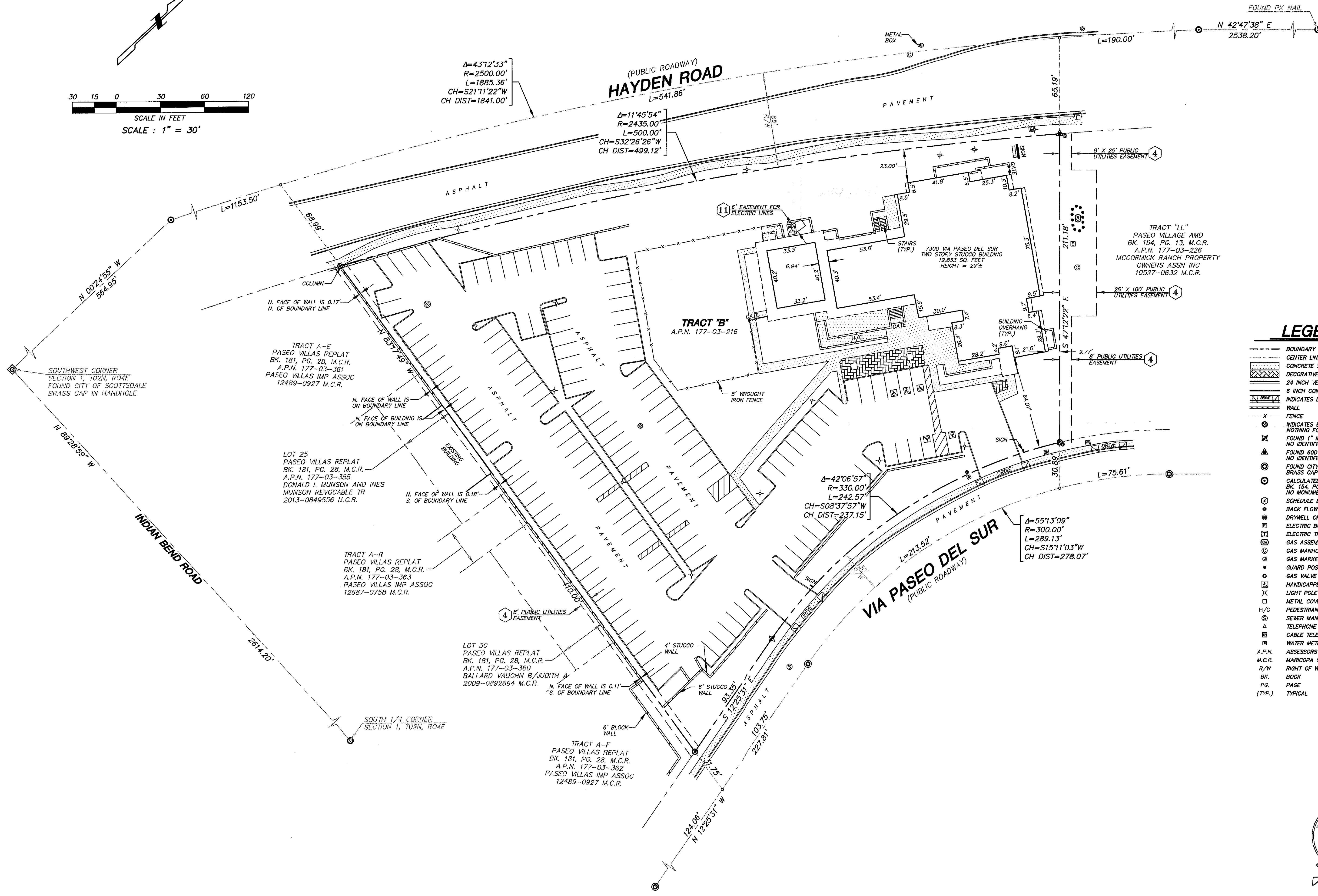
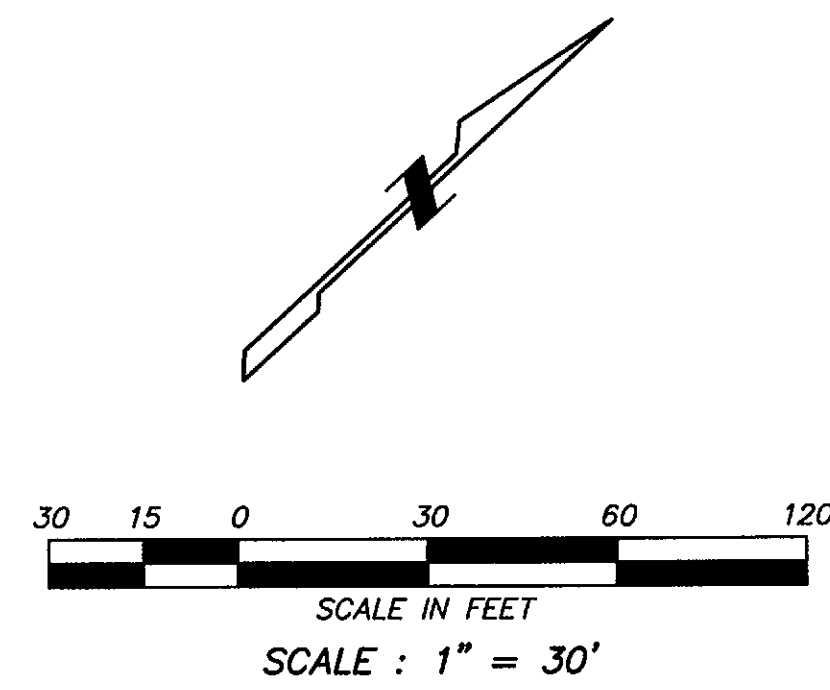


Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)



- LEGEND**
- BOUNDARY LINE
 - CENTER LINE OR MONUMENT LINE
 - CONCRETE SURFACE
 - DECORATIVE BRICK SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - ⊗ INDICATES BOUNDARY CORNER
 - ⊗ NOTHING FOUND OR SET
 - ⊗ FOUND 1" IRON PIPE
 - ⊗ NO IDENTIFICATION
 - ⊗ FOUND 600 MAIL
 - ⊗ NO IDENTIFICATION
 - ⊗ FOUND CITY OF SCOTTSDALE
 - ⊗ BRASS CAP FLUSH
 - ⊗ CALCULATED POSITION PER
 - ⊗ BK. 154, PG. 13, M.C.R.
 - ⊗ NO MONUMENT FOUND OR SET
 - ⊗ SCHEDULE B ITEM
 - ⊗ BACK FLOW PREVENTER
 - ⊗ DRYWELL OR CATCH BASIN
 - ⊗ ELECTRIC BOX
 - ⊗ ELECTRIC TRANSFORMER
 - ⊗ GAS ASSEMBLY
 - ⊗ GAS MANHOLE
 - ⊗ GAS MARKER
 - ⊗ GUARD POST OR GATE POST
 - ⊗ GAS VALVE
 - ⊗ HANDICAPPED SPACE
 - ⊗ LIGHT POLE
 - ⊗ METAL COVER (RECTANGULAR)
 - ⊗ PEDESTRIAN ACCESS RAMP
 - ⊗ SEWER MANHOLE
 - ⊗ TELEPHONE RISER
 - ⊗ CABLE TELEVISION BOX
 - ⊗ WATER METER
 - A.P.N. ASSESSORS PARCEL NUMBER
 - M.C.R. MARICOPA COUNTY RECORDS
 - R/W RIGHT OF WAY
 - BK. BOOK
 - PG. PAGE
 - (TYP.) TYPICAL

REGISTERED LAND SURVEYOR
42137
DAVID S. KLEIN
10/26/15
EXPIRES 3/31/17

ALTA / ACSM LAND TITLE SURVEY
7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ 85258

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.

DWG: JW CHK: DK
SHEET 2 OF 2
DATE: 10/28/16
JOB NO.: 151008

ALTA / ACSM LAND TITLE SURVEY

OF
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND
SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

NOTES

- The basis of bearing is the monument line of Indian Bend Road, also being the South line of the Southwest Quarter of Section 1, using a bearing of North 89 degrees 28 minutes 59 seconds West, per the Plat of PASEO VILLAGE, recorded in Book 154 of Maps, Page 13, records of Maricopa County, Arizona.
- All title information and the description shown is based on a 1st Amended Commitment for Title Insurance issued by Lawyers Title of Arizona, Inc., issuing agent for Commonwealth Land Title Insurance Company, Commitment Number 01837103-831-MRV, Effective Date September 15, 2015, Amendment Date September 21, 2015.
- The number of striped parking spaces on the subject property are as follows:
Regular: 146
Handicapped: 5
Total: 151
- 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.
- This survey shows visible above ground evidence of underground utilities or facilities on the subject property. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- This ALTA / ACSM Land Title Survey was prepared specifically for the use of the parties named in the certification and their representatives. Use of this survey by any other party is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. This survey is not to be used for design purposes. Superior Surveying Services, Inc. shall have no liability for any unauthorized use of this information without their prior written consent.

REFERENCES

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

SUBDIVISION OF "PASEO VILLAGE", RECORDED IN BOOK 147 OF MAPS, PAGE 18, MARICOPA COUNTY RECORDS

AMENDED "PASEO VILLAGE" PLAT, RECORDED IN BOOK 154 OF MAPS, PAGE 13, MARICOPA COUNTY RECORDS

SUBDIVISION OF "PASEO VILLAS", RECORDED IN BOOK 154 OF MAPS, PAGE 20, MARICOPA COUNTY RECORDS

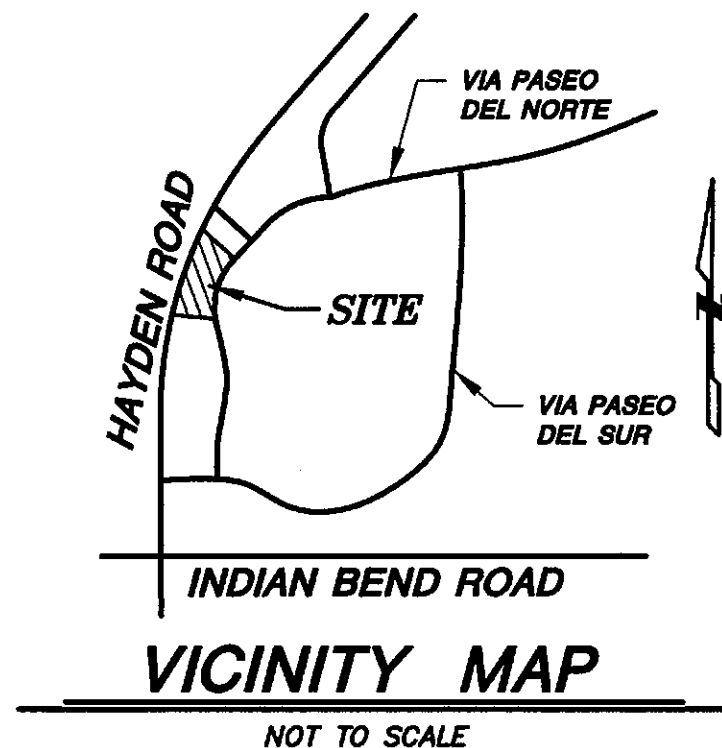
SUBDIVISION OF "PASEO VILLAS REPLAT", RECORDED IN BOOK 181 OF MAPS, PAGE 28, MARICOPA COUNTY RECORDS

REAMENDED SUBDIVISION OF "SANTA FE", RECORDED IN BOOK 196 OF MAPS, PAGE 3, MARICOPA COUNTY RECORDS

MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY IN BOOK 734 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS

SCHEDULE "B" ITEMS

- Reservations contained in the Patent From: The United States of America
Recording Date: December 16, 1911
Recording No: Book 95 of Deeds, page 265
Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 154 of Maps, Page 13.
(PLOTTED HEREON)
- Reservation of the sole and exclusive right to take, withdraw and use the groundwater underlying the surface of the within land, as reserved and more fully set forth in Recording No. Docket 10829, page 1253
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Reservation of a right of way for transportation or other movement by pipeline of any or the groundwater, together with the right to construct, reconstruct, service and maintain any such pipeline, as reserved and more fully set forth in Recording No. Docket 10829, page 1253.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 9148, page 701 and thereafter Assigned in instrument recorded in Recording No. Docket 14943, page 384 and in Recording No. Docket 9148, page 706 and Amended in Recording no. Docket 12749, page 676 and in Recording No. Docket 14056, page 1401
Liens and charges as set forth in the above mentioned declaration, Payable to: McCormick Ranch Property Owners Association, Inc.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document
Recording No: Docket 9148, page 757; Recording No. Docket 9336, page 1; Recording No. Docket 9892, page 217; Recording No. Docket 10456, page 493; Recording No. Docket 12437, page 40B and in Recording No. Docket 14316, page 1355
Liens and charges as set forth in the above mentioned declarations, Payable to: McCormick Ranch Property Owners Association, Inc.
(AFFECTS SUBJECT PROPERTY - NOT PLOTTABLE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
Purpose: electric lines and appurtenant facilities
Recording No: 85-348363
(PLOTTED HEREON)



DESCRIPTION

Tract "B" PASEO VILLAGE AMENDED, according to Book 154 of Maps, page 13, records of Maricopa County, Arizona;

Except all groundwaters underlying said property as reserved in Deed recorded in Recording No. Docket 10829, page 1253, records of Maricopa County, Arizona.

AREA = 2.647 ACRES

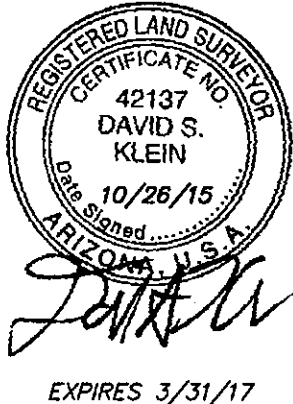
115,254 SQ. FT.

CERTIFICATION

To: LGE CORPORATION, an Arizona corporation; THE ARIZONA DISTRICT COUNCIL OF THE ASSEMBLIES OF GOD, an Arizona non-profit corporation; LGE DESIGN BUILD and LAWYERS TITLE OF ARIZONA, INC., issuing agent for COMMONWEALTH LAND 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 2, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a) and 14 of Table A thereof. The field work was completed on October 22, 2015.

Date of Plat or Map: October 26, 2015
David S. Klein
R.L.S. 42137



ALTA / ACSM LAND TITLE SURVEY
7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ 85258

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

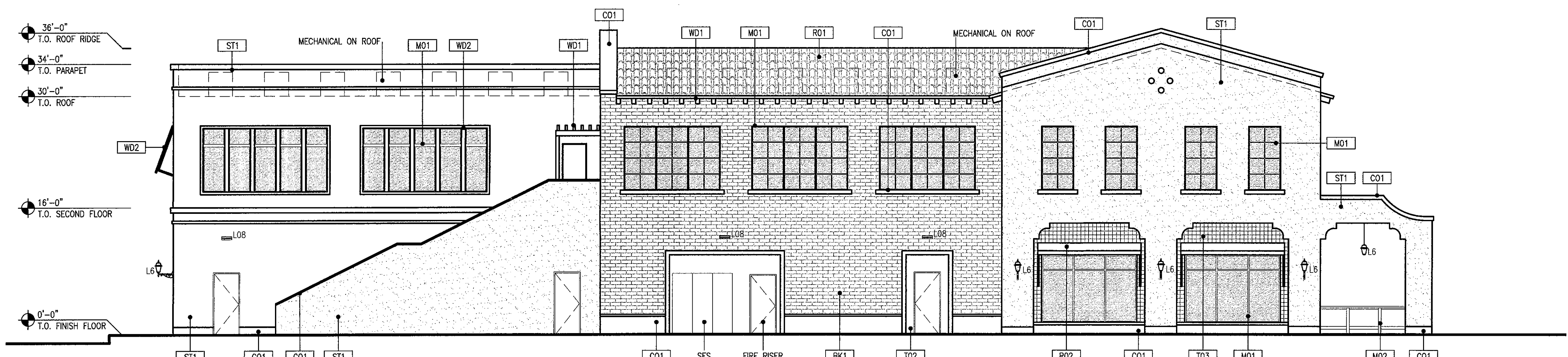
SUPERIOR
SURVEYING SERVICES, INC.

DWN:JW CHK:DK
SHEET 1 OF 2
DATE: 10/28/16
JOB NO.: 151008

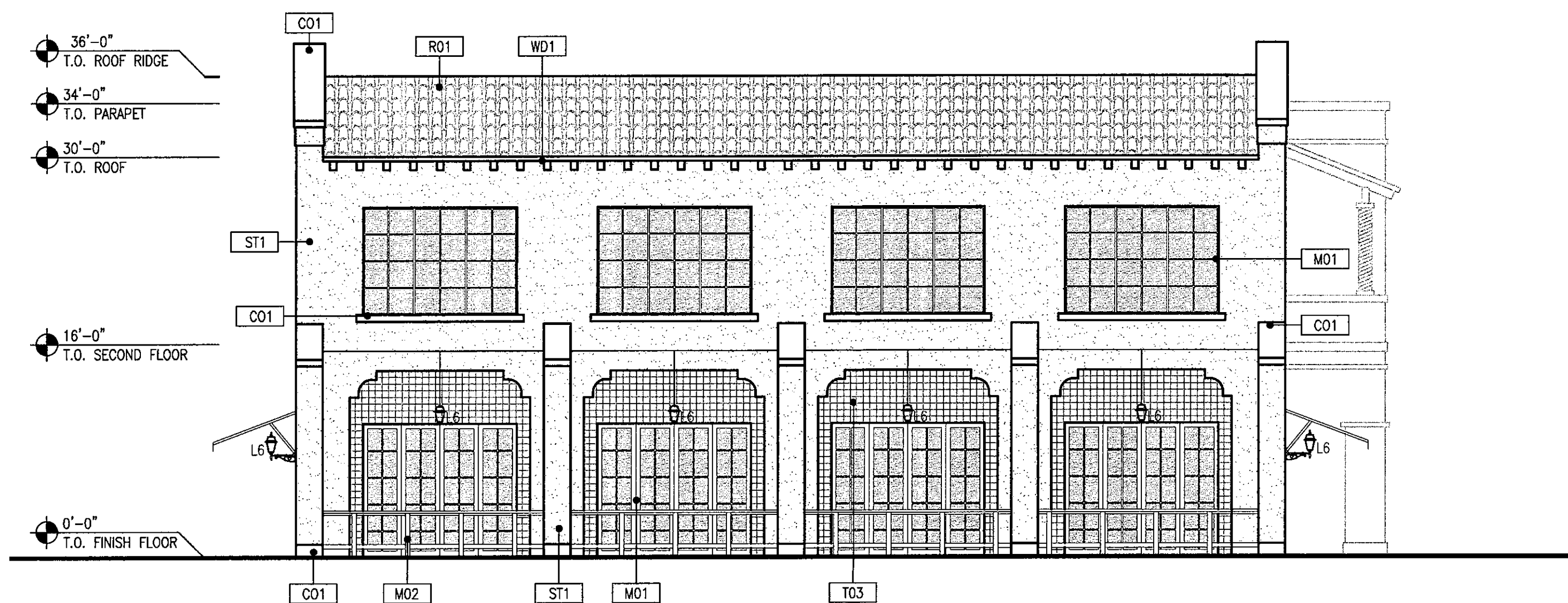
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2/2/16



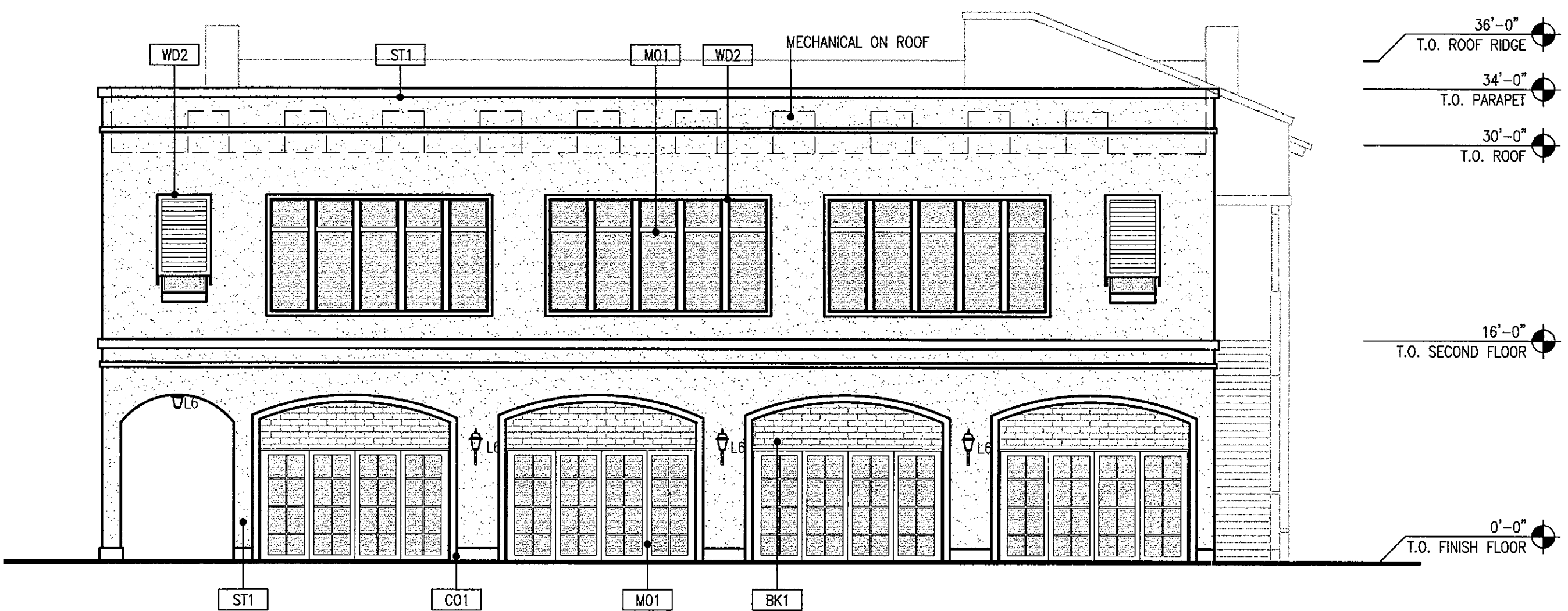
WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: PONTE BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R02: CANVAS AWNING

MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: TERRACOTTA
FINISH: EXTERIOR GRADE
LOCATION: BUILDING B - CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
TYPE: SYNTHETIC STUCCO PAINT
COLOR: ANTIQUE PAPER #DE2218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14" x 8'-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A & B

C01: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T02: ACCENT TILE - BLDG B

MFG: TABARKASTUDIO (OR SIMILAR)
TYPE: ASAMA 8" x 8"
COLOR: NATURAL TERRACOTTA
FINISH: CARMEL
LOCATION: BUILDING B - BASE ACCENT

T03: ACCENT TILE - BLDG B

MFG: ARIZONA TILE
TYPE: MARRAKESH
COLOR: PORC GREY MATTE MIX
FINISH: MATTE
LOCATION: ACCENT COLUMNS

BK1: SLUMP BLOCK

MFG: WESTERN BLOCK
TYPE: SLUMP BLOCK
COLOR: JAVALINA BROWN
FINISH: LIGHT OVERGROUT FINISH
LOCATION: BUILDING B

WD1: WOOD BEAMS

MFG: ELMWOOD RECLAIMED TIMBER
TYPE: ANTIQUE OAK
COLOR: CHESTNUT GEL STAIN - MINWAX
FINISH: RESAWN TIMBER
LOCATION: EXTERIOR LUMBER

WD2: WOOD STAIN

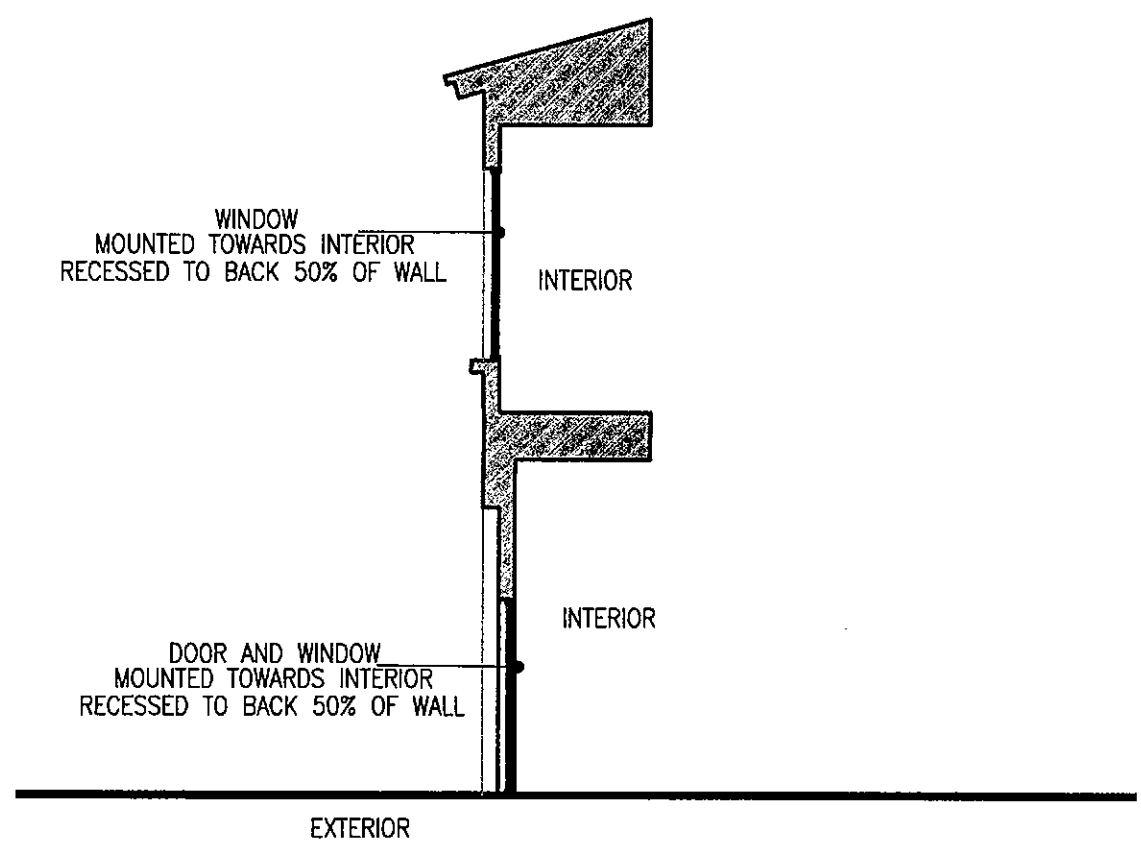
MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS



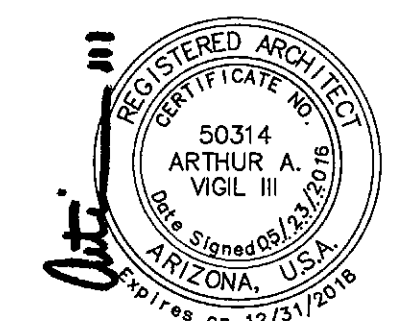
WINDOW/DOOR DETAIL
SCALE: 1/8" = 1'-0"

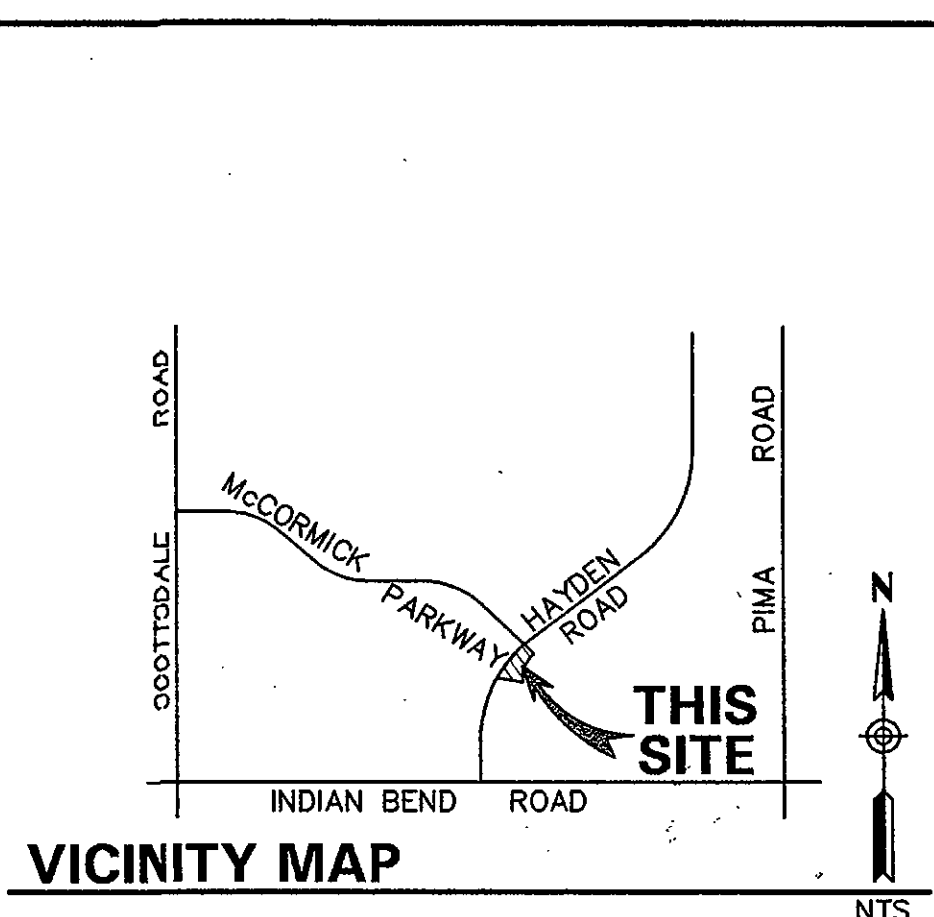
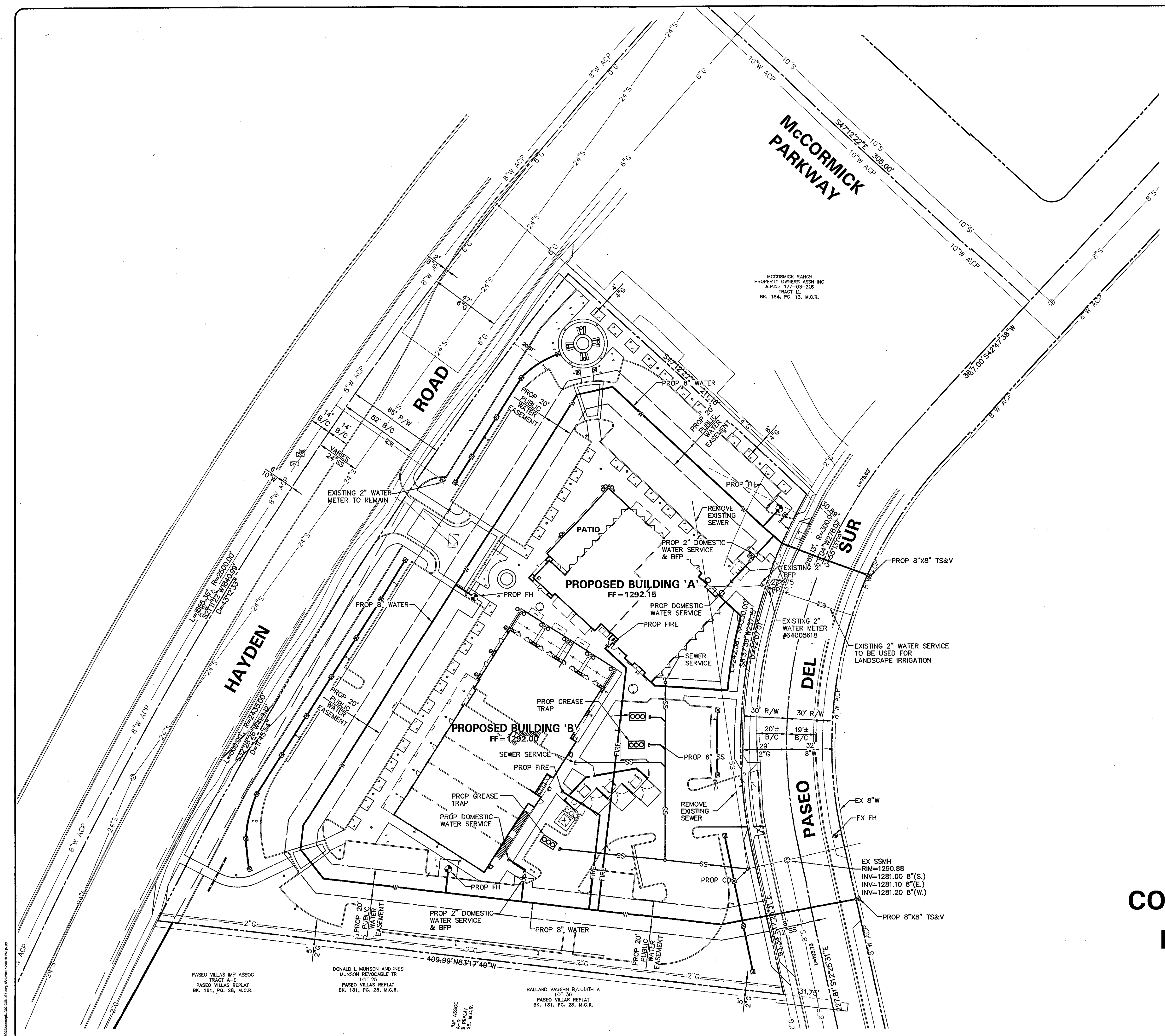
BLDG B - EXT ELEVATIONS v2B

DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 5/25/2016 INITIALS: [Signature]



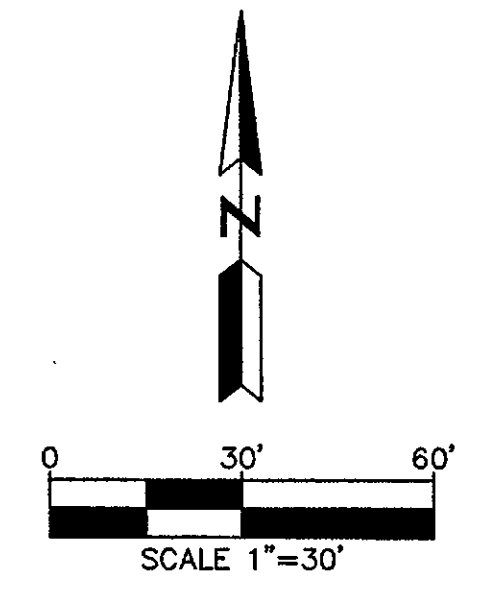


BENCHMARK
A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE
FOUND AT THE INTERSECTION OF HAYDEN ROAD
AND INDIAN BEND ROAD.
ELEVATION = 1284.55 (NAVD '88 DATUM)

DEVELOPER
LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT
LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHONE: (480) 966-4001
FAX: (480) 966-9001
CONTACT: VINCE DALKE

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: LARRY TALBOTT, P.E.



CONCEPTUAL UTILITY PLAN FOR PASEO DE LAS FLORES 7300 VIA PASEO DEL SUR SCOTTSDALE, ARIZONA

A PORTION OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

NO.	DATE	REVISION	BY

DESIGN BY: JB
DRAWN BY: JB
CHECKED BY: JB

PURPOSE: 2ND CONCEPT REVIEW

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
P: 480.991.3985
F: 480.991.3986

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CONCEPTUAL UTILITY PLAN
FOR
PASEO DE LAS FLORES
7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ

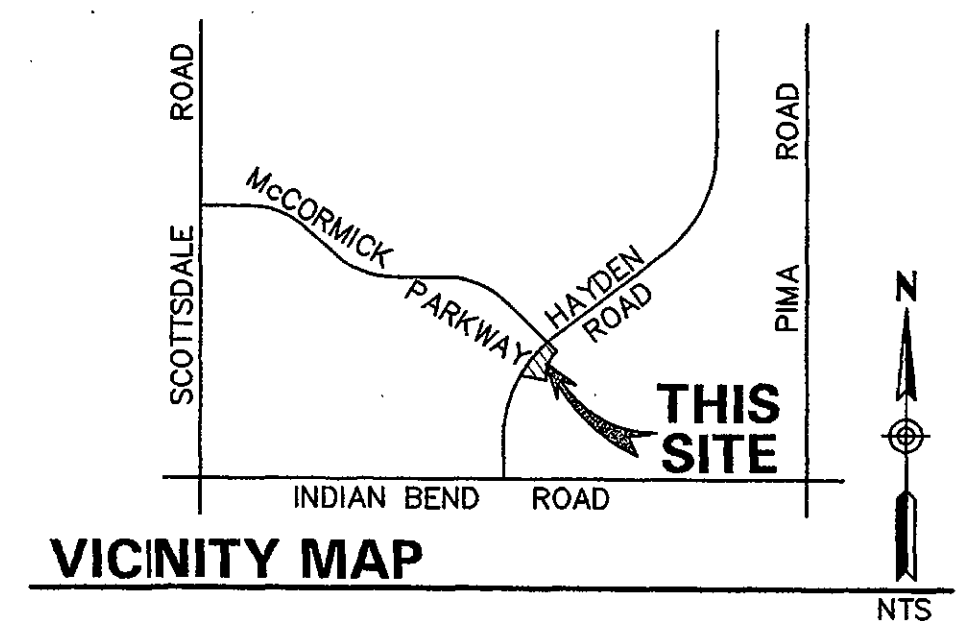
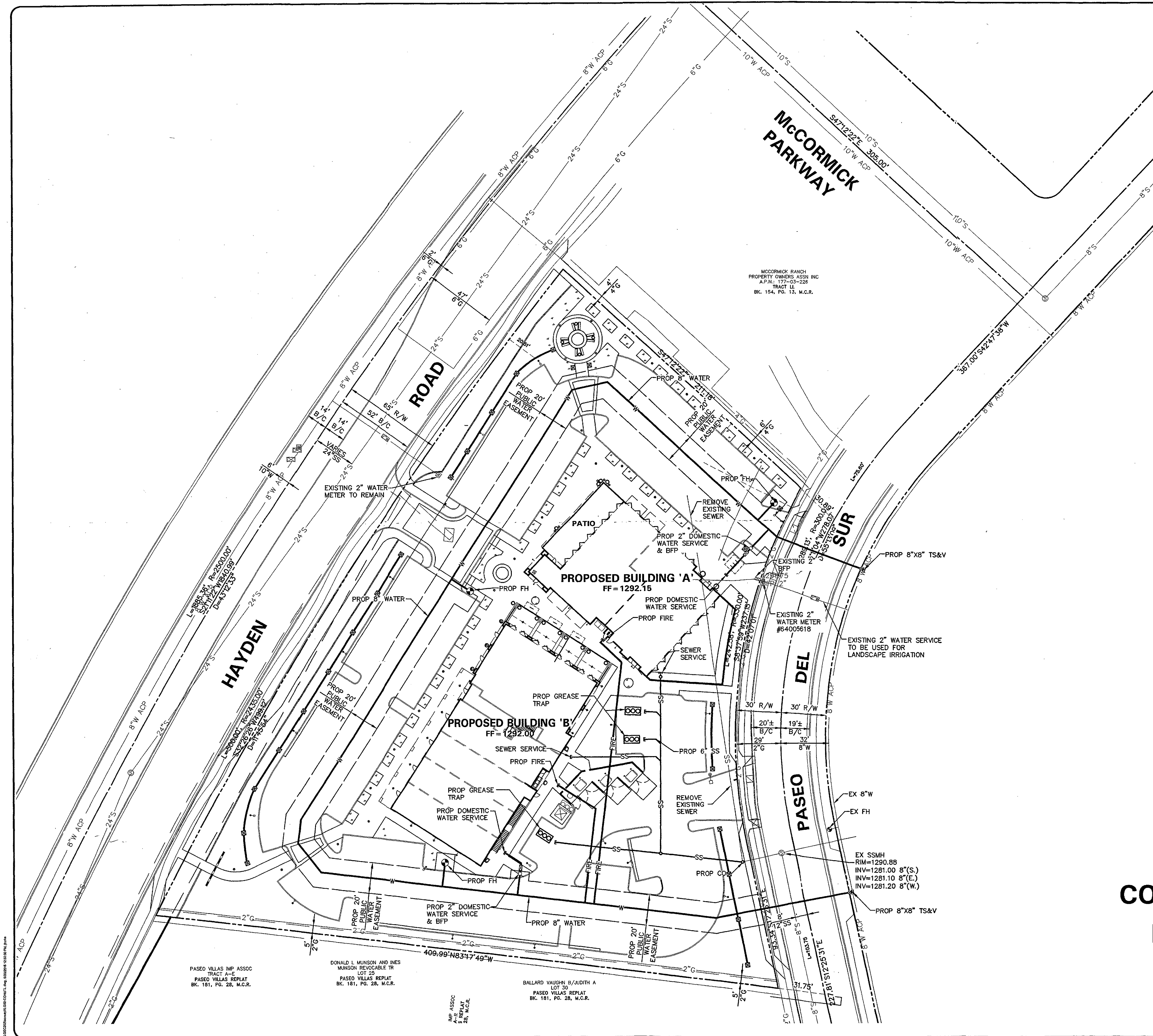
CALL TWO WORKING DAYS
BEFORE YOU DIG
(602) 263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE
NOT APPROVED FOR
CONSTRUCTION
WITHOUT AN
APPROVED SIGNATURE
FROM THE GOVERNING
MUNICIPALITY.

HE JOB NO.:
LGEC202

SCALE
1" = 30'

SHEET
1

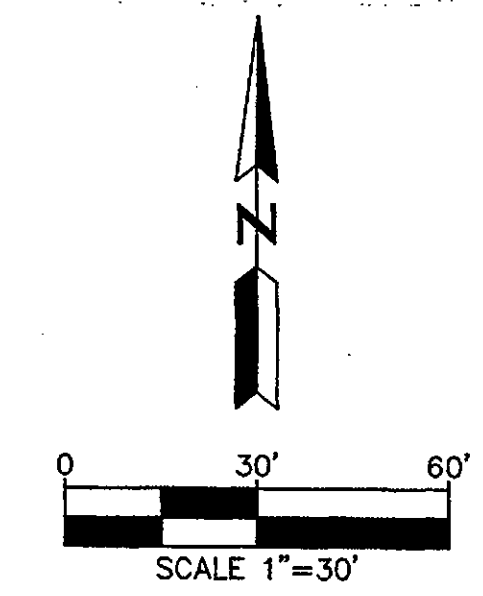


BENCHMARK
A CITY OF SCOTTSDALE BRASS CAP IN HAND HOLE FOUND AT THE INTERSECTION OF HAYDEN ROAD AND INDIAN BEND ROAD.
ELEVATION = 1284.55 (NAVD '88 DATUM)

DEVELOPER
LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHOEN (480) 966-4001
FAX: (480) 966-9001
CONTACT: FRANK PETTIT

ARCHITECT
LGE CORPORATION
740 N. 52ND STREET, SUITE 200
PHOENIX, ARIZONA 85018
PHOEN: (480) 966-4001
FAX: (480) 966-9001
CONTACT: VINCE DALKE

CIVIL ENGINEER
HUNTER ENGINEERING, INC.
10450 N. 74TH STREET, SUITE #200
SCOTTSDALE, ARIZONA 85258
PHONE: (480) 991-3985
FAX: (480) 991-3986
CONTACT: LARRY TALBOTT, P.E.



**CONCEPTUAL UTILITY PLAN
FOR
PASEO DE LAS FLORES**
7300 VIA PASEO DEL SUR
SCOTTSDALE, ARIZONA
A PORTION OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH,
RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA.

NO.	DATE	REVISION	BY	PURPOSE	
					2ND CONCEPT REVIEW

DESIGN BY: JB
DRAWN BY: MM
CHECKED BY: JB

HUNTER ENGINEERING
CIVIL AND SURVEY
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

**CONCEPTUAL UTILITY PLAN
FOR
PASEO DE LAS FLORES
7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ**

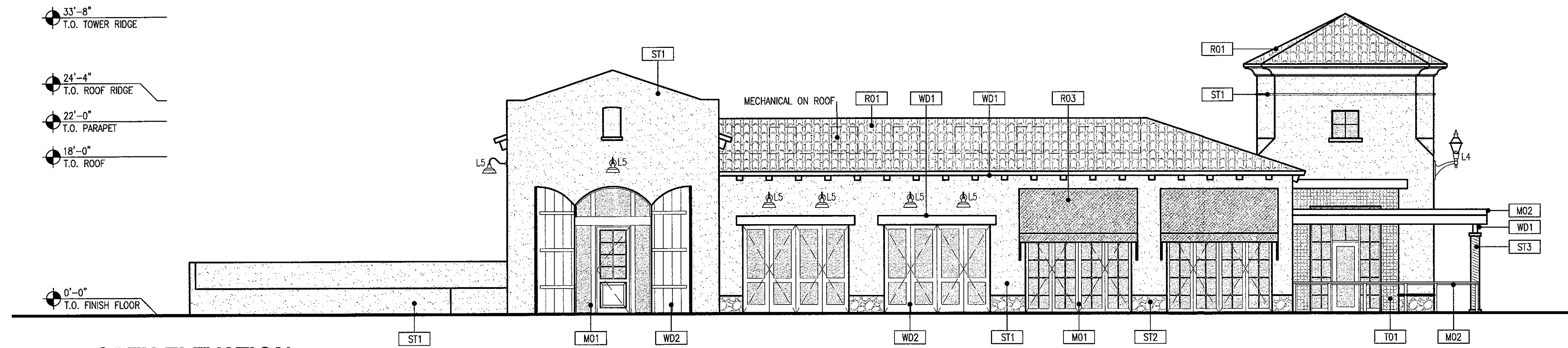
CALL TWO WORKING DAYS BEFORE YOU DIG
(602) 263-1100
(800) 500-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT AN APPROVED SIGNATURE FROM THE GOVERNING MUNICIPALITY.

HE JOB NO.: LGE202

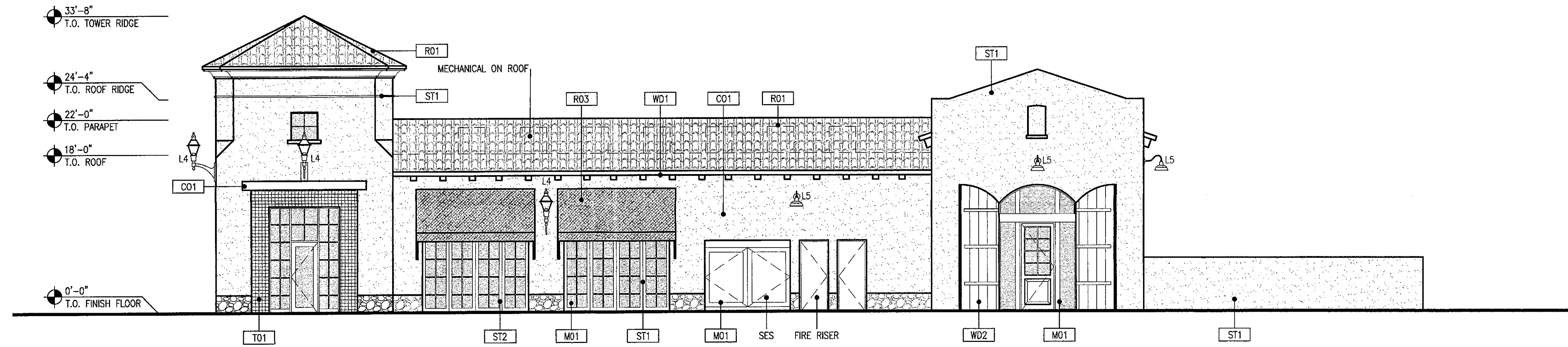
SCALE
1" = 30'

SHEET
1



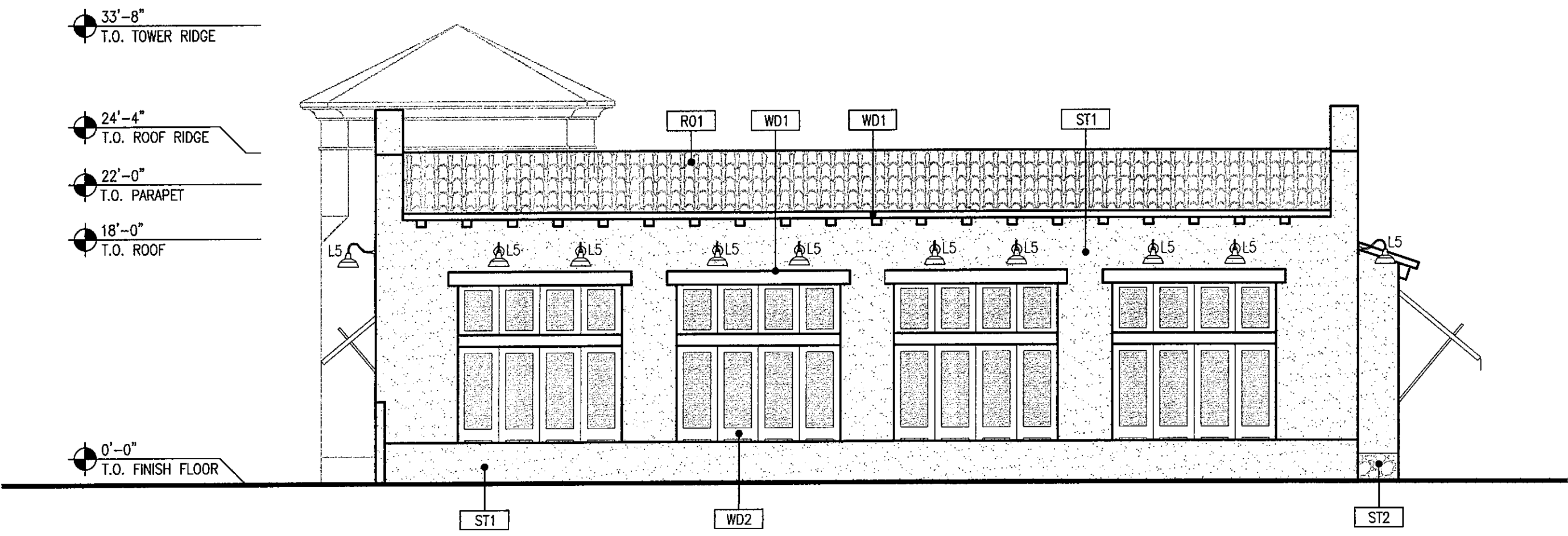
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



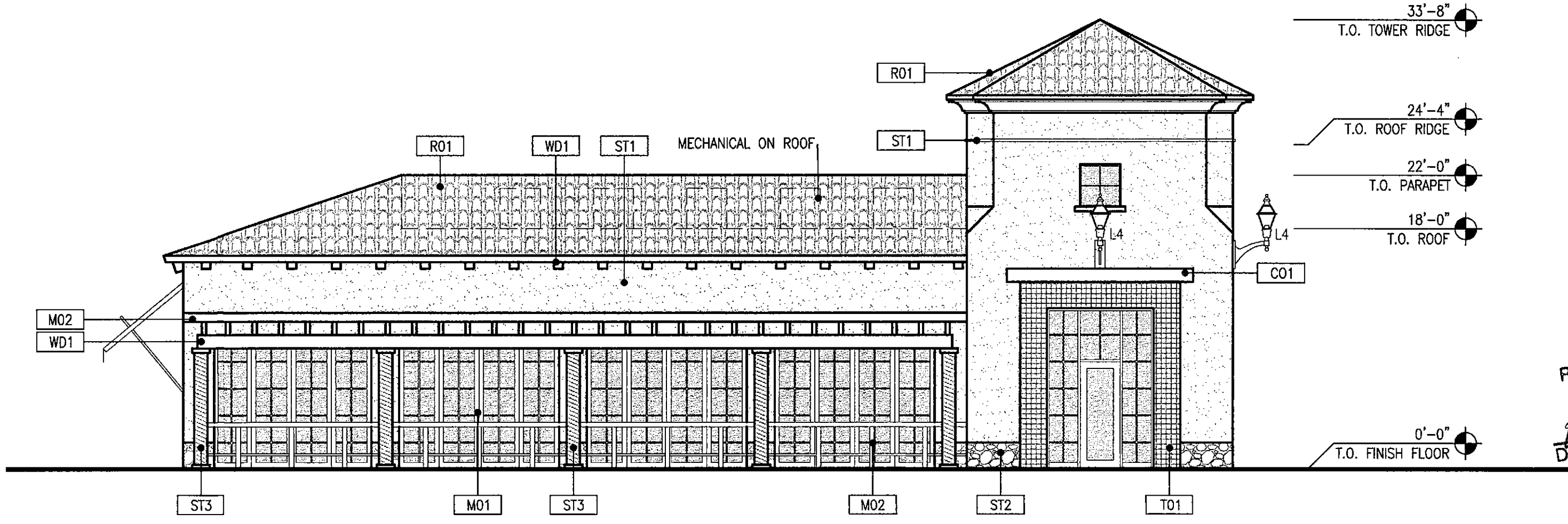
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: FONTE BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R03: CANVAS AWNING

MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: BEAFORT CLASSIC
FINISH: EXTERIOR GRADE
LOCATION: BUILDING A CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
TYPE: SYNTHETIC STUCCO PAINT
COLOR: ANTIQUE PAPER #DE6218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST2: STONE VENEER

MFG: AFACE STONE (OR SIMILAR)
TYPE: NATURAL STONE VENEER
COLOR: NAKATANI
FINISH: HEAVY OVERGROUT MORTAR WASH
LOCATION: BLDG A -ACCENT BASE

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14"X 8'-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A &B

CO1: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T01: ACCENT TILE - BLDG A

MFG: TABARKASTUDIO
TYPE: ADAMA 6 - HEXAGON
COLOR: DARK AFOR
LIGHT: AGUR
FINISH: SEALED
LOCATION: BUILDING A -ACCENT DOORWAY

WD1: WOOD BEAMS

MFG: ELMWOOD RECLAIMED TIMBER
TYPE: ANTIQUE OAK
COLOR: CHESTNUT GEL STAIN - MINWAX
FINISH: RESAWN TIMBER
LOCATION: EXTERIOR LUMBER

WD2: WOOD STAIN

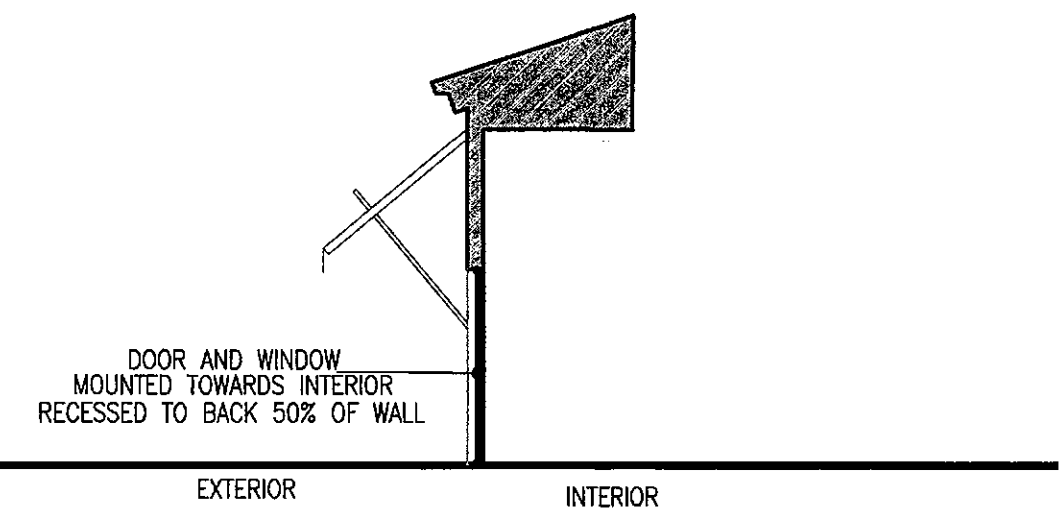
MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS

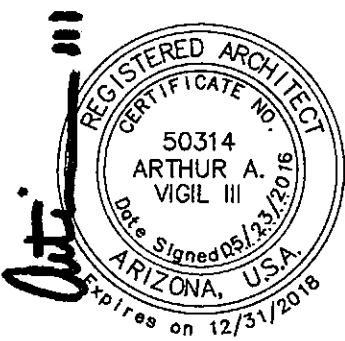


WINDOW/DOOR DETAIL

SCALE: 1/8" = 1'-0"

FOR:

LGE
DESIGN BUILD
PASEO DE
LAS FLORES
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW

PROJECT # 1041-PA-2015

BLDG A - EXT ELEVATIONS

v2B

PROJECT # 15023

2016 . 02 . 01

REVISED 2016 . 05 . 23

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

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AV3
design studio

AV3DESIGNSTUDIO.COM

602.326.3347

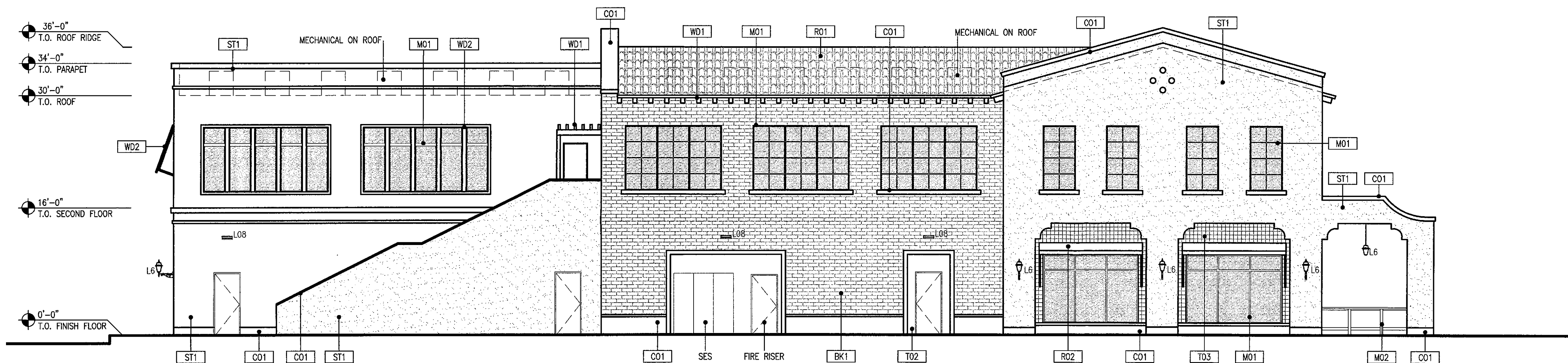
8-DR-2016

5/25/2016



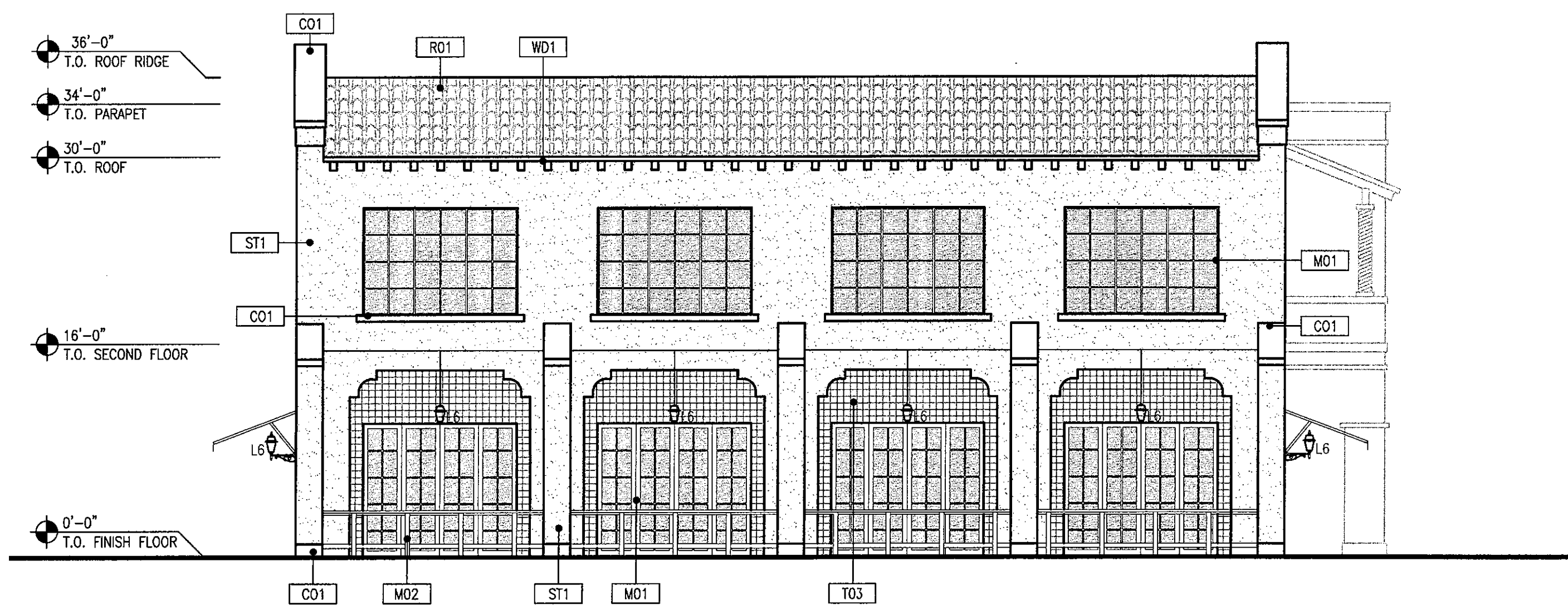
WEST ELEVATION

SCALE: 1/8" = 1'-0"



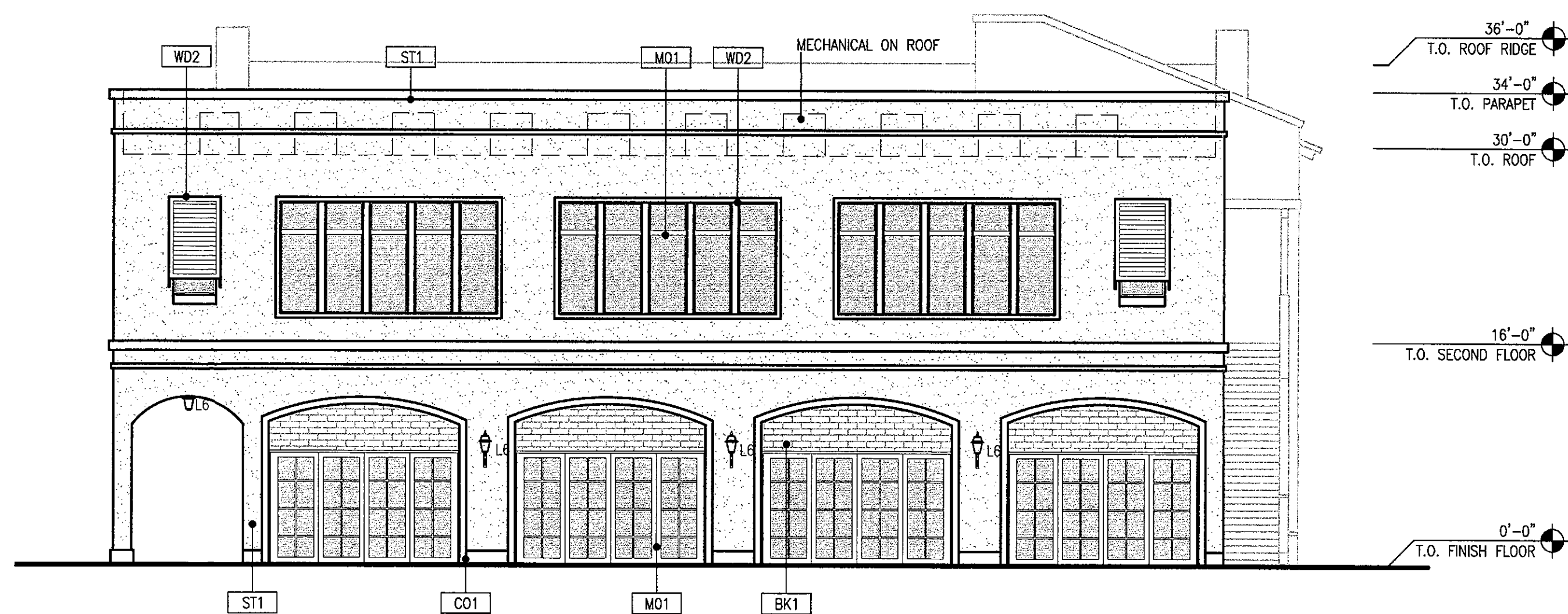
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: FONTE BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R02: CANVAS AWNING

MFG: SUNBELLA
TYPE: AWNING FABRIC
COLOR: TERRACOTTA
FINISH: EXTERIOR GRADE
LOCATION: BUILDING B - CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
TYPE: SYNTHETIC STUCCO PAINT
COLOR: ANTIQUE PAPER #DE6218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14" X 8"-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A & B

C01: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T02: ACCENT TILE - BLDG B

MFG: TABARKASTUDIO (OR SIMILAR)
TYPE: ASAMA 8" X 8"
COLOR: NATURAL TERRACOTTA
FINISH: CARMEL
LOCATION: BUILDING B - BASE ACCENT

T03: ACCENT TILE - BLDG B

MFG: ARIZONA TILE
TYPE: MARRAKESH
COLOR: PORC GREY MATTE MIX
FINISH: MATTE
LOCATION: ACCENT COLUMNS

BK1: SLUMP BLOCK

MFG: WESTERN BLOCK
TYPE: SLUMP BLOCK
COLOR: JAVALINA BROWN
FINISH: LIGHT OVERGROUT FINISH
LOCATION: BUILDING B

WD1: WOOD BEAMS

MFG: ELWOOD RECLAIMED TIMBER
TYPE: ANTIQUE OAK
COLOR: CHESTNUT GEL STAIN - MINWAX
FINISH: RESAWN TIMBER
LOCATION: EXTERIOR LUMBER

WD2: WOOD STAIN

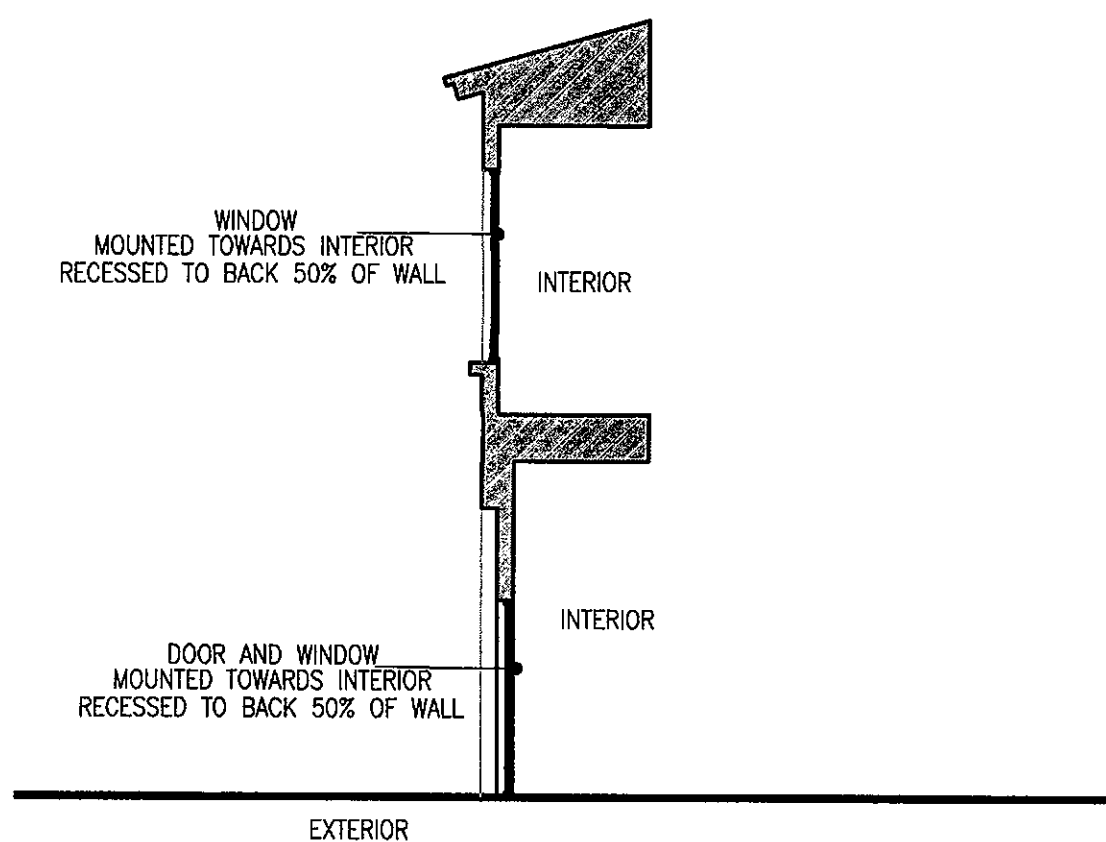
MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

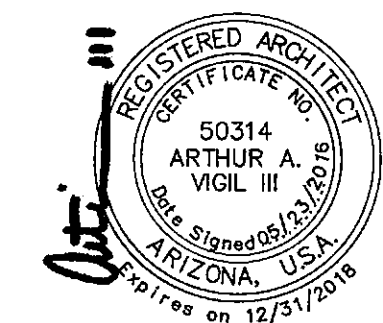
M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS



WINDOW/DOOR DETAIL

SCALE: 1/8" = 1'-0"



BLDG B - EXT ELEVATIONS v2B

DEVELOPMENT REVIEW

PROJECT # 1041-PA-2015

PROJECT # 15023

2016 . 02 . 01

REVISED: 2016 . 05 . 23

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE
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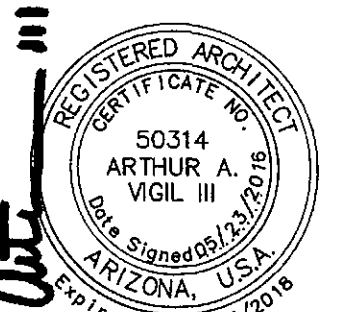
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5/25/2016



LGE
DESIGN BUILD
**PASEO DE
LAS FLORES**
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



WALL ELEVATIONS/ SITE DETAILS v2B

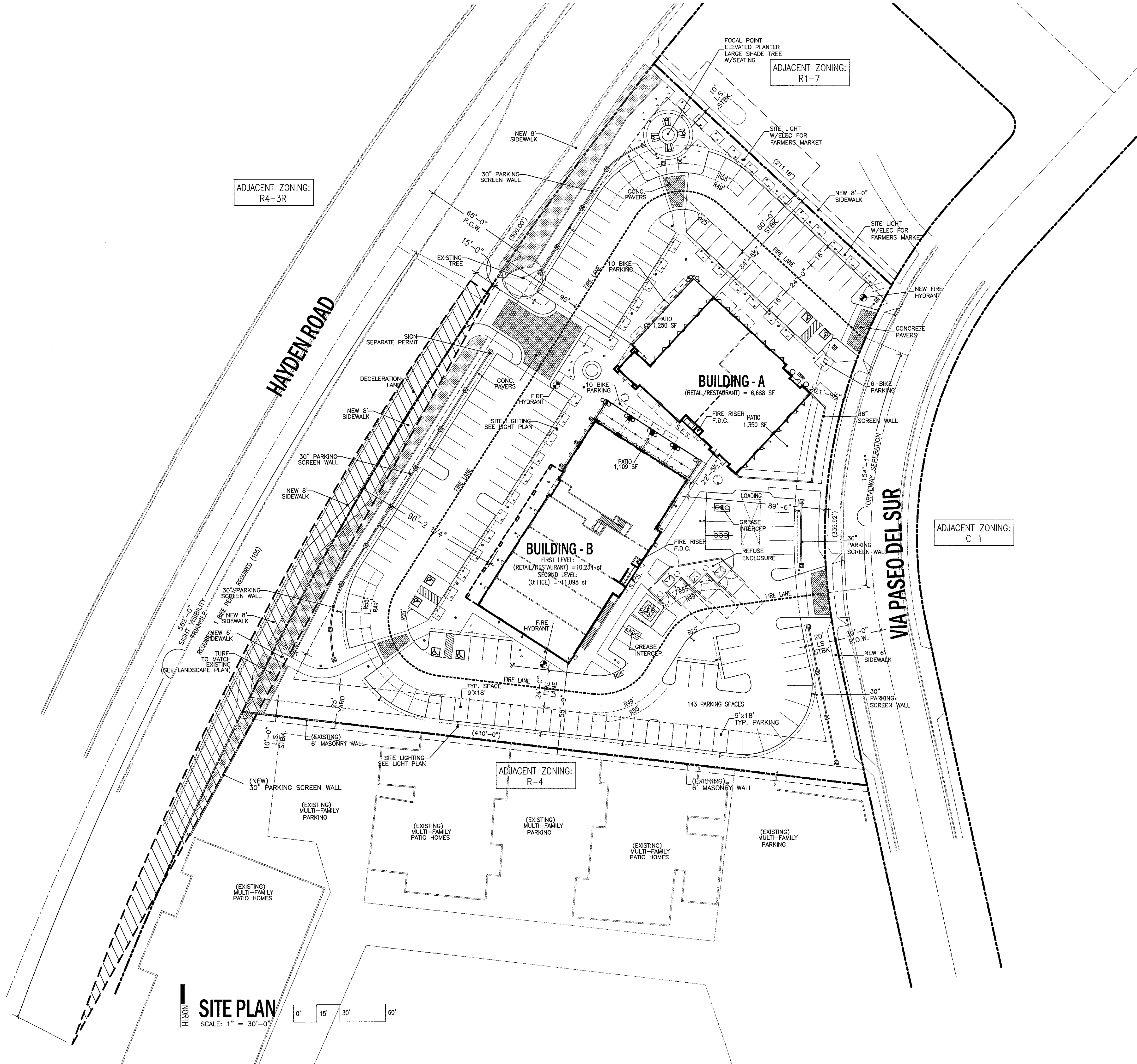
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STIPULATION SET
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APPROVED
09/15/04
DATE INITIALS

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5/25/2016



PROJECT DATA

ADDRESS:	7300 VIA PASEO DEL SUR SCOTTSDALE, AZ
APN:	177-03-216
ZONING:	R1-7 (CURRENT) RE-ZONE TO C-1, PCD
LAND USE:	NEIGHBORHOOD COMMERCIAL
NET SITE AREA:	115,254 SF 2.64 ACRES
GROSS SITE AREA:	115,254 SF 2.67 ACRES
OPEN SPACE CALCULATIONS:	SEE OPEN SPACE PLAN FOR CALCS.

BUILDING AREA	6,688 SF
BUILDING A (RETAIL / RESTAURANT)	21,332 SF
BUILDING B (OFFICE, RETAIL, RESTAURANT)	28,020 SF
PATIO AREA	
PATIO DINING - BLDG A (EAST AND WEST PATIO)	2,600 SF
PATIO DINING - BLDG B	1,109 SF
TOTAL PATIO DINING	3,709 SF
LOT COVERAGE	
ALLOWED	0.80
PROVIDED: (28,020 SF / 115,254 SF)	0.24
BUILDING HEIGHT	
ALLOWED	36'-0"
PROVIDED:	36'-0"

PARKING DATA

REQUIRED PARKING (9.130A- SCHEDULE OF PARKING REQUIRED)	105 SPACES
COMMERCIAL MIXED USE (1/300) 31,729 SF	
TOTAL PARKING PROVIDED	143 SPACES (5.14 SPACES PER 1000 SF)
ADA PARKING (ADA2010 - TABLE 208.2)	
REQUIRED: 101-150 (ADA2010 - TABLE 208.2)	5 SPACES
PROVIDED:	6 SPACES
BIKE PARKING: (SEC 9.1030B)	
REQUIRED: 1 BIKE PER 10 REQUIRED (105)	11 SPACES
PROVIDED:	26 SPACES

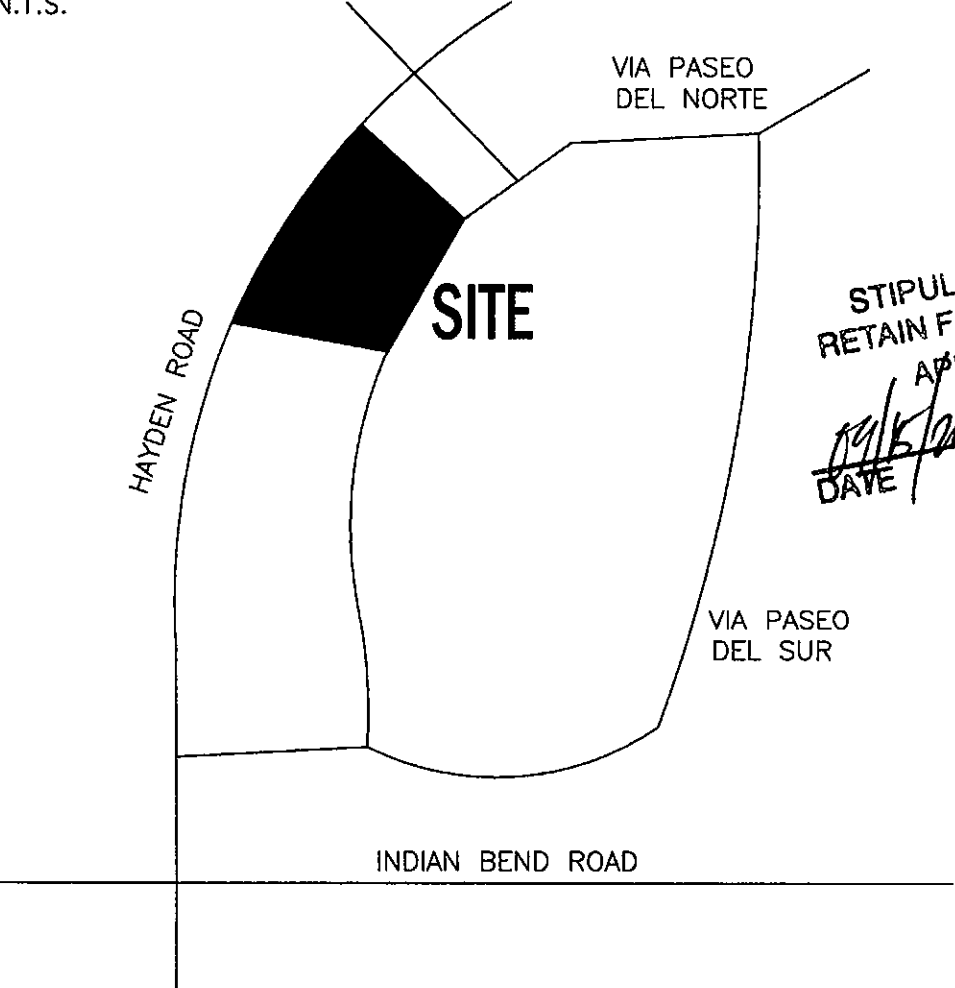
DIRECTORY

DEVELOPER:	LAND USE ATTORNEY:
LGE DESIGN BUILD	WITHEY MORRIS, PLC
740 N 52ND STREET, SUITE 200	2525 E. AZ BILTMORE CIR.
PHOENIX, AZ 85008	SUITE A-212
ATTN: DAVID E. SELLERS	PHOENIX, AZ 85016
P. 480-966-4001	ATTN: DAVID E. SELLERS
E. DAVIDE@LGEDESIGNBUILD.COM	P. 602-230-0600
	E. JASON@WHITHEYMORRIS.COM
ARCHITECT:	
AV3 DESIGN STUDIO	
PO BOX 16792	
PHOENIX, AZ 85011	
ATTN: ARTIE VIGIL	
P. 602-326-3387	
E. ARTIE@AV3DESIGNSTUDIO.COM	

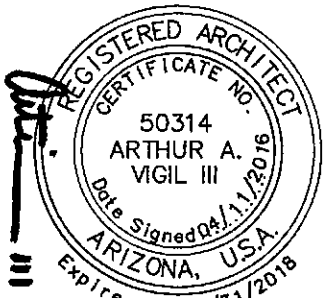
LEGAL DESCRIPTION

TRACT "B" PASEO VILLAGE, AMENDED, ACCORDING TO BOOK 154 OF MAPS, PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL GROUNDWATERS UNDERLYING SAID PROPERTY AS RESERVED IN DEED RECORDED IN RECORDING DOCKET 10829, PAGE 1253, RECORDS OF MARICOPA COUNTY, ARIZONA

VICINITY MAP



LGE
DESIGN BUILD
PASEO DE
LAS FLORES
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA

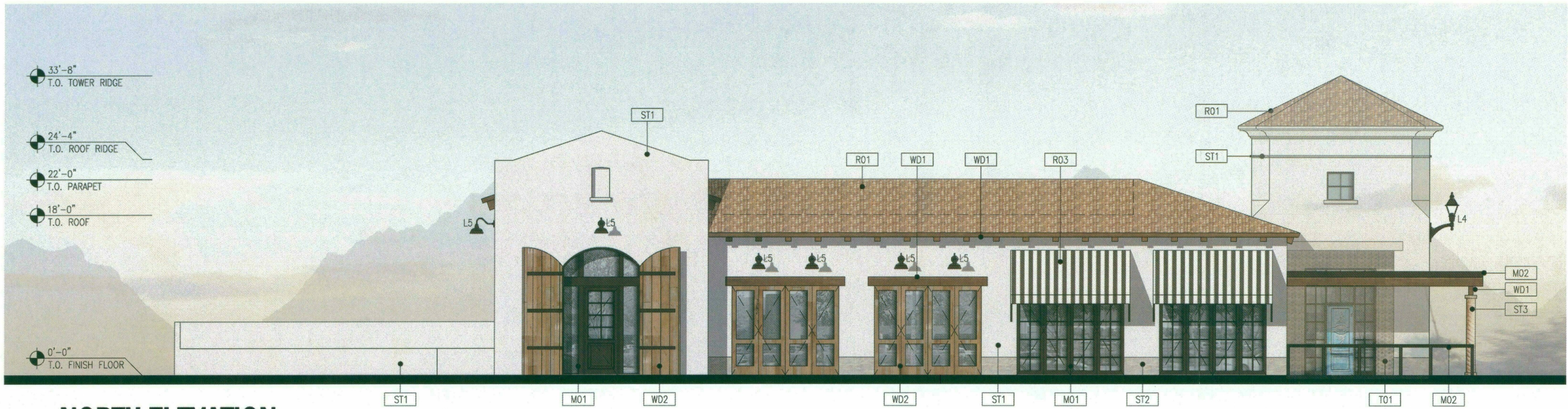


DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

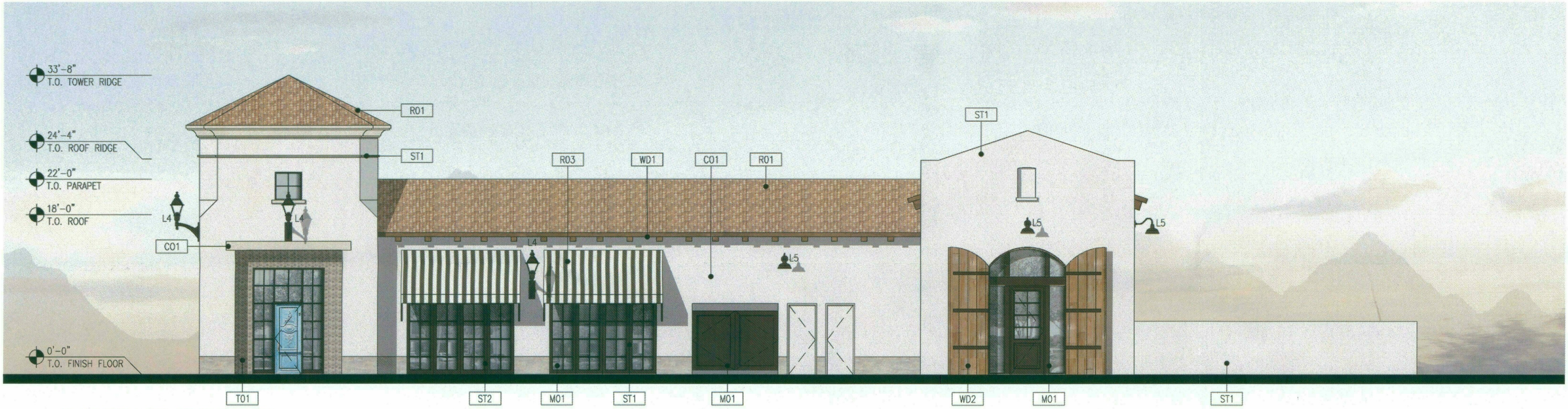
SITE PLAN
v2C

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

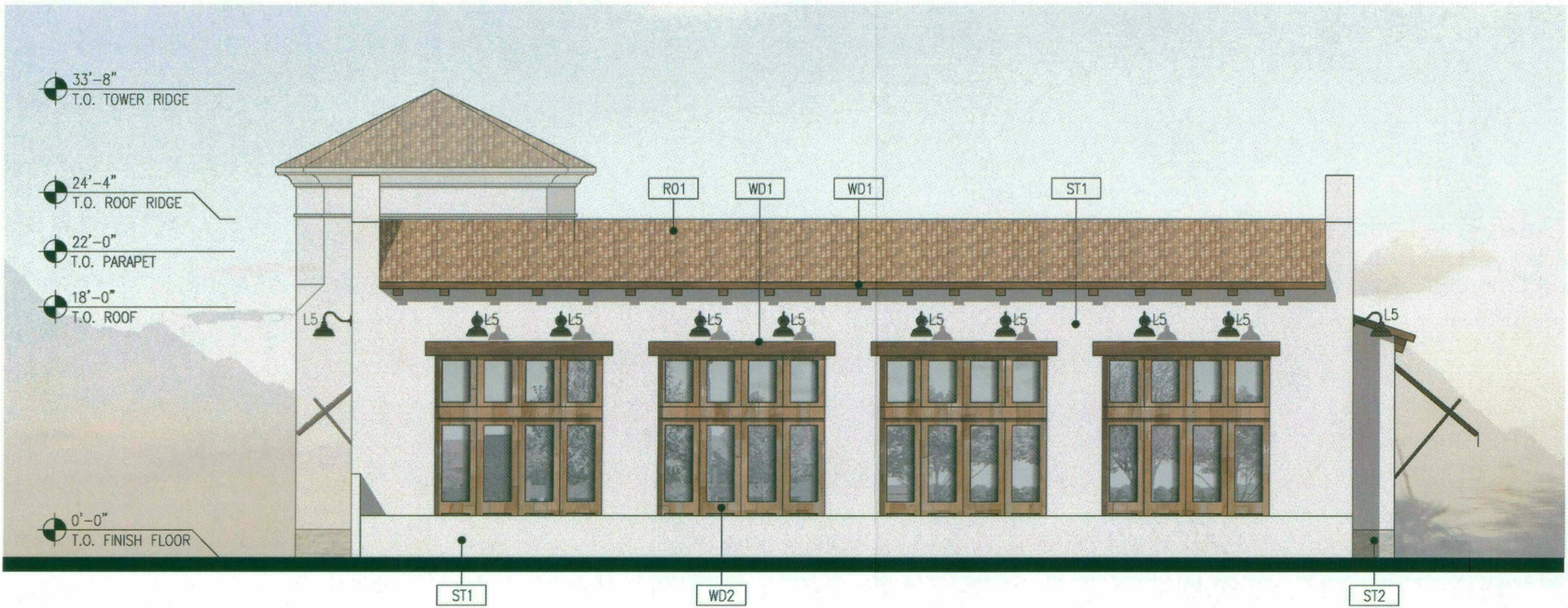
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8-DR-2016
5/25/2016



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: PONTE BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R03: CANVAS AWNING

MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: BEAFORT CLASSIC
FINISH: EXTERIOR GRADE
LOCATION: BUILDING A CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
TYPE: SYNTHETIC STUCCO PAINT
COLOR: ANTIQUE PAPER #DE6218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST2: STONE VENEER

MFG: APACE STONE (OR SIMILAR)
TYPE: NATURAL STONE VENEER
COLOR: NAKATANI
FINISH: HEAVY OVERGROUT MORTAR WASH
LOCATION: BLDG A -ACCENT BASE

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14"X 8'-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A & B

CO1: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T01: ACCENT TILE - BLDG A

MFG: TABARKASTUDIO
TYPE: ADAMA 6 - HEXAGON
COLOR: DARK: AFOR
LIGHT: AGUR
FINISH: SEALED
LOCATION: BUILDING A -ACCENT DOORWAY

WD1: WOOD BEAMS

MFG: ELMWOOD RECLAIMED TIMBER
TYPE: ANTIQUE OAK
COLOR: CHESTNUT GEL STAIN - MINWAX
FINISH: RESAWN TIMBER
LOCATION: EXTERIOR LUMBER

WD2: WOOD STAIN

MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS

LGE
DESIGN BUILD

PASEO DE LAS FLORES
SCOTTSDALE, ARIZONA

DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

**EXTERIOR ELEVATIONS
BUILDING - A
v02c**

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 04

STIPULATION SET
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APPROVED
DATE: 5/25/2016
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5/25/2016

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**PASEO DE
LAS FLORES**
SCOTTSDALE, ARIZONA

HAYDEN ROAD

VIA PASEO DEL SUR

BUILDING - A
(RETAIL/RESTAURANT) = 6,688 SF

PATIO
1,350 SF

BUILDING - B

FIRST LEVEL:
(RETAIL/RESTAURANT) = 10,237 sf
SECOND LEVEL:
(OFFICE) = 41,098 sf

PATIO
1,109 SF

**RENDERED
LANDSCAPE
PLAN
v02C**

project # 15023
2016 . 05 . 24

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60%
8-DR-2016
5/25/2016



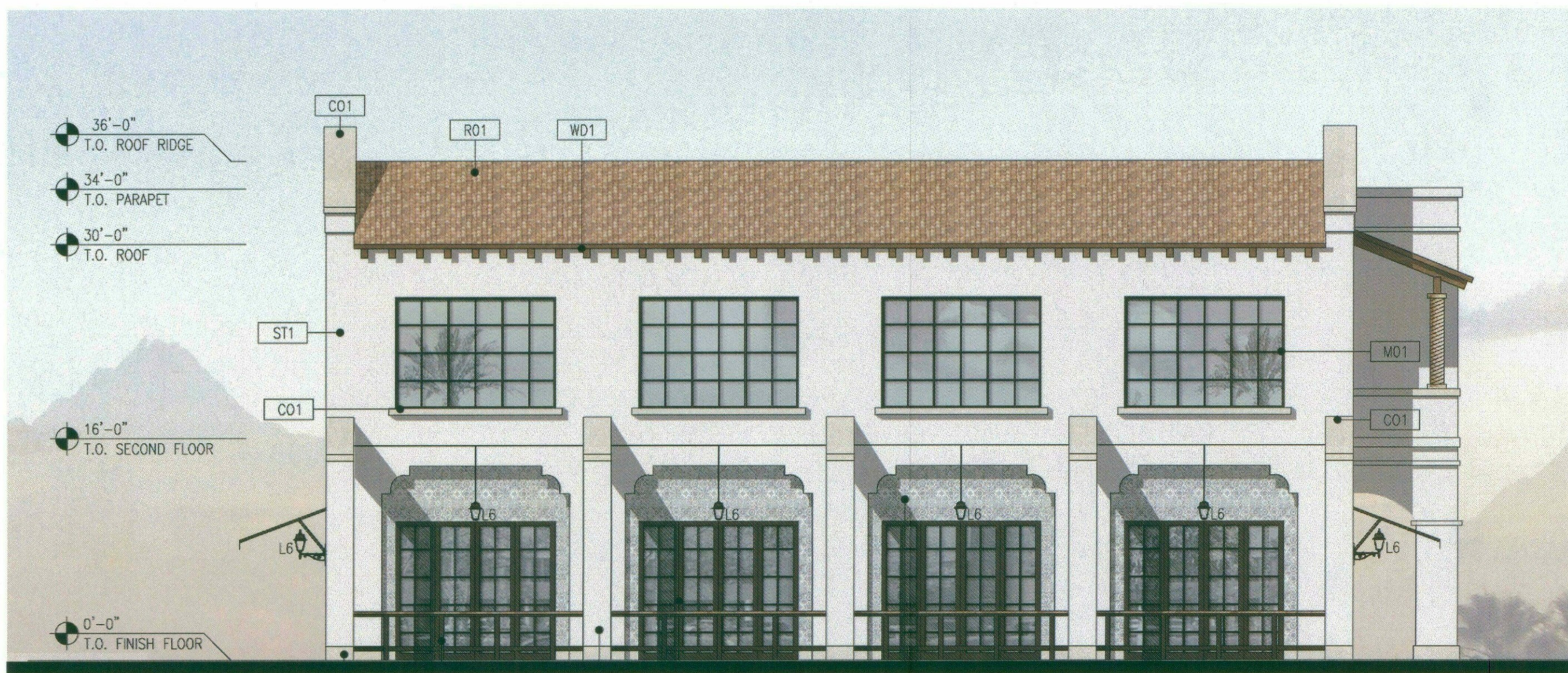
WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: PONTE BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R02: CANVAS AWNING

MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: TERRACOTTA
FINISH: EXTERIOR GRADE
LOCATION: BUILDING B- CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
TYPE: SYNTHETIC STUCCO PAINT
COLOR: ANTIQUE PAPER #DE6218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14" X 8'-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A & B

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MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T02: ACCENT TILE - BLDG B

MFG: TABARKASTUDIO (OR SIMILAR)
TYPE: ASAMA 8" X 8"
COLOR: NATURAL TERRACOTTA
FINISH: CARAMEL
LOCATION: BUILDING B - BASE ACCENT

T03: ACCENT TILE - BLDG B

MFG: ARIZONA TILE
TYPE: MARRAKESH
COLOR: PORC GREY MATTE MIX
FINISH: MATTE
LOCATION: ACCENT COLUMNS

BK1: SLUMP BLOCK

MFG: WESTERN BLOCK
TYPE: SLUMP BLOCK
COLOR: JAVALINA BROWN
FINISH: LIGHT OVERGROUT FINISH
LOCATION: BUILDING B

WD1: WOOD BEAMS

MFG: ELMWOOD RECLAIMED TIMBER
TYPE: ANTIQUE OAK
COLOR: CHESTNUT GEL STAIN - MINWAX
FINISH: RESAWN TIMBER
LOCATION: EXTERIOR LUMBER

WD2: WOOD STAIN

MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

M02: METAL PAINT

MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS

LGE
DESIGN BUILD

**PASEO DE
LAS FLORES**
SCOTTSDALE, ARIZONA

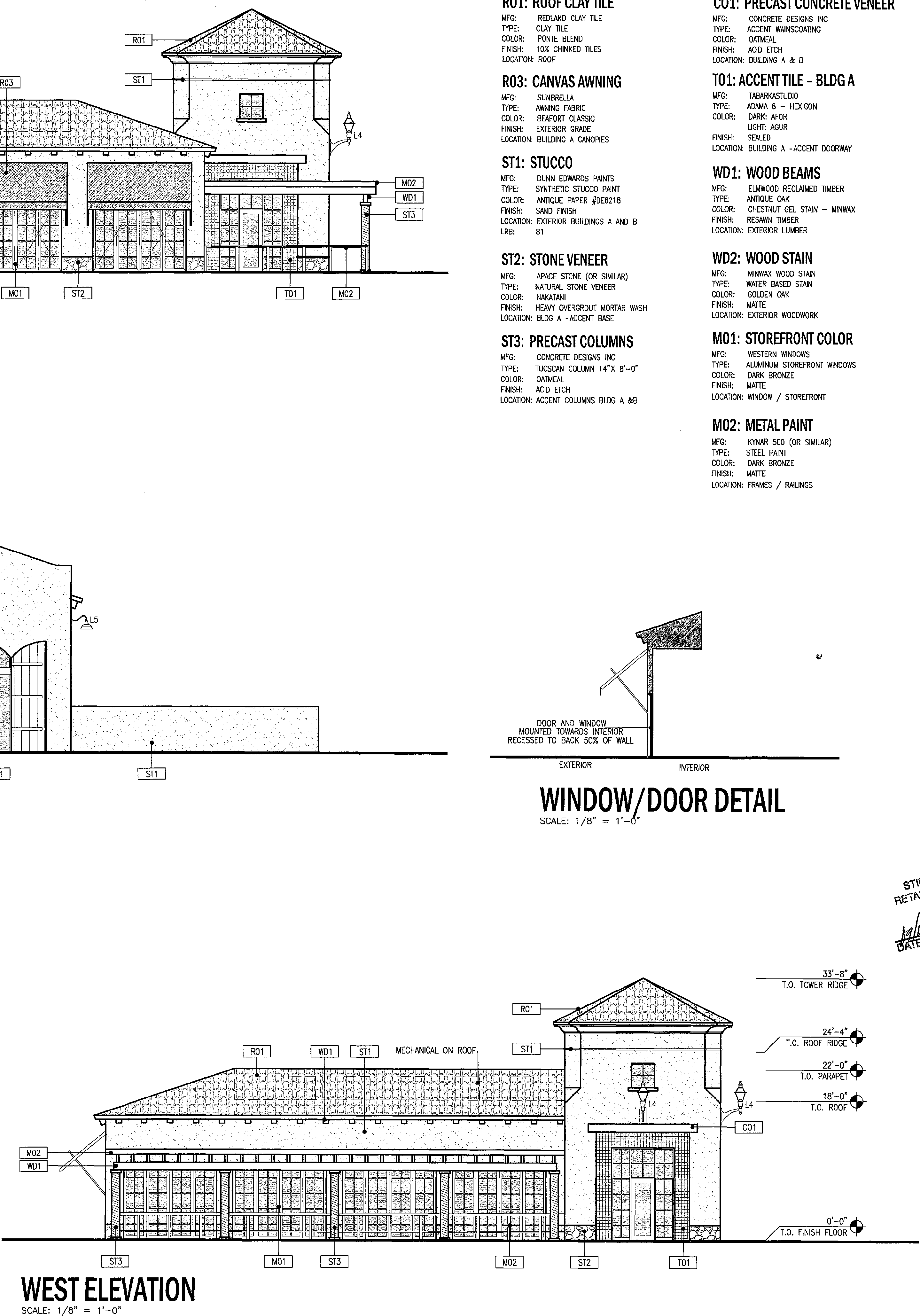
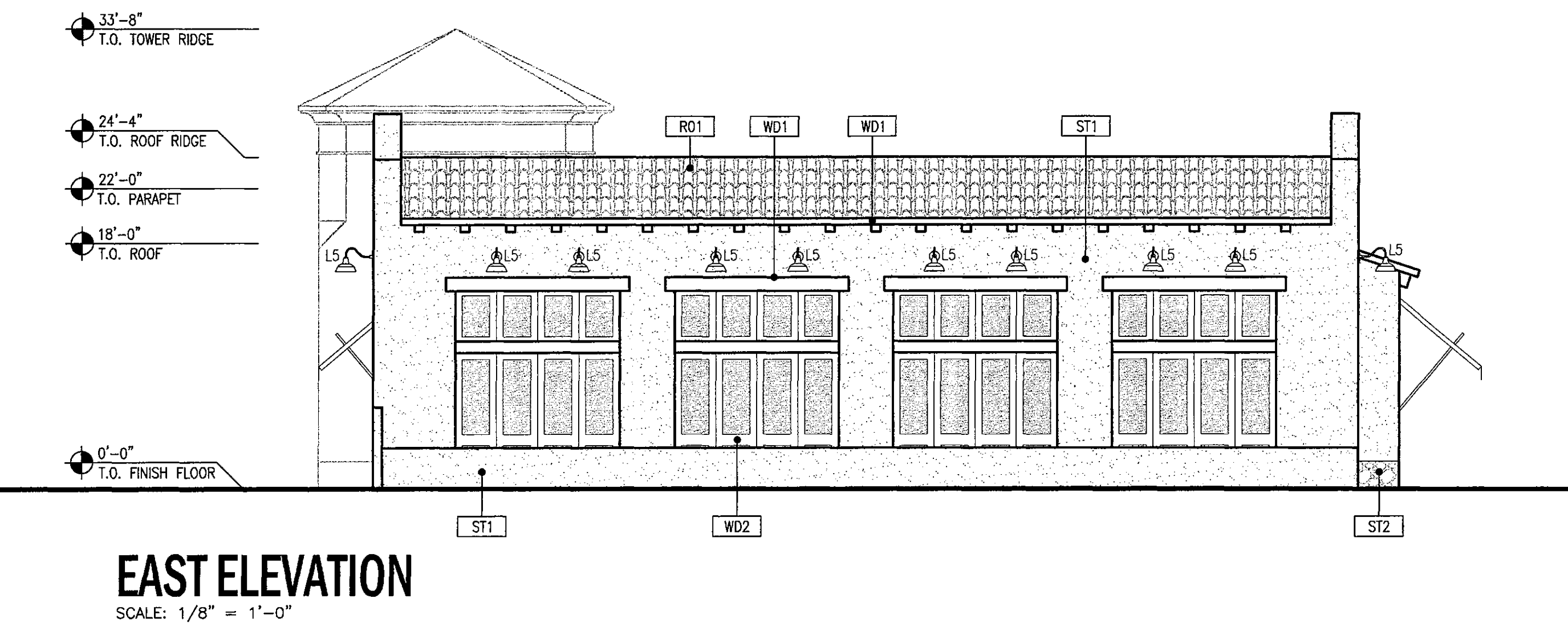
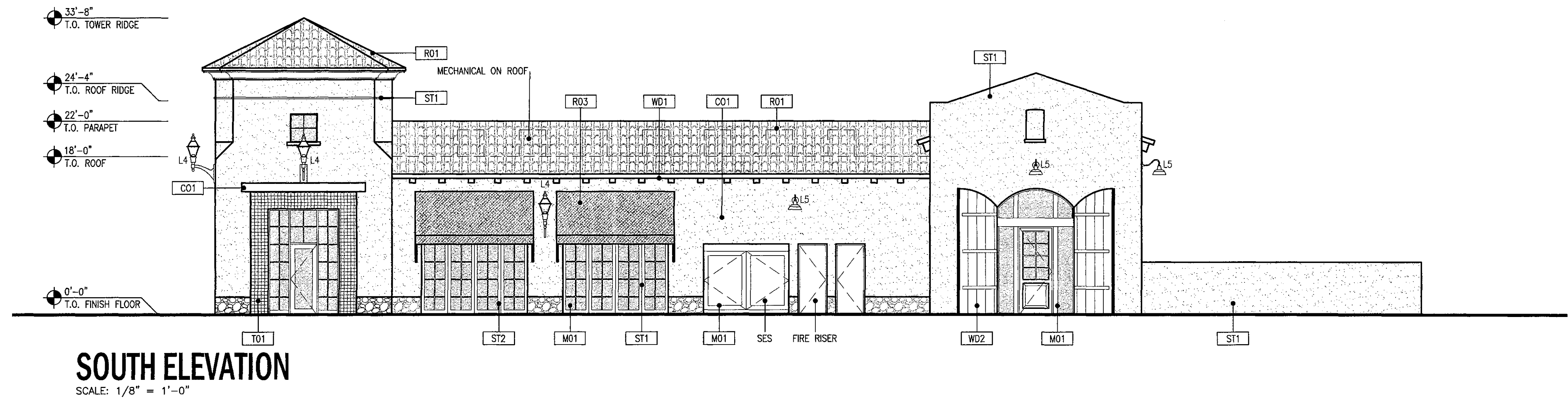
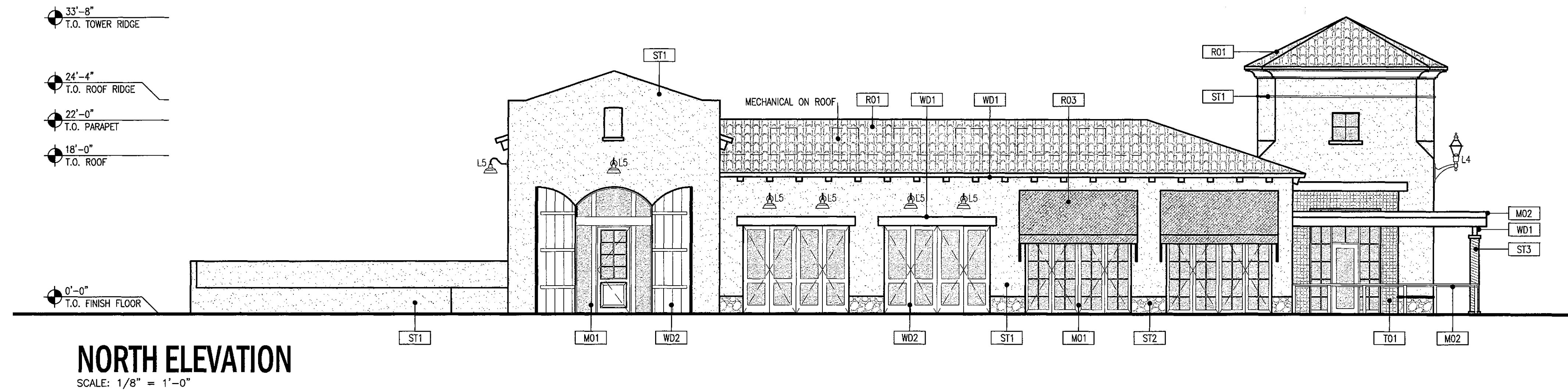
DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015
**EXTERIOR ELEVATIONS
BUILDING - B
v02c**

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 04

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

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60' x 20' x 20'
8-DR-2016
5/25/2016



COLORS & MATERIALS

R01: ROOF CLAY TILE

MFG: REDLAND CLAY TILE
TYPE: CLAY TILE
COLOR: PONTI BLEND
FINISH: 10% CHINKED TILES
LOCATION: ROOF

R03: CANVAS AWNING

MFG: SUNBRELLA
TYPE: AWNING FABRIC
COLOR: BEAFORT CLASSIC
FINISH: EXTERIOR GRADE
LOCATION: BUILDING A CANOPIES

ST1: STUCCO

MFG: DUNN EDWARDS PAINTS
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COLOR: ANTIQUE PAPER #DE6218
FINISH: SAND FINISH
LOCATION: EXTERIOR BUILDINGS A AND B
LRB: 81

ST2: STONE VENEER

MFG: APACE STONE (OR SIMILAR)
TYPE: NATURAL STONE VENEER
COLOR: NAKATANI
FINISH: HEAVY OVERGROUT MORTAR WASH
LOCATION: BLDG A -ACCENT BASE

ST3: PRECAST COLUMNS

MFG: CONCRETE DESIGNS INC
TYPE: TUSCAN COLUMN 14"X 8'-0"
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: ACCENT COLUMNS BLDG A &B

C01: PRECAST CONCRETE VENEER

MFG: CONCRETE DESIGNS INC
TYPE: ACCENT WAINSCOTING
COLOR: OATMEAL
FINISH: ACID ETCH
LOCATION: BUILDING A & B

T01: ACCENT TILE - BLDG A

MFG: TABARKASTUDIO
TYPE: ADAMA 6 - HEXAGON
COLOR: DARK AFOR
LIGHT: AGUR
FINISH: SEALED
LOCATION: BUILDING A -ACCENT DOORWAY

WD1: WOOD BEAMS

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TYPE: ANTIQUE OAK
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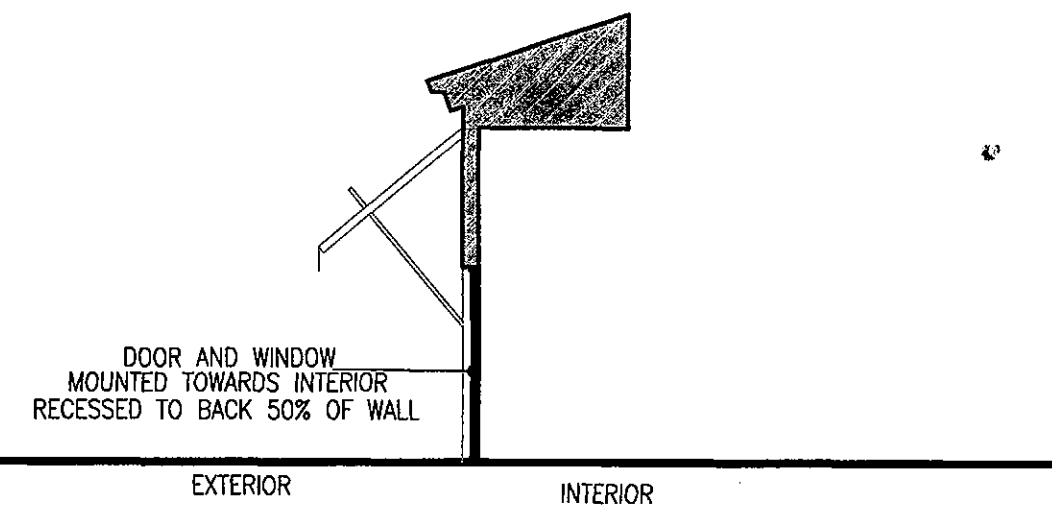
MFG: MINWAX WOOD STAIN
TYPE: WATER BASED STAIN
COLOR: GOLDEN OAK
FINISH: MATTE
LOCATION: EXTERIOR WOODWORK

M01: STOREFRONT COLOR

MFG: WESTERN WINDOWS
TYPE: ALUMINUM STOREFRONT WINDOWS
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: WINDOW / STOREFRONT

M02: METAL PAINT

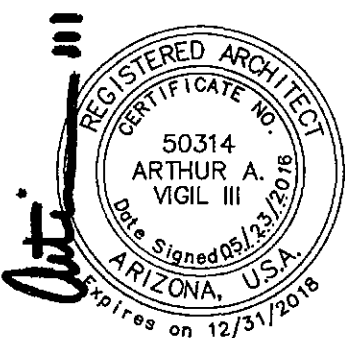
MFG: KYNAR 500 (OR SIMILAR)
TYPE: STEEL PAINT
COLOR: DARK BRONZE
FINISH: MATTE
LOCATION: FRAMES / RAILINGS



WINDOW/DOOR DETAIL

SCALE: 1/8" = 1'-0"

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE: 10/13/2016 INITIALS: [Signature]



BLDG A - EXT ELEVATIONS v2B

DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

PROJECT # 15023
2016 . 02 . 01
REVISED 2016 . 05 . 23

FOR:

SITE LIGHTING LEGEND

KEY	NUMBER	ITEM
	L1	TYPE: PEDESTRIAN AREA LIGHT MFG: STERNBERG LIGHTING FIXTURE: PLAZA SERIES COLOR/FINISH: MEDIUM BRONZE
	L2	TYPE: PARKING LOT AREA LIGHT MFG: CREE FIXTURE: EDGE SERIES COLOR/FINISH: DARK BRONZE
	L3	TYPE: LANDSCAPE ACCENT LIGHTING MFG: WINSCAPE FIXTURE: AS-ASPEN COLOR/FINISH: BRONZE
	L4	TYPE: BLDG A - SCONCE - WEST MFG: STERNBERG LIGHTING FIXTURE: 1843 - LED CARSON CITY SERIES COLOR/FINISH: MEDIUM BRONZE - SOLID ROOF
	L5	TYPE: BLDG A - SCONCE - EAST MFG: SPECTRUM LIGHTING FIXTURE: WAREHOUSE SHADE COLLECTION COLOR/FINISH: BRONZE
	L6	TYPE: BLDG B - SCONCE/PENDANT MFG: STERNBERG LIGHTING FIXTURE: S440 - SEVILLE - CRF COLOR/FINISH: DARK BRONZE TEXTURED
		TYPE: LIGHT TYPE UNUSED /REMOVED MFG: - FIXTURE: - HOOD: -
	L8	TYPE: WALL MOUNT AREA LIGHT MFG: CREE FIXTURE: VOLTARE ARCH WALL PACK LED COLOR/FINISH: DARK BRONZE



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

SITE LIGHTING PLAN v2B

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

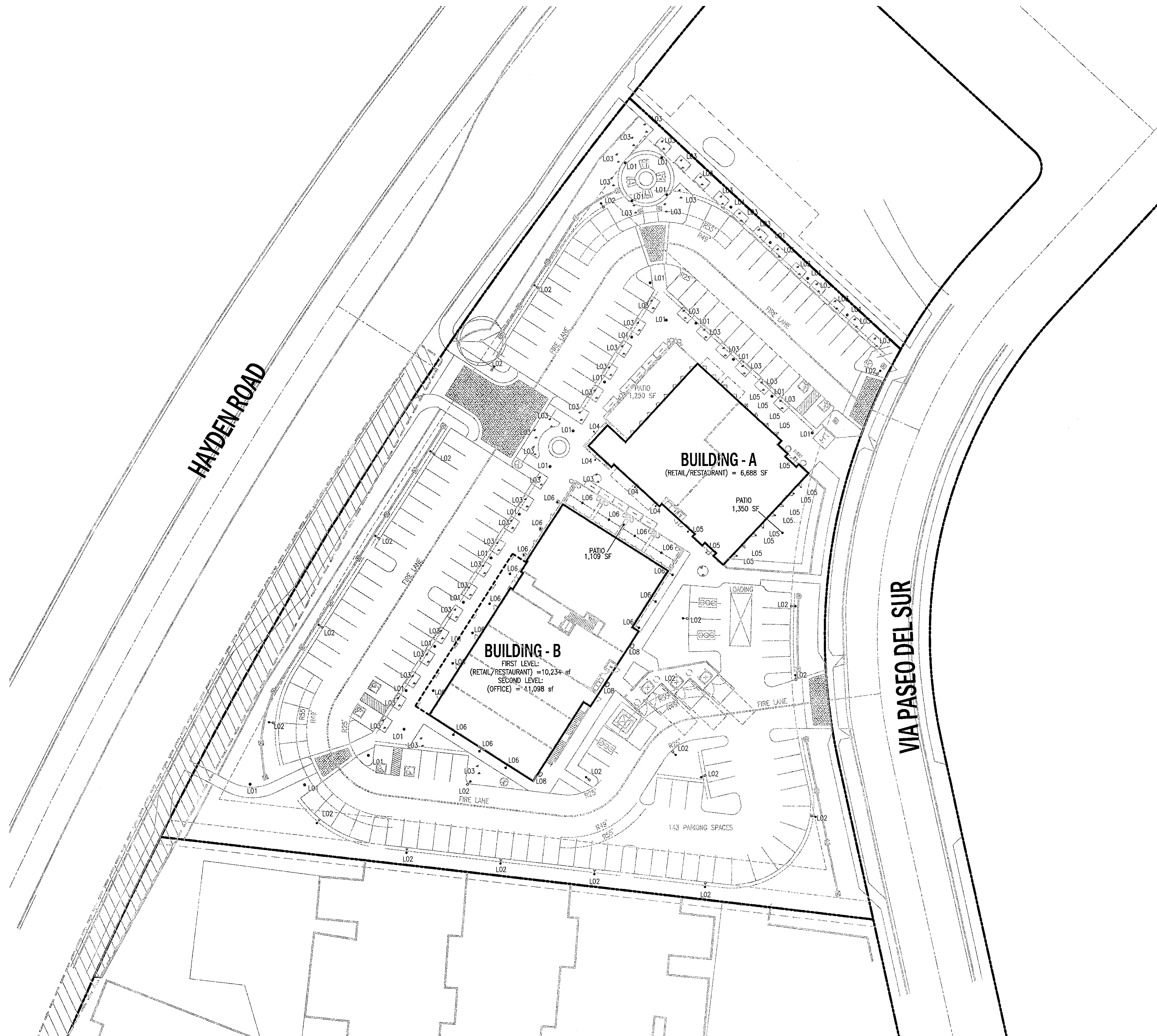
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DATE 5/25/2016 INITIALS

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602.326.3387

8-DR-2016
5/25/2016



SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

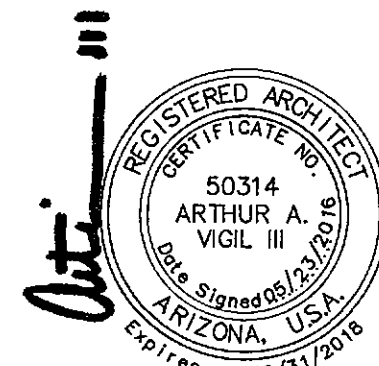
FOR:

LGE
DESIGN BUILD
**PASEO DE
LAS FLORES**
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



Calculation Summary						
Label	Description	CalcType	Units	Avg	Max	Min
grade		illuminance	Fc	2.22	6.9	0.0
Vert spill at east prop line	6 ft afg	illuminance	Fc	0.42	1.9	0.0
Vert spill at north prop line	6 ft afg	illuminance	Fc	1.17	1.7	0.2
Vert spill at south prop line	6 ft afg	illuminance	Fc	0.28	0.5	0.0
Vert spill at west prop line	6 ft afg	illuminance	Fc	0.30	1.1	0.1

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
●	20	LO1	SINGLE	N.A.	0.980	1190BLED/B7/MXXX/4ARC45(35)T3/ABZT Mounted at 12 ft aff
●	2	LO1A	SINGLE	N.A.	0.980	1190BLED/B7/MXXX/4ARC45(35)T3/ABZT Mounted at 12 ft aff
●	4	LO1B	SINGLE	N.A.	0.980	1190BLED/B7/MXXX/1RND45(35)T3/ABZT Mounted at 12 ft aff
■	11	LO2	SINGLE	N.A.	0.750	ARE-EDG-4MB-DA-08-E-UL-525-35K Mounted at 15 ft aff
■	3	LO2A	SINGLE	N.A.	0.750	ARE-EDG-4MB-DA-08-E-UL-525-35K Mounted at 15 ft aff
■	1	LO2B	SINGLE	N.A.	0.750	ARE-EDG-5M-DA-08-E-UL-525-35K Mounted at 15 ft aff
■	6	LO2D	SINGLE	N.A.	0.750	ARE-EDG-4M-DA-08-E-UL-525-35K Mounted at 15 ft aff
●	4	LO4	SINGLE	N.A.	0.980	1843LED/480WB/3ARC35T3MDL/CTA/ABZT Mounted at 12 ft aff
●	16	LO5	SINGLE	N.A.	0.960	WS1812LEDGV-14W-35K-E1-DS10X-FJ1-WL-PA23-CP104-BZ Mounted at 12 ft aff
■	9	LO6	SINGLE	1800	0.980	S440-CRF/R05/CA/FH0/CH27XXVOLT/INCAND/LED 18W-1600 LUMS/ABZT BOF at 10 ft aff
■	13	LO6A	SINGLE	1800	0.980	S440-CRF/R03/CA/FH0/1080WB/VOLTS/INCAND/LED 18W-1600 LUMS/ABZT BOF at 10 ft aff
■	3	LO6	SINGLE	N.A.	0.980	VWPH-L30-730-TFT-FINISH-UGL-EM/10WC-DIM-UNV Mounted at 10 ft afg



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015
PHOTOMETRIC PLAN
v2B
PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

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PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60'

SALVAGE TREE LIST

Tag #	Species	Common Name	cal
4	Citrus Tree	Citrus	12"
5	Citrus Tree	Citrus	14"
6	Citrus Tree	Citrus	11"
7	Citrus Tree	Citrus	13"
40	Quercus	Live Oak	10"
41	Quercus	Live Oak	16"
42	chamaerops	Med Fan	8"
43	saguaro	saguaro	10"
45	Prosopis	Mesquite	14"
46	Prosopis	Mesquite	6"
47	Ferocactus	Barrel	3' h

limit of work - North
large Multi SPECIMEN TREE (in raised planter)
low decorative mounding at Islands(typ)
decorative Pavers & conc. banding
low decorative mounding & boulders
parking screen wall

curb & gutter (ref. civil)
pedestrian Sidewalk
R

annuals
focal-point Feature
Entry Drive
annuals
decorative column
concrete header
parking screen wall
Turf

curb & gutter (ref. civil)
sidewalk
Pole lighting (ref. arch)
new Turn Lane
concrete header
R

bike rack (ref. arch)
low mound & boulders
low decorative mound
ped entry walk
low mound

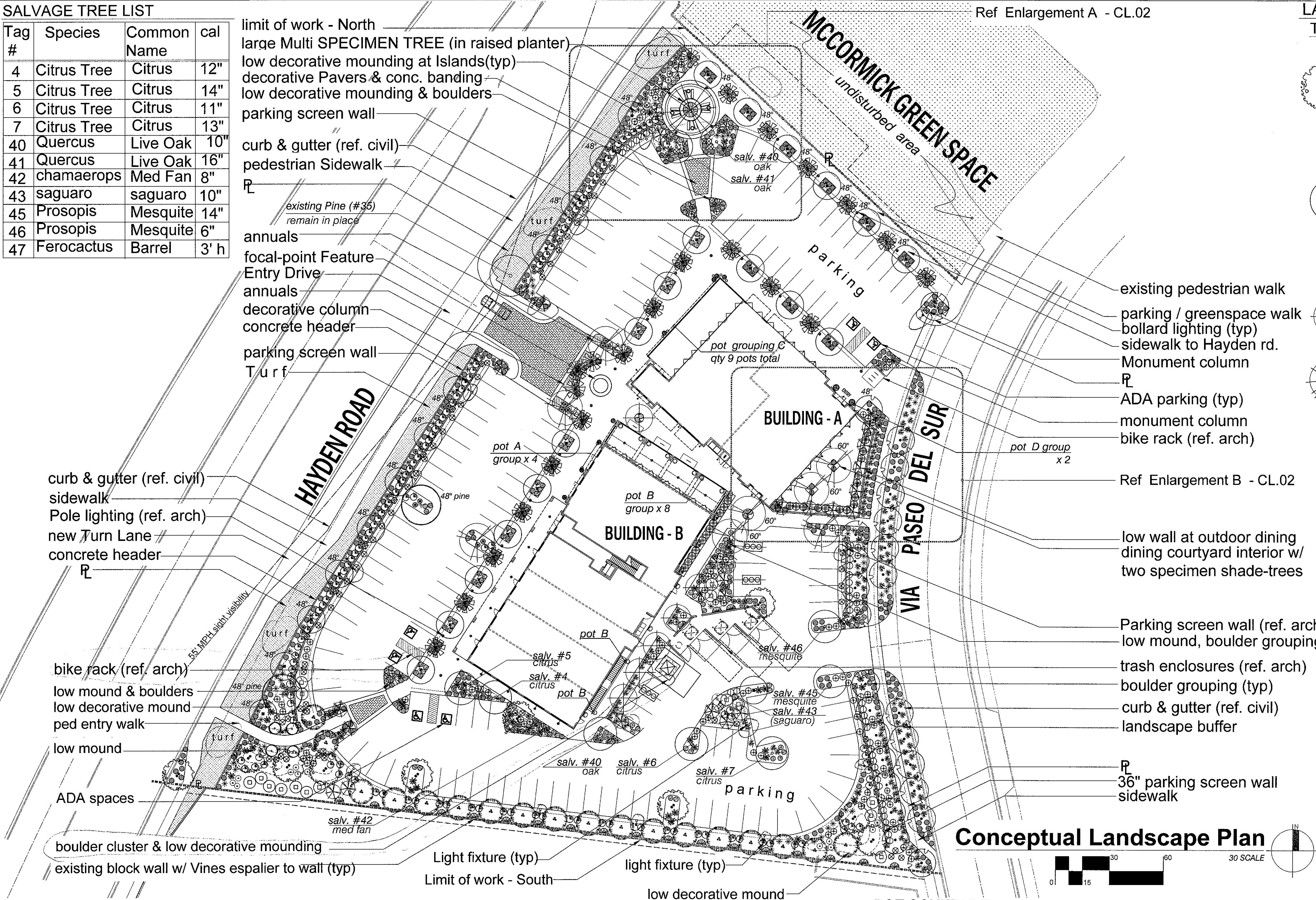
ADA spaces
boulder cluster & low decorative mounding
existing block wall w/ Vines espalier to wall (typ)
Light fixture (typ)
Limit of work - South

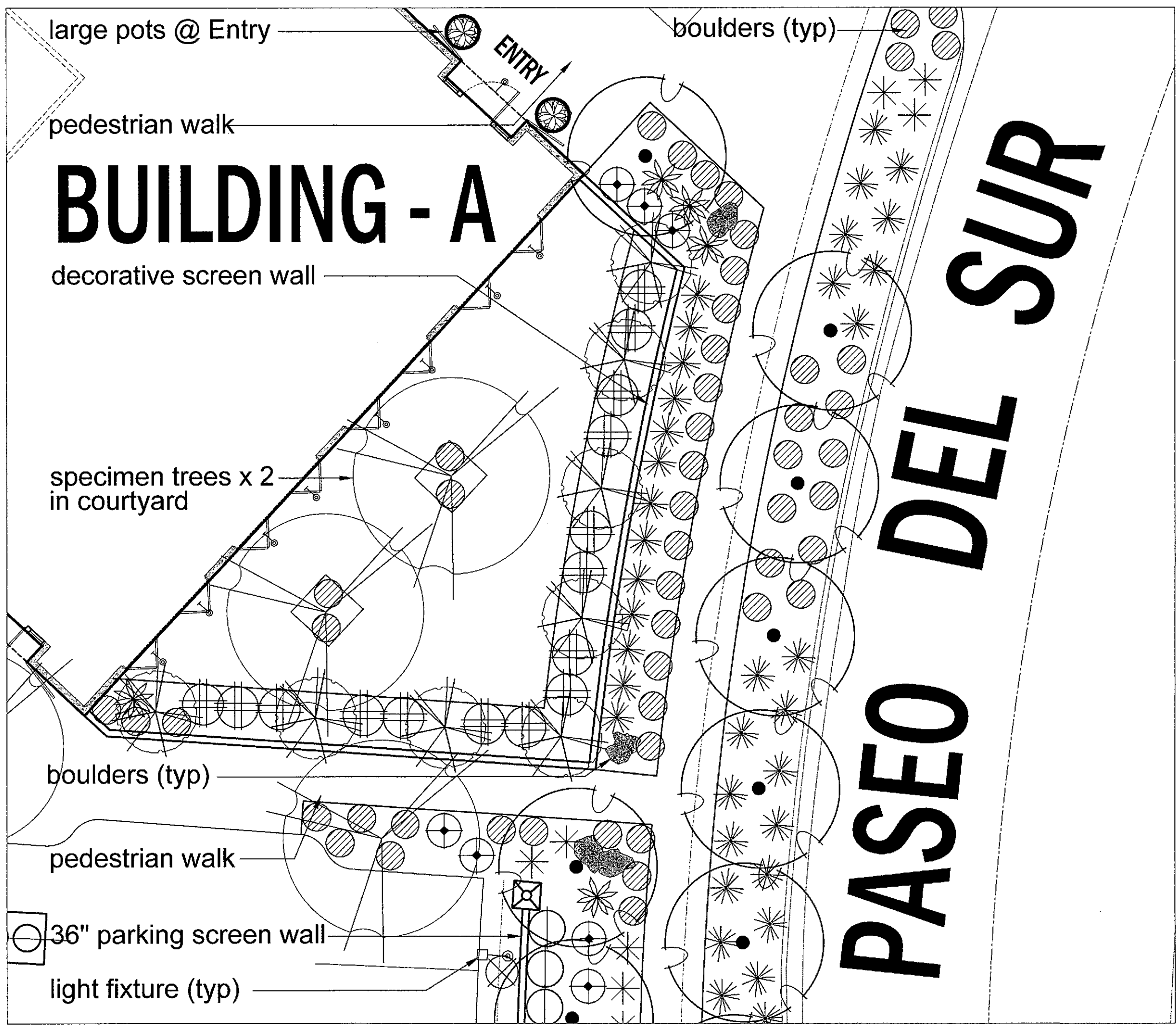
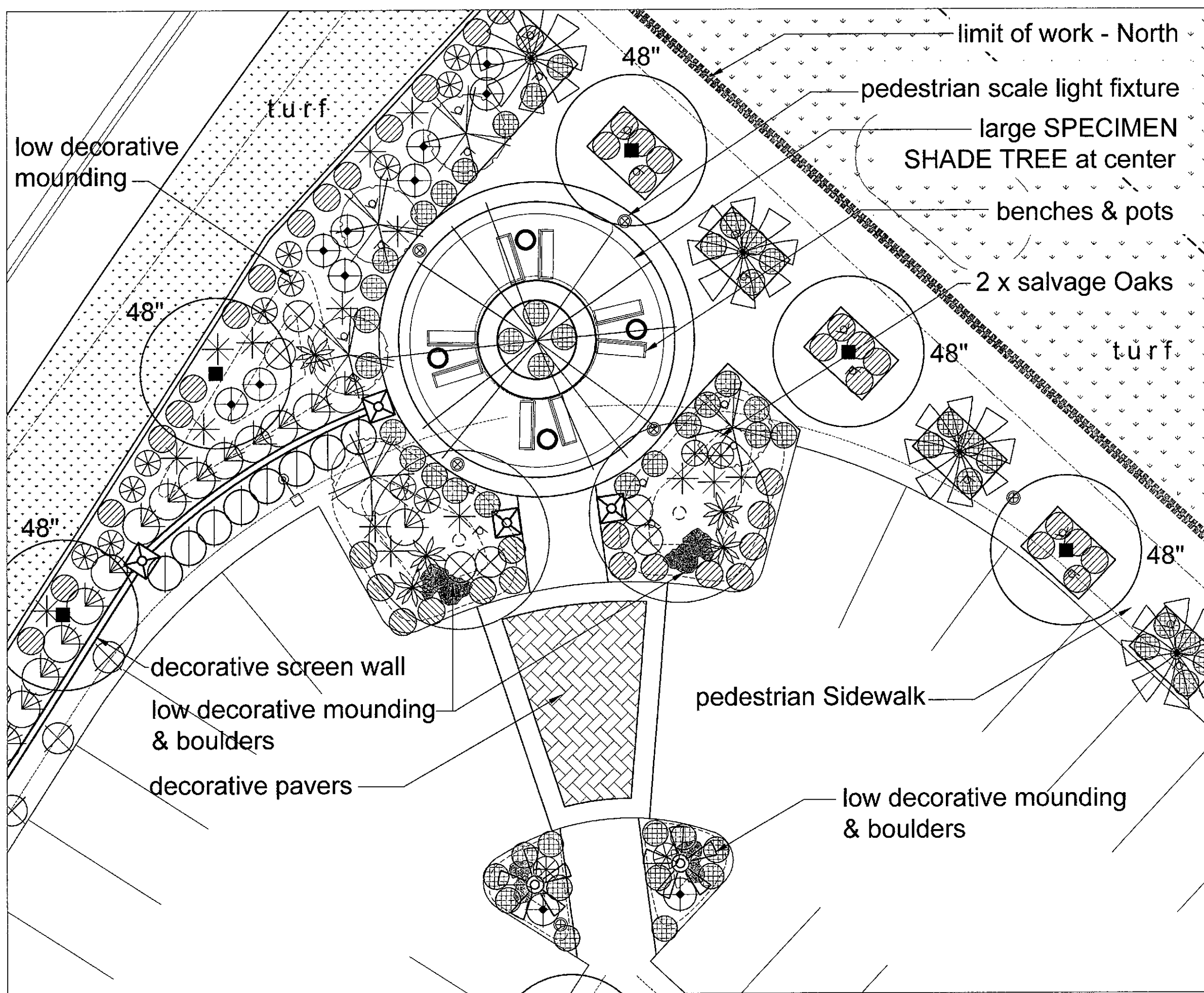
EXISTING LANDSCAPE & IRRIGATION NOTES

1. Site verify all existing conditions prior to bidding. Any discrepancies are to be brought to the Landscape Architect immediately.
2. All plant material designated as "existing to remain" shall be protected during all phases of construction. Any tree that dies due to lack of water, lack of maintenance or care, neglect or vandalism shall be replaced by a like type tree, (minimum 48" box). At no additional cost to owner. All shrubs and groundcover shall be replace with 5 gal. plants.
3. Landscape areas disturbed by new construction shall be repaired with new decomposed granite matching existing. Blend all disturbed areas with undisturbed so there is smooth transition between all edges. Replace all disturbed, broken or damaged headers with matching type.
4. All existing plant material and adjacent plant material shall have uninterrupted watering during all phases of construction. This shall

- include but not be limited to; hand watering, temporary above ground irrigation, existing system ... etc.
5. The existing irrigation system shall be protected, maintained and repaired during all phases of construction. The existing system is tied in adjacent properties. All equipment such as mainline, wires, lateral heads and etc. shall be repaired and replaced to maintain continuous water.
 6. Provide new schedule 40 sleeves at all new drives. (See sleeve schedule for size.) Any existing irrigation system is to be maintained at all times during construction and guarantee 100
 7. Shrubs in landscape areas on SEPARATE VALVE tied into existing system
 8. Landscape Contractor to provide 100% full coverage to ALL Landscaped areas and pots.

Ref Enlargement A - CL.02





Landscape Enlargement A

Landscape Enlargement B

PROJECT DATA:	
PROJECT ADDRESS:	7300 Via Paseo Del Sur Scottsdale Arizona
ARCHITECT:	AV3 Design Studio
BUILDER:	LGE Construction
PROJECT SCOPE:	A NEW COMMERCIAL RETAIL BLDG
APN:	
CURRENT ZONING:	R1-7
PROPOSED ZONING:	C-1
LAND USE:	MIXED USE COMMERCIAL
SITE AREA:	125,061 sq. ft. / 2.87 Acres
BUILDING AREA:	
BUILDING A (RETAIL / RESTAURANT):	6,735 S.F.
BUILDING B (OFFICE , RETAIL, RESTAURANT)	20,507 S.F.
TOTAL BLDG AREA	27,242 S.F.
PATIO DINING - BUILDING A:	2600 S.F.
PATIO DINING - BUILDING B:	1109 S.F.
TOTAL PATIO DINING	3709 S.F.
LOT COVERAGE:	21%
REQUIRED PARKING	
COMMERCIAL MIXED USE (1/300)	30,951 SQ. FT. 103 SPACES
TOTAL PARKING PROVIDED	143 SPACES

SCOTTSDALE CITY NOTES

Replanting in areas identified for revegetation, subject to the requirements of case.

No turf areas to be provided on this Project.

Any alteration of the approved Civil plans (additional fill, boulders, etc.) Shall require additional final plans staff review and approval.

Landscape specifications section of the plans have not been reviewed and shall not be part of the City of Scottsdale approval.

A minimum of 50 percent of the provided trees shall be mature trees, pursuant to the City of Scottsdale's zoning ordinance ARTICLE X, SECTION 10.301, as defined in the City of Scottsdale zoning ordinance ARTICLE III, SECTION 3.100.

A single trunk tree's caliper size, that is to be equal or less than 4" shall be determined determined by utilizing the smallest dia. of the trunk 6" above finish grade adjacent to the trunk

A tree's caliper size for single trunk trees that are to have a dia. greater than 4" shall be determined by utilizing the smallest dia. of the trunk 12" above the finish grade adjacent to the trunk.

A multiple trunk tree's caliper size is measured at 6" above the location that the trunk split originates, or 6" above finish grade if all trunks originate from the soil. All landscape areas to receive irrigation.

Prior to the establishment of water service, non residential projects with an estimated annual water demand of ten (10) acre-feet or more shall submit a conservation plan in conformance with SECTIONS 49-245 through 49-248 of the city code to the Water Conservation Office.

Areas within sight distance triangles are to be clear of landscaping, signs or other visibility obstruction with a height greater than 1.5'. Trees within the sight triangle shall have a canopy that begins at 8' in height upon installation. All heights are measured from the nearest street line elevation.

BUILDING FOUNDATION LANDSCAPE & IRRIGATION NOTES:

1. Positive drainage of a minimum of 5% needs to be maintained from building exterior wall for a min of 10'.
2. NO irrigated plants are to be planted in the first 3' next to Building. Between 3' and 5', only landscape materials that can be irrigated with a MAX of 1 GPH. NO emitters to be located between the Buildings and the Plant material.
3. Any Plant Material requiring greater than 1 GPH irrigation, including turf and annuals, shall be at least 5' from outside of face of building.
4. ALL irrigation lines, other than those supplying individual emitters, shall not be placed closer than 5' to Building.
5. NO large trees are to be planted within a min 10' from Buildings. Small patio trees with canopies of 10' or less may be planted at least 5 ft away from Buildings. Tree roots are to be discouraged to grow under bldg. foundations.

POT SCHEDULE	SIZE
pot A DuraArtStone.com MODEL: Dresden DR Round 30" Traditional (color: Mexican Tile, - LSB finish) Each pot A contains: (1) Chamaerops humilis (15 gal) (2) Wedelia trilobata (1 gal)	
pot B JacksonPottery.com MODEL: TCR-0150 21"x18"x13" Italian Terracotta collection Each pot B contains: (1) Bougainvillea Vine (5 gal)	
pot group C JacksonPottery.com MODEL: DG-123B x 1 27"x23"x16" Glazed (color: AZule) MODEL:DG-123A x 2 22"x19"x14" Glazed (color: Pacific) Each pot C contains: (3) Wedelia Trilobata (1 gal) Lg central pot contains: (1) Sago Palm (5 gal)	
pot D JacksonPottery.com MODEL: TCR 2-40 21"x18"x13" Italian Terracotta collection (Roll Rim) Each pot D contains: (1) Chamaerops humilis (15 gal) (3) Portulacaria afra (5 gal)	
Note: Owner / Architect to approve final pot & color selection prior to ordering & scheduling delivery.	

LANDSCAPE LEGEND (U.O.N. - UNLESS OTHERWISE NOTED)

TREES	ALL TREES TO MEET OR EXCEED A.N.A. SPECS	SIZE / CLPR / HT.
Jacaranda mimosifolia	48" box	3" / 13' u.o.n.
Jacaranda (select)	60" box	specimen
Fraxinus velutina 'Fan-Tex'	36" box	1.75" / 9'
Fan-Tex Ash	standard	
Pistacia x Red Push	36" box	1.75" / 9'
Red Push Pistache		
Caesalpinia mexicana	24" Box	1.0" / 5' multi.
Mexican Bird of Paradise		
Phoenix dactylifera	Matching, 18' Trunk Ft	
Date Palm	Straight & Diamond Cut	
Quercus virginiana	36" Box	1.75" / 10' u.o.n
Heritage Southern Live Oak	48" Box	3" / 13' standard
Chamaerops humilis	24" Box	/ 3'
Mediterranean Palm	Matching, Standard	
Cupressus sempervirens	36" Box	1.75" / 7'
Italian Cypress		
Ficus Nitida	48" box	3" / 13'
Ficus	Matching	
Olea europaea 'fruitless'	36" Box	7' multi
Fruitless variety Olive		
Pinus eldarica	48" box	5.5" / 15'
Mondell Pine		
Large Specimen Tree	60" + sz container, multi.	
(species t.b.d., based on availability)		
salvage tree #		
species	Salvage tree from site (relocated from original location)	
	see Native Plant Inventory	
SHRUBS / ACCENTS / VINES	SIZE	
Agave murpheyi	5 gal.	
Murphey's Agave		
Muhlenbergia rigens	5 gal.	
Deer Grass		
Caesalpinia pulcherrima	5 gal.	
Red bird of Paradise		
Muhlenbergia capillaris	5 gal.	
white cloud Muhlenbergia		
Agave geminiflora	5 gal.	
Twin Flower Agave		
Nerium Oleander	5 gal.	
Petite Pink var. Oleander		
Bougainvillea 'La Jolla'	5 gal.	
Bougainvillea		
Eremophila Valintine	5 gal.	
Valintine bush		
Ligustrum japonica Japanese	5 gal.	
Privet (hedge form)		
Senna artemisioides	5 gal.	
Feathery cassia		
Citrus aurantium	20" B & B / 1.0 / 5.0 / 4.0 Standard -	
Bitter Orange	hedge canopy prior to planting plant material	
Leucophyllum candidum Thunder Cloud™	36" o.c to create a continuous live screen wall.	
Thunder Cloud sage	5 gal.	
GROUNDCOVERS	SIZE	
Rosmarinus officinalis	1 gal.	
'Prostratus' Prostrate var. Rosemary		
Lantana montevidensis	1 gal.	
'Gold Mound'		
INERT MATERIAL	SIZE	
Decomposed Granite - Express Brown (1/2" Select)		
2" min thickness in all L.S. areas		
Submit samples to LA for approval		
Fractured cobble Granite - Express Brown (3" to 6")		
install at down-spouts, roof drains and drainage outlets		
Mid-Iron sod, hybrid bermuda		
Concrete Header at all turf locations	(4" x 6")	
Surface Select Granite Boulders	(3' min size)	
(min 2700 lbs bury a min of 1/3)		



Paseo De Las Flores
7300 Via Paseo Del Sur
Scottsdale, Arizona
Conceptual Landscape Plan

DRAWN	hcs
CHECKED	hal
SHEET SCALE	1"=30'
DATE	4.27.16
REVISIONS	
CITY NUMBERS	proj # 15023
SHEET NUMBER	
NOTES & ENLARGEMENTS	
CL.02	
8-DR-2016	5/25/2016

PROJECT DATA

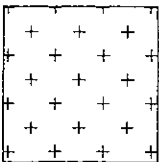
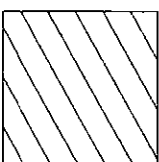
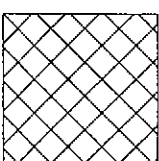
ADDRESS: 7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ
APN: 177-03-216
ZONING: R1-7 (CURRENT) RE-ZONE TO C-1, PCD
LAND USE: NEIGHBORHOOD COMMERCIAL
SITE AREA: 115,254 SF
2.64 ACRES

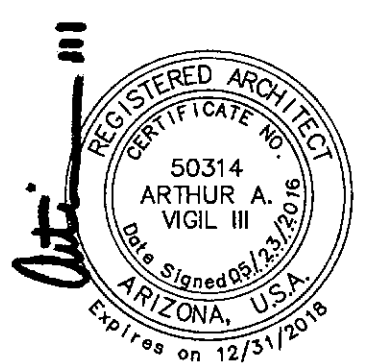
OPEN SPACE CALCS.

OPEN SPACE REQUIRED (5,1304)	
BUILDING HEIGHT 36'-0"	
FIRST 12'-0" (10%) 115,254	11,525 SF
NEXT 24'-0" HEIGHT: 24' X (0.4%) 115,254	11,064 SF
TOTAL OPEN SPACE REQUIRED:	22,589 SF
PROVIDED OPEN SPACE:	
FRONT OPEN SPACE	20,743 SF
COMMON OPEN SPACE	16,492 SF
TOTAL OPEN SPACE PROVIDED:	38,290 SF

PARKING LOT LANDSCAPE:	
PARKING LOT AREA:	52,343 SF
PARKING LANDSCAPE REQUIRED: 15% (52,343 SF)	7,851 SF
TOTAL OPEN SPACE PROVIDED:	11,087 SF

LEGEND

	DENOTES FRONT OPEN SPACE: 20,743 S.F.
	DENOTES COMMON OPEN SPACE: 14,159 S.F.
	DENOTES PARKING LOT LANDSCAPE AREA: 11,087 S.F.



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

OPEN SPACE PLAN v2B

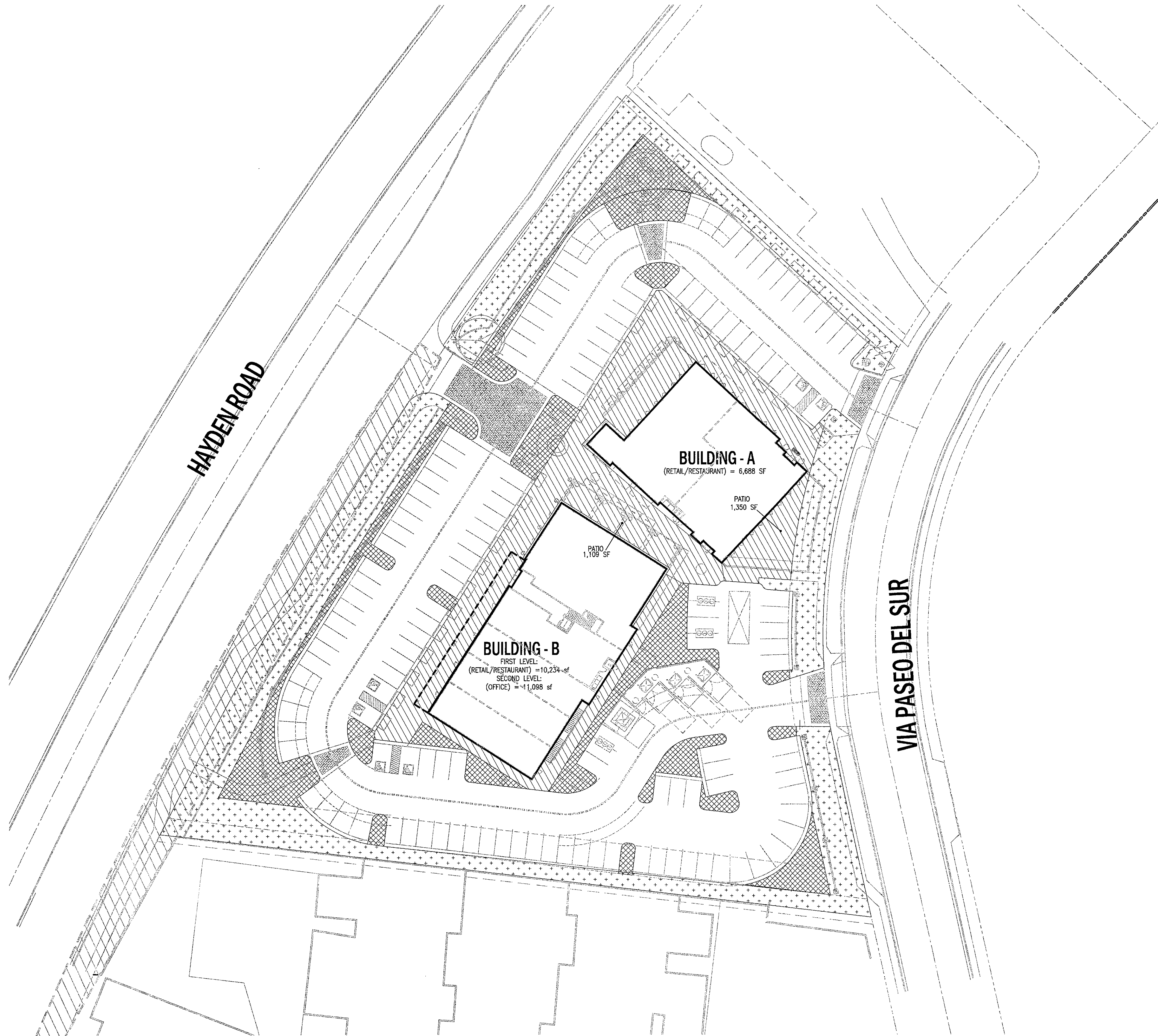
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OPEN SPACE PLAN
SCALE: 1" = 30'-0"
0' 15' 30' 60'

FOR:

LGE

DESIGN BUILD

PASEO DE LAS FLORES

MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA

SITE LIGHTING LEGEND

KEY	NUMBER	ITEM
	L1	TYPE: PEDESTRIAN AREA LIGHT MFG: STERNBERG LIGHTING FIXTURE: PLAZA SERIES COLOR/FINISH: MEDIUM BRONZE
	L2	TYPE: PARKING LOT AREA LIGHT MFG: CREE FIXTURE: EDGE SERIES COLOR/FINISH: DARK BRONZE
	L3	TYPE: LANDSCAPE ACCENT LIGHTING MFG: WINSCAPE FIXTURE: AS-ASPEN COLOR/FINISH: BRONZE
	L4	TYPE: BLDG A - SCONCE - WEST MFG: STERNBERG LIGHTING FIXTURE: 1843 - LED CARSON CITY SERIES COLOR/FINISH: MEDIUM BRONZE - SOLID ROOF
	L5	TYPE: BLDG A - SCONCE - EAST MFG: SPECTRUM LIGHTING FIXTURE: WAREHOUSE SHADE COLLECTION COLOR/FINISH: BRONZE
	L6	TYPE: BLDG B - SCONCE/PENDANT MFG: STERNBERG LIGHTING FIXTURE: S440 - SEVILLE - CRF COLOR/FINISH: DARK BRONZE TEXTURED
		TYPE: LIGHT TYPE UNUSED /REMOVED MFG: - FIXTURE: - HOOD: -
	L8	TYPE: WALL MOUNT AREA LIGHT MFG: CREE FIXTURE: VOLTARE ARCH WALL PACK LED COLOR/FINISH: DARK BRONZE



SITE LIGHTING PLAN

SCALE: 1" = 30'-0"

0'

15'

30'

60'



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

SITE LIGHTING PLAN
v2B

PROJECT # 15023
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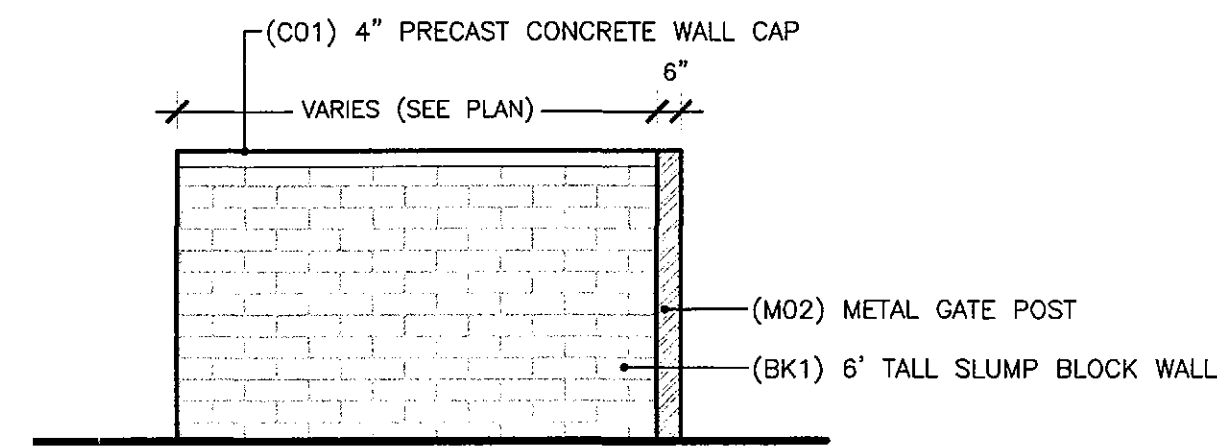
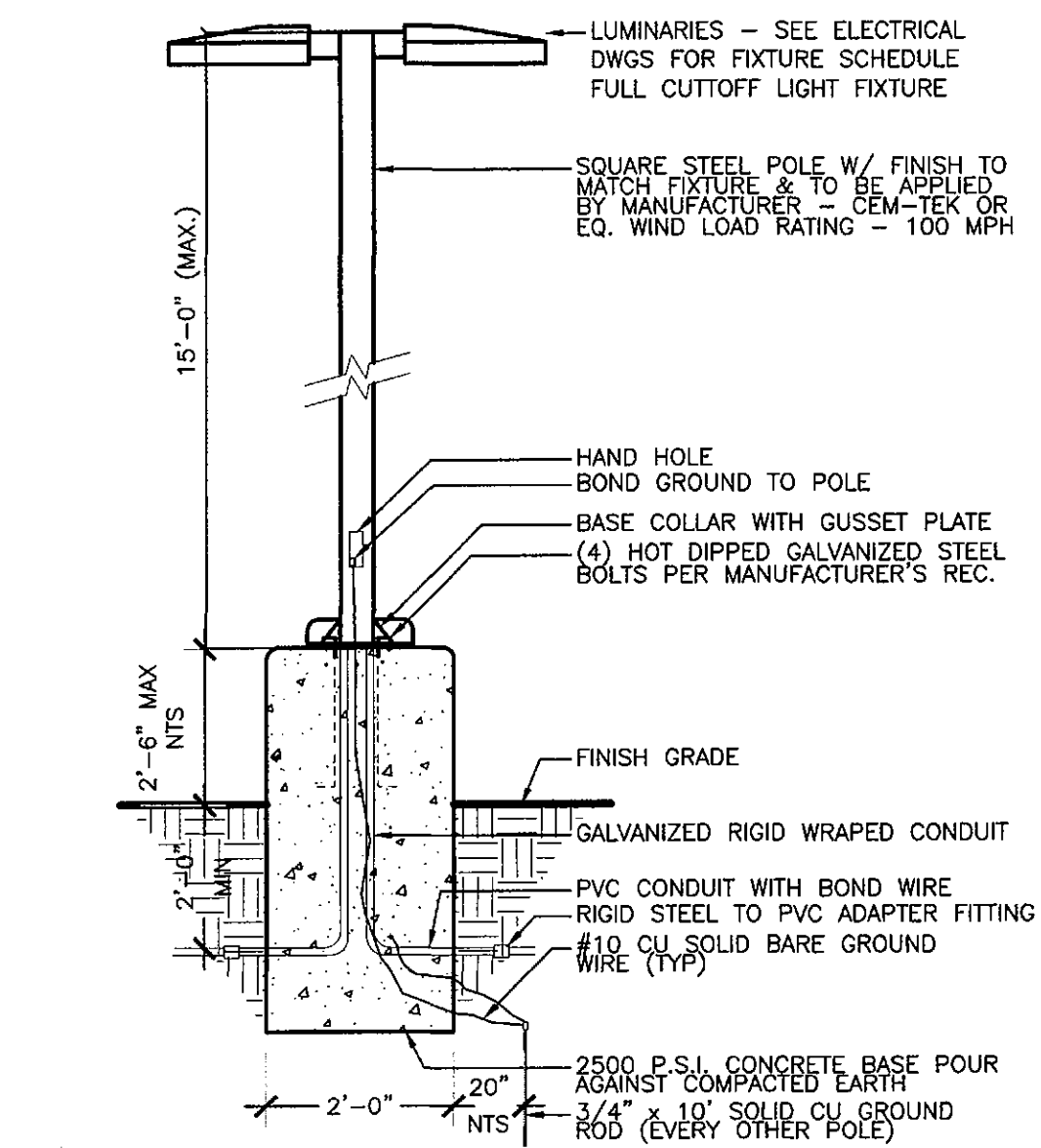
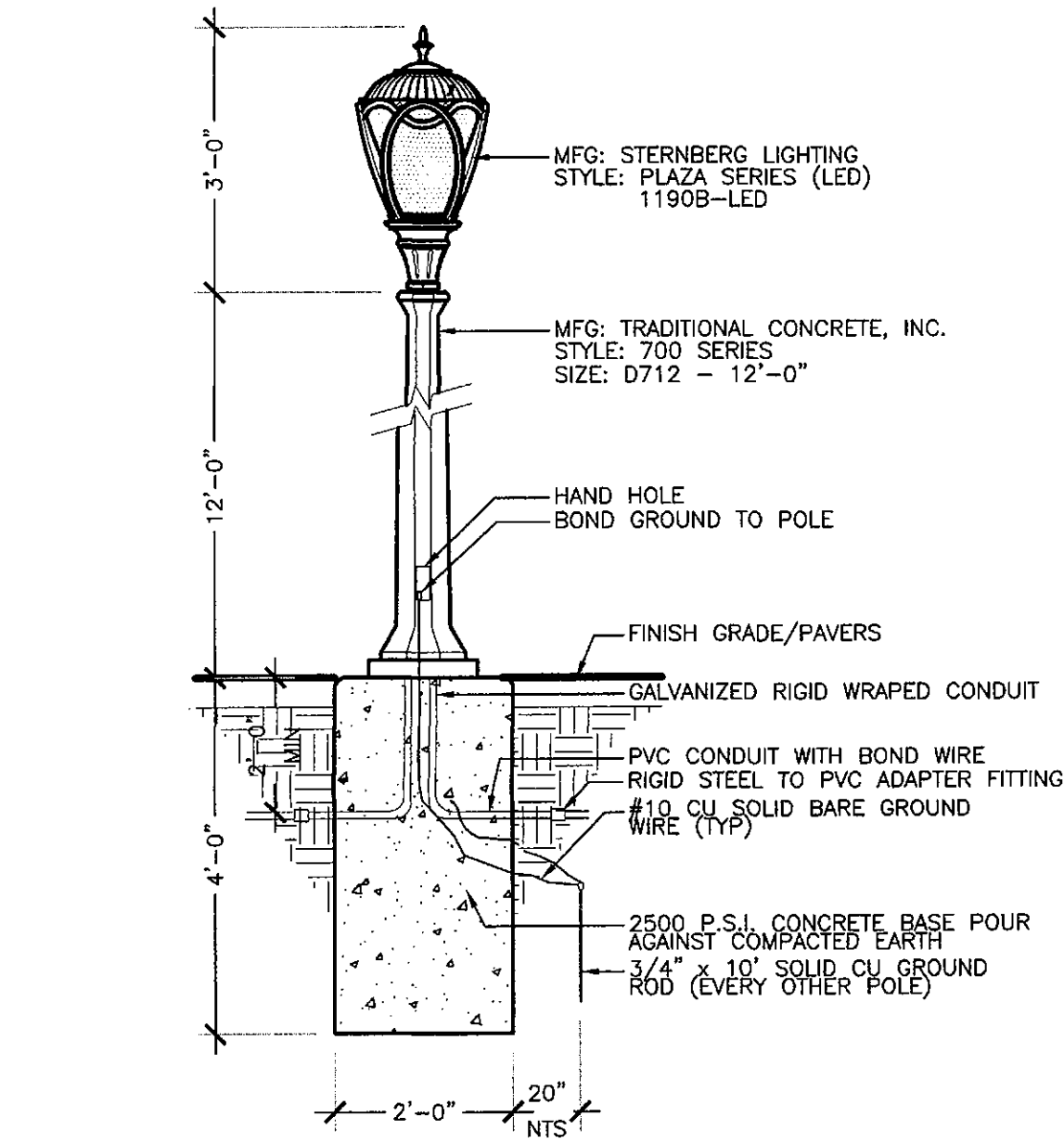
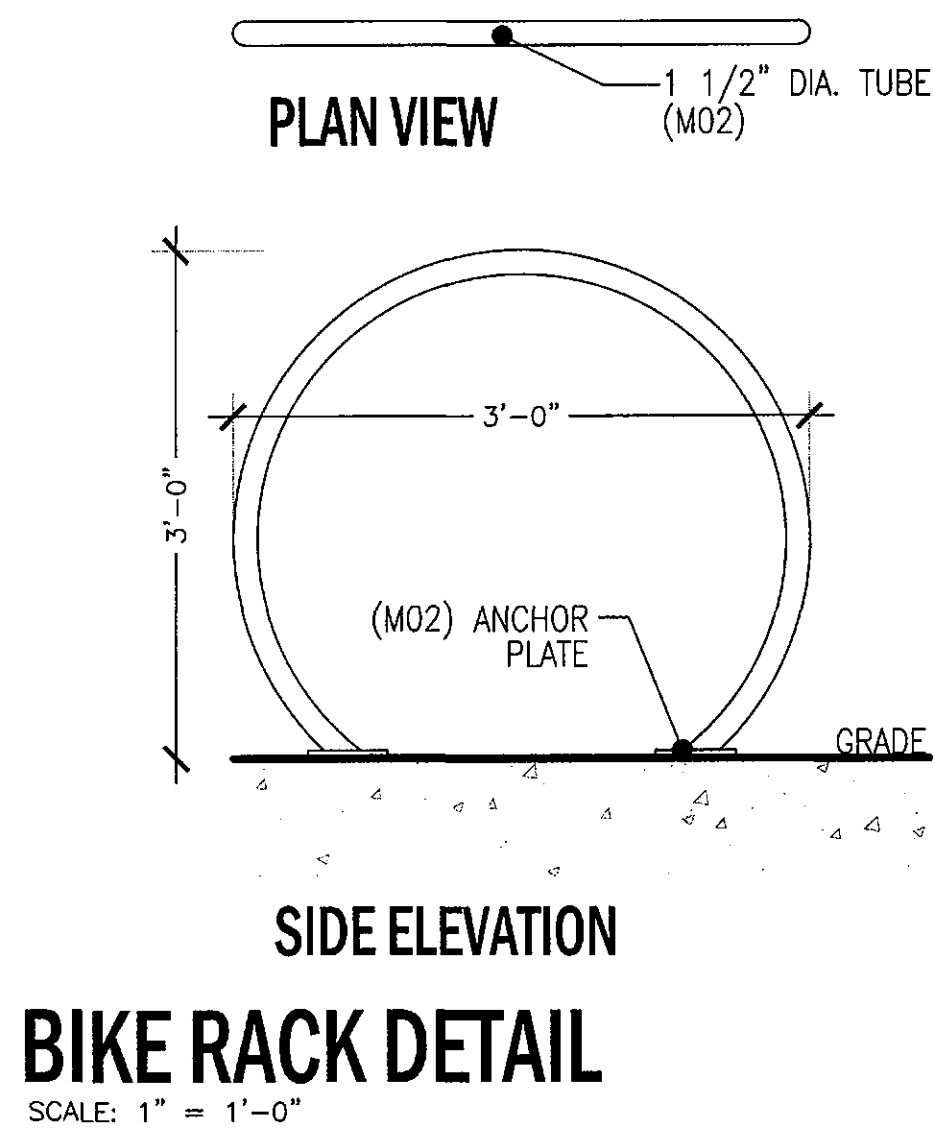
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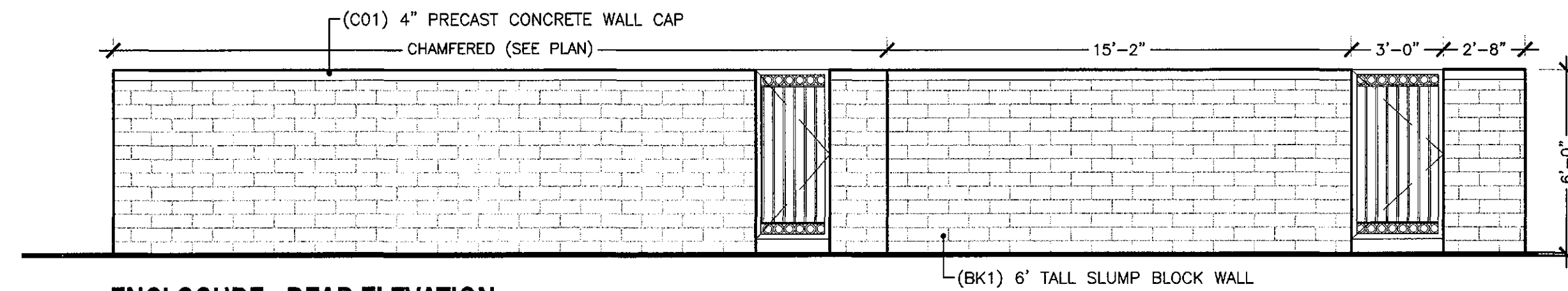
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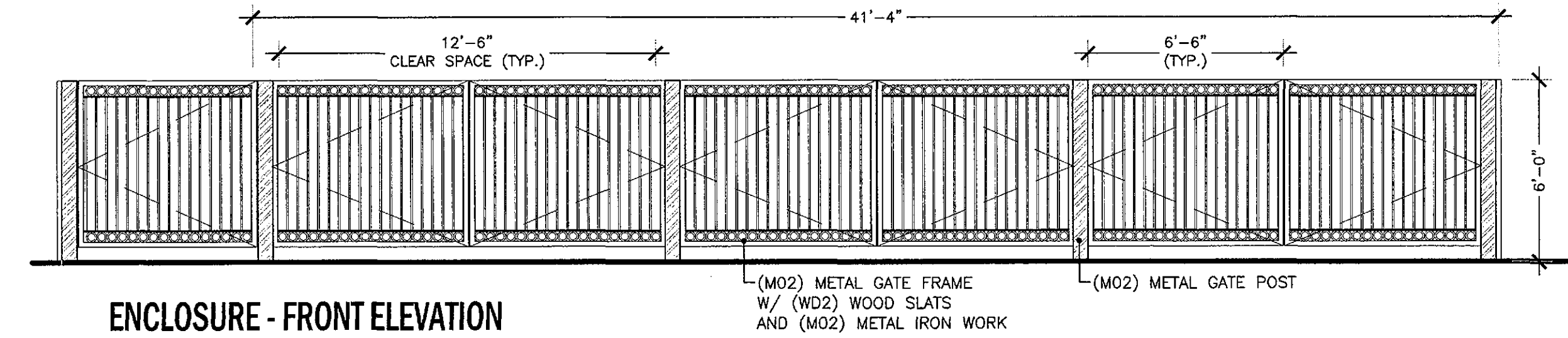
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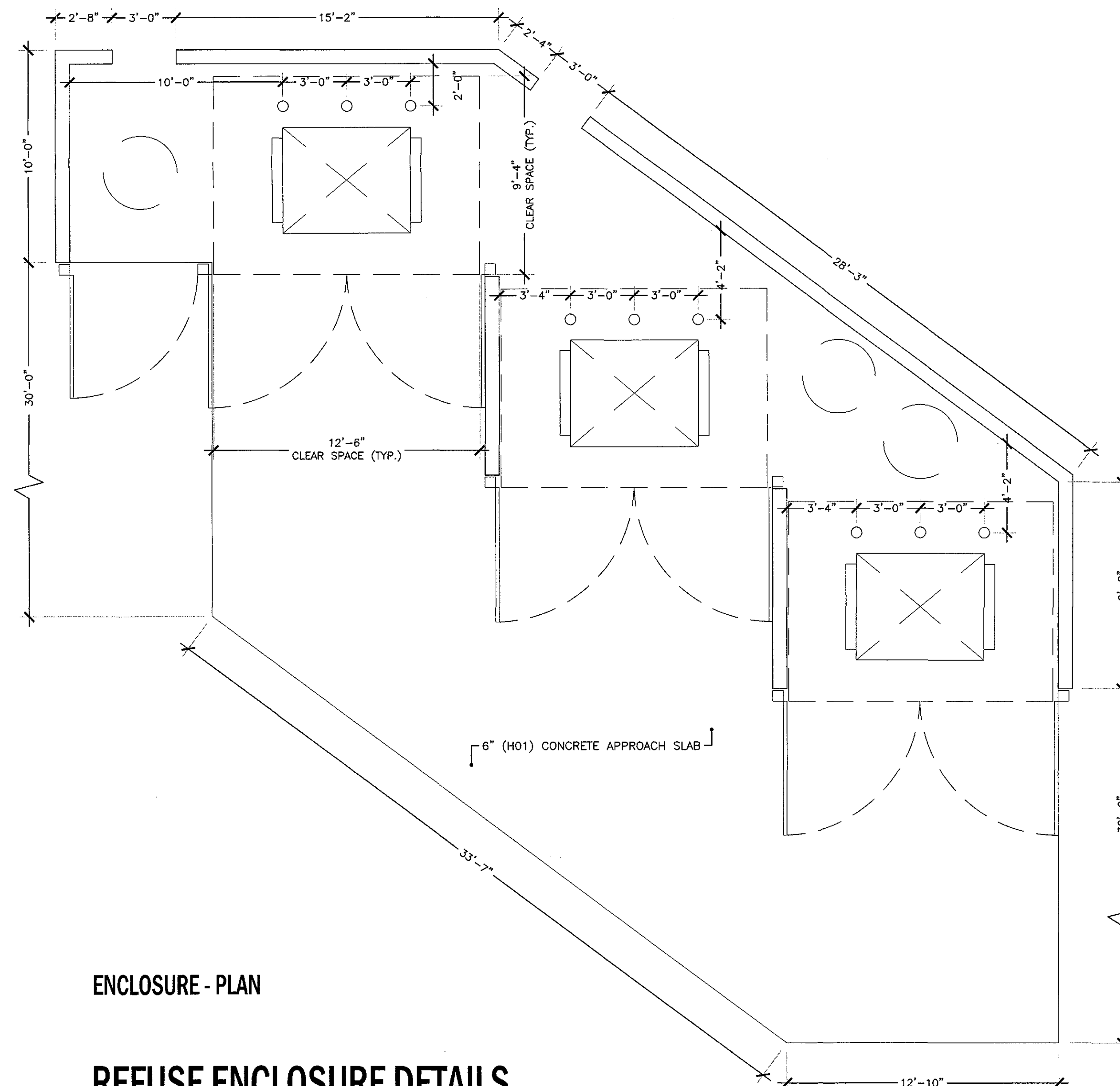
ENCLOSURE - TYPICAL SIDE ELEVATION



ENCLOSURE - REAR ELEVATION



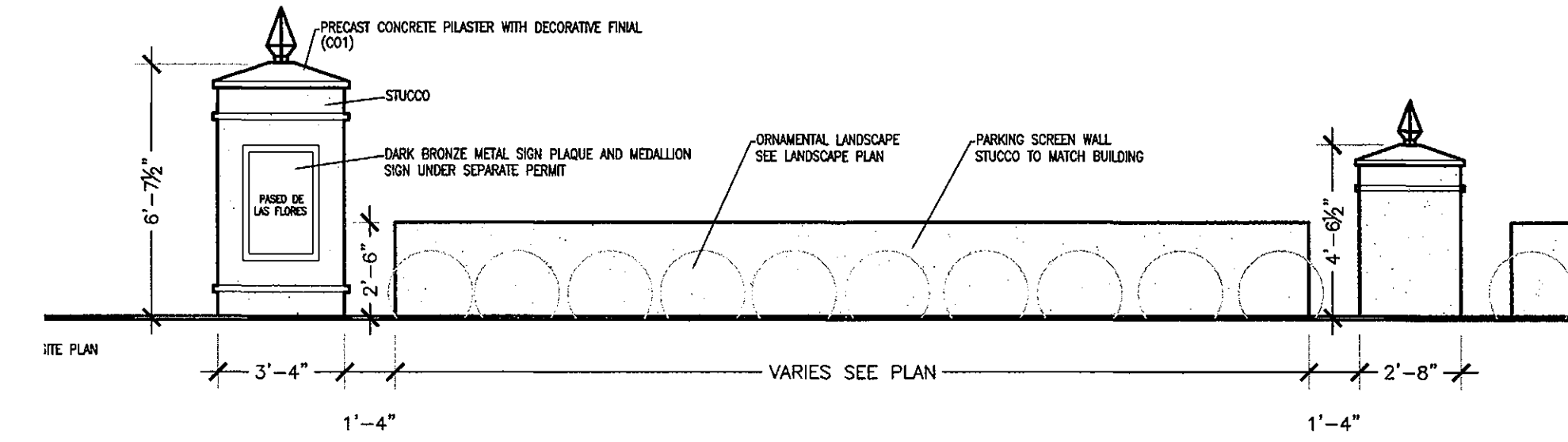
ENCLOSURE - FRONT ELEVATION



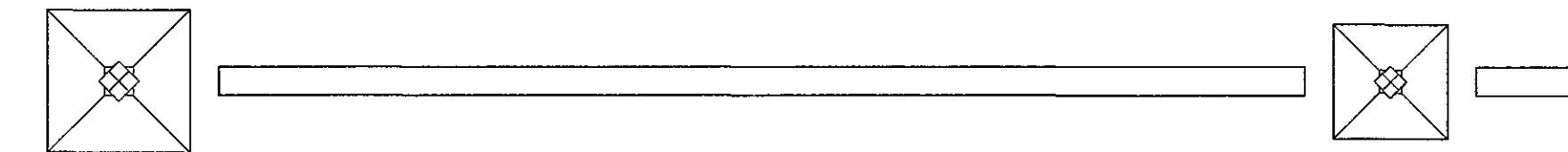
ENCLOSURE - PLAN

REFUSE ENCLOSURE DETAILS

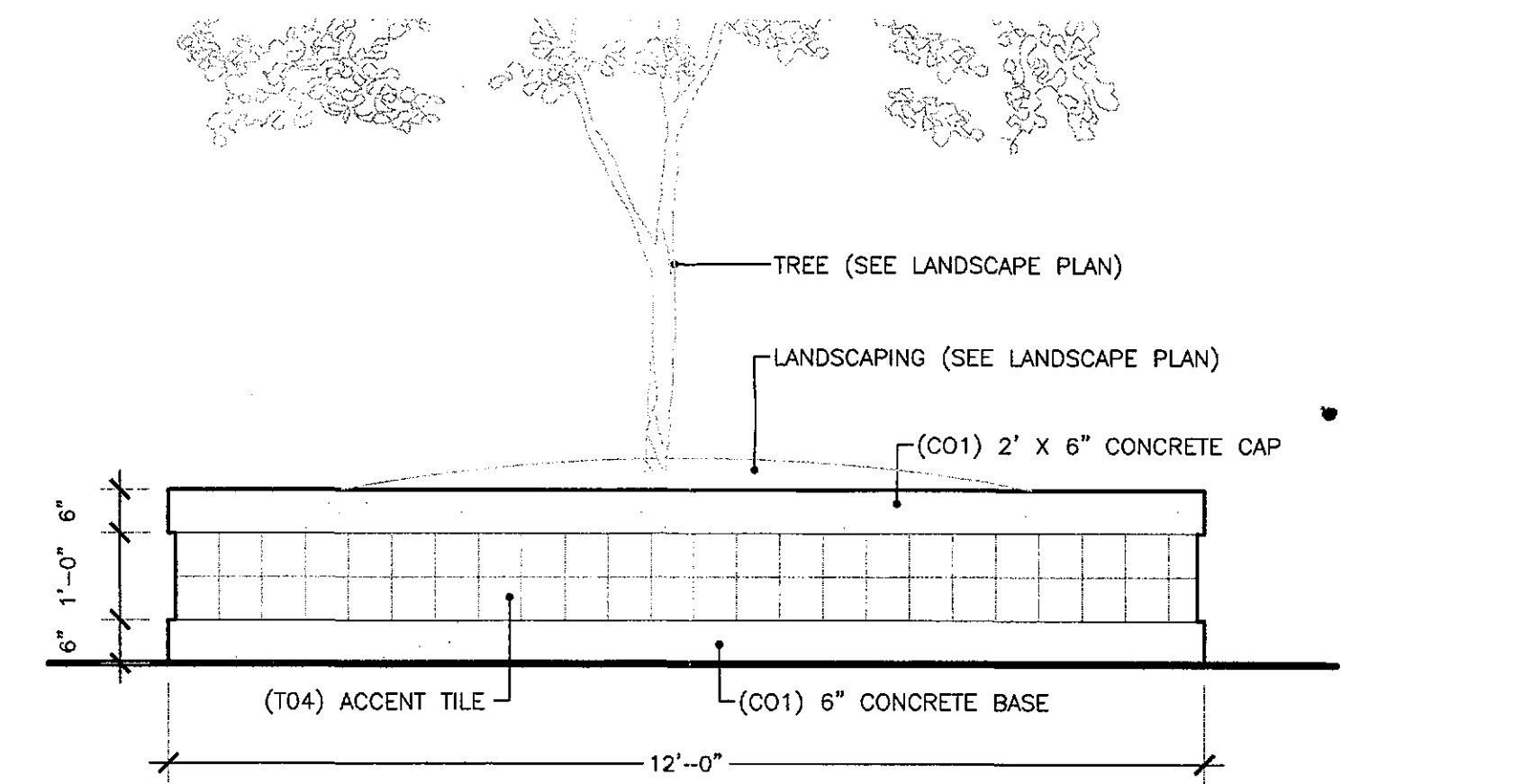
SCALE: 1/4" = 1'-0"



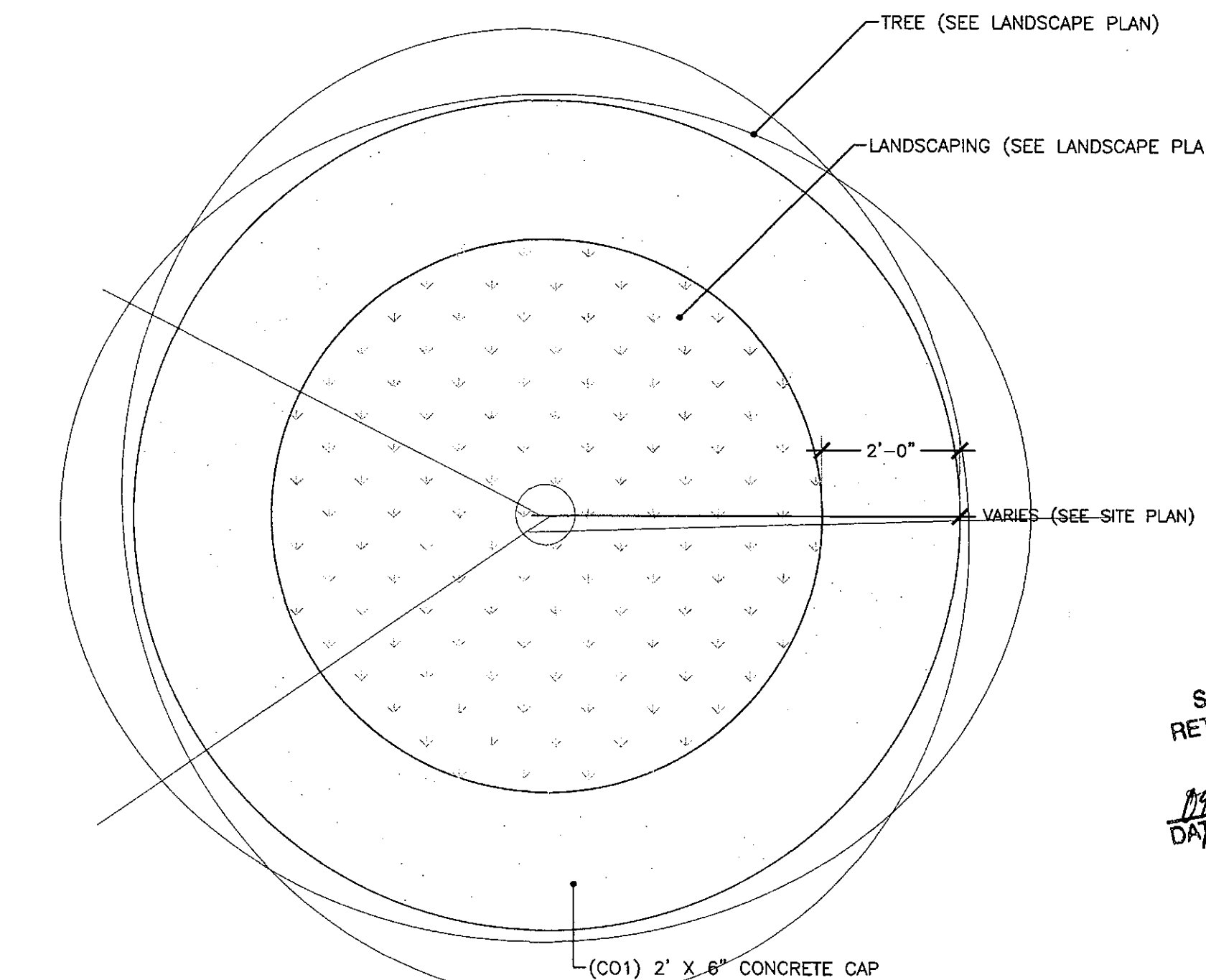
PARKING SCREEN WALL & ENTRY GATEWAY COLUMN - ELEVATION



PARKING SCREEN WALL & ENTRY GATEWAY COLUMN - PLAN



PLANTER - ELEVATION



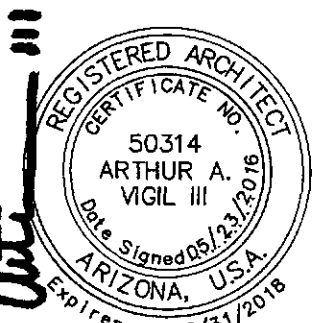
PLANTER - PLAN

WATER FOUNTAIN DETAILS

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

FOR:

LGE
DESIGN BUILD
**PASEO DE
LAS FLORES**
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

**WALL ELEVATIONS/
SITE DETAILS**
v2B

PROJECT # 15023

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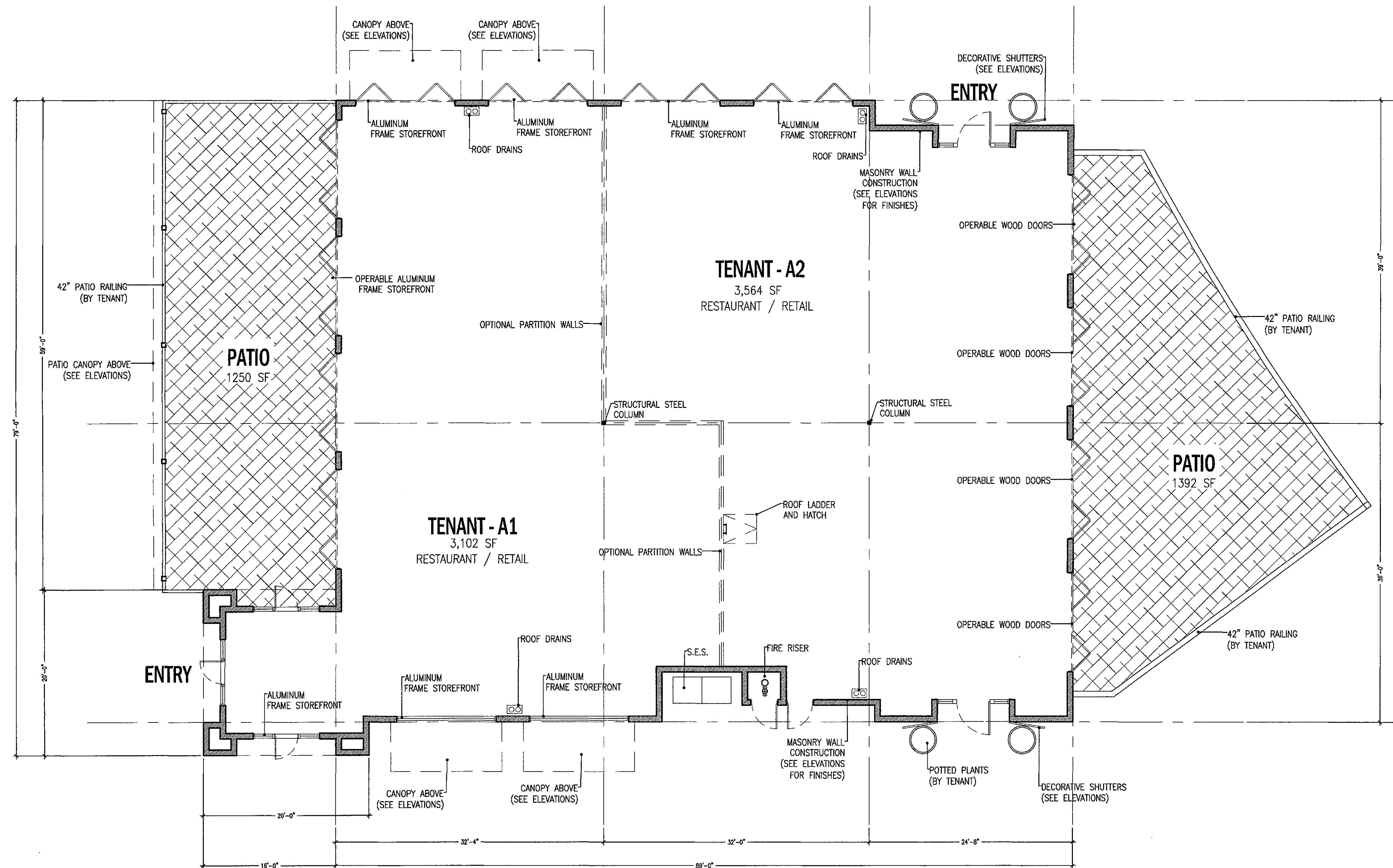
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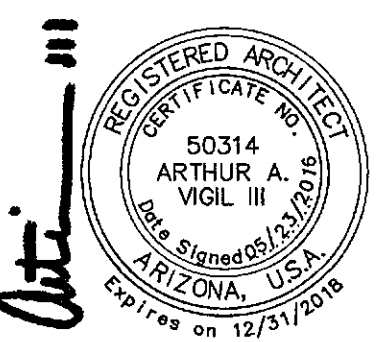
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5/25/2016

FOR:

LGE
DESIGN BUILD
**PASEO DE
LAS FLORES**
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



BUILDING A - FLOOR PLAN
SCALE: 1/8" = 1'-0"

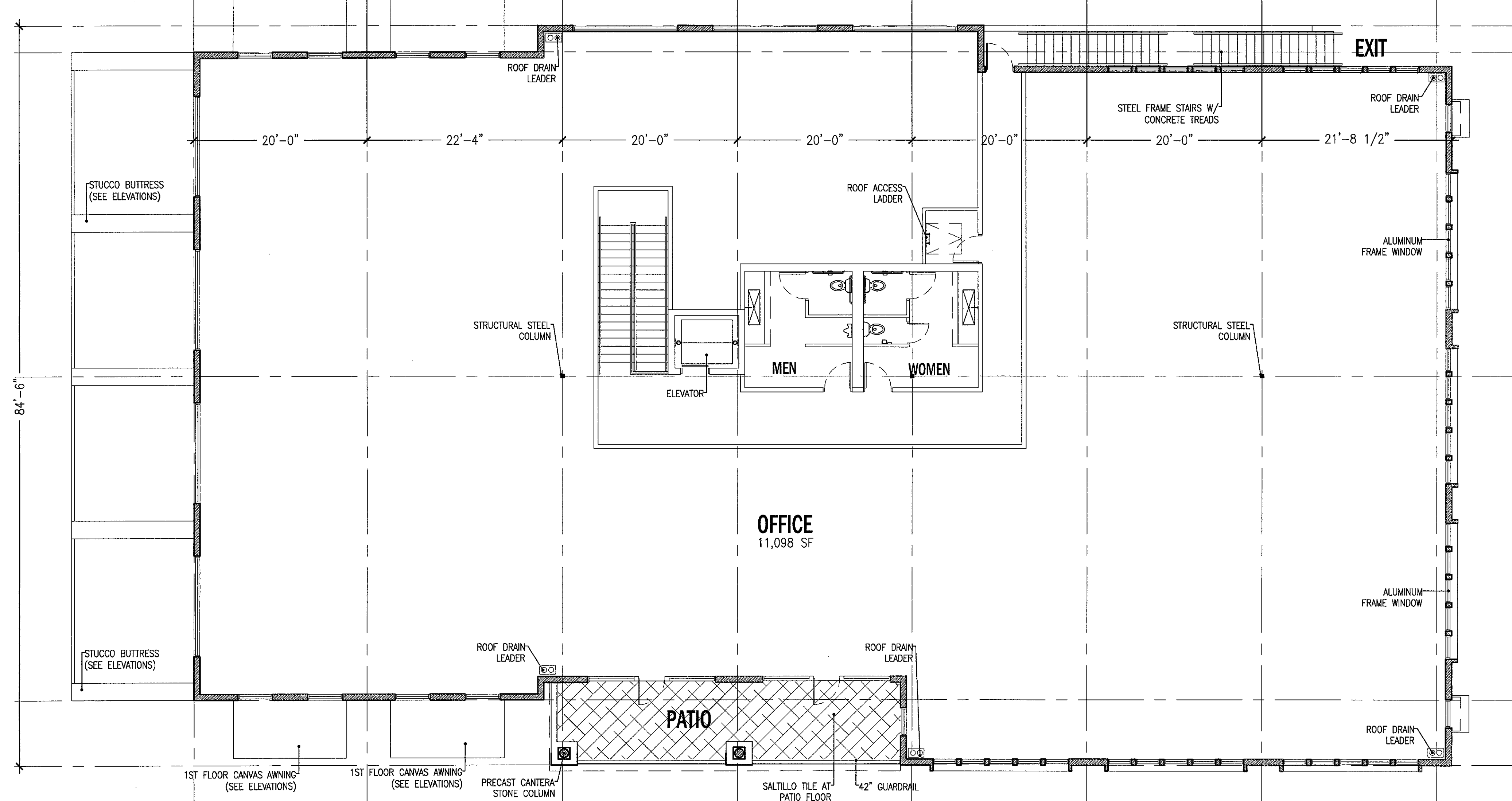


DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015
BLDG A - FLOOR PLAN
v2B

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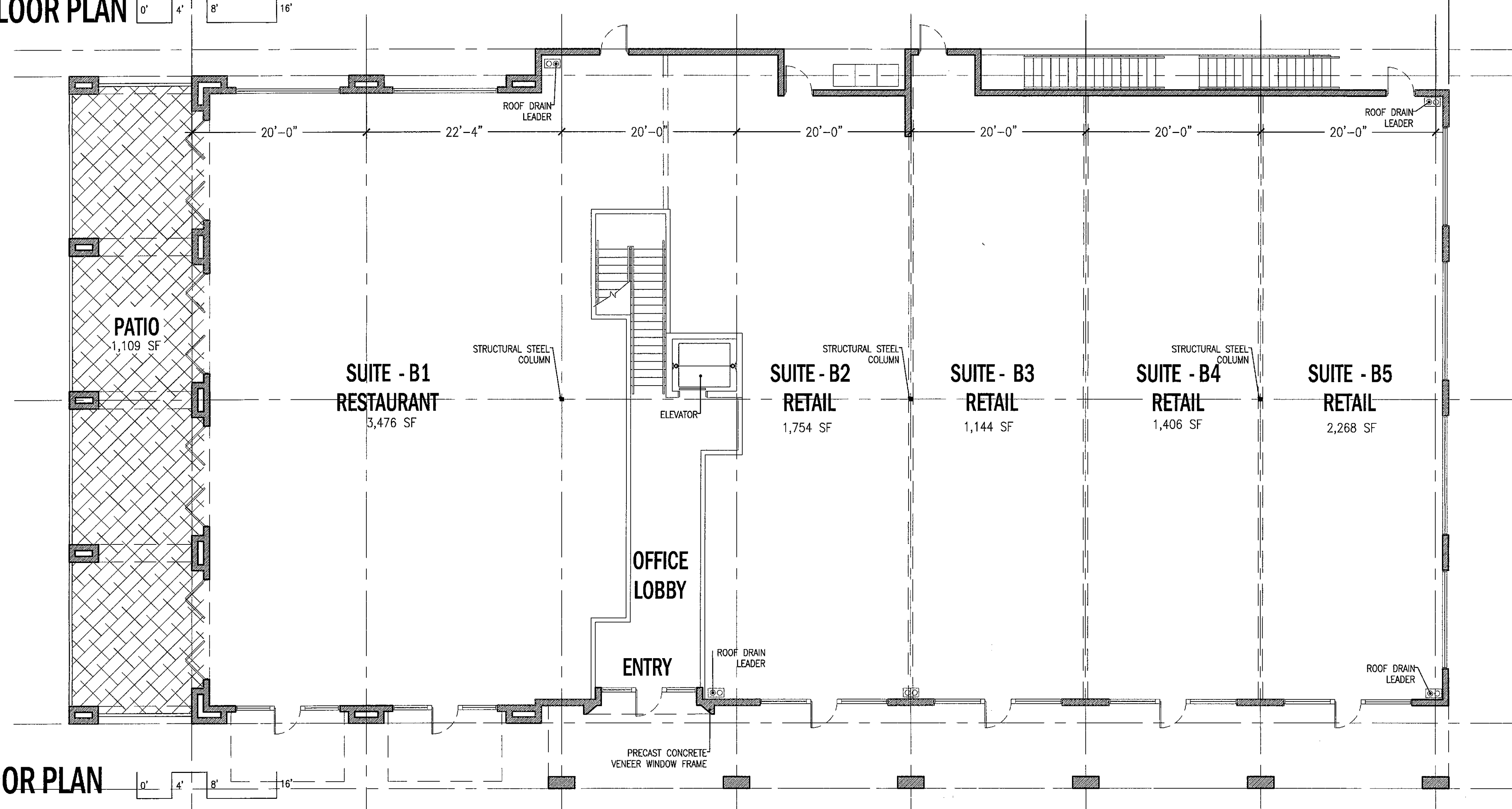
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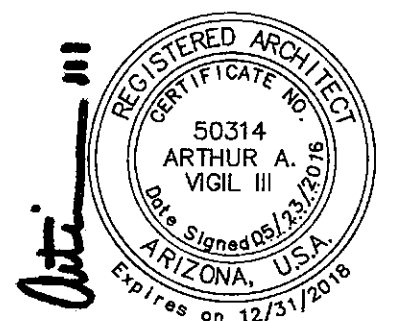
BUILDING B - SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



BUILDING B - FIRST FLOOR PLAN

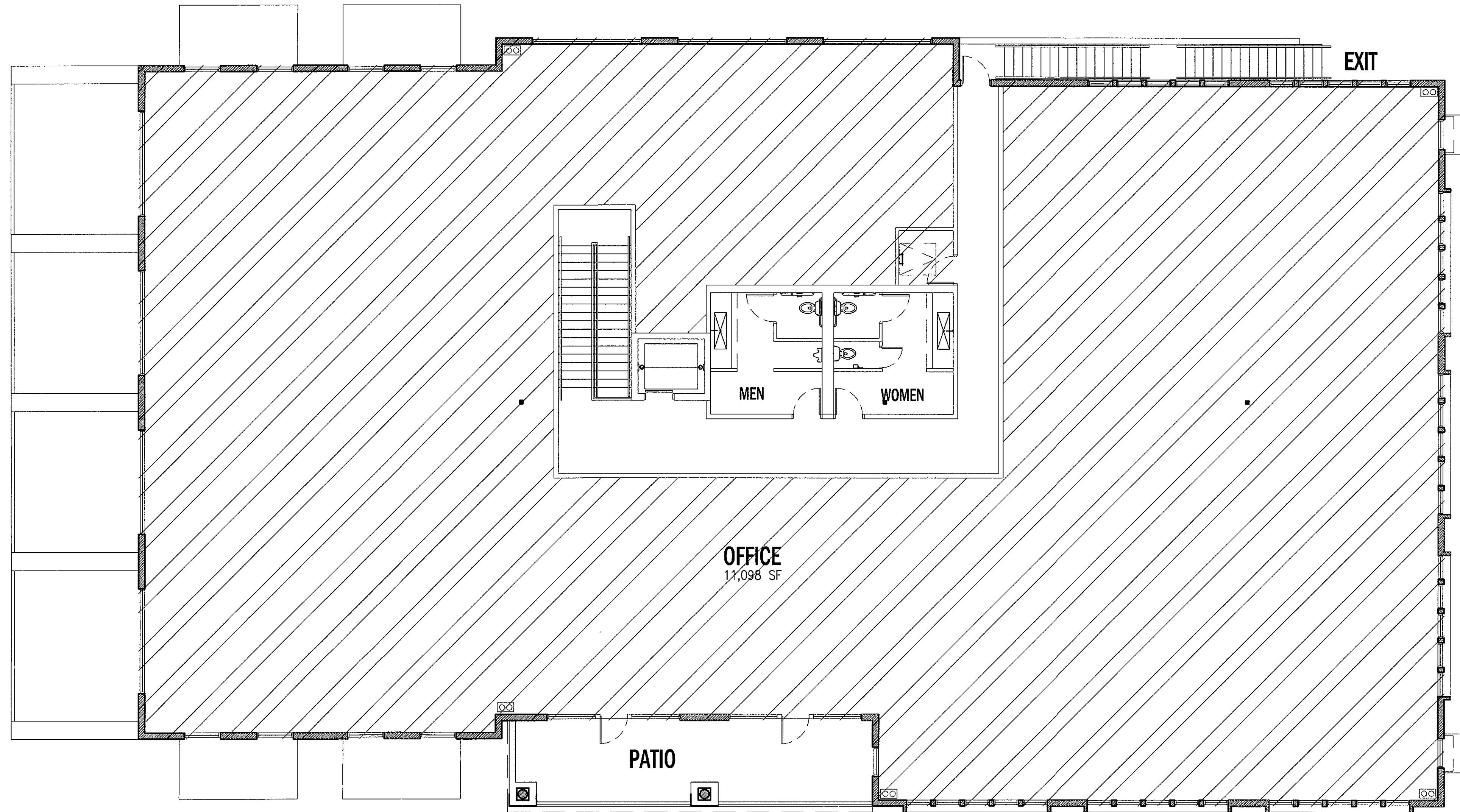
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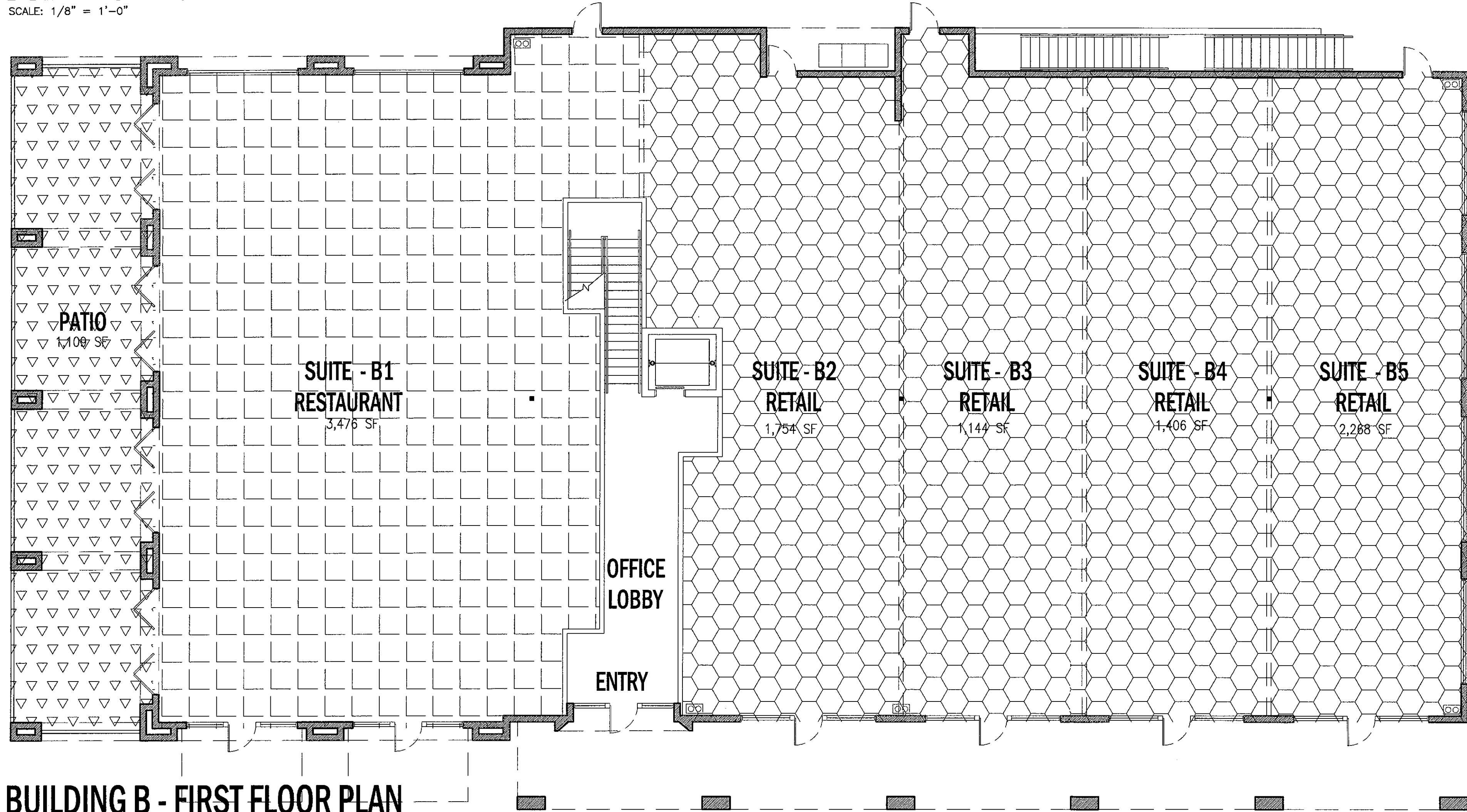
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BLDG B - FLOOR PLAN
v2B

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BUILDING B - SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING B - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOR:

LGE
DESIGN BUILD
**PASEO DE
LAS FLORES**
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA

INTERIOR AREA'S

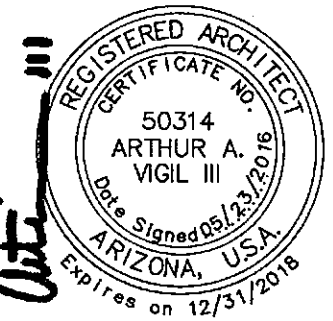
SPACE	S.F.	FACTOR	OCCUPANTS
RESTAURANT/BAR SERVING	3,476 SF	15	231
RETAIL	6,572 SF	60	109
OFFICE	11,098 SF	100	110
GROSS FLOOR AREA	21,146 SF		450 OCCUPANTS

EXTERIOR PATIO AREAS

SPACE	S.F.	FACTOR	OCCUPANTS
FLEXIBLE GAME AREA	0 SF	11	0
OUTDOOR DINING	1,109 SF	15	74
MISCELLANEOUS	0 SF	0	0
GROSS FLOOR AREA	2,642 SF	0	74 OCCUPANTS

LEGEND

	DENOTES: RESTAURANT ASSEMBLY GROSS AREA
	DENOTES: RETAIL/MERCANTILE USE - M
	DENOTES: OFFICE USE - B BUSINESS GROUP
	DENOTES: OUTDOOR DINING /PATIO AREA



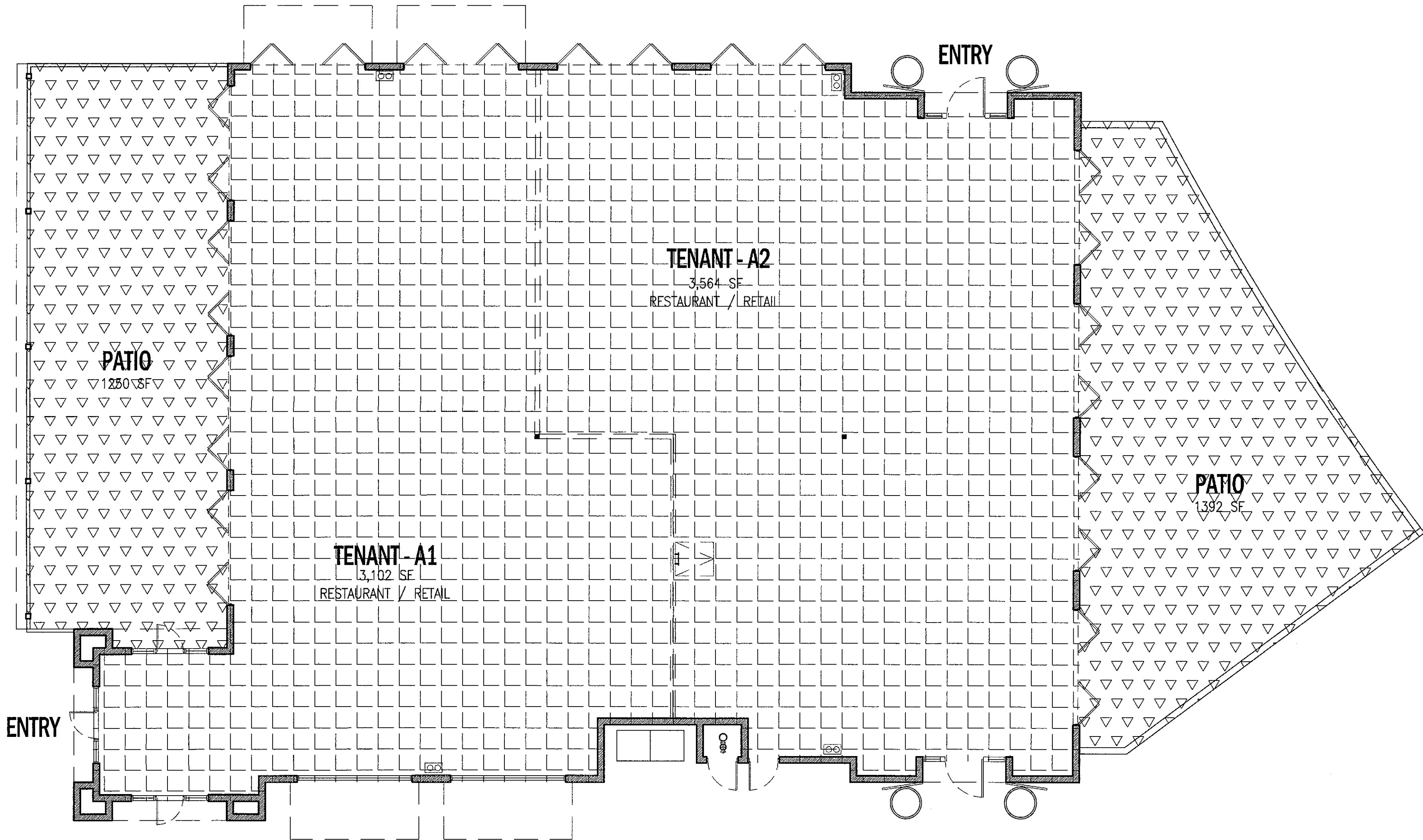
DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015
**BLDG B - FLOOR PLAN
WORKSHEET
v2B**
PROJECT # 15023
2016 . 02 . 01

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE INITIALS

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FOR:

LGE
DESIGN BUILD
PASEO DE
LAS FLORES
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



BUILDING A - FLOOR PLAN
SCALE: 1/8" = 1'-0"

INTERIOR AREA'S

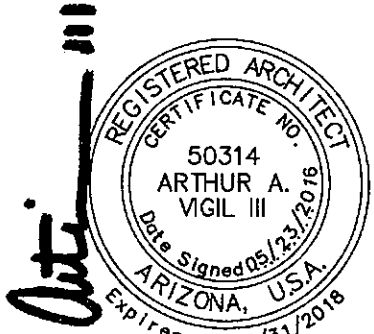
SPACE	S.F.	FACTOR	OCCUPANTS
RESTAURANT/BAR SERVING	6,680 SF	15	445
RETAIL	0 SF	60	0
OFFICE	0 SF	100	0
GROSS FLOOR AREA	6,680 SF		445 OCCUPANTS

EXTERIOR PATIO AREAS

SPACE	S.F.	FACTOR	OCCUPANTS
FLEXIBLE GAME AREA	0 SF	11	0
OUTDOOR DINING	2,642 SF	15	176
MISCELLANEOUS	0 SF	0	0
GROSS FLOOR AREA	2,642 SF	0	176 OCCUPANTS

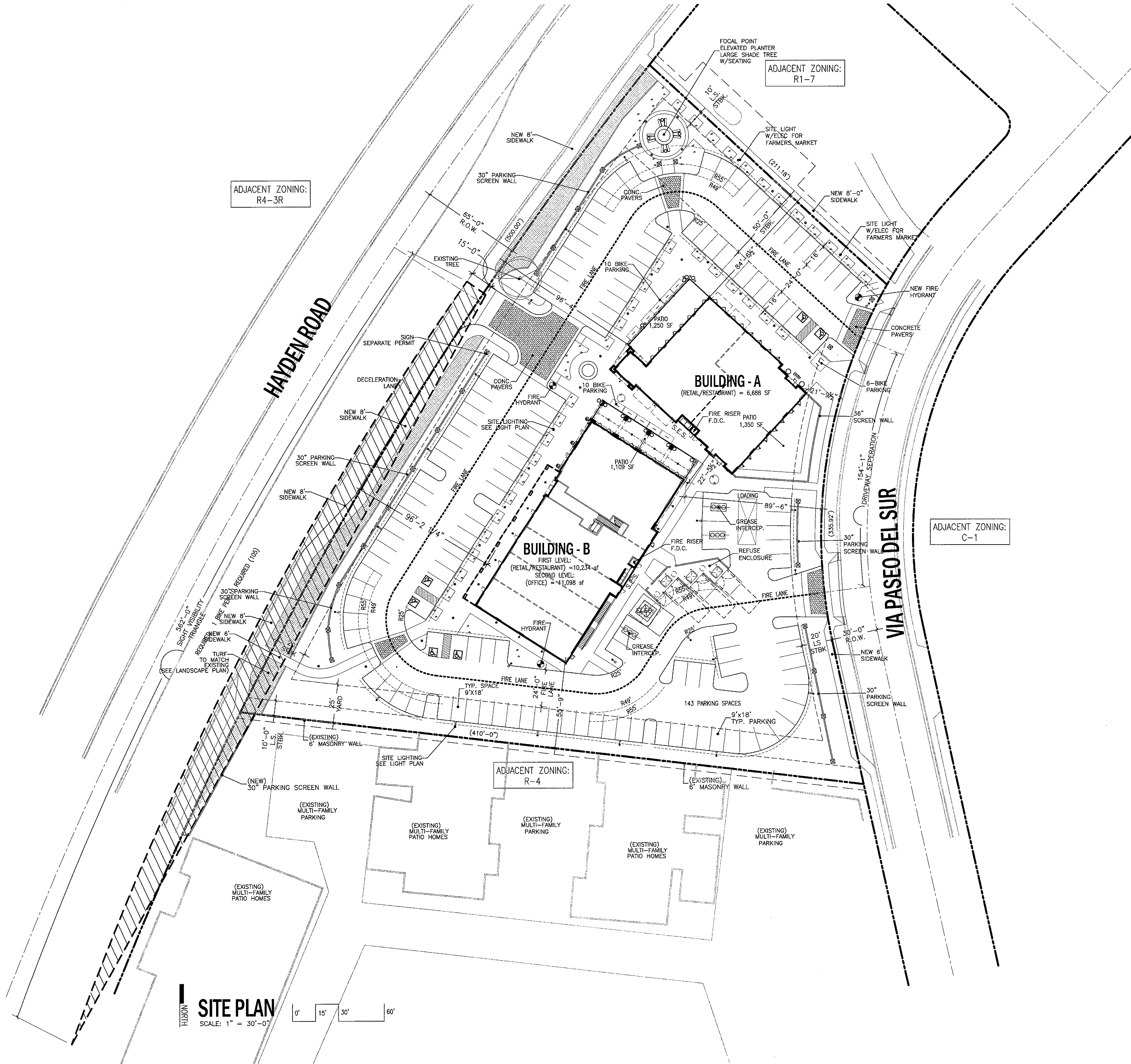
LEGEND

- DENOTES: RESTAURANT ASSEMBLY GROSS AREA
- DENOTES: RETAIL/MERCANTILE USE - M
- DENOTES: OFFICE USE - B BUSINESS GROUP
- DENOTES: OUTDOOR DINING /PATIO AREA



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015
BLDG A - FLOOR PLAN
WORKSHEET
v2B
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2016 . 02 . 01

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
DATE 09/15/2016 INITIALS



PROJECT DATA

ADDRESS: 7300 VIA PASEO DEL SUR
SCOTTSDALE, AZ
APN: 177-03-216
ZONING: R1-7 (CURRENT) RE-ZONE TO C-1, PCD
LAND USE: NEIGHBORHOOD COMMERCIAL
NET SITE AREA: 115,254 SF
2.64 ACRES
GROSS SITE AREA: 115,254 SF
2.87 ACRES
OPEN SPACE CALCULATIONS: SEE OPEN SPACE PLAN FOR CALCS.

BUILDING AREA	
BUILDING A (RETAIL / RESTAURANT)	6,688 SF
BUILDING B (OFFICE, RETAIL, RESTAURANT)	21,332 SF
TOTAL BUILDING AREA	28,020 SF
PATIO AREA	
PATIO DINING - BLDG A (EAST AND WEST PATIO)	2,600 SF
PATIO DINING - BLDG B	1,109 SF
TOTAL PATIO DINING	3,709 SF
LOT COVERAGE	
ALLOWED	0.80
PROVIDED: (28,020 SF / 115,254 SF)	0.24
BUILDING HEIGHT	
ALLOWED	36'-0"
PROVIDED:	36'-0"

PARKING DATA

REQUIRED PARKING (9.130A- SCHEDULE OF PARKING REQUIRED)
COMMERCIAL MIXED USE (1/300) 31,729 SF 105 SPACES
TOTAL PARKING PROVIDED 143 SPACES
(5.14 SPACES PER 1000 SF)
ADA PARKING (ADA2010 - TABLE 208.2)
REQUIRED: 101-150 (ADA2010 - TABLE 208.2) 5 SPACES
PROVIDED: 6 SPACES
BIKE PARKING: (SEC 9.10308)
REQUIRED: 1 BIKE PER 10 REQUIRED (105) 11 SPACES
PROVIDED: 26 SPACES

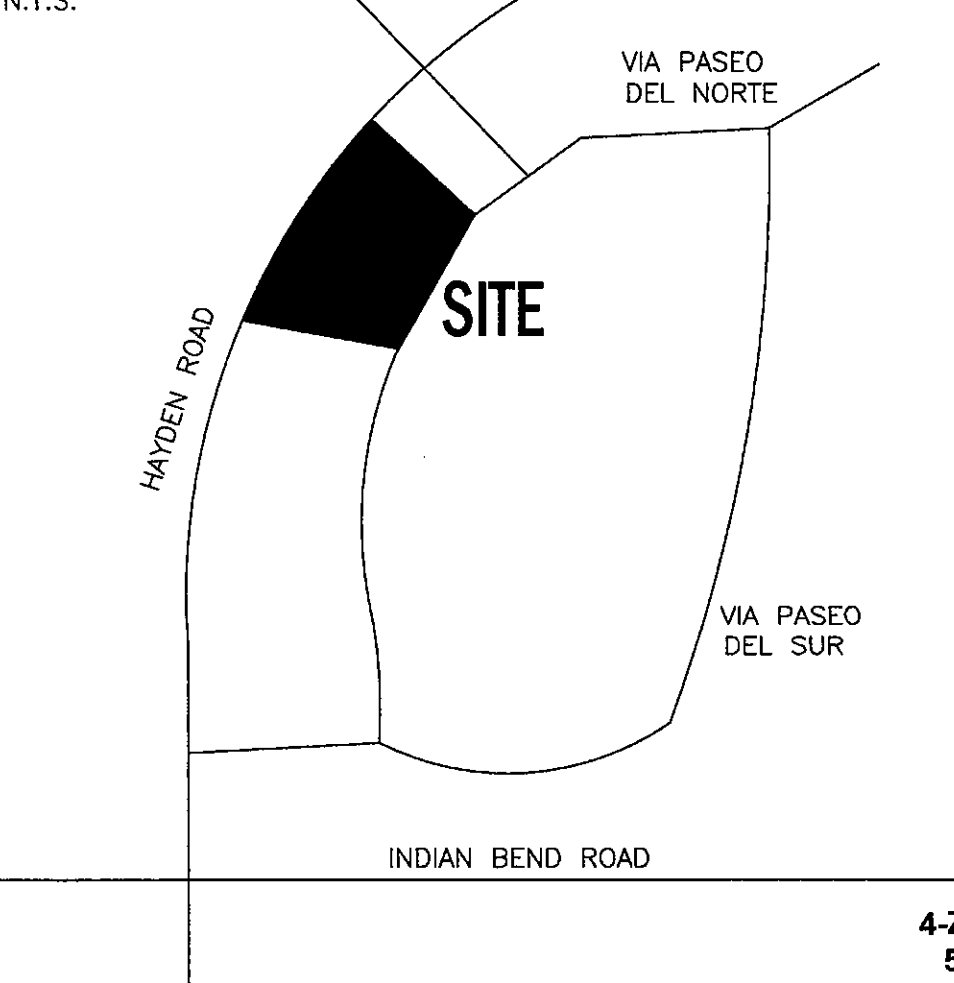
DIRECTORY

DEVELOPER:
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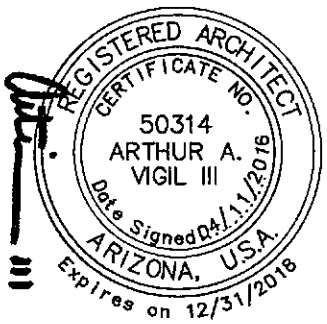
LEGAL DESCRIPTION

TRACT "B" PASEO VILLAGE, AMENDED, ACCORDING TO BOOK 154 OF MAPS,
PAGE 13, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT ALL GROUNDWATERS UNDERLYING SAID PROPERTY AS RESERVED IN
DEED RECORDED IN RECORDING DOCKET 10829, PAGE 1253, RECORDS OF
MARICOPA COUNTY, ARIZONA

VICINITY MAP



LGE
DESIGN BUILD
PASEO DE
LAS FLORES
MIXED USE DEVELOPMENT
SCOTTSDALE, ARIZONA



DEVELOPMENT REVIEW
PROJECT # 1041-PA-2015

SITE PLAN
v2C

PROJECT # 15023
2016 . 02 . 01
REVISED: 2016 . 05 . 23

Fire Plan Review By
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