Development Review (Minor) Staff Approval

275-SA-2019

Chabad of Scottsdale Exterior Remodel

APPLICATION INFORMATION			
LOCATION:	10215 N Scottsdale Rd	APPLICANT:	Rauf Moosavi
PARCEL:	175-33-086D	COMPANY:	Moosavi Design Group
Q.S.:	28-45	ADDRESS:	14300 N Northsight Blvd Scottsdale, AZ 85260
ZONING:	C-3	PHONE:	480-451-8823
Request:	Request to update and remodel the front (north) elevation of Chabad of Scottsdale, located within the Paradise Valley Plaza development.		

STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by Moosavi Design Group, with a City Staff approval date of 10/8/2019.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by Moosavi Design Group, with a City Staff approval date of 10/8/2019.
3. Any proposed exterior light fixtures mounted on the sides of the building shall incorporate a lighting shield and directed downwards.
4. All rooftop mechanical units shall be completely screened from view from all elevations.
5. No building wall sign shall project above the tower parapet feature.
6. Exterior building signs shall require a separate application, review and permits.

CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS

Provide copies of this staff approval letter, a completed Permit Application, along with the following plan sets to the One Stop Shop (or optional digital submittal) for plan review and permits:

PERMIT APPLICATION:	☒	**Completed Permit Application** The permit application may be obtained or filled-out online at the following link: http://www.scottsdaleaz.gov/assets/ScottsdaleAZ/Building/APP_Permit_Commercial.pdf *(Please complete the permit application online prior to arriving at the City)*
ARCHITECTURAL:	☒	4 sets of architectural plans, plus 1 site plan sheet and 1 elevation plan sheet
DIGITAL (OPTIONAL):	☒	1 set of architectural plans (PDF) & this staff approval letter (PDF): https://eservices.scottsdaleaz.gov/bldgresources/plans

Expiration of Development Review (Minor) Approval

This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature: Andrew Chi Date: 10/8/2019

Andrew Chi, Planner

CITY OF SCOTTSDALE

Planning and Development Services

7447 East Indian School Road
Scottsdale, Arizona 85251

September 27, 2019

Rauf Moosavi
Moosavi Design Group
14300 N Northsight Blvd
Scottsdale, AZ 85260

RE: Administrative Completeness Determination
CASE: 275-SA-2019

Dear Rauf,

It has been determined that your Development Application 275-SA-2019, Chabad of Scottsdale Exterior Remodel, is administratively complete. Your Development Application is being reviewed under the City's Enhanced Application Review Methodology, as requested on your Development Application form. I will begin the substantive review of the application material after payment has been received. Please submit the $95.00 minor development application fee payment for this application by either:

1) Submitting payment through the online interface for the Digital Case Submittal process utilizing the Key Code J5212,

OR

2) Submitting payment in-person at the City's One Stop Shop referencing the project case number.

Upon completion of the review of the application material, I will inform you in writing or electronically either: 1) the steps necessary to submit additional information; or, 2) City Staff will issue a written or electronic determination or approval pertaining to this application. If you have any questions, or need further assistance please contact me at 480-312-7828 or at achi@ScottsdaleAZ.gov.

Sincerely,

Andrew Chi

Andrew Chi
Planner

C: Case File

City of Scottsdale Cash Transmittal

121268

Received From :

Biers Management Group Inc
PO BOX 4816
SCOTTSDALE, AZ 85261
480-513-1777

Bill To :

Moosavi Design Group
14300 N NORTHSIGHT BLVD
SCOTTSDALE, AZ 85260
480-451-8823

Reference #	275-SA-2019			Issued Date	10/1/2019
Address	10215 N SCOTTSDALE RD			Paid Date	10/1/2019
Subdivision	PARADISE VALLEY PLAZA			Payment Type	CHECK
Marketing Name		Lot Number	88	Cost Center	
MCR	094-15	Metes/Bounds	No	Jurisdiction	SCOTTSDALE
APN	175-33-086D	Gross Lot Area	0	Water Zone	
Owner Information		NAOS Lot Area	0	Water Type	
CHABAD OF SCOTTSDALE 7413 E VIA ESTRELLA AVE SCOTTSDALE, AZ 85258 602-579-3495		Net Lot Area	0	Sewer Type	
		Number of Units	1	Meter Size	
		Density		QS	28-45

Code	Description	Additional	Qty	Amount	Account Number
3166	STAFF APPROVAL (MINOR-CASE)		1	$95.00	100-21300-44221

SIGNED BY TARA MOOSAVI ON 10/1/2019

Total Amount $95.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)

3" and larger water meter fees are based on cost recovery. The city will contact the owner of the construction permit if additional funds are due. Payment will be due within 30 days notification.

TO HAVE WATER METER SET - CALL 480-312-5650 AND REFER TO TRANSMITTAL # 121268

Pre-Application No.: 548 -PA- 2018 Submittal Date: _____

Development Review (Minor)

(Administrative Staff Approval)

Development Application Checklist

CITY OF SCOTTSDALE

Official Use:

City Staff Contact: Andrew Chi, Planner **Staff Signature:** _____

Phone: 480-312-7828 **Email:** achi@scottsdaleaz.gov

Project Name: Chabad of Scottsdale Exterior Remodel

Property's Address: 10215 N. Scottsdale Road, Scottsdale, AZ 85258 **A.P.N.:** 175-33-033A & 175-33-086D

Property's Zoning District Designation: C-3

Application Request: Update and remodel the front elevation of Chabad of Scottsdale.

Owner: Chabad of Scottsdale, Inc.	**Applicant:** Rauf Moosavi, AIA or Tara Moosavi, RA
Company: Chabad of Scottsdale, Inc	**Company:** Moosavi Design Group, Inc
Address: 10215 N. Scottsdale Road, Scottsdale, AZ 85258	**Address:** 14300 N Northsight Blvd. #113
Phone: 480-998-1410 **Fax:**	**Phone:** 480-451-8823 **Fax:** 480-451-8824
E-mail: chabadscottsdale@gmail.com	**E-mail:** raufm@moosavidesign.com or taram@moosavidesign.com

Submittal Requirements: Please submit materials requested below. All plans must be folded.

☒ **Completed Application (this form) and Application Fee** – $ 95.00 paid (fee subject to change every July)	☐ **Landscape Plan** (____ **copy(ies)** – indicate location of existing and new plants, location and dimension of paving, a plant palette with names, symbols, sizes, spacing & quantities, and open space/landscaping calculations.
☒ **Affidavit of Authority to Act for Property Owner, letter of authorization, or signature below**	
☐ **Signed Owner Certification Acknowledging Receipt of Notice of Right to Appeal Exactions and Dedications**	☐ **Cross Sections** – for all cuts and fills applications
☒ **Request for Site Visits and/or Inspections form**	☐ **Conceptual Grading & Drainage Plan** – show existing, proposed drainage flows, channels, retention, etc.
☒ **Narrative** – describing nature of request	
☒ **Homeowners or Property Owners Association Approval**	☐ **Copy of Liquor License Application** (for all bars or restaurants patio applications)
☒ **Color photographs of site** – include area of request	
☒ **Site plan** (1 **copy(ies)** indicate the extent and location of additions, buildings and other structures, dimensions of existing and proposed structures, sidewalks, and/or driveways as well as any required setbacks.	☐ **Airport Vicinity Development Checklist**
	☐ **Floor Plan(s)** – show additions, alterations, or new structures. The floor plan shall be dimensioned and clearly delineate existing and proposed construction.
☒ **Material Samples – color chips, awning fabric, glazing, etc.**	☐ **Exterior Lighting** – provide cut sheets, details and photometrics for any proposed lighting.
☒ **Elevation Drawings or Color Photo simulations** (1 **copy(ies)** – of additions, buildings, or other changes with materials and colors noted and keyed	☒ **Other:** Black & White Elevation (1 copy) showing the roof line behind the parapets.

Please indicate in the checkbox below the requested review methodology (please see the descriptions on page 2):

☑ **Enhanced Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Enhanced Application Review methodology.

☐ **Standard Application Review:** I hereby authorize the City of Scottsdale to review this application utilizing the Standard Application Review methodology.

Owner Signature	Agent/Applicant Signature

Request for Site Visits and/or Inspections

Development Application (Case Submittals)

CITY OF SCOTTSDALE

This request concerns all property identified in the development application.

Pre-application No: 548 -PA- 2019

Project Name: Chabad of Scottsdale Exterior Remodel

Project Address: 10215 N. Scottsdale Road.

STATEMENT OF AUTHORITY:

1. I am the owner of the property, or I am the duly and lawfully appointed agent of the property and have the authority from the owner to sign this request on the owner's behalf. If the land has more than one owner, then I am the agent for all owners, and the word "owner" refer to them all.

2. I have the authority from the owner to act for the owner before the City of Scottsdale regarding any and all development application regulatory or related matter of every description involving all property identified in the development application.

STATEMENT OF REQUEST FOR SITE VISITS AND/OR INSPECTIONS

1. I hereby request that the City of Scottsdale's staff conduct site visits and/or inspections of the property identified in the development application in order to efficiently process the application.

2. I understand that even though I have requested the City of Scottsdale's staff conduct site visits and/or inspections, city staff may determine that a site visit and/or an inspection is not necessary, and may opt not to perform the site visit and/or an inspection.

Property owner/Property owner's agent: Rauf Moosavi, AIA
Print Name

Signature

City Use Only:
Submittal Date: _____ Case number: _____
Planning and Development Services 7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ◆ www.ScottsdaleAZ.gov

Owner Certification
Acknowledging Receipt
Of
Notice Of Right To Appeal
Exactions And Dedications

I hereby certify that I am the owner of property located at:

10215 N. SCOTTSDALE ROAD

(address where development approval, building permits, or city required improvements and dedications are being required)

and hereby certify that I have received a notice that explains my right to appeal all exactions and/or dedications required by the City of Scottsdale as part of my property development on the parcel listed in the above address.

Signature of Property Owner

Date 9/2/19

Revision Date: 02/02/2015

June 25, 2019

City of Scottsdale
Development Services
Plan Review

Re: Chabad of Scottsdale
Elevation Rejuvenation

Owner : Chabad of Scottsdale, Inc.
10215 N. Scottsdale Road
Scottsdale, Arizona 85260

To whom it may concern:

I am authorizing Rauf Moosavi, RA from Moosavi Design Group, Inc as the Architect/ applicant of the project above to submit plans to the City of Scottsdale for plan review and approval.

Sincerely,

Rabbi Yossi Leverton
Chabad of Scottsdale, Inc.
10215 N. Scottsdale Road
Scottsdale, Arizona 85260
480-998-1410
chabadscottsdale@gmail.com

PARADISE VALLEY PLAZA OWNERS ASSOCIATION
10405 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

August 25, 2019

Rabbi Jossi Levertov
Chabad
10217 N Scottsdale Rd
Scottsdale, AZ 85253

Dear Rabbi Levertov:

The Architectural Committee of the PVPOA has approved your plans for improvements on the Chabad buildings. We appreciate the new look.

Your e-mail mentions a parking space for police cars but the space does not appear in the drawings. However, in the interest of time, we are presuming that a space will be there and are preapproving it. As you know, there are members of the association who will cry "foul" because of the loss of one of our 1,088 parking spaces. But the committee feels that the loss of a space is nothing compared to the potential loss of life that the off-duty officer can prevent. Therefore, we are willing to defend our decision should it become necessary in the future.

We wish you the best of luck with this project and hope for a speedy approval from the City.

James E. Marrion
President

MOOSAVI
DESIGN GROUP
ARCHITECTS
INC

ARCHITECTURE

MASTER SITE PLANNING

INTERIOR DESIGN

TENANT IMPROVEMENTS

Project Narrative
Chabad of Scottsdale

Chabad of Scottsdale, Inc. the Owner, is proposing to rejuvenate their suites front elevation, a portion of the existing retail mixed use complex building located at 10215 N Scottsdale Rd., Scottsdale, Arizona 85258

Development History

The entire site, zoned as C-3, is located SWC of Scottsdale Road and Shea Blvd, The proposed lot is divided in individual parcels with different ownership.

General Plan Compatibility

The proposed minor alteration to the existing site and exterior elevation is consistent with the standards of the City of Scottsdale and is initially approved by Paradise Valley Plaza Owners Association.

Architectural Concept & Quality

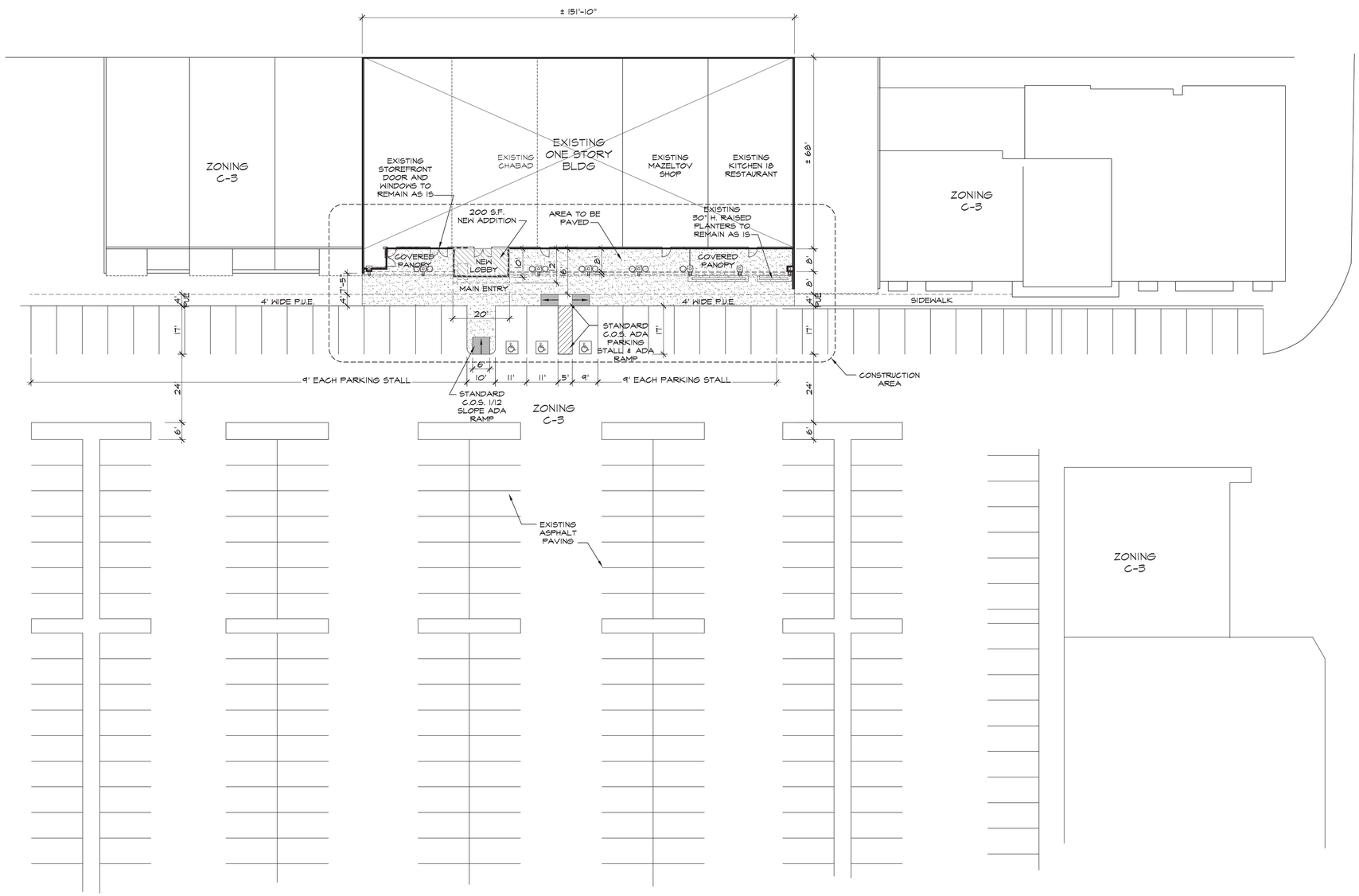
The architectural character of the Chabad has been designed to offer better visibility with balanced structure. The tower projection in center at front of Chabad main entrance will provide an attractive element to elevation, so as it creates an entrance feature and enclosed lobby which was essential for Chabad visitors. The sign monument will also help to recognize the name of business.
The short existing canopy will be raised by few feet to create a nice shading to the front of building. There are some recessed and projected elements to the main façade that makes it attractive and modern, in replacement of the existing outdated mansard tile roofing. The entire building façade including covered canopy with articulated pillars will be painted earth tone colors on smooth stucco system to emphasize the quality of proposed design.
The facade appearance, repetition and consistent use of common design elements, colors and textures, along with care in detailing and commitment to build a quality product will bind the overall development into a cohesive whole that the neighborhood and the City can take pride in. In addition to building feature there will be some boxed planters on two sides of each pillars to create some natural vegetation.

Mechanical Equipment Screening

Screening shall comply with the current City of Scottsdale Zoning Ordinance.
In response to this important item, the necessary parapet wall will provide screening to the roof top objects such as satellite dish, air conditioning units etc.

Parking Requirements:

The existing Parking stalls for the project is consistent with the requirements and regulations of the current City of Scottsdale Zoning Code.



CASE# 275-SA-2019

APPROVED

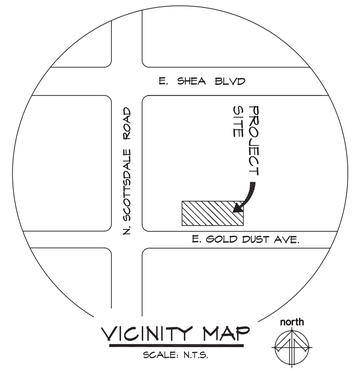
STIPULATION SET
RETAIN FOR RECORDS

10/08/19 — DATE

Andrew Chi — APPROVED BY

PROJECT DATA

PROJECT NAME:	CHABAD OF SCOTTSDALE
LOCATION:	10215 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253
SCOPE:	PROPOSEING SMALL LOBBY ADDITION AND REMODELING THE FRONT ELEVATION
OWNER:	CHABAD OF SCOTTSDALE, INC 10215 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85253 chabadscottsdale@gmail.com T: 480-998-1410
ARCHITECT:	MOOSAVI DESIGN GROUP, INC. 14300 N. NORTHSIGHT BLVD. #113 SCOTTSDALE, ARIZONA 85260 T: 480-451-8823 F: 480-451-8824 contact: RAUF MOOSAVI , RA raufm@moosavidesign.com
EXISTING ZONING:	C-3
CONSTRUCTION:	TYPE VB
APN:	175-33-033A & 175-33-086D
ALLOWABLE BUILDING HEIGHT:	+34'-0"
PROPOSED BUILDING HEIGHT:	+ 19' BUILDING, +21' ENTREY TOWER
PROPOSED ADDITION FOOTPRINT:	200 S.F.



PREAPPLICATION: 548 PA 2019

REVISIONS	DATE

MOOSAVI DESIGN GROUP, INC.
14300 N. Northsight Blvd., #113
Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com

▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT — 82261 — RAUF S. MOOSAVI — 06-30-2020 — EXPIRES

CHABAD OF SCOTTSDALE

10215 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

SCHEMATIC SITE PLAN

DRAWN BY	TM
CHECKED BY	RSM
DATE	08-08-2019
SCALE	AS SHOWN
JOB NO.	1914.00
SHEET	A0
OF	SHEETS

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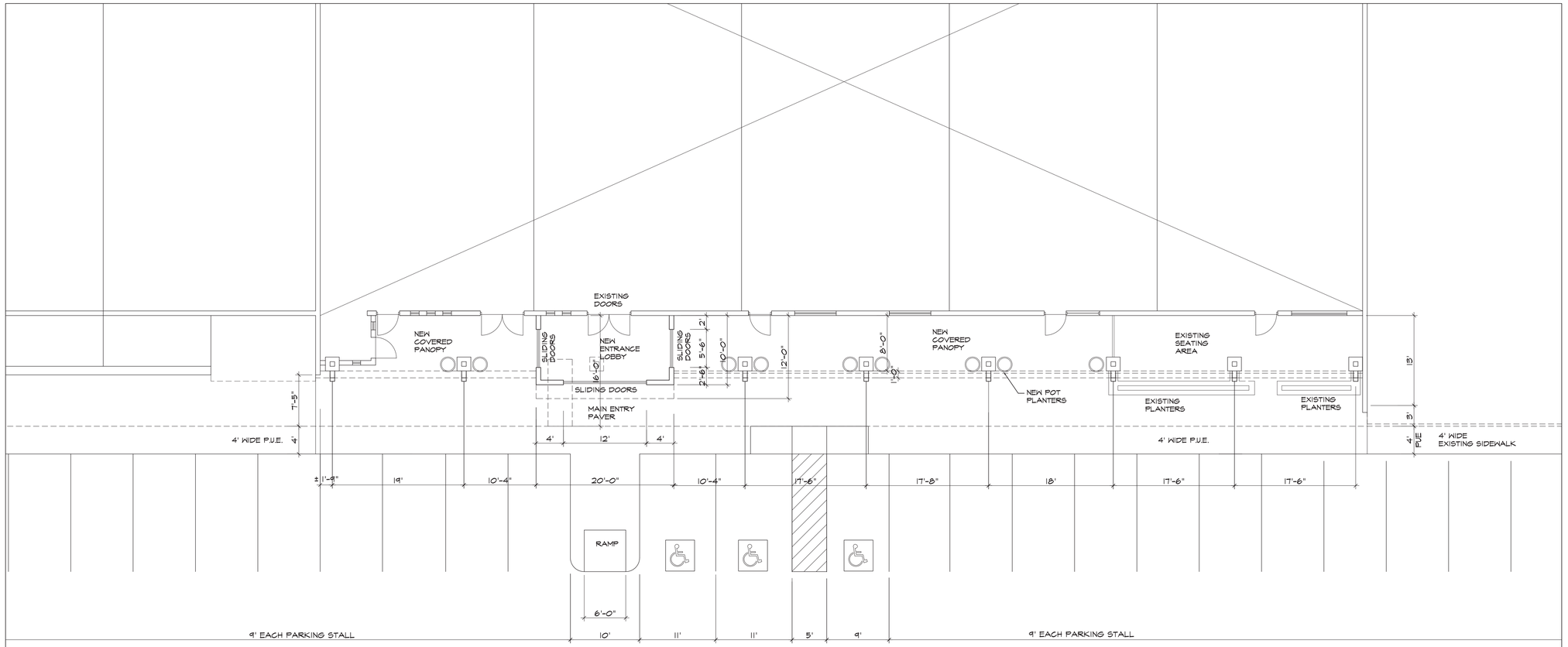


PROPOSED SCHEMATIC SITE PLAN

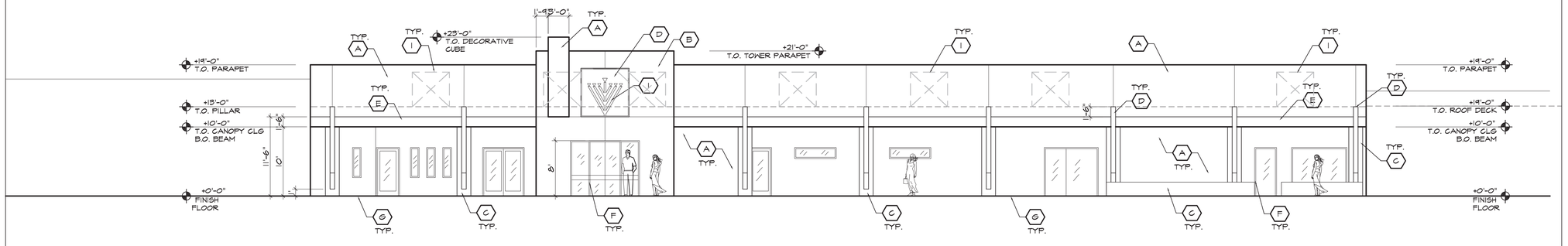
SCALE: 1/8"=1'-0"

CASE# 275-SA-2019

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/08/19 — Andrew Chi
DATE — APPROVED BY



PROPOSED FRONT ELEVATION

SCALE: 1/8"=1'-0"

FINISH SCHEDULE

- (A) MAIN PARAPET SMOOTH STUCCO SYS. COLOR: SHERWIN WILLIAMS SW 9044 PLAYA ARENOSA
- (B) TOWER - SMOOTH STUCCO SYSTEM COLOR: SHERWIN WILLIAMS SW 9091 SOFT FAWN
- (C) PILARS BODY- SMOOTH STUCCO SYS. COLOR: SHERWIN WILLIAMS SW 9091 SOFT FAWN
- (D) PILARS ACCENT-SMOOTH STUCCO SYS. COLOR: SHERWIN WILLIAMS SW 7558 MEDICI IVORY
- (E) RETURN BEAM- STUCCO SYSTEM COLOR: SHERWIN WILLIAMS SW 6103 TEA CHEST
- (F) WINDOWS/ DOORS FRAMES- ANODIZED ALUMINUM EXISTING FINISH: DARK BRONZE
- (G) GRAY CONCRETE PAVERS AT ENTIRE FRONT CANOPY AREA
- (H) METAL SIGN PER SIGN COMPANY
- (I) MECHANICAL HVAC UNITS SHALL BE SCREENED PER C.O.S. STANDARDS

FINISH COLOR

- SHERWIN WILLIAMS SW 9044 PLAYA ARENOSA
- SHERWIN WILLIAMS SW 9091 SOFT FAWN
- ACCENT SHERWIN WILLIAMS SW 7558 MEDICI IVORY
- ACCENT SHERWIN WILLIAMS SW 6103 TEA CHEST
- ANODIZED ALUMINUM GLAZING DARK BRONZE
- CONCRETE PAVERS- GRAY COLOR SUPERLITE/ DAVIS OR EQUIV.

GENERAL NOTES

1. GENERAL CONTRACTOR TO VERIFY LIGHT FIXTURE MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALLATION OF ALL PERIMETER LIGHTING.
2. SIGNAGE BY SIGN CONTRACTOR UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE LOCATION OF ALL REQUIRED POWER, J-BOXES .
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS EQUAL TO OR GREATER THAN THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
4. SMOOTH STUCCO SYSTEM W/ FINISH COAT TO BE APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS

REVISIONS	DATE

MOOSAVI DESIGN GROUP, INC.
14300 N. Northsight Blvd., #113
Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com

▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT — 52261 — RALIF S. MOOSAVI — 06-30-2020 — EXPIRES

CHABAD OF SCOTTSDALE

10215 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

SCHEMATIC SITE PLAN ELEVATION

DRAWN BY	TM
CHECKED BY	RSM
DATE	08-08-2019
SCALE	AS SHOWN
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SHEET	A1
OF	SHEETS

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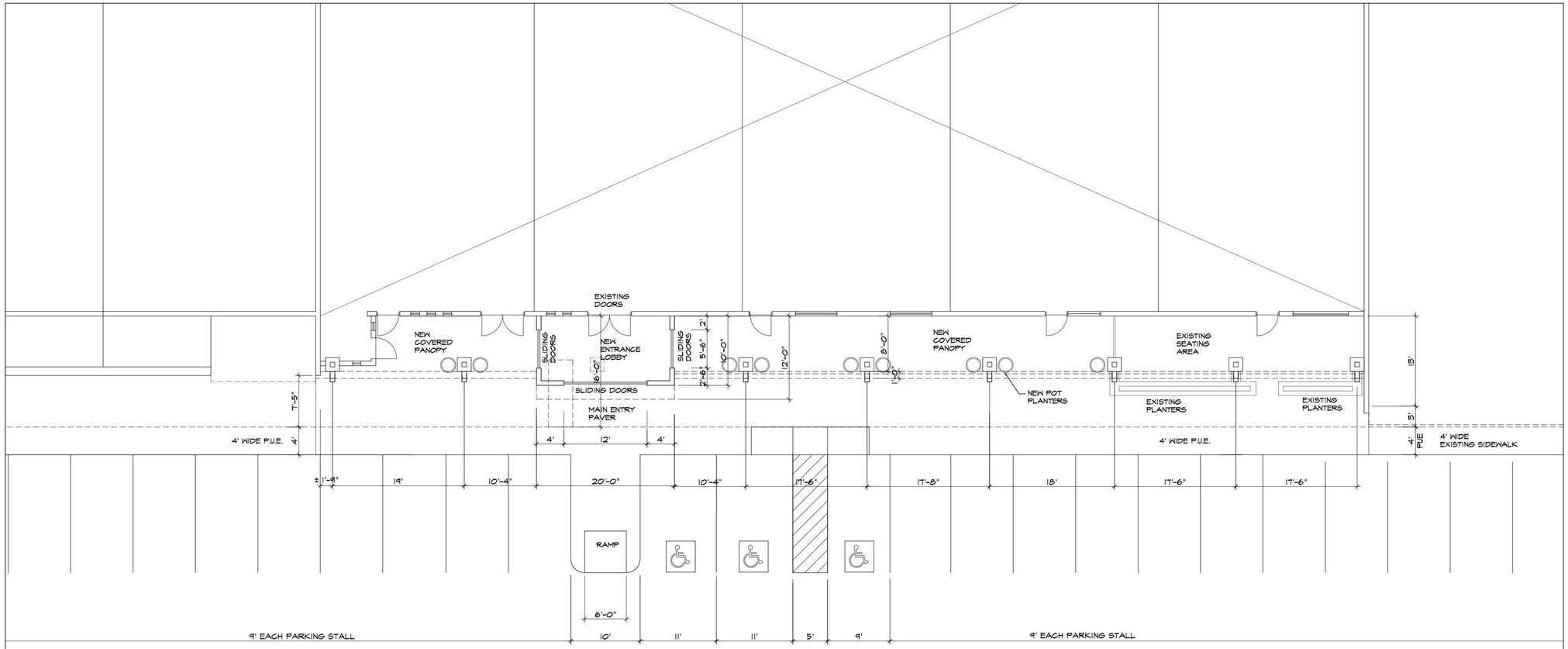

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10/08/19 Andrew Chi

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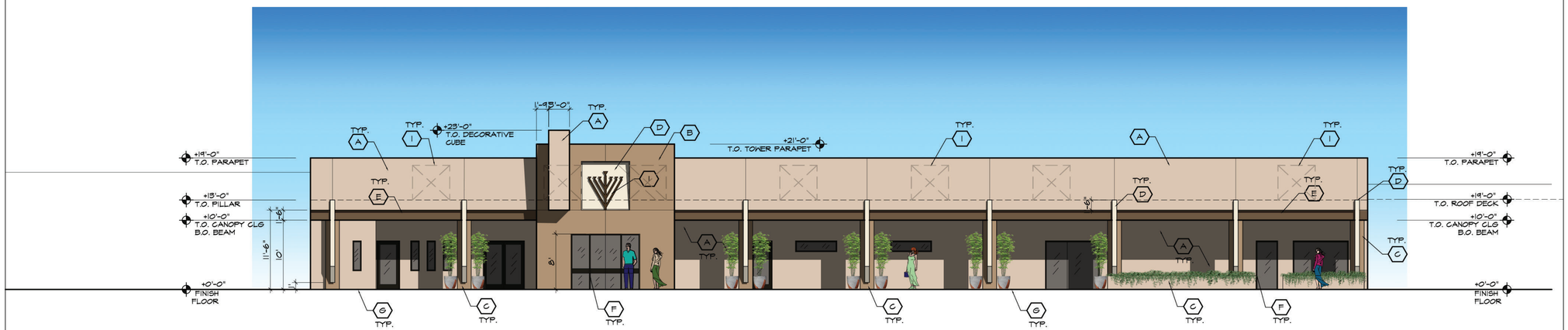

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www.moosavidesign.com
▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

REGISTERED ARCHITECT CERTIFICATE NO. 52261 RAUF S. MOOSAVI Date Signed 06/30/19 ARIZONA
EXPIRES: 06/30/2020

CHABAD OF SCOTTSDALE

10215 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

SCHEMATIC SITE PLAN ELEVATION

DRAWN BY: TM
CHECKED BY: RSM
DATE: 08-08-2019
SCALE: AS SHOWN
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SHEET: A1
OF SHEETS

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CASE# 275-SA-2019

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/08/19 Andrew Chi

DATE APPROVED BY



Scottsdale, Arizona
2019 . 09 . 02

CHABAD OF SCOTTSDALE

NORTH VIEW

(MATERIAL / FINISH)

CHABAD OF SCOTTSDALE

SHERWIN WILLIAMS
SW 9094
PLAYA ARENOSA
MAIN COLOR



SHERWIN WILLIAMS
SW 6103
TEA CHEST
HORIZONTAL BEAM
ACCENT COLOR



SHERWIN WILLIAMS
SW 9097
SOFT FAWN
TOWER / PILLARS



ANODIZED
ALUMINUM
DARK BRONZE



SHERWIN WILLIAMS
SW 7558
MEDICI IVORY
ACCENT COLOR



CONCRETE
PAVERS
GRAY COLOR
BY SUPERLITE
OR EQUIV.



CASE# 275-SA-2019

APPROVED

STIPULATION SET
RETAIN FOR RECORDS

10/08/19 Andrew Chi

DATE APPROVED BY

MB	CHABAD OF SCOTTSDALE MODIFICATION TO EXTISTING ELEVATIONS 10215 N. SCOTTSDALE ROAD SCOTTSDALE, ARIZONA 85258

REGISTERED ARCHITECT
CERTIFICATE NO.
52261
RAUF S.
MOOSAVI
Date Signed 06/21/19
EXPIRES: 06/30/2020

MOOSAVI DESIGN GROUP, INC.
14300 N. Northsight Blvd., #113
Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com

ARCHITECTURE · MASTER SITE PLANNING · INTERIOR DESIGN · TENANT IMPROVEMENTS

MOOSAVI
DESIGN GROUP
ARCHITECTS

- ARCHITECTURE
- MASTER SITE PLANNING
- INTERIOR DESIGN
- TENANT IMPROVEMENTS

CONTEXT PLAN

for:

CHABAD OF SCOTTSDALE

Front Elevation remodeling

Located at:

10215 N Scottsdale Rd,
Scottsdale, AZ. 85258

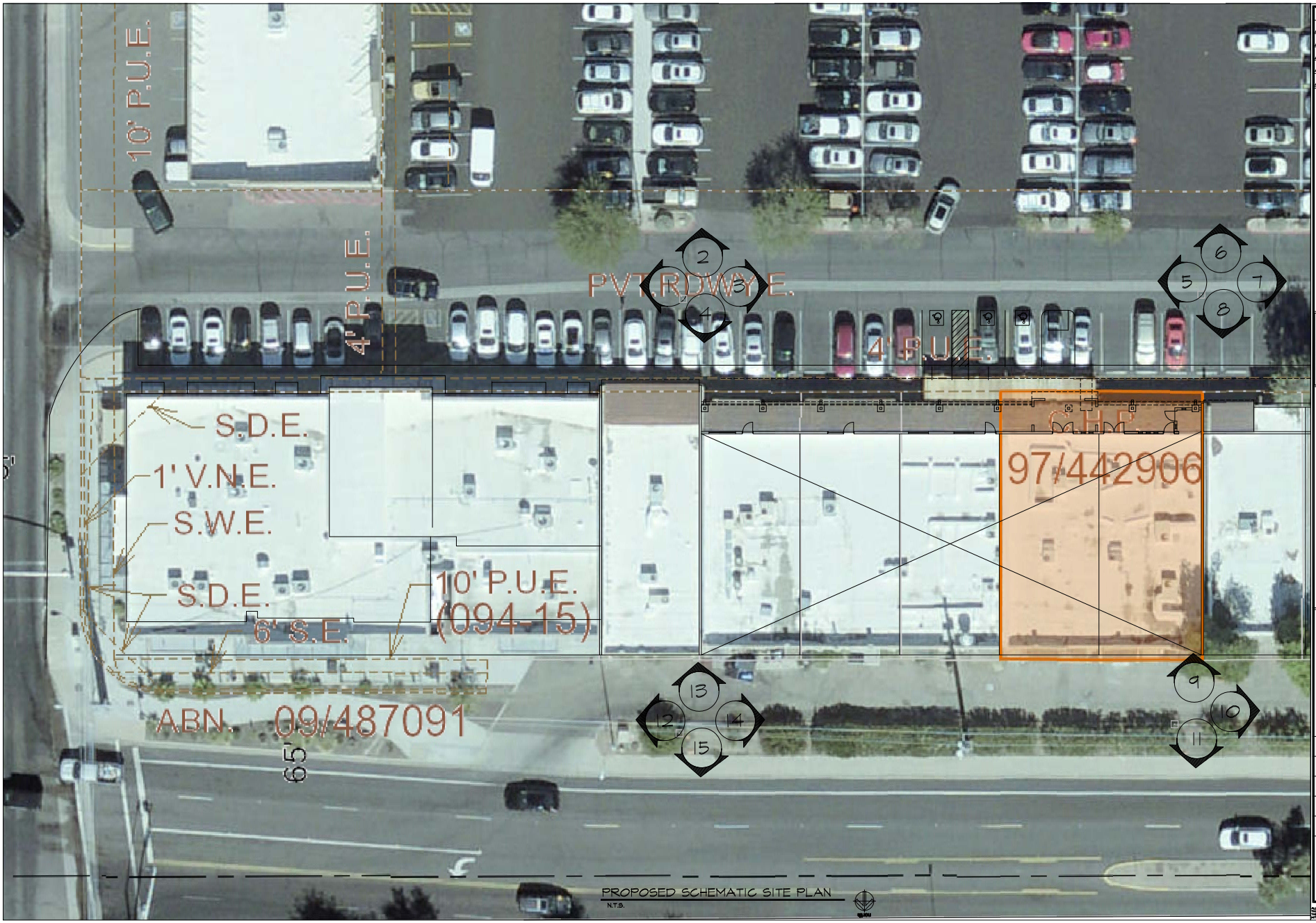
OWNER:

Chabad of Scottsdale, Inc.
10215 N. Scottsdale Road
Scottsdale, Az 85260

REGISTERED ARCHITECT
CERTIFICATE NO.
52261
RAUF S.
MOOSAVI
Date Signed 8/24/2019
ARIZONA U.S.A.

August 24, 2019

Moosavi Design Group Architects, Inc.
14300 N. Northsight Blvd., Suite113 Scottsdale, AZ 85260 Telephone: 480-451-8823 Fax: 480-451-8824 www.moosavidesign.com
"We are committed to meet and exceed our Clients' expectations."



PROPOSED SCHEMATIC SITE PLAN

N.T.S.

REVISIONS	DATE

MOOSAVI DESIGN GROUP, INC.

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Scottsdale, Arizona 85260
Telephone: (480) 451-8823
Fax: (480) 451-8824
www.moosavidesign.com

▲ ARCHITECTURE ▲ MASTER SITE PLANNING ▲ INTERIOR DESIGN ▲ TENANT IMPROVEMENTS

EXPIRES: 06/30/2020

CHABAD OF SCOTTSDALE

10215 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

CONTEXT SITE PLAN

DRAWN BY	TM
CHECKED BY	RBM
DATE	06-05-2019
SCALE	AS SHOWN
JOB NO.	1914.00
SHEET	A1
OF	SHEETS

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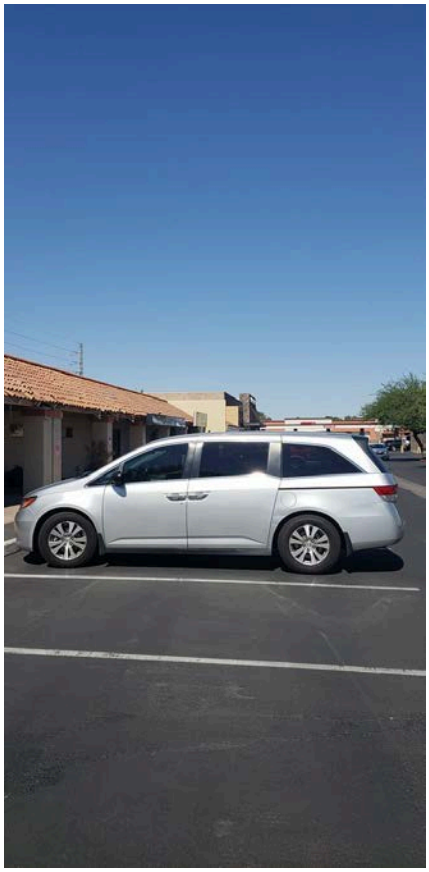

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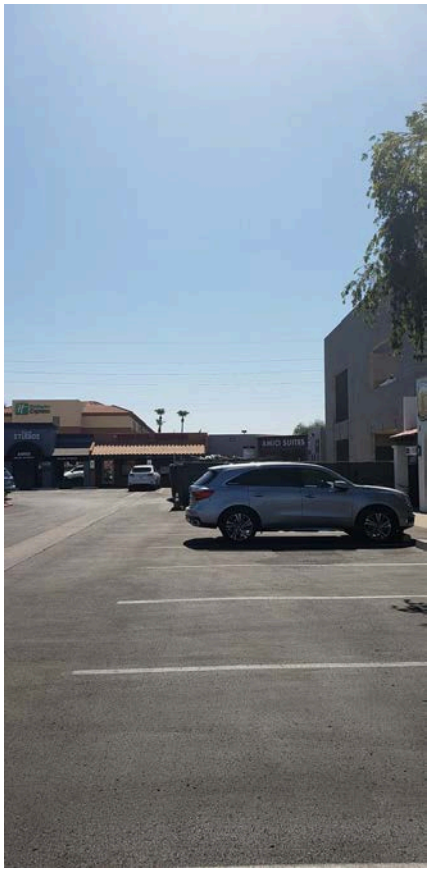

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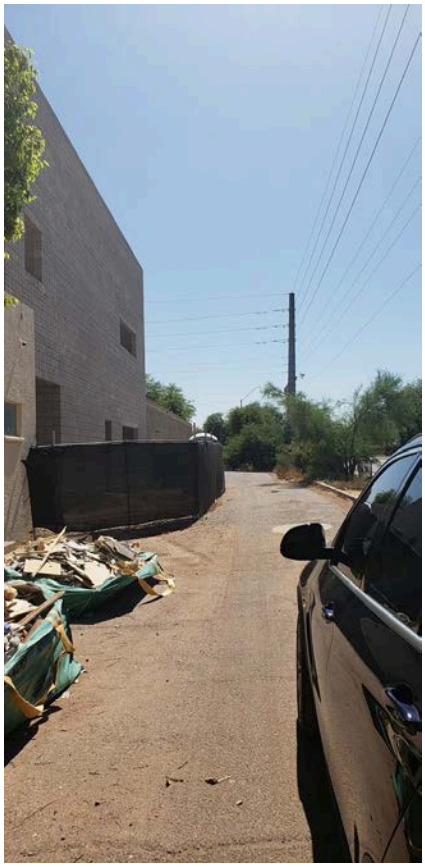

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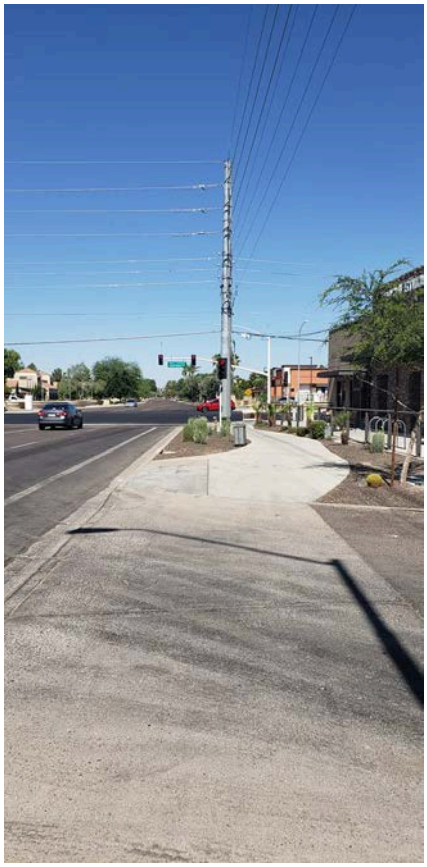

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