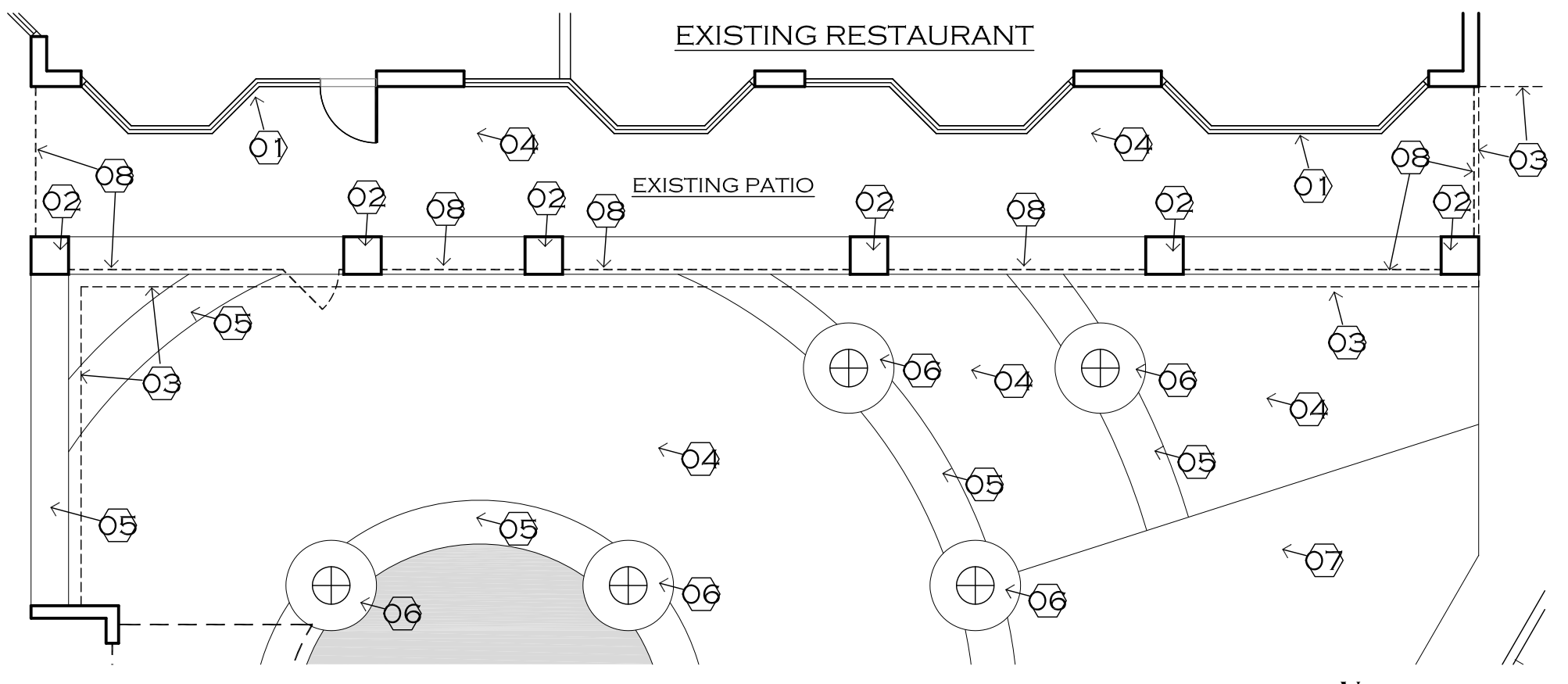


**2 SHOPPING CENTER SITE PLAN**  
SCALE: 1/4"=40'-0"



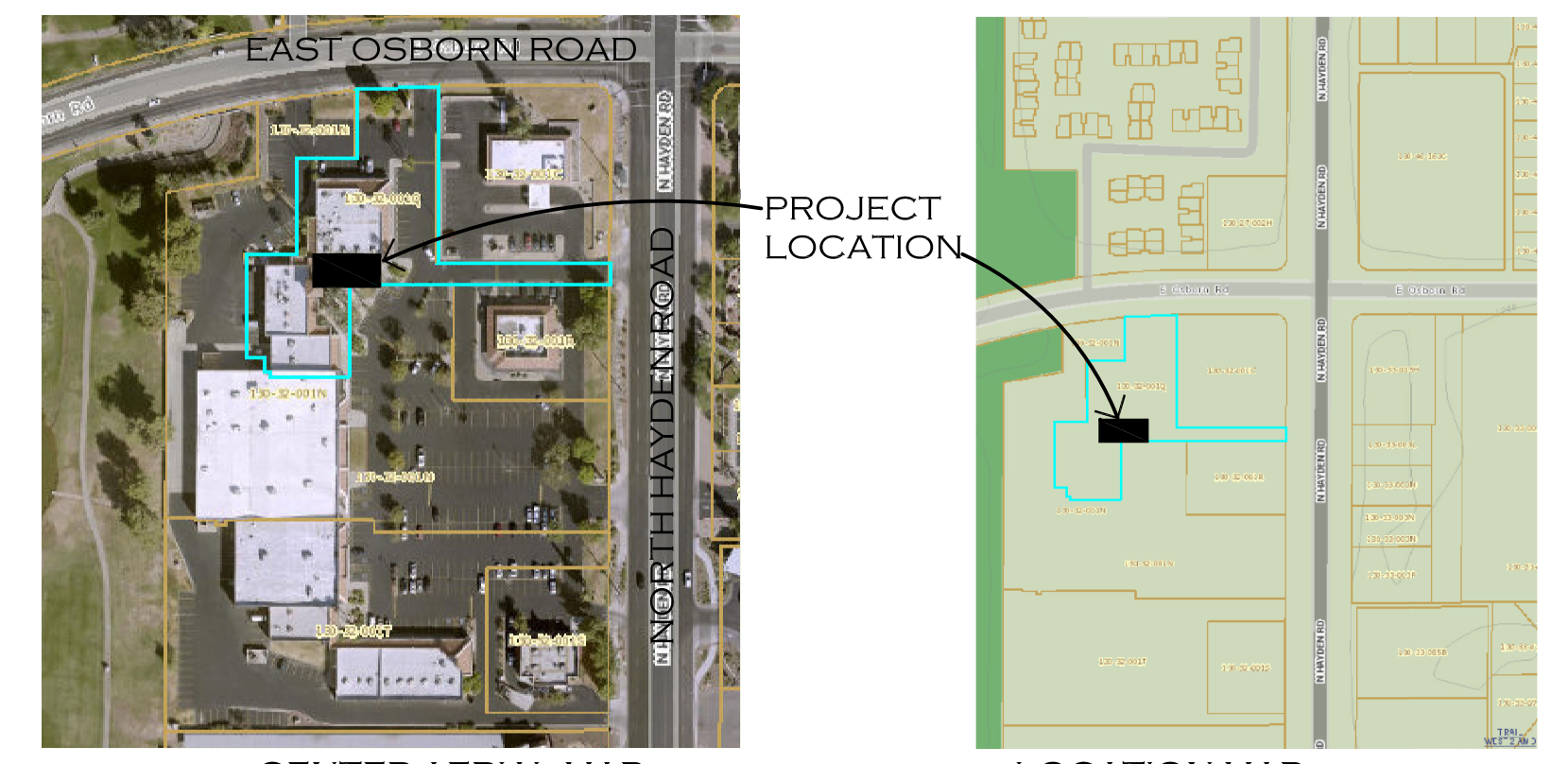
**4 DEMOLITION FLOOR PLAN**  
SCALE: 1/8"=1'-0"  
01- EXISTING EXTERIOR WALL AND WINDOWS.  
02- EXISTING MASONRY PIER.  
03- EXISTING ROOF OVERHANG.  
04- EXISTING CONCRETE PAVING.  
05- EXISTING ACCENT CONCRETE PAVING.  
06- EXISTING PALM TREE AND PLANTING AREA.  
07- EXISTING GRASS LANDSCAPING.  
08- REMOVE EXISTING STEEL FENCE AND GATE. PATCH ADJACENT SURFACES TO MATCH.

PT NE4 SE4 DAF BEG E4 COR TH S 240F TO POB TH CON S 158.21F W 246F N 133F W 120.17F S 104.20F W 92.44F N 6F W 6F N 15F W 21.67F N 119.83F E 59F N 110.48F E 68.64F N 112F TO C/L OSBORN RD & CUR CONC SLY RAD PT S 04D 42M E 1432.40F TH ELY ALG CUR & C/L THRU C/A 3D 45M 93.79F TH S 239.78F E 265F TO POB EX E 65F RD & EX ANY PT LY W/IN N 40F RD & EX ANY PT W/IN MCR 199/43 & EX BEG E4 COR TH S 265.21F TO TPOB TH CONT S 133F W 246F N 133F E 246F TPOB EX E 65F RD

**3 SITE LEGAL DESCRIPTION**  
NO SCALE



PARCEL AERIAL MAP



**1 AERIAL PLANS**  
NO SCALE

**PROJECT DATA:**

PROJECT SCOPE- SITE IMPROVEMENTS TO PROVIDE OUTDOOR SEATING AREA AT EXISTING PAVED COURTYARD.  
NEW EXTERIOR SEATING AREA- 725 SF, OPEN UNCOVERED PATIO SEATING.  
ADDRESS- UNCLE SAL'S ITALIAN RESTAURANT  
3370 NORTH HAYDEN ROAD, SUITE 120  
SCOTTSDALE, AZ 85251  
OWNER- VILLAGE PROPERTY MANAGEMENT, LLC  
P.O. BOX 88, BEVERLY HILLS, CA 90213  
CONTACT: TODD SILVER C-310-888-2888  
EMAIL- TODD888@GMAIL.COM

SITE INFO- RESTAURANT LOCATION PARCEL  
APN- 130-32-001Q  
LOT SIZE- 55,378 SF, 1.16 AC; ZONING- PNC-PCD  
SECTION TOWNSHIP RANGE- 26-2N-4E  
MARKET AREA/ NEIGHBORHOOD- 00/  
SUBDIVISION (0 PARCELS)  
QS- 15-46; FEMA- X  
LEGAL DESCRIPTION- (REFER TO ITEM 3 THIS DWG)

AREA- COMMERCIAL TOTAL BUILDING- 6,404 SF  
RESTAURANT INTERIOR SUITE- 3,370 SF  
EXISTING COVERED PATIO- 637 SF

OCCUPANCY TYPE- A-2- RESTAURANT. NO CHANGE IN OCCUPANCY TYPE.

CONSTRUCTION TYPE- TYPE V-B, WITHOUT FIRE SUPPRESSION SYSTEM.

MIXED USE COMMERCIAL SHOPPING CENTER  
BUILDING AREA- APPROX 74,235 SF  
EXISTING PARKING PROVIDED- 341 SPACES  
NEW EXTERIOR SEATING AREA 725 SF. AT 1/300 SPACES, 2 SPACES REQUIRED.

**CONTACT INFORMATION:**

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P.O. BOX 88, BEVERLY HILLS, CA 90213  
CONTACT: TODD SILVER C-310-888-2888  
EMAIL- TODD888@GMAIL.COM  
TENANT- UNCLE SAL'S ITALIAN RESTAURANT  
3370 NORTH HAYDEN ROAD, SUITE 120  
SCOTTSDALE, AZ 85251  
CONTACT: NICK MOLINARI C-602-770-9764  
EMAIL- NMOLINARI007@GMAIL.COM

ARCHITECT: SelfDesign, LLC  
317 EAST LE MARCHE AVE., PHOENIX, AZ 85022  
CONTACT- STEVEN FROME C- 602-705-5558  
EMAIL- SEFDESIGN@COX.NET

**DRAWING INDEX:**

P-1 PROJECT INFORMATION + SITE PLANS  
P-2 FLOOR PLAN+ EQUIPMENT LISTING

**GOVERNING CODES:**

ALL CONSTRUCTION TO COMPLY WITH THE LATEST CODE AND CITY ADMMENDMENTS ENFORCED BY THE CITY OF SCOTTSDALE. CODES MAY INCLUDE THE FOLLOWING:

- 2015 INTERNATIONAL FIRE CODE, ORD 4283
- 2015 INTERNATIONAL BUILDING CODE, ORD 4284
- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE
- 2015 INTERNATIONAL EXISTING BUILDING CODE
- 2015 INTERNATIONAL GREEN CONSTRUCTION CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN + ICC ANSI A117.1-2009

SeFDesign, LLC

**Steven E. Frome, aia**  
317 East Le Marche Ave, Phoenix, Arizona, 85022  
c:602.705.5558 f:602.441.3134 sefdesign@cox.net

NEW OUTSIDE PATIO FOR  
**UNCLE SAL'S ITALIAN RESTAURANT & BAR**

3370 NORTH HAYDEN ROAD, SUITE 120  
SCOTTSDALE, AZ 85251

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PROJECT INFORMATION+ SITE PLANS

10/26/21 CITY/ OWNER COMMENT  
10/05/21 OWNER UPDATE

REVISIONS:  
PROJECT NO:  
21-CO-019

DRAWN BY  
SEF

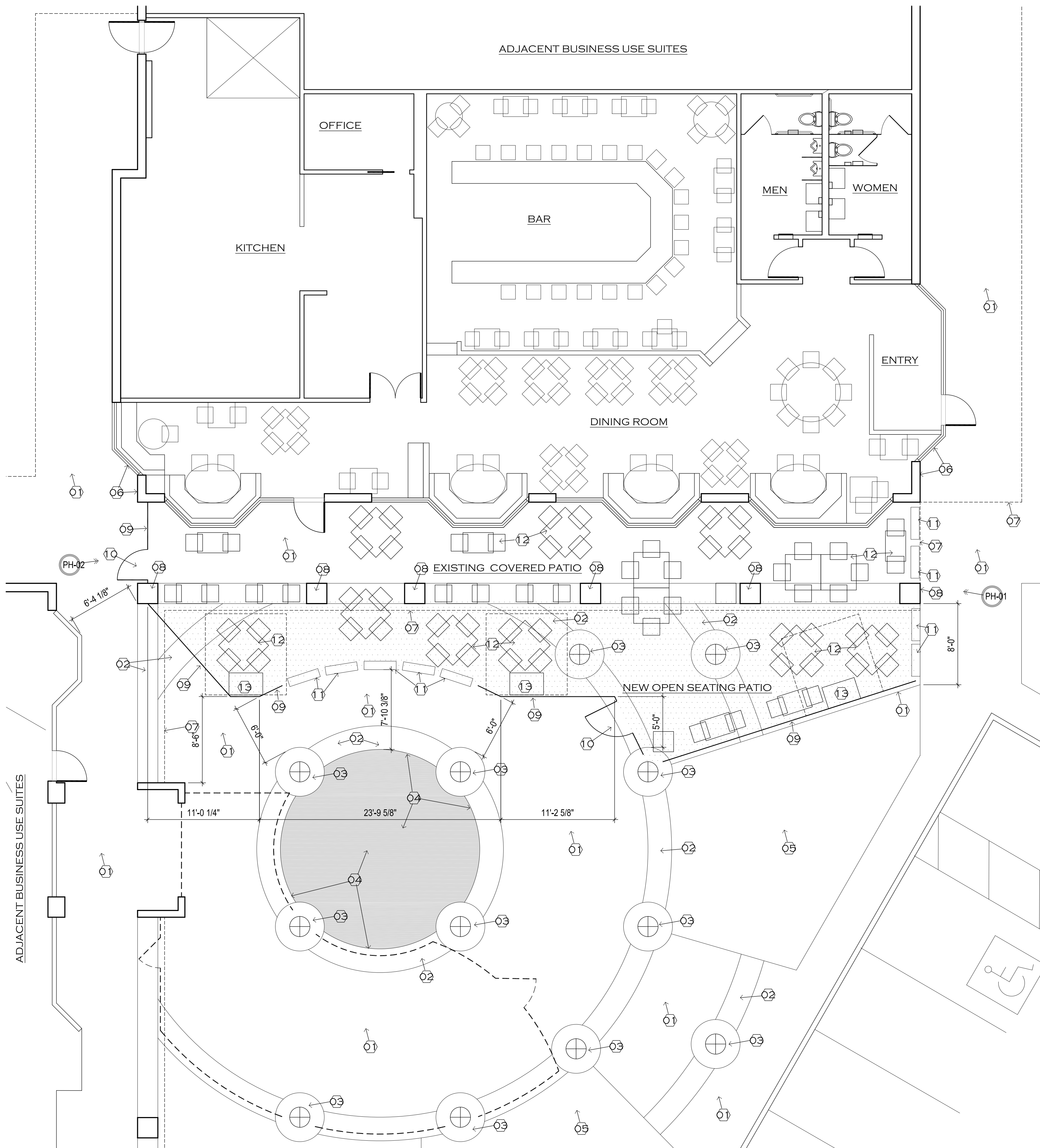
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DOCUMENT

SHEET  
NUMBER

**P-1**



**1 SITE / FLOOR PLAN**  
 SCALE: 3/16"=1'-0"  
 SITE EASEMENTS NOTED ON SITE PLAN 2/P-1



PH-02 EXISTING COURTYARD VIEW TO EAST



PH-01 EXISTING COURTYARD VIEW TO WEST

**3 SITE PICTURES**  
 NO SCALE



**TYPICAL RAILING PANEL**

- A- CONTRACTOR TO PROVIDE RAILING PANEL AND GATE SAMPLES SIMILAR TO MATCH EXISTING COURTYARD RAILINGS IN ALL RESPECTS TO DESIGN AND FINISH.
- B- ALUMINUM TUBE CONSTRUCTION. POWDER COAT FINISH TO MATCH EXISTING SITE RAILING FINISH.
- C- PROVIDE ALUMINUM SLEEVE IMBEDDED INTO EXISTING CONCRETE PAVING TO RECEIVE ALUMINUM POSTS. SLEEVE TO HAVE VERTICAL SIDE TABS FOR BOLTING TO POSTS. VERIFY RAILING LOADING.



**TYPICAL PLANTER**

- A- PLANTERS SIMILAR TO POTTERY BARN, SPAN PLANTER. STEEL POWDER COAT FINISH TO MATCH EXISTING SITE RAILING FINISH. PLANTERS 38" L X 10" W X 30" HT. PLANTING PROVIDED BY TENANT.



**TYPICAL UMBRELLA**

- A- UMBRELLA ASSEMBLY SIMILAR TO LIBERTY LX SINGLE OFFSET UMBRELLA, THE SHADE EXPERTS USA. FREESTANDING, WEIGHTED BASE, CRANK MECHANISM, FINISH AND UMBRELLA MATERIAL SELECTED BY OWNER/ TENANT. VERIFY AVAILABLE SIZES.
- B- LOCATION AND SIZE OF UMBRELLAS TO BE SELECTED TO MAINTAIN SIGHT LINES TO ALL BUSINESS FACADES AND SIGNAGE MOUNTED AT BUILDINGS. AWNINGS AND BASES WILL NOT IMPACT COMMON WALKWAYS.

**2 EQUIPMENT LISTING**  
 NO SCALE

**SeFDesign, LLC**  
 Steven E. Frome, aia  
 317 East Le Marche Ave, Phoenix, Arizona, 85022  
 c:602.705.5558 f:602.441.3134 sefdesign@cox.net

10/26/21 CITY/ OWNER COMMENT

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DATE:  
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PRELIMINARY  
DOCUMENT

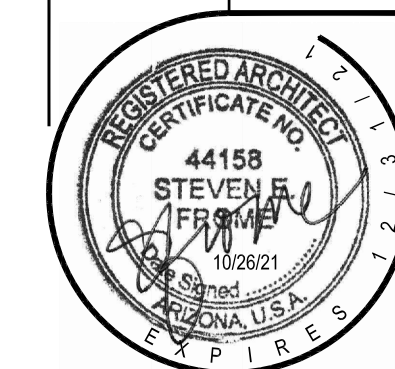
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NEW OUTSIDE PATIO FOR

**UNCLE SAL'S  
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FLOOR PLAN+  
 EQUIPMENT LISTING

**P-2**