 622252813865 |

Stocked accessories - Ordering guide (Must be ordered separately)¹

| Catalog Number | Description | Master Pack Qty | UPC Code |
|---------------------------|--|-----------------|--------------|
| LPWCVRPLT-BZ ¹ | LPW Universal wall cover mounting plate, Bronze textured paint | (none) | 190096144860 |

1. Must specify voltage. Not available in 347V or 480V.
 2. Other colors available upon request as made-to-order.
 3. Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of, a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
 4. Consult Signify to confirm whether specific accessories are BAA-compliant.

DLG ETL US

LPW16_LytePro_sconce_04/21 page 1 of 3

GARDCO by @ignify

Site & Area
 PureForm
 PPT post top with comfort optics

Project: THE MILLER
 Location: SCOTTSDALE
 Cat. No: PPT140L-450-WW-G3-1-UNV-04
 Type: B1
 Lamps: LED
 City: _____

Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Ordering guide

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Options | Photocontrol | Location | Finish |
|--------|---------|---|---------------------|----------|---------|----------------------------------|--|--|
| PPT | 140W | NW-G3 Neutral White 4000K 70 CRI Generation 2 | 13 Tenon (Standard) | 120V | None | BAC ¹ | Meets the requirements of the Buy American Act of 1933 (BAA) | Textured BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray |
| | 200W | WW-G3 Warm White 3000K 70 CRI Generation 2 | 14 Tenon (Standard) | 208 208V | PCB | Photocontrol Button ¹ | | |
| | 300W | UVV 120-277V (50/60Hz) | 15 Tenon (Standard) | 277 277V | | | | |
| | 400W | HVU 347-480V (50/60Hz) | 16 Tenon (Standard) | 480 480V | | | | |

Stocked accessories - Ordering guide (Must be ordered separately)¹

| Catalog Number | Description | Master Pack Qty | UPC Code |
|----------------|------------------------|-----------------|--------------|
| PPT-EMERGENCY | Emergency battery pack | 1 | 622252813865 |

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PPT_PureForm_post_top_05/20 page 1 of 5

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 PRELIMINARY
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Toll Brothers
 America's Luxury Home Builder

NE ENGINEERING INC.
 4115 N. 15TH AVE
 PHOENIX, AZ 85015
 (602) 265-1559
 PROJECT NO. 2021-001

HYDREL TYPE: **ST**

CATALOG NUMBER: _____
 NOTES: _____
 TYPE: _____

HSL13 STEP LIGHT | 2

ORDERING INFORMATION

| Series* | Length* | Source* | Color Temperature* | Voltage* | Distribution* |
|---------|---------------|---------|---|---------------------------------|---------------|
| HSL13 | Step Light 13 | LED | 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K | MVOLT Multi Volt 120V thru 277V | L Long Throw |

Dimming Optional
 MIN5 Dimming Driver

FINISH*

| | |
|--------|---------------------------|
| BBB | Brushed Brass |
| BBP | Brushed Brass Paint |
| BKSS | Brushed Stainless Steel |
| LBPS | Light Bronze Paint Smooth |
| PBR | Polished Brass |
| PSS | Polished Stainless Steel |
| SOB | Semi Gloss Black |
| CF | Semi Gloss White |
| CF | Custom Finish |
| RA1ZTD | Rail Paint Finishes |

PERFORMANCE DATA

Typical Distribution Based on 30K Color & Temperature

Expected Life: Static White LED: L70 @ 60,000 hours
 Static Color LED: L70 @ 60,000 hours

Lumen Multiplier Table for CCT

| CCT | Multiplier |
|-----|------------|
| 27K | 0.963 |
| 30K | 1.000 |
| 35K | 1.218 |
| 40K | 1.153 |
| 50K | 1.208 |

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HSL13 | Rev. 04/23/21
 Page 2 of 4

WAC LIGHTING

Fixture Type: **W2**
 Catalog Number: **WS-W15912 BRONZE**
 Project: _____
 Location: _____

Archetype
 Outdoor Wall Sconce 3000K

Model & Size: WS-W15912 12" 3000K 30
 Color Temp & CRI: 3000K 90
 Finish: BK Black
 Watt: 10W
 LED Lumens: 800
 Delivered Lumens: 331
 Title 24: Yes

Example: **WS-W15912-BK**

DESCRIPTION
 A low-profile, artful design adds a distinctive, sophisticated look in any outdoor application.

FEATURES
 • ACLED driverless technology
 • 5 year warranty

SPECIFICATIONS
 Color Temp: 3000K
 Input: 120 VAC, 50/60Hz
 CR: 90
 Dimming: ELV: 100-10%
 Rated Life: 54000 Hours
 Standards: ETL, cETL, IP65, Title 24 JAB-2016 Compliant, Dark Sky Friendly, Wet Location Listed
 Construction: Aluminum hardware with etched glass diffuser

FINISHES
 BK Black

LINE DRAWING

WS-W15912

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 Phone: 800-705-SERV (7378) • www.hydrel.com

wacighting.com | Phone (800) 526-2588 | Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050
 WAC Lighting reserves the right to modify the design of our products at any time as part of the company's continuous improvement program, January 2021

BEGA

Surface washer bollard - Asymmetric

Application: Surface washer bollards for the uniform illumination of ground surfaces. The luminaire housing is adjustable, allowing the light distribution to be adapted to meet the requirements of the installation site.

Materials: Luminaire housing constructed of aluminum alloy
 Matte safety glass
 High temperature silicone gasket
 Reflector made of pure anodized aluminum
 High temperature silicone gasket

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP65
 Weight: 15.4 lbs

Electrical
 Operating voltage: 120-277V AC
 Minimum start temperature: -30° C
 LED module wattage: 19.4W
 System wattage: 24.0W
 Controllability: 0-10V, TRIAC and ELV dimmable (Pa-30)

Color rendering index:
 Luminaire lumens: 2661 lumens (4000K)
 Lifetime: 60,000 hours

LED color temperature
 4000K - Product number + **K4**
 3500K - Product number + **K35**
 3000K - Product number + **K3**
 2700K - Product number + **K27**

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

Finish
 All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Undure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors: Black (BLK) White (WHT) RAL: 70895 Direct burial anchorage
 Bronze (BRZ) Silver (SLV) CUS:

Available options
 70895 Direct burial anchorage

Surface washer bollard - Asymmetric

| LED | A | B | C | Anchorage |
|--------|-------|-----|------|-----------|
| 04 107 | 19.4W | 10% | 47/4 | 14 79817 |

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
 Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2020 Updated: 15/03/20

REVISIONS

DRB SUBMITTAL

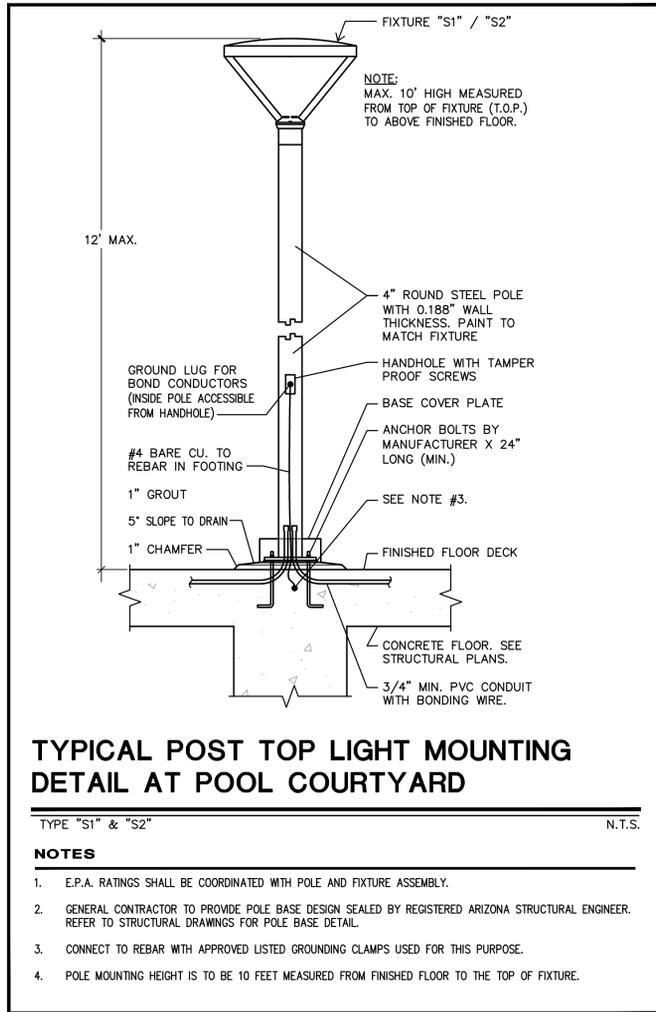
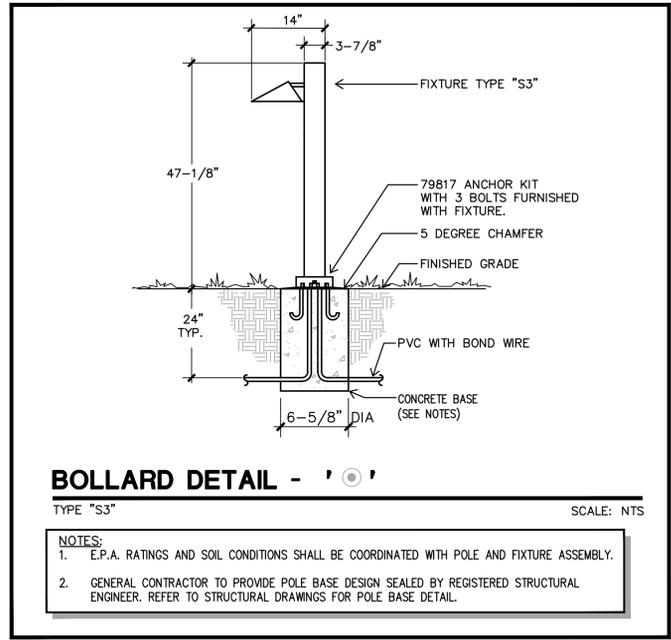
DATE: JANUARY 17, 2022 ORB # 19-220

E1.13

ELECTRICAL SITE LIGHTING CUSTSHEETS

FILE: \\WP_PROJECTS\2021-000_WP\2021-001-E1.13 - Toll Macro\ELEC_2021-001-E1.13 - DRB.dwg USER: medp DATE: May 18, 2022 TIME: 04:16 pm

FILE:W:\WP\PROJECTS\2021-000\WP\2021-001 - Toll_Maza\ELEC\2021-001-E1.14 - DRB.dwg USER:ncdp DATE:May, 18, 2022 TIME: 04:39 pm



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Professional Engineer (ELECTRICAL)
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PHOENIX, AZ 85015
(602) 265-1598
PROJECT NO. 2021-001

REVISIONS

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DRB SUBMITTAL
DATE: JANUARY 17, 2022 ORB # 19-220
E1.14
ELECTRICAL SITE LIGHTING DETAILS

From: [Stacey Vornbrock](#)
To: [Projectinput](#)
Subject: RE: New Multifamily Development: The Miller
Date: Friday, March 25, 2022 5:41:21 PM

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

Dear Planning and Development Services,

I'm sure my input on this will make no difference, but I feel the need to object to this new development on Miller Rd.

I live in the Scottsdale Marquessa Condos at 4200 N. Miller Rd. This is already a highly congested area with a lot of traffic. I am dumbfounded and disappointed that the City would approve another 148 dwelling units in this congested area.

What are your plans to accommodate the extra traffic on Miller Rd. that this will create? Will there be underground parking for the owners of the units? If so, where will their guests park?

I can appreciate the need for additional housing, but it seems to me you are *squeezing* this building into the smallest possible corner in an already overly congested area.

Sincerely,
Stacey Vornbrock