

SITE PLAN KEYNOTES

- 01. EXISTING ASPHALT PAVING. -SEE CIVIL.
- 02. EXISTING MODULAR CONC. PAVING. -SEE CIVIL.
- 03. NEW MODULAR CONCRETE PAVEMENT PATTERN. PAVERS TO BE ON 1" MORTAR BED WITH 3700 P.S.I. 4" THICK CONCRETE BASE. PAVERS TO HAVE 24" WIDE NATURAL GREY EXPOSED AGGREGATE CONCRETE RIBBON ALONG ENTIRE PERIMETER OF PAVERS, PAVERS AND CONCRETE TO SLOPE TO ASPHALT AND BUTTER FOR POSITIVE DRAINAGE OF WALK AT 2% MAX. - SEE DETAIL 5/AO.4 AND REFERENCE CIVIL PLANS.
- 04. NEW ASPHALT PAVING OVERLAY. RESTRIPE TO MATCH EXISTING. - SEE CIVIL.
- 05. NEW ASPHALT PAVING AND BASE. - SEE CIVIL.
- 06. MODULAR CONCRETE PAVEMENT PATTERN SLOPED TO BE FLUSH WITH TOP OF CURB AT BUILDING PAD. - SEE CIVIL.
- 07. CONCRETE
- 11. EXISTING CONC. PLANTER ISLAND TO REMAIN UNDISTURBED U.N.O. -SEE CIVIL AND LANDSCAPING.
- 12. EXISTING CONC. CURBS TO REMAIN UNDISTURBED U.N.O. -SEE CIVIL AND LANDSCAPING.
- 13. EXISTING SIDEWALK TO REMAIN UNDISTURBED.
- 14. EXISTING ACCESSIBLE RAMP TO REMAIN UNDISTURBED U.N.O.
- 15. NEW PLANTER ISLAND. - SEE CIVIL AND LANDSCAPE.
- 16. NEW CONC. CURB. - SEE CIVIL FOR TYPE AND LOCATION.
- 17. NEW ACCESSIBLE SIDEWALK / LANDINGS. - SEE SITE GENERAL NOTE #14/AO.0 DETAIL 14/AO.4 AND CIVIL.
- 18. NEW ACCESSIBLE RAMP. - SEE II, 12 & 13/AO.4.
- 19. NEW TEMPORARY CURB. - SEE CIVIL.
- 20. NEW TACTILE WARNING STRIP. - SEE DETAIL 14/AO.4.
- 21. EXISTING PLANTER ISLAND TO REMAIN.
- 22. ENHANCED PAVING - 5100 P.S.I. 7" NATURAL GREY CONCRETE ON 6000 PSI TOoled SCORE PATTERN - MEDIUM BROOK FINISH - MAX SLOPE 2% IN ANY DIRECTION. 3/8" TOoled JOINT WITH CONTROL JOINTS NOT TO EXCEED 12' O.C. IN ANY DIRECTION. VERIFY PATTERN WITH ARCHITECT.
- 08. WALLS
- 31. EXISTING SCREEN WALL TO REMAIN.
- 32. SCREEN WALL TYPE 'A'. - SEE DETAILS 31/AO.5.
- 33. SCREEN WALL TYPE 'B'. - SEE DETAILS 24/AO.5. PROVIDE EMPTY CONDUIT FOR FUTURE LIGHTING. - SEE ELECTRICAL.
- 34. ENTRY SCREEN WALL. - SEE DETAILS 14/AO.5. PROVIDE EMPTY CONDUIT FOR FUTURE LIGHTING. - SEE ELECTRICAL. PROVIDE IRRIGATION TO PLANTER POTS. - SEE LANDSCAPE.
- 35. REFUSE ENCLOSURE. - SEE DETAILS 11-21/AO.4.
- 09. LANDSCAPE
- 41. EXISTING LANDSCAPING. - SEE LANDSCAPE.
- 42. NEW / SALVAGED LANDSCAPING. - SEE LANDSCAPE.
- 10. SERVICE / UTILITIES
- 51. NEW ELECTRICAL SERVICE CAPACITOR. - SEE ELECTRICAL. & UTILITY CD. DWG6.
- 52. UTILITY CO. TRANSFORMER. -SEE ELECTRICAL.
- 53. EXISTING BACK FLOW TO REMAIN.
- 54. FOUNTAIN EQUIPMENT ENCLOSURE SEE VISITOR CENTER DRAWINGS.
- 55. FOUNTAIN EQUIPMENT ENCLOSURE 13/AO.5.
- 11. SITE SYMBOLS
- ⊙ - EXISTING FIRE LANE.
- ⊕ - FIRE HYDRANT.
- ⊙ - EXISTING SITE LIGHT FIXTURE.
- ⊙ - NEW SITE LIGHT FIXTURE - RE. DETAIL 12/AO.5.
- ⊙ - PROMOTE FIRE DEPARTMENT CONNECTION.
- ⊙ - FIRE LANE SIGN.
- — — — — LINE OF ACCESSIBLE ROUTE- SIDE SLOPE TO BE MAX. 2%. NO RUNNING SLOPES OVER 3% ALLOWED.
- * DENOTES PATH OF FIRE LANE. PROVIDE 'FIRE LANE' SIGNAGE PER DETAIL 6/AO.4. POST SIGNS ALONG ALL FIRE LANES @ 100' MAXIMUM SPACING PER CITY OF SCOTTSDALE. FIRE LANES SHALL BE A MINIMUM 20' UNRESTRICTED WIDTH. SEE SITE PLAN THIS SHEET AND CIVIL DRAWINGS.

SITE PLAN NOTES

- 01. SITE SIGNAGE IS NOT IN CONTRACT AND PART OF A SEPARATE SUBMITTAL AND PERMIT EXCEPT SIGNAGE ELECTRICAL, ROUGH AND MOUNTAIN SIGN BUSES.
- 02. ALL EXPOSED METAL PIPE, IRRIGATION EQUIPMENT, TELEPHONE AND ELECTRICAL CABINETS, AND EQUIPMENT, LANDSCAPE LIGHT FIXTURES, BOXES, CONDUIT, TRANSFORMERS, LIGHT POLE BASES, POLE AND FIXTURES, GAS METERS, BOLLARDS, ETC. SHALL RECEIVE TWO COATS OF CUSTOM COLOR PAINT.
- 03. ALL PARKING STRIPING AND TRAFFIC GRAPHICS (PER CIVIL DWG6) SHALL BE WHITE. TWO COATS MINIMUM.
- 04. ARCHITECTURAL SITE PLAN IS A GENERAL COORDINATION DOCUMENT. ALSO REFER TO CIVIL, LANDSCAPE, ELECT. & PROJECT MANUAL TO DETERMINE FULL SCOPE OF SITE WORK UNDER THIS PERMIT.
- 05. DIMENSIONS AND BEARINGS SHOWN ON THIS SITE PLAN ARE FOR REFERENCE ONLY, NOT FOR CONSTRUCTION. USE CIVIL DWG6 FOR ALL HORIZONTAL AND VERTICAL CONTROLS, PARKING PAINT STRIPE LAYOUT AND EXACT LOCATIONS OF PROPERTY LINES, PHASE LINES AND LIMIT OF CONSTRUCTION AS APPLICABLE.
- 06. ALL EXPOSED UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING. SET BACKFLOW PREVENTION DEVICES AS CLOSE TO GRADE AS ALLOWED BY CODE.
- 07. COORDINATE CURBS ALONG BUILDING SIDEWALKS WITH BUILDING CONSTRUCTION DOCUMENTS FOR LOCATION OF RAMP DEPRESSION, SLOPED WALKS, ETC..
- 08. BUILDING AREAS NOTED ON SITE PLAN EXCLUDE GARAGES.
- 09. GENERAL CONTRACTOR TO COORDINATE WITH ELECT. TELEPHONE AND NATURAL GAS UTILITY COMPANIES. INCLUDE TRENCHING AND BACKFILL FOR UTILITY SERVICE TO BUILDING PER UTILITY COMPANY DESIGN DRAWING REQUIREMENTS.
- 10. CONTRACTOR SHALL REVIEW FINAL LOCATIONS OF ALL NO PARKING - FIRE LANE IDENTIFICATION WITH ARCHITECT PRIOR TO ANY INSTALLATION.
- 11. PARKING SCREEN WALL DIMENSIONS WHERE SHOWN ON SITE PLAN ARE APPROXIMATE. ADJUST LENGTHS IN FIELD TO SUIT FIELD CONDITIONS.
- 12. LIGHT Poles SHALL BE A MINIMUM 2' FROM DRIVE SIDE OF ALL CURBS AND CENTERED ON PARKING STRIPING IN BOTH DIRECTIONS WHEN LOCATED IN GENERAL PARKING AREAS UNLESS OTHERWISE NOTED.
- 13. REFER TO CIVIL DWG6. 4 A02 FOR SITE DEMOLITION.
- 14. STOP SIGNS OR DIRECTIONAL SIGNS AS SHOWN ON CIVIL DWG6. SHALL BE MOUNTED ON A 3" STEEL PAINTED POLE WITH CAP AND SPHERE TO MATCH THAT SHOWN ON ARCHITECTURAL DWG6. FOR FIRE LANE SIGNAGE ALL CONCRETE LOCATED ON ALL FRONT DRIVES AND PARKING FOR CLEANOUT, MANHOLES ETC. SHALL BE COATED WITH ASPHALT EMISSION TO MATCH ADJACENT ASPHALT PAVING OR BE INTEGRAL COLOR BLACK CONC. DEVELOPMENT AND USE OF THIS SITE SHALL CONFORM TO APPLICABLE CODES AND ORDINANCES.
- 15. ACCESSIBLE ROUTE SHALL CONFORM TO ADA 102 - 5% MAX. RUNNING SLOPE, EXCEPT RAMPS, AND 2% MAX. CROSS SLOPE.
- 16. TOP OF ALL SITE WALLS ARE TO BE SET LEVEL U.N.O.
- 17. LIMIT OF CONSTRUCTION LINE IS A GENERAL REFERENCE ONLY. SITE WORK WILL BE REQUIRED OUTSIDE THESE LIMITS WHERE SHOWN ON THE CIVIL, ELECTRICAL AND LANDSCAPE - IRRIGATION DWG6'S.

ARCHITECTURAL SITE PLAN
 SCALE: 1" = 50'-0"
 12.5' 50'
 0 25' 100'

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THE PROMENADE - PHASE 2
 SITE DEVELOPMENT
 AT
 S.E.C. OF FRANK LLOYD WRIGHT & SCOTTSDALE ROAD
 SCOTTSDALE, ARIZONA
 FOR
THE PEDERSON GROUP

Pederson
 GROUP, INC.
 13802
 20341RD N.
 85018K
 PHOENIX, AZ

CITY COMMENTS

05-08-03

SCHEMATIC
 DESIGN DEVELOPMENT
 CONSTRUCTION DOCUMENTS
 BID/PRICING PACKAGE
 BUILDING DEPT. APPROVAL

DATE ISSUED 03.05.03
 DRAWN BY DCR/CG
 CHECKED BY SMP/RHS
 PROJECT NO. 22000
 CADD FILE
 SCALE: AS NOTED
 DRAWING NO.

A0.3
 ARCHITECTURAL SITE PLAN

