

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

**PRELIMINARY GRADING & DRAINAGE PLAN
FOR:
LOT 2; MCDOWELL
MOUNTAIN MARKETPLACE**

**FLOOD INSURANCE RATE
MAP (FIRM) INFORMATION:**

ENGINEER'S CERTIFICATION:

A vicinity map showing the location of the site. The map is enclosed in a rectangular border. At the top, a horizontal line is labeled "BELL ROAD". Below this, a small inset map shows a grid of blocks with a shaded area labeled "SITE" and an arrow pointing to it. The main map shows a curved road labeled "THOMPSON PEAK PARKWAY" running from the top right towards the bottom left. A straight road labeled "PARADISE LANE" branches off from the top left towards the top right. Another straight road labeled "MCDOWELL MOUNTAIN RANCH RD." runs from the bottom left towards the top right. A north arrow is located on the right side of the map, pointing upwards. Below the north arrow is a scale bar with the text "N.T.S." (Not To Scale) underneath it.

ARCHITECT:

CIRCLE WEST ARCHITECTS
4148 N ARCADIA DR,
PHOENIX, ARIZONA 85018
CONTACT: NATHAN MOYERS
PHONE: (602) 889-2314
EMAIL: NATHAN@CIRCLEWEST.NET

ADDRESS:

16854 N. THOMPSON PEAK PARKWAY
SCOTTSDALE, ARIZONA, 85260

217-14-986

PARCEL NO. 1:
LOT 2, OF MCDOWELL MOUNTAIN MARKETPLACE, ACCORDING TO BOOK
767 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.

FOUND CITY OF SCOTTSDALE BRASS CAP FLUSH AT THE
INTERSECTION OF BELL ROAD AND 104TH STREET.
ELEVATION: 1688.039 NAD83

KEY NOTES

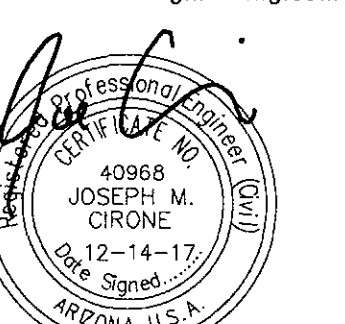
- LOT 2: MCDOWELL MOUNTAIN MARKETPLACE**

PRELIMINARY GRADING AND DRAINAGE PLAN

RICK
ENGINEERING COMPANY

5150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX) 602.285.2396

Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Denver
rickengineering.com



Expires: 6-30-2019

[illegible]

Contact Arizona 811 at least two full working days before you begin excavation



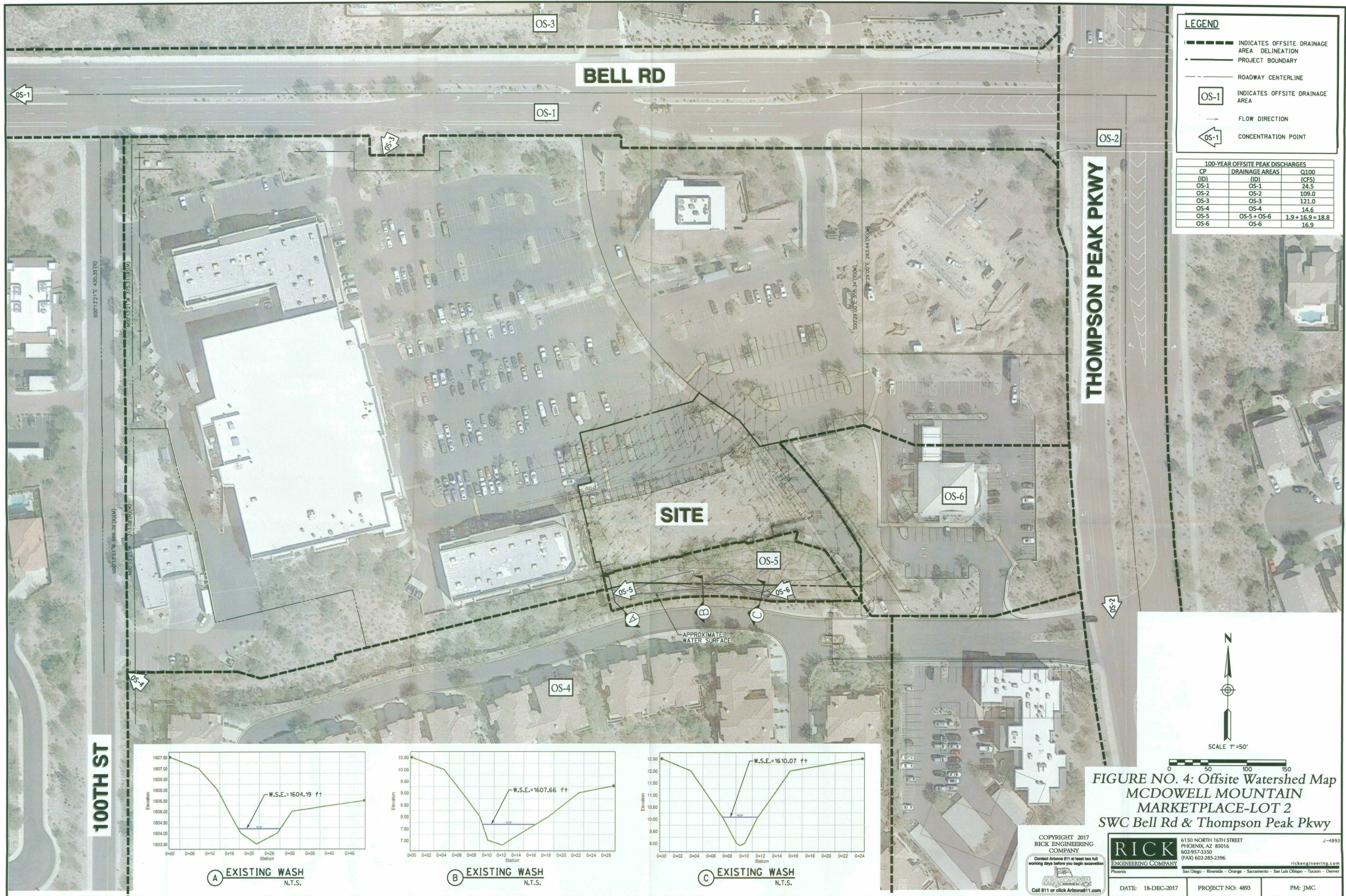
Call 811 or click Arizona811.com

DATE: 12/14/2017

RAWN: MSG

DESIGNED: MES	
ROJ NO.	
007	

893 SHT 1 OF 1



LEGEND

- INDICATES OFFSITE DRAINAGE AREA DELINEATION
- PROJECT BOUNDARY
- ROADWAY CENTERLINE
- OS-1 INDICATES OFFSITE DRAINAGE AREA
- FLOW DIRECTION
- CONCENTRATION POINT

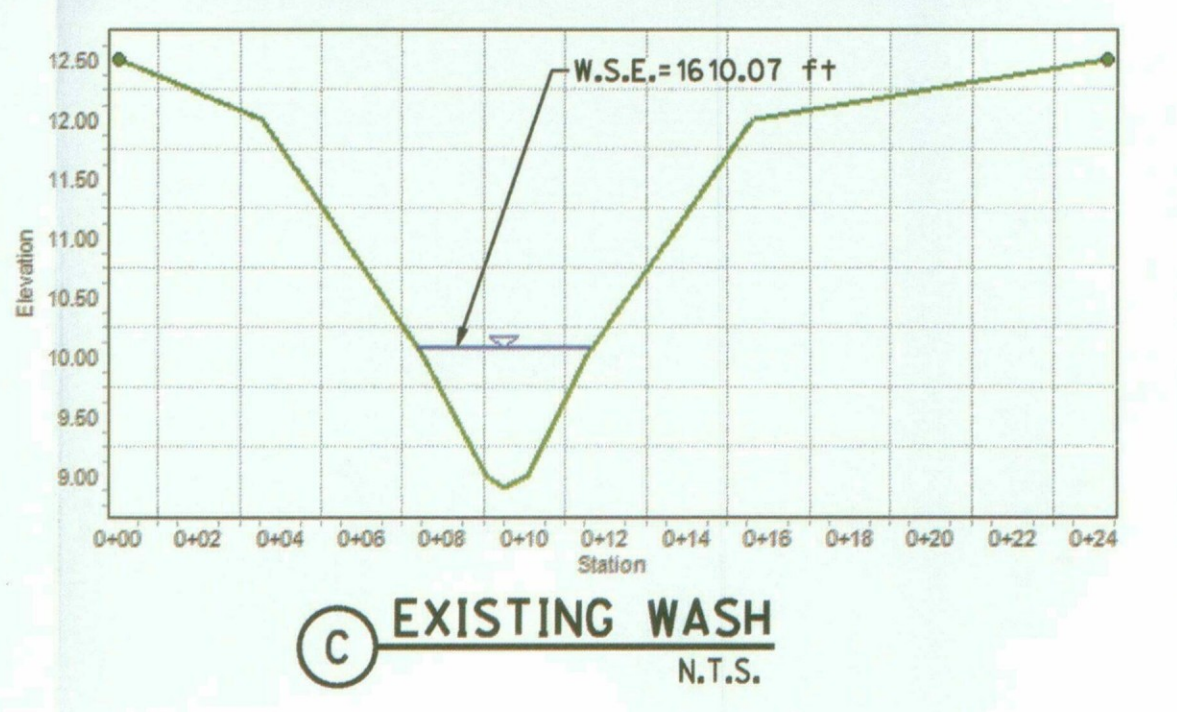
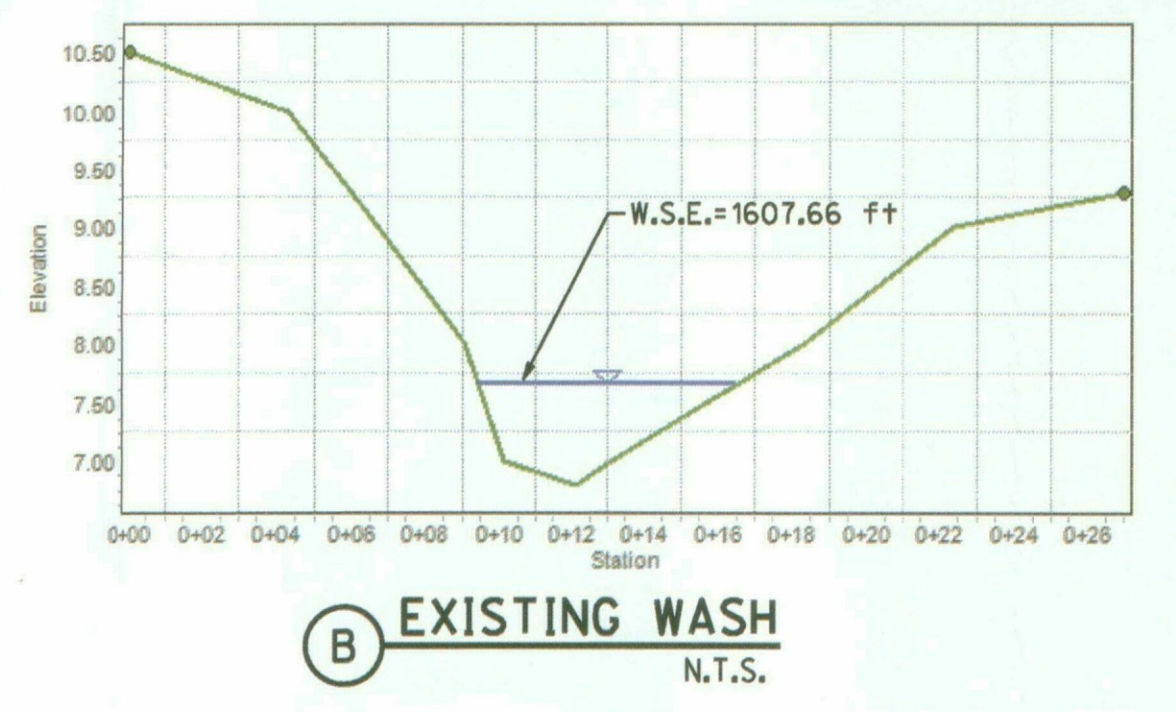
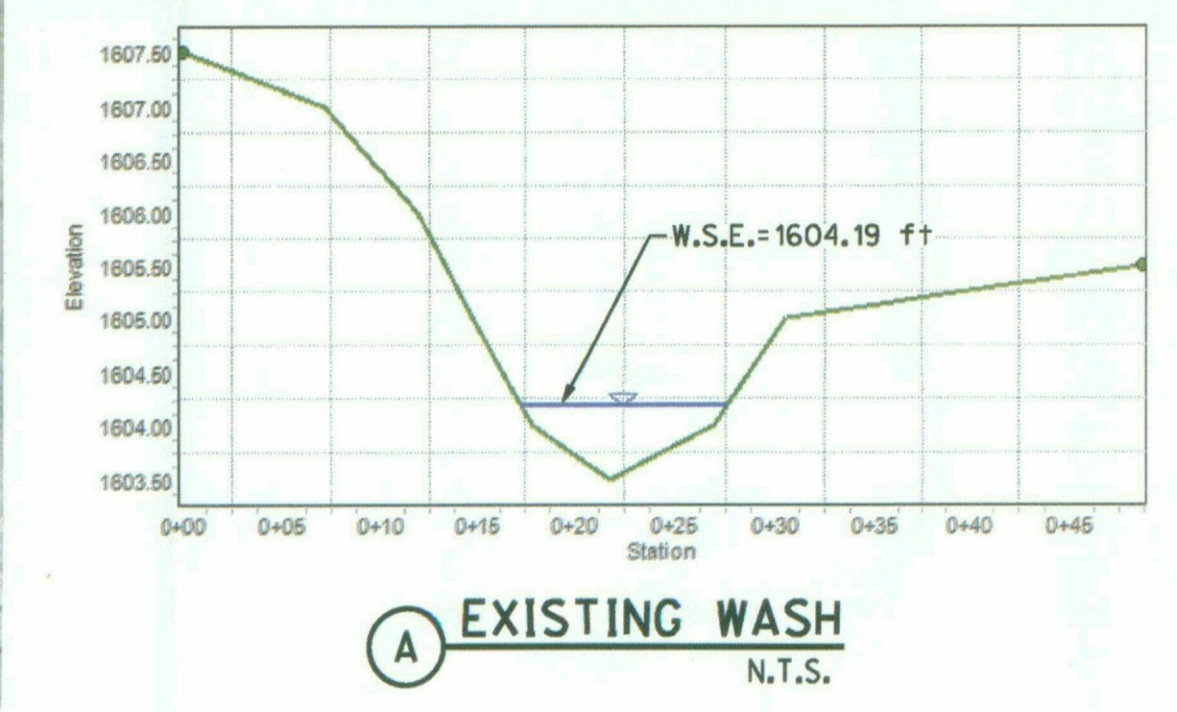
100-YEAR OFFSITE PEAK DISCHARGES		
CP	DRAINAGE AREAS (ID)	Q100 (CFS)
OS-1	OS-1	24.5
OS-2	OS-2	109.0
OS-3	OS-3	121.0
OS-4	OS-4	14.6
OS-5	OS-5 + OS-6	1.9 + 16.9 = 18.8
OS-6	OS-6	16.9

N

SCALE 1" = 50'

0 50 100 150

FIGURE NO. 4: Offsite Watershed Map
MCDOWELL MOUNTAIN
MARKETPLACE-LOT 2
SWC Bell Rd & Thompson Peak Pkwy



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RICK ENGINEERING
COMPANY

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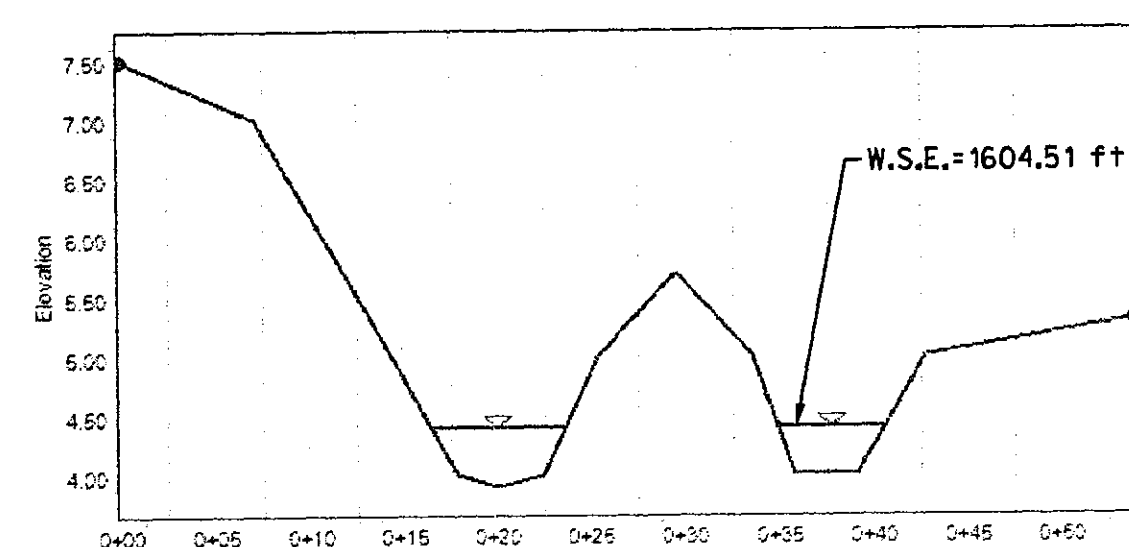
Call 811 or click Arizona811.com

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ENGINEERING COMPANY

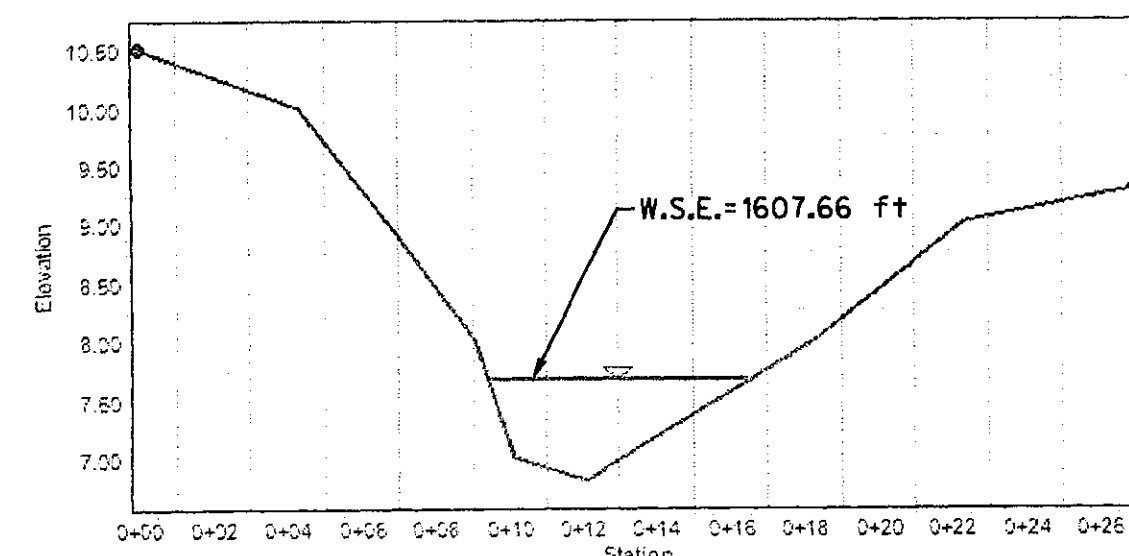
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602-957-3350
(FAX) 602-285-2396

San Diego - Riverside - Orange - Sacramento - San Luis Obispo - Tucson - Denver

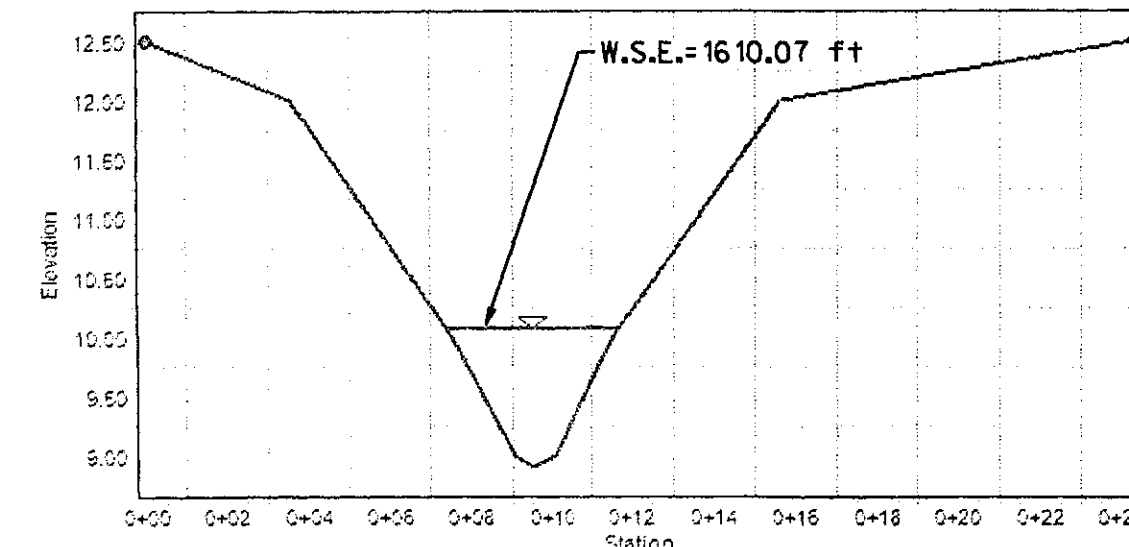
DATE: 18-DEC-2017 PROJECT NO: 4893 PM: JMC



A PROPOSED WASH GRADING
N.T.S.



B EXISTING WASH
N.T.S.



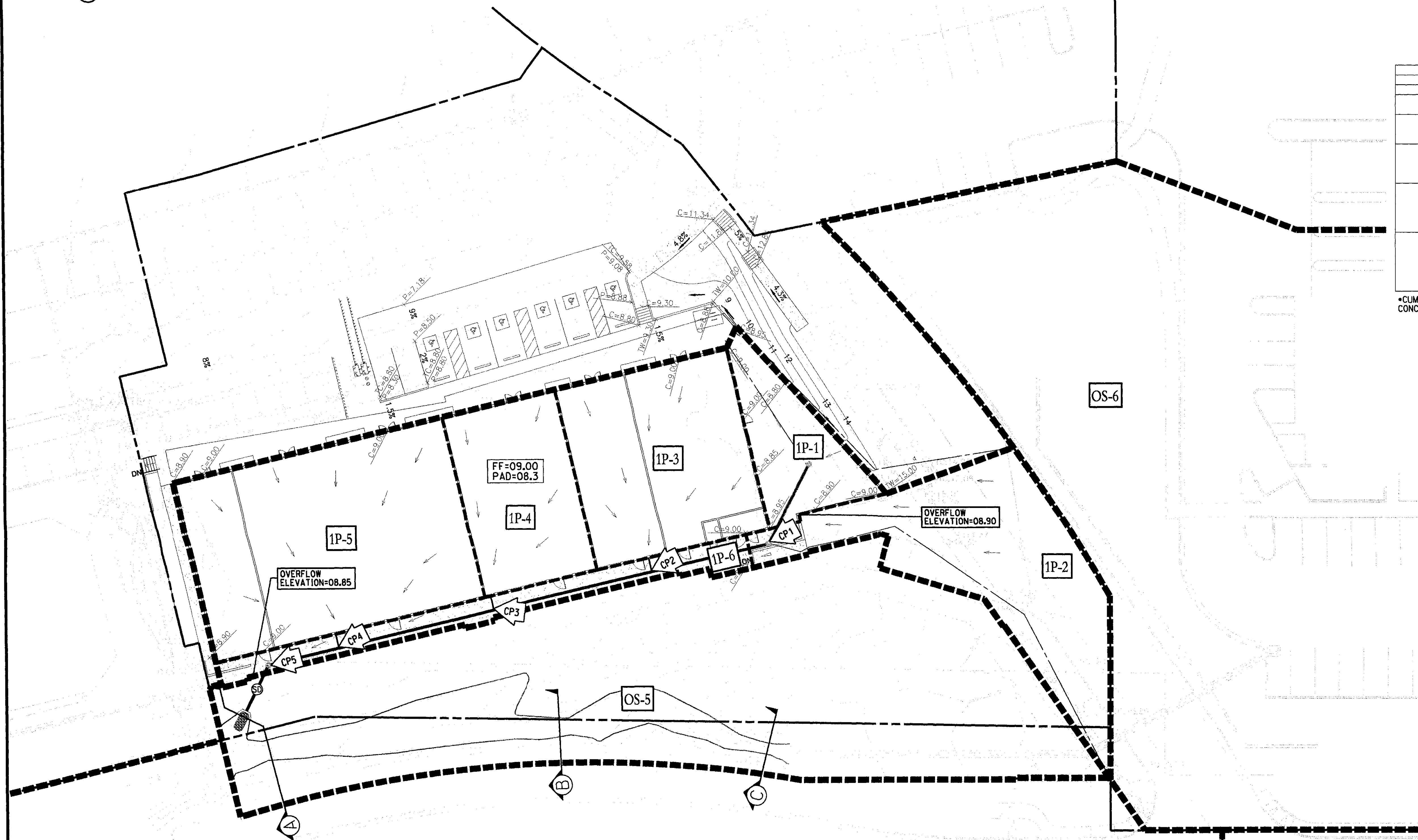
C EXISTING WASH
N.T.S.

LEGEND

- INDICATES PROPERTY BOUNDARY
- INDICATES DRAINAGE AREA DELINEATION
- INDICATES SUB-DRAINAGE AREA DELINEATION
- 1P-1 INDICATES DRAINAGE AREA
- INDICATES PROPOSED STORM DRAIN PIPE
- INDICATES PROPOSED HEADWALL
- INDICATES PROPOSED AREA DRAIN
- CP1 CONCENTRATION POINT
- INDICATES FLOW DIRECTION

100-YEAR ONSITE PEAK DISCHARGES					
CP (ID)	DRAINAGE AREAS (ID)	AREA (AC)	C COEFFICIENT	Q100 (CFS)	CUMULATIVE Q100 (CFS)
CP1	1P-1	0.04	0.95	0.3	1.2
	1P-2	0.12	0.90	0.9	
CP2	1P-1	0.04	0.95	0.3	2.0
	1P-2	0.12	0.90	0.9	
CP3	1P-3	0.10	0.95	0.8	2.6
	1P-1	0.04	0.95	0.3	
CP4	1P-2	0.12	0.90	0.9	3.8
	1P-3	0.10	0.95	0.8	
CP5	1P-4	0.07	0.95	0.6	4.1
	1P-1	0.04	0.95	0.3	
	1P-2	0.12	0.90	0.9	
	1P-3	0.10	0.95	0.8	
	1P-4	0.07	0.95	0.6	
	1P-5	0.16	0.95	1.2	
	1P-1	0.04	0.95	0.3	
	1P-2	0.12	0.90	0.9	
	1P-3	0.10	0.95	0.8	
	1P-4	0.07	0.95	0.6	
	1P-5	0.16	0.95	1.2	
	1P-6	0.04	0.95	0.3	

*CUMULATIVE PEAK DISCHARGES WERE SUMMATIONS OF ALL SUB-BASIN PEAK DISCHARGES. ALL TIMES OF CONCENTRATION = 5 MINUTES.



SCALE 1" = 20'



FIGURE NO. 5: Drainage Exhibit
MCDOWELL MOUNTAIN
MARKETPLACE-LOT 2
SWC Bell Rd & Thompson Peak Pkwy

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Call 811 or click Arizona811.com

RICK
ENGINEERING COMPANY
Phoenix

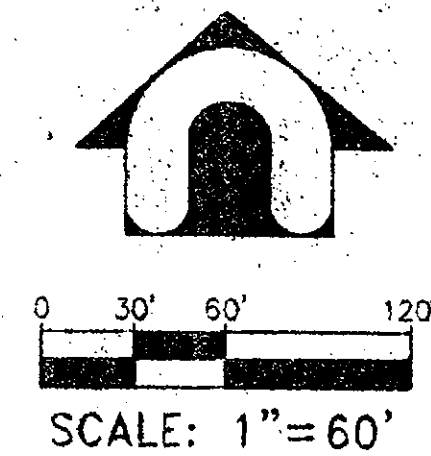
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602-957-3350
(FAX) 602-285-2396
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DATE: 19-DEC-2017
PROJECT NO: 4893
PM: JMC

LEGEND

- ④ DRAINAGE AREA DESIGNATION
--- DRAINAGE AREA BOUNDARY LINE
← FLOW DIRECTION
②45.23 HEC-RAS CROSS SECTION

- FF: 49.67 MINIMUM FINISH FLOOR ELEVATION
P: 49.0 MINIMUM PAD ELEVATION
CPS CONCENTRATION POINT
NAOS



DESIGN BY: GSB	CHECKED BY:	DATE: 02/28/01	REVISION
FINAL DRAINAGE REPORT MCDOWELL MOUNTAIN MARKETPLACE MCDOWELL MOUNTAIN RANCH MASTER PLANNED COMMUNITY SCOTTSDALE, ARIZONA			
SCALE: 1" = 60'			
SECTION: 5 TOWNSHIP: T3N RANGE: R5E			
SHEET 1 OF 1			
JOB NO: CNTR0002			

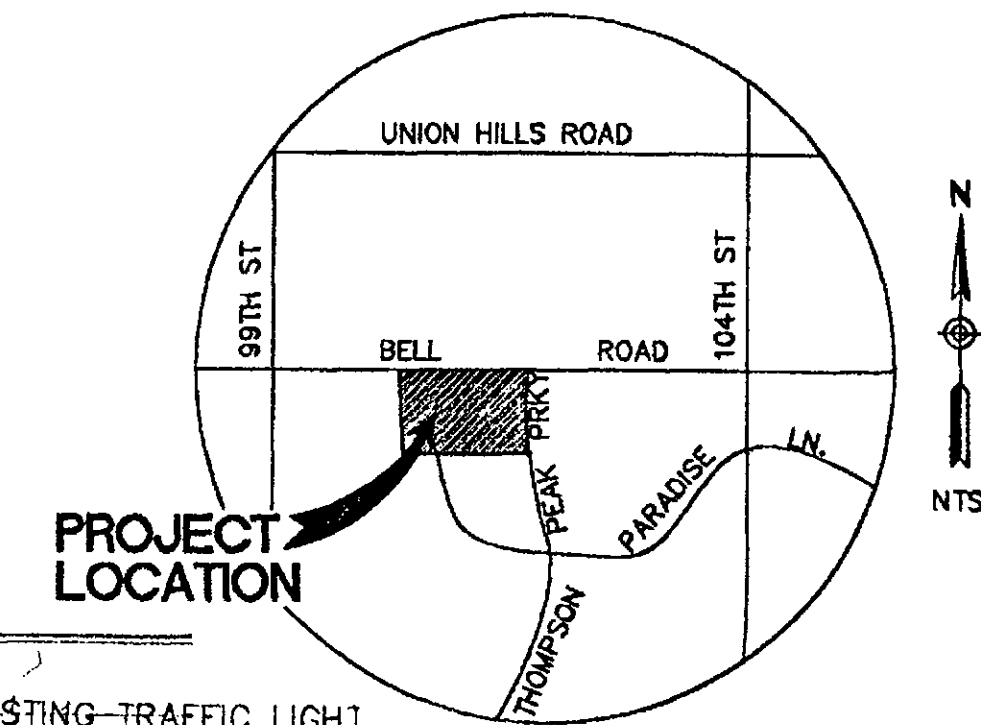
McDOWELL MOUNTAIN VILLAGE CENTER

CONCEPTUAL GRADING & DRAINAGE PLAN

SWC OF BELL ROAD & THOMPSON PEAK PRKY.

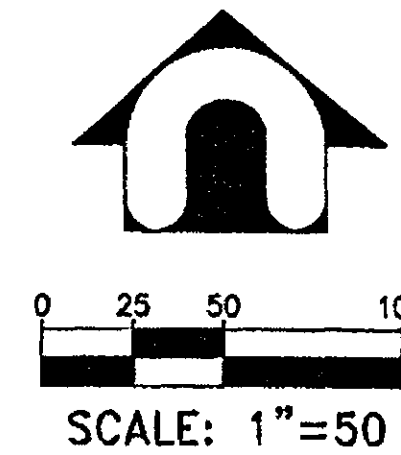
SCOTTSDALE, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5,
TOWNSHIP 3 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA, COUNTY ARIZONA



PROJECT LOCATION

VICINITY MAP
(NTS)



OWNER/DEVELOPER

CENTREFUND
7702 E. DOUBLETREE RANCH RD.
SCOTTSDALE, AZ 85258
PHONE: (480) 607-2622
FAX (480) 607-2623
CONTACT: CHRIS CHAMBERLAIN

ARCHITECT

ROBERT KUBICEK ARCHITECTS
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PHOENIX, AZ 85016
PHONE: (602) 995-3900
FAX (602) 995-0496
CONTACT: JORGE CALDRON

ENGINEER

DAVID EVANS & ASSOCIATES, INC.
7878 N. 18TH STREET, STE 250
PHOENIX, ARIZONA 85020
(602) 678-5151
CONTACT: TIM RICE

LEGEND

- TELEPHONE MANHOLE
- FIRE HYDRANT
- TRAFFIC SIGN
- ELECTRIC BOX
- TRANSFORMER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- TRAFFIC SIGNAL
- CATCH BASIN
- ELECTRIC MANHOLE
- STREET LIGHT
- GRADE BREAK
- CATCH BASIN
- FLOWLINE
- PAVEMENT
- FINISH GRADE
- TOP OF CURB
- TOP OF WALL
- CONCRETE
- EXIST. ELEV
- PROP. ELEV
- FLOW DIRECTION
- STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- STORM DRAIN PIPE FROM CATCH BASIN

CONCEPTUAL GRADING & DRAINAGE
FOR
McDOWELL MOUNTAIN VILLAGE CENTER
BELL & THOMPSON PEAK PRKY
SCOTTSDALE, AZ

SCALE:
1" = 50'
SECTION: 5
TOWNSHIP: 3N
RANGE: 5E
JOB NO.:
CNTR0001
SHEET
1 OF 2

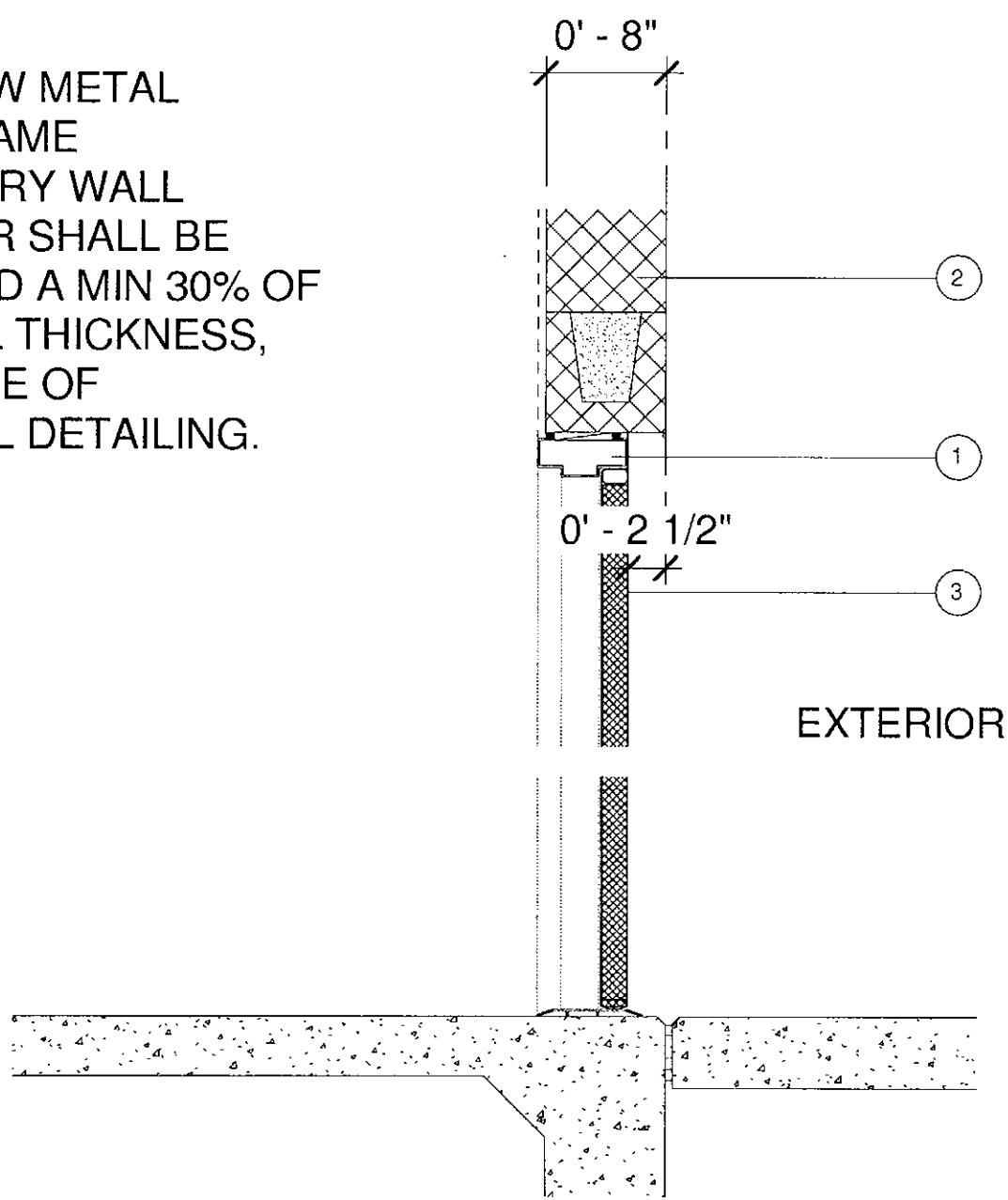
GRADING & DRAINAGE

REC'D AUG 16 2000

650200

KEYNOTES:

- 6" HOLLOW METAL DOOR FRAME
- 8" MASONRY WALL
- THE DOOR SHALL BE RECESSED A MIN 30% OF THE WALL THICKNESS, EXCLUSIVE OF EXTERNAL DETAILING.



Door - Section Detail

Scale: 1" = 1'-0"

T.O. Parapet High
24' - 0"

T.O. Storefront
10' - 0"

Max 36' Height Limit

T.O. Parapet Low
22' - 0"

1607' - 7 1/2"

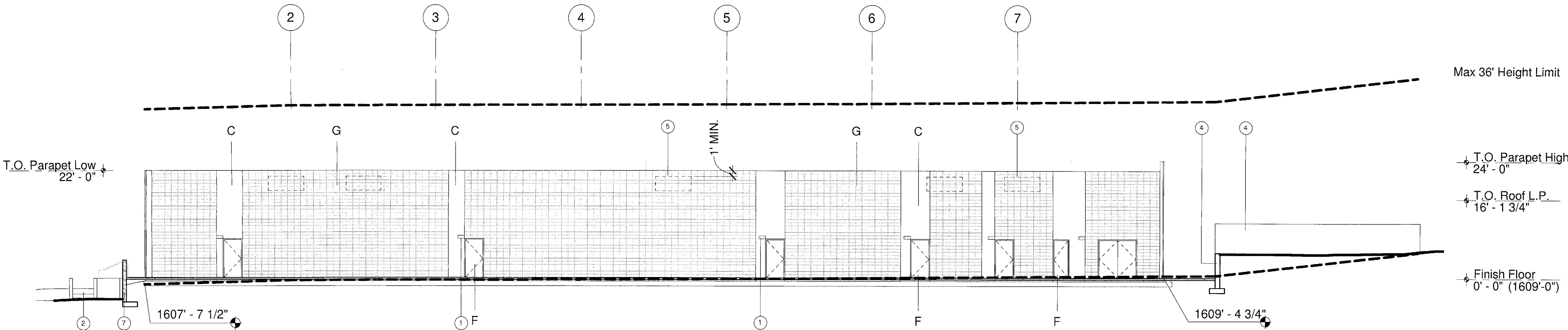
Finish Floor
0' - 0"

1607' - 5 3/4"

1 West Elevation

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

0 6' 12'



Max 36' Height Limit

T.O. Parapet High
24' - 0"

T.O. Roof L.P.
16' - 1 3/4"

Finish Floor
0' - 0" (1609'-0")

1607' - 7 1/2"

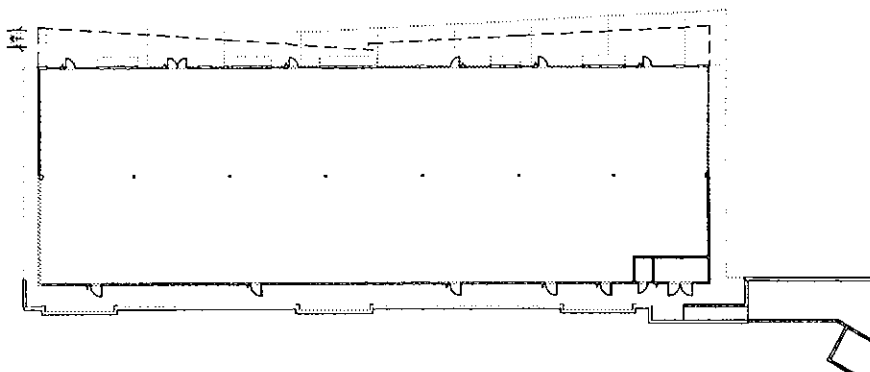
1609' - 4 3/4"

2 South Elevation

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

0 6' 12'

Key Plan:



Materials:

- A STANDING SEAM AND FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175: MATTE LOW-GLOSS FINISH.
- B STANDING SEAM AND FLAT METAL WALL PANEL: "IRON ORE" SW 7069: MATTE LOW-GLOSS FINISH.
- C SKIM COAT OVER CMU: "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- D 1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.
- E EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2.
- F HOLLOW METAL DOOR AND FRAME: PAINT "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- G STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS: "STANDARD GRAY"

Keynotes:

- LIGHT FIXTURE TYPE E-1 W/ HOUSE SHIELD, (REF: HOUSE SHIELD DETAIL SHEET A3.01 + LIGHTING PLAN)
- EXISTING ADA RAMP TO REMAIN
- PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04
- EXISTING RETAINING WALL
- ROOFTOP MECHANICAL UNITS, PROVIDED BY FUTURE TENANTS, SCREENED BY PARAPET WALL (MIN. ONE FOOT ABOVE EQUIPMENT)
- DASHED LINE INDICATES HEIGHT FROM EXISTING NATURAL TERRAIN PRIOR TO GRADING
- NEW RETAINING WALL (REF: 4/L1.04)

32-22-2017
DATE
32-22-2017
DATE
APPROVED
RETAIN FOR RECORDS
INITIALS

Revision

SECOND CITY SUBMITTAL 02.09.18

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85018

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480.609.1000

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CIRCLEWEST.NET

Client:
Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260

Expires 12.31.18

- ☒ Schematic Design
- ☐ Design Development
- ☐ Construction Documents
- ☐ Construction Issue
- ☐ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

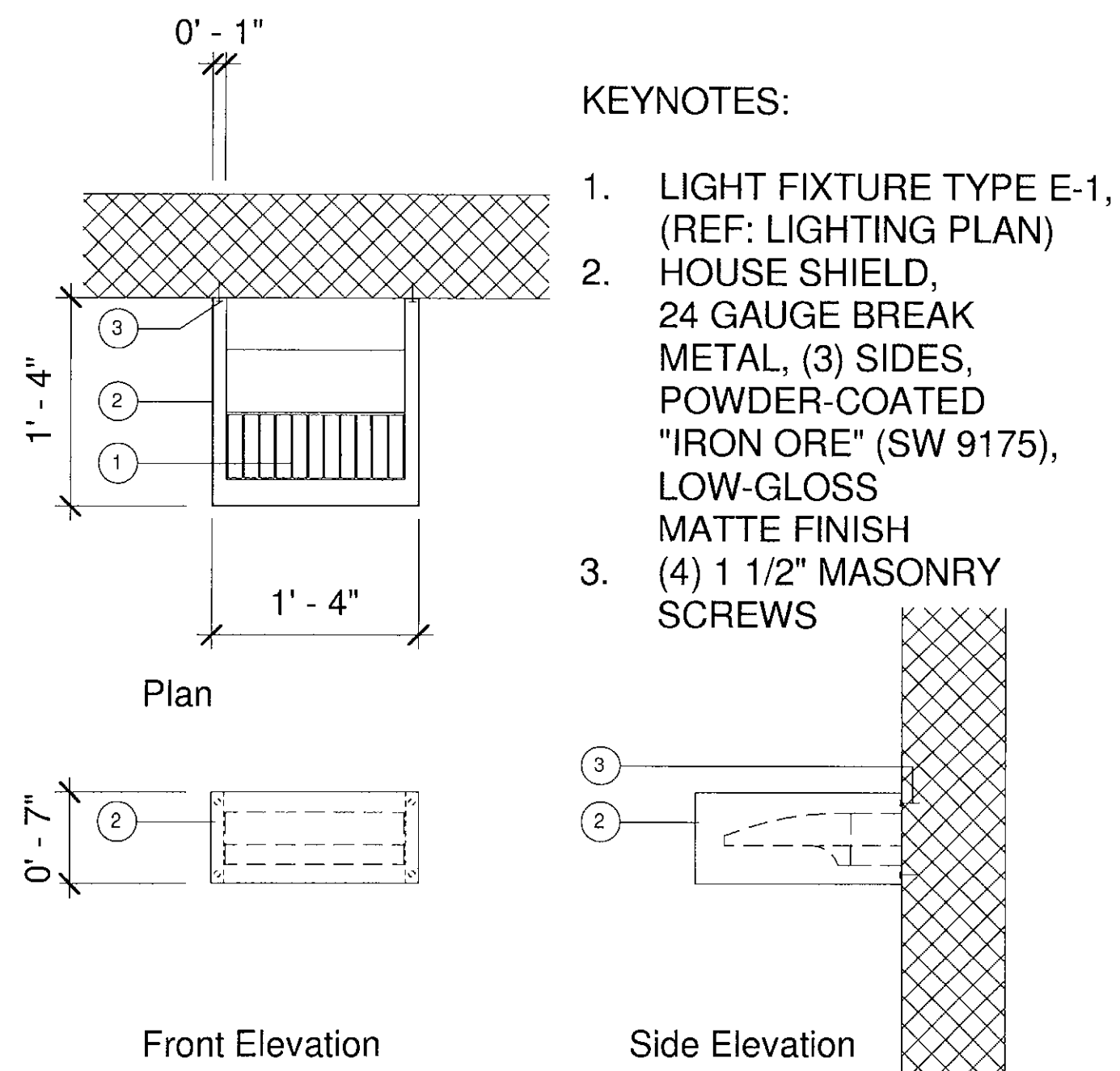
Drawn By NM

Date 02.09.17

Title

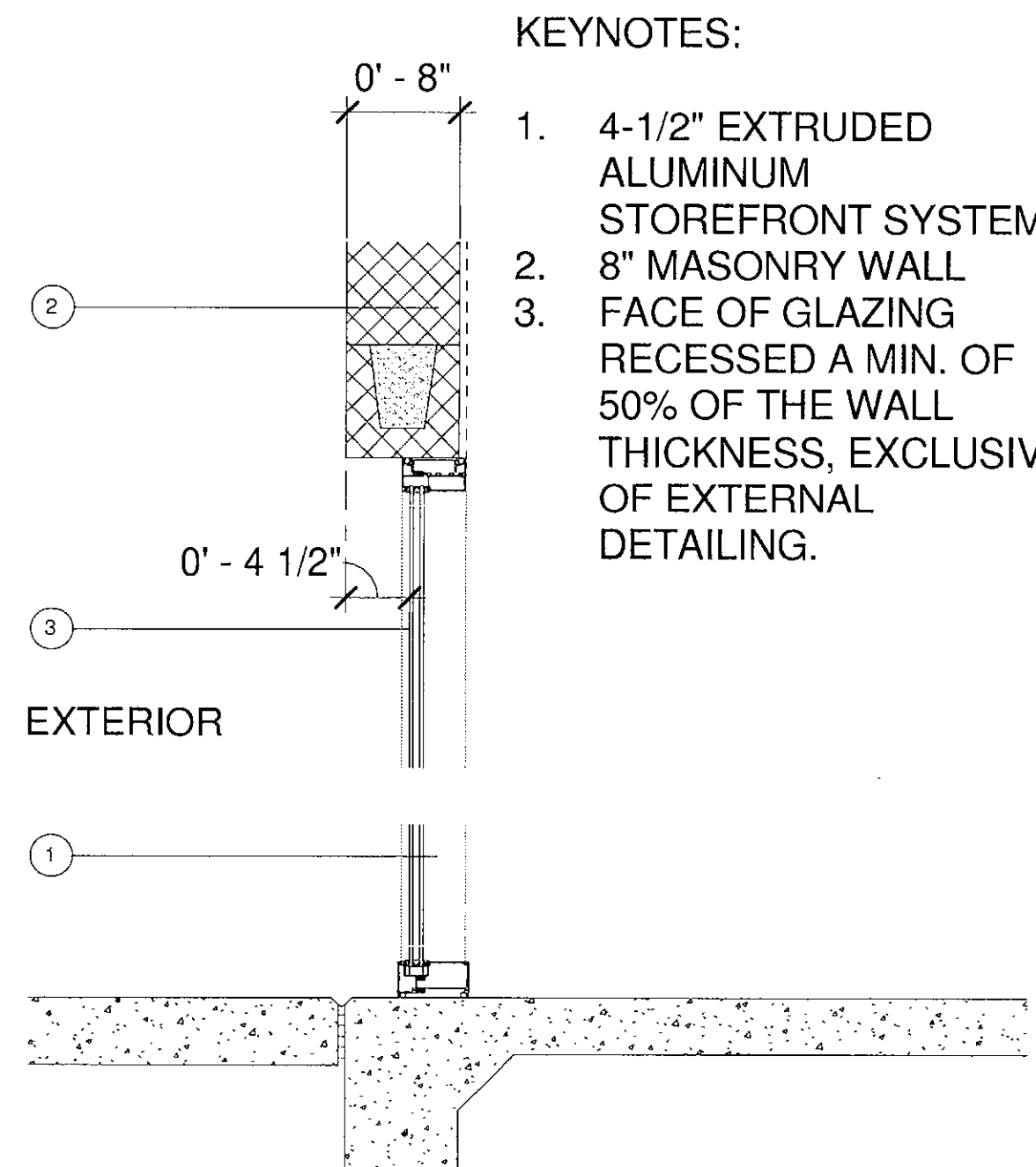
Building Elevation

Sheet No. A3.02



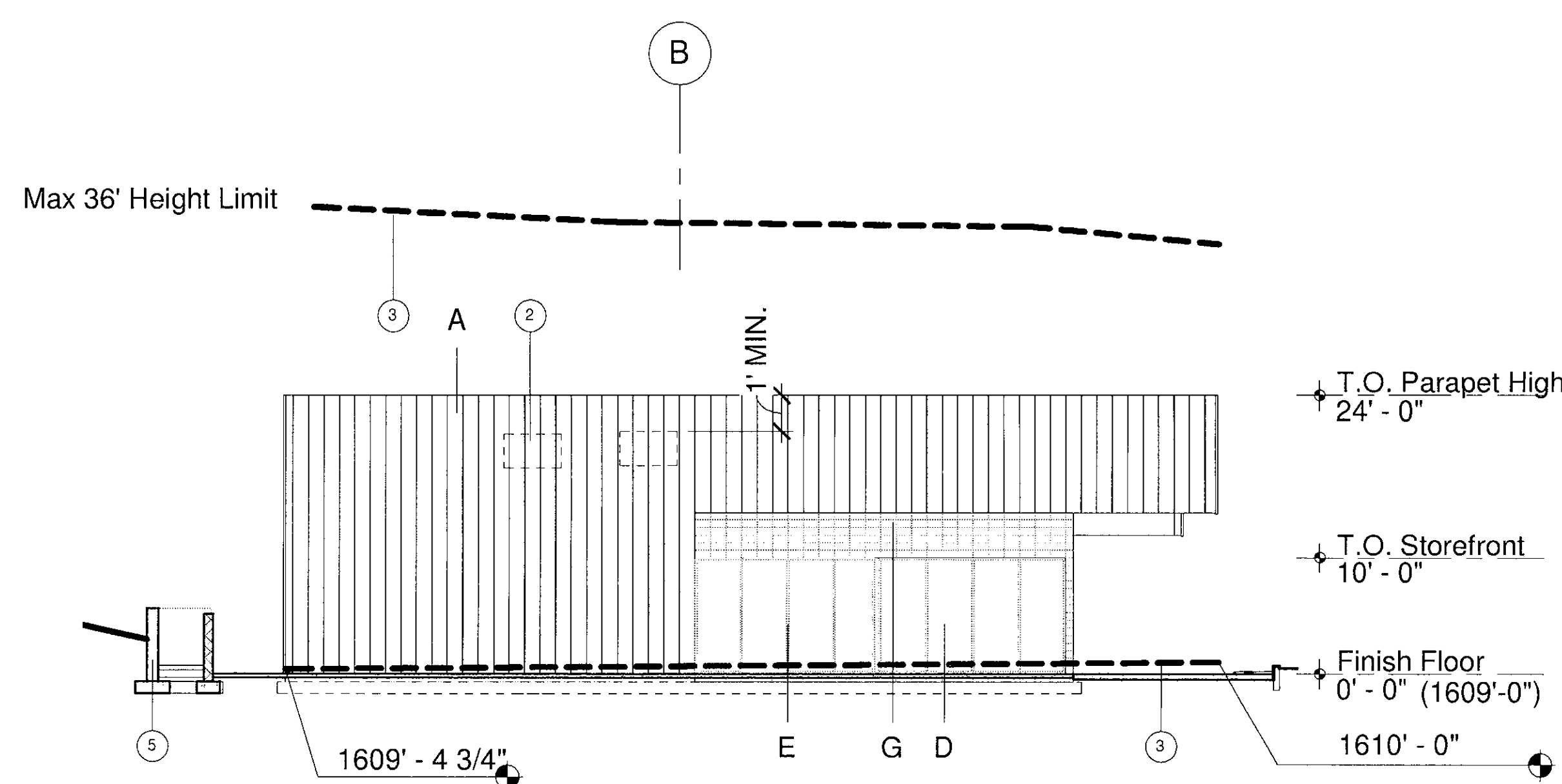
Light Fixture E-1 House Shield Detail

Scale: 1" = 1'-0"



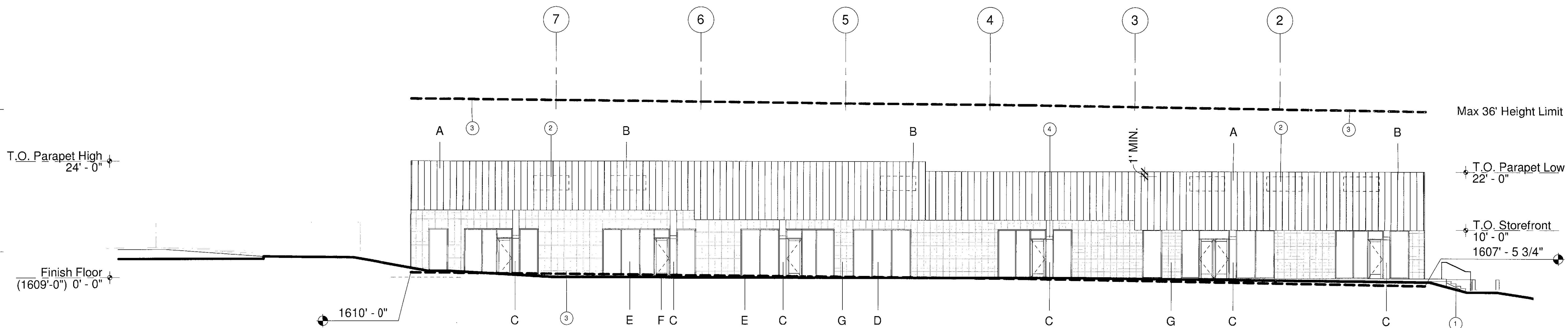
Storefront - Section Detail

Scale: 1" = 1'-0"



1 East Elevation

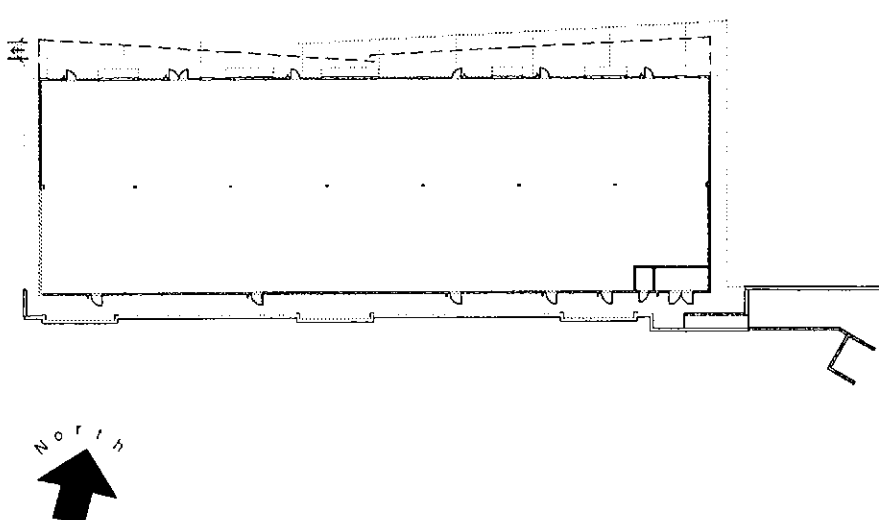
Scale: 3/32" = 1'-0"



2 North Elevation

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

Key Plan:



Materials:

- A STANDING SEAM AND FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175: MATTE LOW-GLOSS FINISH.
- B STANDING SEAM AND FLAT METAL WALL PANEL: "IRON ORE" SW 7069: MATTE LOW-GLOSS FINISH.
- C SKIM COAT OVER CMU: "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- D 1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.
- E EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2.
- F HOLLOW METAL DOOR AND FRAME: PAINT "CITYSCAPE" SW 7067: MATTE LOW-GLOSS FINISH.
- G STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS: "STANDARD GRAY"

Keynotes:

- 1 PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04
- 2 ROOFTOP MECHANICAL UNITS, PROVIDED BY FUTURE TENANTS, SCREENED BY PARAPET WALL (MIN. ONE FOOT ABOVE EQUIPMENT)
- 3 DASHED LINE INDICATES HEIGHT FROM EXISTING NATURAL TERRAIN PRIOR TO GRADING
- 4 LIGHT FIXTURE TYPE E-1 W/ HOUSE SHIELD, (REF: HOUSE SHIELD DETAIL SHEET A3.01 LIGHTING PLAN)
- 5 EXISTING RETAINING WALL

APPROVED
DATE: 12/5/2018
INITIALS: [Signature]

Revision
△ SECOND CITY SUBMITTAL 02.09.18

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7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- Schematic Design
- Design Development
- Construction Documents
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Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

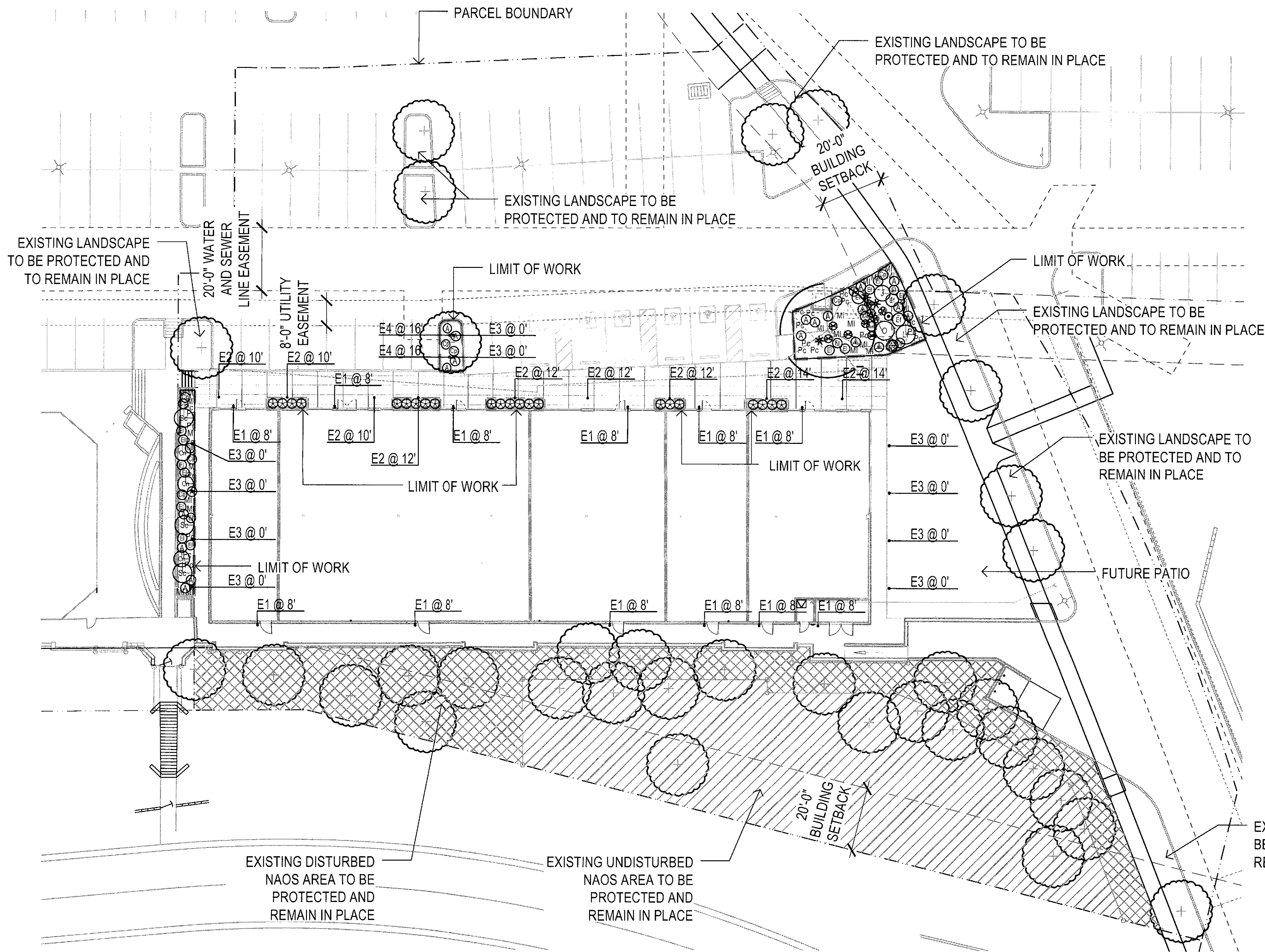
Date 02.09.17

Title

Building Elevation

Sheet No.

A3.01



PLANT MATERIALS LEGEND

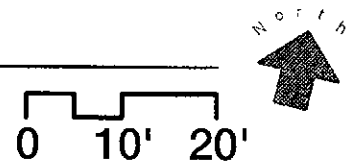
Trees	Size/Cal.	Qty.
Existing Tree		36
To Be Protected and Remain in Place		
Parkinsonia floridum	Salvage	1
Blue Palo Verde		
See Inventory Plan L1.01		

Large Shrubs	Size	Qty.		Groundcovers	Size	Qty.
 Cassia nempohila Desert Cassia	5 gal.	3	Pc	Psilostrophe cooperi Paper Flower	1 gal.	20
 Justicia californica Red Chuparosa	5 gal.	1	MI	Melampodium leucanthum Blackfoot Daisy	1 gal.	23
 Larrea tridentata Creosote	5 gal.	1		Cacti/ Accents	Size	Qty.
 Simmondsia Chinensis Jojoba	5 gal.	3		Agave murpheyi Murphey's Agave	5 gal.	2
Medium Shrubs	Size	Qty.		Agave palmeri Palmer's Agave	5 gal.	5
 Encelia farinosa Brittlebush	5 gal.	3		Camegeia gigantea Saguaro	6' spear	-
 Ericameria larcifolia Turpentine Bush	5 gal.	15	*	Dasylirion wheeleri Desert Spoon	5 gal.	3
 Simmondsia Chinensis 'Vista' Compact Jojoba	5 gal.	22		Echinocereus engelmannii Hedge Hog Cactus	5 gal.	3
Small Shrubs	Size	Qty.		Ferocactus wislizenii Fish Hook Barrel	2' High	2
 Ambrosia deltoidea Triangle Leaf Bursage	5 gal.	18		Fouquieria splendens Ocotillo	8 cane min.	1
 Aniscanthus therberi Desert Honeysuckle	5 gal.	3		Opuntia engelmannii Engelmann's Prickly Pear	5 gal	1
 Calliandra eriophylla Pink Fairy Duster	5 gal.	10		Inerts	Size	Qty.

No Symbol	Decomposed Granite	1,482 s.f.
To Match Existing - Contractor to Verify and Submit Samples		

NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS." SEE SECTION 1903(6)(A), ZONING CODE.

1 Landscape Plan
Scale: 1" = 20'-0"



Landscape Summary Data:

SEE A1.03 FOR SITE PLAN DATA AND CALCULATIONS FOR THE ENTIRE DEVELOPMENT. THE DATA SHOWN BELOW RELATES TO PARCEL 2, LOT 2 (THIS PROJECT) ONLY.

- ON-SITE LANDSCAPE AREA:

- PLANTING AREA: 1,359 S.F.
- EXISTING PLANTING AREA: 1,205 S.F.
- FUTURE PATIO AREA: 2,647 S.F.
- HARDSCAPE AREA: 3,680 S.F.
- EXISTING HARDSCAPE AREA: 1,765 S.F.
- TOTAL ONSITE LANDSCAPE AREA: 10,656 S.F.

RIGHT-OF-WAY: NOT APPLICABLE AS TO RIGHT-OF-WAY ABUTS PARCEL

PARKING AREA: 8,457 S.F.

- PARKING LANDSCAPE AREA: 123 S.F.
- EXISTING PARKING LANDSCAPE AREA: 1,101
- TOTAL PARKING LANDSCAPE AREA: 1,224 S.F.

NAOS Summary Data:

SEE A1.01 FOR NAOS CALCULATIONS FOR THE ENTIRE DEVELOPMENT. THE DATA SHOWN BELOW RELATES TO PARCEL 2, LOT 2 (THIS PROJECT) ONLY.

- NAOS LANDSCAPE AREA:

- UNDISTURBED: 7,782.772 S.F.
- DISTURBED: 5,374.776 S.F.

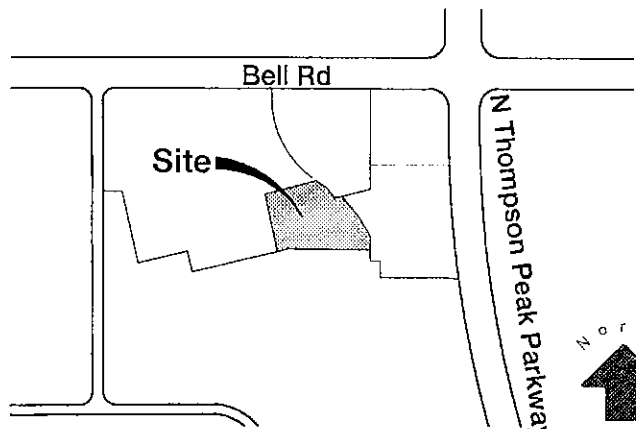
NOTE: EXISTING NAOS AREAS REMAIN UNCHANGED BY PROJECT SCOPE.

Lighting Legend:

REFERENCE LIGHTING SITE PLAN SHEET E1.00 FOR ADDITIONAL INFORMATION.

- LIGHT FIXTURE E1
- LIGHT FIXTURE E2
- LIGHT FIXTURE E3
- LIGHT FIXTURE E4

Vicinity Map:



31268
BRETT H. ANDERSON
3/15/2017
DATE
STATIONED SET
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INITIALS

andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
p.h. 480.699.7956

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SECOND CITY SUBMITTAL 02.09.18

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Client:
Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace

A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By BA

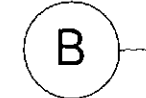
Drawn By JC

Date 02.09.18

Title

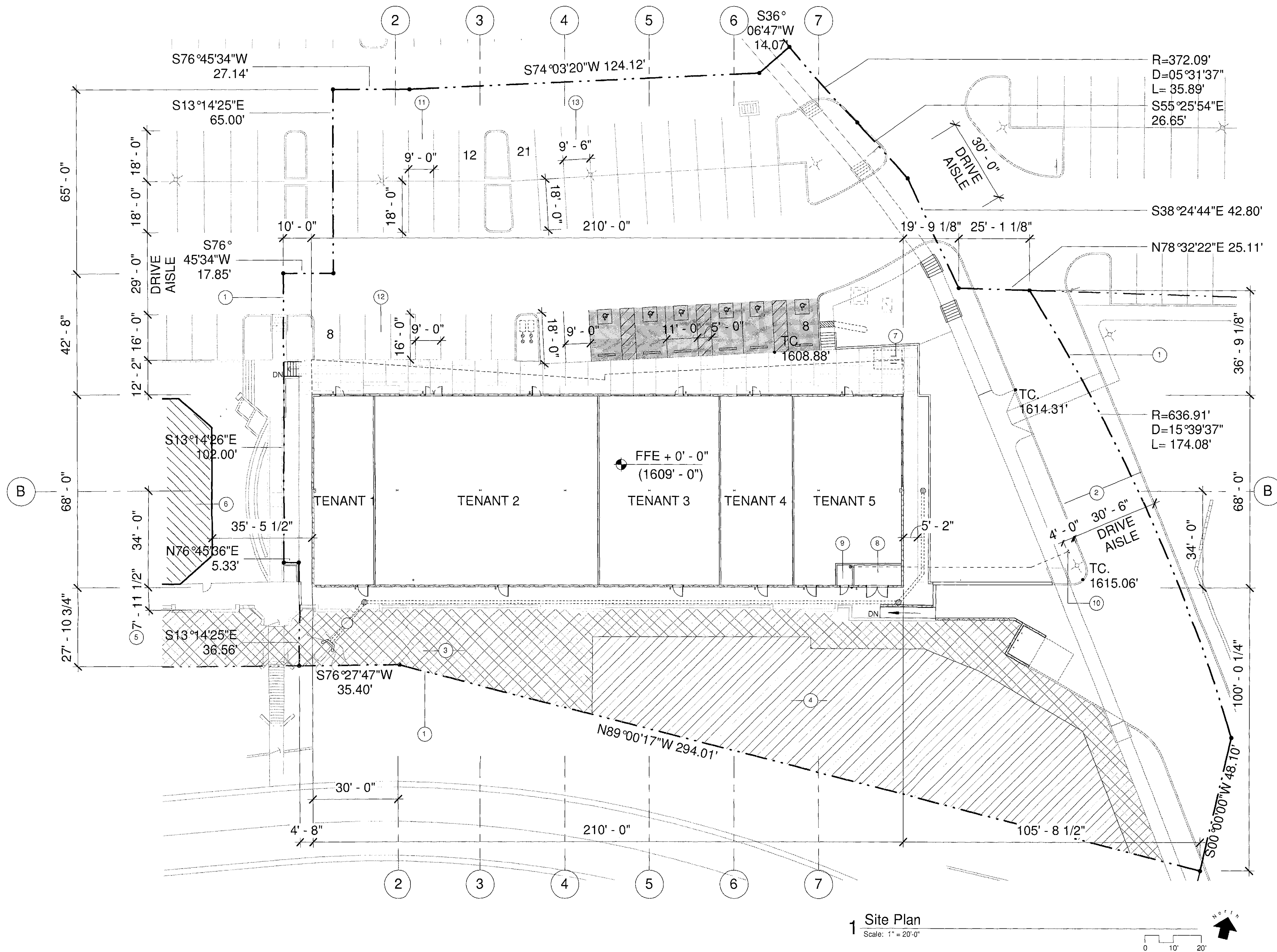
Landscape Plan

Sheet No. L1.02



- 42-37-2012
STIPULATION SET
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12/18/11
DATE INITIALS

Sheet No. **A1.02a**



1 Site Plan
Scale: 1" = 20'-0"

Site Data:

THEART
PARCEL NO 2: / LOT 2
A.P.N. 217-14-986
ADDRESS: N/A
SCOTTSDALE AZ, 85260

PARCEL SIZE: TOTAL: 65,296 SQUARE FEET (1.499 AC)
(AREA PER PRELIMINARY ALTA SURVEY 10.17.17 BY RICK ENGINEERING CO.)

ZONING: PCC ESL (PLANNED COMMUNITY CENTER AND ENVIRONMENTALLY SENSITIVE LANDS OVERLAY)

QUARTER SEC. NO: 36-52

FLOOR AREA RATIO (FAR) CALCULATION:
NET LOT AREA 65,296 X 0.3 = **19,588.8 S.F.**

GROSS FLOOR AREA: **14,280 S.F. - O.K.**

NAOS CALCULATION:
SEE A1.01 FOR NAOS CALCULATIONS FOR ENTIRE DEVELOPMENT.

UNDISTURBED S.F.: 7,782.772
DISTURBED S.F.: 5,374.776

NOTE: EXISTING NAOS AREAS REMAIN UNCHANGED BY PROJECT SCOPE.

VOLUME CALCULATION:
PER 74-ZN-92, THE VOLUME* OF ANY STRUCTURE SHALL NOT EXCEED THE PRODUCT OF THE NET LOT AREA IN SQFT MULTIPLIED BY FOUR (4) FEET.

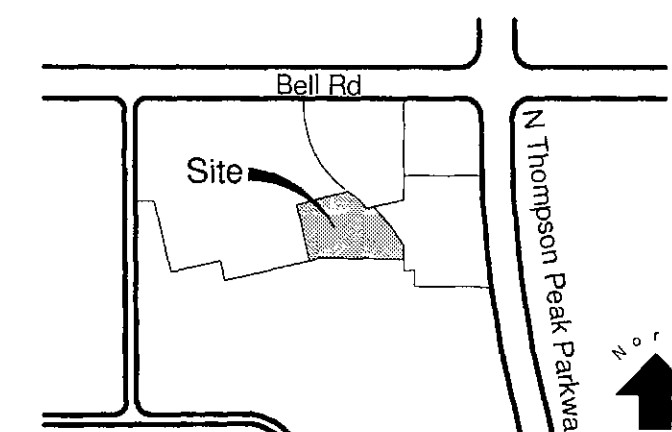
NET LOT AREA: 65,296 SF X 4' = **261,184**
VOLUME OF BUILDING = **247,520 - OK**

Keynotes:

- 1 PROPERTY LINE (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING)
- 2 EXISTING FIRE LANE PAINT TO REMAIN
- 3 EXISTING DISTURBED NAOS AREA (MIN. 5'-0" UNCHANGED BY PROJECT SCOPE)
- 4 EXISTING UNDISTURBED NAOS AREA (UNCHANGED BY PROJECT SCOPE)
- 5 NAOS SETBACK FROM BUILDING
- 6 ADJACENT EXISTING BUILDING
- 7 BICYCLE PARKING, REF: 9/L1.04
- 8 SERVICE ENTRANCE SECTION
- 9 FIRE RISER ROOM
- 10 REMOTE FIRE DEPARTMENT CONNECTION (SEE A1.01 FOR FIRE HYDRANT LOCATIONS)
- 11 EXISTING STANDARD PARKING SPACE (9'-0" X 18'-0")
- 12 EXISTING STANDARD PARKING SPACE (9'-0" X 16'-0")
- 13 EXISTING STANDARD PARKING SPACE (9'-6" X 18'-0")

INDICATES NEW ADA VAN SPACES 11'-0" X 18'-0" WITH 5'-0" AISLE AND SIGNAGE (REF: 2/L1.04)

Vicinity Map:



19 JUL 2017
STIPULATION SET
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08/15/2018
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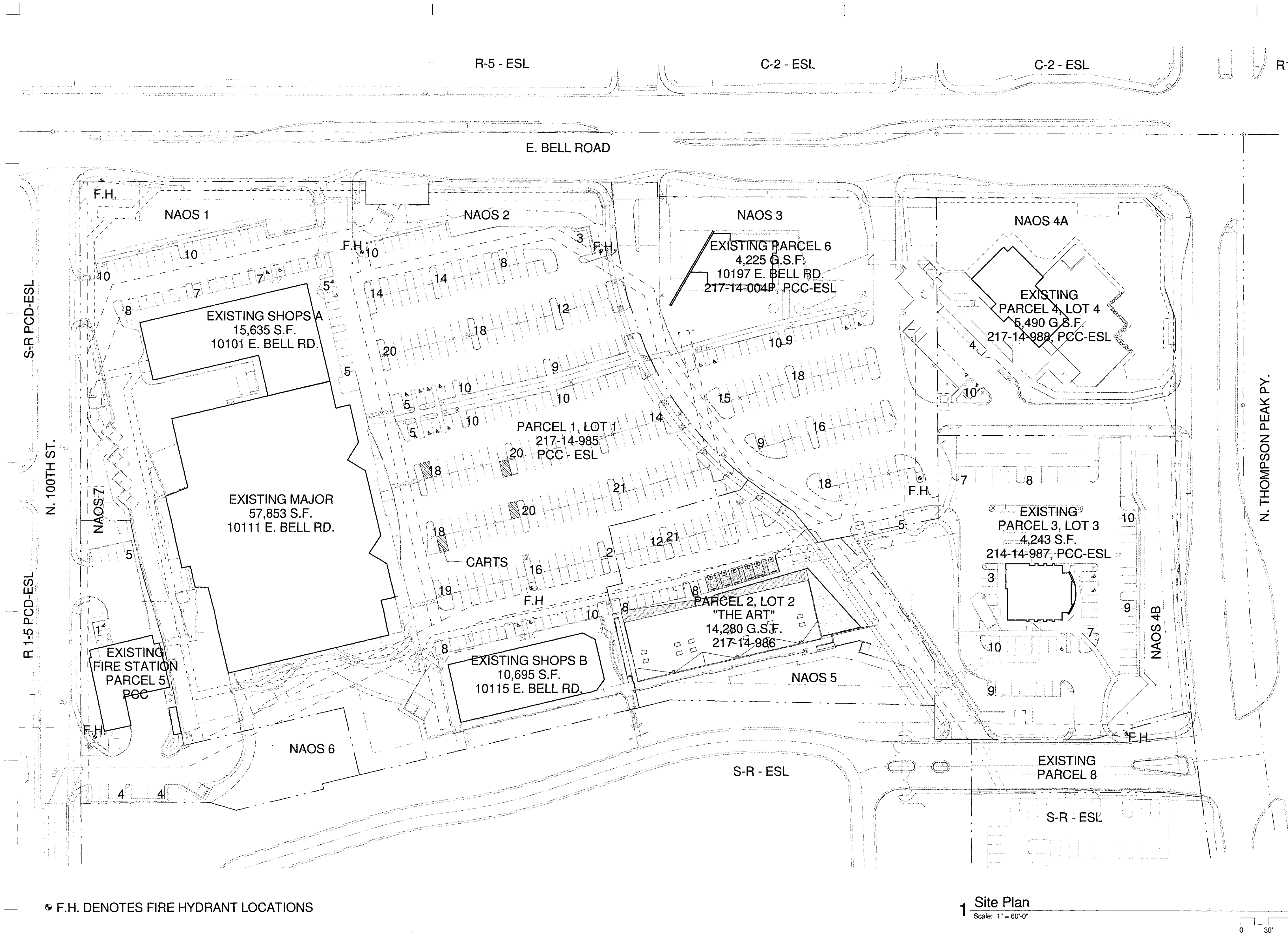
Drawn By NM

Date 02.09.17

Title

Site Plan /
Dimensional Plan

Sheet No. A1.02b



F.H. DENOTES FIRE HYDRANT LOCATIONS

NAOS Calculation

SEE A1.02b FOR VOLUME CALCULATION
SEE A1.02b FOR FAR CALCULATION
SEE A1.03 FOR OPEN SPACE CALCULATION

Per 74-ZN-1992

NAOS AREA REQUIRED FOR PARCEL 'R' = 6.70 AC.
MINUS NAOS AREA PROVIDED IN CONDO PORTION = 3.11 AC.
MINUS NAOS AREA PROVIDED IN OFFICE PORTION = 0.399 AC.
NAOS AREA REQUIRED = 3.19 AC.

NAOS PROVIDED: (AREA SIZES BASED ON ALTA SURVEY BY RICK ENGINEERING)

AREA	UNDISTURBED S.F.	DISTURBED S.F.
AREA 1:	9,522.898	6,021.992
AREA 2:	4,834.671	7,024.431
AREA 3:	-	11,446.889
AREA 4A:	19,314.1334	2,012.065
AREA 4B:	10,988.885	3,343.505
AREA 5:	7,782.772	5,374.776
AREA 6:	16,675.065	18,093.376
AREA 7:	-	14,189.419
TOTAL:	69,118.424 (1.587 AC)	67,506.453 (1.550 AC)

AREA 5 IS LOCATED ON PARCEL NO.2 AND THERE IS NO CHANGE TO APPROVED NAOS

NAOS BREAKDOWN FOR PARCEL NO.2:

UNDISTURBED S.F.: 7,782.772
DISTURBED S.F.: 5,374.776
TOTAL S.F.: 13,157.548 (0.302 AC)

NAOS PROVIDED FOR ENTIRE SHOPPING CNTR:
1.587AC.+1.550AC.+1.05AC.(BANK) = 4.187 AC

NAOS REQ'D FOR ENTIRE SHOPPING CNTR: 3.19 AC

Parking Calculation: (Table 9.103.A)

REQUIRED:		
SHOPS 'A':	15,635 S.F.	
CLEANERS:	1,306 S.F. / 250 =	6
RESTAURANT:	4,099 S.F. / 120 =	35
PATIO:	776 (-350) = 426 S.F. / 350 =	2
RETAIL:	4,307 S.F. / 250 =	17
BUSINESS:	5,923 S.F. / 300 =	20
SUB TOTAL:		80
SHOPS 'B':	10,695 S.F.	
RESTAURANT:	2,496 S.F. / 120 =	21
BUSINESS:	8,199 S.F. / 300 =	33
SUB TOTAL:		54
PARCEL 3:	4,243 S.F. / 250 =	17
MAJOR:	57,853 S.F. / 300 =	193
FIRE STATION:	PER 69-DR-2000	8
PARCEL 4:	5,490 G.S.F. / 120 =	46
PATIO:	7,536 (-360) = 7,186 / 350 =	21
SUB TOTAL:		67
PARCEL 6:	4,225 G.S.F. / 300 =	15
PROJECT PARKING RQMTS PARCEL 2, LOT 2:		

TENANT 1		
RETAIL:	1,496 GSF / 250 =	6
TENANT 2		
CLINIC:	5,440 GSF / 250 =	22
TENANT 3		
VETERINARY:	2,924 GSF / 300 =	10
TENANT 4		
FITNESS:	1,758 GSF / 250 =	8
TENANT 5		
RETAIL:	2,460 GSF / 250 =	10

SUB TOTAL:	56
TOTAL PARKING REQUIRED:	490

EXISTING PARKING SPACES:	608
8 SPACES CONVERTED INTO 6 VAN ADA:	-2
TOTAL PARKING PROVIDED:	606

INDICATES EXISTING SPACES CONVERTED INTO ADA VAN SPACES

ACCESSIBLE SPACES: 4% OF PROVIDED PARKING
ADA SPACES REQ'D BASED ON
TOTAL REQUIRED PRK'G: 606 x 4% = 25

ADA SPACES REQ'D BASED ON
PROJECTS TENANT 2
PRK'G REQMT'S: 22 x 20% = 5

ADA SPACES REQUIRED:	30
-----------------------------	-----------

EXISTING ADA SPACES:	26
NEW ADA SPACES PROVIDED (LOT 2):	4
TOTAL ADA SPACES PROVIDED:	30

Bike Spaces Calculation: (Sec. 9.103.C)

*WE ARE NOT MODIFYING, ADDING, OR REMOVING ANY EXISTING SPACES

REQUIRED (490 PARKING SPACES ON LOT):	490/20	25
PROVIDED EXISTING:		73

REQUIRED FOR LOT 2:	49/20	3
NEW BIKE SPACES PROVIDED =		4 - OK

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Design Review No.

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Drawn By NM

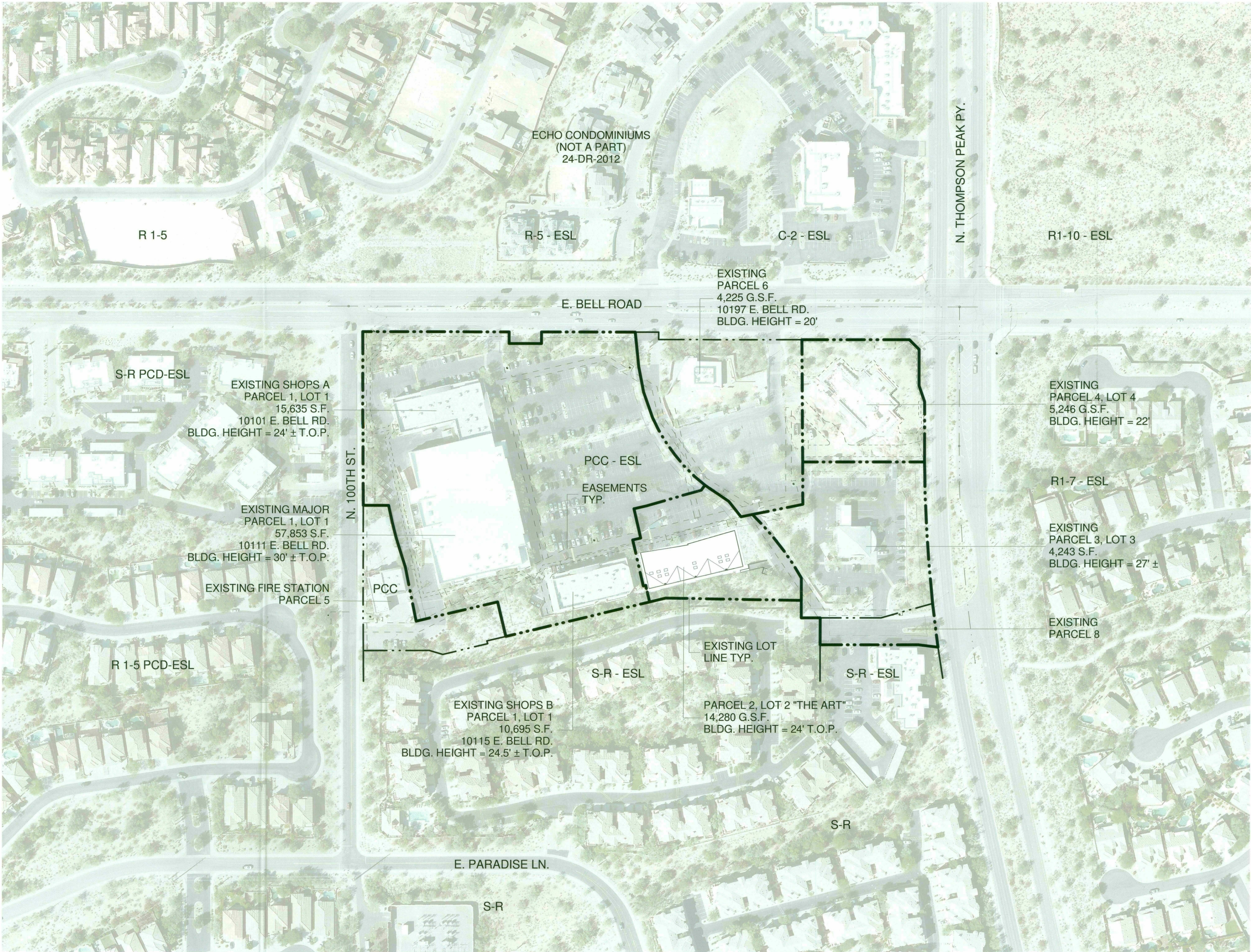
Date 12.20.17

Title

Overall Site Plan

43-DR-2017
12/20/17

Sheet No. A1.01



1 Site Plan
Scale: 1" = 100'-0"

0 50' 100'



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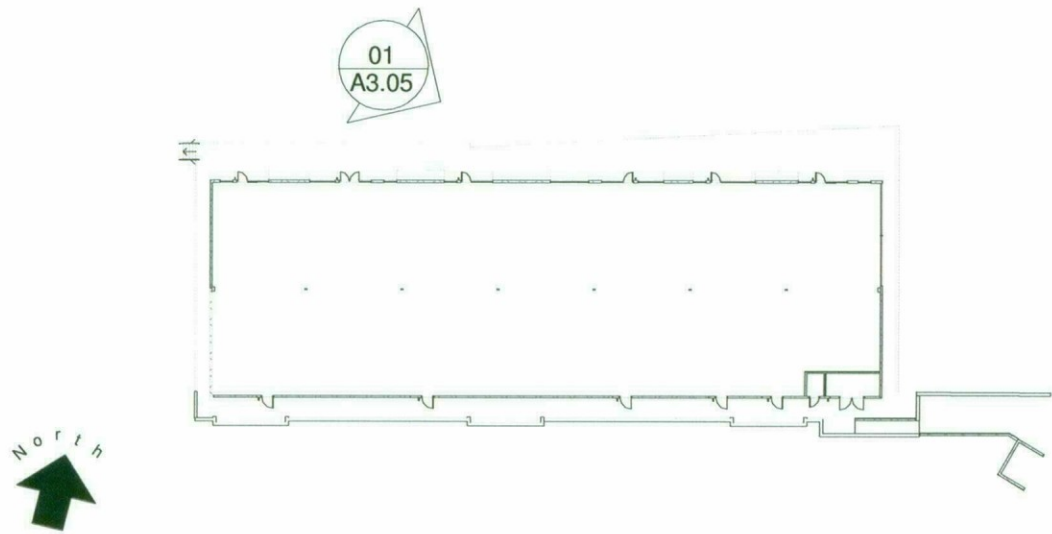
Overall Context
Aerial & Site Plan

Sheet No. A1.00



1 Perspective View - Storefront
SCALE: N.T.S.

Key Plan:



Revision
1 SECOND CITY SUBMITTAL 02.09.18

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Date 02.09.17

Title

Rendered Building
Perspectives

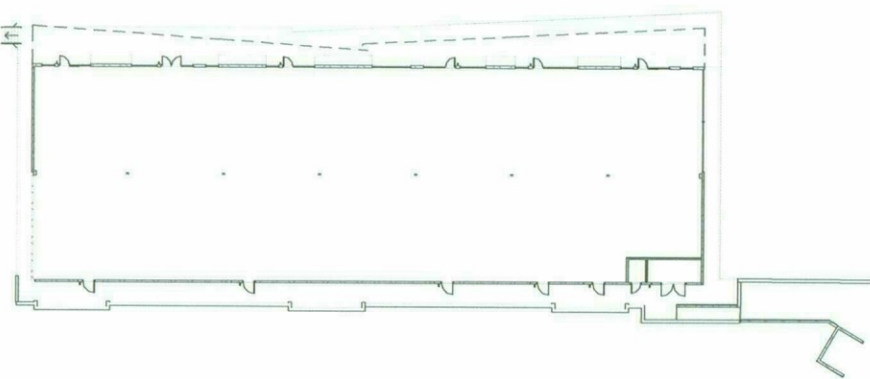
Sheet No. A3.05



1 Perspective View - Northwest
NTS

Key Plan:

01
A3.04



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SECOND CITY SUBMITTAL 02.09.18

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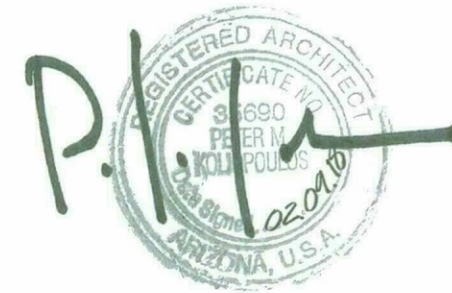
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Title

Rendered Building
Perspectives

Sheet No.

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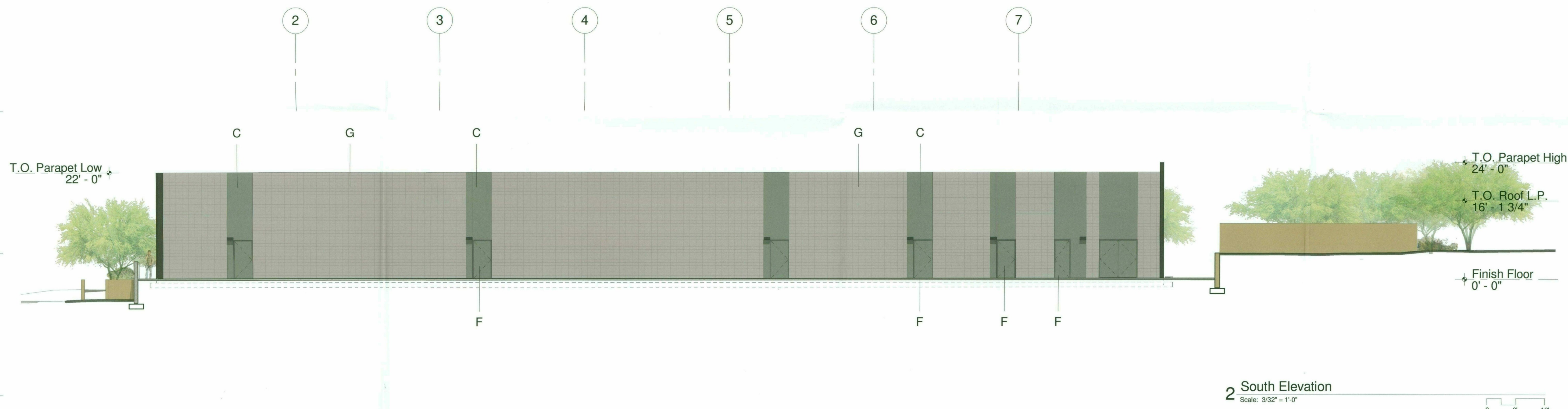
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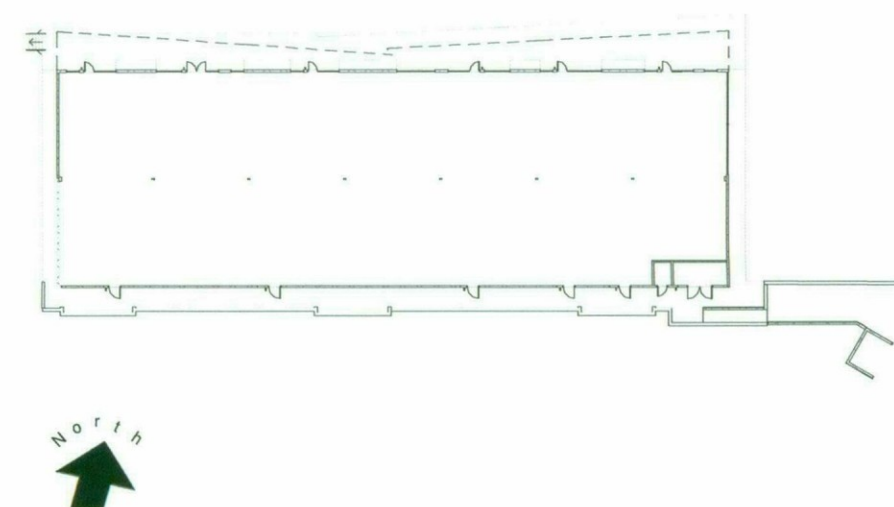
Date 02.09.17

Title
Rendered Building
Elevation

Sheet No. **A3.02R**



Key Plan:



Materials:

A	B	C	D	E	F	G
STANDING SEAM / FLAT METAL WALL PANEL: "DEEP FOREST BROWN" SW 9175: LOW-GLOSS MATTE FINISH: LRV 4%: MUNSELL 2/2	STANDING SEAM / FLAT METAL WALL PANEL: "IRON ORE" SW 7069: LOW-GLOSS MATTE FINISH: LRV 6%: MUNSELL 3/2	SKIM COAT OVER CMU: "CITYSCAPE" SW 7067: LOW-GLOSS MATTE FINISH: LRV 22%: MUNSELL 5/2	1" LOW-E INSULATED GLASS: "SOLARBAN 90" VITRO OR EQ.	EXTRUDED ALUMINUM STOREFRONT SYSTEM: ANODIZED ALUMINUM "CLEAR" AC-2	HOLLOW METAL DOOR AND FRAME: "CITYSCAPE" SW 7067: LOW-GLOSS MATTE FINISH: LRV 22%: MUNSELL 5/2	STANDARD GRAY STACKED BOND CONCRETE BLOCK WITH FLUSH JOINTS

Revision	
1	SECOND CITY SUBMITTAL 02.09.18

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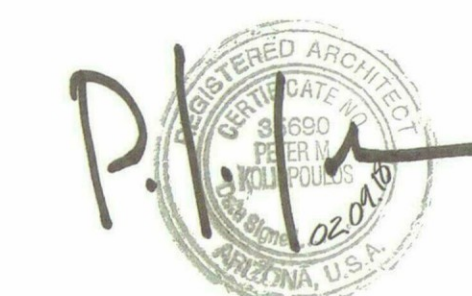
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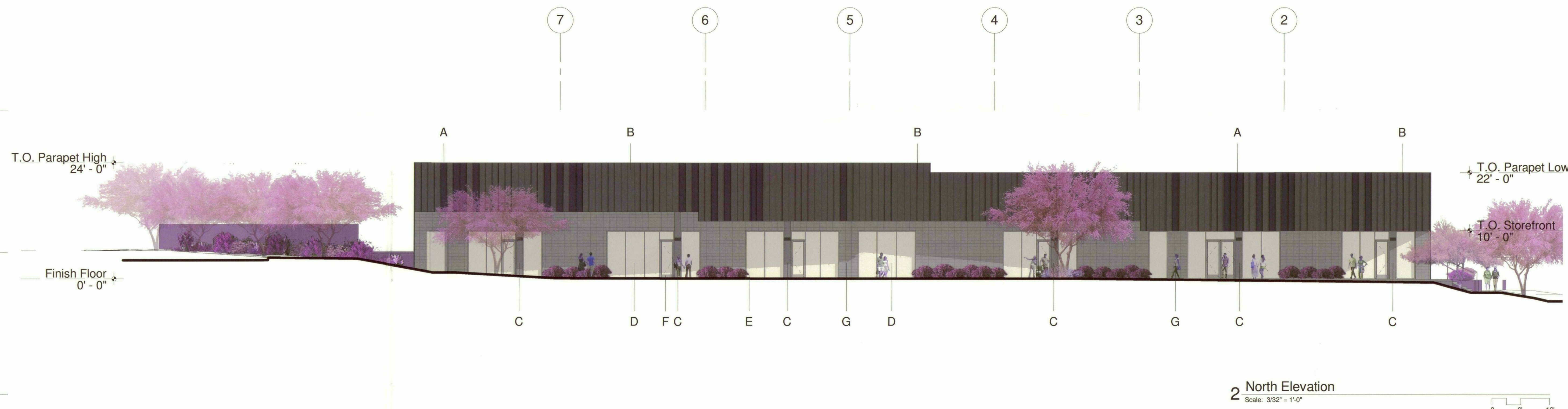
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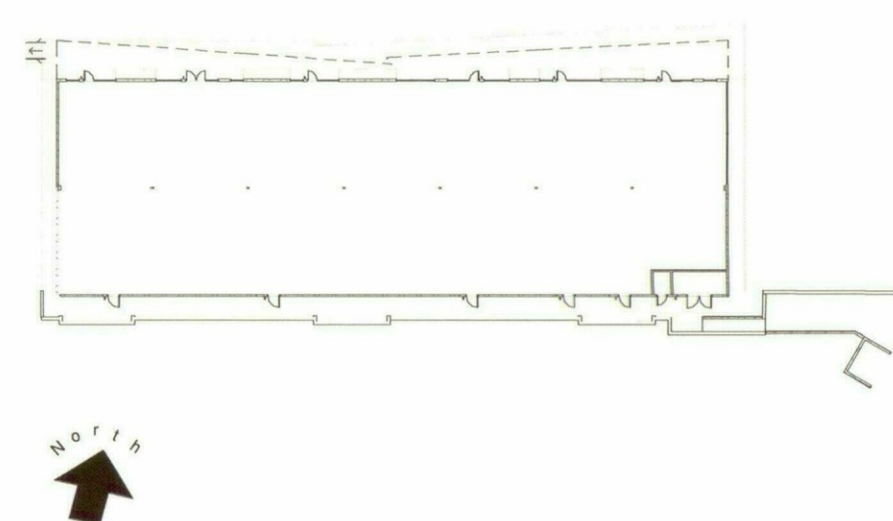
Title
Rendered Building
Elevation

Sheet No. A3.01R



Key Plan:

Materials:

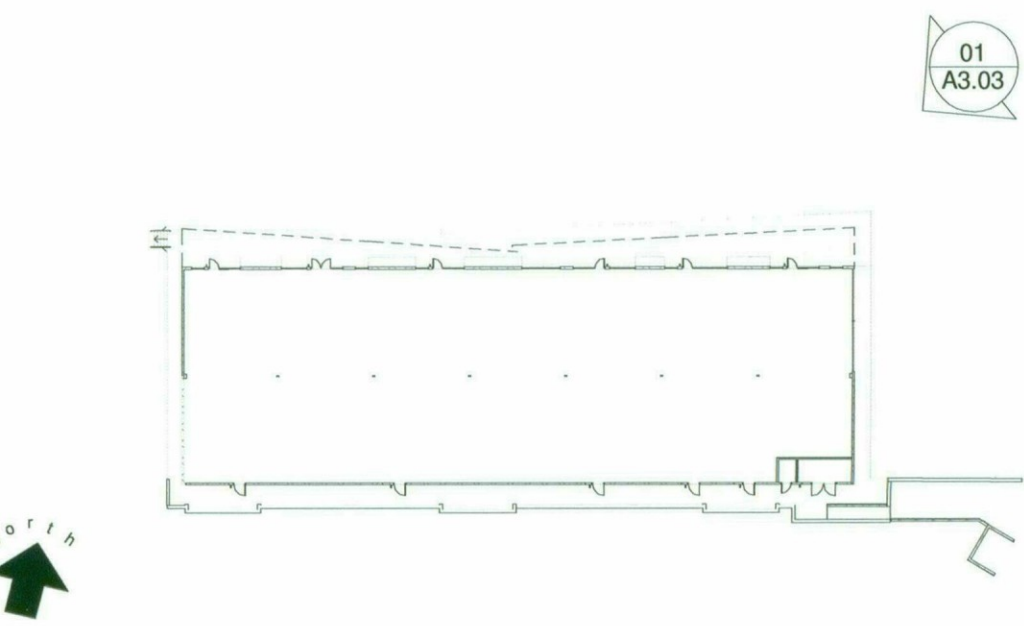


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1 Perspective View - Northeast
NTS

Key Plan:



Revision	
1	SECOND CITY SUBMITTAL 02.09.18

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Rendered Building
Perspectives

Sheet No. A3.03



1 Native Plant Inventory

Plant #	Botanical Name	Common Name	Caliper (in)	Status	Comments
1	Parkinsonia floridum	Blue Palo Verde	16	RIP	
2	Parkinsonia floridum	Blue Palo Verde	8	NS	Proximity to Curb/Size
3	Parkinsonia floridum	Blue Palo Verde	9	RIP	
4	Parkinsonia floridum	Blue Palo Verde	14	RIP	
5	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
6	Parkinsonia floridum	Blue Palo Verde	16	S	
7	Parkinsonia floridum	Blue Palo Verde	6	NS	Proximity to Wall
8	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
9	Parkinsonia microphylla	Foothills Palo Verde	10	NS	Proximity to Staircase
10	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
11	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
12	Parkinsonia microphylla	Foothills Palo Verde	6	NS	Proximity to Wall
13	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
14	Parkinsonia floridum	Blue Palo Verde	4	NS	Poor Form
15	Parkinsonia microphylla	Foothills Palo Verde	6	NS	Poor Form
16	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
17	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
18	Parkinsonia microphylla	Foothills Palo Verde	4	NS	Poor Form
19	Parkinsonia microphylla	Foothills Palo Verde	12	NS	Proximity to Curb
20	Parkinsonia floridum	Blue Palo Verde	10	RIP	
21	Parkinsonia floridum	Blue Palo Verde	10	RIP	
22	Parkinsonia floridum	Blue Palo Verde	10	RIP	
23	Parkinsonia floridum	Blue Palo Verde	10	RIP	
24	Parkinsonia floridum	Blue Palo Verde	7	RIP	
25	Carnegiea gigantea	Saguaro		RIP	12'-0" tall single spear
26	Oleña tesota	Iron Wood	Multi 5, 9, 7, 8	RIP	
27	Parkinsonia floridum	Blue Palo Verde	4	RIP	
28	Parkinsonia floridum	Blue Palo Verde	4	RIP	
29	Parkinsonia floridum	Blue Palo Verde	9	RIP	
30	Carnegiea gigantea	Saguaro	Multi Arm	RIP	20'-0" tall 4 arms off main spear
31	Parkinsonia floridum	Blue Palo Verde	16	RIP	
32	Parkinsonia floridum	Blue Palo Verde	4	RIP	
33	Parkinsonia microphylla	Foothills Palo Verde	6	RIP	Diseased
34	Parkinsonia microphylla	Foothills Palo Verde	8	RIP	Diseased
35	Parkinsonia microphylla	Foothills Palo Verde	12	RIP	Trunk down on ground
36	Parkinsonia microphylla	Foothills Palo Verde	4	RIP	
37	Parkinsonia microphylla	Foothills Palo Verde	4	RIP	
38	Parkinsonia floridum	Blue Palo Verde	12	RIP	
39	Parkinsonia floridum	Blue Palo Verde	8	RIP	
40	Parkinsonia floridum	Blue Palo Verde	16	RIP	
41	Oleña tesota	Iron Wood	14	RIP	
42	Parkinsonia floridum	Blue Palo Verde	6	RIP	
43	Parkinsonia floridum	Blue Palo Verde	8	RIP	Proximity to wall/size
44	Parkinsonia microphylla	Foothills Palo Verde	4	RIP	Exposed Root on slope
45	Parkinsonia microphylla	Foothills Palo Verde	12	RIP	Exposed Root on slope
46	Parkinsonia microphylla	Foothills Palo Verde	16	RIP	Wash
47	Parkinsonia microphylla	Foothills Palo Verde	Multi 16, 10	RIP	Wash
48	Parkinsonia floridum	Blue Palo Verde	10	RIP	
49	Oleña tesota	Iron Wood	16	RIP	
50	Oleña tesota	Iron Wood	Multi 4, 6	RIP	
51	Parkinsonia microphylla	Foothills Palo Verde	4	RIP	Wash
52	Parkinsonia microphylla	Foothills Palo Verde	3	RIP	Wash
53	Parkinsonia floridum	Blue Palo Verde	16	RIP	
54	Parkinsonia floridum	Blue Palo Verde	7	RIP	
55	Oleña tesota	Iron Wood	Multi 6, 6	RIP	
56	Oleña tesota	Iron Wood	9	RIP	
57	Parkinsonia floridum	Blue Palo Verde	7	RIP	Proximity to sidewalk

Revision

△ SECOND CITY SUBMITTAL 02.09.18

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Client
Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By BA

Drawn By JC

Date 02.09.18

Title
Native Plant Inventory

Sheet No. **L1.01**

NOTES:

- THE TEMPORARY / SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY / SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
- CITY APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES DURING COURSE OF CONSTRUCTION.
- REMAIN IN PLACE PLANTS, ADJACENT TO DISTURBANCE LIMITS, SHALL BE ROPED OFF PRIOR TO CONSTRUCTION.

SALVAGE PLANT MATERIALS LEGEND

	Tree To Remain In Place	5 gal.	38
	Tree Salvageable	5 gal.	1
	Tree Non-Salvageable	5 gal.	15
	Cacti To Remain In Place		2
	Property Line		
	Limit of Disturbance		
	Undisturbed NAOS		
	Disturbed NAOS		

GENERAL SALVAGE NOTES:

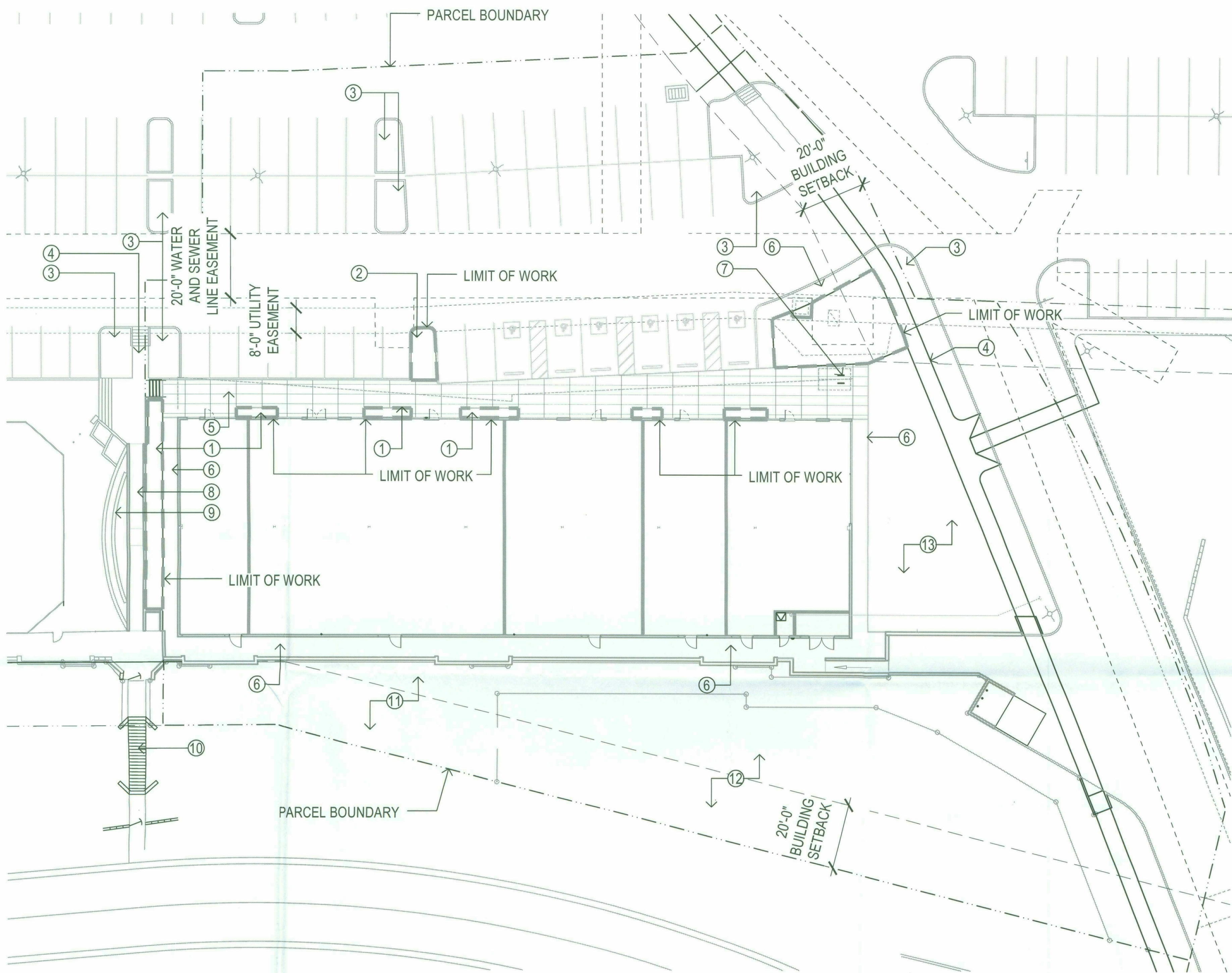
- ALL SALVAGEABLE MATERIAL TO BE CLEARLY FLAGGED WITH REFLECTIVE TAPE VISIBLE FROM ALL DIRECTIONS. COLOR CODE AS FOLLOWS:

RED = SALVAGE AND RELOCATE
BLUE = DESTROY, NOT SALVAGEABLE, CAN NOT REMAIN IN PLACE
WHITE = REMAIN IN PLACE
- METAL TAG OR REFLECTIVE TAPE SHALL BE NUMBERED TO CORRESPOND WITH THE NATIVE PLANT INVENTORY AND SITE PLAN.
- ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE "NOTICE OF INTENT TO CLEAR LAND" SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY OF SCOTTSDALE.

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES ARE TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRACTOR IS TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND/OR DRAINAGE WAYS.
- CONTRACTOR TO SALVAGE AND STORE IN NURSERY ALL BARREL CACTUS, PRICKLY PEAR, HEDGEHOG CACTUS, AND SECONDARY CACTI MATERIAL THAT ARE LOCATED WITHIN LIMITS OF CLEARING.

Vicinity Map:





KEYNOTES

- ① NEW LANDSCAPE AREA WITH DECOMPOSED GRANITE - SEE PLANTING PLANS
- ② NEW LANDSCAPE WITH DECOMPOSED GRANITE IN EXISTING PLANTER - SEE PLANTING PLANS
- ③ EXISTING LANDSCAPE AREA TO REMAIN IN PLACE
- ④ EXISTING CONCRETE SIDEWALK TO REMAIN
- ⑤ INTEGRAL COLOR CONCRETE - DAVIS COLOR LIGHT GRAY 8084, ACID-WASHED
- ⑥ NEW CONCRETE SIDEWALK - STONE GRAY, CLEAR SEALED, LIGHT GRIND
- ⑦ BICYCLE PARKING - SEE DETAIL 9, SHEET L1.04
- ⑧ EXISTING RAMP - NOT A PART
- ⑨ EXISTING FOUNTAIN - NOT A PART
- ⑩ EXISTING BRIDGE - NOT A PART
- ⑪ EXISTING DISTURBED NAOS - TO REMAIN UNCHANGED AS A PART OF THIS PROJECT
- ⑫ EXISTING UNDISTURBED NAOS - TO REMAIN UNCHANGED AS A PART OF THIS PROJECT
- ⑬ FUTURE PATIO

Revision

△ SECOND CITY SUBMITTAL 02.09.18

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Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By BA

Drawn By JC

Date 02.09.18

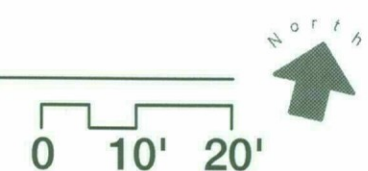
Title

Hardscape Plan

Sheet No.

L1.03

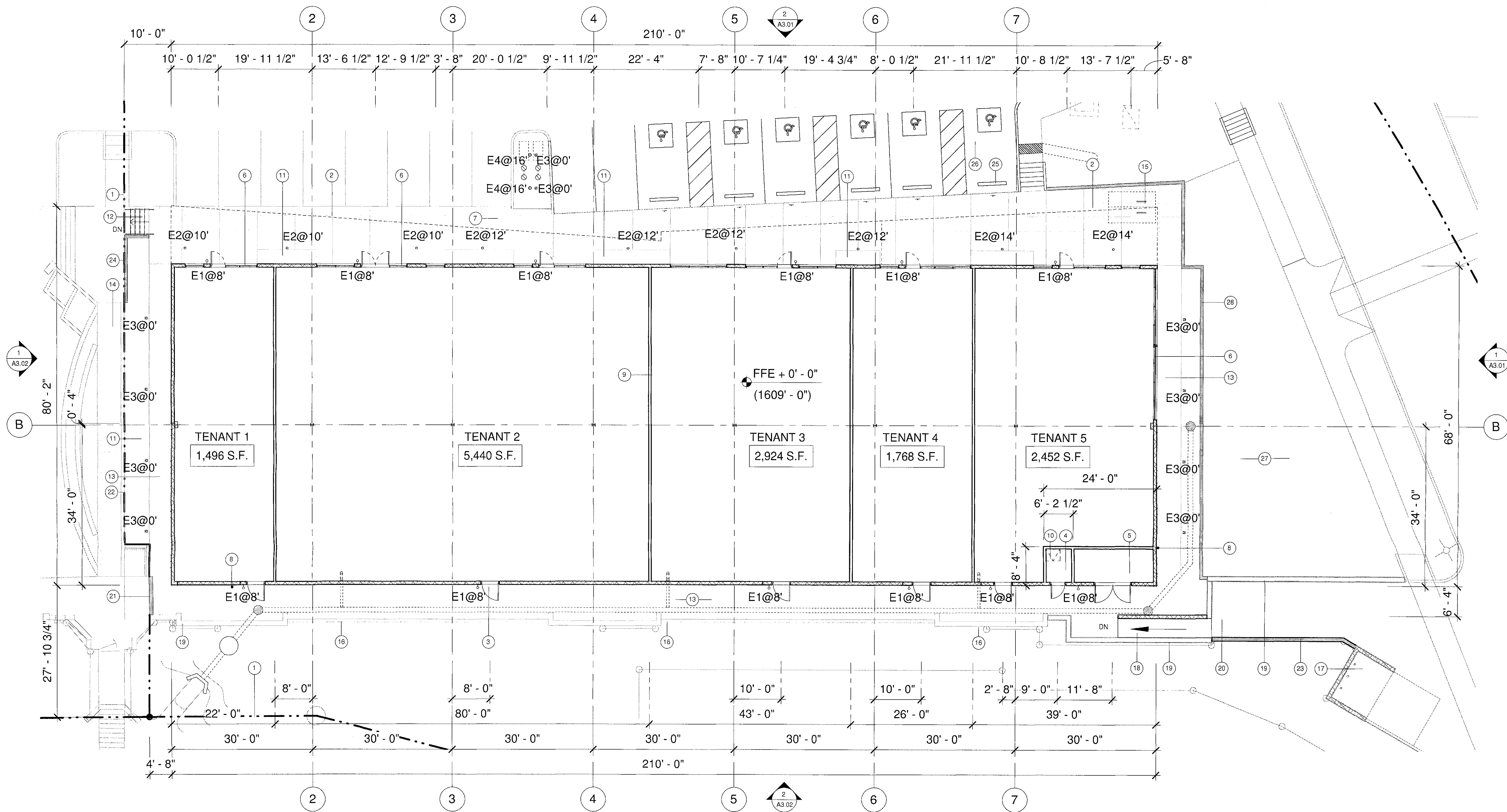
1 Hardscape Plan
Scale: 1" = 20'-0"



Vicinity Map:



andersonbaron
plan · design · achieve
50 n. mcclintock drive, ste 1
chandler, arizona 85226
ph. 480.699.7956 f. 480.699.7986



1 Floor Plan
Scale: 3/32" = 1'-0"

Legend: (Ref: Electrical Sheets)

- | | | |
|---|------------------|---|
| ○ | Light Fixture E1 | All Fixture Heights are from
B.O. Fixture Except those
at +0' |
| ○ | Light Fixture E2 | |
| ⊗ | Light Fixture E3 | |
| ⊙ | Light Fixture E4 | |

Keynotes:

- | | | | | | |
|----|--|----|--|----|--|
| 1 | PROPERTY LINE (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING) | 11 | NEW LANDSCAPING (REF. L1.02 LANDSCAPE PLAN) | 19 | EXISTING RETAINING WALL |
| 2 | LINE OF CANOPY ABOVE | 12 | PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04 | 20 | EXISTING LOADING DOCK |
| 3 | FUTURE TENANT 4'-0" EXIT DOORS | 13 | CONC. WALK / ADA PEDESTRIAN PASSAGEWAY (REF. L1.03 HARDSCAPE PLAN) | 21 | NEW RETAINING WALL (REF: 4/L1.04) |
| 4 | FIRE RISER ROOM | 14 | EXISTING RAMP | 22 | EXISTING RETAINING WALL W/ GUARD RAILS |
| 5 | SERVICE ENTRANCE SECTION | 15 | BICYCLE PARKING, REF: 9/L1.04 | 23 | LOADING ZONE W/ 6'-0" HIGH SCREEN WALL (REF: 1/L1.04) |
| 6 | EXTRUDED ALUMINUM STOREFRONT SYSTEM WITH LOW-E GLAZING | 16 | 6" DIAMETER ROOF DRAIN WITH OVERFLOW, TRIBUTARY AREA: 16,250 SF | 24 | NEW LANDSCAPE WALL (REF: 5/L1.04) |
| 7 | NEW HARDSCAPE (REF. L1.03 HARDSCAPE PLAN) | 17 | EXISTING REFUSE ENCLOSURE W/ 6'-0" HIGH ENCLOSURE WALLS (REF. ALTA/NSPS LAND TITLE SURVEY, 10/17/17, RICK ENGINEERING) | 25 | WHEEL STOP (REF: 6/L1.04) |
| 8 | HOSE BIBB | 18 | SERVICE RAMP | 26 | ADA ACCESSIBLE VAN PARKING SPACE (11'-0" X 18'-0") WITH 5'-0" AISLE AND SIGNAGE (REF: 2/L1.04) |
| 9 | FUTURE TENANT DEMISING WALL | | | 27 | FUTURE PATIO AREA |
| 10 | ROOF HATCH ABOVE | | | 28 | RETAINING WALL, REF: 1/L1.05 |

Revision

SECOND CITY SUBMITTAL 02.09.18

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Suite 151
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Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

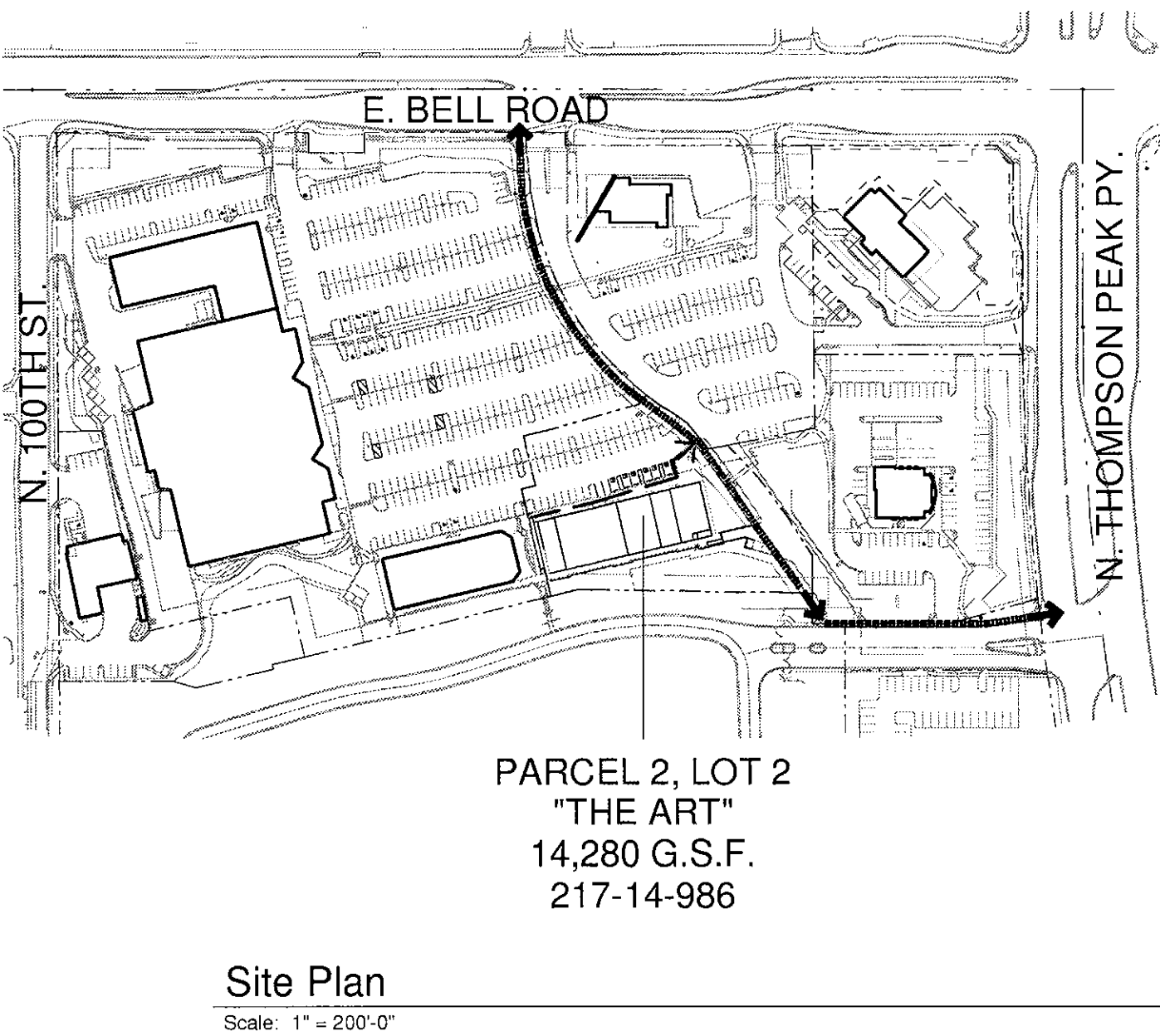
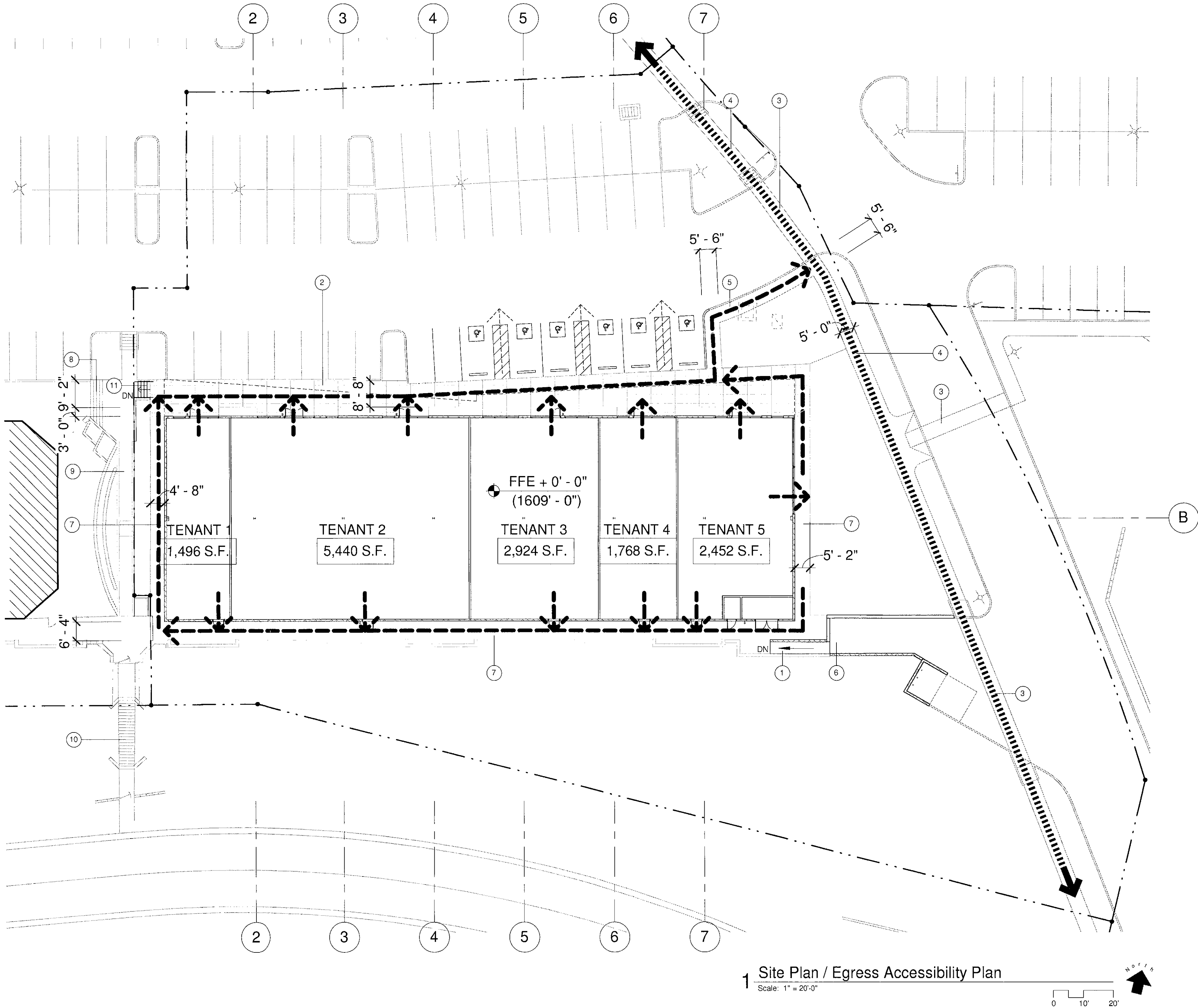
Drawn By NM

Date 02.09.17

Title

Floor Plan & Work
Sheet

Sheet No. A2.01



Revision
△ SECOND CITY SUBMITTAL 02.09.18

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Scottsdale, Arizona 85256

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Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



- Expires 12.31.18
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 - Construction Issue
 - Record Drawings

Project No.	17001
Plan Check No.	
Design Review No.	
Checked By	PK
Drawn By	NM
Date	02.09.17
Title	Site Plan / Egress Accessibility Plan
Sheet No.	A1.04

Building Data:

OCCUPANCY USES:	GROUP M: MERCANTILE
	GROUP B: BUSINESS
	GROUP A-3: ASSEMBLY
CONSTRUCTION TYPE:	VB
GROSS FLOOR AREA:	14,280 SF
BUILDING HEIGHT:	24'-0"

EGRESS LOAD CALCULATIONS:	187 TOTAL OCCUPANTS
PER OCCUPANCY TYPE:	
TENANT 1 (M) RETAIL:	1,496 SF /60= 25 OCC.
TENANT 2 (B) PHY. THERAPY:	5,440 SF /100= 55 OCC.
TENANT 3 (B) VETENARY:	2,924 SF /100= 30 OCC.
TENANT 4 (A-3) FITNESS:	1,768 SF /50= 36 OCC.
TENANT 5 (M) RETAIL:	2,452 SF /60= 41 OCC.

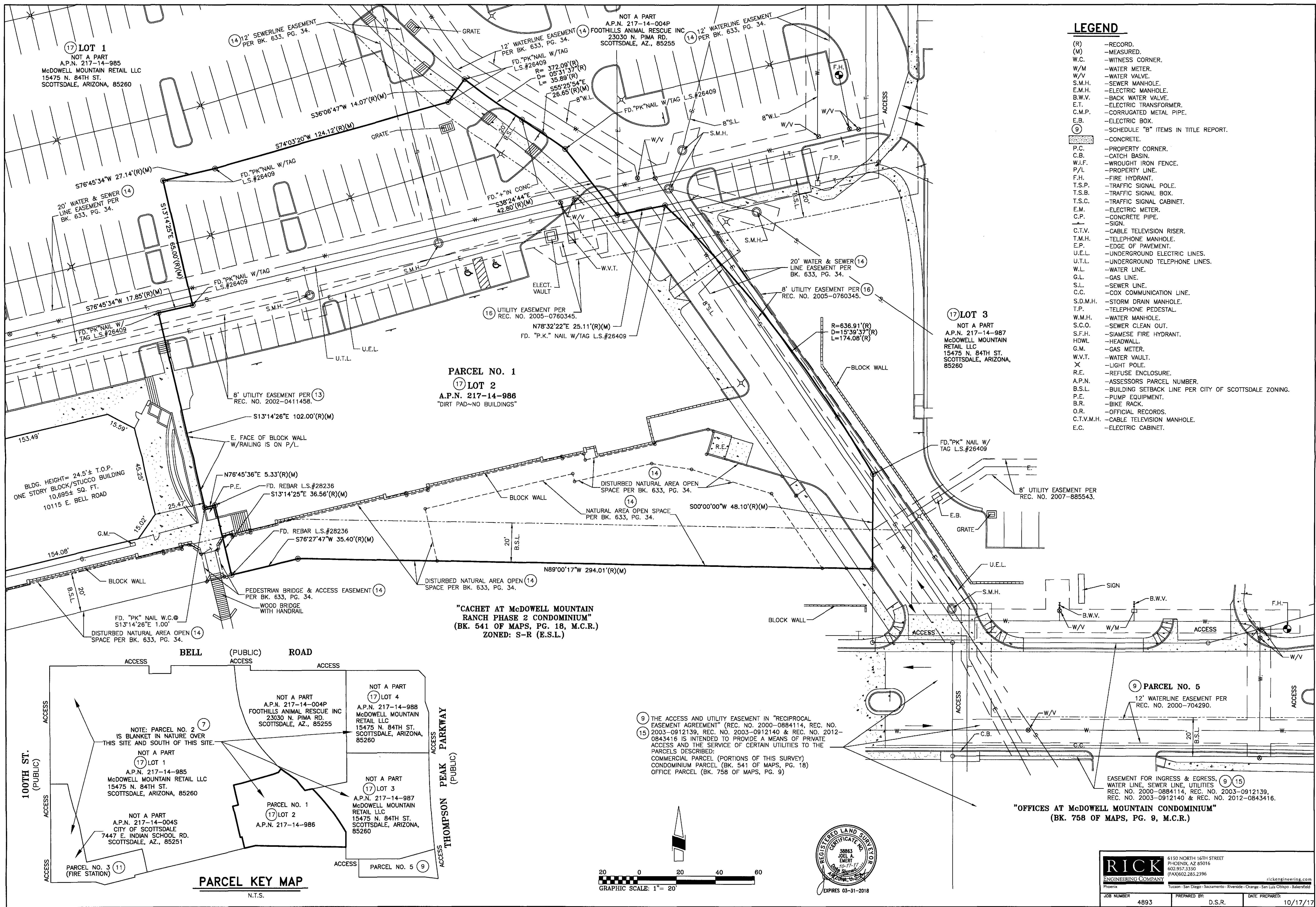
EXITS:	NUMBER	WIDTH
REQUIRED (PER OCC.):		
TENANT 1:	1 EXITS	5" (25/1=25*0.2)
TENANT 2:	2 EXITS	6" (55/2=28*0.2)
TENANT 3:	1 EXITS	6" (30/1=30*0.2)
TENANT 4:	1 EXITS	8" (36/1=36*0.2)
TENANT 5:	1 EXITS	9" (41/1=41*0.2)
PROVIDED (PER OCC.):		
TENANT 1:	2 EXITS	*NOTE 1
TENANT 2:	2 EXITS	*NOTE 1
TENANT 3:	2 EXITS	*NOTE 1
TENANT 4:	2 EXITS	*NOTE 1
TENANT 5:	2 EXITS	*NOTE 1
*32"(MIN. CLEAR WIDTH PER IBC)		

Legend:

- Direction Of Unobstructed Accessible Means Of Egress From Building To Public Right Of Way
- Direction Of Accessible Travel From Building To 5'-0" Wide ADA Accessible Parking Space Aisle
- General Site Accessibility Route

Keynotes:

- 1 SERVICE RAMP
- 2 NEW HARDSCAPE (REF. L1.03 HARDSCAPE PLAN)
- 3 EXISTING CONCRETE ADA PATH, MATERIAL DIFFERENT THAN EXISTING ADJACENT ASPHALT PAVING
- 4 EXISTING SIDEWALK / ADA PATH TO REMAIN
- 5 NEW ADA SIDEWALK (REF. L1.03 HARDSCAPE PLAN)
- 6 EXISTING LOADING DOCK
- 7 CONC. WALK / ADA PEDESTRIAN PASSAGEWAY (REF. L1.03 HARDSCAPE PLAN)
- 8 EXISTING STAIR
- 9 EXISTING RAMP
- 10 EXISTING PEDESTRIAN BRIDGE & ACCESS EASEMENT
- 11 PROPOSED STAIR WITH HANDRAILS, REF: DETAIL 8/L1.04



LEGEND	
(R)	-RECORD.
(M)	-MEASURED.
W.C.	-WITNESS CORNER.
W/M	-WATER METER.
W/V	-WATER VALVE.
S.M.H.	-SEWER MANHOLE.
E.M.H.	-ELECTRIC MANHOLE.
B.W.V.	-BACK WATER VALVE.
E.T.	-ELECTRIC TRANSFORMER.
C.M.P.	-CORRUGATED METAL PIPE.
E.B.	-ELECTRIC BOX.
9	-SCHEDULE "B" ITEMS IN TITLE REPORT.
	-CONCRETE.
P.C.	-PROPERTY CORNER.
C.B.	-CATCH BASIN.
W.I.F.	-WROUGHT IRON FENCE.
P/L	-PROPERTY LINE.
F.H.	-FIRE HYDRANT.
T.S.P.	-TRAFFIC SIGNAL POLE.
T.S.B.	-TRAFFIC SIGNAL BOX.
T.S.C.	-TRAFFIC SIGNAL CABINET.
E.M.	-ELECTRIC METER.
C.P.	-CONCRETE PIPE.
	-SIGN.
C.T.V.	-CABLE TELEVISION RISER.
T.M.H.	-TELEPHONE MANHOLE.
E.P.	-EDGE OF PAVEMENT.
U.E.L.	-UNDERGROUND ELECTRIC LINES.
U.T.L.	-UNDERGROUND TELEPHONE LINES.
W.L.	-WATER LINE.
G.L.	-GAS LINE.
S.L.	-SEWER LINE.
C.C.	-COX COMMUNICATION LINE.
S.D.M.H.	-STORM DRAIN MANHOLE.
T.P.	-TELEPHONE PEDESTAL.
W.M.H.	-WATER MANHOLE.
S.C.O.	-SEWER CLEAN OUT.
S.F.H.	-SIAMSE FIRE HYDRANT.
HDWL	-HEADWALL.
G.M.	-GAS METER.
W.V.T.	-WATER VAULT.
X	-LIGHT POLE.
R.E.	-REFUSE ENCLOSURE.
A.P.N.	-ASSESSORS PARCEL NUMBER.
B.S.L.	-BUILDING SETBACK LINE PER CITY OF SCOTTSDALE ZONING.
P.E.	-PUMP EQUIPMENT.
B.R.	-BIKE RACK.
O.R.	-OFFICIAL RECORDS.
C.T.V.M.H.	-CABLE TELEVISION MANHOLE.
E.C.	-ELECTRIC CABINET.

PARCEL NO. 1
17 LOT 2
A.P.N. 217-14-986
"DIRT PAD-NO BUILDINGS"

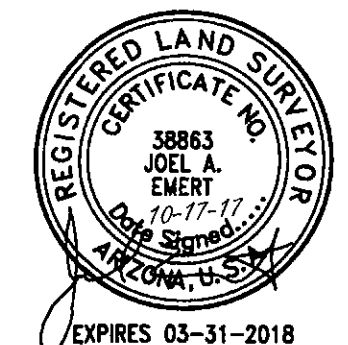
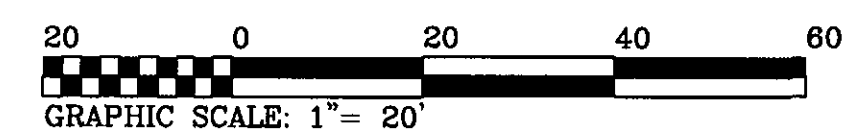
17 LOT 3
NOT A PART
A.P.N. 217-14-987
McDOWELL MOUNTAIN
RETAIL LLC
15475 N. 84TH ST.
SCOTTSDALE, ARIZONA,
85260

"CACHET AT McDOWELL MOUNTAIN
RANCH PHASE 2 CONDOMINIUM"
(BK. 541 OF MAPS, PG. 18, M.C.R.)
ZONED: S-R (E.S.L.)

9 PARCEL NO. 5
12' WATERLINE EASEMENT PER
REC. NO. 2000-704290.

"OFFICES AT McDOWELL MOUNTAIN CONDOMINIUM"
(BK. 758 OF MAPS, PG. 9, M.C.R.)

PARCEL KEY MAP
N.T.S.



RICK
ENGINEERING COMPANY
Phoenix
Tucson - San Diego - Sacramento - Riverside - Orange - San Luis Obispo - Bakersfield

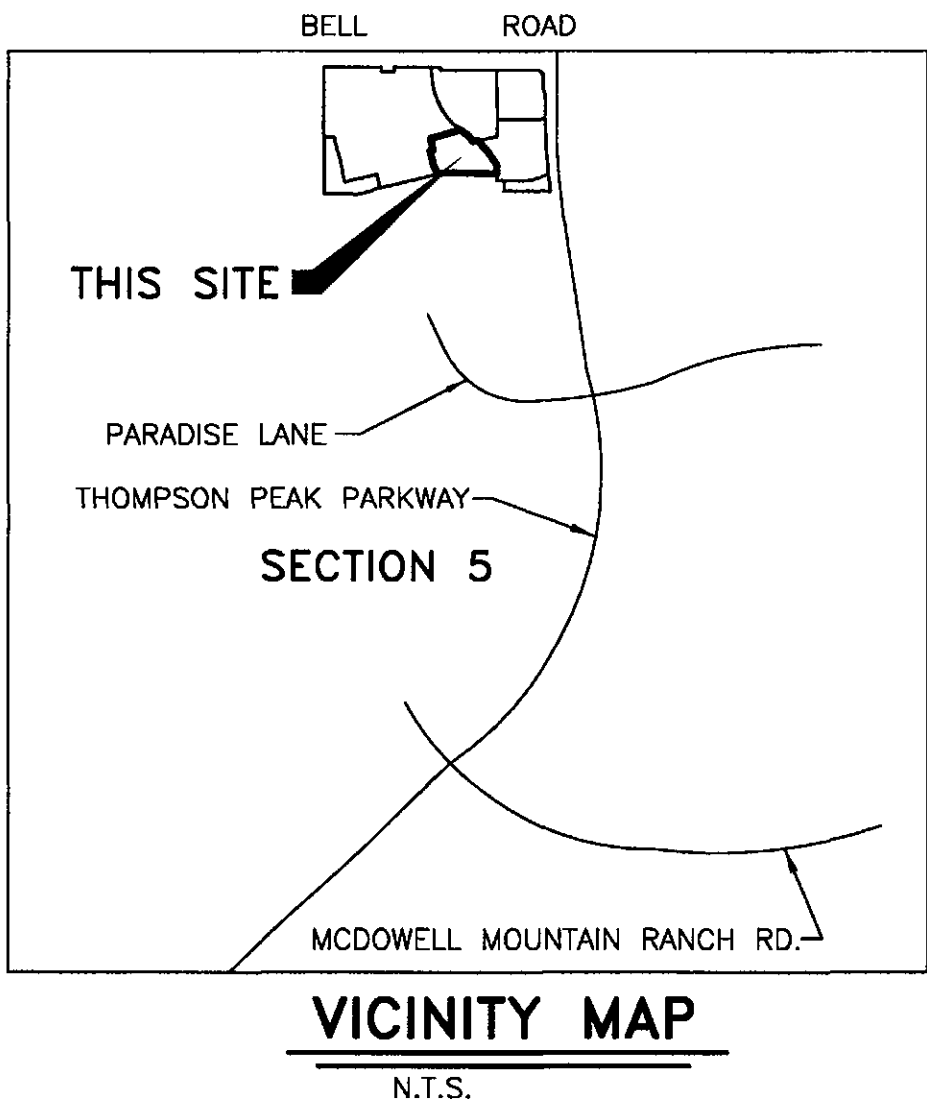
6150 NORTH 16TH STREET
PHOENIX, AZ 85016
602.957.3350
(FAX) 602.285.2396
rickengineering.com

JOB NUMBER	4893	PREPARED BY	D.S.R.	DATE PREPARED	10/17/17
------------	------	-------------	--------	---------------	----------

SCHEDULE "B"—SECTION II ITEMS:

1. Property taxes, including any personal property taxes and any assessments collected with taxes, for the second installment of 2017 taxes.
(NOT A SURVEY MATTER)
2. Any rights, liens, claims or equities, if any, in favor of McDowell Mountain Ranch Community Facilities District.
(NOT A SURVEY MATTER)
3. Reservations contained in the Patent
From: The United States of America
To: Claude G. Burson
Recording Date: March 22, 1949
Recording No.: Docket 359, Page 439
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 the local customs, laws and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals by the authority of the United States.
(SUBJECT TO)
4. Water rights, claims or title to water, whether or not disclosed by the public records.
(NOT A SURVEY MATTER)
5. The right of entry to prospect for, mine and remove the minerals excepted from the description of said Land in Schedule A.
(NOT A SURVEY MATTER)
6. Matters shown on the Map of Dedication of McDowell Mountain Ranch Phase One:
Recorded: April 22, 1994 in Book 375 of Maps, Page 8 and Certificate of Correction
Recorded: February 1, 1995
Recording No.: 95-0059652
(SUBJECT TO)
7. 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 laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recorded: October 7, 1994
Recording No.: 94-0730728
Thereafter, First Amendment recorded November 4, 1994 in Recording No. 94-0793818
The provisions of said covenants, conditions and restrictions were extended to include the herein described Land by Supplemental Declaration recorded May 25, 2000 in recording No. 00-0398742
Liens and charges as set forth in the above mentioned declaration,
Payable to: McDowell Mountain Ranch Community Association
(SHOWN HEREON~BLANKET EASEMENT)(PARCEL NO. 2)(SEE PARCEL KEY MAP)
8. Matters shown on the Map of Dedication of McDowell Mountain Ranch Phase Two:
Recorded: September 29, 1995 in Book 404 of Maps, Page 19
(SUBJECT TO)
9. Matters contained in that certain document
Entitled: Reciprocal Easement Agreement
Dated: November, 2000
Executed by: McDowell Mountain Ranch Limited Partnership, an Arizona limited partnership; SC McDowell II, LLC, an Arizona limited liability company; and Cachet at McDowell Mountain Ranch Phase 2 Condominium Association, an Arizona non-profit corporation
Recording Date: November 17, 2000
Recording No.: 2000-0884114
Thereafter, Assumption Statement recorded July 11, 2003 in Recording No. 20030912139.
(SHOWN HEREON)(PARCEL NO. 5)(SEE PARCEL KEY MAP)
10. 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 laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.
Recorded: December 20, 2000 in Recording No. 2000-0970809
(SUBJECT TO)
11. Matters contained in that certain document
Entitled: Special Warranty Deed with Reservation of Easements and Covenants and Restrictions (Fire Station)
Recording Date: December 20, 2000
Recording No.: 2000-0970810
Re-Recording Date: November 26, 2002
Re-Recording No.: 20021255801
Reference is hereby made to said documents for full particulars.
(SHOWN HEREON)(PARCEL NO. 3)(SEE PARCEL KEY MAP)
12. Matters contained in that certain document
Entitled: Special Warranty Deed with Reservation of Easements and Covenants and Restrictions (Transit Station)
Recording Date: December 20, 2000
Recording No.: 2000-0970811
The effect of Termination of Restrictions, recorded June 7, 2015 in Recording No. 20150433114
Reference is hereby made to said documents for full particulars.
(SUBJECT TO)(PARCEL NO. 4)
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities
Recording Date: April 23, 2002
Recording No.: 2002-0411458
Affects: said land more particularly described therein
(SHOWN HEREON)
14. Matters shown on the Map of Dedication of Easements For McDowell Mountain Marketplace:
Recorded: April 30, 2003 in Book 633 of Maps, Page 34
(SHOWN HEREON)
15. Matters contained in that certain document
Entitled: Common Operation and Reciprocal Easement Agreement for McDowell Mountain Marketplace
Dated: July 10, 2003
Executed by: McDowell Mountain Marketplace 2003, LLC, a Delaware limited liability company
Recording Date: July 11, 2003
Recording No.: 20030912140
Thereafter, First Amendment recorded September 18, 2012 in Recording No. 2012-0843416.
Reference is hereby made to said documents for full particulars.
(SHOWN HEREON)
16. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arizona Public Service Company
Purpose: electric lines and appurtenant facilities and fixtures
Recording Date: June 7, 2005
Recording No.: 2005-0760345
Affects: said land more particularly described therein
(SHOWN HEREON)

17. Easements, covenants, conditions and restrictions as set forth on the recorded plat of McDowell Mountain Marketplace, recorded August 4, 2005 in Book 767 of Maps, Page 37.
(SHOWN HEREON)(PARCEL NO. 1)
18. Matters contained in that certain document
Entitled: Reciprocal Easement Agreement
Dated: February 15, 2006
Executed by: McDowell Mountain Marketplace 2003, LLC, a Delaware limited liability company and McDowell Marketplace Tower LLC, a Delaware limited liability company
Recording Date: March 1, 2006
Recording No.: 20060282307
Reference is hereby made to said documents for full particulars.
(SUBJECT TO)
19. Matters shown on the Results of Survey:
Recorded: October 21, 2014 in Book 1204 of Maps, Page 24
(SUBJECT TO)
20. Matters contained in that certain document
Entitled: Reciprocal Easement Agreement (Access, Shared Parking and Shared Trash)
Dated: August 20, 2015
Executed by: McDowell Mountain Retail, LLC, an Arizona limited liability company and Foothills Animal Rescue, Inc., an Arizona not-for-profit corporation
Recording Date: August 20, 2015
Recording No.: 20150604580
Reference is hereby made to said documents for full particulars.
(SUBJECT TO)
21. Matters contained in that certain document
Entitled: Agreement For The Waiver of Claims For Diminution in Value of Property
Executed by: McDowell Mountain Retail, LLC, an Arizona limited liability company
Recording Date: January 15, 2016
Recording No.: 20160031338
Reference is hereby made to said documents for full particulars.
(SUBJECT TO)
22. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.
23. 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.



NOTES

- (1) ALL TITLE INFORMATION USED ON THIS SURVEY IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO.: C1707605-346-SB2, EFFECTIVE DATE: OCTOBER 11, 2017 AT 7:30 A.M., AMENDMENT DATE: OCTOBER 16, 2017, AMENDMENT NO.: 1/STM.
- (2) THE BASIS OF BEARING USED FOR THIS SURVEY IS S00°13'21"E ALONG THE NORTH-SOUTH MID-SECTION LINE OF THE NORTH HALF OF SECTION 5, TOWNSHIP-3-NORTH, RANGE-5-EAST PER THE RECORDED PLAT OF "MAP OF DEDICATION McDOWELL MOUNTAIN RANCH PHASE ONE" BK. 375, PG. 08, M.C.R.
- (3) Ⓞ-INDICATES CORNER OF THIS SURVEY, FOUND 1/2" CAPPED REBAR R.L.S. NO. 26409 UNLESS NOTED OTHERWISE.
- (4) ITEM 11: ALL UTILITY INFORMATION SHOWN HEREON IS PROVIDED BY THE RESPECTIVE UTILITY COMPANY RECORDS AND NOT VERIFIED BY THE SURVEYOR, THE EXACT LOCATION MAY VARY IN THE FIELD. (PER RECORDS OF AUGUST, 2011.)
- (5) THIS SITE IS LOCATED IN ZONE "X" (DOTTED) PER THE "F.E.M.A." FLOOD INSURANCE RATE MAP NO. 04013C1340L, DATED: OCTOBER 16, 2013. ZONE "X" (DOTTED) 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.
- (6) THIS SITE IS DESIGNATED ENVIRONMENTALLY SENSITIVE LANDS PER THE CITY OF SCOTTSDALE ZONING.
- (7) ITEM 16: THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- (8) THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- (9) THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
- (10) THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS CORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM 100TH STREET AND BELL ROAD, WHICH ARE COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHTS OF WAY AND THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS, CORES OR STRIPS, ACCESS EASEMENTS THROUGH WHICH THE SUBJECT PROPERTY HAS BOTH VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS TO AND FROM 100TH STREET, BELL ROAD AND THOMPSON PEAK PARKWAY, WHICH ARE DEDICATED AND ACCEPTED PUBLIC RIGHTS OF WAY AND SUCH ACCESS EASEMENTS ABUT SAID PUBLIC RIGHTS OF WAY WITHOUT GAPS, CORES OR STRIPS.
- (11) PARCEL NO. 3 BLANKET EASEMENT PER REC. NO. 2000-0970810 & REC. NO. 2002-1255801 GIVES ACCESS TO AND FROM PARCEL NO. 1 THROUGH PARCEL NO. 3.

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

OF A PORTION OF THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP-3-NORTH, RANGE-5-EAST OF THE GILA AND
SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

DESCRIPTIONS

- PARCEL NO. 1:
LOT 2, OF MCDOWELL MOUNTAIN MARKETPLACE, ACCORDING TO BOOK 767 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PARCEL NO. 2:
AN EASEMENT OF ENJOYMENT IN AND TO THE COMMON AREA PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS FOR MCDOWELL MOUNTAIN RANCH, RECORDED OCTOBER 7, 1994 IN RECORDING NO. 94-0730728, AND FIRST AMENDMENT RECORDED NOVEMBER 4, 1994 IN RECORDING NO. 94-0793818 AND SUPPLEMENTAL DECLARATION RECORDED MAY 25, 2000 IN RECORDING NO. 00-0398742, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PARCEL NO. 3:
A NON-EXCLUSIVE EASEMENT FOR SURFACE STORM WATER, DRAINAGE, ACCESS, UTILITIES AND OTHER PURPOSES PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 20, 2000, IN RECORDING NO. 2000-0970810 AND RE-RECORDED NOVEMBER 26, 2002 IN RECORDING NO. 20021255801, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PARCEL NO. 4:
A NON-EXCLUSIVE EASEMENT FOR SURFACE STORM WATER, DRAINAGE, ACCESS, UTILITIES, PARKING AND OTHER PURPOSES PURSUANT TO THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 20, 2000 IN RECORDING NO. 2000-0970811, RECORDS OF MARICOPA COUNTY, ARIZONA.
- PARCEL NO. 5:
A NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS, CONSTRUCTION, REPAIR, SERVICE, DELIVERY, SEWER, WATER, UTILITIES AND OTHER PURPOSES PURSUANT TO THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2000 IN RECORDING NO. 2000-0884114 AND ASSUMPTION AGREEMENT RECORDED JULY 11, 2003 IN RECORDING NO. 20030912139, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 217-14-986

AREA:

PARCEL NO. 1:(LOT 2) 1.499± ACRES/65,296± SQ. FT.

ZONING:

PCC (E.S.L.)- PLANNED COMMUNITY CENTER (ENVIRONMENTALLY SENSITIVE LANDS)
PER CITY OF SCOTTSDALE.

PROPERTY ADDRESS:

A.P.N. 217-14-986
(PARCEL NO. 1)(LOT 2)
16854 N. THOMPSON PEAK PARKWAY
SCOTTSDALE, ARIZONA, 85260

OWNER:

A.P.N. 217-14-986
ART AT MMM LLC
7500 N. DOBSON RD., SUITE 151
SCOTTSDALE, ARIZONA, 85256-2721

PARKING:

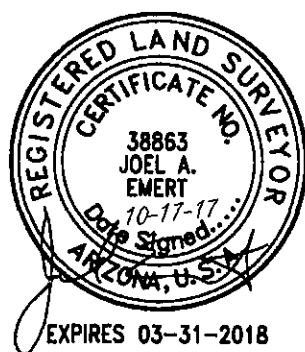
PARCEL NO. 1: 49 - PARKING SPACES
(LOT 2) 2 - HANDICAP SPACES

CERTIFICATION

Certified to: Chicago Title Insurance Company; The Art at MMM, LLC, an Arizona limited liability company; City of Scottsdale, an Arizona municipality.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association("ALTA") and the National Society of Professional Surveyors ("NSPS") and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, and 16 of Table A thereof. The field work was completed in September, 2017.

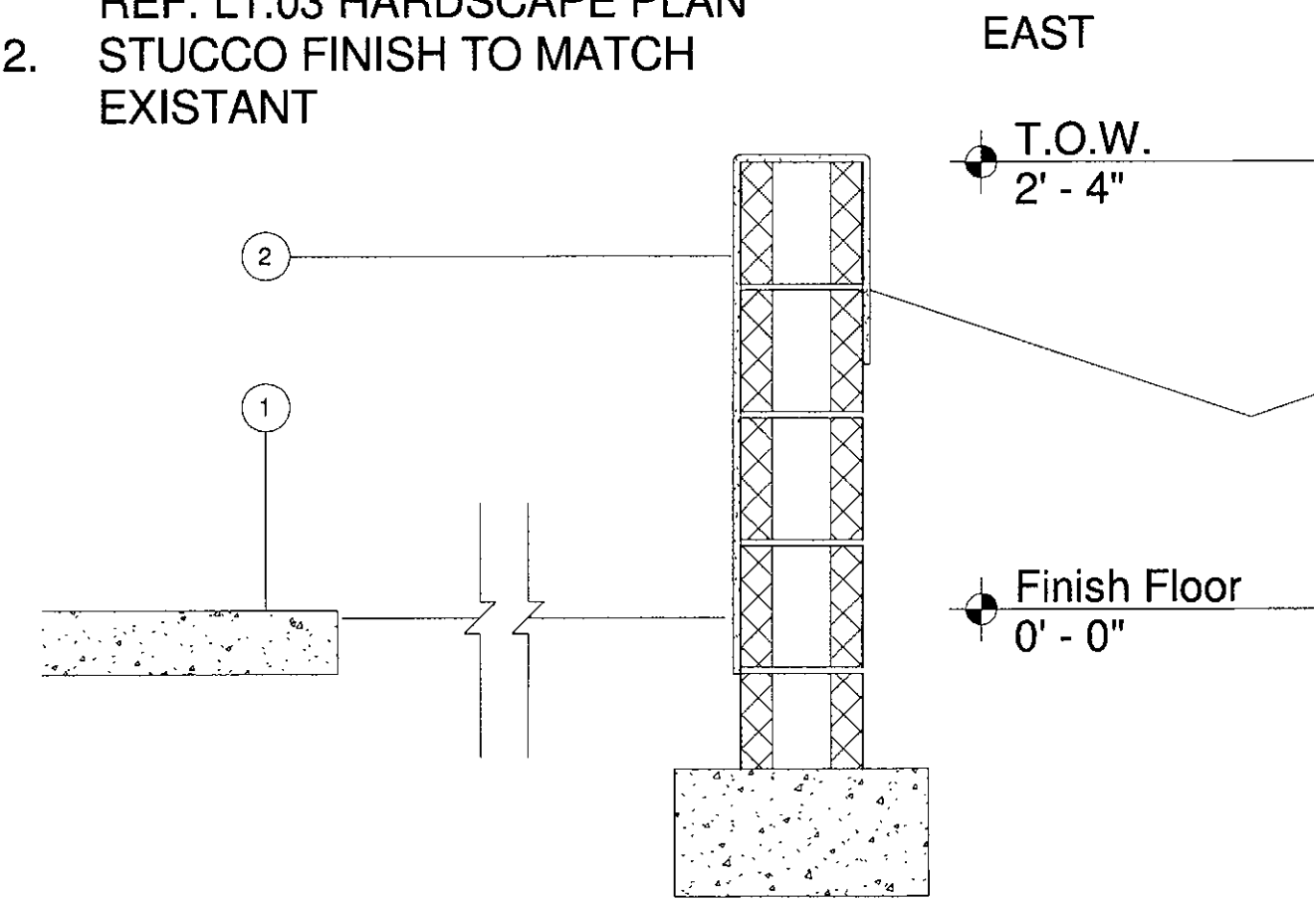
Joel A. Emert, R.L.S.
Arizona No. 38863



RICK ENGINEERING COMPANY		6150 NORTH 16TH STREET PHOENIX, AZ 85016 602.957.3350 FAX:602.285.2396
rickenengineering.com		
JOBS NUMBER	4893	PREPARED BY: D.S.R.
		DATE PREPARED: 10/17/17

KEYNOTES:

1. NEW CONC. SIDEWALK.
REF. L1.03 HARDSCAPE PLAN
2. STUCCO FINISH TO MATCH
EXISTANT



1

RETAINING WALL

Scale: 1" = 1'-0"

2

NOT USED

SCALE:

3

NOT USED

SCALE:

4

NOT USED

SCALE:

5

NOT USED

SCALE:

6

NOT USED

SCALE:

7

NOT USED

SCALE:

8

NOT USED

SCALE:

9

NOT USED

SCALE:

10

NOT USED

SCALE:

11

NOT USED

SCALE:

12

NOT USED

SCALE:

Revision
SECOND CITY SUBMITTAL 02.09.18

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Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



- Expires 12.31.18
- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No.

17001

Plan Check No.

Design Review No.

Checked By

PK

Drawn By

NM

Date

02.09.18

Title

Site Details

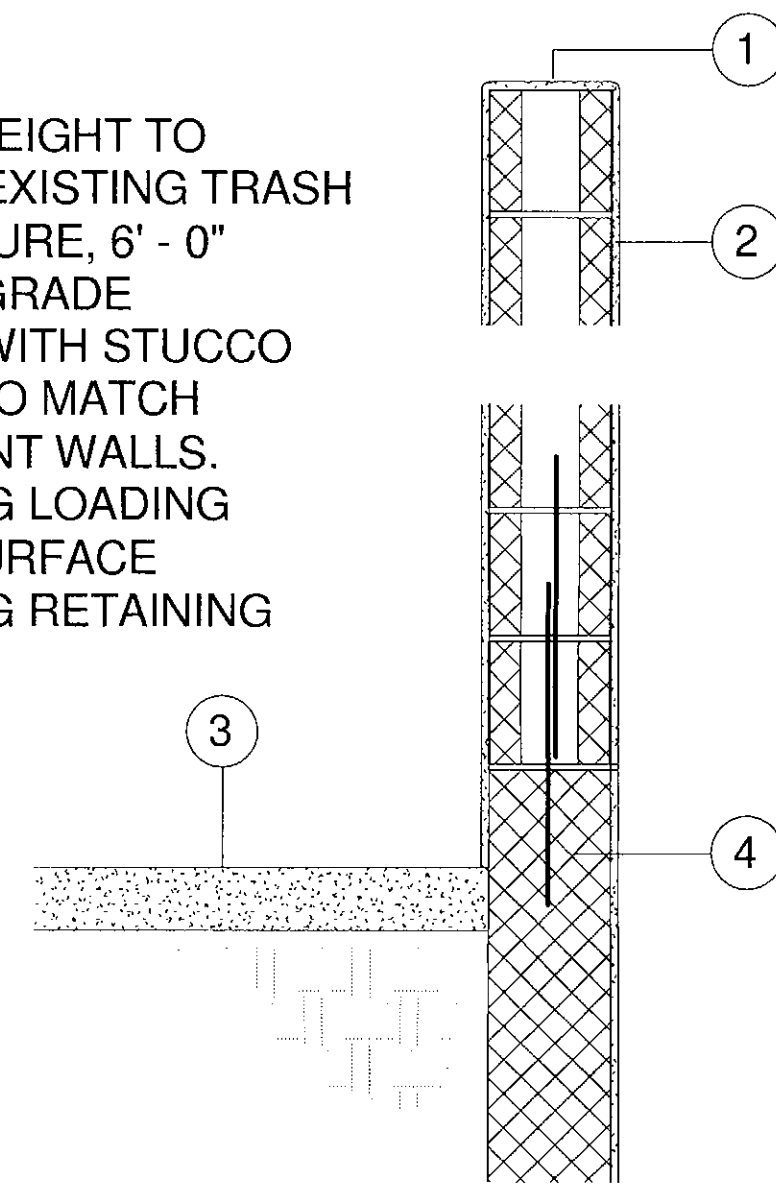
Sheet No.

L1.05

KEYNOTES:

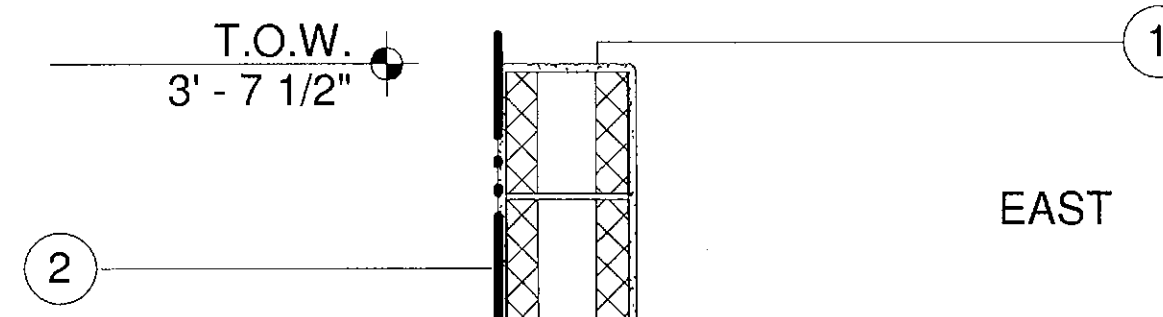
1. T.O.W. HEIGHT TO MATCH EXISTING TRASH ENCLOSURE, 6' - 0" ABOVE GRADE
2. 8" CMU WITH STUCCO FINISH TO MATCH ADJACENT WALLS.
3. EXISTING LOADING ZONE SURFACE
4. EXISTING RETAINING WALL

NORTH

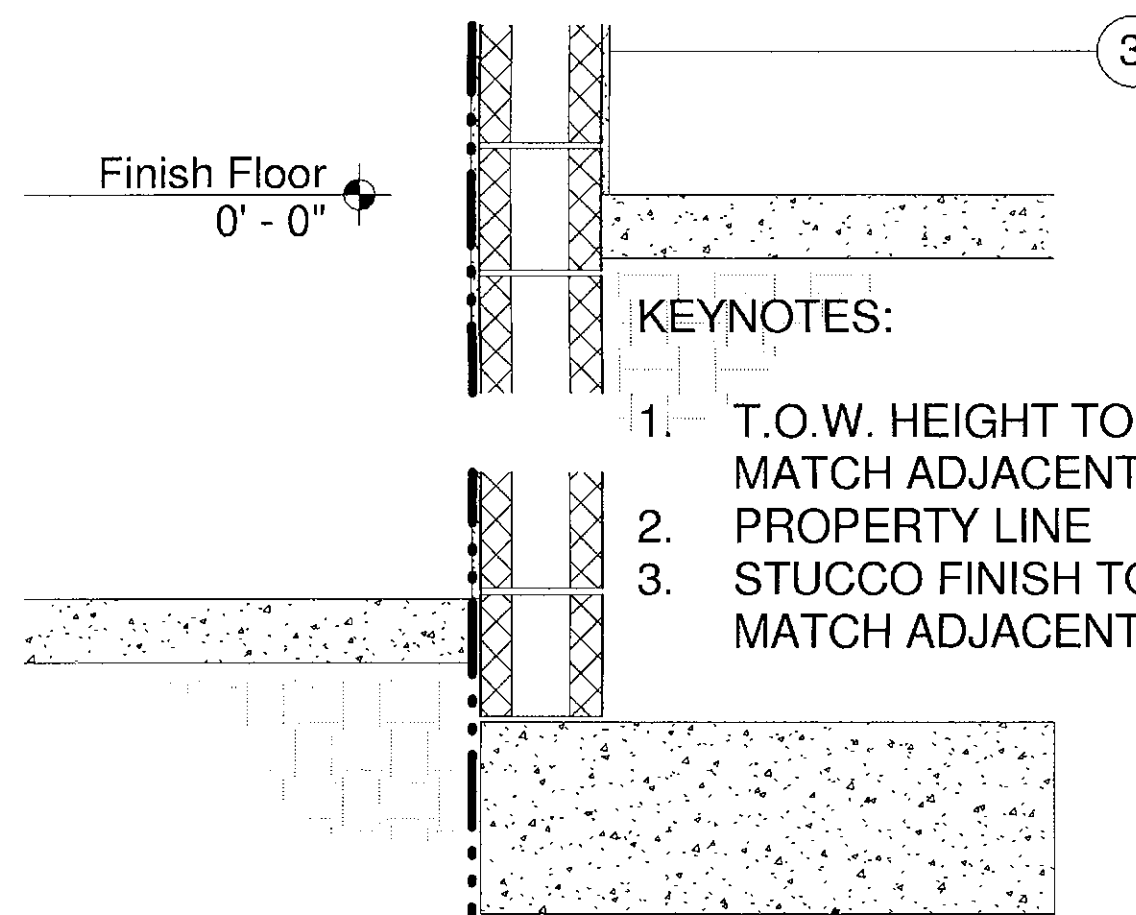


1 LOADING ZONE SCREENING WALL

Scale: 1" = 1'-0"



EAST



KEYNOTES:

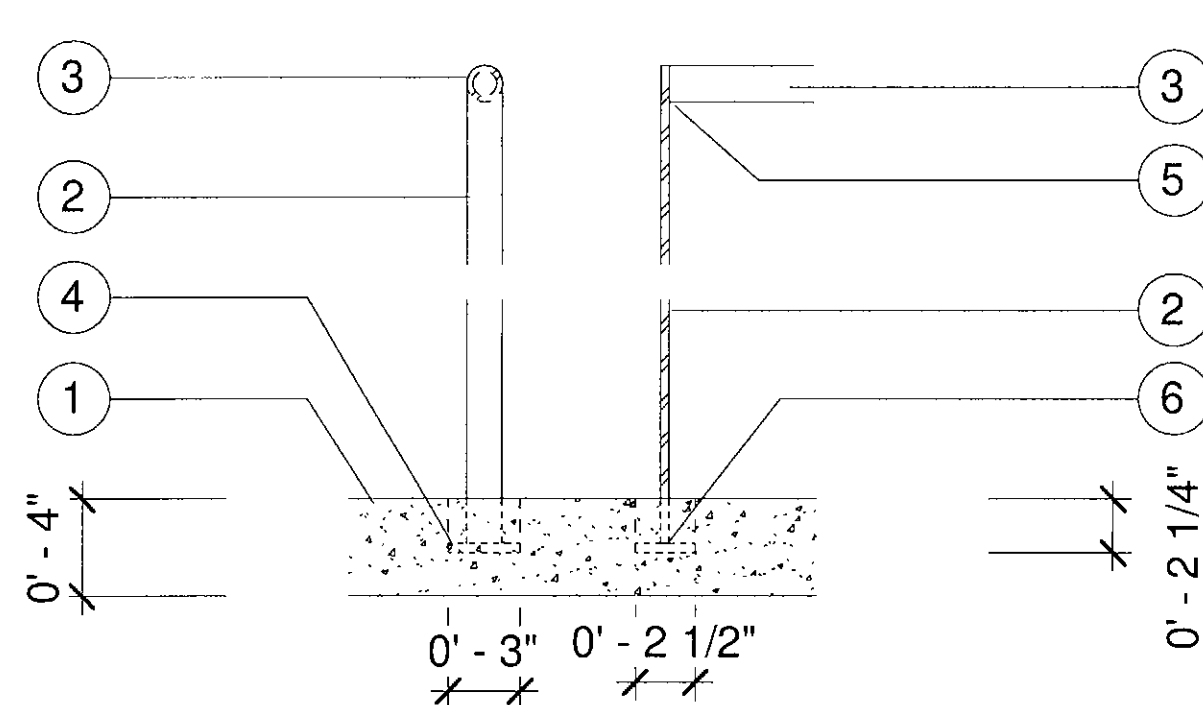
1. T.O.W. HEIGHT TO MATCH ADJACENT WALL
2. STUCCO FINISH TO MATCH ADJACENT WALLS
3. EXISTING SIDEWALK
4. LANDSCAPING, REF: LANDSCAPING PLAN

4 RETAINING WALL

Scale: 1" = 1'-0"

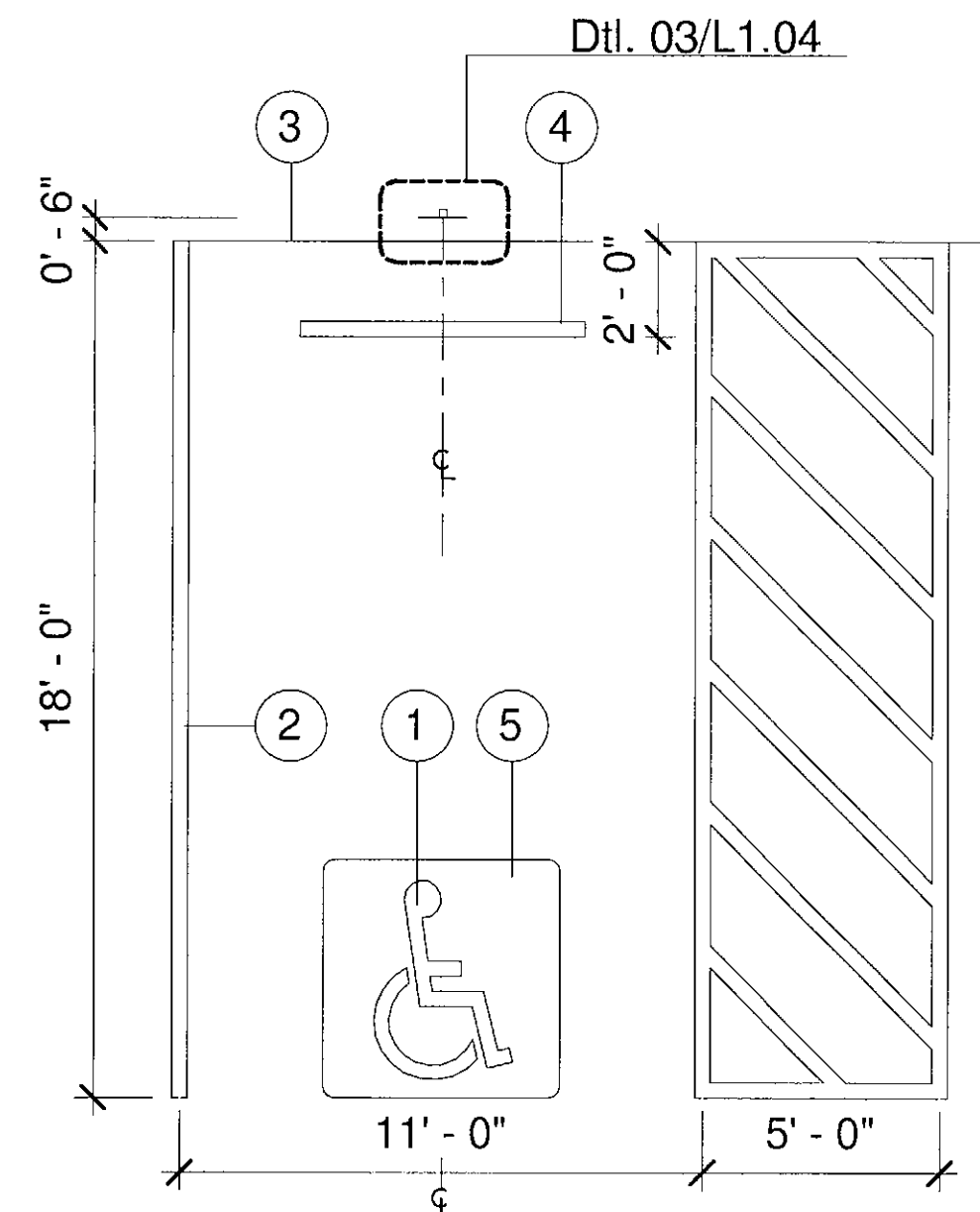
KEYNOTES:

1. SLAB ON GRADE REINF.
2. 1 1/2" X 36" X 3/8"
3. 1 1/2" DIAMETER STEEL HANDRAIL
4. 3" X 2 1/2" X 3/8" STEEL BASE PLATE
5. CONTINUOUS WELD, GROUND SMOOTH
6. CONTINUOUS WELD



7 HANDRAIL SECTION DETAIL

Scale: 1 1/2" = 1'-0"

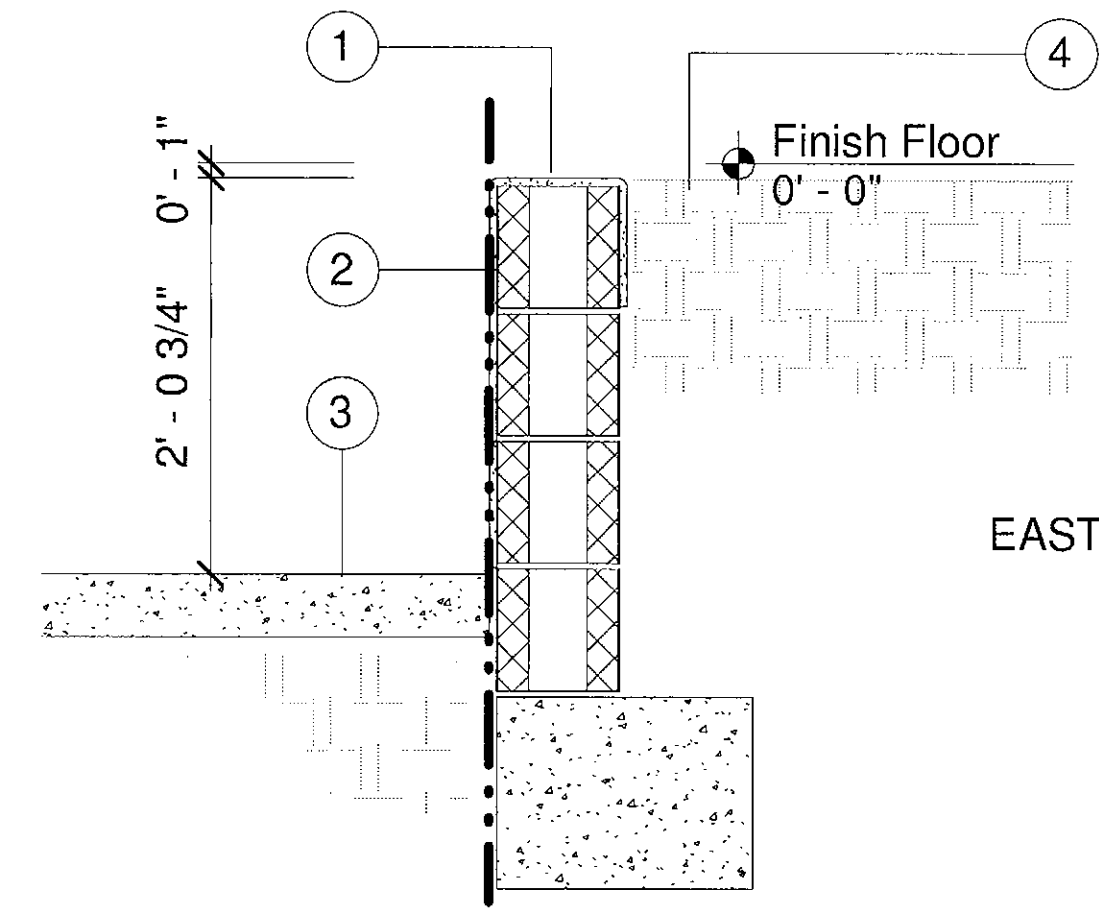


2 THE ART ADA PARKING

Scale: 1/4" = 1'-0"

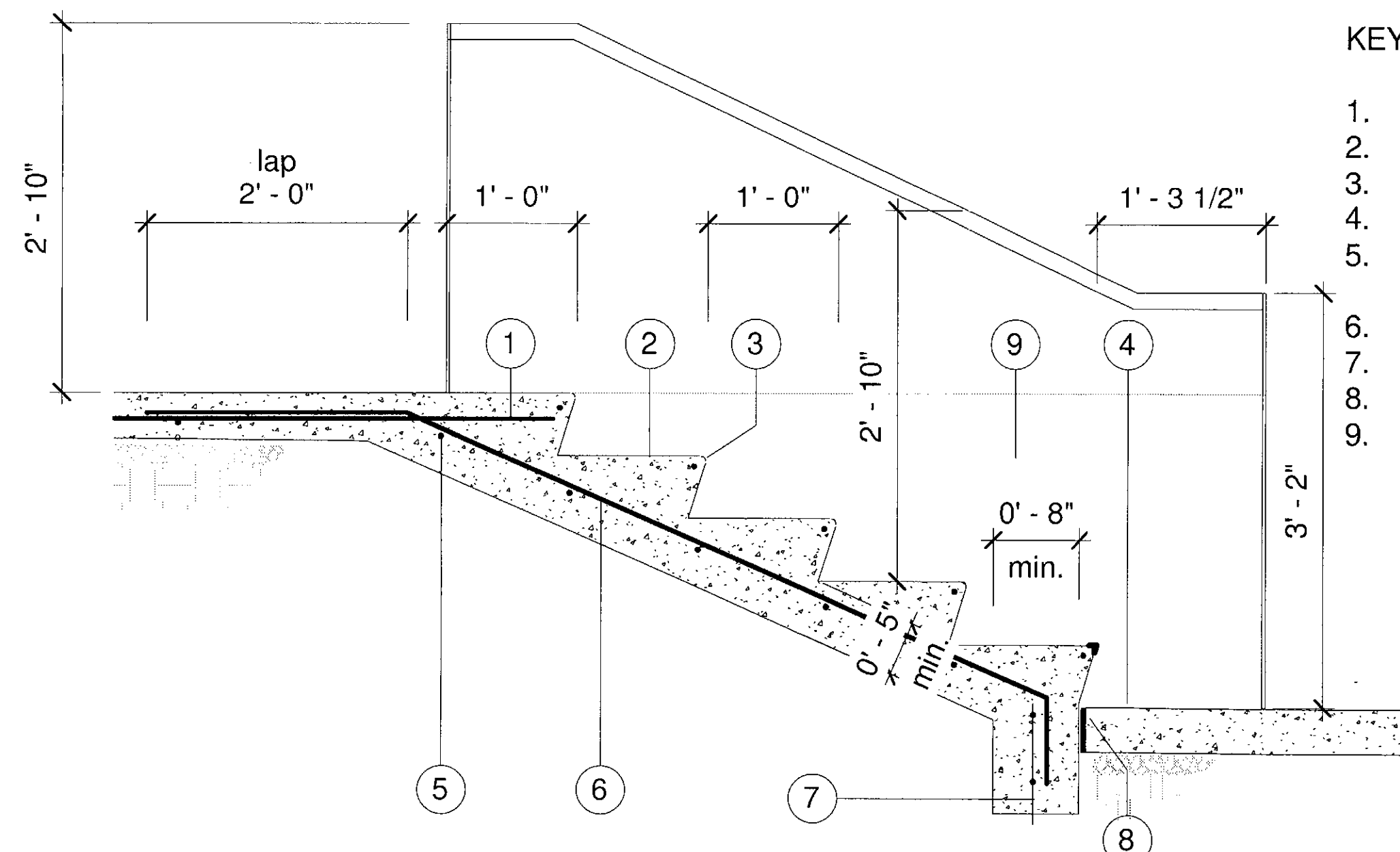
KEYNOTES:

1. T.O.W. HEIGHT TO MATCH ADJACENT WALL
2. STUCCO FINISH TO MATCH ADJACENT WALLS
3. EXISTING SIDEWALK
4. LANDSCAPING, REF: LANDSCAPING PLAN



5 LANDSCAPING WALL

Scale: 1" = 1'-0"

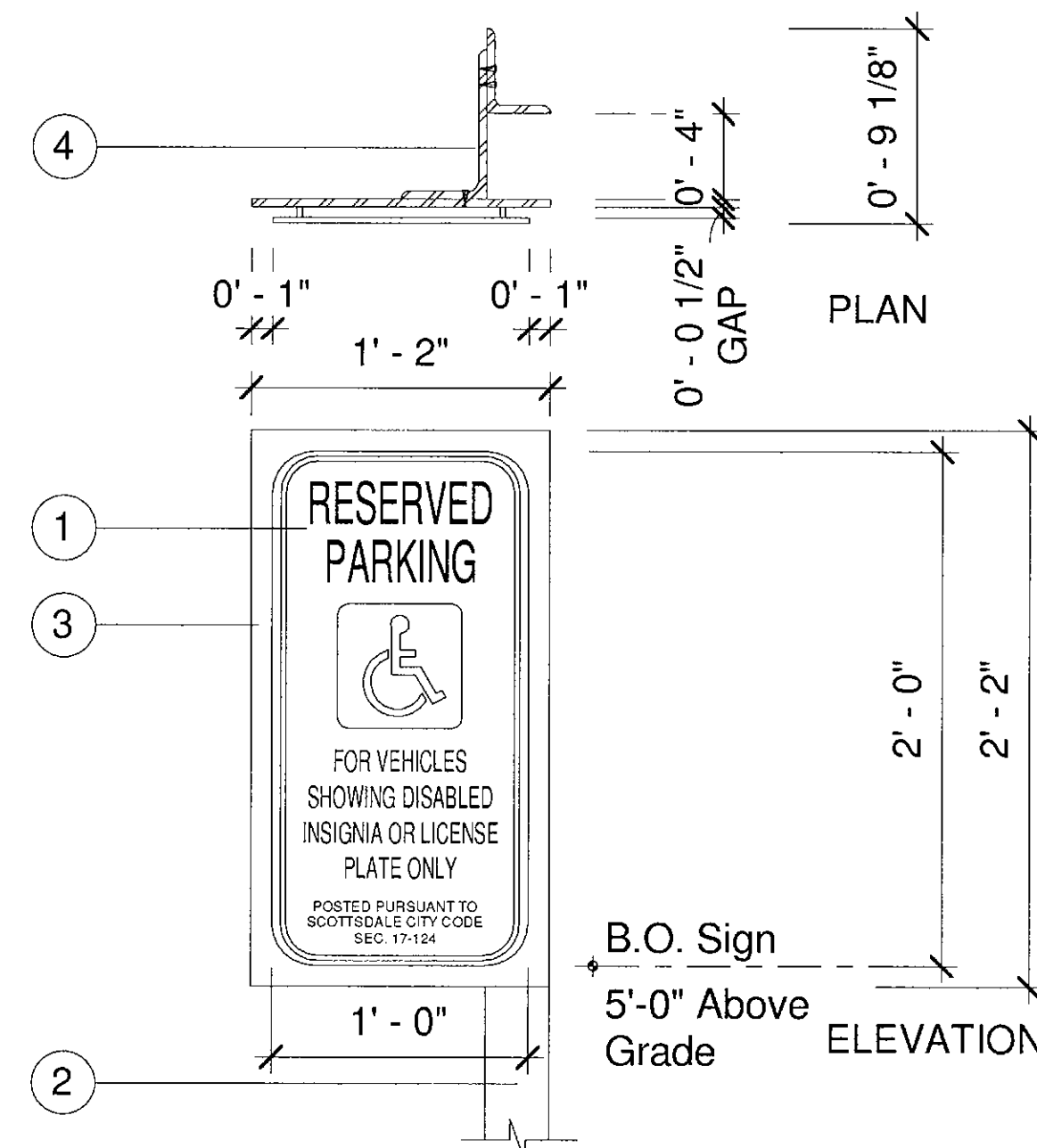


8 STAIR DETAIL & HANDRAIL

Scale: 1" = 1'-0"

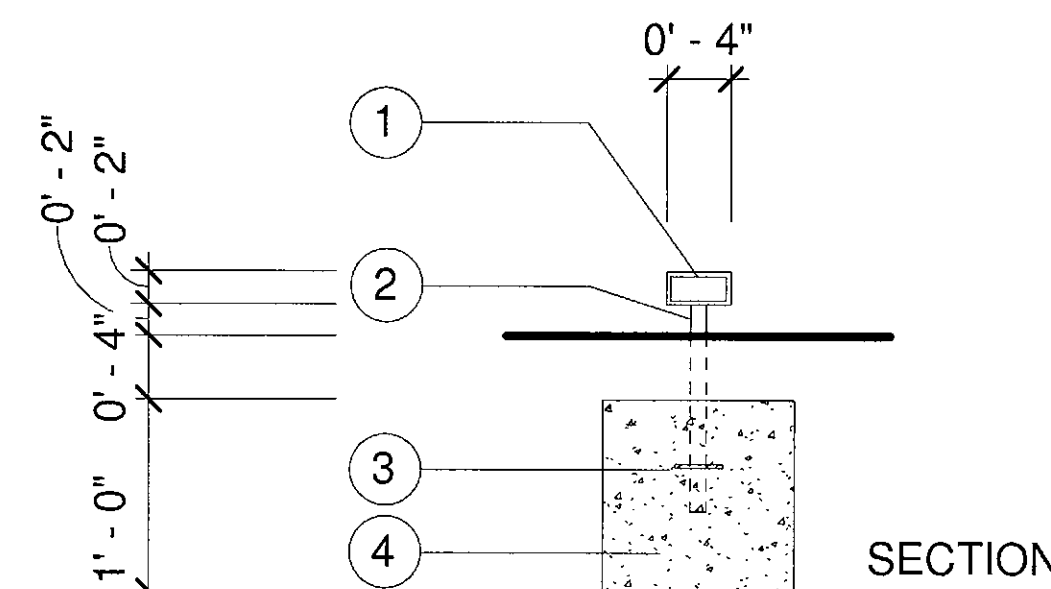
KEYNOTES:

1. SAND BLASTED NEGATIVE OF ADA SYMBOL
2. 4" WIDE TRAFFIC PAINT "WHITE"
3. CURBLESS
4. WHEEL STOP, REF. 6 / L1.04
5. 5' X 5' ACID ETCHED CONCRETE.

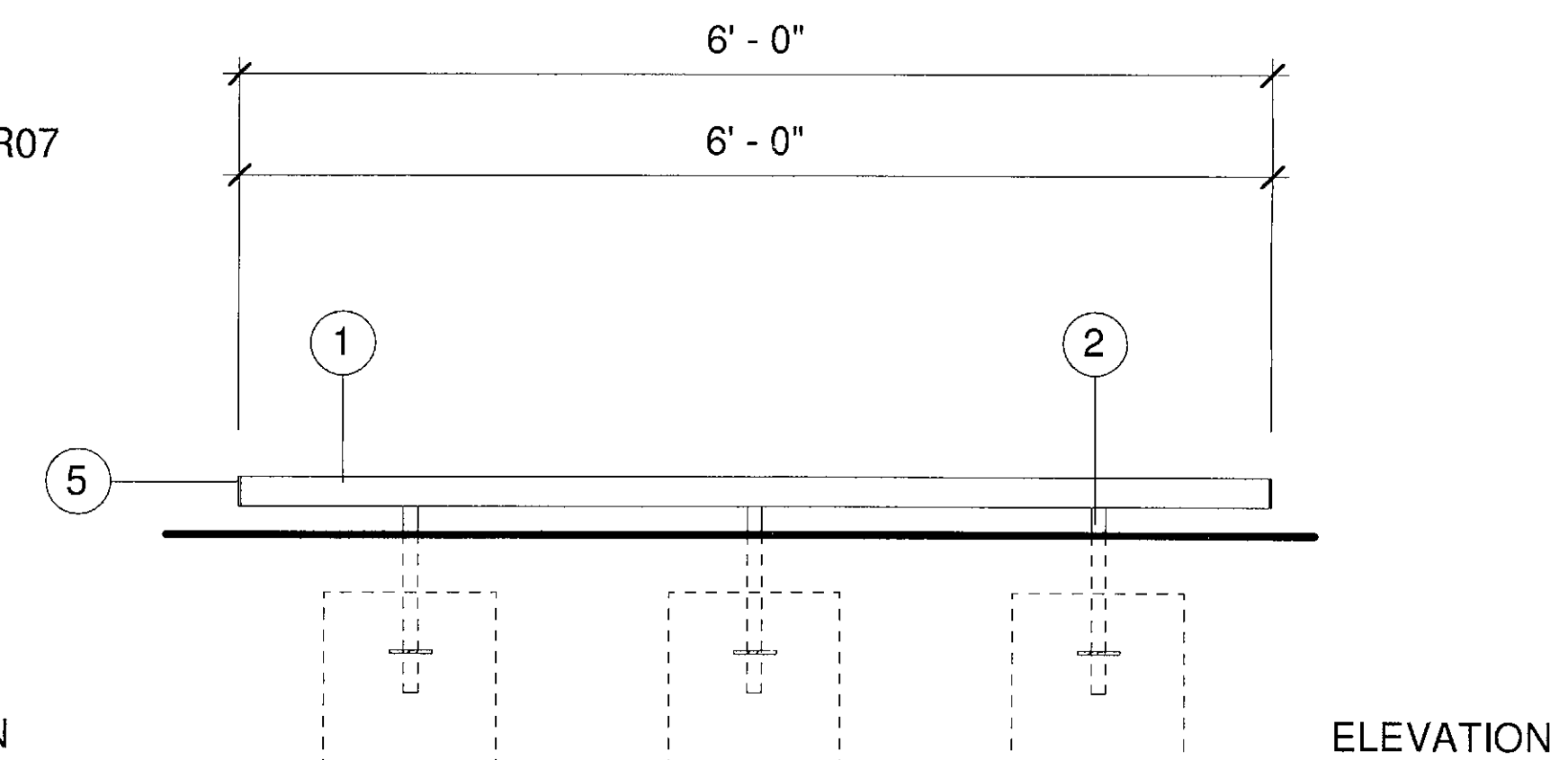


KEYNOTES:

1. 2X4 STEEL TUBE,
2. 1" DIA. STEEL PIPE,
3. 3/8" ANCHOR ROD THRU HOLE
4. 1'-0" X 1'-0" X 1'-0" FOOTING
5. SOLID END 1/8" STEEL CAP

POWDER COAT STEEL,
CARDINAL : "GRAY FINE TEXTURE": C241-GR07

SECTION



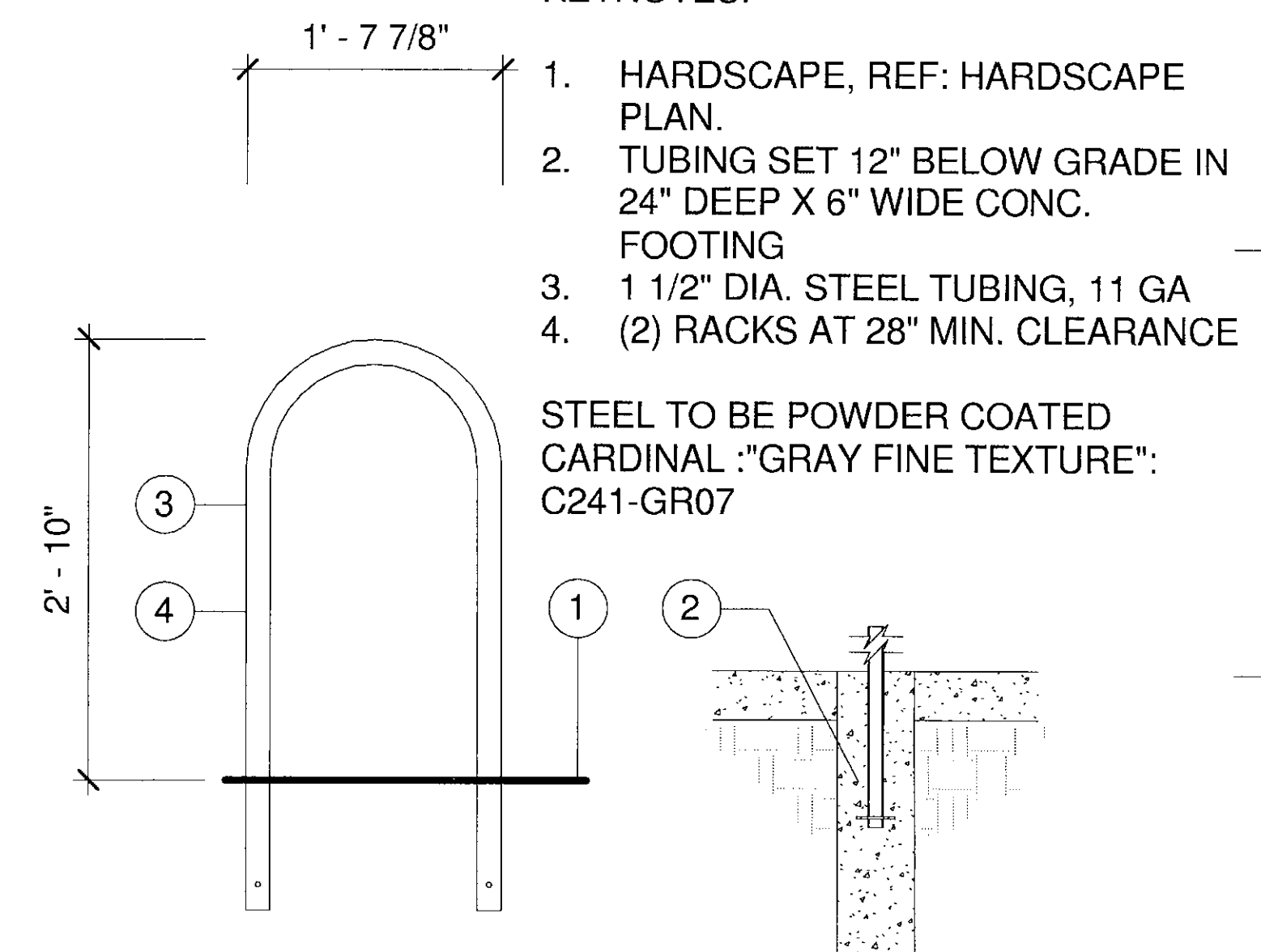
ELEVATION

6 THE ART WHEEL STOP

Scale: 1" = 1'-0"

KEYNOTES:

1. SLAB ON GRADE REINF.
2. TYP. #4 NOSING BAR
3. 1/2 RADIUS @ NOSING
4. SIDEWALK GRADE, SEE: CIVIL
5. #4 BAR @ BOTTOM OF EACH RISER
6. #4 AT 18" O.C.
7. (2) - #4 CONT.
8. 1/2" EXPANSION JOINT
9. PLANTER WALL BEYOND

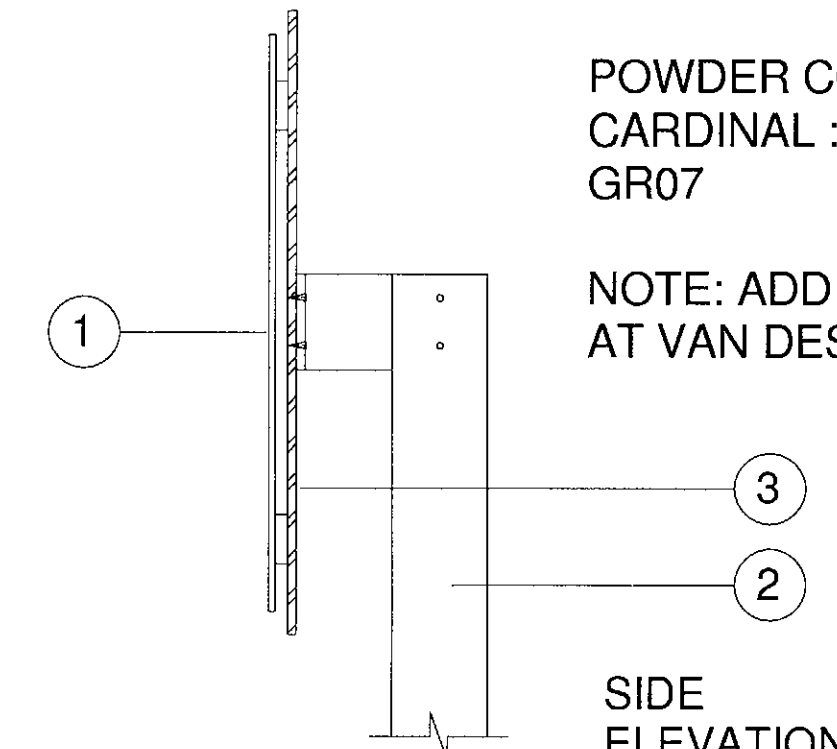


9 BIKE RACK DETAIL

Scale: 1" = 1'-0"

KEYNOTES:

1. H.C. SIGN PER COS. STD. DTL. 2124. ONE PER STALL.
2. 3X4 STEEL ANGLE
3. RECT. POWDER COATED STEEL PLATE.
4. 7X4 STEEL ANGLE

POWDER COAT STEEL,
CARDINAL : "GRAY FINE TEXTURE": C241-GR07NOTE: ADD VAN ACCESSIBLE ELEMENT
AT VAN DESIGNATED STALLSIDE
ELEVATION

3 THE ART ADA Sign

Scale: 1 1/2" = 1'-0"

Revision

SECOND CITY SUBMITTAL 02.09.18

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Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By PK

Drawn By NM

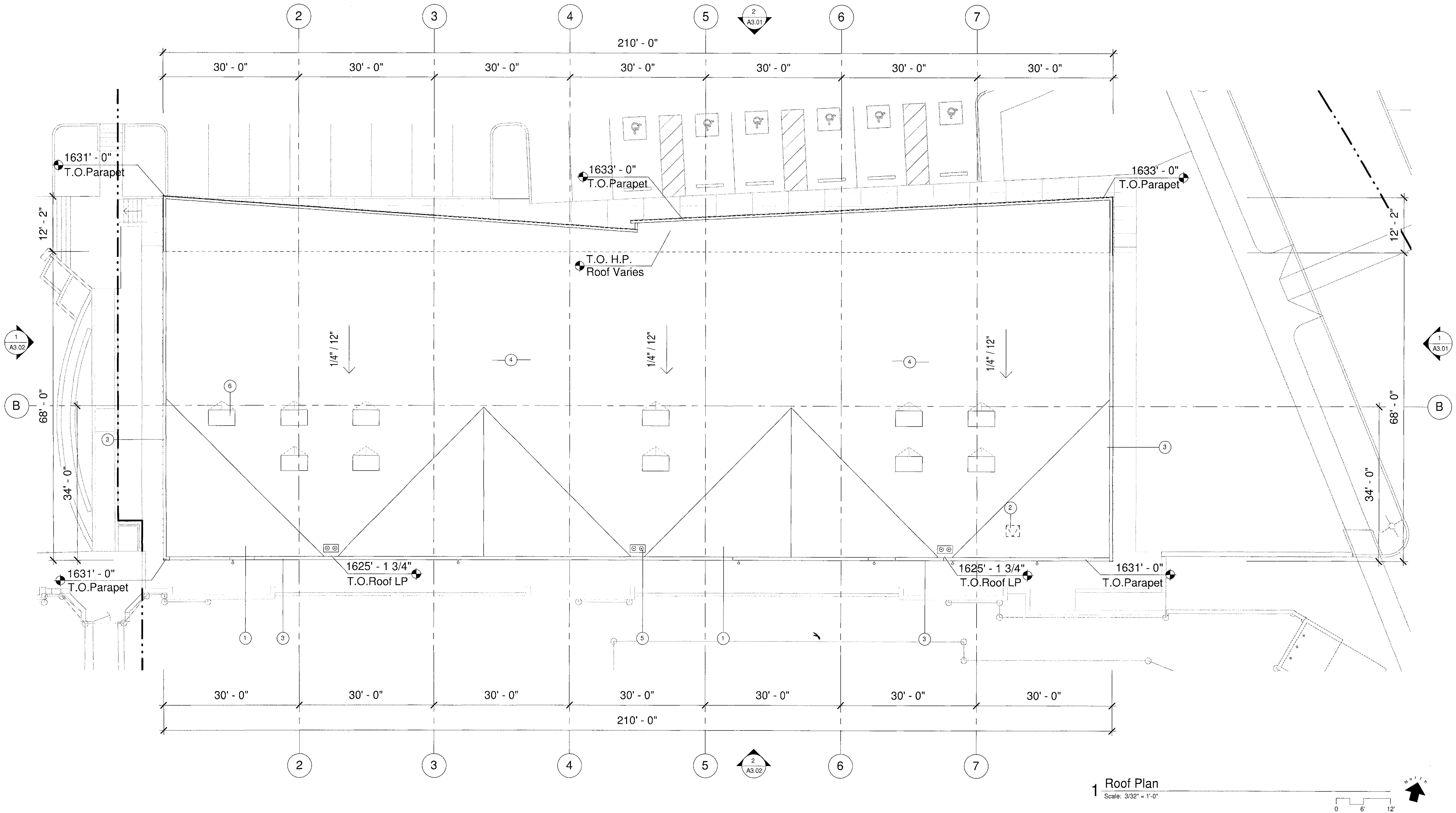
Date 02.09.17

Title

Site Details

Sheet No.

L1.04



Roof Notes:

ELEVATION HEIGHTS REFERENCE DISTANCE ABOVE OR BELOW FINISH FLOOR ELEVATION
(FFE: 0'-0") 1609' REF: CIVIL DWGS.

UNLESS NOTED OTHERWISE, ALL FLOOR PLAN DIMENSIONS ARE MEASURED FROM:
OUTSIDE FACE OF MASONRY, CONCRETE OR METAL FRAME, U.N.O.
CENTERLINE OF WINDOWS AND DOORS AT METAL FRAME.
CENTERLINE OF COLUMNS.

MAX ALLOWABLE BUILDING HEIGHT: 36' - 0"
MAX PROPOSED BUILDING HEIGHT: 24' - 0"

MECHANICAL SCREENING IS INCORPORATED INTO THE OVERALL BUILDING DESIGN.

TOTAL ROOF AREA: 15,718 S.F.

Keynotes:

- 1 RIGID FOAM ROOF CRICKET
- 2 ROOF ACCESS HATCH
- 3 ROOFTOP MECHANICAL UNIT SCREENED BY PARAPET WALL
- 4 SBS MEMBRANE ROOFING WITH HIGHLY REFLECTIVE GRANULAR TOPPING
- 5 6" DIAMETER ROOF DRAIN WITH OVERFLOW, TRIBUTARY AREA: 16,250 SF
- 6 ROOFTOP MECHANICAL CURBS FOR FUTURE MECHANICAL UNITS PROVIDED BY TENANTS

Revision
1 SECOND CITY SUBMITTAL 02.09.18

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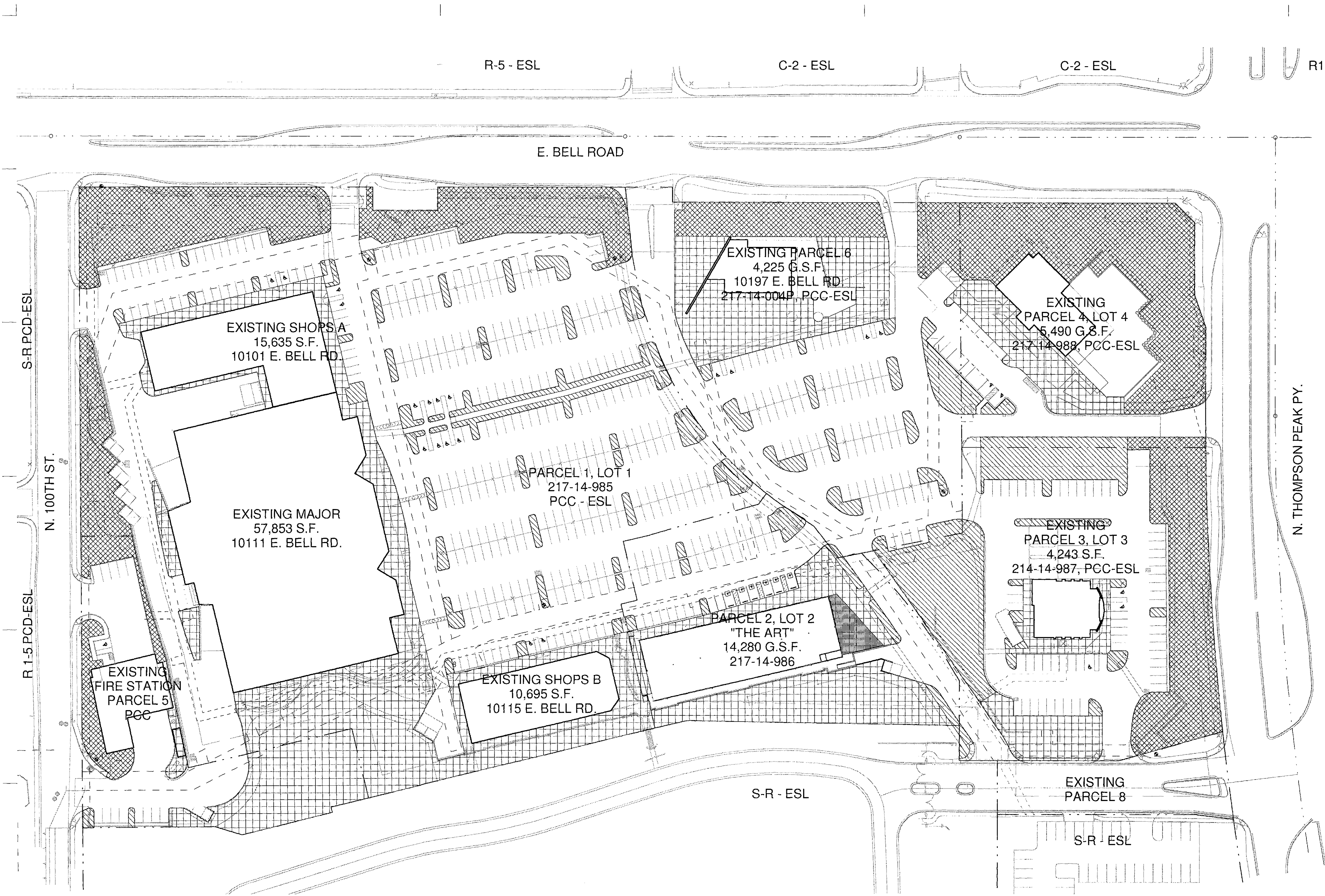
Checked By PK

Drawn By NM

Date 02.09.17

STIPULATION SET
RETAIN FOR RECORDS
APPROVED
Roof Plan & Work
Sheet

Sheet No. A2.02



Site Plan Worksheet Data

PROJECT DATA:
ZONING: PCC ESL (PLANNED COMMUNITY CENTER AND ENVIRONMENTALLY SENSITIVE LANDS OVERLAY)

PARCEL 2, LOT 2 SIZE:
TOTAL: 65,296 SQUARE FEET (1.499 AC)
LOT 2 (AREA PER PRELIMINARY ALTA SURVEY 10.17.17 BY RICK ENGINEERING CO.)

BUILDING HEIGHT: 24'

ENTIRE MARKETPLACE GROSS LOT AREA: 745,673.46 S.F.
ENTIRE MARKETPLACE NET LOT AREA: 745,524.257 S.F.

OPEN SPACE CALCULATION:
REQUIRED OPEN SPACE LOT 2 (THIS PROJECT):

BUILDING HEIGHT: 24'-0"

FIRST 12' OF HEIGHT: 0.15 X 65,296 = 9,794.400 S.F.
NEXT 12' OF HEIGHT: .004 X 65,296 X 12 = 3,134.208 S.F.

OPEN SPACE REQUIRED: 9,794.400 + 3,134.208 = **12,928.608 S.F.**
(NOT INCLUDING PARKING LOT LANDSCAPE)

OPEN SPACE PROVIDED: **21,738.730 S.F. - OK**

REQUIRED PARKING AREA LANDSCAPING:

PARKING AREA: 102,986.600 S.F.
102,986.600 X 15% = 15,447.990 S.F.

PARKING LOT LANDSCAPING PROVIDED: 44,240.77 S.F. - OK

COURTYARD CALCULATION:

REQUIRED: LOT 2 AREA: 65,296 x 1% = 652.96 S.F.

PROVIDED: 1,778.22 S.F. - OK

Revision
SECOND CITY SUBMITTAL 02.09.18

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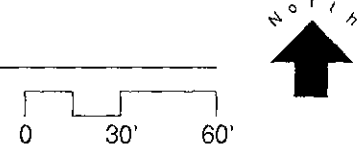
Site Plan Work Sheet

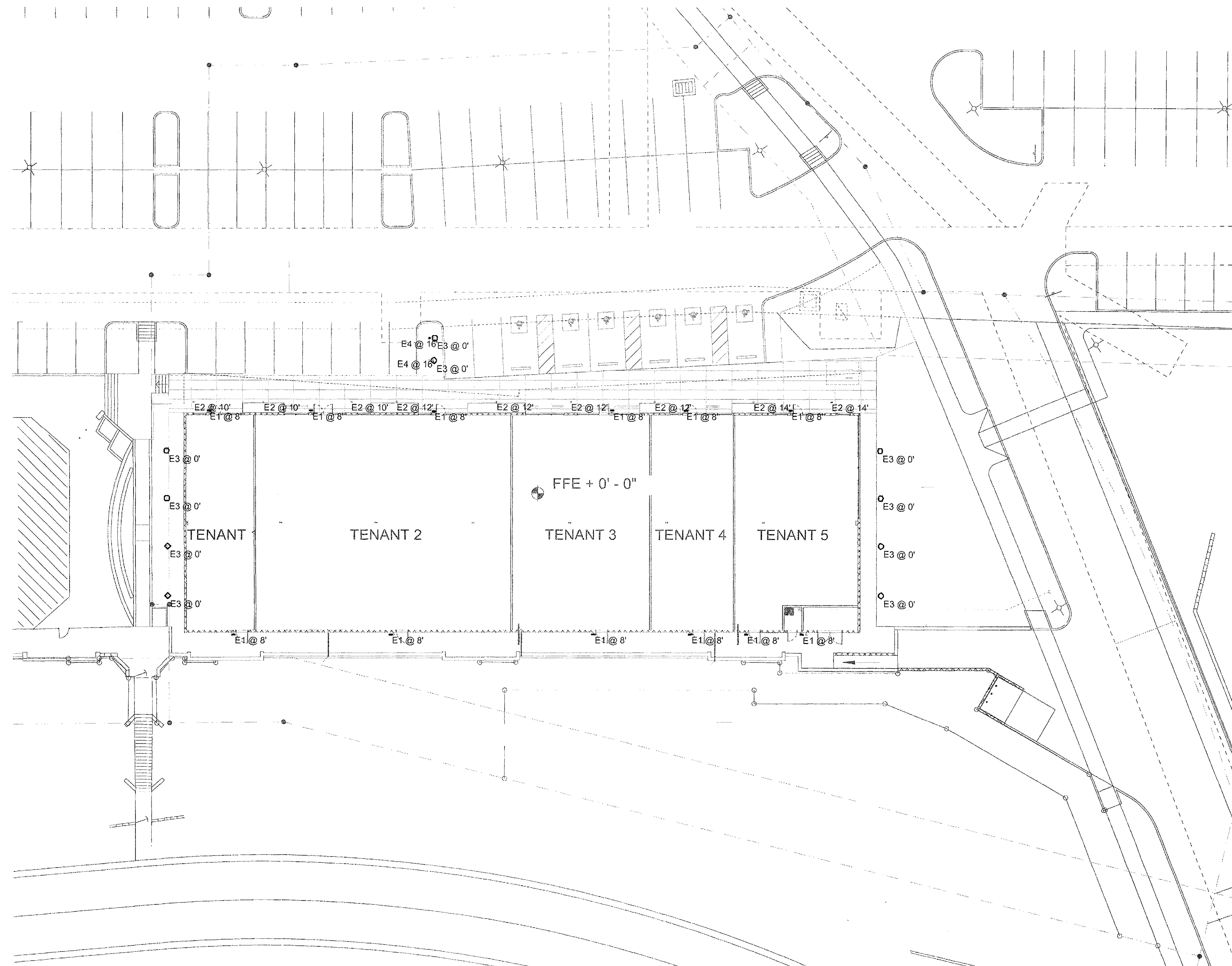
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Hatch Legend:

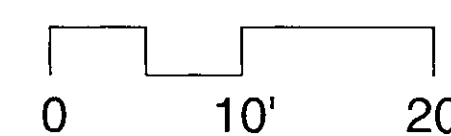
- DENOTES OPEN SPACE OTHER THAN FRONT OPEN SPACE
PROVIDED: 21,738.730 S.F. (LOT 2)
- DENOTES FRONT OPEN SPACE
N/A FOR LOT 2,
EXISTING FRONT OPEN SPACE REMAINS UNCHANGED
- DENOTES PARKING LOT LANDSCAPING
PROVIDED: 44,240.77 S.F.
- DENOTES FUTURE COURTYARD SPACE
PROVIDED: 1,778.22 S.F. (LOT 2)

1 Site Plan Work Sheet
Scale: 1" = 60'-0"

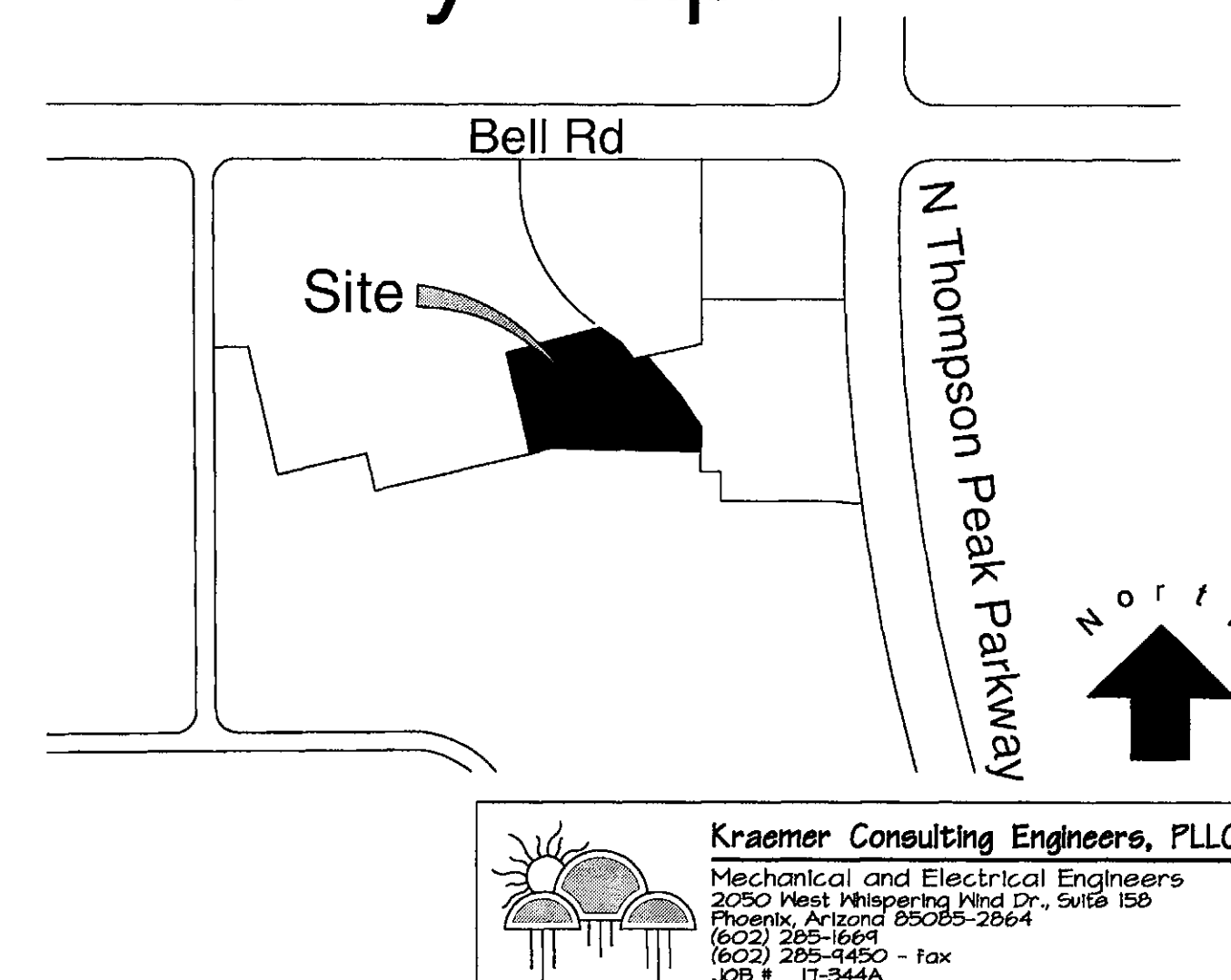




1 Lighting Site Plan
Scale: 1" = 20'-0"



Vicinity Map:



Revision
△ - 2ND CITY REV. 02.09.18

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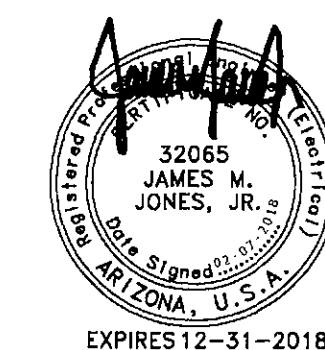
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Client:
Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace

A.P.N. 217-14-986
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By MJJ

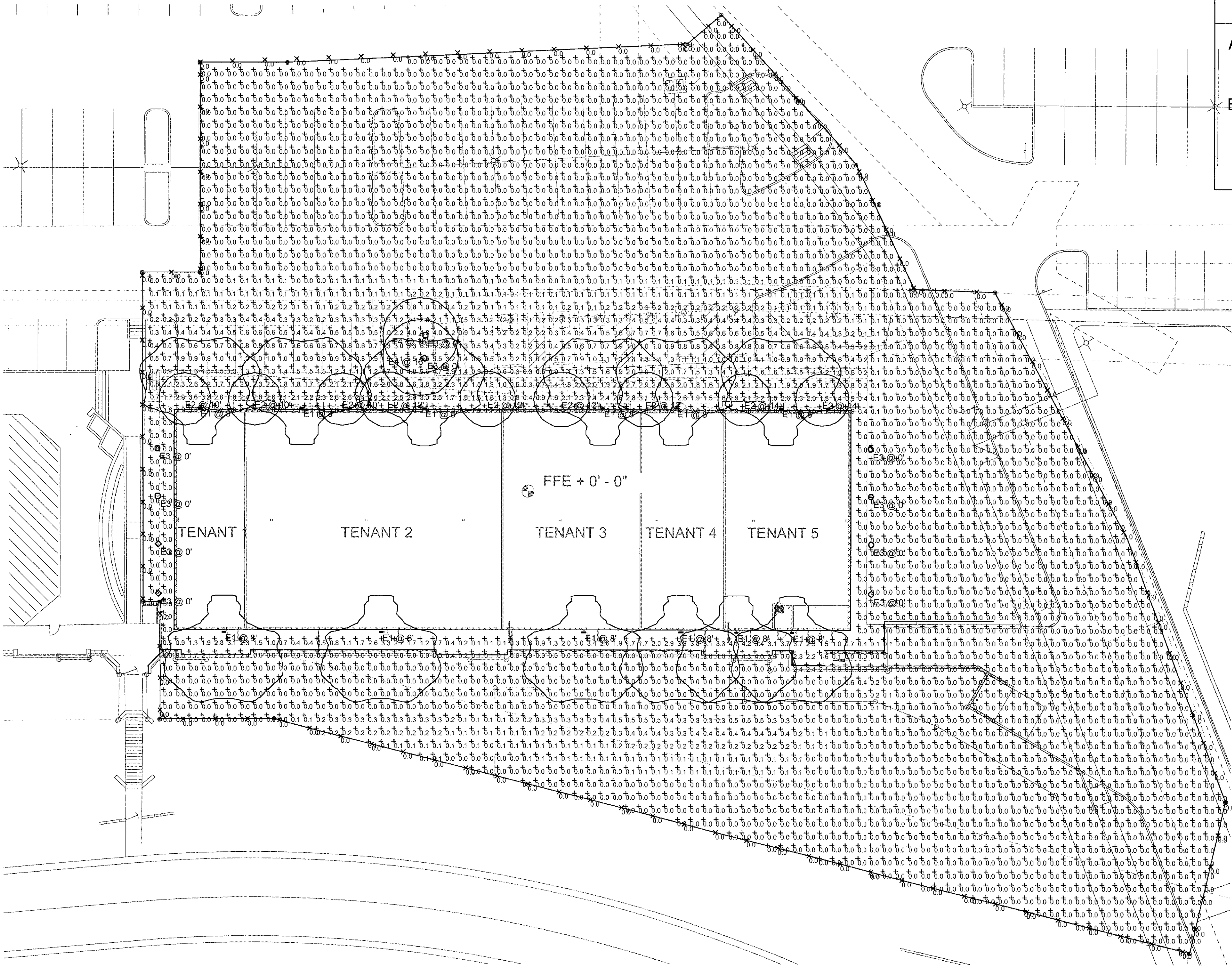
Drawn By MB2

Date 10.19.17

Title

Lighting
Site Plan

Sheet No. E1.00



- GENERAL NOTES:
- A.

PRE-CURFEW LIGHTING DESIGN HOURS ARE DUSK TO 10:00 PM.
- B.

ALL LIGHT SOURCES ARE WARM IN COLOR, NOT EXCEEDING 3200 DEGREES KELVIN.

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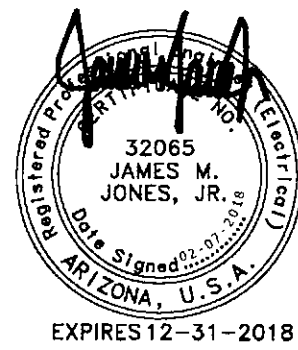
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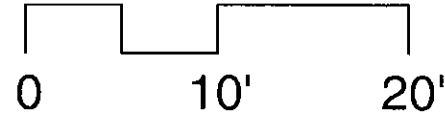
Title

Exterior Lighting
Photometric
Analysis

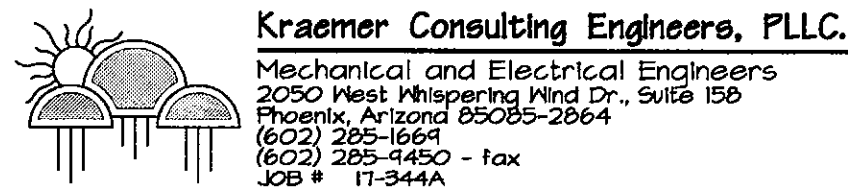
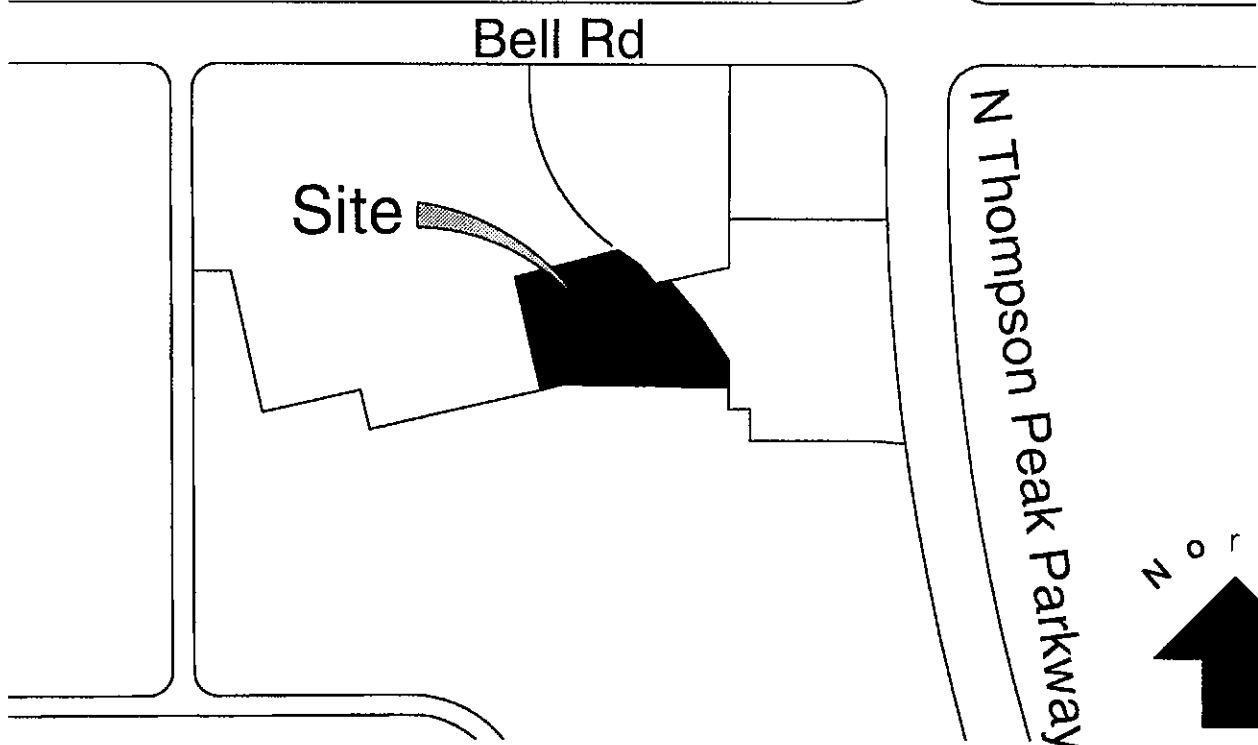
Sheet No. E1.01

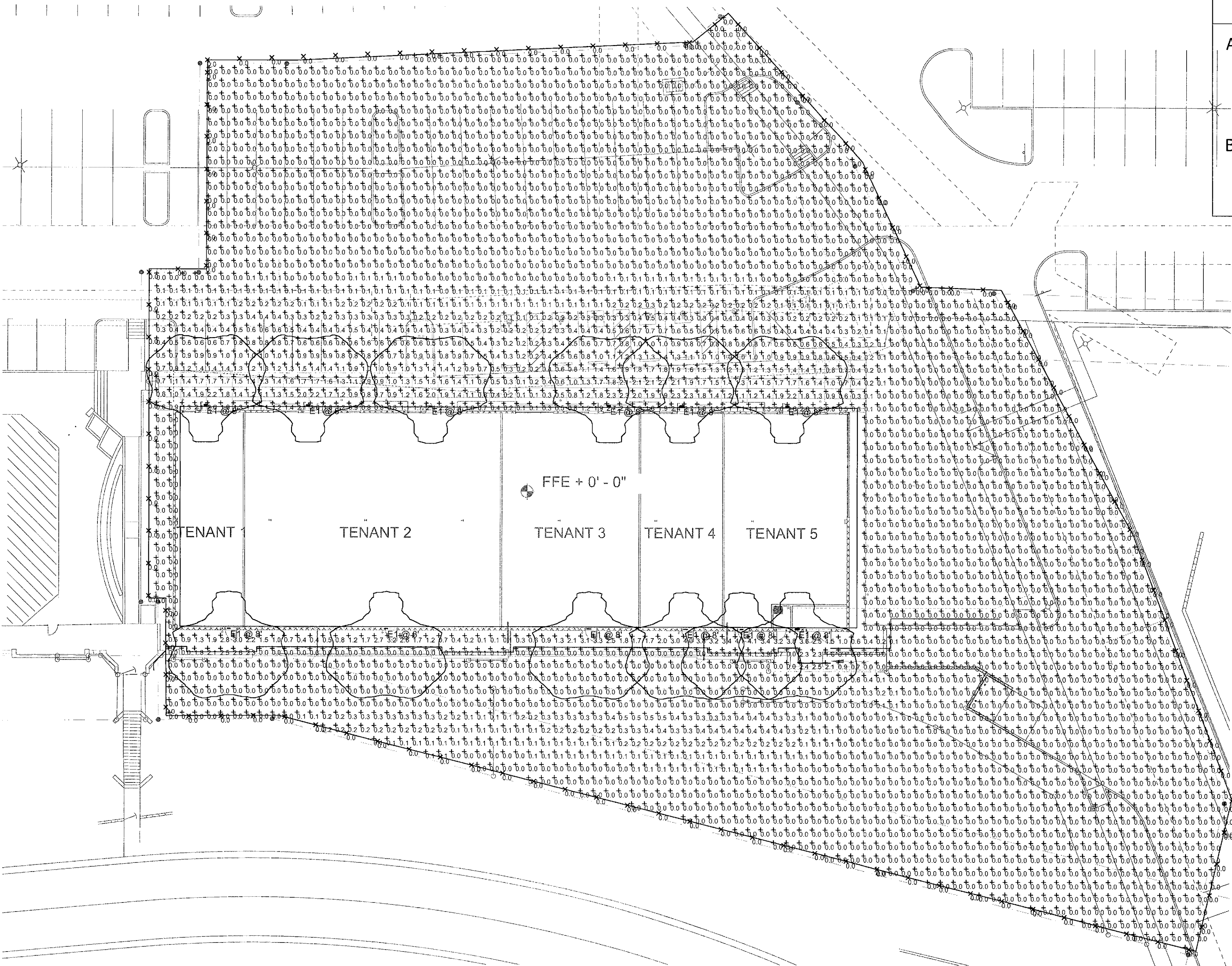
1 Exterior Lighting Photometric Analysis (Pre-Curfew)

Scale: 1" = 20'-0"



Vicinity Map:





GENERAL NOTES:

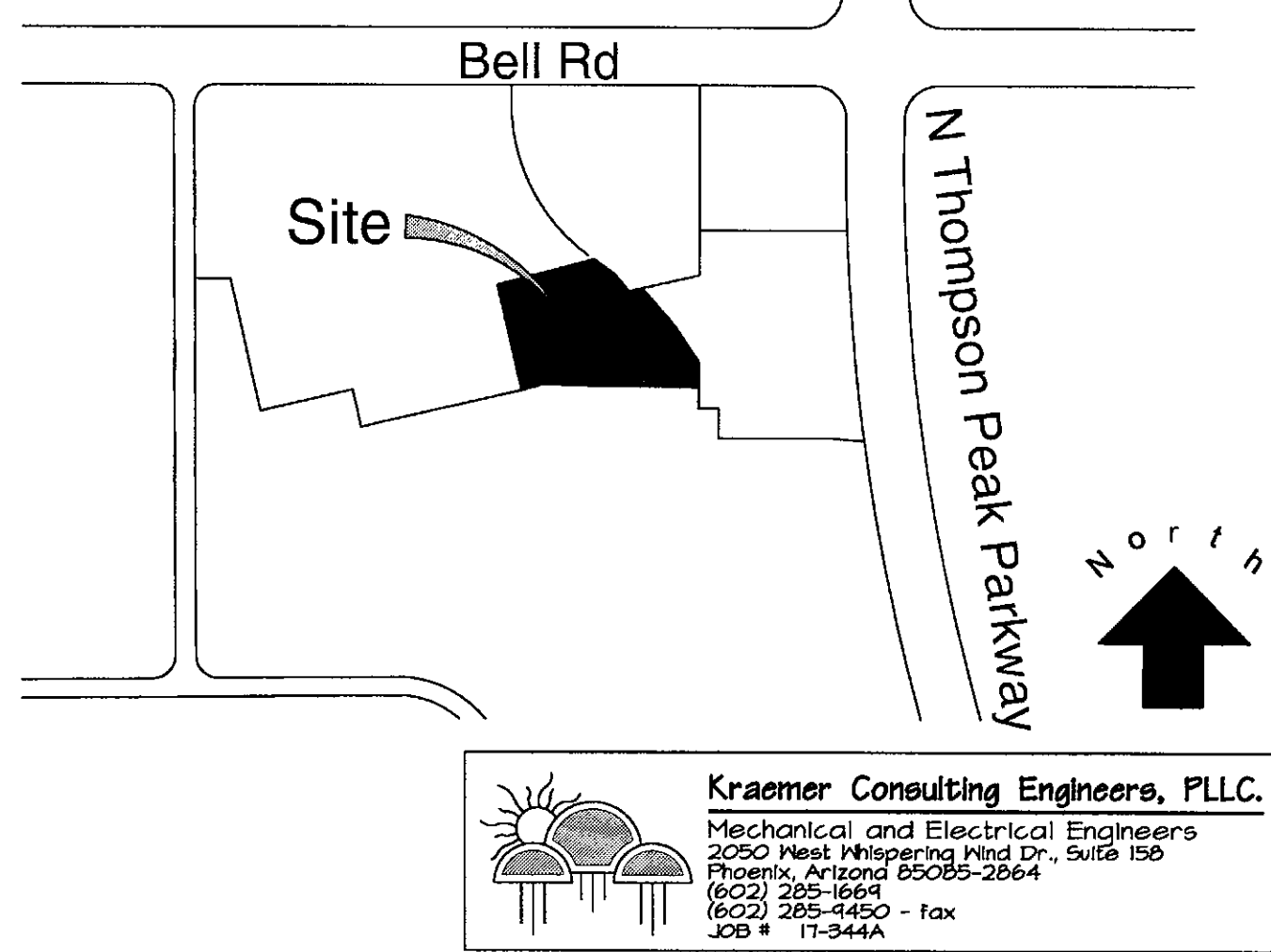
A. POST-CURFEW LIGHTING DESIGN HOURS ARE 10:00 PM TO DAWN. ALL EXTERIOR LIGHTS SHALL BE TURNED OFF DURING POST-CURFEW WITH THE EXCEPTION OF LIGHTS FOR SECURITY PURPOSES.

B. ALL LIGHT SOURCES ARE WARM IN COLOR, NOT EXCEEDING 3200 DEGREES KELVIN.

1 Exterior Lighting Photometric Analysis (Post-Curfew)
Scale: 1" = 20'-0"

0 10' 20'

Vicinity Map:



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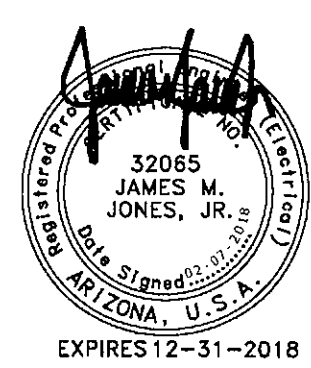
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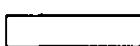
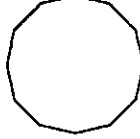
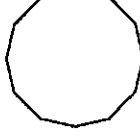
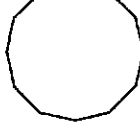
Drawn By MB2

Date 10.19.17

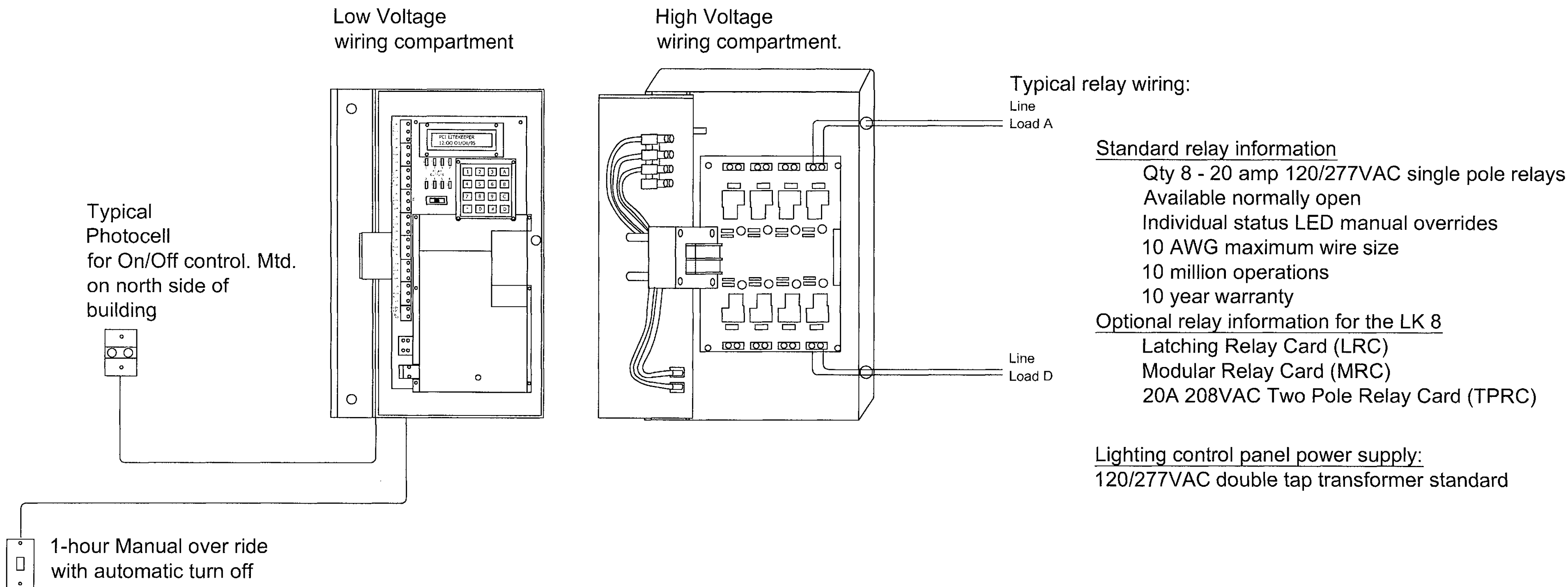
Title

**Exterior Lighting
Photometric
Analysis**

Sheet No. **E1.02**

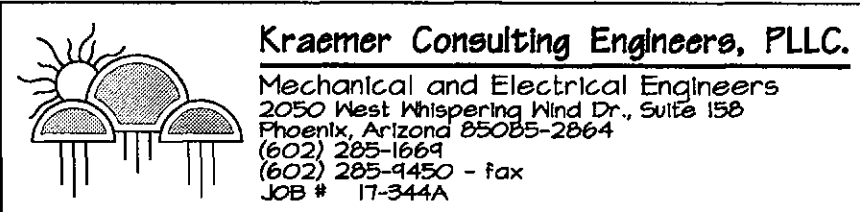
Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	
	E1	24	DSXW1 LED 10C 350 30K TFTM MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 350mA.	LED LIGHT BAR 3000K COLOR TEMP	1411	0.91	13.3	
	E2	9	55922	ENTRY DOWNLIGHT	LED 4,2W 3000K COLOR TEMP	290	0.91	6	
	E3	10	5032-30BZ A122915	3" IN-GROUND	LED 3.2W 3000K COLOR TEMP	464	0.91	11.2	
	E4	2	ZXL-16-A	TREE PENDANT	LED 8W 3000K COLOR TEMP	869	0.91	9.69	

Statistics						
Description	Symbo l	Avg	Max	Max/Min	Avg/Min	Min
FC 6' ON PL	✕	0.0 fc	0.0 fc	N/A	N/A	0.0 fc
FC 6' ON PL post curfew	✕	0.0 fc	0.0 fc	N/A	N/A	0.0 fc
SITE FC	+	0.3 fc	6.6 fc	N/A	N/A	0.0 fc
SITE FC POST CURFEW	+	0.2 fc	4.1 fc	N/A	N/A	0.0 fc



1 LIGHTING CONTROL PANEL (LCP) DETAIL

SCALE: NONE



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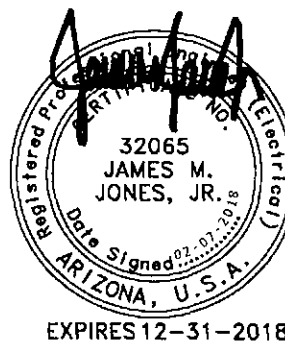
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Date 10.19.17

Title

Exterior Lighting
Photometric
Analysis

Sheet No. E1.03



D-Series Size 1 LED Wall Luminaire



d²series

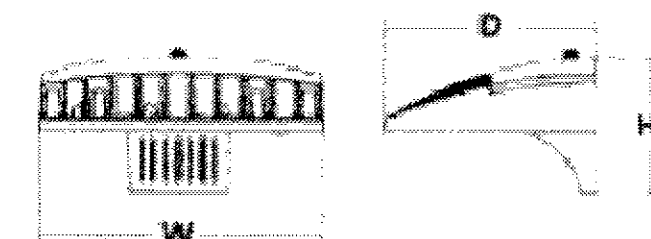
Specifications Luminaire

Width: 13-3/4"
(34.9 cm)

Depth: 10"
(25.4 cm)

Height: 6-3/8"
(16.2 cm)

Weight: 12 lbs
(5.4 kg)



Back Box (BBW, ELCW)

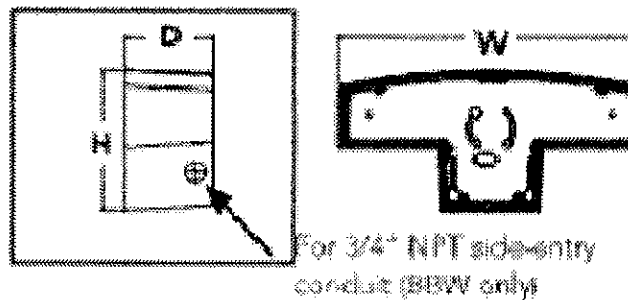
Width: 13-3/4"
(34.9 cm)

Depth: 4"
(10.2 cm)

Height: 6-3/8"
(16.2 cm)

BBW Weight: 5 lbs
(2.3 kg)

ELCW Weight: 10 lbs
(4.5 kg)



For 3/4" NPT side-entry
conduit (BBW only)

Catalog Number	DSXW1 LED 10C 350 30KTFTM
Notes	DARK BRONZE
Type	E1

For the latest revisions, please go to www.lithonia.com.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ¹ 120 ² 208 ³ 240 ³ 277 ⁴ 347 ^{2,3} 480 ^{4,5}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁶	Shipped installed PE Photoelectric cell, button type ⁵ DMG 0-10V dimming driver (no controls, wires pulled outside fixture) PIR 180° motion/ambient light sensor, <15° ang ht ¹ PIRH 180° motion/ambient light sensor, 15-30° ang ht ¹ PIRHFCBV Motion/ambient sensor, 8-15° mounting height, ambient sensor enabled at 1ft ¹ PIRHFCBV Motion/ambient sensor, 15-30° mounting height, ambient sensor enabled at 1ft ¹ ELCW Emergency battery backup (includes external component enclosure), non-ULC compliant ^{1,9}

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{2,9} DF Double fuse (208, 240 or 480V) ^{1,3} HS House-side shield ¹ SPD Separate surge protection	Shipped separately ¹ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDE Diffused drop lens
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum
	DWHGXD Textured white DSSTXD Textured sandstone

Accessories

www.lithonia.com/shipping-accessories

FSXWHSB	House-side shield (one per light engine)
FSXBBSW	Bird-deterrent spikes
FSXWVGW	Wire guard accessory
FSXWVGL	Vandal guard accessory

NOTES

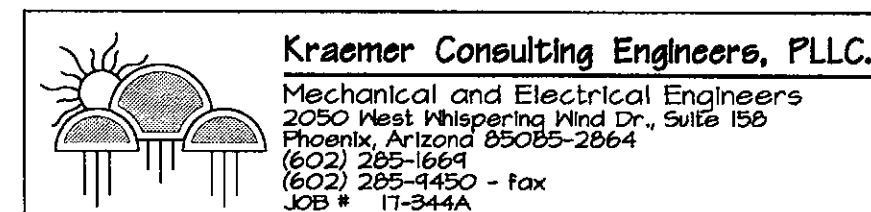
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.9841 • www.lithonia.com
© 2013-2017 Acuity Brands Lighting, Inc. All rights reserved.

FIXTURE TYPE 'E1'

SCALE: NONE



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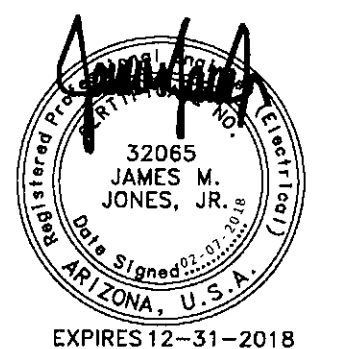
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Client:
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Expires 12.31.18

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- Construction Documents
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- Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By JMJ

Drawn By MB2

Date 10.19.17

Title

Manufacturer
Cutsheets

Sheet No. E1.04

Recessed ceiling downlights with symmetrical light distribution - wide beam

Housing: Constructed of die-cast and extruded aluminum. Housing is provided with mounting clamps that provide a vibration proof installation. Optional rough-in housing constructed of galvanized steel with through wiring box available (specify CP). Die castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy.

Enclosure: Tempered clear glass, retained by a one piece, die-cast aluminum frame threaded into luminaire housing. Internal reflector made from pure, anodized aluminum. Fully gasketed for weather tight operation using a molded silicone gasket.

Electrical: 4.2W LED luminaire, 6 total system watts. -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

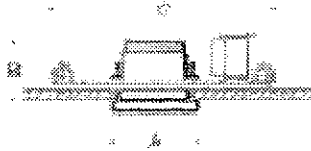
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 0.5 lbs.

Luminaire Lumens: 290

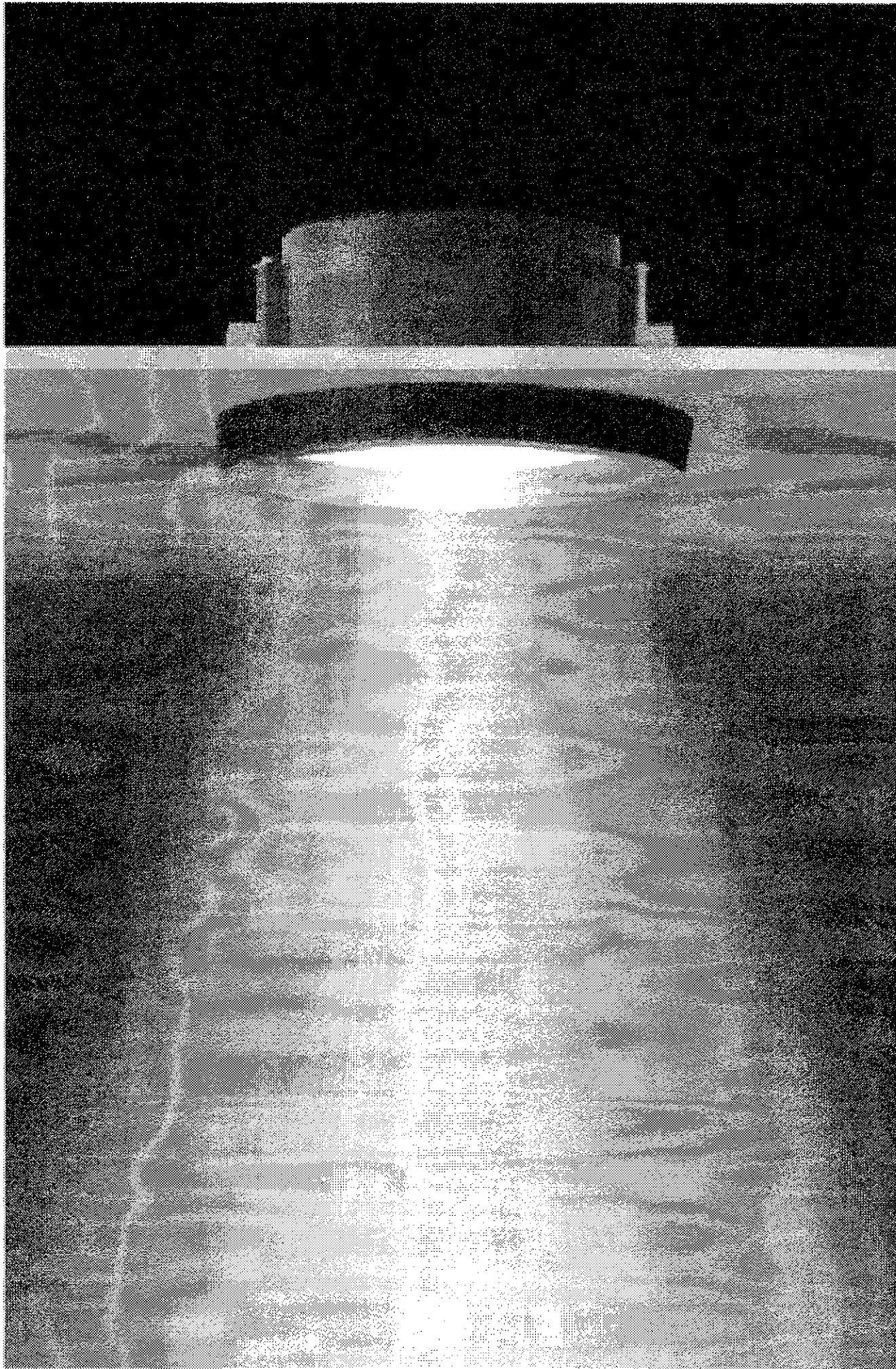


Lamp	β	A	B
55 922	4.2W LED	81°	3 1/4" 2 1/2"

β = Beam angle

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
©copyright BEGA 2017 Updated 04/17

Type: **E2**
BEGA Product: **55 922**
Project: **THEART**
Voltage: **120**
Color: **BRONZE**
Options:
Modified:



FIXTURE TYPE 'E2'

SCALE: NONE

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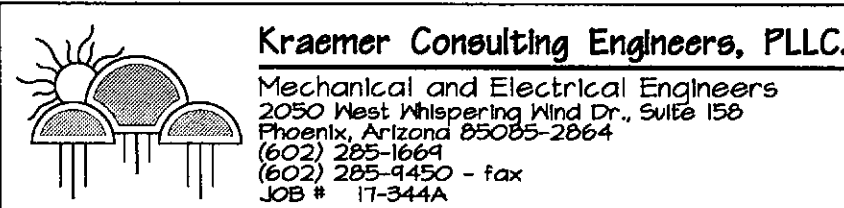
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Title

Manufacturer
Cutsheets

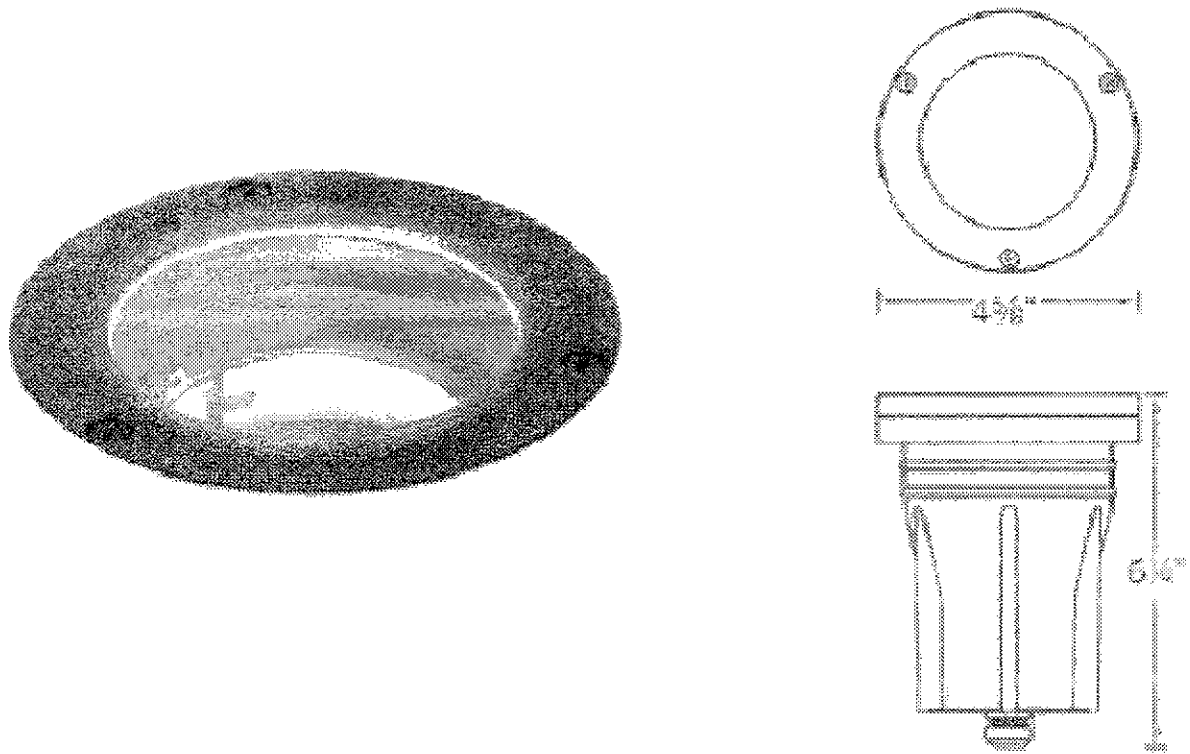
Sheet No. **E1.05**



3" INGROUND 120V

5032

WAC
LANDSCAPE LIGHTING



Fixture Type: **E**

Catalog Number: **5032 30 BZ**

Project:

Location:

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

IEC safety Standard	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

		Color Temp	Finish
5032	3" Inground 120V	30 3000K	BZ Bronze on Aluminum
			BBR Bronze on Brass

5032-30_____

Example: 5032-30BBR

wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2017

FIXTURE TYPE 'E3'

SCALE: NONE



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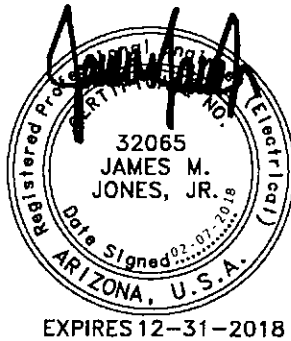
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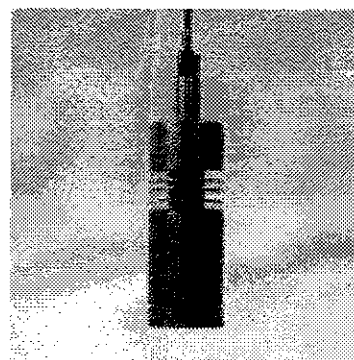
Title

Manufacturer
Cutsheets

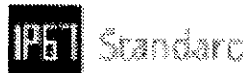
Sheet No. E1.06

ZXL16-H

Hanging ▲ ZX16-H Series



Characteristics



• Wet/Dry location rated •
• Fixture comes with 5 ft whip •
For 4W IES data, use factor 0.5
to derate the 8W ES data. • For
6W IES data, use factor 0.67 to
derate the 8W IES data.

Technical Data

Material	Housing/Cap/Stem - Machined silicone magnesium aluminum alloy (6061-T6) resistant to corrosion Stainless steel (SS304) hardware
Lamp	HK LED
Dimmability	MLV, ELV
Hoods	B
Voltage	12V
Wattage	4W, 6W, 8W
Reflector	20°, 33°, 42°, 57°
Color Temp	2.7K, 3K, 4K
Power Supply	Requires remote step down transformer

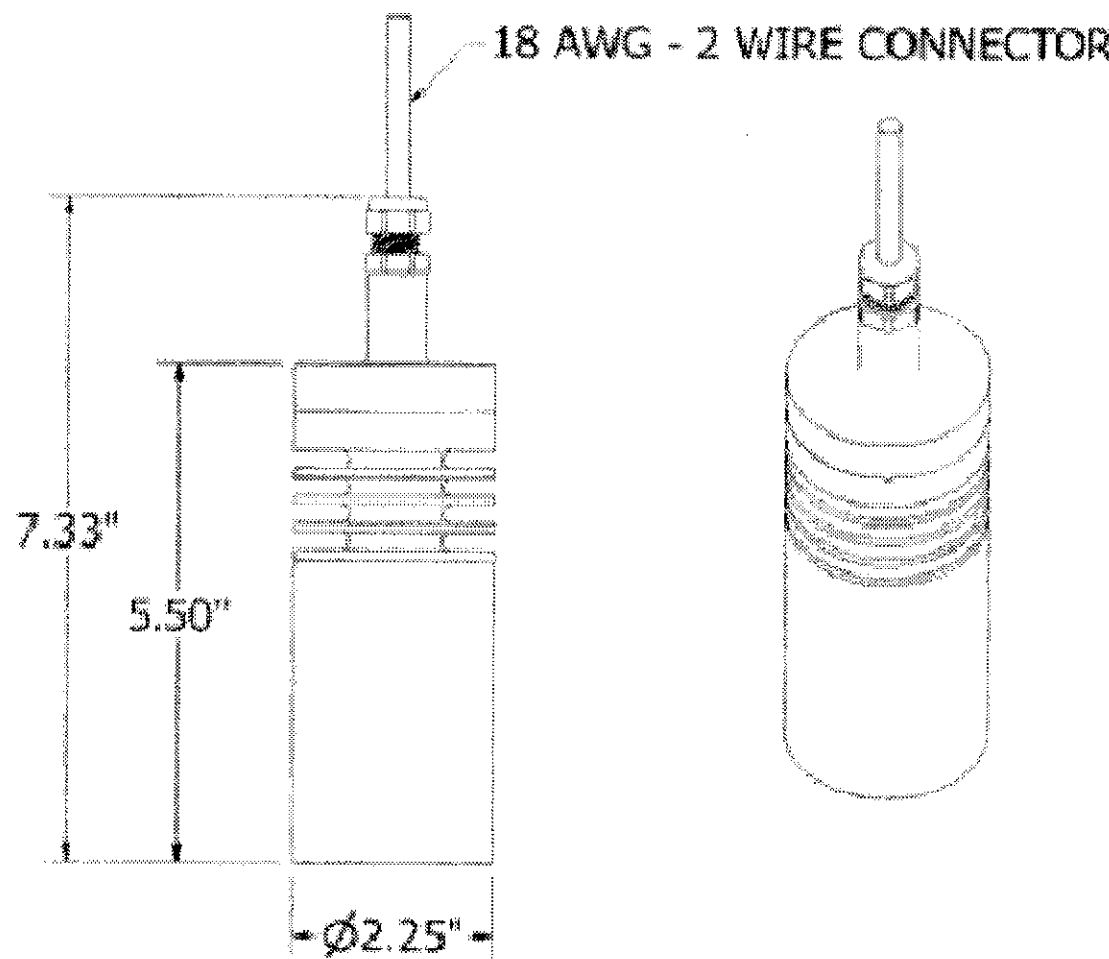


PROJECT THEART

FIXTURE TYPE E4

Ordering Guide

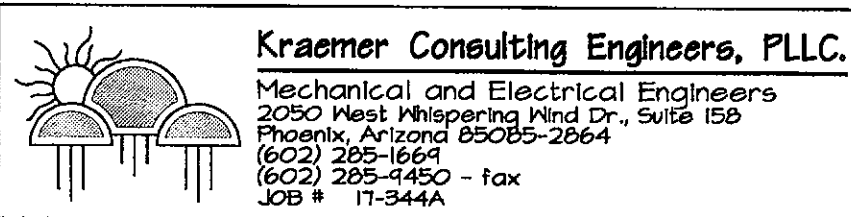
Series	ZXL16-H
Hoods	B
Glare Shields (optional)	GSL GSA GSS
Voltage	12V
Wattage	4W 6W 8W
Lamp	HK LED
Reflector	20° 33° 42° 57°
Color Temp	2.7K 3K 4K
Finish	BK (black) BZ (bronze) WT (white) ABK (anodized black) ACL (anodized clear) CC (custom)



HK USA Lighting Group 3529 Old Conejo Road #118 Newbury Park CA 91320 TEL 805 480 4881 FAX 805 480 4811 sales@hklightinggroup.com

FIXTURE TYPE 'E4'

SCALE: NONE



Revision

△ - 2ND CITY REV. 02.09.18

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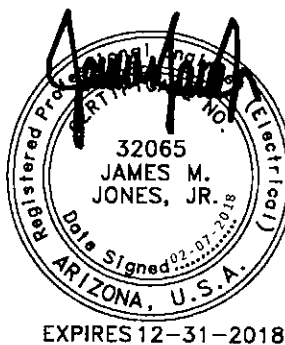
TELEPHONE
480.609.1000

WEBSITE
CIRCLEWEST.NET

Client:
Mullin360

7500 N Dobson Road
Suite 151
Scottsdale, Arizona 85256

Project Name:
theart
Parcel 2, Lot 2
McDowell Mountain Marketplace
Address: N/A
Scottsdale, Arizona 85260



Expires 12.31.18

- ☒ Schematic Design
☐ Design Development
☐ Construction Documents
☐ Construction Issue
☐ Record Drawings

Project No. 17001

Plan Check No.

Design Review No.

Checked By JMJ

Drawn By MB2

Date 10.19.17

Title

Manufacturer
Cutsheets

Sheet No. E1.07