

Simulations
Records Packet
Photos
All Graphics (no plans)

LGE

SCOTTSDALE RETAIL PLAZA

PROJECT: SCOTTSDALE RETAIL PLAZA
ADDRESS: NWC OF SADDLEBRIDGE TRAIL & SHOEMAN LANE
 SCOTTSDALE, ARIZONA
DEVELOPER: LGE CORPORATION
 240 NORTH 30TH STREET
 PHOENIX, ARIZONA 85008
SCOPE: NEW COMMERCIAL BUILDINGS AND POOL
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL ID: 173-41-130 THRU 144 & 138 THRU 140 & 178 THRU 181 AND E21A

ZONING: D-2/P-2 WITH P-2/D-2 OVERLAYS
OCCUPANCY: A-2
CONSTRUCTION TYPE: III B W/ A.F.E.S.
ALLOWABLE AREA: 30,000 S.F. (SINGLE STORY)
CLAMP HEIGHT: VARIES
SCREENING HEIGHT: 10' MAX.
BUILDING HEIGHT: 27'-0" TO BUILDING, 36'-0" TO HIGHEST TOWER

SITE AREA: NET +/- 8,757 S.F. (2.0 AC)
 GROSS +/- 13,625 S.F. (3.1 AC)
BUILDING AREA: NET 4,892 S.F. 600 S.F. 81 S.F. 5,273 S.F. 2,006 S.F.
LOT COVERAGE: 53.0%
LANDSCAPE AREA: 588 S.F.
LANDSCAPE COVERAGE: 6.7%

SITE B AREA: NET +/- 49,000 S.F. (1.13 AC)
 GROSS +/- 67,207 S.F. (1.54 AC)
BUILDING AREA: NET 7,850 S.F. 1,614 S.F. 400 S.F. 9,744 S.F.
BUILDING B: 8,213 S.F. 331 S.F. 2,444 S.F.
CABANA 1: 820 S.F. 820 S.F.
TACO SHACK: 348 S.F. 348 S.F.
TACO BAR: 319 S.F. 319 S.F.
CABANA 2: 880 S.F. 880 S.F.
BUILDING C: 14,248 S.F. 2,845 S.F. 501 S.F. 17,391 S.F. 2,199 S.F.
TOTALS: 31,203 S.F. 37,415 S.F. 4,185 S.F.
STORIES: SINGLE STORY
LOT COVERAGE: 62.0%
LANDSCAPE AREA: 3,385 S.F.
LANDSCAPE COVERAGE: 6.8%

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
BAR/RESTAURANT/CLUB	8,431 S.F.	1.00 S.F. GROSS	108
RESTAURANT/BAR	18,880 S.F.	1.520 S.F. GROSS	254
PATIO (RESTAURANT)	4,730 S.F.	1.250 PATIO EXCLUDE FIRST 500'	12
OUTDOOR PUBLIC	17,610 S.F.	1.000 OUTDOOR PUBLIC EXCLUDE FIRST 200 S.F.	87
STORAGE	436 S.F.	1.000 S.F. GROSS	1
TOTAL			362

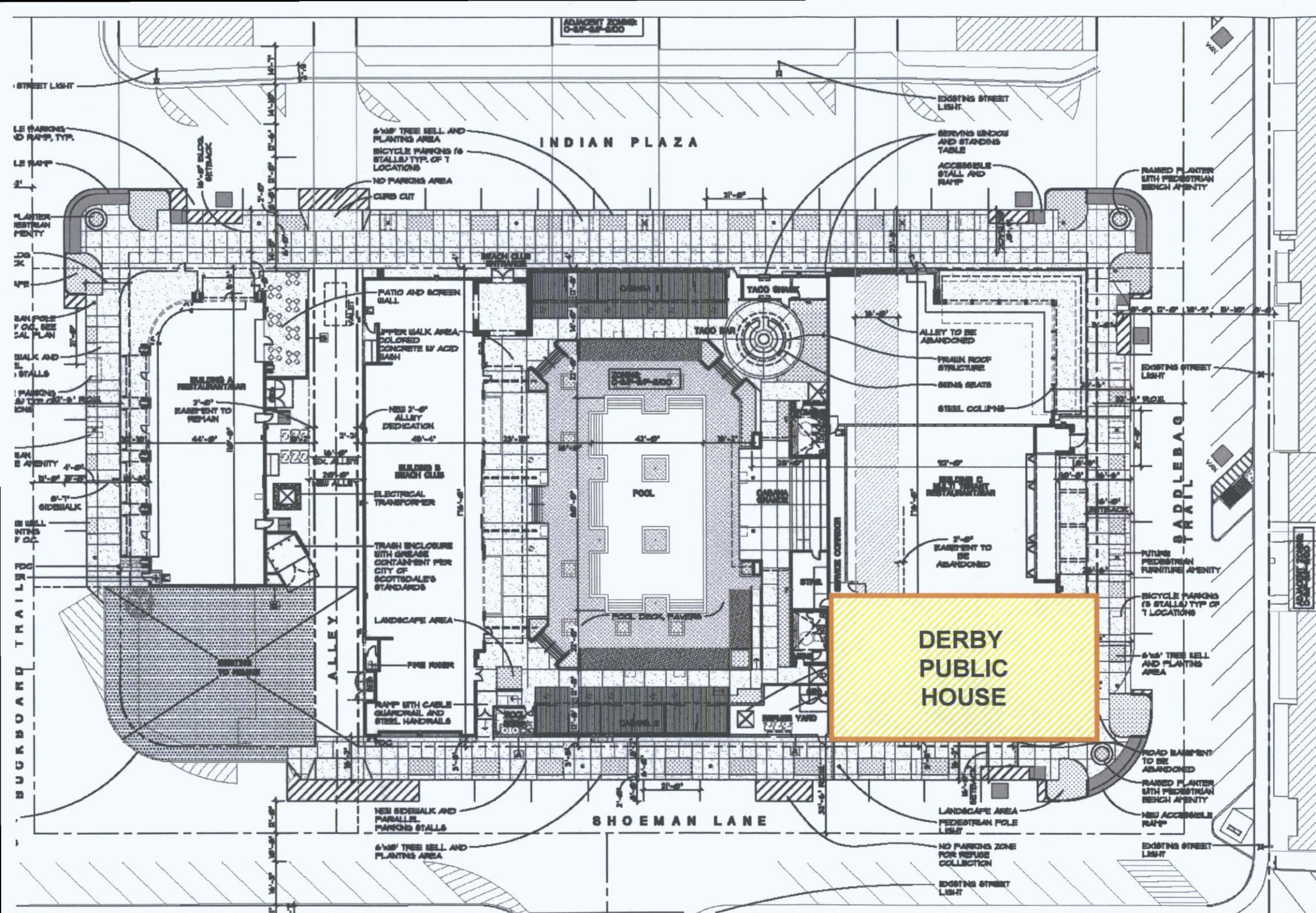
TOTAL PROVIDED PARKING:

CREDITS	S.F.	FACTOR	TOTAL
P-3 EXISTING HISTORICAL PARCELS A	42,200	1.000 S.F. NET SITE	+441
HISTORICAL PARCELS B	+4,308	EXISTING/100	+41
HISTORICAL PARCELS C	+4,692	EXISTING/100	+46
TOTAL PARKING CREDITS:			500

TOTAL PARKING:

REQUIRED:	PROVIDED:
362	500

CITY CALCULATIONS
 REQUIRED VOLUME CALC.
 NO MAXIMUM VOLUME REQUIREMENT PER 6.1007 SCHEDULE D



Scottsdale Retail Plaza Revitalization Project



NORTH →

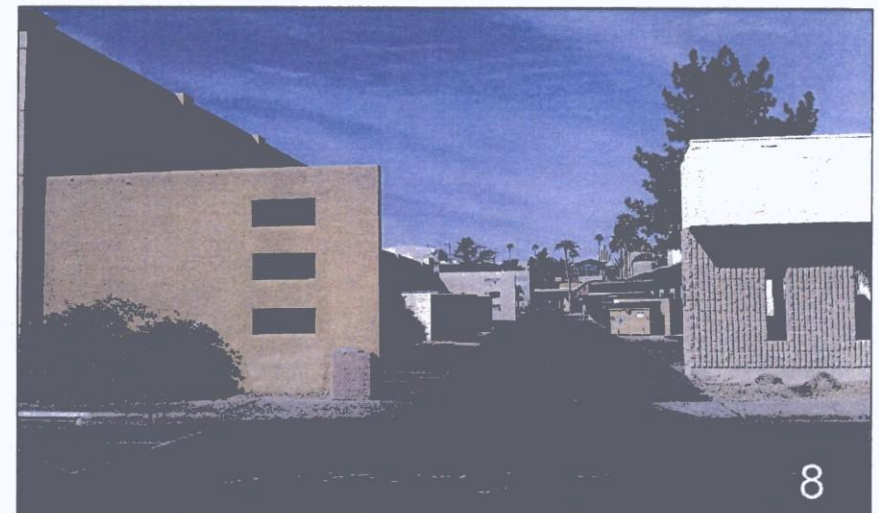
Photo Locations



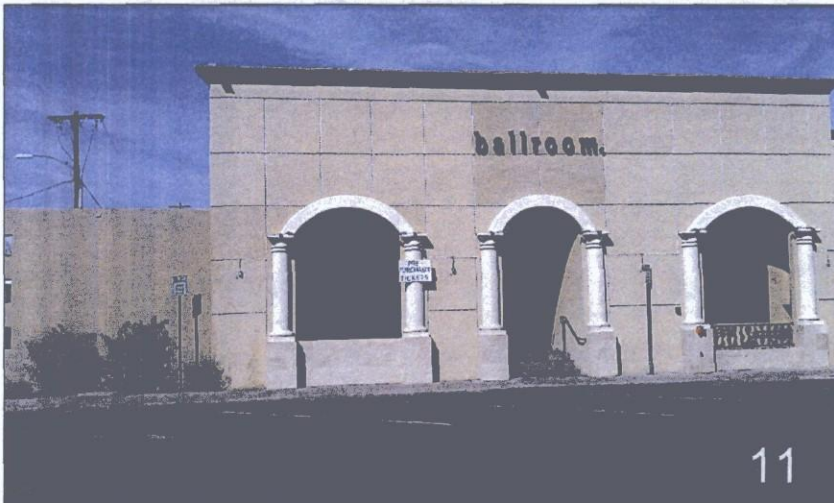
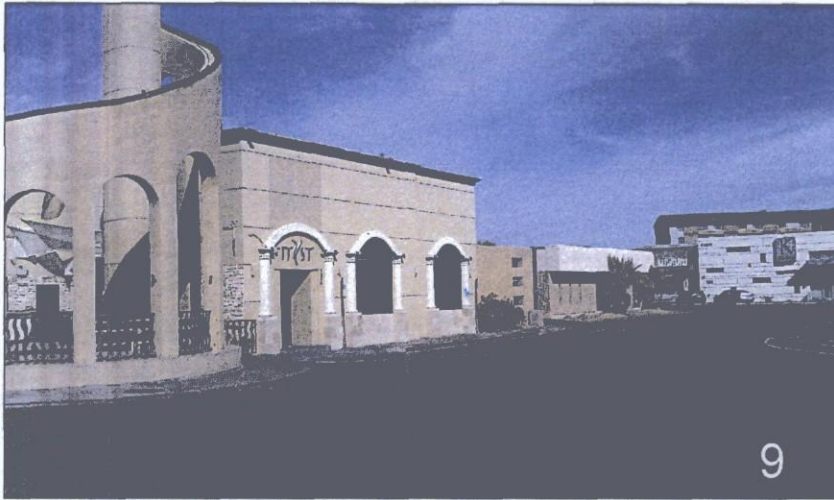
Photos 1 - 4

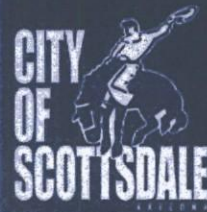


Photos 5 - 8



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

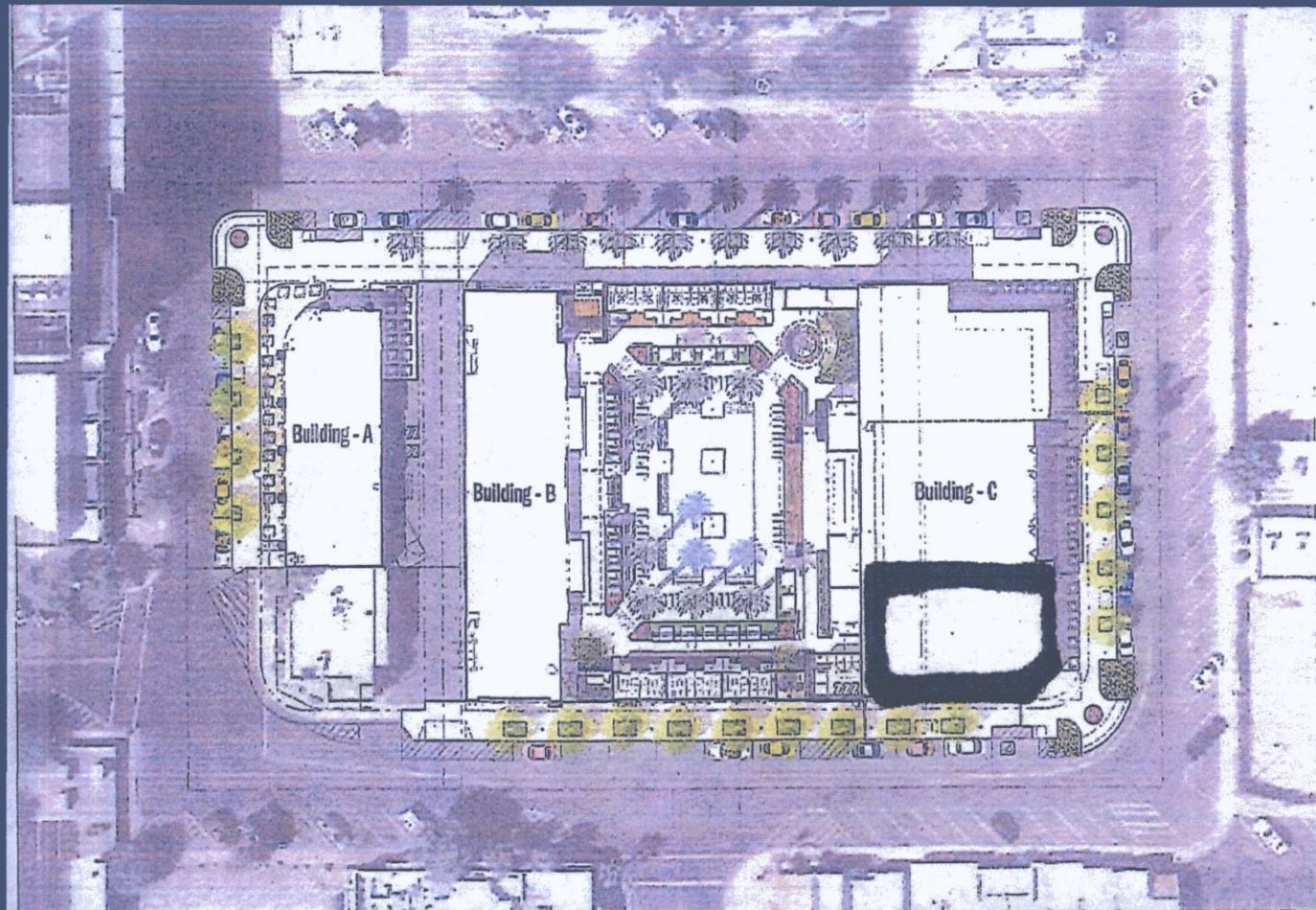
Derby Public House



CLOSE AERIAL

21-UP-2012 & 22-UP-2012

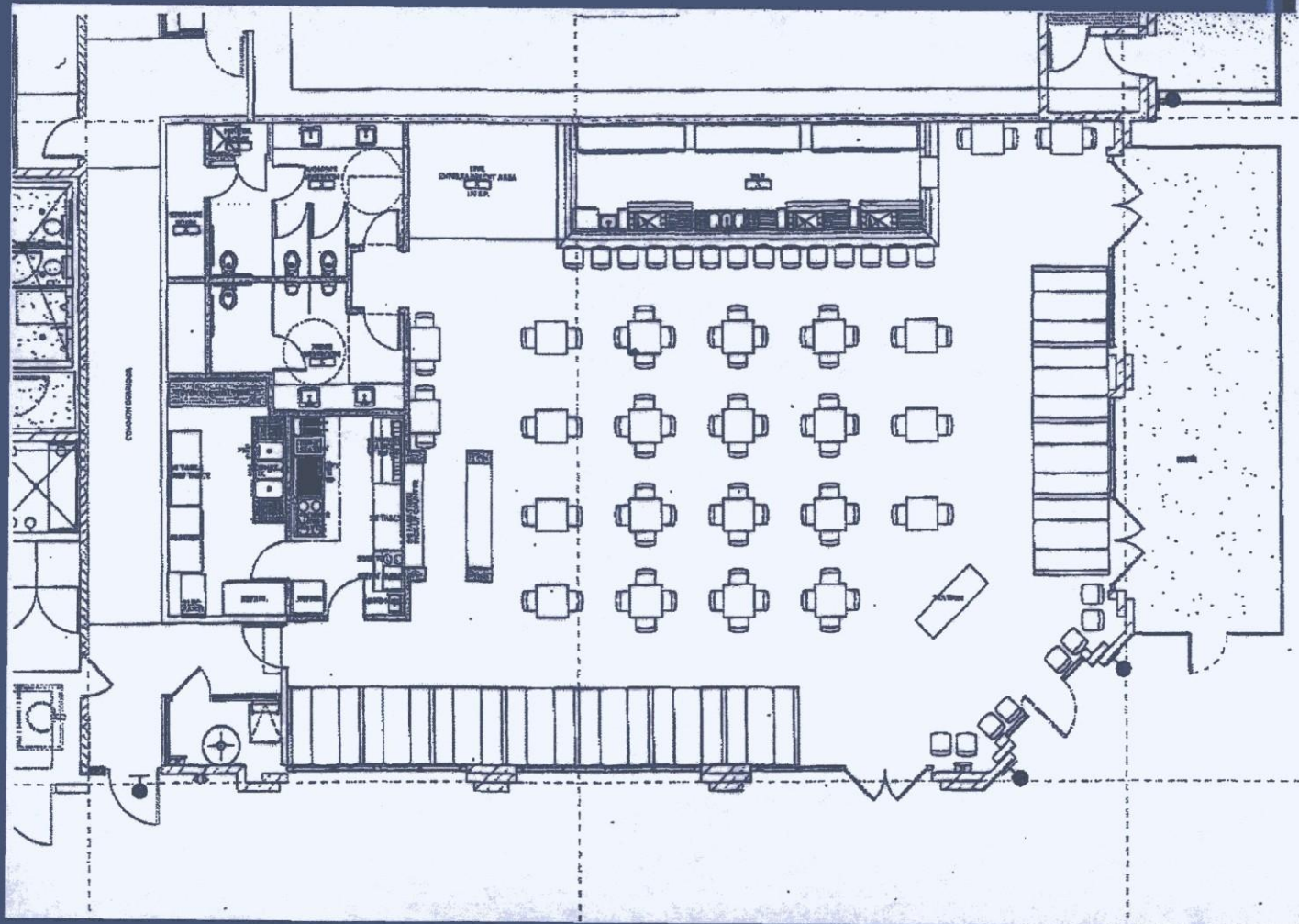
Derby Public House



SITE PLAN

21-UP-2012 & 22-UP-2012

Derby Public House



FLOOR PLAN

21-UP-2012 & 22-UP-2012

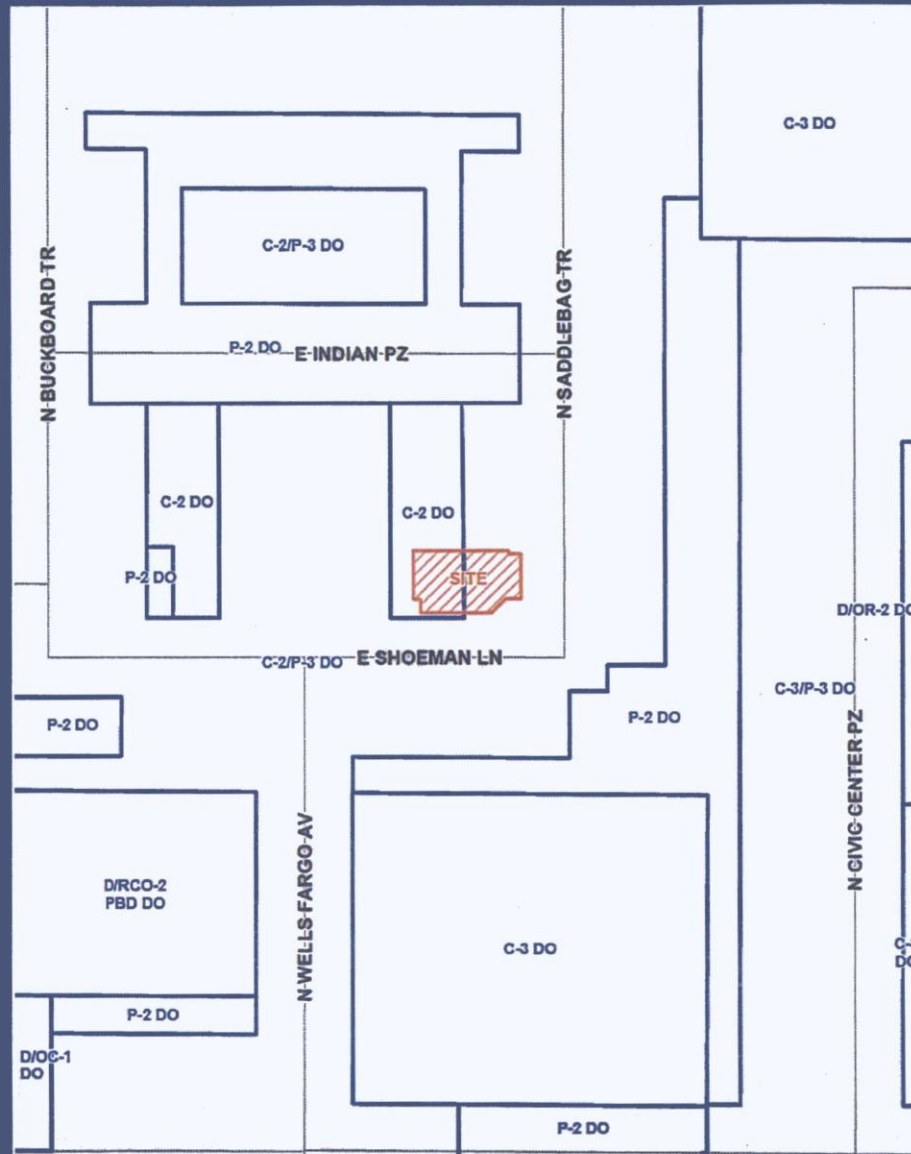
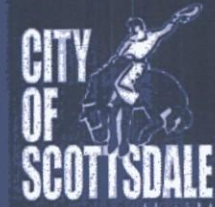
Derby Public House



PERSPECTIVE

21-UP-2012 & 22-UP-2012

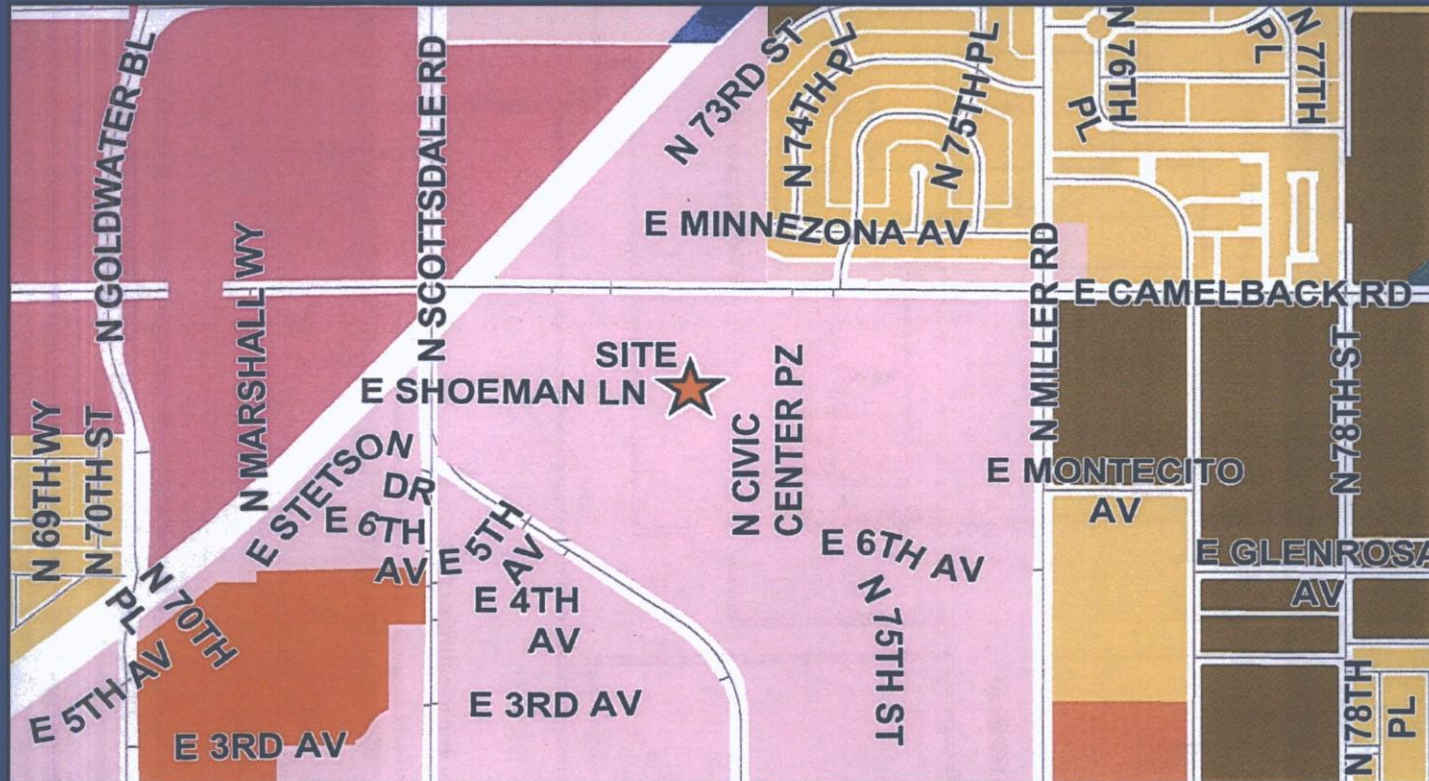
Derby Public House



ZONING

21-UP-2012

Derby Public House



Land Use Designations

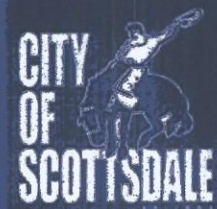
- | | |
|--|---|
|  Downtown Civic Center - Type 2 |  Downtown Medical - Type 2 |
|  Civic Center or Medical - Type 2 |  Downtown Multiple Use - Type 2 |
|  Downtown Core - Type 1 |  Downtown Regional Multiple Use - Type 2 |



LAND USE

21-UP-2012

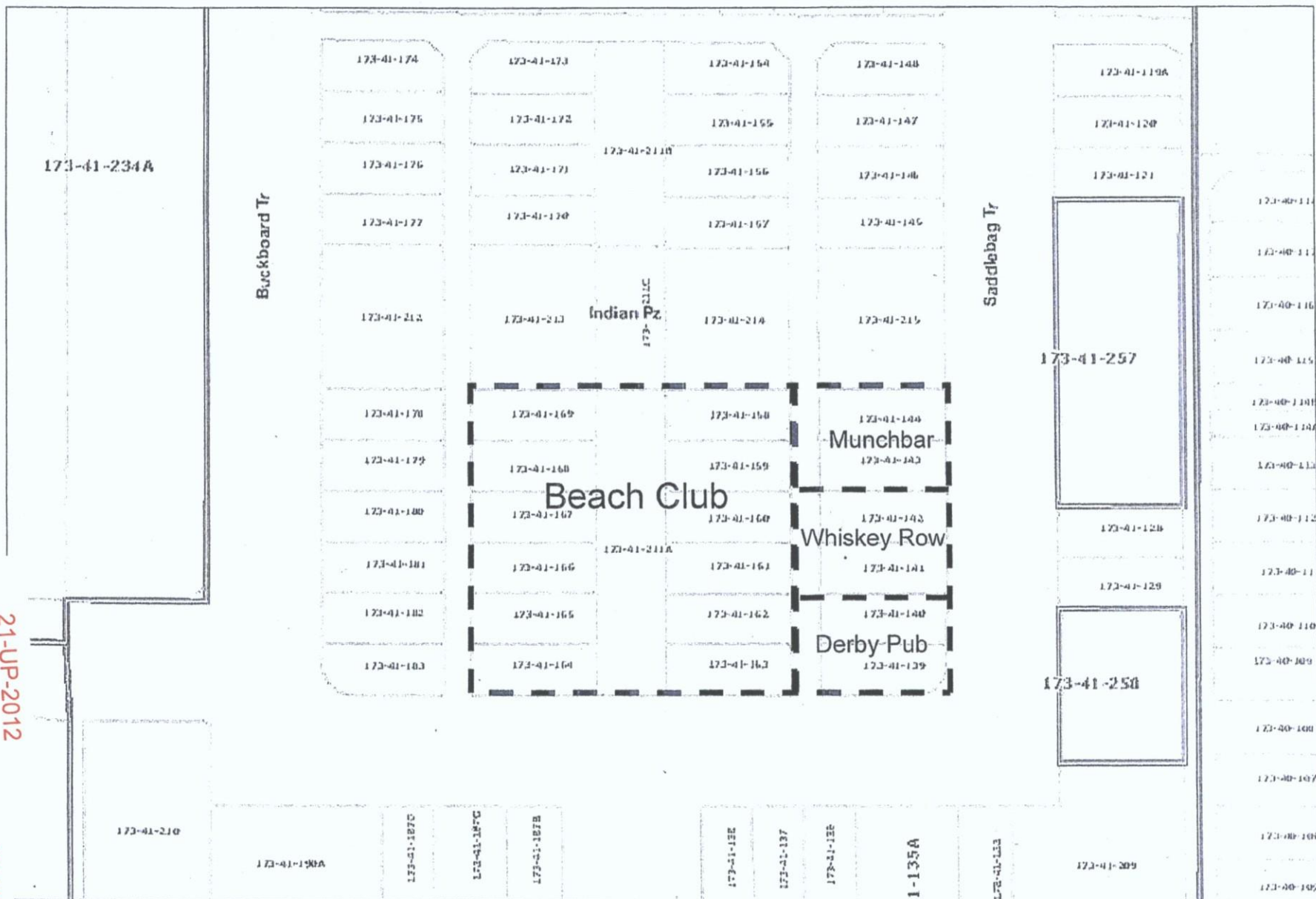
Derby Public House



OVERVIEW

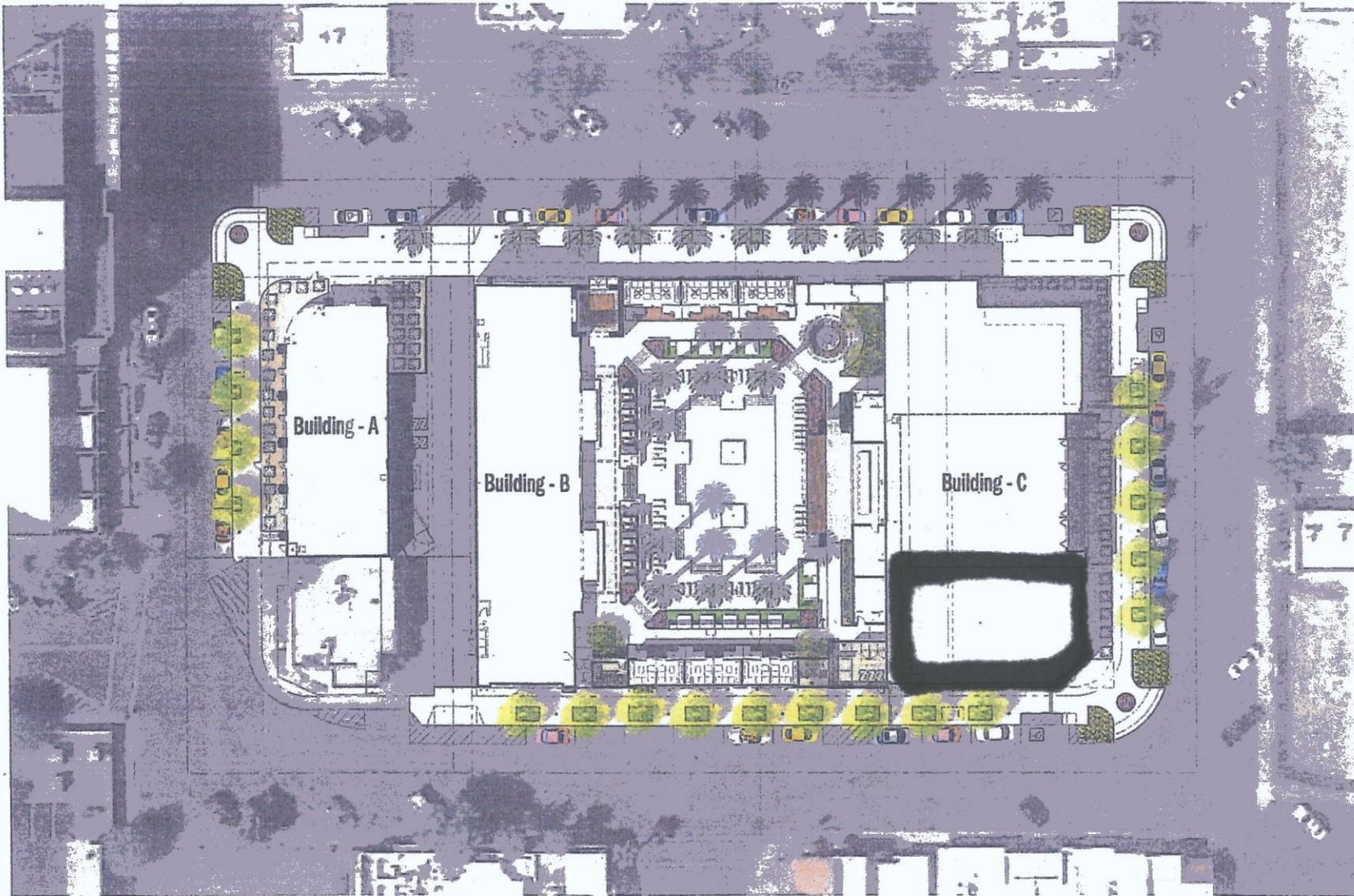
21-UP-2012

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



Assessor's Map

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



Concept Site Plan
project # 100C
2012.02.1

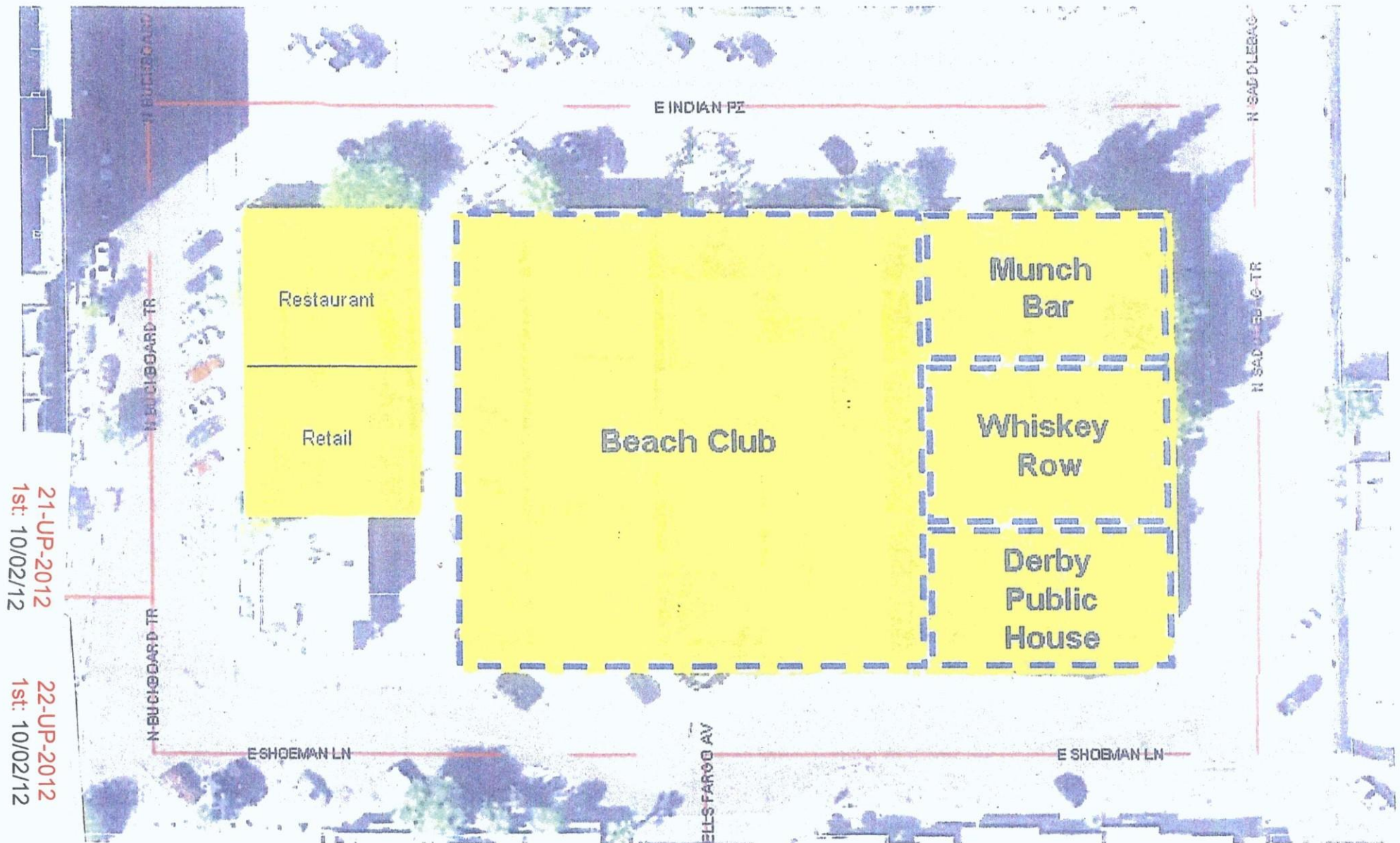
AV3
design studio

SITE PLAN

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

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

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

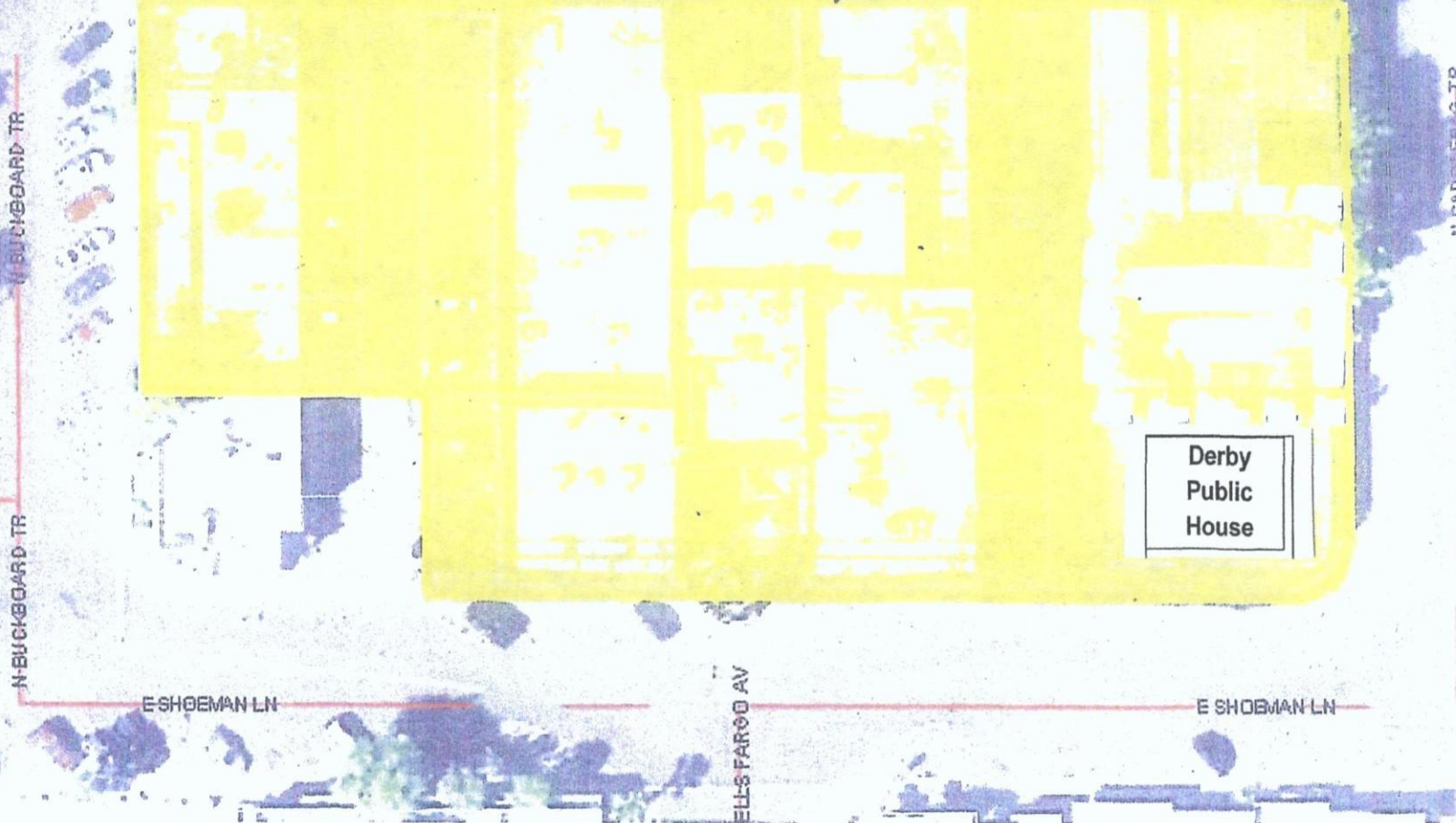


SITE PLAN

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

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

An aerial photograph of a residential area. A red horizontal line spans the width of the image, with the text "E INDIAN PZ" centered above it. A black arrow points downwards from the top edge of the image to a yellow horizontal line at the bottom. The background shows houses, trees, and streets. On the far left and right edges, there is vertical text: "N. 100' E. 100' S. 100' W." on the left and "N. 100' E. 100' S. 100' W." on the right.

Derby
Public
House

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

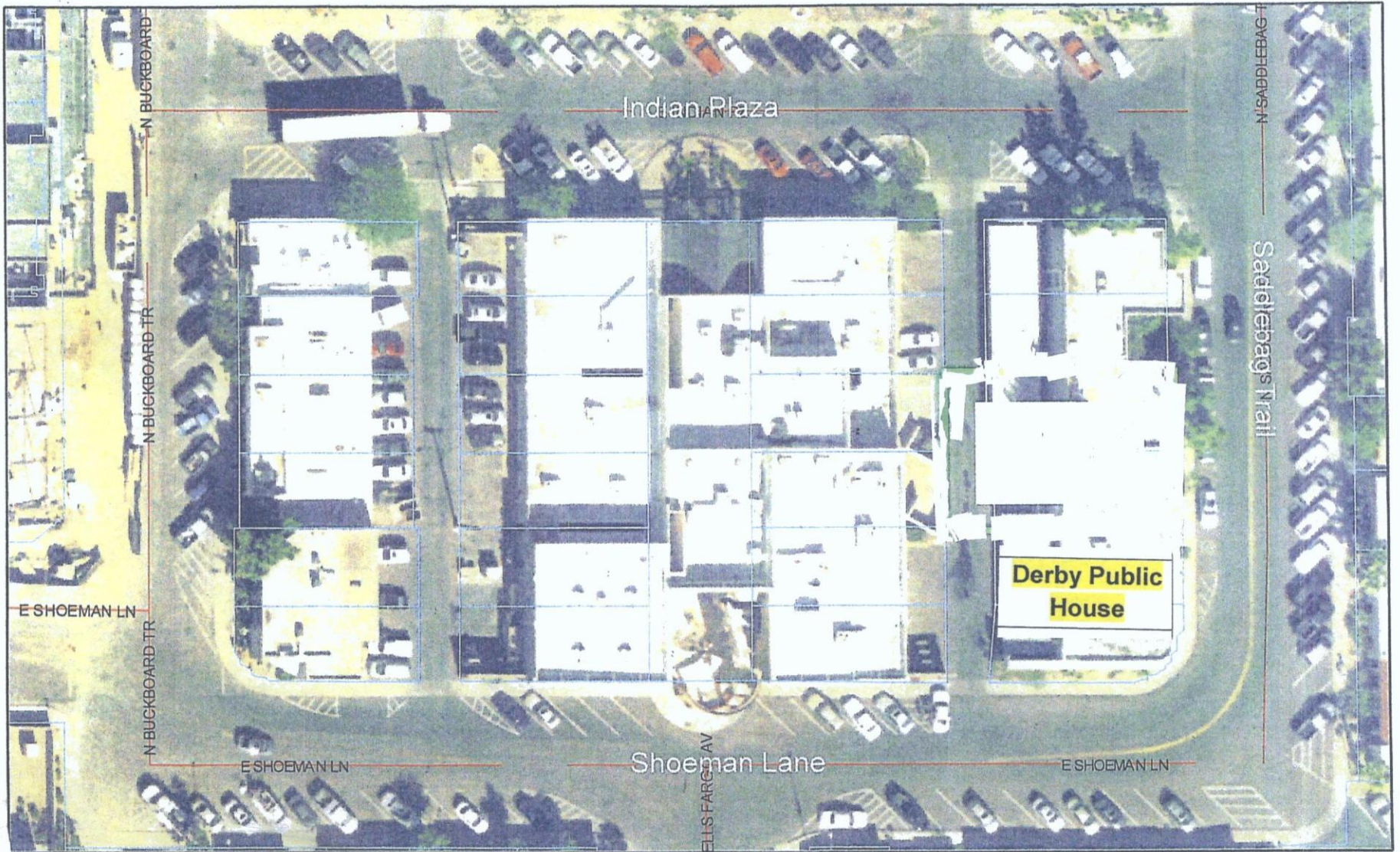
New Live Entertainment CUP – Derby Public House



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

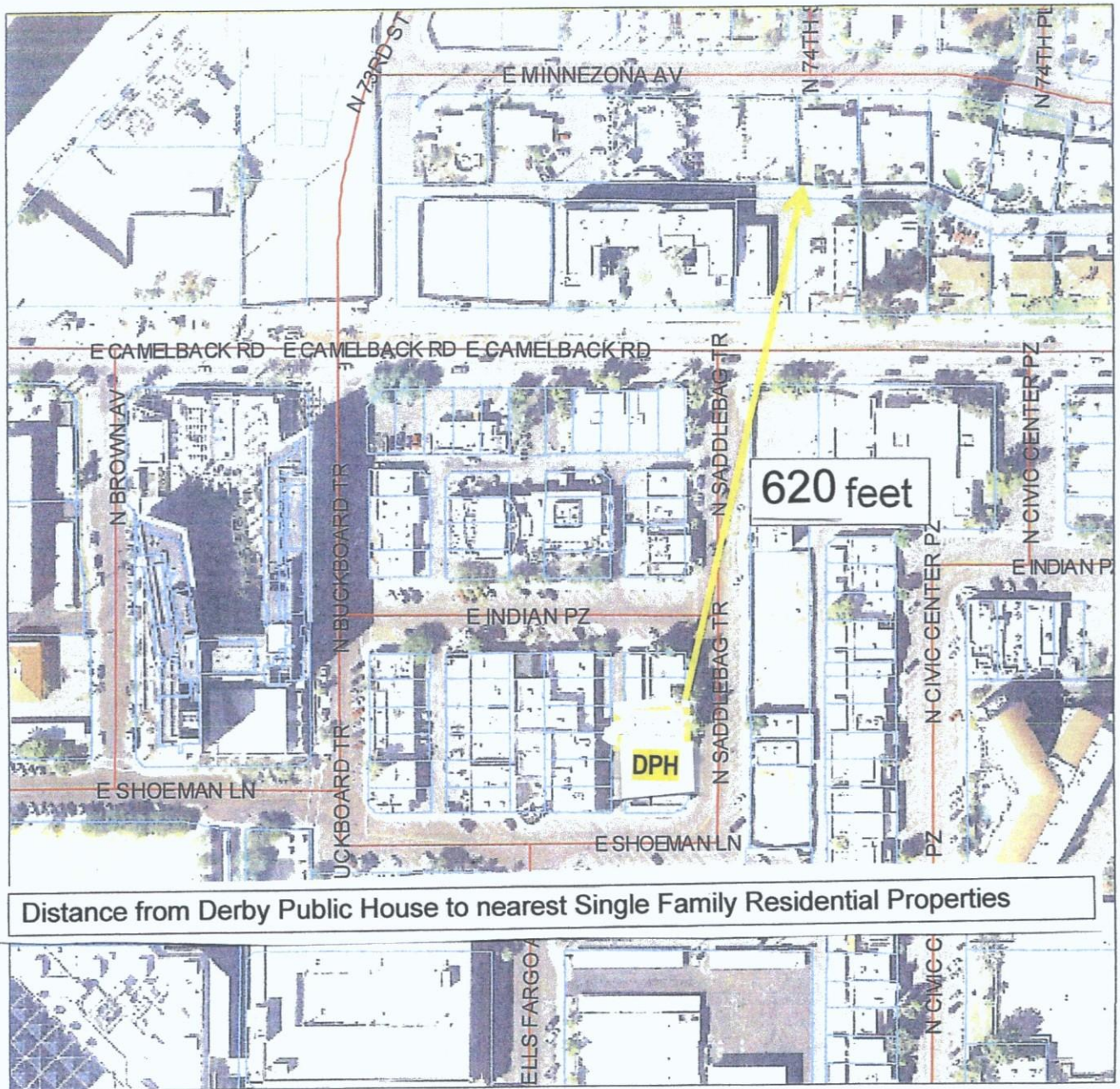
22-UP-2012
1st: 10/02/12

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

Derby Public House – Existing Building



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

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

Derby Public House – Existing Building

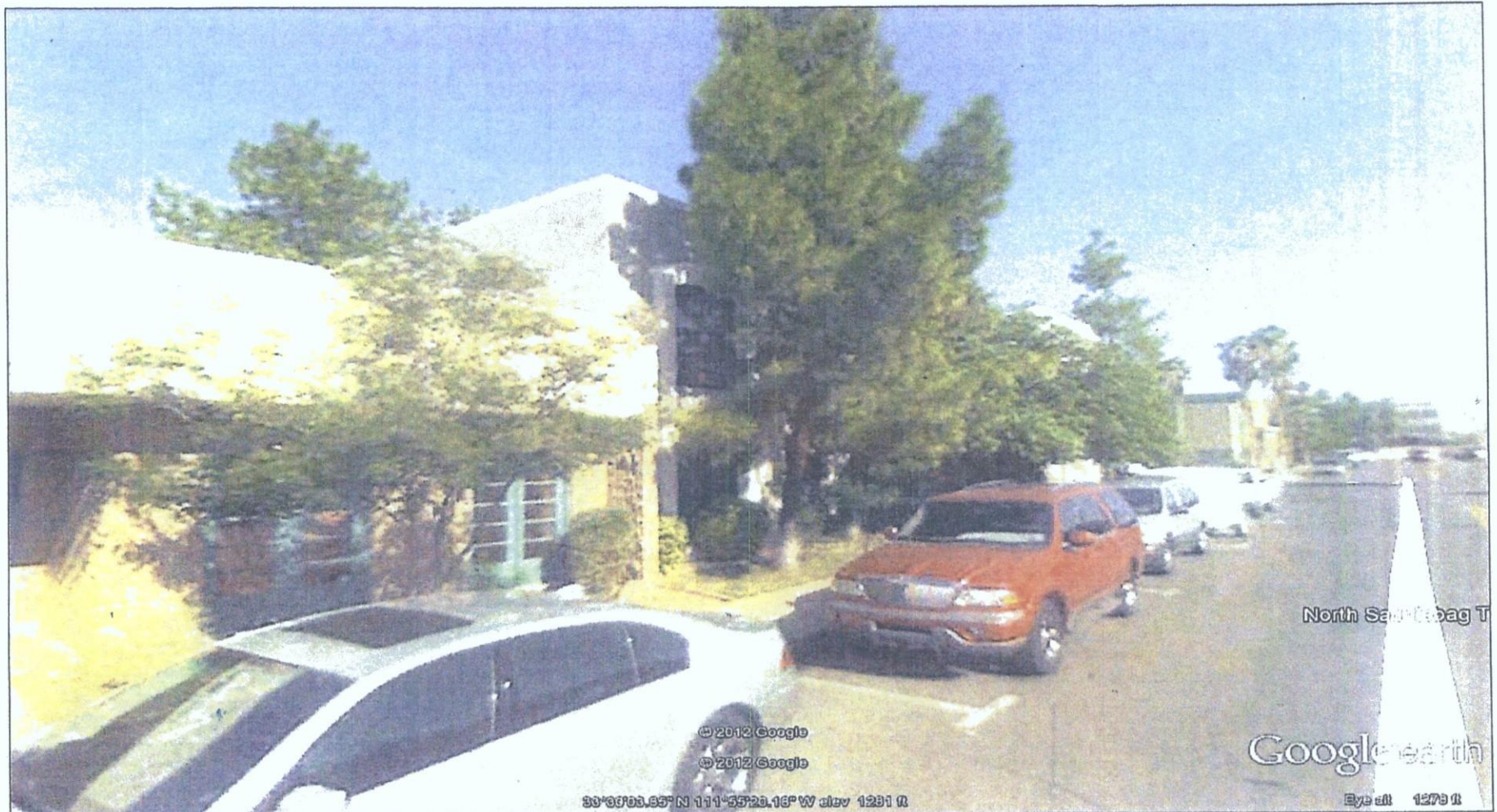
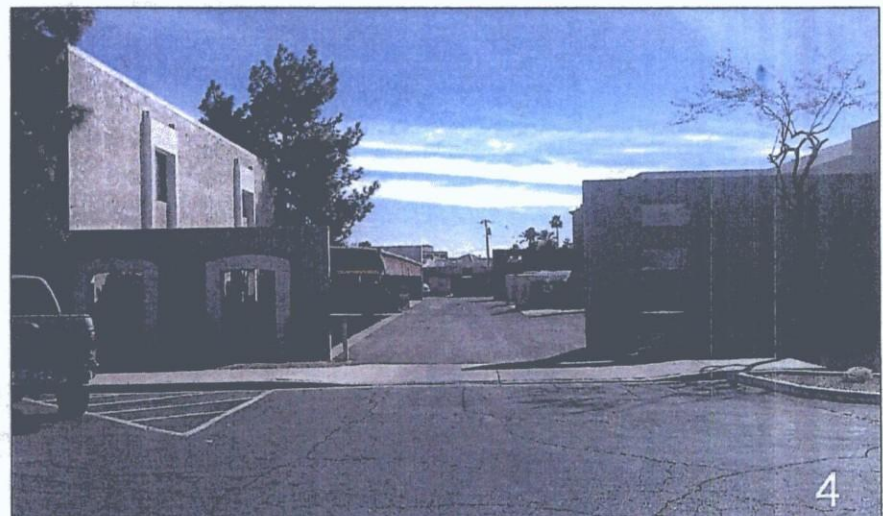
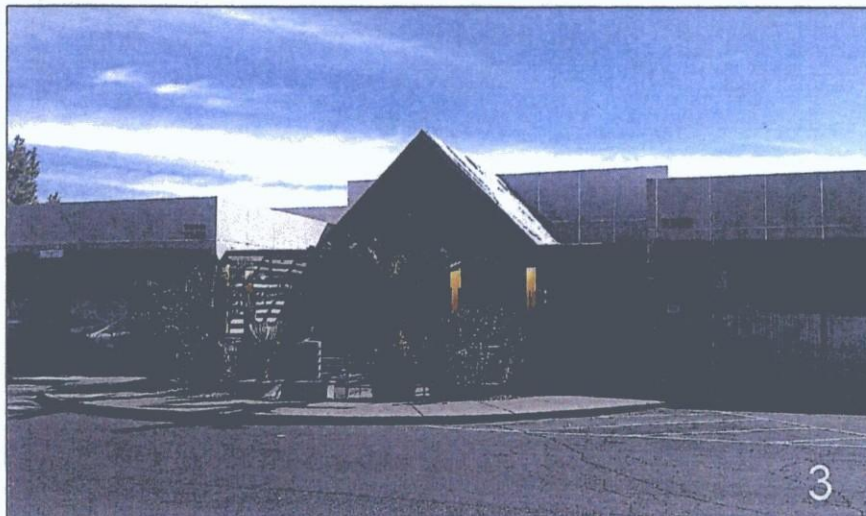


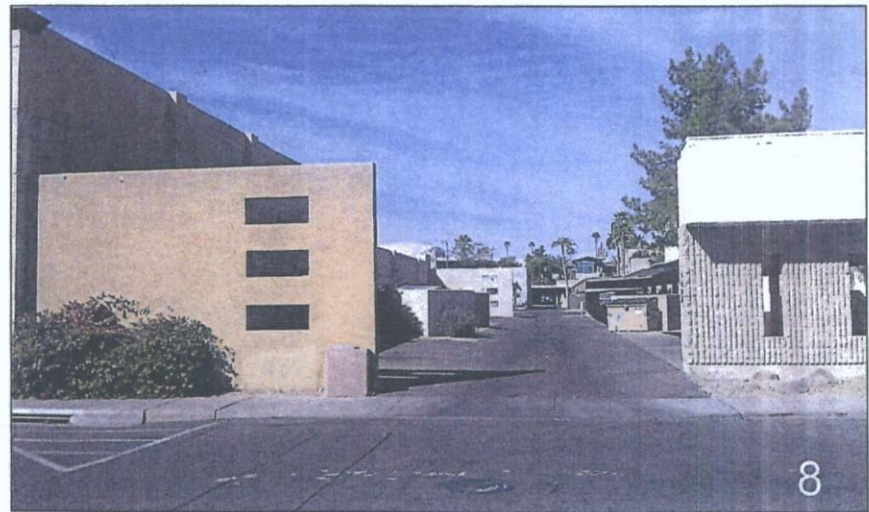
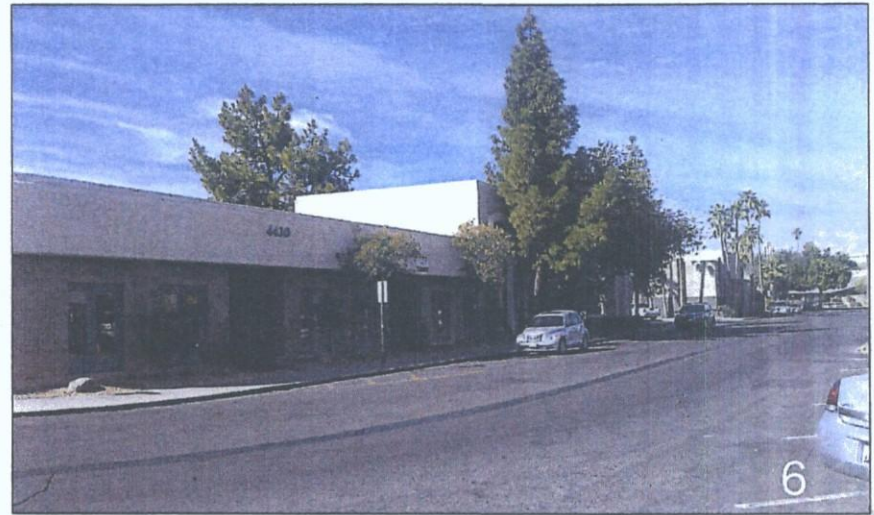
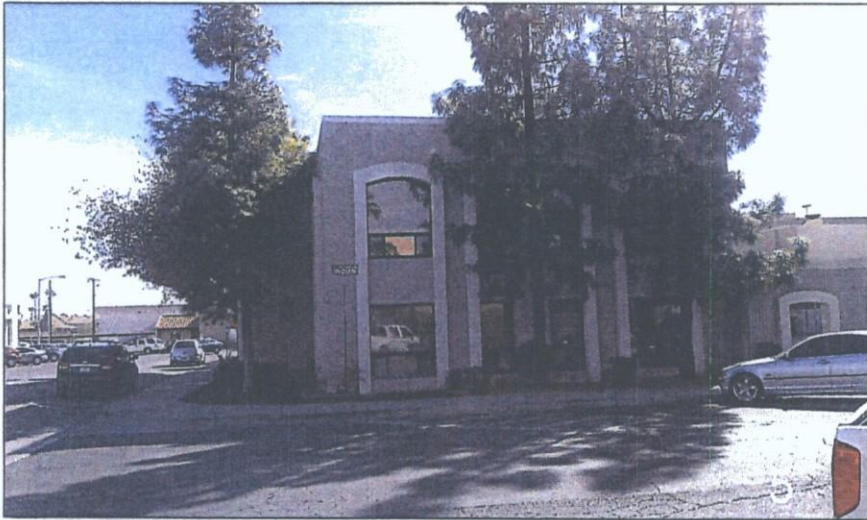
Photo Locations



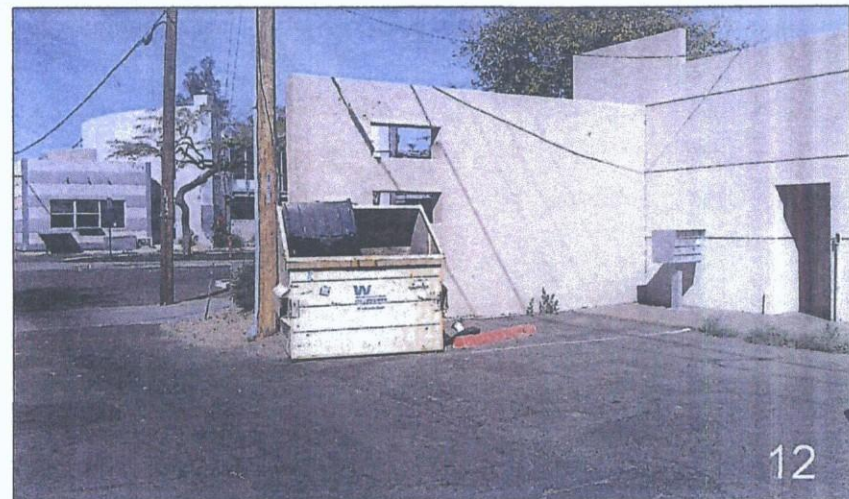
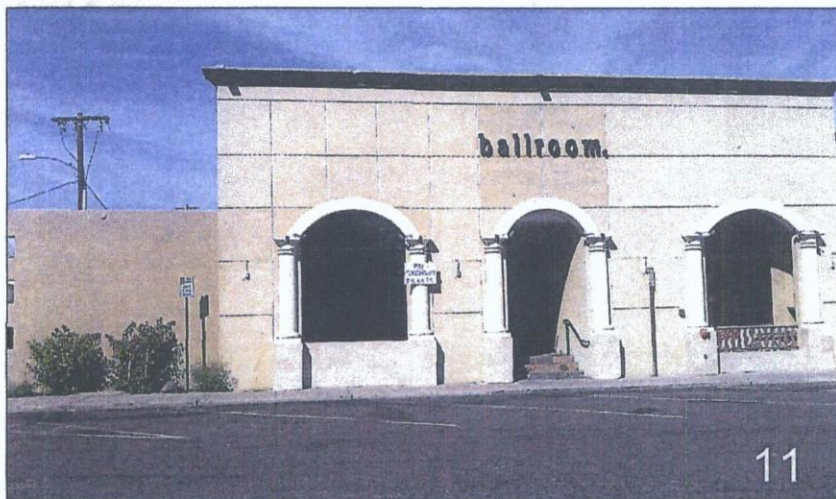
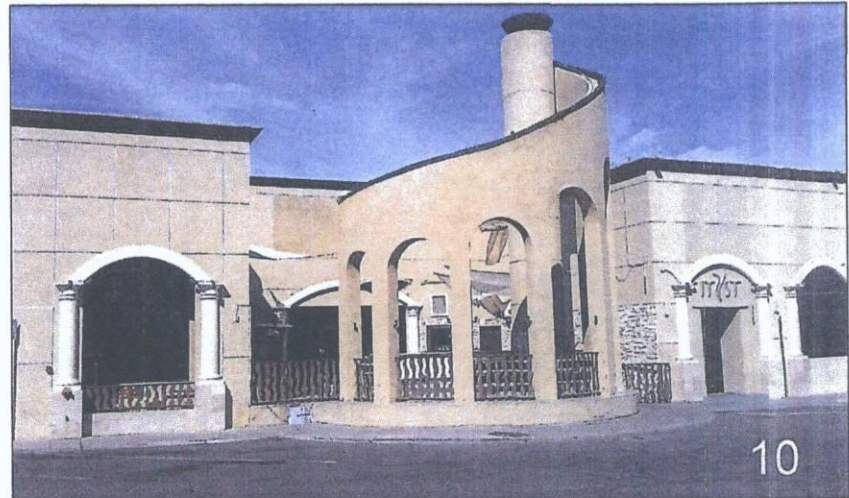
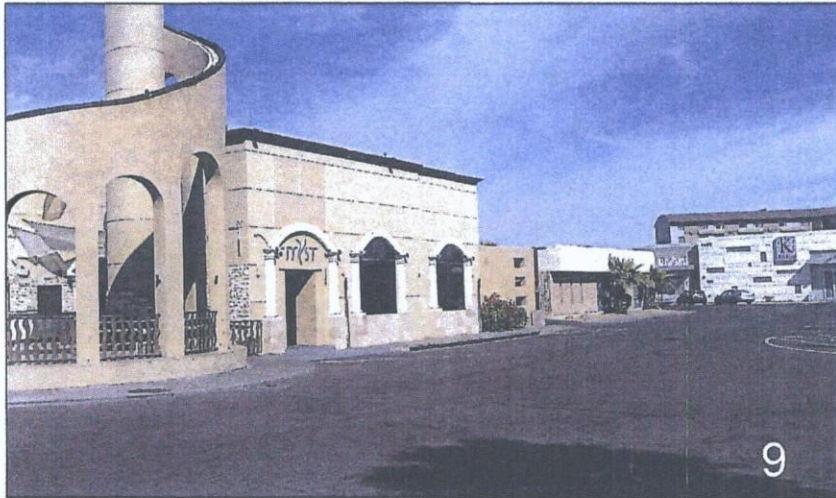
Photos 1 - 4

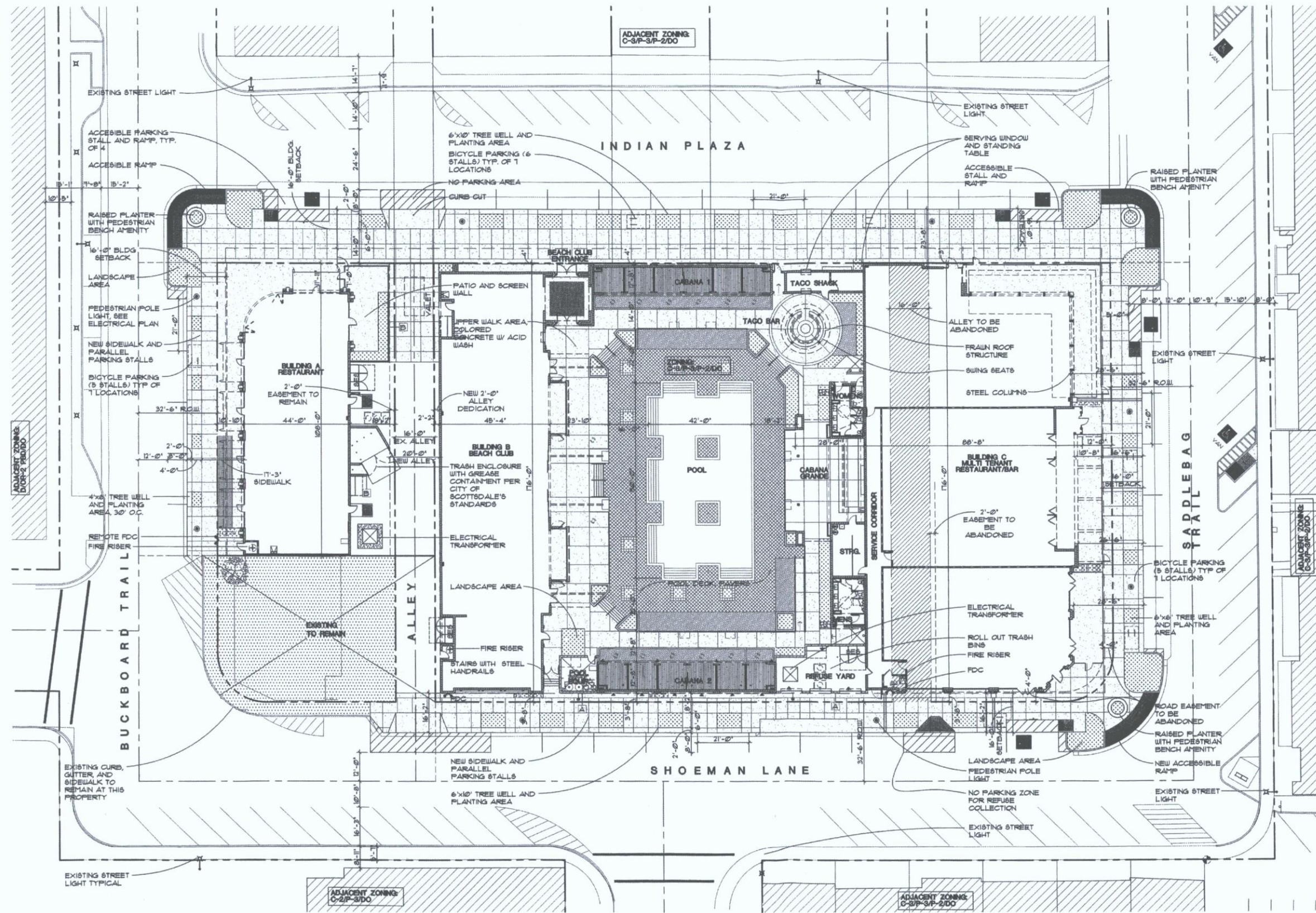


Photos 5 - 8



Photos 9 - 12





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 & 158 THRU 169 & 178 THRU 181 AND 211A
ZONING: C-2/P-2 WITH P-3/D-O 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
HEIGHT:

SITE A AREA:
NET: +/- 8,757 S.F. (.2 AC)
GROSS: +/- 13,615 S.F. (.31 AC)

BUILDING AREA:
NET: +/- 6,992 S.F. 600 S.F. 50 S.F. 5,342 S.F. 650 S.F.
BUILDING A: 4,692 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 B:
NET: 7,650 S.F. 1,614 S.F. 480 S.F. 9,744 S.F.
BUILDING C: 2,113 S.F. 331 S.F. 2,444 S.F.
CABANA GRANDE: 920 S.F. 920 S.F.
CABANA 1: 348 S.F. 348 S.F.
TACO SHACK: 315 S.F. 315 S.F.
CABANA 2: 920 S.F. 920 S.F.
BUILDING C: 14,245 S.F. 2,545 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/CLUB/LOUNGE	8,364 S.F.	1:80 S.F. GROSS	104.55
BAR	9,135 S.F.	1:120	76.12
BAR W/LOVE ENT.	4,054 S.F.	1:80 S.F. GROSS	56.8
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: 356.86

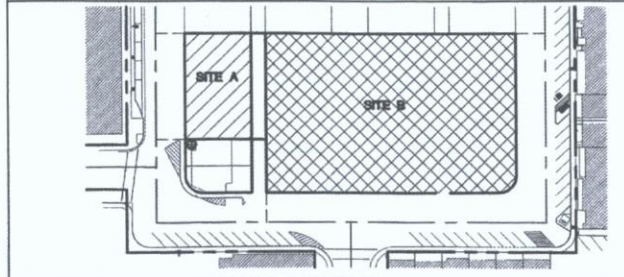
CITY CALCULATIONS
REQUIRED VOLUME CALCS
NO MAXIMUM VOLUME REQUIREMENT PER 6.1207 SCHEDULE B

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.

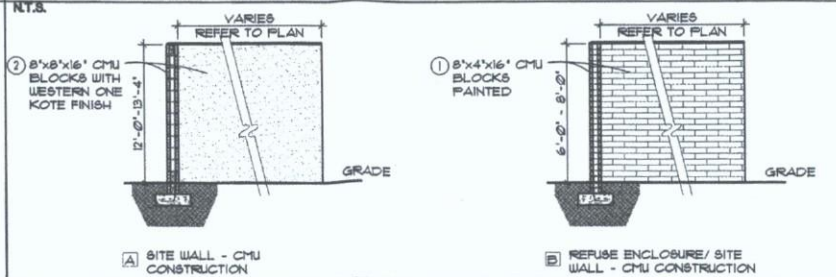
ALLOWABLE AREA
TABULAR AREA PER TABLE 503 (OCCUPANCY/CONSTRUCTION TYPE):
6,000 S.F. PROVIDED
SPRINKLER INCREASE:
+300% TABULAR AREA (SINGLE-STORY)

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

KEY PLAN



SITE WALL SCHEDULE



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

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

VICINITY MAP

SITE PLAN



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



SCOTTSDALE RETAIL PLAZA

7333 E. INDIAN PLAZA
SCOTTSDALE ARIZONA

DATE
04 - 24 - 2012

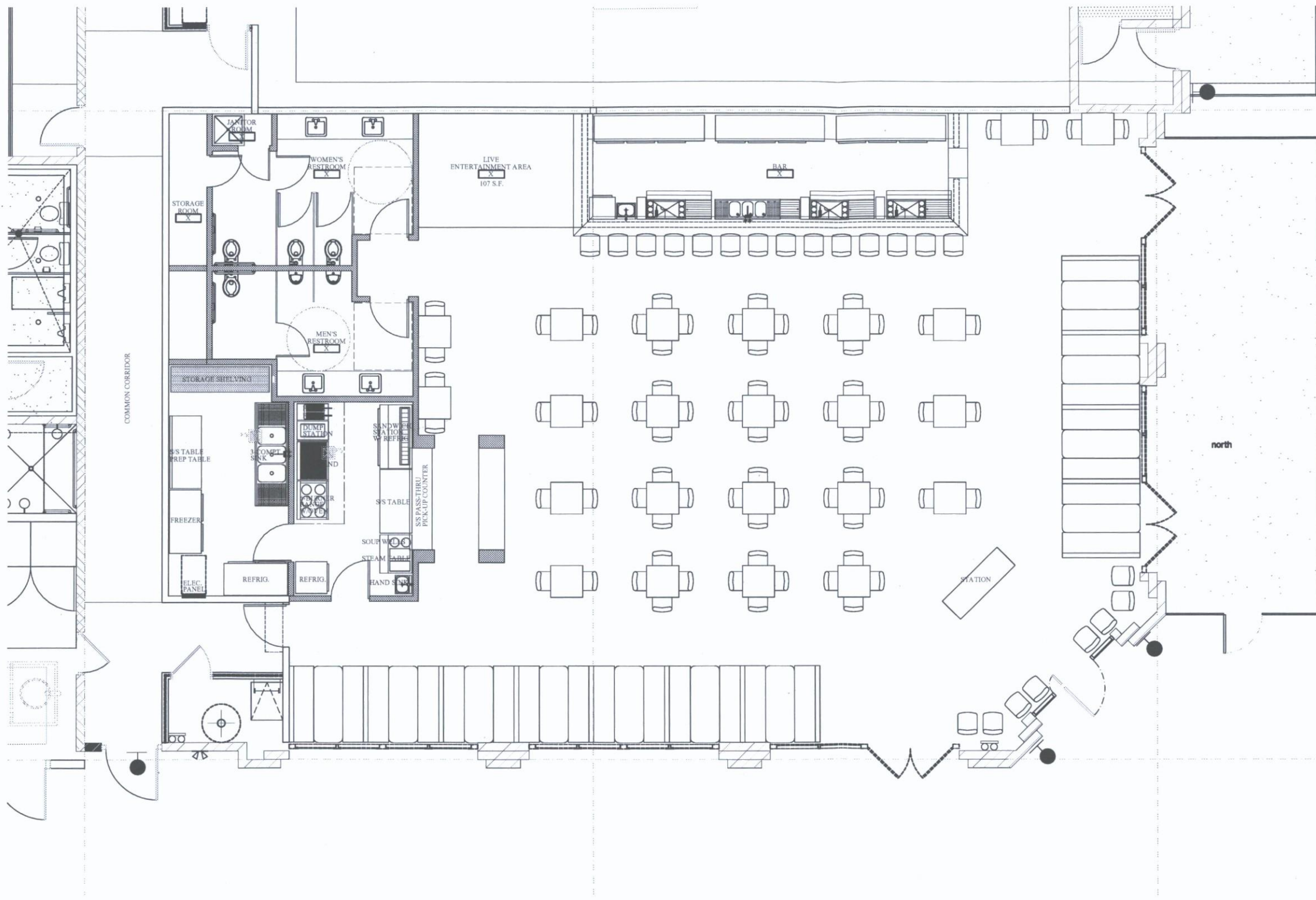


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The site plan has been prepared without the benefit of a survey. Depictions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: SRP1

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. U.N.O., ALL INTERIOR T.I. 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. 16/A&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 FORESIDE OF THE DOOR STATING, "THIS DOOR SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER 2006 IBC 1008.1.8.3.2.2.
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. 1008.1.8.3.
10. ALL EXTERIOR DOORS REQUIRE WEATHER SEAL.
11. ALL EXTERIOR DOORS TO BE ADA ACCESSIBLE WITH 1/2" MAX. HEIGHT & 1/4" MAX VERTICAL EDGE 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 70°, 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:
 - 1.1. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY.
 - 1.2. OTHER DOORS:
 - 1.2.1. EXTERIOR HINGED DOORS - RESERVED
 - 1.2.2. INTERIOR HINGED DOORS - 5LBF
 - 1.2.3. SLIDING OR FOLDING DOORS - 5LBF
 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. 14/A2.0.
- 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

- 1'X4' FLUORESCENT FIXTURE WAC LIGHTING, (WAC LIGHT SEMES TRACK SYSTEM AC 120/60/1-PH. 26 AMP MAX). EXISTING FIXTURES.
- AIR SUPPLY GRILLE
- AIR RETURN GRILLE
- EXHAUST FAN, 75 CFM.
- EXIT LIGHT
- FLUORESCENT 6" CAN LIGHT, 75 WATT.

Dietz Design
a Limited Liability Company
Architecture - Planning
4826 West El Caminito Dr.
Glendale, Arizona 85302
(623) 640-0968
www.dietzdesignllc.com

A Tenant Improvement For:
Derby Public House
4420 N. Saddlebag Trail, ste 100
Scottsdale, Arizona

REVISIONS

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



A2.0
SHEET NUMBER:

PRE-APPLICATION #166-PA-2012