



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

ISSUED FOR	REV	DATE
DRB 1ST CITY COMMENTS	1	29AUG19
DESIGN REVIEW BOARD		10JUL19

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

GRAPHIC LEGEND

- BRICK VENEER - NORMAN BRICK "STACKED PATTERN" = "RED" (BASIS OF DESIGN = 6"13 INCA" BY SUMMIT BRICK AND TILE CO.)
- METAL PANEL (COLOR 1)
"ASCOT WHITE" (LRV: 0.69)
"MINI MICRO-RIB" INSULATED WALL PANEL
- METAL PANEL (COLOR 2) - "BLACK" (LRV: 0.05)
"MINI MICRO-RIB" INSULATED WALL PANEL
- INSULATED GLAZING
1" VNE30 - S3 INSULATING HS/HS
- WINDOW FRAMES**
ALUMINUM WINDOW FRAMES (COLOR 2) - "BLACK" (LRV: 0.05)
- WINDOW EYEBROWS (COLOR 2) - "BLACK" (LRV: 0.05)
- BUILDING STEEL COLOR** - "DOVE GRAY" (LRV: 0.47)
- PARKING CANOPY - MAIN STRUCTURE
- EXTERIOR HOLLOW METAL DOORS / FRAMES
- 8'-0" SITE FENCING AND GATE
- TRASH ENCLOSURE GATES
- MISC. METAL ACCENTS
- EXTERIOR BUILDING LOUVERS
- PARKING CANOPY ACCENT (COLOR 3)**
- PARKING CANOPY FASCIA = "YELLOW" (LRV: 0.31)
- TRASH ENCLOSURE & 3'-0" SITE WALLS**
NORMAN BRICK "STACKED PATTERN" = "RED" (BASIS OF DESIGN = 6"13 INCA" BY SUMMIT BRICK AND TILE CO.)
- 4'-0" SITE FENCE**
- "CLEAR SEALANT" REUSTED PATINA FINISH

GENERAL SHEET NOTES

- A. REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS, AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- B. REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- C. REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- D. REFER TO THE A4.4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- E. REFER TO THE A5.4.X SERIES SHEETS FOR EXTERIOR WINDOW AND LOUVER FRAME ELEVATIONS.

REFERENCE KEYNOTES

37-DR-2019
APPROVED

STIPULATION SET
RETAIN FOR RECORDS
9/24/19 KP
DATE APPROVED BY

SHEET KEYNOTES

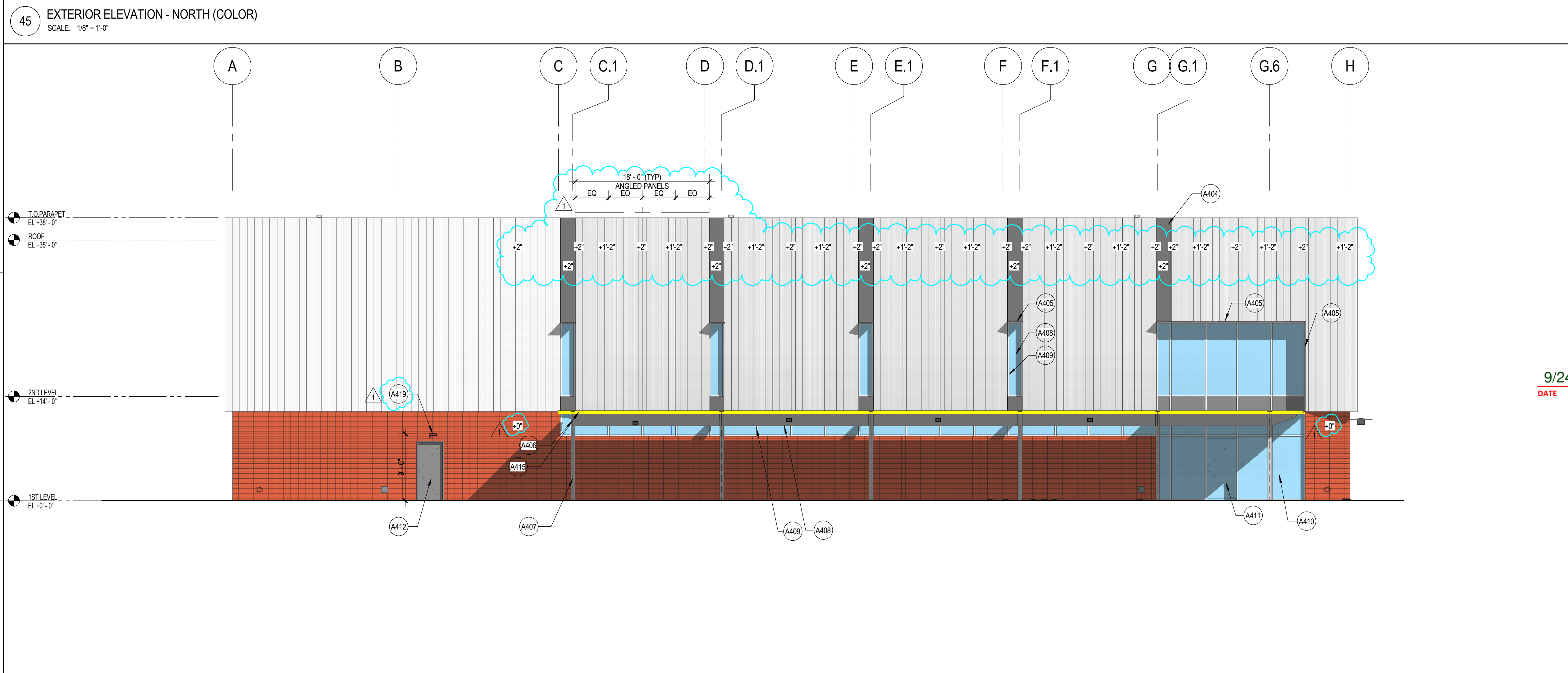
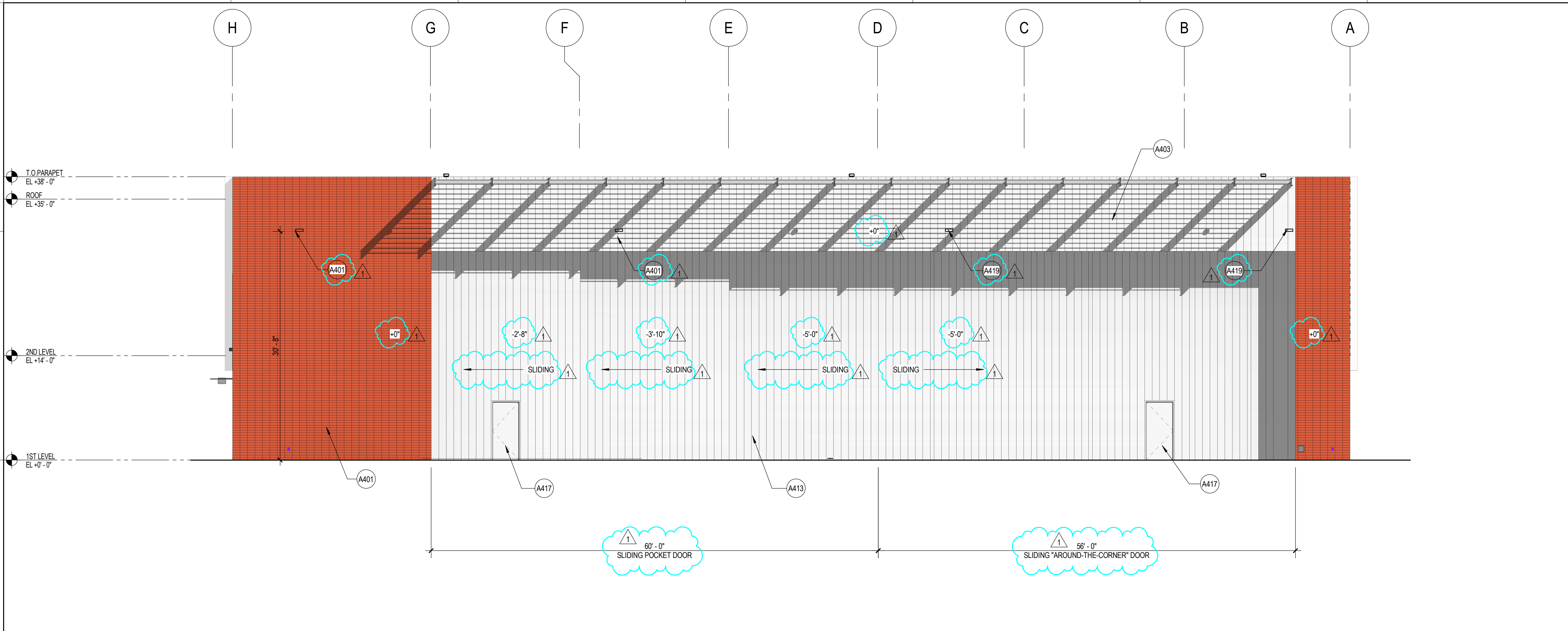
- A401 BRICK VENEER - STACKED PATTERN
- A403 METAL PANEL SYSTEM (COLOR 1)
- A404 METAL PANEL SYSTEM (COLOR 2)
- A405 METAL EYEBROW
- A406 STEEL BEAM - PAINTED BUILDING STEEL COLOR
- A407 STEEL COLUMN - PAINTED BUILDING STEEL COLOR
- A408 TINTED INSULATED GLAZING
- A409 ALUMINUM WINDOW FRAME - ANODIZED
- A410 STOREFRONT WINDOW (1" TINTED INSULATED WINDOW)
- A411 GLASS ENTRY DOOR
- A412 HOLLOW METAL DOOR AND FRAME - PAINTED BUILDING STEEL COLOR
- A413 AIRPLANE HANGAR DOOR - PER MANUFACTURER (COLOR TO MATCH BUILDING METAL PANEL COLOR 1)
- A415 PARKING CANOPY FASCIA - PAINTED ACCENT (COLOR 3)
- A417 AIRPLANE HANGAR DOOR - MANDOR PER MANUFACTURER
- A419 LIGHT FIXTURE - REFER TO ELECTRICAL

SHEET TITLE

EXTERIOR BUILDING ELEVATIONS - COLOR

PROJECT NUMBER 11527.000

DRB A-411c
SHEET NUMBER



Plot Date: 8/28/2019 12:38:09 PM Author

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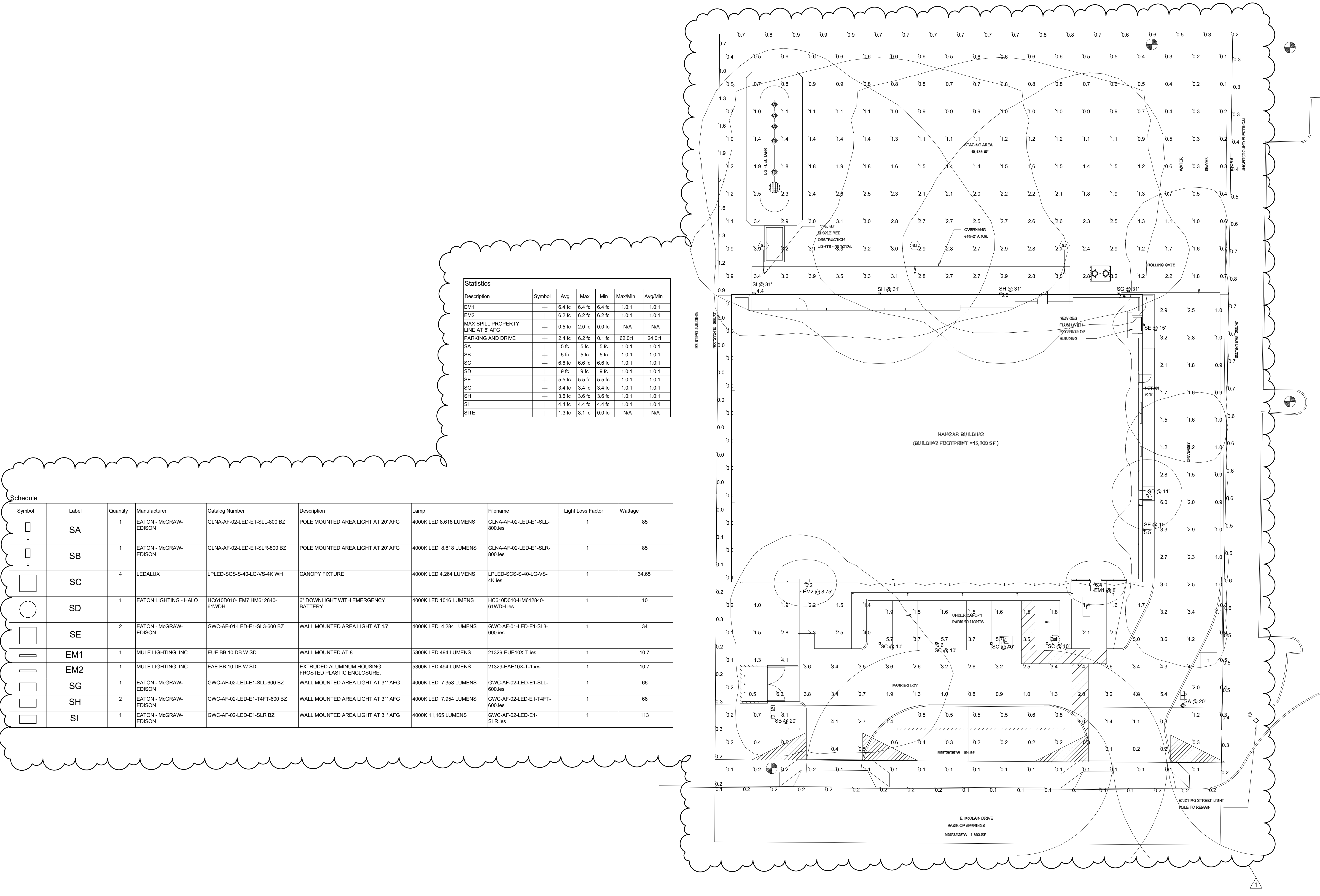
NOT FOR CONSTRUCTION

SHEET TITLE

**SITE PHOTOMETRY PLAN
- INITIAL LUMENS**

PROJECT NUMBER 11527.000

DRB **E1.1**
SHEET NUMBER



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EM1	+	6.4 fc	6.4 fc	6.4 fc	1.0:1	1.0:1
EM2	+	6.2 fc	6.2 fc	6.2 fc	1.0:1	1.0:1
MAX SPILL PROPERTY LINE AT 6' AFG	+	0.5 fc	2.0 fc	0.0 fc	N/A	N/A
PARKING AND DRIVE	+	2.4 fc	6.2 fc	0.1 fc	62.0:1	24.0:1
SA	+	5 fc	5 fc	5 fc	1.0:1	1.0:1
SB	+	5 fc	5 fc	5 fc	1.0:1	1.0:1
SC	+	6.6 fc	6.6 fc	6.6 fc	1.0:1	1.0:1
SD	+	9 fc	9 fc	9 fc	1.0:1	1.0:1
SE	+	5.5 fc	5.5 fc	5.5 fc	1.0:1	1.0:1
SG	+	3.4 fc	3.4 fc	3.4 fc	1.0:1	1.0:1
SH	+	3.6 fc	3.6 fc	3.6 fc	1.0:1	1.0:1
SI	+	4.4 fc	4.4 fc	4.4 fc	1.0:1	1.0:1
SITE	+	1.3 fc	8.1 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
□	SA	1	EATON - McGRAW-EDISON	GLNA-AF-02-LED-E1-SLL-800 BZ	POLE MOUNTED AREA LIGHT AT 20' AFG	4000K LED 8,618 LUMENS	GLNA-AF-02-LED-E1-SLL-800.ies	1	85
□	SB	1	EATON - McGRAW-EDISON	GLNA-AF-02-LED-E1-SLR-800 BZ	POLE MOUNTED AREA LIGHT AT 20' AFG	4000K LED 8,618 LUMENS	GLNA-AF-02-LED-E1-SLR-800.ies	1	85
□	SC	4	LEDALUX	LPLED-SCS-S-40-LG-VS-4K WH	CANOPY FIXTURE	4000K LED 4,284 LUMENS	LPLED-SCS-S-40-LG-VS-4K.ies	1	34.65
○	SD	1	EATON LIGHTING - HALO	HC610D010-HEM7 HM612840-61WDH	6" DOWNLIGHT WITH EMERGENCY BATTERY	4000K LED 1016 LUMENS	HC610D010-HM612840-61WDH.ies	1	10
□	SE	2	EATON - McGRAW-EDISON	GWC-AF-01-LED-E1-SL3-600 BZ	WALL MOUNTED AREA LIGHT AT 15'	4000K LED 4,284 LUMENS	GWC-AF-01-LED-E1-SL3-600.ies	1	34
—	EM1	1	MULE LIGHTING, INC	EUE BB 10 DB W SD	WALL MOUNTED AT 8'	5300K LED 494 LUMENS	21329-EUE10X-T.ies	1	10.7
—	EM2	1	MULE LIGHTING, INC	EAE BB 10 DB W SD	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE.	5300K LED 494 LUMENS	21329-EAE10X-T-1.ies	1	10.7
□	SG	1	EATON - McGRAW-EDISON	GWC-AF-02-LED-E1-SLL-600 BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K LED 7,358 LUMENS	GWC-AF-02-LED-E1-SLL-600.ies	1	66
□	SH	2	EATON - McGRAW-EDISON	GWC-AF-02-LED-E1-T4FT-600 BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K LED 7,954 LUMENS	GWC-AF-02-LED-E1-T4FT-600.ies	1	66
□	SI	1	EATON - McGRAW-EDISON	GWC-AF-02-LED-E1-SLR BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K 11,165 LUMENS	GWC-AF-02-LED-E1-SLR.ies	1	113

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KP

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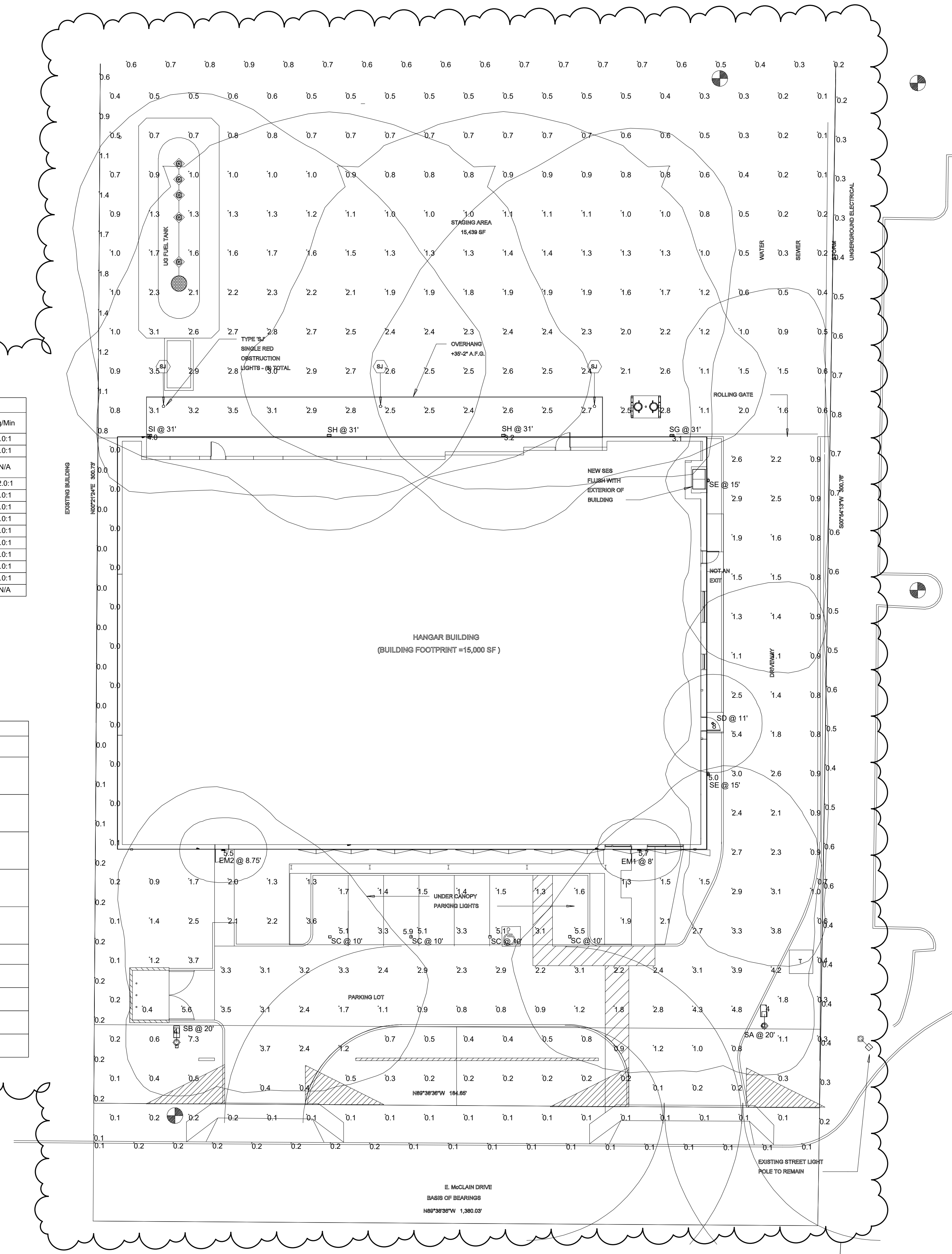
SITE PHOTOMETRY PLAN
- MAINTAINED LUMENS

PROJECT NUMBER 11527.000

DRB

E1.2

SHEET NUMBER



Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EM1	+	5.7 fc	5.7 fc	5.7 fc	1.0:1	1.0:1
EM2	+	5.5 fc	5.5 fc	5.5 fc	1.0:1	1.0:1
MAX SPILL PROPERTY LINE AT 6' AFG	+	0.4 fc	1.8 fc	0.0 fc	N/A	N/A
PARKING AND DRIVE	+	2.2 fc	5.6 fc	0.1 fc	56.0:1	22.0:1
SA	+	4 fc	4 fc	4 fc	1.0:1	1.0:1
SB	+	4 fc	4 fc	4 fc	1.0:1	1.0:1
SC	+	5.9 fc	5.9 fc	5.9 fc	1.0:1	1.0:1
SD	+	8 fc	8 fc	8 fc	1.0:1	1.0:1
SE	+	5.0 fc	5.0 fc	5.0 fc	1.0:1	1.0:1
SG	+	3.1 fc	3.1 fc	3.1 fc	1.0:1	1.0:1
SH	+	3.2 fc	3.2 fc	3.2 fc	1.0:1	1.0:1
SI	+	4.0 fc	4.0 fc	4.0 fc	1.0:1	1.0:1
SITE	+	1.2 fc	7.3 fc	0.0 fc	N/A	N/A

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Light Loss Factor	Wattage
SA	SA	1	EATON - MCGRAW-EDISON	GLNA-AF-02-LED-E1-SLL-800 BZ	POLE MOUNTED AREA LIGHT AT 20' AFG	4000K LED 8,618 LUMENS	GLNA-AF-02-LED-E1-SLL-800.ies	0.9	85
SB	SB	1	EATON - MCGRAW-EDISON	GLNA-AF-02-LED-E1-SLR-800 BZ	POLE MOUNTED AREA LIGHT AT 20' AFG	4000K LED 8,618 LUMENS	GLNA-AF-02-LED-E1-SLR-800.ies	0.9	85
SC	SC	4	LEDALUX	LPLED-SCS-S-40-LG-VS-4K WH	CANOPY FIXTURE	4000K LED 4,264 LUMENS	LPLED-SCS-S-40-LG-VS-4K.ies	0.9	34.65
SD	SD	1	EATON LIGHTING - HALO	HC610D010-JEM7 HM612840-61WDH	6" DOWNLIGHT WITH EMERGENCY BATTERY	4000K LED 1016 LUMENS	HC610D010-HM612840-61WDH.ies	0.9	10
SE	SE	2	EATON - MCGRAW-EDISON	GWC-AF-01-LED-E1-SL3-600 BZ	WALL MOUNTED AREA LIGHT AT 15'	4000K LED 4,284 LUMENS	GWC-AF-01-LED-E1-SL3-600.ies	0.9	34
EM1	EM1	1	MULE LIGHTING, INC	EUE BB 10 DB W SD	WALL MOUNTED AT 8"	5300K LED 494 LUMENS	21329-EUE10X-T.ies	0.9	10.7
EM2	EM2	1	MULE LIGHTING, INC	EAE BB 10 DB W SD	EXTRUDED ALUMINUM HOUSING, FROSTED PLASTIC ENCLOSURE.	5300K LED 494 LUMENS	21329-EAE10X-T.ies	0.9	10.7
SG	SG	1	EATON - MCGRAW-EDISON	GWC-AF-02-LED-E1-SLL-600 BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K LED 7,358 LUMENS	GWC-AF-02-LED-E1-SLL-600.ies	0.9	66
SH	SH	2	EATON - MCGRAW-EDISON	GWC-AF-02-LED-E1-T4FT-600 BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K LED 7,954 LUMENS	GWC-AF-02-LED-E1-T4FT-600.ies	0.9	66
SI	SI	1	EATON - MCGRAW-EDISON	GWC-AF-02-LED-E1-SLR BZ	WALL MOUNTED AREA LIGHT AT 31' AFG	4000K 11,165 LUMENS	GWC-AF-02-LED-E1-SLR.ies	0.9	113

GRAPHIC LEGEND

- OPEN AREA
- LANDSCAPE AREA
- PARKING AREA
- DRIVEWAY AREA
- SIDEWALK AREA

SITE PROJECT DATA

ZONING BUILDING

APN: 215-47-014

ZONING I-1

NET LOT AREA: 55,972 SF

GROSS SITE AREA: 61,498 SF

HANGAR BLDG. HEIGHT: 38' - 0" ⚠

LOT AREA COVERAGE: 28.2%

PARKING CALCULATION ⚠

OFFICE: 2,050 SF / 300 = 6.83

HANGAR: 0

TOTAL REQUIRED: 7

TOTAL PROVIDED: 7 INCL. 1 ADA

OPEN SPACE CALCULATION ⚠

REQUIRED OPEN SPACE:

MAXIMUM BUILDING HEIGHT = 38'-0" PROPOSED

FIRST 12'-0" HT = LOT AREA X 10%

= (55,972 SF x 0.1) = 5,597.2 SF

NEXT 26'-0" HT = 26'-0" x .003 x 55,972 = 4,365.1 SF

OPEN SPACE REQ. (NOT INCLUDING PARKING LOT LANDSCAPING)

= 5,597.2 + 4,365.1 = 9,962.1 SF (17.8%)

= 9,962.1 SF x 50% = 4,981.05 SF (8.9%)

OPEN SPACE PROVIDED = 5,251 SF (9.5%)

PARKING LOT LANDSCAPING REQUIRED

PARKING LOT AREA x 15%

2,660 SF x .15 = 399 SF

PARKING LOT LANDSCAPE PROVIDED = 577 SF

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○ SHEET KEYNOTES

KEYPLAN

NORTH



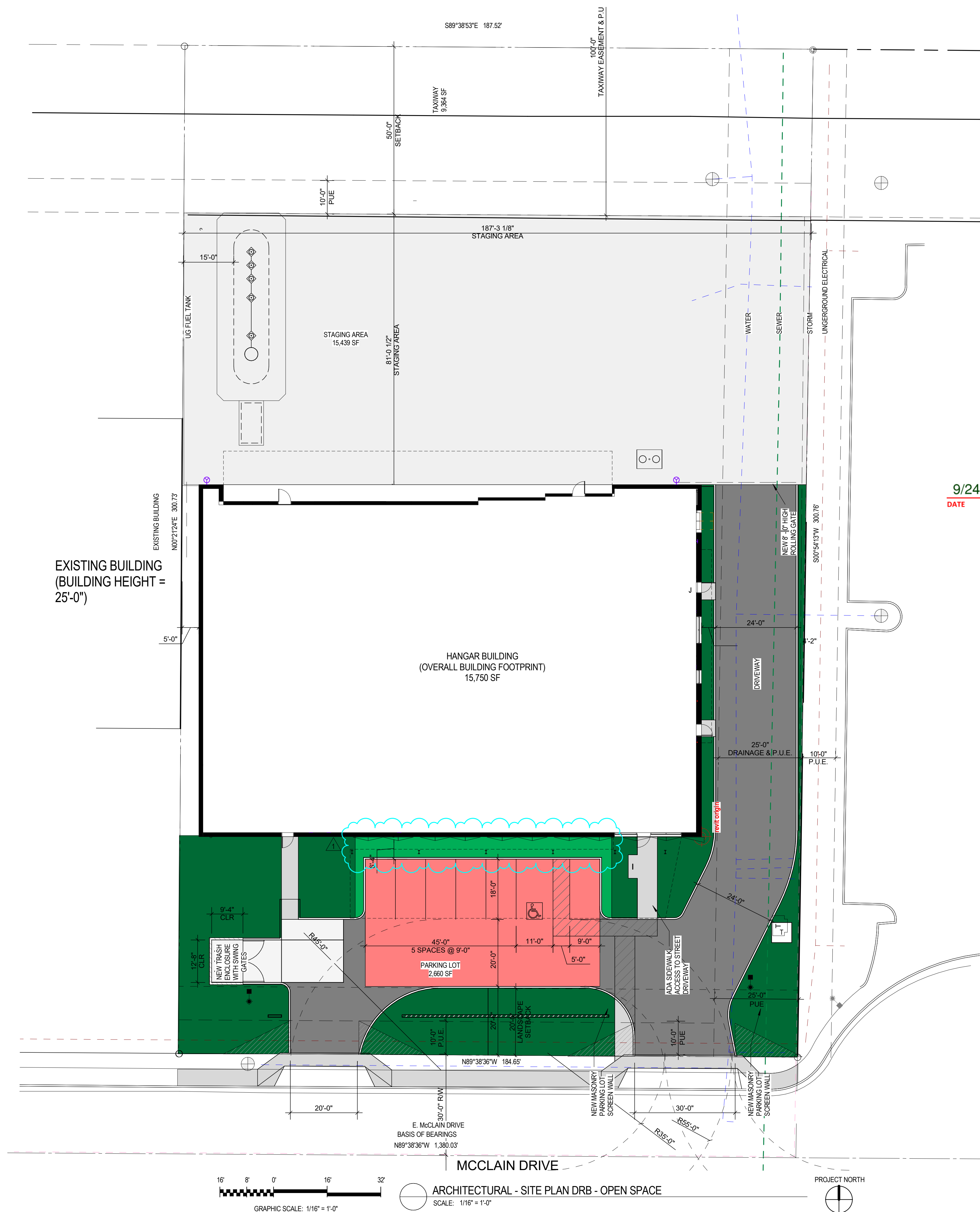
SHEET TITLE

OPEN SPACE PLAN

PROJECT NUMBER 11527.000

DRB
SHEET NUMBER

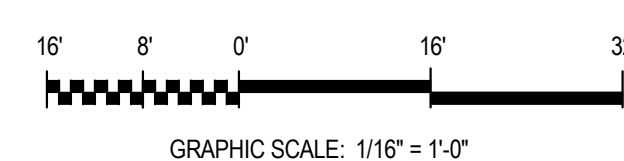
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ARCHITECTURAL - SITE PLAN DRB - OPEN SPACE
SCALE: 1/16" = 1'-0"



BOWMAN CONSULTING NOTES

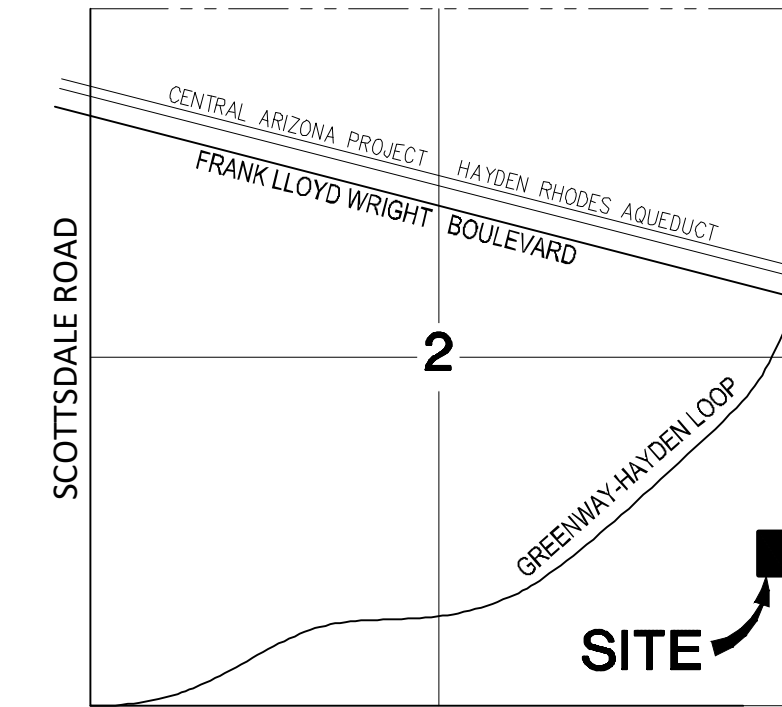
1. THESE PLANS ARE SUBJECT TO THE INTERPRETATION OF INTENT BY THE ENGINEER. ALL QUESTIONS REGARDING THESE PLANS SHALL BE PRESENTED TO THE ENGINEER. ANYONE WHO TAKES UPON THEMSELVES THE INTERPRETATION OF THE DRAWINGS OR MAKES REVISIONS TO THE SAME WITHOUT CONFERRING WITH THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE CONSEQUENCES THEREOF.
2. THE ESTIMATED QUANTITIES SHOWN ARE FOR INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND ACCURACY OF A DETAILED ESTIMATE BASED ON THESE PLANS, CURRENT CODES, AND SITE VISITATION.
3. ALL EARTHWORK CONSTRUCTION SHALL CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAILS AND/OR SPECIFICATIONS INCLUDING ANY SUPPLEMENTS THERETO, AND ALL ADDENDA. THE CONTRACTOR IS TO FOLLOW THE RECOMMENDATION OF THE PROJECT SOIL INVESTIGATION REPORT AND LETTER.
4. PRIOR TO BIDDING THE WORK, THE CONTRACTOR SHALL THOROUGHLY SATISFY THEMSELVES AS TO THE ACTUAL CONDITIONS, REQUIREMENTS OF THE WORK AND EXCESS OR DEFICIENCY IN QUANTITIES. NO CLAIMS SHALL BE MADE AGAINST THE OWNER/DEVELOPER OR ENGINEER FOR ANY EXCESS OR DEFICIENCY THEREIN, ACTUAL OR RELATIVE.
5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR COORDINATING THE RELOCATION OF UTILITIES, POWER POLES, ETC.
7. THE CONTRACTOR IS TO VERIFY THE LOCATION, ELEVATION, CONDITION, AND PAVEMENT CROSS-SLOPE OF ALL EXISTING SURFACES AT POINTS OF TIE-IN AND MATCHING, PRIOR TO COMMENCEMENT OF GRADING, PAVING, CURB AND GUTTER OR OTHER SURFACE CONSTRUCTION. SHOULD EXISTING LOCATIONS, ELEVATIONS, CONDITION, OR PAVEMENT CROSS-SLOPE DIFFER FROM THAT SHOWN ON THESE PLANS, RESULTING IN THE DESIGN INTENT REFLECTED ON THE PLANS NOT ABLE TO BE CONSTRUCTED, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AGENT IMMEDIATELY FOR DIRECTION ON HOW TO PROCEED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR ACCEPTS RESPONSIBILITY FOR ALL COSTS ASSOCIATED WITH CORRECTIVE ACTION IF THESE PROCEDURES ARE NOT FOLLOWED.
8. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED ACCORDING TO INFORMATION PROVIDED BY THE AGENCY OPERATING EACH UTILITY. LOCATIONS SHOWN ARE APPROXIMATE ONLY, AND SHOULD BE CONSIDERED APPROXIMATE. CALL ARIZONA BLUE STAKE FOR FIELD LOCATION AT 8-1-1 or 1-800-STAKE-IT A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE NOT NOTED FOR RELOCATION OR REMOVAL. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE REPLACED IN KIND IF DISTURBED.
9. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS. ANY VARIATIONS FROM THESE PLANS SHALL BE PROPOSED ON CONSTRUCTION FIELD PRINTS AND TRANSMITTED TO THE ENGINEER.
10. ANY INSPECTION BY THE CITY, COUNTY, ENGINEER, OR OTHER JURISDICTIONAL AGENCY, SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH APPLICABLE CODES AND AGENCY REQUIREMENTS.
11. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UNDERGROUND FACILITIES FROM DAMAGE DURING CONSTRUCTION. THE DEPTH OF COVER IS DESIGNED FOR FINAL GRADE. THEREFORE, EXTRA CARE SUCH AS BERMING OVER PIPES, FLAGGING OR SIGNAGE SHOULD BE USED DURING CONSTRUCTION TO MAINTAIN COVER OR PROTECT THE UNDERGROUND FACILITIES.
12. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO THE VARYING FIELD CONDITIONS, CHANGING SOIL TYPES, ALLOWABLE CONSTRUCTION TOLERANCES AND CONSTRUCTION METHODS THAT ARE BEYOND THE CONTROL OF THE ENGINEER. EARTHWORK QUANTITIES SHOWN ARE RAW, AND DO NOT ACCOUNT FOR SOIL SHRINK, SWELL OR GROUND SCARIFICATION.
13. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING PIPE AT PROPOSED CONNECTIONS PRIOR TO NEW PIPE INSTALLATION. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR DISCREPANCIES FROM THE PLANS.
14. CONTRACTOR TO COMPLY WITH ALL ADA REQUIREMENTS RELATING TO CONSTRUCTION.

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION

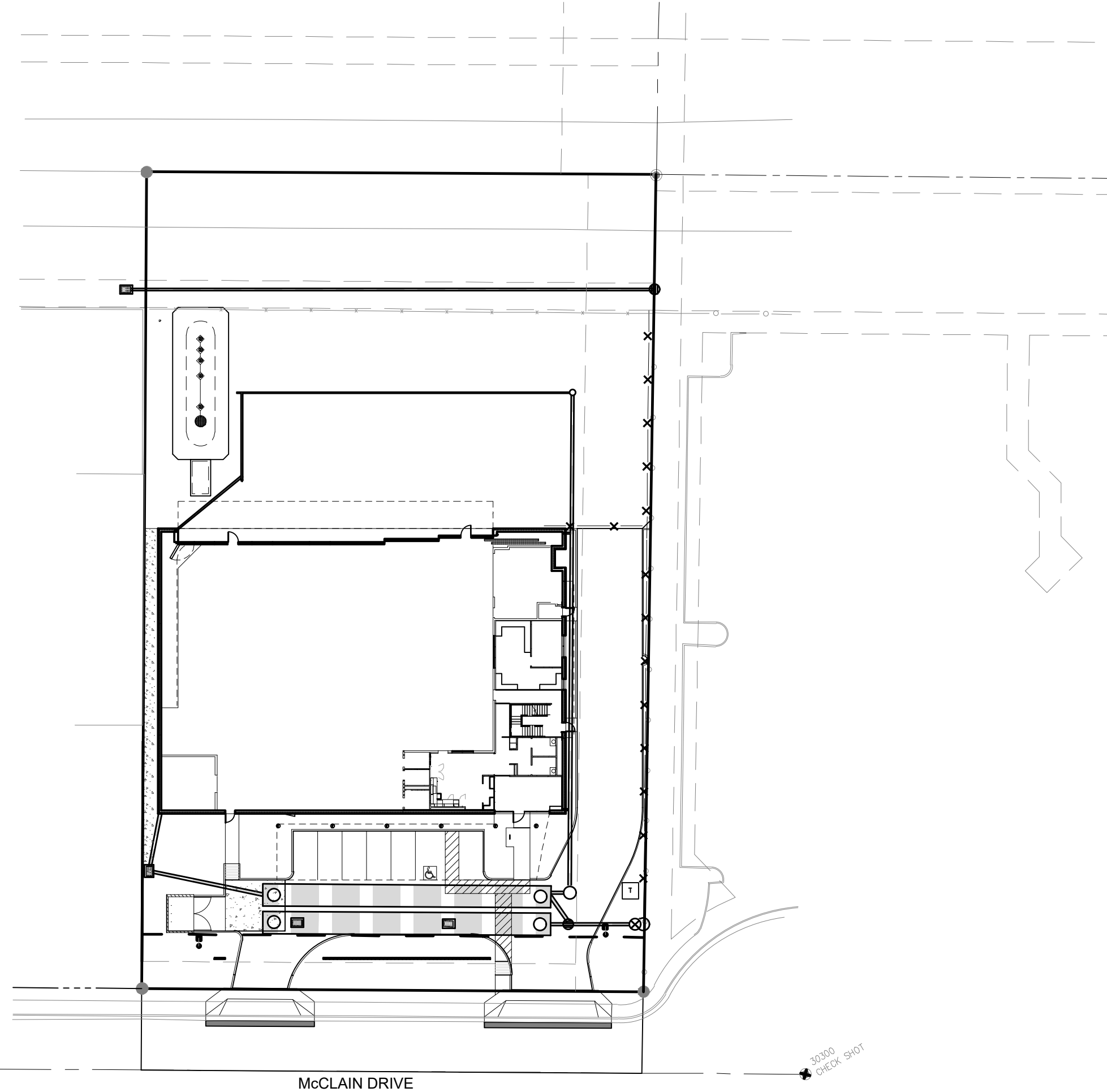
1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING 480-312-5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT.
6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTION SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO APPENDIX J, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE CITY.

SCOTTSDALE HANGAR COMPANY IMPROVEMENT PLANS

7974 E. McClain Drive
SCOTTSDALE, ARIZONA



VICINITY MAP
N.T.S.



ENGINEER

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1295 WEST WASHINGTON STREET, SUITE 108
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PHONE: (480) 629-8830
CONTACT: JOHN GRAY, P.E. AZ REG NO. 22868
jgray@bowmanconsulting.com

OWNER

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PHONE: (602) 535-5338
CONTACT: TROY PETERSON
tpeterson@cardinals.nfl.net

ARCHITECT

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CONTACT: OZ WAGNER
oz.wagner@smithgroup.com

BENCHMARK

CITY OF SCOTTSDALE BENCHMARK
SE QUARTER SECTION 2, T3N, R4E
FOUND CITY OF SCOTTSDALE BRASS CAP IN HANDHOLE AT THE
INTERSECTION OF 76TH STREET AND PARADISE LANE
LATITUDE: 33.555621
LONGITUDE: -111.894936
ELEVATION NAVD 88: 1501.70

SITE AREA

56,396 S.F. / 1.2947 ACRES (NET)
61,498 S.F. / 1.4118 ACRES (GROSS)

LEGAL DESCRIPTION

LOT 7, NORTH SCOTTSDALE AIRPARK UNIT 2, ACCORDING TO
BOOK 327 OF MAPS PAGE 13, RECORDS OF MARICOPA COUNTY,
ARIZONA

PARCEL NUMBER

215-47-014

FLOOD ZONE CERTIFICATION

LAND LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREAS OF 0.2% ANNUAL CHANGE 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 OF FLOOD) BY THE FEDERAL MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBERS 04013C1320L, DATED OCTOBER 16, 2013, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN MARICOPA COUNTY, ARIZONA.

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FIRM ZONE	BASE FLOOD ELEVATION (IN AO ZONE USE DEPTH)
045012	1320 OCTOBER 16, 2013	L	OCTOBER 16, 2013	X	N/A

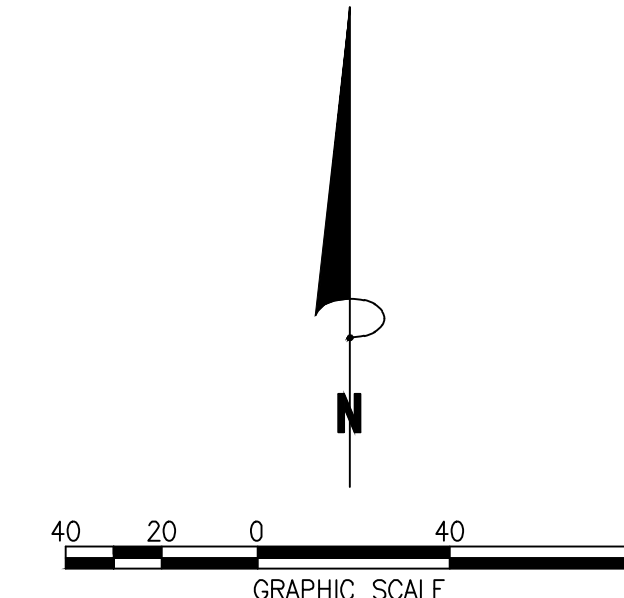
THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLAN ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A 100-YEAR STORM, AND ARE IN ACCORDANCE WITH SCOTTSDALE REVISED CODE, CHAPTER 37 - FLOODPLAIN AND STORMWATER REGULATION.

CIVIL APPROVAL	
REVIEW & RECOMMENDED APPROVAL BY:	
PAVING	TRAFFIC
G & D	PLANNING
W & S	FIRE
RET. WALLS	
ENGINEERING COORDINATION MGR. (OR DESIGNEE)	DATE

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS			
TELEPHONE	CENTURY LINK			
NATURAL GAS	SOUTHWEST GAS			
CABLE	COX			
OTHER				
OTHER				
ENGINEER'S CERTIFICATION				
I JOHN GRAY, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.				
SIGNATURE				DATE

LEGEND

- 1300 --- BOUNDARY LINE
- 1300 --- CONTOUR ELEVATION
- PUBLIC UTILITY EASEMENT
- ROADWAY EASEMENT
- INGRESS & EGRESS EASEMENT
- RIGHT OF WAY LINE
- TC= TOP OF CURB ELEVATION
- G= GUTTER ELEVATION
- P= PAVEMENT ELEVATION
- GR= TOP OF GRATE ELEVATION
- INV= PIPE INVERT ELEVATION
- FFE= FINISH FLOOR ELEVATION
- EX EXISTING
- D.E. DRAINAGE EASEMENT
- BRASS CAP FLUSH
- MONUMENT AS NOTED
- ⊗ BRASS CAP IN HAND HOLE
- SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- DRAINAGE FLOW ARROW



SHEET INDEX	
Sheet Number	Sheet Title
01	COVER SHEET
02	GRADING & DRAINAGE PLAN
03	STORM DRAIN PLAN
04	UTILITY PLAN
05	SITE DETAILS

ASSIGNED NUMBER
37-DR-2019

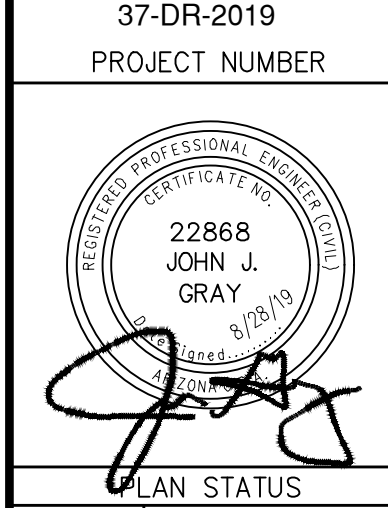


Bowman Consulting Group, Ltd.
1295 West Washington, Ste 108
Tempe, Arizona 85281
Phone: (480) 629-8830
www.bowmanconsulting.com
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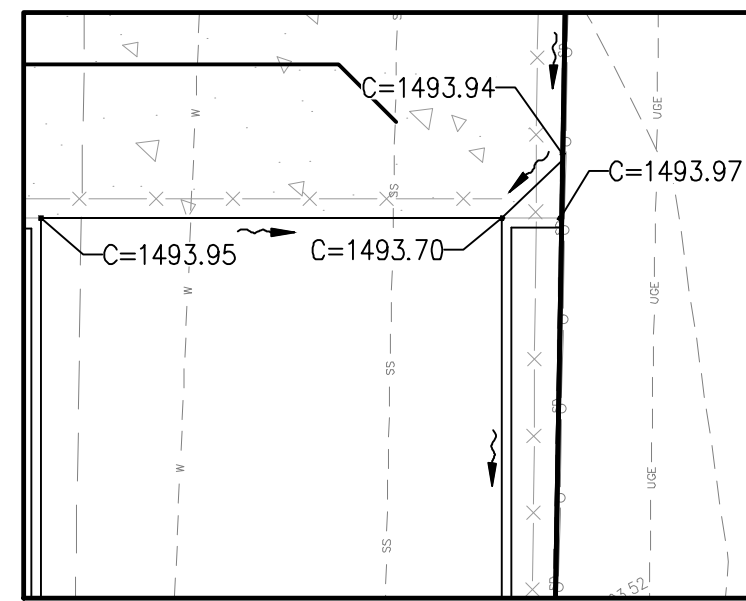
7974 E. McCLAIN DRIVE
COVER SHEET
MARICOPA COUNTY

SCOTTSDALE, ARIZONA

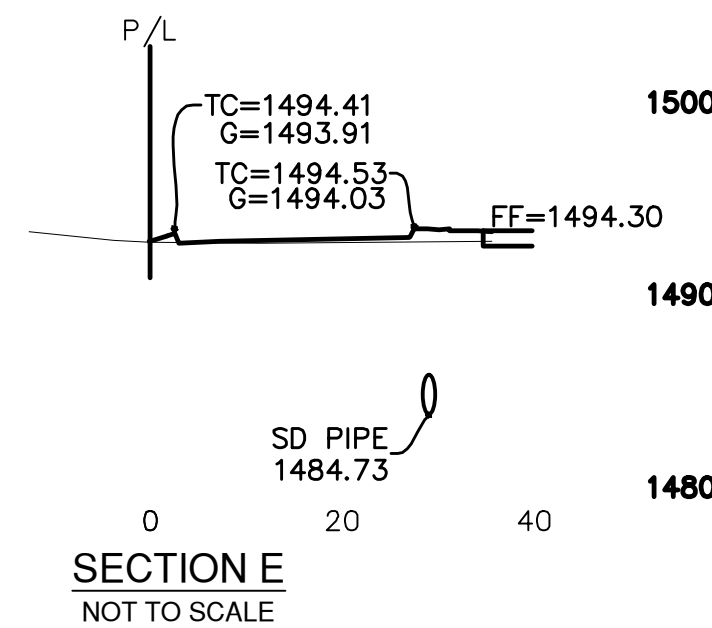
37-DR-2019
PROJECT NUMBER



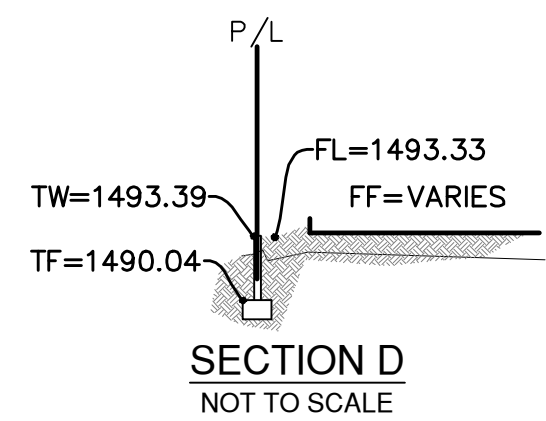
DATE	DESCRIPTION	
8/29/19	DRB CITY COMMENTS	
7/10/19	DRB SUBMITTAL	
DD	MT	JG
DESIGN	DRAWN	CHKD
SCALE: H: V: NONE		
JOB No. 090475-01-002		
DATE: 7/9/19		
IMP01		
SHEET 01 OF 05		



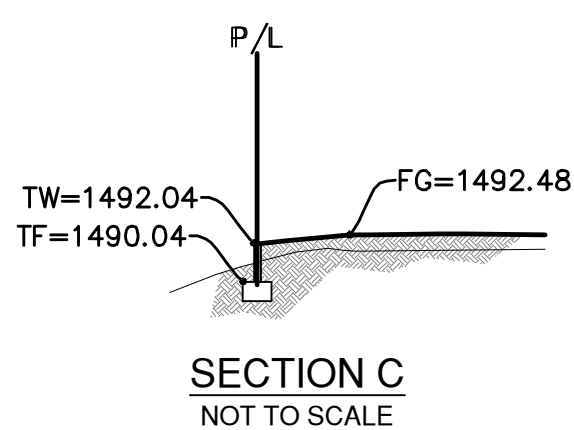
EAST CORNER
NOT TO SCALE



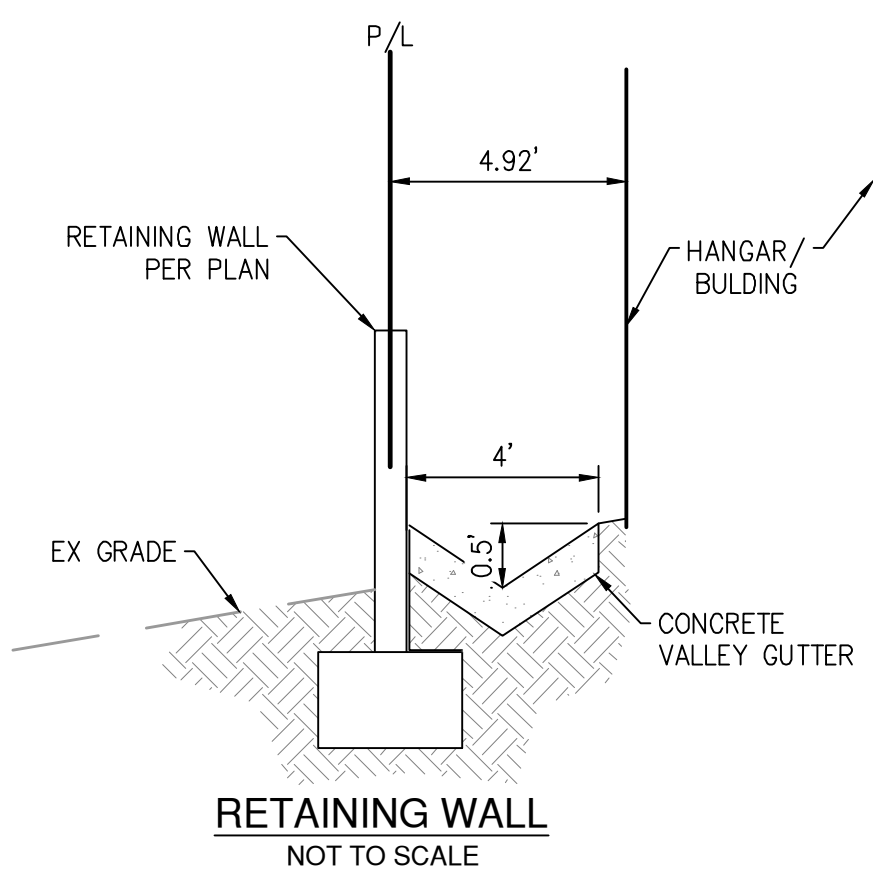
SECTION E
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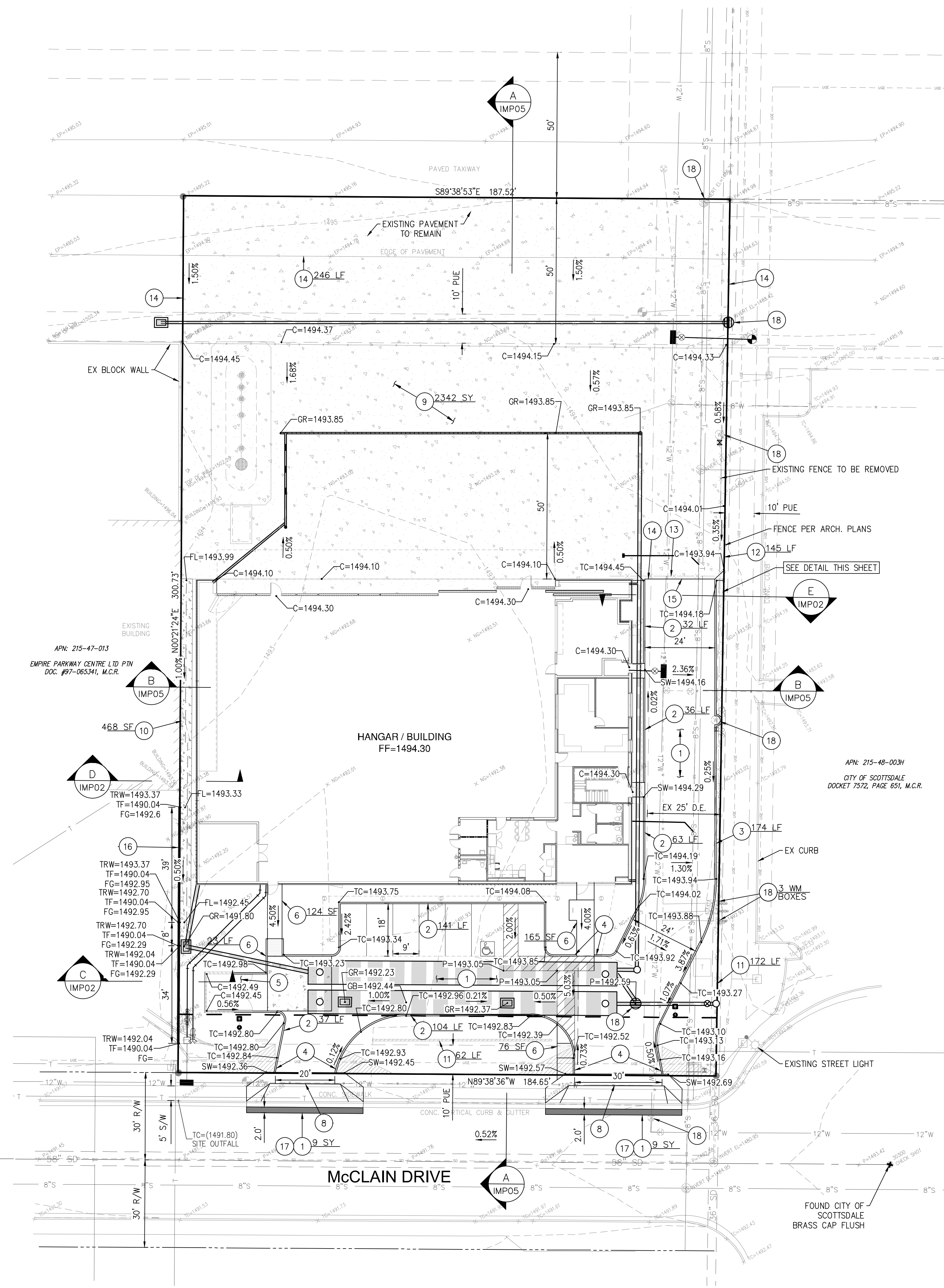
SECTION D
NOT TO SCALE



SECTION C
NOT TO SCALE



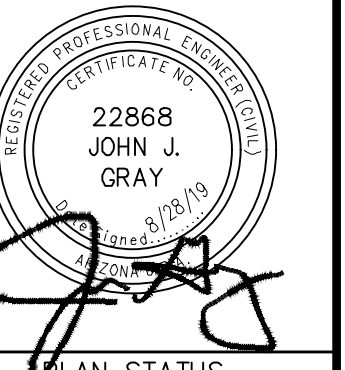
RETAINING WALL
NOT TO SCALE



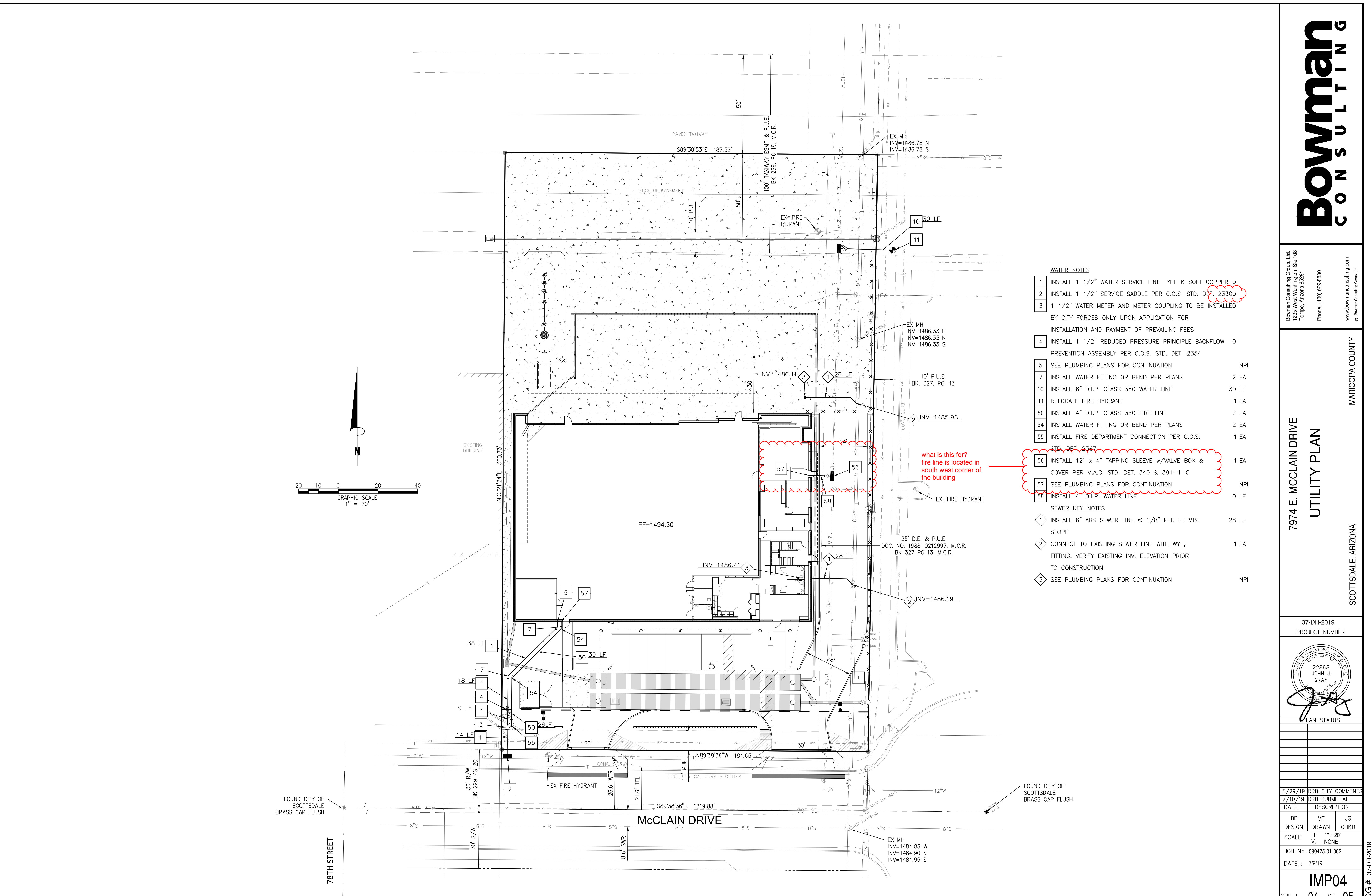
PAVING NOTES

- 1 INSTALL NEW ASPHALT PAVEMENT 3" A/C ON 6" ABC 946 SY
- 2 INSTALL SINGLE CURB PER M.A.G. STD. DET. 222 413 LF
TYPE 'A'
- 3 INSTALL VERTICAL CURB & GUTTER PER M.A.G. STD. 174 LF
DET. 220-1
- 4 INSTALL CURB TERMINATION PER M.A.G. STD. 6 EA
DET. 222
- 5 INSTALL REFUSE ENCLOSURE PER C.O.S. STD. DET. 1 EA
2146-1
- 6 CONSTRUCT SIDEWALK PER M.A.G. STD. DET. 230 388 SF
- 8 INSTALL DRIVEWAY C.O.S. STD. DET. 2250, 2-WAY 2 EA
- 9 INSTALL 8" THICK PORTLAND CEMENT CONCRETE 2342 SY
PAVEMENT PER M.A.G. SPEC. 725 OVER 4" ABC
- 10 INSTALL 4' WIDE VALLEY GUTTER PER PLAN 468 SF
- 11 INSTALL PARKING SCREEN WALL PER ARCHITECTURAL 234 LF
PLANS
- 12 INSTALL 8' HIGH SCREEN WALL PER ARCHITECTURAL 145 LF
PLANS
- 13 INSTALL ROLLING GATES PER ARCHITECTURAL PLANS NPI
- 14 CONSTRUCT CONCRETE TURNDOWN PER DETAIL SHEET 246 LF
IMPO5
- 15 INSTALL THICKENED EDGE ASPHALT EDGE PER M.A.G. 26 LF
STD. DET. 201, TYPE 'A'
- 16 INSTALL RETAINING WALL. DETAILS ON SHEET IMPO2 81 LF
- 17 SAWCUT EX PAVEMENT, 2' MIN. PER C.O.S. STD. 18 SY
DET. 2200 & REMOVE.
- 18 ADJUST FRAME & COVER M.A.G. STD. DET. 270 9 EA

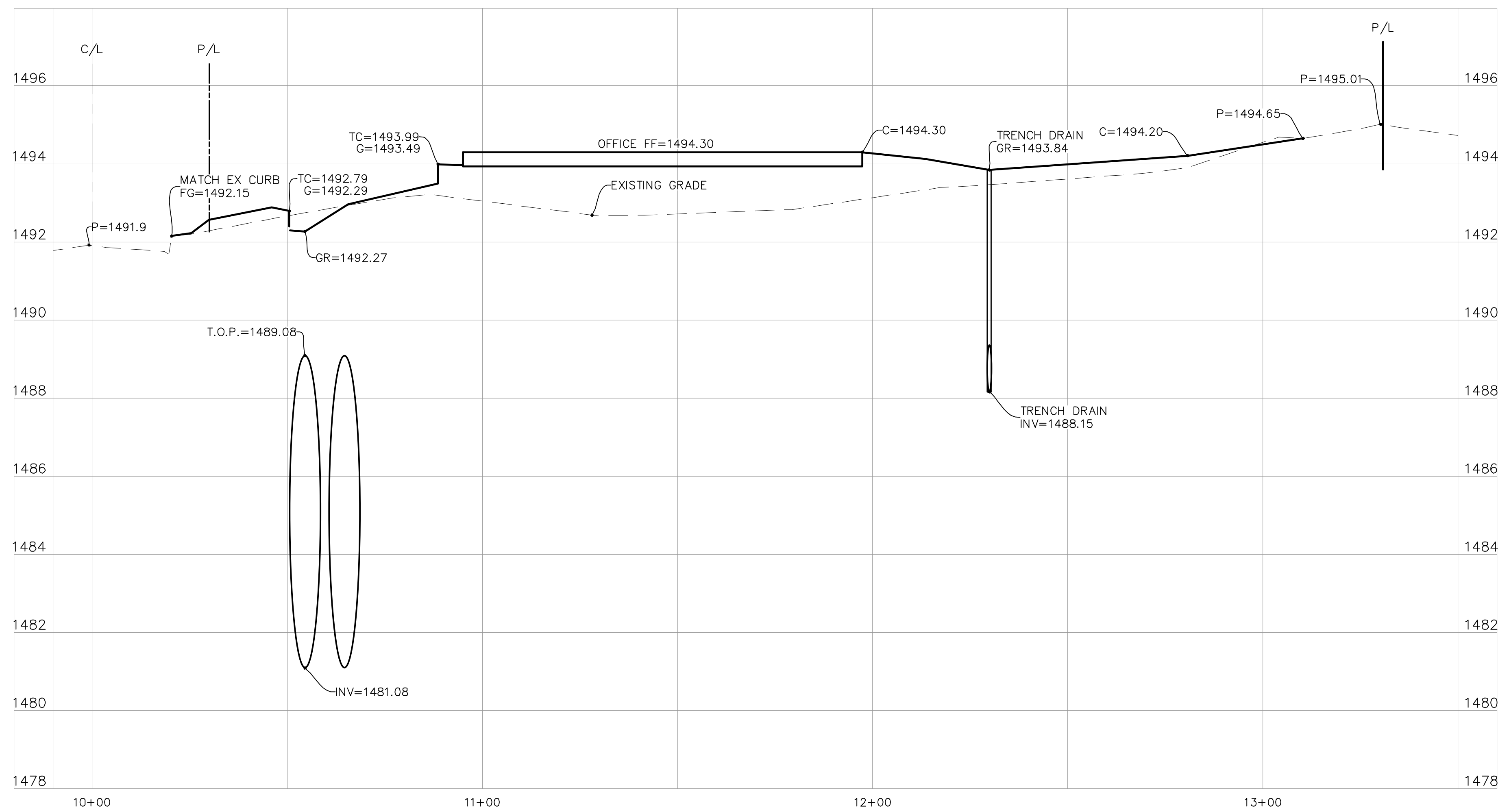
PROJECT NUMBER		
PLAN STATUS		
8/29/19	DRB CITY COMMENTS	
7/10/19	DRB SUBMITTAL	
DATE	DESCRIPTION	
DD	MT	JG
DESIGN	DRAWN	CHKD
SCALE	H: 1" = 20'	
	V: NONE	
JOB No. 090475-01-002		
DATE: 7/9/19		
IMP02		
SHEET 02 OF 05		



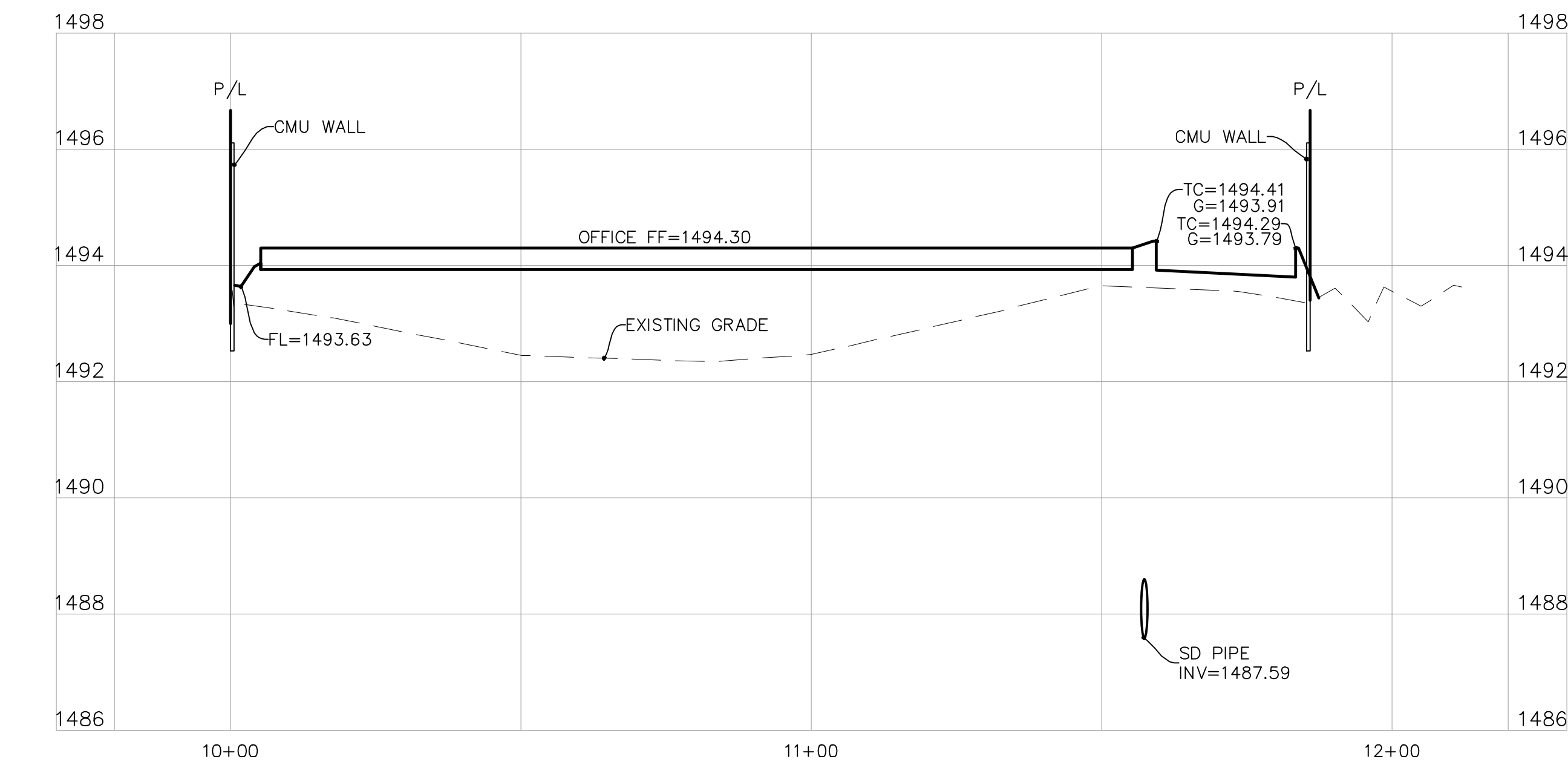
DATE	DESCRIPTION	
8/29/19	DRB CITY COMMENTS	
7/10/19	DRB SUBMITTAL	
DD	MT	JG
DESIGN	DRAWN	CHKD
SCALE: H: 1" = 20'		
V: NONE		
JOB No. 090475-01-002		
DATE: 7/9/19		



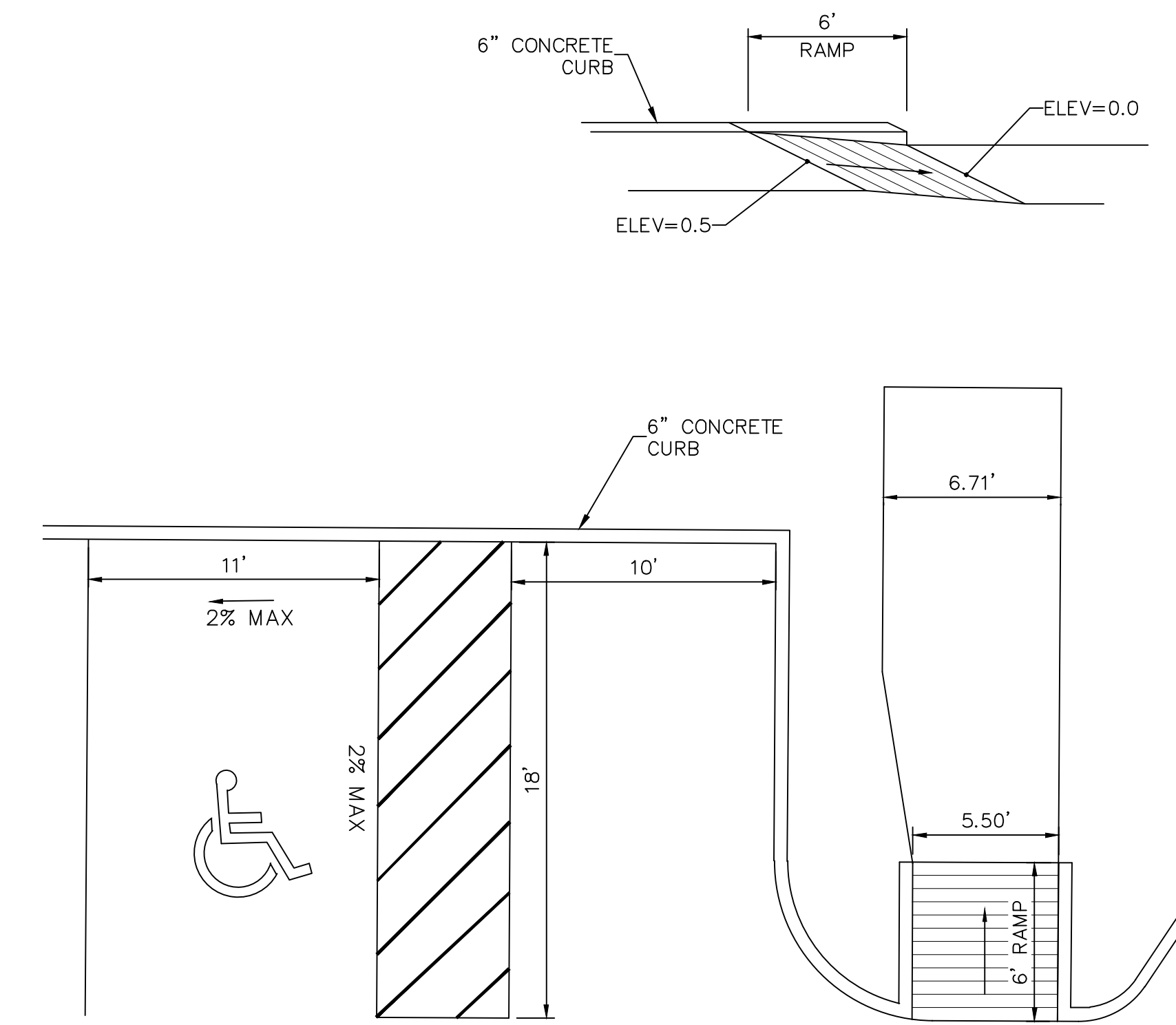
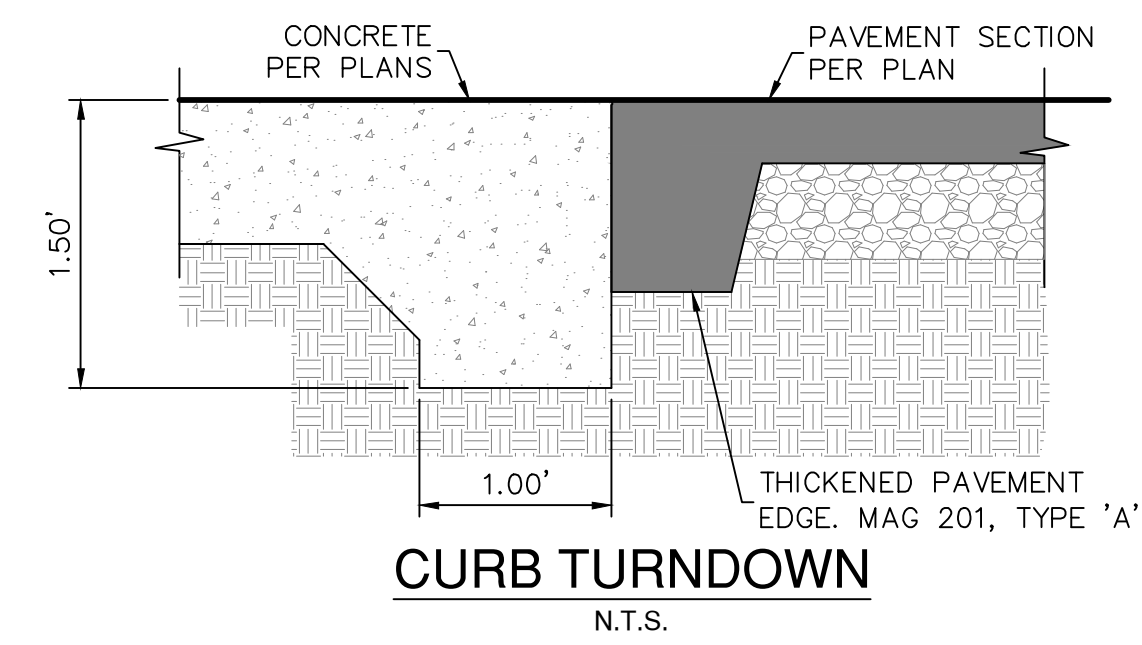
- WATER NOTES**
- 1 INSTALL 1 1/2" WATER SERVICE LINE TYPE K SOFT COPPER 0
 - 2 INSTALL 1 1/2" SERVICE SADDLE PER C.O.S. STD. DET. 23300
 - 3 1 1/2" WATER METER AND METER COUPLING TO BE INSTALLED BY CITY FORCES ONLY UPON APPLICATION FOR INSTALLATION AND PAYMENT OF PREVAILING FEES
 - 4 INSTALL 1 1/2" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY PER C.O.S. STD. DET. 2354 0
 - 5 SEE PLUMBING PLANS FOR CONTINUATION NPI
 - 7 INSTALL WATER FITTING OR BEND PER PLANS 2 EA
 - 10 INSTALL 6" D.I.P. CLASS 350 WATER LINE 30 LF
 - 11 RELOCATE FIRE HYDRANT 1 EA
 - 50 INSTALL 4" D.I.P. CLASS 350 FIRE LINE 2 EA
 - 54 INSTALL WATER FITTING OR BEND PER PLANS 2 EA
 - 55 INSTALL FIRE DEPARTMENT CONNECTION PER C.O.S. STD. DET. 2367 1 EA
 - 56 INSTALL 12" x 4" TAPPING SLEEVE w/VALVE BOX & COVER PER M.A.G. STD. DET. 340 & 391-1-C 1 EA
 - 57 SEE PLUMBING PLANS FOR CONTINUATION NPI
 - 58 INSTALL 4" D.I.P. WATER LINE 0 LF
- SEWER KEY NOTES**
- 1 INSTALL 6" ABS SEWER LINE @ 1/8" PER FT MIN. SLOPE 28 LF
 - 2 CONNECT TO EXISTING SEWER LINE WITH WYE, FITTING. VERIFY EXISTING INV. ELEVATION PRIOR TO CONSTRUCTION 1 EA
 - 3 SEE PLUMBING PLANS FOR CONTINUATION NPI



SECTION A PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



SECTION B PROFILE VIEW
 HORIZONTAL SCALE: 1"=20'
 VERTICAL SCALE: 1"=2'



RAMP DETAIL
 N.T.S.

PROJECT NUMBER

PROFESSIONAL ENGINEER
 22868
 JOHN J. GRAY
 1/28/18
 PLAN STATUS

DATE	DESCRIPTION	
7/10/19	DRB SUBMITTAL	
DD	MT	JG
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED	
	V: NONE	
JOB No. 090475-01-002		
DATE : 7/9/19		

IMP05
 SHEET 05 OF 05

LOG # 0000

