



Simulations
Records Packet
Photos
All Graphics (no plans)

LGE

SCOTTSDALE RETAIL PLAZA

PROJECT: SCOTTSDALE RETAIL PLAZA
ADDRESS: HWY 60 S. DOWD ROAD, 6 SHOEMAN LANE
 SCOTTSDALE, ARIZONA
DEVELOPER: LGE CORPORATION
 740 NORTH 52ND STREET
 PHOENIX, ARIZONA 85008
SCOPE: NEW COMMERCIAL BUILDINGS AND POOL

LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: 173-40-150 THRU 144 & 258 THRU 269 & 174 THRU 181 AND 211A

ZONING: C-2/R-2 WITH A-2/D-O OVERLAYS
OCCUPANCE: A-2
CONSTRUCTION TYPE: III & IV A.F.E.S.
ALLOWABLE AREA: 88,000 S.F. (SINGLE STORY)
CLEAR HEIGHT: VARIES
MAXIMUM HEIGHT: 50' MAX
BUILDING HEIGHT: 27'-0" TO BUILDING, 36'-0" TO HIGHEST TOWER

SITE AREA: NET 49,606 S.F. (1.13 AC)
GROSS: +/- 87,787 S.F. (2.0 AC)
BUILDING AREA: NET 4,997 S.F. 600 S.F. 21 S.F. 5,078 S.F. 2,004 S.F.
LOT COVERAGE: 51.9%
LANDSCAPE AREA: 588 S.F.
LANDSCAPE COVERAGE: 1.1%

SITE B AREA: NET +/- 49,606 S.F. (1.13 AC)
GROSS: +/- 87,787 S.F. (2.0 AC)
BUILDING A: NET 4,997 S.F. 600 S.F. 21 S.F. 5,078 S.F. 2,004 S.F.
CARWASH: 8,113 S.F. 353 S.F. 2,444 S.F.
CARWASH 1: 930 S.F. 320 S.F.
TACO SHACK: 340 S.F. 340 S.F.
TACO BAR: 313 S.F. 313 S.F.
CARWASH 2: 670 S.F. 670 S.F.
BUILDING D: 14,749 S.F. 1,845 S.F. 503 S.F. 17,097 S.F. 2,499 S.F.
TOTALS: 21,000 S.F. 27,415 S.F. 4,185 S.F.

STORIES: SINGLE STORY
LOT COVERAGE: 52.0%
LANDSCAPE AREA: 3,389 S.F.
LANDSCAPE COVERAGE: 6.8%

REQUIRED PARKING CALCULATIONS

	S.F.	FACTOR	TOTAL
BAR/RESTAURANT/LARGE	8,421 S.F.	1,800 S.F. GROSS	100
RESTAURANT/BAR	18,695 S.F.	1,120 S.F. GROSS	254
PAVING (RESTAURANT)	4,730 S.F.	1/350 PAVING EXCLUDE	32
OUTDOOR PUBLIC	17,019 S.F.	1,000 OUTDOOR PUBLIC EXCLUDE REST 200 S.F.	47
STORAGE	430 S.F.	1,800 S.F. GROSS	1

TOTAL: 394

TOTAL PROVIDED PARKING:

CREDITS

	S.F.	FACTOR	TOTAL
P-3 EXISTING HISTORICAL PARCELS A	42,200	1,500 S.F. NET SITE	+141
HISTORICAL PARCELS B	+4,359	BOSTON/200	+21
HISTORICAL PARCELS C	180 EXISTING FOUNDATION PLAZA	180 EXISTING FOUNDATION PLAZA	+108
	+4,091	EXISTING/300	+40

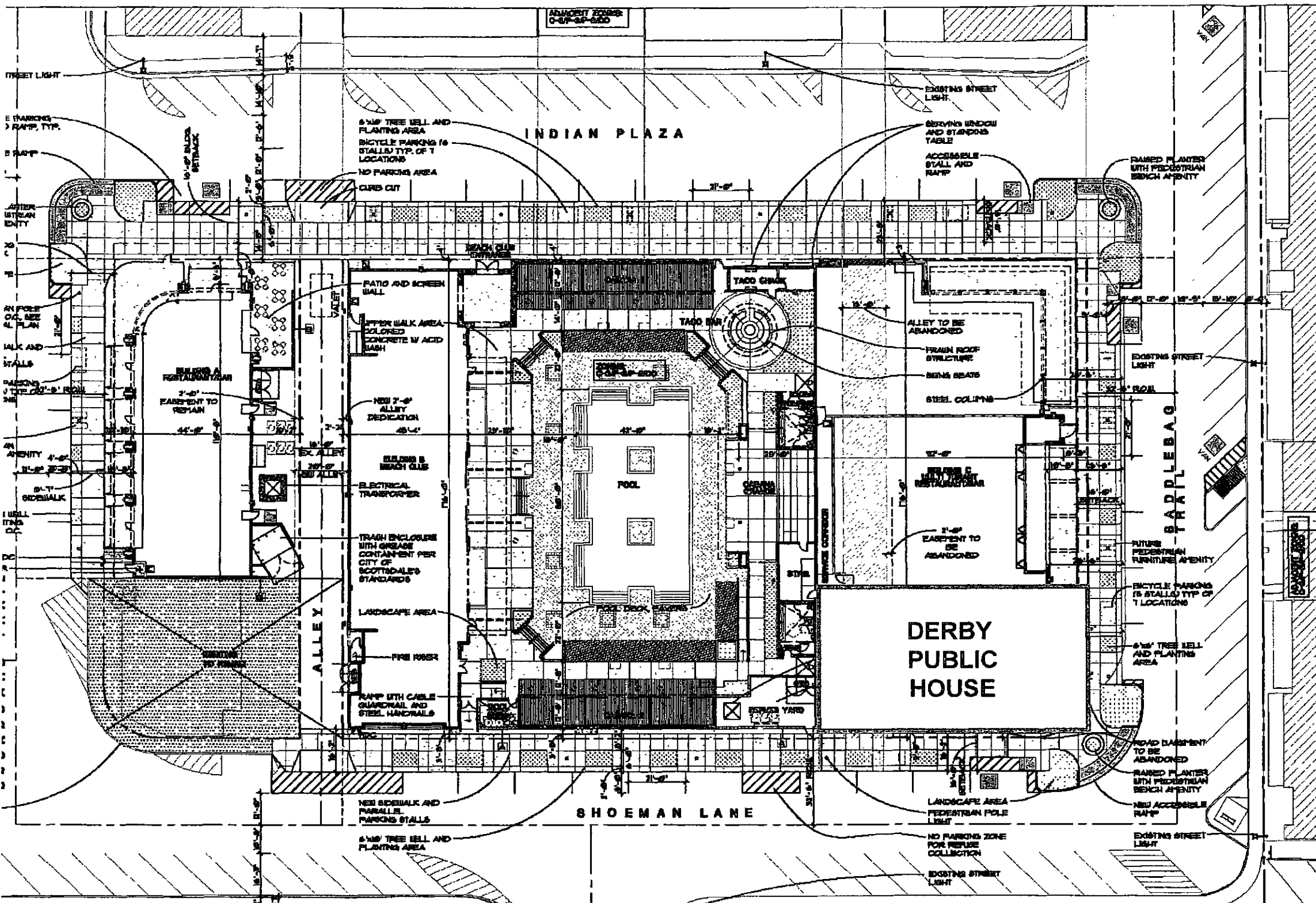
TOTAL PARKING CREDITS: 300

TOTAL PARKING:

REQUIRED: 394
PROVIDED: 394

CITY CALCULATIONS

REQUIRED VOLUME CALC:
 NO MAXIMUM VOLUME REQUIREMENT PER 6.1257 SO REQUIRED



Scottsdale Retail Plaza Revitalization Project



NORTH →

Photo Locations



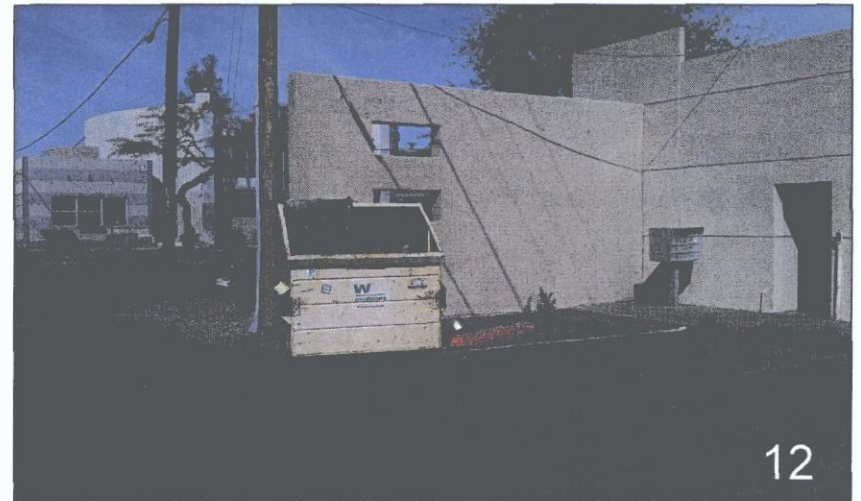
Photos 1 - 4



Photos 5 - 8



Photos 9 - 12





Derby Public House

21-UP-2012 & 22-UP-2012

Planning Commission
December 12, 2012

Coordinator: Kim Chafin, AICP, LEED-AP

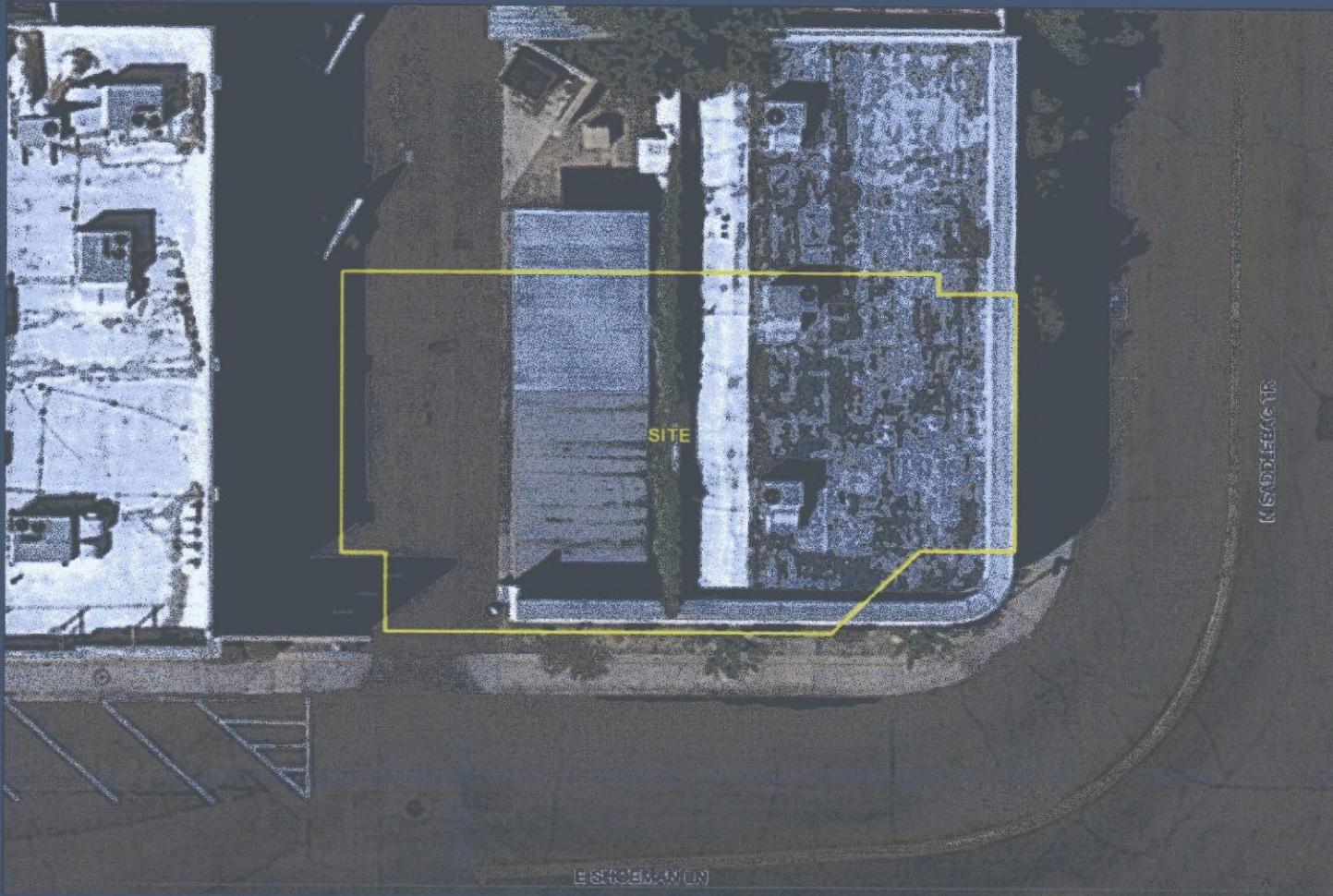
Derby Public House



CONTEXT AERIAL

21-UP-2012 & 22-UP-2012

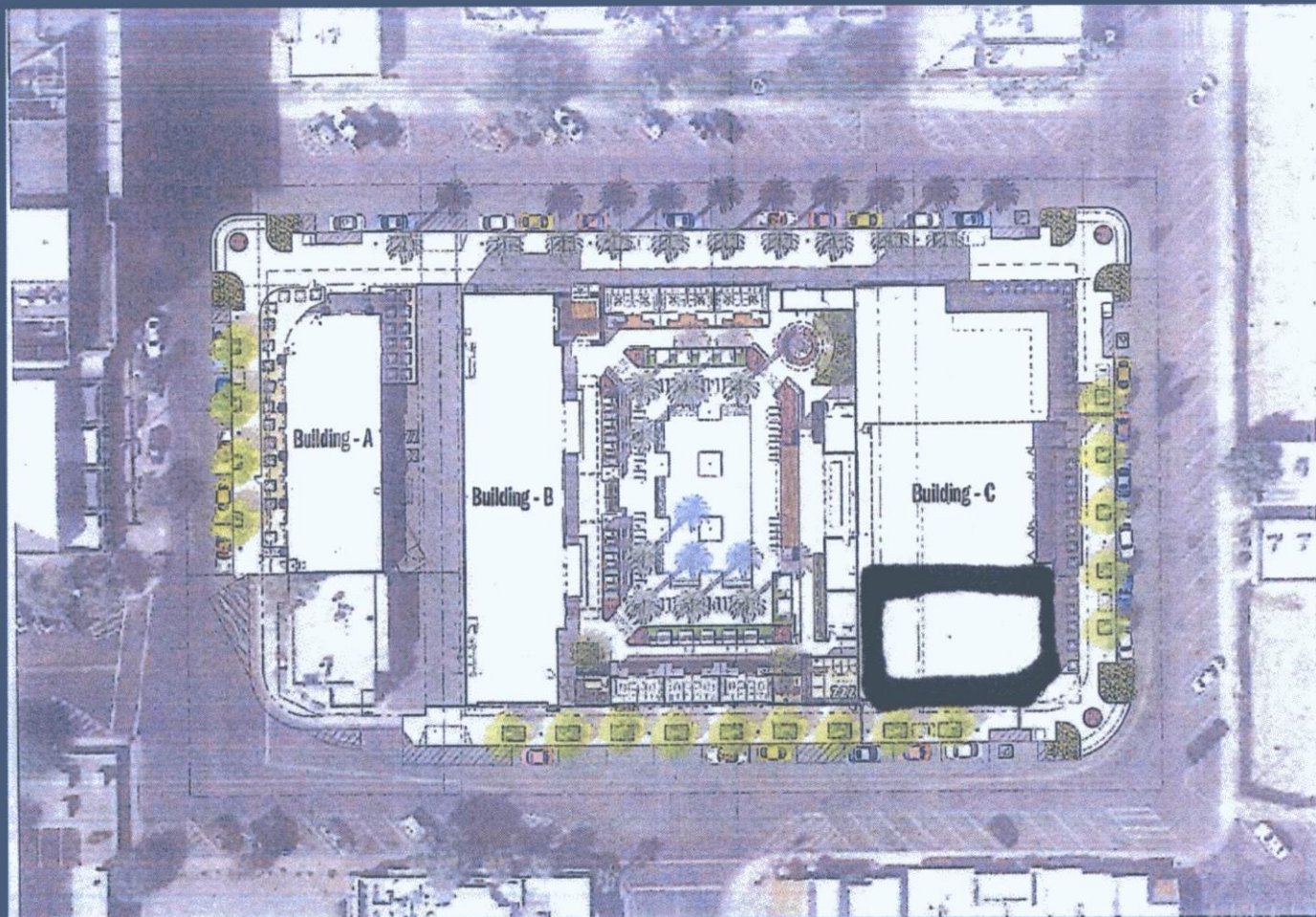
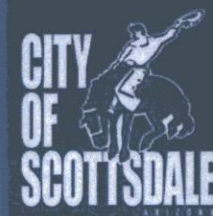
Derby Public House



CLOSE AERIAL

21-UP-2012 & 22-UP-2012

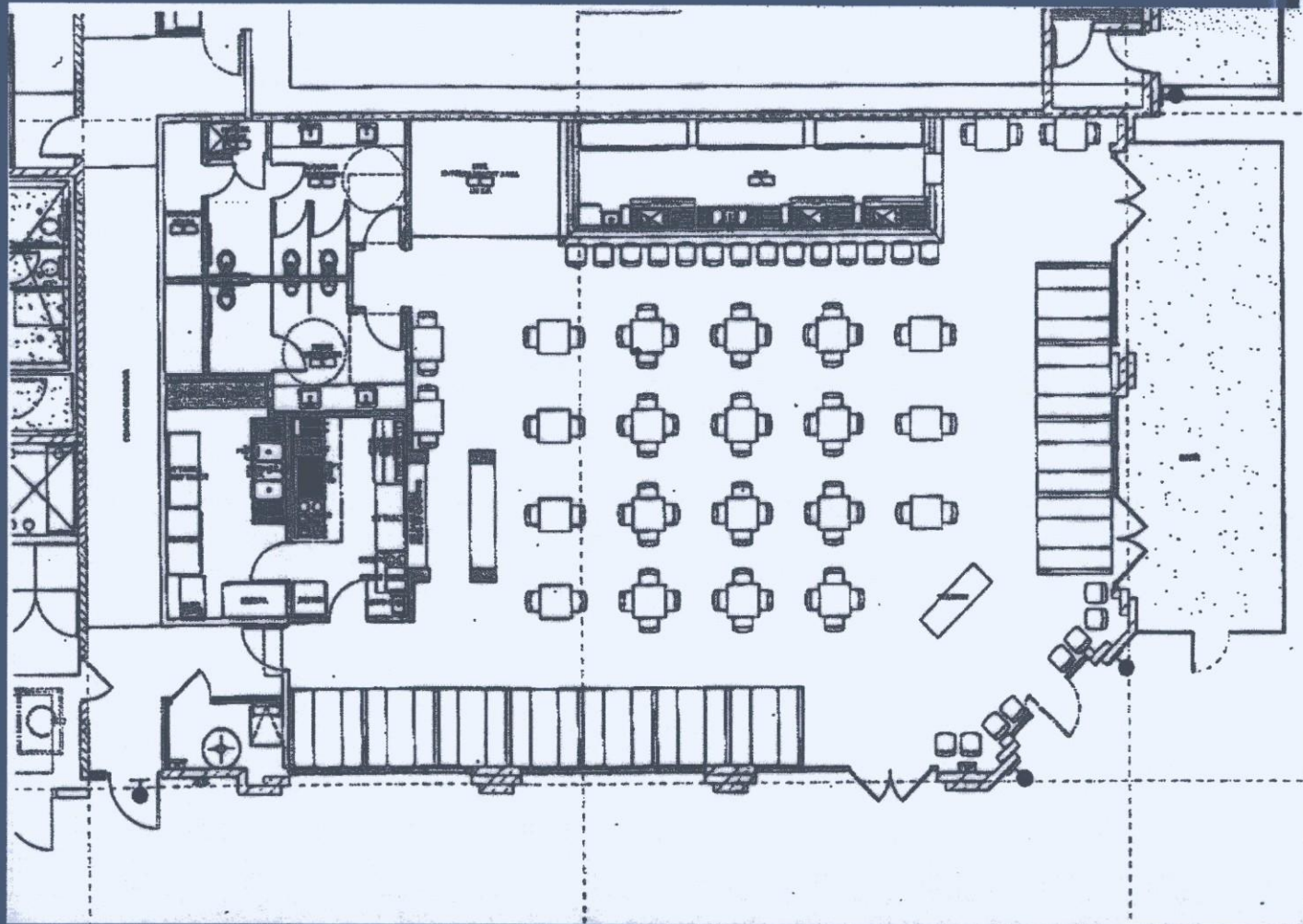
Derby Public House



SITE PLAN

21-UP-2012 & 22-UP-2012

Derby Public House



FLOOR PLAN

21-UP-2012 & 22-UP-2012

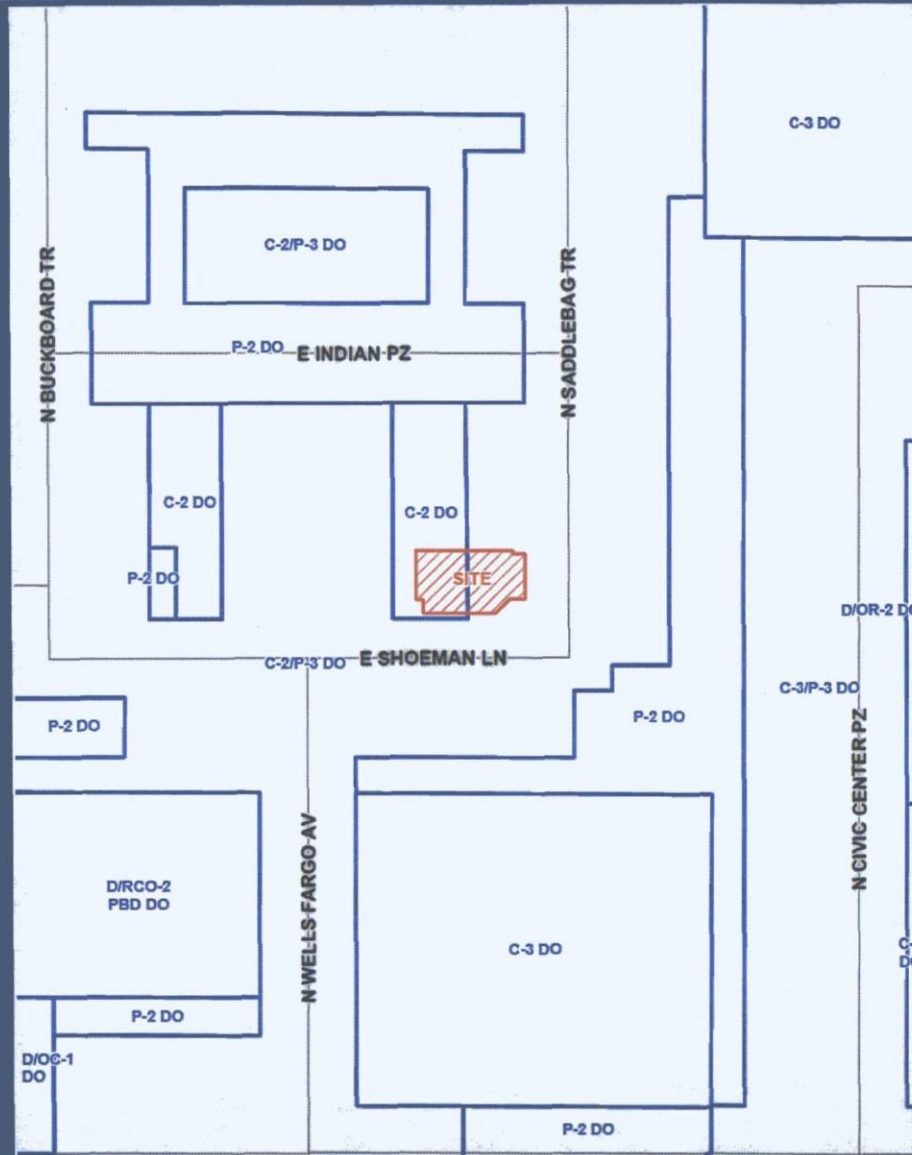
Derby Public House



PERSPECTIVE

21-UP-2012 & 22-UP-2012

Derby Public House



ZONING

21-UP-2012



-  Downtown Civic Center - Type 2
  Downtown Medical - Type 2
 Civic Center or Medical - Type 2
  Downtown Multiple Use - Type 2
 Downtown Core - Type 1
  Downtown Regional Multiple Use - Type 2



21-UP-2012

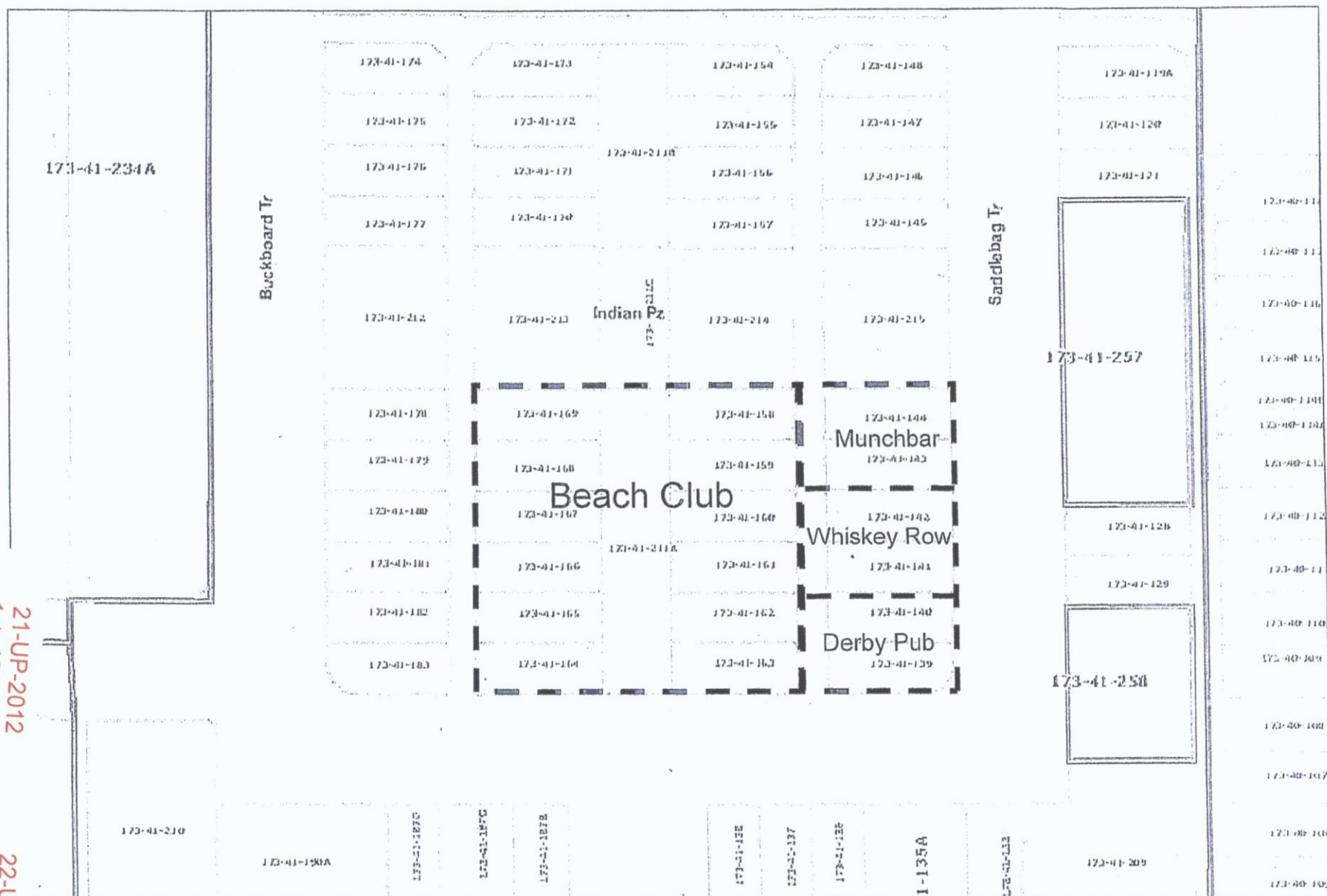
Derby Public House



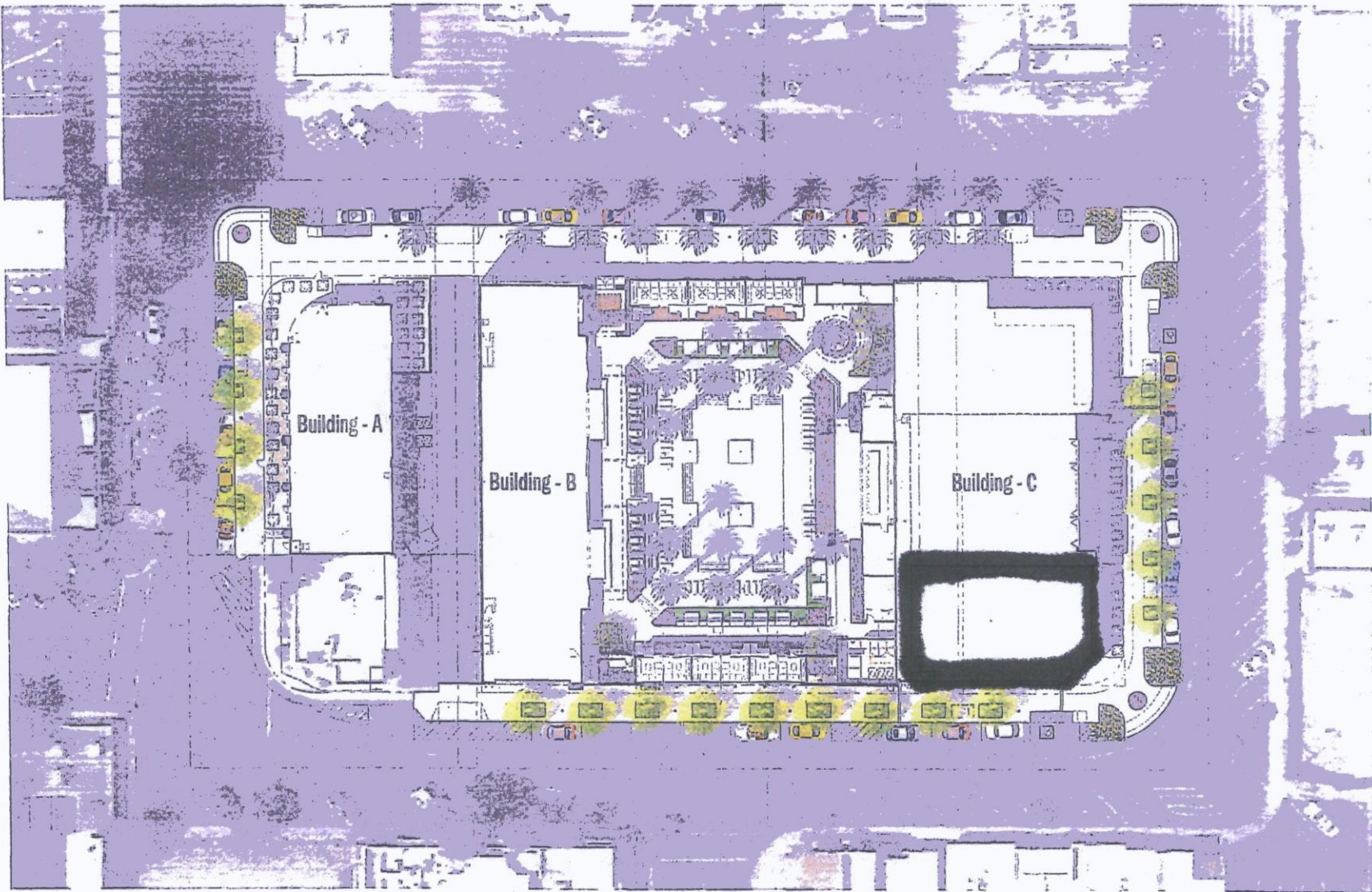
OVERVIEW

21-UP-2012

22-UP-2012
1st: 10/02/12



Assessor's Map



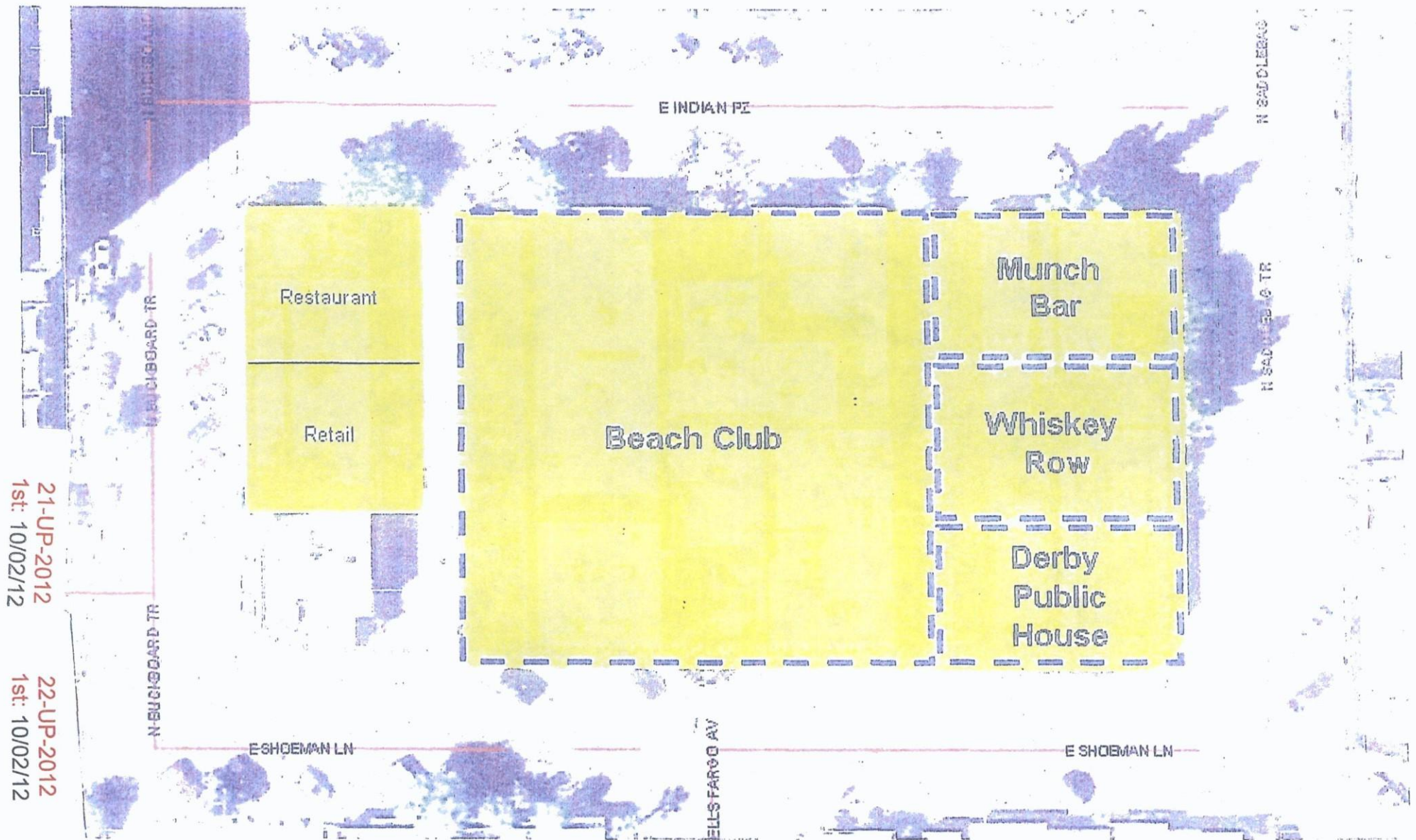
Concept Site Plan
Project # 1000
2012.02.1

SITE PLAN

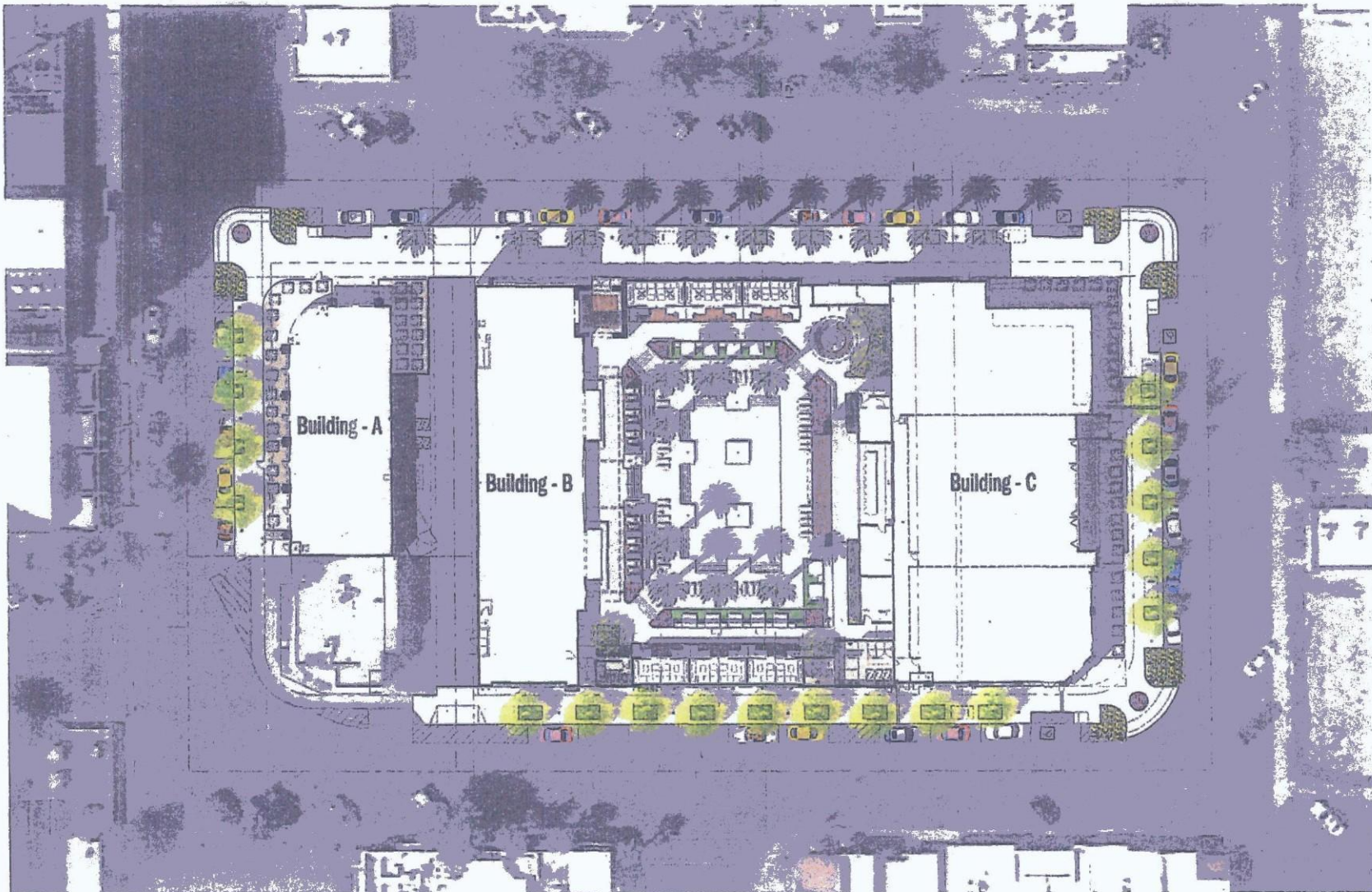
21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

SCOTTSDALE RETAIL PLAZA REVITALIZATION PROJECT



FOR:
TRIYAR / LGE DESIGN BUILD
**SCOTTSDALE
RETAIL PLAZA**
SCOTTSDALE, ARIZONA



Concept Site Plan
project # 100C
2012 - 02 - 1

AV3
design studio

SITE PLAN

21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

~~E SHOBAN LN~~

22-UP-2012
1st: 10/02/12

Aerial from the West

New Live Entertainment CUP – Derby Public House



21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

Aerial from the East

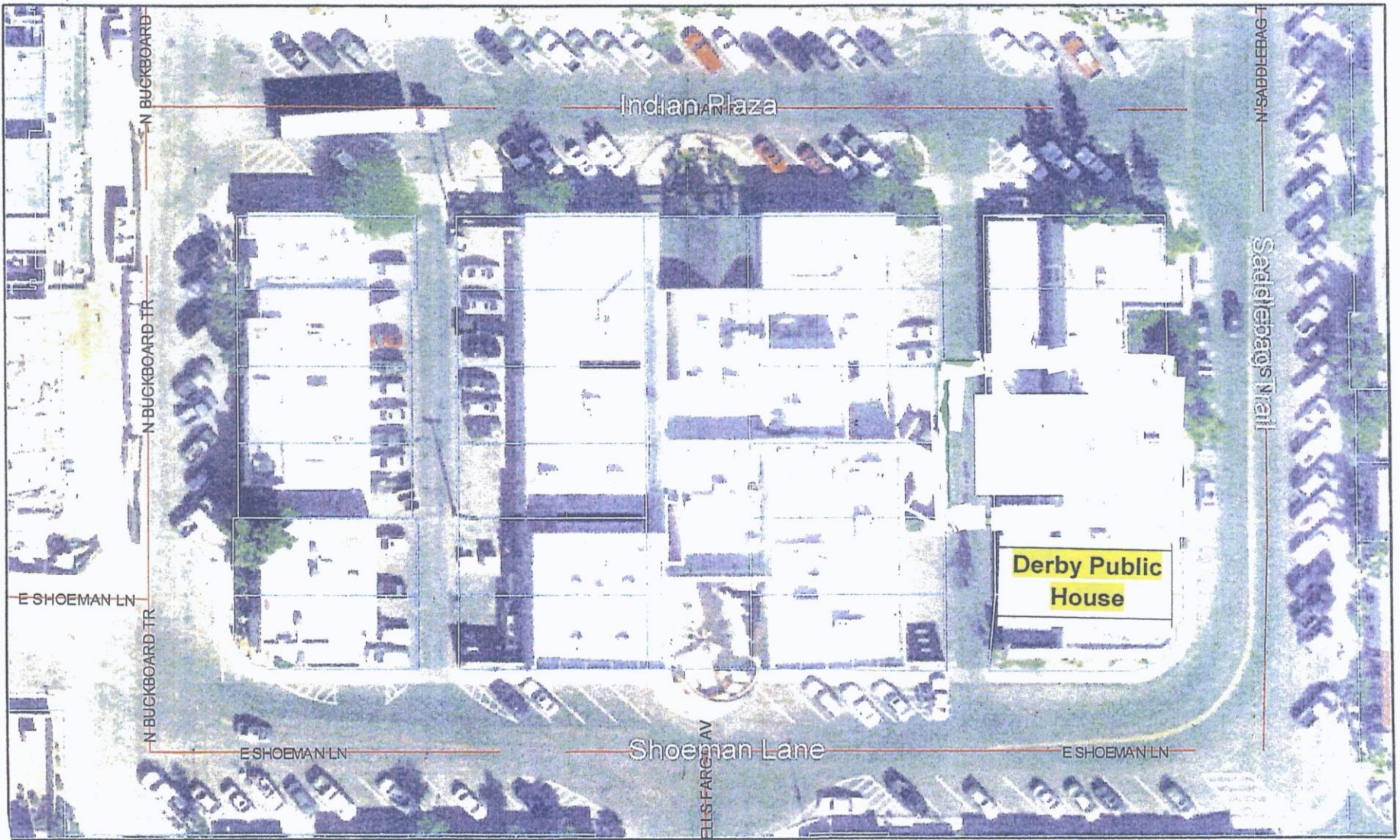
New Live Entertainment CUP – Derby Public House



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1st: 10/02/12

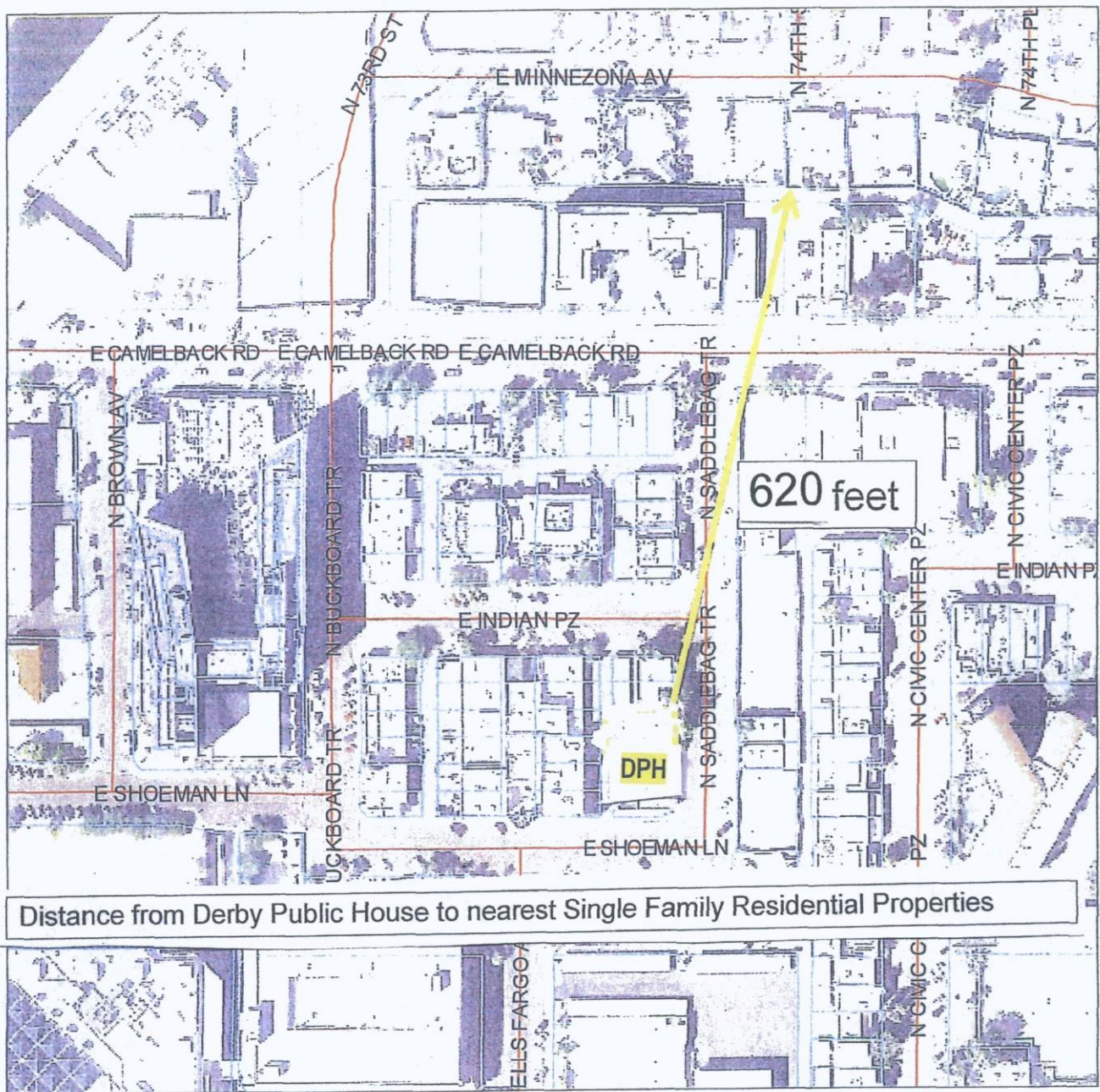
22-UP-2012
1st: 10/02/12

Derby Public House



21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12



21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

A NEW BUILDING PROJECT
BY:

LGE

SCOTTSDALE RETAIL PLAZA

PROJECT: SCOTTSDALE RETAIL PLAZA
ADDRESS: NWC OF SADDLEBAG TRAIL & SHOEMAN LANE
SCOTTSDALE, ARIZONA
DEVELOPER: LGE CORPORATION
740 NORTH 52ND STREET
PHOENIX, ARIZONA 85008
SCOPE: NEW COMMERCIAL BUILDINGS AND OUTDOOR POOL
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL #: 173-41-139 THRU 144 & 156 THRU 169 & 178 THRU 181 AND 211A
ZONING: C-2/P-2 WITH P-3/D-0 OVERLAYS
OCCUPANCY: A-2
CONSTRUCTION TYPE: SITE A: V B W / A.F.E.S.
SITE B: V B W / A.F.E.S.
ALLOWABLE AREA: 24,000 S.F. (SINGLE STORY PER BUILDING)
CLEAR HEIGHT: VARIES
SCREENING HEIGHT: 50' MAX.
BUILDING HEIGHT: 27'-8" TO BUILDING, 36'-0" TO HIGHEST TOWER
SITE A AREA: NET: +/- 8,757 S.F. (.2 AC)
GROSS: +/- 13,615 S.F. (.31 AC)
BUILDING AREA: NET 4,892 S.F. 600 S.F. 50 S.F. 5,342 S.F. 650 S.F.
LOT COVERAGE: 53.6%
LANDSCAPE AREA: 588 S.F.
LANDSCAPE COVERAGE: 6.7%

SITE B AREA: NET: +/- 49,602 S.F. (1.13 AC)
GROSS: +/- 67,267 S.F. (1.54 AC)
BUILDING AREA: NET 7,650 S.F. 1,614 S.F. 480 S.F. 9,744 S.F.
BUILDING B: 2,113 S.F. 331 S.F. 2,444 S.F.
CABANA GRANDE: 920 S.F. 331 S.F. 920 S.F.
TACO SHACK: 348 S.F. 348 S.F. 348 S.F.
TACO BAR: 315 S.F. 315 S.F. 315 S.F.
CABANA 2: 920 S.F. 920 S.F. 920 S.F.
BUILDING C: 14,245 S.F. 2,345 S.F. 561 S.F. 17,351 S.F. 2,159 S.F.
TOTALS: 31,203 S.F. 37,415 S.F. 4,165 S.F.
STORIES: SINGLE STORY
LOT COVERAGE: 62.9%
LANDSCAPE AREA: 3,385 S.F.
LANDSCAPE COVERAGE: 6.8%

REQUIRED PARKING CALCULATIONS			
OCCUPANCY	S.F.	FACTOR	TOTAL
RESTAURANT	2,696 S.F.	1:300	8.98
PATIO (RESTAURANT)	650 S.F.	1:350 EXCLUDE FIRST 500	0.42
RETAIL	2,171 S.F.	1:300	7.23
BAR/NIGHTCLUB/LOUNGE	8,364 S.F.	1:80 S.F. GROSS	104.55
BAR	9,135 S.F.	1:100	76.12
BAR W/LIVE ENT.	4,894 S.F.	1:80 S.F. GROSS	58.6
PATIO (BAR)	2,724 S.F.	1:200 EXCLUDE FIRST 200'	12.62
OUTDOOR PUBLIC	17,760 S.F.	1:200 OUTDOOR PUBLIC EXCLUDE FIRST 200 S.F.	87.8
STORAGE	436 S.F.	1:800 S.F. GROSS	.54
TOTAL			356.86

TOTAL PROVIDED PARKING CREDITS			
P-3 EXISTING	42,286	1:300 S.F. NET SITE	+140.96
HISTORICAL OFFICE	+/-10,409	EXISTING/300	+34.7
HISTORICAL RETAIL	+/-3,860	EXISTING/300	+12.87
HISTORICAL NIGHTCLUB	+/-1,279	EXISTING/120	+4.26
HISTORICAL PATIO	+/-11,390	EXISTING/200	+94.92
	+/-1,200	MINUS 157,200	-5
HISTORICAL NIGHTCLUB	+/-13,390	EXISTING/120	+113.58
HISTORICAL PATIO	+/-1,433	EXISTING/200	+6.17
TOTAL PARKING CREDITS:			410.46

TOTAL PARKING: 356.86
REQUIRED: 356.86

CITY CALCULATIONS
REQUIRED VOLUME CALCS
NO MAXIMUM VOLUME REQUIREMENT PER 6.1207 SCHEDULE B

ALLOWABLE FLOOR AREA RATIO
FLOOR AREA RATIO:

ALLOWABLE FLOOR AREA RATIO
8 TENTHS X NET LOT S.F. = ALLOWED FLOOR AREA RATIO
.8 x 49,602 S.F. = 39,682 S.F. ALLOWED

BUILDING FLOOR AREA RATIO:
31,203 S.F. IS < 39,682 S.F.

ALLOWABLE AREA
TABULAR AREA PER TABLE 503 (OCCUPANCY/CONSTRUCTION TYPE):
6,000 S.F. PROVIDED
SPRINKLER INCREASE:
+300% TABULAR AREA (SINGLE-STOREY)

ALLOWABLE TOTAL:
6,000 S.F. + [(6,000 x 300%) / 100] = 24,000 S.F.
24,000 S.F. ALLOWED PER BUILDING

SITE PLAN
1" = 20'-0"
0 5 10 20 40
N



730 N. 52nd Street
Suite 203
Phoenix, AZ 85008
602.393.5060



SCOTTSDALE
RETAIL PLAZA

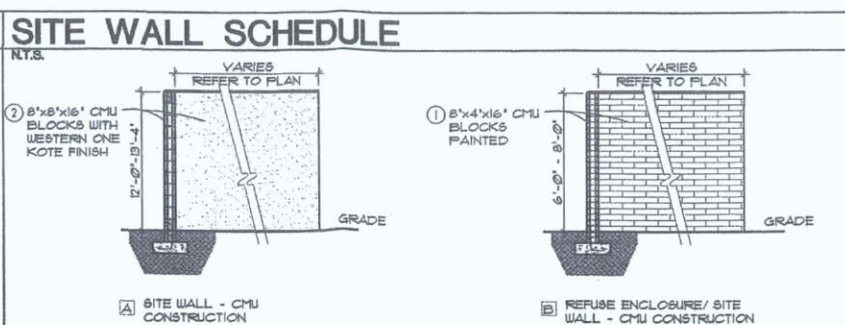
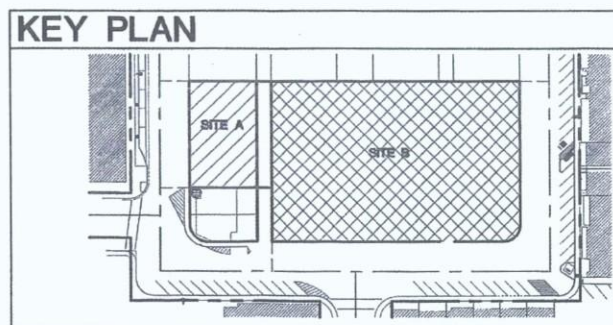
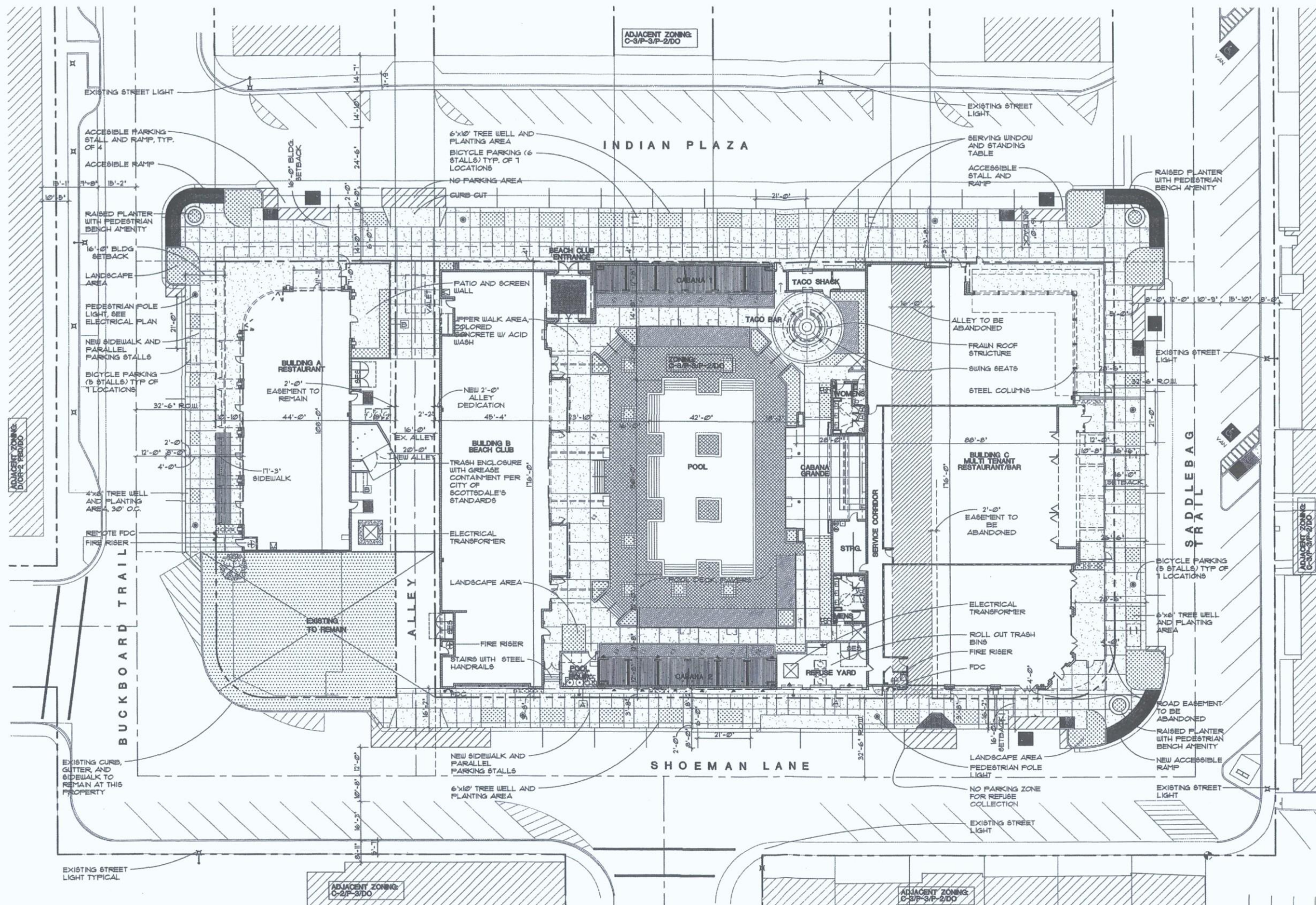
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PLAZA
SCOTTSDALE
ARIZONA

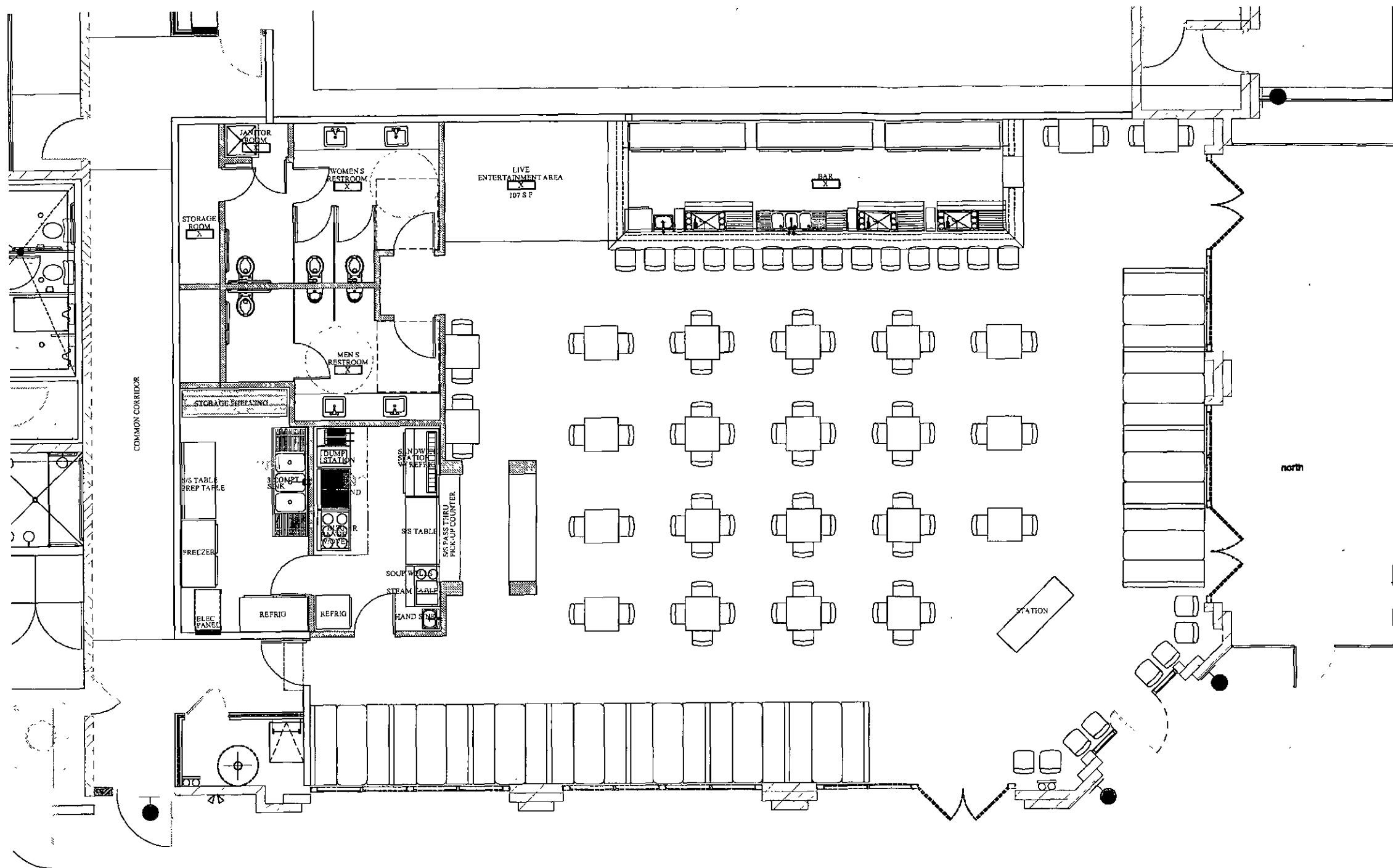
DATE
04 - 24 - 2012



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Project: SRPPI
A1.1





FLOOR PLAN

SCALE 1/4" = 1'-0"

21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

GENERAL NOTES

1. UNO, ALL INTERIOR T1 FRAMED WALLS SHALL BE 3-5/8" 20 GA METAL STUD @ 24" O.C. WITH 5/8" TYPE "X" GYP BD ON BOTH SIDES TERMINATE WALL 6" ABOVE CEILING GRID.
2. ALL GYP BD WALLS ARE TO BE TAPED, TEXTURED AND PAINTED COLOR BY TENANT.
3. ALL FINISHES INCLUDING, BUT NOT LIMITED TO, FLOORING, WALL COVERING, PAINT COLORS SHALL BE SELECTED BY THE TENANT AND/OR OWNER. ALL TO BE INSTALLED BY CONTRACTOR.
4. NOT USED.
5. FOR TYPICAL ACCESSIBLE RESTROOM ACCESSORIES LOCATION, REFER TO DTL 1648.0.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
7. EXISTING RESTROOM FLOORING TO BE CERAMIC TILE FLOORING WITH 6" HIGH COVED CERAMIC TILE BASE BOARD. REFER TO FOLLOWING NOTE.
8. MAIN ENTRY DOORS, (STOREFRONT DOOR) ENTRY DOOR HARDWARE SHALL BE FIXED WITH A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE OF THE DOOR STATING, "THIS DOOR SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER 2006 IBC 1008.1.3.2.2.
9. ALL DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER 2006 IBC SEC 1008.1.3.3.
10. ALL EXTERIOR DOORS REQUIRE WEATHER SEAL.
11. ALL EXTERIOR DOORS TO BE ADA ACCESSIBLE WITH 1/2" MAX HEIGHT & 1/4" MAX VERTICAL EDGES AT THRESHOLD.
12. ALL INTERIOR / EXTERIOR EXPOSED HARDWARE TO MATCH EXISTING HARDWARE W/A MAX VERTICAL EDGE NOT TO EXCEED 1/4".
13. DOOR CLOSERS - IF A DOOR HAS A DOOR CLOSER, THEN THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 10°, THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR. PER ADAAG 4.13.10.
14. DOOR OPENING FORCE - THE MAXIMUM FORCE FOR PUSHING OR PULLING A DOOR OPEN SHALL BE:
 1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 2. OTHER DOORS:
 - 12.1 EXTERIOR HINGED DOORS - RESERVED
 - 12.2 INTERIOR HINGED DOORS - SLBF
 - 12.3 SLIDING OR FOLDING DOORS - SLBF
 THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT MAY HOLD THE DOOR IN A CLOSED POSITION. PER ADAAG 4.13.11.

NOTE

1. 32" MIN CLEARANCE MIN REQ'D AT ALL INTERIOR DOORS
2. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT

WALL TYPES

- EXISTING EXTERIOR MASONRY WALL W/ 3-5/8" 20 GA METAL FURRING AND 5/8" WATER RESISTANT CEMENT BOARD AT ALL WET AREAS (PER ASTM 1178)
- NEW INTERIOR NON-BEARING DEMISING WALL 5/8" MOISTURE RESISTANT GYP BD (ASTM 1178) OVER 3-5/8" MTL 20 GA STUD FRAMING @ 16" TO UNDERSIDE OF DECK. REFER TO DTL 14A2.0
- NEW INTERIOR NON-BEARING WALL W/ MOISTURE RESISTANT GYP BD (ASTM 1178) AT RESTROOMS/KITCHEN SIDE ONLY
- NEW INTERIOR NON-BEARING WALL 5/8" MOISTURE RESISTANT GYP BD (ASTM 1178) OVER DOUBLE WIDTH 3-5/8" 20 GA METAL STUD WALL AT 16" O.C.

REFLECTED CEILING LEGEND

1X4 FLUORESCENT FIXTURE
WAC LIGHTING, (WAC LIGHT SENSE TRACK SYSTEM AC 120/60V-1P 25 AMP MAX)
EXISTING FIXTURES

- AIR SUPPLY GRILLE
- AIR RETURN GRILLE
- EXHAUST FAN, 75 CFM
- EXIT LIGHT
- FLUORESCENT 6" CAN LIGHT, 75 WATT

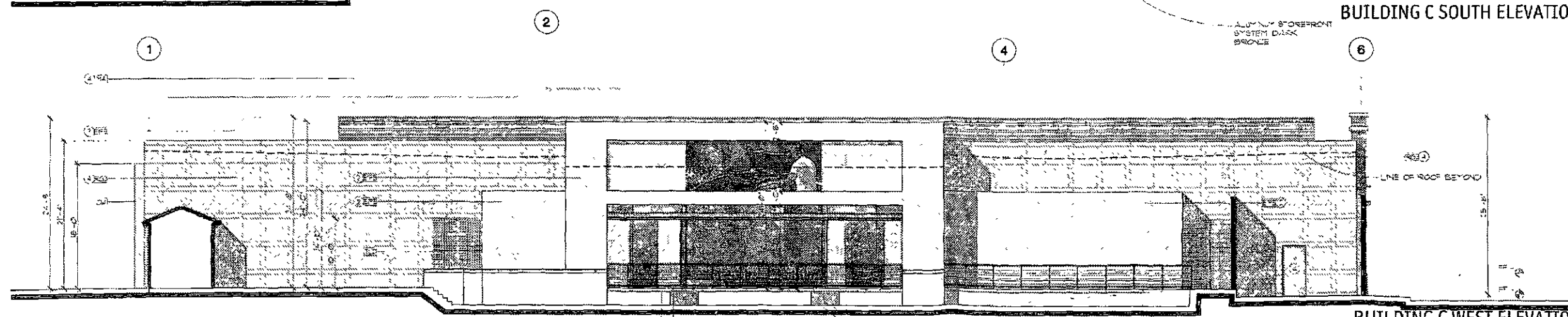
REVISIONS

JOB NUMBER 1210
DATE 9/4/12
DRAWN BY JD
CHECKED BY JD



A2.0
SHEET NUMBER

PRE-APPLICATION #166-PA-2012



BUILDING C WEST ELEVATION

EXTERIOR ELEVATIONS

Figure 1

Derby Public House – Existing Building



21-UP-2012
1st: 10/02/12

22-UP-2012
1st: 10/02/12

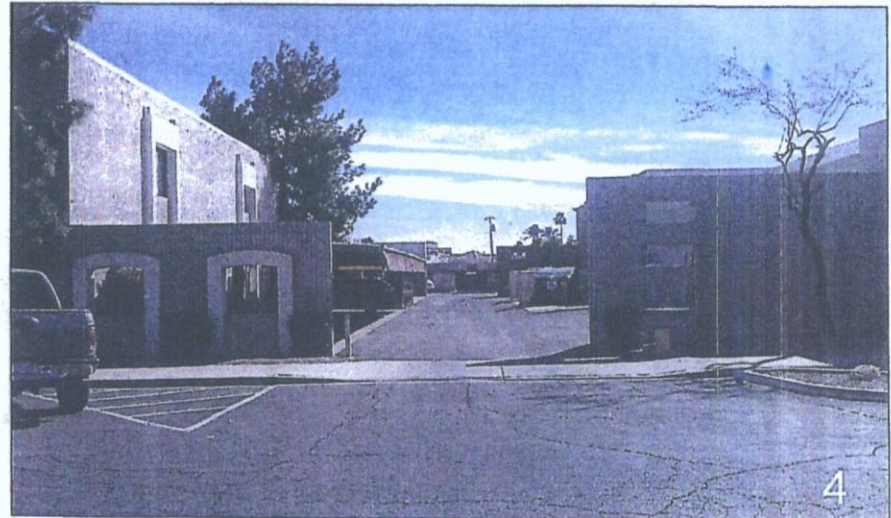
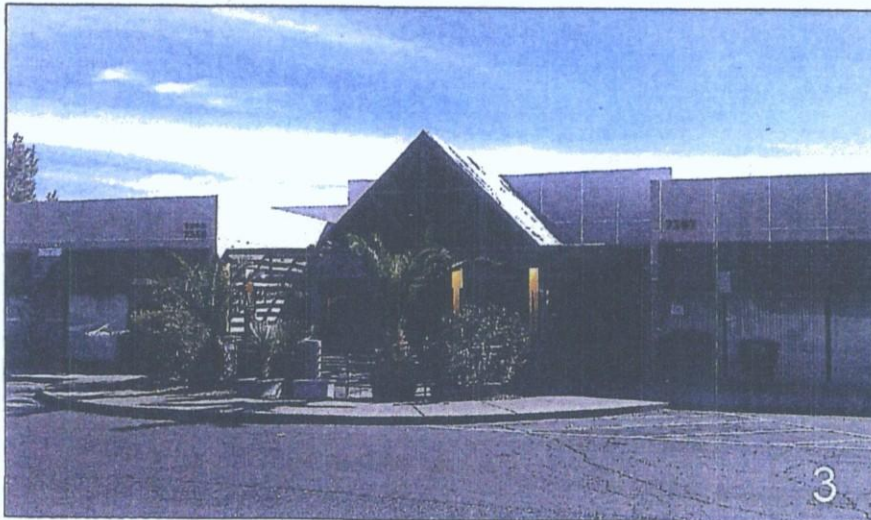
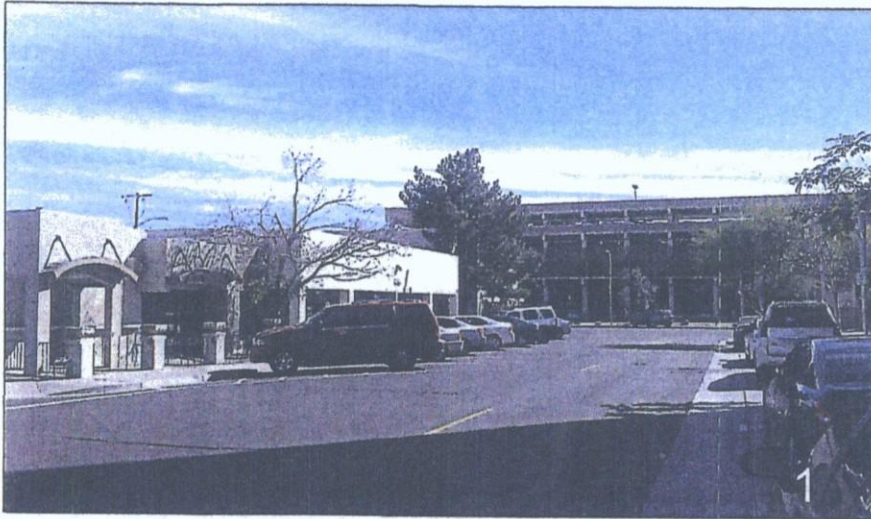
Derby Public House – Existing Building



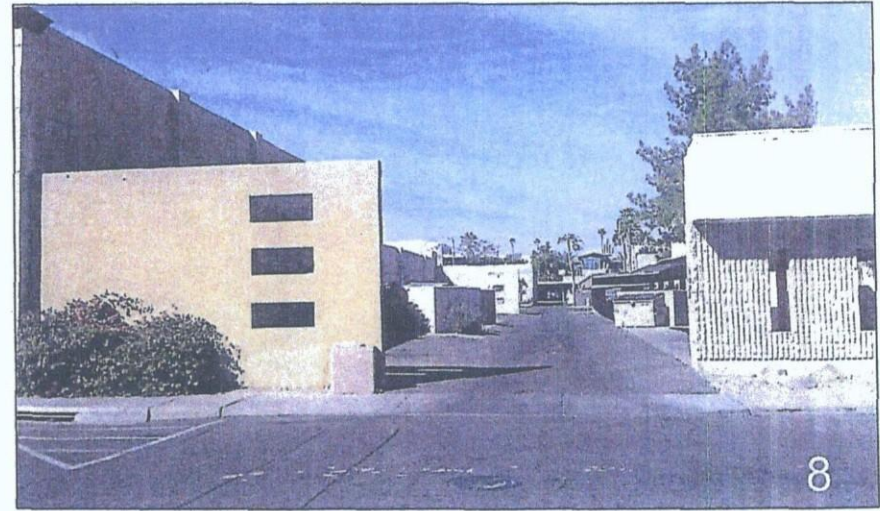
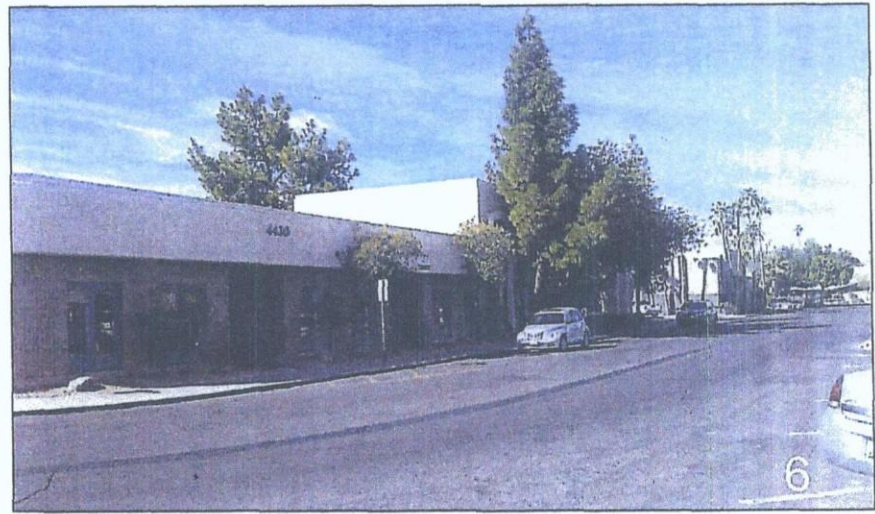
Photo Locations



Photos 1 - 4



Photos 5 - 8



Photos 9 - 12

