



Full Size or Largest Size Plans

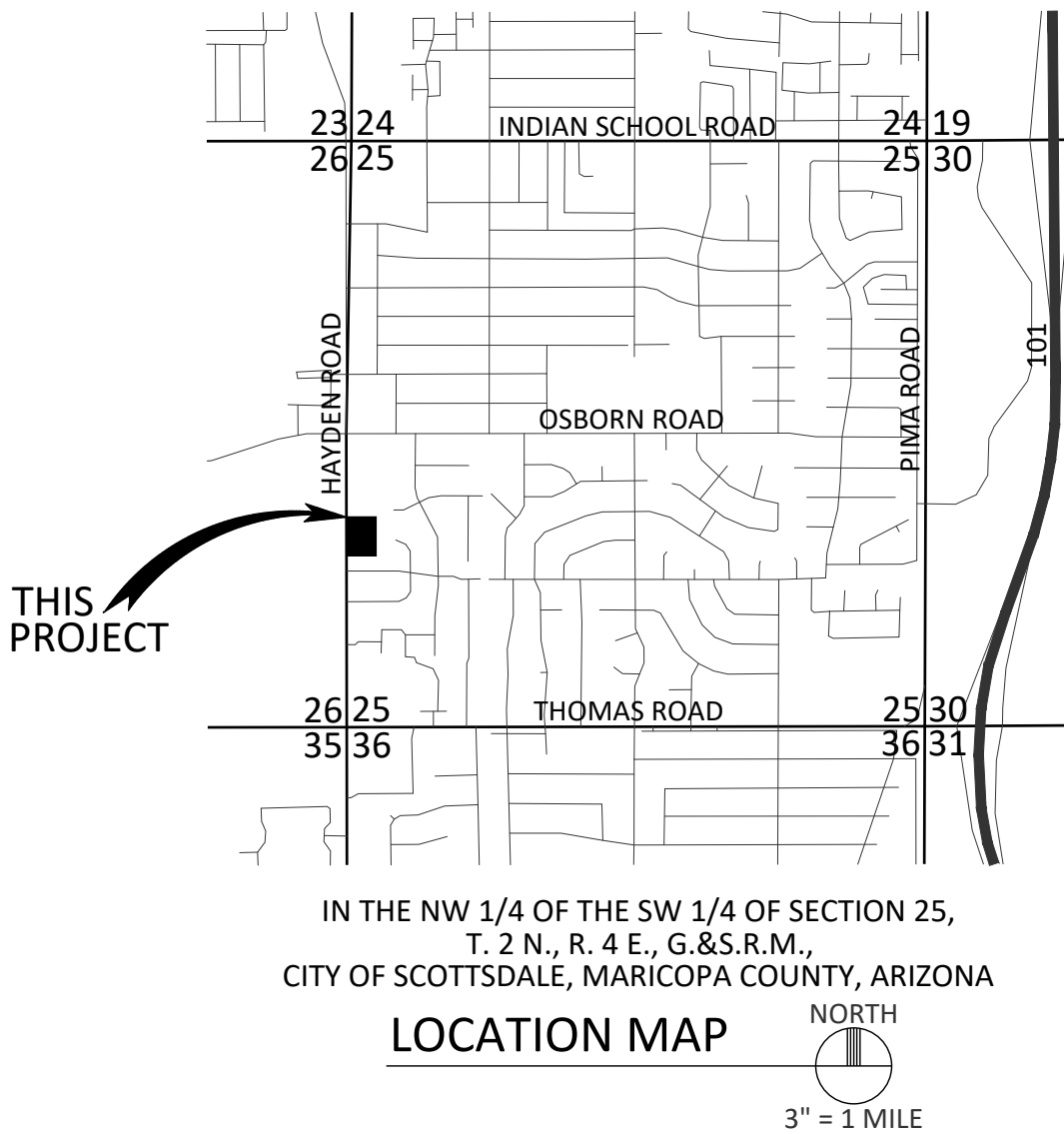
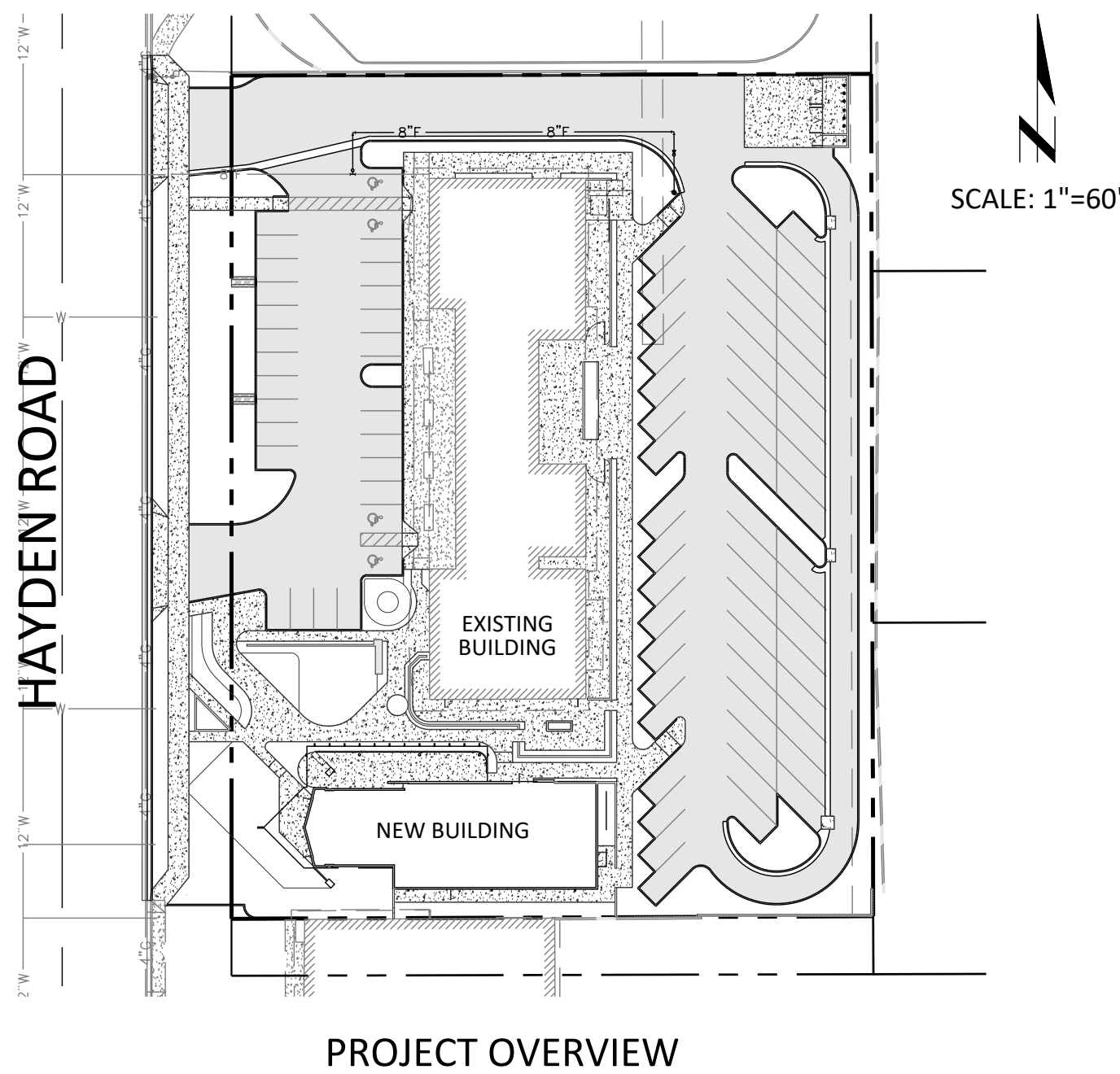
Site Plan

Landscape Plan

Elevations

PRELIMINARY GRADING & DRAINAGE PLAN for TRAIL WEST PLAZA

3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
A PORTION SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



LEGEND

---	PROJECT RIGHT-OF-WAY	☼	NEW SITE LIGHT
- - -	EXISTING RIGHT-OF-WAY	○	SURVEY MONUMENT AS NOTED
---	PROJECT/NEW PROPERTY LINE	● (99.99P)	SPOT ELEV. (EXIST. GRADE)
- - -	EXISTING PROPERTY LINE	● (99.99P)	SPOT ELEV. (NEW GRADE)
---	EXISTING EASEMENT	R.O.W.	RIGHT-OF-WAY
---	NEW EASEMENT	R	RADIUS
---	EXISTING CONTOUR	P	PAVEMENT (ASPHALT)
---	NEW CONTOUR	C	CONCRETE
---	EXISTING CONCRETE	G	GUTTER
---	EXISTING WALL	TC	TOP OF CURB
---	NEW ASPHALT	FG	FINISHED GRADE
---	NEW CONCRETE	LP	LOW POINT
---	NEW WALL	HP	HIGH POINT
---	EXISTING CURB	GB	GRADE BREAK
---	NEW CURB	FFE	FINISHED FLOOR ELEVATION
---	NEW PAINT STRIPE	FGH	FINISH GRADE HIGH
---	NEW FENCE	FGL	FINISH GRADE LOW
---	EXISTING OVERHEAD ELECTRIC	PUE	PUBLIC UTILITY EASEMENT
---	EXISTING SEWER LINE	R	RIM
---	NEW STORM DRAIN PIPE	I	INVERT
---	EXISTING SEWER MANHOLE	L	LENGTH
---	EXISTING WATER METER	S	SLOPE
---	EXISTING FIRE CONNECTION		
---	EXISTING GAS METER		
---	EXISTING SIGN		
---	EXISTING STREET LIGHT		
---	EXISTING ELECTRICAL EQUIPMENT		
---	EXISTING LIGHT PULL BOX		
---	EXISTING UTILITY POLE		

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE SCOPE OF THIS PROJECT CONSISTS OF THE DEMOLITION OF THE EXISTING CARWASH TO THE SOUTH AND THE CONSTRUCTION OF A NEW SINGLE STORY RESTAURANT WITH ALL REQUIRED GRADING & DRAINAGE, UTILITY AND PAVING IMPROVEMENTS. ADDITIONAL IMPROVEMENTS INCLUDE A NEW PARKING LOT AND TRASH ENCLOSURE IN THE REAR OF THE PLAZA AS WELL AS HARDSCAPE IMPROVEMENTS AND TWO NEW DRIVEWAYS ONTO HAYDEN ROAD.
- ADDRESS:
3215 NORTH HAYDEN ROAD
SCOTTSDALE, ARIZONA 85251

APN: 130-33-085C
- ZONING: C-1
- SITE AREA: 77,101 SF (1.77 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
EPS GROUP
2045 SOUTH VINEYARD AVE, SUITE 101
MESA, ARIZONA 85210
PH: 480-503-2250
CONTACT: JESSE BOYD, R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, WITH A BEARING OF N 00°00'00" E, AS SHOWN ON AMENDED PLAT OF TRAIL WEST UNIT TWO, BOOK 92, PAGE 37, M.C.R.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE FOUND BRASS CAP IN HANDHOLE AT OSBORN & HAYDEN (DOWN 0.30') WITH AN ELEVATION OF 1235.10', CITY OF SCOTTSDALE DATUM (NAVD 88).

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE FOUND BRASS CAP IN HANDHOLE AT OSBORN & HAYDEN (DOWN 0.30') WITH AN ELEVATION OF 1235.10', CITY OF SCOTTSDALE DATUM (NAVD 88).

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

TRACT "A", TRAIL WEST UNIT TWO AMENDED, ACCORDING TO BOOK 92 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA;
EXCEPT THE NORTH 175 FEET; AND
EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING AT THE SOUTHWEST CORNER OF TRACT "A" OF TRAIL WEST UNIT TWO AMENDED, ACCORDING TO BOOK 92 OF MAPS, PAGE 37, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE NORTH (AMENDED BEARING), ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 21.86 FEET;
THENCE N 89°45'35" E, A DISTANCE OF 246.22 FEET TO THE EAST LINE OF SAID TRACT "A";
THENCE S 00°08'33" E, ALONG THE EAST LINE OF SAID TRACT "A" AND SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 37.51 FEET TO THE NORTH LINE OF LOT 115, OF TRAIL WEST UNIT ONE, ACCORDING TO BOOK 82 OF MAPS, PAGE 29, RECORDS OF MARICOPA COUNTY, ARIZONA;
THENCE S 89°51'27" W, ALONG THE NORTH LINE OF LOTS 113, 114 AND 115 OF SAID TRAIL WEST UNIT ONE, A DISTANCE OF 246.27 FEET TO THE NORTHWEST CORNER OF SAID LOT 113;
THENCE NORTH, 15.23 FEET TO THE POINT OF BEGINNING.

PROJECT RETENTION

THE REQUIRED RETENTION VOLUME IS 100-YR, 2-HR FOR THE NEW RESTAURANT BUILDING TO THE SOUTH AND THE NEW PARKING AREA TO THE EAST OF THE EXISTING BUILDING.

100-YR, 2-HR RETENTION VOLUME:
VOLUME [AC-FT] = C x (P [IN] / 12) x AREA [AC]
V = 0.88 x (2.16/12) x 50,006 = 7,921 CU.FT.

PROVIDED:
TOTAL PROVIDED VOLUME = 8,236 CU.FT. VIA 48 STORMTECH MC-3500 STORM WATER CHAMBERS.

DRYWELL CALCULATIONS

TOTAL VOLUME = 7,921CF

DRYWELL DISSIPATION RATE = 0.1CFS

TIME [SEC] = VOLUME [CF] / RATE [CFS]

t = 7,921 / 0.1 = 79,210 SEC = 22.0 HOURS

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION PROVIDED IS 100-YR, 2-HR FOR THE NEW RESTAURANT TO THE SOUTH AND THE NEW PARKING AREA TO THE EAST OF THE EXISTING BUILDING
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1133.94

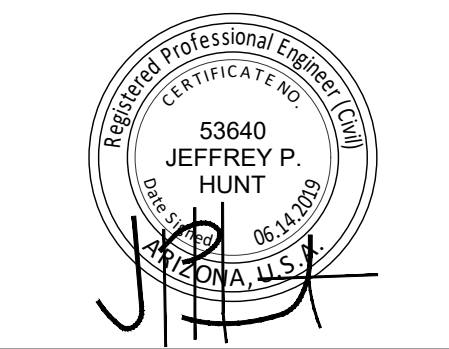
FLOODPLAIN INFORMATION

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 X (SHADED) AREA, WHICH 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.

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

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

CYPRESS PROJECT NO: 19.023



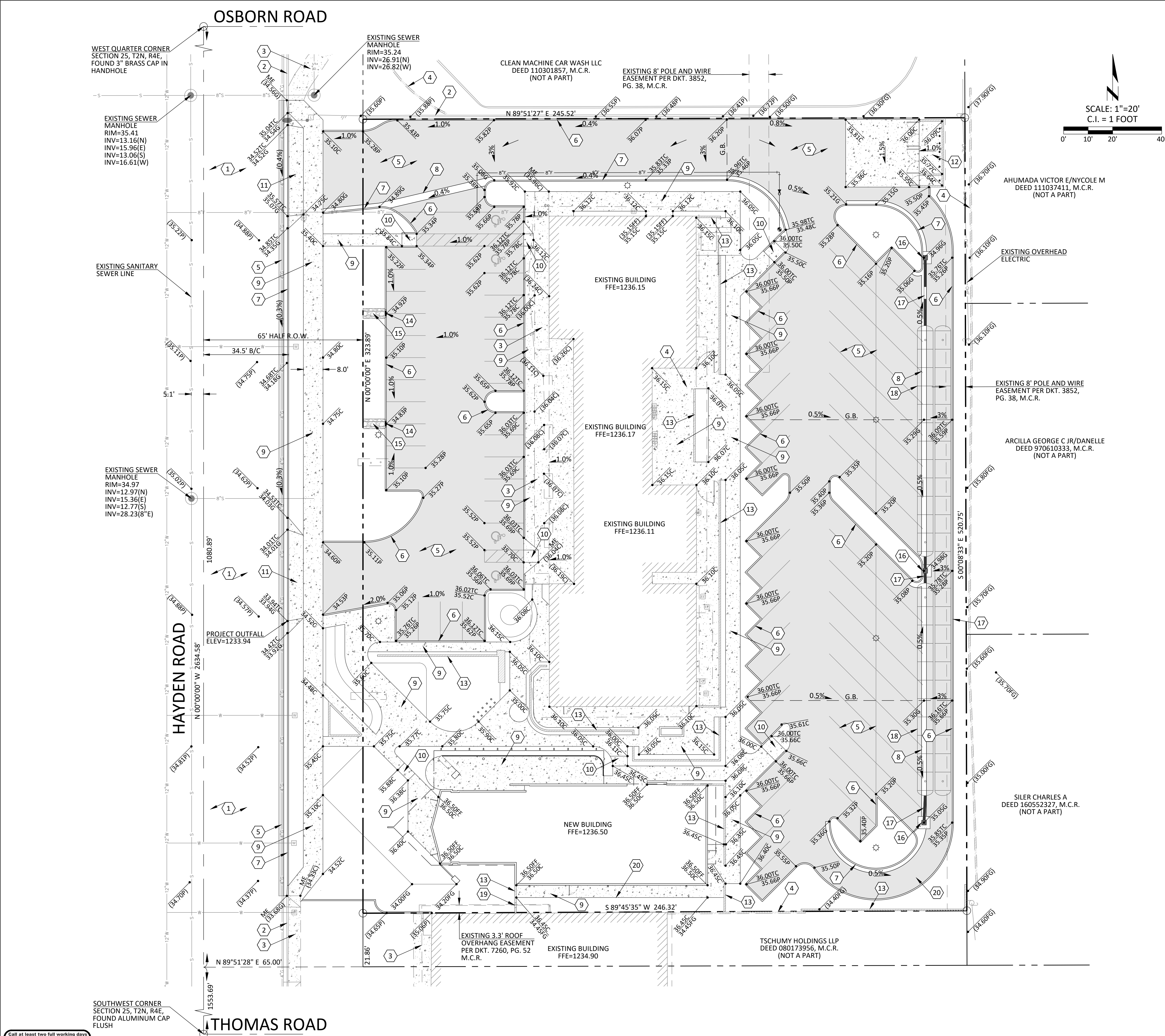
NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN
for TRAIL WEST PLAZA
3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
cover

OWNER
CLAYTON COMPANIES
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

SITE ADDRESS
3215 NORTH HAYDEN ROAD
SCOTTSDALE, ARIZONA 85251
APN: 130-33-085C

SHEET NUMBER



KEYNOTES

- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING MASONRY SCREEN WALL TO REMAIN.
- 5 NEW ASPHALT PAVEMENT.
- 6 NEW CONCRETE VERTICAL CURB.
- 7 NEW CONCRETE VERTICAL CURB AND GUTTER.
- 8 NEW CONCRETE VALLEY GUTTER.
- 9 NEW CONCRETE SIDEWALK.
- 10 NEW ACCESSIBLE ACCESS RAMP.
- 11 NEW CONCRETE DRIVEWAY.
- 12 NEW TRASH ENCLOSURE.
- 13 NEW MASONRY SCREEN WALL.
- 14 NEW CURB OPENING.
- 15 NEW RIP RAP SPILLWAY.
- 16 NEW STORM DRAIN INLET.
- 17 NEW STORM DRAIN PIPE.
- 18 NEW STORMTECH MC-3500 STORM WATER CHAMBERS. TOTAL INSTALLED VOLUME = 8,236 CU.FT. THE SYSTEM SHALL DRAIN VIA NATURAL PERCOLATION AS A PART OF THE ENGINEERED DRAINAGE SYSTEM.
- 19 NEW WALL OPENING.
- 20 NEW RETAINING WALL AT FACE OF SIDEWALK. OPTIONAL RAILING AND/OR FALL PROTECTION.



4450 north 12th street, #228
phoenix, arizona 85014
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CYPRESS PROJECT NO: 19.023



NO.	DATE	REVISION

PRELIMINARY GRADING & DRAINAGE PLAN
for TRAIL WEST PLAZA
3215 NORTH HAYDEN ROAD SCOTTSDALE, ARIZONA
grading and drainage plan

OWNER

CLAYTON COMPANIES
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

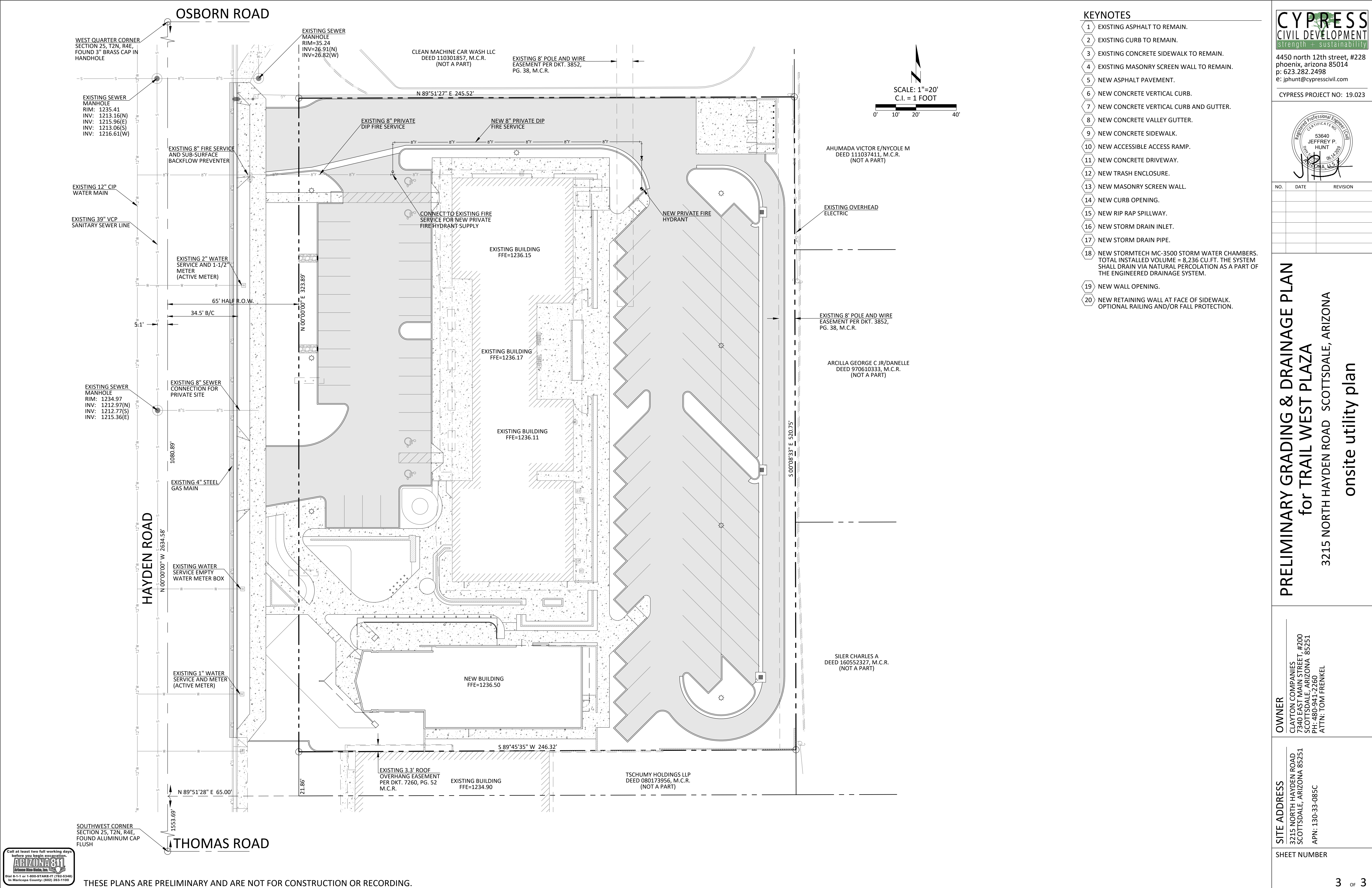
SITE ADDRESS

3215 NORTH HAYDEN ROAD
SCOTTSDALE, ARIZONA 85251
APN: 130-33-085C

SHEET NUMBER



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





3215 N. Hayden Road
SCOTTSDALE, ARIZONA

Project:

Revisions:

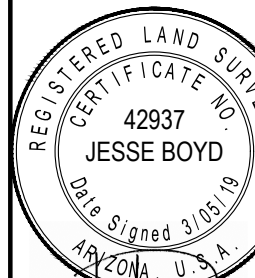
1000000

Call at least two full working days
before you begin excavation

ARIZONA 811
Arizona One Stop, Inc.

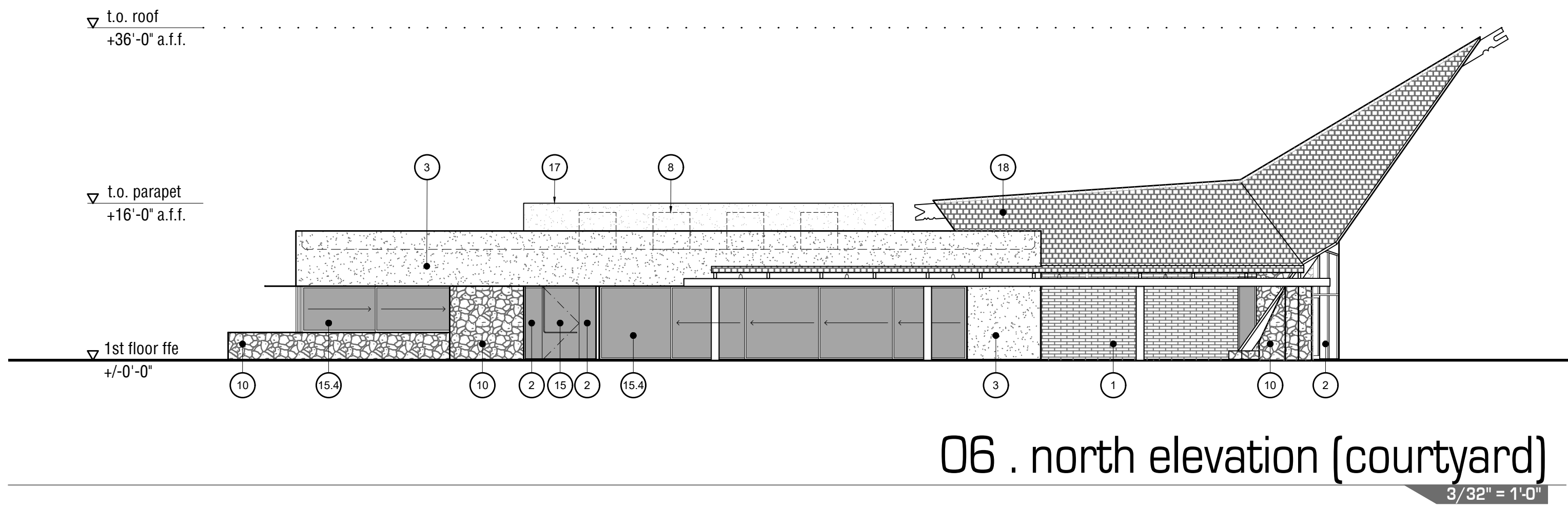
Dial 8-1-1 or 1-800-STAKE-IT (732-5)
In Maricopa County: (602) 263-1111

Designer: JB
Drawn by: AG

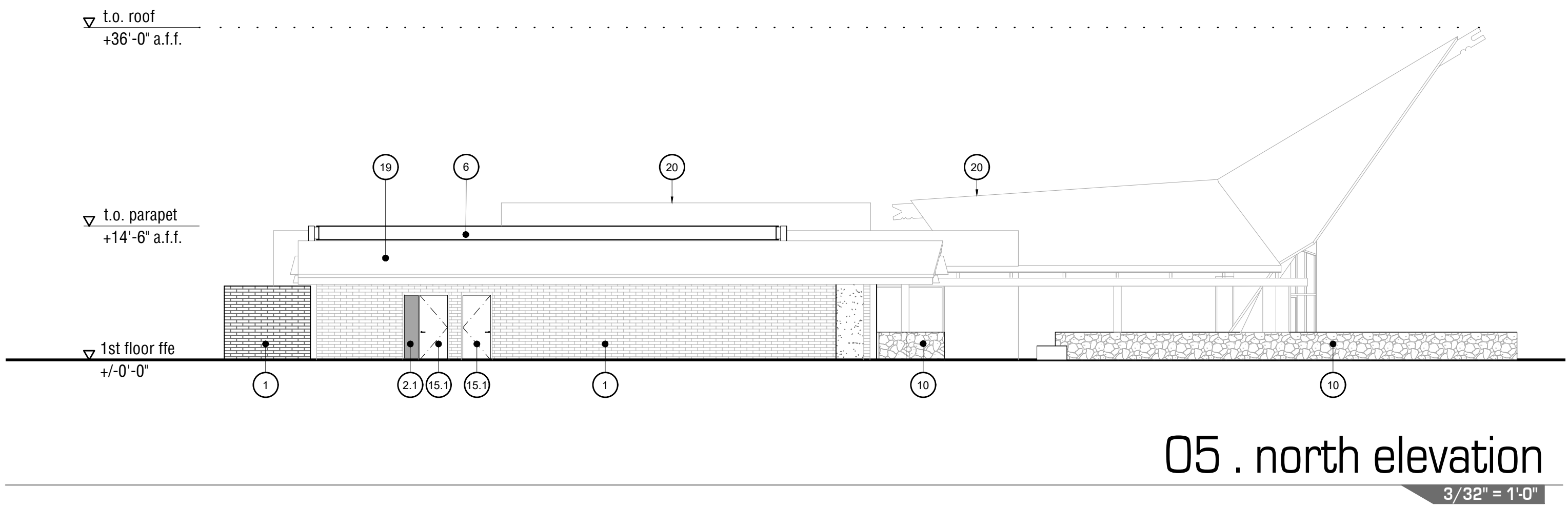


Job No.
17-393

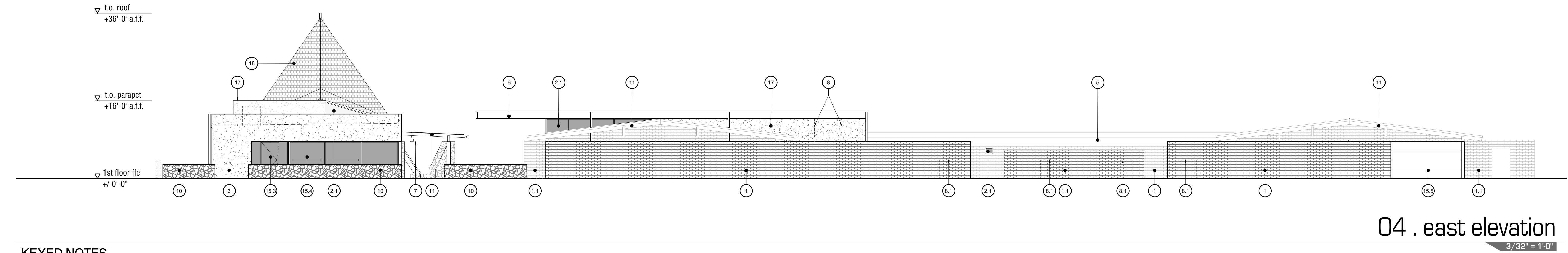
Sheet No.
2
of 2



06 . north elevation (courtyard)



05 . north elevation



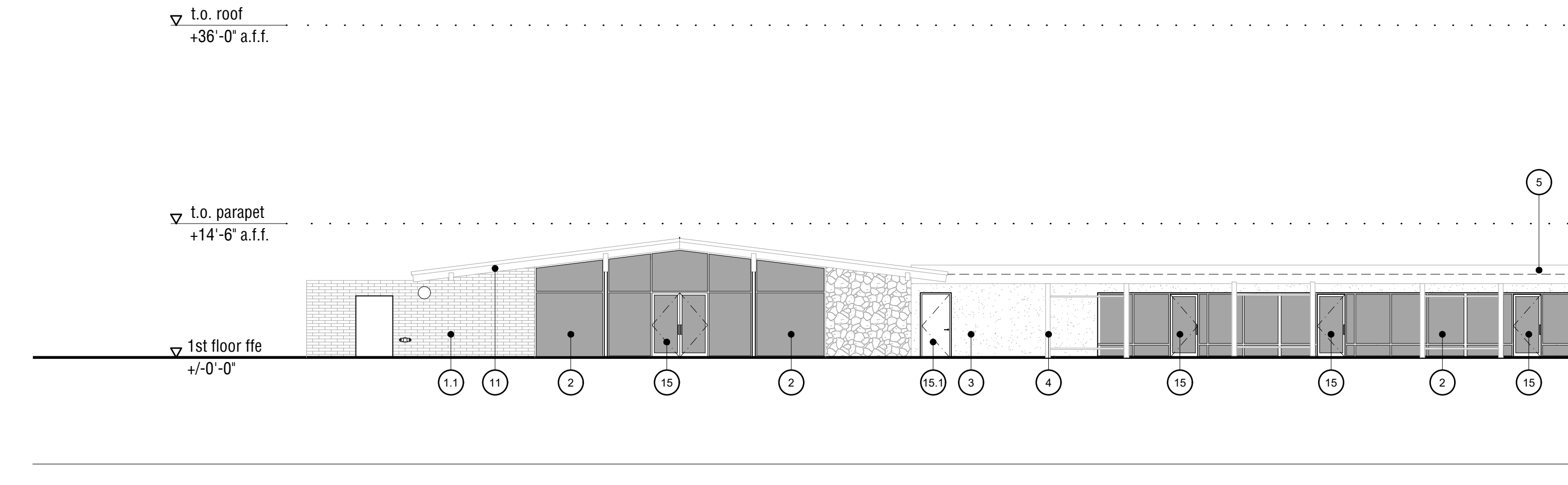
04 . east elevation

KEYED NOTES

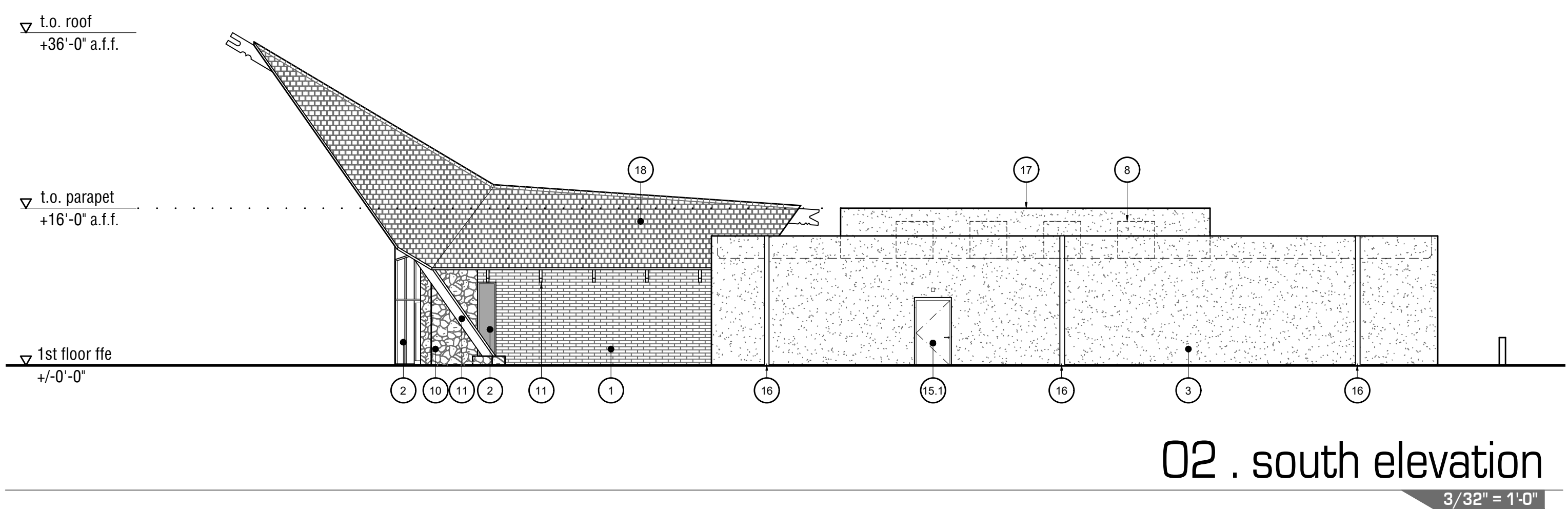
- cmu wall (cmu-1)
- 1.1. painted cmu wall (pt-3)
- 1.2. painted cmu wall (pt-4)
- storefront windows (alum-1) (glz-1)
- 2.1. storefront windows (alum-2) (glz-1)
- stucco wall (sto-1)
- 3.1. painted stucco wall (pt-3)
- painted steel column (pt-1)
- existing roof overhang - repaint fascia (pt-1)
- painted steel wide flange beam (pt-1)
- light fixture - see photometric site plan
- mechanical units behind
- 8.1. existing mechanical units
- existing stone wall
- lava rock wall (mas-1)
- painted wood trim / beam / column (pt-2)
- tongue and groove wood ceiling (wd-1)
- adjacent property building (not in scope)
- existing fire department connection
- 14.1. existing fire alarm
- storefront door (alum-1) (glz-1)
- 15.1. painted hollow metal door (pt-2)
- 15.2. overhead door (alum-2) (glz-1)
- 15.3. storefront door (alum-2) (glz-1)
- 15.4. sliding glass door (alum-2) (glz-1)
- 15.5. painted steel sliding door (pt-2)
- painted steel downspout (pt-1)
- stucco mechanical screen (sto-1)
- shingle roofing (roof-1)
- existing asphalt shingle roofing
- buildings beyond

KEYED MATERIALS

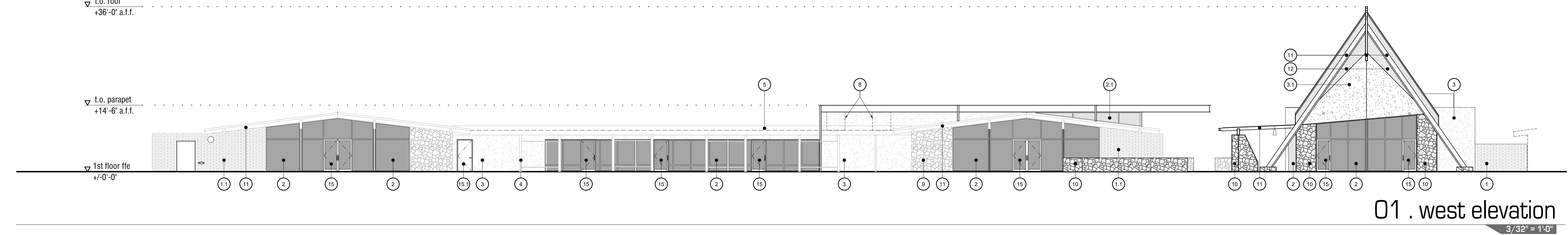
- | | |
|--------|--------------------------|
| sto-1 | smooth stucco |
| cmu-1 | 8x4x16 concrete block |
| mas-1 | lava-rock masonry |
| roof-1 | composite shingles |
| wd-1 | t&g cedar cladding |
| alum-1 | aluminum storefront |
| alum-2 | aluminum storefront |
| glz-1 | insulated glazing |
| pt-1 | dark gray accent paint |
| pt-2 | gray accent paint |
| pt-3 | blue accent wall paint |
| pt-4 | yellow accent wall paint |



03 . south elevation (courtyard)



02 . south elevation



01 . west elevation

APPROVED
DRB Stipulation Set

09/11/2019 bmoriarit
DATE APPROVED BY

DRB 2ND CITY SUBMITTAL
340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS

BUILDING ELEVATIONS
PR-3.0

3215 NORTH HAYDEN ROAD
SCOTTSDALE, AZ 85251
PROJECT # 18001

DATE ISSUED: JUNE 13, 2019

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OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED

MAX BLDG. HEIGHT = 36'-0"
FIRST 12' = 79598 x .10 = 7960 s.f.
NEXT 24' = 24 x .004 x 79598 = 7641 s.f.
TOTAL 7960 + 7641 = 15,601 s.f.
FRONT 15,601 x .5 = 7,801 s.f.
LANDSCAPE 36113 x .15 = 5,417 s.f.

OPEN SPACE PROVIDED

TOTAL 28,786 s.f.
FRONT 10,402 s.f.
LANDSCAPE 9,263 s.f.
OTHER 9,121 s.f.

APPROVED
DRB Stipulation Set

09/11/2019 bmoriarit
DATE APPROVED BY

GENERAL LIMITATIONS

CHAPTER 5 & 6

CONSTRUCTION TYPE V-B W/ A.F.E.S.
ALLOWABLE HEIGHT 60 FT. (36FT. PER ZONING)
ACTUAL HEIGHT 36'-0" AFF
ALLOWABLE STORIES 3
ACTUAL STORIES 1
ALLOWABLE AREA 27,000 S.F.
TOTAL EXISTING BUILDING 10,165 S.F.
TOTAL AREA (THIS PROJECT) 14,603 S.F.

PARKING CALCULATIONS

MIXED USE COMMERCIAL CENTER 1 / 300
TOT. VEHICLE PARK'G REQ'D 14,603 / 300 = 49
TOT. VEHICLE PARK'G PROVIDED 82
ADA PARKING REQUIRED 82 x .04 = 3.28
(4% OF PROVIDED)
ACCESSIBLE PARKING PROVIDED 4
BICYCLE PARKING REQ'D 49 / 10 = 5
(1 PER 10 REQ'D. VEHICLE)
BICYCLE PARKING PROVIDED 6

APPLICABLE CODES

C.O.S.

2015 INTERNATIONAL BUILDING CODE (IBC)
2015 INTERNATIONAL FIRE CODE (IFC)
2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
2015 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL PLUMBING CODE (IPC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2015 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2014 NATIONAL ELECTRIC CODE (NEC)
2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES

PROJECT DESCRIPTION

EXISTING 10,165 S.F. SINGLE STORY COMMERCIAL RETAIL BUILDING TO BE RE-PAINTED AND MECHANICAL SCREEN / PARAPET ADDED. EXISTING 4,438 S.F. CAR WASH REMOVED AND AN EXISTING RE-LOCATED 996 S.F. SINGLE STORY POLYNESIAN STYLE BUILDING ADDED SO SOUTH PORTION OF PROPERTY. NEW 3,215 S.F. BUILDING CONNECTED TO RE-LOCATED BUILDING FOR POTENTIAL RESTAURANT USE.

LEGAL DESCRIPTION

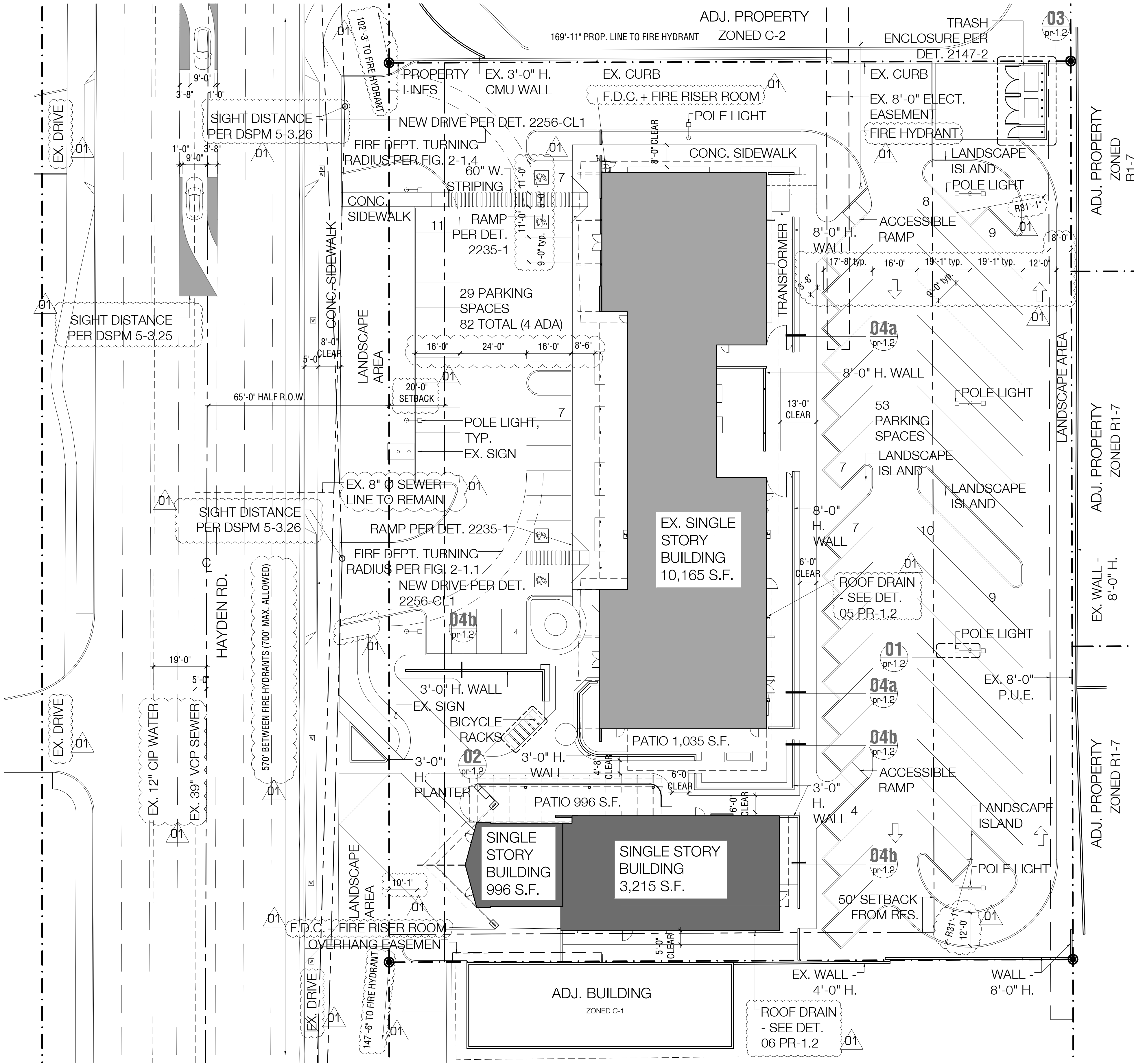
TRACT A, PARADISE VALLEY PLAZA, AS RECORDED IN BOOK 94 OF MAPS, PAGE 15 OR MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

SITE DATA

ASSESSORS PARCEL NUMBER 130-33-085C
ZONING C-1
NET SITE AREA 79,598 S.F. (1.83 ACRES)
EX. LOT COVERAGE AREA 18,359 S.F.
PROPOSED LOT COVERAGE 19,191 S.F.
FLOOR AREA RATIO ALLOWED (FAR) 80%
FLOOR AREA RATIO PROPOSED (FAR) 24%
(19,191 / 79,598)

BUILDING DATA

BUILDING ADDRESS 3215 N. HAYDEN RD
SCOTTSDALE, AZ 85251
OCCUPANCY M + B + A-2
EXISTING USE M + B + A-2
PROPOSED USE M + B + A-2
CONSTRUCTION TYPE V-B
FIRE PROTECTION NON-SEPARATED
TOTAL INDOOR AREA 14,603 GROSS S.F.
TOTAL UNDER ROOF 19,191 GROSS S.F.
MAXIMUM HEIGHT ALLOWED 36'-0"
MAXIMUM HEIGHT PROPOSED 1 STORY, 36'-0"



01 . site plan

vicinity map

DRB 2ND CITY SUBMITTAL

973-PA-2018

3215 NORTH HAYDEN ROAD

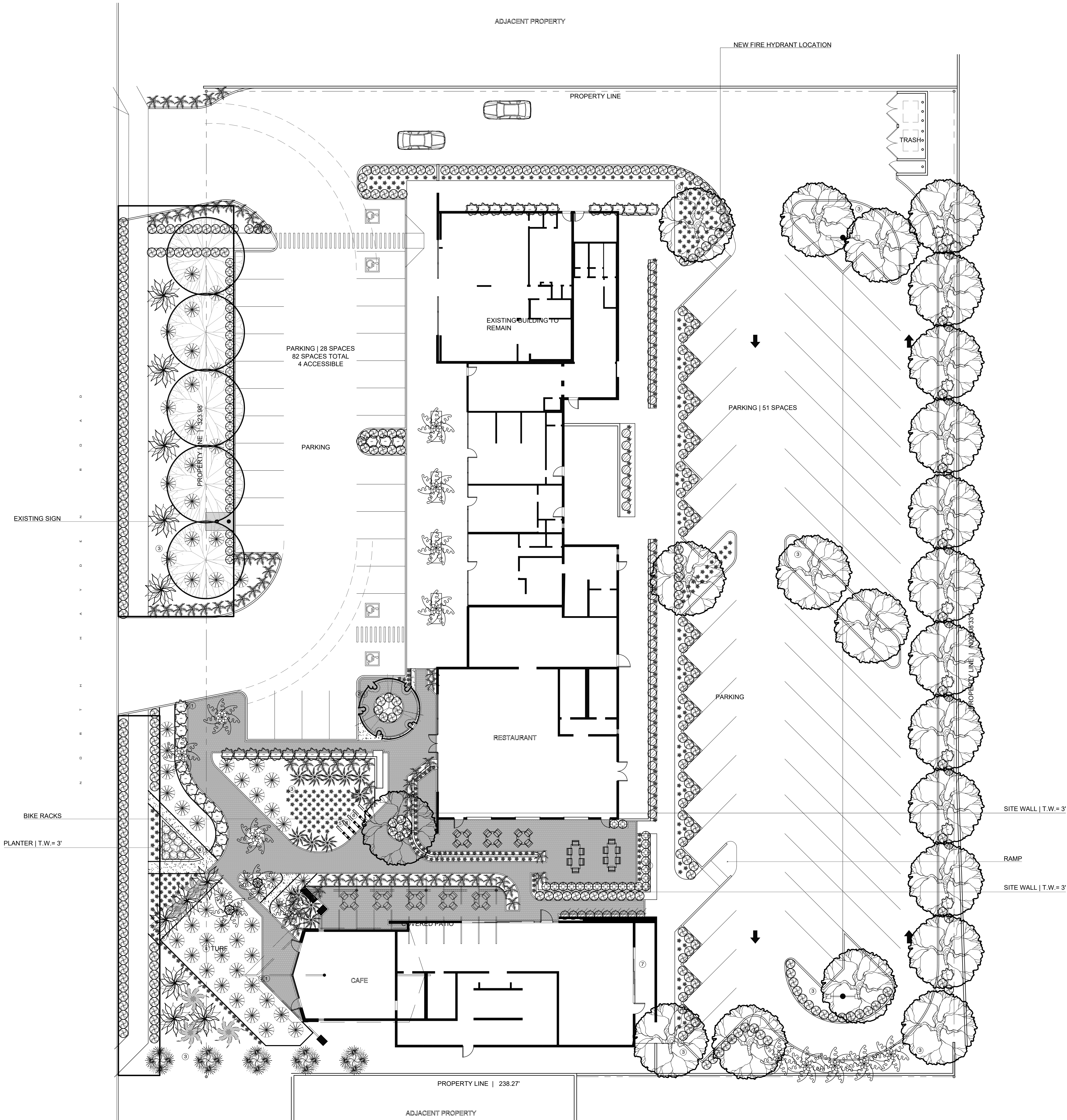
SCOTTSDALE, AZ 85251

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ALINE
ARCHITECTURE CONCEPTS

SITE PLAN

PR-11
11-DR-2019
6/19/2019

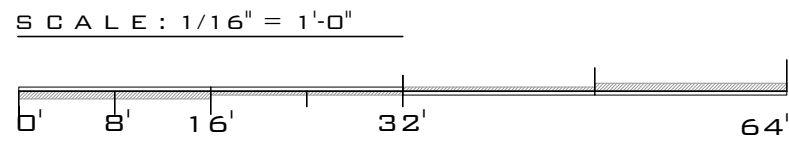


PLANT LEGEND			
symbol	botanical name	common name	size
	Pistacia chinensis	Chinese Pistache Red Push	36" Box
	Fraxinus velutina	Arizona Ash	48" Box
	Ulmus parvifolia	Virginia Live Oak	56" Box
	Dyopsis dicaryi	Triangle Palm	48" Box
	Cocos capitata	Pindu Palm	15' ht
	Trachycarpus fortunei	Windmill Palm	45 gallon
	Brahea armata	Blue Palm	15 gallon
	Bismarckia nobilis	Silver Bismarck Palm	45 gallon
	Chamearops humilis	Pygmy Palm	15 gallon
	Hesperaloe funifera	Giant Hesperaloe	15 gallon
	Olea europaea x 'Little Ollie'	Little Ollie Olive	5 gallon
	Tecoma stans x 'Orange Bells'	Orange Bells Tecoma	5 gallon
	Myrtus communis compacta	Dwarf Myrtle	5 gallon
	Euphorbia tirucalli	Pencil Cactus	5 gallon
	Drosanthemum speciosum	Royal Dewflower	5 gallon
	Myoporum parvifolium	Myoporum	5 gallon
	Aloe vera	Medicinal Aloe (red)	1 gallon

CONSTRUCTION NOTES	
1	hardscape 1 antique pewter 4" x 8" running bond paver field
2	hardscape 2 antique pewter 4" x 8" stretcher course
3	softscape 1 1/2" screened decomposed granite table mesa brown
4	softscape 2 turf
5	softscape 3 1/4" x 6" steel flatbar header
6	hardscape 6 1/4" stabilized decomposed granite cinnamon brown
7	masonry 1 CMU exposed masonry retaining wall T.W. = 3'
8	element 1 steel tube bike racks details TBD

AREA CALCULATIONS	
RIGHT-OF-WAY L/S AREA:	10,402 SF
LANDSCAPE AREA:	10,223 SF
PARKING LOT L/S:	8,178 SF
TOTAL LANDSCAPE AREA:	28,803 SF

APPROVED
As Stipulated by DRB
9/5/2019
DATE
APPROVED BY



ACCEPTANCE:
SIGNATURE
DATE

PRELIMINARY NOT FOR CONSTRUCTION

NOTE: ALL PLANT, HARDSCAPE AND EQUIPMENT LOCATIONS DEPICTED ON THE PLAN ARE APPROXIMATE. FINAL LOCATIONS ARE SUBJECT TO ADJUSTMENT TO FIT ACTUAL SITE CONDITIONS SUCH AS LOCATION OF UTILITIES, POOL/WATERFEATURE EQUIPMENT, WATER SOURCE AND DRAINAGE. 2) IRRIGATION, POOL AND WATER FEATURE EQUIPMENT MAY NOT BE SHOWN ON THE PLAN AS THIS LOCATION IS DETERMINED IN THE FIELD. PLANT MATERIAL WILL BE ADJUSTED TO SCREEN EQUIPMENT. 3) SIMILAR PLANTS MAY BE SUBSTITUTED FOR THOSE LISTED, IF AT THE TIME OF INSTALLATION, A PLANT IS EITHER NOT AVAILABLE OR IF IT IS OUTSIDE ITS RECOMMENDED PLANTING SEASON. 4) IT IS THE RESPONSIBILITY OF THE HOMEOWNER TO ENSURE THAT ALL DEBRIS IS REMOVED FROM DRAIN INLETS AND SWALES TO PREVENT FLOODING. 5) ON SITE LANDSCAPING, LLC. CANNOT INSTALL ELEMENTS DEPICTED IN THIS DESIGN THAT DO NOT APPEAR IN SIGNED INSTALLATION PROPOSAL 6) ON SITE LANDSCAPING, LLC RETAINS OWNERSHIP OF ALL PLANS. THESE PLANS SHALL NOT BE REPRODUCED, DISTRIBUTED OR USED FOR CONSTRUCTION PURPOSES WITHOUT FULL PRIOR WRITTEN CONSENT OF THE MANAGING MEMBERS OF ON SITE LANDSCAPING, LLC. THESE SHOP DRAWINGS ARE PREPARED FOR ON SITE LANDSCAPING, LLC. IN HOUSE USE ONLY. ON SITE LANDSCAPING, LLC. CANNOT BE HELD RESPONSIBLE OR LIABLE FOR ITEMS DEPICTED OR OMITTED IN THESE DRAWINGS.



6125 EAST INDIAN SCHOOL ROAD

SCOTTSDALE ARIZONA 85251

PJ 480.429.8885

FJ 480.429.8886

REVISION

DATE: 6.19.2019



TRAIL WEST
3215 NORTH HAYDEN ROAD
SCOTTSDALE ARIZONA 85251

LANDSCAPE PLAN

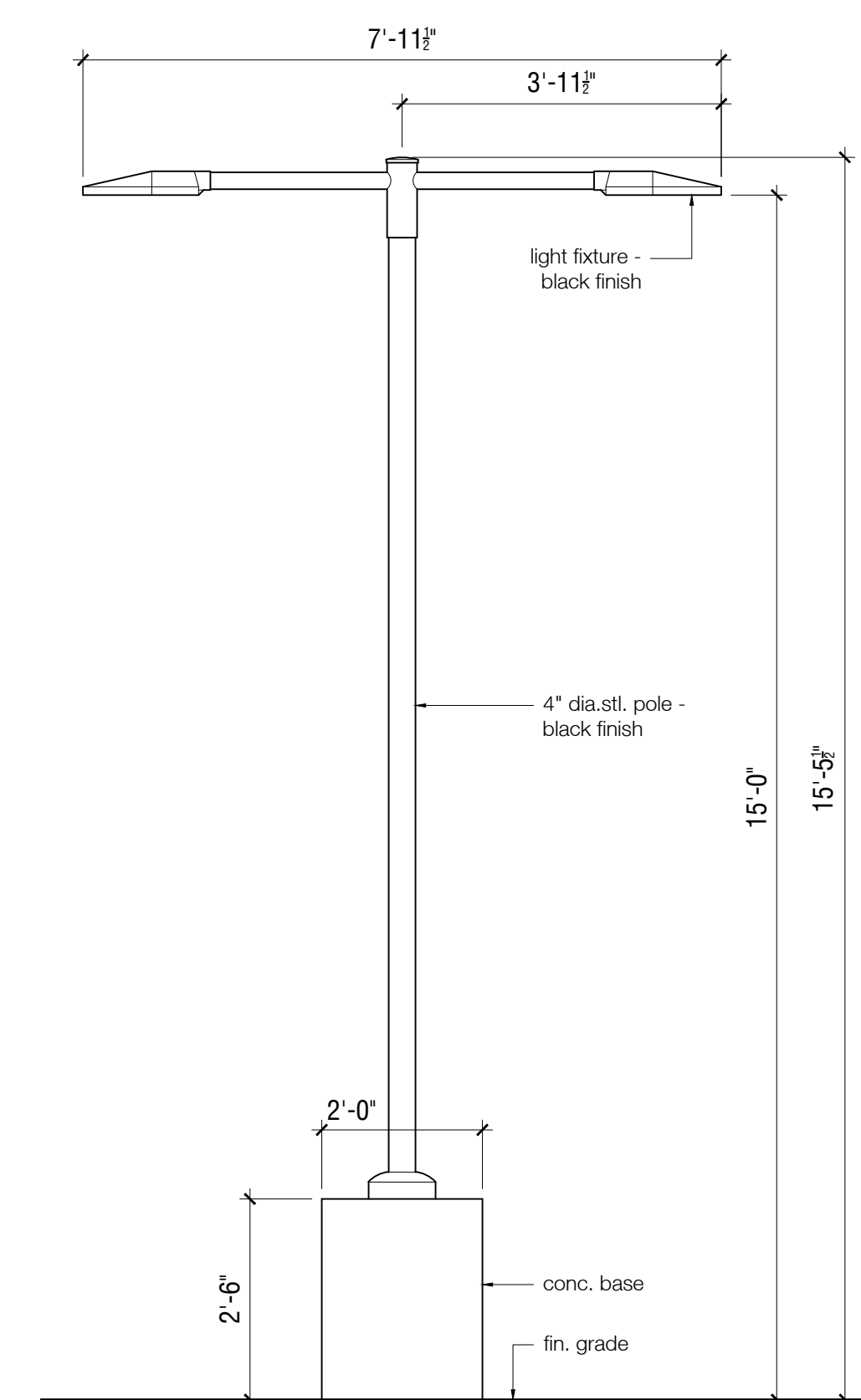
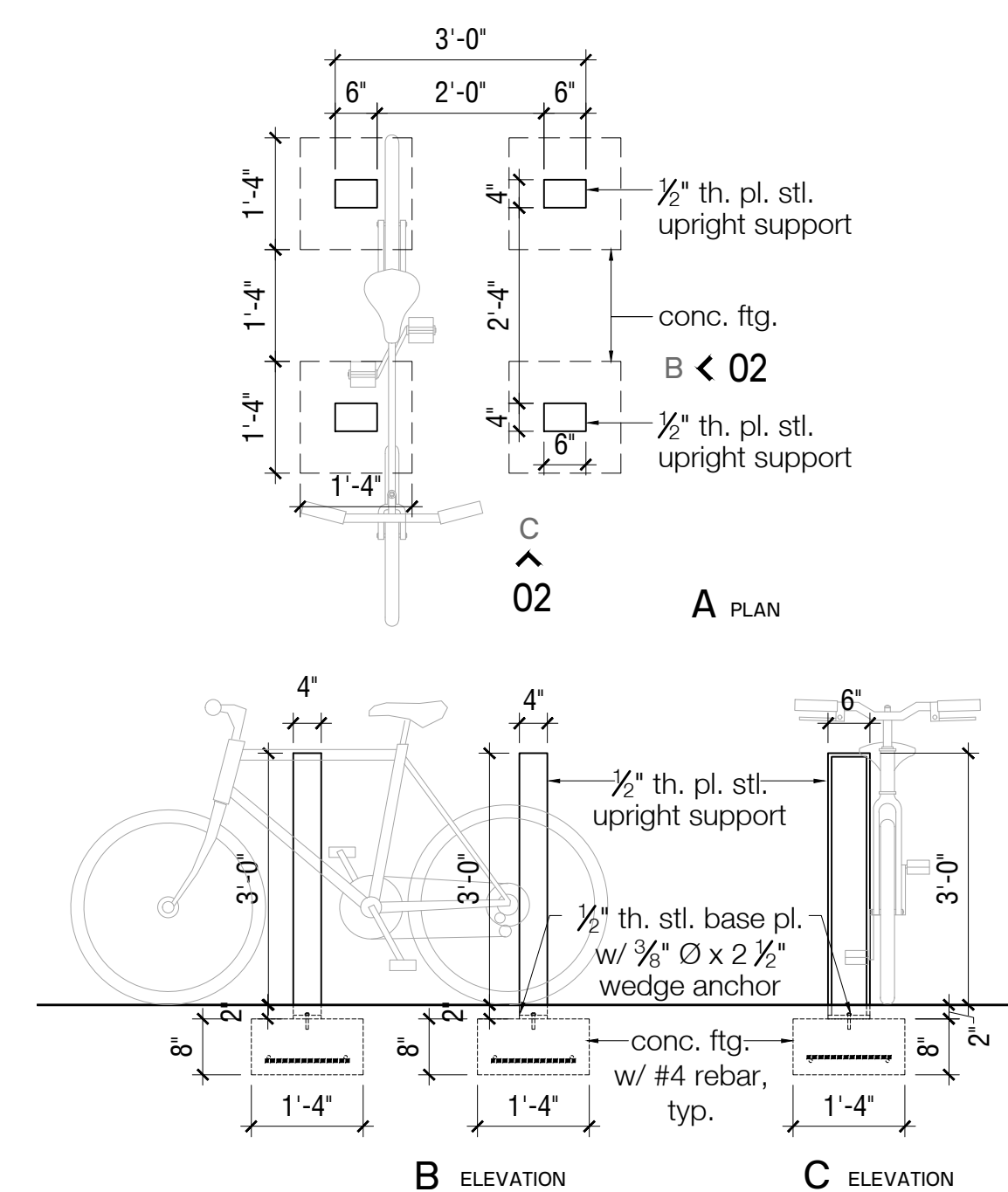
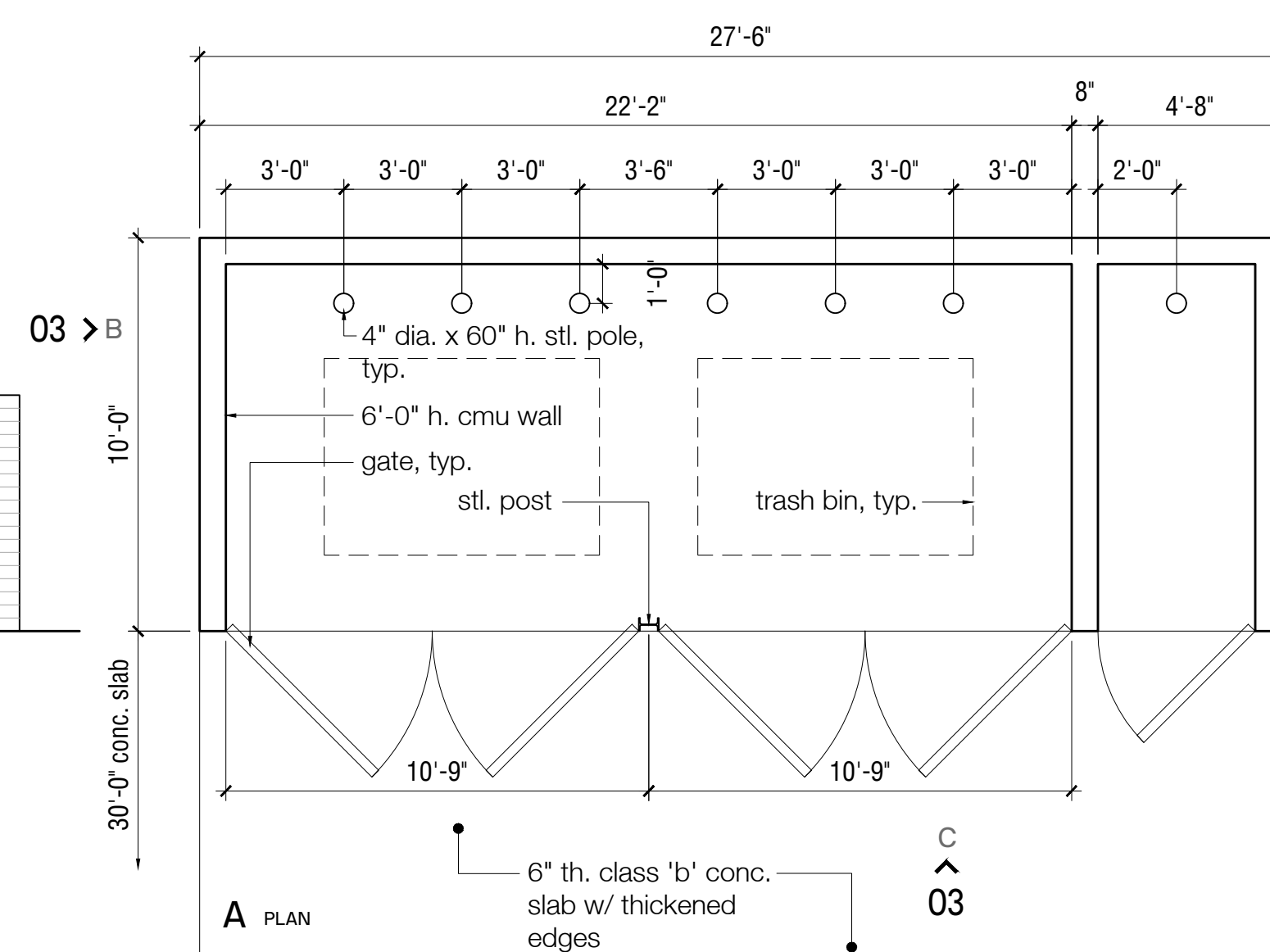
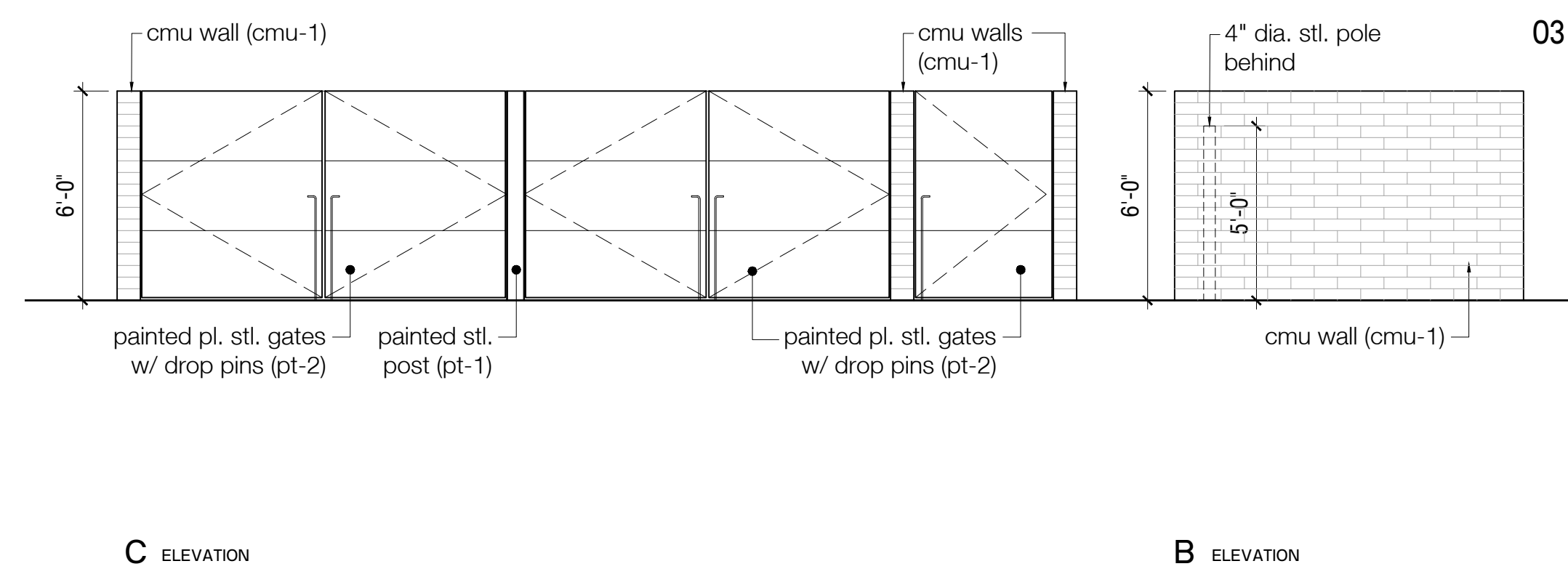
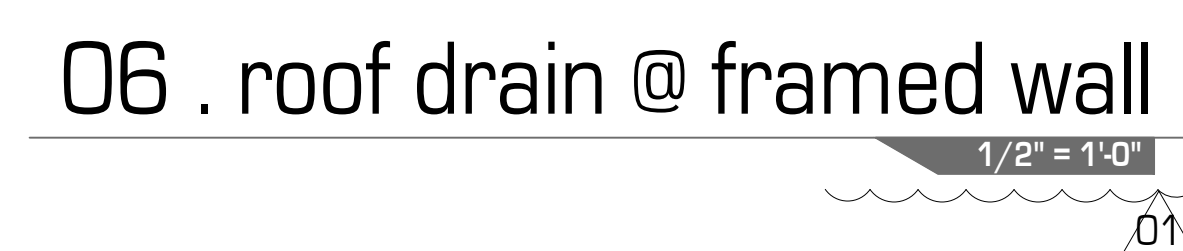
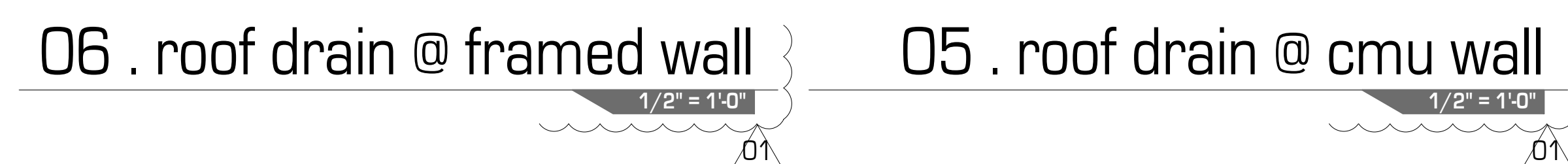
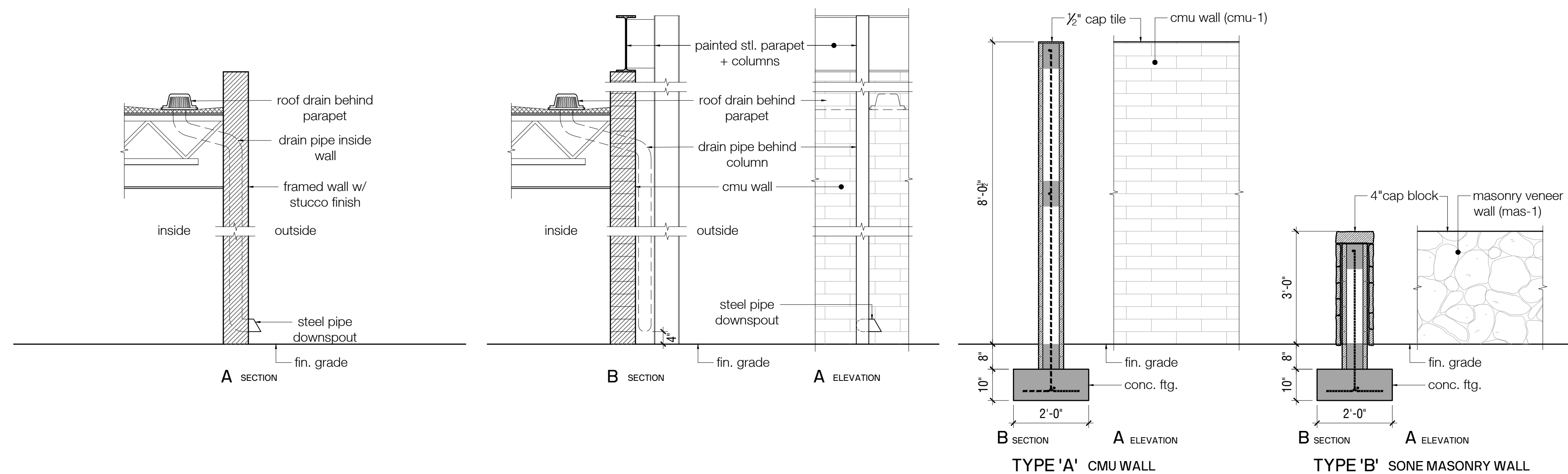
DESIGNER: AARON

DATE: 11.26.2018

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

SHEET:

L1 OF 2





02 . west perspective



01 . east perspective

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973-PA-2018

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SCOTTSDALE, ARIZONA 85251

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PROJECT # 18001

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PERSPECTIVES

PR-3 2

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01 . streetscape elevation

3/32" = 1'-0"

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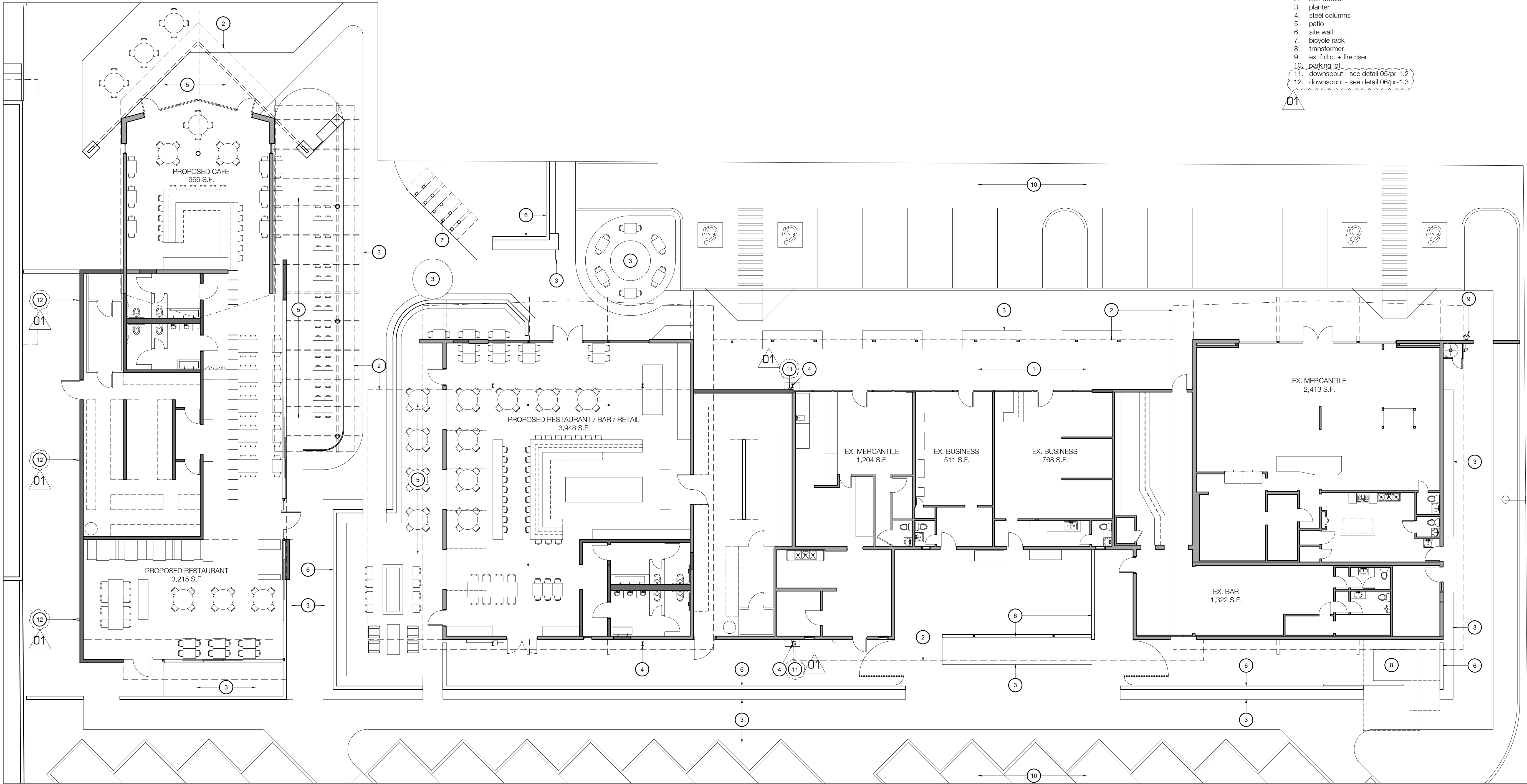
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STREETSCAPE ELEVATION

PR-3 3

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WALL TYPES

- existing wall to remain
- new wall

KEYED FLOOR PLAN NOTES

- 1. covered walkway
- 2. roof above
- 3. planter
- 4. steel columns
- 5. patio
- 6. site wall
- 7. bicycle rack
- 8. transformer
- 9. ex. f.d.c. + fire riser
- 10. parking lot
- 11. downspout - see detail 05/pr-1.2
- 12. downspout - see detail 06/pr-1.3

01

01 . floor plan
1/8" = 1'-0"



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SITE DATA

ZONING	C-1
LOT AREA	79,598 s.f.
MAX. BUILDING HEIGHT	36'-0"

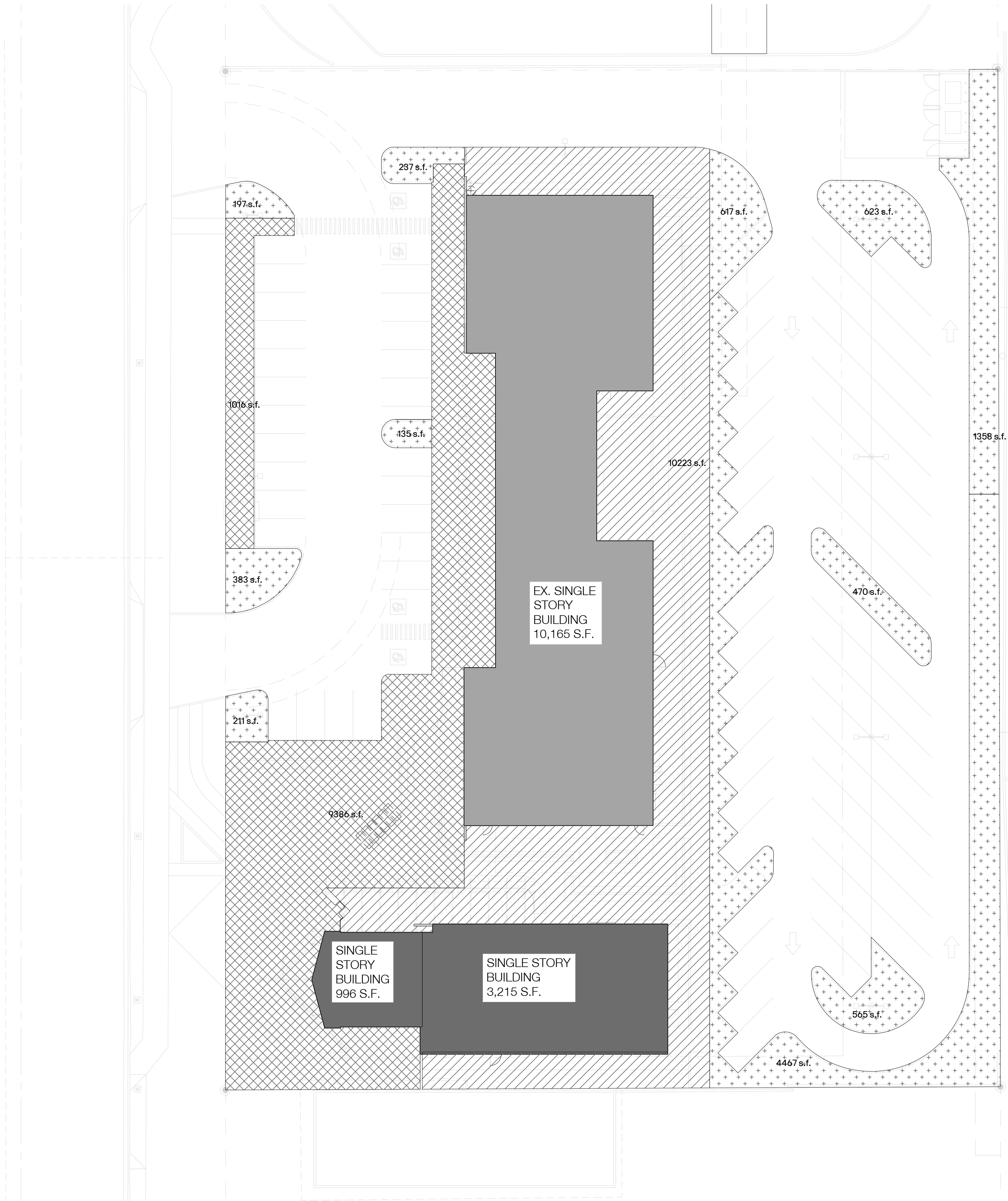
OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED	MAX BUILDING HEIGHT = 36'-0"
	FIRST 12' OF HEIGHT = 79598 x .10 = 7960 s.f.
	NEXT 24' OF HEIGHT = 24 x .004 x 79598 = 7641 s.f.
TOTAL	7960 + 7641 = 15,601 s.f.
FRONT	15,601 x .5 = 7,801 s.f.
LANDSCAPE	PARKING LOT AREA = 35011 x .15 = 5,252 s.f.

OPEN SPACE PROVIDED	
TOTAL	29,888 s.f.
FRONT	10,402 s.f.
LANDSCAPE	9,263 s.f.
OTHER	10,223 s.f.

OPEN SPACE HATCH LEGEND

	FRONT OPEN SPACE
	PARKING LOT LANDSCAPING
	OTHER OPEN SPACE



01 . site plan worksheet

1" = 20'

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SCOTTSDALE, AZ 85251

TRAIL WEST

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SITE PLAN WORKSHEET

PR-1.3

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