

EXTERIOR REMODEL

THE SHOPS @ GAINNEY VILLAGE
8777-8989 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA

GENERAL NOTES

- THE CONTRACTOR WILL INSPECT THE PREMISES IMMEDIATELY TO CHECK EXISTING WORKING CONDITIONS. SHOULD THE CONTRACTOR FIND CONDITIONS WHICH HE BELIEVES WOULD IMPEDE HIS WORK, THEN SUCH CONDITIONS MUST BE REPORTED IMMEDIATELY TO THE OWNERS AND ARCHITECT. FAILURE TO SO ADVISE WILL CONSTITUTE NOTICE THAT THE CONTRACTOR IS FULLY SATISFIED WITH THE EXISTING CONDITIONS AND THAT HE INTENDS TO PERFORM HIS OBLIGATIONS WITH NO ALLOWANCE EITHER IN TIME OR MONEY FOR ANY IMPEDIMENTS TO THIS WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD. IF DIMENSIONAL ERROR OCCURS, OR CONDITIONS NOT COVERED IN THE DRAWINGS ARE ENCOUNTERED, SUBCONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT PRIOR TO COMMENCING THAT PORTION OF THE WORK.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, FEDERAL, STATE AND LOCAL LAWS.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS OR UNLESS HEREINAFTER SPECIFIED TO THE CONTRARY.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION, AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING AND SCHEDULING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. SPECIFIED MATERIALS MAY REQUIRE LEAD TIMES TO PURCHASE PRIOR TO INSTALLATION. THE CONTRACTOR WILL NOTIFY THE ARCHITECT WITHIN 14 DAYS OF THE ISSUANCE OF THESE DOCUMENTS OF ANY ITEMS, MATERIALS, EQUIPMENT, ETC. THAT, IN HIS OPINION, WILL NOT MEET THE ESTABLISHED PROJECT SCHEDULE.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE ON CONSTRUCTION DOCUMENTS.
- ALL WORK SHALL BE EXECUTED IN A NEAT AND WORKMANLIKE MANNER ACCEPTABLE TO THE OWNER.
- WHEN WORK IS NOT SPECIFICALLY CALLED OUT BUT IS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED AND BE OF THE BEST MATERIALS AND WORKMANSHIP.
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, AND MACHINERY, TRANSPORTATION, OTHER FACILITIES AND SERVICES NECESSARY FOR PROPER EXECUTION OF THE COMPLETION OF THE WORK.
- CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS IN WRITING FOR A MINIMUM PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE TO THE ARCHITECT, (3) BOUND OPERATING AND MAINTENANCE MANUALS FOR REVIEW. ARCHITECT WILL THEN ISSUE TO THE OWNER.
- THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ALL WORK NOT SO CONFORMING TO THESE STANDARDS MAY BE CONSIDERED DEFECTIVE. IT IS UNDERSTOOD THAT NO INFERIOR OR NON-CONFORMING WORK OF THE MATERIALS WILL BE ACCEPTED WHETHER DISCOVERED AT THE TIME THEY ARE INCORPORATED IN THE WORK OR AT ANY TIME BEFORE OR AFTER THE FINAL ACCEPTANCE. IF REQUIRED BY THE OWNER, THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE QUALITY AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- THE WARRANTIES AND GUARANTEES PROVIDED IN THE CONSTRUCTION DOCUMENTS SHALL BE IN ADDITION TO AND NOT IN LIMITATION OF ANY OTHER WARRANTY AND GUARANTY OR REMEDY REQUIRED BY LAW OR THE CONTRACT DOCUMENTS.
- ALL ANGLES ARE AT 90 OR 45 DEGREES U.N.O.
- THE ARCHITECT AND ARCHITECTS CONSULTANTS SHALL NOT HAVE ANY RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING, BUT NOT LIMITED TO ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVALS AND PERMITS FROM THE MUNICIPALITIES HAVING JURISDICTION OVER THE PROJECT.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED AS PER PLANS.
- EXIT AND EMERGENCY LIGHTING SHALL COMPLY WITH CITY ORDINANCES AND UFC.
- ALL GLASS SUBJECT TO HUMAN IMPACT SHALL CONFORM TO THE STANDARDS SET FORTH BY CHAPTER 24 OF THE IBC.
- ALL EXITS ARE TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
- ALL DOORS TO HAVE HC ACCESSIBLE HARDWARE IN ACCORDANCE WITH THE "AMERICANS WITH DISABILITIES ACT".
- THE CONTRACTOR SHALL COMMUNICATE WITH THE BUILDING OWNER TO ASCERTAIN ANY AND ALL OWNER REQUIREMENTS FOR TENANT IMPROVEMENT WORK. ANY COSTS ASSOCIATED WITH THE OWNER'S REQUIREMENTS SHALL BE INCLUDED IN THE WORK OF THIS CONTRACT. ANY ITEMS IN CONFLICT WITH THE DRAWINGS SHALL BE RESOLVED PRIOR TO BID SUBMITTAL AND CONSTRUCTION START.
- CUTTING AND PATCHING WHERE EXISTING CONSTRUCTION IS CUT OR OTHERWISE DISTURBED TO PERMIT INSTALLATION OF NEW WORK, MATCH AND PATCH EXISTING DISTURBED CONSTRUCTION. USE METHODS AND MATERIALS SIMILAR IN APPEARANCE AND EQUAL IN QUALITY TO AREAS OR SURFACES BEING REPAIRED.
- THE CONTRACTOR SHALL VERIFY ALL MECHANICAL, PLUMBING AND ELECTRICAL PLACEMENT AND OTHER REQUIREMENTS PRIOR TO COMMENCEMENT OF THE WORK. THIS INCLUDES, BUT NOT LIMITED TO VERIFICATION OF EXISTING AND SPECIFIED MECHANICAL UNITS AND DUCT WORK TO ELIMINATE CONFLICTS WITH OTHER MATERIALS, EQUIPMENT OR FINISHES. NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
- ANY ANTICIPATED CUTTING, DRILLING OR ANCHORING IN POST TENSIONED CONCRETE SLABS SHALL BE REQUIRED TO BE APPROVED IN WRITING BY THE OWNER BEFORE PROCEEDING. CONTRACTOR SHALL X-RAY PENETRATION LOCATIONS PRIOR TO BEGINNING THE WORK AND PROVIDE EVIDENCE OF SAME TO THE OWNER.
- CONTRACTOR SHALL REVIEW EXISTING FIELD CONDITIONS AND FURRED OUT PERIMETER WALLS, MAKING ALLOWANCE TO INSURE THAT ALL ELECTRICAL/TELEPHONE AND MISC. COVER PLATES AND JUNCTION BOXES WILL FLUSH OUT EXACTLY TO FINISHED FACE, SUCH THAT NO GAPS ARE EVIDENT.
- WHERE NECESSARY TO FURR OUT COLUMNS, HOLD NEW CONSTRUCTION AS TIGHT AS POSSIBLE TO EXISTING CONSTRUCTION.
- PHONE AND DATA CABLE WORK BY TENANT EXCEPT AS NOTED ON PLANS.
- REROUTE EXISTING FIRE ALARM AND SMOKE DETECTION SYSTEM AS REQUIRED. COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPALITY HAVING JURISDICTION OVER THIS PROJECT.
- PROVIDE NECESSARY CONDUIT AND WIRE, SMOKE DETECTORS AND ANNUNCIATION SPEAKERS. FURNISH AND INSTALL FIRE ALARM DETECTION AND ANNUNCIATION DEVICES AND INTERFACE TO THE SHELL BUILDING ALARM SYSTEM.
- NOTIFY ARCHITECT, IF DUE TO CODE OR FIELD CONDITIONS, IF EXIT SIGNS, LIFE SAFETY DEVICES AND FIRE EXTINGUISHER CABINETS ARE TO BE PLACED IN ADDITIONAL OR DIFFERENT LOCATIONS THAN PLANS INDICATE. ARCHITECT TO APPROVE AESTHETIC PRIOR TO INSTALLATION.
- BLOCKING IS REQUIRED BEHIND ALL WALL MOUNTED MILLWORK, DOOR STOPS AND ANY OTHER FURNITURE OR EQUIPMENT. ALL WOOD BLOCKING AND BACKING SHALL BE FIRE RETARDANT TREATED OR USE METAL STRAPPING.

BUILDING DATA

SCOPE OF WORK: MINOR SITE MODIFICATION. DEMO OF EXISTING PARKING ISLANDS/STALLS AND RELOCATE/ADD STALLS AS WELL AS MONUMENT SIGNAGE AT ENTRIES AND PAINT OF EXISTING STRUCTURES. PROVIDE CORPORATE/LOGO COLORS TO ALL TENANT SIGNAGE, NO MINIMUM SF SIZE OF FLOOR AREA.

PROJECT ADDRESS: 8777 - 8989 N. SCOTTSDALE RD SCOTTSDALE, ARIZONA

LEGAL DESCRIPTION: A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY, ARIZONA.

GOVERNING CODES: ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING, BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING:
2012 I.B.C. (WITH ORDINANCE 4059)
2012 I.M.C.
2012 I.F.C. (WITH ORDINANCE 4045)
2011 N.E.C. (WITH ORDINANCE 4064)
2012 I.P.C.
2010 A.D.A./2003 A.N.S.I.
MARICOPA COUNTY, STATE OF ARIZONA
2012 I.E.C.C.

ZONING: C2-PCD

OCCUPANCY CONTENT: M (RETAIL) / A-2 (RESTAURANTS)

CONSTRUCTION TYPE: TYPE III-B W/ A.F.E.S.

SITE PARKING:

GENERAL RETAIL (M):
100,000 SF/250 = 400 SPACES

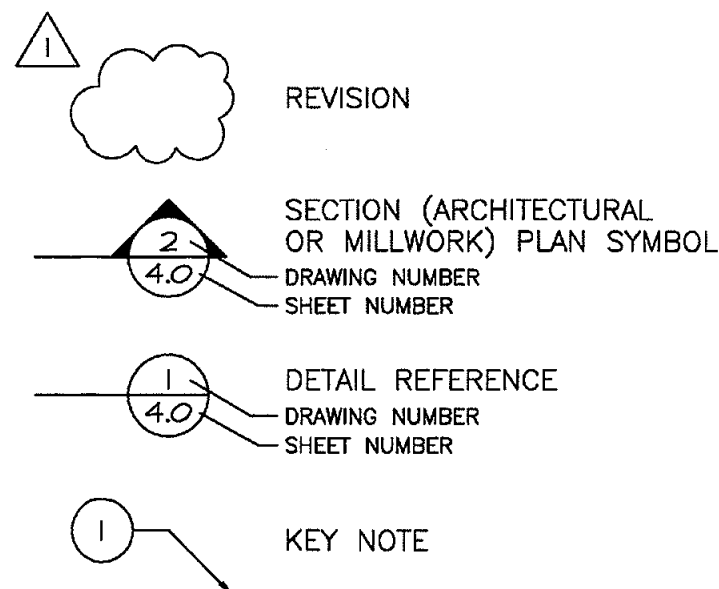
RESTAURANTS:
36,000 SF @ 60% PUBLIC AREAS
@ 1/80 SF = 270 SPACES

TOTAL REQUIRED PARKING: 670 SPACES

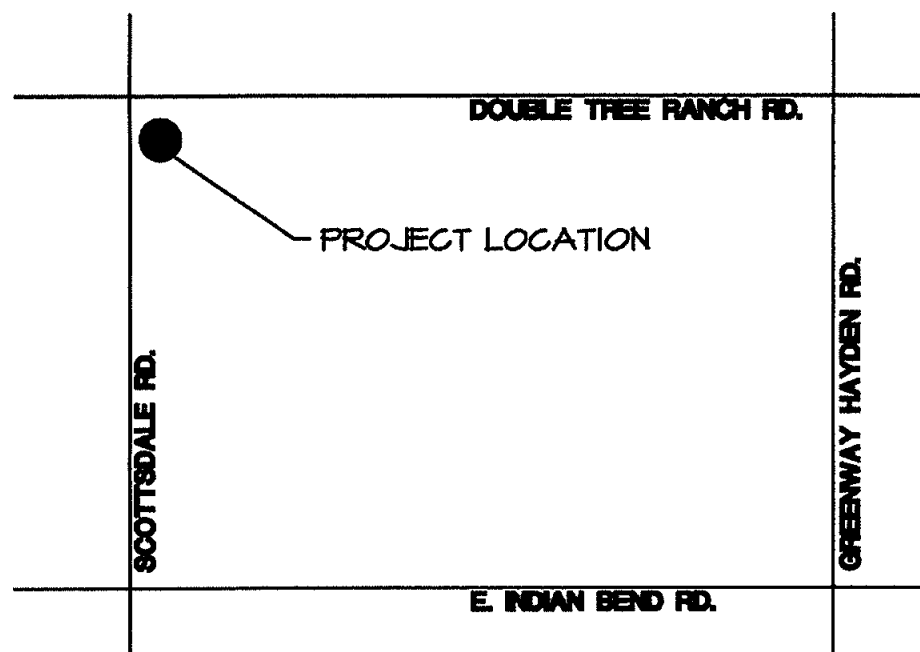
TOTAL PROVIDED: 715 SPACES (33) ACCESSIBLE

TOTALS:
* - PARKING TOTALS CHANGED FROM PREVIOUS
STANDARD ACCESSIBLE
695 TO 715 NO CHANGE (3 RELOCATED)

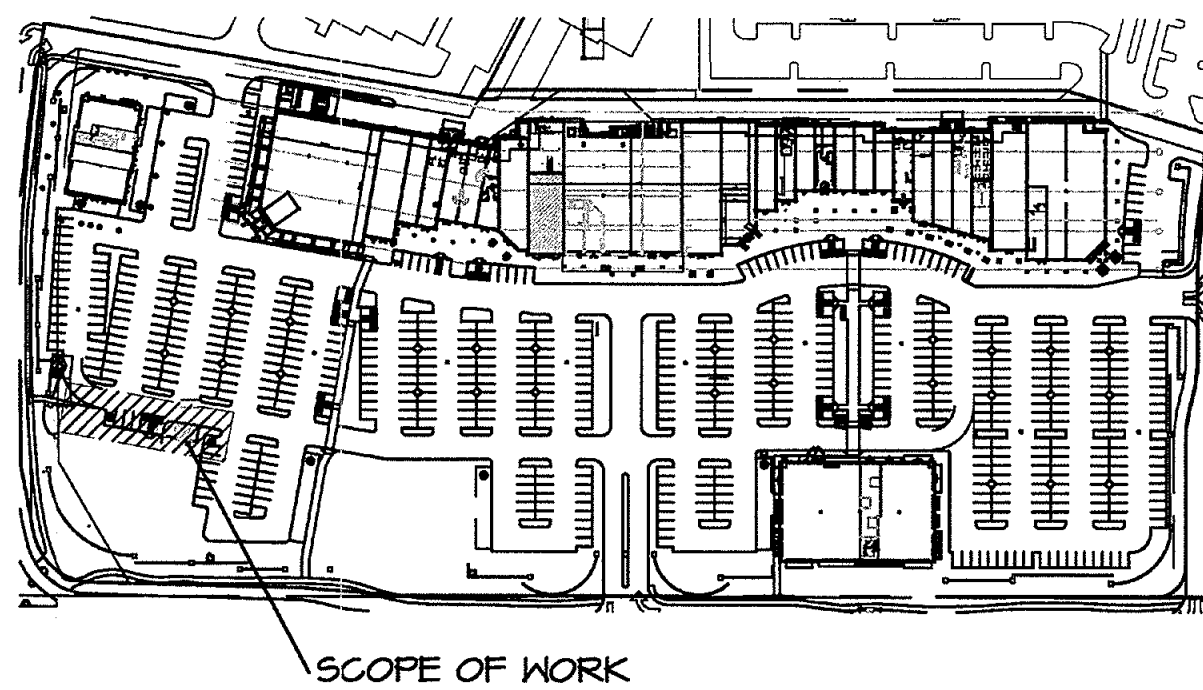
SYMBOLS



VICINITY MAP



SITE MAP



BUILDING SCOPE

SCALE: N.T.S.



PROJECT DIRECTORY

BUILDING REPRESENTATIVE: MAIN STREET REALTY ADVISORS
7333 E. DOUBLETREE RANCH ROAD, ST. #280
SCOTTSDALE, AZ 85258 (480) 398-2222
PHONE (480) 398-2222
FAX
CONTACT: PAULA MATHEWS

INTERIOR ARCHITECTURE: EVOLUTION DESIGN
51 W. THIRD ST. STE 115
TEMPE, ARIZONA 85281 (480) 921-0880
PHONE (480) 921-0880
FAX (480) 921-1881
CONTACT: JEREMY LEAR

LANDSCAPE ARCHITECTURE: COLLABORATIVE V DESIGN STUDIO
716 E. 1ST AVE
SCOTTSDALE, ARIZONA 85250 (480) 347-0590
PHONE (480) 347-0590
FAX PAUL VECCHIA
CONTACT: PAUL VECCHIA

ELECTRICAL ENGINEER: SEQUOIA TRAIL ENGINEERS
1432 E. NORTHERN AVE
PHOENIX, ARIZONA 85020 (602) 997-2999
PHONE (602) 997-2999
FAX (602) 997-2957
CONTACT: GREG LARSON

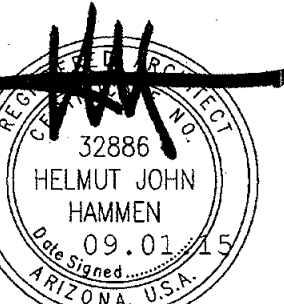
CONTRACTOR: T.B.D.

TENANT APPROVAL

YOUR REVIEW OF THIS DOCUMENT CONSTITUTES YOUR APPROVAL OF THE ITEMS INDICATED INCLUDING BUT NOT LIMITED TO THE PLACEMENT AND TYPE OF: WALLS, DOORS, WINDOWS, MECHANICAL, PLUMBING, TELEPHONE/DATA OUTLETS AND ANY MILLWORK AND/OR FINISHES. YOU ARE ALSO AWARE THAT ANY CHANGES MADE FROM THE DATE OF YOUR APPROVAL MAY RESULT IN INCREASED FEES, CONSTRUCTION COSTS AND A POSSIBLE EXTENSION IN THE COMPLETION DATE OF THE CONSTRUCTION WORK.

APPROVAL: _____
DATE: _____

CIVIL APPROVAL			
Review & Recommended Approval by:			
Paving		Traffic	
G & D		Planning	
W & S		Fire	
Ret. Walls			
Engineering Coordination Mgr. (or designee) _____ Date _____			



Expires: 09-30-2016

EXTERIOR REMODEL
THE SHOPS @ GAINNEY VILLAGE
8777-8989 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA

REVISIONS

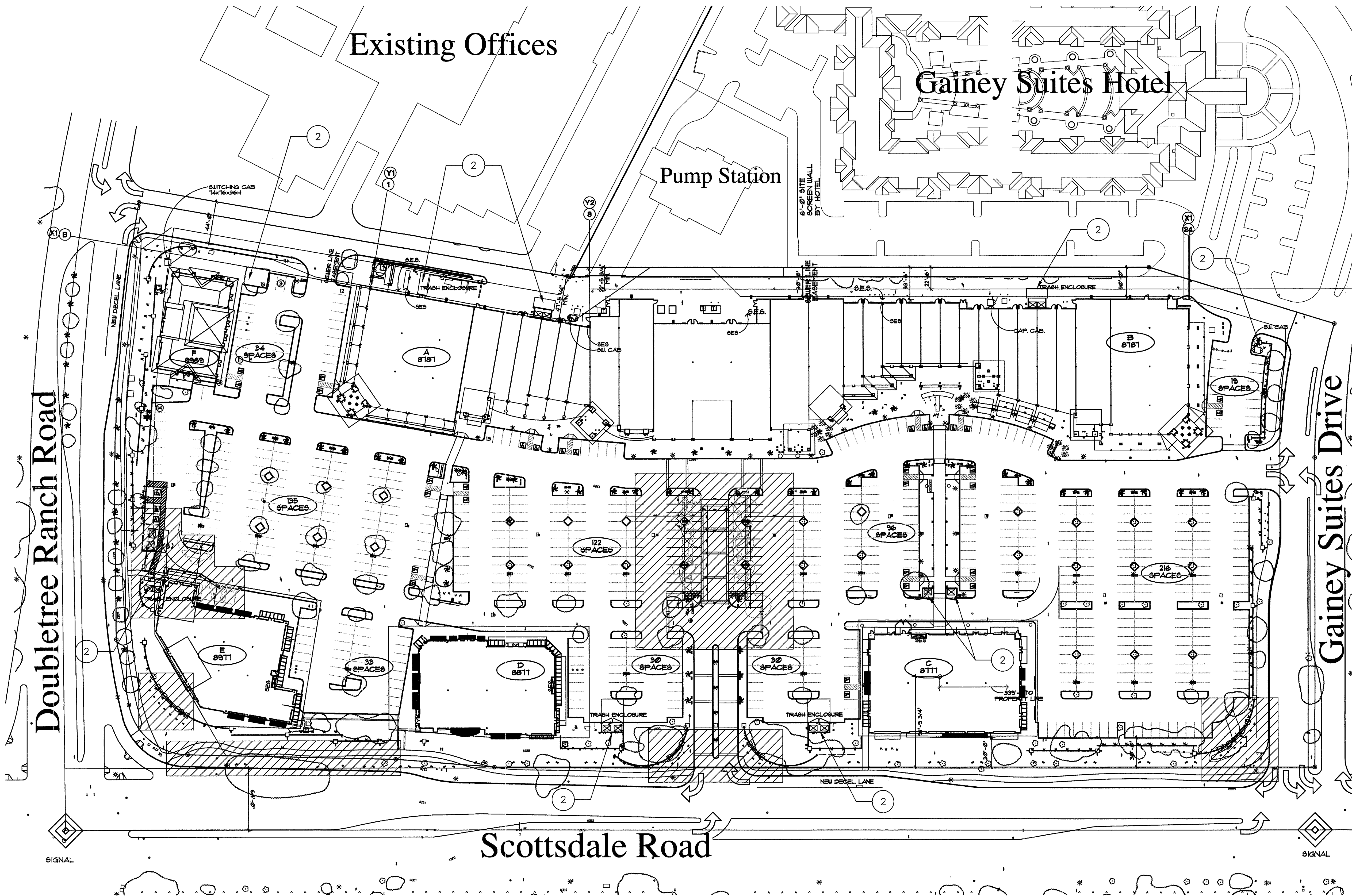
1 CITY COMMENTS 4.1.15

DRAWN BY JKL
CHECKED BY JKL
DATE 07.08.15
SCALE N.T.S.
JOB NUMBER 28074.04
SHEET NAME COVER SHEET

258-SA-2015

A0.0

9/3/15



FULL SITE PLAN
SCALE: NOT TO SCALE



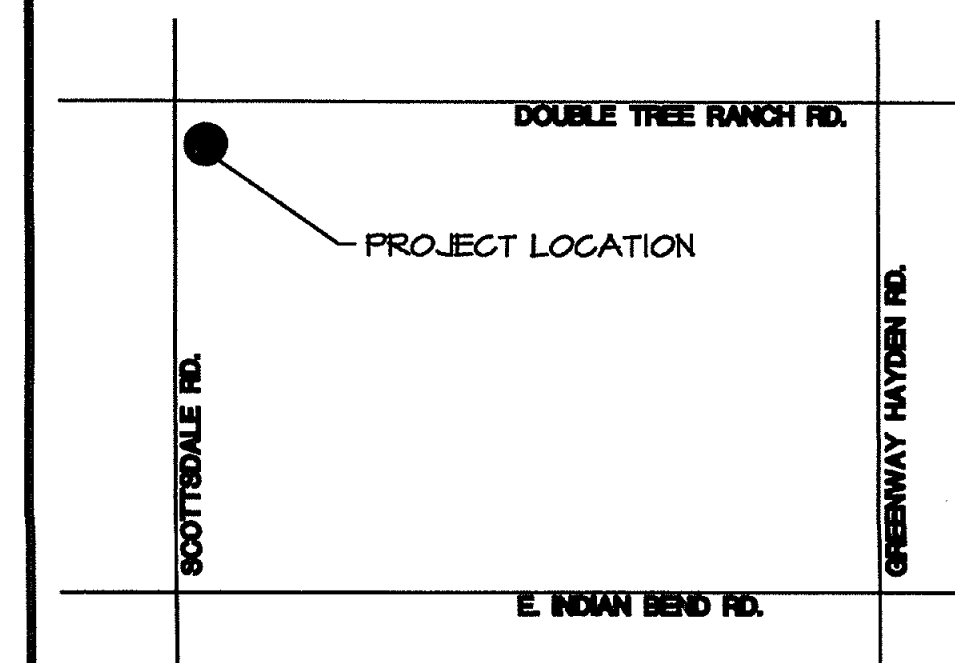
255-SA-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
9/18/15
DATE INITIALS

SITE PLAN REVIEW

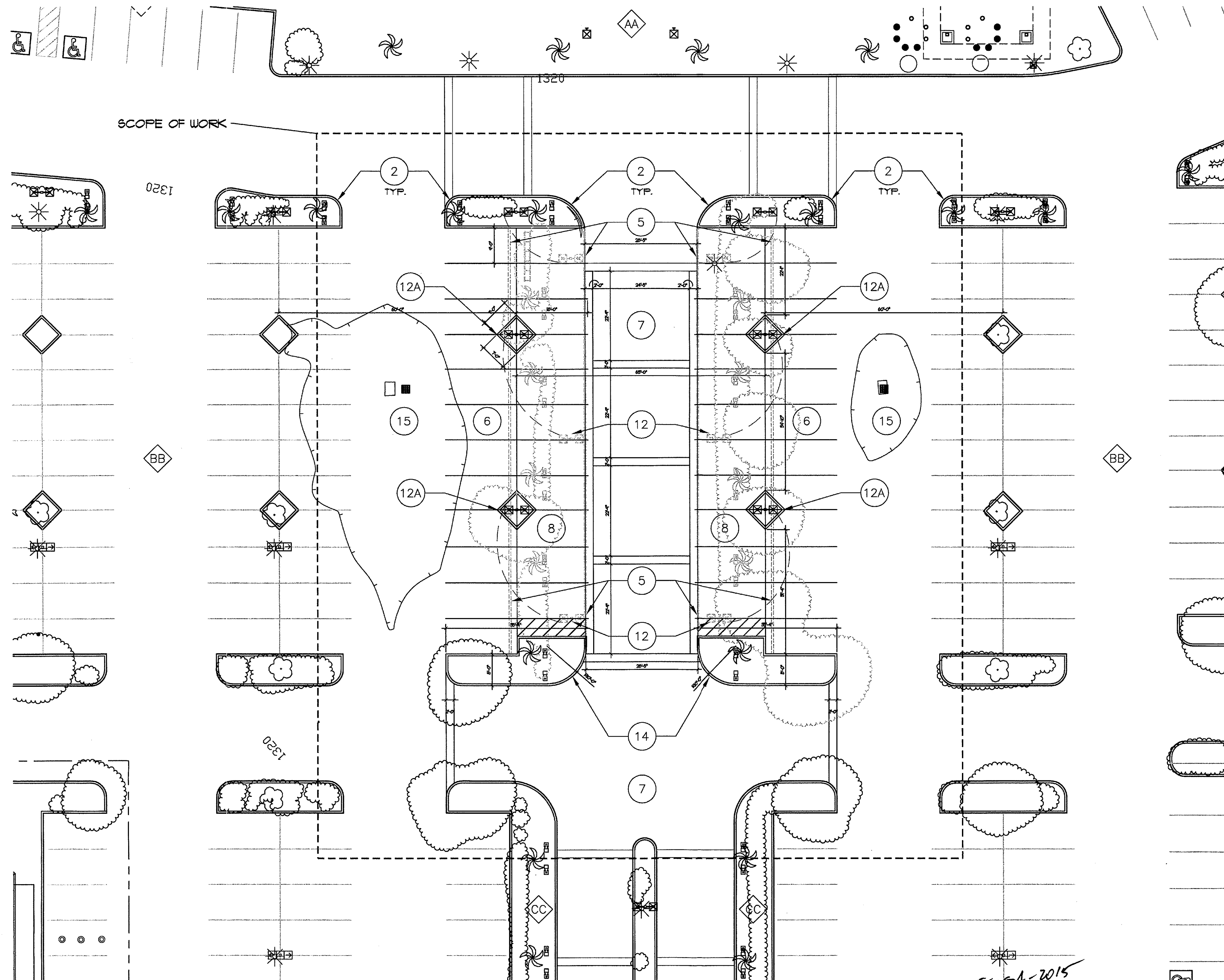
- A. BUILDING REPRESENTATIVE:
MAIN STREET REALTY ADVISORS
1333 E. DOUBLETREE RANCH ROAD, SUITE #200
SCOTTSDALE, AZ 85258
PHONE 480.348.2222
FAX 480.348.2217
CONTACT: PAULA MATHEWS
- B. SUBMITTED BY:
EVOLUTION DESIGN, INC.
51 WEST THIRD STREET, SUITE 115
TEMPE, ARIZONA 85281
PHONE 480.421.0880
FAX 480.421.1881
CONTACT: JEREMY LEAR
- C. PROJECT INFO:
SITE PLAN MODIFICATIONS
TH SHOPS AT GAINIEY VILLAGE
PROJECT NO. 28074.04
- D. SITE ADDRESS:
8771-8984 N. SCOTTSDALE RD
SCOTTSDALE, ARIZONA
- E. PROPOSED USES AND/OR SCOPE OF WORK:
DEMO ISLANDS FOR NEW PARKING STALLS, INSTALL NEW
SIGNAGE AT DRIVE ENTRIES AND PROVIDE NEW PAINT
SCHEME FOR EXISTING BUILDINGS
- F. LIST ALL PERMITS OR VARIANCES REQUESTED:
ADMINISTRATIVE REVIEW TO CHANGE SIGN PACKAGE.
- G. LOCATION MAP, ORIENTED THE SAME DIRECTION:
SEE BELOW
- H. SCALE AND NORTH ARROW:
SEE PLAN
- J. LEGAL DESCRIPTION:
A PORTION OF THE NORTHWEST QUARTER OF
SECTION 35, TOWNSHIP 3 NORTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE MERIDIAN,
MARICOPA COUNTY, ARIZONA.
- K. PROPERTY LINES/LEASE LINES/PHASE LINES:
IDENTIFIED ON PLAN
- L. PARCEL SIZE:
NOT APPLICABLE
- M. ZONING: C2-PGD
- N. OCCUPANCY GROUP: M (MERCANTILE)/B (OFFICE)
- P. BUILDING AREA, % OF LOT COVERAGE, HEIGHT OF BUILDING:
BUILDING AREA (EXISTING):
14.24 ACRES, 21.0% COVERAGE
- Q. TYPE OF CONSTRUCTION:
III-B W/ A.F.E.S.
- R. AUTOMATIC EXTINGUISHING SYSTEM PER CITY OF SCOTTSDALE IBC:
NOT APPLICABLE THIS PERMIT
- S. NUMBER AND TYPE OF RESIDENTIAL UNITS: NOT APPLICABLE
- T. DENSITY, IF APPLICABLE: NOT APPLICABLE
- U. SITE PARKING:

GENERAL RETAIL (M):
100,000 SF/250 = 400 SPACES
RESTAURANTS:
36,000 SF @ 60% PUBLIC AREAS
@ 180 SF = 210 SPACES
TOTAL REQUIRED PARKING: 610 SPACES
TOTAL PROVIDED: 715 SPACES (33) ACCESSIBLE
TOTALS:
* - PARKING TOTALS CHANGED FROM PREVIOUS
STANDARD 645 TO 715 ACCESSIBLE
NO CHANGE (3 RELOCATED)
- V. LANDSCAPING ON-SITE REQUIRED: ALL LANDSCAPING IS
EXISTING TO REMAIN.
- W. CLOSEST FIRE HYDRANT: EXISTING TO REMAIN
- X. ALL EXISTING REFUSE ENCLOSURES:
SHOWN ON PLAN - IDENTIFIED AS KEYNOTE 2/-
- Y. ALL STREETS, MEDIANS AND DRIVEWAYS WITHIN 125' OF
PROPERTY: IDENTIFIED ON PLAN
- Z. A.P.N.: 174-24-143B

VICINITY MAP



EXTERIOR REMODEL
THE SHOPS @ GAINIEY VILLAGE
8777-8989 N. SCOTTSDALE, ARIZONA



ENLARGED SITE PLAN "A"
SCALE: 1/16"=1'-0"



258-24-2015
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
9/18/15
DATE INITIALS

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO PROVIDE AN UPDATED ENTRY DRIVE INTO THE CENTER, DEMOLISHING OF LANDSCAPE ISLANDS MAKING WAY FOR NEW PARKING STALLS. IN ADDITION, WE WILL BE RELOCATING DUMPSTERS TO A NEW ENCLOSURE AND DEMOLISHING AN EXISTING LOCATION TO MAKE WAY FOR ADDITIONAL STALLS. THE SIDEWALK EXPANSION AT BUILDING "E" IS TO ADDRESS EXISTING ADA ISSUES AND CREATE EXTERIOR PATIO SPACE FOR FUTURE TENANTS. WE WILL ALSO BE ADDING MONUMENT SIGNAGE AT THE NORTH, CENTER AND SOUTH ENTRANCES MAX OF 12H. LASTLY, WE WILL BE PROVIDE A FRESH COAT OF PAINT ON THE CENTER, UTILIZING EXISTING SCHEME WITH BRIGHTER HUES OF COLOR ON THE CORNER AND ANCHOR TENANT LOCATIONS, INCLUDING FULL COLOR LOGO SIGNS FOR ANY SIZE TENANT. WHILE UPDATING THE CENTER, WE WILL PROVIDE A NEW LANDSCAPE PACKAGE TO FILL THE AREAS AND DEMO DANGEROUS TREES ALONG SCOTTSDALE ROAD.

BLDG./OUTDOOR AREA USES

- AA. MAIN STRUCTURE - THIS PORTION OF THE PROPERTY IS THE ONE OF THE MAIN BUILDINGS ON THE SITE. THIS BUILDING HOUSES RETAIL USE TENANTS AS ORIGINALLY INTENDED DURING ORIGINAL CONSTRUCTION.
- BB. PARKING AREAS - THIS PORTION OF THE SITE IS DEDICATED TO PARKING THE EXISTING FACILITY AS ORIGINALLY CONSTRUCTED.
- CC. LANDSCAPING AREAS - THIS PORTION OF THE SITE HAS BEEN PROVIDED AS AN AESTHETIC BUFFER BETWEEN THE PARKING AREA AND THE BUILDING, AS WELL AS PROVIDED WALKWAYS TO THE PARKING AREA FROM THE BUILDING.

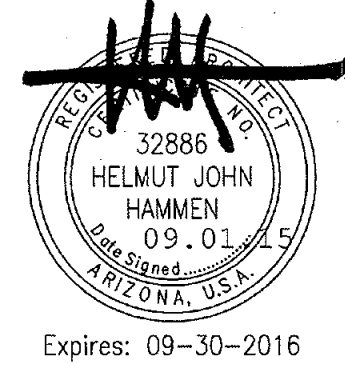
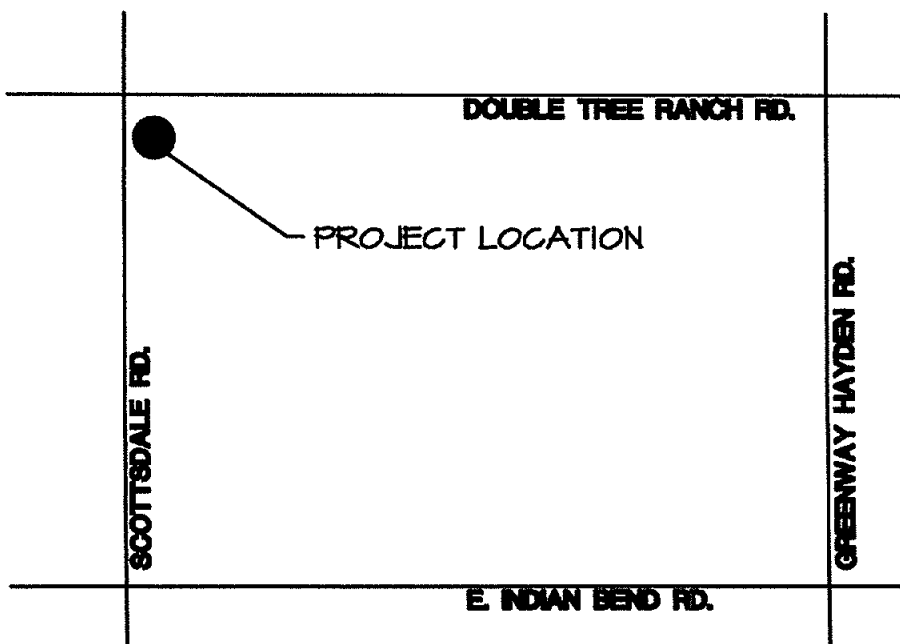
GENERAL NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES PER CITY OF SCOTTSDALE.
- B. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- C. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- D. EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE SCOTTSDALE CONSTRUCTION CODE PRIOR TO USE, IF APPLICABLE.
- E. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
- F. THERE WILL BE NO NATIVE PLANTS DISTURBED WITH THE CONSTRUCTION OF THIS PROJECT.
- G. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS, AS REQ'D.

KEY NOTES

- **NOT ALL NOTES APPLY TO THIS SHEET**
- EXISTING PROPERTY LINE
 - EXISTING CURBING, TENANT ENTRIES, SIDEWALKS, DRIVEWAYS AND TO REMAIN.
 - EXISTING TRASH AREA/ENCLOSURE TO REMAIN AS ERECTED WITH ORIGINAL BUILDINGS.
 - EXISTING RESIDENTIAL/COMMERCIAL ROADWAY AS EXISTS FROM CITY OF SCOTTSDALE.
 - DEMO EXISTING CURBS AND OTHER ELEMENTS IN THIS AREA. PREPARE AREA TO RECEIVE NEW CONCRETE PAD.
 - DEMO EXISTING PARKING STALLS IN THIS AREA.
 - NEW CONCRETE PAVERS OVER 6" ABC AND CONCRETE BED AT THIS LOCATION. NEW PAVERS TO MATCH EXISTING IN COLOR AND FINISH, GC TO MATCH COLOR IN FIELD. PROVIDE 24" COLORED CONCRETE BAND AT PAVERS EDGE TO MATCH.
 - NEW/RELOCATED PARKING STALLS TO BE STRIPED AT THIS LOCATION. NEW STALL SLOPE SHALL NOT EXCEED 1:50.
 - NEW/RELOCATED ADA RAMP FROM PARKING LOT TO SIDEWALK. RAMP NOT TO EXCEED 1:12 SLOPE. NEW CONCRETE RAMP TO MATCH ADJACENT SIDEWALK IN COLOR. G.C. TO CONFIRM COLOR ON SITE. NEW RAMP SURFACE WILL BE CONSTRUCTED TO BE ROUGHENED OR SHALL BE OF SLIP RESISTANT MATERIALS. (9A) STRIPE ADA ACCESS AISLE AS SHOWN TO RELOCATED STALLS. (9B) PROVIDE NEW/RELOCATED ADA PARKING SIGNAGE AT EACH STALL, SEE DETAIL THIS SHEET AND MATCH EXISTING IN FIELD.
 - EXISTING SITE WATER LINE TO REMAIN. SHOWN FOR REFERENCE ONLY.
 - EXISTING SITE SEWER LINE TO REMAIN. SHOWN FOR REFERENCE ONLY.
 - DEMO AND RELOCATE EXISTING LIGHT POST SHOWN AS (12A) IN 6" DIAMOND CONCRETE CURB LANDSCAPE ISLAND TO MATCH EXISTING.
 - PROVIDE NEW CONCRETE SIDEWALK/CURB AT ENTRY OF EXISTING BUILDING AS SHOWN ON PLAN.
 - PROVIDE NEW 6" CONCRETE CURB ISLAND TO MATCH EXISTING, RELOCATE OR PROVIDE NEW VEGETATION - SEE LANDSCAPE PLANS.
 - EXISTING ASPHALT AND DRAINAGE TO REMAIN.
 - NEW BLOCK/STUCCO AND STACKED STONE MONUMENT SIGNAGE (12H) AT THIS LOCATION. UNDER SEP. PERMIT.
 - NEW BLOCK/STUCCO AND STACKED STONE MONUMENT SIGNAGE (12H) AT THIS LOCATION. PROVIDE J-BOX POWER FOR SIGN. UNDER SEP. PERMIT.
 - DEMO EXISTING TREE LINE AT THIS LOCATION ALONG SCOTTSDALE ROAD, REPLACE PER LANDSCAPE PLANS.

VICINITY MAP

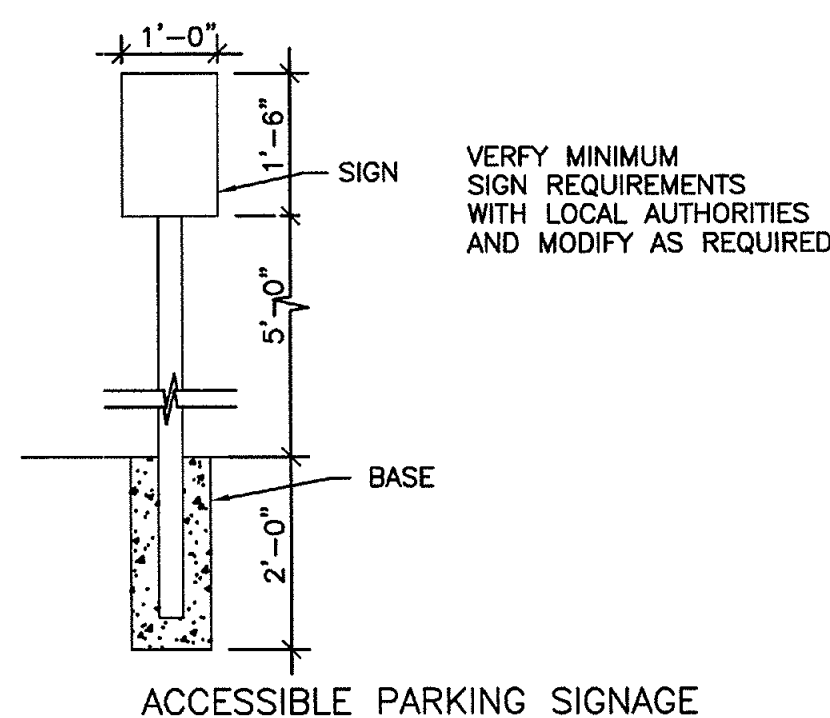


THIS SEAL IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE ARCHITECT'S PERMISSION.

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THE SHOPS @ GAINNEY VILLAGE
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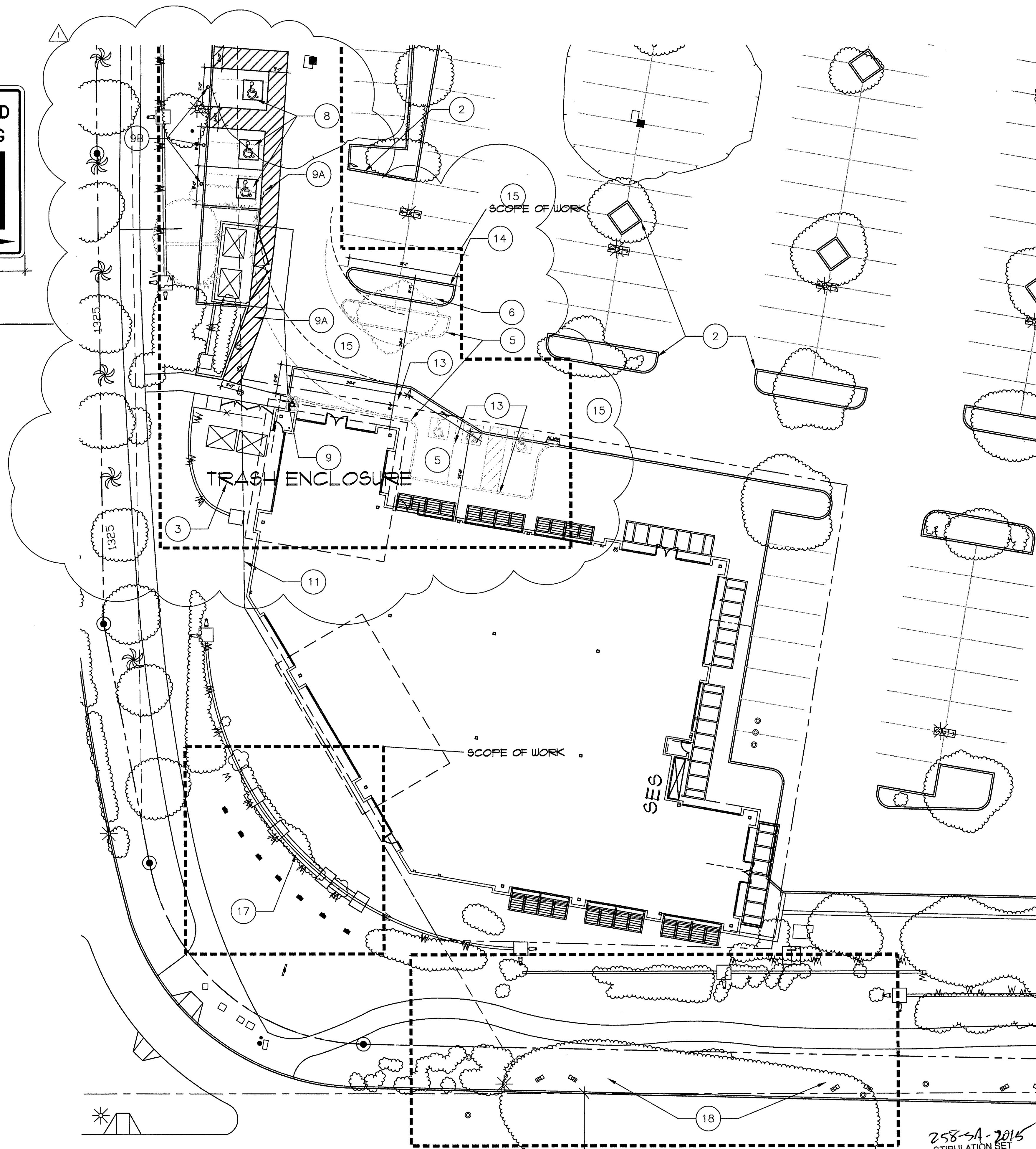
REVISIONS

DRAWN BY
JKL
CHECKED BY
JKL
DATE
07.07.15
SCALE
AS NOTED
JOB NUMBER
28074.04
SHEET NAME
ENLARGED SITE
PLAN "A"



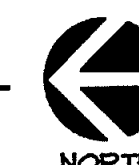
3 A.D.A. SIGN AND BOLLARD

SCALE: 3/4"=1'-0"



ENLARGED SITE PLAN "B"

SCALE: 1/6"=1'-0"



258-A-2015
STIPULATION SET
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BLDG./OUTDOOR AREA USES

- AA. MAIN STRUCTURE - THIS PORTION OF THE PROPERTY IS THE ONE OF THE MAIN BUILDINGS ON THE SITE. THIS BUILDING HOUSES RETAIL USE TENANTS AS ORIGINALLY INTENDED DURING ORIGINAL CONSTRUCTION.
- BB. PARKING AREAS - THIS PORTION OF THE SITE IS DEDICATED TO PARKING THE EXISTING FACILITY AS ORIGINALLY CONSTRUCTED.
- CC. LANDSCAPING AREAS - THIS PORTION OF THE SITE HAS BEEN PROVIDED AS AN AESTHETIC BUFFER BETWEEN THE PARKING AREA AND THE BUILDING, AS WELL AS PROVIDED WALKWAYS TO THE PARKING AREA FROM THE BUILDING.

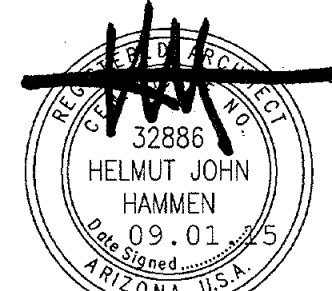
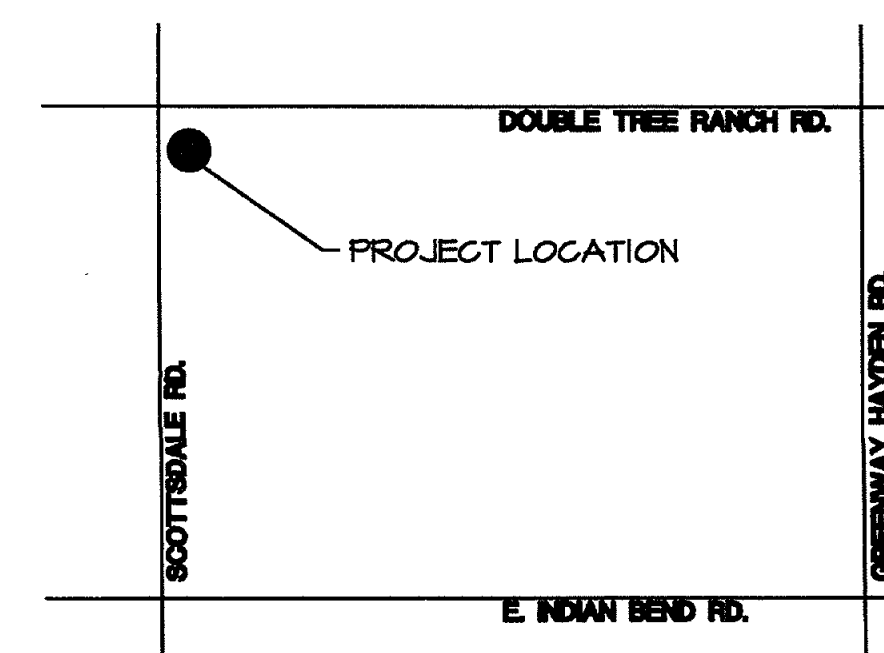
GENERAL NOTES

- A. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES PER CITY OF SCOTTSDALE.
- B. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAY ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- C. OWNERS OF THE PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPROVED PLANS.
- D. EXISTING STRUCTURES MUST COMPLY WITH THE CHANGE OF OCCUPANCY PROVISIONS IN THE SCOTTSDALE CONSTRUCTION CODE PRIOR TO USE, IF APPLICABLE.
- E. AFTER FINAL APPROVAL, THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY DSD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS.
- F. THERE WILL BE NO NATIVE PLANTS DISTURBED WITH THE CONSTRUCTION OF THIS PROJECT.
- G. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS, AS REQ'D.

KEY NOTES

- **NOT ALL NOTES APPLY TO THIS SHEET**
- EXISTING PROPERTY LINE
 - EXISTING CURBING, TENANT ENTRIES, SIDEWALKS, DRIVEWAYS AND TO REMAIN.
 - EXISTING TRASH AREA/ENCLOSURE TO REMAIN AS ERECTED WITH ORIGINAL BUILDINGS.
 - EXISTING RESIDENTIAL/COMMERCIAL ROADWAY AS EXISTS FROM CITY OF SCOTTSDALE.
 - DEMO EXISTING CURBS AND OTHER ELEMENTS IN THIS AREA. PREPARE AREA TO RECEIVE NEW CONCRETE PAD.
 - DEMO EXISTING PARKING STALLS IN THIS AREA.
 - NEW CONCRETE PAVERS OVER 6" ABC AND CONCRETE BED AT THIS LOCATION. NEW PAVERS TO MATCH EXISTING IN COLOR AND FINISH, GC TO MATCH COLOR IN FIELD. PROVIDE 24" COLORED CONCRETE BAND AT PAVERS EDGE TO MATCH.
 - NEW/RELOCATED PARKING STALLS TO BE STRIPED AT THIS LOCATION. NEW STALL SLOPE SHALL NOT EXCEED 1:50.
 - NEW/RELOCATED ADA RAMP FROM PARKING LOT TO SIDEWALK. RAMP NOT TO EXCEED 1:12 SLOPE. NEW CONCRETE RAMP TO MATCH ADJACENT SIDEWALK IN COLOR. G.C. TO CONFIRM COLOR ON SITE. NEW RAMP SURFACE WILL BE CONSTRUCTED TO BE ROUGHENED OR SHALL BE OF SLIP RESISTANT MATERIALS. (9A) STRIPE ADA ACCESS AISLE AS SHOWN TO RELOCATED STALLS. (9B) PROVIDE NEW/RELOCATED ADA PARKING SIGNAGE AT EACH STALL, SEE DETAIL THIS SHEET AND MATCH EXISTING IN FIELD.
 - EXISTING SITE WATER LINE TO REMAIN. SHOWN FOR REFERENCE ONLY.
 - EXISTING SITE SEWER LINE TO REMAIN. SHOWN FOR REFERENCE ONLY.
 - DEMO AND RELOCATE EXISTING LIGHT POST SHOWN AS (12A) IN 6" DIAMOND CONCRETE CURB LANDSCAPE ISLAND TO MATCH EXISTING.
 - PROVIDE NEW CONCRETE SIDEWALK/CURB AT ENTRY OF EXISTING BUILDING AS SHOWN ON PLAN.
 - PROVIDE NEW 6" CONCRETE CURB ISLAND TO MATCH EXISTING, RELOCATE OR PROVIDE NEW VEGETATION - SEE LANDSCAPE PLANS.
 - EXISTING ASPHALT AND DRAINAGE TO REMAIN.
 - NEW BLOCK/STUCCO AND STACKED STONE MONUMENT SIGNAGE (12H) AT THIS LOCATION. UNDER SEP. PERMIT.
 - NEW BLOCK/STUCCO AND STACKED STONE MONUMENT SIGNAGE (12H) AT THIS LOCATION. PROVIDE J-BOX POWER FOR SIGN. UNDER SEP. PERMIT.
 - DEMO EXISTING TREE LINE AT THIS LOCATION ALONG SCOTTSDALE ROAD, REPLACE PER LANDSCAPE PLANS.

VICINITY MAP



Expires: 09-30-2016

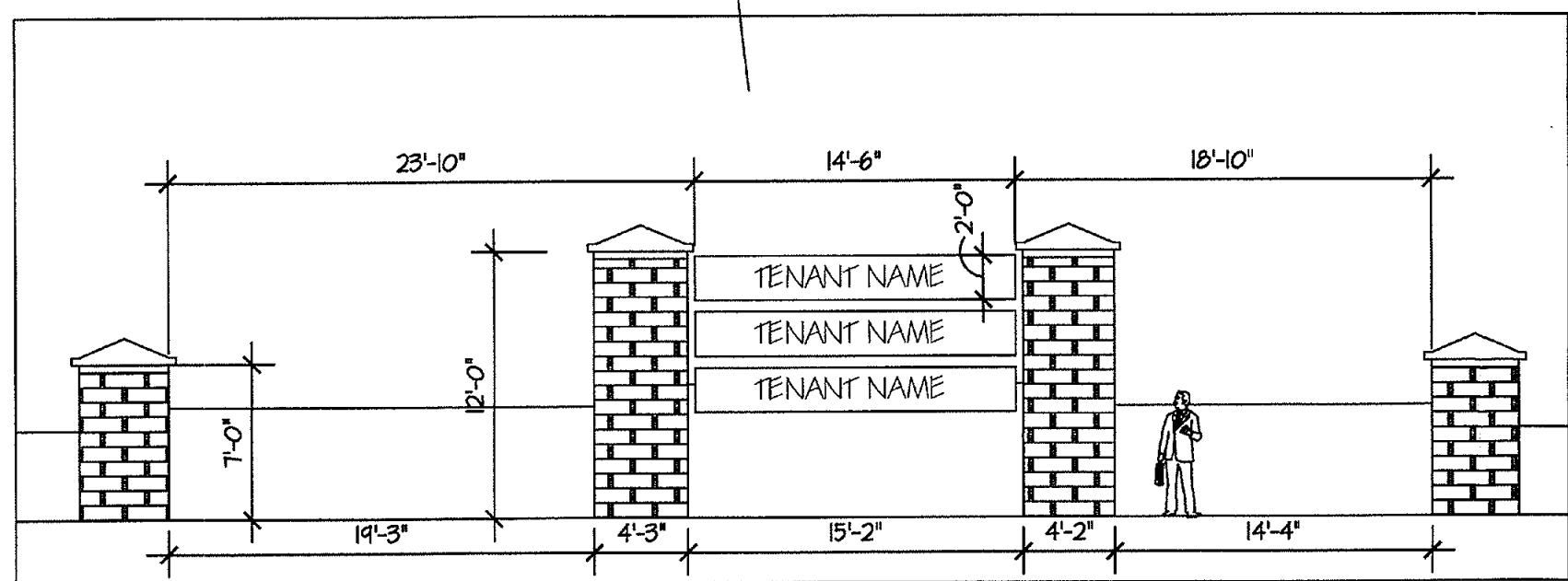
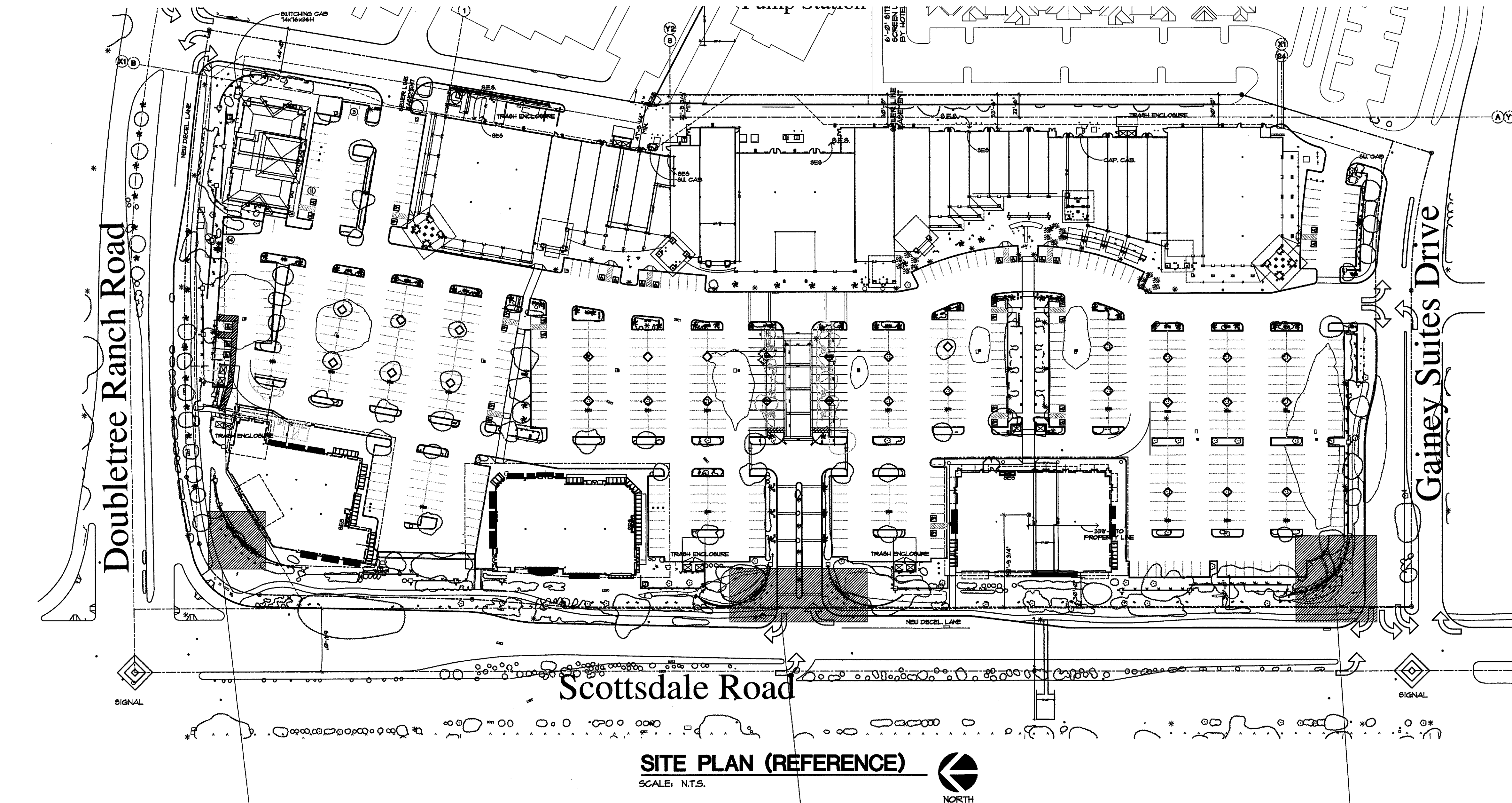
THESE PLANS ARE THE PROPERTY OF EVOLUTION DESIGN AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF EVOLUTION DESIGN.

EXTERIOR REMODEL
THE SHOPS @ GAINNEY VILLAGE
8777-8989 N. SCOTTSDALE
8777-8989 N. SCOTTSDALE, ARIZONA

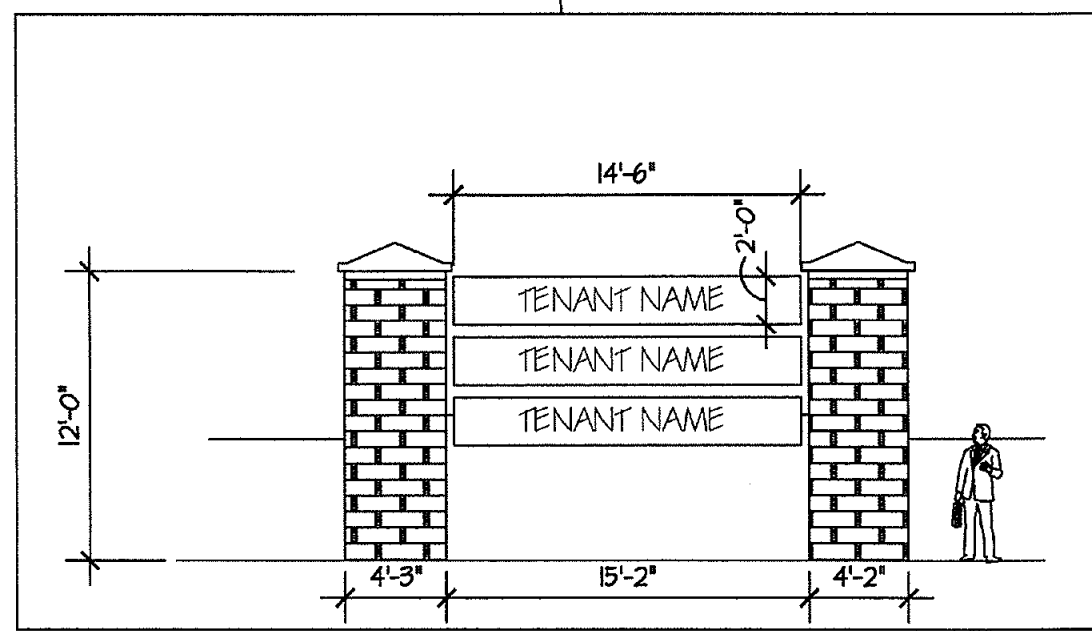
REVISIONS

CITY COMMENTS 9.11.15

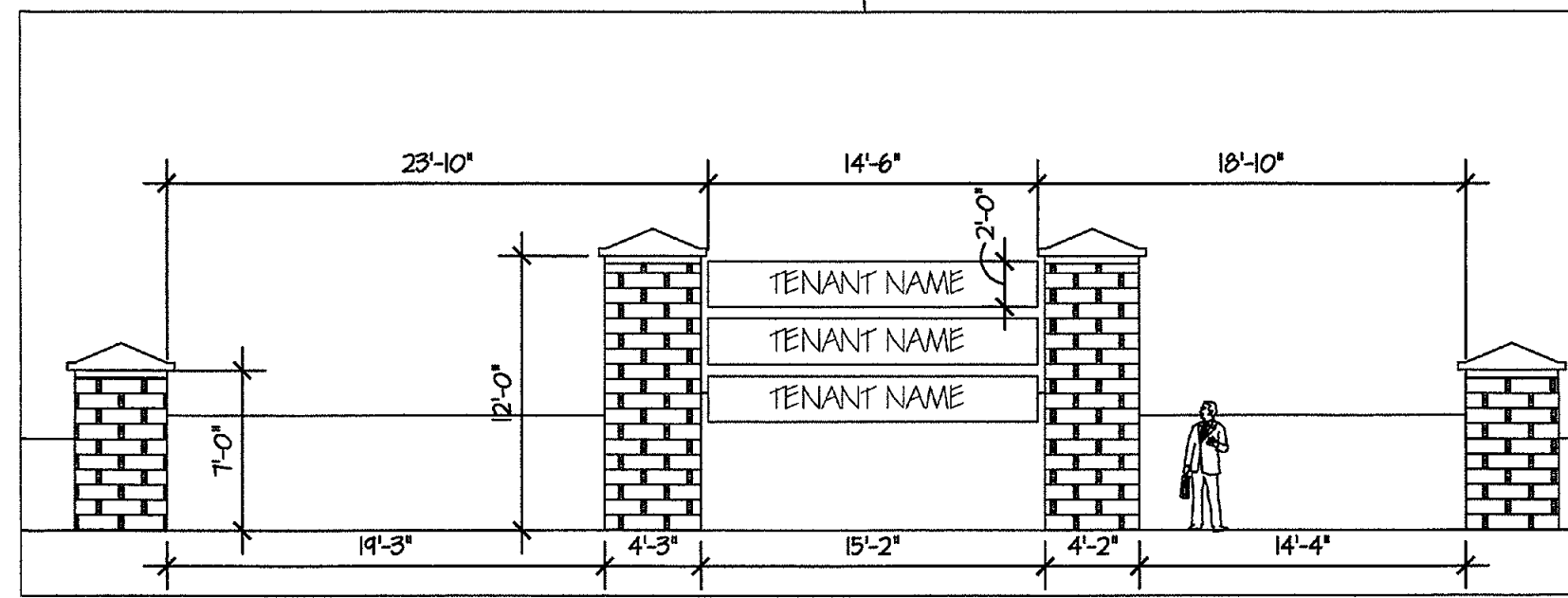
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PLAN "B"



NORTH ENTRY SIGN (REF. ONLY)
SCALE: 1/8"=1'-0"



CENTER ENTRY SIGN (2) REF. ONLY
SCALE: 1/8"=1'-0"



SOUTH ENTRY SIGN (REF ONLY)
SCALE: 1/8"=1'-0"

PROJECT DESCRIPTION

THE INTENT OF THIS PROJECT IS TO PROVIDE AN UPDATED ENTRY DRIVE INTO THE CENTER, DEMOLISHING OF LANDSCAPE ISLANDS MAKING WAY FOR NEW PARKING STALLS. IN ADDITION, WE WILL BE RELOCATING DUMPSTERS TO A NEW ENCLOSURE AND DEMOLISHING AN EXISTING LOCATION TO MAKE WAY FOR ADDITIONAL STALLS. THE SIDEWALK EXPANSION AT BUILDING "E" IS TO ADDRESS EXISTING ADA ISSUES AND CREATE EXTERIOR PATIO SPACE FOR FUTURE TENANTS. WE WILL ALSO BE ADDING MONUMENT SIGNAGE AT THE NORTH, CENTER AND SOUTH ENTRANCES MAX OF 12H. LASTLY, WE WILL BE PROVIDE A FRESH COAT OF PAINT ON THE CENTER, UTILIZING EXISTING SCHEME WITH BRIGHTER HUES OF COLOR ON THE CORNER AND ANCHOR TENANT LOCATIONS, INCLUDING FULL COLOR LOGO SIGNS FOR ANY SIZE TENANT. WHILE UPDATING THE CENTER, WE WILL PROVIDE A NEW LANDSCAPE PACKAGE TO FILL THE AREAS AND DEMO DANGEROUS TREES ALONG SCOTTSDALE ROAD.

BLDG./OUTDOOR AREA USES

- AA. MAIN STRUCTURE - THIS PORTION OF THE PROPERTY IS THE ONE OF THE MAIN BUILDINGS ON THE SITE. THIS BUILDING HOUSES RETAIL USE TENANTS AS ORIGINALLY INTENDED DURING ORIGINAL CONSTRUCTION.
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VICINITY MAP

