

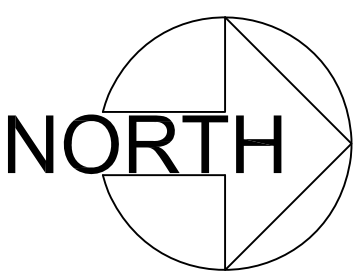
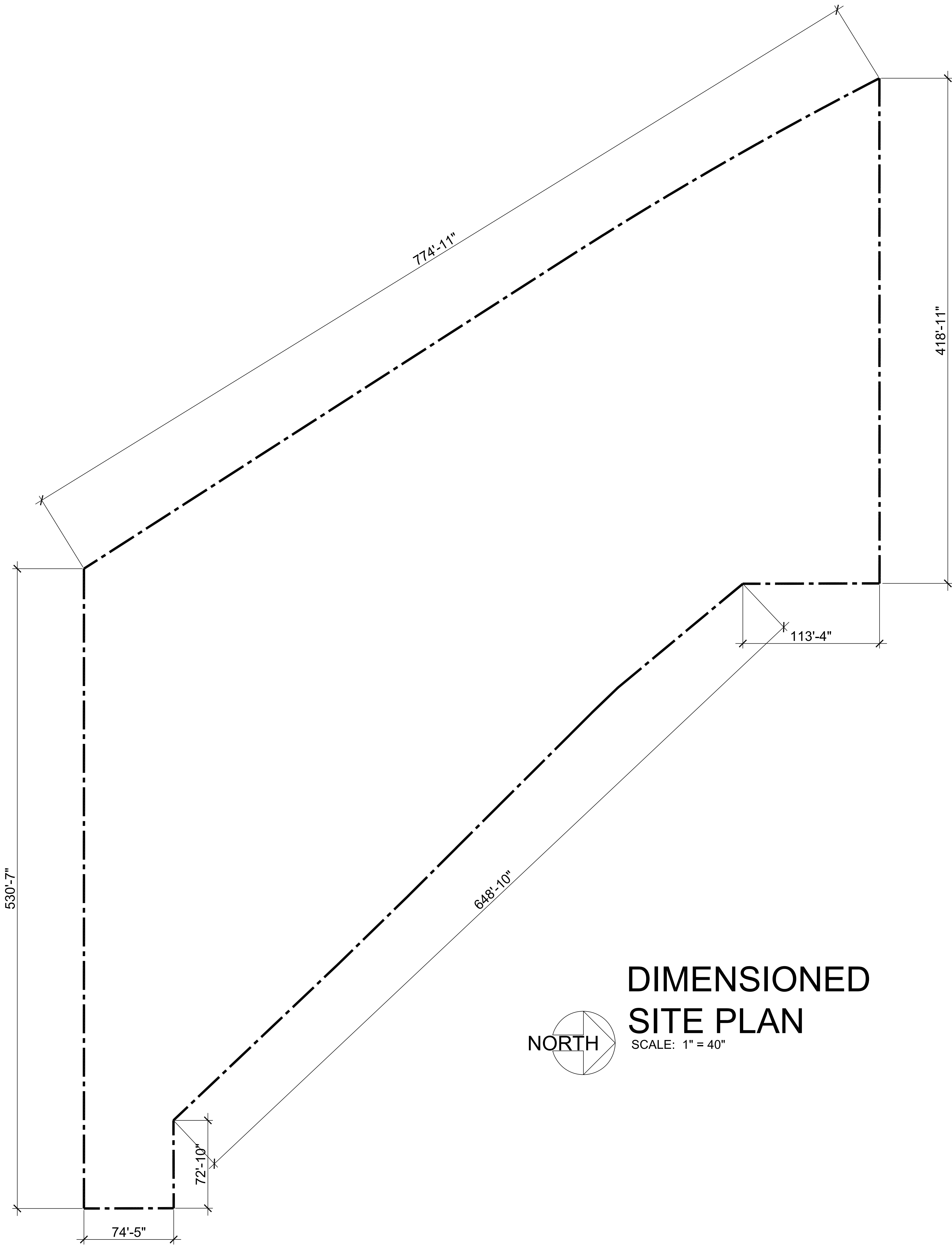


Full Size or Largest Size Plans

Site Plan

Landscape Plan

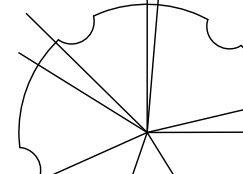
Elevations

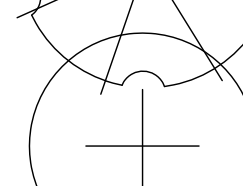


DIMENSIONED SITE PLAN

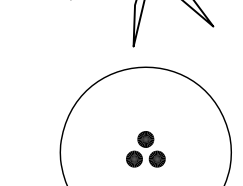
SCALE: 1" = 40"

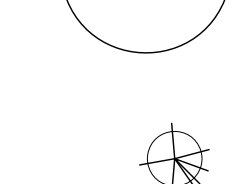
LANDSCAPE LEGEND

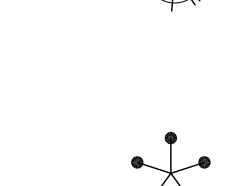
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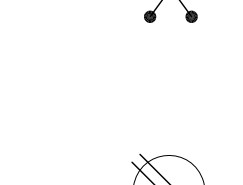
CERCIDIUM 'HYBRID'
DESERT MUSEUM PALO VERDE
2" CALIP., 6.5'T, 4.5"W
- 

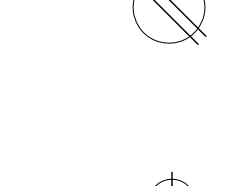
ACACIA SALICINA
WILLOW ACACIA
24" BOX
- 

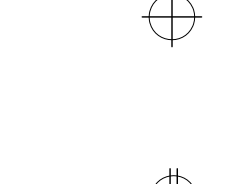
PHOENIX DACTYLIFERA
DATE PALM
18' TRUNK FT. (MATCHING)
- 

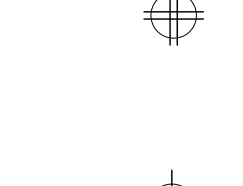
SOPHORA SECUNDIFLORA
TEXAS MOUNTAIN LAUREL
1.5" CALIP. (MULTI) 4'T, 3.5"W
- 

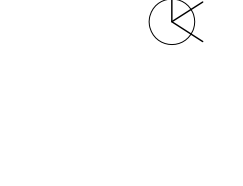
LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- 

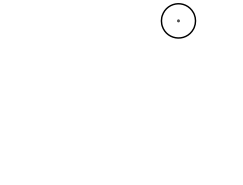
CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- 


TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON
- 

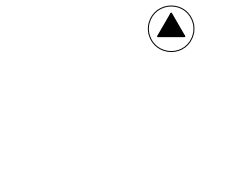
HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- 


DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- 

RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON
- 

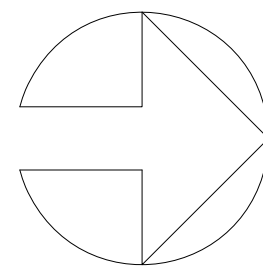
LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON
- 

LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- 

AGAVE GEMNIFLORA
TWIN FLOWERED AGAVE
5 GALLON
- 

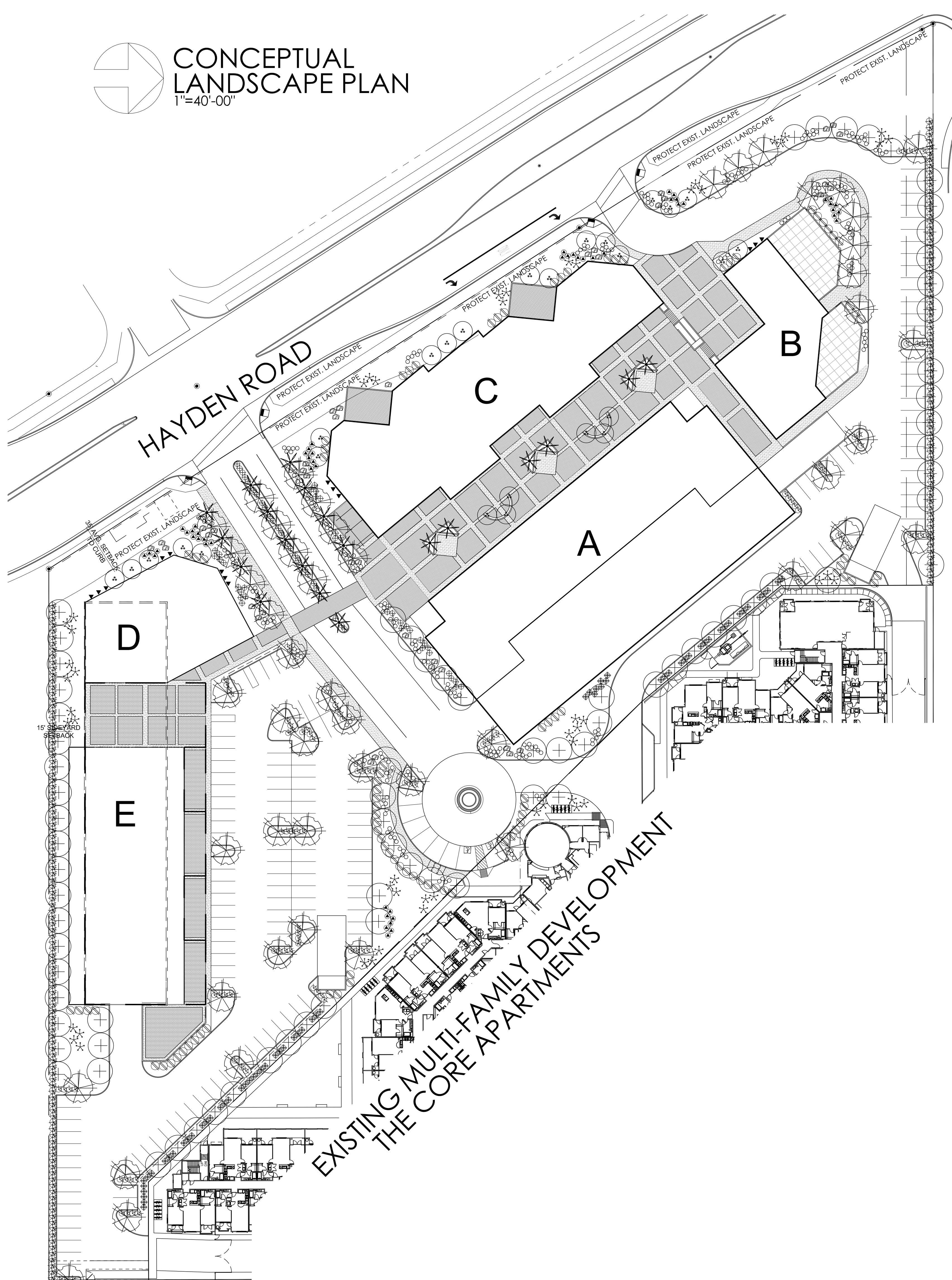
BOUGAINVILLEA 'BARBARA KARST'
BOUGAINVILLEA
5 GALLON
- MATCH PRIOR PHASE
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- 

3'x3'x3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000lbs EACH



CONCEPTUAL
LANDSCAPE PLAN

1"=40'-00"



CITY OF SCOTTSDALE
LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE
INSTALLED GUARANTEEING 100% COVERAGE TO ALL
LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH
A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR
5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING
TREES DAMAGED OR DESTROYED AS A RESULT OF
THIS CONSTRUCTION SHALL BE REPLACED, TO THE
SATISFACTION OF CITY STAFF, WITH LIKE KIND AND
SIZE PRIOR TO RECEIVING A CERTIFICATE OF
OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE
CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY
OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6".
TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A
CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON
INSTALLATION. ALL HEIGHTS ARE MEASURED FROM
NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY
SHALL BE LANDSCAPED AND MAINTAINED BY THE
PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE
ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS,
AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0"
FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY
THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE
REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE
TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING
ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF
SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR
LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE
SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED
GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER
GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST
SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE
ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE
LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE
FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY
FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE
APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL
REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS
HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF
SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND
LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED,
OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE
SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE
OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF
THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE
WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE
REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY
CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE
CERT. OF OCCUPANCY IS ISSUED.



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74TH STREET, Suite 120
Scottsdale, Arizona 85258

P. (602) 265-0320 F. (602) 266-6619

EMAIL: timccqueen@jmla.net

T.J. McQUEEN & ASSOCIATES, INC. LANDSCAPE ARCHITECTURE, ITS COMPANY, AND ITS AFFILIATES ARE NOT PROVIDING ANY SERVICES OR OPINIONS TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THE COMPANY. THE COMPANY IS NOT PROVIDING ANY SERVICES OR OPINIONS TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THE COMPANY.

CORE CENTER
15301 N. HAYDEN ROAD
SCOTTSDALE, ARIZONA 85260

NUMBER	REVISION	DATE



SHEET TITLE:	LANDSCAPE
ISSUE DATE:	06.03.19
DRAWN BY:	STAFF
CHECKED BY:	TJMCQ
PROJECT No.:	16014
SHEET:	16014

La.01

DEVELOPMENT DATA

THE CORE CENTER

Site Area:	6.60 acres net (288,302 sf)
Open Space Required:	80,725 sf (28% of net site area due to FAR bonus)
Open Space Provided:	83,190 sf (28.9%)
Parking Area:	59,817 sf
Parking Landscape Required:	8,973 sf (15%)
Parking Landscape Provided:	11,555 sf (19.3%)
Parking Interior Land. Required:	2,991 sf (33% of required)
Parking Interior Land. Provided:	3,333 sf (37.2% of required)

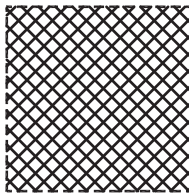
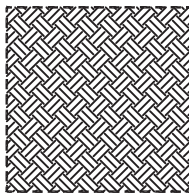
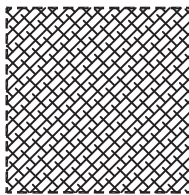
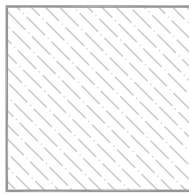
THE CORE APARTMENTS

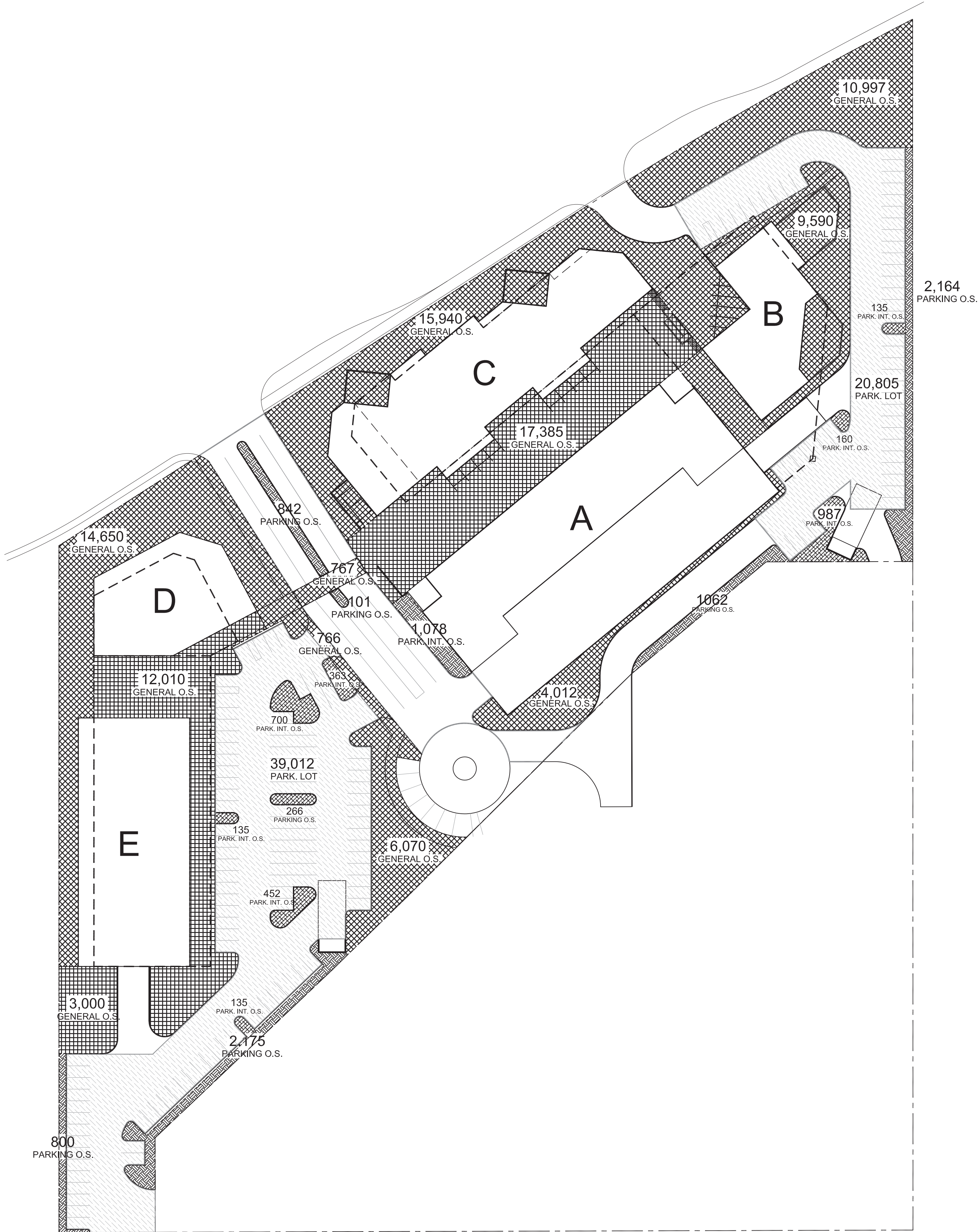
Site Area:	4.59 acres net/gross (200,000 sf)
Open Space Required:	56,000 sf (28% of net site area due to FAR bonus)
Open Space Provided:	81,244 sf (40.25%)
Parking Landscape Required:	All parking is located in parking structure

PCP PROJECT TOTALS

Site Area:	11.21 acres net (488,302 sf)
Open Space Required:	136,725 sf (28% of net site area due to FAR bonus)
Open Space Provided:	164,434 sf (33.67%)
Parking Area:	59,817 sf
Parking Landscape Required:	8,973 sf (15%)
Parking Landscape Provided:	11,555 sf (19.3%)
Parking Interior Land. Required:	2,991 sf (33% of required)
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LEGEND
OPEN SPACE

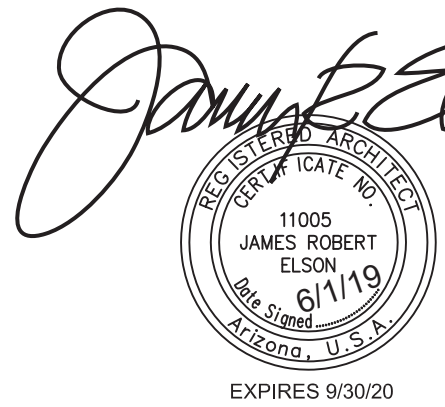
	GENERAL OPEN SPACE 83,190 sf
	PARKING OPEN SPACE 11,555 sf
	PARKING (INTERIOR) OPEN SPACE 3,333 sf
	PARKING LOT AREA 59,817 sf



THE CORE CENTER for
CAPITAL COMMERCIAL PROPERTIES, LLC
15333 N. HAYDEN ROAD, SCOTTSDALE, AZ. 85260

DATE 5.5.19
REVISED.

james
el
architect



15953 north greenway-
scottsdale, arizona
85260
602.903.5311
j4747e@aol.com
jameseltonarchitect
@gmail.com

OS-1
OPEN SPACE
WORKSHEET

DEVELOPMENT DATA

THE CORE CENTER

Site Area:	6.60 acres net (288,302 sf)
Building Areas:	192,635 sf
Ref. Building Areas for add'l. detail	Parking Garage Not incl.
FAR (Lot Coverage):	0.67
Open Space Required:	80,725 sf (28% of net site area due to FAR bonus)
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Building Areas:

A	1st FLOOR	Retail / Restaurant	17,643 sf
	Multi-level	Parking Garage	
		See sections	
	TOTAL		17,643 sf
B	1st FLOOR	Retail / Restaurant	7,128 sf
	2nd FLOOR	Office	17,352 sf
	3rd FLOOR	Office	17,352 sf
	TOTAL		41,832 sf
C	1st FLOOR	Restaurant	19,400 sf
	2nd FLOOR	Office	18,087 sf
	3rd FLOOR	Office	16,540 sf
	TOTAL		54,027 sf
	TOTAL PHASE I		113,502 sf
D	1st FLOOR	Retail / Restaurant	8,595 sf
	2nd FLOOR	Office	6,412 sf
	3rd FLOOR	Office	4,414 sf
	TOTAL		19,421 sf
E	1st FLOOR	Retail / Restaurant	16,512 sf
	2nd FLOOR	Office	21,600 sf
	3rd FLOOR	Office	21,600 sf
	TOTAL		59,712 sf
	TOTAL PHASE II		79,133 sf
	TOTAL PROJECT AREA		192,635 sf

Parking Requirements:

PARKING REQUIRED:	
192,635/300	642 spaces
PARKING PROVIDED:	
Parking Garage	576 spaces
Grade Level Parking	163 spaces
Underground Parking (Building E)	64 spaces
TOTAL PARKING PROVIDED	746 spaces
ADA parking required - 694 X 4% =	28 spaces
ADA parking provided	28 spaces

THE CORE APARTMENTS

Site Area:	4.59 acres net/gross (200,000 sf)
Open Space Required:	56,000 sf (28% of net site area due to FAR bonus)
Open Space Provided:	81,244 sf (40.25%)
Parking Landscape Required:	All parking is located in parking structure

PCP PROJECT TOTALS

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PLANNING NOTES

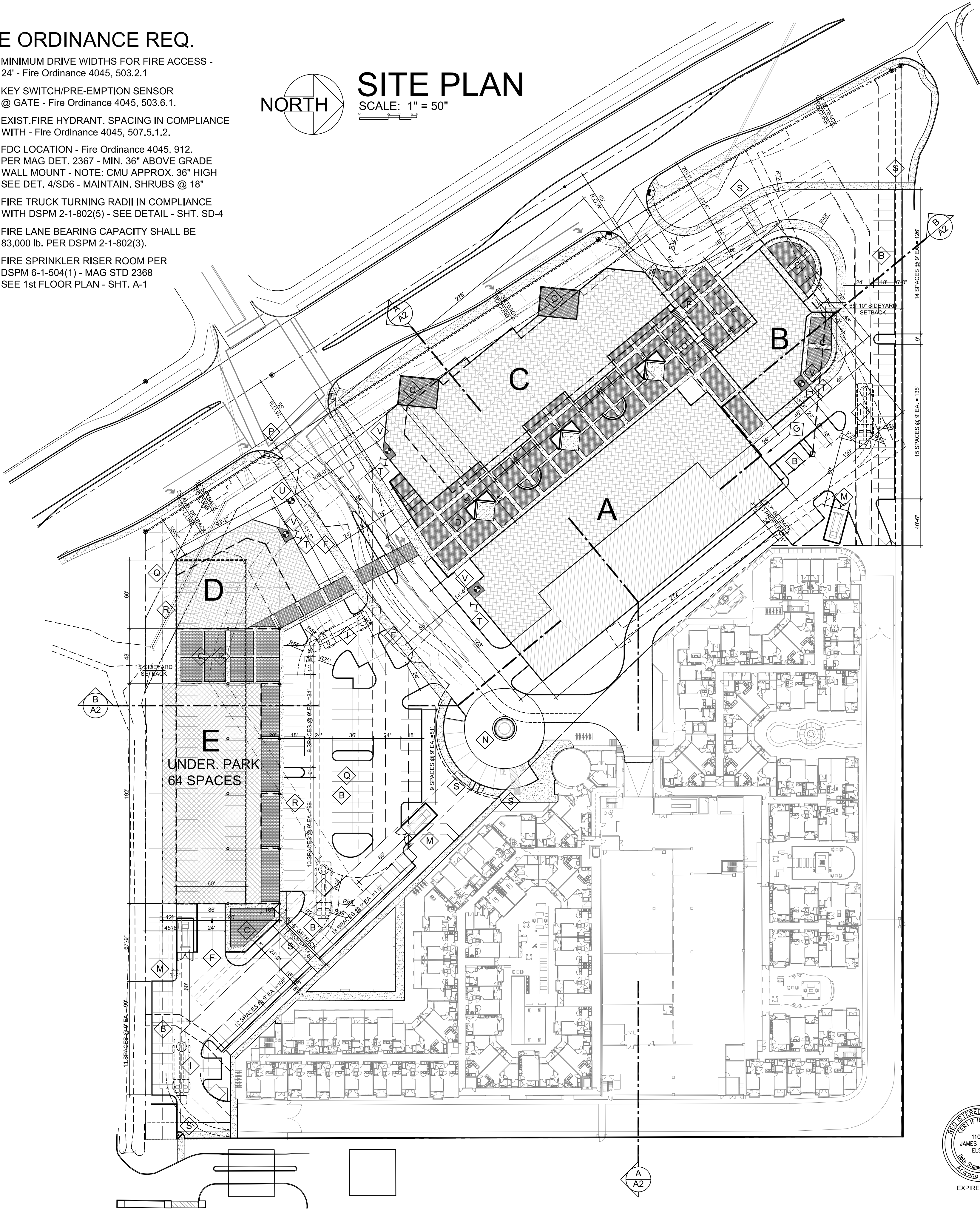
1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
2. REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
6. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. NO EXTERIOR LADDERS SHALL BE VISABLE.
9. FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
12. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
13. ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
14. NO CHAIN LINK FENCING SHALL BE ALLOWED.
15. NO TURF AREAS SHALL BE PROVIDED.

SITE PLAN KEY NOTES

- A ASPHALT CONC.PAVING
- B PARKING SPACE PER C.O.S.STANDARD 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)
- C OUTDOOR PATIO AREA W/ DECORATIVE PAVING
- D MIXED-USE COURTYARD W/ DECORATIVE PAVERS & PLANTERS - SEE DETAILS
- E COLORED CONCRETE OR PAVERS SIDEWALK
- F RAMP TO UNDERGROUND PARKING 64 PARKING SPACES
- G RAMP TO LOWER LEVEL OF PARKING GARAGE
- I FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- J EXTRUDED CONC. CURB
- K C.I.P.CONCRETE CURB
- L BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- M TRASH COMPACTOR EXCL. 34 YD. W/ GATES - MIN. 60' CLR. BACKUP SPACE
- N EXIST. COLORED CONC. TRAFFIC CIRCLE
- O RAMP & STAIRS TO COURTYARD SEE CIVIL & DETAILS
- P EXIST. DECEL. LANE & APPROACH TO BE RECONSTRUCTED FOR ADD'L. LANES - SEE CIVIL & TRAFFIC STUDY
- Q EASEMENT - SEE ALTA & CIVIL
- R EXIST. EASEMENT TO BE RELOCATED - SEE ALTA & CIVIL
- S 6' WIDE COLORED CONCRETE SIDEWALK - ACCESS TO ADJACENT PROPERTY
- T FDC CONN. (BLDG. MOUNTED) - REF. SITE PLAN SD-1 & CIVIL UTILITY PLAN
- U NEW FIRE HYDRANT - REF. SITE PLAN SD-1 & CIVIL UTILITY PLAN
- V FIRE RISER ROOM - REF. SITE PLAN SD-1

FIRE ORDINANCE REQ.

- 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
- 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3 EXIST.FIRE HYDRANT. SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2.
- 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4/SD6 - MAINTAIN. SHRUBS @ 18"
- 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-1



CORE CENTER for
CAPITAL COMMERCIAL PROPERTIES, LLC
15333 N. HAYDEN ROAD, SCOTTSDALE, AZ. 85260

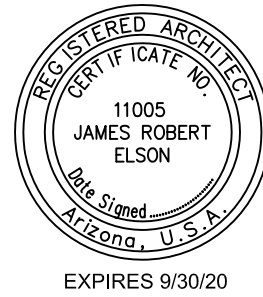
DATE: 5.15.19
REVISED:

7.30.19
SCOTTSDALE 30 DAY
LETER RESPONSE

james elson
architect

10405 e mc dowell
mountain mountain - suite g
scottsdale, arizona
85260

602.903.5311
j4747e @ aol.com
jameselsonarchitect
@gmail.com



SD-1
SITE PLAN

PROJECT DATA

PHASE I PROJECTED SQUARE FEET

BLDG A	Retail	Office		Totals
	1	2	3	
RETAIL/RESTAURANT	17,643			17,643
BLDG B	1	2	3	
RETAIL/RESTAURANT	7,128			
OFFICE		17,352	17,352	41,832
BLDG C	1	2	3	
RETAIL/RESTAURANT	19,400			
OFFICE		18,087	16,540	54,027
Phase I Sq. Ft.	44,171	35,439	33,892	113,502

PHASE II PROJECTED SQUARE FEET

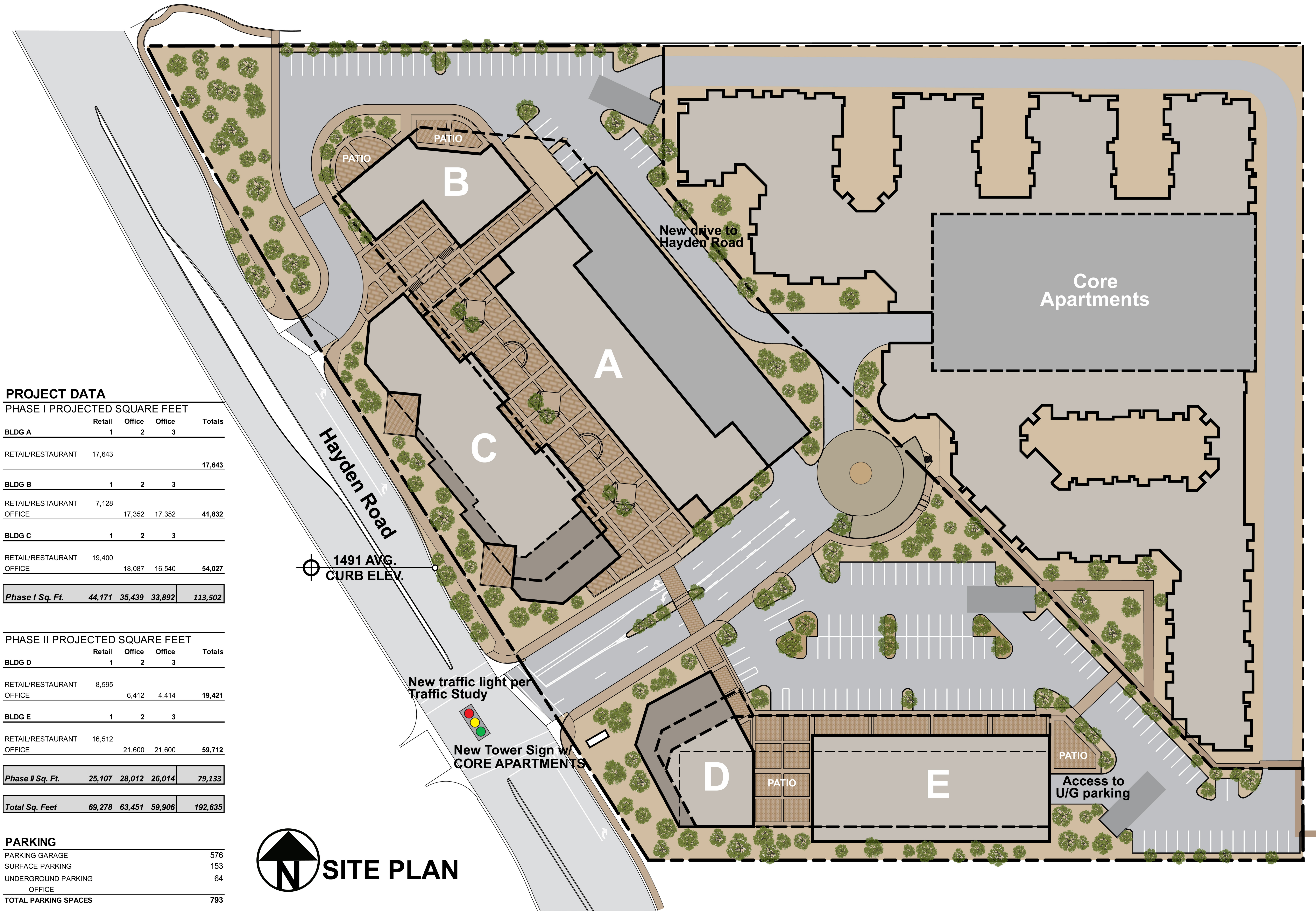
BLDG D	Retail	Office		Totals
	1	2	3	
RETAIL/RESTAURANT	8,595			
OFFICE		6,412	4,414	19,421
BLDG E	1	2	3	
RETAIL/RESTAURANT	16,512			
OFFICE		21,600	21,600	59,712
Phase II Sq. Ft.	25,107	28,012	26,014	79,133
Total Sq. Feet	69,278	63,451	59,906	192,635

PARKING

PARKING GARAGE	576
SURFACE PARKING	153
UNDERGROUND PARKING	64
OFFICE	
TOTAL PARKING SPACES	793



SITE PLAN



DEVELOPMENT DATA

THE CORE CENTER

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Building Areas:

A	1st FLOOR	Retail / Restaurant	17,643 sf
	Multi-level	Parking Garage	See sections
TOTAL			17,643 sf
B	1st FLOOR	Retail / Restaurant	7,128 sf
	2nd FLOOR	Office	17,352 sf
C	3rd FLOOR	Office	17,352 sf
	TOTAL		41,832 sf
C	1st FLOOR	Restaurant	19,400 sf
	2nd FLOOR	Office	18,087 sf
D	3rd FLOOR	Office	16,540 sf
	TOTAL		54,027 sf
TOTAL PHASE I			113,502 sf
D	1st FLOOR	Retail / Restaurant	8,595 sf
	2nd FLOOR	Office	6,412 sf
E	3rd FLOOR	Office	4,414 sf
	TOTAL		19,421 sf
E	1st FLOOR	Retail / Restaurant	16,512 sf
	2nd FLOOR	Office	21,600 sf
F	3rd FLOOR	Office	21,600 sf
	TOTAL		59,712 sf
TOTAL PHASE II			79,133 sf
TOTAL PROJECT AREA			192,635 sf

Parking Requirements:

PARKING REQUIRED:	
192,635/300	642 spaces
PARKING PROVIDED:	
Parking Garage	576 spaces
Grade Level Parking	163 spaces
Underground Parking (Building E)	64 spaces
TOTAL PARKING PROVIDED	746 spaces
ADA parking required - 694 X 4% =	28 spaces
ADA parking provided	28 spaces

THE CORE APARTMENTS

Site Area:	4.59 acres net/gross (200,000 sf)
Open Space Required:	56,000 sf (28% of net site area due to FAR bonus)
Open Space Provided:	81,244 sf (40.25%)
Parking Landscape Required:	All parking is located in parking structure

PCP PROJECT TOTALS

Site Area:	11.21 acres net (488,302 sf)
Open Space Required:	136,725 sf (28% of net site area due to FAR bonus)
Open Space Provided:	164,434 sf (33.67%)
Parking Area:	59,817 sf
Parking Landscape Required:	8,973 sf (15%)
Parking Landscape Provided:	11,555 sf (19.3%)
Parking Interior Land. Required:	2,991 sf (33% of required)
Parking Interior Land. Provided:	3,333 sf (37.2% of required)

PLANNING NOTES

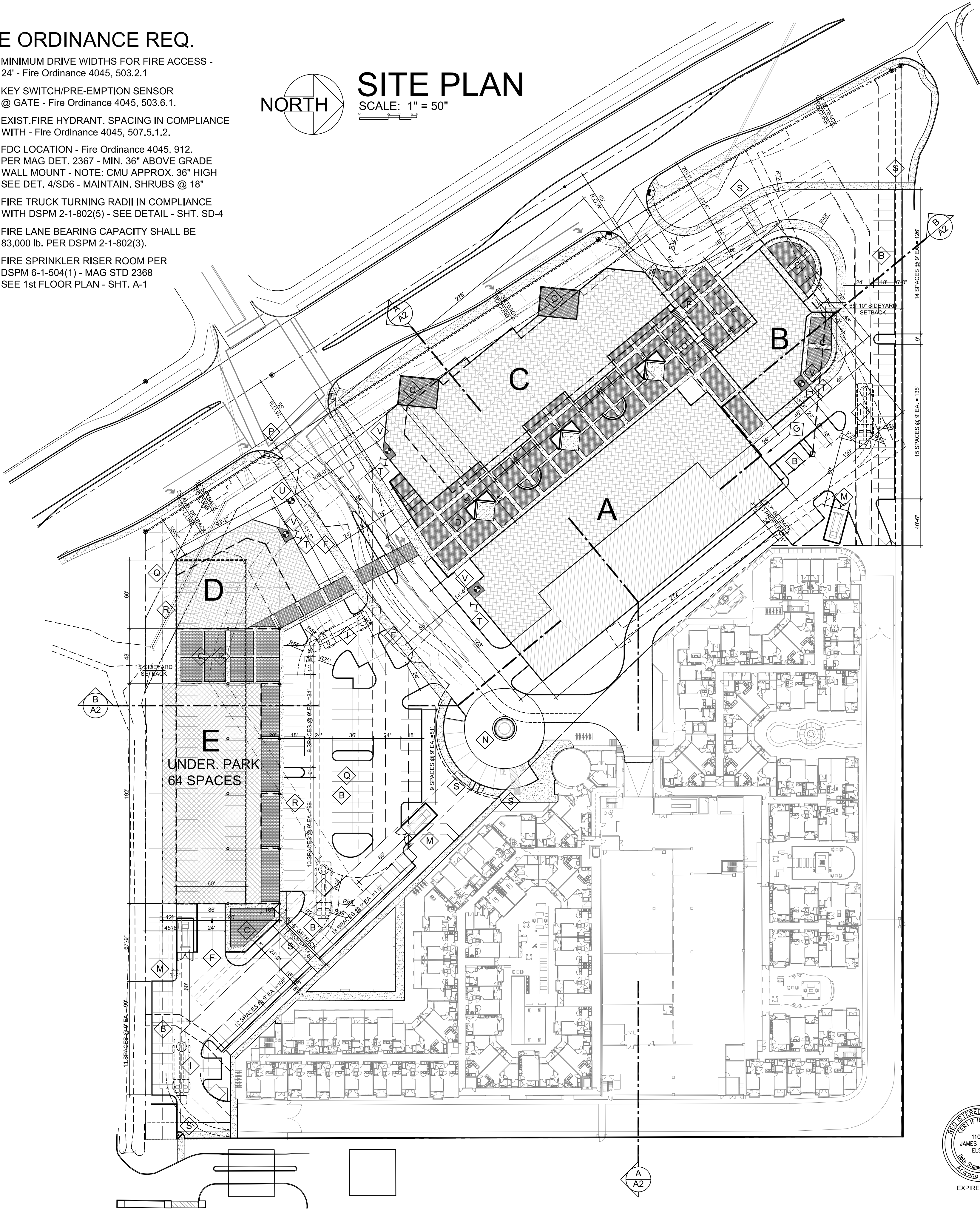
1. NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
2. REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS. COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
3. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
4. ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
5. ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'-0" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
6. ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
7. SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
8. NO EXTERIOR LADDERS SHALL BE VISABLE.
9. FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
10. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
11. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
12. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
13. ALL EQUIPMENT, UTILITIES OR OTHER APURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
14. NO CHAIN LINK FENCING SHALL BE ALLOWED.
15. NO TURF AREAS SHALL BE PROVIDED.

SITE PLAN KEY NOTES

- A ASPHALT CONC.PAVING
- B PARKING SPACE PER C.O.S.STANDARD 9' X 18' MIN. (9' X 16' W/ 24" O.H. PER COND.)
- C OUTDOOR PATIO AREA W/ DECORATIVE PAVING
- D MIXED-USE COURTYARD W/ DECORATIVE PAVERS & PLANTERS - SEE DETAILS
- E COLORED CONCRETE OR PAVERS SIDEWALK
- F RAMP TO UNDERGROUND PARKING 64 PARKING SPACES
- G RAMP TO LOWER LEVEL OF PARKING GARAGE
- I FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- J EXTRUDED CONC. CURB
- K C.I.P.CONCRETE CURB
- L BICYCLE PARKING AREA W/ BIKE RACKS PER C.O.S. STD DET. 2285
- M TRASH COMPACTOR EXCL. 34 YD. W/ GATES - MIN. 60' CLR. BACKUP SPACE
- N EXIST. COLORED CONC. TRAFFIC CIRCLE
- O RAMP & STAIRS TO COURTYARD SEE CIVIL & DETAILS
- P EXIST. DECEL. LANE & APPROACH TO BE RECONSTRUCTED FOR ADD'L. LANES - SEE CIVIL & TRAFFIC STUDY
- Q EASEMENT - SEE ALTA & CIVIL
- R EXIST. EASEMENT TO BE RELOCATED - SEE ALTA & CIVIL
- S 6' WIDE COLORED CONCRETE SIDEWALK - ACCESS TO ADJACENT PROPERTY
- T FDC CONN. (BLDG. MOUNTED) - REF. SITE PLAN SD-1 & CIVIL UTILITY PLAN
- U NEW FIRE HYDRANT - REF. SITE PLAN SD-1 & CIVIL UTILITY PLAN
- V FIRE RISER ROOM - REF. SITE PLAN SD-1

FIRE ORDINANCE REQ.

- 1 MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 503.2.1
- 2 KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 503.6.1.
- 3 EXIST.FIRE HYDRANT. SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2.
- 4 FDC LOCATION - Fire Ordinance 4045, 912. PER MAG DET. 2367 - MIN. 36" ABOVE GRADE WALL MOUNT - NOTE: CMU APPROX. 36" HIGH SEE DET. 4/SD6 - MAINTAIN. SHRUBS @ 18"
- 5 FIRE TRUCK TURNING RADII IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- 6 FIRE LANE BEARING CAPACITY SHALL BE 83,000 lb. PER DSPM 2-1-802(3).
- 7 FIRE SPRINKLER RISER ROOM PER DSPM 6-1-504(1) - MAG STD 2368 SEE 1st FLOOR PLAN - SHT. A-1



CORE CENTER for
CAPITAL COMMERCIAL PROPERTIES, LLC
15333 N. HAYDEN ROAD, SCOTTSDALE, AZ. 85260

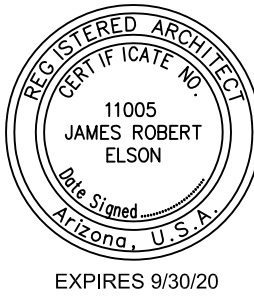
DATE 5.15.19
REVISED

7.30.19
SCOTTSDALE 30 DAY
LETER RESPONSE

james elson
architect

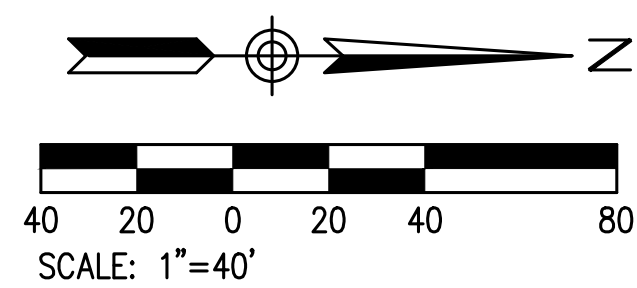
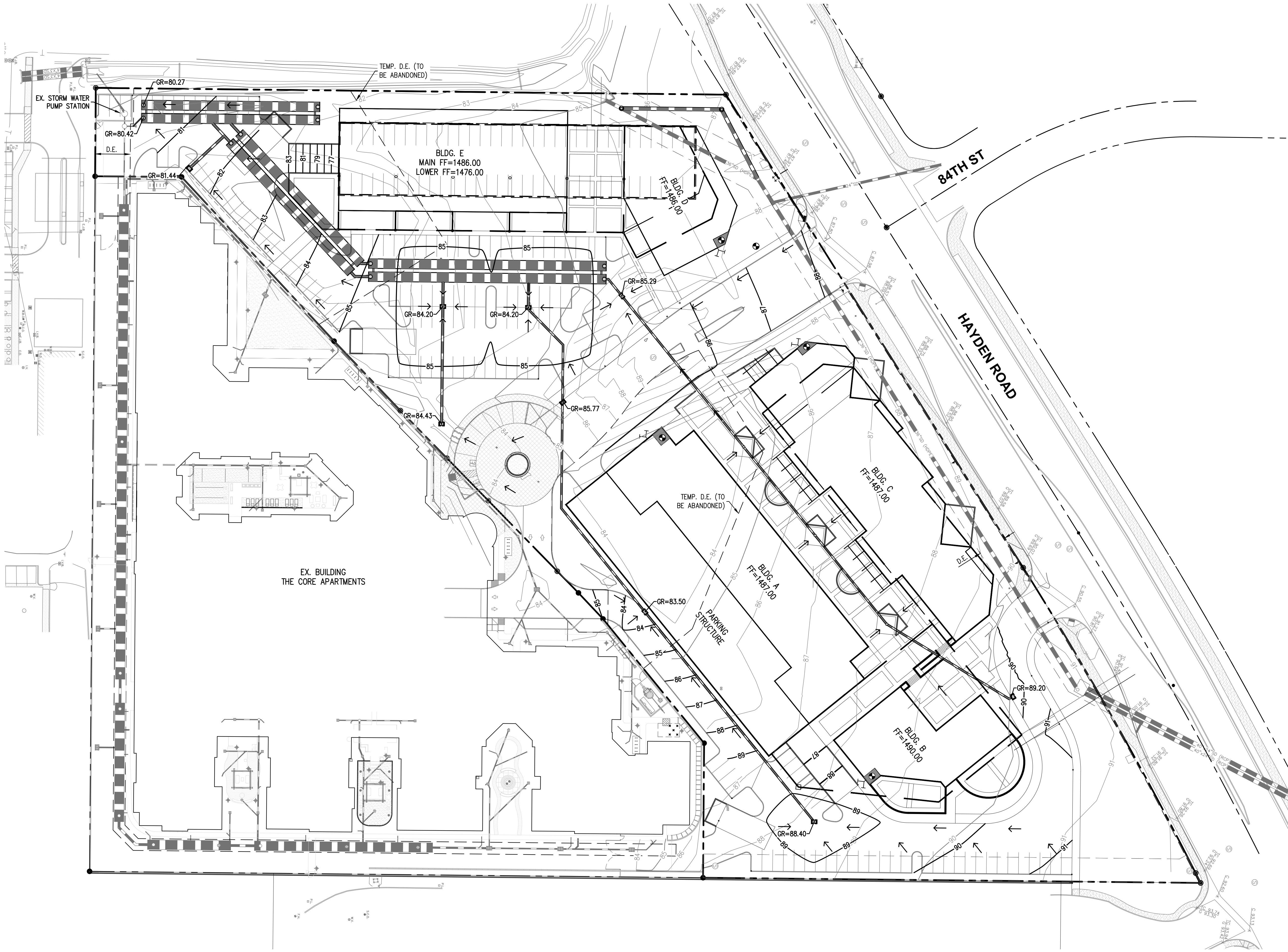
10405 e mc dowell
mountain mountain - suite g
scottsdale, arizona
85260

602.903.5311
j4747e @ aol.com
jameselsonarchitect
@gmail.com



SD-1
SITE PLAN

PRELIMINARY GRADING & DRAINAGE PLAN



OWNER

IMPACT CHURCH INC.
15650 N. 83RD WAY
SCOTTSDALE, ARIZONA 85260
PHONE: (480) 991-1111
CONTACT: MIKE LEARY

CIVIL ENGINEER

LANDCOR CONSULTING, P.C.
6859 E. REMBRANDT AVE. #124
MESA, AZ 85212
PHONE: (480) 223-8573
CONTACT: WADE E. COOKE, P.E.
wade@landcorconsulting.com

ARCHITECT

JIM ELSON
PHONE: (602) 903-5311
j4747e@aol.com

SITE INFORMATION

APN: 215-52-095
ADDRESS: 15301 N. HAYDEN ROAD
SCOTTSDALE, AZ 85260
EXISTING ZONING: PCP/AMU
GROSS ACREAGE: 330,883 S.F. OR 7.60 ACRES
NET ACREAGE: 288,293 S.F. OR 6.62 ACRES

BENCHMARK

ALUMINUM CAP FLUSH AT THE NORTHEAST CORNER OF SECTION 12,
T3N, R4E. MCDOT UNIQUE ID 4926

ELEVATION = 1492.91 (NAVD 88 DATUM)

SHEET INDEX

PRELIMINARY GRADING & DRAINAGE PLAN C-1
CROSS SECTIONS C-2

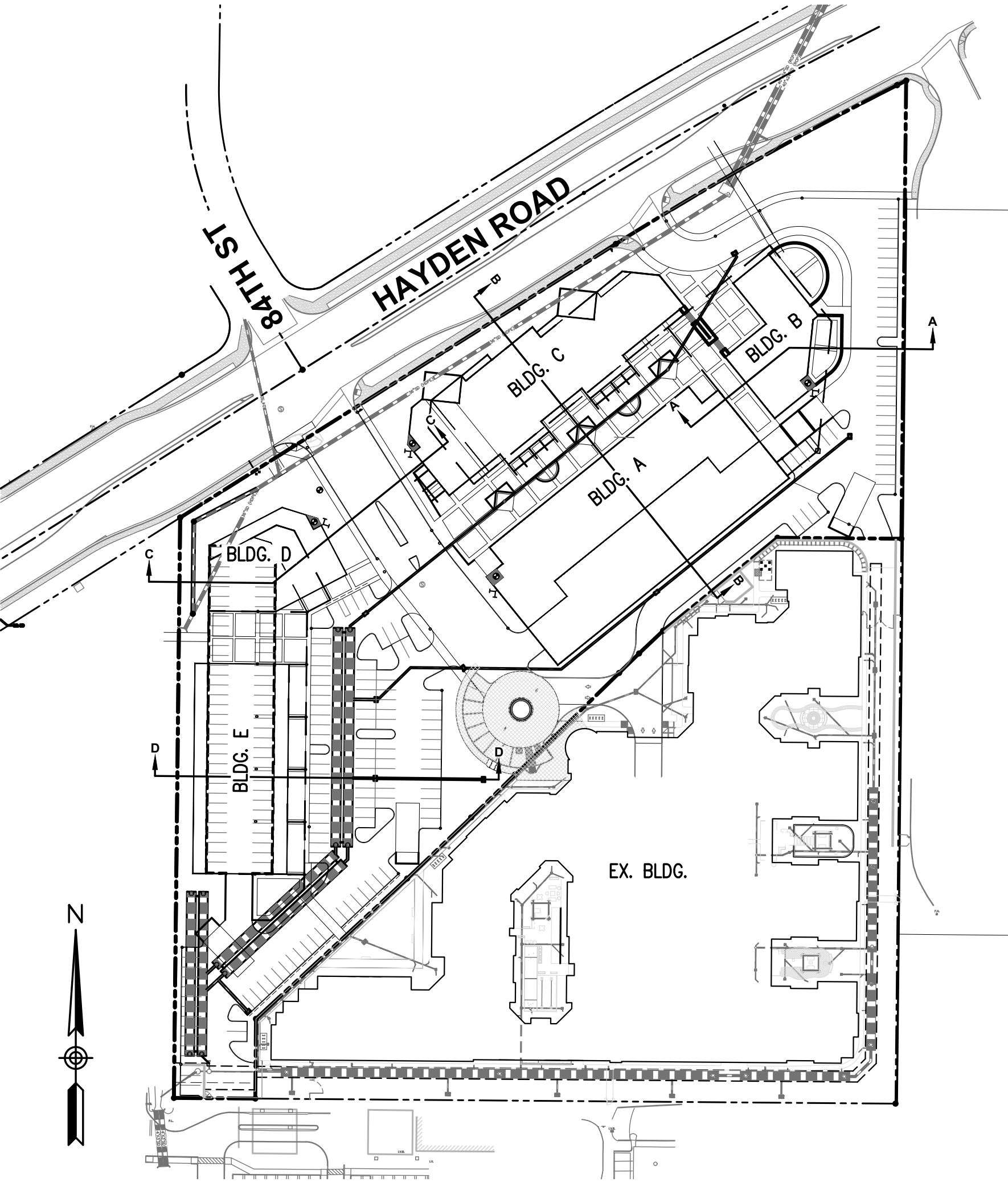
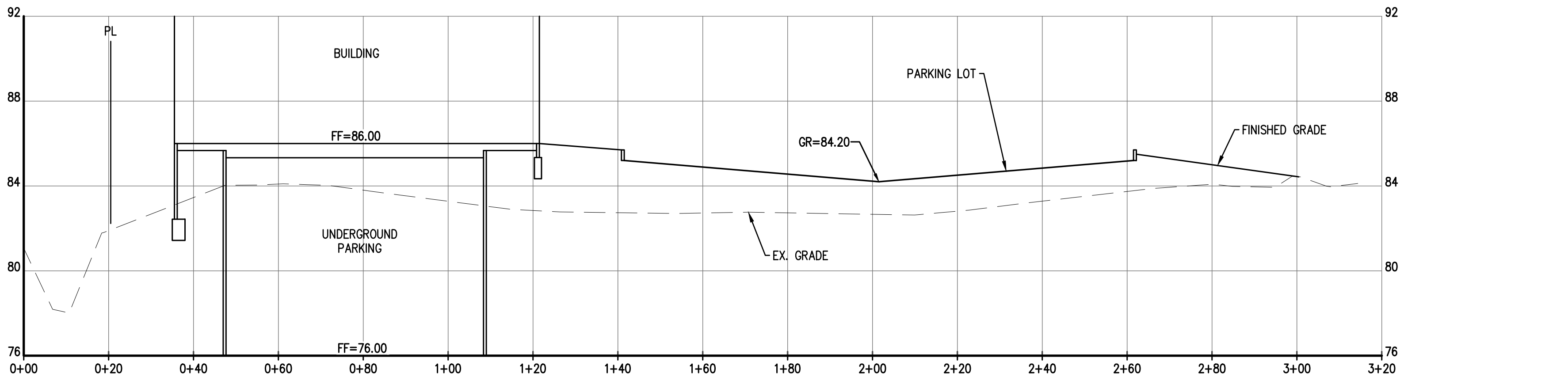
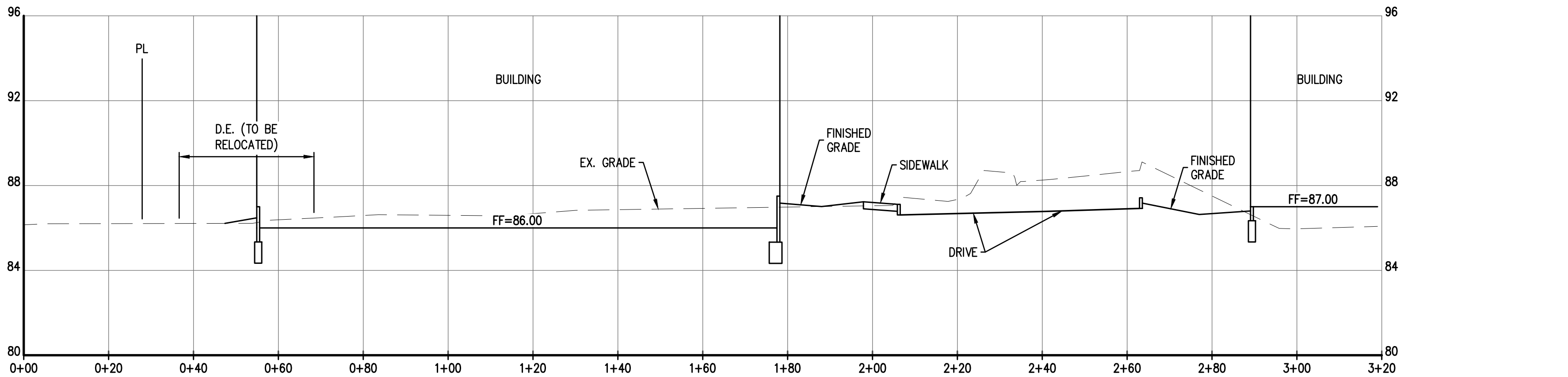
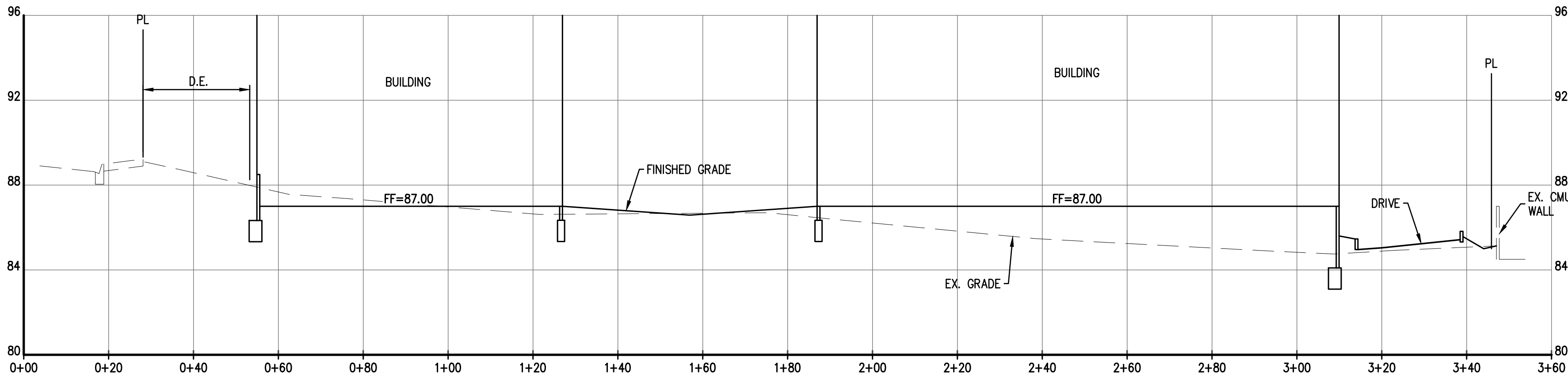
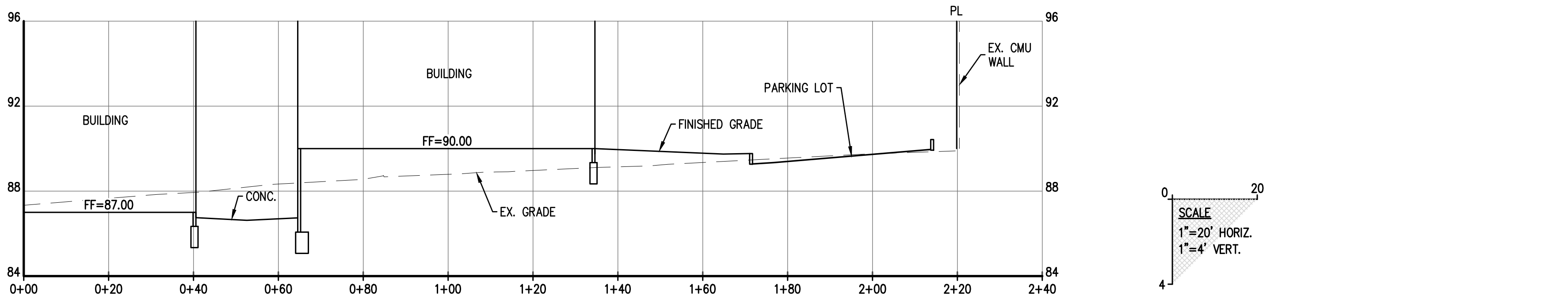
PRELIMINARY
NOT FOR
CONSTRUCTION



NO		DESCRIPTION OF REVISIONS	DATE
1			
2			
3			

LANDCOR CONSULTING		6859 E Rembrandt Ave, #124 Mesa, AZ 85212 Ph: (480) 223-8573 landcorconsulting.com	
CORE CENTER PRELIMINARY GRADING & DRAINAGE PLAN		G&D	
JOB NO.:	1615	DATE:	8/2/19
		1 OF 2	


CROSS SECTIONS

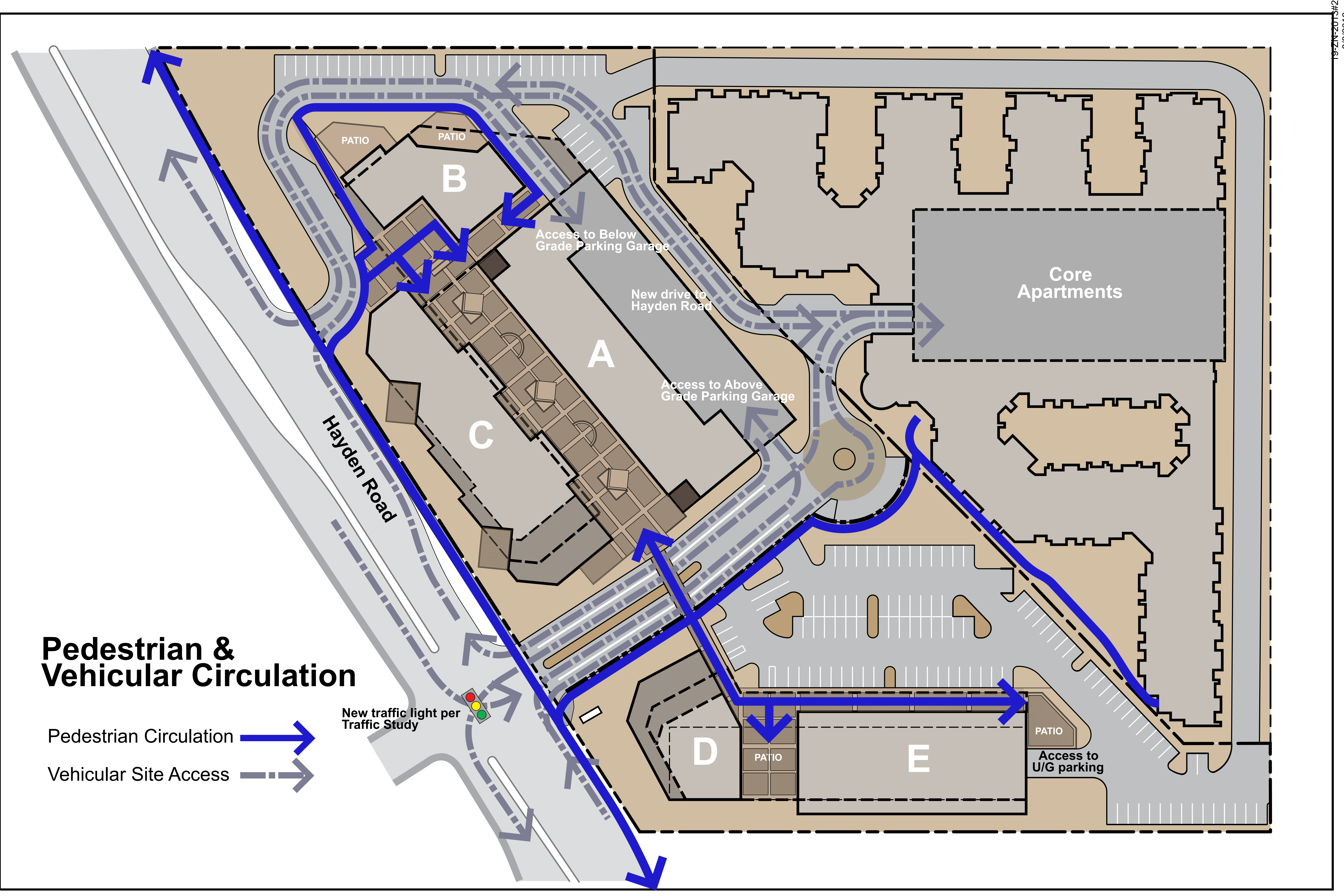


CROSS-SECTION KEY MAP

PRELIMINARY
NOT FOR
CONSTRUCTION



NO		DESCRIPTION OF REVISIONS	DATE
1			
2			
3			
 LANDCOR CONSULTING			6859 E Rembrandt Ave, #124 Mesa, AZ 85212 Ph: (480) 223-8573 landcorconsulting.com
CORE CENTER SITE CROSS SECTIONS			SECT 2 OF 2
JOB NO.:	1615	DATE:	8/2/19



Pedestrian & Vehicular Circulation

Pedestrian Circulation →
Vehicular Site Access →

New traffic light per
Traffic Study