



Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations

PLANT LEGEND

symbol	common name/ botanical name	size	qty.	remarks
trees				
	ex. palm tree	-	6	dashed lines indicate tree to be removed
	ex. palo verde	-	1	re-locate approx. 12 ft. north
	ex. trees to remain	-	2	-
	arizona ash <i>Fraxinus velutina</i>	48" box	2	-
shrubs				
	laja fairy duster <i>Callandria californica</i>	3 gal.	18	-
	ex. shrubs / plants to remain	-	-	-
cacti / succulents				
	gray ice plant <i>Mesophora crocea</i>	1 gal.	22	-
perennials				
	ran fly <i>Zephyranthes candida</i>	1 gal.	46	-

GROUNDCOVER MATERIAL LEGEND

	type size color depth notes	decomposed granite (dg-1) ¾" minus express gold 2" install in landscape planting areas indicated in plan
---	---	--

KEYED PLAN NOTES

- existing landscape area - plants and decomposed granite finished grade to remain u.n.o.
- new parking spaces - asphalt
- concrete paving - see civil + architectural
- bike rack - see architectural
- site walls - see architectural
- decorative rock (dg-1) in new landscape areas
- existing palo verde tree - relocate 12' due north
- existing asphalt - re-stripe parking spaces, walkways + islands - see arch. + civil
- fire department connection - maintain 3 foot clearance
- existing palm tree to be removed - grind stump below 4" below finished grade

POSSESSORY RIGHTS OF DRAWINGS AND PROJECT DESIGNS ARE THE PROPERTY OF ALINE ARCHITECTURE CONCEPTS, LLC AND MAY NOT BE UTILIZED IN SIMILAR MANNER OR FORM WITHOUT THE WRITTEN CONSENT OF ALINE ARCHITECTURE CONCEPTS, LLC.

03.19.19 CITY COMMENTS
DATE ISSUED: APRIL 17, 2019
PROJECT # 18046

DRB 2ND CITY SUBMITTAL

168-PA-2018
7-DR-2019

10346 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

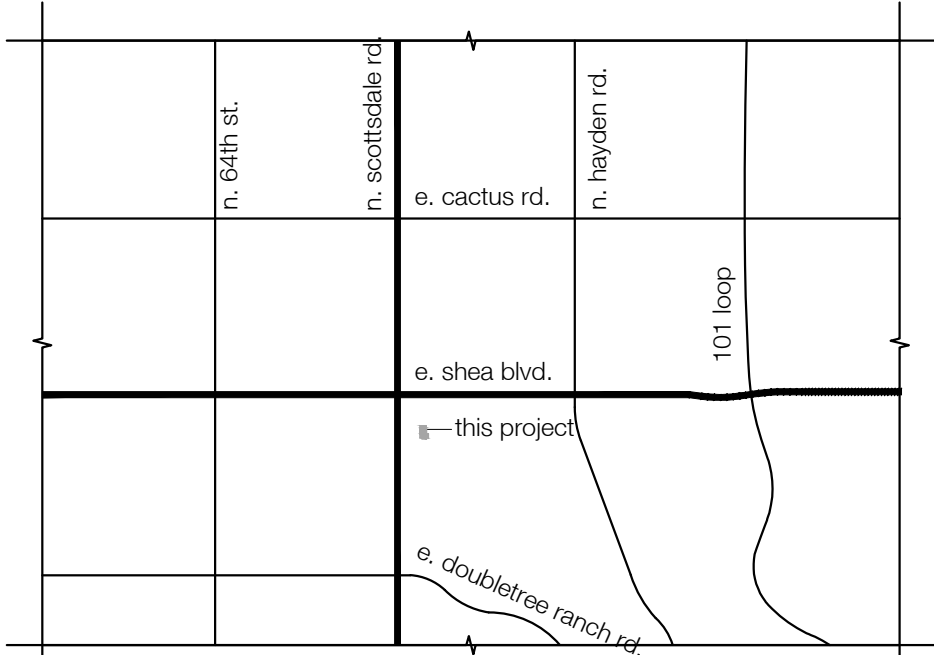
THE IVY

340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE.E.COM

ALINE
ARCHITECTURE CONCEPTS

LANDSCAPE PLAN

L-1.0

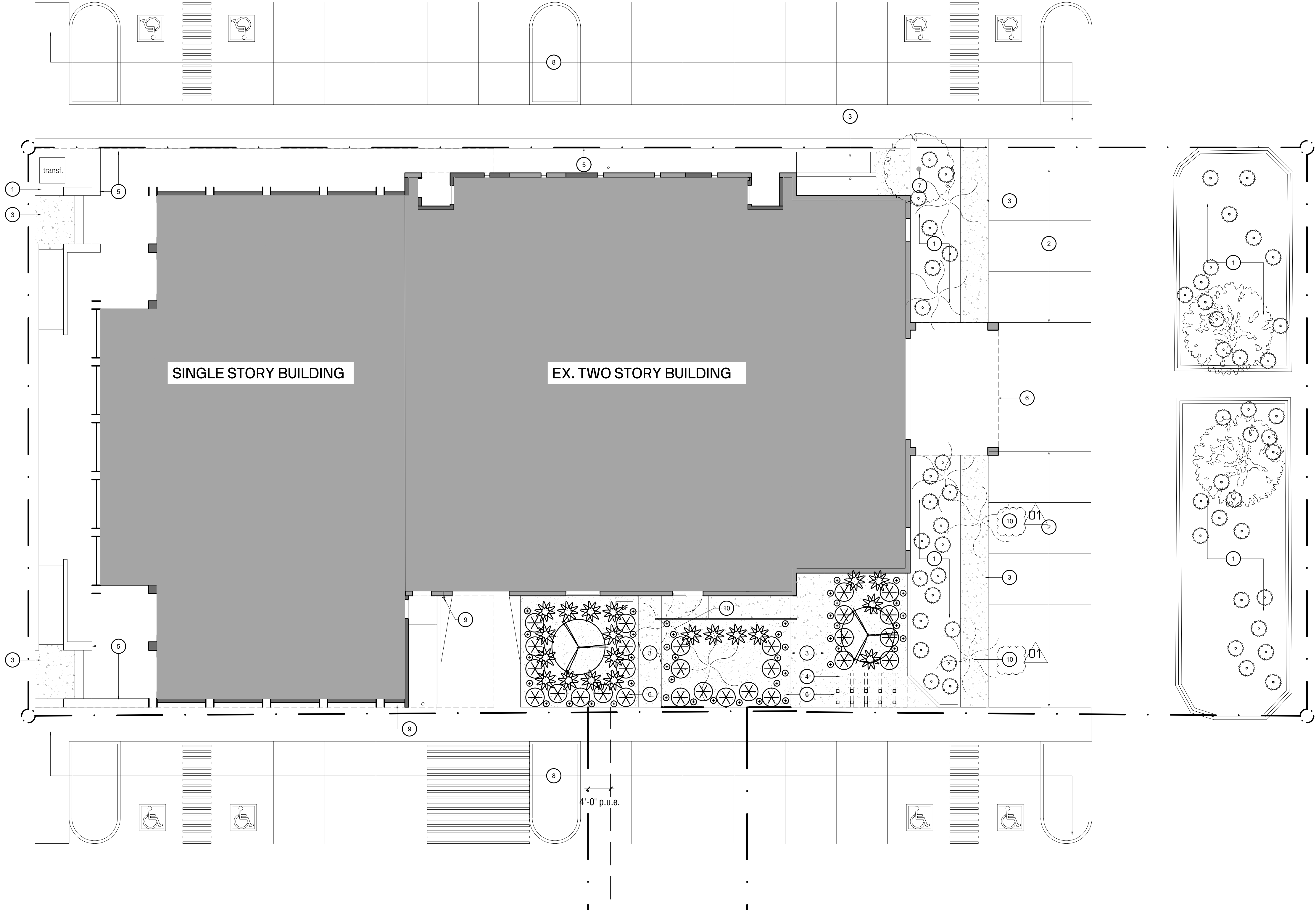
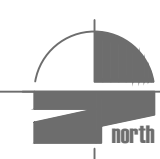


vicinity map



01 . landscape plan

1" = 100'



KEYED MATERIALS

stc-1	integral color stucco - parex 'lariat'
stc-2	integral color stucco - parex 'plateau'
cmu-1	8"x4"x16" concrete block
roof-1	standing seam metal roof
stl-1	painted steel columns
alum-1	aluminum storefront
glz-1	insulated glazing

KEYED NOTES

- existing stucco wall - re-coat w/ (stc-1)
- existing stucco wall - re-coat w/ stucco (stc-2)
- new storefront window (alum-1) (glz-1)
- concrete block wall + columns (cmu-1)
- light fixture - see exterior lighting site plan
- new stucco wall (stc-1)
- rooftop mechanical unit behind screen wall
- stucco parapet screen wall (stc-2)
- standing seam metal roof (roof-1)
- line of existing roof behind
- line of floor behind
- existing wood and stucco port cochere - repair & re-paint to match ex. as req'd.
- glass door (glz-1)
- painted steel column (stl-1)
- existing aluminum & glass garage door
- existing aluminum window
- existing storefront door
- steel railing
- existing signage to remain
- existing shade overhang - repair & re-paint to match ex. as req'd.
- fire department connection +36 above fin. grade



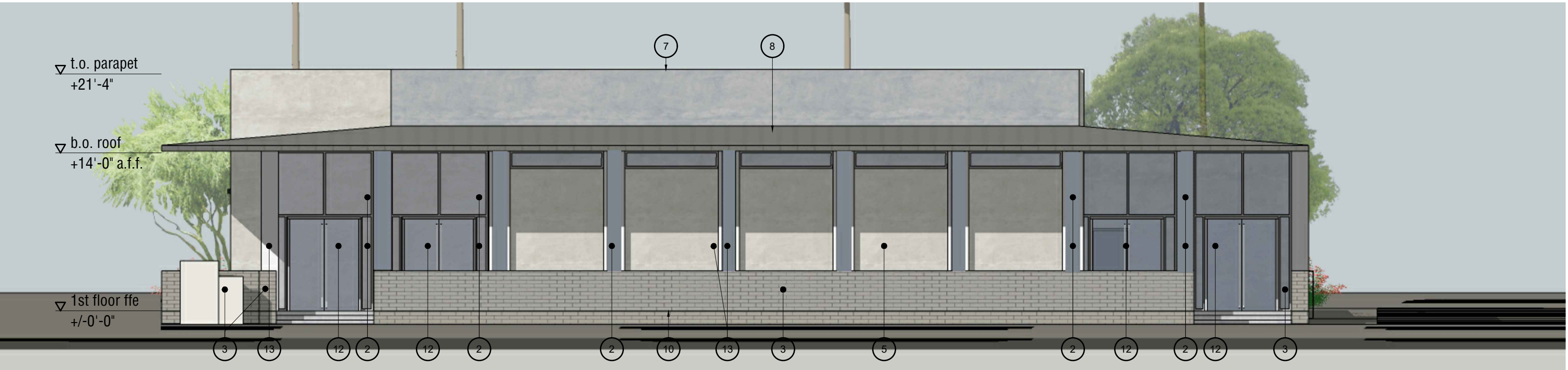
04 . north elevation

1/8" = 1'-0"



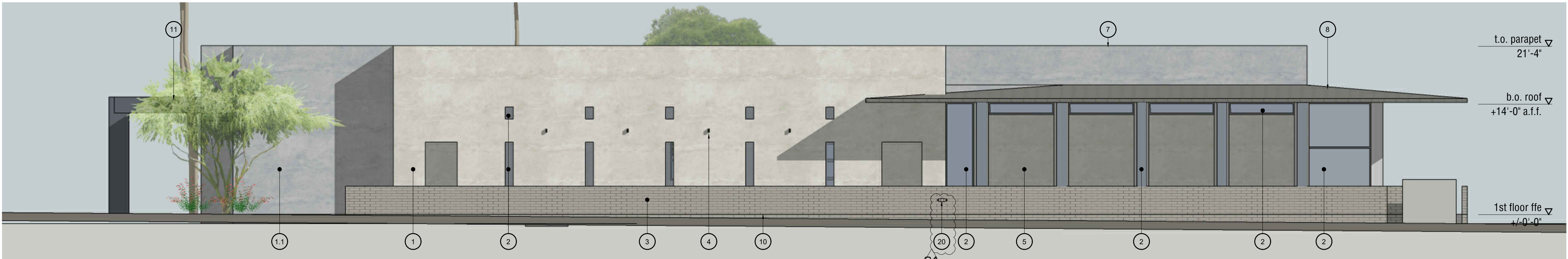
03 . east elevation

1/8" = 1'-0"



02 . south elevation

1/8" = 1'-0"



01 . west elevation

1/8" = 1'-0"



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DRB 1ST CITY SUBMITTAL

168-PA-2018

10345 NORTH SCOTTSDALE ROAD

SCOTTSDALE, AZ 85253

THE IVY

DATE ISSUED: FEBRUARY 08, 2019
PROJECT # 16046

340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM

ALINE
ARCHITECTURE CONCEPTS

PERSPECTIVES

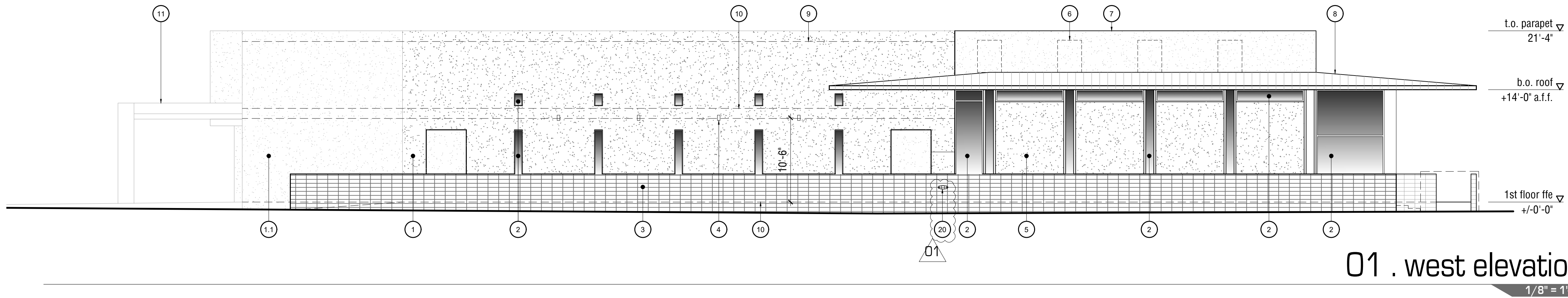
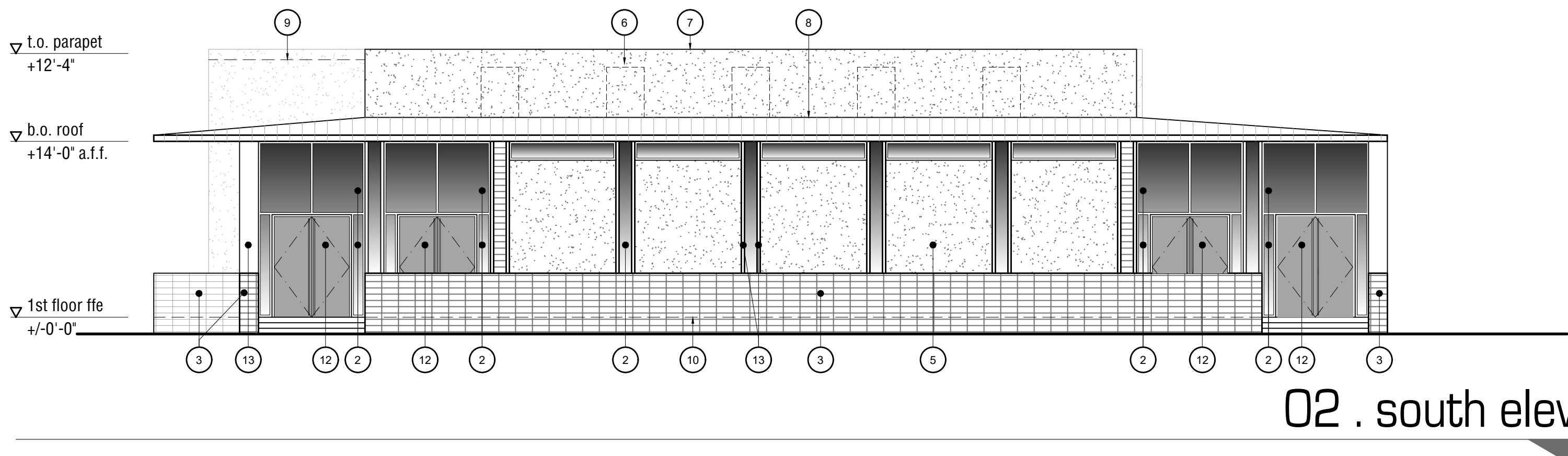
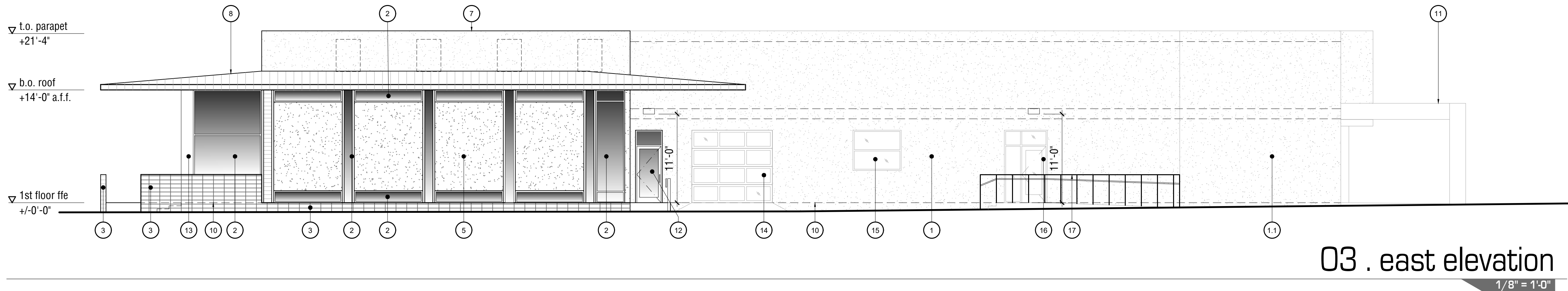
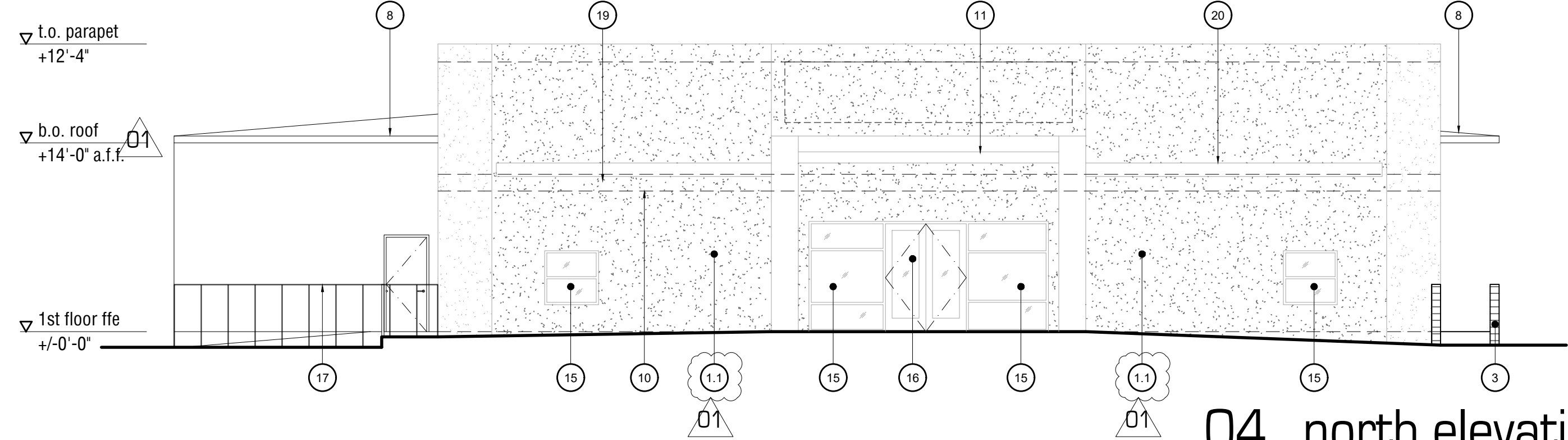
PR-3.2

KEYED MATERIALS

stc-1	integral color stucco - parex 'lariat'
stc-2	integral color stucco - parex 'plateau'
cmu-1	4"x8"x16" concrete block
roof-1	standing seam metal roof
stl-1	painted steel columns
alum-1	aluminum storefront
glz-1	insulated glazing

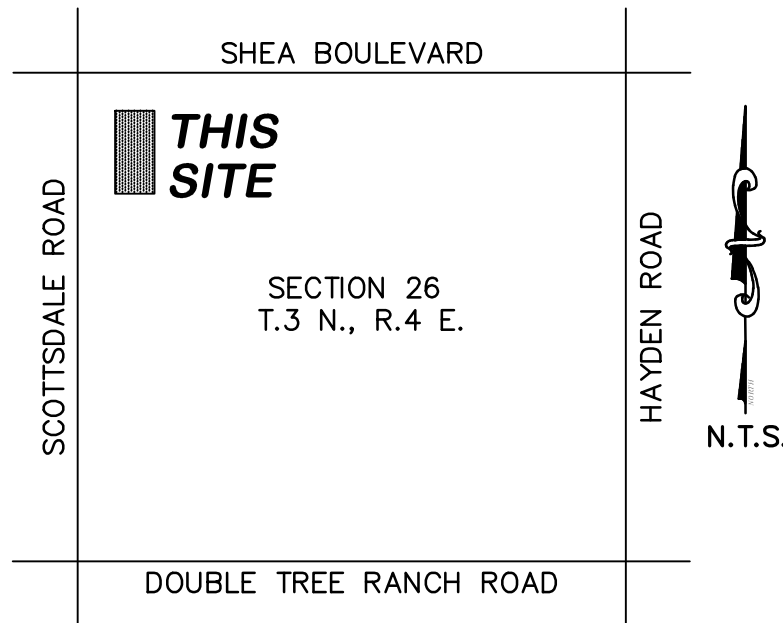
KEYED NOTES

- existing stucco wall - re-coat w/ (stc-1)
- existing stucco wall - re-coat w/ stucco (stc-2)
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- concrete block wall + columns (cmu-1)
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- line of floor behind
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- glass door (glz-1)
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- existing storefront door
- steel railing
- existing signage to remain
- existing shade overhang - repair & re-paint to match ex. as req'd.
- fire department connection +36" above fin. grade.



ALTA/ACSM LAND TITLE SURVEY

TRACT A, PARADISE VALLEY PLAZA, AS RECORDED IN BOOK 94 OF MAPS, PAGE 15 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF THE NORTH WEST 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.



VICINITY MAP:

NO.	DATE	REVISION	BY

PURPOSE:
A.L.T.A. SURVEY

DRAWN BY: JDH
CHECKED BY: JDH

CIVIL AND SURVEY

HUNTER
ENGINEERING
10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

ALTA/ACSM LAND TITLE SURVEY

TRACT A, PARADISE VALLEY PLAZA, AS RECORDED IN BOOK 94 OF MAPS, PAGE 15 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF THE NORTH WEST 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.

SECTION: 26
TWNSHP: 3N
RANGE: 4E

JOB NO.:
CLAY017-1

SCALE
1"=20'

SHEET
1 OF 2

SCHEDULE "B" ITEMS:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET.
- A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION THEREOF.
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
- DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), OR (C) ARE SHOWN BY THE PUBLIC RECORDS.
- ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS.
- TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR:

SECOND HALF OF 2018

- OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES, EXCLUDING HOWEVER MUNICIPAL OR COUNTY IMPROVEMENT DISTRICTS.
- LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF ITS INCLUSION WITHIN PARADISE VALLEY PLAZA OWNERS ASSOCIATION.
- EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 94 OF MAPS, PAGE 15, 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).
(AFFECTS THE PARCEL BUT NOT THE SURVEY)
- RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO ANY RECITALS CREATING EASEMENTS OR PARTY WALLS, OMITTING, IF ANY, FROM THE ABOVE, ANY RESTRICTIONS BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN CONTAINED IN INSTRUMENT:

RECORDED IN DOCKET 3645, PAGE 301 AND THEREAFTER FIRST AMENDMENT RECORDED IN DOCUMENT NO. 92-144874; AMENDED IN DOCUMENT NO. 93-25467 AND THIRD AMENDMENT RECORDED IN DOCUMENT NO. 04-949113
(AFFECTS THE PARCEL BUT NOT THE SURVEY)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

RECORDED IN DOCKET 10189, PAGE 43
PURPOSE ELECTRIC LINES AND APPURTENANT FACILITIES

(AFFECTS PARCEL NO. 1) (AS SHOWN ON THE SURVEY)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

PURPOSE PUBLIC UTILITY LINES, PIPES OR POLES
RECORDED IN DOCKET 8867, PAGE 778; DOCKET 8885, PAGE 631; DOCKET 8915, PAGE 845; DOCKET 8988, PAGE 785; DOCKET 9098, PAGE 676; DOCKET 9177, PAGES 617 THROUGH 623; DOCKET 9267, PAGE 472 AND DOCKET 9293, PAGE 815

(AFFECTS PARCEL NO. 2) (AFFECTS THE PARCEL BUT NOT THE SURVEY)

- EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT:

PURPOSE UNDERGROUND PUBLIC UTILITIES
RECORDED IN DOCKET 9381, PAGE 847; DOCKET 9799, PAGE 847; DOCKET 9931, PAGE 130; DOCKET 9955, PAGE 668; DOCKET 10036, PAGE 1329; DOCKET 10082, PAGE 945; DOCKET 10135, PAGE 316; DOCKET 10201, PAGES 248 AND 249; DOCKET 10241, PAGES 795 AND 796; DOCKET 10254, PAGE 1318; DOCKET 10280, PAGES 1427 AND 1428; DOCKET 10291, PAGE 76; DOCKET 10293, PAGE 73; DOCKET 10313, PAGE 853; DOCKET 10330, PAGE 295; DOCKET 10408, PAGE 242; DOCKET 10575, PAGE 39; DOCKET 10639, PAGE 1007; DOCKET 10826, PAGE 214; DOCKET 10878, PAGE 777; DOCKET 11102, PAGE 657; DOCKET 11321, PAGE 1152; DOCKET 11421, PAGE 1210; DOCKET 11813, PAGE 1072; DOCKET 12633, PAGE 760; DOCKET 13359, PAGE 177 AND DOCKET 14627, PAGE 631

(AFFECTS PARCEL NO. 2) (AS SHOWN ON THE SURVEY)

- THE TERMS, CONDITIONS, PROVISIONS AND EASEMENTS AS SET FORTH IN GRANT OF EASEMENT RECORDED IN DOCUMENT NO. 12-279085.

(AFFECTS PARCEL NO. 2) (AFFECTS THE PARCEL BUT NOT THE SURVEY)

- UNRECORDED LEASE UNDER THE TERMS AND CONDITIONS CONTAINED THEREIN MADE BY:

LESSOR 10435 SCOTTSDALE, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
LESSEE J LEVINE AUCTION & APPRAISAL LLC, AN ARIZONA LIMITED LIABILITY COMPANY
DATED JUNE 01, 2012
AS DISCLOSED BY SUBORDINATION, NONDISTURBANCE AND ATTORNMENT AGREEMENT AND ESTOPPEL CERTIFICATE
RECORDED JULY 17, 2012
DOCUMENT NO. 12-627077

SAID LEASE IS ENCUMBERED BY THE FOLLOWING:

FINANCING STATEMENT BETWEEN:

DEBTOR J LEVINE AUCTION & APPRAISAL LLC
SECURED PARTY BNC NATIONAL BANK
RECORDED MARCH 06, 2014
DOCUMENT NO. 14-143606
THEREAFTER AMENDMENT RECORDED IN DOCUMENT NO. 18-449054 AND CONTINUATION RECORDED IN DOCUMENT NO. 18-867160. (AFFECTS THE PARCEL BUT NOT THE SURVEY)

FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C1760L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X.

ZONE: "X" IS DEFINED AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN. AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

PARKING SPACES:

PARCEL 1:

STANDARD PARKING SPACES = 10 SPACES

TRACT B & C:

STANDARD PARKING SPACES = 1042 SPACES

HANDI-CAP PARKING SPACES = 36 SPACES

TOTAL PARKING SPACES = 1078 SPACES

NOTE: PARCEL 1 HAS 1/90TH INTEREST IN THE TOTAL NUMBER OF SPACES LOCATED ON PARCEL 2.

LEGEND:

△	PK/WASHER	—●—	DOUBLE SIGN
×	CHISELED X	●	BOLLARD
⊞	BRASS CAP IN HANDHOLE	♿	HANDICAP STALL
●	FOUND AS NOTED	— —	BREAKLINE
⊙	BRASS CAP FLUSH	🌳	PALO VERDE
⊙	ALUMINUM CAP FLUSH	🌴	PALM TREE
○	SET REBAR	— — — — —	MONUMENT LINE
⊙ _{GV}	GAS VALVE	— — — — —	PROPERTY LINE
⊙	GAS MANHOLE	— — — — —	EASEMENT LINE
Y	GAS BLUESTAKE	— — — — —	RIGHT-OF-WAY LINE
⊞	GAS METER	— — — — —	SANITARY SEWER LINE
⊞ _{QPR}	GAS PRESSURE REDUCER	— — — — —	18" STORM LINE
Y	SEWER BLUESTAKE	— — — — —	18" STORM LINE
⊙	SEWER MANHOLE	— — — — —	UNDERGROUND ELECTRIC LINE
⊙	SEWER CLEANOUT	— — — — —	UNDERGROUND TV LINE
Y	FIBER OPTIC BLUESTAKE	— — — — —	UNDERGROUND GAS LINE
⊞	FIBER OPTIC BLUESTAKE	— — — — —	FIBER OPTIC LINE
⊞	ELECTRIC MANHOLE	— — — — —	WATER LINE
⊞	ELECTRIC JUNCTION BOX		
Y	ELECTRIC BLUESTAKE		
⊞	ELECTRIC METER		
⊞	ELECTRIC CABINET		
⊞	ELECTRIC TRANSFORMER		
⊞	ELECTRIC PANEL BOX		
Y	FIRE DEPT. CONNECTION		
⊙ _{WV}	WATER VALVE		
⊙	FIRE HYDRANT		
⊞	WATER METER		
⊞	BACKFLOW PREVENTER		
⊙	WATER MANHOLE		
Y	BLUESTAKE WATER		
⊙	IRRIGATION CONTROL VALVE		
⊙	WATER CHECK VALVE		
⊙	STORM MANHOLE		
⊙	STORM CLEANOUT		
#	SCHEDULE B HEX		
8	PARKING SPACE COUNT		
①	TELEPHONE MANHOLE		
⊞	TELEPHONE JUNCTION BOX		
⊙	POWER POLE		
⊙	DOWN GUY		
⊞	LIGHT POST		
⊞	STREET LIGHT W/ MAST ARM		
⊞	TELEVISION RISER		
⊞	SIGN		

NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. 76700704-067-LDP, EFFECTIVE DATE: NOVEMBER 27, 2018.

2. THE UNDERGROUND UTILITIES HAVE BEEN SHOWN BASED ON RECORDS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES WITHOUT VERIFICATION BY THE SURVEYOR; THEREFORE, NO GUARANTEE CAN BE MADE AS TO THE EXTENT OF THE UTILITIES AVAILABLE, EITHER IN SERVICE ABANDONED, NOR GUARANTEE TO THEIR EXACT LOCATION. PLEASE CALL "BLUE-STAKE" AT 602-263-1100, PRIOR TO ANY EXCAVATION OR TO DETERMINE WHAT UTILITIES FOR THE OPERATION OF THE PROPERTY ARE AVAILABLE AT THE LOT LINES, EITHER FROM CONTIGUOUS PROPERTY OR ADJOINING STREETS.

3. BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°00'00" EAST, ALONG THE WEST LINE 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, ACCORDING TO THE PLAT OF PARADISE VALLEY PLAZA, RECORDED IN BOOK 94, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.

4. THE SURVEYOR HAS MADE NO ATTEMPT AND HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT-OF-WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY HAVE MADE OR MAY REQUIRE.

5. USE OF THE INFORMATION, CONTAINED IN THIS A.L.T.A./N.S.P.S. LAND TITLE SURVEY, FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED ("TITLE INSURANCE MATTERS"), IS FORBIDDEN, UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY HUNTER ENGINEERING, INC. AND THEREFORE SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE.

6. 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 LEASEABLE AREA OF ANY BUILDING. THE BUILDING OFFSET DISTANCES SHOWN ARE TO ACTUAL BUILDING CORNERS.

7. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

8. THERE IS NO OBSERVABLE EVIDENCE OF THIS SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. THERE IS NO EVIDENCE TO SUGGEST THAT THERE IS A CEMETERY OR BURIAL GROUNDS ON THESE PREMISES

LOT AREAS:

PARCEL 1, TRACT A: 0.517 ACRES (22,502 S.F.)±

PARCEL 2, TRACT B: 7.921 ACRES (345,024 S.F.)±

PARCEL 2, TRACT C: 2.279 ACRES (99,277 S.F.)±

PARCEL ADDRESS:

10345 N. SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85258

ZONING CLASSIFICATION:

C-3

BUILDING SETBACKS:

SIDE-50' IF ABUTTING SINGLE-FAMILY, 25' IF ABUTTING MULTI-FAMILY.

REAR-50' IF ABUTTING SINGLE-FAMILY, 25' IF ABUTTING MULTI-FAMILY.

LEGAL DESCRIPTION:

PARCEL NO. 1:

TRACT A, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.

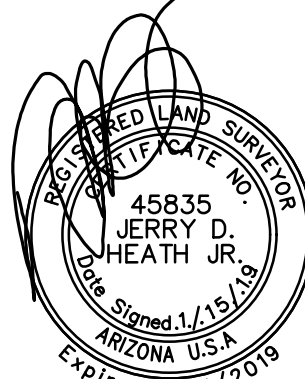
PARCEL NO. 2:

AN UNDIVIDED 1/90TH INTEREST IN AND TO TRACTS B AND C, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.

SURVEYOR'S CERTIFICATION:

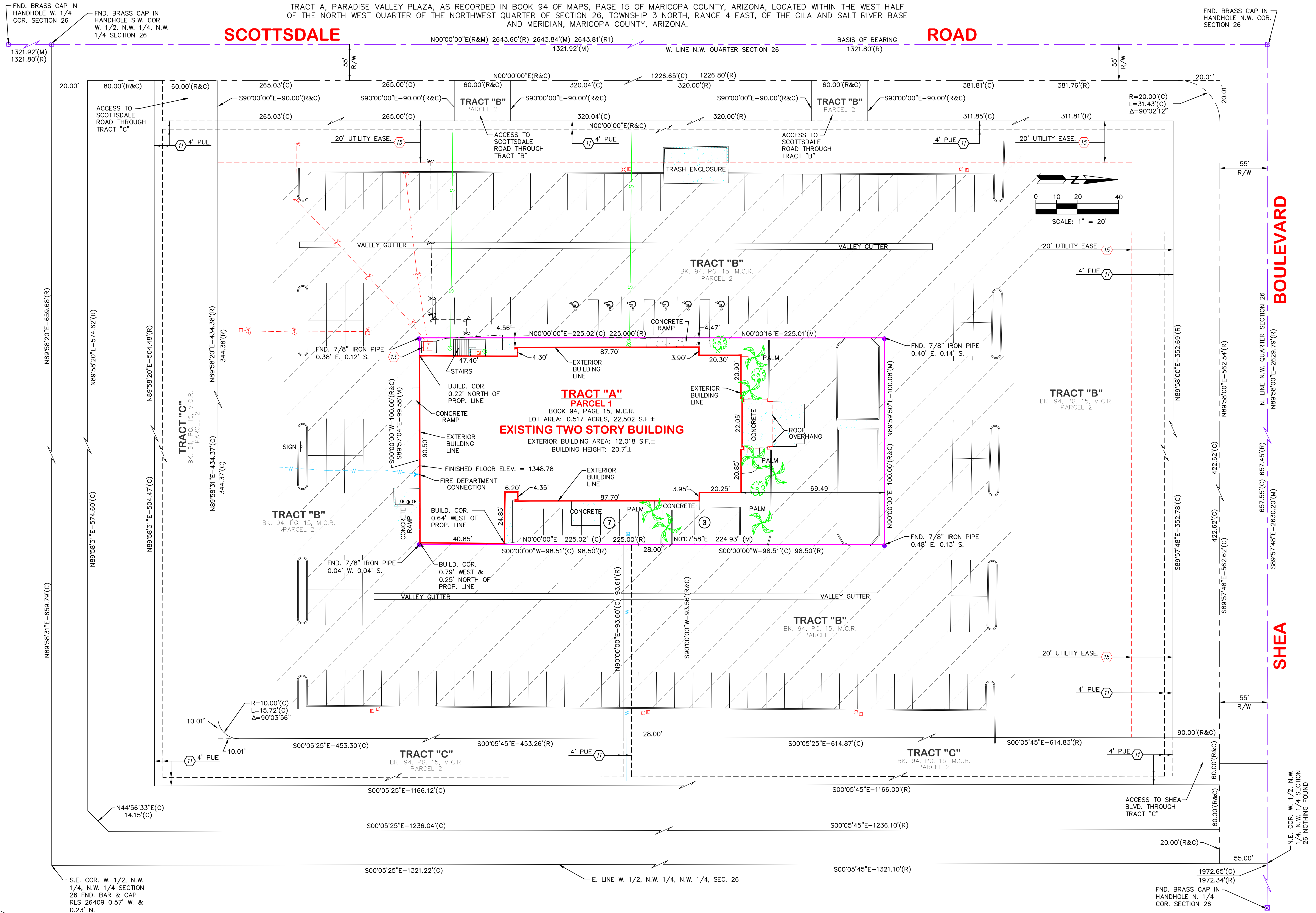
TO: 10435 SCOTTSDALE LLC, AN ARIZONA LIMITED LIABILITY COMPANY, FARM BUREAU LIFE INSURANCE COMPANY OF MICHIGAN AND SECURITY TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 1,2,3,4,5,10, 11A,14,16,818 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



ALTA/ACSM LAND TITLE SURVEY

TRACT A, PARADISE VALLEY PLAZA, AS RECORDED IN BOOK 94 OF MAPS, PAGE 15 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF THE NORTH WEST 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.



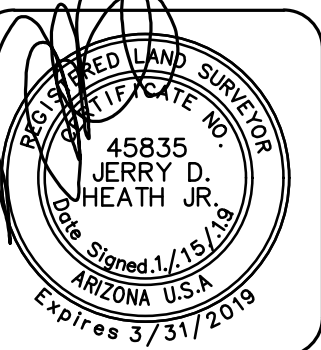
NO.	DATE	REVISION	BY

PURPOSE:
A.L.T.A. SURVEY

DRAWN BY: JDH
CHECKED BY: JDH

HUNTER ENGINEERING CIVIL AND SURVEY

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986



ALTA/ACSM LAND TITLE SURVEY

TRACT A; PARADISE VALLEY FLAZA, AS RECORDED IN BOOK 94 OF MAPS, PAGE 13 OF MARICOPA COUNTY, ARIZONA, LOCATED WITHIN THE WEST HALF OF THE NORTH WEST 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.

SECTION: 26
TWNSHIP: 3N
RANGE: 4E

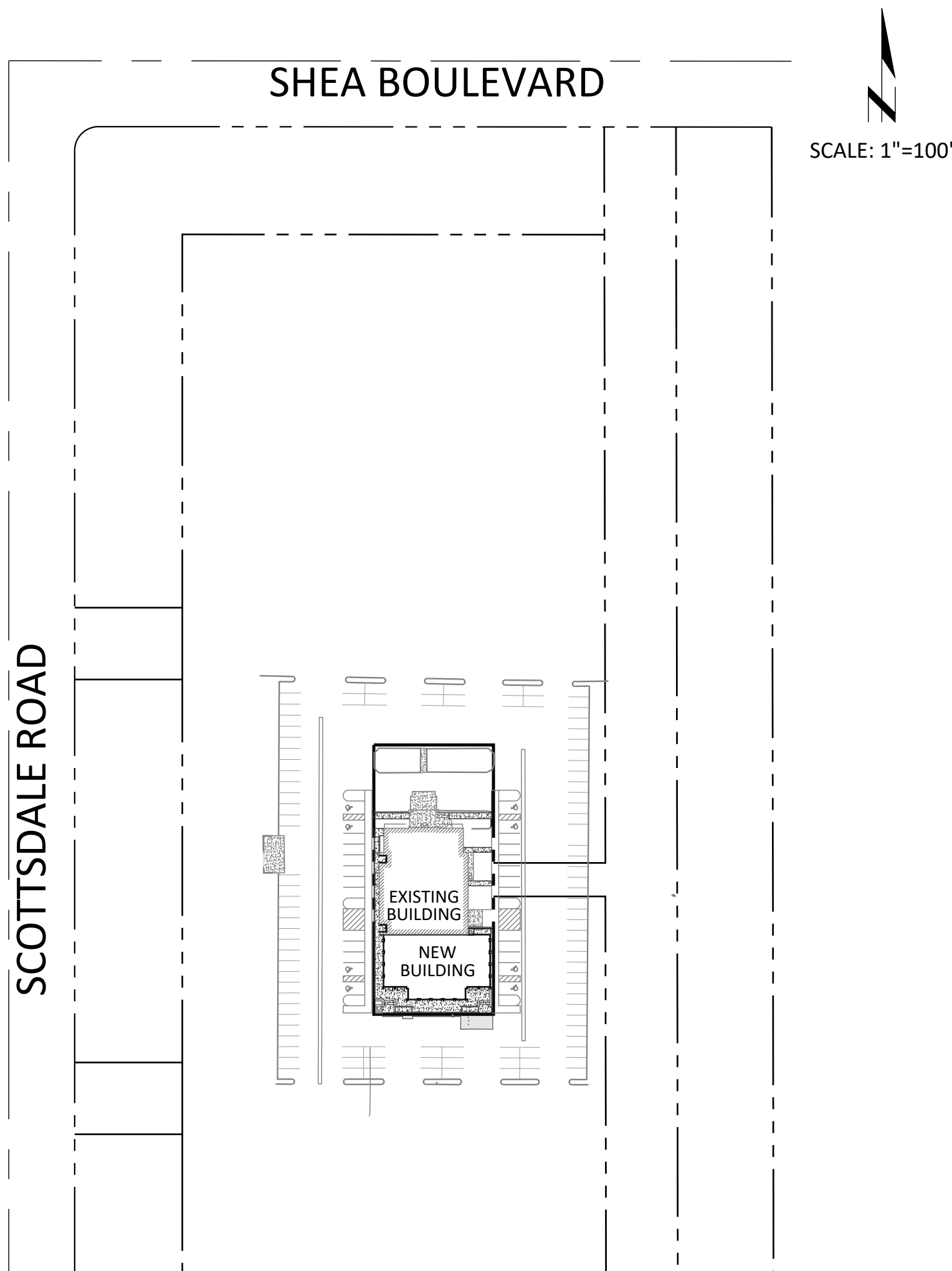
JOB NO.:
CLAY017-1

SCALE
1"=20'

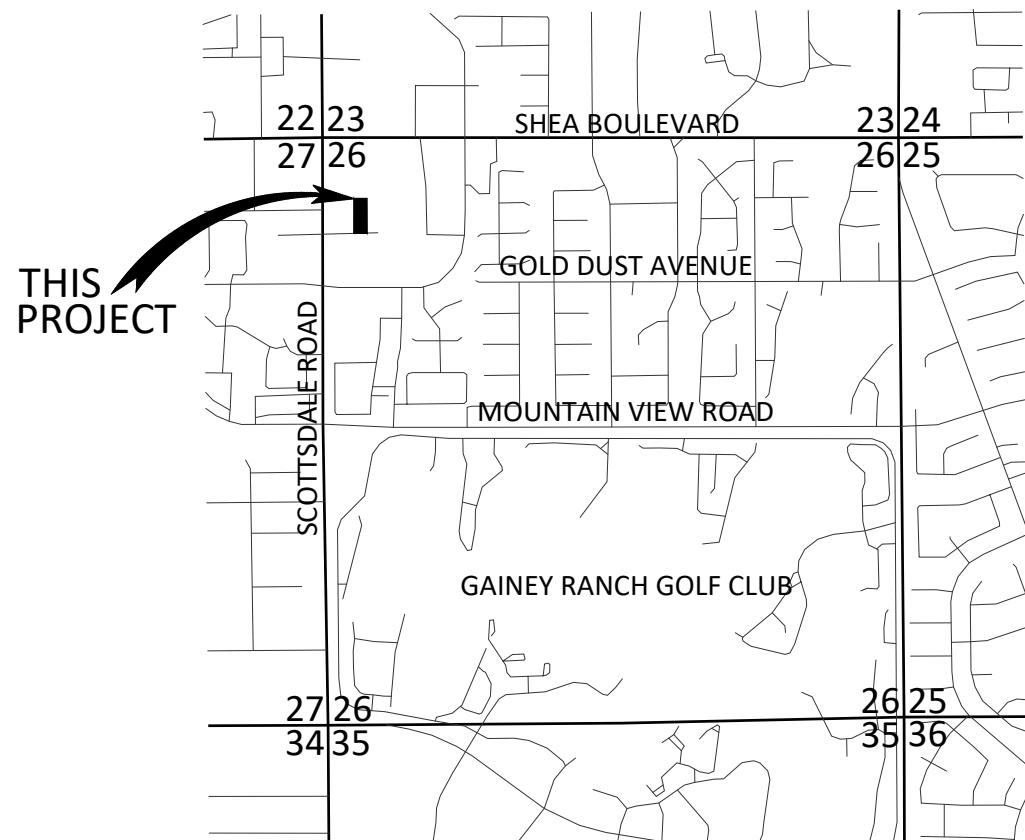
SHEET
2 OF 2

PRELIMINARY IMPROVEMENT PLAN for THE IVY - SCOTTSDALE ROAD

10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 26,
T. 3 N., R. 4 E., G.&S.R.M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

LEGEND

---	RIGHT-OF-WAY	CO	EXISTING SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	W	EXISTING WATER VALVE
---	OTHER PARCEL LINE	W	EXISTING WATER METER
---	ROADWAY CENTERLINE	W	EXISTING FIRE HYDRANT
---	SECTION LINE	W	EXISTING FIRE CONNECTION
---	FLOW-LINE	W	EXISTING TRANSFORMER
---	EXISTING EASEMENT	W	EXISTING SIGN
---	NEW EASEMENT	W	EXISTING SITE LIGHT
---	EXISTING CONTOUR	W	SURVEY MONUMENT AS NOTED
---	NEW CONTOUR	W	SPOT ELEV. (EXIST. GRADE)
---	EXISTING CONCRETE	W	SPOT ELEV. (NEW GRADE)
---	NEW ASPHALT	W	RIGHT-OF-WAY
---	NEW CONCRETE	W	RECORDED VALUE
---	NEW RETAINING WALL	W	MEASURED VALUE
---	EXISTING CURB	W	CALCULATED VALUE
---	EXISTING PAINT STRIPE	W	RADIUS
---	NEW CURB	W	PAVEMENT (ASPHALT)
---	NEW PAINT STRIPE	W	CONCRETE
---	EXISTING UNDERGROUND ELECTRIC	W	GUTTER
---	EXISTING SEWER LINE	W	TOP OF CURB
---	EXISTING WATER LINE	W	FINISHED GRADE
---	EXISTING FIRE SERVICE	W	LOW POINT
---	EXISTING GAS LINE	W	HIGH POINT
---		W	GRADE BREAK
---		W	FINISHED FLOOR ELEVATION
---		W	PUBLIC UTILITY EASEMENT
---		W	LENGTH
---		W	SLOPE

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE REPURPOSING OF THE EXISTING STRUCTURE FOR THE USE OF A NEW RESTAURANT WITH ALL PAVING, GRADING & DRAINAGE, UTILITY AND PARKING IMPROVEMENTS.
- ADDRESS:
10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A
- ZONING: C-3
- SITE AREA: 22,502 SF (0.52 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PH: 480-991-3985
CONTACT: JERRY D. HEATH JR., R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE BEARING OF N 00°00'00" E, ALONG THE WEST LINE 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, ACCORDING TO THE PLAT OF PARADISE VALLEY PLAZA, RECORDED IN BOOK 94, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE BRASS CAP IN HANDHOLE WITH ID #3272 AT THE INTERSECTION OF SCOTTSDALE ROAD AND SHEA BOULEVARD WITH AN ELEVATION 1351.26' (NAVD 88).

LEGAL DESCRIPTION

PARCEL NO. 1
TRACT A, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.
PARCEL NO. 2
AN UNDIVIDED 1/90TH INTEREST IN AND TO TRACTS B AND C, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE BRASS CAP IN HANDHOLE WITH ID #3272 AT THE INTERSECTION OF SCOTTSDALE ROAD AND SHEA BOULEVARD WITH AN ELEVATION 1351.26' (NAVD 88).

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION IS EXISTING AND NO ADDITIONAL RETENTION ANTICIPATED AS PART OF THIS PROJECT
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1347.14

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1760L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

OWNER/DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

CIVIL ENGINEER

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

ARCHITECT

ALINE ARCHITECTURE CONCEPTS
7340 EAST MAIN STREET, #210
SCOTTSDALE, ARIZONA 85251
PH: 480-225-7359
ATTN: BRIAN KROB

UTILITIES

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

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

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

CYPRESS PROJECT NO: 18.124



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
THE IVY - SCOTTSDALE ROAD
10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA

cover

DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

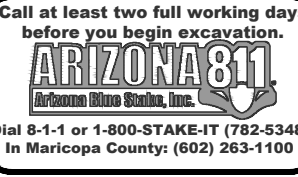
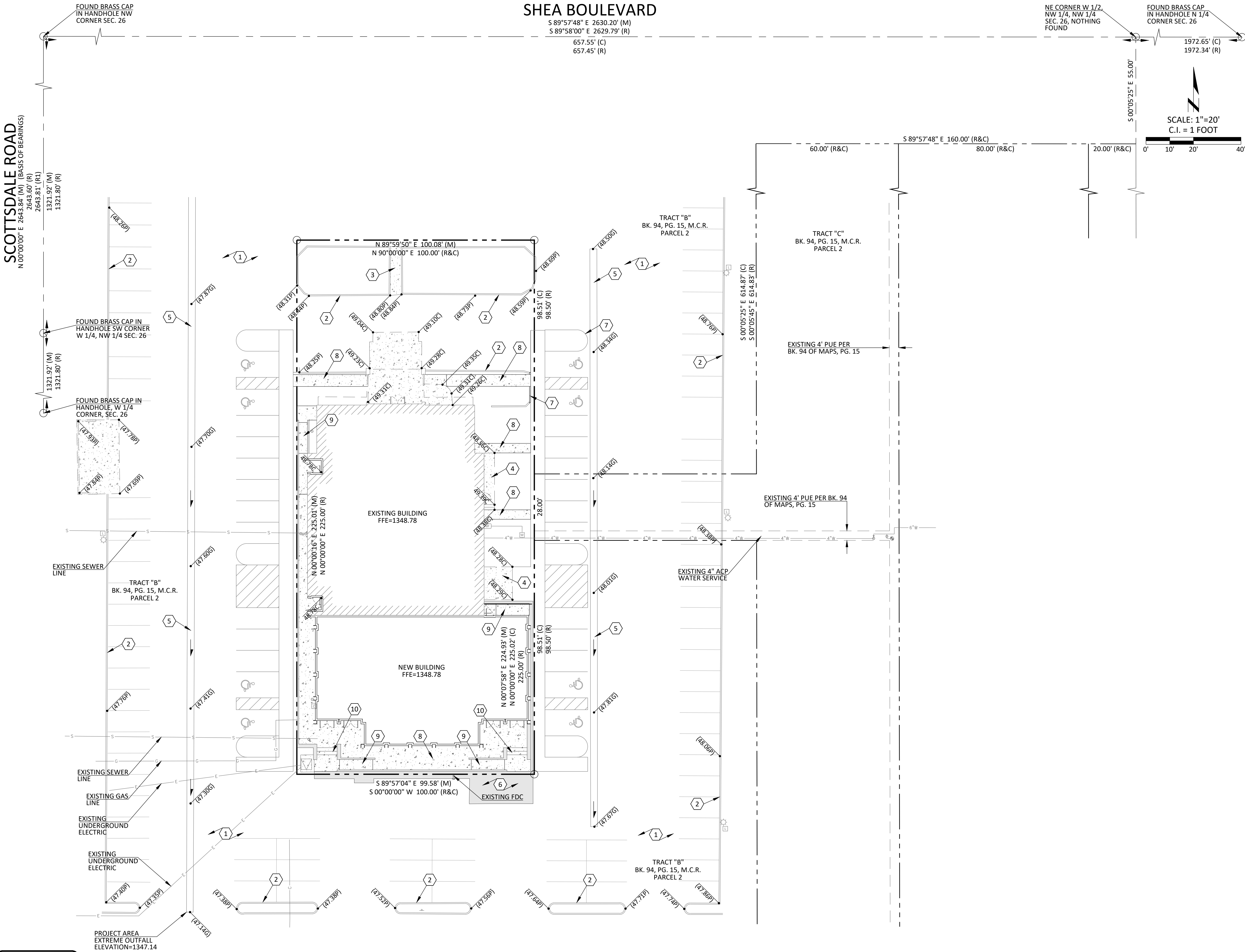
SITE ADDRESS

10345 NORTH SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A

SHEET NUMBER



SCOTTSDALE ROAD
N 00°00'00" E 2643.84' (M) (BASIS OF BEARINGS)



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

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 CONCRETE VALLEY GUTTER TO REMAIN.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE SIDEWALK.
- 9 NEW ACCESSIBLE ACCESS RAMP.
- 10 NEW CONCRETE STAIRS
- 11 COMBINATION RETAINING WALL/SCREEN WALL.



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

CYPRESS PROJECT NO: 18.124



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
THE IVY - SCOTTSDALE ROAD
10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
grading and drainage plan

DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

SITE ADDRESS

10345 NORTH SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A

SHEET NUMBER



PARADISE VALLEY PLAZA

E SHEA BLVD

E GOLD DUST AVE

N SCOTTSDALE RD

C-3

C-3

750' RADIUS

C-3

C-3

C-3

C-3

C-3

C-3

C-3

C-2

C-3

C-2

C-2

C-3

EX. LANDSCAPE ISLAND

EX. BUILDING
20'-8" MAX HEIGHT

EX. PARKING

EX. PARKING

RE-STRIPE PARKING

EX. TRASH ENCLOSURE

RE-STRIPE PARKING

4' P.U.E.

THIS PROJECT
APN: 130-23-210A
ZONING: C-3

EX. DRIVE AISLE, TYP.

NEW BUILDING
20'-8" MAX HEIGHT

01 . context aerial

1" = 100'



0' 100' 200' 400'

POSSESSORY RIGHTS OF DRAWINGS AND PROJECT DESIGNS ARE THE PROPERTY OF ALINE ARCHITECTURE CONCEPTS, LLC AND MAY NOT BE UTILIZED IN SIMILAR AND OR FORM WITHOUT THE WRITTEN CONSENT OF ALINE ARCHITECTURE CONCEPTS, LLC.

DRB 1ST CITY SUBMITTAL

168-PA-2018

10340 NORTH SCOTTSDALE ROAD

SCOTTSDALE, AZ 85253

THE IVY

DATE ISSUED: FEBRUARY 08, 2018

PROJECT # 16046

340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM

ALINE
ARCHITECTURE CONCEPTS

CONTEXT AERIAL

PR-1.0

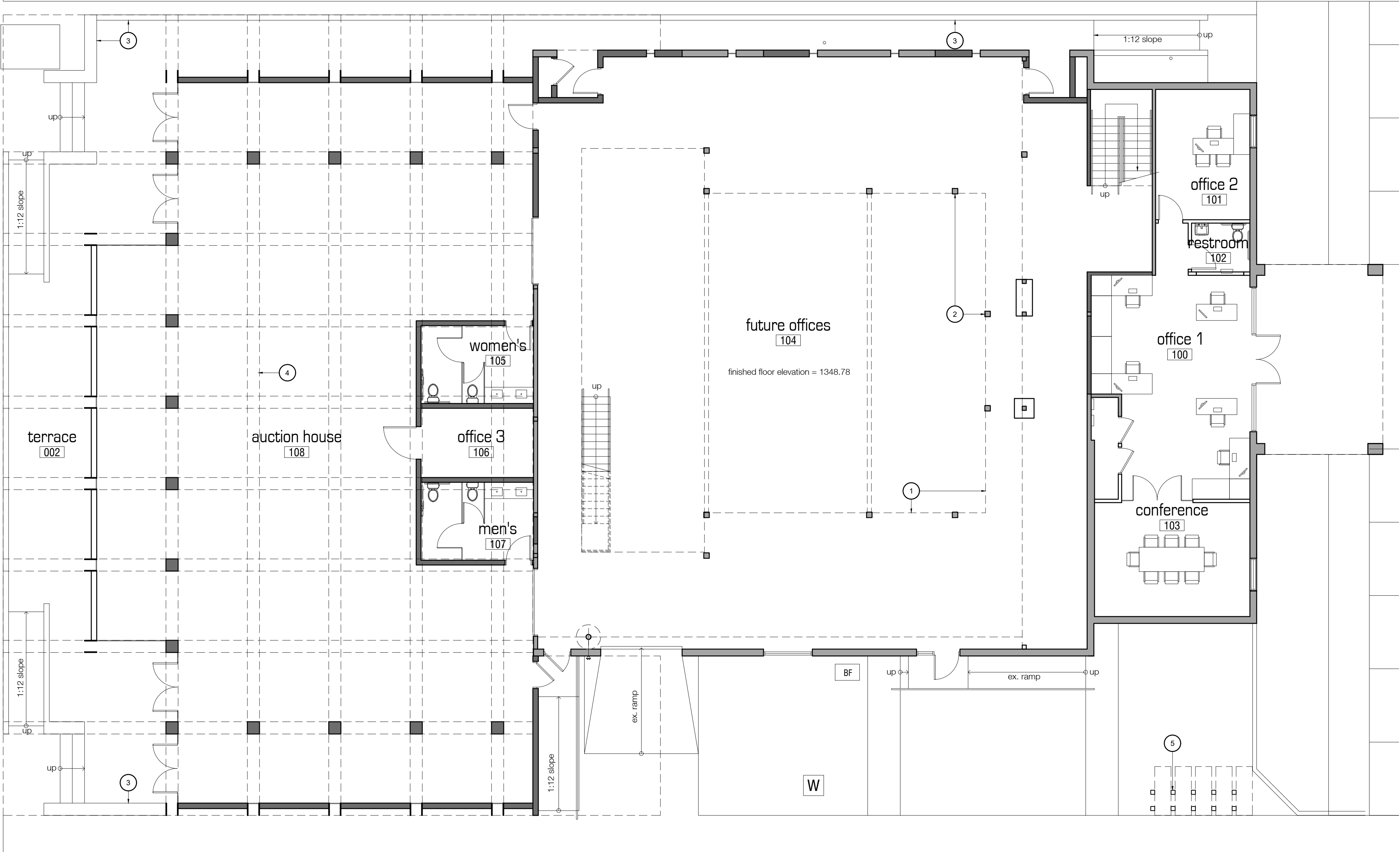
© COPYRIGHT 2019 ALINE ARCHITECTURE CONCEPTS, LLC

WALL TYPES

- existing wall to remain
- new wall

KEYED FLOOR PLAN NOTES

- mezzanine above
- existing columns to remain
- site wall / guard rail
- roof beam above
- bicycle rack



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

DRB-1ST-CITY SUBMITTAL

168-PA-2018

10346 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

THE IVY

DATE ISSUED: FEBRUARY 08, 2019
PROJECT # 18046

1340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS

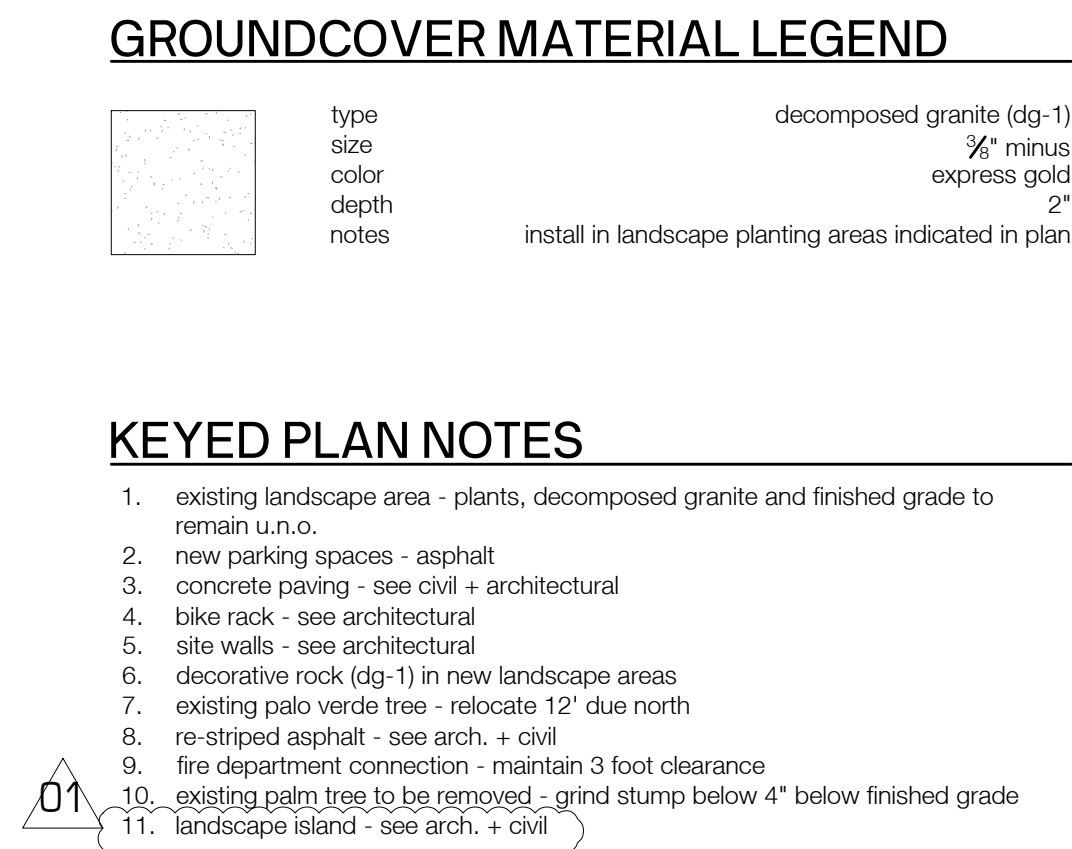
FLOOR PLAN
PR-2.0

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SEAL
BRIAN J. KROB
10346
168-PA-2018
FEBRUARY 08, 2019
DRB-1ST-CITY SUBMITTAL

exp. 08/30/2019



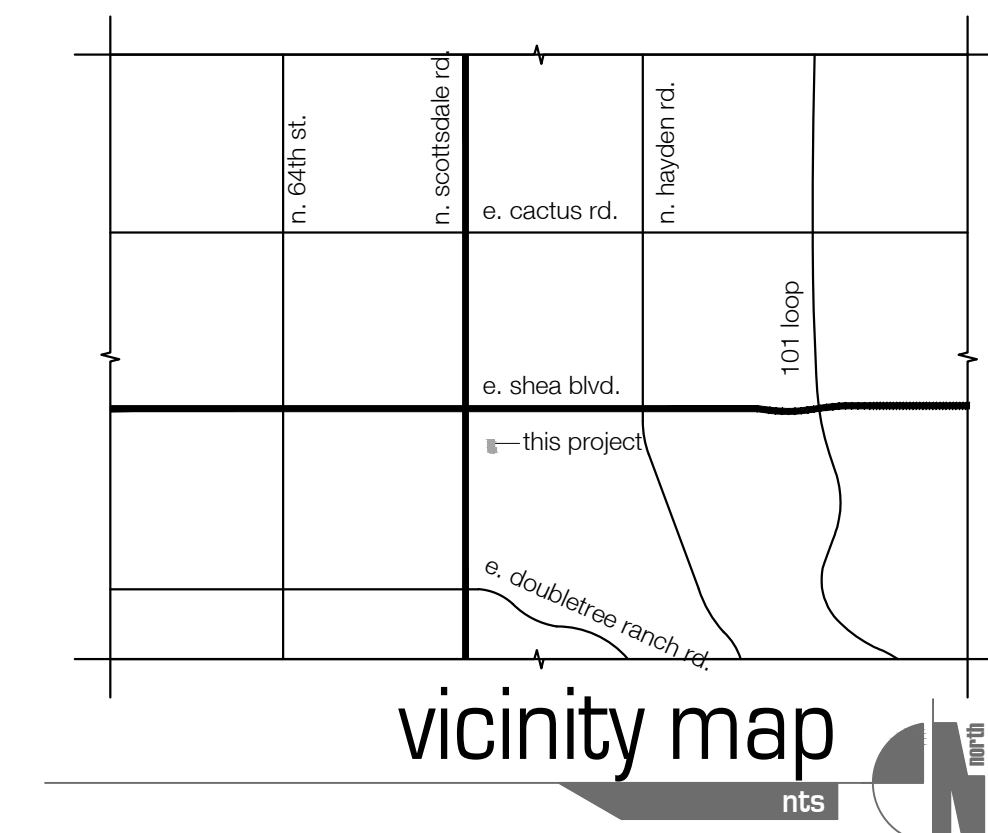
symbol	common name/ botanical name	size	qty.	remarks
trees				
	ex. palm tree	-	6	dashed lines indicate tree to be removed
	ex. palo verde	-	1	re-locate approx. 12 ft. north
	ex. trees to remain	-	2	-
	arizona ash <i>Fraxinus velutina</i>	48" box	8	
shrubs				
	baja fairy duster <i>Callionotus californica</i>	3 gal.	18	
	ex. shrubs / plants to remain	-	-	
cacti / succulents				
	gray ice plant <i>Malephora crocea</i>	1 gal.	22	
perennials				
	ran fly <i>Zephyranthes candida</i>	1 gal.	46	

GROUNDCOVER MATERIAL LEGEND

	type	decomposed granite (dg-1)
	size	¾" minus
	color	express gold
	depth	2"
	notes	install in landscape planting areas indicated in plan

KEYED PLAN NOTES

1. existing landscape area - plants, decomposed granite and finished grade to remain u.n.o.
2. new parking spaces - asphalt
3. concrete paving - see civil + architectural
4. bike rack - see architectural
5. site walls - see architectural
6. decorative rock (dg-1) in new landscape areas
7. existing palo verde tree - relocate 12' due north
8. re-strip asphalt - see arch. + civil
9. fire department connection - maintain 3 foot clearance
10. existing palm tree to be removed - grind stump below 4" below finished grade
11. landscape island - see arch. + civil



$$1/2'' = 1'-0''$$

1. EXISTING LANDSCAPE AREA	18. PROPERTY LINE
2. VEHICLE DISPLAY AREA - NEW ASPHALT, NEW STRIPING	17. FIRE DEPARTMENT CONNECTION, 36" ABOVE FINISHED GRADE - MAINTAIN 36" CLEARANCE
3. LANDSCAPE AREA	19. EX. WATER METER
4. EXISTING RAMP - 1:12 SLOPE	20. EX. BACKFLOW PREVENTER
5. RE-STRIPED VEHICLE PARKING	21. EX. SEWER LINE - SEE CIVIL
6. EXISTING ROOF CANOPY ABOVE RAMP - 1:12 MAX SLOPE	22. ACCESSIBLE PEDESTRIAN ACCESS
7. CONCRETE PATH ON GRADE	23. FIRE TRUCK TURNING RADIUS (PER DSPM 2-1.4)
8. RAISED CONCRETE PATH	24. EX. CROSS ACCESS DRIVE AISLE TO ADJ. TRACT
9. ROOF OVERHANG ABOVE	
10. EXISTING TRANSFORMER	
11. SITE WALLS +42" A.F.F. - SEE ELEVATIONS	
12. RAISED CONCRETE TERRACE	
13. BICYCLE PARKING -SEE DETAIL 02	
14. EX. REFUSE ENCLOSURE - 1 REFUSE BIN LOCATED HERE EXCLUSIVELY FOR THIS BUILDING	

RETAIL (AUCTION SALES)	4,343 G.S.F. / 250 = 17
OFFICE	10,474 G.S.F. / 300 = 35
TOT. PARK'G REQ'D	52
TOT. PARK'G PROVIDED	283 PER PREVIOUS T.I.
	PARKING AGREEMENT
BICYCLE PARKING REQUIRED	52 / 10 = 5
(1 PER 10 REQ'D. VEHICLE)	
BICYCLE PARKING PROVIDED	6

OPEN SPACE CALCULATIONS

BLDG. AREA	14,817 S.F.
SITE AREA	22,502 S.F.
OPEN SPACE REQ'D.	MAX. BLDG. HT. = 21'-4"
1ST 12' OF HEIGHT	= 22502 x .10 = 2,502 S.F.
NEXT 9.33' OF HEIGHT	= 22502 x .004 = 90 S.F.
	2,502 + 90 = 2,592 S.F.
OPEN SPACE PROVIDED	7,685 S.F.
* .90 F.A.R. ALLOWED PER ZONING ADMIN.	
DECISION MEMO DATED 5/31/2007 REGARDING	
PARADISE VALLEY PLAZA (WINDMILL PLAZA)	

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

EXISTING 12,018 S.F. TWO STORY AUCTION HOUSE AND OFFICES BUILDING TO BE RE-MODELED. EXISTING SOUTH PORTION OF BUILDING TO BE DEMOLISHED AND NEW 4,343 S.F. BUILDING BUILT IN ITS PLACE. NORTH PORTION TO HAVE NEW SMOOTH FINISH PAINTED STUCCO APPLIED, AND SOME NEW DOORS AND WINDOWS.

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

ASSESSORS PARCEL NUMBER	175-33-090A
ZONING	C-3
SITE AREA	22,502 S.F. (0.517 AC)
EX. GROSS FLOOR AREA	15,774 S.F.
GROSS FLOOR AREA PROPOSED	14,817 S.F.
F.A.R. ALLOWED	80%
F.A.R. PROPOSED	66% (14,817 / 22,502)

BUILDING ADDRESS	17757 N. SCOTTSDALE RD, SCOTTSDALE, AZ 85255
OCCUPANCY	OFFICES (B) + MERCANTILE (M)
EXISTING USE	OFFICES + RETAIL
PROPOSED USE	OFFICES + RETAIL
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NON-SEPARATED
TOT. INDOOR AREA (1st + 2nd floors)	14,817 S.F.
TOT. COVERED PATIO AREA	1,867 S.F.
MAX. HEIGHT ALLOWED	36'-0"
MAX. HEIGHT PROPOSED	2 STORIES, 21'-4"

CONSTRUCTION TYPE	V-B W/ A.F.E.S.
ALLOWABLE HEIGHT	60 FT.
ACTUAL HEIGHT	20'-4" A.F.F.
ALLOWABLE STORIES	3
ACTUAL STORIES	1
ALLOWABLE AREA	27,000 S.F.
TOTAL EXISTING BUILDING	15,922 S.F.
TOTAL AREA	14,817 S.F. (INT.) 1,867 S.F. (EXT.)

1" = 20'

nts

PR-1.1

PR-1.1

water main is under an existing building and not within an easement.
Per DSPM 6-1.400 Reconstruction of commercial structures requires compliance with all current ordinances and design guidelines relating to water line extensions, main sizing and service lines. Minimum main size is 6-inch dia. DIP
Per DSPM 6-1.419 Water line outside of ROW or a private street tract must be placed in a minimum 20-foot wide easement and free of obstructions.
Per Water Op's the north/south mains along the east and west property lines serving this development are both dead end lines (either not connected or valves not operational) What is shown in LIS is incorrect.

POSSESSORY RIGHTS OF DRAWINGS AND PROJECT DESIGNS: ALL PROJECT PLANS, DESIGNS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF ALINE ARCHITECTURE CONCEPTS, LLC AND MAY NOT BE UTILIZED IN SIMILAR KIND OR FORM WITHOUT THE WRITTEN CONSENT OF ALINE ARCHITECTURE CONCEPTS, LLC.

03.19.19 CITY COMMENTS

DATE ISSUED: APRIL 17, 2019
PROJECT # 18048

DRB 2ND CITY SUBMITTAL

DRB 2ND CITY SUITE 200
168-PA-2018
7-DR-2019
10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253
THE IVY
40 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM

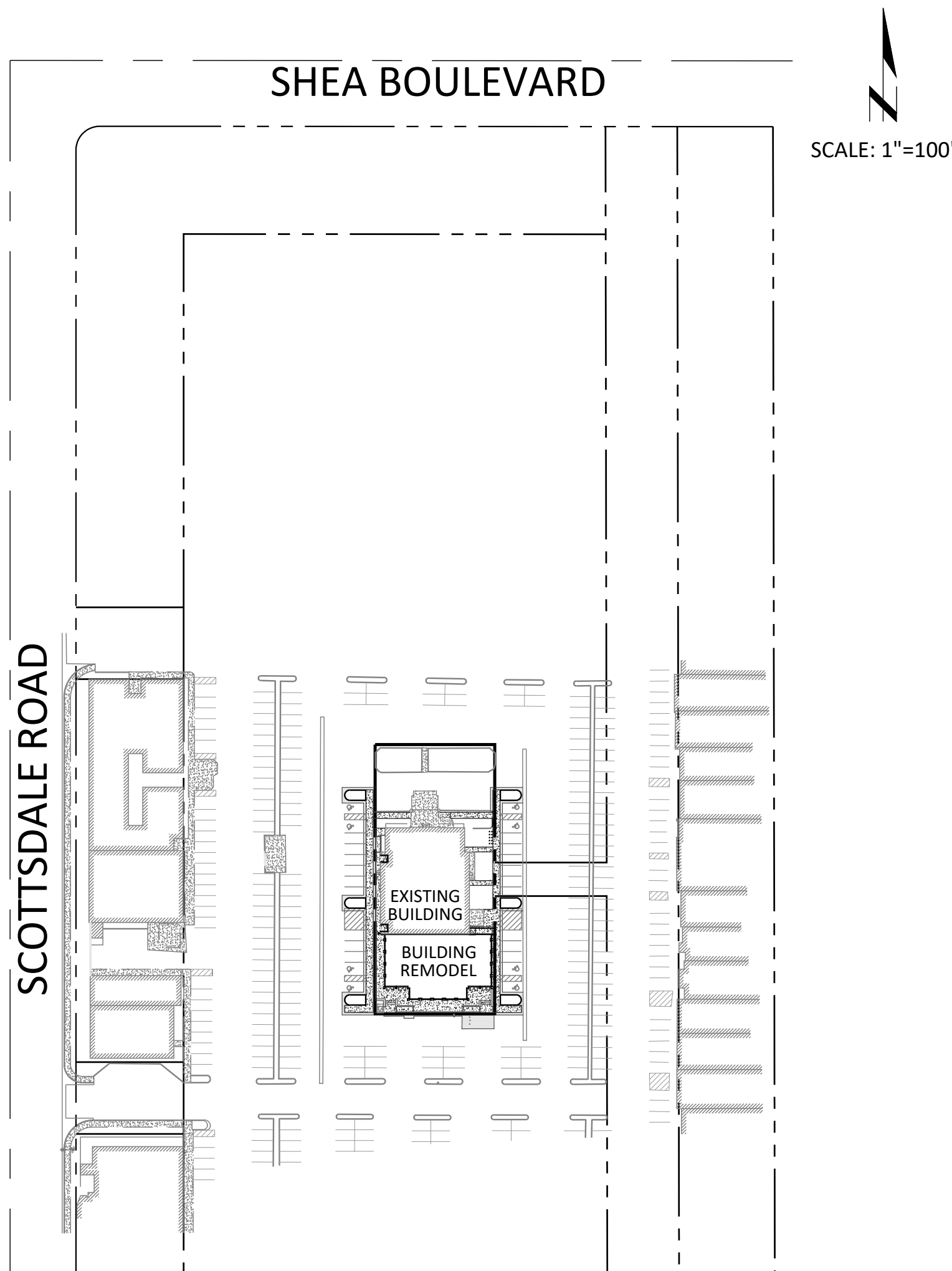
ALINE
ARCHITECTURE CONCEPTS

SITE PLAN

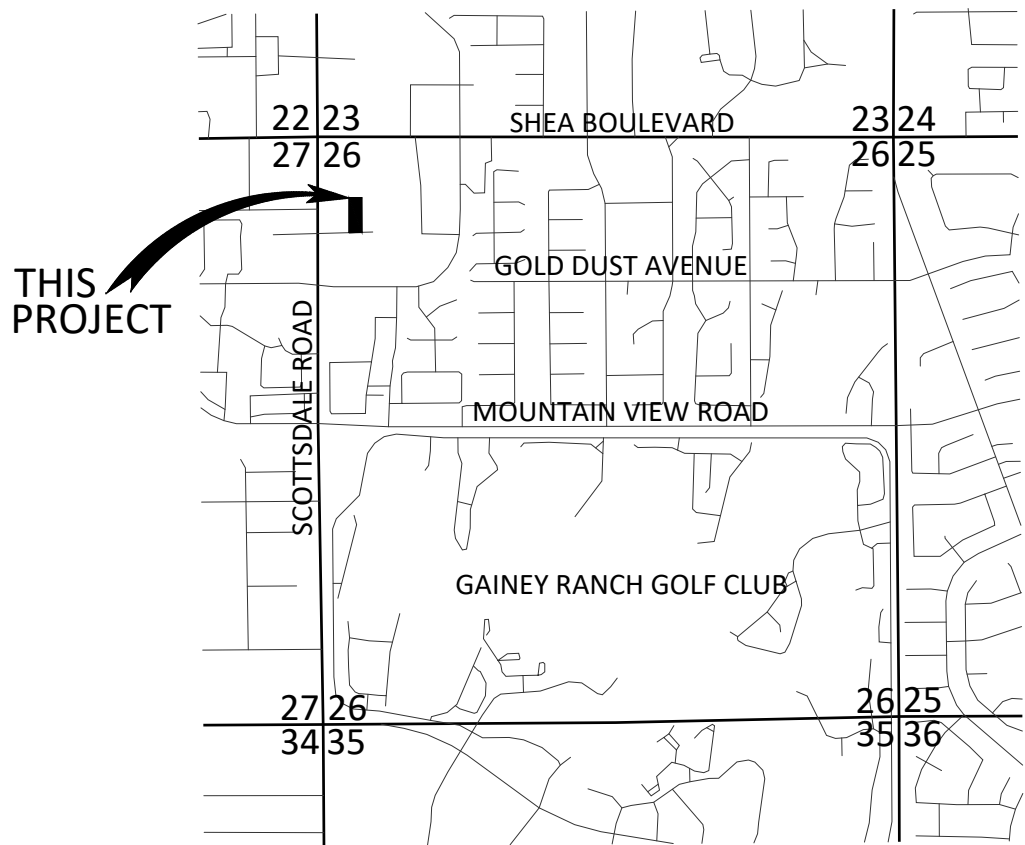
PR-1.1

PRELIMINARY IMPROVEMENT PLAN for THE IVY - SCOTTSDALE ROAD

10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 26,
T. 3 N., R. 4 E., G. & S. R. M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

LEGEND

---	RIGHT-OF-WAY	⊗	EXISTING SEWER CLEANOUT
- - - -	PROJECT BOUNDARY LINE	⊗	EXISTING WATER VALVE
- - - -	OTHER PARCEL LINE	⊗	EXISTING WATER METER
---	ROADWAY CENTERLINE	⊗	EXISTING FIRE HYDRANT
- - - -	SECTION LINE	⊗	EXISTING FIRE CONNECTION
- - - -	FLOW-LINE	⊗	EXISTING TRANSFORMER
- - - -	EXISTING EASEMENT	⊗	EXISTING SIGN
- - - -	NEW EASEMENT	⊗	EXISTING SITE LIGHT
- - - -	EXISTING CONTOUR	⊗	SURVEY MONUMENT AS NOTED
- - - -	NEW CONTOUR	⊗	SPOT ELEV. (EXIST. GRADE)
- - - -	EXISTING CONCRETE	⊗	SPOT ELEV. (NEW GRADE)
- - - -	NEW ASPHALT	⊗	RIGHT-OF-WAY
- - - -	NEW CONCRETE	⊗	RECORDED VALUE
- - - -	NEW RETAINING WALL	⊗	MEASURED VALUE
- - - -	EXISTING CURB	⊗	CALCULATED VALUE
- - - -	EXISTING PAINT STRIPE	⊗	RADIUS
- - - -	NEW CURB	⊗	PAVEMENT (ASPHALT)
- - - -	NEW PAINT STRIPE	⊗	CONCRETE
- - - -	EXISTING UNDERGROUND ELECTRIC	⊗	GUTTER
- - - -	EXISTING SEWER LINE	⊗	TOP OF CURB
- - - -	EXISTING WATER LINE	⊗	FINISHED GRADE
- - - -	EXISTING FIRE SERVICE	⊗	LOW POINT
- - - -	EXISTING GAS LINE	⊗	HIGH POINT
- - - -		⊗	GRADE BREAK
- - - -		⊗	FINISHED FLOOR ELEVATION
- - - -		⊗	PUBLIC UTILITY EASEMENT
- - - -		⊗	LENGTH
- - - -		⊗	SLOPE

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE REPURPOSING OF THE EXISTING STRUCTURE FOR THE USE OF A NEW RESTAURANT WITH ALL PAVING, GRADING & DRAINAGE, UTILITY AND PARKING IMPROVEMENTS.
- ADDRESS:
10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A
- ZONING: C-3
- SITE AREA: 22,502 SF (0.52 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PH: 480-991-3985
CONTACT: JERRY D. HEATH JR., R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE BEARING OF N 00°00'00" E, ALONG THE WEST LINE 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, ACCORDING TO THE PLAT OF PARADISE VALLEY PLAZA, RECORDED IN BOOK 94, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE BRASS CAP IN HANDHOLE WITH ID #3272 AT THE INTERSECTION OF SCOTTSDALE ROAD AND SHEA BOULEVARD WITH AN ELEVATION 1351.26' (NAVD 88).

LEGAL DESCRIPTION

PARCEL NO. 1
TRACT A, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.
PARCEL NO. 2
AN UNDIVIDED 1/90TH INTEREST IN AND TO TRACTS B AND C, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.

BENCHMARK

THE BENCHMARK USED FOR THIS PLAN IS THE BRASS CAP IN HANDHOLE WITH ID #3272 AT THE INTERSECTION OF SCOTTSDALE ROAD AND SHEA BOULEVARD WITH AN ELEVATION 1351.26' (NAVD 88).

DRAINAGE STATEMENT

-SITE IS IN A SPECIAL FLOOD HAZARD AREA - NO
-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION IS EXISTING AND NO ADDITIONAL RETENTION ANTICIPATED AS PART OF THIS PROJECT
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1347.14

FLOODPLAIN INFORMATION

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1760L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

OWNER/DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

CIVIL ENGINEER

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

ARCHITECT

ALINE ARCHITECTURE CONCEPTS
7340 EAST MAIN STREET, #210
SCOTTSDALE, ARIZONA 85251
PH: 480-225-7359
ATTN: BRIAN KROB

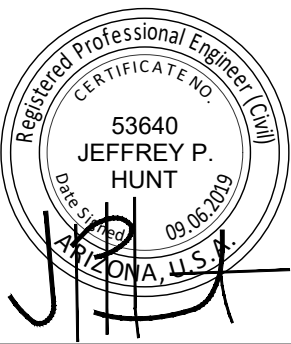
UTILITIES

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

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

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

CYPRESS PROJECT NO: 18.124



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
THE IVY - SCOTTSDALE ROAD
10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
cover

DEVELOPER

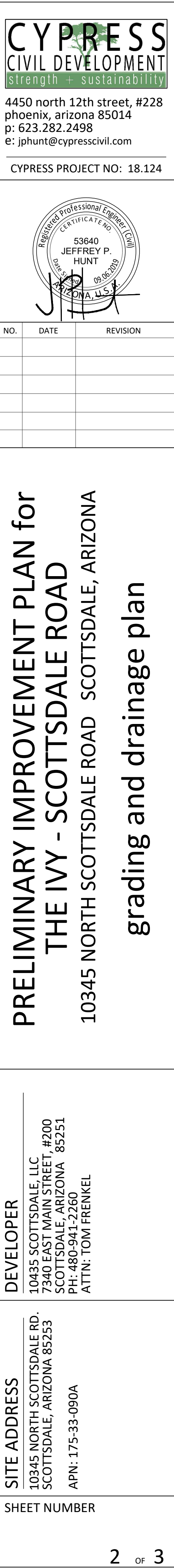
10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

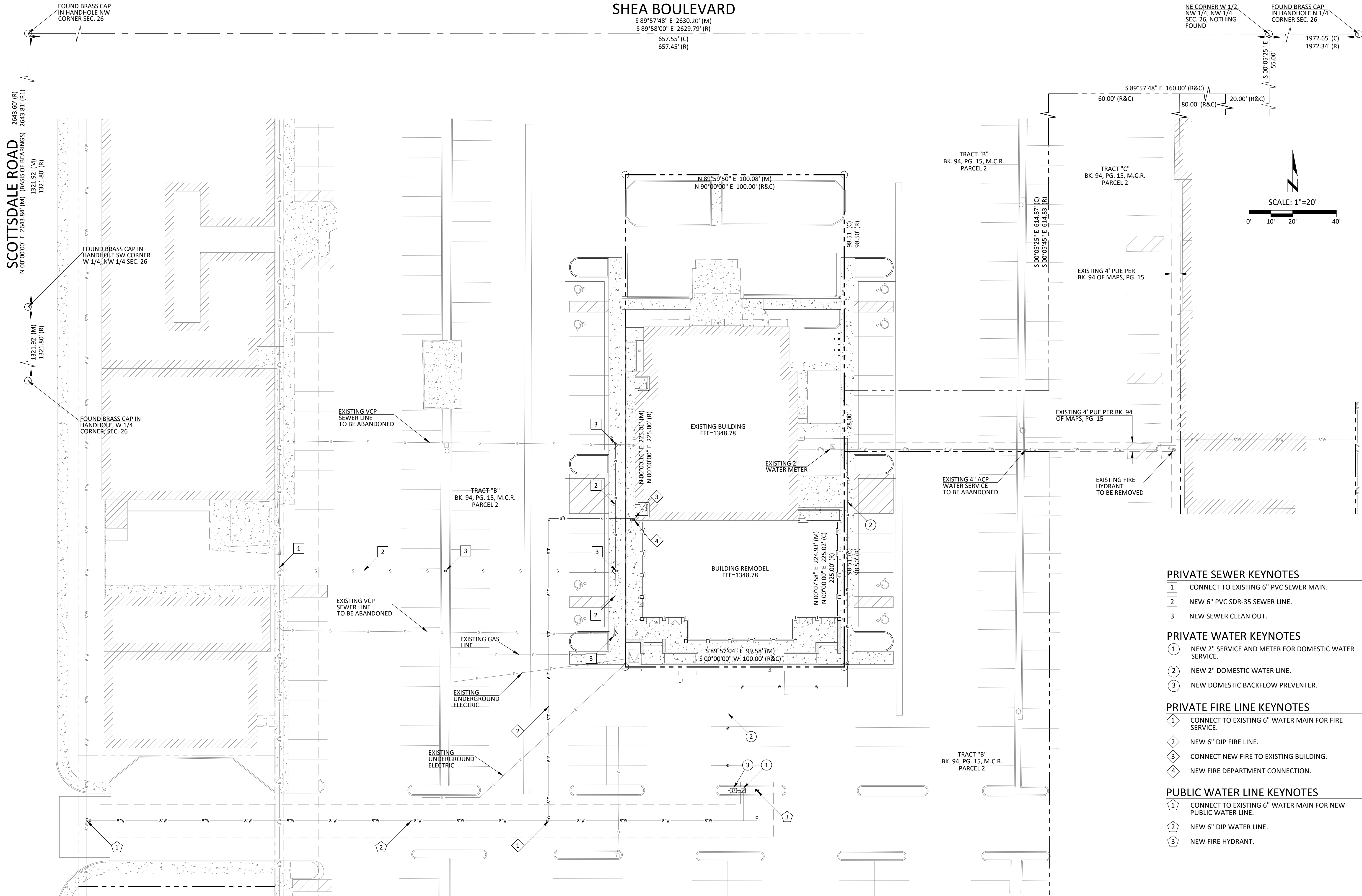
SITE ADDRESS

10345 NORTH SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A

SHEET NUMBER







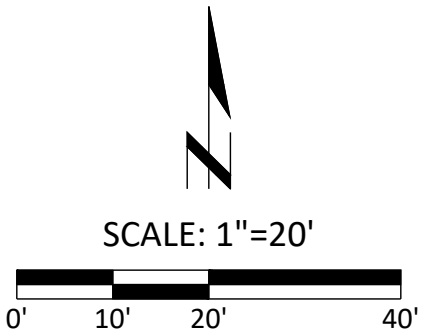
SHEA BOULEVARD

S 89°57'48" E 2630.20' (M)
S 89°58'00" E 2629.79' (R)
657.55' (C)
657.45' (R)

NE CORNER W 1/2,
NW 1/4, NW 1/4
SEC. 26, NOTHING
FOUND

FOUND BRASS CAP
IN HANDHOLE N 1/4
CORNER SEC. 26

1972.65' (C)
1972.34' (R)



PRIVATE SEWER KEYNOTES

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

PRIVATE WATER KEYNOTES

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

PRIVATE FIRE LINE KEYNOTES

- 1 CONNECT TO EXISTING 6" WATER MAIN FOR FIRE SERVICE.
- 2 NEW 6" DIP FIRE LINE.
- 3 CONNECT NEW FIRE TO EXISTING BUILDING.
- 4 NEW FIRE DEPARTMENT CONNECTION.

PUBLIC WATER LINE KEYNOTES

- 1 CONNECT TO EXISTING 6" WATER MAIN FOR NEW PUBLIC WATER LINE.
- 2 NEW 6" DIP WATER LINE.
- 3 NEW FIRE HYDRANT.

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phoenix, arizona 85014
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CYPRESS PROJECT NO: 18.124



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
THE IVY - SCOTTSDALE ROAD
10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
onsite utility plan

DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

SITE ADDRESS

10345 NORTH SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A

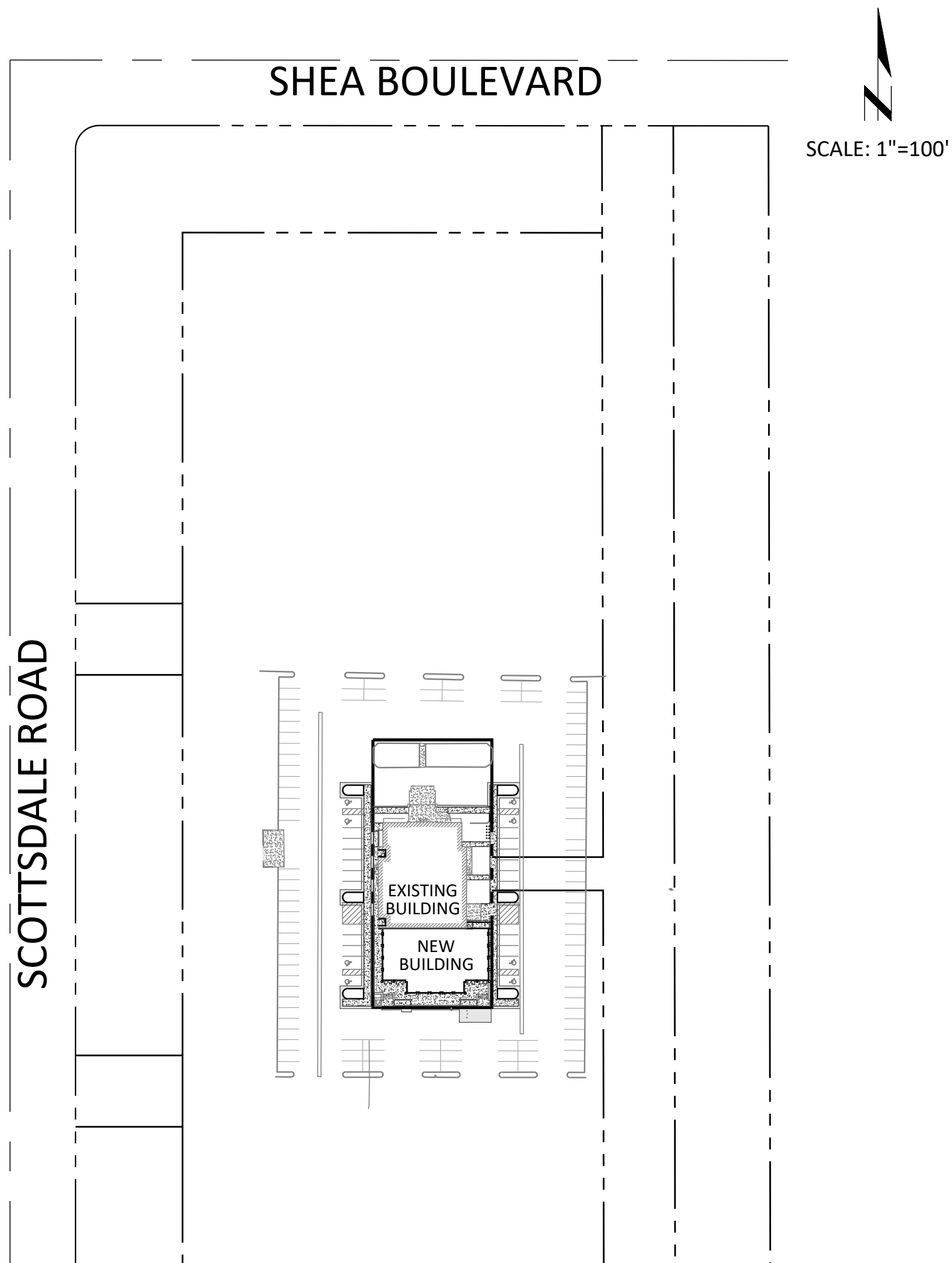
SHEET NUMBER



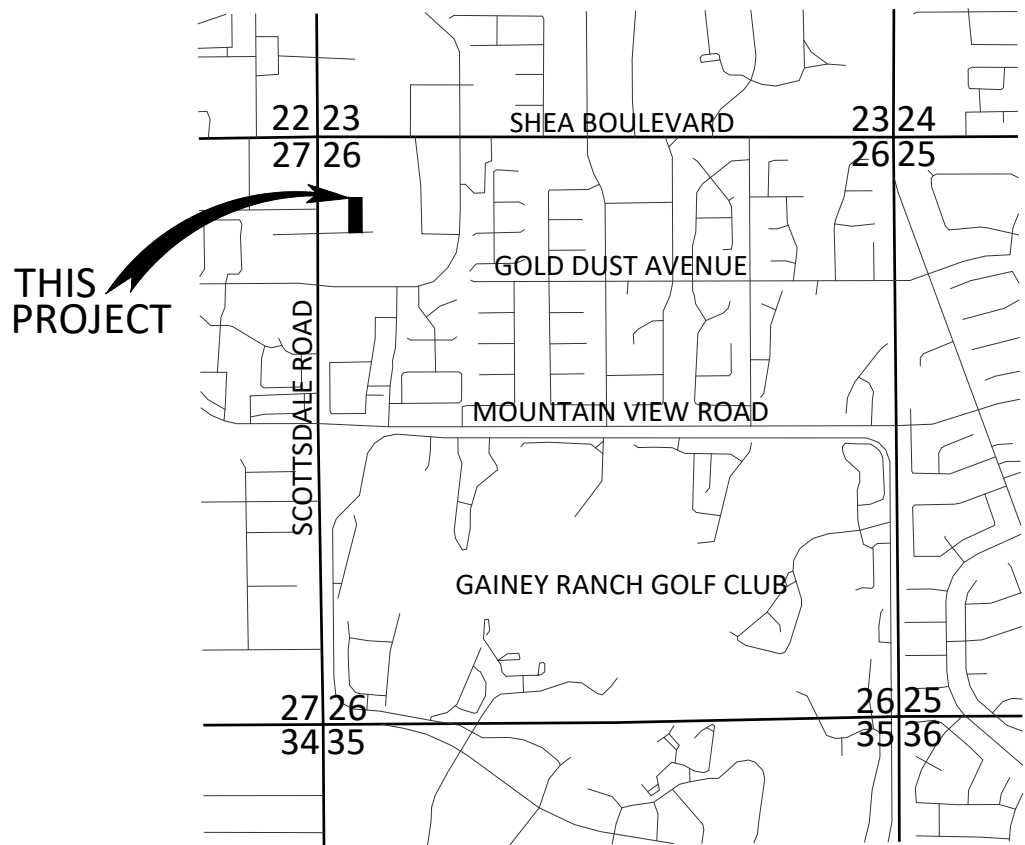
THESE PLANS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION OR RECORDING.

PRELIMINARY IMPROVEMENT PLAN for THE IVY - SCOTTSDALE ROAD

10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
A PORTION NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 4 EAST OF THE
GILA AND SALT RIVER MERIDIAN MARICOPA COUNTY, ARIZONA



PROJECT OVERVIEW



IN THE NW 1/4 OF THE NW 1/4 OF SECTION 26,
T. 3 N., R. 4 E., G.&S.R.M.,
CITY OF SCOTTSDALE, MARICOPA COUNTY, ARIZONA

LOCATION MAP

LEGEND

---	RIGHT-OF-WAY	⊗	EXISTING SEWER CLEANOUT
---	PROJECT BOUNDARY LINE	⊗	EXISTING WATER VALVE
---	OTHER PARCEL LINE	⊗	EXISTING WATER METER
---	ROADWAY CENTERLINE	⊗	EXISTING FIRE HYDRANT
---	SECTION LINE	⊗	EXISTING FIRE CONNECTION
---	FLOW-LINE	⊗	EXISTING TRANSFORMER
---	EXISTING EASEMENT	⊗	EXISTING SIGN
---	NEW EASEMENT	⊗	EXISTING SITE LIGHT
---	EXISTING CONTOUR	⊗	SURVEY MONUMENT AS NOTED
---	NEW CONTOUR	⊗	SPOT ELEV. (EXIST. GRADE)
---	EXISTING CONCRETE	⊗	SPOT ELEV. (NEW GRADE)
---	NEW ASPHALT	⊗	RIGHT-OF-WAY
---	NEW CONCRETE	⊗	RECORDED VALUE
---	NEW RETAINING WALL	⊗	MEASURED VALUE
---	EXISTING CURB	⊗	CALCULATED VALUE
---	EXISTING PAINT STRIPE	⊗	RADIUS
---	NEW CURB	⊗	PAVEMENT (ASPHALT)
---	NEW PAINT STRIPE	⊗	CONCRETE
---	EXISTING UNDERGROUND ELECTRIC	⊗	GUTTER
---	EXISTING SEWER LINE	⊗	TOP OF CURB
---	EXISTING WATER LINE	⊗	FINISHED GRADE
---	EXISTING FIRE SERVICE	⊗	LOW POINT
---	EXISTING GAS LINE	⊗	HIGH POINT
		⊗	GRADE BREAK
		⊗	FINISHED FLOOR ELEVATION
		⊗	PUBLIC UTILITY EASEMENT
		⊗	LENGTH
		⊗	SLOPE

PROJECT INFORMATION

- PROJECT DESCRIPTION:
THE PROJECT CONSISTS OF THE REPURPOSING OF THE EXISTING STRUCTURE FOR THE USE OF A NEW RESTAURANT WITH ALL PAVING, GRADING & DRAINAGE, UTILITY AND PARKING IMPROVEMENTS.
- ADDRESS:
10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85253

APN: 175-33-090A
- ZONING: C-3
- SITE AREA: 22,502 SF (0.52 AC)

SURVEY NOTES

- THE SURVEY FOR THIS PROJECT WAS PERFORMED BY:
HUNTER ENGINEERING
10450 NORTH 74TH STREET, SUITE 200
SCOTTSDALE, ARIZONA 85258
PH: 480-991-3985
CONTACT: JERRY D. HEATH JR., R.L.S.
- THE BASIS OF BEARINGS FOR THIS PROJECT IS THE BEARING OF N 00°00'00" E, ALONG THE WEST LINE 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, ACCORDING TO THE PLAT OF PARADISE VALLEY PLAZA, RECORDED IN BOOK 94, PAGE 15, MARICOPA COUNTY RECORDS, ARIZONA.
- THE BASIS OF ELEVATION FOR THIS PROJECT IS THE BRASS CAP IN HANDHOLE WITH ID #3272 AT THE INTERSECTION OF SCOTTSDALE ROAD AND SHEA BOULEVARD WITH AN ELEVATION 1351.26' (NAVD 88).

LEGAL DESCRIPTION

PARCEL NO. 1

TRACT A, OF PARADISE VALLEY PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 94 OF MAPS, PAGE 15.

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-OFFSITE FLOWS AFFECT THIS SITE - NO
-RETENTION IS EXISTING AND NO ADDITIONAL RETENTION ANTICIPATED AS PART OF THIS PROJECT
-EXTREME STORM OUTFALLS THE SITE AT THE SOUTHWEST CORNER AT THE ELEVATION OF 1347.14

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ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NUMBER 04013C1760L, DATED OCTOBER 16, 2013 THE PARCEL IS LOCATED IN THE ZONE X (SHADED) AREA, WHICH IS DEFINED AS AREAS OF AS AREAS OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AREAS OF 1% ANNUAL CHANCE SHEET FLOW FLOODING WHERE THE AVERAGE DEPTHS ARE LESS THAN 1 FOOT, AREAS OF 1% ANNUAL CHANCE STREAM FLOODING WHERE THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 1 SQUARE MILE, OR AREAS PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEES. NO BASE FLOOD ELEVATIONS OR DEPTHS ARE SHOWN WITHIN THIS ZONE. INSURANCE PURCHASE IS NOT REQUIRED IN THESE ZONES.

OWNER/DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

CIVIL ENGINEER

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

ARCHITECT

ALINE ARCHITECTURE CONCEPTS
7340 EAST MAIN STREET, #210
SCOTTSDALE, ARIZONA 85251
PH: 480-225-7359
ATTN: BRIAN KROB

UTILITIES

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

CYPRESS
CIVIL DEVELOPMENT
strength + sustainability

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

CYPRESS PROJECT NO: 18.124



NO.	DATE	REVISION

PRELIMINARY IMPROVEMENT PLAN for
THE IVY - SCOTTSDALE ROAD
10345 NORTH SCOTTSDALE ROAD SCOTTSDALE, ARIZONA
cover

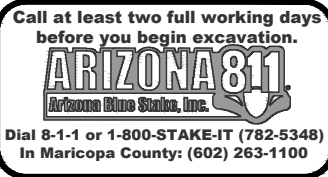
DEVELOPER

10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

SITE ADDRESS

10345 NORTH SCOTTSDALE RD.
SCOTTSDALE, ARIZONA 85253
APN: 175-33-090A

SHEET NUMBER



S 89°57'48" E 2630.20' (M)
S 89°58'00" E 2629.79' (R)

657.55' (C)
657.45' (R)

SCOTTSDALE ROAD
00°00'00" E 2643.84' (M) (BASIS OF BEARINGS)

NE CORNER W 1/2
NW 1/4, NW 1/4
SEC. 26, NOTHING
FOUND

FOUND BRASS CAP
IN HANDHOLE N 1/4
CORNER SEC. 26

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 CONCRETE VALLEY GUTTER TO REMAIN
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE SIDEWALK.
- 9 NEW ACCESSIBLE ACCESS RAMP.
- 10 NEW CONCRETE STAIRS
- 11 COMBINATION RETAINING WALL/SCREEN WALL.
- 12 NEW BIKE PARKING

SCALE: 1"=20'
C.I. = 1 FOOT

EXISTING 4' PUE PI
BK. 94 OF MAPS, P

EXISTING 4' PUE PER BK. 9
OF MAPS, PG. 15

ACT "B"
G. 15, M.C.R.
RCEL 2

TRACT "C"
94, PG. 15, M.C.R.
PARCEL 2

EXISTING BUILDING
FFE=1348.78

NEW BUILDING
FFE=1348.78

2

TRACT "B"
BK. 94, PG. 15, M.C.R.
PARCEL 2

FOUND BRASS CA
IN HANDHOLE NW
CORNER SEC. 26

FOUND BRASS CAP IN
HANDHOLE SW CORNER
W 1/4, NW 1/4 SEC. 26

FOUND BRASS CAP IN
HANDHOLE, W 1/4
CORNER, SEC. 26

EXISTING SEWER,

TRACT B
BK. 94, PG. 15, M.C.R.
PARCEL 2

EXISTING
LINE

EXISTING GAS

EXISTING

ELECTRIC

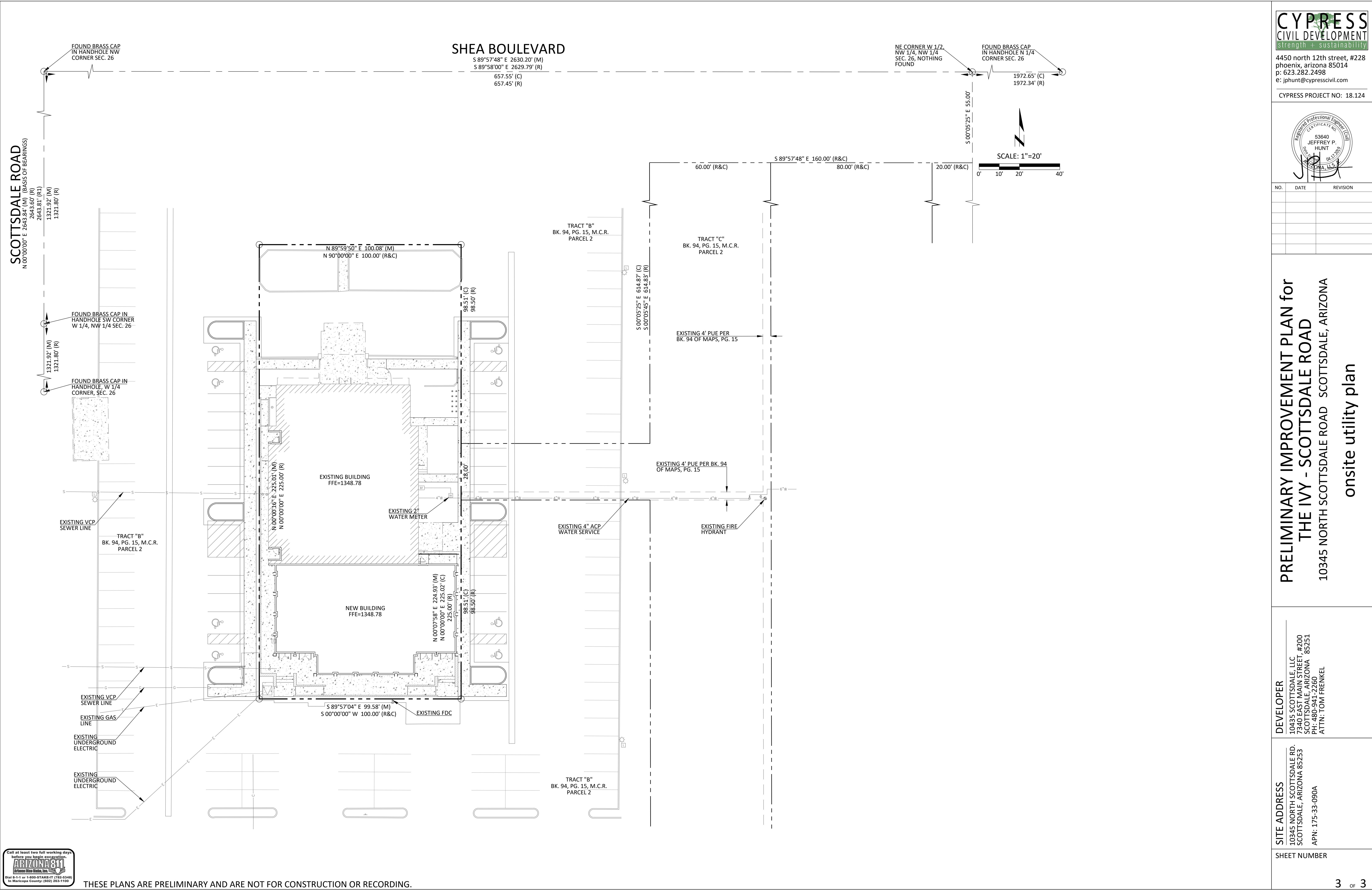
UNDERGROUND
ELECTRIC

PROJECT AREA
EXTREME OUTFALL
ELEVATION=1347.14

Call at least two full working days
before you begin excavation.

ARIZONA 811
A-Source Miss Digging, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100



DRB
APPROVED
Stipulation Set

10/22/2019
DATE

bmoriarit
APPROVED BY

Model

Watts

Delivered lumens

LED lumens

CRI

Color °T

Voltage

LEDWALL-G

8 W

450 lm

600 lm

90

3000 K

120 V

Specifications

Finish

Order example

Over 50,000 hours of service life
Warm white light output
Separately adjustable up and down lighting
Easily adjustable lighting angle from 0° to 92°
Low power consumption
120 V AC direct connection
Superior color consistency
Directional lighting
Integrated dimmable driver
ADA compliant

BK/GD

Black, gold interior

LEDWALL-G-BK/GD

Dimmable LEDWALL-G wall mount in a black finish with gold interior

BK

Black

LEDWALL-G-BK

Dimmable LEDWALL-G wall mount in a black finish with black interior

BZ

Bronze

LEDWALL-G-BZ

Dimmable LEDWALL-G wall mount in a bronze finish with black interior

SG

Silver gray

LEDWALL-G-SG

Dimmable LEDWALL-G wall mount in a silver gray finish with black interior

WH

White

LEDWALL-G-WH

Dimmable LEDWALL-G wall mount in a white finish with black interior

LEDWALL-G

4.5625"

4.5625"

3.75"

SB

FORMS

FORMS | dalslighting.com 91

SB

FORMS

FORMS | dalslighting.com 91

WST LED
Architectural Wall Sconce

DLC

ENERGY

STAR

15

20

Catalog Number

Notes

Type

Fit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1

This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

See ordering tree for details.

A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#); [Link to DTL DLL](#)

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.7 cm)

Weight: 20 lbs (9.1 kg)

Optional Back Box (PBBW)

Height: 8.49" (21.56 cm)

Width: 17.01" (43.21 cm)

Depth: 1.70" (4.32 cm)

Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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WST LED
Rev. 06/21/18

SC

dmf

DRD2
Recessed LED Downlight
General New Construction
4", 5", 6" Aperture

PRODUCT SPECIFICATIONS

4" application shown

Maximum installation compatibility

Easy, tool-free installation, including Twist & Lock trim feature

750 & 1000 lumen outputs

2700K, 3000K, 3500K, 4000K CCT

Flicker-free TRIAC/ELV, 0-10V or Lutron Hi-lume 1% dimming

50,000 hr lifetime at 70% lumen maintenance

5 year limited warranty

Twist & Lock

Wet location rated

50,000 hrs lifetime

5 Year Warranty

Frame-in Kit

HOUSING:

18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit), 20 ga. die-formed aluminum (5" frame-in kit), 22 ga. die-formed aluminum (6" frame-in kit), 20 ga. die-formed aluminum (6" shallow frame-in kit).

JUNCTION BOX:

Galvanized steel. Equipped with (6) 1/4" and (1) 1/2" knockouts with pryout slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring. Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.

MOUNTING:

Pre-installed adjustable bar hangers engineered to accommodate lumber, laminated beams and T-bar.

CEILING:

1/2" up to 1".

CUTOUT:

4 3/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (5" frame-in kit), 6 1/4" (6" frame-in kit, 6" shallow frame-in kit).

Light Engine

LED:

Tightly binned, high performing white Cree® LED.

LUMEN OUTPUT (POWER):

750 lm (10.8W), 1000 lm (12.8W).

COLOR QUALITY:

93+ CRI, 2-step SDCM.

CCT OPTIONS:

2700K, 3000K, 3500K, 4000K.

CONNECTOR:

PowerPlug® Luminaire Disconnect Model 182 (TRIAC/ELV), Model 102 (0-10V, Lutron Hi-lume® 1% and/or emergency lighting).

INPUT VOLTAGE:

120/277V.

DIMMING:

Down to less than 5% for TRIAC/ELV at 120V or 0-10V at 120/277V. Down to less than 1% for Lutron Hi-lume® 1% at 120/277V.

EMERGENCY LIGHTING:

Optional Emergency LED Driver for lighting up to 90 minutes in event of power failure.

LIFETIME:

50,000 hours at 70% lumen maintenance.

PHOTOMETRIC TESTING:

Tested in accordance to IESNA LM-79-2008.

LISTINGS:

cULus Listed. ENERGY STAR® qualified. California Title 24 2016 JAB compliant. UL Listed for Wet Location. ASTM E283 certified Air Tight. IC Rated.

WARRANTY:

5 year limited warranty.

Trim

CONSTRUCTION:

Die-cast aluminum. Twist & Lock mounting allows easy tool-free field installation and tight ceiling fit.

Product Code:

Type:

Project:

Contact:

Date:

dmf Lighting

1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

www.dmflighting.com

© 2017 DMF Lighting. All Rights Reserved. Specifications subject to change without notice. See website for U.S. and international patent information. Page 1 of 10 | V-01.23.18

SA

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage
○	SA	17	DMF Lighting	DRDH N IC 4 70/ DRD2M 7 9 30 / DRD2T R 4 S BK	RECESSED 4" DOWNLIGHT	N/A	800	0.91	11.6
□	SB	4	DALS LIGHTING INC.	LEDWALL-G BK	LEDWALL-G-XX NOTE: FIXTURE TO USE DOWN-LIGHT ONLY	LED	690	0.91	7.7
□	SC	2	Lithonia Lighting	WST LED P1 30K VF MVOLT (FINISH)	WST LED, Performance package 1, 3000 K, visual comfort forward throw, MVOLT	LED	1529	0.91	12

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FC @ GRADE		2.4 fc	5.2 fc	0.2 fc	26.0:1	12:1:1
PROPERTY LINE @ 6'	+	1.0 fc	6.0 fc	0.0 fc	N/A	N/A

01 . exterior lighting + photometric site plan

1" = 30'

DRB 2ND CITY SUBMITTAL

168-PA-2018
7-DR-2019

10346 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

THE IVY

03.19: 19 CITY COMMENTS

DATE ISSUED: APRIL 17, 2019
PROJECT # 16046

340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251

MADE WITH ALINE . COM

ALINE
ARCHITECTURE CONCEPTS

EXTERIOR LIGHTING +
PHOTOMETRIC SITE PLAN +
LIGHTING CUT SHEETS

LI-1.0

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KEYED MATERIALS

stc-1	integral color stucco - parex 'lariat'
stc-2	integral color stucco - parex 'plateau'
cmu-1	8"x4"x16" concrete block
roof-1	standing seam metal roof
stl-1	painted steel columns
alum-1	aluminum storefront
glz-1	insulated glazing

KEYED NOTES

- existing stucco wall - re-coat w/ (stc-1)
- existing stucco wall - re-coat w/ stucco (stc-2)
- new storefront window (alum-1) (glz-1)
- concrete block wall + columns (cmu-1)
- light fixture - see exterior lighting site plan
- new stucco wall (stc-1)
- rooftop mechanical unit behind screen wall
- stucco parapet screen wall (stc-2)
- standing seam metal roof (roof-1)
- line of existing roof behind
- line of floor behind
- existing wood and stucco port cochere - repair & re-paint to match ex. as req'd.
- glass door (glz-1)
- painted steel column (stl-1)
- existing aluminum & glass garage door
- existing aluminum window
- existing storefront door
- steel railing
- existing signage to remain
- existing shade overhang - repair & re-paint to match ex. as req'd.
- fire department connection +36 above fin. grade



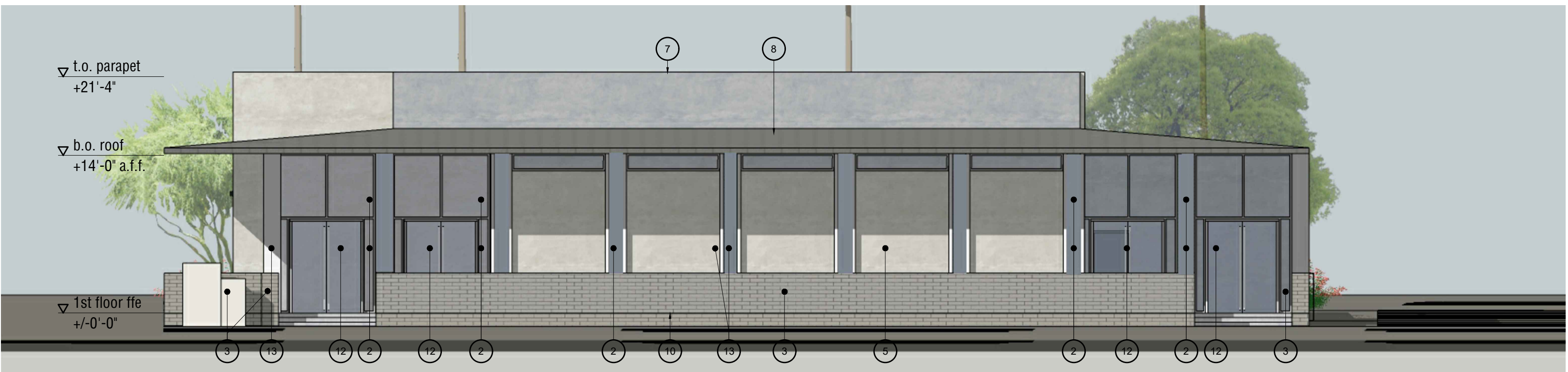
04 . north elevation

1/8" = 1'-0"



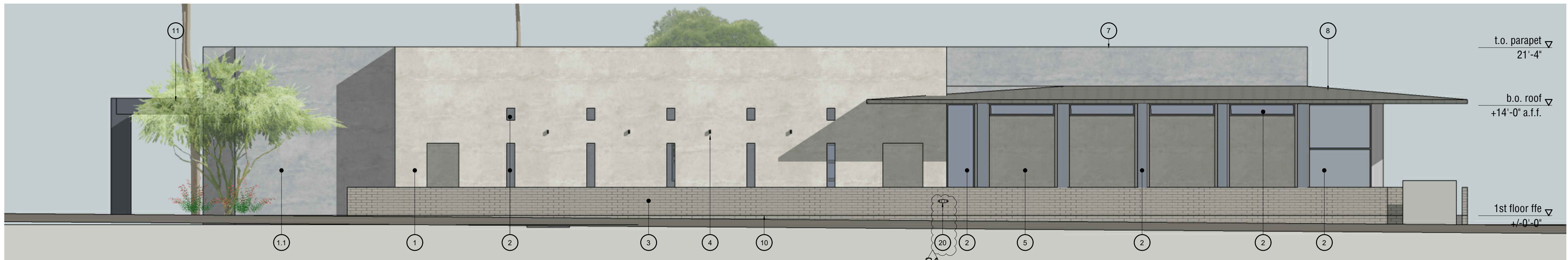
03 . east elevation

1/8" = 1'-0"



02 . south elevation

1/8" = 1'-0"



01 . west elevation

1/8" = 1'-0"

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1/2" = 1'-0"

1. EXISTING LANDSCAPE AREA	18. PROPERTY LINE
2. VEHICLE DISPLAY AREA - NEW ASPHALT, NEW STRIPING	17. FIRE DEPARTMENT CONNECTION, 36" ABOVE FINISHED GRADE - MAINTAIN 36" CLEARANCE
3. LANDSCAPE AREA	18. EX. WATER METER
4. EXISTING RAMP - 1:12 SLOPE	19. EX. BACKFLOW PREVENTER
5. RE-STRIPE VEHICLE PARKING	20. EX. SEWER LINE - SEE CIVIL
6. EXISTING ROOF CANOPY ABOVE RAMP - 1:12 MAX SLOPE	21. ACCESSIBLE PEDESTRIAN ACCESS
7. CONCRETE PATH ON GRADE	22. FIRE TRUCK TURNING RADIUS (PER DSPM 2-1.4)
9. RAISED CONCRETE PATH	23. EX. CROSS ACCESS DRIVE AISLE TO ADJ. TRACT
10. ROOF OVERHANG ABOVE	
11. EXISTING TRANSFORMER	
12. SITE WALLS +42" A.F.F. - SEE ELEVATIONS	
13. RAISED CONCRETE TERRACE	
14. BICYCLE PARKING -SEE DETAIL 02	
15. EX. REFUSE ENCLOSURE - 1 REFUSE BIN LOCATED HERE EXCLUSIVELY FOR THIS BUILDING	

RETAIL (AUCTION SALES)	4,343 G.S.F. / 250 = 17
OFFICE	10,474 G.S.F. / 300 = 35
TOT. PARK'G REQ'D	52
TOT. PARK'G PROVIDED	283 PER PREVIOUS T.I.
	PARKING AGREEMENT
BICYCLE PARKING REQUIRED	52 / 10 = 5
(1 PER 10 REQ'D. VEHICLE)	
BICYCLE PARKING PROVIDED	6

OPEN SPACE CALCULATIONS

BLDG. AREA	14,817 S.F.
SITE AREA	22,502 S.F.
OPEN SPACE REQ'D.	MAX. BLDG. HT. = 21'-4"
1ST 12' OF HEIGHT	= 22502 x .10 = 2,502 S.F.
NEXT 9.33' OF HEIGHT	= 22502 x .004 = 90 S.F.
	2,502 + 90 = 2,592 S.F.
OPEN SPACE PROVIDED	7,685 S.F.
* .90 F.A.R. ALLOWED PER ZONING ADMIN.	
DECISION MEMO DATED 5/31/2007 REGARDING	
PARADISE VALLEY PLAZA (WINDMILL PLAZA)	

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

EXISTING 12,018 S.F. TWO STORY AUCTION HOUSE AND OFFICES BUILDING TO BE RE-MODELED. EXISTING SOUTH PORTION OF BUILDING TO BE DEMOLISHED AND NEW 4,343 S.F. BUILDING BUILT IN ITS PLACE. NORTH PORTION TO HAVE NEW SMOOTH FINISH PAINTED STUCCO APPLIED, AND SOME NEW DOORS AND WINDOWS.

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

ASSESSORS PARCEL NUMBER	175-33-090A
ZONING	C-3
SITE AREA	22,502 S.F. (0.517 AC)
EX. GROSS FLOOR AREA	15,774 S.F.
GROSS FLOOR AREA PROPOSED	14,817 S.F.
F.A.R. ALLOWED	80%
F.A.R. PROPOSED	66% (14,817 / 22,502)

BUILDING ADDRESS	17757 N. SCOTTSDALE RD, SCOTTSDALE, AZ 85255
OCCUPANCY	OFFICES (B) + MERCANTILE (M)
EXISTING USE	OFFICES + RETAIL
PROPOSED USE	OFFICES + RETAIL
CONSTRUCTION TYPE	V-B
FIRE PROTECTION	NON-SEPARATED
TOT. INDOOR AREA (1st + 2nd floors)	14,817 S.F.
TOT. COVERED PATIO AREA	1,867 S.F.
MAX. HEIGHT ALLOWED	36'-0"
MAX. HEIGHT PROPOSED	2 STORIES, 21'-4"

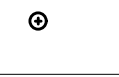
CONSTRUCTION TYPE	V-B W/ A.F.E.S.
ALLOWABLE HEIGHT	60 FT.
ACTUAL HEIGHT	20'-4" A.F.F.
ALLOWABLE STORIES	3
ACTUAL STORIES	1
ALLOWABLE AREA	27,000 S.F.
TOTAL EXISTING BUILDING	15,922 S.F.
TOTAL AREA	14,817 S.F. (INT.) 1,867 S.F. (EXT.)

 $1'' = 20'$

nts

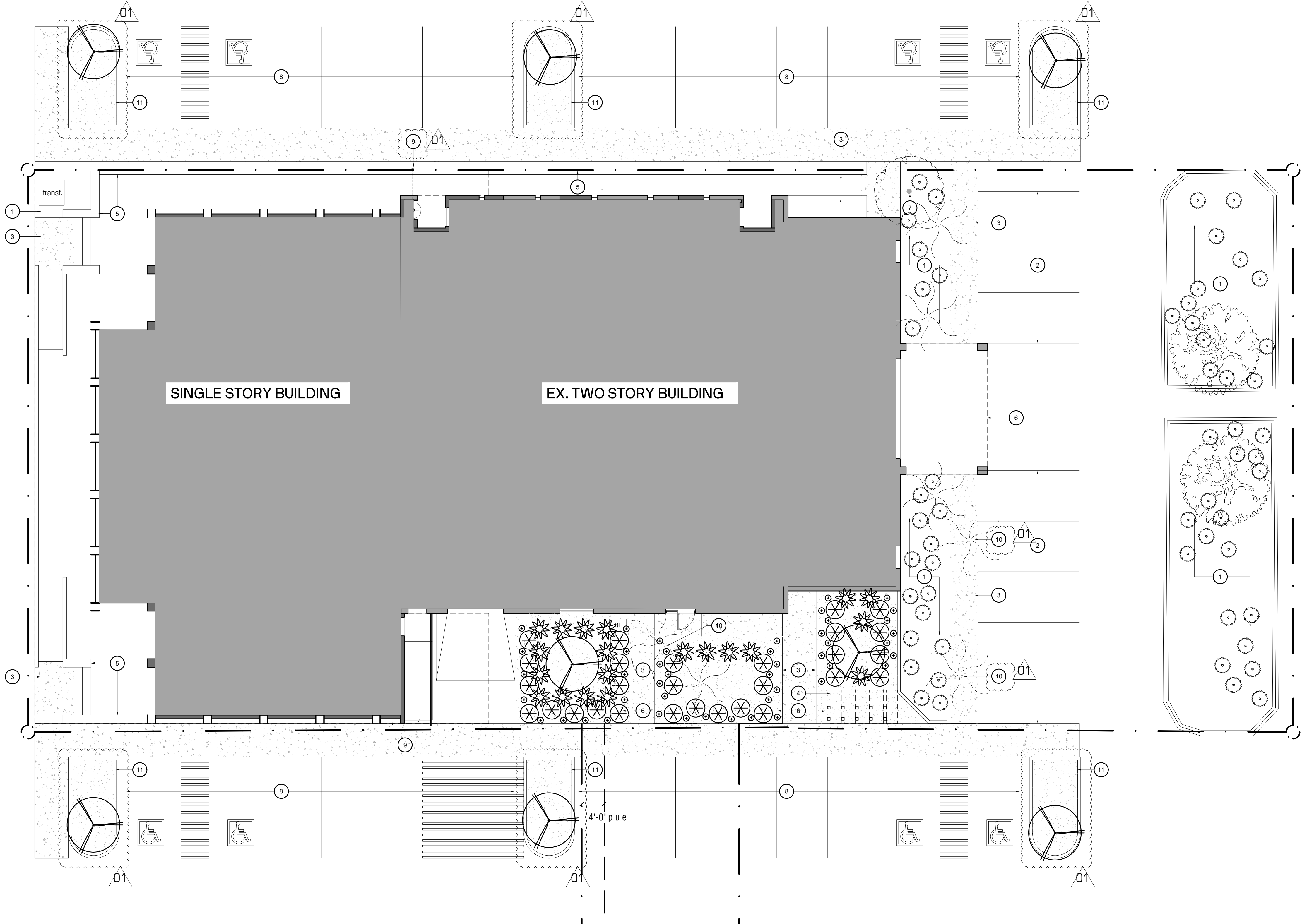
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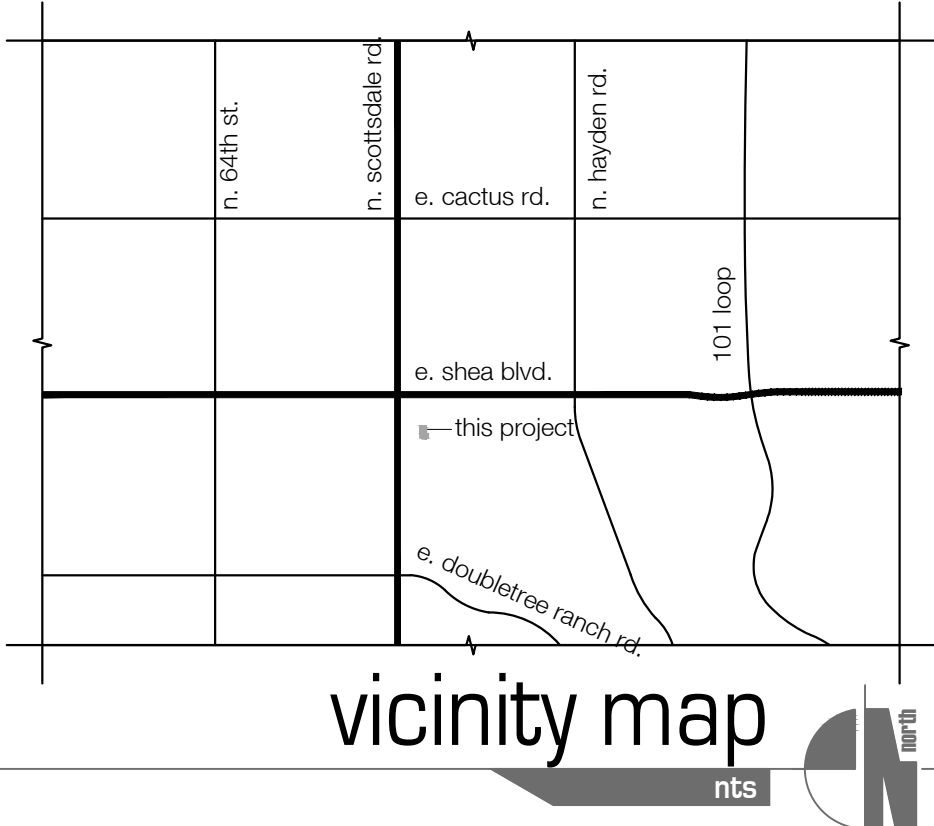
PLANT LEGEND				
symbol	common name/ botanical name	size	qty.	remarks
trees				
	ex. palm tree	-	6	dashed lines indicate tree to be removed
	ex. palo verde	-	1	re-locate approx. 12 ft. north
	ex. trees to remain	-	2	-
	arizona ash <i>Fraxinus velutina</i>	48" box	8	-
shrubs				
	lava fairy duster <i>Callandria californica</i>	3 gal.	18	-
	ex. shrubs / plants to remain	-	-	-
cacti / succulents				
	gray ice plant <i>Melophora crocea</i>	1 gal.	22	-
perennials				
	ran lily <i>Zephyranthes candida</i>	1 gal.	46	-

GROUNDCOVER MATERIAL LEGEND		
	type size color depth notes	decomposed granite (dg-1) 3/4" minus express gold 2" install in landscape planting areas indicated in plan

- KEYED PLAN NOTES**
- existing landscape area - plants, decomposed granite and finished grade to remain u.n.o.
 - new parking spaces - asphalt
 - concrete paving - see civil + architectural
 - bike rack - see architectural
 - site walls - see architectural
 - decorative rock (dg-1) in new landscape areas
 - existing palo verde tree - relocate 12' due north
 - re-striped asphalt - see arch. + civil
 - fire department connection - maintain 3 foot clearance
 - existing palm tree to be removed - grind stump below 4" below finished grade
 - landscape island - see arch. + civil



01 . landscape plan



DRB 2ND CITY SUBMITTAL
168-PA-2018
7-DR-2019
10346 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253
THE IVY
340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM
ALINE
ARCHITECTURE CONCEPTS
LANDSCAPE PLAN
L-1.0
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