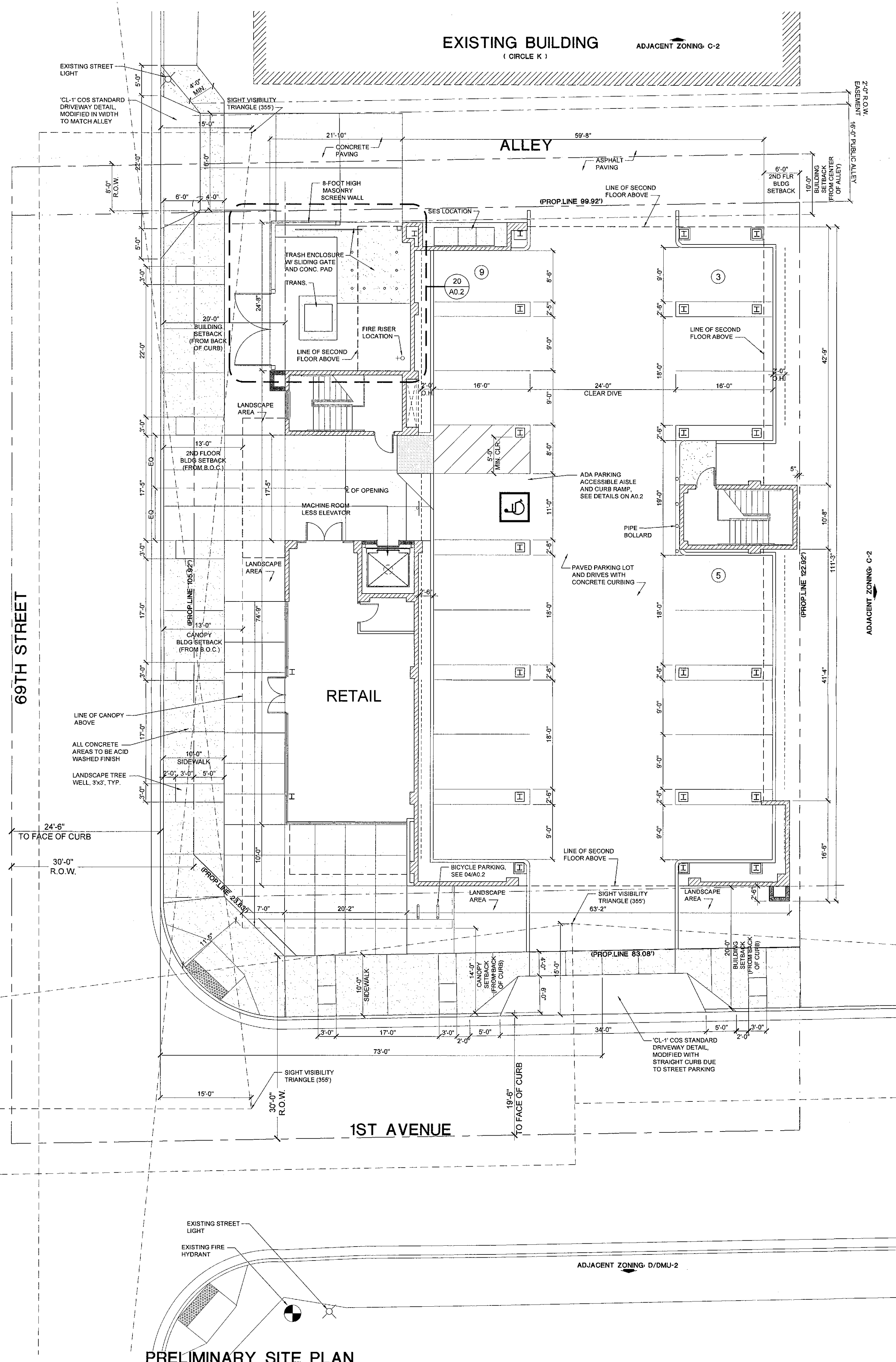


**Full Size**

**8.5 x 11**

**11 x 17**

**(site plan, landscape, elevations)**



**PROJECT DATA:**

PROJECT ADDRESS: 6600 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251

DEVELOPER: LGE DESIGN BUILD  
740 NORTH 52ND STREET  
PHOENIX, AZ 85008

PROJECT SCOPE: NEW 3 STORY BUILDING AND SITE WORK MIXED USE OFFICE AND RETAIL

CURRENT ZONING: C-2 / DO  
COUNTY PARCEL NO: 130-11-055, 130-11-056

SITE AREA:  
GROSS: 20,823 S.F. (0.48 ACRES)  
NET: 13,294 S.F. (0.30 ACRES)

STORIES: 3 STORIES

GROSS BUILDING S.F.:  
1ST FLOOR: 1,445 S.F.  
2ND FLOOR: 7,579 S.F.  
3RD FLOOR: 8,250 S.F.  
TOTAL: 15,274 S.F.

LOT COVERAGE: 10.8%  
OCCUPANCY: B / M  
CONSTRUCTION TYPE: II-B

**PARKING CALCULATIONS (VEHICULAR):**

MIXED USE (DOWNTOWN OVERLAY TYPE-2): 1/350  
PARKING WAIVER IN D-0: 2,000 S.F. PER LOT  
15,274 S.F. - 4,000 S.F. = 11,274 S.F.  
11,274 S.F. / 350 = 33 TOTAL PARKING SPACES REQUIRED

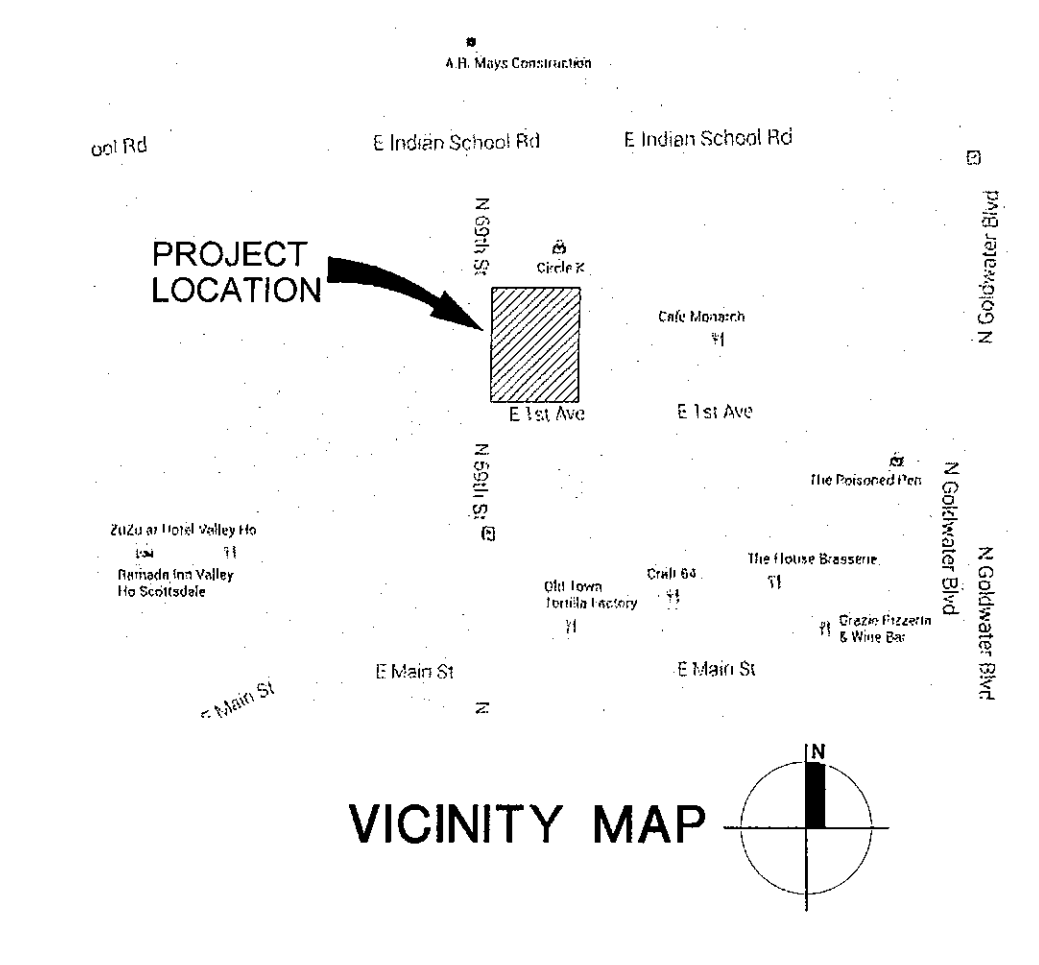
PARKING REQUIRED: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)  
PARKING PROVIDED:  
ON SITE: 17 SPACES (16 STANDARD / 1 ACCESSIBLE)  
OFF SITE: 16 SPACES (16 STANDARD)  
TOTAL: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)  
OFF SITE PARKING PROVIDED VIA CITY "IN-LIEU PARKING PROGRAM"

**PARKING CALCULATIONS (BICYCLE):**

PARKING REQUIRED: 2 SPACES  
PARKING PROVIDED: 2 SPACES

**LEGAL DESCRIPTION:**

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDERS IN BOOK 22 OF MAPS, PAGE 3.



*2) Reconciled existing lot lines to separate local and main thoroughfare*  
*3) Reconciled lot lines of FDC*

Fire Plan Review By:  
Rick King (480) 312-2372  
email: rking@scottsdale.gov

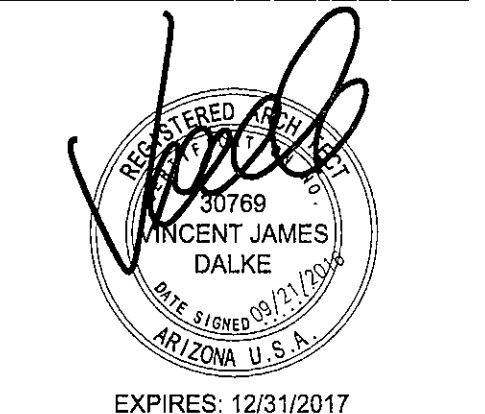
*Return notes w/ revision!*

**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.966.4001

**ANDANTE LAW GROUP**  
N.E.C. OF 69TH STREET & 1ST AVENUE  
SCOTTSDALE, ARIZONA 85251



| NUMBER | REVISION | DATE |
|--------|----------|------|
|        |          |      |
|        |          |      |
|        |          |      |
|        |          |      |



EXPIRES: 12/31/2017

SHEET TITLE: SITE PLAN  
ISSUE DATE: 10-10-16  
DRAWN BY: BCR / MLK  
CHECKED BY: VJD  
PROJECT No.:  
SHEET:

**A0.1**

**PROJECT DATA:**

PROJECT ADDRESS: 6900 EAST 1ST AVE  
SCOTTSDALE, ARIZONA 85251

DEVELOPER: LGE DESIGN BUILD  
740 NORTH 52ND STREET  
PHOENIX, AZ 85008

PROJECT SCOPE: NEW 3 STORY BUILDING AND SITE WORK MIXED USE  
OFFICE AND RETAIL

CURRENT ZONING: C-2 / DO

COUNTY PARCEL NO: 130-11-055, 130-11-056

SITE AREA:  
GROSS: 20,923 S.F. (0.48 ACRES)  
NET: 13,294 S.F. (0.30 ACRES)

STORIES: 3 STORIES

GROSS BUILDING S.F.:  
1ST FLOOR: 1,445 S.F.  
2ND FLOOR: 7,579 S.F.  
3RD FLOOR: 6,250 S.F.  
TOTAL: 15,274 S.F.

LOT COVERAGE: 10.8%

OCCUPANCY: B / M

CONSTRUCTION TYPE: II-B

FAR:  
ALLOWED: 1.3  
PROVIDED: 0.73

**PARKING CALCULATIONS (VEHICULAR):**  
MIXED USE (DOWNTOWN OVERLAY TYPE-2): 1/350  
PARKING WAIVER IN D-0: 2,000 S.F. PER LOT  
15,274 S.F. / 4,000 S.F. = 11,274 S.F.  
11,274 S.F. / 350 = 33 TOTAL PARKING SPACES REQUIRED

PARKING REQUIRED: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)

PARKING PROVIDED:  
ON SITE: 17 SPACES (16 STANDARD / 1 ACCESSIBLE)  
OFF SITE: 16 SPACES (16 STANDARD)  
TOTAL: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)

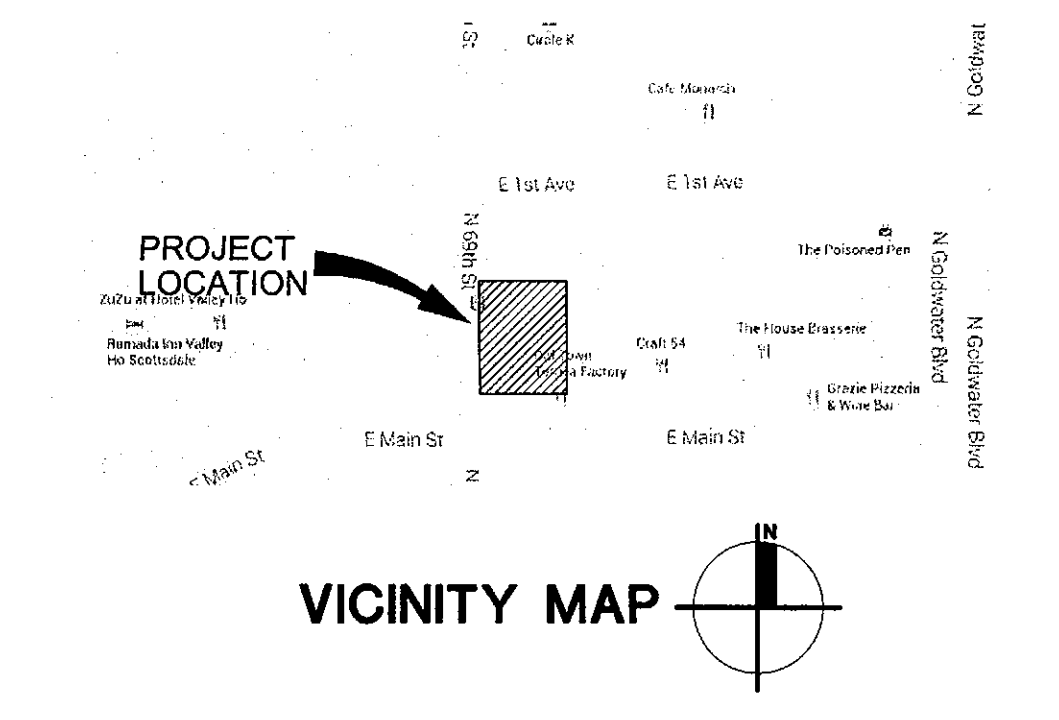
OFF SITE PARKING PROVIDED VIA CITY "IN-LIEU" PARKING PROGRAM

**PARKING CALCULATIONS (BICYCLE):**  
PER SEC 9.103.C BICYCLE PARKING IS ONLY REQUIRED IF 40 PARKING STALLS  
OR MORE ARE REQUIRED TO SERVE THE SITE.

PARKING REQUIRED: N/A  
PARKING PROVIDED: 2 SPACES

**LEGAL DESCRIPTION:**

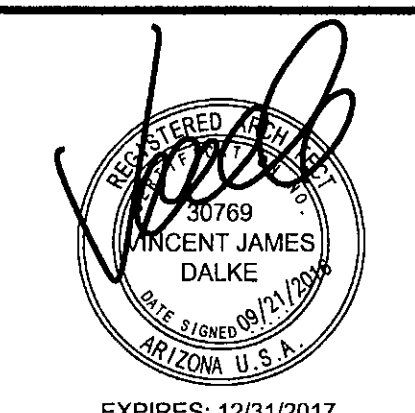
LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION  
TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF  
THE MARICOPA COUNTY RECORDERS IN BOOK 22 OF MAPS, PAGE 3.



**ANDANTE LAW GROUP**



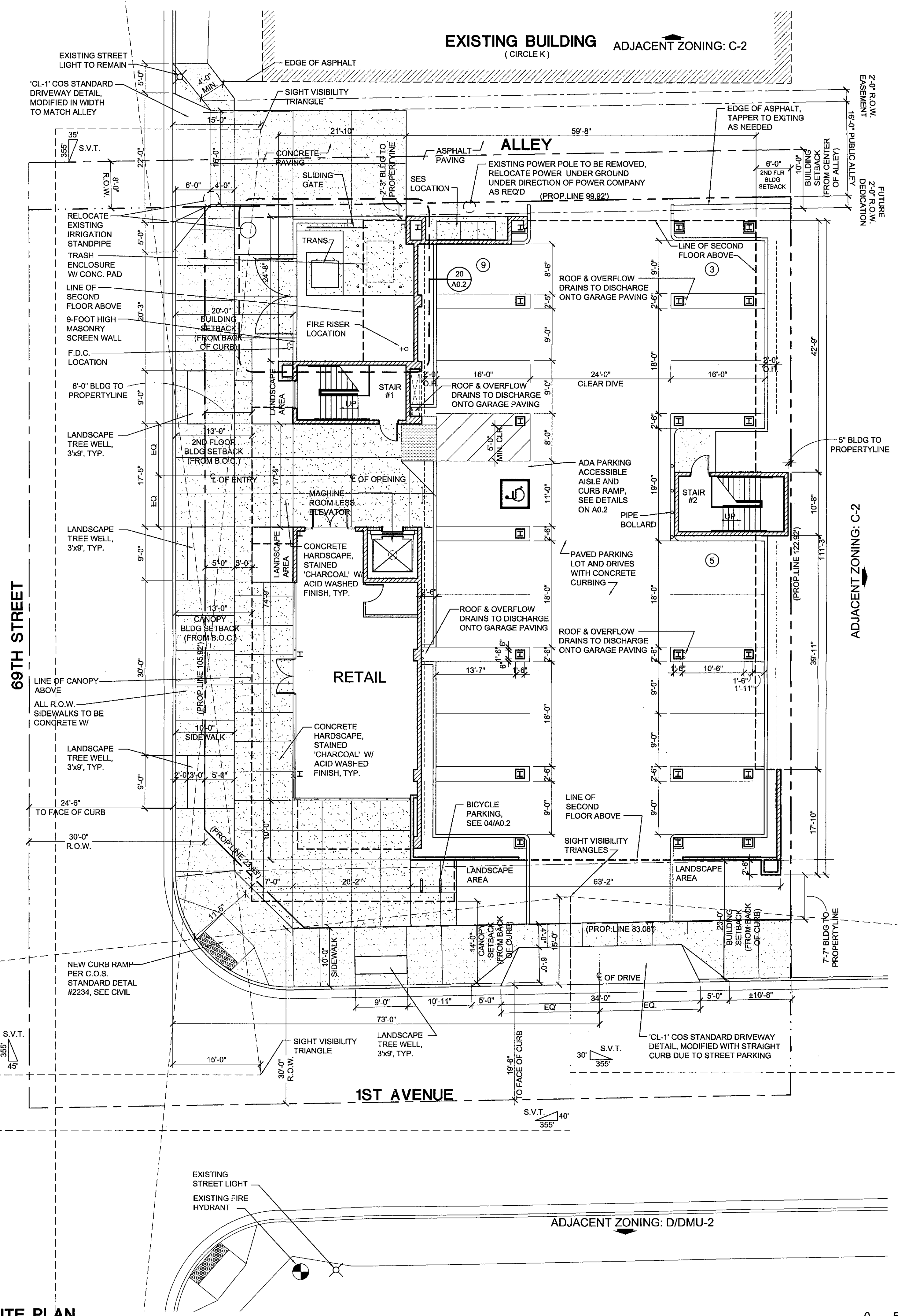
NUMBER REVISION DATE



EXPIRES: 12/31/2017

SHEET TITLE: SITE PLAN  
ISSUE DATE:  
DRAWN BY: 12-20-16  
CHECKED BY: BCR / MLK  
PROJECT NO: VJD  
SHEET:

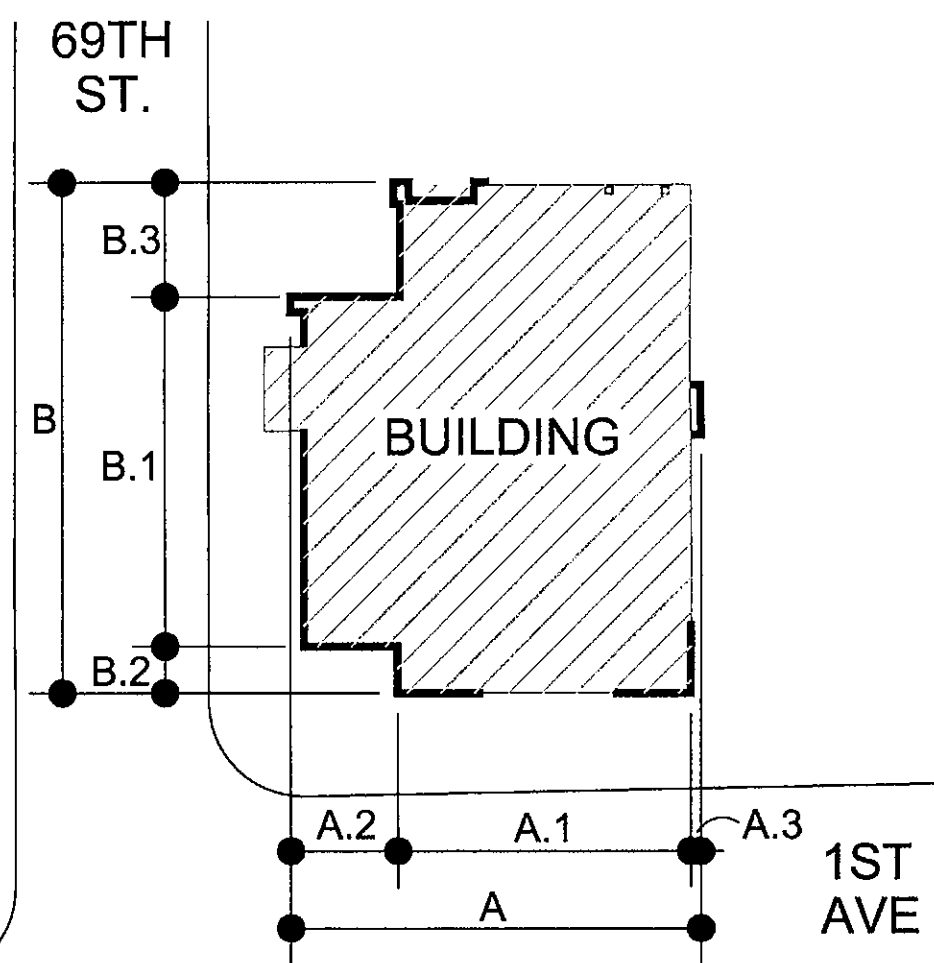
**A0.1**



ADJACENT ZONING: C-3

ADJACENT ZONING: C-2

ADJACENT ZONING: D/DMU-2



**1ST AVENUE FRONTAGE SETBACK**

| SEGMENT | DESCRIPTION                  | DIMENSION | PERCENTAGE REQUIRED | PERCENTAGE PROVIDED |
|---------|------------------------------|-----------|---------------------|---------------------|
| A       | OVERALL LENGTH               | 86'-10"   |                     |                     |
| A.1     | LENGTH ON SETBACK LINE       | 63'-2"    | 25% (MIN)           | 73%                 |
| A.2     | 10-FEET (MIN) BEYOND SETBACK | 22'-6"    | 75% (MAX)           | 27%                 |
| A.3     | 10-FEET (MIN) BEYOND SETBACK | 1'-2"     |                     |                     |

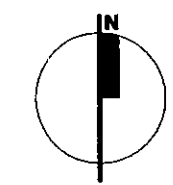
**69TH STREET FRONTAGE SETBACK**

| SEGMENT | DESCRIPTION                  | DIMENSION | PERCENTAGE REQUIRED | PERCENTAGE PROVIDED |
|---------|------------------------------|-----------|---------------------|---------------------|
| B       | OVERALL LENGTH               | 108'-9"   |                     |                     |
| B.1     | LENGTH ON SETBACK LINE       | 74'-7"    | 25% (MIN)           | 68%                 |
| B.2     | 10-FEET (MIN) BEYOND SETBACK | 10'-2"    | 75% (MAX)           | 32%                 |
| B.3     | 10-FEET (MIN) BEYOND SETBACK | 24'-0"    |                     |                     |

**BUILDING SETBACK EXHIBIT**

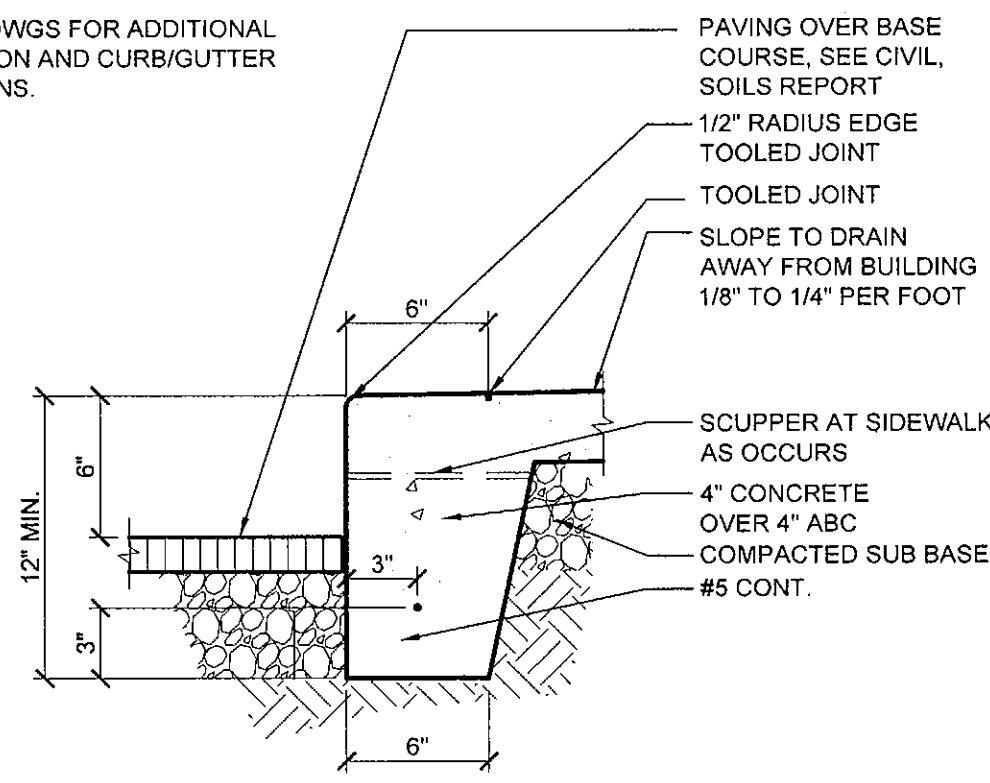
**PRELIMINARY SITE PLAN**

SCALE: 1" = 10'-0"

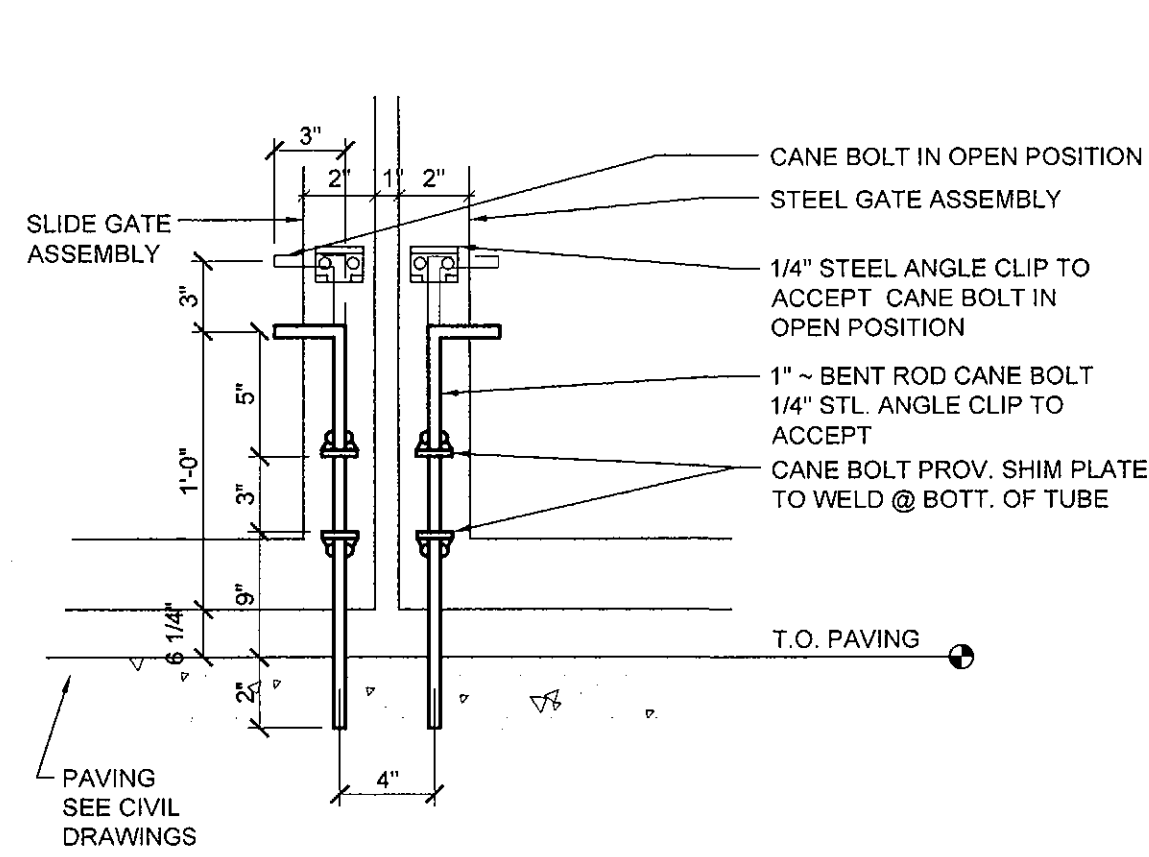


STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED: [Signature]  
DATE: [Signature] INITIALS

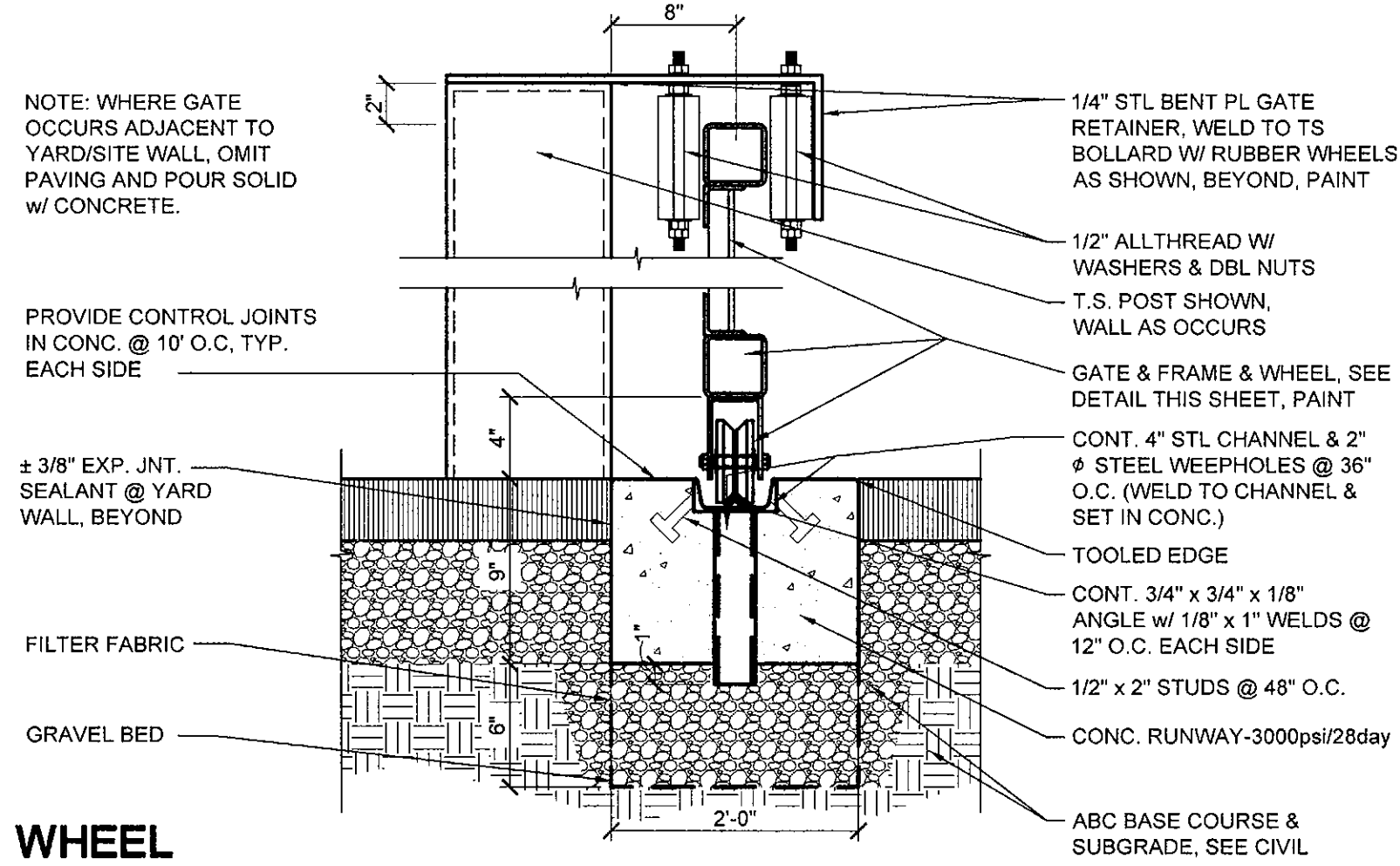
NOTE: SEE CIVIL DWGS FOR ADDITIONAL INFORMATION AND CURB/GUTTER CONDITIONS.



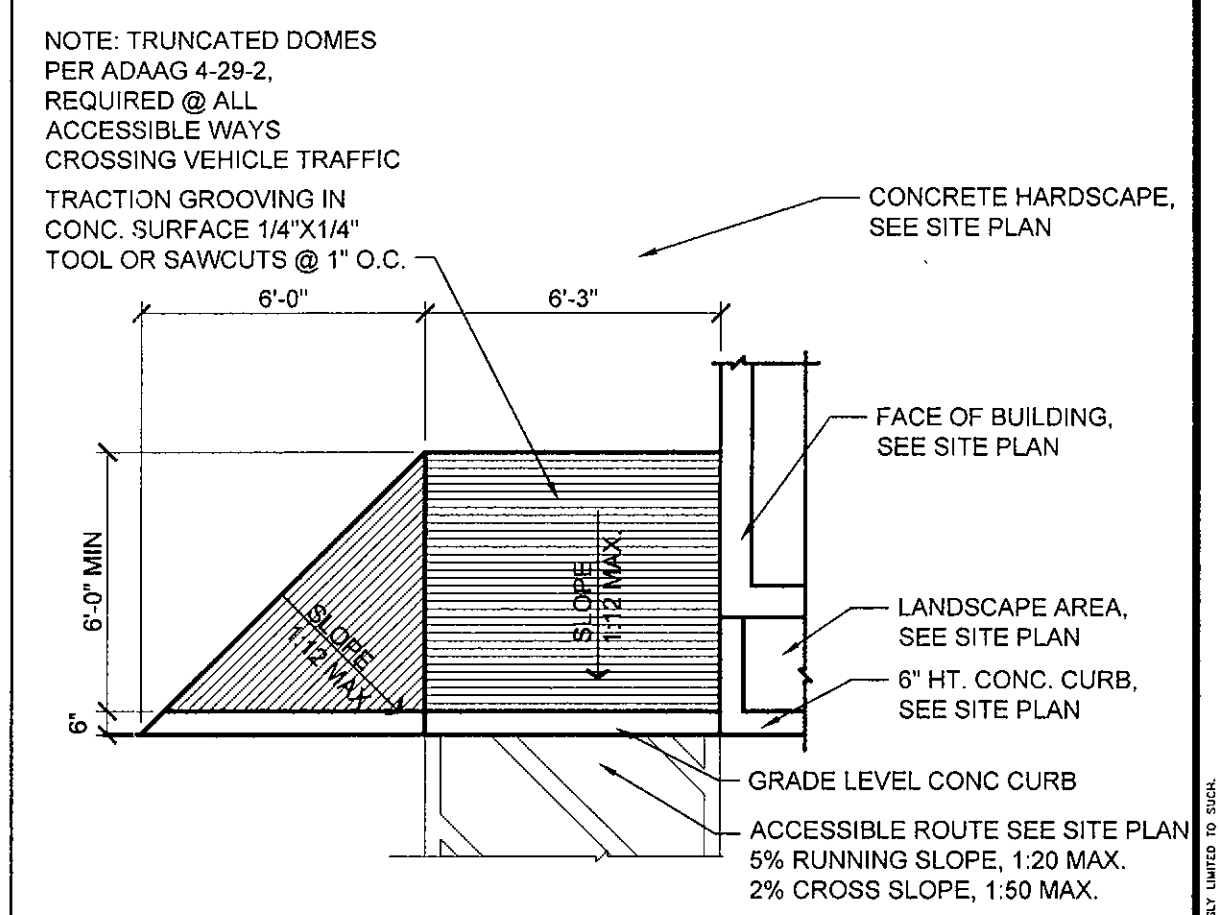
**17** SIDEWALK / CURB @ ASPHALT  
SCALE: 1 1/2" = 1'-0"



**13** GATE CANE BOLT DETAIL  
SCALE: 1 1/2" = 1'-0"

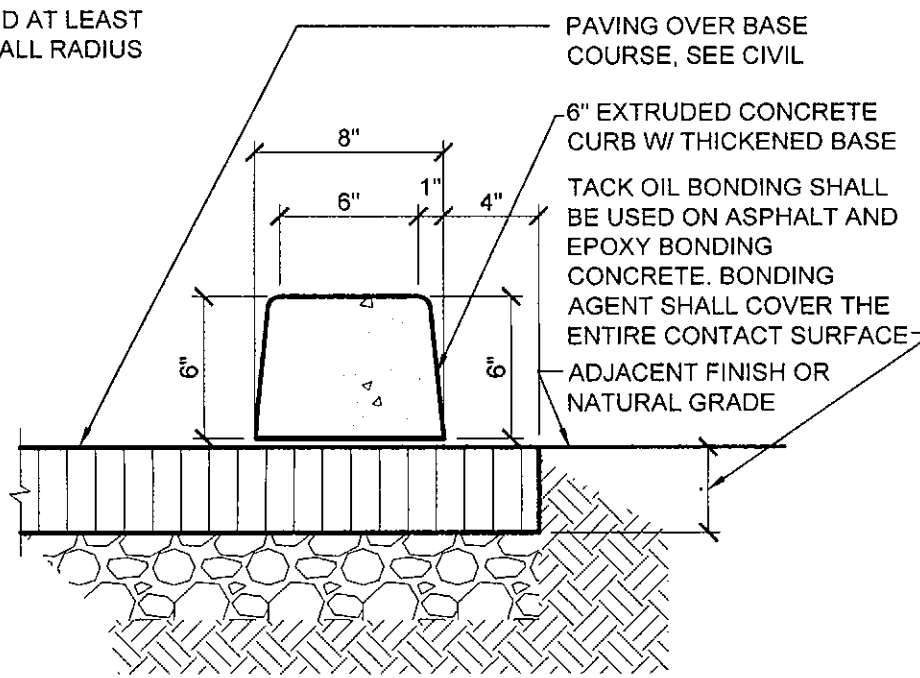


**09** GATE WHEEL  
SCALE: 1 1/2" = 1'-0"

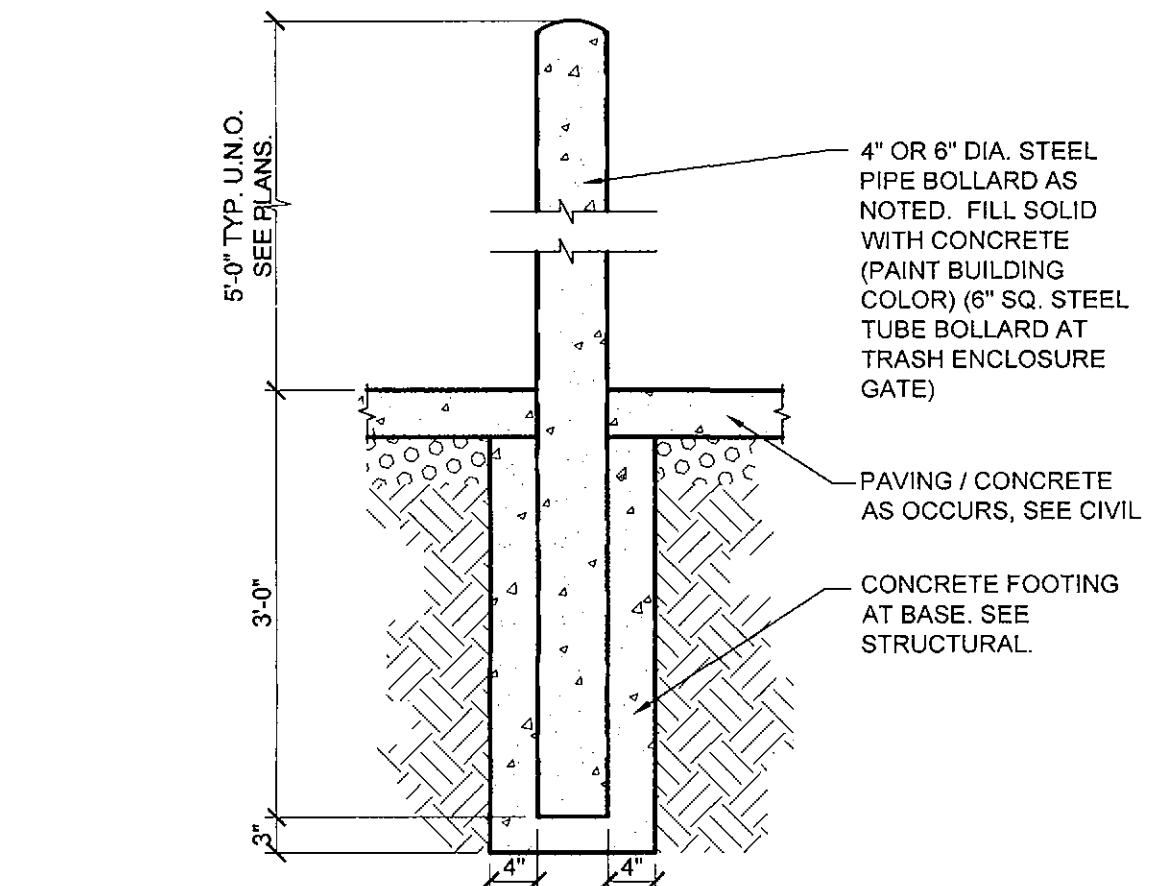


**01** CURB RAMP W/ WINGS  
SCALE: 1/4" = 1'-0"

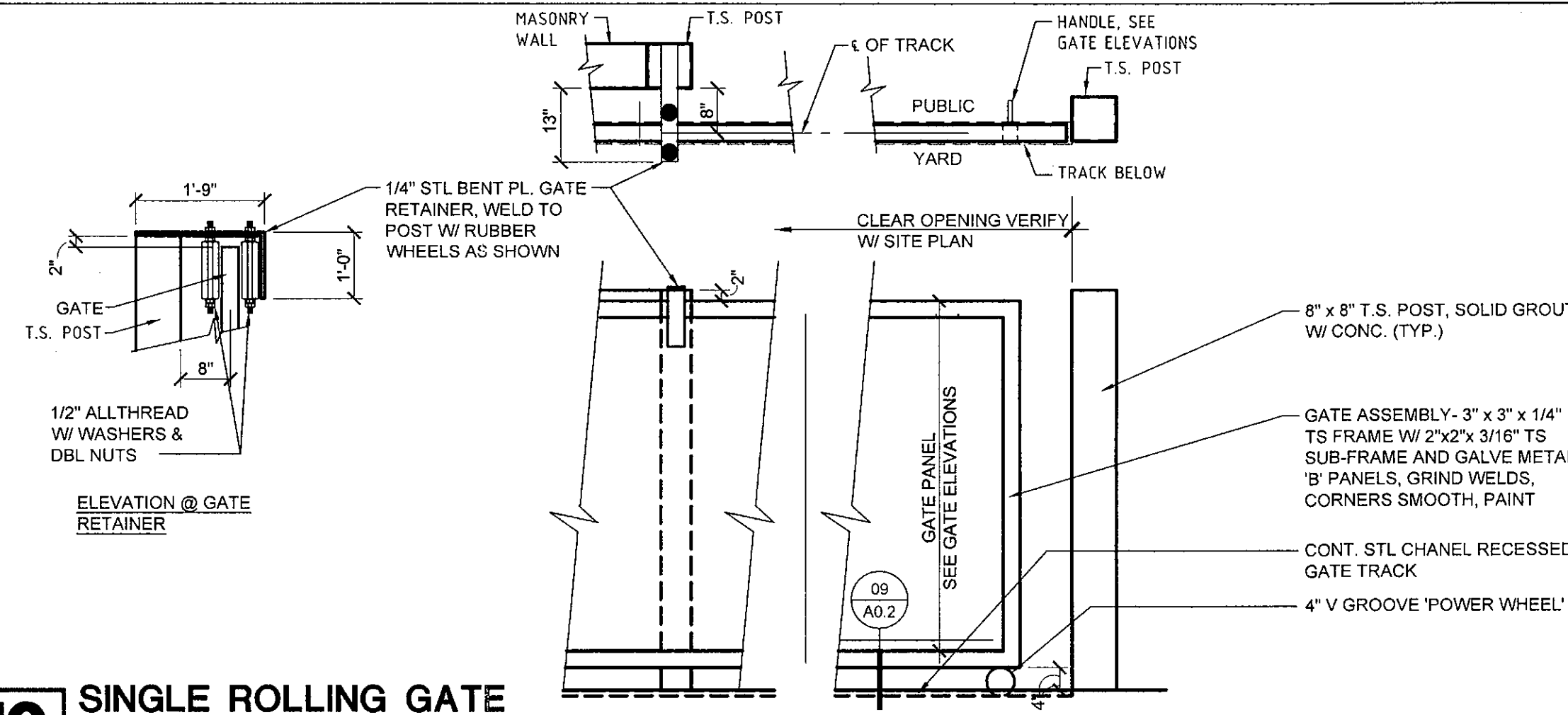
NOTE: EXTRUDED CURB SHALL BE PLACED BY QUALIFIED APPLICATORS. EXTRUDED CURB SHALL HAVE A TOOLED JOINT EVERY 10'-0" AND AT LEAST 3 PER EACH SMALL RADIUS CURVE.



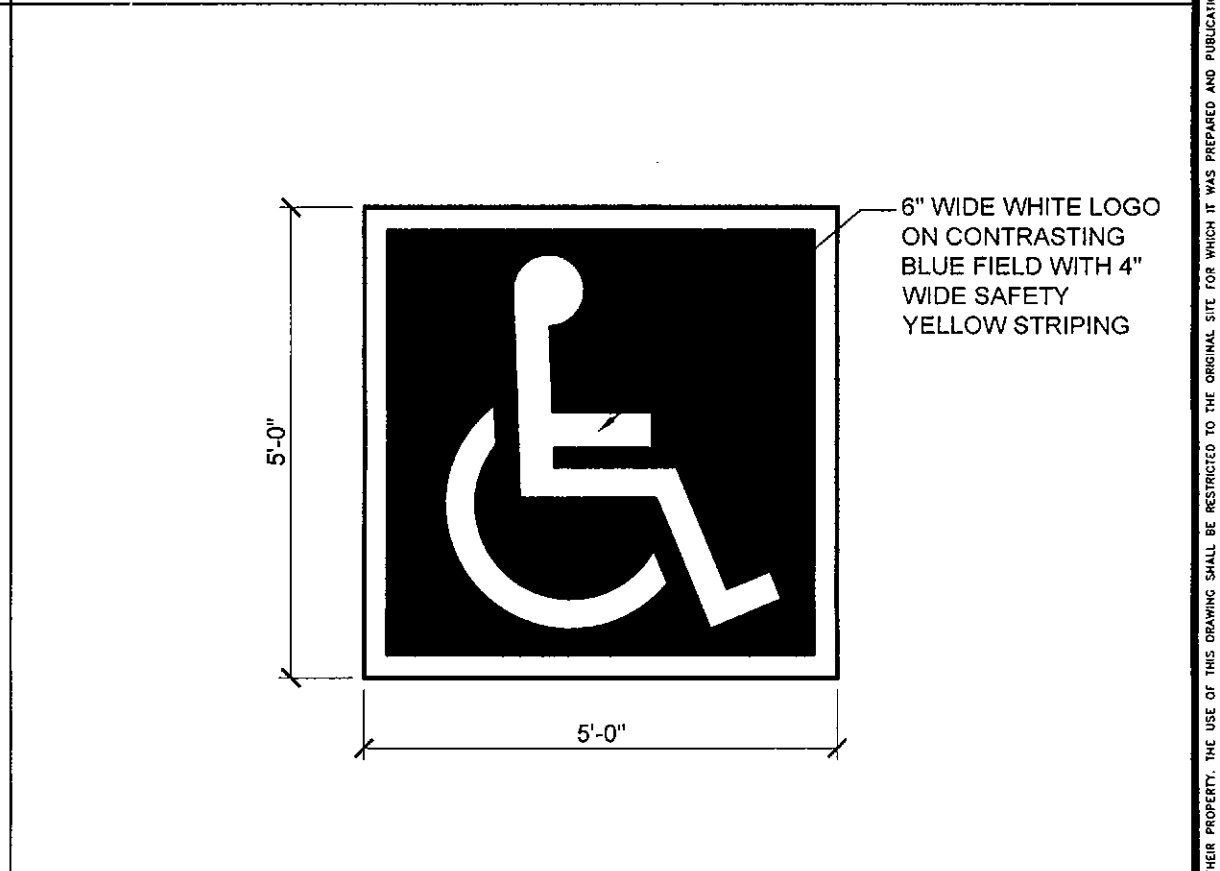
**18** EXTRUDED CURB  
SCALE: 1 1/2" = 1'-0"



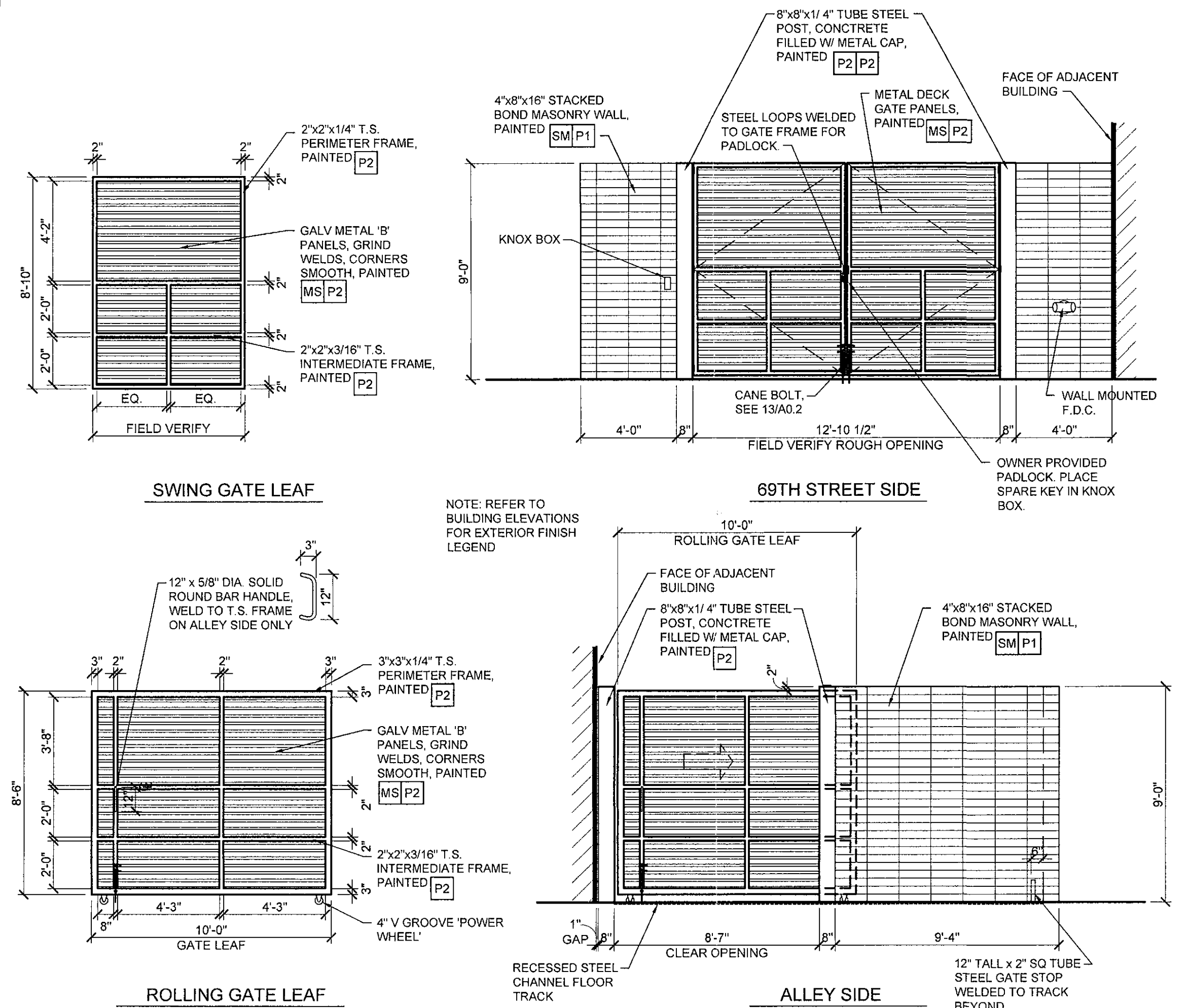
**14** BOLLARD  
SCALE: 3/4" = 1'-0"



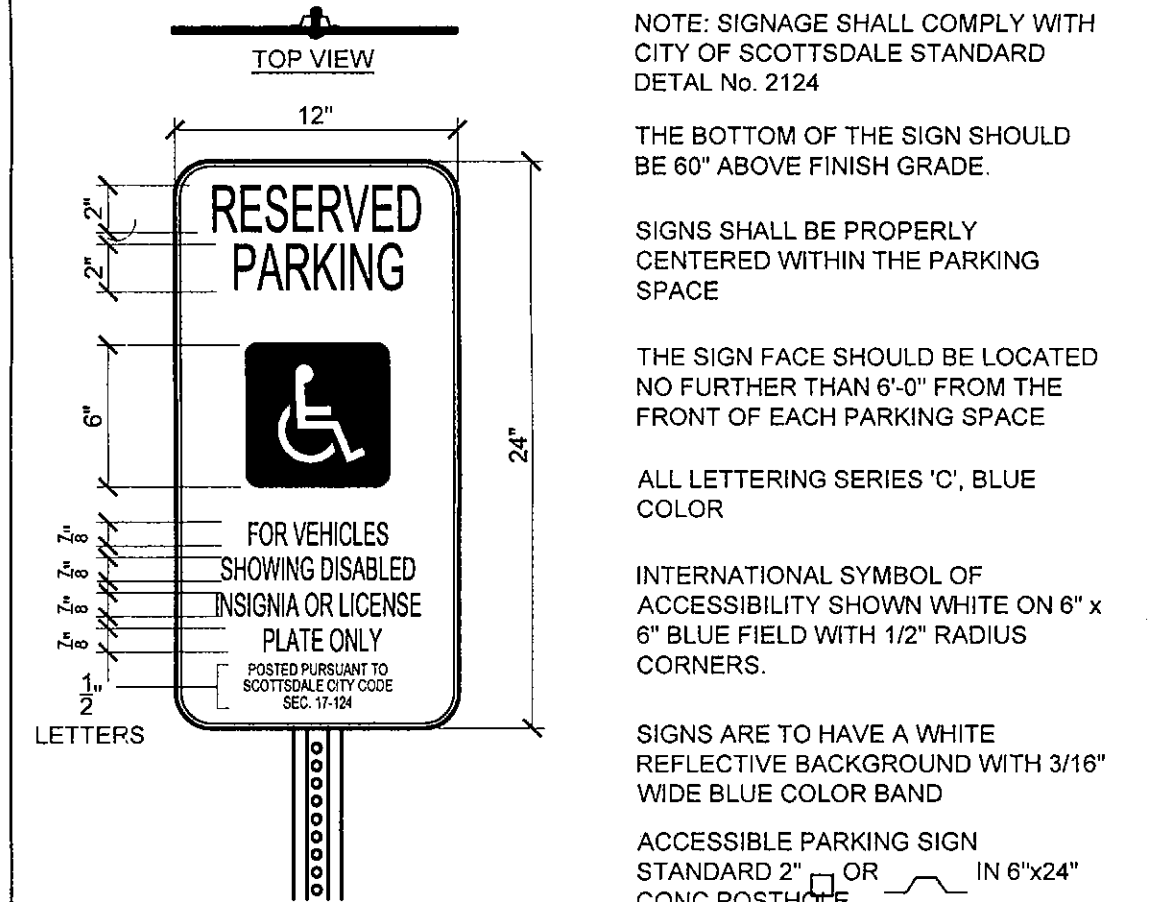
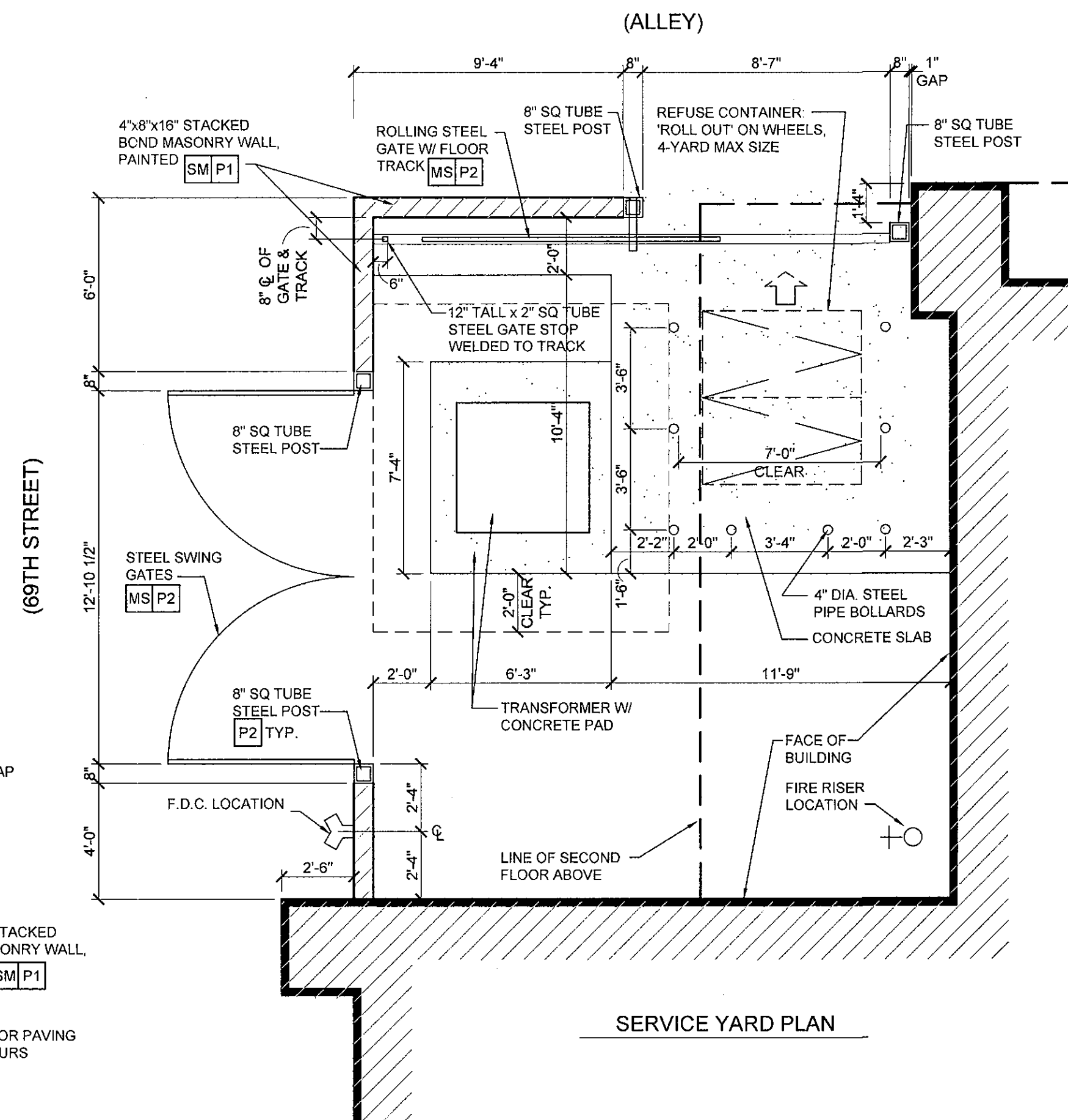
**10** SINGLE ROLLING GATE  
SCALE: 1/2" = 1'-0"



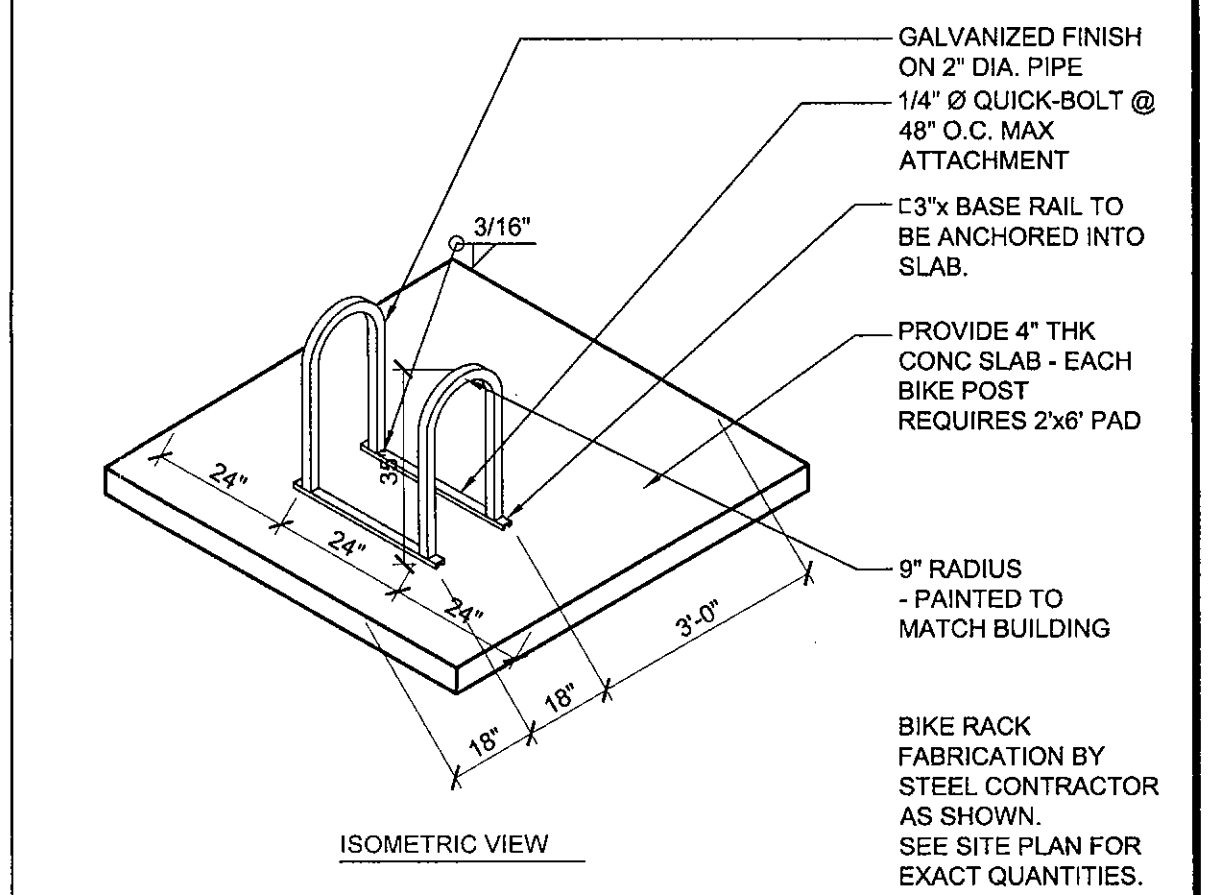
**02** PAINTED ACCESSIBLE PARKING PAVEMENT SIGN  
SCALE: 1/2" = 1'-0"



**20** SERVICE YARD AND REFUSE ENCLOSURE  
SCALE: 1/4" = 1'-0"

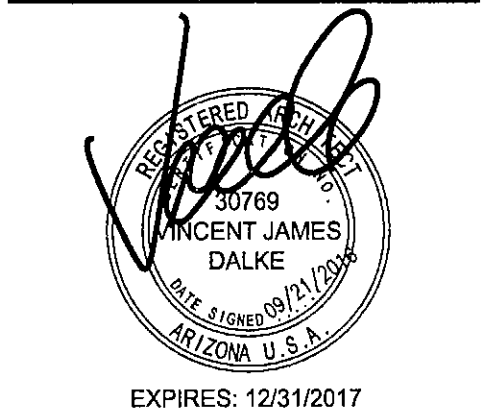


**03** ACCESSIBLE PARKING SIGN  
SCALE: 1 1/2" = 1'-0"



**04** BIKE RACK DOUBLE  
SCALE: 3/4" = 1'-0"

| NUMBER | REVISION | DATE |
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SHEET TITLE: SITE DETAILS  
ISSUE DATE: 12-20-16  
DRAWN BY: BCR / MLK  
CHECKED BY: V.J.D.  
PROJECT NO.:  
SHEET:

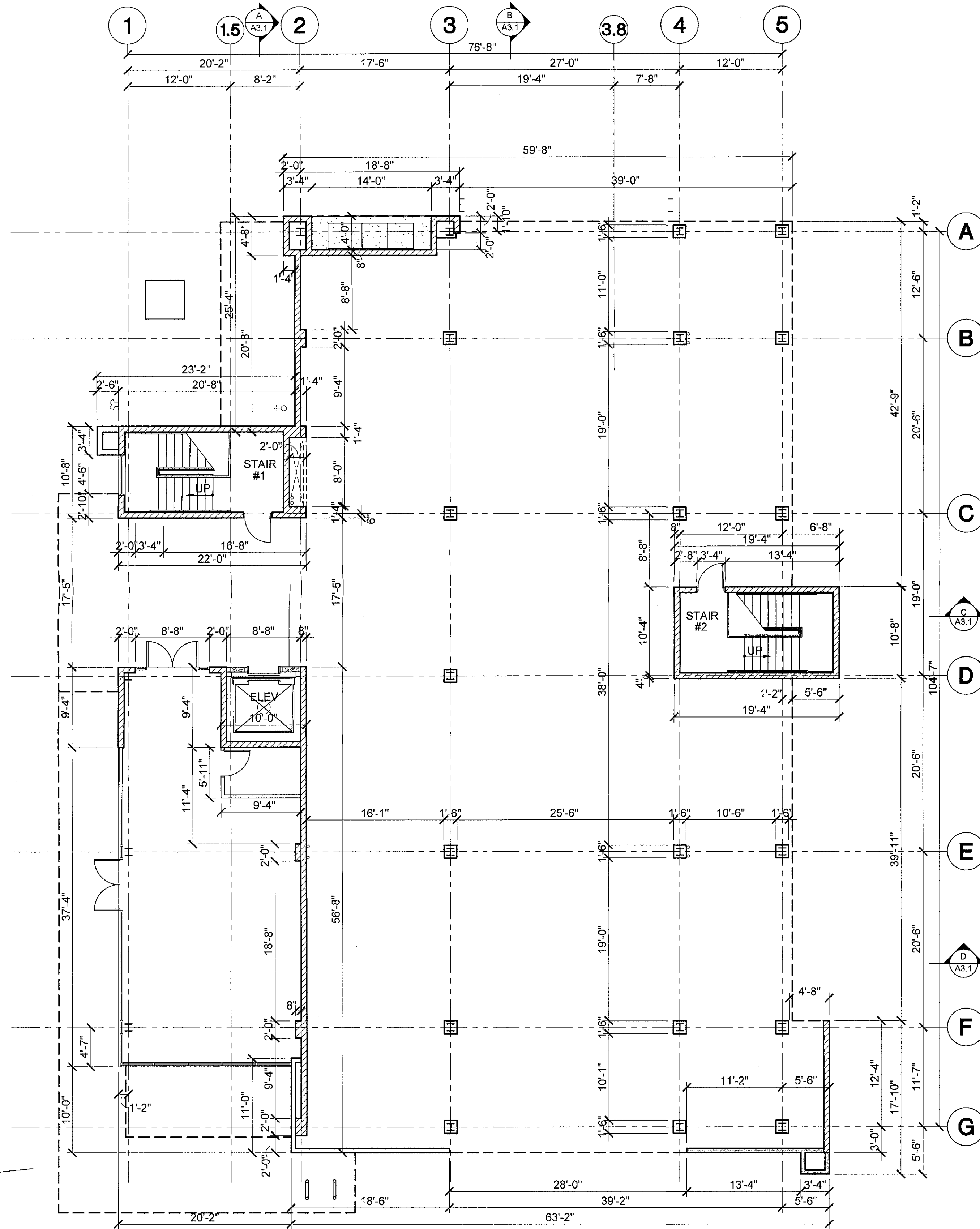
**PLAN NOTES:**

- EXTERIOR WALLS:**  
 1. WALLS TO BE FRAME WALLS EXCEPT AT STAIRS AND ELEVATOR SHAFTS TO BE MASONRY WALLS.
- INTERIOR WALLS:**  
 1. LOBBY AND CORRIDORS TO BE 5/8" GYP. BD. OVER STEEL FRAMING. SMOOTH FINISHED (TWO COATS LATEX PAINT).

- Ceilings:**  
 1. ALL AREAS TO BE OPEN TO STRUCTURE ABOVE.  
 2. PROVIDE R-30 BATT INSULATION AT UNDERSIDE OF ROOF STRUCTURE.

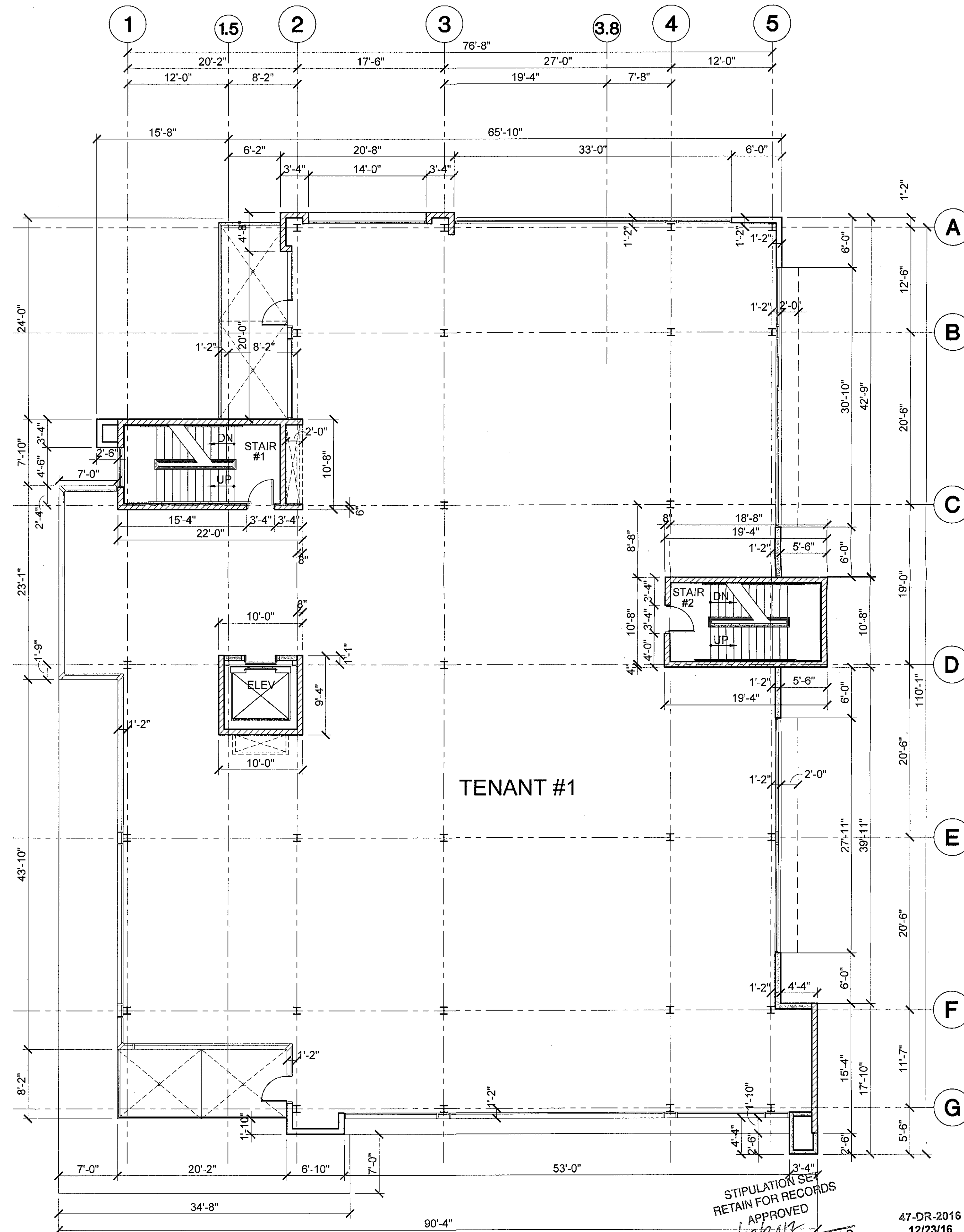
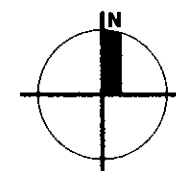
- DOORS / WINDOWS:**  
 1. INTERIOR DOORS TO BE 8'-0" SOLID CORE DOORS THROUGHOUT IN KNOCK DOWN FRAMES.  
 2. EXTERIOR MAN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAME.  
 3. ALL INTERIOR GLASS TO BE CLEAR.  
 4. EXTERIOR WINDOW SYSTEM TO BE 2" X 8" WITH INSIDE FACE GLAZING FOR FULL EXPRESSED EXTERIOR MULLIONS. HORIZONTAL AND EDGE CAPTURED FRAMES WITH VERTICAL BUTT JOINTS PER ELEVATIONS.

- ELECTRICAL:**  
 1. PROVIDE (2) LAMP FLUORESCENT LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.  
 2. ALL EXTERIOR LIGHTING TO BE CONTROLLED VIA A PHOTOCELL (DUSK TO DAWN) OR TIME CLOCK.



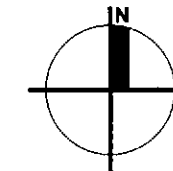
**FIRST FLOOR PLAN**

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



**SECOND FLOOR PLAN**

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

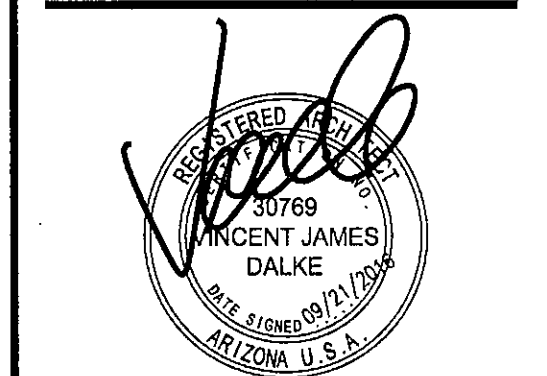


STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 DATE 12/23/16  
 INITIALS

47-DR-2016  
 12/23/16



| NUMBER | REVISION | DATE |
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SHEET TITLE:  
 FIRST & SECOND FLOOR PLANS

ISSUE DATE:  
 10-10-18

DRAWN BY:  
 BCR / MLK

CHECKED BY:  
 VJD

PROJECT No.:

SHEET:

**PLAN NOTES:**

**EXTERIOR WALLS:**

1. WALLS TO BE FRAME WALLS EXCEPT AT STAIRS AND ELEVATOR SHAFTS TO BE MASONRY WALLS.

**INTERIOR WALLS:**

1. LOBBY AND CORRIDORS TO BE 5/8" GYP. BD. OVER STEEL FRAMING. SMOOTH FINISHED (TWO COATS LATEX PAINT).

**Ceilings:**

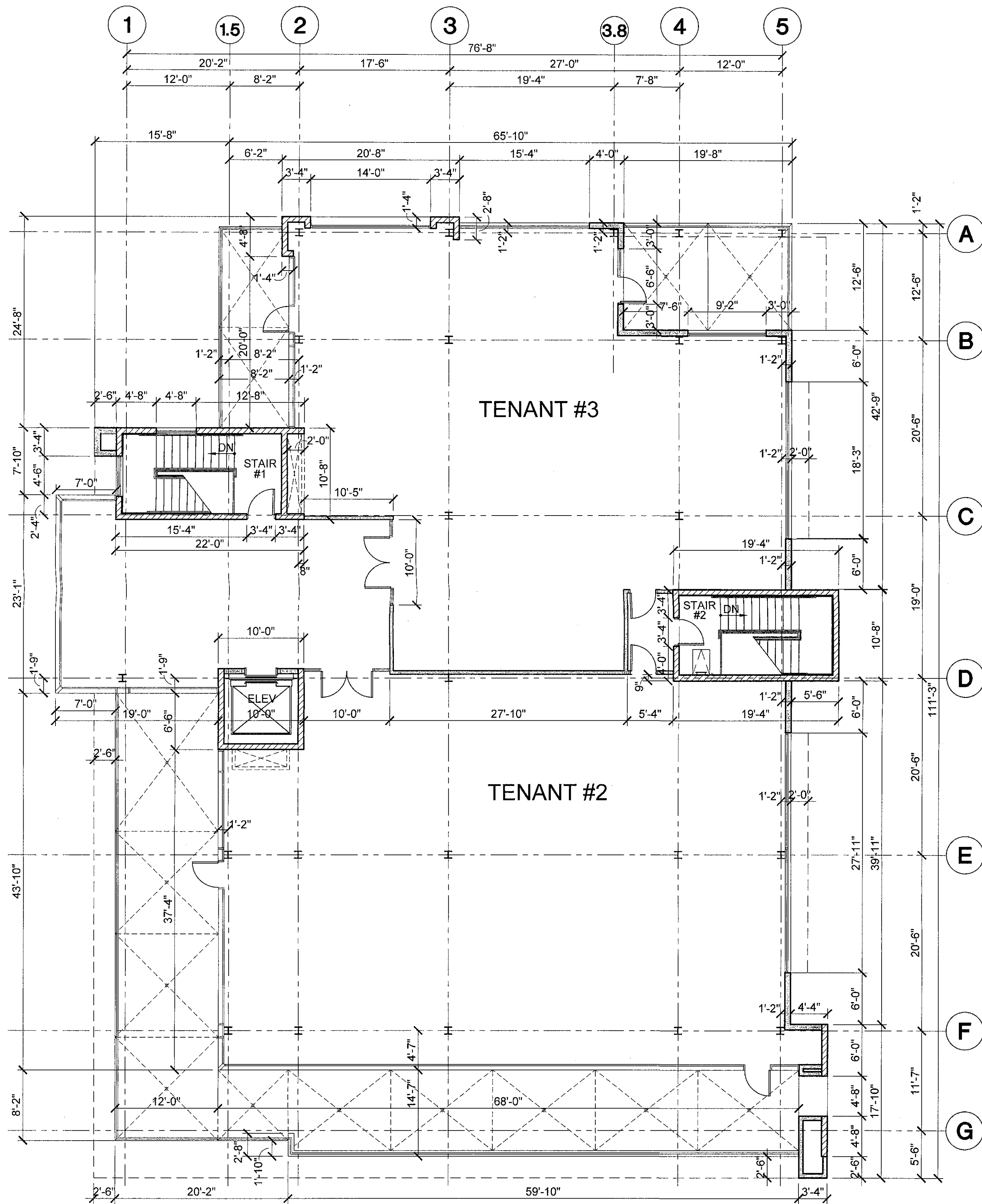
1. ALL AREAS TO BE OPEN TO STRUCTURE ABOVE.
2. PROVIDE R-30 BATT INSULATION AT UNDERSIDE OF ROOF STRUCTURE.

**DOORS / WINDOWS:**

1. INTERIOR DOORS TO BE 8'-0" SOLID CORE DOORS THROUGHOUT IN KNOCK DOWN FRAMES.
2. EXTERIOR MAIN DOORS TO BE STEEL DOORS IN HOLLOW METAL FRAME.
3. ALL INTERIOR GLASS TO BE CLEAR.
4. EXTERIOR WINDOW SYSTEM TO BE 2" X 8" WITH INSIDE FACE GLAZING FOR FULL EXPRESSED EXTERIOR MULLIONS. HORIZONTAL AND EDGE CAPTURED FRAMES WITH VERTICAL BUTT JOINTS PER ELEVATIONS.

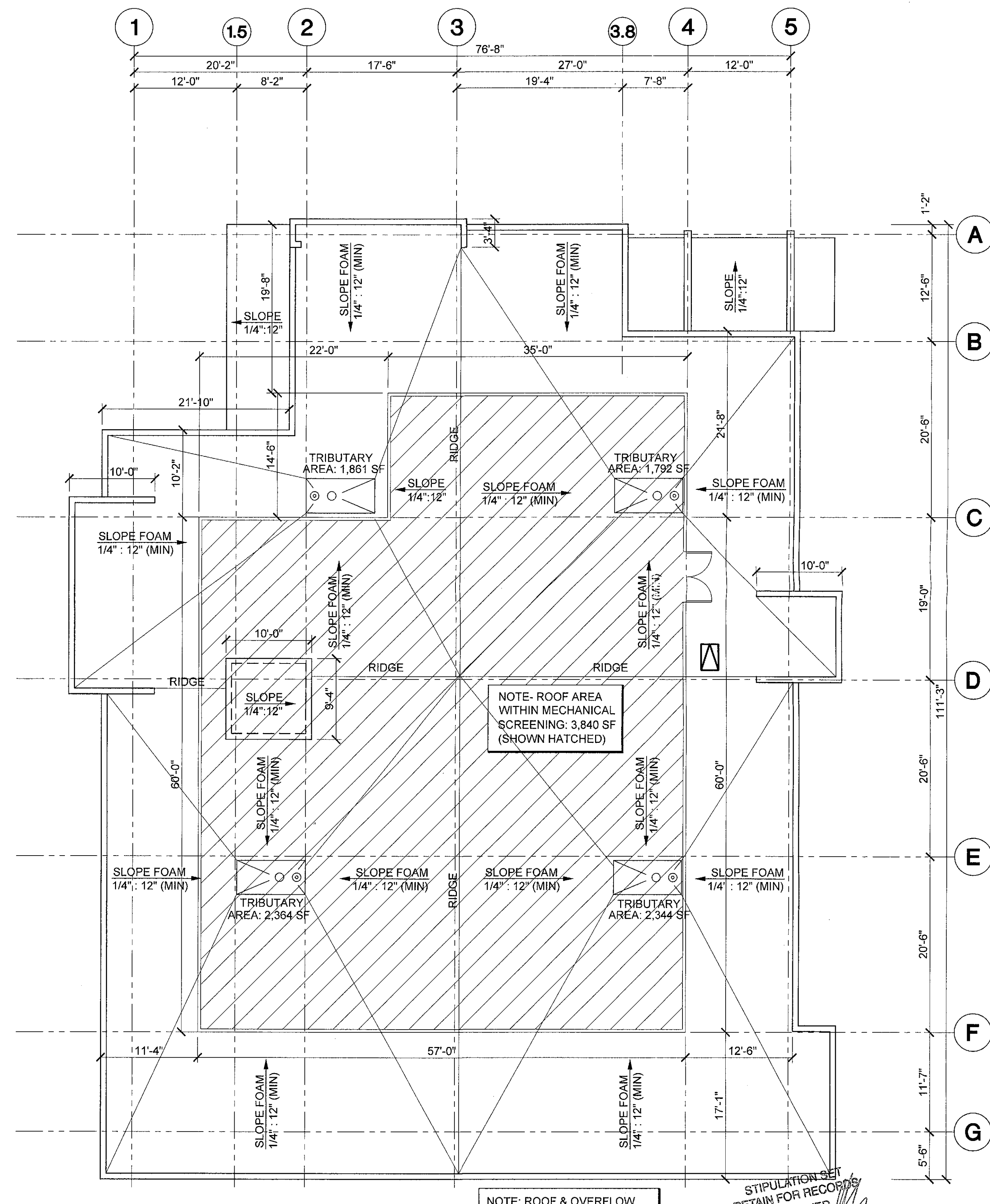
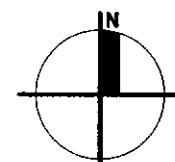
**ELECTRICAL:**

1. PROVIDE (2) LAMP FLUORESCENT LIGHTING W/ EMERGENCY BATTERY BACKUP AT EXTERIOR EXIT DOORS.
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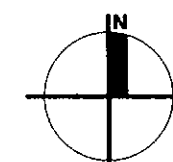
**THIRD FLOOR PLAN**

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



**ROOF PLAN**

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



NOTE: ROOF & OVERFLOW DRAINS ARE INTERNAL TO BUILDING AND DISCHARGE AT GROUND FLOOR WITHIN THE GARAGE AREA AND ONTO GARAGE PAVING

STIPULATION SET FOR RECORDS APPROVED  
 DATE: 12/23/16 INITIALS: [Signature]

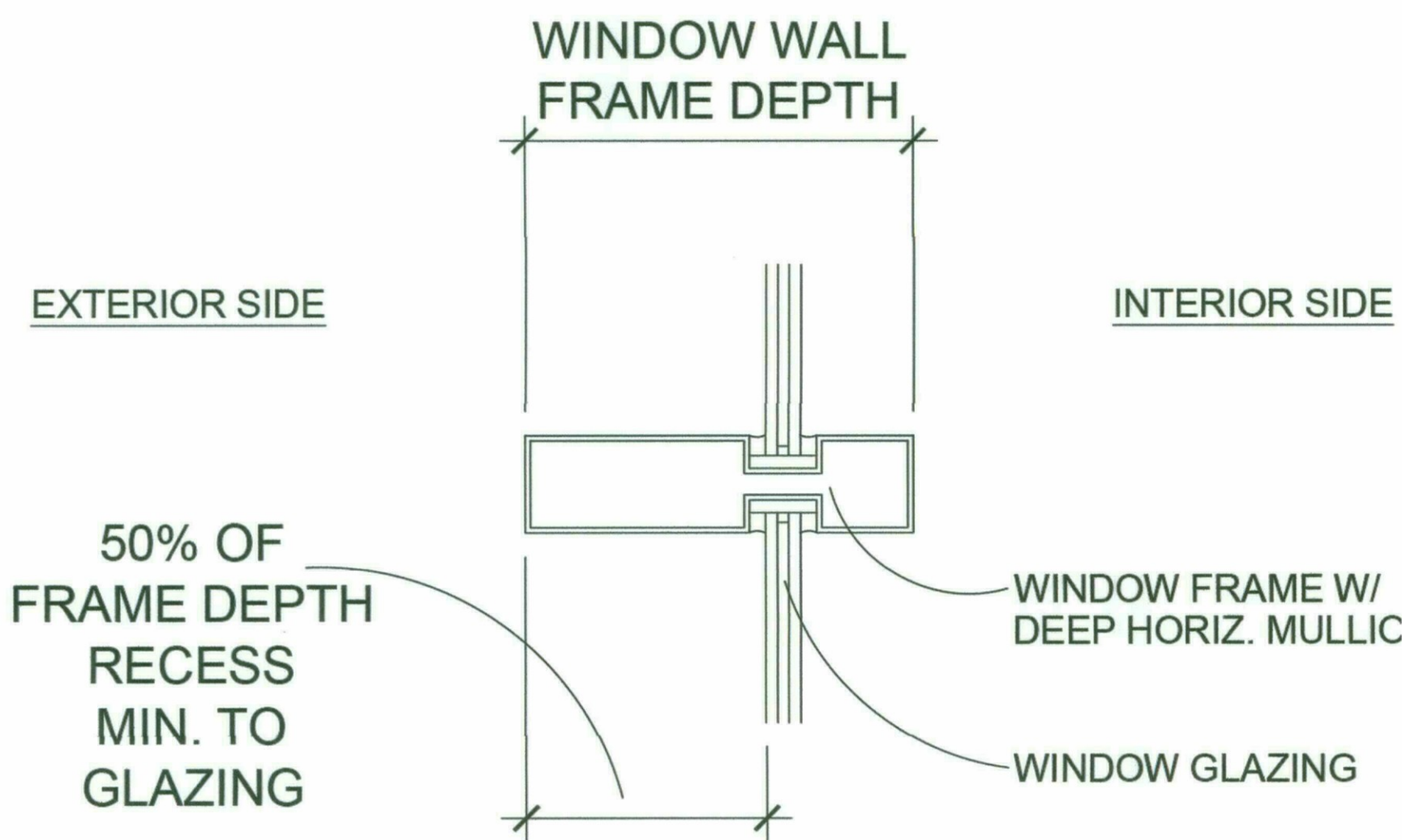
47-DR-2016  
 12/23/16



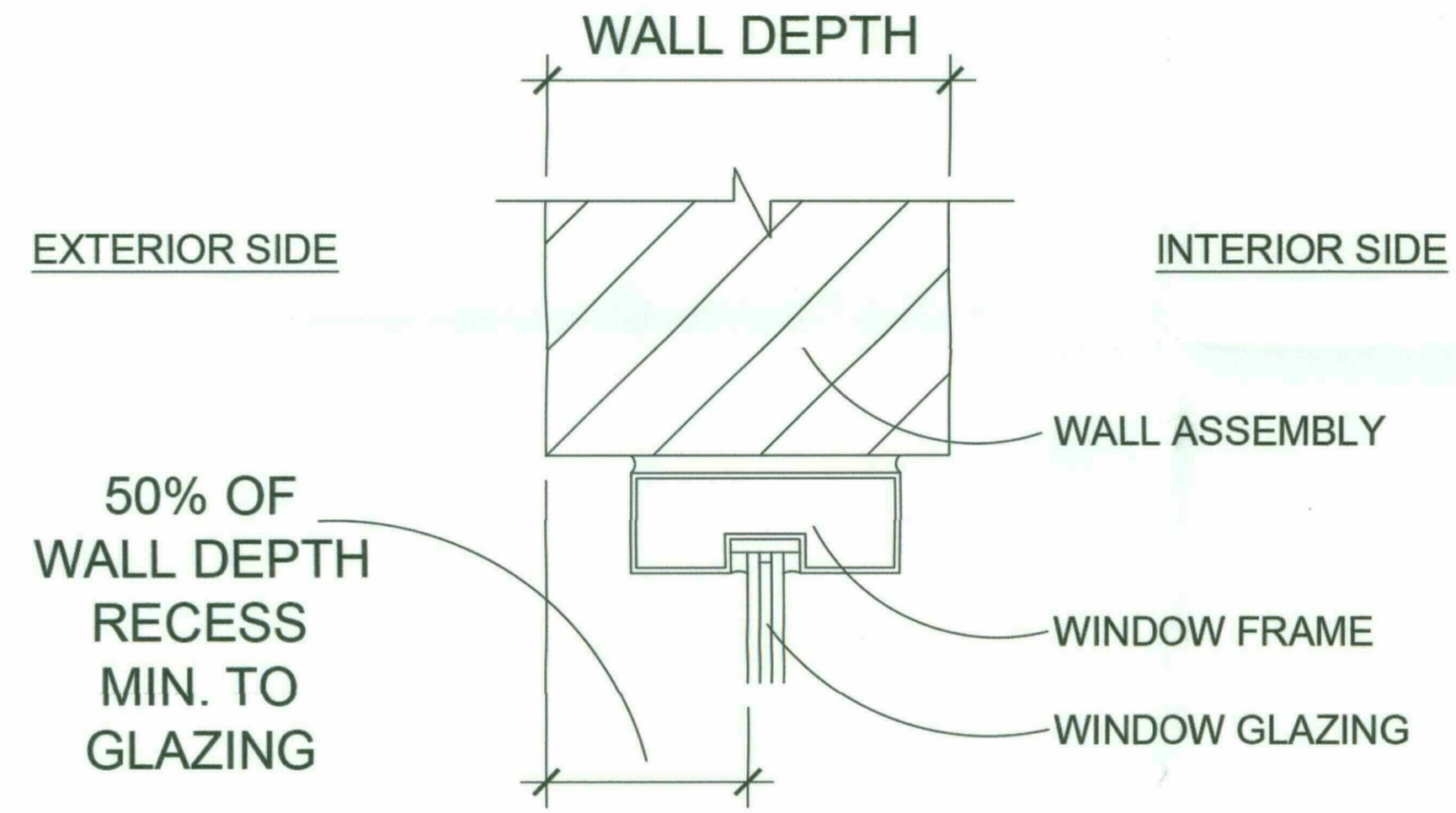
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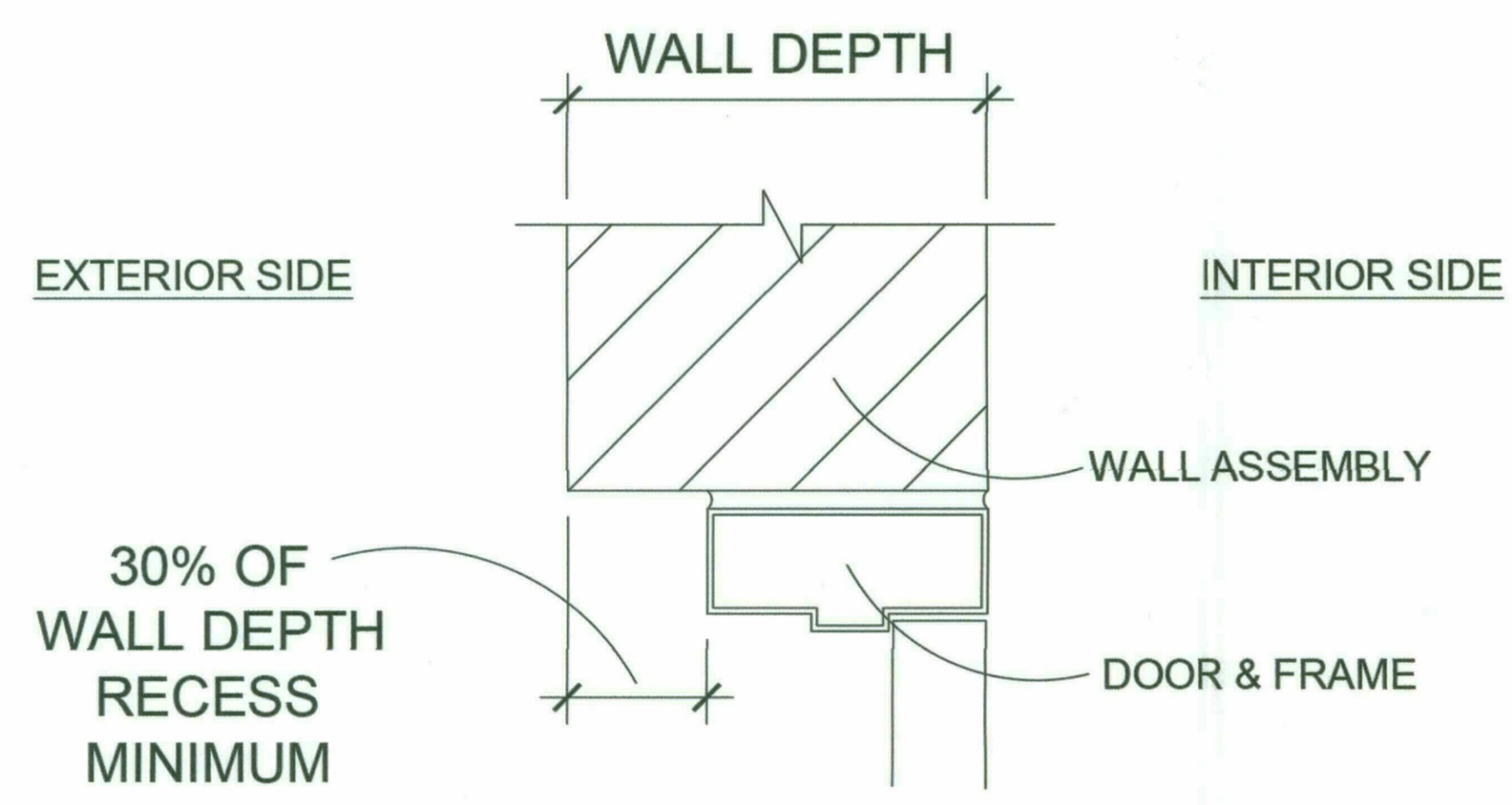
SHEET TITLE:  
 THIRD FLOOR & ROOF PLANS  
 ISSUE DATE: 10-10-16  
 DRAWN BY: BCR / MLK  
 CHECKED BY: VJD  
 PROJECT No.:  
 SHEET:



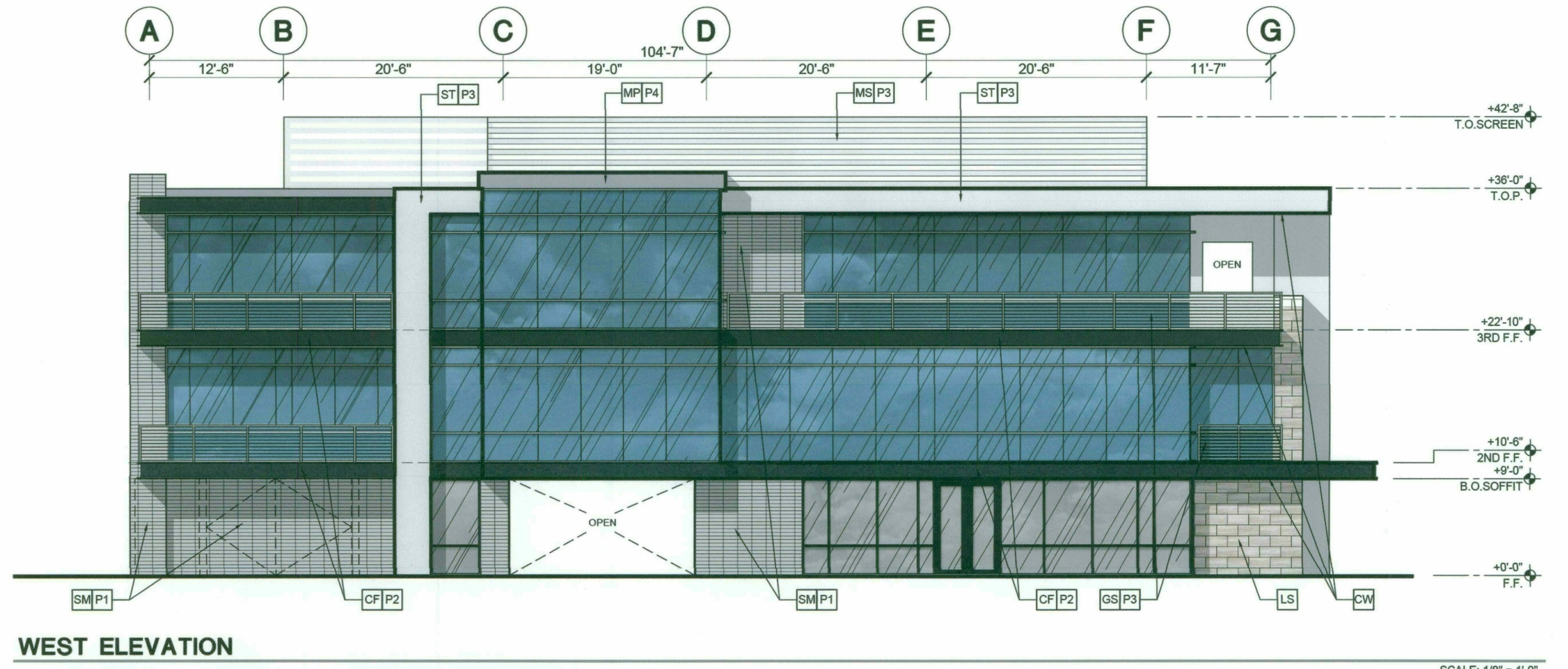
**EXHIBIT OF TYPICAL EXTERIOR WINDOW WALL W/ DEEP HORIZ. MULLIONS GLAZING & FRAME RECESS AT EXTERIOR WALLS**  
SCALE: N.T.S.



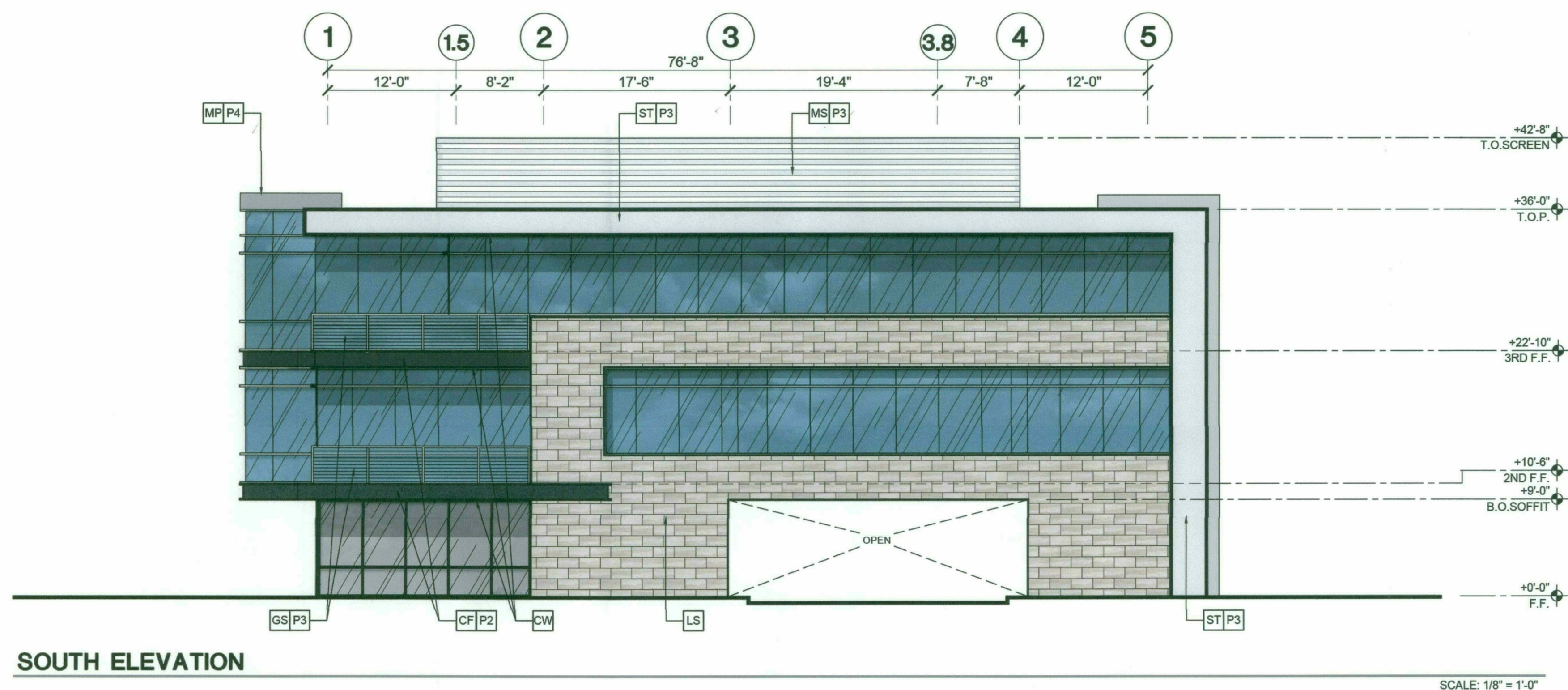
**EXHIBIT OF TYPICAL EXTERIOR STOREFRONT WINDOW GLAZING & FRAME RECESS AT EXTERIOR WALLS**  
SCALE: N.T.S.



**EXHIBIT OF TYPICAL EXTERIOR DOOR & FRAME RECESS AT EXTERIOR WALLS**  
SCALE: N.T.S.



**WEST ELEVATION**



**SOUTH ELEVATION**

**GENERAL NOTES:**

- SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL/FINISH SCHEDULE:**

KEY: DESCRIPTION:

|    |  |
|----|--|
| SM | 4" X 8" X 16" PAINTED STACKED BOND MASONRY           |
| GR | STAINLESS STEEL CABLE RAIL SYSTEM WITH PAINTED FRAME |
| ST | STUCCO FINISH SYSTEM OVER WALL PER PLAN              |
| LS | LIMESTONE TILE VENEER                                |
| MP | ACM METAL PANEL FASCIA ELEMENT                       |
| MS | METAL DECK MECHANICAL SCREEN OR GATE PANEL           |

**CANOPY KEY:**

KEY: DESCRIPTION:

|    |  |
|----|--|
| CF | STEEL WIDE FLANGE CANOPY BEAM OR LEDGER-PAINTED (18" DEEP) |
| CA | 2" X 24" ALUM. WINDOW SHADES TO MATCH WINDOW MULLIONS      |
| CW | TREX WOOD FINISH CANOPY SOFFIT                             |

**GLAZING KEY:**

MATERIAL: DESCRIPTION:

|                  |   |
|------------------|---|
| FRAMES           | ARCADIA CLEAR ANNOZED ALUMINUM STOREFRONT 2ND AND 3RD FLOORS<br>ARCADIA BLACK (AB-8) STOREFRONT 1ST FLOOR |
| EXTERIOR GLAZING | 1" BLUE REFLECTIVE GLAZING 2ND & 3RD FLOORS<br>1" CLEAR REFLECTIVE GLAZING AT 1ST FLOOR                   |
| INTERIOR GLAZING | 1/4" CLEAR GLAZING  |

**PAINT KEY:**

KEY: DESCRIPTION:

|    |  |
|----|--|
| P1 | DUNN EDWARDS # DE6360 'FOIL' (LRV 50)        |
| P2 | DUNN EDWARDS # DE6357 'BLACK TIE' (LRV 6)    |
| P3 | DUNN EDWARDS # DE6358 'VAPOR' (LRV 76)       |
| P4 | DUNN EDWARDS # DE6362 'STORM CLOUD' (LRV 21) |

**PAINTING NOTES:**

- PANTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PANTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PANTER 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.

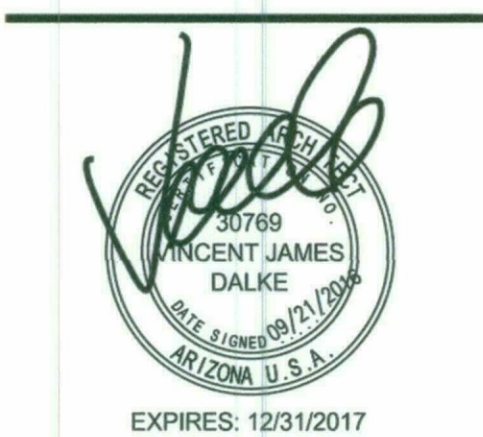
*X Refer to DBB added the remaining AS NOTED (12-23-16)*

STIPULATION SET RETAIN FOR RECORDS APPROVED DATE 12/23/16 INITIALS JH

47-DR-2016  
12/23/16



| NUMBER | REVISION | DATE |
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SHEET TITLE: EXTERIOR ELEVATIONS

ISSUE DATE: 12-20-16

DRAWN BY: BCR / MLK

CHECKED BY: VJD

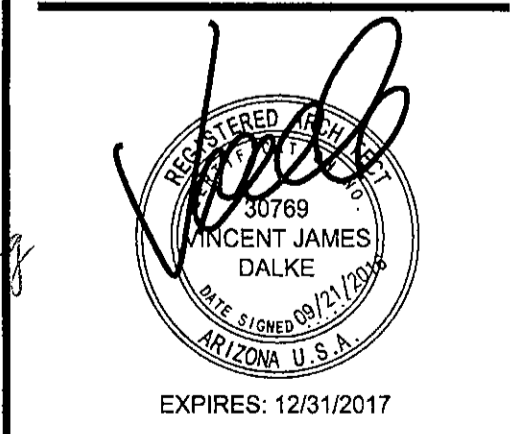
PROJECT No.:

SHEET:

**A2.1**



| NUMBER | REVISION | DATE |
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SHEET TITLE: EXTERIOR ELEVATIONS  
 ISSUE DATE: 12-20-16  
 DRAWN BY: BCR / MLK  
 CHECKED BY: VJD  
 PROJECT No.:  
 SHEET: **A2.2**

**GENERAL NOTES:**

- SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.
- SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

**MATERIAL/FINISH SCHEDULE:**

| KEY: | DESCRIPTION:   |
|------|--|
| SM   | 4" X 8" X 16" PAINTED STACKED BOND MASONRY           |
| GR   | STAINLESS STEEL CABLE RAIL SYSTEM WITH PAINTED FRAME |
| ST   | STUCCO FINISH SYSTEM OVER WALL PER PLAN              |
| LS   | LIMESTONE TILE VENEER                                |
| MP   | ACM METAL PANEL FASCIA ELEMENT                       |
| MS   | METAL DECK MECHANICAL SCREEN OR GATE PANEL           |

**CANOPY KEY:**

| KEY: | DESCRIPTION:  |
|------|---|
| CF   | STEEL WIDE FLANGE CANOPY BEAM OR LEDGER- PAINTED (18" DEEP) |
| CA   | 2" X 24" ALUM. WINDOW SHADES TO MATCH WINDOW MULLIONS       |
| CW   | TREX WOOD FINISH CANOPY SOFFIT                              |

**GLAZING KEY:**

| MATERIAL:        | DESCRIPTION:  |
|------------------|---|
| FRAMES           | ARCADIA CLEAR ANNOXIDIZED ALUMINUM STOREFRONT 2ND AND 3RD FLOORS<br>ARCADIA BLACK (A8-B) STOREFRONT 1ST FLOOR |
| EXTERIOR GLAZING | 1" BLUE REFLECTIVE GLAZING 2ND & 3RD FLOORS<br>1" CLEAR REFLECTIVE GLAZING AT 1ST FLOOR                       |
| INTERIOR GLAZING | 1/4" CLEAR GLAZING  |

**PAINT KEY:**

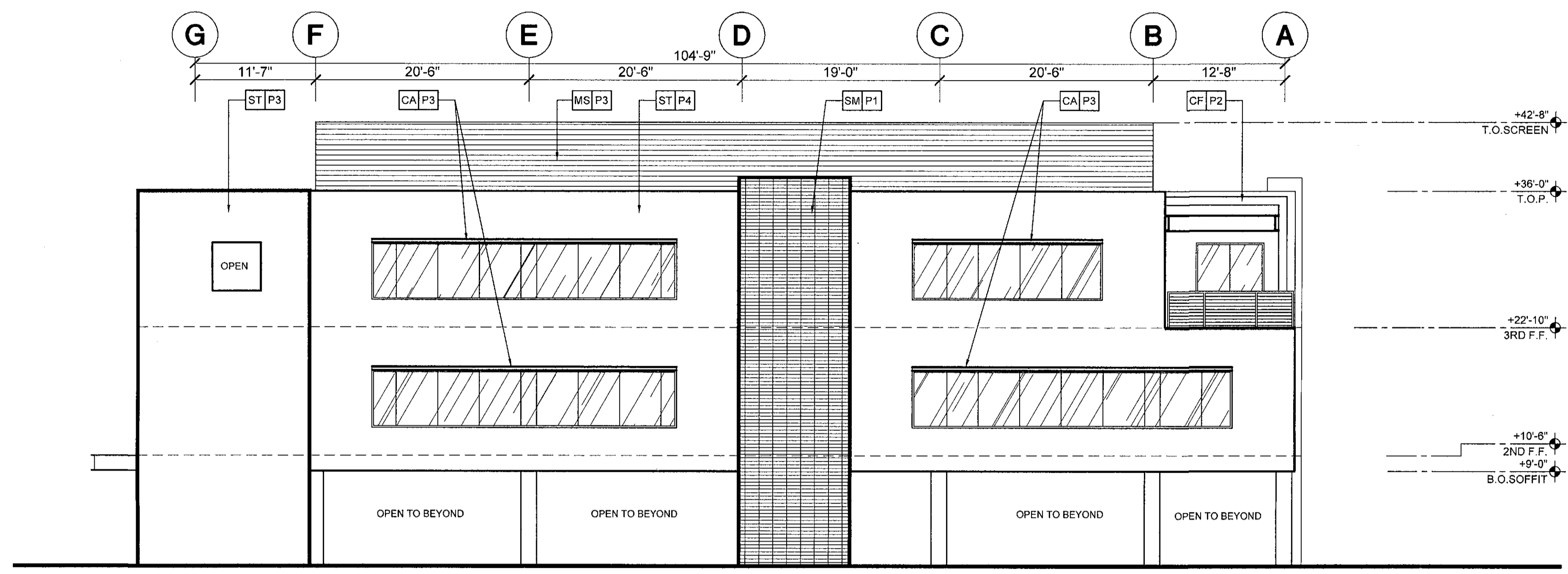
| KEY: | DESCRIPTION:                                 |
|------|--|
| P1   | DUNN EDWARDS # DE6360 'FOIL' (LRV 50)        |
| P2   | DUNN EDWARDS # DE6357 'BLACK TIE' (LRV 6)    |
| P3   | DUNN EDWARDS # DE6358 'VAPOR' (LRV 76)       |
| P4   | DUNN EDWARDS # DE6362 'STORM CLOUD' (LRV 21) |

**PAINTING NOTES:**

- PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MASKED AND PAINTED IN COLORS TO BE SELECTED.
- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- 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.

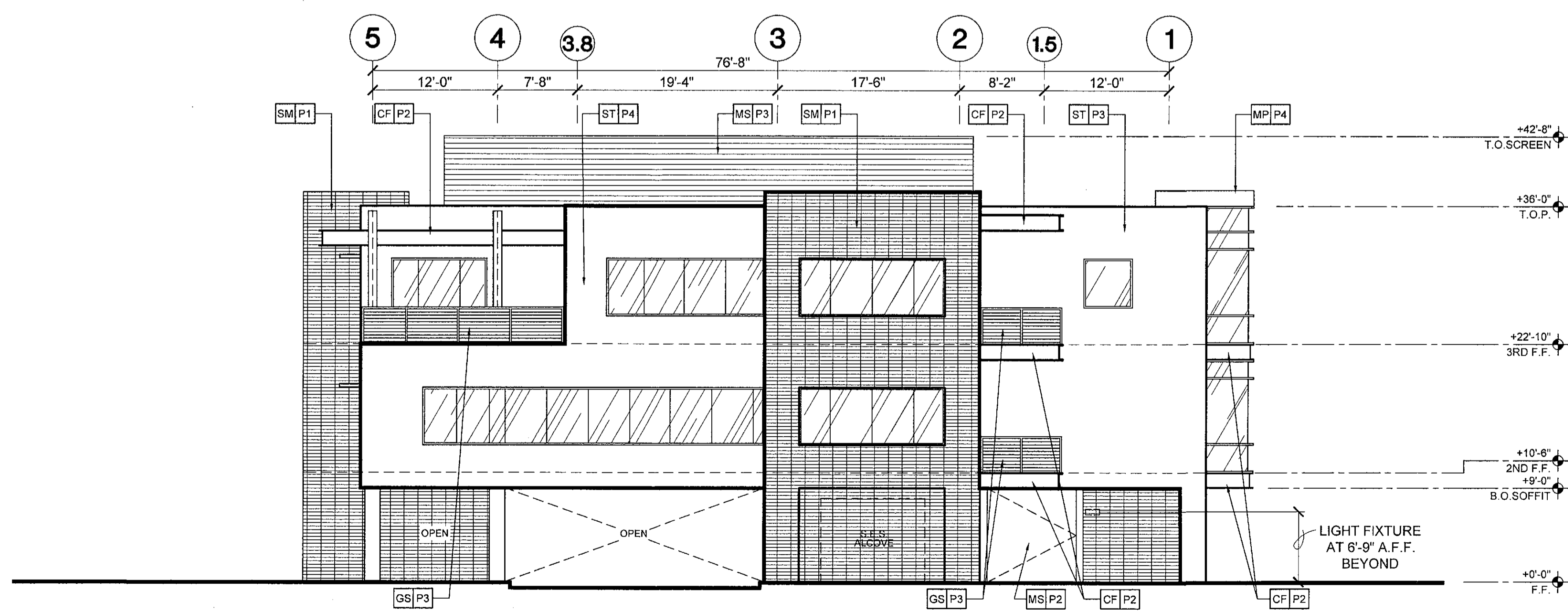
*(12-28-2017)*  
 Refer to DBs added as noted  
 STIPULATION SET RETAIN FOR RECORDS APPROVED  
 DATE 12/29/2017 INITIALS

47-DR-2016  
 12/23/16



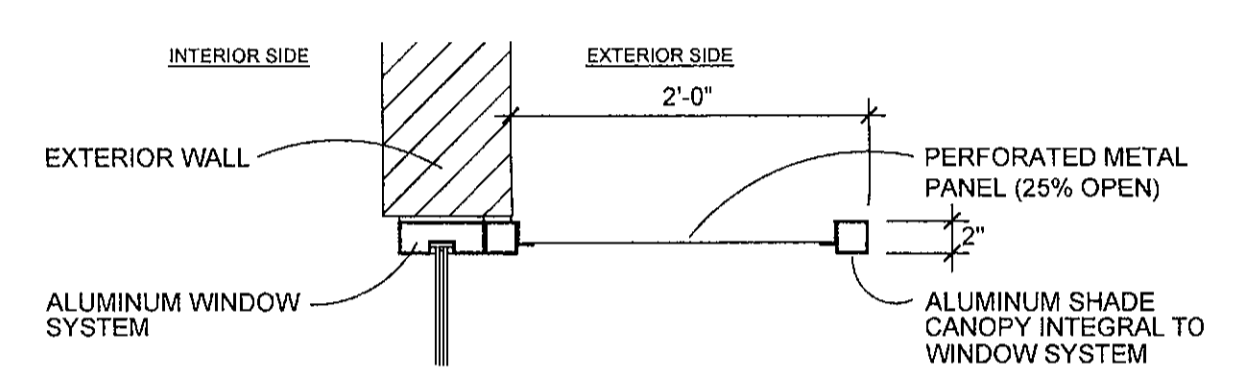
**EAST ELEVATION**

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



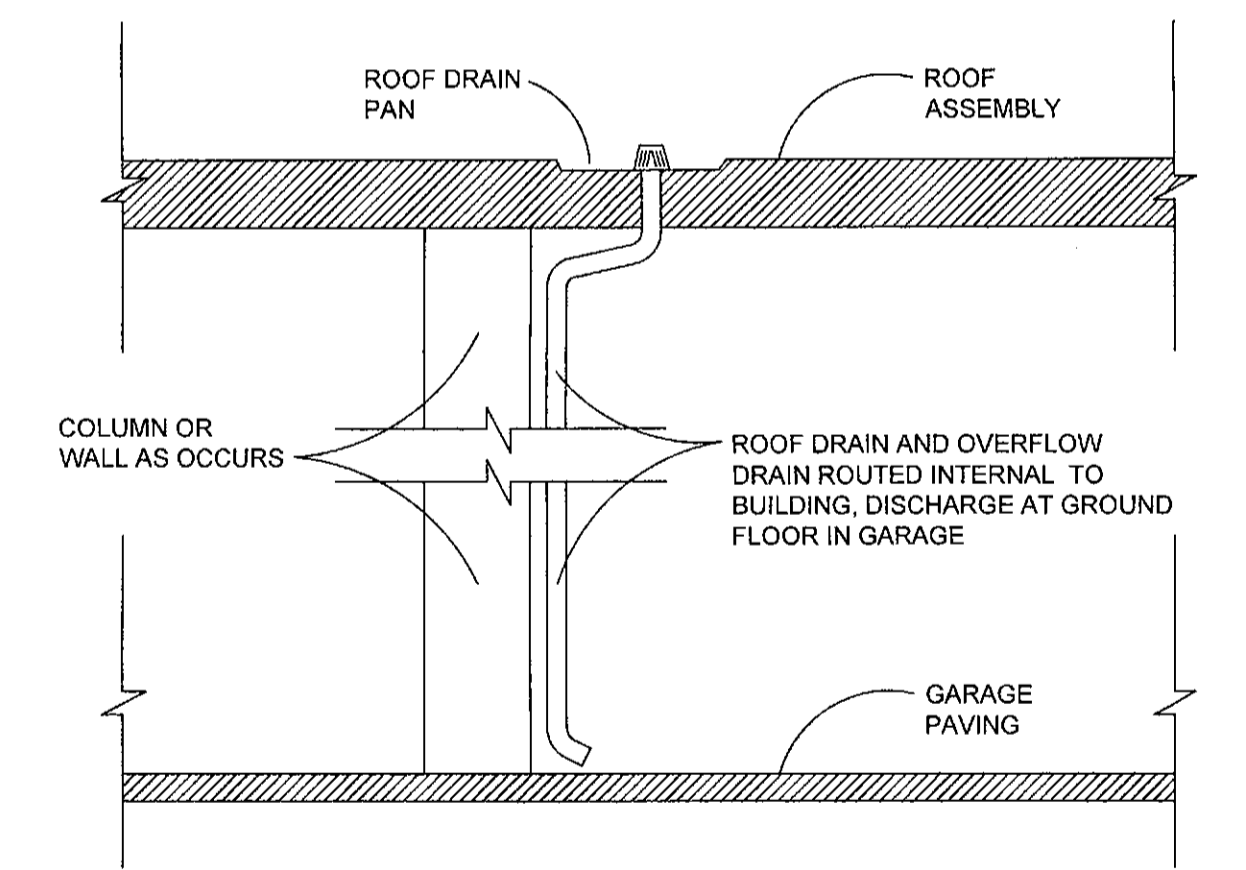
**NORTH ELEVATION**

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



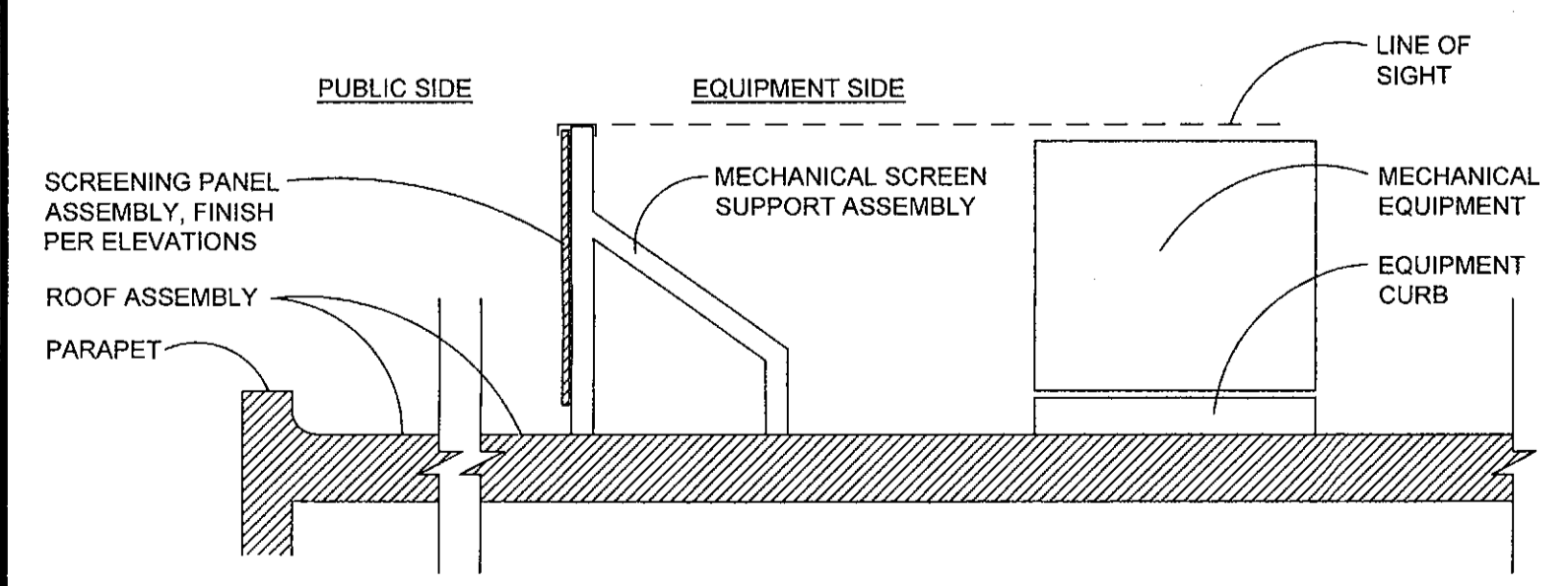
**INTEGRAL WINDOW SHADE CANOPY EXHIBIT**

SCALE: N.T.S.



**ROOF DRAIN EXHIBIT**

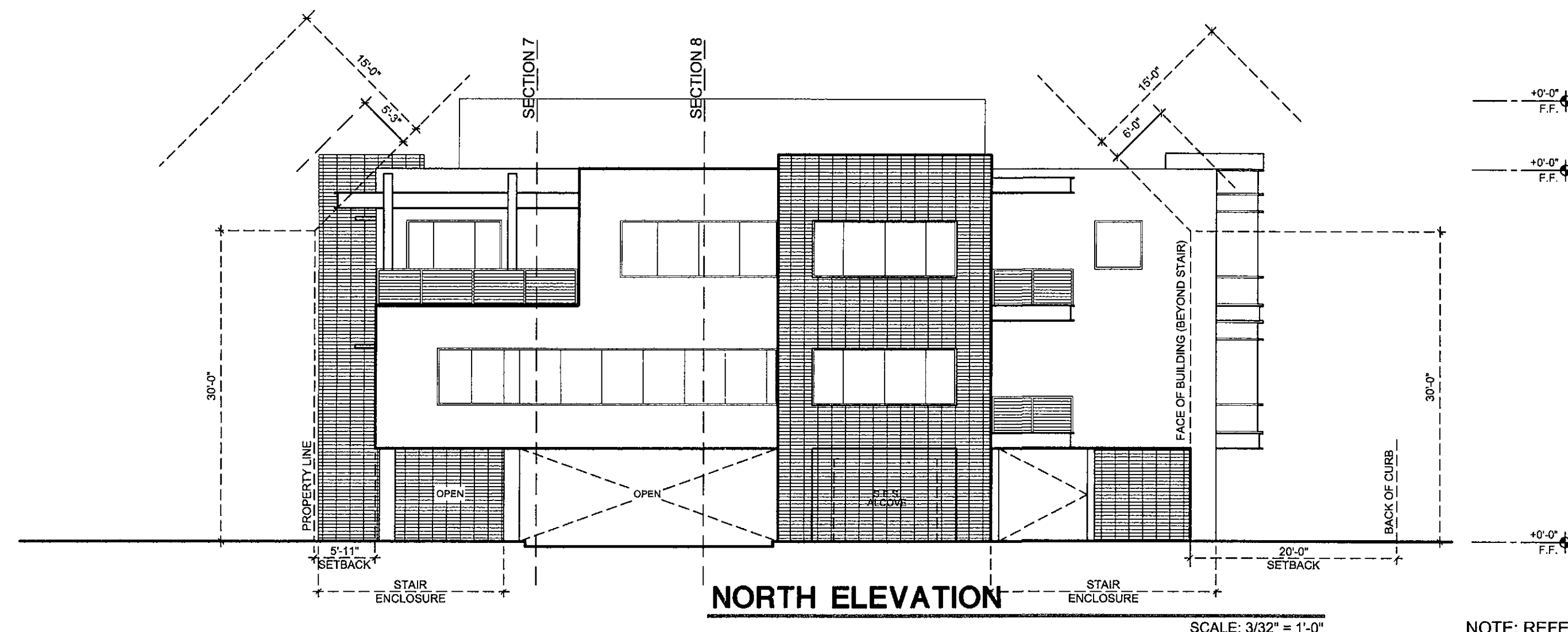
SCALE: N.T.S.



**MECHANICAL SCREENING EXHIBIT**

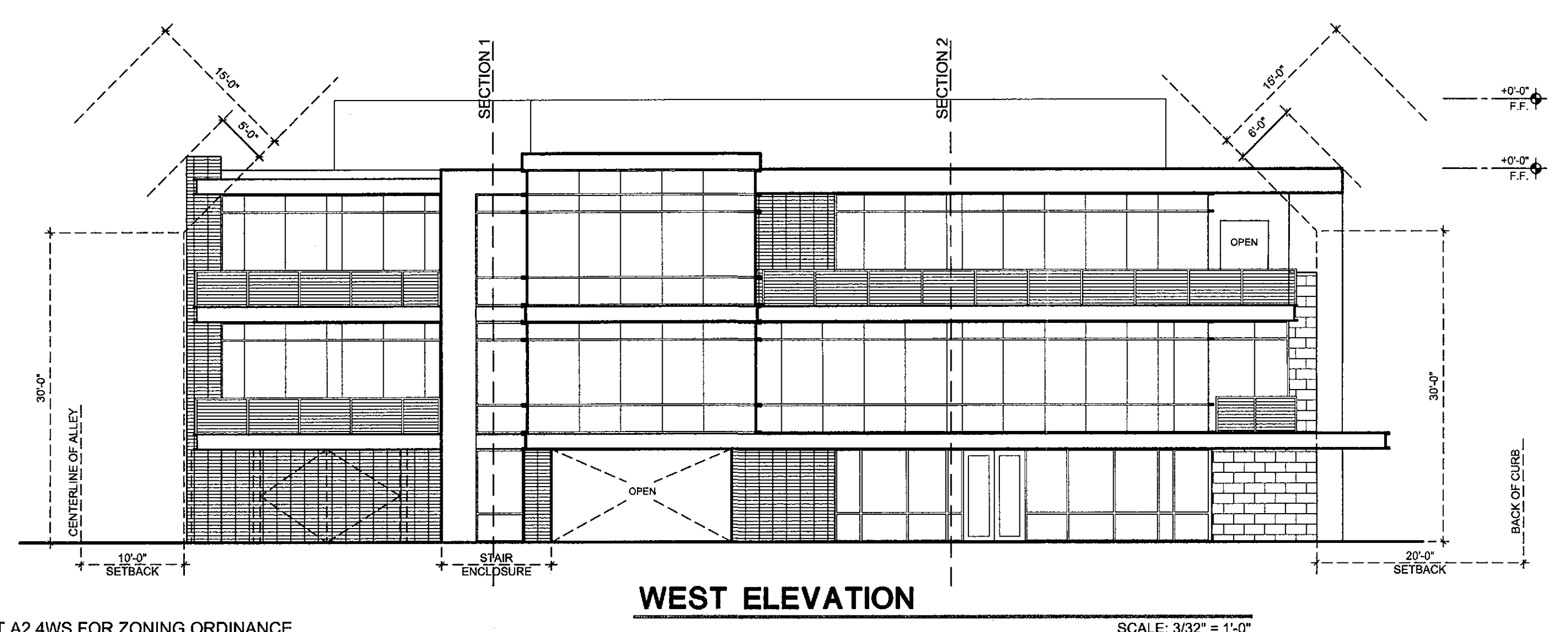
SCALE: N.T.S.





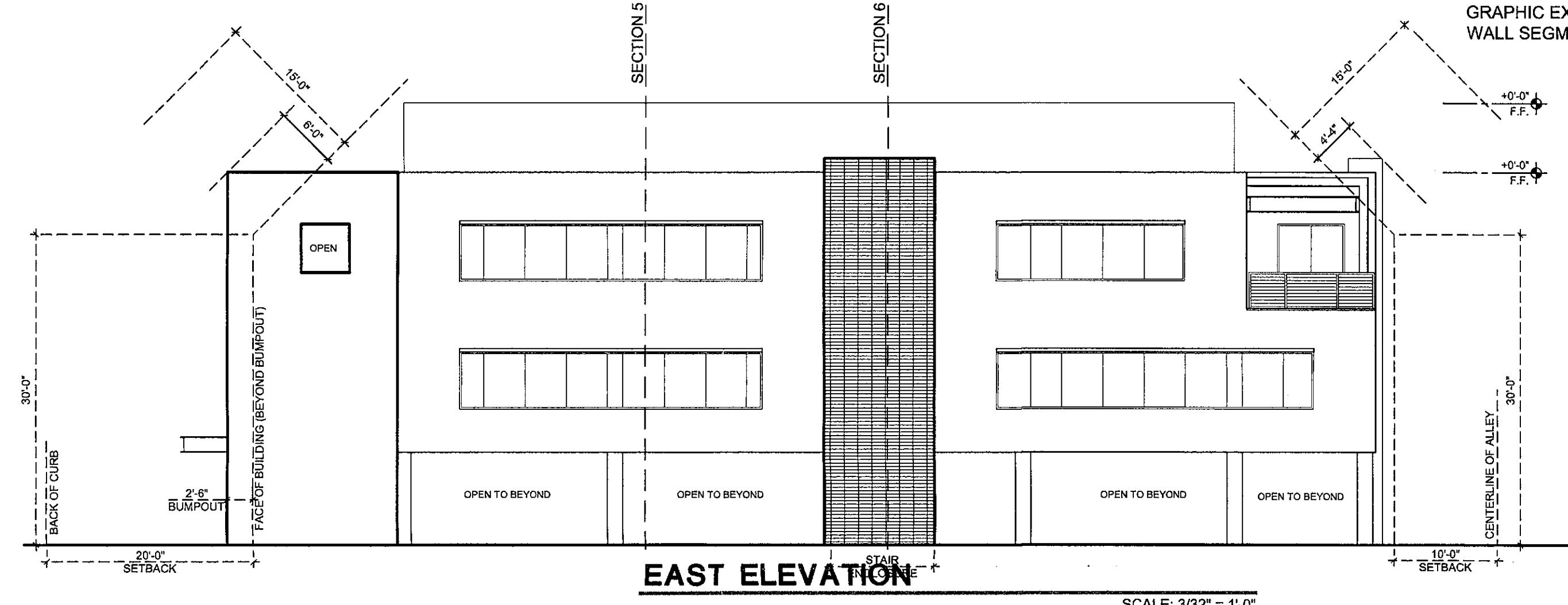
**NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



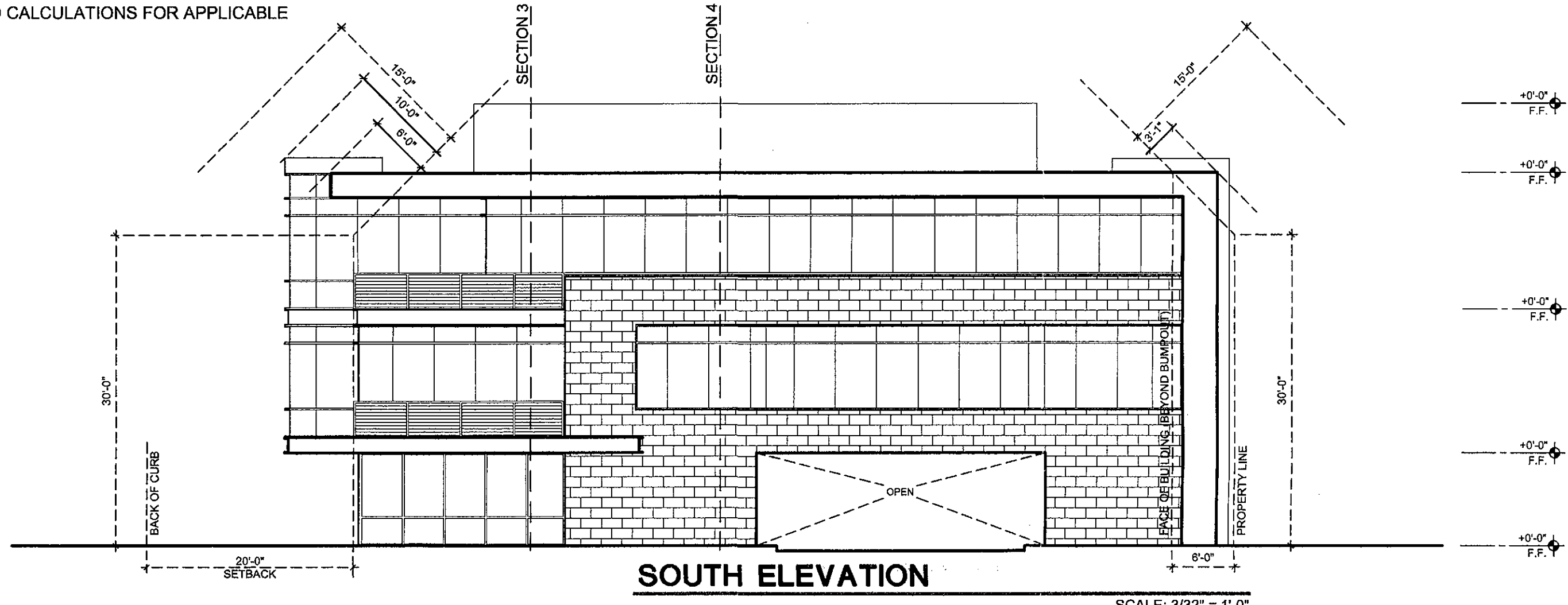
**WEST ELEVATION**

SCALE: 3/32" = 1'-0"



**EAST ELEVATION**

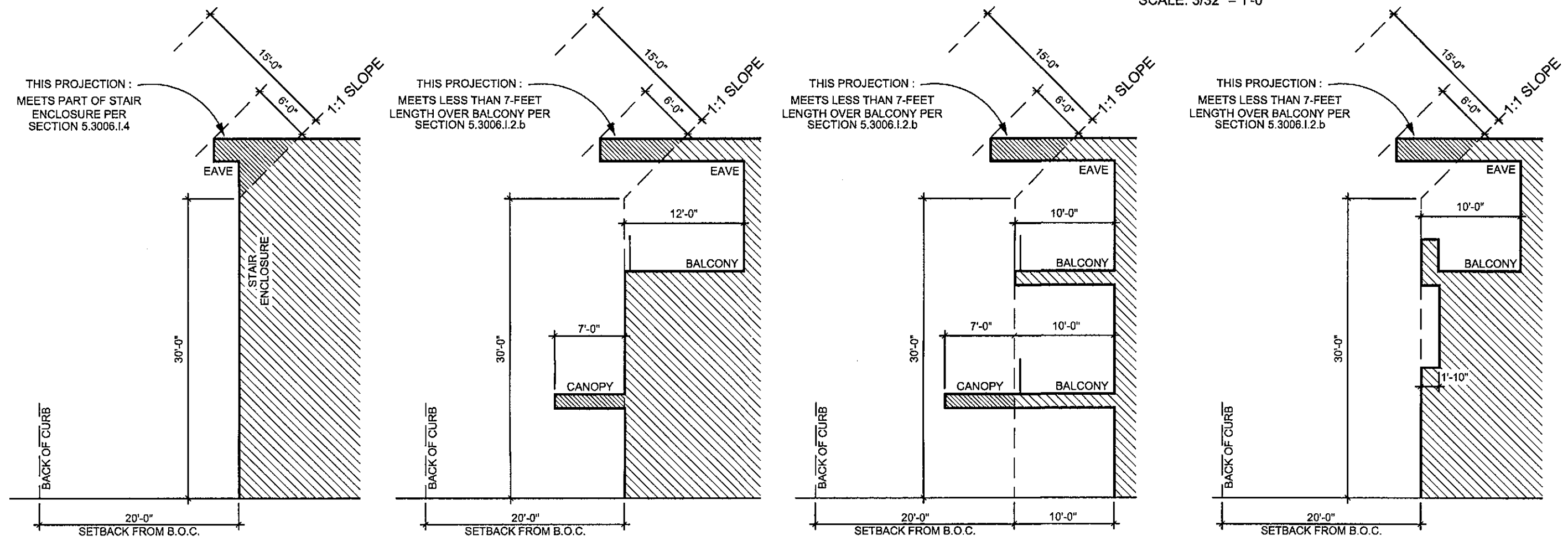
SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"

NOTE: REFER TO SHEET A2.4WS FOR ZONING ORDINANCE STEPBACK INCURSION EXCEPTION CRITERIA REGARDING GRAPHIC EXHIBITS AND CALCULATIONS FOR APPLICABLE WALL SEGMENTS

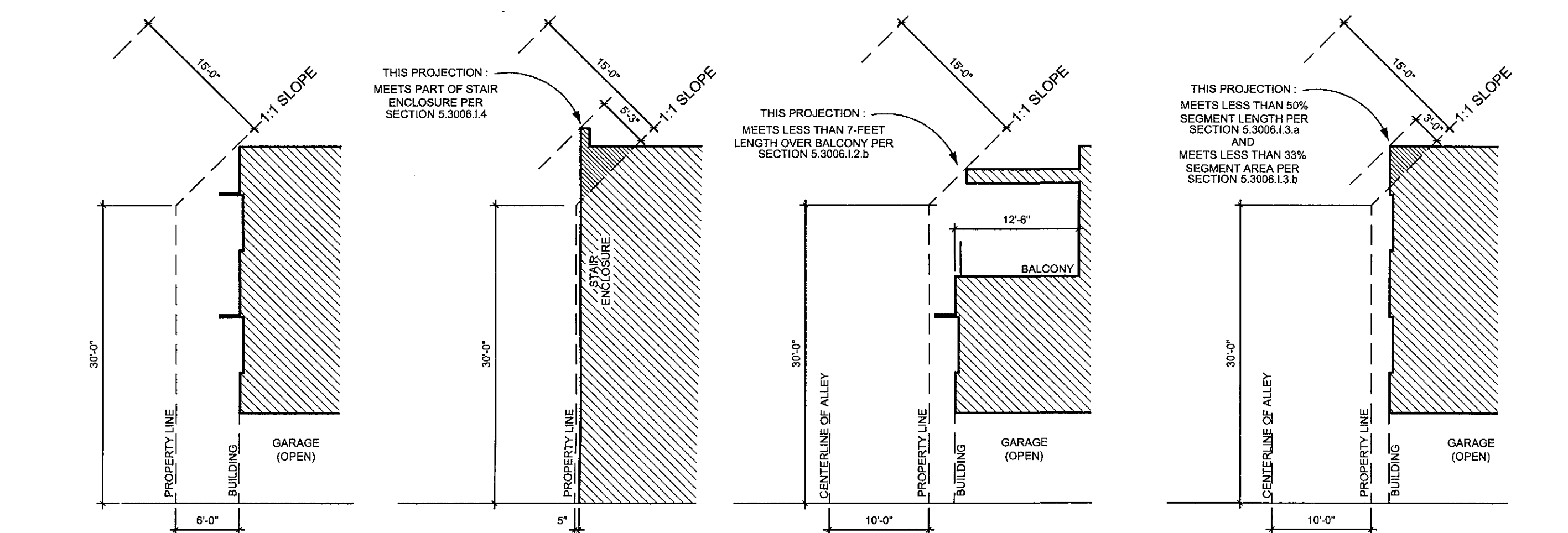


SECTION 1

SECTION 2

SECTION 3

SECTION 4

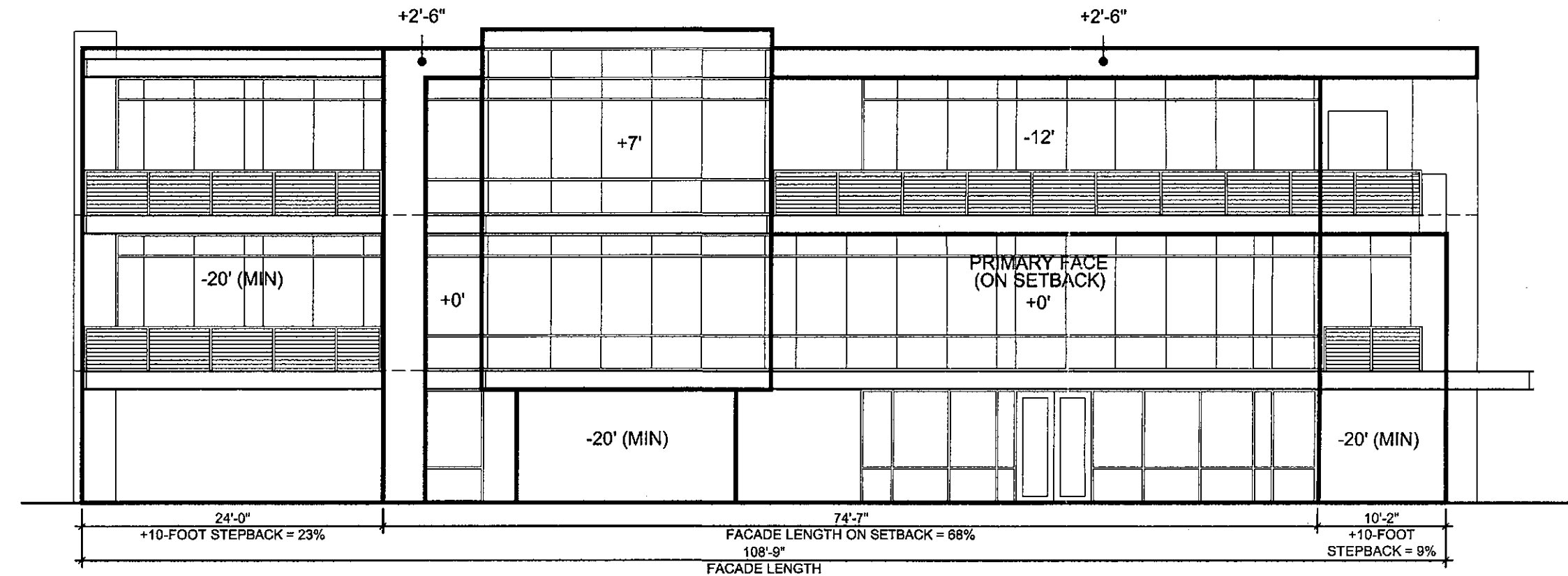


SECTION 5

SECTION 6

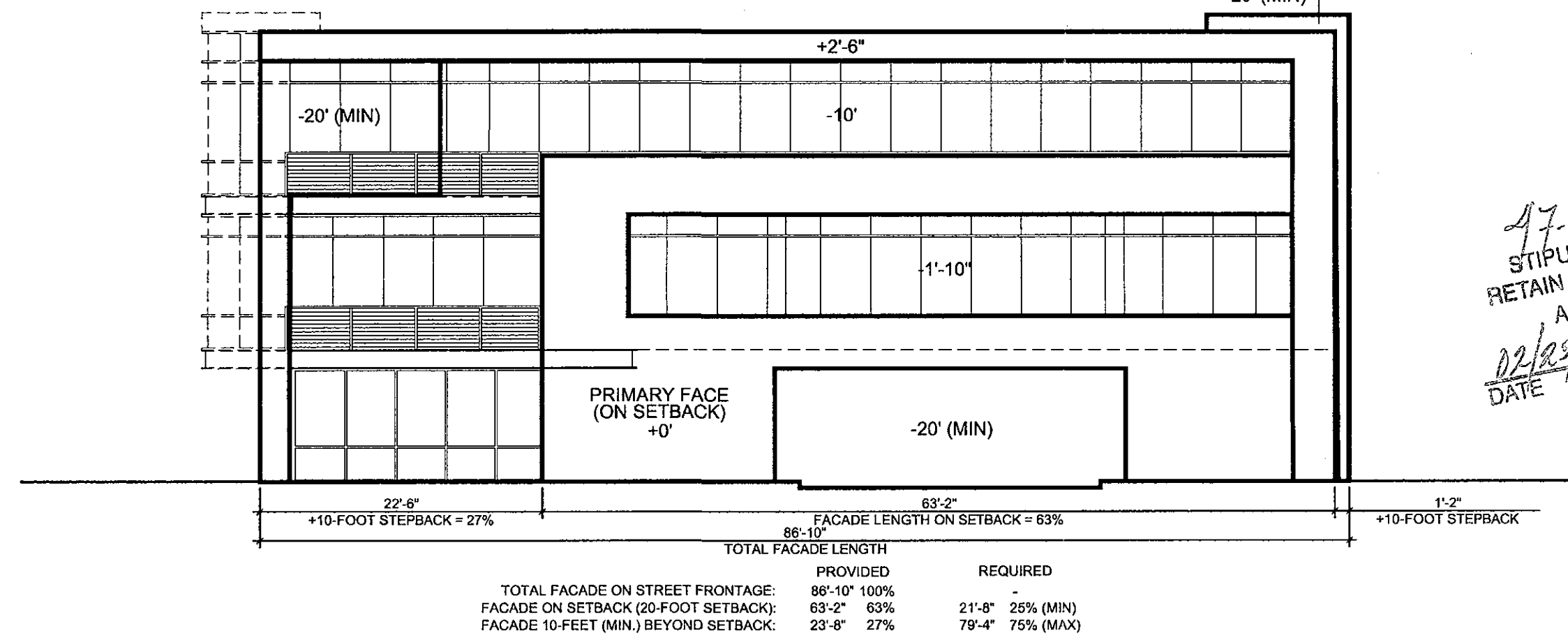
SECTION 7

SECTION 8



**BUILDING FAÇADE SETBACK EXHIBIT ALONG 69TH STREET (WEST ELEVATION)**

SCALE: 3/32" = 1'-0"

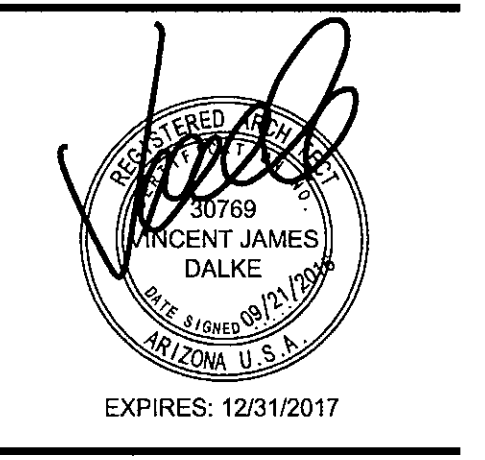


**BUILDING FAÇADE SETBACK EXHIBIT ALONG 1ST AVENUE (SOUTH ELEVATION)**

SCALE: 3/32" = 1'-0"



| NUMBER | REVISION | DATE |
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47-DR-206  
 STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED  
 DATE 02/29/2017 INITIALS

|              |                               |
|--------------|-------------------------------|
| SHEET TITLE: | EXTERIOR ELEVATION WORK SHEET |
| ISSUE DATE:  | 12-20-16                      |
| DRAWN BY:    | BCR / MLK                     |
| CHECKED BY:  | VJD                           |
| PROJECT No.: |                               |

SHEET: **A2.3WS**

| SEGMENT #16                                     | SEGMENT SURFACE AREA CALCULATION |           |                   |
|---|----------------------------------|-----------|-------------------|
|   |                                  | ALLOWABLE | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 594 SF    | * N/A             |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 523 SF                           | * N/A     | 0%                |
| AREA OF PROJECTION WITHIN STEPBACK:             | 71 SF                            | * N/A     | 12%               |
| SEGMENT LENGTH CALCULATION                      |                                  |           |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL    |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A                            | 16'-6"    |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | * N/A                            | 100%      |                   |

\* THIS FACADE SEGMENT IS A ROOF EXTENSION THAT COVERS A BALCONY AND ENCLOSES LEES THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.1:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

| SEGMENT #17                                     | SEGMENT SURFACE AREA CALCULATION |           |                   |
|---|----------------------------------|-----------|-------------------|
|   |                                  | ALLOWABLE | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 398 SF    | * N/A             |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 320 SF                           | * N/A     | 81%               |
| AREA OF PROJECTION WITHIN STEPBACK:             | 78 SF                            | * N/A     | 19%               |
| SEGMENT LENGTH CALCULATION                      |                                  |           |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL    |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A                            | 10'-8"    |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | * N/A                            | 100%      |                   |

\* THIS FACADE SEGMENT IS A PART OF AN EXIT STAIR ENCLOSURE.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.1:

4. Subject to design approval by the Development Review Board, an exception to the stepback standard is allowed for stairwells and elevator shafts.

| SEGMENT #18                                     | SEGMENT SURFACE AREA CALCULATION |           |                   |
|---|----------------------------------|-----------|-------------------|
|   |                                  | ALLOWABLE | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 16 SF     | * N/A             |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 0 SF                             | * N/A     | 0%                |
| AREA OF PROJECTION WITHIN STEPBACK:             | 16 SF                            | * N/A     | 100%              |
| SEGMENT LENGTH CALCULATION                      |                                  |           |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL    |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A                            | 10'-10"   |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | * N/A                            | 10'-10"   |                   |

\* THIS FACADE SEGMENT IS A ROOF EXTENSION THAT COVERS A BALCONY AND ENCLOSES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.1:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

|                  |   |
|------------------|---|
| SEGMENT #19 & 20 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|------------------|---|

| SEGMENT #12                                     | SEGMENT SURFACE AREA CALCULATION |               |                   |
|---|----------------------------------|---------------|-------------------|
|   |                                  | ALLOWABLE     | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 946 SF        | -                 |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 794 SF                           | -             | 84%               |
| AREA OF PROJECTION WITHIN STEPBACK:             | 152 SF                           | LESS THAN 33% | 16%               |
| SEGMENT LENGTH CALCULATION                      |                                  |               |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL        |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | LESS THAN 50%                    | 51%           |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | 19'-11"                          | 20'-8"        |                   |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.I.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and stepback standards above the first floor (not specified in I.2. above), is allowed for projections that:

a. Are less than fifty (50) percent of the length of the segment of the building facade where the projections occur; and

b. Are less than thirty-three (33) percent of the surface area of the segment of the building facade where the projections occur.

| SEGMENT #13                                     | SEGMENT SURFACE AREA CALCULATION |               |                   |
|---|----------------------------------|---------------|-------------------|
|   |                                  | ALLOWABLE     | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 794 SF        | -                 |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 678 SF                           | -             | 85%               |
| AREA OF PROJECTION WITHIN STEPBACK:             | 116 SF                           | LESS THAN 33% | 15%               |
| SEGMENT LENGTH CALCULATION                      |                                  |               |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL        |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | LESS THAN 50%                    | 49%           |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | 19'-5"                           | 19'-4"        |                   |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.I.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and stepback standards above the first floor (not specified in I.2. above), is allowed for projections that:

a. Are less than fifty (50) percent of the length of the segment of the building facade where the projections occur; and

b. Are less than thirty-three (33) percent of the surface area of the segment of the building facade where the projections occur.

| SEGMENT #14                                     | SEGMENT SURFACE AREA CALCULATION |           |                   |
|---|----------------------------------|-----------|-------------------|
|   |                                  | ALLOWABLE | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 36 SF     | * N/A             |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 0 SF                             | * N/A     | 0%                |
| AREA OF PROJECTION WITHIN STEPBACK:             | 36 SF                            | * N/A     | 100%              |
| SEGMENT LENGTH CALCULATION                      |                                  |           |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL    |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A                            | 23'-6"    |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | * N/A                            | 100%      |                   |

\* THIS FACADE SEGMENT IS A ROOF EXTENSION THAT COVERS A BALCONY AND ENCLOSES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.1:

2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

|             |   |
|-------------|---|
| SEGMENT #15 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-------------|---|

|            |   |
|------------|---|
| SEGMENT #8 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|------------|---|

| SEGMENT #9                                      | SEGMENT SURFACE AREA CALCULATION |               |                   |
|---|----------------------------------|---------------|-------------------|
|   |                                  | ALLOWABLE     | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 630 SF        | -                 |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 457 SF                           | -             | 73%               |
| AREA OF PROJECTION WITHIN STEPBACK:             | 173 SF                           | LESS THAN 33% | 27%               |
| SEGMENT LENGTH CALCULATION                      |                                  |               |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL        |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | LESS THAN 50%                    | 100%          |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | 41'-11"                          | 23'-0"        |                   |

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT AS THE FOLLOWING EXCEPTIONS IN THE ZONING ORDINANCE SECTION 5.3006.I.3 HAVE BEEN MET:

3. Subject to design approval by the Development Review Board, in a Type 2 Area, a maximum fifteen (15) feet exception to setback and stepback standards above the first floor (not specified in I.2. above), is allowed for projections that:

a. Are less than fifty (50) percent of the length of the segment of the building facade where the projections occur; and

b. Are less than thirty-three (33) percent of the surface area of the segment of the building facade where the projections occur.

| SEGMENT #10                                     | SEGMENT SURFACE AREA CALCULATION |           |                   |
|---|----------------------------------|-----------|-------------------|
|   |                                  | ALLOWABLE | PERCENTAGE ACTUAL |
|   | TOTAL SURFACE AREA:              | 131 SF    | * N/A             |
| AREA NOT PROJECTING INTO STEPBACK PLANE:        | 0 SF                             | * N/A     | 0%                |
| AREA OF PROJECTION WITHIN STEPBACK:             | 131 SF                           | * N/A     | 100%              |
| SEGMENT LENGTH CALCULATION                      |                                  |           |                   |
| TOTAL SEGMENT LENGTH:                           | ALLOWABLE                        | ACTUAL    |                   |
| PERCENTAGE OF PROJECTION WITHIN STEPBACK PLANE: | * N/A                            | 100%      |                   |
| LENGTH OF PROJECTION WITHIN STEPBACK PLANE:     | * N/A                            | 56'-4"    |                   |

\* THIS FACADE SEGMENT IS A ROOF EXTENSION THAT COVERS A BALCONY AND ENCLOSES LESS THAN 7-FEET.

WE REQUEST THE DEVELOPMENT REVIEW BOARD TO GRANT APPROVAL FOR THIS FACADE SEGMENT BASED ON MEETING THE FOLLOWING EXCEPTION IN THE ZONING ORDINANCE SECTION 5.3006.I.1:

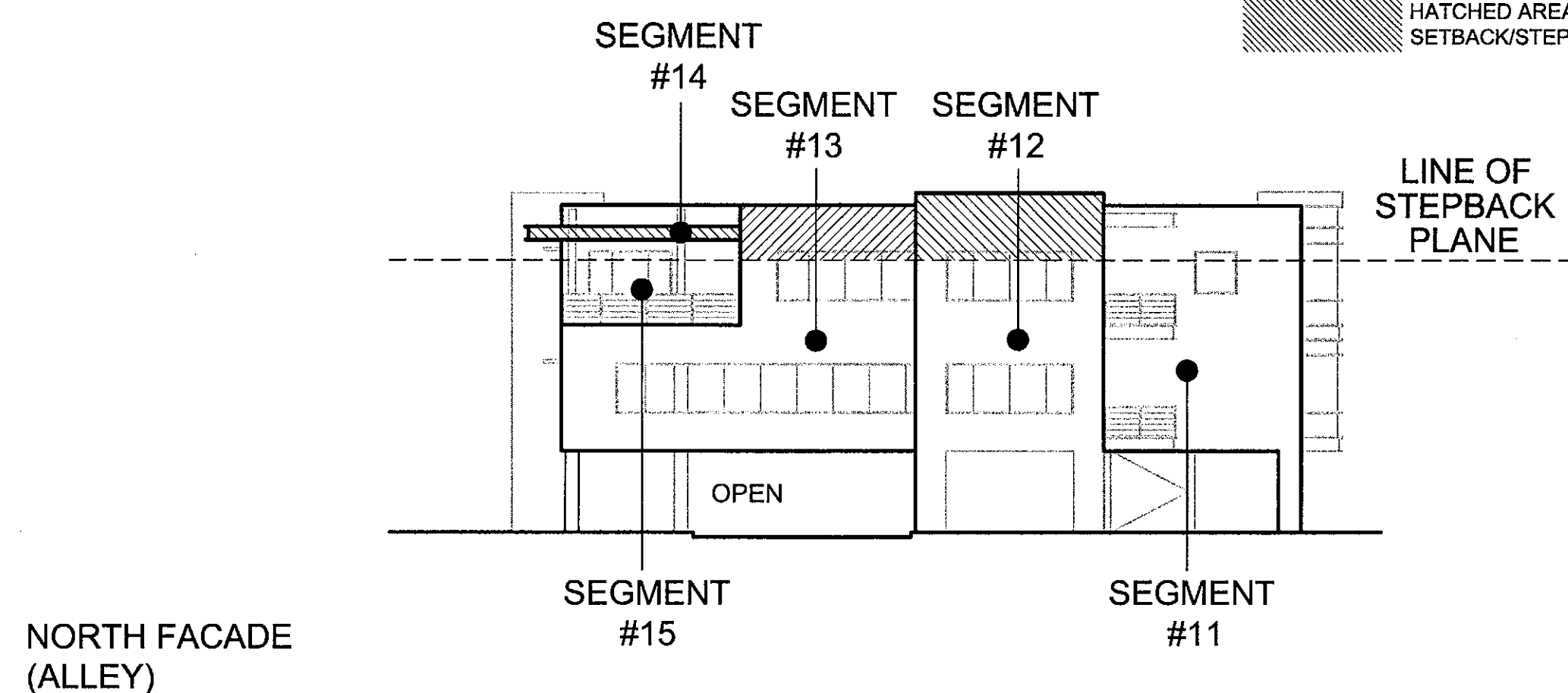
2. Subject to design approval by the Development Review Board, the following exceptions to building location, setback and stepback standards are allowed:

a. A maximum of seven (7) feet for canopies and other covers over sidewalks, balconies and terraces.

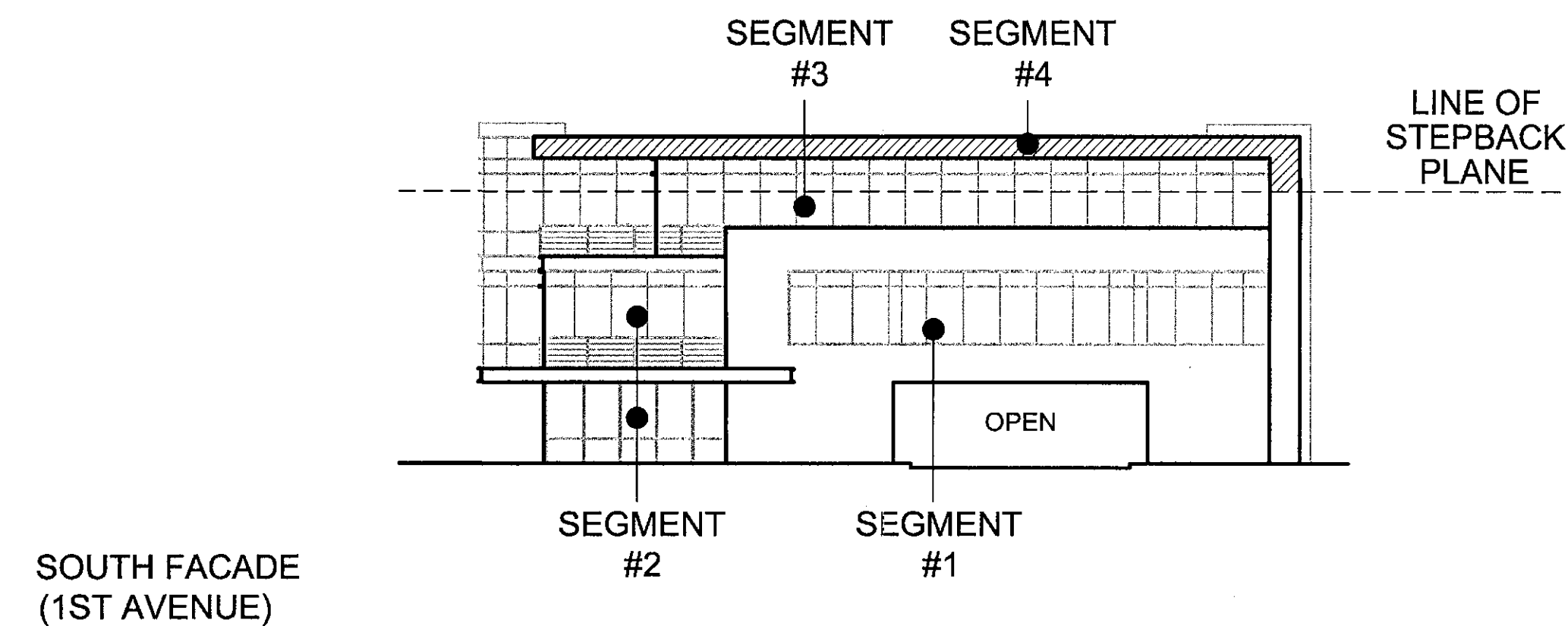
|             |   |
|-------------|---|
| SEGMENT #11 | NOTE: THIS SEGMENT DOES NOT PROJECT/ENROACH INTO THE REQUIRED SETBACK/STEPBACK PLANE. |
|-------------|---|

SETBACK/STEPBACK FACADE EXHIBIT

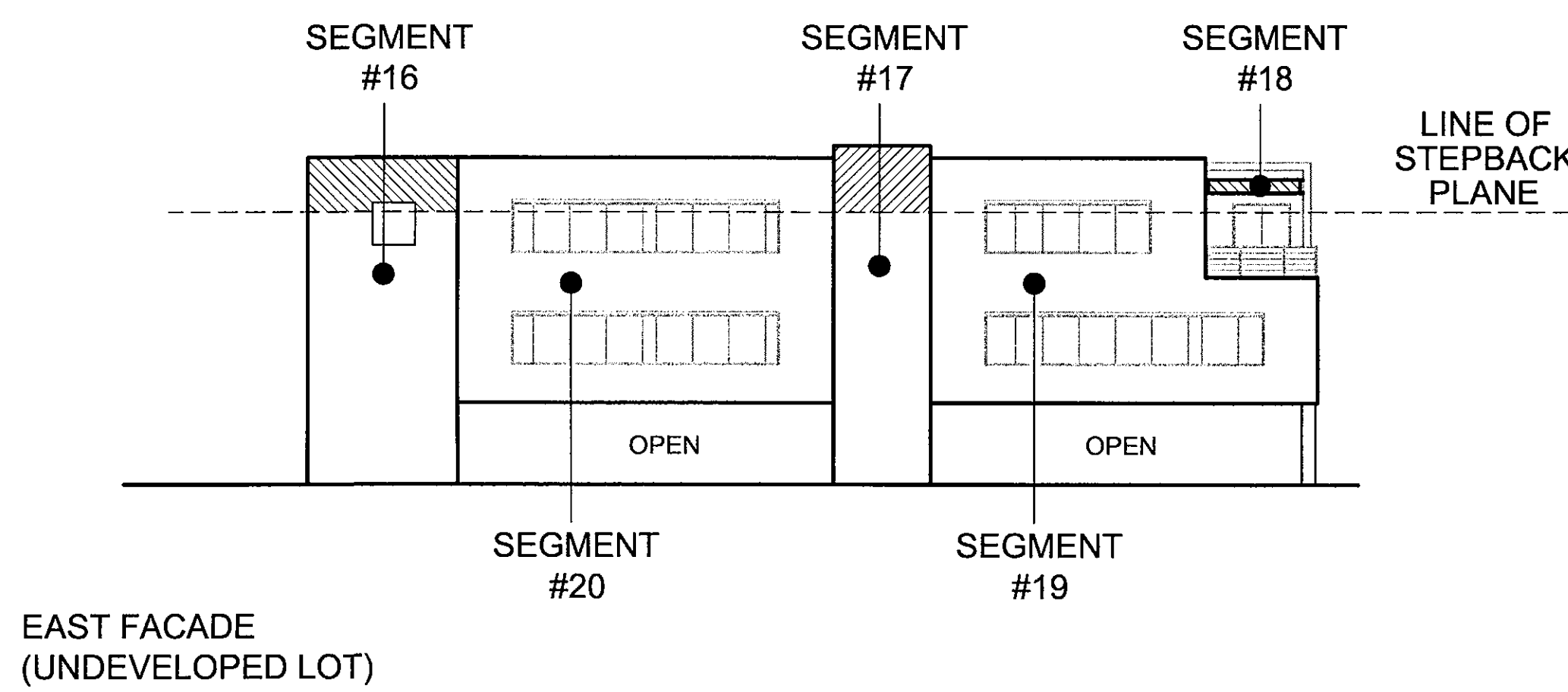
HATCHED AREAS DENOTE EXTENT OF WALL SEGMENTS THAT PROJECT INTO SETBACK/STEPBACK AND REQUIRE DESIGN REVIEW BOARD APPROVAL



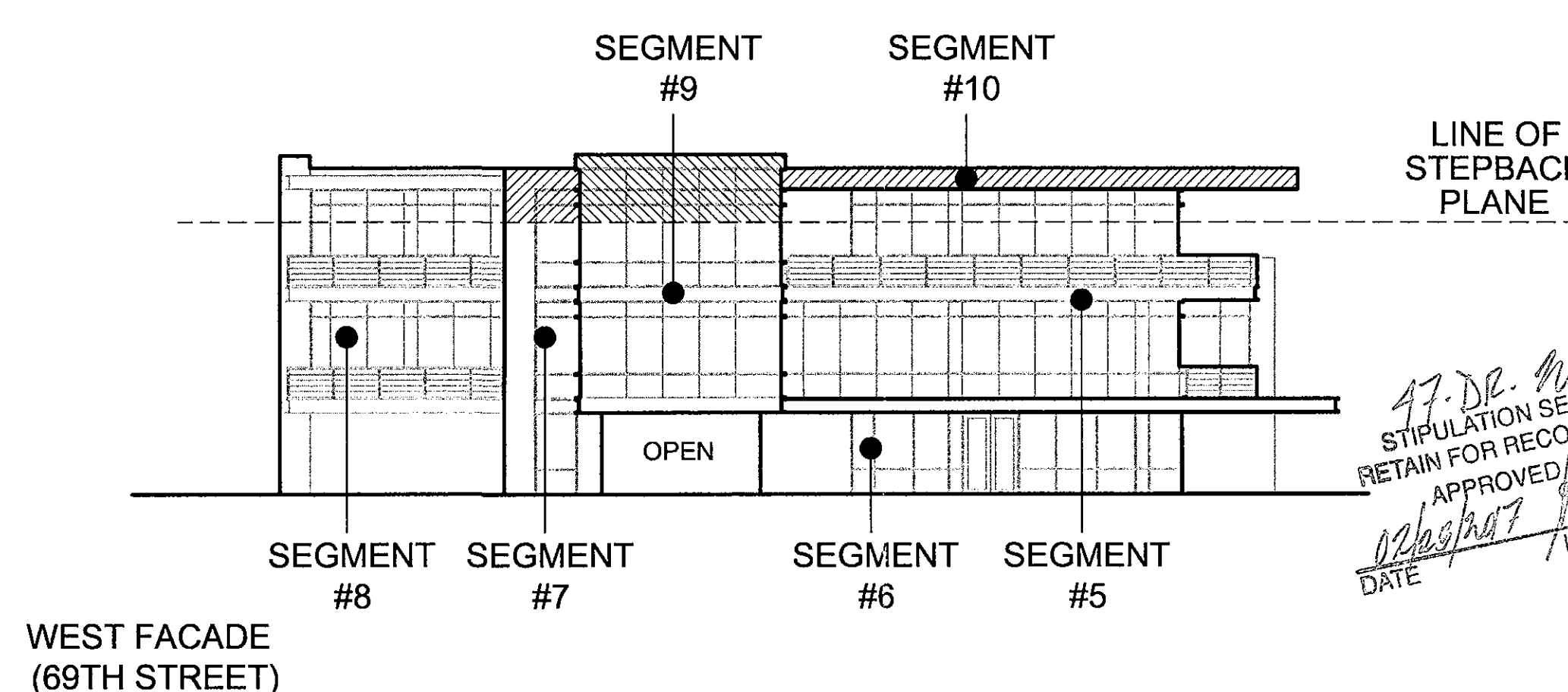
NORTH FACADE (ALLEY)



SOUTH FACADE (1ST AVENUE)



EAST FACADE (UNDEVELOPED LOT)



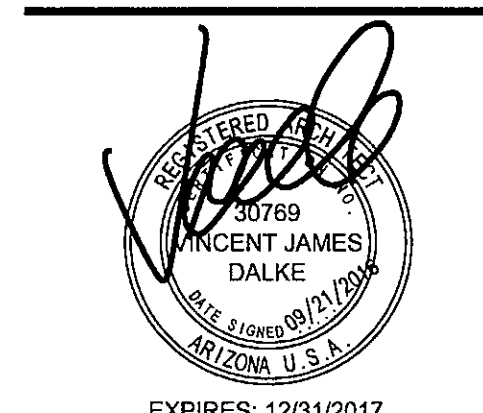
WEST FACADE (69TH STREET)

BUILDING FACADE WALL SEGMENT STEPBACK INCURSIONS AND CALCULATIONS FOR APPLICABLE ZONING ORDINANCE EXCEPTION EXHIBIT

SCALE: 1/16" = 1'-0"



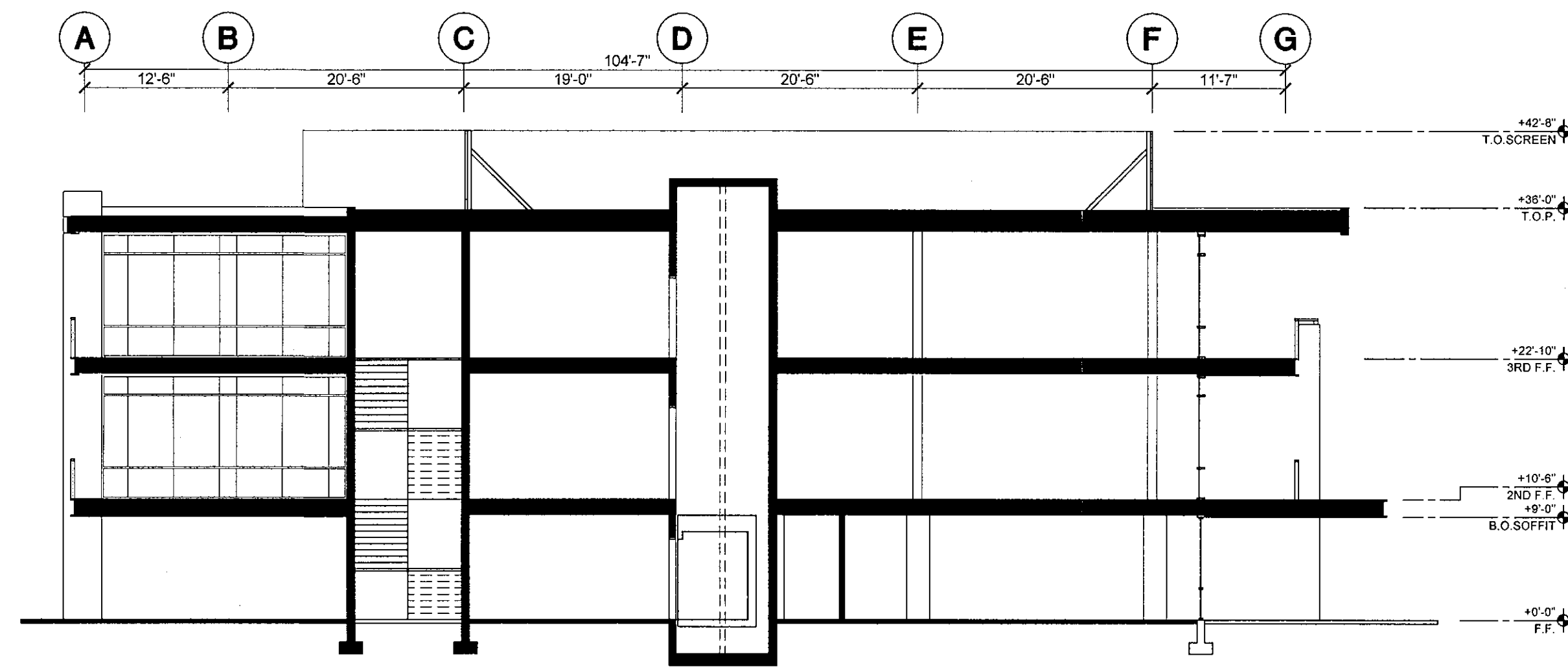
| NUMBER | REVISION | DATE |
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| SHEET TITLE: | SETBACK/STEPBACK WORK SHEET |
| ISSUE DATE:  | 12-20-16                    |
| DRAWN BY:    | BCR / MLK                   |
| CHECKED BY:  | VJD                         |
| PROJECT NO.: |                             |
| SHEET:       |                             |

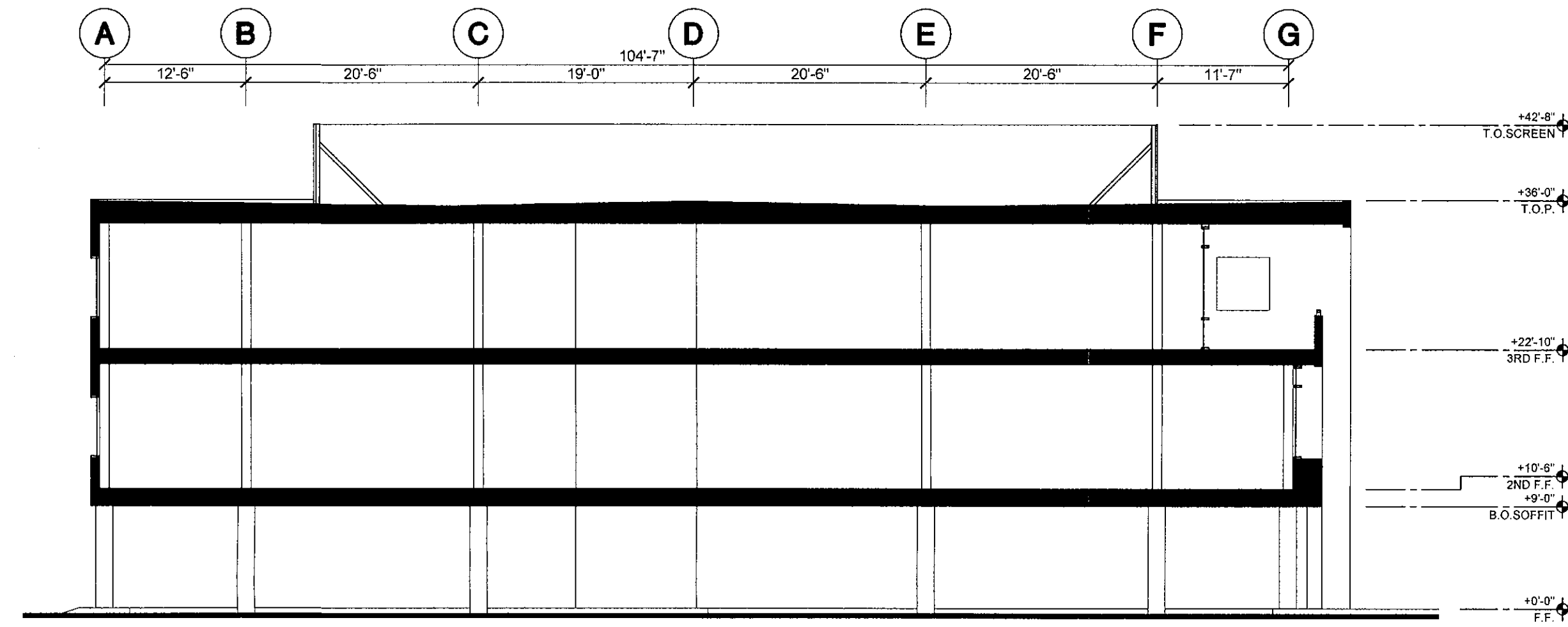
**A2.4WS**

47-DR-244  
STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE 02/29/17 INITIALS



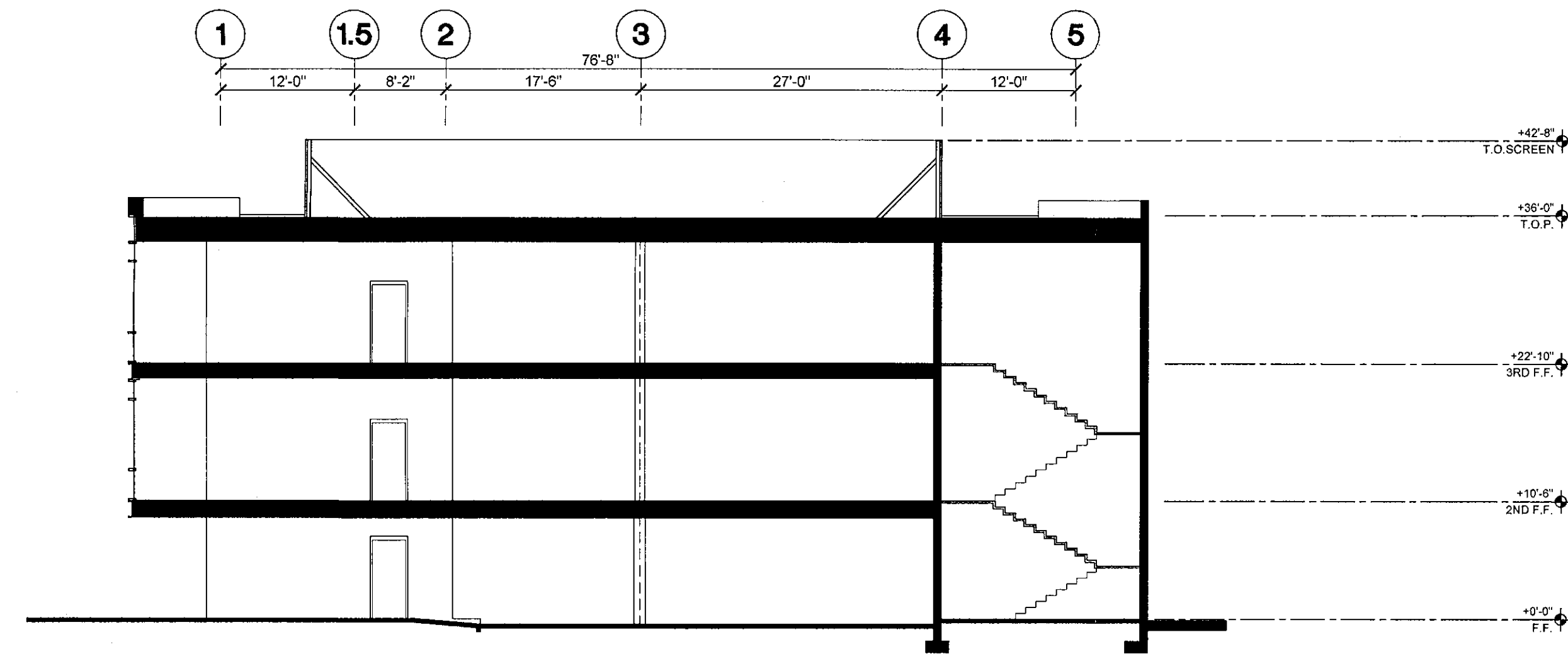
CONCEPTUAL BUILDING SECTION 'A'

SCALE: 3/32" = 1'-0"



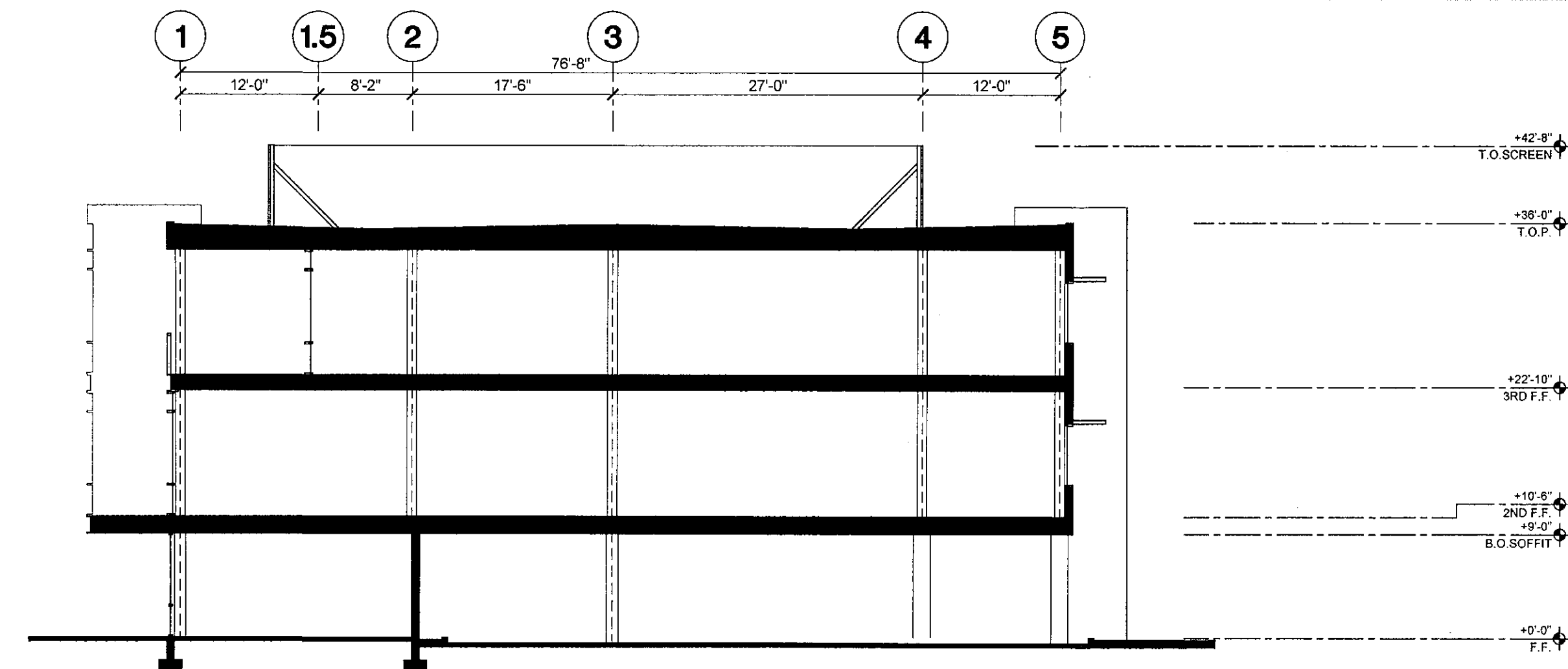
CONCEPTUAL BUILDING SECTION 'B'

SCALE: 3/32" = 1'-0"



CONCEPTUAL BUILDING SECTION 'C'

SCALE: 3/32" = 1'-0"

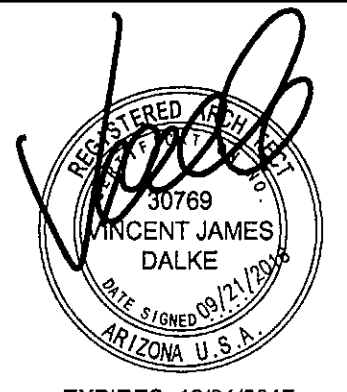


CONCEPTUAL BUILDING SECTION 'D'

SCALE: 3/32" = 1'-0"



| NUMBER | REVISION | DATE |
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EXPIRES: 12/31/2017

STIPULATION SET  
RETAIN FOR RECORDS  
APPROVE: *[Signature]*  
DATE: *[Date]* INITIAL: *[Initials]*

|              |                   |
|--------------|-------------------|
| SHEET TITLE: | BUILDING SECTIONS |
| ISSUE DATE:  | 12-20-16          |
| DRAWN BY:    | BCR / MLK         |
| CHECKED BY:  | VJD               |
| PROJECT No.: |                   |
| SHEET:       |                   |

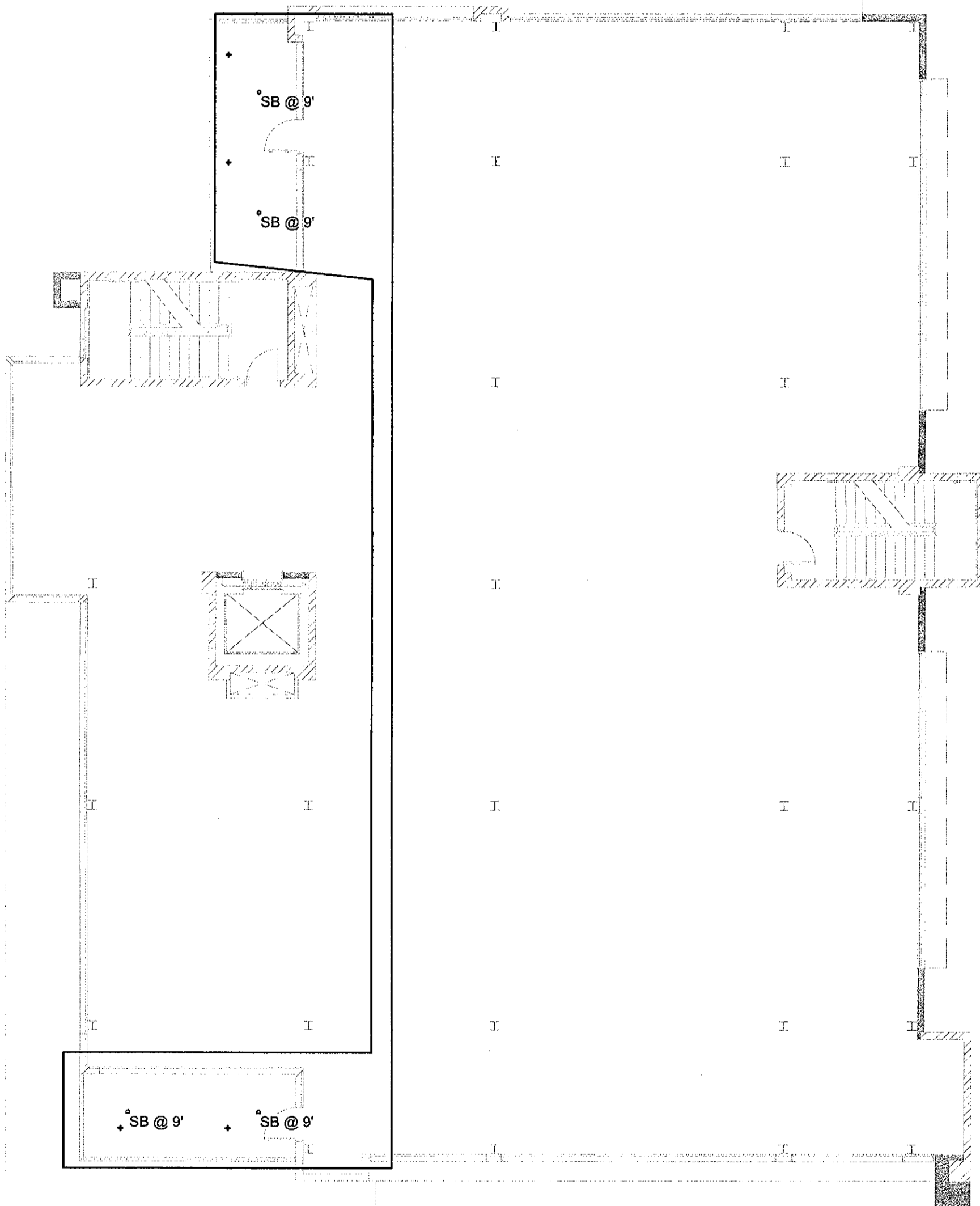
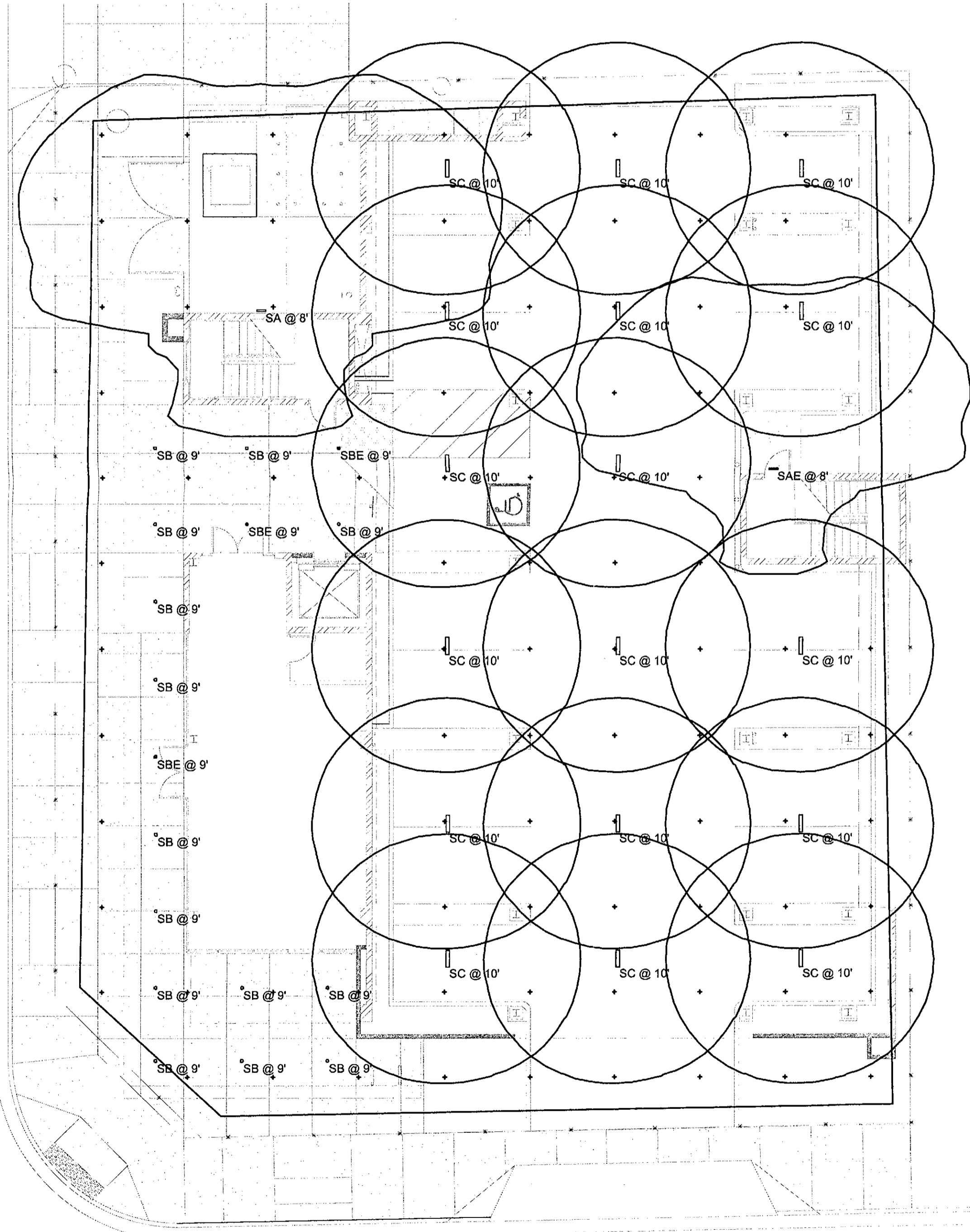
**A3.1**

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12/23/16

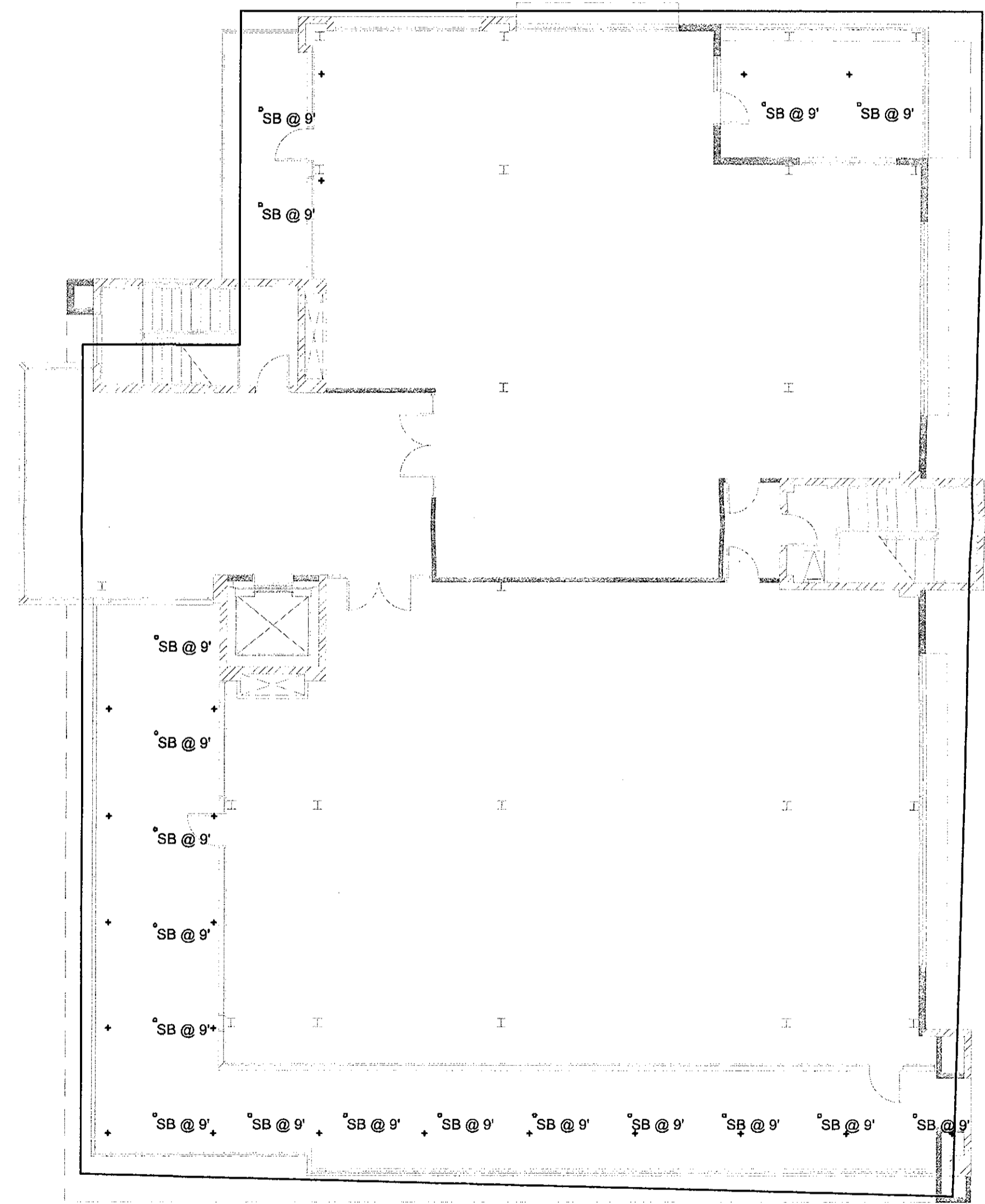


| Symbol | Label | Quantity | Manufacturer              | Catalog Number                       | Description   | Lamp | Number Lamps | Filename                               | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|----------|---------------------------|--------------------------------------|---|------|--------------|--|-----------------|-------------------|---------|
|        | SA    | 1        | Lithonia Lighting         | DSXW1 LED 10C 1000 40K T4M MVOLT     | WALL MOUNT LED  | LED  | 1            | DSXW1_LED_10C_1000_40K_T4M_MVOLT.ies   | 3795            | 0.91              | 38.8    |
|        | SAE   | 1        | Lithonia Lighting         | DSXW1 LED 10C 530 40K T4M MVOLT ELCW | WALL MOUNT LED WITH EMERGENCY BATTERY                   | LED  | 1            | DSXW1_LED_10C_530_40K_T4M_MVOLT.ies    | 2115            | 0.91              | 19.1    |
|        | SB    | 36       | Edison Price Lighting Inc | FR-XTM-DL-54D-DMV-L07A 40K           | RECESSED 4" LED DOWNLIGHT                               | LED  | 1            | FRxtmDL2054.ies                        | 1479            | 0.35              | 10      |
|        | SBE   | 3        | Edison Price Lighting Inc | FR-XTM-DL-54D-DMV-L07A 40K RX        | RECESSED 4" LED DOWNLIGHT WITH REMOTE EMERGENCY BATTERY | LED  | 1            | FRxtmDL2054.ies                        | 1479            | 0.35              | 10      |
|        | SC    | 17       | Lithonia Lighting         | DMW2 2000LM WD PFL MVOLT 40K 80CRI   | 2' SURFACE MOUNT LINEAR                                 | LED  | 1            | DMW2_2000LM_WD_PFL_MVOLT_40K_80CRI.ies | 1913            | 0.91              | 18.78   |

| Description   | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|---------------|--------|--------|--------|--------|---------|---------|
| PROPERTY LINE | X      | 0.1 fc | 0.8 fc | 0.0 fc | N/A     | N/A     |
| SECOND FLOOR  | +      | 4.6 fc | 7.7 fc | 2.4 fc | 3.2:1   | 1.9:1   |
| SITE          | +      | 3.3 fc | 7.0 fc | 0.0 fc | N/A     | N/A     |
| THIRD FLOOR   | +      | 4.1 fc | 7.6 fc | 0.8 fc | 9.5:1   | 5.1:1   |

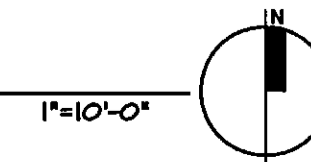


2ND FLOOR



3RD FLOOR

PHOTOMETRIC SITE PLANS



STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
*[Signature]*  
DATE: 12/23/16 INITIALS: GW

47-DR-2016  
12/23/16

**TONY WOO ENGINEERING, INC.**  
1 W. DEER VALLEY RD.  
SUITE 203  
PHOENIX, AZ 85027  
TEL (602) 279-8092  
JOB # 616023  
CONTACT: GREG HAMPTON  
GREG@THE.PHXCOXMAIL.COM

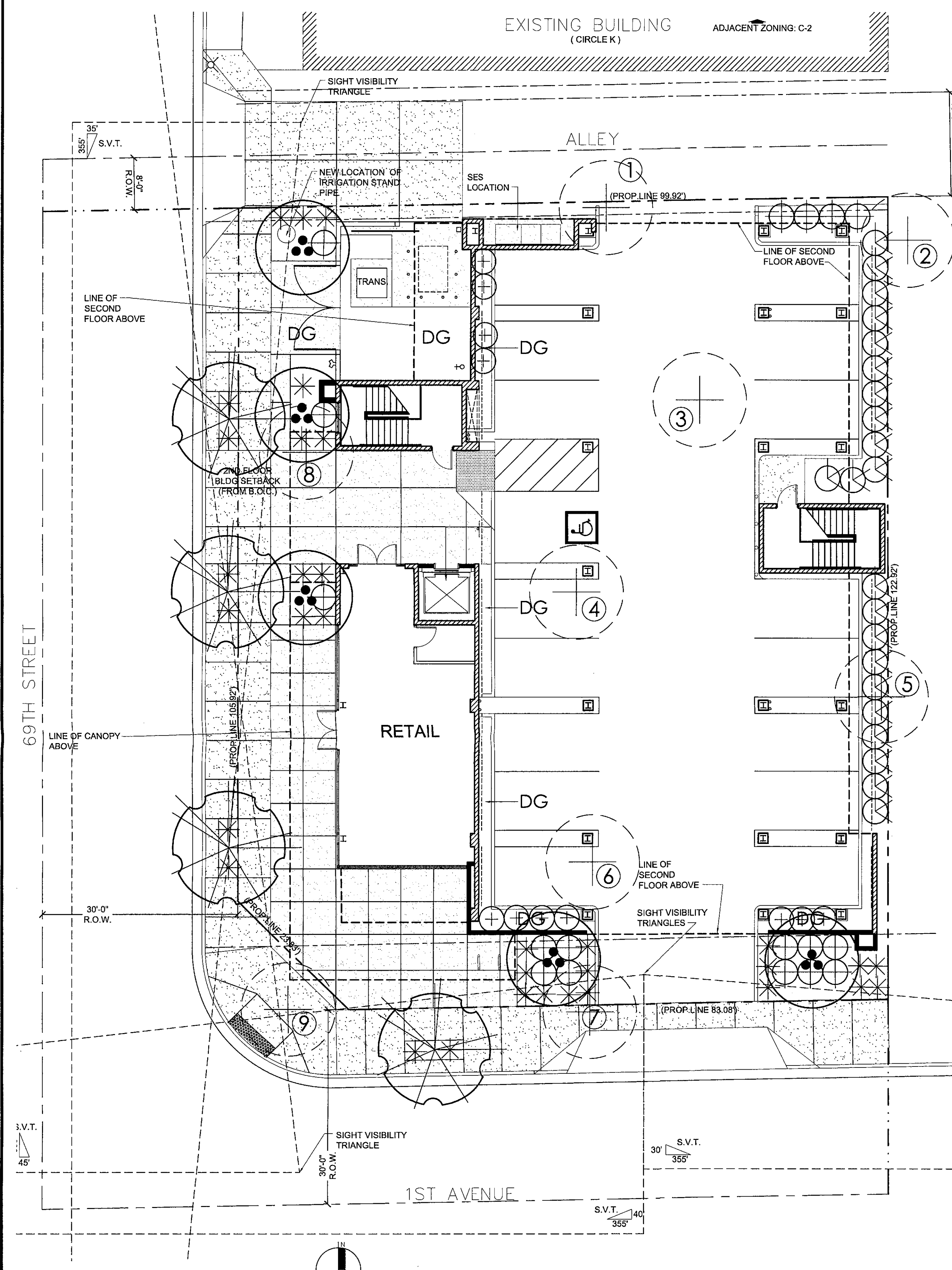


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MANUFACTURER'S  
SHOP DRAWING  
FOR REFERENCE  
ONLY

SHEET TITLE:  
PHOTOMETRIC SITE PLANS  
ISSUE DATE: 8-3-16  
DRAWN BY: SZ  
CHECKED BY: GH/TW  
PROJECT No.:  
SHEET:

PH1



**PRELIMINARY LANDSCAPE PLAN**  
SCALE: 1" = 10'-0"

ALL LANDSCAPED AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING MEDIANS), SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN, LITTER AND WEED-FREE CONDITION. IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER  
(Property Owner, Developer or Homeowner's Association)

**LANDSCAPE LEGEND**

- QUERCUS VIRGINIANA LIVE OAK (3.5" CALIP.) 48" BOX (MATCHING) (4)
- SOPHORA SECUNDIFLORA TEXAS MOUNTAIN LAUREL 36" BOX 2.5" CALIP. MULTI (5)
- MUHLENBERGIA 'REGAL MIST' REGAL MIST DEER GRASS 5 GALLON (17)
- PEDILANTHUS SP. LADY SLIPPER 5 GALLON (11)
- RUELLIA PENINSULARIS BAJA RUELLIA 5 GALLON (22)
- AGAVE GEMNIFLORA TWIN FLOWERED AGAVE 5 GALLON (MATCHING) (33)
- 3/4" SCREENED SADDLEBACK BROWN DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS

**NOTES:**

ALL NEW TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SINGLE TRUNK CALIPER SIZE OF TWO (2) INCHES; AND, ANY NEW SHRUB SHALL HAVE A PLANTING SIZE OF FIVE GALLON.

ADDITIONAL LANDSCAPE PLANT MATERIAL SHALL BE PROVIDED THAT A MAXIMUM SEPARATION BETWEEN SHRUBS, TREES AND GROUND COVER LIMITS DOES NOT EXCEED SEVEN (7) FEET IN WIDTH.

**EXISTING TREES: (ALL TO BE REMOVED)**

- ① 6" CALIPER AFRICAN SUMAC (POOR CONDITION)
- ② 6" MEXICAN PALO VERDE (POOR CONDITION)
- ③ 10" AFRICAN SUMAC (POOR CONDITION)
- ④ 10" AFRICAN SUMAC (POOR CONDITION)
- ⑤ 8" MEXICAN PALO VERDE (POOR CONDITION)
- ⑥ 8" AFRICAN SUMAC (POOR CONDITION)
- ⑦ 25' TALL CALIFORNIA FAN PALM (GOOD COND.)
- ⑧ 15' TALL CALIFORNIA FAN PALM (GOOD COND.)
- ⑨ 45' TALL MEXICAN FAN PALM (POOR COND.)

**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 8 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 FOR BIKE RACK DETAILS.
- 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/DIAPHRAGM 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.

**SUMMARY DATA TABLE:**

|                             |             |
|-----------------------------|-------------|
| LANDSCAPE IN R.O.W.:        | 108 SQ. FT. |
| ON-SITE LANDSCAPE AREA:     | 910 SQ. FT. |
| PARKING LOT LANDSCAPE AREA: | 886 SQ. FT. |

**PROJECT DATA:**

PROJECT ADDRESS: 6600 EAST 1ST AVE. SCOTTSDALE, ARIZONA 85251  
 DEVELOPER: LGE DESIGN BUILD 740 NORTH 52ND STREET PHOENIX, AZ, 85008  
 PROJECT SCOPE: NEW 3 STORY BUILDING AND SITE WORK MIXED USE OFFICE AND RETAIL  
 CURRENT ZONING: C-2 / DO  
 COUNTY PARCEL NO.: 130-11-055, 130-11-056  
 SITE AREA: GROSS: 20,923 S.F. (0.48 ACRES) NET: 13,294 S.F. (0.30 ACRES)  
 STORIES: 3 STORIES  
 GROSS BUILDING S.F.: 1ST FLOOR: 1,445 S.F. 2ND FLOOR: 7,579 S.F. 3RD FLOOR: 6,250 S.F. TOTAL: 15,274 S.F.  
 LOT COVERAGE: 10.8%  
 OCCUPANCY: B / M  
 CONSTRUCTION TYPE: II-B

**PARKING CALCULATIONS (VEHICULAR):**  
 MIXED USE (DOWNTOWN OVERLAY TYPE-2): 1/350  
 PARKING WAIVER IN D-0: 2,000 S.F. PER LOT  
 15,274 S.F. - 4,000 S.F. = 11,274 S.F.  
 11,274 S.F. / 350 = 33 TOTAL PARKING SPACES REQUIRED  
 PARKING PROVIDED: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)  
 ON SITE: 17 SPACES (16 STANDARD / 1 ACCESSIBLE)  
 OFF SITE: 16 SPACES (16 STANDARD)  
 TOTAL: 33 SPACES (32 STANDARD / 1 ACCESSIBLE)  
 OFF SITE PARKING PROVIDED VIA CITY "IN-LIEU PARKING PROGRAM"

**PARKING CALCULATIONS (BICYCLE):**  
 PARKING REQUIRED: 2 SPACES  
 PARKING PROVIDED: 2 SPACES

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: 47 - DR - 2016

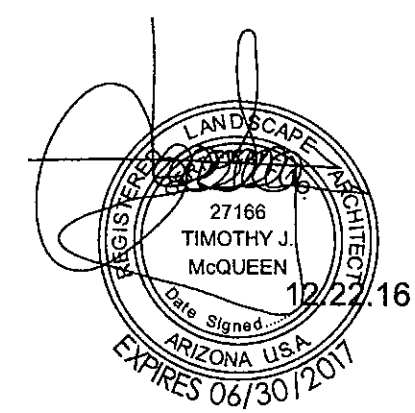
**LGE DESIGN GROUP**  
740 N. 52nd Street • Phoenix, AZ • 85008  
P: 480.966.4001

ANDANTE LAW GROUP  
N.E.C. OF 69TH STREET & 1ST AVENUE  
SCOTTSDALE, ARIZONA 85251



| NUMBER | REVISION | DATE |
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STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED  
DATE  
INITIALS



47-DR-2016  
12/23/16

SHEET TITLE: LANDSCAPE PLAN  
 ISSUE DATE: 12.22.16  
 DRAWN BY: BCR / MLK  
 CHECKED BY: VJD  
 PROJECT No.:  
 SHEET:

**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@tjma.net



La.01

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE (T.J.M.A.) EXPRESSLY RESERVES ITS COMMERCIAL COPYRIGHT & OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF T.J.M.A. ANY REPRODUCTION OR COPIING WITHOUT THE WRITTEN CONSENT OF T.J.M.A. IS PROHIBITED.



Scottsdale, Arizona  
2016 . 12 . 22

**LGE** DESIGNGROUP

PROPOSED RENDERING - CORNER OF 69TH ST & 1ST AVE

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

THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

47-DR-2016  
12/23/16





Scottsdale, Arizona  
2016 . 12 . 22

**LGE** DESIGNGROUP

RENDERING VIEWS

This artist rendering is for conceptual design only, was done without benefit of a survey and should not be referred to as a construction document.  
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH.

47-DR-2016  
12/23/16







69TH STREET - STREETSCAPE ELEVATION - EXISTING N.T.S.



69TH STREET - STREETSCAPE ELEVATION - PROPOSED N.T.S.



# ALTA/NSPS LAND TITLE SURVEY

LOTS 12 AND 13 OF TAYLORS ADDITION TO SCOTTSDALE AS RECORDED IN BOOK 22 OF MAPS, PAGE 3 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## SCHEDULE "B" ITEMS:

- 1 THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND. (ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 2 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 3 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TAYLORS ADDITION TO SCOTTSDALE, AS RECORDED IN PLAT BOOK 22 OF MAPS, PAGE(S) 3, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AFFECTS ALL PARCELS) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 4 AN EASEMENT FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4583, PAGE 536. (AFFECTS LOT 12) (AS SHOWN ON THE SURVEY)
- 5 AN EASEMENT FOR PUBLIC UTILITIES AND ROAD AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 4583, PAGE 543. AFFECTS LOT 12) (AS SHOWN ON THE SURVEY)
- 6 ALL MATTERS AS SET FORTH IN RESOLUTION NO. 4698, RECORDED AS 97-0086152 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 7 ALL MATTERS AS SET FORTH IN RESOLUTION NO. 6060, RECORDED AS 2002-0538464 OF OFFICIAL RECORDS. (AFFECTS ALL PARCELS) (AFFECTS THE PARCEL BUT NOT THE SURVEY)
- 8 ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY HUNTER ENGINEERING ON SEPTEMBER 28, 2016, DESIGNATED JOB NUMBER LGEC215-001.
- 9 THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
- 10 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 11 TAXES FOR THE FULL YEAR OF 2016. (THE FIRST HALF IS DUE OCTOBER 1, 2016 AND IS DELINQUENT NOVEMBER 1, 2016. THE SECOND HALF IS DUE MARCH 1, 2017 AND IS DELINQUENT MAY 1, 2017.)

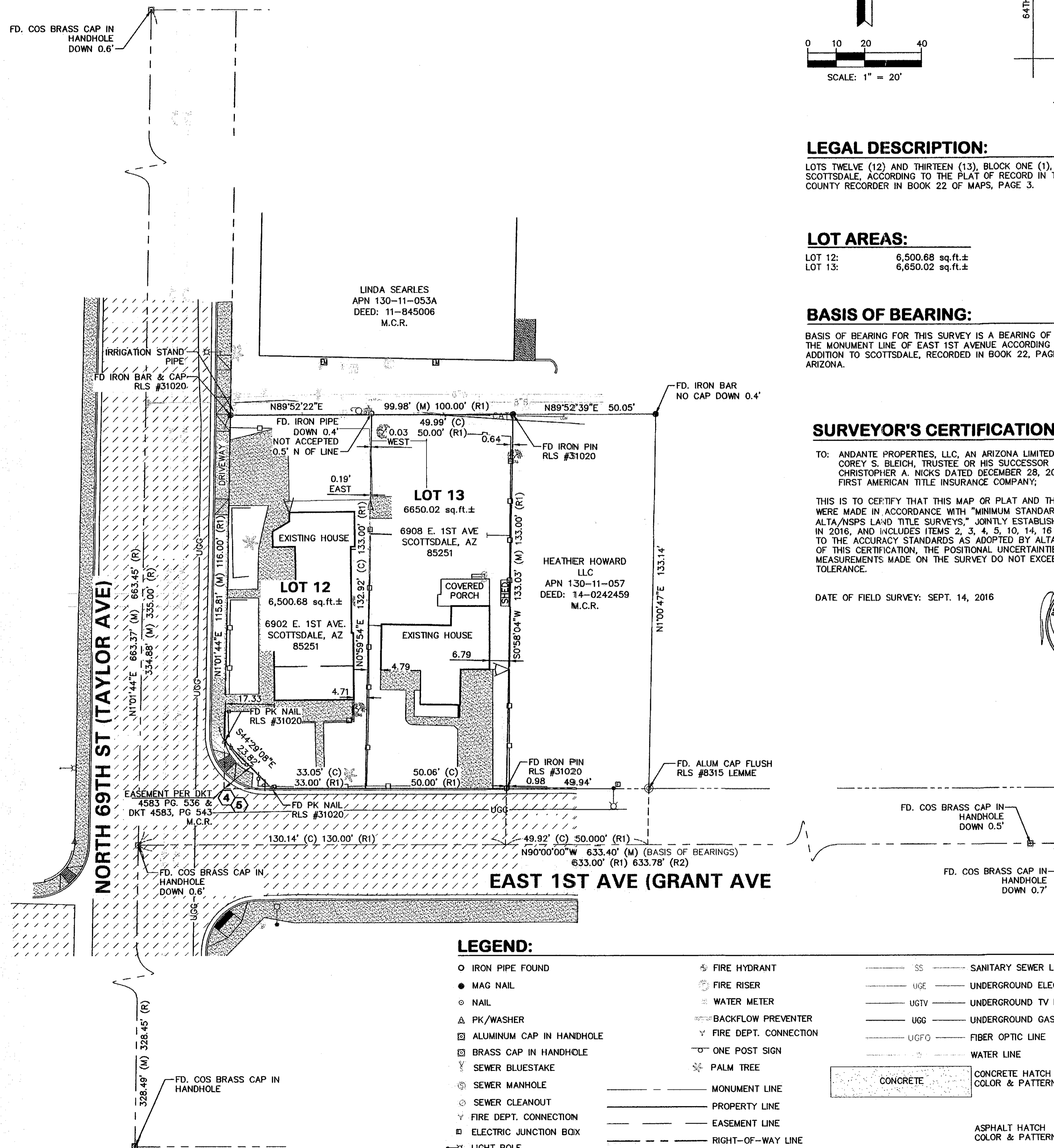
## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2235L (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.

## NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-764016-PHX1, EFFECTIVE DATE: JANUARY 28, 2016 AT 7:30 AM.
2. 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.
3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" EAST, ALONG THE MONUMENT LINE OF EAST 1ST AVENUE ACCORDING TO THE PLAT OF TAYLORS ADDITION TO SCOTTSDALE, RECORDED IN BOOK 22, PAGE 3, MARICOPA COUNTY RECORDS, ARIZONA.
4. 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.
5. USE OF THE INFORMATION, CONTAINED IN THIS ALTA/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.
6. 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.
7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES



## LEGAL DESCRIPTION:

LOTS TWELVE (12) AND THIRTEEN (13), BLOCK ONE (1), TAYLORS ADDITION TO SCOTTSDALE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE MARICOPA COUNTY RECORDER IN BOOK 22 OF MAPS, PAGE 3.

## LOT AREAS:

LOT 12: 6,500.68 sq.ft.±  
LOT 13: 6,650.02 sq.ft.±

## BASIS OF BEARING:

BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 90°00'00" WEST, ALONG THE MONUMENT LINE OF EAST 1ST AVENUE ACCORDING TO THE PLAT OF TAYLORS ADDITION TO SCOTTSDALE, RECORDED IN BOOK 22, PAGE 3, MARICOPA COUNTY RECORDS, ARIZONA.

## SURVEYOR'S CERTIFICATION:

TO: ANDANTE PROPERTIES, LLC, AN ARIZONA LIMITED LIABILITY COMPANY; COREY S. BLEICH, TRUSTEE OR HIS SUCCESSOR IN TRUST, UNDER THE M-G TRUST FBO CHRISTOPHER A. NICKS DATED DECEMBER 28, 2011; FIRST AMERICAN 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/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 2, 3, 4, 5, 10, 14, 16 & 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, 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.

DATE OF FIELD SURVEY: SEPT. 14, 2016



## LEGEND:

- IRON PIPE FOUND
- MAG NAIL
- NAIL
- ▲ PK WASHER
- ALUMINUM CAP IN HANDHOLE
- ⊕ BRASS CAP IN HANDHOLE
- ⊕ SEWER BLUESTAKE
- ⊕ SEWER MANHOLE
- ⊕ SEWER CLEANOUT
- ⊕ FIRE DEPT. CONNECTION
- ⊕ ELECTRIC JUNCTION BOX
- ⊕ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ FIRE RISER
- ⊕ WATER METER
- ⊕ BACKFLOW PREVENTER
- ⊕ FIRE DEPT. CONNECTION
- ⊕ ONE POST SIGN
- ⊕ PALM TREE
- SS — SANITARY SEWER LINE
- UGE — UNDERGROUND ELECTRIC LINE
- UGTV — UNDERGROUND TV LINE
- UGG — UNDERGROUND GAS LINE
- UGFO — FIBER OPTIC LINE
- WATER LINE
- CONCRETE CONCRETE HATCH COLOR & PATTERN
- ASPHALT HATCH COLOR & PATTERN

| NO. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |

DRAWN BY: JR  
CHECKED BY: JQH

CIVIL AND SURVEY  
**HUNTER ENGINEERING**  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
T 480 991 3985  
F 480 991 3986

**ALTA/NSPS LAND TITLE SURVEY**  
LOTS 12 AND 13 OF TAYLORS ADDITION TO SCOTTSDALE AS RECORDED IN BOOK 22 OF MAPS, PAGE 3 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 27  
TWN: 2N  
RANGE: 04

JOB NO.:  
LGEC215-001

SCALE  
1" = 20'

SHEET  
**1 OF 1**