

TENANT IMPROVEMENT REQUIRED NOTES

THE FOLLOWING NOTES SHALL BE PROVIDED ON THE COVER SHEET:

- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED, TO THE HEIGHT OF THE TALLEST UNIT, BY A PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF TALLEST UNIT. (A DETAIL IS ALSO REQUIRED)
- REVISION I.3 NOVEMBER, 2014 OR
- THERE SHALL BE NO ROOF-MOUNTED OR GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT INSTALLED OR PERMITTED WITH THIS APPROVAL.
- ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.
- NEW ROOF-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT
- WHEN INSTALLING NEW OR REPLACING EXISTING ROOF-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT WITH A TENANT IMPROVEMENT, DETAILS SHALL BE PROVIDED INDICATING THAT THE UNIT IS SCREENED BY THE EXISTING PARAPET OR A SCREEN WALL. (THE DIMENSIONS OF THE UNIT AND PARAPET SHALL BE PROVIDED). IF A NEW SCREEN WALL IS PROVIDED, NOTE THAT THE ARCHITECTURAL COLOR AND ARCHITECTURAL MATERIAL FINISH SHALL MATCH THE BUILDING, AND OVERALL DIMENSION SHALL BE PROVIDED FOR THE WALL AND UNIT. ELEVATION MAY ALSO BE UTILIZED WITH THE NEW UNIT DASHED-IN TO SHOW THAT IT IS SCREENED; IF SCREEN WALLS ARE UTILIZED AND SHOWN ON THE ELEVATIONS, DETAILS ARE STILL REQUIRED. A NEW ROOF-MOUNTED UNIT SCREEN WALL MAY REQUIRE A STAFF APPROVAL (SA) OR DEVELOPMENT REVIEW BOARD (DRB) APPROVAL.
- NEW GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT
- WHEN INSTALLING NEW OR REPLACING GROUND-MOUNTED MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT DURING A TENANT IMPROVEMENT, DETAILS SHALL BE PROVIDED INDICATING THAT THE UNIT IS SCREENED BY A SCREEN WALL. THE DETAILS SHALL BE PROVIDED INDICATING OVERALL DIMENSIONS, INCLUDING A DIMENSION FROM THE TOP OF THE UNIT TO THE TOP OF THE SCREEN WALL (THIS SHALL BE A MINIMUM OF 1'-0"). THE DETAIL SHALL ALSO IDENTIFY THE ARCHITECTURAL COLORS AND ARCHITECTURAL MATERIAL FINISH. (ARCHITECTURAL COLOR AND ARCHITECTURAL MATERIAL FINISH SHALL MATCH THE BUILDING.) THERE SHALL ALSO BE A PLAN INDICATING THE LOCATION OF THE UNIT AND SCREEN ON THE SITE. A GROUND-MOUNTED UNIT MAY REQUIRE SA OR DRB APPROVAL.
- EXTERIOR LIGHTING MODIFICATIONS
- EXTERIOR LIGHTING MODIFICATION ADDITIONS SHALL MATCH THE EXIST FIXTURES AND SHALL BE IN COMPLIANCE WITH THE DEVELOPMENT REVIEW BOARD OR SA APPROVAL.
- EXTERIOR IMPROVEMENTS
- IF THE TENANT IMPROVEMENT REQUIRES CHANGES TO THE EXTERIOR OF THE BUILDING, SA OR DRB APPROVAL MAY BE REQUIRED FROM THE CURRENT PLANNING DIVISION OF THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT. THIS SHALL BE COMPLETED PRIOR TO THE SUBMITTAL OF THE PLAN.
- ELEVATIONS (IF REQUIRED)
- THE ELEVATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE SA OR DRB APPROVED ELEVATIONS.
- BUILDING COLORS AND MATERIAL SHALL MATCH THE SA OR DRB APPROVAL AND THE ADDRESS ZONING ORDINANCE REQUIREMENTS; THESE LOCATIONS SHALL BE CLEARLY INDICATED ON THE ELEVATIONS.
- PROVIDE ALL NECESSARY DIMENSIONS.

T. I. NOTES

Panel Number	Panel Date	Suffix	FIRM Date	FIRM Zone	Base Flood Elevation (AO Zone, use depth)
				X	

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
Community Number

Engineer's Certification: The lowest floor elevation(s) and/or flood-proofing elevation(s) on this plan are sufficiently high to provide protection from flooding caused by a one hundred year storm, and are in accordance with City of Scottsdale Revised Code, Chapter 37- Floodways & Floodplains Ordinance.

- PLEASE NOTE
- From the Code of Federal Rules- 44CFR 65.2 Certification of data is a statement that the data is accurate to the best of the certifier's knowledge.
- Certification analysis is a statement that the analysis have been performed correctly and in accordance with sound engineering practices.
- Certification of structural works is a statement that the works are designed in accordance with sound engineering practices to provide protection from the base flood.
- Certification of "as built" conditions is a statement that the structure(s) has been built according to the plans being certified is in place and is fully functioning.

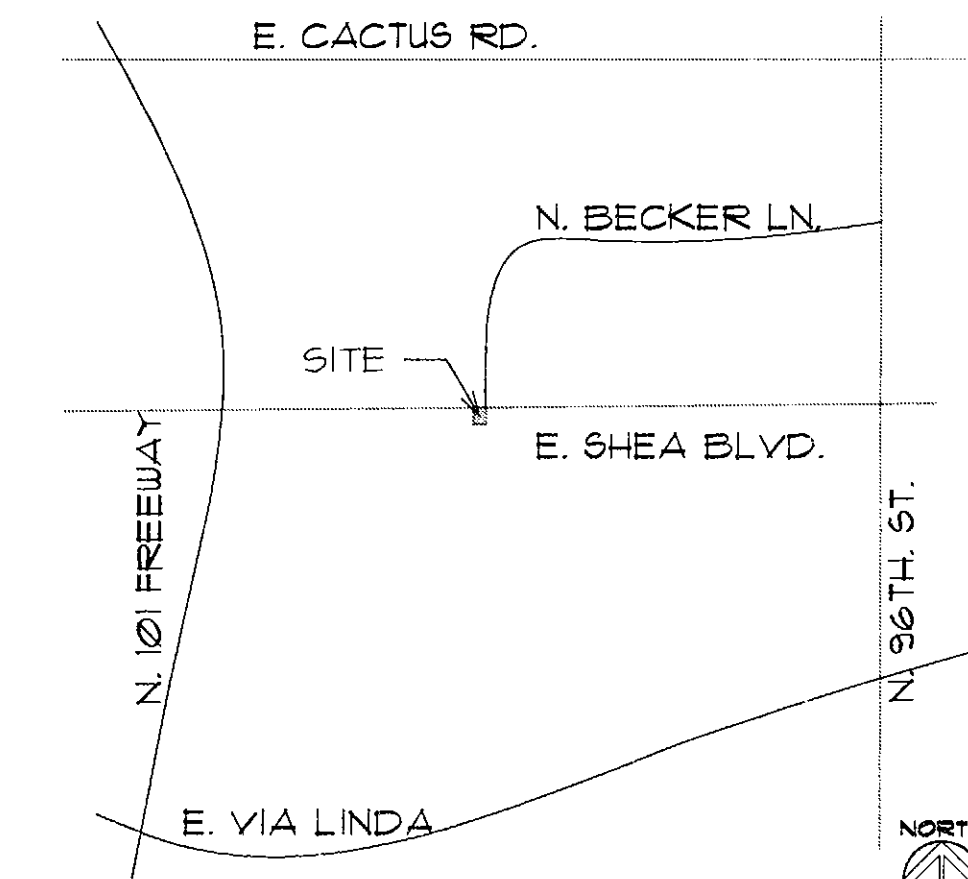
GENERAL NOTES



SITE PLAN



1"=40'-0"



VICINITY MAP N.T.S.

BUILDING CODES: CITY OF SCOTTSDALE, ARIZONA
THE SCOTTSDALE BUILDING CONSTRUCTION CODE CONSISTS OF THE CITY OF SCOTTSDALE ADMINISTRATIVE PROVISIONS, THE FOLLOWING CODES AND STANDARDS, AND CITY OF SCOTTSDALE AMENDMENTS THERE TO:
2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL FUEL GAS CODE
2014 NATIONAL ELECTRICAL CODE / NFPA-70
2015 INTERNATIONAL FIRE CODE

CODES

CONSTRUCTION TYPE: III-B
OCCUPANCY: A-2 (RESTAURANT- BAR)
OUTDOOR DINING 533/ 15= 36 OCC.
SPRINKLERS (Y)
ALARM (N)
EMERGENCY LIGHTS (Y)
PROJECT DESCRIPTION :
OUTDOOR MTL. DINING COVER

OCCUPANCY

LOT ADDRESS: 9375 E SHEA BLVD. SCOTTSDALE 85258
ZONING: C-3
LOT AREA: 245,236 SF.
LOT NO:
PARCEL NUMBER: 217-36-001M
SUBDIVISION:
PROPERTY OWNER'S NAME: 44 HUNDRED SHEA LLLP.

LOT COVERAGE:

LOT COVERAGE REMAIN AS IS.
PARKING CALCULATIONS:
THIS PROJECT RESTAURANT/BAR OUTSIDE PATIO.
GROSS AREA= 533/120= 4.44 SPACES.
EXISTING BUILDINGS= 74,582/ 300= 248.61 SPACES
TOTAL REQUIRED= 253.05 SPACES.
TOTAL PROVIDED= 495 SPACES.

DATA

INDEX

- CS SITE PLAN, NOTES & GENERAL INFORMATION.
- A-1 EXISTING, NEW FLOOR PLANS & EXISTING, NEW ELEVATIONS.
- A-2 FRAMING, FOUNDATIONS & DETAILS.

9/1/17
One

MARTIN SANDINO AIA
ARCHITECT / ARQUITECTO
RESIDENTIAL, COMMERCIAL, & INDUSTRIAL
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BLDG 16 UNIT 200 PHX, ARIZONA 85028
602.413.7485
MARTIN SANDINO ARCHITECTURE - PLANNING LLC

REGISTERED & CERTIFIED
MARTIN SANDINO
ARCHITECTURE - PLANNING LLC
ARIZONA, U.S.A.
EXPIRES: 01/31/2018

- S & V PATIO PROJECT -

9323 E. SHEA BLVD. SCOTTSDALE, AZ. 85258

SITE PLAN, NOTES & GENERAL INFORMATION

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CONSULTANT

Date: JULY/ 2017
Job No: 2017-40
Project Mgr: M.S.
Drawn By: A.B.M.S.
Checked By: M.S.

CS

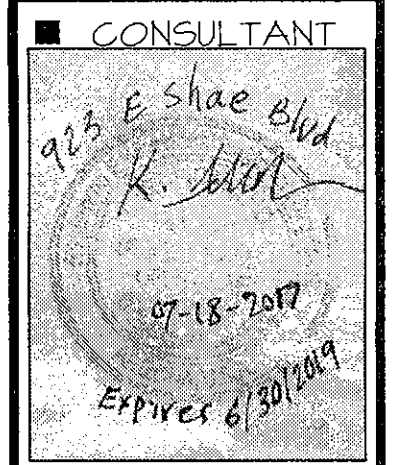
SHEET INDEX



9323 E. SHEA BLVD. SCOTTSDALE, AZ 85258

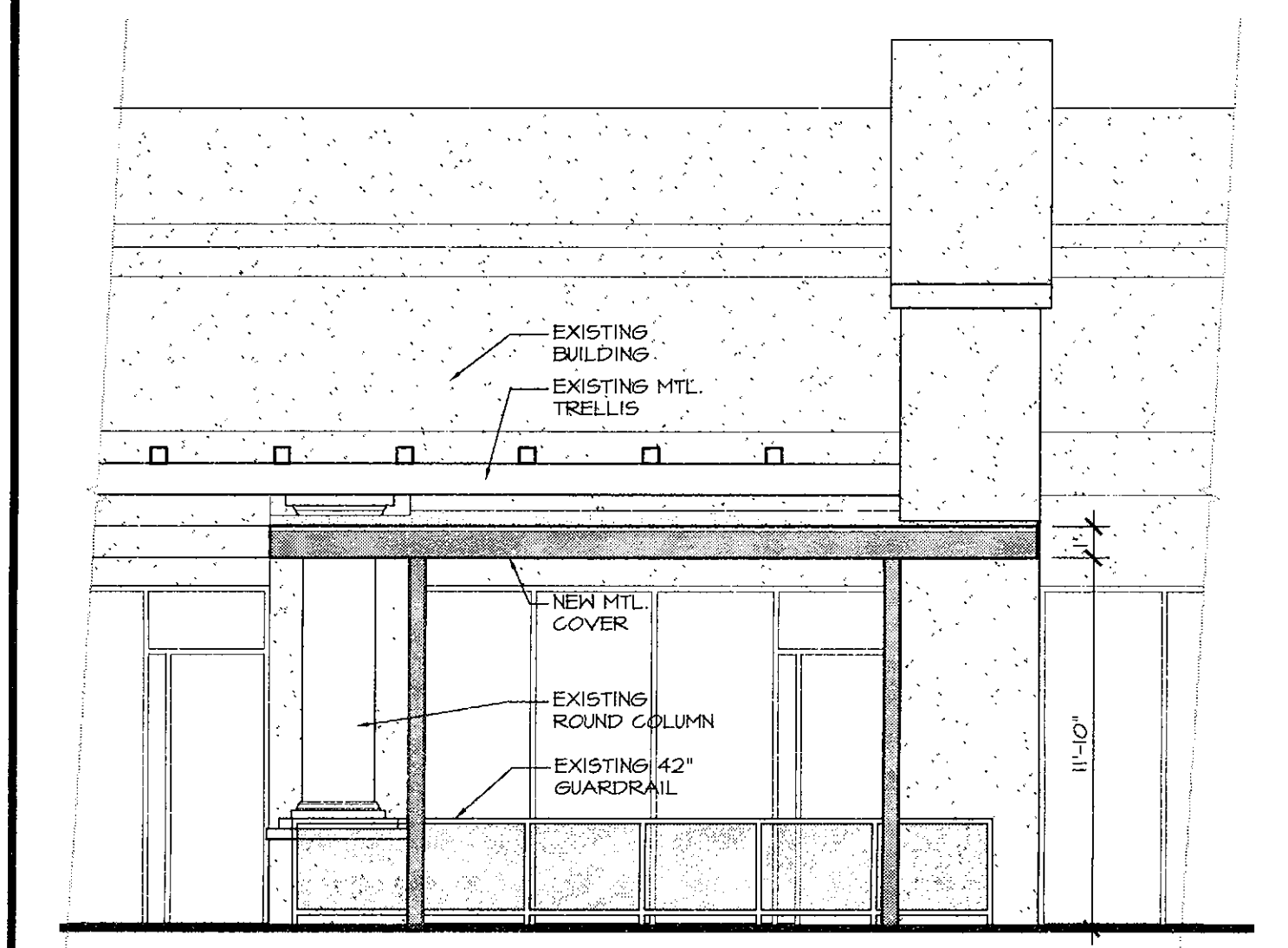
- S & V PATIO PROJECT -
 EXISTING NEW FLOOR PLANS &
 EXISTING, NEW ELEVATIONS.

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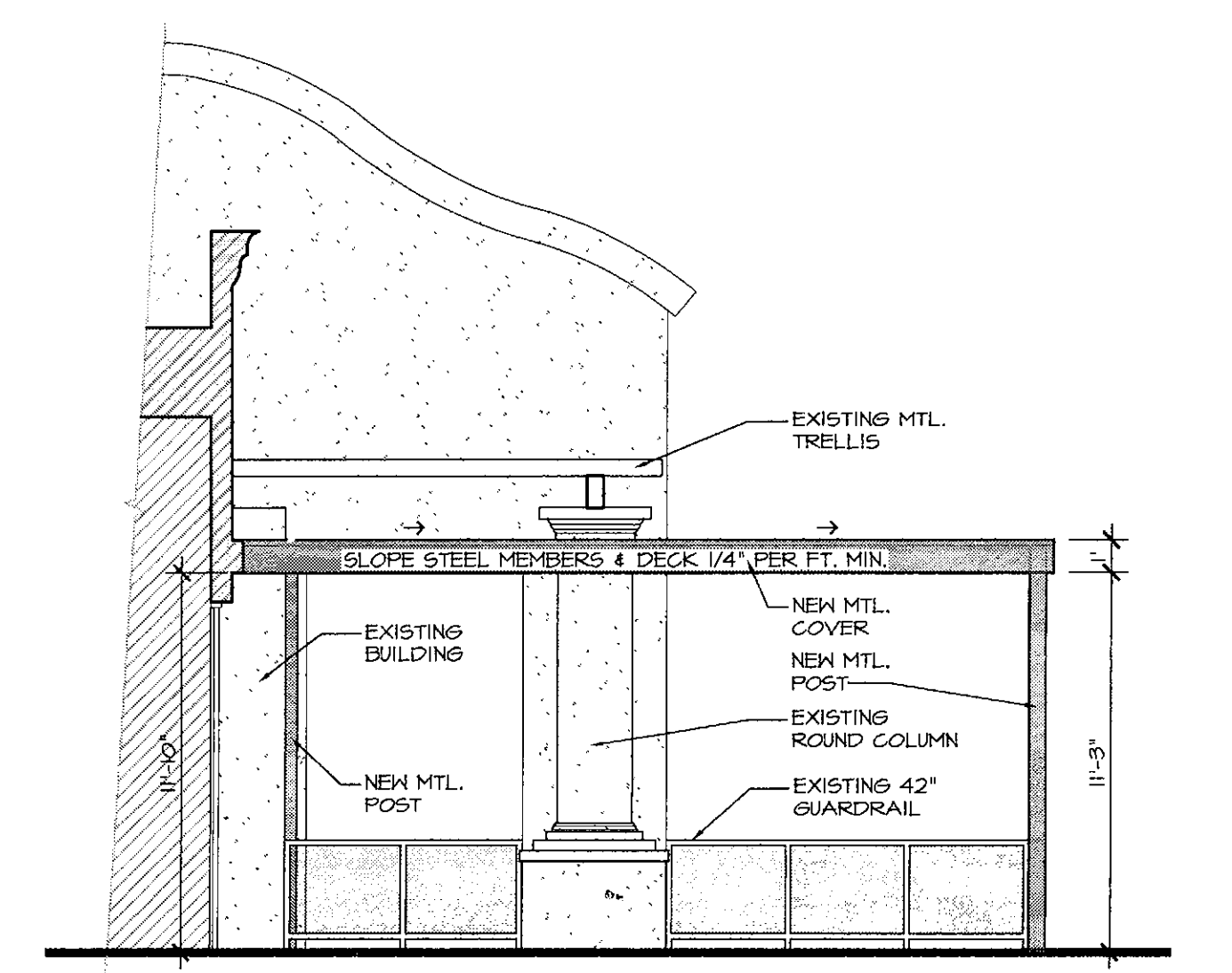


Date: JULY 2017
 Job No: 2017-40
 Project Mgr: M.S.
 Drawn By: A.B.M.S.
 Checked By: M.S.

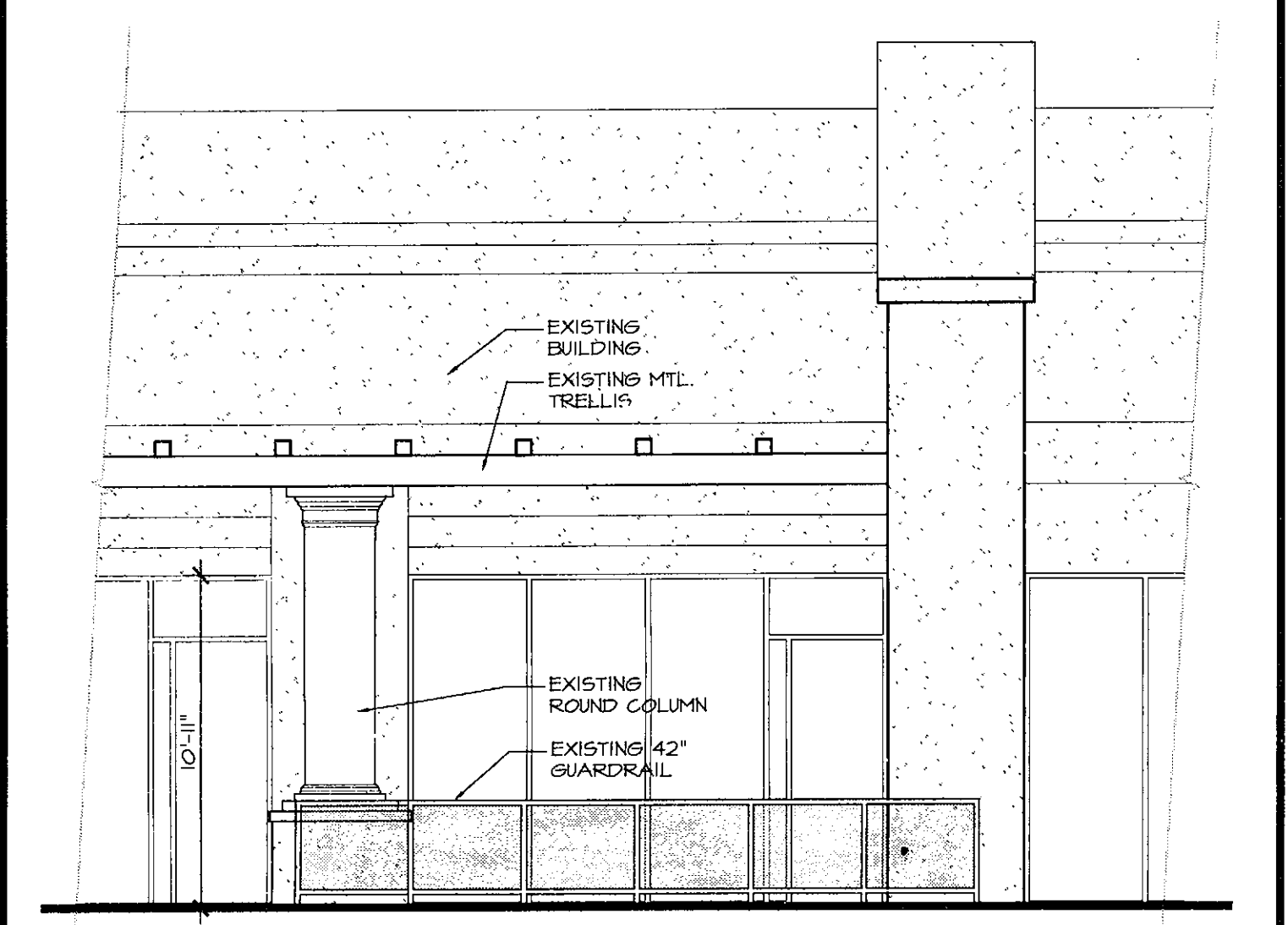
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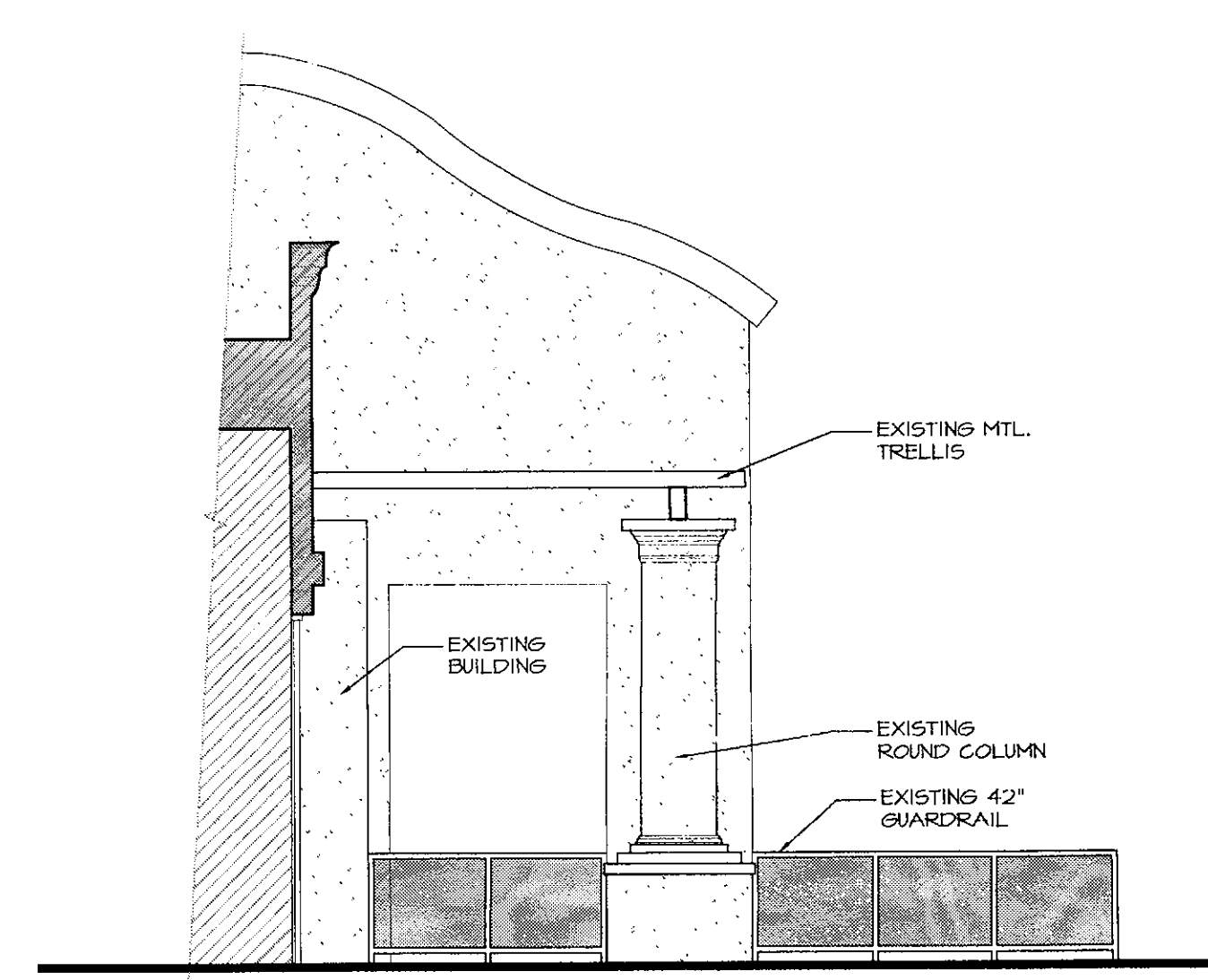
NEW WEST ELEVATION 3/16"=1'-0"



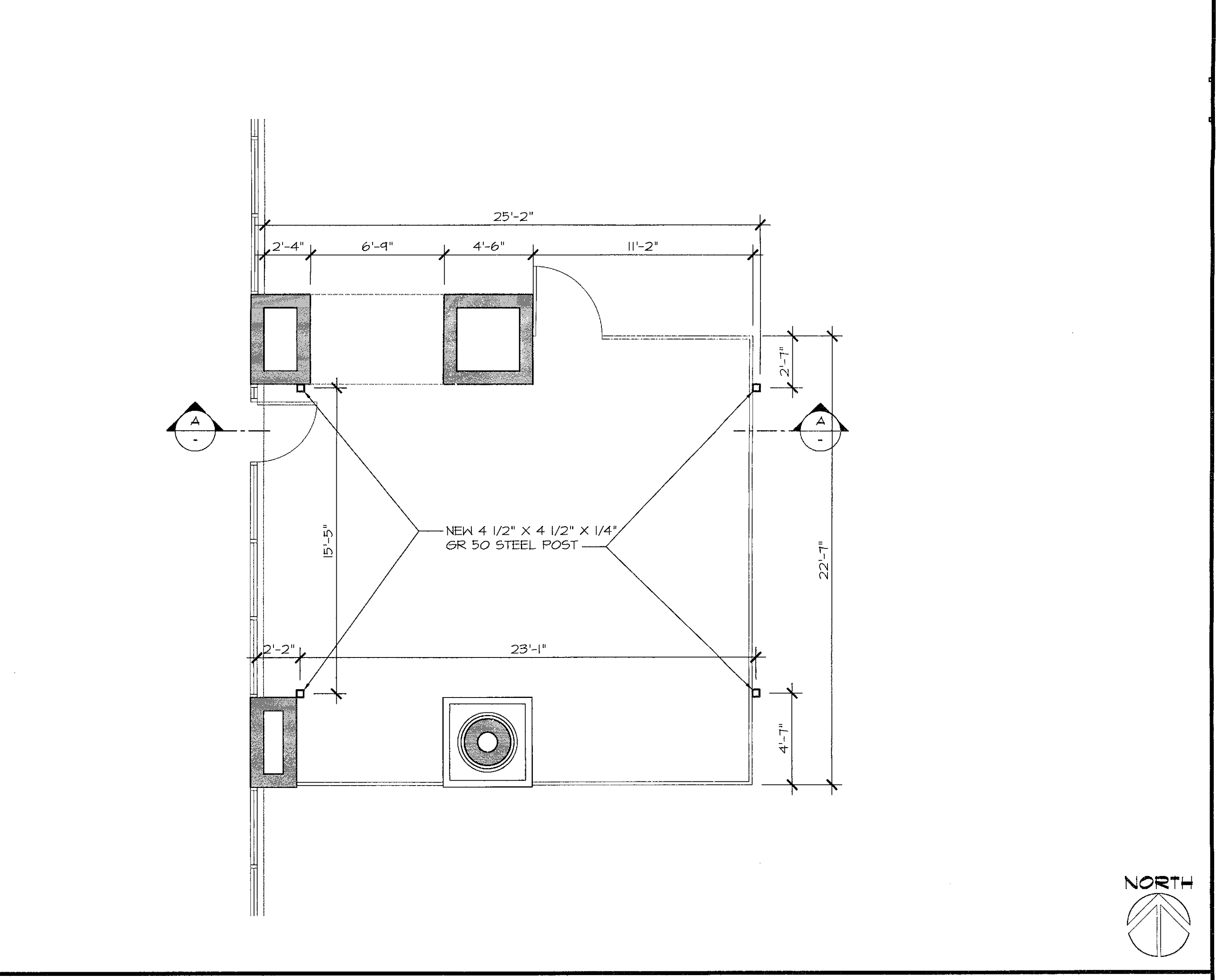
NEW SOUTH ELEVATION 3/16"=1'-0"



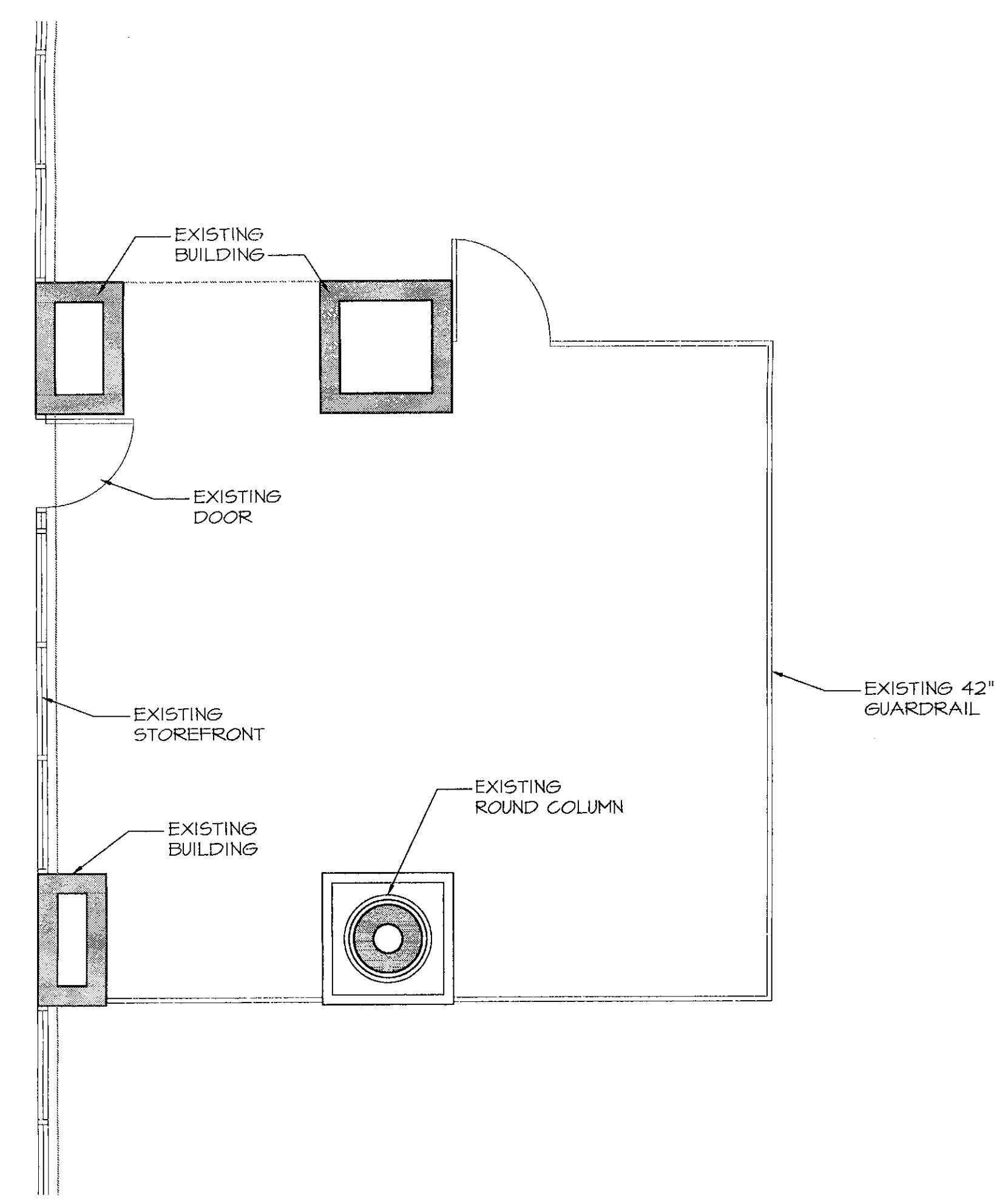
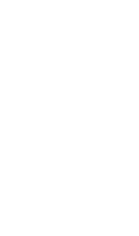
EXIST'G. WEST ELEVATION 3/16"=1'-0"



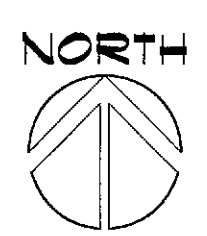
EXIST'G. SOUTH ELEVATION 3/16"=1'-0"



NEW FLOOR PLAN 1/4"=1'-0"



EXISTING FLOOR PLAN 1/4"=1'-0"



TB.DWG			



- S & V P A T I O P R O J E C T -
 FRAMING FOUNDATION PLANS & DETAILS
 9323 E SHEA BLVD SCOTTSDALE, AZ 85258

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 CONSULTANT
 9323 E Shea Blvd
 R. Hill
 07-18-2017
 Expires 6/30/2019

Date: JULY 2017
 Job No: 2017-40
 Project Mgr: M.S.
 Drawn By: A.B.M.S.
 Checked By: M.S.

GENERAL STRUCTURAL NOTES

DESIGN SPECIFICATIONS:
 IBC-2012, ASCE7-10, AISC STEEL MANUAL, ACI-318 CONCRETE DESIGN CODE

DESIGN LIVE LOADING CRITERIA:
 ROOFS: 20 P.S.F

WIND LOAD
 BASIC WIND SPEED 115 M.P.H. ULTIMATE WIND SPEED, EXPOSURE C

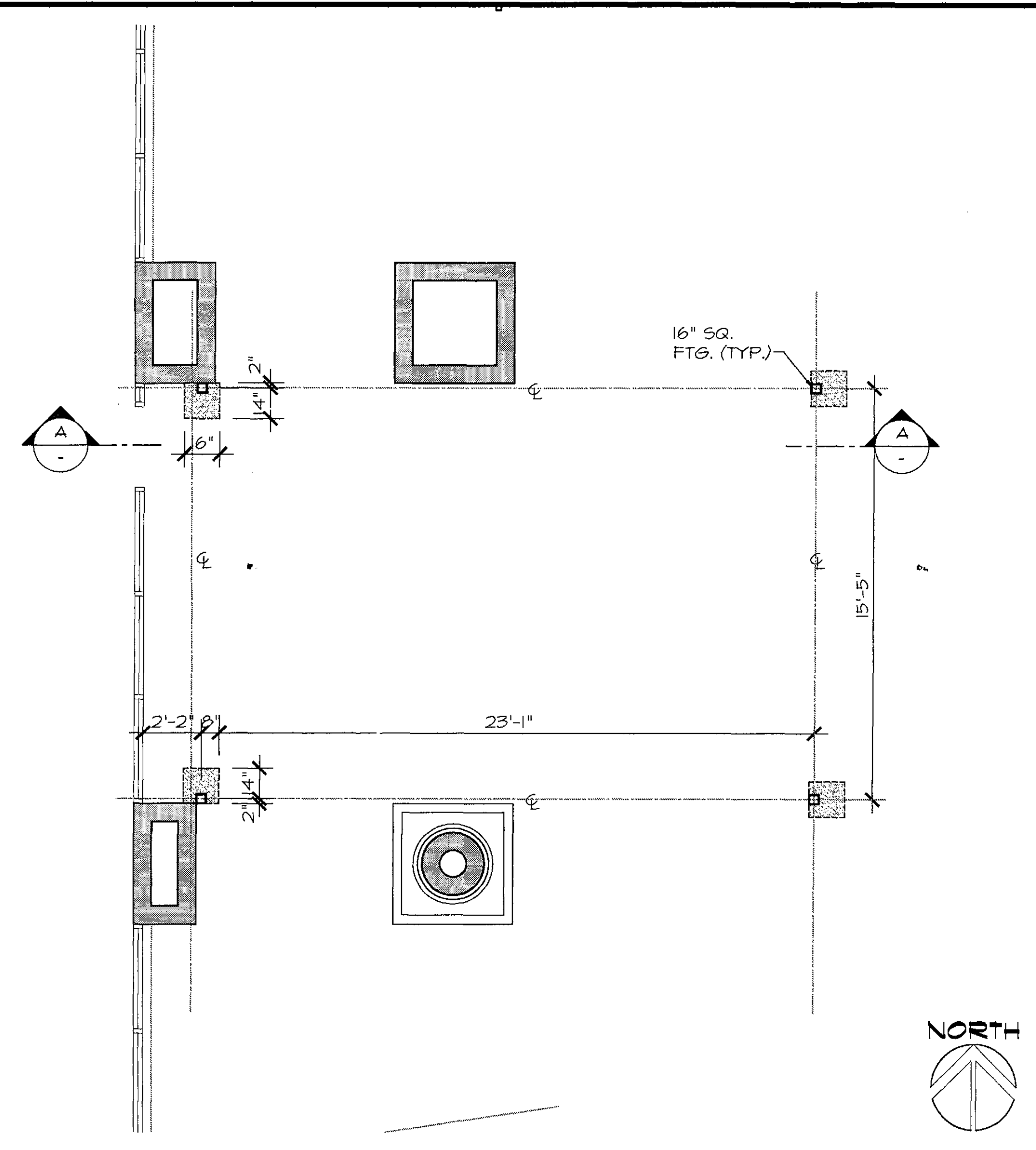
SEISMIC LOAD
 SEISMIC PERFORMANCE CATEGORY @AA

SOIL BEARING CAPACITY
 NO SOIL TEST, IBC CLASS 5 SOIL

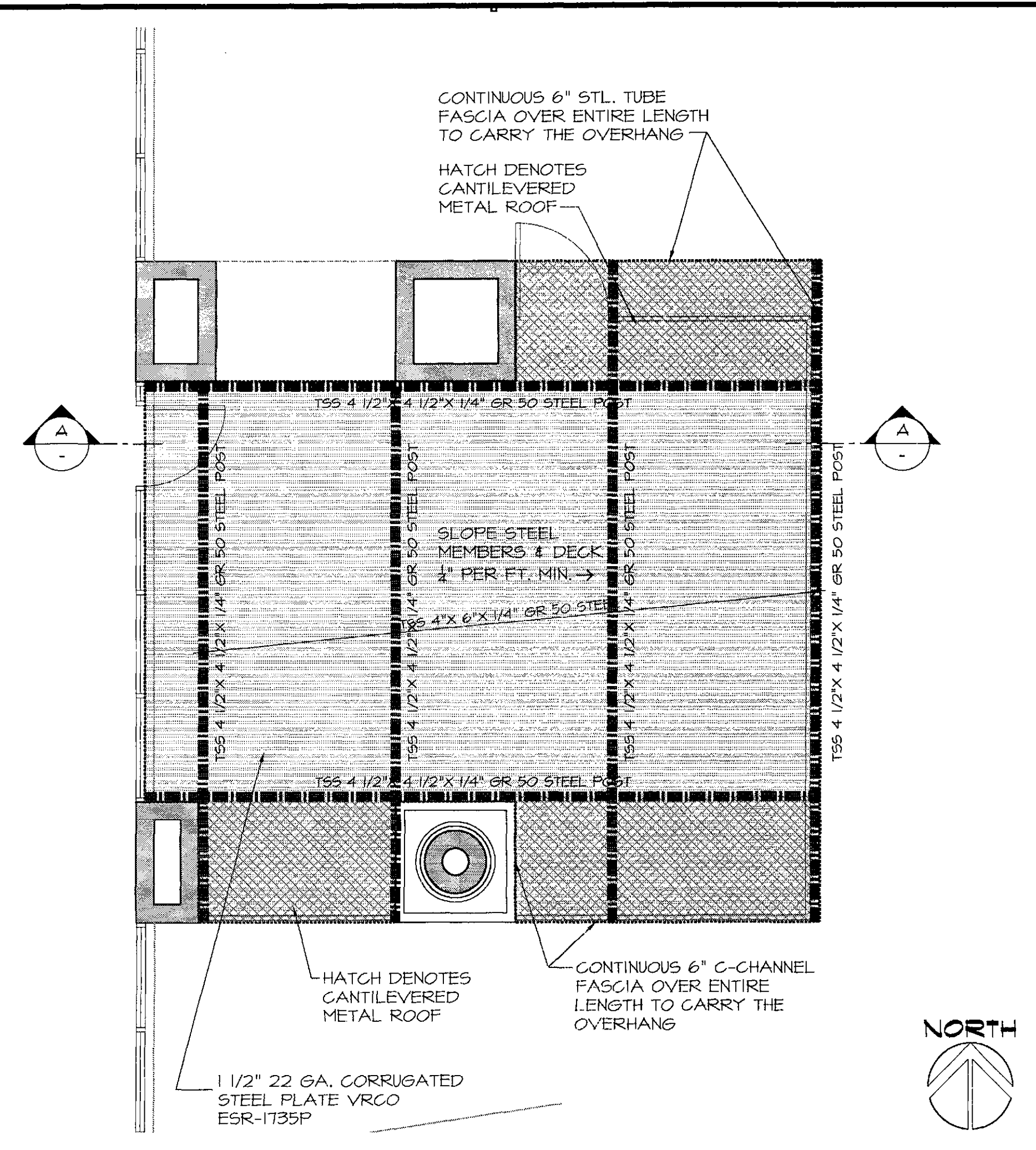
STRUCTURAL STEEL
 WIDE FLANGE SHAPES: ASTM A-992 (FY 50 KSI).
 BASE PLATES: ASTM A-36 (FY 36 KSI).
 STRUCTURAL TUBING, HSS SHAPES: ASTM A-500, GRADE C (FY 50 KSI).
 CORRUGATED METAL PLATES, VERCO PLB-36 45KSI, ESR CERT. ESR-1735P
 ANCHOR RODS: ASTM F-1554 GRADE 55, U.N.O.

CONSIDERATION OF MEMBER THICKNESS, HOLES, CUTS, COPES AND THE EFFECTS OF WELDS INDICATED ARE MINIMUMS. DESIGN WELDS WITH CONSIDERATION FOR DESIGN LOADING. INCREASE WELD SIZE OR PREHEAT STEEL BASED ON SUPPORT THICKNESS

REINFORCED CONCRETE
 STEEL REINFORCEMENT TO BE 60,000 PSI TENSILE STRENGTH
 CONCRETE TO WITH MIN 3000 PSI 28-DAYS COMPRESSIVE STRENGTH

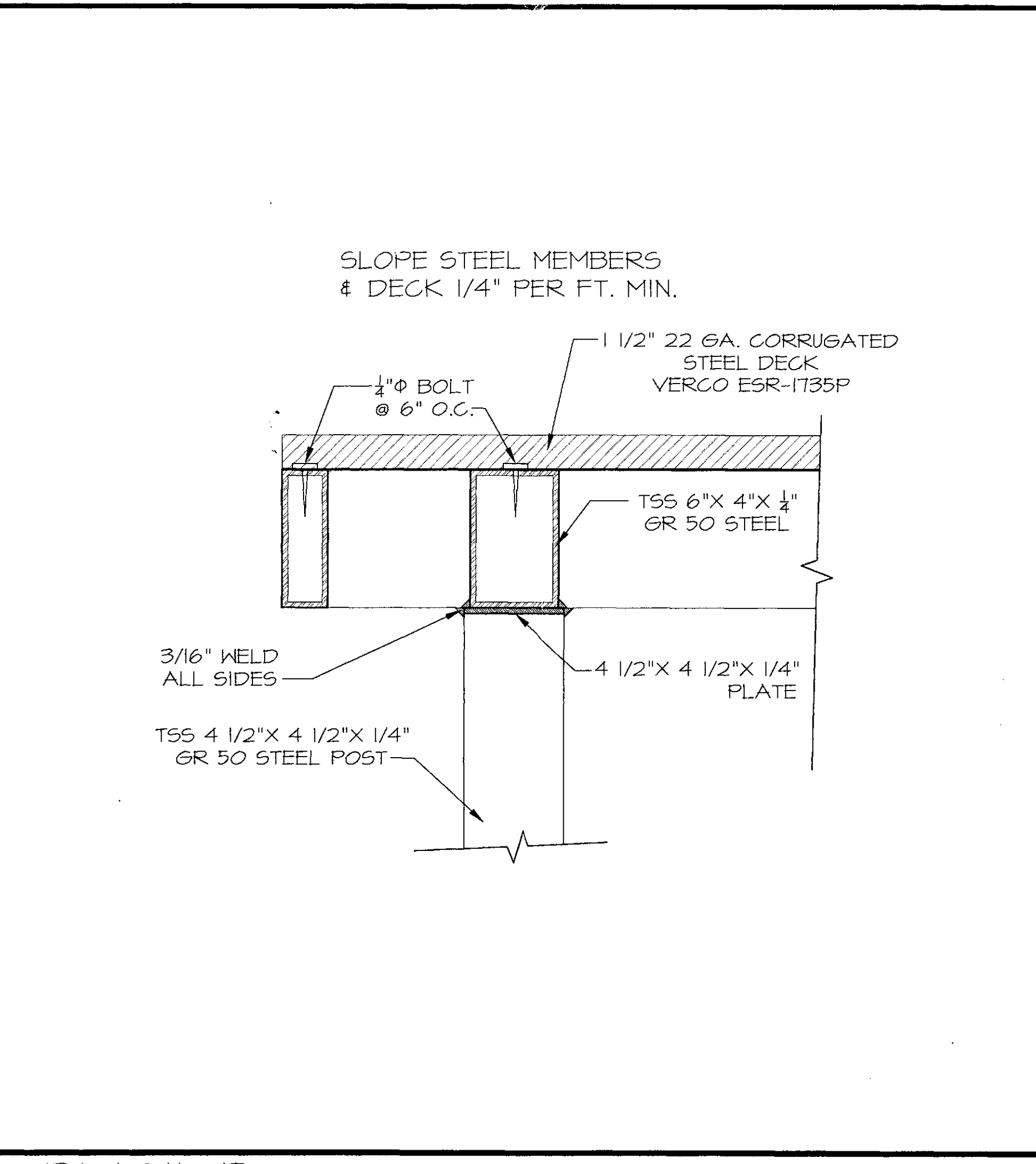


FOUNDATION PLAN 1/4"=1'-0"

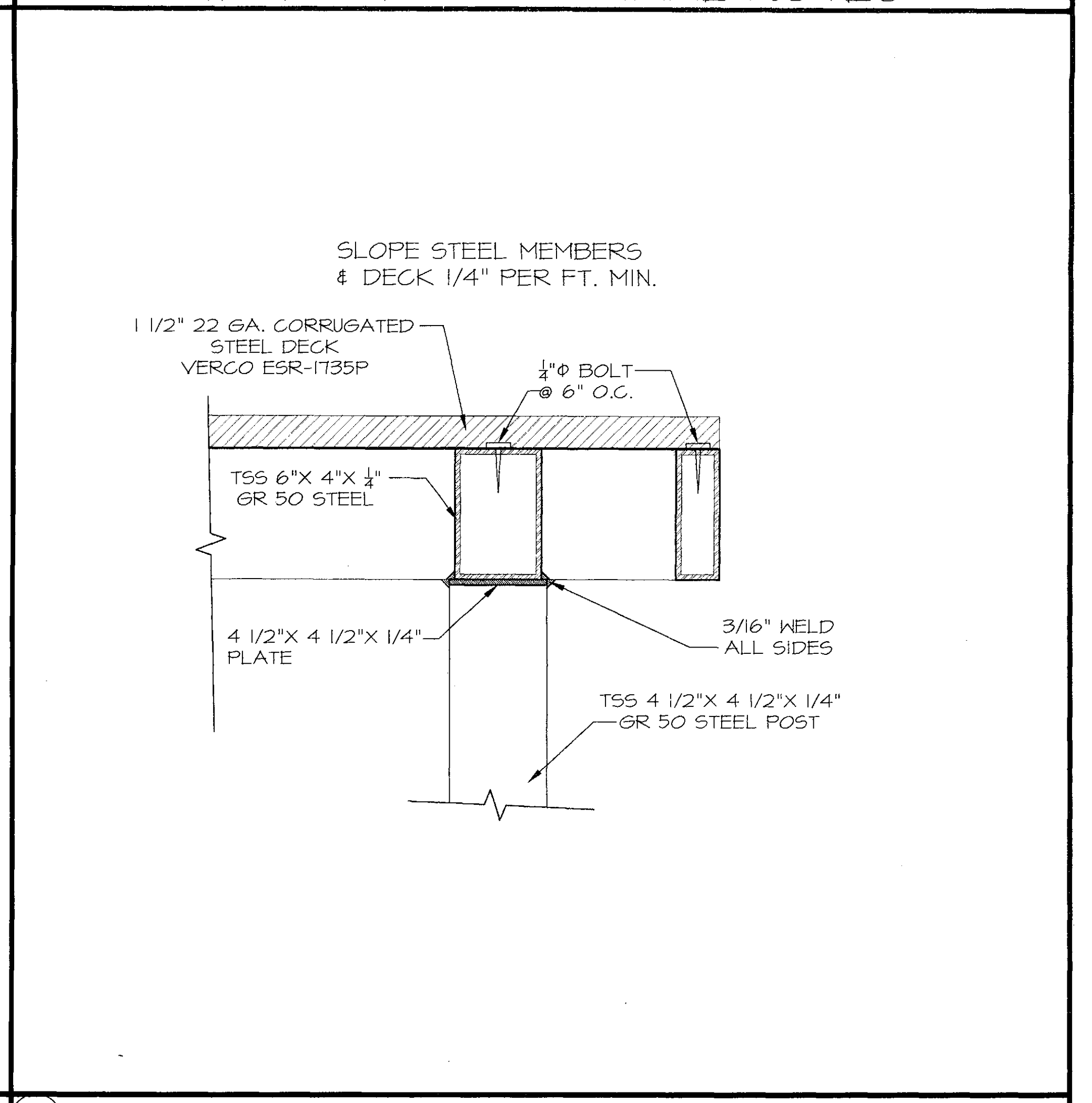


FRAMING PLAN 1/4"=1'-0"

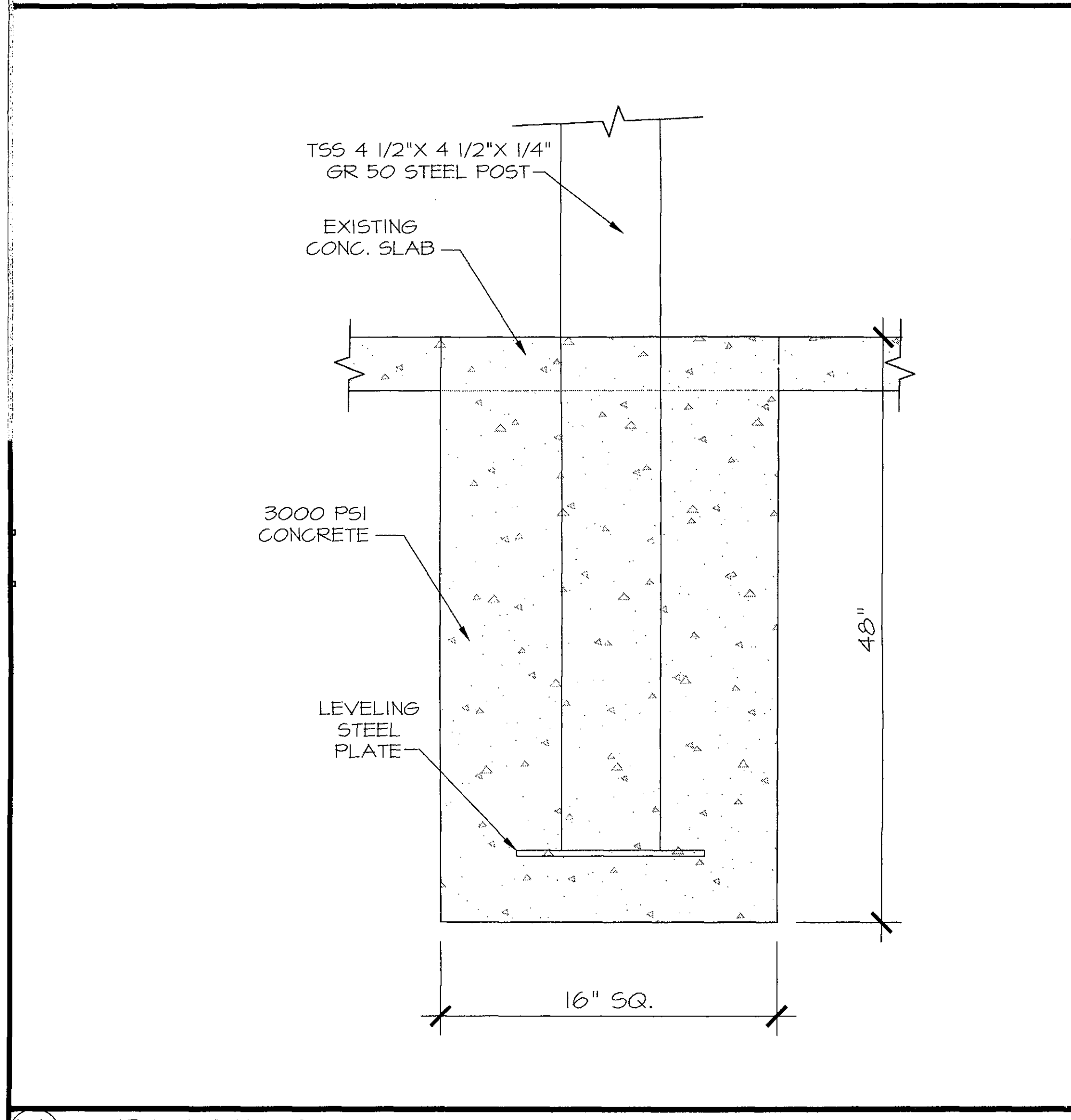
GENERAL STRUCTURAL NOTES



DETAIL B N.T.S.



DETAIL C N.T.S.



DETAIL A N.T.S.

TB.DWG					