

TO: DEVELOPMENT REVIEW BOARD **DATE:** 12/8/94
FROM: PROJECT COORDINATION
SUBJECT: CASE 151-DR-94

REQUEST: Approve Site Plan & Elevations for a Retail Center
PROJECT NAME: Sonora Village
LOCATION: SWC Frank Lloyd Wright & Pima Road

DEVELOPER/OWNER: Pederson Group, Inc./Northsight Corp.
ARCHITECT/DESIGNER: Robert Kubicek Architects
ENGINEER: DNA Civic
APPLICANT/COORDINATOR: Harvey Unti/Robert Kubicek Architects

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

DISCUSSION: The proposal is for the site plan and elevations for a major new retail center, located at the southwest corner of Frank Lloyd Wright and Pima. The current proposal includes two of possibly three phases. The first phase will be the middle or southern as submitted, portion.

The site plan includes major tenant buildings in the middle and western portions of the site with pad and smaller tenant buildings on the east and north sides of the site. A grid of major driveways organizes access through the site. Another area of walkways provides for integrated pedestrian access through the site.

The landscape concept is divided into two themes; i.e., perimeter areas and interior areas. The perimeter landscaping uses mostly desert and arid materials, in part maintaining consistency with themes already established along Hayden Road and Frank Lloyd Wright Boulevard. The interior theme uses arid and semi-arid materials which reinforce the Mediterranean styling of the architecture and provide color.

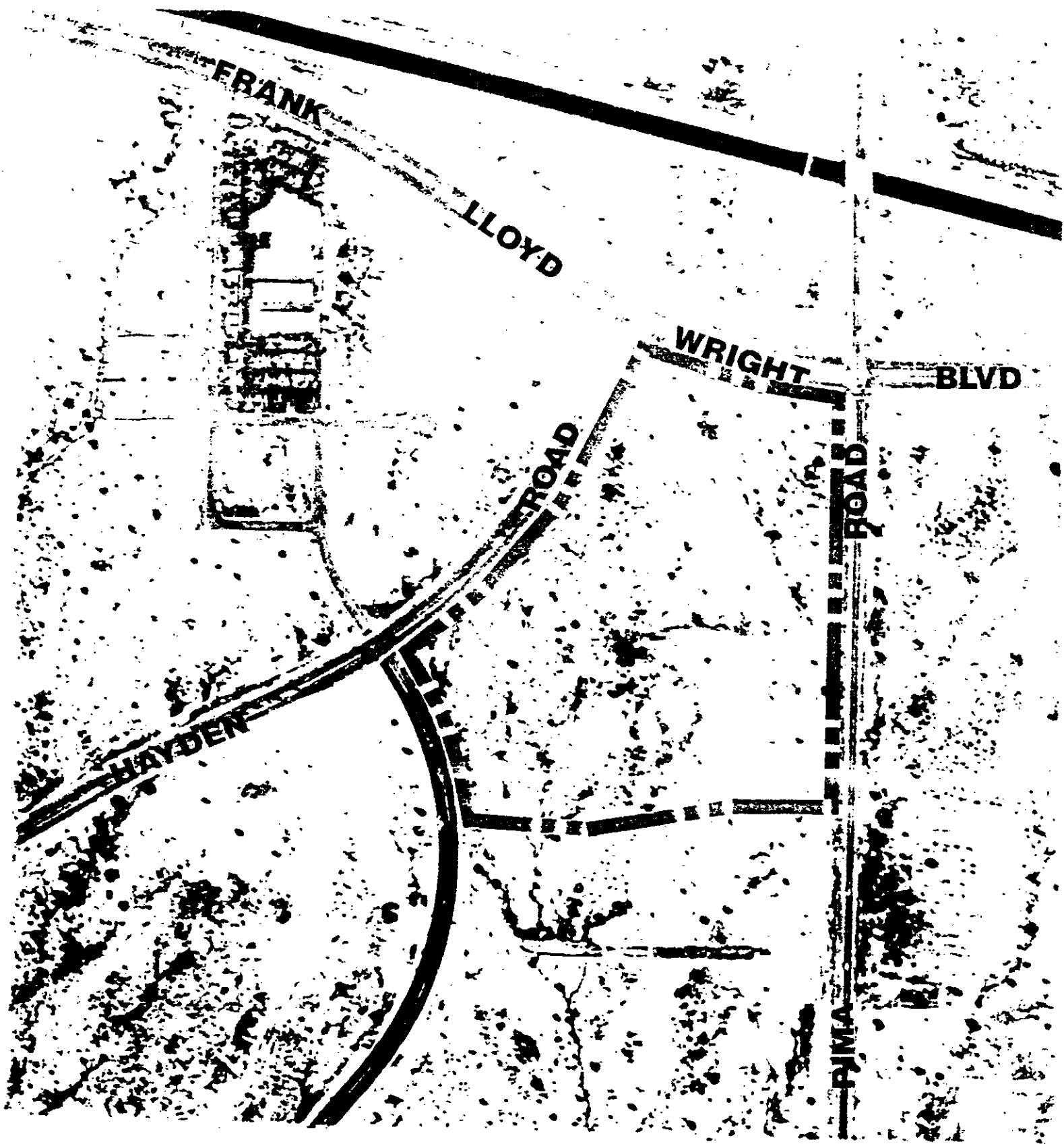
In order to achieve a design character which is unique and identifiable as compared to other major retail center in the area, the applicant has chosen an Italian/Mediterranean design theme. This theme is carried out with the use of barrel tile roofing, decorative towers, insets and entries with shallow arches, pergolas, copings, and decorative round columns. Other details include painted metal awnings, mullions and wall insets; filed insets, trellises and decorative pavements along storefronts. The design uses a palette of design elements to break the long elevations into smaller segments, which helps to reduce the visual impact of the building massing. Rear elevations are also articulated and screened with walls and landscaping.

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ATTACHMENTS: #1-Aerial
#2-Site Plan
#3-4 Landscaping Plan
#5-6 Plant List
#7-20 Elevations/Floor Plans
#21-Wall Details
#22-Paving Pattern
#23-Native Plant Survey
#24-Project Narrative
A-Stipulations
B-Ordinance Requirements

COORDINATOR: Don Hadder 994-2352
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PERIMETER LANDSCAPE MATERIAL LIST



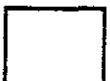
SHRUBS

Acacia redolens
Trailing Acacia
Caesalpinia mexicana
Mexican Bird Of Paradise
Dalea greggii
Trailing Indigo Bush
Encelia farinosa
Brittlebush
Justica spicigera
Mexican Honeysuckle
Justica californica
Chuparosa
Penstemon species
Penstemon
Simmondsia chinensis
Jojoba
Larrea tridentata
Creosote Bush
Leucophyllum frutescens
Texas Sage
Ruellia peninsularis
Desert Ruellia
Salvia greggii
Autumn Sage
Tecoma stans
Trumpet Bush
Vauquelinia californica
Arizona Rosewood



TREES

Phoenix dactylifera
Date Palm
Acacia smallii
Sweet Acacia
Cercidium floridum
Blue Palo Verde
Cercidium praecox
Palo Brea
Chilopsis linearis
Desert Willow
Olneya tesota
Desert Ironwood
Pithecellobium flexicaule
Texas Ebony
Prosopis chilensis
Chilean Mesquite (Thornless)



ACCENTS

Agave deserti
Desert Agave
Aloe species
Aloe
Carnegiea gigantea
Saguaro
Ferocactus species
Barrel Cactus
Dasylirion wheeleri
Desert Spoon
Fouquieria splendens
Ocotillo



GROUNDCOVERS & VINES

Baileya multiradiata
Desert Marigold
Convolvulus cneorum
Bush Morning Glory
Dalea species
Trailing Dalea
Myoporum parvifolium
Sandalwood
Baccharis 'Centennial'
Centennial Hybrid Broom
Oenothera berlandieri
Mexican Evening Primrose
Rosmarinus officinalis
Rosemary
Verbena rigida
Native Verbena

Opuntia violacea santa-rita
Purple Prickly Pear
Yucca aloifolia
Spanish Bayonet
Hesperaloe parviflora
Red Yucca
Granite Boulders
Concrete Header

Granite
Frank Lloyd Wright Boulevard - 3/8" Minus; color to match existing. Provide 2" depth.
All other areas - 3/4" Minus Madison Gold, 2" depth.

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INTERIOR DRIVES AND STORE FRONTS MATERIAL LIST



TREES

Butia capitata
 Pindo Palm
Trachycarpus fortunei
 Windmill Palm
Phoenix dactylifera
 Date Palm
Pithecellobium flexicaule
 Texas Ebony
Quercus virginiana 'Heritage'
 Heritage Live Oak
Prosopis chilensis
 Chilean Mesquite
Cercidium floridum
 Blue Palo Verde
Acacia stenophylla
 Shoestring Acacia
Acacia smallii
 Sweet Acacia
Acacia berlandieri
 Feather Acacia
Sophora secundiflora
 Texas Mountain Laurel
Carnegiea gigantea
 Saguaro



ACCENTS

Agave species
 Agave
Aloe barbadensis
 Aloe Vera
Carnegiea gigantea
 Saguaro
Hesperaloe parviflora
 Red Yucca
Dasyliion wheeleri
 Desert Spoon



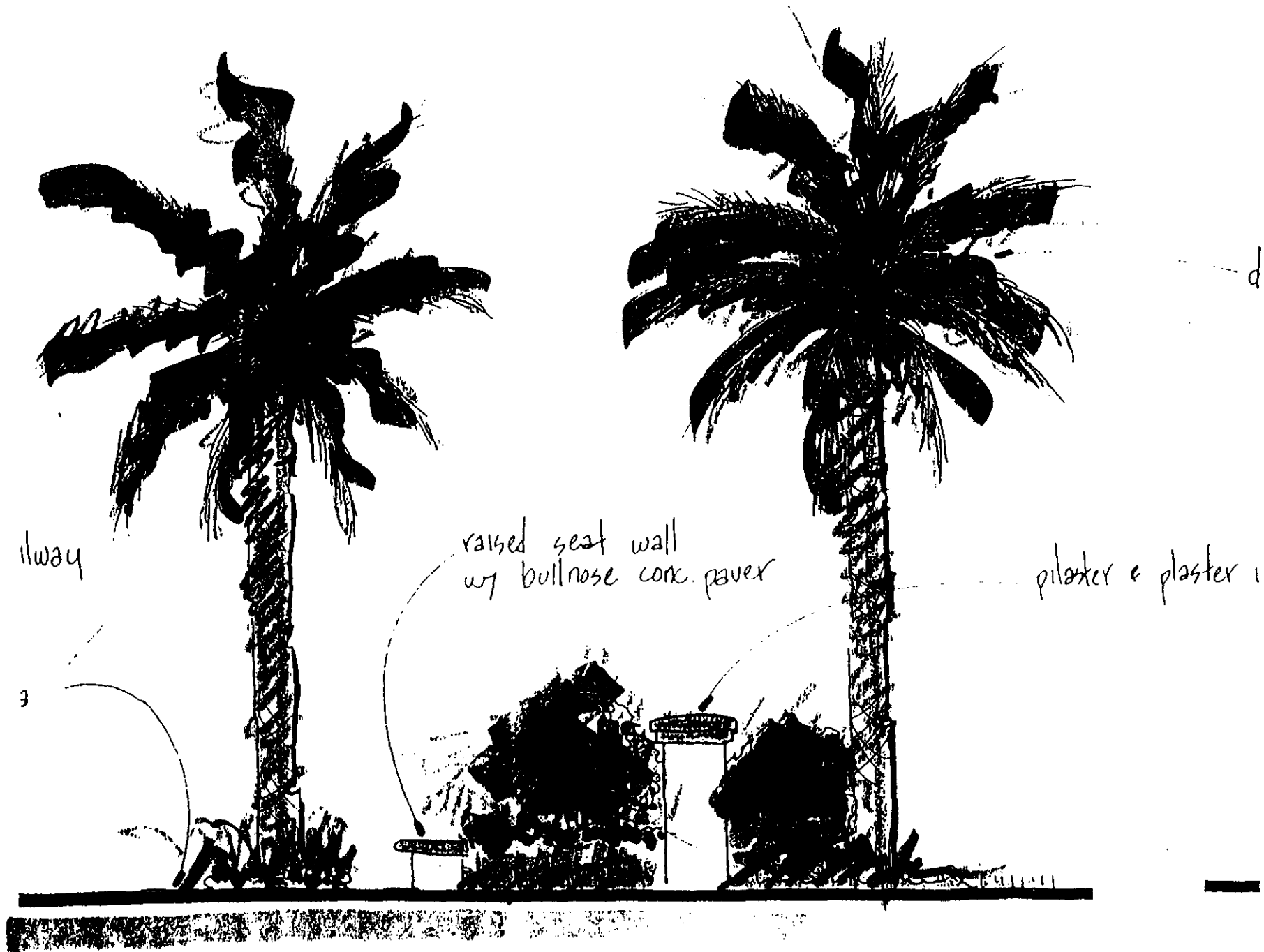
SHRUBS

Leucophyllum frutescens 'Green Cloud'
 Green Cloud Texas Sage
Dodonaea viscosa 'purpurea'
 Purple Hop Bush
Larrea tridentata
 Creosote Bush
Nerium oleander 'Petite Pink'
 Petite Pink Oleander
Acacia berlandieri
 Feather Acacia
Ruellia species
 Ruellia
Salvia greggii
 Texas Red Salvia
Rosmarinus officinalis 'prostratus'
 Dwarf Trailing Rosemary
Myrtus communis
 Dwarf Myrtle
Justica spicigera
 Mexican Honeysuckle
Cassia nemophila
 Green Cassia
Caesalpinia mexicana
 Mexican Bird Of Paradise

Trachycarpus fortunei
 Windmill Palm
Yucca aloifolia
 Spanish Bayonet
Opuntia violacea santa-rita
 Purple Prickly Pear
 Boulders
 Annuals
 Granite- 3/4" Minus
 Madison Gold - 2" Depth

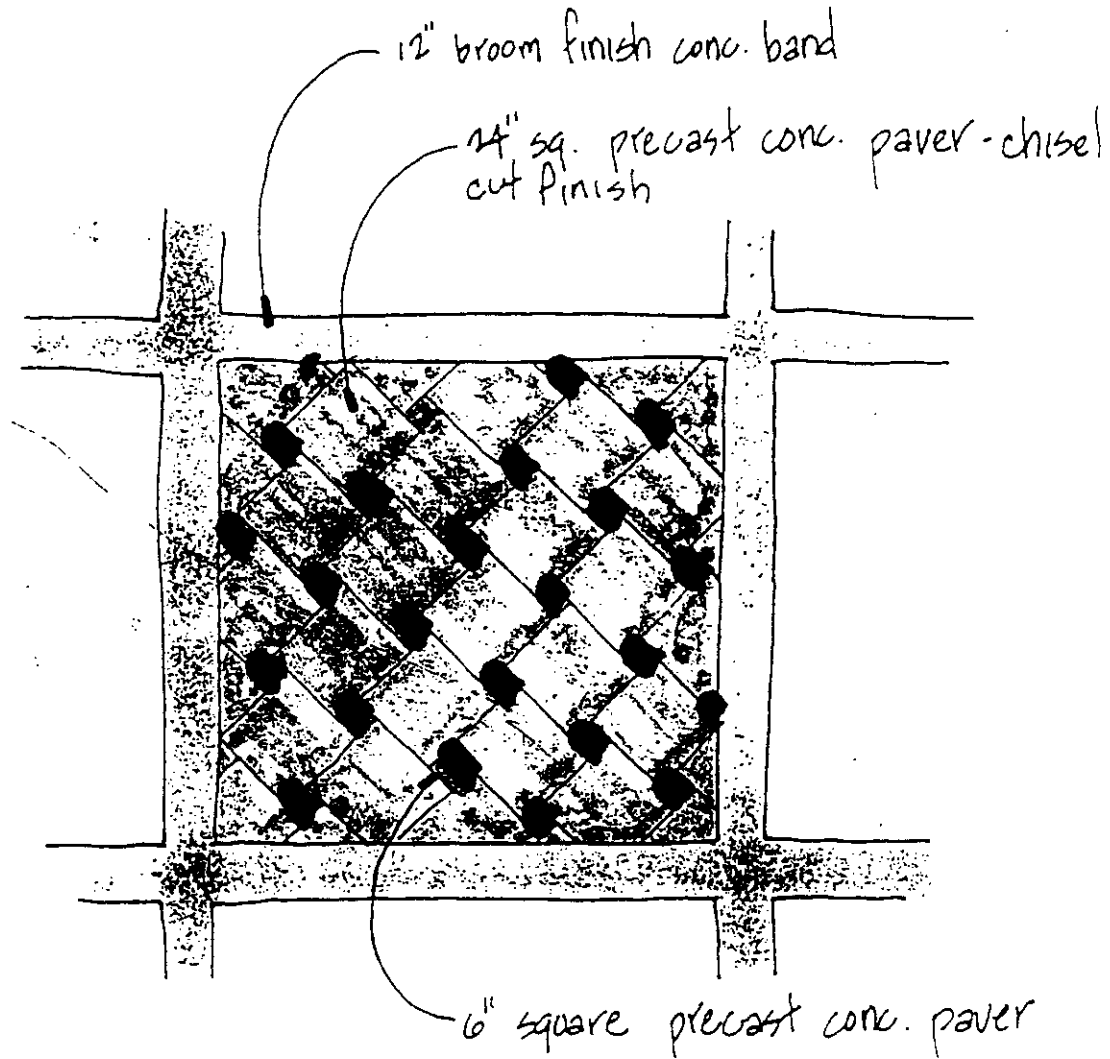
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ATTACHMENT #6



SECTION

151-DR-94



PAVING PATTERN ENLARGEMENT

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City of Scottsdale PROJECT NARRATIVE



<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other
<input type="checkbox"/> Use Permit	
<input checked="" type="checkbox"/> Development Review	
<input type="checkbox"/> Master Sign Programs	
<input type="checkbox"/> Variance	

Case # 151 DR 94, 531 -PA- 94
 Project Name SENOA VILLAGE
 Location SWC PIMA & F.L. WRIGHT
 Applicant HARVEY UNTI
ROBERT KUBICEK ARCHITECTS

SITE DETAILS

Proposed/Existing Zoning: C-3
 Use: RETAIL
 Parcel Size: 34 ACRES
☒ Gross Floor Area ☐ Total Units: 314,013 SF
☒ Floor Area Ratio ☐ Density: 0.21

Parking Required: 2046
 Parking Provided: 2046
 # Of Buildings: 12
 Height: 32'
 Setbacks: N- 25' S- 25'
 E- 25' W- 25'

In the following space, please describe the project or the request

The project is a 34 acre Retail Shopping Center located on the Southwest corner of Pima Road and Frank Lloyd Wright Boulevard. It consists of two phases, the first phase being 180,000 square feet of Retail Shops and a 40,000 square feet Movie Theater. Phase II consists of 94,000 square feet of Retail Shops.

In Phase I, the retail consists of a grocery store, small tenant shops and pad users including a sit down restaurant, fast food and personal services.

The center is designed in a mediterranean style and landscaped with desert orientated landscaping and ground cover.

Attention has been paid to shaded pedestrian ways throughout the center and throughout the parking lot areas, providing access to both the majors and the outlying pad buildings.

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ATTACHMENT #24

(If an additional page(s) is necessary, please attach.)

CD03251 (2/94)

STIPULATIONS

BUILDING ELEVATIONS AND SITE PLANS APPROVED BY THE DEVELOPMENT REVIEW BOARD MUST BE BUILT PER THE APPROVED PLANS WITH THE MODIFICATIONS PER THE FOLLOWING STIPULATIONS TO OBTAIN BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.

SITE AND BUILDING DESIGN:

1. At the time of final plan submittal, the applicant shall provide a detailed parking calculation sheet in order to illustrate the individual requirements for the pad, shop, and major anchor uses. The data sheet shall be submitted to Project Review staff for approval.
2. At the time of final plan submittal, the applicant shall submit a detailed open space worksheet to demonstrate that open space requirements are met. Any major revisions to the site plan in order to accommodate the additional open spaces shall return to Project Coordination for review and approval.
3. Refuse enclosure shall be screened by material compatible with the building materials. Colors and texture to match the building, both sides.
4. No exterior vending or display shall be allowed.
5. Flagpoles, if provided, shall be one piece conical tapered.
6. Provide warranty as to color fastness of concrete roof tile.
7. Provide certification of flame spread/retardance for awnings, if they are not metal.
8. No exterior public address or speaker system shall be allowed.

PEDESTRIAN CIRCULATION:

1. As per Exhibit A, attached, the applicant shall revise the proposed pedestrian circulation system. A revised plan shall be submitted to Project Review at the time of final plans submittal.

BUILDING ELEVATIONS:

1. All roof top mechanical shall be completely screened by parapet walls or within roof structure.
2. All ground mounted mechanical shall be completely screened by screen walls with color and texture to match the building.

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ROOF DRAINAGE:

1. Provide interior roof drainage system (overflow scuppers are permitted).
2. If provided indicate location and design of scuppers, and integrate with the architectural design.

ON-SITE LIGHTING:

1. Provide plans indicating all exterior on-site lighting and lighting fixtures (re: diffusing, standards, glare, height, etc.) at the time of final plans submittal.
2. All pole mounted lighting shall be a maximum of 20 feet in height within 200 feet of the site perimeter and 30 feet maximum elsewhere.

SIGNS:

1. Provide note on final documents: Signs require separate approvals and permits.
2. A Master Sign Program shall be approved by the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.

BICYCLE/EQUESTRIAN:

1. Bike path(s) location shall be approved by Project Review, and are to be shown on the engineering paving, grading, and drainage plans.
2. Provisions for bicycle parking shall be implemented by installing bike racks in major areas along the bike path location and adjacent to Pads A-G, Shops A-D, and the major anchors.
3. Trails and paths shall be consistent with Section 3.4 and 7.3 of the Design Standards and Policies Manual for the City of Scottsdale.

WALL DESIGN:

1. All screen walls shall be 6 or 8 inch masonry block and shall match building texture and color, both sides.
2. No chain link fencing shall be allowed.
3. Dooley wall fencing shall not be allowed.

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LANDSCAPING:

1. Major landscape palette shall follow the existing the Frank Lloyd Wright Boulevard design guidelines.

2. Trees shall be provided at a rate of one tree (15 gallon minimum) per 400 square feet of required open space (640 trees minimum) of which 50% shall be mature as defined in Article III of the Zoning Ordinance or larger.
3. Provide low water consumptive plant materials.
4. Incorporate existing vegetation into the landscape design.
5. At the time of final plans submittal, the applicant shall identify the location of backflow preventors, and what type of screening shall be provided.
6. Areas in decomposed granite without plant materials/groundcovers shall not exceed dimensions of more than 7 feet in any one direction, measured between plant canopies or coverage and/or plant coverage.
7. Upon removal of the salvageable native plants the salvage contractor shall submit a list identifying the tag numbers of the plants surviving salvage operations to the City's Landscape Inspector prior to issuance of the Certificate of Occupancy.
8. Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the sight distance triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 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.
9. Retention/detention basin depth shall be measured to top of existing grade. Maximum 3 feet depth allowed. Greater depths shall require Project Review staff approval.
10. Maximum 10:1 width to depth ratio with a 4:1 maximum slope for retention/detention basins. Depth ratios and slopes greater than this shall require Project Review staff approval prior to final plan approval.
11. Only 50% of front open space can be used for retention/detention basin.
12. Provide 8% slope away from walk or curb for 5' 0" along all streets.
13. Setback all spray and stream type irrigation heads 4'-0" from back of curb or sidewalk to reduce overspray, or provide design alternatives to achieve similar results to be approved by Project Review staff.
14. All right-of-ways adjacent to this property shall be landscaped and maintained by the property owner.

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TRAFFIC STIPULATION REQUIREMENTS
CIRCULATION AND REFUSE

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

1. All site entrances shall be in general conformance with city of Scottsdale Type CH driveways. Entrances with raised medians shall have minimum widths of 16 feet per ingress and egress.
2. The applicant shall be responsible for all construction costs associated with the proposed median opening on Hayden Road, including the cost to relocate or replace all existing landscaping. This median opening shall be located a minimum distance of 660 feet south of Frank Lloyd Wright Boulevard.
3. Pima Road access considerations:
 - a. The first driveway south of Frank Lloyd Wright Boulevard shall be restricted to right-in, right-out access only.
 - b. The second driveway south of Frank Lloyd Wright Boulevard shall align with the existing driveway to the east; left turns out of this driveway onto Pima Road shall not be allowed.
 - c. The third driveway south of Frank Lloyd Wright Boulevard shall be eliminated.
 - d. The applicant shall be responsible for all improvements required to accommodate full access at the southern driveway. The proposed traffic signal shall be allowed only be approval of the Transportation Commission and the Transportation Department.
 - e. Deceleration lanes shall be required at all site entrances.
4. A right turn deceleration lane shall be required at the site driveway on Frank Lloyd Wright Boulevard. The design of this lane shall be incorporated into the existing bus bay and shall be approved by the Transportation Department.
5. The following improvements and/or requirements shall be as determined by the approved traffic study for the proposed development:
 - a. Storage lengths at site driveways.
 - b. Additional auxiliary lanes.
 - c. Additional modifications to the existing roadway system, including the modifications to Pima Road to provide left turn storage at the southern driveway.

INTERNAL CIRCULATION:

1. Maintain a minimum 24 foot aisle width in parking areas.
2. The major parking aisles, i.e., those aligning with the site driveways, shall be 30 feet in width.

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3. Any drive-thru facilities shall provide a minimum queuing length of 120 feet per service window or station.

OTHER:

1. An 8 foot wide sidewalks shall be provided on Frank Lloyd Wright Boulevard along the site frontage.
2. The sidewalk proposed along Pima Road shall be eliminated.
3. Bicycle parking shall be provided at a rate of one bike for every 20 vehicular parking spaces.
4. The sidewalk shall extend into the site along at least one side of all site entrances on Northsight Boulevard, Hayden Road and Frank Lloyd Wright Boulevard.

TRAFFIC SIGNAL:

1. The applicant shall be responsible for 25 percent of the design and construction costs of a traffic signal for the intersection of Hayden Road and Northsight Boulevard.
2. The applicant shall be responsible for 100 percent of the design and construction costs of any required modifications to the existing traffic signals at the intersections of Pima Road and Frank Lloyd Wright Boulevard and Hayden Road and Frank Lloyd Wright Boulevard.
3. The applicant shall be responsible for 100 percent of the design and construction costs of the proposed signal at the southern site driveway and Pima Road. This signal shall be installed only if approved and warranted by the Transportation Department.

STRIPING AND SIGNAGE PLAN:

1. A detailed striping and signage plan is required to be submitted with final plans, it shall include the following:
 - a. All existing improvements and striping within 300 feet of limits of construction.
 - b. All signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.
2. All on-site parking lot striping shall be shown with the paving plans.

SIGHT DISTANCE:

1. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
2. Sight distance easements shall be dedicated oversight distance triangles.

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3. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Procedures, published January 1994.

REFUSE COLLECTION:

A REFUSE COLLECTION PLAN SHALL BE INCLUDED WITH FINAL PLAN SUBMITTAL THAT IDENTIFIES THE LOCATION OF ALL REQUIRED REFUSE ENCLOSURES.

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (detail available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Refuse enclosures are required as follows:

- Commercial Building Space: One for 0 to 20,000 s.f.
Two for 20,001 to 40,000 s.f.
Three for 40,001 to 60,000 s.f., etc.

For larger sites, an additional enclosure shall be required for each building space increase up to 20,000 s.f., as shown above.

- Restaurants: One per restaurant

4. Enclosures must:
 - Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of $L = 40$ feet.
 - Be positioned to facilitate collection without "backtracking."
 - Be easily accessible by a simple route.
 - Not require backing more than 35 feet.
 - Not be located on dead-end parking aisles.
5. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
6. Underground vault-type containers are not allowed.

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DRAINAGE AND FLOOD CONTROL STIPULATIONSSTORMWATER STORAGE BASINS:

1. Prior to final plan approval, a revised drainage report must be submitted which calculates the required stormwater storage volume using the 100-year, 2-hour storm of 2.82 inches. The report shall comply with the requirements of Chapter 2 of the Design Standards and Policy Manual, and
 - a. if less than full storage is provided, an approved Request for Stormwater Storage Waiver Review form is required,
 - b. a complete description of project phasing,
 - c. a complete description of stormwater management facilities to be built in each phase; identify parties responsible for construction of all items.
2. Up to 50% percent of required storm water storage maybe provided in parking areas when the following conditions are met:
 - a. Storage system shall be designed to store first 30% of required runoff volume off paved areas (to avoid ponding of nuisance water on pavement).
 - b. Parking lot storage areas shall be designed so as to minimize interference with pedestrian traffic.
 - c. Design depth shall not, in general, exceed 6 inches.
3. Basin side slopes shall not exceed 4:1, and the basin depth shall not exceed 3 feet.
4. Storm water storage basin bleed-off rates shall be set so that the maximum release rate is that which is the minimum required to drain the basin at or near 36-hours.

OFF-SITE RUNOFF:

1. All developments shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
2. The drainage report shall address any offsite flows which will affect the site, grading drainage and finished floor elevation.

GRADING & DRAINAGE PLAN REQUIREMENTS:

1. EPA requires that all construction activities that disturb five or more acres obtain coverage under the NPDES General Permit for Construction Activities. Completion of a Notice of Intent (NOI) and preparation of a Storm Water Pollution Prevention Plan (SWPPP) are required by EPA. A copy of the NOI must accompany final plan submittal to the city before final plans are approved. Contact the EPA's Storm Water Hotline at (703) 821-4823. NOI

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forms are available in the One Stop Shop, 7447 East Indian School Road, Suite 100.

2. The U.S. Army Corp of Engineers may require a Section 404 Permit for discharges of dredged or fill materials to washes under their jurisdiction. Contact the Corps' Phoenix Regulatory Office for a jurisdictional determination and further information. Written communication with the State Historic Preservation Officer (SHPO) may be required as part of the 404 Permit process as well as state water quality certification from Arizona Department of Environmental Quality. The city requires that prior to issuance of any permits, applicants shall submit evidence that applicable state and federal permits have been obtained.
3. Prior to the start of grading on sites 1/10 acre or larger, a Dust Control Permit (earth moving equipment permit) must be obtained from Maricopa County Division of Air Pollution Control. Call the county (507-6727) for fees and application information.

WATER AND WASTEWATER STIPULATIONS

WATER & WASTEWATER:

1. Water and wastewater master plans shall be submitted along with final plans. Their approval is required prior to approval of final plans. The plans shall identify project phasing, and describe items to be constructed during each phase, and identify parties responsible for all construction.

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SONORA VILLAGE**FIRE ORDINANCE REQUIREMENTS
(INCORPORATE ON BUILDING PLANS)****SWC - Frank Lloyd Wright & Pima Rd.**

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE AND MUST BE ON ALL PLANS.
- ☒ 2. PROVIDE AN ALL WEATHER ACCESS ROAD (MINIMUM 20 FEET WIDE) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 3. FIRE LANES AND EMERGENCY ACCESS SHALL BE PROVIDED AND MARKED IN COMPLIANCE WITH CITY ORDINANCE AND UFC AT THE FOLLOWING LOCATIONS: SEE SHEET 5-1
- ☒ 4. THE FOLLOWING NUMBER OF FIRE HYDRANTS ARE REQUIRED 6 DEVELOPER SHALL HAVE REQUIRED HYDRANTS INSTALLED AND OPERABLE PRIOR TO THE FOOTING INSPECTION. REFLECTIVE FIRE HYDRANT STREET MARKERS SHALL BE INSTALLED WITH PAVEMENT. DEVELOPER TO PROVIDE WAIVER OF FIRE DEPARTMENT RESPONSIBILITY OR COPY(S) OF CURRENT CITY APPROVED CIVIL WATER PLANS TO FIRE SPRINKLER SUB-CONTRACTOR(S) (FOR LOCATING NEW AND/OR EXISTING HYDRANTS, WATER MAIN SUPPLY, BUILDING SITE ORIENTATION, ETC.) SPACED MAX. 700' O.C. W/1,500 G.P.M.
- ☐ 5. IT IS THE DEVELOPER'S RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT AND AMERICANS WITH DISABILITIES ACT AND TO INCORPORATE SAME INTO THEIR BUILDING PLANS (PER CITY OF SCOTTSDALE POLICY 91-3), ie: FIRE NOTIFICATION WITHIN HANDICAPPED DWELLING UNITS, AUDIO-VISUAL NOTIFICATION IN COMMERCIAL BUILDINGS, ETC.
- ** ☒ 6. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____.
- ** ☒ 7. EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH THE CITY ORDINANCE AND UFC. SEE SHEET(S) _____.
- ☒ 8. PROVIDE KNOX EMERGENCY ACCESS:
☒ A. KNOX BOX ☐ B. PADLOCK ☐ C. ELECTRONIC KEYWAY OVERRIDE
- * ☒ 9. SUBMIT PLANS AND SPECIFICATION BOOKLETS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM(S) FOR ALL COOKING APPLIANCES, HOOD PLENUMS AND EXHAUST DUCTS.
- ☐ 10. SUBMIT M.S.D.S. SHEETS AND AGGREGATE QUANTITIES FOR ALL HAZARDOUS MATERIALS, INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. FOR ANALYSIS, STORAGE SEPARATION AND 704 EMERGENCY PLACARDING. A COMPLETED APPLICATION FOR HAZARDOUS MATERIALS PERMIT SHALL BE PROVIDED WITH BUILDING PLANS (SEE UBC & UFC = HMIS).
- * ☒ 11. SUBMIT PLANS FOR A Class "B" wired TYPE/CLASS FIRE ALARM SYSTEM CONSISTING OF AUDIO-VISUAL DEVICES, ACTIVATED BY THE SPRINKLER SYSTEM'S FLOW SWITCHES, ZONED THROUGH A FIRE ALARM PANEL, AND TRANSMITTED OFF SITE TO A 24-HOUR MONITORING FACILITY. SEE SHEET(S) _____.
- * 3 SETS OF COMPLETE DRAWINGS SUBMITTED BY INSTALLING CONTRACTOR, AFTER BUILDING PLAN REVIEW, PRIOR TO INSTALLATION.
- ** PRIOR TO C OF O - LOCATIONS SUBJECT TO INSPECTION, CALL 860-1225 FOR COURTESY PRE-INSPECTION.

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- ☐ 12. WATER SUPPLY DATA: STATIC _____, RESIDUAL _____, GPM _____, LOCATION _____, BY _____.
- ☐ 13. WET STANDPIPES REQUIRED IF FLOOR AREA EXCEEDS 10,000 SQ. FT. MAY BE PART OF SPRINKLER SYSTEM AND SHALL COMPLY WITH NFPA 14 AND CITY ORDINANCE.
- ☒ 14. SPRINKLER AND STANDPIPE SYSTEM SHALL BE PRESSURE TESTED, FLUSHED AND A LETTER SENT TO THE FIRE DEPARTMENT CONFIRMING COMPLIANCE WITH NFPA 13 AND 14.
- ☒ 15. THREADS ON SPRINKLER AND STANDPIPE CONNECTIONS TO BE NATIONAL STANDARD.
- ☒ 16. ALL SPRINKLER SYSTEMS ARE REQUIRED TO HAVE A DATA NAME PLATE POSTED AND MAINTAINED AT EACH RISER.
- ☐ 17. BACKFLOW PREVENTION MAY BE REQUIRED BY CITY ORDINANCE. BACKFLOW DEVICES FOR FIRE LINES SHALL BE PART OF THE CIVIL WATER, SPRINKLER AND/OR PLUMBING SITE PLANS (INCLUDING DOMESTIC CALCULATIONS) AS APPLICABLE.
- ☒ 18. SIAMESE CONNECTIONS FOR SPRINKLERS OR STANDPIPES WILL BE LOCATED AT AN APPROVED DISTANCE FROM A FIRE HYDRANT LOCATED (SEE STANDARDS):
- | | |
|---|--|
| <input checked="" type="checkbox"/> A. 4' BACK OF CURB | <input checked="" type="checkbox"/> D. CALCULATE SIZE <u>2 1/2" x 2 1/2" x 4"</u> MIN. |
| <input checked="" type="checkbox"/> B. WALL-MOUNTED | <input type="checkbox"/> E. MAY BE PART OF BACKFLOW ASSEMBLY |
| <input checked="" type="checkbox"/> C. INDEPENDENT WET LINE | <input type="checkbox"/> F. _____ |
- * ☒ 19. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA AND CITY ORDINANCE CRITERIA. SYSTEMS WITH 100 OR MORE HEADS ARE TO HAVE OFF-SITE CONSTANT SUPERVISION. SUBMIT DRAWINGS, REVIEWED BY MINIMUM LEVEL III NICET ET, CALCULATED (PER AREA):
- ☐ A. MODIFIED 13-D SYSTEM WITH FAST RESPONSE SPRINKLER HEADS.
- ☐ B. MODIFIED 13-R SYSTEM WITH FAST RESPONSE SPRINKLER HEADS (CALCULATE FOUR REMOTE HEADS).
- ☐ C. MODIFIED 13-R SYSTEM WITH FAST RESPONSE SPRINKLER HEADS IN DWELLING UNITS PLUS ATTIC (CALCULATE FOUR REMOTE HEADS/500 SQ. FT. MINIMUM IN ATTIC) WITH EXTERIOR AUDIO-VISUAL NOTIFICATION (SEE NO. 5).
- ☐ D. MODIFIED LIGHT HAZARD COMMERCIAL SYSTEM WITH QUICK RESPONSE HEADS.
- *** ☒ E. NFPA COMMERCIAL SYSTEM, ☐ INSURER _____ ☐ OTHER _____

*** DEPENDENT ON BUILDING PLAN SUBMITTAL FOR PERMIT, ie: OCCUPANCY, COMMODITY, ETC.

THE DEVELOPMENT REVIEW BOARD

Some Things You Should Know About the Development Review Board:

- * Review of development proposal by the Development Review Board is the first step toward obtaining a building permit.
- * Development Review Board approval expires ONE YEAR from the date of approval if a building permit has not been issued - unless a different expiration date is made a condition of the approval.

ORDINANCE REQUIREMENTS

Some Things You Should Know About Ordinance Requirements:

- * Some of the Ordinance requirements that may be relevant to your project are included in the following pages as helpful information.
- * There maybe some Ordinance requirements which apply to your project that are not included here.
- * City staff and the Development Review Board do not have the authority to "waive" Ordinance requirements.
- * Any appeals must be made in writing to the CITY CLERK'S OFFICE.

STIPULATIONS

Stipulations are staff recommendations which, after ratification by the Development Review Board, become development requirements.

ENGINEERING ORDINANCE REQUIREMENTS

ALL STIPULATIONS FROM THE ASSOCIATED REZONING OR USE PERMIT CASES CONTINUE TO APPLY.

DRAINAGE AND FLOOD CONTROL:

1. Storm water storage is required on-site for all site runoff generated by a 2-hour, 100-year frequency design storm (2.82 inches).
2. Off-site runoff shall enter and exit the site as it did historically.
3. Stormwater storage basins should be designed to meter flow to historic outfall point. Where no outfall exists (or metering is not possible), other methods of discharge may be considered.
4. Storage basins must drain completely within 36-hours.
5. Storm water storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
6. Watercourse crossings for roads shall be designed to provide for 100- year access to the site by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will be no greater than 1 foot.
7. Approval from ARMY CORPS OF ENGINEERS for a SECTION 404 PERMIT is required where proposed construction is adjacent to or with jurisdictional washes. Please contact the Phoenix Regulatory Office to arrange for a jurisdictional determination.
8. Dedications/Easements:
 - a. All drainage channels with a capacity of 25 cfs or greater shall be dedicated to the public, with maintenance the responsibility of the owner.

REFUSE REQUIREMENTS:

1. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
2. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 391-5600.

STREET LIGHTS:

1. Public streetlights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. No building permits may be issued until all street light arrangements (including fee requirements) have been made.

PARKING LOTS:

1. Parking areas shall be improved with a minimum of 2 inches of asphalt over 4 inches of aggregate base.

ENGINEERING WATER & SEWER ORDINANCE REQUIREMENTS

WATER DEVELOPMENT ORDINANCE (#1318 AND #1409)

1. The water system for this project shall meet required health standards and be insufficient volume and pressure for domestic use and fire protection. City of Scottsdale is responsible for supplying the water to this project.
2. Applicable water meter fees shall be paid prior to the issuance of any building permit.
3. The developer shall pay a Development Fee for city water supply in accordance with city Ordinance. This fee shall be paid at the time, and as a condition of the issuance of a building permit, or if the development does not require a building permit, prior to connection to the city water system. The Fee Schedule is included in these Ordinance requirements.

SEWER DEVELOPMENT ORDINANCE (#1318)

1. Structures in this development shall be connected to the city sanitary sewer system. A connection fee shall be required by Ordinance. This fee shall be paid at the time, and as a condition of issuance of a building permit, or if the development does not require a building permit, prior to connection to the city sewer system. The Fee Schedule is included in these Ordinance requirements.
2. Oil and grease interceptors shall be provided at service and bodyshop connections to the sanitary sewer. Oil interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

WATER AND SEWER DEVELOPMENT FEES
EFFECTIVE 9/21/94

Meter Size	Meter Only	Meter and Service	Water Development Fees Commercial Only	Sewer Development Fees Commercial Only
3/4"	\$ 95	\$ 465	\$ 1,290	\$ 1,685
1"	\$ 140	\$ 540	\$ 1,930	\$ 2,520
1-1/2"	\$ 255	\$ 815	\$ 3,870	\$ 5,035
2"	\$ 320	\$ 1,010	\$ 6,185	\$ 8,035
3"	\$ 1,700	N/A	\$ 11,580	\$ 15,090
4"	\$ 2,700	N/A	\$ 19,340	\$ 24,145
6"	\$ 4,950	N/A	\$ 38,670	\$ 50,270
8" over 8"	\$ 7,100	N/A	\$ 61,685	\$ 80,385

1-1/2" SERVICE (FIRELINE) \$600.00

2" SERVICE (FIRELINE) \$700.00

** The charges for installing water connections, water meters, and water boxes in areas outside the city limits shall be at a rate equal to one-hundred twenty-five (125%) percent of the charges specified above

CURRENT

WATER DEVELOPMENT FOR SFR/MULTI-FAMILY	-	\$ 780	REUSE CONTAINERS	\$ 86.10
SEWER DEVELOPMENT FOR SINGLE FAMILY	-	\$1,005		
SEWER DEVELOPMENT FEE FOR MULTI-FAMILY	-	\$ 710		

HYDRANT METERS

DEPOSIT	\$600.00
INSTALLATION/REMOVAL	\$ 15.00
RELOCATION	\$ 10.00
SERVICE AVAILABILITY	\$100.40
PER MONTH	

FIRST	82,500	\$1.13/1,000
OVER	82,500	\$1.63/1,000

WATER RESOURCE FEE - EFFECTIVE 10/5/87

SFR	\$1,000/DU
MULTI-FAMILY	\$ 600/DU
ALL OTHER	\$2,000/ACRE FOOT
OF PROJECTED ANNUAL USE	

SEWER CERTIFICATE

REQUIRING TEST	\$35.00
NO TEST	\$ 5.00

MISCELLANEOUS SERVICES & CHARGES

- | | | |
|----|---|----------|
| 1. | MOVE SERVICE & METER OR METER ONLY | \$250.00 |
| 2. | RAISE OR LOWER SERVICE & METER TO GRADE | \$ 80.00 |
| 3. | BENCH TEST OF METER - MAL-FUNCTIONING: | \$ 0.00 |
| | - NORMAL-FUNCTIONING: | \$ 30.00 |
| 4. | WATER MAIN SHUT-DOWN - 12" OR SMALLER | \$ 45.00 |
| | - OVER 12" | \$ 90.00 |

FINAL PLANS SUBMITTAL REQUIREMENTS

1. Plans shall be submitted on the following paper sizes:
 - * Architectural Plans: 24" x 36" minimum, up to 30" x 42" maximum
 - * Landscaping Plans: 24" x 36"
 - * Civil Plans: 24" x 36"
2. Provide intent as to maintenance responsibility of all landscape provided or required (a copy of the deed restrictions, etc.). Provide note on the working drawings.
3. Provide a landscape plan of all existing trees and/or cactus for staff analysis of trees and/or cactus to remain or to be transplanted. Indicate size and specimen.
4. Provide a schedule indicating the timing on installation of all improvements required by planning.
5. Provide a site plan with the following information:
 - a. Zoning of property, and adjacent properties.
 - b. Vicinity map.
 - c. Property lines and dimensions, street names, centerline of street.
 - d. Setback of structures - front, side, rear.
 - e. Parking lot dimensions - stall width and length, driveway width, parking angle.
 - f. Location and details of refuse enclosure.
 - g. Parking calculations required/provided.
 - h. Location of handicap parking spaces (18'0" x 12'0").
 - i. All development on adjacent property within 50 feet of this project.
6. Provide building elevations with the following information:
 - a. Height of building (see Section 3.100 of the Zoning Ordinance for definition of building height) above finished floor.
 - b. Label colors of all exterior materials (matching those approved at Development Review Board).
7. Provide catalog cut sheets of all on-site lighting fixtures.
8. Provide data indicating adjacent average curb elevations (or average elevation for the crown of adjacent street if no curb exists) on Frank Lloyd Wright Boulevard, Hayden Road, Northsight Boulevard and Pima Road.

FINAL PLANS ORDINANCE REQUIREMENTS

SCREENING:

1. The height of the parapet or other screening device shall be equal to or higher than the height of the air conditioning unit or other mechanical appurtenances.
2. All equipment, utilities, appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
3. Parking lot to be screened from Hayden Road, Pima Road, Frank Lloyd Wright Boulevard and Northsight Boulevard by a 3 foot wall, berming, and/or landscaping).

CURBS:

1. Provide 6 inch vertical concrete curb between any driveways or parking areas and landscape areas.

BUILDING SETBACK:

1. A 25 foot landscape setback shall be provided along Pima Road, Hayden Road, Frank Lloyd Wright Boulevard, per Case 43-ZN-93.

BUILDING HEIGHT:

1. Building height shall comply with Case 43-ZN-93.

LANDSCAPING:

1. All plant materials in right-of-way shall be on the Department of Water Resources (DWR) low water plant list for the Phoenix Active Management Area (AMA).
2. Provide documentation required for issuance of a Native Plant Permit as required in Chapter 46 of City Code and outlined in Section 7.500 of the Zoning Ordinance. The Native Plant Permit is a separate submittal and approval. Contact Daryl Workman at 994-7938 to initiate the process.

OTHER:

1. Comply with conditions of Case No. 43-ZN-93.
2. Provide 4% of required parking as handicap parking spaces (82 minimum).

FINAL PLANS REQUIREMENTS

DETAILED INFORMATION REGARDING CONSTRUCTION PLAN PREPARATION FOR PLANS SUBMITTED TO THE CITY OF SCOTTSDALE FOR APPROVAL CAN BE FOUND IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL.

PLAN SHEET DIMENSIONS SHALL CONFORM TO THE FOLLOWING SIZES:

- * BUILDING PLANS: 30" X 42"
- * LANDSCAPING PLANS: 24" X 36" (MYLAR ORIGINALS)
- * CIVIL PLANS: 24" X 36" (MYLAR ORIGINALS)

EACH ITEM LISTED WITHIN THESE SUBMITTAL REQUIREMENTS MUST BE INCLUDED. A COPY OF THIS LIST MUST ALSO ACCOMPANY YOUR FIRST SUBMITTAL. INCOMPLETE SUBMITTALS WILL NOT BE ACCEPTED.

ALL CONSTRUCTION PLANS, REPORTS, ETC., MUST BE IN CONFORMANCE WITH THOSE APPROVED BY THE DEVELOPMENT REVIEW BOARD.

THE FOLLOWING INFORMATION MUST APPEAR ON THE COVER SHEET:

- * BOOK, MAP AND PARCEL NUMBER OF PROPERTY ON WHICH IMPROVEMENTS ARE BEING PROPOSED.
- * SITE ADDRESS.
- * PLAN CHECK NUMBER AND ALL APPLICABLE CASE NUMBERS MUST APPEAR WITHIN THE BOTTOM OR RIGHT-HAND MARGIN IN 1/2 INCH LETTERS.
- * NAME, ADDRESS AND PHONE NUMBER OF THE OWNER AND THE PARTY PREPARING THE PLANS.

FINAL PLAN SUBMITTAL REQUIREMENTS

The following items are the **BASIC MINIMUM** requirements **NECESSARY** to submit final plans for review.

BUILDING PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

DETAILED INFORMATION REGARDING MINIMUM PLAN SUBMITTAL REQUIREMENTS FOR SINGLE FAMILY DWELLINGS CAN BE OBTAINED FROM THE ONE-STOP SHOP.

- [] Building plans may be reviewed at the One-Stop Shop counter
- [xx] Building plans shall be submitted to Project Review for final plans review
- [xx] Four (4) sets of each of the following:
 - * Site Plan
 - * Project Data
 - * Elevations
 - * Floor Plans
 - * Foundation Plans
 - * Building Sections
 - * Wall Sections
 - * Architectural Details
 - * Schedules
 - * Mechanical Plans and Details
 - * Structural Plans and Details
 - * Electrical Plans and Details
- [xx] One (1) copy of the Architect's Statement of Responsibility (form attached)
- [xx] One (1) copy of structural, electrical, and water calculations (may be on drawings)
- [xx] One copy of geotechnical report accompany building plans

CIVIL PLAN SUBMITTAL REQUIREMENTS:

CIVIL PLANS AND BUILDING PLANS MUST BE SUBMITTED AT THE SAME TIME IN SEPARATE PACKAGES.

- ☒ Grading and drainage plan
- ☒ Water plans
- ☒ Sewer plans
- ☒ Paving plans (including striping & signage)
- ☐ Results of survey
- ☐ Boundary survey
- ☐ Copy of the preliminary plat
- ☐ Copy of the final plat
- ☒ Drainage report
- ☐ Striping and signage plan
- ☐ Traffic signal plans
- ☐ Geotechnical report
- ☐ Structural plans including details and calculations
- ☐ Title Report (not more than 120 days old)
- ☐ Engineer's cost estimate for in-lieu payments

PLANNING PLAN SUBMITTAL REQUIREMENTS:

- ☒ Two (2) additional architectural site plans
- ☒ Building elevations
- ☒ Cut sheets and specifications for outdoor lighting fixtures
- ☒ Landscape plans
- ☒ Grading and drainage plan
- ☒ Native plant program, or confirmation of compliance

FEE SCHEDULEPLAN REVIEW:**BUILDING:**

Livable	\$.17 Sq. Ft.
Covered (minimum per hour: \$36)	\$.08 Sq. Ft.
Fences	\$.06 Lin. Ft.

ENGINEERING:

Non-ESLO	\$38.00 per sheet
Lower Desert (ESLO)	\$38.00 per sheet
Upper Desert (ESLO)	\$41.00 per sheet
Hillside (ESLO)	\$49.00 per sheet

AT THE TIME OF FINAL PLAN SUBMITTAL, THE FOLLOWING FEES MUST BE PAID:☐ **STREET SIGNAGE FEE:**

☐ Street Name - Number of poles () x \$77.00 = \$ _____

☐ Street Name w/stop - Number of poles () x \$112 = \$ _____

☐ Stop Signs - Number of poles () x \$70 = \$ _____

☐ Speed Limit Signs - Number of poles () x \$70 = \$ _____

REQUIRED	AMOUNT	DATE
----------	--------	------

☐ **STREET LIGHTS:** _____☐ **ENCROACHMENT PERMIT FEES:**

Encroachment permit fees are based on construction quantities. Fee rates are available from the One Stop Shop

☐ **FINAL PLAT FEES:**

Base plan review	\$549.00
PLUS: \$86.00 per lot	_____

☒ **MONTHLY FIRE HYDRANT MAINTENANCE FEE:**

\$4.00 per fire hydrant - 6	<u>\$24.00</u>
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☐ **PAYMENT FOR IMPROVEMENTS IN LIEU OF CONSTRUCTION:**

Amount shall be based on sealed engineer's construction cost estimate approved by final plans and paid prior to building permit issuance for the following improvements:

LOCATION	IMPROVEMENTS REQUIRED
Hayden Rd. & Northsight Blvd.	25% of signal costs * may be based on \$30,000 for 100% of design and construction.

☐ **IN LIEU PARKING (For Downtown)**

\$7500 per space, or \$500 initial deposit and \$71 per month per space for a term of 15 years there after (number of spaces to be determined at final plans)

DEDICATION REQUIREMENTS

[] RIGHT-OF-WAY DEDICATIONS:

STREET NAME	REQUIRED RIGHT-OF-WAY	REQUIRED EASEMENTS	DEDICATION DEADLINE

[] OTHER EASEMENTS/DEDICATIONS REQUIRED: _____

	TYPE	SIZE	LOCATION	DEDICATION DEADLINE
	Public Trail			
	Bike Path			
	NAOS			
	Drainage			
	Scenic Vista Corridor			

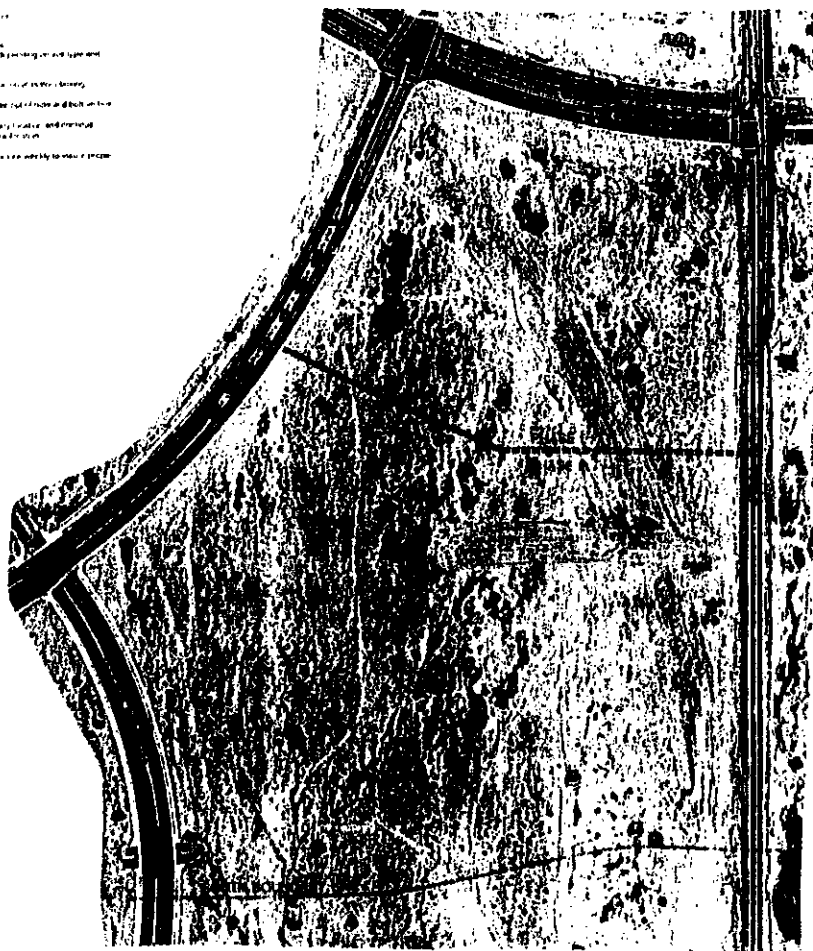
STIPULATIONS

SEC. NUMBER	TIME	REF. TIME	TIME	REMARKS
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3	00:00:02	00:00:02	00:00:02	00:00:02
4	00:00:03	00:00:03	00:00:03	00:00:03
5	00:00:04	00:00:04	00:00:04	00:00:04
6	00:00:05	00:00:05	00:00:05	00:00:05
7	00:00:06	00:00:06	00:00:06	00:00:06
8	00:00:07	00:00:07	00:00:07	00:00:07
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63	00:01:02	00:01:02	00:01:02	00:01:02
64	00:01:03			

PROBLEM	FILE NAME	PROBLEM	FILE
ALG 1A EXPRESSIONS	1	4	
ALG 2 POLY EXPRES	2	11	14
MILWAU PROBLEMS	20	1	1
DATA MATH			1
ALG 3 EXPRES		5	1
PROBLEMS	3	9	14
MATHS MATHS	15	11	11
	14	11	11

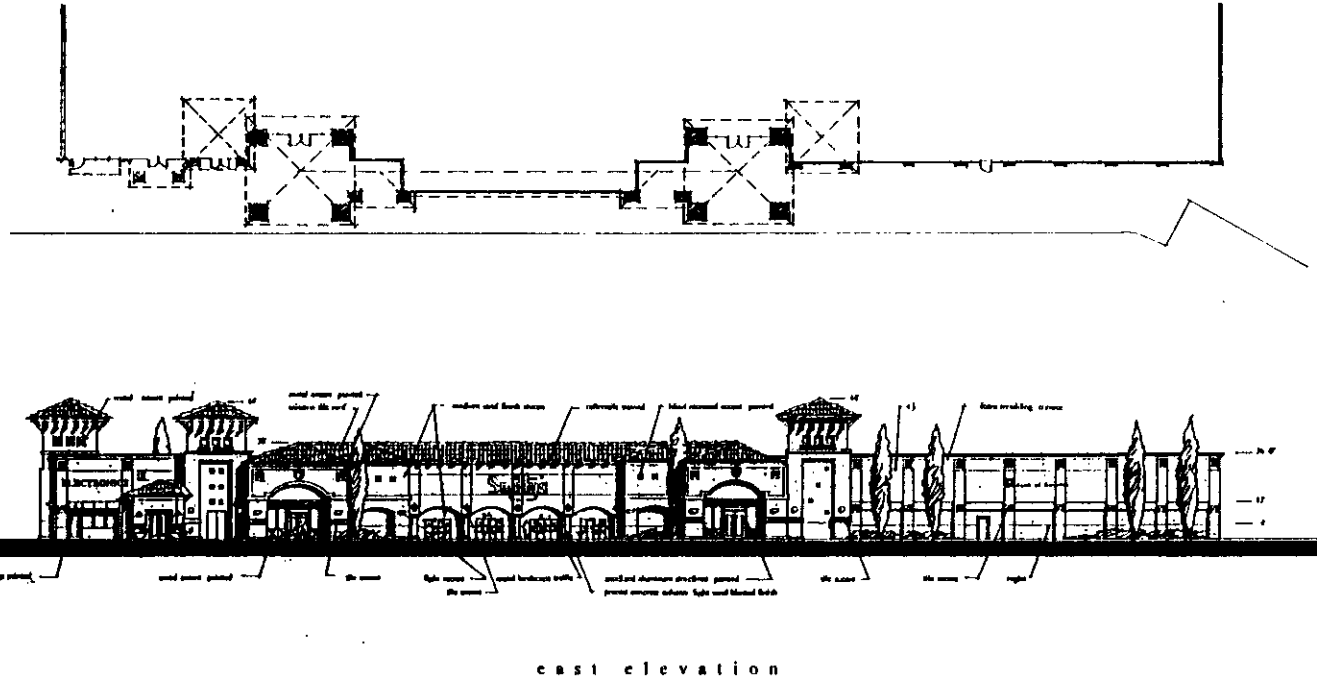
1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves gathering information about the problem and its causes. The next step is to identify the stakeholders who are affected by the problem and to determine their interests. The third step is to develop a plan of action to address the problem. This plan should be based on the information gathered in the first two steps and should take into account the interests of all stakeholders. The final step is to implement the plan and to monitor its progress. This involves setting up a system of communication and reporting to ensure that the plan is being followed and that any problems are identified and addressed in a timely manner.

As the number of nodes in the network increases, the number of nodes that are not connected to any other node increases. This is because the number of nodes that are not connected to any other node is equal to the number of nodes that are not connected to any other node.

[illegible]

151-DR-94

12/8/94
APPROVED
TK



Pederson
REALTY SERVICES & DEVELOPMENT
151-DR-94



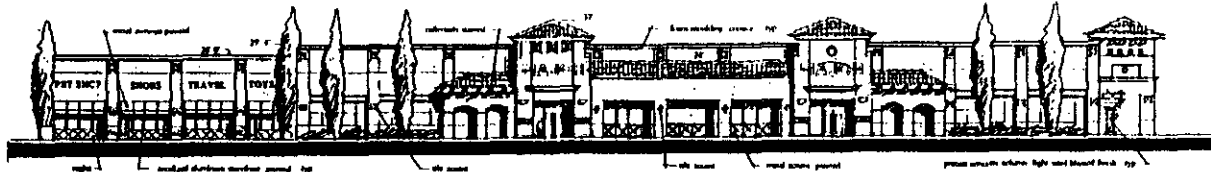
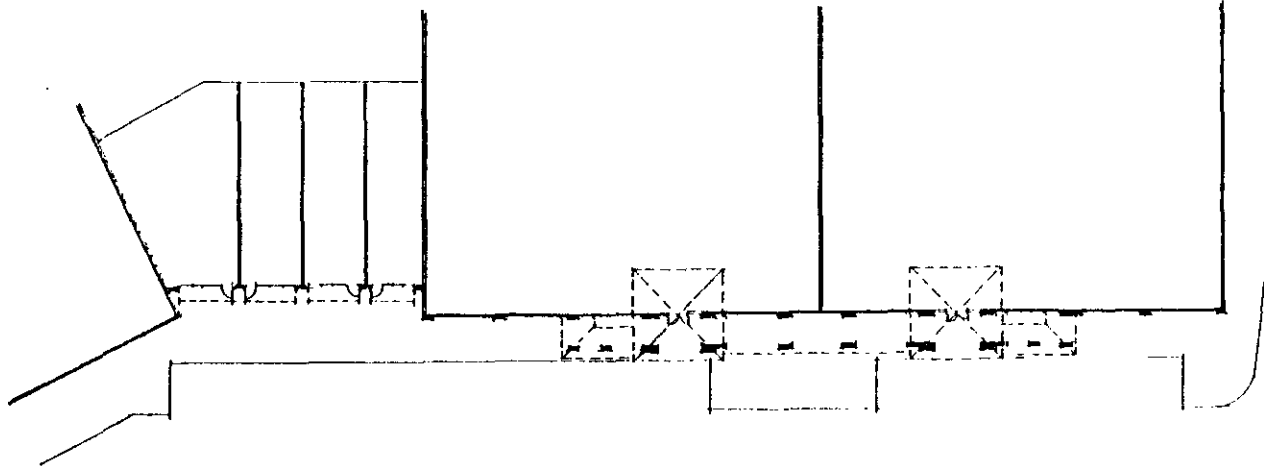
SONORA VILLAGE
5400 PIMA ROAD & FRANK
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

DC
DC
DC
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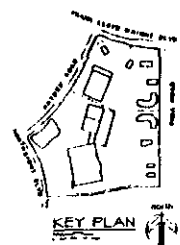
ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
3900 EAST CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85018
FAX NO. (602) 955-0446
(602) 955-3900

APPROVED
DATE 12/8/90
INITIAL JK



east elevation

Pederson
REALTY SERVICES & DEVELOPMENT
151-DR-94



ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1001 N. CENTRAL AVENUE, SUITE 100
PHOENIX, ARIZONA 85004
TEL: 922-4551 FAX: 922-4552

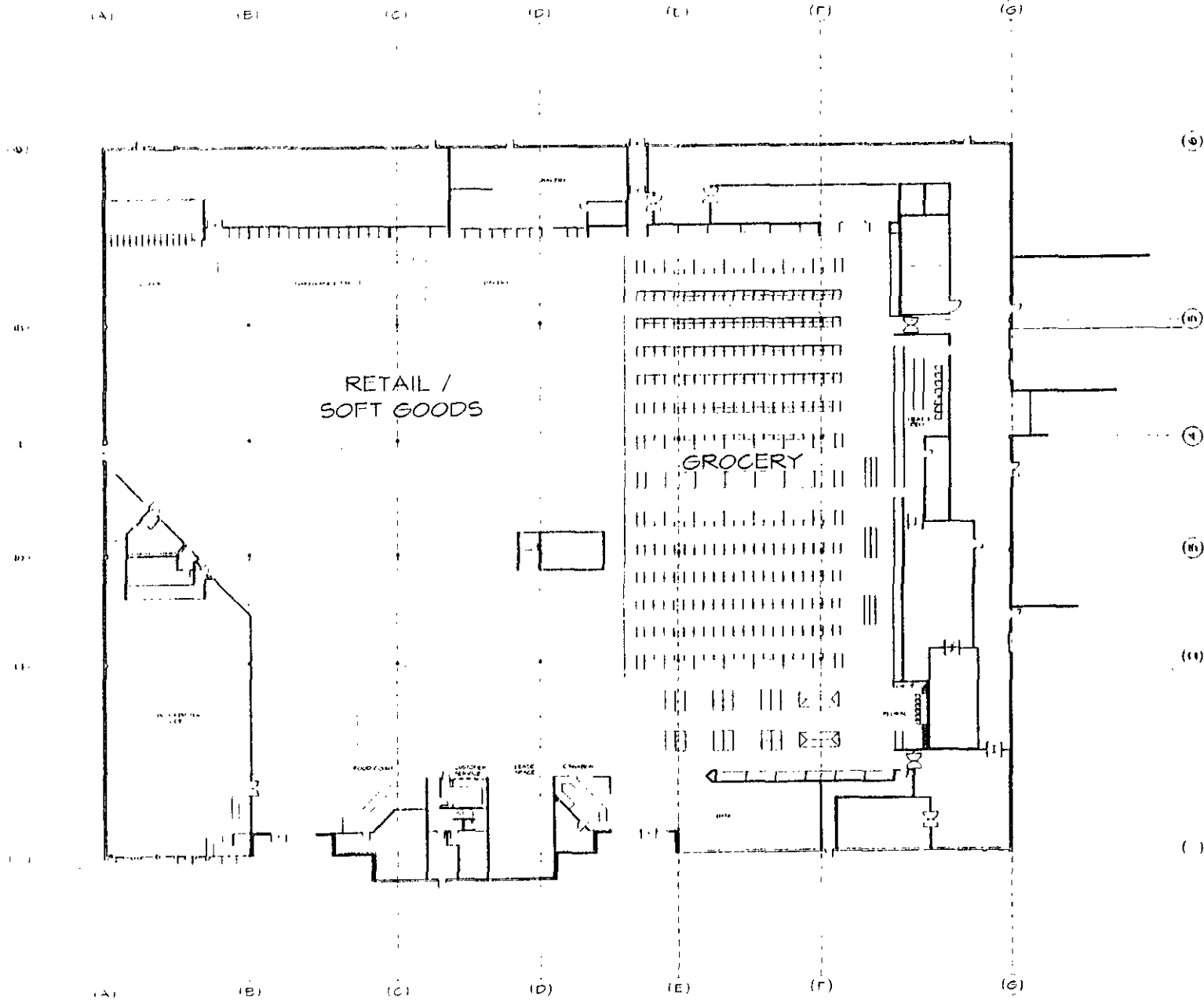


SONORA VILLAGE
NWC PIMA ROAD & PIMA
MOUNTAIN, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA



ATTACHMENT 20A

151-DR-94



FLOOR PLAN
SCALE 1/8" = 1'-0"

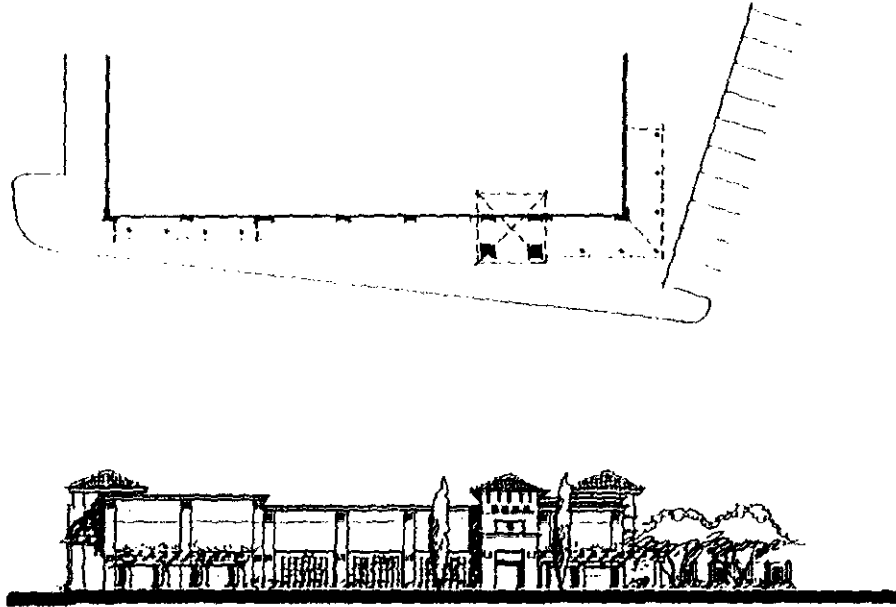
SONORA VILLAGE
SWE PIMA ROAD &
FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA

SMITTY'S
DESIGN PLAN



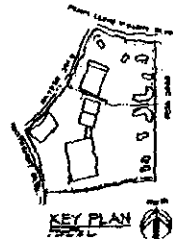
ROBERT KURBEK ARCHITECTS
AND ASSOCIATES, INC.
3900 E. CAMDEN AVE.
PHOENIX, ARIZONA 85018
FAX NO. 602-955-0498

APPROVED
2/8/94
[Signature]

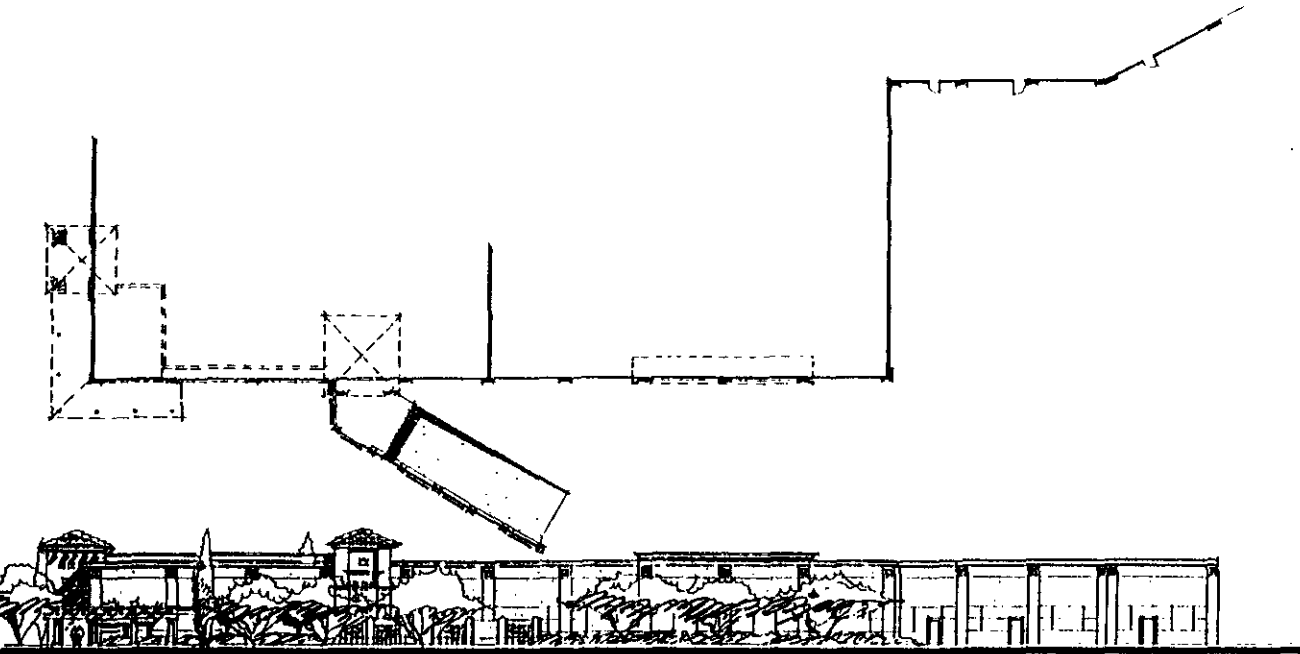


north elevation

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REALTY SERVICES & DEVELOPMENT
151-DR-94

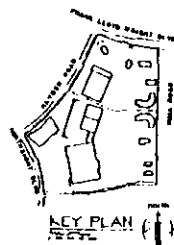


APPROVED
DATE 12/18/94
INITIALS JK



west elevation

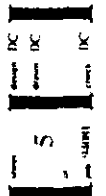
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151-DR-94



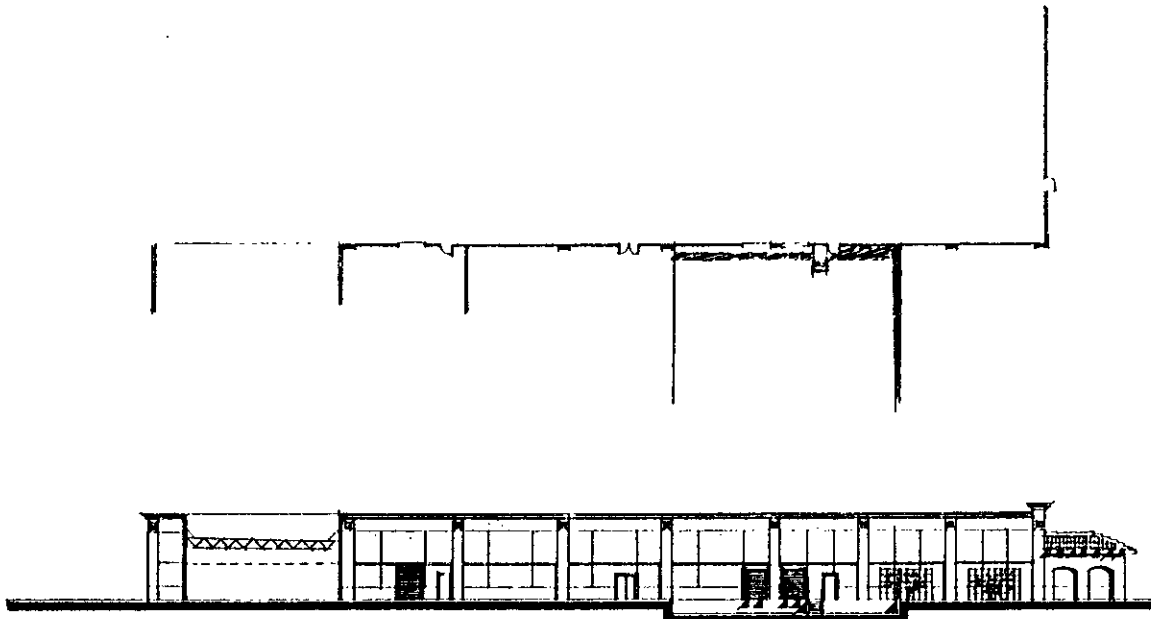
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(602) 955-1900



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THE PEDERSON GROUP
PHOENIX, ARIZONA

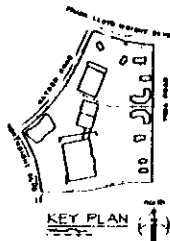


APPROVED
DATE 12/8/94
INITIALS TS



n o r t h e l e v a t i o n

 **Pederson**
REALTY SERVICES & DEVELOPMENT
151-DR-94



SONORA VILLAGE
3400 PIMA ROAD & PIMA
PHOENIX, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

Sheet 6
of 6
Scale 1/8" = 1'-0"

ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1000 EAST CAMDEN AVENUE
PHOENIX, ARIZONA 85018
TEL NO. 942 935-0486
FAX NO. 942 935-1900

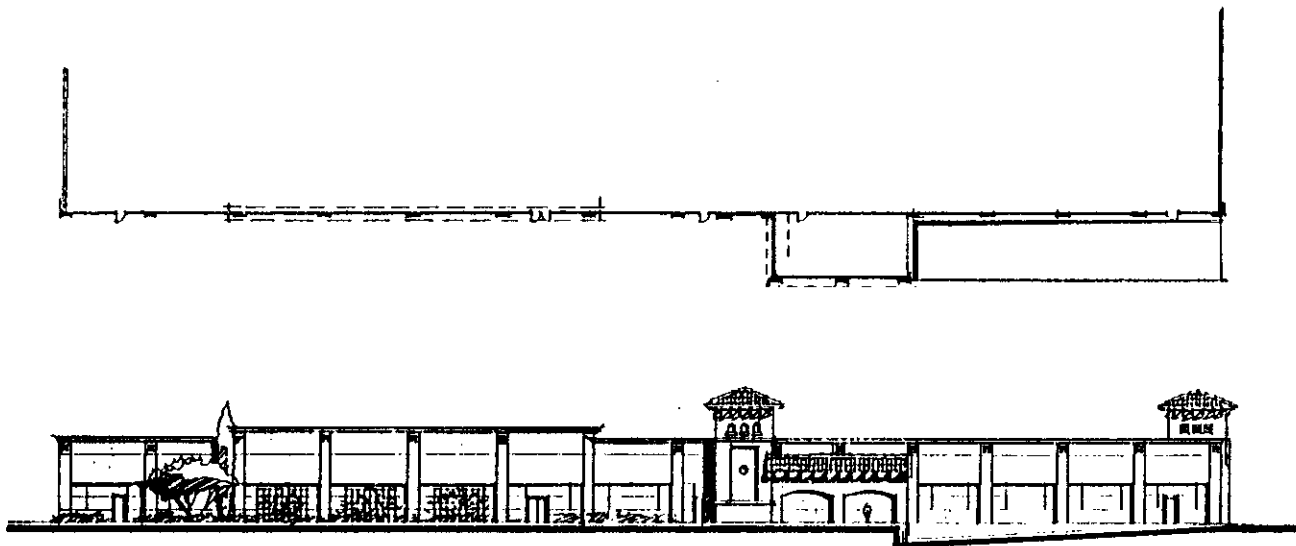
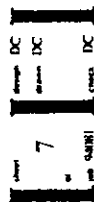




ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1000 EAST CAMDEN AVENUE
PHOENIX, ARIZONA 85018
TEL: 955-1400



SONORA VILLAGE
1400 PINK ROAD & FRANK LLOYD WRIGHT BLVD
PHOENIX, ARIZONA
THE PHOENIX CITY



west elevation



Pederson
REALTY SERVICES & DEVELOPMENT
151-DR-94

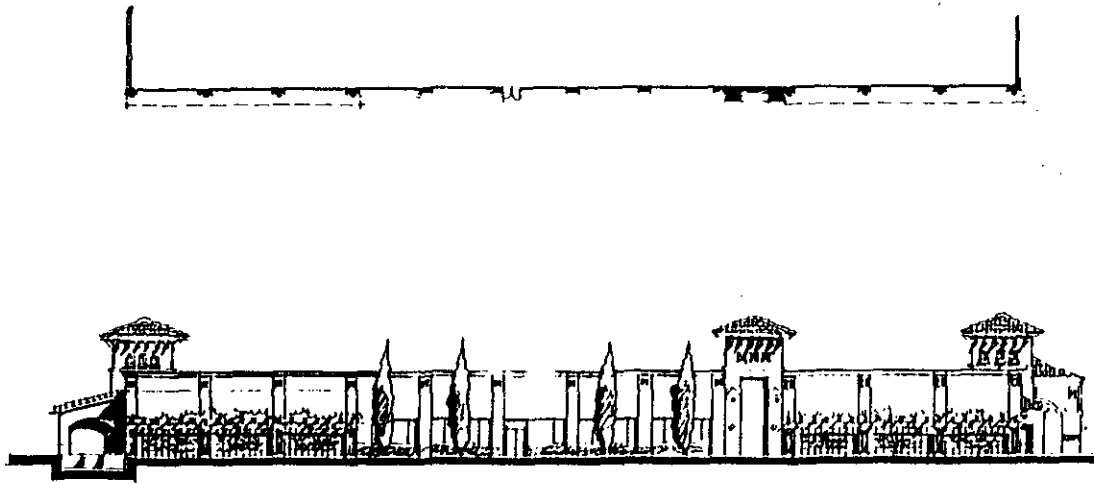


APPROVED

DATE 12/8/94

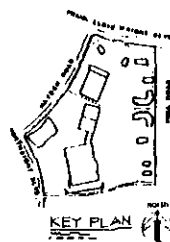
ATTACHMENT #12

APPROVED
 DATE 12/8/94
 INITIALS TK



south elevation

Pederson
 REALTY SERVICES & DEVELOPMENT
151-DR-94



SONORA VILLAGE
 5401 W. ROAD & FRANK LLOYD WRIGHT BLVD
 SCOTTSDALE, ARIZONA
 THE PEDERSON GROUP
 PHOENIX, ARIZONA

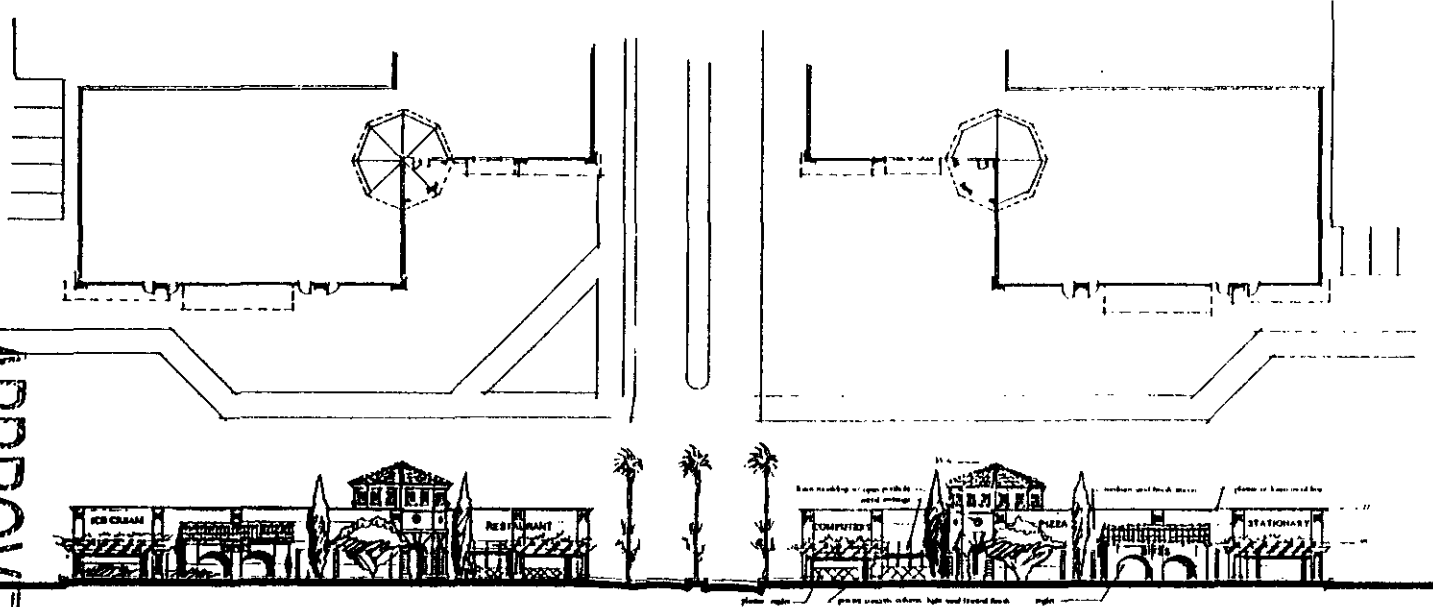
DC
 DC
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 DC



ROBERT KUBICEK ARCHITECTS
 AND ASSOCIATES, INC.
 1090 EAST CAMEBACH ROAD, SUITE 100
 PHOENIX, ARIZONA 85018
 FAX NO. (602) 955-1496
 (602) 955-1900

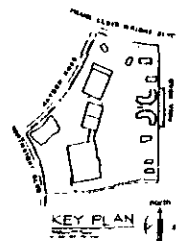


APPROVED
DATE 12/8/94
INITIAL JK



east elevation

Pederson
REALTY SERVICES & DEVELOPMENT
151-DR-94



SONORA VILLAGE
3400 PIMA ROAD & FRANK
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

DC
DC
DC
9
DC



ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1900 EAST CAMELBACK ROAD, SUITE 500
PHOENIX, ARIZONA 85018
TEL NO. (602) 955-0446
FAX NO. (602) 955-5960





north elevation



south elevation



west elevation

DATE 12/8/94
INITIALS
APPROVED

Pederson
REALTY SERVICES & DEVELOPMENT
151-DR-94



SONORA VILLAGE
3400 W. ROAD 4, PHOENIX, ARIZONA
LLOYD WRIGHT BLVD
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

10
10
10

ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1000 EAST CAMELBACK ROAD, SUITE 300
PHOENIX, ARIZONA 85018
TEL: (602) 955-0086
FAX: (602) 955-3900





east elevation



south elevation



west elevation



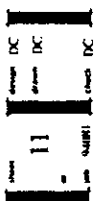
north elevation



ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1000 EAST CAMELBACK ROAD, SUITE 600
PHOENIX, ARIZONA 85018
FAX NO. (602) 955-1496
(602) 955-3900



SONORA VILLAGE
5400 PIMA ROAD & FRANK
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA



ATTACHMENT #16

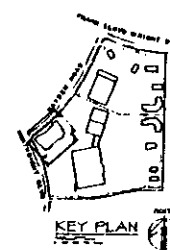
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DATE 12/8/94
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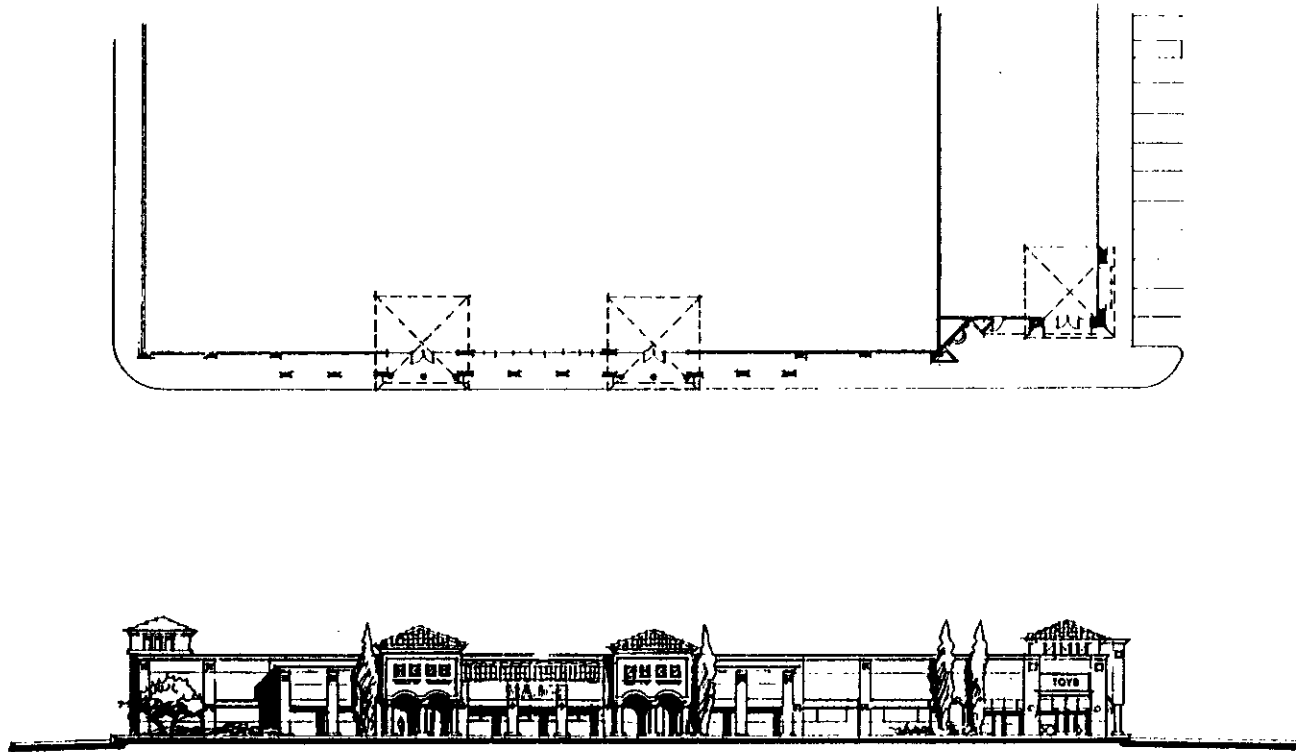
REALTY SERVICES & DEVELOPMENT

2850 N. Central Ave. • 15th Fl. • Phoenix, Arizona 85004

151-DR-94



APPROVE
 DATE 12/8/94
 INITIALS JK



east elevation
 phase II

Pederson
 REALTY SERVICES & DEVELOPMENT
 2800 N. Central Ave. Suite 100 Phoenix, Arizona 85004
151-DR-94



SONORA VILLAGE
 5000 PIMA RD & PIMA
 SCOTTSDALE, ARIZONA
 THE PEDERSON GROUP
 PHOENIX, ARIZONA

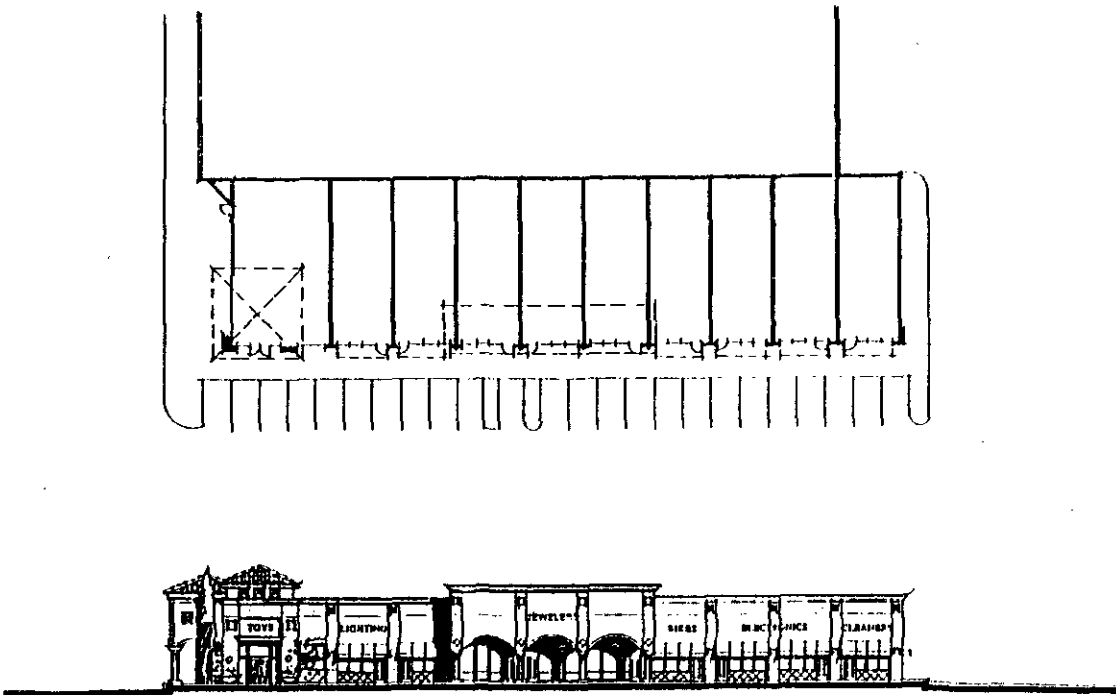
12
 DC DC DC



ROBERT KUBICEK ARCHITECTS
 AND ASSOCIATES, INC.
 1000 EAST CAMELBACK ROAD SUITE 100
 PHOENIX, ARIZONA 85018
 (602) 455-1400



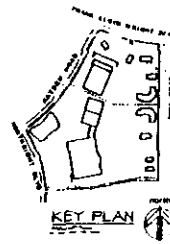
APPROVED
12/8/94
DATE INITIALS



north elevation



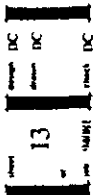
2620 N. Central Ave. • 15th Fl. • Phoenix, Arizona 85004
151-DR-94



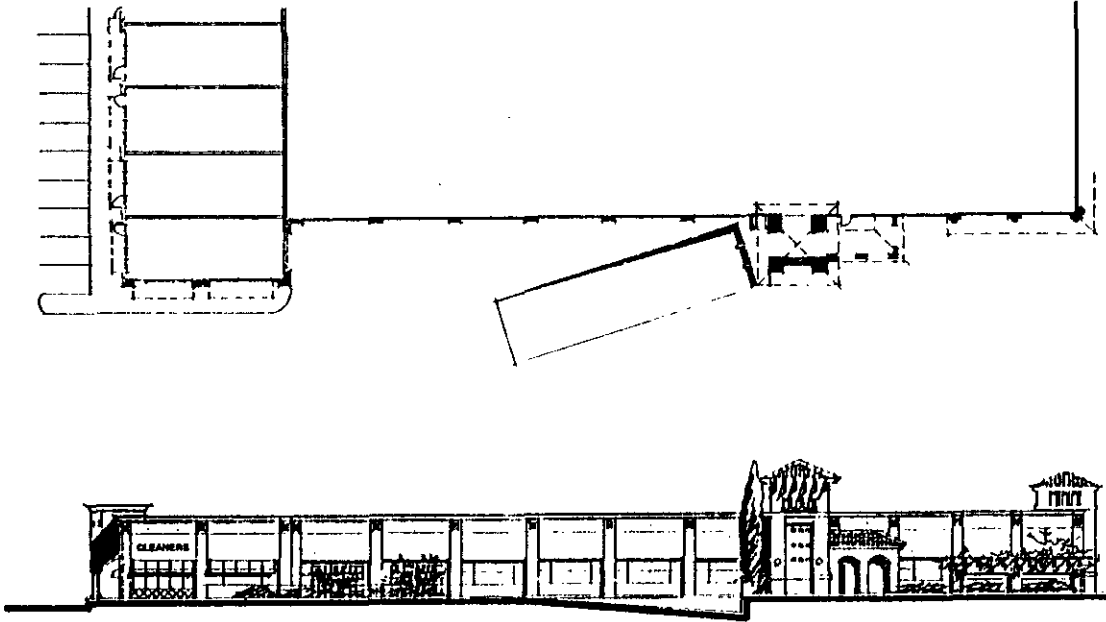
ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1900 EAST CAMBERACK ROAD, SUITE 400
PHOENIX, ARIZONA 85018
TEL: 948-333-3900
FAX: 948-333-3900



SONORA VILLAGE
5401 PIMA ROAD & FRANK
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

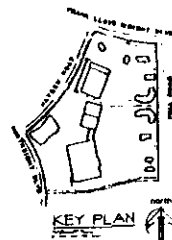


APPROVED
 DATE 12/8/94
 INITIAL JS



west elevation

Pederson
 REALTY SERVICES & DEVELOPMENT
 2800 N. Central Ave. • Suite 1500 • Phoenix, Arizona 85004
151-DR-94



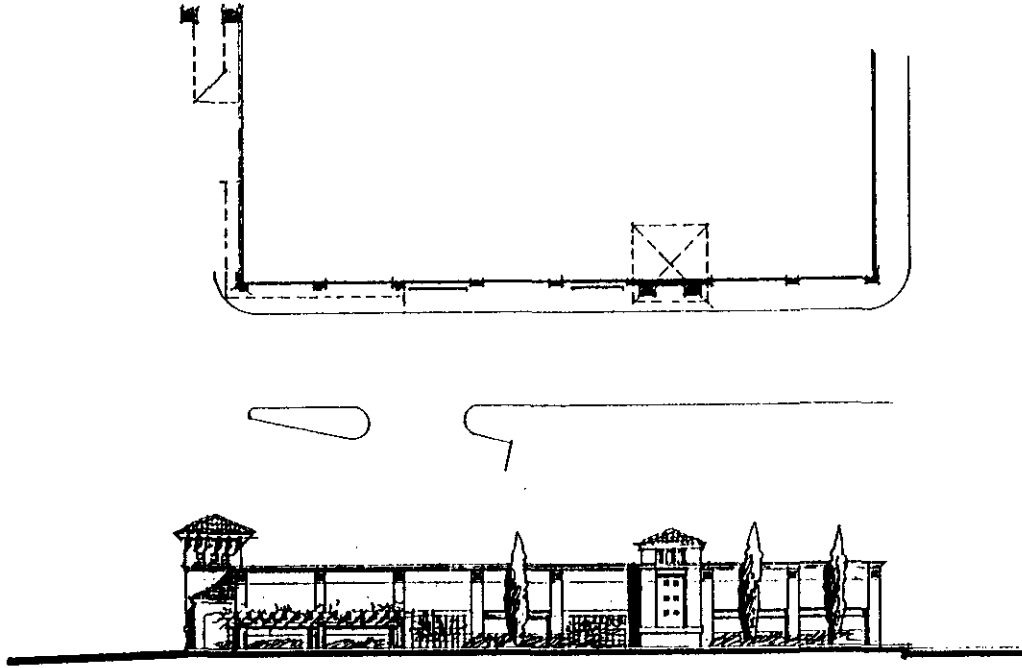
**ROBERT KUBICEK ARCHITECTS
 AND ASSOCIATES, INC.**
 1900 EAST CAMELBACK ROAD, SUITE 600
 PHOENIX, ARIZONA 85016
 FAX NO. (602) 955-0496
 (602) 955-1900



SONORA VILLAGE
 3400 N. ROAD 4, FLAG
 SCOTTSDALE, ARIZONA
 THE PETERSON GROUP
 PHOENIX, ARIZONA

14
 151-DR-94
 151-DR-95
 151-DR-96

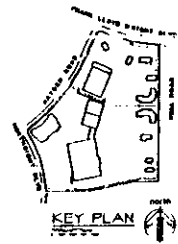
APPROVED
DATE 12/8/94
INITIALS



south elevation



2800 N. Central Avenue, Suite 1500, Phoenix, Arizona 85004
151-DR-94



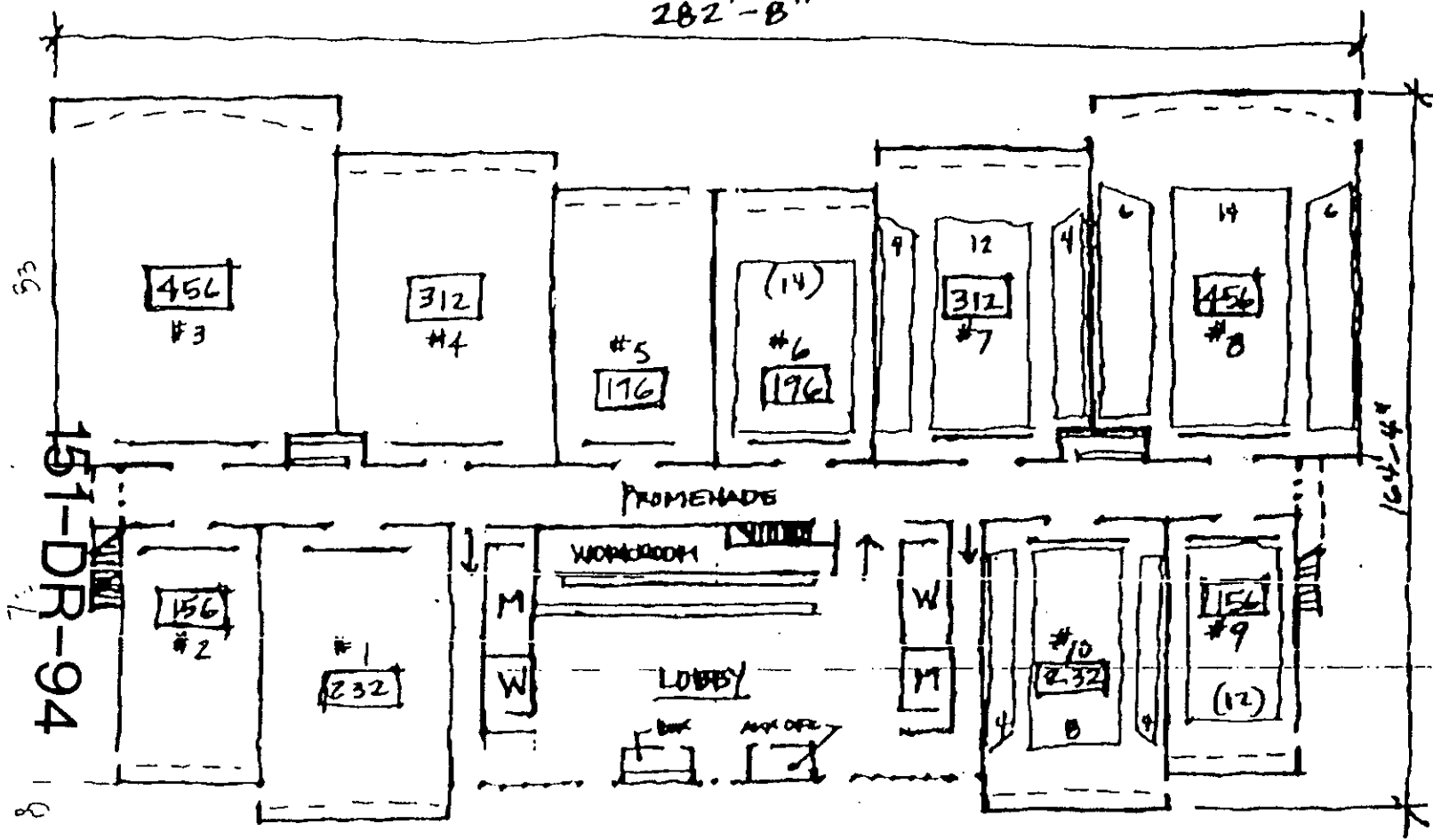
SONORA VILLAGE
SNC HIMA BUILDING
SCOTTSDALE, ARIZONA
THE PEDERSON GROUP
PHOENIX, ARIZONA

15
DC
DC
DC



ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
1900 EAST CAMELBACK ROAD, SUITE 600
PHOENIX, ARIZONA 85018
FAX NO. (602) 955-0496
(602) 955-1900

282'-8"



ATTACHMENT 20B

ROBERT KUBICEK ARCHITECTS
AND ASSOCIATES, INC.
3900 EAST CAMELBACK, #600
PHOENIX, ARIZONA 85018
FAX (602) 955-0496
(602) 955-3900

PROPOSED LAYOUT

8/12/93

FLOOR PLAN LINE DRAWING

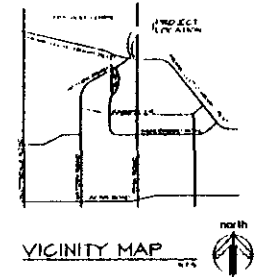
SCALE: 1" = 40'-0"

TOTAL S.F. - $\pm 40,000$ sq.
TOTAL SEATS - $\pm 2,700$
S.F./SEAT RATIO = 14.8

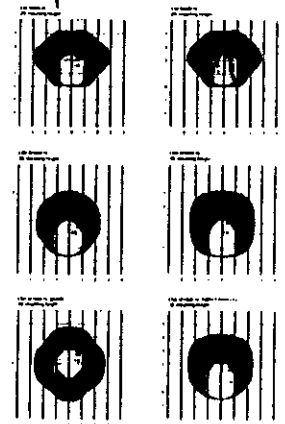
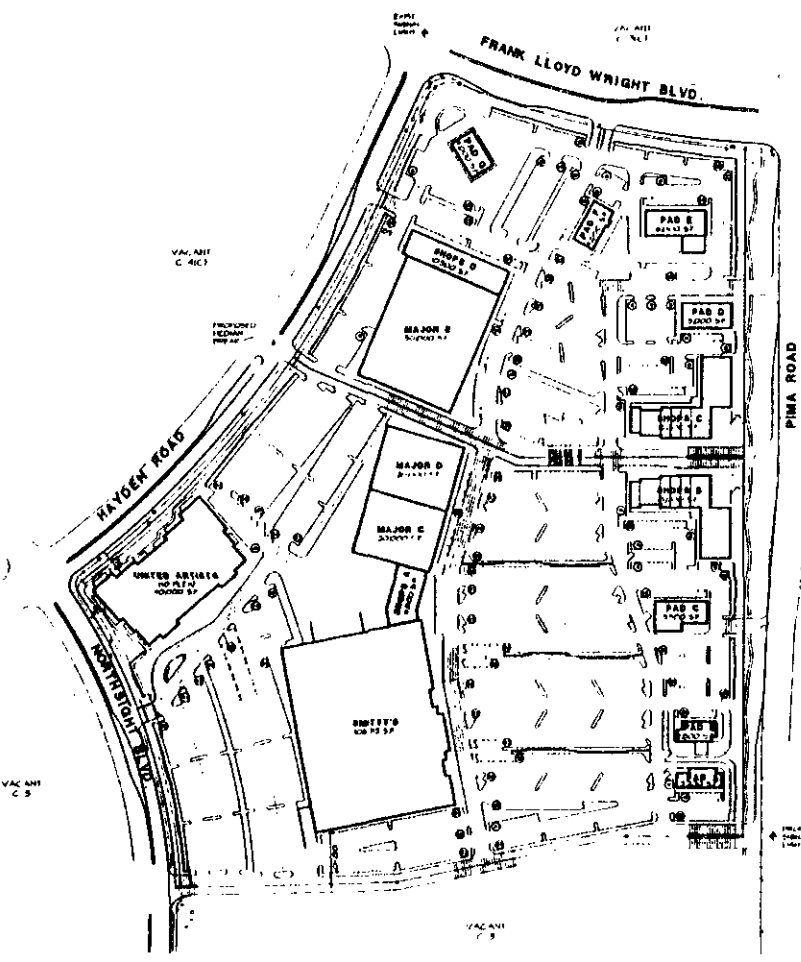
→ 676 spaces (1/4 seats)

UNITED ARTISTS




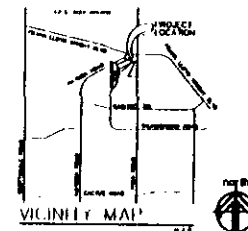


PROJECT DATA	
PHASE 1	
BUILDING AREA:	
MAJOR A	10,000 SF
MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
MAJOR G	10,000 SF
MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
MAJOR L	10,000 SF
MAJOR M	10,000 SF
MAJOR N	10,000 SF
MAJOR O	10,000 SF
MAJOR P	10,000 SF
MAJOR Q	10,000 SF
MAJOR R	10,000 SF
MAJOR S	10,000 SF
MAJOR T	10,000 SF
MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF
SITE AREA:	
MAJOR A	10,000 SF
MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
MAJOR G	10,000 SF
MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
MAJOR L	10,000 SF
MAJOR M	10,000 SF
MAJOR N	10,000 SF
MAJOR O	10,000 SF
MAJOR P	10,000 SF
MAJOR Q	10,000 SF
MAJOR R	10,000 SF
MAJOR S	10,000 SF
MAJOR T	10,000 SF
MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF
PHASE 2	
BUILDING AREA:	
MAJOR A	10,000 SF
MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
MAJOR G	10,000 SF
MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
MAJOR L	10,000 SF
MAJOR M	10,000 SF
MAJOR N	10,000 SF
MAJOR O	10,000 SF
MAJOR P	10,000 SF
MAJOR Q	10,000 SF
MAJOR R	10,000 SF
MAJOR S	10,000 SF
MAJOR T	10,000 SF
MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF
SITE AREA:	
MAJOR A	10,000 SF
MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
MAJOR G	10,000 SF
MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
MAJOR L	10,000 SF
MAJOR M	10,000 SF
MAJOR N	10,000 SF
MAJOR O	10,000 SF
MAJOR P	10,000 SF
MAJOR Q	10,000 SF
MAJOR R	10,000 SF
MAJOR S	10,000 SF
MAJOR T	10,000 SF
MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF
TOTAL	
BUILDING AREA:	
MAJOR A	10,000 SF
MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
MAJOR G	10,000 SF
MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
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MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF
SITE AREA:	
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MAJOR B	10,000 SF
MAJOR C	10,000 SF
MAJOR D	10,000 SF
MAJOR E	10,000 SF
MAJOR F	10,000 SF
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MAJOR H	10,000 SF
MAJOR I	10,000 SF
MAJOR J	10,000 SF
MAJOR K	10,000 SF
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MAJOR P	10,000 SF
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MAJOR R	10,000 SF
MAJOR S	10,000 SF
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MAJOR U	10,000 SF
MAJOR V	10,000 SF
MAJOR W	10,000 SF
MAJOR X	10,000 SF
MAJOR Y	10,000 SF
MAJOR Z	10,000 SF



INCE ④ ⑤

Rain capfish Spotted Fish	Longspine herringbone Throat Chub Green Chub Forked Fish	Agassiz sculpin Agave
Toughspined lateral Woodruff Fish	Ordnance whiptail Purplefish Purple top Bunt	Alco trachostomus Alco Yaca
Purplefin darters Duke Fish	Long belted Carpenter	Carpenter Carpenter
Polychaete Redfish Toned Ebony	Round alouder "Pinto Fish" Pinto Fish Chondrer	Isopod-like puffers Red Yaca
Current siphon "Herring" Herring Line Chub	Academy herringbone Fishes Agassiz	Isopod-like herringbone Herringbone
Toughspined lateral Ordnance Whiptail	Purple spines Purple	Toughspined lateral Woodruff Fish
Carpenter Northern Blue Pale Yaca	Spine grapple Tuna Pearl Bait	Yaca alouder Spotted Bagnet
Academy herringbone Herringbone Fish	Myrmidon alouder prescriptive Duke Leading Prescriptive	Carpenter siphon series Fishes Purple Yaca
Academy whiptail Bunt Acade	Yellow alouder Duke Myrtle	Bentler Agassiz
Academy herringbone Fishes Agassiz	Justice sculpin Mudcat (Herringbone)	
Agassiz sculpin Tuna (Herringbone) (Pearl)	Justice herringbone Green Carate	Yaca - 3/4" Annual Mudcat Only - 1" Deep
Carpenter alouder Bagnet	Carate herringbone Mudcat Bait Of Prescriptive	

**INDEX**

INTRA	GROUNDCOVERS & TREES
Phacelia divaricata	Salpiglossis subultralis
Dwarf Pansy	Descent Marginal
Accents unguis	Campanula medium
Breast Acares	Small Morning Glory
Lactuca biennis	Flower spikes
Blue Pansy-Violet	Feeling Stone
Corolla & narrow	Hebequin purpureum
Pain Tree	Round-leaved
Chrysopsis stratis	Isotria medeolae
Descent Willow	Commercial Hybrid Broom
Chrysopsis leaves	Conchocarpus bartschii
Descent International	Mexican Evening Primrose
Chrysopsis International	Phacelia stratis
Isotria medeolae	Veronica sp.
Isotria medeolae	Isotria medeolae
Phacelia stratis	
Chrysopsis stratis (17th-18th)	

[illegible]

Dunlop advised Hiss to be released per Acting State Secretary

SONORA VILLAGE • PHASE 1

S.W.C. PIMA ROAD &
FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA

SITE PLAN

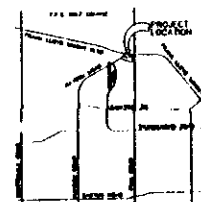
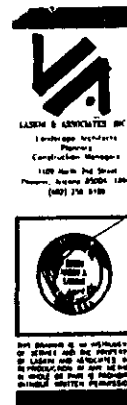


CONCEPTUAL LANDSCAPE PLAN

DRAWN BY DAI
 CHECKED BY FG
 JOB NO. _____
 SCALE 1"=2'-0"
 DATE 11-19-84
 DESIGNED BY _____

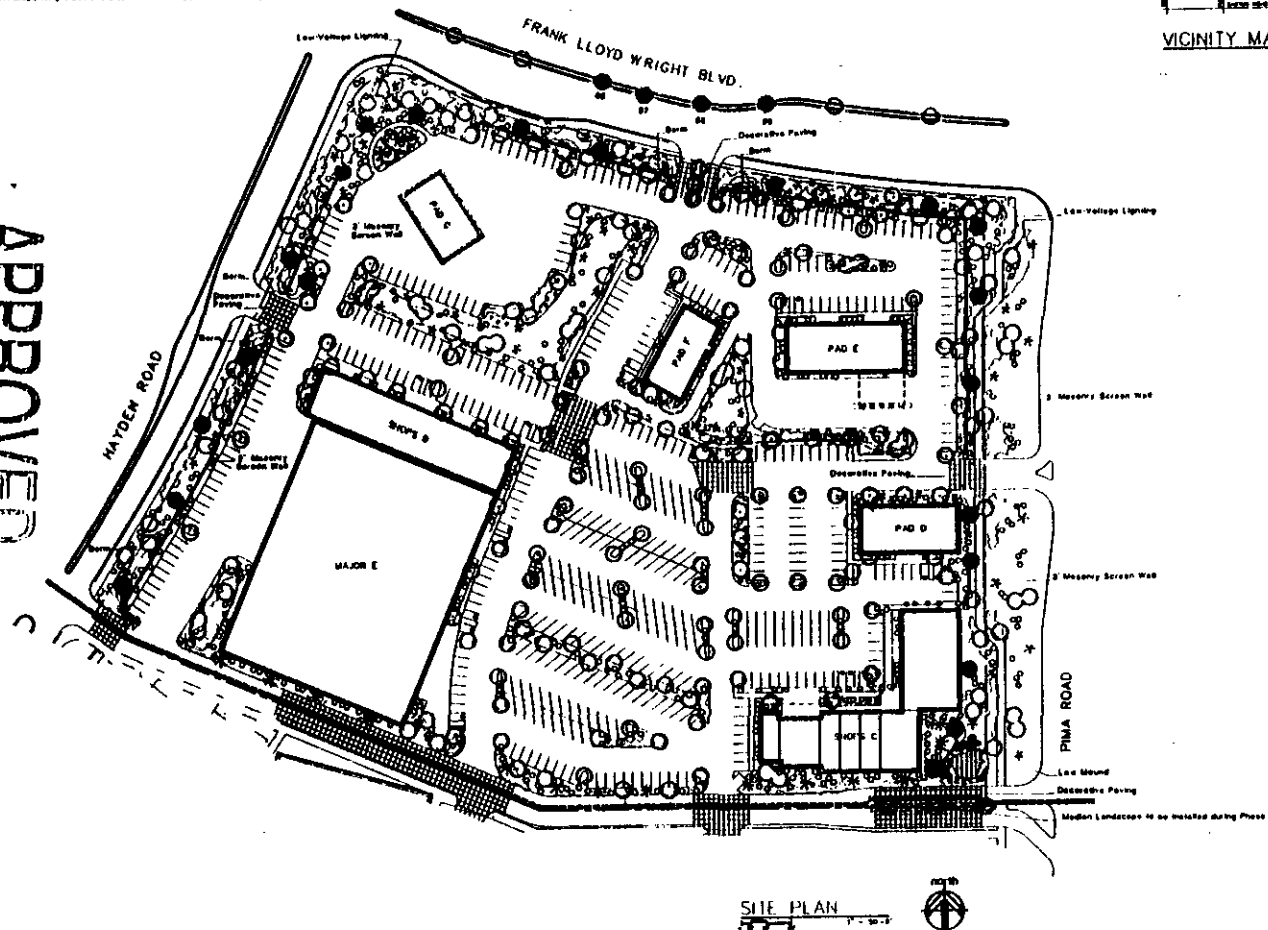
LA- 1 or 3

151-DB-94



VICINITY MAP

Landscape along Frank Lloyd Wright Boulevard to be installed per the Frank Lloyd Wright Boulevard Design Guidelines



SITE PLAN



CONCEPTUAL LANDSCAPE PLAN

SONORA VILLAGE • PHASE 2

S.W.C. PIMA ROAD &
FRANK LLOYD WRIGHT BLVD.
SCOTTSDALE, ARIZONA

DESIGNED BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1"=50'-0"
DATE: 11/10/94
BY: [Signature]

APPROVED

DATE 12/8/94 INITIAL JK