

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



VIEW G - BLDG 6350 + LAWN



VIEW H - BLDG 6320 + LAWN



VIEW I - BLDG 6320



VIEW J - BLDG 6320



VIEW K - BLDG 6320



VIEW L - BLDG 6350



VIEW M - BLDG 6350

EVERWEST

6300 E Thomas
Scottsdale, AZ 85251

Gensler

1225 17th Street, Suite 150
Denver, CO 80202
Tel +1 303.893.7184
Fax +1 303.595.8585

△	Date	Description
1	01.12.16	General Plan Amendment, Rezoning and Development Review

Seal/Signature

Project Name
SEV Scottsdale

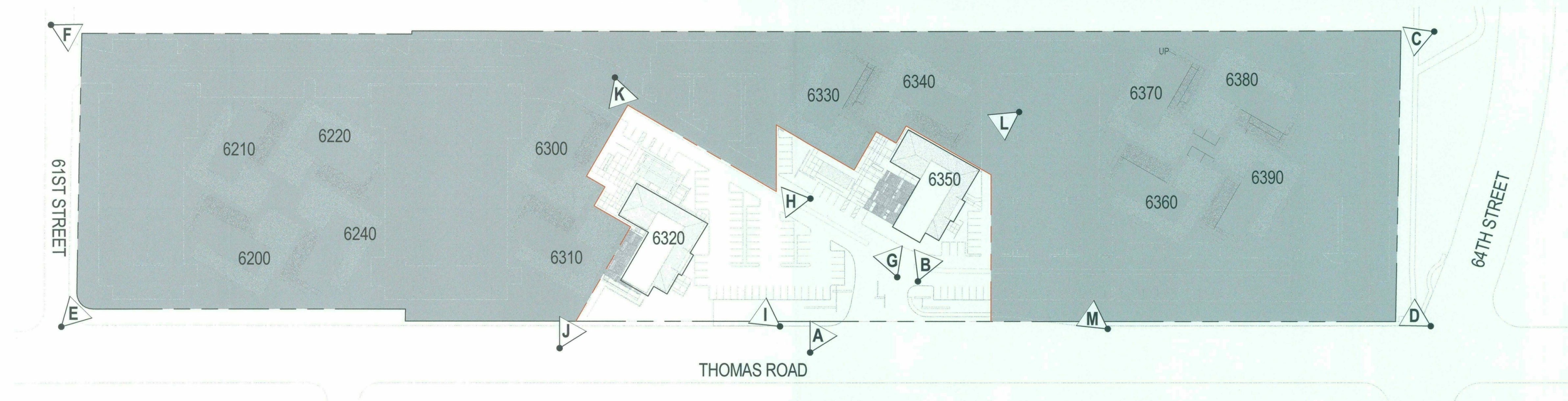
Project Number
03.7426.000

Description
PHOTO EXHIBITS

Scale
1/4" = 1'-0"

A6.0

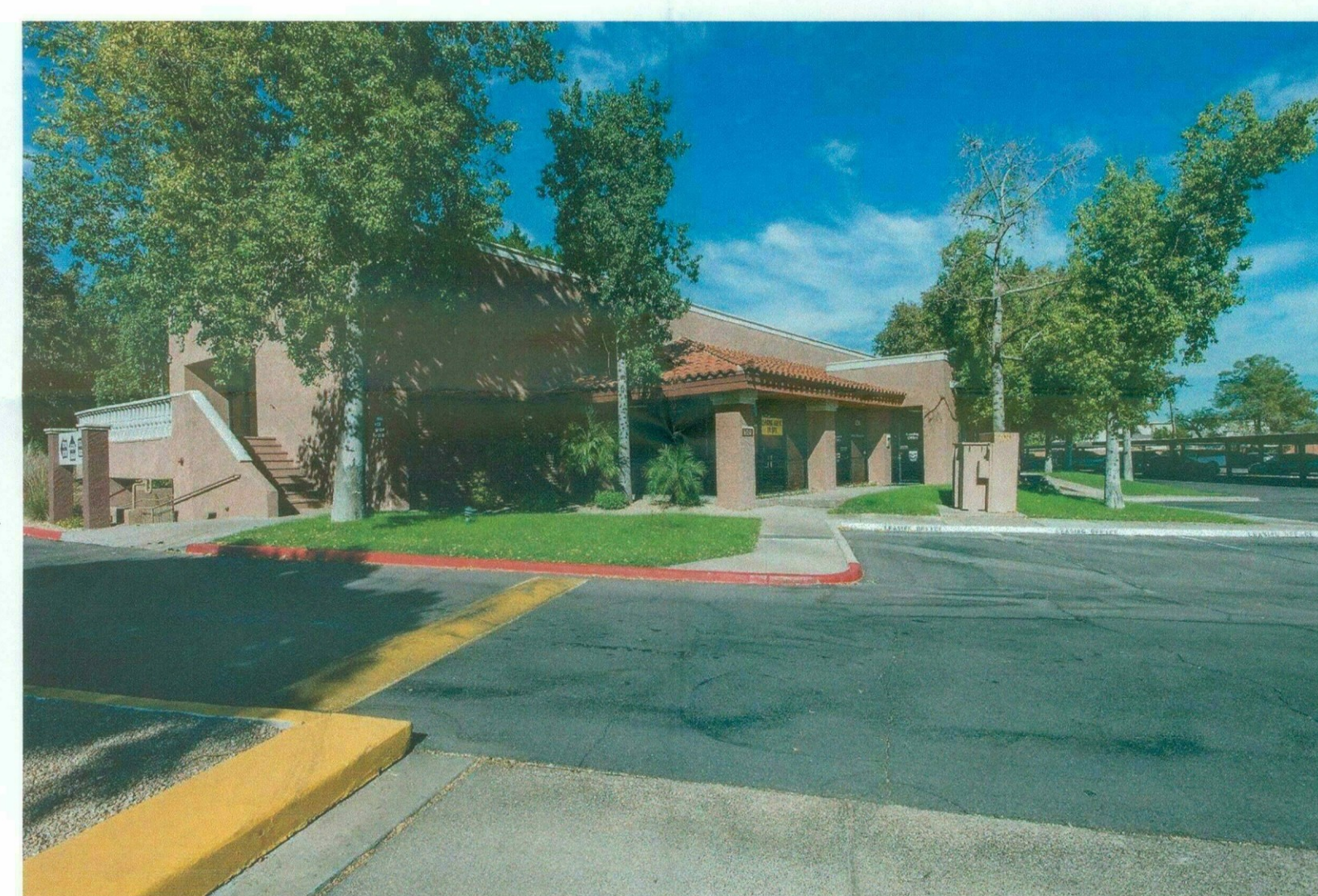
1-ZN-2016
01/12/16



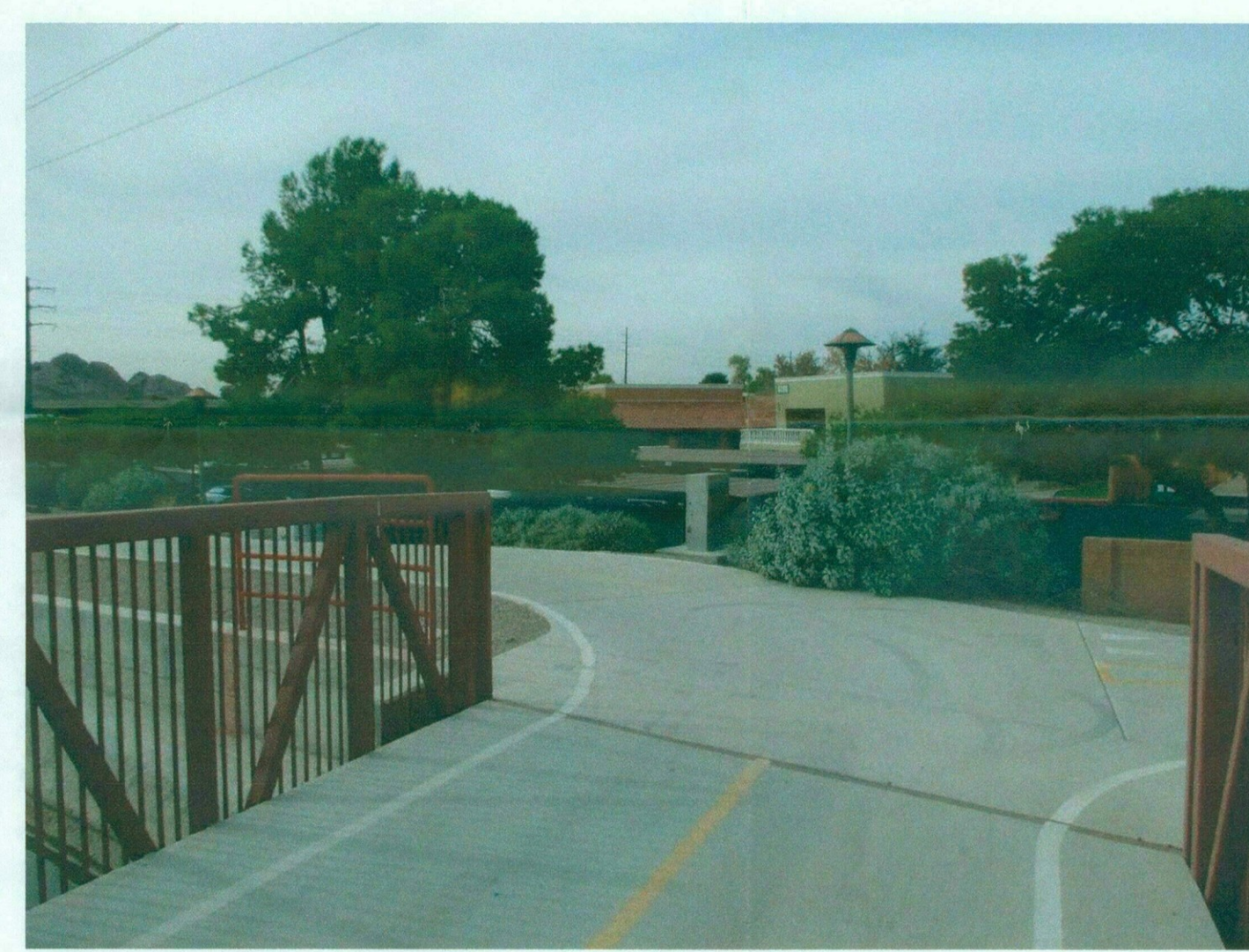
1 PHOTO KEYPLAN
SCALE: 1" = 80'-0"



VIEW A - THOMAS ROAD ENTRANCE



VIEW B - BLDG 6350 SOUTH



VIEW C - PROPERTY NE CORNER



VIEW D - PROPERTY SE CORNER



VIEW E - PROPERTY SW CORNER



VIEW F - PROPERTY NW CORNER

EVERWEST
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Date	Description
1 01.12.16	General Plan Amendment, Rezoning and Development Review

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Project Name
SEV Scottsdale

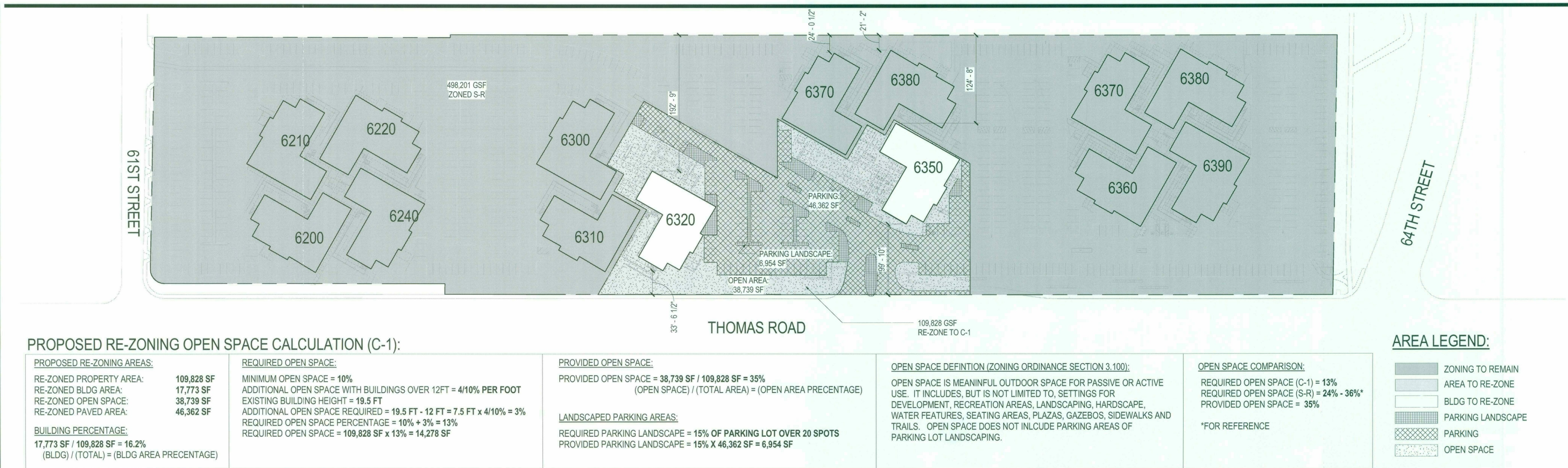
Project Number
03.7426.000

Description
PHOTO EXHIBITS

Scale
As indicated

A5.0

1-ZN-2016
01/12/16



1 OPEN SPACE PLAN

SCALE: 1" = 80'-0"

ZONING:

Height Limit	S-R
Maximum Density	18 ft
Minimum Setbacks	1 dwelling unit/3,500 square feet gross land area
Minimum Open Space Required	15 ft if adjacent to residential
	24% - 36% net lot area

Height Limit	C-1
Floor Area Ratio (FAR)	36 ft
Maximum Density	0.8 net lot area
Minimum Setbacks	N/A
Minimum Open Space Required	Front= 30 ft, Side & Rear= 25 ft if adjacent to multi-family residential or 50 ft if adjacent to single-family residential
	10% of total lot area for 1" 12 ft of building height, plus 4/10% for each foot of height above 12 ft

REQUIRED PARKING PER TABLE 9.103.A. (ARTICLE IX)

"OFFICE, ALL OTHER"	= (1) PER 300 SQUARE FEET OF GROSS FLOOR AREA
"RESTAURANT"	= (1) PER 120 SQUARE FEET OF GROSS FLOOR AREA
OFFICE GROSS SQUARE FEET	= 15,709 GSF / 300 = 53 SPACES
RESTAURANT GROSS SQUARE FEET	= 3,737 GSF / 120 = 32 SPACES
TOTAL	= 85 SPACES

*NOTE: CALCULATIONS FOR BUILDINGS 6320 & 6350 ONLY

REQUIRED ACCESSIBLE PARKING PER ADAAG/ANSI A117.1

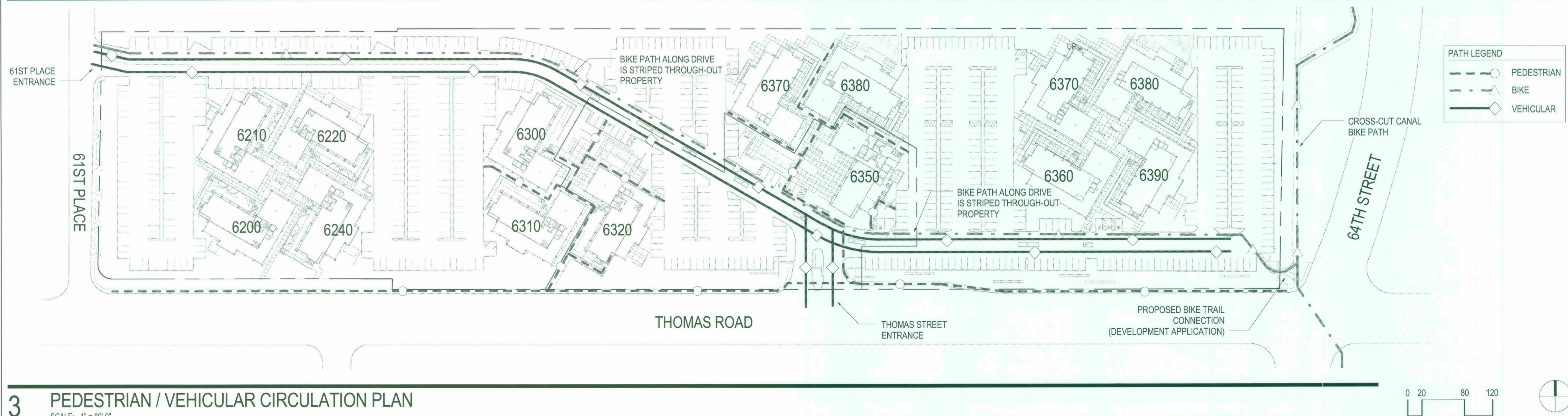
ACCESSIBLE SPACES (76 TO 100)	= 3
VAN READY SPACE (1 OF EVERY 6)	= 1

REQUIRED BIKE PARKING

PER ZONING ORDINANCE 9.103C	= 1 BIKE PARKING SPOT PER 40 VEHICULAR PARKING SPOTS
MINIMUM REQUIRED SPOTS	= 85 VEHICULAR PARKING SPOTS / 40 = 3 BIKE PARKING SPOTS
PROVIDED SPOTS	= 14 BIKE PARKING SPOTS

2 ZONING INFORMATION AND PARKING COUNT

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



3 PEDESTRIAN / VEHICULAR CIRCULATION PLAN

SCALE: 1" = 80'-0"

SEV

6300 E Thomas
Scottsdale, AZ 85251

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Kimley Horn Associates
7740 N. 16th Street
Suite 300
Phoenix, AZ 85006
Tel 602.944.5500

PK Associates LLC
10283 Royal Eagle St.
Highlands Ranch, CO 80129
Tel 480.922.8854

Trueform Landscape
Architecture Studio
2009 North 7th Street
Phoenix, AZ 85006
Tel 480.382.4244

Energy Systems Design
7135 E. Camelback Road
Suite 275
Scottsdale, AZ 85251
Tel 480.481.4900

Date	Description
1 01.12.16	General Plan Amendment, Rezoning and Development Review
2 03.04.16	General Plan Amendment, Rezoning and Development Review Resubmittal

Seal/Signature

Project Name

SEV Scottsdale

Project Number

03.7426.000

Description

OPEN SPACE PLAN &
PEDESTRIAN / VEHICULAR
CIRCULATION PLAN

Scale

As indicated

A4.0

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DESCRIPTION

PARCEL NO. 1:
THE NORTH 368.00 FEET OF THE SOUTH 408.00 FEET OF THE EAST 1,674.20 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

EXCEPT THE WEST 418.55 FEET.

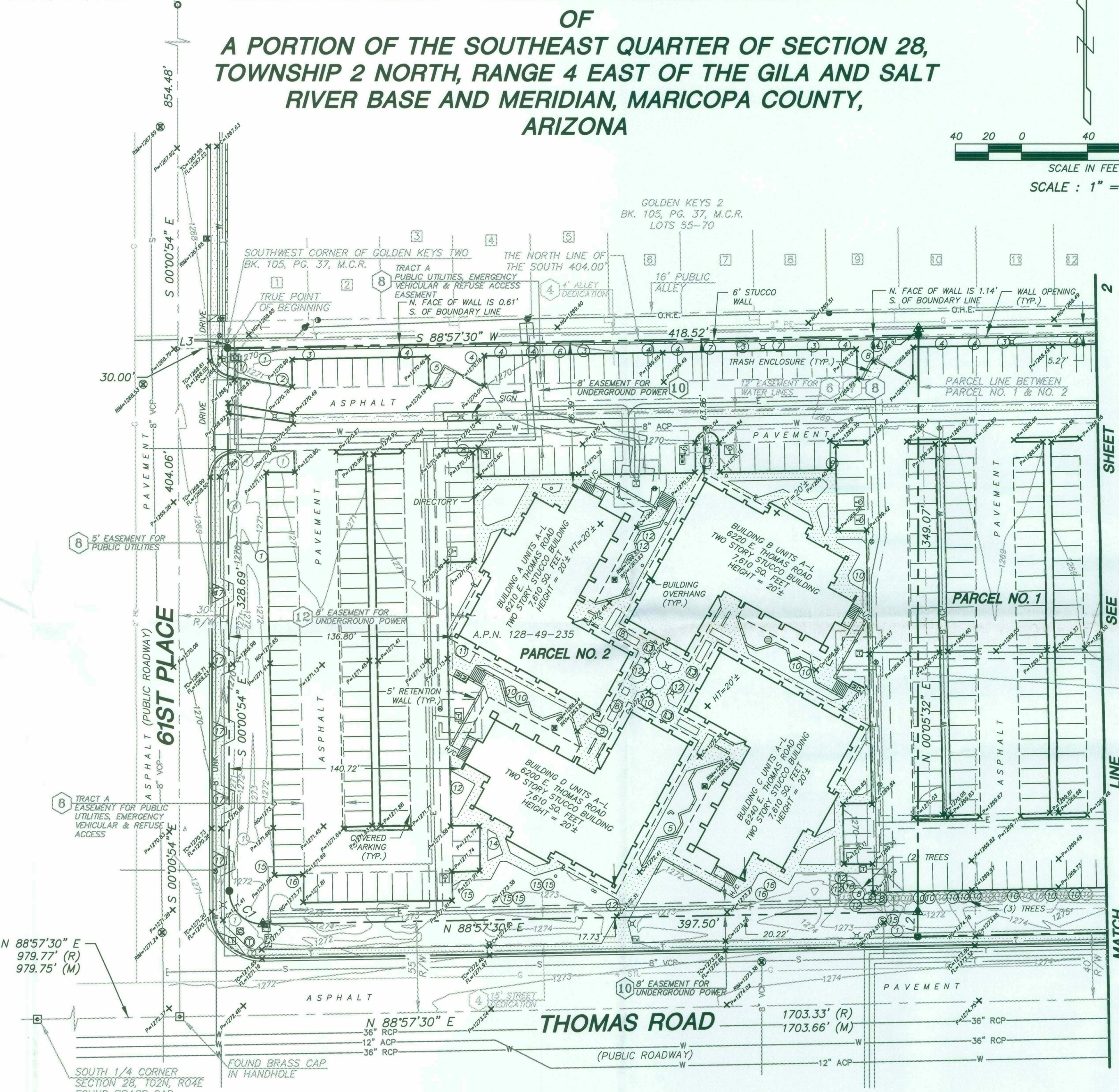
PARCEL NO. 2:
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF GOLDEN KEYS TWO, ACCORDING TO BOOK 105 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF 61ST PLACE AS SHOWN ON SAID GOLDEN KEYS TWO, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 328.69 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91 DEGREES 01 MINUTE 36 SECONDS AN ARC DISTANCE OF 31.77 FEET TO THE NORTH LINE OF THE SOUTH 55.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 57 MINUTES 30 SECONDS EAST ALONG SAID NORTH LINE 397.50 FEET TO THE EAST LINE OF THE WEST 418.55 FEET OF THE EAST 1,675.20 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE 349.07 FEET TO THE NORTH LINE OF THE SOUTH 404.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 57 MINUTES 30 SECONDS WEST ALONG SAID NORTH LINE 418.52 FEET TO THE POINT OF BEGINNING.

NOTES

- The basis of bearing is the monument line of Thomas Road, also being the South line of the Southeast quarter of Section 28, using a bearing of North 88 degrees 57 minutes 30 seconds East, as shown in Book 243 of Maps, Page 2, records of Maricopa County, Arizona.
- All title information and the description shown is based on a Fourth Amended Commitment for Title Insurance issued by First American Title Insurance Company, Commitment Number No. NCS-752021-PHX1, dated December 2, 2015.
- The Benchmark used for this survey is the GPS point 4332 Arizona Highway Department Brass Cap in Handhole at the E/W alignment of Thomas Road and the N/S alignment of 64th Street having an elevation of 1272.173, NAVD 88 datum.
- The number of striped parking spaces on the subject property are as follows:
Regular: 717
Handicapped: 20
Total: 737
- The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- According to FEMA Flood Insurance Rate Map, Map Number 04013C2230L, dated October 16, 2013, the subject property is located in Zone X, zone X is defined as "Areas determined to be outside the 0.2% annual chance floodplain."
- According to a Zoning and Site Requirements Summary prepared by The Planning & Zoning Resource Company, PZR Site Number 88405-1, dated October 8, 2015, the subject property is zoned "SR", Service-Residential District. The following zoning related information is based solely on said Zoning and Site Requirements Summary. The certification on this survey does not guarantee or provide any warranty that the subject property is in compliance with the zoning regulations shown on this survey or any other zoning regulation that applies to the subject property.
Building Setback Restrictions:
Front/Side/Rear: None Specified
Building Height Restriction:
18 Feet (Excluding rooftop appurtenances)
Building Density Formula:
None Specified
Parking Requirements:
1 Space per 300 Square Feet Gross Floor Area
- The underground utilities that have been shown are based on physical evidence or records provided by the respective utility companies, without verification by the surveyor. Due to the inconsistency inexact nature and ambiguity in the aforementioned records, no guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any excavation.
- At the time the field work was performed, there was no observable evidence of earth moving work, building construction or building additions.
- The Surveyor has not obtained any information relating to, and has no knowledge of, any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may require no evidence of recent street or sidewalk construction was observed at time of survey.
- At the time the field work was performed, there was no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- At the time the field work was performed, there was no observed evidence of wetland areas on the subject property.
- Superior Surveying Services, Inc. carries Liability Insurance in the amount of \$1,000,000.
- Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.

NO MONUMENT FOUND OR SET
CALCULATED POSITION PER
BK. 243, PG. 2, M.C.R.



CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	91°01'36"	31.77'

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°05'32" E	4.00'
L2	N 00°05'32" E	15.00'
L3	S 00°00'54" E	4.00'

TREE TABLE					
TREE NO.	TREE TYPE	SIZE	TREE NO.	TREE TYPE	SIZE
1	OLIVE	1.5"	10	UNKNOWN	6"
2	(2) OLIVE	1.5"	11	(2) UNKNOWN	6"
3	OLIVE	6"	12	UNKNOWN	2"
4	PINE	2"	13	UNKNOWN	8"
5	PINE	1.5"	14	(2) UNKNOWN	8"
6	UNKNOWN	1.5"	15	PALM	4"
7	PINE	8"	16	PALM	6"
8	PINE	1"	17	OLIVE	2"
9	UNKNOWN	1"	18	OLIVE	2.5"
10	UNKNOWN	4"	19	PALM	2"
11	UNKNOWN	4"	20	OLIVE	3"

AREA

GROSS = 13.958 ACRES
608,029 SQ. FT.

NET = 13.526 ACRES
589,190 SQ. FT.

NOTE: NET AREA IS GROSS AREA
LESS ANY EASEMENTS FOR ROADWAY

NOTE: ALL BUILDING DETAILS, SCHEDULE B ITEMS LIST
& REFERENCES INFORMATION SEE SHEET NO. 3

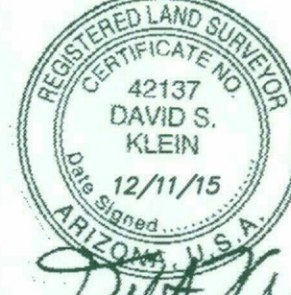
CERTIFICATION

To: EVERWEST REAL ESTATE PARTNERS, LLC, a Colorado limited liability company; SCOTTSDALE EXECUTIVE VILLAS, L.L.C., an Arizona limited liability company; WL SCOTTSDALE THOMAS OWNER, LLC, a Delaware limited liability company; and FIRST AMERICAN TITLE INSURANCE COMPANY;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on December 10, 2015.

Date of Plat or Map: December 11, 2015
David S. Klein
R.L.S. 42137

1-ZN-2016
01/12/16



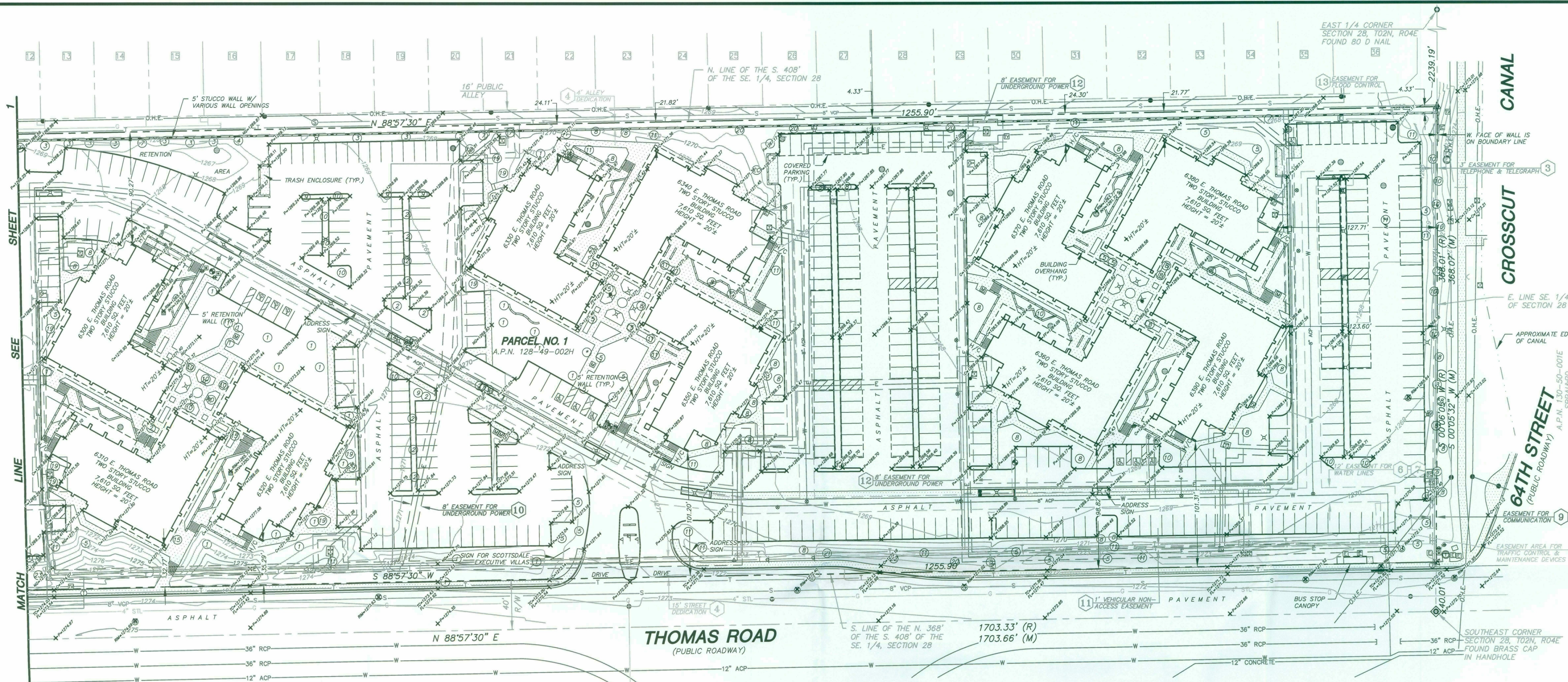
EXPIRES 3/31/17

ALTA / ACSM LAND TITLE SURVEY
SCOTTSDALE EXECUTIVE VILLAS
6200, 6300 E. THOMAS ROAD, SCOTTSDALE, AZ 85008

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: GBF
SHEET 1 OF 3
DATE: 12/11/15
JOB NO.: 151132



TREE TABLE		
TREE NO.	TREE TYPE	SIZE
1	OLIVE	1.5"
2	(2) OLIVE	1.5"
3	OLIVE	6"
4	PINE	2"
5	PINE	1.5"
6	UNKNOWN	1.5"
7	PINE	8"
8	PINE	1"
9	UNKNOWN	1"
10	UNKNOWN	4"
11	UNKNOWN	6"
12	(2) UNKNOWN	6"
13	UNKNOWN	2"
14	UNKNOWN	8"
15	(2) UNKNOWN	8"
16	PALM	4"
17	PALM	6"
18	OLIVE	2"
19	OLIVE	2.5"
20	PALM	2"
21	OLIVE	3"
22	OLIVE	1"
23	UNKNOWN	3"
24	PALM	1"
25	TREE	7"
26	OLIVE	4"

LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N 00°05'32" E	4.00'
L2	N 00°05'32" E	15.00'
L3	S 00°00'54" E	4.00'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	20.00'	91°01'36"	31.77'

ADJOINER TABLE				
GOLDEN KEYS TWO, BOOK 105, PAGE 37, M.C.R.				
NUMBER	LOT	A.P.N.	OWNER	DOC. NO.
1	55	128-49-061	ROGERS LEWIS/ MARTHA E	2012-1045600
2	56	128-49-062	STORRS GERALD E/ VIVA G TR	2007-0296614
3	57	128-49-063	ADDINGTON NORMAN W/ NOLA	1995-0292566
4	58	128-49-064	BOORMAN ROBERT W/ HELEN C TR	2008-0680361
5	59	128-49-065	COOMBS JERROLD R/ CHARLOTTE	2010-0317878
6	60	128-49-066	THOMPSON STEPHEN R	2008-0714443
7	61	128-49-067	ISAACSON RODNEY A/ GLADYS O TR	2011-0789061
8	62	128-49-068	LIGHTCAP JAMES L/NORMA E TR	2003-0482692
9	63	128-49-069	CONKLE DONALD E	2015-0147106
10	64	128-49-070	SPRUELL MARTHA K	2015-0454661
11	65	128-49-071	MCCORMICK JANET M	2013-104352
12	66	128-49-072	GOSS LIVING TRUST	2013-0961772
13	67	128-49-073	TULL JO ANN TR/ ETAL	2012-1172209
14	68	128-49-074	MUNCASTER EDWARD H	1998-0408764
15	69	128-49-075	KROGSEN JAMES L/ DARLENE J	2010-020790
16	70	128-49-076	THOMSON ALICE J	2002-0152731
GOLDEN KEYS FOUR, BOOK 112, PAGE 25, M.C.R.				
17	125	128-49-131	GBR REALTY INVESTMENTS LLC	2015-0441140
18	126	128-49-132	POMEROY ROSEMARY J	1993-0539118

ADJOINER TABLE				
GOLDEN KEYS FOUR, BOOK 112, PAGE 25, M.C.R.				
NUMBER	LOT	A.P.N.	OWNER	DOC. NO.
19	127	128-49-133	CROSS BRUCE B TR	2012-0126886
20	128	128-49-134	WIGNALL RICHARD K/ MAUCHLEY REED D	2015-0455759
21	129	128-49-135	CHASE GEORGE M/SUE ANN TR	2002-0330587
22	130	128-49-136	DENT DIANE	2015-0194566
23	131	128-49-137	STOFKO RONALD J/GAIL L	1993-0297634
24	132	128-49-138	OTTOSEN ROBERT E/ ALIZABETH A	2015-0673805
25	133	128-49-139	FRIEDMAN ADENA	2015-1675360
26	134	128-49-140	CARTER ELIZABETH A TR	2006-1195586
27	135	128-49-141	WOLCOTT DELORES J	2010-0554479
GOLDEN KEYS FIVE, BOOK 114, PAGE 25, M.C.R.				
28	136	128-49-142	DILLON DEBRA	1998-0279417
29	137	128-49-143	HOWARD JAMES BRADLEY/ JANICE LENORE TR	2012-0334732
30	138	128-49-144	BOTT ELIZABETH M/ CHARLES A	2005-1884863
31	139	128-49-145	HOLLENBACK KIMBERLY D	2015-0387891
32	140	128-49-146	MILLER RICHARD L/ RAYMONDJEFFREY C	2014-0721827
33	141	128-49-147	BESSON CLYDE C/ CATHY N J TR	2003-1117856
34	142	128-49-148	SHAY FAMILY TRUST	2012-0203963
35	143	128-49-149	HOWE RUTH TR	2005-0759833
36	144	128-49-150	BAKER ALBERT/ WEISS ALLISON/ MARK	2013-0911324

LEGEND

--- BOUNDARY LINE

--- CENTER LINE OR MONUMENT LINE

--- CONCRETE SURFACE

--- 24 INCH VERTICAL CURB & GUTTER

--- 6 INCH CONCRETE CURB

--- INDICATES DRIVEWAY (MEANS OF ACCESS)

--- WALL

--- OVERHEAD ELECTRIC LINE

--- UNDERGROUND ELECTRIC LINE

--- UNDERGROUND GAS LINE

--- UNDERGROUND SEWER LINE

--- UNDERGROUND TELECOMMUNICATION LINE

--- UNDERGROUND WATER LINE

○ FOUND 1/2" CAPPED REBAR STAMPED 42137 (PER BK. 1149, PG. 31, M.C.R.)

● FOUND 1/2" CAPPED REBAR STAMPED 42137 (PER BK. 1149, PG. 31, M.C.R.)

✕ FOUND 1/2" CAPPED REBAR NO IDENTIFICATION SET CAP STAMPED 42137

⊕ SCHEDULE B ITEM

⬇ SPRINKLER HOOK-UP (FIRE DEPARTMENT)

⬇ BACK FLOW PREVENTER

⬇ DRYWELL OR CATCH BASIN

⬇ ELECTRIC CABINET

⬇ ELECTRIC TRANSFORMER

⬇ FIRE HYDRANT

⬇ GUARD POST OR GATE POST

⬇ HANDICAPPED SPACE

✕ LIGHT POLE

⬇ MAIL BOX

⬇ PEDESTRIAN ACCESS RAMP

⬇ POWER POLE

⬇ POWER POLE W/ UNDERGROUND ELECTRIC

⬇ STORM DRAIN MANHOLE

⬇ SEWER MANHOLE

⬇ TELEPHONE CABINET

⬇ TELEPHONE MANHOLE

⬇ TRAFFIC SIGNAL

⬇ CABLE TELEVISION RISER

⬇ WATER METER

⬇ WATER VALVE

⬇ ADJOINING PROPERTY INFORMATION SEE TABLE

⬇ A.P.N. ASSESSORS PARCEL NUMBER

⬇ M.C.R. MARICOPA COUNTY RECORDS

⬇ R/W RIGHT OF WAY

⬇ BK. BOOK

⬇ PG. PAGE

⬇ (TYP.) TYPICAL

⬇ (R) RECORD PER BK. 243, PG. 2, M.C.R.

⬇ (M) MEASURED

⬇ F/L FLOW LINE

⬇ T/C TOP OF CURB

⬇ NG NATURAL GROUND

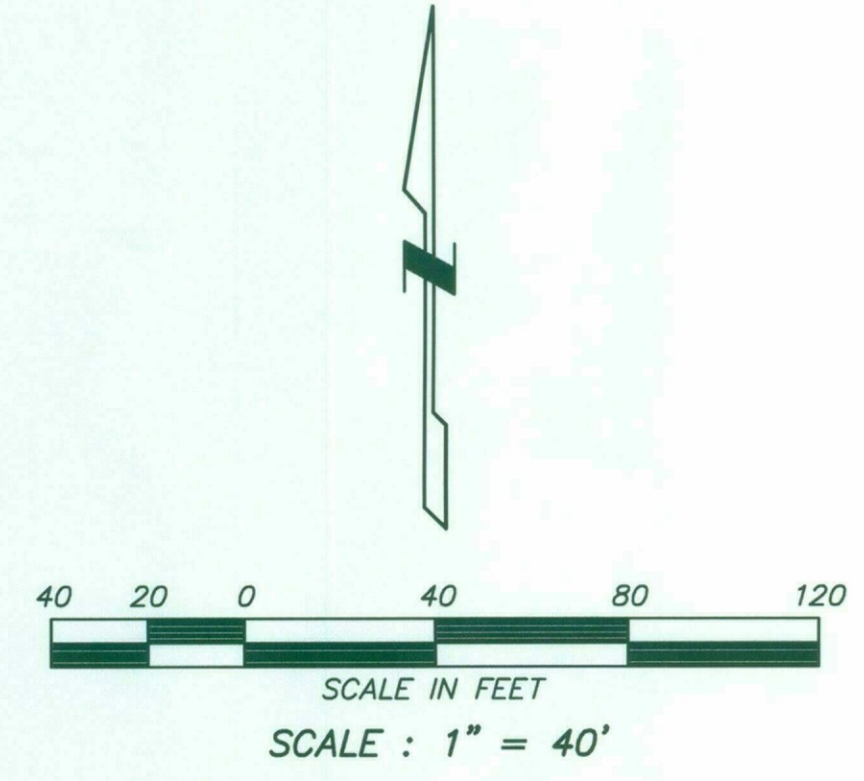
⬇ P PAVEMENT

⬇ C CONCRETE

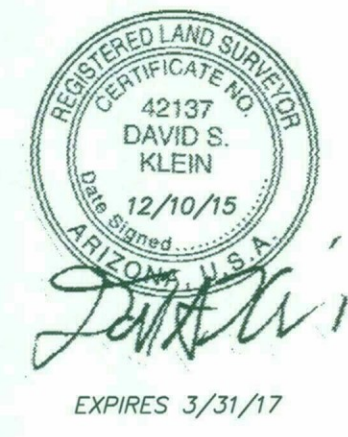
⬇ RIM TOP OF RIM

⬇ INV INVERT ELEVATION

⬇ FF FINISHED FLOOR



NOTE: ALL BUILDING DETAILS, SCHEDULE B ITEMS LIST & REFERENCES INFORMATION SEE SHEET NO. 3



TOPOGRAPHIC SURVEY
SCOTTSDALE EXECUTIVE VILLAS
6200, 6300 E. THOMAS ROAD, SCOTTSDALE, AZ 85008

REVISIONS	DESCRIPTION
DATE	

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: GBF

SHEET 2 OF 3

DATE: 12/10/15

JOB NO.: 151132

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "INGLESIDE- INN" RECORDED IN BOOK 22 OF MAPS, PAGE 9, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS" RECORDED IN BOOK 106 OF MAPS, PAGE 6, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS 2" RECORDED IN BOOK 105 OF MAPS, PAGE 37, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS 3" RECORDED IN BOOK 107 OF MAPS, PAGE 8, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS 4" RECORDED IN BOOK 112 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS 5" RECORDED IN BOOK 114 OF MAPS, PAGE 25, MARICOPA COUNTY RECORDS

SUBDIVISION OF "GOLDEN KEYS 6" RECORDED IN BOOK 115 OF MAPS, PAGE 12, MARICOPA COUNTY RECORDS

SUBDIVISION OF "VILLA SOLANA TWO" RECORDED IN BOOK 132 OF MAPS, PAGE 41, MARICOPA COUNTY RECORDS

SUBDIVISION OF "THE CASAS" RECORDED IN BOOK 1151 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

SUBDIVISION OF "SHADOW BEND CONDOMINIUM" RECORDED IN BOOK 222 OF MAPS, PAGE 36, MARICOPA COUNTY RECORDS

SUBDIVISION OF "SCOTTSDALE CORPORATE CENTER PHASE ONE" RECORDED IN BOOK 243 OF MAPS, PAGE 2, MARICOPA COUNTY RECORDS

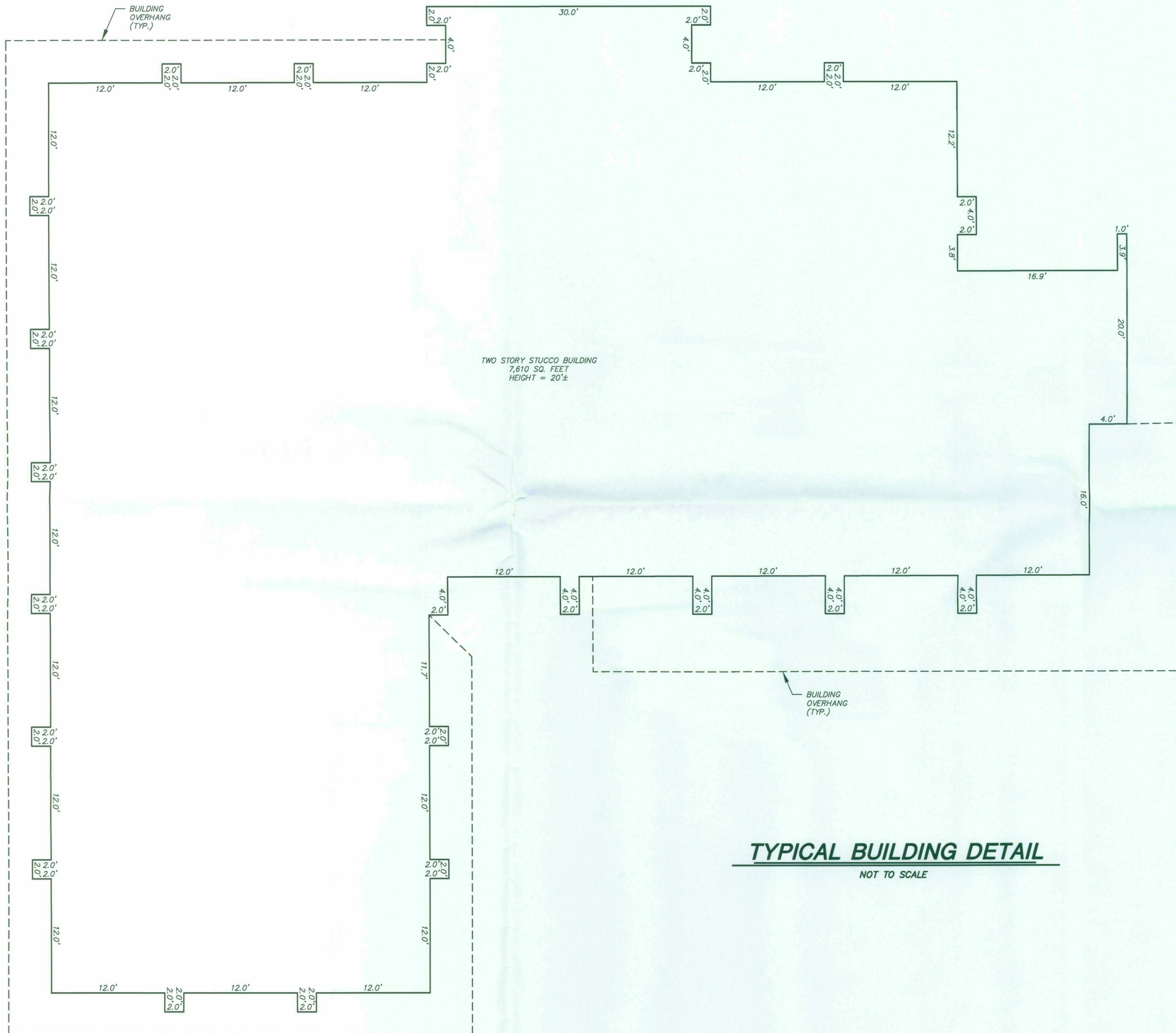
SPECIAL WARRANTY DEED IN 05-0704449, MARICOPA COUNTY RECORDS

PLSS SUBDIVISION RECORD OF SURVEY - MARICOPA COUNTY "GDACS" IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

RESULTS OF SURVEY IN BOOK 1149 OF MAPS, PAGE 31, MARICOPA COUNTY RECORDS

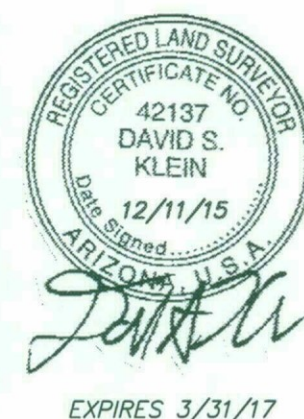
SCHEDULE "B" ITEMS

- An easement for telephone, telegraph lines and incidental purposes in the document recorded as Docket 6659 and Page 146. (Affects Parcel No. 1) (PLOTTED HEREON)
- An easement for alley, public utilities, street and incidental purposes in the document recorded as Docket 15588 and Page 539. (PLOTTED HEREON)
- An easement for traffic control, maintenance devices and incidental purposes in the document recorded as Docket 15834 and Page 842. (Affects Parcel No. 1) (PLOTTED HEREON)
- An easement for water lines and incidental purposes in the document recorded as Docket 15834 and Page 644. (PLOTTED HEREON)
- An easement for water lines and incidental purposes in the document recorded as Docket 15914 and Page 581. The Grantee's Interest under the easement was assigned to City of Scottsdale pursuant to Assignment recorded as 87-046761 of Official Records. (PLOTTED HEREON)
- Public utility, emergency vehicle access and refuse access easements dedicated as shown on the plat of Map of Dedication Scottsdale Corporate Center Phase One, as recorded June 22, 1982 as Plat Book 243 of Maps, Page 2. (PLOTTED HEREON)
- An easement for communication, other facilities and incidental purposes in the document recorded as 85-226574 of Official Records. (Affects Parcel No. 1) (PLOTTED HEREON)
- An easement for underground power and incidental purposes in the document recorded as 94-686467 of Official Records. (PLOTTED HEREON)
- An easement for vehicular non-access and incidental purposes in the document recorded as 97-504661 of Official Records. (Affects Parcel No. 1) (PLOTTED HEREON)
- An easement for underground power and incidental purposes in the document recorded as 2000-545450 of Official Records. (PLOTTED HEREON)
- An easement for permanent drainage and incidental purposes in the document recorded as 2000-619015 of Official Records and thereafter assigned by document recorded as 2004-985076 of Official Records. (Affects Parcel No. 1) (PLOTTED HEREON)



TYPICAL BUILDING DETAIL

NOT TO SCALE



EXPIRES 3/31/17

REVISIONS
DESCRIPTION

DATE

ALTA / ACSM LAND TITLE SURVEY

SCOTTSDALE EXECUTIVE VILLAS

6200, 6300 E. THOMAS ROAD, SCOTTSDALE, AZ 85008

21415 N. 23rd Avenue, Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN: CB CHK: GBF

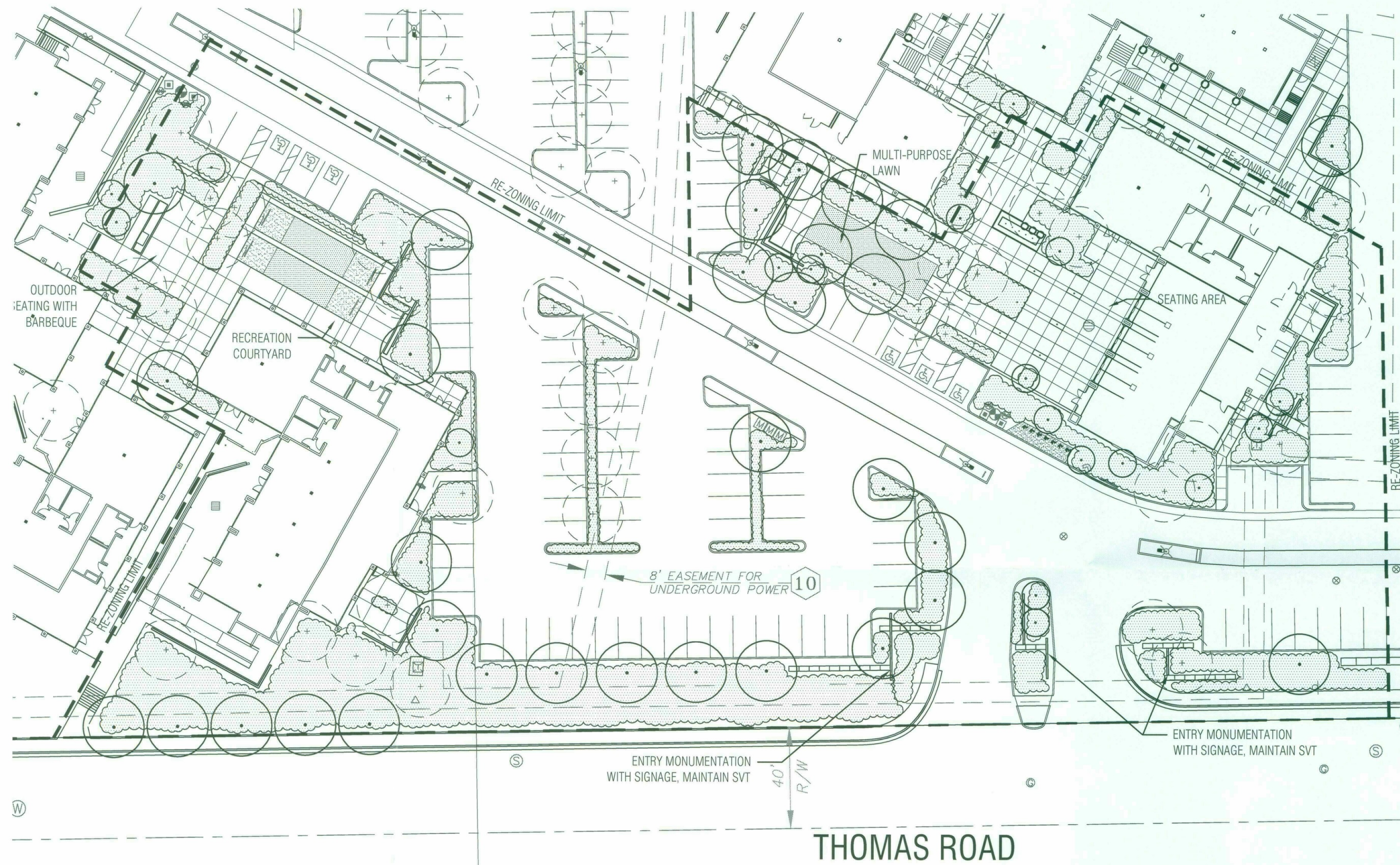
SHEET 3 OF 3

DATE: 12/11/15

JOB NO.: 151132

General Note:

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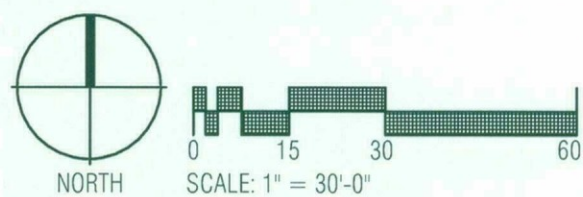


PLANT LEGEND:

SYMBOL	TYPE	SIZE	REMARKS - HEIGHT X WIDTH - CALIPER SIZE
	EXISTING TREES TO REMAIN		

TREES						
	<i>Chitalpa tashkentensis</i> Chitalpa	24" Box	multi-trunk/ low break	6.0-7.0	3.0-4.0	1.0-1.5
	<i>Dalbergia Sissoo</i> Sissoo Tree	24" Box		8.0-9.0	3.0-4.0	1.0-1.5
	<i>Sophora secudiflora</i> Texas Mt. Laurel	24" Box		3.0-4.0	2.0-3.0	.75-1.0
	<i>Quercus virginiana</i> Southern Live Oak	24" Box		7.0-9.0	3.0-4.0	1.0-1.5
	<i>Ficus nitida</i> Indian Laurel Fig	36" Box		10.0-11.0	5.0-6.0	2.0-2.5
	<i>Fraxinus velutina</i> 'Fan Tex' Fan Tex Ash	36" Box		9.0-11.0	5.0-7.0	1.75-2.5
	<i>Pistacia chinensis</i> Chinese Pistache	36" Box		12.0-14.0	6.0-8.0	3.0-4.0
	<i>Prosopis hybrid</i> 'Phoenix' Thornless Hybrid Mesquite	36" Box	multi-trunk/ low break	8.0-10.0	6.0-8.0	1.75-2.25
	<i>Ulmus parvifolia</i> Evergreen Elm	36" Box		10.0-12.0	6.0-8.0	1.75-2.5

SYMBOL	TYPE	SIZE	SYMBOL	TYPE	SIZE
	Shrubs			Accents	
	<i>Dodonaea viscosa</i> Hop Bush	1 Gallon		<i>Agave angustifolia</i> Caribbean Agave	5 Gallon
	<i>Jasminum</i> sp. Arabian Jasmine	5 Gallon		<i>Agave desertiana</i> Smooth Agave	5 Gallon
	<i>Justicia californica</i> Chuparosa	1 Gallon		<i>Aloe barbadensis</i> Yellow Blooming Aloe	1 Gallon
	<i>Justicia spioigera</i> Mexican Honeysuckle	1 Gallon		<i>Bulbine frutescens</i> Bulbine	1 Gallon
	<i>Lantana montevidensis</i> New Gold	1 Gallon		<i>Bouteloua gracilis</i> Blond Ambition	1 Gallon
	<i>Lantana montevidensis</i> Purple Trailing Lantana	1 Gallon		<i>Dietes bicolor</i> Fortnight Lily	5 Gallon
	<i>Ruellia brittoniana</i> Ruellia	5 Gallon		<i>Euphorbia rigida</i> Gopher Plant	5 Gallon
	<i>Russelia equisetiformis</i> Coral Fountain	5 Gallon		<i>Hesperaloe</i> 'Brakelights' Brakelights Yucca	5 Gallon
	<i>Tecoma stans</i> x 'Yellow bells' Esperanza	5 Gallon		<i>Hesperaloe parvifolia</i> Red Yucca	3 Gallon
	<i>Tecoma hybrid</i> Sierra apricot	5 Gallon		<i>Manfreda maculosa</i> Manfreda	5 Gallon
	Groundcovers/Vines			<i>Pedicularis macrocarpus</i> Slipper Plant	5 Gallon
	<i>Campsis radicans</i> Orange Trumpet Vine	15 Gallon		<i>Portulacaria afra</i> Elephant's Food	1 Gallon
	<i>Ficus pumila</i> Creeping fig	15 Gallon		<i>Sanseveria</i> spp. Snake plant	5 Gallon
	<i>Mascagnia macroptera</i> Butterfly vine	15 Gallon		<i>Yucca baccata</i> Banana Yucca	5 Gallon
	<i>Parthenocissus</i> sp. Hazienda Creeper	5 Gallon		<i>Yucca pallida</i> Pale Leaf Yucca	5 Gallon
	<i>Setcreasea pallida</i> Purple heart	1 Gallon		<i>Yucca rupicola</i> Twisted Leaf Yucca	5 Gallon
	<i>Vitus californica</i> 'Roger's Red' Rogers Red Grape Vine	15 Gallon		<i>Yucca recurvifolia</i> Curved Leaf Yucca	5 Gallon



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Date	Description
1 01.12.16	General Plan Amendment, Rezoning and Development Review
2 03.04.16	General Plan Amendment, Rezoning and Development Review Resubmittal

Seal/Signature



Registration through 06/30/2017

Project Name

SEV Scottsdale

Project Number

03.7426.000

Description

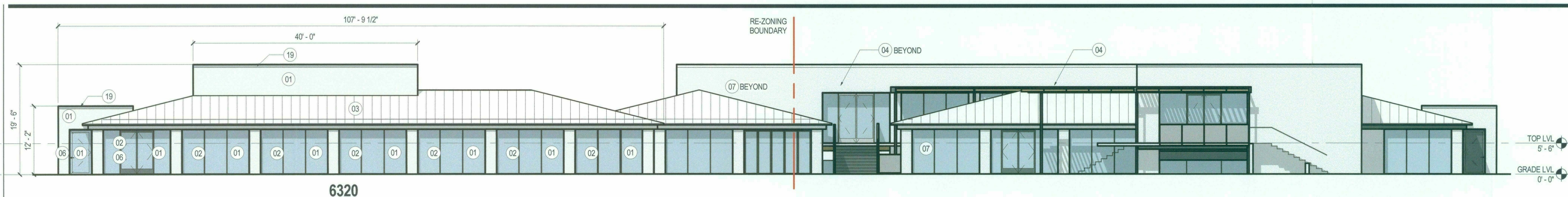
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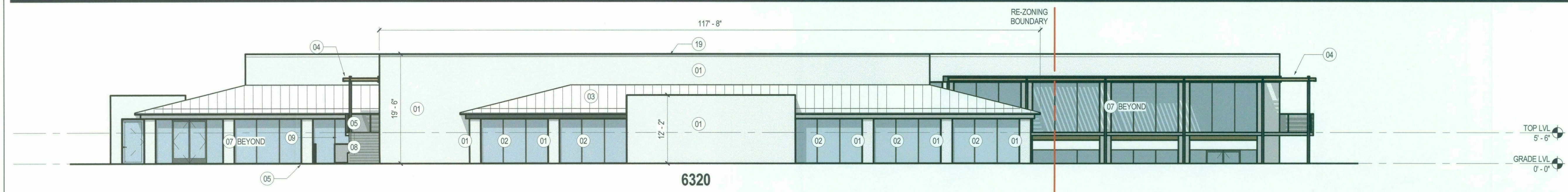
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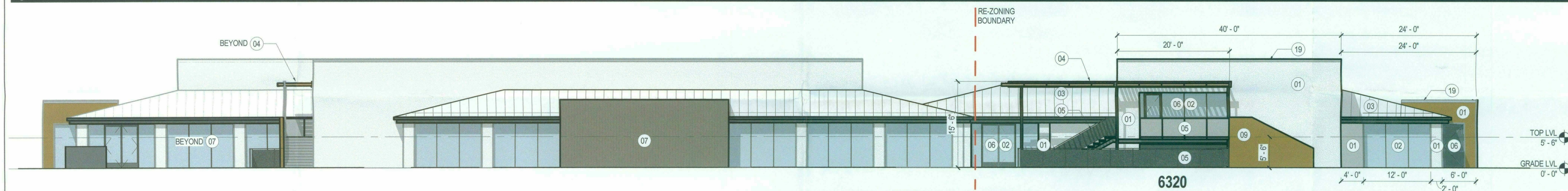
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03/07/16



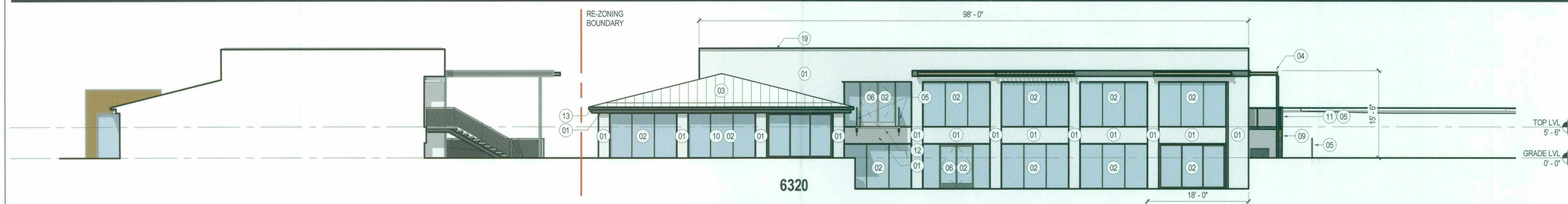
1 BUILDING ELEVATION - NE 6320
SCALE: 1" = 10'-0"



2 BUILDING ELEVATION - SE 6320
SCALE: 1" = 10'-0"



3 BUILDING ELEVATION - SW 6320
SCALE: 1" = 10'-0"



4 BUILDING ELEVATION - NW 6320
SCALE: 1" = 10'-0"

GENERAL NOTES

- UNLESS OTHERWISE NOTED, PARKING AS SHOWN EXISTING AND TO REMAIN.
- ADJACENT EXISTING BUILDINGS TO REMAIN, NO CHANGE TO ZONING.
- THERE WILL BE NO CHANGES TO EXISTING OVERALL BUILDING HEIGHT OR MASS.
- NEW ARCHITECTURAL TREATMENTS OF EXISTING BUILDINGS AND EXTERIOR IMPROVEMENTS WILL BE SUBMITTED SEPARATELY THROUGH PLANNING DEPARTMENT.

SHEET KEYNOTES

- | | | | |
|---|--|---|--|
| 01 EXISTING EXTERIOR WALL W/ NEW STUCCO | 07 EXISTING ADJACENT BUILDING, NO CHANGE TO ZONING. ARCHITECTURAL IMPROVEMENTS TO BE SUBMITTED SEPARATELY. | 12 NEW STEEL STAIR | 19 NEW METAL COPING TO MATCH STANDING SEAM ROOF FINISH |
| 02 NEW STOREFRONT GLAZING AND FRAMING IN EXISTING OPENING | 08 EXISTING STAIR, REPAIRED AS NECESSARY | 13 NEW METAL SOFFIT (BELOW ROOF OVERHANG) | |
| 03 NEW ROOF - STANDING SEAM METAL ROOF ASSEMBLY W/ INSULATION ON EXISTING STRUCTURE | 09 NEW SITE WALL, FINISH TO BE DETERMINED AND APPROVED THROUGH PLANNING DEPT | 14 EXISTING VEHICULAR ENTRANCE & EXISTING SIGNAGE | |
| 04 NEW STEEL SHADE TRELLIS | 10 NEW DOOR SYSTEM (BASIS OF DESIGN: GARAGE DOOR) | 15 PARKING TO REMAIN | |
| 05 NEW GUARDRAIL SYSTEM - STEEL POST AND RAIL WITH MESH INFILL | 11 NEW STEEL BALCONY | 16 NEW WATER FEATURE | |
| 06 NEW DOOR | | 17 NEW LAWN | |
| | | 18 RECONFIGURED SUNKEN GARDEN AREA | |

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Date	Description
1 01.12.16	General Plan Amendment, Rezoning and Development Review

Seal/Signature

Project Name

SEV Scottsdale

Project Number

03.7426.000

Description

BUILDING ELEVATIONS - 6320

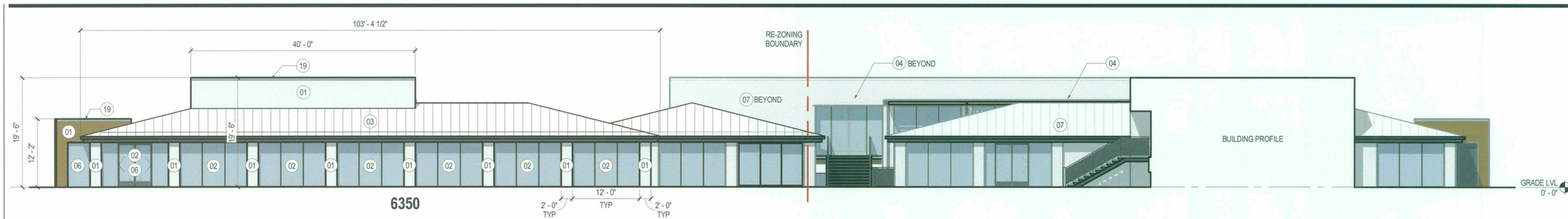
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1" = 10'-0"

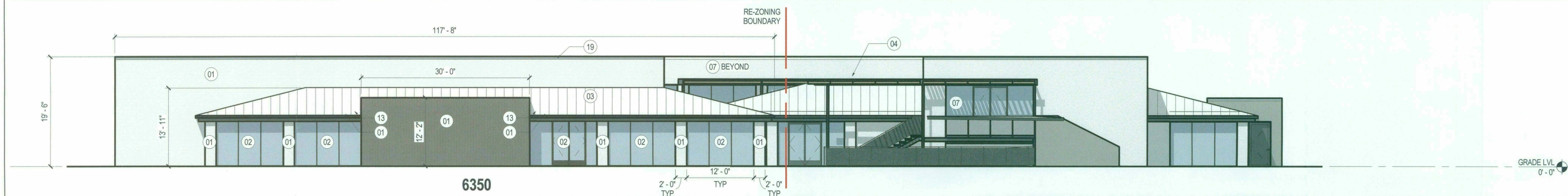
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01/12/16

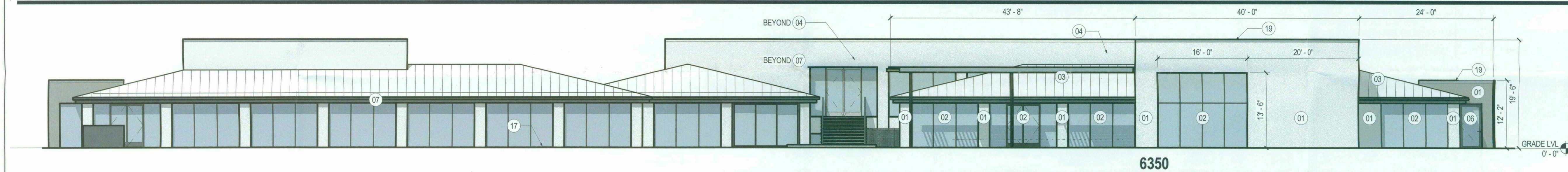
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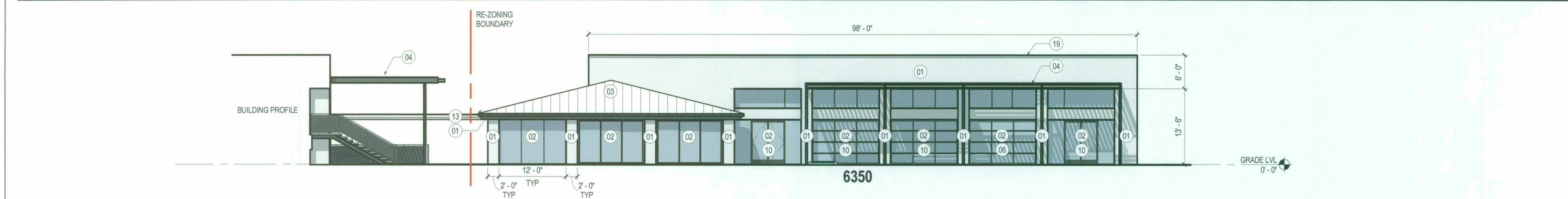
1 BUILDING ELEVATION - NE 6350
SCALE: 1" = 10'-0"



2 BUILDING ELEVATION - SE 6350
SCALE: 1" = 10'-0"



3 BUILDING ELEVATION - SW 6350
SCALE: 1" = 10'-0"



4 BUILDING ELEVATION - NW 6350
SCALE: 1" = 10'-0"

GENERAL NOTES

- UNLESS OTHERWISE NOTED, PARKING AS SHOWN EXISTING AND TO REMAIN.
- ADJACENT EXISTING BUILDINGS TO REMAIN, NO CHANGE TO ZONING.
- THERE WILL BE NO CHANGES TO EXISTING OVERALL BUILDING HEIGHT OR MASS.
- NEW ARCHITECTURAL TREATMENTS OF EXISTING BUILDINGS AND EXTERIOR IMPROVEMENTS WILL BE SUBMITTED SEPARATELY THROUGH PLANNING DEPARTMENT.

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Date	Description
1 01.12.16	General Plan Amendment, Rezoning and Development Review

Seal/Signature

Project Name

SEV Scottsdale

Project Number

03.7426.000

Description

BUILDING ELEVATIONS - 6350

Scale

1" = 10'-0"

A2.0

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ZONING:

Height Limit	S-R
Maximum Density	1 dwelling unit/3,500 square feet gross land area
Minimum Setbacks	15 ft if adjacent to residential
Minimum Open Space Required	24% - 36% net lot area

REQUIRED PARKING PER TABLE 9.103.A. (ARTICLE IX)

"OFFICE, ALL OTHER"	= (1) PER 300 SQUARE FEET OF GROSS FLOOR AREA
OFFICE GROSS SQUARE FEET	= 74,917 GSF / 300 = 250 SPACES
TOTAL REQUIRED	= 250 SPACES
TOTAL PROVIDED	= 397 SPACES

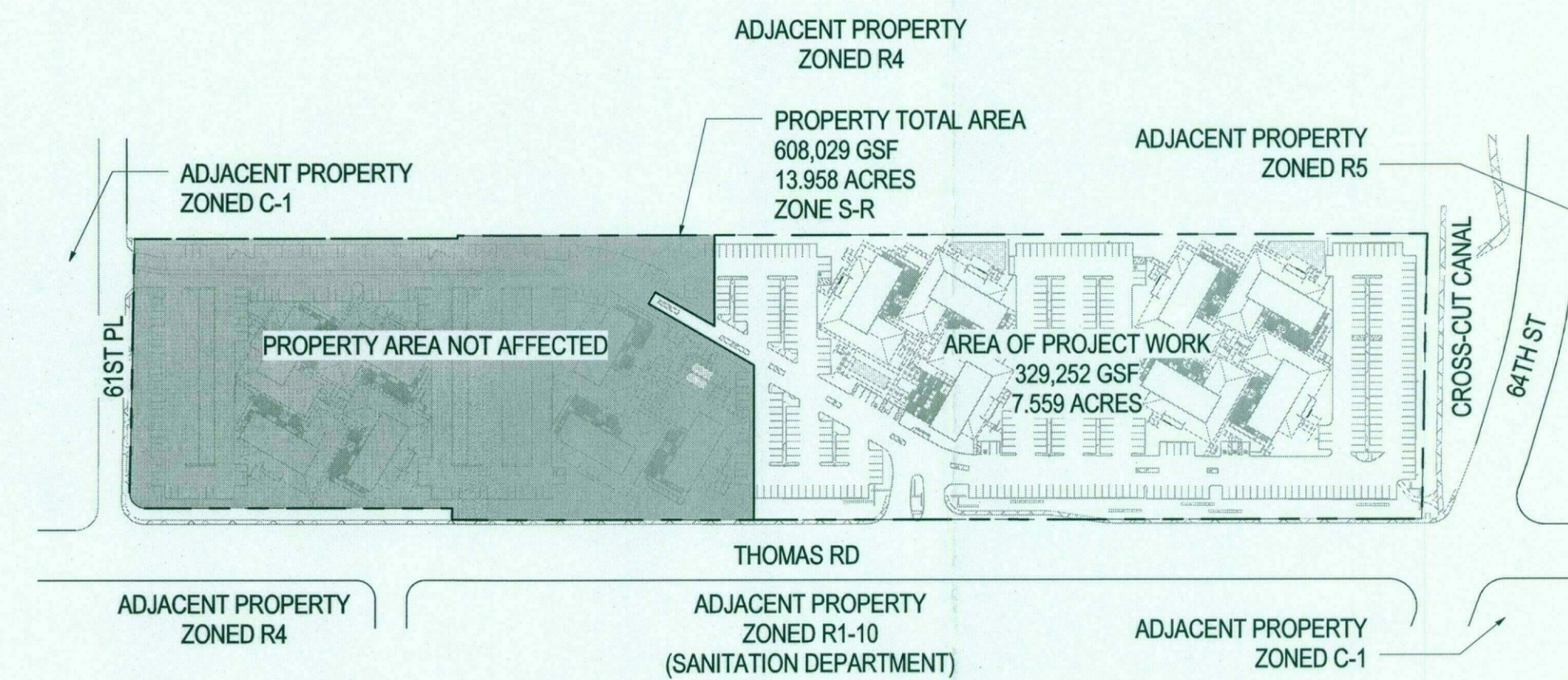
*NOTE: CALCULATIONS FOR AREA OF PROJECT WORK ONLY

REQUIRED ACCESSIBLE PARKING PER ADAAG/ANSI A117.1

REQUIRED ACCESSIBLE SPACES (301 TO 400)	= 8
REQUIRED VAN READY SPACE (1 OF EVERY 6)	= 2
PROVIDED ACCESSIBLE SPACES (301 TO 400)	= 8
PROVIDED VAN READY SPACE (1 OF EVERY 6)	= 2

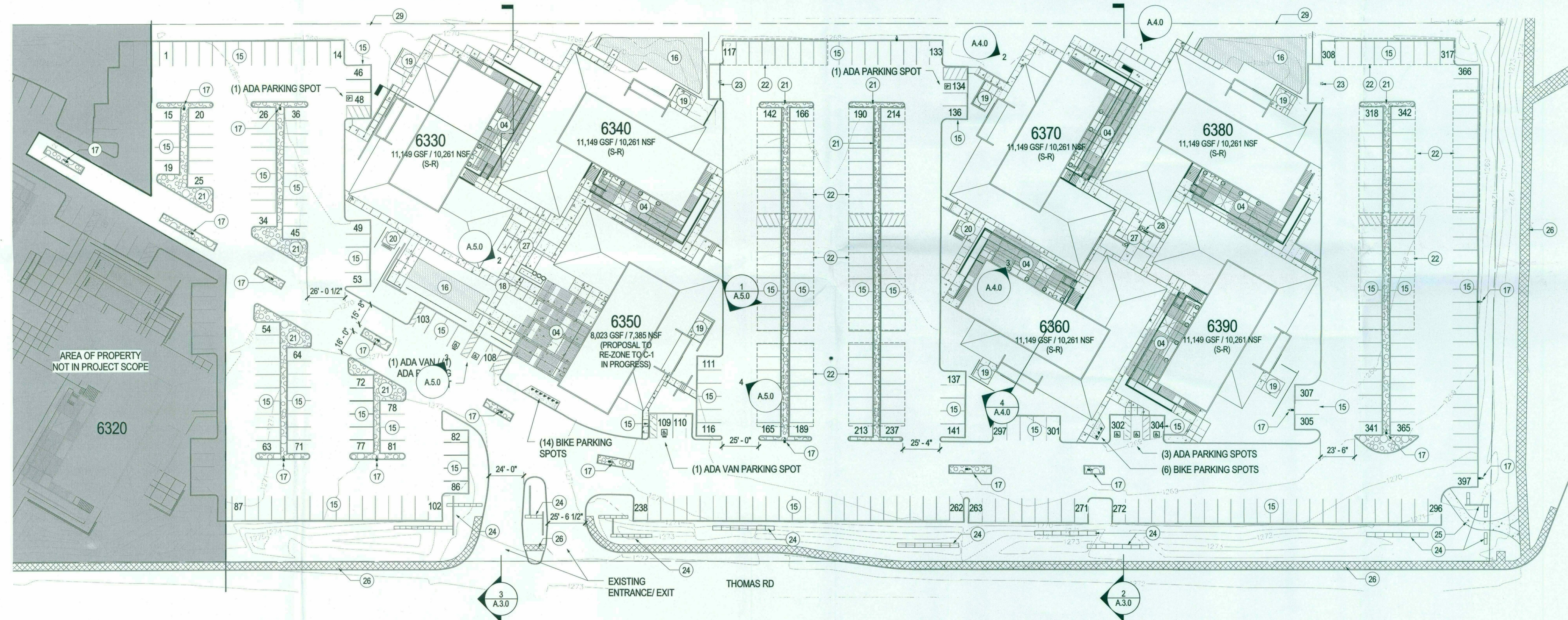
REQUIRED BIKE PARKING

PER ZONING ORDINANCE 9.103C	= 1 BIKE PARKING SPOT PER 40 VEHICULAR PARKING SPOTS
MINIMUM REQUIRED SPOTS	= 397 VEHICULAR PARKING SPOTS / 40 = 10 BIKE PARKING SPOTS
PROVIDED SPOTS	= 20 BIKE PARKING SPOTS



2 ZONING INFORMATION AND PARKING COUNT

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



1 SITE PLAN

SCALE: 1" = 40'-0"

GENERAL NOTES

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- REFER TO LANDSCAPE PLAN FOR PLANTING & GROUND MATERIAL INFORMATION

SHEET KEYNOTES

- NEW STUCCO FINISH ON EXISTING SURFACE
- NEW STOREFRONT GLAZING AND FRAMING IN EXISTING OPENING
- NEW ROOF - STANDING SEAM METAL ROOF ASSEMBLY W/ INSULATION ON EXISTING STRUCTURE
- NEW STEEL SHADE TRELLIS
- NEW METAL COPING TO MATCH STANDING SEAM ROOF FINISH
- NEW METAL ROOF TRIM
- NEW DOOR

- EXISTING DOOR, PAINTED TO MATCH NEW STUCCO
- NEW STEEL STAIR
- NEW DOOR SYSTEM (BASIS OF DESIGN: SLIDING DOOR)
- NEW GUARDRAIL SYSTEM - STEEL POST AND RAIL WITH MESH INFILL
- NEW STEEL BALCONY
- EXISTING ROLLER DOOR, PAINTED TO MATCH ADJACENT STUCCO
- EXISTING STAIR, REPAIRED AS NECESSARY

- PARKING
- AMENITY GRASS LAWN
- SITE LIGHTING FIXTURE, REFER TO PHOTOMETRIC PLAN
- WATER FEATURE
- CONCRETE PATIO
- CMU & STEEL MAIL BOX
- EXISTING MEDIAN TO RECEIVE NEW RIVER ROCK GROUND COVER
- EXISTING CAR CANOPY
- EXISTING TRASH ENCLOSURE TO RECEIVE NEW PAINTED STEEL GATE

- NEW 30" GABION / CONCRETE SITE WALL ACCENT
- NEW SIDEWALK CONNECTION TO CROSS-CUT CANAL BIKE TRAIL
- EXISTING SIDEWALK
- NEW CONCRETE HARDSCAPE
- NEW BENCH AND FIREPLACE
- EXISTING PROPERTY WALL TO BE REPAIRED AS NECESSARY
- NEW WOOD ACCENT SCREEN
- NEW METAL SCUPPER

- NEW DOOR SYSTEM (BASIS OF DESIGN: GARAGE DOOR)

SITE PLAN LEGEND:

[Pattern]	NOT IN PROJECT
[Pattern]	NEW HARDSCAPE
[Pattern]	EXISTING SIDEWALK

Project Name
SEV Scottsdale

Project Number
03.7426.000

Description
SITE PLAN

Scale
As indicated

A.2.0

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REAL ESTATE PARTNERS

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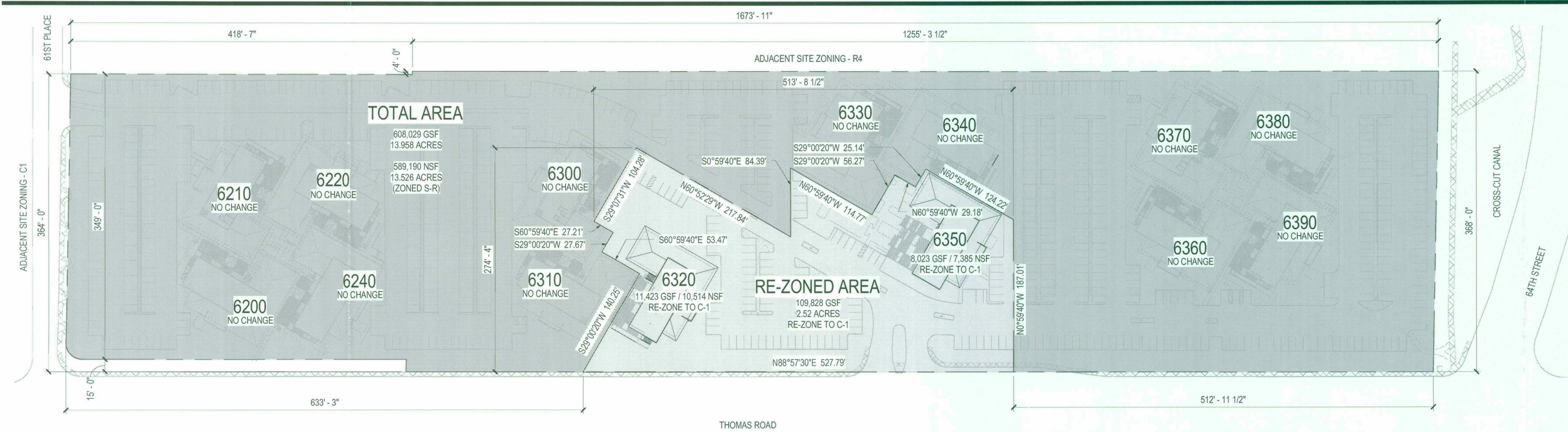
Trueform Landscape
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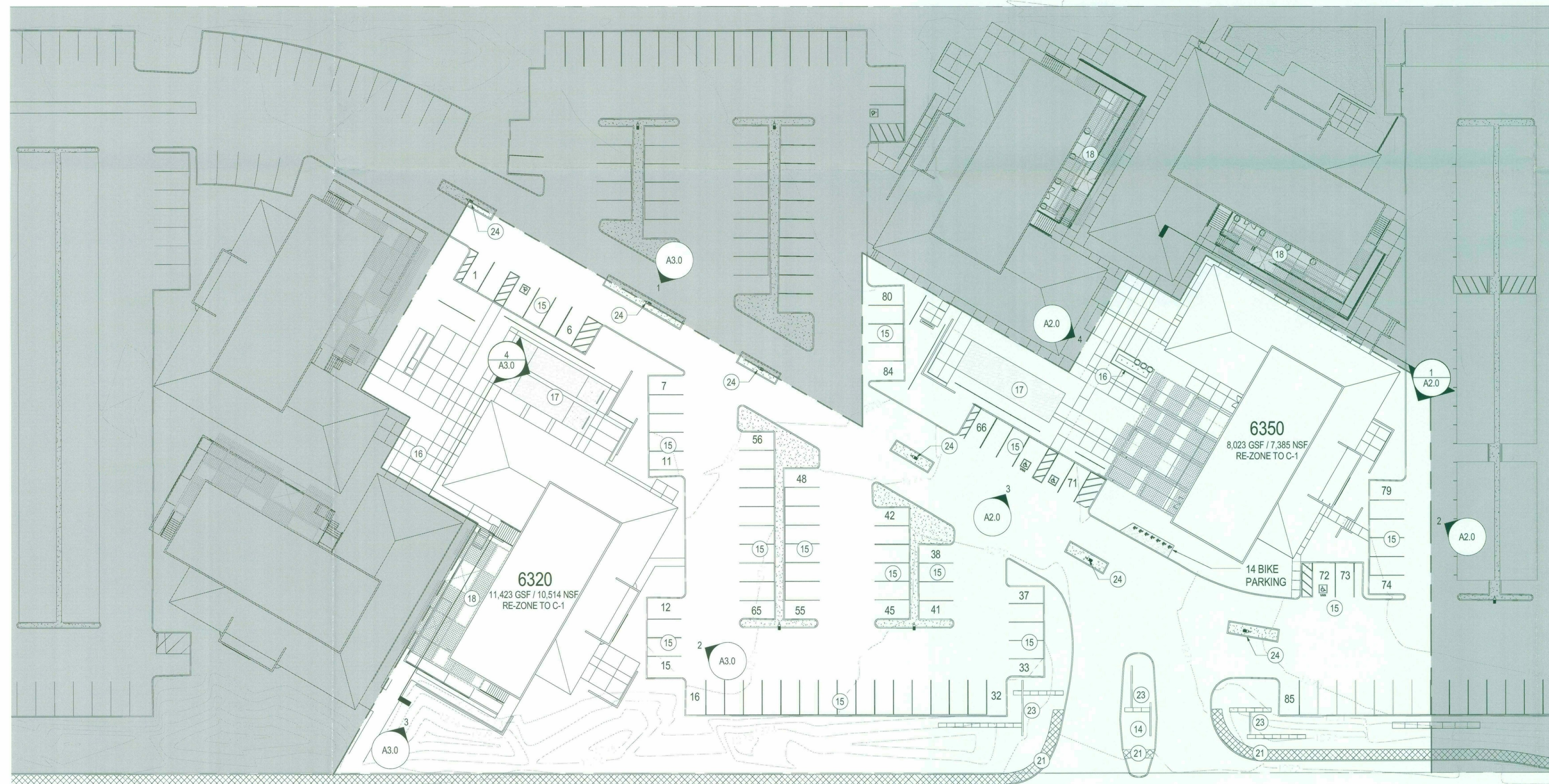
Date	Description
1 03.08.16	Development Application, Design Review

Seal/Signature

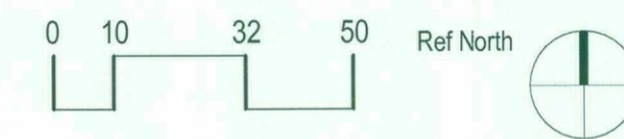
15-DR-2016
3/15/16



1 DIMENSIONED BOUNDARY PLAN
SCALE: 1" = 80'-0"



2 SITE PLAN - RE-ZONED AREA
SCALE: 1/32" = 1'-0"

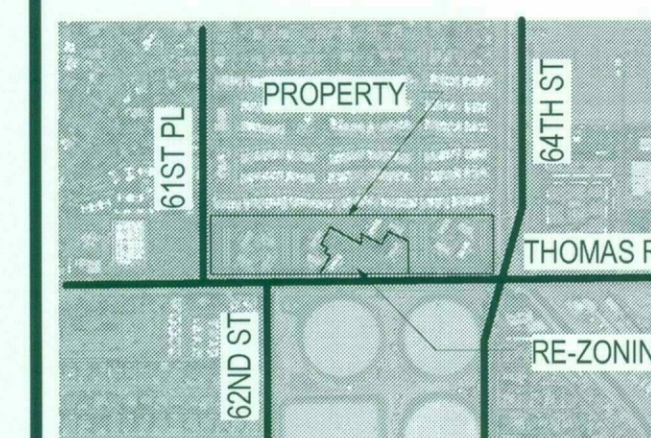


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SHEET KEYNOTES

- EXISTING EXTERIOR WALL W/ NEW STUCCO
- NEW STOREFRONT GLAZING AND FRAMING IN EXISTING OPENING
- NEW ROOF - STANDING SEAM METAL ROOF ASSEMBLY W/ INSULATION ON EXISTING STRUCTURE
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- NEW STEEL STAIR
- NEW METAL ROOF TRIM
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- NEW LAWN
- RECONFIGURED SUNKEN GARDEN AREA
- NEW METAL COPING TO MATCH STANDING SEAM ROOF FINISH
- EXISTING ROLLER DOOR, PAINTED TO MATCH ADJACENT STUCCO
- EXISTING SIDEWALK
- NEW WOOD ACCENT SCREEN
- NEW 30" GABION / CONCRETE SITE WALL ACCENT
- EXISTING LIGHT POLE TO BE REPLACED WITH NEW LED FIXTURE



VICINITY MAP

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Seal/Signature

Project Name
SEV Scottsdale

Project Number
03.7426.000

Description
DIMENSIONED PLAN OF
BOUNDARIES AND SITE PLAN

Scale
NOT TO SCALE

A1.0

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PRIMARY ENTRANCE
AREA OF RE-ZONING
PROPERTY LINE

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Description

CONTEXT AERIAL

Scale

3/4" = 1'-0"

A0.0

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