aline
architecture . concepts
b.krob@alinedesignstudio.com
b.laub@alinedesignstudio.com
b. krob 480.225.7359
b. laubenthal 480.980.9039
6519 east oak street
scottsdale, az 85257

APPLICATION NARRATIVE

Tuesday, August 5th, 2014

fate brewing co.
1312 north scottsdale rd.
scottsdale, arizona 85251

1. This design follows all applicable guidelines and development standards by responding to its suburban desert context and streetscape along Scottsdale road. It maintains and builds upon the character and quality design features Scottsdale is known for with a carefully considered design, and unique brewing/restaurant experience. Our use of traditional materials such as brick, stucco and large arch windows used in both traditional and contemporary ways, and the desert landscaping that provide shade, texture and depth to the open spaces contribute to the streetscape, neighborhood and broader community. Bike racks and connections to the existing sidewalk encourage pedestrian traffic while the existing parking lot is redesigned with ample use of landscaping and variety of textures throughout. Lighting, signage and noise levels are considered with respect to the neighbors and streetscape, so the space and signage is visible to Scottsdale Road while minimizing glare and directed away from the residential areas. Ample use of landscaping, site walls and shade features minimize sound transference from the patio spaces while enhancing the character of the project. The existing building footprint is not being changed, and the bar/restaurant/brewing components of this project are within the restrictions of the C-3 zoning of these lots. The overall open space requirements of this zoning are met with the front patio and other landscaped areas throughout the site.
2. a. This design promotes a desirable relationship between structures, open spaces and topography as well as the neighborhood by enhancing and activating the streetscape with carefully considered architectural features, landscaping and site planning. The architecture respects traditional building methods and character by using brick and arch windows while keeping the design progressive and inviting with the use of outdoor lighting features, shade features, site walls, patios and a pavilion. These architectural elements work together with the landscaping which also provides shade and visual character that engages and enhances the neighborhood and streetscape. Landscaping throughout the site also provides shade and character to the parking lot. Building heights are kept to within established standards and the suburban commercial context of its surroundings. A grain bin that is essential to the brewing component of this building is 24' high and 14' in diameter and placed next to the rear of the building away from roads and behind landscaping. This is the optimal size for the loads of grain that will be dropped off. The design of this grain bin will be standard galvanized steel without custom modifications. Paint may be applied after installation to meet aesthetic needs.
   b. This design avoids excessive variety and monotonous repetition with a carefully selected palette of materials and design features. The façades and patios are designed with respect to the surrounding neighborhood and public views including patios, landscaping and lighting features that create an inviting environment. This design is well balanced and proportioned in its use of materials, massing and overall design.
   c. -This design strengthens and enhances the character of the area by contributing thoughtful design with materials and landscaping that will age well. These materials include brick, wood,

context aerial

development review application

fate brewing company

context aerial

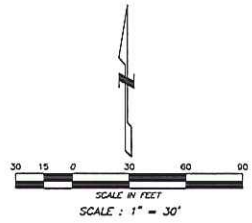
pr-07

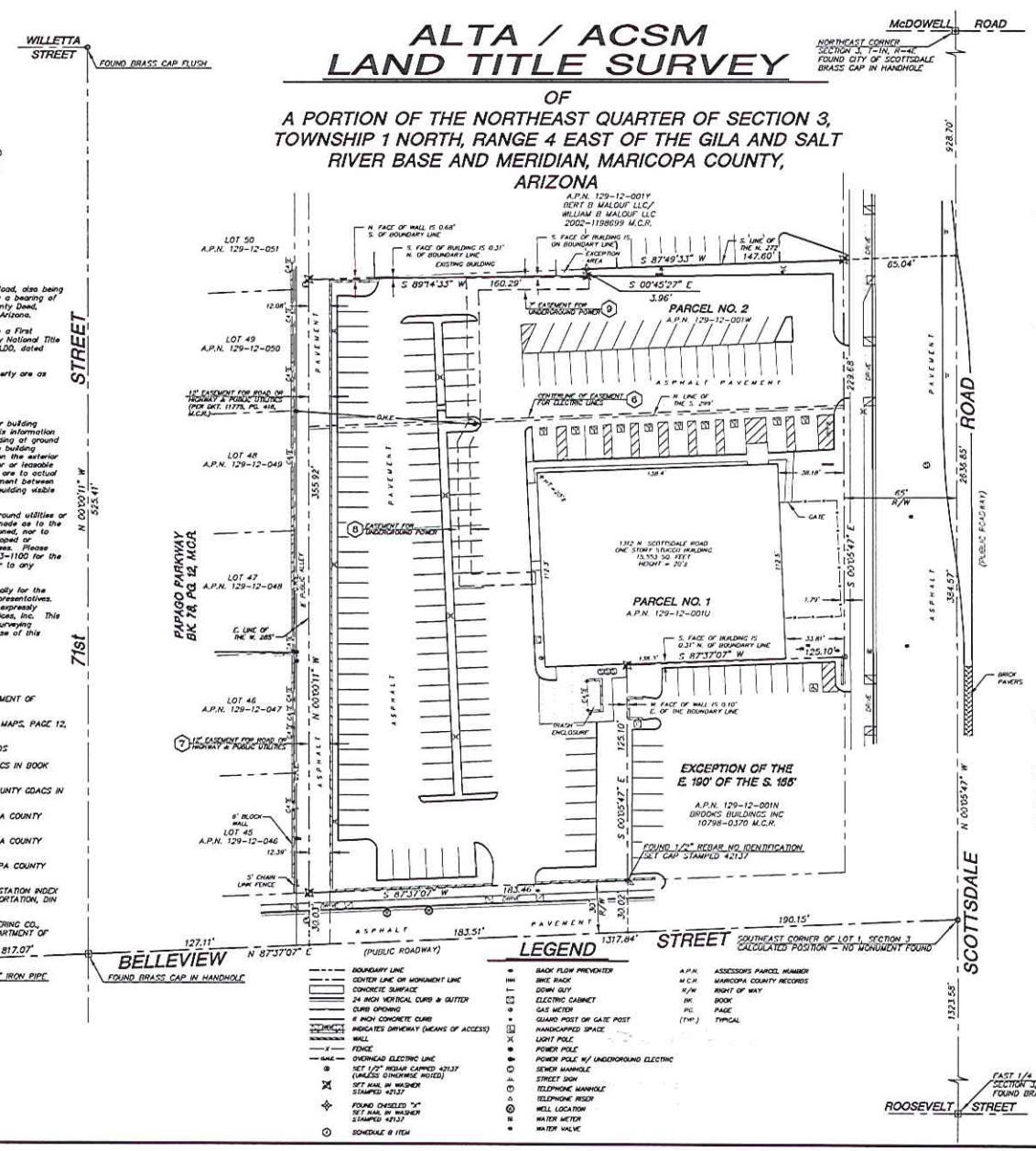
35-DR-2014
9/4/2014

ALTA / ACSM LAND TITLE SURVEY

OF

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA





NOTES

1) The basis of bearing is the monument line of Scottsdale Road, also being the East line of the Northeast Quarter of Section 3, using a bearing of North 00 degrees 05 minutes 47 seconds West, per Warranty Deed, recorded in 2010-0064259O, records of Maricopa County, Arizona.

2) All title information and the description shown is based on a First Amended Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Commitment Number 26008199-026-LDO, dated March 26, 2014, Amendment date April 1, 2014.

3) The number of striped parking spaces on the subject property are as follows:
Regular: 141
Handicapped: 10
Total: 151

4) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.

5) This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

6) This ALTA / ACSM Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "PAPAGO PARKWAY" RECORDED IN BOOK 78 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

WARRANTY DEED IN 2010-0064259O, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY- MARICOPA COUNTY GDACS IN BOOK 707 OF MAPS, PAGE 1, MARICOPA COUNTY RECORDS

AMENDED PLSS SUBDIVISION RECORD OF SURVEY- MARICOPA COUNTY GDACS IN BOOK 1046 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1133 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1164 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS

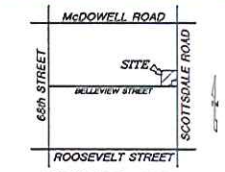
RESULTS OF SURVEY IN BOOK 1177 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

LAND SURVEY SYSTEM - HORIZONTAL AND VERTICAL DATUM - STATION INDEX MAP, ON FILE WITH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, DIN 27030-1

UNRECORDED RESULTS OF SURVEY PREPARED BY IRVINE ENGINEERING CO., DATED SEPTEMBER, 1947, ON FILE WITH MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION, DIN 55894-1

LEGEND

BOUNDARY LINE	BACK FLOW PREVENTER	A.P.N.	ASSESSOR'S PARCEL NUMBER
CENTER LINE OR MONUMENT LINE	BIKE RACK	M.C.R.	MARICOPA COUNTY RECORDS
CONCRETE SURFACE	DOWN GUY	R/W	RIGHT OF WAY
24 INCH VERTICAL CURB & GUTTER	ELECTRIC CABINET	BK.	BOOK
CURB OPENING	GAS METER	PG.	PAGE
6 INCH CONCRETE CURB	GUARD POST OR GATE POST	(TYP.)	TYPICAL
INDICATES DRIVEWAY (MEANS OF ACCESS)	HANDICAPPED SPACE		
WALL	LIGHT POLE		
FENCE	POWER POLE		
OVERHEAD ELECTRIC LINE	POWER POLE W/ UNDERGROUND ELECTRIC		
SET 1/2" REBAR CAPPED 42137 (UNLESS OTHERWISE NOTED)	SEWER MANHOLE		
SET NAIL IN WASHER STAMPED 42137	STREET SIGN		
FOUND CHISELED "X" SET NAIL IN WASHER STAMPED 42137	TELEPHONE MANHOLE		
	TELEPHONE RISER		
	WELL LOCATION		
SCHEDULE B ITEM	WATER METER		
	WATER VALVE		



VICINITY MAP

NOT TO SCALE

DESCRIPTION

PARCEL NO. 1:
The South 299 feet of the Southeast quarter of Lot 1, Section 3, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the East 190 feet of the South 155 feet thereof; and

Except the West 285 feet thereof; and

Except the South 30 feet thereof; and

Except the East 65 feet thereof.

PARCEL NO. 2:
The Southeast quarter of Lot 1, Section 3, Township 1 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except the East 65 feet thereof; and

Except the West 285 feet thereof; and

Except the South 299 feet thereof; and

Except the North 272 feet thereof; and

Except Commencing at the Southeast corner of said Lot 1;

Thence North 0 degrees 05 minutes 47 seconds West, along the East line of said Lot 1, 384.57 feet to the South line of the North 272.00 feet of said Southeast quarter of Lot 1;

Thence South 87 degrees 49 minutes 33 seconds West, along said South line, 212.64 feet to the Point of Beginning;

Thence South 0 degrees 45 minutes 27 seconds East, 3.96 feet;

Thence South 89 degrees 14 minutes 33 seconds West, 160.29 feet to the Southeast corner of the North 272 feet of the West 285 feet of said Southeast quarter of Lot 1;

Thence North 87 degrees 49 minutes 33 seconds East, along said South line of said North 272.00 feet, 160.34 feet to the Point of Beginning.

AREA

GROSS = 2.823 ACRES
114,242 SQ. FT.
NET = 2.146 ACRES
93,498 SQ. FT.

GROSS AREA IS THE FEE PARCEL EXTENDED EAST AND SOUTH TO CENTERLINE OF ADJACENT ROADS. NET AREA IS THE FEE PARCEL AS DESCRIBED IN TITLE.

SCHEDULE "B" ITEMS

(6) Covenants, conditions and restrictions in the document recorded as Docket 5461, pages 79 and 80, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.

(7) An easement for and incidental purposes, recorded as Docket 10593, page 700 of Official Records.

(8) An easement for underground power and incidental purposes, recorded as Docket 10909, page 471 of Official Records.

(9) An easement for Highway purposes and incidental purposes, recorded as Document No. 85-104658 of Official Records.

(10) The terms, conditions and provisions contained in the document entitled "Resolution No. 8356" recorded as June 29, 2010 as Document No. 2010-0549775 of Official Records.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)

CERTIFICATION

To: 7363, L.L.C., an Arizona limited liability company; SBI LEASING, INC., a Delaware Corporation; GRAND CANYON TITLE AGENCY, INC. as issuing agent for FIDELITY NATIONAL TITLE INSURANCE COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 7(a)(1), 7(c), 8, 9, 11(a) and 14 of Table A thereof. The field work was completed on July 16, 2014.

Date of Plat or Map: July 22, 2014
Last Revised: August 22, 2014
David S. Klein
R.L.S. 42137

REGISTERED LAND SURVEYOR 42137 DAVID S. KLEIN 8/22/14 ARIZONA U.S.A.

EXPIRES 3/31/17

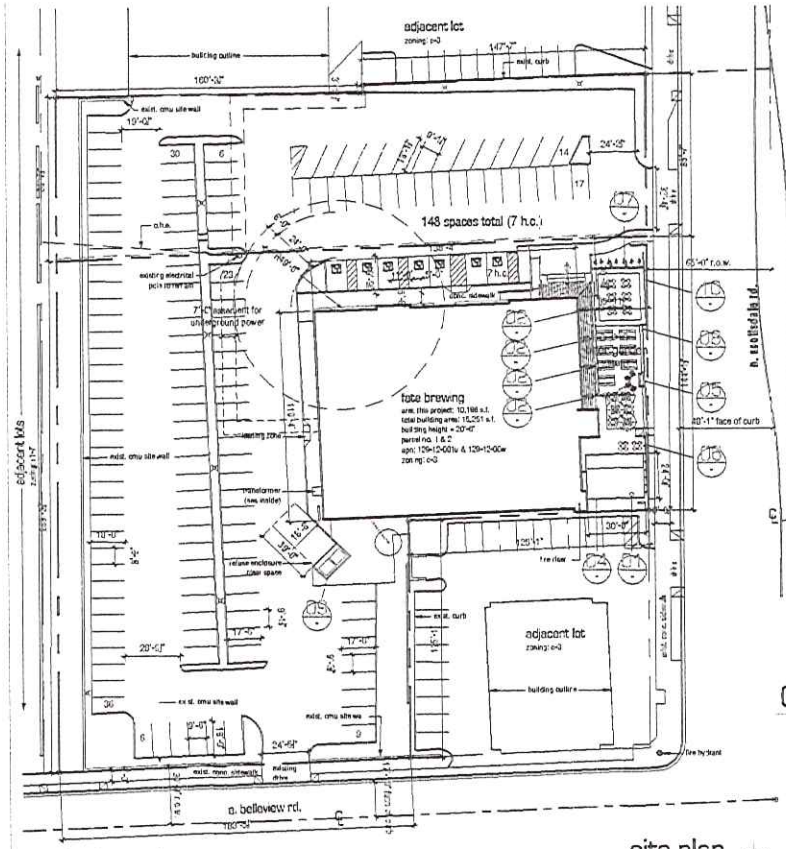
REVISIONS	
DATE	DESCRIPTION
8/22/14	SEE ITEM #10

ALTA / ACSM LAND TITLE SURVEY
1312 & 1324 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85257

21115 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0226 (fax)
www.superiorsurveyinc.com
info@superiorsurveyinc.com
SUPERIOR SURVEYING SERVICES, INC.

DWN LE CHK JM
SHEET 1 OF 1
DATE: 7/22/14
JOB NO.: 140701

35-DR-2014
9/4/2014

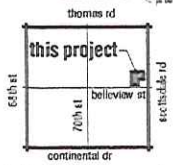


site plan

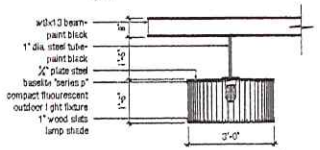
project data

apn	129-12-001u & 129-12-00w
site area	net 93,498 s.f.
	gross 114,242 s.f.
site coverage	15,251 / 93,498 = 16.3%
open space	83.7%
existing public parking	148 spaces (7 h.c.)
parking required	1 per 120 gross s.f. indoor = 14,825/120 = 123
	1 per 350 gross s.f. outdoor (minus first 500 gross s.f.) 2,987 - 500 = 2,487/350 = 7
	130
	148 (7 accessible)
g required	1 per 10 vehicle parking 148/10 = 14
g provided	14

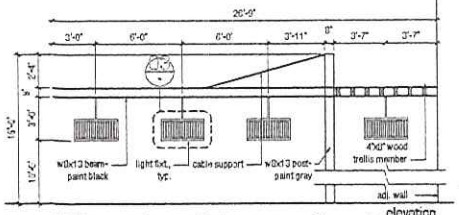
property address: 1312 n. scottsdale rd. scottsdale, az 85257	
zoning	C-3
building area interior	10,186 s.f.
building area total	15,164 s.f.
occupancy type	A-2 (restaurant)
construction type	III-B (sprinklered)
maximum height allowed	30'-0"
actual height	20'-6"
staff approval #	301-PA-2014
open space req'd. (1st 12') .10 x 93,498 = 9,349.8 s.f.	
(next 8.5') + 8.5 x .004 x 93,498 = 3,179 s.f.	
(parking landscape) + 58,225 x .15 = 8,734 s.f.	
	= 21,263 s.f.
provided	13,196 s.f. + 8,734 s.f.
	= 21,932 s.f.



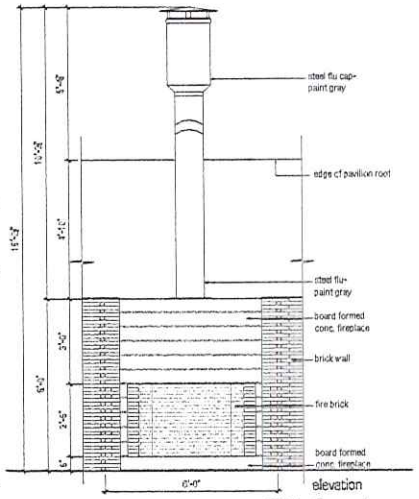
vicinity map



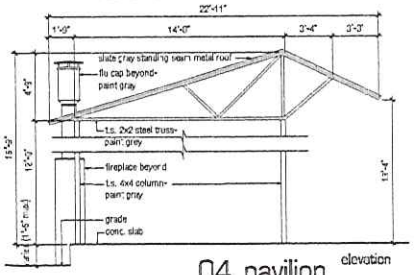
03. outdoor light fixture



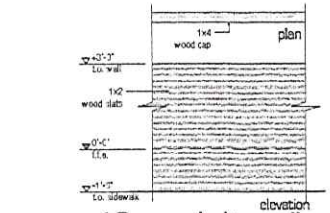
02. outdoor light post & trellis



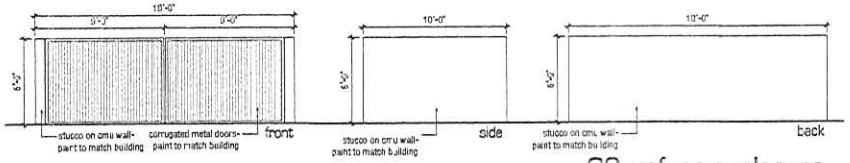
01. fireplace



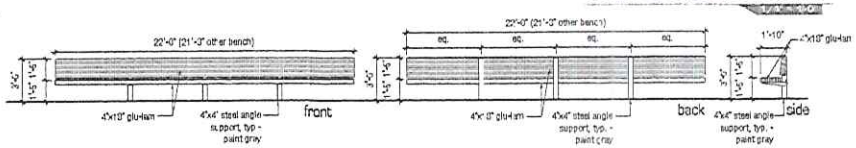
04. pavilion



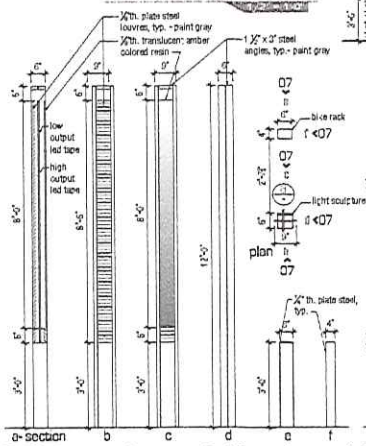
10. wood site wall



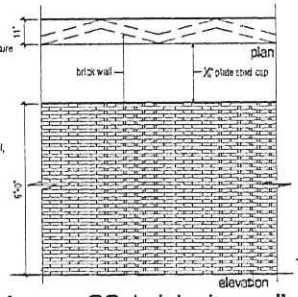
09. refuse enclosure



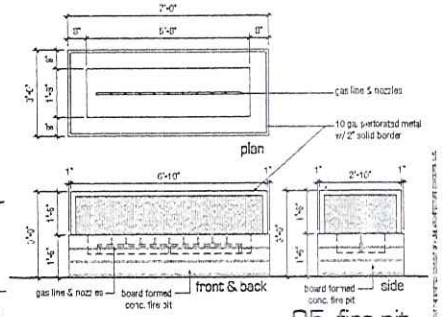
08. glu-lam bench



07. light sculpture & bicycle parking



06. brick site wall



05. fire-pit

development review application

CASE 014-dr-2014 | 1312 n. scottsdale rd. | scottsdale, az 85257

date issued: August 07, 2014 | last revised date: 9/4/2014

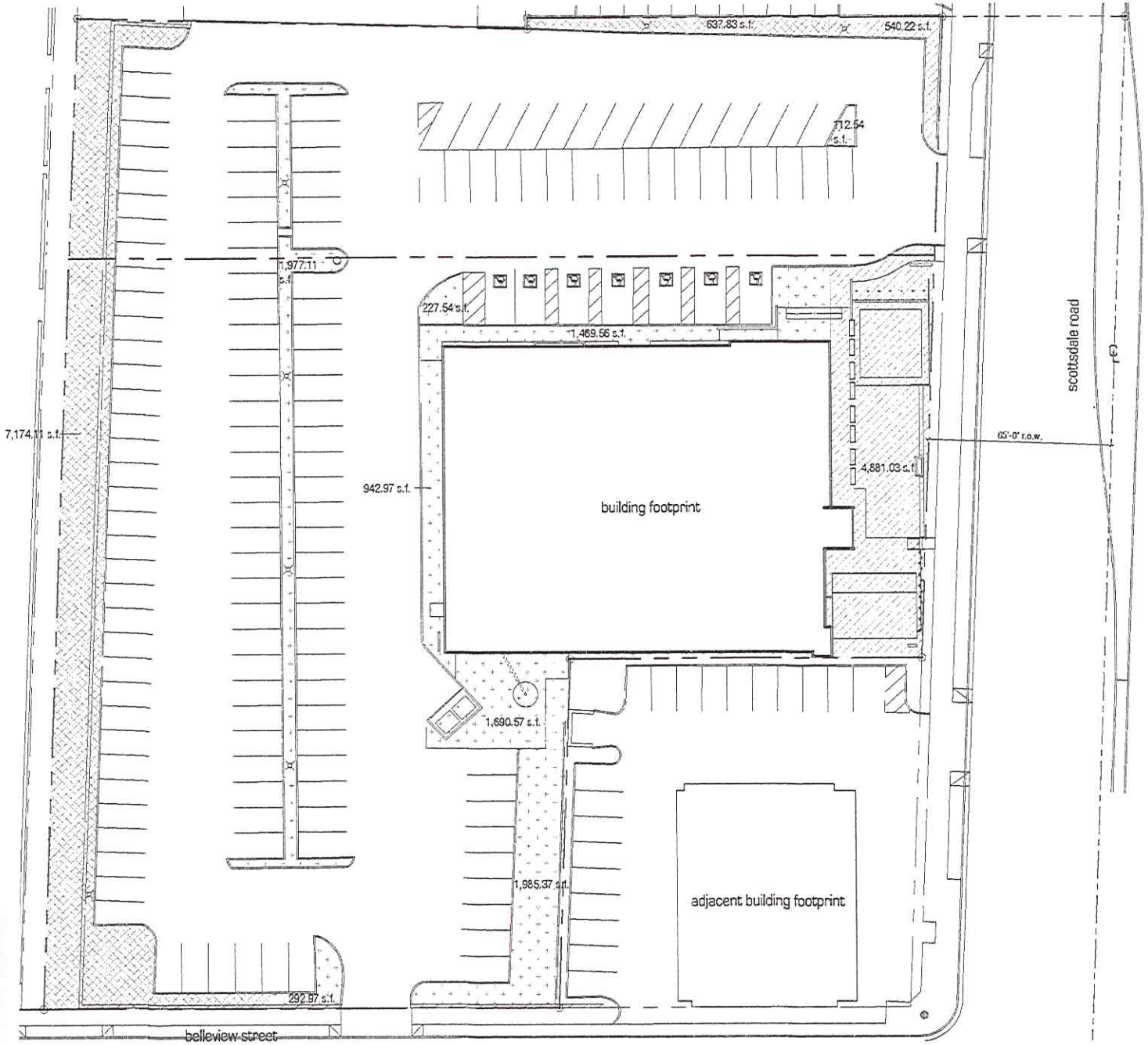
revisions

fate brewing company

site plan

pr-19

35-DR-2014
9/4/2014



open space calculations

required open space:
max. building height = 20'-6" (36' allowed)
first 12' of height = 10% x net lot area
= .10 x 93,498 = 9,349.8 s.f.
next 8.5' of height = 8.5' x .004 x 93,498 = 3,179 s.f.

open space required (not including parking lot landscaping)
= 9,349.8 + 3,179 s.f. = **12,529 s.f. (13.4%)**
open space provided = 13,198 s.f.

parking lot landscaping required
parking lot area x 15%
58,225 s.f. x .15 = **8,734 s.f.**
parking lot landscaping provided = 8,734 s.f.

denotes front open space
5,421 s.f. total

denotes open space other than
frontal open space
7,777 s.f. total

denotes parking lot landscaping
8,734 s.f. total

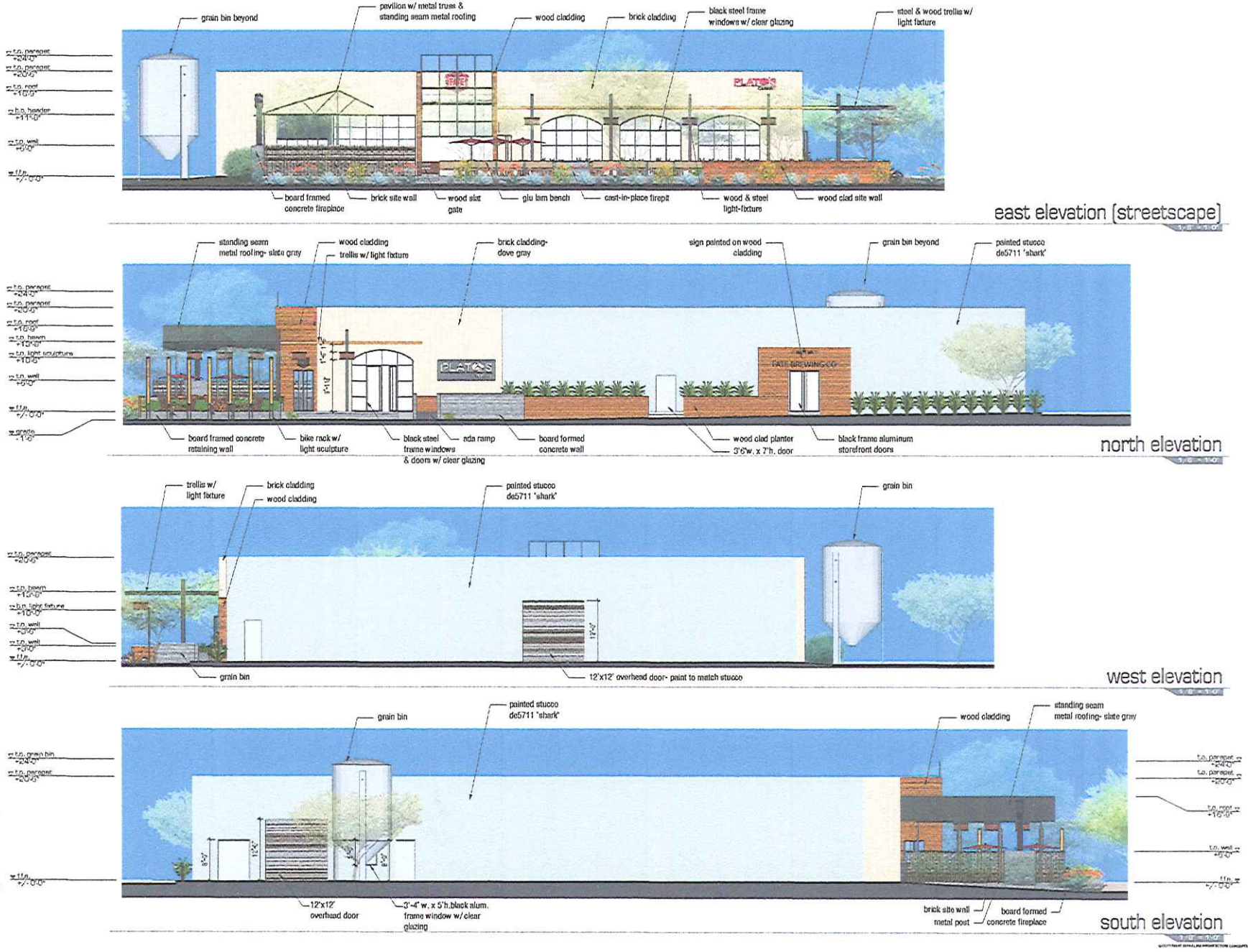
open space plan

development review application

open spac
plan

pr-1

35-DR-2014
9/4/2014



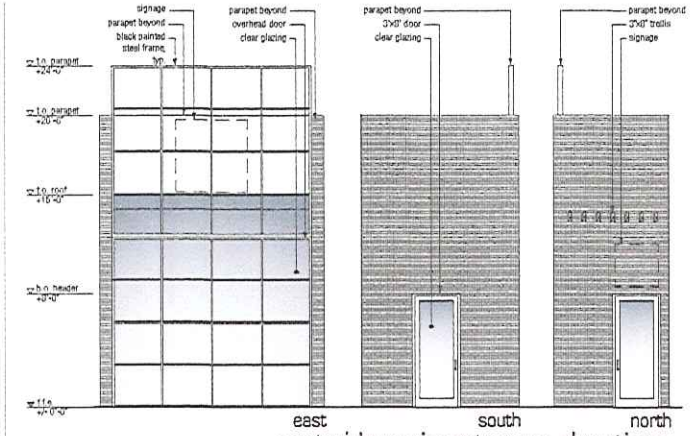
development review application

fate brewing company

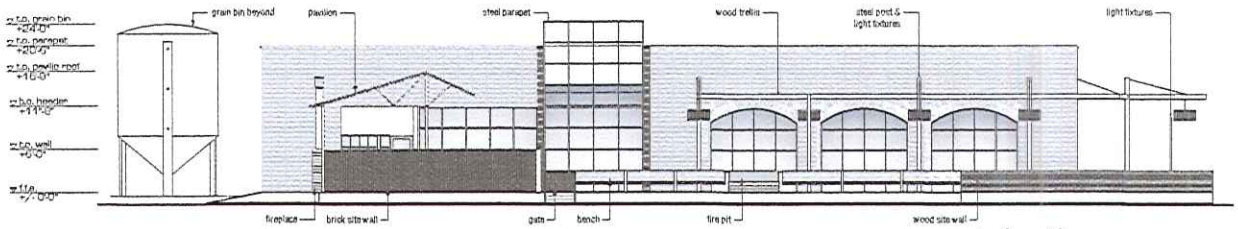
color elevations

pr-18

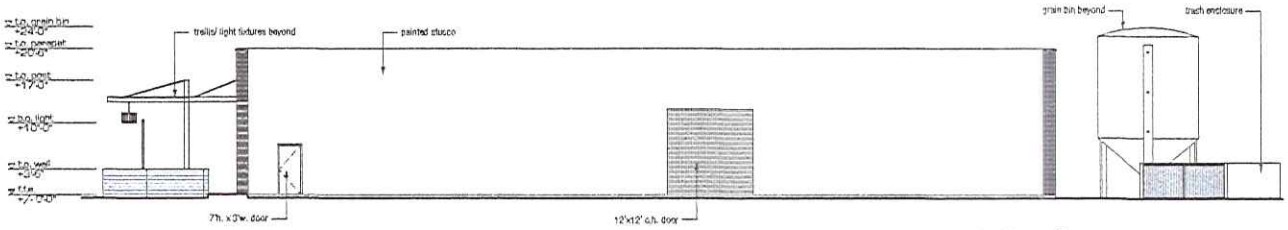
35-DR-2014
9/4/2014



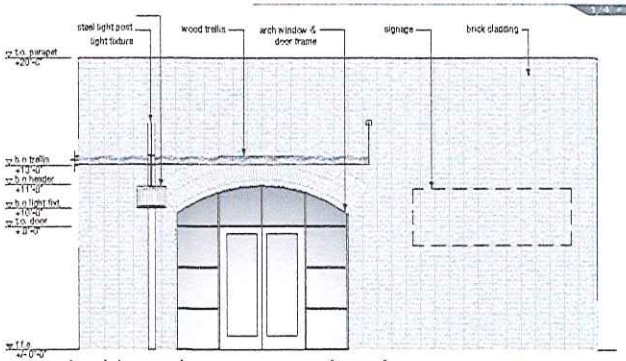
east side main entrance elevations



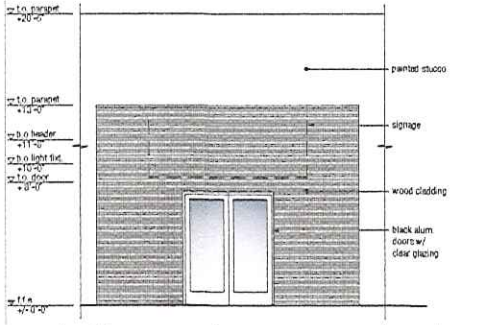
east elevation



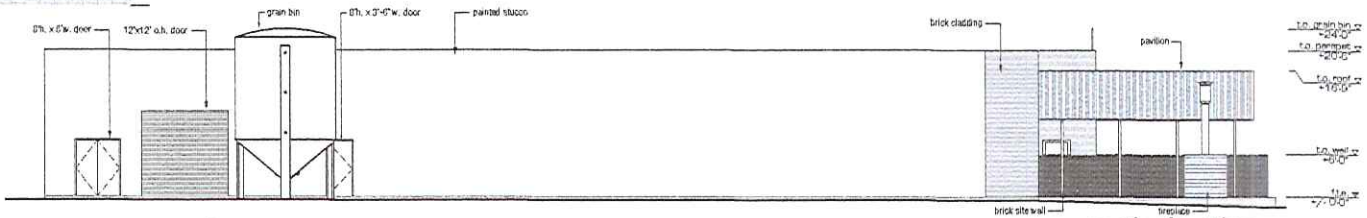
west elevation



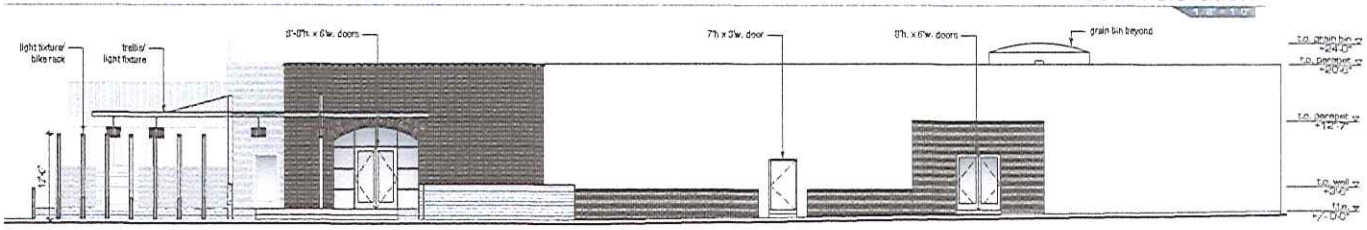
north side main entrance elevation



north side secondary entrance elevation



south elevation



south elevation

development review application

revisions

fate brewing company

elevations

pr-18

35-DR-2014
9/4/2014

east streetscape

northeast streetscape

southeast streetscape

scottsdale road entrance

pavilion seating

aerial

development review application

09.03.14 city comments

date issued: august 07, 2014 staff approval case # 301-PA-2014 1512 north scottsdale road scottsdale, az 85257

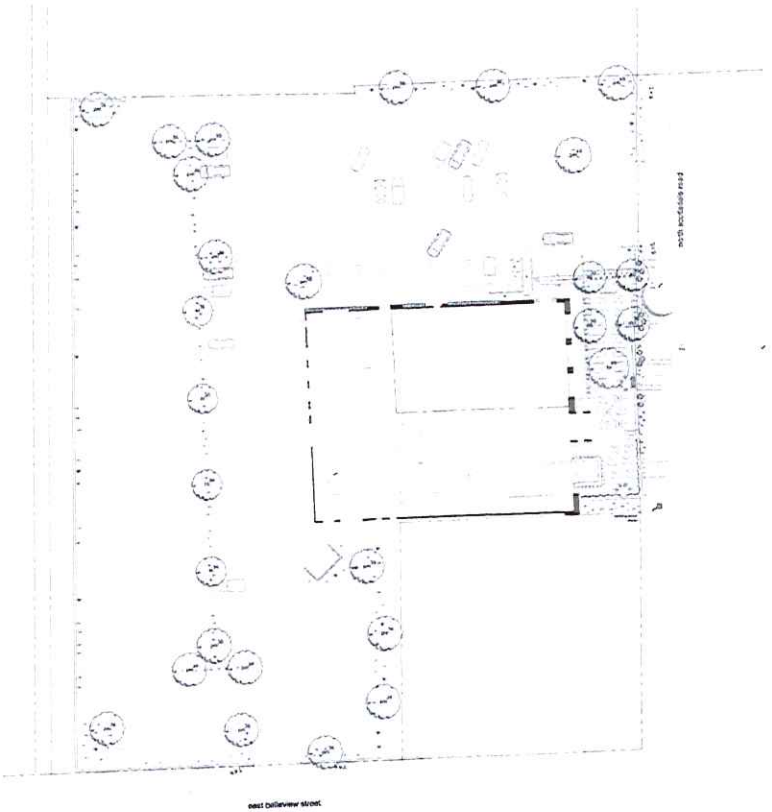
revisions

perspect renderin

pr-1

35-DR-2014
9/4/2014

copyright bergfeld design group



sheet index

sheet description	sheet no.
overall landscape plan	pp.1
planting plans	pp.2 pp.3 pp.4
hardscape plans	hp.1 hp.2
lighting and irrigation plan	li.1
landscape and lighting details	ld.1 ld.2

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED BY DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE FURTHER APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

project information

owner

clayton companies
7525 east camelback road
suite 105
scottsdale, az 85251

architect

a.i.n.a architecture concepts
7340 east main street, suite 270
scottsdale, arizona 85251

exp. 03.28.2015

CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

scottsdale standard notes:

Areas of decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies and/or coverage.

A single trunk tree's caliper size, that is to be equal to or less than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 6-inches above finished grade adjacent to the trunk. A tree's caliper size, for single trunk trees that are to have a diameter greater than 4-inches, shall be determined by utilizing the smallest diameter of the trunk 12-inches above finished grade adjacent to the trunk. A multiple trunk tree's caliper size is measured at 6" above the location that the trunk splits originate, or 6" above finished grade if all trunks originate from the soil.

Area within the Sight distance triangles is to be clear of landscaping, signs, or other visibility obstructions with a height greater that 1'-6" feet. Trees within the safety triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line elevation.

Retention/detention basins shall be constructed solely from the approved civil plans. Any alteration of the approved design (additional fill, boulders, etc.) shall require additional final plans staff review and approval.

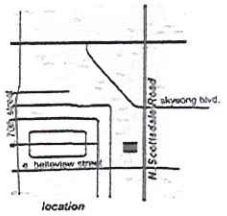
Prior to the establishment of water service, non-residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with Sections 49-245 through 49-248 of the City Code to the Water Conservation Office.

Turf shall be limited to the maximum area specified in Sections 49-245 through 49-248 of the City Code and shall be shown on landscape plans submitted at the time of final plans.

No lighting is approved with the submittal.

All signs require separate permits and approvals.

New landscaping, including salvaged plant material, and landscaping indicated to remain, which is destroyed, damaged, or expires during construction shall be replaced with like size, kind, and quantity prior to the issuance of the Certificate of Occupancy / Letter of Acceptance to the satisfaction of the Inspection Services Staff.



vicinity map-not to scale

BERGFELD DESIGN GROUP
Landscape Architecture
Development Management
7500 East McDowell Road, Suite 102
Scottsdale, Arizona 85257
Tel 480.941.3433
Fax 480.941.3555
bergfeldlandscape.com

fate brewing company

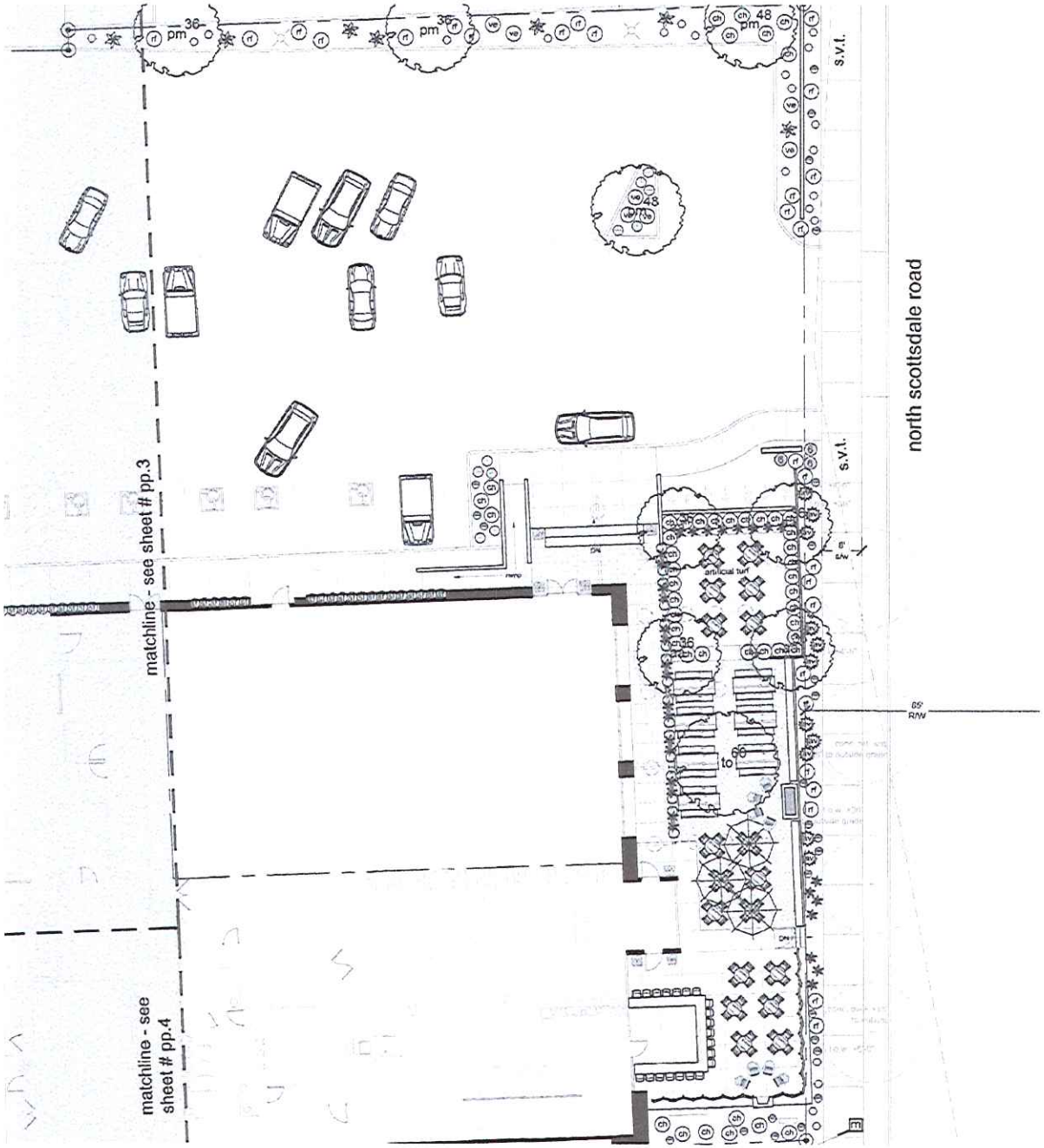
1312 north scottsdale road
scottsdale, arizona 85257

overall landscape plan

09.02.2014 pp.1

0 30' 60' 90'

35-DR-2014
9/4/2014



plant legend

symbol	common name	botanical name	size	qty.	remarks
trees					
aa	nuliga	acacia aneura	36" box	4	
pm	thornless phoenix mesquite	prosopis alba 'phoenix'	see plan	18	
to	texas oak	quercus buckleyi	see plan	9	
cacti / accents					
	smooth agave	agave desmettiana	5 gal	21	
ao	aloe vera	aloe barbadensis	1 gal	11	
	blue elf aloe	aloe x 'blue elf'	1 gal	54	
ch	coral aloe	aloe striata	5 gal	3	
	slipper flower	pedilanthus macrocarpus	1 gal	36	
shrubs					
rl	baja red fairy duster	calliandra californica	5 gal	71	
	bush morning glory	convolvulus cneorum	1 gal	71	
ve	valentine emu bush	eremophila maculata 'valentine'	5 gal	83	
cl	chihuahuan sage	leucophyllum laevigatum	5 gal	47	
	firecracker penstemon	penstemon eatonii	1 gal	25	
groundcover					
	desert marigold	baileya multiradiata	1 gal	37	
	trailing white lantana	lantana montevidensis 'white'	1 gal	16	planted in pots
annuals/ perennials					
	annual color	seasonal flowers	flats	10	planted in pots (not shown)

landscape material legend

symbol	description
	artificial turf
	decomposed granite (all planter areas. graphic not shown) 1/2" minus madison gold, 2" deep

exp. 03.28.2016

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vicinity map-not to scale

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planting plan

09.02.2014 pp.2

COS #

case #

zoning #: PUD

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35-DR-2014
9/4/2014

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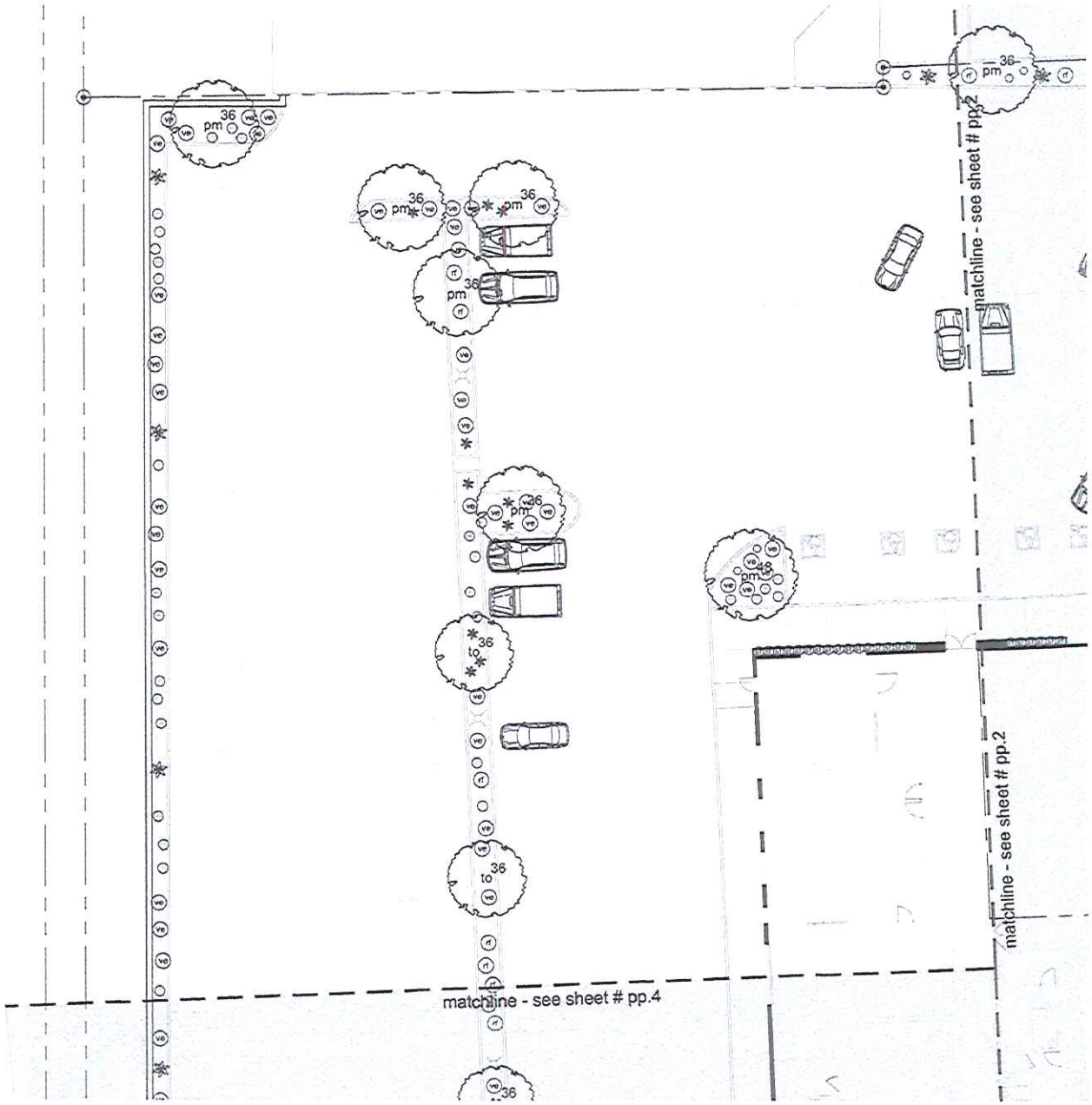

plant legend

symbol	common name	botanical name	size	qty.	remarks
trees					
aa	mulga	*acacia aneura*	36" box	4	
pm	thornless phoenix mesquite	*prosopis alba 'phoenix'*	see plan	19	
to	texas oak	*quercus buckleyi*	see plan	9	
cacti / accents					
sav	smooth agave	*agave desmettiana*	5 gal	21	
	aloe vera	*aloe barbadensis*	1 gal	11	
	blue elf aloe	*aloe x 'blue elf'*	1 gal	54	
c	coral aloe	*aloe striata*	5 gal	3	
sf	slipper flower	*pedilanthus macrocarpus*	1 gal	36	
shrubs					
lt	baja red fairy duster	*calliandra californica*	5 gal	71	
	bush morning glory	*convolvulus cneorum*	1 gal	71	
ve	valentino emu bush	*eremophila maculata 'valentino'*	5 gal	63	
cs	chihuahuan sage	*leucophyllum langmaiae*	5 gal	47	
	firecracker penstemon	*penstemon eatonii*	1 gal	25	
groundcover					
	desert marigold	*baileya multiradiata*	1 gal	37	
	trailing white lantana	*lantana montevidensis 'white'*	1 gal	16	planted in pots
annuals/ perennials					
	annual color	*seasonal flowers*	flats	10	planted in pots (not shown)

landscape material legend

symbol	description
	artificial turf
	decomposed granite (all planter areas: graphic not shown) 1/2" minus madison gold, 2" deep

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(OUTSIDE MARICOPA COUNTY)

vicinity map-not to scale

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scottsdale, arizona 85257

planting plan

09.02.2014

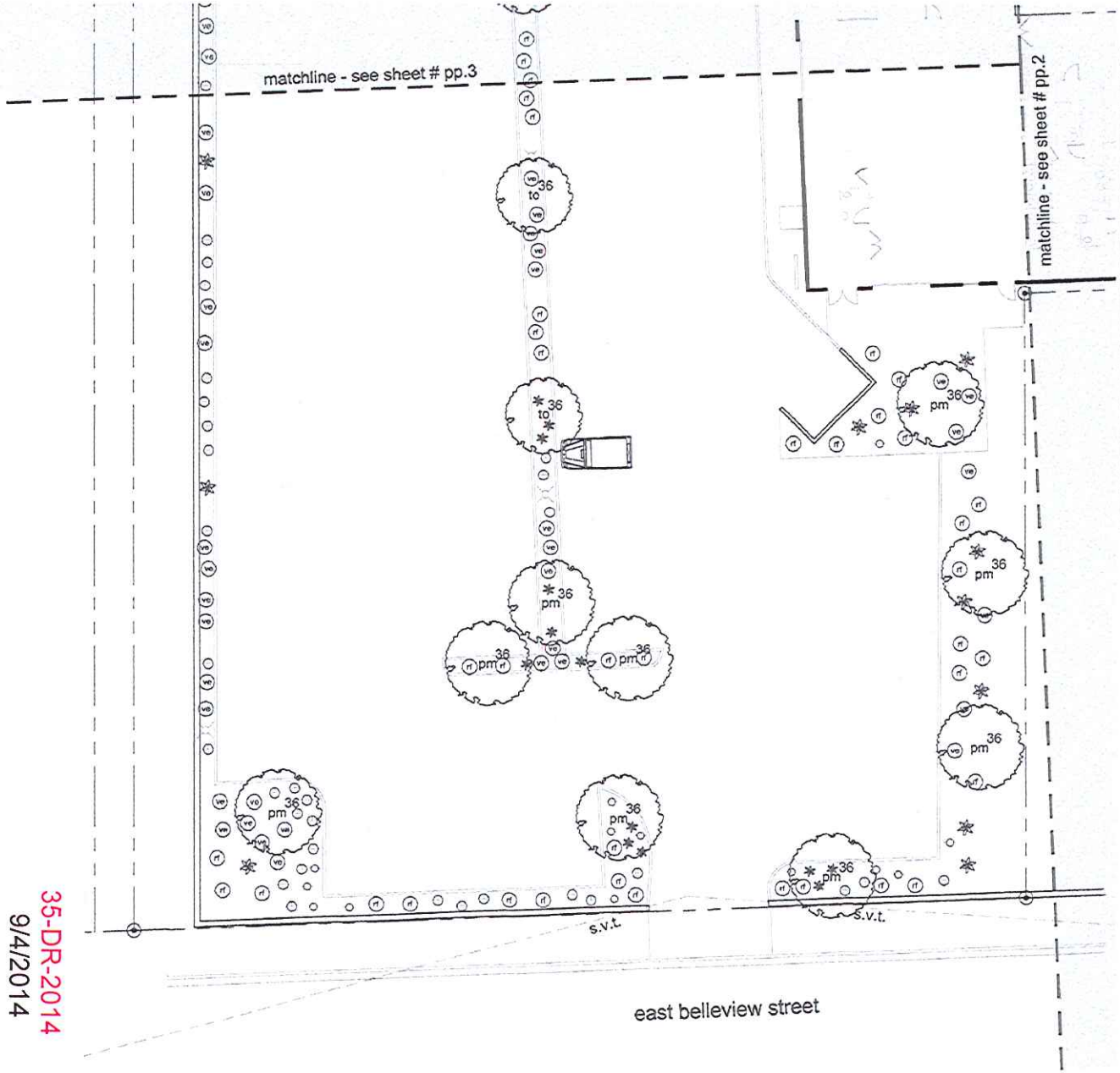
pp.3

COS #

case #

zoning #: PUD

35-DR-2014
9/4/2014



copyright bergnoff design group

plant legend

symbol	common name	botanical name	size	qty.	remarks
trees					
aa	mulga	*acacia aneura*	36" box	4	
pm	thornless phoenix mesquite	*prosopis alba 'phoenix'*	see plan	19	
to	texas oak	*quercus buckleyi*	see plan	9	
cacti / accents					
sv	smooth agave	*agave desmettiana*	5 gal	21	
	aloe vera	*aloe barbadensis*	1 gal	11	
	blue elf aloe	*aloe x 'blue elf'*	1 gal	54	
	coral aloe	*aloe striata*	5 gal	3	
sf	slipper flower	*pedilanthus macrocarpus*	1 gal	36	
shrubs					
rf	baja red fairy duster	*calliandra californica*	5 gal	71	
	bush morning glory	*convolvulus cneorum*	1 gal	71	
ve	valentine emu bush	*eremophila maculata 'valentine'*	5 gal	83	
ch	chihuahuan sage	*leucophyllum laevigatum*	5 gal	47	
	firecracker penstemon	*penstemon eatonii*	1 gal	25	
groundcover					
	desert marigold	*baileya multiradiata*	1 gal	37	
	trailing white lantana	*lantana montevidensis 'white'*	1 gal	16	planted in pots
annuals/ perennials					
	annual color	*seasonal flowers*	flats	10	planted in pots (not shown)

landscape material legend

symbol	description
	artificial turf
	decomposed granite (all planter areas: graphic not shown) 1/2" minus madison gold. 2" deep.

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vicinity map-not to scale

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planting plan

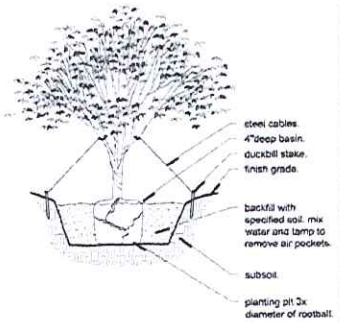
09.02.2014 pp.4

COS #

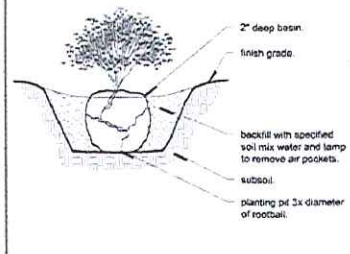
case #

zoning #: FUD

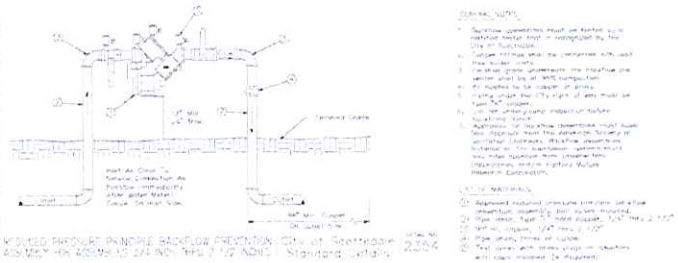
35-DR-2014
9/4/2014



a tree planting scale n.t.s.

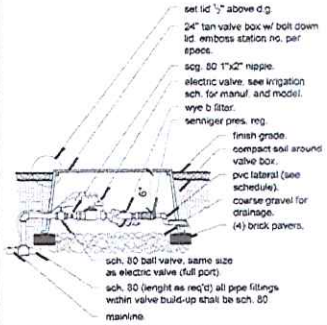


b shrub planting scale n.t.s.



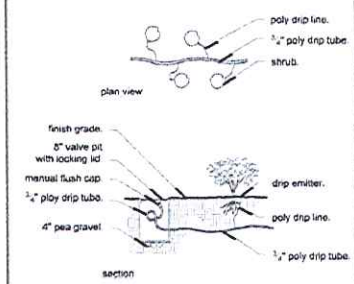
c backflow preventer scale n.t.s.

note:
a. at multiple build-ups, combine regulators into (1) 24" jumbo tan box, emboss lid as pr-sta. no. for each.



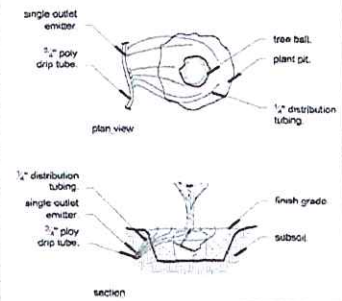
d drip valve assembly scale n.t.s.

note:
a. poly drip lines not to exceed a maximum of 6' in length.

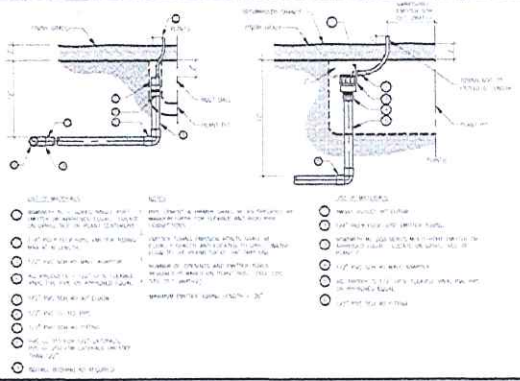


e shrub emitter scale n.t.s.

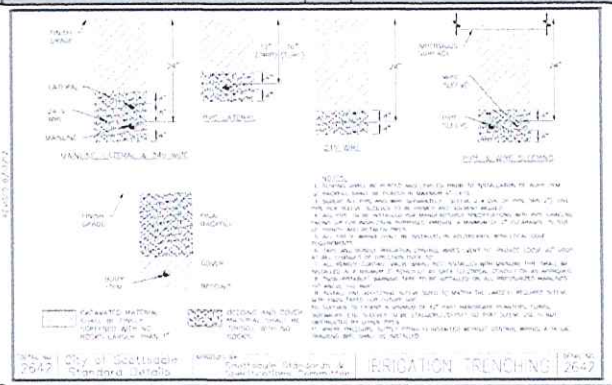
note:
a. poly drip lines not to exceed a maximum of 6' in length.



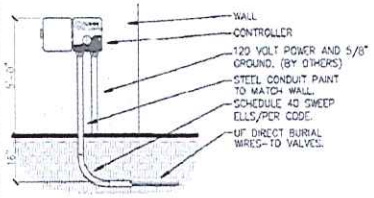
f tree emitter scale n.t.s.



g single/multi outlet emitter scale n.t.s.



h trenching detail scale n.t.s.



- ALL WIRING TO BE INSTALLED PER LOCAL CODE SEE MANUAL FOR MOUNTING INSTRUCTIONS.
- ALL WIRE SHALL BE LOCATED WITHIN CONDUIT PER LOCAL CODE AS NOTED ON ELECTRICAL PLANS.

i irrigation controller scale n.t.s.

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scottsdale, arizona 85257

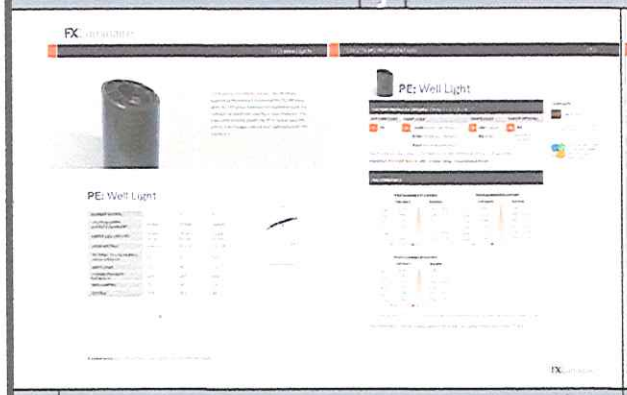
irrigation details

09.02.2014 id.1

35-DR-2014
9/4/2014

j artificial turf option - bolt 50 scale n.t.s.

k artificial turf option - bolt 80 scale n.t.s.

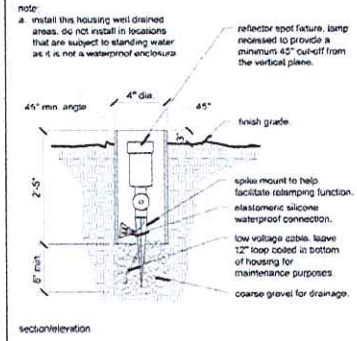


l well light scale n.t.s.

m uplight detail scale n.t.s.

n wall wash light scale n.t.s.

o lighting controller scale n.t.s.



p uplight detail scale n.t.s.

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CDS #

case #

zoning # : PUD

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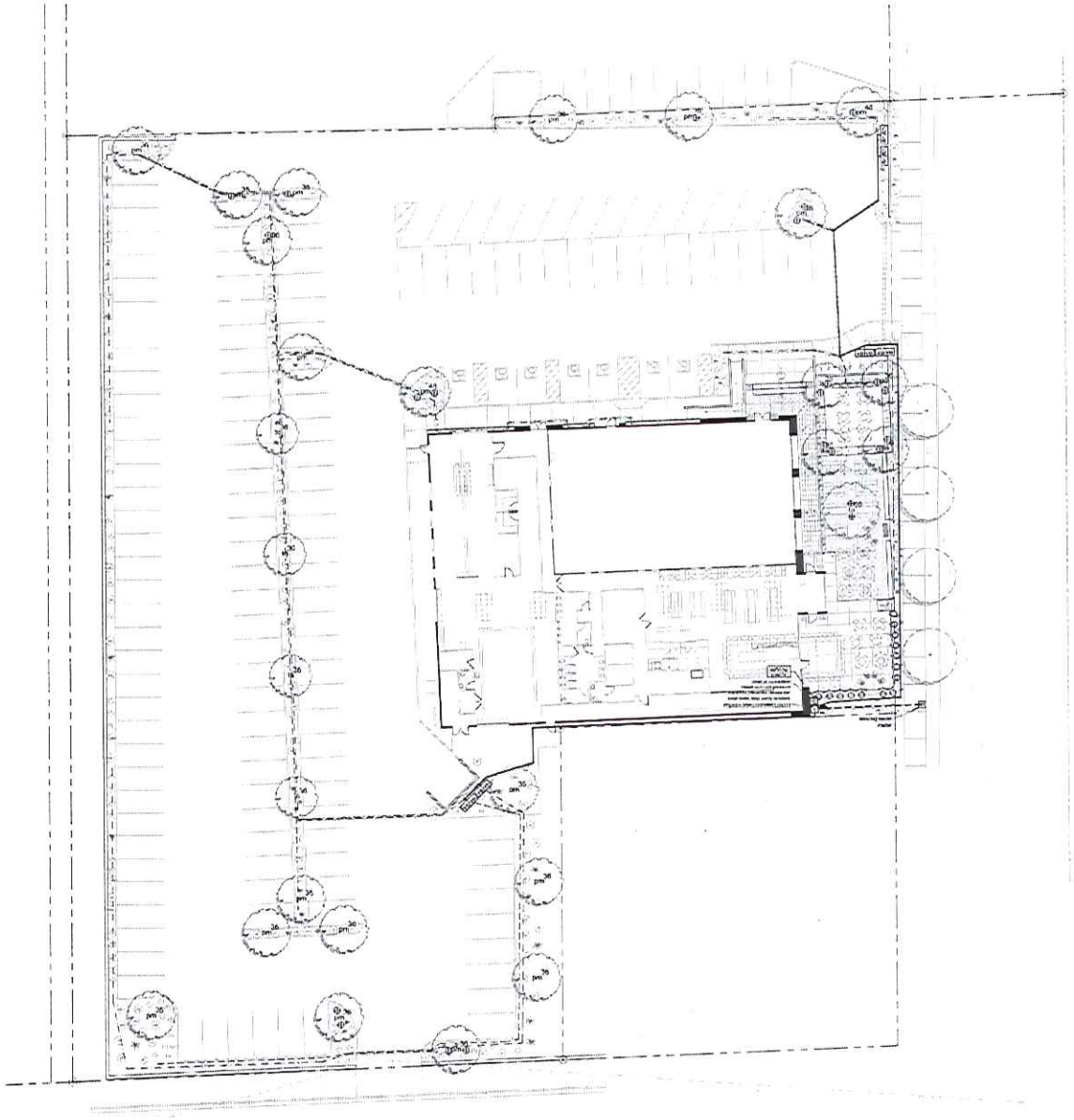
scottsdale, arizona 85257

landscape & lighting details

09.02.2014 ld.1

35-DR-2014
9/4/2014



fixture schedule

total	sym	type	fixture	manuf.	model	finish
21		up light	nuit partenaire	fx luminaire	np-3led	bronze
2		well light	portale enter	fx luminaire	pe-led	copper
14		wall wash light	paner baton	fx luminaire	pb-led	copper
37		grand total				

notes:
1. symbols in this legend are representative only. inspection to be performed by lighting designer at completion of installation
2. all wall-mounted equipment to be painted to match the wall to which it is mounted, and sufficiently screened by plantings where exposed to view(s).
3. electrical service general contractor to provide (2) - 30amp service per 'pod' location 36" ht. above grade. 3 signal wires to be provided to each location.
4. step lights to be provided by building contractor.

transformer schedule

total	sym	description	manuf.	model
1	lt	transformer location (wall mounted) 300 watt circuits per location. finish: gray powder coat.	fx lumineux	LX-300-PC

infrastructure legend

- m — existing water meter
- irrigation back flow prevention unit
- valve — valve buildup - general location
- t — irrigation timer
- 1" pvc mainline
- copper service line
- pvc lateral tree
- pvc lateral shrub
- 2-3" SCH 40 irrigation sleeving

note:
water feature equipment/ pumps to be hidden from view. locations shown are schematic and shall be verified for electrical/ size requirements by water feature contractor.

exp. 03.25.2016

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(OUTSIDE MARICOPA COUNTY)

vicinity map-not to scale

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1312 north scottsdale road
scottsdale, arizona 85257

lighting and irrigation plan

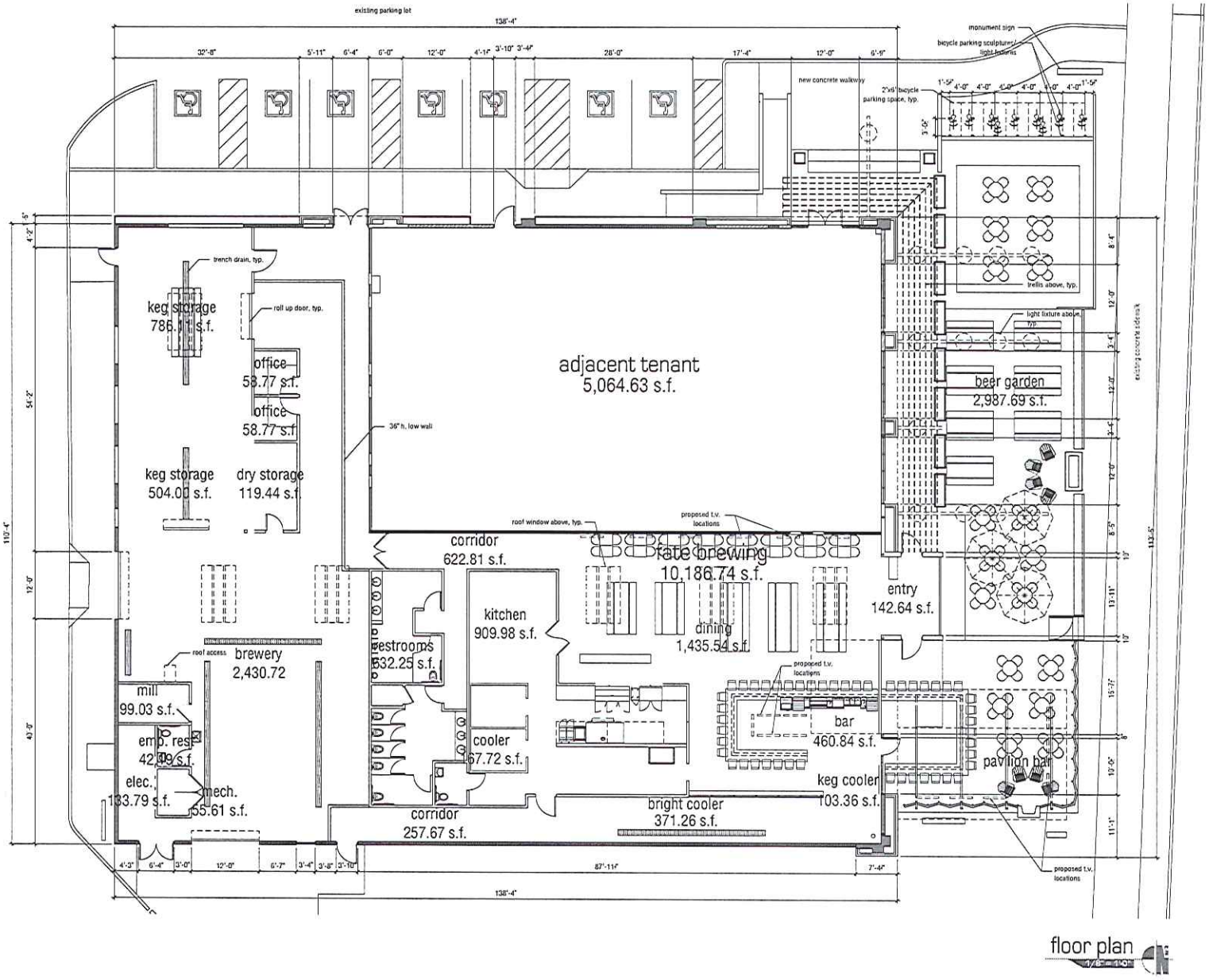
09.02.2014 li.1

COS #

case #

zoning: PUD

35-DR-2014
9/4/2014



development review application

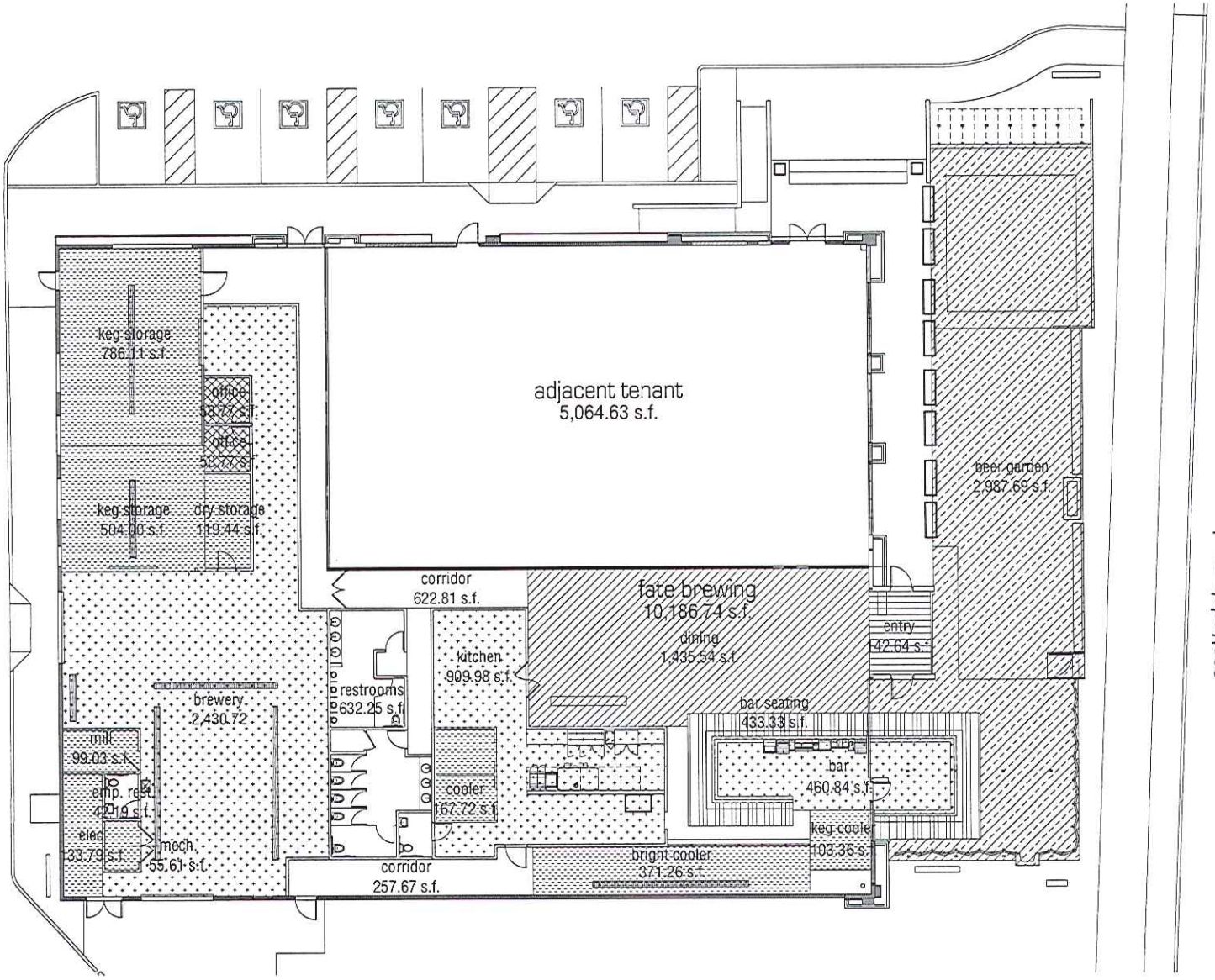
fate brewing company

alline

floor plan

pr-20

35-DR-2014
9/4/2014



floor plan worksheet

project information

existing building:	15,251.37 s.f.
proposed building total:	**15,251.37 s.f.**
existing patio:	2,327.95 s.f.
proposed additional patio:	659.74 s.f.
overall total:	**18,239.06 s.f.**

estimated project design occupancy calculations

- dining: 1,435.54 s.f. / 15 = 96 people
- entry: 142.64 s.f. / 5 = 29 people
- bar seating: 433.33 s.f. / 7 = 62 people
- kitchen: 3,801.54 s.f. / 200 = 19 people
- storage / utility: 2,340.32 s.f. / 300 = 8 people
- office: 117.54 s.f. / 100 = 1 person

total estimated indoor occupant load = 215 people

- beer garden: 2,987.69 s.f. / 15 = **199 people**

total estimated occupant load = 414 people

development review application

09.03.14 city comments

date issued: august 07, 2014 staff approval case # 301-PA-2014 1312 north scottsdale road scottsdale, az 85257

fate brewing company

alline

floor plan worksheet

pr-21

35-DR-2014
9/4/2014

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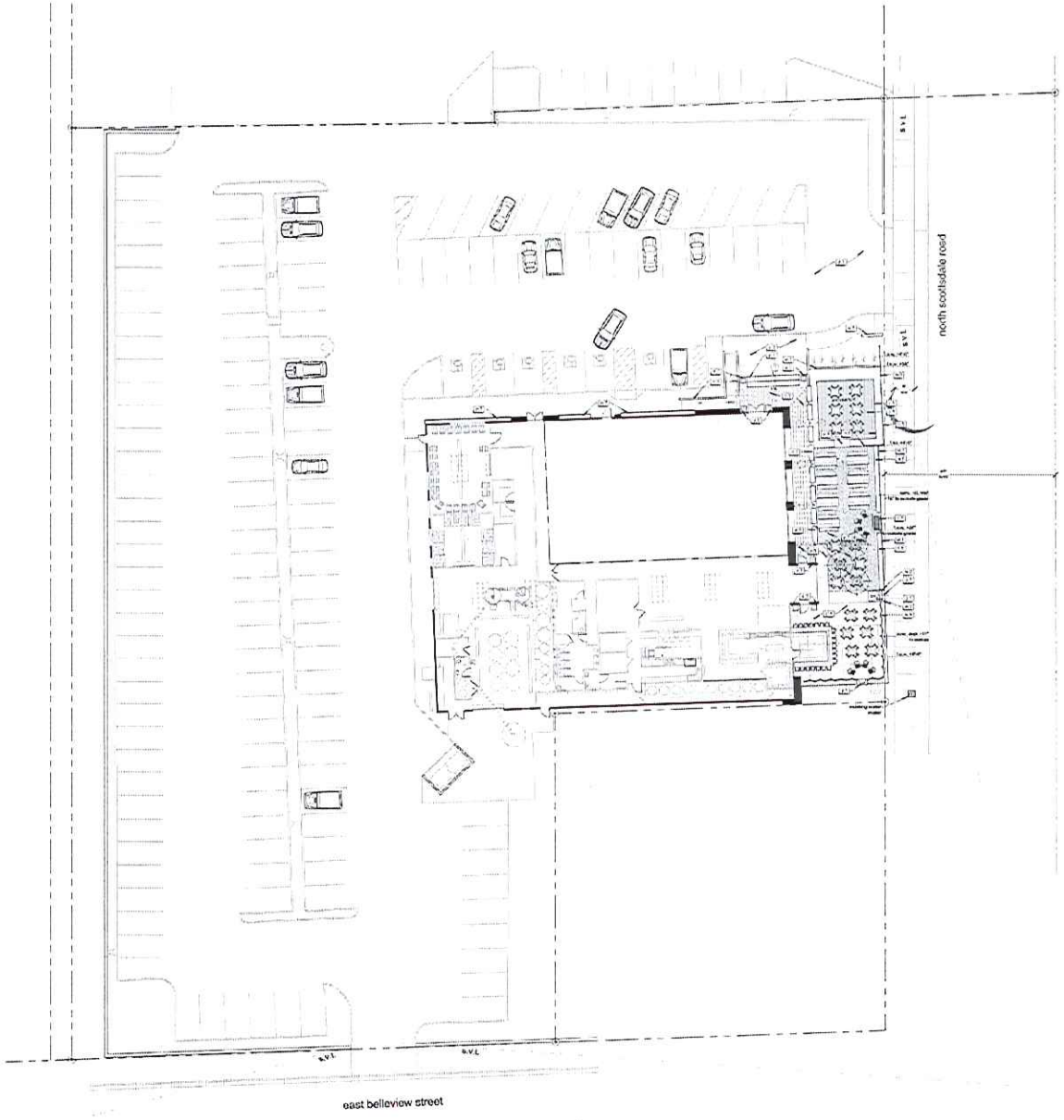

hardscape legend

key	item & description	sheet
paving / steps		
p.1	driveway paving- stamped asphalt. color: tbd	-
p.2	6' wide sidewalk and entry paving- color conc. with score joints. color and finish t.b.d.	-
p.3	entrance walkway to fate patio areas. colored conc. with score joints. color and finish t.b.d.	-
p.4	colored conc. deck with score joints. + 18" to outside finish grade. color and finish t.b.d.	-
p.5	stabilized decomposed granite blend - 3" thick, ¼" fines over compacted sub-base. extend dg under bench to retaining wall. color: madison gold, supplier: bdg	-
p.6	lawn & gravel border- mortar set, 4" x 8" brick; end to end, thin side up; butt joint. product: muddox brick color: misty grain	-
p.7	c.i.p. color concrete steps with score joints. color and finish t.b.d.	-
p.8	artificial turf with banding. manuf: t.b.d. style: t.b.d.	-
walls		
w.1	poured in place conc. retaining wall with board-formed finish. by arch.	-
w.2	iron rail fence with wood frame. by arch	-
w.3	ipe wood plank with +18" ht. conc. retaining wall below. finished ht. 4'-6". by arch	-
w.4	lapped brick wall. by arch.	-
w.5	signage wall. see arch plans.	-
w.6	ipe wood plank wall 5'-0" tall with stucco and paint to match building. by arch.	-
w.7	poured in place conc wall with board-formed finish. by arch.	-
gates		
g.1	4' wide wood slat gate. by arch.	-
amenities		
a.1	fireplace - with stovepipe chimney and board-formed conc. finish. interior brick to match lapped brick wall. by arch.	-
a.2	26" x 26" x 24" ht. custom conc. planter. color: t.b.d.	-
a.3	24" x 6' x 24" ht. custom conc. planter. color: t.b.d.	-
a.4	firepit - c.i.p. conc. structure with board-formed finish. color: t.b.d.	-
a.5	glu-lam wood bench with metal framing. by arch	-

note:all planter beds to have ½" screened madison gold granite, min. 2" deep.

CDS #:

case #:

zoning # : PUD

exp. 03.26.2016

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vicinity map-not to scale

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overall hardscape plan

09.02.2014 hp.1

0' 20' 40' 80' north

35-DR-2014
9/4/2014

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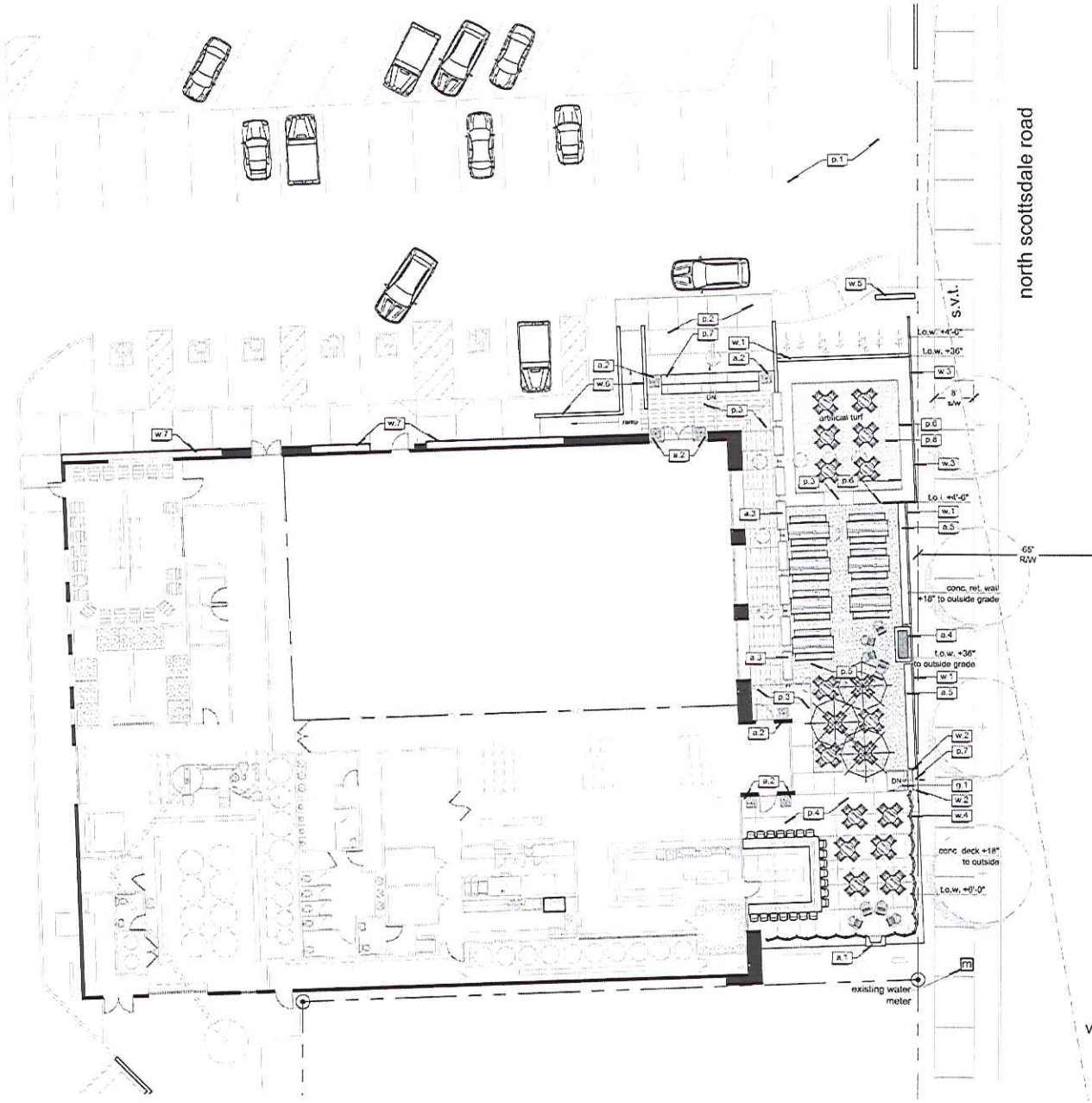

hardscape legend		
key	item & description	
paving / steps		sheet
p.1	driveway paving- stamped asphalt. color: tbd	-
p.2	6' wide sidewalk and entry paving- color conc. with score joints. color and finish t.b.d.	-
p.3	entrance walkway to fate patio areas. colored conc. with score joints. color and finish t.b.d.	-
p.4	colored conc. deck with score joints. + 18" to outside finish grade. color and finish t.b.d.	-
p.5	stabilized decomposed granite blend - 3" thick, ¼" fines over compacted sub-base extend dg under bench to retaining wall. color: madison gold. supplier: bdg	-
p.6	lawn & gravel border- mortar set, 4" x 8" brick; end to end, thin side up; butt joint. product: muddox brick color: misty grain	-
p.7	c.i.p. color concrete steps with score joints. color and finish t.b.d.	-
p.8	artificial turf with banding. manuf: t.b.d. style: t.b.d.	-
walls		
w.1	poured in place conc. retaining wall with board-formed finish. by arch.	-
w.2	iron rail fence with wood frame. by arch	-
w.3	ipe wood plank with +18" ht. conc. retaining wall below. finished ht. 4'-6". by arch	-
w.4	lapped brick wall. by arch.	-
w.5	signage wall. see arch plans	-
w.6	ipe wood plank wall 5'-0" tall with stucco and paint to match building. by arch.	-
w.7	poured in place cond wall with board-formed finish. by arch.	-
gates		
g.1	4' wide wood slat gate. by arch.	-
amenities		
a.1	fireplace - with stovepipe chimney and board-formed conc. finish. interior brick to match lapped brick wall. by arch.	-
a.2	26" x 26" x 24" ht. custom conc. planter. color: t.b.d.	-
a.3	24" x 6' x 24" ht. custom conc. planter. color: t.b.d.	-
a.4	firepit - c.i.p. conc. structure with board-formed finish. color: t.b.d.	-
a.5	glu-lam wood bench with metal framing. by arch.	-

note:all planter beds to have ½" screened madison gold granito, min. 2" deep.

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(OUTSIDE MARICOPA COUNTY)

vicinity map - not to scale

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scottsdale, arizona 85257

hardscape plan

09.02.2014 hp.2

35-DR-2014
9/4/2014