

**KEYNOTES**

- ASPHALT PAVING - SEE CIVIL DRAWINGS
  - 4" WIDE PAINTED PARKING STRIPE
  - PAINTED ACCESSIBLE PARKING SPACE WITH SIGNAGE 12/SP2.1
  - 6" VERTICAL CONCRETE CURB - SEE DETAIL 17A/SP2.1 AND CIVIL DRAWINGS
  - CONCRETE PEDESTRIAN PATHWAY, INTEGRAL COLOR PER 2-1.504 DSPM - SEE HARDSCAPE PLANS SHEET SP1.3
  - LIGHT POLE FIXTURE - SEE ELECTRICAL DRAWINGS AND DETAIL 13/SP2.1
  - ADA ACC. RAMP WITH SCORED JOINT WARNING MAT - SEE DETAIL 5/SP2.1
  - PEDESTRIAN RAMP - SEE DETAIL 15/ SP2.4
  - FIRE LANE AND ASSOCIATED SIGNAGE - SEE DETAIL 2/SP2.3
  - LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS
  - REFUSE ENCLOSURE, CITY OF SCOTTSDALE DETAIL 2146-2 + ENCLOSURE FOR LOT 6 - SEE DETAIL 9/SP2.2
  - ELECTRICAL SERVICE ENTRANCE SEC. - SEE ELECTRICAL DRAWINGS
  - ROOF CANOPY
  - OUTDOOR PATIO
  - DRIVEWAY / CURB CUT ENTRANCE PER MAG STANDARDS - SEE CIVIL DRAWINGS
  - BUS BAY / DECELERATION / TURN -IN LANE - SEE CIVIL DRAWINGS
  - SITE VISIBILITY TRIANGLE
  - BIKE RACK, FR & RR LOCKING - SEE DETAIL 5/SP2.2 - APPROVED PER PREVIOUS DR CASE DPR14181-2014.11.21
  - 4" PAINTED ACC. BORDER WITH 4" WIDE DIAG. PAINTED STRIPES AT 3'-0" O.C. 2% MAX CROSS SLOPE, 2% MAX RUNNING SLOPE
  - FOOTPRINT OF NEW BUILDING
  - ARTIFICIAL TURF AREA - SEE HARDSCAPE PLAN SHEET SP1.3 AND LANDSCAPE DRAWINGS
  - ELECTRICAL TRANSFORMER - SEE ELECTRICAL DRAWINGS
  - FIRE RISER
  - GREASE INTERCEPTOR VAULT - UNDER SEPARATE T.I. PERMIT
  - BOULDER FEATURE - SEE CIVIL DETAIL A2.0 & LANDSCAPE DRAWINGS
  - REMOTE FIRE DEPARTMENT CONNECTION - SEE CIVIL DRAWINGS
  - FUTURE TRUCK TURNING RADIUS. 25 FT INNER, 49 FT OUTER WITH 55 FT BUCKET SWING RADIUS.
  - REFUSE TRUCK TURNING RADIUS
  - PASSANGER LOADING AND UNLOADING ZONE - SEE HARDSCAPE PLAN SHEET SP1.3
  - GAS METER
  - STORM INLET - SEE CIVIL DRAWINGS
  - PAVER PATIO - SEE HARDSCAPE PLAN SHEET SP1.3 AND LANDSCAPE PLANS
  - FUTURE BUS SHELTER
  - GREASE CONTAINMENT AREA
  - PAINTED BIKE LANE
  - INTEGRAL COLORED CONCRETE CROSSWALK TO MATCH EXISTING MARKET PLACE STANDARD - COLOR SANDSTONE - SEE HARDSCAPE PLAN SHEET SP1.3
  - ADA ACC. RAMP WITH TRUNCATED DOME WARNING MAT - SEE DETAIL 9/SP2.3
  - 5 FUTURE BIKE SPACES AT FUTURE BUS SHELTER, FR & RR. LOCKING
  - SERVICE YARD - SEE SHEET SP1.4
  - WARNING MAT PER GOS STAND.
  - EXISTING LANDSCAPE AREA TO REMAIN
  - EXISTING PROPOETY LINE
  - EXISTING LIGHT POLE TO REMAIN
  - EXISTING CURB TO REMAIN
  - EXISTING A.D.A. ACCESSIBLE RAMP TO REMAIN
  - EXISTING SIDEWALK/ A.D.A. PATH TO REMAIN
  - EXISTING UTILITIES TO REMAIN
  - EXISTING ASPHALT DRIVE TO REMAIN
  - EXISTING UTILITY EMENT
  - EXISTING TRAFFIC CONTROL/ LIGHT POLE - SEE DETAIL 1/ SP2.4 AND ELECTRICAL DRAWINGS
  - BOCCE BALL COURT - SEE HARDSCAPE PLAN SHEET SP1.3 AND LANDSCAPE PLANS
  - SITE WALL - SEE SHEETS SP1.3, SP1.4, SP1.5, A1.1 AND A1.2 FOR DETAIL INFORMATION AND SHEET A2.1 FOR MATERIAL AND COLOR SPECIFICATIONS
  - OUTDOOR BAR
- GENERAL NOTE: REFER TO HARDSCAPE PLAN SHEET SP1.3 FOR ADDITIONAL INFORMATION

**SITE PLAN NOTES**

- SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON THE FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREAS WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- TEMPORARY /SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICY MANUAL.
- THE TEMPORARY / SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
- ALL RIGHTS-OF WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT OF THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
- ALL EXTERIOR MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL, UTILITY AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE TALLEST POINT OF THE TALLEST UNIT. (DETAILS ARE STILL REQUIRED)
- ALL EQUIPMENT UTILITIES OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
- NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 16 FEET IN HEIGHT
- NO CHAIN LINK FENCING SHALL BE ALLOWED
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS

**DATA**

APN	217-14-988
LOT 4 SIZE	67,990.652 S.F.
ZONING	PC-C-ESL
GROSS LOT AREA:	745,673.46 S.F.
NET LOT AREA:	745,524.257 S.F.
<b>BUILDING AREA SUMMARY:</b>	
GROSS SQUARE FT:	5,490 S.F.
EXTERIOR PATIO:	7,536 S.F.
SUB TOTAL:	13,026 S.F.
KITCHEN FLOOR:	2,488 S.F.
PUBLIC FLOOR:	3,002 S.F.

**BIKE SPACES CALCULATION**

NO CHANGES TO EXISTING BIKE PARKING  
 NEW PARKING SPACES = 14  
 NEW BIKE SPACES REQUIRED = 1 PER 20 = 1  
 NEW BIKE SPACES PROVIDED = 14

**VOLUME CALCULATION**

67,990.652 NET LOT AREA X 4 = 271,962.600  
 VOLUME: 5,490.00 X 22 FT TALL = 120,780.000 - OK

**FLOOR AREA RATIO CALCULATION**

NET LOT AREA 67,990.652 X 0.3 = 20,397.196  
 GROSS FLOOR AREA = 5,490 - OK

**NAOS CALCULATIONS**

ENTIRE SHOPPING CENTER SQUARE FEET: 745,524.257 SF (17.11 AC)

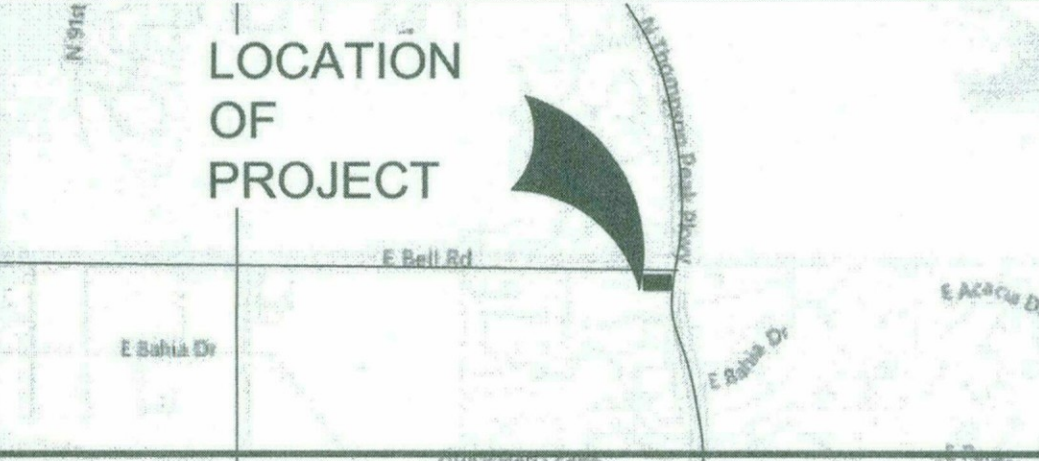
NAOS REQUIRED FOR ENTIRE SHOPPING CENTER: 3.19 AC  
 NAOS PROVIDED FOR ENTIRE SHOPPING CENTER: 69,118.424 SF (1.587 AC UNDIST.) / 37.9% + 67,508.453 SF (1.550 AC DIST.) / 37.0% + 1.05 AC (BANK) = 4.187 AC

NAOS AREA TO BE RELEASED: 20,049.223 SF (0.46 AC)  
 NAOS AREA TO BE DEDICATED: 20,049.223 SF (0.46 AC)

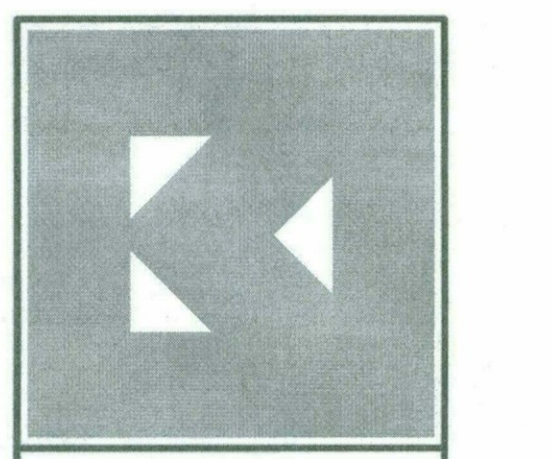
**NAOS PROTECTION PROGRAM NOTES**

- NO BUILDING, GRADING OR CONSTRUCTION ACTIVITY SHALL ENCOACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
- ALL NAOS AND AREA OUTSIDE THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
  - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
  - THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
  - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
  - THE STAKING, ROPING AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE STAKING, ROPING AND FENCING AFTER THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

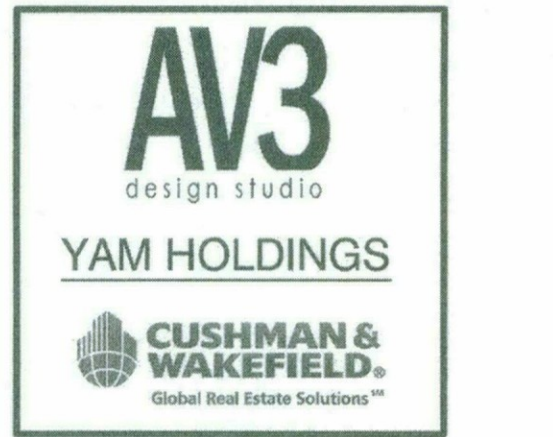
**VICINITY MAP**



**CITY APPROVAL BOX**



**K & I**  
 ARCHITECTS  
 1850 N. CENTRAL AVE., SUITE 200  
 PHOENIX, AZ 85004  
 PH: 602.252.5202



**THE VIG**  
 AT  
 MCDOWELL MOUNTAIN MARKETPLACE  
 10197 & 10199 EAST BELL ROAD  
 SCOTTSDALE, AZ, 85260

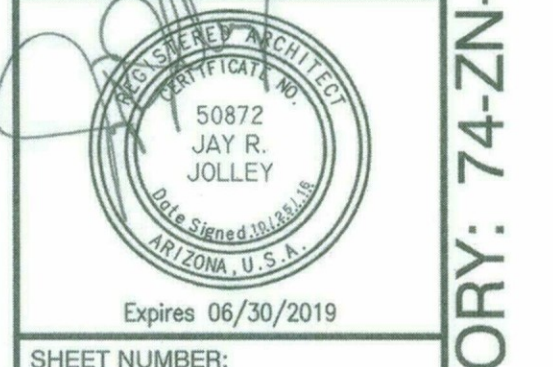
**REVISIONS**

NO.	DESCRIPTION	DATE
1	CITY COMMENTS	05/20/16
2	OWNER CHANGES	06/13/16
3	CITY COMMENTS	06/24/16
4	CITY COMMENTS	08/04/16
5	FIELD CLARIF.	09/20/16
6	FIELD CLARIF.	10/14/16

**OWNERSHIP OF DOCUMENTS**  
 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE:  
 ENLARGED SITE PLAN

JOB NUMBER: 153502  
 DRAWN BY: GREG P.  
 CHECKED BY: DAN J.  
 ISSUE DATE: 10/25/2016



Expires 06/30/2019  
 SHEET NUMBER:  
**SP1.1**  
 7 OF 36

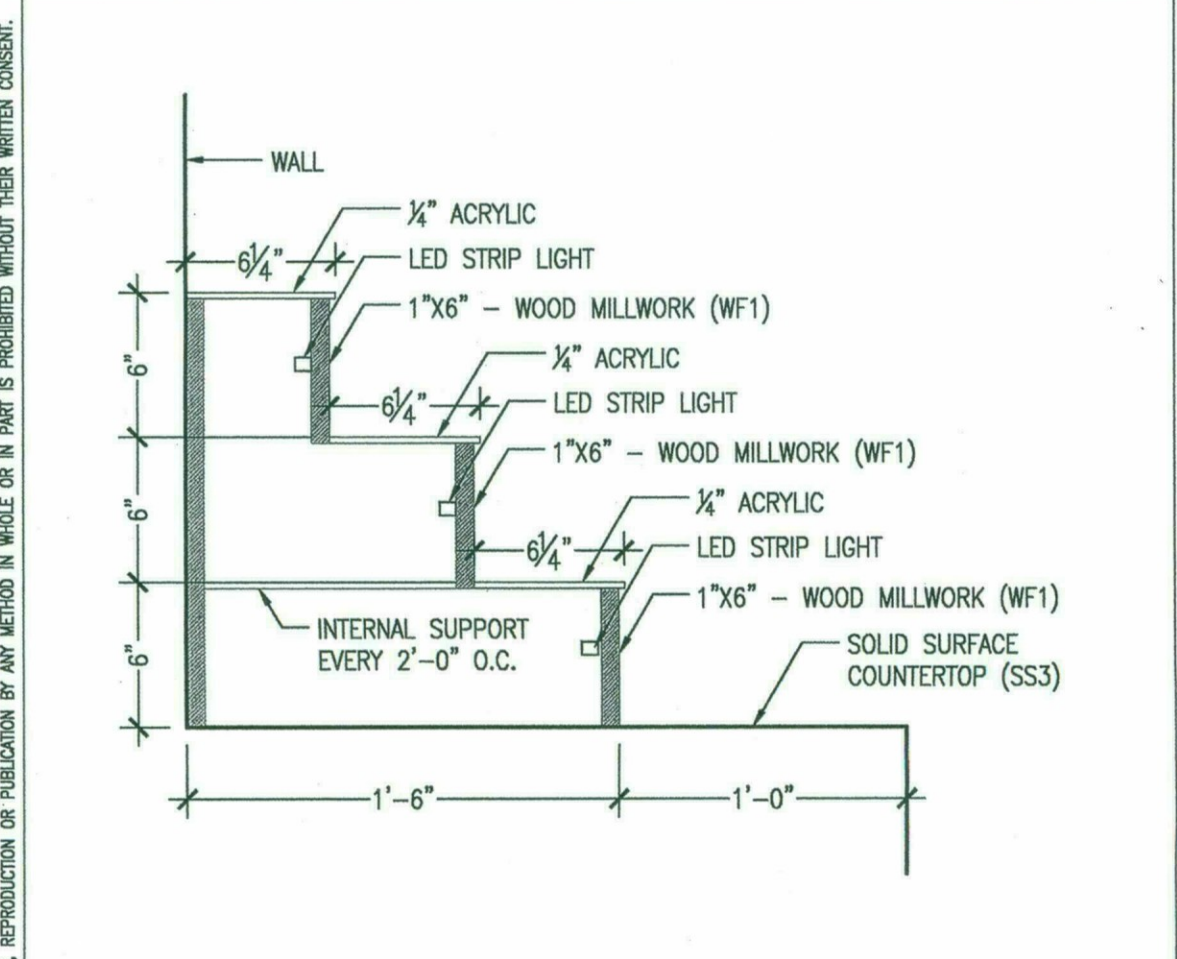
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 Oct 25, 2016 8:30am

CASE HISTORY: 74-ZN-92; 74-ZN-92#8; 69-DR-00; 1-GP-2004; 11-ZN-2015; 31-DR-2015

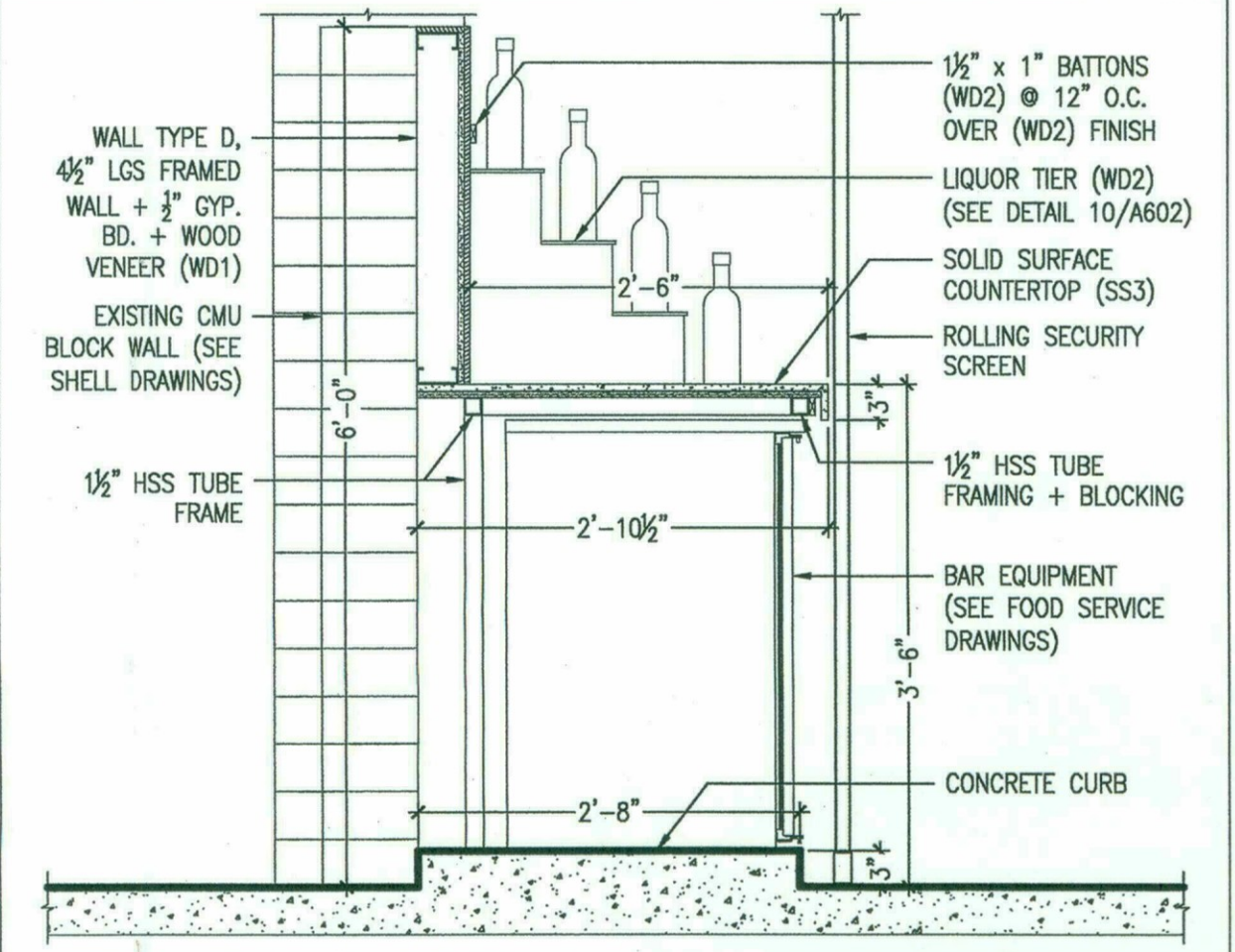
**FINISH LEGEND (PARTIAL)**

\*\*\* NOT ALL FINISHES ARE USED ON EACH SHEET

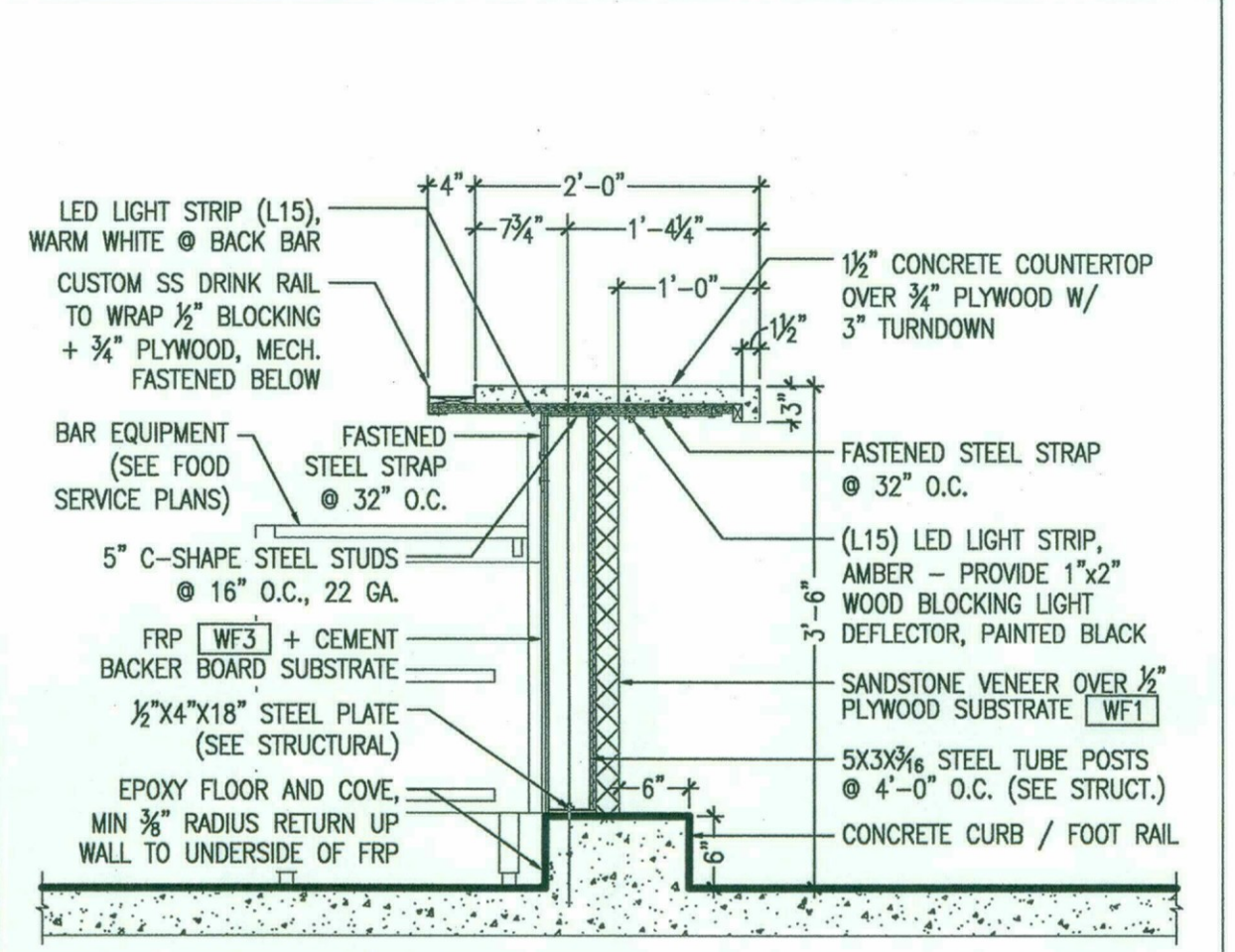
FL1	CONCRETE FLOOR (INTERIOR)
FL2	CONCRETE SIDEWALKS (EXTERIOR)
FL3	PRECAST PAVERS (EXTERIOR)
FL4	FAUX TURF (EXTERIOR)
FL5	BROADCAST EPOXY FLOOR (INTERIOR)
PT1	PAINT (INTERIOR)
PT2	PAINT (EXTERIOR)
MT1	METAL (INTERIOR)
MT2	ALUMINUM STOREFRONT
MT3	METAL - PAINTED (INTERIOR)
WF1	SANDSTONE VENEER
WF2	WOOD VENEER (INTERIOR)
WF3	FRP WALL BOARD
GL1	GLAZING
WD1	T&G WOOD SOFFIT (DINING)
WD2	WOOD SIDING (DINING/RESTROOM)
SS1	COUNTER TOP (MAIN BAR)
SS2	GRANITE COUNTER TOP (RESTROOMS)
SS3	QUARTZ COUNTERTOP (BACK BAR)



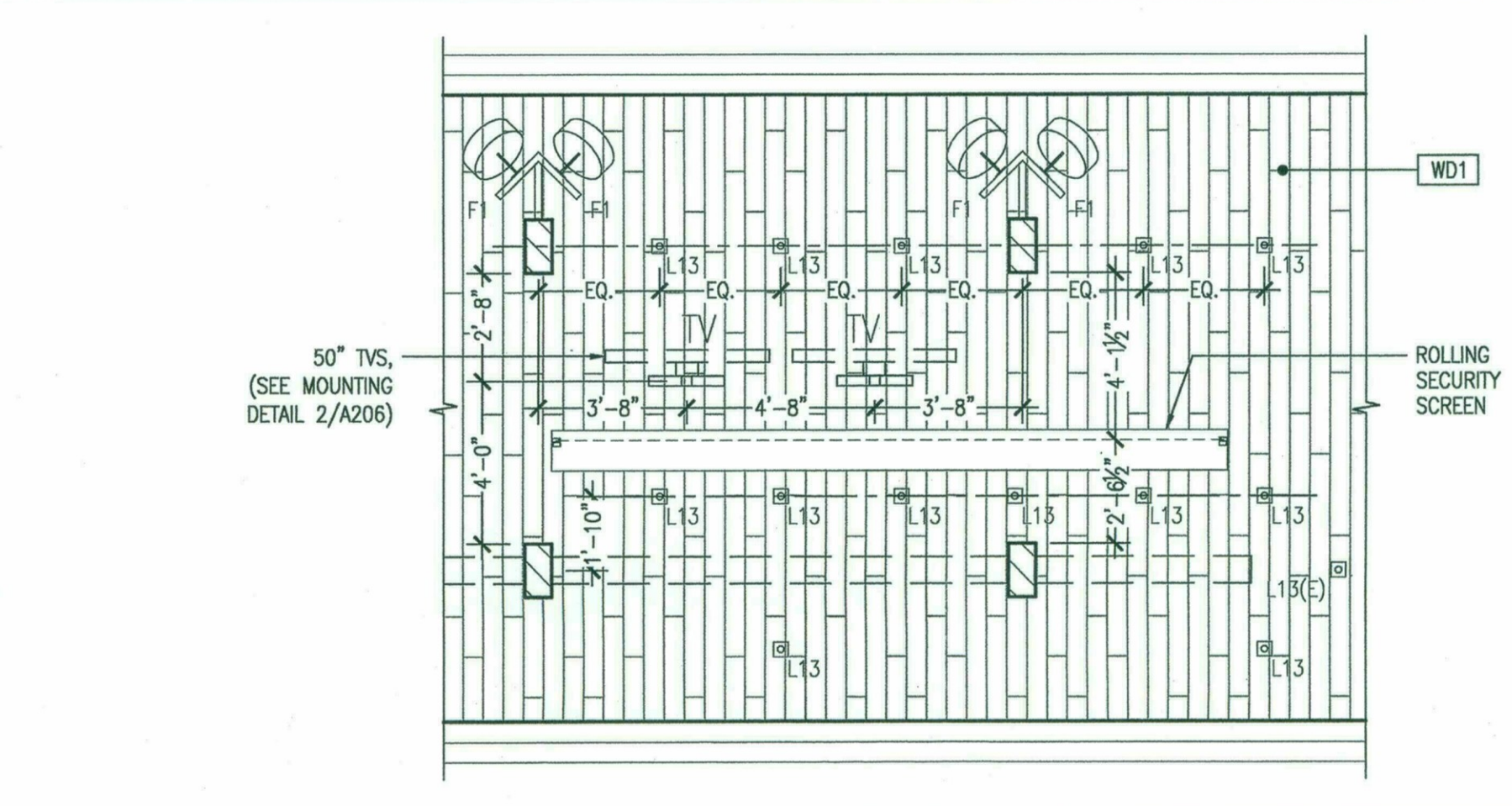
**10 LIQUOR TIER DETAIL - SECTION**  
PATIO BAR  
SCALE: 1 1/2" = 1'-0"



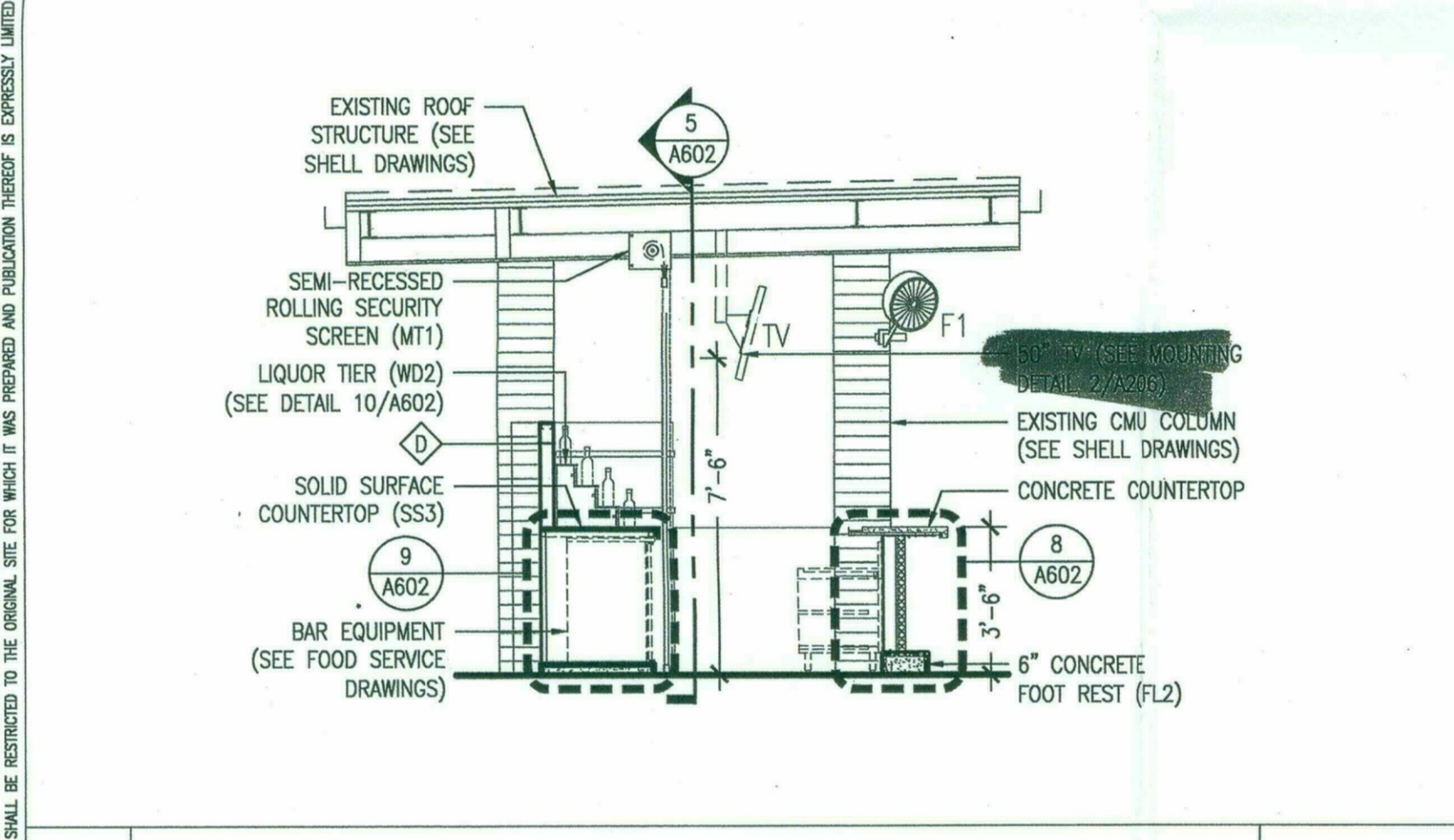
**9 PATIO BAR - BACK BAR SECTION**  
SCALE: 3/4" = 1'-0"



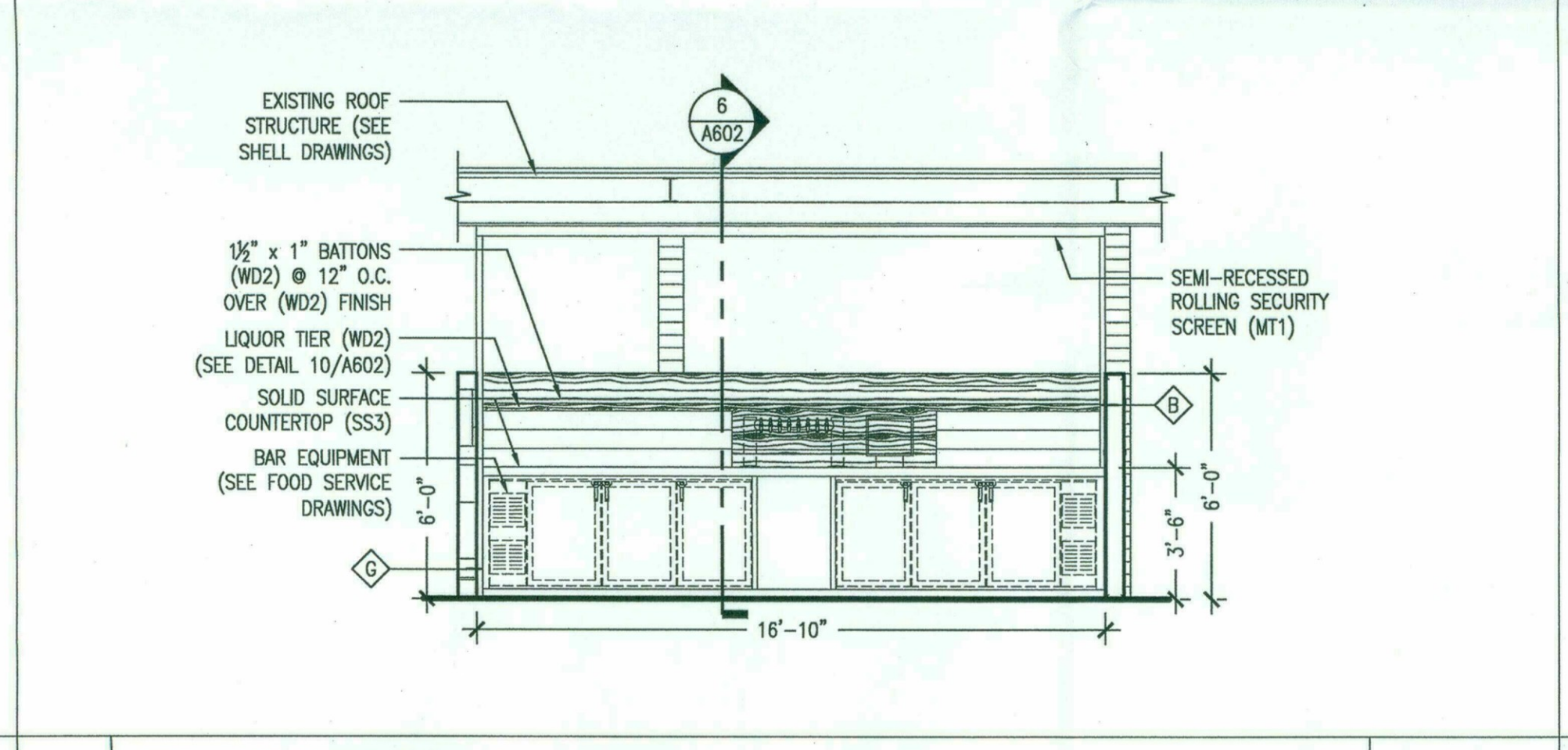
**8 PATIO BAR - DIE-WALL SECTION**  
SCALE: 3/4" = 1'-0"



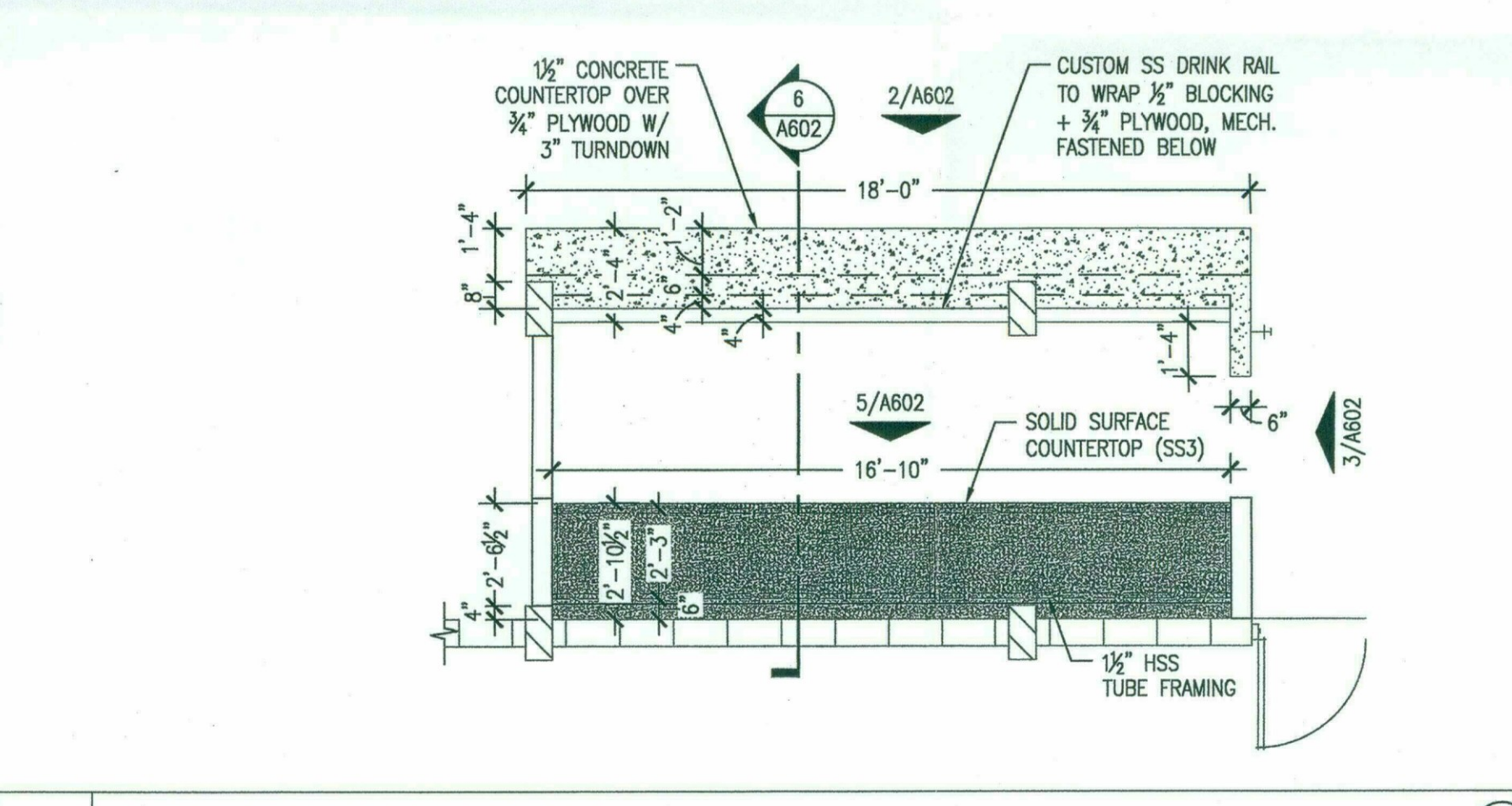
**7 ENLARGED REFLECTED CEILING PLAN**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



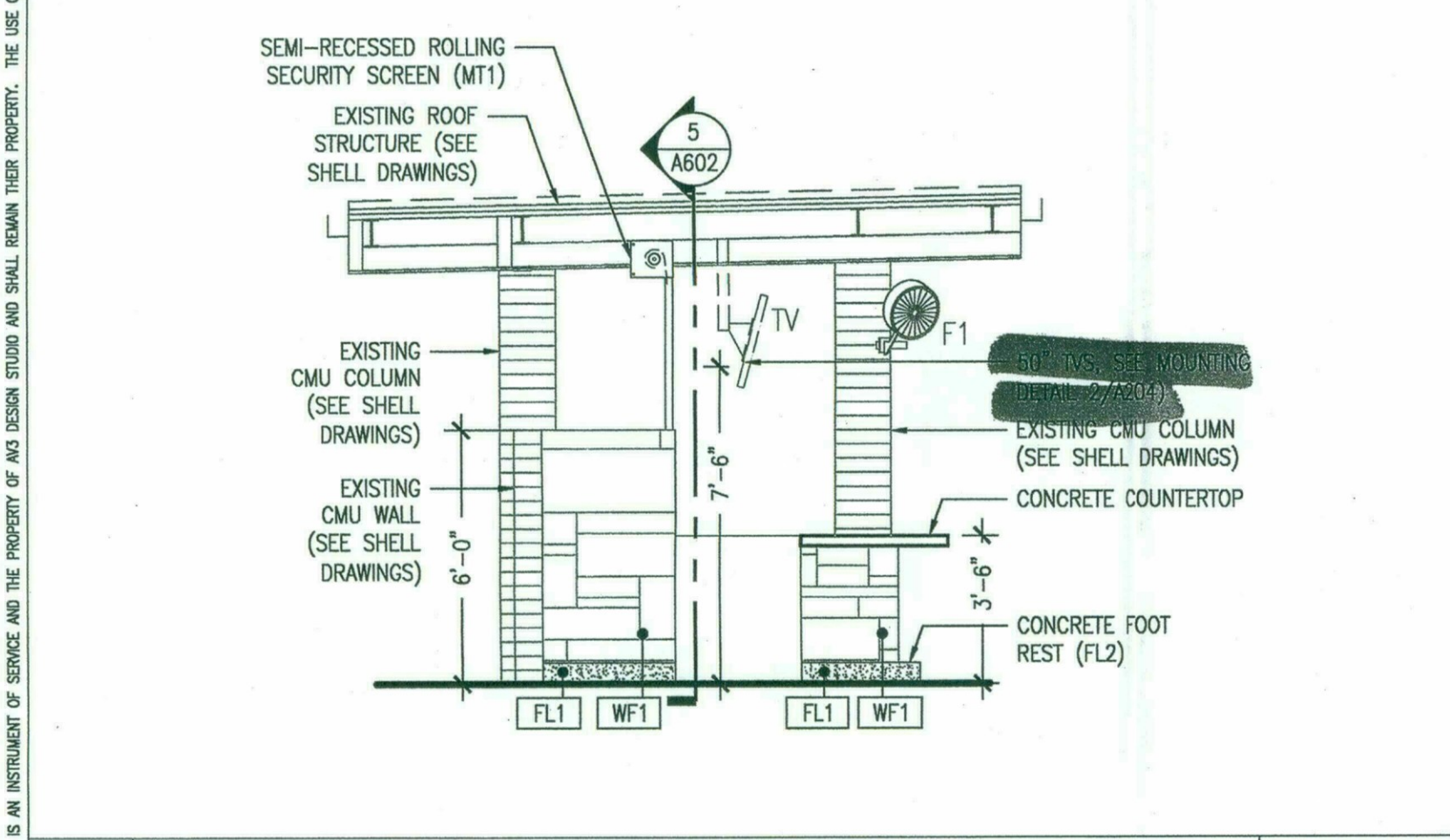
**6 SECTION**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



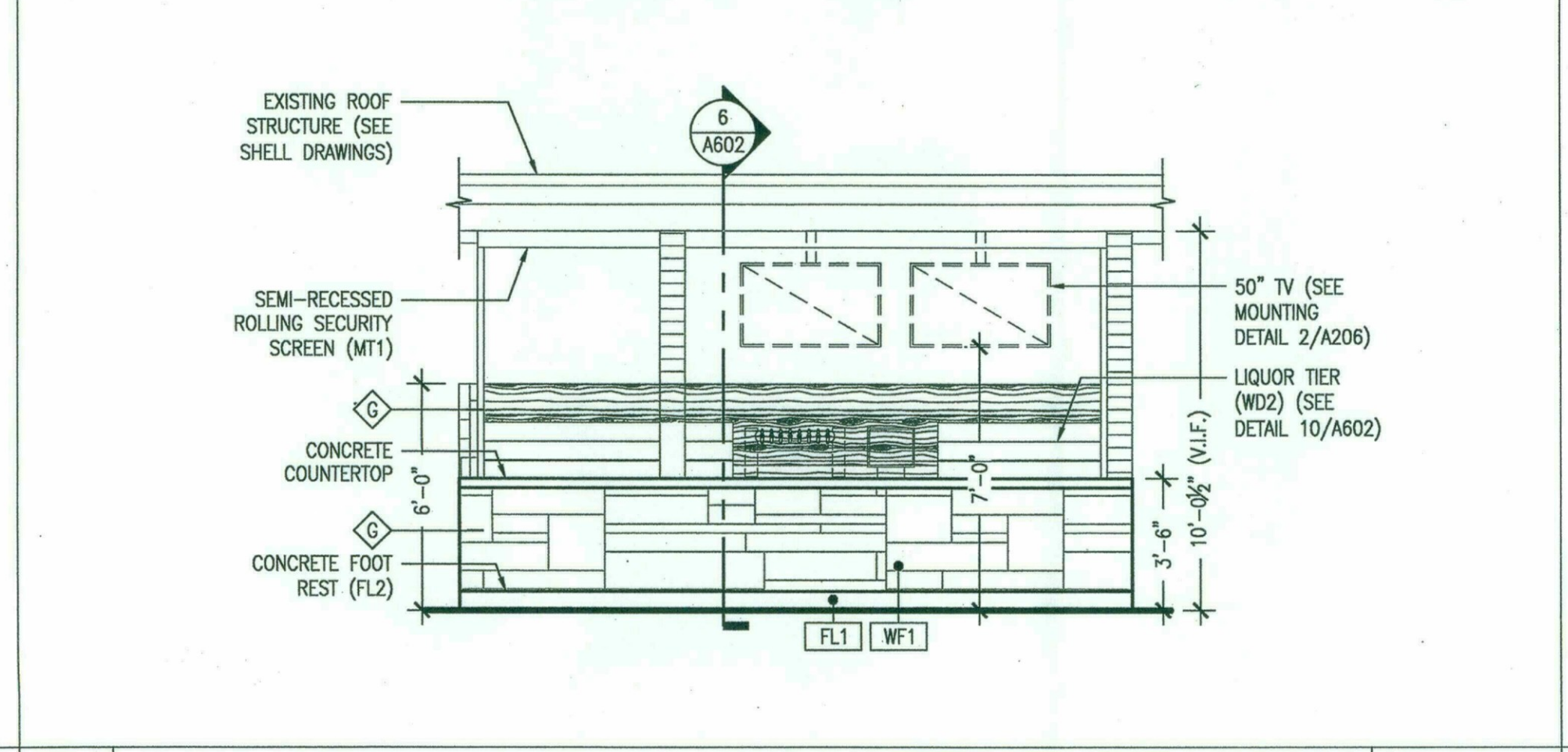
**5 BACK BAR ELEVATION**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



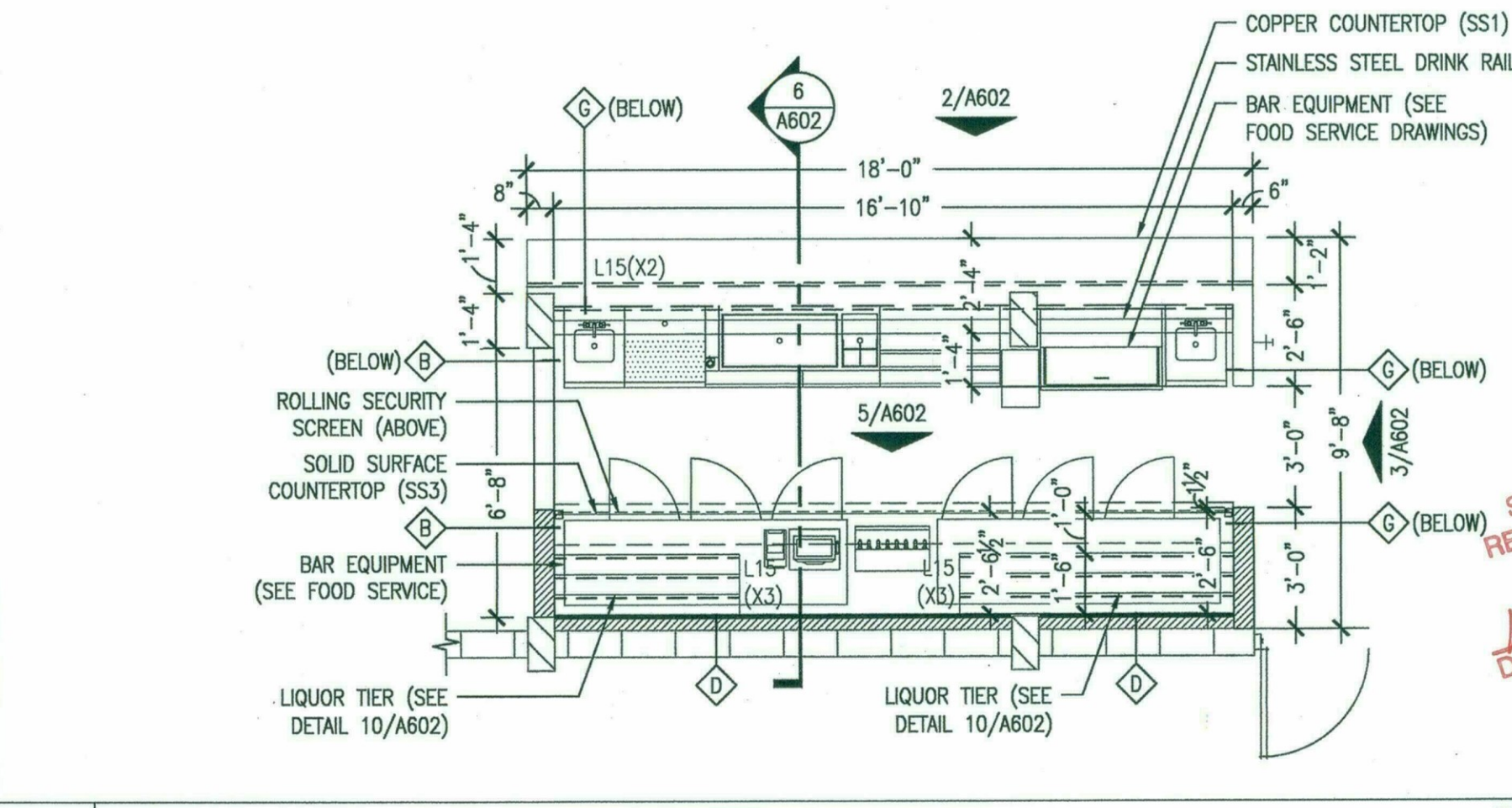
**4 ENLARGED FRAMING PLAN**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



**3 EAST ELEVATION**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



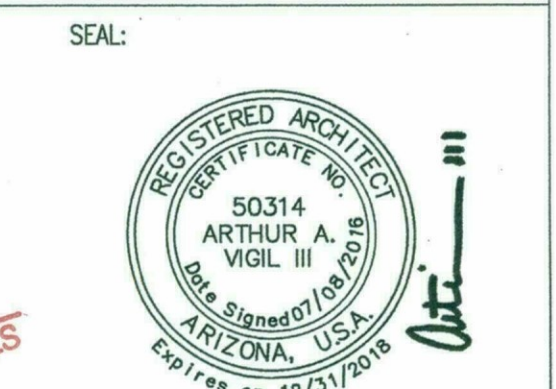
**2 NORTH ELEVATION**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"



**1 ENLARGED PLAN**  
PATIO BAR 115  
SCALE: 1/4" = 1'-0"

REV	DATE	ISSUED FOR
1	2016.09.06	CITY COMMENTS

DRAWN BY: TEAM  
PROJECT #: 15012  
DATE: ASDG 2016 . 07 . 08



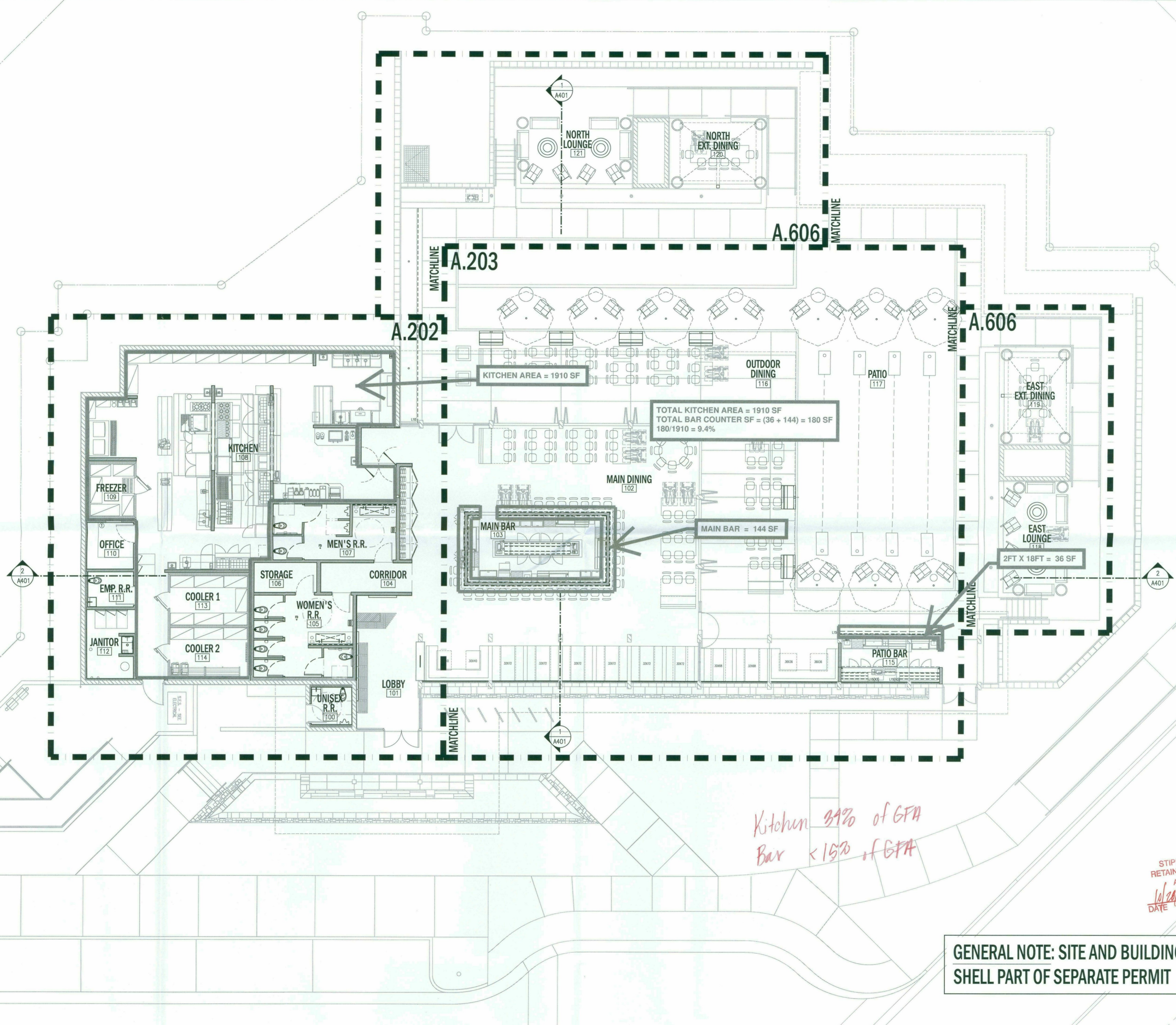
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE: 10/26/2016

**A.602**  
PATIO BAR DETAILS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF AV3 DESIGN STUDIO AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD OR IN ANY FORM IS PROHIBITED WITHOUT THEIR WRITTEN CONSENT.

**THE VIG - McDOWELL MOUNTAIN**  
COMMERCIAL RESTAURANT - INTERIOR & PATIO TENANT IMPROVEMENT  
10199 E. BELL ROAD, SCOTTSDALE, ARIZONA 85260

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*Kitchen 39% of GFA  
Bar < 1% of GFA*

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
10/20/2016  
DATE INITIALS

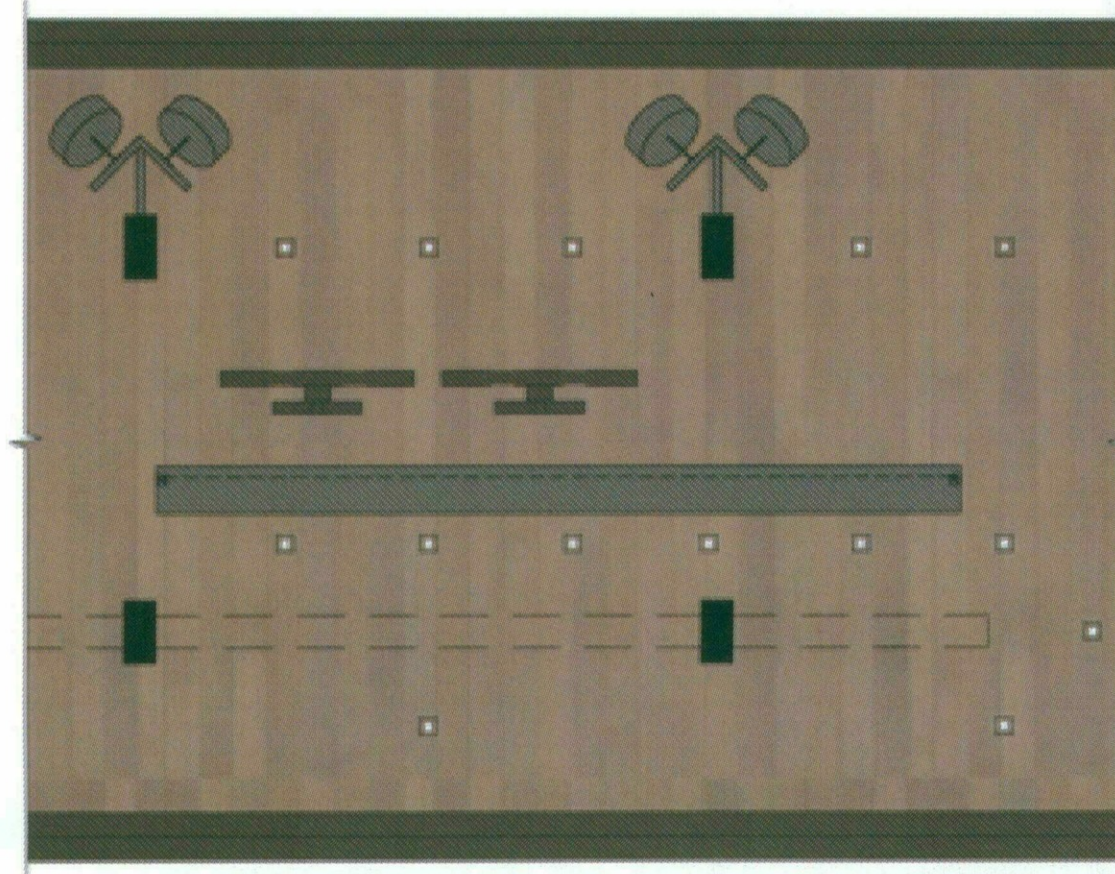
**GENERAL NOTE: SITE AND BUILDING SHELL PART OF SEPARATE PERMIT**

REV	DATE	ISSUED FOR
1	2016.09.06	CITY COMMENTS

DRAWN BY:	TEAM
PROJECT #:	15012
DATE:	2016 . 07 . 08

SEAL:

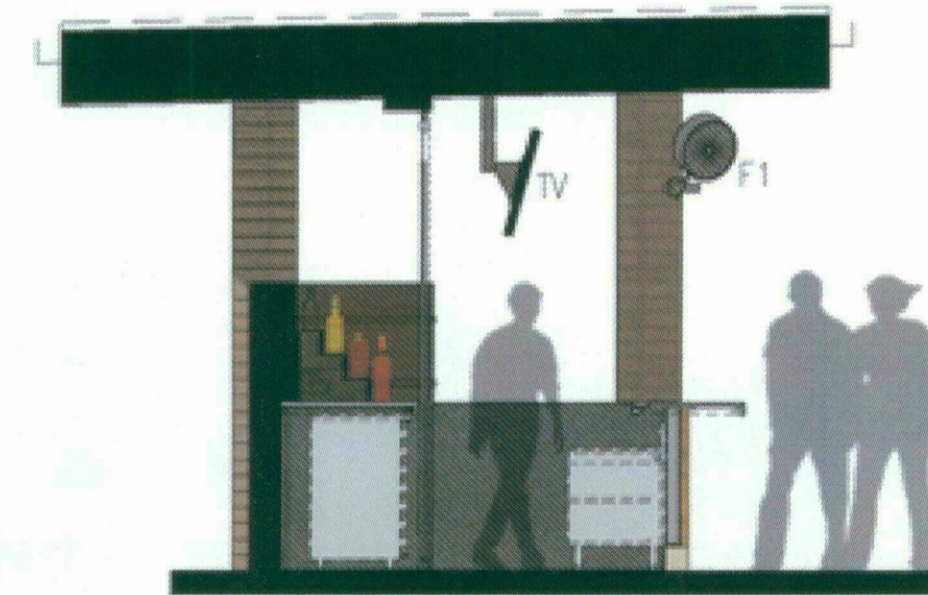




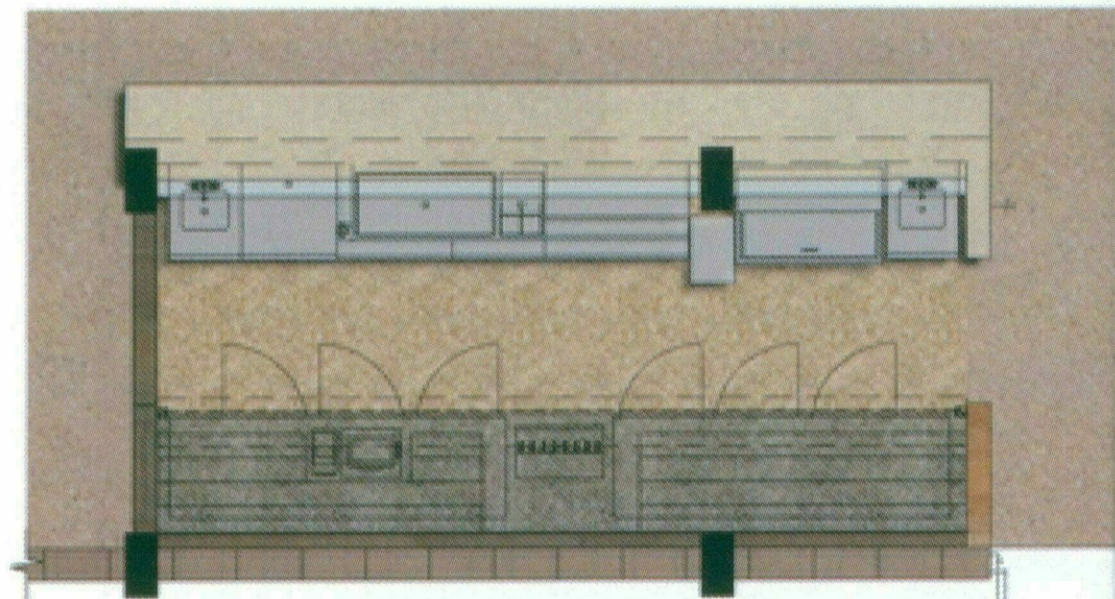
**PATIO BAR - REFLECTED CEILING PLAN**  
 NORTH  
 SCALE: 1/4" = 1'-0"



**PATIO BAR - BACK BAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



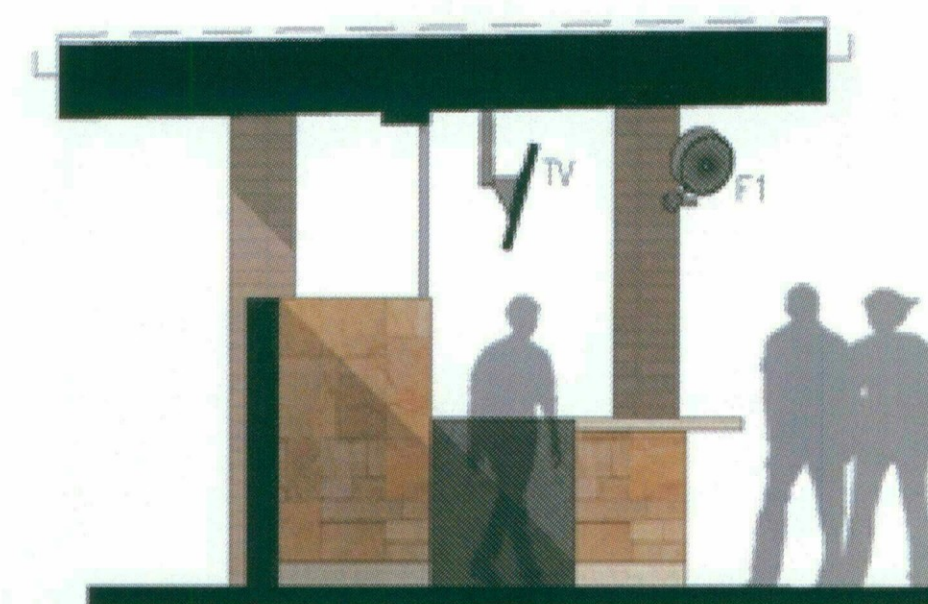
**PATIO BAR - SECTION**  
 SCALE: 1/4" = 1'-0"



**PATIO BAR - FLOOR PLAN**  
 NORTH  
 SCALE: 1/4" = 1'-0"



**PATIO BAR - NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**PATIO BAR - EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**DESIGN REVIEW  
 STAFF REVIEW  
 PATIO BAR**

project # 15012  
 2016 .10 .24

STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 10/20/2016  
 DATE INITIALS

**AV3**  
 design studio