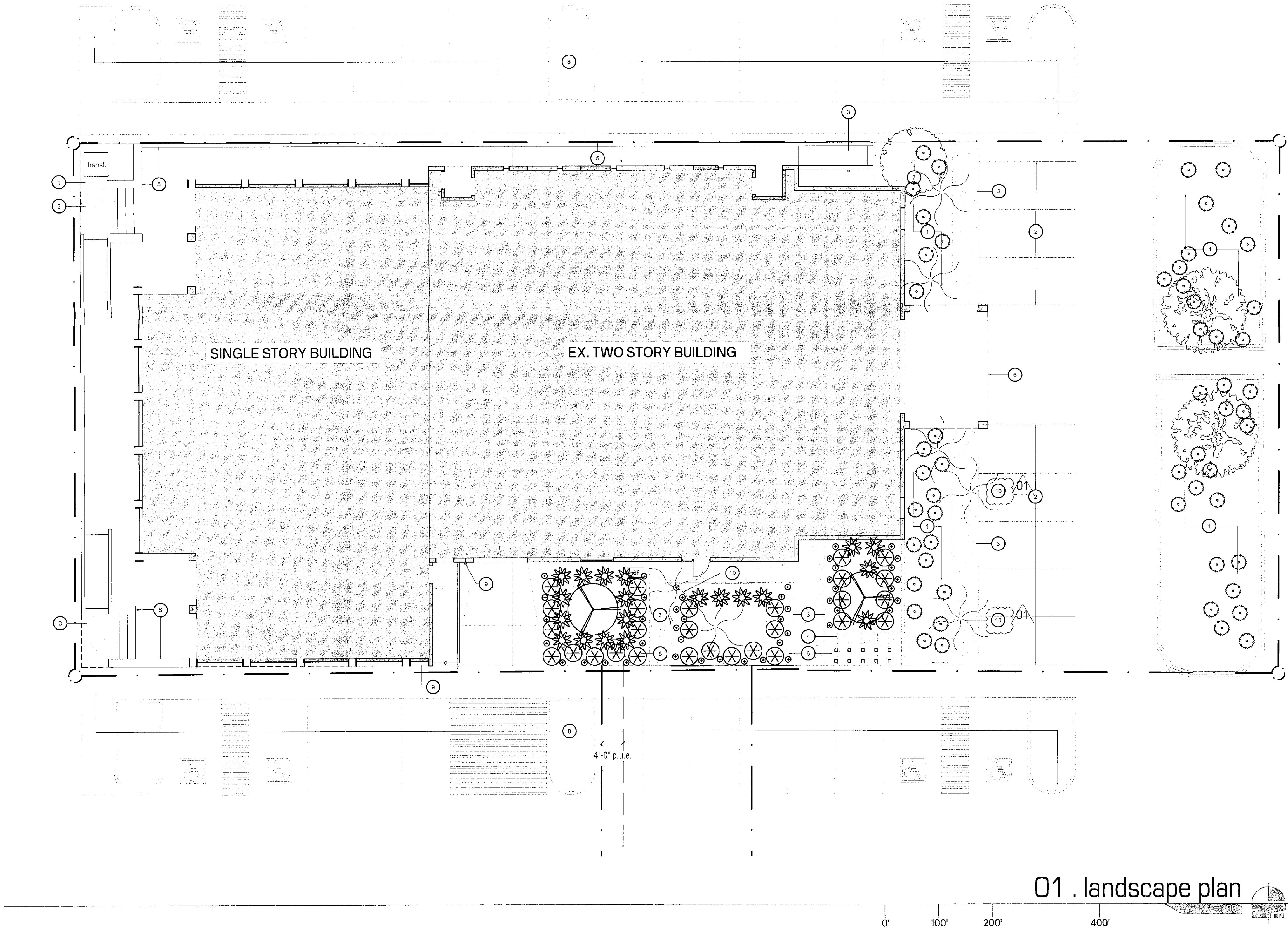
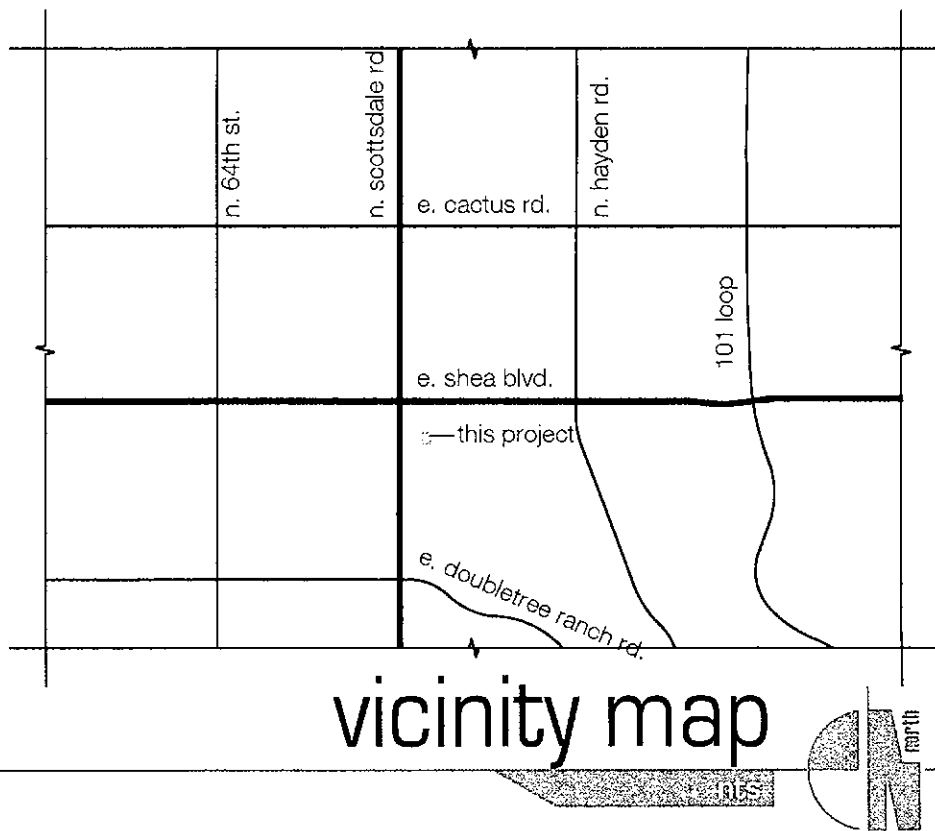


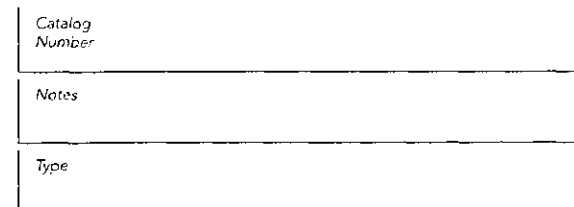


PLANT LEGEND				
symbol	common name/ botanical name	size	qty	remarks
trees				
	ex. palm tree	-	6	deshed lines indicate tree to be removed
	ex. palo verde	-	1	re-locate approx. 12 ft. north
	ex. trees to remain	-	2	-
	arizona ash <i>Fraxinus velutina</i>	45" box	2	-
shrubs				
	baja fairy duster <i>Calliandra californica</i>	3 gal.	18	-
	ex. shrubs / plants to remain	-	-	-
cacti / succulents				
	gray ice plant <i>Meibomia crocea</i>	1 gal.	22	-
perennials				
	ran. lily <i>Zephyranthes candida</i>	1 gal.	45	-

GROUNDCOVER MATERIAL LEGEND		
type	size	color
decomposed granite (dg-1)	3/8"	minus
express gold	2"	-
notes		
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



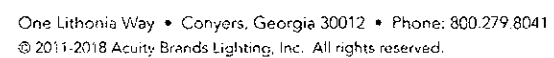
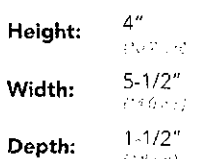
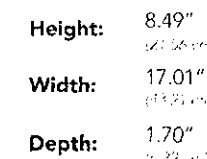


Height: 8-1/2"
(21.5 cm)

Width: 17"
(43 cm)

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

Weight: 20 lbs
(9.1 kg)



WST-LEI
Rev. 06/21/18

Plan View
Scale - 1" = 30'

03.19.19 CITY COMMENTS 01
DATE ISSUED: APRIL 17, 2019
PROJECT # 18048

DRB 2ND CITY SUBMITTAL

7-DR-2019
10345 NORTH SCOTTSDALE ROAD

SCOTTSDALE, AZ 85253

THE IVY

7340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM

ALINE
ARCHITECTURE CONCEPTS

7-DR-2019
4/22/19
EXTERIOR LIGHTING +
PHOTOMETRIC SITE PLAN +
LIGHTING CUT SHEETS

LI-1.0

Product Code:		Type:
Project:	Contact:	Date:

dmf Lighting 1115 E. 29th St. Carson, CA 90745 ☎ 1.800.421.4422
 4300 E. 12th St. Suite 200, Carson, CA 90746 ☎ 310.580.1118 Fax 310.580.1118 Email dmf@dmf-lighting.com

www.dmf-lighting.com
 Page 1 of 10 | V01.23.18

SB

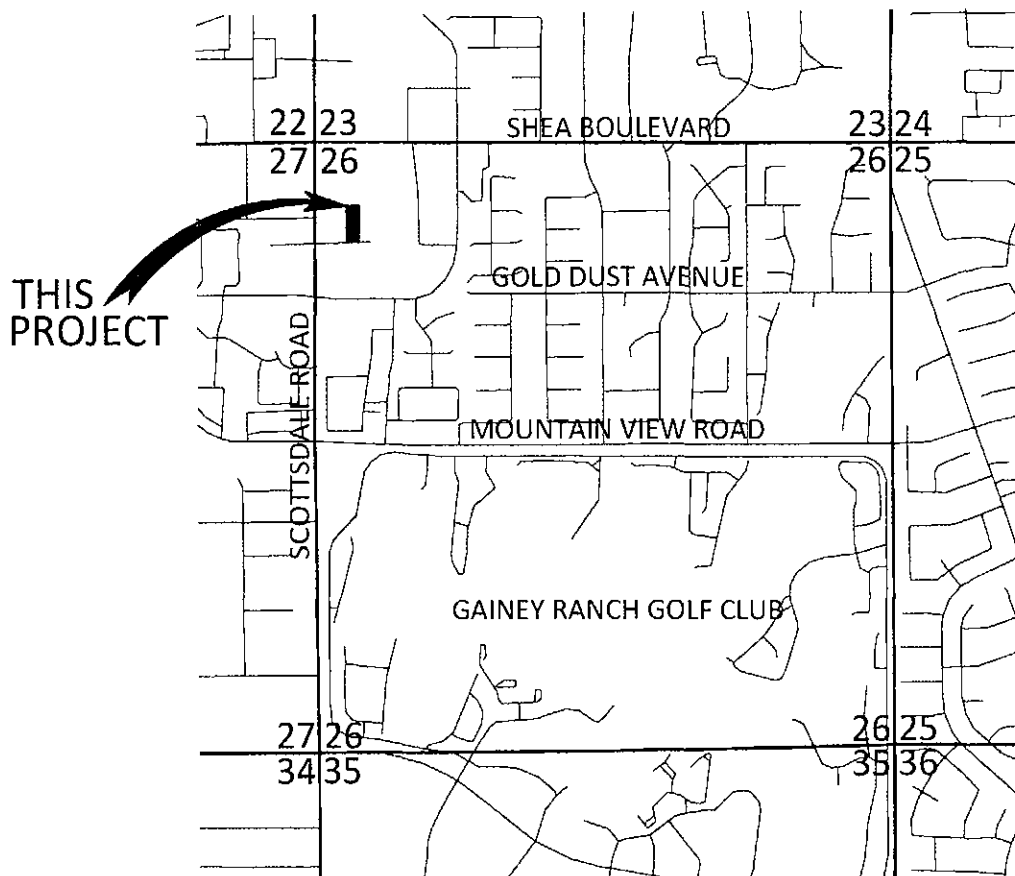
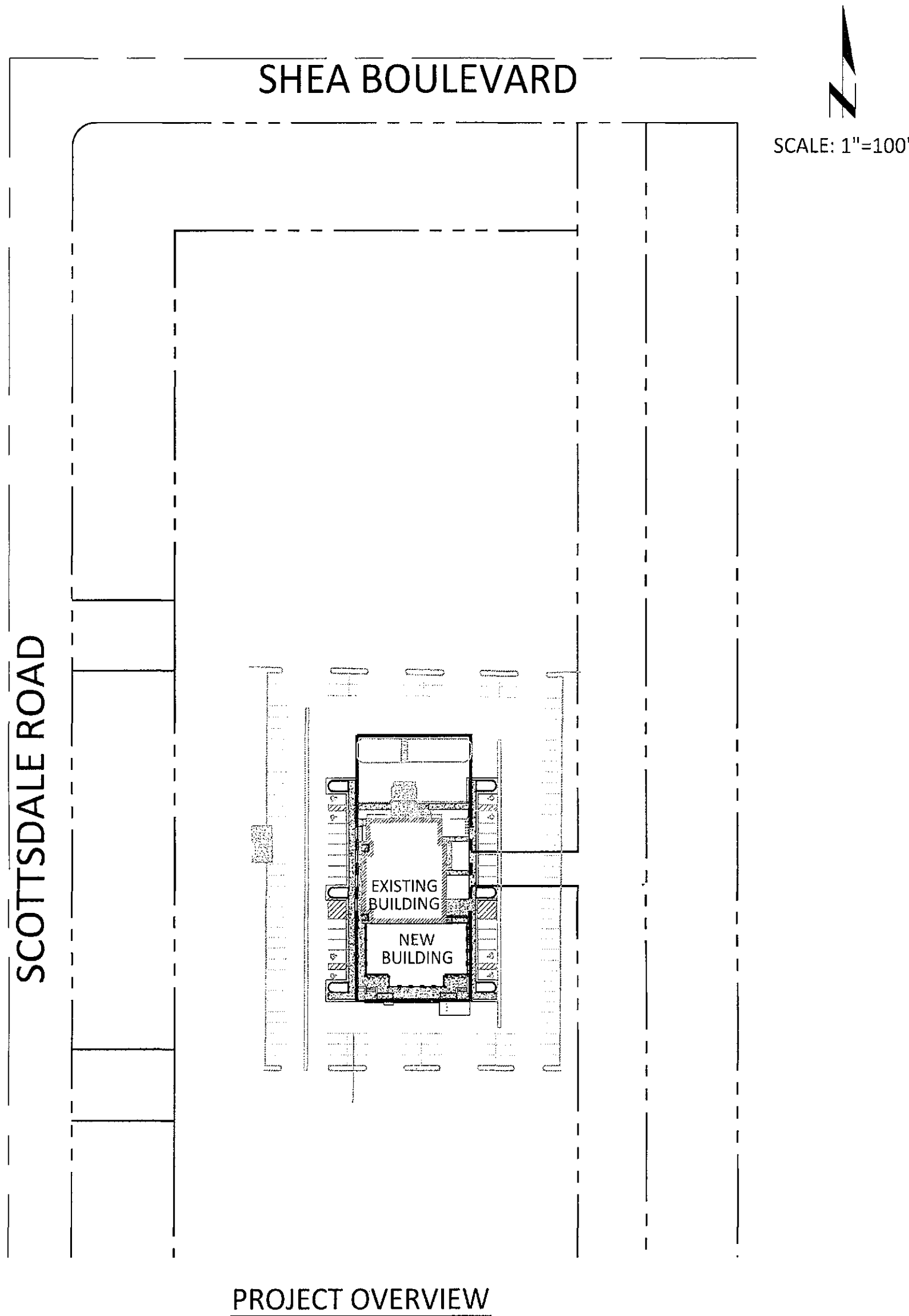
SA

01 . exterior lighting + photometric site plan

© COPYRIGHT 2018 ALINE ARCHITECTURE CONCEPTS, LLC

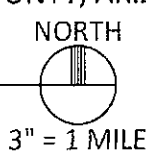
PRELIMINARY IMPROVEMENT PLAN for THE IVY - SCOTTSDALE ROAD

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



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
~2321~	EXISTING CONTOUR	⊞	SURVEY MONUMENT AS NOTED
~2580~	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

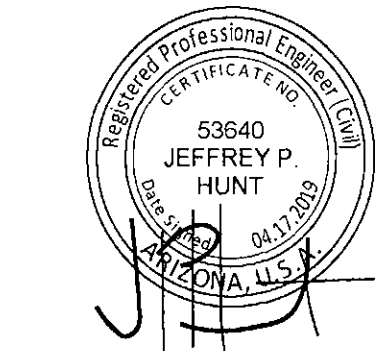
UTILITIES

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

CYPRESS
CIVIL DEVELOPMENT

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

7-DR-2019
4/22/19

SCOTTSDALE ROAD

N 00°00'00" E 2643.81' (R)

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)

KEYNOTES

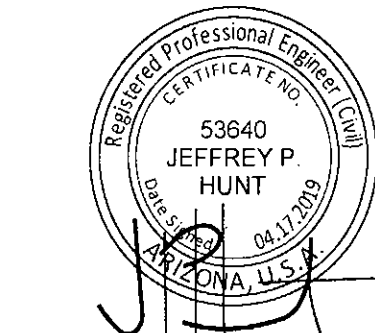
- 1 EXISTING ASPHALT TO REMAIN.
- 2 EXISTING CURB TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING ACCESSIBLE RAMP TO REMAIN.
- 5 EXISTING CONCRETE VALLEY GUTTER TO REMAIN.
- 6 NEW ASPHALT PAVEMENT.
- 7 NEW CONCRETE VERTICAL CURB.
- 8 NEW CONCRETE SIDEWALK.
- 9 NEW ACCESSIBLE ACCESS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

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

CYPRESS
CIVIL DEVELOPMENT

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

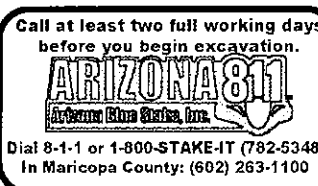
10435 SCOTTSDALE, LLC
7340 EAST MAIN STREET, #200
SCOTTSDALE, ARIZONA 85251
PH: 480-941-2260
ATTN: TOM FRENKEL

SITE ADDRESS

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

SHEET NUMBER

7-DR-2019
4/22/19



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

SCOTTSDALE ROAD
N 00°00'00" E 2643.84' (M) (BASIS OF BEARINGS)
2643.81' (R1)
1321.92' (M)
1321.80' (R)

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)

S 00°05'25" E 55.00'

SCALE: 1"=20'

0' 10' 20' 40'

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

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

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

EXISTING BUILDING
FFE=1348.78

NEW BUILDING
FFE=1348.78

EXISTING 2"
WATER METER

EXISTING 4" ACP
WATER SERVICE

EXISTING 4" PUE PER BK. 94
OF MAPS, PG. 15

EXISTING FIRE
HYDRANT

EXISTING FDC

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 VCP
SEWER LINE

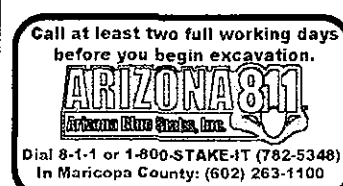
TRACT "B"
BK. 94, PG. 15, M.C.R.
PARCEL 2

EXISTING VCP
SEWER LINE

EXISTING GAS
LINE

EXISTING
UNDERGROUND
ELECTRIC

EXISTING
UNDERGROUND
ELECTRIC



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

CYPRESS
CIVIL DEVELOPMENT

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
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

7-DR-2019
4/22/19

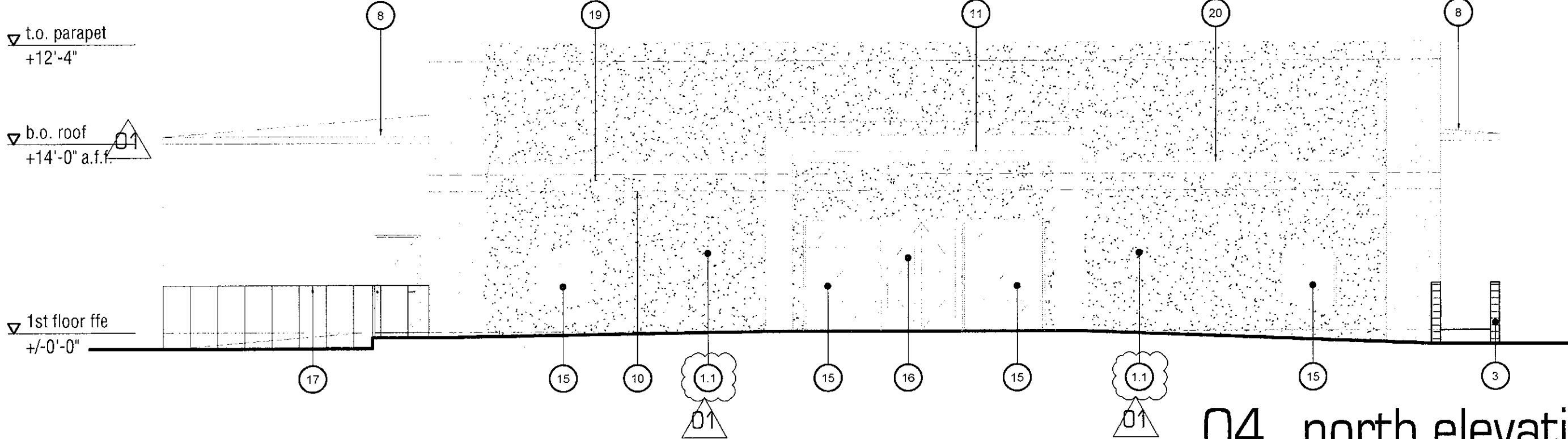
3 of 3

KEYED MATERIALS

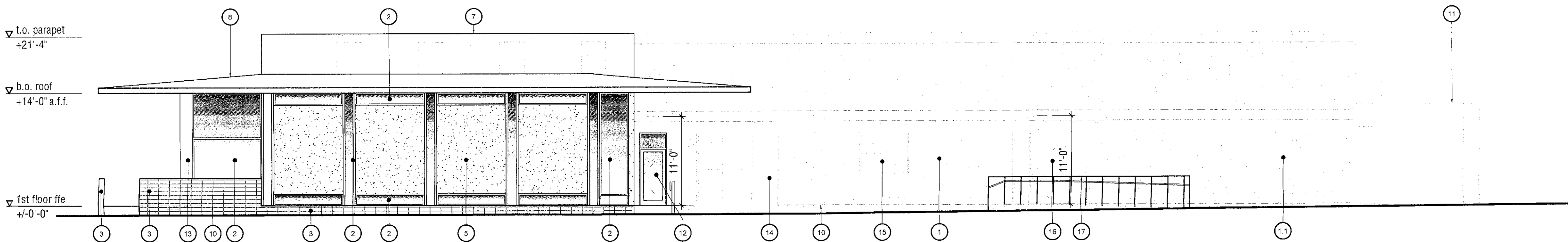
sto-1	integral color stucco - parex 'lariat'
sto-2	integral color stucco - parex 'plateau'
cmu-1	4"x8"x16" concrete block
roof-1	standing seam metal roof
sti-1	painted steel columns
alum-1	aluminum storefront
glz-1	insulated glazing

KEYED NOTES

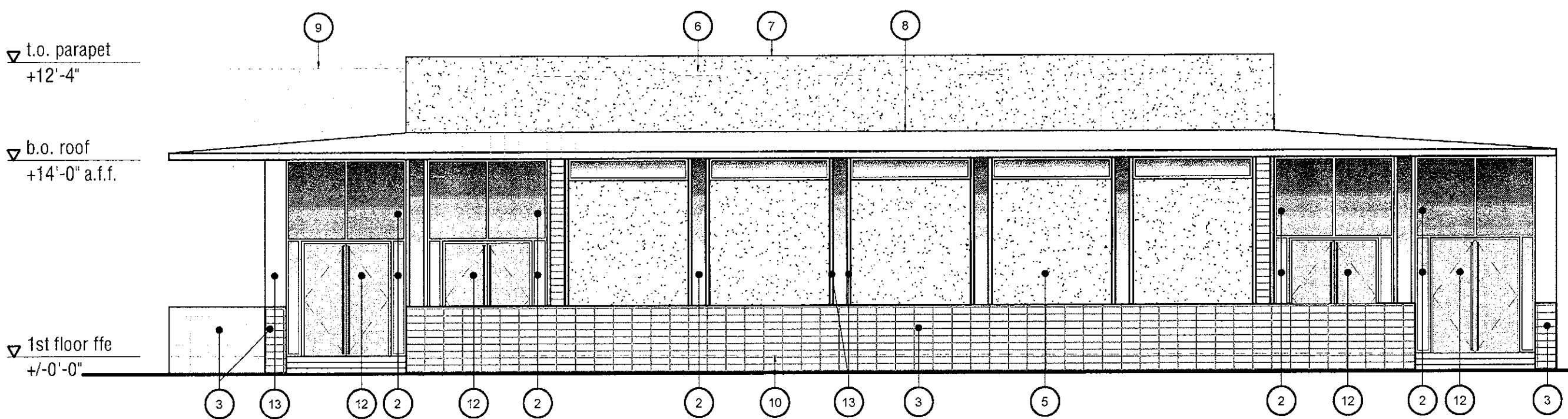
- existing stucco wall - re-coat w/ (sto-1)
- existing stucco wall - re-coat w/ stucco (sto-2)
- new storefront window (alum-1) (glz-1)
- concrete block wall + columns (cmu-1)
- light fixture - see exterior lighting site plan
- new stucco wall (sto-1)
- roof top mechanical unit behind screen wall
- stucco parapet screen wall (sto-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.
- painted steel column (sti-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.



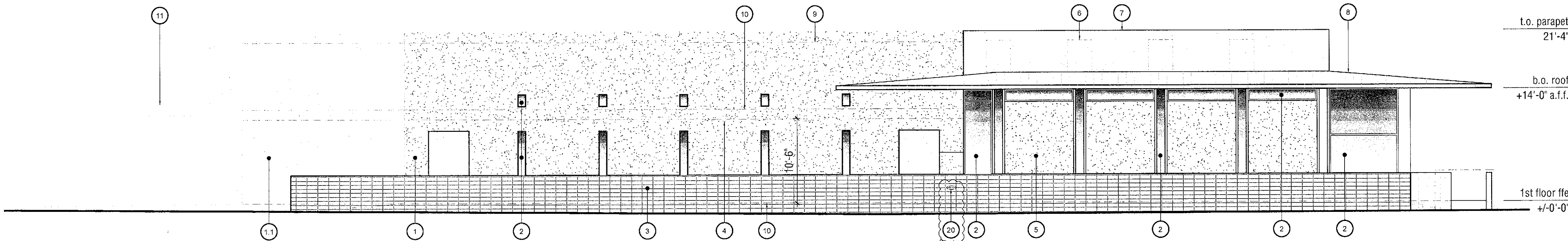
04 . north elevation



03 . east elevation



02 . south elevation



01 . west elevation

10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257
MADEWITHALINE.COM

DRB 2ND CITY SUBMITTAL

168-PA-2018
7-05-2019

10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85257

SCOTTSDALE, AZ 85253

THE IVY

DATE ISSUED: APRIL 17, 2019
PROJECT # 18048

ALINE
ARCHITECTURE CONCEPTS

7-DR-2019
4/22/19

BUILDING ELEVATIONS

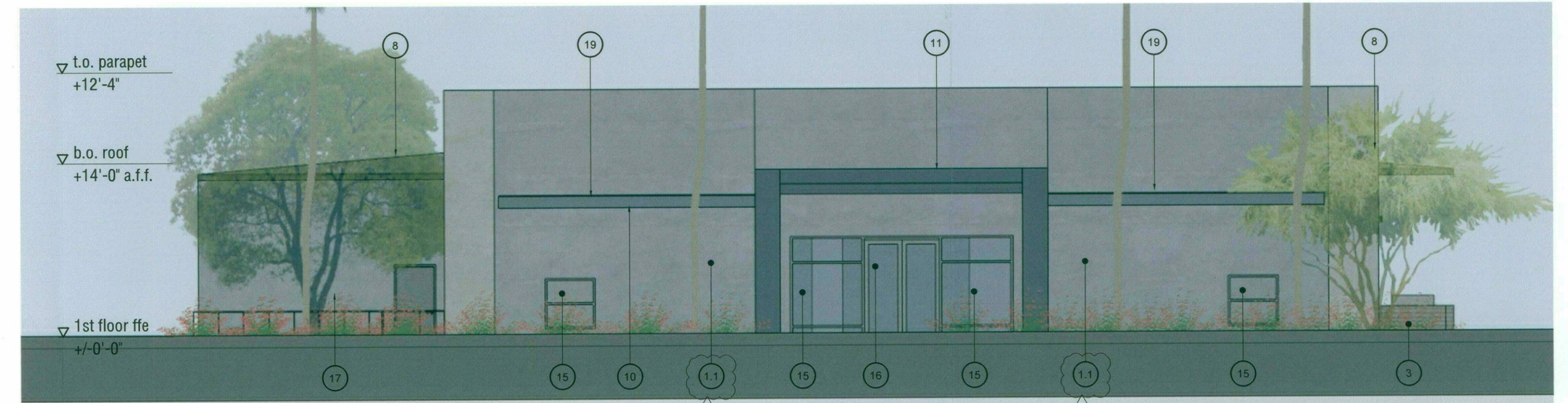
PR-3.0

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
sti-1	painted steel columns
alum-1	aluminum storefront
glz-1	insulated glazing

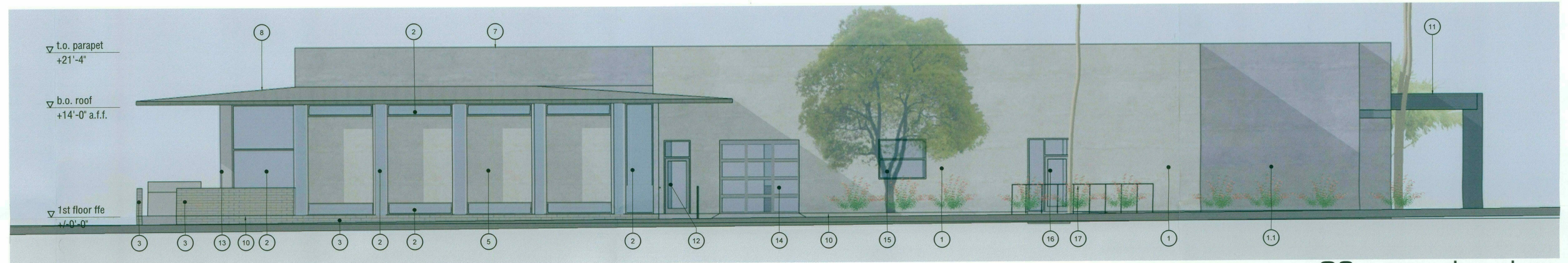
KEYED NOTES

- 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 (sti-1)
- existing aluminum & glass garage door
- existing aluminum window
- existing storefront door
- steel railing
- existing signage to remain
- existing stucco parapet - repair & re-paint to match ex. as req'd.
- fire department connection +36 above fin. grade



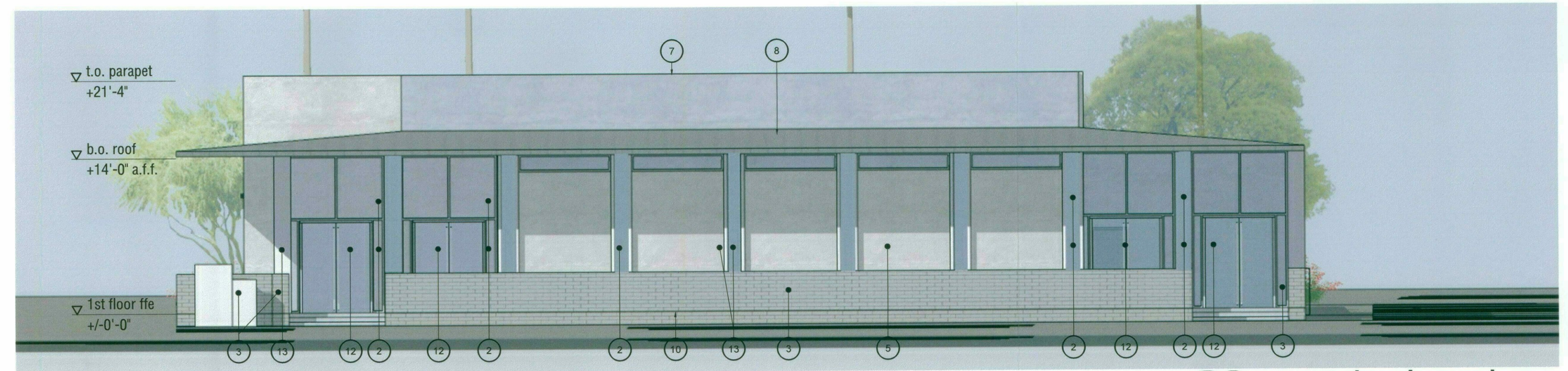
04 . north elevation

1/8" = 1'-0"



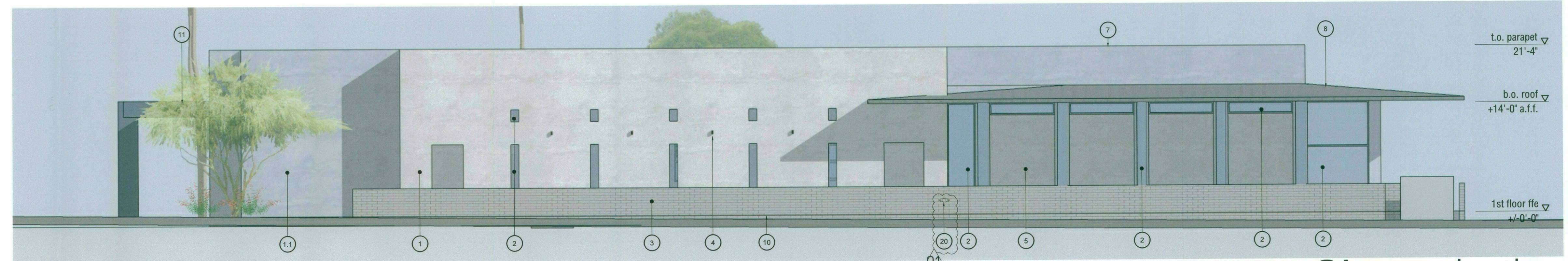
03 . east elevation

1/8" = 1'-0"



02 . south elevation

1/8" = 1'-0"



01 . west elevation

1/8" = 1'-0"

DRB 2ND CITY SUBMITTAL

DATE ISSUED: APRIL 17, 2019
PROJECT # 18048

188-PA-2018
7-DR-2019

10345 NORTH SCOTTSDALE ROAD
SCOTTSDALE, AZ 85253

7340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
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ALINE
ARCHITECTURE CONCEPTS

7-DR-2019
4/22/19

COLOR BUILDING
ELEVATIONS

PR-3.1