



STAFF REPORT

Case Number: DRP22-09

To: Planning and Zoning Commission
 Through: Richard Williams, Development Services, Planning Manager
 From: Byron Easton, Development Services, Senior Planner
 Meeting Date: September 12, 2022

REQUESTS

Development Review Permit (DRP) 22-09 Roers Multifamily: A request, by Greg Davis of Iplan Consulting, requesting review and approval of Site Plan, Landscape, Photometric and Elevation plans for a proposed 200 apartment style unit, multi-story, multi-family development on approximately 11.89 acres located at the southwest corner of Porter Road and Iron Point Road just south of the Maricopa-Casa Grande Highway in the City of Maricopa. **DISCUSSION AND ACTION.**

APPLICANT

PROPERTY OWNER

Iplan Consulting
 Contact: Greg Davis
 3317 S. Higley Rd. #114-622
 Gilbert, AZ 85297
 Phone: (480)227-9850
[Email: greg@iplanconsulting.com](mailto:greg@iplanconsulting.com)

EEM Holdings, LLC
 PO BOX 1289
 Maricopa, AZ 85139

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

- | | |
|-------------------------------------|---|
| ● Site Net Acres | 10 +/- acres |
| ● Parcel # | 510-12-018L, -018M(portion thereof) |
| ● Site Address | N/A |
| ● Existing Site Use | Vacant |
| ● Proposed Site Uses | Multiple Unit Residential |
| ● Existing General Plan, Land Use | High Density Residential (HDR) per GPA21-08 |
| ● Existing Zoning | High Density Residential (RH) per ZON21-08 |
| ● Overlay Zoning | None |
| ● Proposed Building Height | 2 & 3-Stories (Max height 40') |
| ● Number of Units | 200 (1, 2, and 3 bedroom only) |
| ● Parking Required/Parking Provided | 480/391 spaces (Parking reduction requested through the Sustainability Reduction incentive for a 20% reduction).391 |

SUBJECT SITE AND SURROUNDING ZONING/USES

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|---|----------------------------------|---------------------------|
| North | Public Institutional | Single Family Residential (CR-3) | Vacant/Future School Site |
| East | Medium Density Residential | General Rural (GR) | Vacant/Agricultural |
| South | Public Institutional / Medium Density Residential | Commercial Business (CB-2) | Commercial |
| West | Medium Density Residential | PAD (Santa Rosa Springs) | Residential |

HISTORY SUMMARY

- 1963- Property zoned CI-2 by Pinal County zoning case PZ-7-63
- 2001- Property zoned PD by Pinal County zoning case PZ-PD-009-01-A
- 2003- Property zoned CB-2 by Pinal County zoning case PZ-023-03, PZ-PD-023-03
- 2022- Property zoned RH by City of Maricopa zoning case ZON21-08

ANALYSIS

Site Analysis

The proposed Roers Multifamily development is within the recently rezoned High Density Residential District (RH). The Multi-Family land use is permitted within the RH and, therefore, the project will be required to go through the Development Review Permit (DRP) process and before Planning and Zoning commission for approval. The buildings and the monument walls and entry features will incorporate multiple color schemes and design materials, including the increased design features and articulation of the buildings adjacent to Porter Rd.

The Roers development will be located on 10 net acres at the southwest corner of Porter Road and Iron Point Road currently owned by EEM Holdings, LLC. The Applicant has control to process necessary entitlements (ZON21-08 & GPA21-08) for the entire 10 acres to develop a 200-unit multifamily housing development. The proposed unit mix will include one-bedroom, two-bedroom, and three-bedroom units. In addition, there will be a central clubhouse building, with property management office and resident amenity functions, and resident amenities such as an outdoor pool, outdoor activity areas, pavilion-covered patio areas, a dog run, and playground equipment. The clubhouse building will contain a club room, on-site property management offices, a fitness room and yoga studio.

Landscape Plans

- Per Zoning Code Sec. 18.90.40, the development is required to have a minimum quantity of trees and shrubs. The proposed landscape plan exceeds the minimum required for both trees and shrubs
- The developer provided a conceptual landscape plan but the final plan has been deferred until the building permit stage of development.

Transportation

- A Traffic Impact Analysis (TIA) was submitted and reviewed by the Engineering Division. The report determined that the proposed roadway infrastructure for the development is adequate. All signalized intersections are expected to operate at

acceptable levels of Service at both AM and PM peak hours. All approaches of signalized intersections and all movements of unsignalized intersection and driveways are expected to operate also at acceptable level of service at both AM and PM peaks hours for all required traffic scenarios as well. Below is a list of improvements that the project will undertake.

- i. Construction of a detached Sidewalk along your Porter road frontage and Landscape buffer per detail MAR-203 on Design Standards Manual (DSM Appendix).
- ii. The provision of a bus pullout on Porter Road.

Grading and Drainage

- o A preliminary Grading and Drainage plan was submitted and reviewed by the City’s Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

Illumination

- o The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

- o Proposed architectural elevations are complimentary and exceed minimum standards set forth within Zoning Code, Sec. 18.155.070 Development Review Permit criteria.

CITIZEN PARTICIPATION:

The Applicant has properly notified the surrounding property owners of the proposed development as required per the City’s Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- xxxx 2022 - Notification letters sent
- xxxx, 2022 - Sign posted posted
- September 12, 2022 - P&Z Commission meeting

PUBLIC COMMENT:

City staff has not received any public comment at the time that this report was written.

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

Staff Analysis: *The proposal conforms with the intent of the PAD Zoning District, providing adequate access throughout the site and complementary design to the nearby developments.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Staff Analysis: *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests alike.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Staff Analysis: *The elevations and color combinations appear well integrated and complementary.*

4. The project contributes to the creation of a visually-interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different districts.

Staff Analysis: *The variety of façade materials and colors provide interest on articulated structures. The building corners have also been emphasized to take away from the typical look of high rise building and create more architectural variety and interest.*

CONCLUSION:

Staff finds the submittal items of DRP22-09 Roers Multifamily to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-09 Roers Multifamily** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-09) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.
3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match the color scheme of the building. Roof access shall be from within the building.
5. Outdoor lighting/building wall mounted lights shall conform to the City lighting standards.
6. Applicant shall provide solar or other low-voltage powered emergency lighting along pathways and other shared public spaces.
7. The applicant shall submit all required permits for any proposed signage.

8. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
9. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
10. Truck traffic and deliveries, refuse pick-up, etc. shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
11. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
12. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
13. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions", A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
14. This project is within the City of Maricopa Regional Transportation Plan boundaries. As such, improvements shall be made in accordance with all recommendations included in the Final Implementation Plan and as approved by the City of Maricopa.
15. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
16. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
17. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
18. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
19. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

DRP22-09 Roers Multifamily

Exhibit C: Landscape Plan

Exhibit D: Photometric Plan

Exhibit E: Elevations

-- End of staff report --

Roers

Maricopa

Development Review Permit Project Narrative

Submitted to:

City of Maricopa
39700 W. Civic Center Dr.
Maricopa, AZ 85138

Submitted on Behalf of:

Roers Companies
110 Cheshire Lane, Suite 120
Minnetonka, MN 55305

Prepared by:

Iplan Consulting
3317 S. Higley Road, Suite 114-622
Gilbert, AZ 85297

August - 2022

Adjacent Land Use Table

| Direction | General Plan Classification | Existing Zoning | Existing Use |
|-----------------------|---|------------------------|-----------------------|
| <i>On-Site</i> | Public/Institutional | CB-2 | Vacant |
| <i>North</i> | Public/Institutional | CR-3 | Vacant |
| <i>South</i> | Public/Institutional & Medium Density Residential | CB-2 | Commercial/Industrial |
| <i>East</i> | Medium Density Residential | GR | Agricultural |
| <i>West</i> | Residential 2-4 du/acre | CR-3 | Residential |

DESCRIPTION OF PROPOSAL:

Roers Companies is proud to be teaming up with the City of Maricopa to bring a very important housing project to the community. The proposed development will result in 200 multi-family homes that are comprised of one-, two-, and three-bedroom units ranging in size from 850 – 1,250 square feet. The project is gated and offers an attractive design and strong package of amenities for the residents.

LAND USE TABLE

| | |
|------------------------|-------------------------|
| Net Site Area: | 10 acres |
| Zoning: | RH (proposed) |
| Proposed Units: | 200 |
| Density: | 20 DU/acre |
| Open Space: | 4.03 acres (35%) |

Access, Circulation, & Parking

The subject site’s wide frontage on Porter Road accommodates the primary point of ingress/egress in the middle of the project with the secondary point of access proposed from Iron Point Road which is the north boundary of the project. The primary access point is extra wide to accommodate two inbound lanes to avoid a stacking issue and to allow safe U-turn movements should they be needed. The primary entry allows direct access to the community clubhouse but requires the use of a keypad to allow access into the gated residential areas via

one gate on each side of the clubhouse. The secondary entry only provides keypad access to the gated areas of the project and does feature a turn-around blub for times when access is not granted.

Once through the gates, the 26-foot-wide private drives circulate through the site providing vehicular access to the residential buildings and adjacent parking areas. A total of 391 parking spaces are provided via 16 parking garage spaces, 221 canopy covered parking spaces, and 154 open parking spaces. The proposed number of parking spaces is 20% less than the Zoning Code required parking as we are intending to comply with the sustainable design criteria which allows this reduction. In addition, it is our experience that workforce housing projects only need a parking space to unit ratio of 1.75 which we do exceed with this proposal.

Building Types and Placement

A total of eight residential buildings are planned along with three parking garage buildings, several covered carport structures, and a large community clubhouse and leasing space building. The community clubhouse building is located in the center of the project and directly off the project entry and serves as the focus of the project. This location affords convenient access by all of the residents as well as guests of the property. The residential buildings are spaced out appropriately throughout the site so that no one area of the project feels too dense. These buildings are all separated by over 30-feet from one another limiting the canyon effect that can occur in projects of this density. Special consideration was provided to the existing neighborhood to the west by placing the three-story residential buildings a minimum of 80-feet away from the shared boundary as well as turning the buildings so no patios overlook the residential neighborhood. Open spaces and the single-story garage structures have been strategically placed nearest this shared boundary to provide a buffer for the adjacent neighborhood.

Open Space & Pedestrian Connectivity

The inclusion of open space and recreational areas is a key ingredient in developing a successful and sustainable multi-family community. The development team appreciates the importance of these areas and have designed the site to include approximately four acres of open space, equating to over 35 percent of the net site area, which exceeds the City's Zoning Code requirement by 15 percent. Open space areas feature landscaped and hardscaped areas that are both passive and activated for resident use. Community amenities include a large swimming

pool, sun deck, an outdoor fire pit, lawn areas for sports and games, covered picnic areas, numerous grilling locations, pet park, pet washing station, a car wash station, and a children's playground. Pedestrian sidewalks circulate throughout the site connecting residents from their homes to the parking areas, local park spaces, primary amenity area, and the clubhouse and leasing office. Although gated, pedestrian access will also be provided at the northeast and southeast corners of the property, allowing direct connection to the future adjacent commercial uses as well as to the greater community.

In addition to the enhanced level of resident amenities being proposed, the project features 67 percent of the open space area being active which exceeds the City's requirement by seven percent. These additional active areas combined with the robust amenity package offset the slightly smaller private patio sizes that are a function of the building architecture.

The notable surplus of community open space also justifies our request to reduce the 120 sf requirement for private patio space on the first floor apartment units to 80 sf. The Code's 120 sf requirement is arduous and difficult to meet, but we were able to provide 80 square feet which is 30 square feet more than the 2nd and 3rd floors. The cumulative shortage of first floor patio space throughout the project equates to 4,268 square feet and we are providing an additional 6,400 square feet of community open space, thus believe we are meeting and exceeding the intent of the City's open space requirements.

Architecture

The architectural design for the Roers Maricopa project borrows from the contemporary architectural themes that are popular for large building types such as those proposed. An earth tone palette of colors and materials are used and applied in a color blocking manner that accentuates the jogs of the building's footprint emphasizing the shade/shadow projections. A warm accent color along with an artificial wood material help enhance and add interest to the elevations. In addition to the diversity of colors and materials, the building footprints provide a variety of massing and articulation both vertically and horizontally along all four facades. Each elevation features multiple jogs in footprint to create numerous shade and shadow line changes to provide relief and interest along these large buildings. The roofline follows the footprint jogs and features vertical undulation which is compounded when viewed from the pedestrian level perspective.

Although Stucco is the main body material, the use of large arbors utilizing wood-tone colored fiber cement lap siding at the entry ways both helps identify the building entrances and also breaks up the horizontal massing that large building facades like these typically have. For buildings that face Porter and/or Iron Point Road, the right-of-way facing elevations are further enhanced with applications of a decorative stone veneer that are present on the first and second levels of the building.

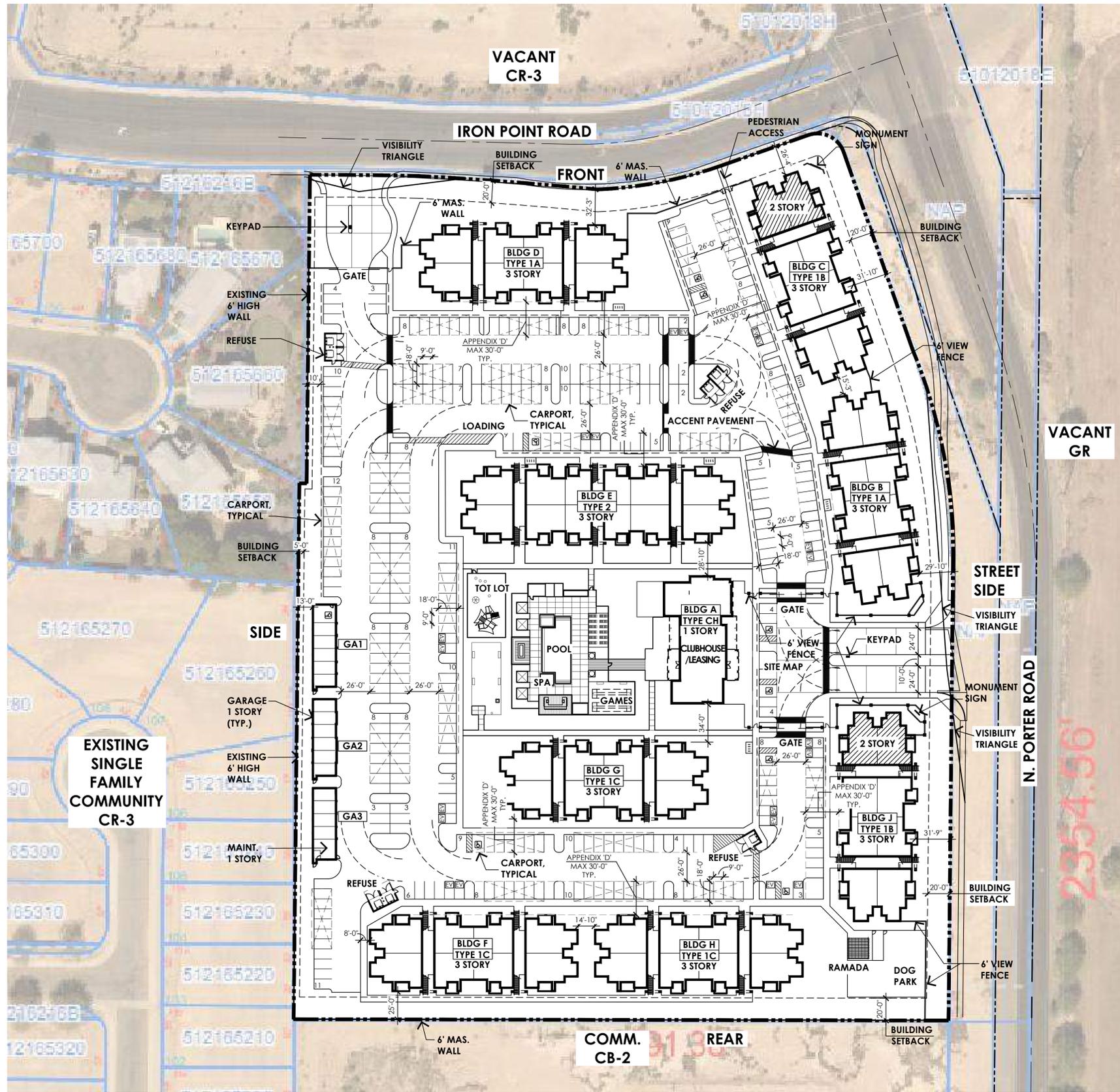
The residential buildings are all three-story except Buildings D & F which features a two-story massing at the ends nearest the project entry. This 2-story feature reduces the intensity of massing and height at the entry creating a more pedestrian friendly experience. The clubhouse, garages, and maintenance buildings are all single story and have been designed to be consistent with the residential buildings.

PHASING / TIMING OF DEVELOPMENT:

The intent is to bring the product to market as soon as possible. The horizontal improvements of the project are intended to be built in the first phase and include all on-site and off-site infrastructure. The vertical construction will be phased in groups of two or three buildings at a time with continuous construction planned until all structures are complete. Since all of the horizontal improvements will be in place in phase one, we will be asking for temporary certificate of occupancies as the residential buildings are completed.

CONCLUSION:

Roers Companies may be new to the Arizona market, but they are not strangers to developing multi-family projects. The firm has earned a reputation for working with local communities to design and build high-quality projects that serve the housing needs of the community. The goal of every Roers Companies project is to be a source of pride for residents and the surrounding community. Through the use of quality design and consideration of the surrounding area, we believe this project furthers that goal and provides an integral housing type to the City of Maricopa. The almost infill nature of the property and its proximity to a quickly growing urban node provides a unique opportunity for the City and development team to work together in implementing a much-needed housing option that will spur economic and employment growth in the area. Our team appreciates the City's consideration and is excited about the prospect of working together to bring this project to fruition.



CONCEPTUAL SITE PLAN

SITE DATA
 ASSESSOR'S PARCEL NUMBER 51012018L
 51012018M
SITE AREA:
 GROSS SITE AREA +/- 11.89 AC (517,928.4 SQ.FT.)
 NET SITE AREA +/- 10.0 AC (435,600 SQ.FT.)
SITE ADDRESS: 16720 NORTH PORTER ROAD

ZONING:
 EXISTING ZONING CR-3
 RH
DENSITY
 NET DENSITY (200 DU) 20 DU/AC

BUILDING HEIGHT:
 PROPOSED 3 STORIES, 42'

MIN. BUILDING SETBACKS: REQUIRED PROPOSED
 FRONT (IRON POINT RD.) SETBACK 20' 20'
 SIDE STREET (PORTER RD.) SETBACK 20' 20'
 REAR (SOUTH PROPERTY LINE) SETBACK 20' 20'
 SIDE (WEST PROPERTY LINE) SETBACK 5' 5'

APARTMENT TYPE AND MIX:

| UNIT TYPE | RATIO | #DU |
|--------------|---------------|------------|
| A 1BR/1BA | 6.0% | 12 |
| B 2BR/2BA | 48.0% | 96 |
| C 3BR/2BA | 46.0% | 92 |
| TOTAL | 100.0% | 200 |

PARKING REQUIRED (9' X 18'):

| UNIT TYPE | #DU | P.S./DU | P.S. |
|--------------|------------|---------|------------|
| A 1BR/1BA | 12 | 1.5 | 18 |
| B 2BR/2BA | 96 | 2.0 | 192 |
| C 3BR/2BA | 92 | 2.5 | 230 |
| GUEST | 200 | 0.2 | 40 |
| TOTAL | 200 | | 480 |

20% REDUCTION FOR SUSTAINABLE DESIGNS: 480 x 0.8 = 384 (+/- 1.92 P.S./ DU)

SUSTAINABLE MEASURES WILL BE PROVIDED TO ENABLE A 20% PARKING REDUCTION AS PROVIDED FOR IN THE CITY'S ZONING CODE, ARTICLE 411 SUSTAINABLE DEVELOPMENT INCENTIVE PROGRAM.

PARKING PROVIDED:

| | |
|-------------------------------|-------------------------------|
| SURFACE | 154 |
| COVERED SURFACE | 221 |
| GARAGE | 16 |
| TOTAL PARKING PROVIDED | 391 P.S (1.95 P.S./DU) |

BICYCLE PARKING:
 REQUIRED BICYCLE PARKING:
 MUST PROVIDE 3 BIKE PARKING SPACES OR AT LEAST 1 BIKE SPACE PER 10 OFF-STREET VEHICLE PARKING SPACE PROVIDED
 391 VEHICLE ÷ 10 P.S. = 39.1 BICYCLE PARKING SPACE REQUIRED
PROVIDED BICYCLE PARKING: 40 P.S

ELECTRIC VEHICLE CHARGING STATIONS:
 REQUIRED EV CHARGING STATIONS:
 AT LEAST 5% OF PARKING SPACES SHALL BE ELECTRIC CHARGING STATIONS
 391 P.S x 0.05 = 19.5 ELECTRIC CHARGING STATIONS REQUIRED
PROVIDED EV CHARGING STATIONS: 20 CHARGING STATIONS

OPEN SPACE CALCULATION:
 REQUIRED OVERALL O. S.: 86,946 SQ.FT. (1.99 AC) - 20%
 PROVIDED OVERALL O. S.: 152,858 SQ.FT. (3.51 AC) - 35.1%
SURPLUS OVERALL O.S.: 65,912 SQ.FT. (1.51 AC)

PROVIDED OVERALL O.S. (WITH L.S. BUFFERS): 175,460 SQ.FT. - (4.03 AC) 41.9%

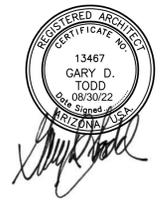
REQUIRED ACTIVE OPEN SPACE: 52,167 SQ.FT. (1.19 AC)
 60% OF REQUIRED OPEN SPACE
 PROVIDED ACTIVE OPEN SPACE: 58,567 SQ.FT. (1.34 AC)
 67.3% OF REQUIRED OPEN SPACE
SURPLUS ACTIVE OPEN SPACE: 6400 SQ.FT. (0.15 AC)

PRIVATE OPEN SPACE:
 REQUIRED TOTAL PRIVATE OPEN SPACE: 18,720 SQ.FT.
 PROVIDED TOTAL PRIVATE OPEN SPACE: 14,452 SQ.FT.

NO. 21-2043-01
PORTER & IRON POINT APARTMENTS

CITY OF MARICOPA, AZ
ROERS COMPANIES

110 CHESHIRE LANE, #120
 MINNETONKA, MN 55305
 612-751-1285 p



ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE.

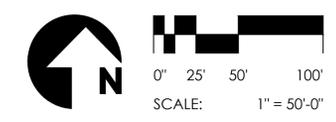
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PHASE AUGUST 30, 2022
 DEVELOPMENT REVIEW PERMIT RESUBMITTAL
 DRP22-09

DATA Proj Mgr.:
 Drawn By:
 Rev. Date: Description:

LEGEND

| | |
|----------|--|
| [Symbol] | PARKING CANOPY |
| [Symbol] | ASSUMED PROPERTY LINE |
| [Symbol] | ACCESSIBLE PARKING SPACE |
| [Symbol] | FIRE TRUCK TURNING RADII PER CITY OF MARICOPA STANDARDS. |
| [Symbol] | ELECTRIC VEHICLE CHARGING STATION W/ BOLLARDS AS REQD. |
| [Symbol] | PEDESTRIAN ACCESS ROUTES |



CONCEPTUAL SITE PLAN
A0.0

CITY OF MARICOPA GENERAL LANDSCAPE NOTES

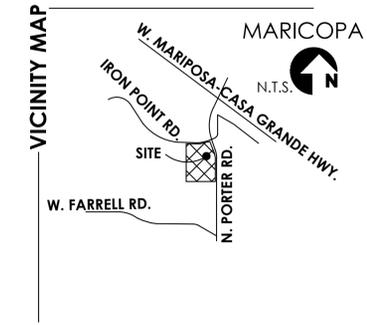
EXISTING LANDSCAPE NOTES

- BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND/OR THE GENERAL CONTRACTOR TO REVIEW THE PROJECT. THE OWNER AND/OR OWNER'S AUTHORIZED REPRESENTATIVE IS TO APPROVE ANY CHANGES PRIOR TO THE START OF ANY WORK.
- ALL DEMOLITION AREA SHALL BE FLAGGED FOR APPROVAL PRIOR TO DEMOLITION.
- ALL EXISTING PLANT MATERIAL SHALL REMAIN UNLESS OTHERWISE NOTED. SHOULD ANY CONFLICTS ARISE BETWEEN THE EXISTING PLANT MATERIAL ON-SITE AND PROPOSED IMPROVEMENTS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

MAINTENANCE NOTES

- REPLACEMENT OF DEAD TREES ALONG ARTERIAL AND COLLECTOR STREETS SHALL BE BY THE INDIVIDUAL PROPERTY OWNERS OR THE HOMEOWNER'S ASSOCIATION AND SHALL BE COMPLETED WITHIN THREE (3) MONTHS FROM THE DATE THAT THE ASSOCIATION OR PROPERTY OWNER IS NOTIFIED BY THE CITY.
- INDIVIDUAL PROPERTY OWNERS, AND/OR PROPERTY OWNER'S ASSOCIATION SHALL PROPERLY MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPED AREAS, INCLUDING THAT WITHIN THE PUBLIC RIGHTS-OF-WAY ADJACENT TO THE DEVELOPMENT, IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.

| SYMBOL | BOTANICAL NAME | COMMON NAME | CAL. |
|----------------------|--------------------------------------|---|--------------------|
| TREES (LARGE) | | | |
| | ACACIA ANEURA | MULGA TREE | 1'7/15 GAL. 15x15 |
| | FRAXINUS VELUTINA 'BONITA' | BONITA ASH | 1'7/24" BOX 25x25 |
| | PISTACIA X 'RED PUSH' | RED PUSH PISTACHE | 1'7/24"-BOX 30x40 |
| | PROSOPIS THORNLESS GLANDULOSA 'AZI' | THORNLESS HONEY MESQUITE / 25x 30' | 1'7/24"-BOX 40x60 |
| | QUERCUS VIRGINIANA | LIVE OAK | 1'7/24" BOX 40x60 |
| | ULMUS PARVIFLORA | EVERGREEN ELM | 1'7/24" BOX 40x40 |
| TREES (SMALL) | | | |
| | CAESALPINIA MEXICANA | MEXICAN BIRD OF PARADISE | 1'7/15 GAL.* 10x10 |
| | CHITALPA X TASHKANTENSIS 'PINK DAWN' | CHITALPA TREE | 1'7/15 GAL.* 20x25 |
| | CORDIA BOISSIERI | TEXAS OLIVE | 1'7/15 GAL.* 20x20 |
| | PISTACIA LENTISCUS | MASTIC TREE | 1'7/15 GAL.* 15x15 |
| | SOPHORA SECUNDIFLORA | TEXAS MOUNTAIN LAUREL | 1'7/15 GAL.* 15x15 |
| PALMS | | | |
| | CHAMAEROPS HUMILIS | MEDITERRANEAN PALM | 15 G/2 |
| | PHOENIX DACTYLIFERA | DATE PALM | 25 T.F |
| | PHOENIX ROEBELINI | PIGMY DATE PALM | 15 GA |
| SHRUBS | | | |
| | BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST BOUG. | 5 GAL |
| | BOUGAINVILLEA X ROSENKA | ROSENKA BOUGAINVILLEA | 5 GAL |
| | DODONAEA VISCOSA | HOPBUSH | 5 GAL |
| | CARISSA MACROCARPA 'TUTTLE' | TUTTLE NATAL PLUM | 5 GAL |
| | LEUCOPHYLLUM ZYGOPHYLLUM | BLUE RANGER | 15 GA |
| | LEUCOPHYLLUM 'LYNNS LEGACY' | HYBRID TEXAS SAGE | 5 GAL |
| | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL |
| | MUHLENBERGIA LINDHEIMERI | AUTUMN GLOW GRASS | 5 GAL |
| | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 5 GAL |
| | EREMOPHILA MACULATA | VALENTINE SHRUB | 5 GAL |
| | OLEA EUROPAEA 'LITTLE OLLIE' | DWARF OLIVE | 5 GAL |
| | ROSA SPP. 'ICEBERG' | WHITE ICEBERG SHRUB | 5 GAL |
| | RUELLIA BRITTONIANA | BLUE RUELLIA | 5 GAL |
| | RUELLIA PENINSULARIS | BAJA RUELLIA | 5 GAL |
| | RUESELLIA EQUSETIFORMIS | CORAL FOUNTAIN | 5 GAL |
| | TECOMA X 'SIERRA APRICOT' | SIERRA APRICOT TECOMA | 5 GAL |
| | TECOMA STANS 'GOLD STAR' | GOLD STAR TECOMA | 5 GAL |
| | TECOMA X 'SOLAR FLARE' | SOLAR FLARE TECOMA | 5 GAL |
| | XYLOSMA CONGESTUM 'COMPACTA' | DWARF XYLOSMA | 5 GAL |
| ACCENTS | | | |
| | ALOE X BLUE ELF | BLUE ELF ALOE | 3 GAL |
| | ALOE BARBADENSIS | MEDICINAL ALOE | 5 GAL |
| | AGAVE DESMETTIANA | SMOOTH AGAVE | 5 GAL |
| | DASYLIRION QUADRANGULATUM | MEXICAN GRASS TREE | 5 GAL |
| | AGAVE MURPHEYI | MURPHEYS AGAVE | 5 GAL |
| | HESPERALOE FUNIFERA | GIANT YUCCA | 5 GAL |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL |
| | PEDILANTHUS MACROCARPUS | LADY'S SLIPPER | 5 GAL |
| | SANSEVIERIA TRIFASCIATA | MOTHER-IN-LAW TONGUE | 5 GAL |
| | PORTULACARIA AFRA | ELEPHANT'S FOOD | 5 GAL |
| | AGAVE 'BLUE GLOW' | BLUE GLOW AGAVE | 5 GAL |
| GROUNDCOVERS | | | |
| | CALLESTEMON VIMINALIS 'LITTLE JOHN' | LITTLE JOHN BOTTLEBRUSH | 5 GAL |
| | CARISSA GRANDIFLORA 'GREEN CARPET' | TUTTLE NATAL PLUM | 5 GAL |
| | EREMOPHILA GLABRA 'MINGENEV GOLD.' | OUTBACK SUNRISE EMU | 5 GAL |
| | LANTANA 'DALLAS RED' | RED LANTANA | 5 GAL |
| | LANTANA 'GOLD MOUND' | GOLD MOUND LANTANA | 5 GAL |
| | LANTANA MONTEVIDENSIS | PURPLE LANTANA | 5 GAL |
| | SPHAGNETICOLA TRILOBATA | YELLOW DOT | 5 GAL |
| VINES | | | |
| | BIGNONIA CAPREOLATA | CROSSVINE | 5 GAL |
| | BOUGAINVILLEA 'BARBARA KARST' | BOUGAINVILLEA VINE | 5 GAL |
| GROUND PLANE | | | |
| | LANDSCAPE AREA | DECOMPOSED GRANITE: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN | |
| | SOD | CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF | |
| | COBBLE | COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS | |



NO. 21-2043-01
PORTER & IRON POINT APARTMENTS

CITY OF MARICOPA, AZ
ROERS COMPANIES

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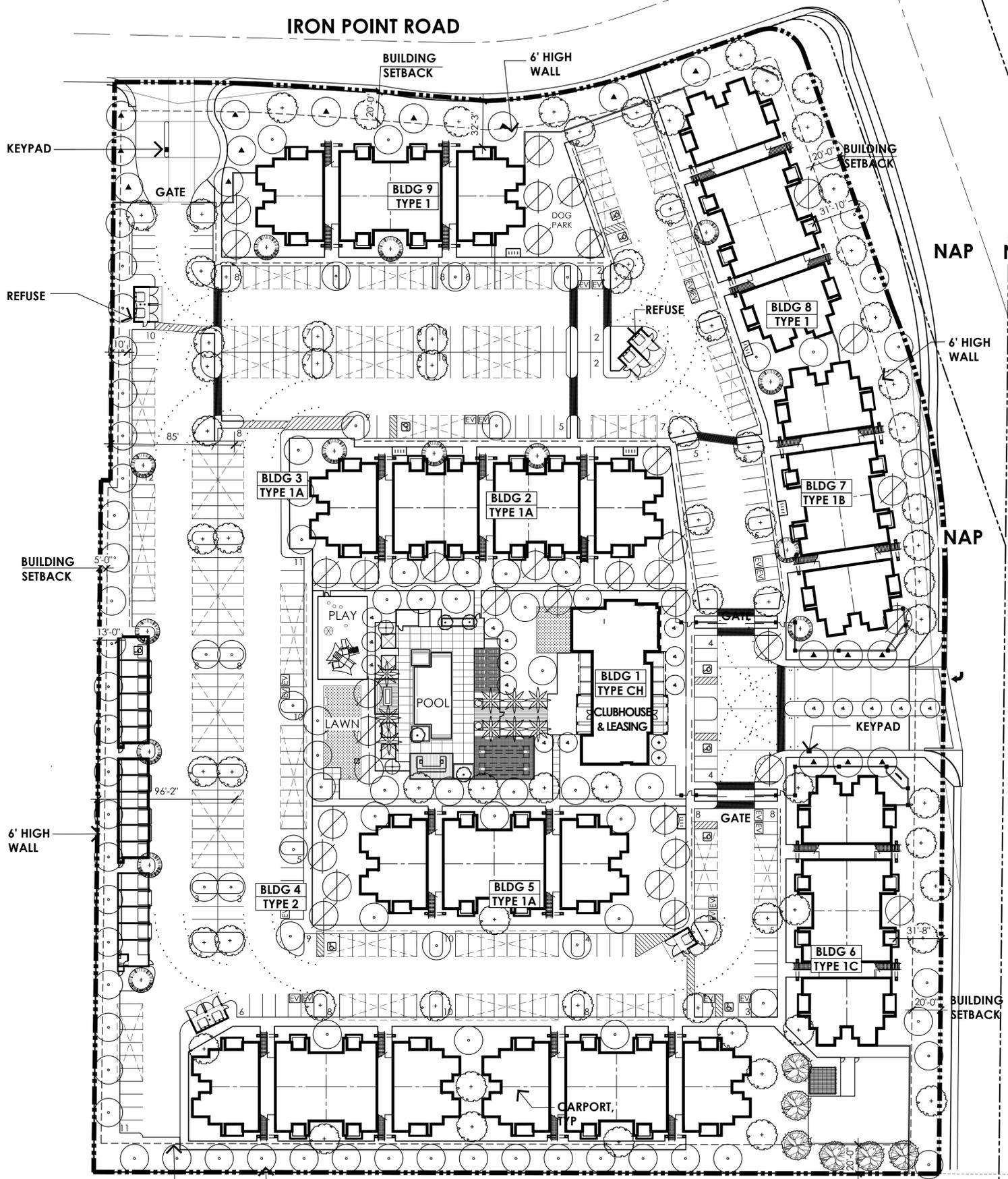


LANDSCAPE COVER SHEET

L0.1

VACANT
CR-3

IRON POINT ROAD



NAP NAP

6' HIGH WALL

NAP

N. PORTER ROAD

| SYMBOL | BOTANICAL NAME | COMMON NAME | CAL. |
|--|--|-------------------------------------|-------------|
| TREES (LARGE) | | | |
| | ACACIA ANEURA 15x15' | MULGA TREE | 17/15 GAL.* |
| | FRAXINUS VELUTINA 'BONITA' 25x25' | BONITA ASH | 17/24' BOX* |
| | PISTACIA X 'RED PUSH' 30x40' | RED PUSH PISTACHE | 17/24' BOX* |
| | PROSOPIS THORNLESS GLANDULOSA 'AZI' 30x40' | THORNLESS HONEY MESQUITE / 25'x 30' | 17/24' BOX* |
| | QUERCUS VIRGINIANA 40'x60' | LIVE OAK | 17/24' BOX* |
| | ULMUS PARVIFLORA 40'x40' | EVERGREEN ELM | 17/24' BOX* |
| TREES (SMALL) | | | |
| | CAESALPINIA MEXICANA 10x10' | MEXICAN BIRD OF PARADISE | 17/15 GAL.* |
| | CHITALPA X TASHKENTENSIS 'PINK DAWN' 20x25' | CHITALPA TREE | 17/15 GAL.* |
| | CORDIA BOISSIERI | TEXAS OLIVE | 17/15 GAL.* |
| | PISTACIA LENTISCUS 20x20' | MASTIC TREE | 17/15 GAL.* |
| | SOPHORA SECUNDIFLORA 15x15' | TEXAS MOUNTAIN LAUREL | 17/15 GAL.* |
| PALMS | | | |
| | CHAMAEROPS HUMILIS | MEDITERRANEAN PALM | 15 G/36" |
| | PHOENIX DACTYLIFERA | DATE PALM | 25 T.F.. |
| | PHOENIX ROEBELINII | PIGMY DATE PALM | 15 GAL. |
| SHRUBS | | | |
| | BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST BOUG. | 5 GAL. |
| | BOUGAINVILLEA X ROSENKA | ROSENKA BOUGAINVILLEA | 5 GAL. |
| | DODONAEA VISCOZA | HOPBUSH | 5 GAL. |
| | CARISSA MACROCARPA 'TUTTLE' | TUTTLE NATAL PLUM | 5 GAL. |
| | LEUCOPHYLLUM ZYGOPHYLLUM | BLUE RANGER | 15 GAL. |
| | LEUCOPHYLLUM 'LYNN'S LEGACY' | HYBRID TEXAS SAGE | 5 GAL. |
| | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL. |
| | MUHLENBERGIA LINDHEIMERI | AUTUMN GLOW GRASS | 5 GAL. |
| | MUHLENBERGIA CAPILLARIS | PINK MUHLY GRASS | 5 GAL. |
| | EREMOPHILA MACULATA | VALENTINE SHRUB | 5 GAL. |
| | OLEA EUROPAEA 'LITLIE OLLIE' | DWARF OLIVE | 5 GAL. |
| | ROSA SPP. 'ICEBERG' | WHITE ICEBERG SHRUB | 5 GAL. |
| | RUELLIA BRITTONIANA | BLUE RUELLIA | 5 GAL. |
| | RUELLIA PENINSULARIS | BAJA RUELLIA | 5 GAL. |
| | RUSSLIA EUISETIFORMIS | CORAL FOUNTAIN | 5 GAL. |
| | TECOMA X 'SIERRA APRICOT' | SIERRA APRICOT TECOMA | 5 GAL. |
| | TECOMA STANS 'GOLD STAR' | GOLD STAR TECOMA | 5 GAL. |
| | TECOMA X 'SOLAR FLARE' | SOLAR FLARE TECOMA | 5 GAL. |
| | XYLOSMA CONGESTUM 'COMPACTA' | DWARF XYLOSMA | 5 GAL. |
| ACCENTS | | | |
| | ALOE X BLUE ELF | BLUE ELF ALOE | 3 GAL. |
| | ALOE BARBADENSIS | MEDICINAL ALOE | 5 GAL. |
| | AGAVE DESMETIANA | SMOOTH AGAVE | 5 GAL. |
| | DASYLIRION QUADRANGULATUM | MEXICAN GRASS TREE | 5 GAL. |
| | AGAVE MURPHEYI | MURPHEYS AGAVE | 5 GAL. |
| | HESPERALOE FUNIFERA | GIANT YUCCA | 5 GAL. |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. |
| | PEDILANTHUS MACROCARPUS | LADY'S SLIPPER | 5 GAL. |
| | SANSEVIERIA TRIFASCIATA | MOTHER-IN-LAW TONGUE | 5 GAL. |
| | PORTULACARIA AFRA | ELEPHANT'S FOOD | 5 GAL. |
| | AGAVE 'BLUE GLOW' | BLUE GLOW AGAVE | 5 GAL. |
| GROUNDCOVERS | | | |
| | CALLESTEMON VIMINALIS 'LITLIE JOHN' | LITLIE JOHN BOTTLEBRUSH | 5 GAL. |
| | CARISSA GRANDIFLORA 'GREEN CARPET' | TUTTLE NATAL PLUM | 5 GAL. |
| | EREMOPHILA GLABRA 'MINGENEW GOLD' | OUTBACK SUNRISE EMU | 5 GAL. |
| | LANTANA 'DALLAS RED' | RED LANTANA | 5 GAL. |
| | LANTANA 'GOLD MOUND' | GOLD MOUND LANTANA | 5 GAL. |
| | LANTANA MONTEVIDENSIS | PURPLE LANTANA | 5 GAL. |
| | SPHAGNETICOLA TRILOBATA | YELLOW DOT | 5 GAL. |
| VINES | | | |
| | BIGNONIA CAPREOLATA | CROSSVINE | 5 GAL. |
| | BOUGAINVILLEA 'BARBARA KARST' | BOUGAINVILLEA VINE | 5 GAL. |
| GROUND PLANE | | | |
| | LANDSCAPE ROCK: 2" DEPTH OF 3/4" SCREENED 'MOUNTAIN VISTA BROWN' | | |
| | CYNODON DACTYLON 'TIFF GREEN' 'TIFF GREEN' SOD TURF | | |
| | COBBLE: 3"-8" COBBLESTONE / RIP RAP - LOCATION PER PLANS | | |
| SYNTHETIC TURF: 'KID PLAY' BY ARTIFICIAL GRASS SUPERSTORE ALTERNATE: NATURAL 'MIDIRON' BERMUDA SOD TURF | | | |
| *ALL TREES TO BE CHOSEN BY CALIPER SIZE REGARDLESS OF BOX SIZE | | | |

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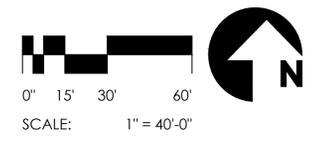
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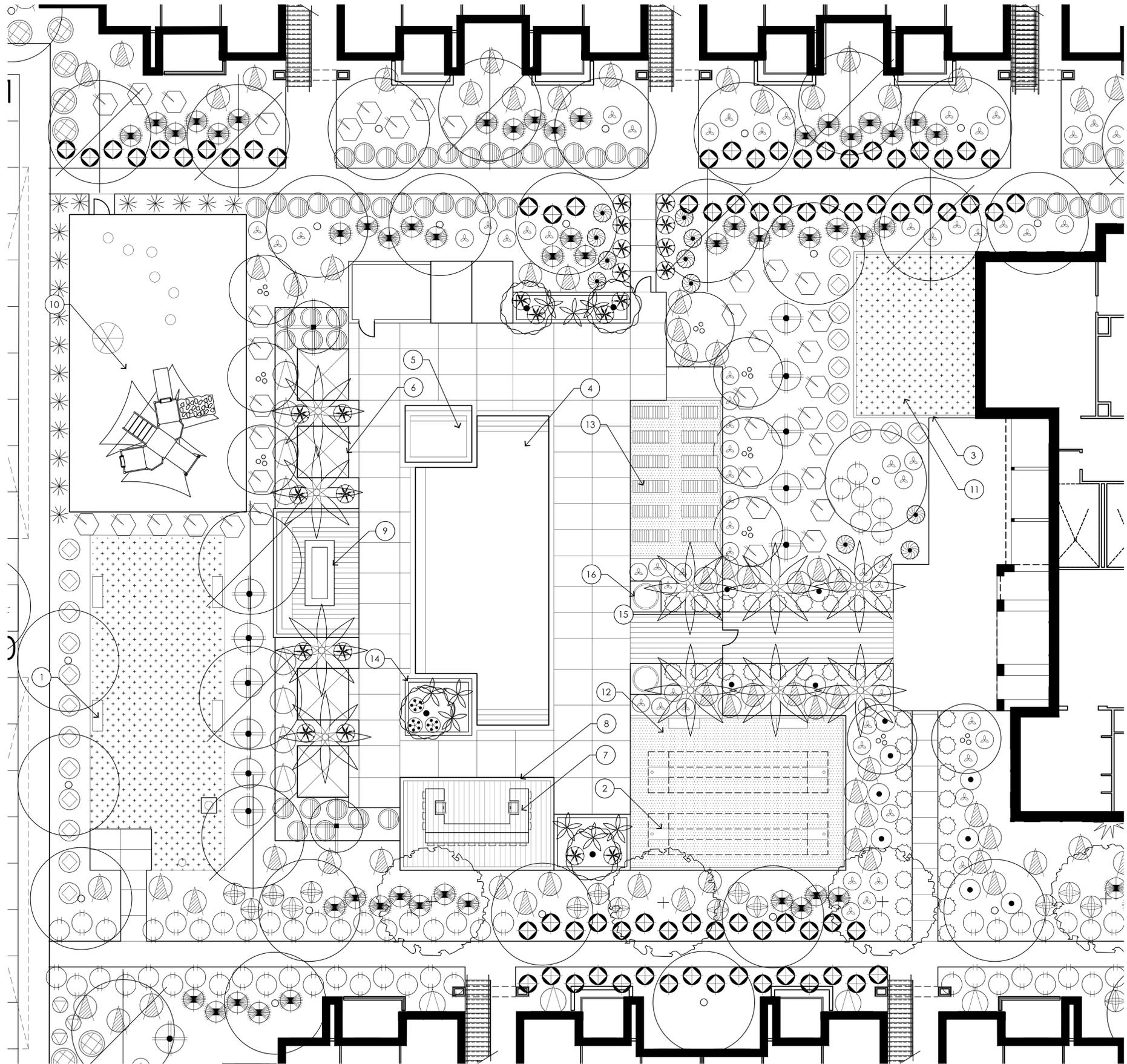
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OVERALL
LANDSCAPE PLAN
L1.0



- KEY NOTES**
- 1 BENCH
 - 2 CORNHOLE
 - 3 CONCRETE HEADER
 - 4 POOL
 - 5 SPA
 - 6 CABANA
 - 7 GRILL STATION
 - 8 PERGOLA
 - 9 FIRE TABLE
 - 10 PLAY AREA
 - 11 SOD TURF
 - 12 ARTIFICIAL TURF
 - 13 LOUNGES
 - 14 RAISED PLANTER
 - 15 POOL FENCE
 - 16 PLANTER POT

PROJECT
NO. 21-2043-01
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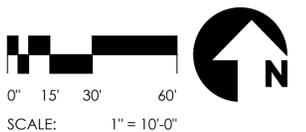
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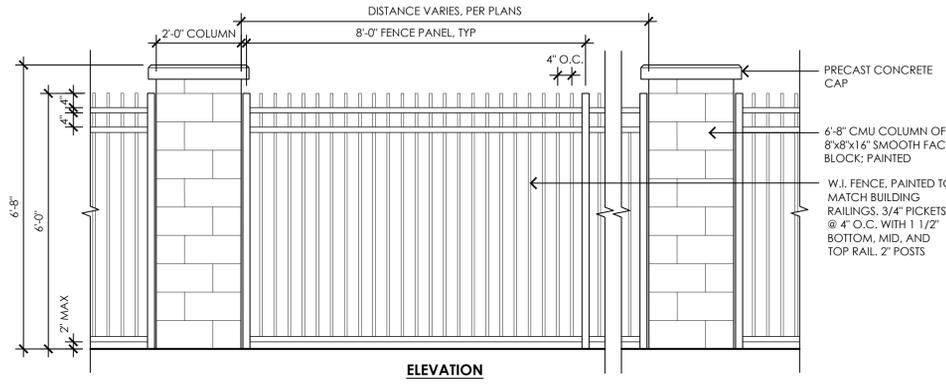
AMENITY ENLARGEMENT
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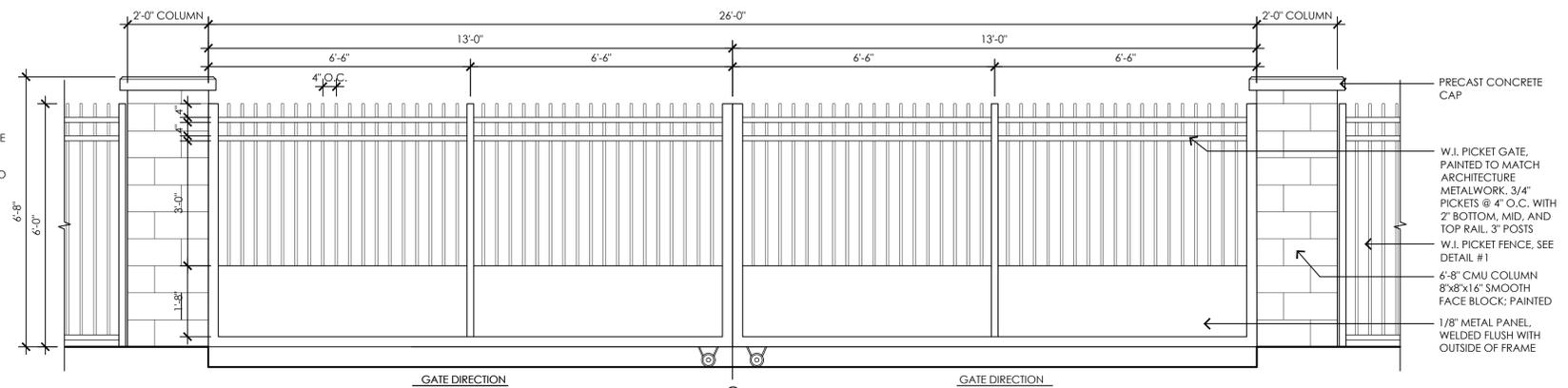
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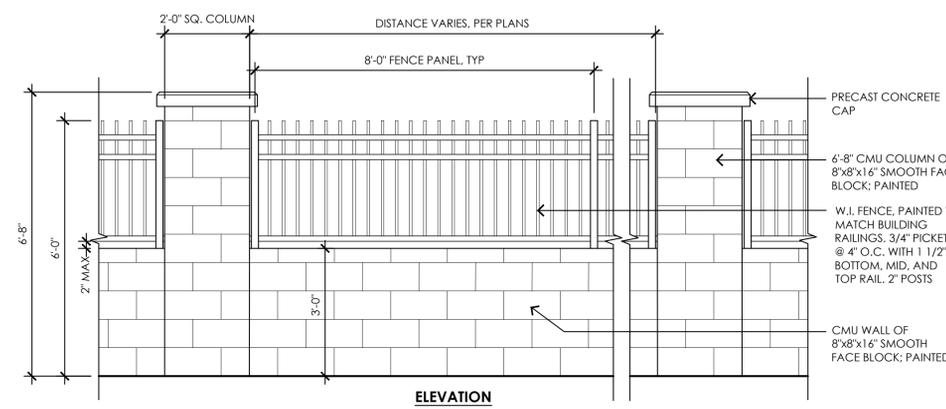
1 W.I. PICKET FENCE WITH COLUMNS

SCALE: 1/2" = 1'-0"



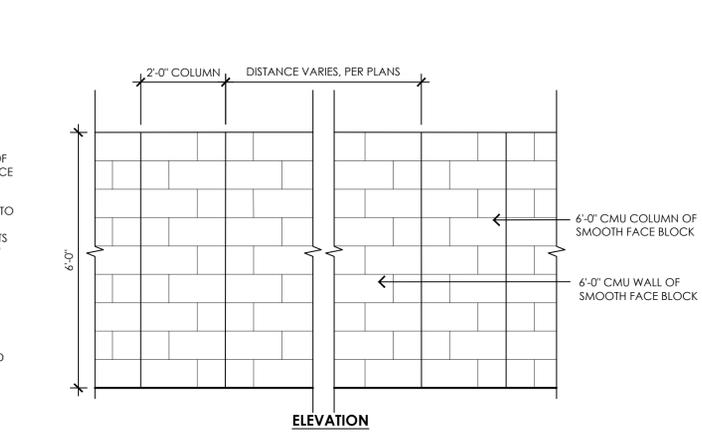
2 SLIDING VEHICULAR EXIT/EMERGENCY GATE

SCALE: 1/2" = 1'-0"



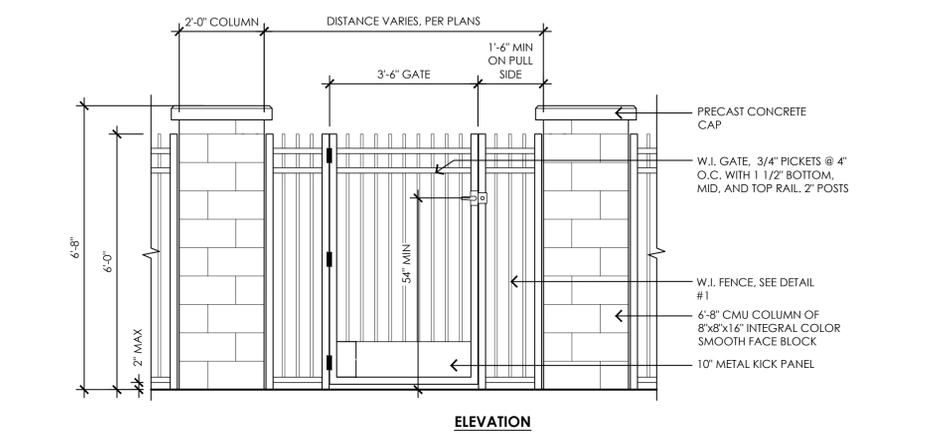
3 3' W.I. FENCE OVER 3' CMU WALL

SCALE: 1/2" = 1'-0"



4 CMU WALL

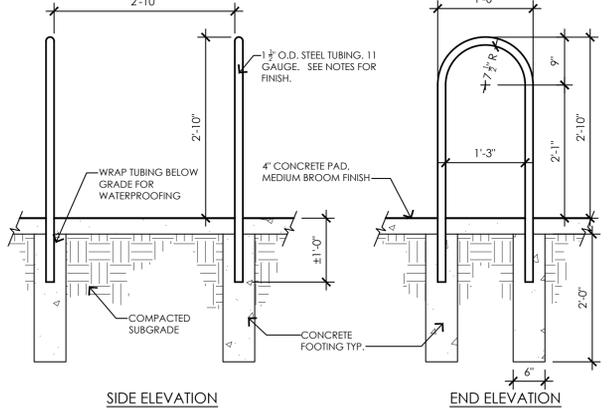
SCALE: 3/4" = 1'-0"



5 PEDESTRIAN GATE

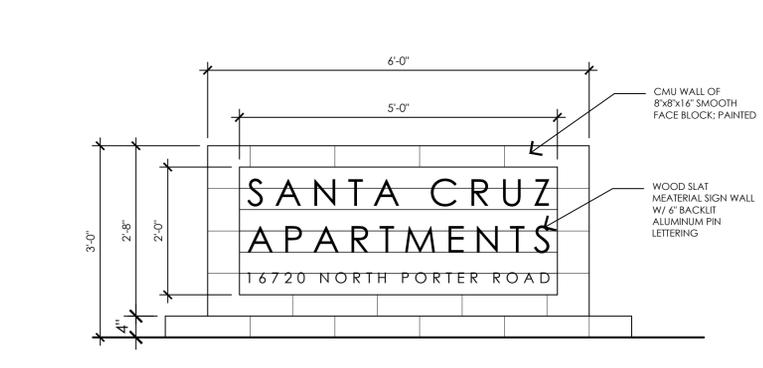
SCALE: 1/2" = 1'-0"

- NOTES:
1. EACH LOOP HOLDS 2 BICYCLES
 2. SET TUBING 12" BELOW GRADE IN 24" DEEP x 6" WIDE CONCRETE FOOTING.
 3. 24" MINIMUM CLEARANCE FROM WALLS OR OBSTRUCTIONS INCLUDING CURBS OR EDGE OF ROADWAY ON BOTH SIDES AND BACK OF RACK. FRONT OF RACK SHALL HAVE 6" MINIMUM CLEAR AREA
 4. FINISH TO BE WEATHER RESISTANT, BAKED-ON POWDER POLYMER COATING, COLOR: TBD RACK CONSTRUCTION AND INSTALLATION SHALL COMPLY WITH ALL MUNICIPAL STANDARDS AND REQUIREMENTS.



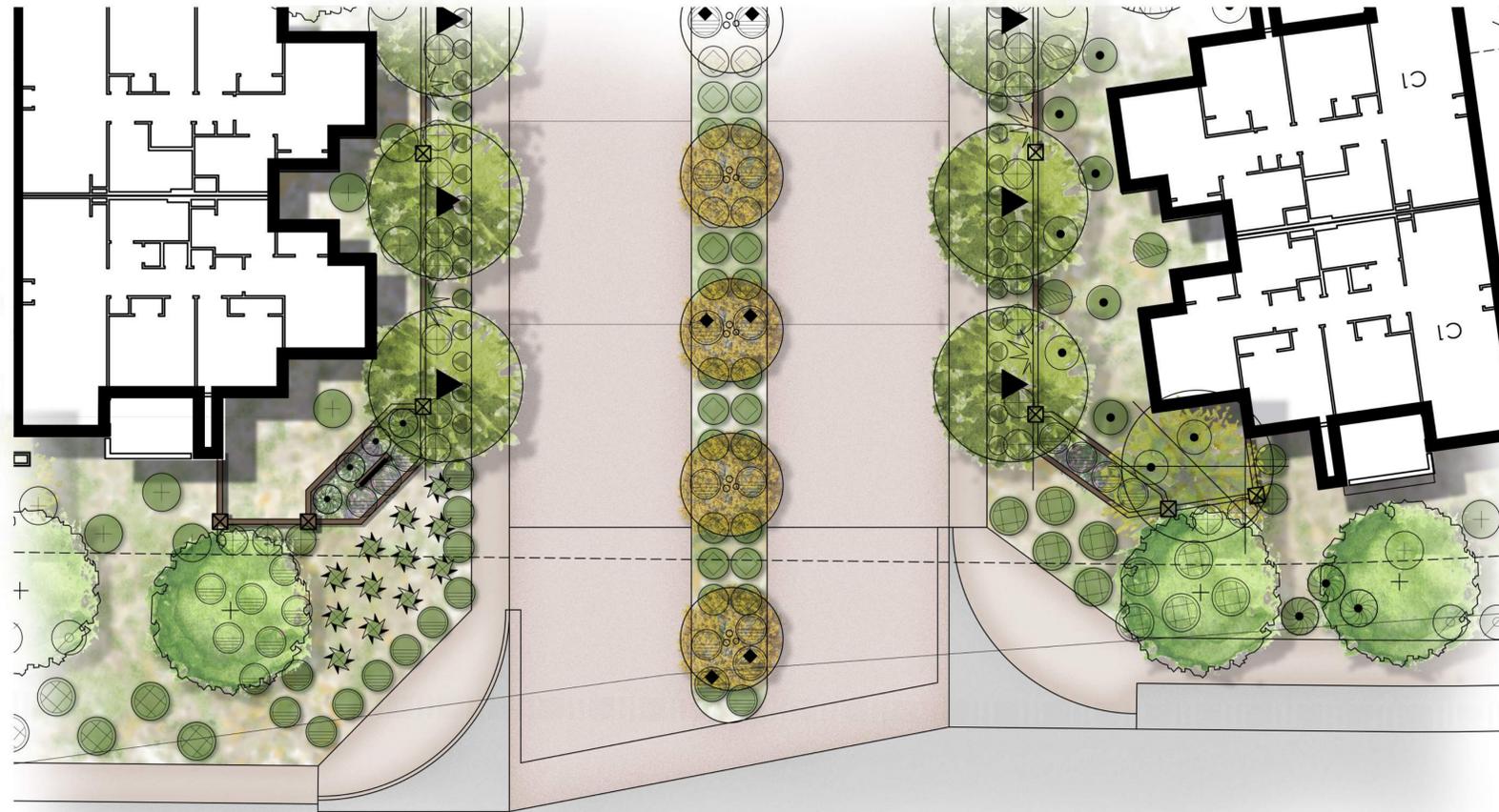
6 BIKE RACK

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



7 CORNER/ENTRY SIGN MONUMENT

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



MAIN ENTRY PLAN

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



MAIN ENTRY ELEVATION

SCALE: 3/8" = 1'-0"

PROJECT
NO. 21-2043-01
PORTER & IRON POINT APARTMENTS

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ENTRY MONUMENT
L1.4

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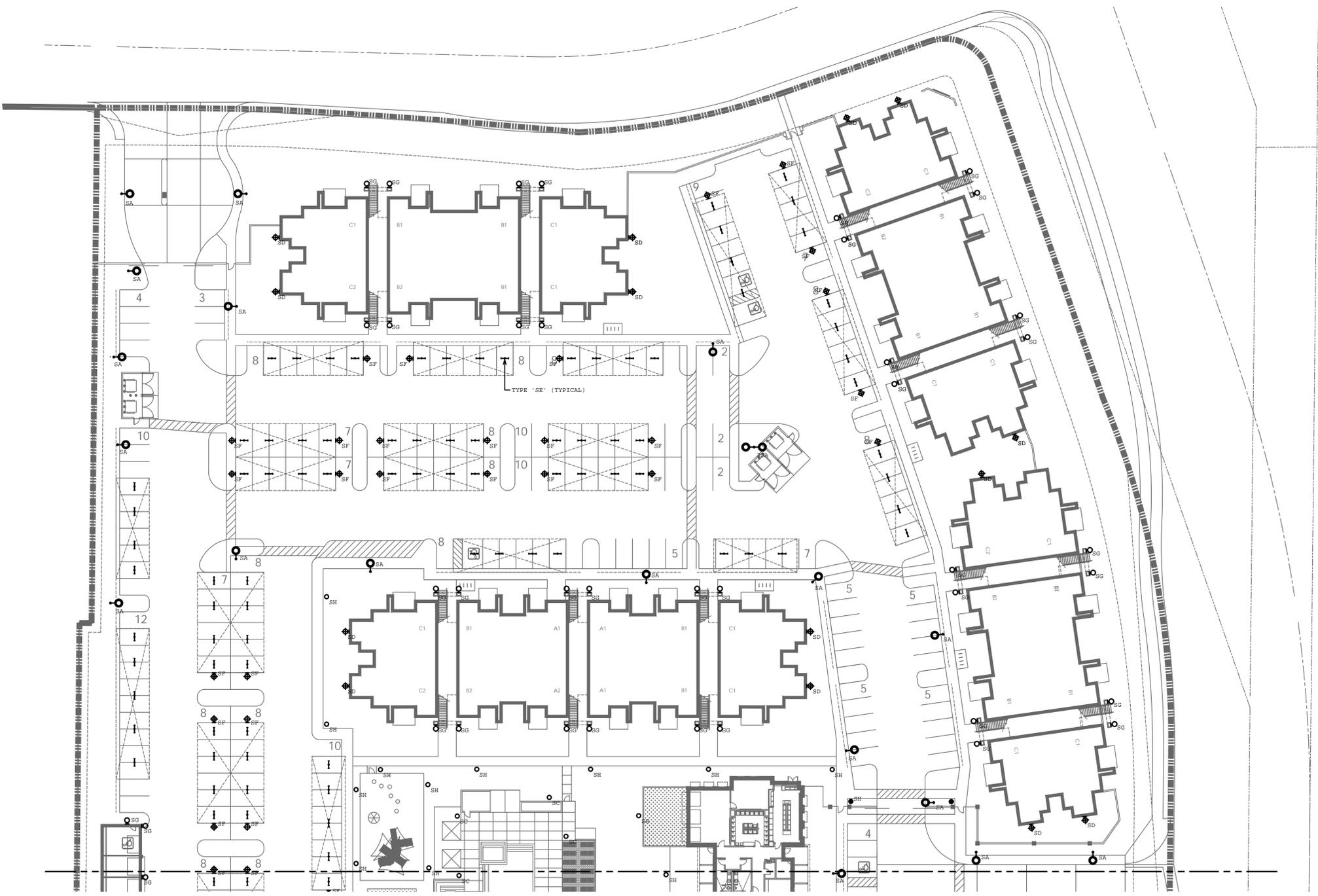


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| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|---|-------|------------------|-------------|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Total Watts |
| ○ | 2 | 2SA | Back-Back | VISIONAIRE ODN-2-L-T3-80LC-3-3K- | 0.950 | 11140 | 356 |
| ○ | 29 | SA | Single | VISIONAIRE ODN-2-L-T3-80LC-3-3K-CLS | 0.950 | 8132 | 2581 |
| ○ | 11 | SC | Single | SIGNIFY GARDCO PPT-140L-650-WW-C2-5-UNV | 0.950 | 2910 | 30,407.93 |
| ○ | 28 | SD | Single | LPW-16-30-WW-G3-3-2021 | 0.950 | 3687 | 34.3 |
| ○ | 144 | SE | Single | SIGNIFY DAYBRITE FSS2440L830-UNV | 0.950 | 3653 | 32.3 |
| ○ | 43 | SF | Single | SIGNIFY STONCO LPW-7-10-WW-G3-2-8 | 0.950 | 1051 | 9.7 |
| ○ | 76 | SO | Single | RP LTG 4404-30-BN | 0.950 | 771 | 14.9 |
| ○ | 28 | SH | Single | SIGNIFY GARDCO PBL-14L-600-WW-G2-5-UNV | 0.950 | 2789 | 30.3 |

| Calculation Summary | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min |
| Property Line | Illuminance | Fc | 0.03 | 0.3 | 0.0 | N.A. |
| Site | Illuminance | Fc | 3.28 | 19.5 | 0.0 | N.A. |



ELECTRICAL SITE LIGHTING PLAN - NORTH
 SCALE: 1" = 30' - 0"

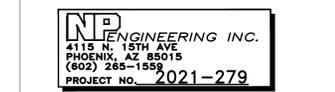
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CITY OF MARICOPA, AZ
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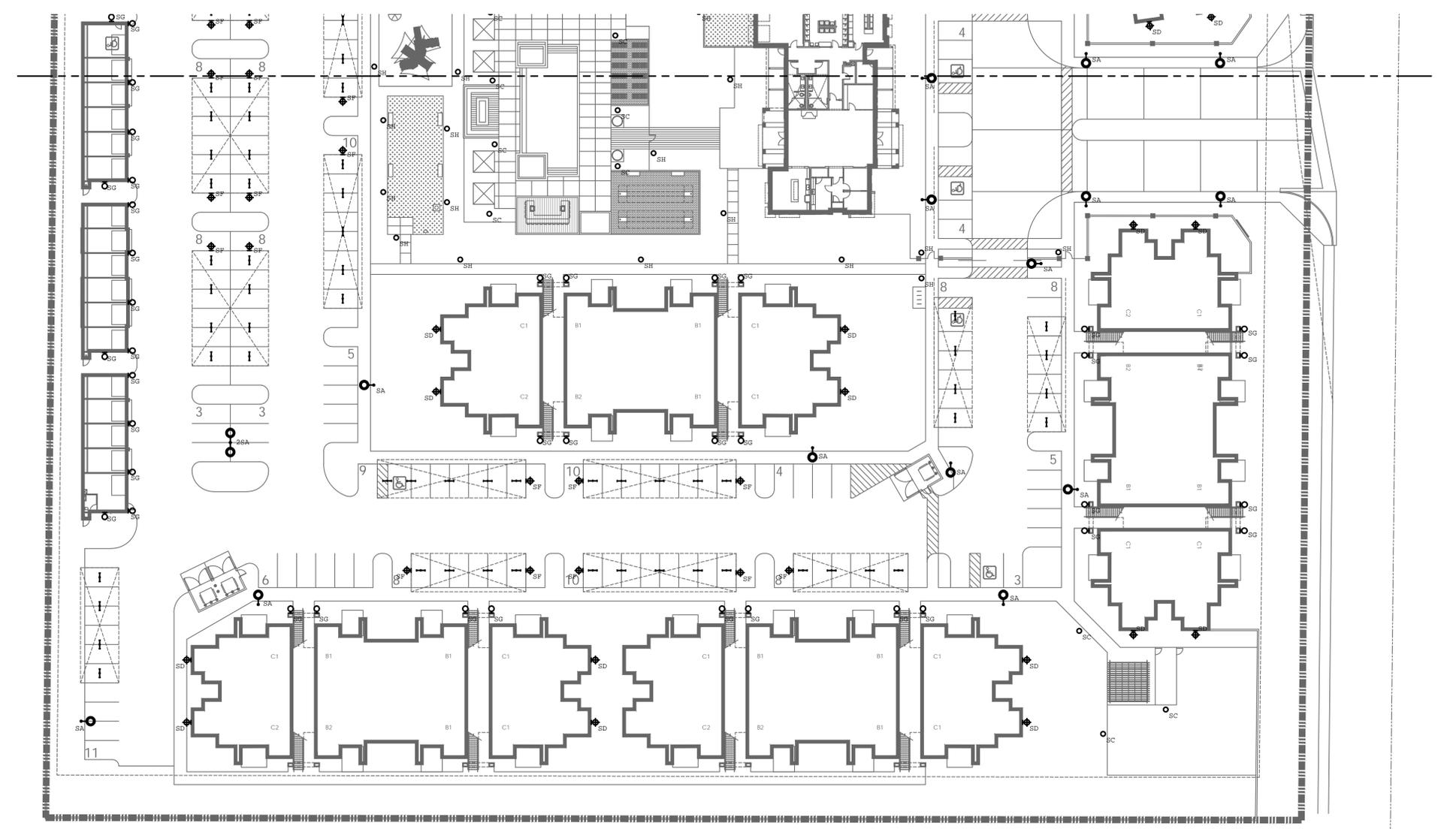
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 Rev. Date: Description:



| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
|--------|-----|-------|-------------|---|-------|------------------|-----------------|-------------|
| ○ | 2 | 2SA | Back-Back | VISIONAIRE ODN-2-L-T3-80LC-3-3K- | 0.950 | 11140 | 89 | 356 |
| ○ | 29 | SA | Single | VISIONAIRE ODN-2-L-T3-80LC-3-3K-CLS | 0.950 | 8132 | 89 | 2581 |
| ○ | 11 | SC | Single | SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV | 0.950 | 2910 | 30,40793 | 334,487 |
| ○ | 28 | SD | Single | LPW-16-30-WW-G3-3-2021 | 0.950 | 3687 | 34.3 | 960.4 |
| ○ | 144 | SE | Single | SIGNIFY DAYBRITE FSS82440L830-UNV | 0.950 | 3653 | 32.3 | 4622.4 |
| ○ | 43 | SF | Single | SIGNIFY STONCO LPW-7-10-WW-G3-2-8 | 0.950 | 1051 | 9.7 | 417.1 |
| ○ | 76 | SO | Single | RP LTG 4404-30-BN | 0.950 | 771 | 14.9 | 1132.4 |
| ○ | 28 | SH | Single | SIGNIFY GARDCO PBL-14L-600-WW-G2-5-UNV | 0.950 | 2789 | 30.3 | 848.4 |

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---------------|-------------|-------|------|------|-----|---------|---------|
| Property Line | Illuminance | FC | 0.03 | 0.3 | 0.0 | N.A. | N.A. |
| Site | Illuminance | FC | 3.28 | 19.5 | 0.0 | N.A. | N.A. |



ELECTRICAL SITE LIGHTING PLAN - SOUTH
 SCALE: 1" = 30' - 0"

PROJECT NO. 21-2043-01
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 APARTMENTS**

CITY OF MARICOPA, AZ
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 MINNETONKA, MN 55305
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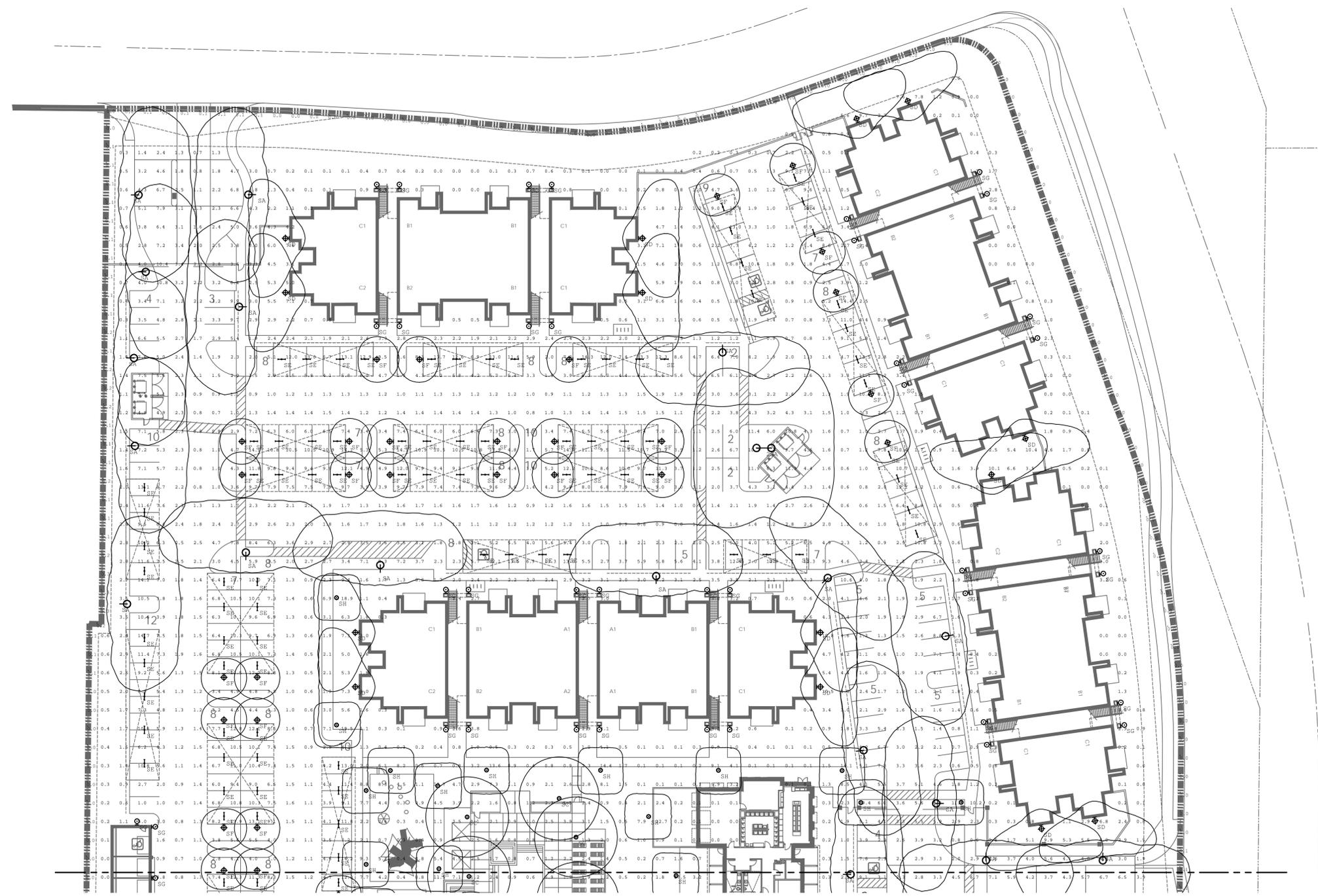
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DATA Proj Mgr.: A.M.
 Drawn By: A.M.
 Rev. Date: Description:



| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Luminaire Watts | Total Watts |
|--------|-----|-------|-------------|---|-------|------------------|-----------------|-------------|
| ⊙ | 2 | 2SA | Back-Back | VISIONAIRE ODN-2-L-T3-80LC-3-3K- | 0.950 | 11140 | 89 | 356 |
| ⊙ | 29 | SA | Single | VISIONAIRE ODN-2-L-T3-80LC-3-3K-CIS | 0.950 | 8132 | 89 | 2581 |
| ⊙ | 11 | SC | Single | SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV | 0.950 | 2910 | 30,40793 | 334,487 |
| ⊙ | 28 | SD | Single | LOW-16-30-WW-G3-3-2021 | 0.950 | 3687 | 34.3 | 960.4 |
| ⊙ | 144 | SE | Single | SIGNIFY DAYBRITE FSS82440L830-UNV | 0.950 | 3653 | 32.3 | 4622.4 |
| ⊙ | 43 | SF | Single | SIGNIFY STONCO LPW-7-10-WW-G3-2- | 0.950 | 1051 | 9.7 | 417.1 |
| ⊙ | 76 | SO | Single | RP LTG 4404-30-BN | 0.950 | 771 | 14.9 | 1132.4 |
| ⊙ | 28 | SH | Single | SIGNIFY GARDCO PBL-14L-600-WW-G2-5-UNV | 0.950 | 2789 | 30.3 | 848.4 |

| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
|---------------|-------------|-------|------|------|-----|---------|---------|
| Property Line | Illuminance | FC | 0.03 | 0.3 | 0.0 | N.A. | N.A. |
| Site | Illuminance | FC | 3.28 | 19.5 | 0.0 | N.A. | N.A. |



 **ELECTRICAL SITE PHOTOMETRIC PLAN - NORTH**
 SCALE: 1" = 30' - 0"

PROJECT NO. 21-2043-01
**PORTER &
 IRON POINT
 APARTMENTS**

CITY OF MARICOPA, AZ
 CLIENT ROERS COMPANIES

110 CHESHIRE LANE, #120
 MINNETONKA, MN 55305
 612-751-1285 p



CONTACT **TODD + ASSOCIATES**
 CRITICAL THINKING / CREATIVE DESIGN

ARCHITECTURE, PLANNING,
 LANDSCAPE ARCHITECTURE.
 4019 N. 44TH ST. / PHOENIX, AZ 85018
 602-952-8280 / TODDASSOC.COM
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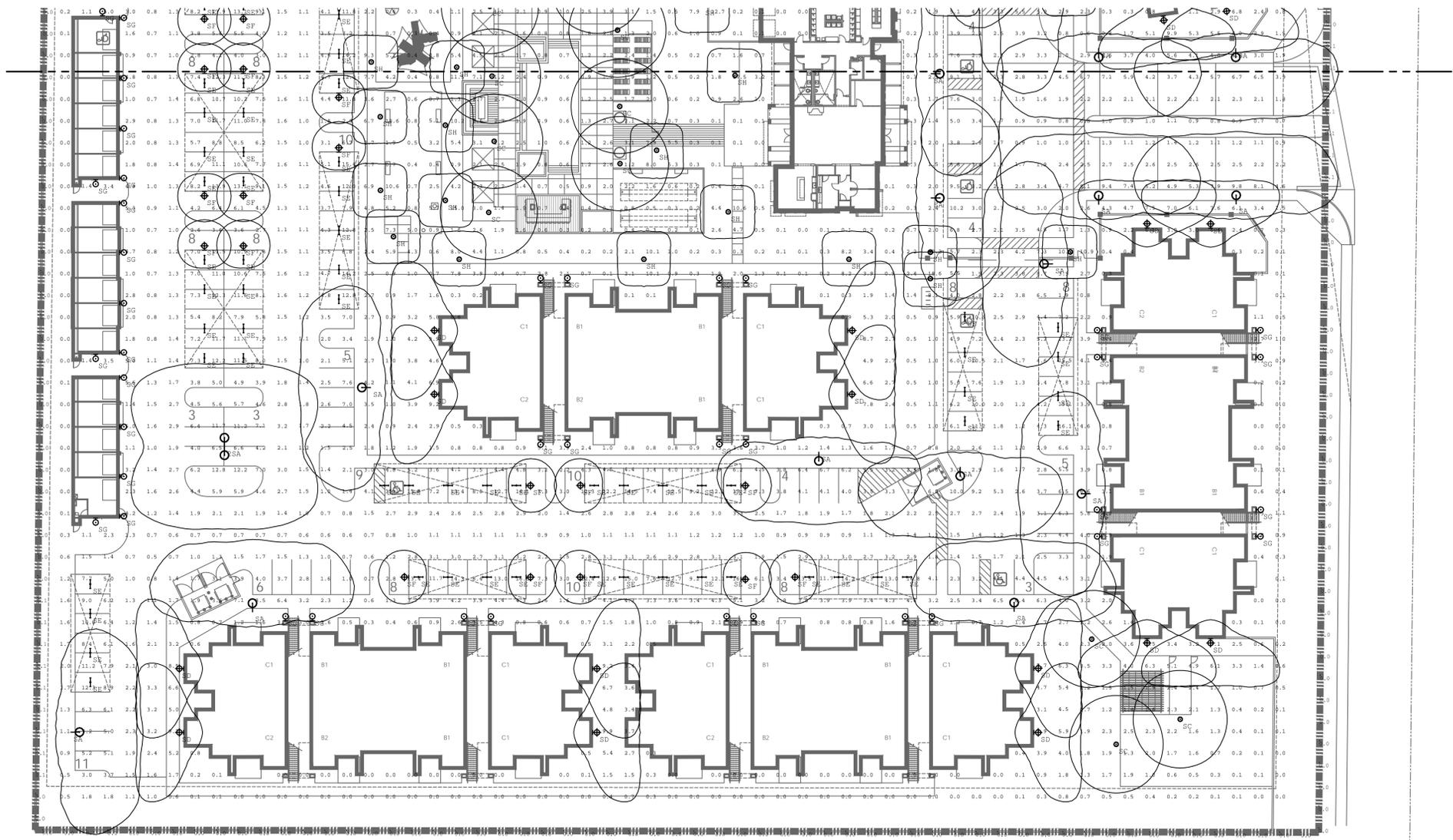
NE ENGINEERING INC.
 4115 N. 15TH AVE
 PHOENIX, AZ 85015
 (602) 265-1559
 PROJECT NO. 2021-279

PHASE 07-08-2022
 DEVELOPMENT REVIEW
 PERMIT SUBMITTAL

DATA Proj Mgr.: A.M.
 Drawn By: A.M.
 Rev. Date: Description:
 △
 △
 △
 △

| Luminaire Schedule | | | | | | | |
|--------------------|-----|-------|-------------|---|-------|------------------|-------------|
| Symbol | Qty | Label | Arrangement | Description | LLF | Luminaire Lumens | Total Watts |
| ⊙ | 2 | 2SA | Back-Back | VISIONAIRE ODN-2-L-T3-80LC-3-3K- | 0.950 | 11140 | 356 |
| ⊙ | 29 | SA | Single | VISIONAIRE ODN-2-L-T3-80LC-3-3K-CLS | 0.950 | 8132 | 2581 |
| ⊙ | 11 | SC | Single | SIGNIFY GARDCO PPT-140L-650-WW-G2-5-UNV | 0.950 | 2910 | 30,407.93 |
| ⊙ | 28 | SD | Single | LOW-16-30-WW-G3-3-2021 | 0.950 | 3687 | 34.3 |
| ⊙ | 144 | SE | Single | SIGNIFY DAYBRITE FSS2440L830-UNV | 0.950 | 3653 | 32.3 |
| ⊙ | 43 | SF | Single | SIGNIFY STONCO LPW-7-10-WW-G3-2- | 0.950 | 1051 | 9.7 |
| ⊙ | 76 | SO | Single | RP LTG 4404-30-BN | 0.950 | 771 | 14.9 |
| ⊙ | 28 | SH | Single | SIGNIFY GARDCO PBL-14L-600-WW-G2-5-UNV | 0.950 | 2789 | 30.3 |

| Calculation Summary | | | | | | |
|---------------------|-------------|-------|------|------|-----|---------|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min |
| Property Line | Illuminance | FC | 0.03 | 0.3 | 0.0 | N.A. |
| Site | Illuminance | FC | 3.28 | 19.5 | 0.0 | N.A. |



ELECTRICAL SITE PHOTOMETRIC PLAN - SOUTH
 SCALE: 1" = 30' - 0"

ODEN ARRAY LED Specifications



Control Number: ARCHITECTURAL-ODN-LAR-06_13_2022

Project Name:

Odin Number: ODN-2-L-T3-80LC-3-3K

Type: 2SA (TWIN HEADS)

With six interchangeable caps and spun shade styles, the **Oden - LED Array** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array's** high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

| MODEL | OPTICS | LUMENS | KELVIN | VOLTAGE | MOUNTING | FINISH | CAP/SHADE | OPTIONS | OPTIONS |
|---------|-------------------------|--------|----------|--------------|--|------------------|-----------|---|---|
| ODN-1-L | T1 Type 1 | 5L | 3K 3000K | UNV 120/277V | UAM Arm Mount "Decorative arm" not included | BZ Bronze | C1 | PC-120 Button Type Photocell | DIM 0-10V Dimming Driver |
| | T2 Type 2 | 10L | 4K 4000K | 8 347V | | BK Black | C2 | PC-208 Button Type Photocell | VWC VisiColor Wireless Controls Consult Factory |
| | T3 Type 3 | 15L | 5K 5000K | 5 480V | See decorative arm section for arm mount options | SBK Smooth Black | C4 | PC-240 Button Type Photocell | |
| ODN-2-L | T3L Type 3 Long | 20L | | | ODN uses small arm, ODN-2 & ODN-3 uses large arm | WH White | C5 | PC-277 Button Type Photocell | IR-R Illuminated Rings Red |
| | T4 Type 4 | 30L | | | | SWH Smooth White | | | |
| | T4L Type 4 Long | 40L | | | YM Yoke Mount "Spig over 3"OD" tenon x 4" tall with special threaded mounting plate. | GP Graphite | H1 | WSC-8 Motion Sensor 8" Mounting Height | IR-B Illuminated Rings Blue |
| ODN-3-L | T4L Type 4 Long | 40L | | | | GY Grey | H3 | WSC-20 Motion Sensor 9-20" Mounting Height | IR-G Illuminated Rings Green |
| | T5SR Type 5 Short Round | 50L | | | SL Silver Metallic | | H5 | WSC-40 Motion Sensor 21-40" Mounting Height | CLS Cutoff Louver Shield |
| | T5LR Type 5 Long Round | | | | MAP-01 Mast Arm Fitter "Designed to slip over 2.3/8" O.D. mast arm." | CC Custom Color | H6 | | |
| | T5LS Type 5 Long Square | | | | | | | | |



VL-PA-ING-001-F37

REV. 0

CRCABR22-03

ODEN ARRAY LED Specifications



Control Number: ARCHITECTURAL-ODN-LAR-06_13_2022

Project Name:

Odin Number: ODN-2-L-T3-80LC-3-3K-CLS

Type: SA

With six interchangeable caps and spun shade styles, the **Oden - LED Array** offers architects, designers and engineers endless possibilities for a custom fixture to fit their unique application.

The **Oden - LED Array's** high-quality, durable construction makes it an ideal fixture for any application.

Ordering Information

| MODEL | OPTICS | LUMENS | KELVIN | VOLTAGE | MOUNTING | FINISH | CAP/SHADE | OPTIONS | OPTIONS |
|---------|-------------------------|--------|----------|--------------|--|------------------|-----------|---|---|
| ODN-1-L | T1 Type 1 | 5L | 3K 3000K | UNV 120/277V | UAM Arm Mount "Decorative arm" not included | BZ Bronze | C1 | PC-120 Button Type Photocell | DIM 0-10V Dimming Driver |
| | T2 Type 2 | 10L | 4K 4000K | 8 347V | | BK Black | C2 | PC-208 Button Type Photocell | VWC VisiColor Wireless Controls Consult Factory |
| | T3 Type 3 | 15L | 5K 5000K | 5 480V | See decorative arm section for arm mount options | SBK Smooth Black | C4 | PC-240 Button Type Photocell | |
| ODN-2-L | T3L Type 3 Long | 20L | | | ODN uses small arm, ODN-2 & ODN-3 uses large arm | WH White | C5 | PC-277 Button Type Photocell | IR-R Illuminated Rings Red |
| | T4 Type 4 | 30L | | | | SWH Smooth White | | | |
| | T4L Type 4 Long | 40L | | | YM Yoke Mount "Spig over 3"OD" tenon x 4" tall with special threaded mounting plate. | GP Graphite | H1 | WSC-8 Motion Sensor 8" Mounting Height | IR-B Illuminated Rings Blue |
| ODN-3-L | T4L Type 4 Long | 40L | | | | GY Grey | H3 | WSC-20 Motion Sensor 9-20" Mounting Height | IR-G Illuminated Rings Green |
| | T5SR Type 5 Short Round | 50L | | | SL Silver Metallic | | H5 | WSC-40 Motion Sensor 21-40" Mounting Height | CLS Cutoff Louver Shield |
| | T5LR Type 5 Long Round | | | | MAP-01 Mast Arm Fitter "Designed to slip over 2.3/8" O.D. mast arm." | CC Custom Color | H6 | | |
| | T5LS Type 5 Long Square | | | | | | | | |



VL-PA-ING-001-F37

REV. 0

CRCABR22-03

Site & Area

PureForm

PPT post top with comfort optics

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

Project: PORTER & IRON POINT APTS
 Location:
 Cat. No: PPT-140L-450-NW-G2-T3-I-UNV-DGY
 Type: SC
 Lamp: LED Qty:
 Notes:

example: PPT-140L-450-NW-G2-T3-I-UNV-DGY

| Prefix | Number of LEDs | Drive Current | LED color | Generation | Mounting | Notations | Emergency | Voltage |
|--------|----------------|---------------|-----------|------------|--|--|---|------------------------|
| PPT | | | | | | | | |
| PPT | 140L | 140 LEDs | 450 | 450mA | NW-G2 Warm White 3000K, 70 CR Generation 2 | T3 Mounts to a 3" x 4" Tenon (standard) | 1 Leave blank for no battery | 120 120V |
| | | | 650 | 650mA | 70 CR Generation 2 | T2 Mounts to a 2.3/8" x 4" Tenon (must be ordered and shipped as a separate accessory) | 2 EBPC Emergency battery pack cold weather ^{14,15} | 208 208V |
| | | | 1675 | 1675mA | NW-G2 Neutral White 4000K, 70 CR Generation 2 | | 3 EBPC Emergency battery pack cold weather ^{14,15} | 240 240V |
| | | | 2000 | 2000mA | CW-G2 Cool White 5000K, 70 CR Generation 2 | | 4 EBPC Emergency battery pack cold weather ^{14,15} | 277 277V |
| | | | | | WY-G2 Warm Yellow 2700K, 80 CR Generation 2 | | 5 EBPC Emergency battery pack cold weather ^{14,15} | 347 347V |
| | | | | | BW-G2 Balanced White 3000K, 65 CR Generation 2 | | | 480 480V |
| | | | | | AM-G2 Amber Generation 2 ¹² | | | UNV 120-277V (50/60Hz) |

| System | Control | Mounting | Photocell | Emergency | Finish |
|------------|--|---|------------------------------------|---|---|
| OD | 0-10V External dimming by others ¹ | | | | |
| FAWS | Field Adjustable Wattage Select ¹⁴ | IMR3 Integral with 8" lens ⁹ | PCB Photocell Button ¹³ | Fasting | Textured |
| SW | Interface module for SiteWise ^{14,15} | | | TLR03 Twist Lock Receptacle 3 Pin ¹¹ | BK Black |
| LLC | Integral wireless module ^{14,15} | | | TLR02 Twist Lock Receptacle 2 Pin ¹¹ | WH White |
| BL | Bi-level functionality ¹⁴ | | | F3 Canadian Double-Pull (208, 240, 480VAC) ¹ | BZ Bronze |
| | | | | W3 Canadian Double-Pull (208, 240, 480VAC) ¹ | DGY Dark Gray |
| | | | | W1 Photocell ^{14,15} | MGY Medium Gray |
| DynaDimmer | Automatic Profile Dimming ¹⁷ | | | | Customer specified |
| CSO | Security 50% Dimming, 7 hours | | | Surge Protection (UL94 standard) | RAL Specify optional color or RAL (see RAL7024) |
| CM10 | Median 50% Dimming, 8 hours | | | SP2 Increased 20A | CC Custom color (Must supply color chip for required factory quote) |
| CS3 | Security 10% Dimming, 7 hours | | | EHS External house side shield (factory installed) | |
| CM10 | Median 10% Dimming, 8 hours | | | | |

- 1150, 1675, and 2100mA not available with emergency battery backup (EBBP).
- 2100mA not available with emergency battery backup cold weather (EBPC).
- Extended lead times apply. Contact factory for details.
- Not available with other control options.
- Not available with motion sensor.
- Not available with photocell.
- Not available in 347 or 480V.
- Available only in 120 or 277V.
- Must specify input voltage.
- Dimming will not be connected to NEMA receptacle if ordering with other control options.
- Not available in 480V.
- Not available in 2100mA.
- Not available with 0V and FAWS dimming control options.
- Must specify motion sensor lens.
- Cannot be combined with HWU and BL (IMR3).



Wall mount

LytePro

LPW16 medium wall sconce

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

Project: PORTER & IRON POINT APTS
 Location:
 Cat. No: LPW-16-30-NW-G3-4
 Type: SD
 Lamp: LED Qty:
 Notes:

example: LPW16-20-NW-G3-3-120-PCB-BZ

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Options | Location | Finish |
|--------|---------|--|--------------|------------------------|-----------------------------------|---|-------------------|
| LPW16 | 20W | NW-G3 Neutral White 4000K 70 CR Generation 3 | 2 Type 2 | 120 120V | --- None | BAC ² Meets the requirements of the Buy American Act of 1933 (BAA) | Textured BK Black |
| | 30W | 4000K 70 CR Generation 3 | 3 Type 3 | 208 208V | PCB Photocell Button ⁷ | | WH White |
| | 50W | Warm White 3000K 70 CR Generation 3 | 4 Type 4 | 240 240V | | | BZ Bronze |
| | | | | 277 277V | | | DGY Dark Gray |
| | | | | 347 347V | | | MGY Medium Gray |
| | | | | 480 480V | | | |
| | | | | UNV 120-277V (50/60Hz) | | | |
| | | | | HWU 347-480V (50/60Hz) | | | |

Stocked luminaires - Ordering guide

| Catalog Number | Description | Master Pack Qty | UPC Code |
|----------------|--|-----------------|-------------|
| LPW16-G3-BZ | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint | 6 | 82225283872 |
| LPW16-G3-B-DGY | LPW16, 30W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint | 6 | 82225283865 |

Stocked accessories - Ordering guide (Must be ordered separately)⁴

| Catalog Number | Description | Master Pack Qty | UPC Code |
|----------------|--|-----------------|--------------|
| LPWCVRPLR-BZ | LPW Universal wall cover mounting plate, Bronze textured paint | (none) | 190086144860 |

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



NO. 21-2043-01
 PORTER &
 IRON POINT
 APARTMENTS

CITY OF MARICOPA, AZ
 ROERS COMPANIES

110 CHESHIRE LANE, #120
 MINNETONKA, MN 55305
 612-751-1285 p



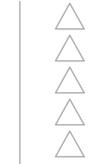
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07-08-2022
 DEVELOPMENT REVIEW
 PERMIT SUBMITTAL

Proj Mgr.: A.M.
 Drawn By: A.M.
 Rev. Date: Description:



ELECTRICAL SITE
 LIGHTING CUTSHEETS
 E5

Day-Brite

by @ignify

Linear

FluxStream strip

FSS 2', 3', 4', & 8'

Control options available

Project: PORTER & IRON POINT APTS
Location:
Cat. No: FSS440L840-UNV-DIM
Type: SE
Lumens: 4000 Qty:
Notes:

Day-Brite / CFI FluxStream LED strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with unparalleled energy efficiency.

example: FSS440L840-UNV-DIM

| Series | Length (nominal) | Lumens ¹ (nominal) | Color temp. (K) | Voltage (V) | Driver | Options |
|--------|------------------|--|--|---|--|--|
| FSS | 2' | 20L 2000 30L 3000 | 830 80 CRI, 3000K 835 80 CRI, 3500K | 120V 120-277V | UNV Universal voltage 120-277V 120V 277V 277V 24V 347V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |
| | 3' | 30L 3000 40L 4000 50L 5000 70L 7000 | 830 80 CRI, 3000K 835 80 CRI, 3500K 830 80 CRI, 3000K 840 80 CRI, 4000K | 120V 120-277V 120V 277V 277V 24V 347V | UNV Universal voltage 120-277V 120V 277V 277V 24V 347V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |
| | 4' | 40L 4000 50L 5000 70L 7000 | 830 80 CRI, 3000K 835 80 CRI, 3500K 830 80 CRI, 3000K 840 80 CRI, 4000K | 120V 120-277V 120V 277V 277V 24V 347V | UNV Universal voltage 120-277V 120V 277V 277V 24V 347V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |
| | 8' | 60L 6000 80L 8000 100L 10000 140L 14000 | 830 80 CRI, 3000K 835 80 CRI, 3500K 830 80 CRI, 3000K 840 80 CRI, 4000K | 120V 120-277V 120V 277V 277V 24V 347V | UNV Universal voltage 120-277V 120V 277V 277V 24V 347V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |

Ordering guide - standard & wireless controls

example: FSS440L840-UNV-DIM

| Series | Length (nominal) | Lumens ¹ (nominal) | Color temp. (K) | Voltage (V) | Driver | Options |
|--------|------------------|-------------------------------|--|------------------|-----------------------------------|--|
| FSS | 4' | 40L 4000 60L 6000 | 830 80 CRI, 3000K 835 80 CRI, 3500K | 120V 120-277V | UNV Universal voltage 120-277V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |

Ordering guide - PoE controls example: FSS440L840-LV-POE-IAO

| Series | Length (nominal) | Lumens ¹ (nominal) | Color temp. (K) | Voltage (V) | Driver | Options |
|--------|------------------|-------------------------------|--|------------------|-----------------------------------|--|
| FSS | 4' | 40L 4000 60L 6000 | 830 80 CRI, 3000K 835 80 CRI, 3500K | 120V 120-277V | UNV Universal voltage 120-277V | IMR ¹⁵ Dimming EMLD ¹⁶ Step dimming ERD ¹⁷ 0-4% ERD ¹⁷ 0-100% XDM ¹⁸ MarkX phase dimming DALI ¹⁹ DALI |

1. If is tandem (2) of lenses with single piece if body
2. Nominal delivered lumens at 27°C ambient.
3. Not available in 3' model.
4. 20M option only available with 120V.
5. 347V with EMLD only available in 8' models.
6. Not available in 2' or 3' model.
7. Not available in 4', 70L models or 8' 140L model.
8. DALI available up to 80L models only, consult factory for other options.
9. EMLD on 8' models. Illuminates 4' section in emergency mode.
10. Available with DIM driver option only.

11. Integral controls options dimmable to 5% via wireless wall switch. Non-integral controls configurations are 0-10V dimmable to 1%.
12. Must be installed in conjunction with a UL508 device.
13. Must be ordered with an integral wiring option.
14. High bay motion detector. Motion sensing points extremely limited if used below 10' mounting height.
15. Must order 475000 Interact commissioning remote with each system order.
16. EMLD on 8' models illuminates 4' section in emergency mode.
17. ERD/OC options not available in 2', 3' only has availability when selecting UNV.
18. Failure to properly select the "BAC" suffix could result in your receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy American" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
19. Consult Signify to confirm whether specific accessories are BAA-compliant.

Accessories¹¹ (order separately)
• FSSDL - 2' Diffuse replacement lens
• FSSDL - 3' Diffuse replacement lens
• FSSDL - 4' Diffuse replacement lens (order two for 8' models)
• FSSW64 - 4' wire guard (order two for 8' models)
• FSSW - Sliding hanger bracket (not for 8' models)
• LSR100 - Low bay PIR motion sensor, 120-277V (not available with PoE)
• LSR100AC - Low bay PIR motion sensor with photocell and hi-lo trim dimming, 120-277V (not available with PoE)
• FSSDK - Decoupled plastic end cap (not for 8' models)
(See list page for details and more options)

SWZCS accessories¹² (order separately)
• SWZCS - handheld remote for grouping and configuration (at least one remote required for any SWZCS installation)
• URS45170 - Wireless Dimmer Switch Selector
• URS45170 - Wireless Scene Selector

General notes
Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants, if sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are applied to the luminaire. Please refer to the manufacturer's instructions for proper cleaning and maintenance. For more information, please contact your local distributor or Signify. The manufacturer is not responsible for damage to the luminaire caused by the use of cleaning products not approved by the manufacturer. The manufacturer is not responsible for damage to the luminaire caused by the use of cleaning products not approved by the manufacturer. The manufacturer is not responsible for damage to the luminaire caused by the use of cleaning products not approved by the manufacturer.

Not all product variations listed on this page are DLC qualified. To ensure that a specific model is qualified, visit www.designlights.org

FluxStream_LED_Strip 08/21 page 1 of 7

Stonco

by @ignify

Wall mount

LytePro

LPW7 small wall sconce

Project: PORTER & IRON POINT APTS
Location:
Cat. No: LPW7-10-NW-G3-3-8
Type: SF
Lamp: LED Qty:
Notes:

Stonco LytePro LED small wall sconce LPW7 features outstanding value in a compact, architectural design, and combines energy savings with good photometric performance. LPW7 is ideal for entryways, corridors, facade and other wall/surface lighting applications.

example: LPW7-10-NW-G3-2-120-PCB-BZ

| Prefix | Wattage | LED Color/Gen | Distribution | Voltage | Photocontrol | Location | Finish |
|--------|---------|---------------|---------------------|---------|--------------|----------|--------------------|
| LPW7 | 10 | 10W | NW-G3 Neutral White | 2 | 2 | 120 | 120V |
| | | | White | | | 208 | 208V |
| | | | 4000K | | | 240 | 240V |
| | | | 70 CRI | | | 277 | 277V |
| | | | Generation 3 | | | UNV | 120-277V (50/60Hz) |
| | | | Warm White | | | | |
| | | | 3000K | | | | |
| | | | 70 CRI | | | | |
| | | | Generation 3 | | | | |

Options

Photocontrol: None
Location: BAC¹
Finish: BK Black, WH White, BZ Bronze, DGY Dark Gray, MGY Medium Gray

Customer specified
RAL Specify optional color or RAL (see OC-LDP or OC-RAL7024)
CC Custom color (Must supply color chip for required factory quote)

Stocked luminaires - Ordering guide

| Catalog Number | Description | Master Pack Qty | UPC Code |
|----------------|--|-----------------|--------------|
| LPW7-G3-8-BZ | LPW7, 250mA, 4000K, 120-277V, Bronze textured paint | 6 | 622252813858 |
| LPW7-G3-8-DGY | LPW7, 250mA, 4000K, 120-277V, Dark gray textured paint | 6 | 622252813841 |

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

| Catalog Number | Description | Master Pack Qty | UPC Code |
|---------------------------|--|-----------------|--------------|
| LPWCVRPLT-BZ ² | LPW Universal wall cover mounting plate, Bronze textured paint | (none) | 190096144860 |

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

LPW7_LytePro_sconce 08/21 page 1 of 3

4404

120V

Outdoor Wall Sconce, Wet Listed

Residential Wall Sconce

Catalog #: 4404-30-BN Type: SG
Project: PORTER & IRON POINT APTS Date:
Prepared by:

Oil Rubbed Bronze (OB)

DESCRIPTION

This outdoor, wet listed wall sconce has a white acrylic lens for soft, glare free illumination. The ideal choice for outdoor applications for building-mounted doorway and pathway illumination. The integrated photocell and LEDs allow for a long life and maximum energy savings.

DESIGN FEATURES

Construction

- Durable steel frame
- Acrylic lens to diffuse glare and improve distribution

Electrical

- 120V
- 50,000 hour projected life
- 3000K | 80 CRI
- 15W | 800 lms
- Operating temperature: -4°F (-20°C) to 104°F (40°C)
- Integrated photocell

Certifications

- cETLus listed for wet location
- 5 Year Limited Warranty

ORDERING GUIDE Example: 4404OB

| Model # | Finish |
|---------|------------------------|
| 4404 | OB |
| 4404 | OB : Oil Rubbed Bronze |

TEL: 800.937.6925 | Fax: 800.207.9509 | www.rplighting.com

Specifications and dimensions subject to change without notice.

11/5/2020 R2

GARDCO

by @ignify

Site & Area

PureForm

LED bollard

Project: PORTER & IRON POINT APTS
Location:
Cat. No: PBL-14L-450-NW-G2-5-UNV
Type: SM
Lamp: LED Qty:
Notes:

Gardco PureForm LED bollard PBL integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

example: PBL-42-14L-450-NW-G2-5-UNV

| PBL | Height | Beam Spread | Mounting | LED Color | Generation | Photocell | Emergency | Package |
|----------------------|--------|--------------------|---------------------|-----------|------------|--|-----------|--|
| PBL PureForm bollard | 36" | Standard Shaft 36" | 14 LEDs (full ring) | 100 | 100mA | NW-G2 Warm White 3000K, 70 CRI Generation 2 | Type 3 | Leave blank for no battery EBP Emergency battery ^{11,12} |
| | 42" | Standard Shaft 42" | | 200 | 200mA | NW-G2 Neutral White 4000K, 70 CRI Generation 2 | Type 3 | |
| | 60" | Standard Shaft 60" | | 350 | 350mA | NW-G2 Neutral White 4000K, 70 CRI Generation 2 | Type 3 | |
| | 60" | | | 450 | 450mA | NW-G2 Neutral White 4000K, 70 CRI Generation 2 | Type 5 | |
| | 60" | | | 600 | 600mA | CW-G2 Cool White 5000K, 70 CRI Generation 2 ¹ | Type 5 | |
| | 60" | | | 800 | 800mA | | | 347 347V 480 480V UNV 120-277V (50/60Hz) |
| | 60" | | | 1050 | 1050mA | | | |

Options

| Country control | Motion sensing | Photo sensing | Electrical | Finish |
|---|--------------------------------------|------------------------------------|--|---|
| DD 0-10V External dimming (by others) ¹³ | IMR1 Integral infrared ¹⁴ | PCB Photocell Button ¹⁵ | Fusing F1 Single (120, 277, 347VAC) ¹ F2 Double (208, 240, 480VAC) ¹ F3 Canadian Double Pole (208, 240, 480VAC) ¹ | BK Black WH White BZ Bronze DGY Dark Gray MGY Medium Gray |

Dynamic Dimmer: Automatic Profile Dimming¹⁶
CS50 Security 50% Dimming, 7 hours
CM50 Median 50% Dimming, 8 hours
CM30 Median 30% Dimming, 8 hours

Surge Protection (IEEE standard)
SPZ Increased 20kA
GFCI Ground Fault Interrupt Outlet¹⁷

Customer specified
RAL Specify optional color or RAL (see RAL7024)
CC Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Not available with photocell.
3. Not available in 120, 200 or 300mA.
4. Available in 120V or 277V only.
5. Not available with other control options.
6. Not available with motion sensor.
7. Available only with 5% dimming control.
8. Not available with SW, LLC, and CS-CM.
9. Must specify input voltage.
10. Available in 120V only.
11. Not available in 347 or 480V.
12. Not available in 120, 200, and 300mA.
13. Not available with SW, LLC, and CS-CM.
14. Must specify input voltage.
15. Not available with SW or LLC.

PBL_PureForm_bollard 06/20 page 1 of 5

NO. 21-2043-01
PORTER &
IRON POINT
APARTMENTS

CITY OF MARICOPA, AZ
ROERS COMPANIES

110 CHESHIRE LANE, #120
MINNETONKA, MN 55305
612-751-1285 p



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ENGINEERING INC.
4115 N. 15TH AVE
PHOENIX, AZ 85015
(602) 265-1559
PROJECT NO. 2021-279

07-08-2022
DEVELOPMENT REVIEW
PERMIT SUBMITTAL

Proj Mgr.: A.M.
Drawn By: A.M.
Rev. Date: Description:

ELECTRICAL SITE
LIGHTING CUTSHEETS

E6



**BUILDING TYPE 1A
TYPICAL SITE INTERIOR ELEVATION**

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



**BUILDING TYPE 1A
RIGHT ELEVATION**

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



**BUILDING TYPE 1A
LEFT ELEVATION**

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



**BUILDING TYPE 1A - PORTER &
IRON POINT ROAD ELEVATION**

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

| LOCATION | COLOR | SWATCH |
|----------------------------------|---|--------|
| A Stucco 1 | MFG.: Sherwin Williams COLOR: SW 7114 - "Palish Peach" LRV: 85 | |
| B Stucco 2 | MFG.: Sherwin Williams COLOR: SW 6087 - "Trusty Tan" LRV: 37 | |
| C Stucco Fascia | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| D Metal Railing | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| E Metal Sunscreen or Foam Popout | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| F Stone Veneer | MFG.: Coronado Stone COLOR: Urbana Split - Country Beige | |
| G Fiber Cement Board Siding | MFG.: Woodtone - Horizontal Panels Traditional Texture COLOR: "Aspen Ridge" | |
| H Stucco 3 | MFG.: Sherwin Williams COLOR: SW 6327 - "Bald Brick" LRV: 15 | |



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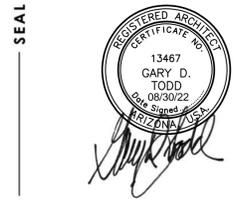
PHASE AUGUST 30, 2022
DEVELOPMENT REVIEW
PERMIT RESUBMITTAL
DRP22-09

DATA Proj Mgr.: -
Drawn By: -
Rev. Date: Description:
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PROJECT
NO. 21-2043-01
PORTER & IRON POINT APARTMENTS

CITY OF MARICOPA, AZ
ROERS COMPANIES

110 CHESHIRE LANE, #120
 MINNETONKA, MN 55305
 612-751-1285 p



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**BUILDING TYPE 1B
 TYPICAL SITE INTERIOR ELEVATION**

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



**BUILDING TYPE 1B
 RIGHT ELEVATION**

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



**BUILDING TYPE 1B
 LEFT ELEVATION**

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

| LOCATION | COLOR | SWATCH |
|----------|---|--------|
| A | Stucco 1 MFG.: Sherwin Williams COLOR: SW 7114 - "Palish Peach" LRV: 85 | |
| B | Stucco 2 MFG.: Sherwin Williams COLOR: SW 6087 - "Trusty Tan" LRV: 37 | |
| C | Stucco Fascia MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| D | Metal Railing MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| E | Metal Sunscreen or Foam Popout MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| F | Stone Veneer MFG.: Coronado Stone COLOR: Urbana Split - Country Beige | |
| G | Fiber Cement Board Siding MFG.: Woodtone - Horizontal Panels Traditional Texture COLOR: "Aspen Ridge" | |
| H | Stucco 3 MFG.: Sherwin Williams COLOR: SW 6327 - "Bald Brick" LRV: 15 | |



**BUILDING TYPE 1B - PORTER &
 IRON POINT ELEVATION**

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



**BUILDING TYPE 1C
TYPICAL SITE INTERIOR ELEVATION**

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



**BUILDING TYPE 1C
LEFT ELEVATION**

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



**BUILDING TYPE 1C
RIGHT ELEVATION**

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



**BUILDING TYPE 1C
TYPICAL SITE INTERIOR ELEVATION**

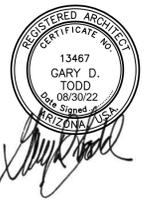
SCALE: 3/32" = 1'-0"

| LOCATION | COLOR | SWATCH |
|----------|---|--------|
| A | Stucco 1 MFG.: Sherwin Williams COLOR: SW 7114 - "Palish Peach" LRV: 85 | |
| B | Stucco 2 MFG.: Sherwin Williams COLOR: SW 6087 - "Trusty Tan" LRV: 37 | |
| C | Stucco Fascia MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| D | Metal Railing MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| E | Metal Screens or Foam Popout MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| F | Stone Veneer MFG.: Coronado Stone COLOR: Urbana Split - Country Beige | |
| G | Fiber Cement Board Siding MFG.: Woodtone - Horizontal Panels COLOR: Traditional Texture "Aspen Ridge" | |
| H | Stucco 3 MFG.: Sherwin Williams COLOR: SW 6327 - "Bald Brick" LRV: 15 | |

PROJECT
NO. 21-2043-01
**PORTER &
IRON POINT
APARTMENTS**

CITY OF MARICOPA, AZ
CLIENT
ROERS COMPANIES

110 CHESHIRE LANE, #120
MINNETONKA, MN 55305
612-751-1285 p



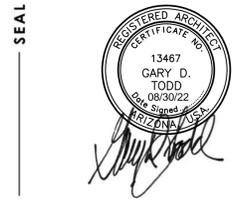
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**BUILDING TYPE 1C
BUILDING ELEVATIONS**
A1.3



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**BUILDING TYPE 2
 TYPICAL SITE INTERIOR ELEVATION**

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



**BUILDING TYPE 2
 LEFT ELEVATION**

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



**BUILDING TYPE 2
 RIGHT ELEVATION**

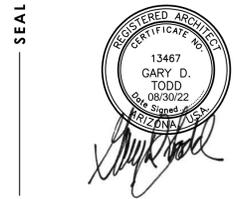
SCALE: 3/32" = 1'-0"

| LOCATION | COLOR | SWATCH |
|----------------------------------|---|--------|
| A Stucco 1 | MFG.: Sherwin Williams COLOR: SW 7114 - "Palish Peach" LRV: 85 | |
| B Stucco 2 | MFG.: Sherwin Williams COLOR: SW 6087 - "Trusty Tan" LRV: 37 | |
| C Stucco Fascia | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| D Metal Railing | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| E Metal Sunscreen or Foam Popout | MFG.: Sherwin Williams COLOR: SW 7069 - "Iron Ore" LRV: 6 | |
| F Stone Veneer | MFG.: Coronado Stone COLOR: Urbana Split - Country Beige | |
| G Fiber Cement Board Siding | MFG.: Woodtone - Horizontal Panels Traditional Texture COLOR: "Aspen Ridge" | |
| H Stucco 3 | MFG.: Sherwin Williams COLOR: SW 6327 - "Bald Brick" LRV: 15 | |



**BUILDING TYPE 2
 TYPICAL SITE INTERIOR ELEVATION**

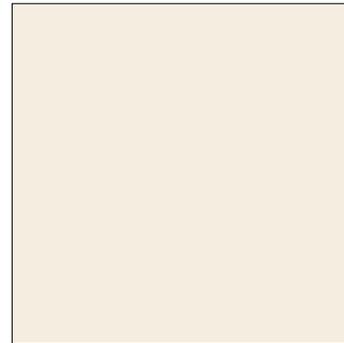
SCALE: 3/32" = 1'-0"



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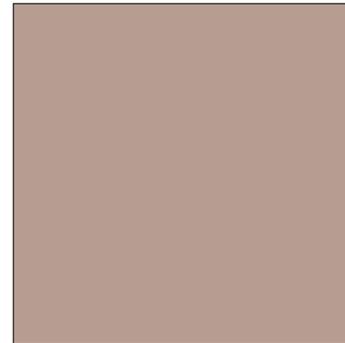
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Stucco

A MFGR: Sherwin Williams - (LRV 85)
 COLOR: Palish Peach #SW7114



Stucco

B MFGR: Sherwin Williams - (LRV 37)
 COLOR: Trusty Tan #SW6087



Stucco Fascia, Metal Railing &
 Sunscreen

C MFGR: Sherwin Williams - (LRV 6)
 COLOR: Iron Ore #SW7069

D MFGR: Sherwin Williams - (LRV 6)
 COLOR: Iron Ore #SW7069

E MFGR: Sherwin Williams - (LRV 6)
 COLOR: Iron Ore #SW7069



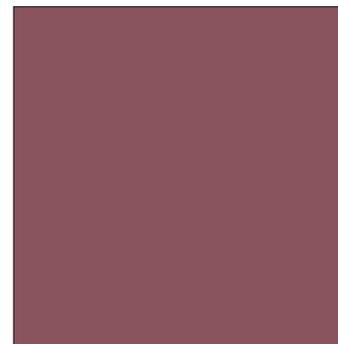
Stone Veneer

F MFGR: Coronado Stone
 COLOR: Urbana Split - Country Beige



Fiber Cement Board Siding

G MFGR: Woodtone - Horizontal Panels
 COLOR: Aspen Ridge - Traditional Texture



Stucco

H MFGR: Sherwin Williams - (LRV 12)
 COLOR: Aged Wine #SW6299