

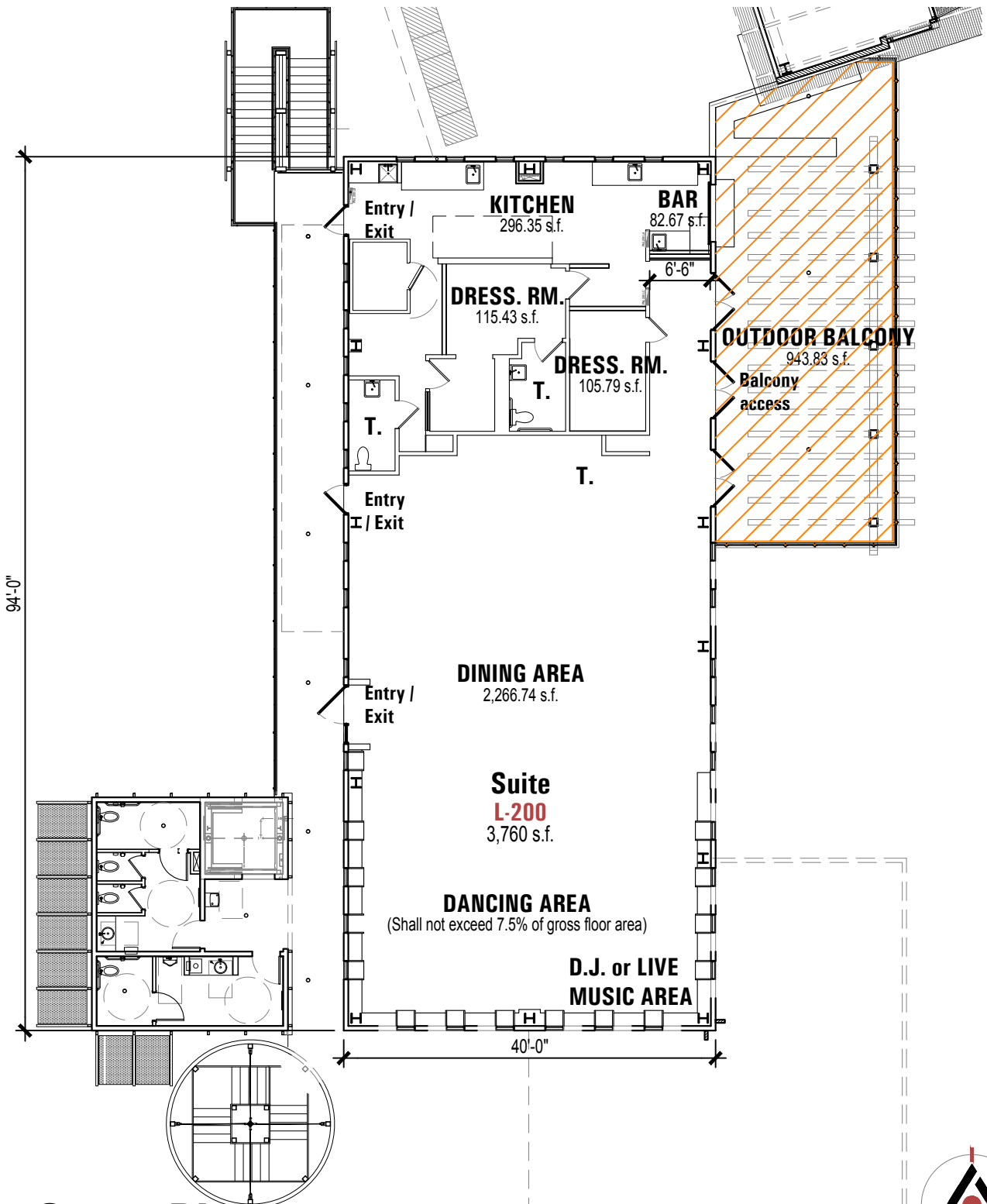


Full Size or Largest Size Plans

Site Plan

Landscape Plan

Elevations



Space Plan

Scale: 1/16" = 1'-0"



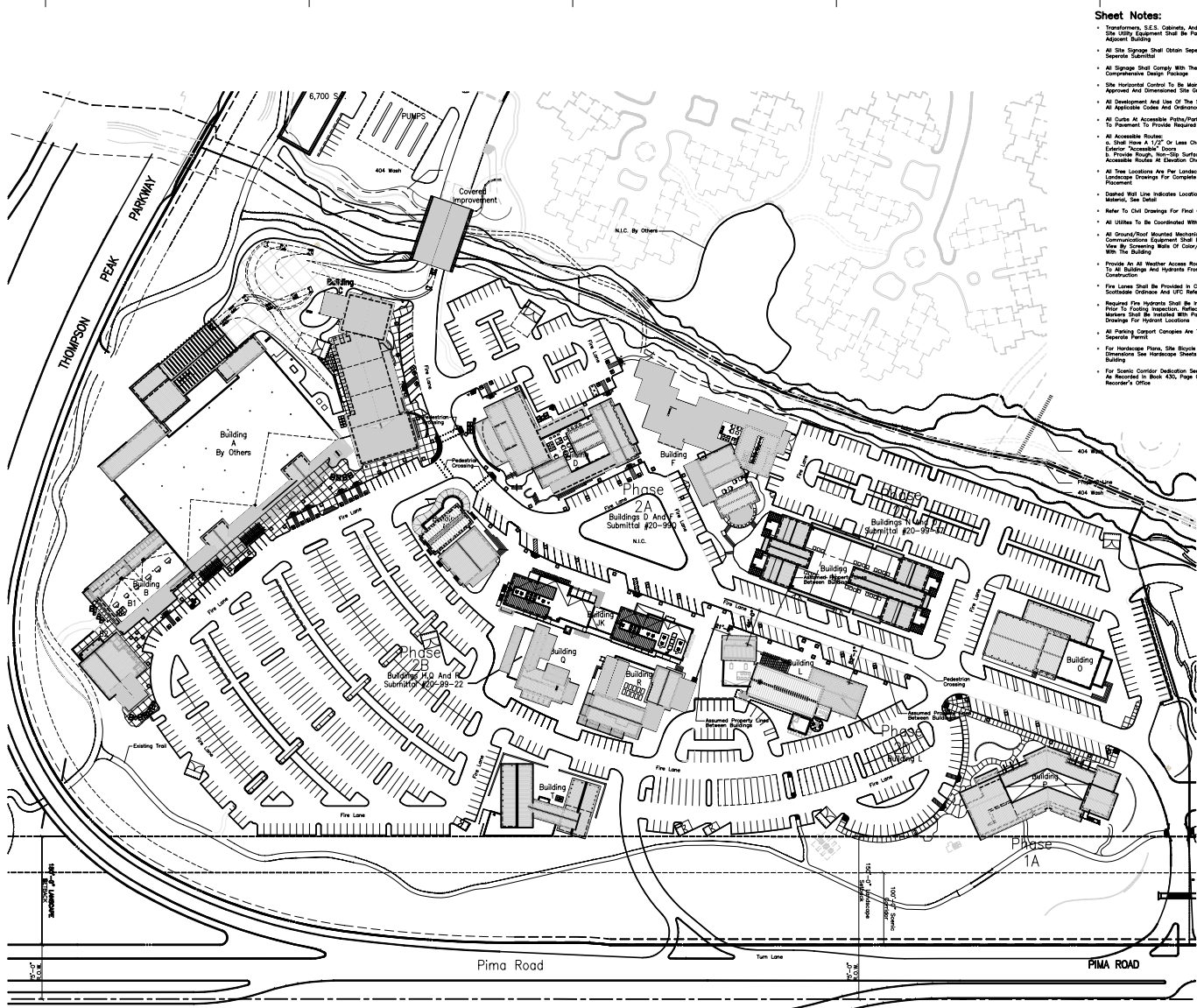
DC Ranch Market Street

20707 N. Pima Road, Scottsdale, Arizona 85255



Project Number : 13055
Date : 01 Aug 2019

8-UP-2019
9/06/2019



Sheet Notes:

- Transformers, S.E.S. Cabinets, And Any Above Ground Electrical Equipment Shall Be Painted To Match Adjacent Building
- All Site Signage Shall Obtain Separate Permit, Through Sonoran Submitter
- All Sprague Shall Comply With The "Do Rain" Comprehensive Design Package
- Site Horizontal Control To Be Maintained Through Approved And Dimensioned Site Grid Layout
- All Development And Use Of The Site Will Conform To All Applicable Codes And Ordinances
- All Cures At Accessible Paths/Parking Are To Be Filled To Elevations To Provide Required Entry Access
- All Accessible Routes:
 - a. Shall Have A 1/2" Or Less Change In Elevation At Exterior "Accessible" Doors
 - b. Provide Rough, Non-Slip Surface Finish At All Accessible Routes At Elevation Changes
- All Tree Locations Are For Landscape Drawings. See Landscape Drawings For Complete And Accurate Tree Placement
- Dashed Red Line Indicates Locations Of Waterproofing Materials. See Detail
- Refer To Civil Drawings For Floor Grading
- All Utilities To Be Coordinated With The Architect
- All Ground/Roof Mounted Mechanical And Communications Equipment Shall Be Screened From View By Screening Walls Of Color/Texture Consistent With The Building
- Provide An All Weather Access Road (30'-0" Min. Wide) To All Buildings And Hydrants From Public Way During Construction
- Fire Lanes Shall Be Provided In Conformance With City Of Scottsdale Ordinance And UFC Refer To Site Plan
- Required Fire Hydrants Shall Be Installed And Operable Prior To Final Inspection. Reflect The Hydrant Locations Shall Be Installed With Pavement. Refer To Civil Drawings For Hydrant Locations
- All Parking Carport Canopies Are To Be Approved Under Separate Permit
- For Handicap Plans, Site Bicycle Parking And Showers See Handicap Sheets For Each Residential Building
- For Ocean Comber Dedication See Map Of Dedication As Recorded In Book 430 Page 14, Maricopa County Recorder's Office

LEGAL DESCRIPTION

A parcel of land lying within Section 19, Township 4 North, Range 1 East, of the 1st and 2nd West Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the southwest corner of said Section 19, THENCE along the West line of said Section, North 07°04'43" East, a distance of 75.00 feet, to a point on the East line of said Section, THENCE leaving said West line, South 88°30'17" East, a distance of 75.00 feet, to a point on the East line of said Section, THENCE along said East line, North 07°04'43" East, a distance of 100.00 feet, to the beginning of a non-adjacent curve, THENCE leaving said East line, northerly along said curve, having a radius of 35.00 feet, concave northerly, whose north-south line is 23°02'32" West, through a central angle of 07°58'39", a distance of 43.15 feet, to the curve's end, THENCE North 07°04'43" East, a distance of 88.89 feet, to the beginning of a curve, THENCE northerly along said curve, having a radius of 170.83 feet, concave southerly through a central angle of 07°44'01", a distance of 237.17 feet, to a point of compound curvature, THENCE northerly along said curve, having a radius of 750.00 feet, concave southerly through a central angle of 21°32'29", a distance of 282.58 feet, to a point of compound curvature, THENCE northerly along said curve, having a radius of 275.00 feet, concave southerly through a central angle of 73°52'57", a distance of 484.22 feet, to a point of compound curvature, THENCE southerly along said curve, having a radius of 1750.00 feet, concave southerly through a central angle of 09°22'47", a distance of 287.87 feet, to a point of compound curvature, THENCE southerly along said curve, having a radius of 1.00 feet, concave southerly through a central angle of 100°30'07", a distance of 5.28 feet, to a point of reverse curvature, THENCE southerly along said curve, having a radius of 80.00 feet, concave southerly through a central angle of 18°30'17", a distance of 17.28 feet, to a point of intersection with a non-adjacent curve, THENCE South 87°20'24" East, a distance of 40.00 feet, to the beginning of a non-adjacent curve, THENCE northerly along said curve, having a radius of 20.00 feet, concave southerly, whose north-south line is South 87°20'24" East, through a central angle of 1°10'56", a distance of 33.06 feet, to a point of compound curvature, THENCE northerly along said curve, having a radius of 1750.00 feet, concave southerly through a central angle of 04°30'56", a distance of 131.18 feet, to the curve's end, THENCE South 87°20'24" East, a distance of 160.41 feet, to the beginning of a curve, THENCE South 31°14'50" West, a distance of 100.15 feet, to the beginning of a curve, THENCE South 17°12'57" West, a distance of 102.22 feet, to the beginning of a curve, THENCE South 18°11'37" West, a distance of 108.00 feet, to the beginning of a curve, THENCE South 27°30'09" West, a distance of 87.60 feet, to the beginning of a curve, THENCE South 29°11'52" West, a distance of 101.20 feet, to the beginning of a curve, THENCE South 24°58'47" West, a distance of 84.78 feet, to the beginning of a curve, THENCE South 17°44'37" West, a distance of 83.52 feet, to the beginning of a curve, THENCE South 09°47'40" West, a distance of 86.78 feet, to the beginning of a curve, THENCE South 22°46'38" West, a distance of 58.16 feet, to the beginning of a curve, THENCE North 87°22'24" West, a distance of 52.00 feet, to the beginning of a curve, THENCE South 73°04'07" West, a distance of 238.14 feet, to the beginning of a curve, THENCE southerly along said curve, having a radius of 340.00 feet, concave southerly, whose north-south line is North 87°22'24" West, through a central angle of 18°21'11", a distance of 87.04 feet, to the curve's end, THENCE North 89°50'17" West, a distance of 80.00 feet, to the beginning of a curve, THENCE South 07°04'43" West, a distance of 207.61 feet, to the beginning of a curve, THENCE South 80°20'00" West, a distance of 150.00 feet, to the POINT OF BEGINNING.

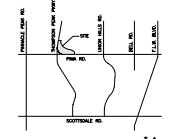
Containing 30.2345 acres, or 1,317,013 square feet of land, more or less.

Subject to existing rights-of-way and easements.

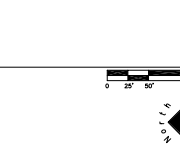
Site Data:

Net Site Area:	864,671 # (22.14 AC)
P.A.C.:	432,544 # (10.83 AC)
Net:	1,297,209 # (32.97 AC)
Open Space Required:	419,812 #
Open Space Provided:	510,868 #
Final Open Space:	291,056 #
Parking Area Provided:	362,072 #
Parking Landscaping Required:	24,862 #
Parking Landscaping Provided:	38,391 #
P.A.C.:	192,884 #
Net Allowed:	109,244 #
C-0 (South):	299,639 #
Provided:	455,114 #

Vicinity Map:



Site Location Map:



1 Site Plan
Scale: 1"=60'-0"

Revision

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Fax: 480.367.8788

Market Street At DC Ranch
South East Corner Pima Road
And Thompson Peak Parkway
Scottsdale, Arizona

- Schematic Design
- Design Development
- Construction Documents
- Construction Issue
- Record Drawings

Project No. **01001**
 Cad File **Set1.1**
 Plan Check No. **-**
 Design Review No. **54-08-08 4**
 Checked By **PKM**
 Drawn By **BM**
 Date **03/18/03**
 Title **Site Plan**

Sheet No. **S:A1.1**



Revision	Description

Building Code:

Building T: Parking, Occupancy and Egress Calculations

occupancy	A2 Restaurant
construction type *	V-B
travel distance (section 1015.1)	250'-0" max to exit
building area group A2	8,983 sf
building height	34'-0"

PNC district vehicular parking requirements restaurant (1/250)

restaurant (1/250)	36 spaces required
standard stall 9'-0" x 18'-0"	32 spaces
accessible stall 9'-0" x 18'-0"	3
accessible van stall 11'-0" x 18'-0"	1 spaces

bicycle parking required 6

note: see shared parking calculations for final site parking requirements

egress calculations
 A2: restaurant (2 exits req'd over 50 occupants)
 $8,983 / 15 = 599$ occupants
 $600 \times 15 = 900$ required
 396' provided

Site Data:

Net Site Area:

P.N.C.	964,471 sf (22.14 AC.)
C-O (South)	432,549 sf (9.83 AC.)
Total	1,397,020 sf (32.07 AC.)

Open Space Required 419,512 sf
 Open Space Provided 209,251 sf
 Front Open Space Required 485,251 sf
 Front Open Space Provided 350,151 sf
 Parking Area Provided 363,072 sf
 Parking Landscape Required 54,460 sf
 Parking Landscape Provided 58,391 sf

Reference Site Worksheet SA1.2 For Additional Information

Market Street At DC Ranch Site Data:

Zones: C-O And P.N.C.

Gross Site Area:	1,088.00 sf (25ac)
P.N.C.	522,720 sf (12 ac)
C-O	1,611,720 sf (37 ac)

F.A.R.:
 P.N.C. Max. Allowed Provided 192,894 sf
 159,837 sf
 C-O (South) Max. Allowed Provided 259,529 sf
 96,629 sf

Site Address For Current Submittal:
 Building T 20761 N. Pima Road Scottsdale, Arizona 85255

Shell Building Area:

Building A	Market	56,400 sf
Building B	Retail	14,120 sf
Building C	Retail	14,878 sf
Building D	Retail/Restaurant	14,200 sf
Building E	Retail/Restaurant	13,090 sf
Building F	Retail/Restaurant	6,568 sf
Building G	Retail	12,538 sf
Building J/K 1	Office	10,432 sf
Building J/K 2	Office	10,449 sf
Building L 1	Office	44,915 sf
Building L 2	Office	12,887 sf
Building M	Office	10,293 sf
Building N	Office	28,428 sf
Building O	Retail	6,112 sf
Building P	Restaurant	7,864 sf
Building Q	Restaurant	8,983 sf
Building R	Restaurant	8,983 sf
Building T	Restaurant	8,983 sf
Total		276,068 sf

PNC - Shell Parking Required: 1 per 250 s.f.

Building A	Market	226
Building B	Retail	56
Building C	Retail	60
Building D	Retail/Restaurant/Patio	57
Building E	Retail/Restaurant/Patio	52
Building F	Retail/Restaurant/Patio	26
Building G	Retail/Office	92
Building J/K	Retail/Office	57
Building L	Office	24
Building M	Office	31
Building N	Restaurant/Patio	36
Building O	Retail/Restaurant	36
Building P	Office/Storage	193
Building Q	Office	34
Building R	Office	95
Building T	Office	95
Total		1039

CO - Shell Parking Required: 1 per 300 s.f.

Building N	Office/Storage	193
Building O	Office	34
Building P	Office	95
Total		322

Reference Shared Parking Calculation

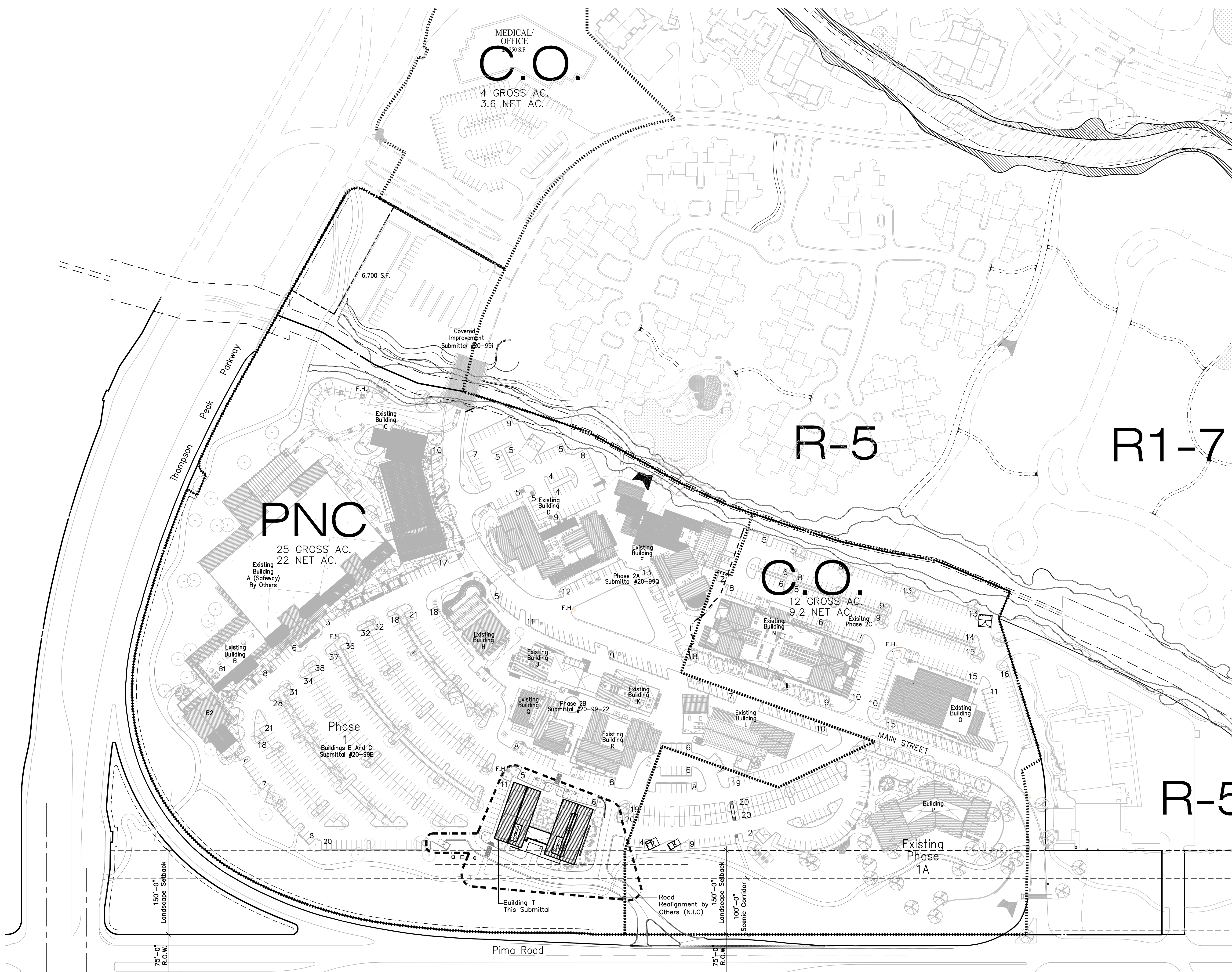
Shared Parking Calculation:

Shared Parking Adjustments*	978
Adjustments for Neighborhood Oriented Uses.*	806
Total Required	806

Parking Provided:

Site Total	1036
Standard Accessible	989
Accessible Van Accessible	36
Van Accessible	11

* See Shared Parking Study Report By Wood/Patel



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Market Street At DC Ranch
 South East Corner Pima Road
 And Thompson Peak Parkway
 Scottsdale, Arizona

- Schematic Design
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- Construction Issue
- Record Drawings

Project No.	05014
Cad File	05014-ZP
Plan Check No.	-
Design Review No.	583-PA-2006
Checked By	-
Drawn By	MK + PJ
Date	11.10.06
Title	Site Zoning Plan

Sheet No. ZP

1 Site Zoning Plan
 Scale: 1"=80'-0"