DEVELOPMENT REVIEW BOARD REPORT



Meeting Date:	November 19, 2020
General Plan Element:	Character and Design
General Plan Goal:	Foster quality design that enhances Scottsdale as a unique
	southwestern desert community.

ACTION

Platinum Storage	Request by owner for approval of a site plan, landscape plan, and building
7-DR-2020	elevations for a new 2-story storage facility on a +/-1.76-acre site with Industrial
	Park (I-1) zoning, located at southwest corner of Princess Drive and the Loop 101
	frontage road.

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
- No community input received as of the date of this report

BACKGROUND

Location: 8585 E. Princess Drive

Zoning: Industrial Park, Planned Community Development (I-1 PCD)

Adjacent Uses

North: Vacant parcel

- East: Loop 101 Freeway with a vacant parcel beyond
- South: Two story medical office building with block construction, built in 2003
- West: Two story medical office building with block construction, built in 2003

Property Owner

Platinum Construction

Applicant

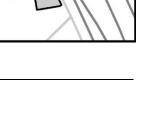
Earl & Curley, PC 602-265-0094

Architect/Designer

RKAA

Engineer

Hunter Engineering



100P.101-

E. Princess Drive

DEVELOPMENT PROPOSAL

The proposal is for a new internalized community storage facility with two levels below grade and two levels above grade (four total floors). The design of the building resembles the surrounding buildings that the subject site shares access and parking with. Enhanced landscaping and pedestrian connections are proposed along E. Princess Drive and the Loop 101 South Bound Frontage Road.

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 #12.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Platinum Storage,

7-DR-2020 development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS STAFF CONTACTS

Planning and Development Services	Ben Moriarity	
Current Planning Services	Planner	
_	480-312-2836	bmoriarity@scottsdaleaz.gov

APPROVED BY

~

Ben Moriarity, Report Author

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

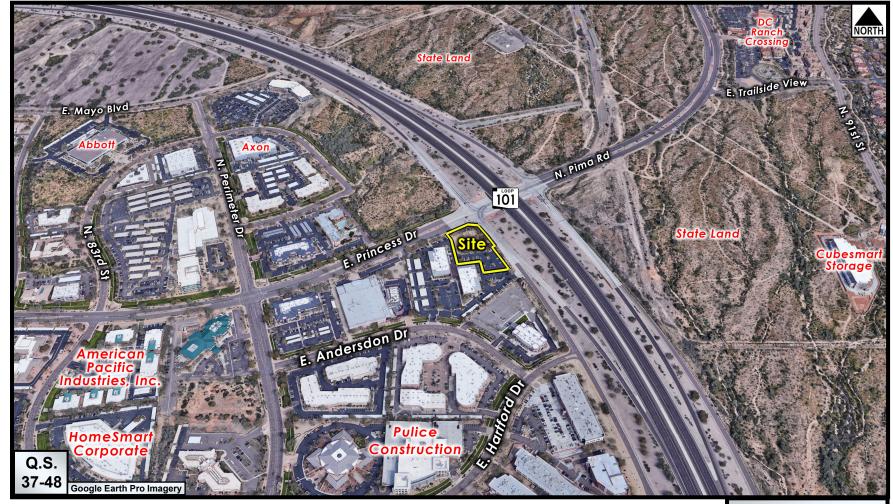
Randy Grant, Executive Director Planning, Economic Development, and Tourism Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

ATTACHMENTS

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

11/6/2020

Date



Context Aerial

7-DR-2020



Close-up Aerial

7-DR-2020

LEGAL DESCRIPTION

PARCEL NO. 1:

RECORDS

RECORDS: THENCE, SOUTH 31'36'24" EAST, ALONG SAID WESTERLY LINE, 15:00 FEET; THENCE, NORTH 58'23'36" EAST, CONTINUING ALONG SAID WESTERLY LINE, 134:90 FEET TO THE TRUE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WESTERLY LINE, NORTH 58'23'36" EAST, 148:25 FEET;

THENCE, SOUTH 82'59'02" EAST, CONTINUING ALONG SAID WESTERLY LINE, 60.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, THE CENTER OF WHICH

EXCEPT ALL GAS AND OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, GEOTHERMAL RIESOURCES, COAL METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION; AND EXCEPT ALL MATERIALS WHICH MAY BE ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIAL AS RESERVED TO THE STATE OF ARIZONA IN THE PATENT TO SAID LAND.

ALSO KNOWNAS LOT 2, OF PRINCESS MEDICAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 808 OF MAPS, PAGE 28.

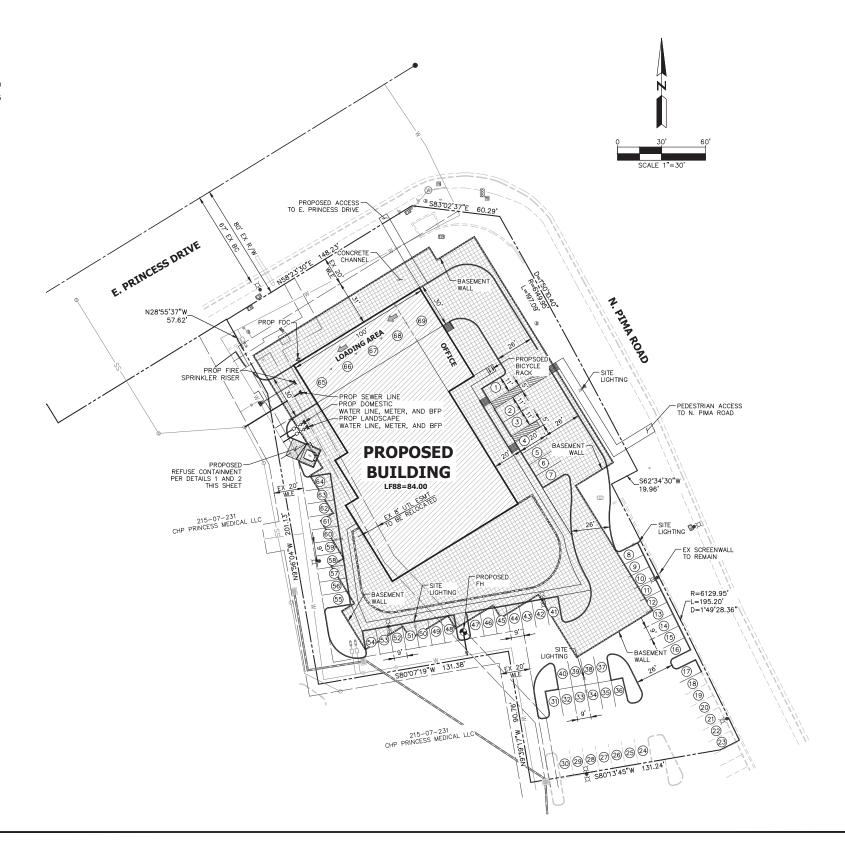
PARCEL NO. 2:

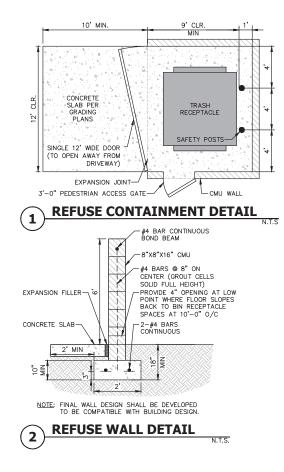
A NON EXCLUSIVE AND PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY AMENDED AND RESTATED AUGUST 16, 2000 AS 2000-627683 OF OFFICIAL RECORDS.

PRILIMINARY SITE PLAN FOR **PLATINUM STORAGE**

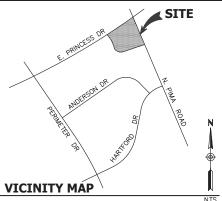
8585 E. PRINCESS DRIVE SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 4 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.





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SHEET INDEX

PRELIMINARY SITE PLAN	SP1.0
CONTEXT PLAN.	SP1.1
EXISTING AERIAL EXHIBIT,	SP1.2
VEHICLE TURNING EXHIBIT	SP1.3

OWNER/DEVELOPER

PLATINUM CONSTRUCTION 1450 TL TOWNSEND DRIVE, SUITE 100 ROCKWALL, TX 75032 PHONE: (972) 722-2590 CONTACT: SHAWN VALK EMAIL: SHAWNVALK@GMAIL.COM

ARCHITECT

RKAA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 PHONE: (602) 955-3900 CONTACT: NEIL FEASER EMAIL: NFEASER@RKAA.COM

CIVIL ENGINEER

HUNTER ENGINEERING, INC. 10450 N. 74TH STREET, SUITE 200 SCOTTSDALE ARIZONA 85258 PHONE: (480) 991-3985 CONTACT: GRANT HIRNEISE PE EMAIL: GHIRNEISE@HUNTERENGINEERINGPC.COM

PROJECT DESCRIPTION

AN APPROXIMATE 16,075 SQUARE FOOT SELF-STORAGE BUILDING FOOTPRINT, 2 STORIES IN HEIGHT ABOVE GROUND, WITH TWO BASEMENT LEVELS FOR A TOTAL OF 4 STORIES, WITH ASSOCIATED AUTOMOBILE PARKING, UNDERGROUND UTILITIES, STORMWATER FACILITIES AND LANDSCAPING.

SITE LAYOUT SUMMARY

PROJECT NAME: ADDRESS:	PLATINUM STORAGE 8585 F. PRINCESS DRIVE
APN NUMBER:	215-07-2122
GROSS SITE AREA:	2.02 AC +/- (87,991 SQ. FT.)
NET SITE AREA:	1.75 AC +/- (76,230 SQ. FT.)
LOT COVERAGE:	25.7%
FLOOR AREA RATIO:	0.26 [(16,075+3,548)/76,230]
CURRENT ZONING:	1-1
PROPOSED ZONING:	I-1
GENERAL PLAN LU:	COMMERCE & OFFICE
BUILDING HEIGHT:	30' (2 STORIES PLUS 2 BASEMENTS)
DRIVE AISLE WIDTHS:	
BUILDING AREA:	# UNITS
1ST FLOOR: 16,0	75 SQ. FT. 67
2ND FLOOR: 3,5	48 SQ. FT. 34
PASEMENT 1. 45.0	168 SO ET 265

BASEMENT						265
BASEMENT	2:	45,068	SQ.	FT.		422
TOTAL:		109,759	SQ.	FT.	+/-	788

PARKING REQUIRED: 1 STALL PER 2,500 SQUARE FEET OF GROSS FLOOR AREA PARKING REQUIRED = 44 SPACES

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ADA PARKING REQUIRED: 1 ADA STALL PER 4% OF TOTAL PARKING PROVIDED.

PARKING PROVIDED: 69 TOTAL SPACES (INCLUDING ADA) 3 TOTAL ADA

SETBACKS:	
FRONT SETBACK:	20'
SIDE SETBACK:	00'
REAR SETBACK:	00'

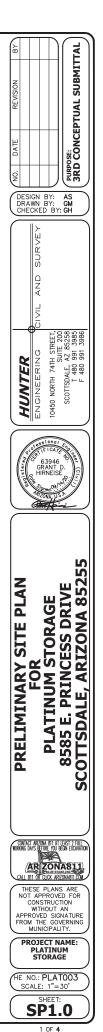
LEGEND

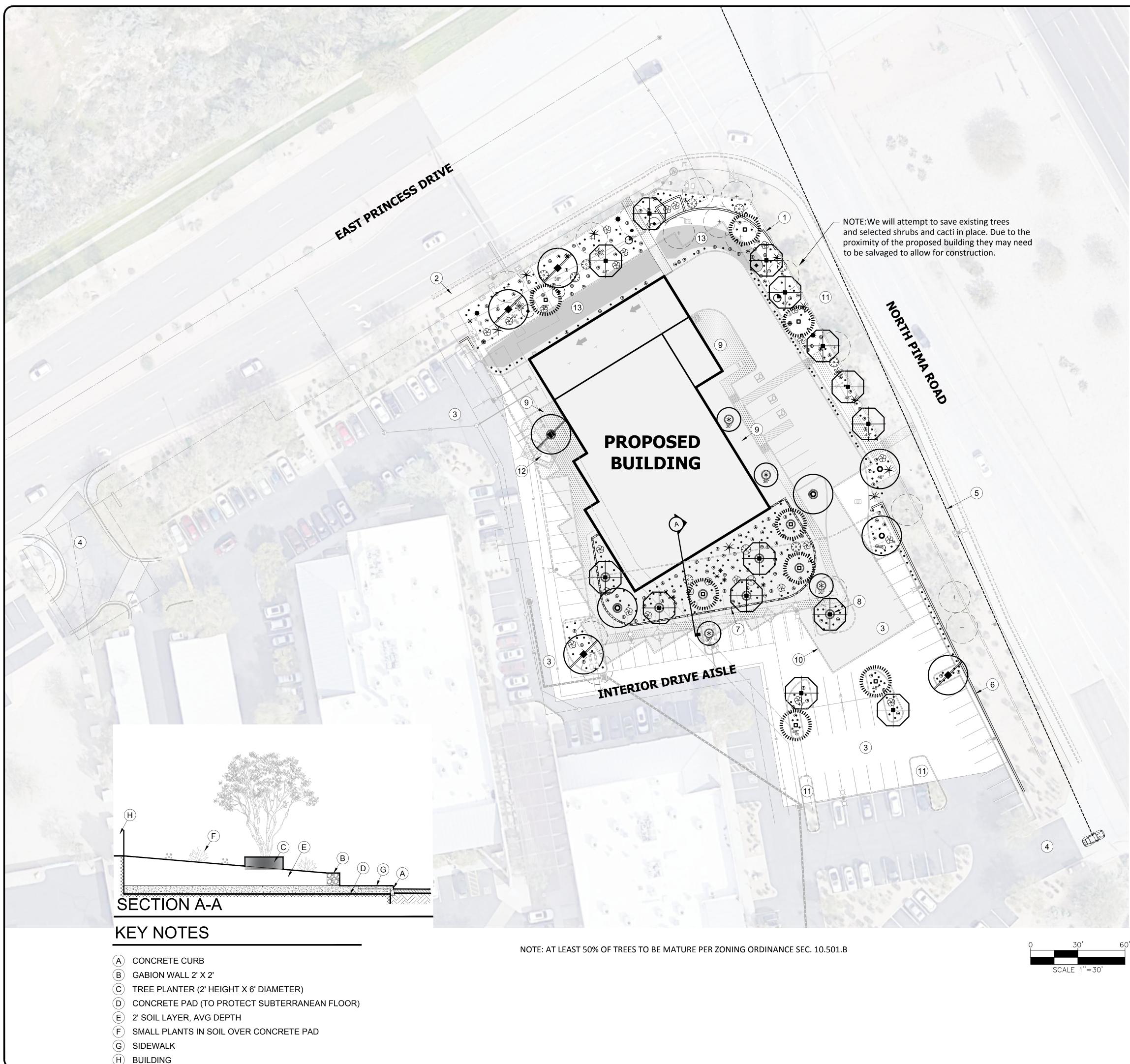
ABOVE GROUND LEVELS

BELOW GROUND LEVELS

PROPERTY LINE

RIGHT OF WAY





VICINITY MAP



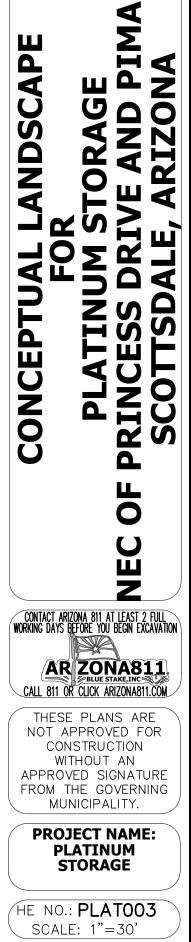
NTS

PLANTING LEGEND

* 36"
48"
• •

	Trees	<u>Size</u>	<u>Qty.</u>	Caliper
	Acacia aneura Mulga	36" box	4	1.5"-2.0"
	Ebenopsis ebano Texas Ebony	15 gal.	5	0.5"-0.75"
	Ebenopsis ebano Texas Ebony	48" box	3	3.0"-3.5"
`	Olneya tesota Ironwood	15 gal.	3	2.0"-3.0"
$\Big)$	Olneya tesota Ironwood	36" box	2	5.0"-6.0"
	Parkinsonia x 'desert museum' Desert Museum Palo Verde	15 gal.	7	0.75"-1.0"
}	Parkinsonia x 'desert museum' Desert Museum Palo Verde	48" box	7	3.0"-4.0"
	Prosopis velutina Velvet Mesquite	15 gal.	2	0.5"-0.75"
)	Prosopis velutina Velvet Mesquite	48" box	2	2.75"-3.5"
	Shrubs	Size	<u>Qty.</u>	
	Ambrosia deltoidea Bursage	5 gal.	134	
	Larrea tridentata Creosote Bush	5 gal.	4	
	Ruellia peninsularis Baja Ruellia	5 gal.	2	
	Accents	Size	<u>Qty.</u>	
	Carnegiea gigantea Saguaro	Spear	3	
	Dasylirion wheeleri Desert Spoon	5 gal.	3	
	Ferocactus wislizenii Barrel Cactus	5 gal.	1	
	Fouquieria splendens Ocotillo	5 gal.	9	
	Hesperaloe parviflora Red Yucca	5 gal.	7	
	Opuntia violacea 'santa rita' Purple Prickly Pear	5 gal.	25	
	Ground Covers	Size	<u>Qty.</u>	
	Dalea greggii Trailing Indigo Bush	1 gal.	11	
	Penstemon parryi Parry's Penstemon	1 gal.	296	
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PURPOSE: DR SUBMITTAL DESIGN BY: ALH DRAWN BY: PR CHECKED BY: ALH EET, 200 258 258 TER 480 480 480 HUN Mole Herming Ô Σ Ш d Z (5 ſ



KEY NOTES

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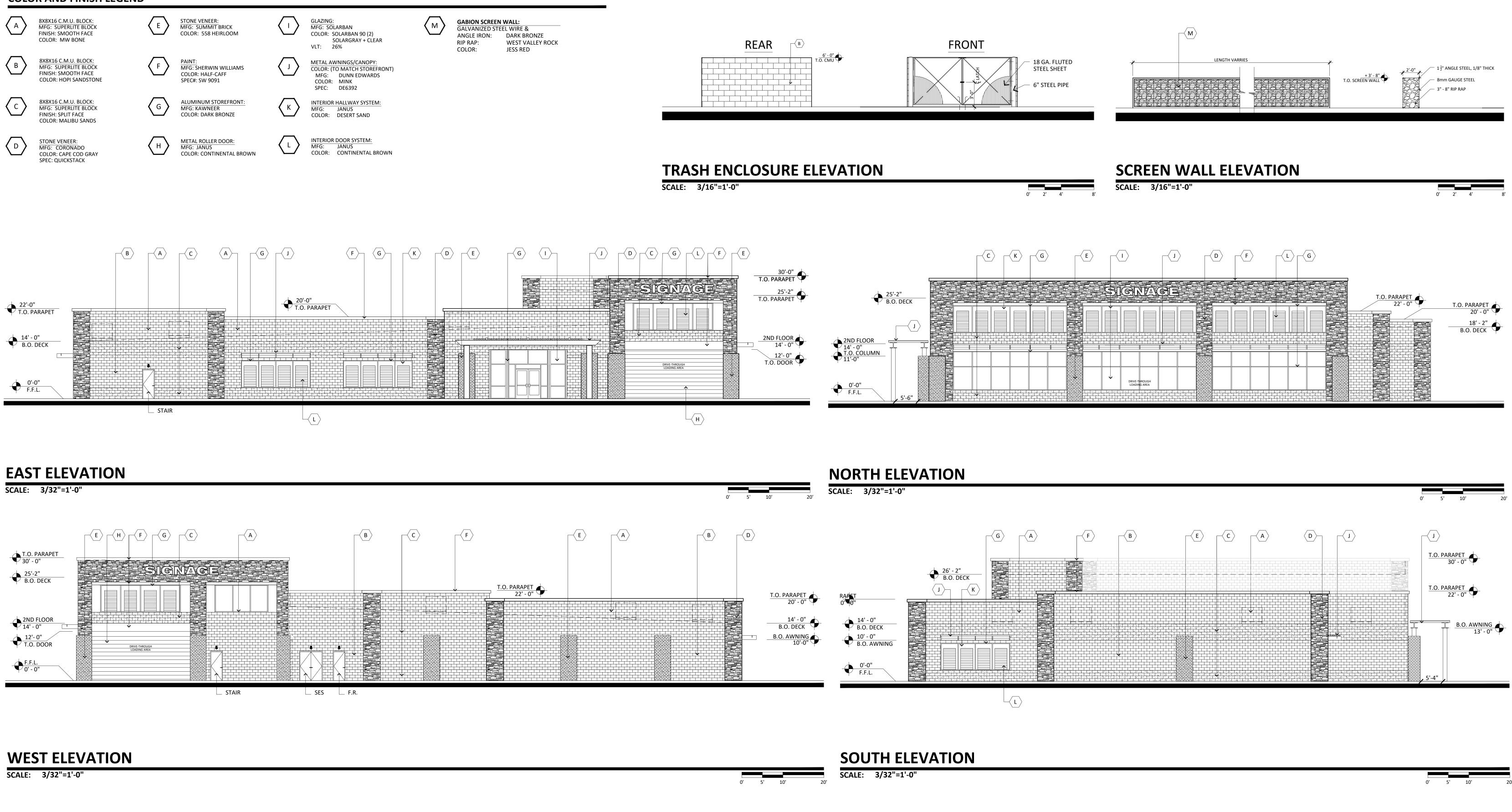
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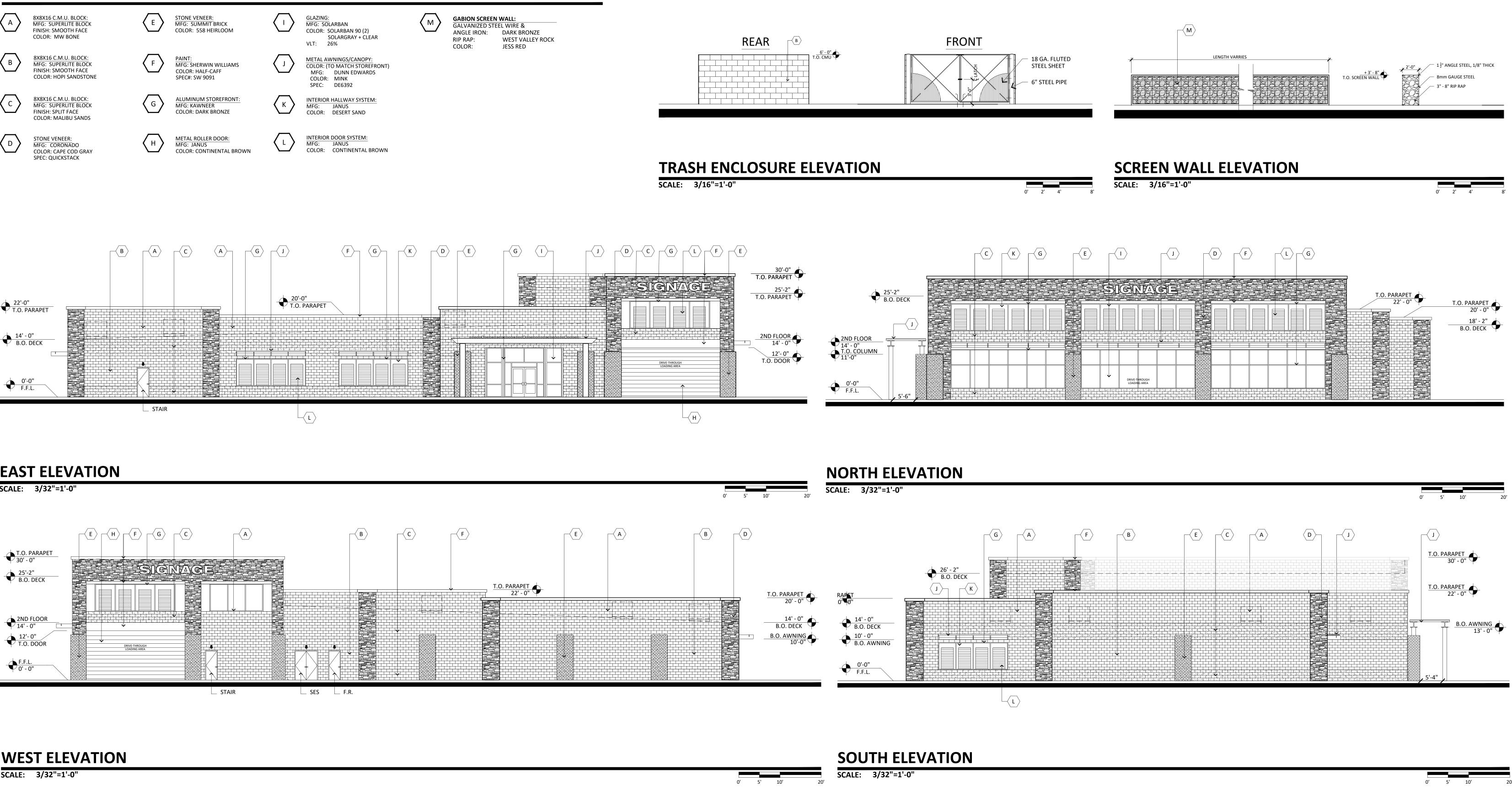
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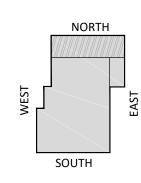
- (1) ENTRY MONUMENT, EXIST.
- (2) SIDEWALK, EXIST.
- (3) ASPHALT PARKING, EXIST.
- (4) ENTRY, EXIST.
- SIGHT DISTANCE TRIANGLE PER C.O.S. DESIGN STANDARDS (5)
- (6) 3' HIGH PARKING SCREEN WALL
- FREE STANDING GABION WALL (7)
- (8) TREE PLANTER, FOR TREES OVER SUBTERRANEAN FLOOR, TYP.
- CONCRETE PAVING 9
- 10 EDGE OF SUBTERRANEAN FLOOR
- EXISTING LANDSCAPE TO REMAIN
- (12) GATED REFUSE AREA
- (13) DRAINAGE CHANNEL

SHEET:

COLOR AND FINISH LEGEND







ATTACHMENT 5

PLATINUM STORAGE SWC PIMA ROAD AND PRINCESS DRIVE 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255 DATE: 10-23-2020 (PRELIMINARY)

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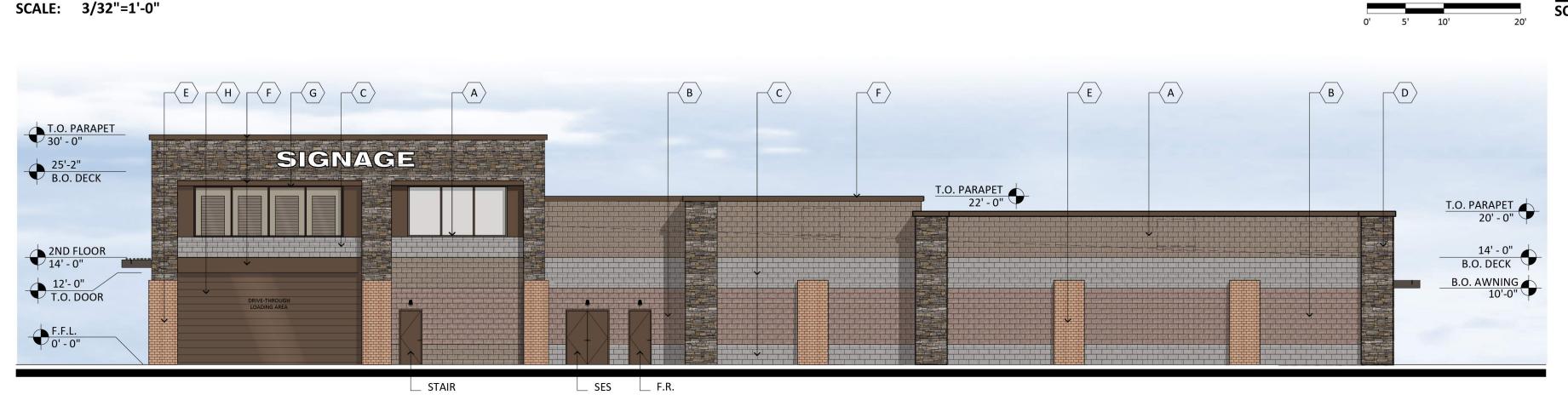


COLOR AND FINISH LEGEND



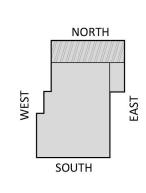
EAST ELEVATION

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

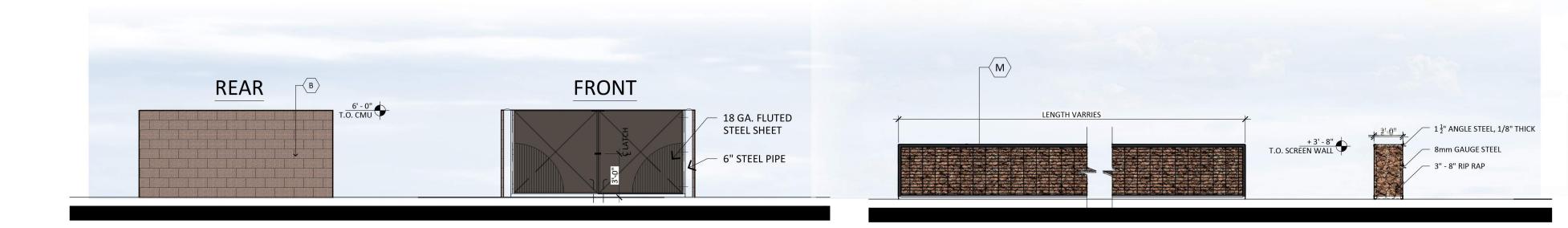


WEST ELEVATION

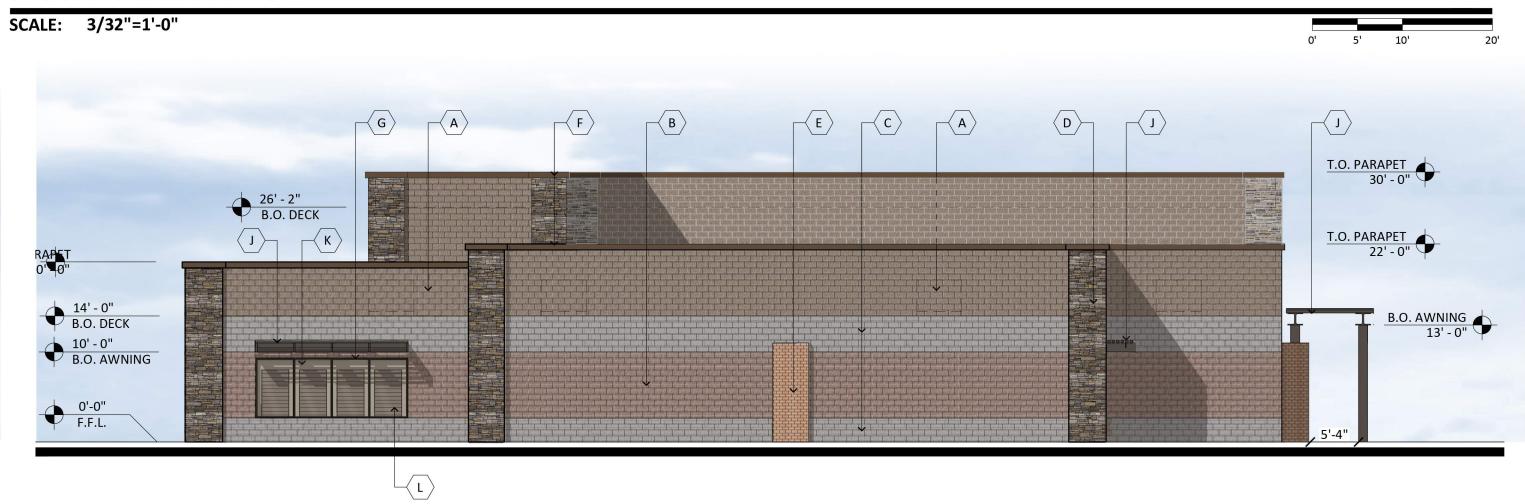
SCALE: 3/32"=1'-0"



ATTACHMENT 6



NORTH ELEVATION



SOUTH ELEVATION

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

PLATINUM STORAGE SWC PIMA ROAD AND PRINCESS DRIVE 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255 DATE: 10-23-2020 (PRELIMINARY)

0' 5' 10'

0' 5' 10'

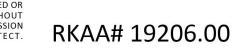




ATTACHMENT 7

PLATINUM STORAGE SWC PIMA ROAD AND PRINCESS DRIVE 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255 DATE: 10-23-2020 (PRELIMINARY)

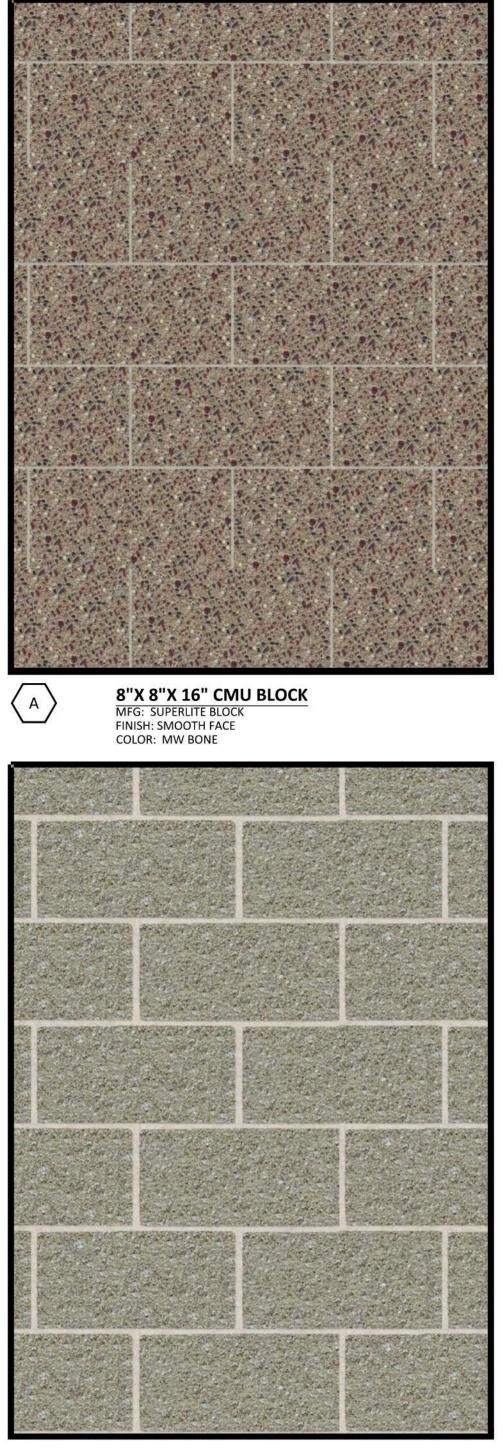




A R C H I T E C T S , I N C

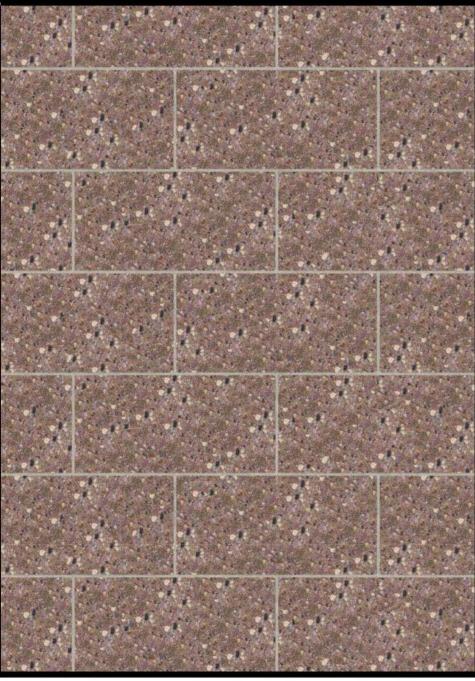
MATERIAL BOARD

SCALE: N.T.S.





8"X 8"X 16" CMU BLOCK MFG: SUPERLITE BLOCK FINISH: SPLIT FACE COLOR: MALIBU SANDS





8"X 8"X 16" CMU BLOCK MFG: SUPERLITE BLOCK FINISH: SMOOTH FACE COLOR: HOPI SANDSTONE

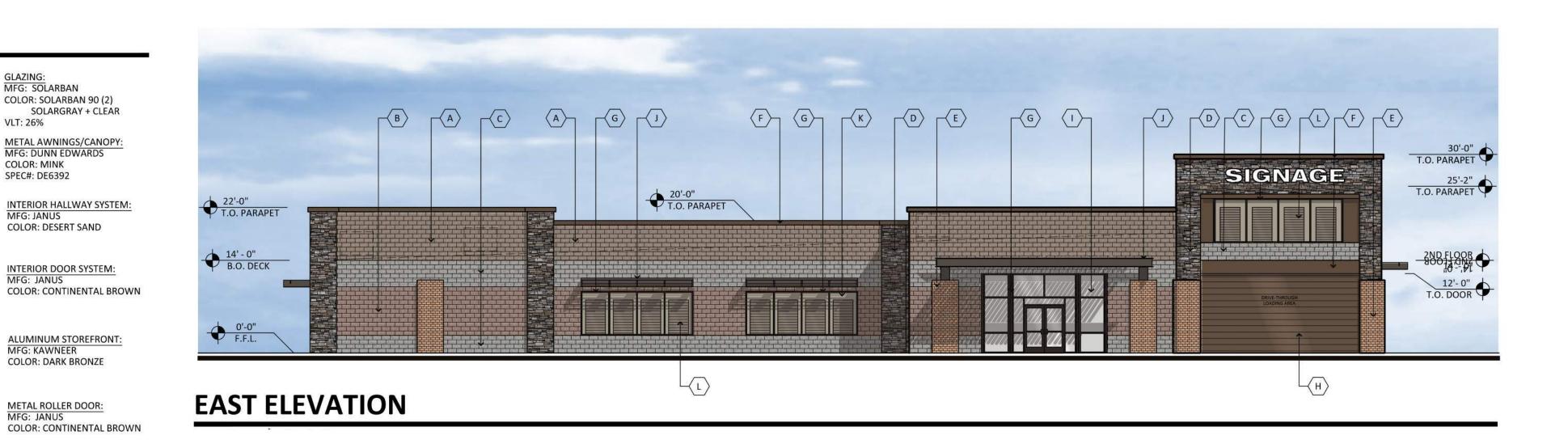


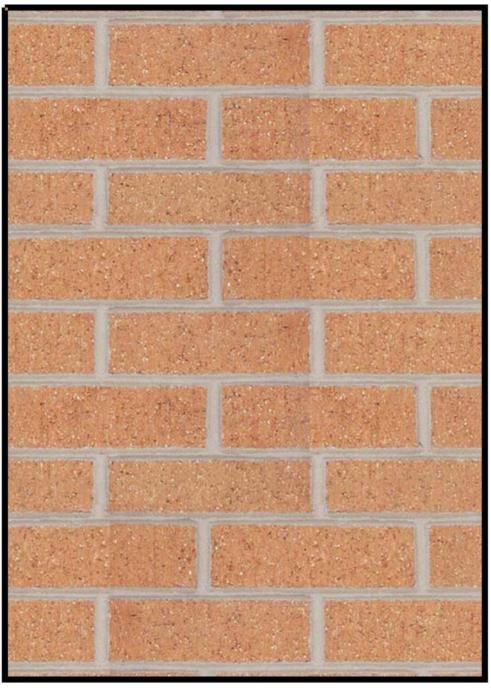


STONE VENEER MFG: CORONADO STONE COLOR: CAPE COD GRAY SPEC: QUICK STACK













STONE VENEER: MFG: SUMMIT BRICK COLOR: 558 HEIRLOOM

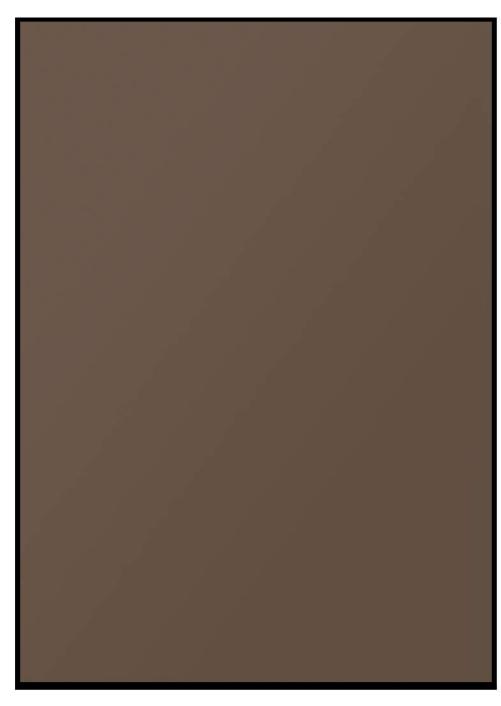


SPEC#: SW 9091

PLATINUM STORAGE 8585 E. PRINCESS DR. SCOTTSDALE, AZ 85255 DATE: 10-23-20 (PRELIMINARY)



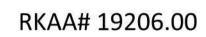
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ALUMINUM STOREFRONT MFG: ATAS COLOR: ASCOT WHITE



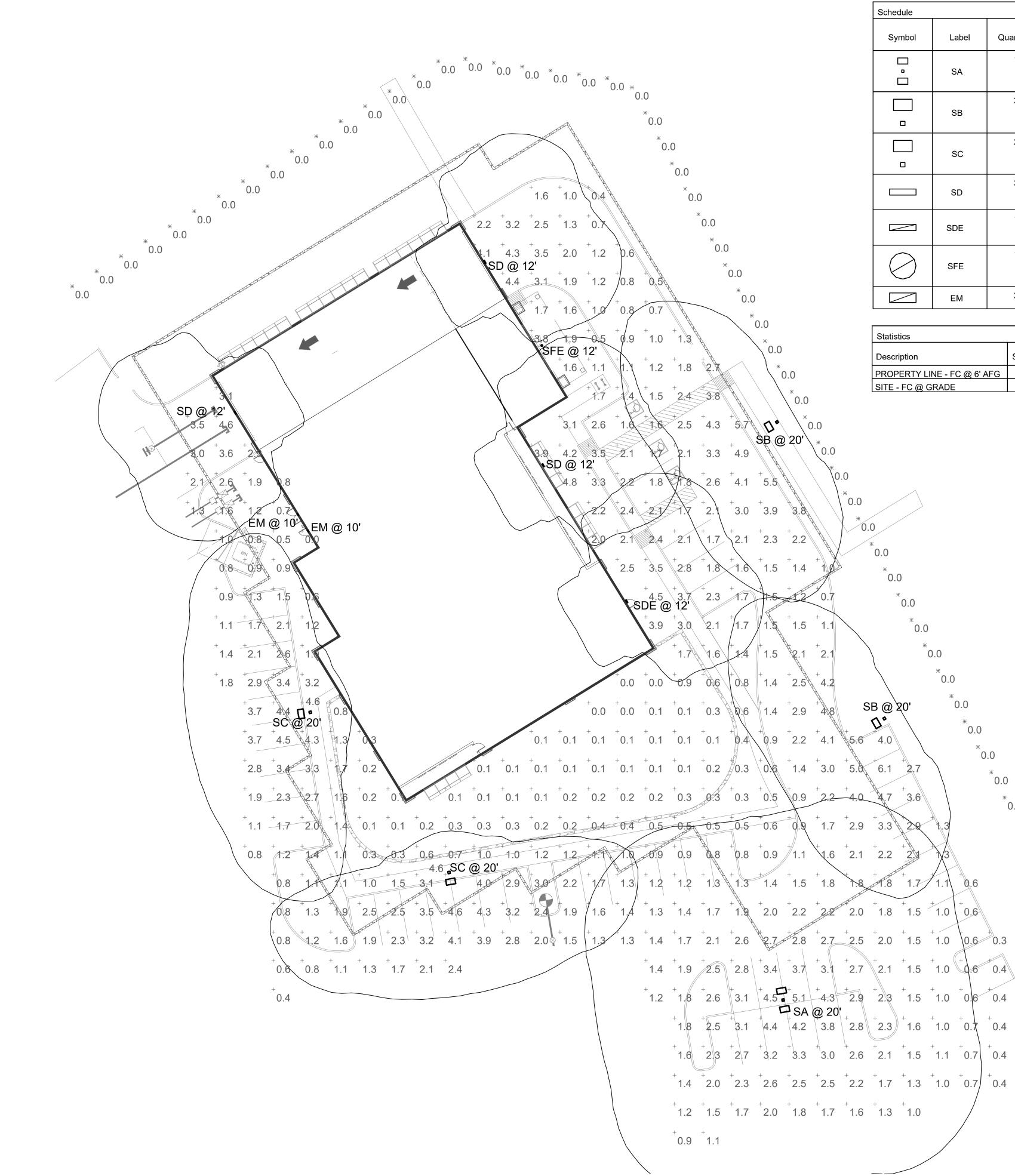
METAL ROLLER DOOR MFG: JANUS COLOR: CONTINENTAL BROWN



MB-1

MATERIALS





PHOTOMETRIC SITE PLAN

SCALE:

ATTACHMENT 9

Schedule	

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
•	SA	1	Lithonia Lighting	(2) DSX0 LED P6 40K T5W MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	TWIN-HEAD DSX0 LED P6 40K T5W MVOLT	LED	DSX0_LED_P6_40K_ T5W_MVOLT.ies	16466	0.91	268
	SB	2	Lithonia Lighting	DSX0 LED P6 40K BLC MVOLT SPA (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K BLC MVOLT	LED	DSX0_LED_P6_40K_ BLC_MVOLT.ies	13089	0.91	134
	SC	2	Lithonia Lighting	DSX0 LED P6 40K T2M MVOLT SPA HS (FINISH) / SSS 17.5' W/2.5' BASE	DSX0 LED P6 40K T2M MVOLT with houseside shield	LED	DSX0_LED_P6_40K_ T2M_MVOLT_HS.ies	13054	0.91	134
	SD	3	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA.	LED	DSXW1_LED_20C_1 000_40K_TFTM_MV OLT.ies	7711	0.91	73.2
	SDE	1	Lithonia Lighting	DSXW1 LED 20C 1000 40K TFTM MVOLT ELCW (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 4000K, @ 1000mA. W/EM BATTERY PACK	LED	DSXW1_LED_20C_1 000_40K_TFTM_MV OLT.ies	7711	0.91	73.2
\bigcirc	SFE	1	Lithonia Lighting	LDN6 40/10 LO6AR LSS MVOLT EZ10 EL	6IN LDN, 4000K, 1000LM, 80CRI, CLEAR, SEMI-SPECULAR REFLECTOR WET LOCATION W/EM BATTERY PACK	LED	LDN6_40_10_LO6A R_LSS.ies	1054	0.91	12.75
	EM	2	Lithonia Lighting	AFF PEL (FINISH) UVOLT LTP SDRT WT	AFF premium FCT (WT Throw)	LED	AFF_WT.ies	568	0	5.7

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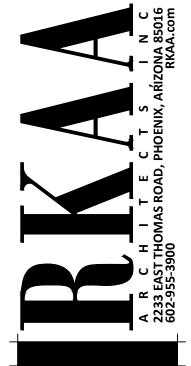
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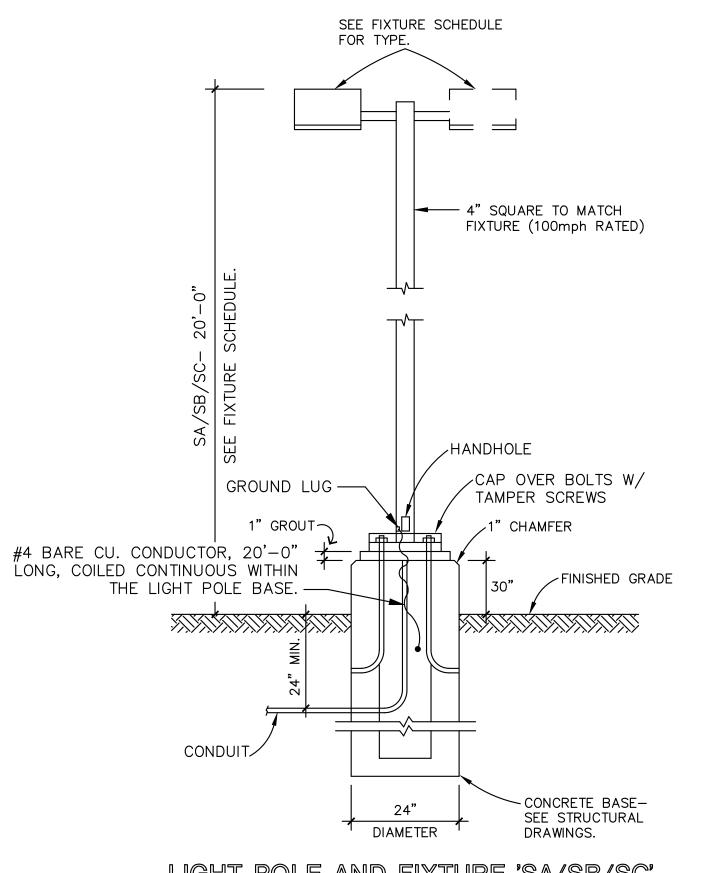
1" = 20'-0"

🖵 SA @ 20'



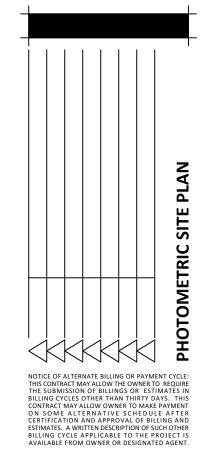






LIGHT POLE AND FIXTURE 'SA/SB/SC' NOTE: CONTRACTOR SHALL PROVIDE NEW POLE BASES WHERE INDICATED ON

PLANS. LIGHTING FIXTURE POLE DETAILS AND DESCRIPTIONS ARE FOR ELECTRICAL REFERENCES ONLY. PLEASE REFER TO STRUCTURAL DRAWINGS FOR POLE BASE DETAILS.



20) SUBMITTAL (10 8585 E. PRINCESS DR. SCOTTSDALE, AZ 85255 Ū

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design by: RWK drawn by: checked by: --

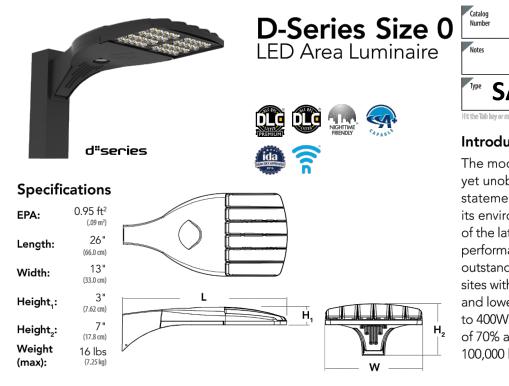






Project Number: 19565 | Project Manager: JFO 8100 E Indian School Rd. Suite 205, Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com

N.T.S.





Introduction

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

A+ Capable options indicated by this color background.

Orde	ring Information			EXAMPLE	: D	SX0 LED P6 40)K T3	M M	VOLT SPA NLT	air2 pi	RHN DDBXD
DSX0 LED											
Series	LEDs	Color temperature							Mounting		
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P101 P121 P111 P131 P131	30K 3000 K 40K 4000 K 50K 5000 K	T2S Typ T2M Typ T3S Typ T3M Typ T4M Typ TFTM For me	pe II short pe II medium pe III short pe III medium	T5S T5M T5W BLC LCCO RCCO	Type V short Type V medium Type V wide Backlight control ² Left corner cutoff ² Right corner cutoff ²	MVOLT 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5} 480 ^{4,5}	3,4	RPA Rour WBA Wall SPUMBA Squa RPUMBA Rour Shipped separately KMA8 DDBXD U Mas	nd pole univers	5
Control opt	ions						Other	options	5	Finish (requ	ired)
PIRHN PER PER5 PER7	Intight AIR generation 2 enabled ^{8,9} Network, high/low motion/ambient s NEMA twist-lock receptacle only (con Five-pin receptacle only (control orde Seven-pin receptacle only (leads exit separate) ^{11,12} 0-10V dimming extend out back of h (control ordered separate) ¹³	ntrol ordered separate) ¹¹ ered separate) ^{11,12} fixture) (control ordered	PIR PIRH PIR1FC3V PIRH1FC3V FAO	height, ambient s High/low, motion height, ambient s High/low, motion height, ambient s	ensor er n/ambier ensor er n/ambier ensor er n/ambier ensor er	nt sensor, 15–30' mounting habled at Sfc ^{14,15} nt sensor, 8–15' mounting habled at 1fc ^{14,15} nt sensor, 15–30' mounting habled at 1fc ^{14,15}	HS SF DF L90 R90 DDL	Single Doubl Left ro Right Diffuse ped sep Bird sp	-side shield ¹⁷ fuse (120, 277, 347V) ⁴ e fuse (208, 240, 480V) ⁴ tated optics ¹ rotated optics ¹ ed drop lens ¹⁷ arately	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white

DSX0-LED Rev. 12/09/19 Page 1 of 8 LITHONIA LIGHTING. One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2019 Acuity Brands Lighting, Inc. All rights reserved. COMMERCIAL OUTDOOR

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for applications requiring low-profile, attractive emergency lighting with Optional normally-off or normally-on with photocell control. Provides a minimum of 90 minutes of illumination both indoors and outdoors upon loss of AC power. Certain airborne contaminants can diminish the integrity of acrylic and/or polycarbonate. <u>Click here for Acrylic-Polycarbonate</u> <u>Compatibility table for suitable uses.</u> **CONSTRUCTION** — Compact, low-profile, architectural design with die-cast aluminum housing.

Finishes are texturized powder coat paint for dark bronze, white, black and non-texturized for natural aluminum. Test switch indicator light and remote enabled are located on the bottom of the housing and are easily accessible and visible from the floor. OPTICS — LEDs with L70 of 55,000 hours. Delivers 635 lumens in Normal-On and Emergency operation. Optional field configurable for wide and forward throw distribution (US Patent Pending). Outdoor wide throw distribution: 70' (3' path of egress) at a 7.5' mounting height with 1 FC Average.

4,000K correlated color temperature (CCT). 70 CRI.

ELECTRICAL — UVOLT (120 thru 347V, 50/60hz). Current-limiting charger maximizes battery life and minimizes energy consumption to provide low operating costs. Small battery chargers Certified in the CA Title 20 Appliance Efficiency Database

Short-circuit protection — current-limiting charger circuitry protects printed circuit board from shorts. Regulated charge voltage maintains a stable charge voltage over a wide range of line voltages. Prevents over/undercharging that shortens battery life and reduces capacity. Filtered charger input minimizes charge voltage ripple and extends battery life.

Photocell option (PEL) for normally on product in order to discontinue illumination during periods when ambient light is present. Remote units (OELR) are normally off. Emergency only functionality with DC power from an external battery.

BATTERY: Sealed, maintenance-free Lithium Iron Phosphate battery.

SELF-DIAGNOSTICS AND REMOTE TEST (SDRT OPTION): Automatic 24-hour recharge after a 90-minute discharge. Advanced electrical design provides constant light output throughout the entire discharge period for non-CW batteries. (For cold weather and cold temperature applications, the light may diminish though the discharge cycle). Brownout protection is automatically switched to emergency mode when supply voltage drops below approximately 80 percent nominal of 120, 220, 277 or 347. Other input voltages may vary. AC/LVD re-set allows battery connection before AC power is applied and prevents battery damage from deep discharge.

Self-Diagnostics: Continuously monitors AC functionality. Standard derangement monitoring will indicate disconnected battery, charger failure and displays green flashing indicator light while in emergency mode. Single multi-chromatic LED indicator to display two-state charging, test activation and three-state self-diagnostics.

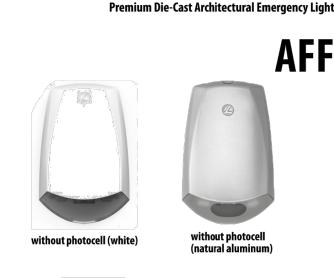
Self-diagnostic testing: Five minutes every 30 days and 90 minutes annually. Diagnostic evaluation of lamps, AC to DC transfer, battery charging and condition of microprocessor. Automatic test is easily postponed for eight hours by activating manual test switch or use of remote tester (RTKIT accessory). Manual testing: Test switch and remote tester (RTKIT accessory) provides manual activation of 60-second diagnostic testing for on-demand visual inspection. 90 minute manual testing can be enabled by pressing the test switch again while in test mode. INSTALLATION — Wall mount: typically meets 7.5' to 14' mounting height from ground or floor. Power

supplied by either mounting directly to a 4" square or 4" octagon j-box (wall mount) and accepts rigid or flex conduit. LISTINGS — UL wet location listed standard at 32-122°F (0-50°C). Unit with CW battery(cold weather) All dimensions are inches (centimeters).

List in the second sec all applicable requirements for UL 924, NFPA 101 (current Life Safety code), NFPA 70 (NEC), NOM (Norma Oficial Mexicana), California Energy Commission Title 20 section 1605.3 (W)(4), FCC Title 47, Part 15, Subpart B and OSHA. List and labeled to comply with Canadian Standards C22.2 No. 141-10. Meets City of Chicago Code.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

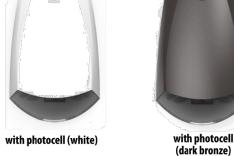
† Small Battery Chargers Certified in the CA Title 20 Appliance Efficiency Database.



EM

AFFINITY[®]





MOUNTING

Length: 6 1/2 (16.51) Depth: 3 27/100 (8.30) Height: 10 (25.45)





d"series

12 lbs

Specifications

13-3/4

(25.4 cm)

6-3/8"

Luminaire

THULLING

COMMERCIAL OUTDOOR

Depth

Height:

D-Series Size 1 LED Wall Luminaire



Back Box (BBW, ELCW)

6-3/8″

- D -

13-3/4" **BBW**

(34.9 cm) Weight:

(10.2 cm) Weight:

4" ELCW

For 3/4" NPT side-entry

conduit (BBW only)

Catalog Number

SD/SDE t the Tab key or mouse over the page to see all interactive eleme

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design 5 lbs (2.3 kg) and is carefully engineered to provide long-lasting, 10 lbs energy-efficient lighting with a variety of optical (4.5 kg) and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface- mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht PIRH 180° motion/ambient light sensor, 15-30' mtg ht PIRH 180° motion/ambient light sensor, 15-30' mtg ht PIRHFC3V Motion/ambient sensor, 8-15' mounting height ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliar
DF Doub	на I	•	eterrent spikes DBLXD uard DNAXD guard DWHXI	Dark bronze Black Natural aluminum	DSSXD DDBTXD DBLBXD DNATXD	Sandstone Textured dark bronze Textured black Textured natural alumin	DWHGXD Textured white DSSTXD Textured sandstone
	rate surge protection ¹²	DDL Diffus					

COM*check* Software Version 4.1.1.0 **Exterior Lighting Compliance Certificate**

Energy Code:	2018 IECC					
Project Title:	PLATINUM STORAGE					
Project Type:	New Construction					
Exterior Lighting Zone	2 (Residentially zoned are	ea)				
Construction Site: 8585 E. PRINCESS DR. PHOENIX, AZ 85255	Owner/Agent:		Designer/Co	ontractor:		
Allowed Exterior Lighting F	Power					
Α		В	С	D		E
Area/Surface Ca	ategory	Quantity	Allowed Watts / Unit	Tradable Wattage		ed Watts X C)
Illuminated area of facade wall or su	urface	16000 ft2 50000 ft2	0.07 0.04	No Yes		200 000
Parking area		30000 112		le Watts (a) =		2000
				owed Watts =		3200
		Total All	owed Supplement			400
	lowed between tradable areas/surfaces ual to 400 watts may be applied toward		oth non-tradable a	ind tradable a	areas/surfac	ces.
Toposed Exterior Lighting	A		В	С	D	Е
Fixture ID : Descrip	otion / Lamp / Wattage Per Lamp	/ Ballast	Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)
	or surface (16000 ft2): Non-tradable	e Wattage				
LED 1: SD: WALL SCONCE: Oth LED 2: SFE: 6" DOWNLIGHT: Of			2 1	4 1	73 13	293 13
Parking area (50000 ft2): Tradal	-					
LED 3: SA: DOUBLE POLE LIGH LED 4: SB/SC: SINGLE POLE LI			2	1 4	268 134	268 536
LED 4. SB/SC. SINGLE POLE LI			Total Tra	dable Propos		804
Exterior Lighting PASSES:	Design 67% better than code	•				
	ice Statement					
Exterior Lighting Compliar				and a start start start	th the hui	
specifications, and other calcula		pplication. The	proposed exter	or lighting s any applicat	systems h ble manda	tory
Compliance Statement: The pro- specifications, and other calcula designed to meet the 2018 IECO requirements listed in the Inspe- OMID ARDEE	ations submitted with this permit a C requirements in COM <i>check</i> Versi action Checklist.	pplication. The	proposed exter	or lighting s any applicat	systems h	tory

Data filename: C:\Users\PC-4\Dropbox (Ardebili Engineering)\2019\19565_RKAA_Platinum Storage - Scottsdale Page 1 of 5 Princess\04_Calculations\19565.cck

Catalog Number

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices. **CONSTRUCTION** — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs. Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C. Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2". OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image. Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available. 0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 60,000 hours. **LISTINGS** — Certified to US and Canadian safety standards. Wet location standard (covered ceiling).

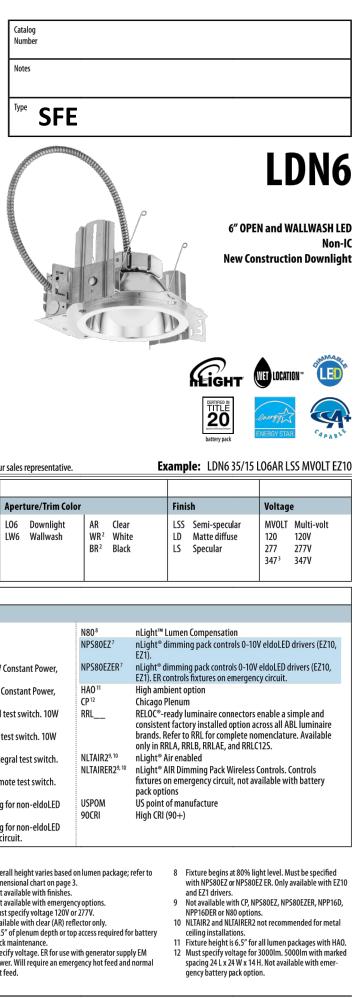
IP55 rated. ENERGY STAR[®] certified product. WARRANTY — 5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/support/customer-support/terms-and-conditions Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

A+ Capable options indicated by this color background.

LDN6							
Series	Color	rtemperature	Lun	nens ¹			A
LDN6 6" rour	nd 27/ 30/ 35/ 40/ 50/	2700K 3000K 3500K 4000K 5000K	05 10 15 20	500 lumens 1000 lumens 1500 lumens 2000 lumens	25 30 40 50	2500 lumens 3000 lumens 4000 lumens 5000 lumens	L
-							
Driver	i	Options	Circula	. f			
 GZ10 0-10V driver dims to 10% GZ1 0-10V driver dims to 1% EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10% EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming perfor- mance down to 1% 		SF ⁴ TRW ⁵ TRBL ⁵ ELR ⁶ ELSD ⁶ ELRSD ⁶ E10WCP ⁶ E10WCP ⁶ NPP16D ⁷ NPP16DER ⁷	Black Emery Not C Emery Const Emery Const Emery Certif Emery Certif nLigh driver nLigh	e painted flange painted flange gency battery pack ertified in CA Title : gency battery pack ertified in CA Title : gency battery pack ant Power, Not Cer gency battery pack ied in CA Title 20 M gency battery pack ied in CA Title 20 M gency battery pack ied in CA Title 20 M t [®] network power, t [®] network power, s (GZ10, GZ1).	20 MA with 20 MA with tified with tified , 10W AEDB , 10W AEDB (relay	remote test switch. EDBS self-diagnostics, int in CA Title 20 MAEDI self-diagnostics, rer in CA Title 20 MAEDI Constant Power wit Constant Power wit	10W Co egral te BS note tes BS th integi th remo nming fo
						N 1	l otes Overa
Accessories: 0	rder as separate o	atalog number.					dimer
Accessories: Order as separate catalog number. PS1055CP FMC Power Sentry batterypack, field installable, 10w constant p EAC ISSM 375 Compact interruptible emerger EAC ISSM 125 Compact interruptible emerger GRA68 JZ Oversized trim ring with 8" out: SCA6 Sloped ceiling adapter. Refer to			power ncy AC ncy AC side di	power system power system ameter ¹	ons.	2 3 4 5 6 7	Not av Must s Availa 12.5″ pack r







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design by: RWK drawn by: checked by: --





Project Number: 19565 | Project Manager: JFO 8100 E Indian School Rd. Suite 205, Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com



and a second sec	D-Series Size 0 LED Area Luminaire	The SA/SB/S	SC.	diseries	D-Series Size 1 LED Wall Luminaire	Carlog Multiture Neters The SD Note for the tag or process over the page to see all terrative allowed	CONTRACTOR A LIGENTING CONTRACTOR A LIGENTING CONTRACTOR A LIGENTING CONTRACTOR A LIGENTING CONTRACTOR A CONTRACTOR A LIGENTIAL OF	res. Type SFE
d"series Specifications EPA: 0.95 ft ² Length: 2.6° Height: 1.3° Height: 7.7° Weight: 0.218		yet unobtrusive - mai statement even as it its environment. The of the latest in LED te performance, high eff outstanding photome sites with excellent ur and lower power den	ficacy, long-life luminaire. The etric performance results in niformity, greater pole spacing sity. It is ideal for replacing up with typical energy savings	Specifications Luminaire Width: 13-34* Depth: 05.5 cm Height: 6-378* (62.2 m)	Back Box (BBW, ELCW) Width: 13.34 ² BBW Depth: 4 ² ELCW 10 bs 10 corr 10 corr 10 bs 10 bs	Introduction The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lastic energy-efficient lighting with a variety of optical and control options for customized performance With an expected service life of over 20 years of nightime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low maintenance lighting solution that produces sites that are exceptionally illuminated.	Accommodates 12*-24* [pii spacing. Peasive could plemail management/or 257 standard; high ambient (40°C) option available. Li regione and divers are accessible from dowe or below celling. Max celling bleckiness 1-1/27. OPTGS — LED are blenned to a 3-step52004. Bit OS minimum. 90 CHI optional. LED byletsource concaded with diffulings optical lens. General illumination lighting with 13 20Min add/S7 cells for source and source image. Self-Banged cellser effects on spaced, series-peakar, emitted filted fembles. Also available	ein on
				Ordering Information	EXAMPLE:	DSXW1 LED 20C 1000 40K T3M MVOLT DDBT	CD A+ Capable options indicated	
A+ Capable options indicated by this color background.				DSXW1 LED Drive Current	Color temperature Distribution Volta		by this color background. ORDERING INFORMATION .ead times will vary depending on options selected. Consult wi	th your sales representative.
Ordering Information			T SPA NLTAIR2 PIRHN DDBXD			ge Mouiting Control Options	LDN6	
DSID LED	EXAMIPLE: D3A0 LED	FO 40K TSIVI WIVOLI	I SFA INLIAIRZ FIRHIN DOBAD	DSXW1 LED 10C 10 LEDs 350 350 mA (one 530 530 mA	30K 3000 K T2S Type II Short MW0 40K 4000 K T2M Type II Medium 120 ³		Series Color temperature Lumens ¹	Aperture/Trim Color
String LESy Cellertumperature DSD LED Forward optics 3/K 3/0/K P1 P4 P7 4/K 4/0/K P2 P5 S/K 5/0/K Rotated optics P/D P/D 5/K	Distribution TIS Type I short TSS Type V short TZS Type I and training I short TSS Type V short TZM Type I and training I short TSS Type V short TSS Type I and training I short TSS Type V short TSS Type I and training I short TSS Type V short TSM Type II and training I short TSS Type I short TAM Type II and training I short TSS Type I short	m 120 ⁴ SPA 208 ⁴ RPA zol ² 240 ⁴ WBA poff 277 ⁴ SPUM	ped included Square pole mounting Round pole mounting Wall bracket MBA Square pole universal mounting adaptor ⁴	2002 201255 (http: mg/mch) ¹ 1000 1000 mA	(1 A) ¹ AMBEC 4000 K T35 Type II/Sort 2003 AMBEC 4000 FT35 Type II Modum 2007 photphor converted T44 Type IV Medium 2077 Medium 4000	bracket use with an enternal control, ordered separately BBW Surface- meunted PIR 180° motion/ambient light sensor, <15' mig ht back box	30 300K 10 1000 lamest 34 3400 lamest 3500 lamest <th>LOG Downlight LWG Wallwash 8 N800 NPS</th>	LOG Downlight LWG Wallwash 8 N800 NPS
P11' P13'	TFTM Forward throw medium	480 45 Shipp	ped separately 8 DDBXD U Mast arm mounting bracket adaptor	, ,			GZ1 0-10V driver dims to 1% EL' Black painted flange EL' Emergency battery pack with integral test switch	. 10W Constant Power, NP?
	TSVS Type V very short	KMA8	s DUBAD U Nast am mouning tracket adaptor (specily finish) ¹	Other Options Shipped installed Shipp	Finish excent	XD Sancstone DWHGXD Textured white	E210 0-104/e640ED EL16 European Early and Earl	CP ¹⁵ teoral test switch 10W RBI
Control options Shiped installed NUTUR2 InLight AIR generation 2 enabled ¹⁵ PRIVI Network, Indivious motion/ambient sensor ¹	PIR High/low, motion/ambient sensor, 8-15' m height, ambient sensor enabled at 5K ^{NS} PIRH High/low, motion/ambient sensor, 15-30' f	HS Hause-side chie			Wire guard DNAXD Natural aluminum DBLI	TXD Testured dark buttage DSSTXD Testured sandstone BXD Testured black Testured sandstone Testured sandstone DXD Testured sandstone Testured sandstone Testured sandstone	to 10% EZI 1-10% eXiSLD driver with smooth and flick:refered exep dimming perfor- mance down to T% EVICP2 EVICP2 Evice and the 2004 Control of the 2004 Control EVICP2 Evice and the 2004 Control of the 2004 Control evice and the 2004 Control of the 2004 Control of the 2004 Control Certified of 1.01 in 2004 Control of the 2004 Control of the 2004 Control Certified of 1.01 in 2004 Control of the 2004 Contr	mote test switch. 10W JBS ith integral test switch. NLT
PER NEMA twist-lock receptade only (control ordered separate) ¹¹ PER Five-pin receptade only (control ordered separate) ¹¹¹² PER Seven-pin receptade only (control ordered separate) ¹¹¹² PER Seven-pin receptade only (leads exit ficture) (control ordered separate) ¹¹¹²	highly ambient sensor enabled at 16 ⁹⁰⁵	nounting DF Double fuse (20 L90 Left rotated opt	08, 240, 480V) ⁴ DWHXD White tics ¹ DDBTXD Textured dark bronze ptics ¹ DBLBXD Textured black	Ordered and shipped separately: 2 MW 3 Since	1000 is not exeitable with PIR, PIRH, PR1FC3V or PIRH1FC3V. 212 driver operates on any line voltage from 120-277V (50/60 Hz). 6 fuxe (SF) requires 120, 277 or 347 veltage option. Double fuxe (DF) req.	uires 208, 24) or 480 voltage option.	NP*16D ² nLight [*] network power/relay pact with 0-10V dir drivers (GZ10, GZ1). NP*16DE ²² nLight network power/relay pact with 0-10V dir drivers (GZ10, GZ1). ER controls fatures on emerg	nming for non-eldoLED
DM 0-10/ dimming extend out back of housing for external cont (control ordered separate) ¹		BUL Unitsee coop is Shipped separately BS Bird spiks ¹¹ EGS External glare s	aluminum DWHGXD Textured white	EXXIIIS702 Bid determent tables 6 Bight engine) EXXIIIS702 Bid determent tables 6 Bight EXXIIIS702 Wind guard accroscy 0 CoL DSTRIPTIG U Wand guard accroscy 0 CoL 0 Stratt 1 Adu 1 Adu	vanible with 202, "DOMA of 1000m. Not avaibable with PR or PRH. to achies instation of norma. Cannot be file initial-Clamoto to order to control (PI) requires 120, 208, 200, 207 or 3/7 voltage option. Not avai- ment Notion Server to the orages 1. streather (250, match. Not compatible with conduct entry applications. No avaibable with SPD, manible with SPD, manible with SPD.	lable with mytion/ambient light sensors (PIR or PIRH). ot available with BBW mounting option. Not available with fissing. Not available with 347 or	Accessories: Order os separate catalog number. PS 1055XP MLK Power Sentry Natterypack, T20 compliant, field installable, incostant power ELCSM 327 Compact interruptible emergency AC power system ELCSM 327 Compact interruptible emergency AC power system	Notes 1 Overall height varies based onlum dimensional chart on page 3. 2 Not available with finishes. Not available with energency opt 4 Must specify voltage 1207 or 277 5 Available with charge 1207 or 277 5 Available with cha
	y • Conyers, Georgia 30012 • Phone: 1-800-705-SERV v Brands Lighting, Inc. All rights reserved.	(7378) • www.lithonia.com	DSX0-LED Rev. 12/09/19 Page 1 of 8		ia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 2 Acuity Brands Lighting, Inc. All rights reserved.	• www.lifenia.com DSXW1-		power. Will require an emergency hot feed.

	Ore Lithonia Way • Convers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com © 2011-2019 Acuity Brands Lighting, Inc. All rights reserved.	DSX Rev. 12 Page
COMMERCIAL OUTDOOR		

DSX0-LED x 12/09/19 Page 1 of 8

Way • Convers, Georgia 30012 • Phone: 1-800-705-7378 • ww

ഹ COMcheck Software Version 4.1.1.0 Exterior Lighting Compliance Certificate V

DOWNLIGHTING

Project In Energy Code: Project Title: Project Type: Exterior Lighting Zone

2018 IECC PLATINUM STORAGE New Construction 2 (Residentially zoned area)

Owner/Agent

Construction Site: 8585 E. PRINCESS DR. PHOENIX, AZ 85255 Allowed Exterior Lighting Po

Allowed Exterior Lighting Power A Area/Surface Category	B Quantity	C Allowed Watts / Unit	D Tradable Wattage	E Allowed Watts (B X C)
Illuminated area of facade wall or surface	16000 ft2	0.07	No	1200
Parking area	50000 ft2	0.04	Yes	2000
		Total Tradak	ble Watts (a) =	2000
		Total All	lowed Watts =	3200

Designer/Contracto

~

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Total Allowed Supplemental Watts (b) = (a) Wattage tradeoffs are only allowed be (b) A sup ental allowance equal to 400 watts may be applied to

Proposed Exterior Lighting Power	

A Fixture ID : Cescription / Lamp / Wattage Per Lamp / Ballast	В Lamps/ Fixture	# of Fixtures	Fixture Watt.	(C X D)
Illuminated area of facade wall or surface (16000 ft2): Non-tradable Wattage				
LED 1: SD: WALL SCONCE: Other:	2	4	73	293
LED 2: SFE: 6" DOWNLIGHT: Other:	1	1	13	13
Parking area (50000 ft2): Tradable Wattage				
LED 3: SA: DOUBLE POLE LIGHT: Other:	2	1	268	268
LED 4: SB/SC: SINGLE POLE LIGHT: Other:	1	4	134	536
	Total Tra	dable Propos	sed Watts =	804

Fortenite a Links					
Exterior Light	ing Compliance Sta	itement			
specifications, a designed to me requirements lis	nd other calculations s at the 2018 IECC requir ted in the Inspection C	ubmitted with th ements in COMc hecklist.	is permit application	. The proposed exter	onsistent with the building plans ior lighting systems have been any applicable mandatory
OMID	ARDEBILI,	PE	In	\sim	12/19/2019
Name - Title		Si	onature		Date

Project Title: PLATINUM STORAGE Report date: 12/19/19
Data filename: C:USersYC-AlDropbox (Ardebii Engineering)/2019/19565_RKAA_Platinum Storage - Scottsdale Page 1 of 5
PrincessV4_Calculations/19565.cck

_					
E					
		LDN6			
	P	N and WALLWASH LEI Non-I nstruction Downligh			
-		NE LOCATION · (LE)			
ve. E	xample: LDN6 35/15	LOGAR LSS MVOLT EZI			
olor	Finish	Voltage			
AR Clear WR ² White BR ² Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347 ³ 347V			
NPS80E27 nLight" EZI). NPS80E2E87 nLight" EZI). EN HAO11 High an CP13 Chicago RRL Chicago RRL Chicago RRL NLight" NLTAIR22 ^{1,10} nLight" NLTAIR22 ^{1,10} nLight"	ETI E				
pack op USPOM US point 90CRI High CR	t of manufacture				
ed onlumen package; refer to ge 3. es. gency options.	with NPS80EZ or NPS80E and EZ1 drivers. 9 Not available with CP NE	ght level. Must be specified EZ ER. Only available with EZ 10 PS80EZ, NPS80EZER, NPP16D,			
N or 277V.	NPP16DER or N80 option				

LDN6



8585 E. PRINCESS DR. SCOTTSDALE, AZ 85255

PLATINUM STORAGE

15T CITY SUBMITTAL (11/21/19)

design by: RWK drawn by: checked by: --



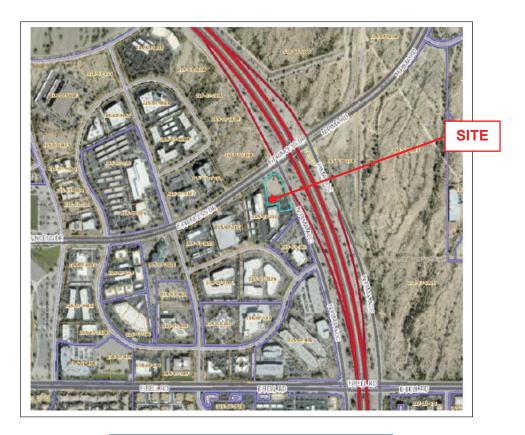


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Project Number: 19565 | Project Manager: JFO 8100 E Indian School Rd. Suite 205, Scottsdale, AZ 85251 P: 480.626.7072 | ardebilieng.com

Princess & Pima Internalized Community Storage ("Storage 365")

Development Review Board





Taylor C. Earl 3101 N. Central Avenue, Suite 1000 Phoenix, AZ 85012 tearl@earlcurley.com

Application #: _____

Submittal Date: _____

ATTACHMENT 11

I. Summary of Request & Background:

This request is for a new internalized community storage facility on a ± 1.76 -acre site located at the southwest corner of Princess Drive and the Loop 101 frontage road. The site is zoned I-1 (Industrial Park), which permits Internalized Community Storage as a permitted use.

The proposed facility serves both the regional and local area by providing much needed storage for area businesses and local residents. By providing offsite storage, area businesses can utilize their internal space to expand operations, rather than devote that area for storage. In this way, the proposed internalized community storage facility enhances the employment core. It also benefits from great freeway access, and complements the established character for the area as demonstrated below.

II. Design & Development Plan Summary:

The proposed structure is two stories below grade and mostly one story above grade, with only a portion of the building extending to a second story above grade. The total square footage proposed is 107,500 square feet.

This facility will be of premium grade, with all storage occurring indoors in a climate-controlled facility. Additionally, all loading and unloading will also occur within a climate-controlled environment. This not only makes it more comfortable and secure for our guests but will also shield all loading and unloading activity from view.

Access to the site will be via an existing driveway through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. Ample parking will be provided within the eastern, southern, and western portions of the site.

Pedestrian access will be enhanced along both street frontages with sidewalks (where needed),. Trees will also be placed in above-ground planters, where shown, above the underground floor to prevent water damage. The additional pedestrian linkages will provide connectivity to adjacent areas.

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The building architecture was designed to emulate a contemporary office building rather than a more traditional storage facility. The elevation treatments include a brick and block exterior with various colors as noted below, with stone veneer columns, aluminum "storefronts", staggered building footprint and other building relief, all designed to provide for visual interest and avoid long expanses of uninterrupted building walls. The extensive use of glass occurs along the street frontages (north and east) on both the ground and second floors, with lesser glass treatments

along the non-street frontages (south and west). In some areas, the glass serves as windows into the interior of the facility, providing for additional interest and views and enhancing security.

The height of the proposed building varies along each elevation, from 20-feet to 30-feet (top of parapet), with other building elements at a height of 22-feet (top of parapet).

The colors chosen for the project provide a more contemporary design consistent and aesthetically compatible with the neighboring developments.

In addition to the glass treatments noted above, other pedestrian-level design considerations include sidewalks and landscaping along both street frontages. Snapshots of the two street elevations are below (full versions included with submittal):

Princess Drive elevation:



Pima Freeway / Frontage Road elevation:



EAST ELEVATION

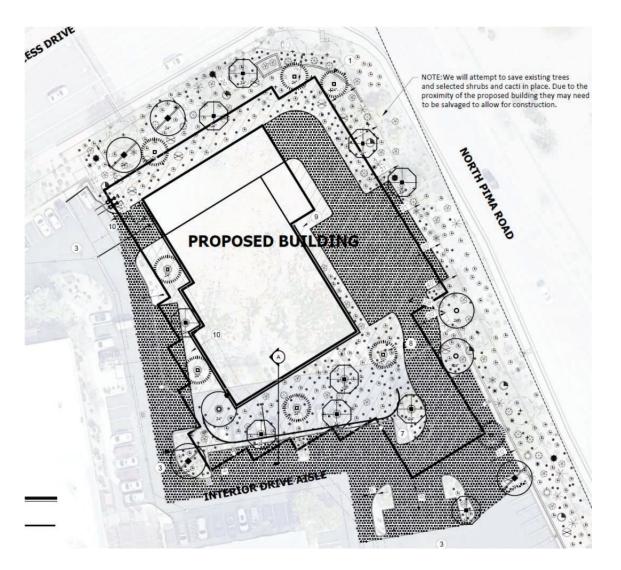
Color and Materials

- Exterior Walls: Smooth-faced Superlite block; 3 colors: MW Bone, Hopi Sandstone and Durango
- Stone Veneer: Summit Brick; color: Heirloom, and Coronado Stone; color: Cape Cod Gray
- Paint: Sherwin Williams; color: Half-Caff (SW 9091)
- Aluminum Storefront: Atlas; color: Ascot White
- Metal Roller Door: Janus; color: Continental Brown

Landscaping / Outdoor Space:

A landscape buffer with an average minimum depth of approximately 35 feet will be provided along both the Princess Drive and Pima Freeway street frontages.

The landscape design includes a low-water use plant palette with a variety of tree types, shrubs and groundcover, all designed to complement the existing landscaping along both street frontages and in the adjacent developments, as well as to complement the architectural design. The proposed palette includes Texas Ebony, Ironwood, Desert Museum Palo Verde, and Velvet Mesquite. Tree placement will be designed to enhance the pedestrian experience. Sidewalks will be maintained and/or improved along the street frontages with connection points into the site. These pedestrian linkages will provide connectivity to adjacent developments.



Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site. There is existing Natural Area Open Space that borders the property on the ADOT-owned land. We will be using a similar cobble over the decomposed granite to make the landscaped areas look more natural.

Development of the site will adhere to the Master Drainage Report for the Scottsdale Perimeter Center. The development will surface drain all stormwater runoff into the surrounding grass swales that ultimately outlet into the T.P.C. Scottsdale Golf Course retention basin.

III. Development Review Board Criteria (Sec.1.904)

- A. In considering any application for development, the Development Review Board shall be guided by the following criteria (with applicant response trailing each element):
 - 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.

Response:

The proposed Internalized Community Storage facility will comply with the applicable guidelines, development standards, Design Standards & Policies Manual, General Plan, Zoning Ordinance, and other applicable requirements of the City of Scottsdale.

The site has a General Plan land use designation of "Employment," along with "Regional Use District." The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses' offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the "Regional Use District" designation in a similar manner by enhancing the employment core by supporting businesses.

The proposed use is consistent with the I-1 zoning ordinance provisions.

Because of the site's high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping, and enhancing the pedestrian experience by improving sidewalk connections.

The proposed development accomplishes a range of goals and policies including the development of a vacant and underutilized property, integrating new and contemporary architecture and site planning to the area, and improving the pedestrian experience in an area that provides access to a range of uses in the surrounding area.

- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;

Response:

The proposed architectural theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. We believe the proposed building enhances the architectural experience of the center.

We have also limited the height of the building tremendously. Most internal storage buildings are 3-4 stories tall. Our structure is mostly one story above grade. A second story element is proposed near Princess Drive, which is away from the existing office buildings on the site.

Additionally, the footprint of the building has been significantly reduced from what would otherwise fit on the site. This design is incredibly considerate of the other buildings in the center.

The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site's frontage and adjacent developments.

b. Avoid excessive variety and monotonous repetition;

Response:

This project's design creates visually interesting architecture and avoids the type of uninspiring design often found with storage facilities. It is compatible with the surrounding buildings but intentionally not identical.

As indicated on the elevations included with this submittal, a variety of building materials, architectural features and accents, and glass/window placement create an architecturally-interesting building façade.

c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;

Response:

Please see the Scottsdale Sensitive Design Principle section below.

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

Response:

This is not applicable to this site/development.

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:

The site is not located within the Historic Property Overlay District; therefore, this sub-section is 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:

Access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully-screened loading and unloading.

Self-storage facilities are notoriously low-traffic generators, and this one is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road.

The parcel also includes approximately 66 existing parking spaces, which are shared amongst the various tenants within the center. Most of these parking spaces will remain in their current location, and new parking spaces will be added for a total of 79 parking spaces. These will be provided along the eastern, southern, and western portions of the site, which will be accessible via the existing driveways and parking areas to the south and west. Parking stalls are 20' deep x 9' wide, with no overhang. Two handicapped-accessible spaces are provided and will be 20' deep x 9' wide, with an adjacent 9' wide access aisle. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road.

Interior drives are 26' wide. All internal circulation and parking areas will be paved.

Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas

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

Response:

Rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.

- 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

Response:

The above criteria under #5 are not applicable, as the site is not located within the defined "Downtown Area".

- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - *b.* Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;

- d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- e. Location in conformance to standards for public safety.

Response:

The above criteria under #6 are not applicable to this development.

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

Response:

The applicable criteria of the Section have been acknowledged above, and reflected in the application materials.

IV. Scottsdale Sensitive Design Principles:

"The Character and Design Element of the General Plan states that "Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran Desert environment, all of which are considered amenities that help sustain our community and its quality of life.

"The City of Scottsdale has established a set of design principles, known as the Scottsdale's Sensitive Design <u>Principles</u>, 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 the area should be enhanced and strengthened by new development.

Response:

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

- 2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features, such as:
 - Scenic views of the Sonoran Desert and mountains
 - Archaeological and historical resources

Response:

Although the setting of this site is suburban in character, the adjacent properties are already developed, and do not have natural features such as natural area open space or washes. The proposal enhances and increases landscaping on the site and provides an improved visual and pedestrian experience along both Princess Drive and the Pima Freeway frontage road.

- 3. Development should be sensitive to existing topography and landscaping.
 - A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response:

This site is an infill parcel and adjacent properties are already developed. All landscaping will consist of low-water use desert-appropriate landscaping materials as required by the City of Scottsdale.

A Landscape Plan is included with this submittal.

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

Response:

The proposed development will preserve, restore, and enhance natural habitats and ecological processes through the inclusion of additional desert-appropriate landscaping. This landscaping will contribute to the suburban habitat for wildlife and improved air quality. The proposed desert-appropriate plants will be able to withstand the variations of the local climate, and as they grow and mature, they will become more and more self-sustaining relative to water demand. Cobble, similar to what exists within the NAOS area within the Loop 101 right-of-way, will be placed over the decomposed granite to make the landscaped areas look more natural.

Existing vegetation will be salvaged where feasible and incorporated into new landscaping in order to provide a consistent theme along the road frontages and within the site.

A Landscape Plan is included with this submittal.

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

Response:

The site is located within the Suburban Streetscape designation as noted on the Streetscape Map within the 2001 Scottsdale General Plan, and the Pima/Loop 101 Freeway is designated as a Visually Important Roadway.

The proposed landscape theme for the site is consistent with the intent of both of these designations. The pedestrian experience along both the perimeter of the site, as well as internal to the site, will be enhanced with the proposed use as numerous and varied 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:

Bicycle racks will be provided onsite in conformance to City Code. The site is situated in a walkable location, based on the surrounding context. At the present time, we are not aware of any transit service to the site or immediate area.

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

Response:

The proposed development incorporates design elements that respect the pedestrian element by providing shade and relief through building, site and landscape design.

Pedestrian linkages are provided that are both internal to the site and also along the street frontages that will provide and promote connectivity to adjacent and nearby developments.

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

Response:

The proposed architectural character is designed to be consistent with, and enhancing to, surrounding developments. The building design takes on a contemporary aesthetic and is intended to resemble an office building versus a traditional storage facility.

The majority of the building has only one story about grade. A reduced second story element is proposed nearest to Princess drive, which places it away from the rest of the office complex.

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

Response:

The proposed development utilizes a variety of desert-appropriate building finishes, materials and colors, and incorporates architectural elements that celebrate the Southwestern character.

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

Response:

Sustainable strategies and building techniques, which minimize environmental impact and reduce energy consumption, have been emphasized in both the site and building design.

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

Response:

The landscaping theme for this development will incorporate plant types that exist along the frontage of the site and within the adjacent developments. These will include desert-palette plant materials, as required by the City of Scottsdale, with the careful selection of plant materials in terms of type, scale, density, and placement.

A Landscape Plan is included with this submittal

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 as required by the City of Scottsdale. Context-appropriate desert plant materials will be utilized with the development of the site, consistent with the established vegetative pattern in the area.

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

Response:

Lighting has been designed in a manner that is respectful of the surrounding context while maintaining safety for persons utilizing the facility and the public.

A Lighting and Photometric Plan are included with this submittal.

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

Response:

Signage will be respectful of the surrounding context of the area in terms of type, size, color and location, and will be consistent with the City's sign code. Signage will be designed to complement the proposed development.

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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 site has a General Plan land use designation of "Employment," along with "Regional Use District." The proposed use is consistent with both land use designations. The storage capacity will support existing businesses, offices, and other employment-based activities by providing a convenient location for businesses' offsite storage needs and allowing for their continued growth and expansion. The proposed storage facility is also consistent with the "Regional Use District" designation in a similar manner by enhancing the employment core by supporting businesses.
 Because of the site's high visibility along both Princess Drive and the Pima Freeway, careful attention has been taken to design the project in a manner that enhances the streetscape design. The proposed site design increases the landscape setback along both roadway frontages to an average minimum depth of approximately 35 feet by supplementing the quantity and quality of landscaping and enhancing the pedestrian experience by improving sidewalk connections.
 - Staff finds that the proposed development is generally consistent with the Zoning Ordinance as well as the Character and Design element of the General Plan, and the Greater Airpark Character Area Plan, which designates the site as employment. Additionally, staff has found the Development Plan to be designed in conformance with the Design Standards & Policies Manual.
- 2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - The applicant states the proposed architectural theme is compatible with the existing buildings that are adjacent to and near the subject site. The building design takes on a contemporary aesthetic and is intended to resemble an office building, rather than a traditional storage facility. The landscape character of the proposed development is also designed to coordinate with and enhance the existing landscaping palette of the site's frontage and adjacent developments. A variety of building materials, architectural features and accents, and glass/window placement create an architecturally interesting building façade.
 - Staff finds the proposed development promotes a desirable relationship to existing structures in the surrounding area. The proposed buildings have a contemporary design style

Scottsdale Development Review Board Report | Case No. 7-DR-2020

that utilize a variety of massing and materials to avoid monotonous repetition and the building features a column design that resembles the neighboring buildings. Shading is provided above the windows and glazing is predominantly on the north and east sides of the building that appropriately responds to the unique climate of the Sonoran Desert. The site is not located within the ESL Overlay District nor the Historic Preservation Overlay District.

- 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 access to the site will be via existing driveways through an existing parking lot to the south and west. No new driveways are proposed onto either Princess Drive or the Pima Freeway frontage road. An interior drive-through area within the northern portion of the proposed building provides for fully screened loading and unloading. This self-storage is expected to generate significantly less traffic than other possible uses that could occur on the site. Therefore, no impacts are expected from this project for either Princess Drive or the Pima Freeway (Loop 101) frontage road. As with traffic generation, self-storage facilities also have very low parking needs, and the proposed facility will have more than sufficient parking and will also have no adverse impact on existing parking on the adjacent properties. A new parking area screening wall will be placed along the frontage of the Pima Freeway frontage road. Pedestrian access will be enhanced along both street frontages with an increased landscape buffer and new streetscape vegetation. These pedestrian linkages will provide connectivity to adjacent areas.
- Staff finds the ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways have been designed to promote safety and convenience.
- 4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - The applicant states rooftop mechanical equipment will be fully screened by parapet walls in conformance with the zoning ordinance requirements. Screening is integral to the design of the building.
 - Staff finds the proposed mechanical equipment will be screened by parapet walls that are integral to the building design.
- 5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - This criterion is not applicable.

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- 6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - This criterion is not applicable.

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1963 (Ord. #169) and zoned to the Single-family (R1-35) zoning designation. Since initial rezoning of the site, the site has been rezoned in 1988 to Industrial Park, Planned Community Development (I-1 PCD), case 10-ZN-1988.

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 at the southwest corner of the intersection of E. Princess Drive and the Loop 101 South Bound Frontage Road the surrounding developments are primarily office uses.

Project Data

	•	
•	Existing Use:	Vacant Parcel
•	Proposed Use:	Internalized Community Storage
•	Parcel Size:	87,991 square feet / 2.02 acre (gross)
		76,230 square feet / 1.75 acre (net)
•	Total Building Area:	109,759 square feet
•	Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
•	Building Height Proposed:	30 feet (inclusive of rooftop appurtenances)
•	Parking Required:	8 spaces
٠	Parking Provided:	69 spaces
•	Open Space Required:	10,680 square feet / 0.25 acre
٠	Open Space Provided:	24,589 square feet / 0.56 acre

Stipulations for the Development Review Board Application: Platinum Storage Case Number: 7-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 Architects, Inc, with a city staff date of 5/29/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Hunter Engineering, with a city staff date of 5/29/2020.
 - d. The case drainage report submitted by Hunter Engineering 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 Hunter Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning case for the subject site was: 10-ZN-1988.

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

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

ATTACHMENT 14

- 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.
- 4. All shade devices should be designed so that the shade material has a density of 75%, or greater. Per Scottsdale Sensitive Design Principle 9.

SITE DESIGN:

DRB Stipulations

5. All drive aisles shall have a width of twenty-four (24) feet.

LANDSCAPE DESIGN:

Ordinance

C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any protected native plant.

DRB Stipulations

6. Landscape pots and/or raised landscape planters, with 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, shall be provided in the pedestrian nodes that are shown on the site plan.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. All exterior luminaires mounted above three (3) feet shall be directed downward, have an integral lighting shield, and comply with the Illuminating Engineering Society requirement for full cutoff.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 7. All fixtures shall be IESNA full cutoff and directed downward. (City of Scottsdale Exterior Lighting Policy)
- 8. No interior light fixtures or strip lighting shall be located at interior windows. (Self-Storage Facilities Design Guidelines)
- 9. No fixture shall be mounted higher than twenty (20) feet. (City of Scottsdale Exterior Lighting Policy and DSPM)
- 10. All exterior fixtures shall have a Kelvin temperature of 3000 or less. (City of Scottsdale Exterior Lighting Policy)

- 11. All fixtures and associated hardware, including poles, shall be flat black or dark bronze. (City of Scottsdale Exterior Lighting Policy)
- 12. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 footcandles. All exterior luminaires shall be included in this calculation
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

- H. This project falls within the Airport Influence Area, AC-2, and per the Scottsdale Revised Code, Chapter 5, Aviation requires the following to be submitted with final plans:
 - a. The owner of the new development shall complete a height analysis (Sec 5-354) and submit required forms;
 - b. Owner shall make fair disclosure to each purchaser or if subject to CC&Rs, this disclosure should be included; (Sec 5-355)
 - c. An Avigation easement shall be granted to the city and recorded (Sec. 5-357).

DRB Stipulations

13. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

14. 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.



Zoning Aerial

7-DR-2020

HUNTER

PLANNING. LANDSCAPE. CIVIL AND SURVEY

CITIZEN PARTICIPATION REPORT

For

Platinum Self-Storage

SWC PRINCESS DRIVE & LOOP 101(PIMA ROAD) SCOTTSDALE, ARIZONA

PREPARED BY:

HUNTER ENGINEERING, INC. 10450 N. 74th STREET, SUITE 200 SCOTTSDALE, AZ 85258 (480) 991-3985

Submitted: February 4th, 2020

H.E. PROJECT NO. PLAT003 DRB Case#: 658-PA-2019

> HUNTER ENGINEERING

ATTACHMENT 16

7-DR-2020 2/6/2020 PLANNING. LANDSCAPE. GIVIL AND SURVEY



Citizen Participation Plan – Platinum Self-Storage

Date: January 31st, 2020

Purpose: The purpose of this Citizen Participation is to inform citizens, property owners, neighbor associations, agencies and businesses about a Development Review Board (DRB) application for Platinum Self-Storage. The site is located at the SWC of Princess Drive and Loop 101; and is an application for developing 1.76 net acres of I-1 Industrial PCD for a much needed, state of the art, self-storage facility. This participation plan ensures that those affected by this application for this rezone have had an opportunity to learn about and comment on the proposal.

Contact:

Michael Buschbacher II, AICP - Principal Planner Hunter Engineering Inc. 10450 N 74th Street Suite 200 Scottsdale, AZ 85258 <u>mbuschbacher@hunterengineeringpc.com</u> 480-991-3985

List of Names, Phone Numbers/Addresses of Contacted Parties:

First class letters were mailed out to property owners & HOAs within 750' of the project, including the City's standard interested parties list, and the Neighborhood Group Contact list provided by Lorraine Castro who noted that she did not see any HOA's in the neighborhood for the 750' buffer. Letters were mailed 10 days before formal application and included the project request and description, pre-application number, project location, project acreage, zoning, conceptual site plan, building elevations and contact info for both applicant and the City. A sample letter has been attached to this report along with the complete mailing list.

<u>Note:</u> All comments, questions and concerns received have been copied to the project planner with the City of Scottsdale and have been included in this Participation Report below.

Provide a map showing where notified neighbors are located:

A map has been provided showing the neighbors notified within 750' of the proposed project.





PLANNING. LANDSCAPE. CIVIL AND SURVEY

Dates contacted and number of times contacted:

A contact log was created for all responses to the public notification letter and has been included below that shows dates contacted, number of times contacted and how they were contacted. Copies of all email correspondence have been included as attachments below.

Platinum Self Storage Facility Contact Log

1/22/2020 – David Brown w/Wentworth 602-875-5014 – Im/mch 12:28p

Called back: Wanted to know if this was the Platinum from California. Advised was a new client and not from California. David asked for a color site plan. Advised I would send to the email provided. David asked where the access points are for the site. I advised the existing access points along Princess and Pima Rd will be used.

dbrown@wentprop.com

1/23/2020 – Chris Sparkman w/Perimeter Center Property Management 1/23/20 3:01pm Wanted to let us know that the site is within the Perimeter Center Association and we need to submit to them for review also. Chris noted that he would be sending the DR package submittal info.

Originals of all comments, letters and correspondences received have been included below.

The City will post public hearing sign notices and provide other public notification as noted below.

- Mailing out postcards to property owners within 750 feet
- Posting case information on the City website
- Posting on social media
- Sending to email subscribers



PLANNING, LANDSCAPE, CIVIL AND SURVEY

HUNTER

ENGINEERING

10450 N. 74th Street, Suite 200 Scottsdale, Arizona 85258 T 480 991 3985 F 480 991 3986

January 20th, 2020

Re: Development Review Board Case#: 658-PA-2019 APN: 215-07-212Z

Dear Neighbor/Interested Party,

We are applying with the City of Scottsdale Development Review Board to review a project located in Scottsdale, Arizona at the Southwest Corner of Princess Drive and Loop 101 Freeway.

This request is for development of a 125,000 sf self-storage facility on approximately 1.76-acres. The building would be primarily single story with a small mezzanine level and two floors of basement. The site will include associated parking, drive aisles and other on-site improvements. Please see the conceptual site plan and elevations attached to this application.

The project will be developed for the client, who will take immediate occupancy upon completion of construction. The proposed use is permitted under the existing zoning designation of Industrial Park (I-1). The City of Scottsdale General Plan Land Use map designates the area as Employment with a Regional Use District overlay. Storage facility is a compatible use under the category of Employment.

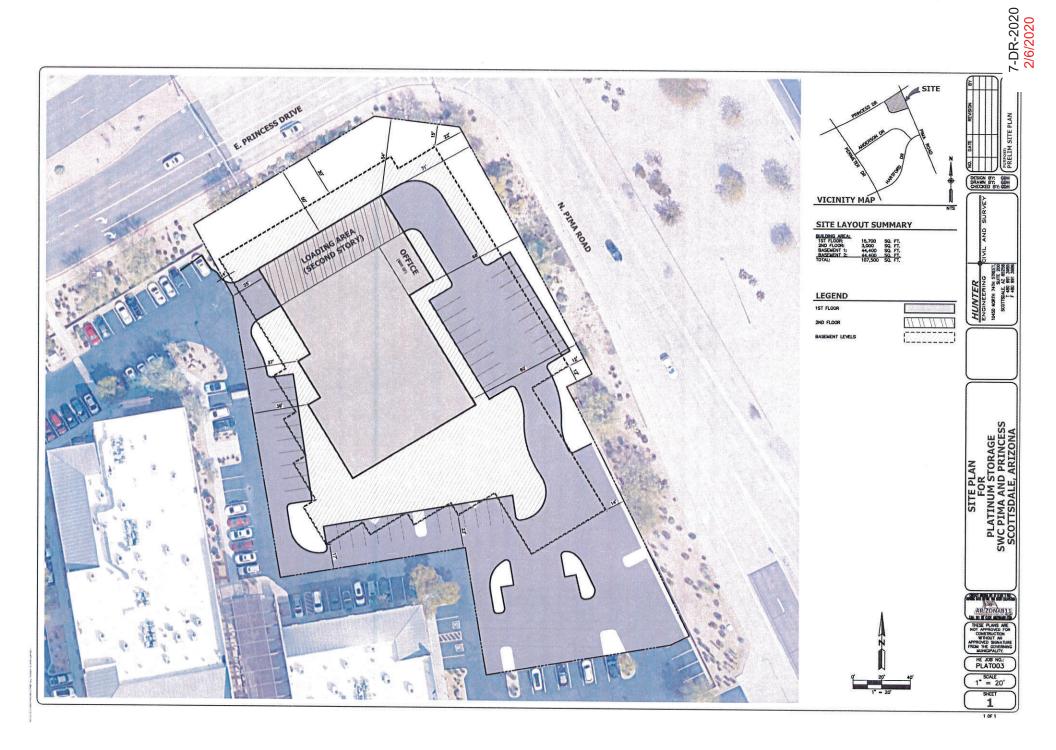
As a part of the Public Participation for this project, this letter is being sent to all property owners within 750 feet of the property, to the list of interested parties maintained by the City of Scottsdale and to any HOA's or neighborhood groups in the area.

If you have any questions regarding this proposal, please call me at 480-991-3985. The City of Scottsdale has assigned this case to Ben Moriarity, a planner with the Planning and Development Department. He can be reached at 480-312-2836, should you have any questions regarding the Public Participation process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

5. Dosephachent

Michael S Buschbacher II, AICP Principal Planner Hunter Engineering



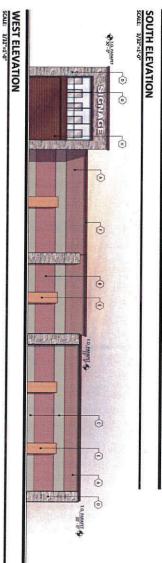


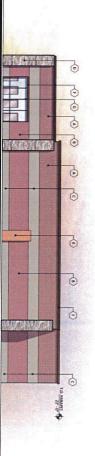


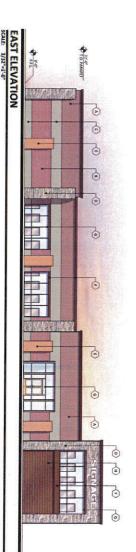
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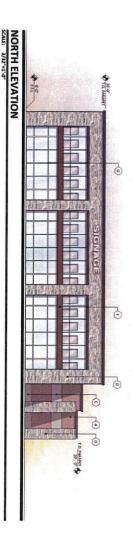
COLOR AND FINISH LEGEND

PLATINUM STORAGE SWC PIMA ROAD AND PRINCESS DRIVE 8585 E. PRINCESS DR. SCOTTSDALE, ARIZONA 85255 DATE: 08-26-2019 (PRELIMINARY)









SLR TURNSTONE LLC/NHR TURNSTONE LLC 10320 E MOUNTAIN SPRING RD SCOTTSDALE ,AZ 85255 215-07-001M

SCOTTSDALE VISTELLA LLC LEASE 03-108992 40 N CENTRAL AVE STE 2700 PHOENIX ,AZ 85004 215-07-022C

UNITED INSURANCE COMPANY OF AMERICA 1 E WACKER DR 10 CHICAGO ,IL 60601 215-07-212J

ASHTON PRINCESS PROPERTY LLC 1201 MONSTER RD SW RENTON ,WA 98055 215-07-212T

VALK RONALD C/ROBERT SHAWN 1450 TL TOWNSEND STE 100 ROCKWELL ,TX 75032 215-07-212Z

PERIMETER GATEWAY III OWNER LLC 802 N 3RD AVE PHOENIX ,AZ 85003 215-07-243 ARIZONA STATE LAND DEPT 1616 W ADAMS ST PHOENIX ,AZ 85007 215-07-019D

IO DATA CENTERS LLC 615 N 48TH ST PHOENIX ,AZ 85008 215-07-212A

SCOTTSDALE PERIMETER I LLC 14648 N SCOTTSDALE RD #345 SCOTTSDALE ,AZ 85254 215-07-212M

APPLE TEN SPE SCOTTSDALE INC 814 E MAIN ST RICHMOND ,VA 23219 215-07-212U

CHP PRINCESS MEDICAL LLC 3434 47TH ST STE 220 BOULDER ,CO 80301 215-07-231

SCOTTSDALE AREA ASSOC OF REALTORS 4221 N SCOTTSDALE RD SCOTTSDALE ,AZ 85251 215-07-392 SCOTTSDALE VISTELLA LLC LEASE 03-108992 40 N CENTRAL AVE STE 2700 PHOENIX ,AZ 85004 215-07-021A

KPN INDUSTRIAL LLC 11225 W BERNARDO CT SUITE 100 SAN DIEGO ,CA 92127 215-07-212C

SCOTTSDALE PERIMETER I LLC 14648 N SCOTTSDALE RD #345 SCOTTSDALE ,AZ 85254 215-07-212N

PRESSON SCOTTSDALE LLC 2122 E HIGHLAND AVE STE 400 PHOENIX ,AZ 85016 215-07-212V

17207 PERIMETER DR LLC 14747 N NORTHSIGHT BLVD 111-431 SCOTTSDALE ,AZ 85260 215-07-242

PERIMETER GATEWAY PORTFOLIO LLC 802 N 3RD AVE PHOENIX ,AZ 85003 215-07-401

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Eric Gold 25499 N. 104th Way Scottsdale, AZ 85255

Howard Myers 6631 E Horned Owl Trail Scottsdale, AZ 85266

John Berry/Michele Hammond Berry Riddell, LLC 6750 E Camelback Rd, Ste 100 Scottsdale, AZ 85251

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Guy Phillips 7131 E. Cholla St. Scottsdale, AZ 85254

Jim Funk Gainey Ranch Community Association 7720 Gainey Ranch Road Scottsdale, AZ 85258

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Planning Department SRP-MIC 10005 E Osborn Road Scottsdale, AZ 85256

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Susan McGarry 8074 E. Theresa Drive Scottsdale, AZ 85255

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Prescott Smith City of Scottsdale Planning Commission 4350 E. Camelback Rd., Suite G-200 Phoenix, AZ 85018

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W.J. Jim Lane - Mayor City of Scottsdale City Council 3939 N. Drinkwater Blvd. Scottsdale, AZ 85251

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Patti Badenoch 5027 N. 71st Pl Scottsdale, AZ 85253

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Planning Department Town of Cave Creek 37622 N Cave Creek Road Cave Creek, AZ 85331

Project Management Arizona Department of Transportation 205 S. 17th Avenue MD 6012E Phoenix, AZ 85007

Sherry Wagner/Right-of-Way Technician, SR. Mail Station PAB348 P.O. Box 52025 Phoenix, AZ 85072-2025

Superintendent Scottsdale Unified School District 8500 E. Jackrabbit Rd Scottsdale, AZ 85250

Vickie Falen 10520 N 117th Pl Scottsdale, AZ 85259

Wade Tinant 4614 E. Running Deer Trail Cave Creek, AZ 85331

Southwest Gas Corporation 2200 N. Central Avenue Ste 101 Phoenix, AZ 85004 Withey Morris, PLC 2525 E. Arizona Biltmore Circle; Suite A-212 Phoenix, AZ 85016

Arizona Commerce Authority 333 N. Central Avenue, Suite 1900 Phoenix, AZ 85004

Susan Kauffman 11334 E. Desert Vista Rd. Scottsdale, AZ 85255

Steve Perone 7474 E. Earll Dr. #108 Scottsdale, AZ 85251 Paradise Valley Unified School District 15002 N. 32nd Street Phoenix, AZ 85032

Maggie Keasler 7127 E. 6th Ave. Scottsdale, AZ 85251

Patricia Van Cleave 11378 E. Cavedale Drive Scottsdale, AZ 85262

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Earl, Curley & Lagarde, P.C. 3101 N. Central Avenue, Ste. 1000 Phoenix, AZ 85012

Renee J. Higgs City of Scottsdale Planning Commission 15192 N. 104th Way Scottsdale, AZ 85255

Andrea Keck 9719 E. West View Drive Scottsdale, AZ 85255

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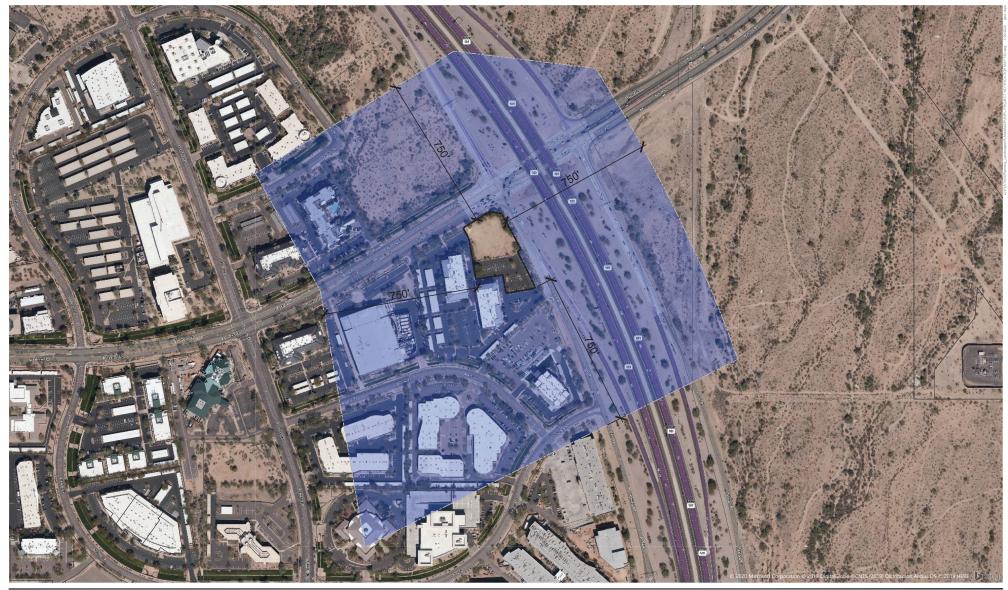
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PLATINUM STORAGE PROPERTY OWNERSHIP MAP





74th St • Ste 80.991.3985 • ¥ 7-DR-2020 2/6/2020

Michael Buschbacher

From:	Michael Buschbacher
Sent:	Thursday, January 30, 2020 9:59 PM
То:	dbrown@wentprop.com
Subject:	658-PA-2019 Platinum Storage Color Exhibit Request
Attachments:	PUBLIC_NOTIF_LETTER_plat003.pdf

David,

Please find attached the color site plan and elevations requested for this project.

Best Regards,

Michael S. Buschbacher II, AICP, ASLA

Principal Planner, Senior Urban Designer



10450 N. 74th Street, Suite 200 Scottsdale, AZ 85258 Phone: (480) 991-3985 Fax: (480) 991-3986

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Michael Buschbacher

From:	Chris Sparkman <chriss@casehuff.com></chriss@casehuff.com>
Sent:	Thursday, January 23, 2020 3:05 PM
То:	Michael Buschbacher
Cc:	heatherk@casehuff.com;
Subject:	Perimeter Center Owners Association
Attachments:	Hunter Engineering - letter and plan.pdf; Plan Submittal info - PCOA.pdf

Mike,

Just following up on the telephone call we had. Please find attached to this e-mail the checklist for the process of having plans reviewed for the Perimeter Center Owners Association (PCOA).

The design guidelines for the PCOA are contained the CC & R documents for the park.

If you have any questions, please feel free to contact me.

Thank you.

Chris Sparkman

Senior Property Manager



4835 East Cactus Road Suite 443 | Scottsdale Arizona 85254-3546 602-252-9300 OFFICE | 602-252-6860 FAX <u>chriss@casehuff.com</u> | www.casehuff.com

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