

Full Size

8.5 x 11

11 x 17

(site plan, landscape, elevations)

A REMODEL PROJECT:

14950 N.
83rd Place

PROJECT: 14950 N. 83rd Place
ADDRESS: 14950 N. 83rd Place
R. Randy Stoworby 480-305-1960
DEVELOPER: Pathfinder TRF Four LLC
21 E Sixth St. #706, Tempe AZ, 85281
SCOPE: A LIMITED REMODEL PROJECT
LEGAL DESCRIPTION: Lot 27, Scottspark Business Center Unit 2
ASSESSOR PARCEL #: 215-55-046
ZONING: C-4
SITE AREA: +/- 52,689 S.F. (+/- 1.209 ACRES)
BUILDING AREA: +/- 19,889 S.F. GROSS (EXIST'G)
STORIES: SINGLE STORY
LOT COVERAGE: 38.7%
LANDSCAPE AREA: 10,170 SF (EXIST'G)
LANDSCAPE COVERAGE: 19.3%
OCCUPANCY: B / S-1 (NO CHANGE IN OCCUPANCY)
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
ALLOWABLE AREA: 36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT: 19'-4" TO 20'-4" +/-
BUILDING HEIGHT: +/- 24'-4" (27'-0" NEW)

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	4000 SF	4000 SF
WAREHOUSE	15,889 SF	15,889 SF
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	19,889	19,889

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	4000 SF	1/300	14
WAREHOUSE	15,889	1/800	20
STORAGE	-	-	-
PRODUCTION	-	-	-
TOTAL:			34
PARKING PROVIDED (EXISTING)			50

BICYCLE PARKING CALCS	RATIO	REQUIRED	PROVIDED
1 PER 10/PARKING STALLS	5	5	5

27-DR-2016
Planning Review By:
Andrew Chi, Planner
Phone: 480-312-7828
e-mail: AChi@ScottsdaleAZ.gov
Review Cycle: 1 Date: 07/18/16

LEGEND

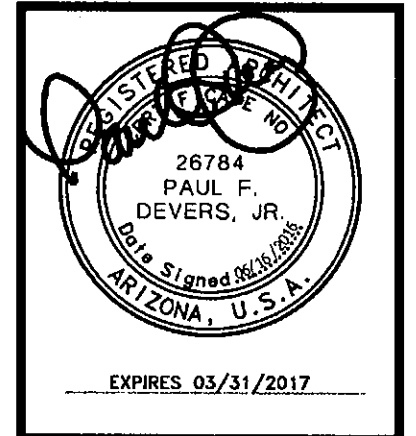
- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- 6" CAST IN PLACE CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER



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05-23-2016
DR SUBMITTAL
06-16-2016

NOTICE OF ALTERNATE BILLING
CYCLE:

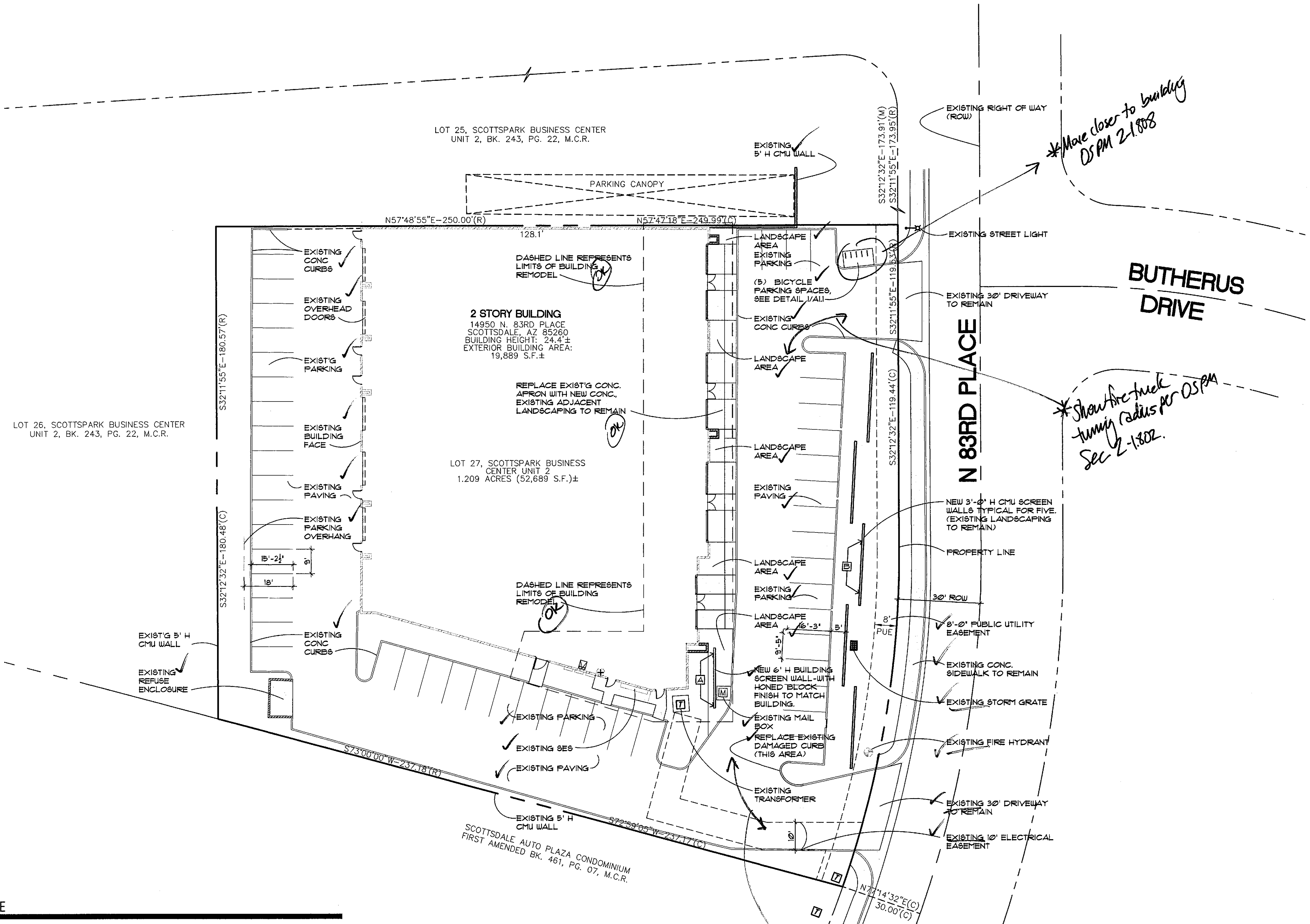
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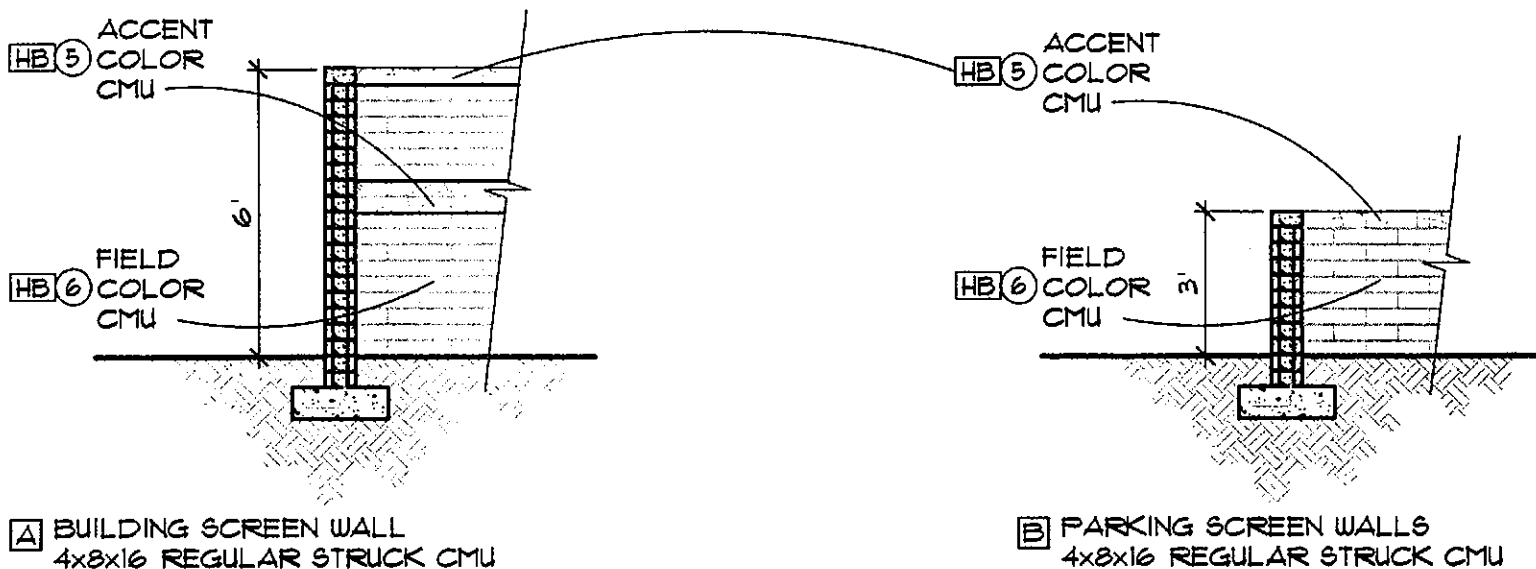
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Project: -SAM

A1.1

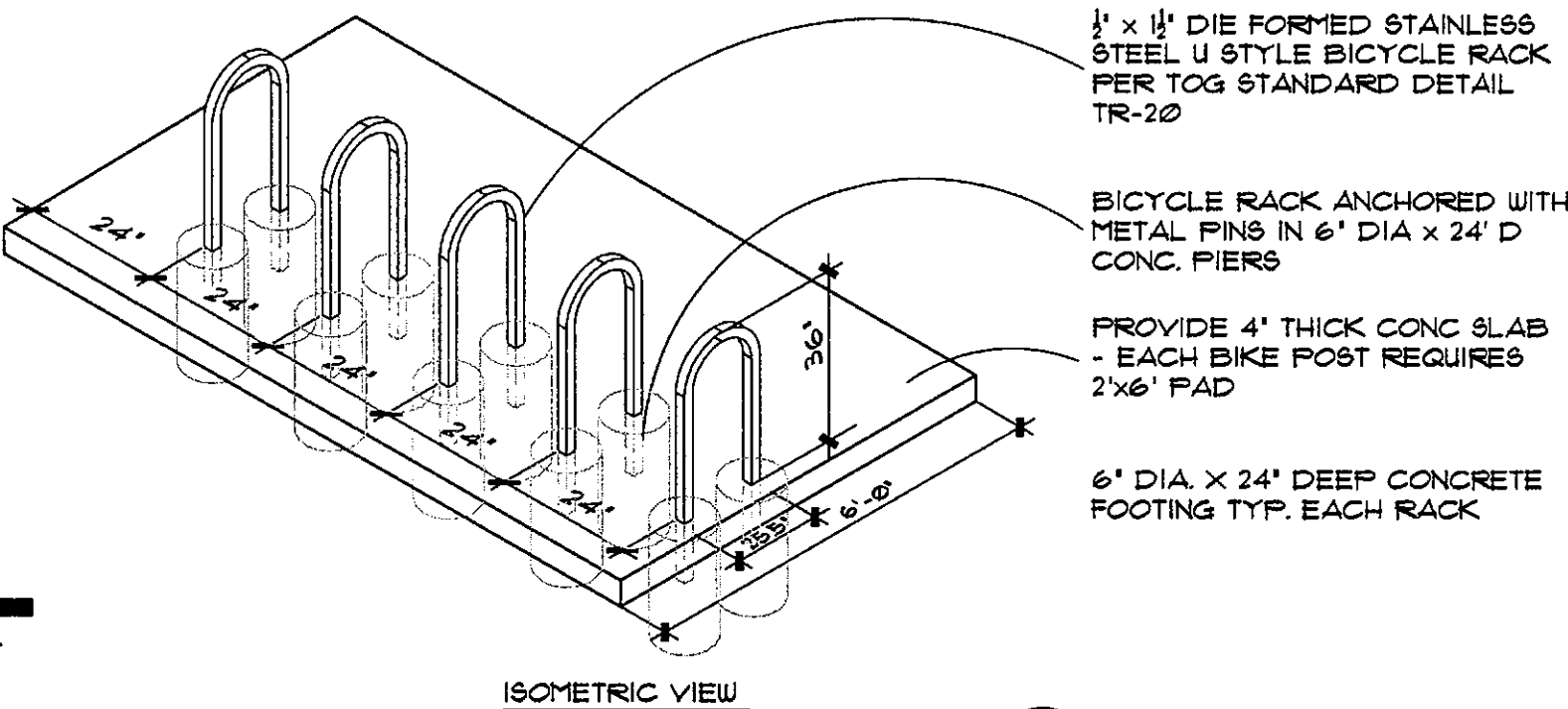


SITE SCREEN WALL SCHEDULE



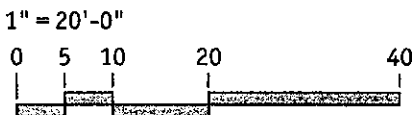
SCREEN WALL NOTES

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.



1 BIKE RACK
3/4" x 1'-0"

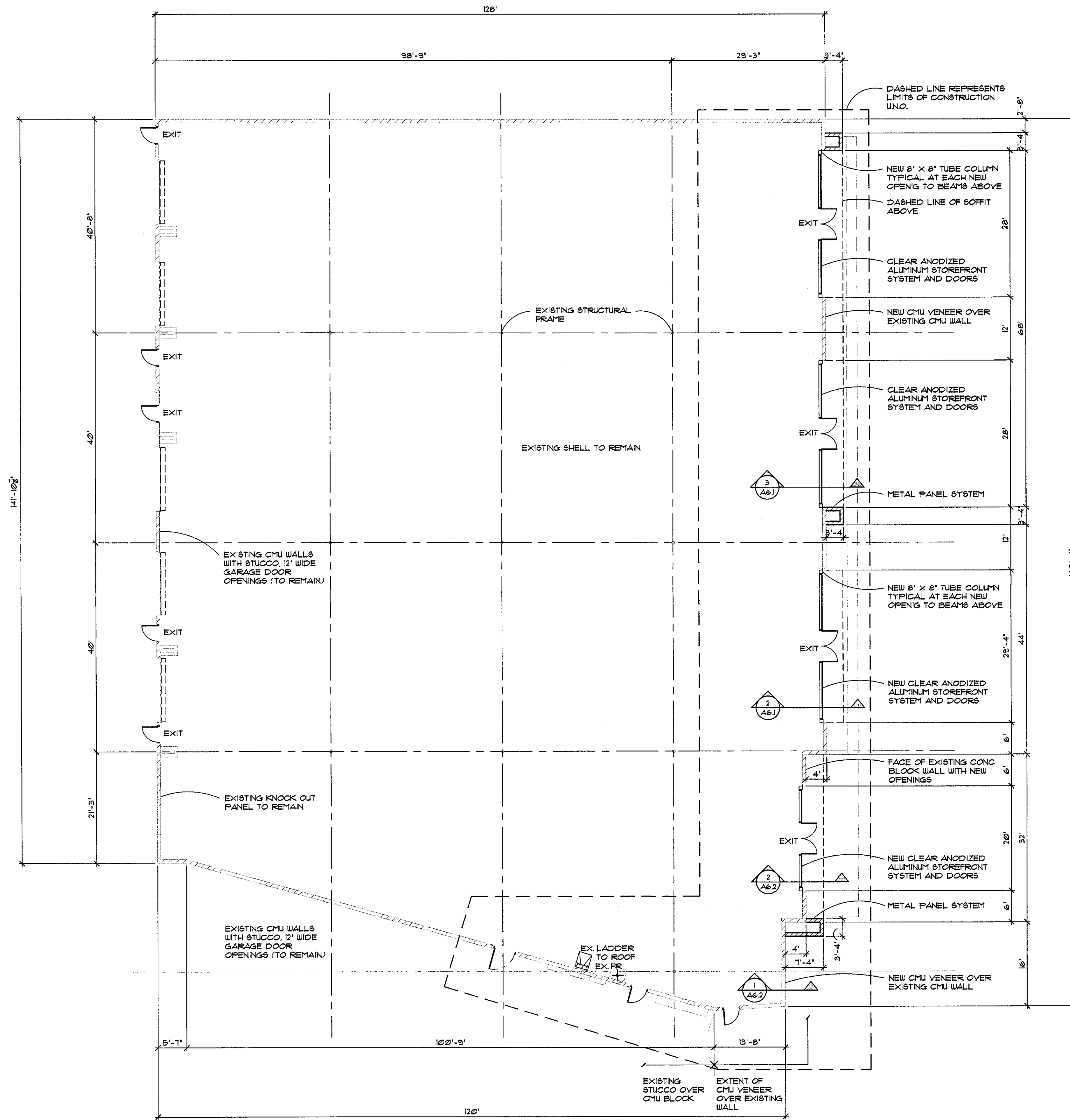
SITE PLAN



VICINITY MAP

N.T.S.

27-DR-2016
06/16/16



FLOORING:

- EXISTING CONC. FLOORING TO REMAIN
- REPLACE EXISTING CONC. AFFRONS AT 4 ENTRIES

CEILING:

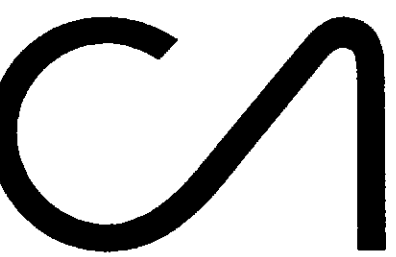
- EXISTING SHELL ROOF/ CEILING TO REMAIN

DOORS / WINDOWS:

- PROVIDE NEW ALUM. STOREFRONT AS SPECIFIED ON ELEVATIONS

ELECTRICAL:

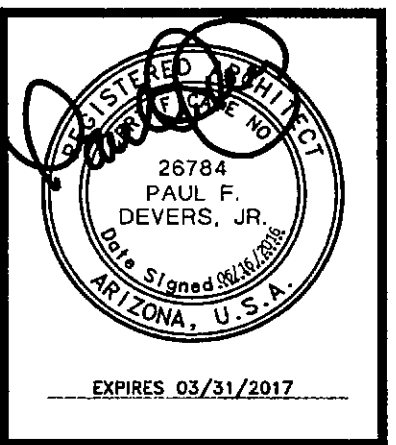
- PROVIDE NEW SOFFIT LIGHTS AT NEW CANOPIES AND BUILDING PROJECTION OVERHANGS



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OVERALL FLOOR PLAN
3/32" = 1'-0"

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06/16/16

Project: - SAM

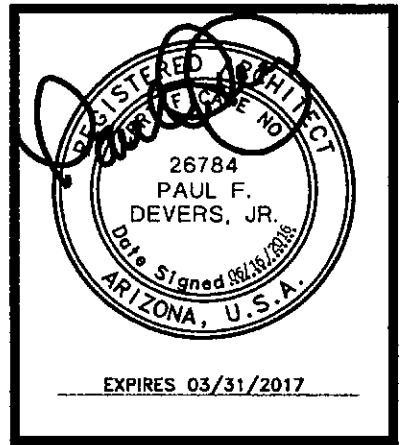
A2.1



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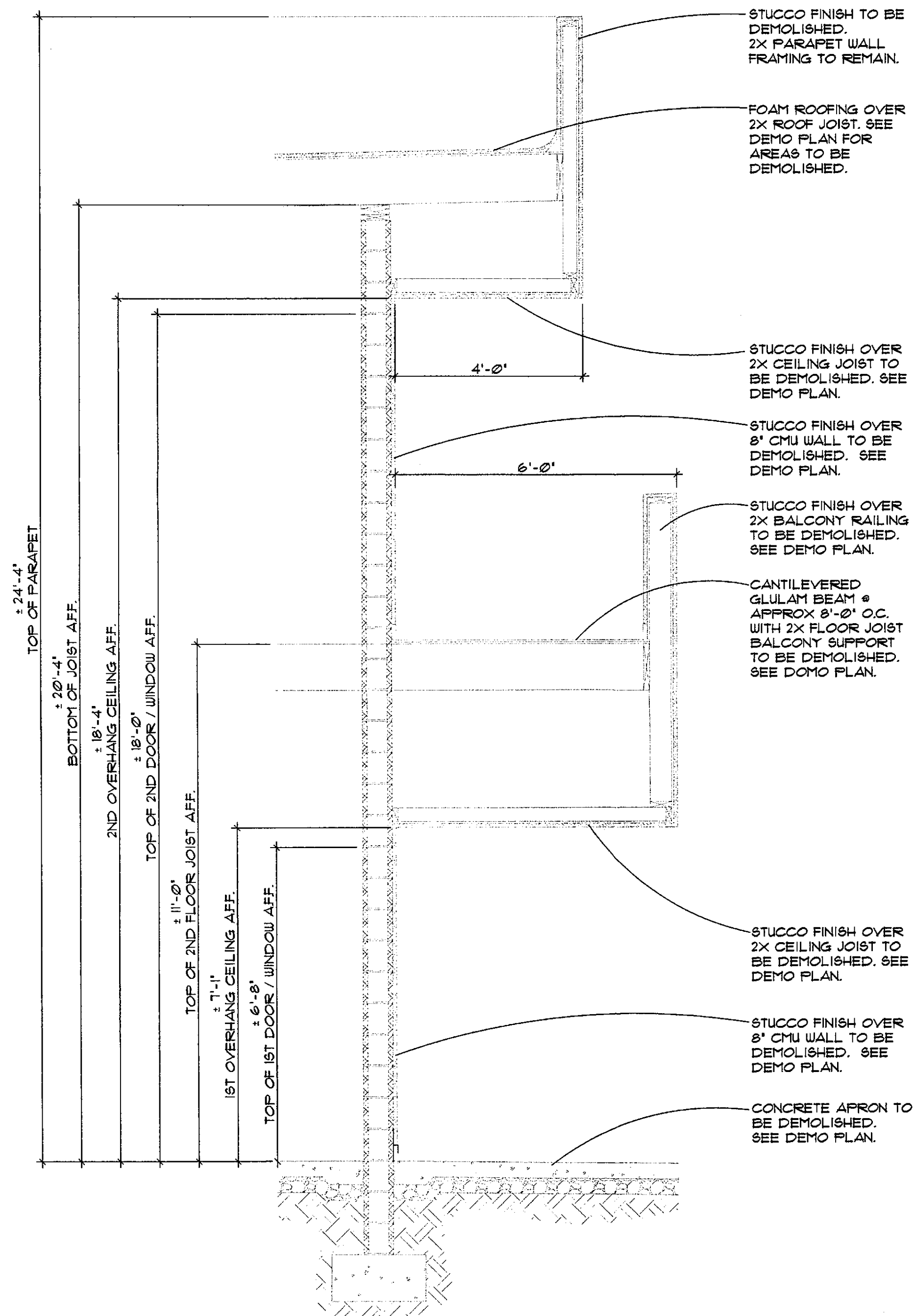
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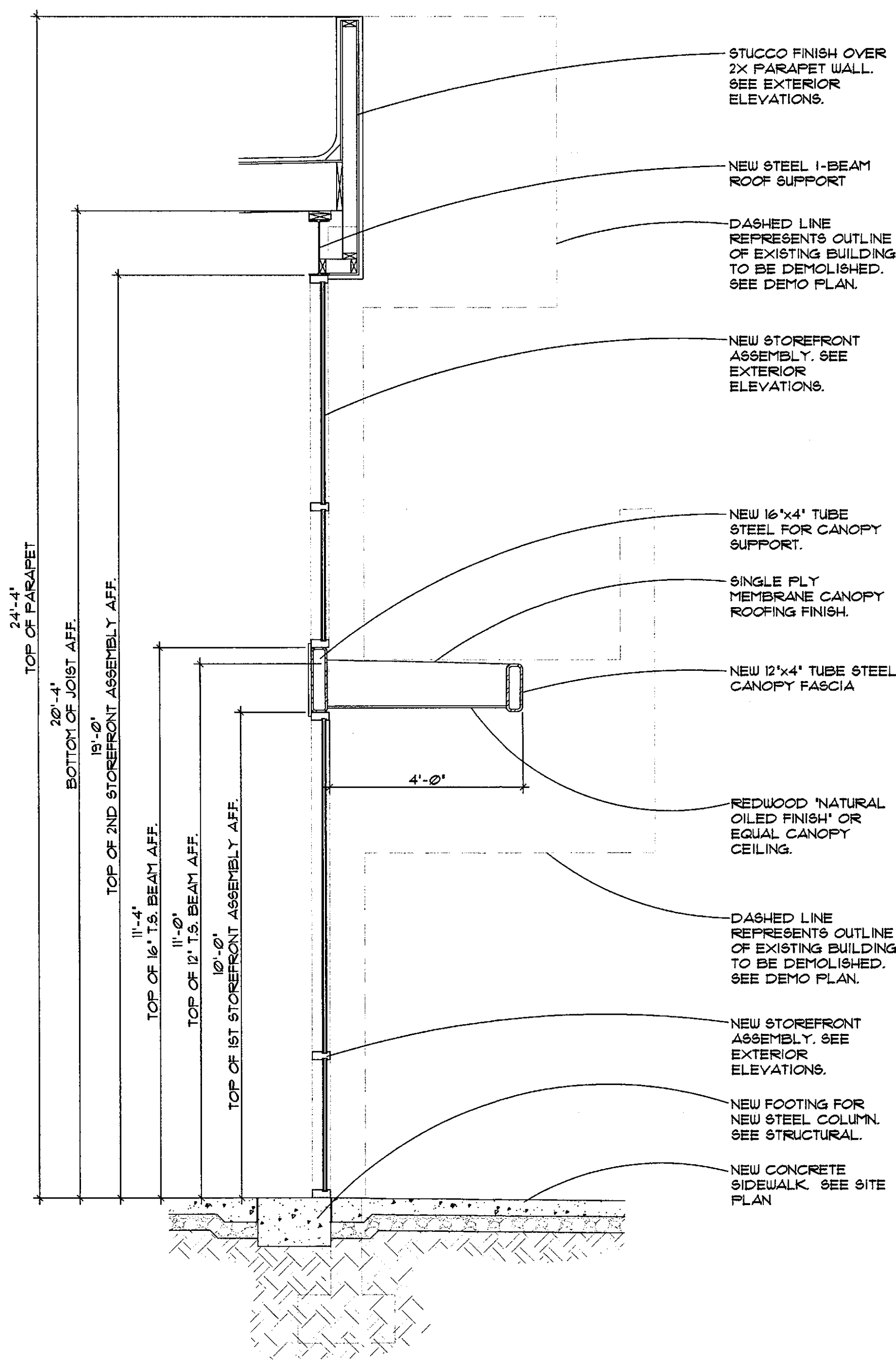
Project - SAM

A6.1

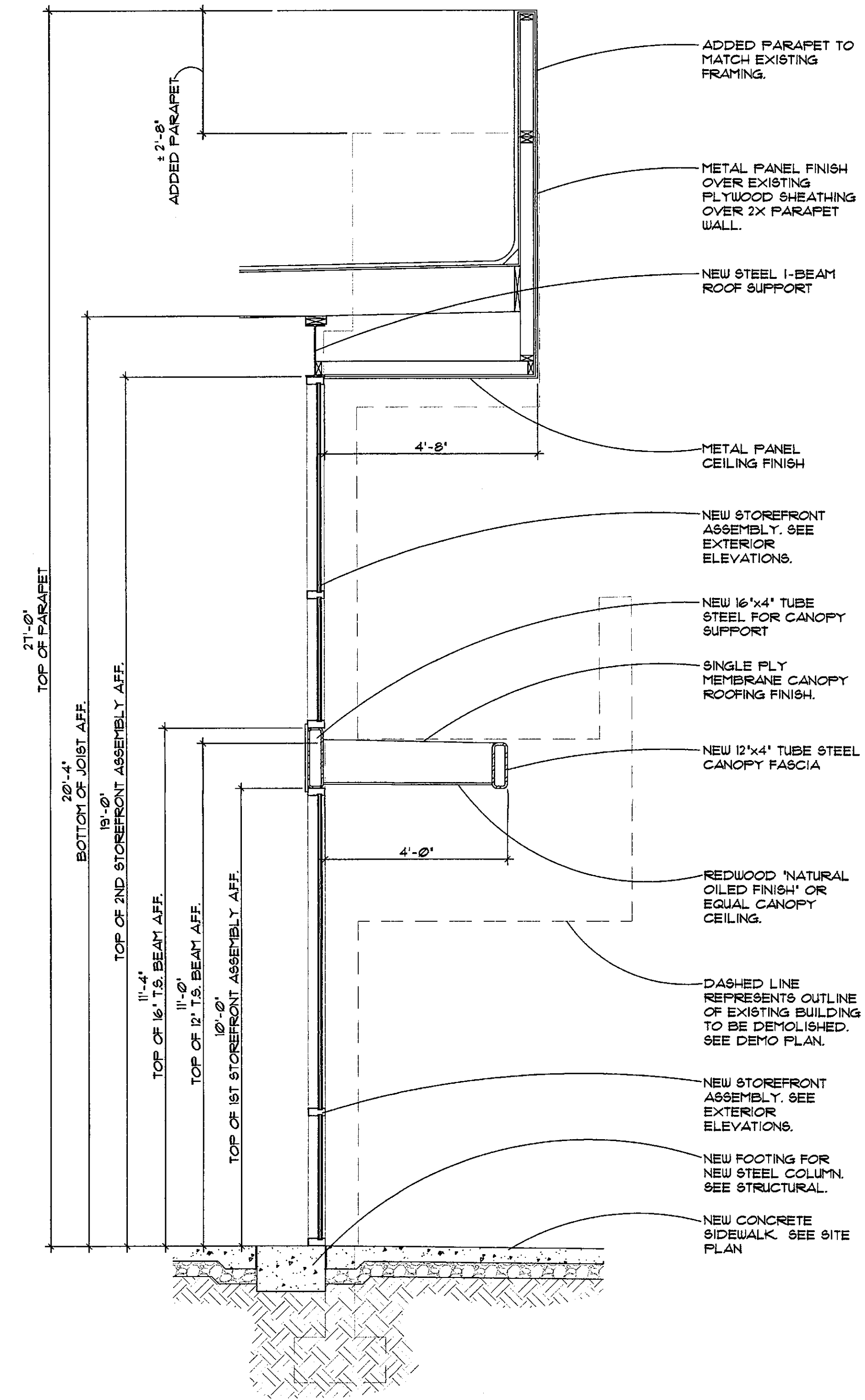
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1 EXISTING WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ TYPE 1 ENTRY
SCALE: 1/2" = 1'-0"



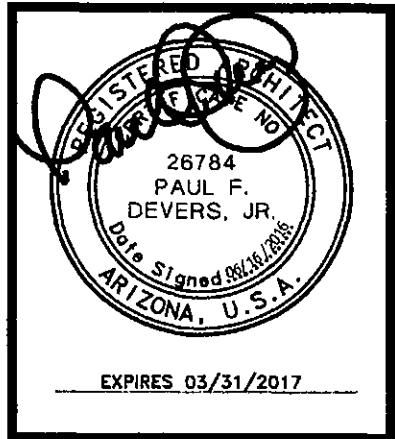
3 WALL SECTION @ TYPE 2 ENTRY
SCALE: 1/2" = 1'-0"



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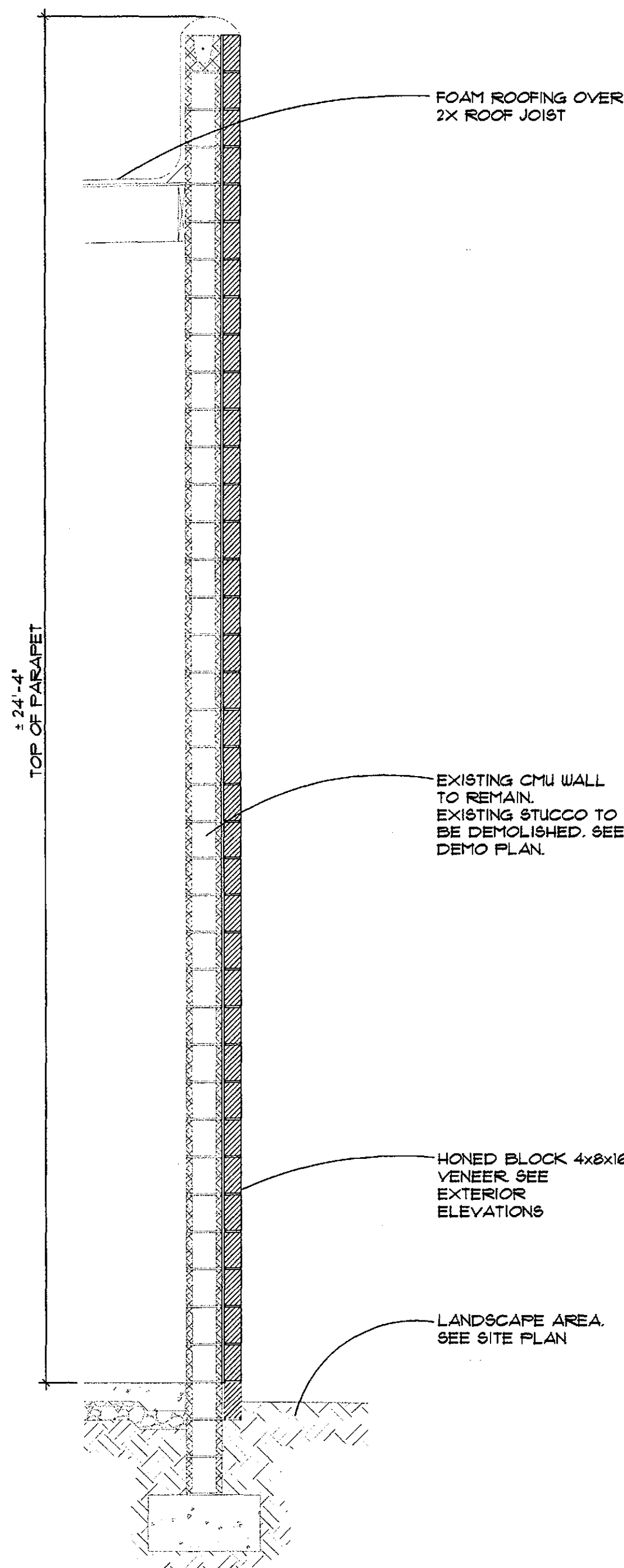
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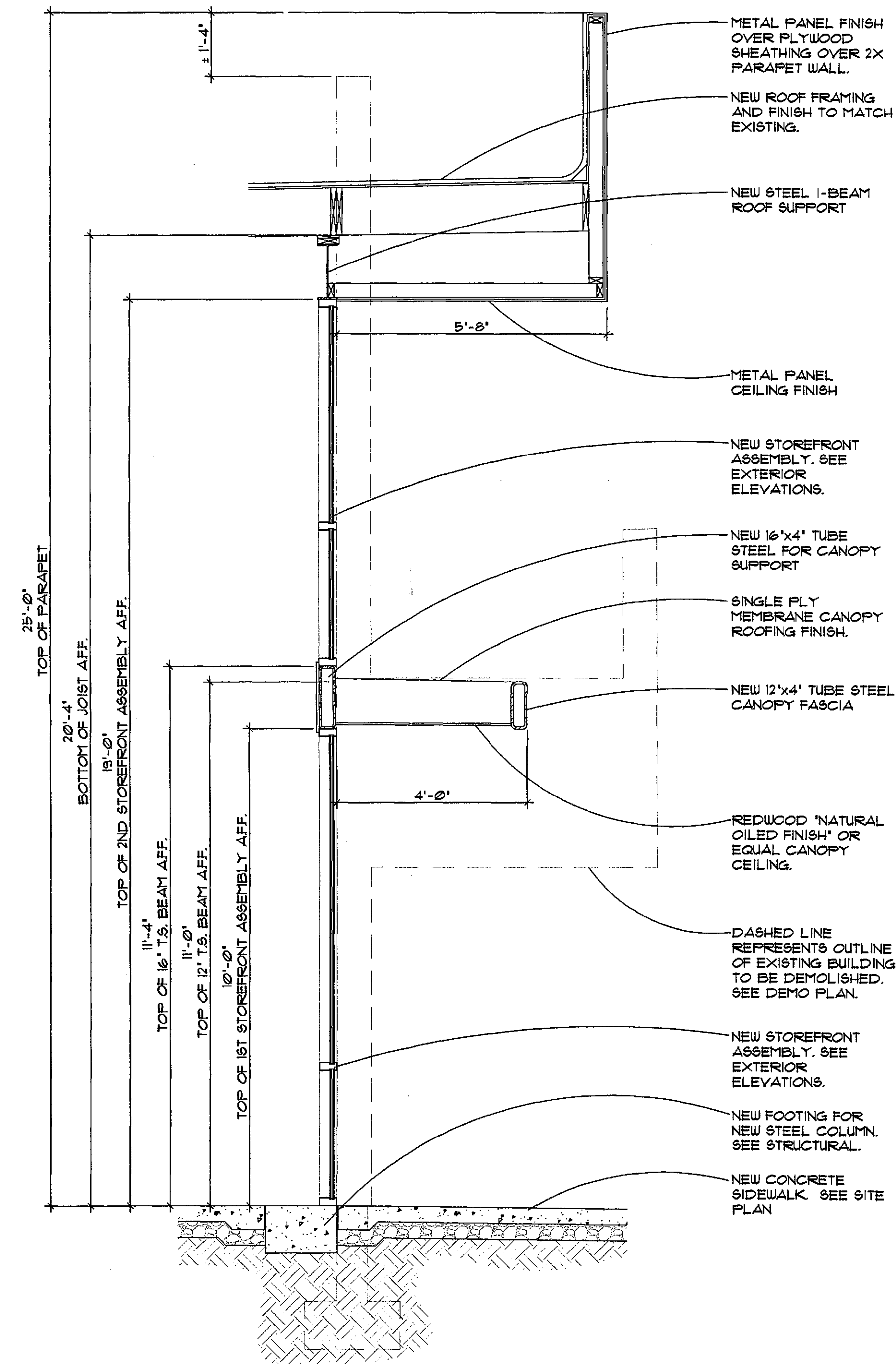
Project - SAM

A6.2

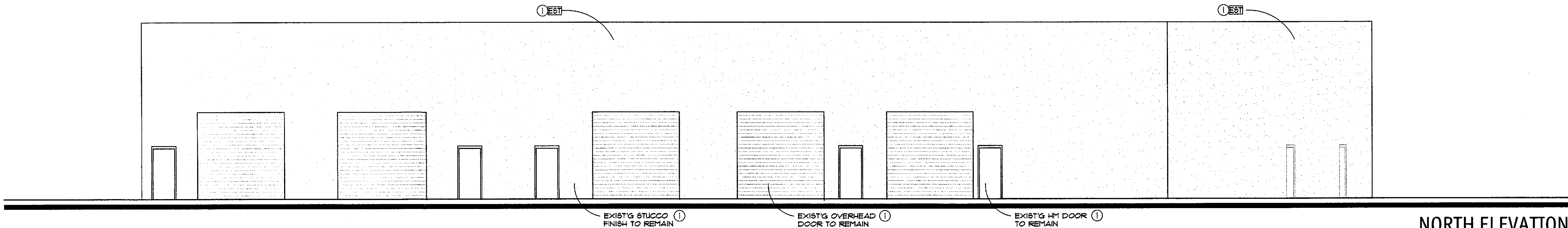
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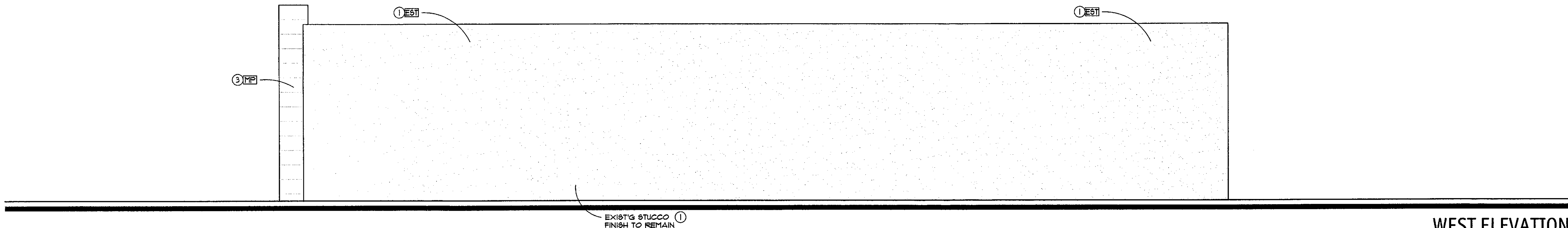
1 WALL SECTION @ VENEER FINISH
SCALE: 1/2" = 1'-0"



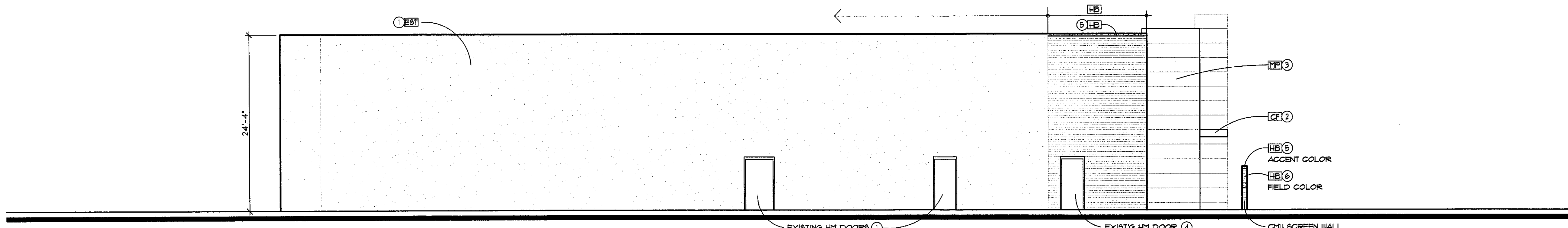
2 WALL SECTION @ TYPE 3 ENTRY
SCALE: 1/2" = 1'-0"



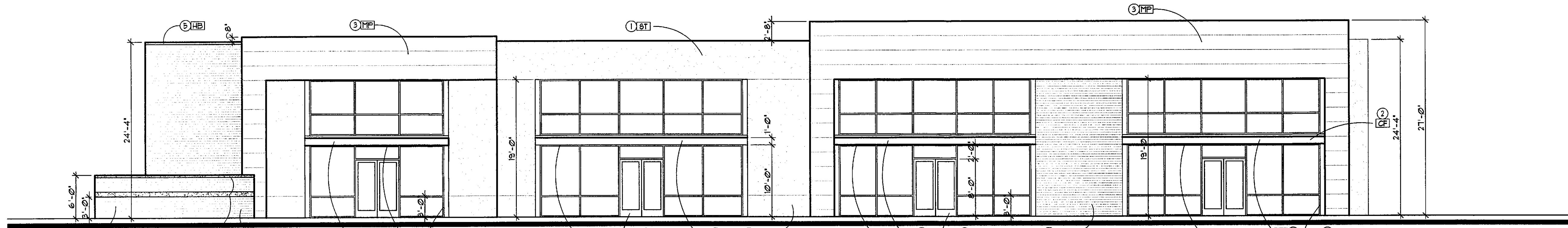
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[ST]	NEW STUCCO FINISH, SMOOTH
[HB]	HONED BLOCK 4 X 8 X 16 VENEER
[MP]	SMOOTH METAL PANEL
[CF]	CANOPY FRAME = 12" STEEL TUBE, PAINTED
[CS]	CANOPY SOFFIT- REDWOOD 'NATURAL OILED FINISH'
[CR]	CANOPY ROOF-SINGLE FLY MEMBRANE
[EST]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION
OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.18
OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR NAME:

KEY

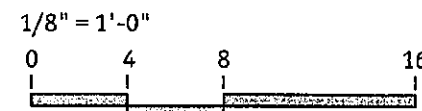
- ① DUNN EDWARDS PAINT/ 'FOSSIL' - DE6225
- ② DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351
- ③ OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH
- ④ DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6311
- ⑤ TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
- ⑥ TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
- ⑦ ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING
BOLLARDS
SES
GATES
TRANSFORMER

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

EXTERIOR ELEVATIONS



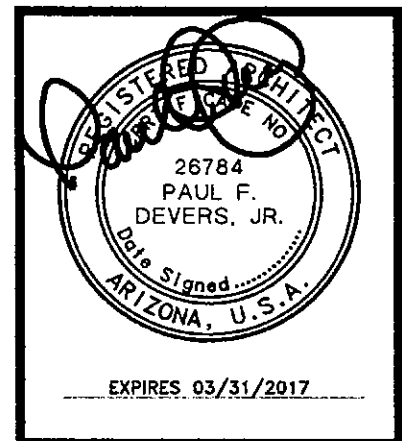
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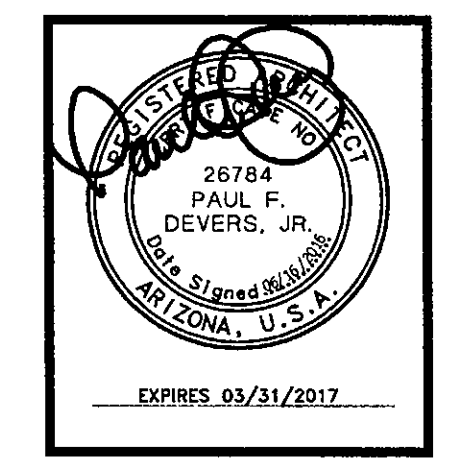
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Project - SAM

A7.1



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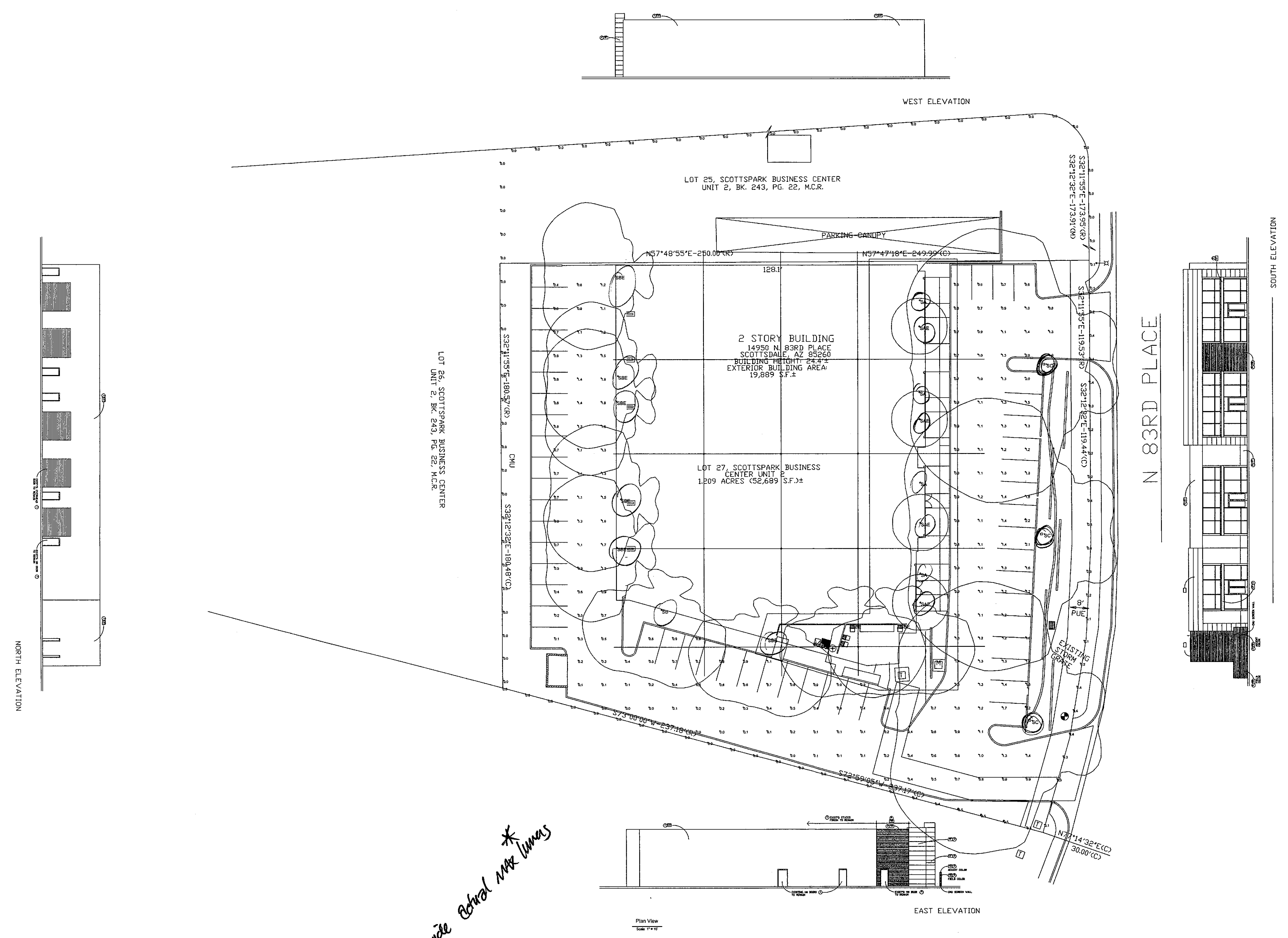
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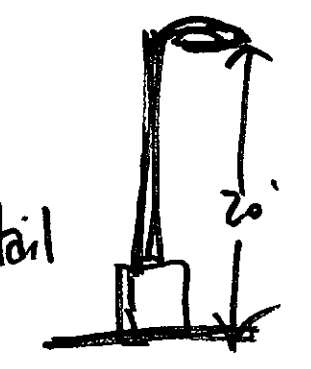
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LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Listing Number	Description	Notes	Fld	Lumens	LF	Watts
○	SA	4	LITHONIA LENS 3000 LUMENS	DOWNLIGHT IN 10 FT SPOFF	4000K LED	LDNR_30_15_L OBAF_120 kg	Absolute	0.90	26
⊗	SAE	4	LITHONIA LENS 3000 LUMENS	DOWNLIGHT IN 10 FT SPOFF WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	4000K LED	LDNR_30_15_L OBAF_120 kg	Absolute	0.90	26
□	SB	1	LITHONIA DDOX1 LED 100 T90 30K T8M MOUNT	FULL CUTOFF WALL MOUNT AT 12 FT AFG	LED	DDOX1_LED_100_T90_30K T8M_MOUNT_12 ft	Absolute	0.90	27
⊞	SBE	8	LITHONIA DDOX1 LED 100 T90 30K T8M MOUNT	FULL CUTOFF WALL MOUNT AT 12 FT AFG WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	LED	DDOX1_LED_100_T90_30K T8M_MOUNT_12 ft	Absolute	0.90	27
□	SC	3	LITHONIA DDOX1 LED 400 S30 40K T8M MOUNT	FULL CUTOFF AREA LIGHT MOUNTED AT 20 FT AFG	LED	DDOX1_LED_400_S30_40K T8M_MOUNT_20 ft	Absolute	0.90	68

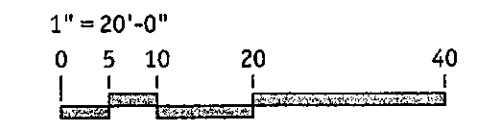
* Provide actual max lumens

* Show/provide post mounting detail

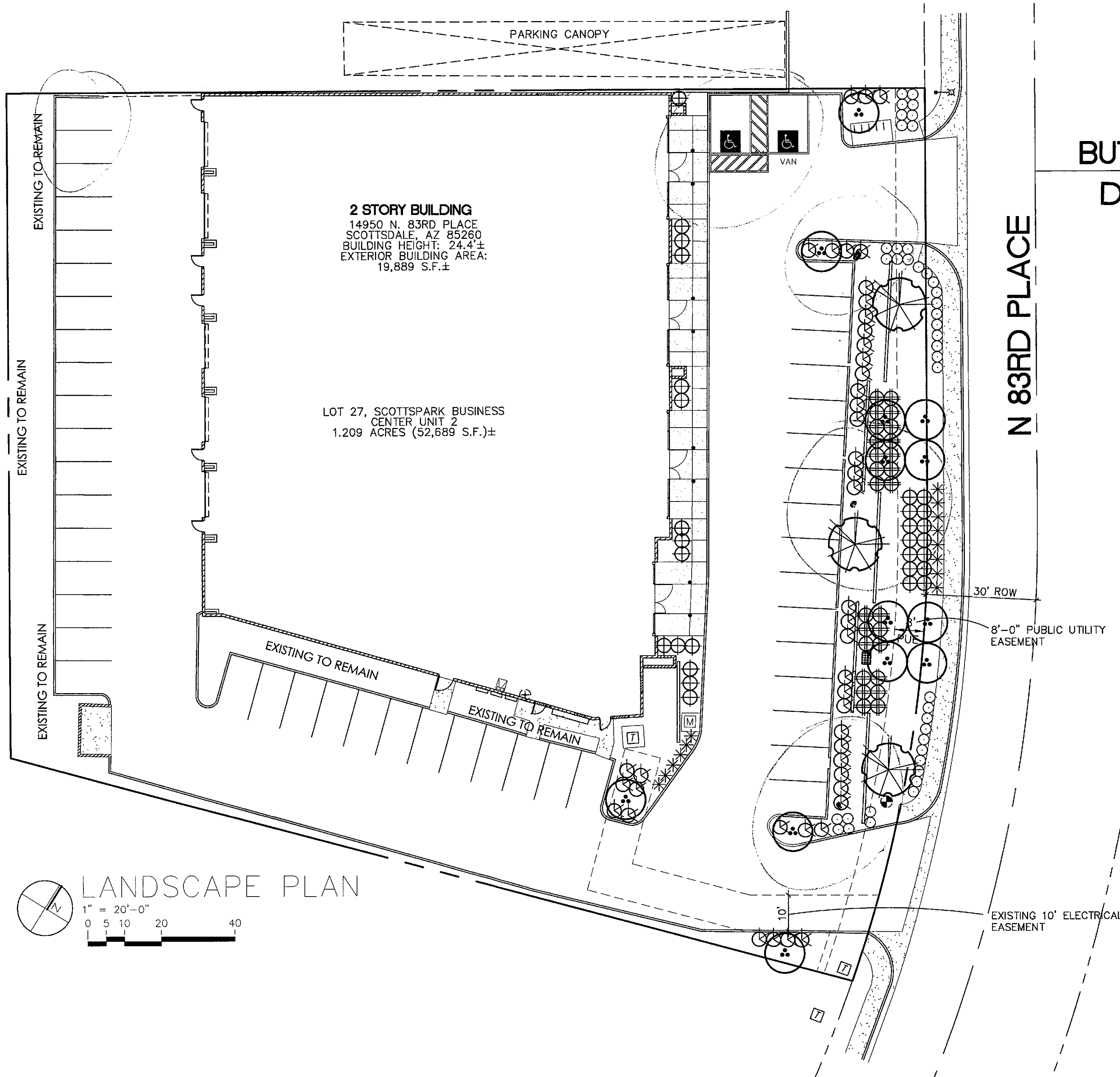


STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVES	+	0.9 fc	2.2 fc	0.0 fc	N/A	N/A
Property line calculation	+	0.1 fc	0.5 fc	0.0 fc	N/A	N/A

PHOTOMETRICS PLAN



* Min Post: 10ft foot
* Show fixtures on elevations
* Mounting height: 8' Above
↓
* directed downwards
* Shielded



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- RUPELLIA PENINSULARIS
BAJA RUPELLIA
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) 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'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2016

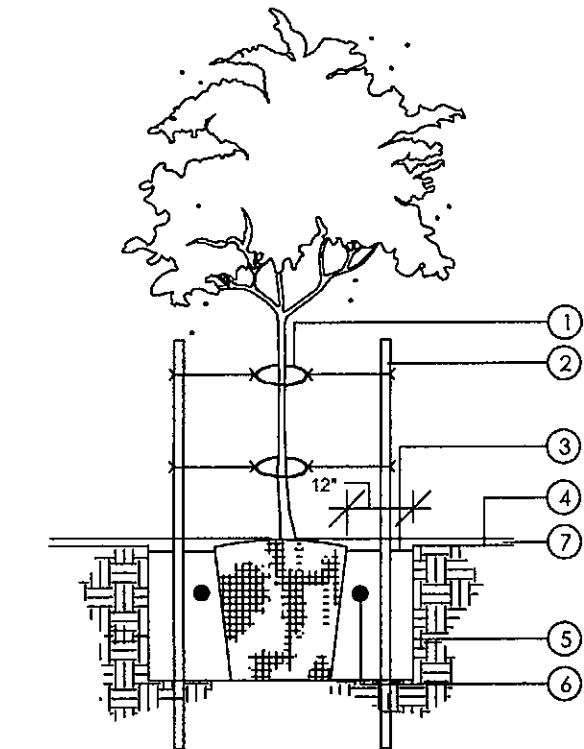
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

06.29.16 8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6819
EMAIL: timmcqueen@tjmla.net



Project: - SAM

La.01



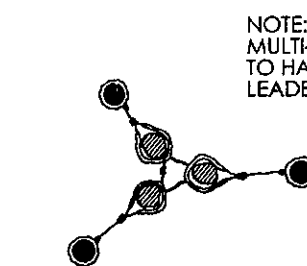
1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

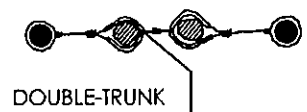
DOUBLE STAKING DETAIL



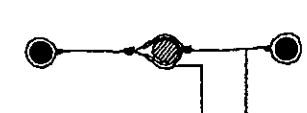
NOT TO SCALE



MULTI-TRUNK



DOUBLE-TRUNK



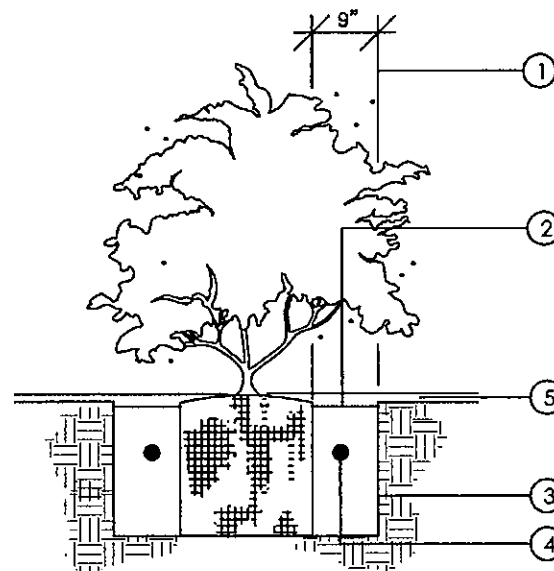
SINGLE-TRUNK

1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL



NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

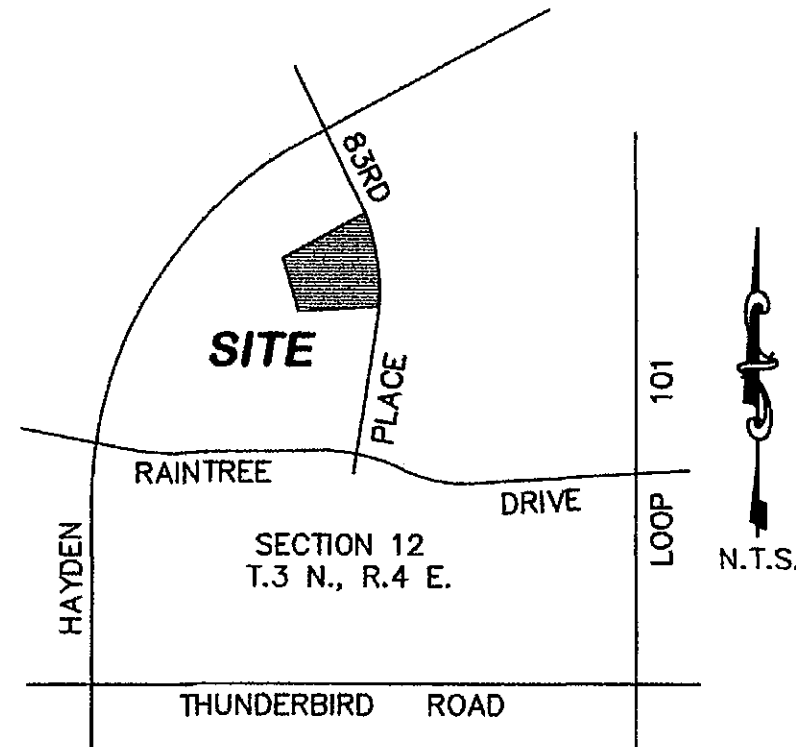
SHRUB PLANTING DETAIL



NOT TO SCALE

ALTA/ACSM LAND TITLE SURVEY

LOT 27, SCOTTSPARK BUSINESS CENTER UNIT 2, AS RECORDED IN BOOK 243 OF MAPS, PAGE 32 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP:

SCHEDULE "B" ITEMS:

- (a) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- (a) UNPATENTED CLAIMS; (b) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (c) WATER RIGHTS, CLAIMS OR TITLE TO WATER; WHETHER OR NOT THE MATTERS EXCEPTED UNDER (a), (b), OR (c) ARE SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2014. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- INTENTIONALLY DELETED
- INTENTIONALLY DELETED
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 243 OF MAPS, PAGE 32. (AS SHOWN ON THE SURVEY)
- 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 16158, PAGE 1307 (BUILDING HEIGHT RESTRICTION OF 36 FEET MAXIMUM HEIGHT)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: ACCESS
RECORDING DATE: JANUARY 16, 1985
RECORDING NO: 85-021672 AND 85-021673 (AS SHOWN ON THE SURVEY)

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:

PURPOSE: UTILITY
RECORDING DATE: JULY 12, 1985
RECORDING NO: 85-324777 (AS SHOWN ON THE SURVEY)

- INTENTIONALLY DELETED

- INTENTIONALLY DELETED

NOTES:

- ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. AZ-FWPY-IMP-72306-1-14-C1401691, EFFECTIVE DATE: MAY 6, 2014 AT FEE NO. 20140293547.
- THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE, ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.
- THE SURVEYOR HAS MADE NO ATTEMPT AND 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 HAVE MADE OR MAY REQUIRE.
- USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./A.C.S.M. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.
- 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 LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 1760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LEGAL DESCRIPTION:

LOT 27, SCOTTSPARK BUSINESS CENTER UNIT 2, RECORDED IN BOOK 243, PAGE 32, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING SPACES:

STANDARD PARKING SPACES = 50 SPACES

ZONING CLASSIFICATION:

CURRENT ZONING FOR THIS SITE: C-4

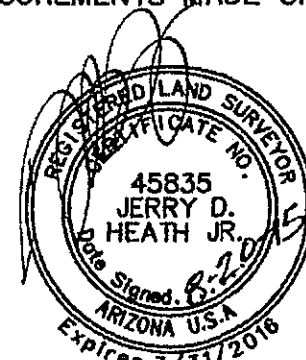
BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°32'51" EAST, ALONG THE EAST LINE OF THE SCOTTSPARK BUSINESS CENTER UNIT 2, ACCORDING TO THE PLAT OF SCOTTSPARK BUSINESS CENTER UNIT 2, RECORDED IN BOOK 243, PAGE 32, MARICOPA COUNTY RECORDS, ARIZONA.

SURVEYOR'S CERTIFICATION:

TO: PATHFINDER TRF FOUR LLC, AN ARIZONA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 2.3.4.6(a), 7(a)(b), 8.9.11(a), 13.14.16.18 & 19 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



NO.	DATE	REVISION	BY

DRAWN BY: PJF
CHECKED BY: JDH

HUNTER ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST. SUITE 200 SCOTTSDALE, AZ 85258 TEL: 480 991-3988 F: 480 991-3988	

ALTA/ACSM LAND TITLE SURVEY

LOT 27, SCOTTSPARK BUSINESS CENTER UNIT 2, AS RECORDED IN BOOK 243 OF MAPS, PAGE 32 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 12
TWNHP: 3N
RANGE: 4E

JOB NO.:
RRSC007-SA

SCALE
1"=20'

SHEET
1 OF 2

ALTA/ACSM LAND TITLE SURVEY

LOT 27, SCOTTSPARK BUSINESS CENTER UNIT 2, AS RECORDED IN BOOK 243 OF MAPS, PAGE 32 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LEGEND:

- PK/WASHER
- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- BRASS CAP FLUSH
- SET REBAR
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC JUNCTION BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC PANEL BOX
- FIRE DEPT. CONNECTION
- WATER VALVE
- CHECK VALVE
- FIRE HYDRANT
- WATER METER
- POST INDICATOR VALVE
- STORM GRATE
- TELEPHONE JUNCTION BOX
- LIGHT POST
- STREET LIGHT W/ MAST ARM
- TELEVISION RISER
- CABLE PULL BOX
- SIGN
- BOLLARD
- MAIL BOX
- SCHEDULE B HEX
- PARKING SPACE COUNT

- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CONCRETE
- CONCRETE HATCH COLOR & PATTERN
- AC PVMT
- ASPHALT HATCH COLOR & PATTERN
- (R) RECORD INFORMATION PER THE FINAL PLAT OF SCOTTSPARK BUSINESS CENTER UNIT 2, BOOK 243 OF MAPS, PAGE 32, M.C.R.
- (M) MEASURED INFORMATION FROM FIELD DATA COLLECTION.
- (C) CALCULATED INFORMATION FROM RECORDED DOCUMENTS AS NOTED.
- CMU CONCRETE MASONRY UNIT (BLOCK WALL)
- M.C.R. MARICOPA COUNTY RECORDER
- EASE EASEMENT
- COR. CORNER
- PROP. PROPERTY
- BUILD. BUILDING
- ELEC. ELECTRIC

CURVE TABLE:

CURVE	RADIUS	LENGTH	DELTA	DELTA
C1	370.00'(R&C)	125.61'(R&C)	19°27'04"(C)	
C2	400.00'(R&C)	227.34'(R&C)	32°33'51"(C)	32°33'49"(R)
C3	20.00'(R&C)	32.63'(R&C)	93°28'02"(C)	93°28'46"(R)
C4	300.00'(R&C)	170.57'(R&C)	32°34'35"(C)	32°34'33"(R)

ALTA/ACSM LAND TITLE SURVEY

LOT 27, SCOTTSPARK BUSINESS CENTER UNIT 2, AS RECORDED IN BOOK 243 OF MAPS, PAGE 32 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GLA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 12
TOWNSHIP: 3N
RANGE: 4E

JOB NO.:
RRSC007-SA

SCALE
1"=20'

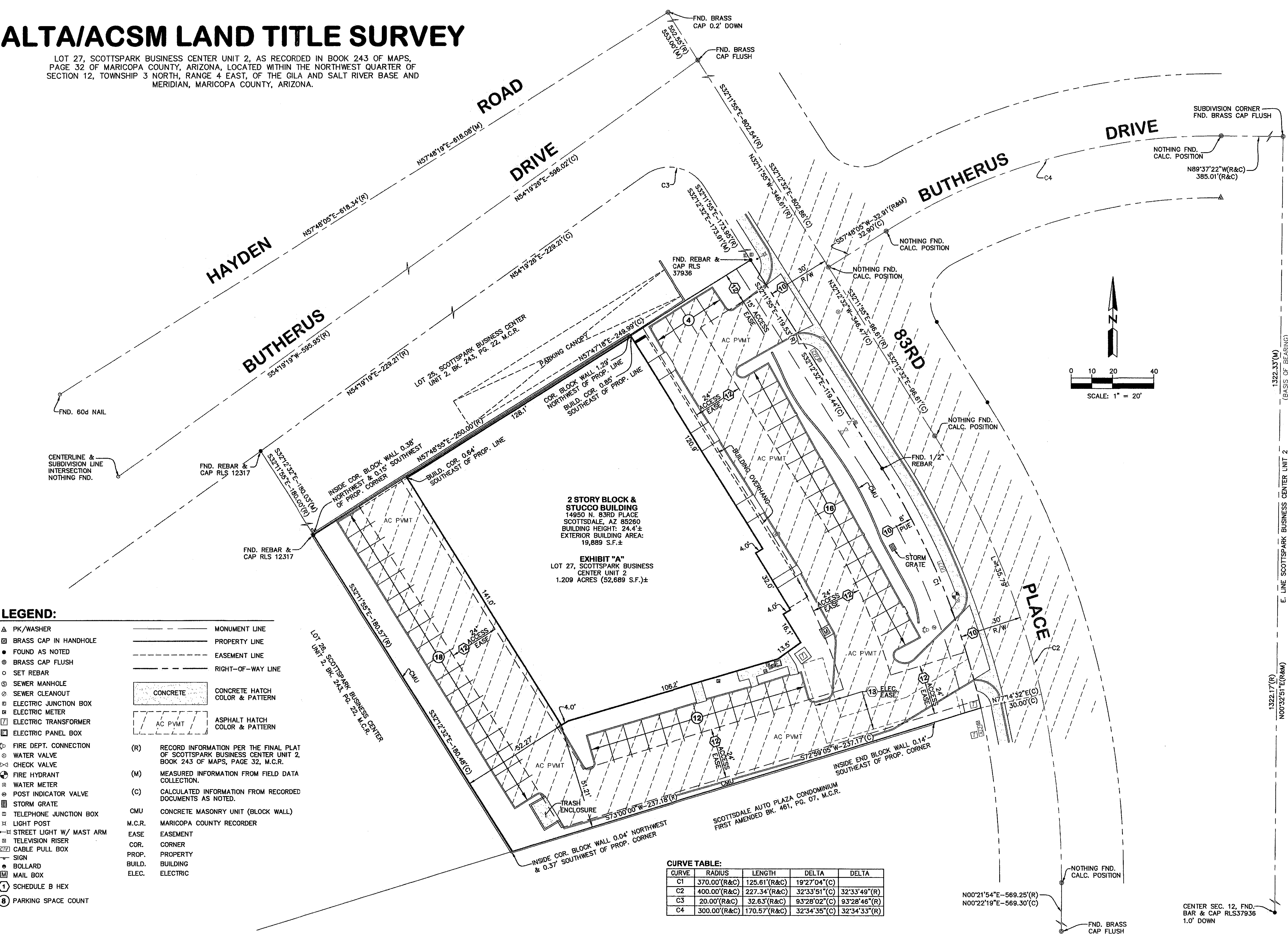
SHEET
2 OF 2

NO.	DATE	REVISION	BY

DRAWN BY: PJE
CHECKED BY: JDH

HUNTER
ENGINEERING
CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



A REMODEL PROJECT:

14950 N.
83rd Place

PROJECT: 14950 N. 83rd Place
ADDRESS: 14950 N. 83rd Place
Scottsdale, Arizona
R. Randy Stolworthy 480-305-1960
DEVELOPER: Pathfinder TRF Four LLC
21 E Sixth St. #706, Tempe AZ. 85281
A LIMITED REMODEL PROJECT
SCOPE: A LIMITED REMODEL PROJECT
LEGAL DESCRIPTION: lot 27, Scottspark Business Center Unit 2
ASSESSOR PARCEL #: 215-55-046
ZONING: C-4
SITE AREA: +/- 52,689 S.F. (+/- 1.209 ACRES)
BUILDING AREA: +/- 19,889 S.F. GROSS (EXIST'G)
STORIES: SINGLE STORY
LOT COVERAGE: 38.7%
LANDSCAPE AREA: 10,170 SF (EXIST'G)
LANDSCAPE COVERAGE: 19.3%
OCCUPANCY: B / S-1 (NO CHANGE IN OCCUPANCY)
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
ALLOWABLE AREA: 36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT: 19'-4" to 20'-4" +/-
BUILDING HEIGHT: +/- 24'-4" (27'-0" NEW)

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	4000 SF	4000 SF
WAREHOUSE	15,889 SF	15,889 SF
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	19,889	19,889

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	4000 SF	1/300	14
WAREHOUSE	15,889	1/800	20
STORAGE	-	-	-
PRODUCTION	-	-	-
TOTAL:			34
PARKING PROVIDED (EXISTING)			50
BICYCLE PARKING CALCS			
RATIO	REQUIRED	PROVIDED	
1 PER 10/PARKING STALLS	5	5	

LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- 6" CAST IN PLACE CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING

- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER

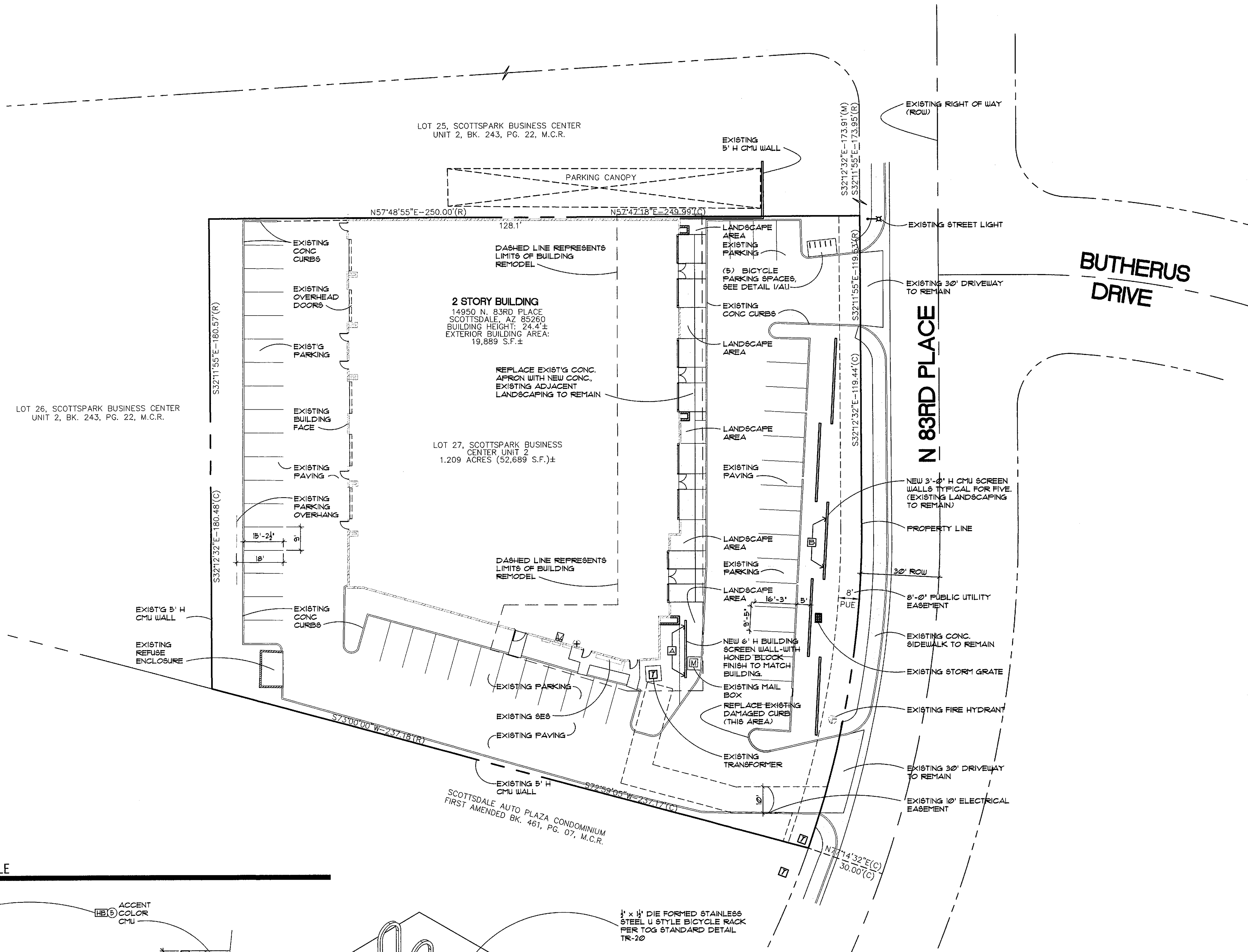
NOTICE OF ALTERNATE BILLING CYCLE:
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represents an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cowley Architects. Any other use or release of these drawings may result in civil damages.

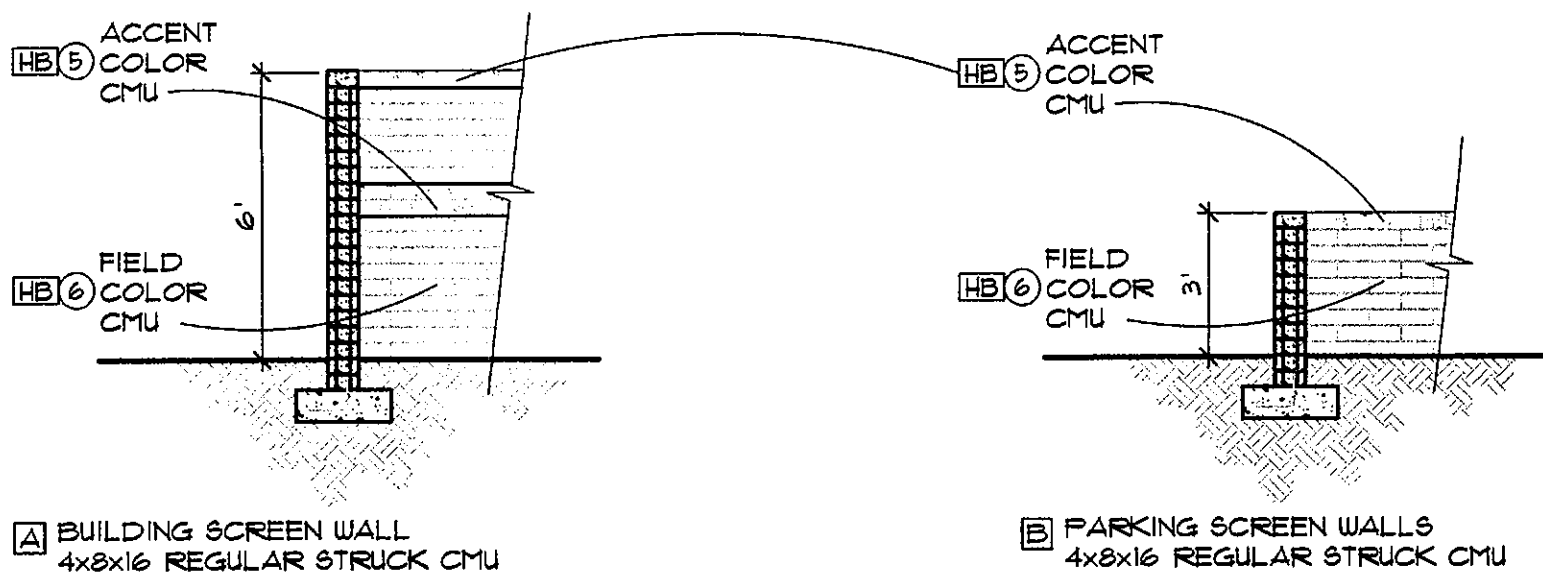
The site plan has been prepared without the benefit of a survey. Deceptions may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and utility of this site. All design shown here is strictly conceptual.

Project: - SAM

A1.1

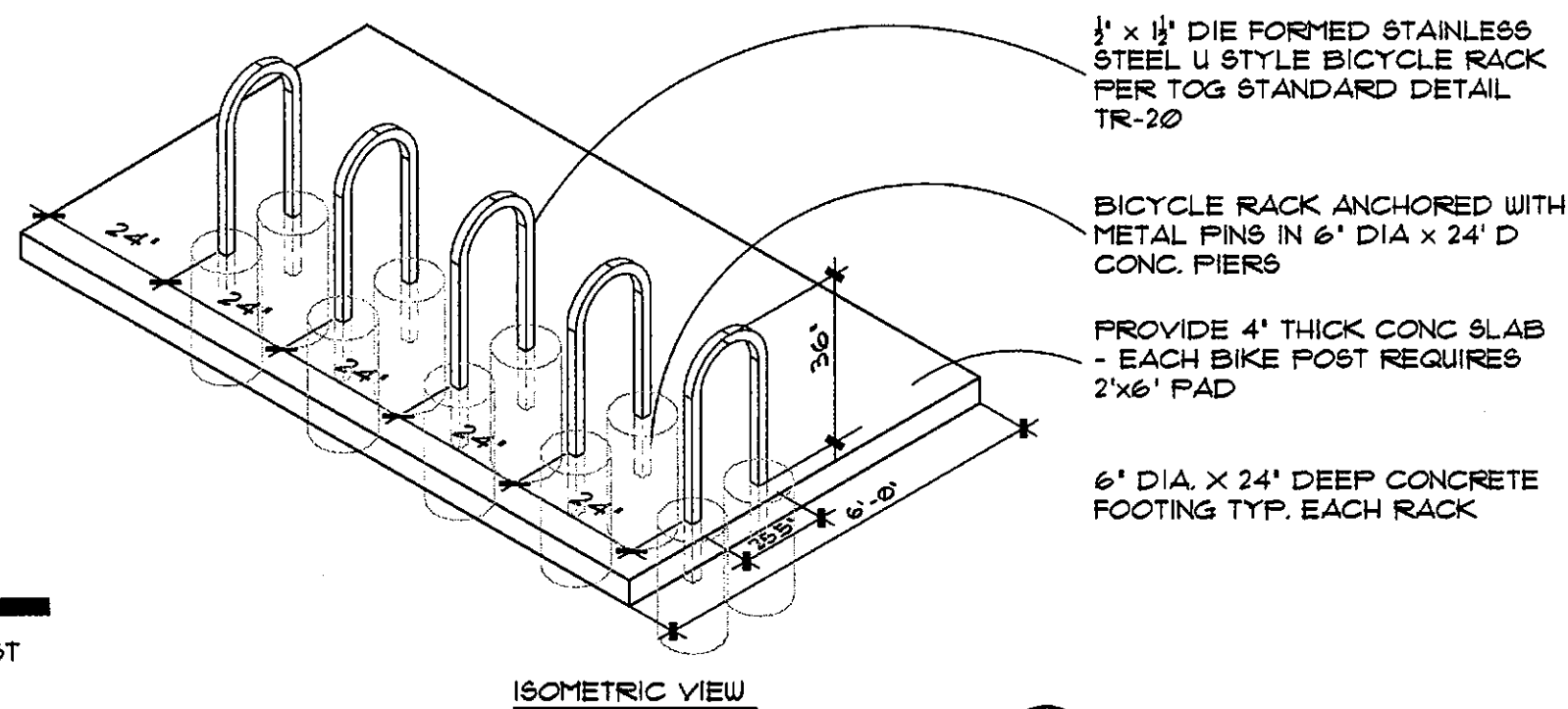


SITE SCREEN WALL SCHEDULE



SCREEN WALL NOTES

- PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
- PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
- GROUT SOLID ALL CELLS BELOW GRADE.



1 BIKE RACK
3/4"x1'-0"

SITE PLAN



VICINITY MAP

N.T.S.

27-DR-2016
06/16/16

A REMODEL PROJECT:

14950 N.
83rd Place

PROJECT: 14950 N. 83rd Place
ADDRESS: 14950 N. 83rd Place
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LANDSCAPE AREA: 10,170 SF (EXIST'G)
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AREA CALC.	1ST FLOOR	TOTALS
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WAREHOUSE	15,889 SF	15,889 SF
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	19,889	19,889

REQUIRED PARKING CALCS			
OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	4000 SF	1/300	14
WAREHOUSE	15,889	1/800	20
STORAGE	-	-	-
PRODUCTION	-	-	-
TOTAL:			34
PARKING PROVIDED (EXISTING)			50
BICYCLE PARKING CALCS			
RATIO	REQUIRED	PROVIDED	
1 PER 10/PARKING STALLS	5	5	

LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6' EXTRUDED CURB
- 6' CAST IN PLACE CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING

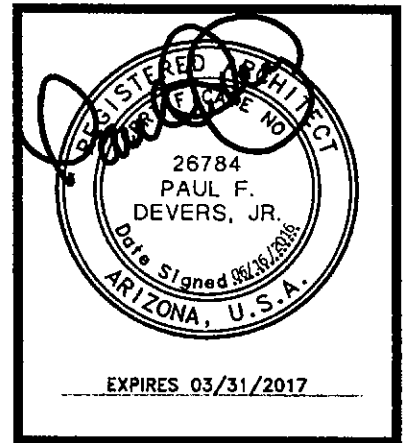
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER



CAWLEY
ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



14950 N 83RD
PLACE

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

DATE

PRELIMINARY SET
05-23-2016
DR SUBMITTAL
06-16-2016

NOTICE OF ALTERNATE BILLING
CYCLE:

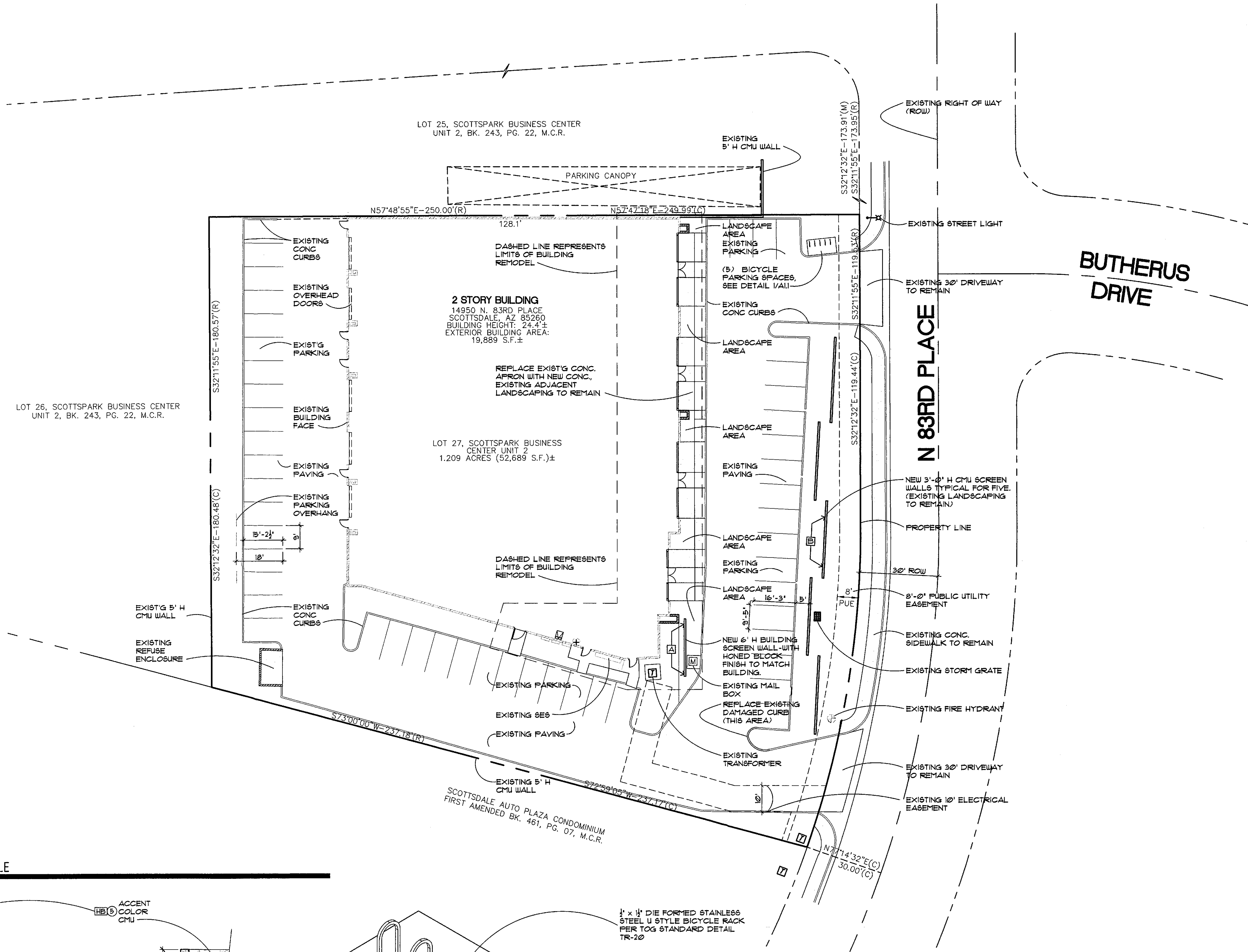
This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide the written description upon request.

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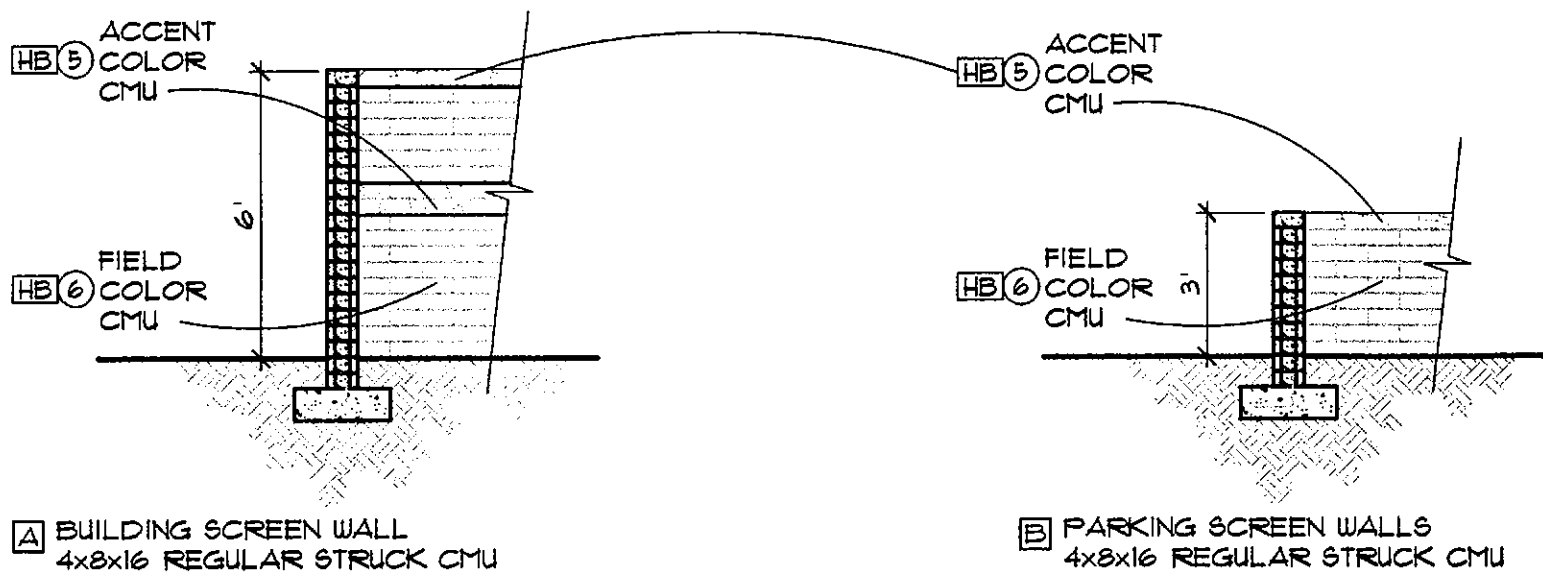
The site plan has been prepared without the benefit of a survey. Discrepancies may not be accurate or fully reflect all dimensions, data, etc. which may affect the design and usability of this site. All design shown here is strictly conceptual.

Project: - SAM

A1.1

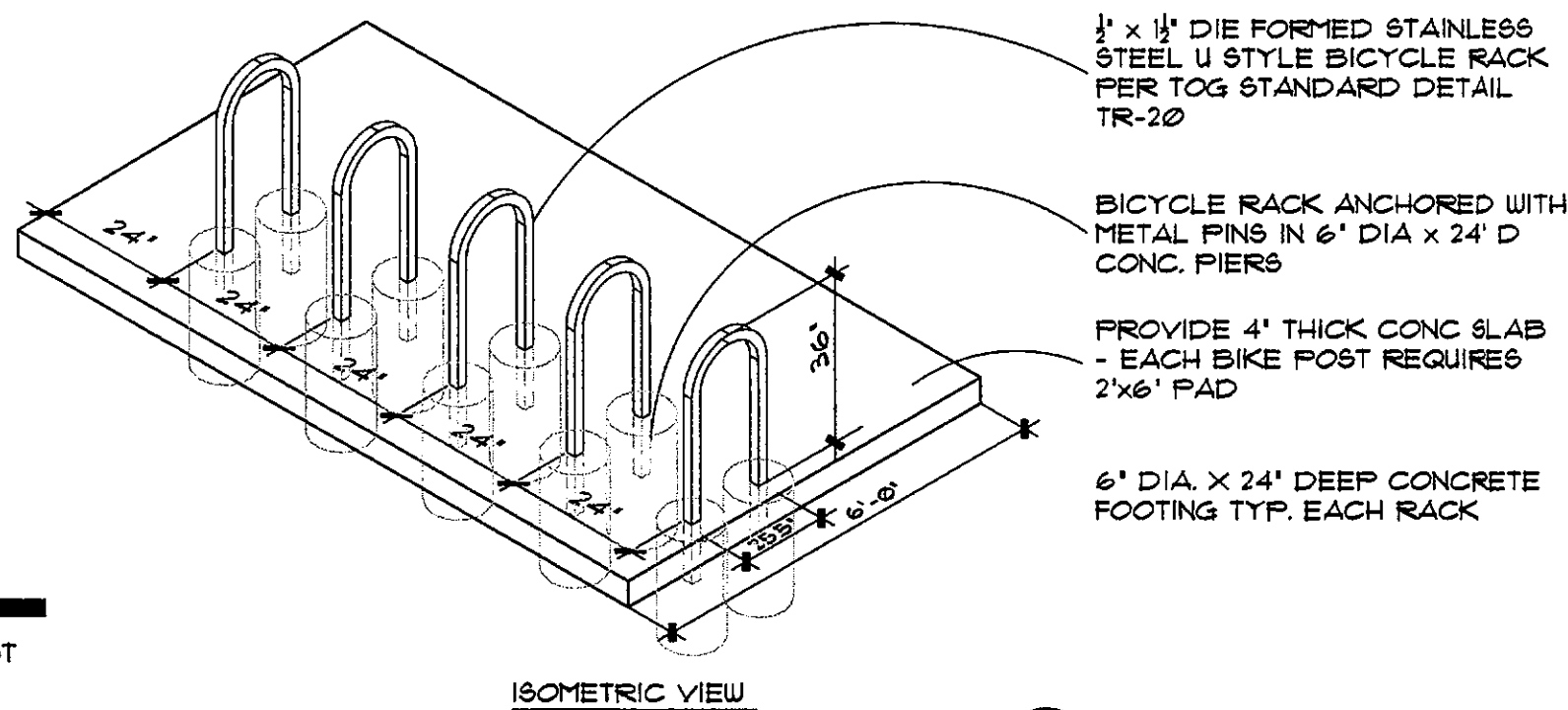


SITE SCREEN WALL SCHEDULE



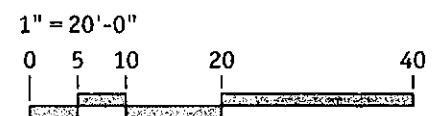
SCREEN WALL NOTES

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.



1 BIKE RACK
3/4" x 1'-0"

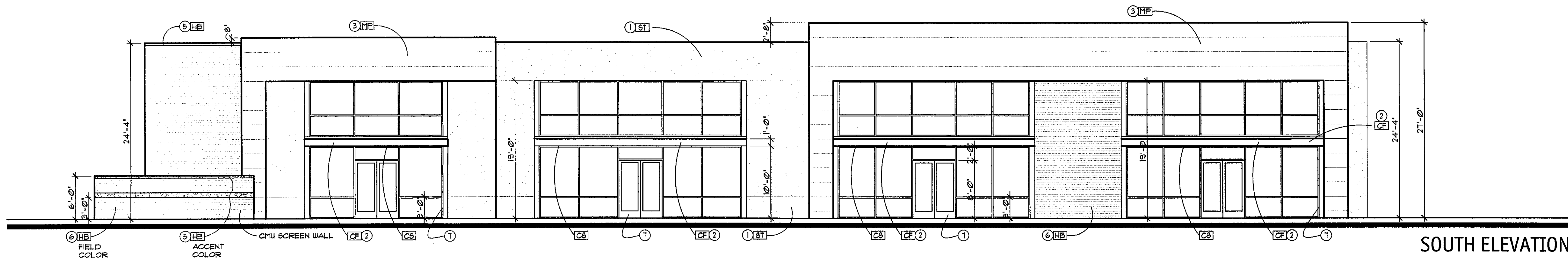
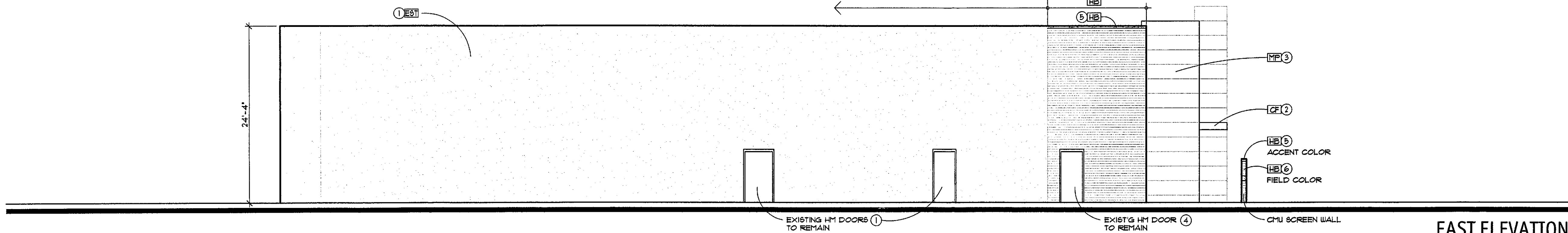
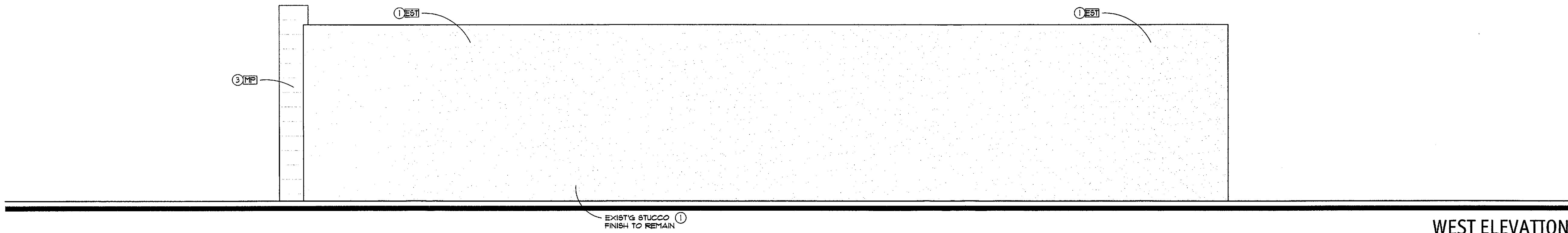
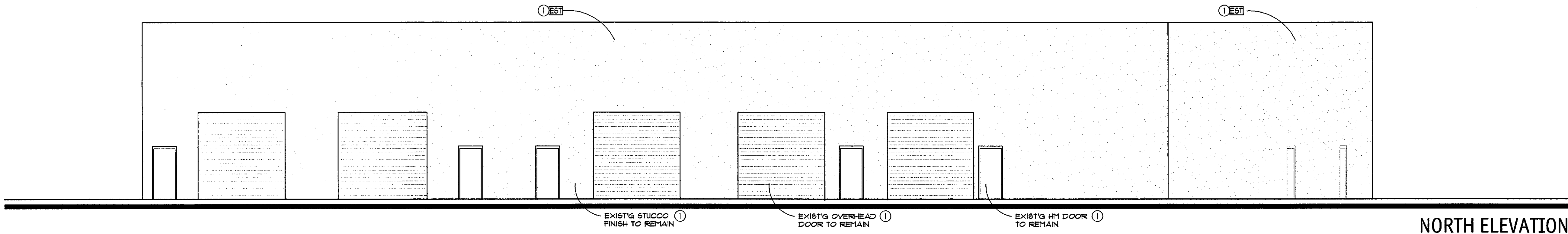
SITE PLAN



VICINITY MAP

N.T.S.

27-DR-2016
06/16/16



GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[ST]	NEW STUCCO FINISH, SMOOTH
[HB]	HONED BLOCK 4 X 8 X 16 VENEER
[MP]	SMOOTH METAL PANEL
[CF]	CANOPY FRAME - 12" STEEL TUBE, PAINTED
[CS]	CANOPY SOFFIT- REDWOOD 'NATURAL OILED FINISH'
[CR]	CANOPY ROOF-SINGLE FLY MEMBRANE
[EST]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (SRF 2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF 3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR NAME:

KEY:

- ① DUNN EDWARDS PAINT/ 'FOSSIL' - DE6225
- ② DUNN EDWARDS PAINT/ 'BLACK TIE' - DE635T
- ③ OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH
- ④ DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE63TT
- ⑤ TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
- ⑥ TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
- ⑦ ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING
BOLLARDS
SES
GATES
TRANSFORMER

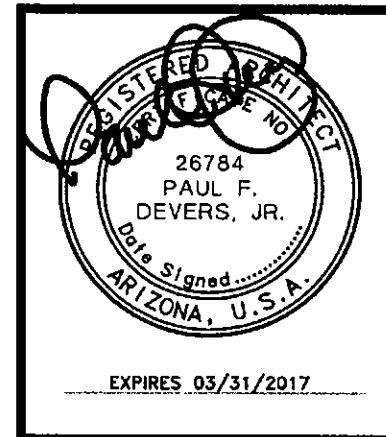
1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.



**CAWLEY
ARCHITECTS**

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



**14950 N 83RD
PLACE**

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

DATE

PRELIMINARY SET
05-23-2016
DR SUBMITTAL
06-16-2016

NOTICE OF ALTERNATE BILLING CYCLE:

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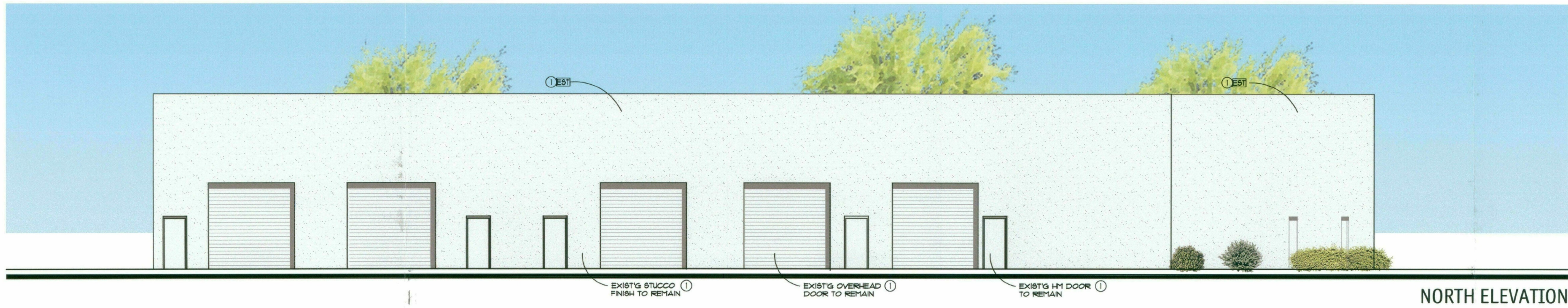
Project: - SAM

A7.1

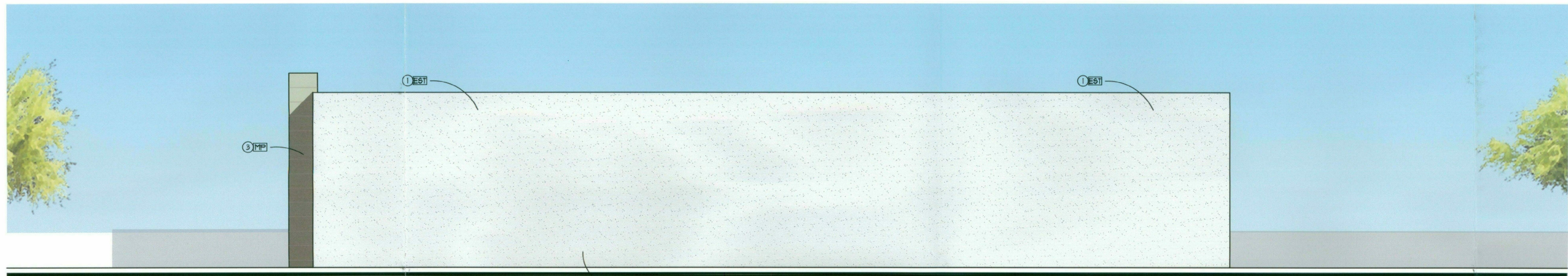
EXTERIOR ELEVATIONS



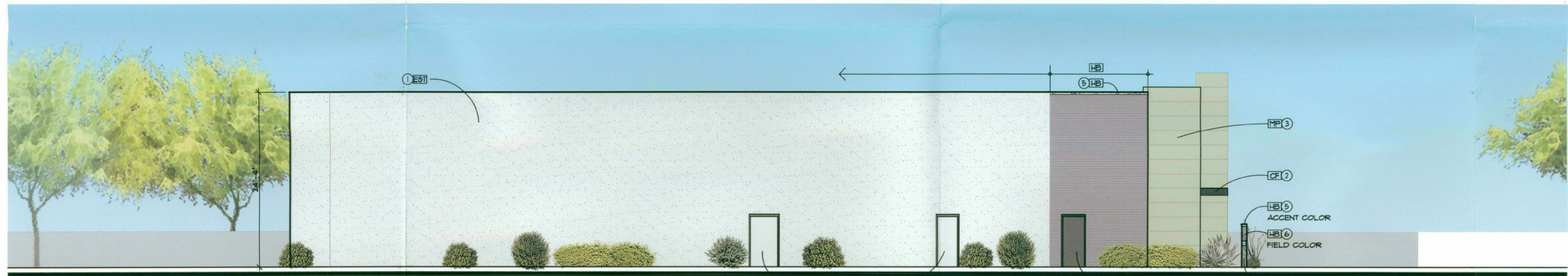
27-DR-2016
06/16/16



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

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2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

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MATERIAL KEY

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[HB]	HONED BLOCK 4 X 8 X 16 VENEER
[MP]	SMOOTH METAL PANEL
[CF]	CANOPY FRAME = 12" STEEL TUBE, PAINTED
[CS]	CANOPY SOFFIT - TREX OR EQUAL
[CR]	CANOPY ROOF-SINGLE PLY MEMBRANE
[EST]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.23
SOLAR HEAT GAIN COEFFICIENT (SHGC): 0.18
OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (SRF #2)
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COLOR KEY

COLOR NAME:

KEY

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2. DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351
3. OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH
4. DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6371
5. TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
6. TENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
7. ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING
BOLLARDS
SES
GATES
TRANSFORMER

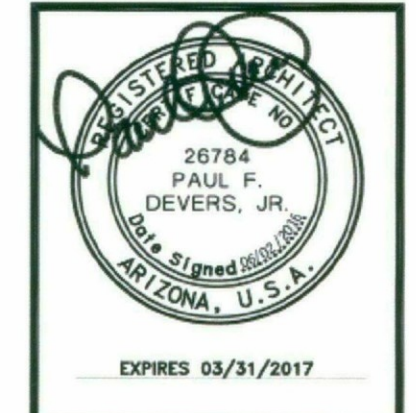
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EXTERIOR ELEVATIONS



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CawleyArchitects.com



10950 N 83RD
PLACE

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

DATE

PRELIMINARY SET
05-23-2016

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Project: SAM

A7.1



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

GENERAL NOTES

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STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM
GLAZING	1" INSULATED CLEAR

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COLOR KEY

COLOR NAME:

KEY

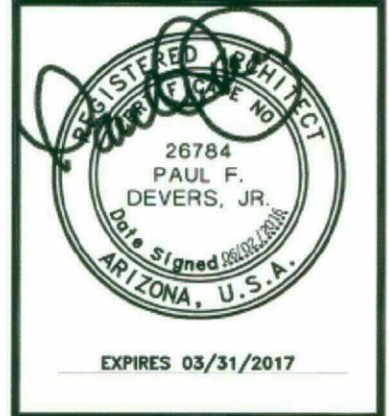
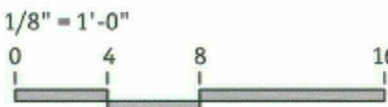
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7. ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING
BOLLARDS
SES
GATES
TRANSFORMER

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EXTERIOR ELEVATIONS



10950 N 83RD
PLACE

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

DATE
PRELIMINARY SET
05-23-2016

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14950 N 83rd Place Scottsdale, Arizona

2016 . 06 . 07

This artist's rendering is for conceptual design and should not be referred to as a construction document

CAWLEY
ARCHITECTS

27-DR-2016
06/16/16



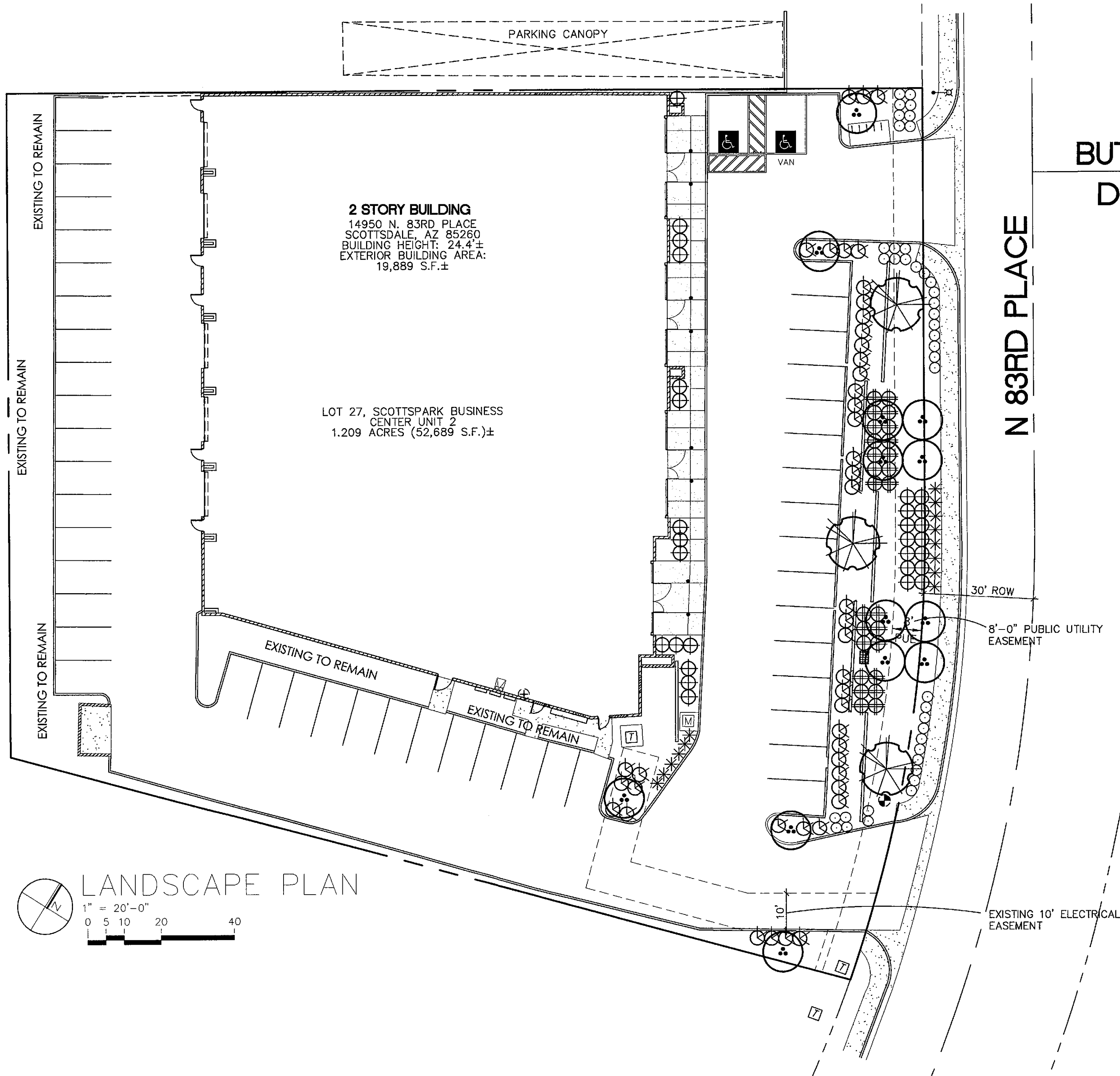
14950 N 83rd Place Scottsdale, Arizona

2016 . 06 . 07

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CAWLEY
ARCHITECTS

27-DR-2016
06/16/16



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- RUPELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) 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'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2016

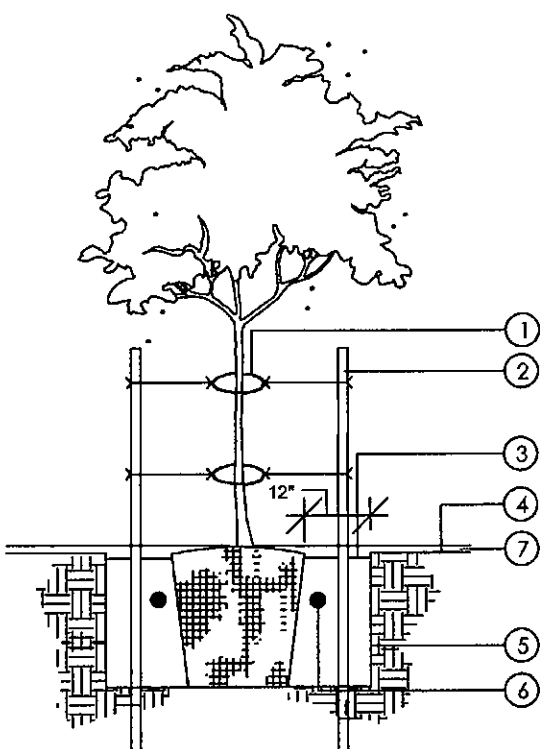
T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

06.29.16
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



Project: - SAM

La.01



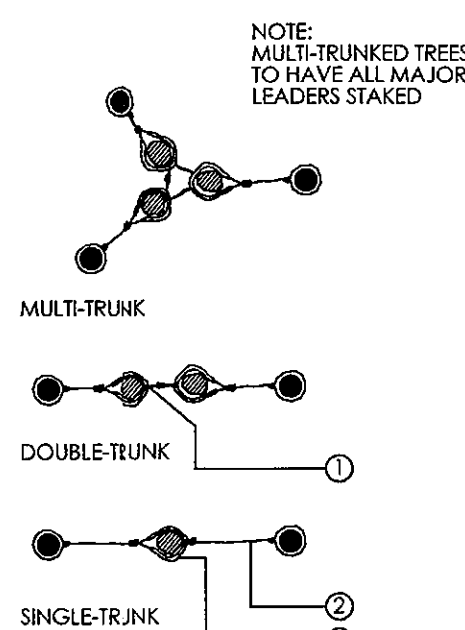
1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 8' LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL



NOT TO SCALE

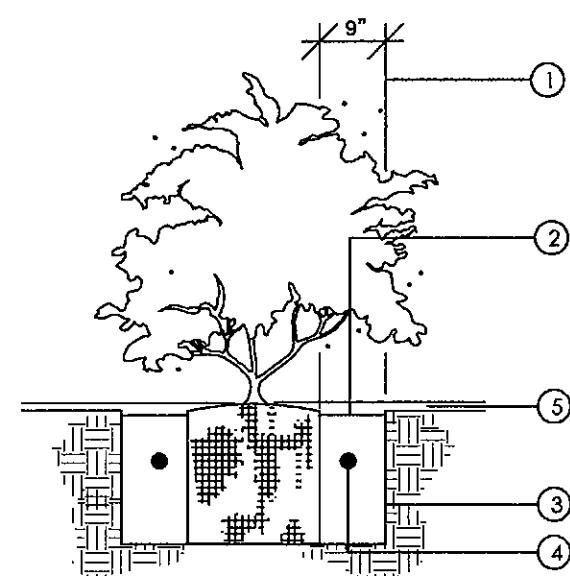


1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

TREE GUYING DETAIL



NOT TO SCALE



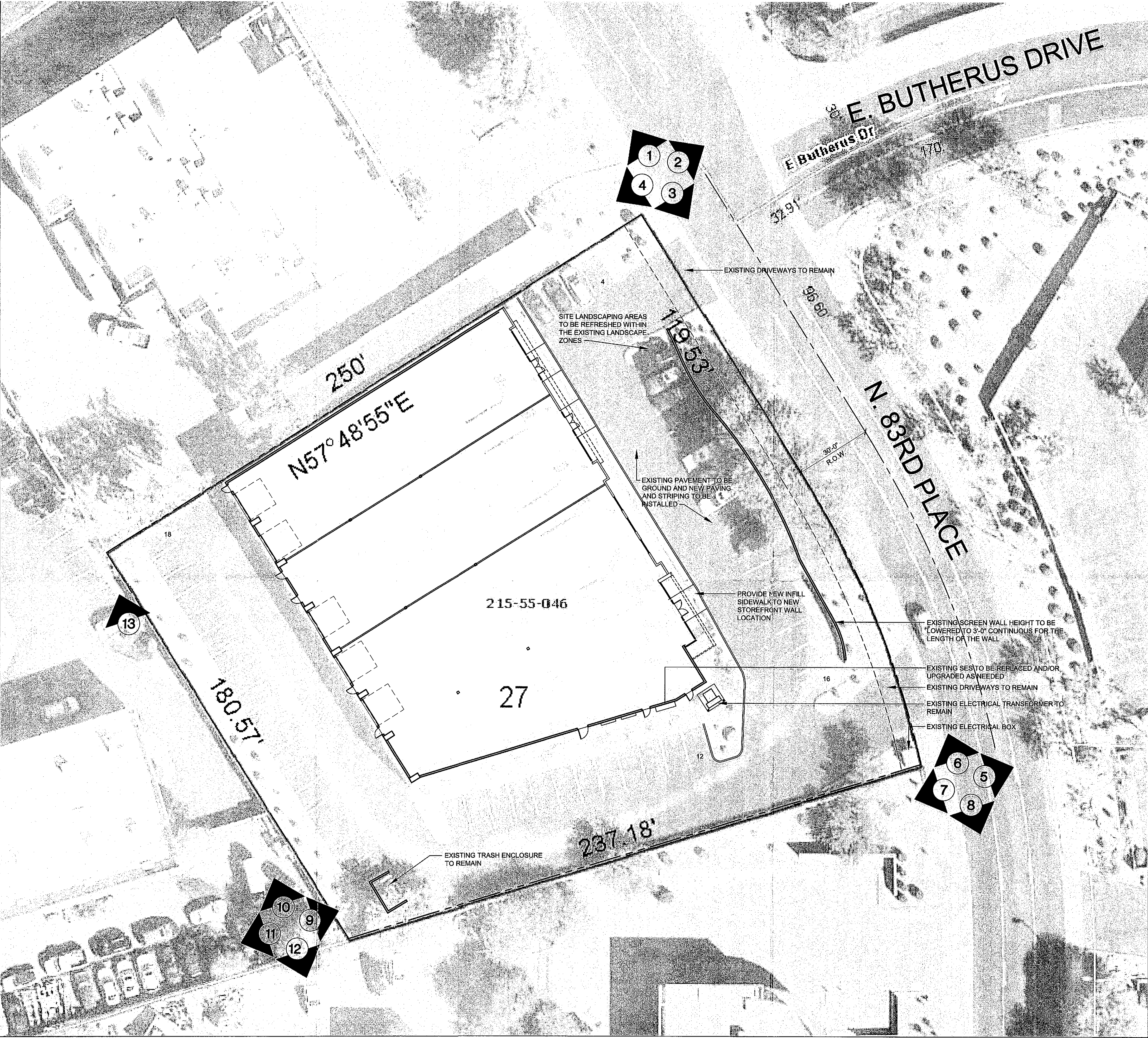
1. MINIMUM DIMENSION FOR 5 GAL. PLANTS
2. 1" BASIN
3. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
4. AGRIFORM TABLETS SEE SPECS. FOR RATIO
5. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

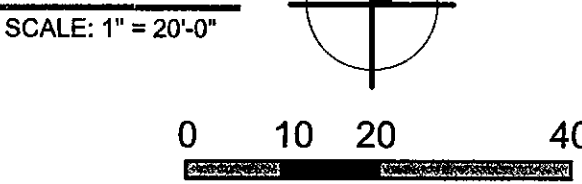
SHRUB PLANTING DETAIL



NOT TO SCALE



PRELIMINARY SITE PLAN



PROJECT DATA:

PROJECT ADDRESS:	14950 N. 83RD PLACE SCOTTSDALE, AZ. 85260		
DEVELOPER:	LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ. 85008		
PROJECT SCOPE:	REMODEL OF AN EXISTING OFFICE/WAREHOUSE BLDG.		
ASSESSOR PARCEL NO.:	215-55-046		
CURRENT ZONING:	C-4		
SITE AREA:	52,195 S.F. (1.19 ACRES)		
STORIES:	ONE STORY		
GROSS BUILDING S.F.:	19,833 S.F.		
LOT COVERAGE:	38.00%		
OCCUPANCY:	M / S		
CONSTRUCTION TYPE:	V-B W/ A.F.E.S.		
BUILDING HEIGHT:	25'-4"		
<hr/>			
BUILDING AREA CALCS:			1ST FLOOR
TOTAL BUILDING:			19,833 S.F.
<hr/>			
REQUIRED PARKING CALCS:			
OCCUPANCY (USE)	SQUARE FT.	FACTOR	TOTAL
RETAIL	9,000 S.F.	1 / 250	36 OCC.
WAREHOUSE / WHOLESALE	10,883 S.F.	1 / 800	14 OCC.
<hr/>			
TOTAL:			50 OCC.
<hr/>			
EXISTING PARKING PROVIDED			
TOTAL EXISTING REGULAR SPACES			49
TOTAL EXISTING ACCESSIBLE SPACES			1
TOTAL EXISTING SPACES			50
PARKING RATIO			2.52 CARS FOR 1,000 S.F.

SCOTTSDALE AUTOMOTIVE



NUMBER REVISION DATE

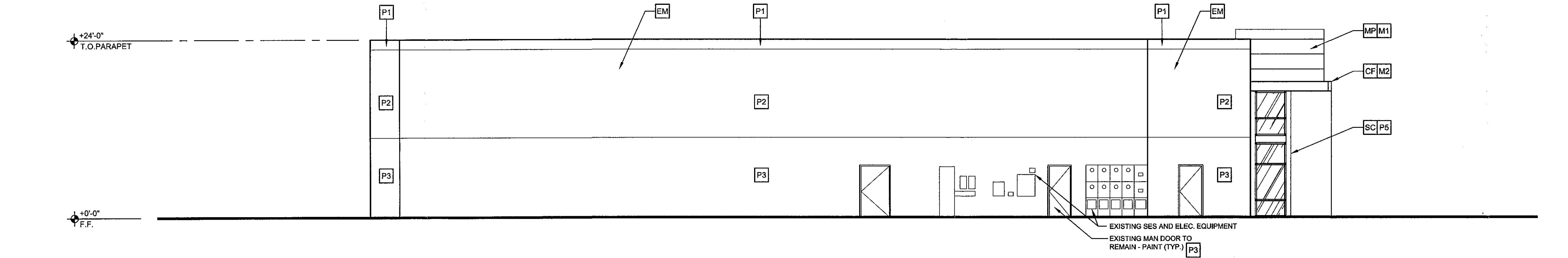


SHEET TITLE:
SITE PLAN
ISSUE DATE:
10-19-15
DRAWN BY:
BCR / JPM
CHECKED BY:
VJD
PROJECT No.:
SHEET:

A0.1

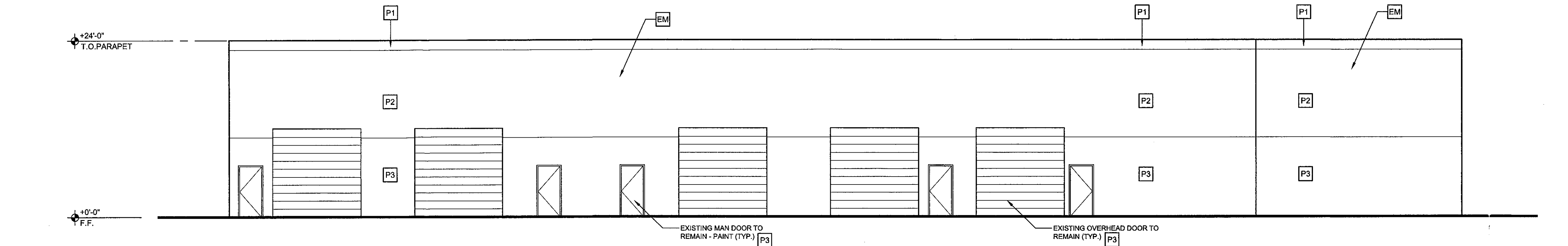
LGE DESIGNGROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.966.4001

14950 N. 83RD PLACE
SCOTTSDALE, ARIZONA 85260



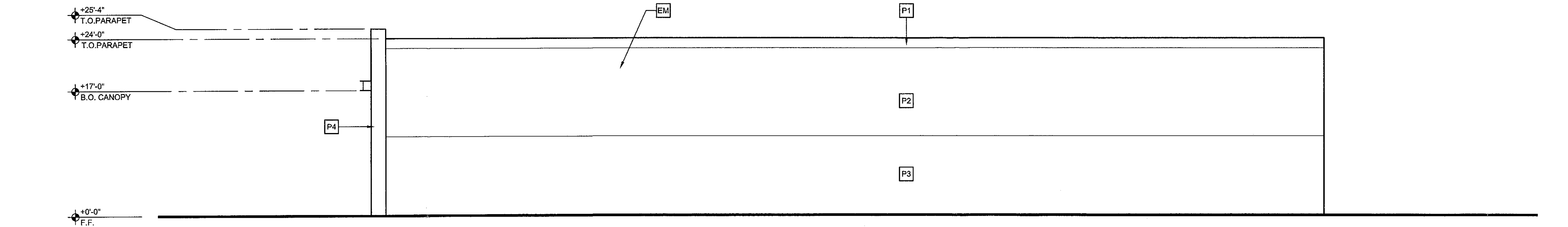
SOUTH ELEVATION

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



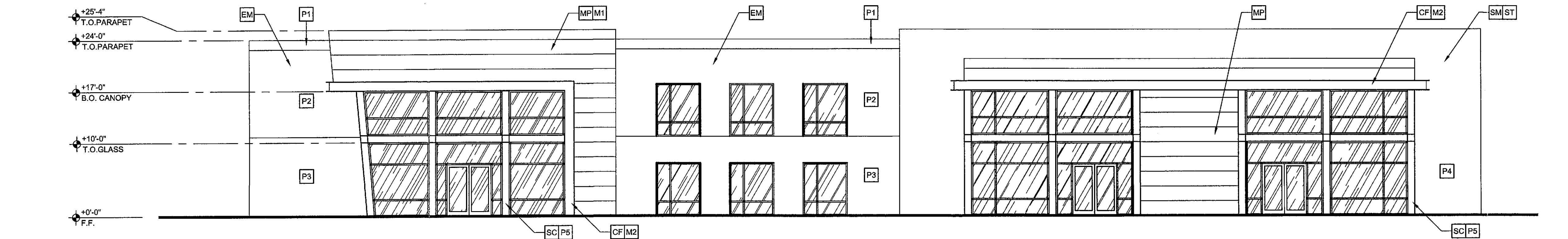
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
SM	NEW 8" X 8" X 16" MASONRY SMOOTH FACE
EM	EXISTING MASONRY WALL - REPAINT
FR	NEW FRAMED WALL
ST	STUCCO FINISH SYTEM PAINTED
TR	TRENDSTONE BLOCK VENEER
SC	STEEL WIDE FLANGE COLUMN
MP	NON-COMPOSITE FLAT METAL PANEL, PAINTED

CANOPY KEY:

KEY:	DESCRIPTION:
CF	16" STEEL CANOPY FRAME - PAINTED
CD	STEEL TRELLIS MEMBERS

GLAZING KEY:

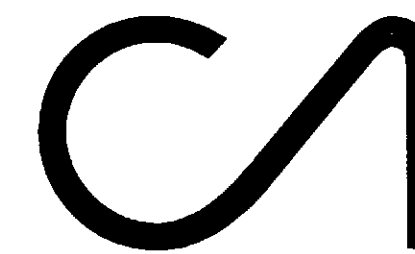
MATERIAL:	DESCRIPTION:
FRAMES	ARCADIA CLEAR ANODIZED ALUMINUM STOREFRONT
EXTERIOR GLAZING	1" CLEAR INSULATED GLAZING
INTERIOR GLAZING	1/4" CLEAR GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS #DE6213 "FINE GRAIN"
P2	DUNN EDWARDS #DE6212 "CRISP MUSLIN"
P3	DUNN EDWARDS #DE6215 "WOODEN PEG"
P4	DUNN EDWARDS #DE6362 "STORM CLOUD"
P5	DUNN EDWARDS #DE6371 "BLACKJACK"
M1	"SLATE GREY" STANDARD-PLUS KYNAR 500
M2	BLACKENED STEEL

PAINTING NOTES:

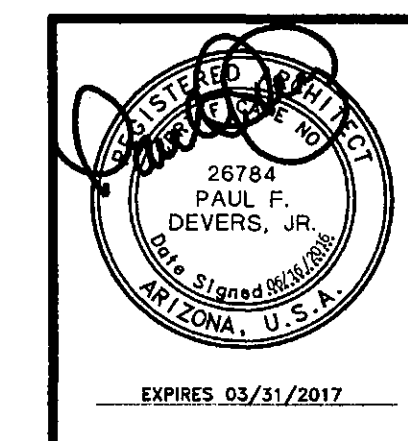
1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.



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ARIZONA

DATE

PRELIMINARY SET
05-23-2016

PRICING SET
06-13-2016

DR SUBMITTAL
06-16-2016

NOTICE OF ALTERNATE BILLING
CYCLE:

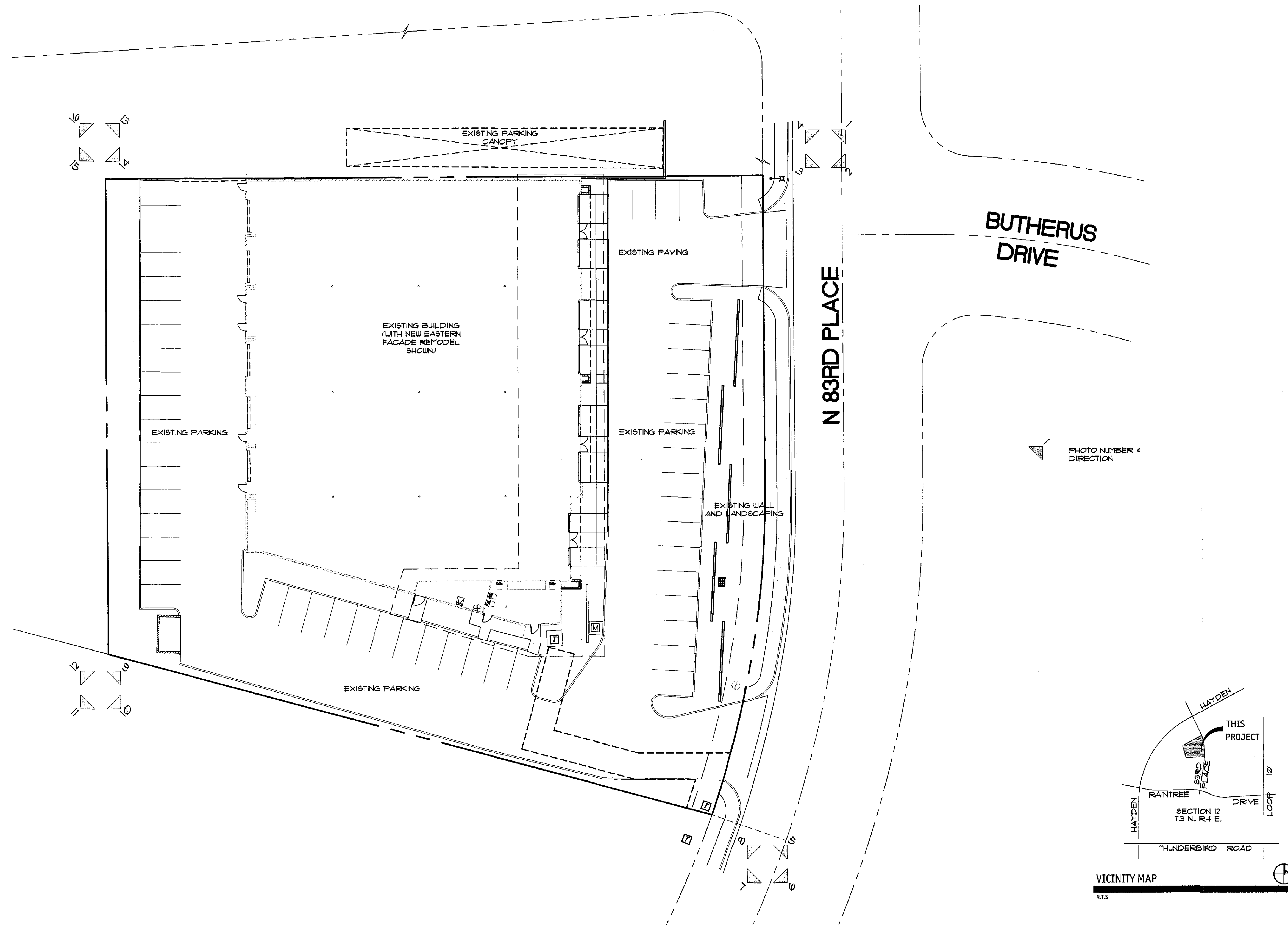
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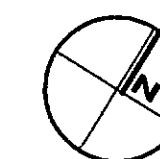
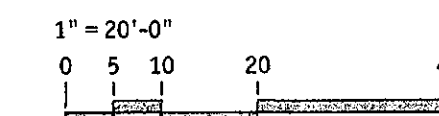
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Project - SAM

CP



CONTEXT PHOTO PLAN



27-DR-2016
06/16/16



14950 N 83rd Place Scottsdale, Arizona 2016 . 08 . 10
 This artist's rendering is for conceptual design and should not be referred to as a construction document

A REMODEL PROJECT:

14950 N.
83rd Place

PROJECT: 14950 N. 83rd Place
ADDRESS: 14950 N. 83rd Place
Scottsdale, Arizona
DEVELOPER: R. Randy Stolworthy 480-305-1960
Pathfinder TRF Four LLC
21 E Sixth St. #706, Tempe AZ, 85281
SCOPE: A LIMITED REMODEL PROJECT
LEGAL DESCRIPTION: lot 27, Scottspark Business Center Unit 2
ASSESSOR PARCEL #: 215-55-046
ZONING: C-4
SITE AREA: +/- 52,689 S.F. (+/- 1.209 ACRES)
BUILDING AREA: +/- 19,889 S.F. GROSS (EXIST'G)
STORIES: SINGLE STORY
LOT COVERAGE: 38.7%
LANDSCAPE AREA: 10,170 SF (EXIST'G)
LANDSCAPE COVERAGE: 19.3%
OCCUPANCY: B / S-1 (NO CHANGE IN OCCUPANCY)
CONSTRUCTION TYPE: V-B W/ A.F.E.S.
ALLOWABLE AREA: 36,000 S.F. (SINGLE STORY)
CLEAR HEIGHT: 19'-4" to 20'-4" +/-
BUILDING HEIGHT: +/- 24'-4" (27'-0" NEW)

AREA CALC.	1ST FLOOR	TOTALS
OFFICE	4000 SF	4000 SF
WAREHOUSE	15,889 SF	15,889 SF
STORAGE	-	-
PRODUCTION	-	-
TOTAL:	19,889	19,889

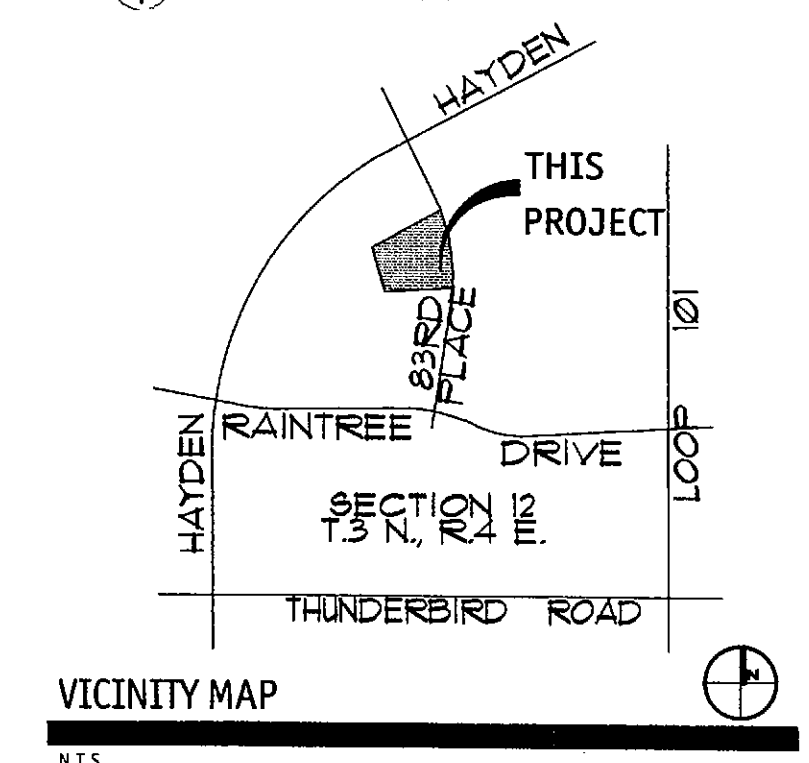
REQUIRED PARKING CALCS	S.F.	FACTOR	TOTAL
OCCUPANCY			
OFFICE	4000 SF	1/300	14
WAREHOUSE	15,889	1/800	20
STORAGE	-	-	-
PRODUCTION	-	-	-
TOTAL:			34
TOTAL EXISTING PARKING			50
TOTAL REGULAR SPACES (EXISTING)			47
TOTAL ACCESSIBLE SPACES (NEW)			2

BICYCLE PARKING CALCS	RATIO	REQUIRED	PROVIDED
1 PER 10 / PARKING STALLS		5	5

LEGEND

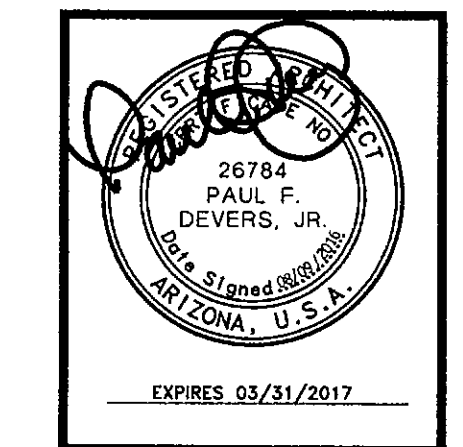
- PROPERTY LINE
- EASEMENT/SETBACK LINE
- CAR OVERHANG MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN.
- 6" EXTRUDED CURB
- 6" CAST IN PLACE CURB
- SITE WALL
- SALT FINISH CONC. SIDEWALK
- PAINT STRIPING ON PAVING
- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER

- NEW FIRE HYDRANT
- EXISTING FIRE HYDRANT
- FIRE DEPT. CONNECTION
- ACCESSIBLE ROUTE/PATH OF TRAVEL
- FIRE RISER



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DR RE-SUBMITTAL
08-11-2016

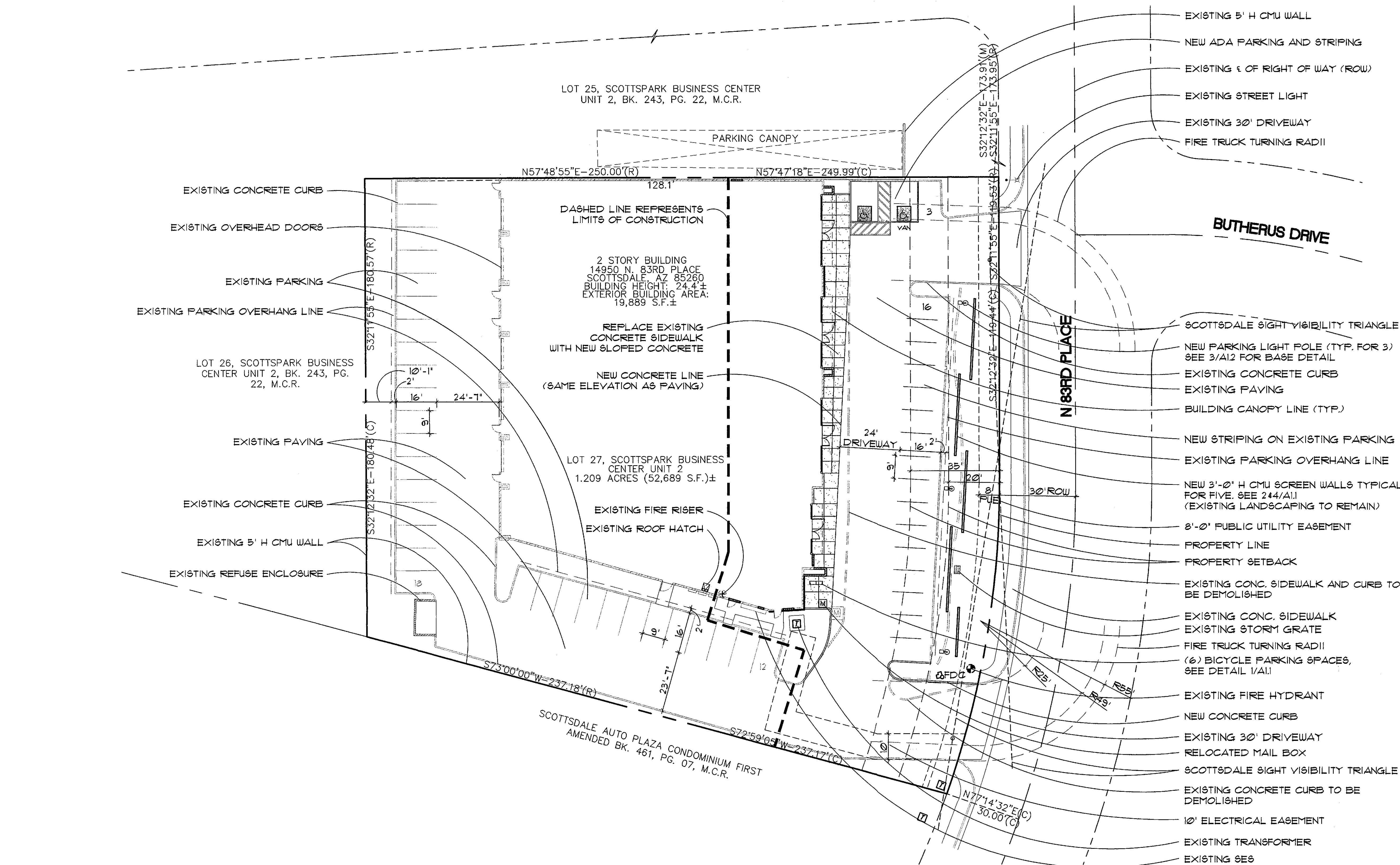
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Project: - SAM
A1.1

27-DR-2016
8/11/2016



SITE SCREEN WALL SCHEDULE

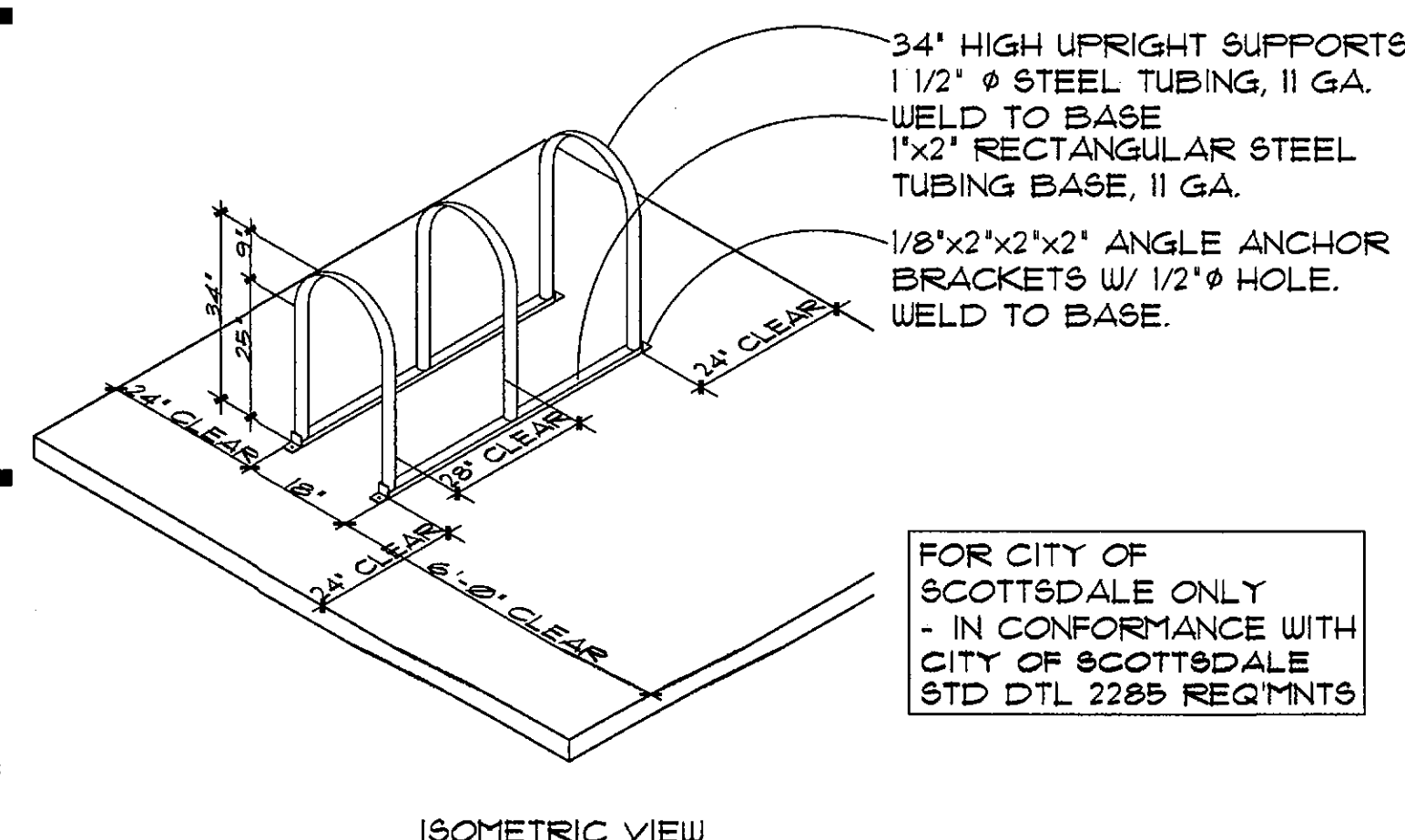
- HEB(3) ACCENT
COLOR CMU
- HEB(6) FIELD
COLOR CMU

NOTE: FOR MATERIAL AND
COLOR KEY, SEE SHEET A1.1

PARKING SCREEN WALLS
4x8x16 REGULAR STRUCK CMU
FOR ELEVATIONS, SEE DETAIL 1/A1.2

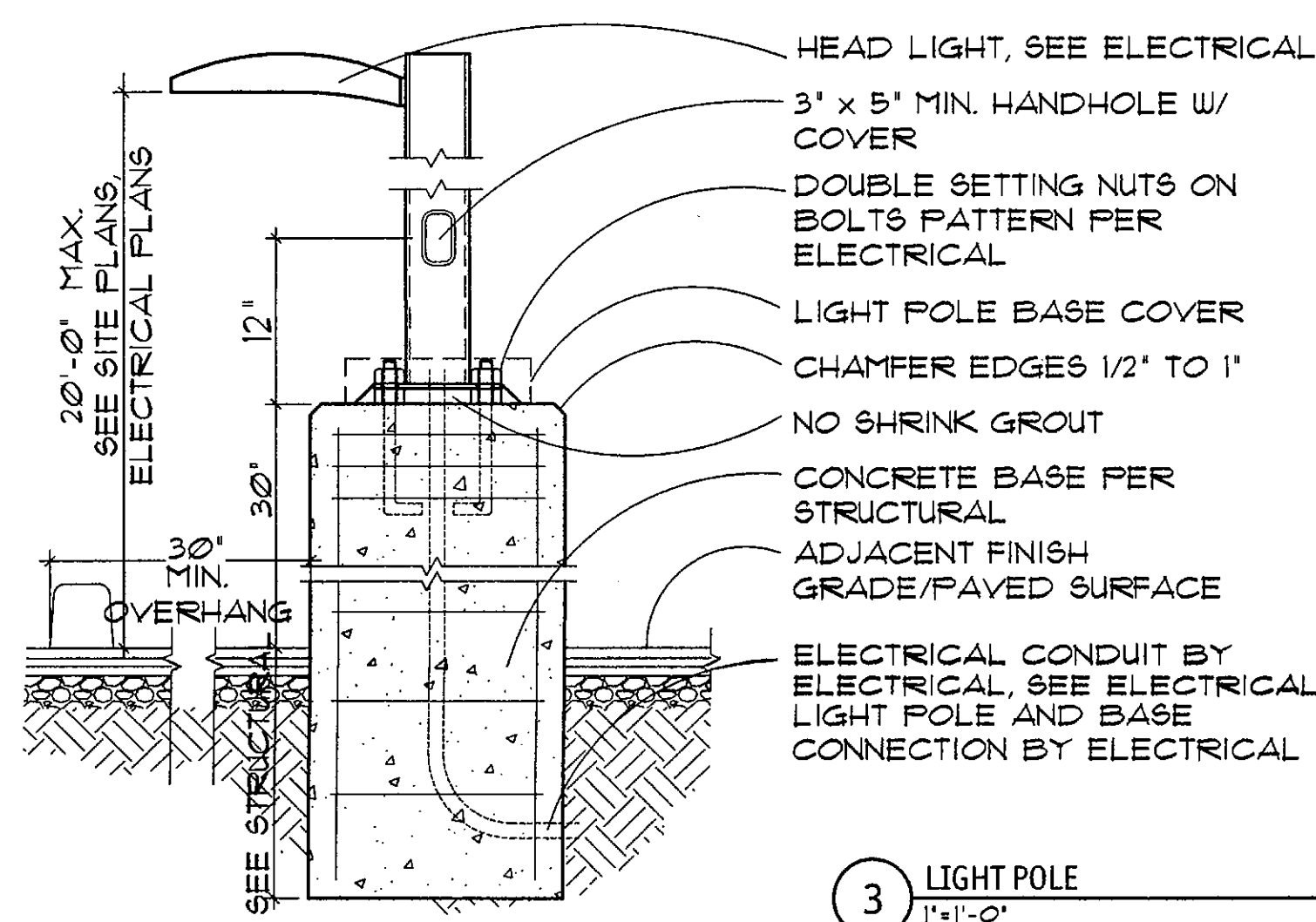
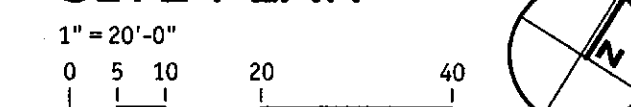
SCREEN WALL NOTES

1. PARKING SCREEN WALLS ARE TO BE A MINIMUM OF THREE FEET AND A MAXIMUM OF FOUR FEET ABOVE THE HIGHEST FINISHED GRADE OF THE PARKING AREA OR STREET CURB, WHICHEVER IS HIGHER.
2. PROVIDE STEPPED FOOTINGS PER THE STRUCTURAL DRAWINGS AT SCREEN WALLS IN RETENTION AREAS AS REQUIRED BY THE CIVIL GRADING AND DRAINAGE PLANS.
3. GROUT SOLID ALL CELLS BELOW GRADE.
4. SEE STRUCTURAL DRAWINGS, SC-1, FOR ALL FOOTING AND REINFORCING INFORMATION.
5. COORDINATE OPENINGS AND WEEPS IN BOTTOM OF WALLS WITH CIVIL DRAWINGS.

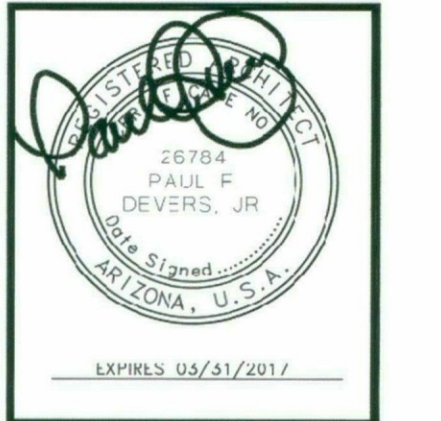


- 1 BIKE RACK
3/8" x 1'-0"

SITE PLAN



- 3 LIGHT POLE
1'-1'-0"



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**NOTICE OF ALTERNATE BILLING
CYCLE:**

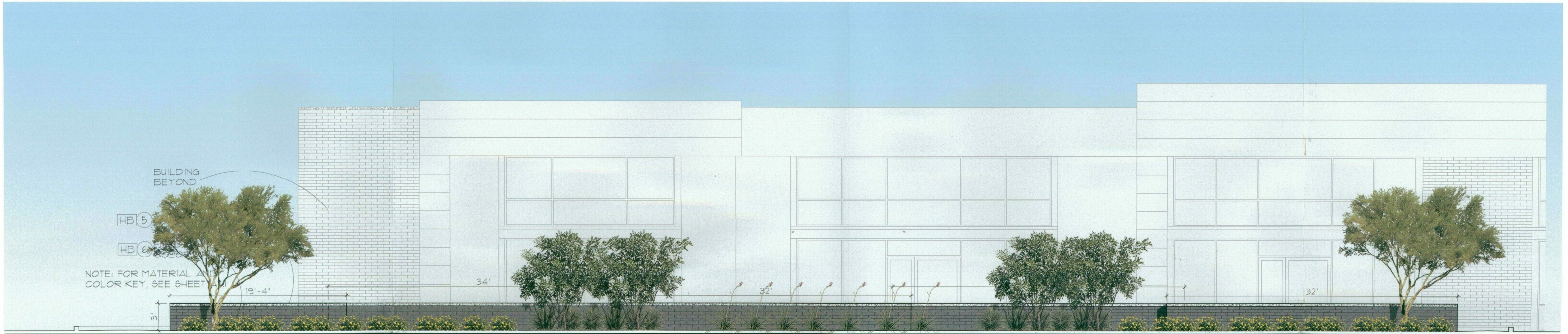
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Project - SAM

A1.2



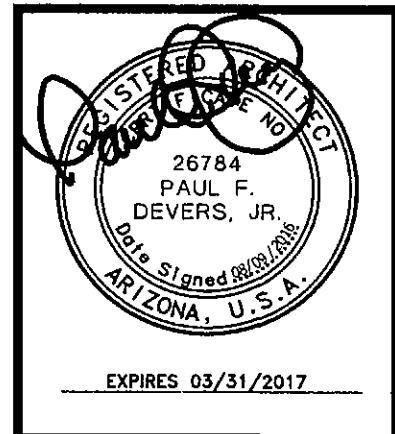
1 **STREETSCAPE ELEVATIONS**
3/16" = 1'-0"



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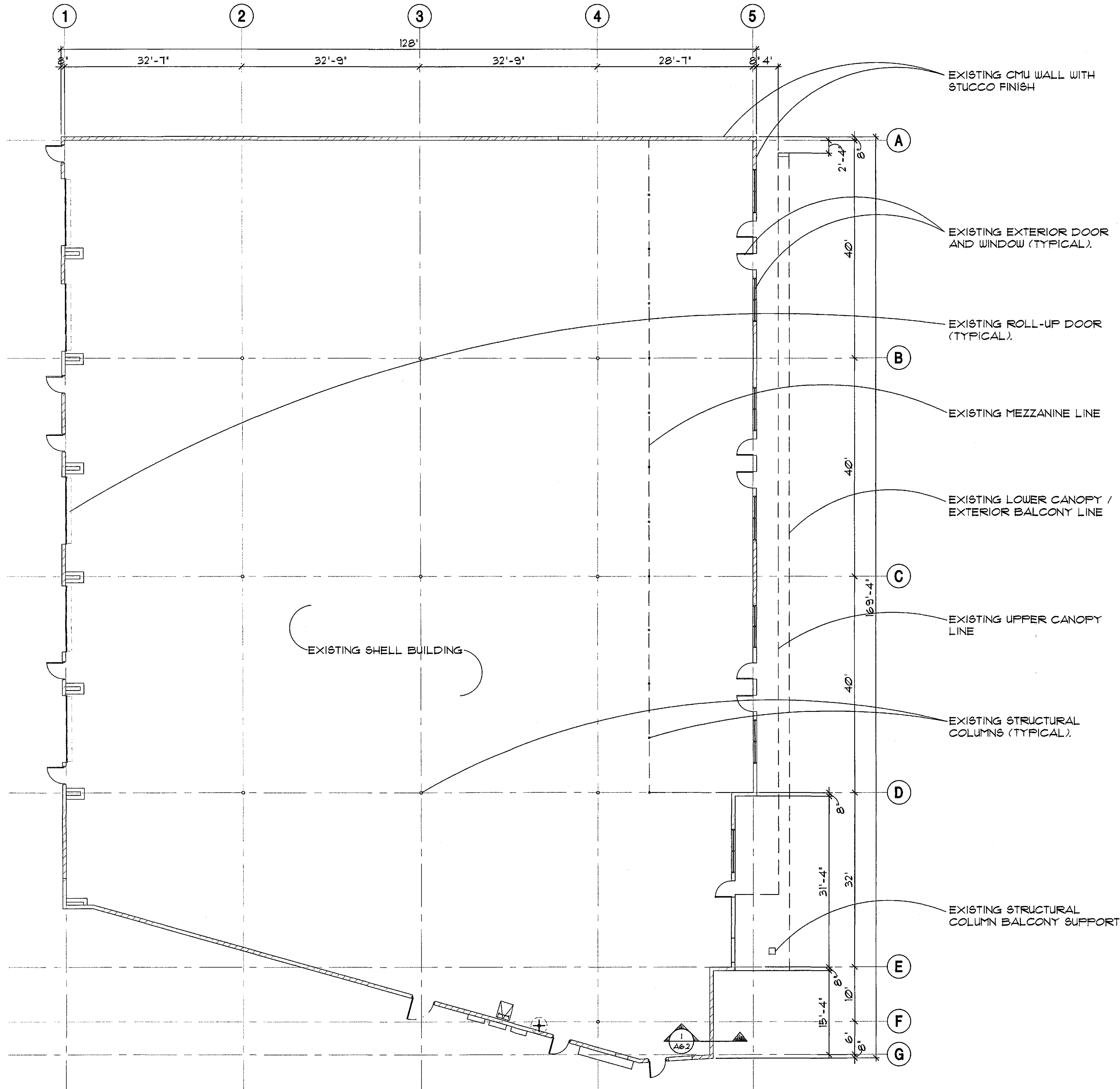
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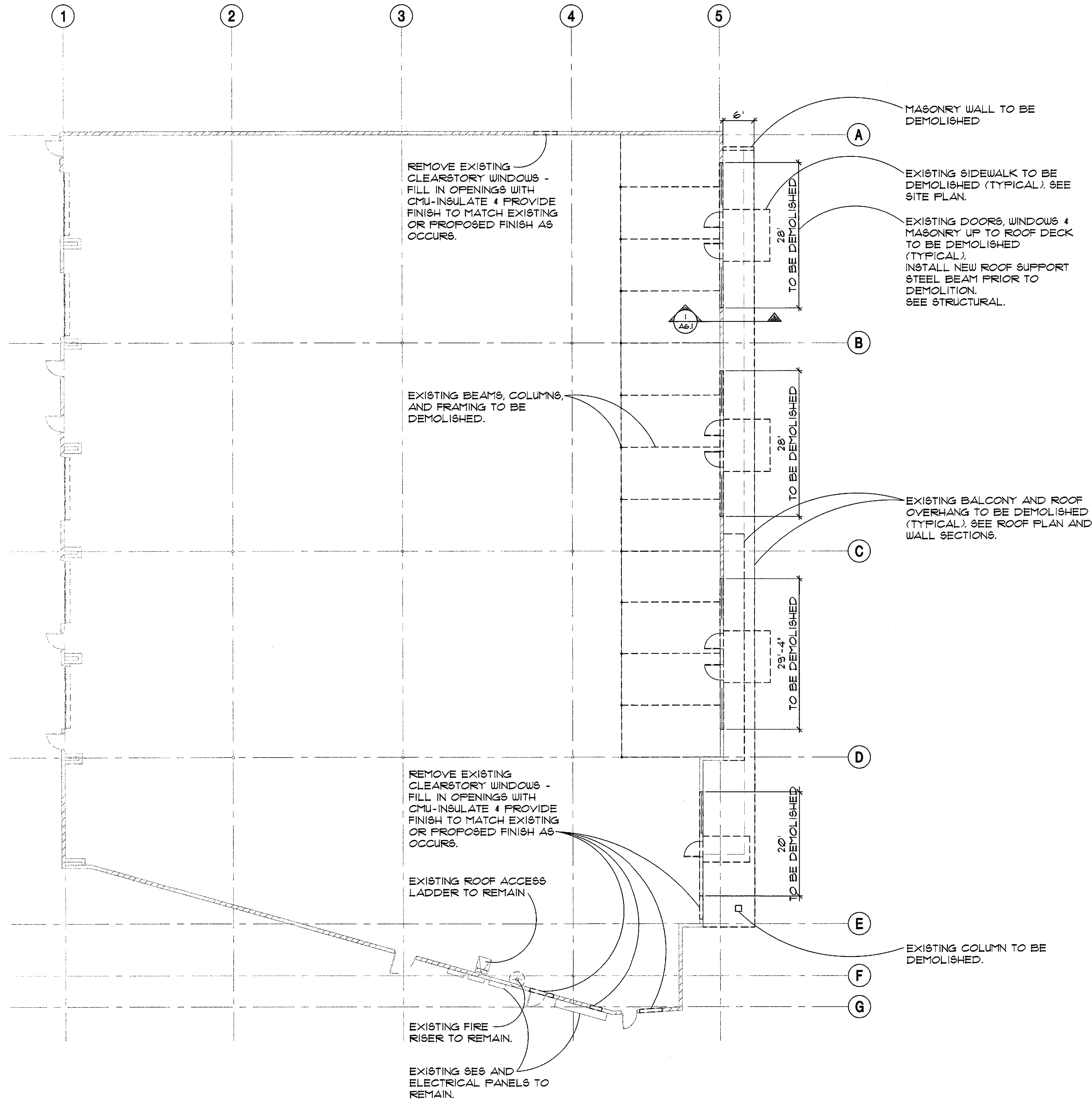
Project: SAM

A2.0

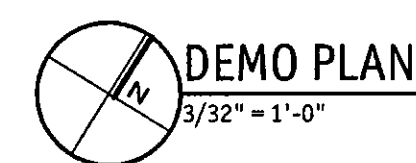
27-DR-2016
8/11/2016



EXISTING FLOOR PLAN
3/32" = 1'-0"



NOTE: THIS PLAN HAS BEEN PREPARED WITHOUT AS BUILT PLANS. PLAN IS SUBJECT TO FIELD VERIFICATION & MEASUREMENTS, VERIFICATION/LOCATIONS, TYP. DEPICTIONS MAY NOT BE ACCURATE OR FULLY REFLECT ALL DIMENSIONS, DATA, ETC. WHICH MAY AFFECT THE DESIGN AND USABILITY OF THIS SITE.



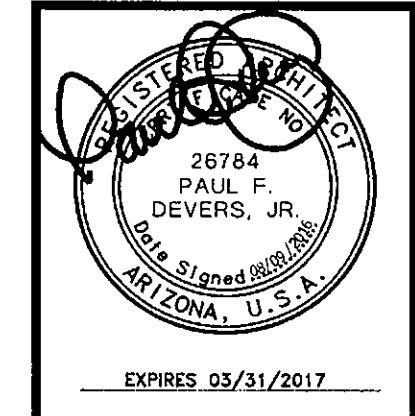
DEMOLITION NOTES TO CONTRACTOR

1. PERFORM WORK REQUIRED TO COMPLETE THE DEMOLITION INDICATED INCLUDING ALL SUPPLEMENTARY ITEMS REQUIRED, I.E. SHORING/DUST ABATEMENT, ETC.
2. OBTAIN AND PAY FOR PERMITS REQUIRED FOR THE EXECUTION OF WORK.
3. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
4. CONTRACTOR TO COMPLETE A 'PRE-DEMO' MEETING ON SITE WITH OWNER TO IDENTIFY ALL ITEMS TO BE SALVAGED/KEPT BY OWNER PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO PROVIDE SECURE STORAGE/RELOCATION FOR ALL ITEMS AS DIRECTED BY OWNER AND PROTECT ALL ITEMS FROM DAMAGE.
6. CONTRACTOR TO PROTECT ALL EXISTING STRUCTURES, FINISHES, PAVING, LANDSCAPING TO REMAIN FROM DAMAGE OR DESTRUCTION, ANY BROKEN OR DAMAGED ITEMS TO BE REPAIRED/REPLACED TO LIKE CONDITION AND KIND.
7. PROTECT REFERENCED POINTS, BENCH MARKS AND MONUMENTS FROM DISLOCATION OR DAMAGE. REPLACE OR REPAIR IMMEDIATELY POINTS DAMAGED, DESTROYED OR DISLOCATED
8. TAKE ADEQUATE PROTECTIVE MEASURES FOR SAFETY OF WORKMEN, PASSERBY, AND ADJOINING PROPERTIES.
9. SPRINKLE AND DAMPEN MORTAR AND OTHER DUSTY SUBSTANCES FROM THE BEGINNING OF WORK TO IT'S COMPLETION.
10. PROTECT AND MAINTAIN CONDUITS, DRAINS, INLETS, SEWERS, PIPES AND WIRES THAT ARE TO REMAIN ON THE PROPERTY.
11. PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRICADES, WARNING SIGNS AND GUARDS AS NECESSARY FOR THE PROTECTION OF STREETS, SIDEWALKS AND ADJOINING PROPERTY.
12. SALVAGED MATERIALS AND RUBBISH SHALL BE LOWERED OR TRANSPORTED BY MEANS OF REASONABLY DUSTPROOF CHUTES OR SUITABLE CONVEYANCES, AND MORTAR AND OTHER DUSTY SUBSTANCES SHALL BE SPRINKLED AND DAMPENED FROM THE BEGINNING OF SUCH WORK TO ITS COMPLETION. TAKE MEASURES FOR SAFETY OF PERSONNEL AS RECOMMENDED IN THE AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION AND AS REQUIRED BY OSHA.
13. INSTALL DUST-TIGHT TEMPORARY PARTITIONS PRIOR TO START OF WORK. MAKE PROVISIONS AS NECESSARY TO CONFINEDUST AND NOISE TO THE WORK AREA AND KEEP THEM TO A MINIMUM. PROVIDE PROTECTION TO ADJACENT BUILDINGS DURING WORKING HOURS.
14. DEMOLITION SHALL BE AS INDICATED ON THE DRAWINGS AND AS DETERMINED BY ON-SITE OBSERVATION.
15. **DEMOLITION**
 1. PERFORM WORK IN A SEQUENCE AND MANNER SATISFACTORY TO THE OWNER. FURNISH FOR APPROVAL, A SCHEDULE OF OPERATION PRIOR TO ANY DEMOLITION WORK.
 2. REMOVE ONLY THOSE MATERIALS INDICATED TO BE REMOVED AND REPAIR OR REPLACE ANY DAMAGED MATERIALS INDICATED TO REMAIN.
 3. PROTECT FROM DAMAGE MATERIALS DESIGNATED TO REMAIN OR BE REUSED. STORE REUSABLE MATERIAL IN A SATISFACTORY MANNER UNTIL READY FOR INSTALLATION
16. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE AS WORK PROGRESS.
17. SWEEP SIDEWALKS AND REMOVE EXCESS DUST AND CONSTRUCTION RELATED DEBRIS TO PREVENT ITS SPREAD ONTO ADJACENT PROPERTIES.



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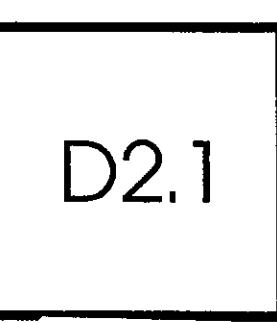
DATE	
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DR SUBMITTAL	06-16-2016
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DR RE-SUBMITTAL	08-11-2016

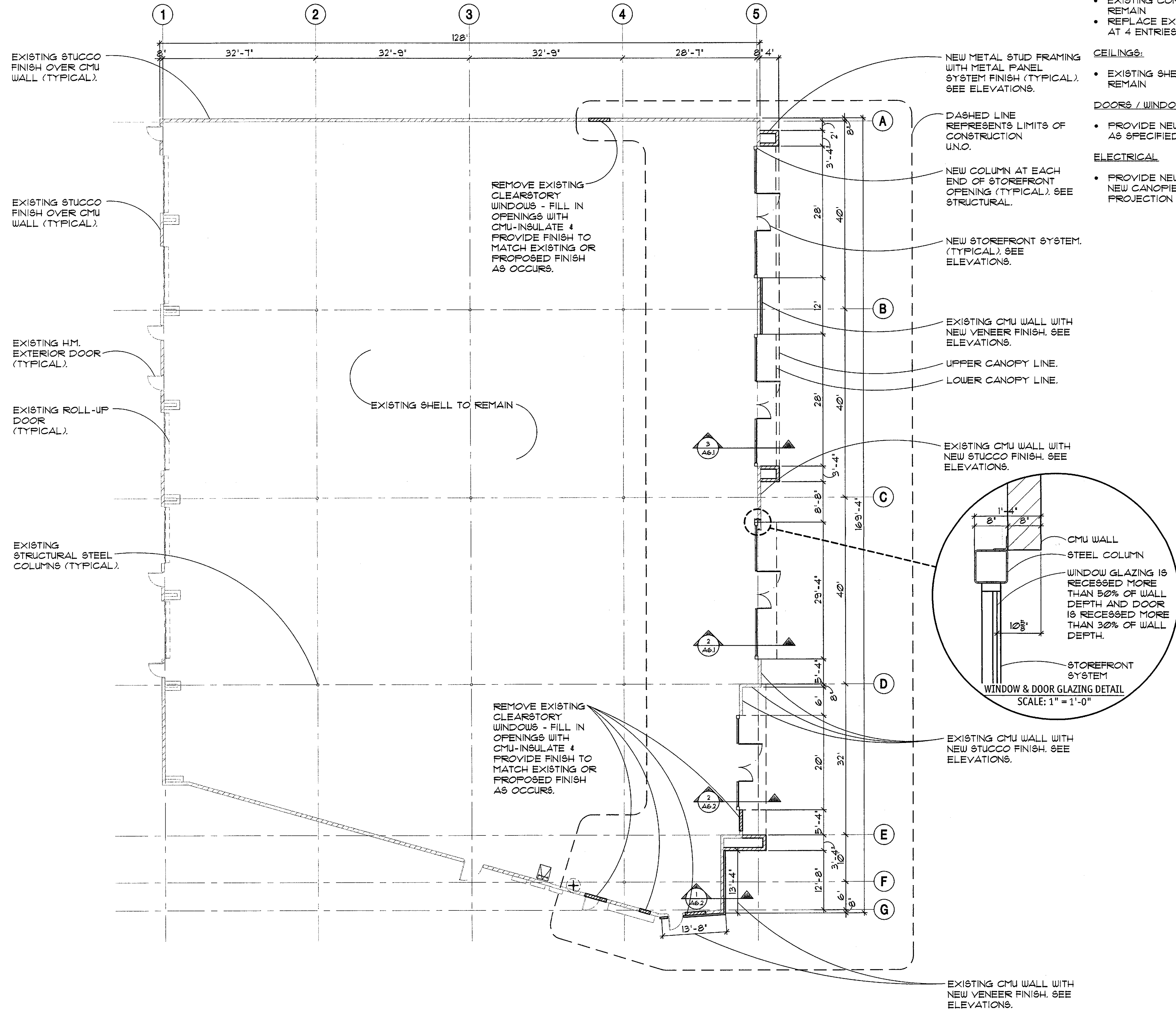
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Project: - SAM





FLOORING:

- EXISTING CONC. FLOORING TO REMAIN
- REPLACE EXISTING CONC APRONS AT 4 ENTRIES

CEILING:

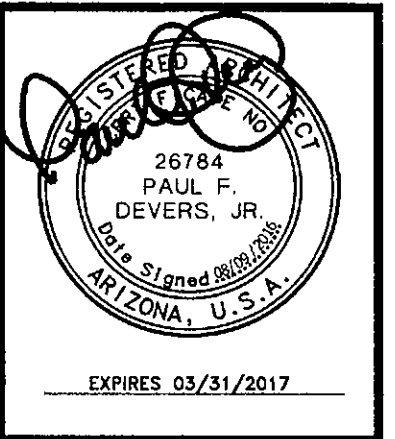
- EXISTING SHELL ROOF/ CEILING TO REMAIN

DOORS / WINDOWS:

- PROVIDE NEW ALUM STOREFRONT AS SPECIFIED ON ELEVATIONS

ELECTRICAL

- PROVIDE NEW SOFFIT LIGHTS AT NEW CANOPIES AND BUILDING PROJECTION OVERHANGS



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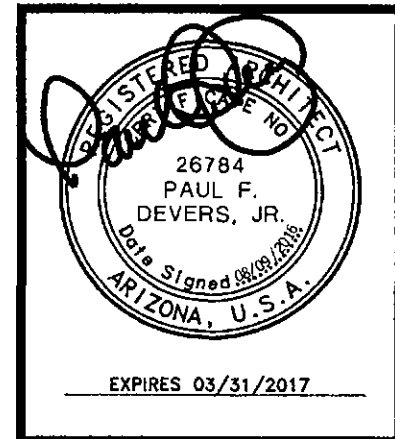
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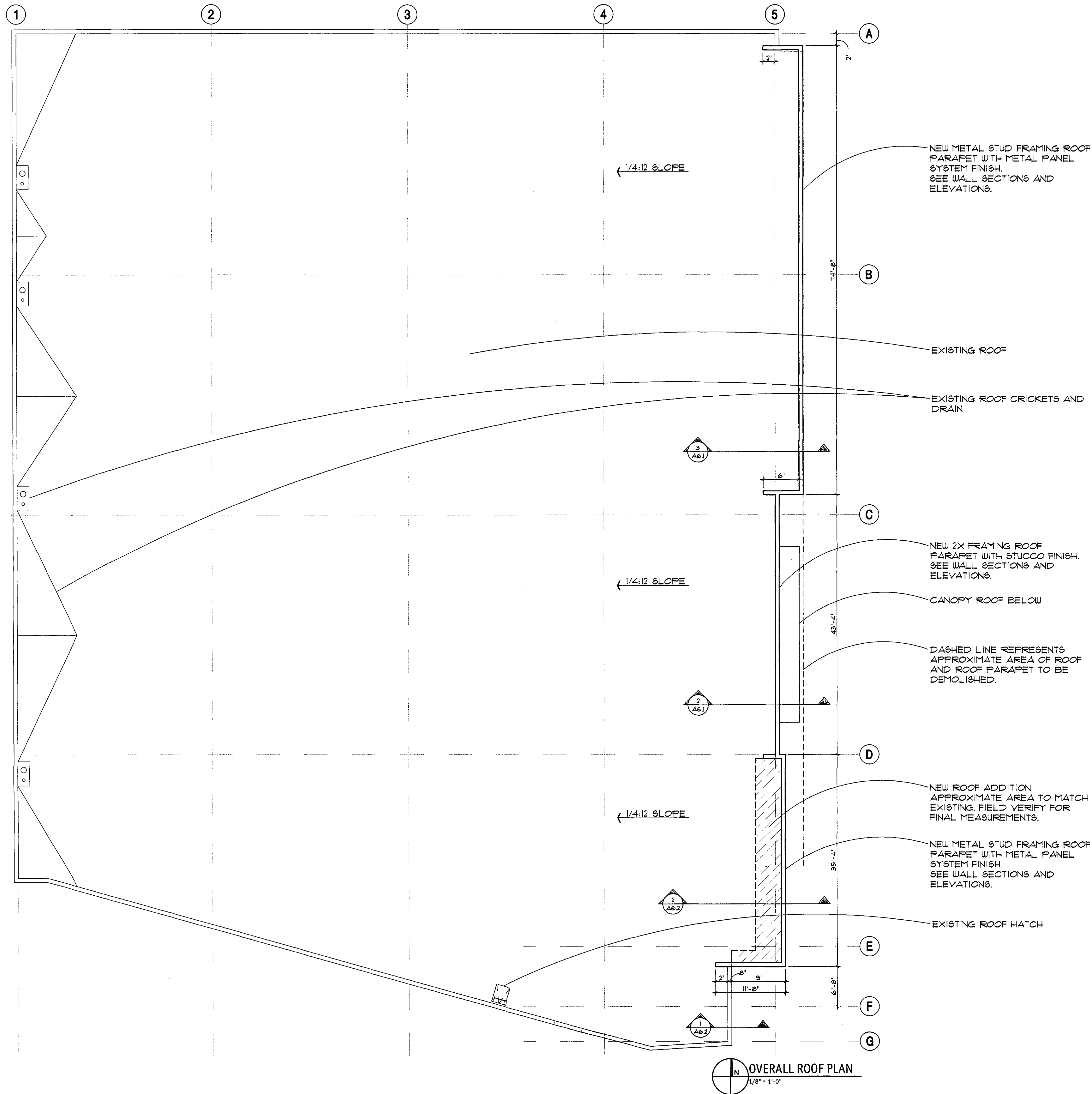
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Project: - SAM

A2.2

27-DR-2016
8/11/2016

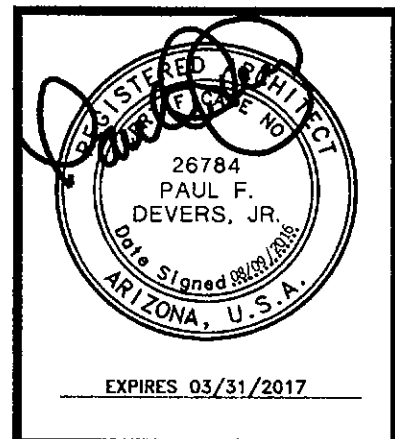




CAWLEY
ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

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14950 N 83RD
PLACE

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

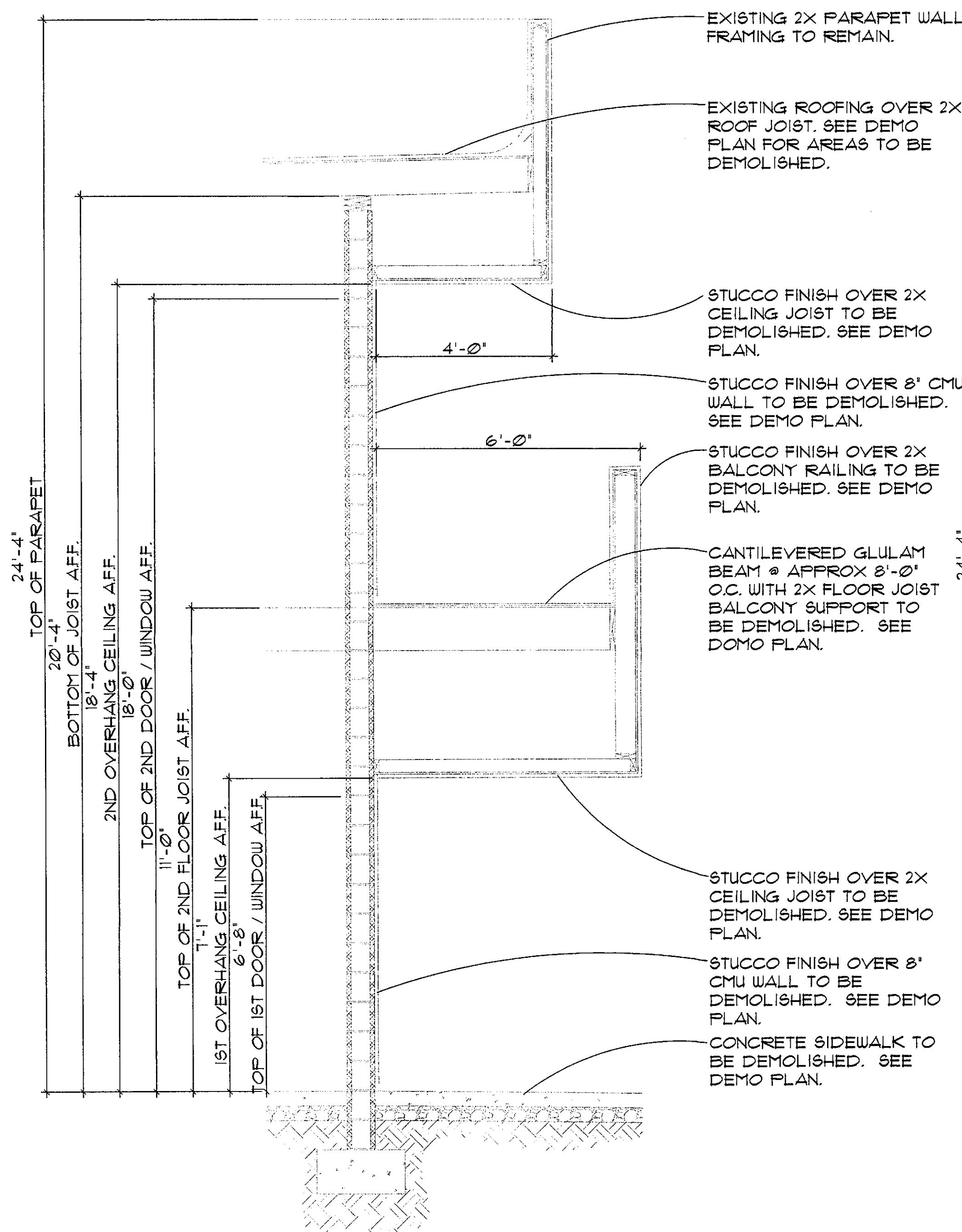
DATE
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DR SUBMITTAL 06-16-2016
PRICING SET 06-17-2016
DR RE-SUBMITTAL 08-11-2016

NOTICE OF ALTERNATE BILLING
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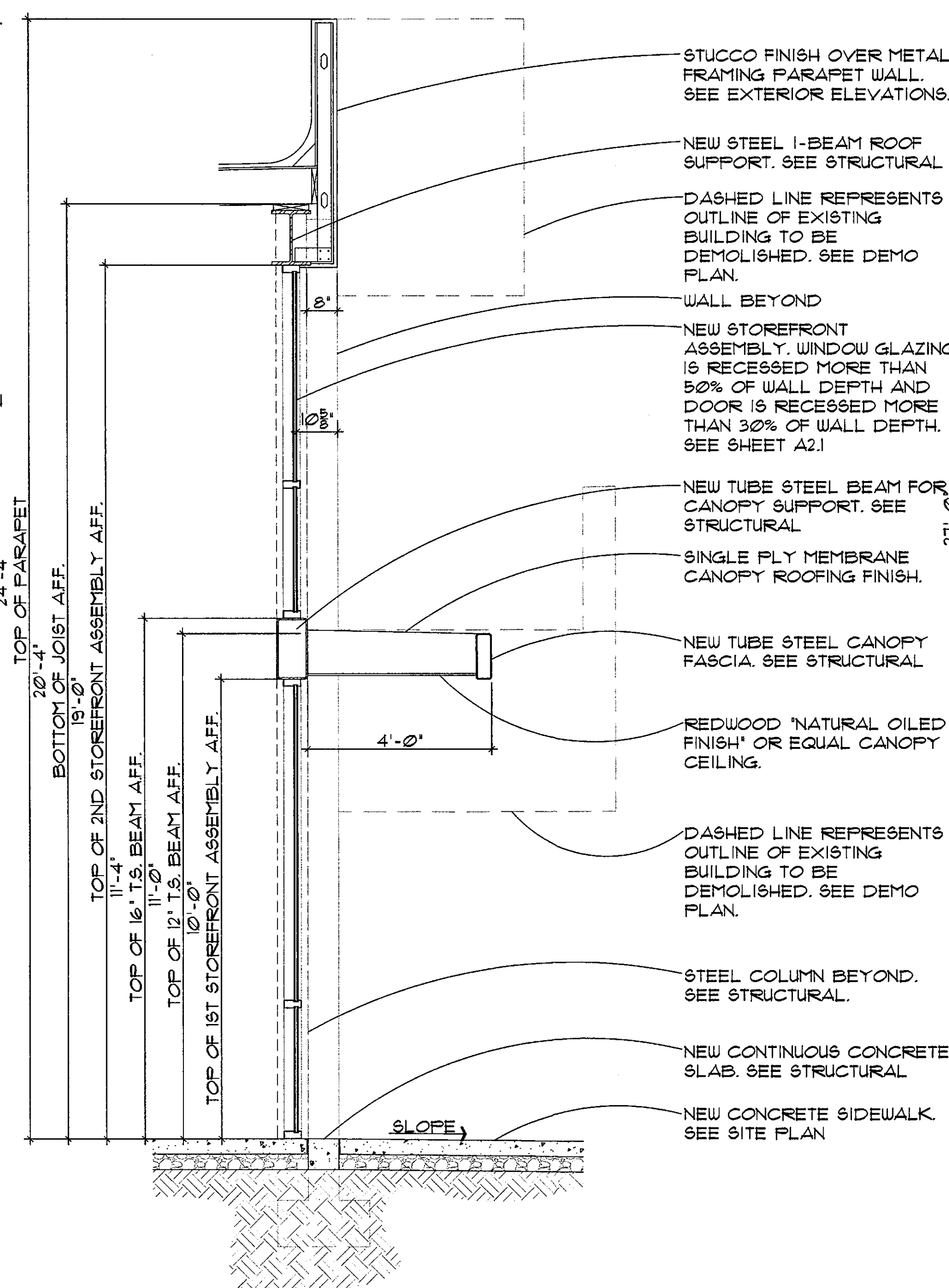
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Project: - SAM
A6.1

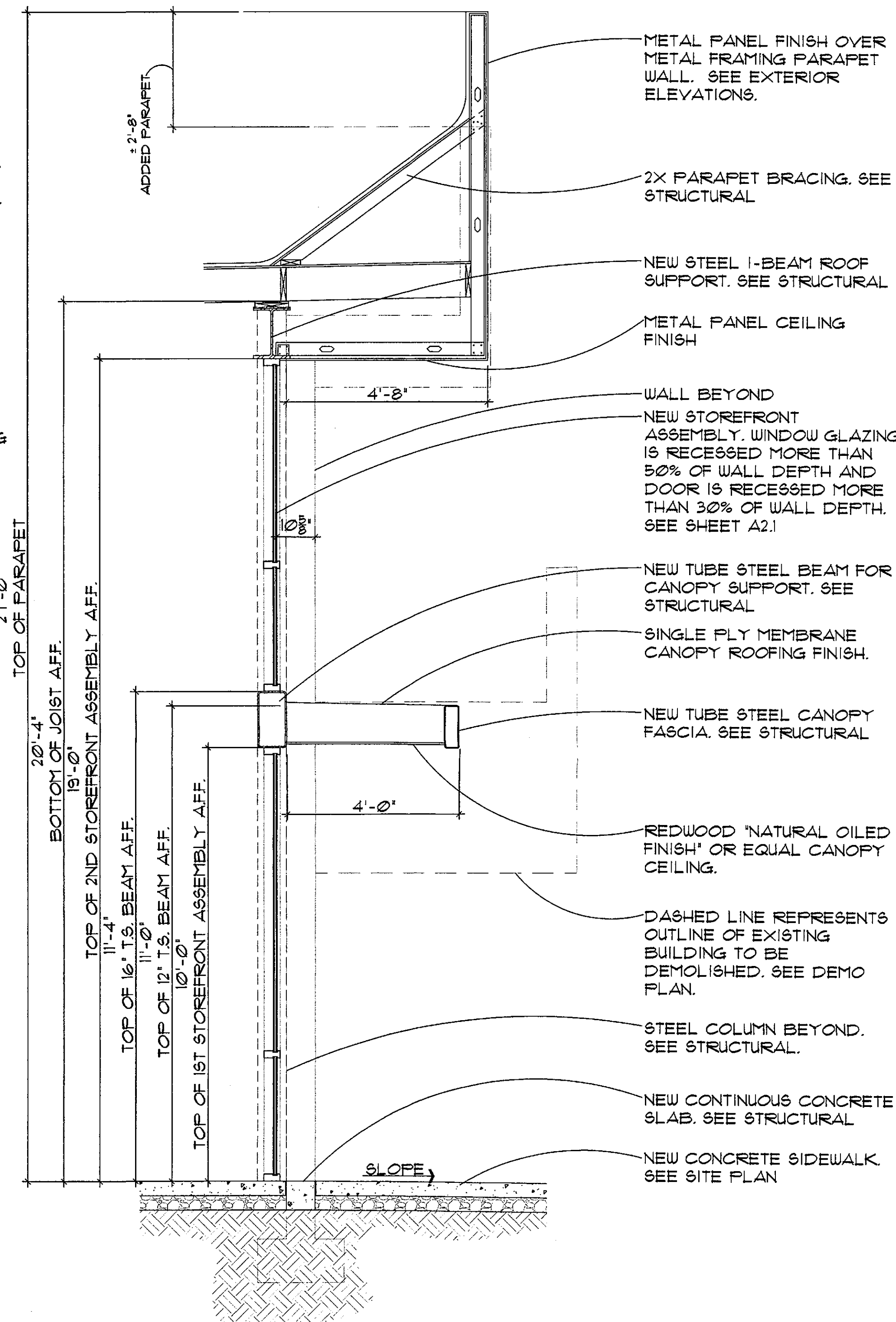
27-DR-2016
8/11/2016



1 EXISTING WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ TYPE 1 ENTRY
SCALE: 1/2" = 1'-0"



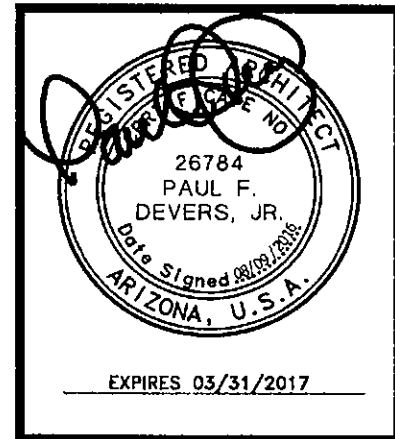
3 WALL SECTION @ TYPE 2 ENTRY
SCALE: 1/2" = 1'-0"



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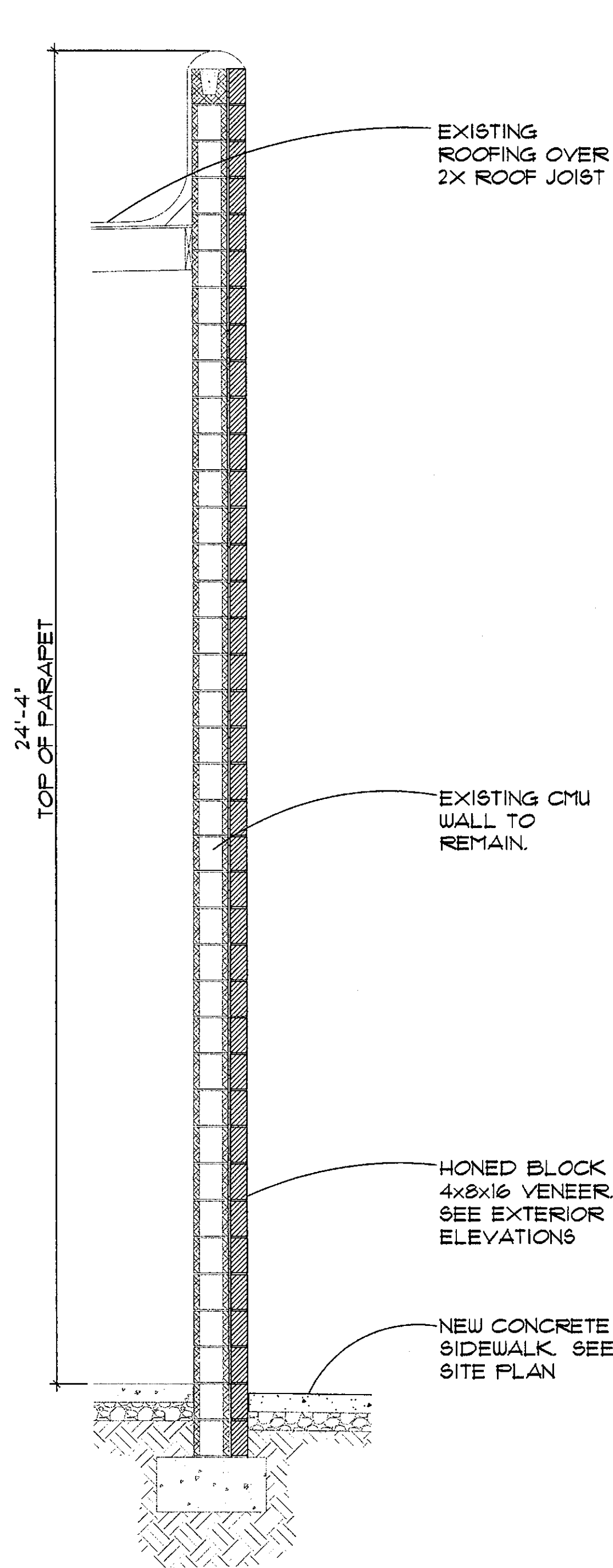
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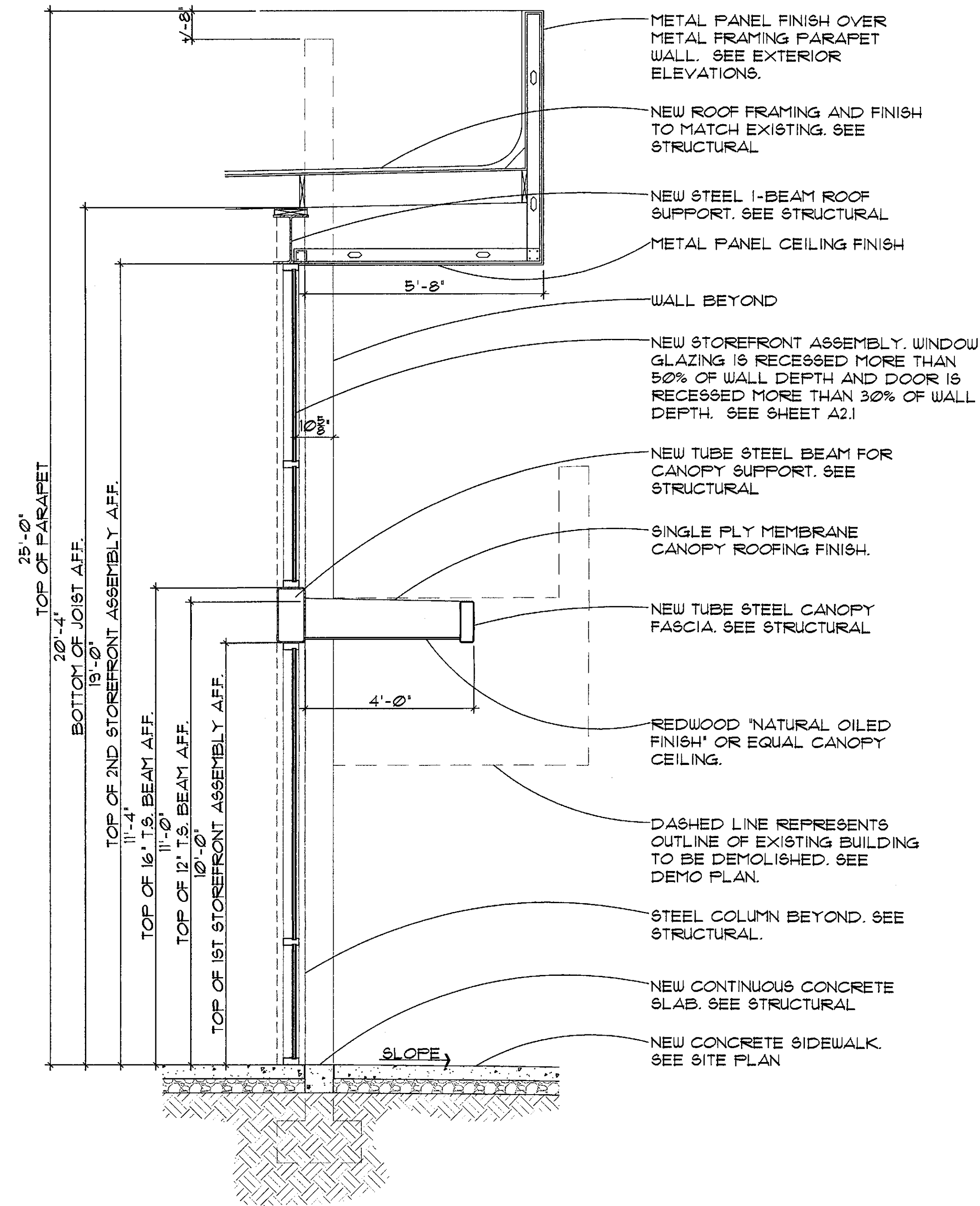
Project: - SAM

A6.2

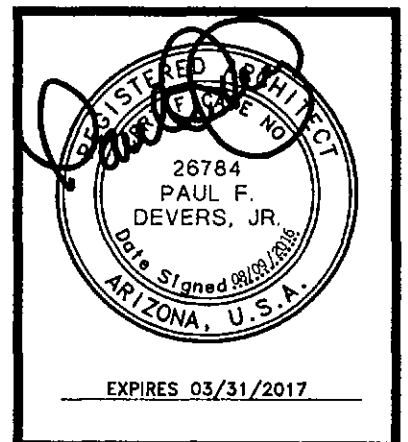
27-DR-2016
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1 WALL SECTION @ VENEER FINISH
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ TYPE 3 ENTRY
SCALE: 1/2" = 1'-0"



14950 N 83RD PLACE

14950 N 83RD PLACE
 SCOTTSDALE ARIZONA

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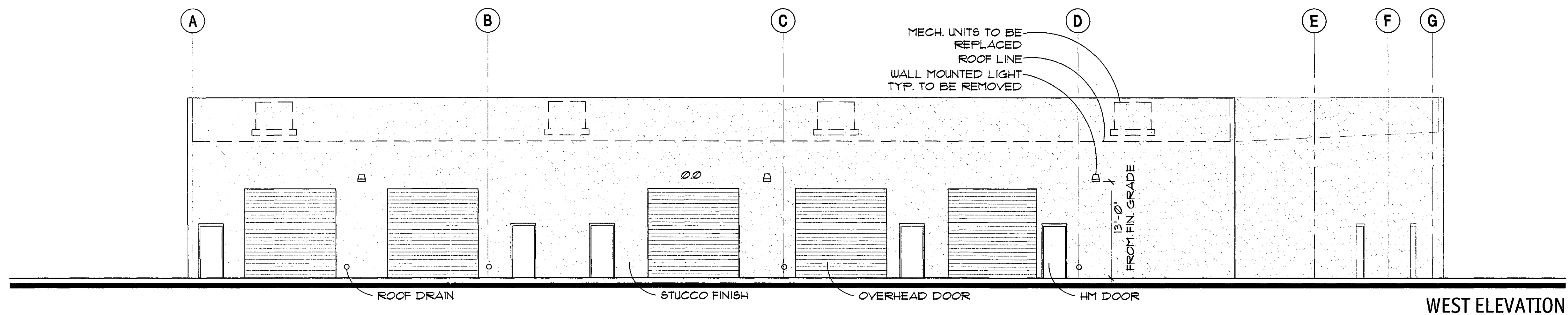
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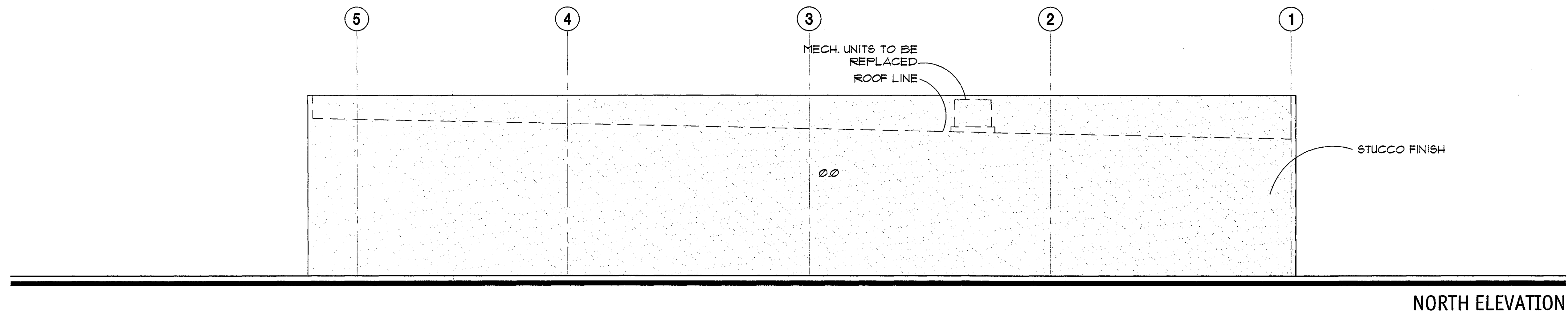
Project - SAM

A7.0

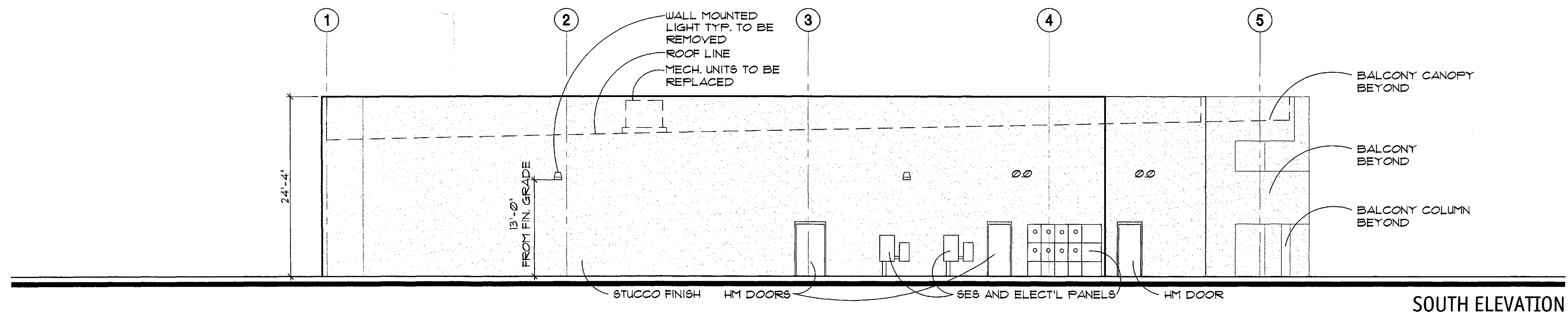
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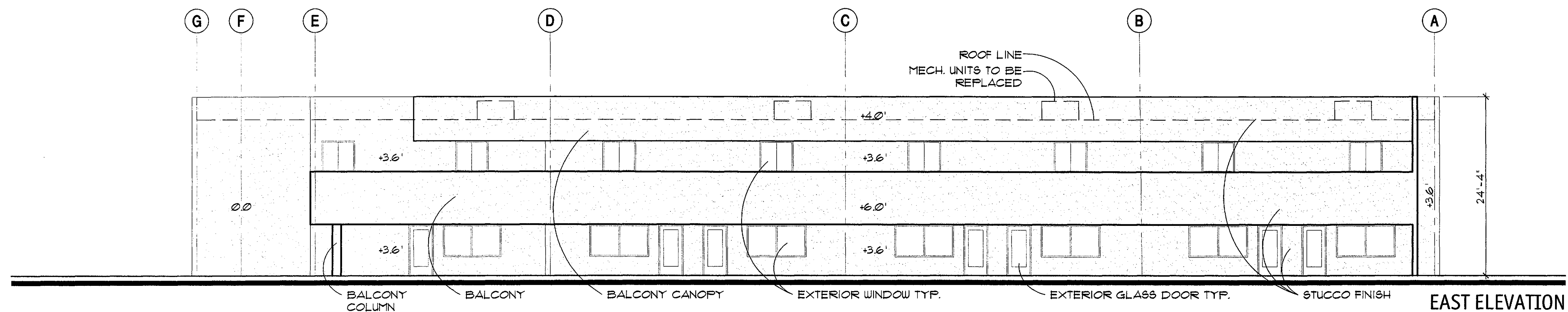
WEST ELEVATION



NORTH ELEVATION

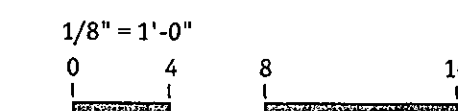


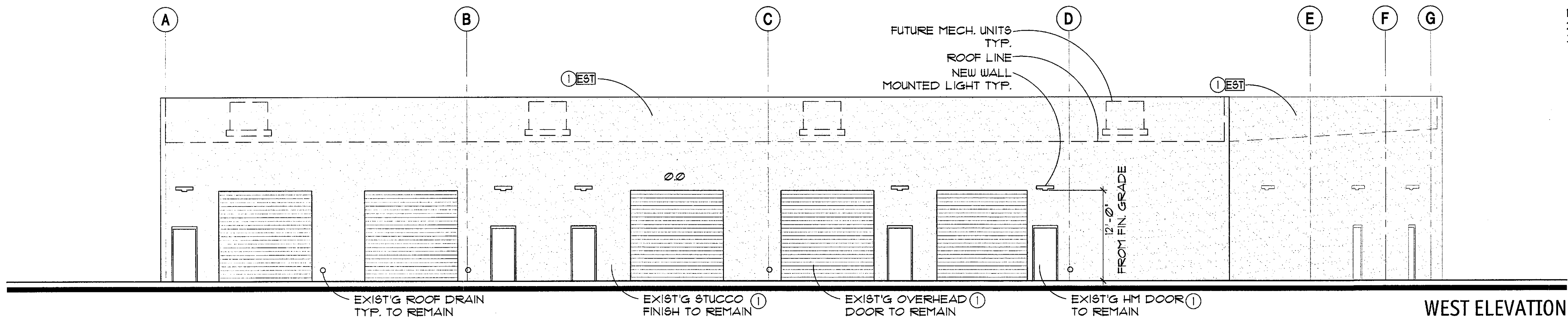
SOUTH ELEVATION



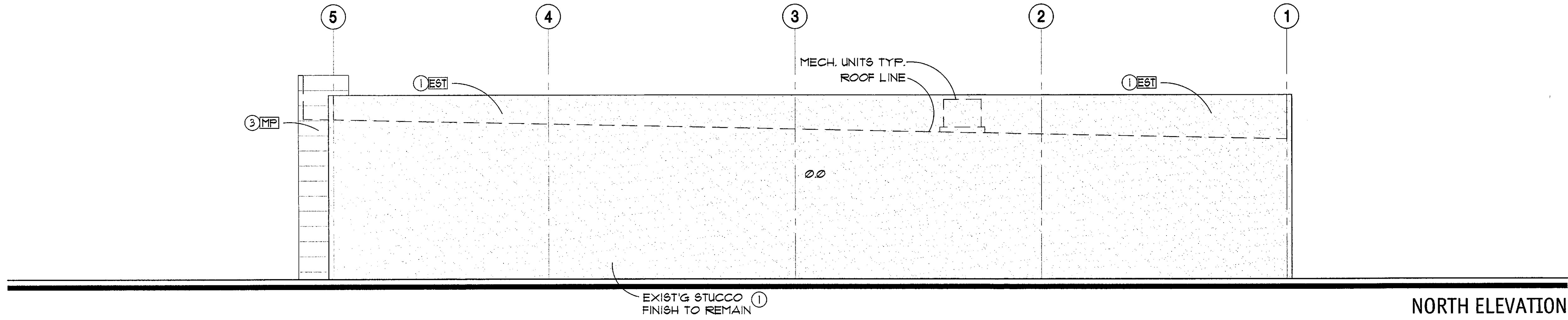
EAST ELEVATION

EXISTING EXTERIOR ELEVATIONS

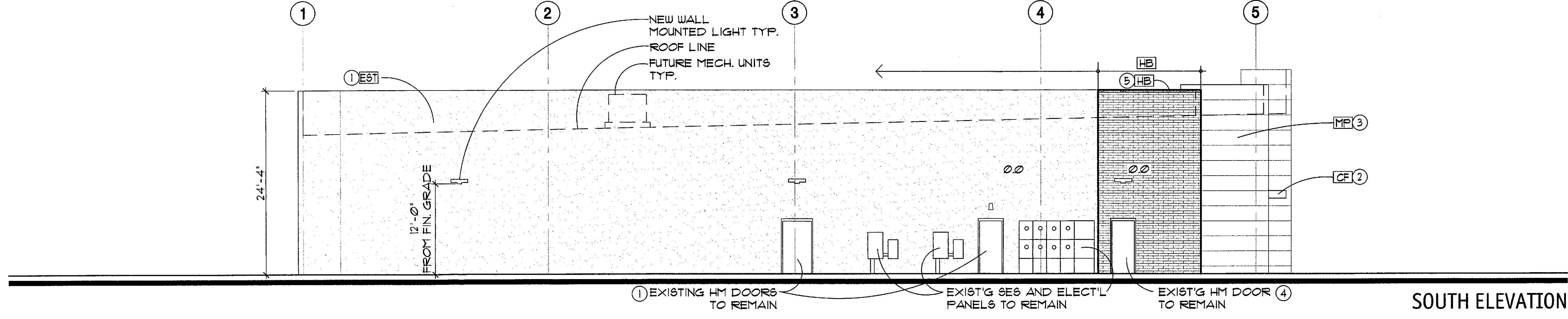




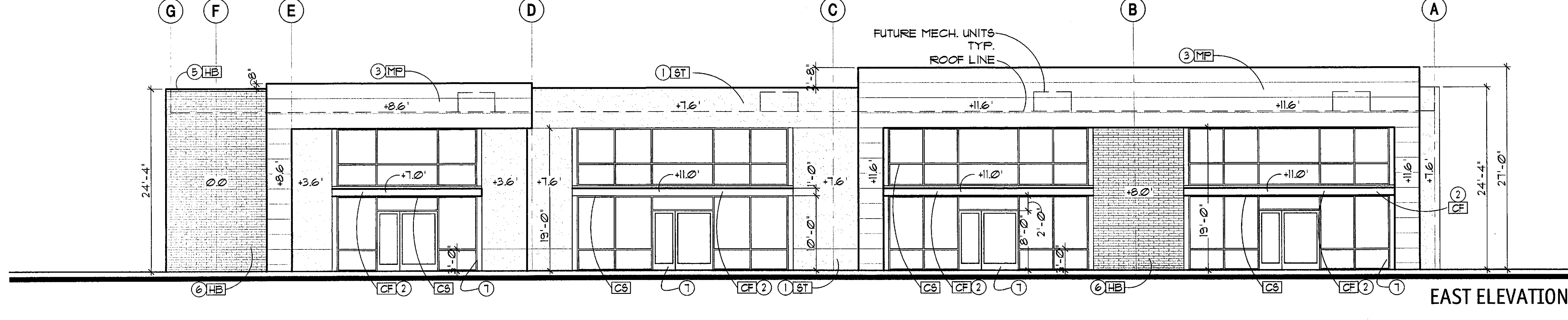
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

1. SEE STRUCTURAL FOR LINTEL INFORMATION.
2. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
3. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[ST]	NEW STUCCO FINISH, SMOOTH
[HB]	HONED BLOCK 4 X 8 X 16 VENEER
[MP]	SMOOTH METAL PANEL
[CF]	CANOPY FRAME = 12" STEEL TUBE, PAINTED
[CS]	CANOPY SOFFIT- REDWOOD 'NATURAL OILED FINISH'
[CR]	CANOPY ROOF-SINGLE PLY MEMBRANE
[EST]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.29
 SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.18
 OUTBOARD: 1/4" PFG SOLARBAN 60 CLEAR (SRF #2)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" PFG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR NAME:

KEY

- ① DUNN EDWARDS PAINT/ 'FOGGY DAY' - DE6226 (LRV 11)
- ② DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351 (LRV 6)
- ③ OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH - SOLAR REFLECTIVE INDEX (SRI) 62
- ④ DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6311 (LRV 14)
- ⑤ TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
- ⑥ TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
- ⑦ ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING GATES
 BOLLARDS TRANSFORMER
 SES

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
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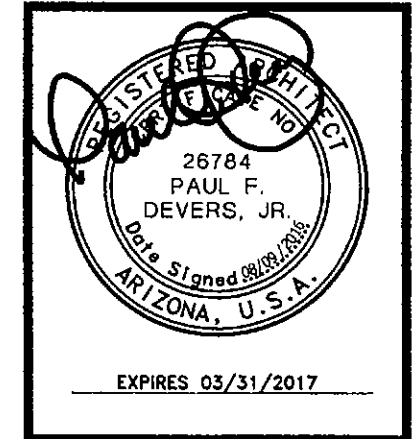
EXTERIOR ELEVATIONS



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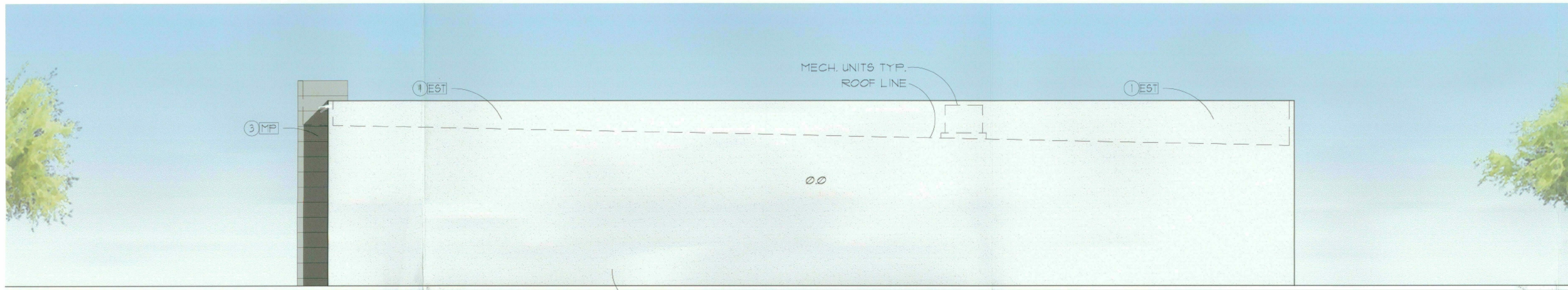
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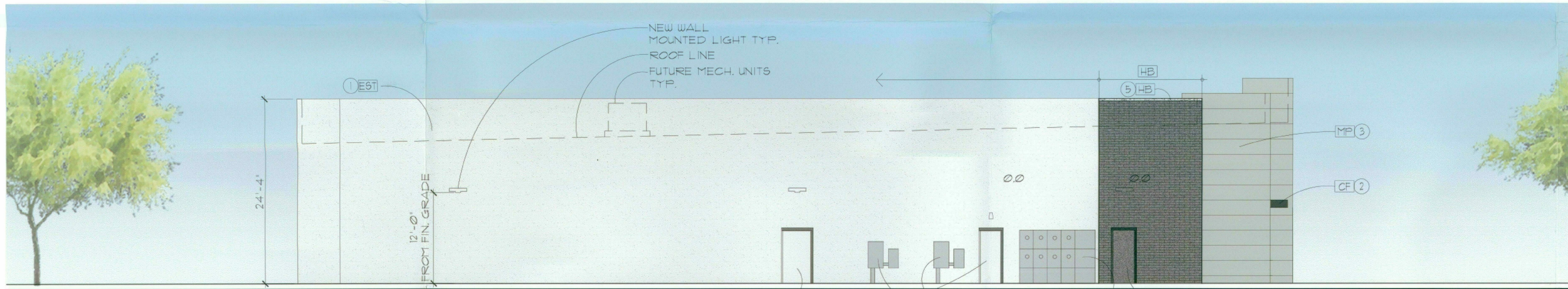
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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

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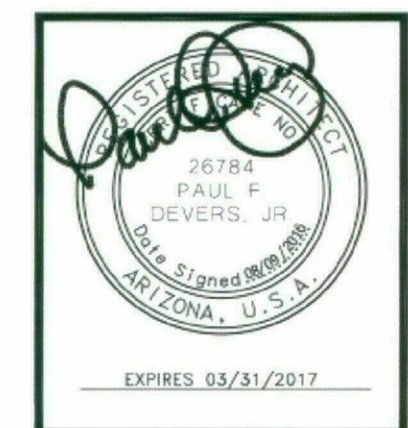
MATERIAL

EXT. RAILING GATES
BOLLARDS TRANSFORMER
SES

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EXTERIOR ELEVATIONS

1/8" = 1'-0"
0 4 8 16



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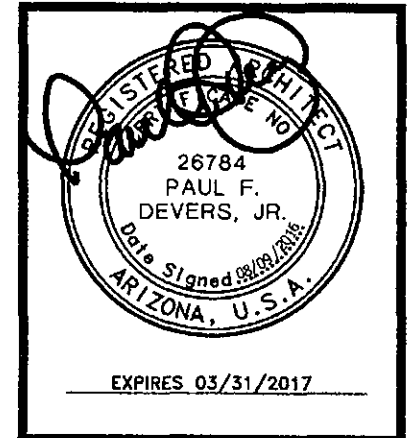
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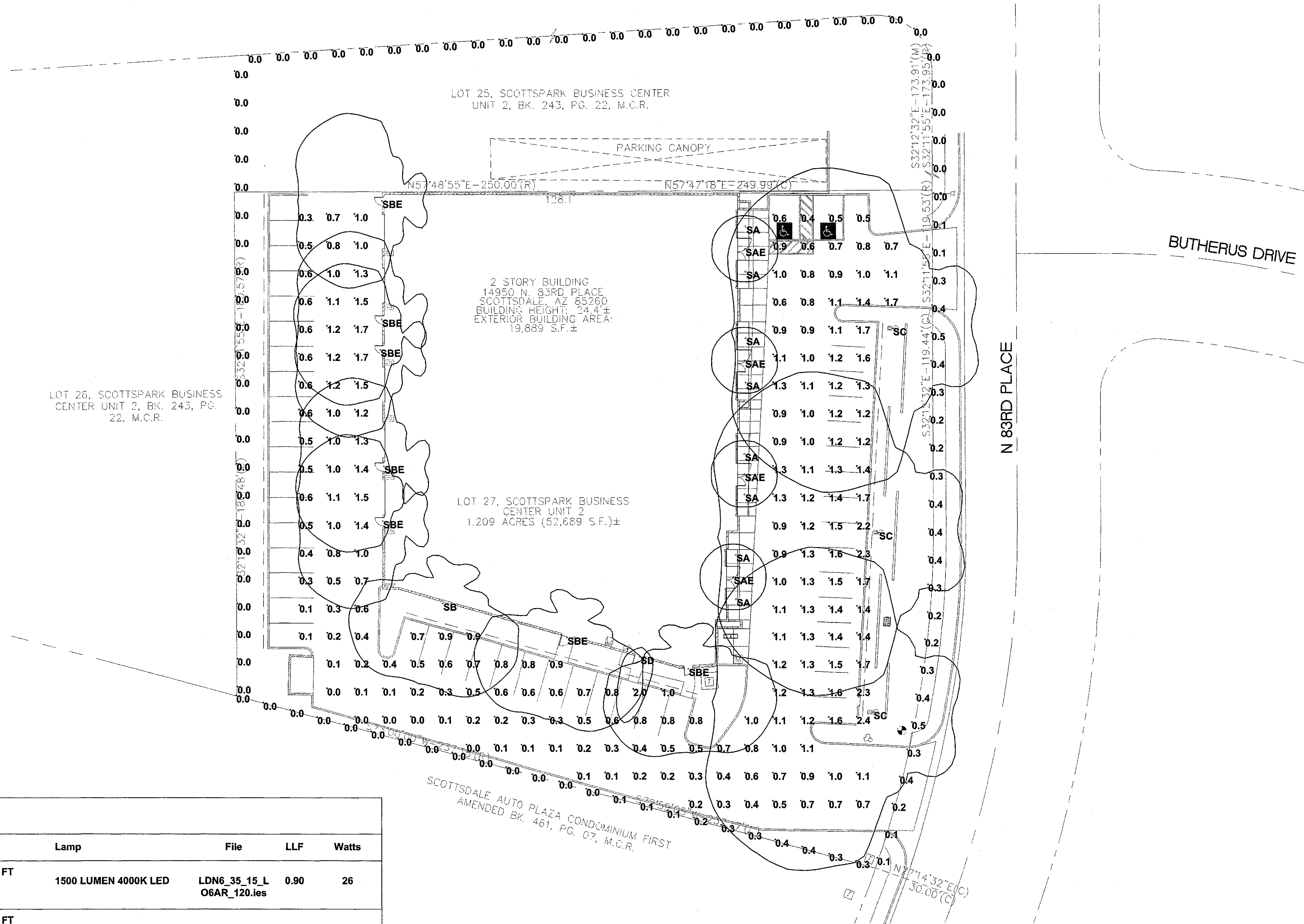
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Project: - SAM

PH



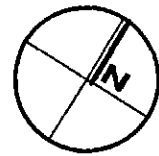
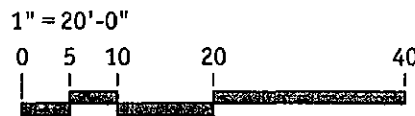
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	LLF	Watts
	SA	8	LITHONIA LDN6 40/15 LO6AR	DOWNLIGHT IN 10 FT SOFFIT	1500 LUMEN 4000K LED	LDN6_35_15_L O6AR_120.ies	0.90	26
	SAE	4	LITHONIA LDN6 40/15 LO6AR ELCW	DOWNLIGHT IN 10 FT SOFFIT WITH INTEGRAL EMERGENCY LIGHTING SYSTEMS	1500 LUMEN 4000K LED	LDN6_35_15_L O6AR_120.ies	0.90	26
	SB	1	LITHONIA DSXW1 LED 10C 700 40K T4M MVOLT	FULL CUTOFF WALL MOUNT AT 12 FT AFG	2515 LUMEN 4000K LED	DSXW1_LED_ 10C_700_30K_ T4M_MVOLT.i es	0.90	27
	SBE	7	LITHONIA DSXW1 LED 10C 700 40K T4M MVOLT ELCW	FULL CUTOFF WALL MOUNT AT 12 FT AFG WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	2515 LUMEN 4000K LED	DSXW1_LED_ 10C_700_30K_ T4M_MVOLT.i es	0.90	27
	SC	3	LITHONIA DSX1 LED 40C 530 40K T4M MVOLT SSS17.5	FULL CUTOFF AREA LIGHT MOUNTED AT 20 FT AFG	8687 LUMEN 4000K LED	DSX1_LED_40 C_530_40K_T4 M_MVOLT.ies	0.90	68
	SD	1	LITHONIA AFN FWD	EMERGENCY ONLY FIXTURE MOUNTED ABOVE EXIT DOOR	390 LUMEN LED	AFN_FWD.ies	1.00	6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVES	+	0.9 fc	2.4 fc	0.0 fc	N / A	N / A
Property line calculation	+	0.1 fc	0.5 fc	0.0 fc	N / A	N / A

PHOTOMETRICS PLAN



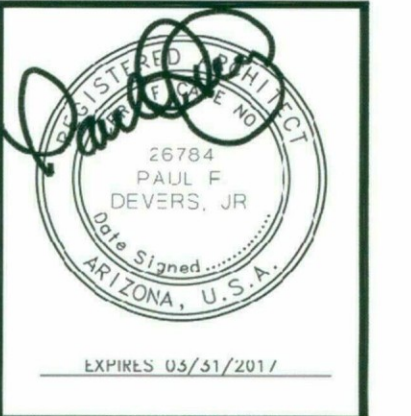


14950 N 83rd Place Scottsdale, Arizona

2016.08.10

This artist's rendering is for conceptual design and should not be referred to as a construction document

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ARCHITECTS



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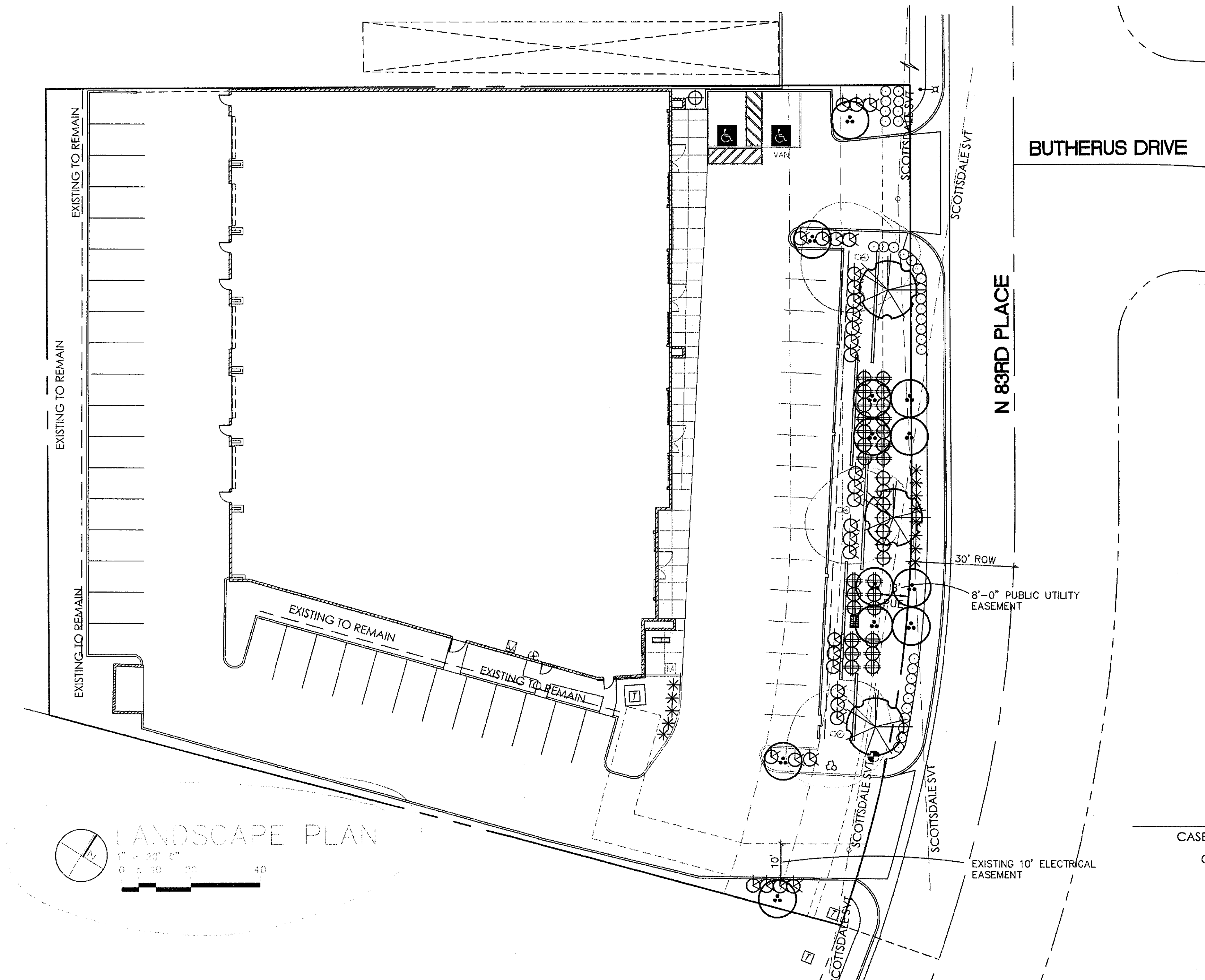
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Project: - SAM
A1.2



1 STREETScape ELEVATIONS
3/16"=1'-0"



LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2016

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE
INSTALLED GUARANTEEING 100% COVERAGE TO ALL
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH
A 2" DEPTH OF DECOMPOSED GRANITE,
PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING
TREES DAMAGED OR DESTROYED AS A RESULT OF
THIS CONSTRUCTION SHALL BE REPLACED, TO THE
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND
SIZE PRIOR TO RECEIVING A CERTIFICATE OF
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A
CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE
REQUIREMENTS) 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'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE
ADJACENT TO THE TRUNK.

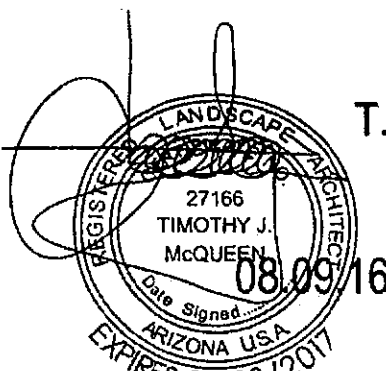
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF
THE INSPECTION SERVICES STAFF.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmcqueen@tjmla.net



Project: - SAM

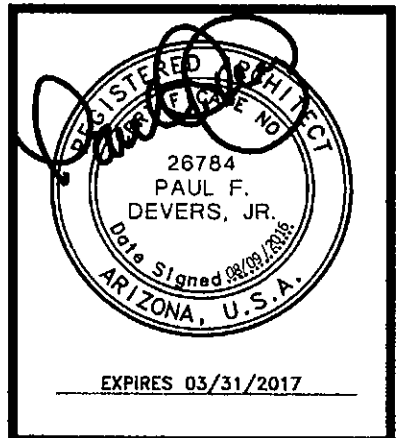
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ARIZONA

DATE
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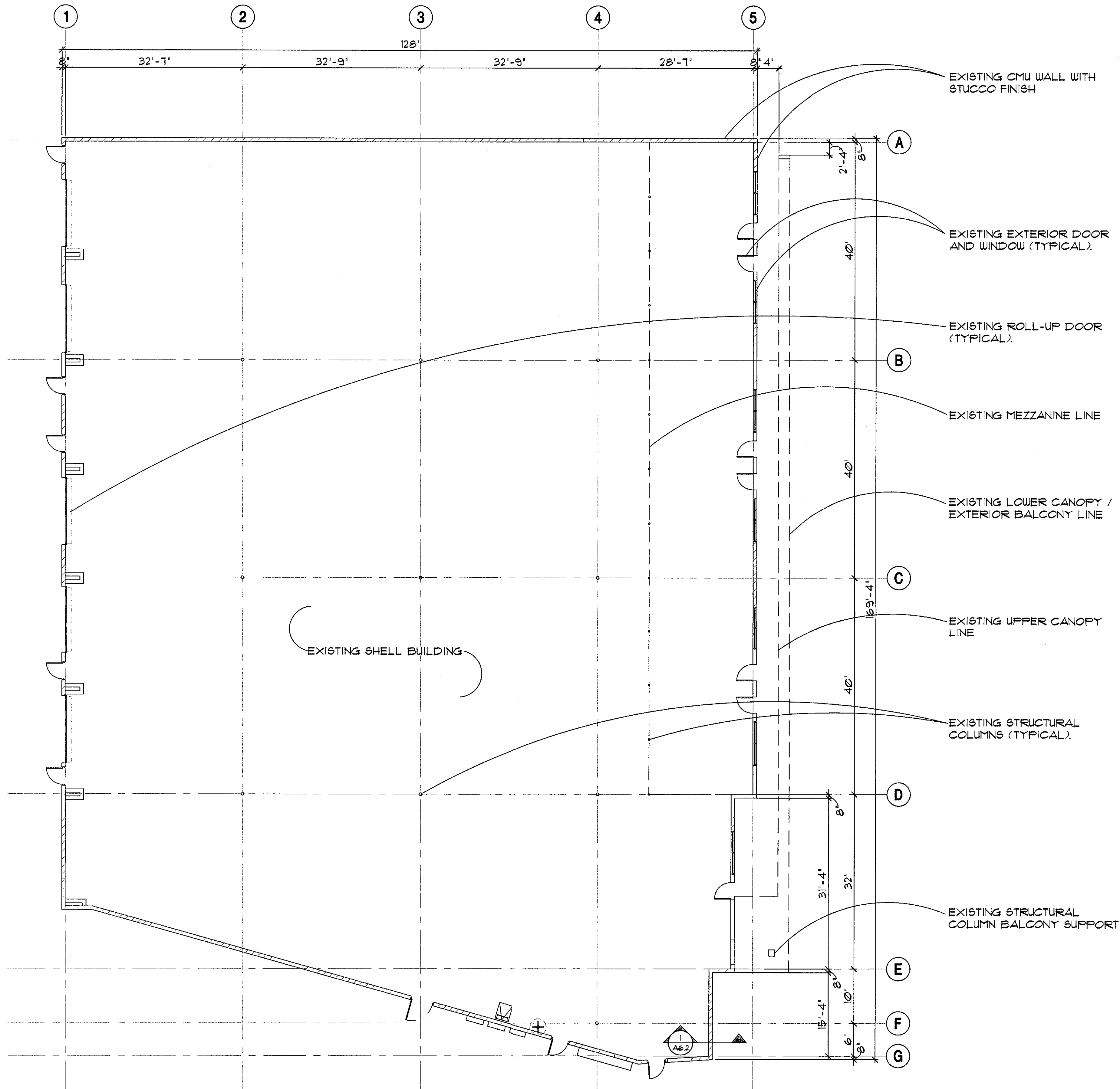
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Project: - SAM

A2.0

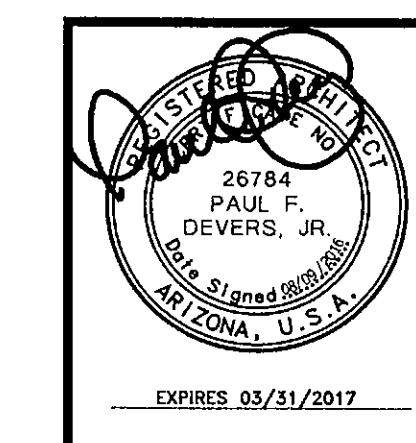
27-DR-2016
8/11/2016



EXISTING FLOOR PLAN
3/32" = 1'-0"



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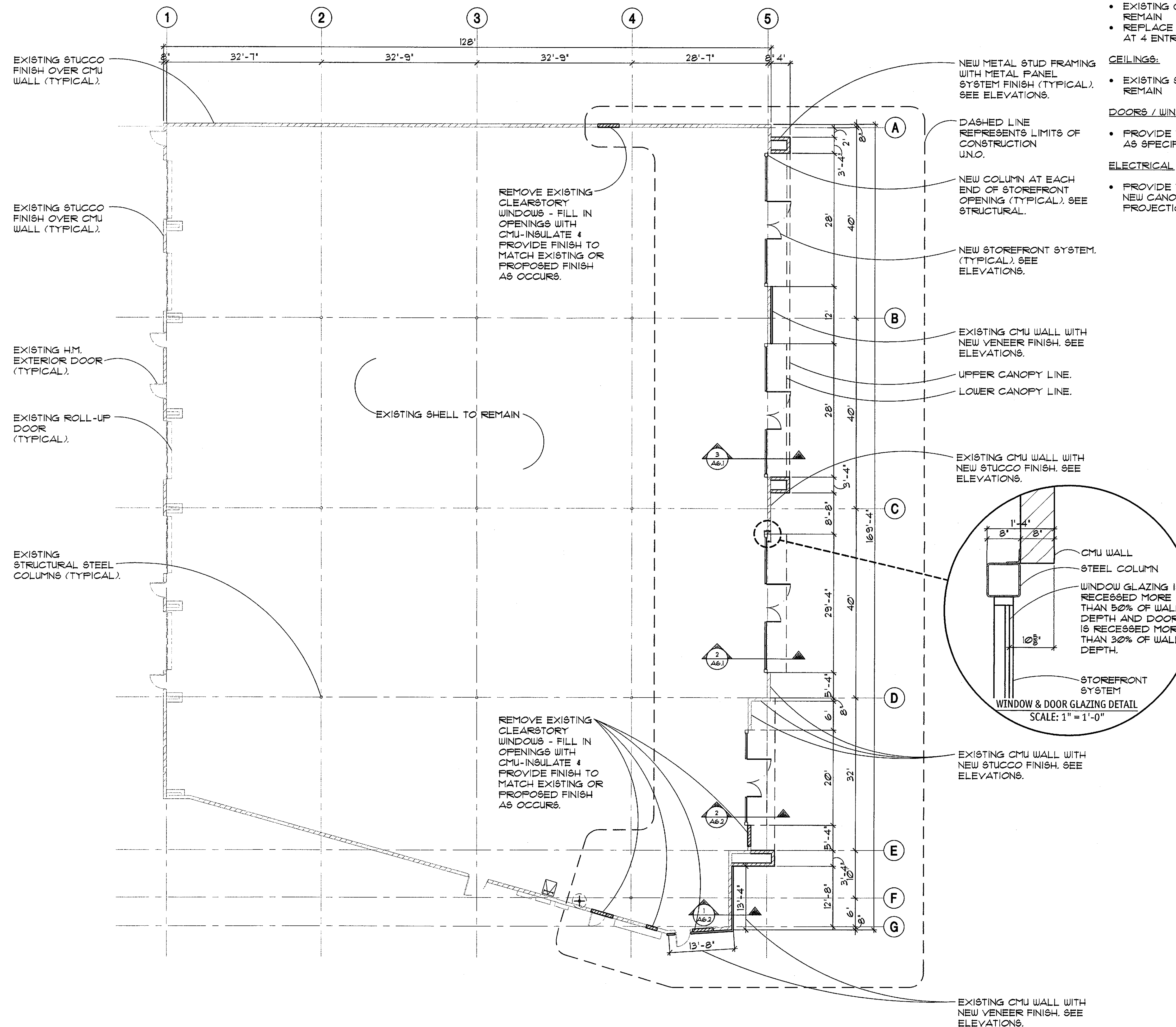
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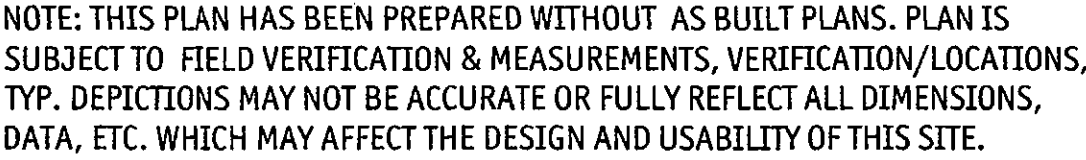
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Project: - SAM

A2.1

27-DR-2016
8/11/2016

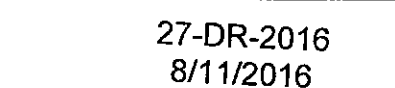




DEMO PLAN

3/32" = 1'-0"

1. PERFORM WORK REQUIRED TO COMPLETE THE DEMOLITION INDICATED INCLUDING ALL SUPPLEMENTARY ITEMS REQUIRED, I.E. SHORING/DUST ABATEMENT, ETC.
2. OBTAIN AND PAY FOR PERMITS REQUIRED FOR THE EXECUTION OF WORK.
3. PERFORM WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS.
4. CONTRACTOR TO COMPLETE A 'PRE-DEMO' MEETING ON SITE WITH OWNER TO IDENTIFY ALL ITEMS TO BE SALVAGED/KEPT BY OWNER PRIOR TO START OF DEMOLITION.
5. CONTRACTOR TO PROVIDE SECURE STORAGE/RELOCATION FOR ALL ITEMS AS DIRECTED BY OWNER AND PROTECT ALL ITEMS FROM DAMAGE.
6. CONTRACTOR TO PROTECT ALL EXISTING STRUCTURES, FINISHES, PAVING, LANDSCAPING TO REMAIN FROM DAMAGE OR DESTRUCTION, ANY BROKEN OR DAMAGED ITEMS TO BE REPAIRED/REPLACED TO LIKE CONDITION AND KIND.
7. PROTECT REFERENCED POINTS, BENCH MARKS AND MONUMENTS FROM DISLOCATION OR DAMAGE. REPLACE OR REPAIR IMMEDIATELY POINTS DAMAGED, DESTROYED OR DISLOCATED
8. TAKE ADEQUATE PROTECTIVE MEASURES FOR SAFETY OF WORKMEN, PASSERBY, AND ADJOINING PROPERTIES.
9. SPRINKLE AND DAMPEN MORTAR AND OTHER DUSTY SUBSTANCES FROM THE BEGINNING OF WORK TO IT'S COMPLETION.
10. PROTECT AND MAINTAIN CONDUITS, DRAINS, INLETS, SEWERS, PIPES AND WIRES THAT ARE TO REMAIN ON THE PROPERTY.
11. PROVIDE, ERECT AND MAINTAIN LIGHTS, BARRICADES, WARNING SIGNS AND GUARDS AS NECESSARY FOR THE PROTECTION OF STREETS, SIDEWALKS AND ADJOINING PROPERTY.
12. SALVAGED MATERIALS AND RUBBISH SHALL BE LOADED OR TRANSPORTED BY MEANS OF REASONABLY DUSTPROOF CHUTES OR SUITABLE CONVEYANCES, AND MORTAR AND OTHER DUSTY SUBSTANCES SHALL BE SPRINKLED AND DAMPENED FROM THE BEGINNING OF SUCH WORK TO ITS COMPLETION. TAKE MEASURES FOR SAFETY OF PERSONNEL AS RECOMMENDED IN THE AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION AND AS REQUIRED BY OSHA.
13. INSTALL DUST-TIGHT TEMPORARY PARTITIONS PRIOR TO START OF WORK. MAKE PROVISIONS AS NECESSARY TO CONFINEDUST AND NOISE TO THE WORK AREA AND KEEP THEM TO A MINIMUM. PROVIDE PROTECTION TO ADJACENT BUILDINGS DURING WORKING HOURS.
14. DEMOLITION SHALL BE AS INDICATED ON THE DRAWINGS AND AS DETERMINED BY ON-SITE OBSERVATION.
15. DEMOLITION
 1. PERFORM WORK IN A SEQUENCE AND MANNER SATISFACTORY TO THE OWNER. FURNISH FOR APPROVAL, A SCHEDULE OF OPERATION PRIOR TO ANY DEMOLITION WORK.
 2. REMOVE ONLY THOSE MATERIALS INDICATED TO BE REMOVED AND REPAIR OR REPLACE ANY DAMAGED MATERIALS INDICATED TO REMAIN.
 3. PROTECT FROM DAMAGE MATERIALS DESIGNATED TO REMAIN OR BE REUSED. STORE REUSABLE MATERIAL IN A SATISFACTORY MANNER UNTIL READY FOR INSTALLATION
16. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE AS WORK PROGRESS.
17. SWEEP SIDEWALKS AND REMOVE EXCESS DUST AND CONSTRUCTION RELATED DEBRIS TO PREVENT ITS SPREAD ONTO ADJACENT PROPERTIES.

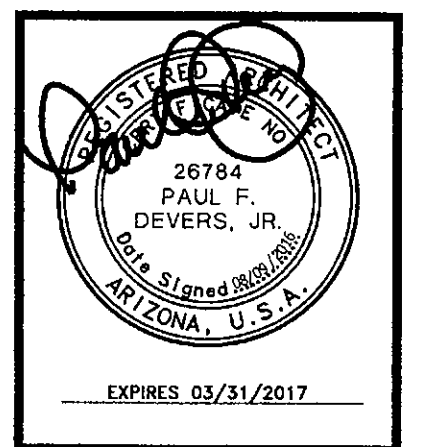




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**NOTICE OF ALTERNATE BILLING
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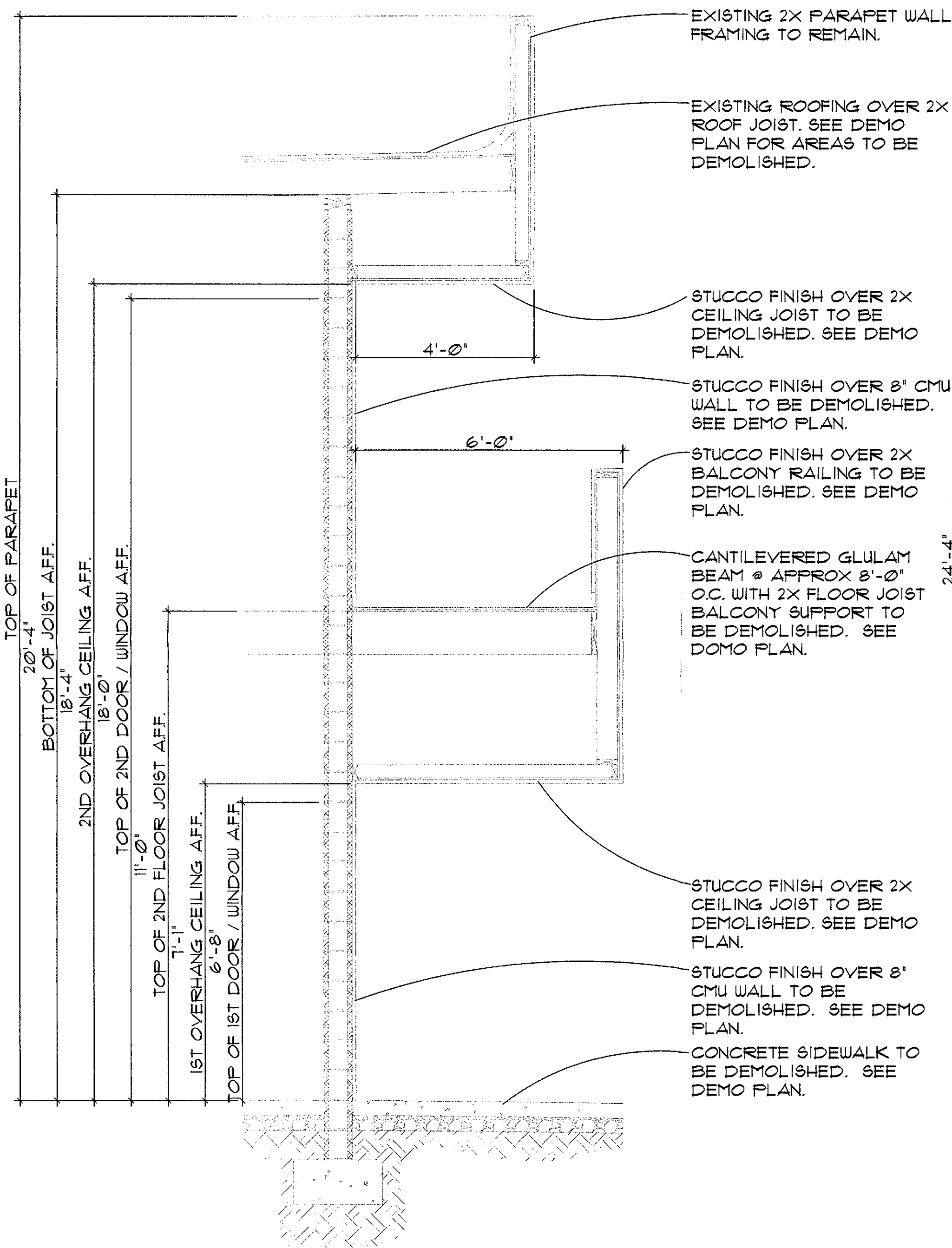
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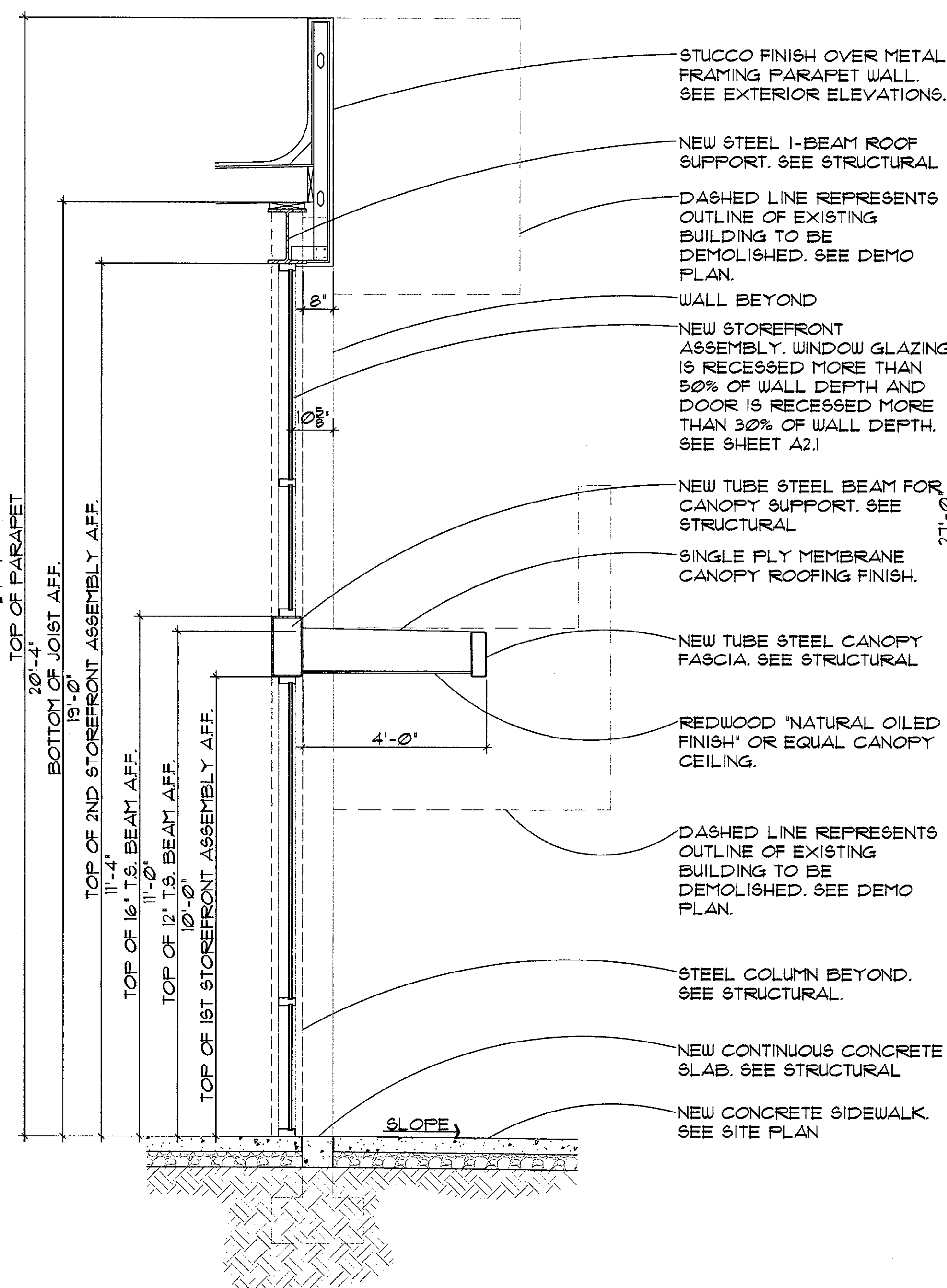
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Project - SAM

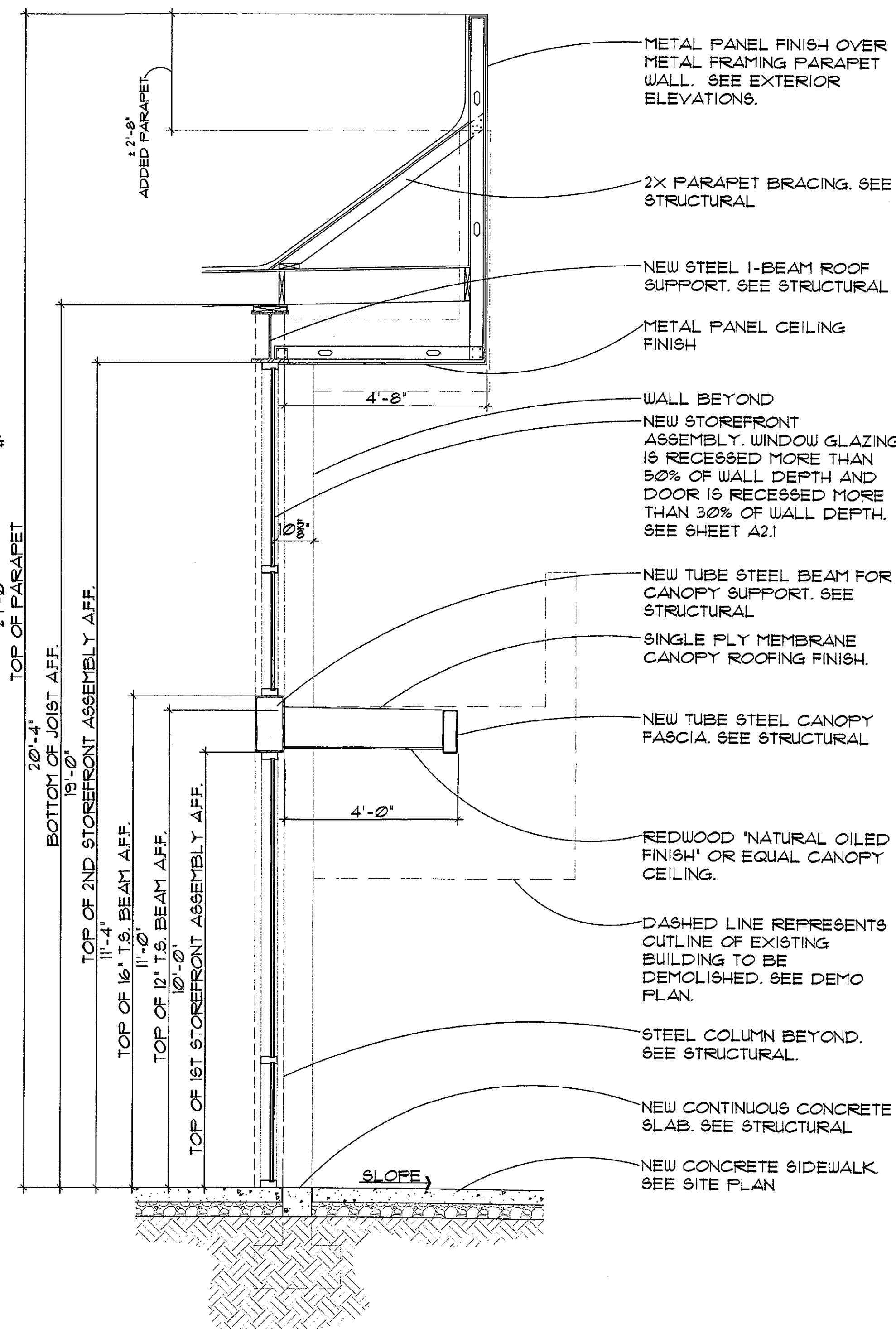
A6.1



1 EXISTING WALL SECTION
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ TYPE 1 ENTRY
SCALE: 1/2" = 1'-0"



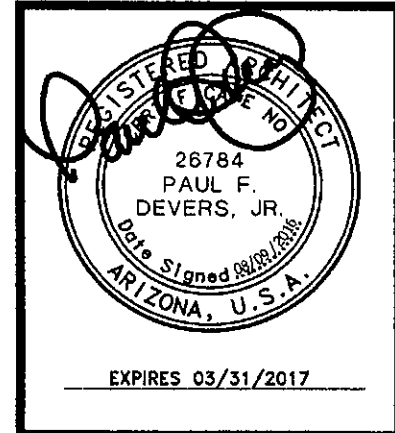
3 WALL SECTION @ TYPE 2 ENTRY
SCALE: 1/2" = 1'-0"



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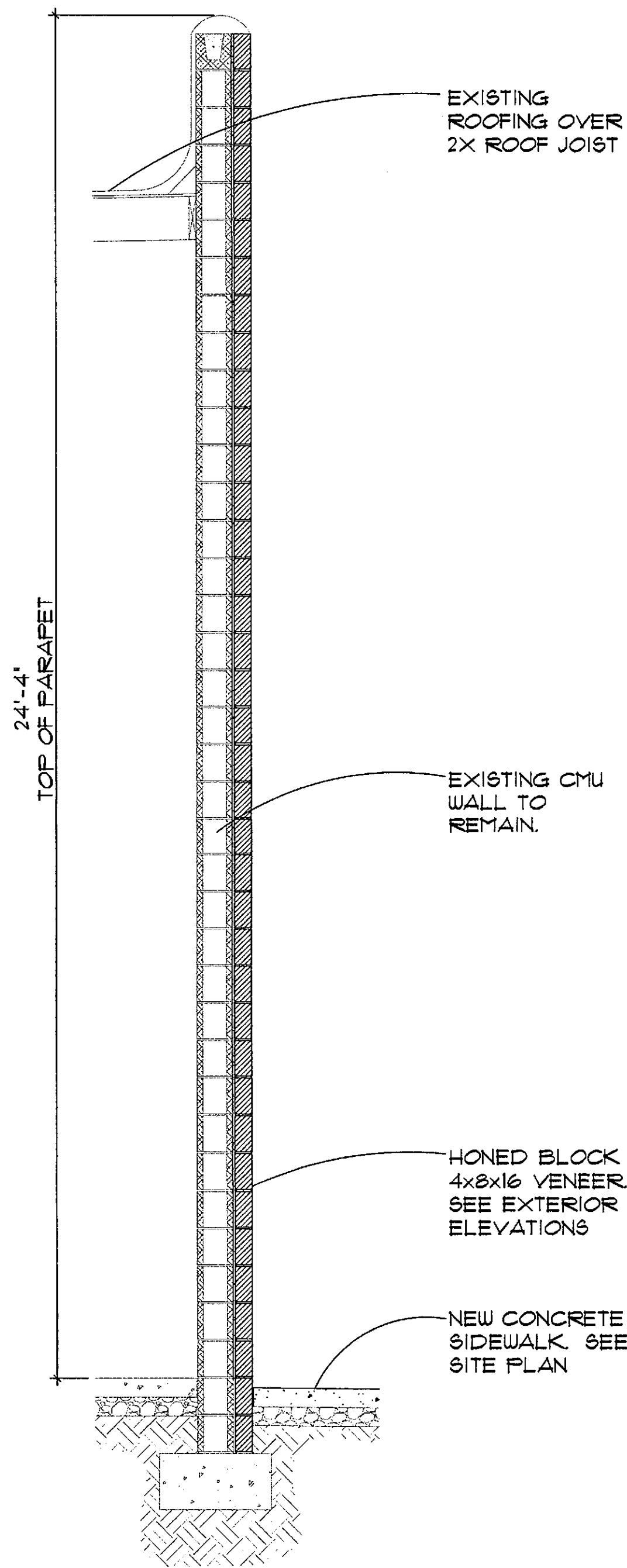
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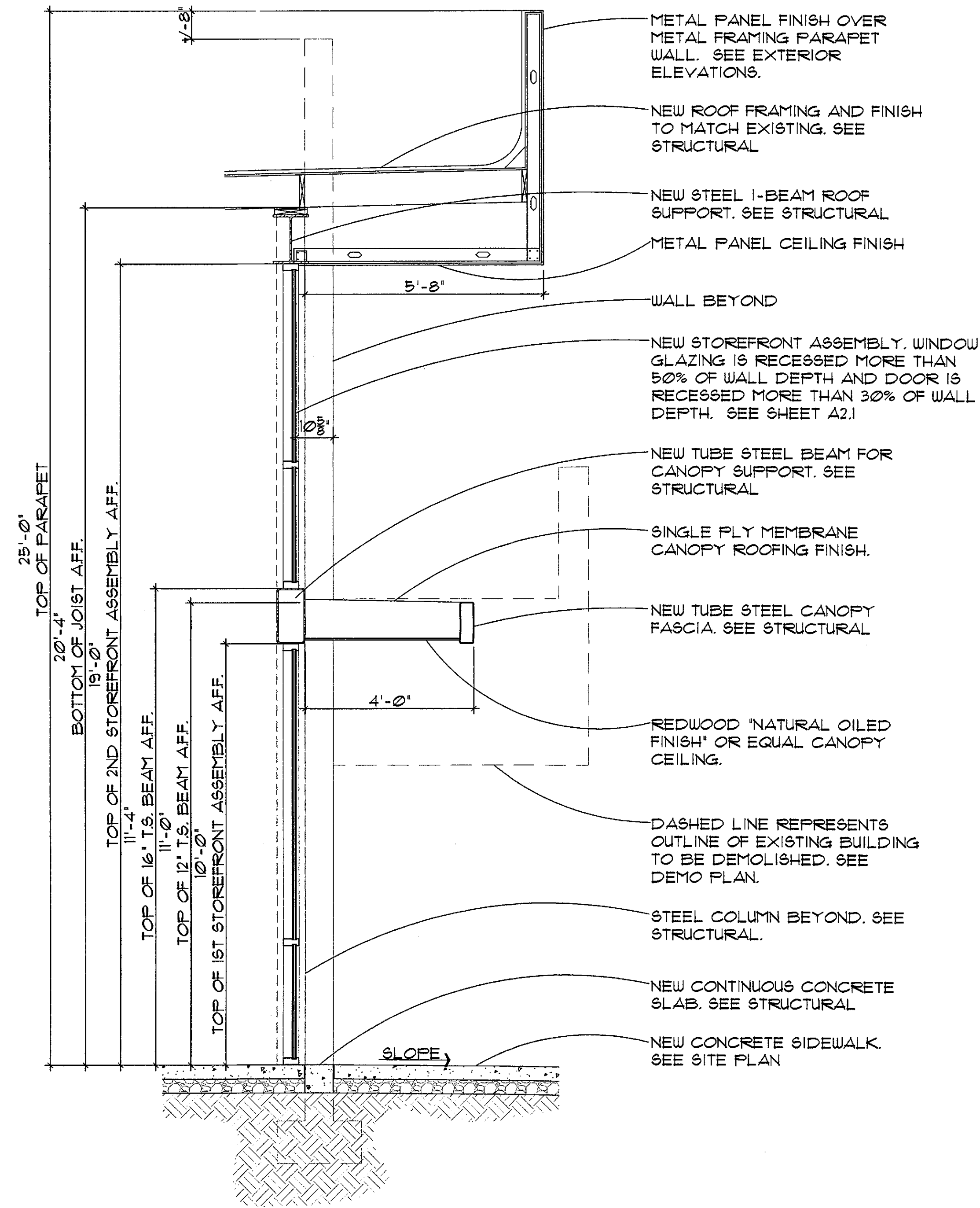
Project: - SAM

A6.2

27-DR-2016
8/11/2016



1 WALL SECTION @ VENEER FINISH
SCALE: 1/2" = 1'-0"



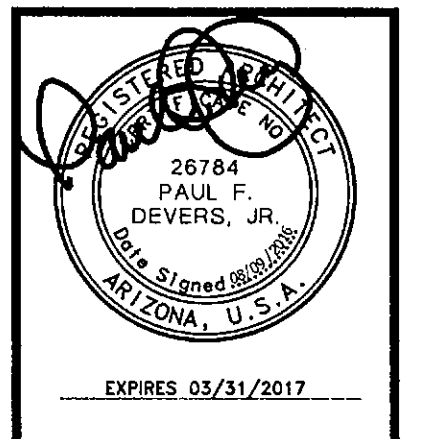
2 WALL SECTION @ TYPE 3 ENTRY
SCALE: 1/2" = 1'-0"



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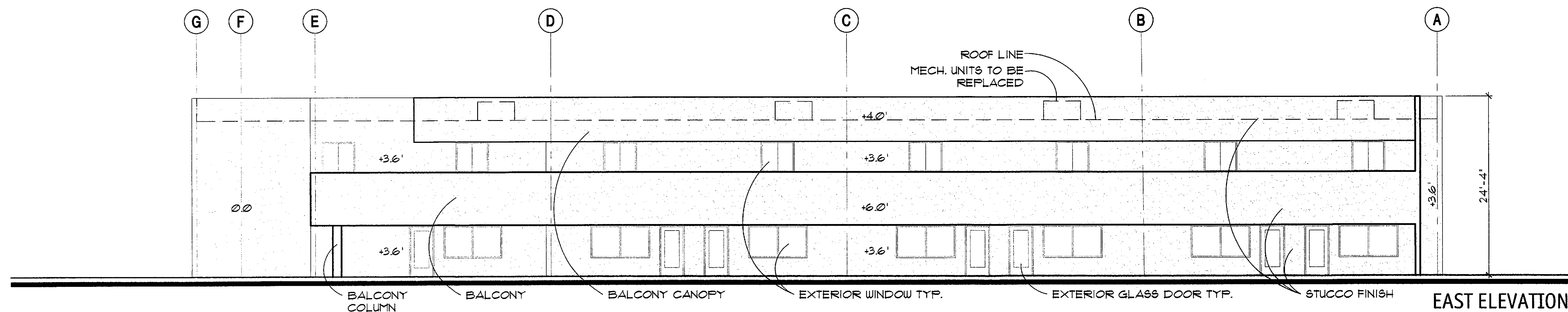
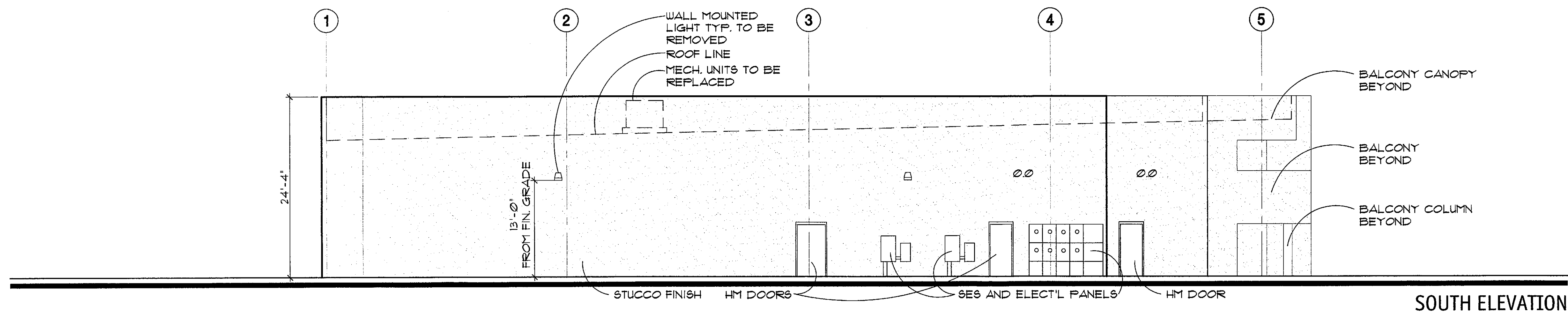
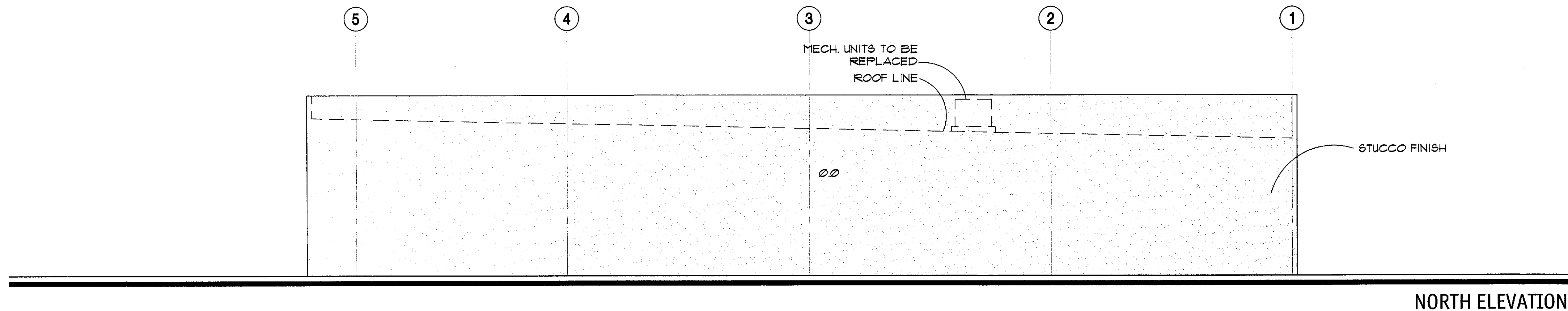
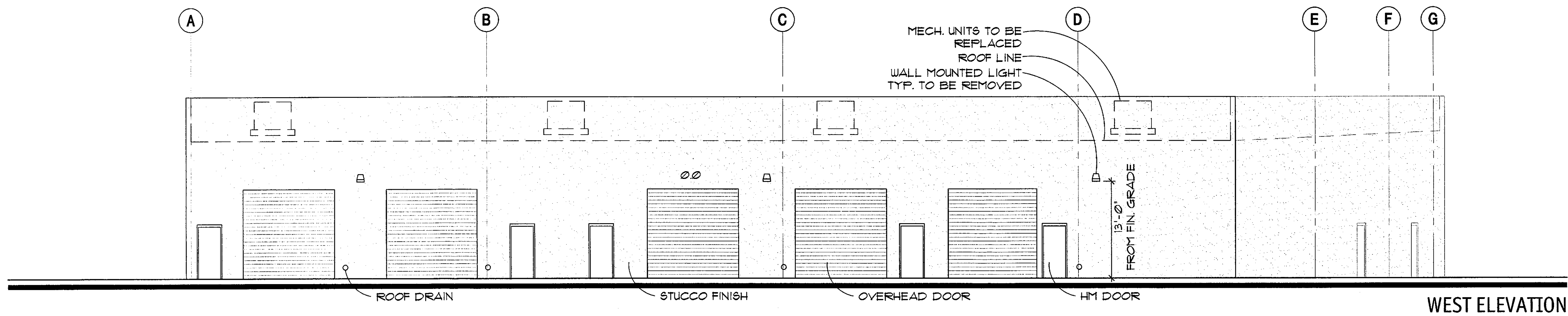
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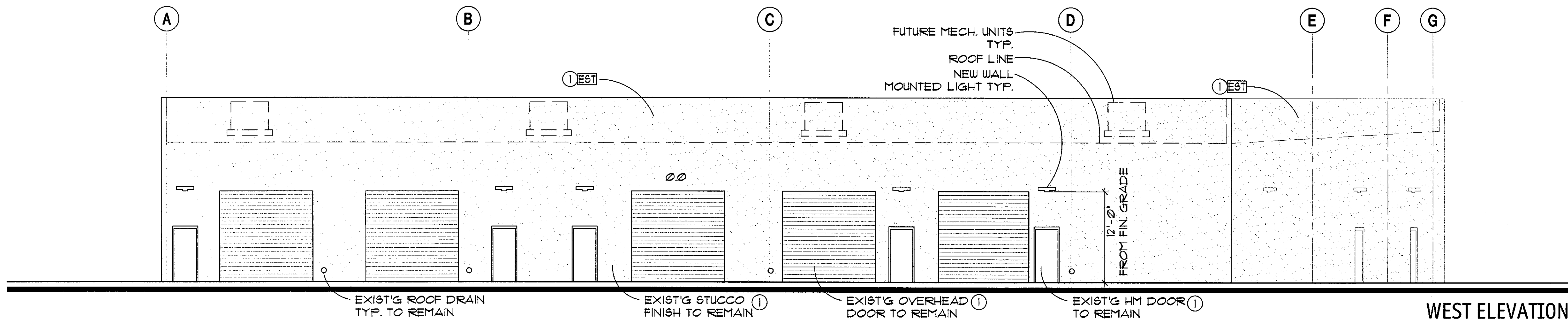
Project: SAM
A7.0

27-DR-2016
8/11/2016

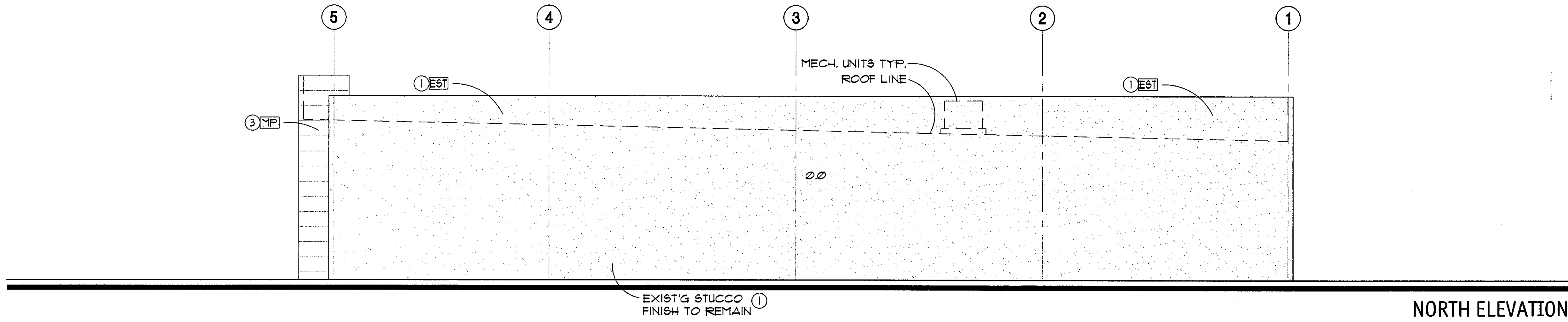


EXISTING
EXTERIOR ELEVATIONS

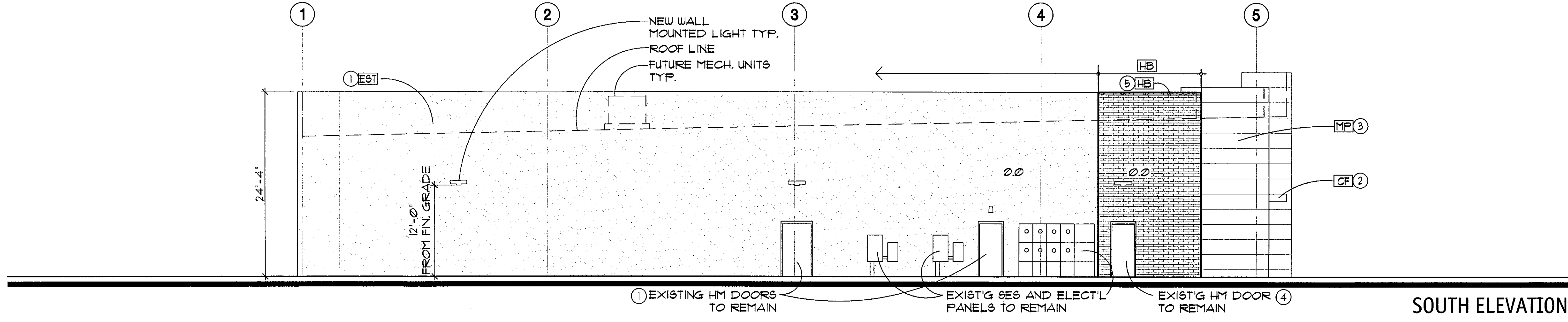
1/8" = 1'-0"
0 4 8 16



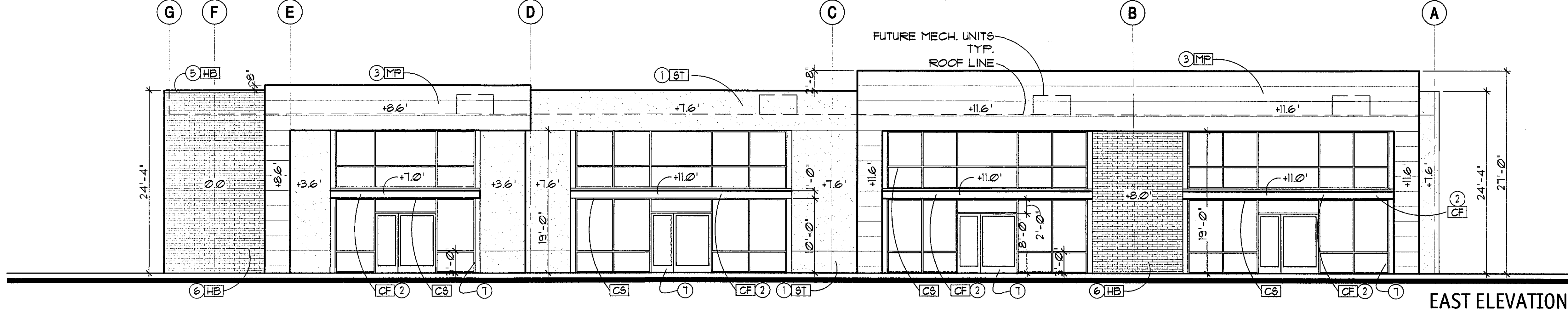
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

- SEE STRUCTURAL FOR LINTEL INFORMATION.
- SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
- SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

- PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER (i.e. PAINTED CMU, ETC.)
- ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
[ST]	NEW STUCCO FINISH, SMOOTH
[HB]	HONED BLOCK 4 X 8 X 16 VENEER
[MP]	SMOOTH METAL PANEL
[CF]	CANOPY FRAME = 12" STEEL TUBE, PAINTED
[CS]	CANOPY SOFFIT- REDWOOD "NATURAL OILED FINISH"
[CR]	CANOPY ROOF-SINGLE PLY MEMBRANE
[EST]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.29
 SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.18
 OUTBOARD: 1/4" FPG SOLARBAN 60 CLEAR (SRF #2)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" FPG SOLARBAN 60 ON CLEAR (SRF #3)

- 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
- SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR NAME:

KEY

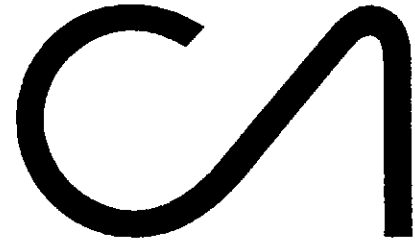
- DUNN EDWARDS PAINT/ 'FOGGY DAY' - DE6226 (LRV 11)
- DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6351 (LRV 6)
- OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH -SOLAR REFLECTIVE INDEX (SRI) 62
- DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6311 (LRV 14)
- TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
- TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
- ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING GATES
 BOLLARDS TRANSFORMER
 SES

- SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
- G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
- G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

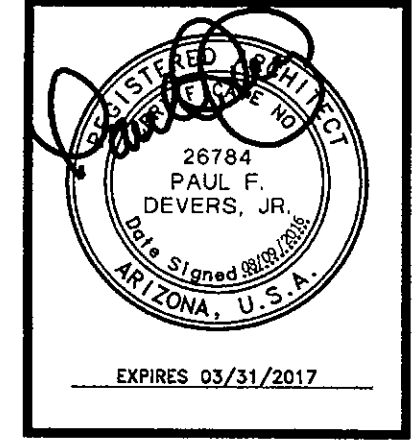
EXTERIOR ELEVATIONS



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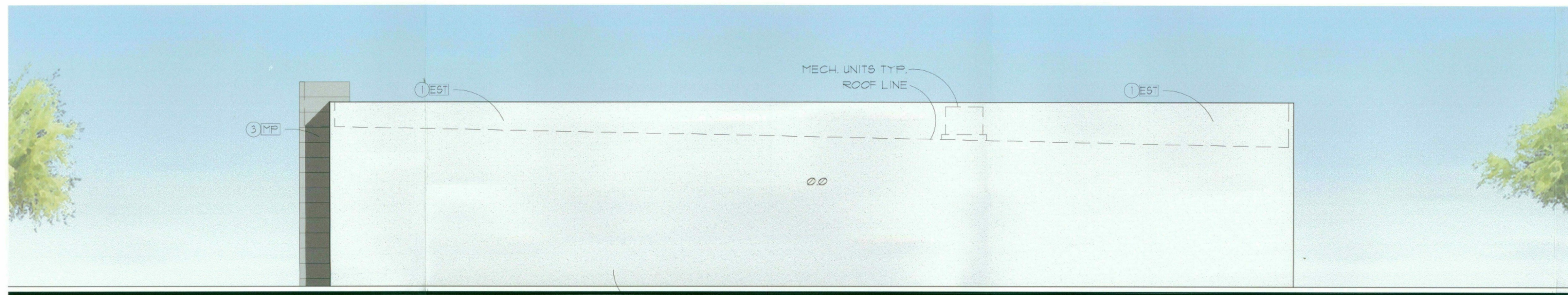
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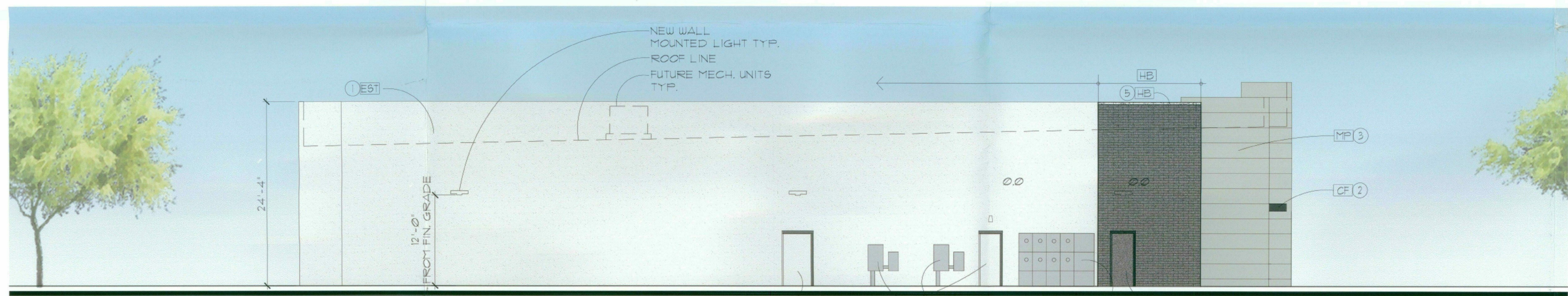
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WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

GENERAL NOTES

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3. SEE STRUCTURAL FOR CONTROL JOINTS.

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2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

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[MP]	SMOOTH METAL PANEL
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[C9]	CANOPY SOFFIT - REDWOOD "NATURAL OILED FINISH"
[CR]	CANOPY ROOF-SINGLE PLY MEMBRANE
[E9T]	EXISTING STUCCO

STOREFRONT / GLAZING KEY

MATERIAL	COLOR
FRAMES	ANODIZED ALUMINUM AB-1 / LIGHT CHAMPAGNE
GLAZING	1" INSULATED CLEAR

INSULATED GLAZING SYSTEM SPECIFICATION

OLDCASTLE - 1" INSULATED GLAZING SYSTEM
U-FACTOR: 0.29
SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.18
OUTBOARD: 1/4" PPG SOLARBAN 60 CLEAR (SRF #2)
AIRSPACE: 1/2" (AIR FILL)
INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

COLOR KEY

COLOR NAME:

KEY

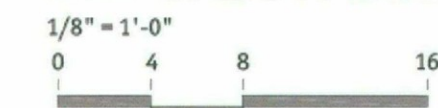
- ① DUNN EDWARDS PAINT/ 'FOGGY DAY' - DE6226 (LRV 11)
- ② DUNN EDWARDS PAINT/ 'BLACK TIE' - DE6357 (LRV 6)
- ③ OMEGA PANEL PRODUCTS/ '1-PIECE, TIGHT-FIT MOLDING SYSTEM, COLOR CHAMPAGNE, KYNAR 500 FINISH -SOLAR REFLECTIVE INDEX (SRI) 62
- ④ DUNN EDWARDS PAINT/ 'BOAT ANCHOR' - DE6371 (LRV 14)
- ⑤ TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - SEASHELL (LIGHT COLOR)
- ⑥ TRENDSTONE 'PLUS' - FILLED AND POLISHED GROUND FACE MASONRY UNITS - BLACK CANYON (DARK COLOR)
- ⑦ ARCADIA STOREFRONT SYSTEM - AB-1 / CHAMPAGNE

MATERIAL

EXT. RAILING GATES
BOLLARDS TRANSFORMER
SES

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

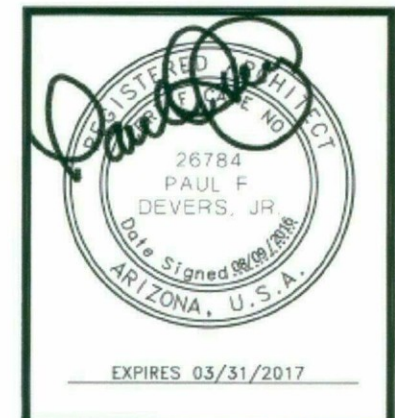
EXTERIOR ELEVATIONS



**CAWLEY
ARCHITECTS**

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



**14950 N 83RD
PLACE**

14950 N 83RD
PLACE
SCOTTSDALE
ARIZONA

DATE

PRELIMINARY SET
05-23-2016
DR SUBMITTAL
06-16-2016
PRICING SET
06-17-2016
DR RE-SUBMITTAL
08-11-2016

NOTICE OF ALTERNATE BILLING CYCLE:

This contract allows the owner to require submission of billings or estimates in billing cycles other than thirty days. A written description of such other billing cycle applicable to this project is available from the owner or the owner's designated agent (see owner's telephone number and address on cover sheet) and the owner or its designated agent shall provide this written description upon request.

The architectural design, conception and data presented herein represent an instrument of service provided in connection with the design build phased development agreement for the exclusive use of Cawley Architects. Any other use or release of these drawings may result in civil damages.

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

Project: - SAM

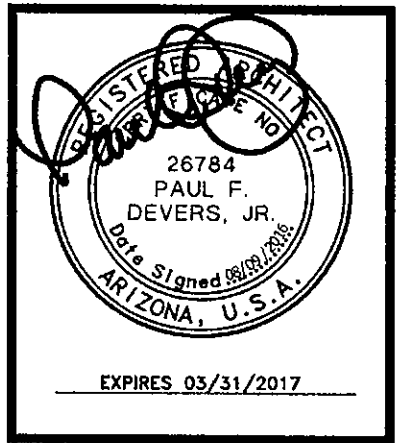
A7.1



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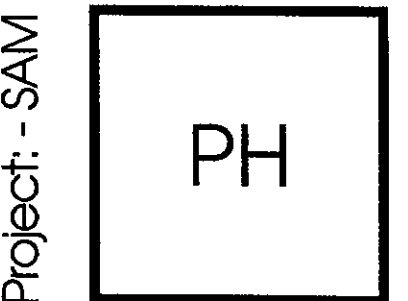
DATE
PRELIMINARY SET 05-23-2016
DR SUBMITTAL 06-16-2016
PRICING SET 06-17-2016
DR RE-SUBMITTAL 08-11-2016

NOTICE OF ALTERNATE BILLING
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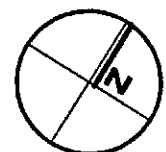
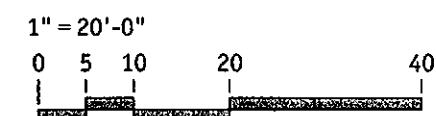
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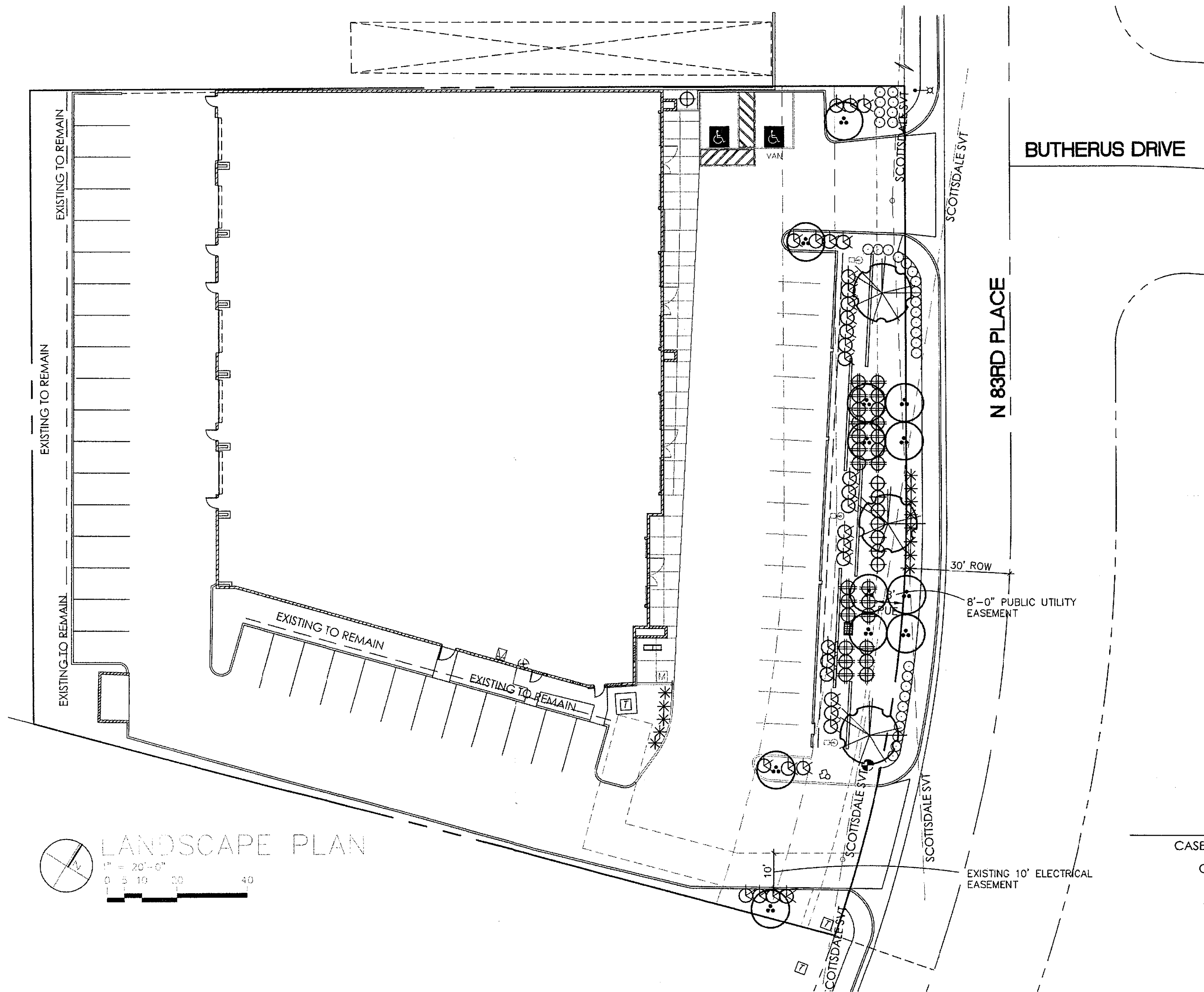
LUMINAIRE SCHEDULE								
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	LLF	Watts
	SA	8	LITHONIA LDN6 40/15 LO6AR	DOWNLIGHT IN 10 FT SOFFIT	1500 LUMEN 4000K LED	LDN6_35_15_L O6AR_120.ies	0.90	26
	SAE	4	LITHONIA LDN6 40/15 LO6AR ELCW	DOWNLIGHT IN 10 FT SOFFIT WITH INTEGRAL EMERGENCY LIGHTING SYSTEMS	1500 LUMEN 4000K LED	LDN6_35_15_L O6AR_120.ies	0.90	26
	SB	1	LITHONIA DSXW1 LED 10C 700 40K T4M MVOLT	FULL CUTOFF WALL MOUNT AT 12 FT AFG	2515 LUMEN 4000K LED	DSXW1_LED_ 10C_700_30K_ T4M_MVOLT.i es	0.90	27
	SBE	7	LITHONIA DSXW1 LED 10C 700 40K T4M MVOLT ELCW	FULL CUTOFF WALL MOUNT AT 12 FT AFG WITH INTEGRAL EMERGENCY LIGHTING SYSTEM	2515 LUMEN 4000K LED	DSXW1_LED_ 10C_700_30K_ T4M_MVOLT.i es	0.90	27
	SC	3	LITHONIA DSX1 LED 40C 530 40K T4M MVOLT SSS17.5	FULL CUTOFF AREA LIGHT MOUNTED AT 20 FT AFG	8687 LUMEN 4000K LED	DSX1_LED_40 C_530_40K_T4 M_MVOLT.ies	0.90	68
	SD	1	LITHONIA AFN FWD	EMERGENCY ONLY FIXTURE MOUNTED ABOVE EXIT DOOR	390 LUMEN LED	AFN_FWD.ies	1.00	6

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING AND DRIVES	+	0.9 fc	2.4 fc	0.0 fc	N / A	N / A
Property line calculation	+	0.1 fc	0.5 fc	0.0 fc	N / A	N / A

PHOTOMETRICS PLAN





LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM PALO VERDE
24" BOX (MATCHING)
- SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIROIR WHEELERII
DESERT SPOON
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- MATCH EXISTING R.O.W.
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2016

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE
INSTALLED GUARANTEEING 100% COVERAGE TO ALL
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH
A 2" DEPTH OF DECOMPOSED GRANITE,
PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING
TREES DAMAGED OR DESTROYED AS A RESULT OF
THIS CONSTRUCTION SHALL BE REPLACED, TO THE
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND
SIZE PRIOR TO RECEIVING A CERTIFICATE OF
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A
CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE
REQUIREMENTS) 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'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST
DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE
ADJACENT TO THE TRUNK.

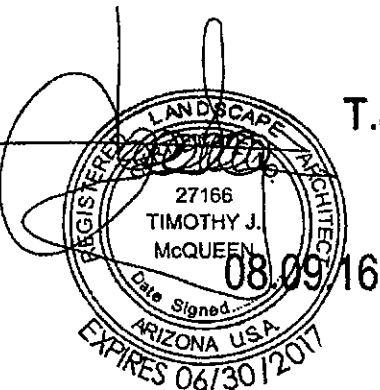
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF
THE INSPECTION SERVICES STAFF.



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
8433 East Cholla St., Suite 101
Scottsdale, Arizona 85260
P. (602) 265-0320 F. (602) 266-6619
EMAIL: timmqueen@tjmla.net



Project - SAVI

La.01

27-DR-2016
8/11/2016

