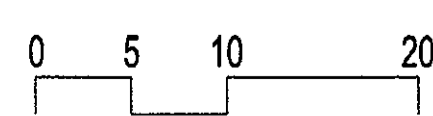


SITE PLAN
1" = 10'



SITE DATA

SITE AREA, NET	: 26,134 SF (0.60 ACRES)
SITE AREA, GROSS	: 37,542 SF (0.86 ACRES)
ASSESSOR PARCEL #	: 130-39-001L
ZONING	: I-1, INDUSTRIAL PARK
PROPOSED USE	: RESTAURANT
BUILDING AREA, GROSS	: 1,887 SF
LOT COVER (ALLOW)	: 20,907 SF (80% NET SITE AREA)
LOT COVER	: 1,887 SF - 26,134 SF = 7.2 %
STREET YD SETBACK	: 20'-0"
REAR YD SETBACK	: 0'-0", 30' ADJ TO RESIDENTIAL
SIDE YD SETBACK	: 0'-0"
BLDG HT, ALLOWED	: 52'-0"
BLDG HT, PROPOSED	: 19'-4"
BIKE PKNG, REQ'D	: 1.6, PER Z.O. SEC 9.103.C
BIKE PKNG, PROVIDED	: 2
PARKING REQUIRED	
RESTAURANT, BRC	: 1,887 SF @ 1:120 SF = 15.73
PATIO, 350 SF ALLOW	: 343 SF < 350 SF = 0
	ACCESSIBLE (4% TOTAL) 1 *
	TOTAL 16
PARKING PROVIDED	: STANDARD (9' x 18') 15
	ACCESSIBLE 1
	TOTAL 16

* INCLUDED IN TOTAL STALLS REQUIRED.

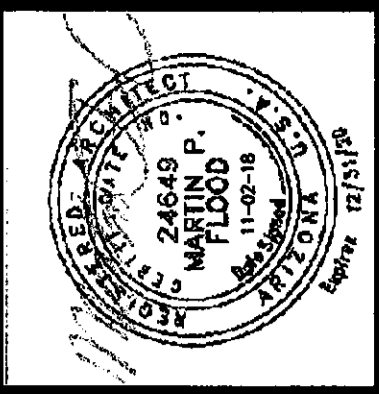
KEYNOTES

- A ACCESSIBLE RAMP, TYPICAL.
- B LINE OF CANOPY ABOVE.
- C 140' LONG X 12' WIDE DRIVE-THRU QUEING LANE.
- D ACCESSIBLE PEDESTRIAN ROUTE.
- E 6' HIGH CMU DOUBLE REFUSE ENCLOSURE WITH (2) 6 CY BIN. PER C.O.S. STANDARD DETAIL 2147-1.
- F EXISTING 3'-0" H CMU SCREEN WALL, PAINT. REBUILD WALL AS REQUIRED TO MATCH EXISTING CONSTRUCTION.
- G EXISTING UTILITY EASEMENT, TYPICAL.
- H LANDSCAPING. SEE LANDSCAPE PLANS.
- J 24' WIDE FIRE DEPARTMENT & SERVICE VEHICLE ACCESS.
- K VEHICLE ACCESS EASEMENT.
- L SERVICE ENTRANCE SECTION (SES).
- M MENU BOARD.
- N PROPOSED LOT SPLIT LINE.
- O 24' WIDE ROLLING GATE.
- P 6' HIGH SECURITY WALL.
- Q DINING PATIO. (FIRST 350 SF OF PATIO AREA DOES NOT REQUIRE ADDITIONAL PARKING.)
- R MONUMENT SIGN, BY OTHERS.
- S BIKE RACK. PER C.O.S. STANDARD DETAIL 2285.
- T 6' WIDE CONCRETE SIDEWALK, SALT FINISH.
- U SITE VISIBILITY TRIANGLE (SVT).
- V FIRE HYDRANT. SEE CIVIL DWGS.
- W FIRE DEPARTMENT CONNECTION (FDC).
- X WATER METER. SEE CIVIL DWGS.
- Y FIRE RISER ROOM.
- Z PARKING LOT STANDARD. TYP OF 8. SEE ELEC DWGS.
- AA WALL-MOUNTED LIGHT FIXTURE. TYP OF 3. SEE ELEC DWGS.
- BB 150 LB. GREASE INTERCEPTOR.
- CC BACKFLOW PREVENTOR. SEE CIVIL DWGS.
- DD 24' WIDE PAVED ACCESS DRIVE TO PIMA ROAD. SEE CIVIL DWGS.
- EE "STOP" SIGN. SEE CIVIL DWGS.
- FF "DRIVE-THRU" SIGN. SEE CIVIL DWGS.
- GG INSTALL DRIVEWAY ENTRANCE PER COS STD DETAIL 2250.

VICINITY MAP
NTS

21-DR-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVER
1/3/19 DATE INITIALS

21-DR-2018
11/6/2018



PROMPT PAYMENT NOTIFICATION
THIS DRAWING IS THE PROPERTY OF ARCHITECTURE & ENGINEERING SOLUTIONS LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS TO BE RETURNED TO ARCHITECTURE & ENGINEERING SOLUTIONS LLC WITHIN THIRTY (30) DAYS AFTER THE DATE OF BILLING AND APPROVAL OF BILLINGS AND ESTIMATES.

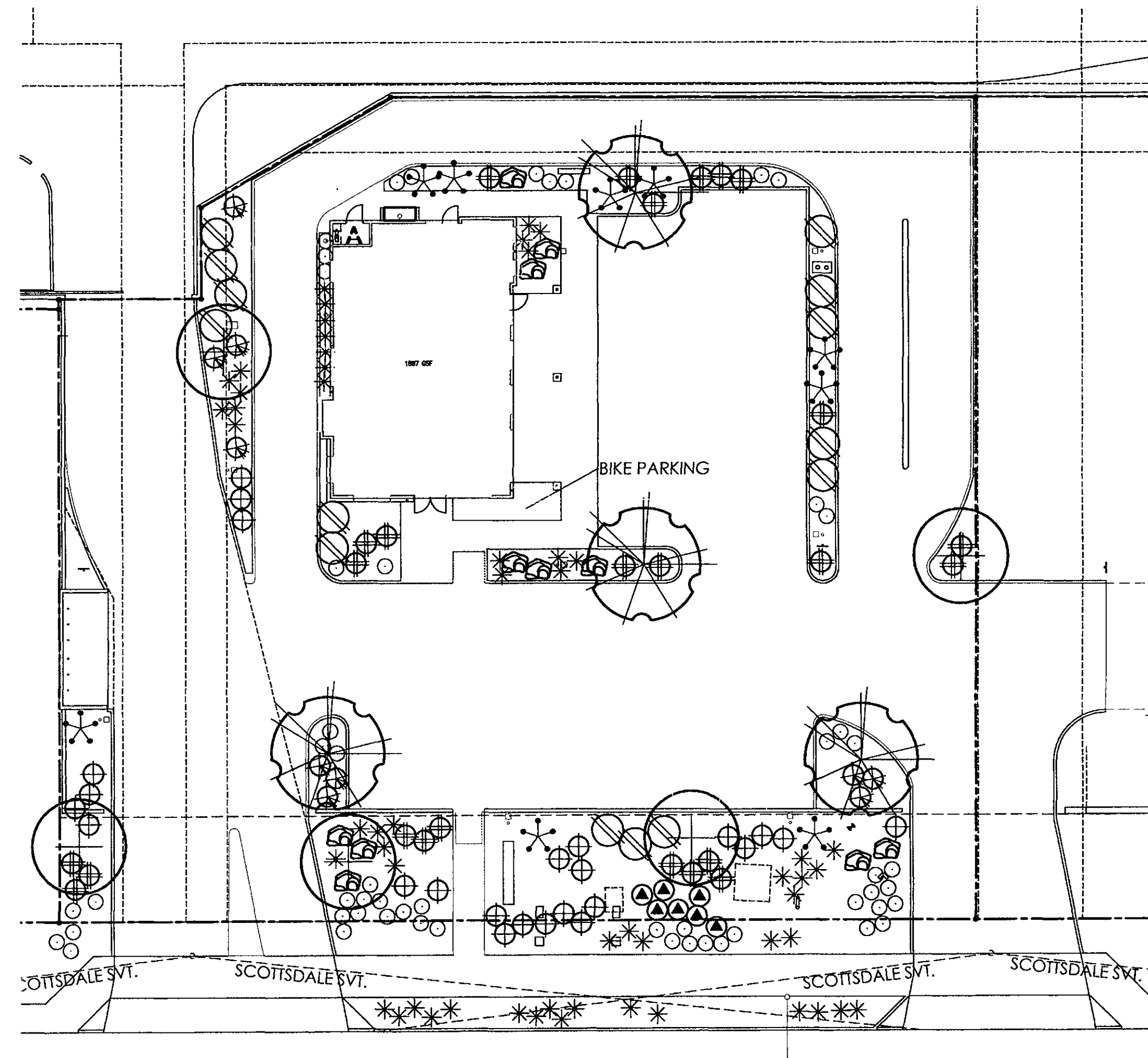
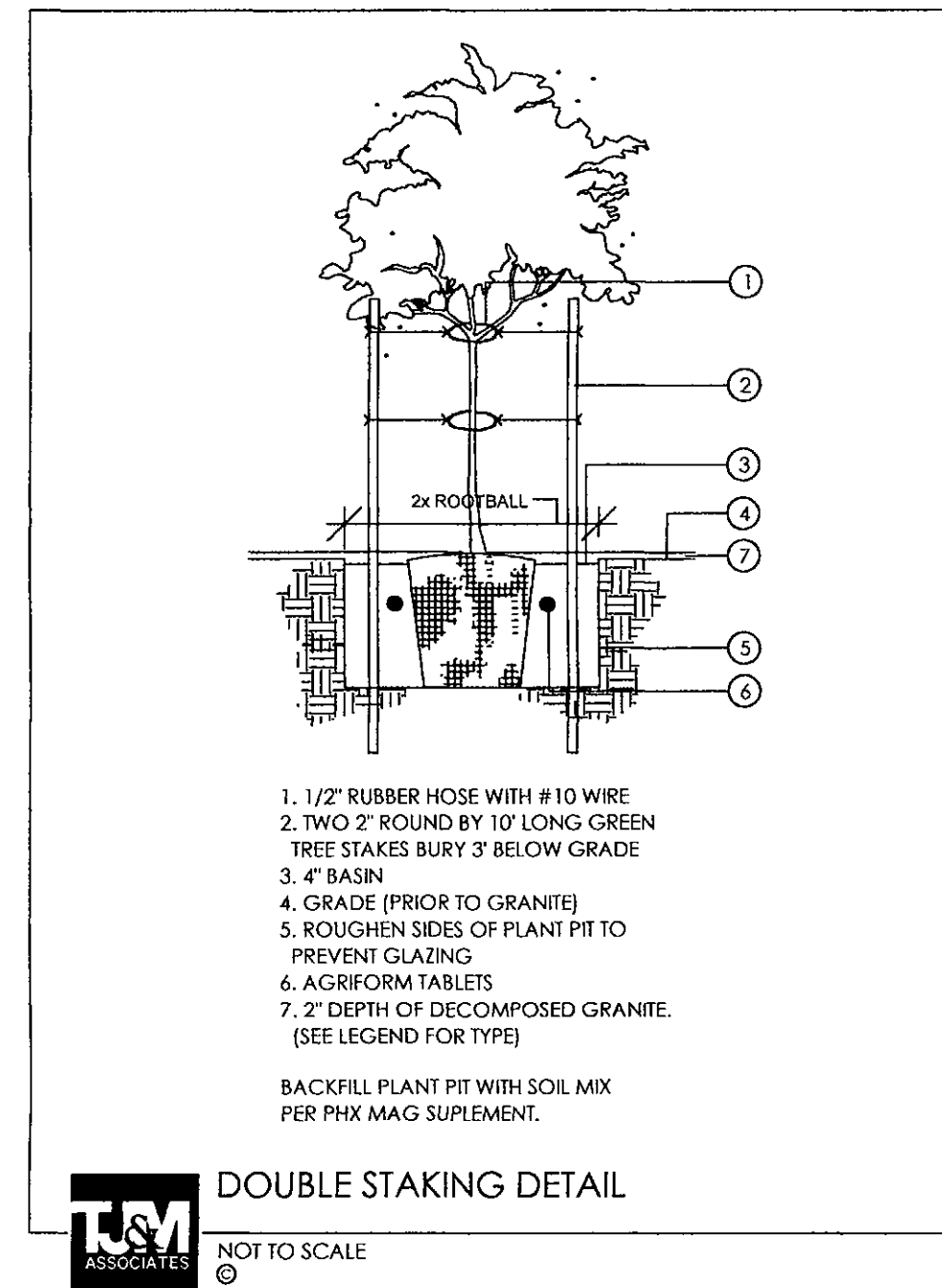
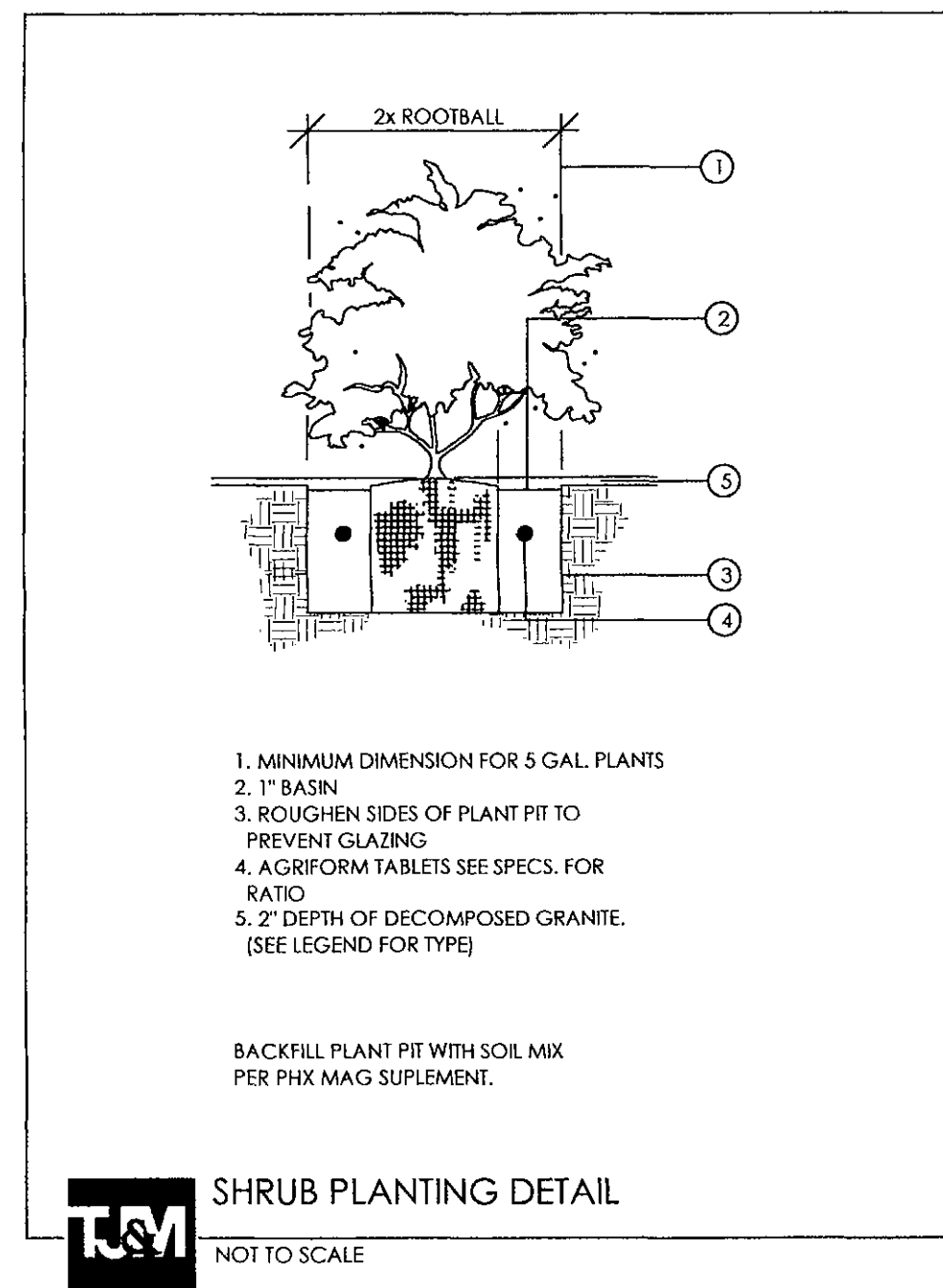
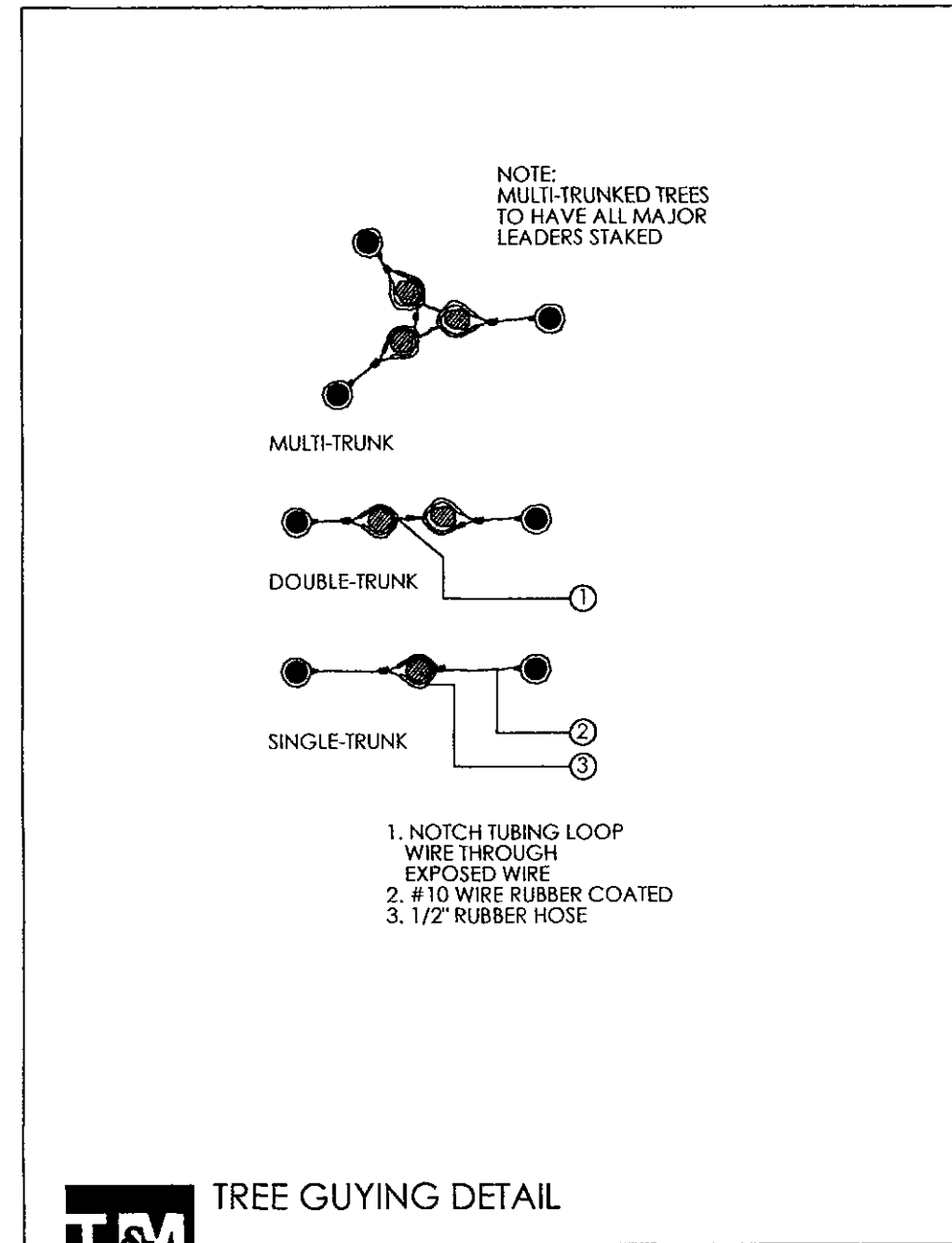
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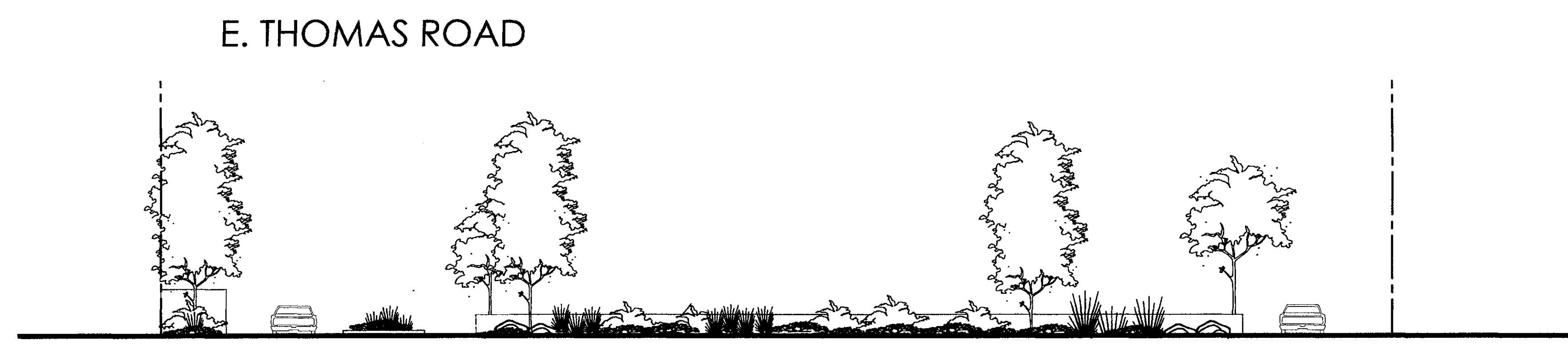
Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

DATE	DESCRIPTION
08-15-18	01-15-18
08-30-18	08-30-18
09-18-18	09-18-18
09-26-18	09-26-18
11-02-18	11-02-18

COMM. NO.	17019
MADE BY	TLR
DATE	05-25-18
SITE PLAN	
DRAWING NO.	BID PKG.
A11	



ALL LANDSCAPE AREAS AND MATERIALS INCLUDING THOSE LOCATED IN THE RIGHT-OF-WAY (INCLUDING MEDIANS) SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN LITTER AND WEED FREE CONDITION. IN ADDITION TO THE STANDARDS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICIES MANUAL, ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF: PROPERTY OWNER, DEVELOPER, HOME OWNER'S ASSOCIATION



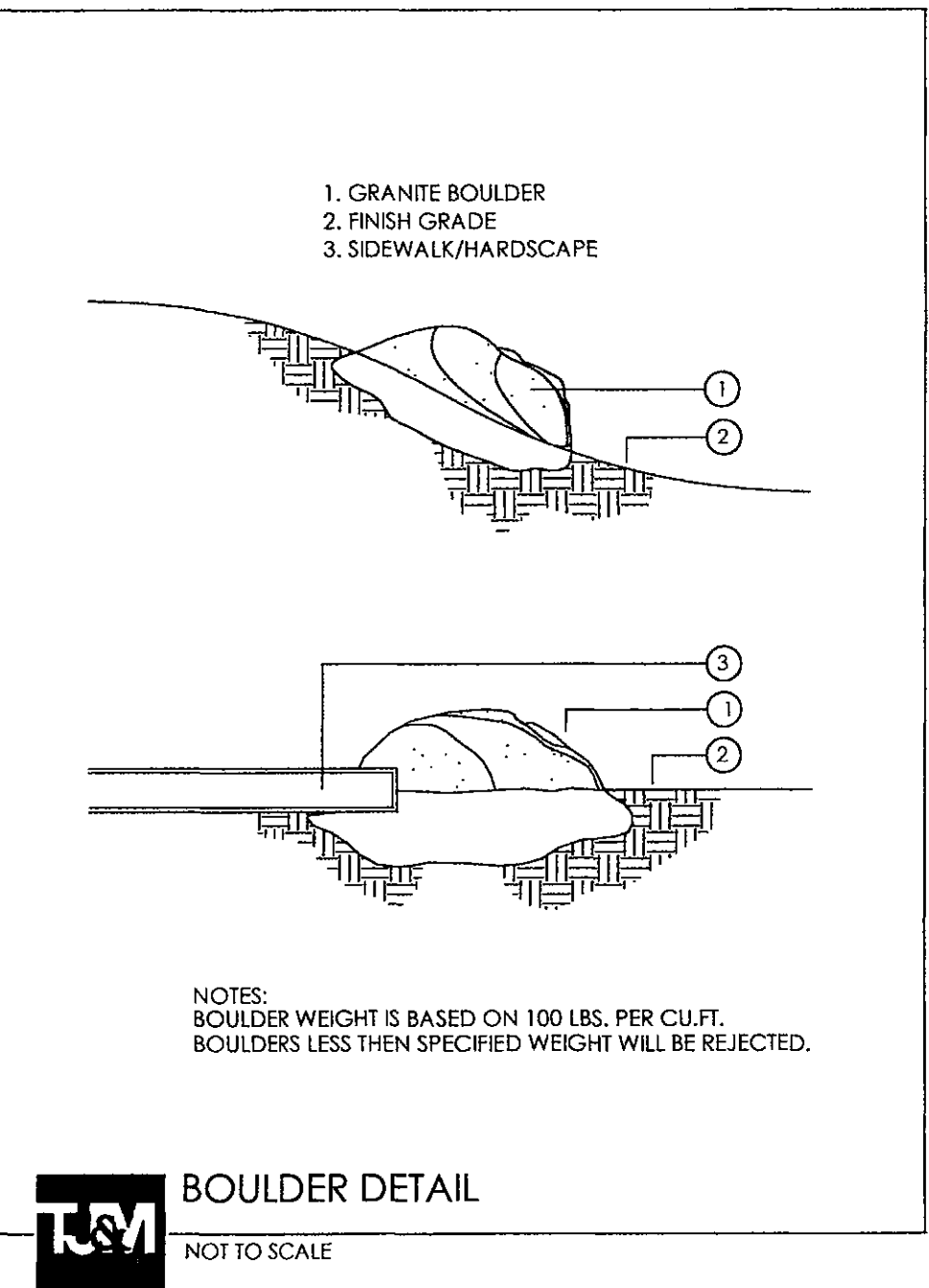
THOMAS ROAD STREETSCAPE NOT TO SCALE

PROJECT DATA:
ZONING: I-1
NET LOT AREA: 26,134 SQ.FT.
BUILDING HEIGHT: 26'-4"

OPEN SPACE CALCULATIONS:
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT: X
FIRST 12' OF HEIGHT = 10% x NET LOT AREA
.10 x 26,134 = 2,613.4 SQ.FT.
NEXT 14'-4" OF HEIGHT = 14.33 x .003 x 26,134 = 1,123.5

OPEN SPACE REQUIRED: (NOT INCLUDING PARKING LOT LANDSCAPING)
2,613.4 + 1,123.5 = 3,736.9 SQ.FT. (REQUIRED)
OPEN SPACE PROVIDED: 3,921 SQ.FT.

PARKING LOT LANDSCAPE:
PARKING AREA: 6,405 SQ.FT.
LANDSCAPE REQUIRED: 961 SQ.FT. (15%)
LANDSCAPE PROVIDED: 1,058 SQ.FT.



LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

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

Case No: 08 - UP - 2018

CITY OF SCOTTSDALE
LANDSCAPE NOTES:

- AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.
- ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.
- PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.
- ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER
- ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.
- AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.
- SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.
- SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.
- SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS AND SLOPE RATIOS.
- SEE ARCHITECTURAL FOR BIKE RACK DETAILS.
- ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

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

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

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

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

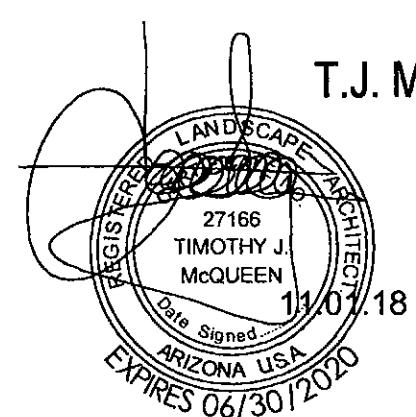
A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

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

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

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

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



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

10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P. (602) 285-0320

EMAIL: timmcoqueen@tjmia.net

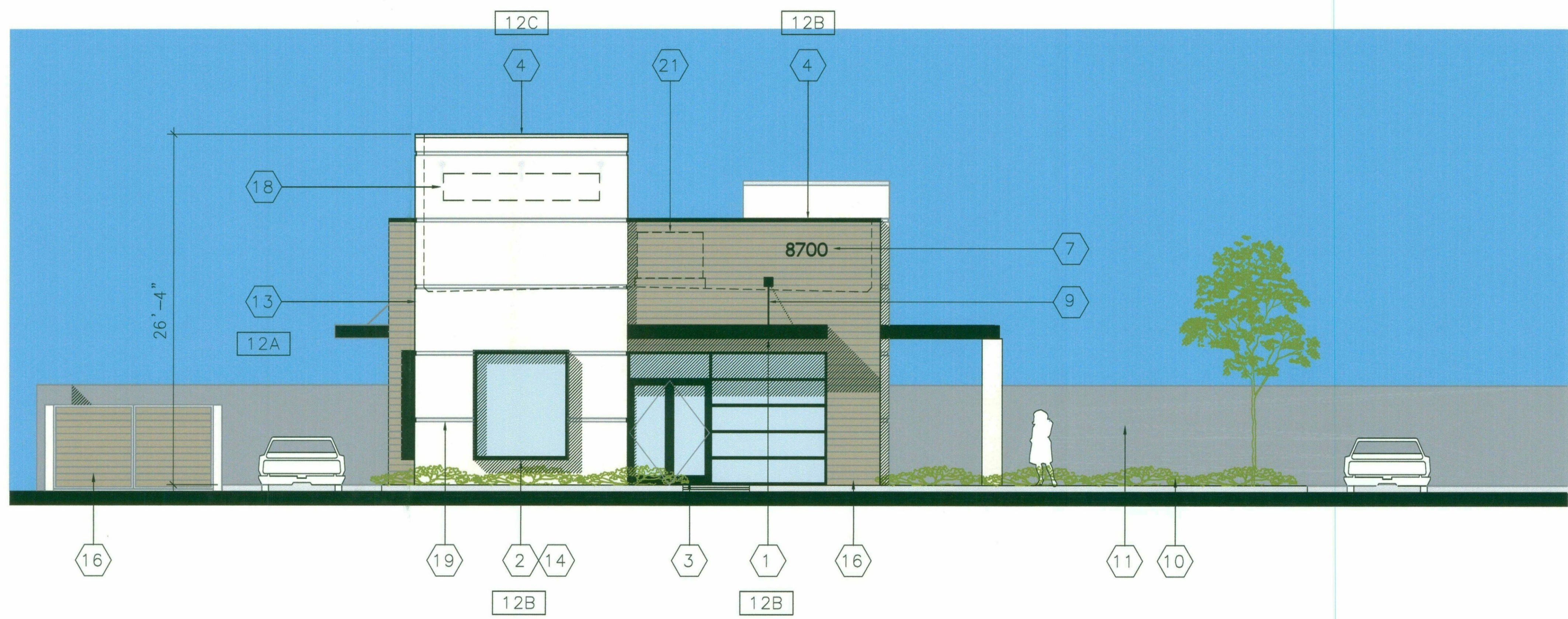
PROMPT PAYMENT NOTIFICATION
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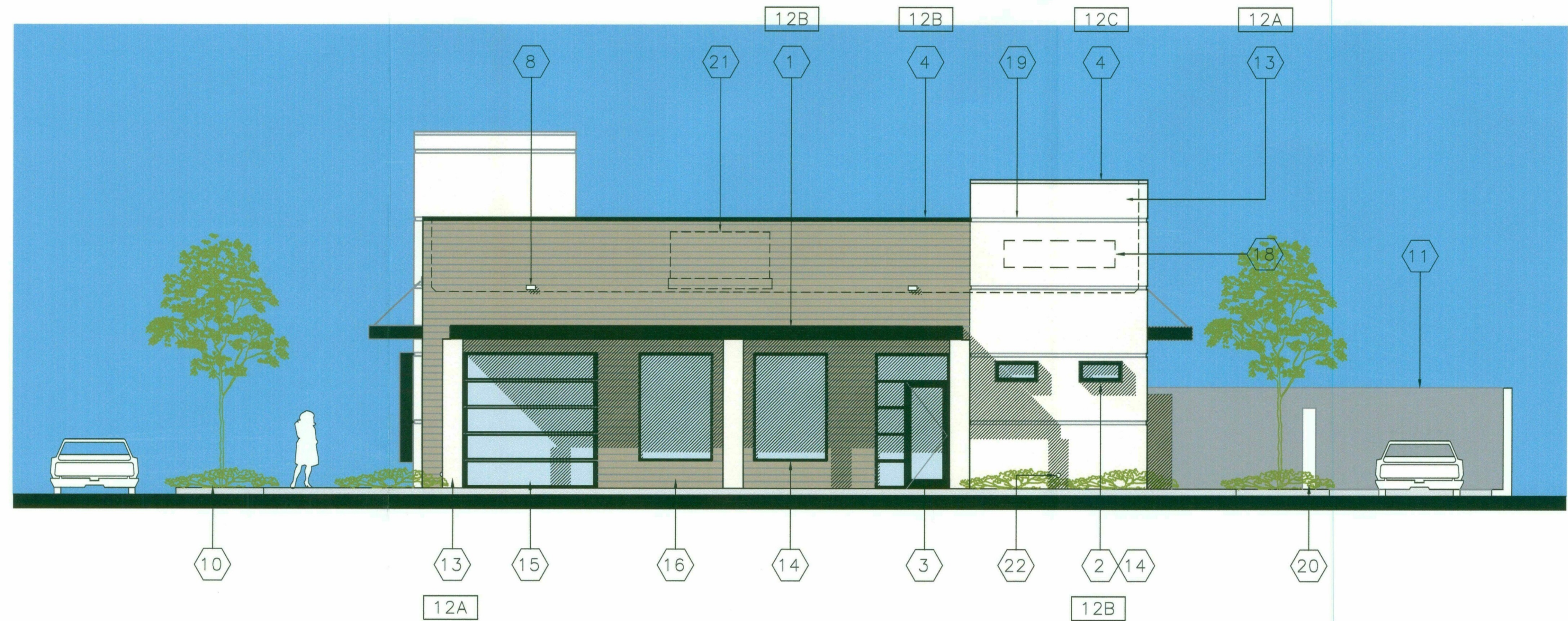
Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

DATE	
REVISIONS	

COMM. NO.	17019
MADE BY	CHECKED
DATE	11.01.18
DRAWING NO.	La.01
BID PKG.	



SOUTH ELEVATION
3/16"=1'-0"
1
-A4.1



EAST ELEVATION
3/16"=1'-0"
2
-A4.1

KEYNOTES

- 1 1'-0" H STEEL CANOPY, PAINT.
- 2 1/4" PLATE STEEL SURROUND (HEAD, JAMB & SILL), PAINT.
- 3 ALUMINUM STOREFRONT DOOR, BLACK ANODIZED FINISH, 1" INSULATED, BLUE-TINTED GLAZING. [VITRO GLASS, "AZURIA + SUNGATE 400"]
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- 8 8" W X 4" H METAL OVERFLOW SCUPPER, PAINT. EXTEND AS REQUIRED.
- 9 3/4" Ø STEEL SUSPENSION ROD.
- 10 LANDSCAPING.
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- 18 TENANT SIGNAGE. UNDER SEPARATE PERMIT.
- 19 3" H X 1" D EXTRUDED ALUMINUM REVEAL.
- 20 MENU BOARD, BY TENANT.
- 21 LINE OF MECHANICAL UNIT ON ROOF.
- 22 NICKEL BRONZE DOWNSPOUT NOZZLE. TYP OF 4. [ZURN, #Z199]

COLOR LEGEND

- 11A SEE KEYNOTE 16 ABOVE.
- 12A DUNN EDWARDS # DET648, "WHITE PICKET FENCE"
- 12B DUNN EDWARDS # DEA187, "BLACK"
- 12C SHERWIN WILLIAMS # B59S11, "SILVER BRITE"

PROMPT PAYMENT NOTIFICATION
THIS CONTRACT ALLOWS THE
OWNER TO WITHHOLD PAYMENT
WITHIN THIRTY (30) DAYS AFTER
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

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Masterplanning / Architecture / Engineering / Construction Management
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Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

DATE	BY	REVISIONS
05-25-18	TLR	1
11-02-18	TLR	2

COMM. NO.	17019
MADE BY	TLR
CHECKED	
DATE	05-25-18
EXTERIOR ELEVATIONS	
DRAWING NO.	A4.1
BID PKG.	

21-DR-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
11/3/19
DATE INITIALS

21-DR-2018
11/6/2018



PROMPT PAYMENT NOTIFICATION
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OWNER'S ACCOUNT FOR THE
CERTIFICATION AND APPROVAL
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DATE	REVISIONS
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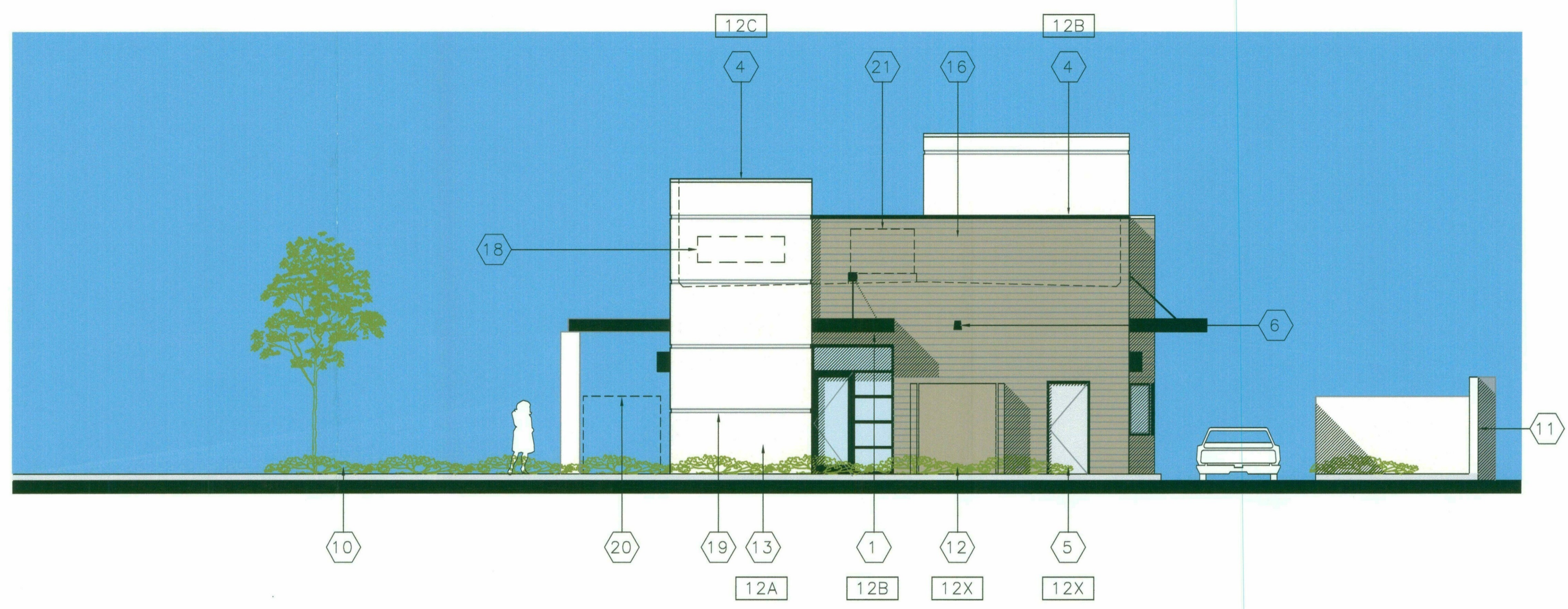
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MADE BY	TLR
DATE	05-25-18
EXTERIOR ELEVATIONS	
DRAWING NO.	11/6/2018
BID PKG.	A4.2

KEYNOTES

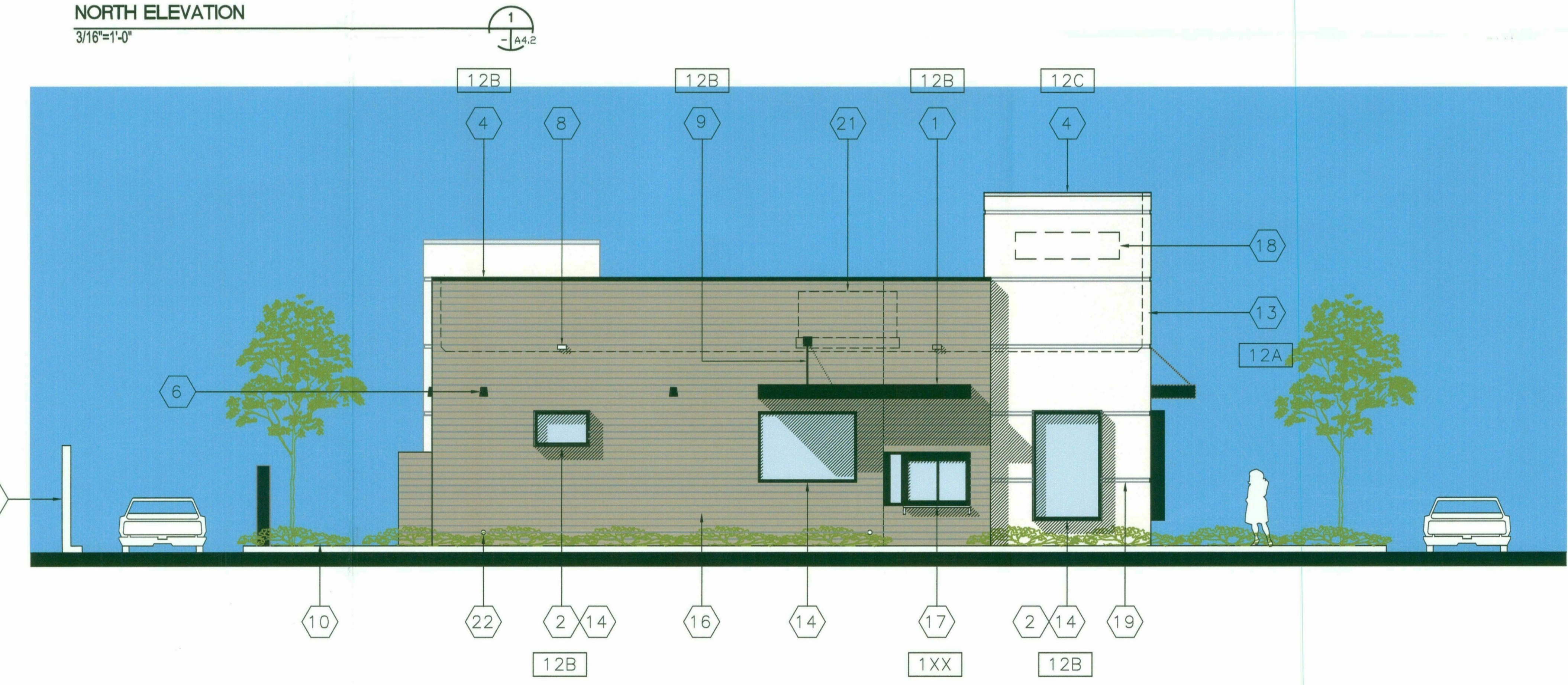
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COLOR LEGEND

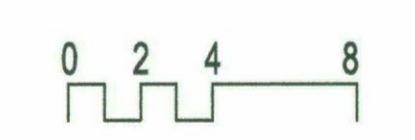
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NORTH ELEVATION
3/16"=1'-0"

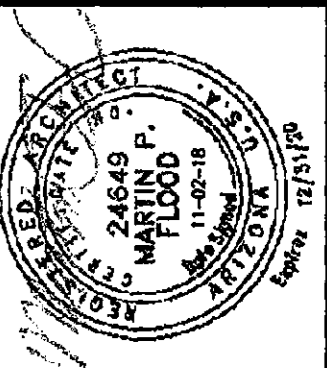


WEST ELEVATION
3/16"=1'-0"



21-DR-2018
STIPULATION SET
RETAIN FOR RECORDS
APPROVED
1/3/19
DATE INITIALS

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11/6/2018



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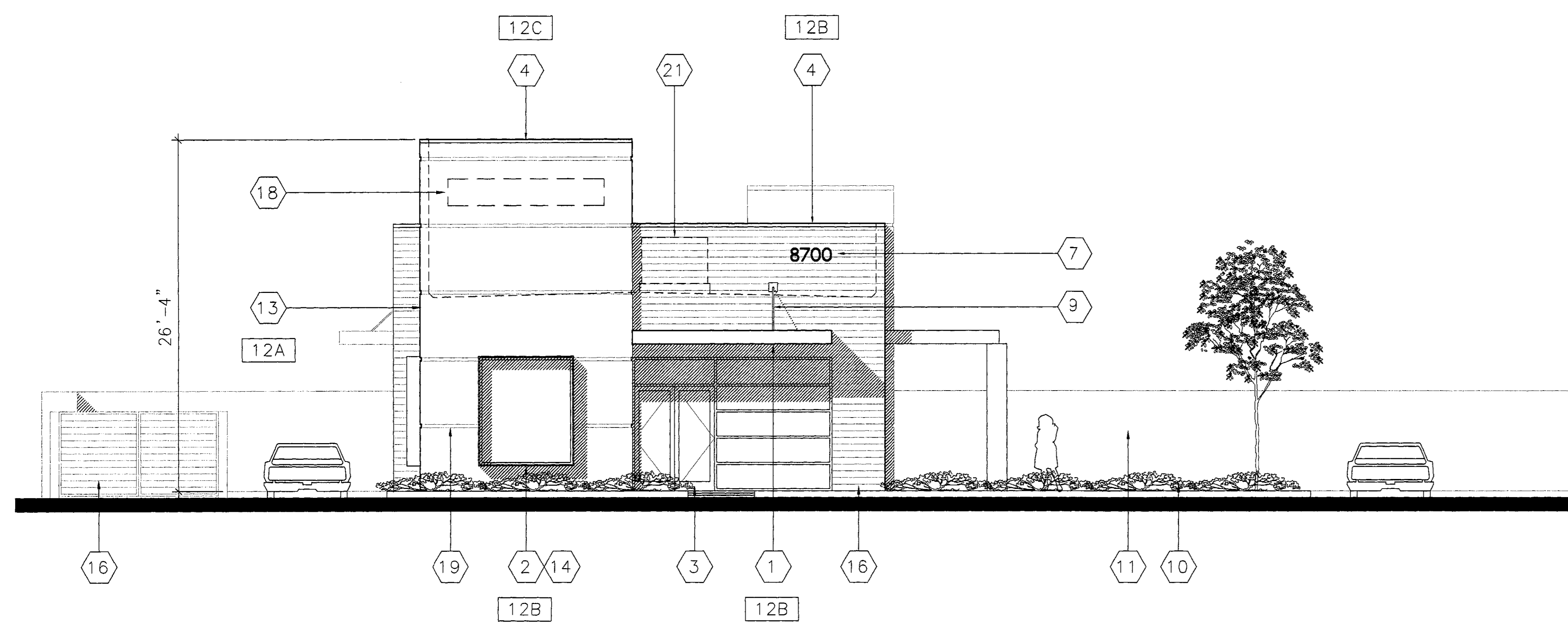
COMM. NO.	17019
MADE BY	TLR
DATE	05-25-18
EXTERIOR ELEVATIONS	
DRAWING NO.	BID PKG.
A4.1	

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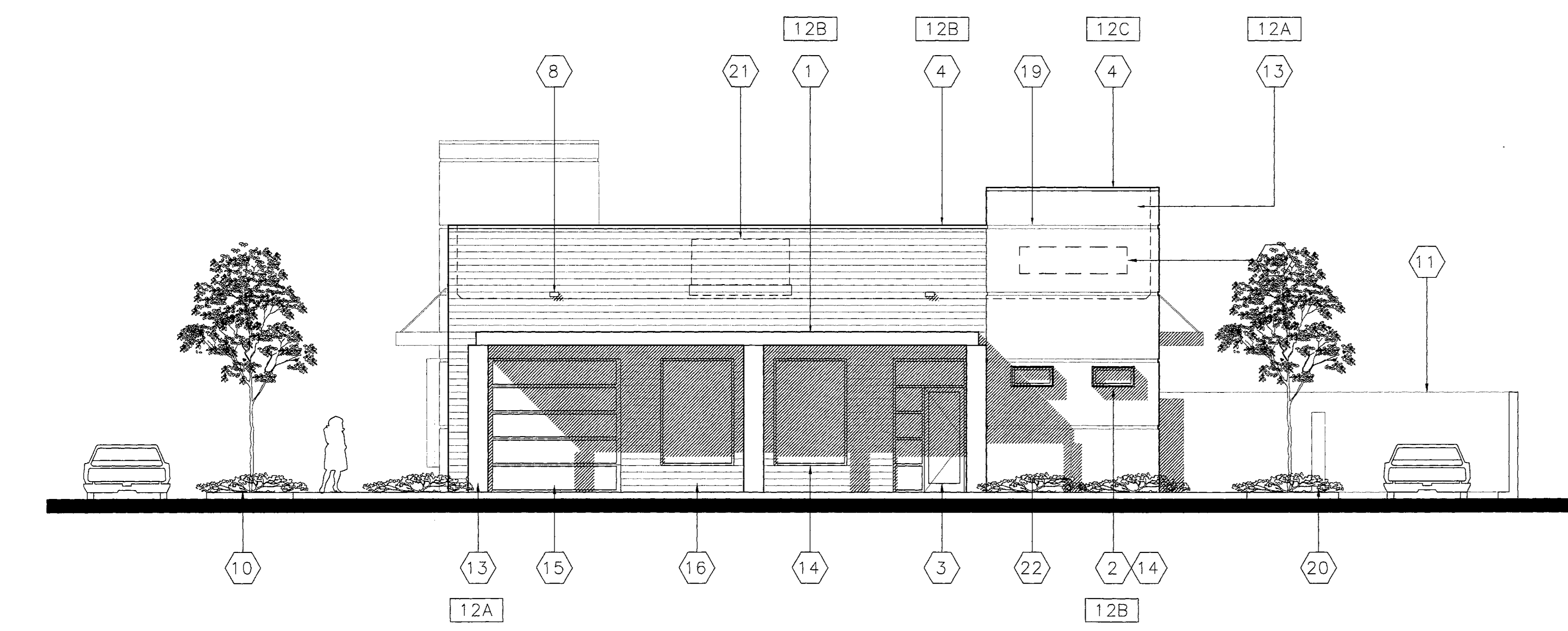
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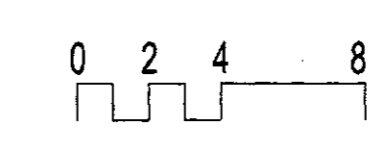
SOUTH ELEVATION
3/16"=1'-0"

1
-A4.1

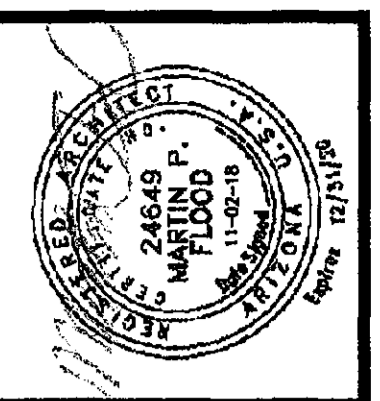


EAST ELEVATION
3/16"=1'-0"

2
-A4.1



21-DR-2018
1/3/19
APPROVED



PROMPT PAYMENT NOTIFICATION
THIS CONTRACT ALLOWS THE
OWNER TO MAKE PAYMENTS
WITHIN THIRTY (30) DAYS AFTER
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street, Suite 308 Phoenix, Arizona 85016 / 602-241-3333 / Fax: 602-241-3333
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Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

DATE	BY	DESCRIPTION

COMM. NO.	17019
MADE BY	TLR
CHECKED	
DATE	05-25-18

EXTERIOR ELEVATIONS

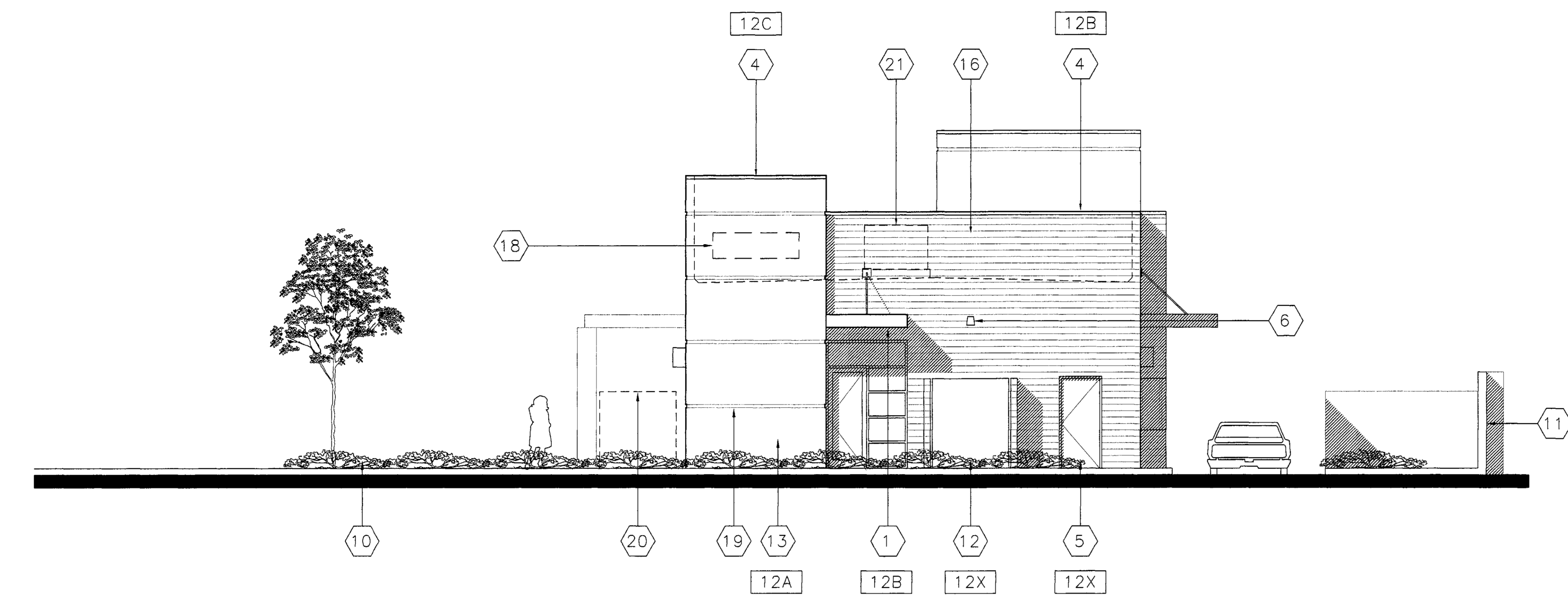
DRAWING NO.	A4.2
BID PKG.	

KEYNOTES

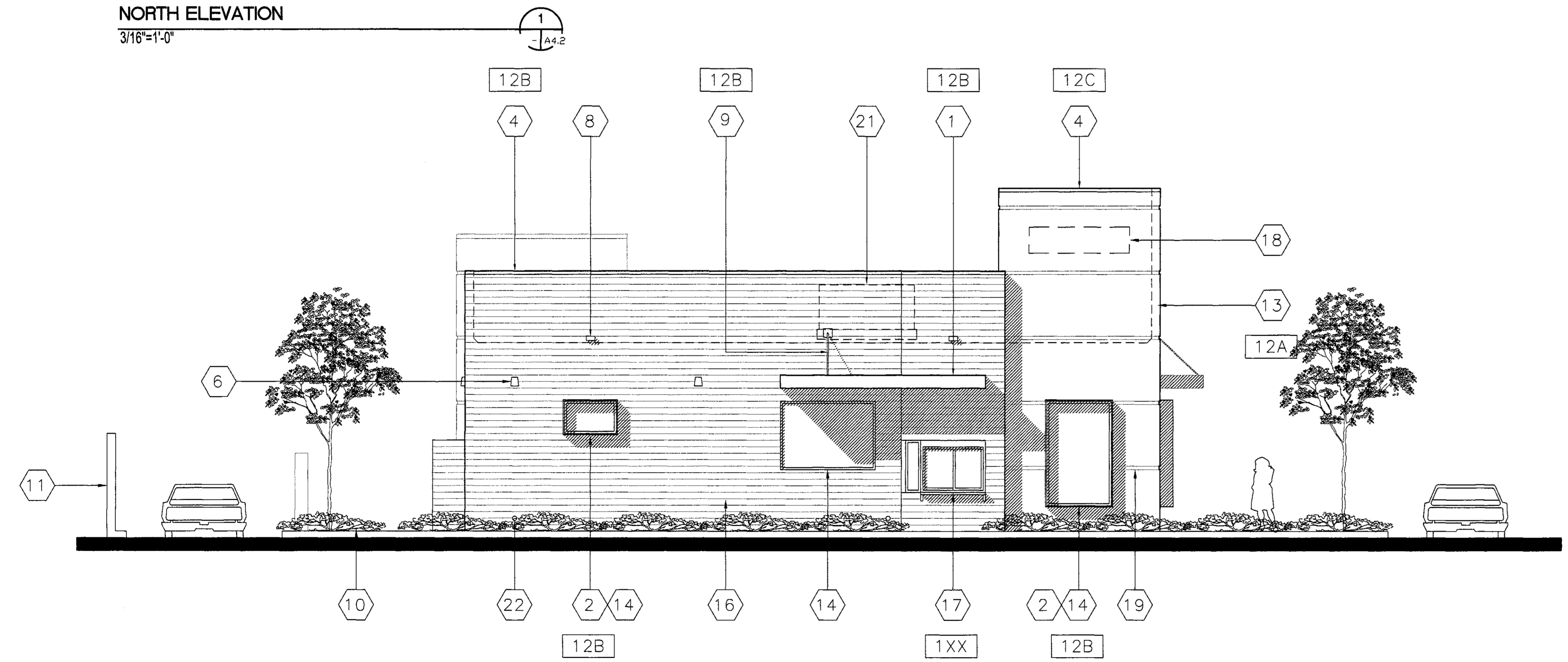
- 1 1'-0" H STEEL CANOPY, PAINT.
- 2 1/4" PLATE STEEL SURROUND (HEAD, JAMB & SILL), PAINT.
- 3 ALUMINUM STOREFRONT DOOR, BLACK ANODIZED FINISH, 1" INSULATED, BLUE-TINTED GLAZING. [VITRO GLASS, "AZURIA + SUNGATE 400"]
- 4 METAL COPING, PAINT.
- 5 HOLLOW METAL DOOR, PAINT.
- 6 WALL-MOUNTED LIGHT FIXTURE, TYPE SA. MOUNT @ 11'-6" AFF TO CENTERLINE FIXTURE. TYP OF 3.
- 7 12"H X 2"D PIN-MOUNTED, FABRICATED ALUMINUM ADDRESS NUMERALS, 2" MINIMUM STROKE, WITH FULL 2" RETURN, BRUSHED ALUMINUM FINISH.
- 8 8"W X 4"H METAL OVERFLOW SCUPPER, PAINT. EXTEND AS REQUIRED.
- 9 3/4" Ø STEEL SUSPENSION ROD.
- 10 LANDSCAPING.
- 11 EXISTING 8'H SCREEN WALL, PAINT.
- 12 SERVICE ENTRANCE SECTION, PAINT.
- 13 INTEGRAL-COLOR EIFS SYSTEM, SAND FINISH.
- 14 CENTER-SET ALUMINUM STOREFRONT SYSTEM, BLACK ANODIZED FINISH, 1" INSULATED, BLUE-TINTED GLAZING. [VITRO GLASS, "AZURIA + SUNGATE 400"]
- 15 INSULATED-GLASS PANEL GARAGE DOOR, BLACK ANODIZED FINISH. [BP GLASS GARAGE DOOR]
- 16 MANUFACTURED STONE VENEER. [CORANADO, BARN WOOD STONE, "OLD FRONTIER"]
- 17 SLIDING ALUMINUM DRIVE-THRU WINDOW.
- 18 TENANT SIGNAGE. UNDER SEPARATE PERMIT.
- 19 3"H X 1"D EXTRUDED ALUMINUM REVEAL.
- 20 MENU BOARD, BY TENANT.
- 21 LINE OF MECHANICAL UNIT ON ROOF.
- 22 NICKEL BRONZE DOWNSPOUT NOZZLE. TYP OF 4. [ZURN, #Z199]

COLOR LEGEND

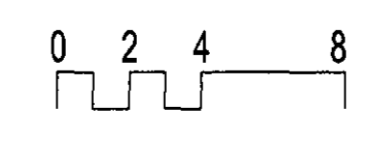
- 11A SEE KEYNOTE 16 ABOVE.
- 12A DUNN EDWARDS # DET648, "WHITE PICKET FENCE"
- 12B DUNN EDWARDS # DEA187, "BLACK"
- 12C SHERWIN WILLIAMS # B59S11, "SILVER BRITE"



NORTH ELEVATION
3/16"=1'-0"



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



21-DR-2018
21-DR-2018
1/3/19

21-DR-2018
11/6/2018



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WITHOUT DELAY FOR
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OF BILLINGS AND ESTIMATES.

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Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street, Suite 308 / Phoenix / Arizona 85016 / Fax: 602-241-3335

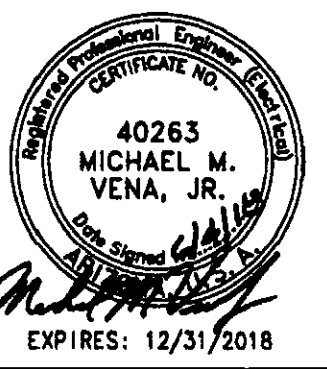
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Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

DATE	11-03-18
REVISIONS	
1	

COMM. NO.	17019
MADE BY	TLR
CHECKED	
DATE	05-25-18
PERSPECTIVE	
DRAWING NO.	BID PKG.

21-DR-2018
11/6/2018



PROMPT PAYMENT NOTIFICATION
THIS CONTRACTOR ALLOWS THE
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CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

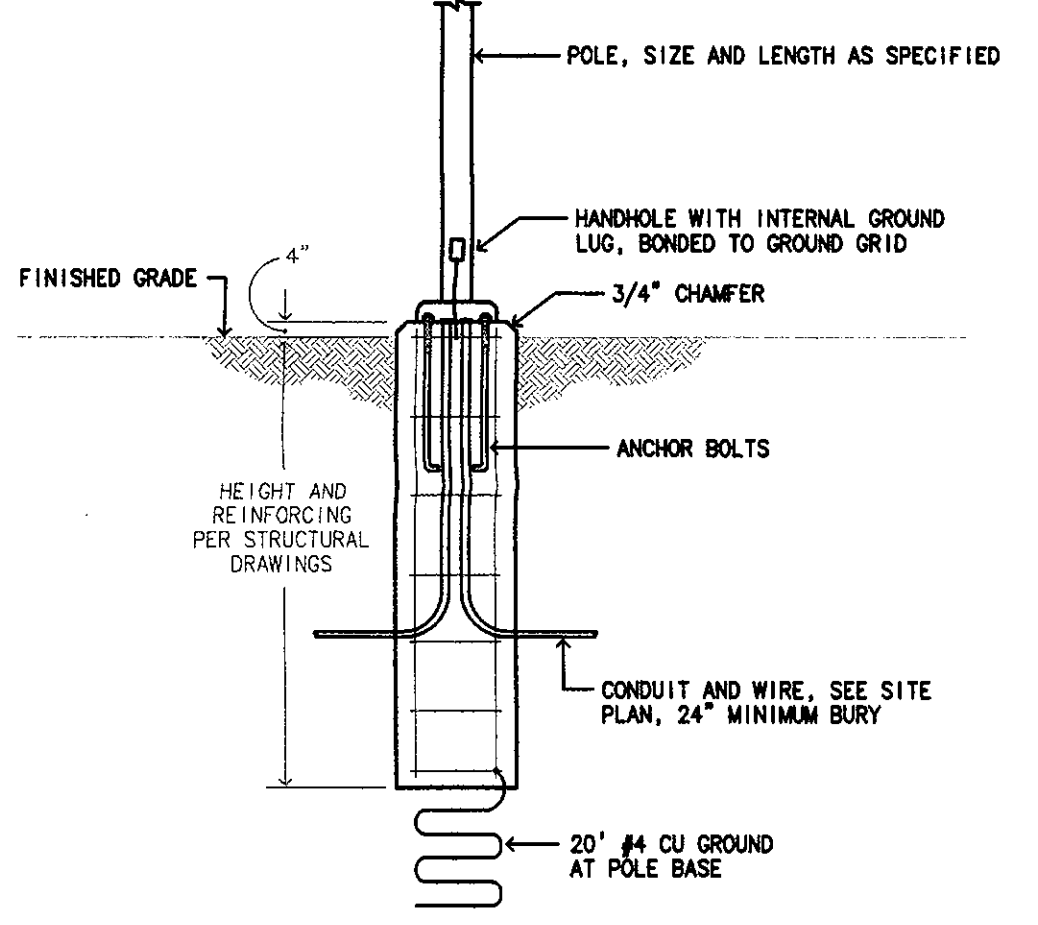
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Planning for new Coffee Shop for
BLACK ROCK COFFEE
 8700 E THOMAS ROAD
 SCOTTSDALE, ARIZONA 85251

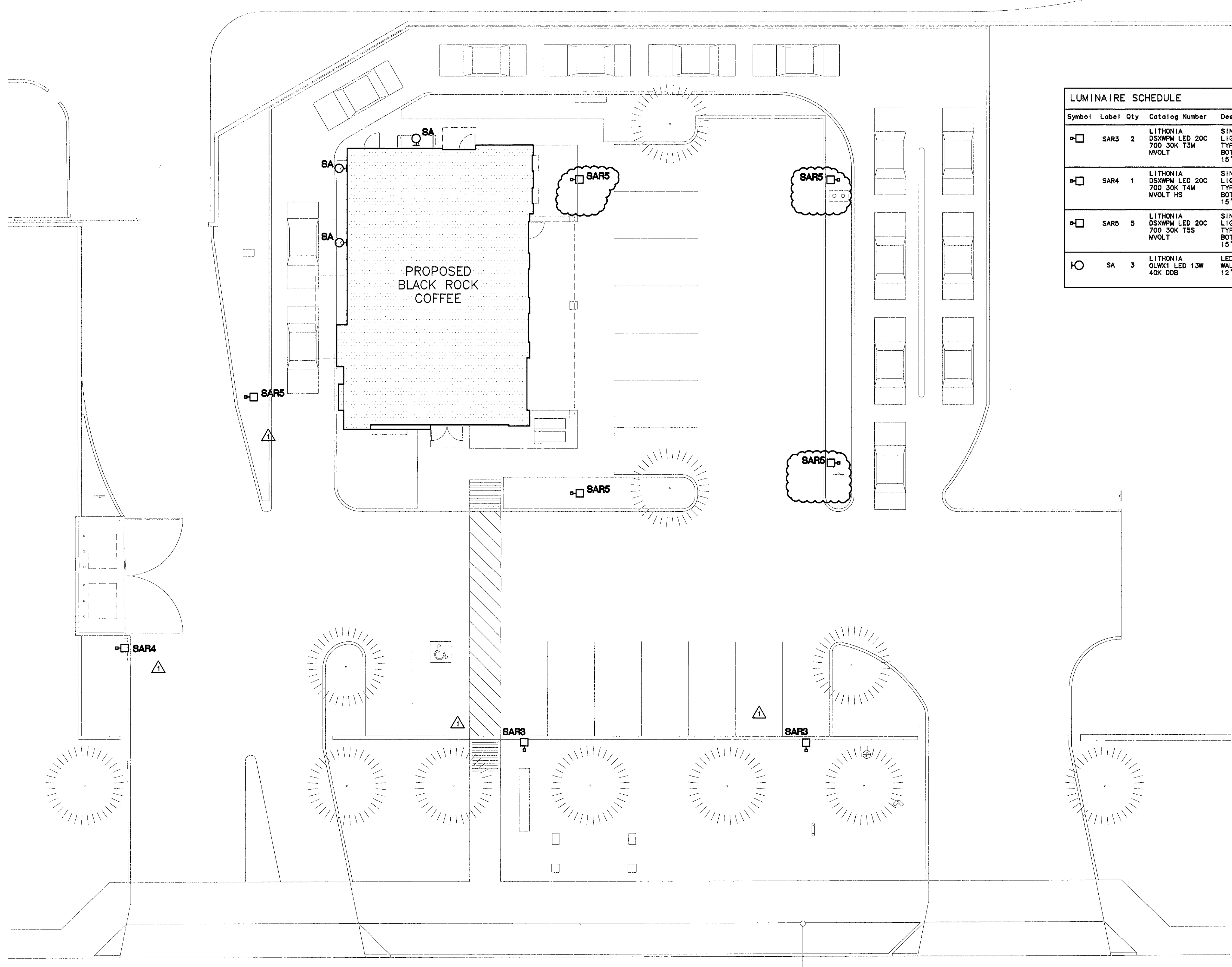
DATE	10.03.18	11.06.18
REVISIONS		
BY		
CITY		

COMM. NO.	17019
MADE BY	MMV
CHECKED	
DATE	06-04-18
SITE LIGHTING PLAN	
DRAWING NO.	BID PKG.
SL1	

Symbol	Label	Qty	Catalog Number	Description	Lamp	Lumens	Watts
□	SAR3	2	LITHONIA DSXPM LED 20C 700 30K T3M MVOLT	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 3 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, ● 700mA DRIVER	5,079	45.7
□	SAR4	1	LITHONIA DSXPM LED 20C 700 30K T4M MVOLT HS	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 4 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, ● 700mA DRIVER	4,976	45.7
□	SAR5	5	LITHONIA DSXPM LED 20C 700 30K T5S MVOLT	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 5 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T5S OPTIC, 3000K, ● 700mA DRIVER	5,555	45.7
○	SA	3	LITHONIA OLWX1 LED 13W 40K DDB	LED WALL PACK WALL MOUNTED 12'-0" AFF	13W LED, 1,271 LUMENS 4000K	1,271	14



LIGHTING STANDARD FOUNDATION DETAIL
NTS



SITE LIGHTING PLAN
1" = 10'-0"

21-DR-2018
 STIPULATION SET
 RETAIN FOR RECORD
 APPROVED
 1/3/19

21-DR-2018
 11/6/2018

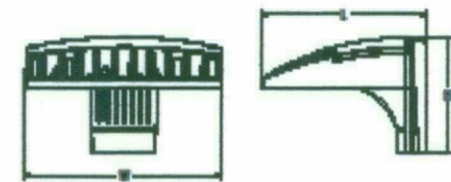


D-Series Pole Mount LED Area Luminaire

Category Number: _____
Name: _____
Type: _____

Specifications

Luminaire
EPA: 0.8 ft² (0.07 m²)
Width: 13.3/4" (343 mm)
Length: 11.5" (293 mm)
Height: 8" (203 mm)
Weight: 16.03 lbs (7.3 kg)



Introduction

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site 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 Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXWPM LED 20C 1000 40K TSM MVOLT SPUMBA DBBXD

DSXWPM LED Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting*
DSXWPM LED	100 LEDs (one engine)	350 350mA	30K 3000K	T25 Type II short	120V	Shipped included
	20 LEDs (two engines)	700 350mA (1.4)	40K 4000K	T26 Type II medium	120V	SPUMBA Square pole external mounting adapter
			50K 5000K	T27 Type II short	208V	
			AM90C Amber (optional)	T28 Type II medium	208V	SPUMBA Square pole external mounting adapter
				T29 Type II long	208V	
				T30 forward medium	ASDF Asymmetric diffuse	PUMBA Square pole round external mounting adapters
				T31 forward medium	SYMS Symmetric diffuse	

Control Options	Other Options	Finish (optional)
Shipped installed PE Photometric cell, button type ¹ DMC 0-10V dimming driver (no control) FR Motor ambient light sensor, <17 mpa ^{1,2} FRB Motor ambient light sensor, 15-37 mpa ^{1,2} FRICW Motor ambient light sensor, 0-72 mounting height, ambient sensor enabled at 10' ^{1,2} FRICWV Motor ambient light sensor, 15-37 mounting height, ambient sensor enabled at 10' ^{1,2}	Shipped installed SF Single fuse (120, 277, 347V) ³ DF Double fuse (208, 240, 480V) ³ HS House-side shield ⁴ IS Ingress shield ⁴	Shipped separately BSW Bird-deterrent spikes ⁵ WG Wire guard ⁶ VG Vandal guard ⁶ DOL Diffused drop lens ⁶
NOTES 1. MOCCT driver operates on any line voltage from 120-277V (60/60Hz). Specify 120, 240, or 277 options only when ordering with factory (DF) option, or photometric (FR) option. 2. Only available with 20C, 2700K or 3000K. Not available with FR, FRB. 3. Not available with 40 degree option. Not recommended for 2" poles. 4. Photometric (FR) requires 120, 240, 277 or 347 voltage option. Not available with motor ambient light sensor (FR) or FRB. 5. FR specified for 120V (120/240V) and FRB specified for 208V (208/240V) systems. Use Motor Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "VE" option (button type photometric). 6. Not available with 20 LED (FR) or 20 LED (FR) configuration (DSXWPM LED 20C 1000). 7. FR and FRICW specify the SensorSub (S010, S10) option. FRB and FRICWV specify the SensorSub (S010, S10) option. Use Motor Sensor Guide for details. Dimming driver standard. Not available with FRB or FRICW. Ambient sensor disabled when ordered with DOL. Separate order required. 8. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option. 9. Not available in a separate accessory. See Accessories information.		

Accessories
DSXWPM LED 20C 1000 40K TSM MVOLT SPUMBA DBBXD
DSXWPM LED 20C 1000 40K TSM MVOLT SPUMBA DBBXD
DSXWPM LED 20C 1000 40K TSM MVOLT SPUMBA DBBXD
DSXWPM LED 20C 1000 40K TSM MVOLT SPUMBA DBBXD

Performance Data

LEDs	Line current (mA)	System factor	Site type	120V (60/60Hz)			208V (60/60Hz)			277V (60/60Hz)		
				lumens	lm/ft ²	lm/ft ²	lumens	lm/ft ²	lm/ft ²	lumens	lm/ft ²	lm/ft ²
120	2.620	1.1	0	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	1	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	2	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	3	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	4	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	5	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	6	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	7	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	8	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	9	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	10	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	11	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	12	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	13	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	14	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	15	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	16	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	17	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	18	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	19	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	20	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	21	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	22	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	23	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	24	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	25	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	26	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	27	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	28	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	29	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	30	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	31	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	32	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	33	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	34	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	35	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	36	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	37	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	38	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	39	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	40	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	41	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	42	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	43	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	44	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	45	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	46	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	47	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	48	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	49	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	50	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	51	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	52	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	53	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	54	113	1.0	1.0	113	1.0	1.0	113	1.0	
120	2.620	1.1	55	113	1.0	1.0	113	1.0	1.0	113	1.0	

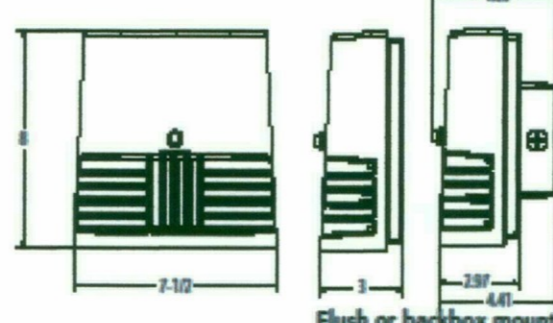


OLWX1 LED LED Wall Luminaire

Category Number: _____
Name: _____
Type: _____

Specifications

Width: 7.1/2" (191 mm)
Height: 8" (203 mm)
Depth: 3" (76 mm)
Weight: 5 lbs (2.3 kg)



Introduction

The OLWX1 is versatile and energy efficient. It is designed to replace up to 250W metal halide while saving over 87% in energy costs. Whether you are mounting it to a recessed junction box, conduit/through wiring, as an up light, as a down light, or as a flood light – the OLWX1 has all applications covered.

Ordering Information

EXAMPLE: OLWX1 LED 20W 50K

Series	Performance Package	Color Temperature	Voltage	Controls	Finish
OLWX1 LED	120W 12watts	40K 4000K*	120V	None	Black
	20W 20watts	50K 5000K	120V	None	Black
	40W 40watts	50K 5000K	120V	None	Black

Accessories

- OLWX1T Splitter – size 1
- OLWX1T Splitter – size 2
- OLWX1T Splitter – size 3

- NOTES
1. Not available with 347V option.
2. MOCCT driver operates on any line voltage from 120-277V (60/60Hz).
3. Specify 120W when ordering with photometric (FR) option.

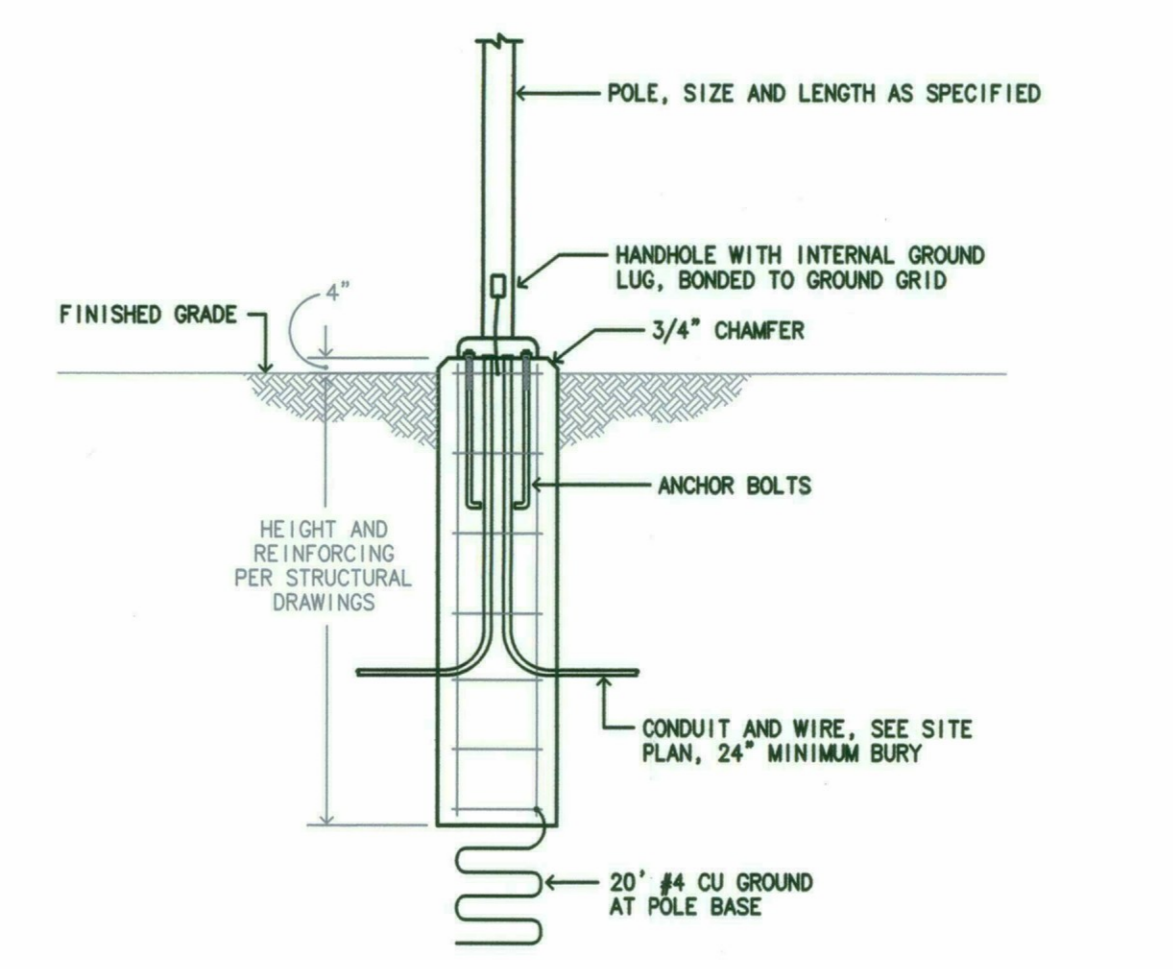
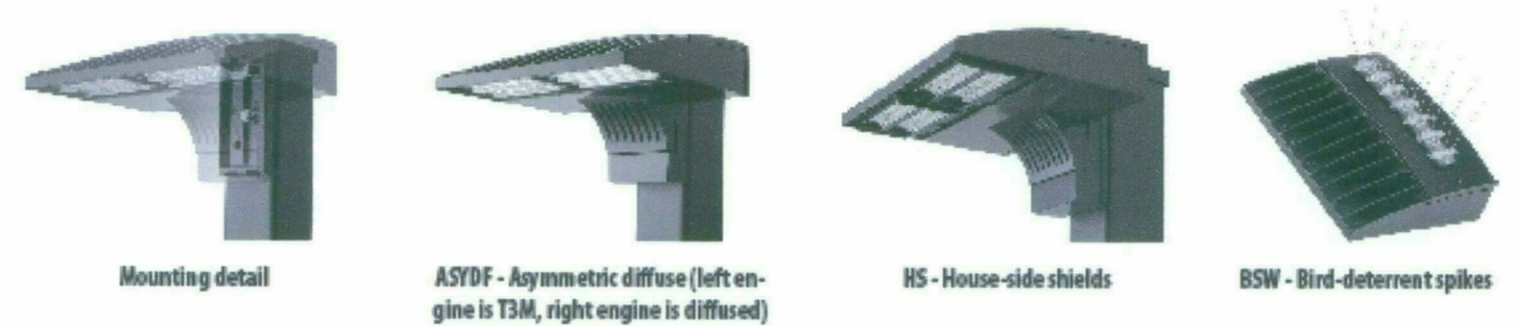
FEATURES & SPECIFICATIONS

INTENDED USE
The versatility of the OLWX1 LED luminaire is a sleek, low-profile wall pack design with energy efficient, low-maintenance LEDs for mounting up to 250W metal halide fixtures. Mounting accessories are available to convert the OLWX1 LED into an energy efficient flood light.
OLWX1 LED is ideal for outdoor applications such as building perimeter, loading areas, driveway and area lighting.
CONSTRUCTION
Cast aluminum housing with textured dark bronze polymer powder paint for durability. Integral heat sink optimizes thermal management through conduction and convection cooling. LEDs are protected behind a glass lens. Housing is sealed against moisture and environmental contaminants (IP65 rating). See Lighting Facts label and photometric reports for details.
ELECTRICAL
Light engine consists of 10 high-efficiency Chip On Board (COB) LED with integrated smart board mounted directly to the housing to maximize heat dissipation and promote long life (L70/B2000) hours at 25°C. Electronic driver has a power factor >0.95 and THD <20% and a minimum 2.5A surge rating. Flood light mounting accessories include an additional 60V surge protection device. LEDs are available in 4000K and 5000K CCT.

INSTALLATION
Easily mounts to recessed junction boxes with the included wall mount bracket, or for surface mounting and conduit entry – with the included junction box with two 1/2" threaded conduit entry holes. Flood light mounting accessories (not included) include bracket, integral adjuster and pole mounting options. Each flood mount accessory comes with a top view and would guard. Luminaire may be wall or ground mounted in downward or upward orientation.
LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations. Rated for 40°C minimum ambient. Tested in accordance with IESNA LM-79 and LM-80 standards. EnergyStar Certified (EPC) qualified product. Not all versions of the product may be EPC qualified. Please check the EPC Qualified Product List at www.energy.gov/epr to confirm which versions are qualified.
WARRANTY
5-year limited warranty. Complete warranty terms located at www.designlights.com/customerresources/terms_and_conditions.aspx.
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

TYPE 'SA' WALL MOUNTED FIXTURE

Options and Accessories



LIGHTING STANDARD FOUNDATION DETAIL

NTS

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Ambient Temp	Multiplier
0°C	1.00
10°C	1.05
20°C	1.10
30°C	1.15
40°C	1.20
50°C	1.25
60°C	1.30

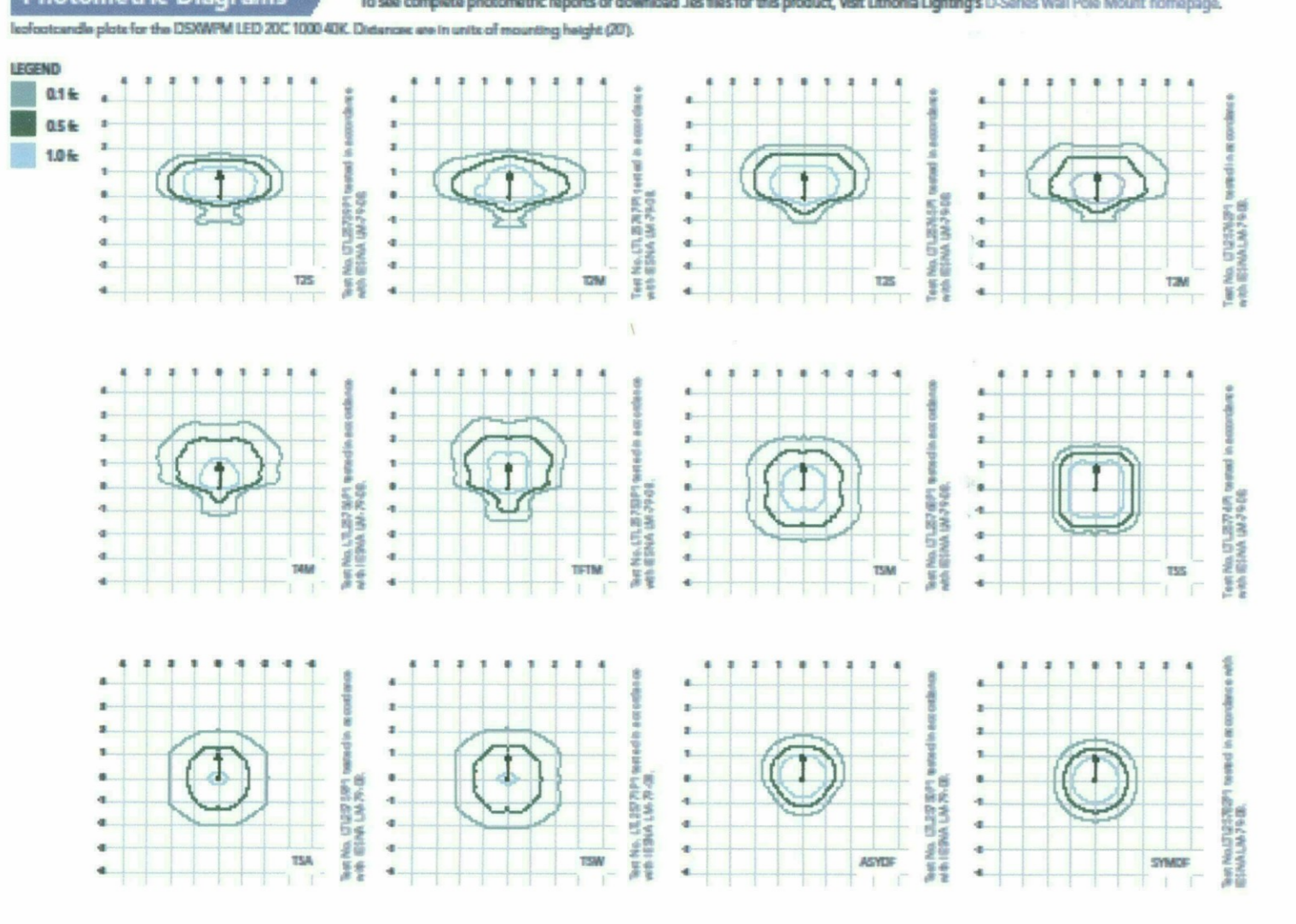
Electrical Load

LEDs	Power (W)	Current (A)
120	120	1.00
200	200	1.67
300	300	2.50
400	400	3.33
500	500	4.17
600	600	5.00
700	700	5.83
800	800	6.67
900	900	7.50
1000	1000	8.33

Projected LED Lumen Maintenance

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance	1.0	0.95	0.91	0.88

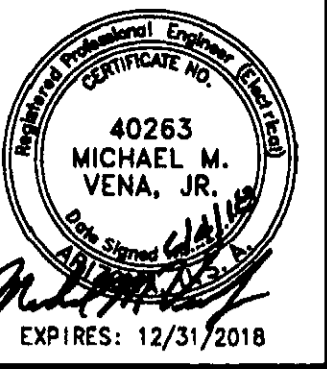
Photometric Diagrams



FEATURES & SPECIFICATIONS

INTENDED USE
The energy saving, long life and easy-to-install design of the D-Series Pole Mount make it the smart choice for area and site illumination for nearly any facility.
CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conduction and convection cooling. Modular design allows for easy maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).
FINISH
Exterior parts are protected by a zinc-inhibited Super Durable TiO₂ thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mil thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in finished and non-finished finishes.
OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to area lighting applications. Light engines are available in 3000K, 4000K or 5000K with 70 min. CRI configurations.
ELECTRICAL
Light engine(s) consist of 10 high-efficiency LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L70/B20,000 hrs) at 25°C. Class 1 electronic drivers have a power factor >0.95, THD <20%, and a minimum 60V surge rating. The luminaire meets a minimum Category C Low per ANSI/IEEE C62.41.

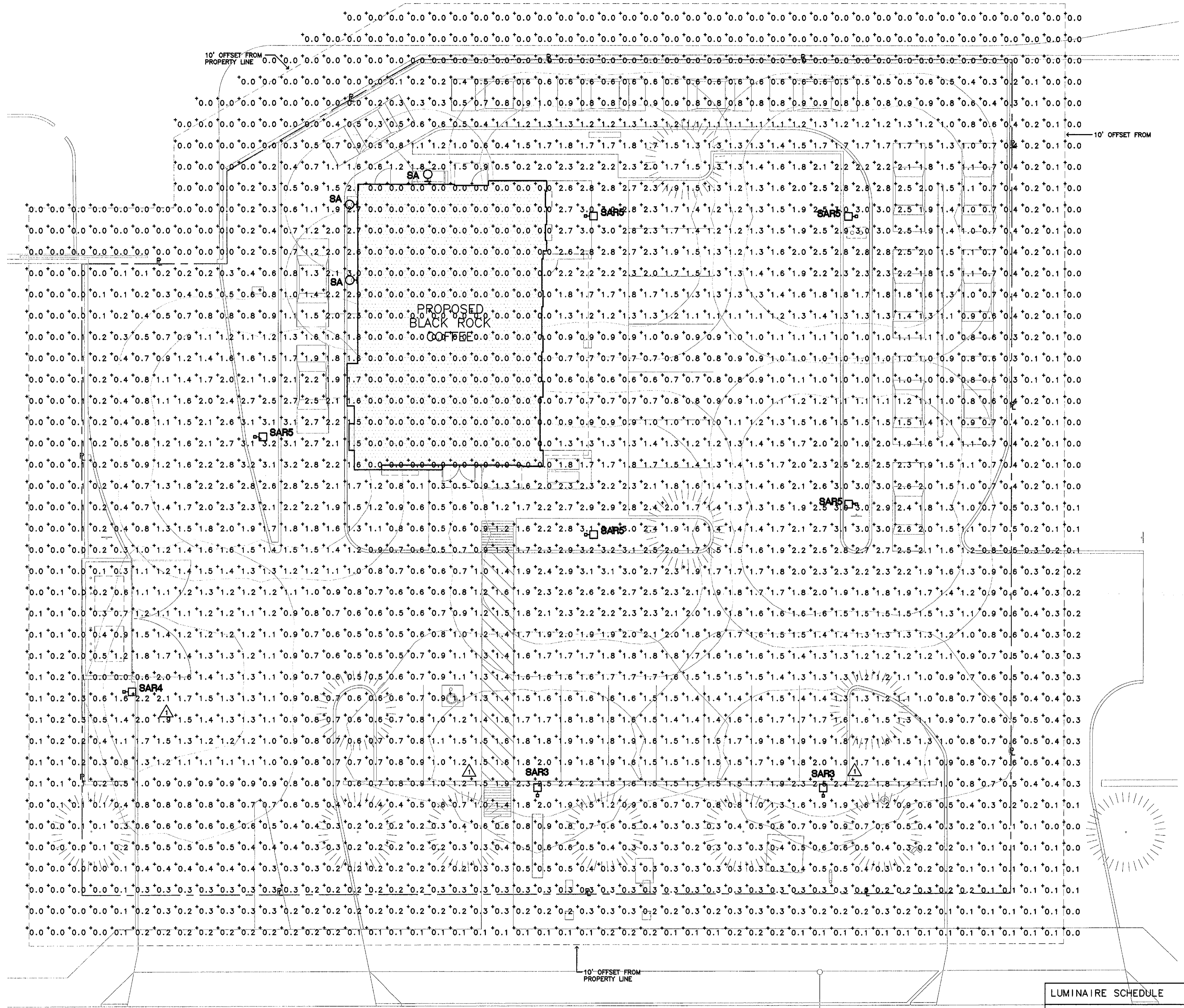
INSTALLATION
Includes universal mounting plate, which utilizes existing drill patterns and allows for quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles.
LISTINGS
CSA certified to U.S. and Canadian standards. Rated for 40°C minimum ambient.
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Product List at www.designlights.org to confirm which versions are qualified.
WARRANTY
Five-year limited warranty. Complete warranty terms located at www.designlights.com/customerresources/terms_and_conditions.aspx.
Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.



PROMPT PAYMENT NOTIFICATION
THIS CONTRACT ALLOWS THE
OWNER TO MAKE PAYMENT
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street, Suite 308 / Phoenix, Arizona 85016 / 602-241-5335 / Fax 602-241-3353
© 2005

Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E THOMAS ROAD
SCOTTSDALE, ARIZONA 85251



REVISION

- △ UPDATED SITE PLAN 10.03.18
- △ UPDATED POLE LOCATIONS 11.05.18

21-DR-2018
11/3/18
DATE

STATISTICS

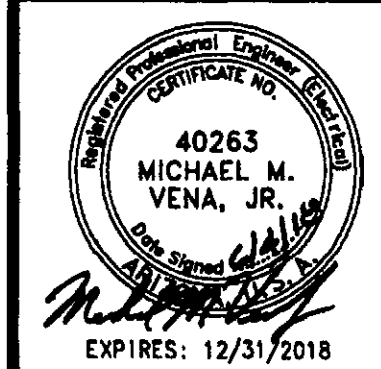
Description	Symbol	Avg	Max	Min
Horizontal Illuminance	+	0.8	3.2 fc	0.0 fc

SITE LIGHTING PHOTOMETRIC PLAN
1" = 10'-0"

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	SAR3	2	LITHONIA DSXWPM LED 20C 700 30K T3M MVOLT	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 3 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, ● 700mA DRIVER	DSXWPM_LED_20C_700_30K_T3M_MVOLT.ies	5,079	0.75	45.7
□	SAR4	1	LITHONIA DSXWPM LED 20C 700 30K T4M MVOLT HS	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 4 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T4M OPTIC, 3000K, ● 700mA DRIVER	DSXWPM_LED_20C_700_30K_T4M_MVOLT_HS.ies	4,976	0.75	45.7
□	SAR5	5	LITHONIA DSXWPM LED 20C 700 30K T5S MVOLT	SINGLE HEAD LED SITE LIGHTING STANDARD, TYPE 5 DISTRIBUTION, BOTTOM OF LENS 15'-0" AFG	(2)10 LED LIGHT ENGINES, TYPE T5S OPTIC, 3000K, ● 700mA DRIVER	DSXWPM_LED_20C_700_30K_T5S_MVOLT.ies	5,555	0.75	45.7
○	SA	3	LITHONIA DLWX1 LED 13W 40K DDB	LED WALL PACK WALL MOUNTED 12'-0" AFG	13W LED, 1,271 LUMENS 4000K	DLWX1_LED_13W_40K_DDB.ies	1,271	0.75	14

DATE	10.03.18	11.05.18
REVISIONS		
CITY		
STATE		
COMM. NO.	17019	
MADE BY	MMV	CHECKED
DATE	06-04-18	
SITE LIGHTING PHOTOMETRIC PLAN		
DRAWING NO.	SP.1	BD PKG.



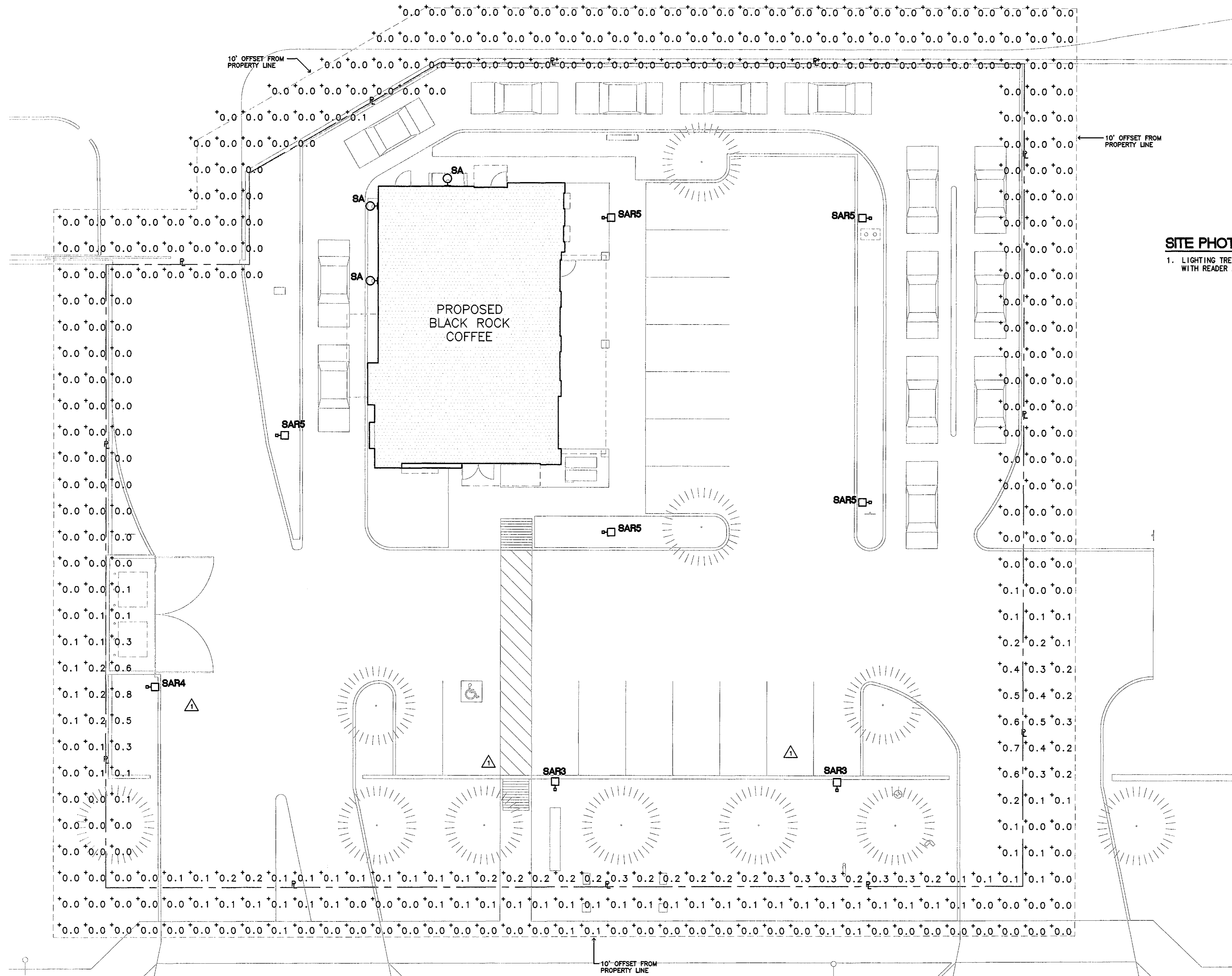
PROMPT PAYMENT NOTIFICATION
THIS CONTRACT ALLOWS THE
OWNER TO MAKE PAYMENT
WITHIN THIRTY (30) DAYS AFTER
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street, Suite 308 / Phoenix, Arizona 85016 / Fax: 602-241-3333

Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

REVISIONS	DATE
	10.03.18
	11.05.18

COMM. NO.	17019
MADE BY	MMV
CHECKED	
DATE	06-04-18
LIGHT TRESPASS PHOTOMETRIC PLAN	
DRAWING NO.	SP.2
BID PKG.	

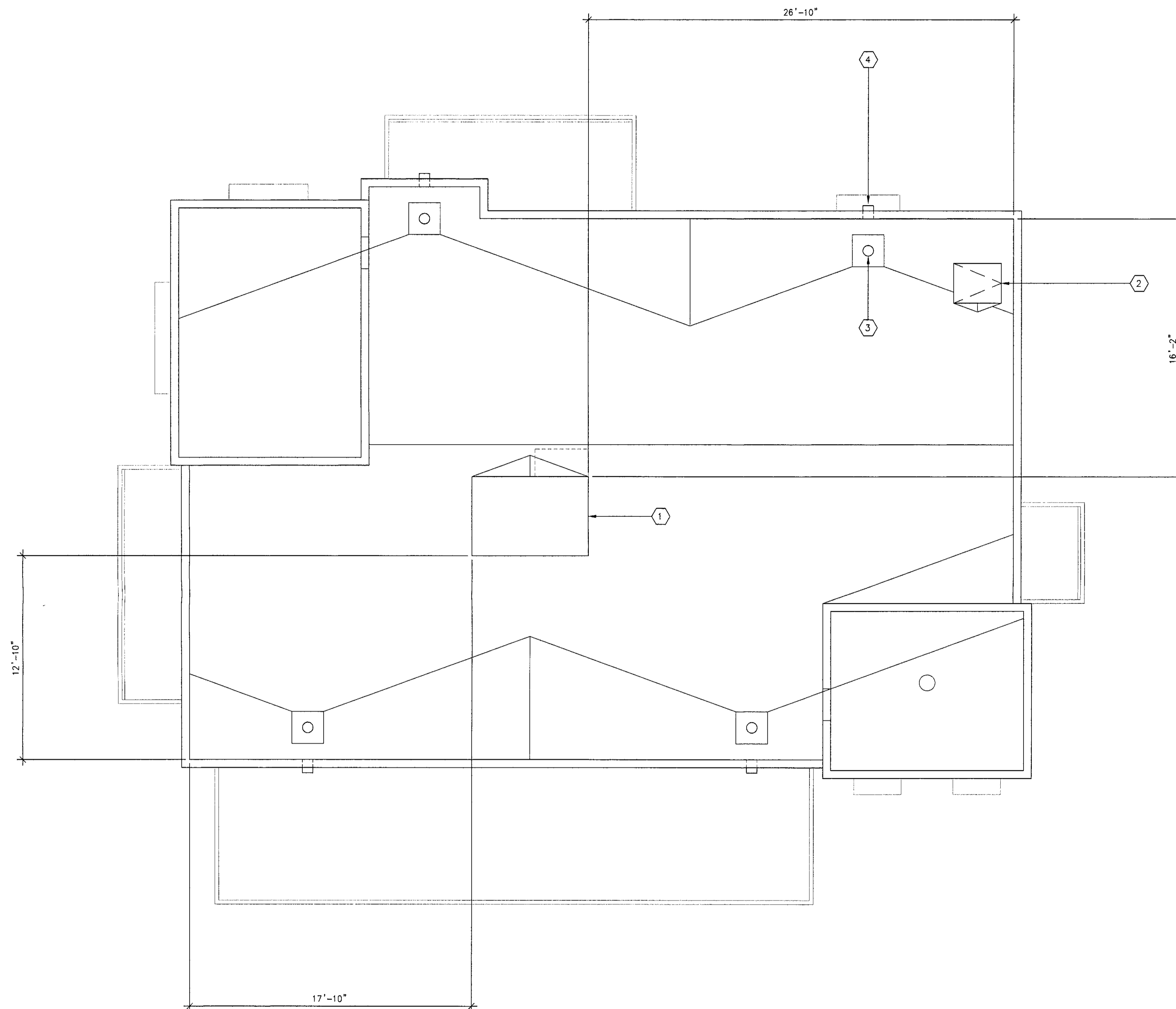


SITE PHOTOMETRIC NOTES
1. LIGHTING TRESPASS VERTICAL ILLUMINANCE PHOTOMETRICS WERE CALCULATED AT 6'-0" AFG WITH READER AT 90-DEGREE NADIR AND PERPENDICULAR TO THE SITE.

LIGHTING TRESPASS PHOTOMETRIC PLAN
1" = 10'-0"

21-DR-2018
STIPULATION SET
RETAIN FOR RECORD
APPROVEE
11/3/18
DATE

REVISION	DATE
△ UPDATED SITE PLAN	10.03.18
△ UPDATED POLE LOCATIONS	11.05.18

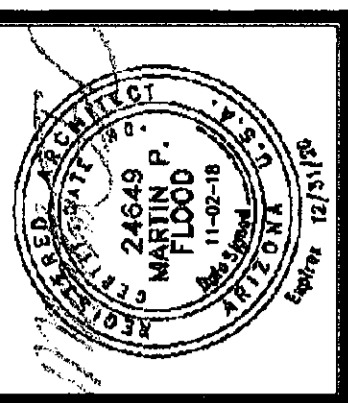


DATA

TOTAL ROOF AREA 1,815 SF

KEYNOTES

- 1 ROOFTOP MECHANICAL UNIT.
- 2 2'-6" X 3'-0" ROOF HATCH.
- 3 ROOF DRAIN. TYP OF 4.
- 4 OVERFLOW SCUPPER. TYP OF 4.



PROMPT PAYMENT NOTIFICATION
THIS CONTRACT ALLOWS THE
OWNER TO MAKE PAYMENT
WITHIN THIRTY (30) DAYS AFTER
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
4020 North 20th Street, Suite 308 / Phoenix / Arizona 85016 / 602-241-3353 / Fax 602-241-3353
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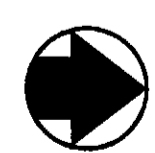
Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

REVISIONS	DATE
1	11-02-18
CITY	

COMM. NO.	17019
MADE BY	TLR
CHECKED	
DATE	05-25-18

ROOF PLAN WORKSHEET

DRAWING NO.	BD PKG.
A3.0	

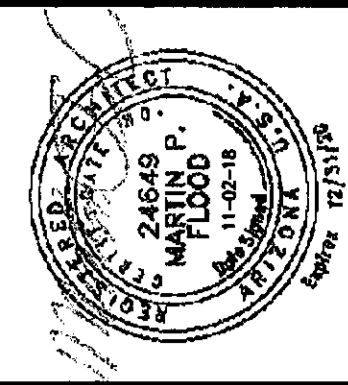


ROOF PLAN WORKSHEET

1/4" = 1'-0"



21-DR-2018
11/6/2018



PROMPT PAYMENT NOTIFICATION
OWNER SHALL PAY THE
BILLING WITHIN 30 DAYS AFTER
CERTIFICATION AND APPROVAL
OF BILLINGS AND ESTIMATES.

Architecture & Engineering Solutions LLC
Masterplanning / Architecture / Engineering / Construction Management
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Planning for new Coffee Shop for:
BLACK ROCK COFFEE
8700 E. THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

REVISING	DATE
1	06-15-18
2	11-02-18

COMM. NO.	17019
MADE BY	TLR
CHECKED	
DATE	05-25-18

FLOOR PLAN / WORKSHEET

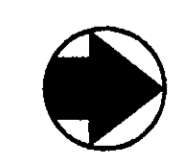
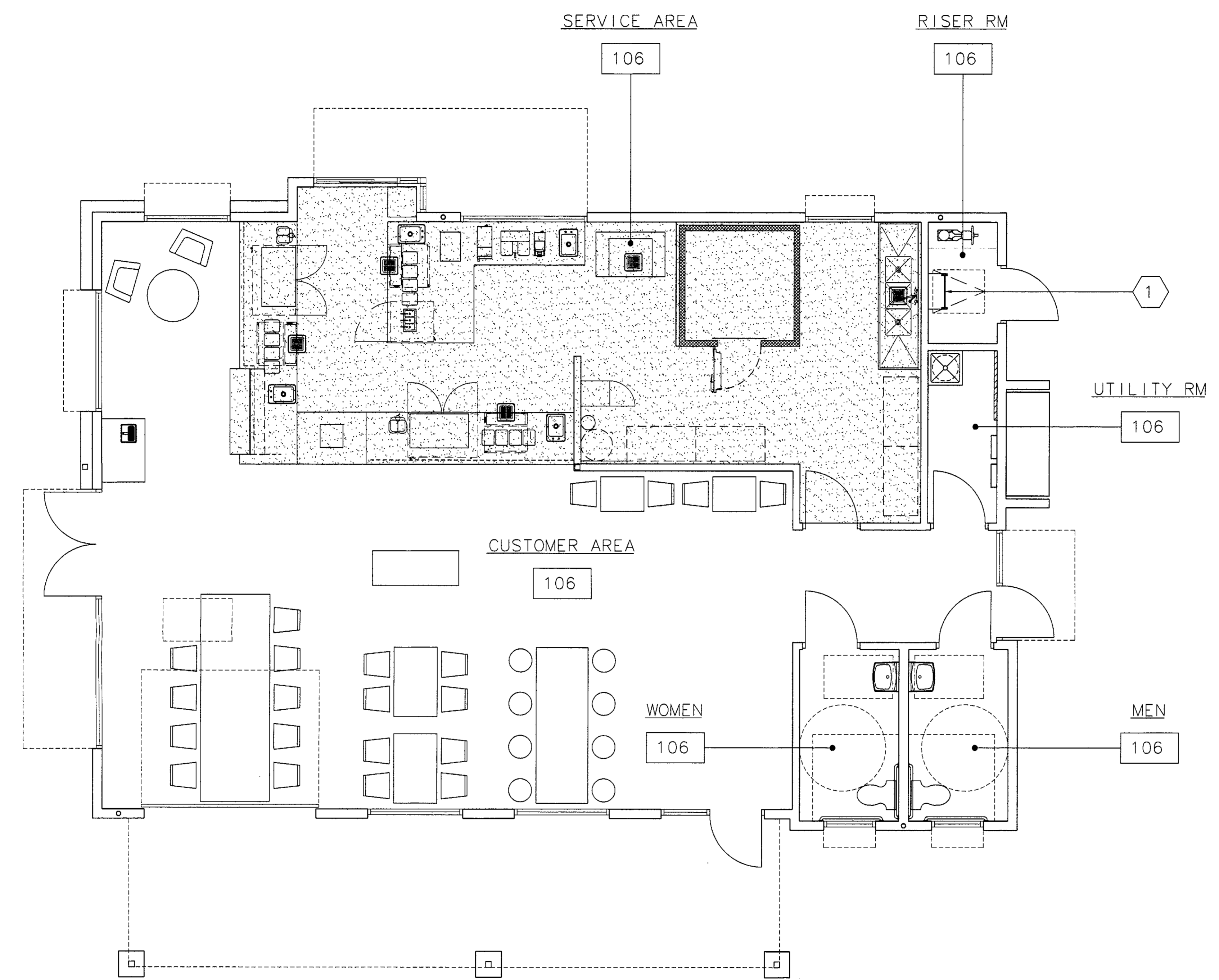
DRAWING NO. **A2.0** BID PKG.

DATA

TOTAL BLDG AREA 1,887 SF
SERVICE AREA, KITCHEN 592.56 SF

KEYNOTES

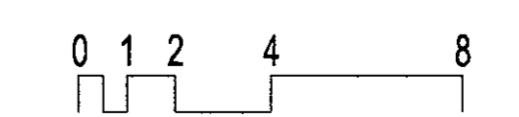
1 24"W STEEL ACCESS LADDER.



FLOOR PLAN / WORKSHEET

1/4" = 1'-0"

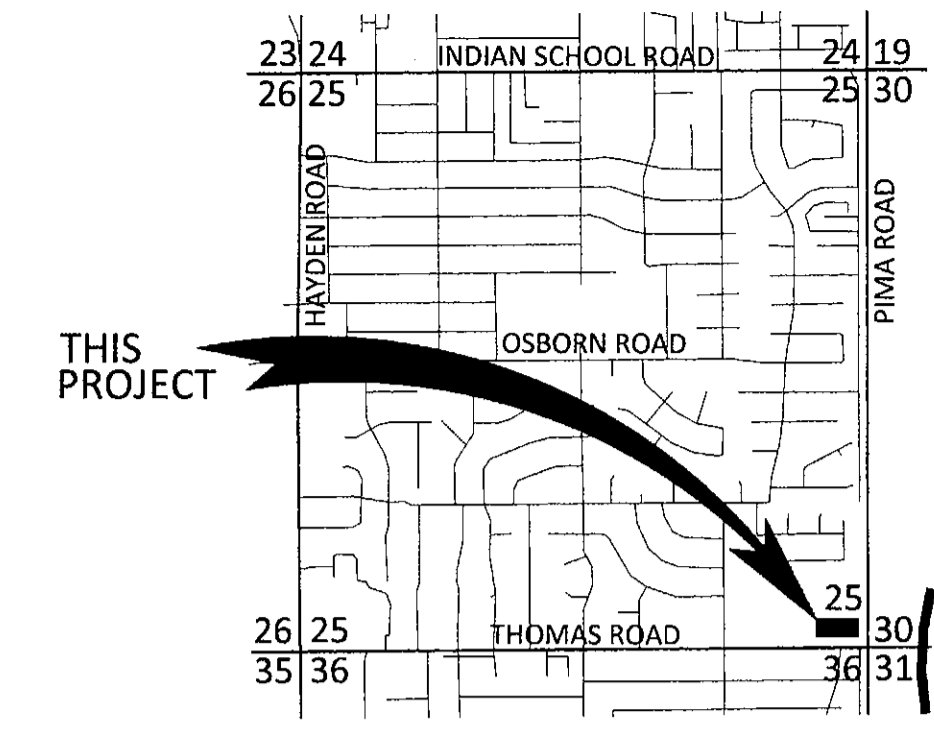
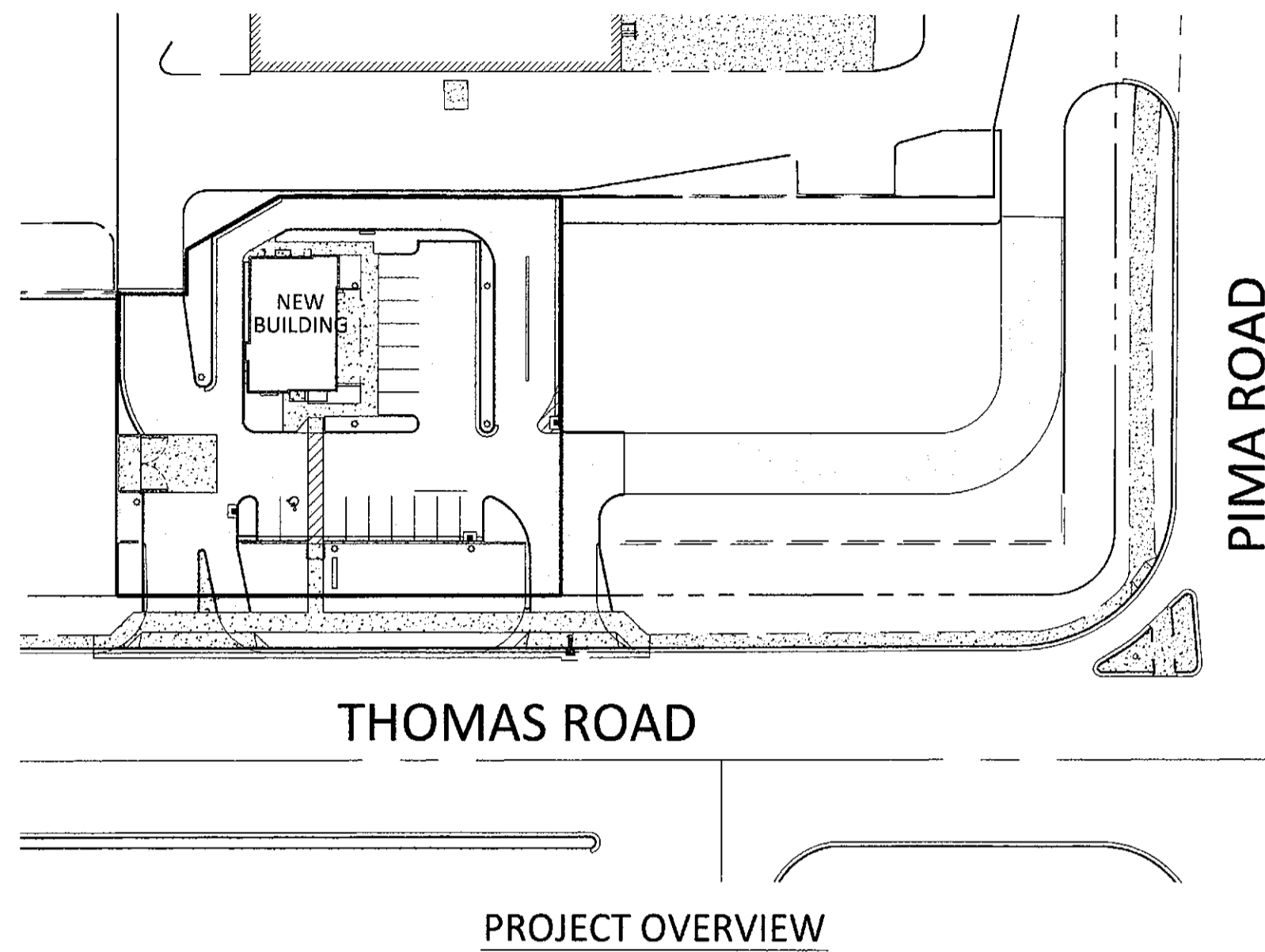
[1,887 GSF]



21-DR-2018
11/6/2018

PRELIMINARY IMPROVEMENT PLAN for BLACK ROCK COFFEE

8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
A PORTION SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



IN THE SE 1/4 OF THE SE 1/4 OF SECTION 25,
T. 2 N., R. 4 E., G. & S. R. M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA
LOCATION MAP
3" = 1 MILE

LEGEND

---	RIGHT-OF-WAY	⊙	NEW SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	⊗	NEW WATER VALVE
---	OTHER PARCEL LINE	⊠	NEW WATER METER
---	ROADWAY CENTERLINE	⊞	NEW BACKFLOW PREVENTER
---	FLOW-LINE	⊞	NEW FIRE CONNECTION
---	EXISTING EASEMENT	⊞	NEW FIRE BACKFLOW PREVENTER
---	EXISTING CONTOUR	⊞	NEW DRYWELL
---	NEW CONTOUR	⊞	NEW SIGN
---	EXISTING CONCRETE	⊞	NEW SITE LIGHT
---	EXISTING WALL	⊞	SURVEY MONUMENT AS NOTED
---	NEW ASPHALT	⊞	SPOT ELEV. (EXIST. GRADE)
---	NEW CONCRETE	⊞	SPOT ELEV. (NEW GRADE)
---	NEW WALL	⊞	RIGHT-OF-WAY
---	EXISTING CURB	⊞	RECORDED VALUE
---	NEW CURB	⊞	MEASURED VALUE
---	NEW PAINT STRIPE	⊞	RADIUS
---	EXISTING UNDERGROUND ELECTRIC	⊞	PAVEMENT (ASPHALT)
---	EXISTING SEWER LINE	⊞	CONCRETE
---	EXISTING WATER LINE	⊞	TOP OF CURB
---	EXISTING GAS LINE	⊞	FINISHED GRADE
---	NEW STORM DRAIN PIPE	⊞	LOW POINT
---	NEW UNDERGROUND ELECTRIC	⊞	HIGH POINT
---	NEW COMMUNICATION LINE	⊞	GRADE BREAK
---	NEW SEWER LINE	⊞	FINISHED FLOOR ELEVATION
---	NEW WATER LINE	⊞	FINISHED PAD ELEVATION
---	NEW FIRE SERVICE	⊞	RIM
⊞	EXISTING SEWER MANHOLE	⊞	INVERT
⊞	EXISTING WATER VALVE	⊞	LENGTH
⊞	EXISTING WATER METER	⊞	SLOPE
⊞	EXISTING BACKFLOW PREVENTER		
⊞	EXISTING FIRE HYDRANT		
⊞	EXISTING FIRE CONNECTION		
⊞	EXISTING STORM DRAIN MANHOLE		
⊞	EXISTING SIGN		
⊞	EXISTING SITE LIGHT		
⊞	EXISTING STREET LIGHT		
⊞	EXISTING UNKNOWN UTILITY		

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ELECTRIC: SALT RIVER PROJECT
GAS: SOUTHWEST GAS
TELEPHONE: CENTURY LINK
CABLE: COX COMMUNICATIONS

OWNER

SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
PH: 480-745-1956
ATTN: DAN BISWAS

CIVIL ENGINEER

CYPRESS CIVIL DEVELOPMENT
4450 NORTH 12TH STREET, #228
PHOENIX, ARIZONA 85014
PH: 623-282-2498
ATTN: JEFF HUNT

ARCHITECT

ARCHITECTURE & ENGINEERING SOLUTIONS LLC
4020 NORTH 20TH STREET #308
PHOENIX, ARIZONA 85016
PH: 602-241-3335
ATTN: MARTIN P. FLOOD

SHEET INDEX

- COVER SHEET
- GRADING AND DRAINAGE PLAN
- ONSITE UTILITY PLAN

LEGAL DESCRIPTION

LOT 1B, OF PIMA SELF STORAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1371 OF MAPS, PAGE 43.

PROJECT RETENTION

THE REQUIRED RETENTION VOLUME IS EQUAL TO THE 100-YR, 2-HR DESIGN STORM VOLUME.

RETENTION VOLUME:
VOLUME [AC-FT] = C x (P [IN] / 12) x AREA [AC]

PROPOSED CONDITION 100-YR, 2-HR:
V = 0.95 x (2.17/12) x 26,134 = 4,490 CU.FT.

PROVIDED:
TOTAL PROVIDED VOLUME = 4,553 CU.FT. VIA 58 LF OF 120" CMP RETENTION TANK.

DRYWELL CALCULATIONS

TOTAL VOLUME = 4,490CF

DRYWELL DISSIPATION RATE = 0.1CF/S

TIME [SEC] = VOLUME [CF] / RATE [CF/S]
t = 4,490 / 0.1 = 44,900 SEC = 12.5 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - YES
-OFFSITE FLOWS AFFECT THIS SITE - YES, FEMA FLOODPLAIN
-RETENTION PROVIDED IS 100-YR, 2-HR
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHEAST CORNER AT THE ELEVATION OF 1226.01

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C2235L DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE AE FLOODPLAIN, WHICH IS DEFINED REGULATORY FLOODPLAIN AREAS WITH KNOWN BASE FLOOD ELEVATIONS.

PROJECT INFORMATION

- PROJECT DESCRIPTION:**
THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW FREE-STANDING DRIVE-THRU RESTAURANT WITH ALL PARKING, GRADING & DRAINAGE AND UTILITY REQUIREMENTS. THE SITE IMPROVEMENTS CONSIST OF THE RECONSTRUCTION OF THE ENTRY DRIVE ONTO THOMAS ROAD, LIMITED RE-PAVING ON THE ONSITE, THE INSTALLATION OF A NEW SCREEN WALL.
- ADDRESS:**
8700 EAST THOMAS ROAD
SCOTTSDALE, ARIZONA 85251

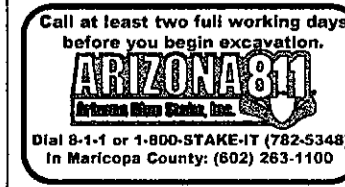
APN: 130-39-100
- ZONING:** I-1
- SITE AREA:** 26,134 SF (0.60 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
SUPERIOR SURVEYING SERVICES, INC.
2122 WEST LONE CACTUS DRIVE, SUITE 11
PHOENIX, ARIZONA 85027
PH: 623-869-0223
CONTACT: DAVID S. KLEIN, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE MONUMENT LINE OF PIMA ROAD, ALSO BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, USING A BEARING OF S 00°04'25" W, PER FINAL PLAT OF SCOTTSDALE SUMMIT, RECORDED IN BOOK 42 OF MAPS, PAGE 10, MARICOPA COUNTY RECORDS.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE CITY OF SCOTTSDALE POINT NO. 4254 REBAR IN 4" DEEP POT HOLE (DOWN 0.4') MARKING THE INTERSECTION OF OSBORN ROAD AND 84TH STREET HAVING AN ELEVATION OF 1238.13' (NAVD88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE CITY OF SCOTTSDALE POINT NO. 4254 REBAR IN 4" DEEP POT HOLE (DOWN 0.4') MARKING THE INTERSECTION OF OSBORN ROAD AND 84TH STREET HAVING AN ELEVATION OF 1238.13' (NAVD88).

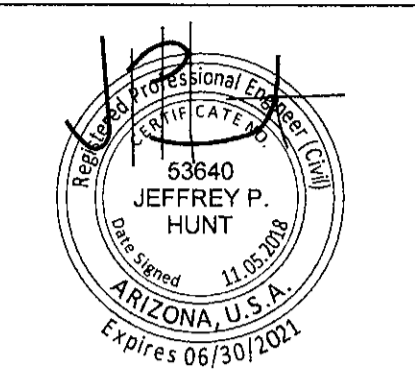


THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.



4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 18.043



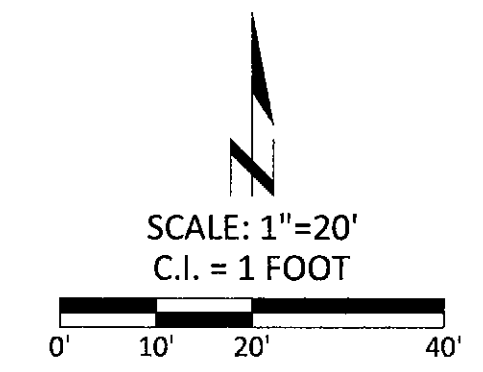
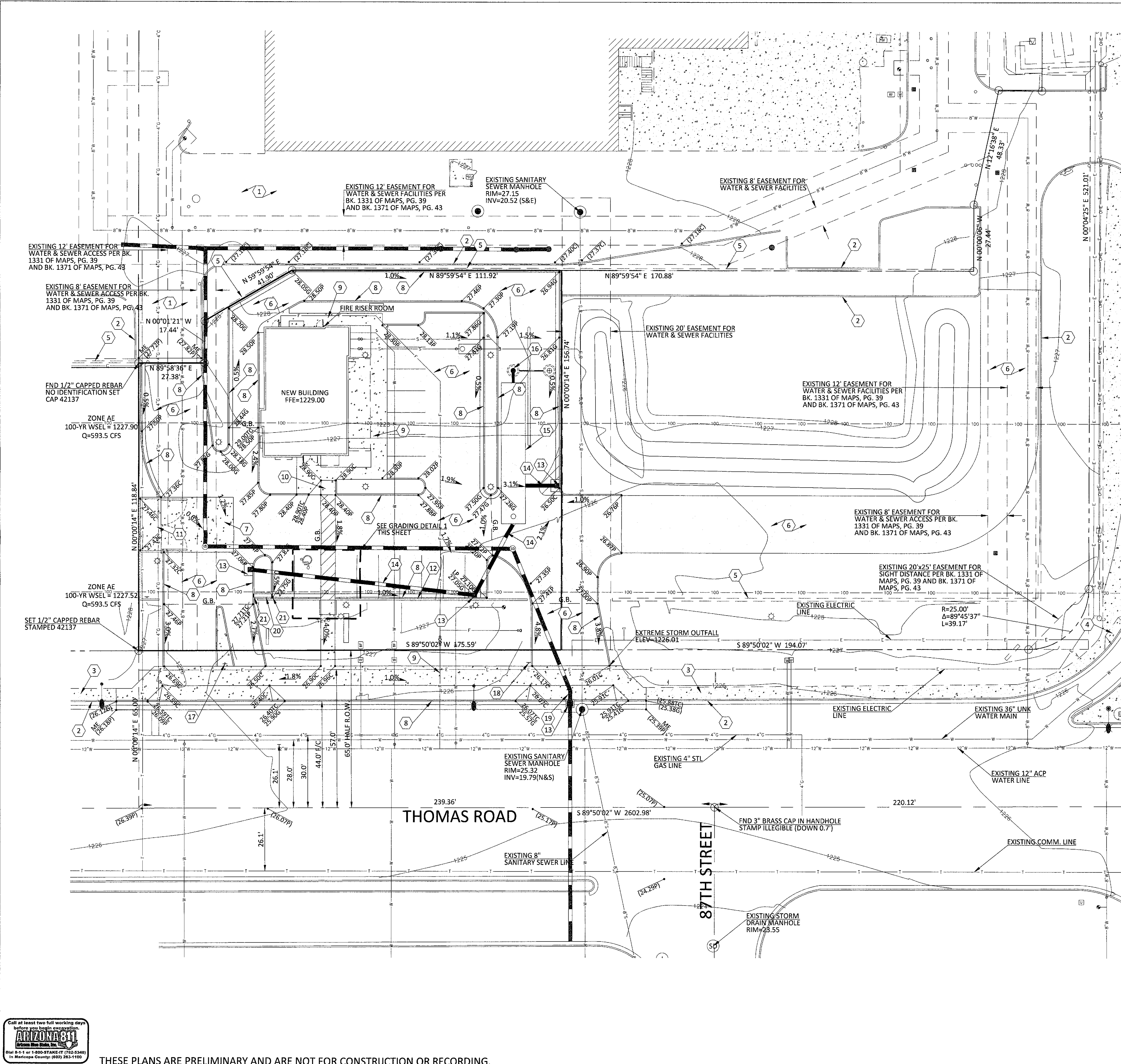
NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
BLACK ROCK COFFEE - SCOTTSDALE**
 8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
 cover

OWNER
SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
PH: 480-745-1956
ATTN: DAN BISWAS

SITE ADDRESS
8700 EAST THOMAS ROAD
CITY, ARIZONA 85251
APN: 130-39-100

SHEET NUMBER

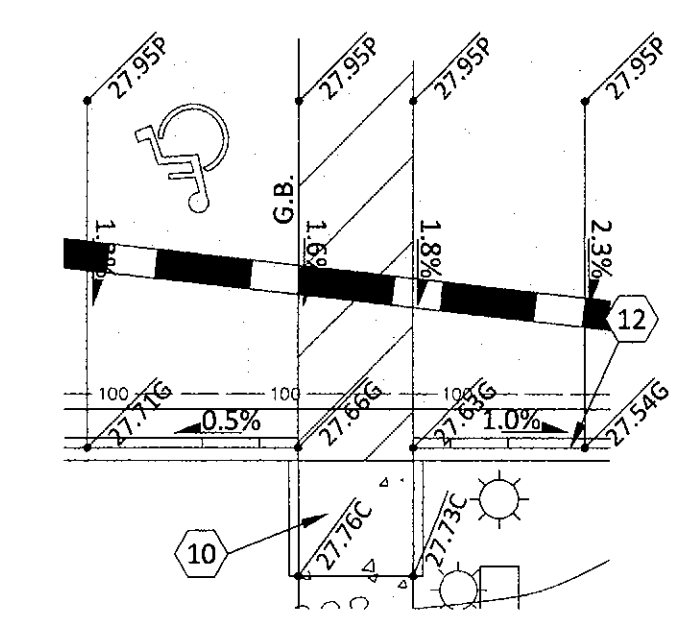


KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING ACCESSIBLE RAMP TO REMAIN.
- 5 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE PAVEMENT.
- 8 NEW CONCRETE VERTICAL CURB.
- 9 NEW CONCRETE SIDEWALK.
- 10 NEW ACCESSIBLE ACCESS RAMP.
- 11 NEW TRASH ENCLOSURE.
- 12 NEW MASONRY SCREEN WALL.
- 13 NEW STORM DRAIN INLET.
- 14 NEW STORM DRAIN PIPE.
- 15 NEW 120" DIAMETER CMP UNDERGROUND STORMWATER RETENTION CHAMBER. LENGTH=58 LINEAR FEET VOLUME=4,553 CUBIC FEET
- 16 NEW DUAL CHAMBER DRYWELL.
- 17 NEW SIGN - NO LEFT TURN, DO NOT ENTER.
- 18 NEW SIGN - NO LEFT TURN.
- 19 REMOVE & REPLACE CATCH BASIN.
- 20 CONCRETE SPILLWAY.
- 21 NEW CURB OPENING

PIMA ROAD
S 00°04'25" W 2637.20'
(BASIS OF BEARINGS)

SOUTHEAST CORNER SECTION 25,
T. 2N, R. 4E FND CITY OF
SCOTTSDALE BRASS CAP IN
HANDHOLE (DOWN 0.7')

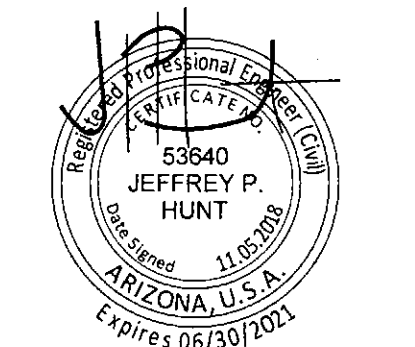


GRADING DETAIL 1
1"=10'



4450 north 12th street, #228
phoenix, arizona 85014
p: 623.282.2498
e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 18.043



NO.	DATE	REVISION

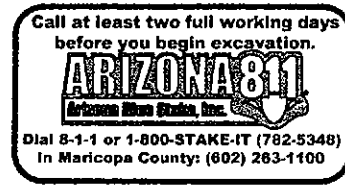
**PRELIMINARY IMPROVEMENT PLAN for
BLACK ROCK COFFEE - SCOTTSDALE**
8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA

grading and drainage plan

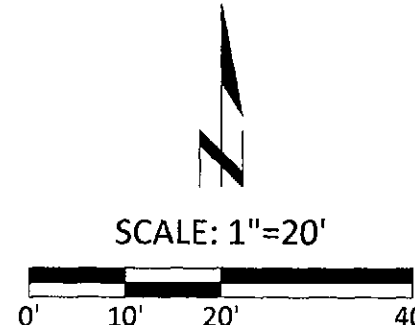
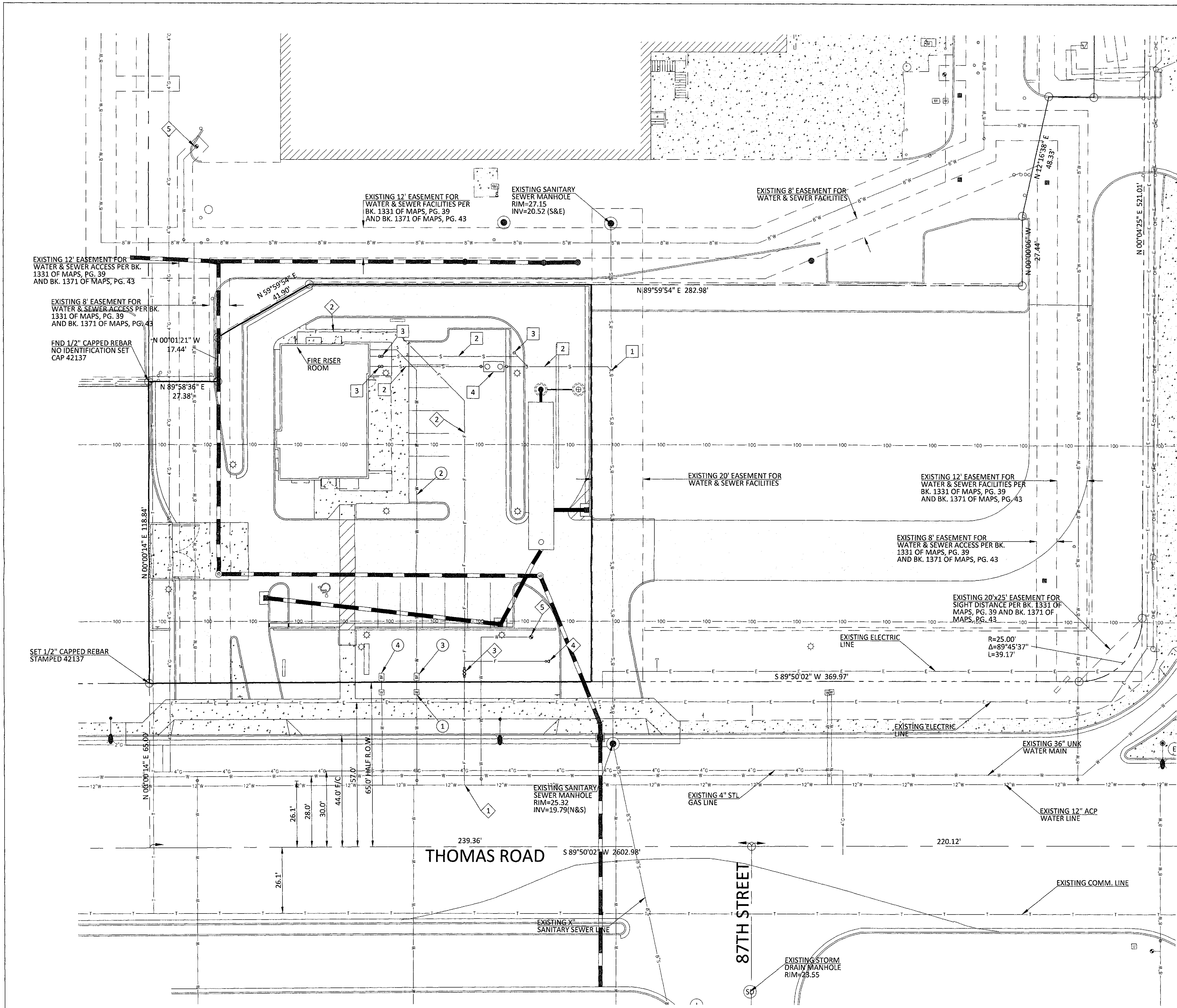
OWNER
SIMONCRE
6900 EAST 2ND STREET
SCOTTSDALE, ARIZONA 85251
ATTN: DAN BISWAS
PH: 480-745-1956

SITE ADDRESS
8700 EAST THOMAS ROAD
CITY, ARIZONA 85251
APN: 130-39-100

SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.



PRIVATE WATER KEYNOTES

- ① NEW 1-1/2" SERVICE AND METER FOR DOMESTIC WATER SERVICE.
- ② NEW 1-1/2" DOMESTIC WATER LINE.
- ③ NEW DOMESTIC BACKFLOW PREVENTER.
- ④ NEW IRRIGATION BACKFLOW PREVENTER.

PRIVATE FIRE LINE KEYNOTES

- ① CONNECT TO EXISTING 12" WATER FOR FIRE SERVICE.
- ② NEW 6" DIP FIRE LINE.
- ③ NEW 6" BACKFLOW PREVENTER.
- ④ NEW REMOTE FIRE DEPARTMENT CONNECTION.
- ⑤ EXISTING FIRE HYDRANT.

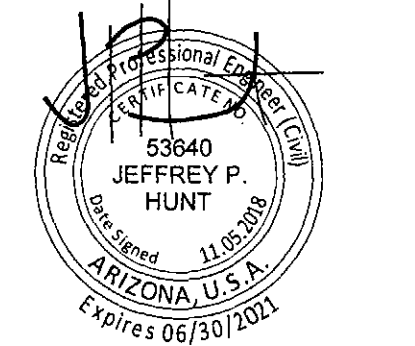
PRIVATE SEWER KEYNOTES

- ① CONNECT TO EXISTING 8" PVC SEWER MAIN.
- ② NEW 6" PVC SDR-35 SEWER LINE.
- ③ NEW SEWER CLEAN OUT.
- ④ NEW GREASE INTERCEPTOR.



4450 north 12th street, #228
 phoenix, arizona 85014
 p: 623.282.2498
 e: jphunt@cypresscivil.com

CYPRESS PROJECT NO: 18.043



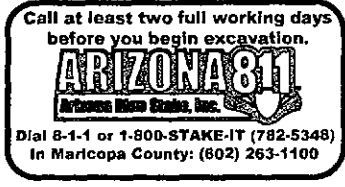
NO.	DATE	REVISION

**PRELIMINARY IMPROVEMENT PLAN for
 BLACK ROCK COFFEE - SCOTTSDALE**
 8700 EAST THOMAS ROAD SCOTTSDALE, ARIZONA
 onsite utility plan

OWNER
 SIMONCRE
 6900 EAST 2ND STREET
 SCOTTSDALE, ARIZONA 85251
 ATTN: DAN BISWAS
 PH: 480-745-1956

SITE ADDRESS
 8700 EAST THOMAS ROAD
 CITY, ARIZONA 85251
 APN: 130-39-100

SHEET NUMBER



THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.

ALTA / NSPS LAND TITLE SURVEY

OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 25,
TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, MARICOPA COUNTY,
ARIZONA

DESCRIPTION

LOT 1B, OF PIMA SELF STORAGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1371 OF MAPS, PAGE 43.

AREA = 1.654 ACRES

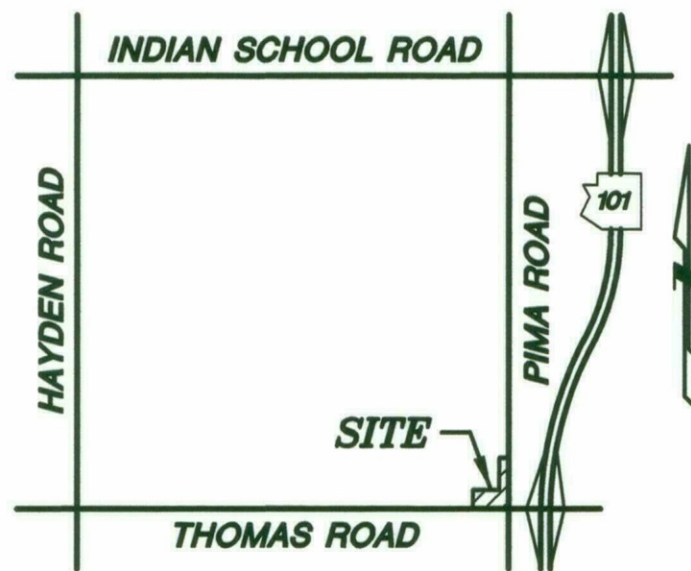
72,062 SQ. FT.

SCHEDULE "B" ITEMS

- 6 An easement for underground power and incidental purposes in the document recorded as 93-301851 of Official Records. (PLOTTED HEREON)
- 8 An easement for power distribution and incidental purposes in the document recorded as 2007-665533 of Official Records. (PLOTTED HEREON)
- 9 All matters as set forth in Minor Land Division Plat, recorded as Book 1331 of Maps, Page 39. (PLOTTED HEREON)
- 13 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Pima Self Storage, as recorded in Plat Book 1371 of Maps, Page(s) 43, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (PLOTTED HEREON)
- 14 An easement for drainage and flood control and incidental purposes in the document recorded as 2017-0505916 of Official records. (PLOTTED HEREON)

NOTES

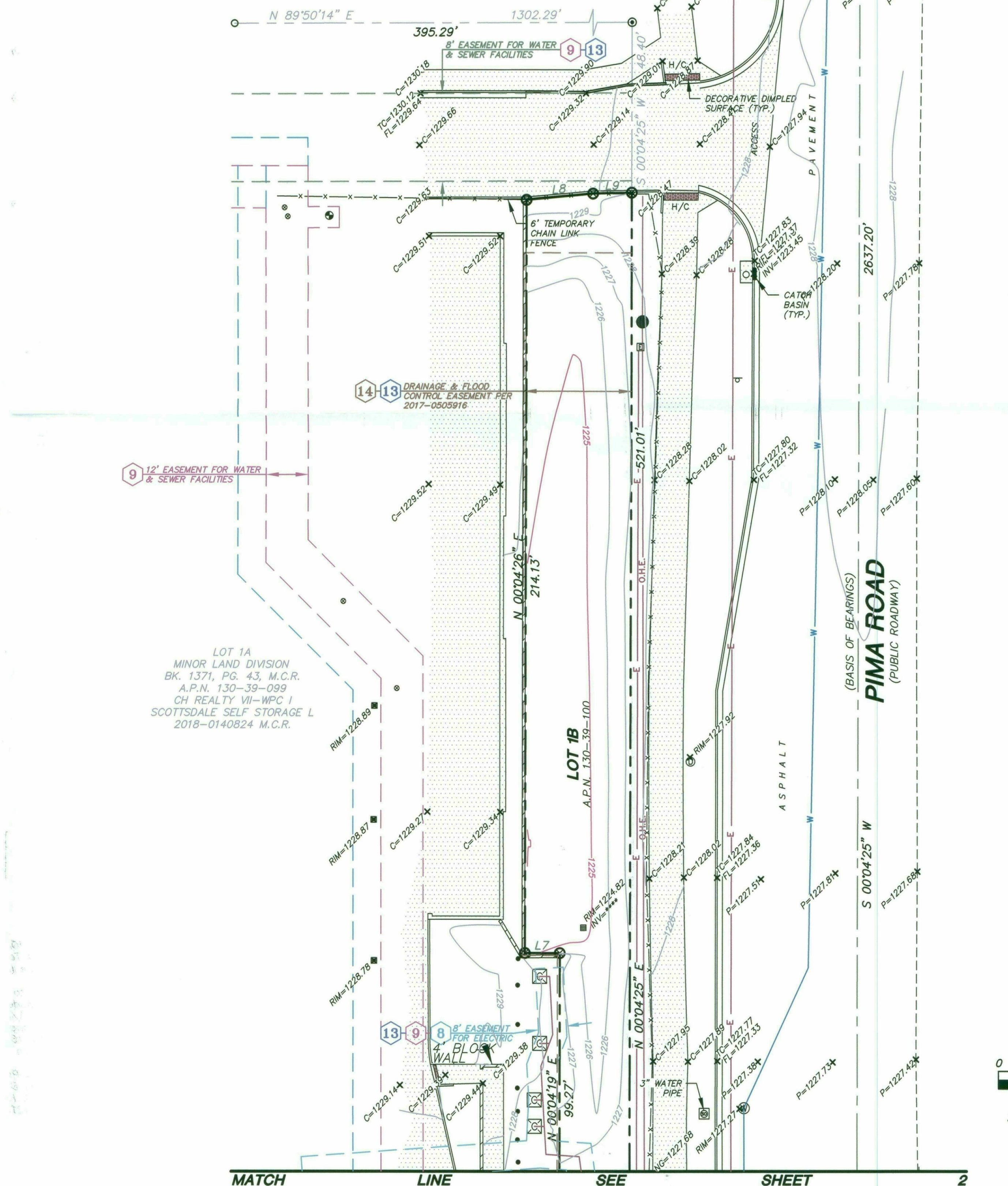
- 1) The basis of bearing is the monument line of Pima Road, also being the East line of the Southeast quarter of Section 25, using a bearing of South 00 degrees 04 minutes 25 seconds West, per Final Plat of SCOTTSDALE SUMMIT, recorded in Book 452 of Maps, page 10, Maricopa County Records.
- 2) The Benchmark used for this survey is City of Scottsdale point no. 4254 Rebar in 4" deep pot hole (down 0.4') marking the intersection of Osborn Road and 84th Street having an elevation of 1238.13 feet (NAVD88).
- 3) All title information and the description shown is based on a Second Amended Commitment for Title Insurance issued by Republic Title of Texas, Inc., issuing agent for First American Title Insurance Company, Commitment Number 1002-243107-RTT, dated February 23, 2018 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 4) There are no striped parking spaces on the subject property.
- 5) The building lines and dimensions shown depict the exterior building footprint at ground level based on field measurements. This information is intended to depict the general configuration of the building at ground level and may or may not be the exact dimensions of the building foundation. The building square footage shown is based on the exterior building footprint and is not intended to reflect the interior or leasable area of any building. The building offset distances shown are to actual building corners. Building heights shown are the measurement between the adjacent natural ground to the highest point on the building visible from the ground.
- 6) According to FEMA Flood Insurance Rate Map, Map Number 04013C2235L, dated October 16, 2013, the subject property is located in Zone AE. Zone AE is defined as "Base Flood Elevations determined."
- 7) The surveyor was not provided with zoning information by the owner pursuant to Table A item 6(a) and 6(b).
- 8) The underground utilities shown are based on information obtained from plans and markings, combined with observed evidence. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. If this site is to be improved, the utilities and their locations shown on this survey should be verified. Please call an underground utility locator or "ARIZONA 811" at (602)263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 9) At the time the field work was performed, there was observable evidence of recent earth moving work, building construction or building additions.
- 10) The Surveyor has not obtained any information relating to, and has no knowledge of any proposed changes to street right of way lines. Except as shown hereon no evidence of recent street or sidewalk construction or repairs was observed at the time of this survey.
- 11) There was no evidence of wetland delineation markers within the limits of the subject property.
- 12) There was no observable evidence of cemeteries, gravesites, or burial grounds on the subject property as disclosed by record documents provided to the surveyor, or observed in the process of conducting the survey.
- 13) The subject property has direct physical access to Thomas Road & Pima Road being improved and open public rights-of-way.
- 14) The descriptions provided mathematically close and contain no gaps, gores or overlaps between the parcels described.
- 15) Use of the information contained in this instrument for other than the specific purpose for which it was intended is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.



VICINITY MAP

NOT TO SCALE

CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	89°45'37"	39.17'



LEGEND

- BOUNDARY LINE
- CENTER LINE OR MONUMENT LINE
- CONCRETE SURFACE
- 24 INCH VERTICAL CURB & GUTTER
- 6 INCH CONCRETE CURB
- CATCH BASIN
- CURB OPENING
- ACCESS INDICATES DRIVEWAY (MEANS OF ACCESS)
- WALL
- FENCE
- GATE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELECOMMUNICATIONS LINE
- UNDERGROUND WATER LINE
- INDICATES BOUNDARY CORNER
- FOUND 1/2" REBAR, TAGGED 16293 N 88°59'15" E 0.32' (UNLESS OTHERWISE NOTED)
- FOUND 1/2" REBAR CAPPED 19857 SCHEDULE B ITEM
- SPRINKLER HOOK-UP (FIRE DEPARTMENT)
- BACK FLOW PREVENTER
- ELECTRIC BOX
- ELECTRIC CABINET
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- FIRE HYDRANT
- POST INDICATOR VALVE
- FIBER OPTICS MARKER
- FLAG POLE
- GAS METER
- GUARD POST OR GATE POST
- GAS VALVE
- HANDICAPPED SPACE
- METAL GRATE (CIRCULAR)
- METAL GRATE (RECTANGULAR)
- IRRIGATION MANHOLE
- LIGHT POLE
- METAL COVER (RECTANGULAR)
- METAL COVER (CIRCULAR)
- MANHOLE
- METAL POLE
- PEDESTRIAN ACCESS RAMP
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- SEWER CLEAN OUT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- STREET SIGN
- STAND PIPE
- STUB OUT
- TELECOMMUNICATIONS RISER
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL BOX
- CABLE TELEVISION RISER
- WELL LOCATION
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FLOW LINE
- FINISHED FLOOR
- TOP OF CURB
- NATURAL GROUND
- PAVEMENT
- CONCRETE
- TOP OF RIM
- INVERT ELEVATION
- ASSESSORS PARCEL NUMBER
- MARICOPA COUNTY RECORDS
- RIGHT OF WAY
- BOOK
- PAGE
- TYPICAL

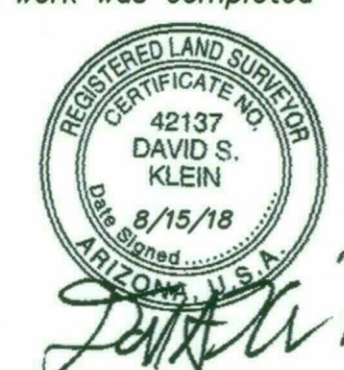
LINE	BEARINGS	LENGTH
L1	S 00°00'14" W	1.84'
L2	N 89°58'36" E	27.38'
L3	N 00°01'21" W	17.44'
L4	N 59°59'54" E	41.90'
L5	N 00°00'06" W	27.44'
L6	S 88°59'42" E	17.93'
L7	N 89°55'34" W	9.99'
L8	N 84°38'28" E	19.06'
L9	N 88°40'30" E	11.03'

CERTIFICATION

To: SIMONCRE TORREON III, LLC, an Arizona limited liability company; Republic Title of Texas, Inc.; CH Realty VII-WPC I Scottsdale Self Storage, L.L.C., a Delaware limited liability company; First American Title Insurance Company;

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 ALTA and NSPS, and includes Items 2, 3, 4, 5, 6(a), 6(b) 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on March 20, 2018.

Date of Plat or Map: March 26, 2018
Revision Date: August 15, 2018
David S. Klein
R.L.S. 42137



21-DR-2018
10/04/2018

SIGNIFICANT OBSERVATIONS

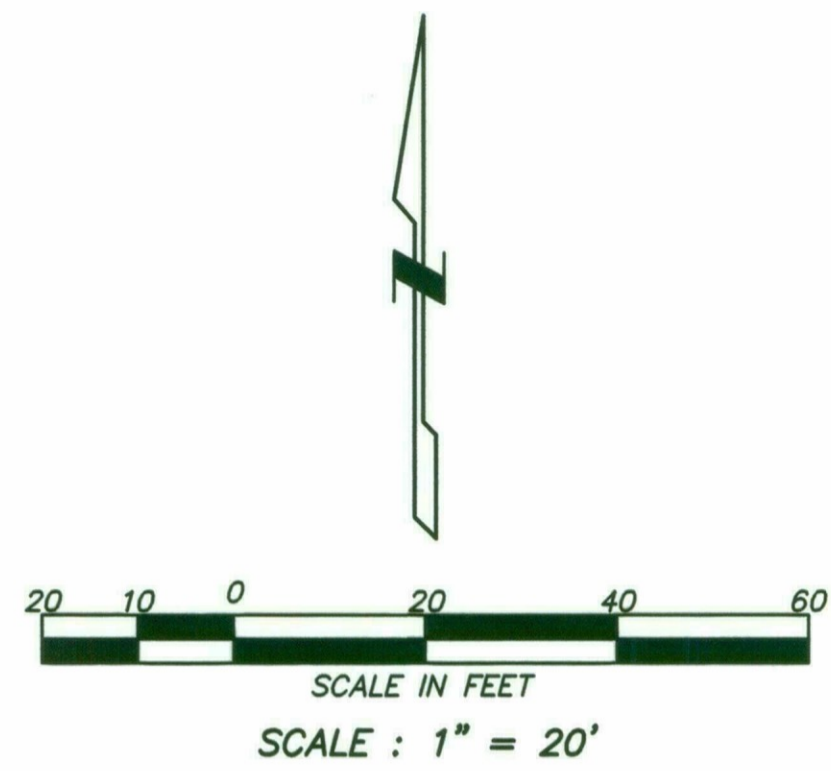
- A EVIDENCE OF POTENTIAL ENCROACHMENT OF SIGN OVER THE SOUTH BOUNDARY LINE BY A MAXIMUM OF 4.55 FEET.

ALTA / NSPS LAND TITLE SURVEY
8700 E. THOMAS ROAD
SCOTTSDALE, AZ 85251

2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
602-869-0223 (office) 602-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:ELR CHK:JW
SHEET 1 OF 2
DATE: 3/26/18
JOB NO.: 171234



TREE NO.	TREE TYPE	SIZE
1	PALM	.7'
2	TREE	.4'
3	STUMP	.5'
4	TREE	.6'
5	TREE	1'

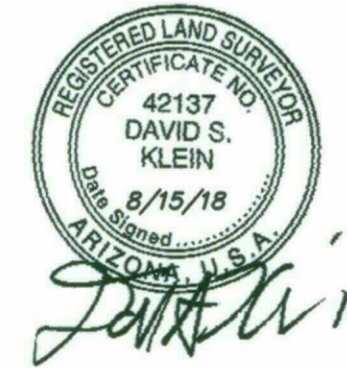
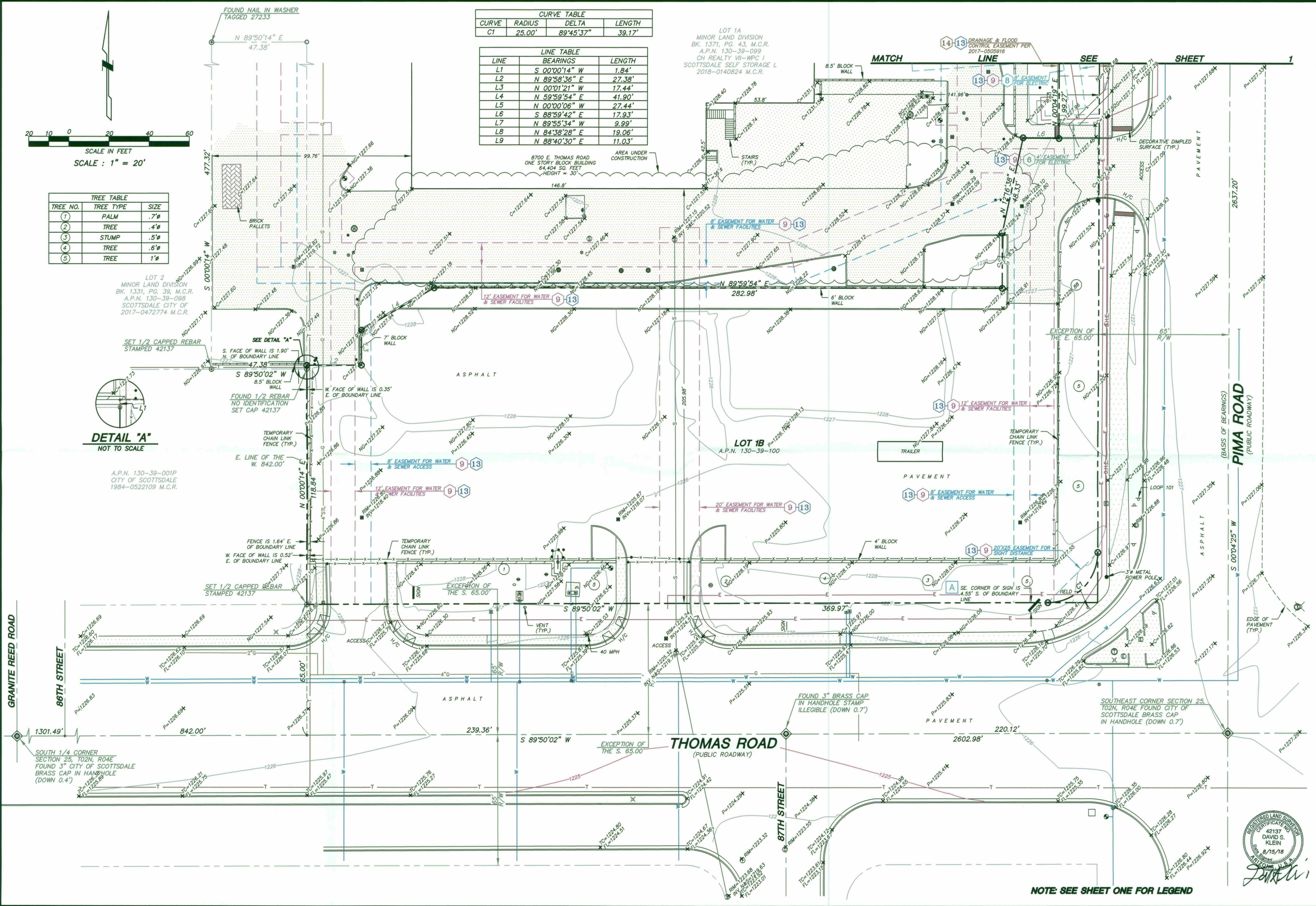
CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
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LOT 1A
MINOR LAND DIVISION
BK. 1371, PG. 43, M.C.R.
A.P.N. 130-39-099
CH REALTY VII-WPC I
SCOTTSDALE SELF STORAGE L
2018-0140824 M.C.R.

LOT 2
MINOR LAND DIVISION
BK. 1331, PG. 39, M.C.R.
A.P.N. 130-39-098
SCOTTSDALE CITY OF
2017-0472774 M.C.R.

DETAIL 'A'
NOT TO SCALE



NOTE: SEE SHEET ONE FOR LEGEND

DATE	REVISIONS
4/11/18	surveyed additional land to the North
4/17/18	revised per client comments
4/18/18	add easements referenced in new plat
8/15/18	update to final amended report
8/15/18	revised text, map, and GUP comment

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SUPERIOR
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DWN: ELR CHK: JW
SHEET 2 OF 2
DATE: 3/26/18
JOB NO.: 171234