



November 25, 2015

Ms. Eva-Marie Cutro, AICP
Community Development Director
Town of Paradise Valley
6401 East Lincoln Drive
Paradise Valley, Arizona 85253

SUBJECT: Cottonwoods Resort
SUP Conformance Review Considerations
Site Lighting Design
Special Use Permit #12-8 and Major Amendment per Ordinance #673

Dear Ms. Cutro,

Per our telephone discussion this morning with you, George Burton, Travis Keele, and Michael McGuire, the following are responses to the comments that were generated after a review of the current lighting design plans and specifications.

1. Fixture type DP1 will not be seen from adjacent properties because buildings and trees will mask direct views of the fixtures.
2. Property lines have been identified on the lighting plan review drawings.
3. Lighting fixture quantities have been included on the fixture specification schedule. Please note that fixture quantities are not included on the individual lighting fixture cut sheets.
4. Lumen outputs are included on the lighting fixture schedule for all landscape lighting fixtures. Lumen information is not included on the lighting fixture cut sheets.
5. Fixture type AA7 will be used for directional signage on the property. A total of 16 fixtures will be required.
6. All type AA landscape lights are specified to have fixed glare shield hoods. A special order deep glare shield has been added to the fixture specification schedule for all fixtures manufactured by Kim Lighting. The deep glare shield specification is not included on the fixture cut sheets.
7. The type AA5a fixtures mounted on the palm trees adjacent to the swimming pool are intended to illuminate mainly the pool deck surface. 2 lights on each tree will be used to illuminate the palm fronds. The pool and the palms are in the center of the property and will not be visible from outside of the property line.
8. The Presidential Suite and Enclave on the south area of the property does not have any tree lighting or festoon string lighting.

9. Type XX1 festoon string lights are located in the interior areas of the property and will not be visible from outside of the property line. A small 2.5 watt G12 LED lamp that is 1.5 inches in diameter has been specified to assure that the lamp is masked by the hood shroud. The lamp has been specified on the lighting fixture schedule but not on the fixture cut sheet.
10. Per the Special Use Permit Guidelines, all landscape uplights on the property are specified to have LED lamps below 25 watts. Lamp power consumption ranges between 7 and 16 watts.

If you have any questions or need additional information, please call or email me.

Sincerely,

THE RUZIKA COMPANY, INC.



Tom Ruzika
President

CC: M. Andrew Rodrigues
Michael McGuire
Travis Keele