

Full Size or Largest Size
(site plan, landscape, elevations)

PROJECT DATA

PROJECT DESCRIPTION
PROPOSED NEW 8426 SF RETAIL COMMERCIAL PROJECT CONSISTING OF A SHELL BUILDING WITH MINOR SITE IMPROVEMENTS AT AN EXISTING COMMERCIAL DEVELOPMENT. THIS WORK IS A RESULT OF THE REZONE CASE 20-ZN-2015.

ZONING = P-3 (C-2/P-3)
CITY OF SCOTTSDALE ZONING CASE NO. 20-ZN-2015
CONSTRUCTION TYPE = V-B - AFES SPRINKLERED
OCCUPANCY TYPE = M AND B

AREA
SITE = 0.84 ACRES (NET) / 1.75 ACRES (GROSS)
LOT COVERAGE = 20.9%
LANDSCAPED AREA = 11,590 SF-SEE LANDSCAPE PLAN
NEW BUILDING AREA = FLOOR 1 = 4213 SF
FLOOR 2 = 4213 SF
TOTAL = 8426 SF
NEW COVERED WALKWAYS = 1338 SF
EXISTING BUILDING AREA = 12,712 SF
TOTAL = 14,896 SF

PARKING REQUIREMENTS
REQUIRED = 70 SPACES

PROVIDED
-101 SPACES (14 ON SITE SPACES AND 86 P-3 CREDITS)
-1 ACCESSIBLE SPACE REQUIRED
-1 ACCESSIBLE SPACE PROVIDED

BICYCLE PARKING REQUIRED:
1 PER 10 REQUIRED VEHICLE SPACES
8416 SF / 300 = 29 VEHICLE SPACES = 3 BICYCLE SPACES
BICYCLE PARKING PROVIDED: 4

PROPERTY OWNER
JALYNN PROPERTIES
912 W CHANDLER BLVD SUITE B-3
CHANDLER, ARIZONA 85224
CONTACT: DANNY SALEM (480) 899-1288

PROPERTY DESCRIPTION
TRACT A, SUNDOWN PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 65 OF MAPS, PAGE 40.
APN: 175-42-134

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15% 7618 SF X .15 = 1143 SF
PROVIDED: 2376 SF
OPEN SPACE REQUIRED:
LOT AREA x 10% FIRST 12 FT OF HEIGHT: 36476 SF X .10 = 3645 SF
NEXT 24 FT OF HEIGHT: 24 FT X .004 X 36476 = 3502 SF
TOTAL = 7147 SF
PROVIDED: 7980 SF
FRONTAGE OPEN SPACE REQUIRED:
7147 SF X .50 = 3574 SF
PROVIDED: 5020 SF

PRELIMINARY



phoenix arizona 602.703.7656
web: www.wwarchitects.com
email: ww@wwarchitects.com

Sundown Plaza

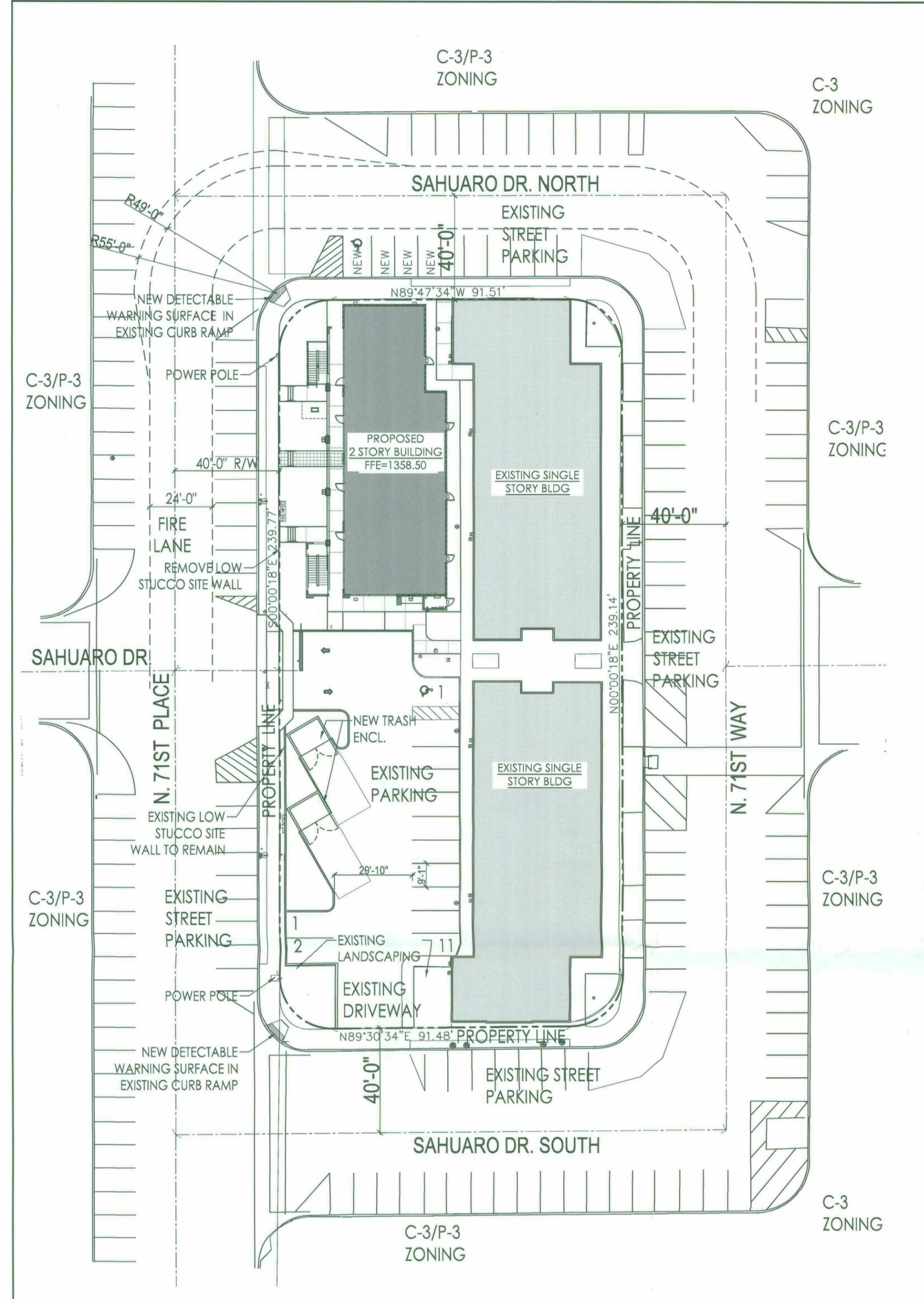
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
THIRD SUBMITTAL 5-24-17
Project: SUNDOWN PLAZA
Date: APRIL 5 2017
Drawn: WXW
Checked: WXW
Revised:

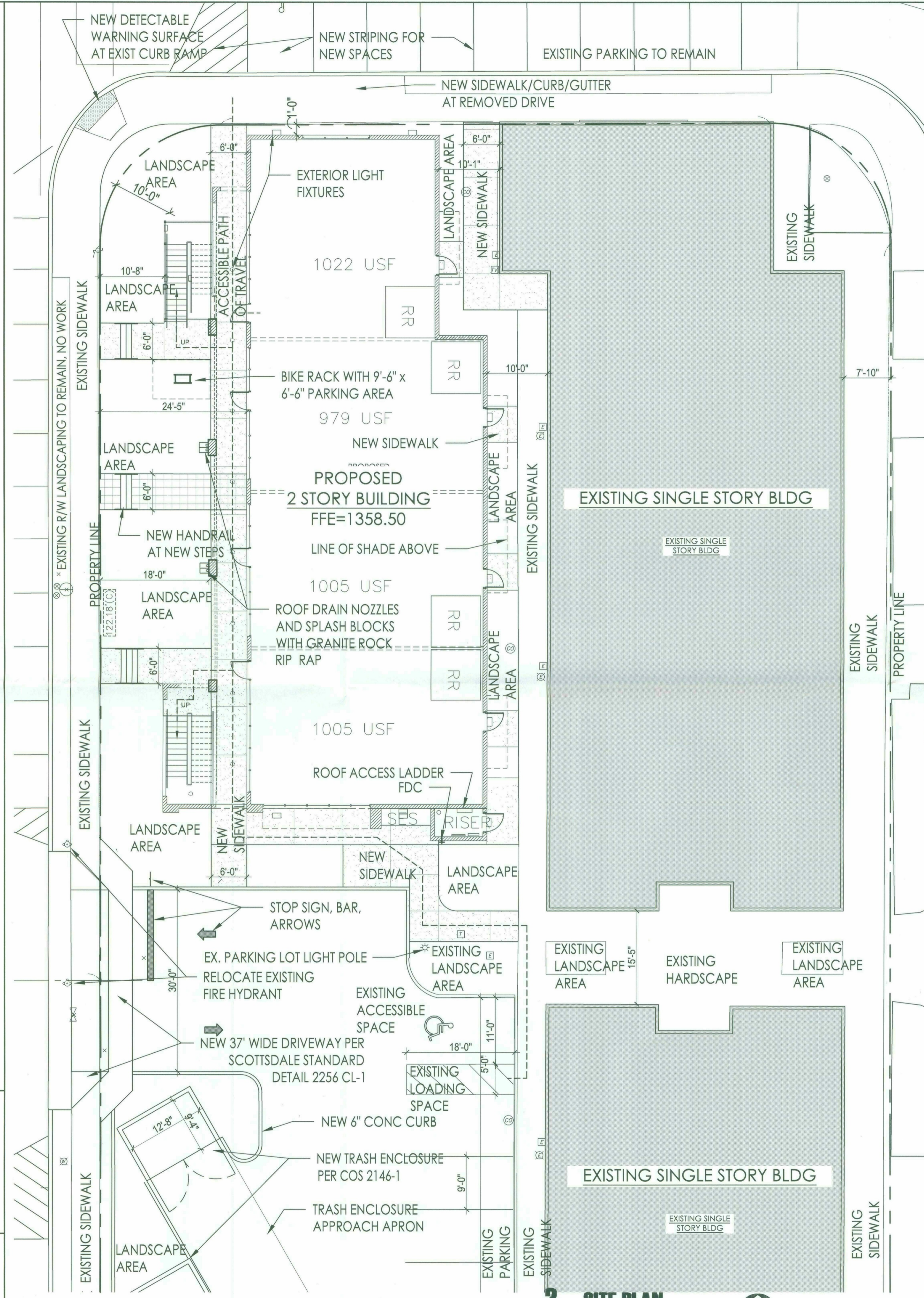
DR-1

SITE PLAN



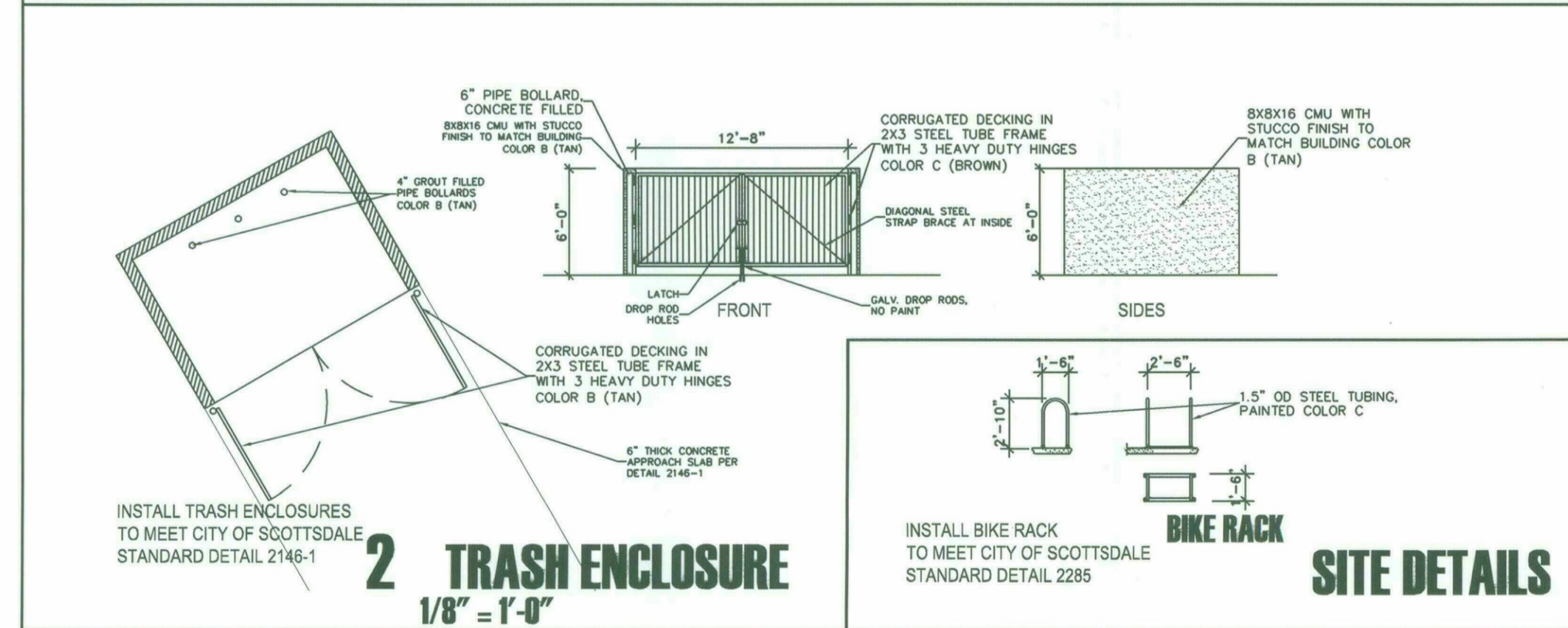
1 OVERALL SITE PLAN

1/32" = 1'-0"



3 SITE PLAN

1" = 20'-0"

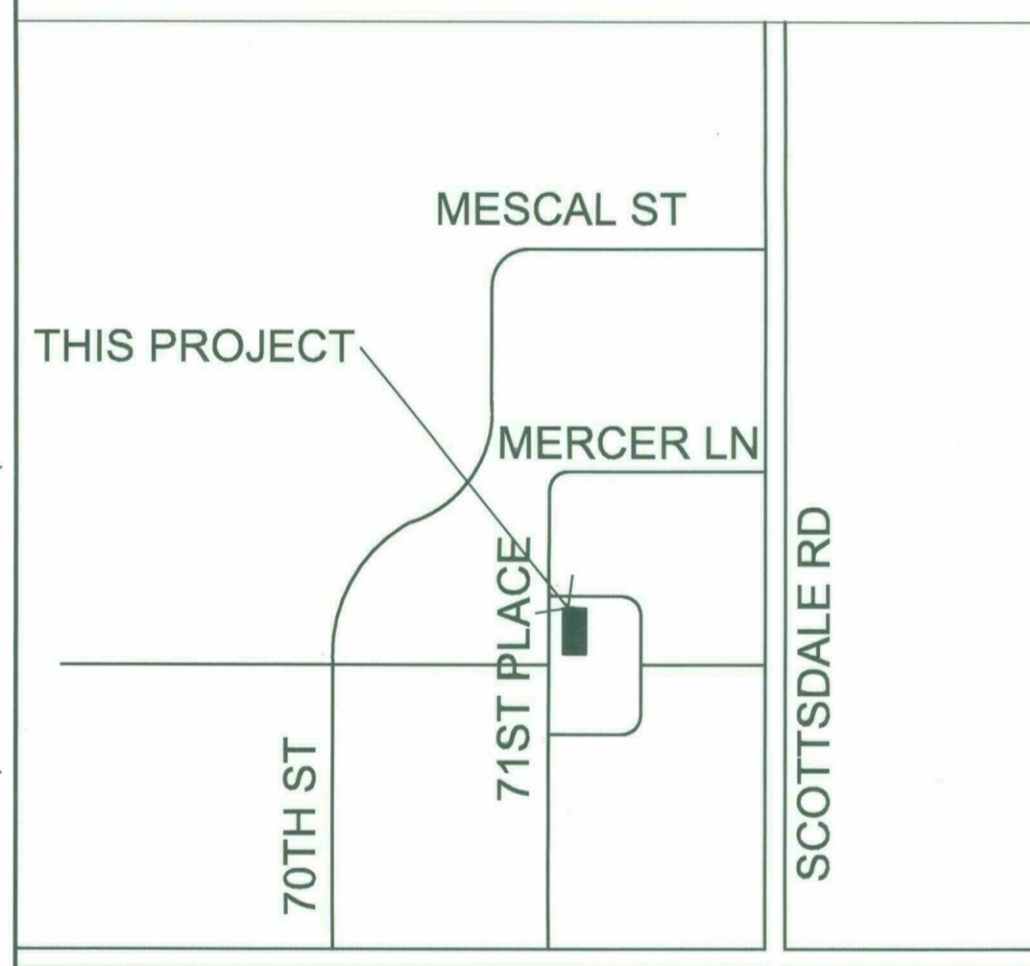


2 TRASH ENCLOSURE

1/8" = 1'-0"

BIKE RACK

SITE DETAILS



4 VICINITY PLAN





W.W. ARCHITECTS
Architecture
Design
phoenix arizona 602.703.7656
web: www.wxwarchitects.com
email: wxw@wxwarchitects.com

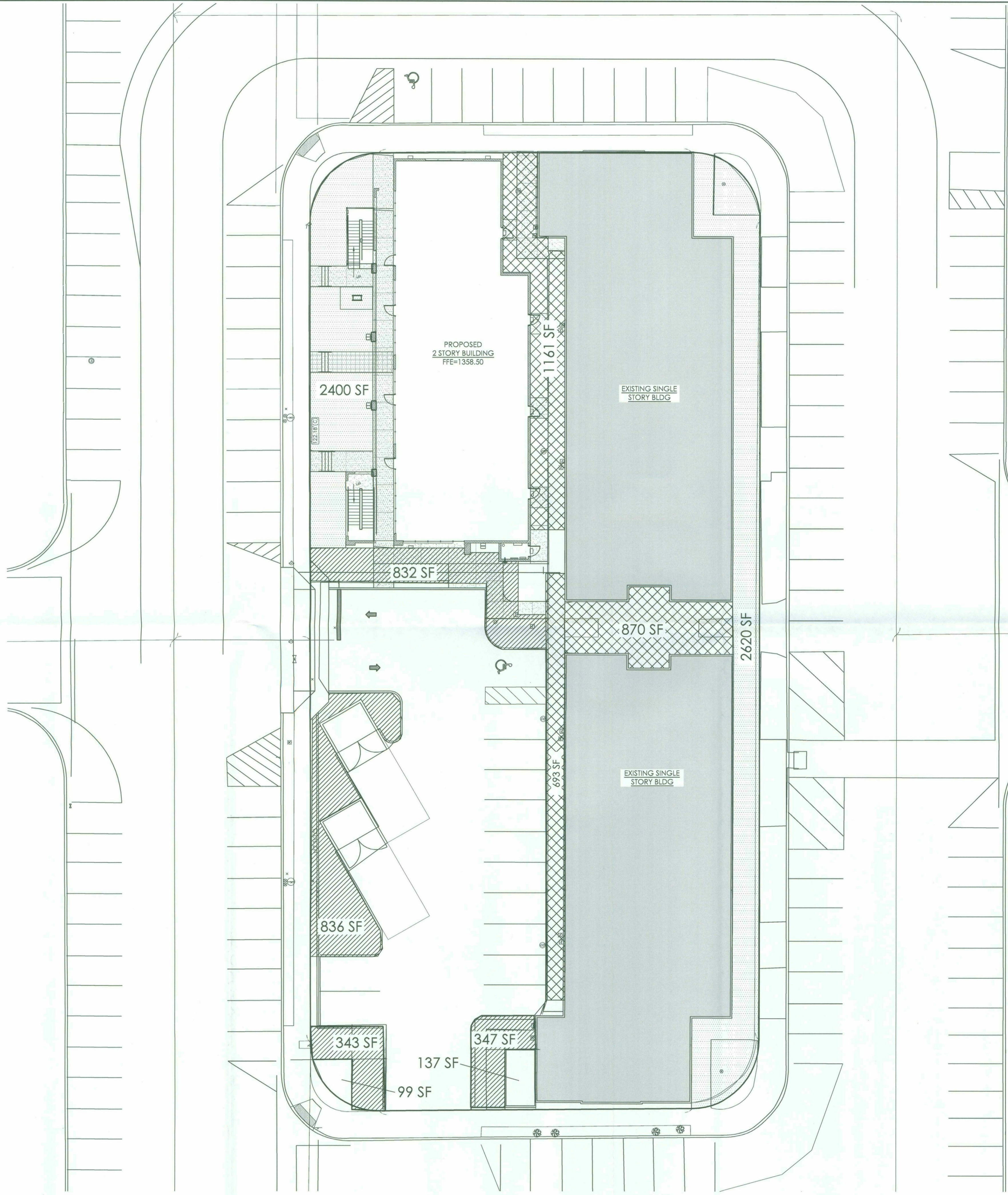
Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING
ADDITION


CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
THIRD SUBMITTAL 5-24-17
Project: SUNDOWN PLAZA
Date: APRIL 5 2017
Drawn: WXW
Checked: WXW
Revised:


SITE PLAN
OPEN SPACE PLAN

DR-2



OPEN SPACE PLAN LEGEND

 **PARKING LOT LANDSCAPING**
REQUIRED:
PARKING LOT AREA x 15%
7618 SF X .15 = 1143 SF
PROVIDED: 2376 SF

 **OPEN SPACE**
REQUIRED:
LOT AREA x 10%
FIRST 12 FT OF HEIGHT:
36476 SF X .10 = 3645 SF
NEXT 24 FT OF HEIGHT:
24 FT X .004 X 36476 = 3502 SF
TOTAL = 7147 SF
PROVIDED: 7980 SF

 **FRONTAGE OPEN SPACE**
REQUIRED:
7147 SF X .50 = 3574 SF
PROVIDED: 5020 SF

PRELIMINARY

EXPIRES 6-30-2015

W.W. ARCHITECTS

Architecture Design

phoenix arizona 602.703.7656

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Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

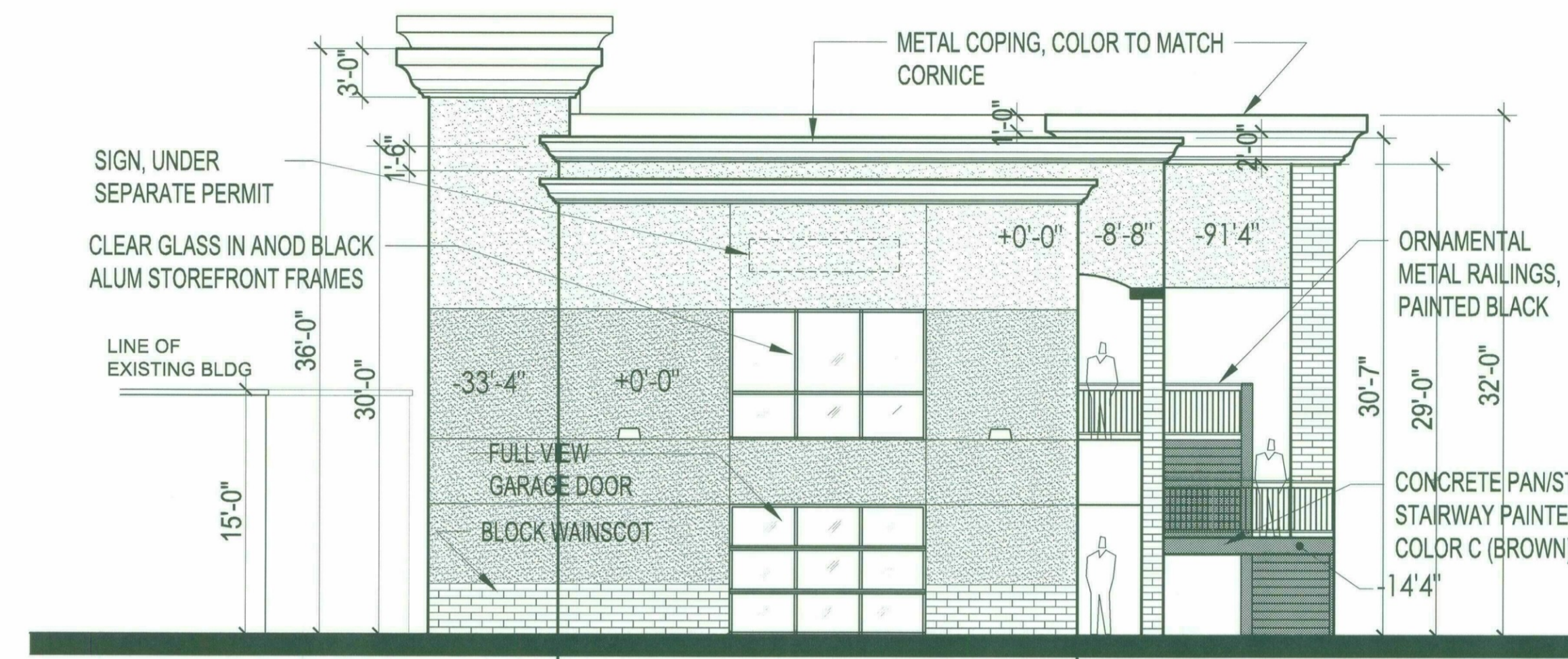
NEW OFFICE BUILDING
ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
THIRD SUBMITTAL 5-24-17
Project: SUNDOWN PLAZA
Date: MAY 2017
Drawn: WXW
Checked: WXW
Revised:

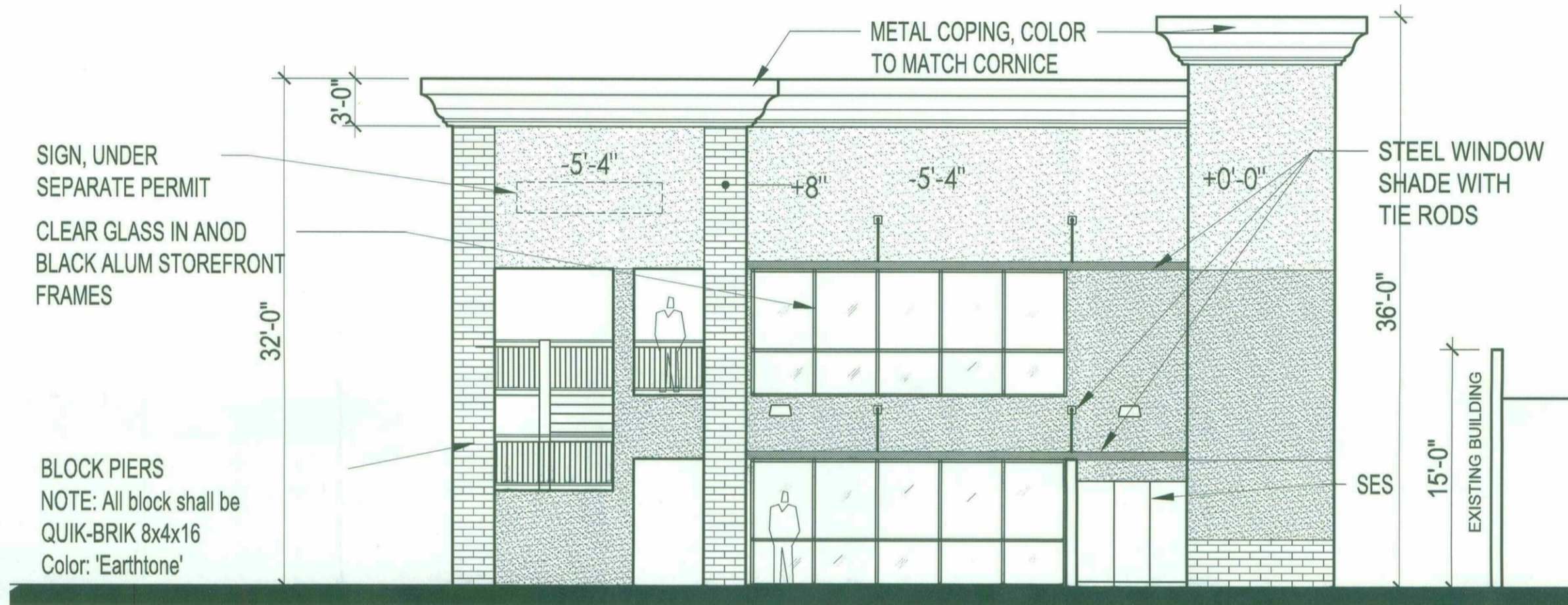
ELEVATIONS

DR-3

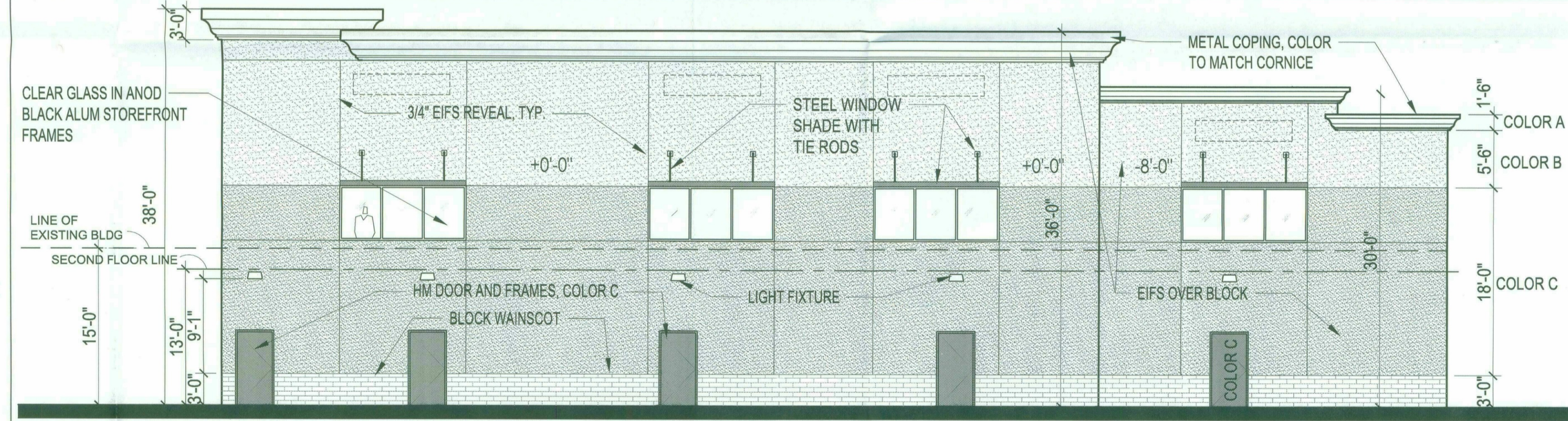
59-DR-2016
05/24/2017



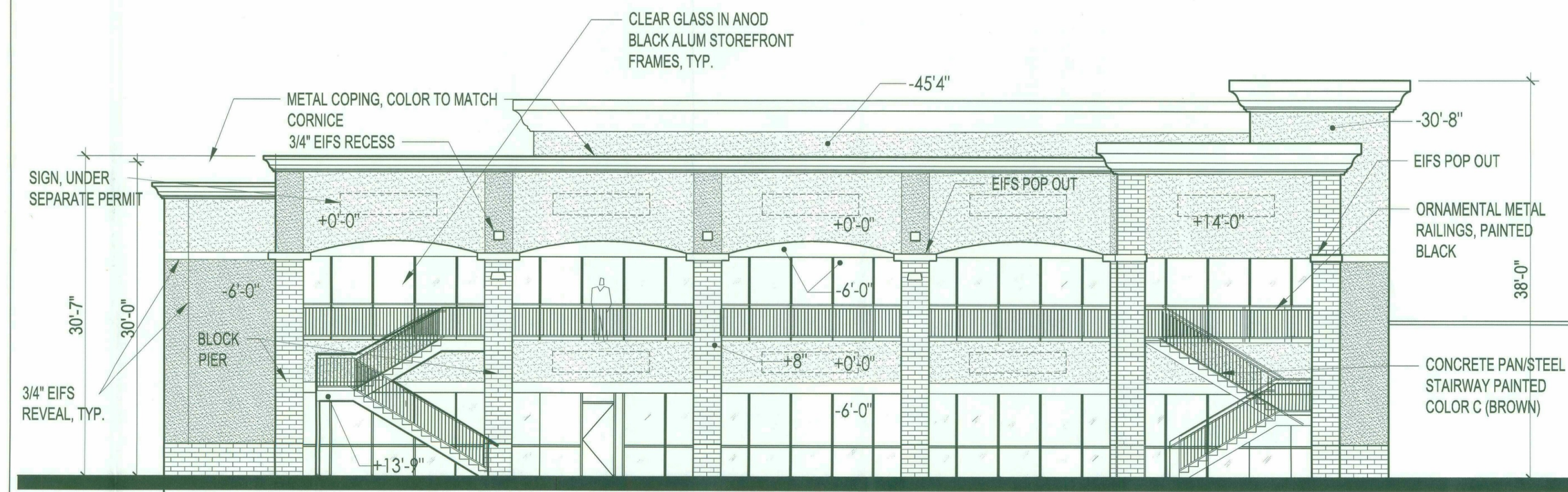
1 NORTH ELEVATION
1/8" = 1'-0"



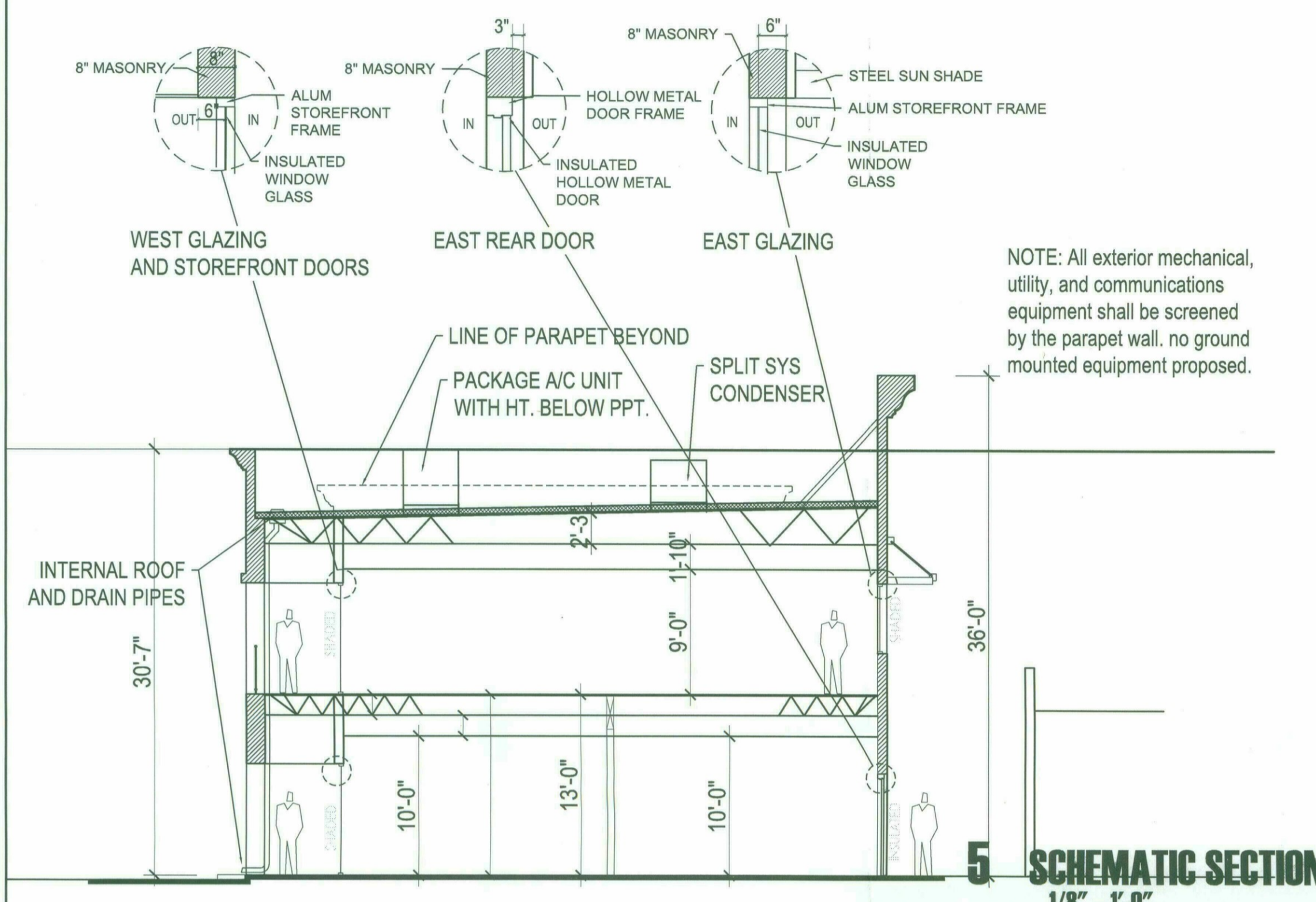
2 SOUTH ELEVATION
1/8" = 1'-0"



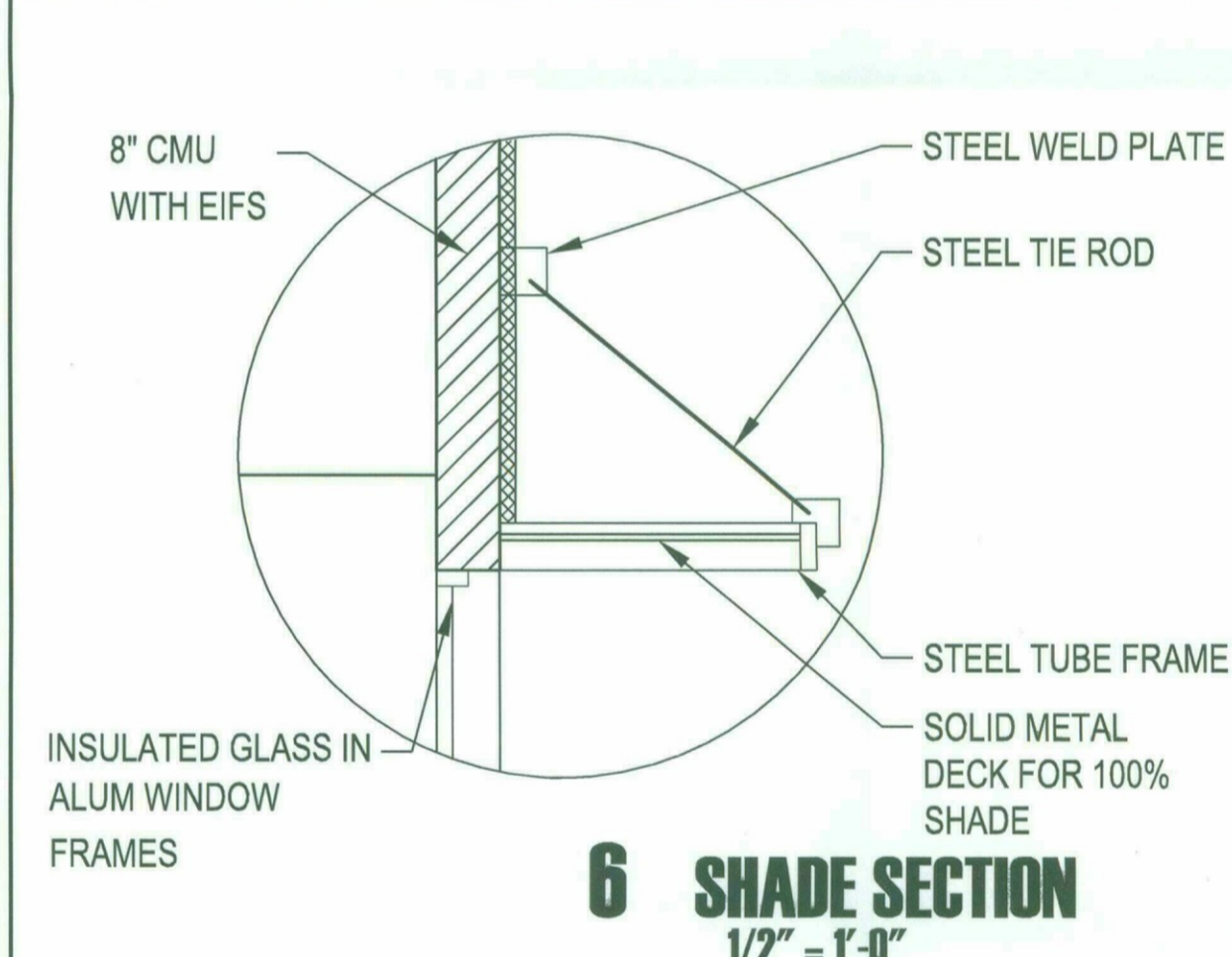
3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"



5 SCHEMATIC SECTION
1/8" = 1'-0"



6 SHADE SECTION
1/2" = 1'-0"

NOTE: All exterior mechanical, utility, and communications equipment shall be screened by the parapet wall. no ground mounted equipment proposed.

BLOCK PIERS
NOTE: All block shall be QUIK-BRIK 8x4x16 Color: 'Earthtone'

COLOR LEGEND

- EIFS COLOR A DOVER WHITE-SW 6385
- EIFS COLOR B LOGGIA-SW 7506
- EIFS COLOR C TAVERN TAUPE-SW 7508
- RAILING COLOR SW 6991-BLACK MAGIC
- QUIK-BRIK COLOR EARTHTONE
- STOREFRONT FRAMES COLOR BLACK ANODIZED ALUMINUM

59-DR-2016
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7.20.2017
DATE INITIALS

PRELIMINARY

EXPIRES 6-30-2015



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Sundown Plaza
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Scottsdale, AZ

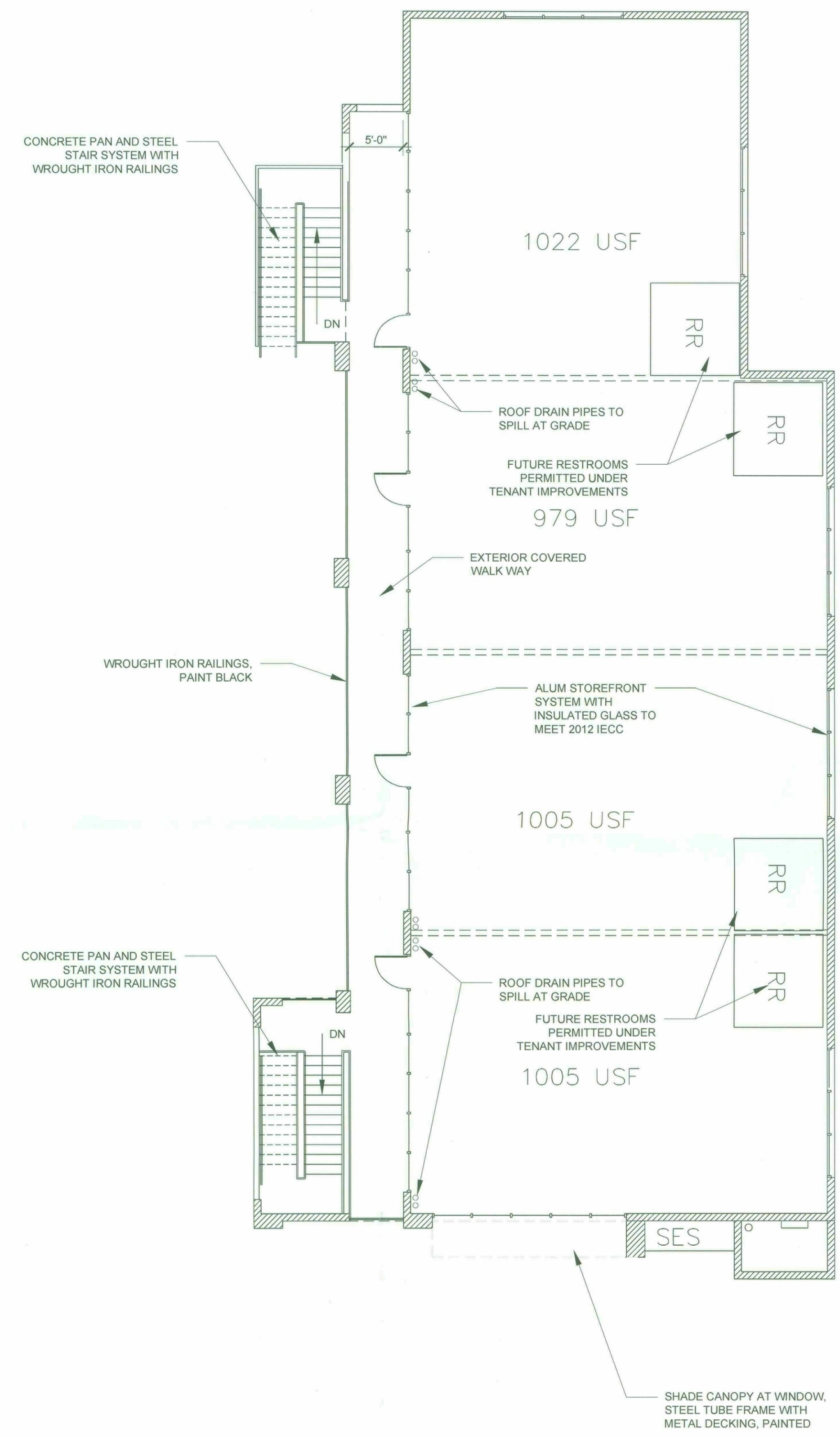
NEW OFFICE BUILDING
ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016

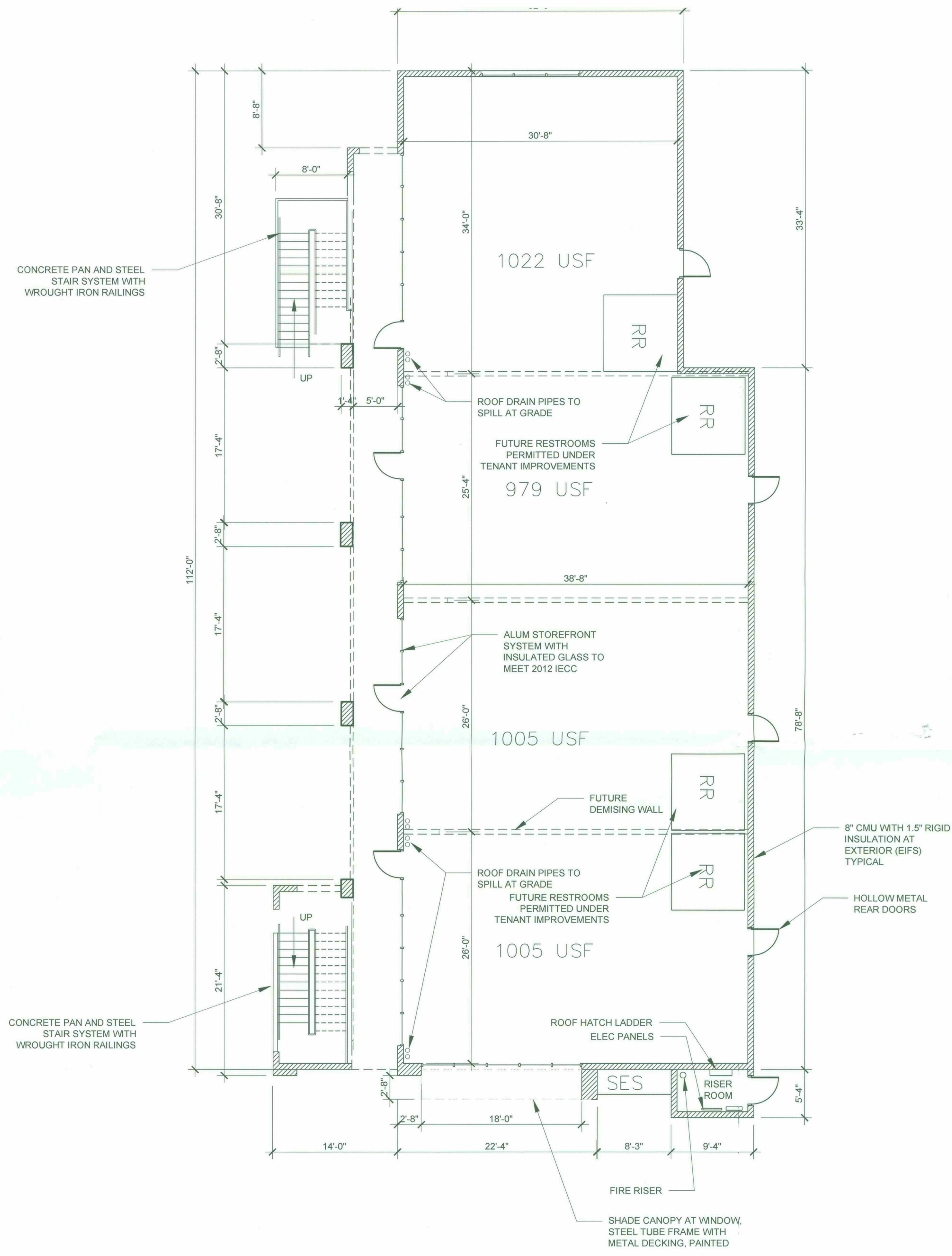
Project: SUNDOWN PLAZA
Date: DECEMBER, 2016
Drawn: WXW
Checked: WXW
Revised:

FLOOR PLAN
FIRST FLOOR
SECOND FLOOR

DR-4



2 SECOND FLOOR PLAN
1/8" = 1'-0"
North



1 FIRST FLOOR PLAN
1/8" = 1'-0"
North

59-DR-2016
04/05/17

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PRELIMINARY

EXPIRES 6-30-2015

W.W. ARCHITECTS

Architecture Design

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Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING
ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
Project: SUNDOWN PLAZA

Date: APRIL 5 2017
Drawn: WXW
Checked: WXW
Revised:

59-DR-2016
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
7.20.2017
DATE INITIALS

COLOR
ELEVATIONS

59-DR-2016
05/24/2017

DR-5



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



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

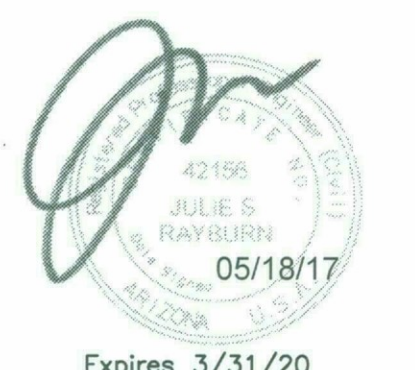
COLOR LEGEND

- EIFS COLOR A
DOVER WHITE-SW
6365
- EIFS COLOR B
LOGGIA-SW 7508
- EIFS COLOR C
TAVERN TAUPE-SW
7508
- RAILING COLOR
SW 6991-BLACK
MAGIC
- QUIK-BRIK COLOR
EARTHTONE
- STOREFRONT
FRAMES COLOR
BLACK ANODIZED
ALUMINUM

PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

FOR SUNDOWN PLAZA SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 NORTH,
RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA
10636 N. 71ST WAY, SCOTTSDALE, ARIZONA



W&W ARCHITECTS
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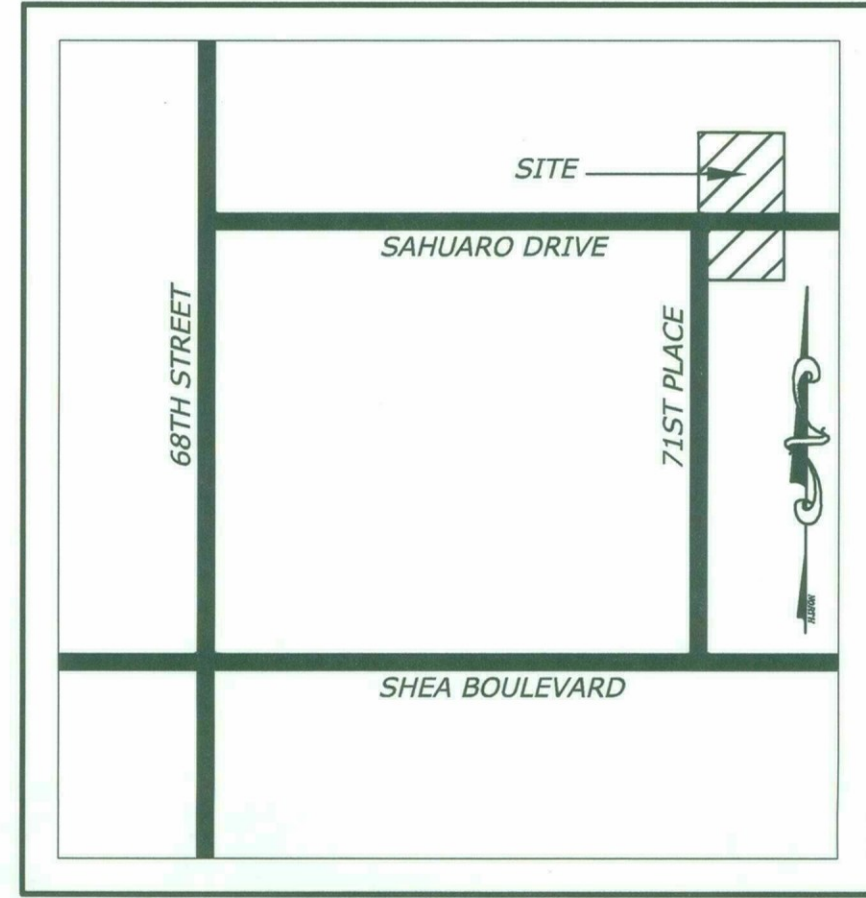
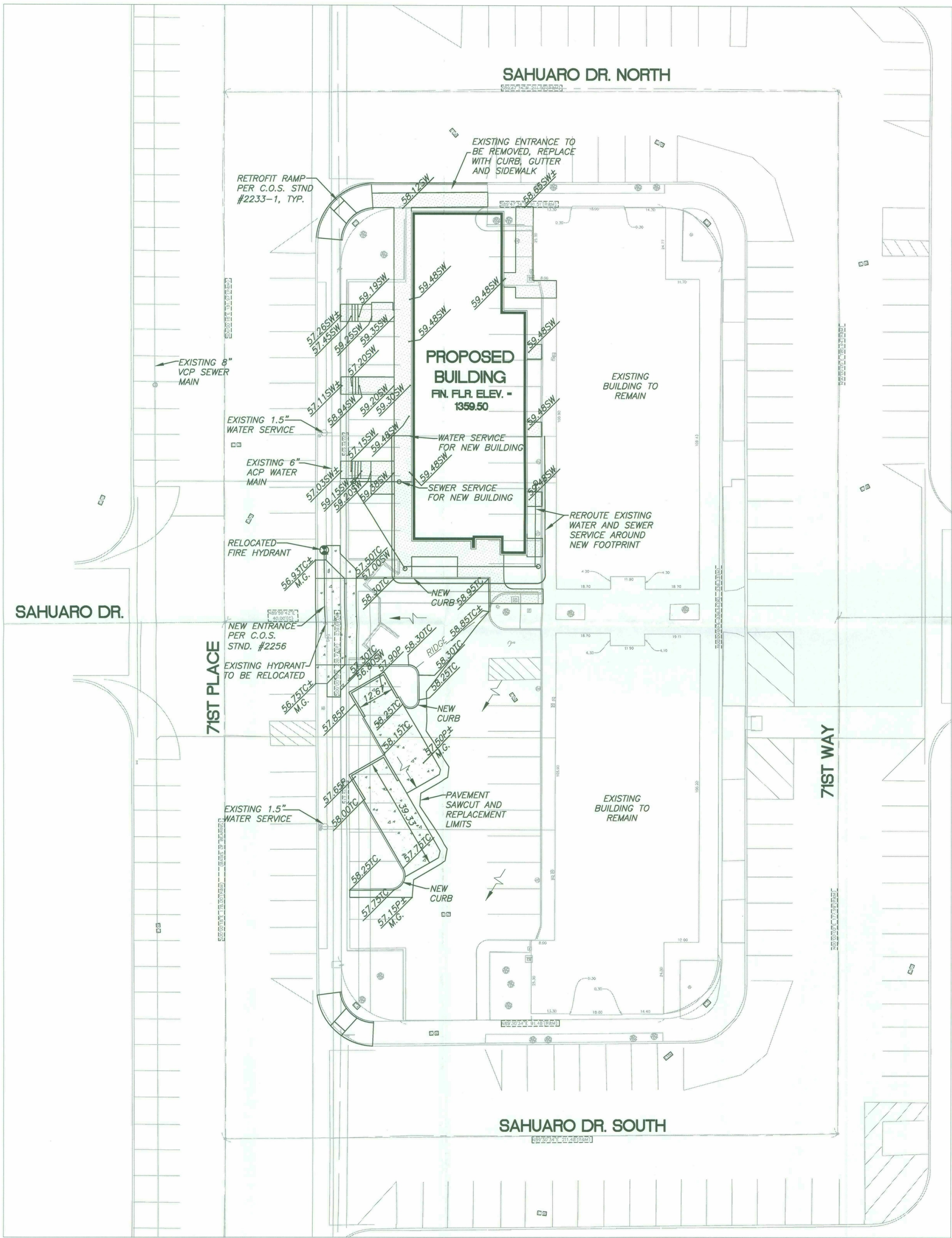
Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING
ADDITION

Project: 16-059-50
Date: 03.20.17
Drawn: JSR / SWR
Checked: JSR
Revised:

PRELIMINARY
GRADING AND
DRAINAGE PLAN

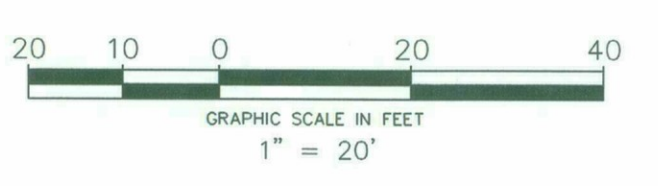
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VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED
- CURB AND GUTTER
- REVERSE GUTTER
- MANHOLE
- CURB / YARD DROP INLET
- FLARED END SECTION
- FIRE HYDRANT
- VALVE
- REDUCER
- TEE
- BEND
- SIAMESE CONNECTION
- STORM DRAINAGE LINE
- SANITARY SEWER LINE
- WATER LINE
- CLEANOUT
- SPOT ELEVATION
- TC = TOP OF CURB
- TB = TOP OF BANK
- FL = FLOW LINE
- EP = EDGE OF PAVEMENT
- TW = TOP OF WALL
- P = PAVEMENT
- CONCRETE WALK
- HEAVY DUTY CONCRETE
- HEAVY DUTY PAVEMENT
- SWALE
- PROPERTY LINE
- ROADWAY CENTERLINE
- LIGHTPOLE
- WATER METER
- BACKFLOW PREVENTER
- 1' CONTOUR
- 10' CONTOUR
- INLET PROTECTION
- DRAINAGE FLOW DIRECTION



OWNER / DEVELOPER:
JAYLYNN PROPERTIES
ATTN: DANNY SALEM
1635 W. CHANDLER BLVD.
CHANDLER, AZ 85224
480.993.8699
DANNYSALEMDDS@YAHOO.COM

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: JULIE S. RAYBURN, P.E.
4505 E. CHANDLER BLVD., SUITE 265
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

BENCHMARK:
CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF
SHEA BOULEVARD AND 68TH PLACE. ELEVATION = 1354.23 PER THE
CITY OF SCOTTSDALE DATUM (NAVD 88).

SITE AREA:
NET SITE AREA = 36,401 SF
OR 0.84 ACRES
DISTURBED AREA = 0.33 ACRES

APN #: 175-42-134

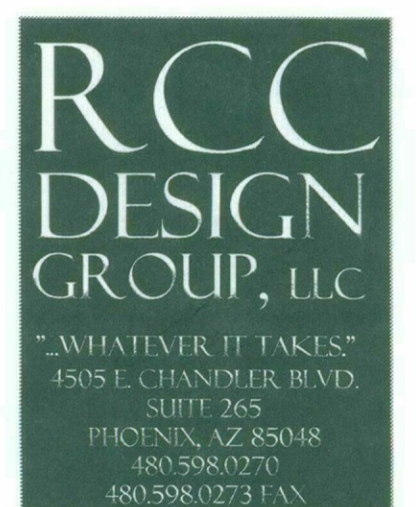
ZONING: C-3

NO RETENTION IS REQUIRED PER
THE CITY OF SCOTTSDALE

DRAINAGE STATEMENT:
THE EXISTING RUNOFF PATTERNS OF THIS SITE WILL BE
MAINTAINED AND NO NEW IMPERVIOUS AREA WILL BE
ADDED WITH THE NEW DEVELOPMENT.

WATER AND SEWER FOR THE
NEW BUILDING WILL BE
PROVIDED FROM THE EXISTING
SERVICE LINES FOR THE
EXISTING BUILDING. ANY LINE
RELOCATION, IF REQUIRED, WILL
BE SHOWN AS A PART OF THE
CONSTRUCTION DOCUMENTS.

-PRELIMINARY-
NOT FOR
CONSTRUCTION



**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.

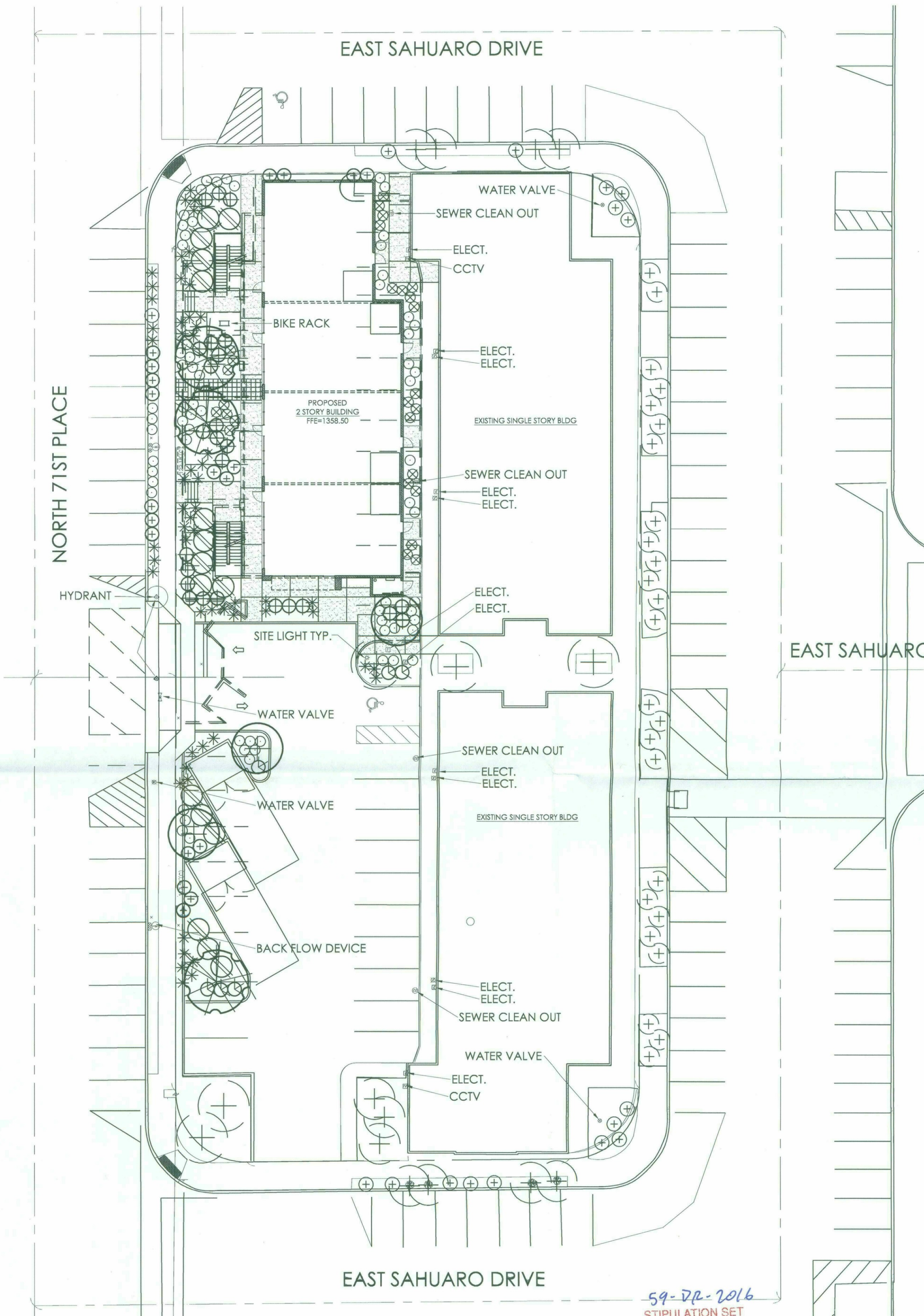
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF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

LANDSCAPE LEGEND

- CERCIDIUM DESERT MUSEUM
DESERT MUSEUM PALO VERDE
2" CALIPER (3)
- ACACIA SALICINA
WILLOW ACACIA
2" CALIPER (3)
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (6)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (16)
- MUHLENBERGIA REGAL MIST
REGAL MIST DEER GRASS
5 GALLON (25)
- EREMOPHILA MACULATA
VALENTINE BUSH
5 GALLON (19)
- LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (67)
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (58)
- PEDILANTHUS SP.
LADY SLIPPER
1 GALLON (27)
- 1/2" MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE SUMMARY DATA:
(NEW CONSTRUCTION AREA)**

OFF-SITE LANDSCAPE AREA: 432 SQ.FT.
ON-SITE LANDSCAPE AREA: 2,287 SQ.FT.
PARKING LOT LANDSCAPE AREA: 360 SQ.FT.

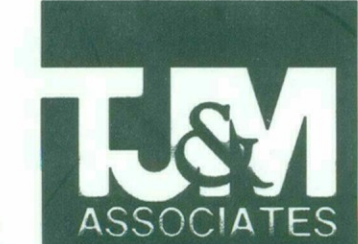


LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

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.



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: timmccqueen@tjmla.net



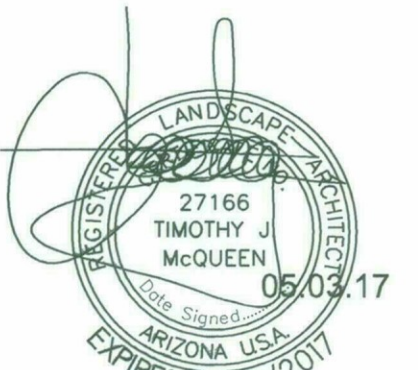
Architecture
Design

phoenix arizona 602.703.7656
web: www.wxwarchitects.com
email: wxw@wxwarchitects.com

Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

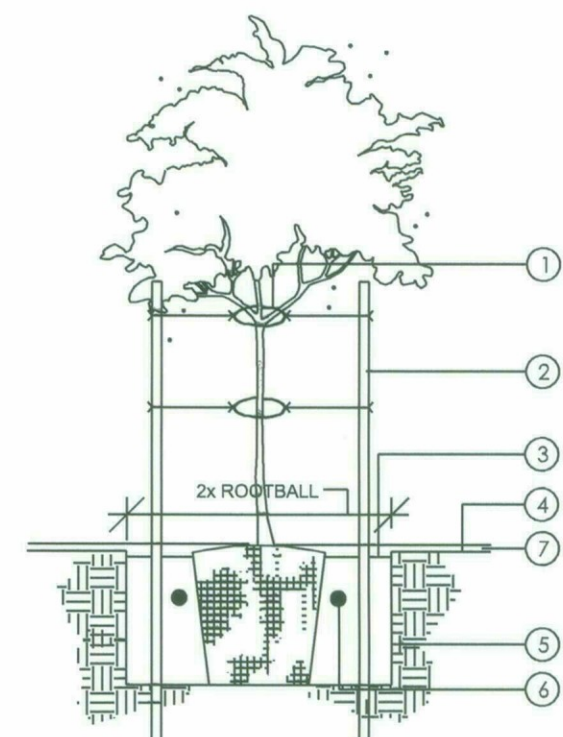
NEW OFFICE BUILDING
ADDITION

Project: _____
Date: _____
Drawn: _____
Checked: _____
Revised: _____



La.01

59-DR-2016
05/24/2017



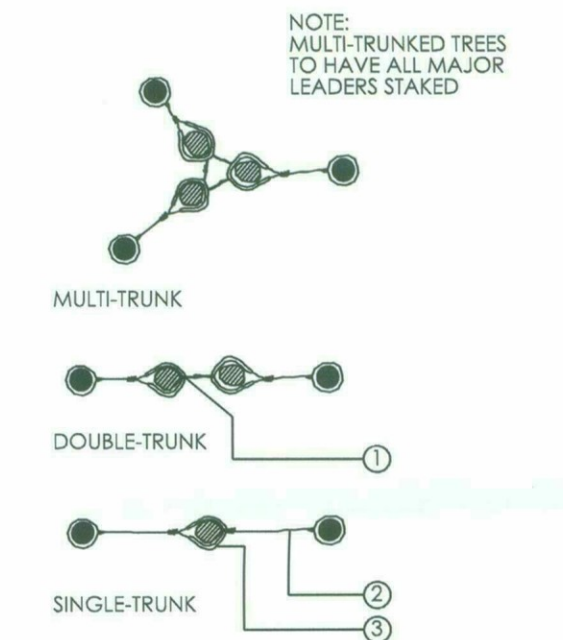
1. 1/2" RUBBER HOSE WITH #10 WIRE
2. TWO 2" ROUND BY 10" LONG GREEN TREE STAKES BURY 3" BELOW GRADE
3. 4" BASIN
4. GRADE (PRIOR TO GRANITE)
5. ROUGHEN SIDES OF PLANT PIT TO PREVENT GLAZING
6. AGRIFORM TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE. (SEE LEGEND FOR TYPE)

BACKFILL PLANT PIT WITH SOIL MIX NOTED IN SPECS.

DOUBLE STAKING DETAIL



NOT TO SCALE

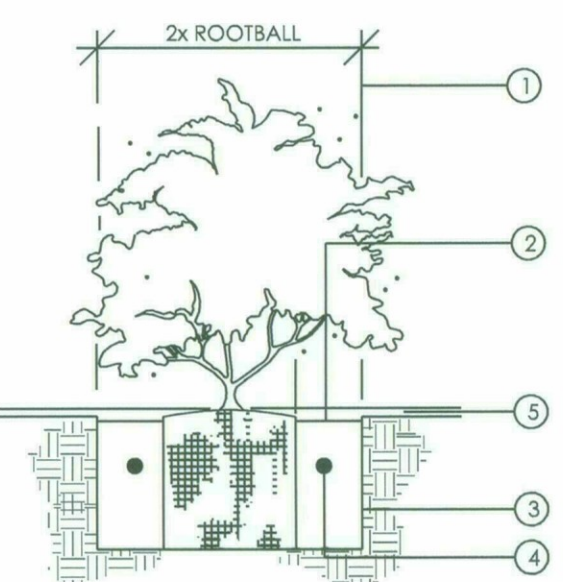


1. NOTCH TUBING LOOP WIRE THROUGH EXPOSED WIRE
2. #10 WIRE RUBBER COATED
3. 1/2" RUBBER HOSE

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

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

TRACT A OF FINAL PLAT OF SUNDOWN PLAZA OF BOOK 65, PAGE 40 PER MARICOPA COUNTY RECORDS. TRACT A BEING A PORTION OF SECTION 22, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LEGAL DESCRIPTION:

TRACT A, SUNDOWN PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 65 OF MAPS, PAGE 40.

APN: 175-42-134

REFERENCES:

1. SUNDOWN PLAZA FINAL PLAT RECORDED IN BOOK 65, PAGE 40 PER MARICOPA COUNTY RECORDS.

BASIS OF BEARING:

MONUMENT LINE OF 71ST PLACE AS SHOWN ON FINAL PLAT OF SUNDOWN PLAZA RECORDED IN BOOK 65, PAGE 40 PER MARICOPA COUNTY RECORDS: BEARING N00°00'18"E.

BENCHMARK:

CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE INTERSECTION OF SHEA ROAD AND 68TH PLACE. ELEVATION = 1354.23 PER THE CITY OF SCOTTSDALE DATUM (NAVD 88)

TITLE REFERENCE:

THIS SURVEY IS BASED UPON THE CONDITION OF TITLE REPORT ISSUED BY CHICAGO TITLE AGENCY, INC. FOR: JAYLYNN PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY; ORDER NO. C1405233-346-DH, DATED JULY 8, 2014, AMENDMENT DATE: JULY 14, 2014, AMENDMENT NO.: 2/STW. WESTWOOD PROFESSIONAL SERVICES HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B EXCEPTION DOCUMENTS PROVIDED BY CHICAGO TITLE AGENCY FOR: JAYLYNN PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY LISTED HEREON. WESTWOOD PROFESSIONAL SERVICES MAKES NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

NOTES:

- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
- THIS SURVEY IS VALID ONLY WHEN BEARING THE SEAL AND SIGNATURE OF THE SURVEYOR.
- NO VISIBLE EVIDENCE OF WASTE DUMP OR LANDFILL WAS NOTED ON THE SITE.
- A PLANT SURVEY WAS NOT PERFORMED AS PART OF THIS ALTA SURVEY.
- ALL BEARING AND DISTANCE SHOWN ARE RECORD AND MEASURED.
- AREAS CALCULATED FOR TRACT A:
 - 0.84 ACRES
 - 36,401 SQUARE FEET
- PARKING SPACES: 45-TOTAL, 1-HANDICAP

FLOOD ZONE:

SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X", ON FLOOD INSURANCE RATE MAP NO. 04013C1760L, WITH A DATE OF IDENTIFICATION OF OCTOBER 16, 2013, FOR COMMUNITY NUMBER 045012, IN MARICOPA COUNTY, STATE OF ARIZONA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ZONE X:

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.

SCHEDULE B (EXCEPTIONS):

- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2014.
- RESERVATIONS CONTINUED IN THE PATENT
 - FROM: THE UNITED STATES OF AMERICA
 - RECORDING DATE: 12/31/1913
 - RECORDING NO: BOOK 108 OF DEEDS, PAGE 141
 - WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:

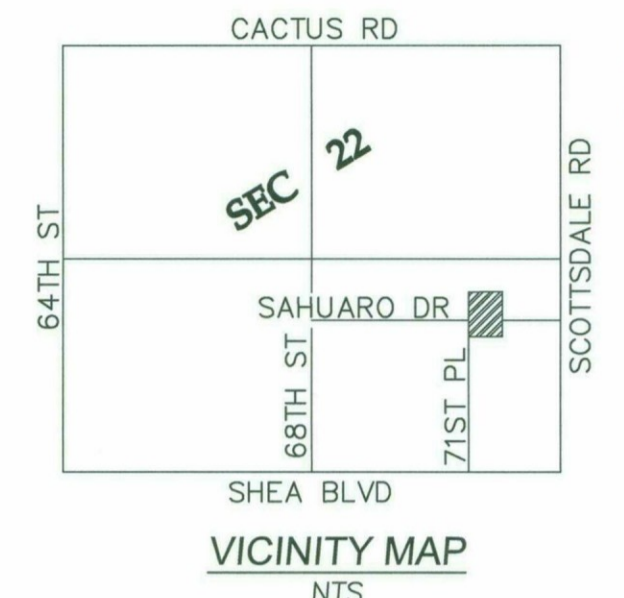
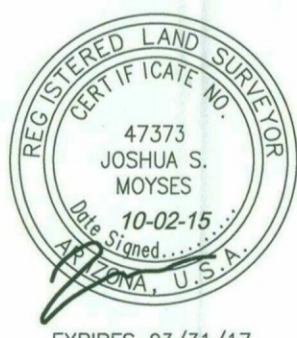
SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS AND THERE IS RESERVED A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE RECORDED PLAT RECORDED IN BOOK 65 OF MAPS PAGE 40.
- 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 OF 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 1773, PAGE 29
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
 - PURPOSE: UTILITIES
 - RECORDING DATE: 05/01/1973
 - RECORDING NO: DOCKET 10115, PAGE 1516
- ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.

SURVEYOR CERTIFICATION:

- TO:
- JAYLYNN PROPERTIES LLC, AN ARIZONA LIMITED LIABILITY COMPANY
 - CHICAGO TITLE AGENCY, INC.

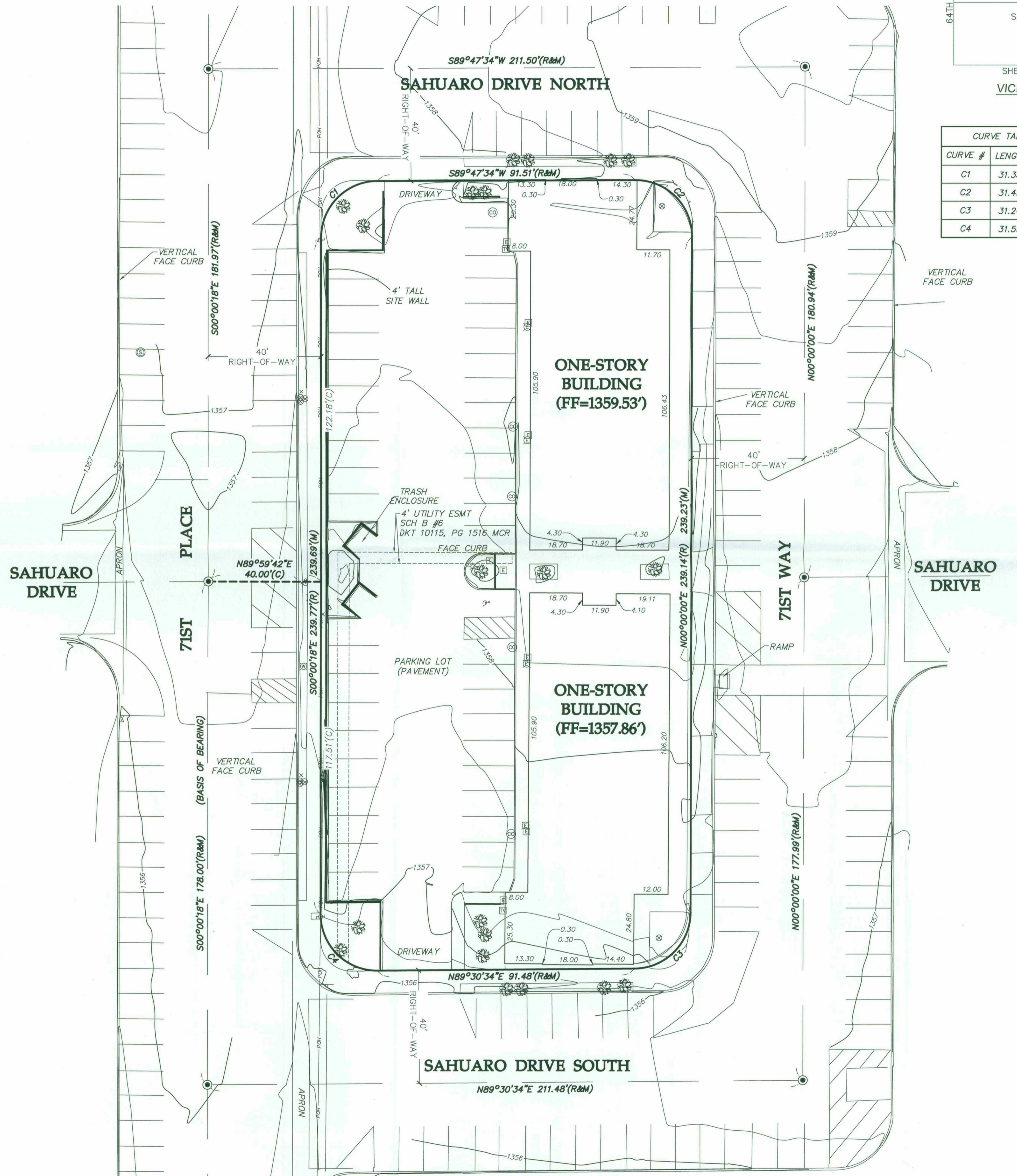
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11a, 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-25-15.

DATE OF PLAT OR MAP: 10-02-15
DATE: JOSHUA S. MOYSES



CURVE TABLE (CALCULATED)

| CURVE # | LENGTH | RADIUS | DELTA |
|---------|--------|--------|-----------|
| C1 | 31.35' | 20.00' | 89°47'52" |
| C2 | 31.49' | 20.00' | 90°12'26" |
| C3 | 31.24' | 20.00' | 89°30'34" |
| C4 | 31.59' | 20.00' | 90°29'08" |



Westwood

6909 East Greenway Parkway, Suite 250
Scottsdale, AZ 85254
Phone (480) 747-6558
Fax (480) 376-8025

Westwood Professional Services, Inc.
westwoodps.com

Designed: JSM
Checked: JSM
Drawn: WPS
Job No: 000454100
Record Drawing by/date:

Revisions:

LEGEND

- FOUND BRASS CAP
- STREET LIGHT
- AIR RELEASE VALVE
- POWER POLE
- WATER VALVE
- WATER METER
- HANDICAP PARKING SPACE
- POST
- FIRE HYDRANT
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC BOX
- CABEL TV PEDESTAL
- TRANSFORMER/SWITCH CABINET
- TREE
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- OVERHEAD POWER LINE
- MARICOPA COUNTY RECORDS
- RIGHT-OF-WAY
- SCHEDULE
- DOCKET
- RECORD & MEASURED
- CALCULATED

PREPARED FOR:
LARSON ENGINEERING
6263 NORTH SCOTTSDALE RD #365
SCOTTSDALE, AZ 85250

**TRACT A
SUNDOWN PLAZA**
Scottsdale, Arizona

**A.L.T.A./A.C.S.M.
LAND TITLE SURVEY**

NOT FOR CONSTRUCTION

Date: 10/02/15
Sheet: 1 OF 1

PROJECT DATA

PROJECT DESCRIPTION
PROPOSED NEW 8426 SF RETAIL COMMERCIAL PROJECT CONSISTING OF A SHELL BUILDING WITH MINOR SITE IMPROVEMENTS AT AN EXISTING COMMERCIAL DEVELOPMENT. THIS WORK IS A RESULT OF THE REZONE CASE 20-2N-2015.

ZONING = P-3 (C-2/P-3)
CITY OF SCOTTSDALE ZONING CASE NO. 20-2N-2015
CONSTRUCTION TYPE = V-B -AFES SPRINKLERED
OCCUPANCY TYPE = M AND B

AREA
SITE = 0.84 ACRES (NET) / 1.75 ACRES (GROSS)
LOT COVERAGE = 20.9%
LANDSCAPED AREA = 11,590 SF-SEE LANDSCAPE PLAN
NEW BUILDING AREA = FLOOR 1 = 4213 SF
FLOOR 2 = 4213 SF
TOTAL = 8426 SF
NEW COVERED WALKWAYS = 1338 SF
EXISTING BUILDING AREA = 12,712 SF
TOTAL = 14,896 SF

PARKING REQUIREMENTS
REQUIRED = 70 SPACES

PROVIDED
-101 SPACES (14 ON SITE SPACES AND 86 P-3 CREDITS)
-1 ACCESSIBLE SPACE REQUIRED
-1 ACCESSIBLE SPACE PROVIDED

BICYCLE PARKING REQUIRED:
1 PER 10 REQUIRED VEHICLE SPACES
8416 SF / 300 = 28 VEHICLE SPACES = 3 BICYCLE SPACES
BICYCLE PARKING PROVIDED: 4

PROPERTY OWNER
JALYNN PROPERTIES
912 W CHANDLER BLVD SUITE B-3
CHANDLER, ARIZONA 85224
CONTACT: DANNY SALEM (480) 899-1288

PROPERTY DESCRIPTION
TRACT A, SUNDOWN PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 65 OF MAPS, PAGE 40.
APN: 175-42-134

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15% 7618 SF X .15 = 1143 SF
PROVIDED: 2376 SF
OPEN SPACE REQUIRED:
LOT AREA x 10% FIRST 12 FT OF HEIGHT: 38476 SF X .10 = 3845 SF
NEXT 24 FT OF HEIGHT: 24 FT X .004 X 36476 = 3502 SF
TOTAL = 7147 SF
PROVIDED: 7980 SF
FRONTAGE OPEN SPACE REQUIRED:
7147 SF X .50 = 3574 SF
PROVIDED: 5020 SF

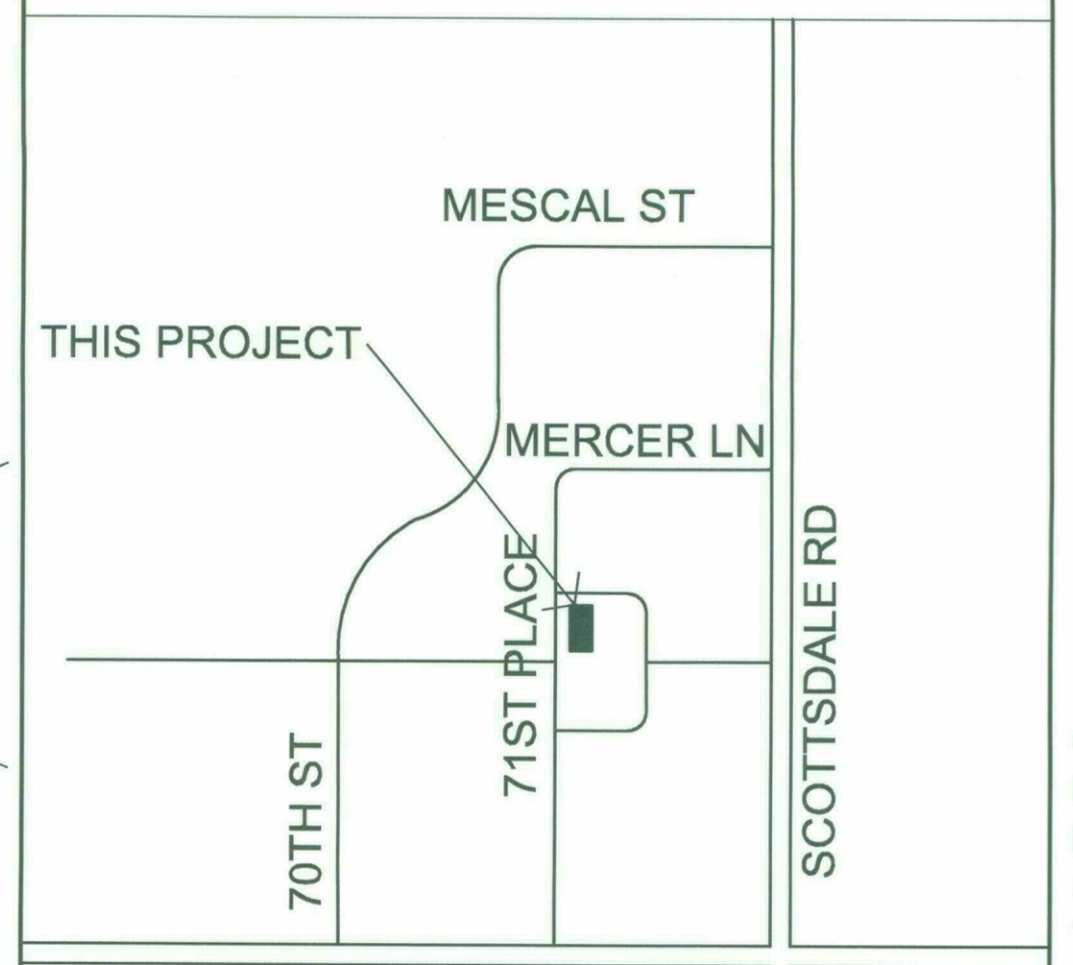


PRELIMINARY
W.W. ARCHITECTS
Architecture Design
phoenix, arizona 602.703.7656
web: www.wxwarchitects.com
email: wxw@wxwarchitects.com

Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING ADDITION

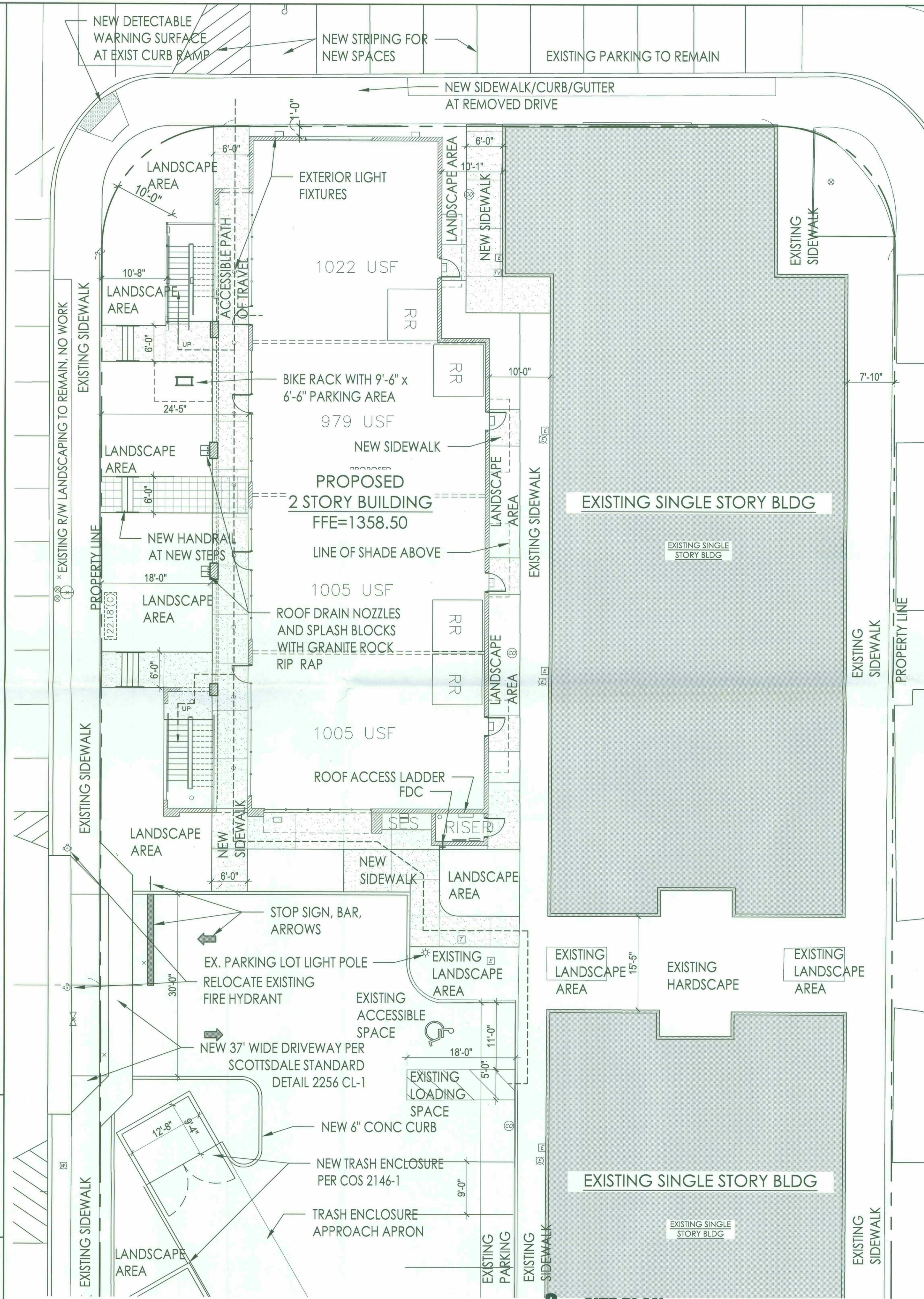
CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
THIRD SUBMITTAL 5-24-17
Project: SUNDOWN PLAZA
Date: APRIL 5 2017
Drawn: WKW
Checked: WKW
Revised:



4 VICINITY PLAN

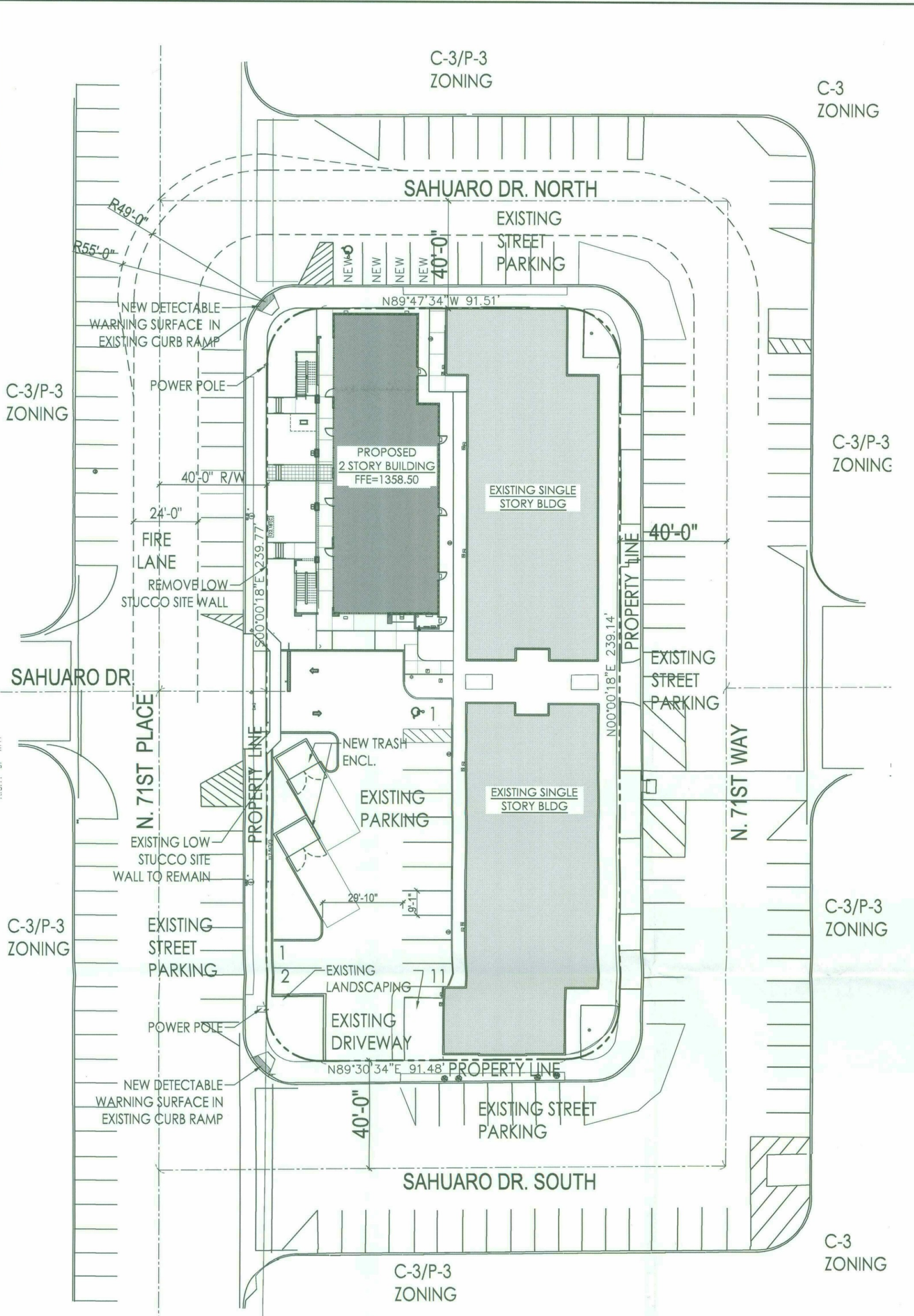
Free Plan Review By:
Rick King (480) 912-2372
rking@scottsdaleaz.gov

SITE PLAN
DR-1
59-DR-2016
05/24/2017



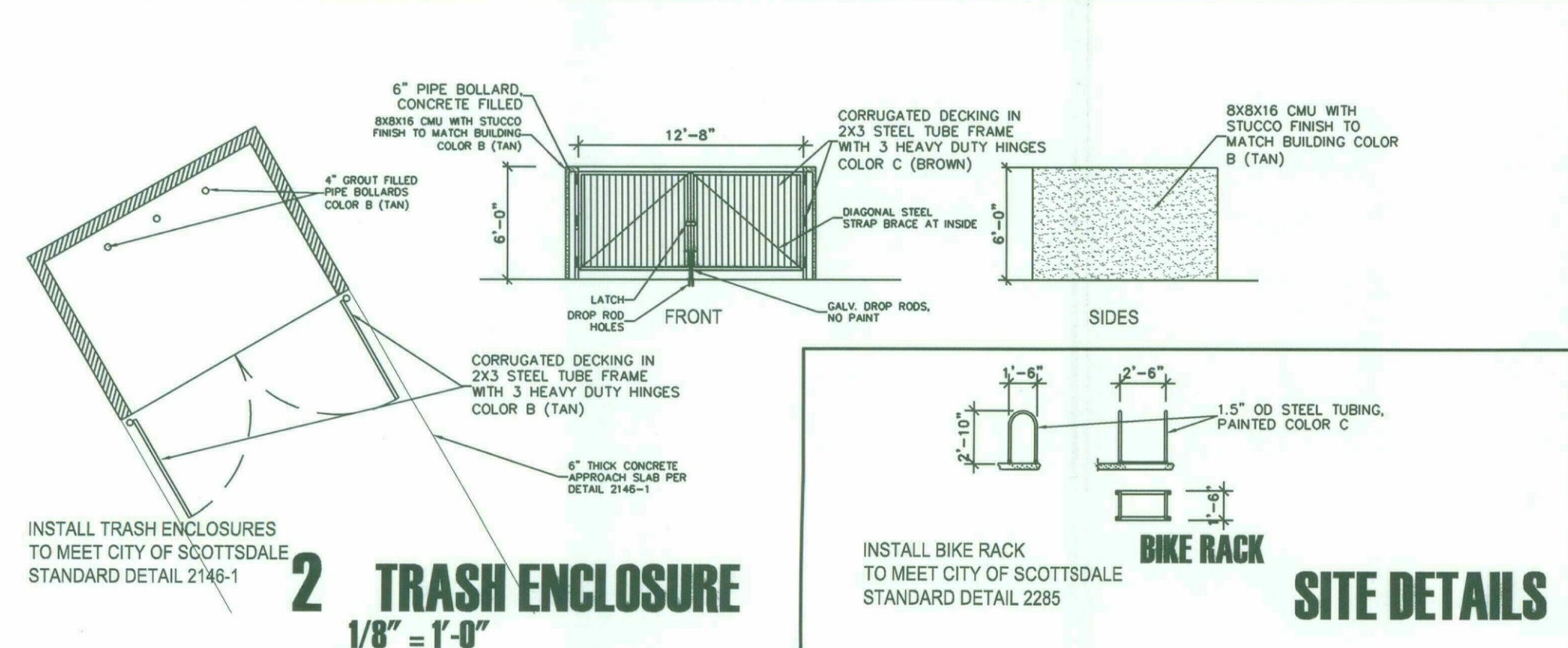
3 SITE PLAN

1" = 20'-0"
0' 6' 10' 20'



1 OVERALL SITE PLAN

1/32" = 1'-0"



SITE DETAILS