

# 4141 N. SCOTTSDALE ROAD

4141 N. SCOTTSDALE ROAD  
SCOTTSDALE, AZ 85251



DEVELOPMENT REVIEW  
(DRB)  
378-PA-2021

AUGUST 23, 2021

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

KRAUSE  
PASSIONATELY TRANSFORMING COMPANIES  
2141 Camelback Road, Suite 200  
Phoenix, AZ 85016



21515 Hawthorne Blvd. Suite 200  
Torrance, CA 90503

4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

**Owner/Developer**  
**Mass Equities Inc.**

1437 7th Street, #200  
Santa Monica, CA 90401  
Scott Lyle  
310.857.3103

**Architect**  
**Krause**

2141 E. Camelback Road, #200  
Phoenix, AZ 85016  
Brad Krause  
602.867.2200

**Civil**  
**Land Development Group**

8808 N Central Ave., Suite 288  
Phoenix, AZ 85020  
Nick Prodanov  
602.889.1984

**Landscape**  
**Greey Pickett**

7144 E. Stetson Drive Suite 205  
Scottsdale, AZ 85251  
Russ Greey  
480.609.0009

**Life Safety**  
**Telgian Engineering**

900 Circle 75 Parkway, Suite 680  
Atlanta, GA 30339  
Louis Burton Jr.  
770.432.3882

**MEP**  
**MP+E Inc. Engineers**

1121 W. Warner Rd. Suite 107  
Tempe, AZ 85284  
Monte James  
Chris Bailey  
480.921.2977

**Structural**  
**CTS Structural Engineers**

1215 W. Rio Salado Pkwy.  
Tempe, AZ 85281  
Troy Turley  
480.774.1700

**Contractor**  
**TBD**

NOT FOR  
CONSTRUCTION

COVER SHEET

DB 1



ABBREVIATIONS AND SYMBOLS

	EXISTING COLUMN (SIZE VARIES)		NEW COLUMN (SIZE VARIES)		NEW SLAB INFILL		EXISTING CONSTRUCTION TO REMAIN, NO WORK IN THIS AREA		EXISTING PARTITION TO BE REMOVED		EXISTING PARTITION TO REMAIN		NEW PARTITION		EXISTING DOOR TO BE REMOVED		EXISTING DOOR		NEW DOOR		POINT OF ORIGIN/ COMMON PATH OF TRAVEL		EXIT ACCESS PATH OF TRAVEL		FIRE EXTINGUISHER CABINET		DUPLEX POWER OUTLET		FOUR-PLEX POWER OUTLET		ELECTRICAL JUNCTION BOX		ELECTRICAL JUNCTION BOX		DUPLEX POWER OUTLET		DUPLEX POWER OUTLET		OCCUPANCY LOAD CALCULATED EXIT WIDTH ACTUAL EXIT WIDTH		ROOM USE OCCUPANCY TYPE AREA (SF) OCCUPANCY LOAD		1 HOUR FRR FIRE BARRIER		2 HOUR FRR FIRE BARRIER WITH 90 MIN DOOR		DRAFT CURTAIN		SCOPE OF WORK BOUNDARY		BUILDING OUTLINE		
	Room name 1001	ROOM NAME AND NUMBER DESIGNATION		1 A1.1 4 3	ELEVATION (ARCHITECTURAL OR MILLWORK) PLAN SYMBOL DRAWING NUMBER SHEET NUMBER		1 A1.1 SIM	SECTION (ARCHITECTURAL OR MILLWORK) PLAN SYMBOL DRAWING NUMBER SHEET NUMBER		1	KEYNOTE		(101)	DOOR AND HARDWARE TYPE DESIGNATION - LETTER INDICATED DOOR STYLE, NUMBER INDICATED HARDWARE GROUP		CPT-1	FINISH TAG		CPT LVT	FLOOR TRANSITION INDICATOR		EQUIPMENT TAG		1 A1.1 SIM	ENLARGED PLAN DETAIL REFERENCE		25'-0"	REVISION		(25'-0")	CEILING HEIGHT DESIGNATION		BUILDING STANDARD EXIST SIGN WITH DIRECTIONAL ARROWS AS REQUIRED		EXISTING 2' X 4' LIGHT FIXTURE TO BE REMOVED		EXISTING 2' X 2' LIGHT FIXTURE TO BE REMOVED		EXISTING DOWNLIGHT TO BE REMOVED		EXISTING 2' X 4' LIGHT FIXTURE		EXISTING 2' X 2' LIGHT FIXTURE		EXISTING DOWNLIGHT		RECESSED WALL WASHER		PENDANT		EXISTING ACOUSTICAL CEILING TO BE REMOVED		EXISTING ACOUSTICAL CEILING
	EXISTING STUCCO EXTERIOR CEILING TO BE REMOVED		NEW GYP BD CEILING		EXISTING GYP BOARD CEILING TO BE REMOVED		EXISTING METAL CEILING TO BE REMOVED		MTL-1 - NEW METAL CEILING		MTL-2 - NEW METAL CEILING		RECESSED 4" SQUARE LED DOWNLIGHT REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		LED RECESSED COVE LIGHTING REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		RECESSED LINEAR LED LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.		FLOOR FINISHES		CPT-1		CPT-9		TL-1A		TL-1B		TL-2A & TL-2B		TL-3		WPF-1		LVT-1																		

BUILDING DATA

PROJECT NAME:	4141 SCOTTSDALE
PROJECT ADDRESS:	4141 SCOTTSDALE RD, SCOTTSDALE, AZ 85251
GOVERNING CODES:	ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF THE FOLLOWING
<b>THE CITY OF SCOTTSDALE CODES DATA</b>	
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:	
2015 INTERNATIONAL FIRE CODE 2015 INTERNATIONAL BUILDING CODE 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	
ONLY MANDATORY FOR NEW BUILDINGS RECEIVING ZONING BONUSES 2014 NATIONAL ELECTRIC CODE	
NOTES: 1. SIGNS REQUIRE SEPARATE PERMITS AND ARE NOT IN SCOPE. 2. ALL SECURITY HARDWARE WILL REQUIRE A SEPARATE PERMIT. 3. FIRE ALARM AND SPRINKLER PLANS ARE NOT INCLUDED WITHIN THIS SET OF PLANS. A. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE PLANS AND PERMITS. B. THE CONTRACTOR SHALL SUBMIT A SET OF THE PLANS TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE CITY.	

SCOPE OF WORK

<b>PROJECT DESCRIPTION</b>
THE PROJECT CONSISTS OF THE COMPLETE SITE RENOVATION AND REMODEL OF THE EXISTING 151,000 SF BUILDING LOCATED AT 4141 N. SCOTTSDALE ROAD. THE RENOVATION WILL REMOVE THE EXISTING BRICK FACADE TO REPLACE WITH NEW CURTAIN WALL. A 3-STORY ATRIUM VOLUME WILL UNITE THE TWO SEPERATE BUILDINGS AT THE WEST MAIN ENTRANCE. WITHIN THE ENVELOPE THE DESIGN INTENT SEEKS TO ADD ADDITIONAL SLABS IN SELECT AREAS ON ALL LEVELS. UPGRADE THE ENTIRE INTERIORS. SIGNAGE AND WAYFINDING THROUGHOUT ALL LEVELS INCLUDING THE PARKING GARAGE. THE PARKING GARAGE WILL RECEIVE NEW WAYFINDING PAINT, STRIPPING AND LIGHTING. THE FINAL PRODUCT WILL ADD 15,426 SF THROUGHOUT THE BUILDING TO A NEW TOTAL OF 166,426 GSF.
<b>SITE IMPROVEMENTS</b>
LANDSCAPE UPGRADES TO THE EXISTING APPROX 4 ACRES, TO INCLUDE THE LILLIBRDIGE LAND LEASED AREAS ONLY.
1. ENHANCED VEHICULAR AND PEDESTRIAN CIRCULATION AROUND THE SITE – ADDED SIDEWALKS AND ACCESS POINTS TO THE BUILDINGS ALONG WITH THE SIGNAGE AND GRAPHICS. 2. CIVIL TO COORDINATE WITH UTILITY COMPANIES AND GENERAL CONTRACTOR FOR CONFLICT. REVIEW ANY UTILITY RELOCATION REQUIRED PER DESIGN INTENT. SEE CIVIL PLANS FOR ADDITIONAL INFORMATION. 3. HARDSCAPING AND LANDSCAPE UPGRADES FOR THE FAILING TREES AND TO ENHANCE THE IMAGE OF THE SITE. EXISTING SITE LIGHTING TO REMAIN. 4. NEW ACCENT LIGHTING AROUND THE NEW LANDSCAPING AREAS.
<b>DRAINAGE AND UTILITY STATEMENT</b>
ONSITE RETENTION FOR THE EXISTING IMPROVEMENTS IS PROVIDED. THE PROPOSED IMPROVEMENTS WILL NOT INCREASE THE VOLUME OF STORMWATER RUNOFF FROM THE PROJECT. EXISTING DRAINAGE PATTERNS WILL BE MAINTAINED. EXISTING UTILITIES ARE TO BE MAINTAINED WITH NO NEW WORK OR ADDITIONAL VOLUME ADDED.
<b>NOTE TO CONTRACTOR REGARDING EXISTING STRUCTURES</b>
PLANS AND DETAILS REFLECT ASSUMED EXISTING CONDITIONS. CONTRACTOR TO CONTACT A.O.R. AFTER DEMOLITION AND PRIOR TO THE BEGINNING OF FABRICATION OR CONSTRUCTION TO VERIFY THAT PLANS AND DETAILS ACCURATELY REFLECT THE EXISTING BUILDING CONDITIONS.
<b>EXISTING PARKING CALCULATION:</b>
<b>PARKING REQUIRED:</b> OFFICE ( 151,000 SF / 300 ) = 504 SPACES
<b>PARKING PROVIDED:</b> TOTAL EXISTING PARKING SPACE (BELOW GRADE) = 429 SPACES TOTAL EXISTING PARKING SPACE (AT GRADE) = 24 SPACES 453 TOTAL EXISTING SPACES ON SITE. 98 TOTAL EXISTING SPACES ACROSS THE STREET.
551 TOTAL EXISTING SPACES.
<b>SQUARE FOOTAGE &amp; PARKING CALCULATION:</b>
TOTAL EXISTING AREA = 151,000 SF TOTAL NEW ADDED AREA = 15,426 SF
OFFICE TOTAL SQUARE FOOTAGE = 151,000 SF + 15,426 = 166,426SF
<b>PARKING REQUIRED:</b> OFFICE ( 166,426 SF / 300 ) = 555 SPACES
<b>PARKING PROVIDED:</b> 551 TOTAL EXISTING SPACES 8 TOTAL NEW SPACES
559 TOTAL PROVIDED SPACES





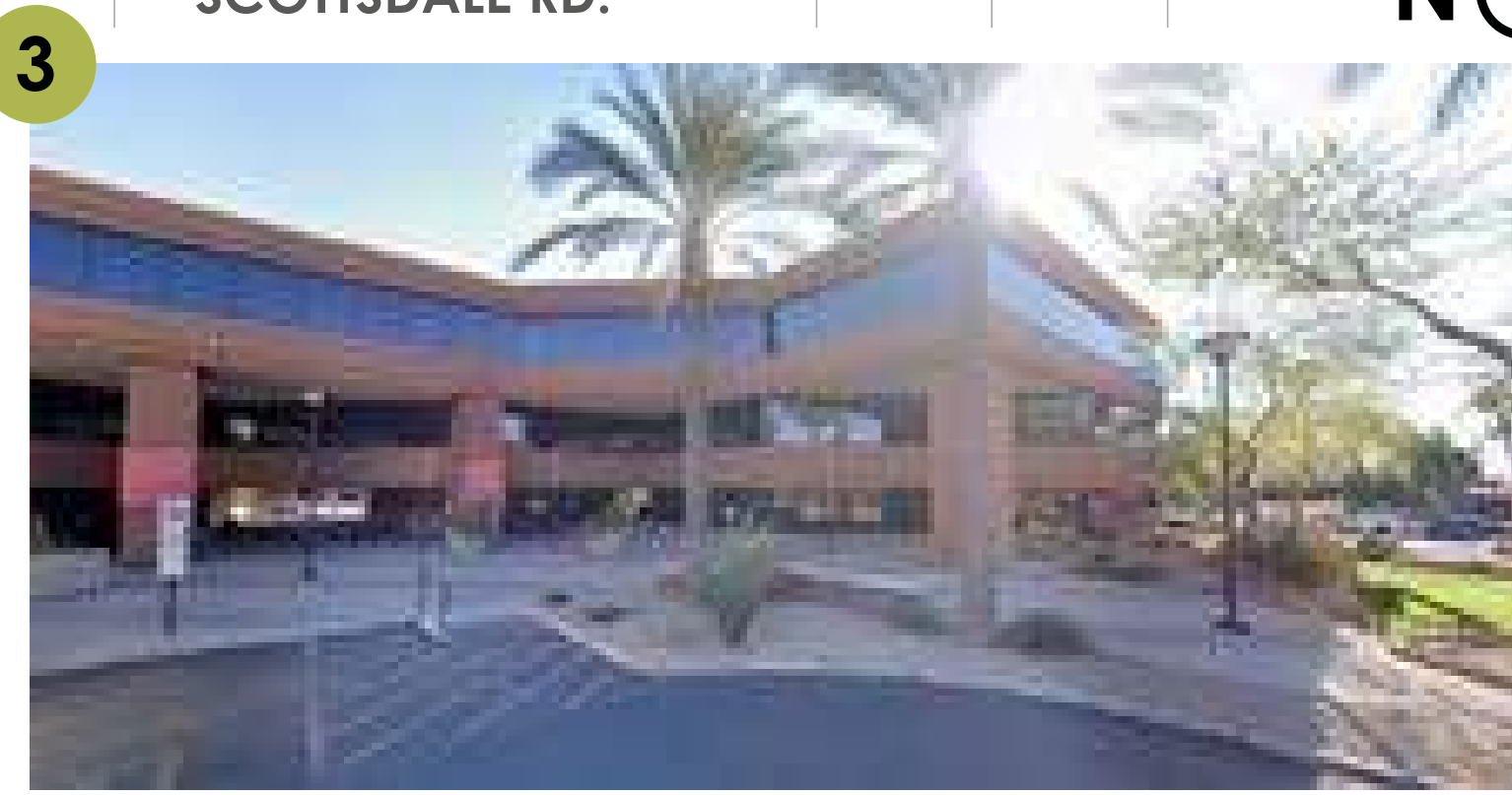
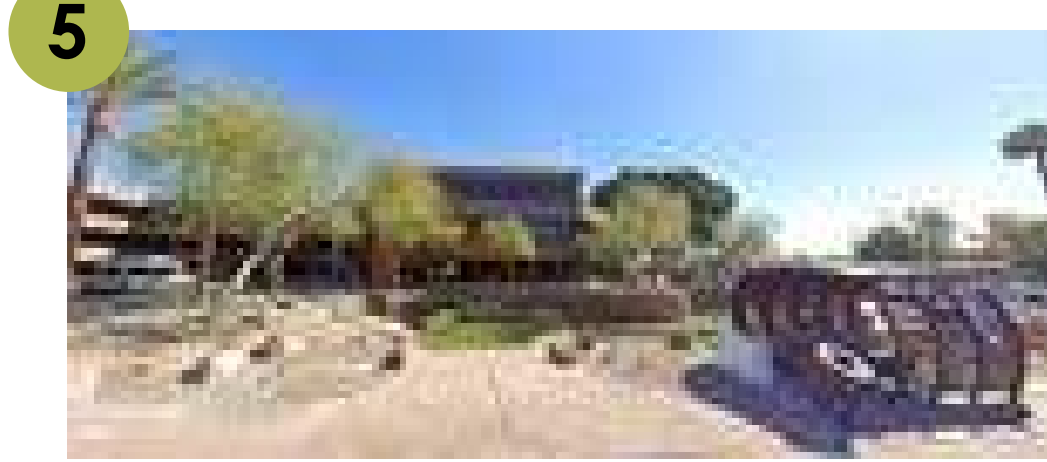
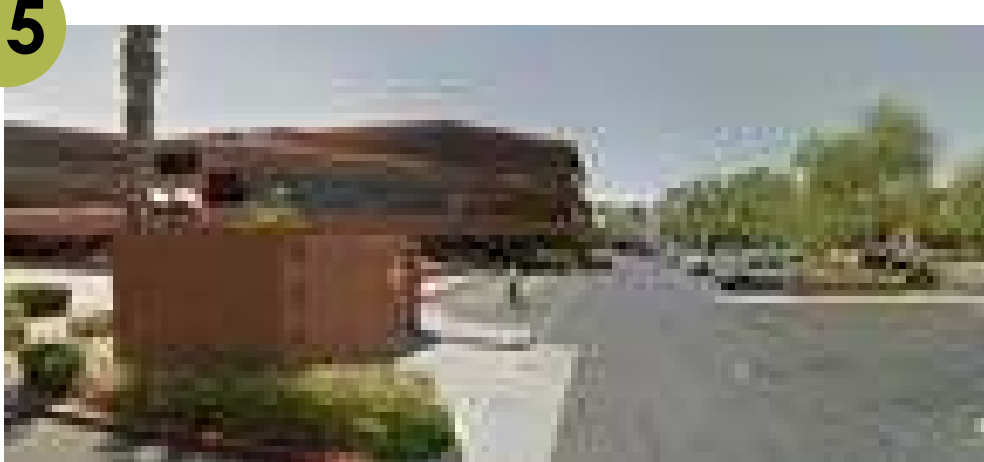
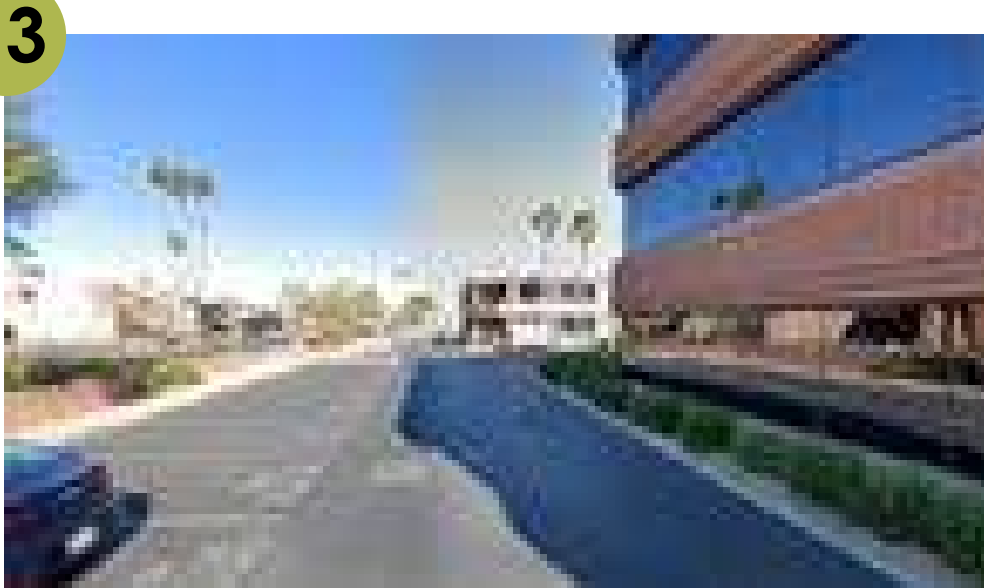
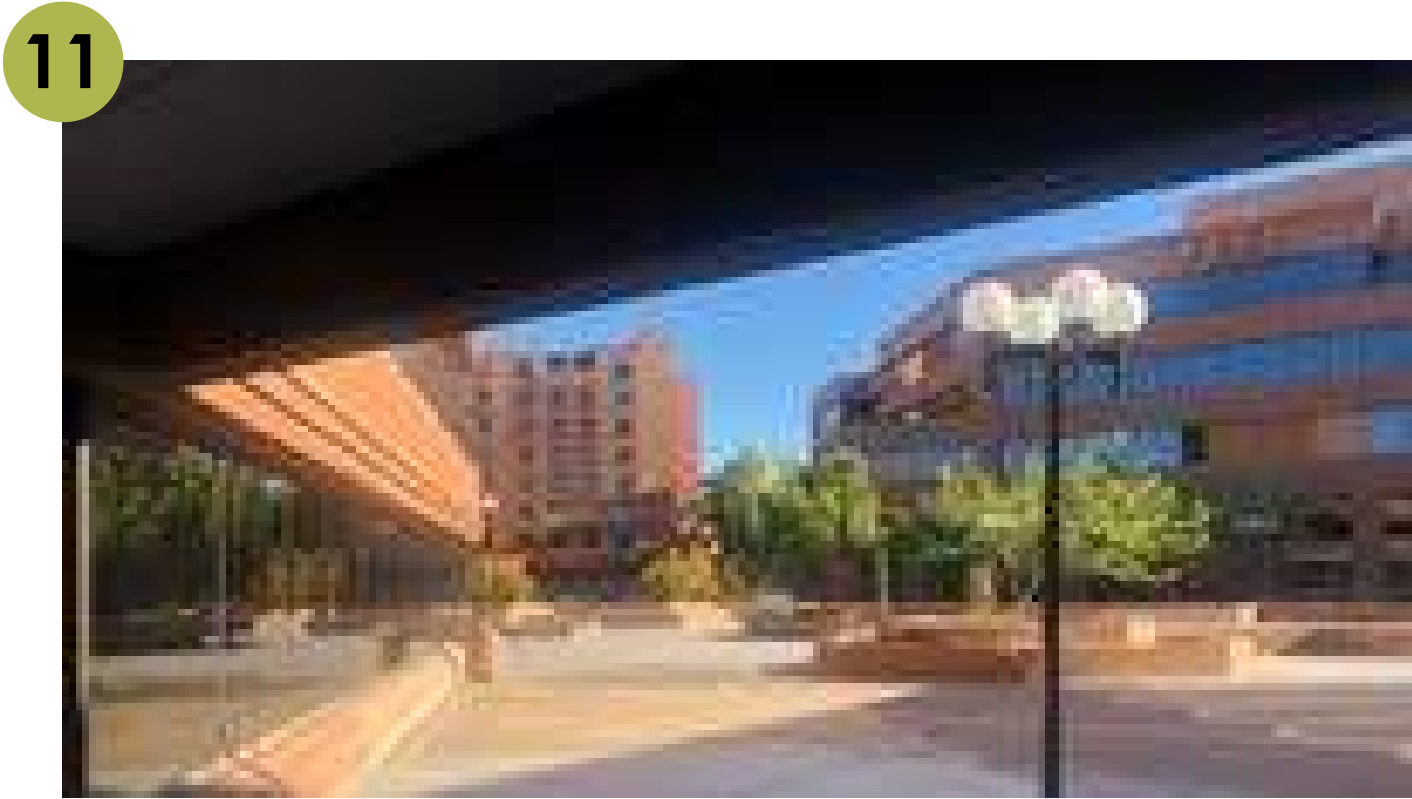
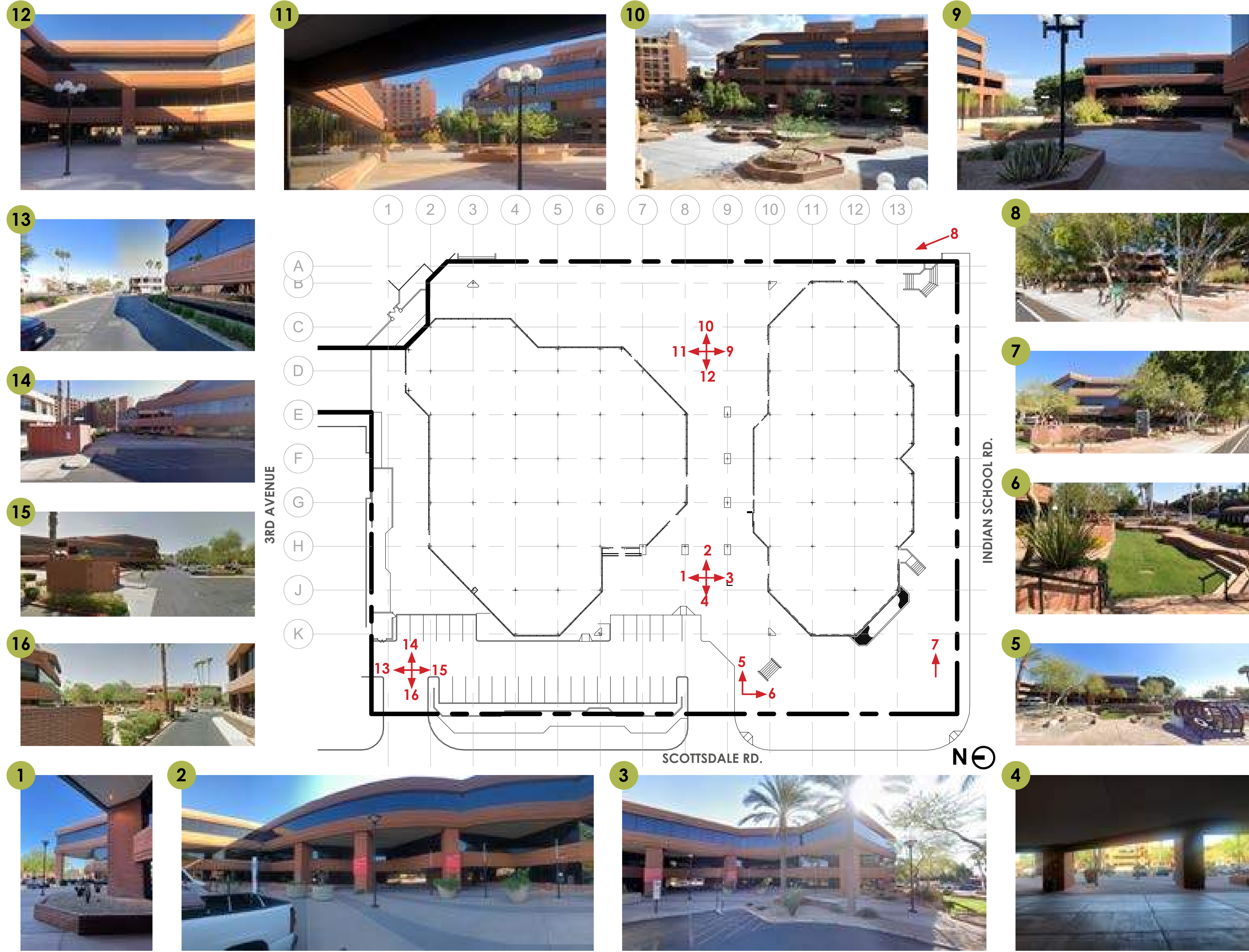


4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

EXISTING PHOTO  
EXHIBIT

DB 3







4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

ALTA

DB 4

# ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## SCHEDULE "B" ITEMS:

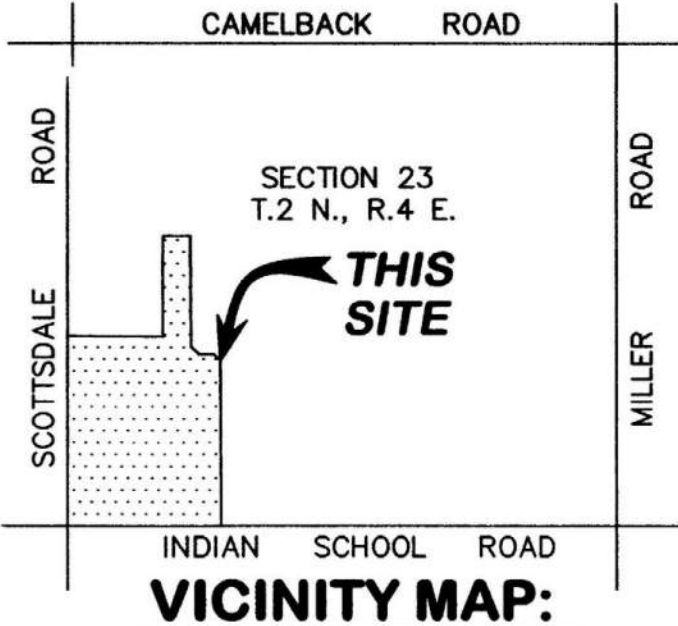
21. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES  
RECORDING NO: 87-303588  
AS SHOWN ON SURVEY.
22. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: VEHICULAR NON-ACCESS  
RECORDING NO: 87-60677  
AS SHOWN ON SURVEY.
23. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: MEMORANDUM OF AGREEMENT RE. PARKING EASEMENT CHARGES  
RECORDING NO: 96-0880251  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS  
AFFECTS PROPERTY BUT NOT THE SURVEY.
24. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: PARKING AGREEMENT  
RECORDING NO: 97-0065016  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS  
AFFECTS PROPERTY BUT NOT THE SURVEY.
25. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT  
LESSOR: 4141 NORTH SCOTTSDALE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
LESSEE: COVENTRY MANAGEMENT SERVICES, INC A PENNSYLVANIA CORPORATION  
RECORDING DATE: MAY 7, 2012  
RECORDING NO: 2012-0385222  
AFFECTS PROPERTY BUT NOT THE SURVEY.
26. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT  
ENTITLED: UCC FINANCING STATEMENT  
DEBTOR: KEYSER LLC  
SECURED PARTY: WESTERN ALLIANCE BANK  
RECORDING DATE: AUGUST 29, 2014  
RECORDING NO: 2014-0577473  
AFFECTS PROPERTY BUT NOT THE SURVEY.
27. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.  
AFFECTS PROPERTY BUT NOT THE SURVEY.
28. INTENTIONALLY DELETED.

## NOTES:

1. ALL TITLE INFORMATION IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, REPRESENTING FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 14002286-040-DO, EFFECTIVE DATE: DECEMBER 5, 2014 AT 5:00 P.M.
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 BEARINGS FOR THIS SURVEY IS A BEARING OF NORTH 00°16'45" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, ACCORDING TO THE LEGAL DESCRIPTION SUPPLIED IN REFERENCED TITLE REPORT.
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 ALTA/ACSM 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
10. PARCELS 2 - 5 ARE BENEFICIAL EASEMENTS WITHIN CO&R'S OR EASEMENT AGREEMENTS WHICH ARE NOT FEE PARCELS AND CAN NOT BE SPECIFICALLY PLOTTED OR GIVEN SPECIFIC AREAS.
11. THE SUBJECT PARCEL HAS ACCESS TO AND FROM SCOTTSDALE ROAD AND 3RD AVENUE, BOTH PUBLICLY DEDICATED STREETS.
12. SUBJECT BUILDING ENCLOSED ONTO ADJOINING PARCEL TO THE EAST, SEE DETAIL A & B. ALSO SEE ITEM 17 OF SCHEDULE B EXCEPTIONS, CONSENT TO ENCLOSED.

## FEMA NOTES:

THE CURRENT FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THIS AREA, MAP NUMBER 04013C 2235L (EFFECTIVE REVISED DATE OCTOBER 16, 2013), DESIGNATES THE PROPERTY WITHIN FLOOD HAZARD ZONE X  
ZONE-X IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT, OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.



## LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;

THENCE NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 453.45 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD;

THENCE EAST, A DISTANCE OF 213.88 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 366.32 FEET BACK TO THE POINT OF BEGINNING.

THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 53.90 FEET;

THENCE SOUTH A DISTANCE OF 10.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE;

THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 223.33 FEET;

THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.25 FEET;

THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.22 FEET;

THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 18.82 FEET;

THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 361.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD;

THENCE SOUTH 0 DEGREES 0 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23;

THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 366.32 FEET BACK TO THE POINT OF BEGINNING.

PARCEL NO. 2:

THE BENEFICIAL EASEMENTS AS SET FORTH IN RESTATED DECLARATION OF EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 1984 IN RECORDING NO. 84-195177, RESTATED DECLARATION RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444887, AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300948, SECOND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708708 AND THIRD AMENDMENT RECORDED SEPTEMBER 25, 1987 IN RECORDING NO. 87-598235, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING RIGHTS LOCATED ON "PHASE TWO" PARCEL, ALSO NOTED AS THE "EAST PARCEL", ACCESS EASEMENT FOR UNDERGROUND PARKING NOTED AS "THE RAMP" ADJOINING 3DR AVE., DRAINAGE EASEMENT COVERING DRY WELL AT SE CORNER OF SUBJECT PARCEL.

PARCEL NO. 3:

THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EQUITABLE SERVITUDES AND EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444888 AND AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300947, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING RIGHTS LOCATED ON "WEST PARCEL"

PARCEL NO. 4:  
THE BENEFICIAL EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708713, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 5:  
THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300949 AND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708709, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARKING RIGHTS LOCATED ON "WEST PARCEL"

APN: 173-51-102C

SEE NOTE # 10 PERTAINING TO PARCELS 2 THRU 5.

## SITE INFORMATION:

OWNER: 4141 NORTH SCOTTSDALE RD HOLDINGS LLC  
ADDRESS: 4141 N. SCOTTSDALE RD, SCOTTSDALE, AZ 85251  
A.P.N.: 173-51-102C  
DEED: 11-1051741  
PARCEL NO. 1  
GROSS AREA: 4,028 AC., 175,460 S.F.+-  
NET AREA: 3,049 AC., 132,825 S.F.+-

## PARKING SPACES:

STANDARD PARKING SPACES	= 23
UNDERGROUND PARKING SPACES	= 419
HANDICAPPED PARKING SPACES	= 1
UNDERGROUND HANDICAPPED SPACES	= 13
TOTAL	= 456 (AT GROUND LEVEL & UNDERGROUND OF SUBJECT BUILDING ONLY)

## SURVEYOR'S CERTIFICATION:

TO:  
STARWOOD MORTGAGE CAPITAL LLC, STARWOOD MORTGAGE FUNDING I LLC AND STARWOOD MORTGAGE FUNDING II LLC, AND THEIR SUCCESSORS AND ASSIGNS,  
PALISADES CAPITAL REALTY ADVISORS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,  
COMMONWEALTH LAND TITLE INSURANCE COMPANY, REPRESENTING FIDELITY NATIONAL TITLE INSURANCE COMPANY,  
4141 NORTH SCOTTSDALE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

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/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2011, AND INCLUDES ITEMS 2.3.4.6(b), 7(b)(1), 7(c), 8.9.11(a), 13.16, 17&18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM 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. THE FIELD WORK WAS COMPLETED ON 11-13-2014.  
Jrucci@hunterengineeringpc.com



SECTION: 23  
TWN: 2N  
RANGE: 4E

JOB NO.:  
PALI001-SA

SCALE  
1" = 40'

SHEET  
1 OF 2

ALTA/ACSM LAND TITLE SURVEY

HUNTER  
ENGINEERING

CIVIL AND SURVEY

10450 N. 24TH ST., SUITE 200  
SCOTTSDALE, AZ 85259  
T 480 991 3985  
F 480 991 3986

UP-DATED TR. CERT. NAMES  
REVISION  
1 11-20-14 ELKINS KALT WEINTRAUB REUBEN  
2 12-2-14 GARTSIDE CLIP SURVEY COMMENTS  
3 12-11-14 LENDER COMMENTS  
4 1-12-15 NOTATION TO EAST PROP. LINE

PURPOSE:  
ALTA SURVEY

DRAWN BY: JH  
CHECKED BY: JAB

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## SCHEDULE "B" ITEMS:

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE OF THE PROPOSED INSURED ACQUIRES FOR THE VALUE OF RECORDS THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
2. PROPERTY TAXES, INCLUDING ANY PERSONAL PROPERTY TAXES AND ANY ASSESSMENTS COLLECTED WITH TAXES, FOR THE SECOND INSTALLMENT OF 2014 TAXES.
3. THE LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY REASON OF: (A) INCLUSION THEREOF WITHIN THE BOUNDARIES OF THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT; (B) MEMBERSHIP OF THE OWNER THEREOF IN THE SALT RIVER VALLEY WATER USERS' ASSOCIATION, AN ARIZONA CORPORATION AND (C) THE TERMS OF ANY WATER RIGHT APPLICATION MADE UNDER THE RECLAMATION LAWS OF THE UNITED STATES FOR THE PURPOSES OF OBTAINING WATER RIGHTS FOR SAID LAND.
4. RESERVATIONS CONTAINED IN THE PATENT
- FROM: THE UNITED STATES OF AMERICA  
RECORDING NO: BOOK 25 OF DEEDS, PAGE 588
- WHICH AMONG OTHER THINGS RECITES AS FOLLOWS:
- SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF THE COURTS; AND ALSO SUBJECT TO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW, AND THE RESERVATION FROM THE LANDS HEREBY GRANTED OF A RIGHT OF WAY THEREON FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES.
- AFFECTS PROPERTY BUT NOT THE SURVEY.
5. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.  
AFFECTS PROPERTY BUT NOT THE SURVEY.
6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP/PLAT: BOOK 2 OF ROAD MAPS, PAGE 15  
AS SHOWN ON SURVEY.
7. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE HEREIN DESCRIBED LAND AS SHOWN ON THE MAP/PLAT: BOOK 6 OF ROAD MAPS, PAGE 45.  
AS SHOWN ON SURVEY.
8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND POLES  
RECORDING NO: DOCKET 901, PAGE 98  
AS SHOWN ON SURVEY.
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROADWAY AND PUBLIC UTILITIES  
RECORDING NO: DOCKET 3511, PAGE 106  
AS SHOWN ON SURVEY.
10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROADWAY AND PUBLIC UTILITIES  
RECORDING NO: DOCKET 3946, PAGE 206  
AS SHOWN ON SURVEY.
11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY  
RECORDING NO: 84-000275  
AS SHOWN ON SURVEY.
12. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: RESTATED DECLARATION OF EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING NO: 84-195177, RESTATED DECLARATION RECORDED 84-444887, AMENDMENT RECORDED 85-300948, SECOND AMENDMENT RECORDED 86-708708 AND THIRD AMENDMENT RECORDED 87-598235  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS  
AFFECTS PROPERTY BUT NOT THE SURVEY.
13. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: DECLARATION OF EQUITABLE SERVITUDES AND EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS  
RECORDING NO: 84-444888 AND AMENDMENT RECORDED 85-300947  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS  
AFFECTS PROPERTY BUT NOT THE SURVEY.
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ROAD OR HIGHWAY AND APPURTENANCES  
RECORDING NO: 84-0525946  
AS SHOWN ON SURVEY.
15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: COMMUNICATION AND OTHER FACILITIES  
RECORDING NO: 84-548850  
AS SHOWN ON SURVEY.
16. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: ELECTRIC LINES AND APPURTENANT FACILITIES  
RECORDING NO: 85-133744  
AS SHOWN ON SURVEY.
17. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT  
ENTITLED: CONSENT TO ENCROACHMENT  
RECORDING NO: 85-300943  
REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS  
AS SHOWN ON SURVEY.
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PARKING EASEMENT  
RECORDING NO: 85-300949 AND THEREAFTER AMENDED IN 86-708709  
THESE ARE THE BENEFICIAL EASEMENTS REFERENCED IN PARCEL NO. 5
19. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: SIGN  
RECORDING NO: 86-708712  
AS SHOWN ON SURVEY.
20. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
PURPOSE: PEDESTRIAN CROSSING  
RECORDING NO: 86-708713  
AFFECTS PROPERTY BUT NOT THE SURVEY.





4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

ALTA

DB 5

# ALTA/ACSM LAND TITLE SURVEY

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4  
EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

## LEGEND:

- BRASS CAP IN HANDHOLE
- FOUND AS NOTED
- CALCULATED POSITION
- GAS VALVE
- SEWER MANHOLE
- UTILITY VAULT
- ELECTRIC TRANSFORMER
- FIRE DEPT. CONNECTION
- WATER VALVE
- CHECK VALVE
- FIRE HYDRANT
- WATER METER
- WATER MANHOLE
- STORM GRATE
- AREA DRAIN
- SCHEDULE B HEX
- ITEMS THAT ARE PLOTTED
- PARKING SPACE COUNT
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH MAST
- TRAFFIC SIGNAL JUNCTION BOX
- TELEPHONE JUNCTION BOX
- LIGHT POST
- STREET LIGHT W/ MAST ARM
- TELEVISION RISER
- CABLE TV PULL BOX
- SIGN
- KEY CARD SENSOR
- PAY/TICKET STATION
- HANDICAP STALL
- M.C.R. MARICOPA COUNTY RECORDS
- V.N.A.E. VEHICULAR NON ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- MESQUITE
- FICUS
- OCOTILLO CACTUS
- SAGUARO CACTUS
- PALO VERDE
- PALM TREE
- EUCALYPTUS
- UNKNOWN TREE
- MONUMENT LINE
- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CONCRETE
- CONCRETE HATCH  
COLOR & PATTERN
- ASPHALT
- ASPHALT HATCH  
COLOR & PATTERN
- GRASS
- GRASS HATCH  
COLOR & PATTERN

## ZONING CLASSIFICATION:

THE CURRENT ZONING CLASSIFICATION FOR THIS PARCEL IS "D/DR-2 PBD DO" DOWNTOWN  
MULTIPLE USE-TYPE 2 WITHIN THE DOWNTOWN OVERLAY AND WITHIN THE PLANNED BLOCK  
DEVELOPMENT OVERLAY DISTRICT. REFERENCE PZR REPORT FOR 4141 SCOTTSDALE ROAD PREPARED  
FOR PAUSADES CAPITAL REALTY ADVISORS, LLC DATED 11-25-14, SITE NUMBER 79950-1.

BUILDING SETBACKS		
a. EAST INDIAN SCHOOL ROAD: (PER TABLE 5.3006.C "THE SETBACK IS MEASURED FROM THE BACK OF CURB")	30 FEET	27 FEET TO PROPERTY LINE (PER SURVEY); 37 FEET TO CURB (PER APPROX. SCALE OF SURVEY)
b. NORTH SCOTTSDALE ROAD:	20 FEET	54.7 FEET PER SURVEY
c. ALL OTHER PUBLIC STREETS:	20 FEET	230 FEET (PER APPROX. SCALE OF SURVEY)
d. INTERIOR PROPERTY LINES:	NONE SPECIFIED	12.5 FEET AT A MINIMUM (PER SURVEY)
BUILDING HEIGHT		
MAXIMUM BUILDING HEIGHT	66 FEET	
EXISTING BUILDING HEIGHT	42 FEET / 3 STORIES (PER SURVEY)	
PARKING		
PARKING REQUIRED	554 TOTAL PARKING SPACES	
EXISTING PARKING	456 TOTAL PARKING SPACES (PER SURVEY)	556 TOTAL PARKING SPACES (PER SURVEY AND PARKING EASEMENT)

PER PARKING EASEMENT 19850300949 \*100 PARKING SPACES WITHIN THE UNDERGROUND  
PARKING GARAGE LOCATED ON THE WEST PARCEL. THE PARKING EASEMENT SHALL BURDEN AND  
BE A SERVITUDE UPON THE WEST PARCEL AND SHALL BENEFIT AND BE APPURTENANT TO THE  
MIDDLE PARCEL AND EAST PARCEL. THE PARKING EASEMENT SHALL RUN WITH THE LAND, BUT  
SHALL BE SUBJECT AT ALL TIMES TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET  
FORTH IN THIS DECLARATION."

NO.	DATE	REVISION	CERT. NAME
1	11-20-14	ELKINS KALT WENTRAUB REVISION	
2	12-2-14	GARYS REVISION	
3	12-11-14	NOTATION TO EAST PROP. LINE	

DRAWN BY: JH  
CHECKED BY: JAB

HUNTER  
ENGINEERING  
10450 N. 74TH ST., SUITE 200  
SCOTTSDALE, AZ 85258  
F 480 891 3986



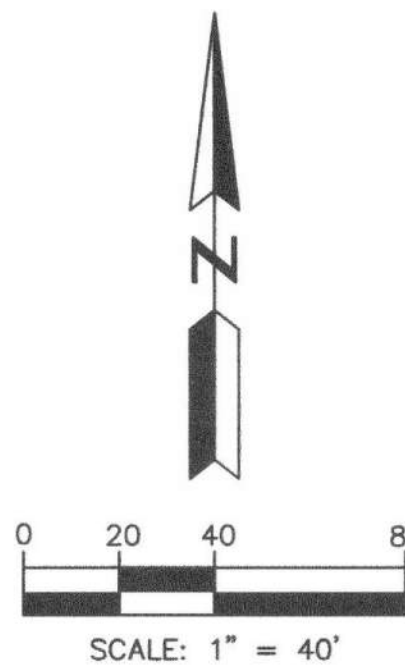
ALTA/ACSM LAND TITLE SURVEY  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2  
NORTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER BASE AND  
MERIDIAN, MARICOPA COUNTY, ARIZONA.

SECTION: 23  
TOWNSHIP: 2N  
RANGE: 4E

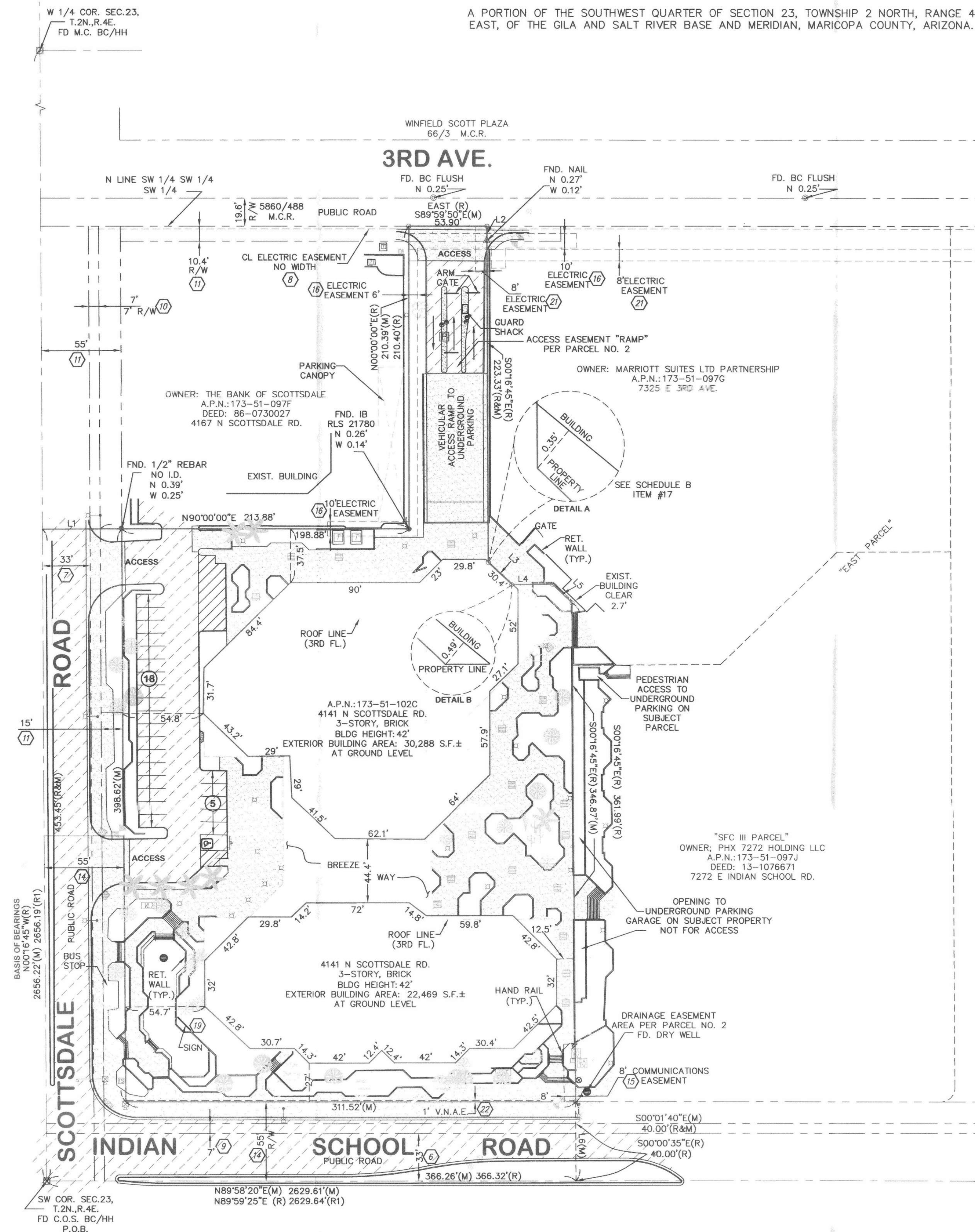
JOB NO.:  
PALI001-SA

SCALE  
1"=40'

SHEET  
2 OF 2



"WEST PARCEL" (18)  
OWNER: SCOTTSDALE FINANCIAL  
INVESTMENTS, LLC  
A.P.N.: 173-51-097J  
173-50-100A  
173-50-094  
4110 N. SCOTTSDALE RD.



LINE TABLE		
LINE	LENGTH	BEARING
L1	40.00	N89°43'15"E
L2	10.40	S00°00'00"E
L3(R&M)	22.25	S46°15'01"E
L4(R&M)	28.22	N89°43'15"E
L5(R&M)	18.82	S46°15'01"E
L6 (M)	55.00	S00°01'40"E

S 1/4 COR. SEC.23,  
T.2N.,R.4E;  
FD C.O.S. BC/HH



LEGEND

SECTION CORNER  
1/4 QUARTER  
BRASS CAP FLUSH  
BRASS CAP IN HANDHOLE  
FOUND REBAR OR AS NOTED  
SET REBAR & TAG OR AS NOTED  
CALCULATED POINT  
PROPERTY LINE  
EASEMENT LINE  
MONUMENT LINE  
WATER METER  
SIGN  
VALVE  
FIRE HYDRANT  
UTILITY BOX  
SEWER MANHOLE  
TELEPHONE PEDESTAL  
LIGHT POLE  
LIGHT POLE W/ARM  
TRAFFIC SIGNAL WITH ARM  
TRAFFIC SIGNAL  
STORM DRAIN INLET  
BACKFLOW DEVICE

S SEWER LINE  
C COMMUNICATIONS LINE  
T CATV, PHONE  
G GAS LINE  
W WATER LINE  
E ELECTRIC LINE  
EXISTING CONTOUR  
EXIST. SPOT ELEVATION  
PALM TREE  
TREE  
PALO VERDE  
ASPHALT CONCRETE PAVEMENT  
CONCRETE PAVEMENT

ABBREVIATIONS

BC BACK OF CURB  
BSL BUILDING SETBACK LINE  
(C) CALCULATED  
EG EXISTING GRADE  
EL ELEV  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
EX, EXIST. EXISTING  
FG FINISH GRADE  
G GUTTER, GAS  
INV INVERT  
(M) MEASURED  
MCR MARICOPA COUNTY RECORDER  
NAOS NATURAL AREA OPEN SPACE  
P, PWMT PAVEMENT  
PUE PUBLIC UTILITY EASEMENT  
(R), REC. RECORDED  
R RADIUS  
R/W RIGHT OF WAY  
SCE SCENIC CORRIDOR EASEMENT  
T TANGENT, TELEPHONE  
TCE TEMPORARY CONSTRUCTION ESMT  
VCE VISTA CORRIDOR EASEMENT  
WM WEST, WATERLINE  
WM WATER METER

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.25'	S46°15'01"E
L2	28.22'	N89°43'15"E
L3	18.82'	S46°15'01"E
L4	53.90'	N90°00'00"E

UTILITIES

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

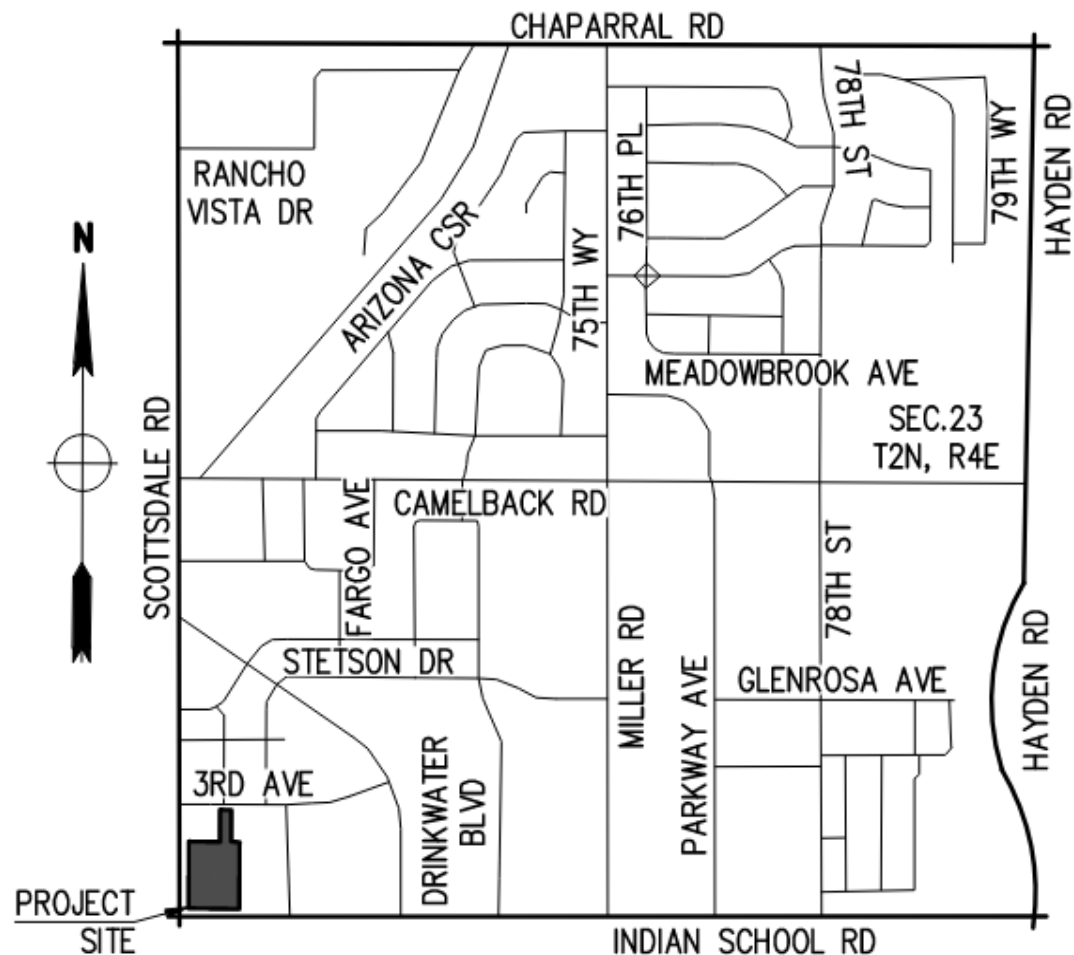
FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	2235 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	11/04/2015	X*

\*AREAS OF 0.2% ANNUAL CHANCE FLOOD;  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON SPECIAL WARRANTY DEED REC. DOC. 2015-0036862, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.



VICINITY MAP  
NTS

SITE DATA

APN: 173-51-102C  
ADDRESS: 4141 N SCOTTSDALE RD., SCOTTSDALE, AZ 85251  
ZONING: D/OR-2  
LOT AREA: 132,850 S.F. (3.049 AC.)  
QS#: 17-45

OWNER

4141 NORTH SCOTTSDALE, LLC  
7702 E DOUBLETREE RANCH RD, STE 130,  
SCOTTSDALE, AZ 85258

BENCHMARK

COS BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL RD & SCOTTSDALE ROAD (DOWN 0.5')  
THE ELEVATION OF WHICH IS 1260.34', NAVD 88 (COS) DATUM

BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, THE BEARING OF WHICH IS S89°58'09"W.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
**PARCEL NO. 1:**  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;  
THENCE NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF S SECTION 23, A DISTANCE OF 453.45 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SCOTTSDALE ROAD;  
THENCE EAST, A DISTANCE OF 213.88 FEET;  
THENCE NORTH A DISTANCE OF 210.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF S. SECTION 23;  
THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 52.00 FEET;  
THENCE SOUTH A DISTANCE OF 10.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE; THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 223.33 FEET;  
THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.25 FEET THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.22 FEET THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 18.82 FEET THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 361.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAYLINE OF INDIAN SCHOOL ROAD;  
THENCE SOUTH 0 DEGREES 0 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET A POINT ON THE SOUTH LINE OF SAID SECTION 23;  
THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 366.32 FEET BACK TO THE POINT OF BEGINNING.  
**PARCEL NO. 2:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN RESTATED DECLARATION OF EASEMENTS / COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 1984 IN RECORDING NO. 84-195177, RESTATED DECLARATION RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444887, AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85300948, SECOND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708708 AND THIRD AMENDMENT RECORDED SEPTEMBER 25, 1987 IN RECORDING NO. 87-598235, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 3:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EQUITABLE SERVITUDES AND EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444888 AND AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300947, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 4:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708713, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 5:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300949 AND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708709, RECORDS OF MARICOPA COUNTY, ARIZONA.

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT "MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF JULY, 2021.



07/30/21  
DATE



4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

BOUNDARY AND  
TOPOGRAPHIC  
SURVEY

DB 6



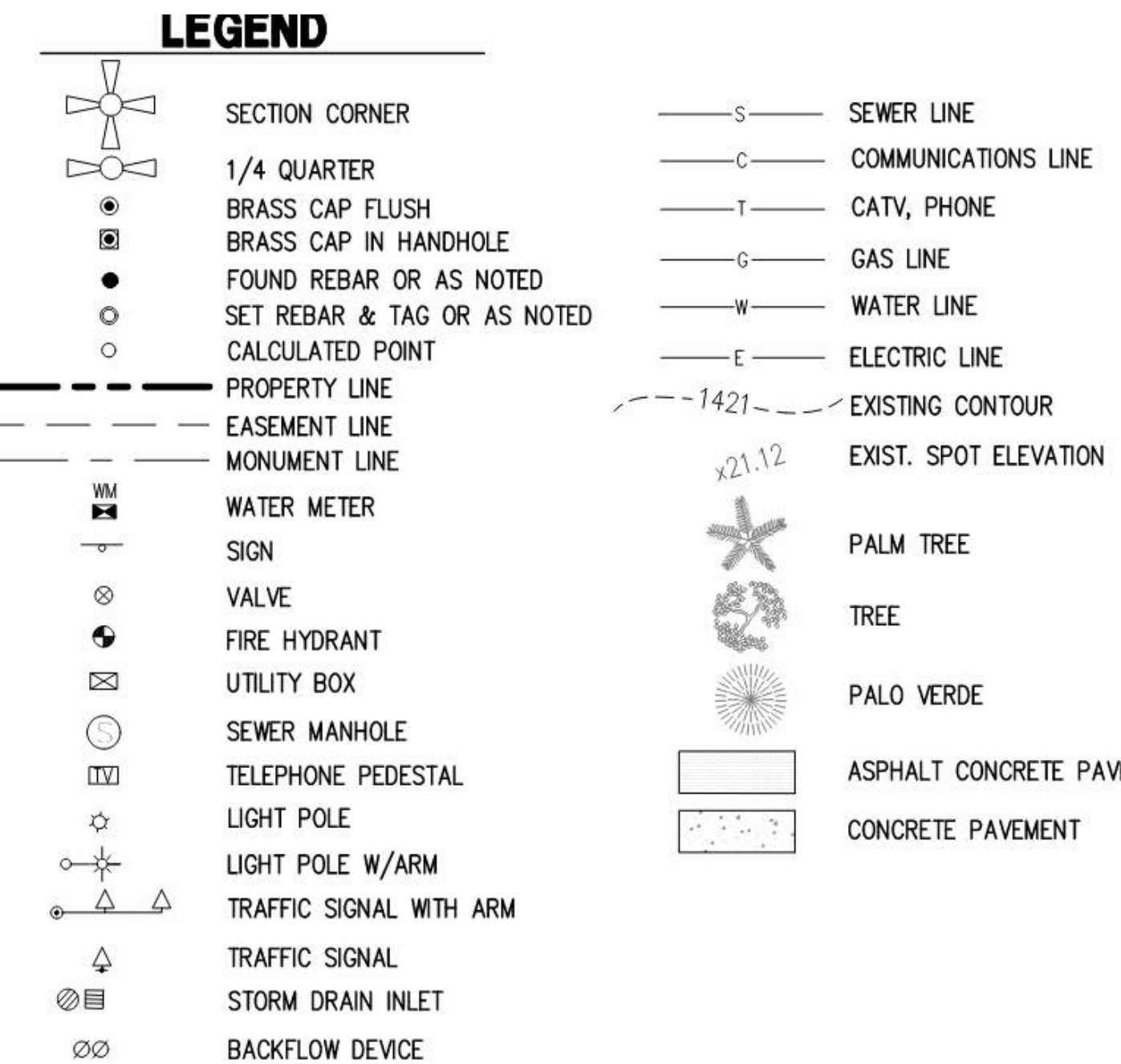


4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

BOUNDARY AND  
TOPOGRAPHIC  
SURVEY

DB 7



**ABBREVIATIONS**

BC BACK OF CURB  
BSL BUILDING SETBACK LINE  
(C) CALCULATED  
EG EXISTING GRADE  
EL ELEV  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
EX, EXIST.  
FG FINISH GRADE  
G GUTTER, GAS  
INV INVERT  
(M) MEASURED  
MCR MARICOPA COUNTY RECORDER  
NAOS NATURAL AREA OPEN SPACE  
P, PVMT PAVEMENT  
PUE PUBLIC UTILITY EASEMENT  
(R), REC. RECORDED  
R RADIUS  
R/W RIGHT OF WAY  
SCE SCENIC CORRIDOR EASEMENT  
T TANGENT, TELEPHONE  
TCE TEMPORARY CONSTRUCTION ESMT  
VCE VISTA CORRIDOR EASEMENT  
WCE WEST, WATERLINE  
WM WATER METER

## BOUNDARY & TOPOGRAPHIC SURVEY

### 4141 N SCOTTSDALE RD., SCOTTSDALE, AZ 85251

### PARCEL NO. 173-51-102C

LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	22.25'	S46°15'01"E
L2	28.22'	N89°43'15"E
L3	18.82'	S46°15'01"E
L4	53.90'	N90°00'00"E

#### UTILITIES

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

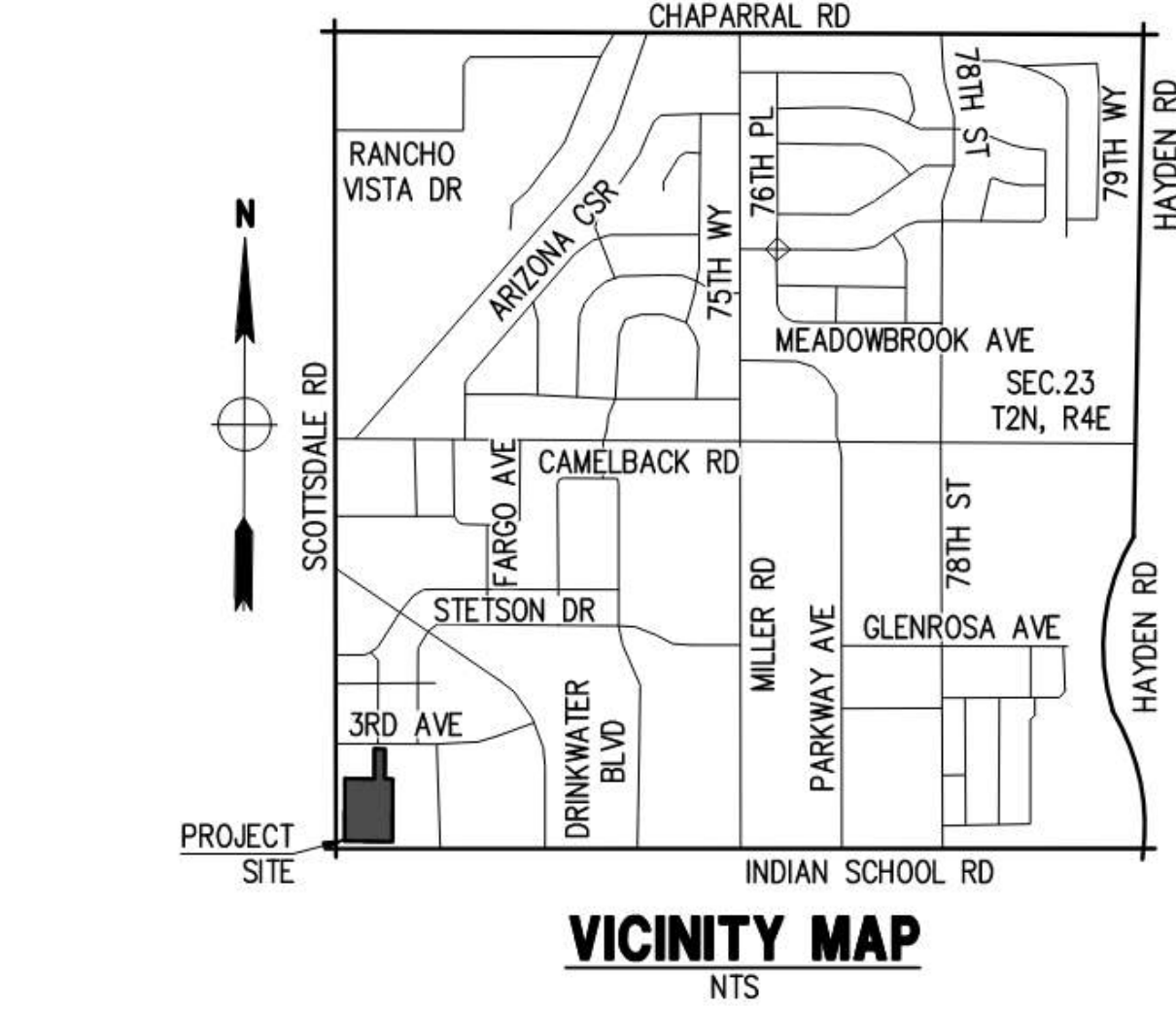
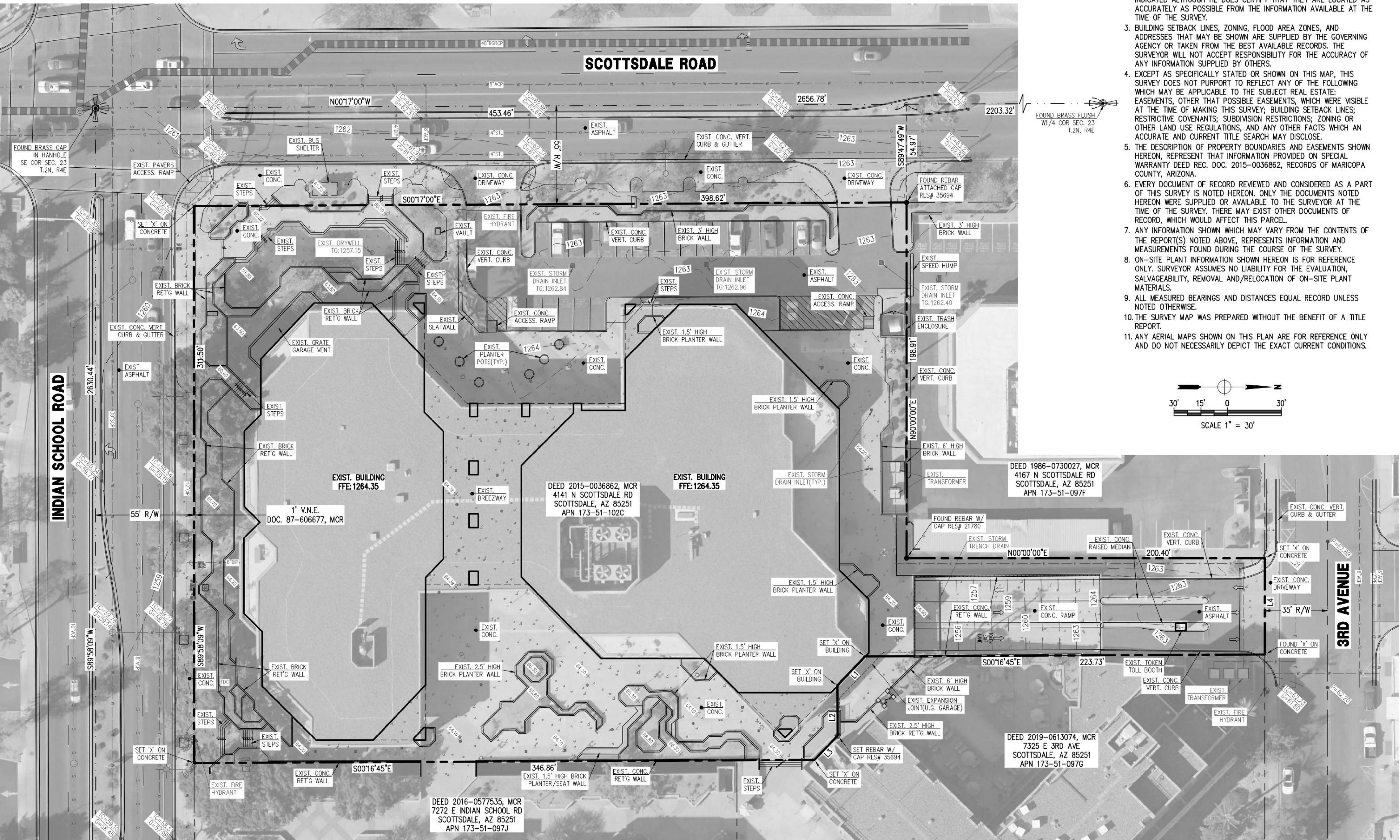
#### FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	2235 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	11/04/2015	X*

\*AREAS OF 0.2% ANNUAL CHANCE FLOOD;  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS  
THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

#### GENERAL NOTES

- THE PREMISES SURVEYED HAVE NO KNOWN DISCREPANCIES, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN, AND HAS ACCESS TO OR FROM A DEDICATED ROADWAY.
- THIS IS AN ABOVE GROUND SURVEY. THE UNDERGROUND UTILITIES AS SHOWN ARE BASED ON INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES AND THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES, NOT SHOWN ON THIS DRAWING. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
- BUILDING SETBACK LINES, ZONING, FLOOD AREA ZONES, AND ADDRESSES THAT MAY BE SHOWN ARE SUPPLIED BY THE GOVERNING AGENCY OR TAKEN FROM THE BEST AVAILABLE RECORDS. THE SURVEYOR WILL NOT ACCEPT RESPONSIBILITY FOR THE ACCURACY OF ANY INFORMATION SUPPLIED BY OTHERS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS, WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE DESCRIPTION OF PROPERTY BOUNDARIES AND EASEMENTS SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED ON SPECIAL WARRANTY DEED REC. DOC. 2015-0036862, RECORDS OF MARICOPA COUNTY, ARIZONA.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED OR AVAILABLE TO THE SURVEYOR AT THE TIME OF THE SURVEY. THERE MAY EXIST OTHER DOCUMENTS OF RECORD, WHICH WOULD AFFECT THIS PARCEL.
- ANY INFORMATION SHOWN WHICH MAY VARY FROM THE CONTENTS OF THE REPORT(S) NOTED ABOVE, REPRESENTS INFORMATION AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY.
- ON-SITE PLANT INFORMATION SHOWN HEREON IS FOR REFERENCE ONLY. SURVEYOR ASSUMES NO LIABILITY FOR THE EVALUATION, SALVAGEABILITY, REMOVAL AND/RELOCATION OF ON-SITE PLANT MATERIALS.
- ALL MEASURED BEARINGS AND DISTANCES EQUAL RECORD UNLESS NOTED OTHERWISE.
- THE SURVEY MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- ANY AERIAL MAPS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY AND DO NOT NECESSARILY DEPICT THE EXACT CURRENT CONDITIONS.



#### SITE DATA

APN: 173-51-102C  
ADDRESS: 4141 N SCOTTSDALE RD.,  
SCOTTSDALE, AZ 85251  
ZONING: D/08-2  
LOT AREA: 132,850 S.F. (3.049 AC.)  
QS#: 17-45

#### OWNER

4141 NORTH SCOTTSDALE, LLC  
7702 E DOUBLETREE RANCH RD, STE 130,  
SCOTTSDALE, AZ 85258

#### BENCHMARK

COS BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL RD &  
SCOTTSDALE ROAD (DOWN 0.5').  
THE ELEVATION OF WHICH IS 1260.34', NAVD 88 (COS) DATUM

#### BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, THE BEARING OF WHICH IS S89°58'09\"W.

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:  
**PARCEL NO. 1:**  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;  
THENCE NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 453.45 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 18.82 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 361.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAYLINE OF INDIAN SCHOOL ROAD;  
THENCE EAST, A DISTANCE OF 213.88 FEET;  
THENCE NORTH A DISTANCE OF 210.40 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23;  
THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 52.00 FEET;  
THENCE SOUTH A DISTANCE OF 10.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 3RD AVENUE; THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 223.33 FEET;  
THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.25 FEET;  
THENCE NORTH 89 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 28.22 FEET;  
THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 18.82 FEET;  
THENCE SOUTH 0 DEGREES 16 MINUTES 45 SECONDS EAST, A DISTANCE OF 361.99 FEET TO A POINT ON THE NORTH RIGHT-OF-WAYLINE OF INDIAN SCHOOL ROAD;  
THENCE SOUTH 0 DEGREES 0 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 23;  
THENCE SOUTH 89 DEGREES 59 MINUTES 25 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 366.32 FEET BACK TO THE POINT OF BEGINNING.  
**PARCEL NO. 2:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN RESTATED DECLARATION OF EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 7, 1984 IN RECORDING NO. 84-195177, RESTATED DECLARATION RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444887, AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85300948, SECOND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708708 AND THIRD AMENDMENT RECORDED SEPTEMBER 25, 1987 IN RECORDING NO. 87-598235, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 3:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EQUITABLE SERVITUDES AND EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED OCTOBER 11, 1984 IN RECORDING NO. 84-444888 AND AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300947, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 4:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN EASEMENT AGREEMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708713, RECORDS OF MARICOPA COUNTY, ARIZONA.  
**PARCEL NO. 5:**  
THE BENEFICIAL EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300949 AND AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708709, RECORDS OF MARICOPA COUNTY, ARIZONA.

#### CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT \"MINIMUM STANDARDS FOR ARIZONA BOUNDARY AND TOPOGRAPHIC SURVEYS\", AND THAT THE SURVEY SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND WAS SURVEYED AND DRAWN UNDER MY DIRECTION IN THE MONTH OF JULY, 2021.



07/30/21





4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

GRADING AND  
DRAINAGE

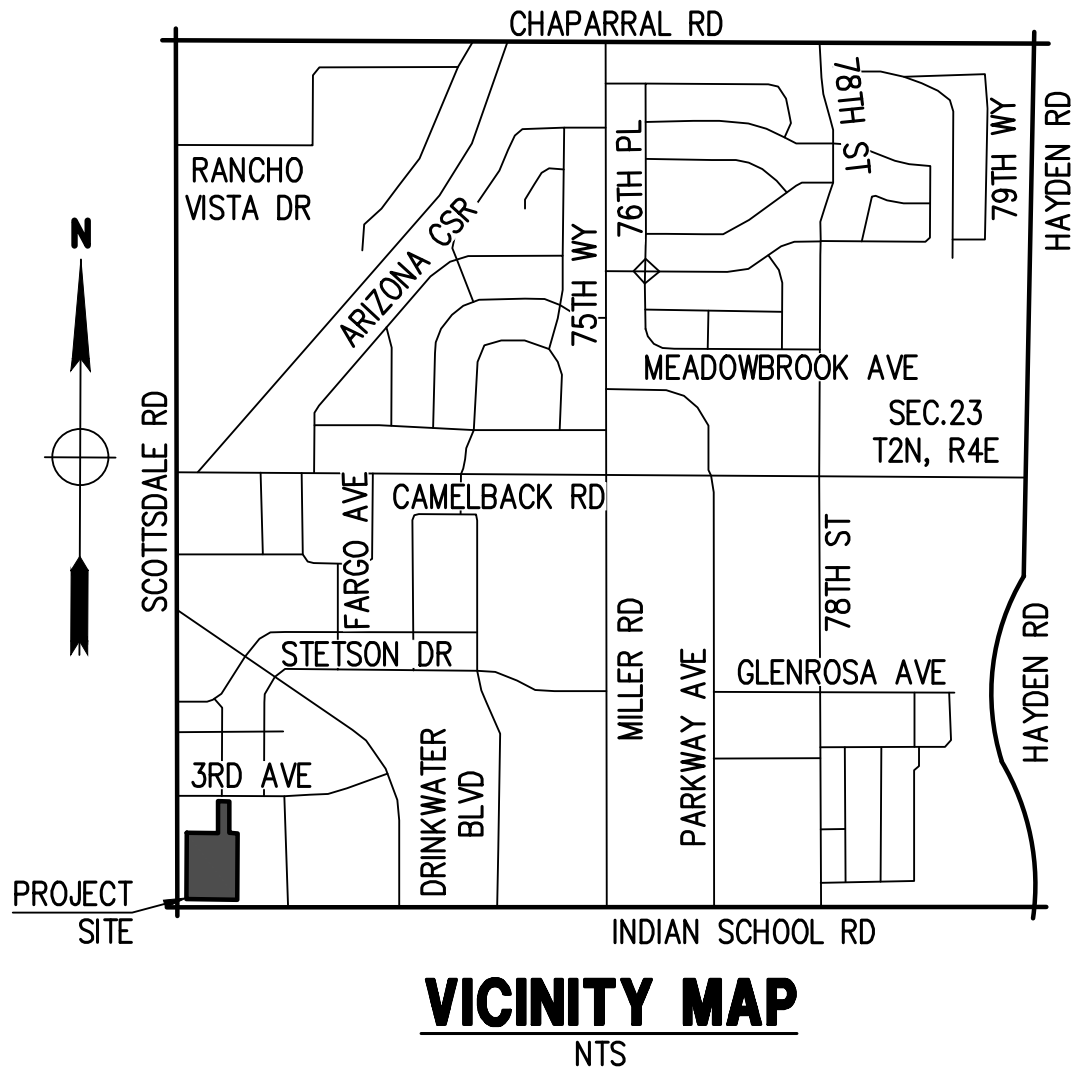
DB 8

# CONCEPTUAL GRADING & DRAINAGE PLAN

## "4141 SCOTTSDALE"

### 4141 N SCOTTSDALE RD., SCOTTSDALE, AZ 85251

LOCATED IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, T.2N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



#### SITE DATA

APN: 173-51-102C  
ADDRESS: 4141 N SCOTTSDALE RD.,  
SCOTTSDALE, AZ 85251  
ZONING: D/OR-2  
LOT AREA: 132,850 S.F. (3.049 AC.)  
QS#: 17-45

#### OWNER

4141 NORTH SCOTTSDALE, LLC  
7702 E DOUBLETREE RANCH RD, STE 130,  
SCOTTSDALE, AZ 85258

#### BENCHMARK

COS BRASS CAP IN HANDHOLE AT THE INTERSECTION OF INDIAN SCHOOL RD &  
SCOTTSDALE ROAD (DOWN 0.5')  
THE ELEVATION OF WHICH IS 1260.34', NAVD 88 (COS) DATUM

#### BASIS OF BEARINGS

THE MONUMENT LINE OF INDIAN SCHOOL ROAD, THE BEARING OF WHICH IS S89°58'09"W.

#### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA,  
STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**  
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA  
AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 23;  
THENCE NORTH 0 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID  
SECTION 23, A DISTANCE OF 453.45 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 15  
SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY  
LINE OF SCOTTSDALE ROAD;  
THENCE EAST, A DISTANCE OF 213.88 FEET;  
THENCE NORTH A DISTANCE OF 210.40 FEET TO A POINT ON THE NORTH LINE OF THE  
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID  
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THENCE EAST, ALONG SAID NORTH LINE, A DISTANCE OF 52.00 FEET;  
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THENCE SOUTH 46 DEGREES 15 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.25 FEET;  
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THENCE SOUTH 0 DEGREES 0 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.00 FEET TO  
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84-195177, RESTATED DECLARATION RECORDED OCTOBER 11, 1984 IN RECORDING NO.  
84-444887, AMENDMENT RECORDED JUNE 28, 1985 IN RECORDING NO. 85300948, SECOND  
AMENDMENT RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708708 AND THIRD  
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22, 1986 IN RECORDING NO. 86-708713, RECORDS OF MARICOPA COUNTY, ARIZONA.

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RESTRICTIONS RECORDED JUNE 28, 1985 IN RECORDING NO. 85-300949 AND AMENDMENT  
RECORDED DECEMBER 22, 1986 IN RECORDING NO. 86-708709,  
RECORDS OF MARICOPA COUNTY, ARIZONA.

#### ABBREVIATIONS

BC BACK OF CURB  
BSL BUILDING SETBACK LINE  
(C) CALCULATED  
EG EXISTING GRADE  
EL, ELEV ELEVATION  
EP EDGE OF PAVEMENT  
ESMT EASEMENT  
EX, EXIST. EXISTING  
FG FINISH GRADE  
G GUTTER, GAS  
INV INVERT  
(M) MEASURED  
MCR MARICOPA COUNTY RECORDER  
NAOS NATURAL AREA OPEN SPACE  
P, PWMT PAVEMENT  
PUE PUBLIC UTILITY EASEMENT  
(R), REC. RECORDED  
R RADIUS  
R/W RIGHT OF WAY  
SCENIC CORRIDOR EASEMENT  
TANGENT, TELEPHONE  
TEMPORARY CONSTRUCTION ESMT  
VEHICULAR NON-ACCESS ESMT  
WEST, WATERLINE  
WM WATER METER

#### UTILITIES

WATER: CITY OF SCOTTSDALE  
SANITARY SEWER: CITY OF SCOTTSDALE  
ELECTRIC: APS  
TELEPHONE: CENTURY LINK, COX COMM.  
NATURAL GAS: SOUTHWEST GAS  
CABLE TV: CENTURY LINK, COX COMM.

#### FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX	BASE FLOOD ELEVATION
045012	2235 OF 4425	M	N/A
MAP #	PANEL DATE	FIRM INDEX DATE	ZONE
04013C	09/18/2020	11/04/2015	X*

\*AREAS OF 0.2% ANNUAL CHANCE FLOOD;  
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS  
THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE;  
AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD

LINE #	LENGTH	DIRECTION
L1	22.25'	S46°15'01"E
L2	28.22'	N89°43'15"E
L3	18.82'	S46°15'01"E
L4	53.90'	N90°00'00"E

**LEGEND**

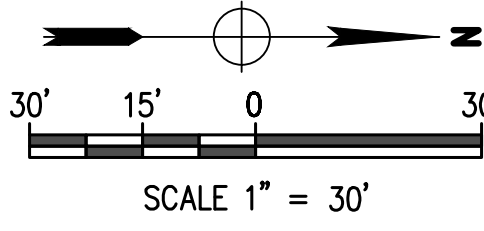
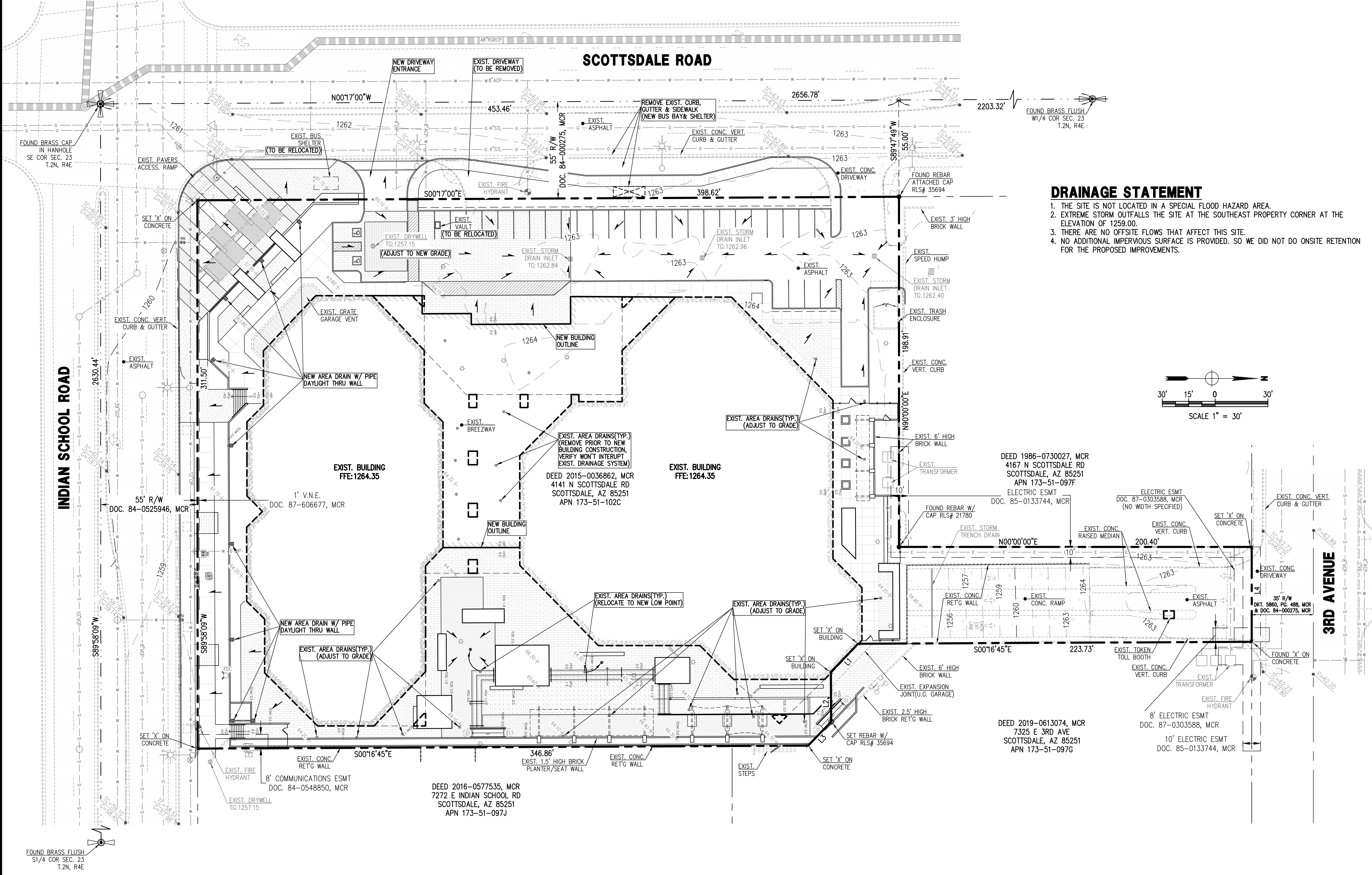
- SECTION CORNER
- 1/4 QUARTER
- BRASS CAP FLUSH
- BRASS CAP IN HANDHOLE
- FOUND REBAR OR AS NOTED
- SET REBAR & TAG OR AS NOTED
- CALCULATED POINT
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- SIGN
- VALVE
- FIRE HYDRANT
- UTILITY BOX
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- LIGHT POLE
- LIGHT POLE W/ARM
- TRAFFIC SIGNAL WITH ARM
- TRAFFIC SIGNAL
- STORM DRAIN INLET
- BACKFLOW DEVICE

—S— SEWER LINE  
—C— COMMUNICATIONS LINE  
—T— CATV, PHONE  
—G— GAS LINE  
—W— WATER LINE  
—E— ELECTRIC LINE

---1421--- EXISTING CONTOUR  
x21.12 EXIST. SPOT ELEVATION

✱ PALM TREE  
☼ TREE  
☼ PALO VERDE

ASPHALT CONCRETE PAVEMENT  
CONCRETE PAVEMENT





4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

OPEN SPACE PLAN

DB 9

Project Data Zoning: D/OR-2 PBD DO  
Net Lot Area: 132,850 sf (3.049 ac)  
Building Height 38'-0"

Open Space Calculations

Required Open Space:  
First 12' of height = 10% of net lot area  
 $= .10 \times 132,850 = 13,285$   
Remaining 26' of height =  $26' \times .004 \times 132,850 = 13,816$  sf

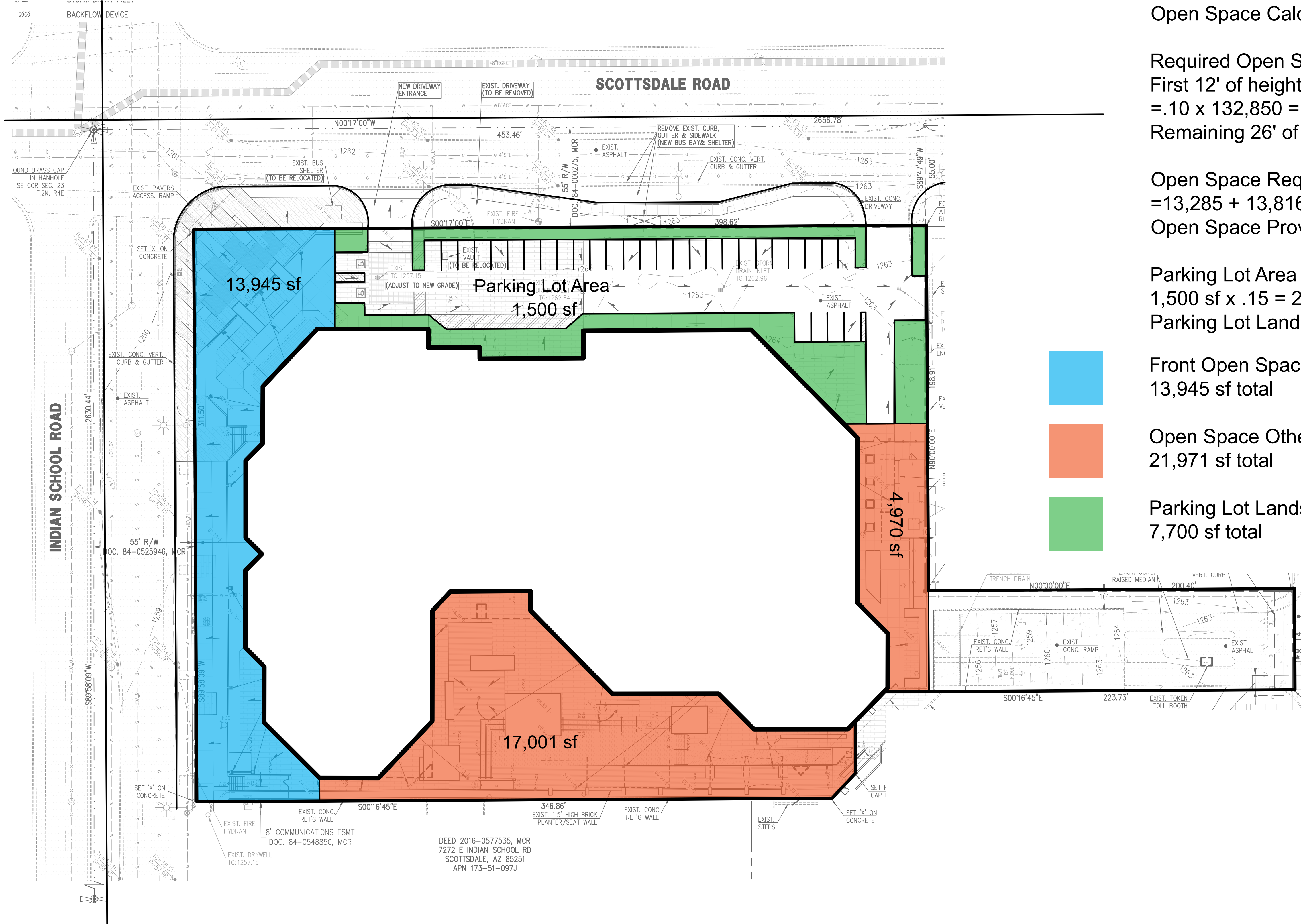
Open Space Required (not including parking lot landscaping)  
 $= 13,285 + 13,816 = 27,101$  sf  
Open Space Provided = 35,917 sf

Parking Lot Area x 15%  
 $1,500 \text{ sf} \times .15 = 225$  sf  
Parking Lot Landscape Provided = 7,700 sf

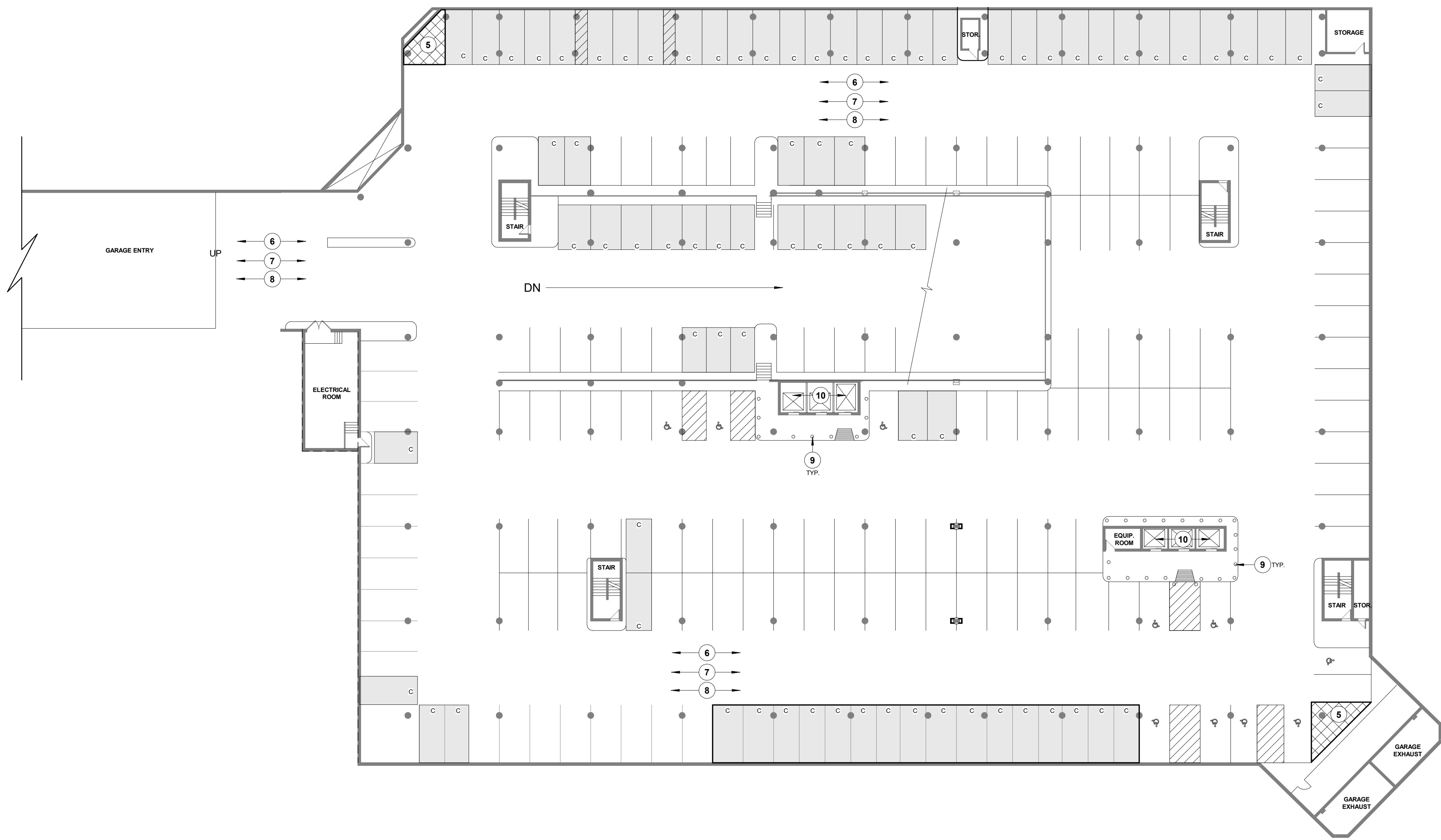
Front Open Space  
13,945 sf total

Open Space Other than Front Open Space  
21,971 sf total

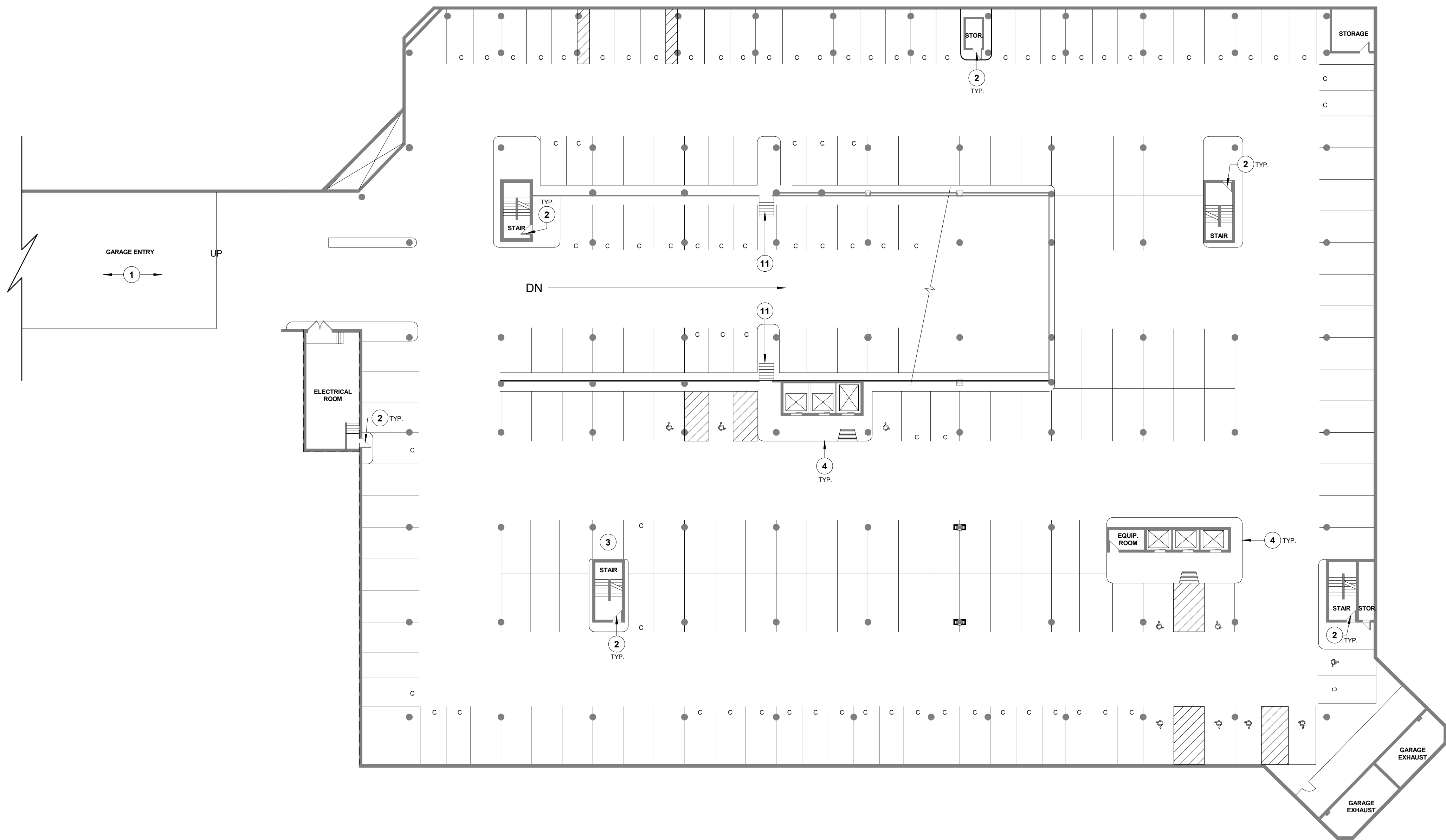
Parking Lot Landscaping  
7,700 sf total







1 PARKING LEVEL P1- PROPOSED  
3/64" = 1'-0"



2 PARKING LEVEL P1- EXISTING  
3/64" = 1'-0"

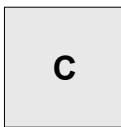

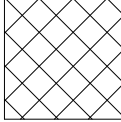
GENERAL NOTES

- A. SCOPE OF WORK: SCOPE OF WORK INCLUDES REPAINTING THE STRUCTURE, NEW LED LIGHTING, & NEW SIGNAGE/ GRAPHICS.

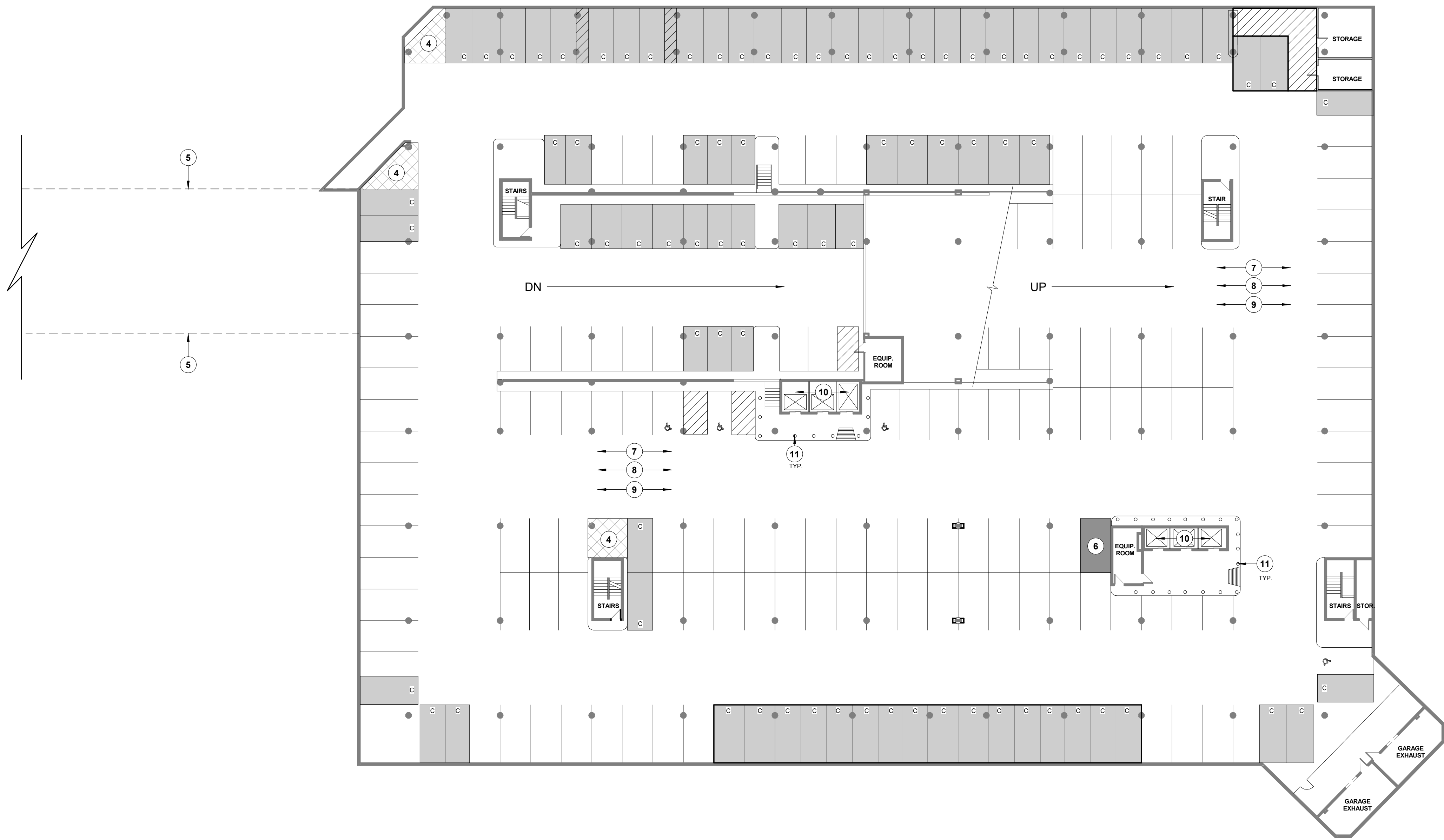
KEYNOTES - PARKING GARAGE P1

1. PARKING GARAGE ENTRY IS TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.
2. EXISTING HOLLOW METAL DOORS, FRAMES, & HARDWARE TO REMAIN. PAINT EXISTING HOLLOW METAL STAIRWELL DOORS & FRAMES. TYPICAL ON ALL PARKING LEVELS.
3. EXISTING BIKE RACK LOCATION IS TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.
4. EXISTING CURBS ARE TO REMAIN THROUGHOUT BOTH PARKING LEVELS. TYPICAL.
5. PROPOSED BIKE/MOTORCYCLE SPACE
6. PAINT STRUCTURE/CEILING THROUGHOUT PARKING GARAGE AREA. REFER TO FINISH PLAN FOR MORE INFORMATION.
7. PAINT CURBS, COLUMNS, AND ADA RAMPS. FURNISH & INSTALL SAFETY BOLLARD PER CODE REQUIRED SPACING.
8. PROVIDE SEPARATE LINE ITEM FOR LIGHTING UPGRADES THROUGHOUT PARKING LEVELS. REPLACE LIGHTS WITH LED LIGHT FIXTURES/BULBS.
9. PROVIDE NEW BOLLARDS AT ALL ELEVATOR VESTIBULES AS SHOWN.
10. ELEVATOR CAB SCOPE IS TO BE COORDINATED WITH OUTSIDE ELEVATOR VENDOR.
11. EXISTING STAIRS TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.

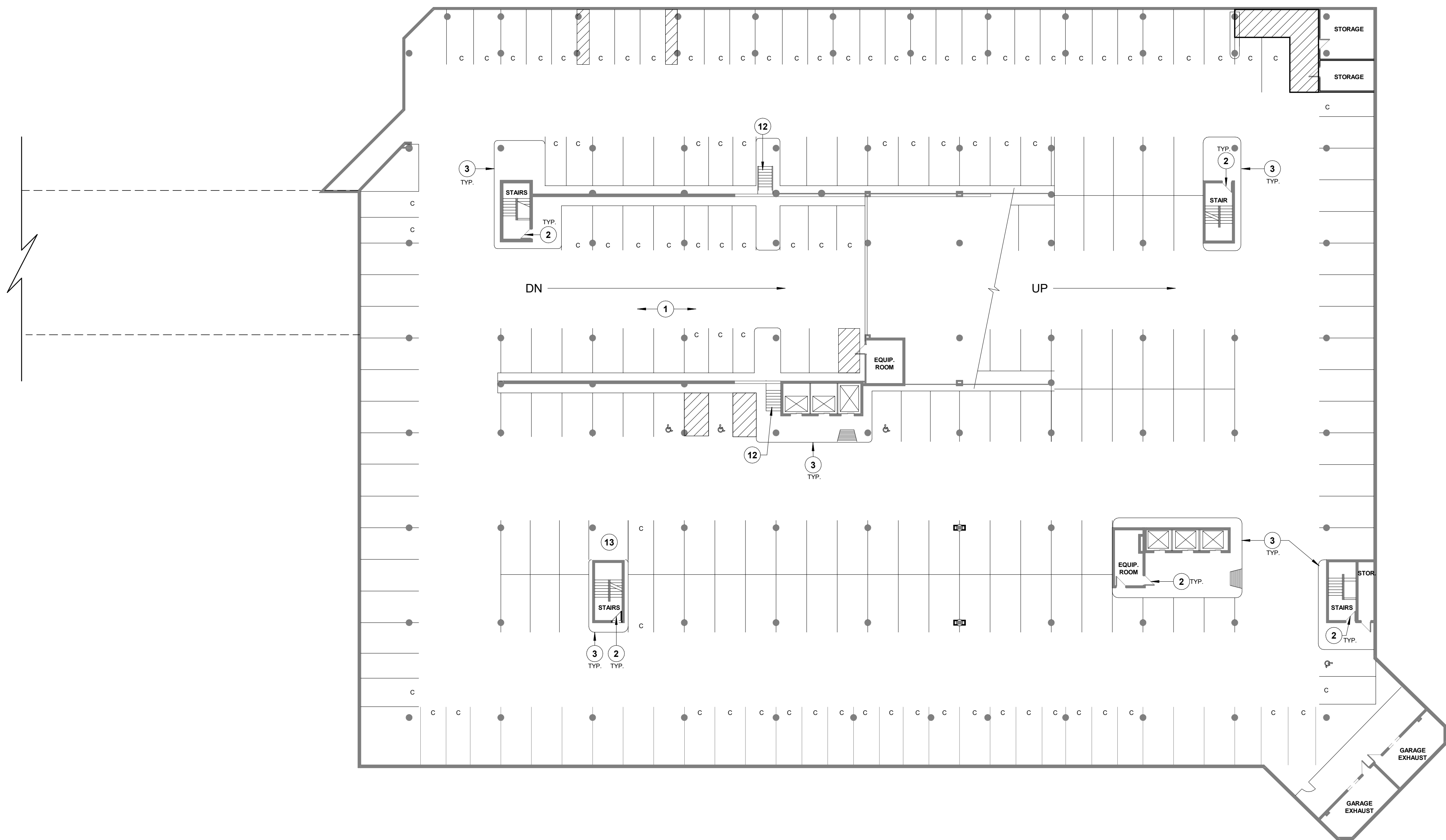
PRICING PLAN LEGEND

-  COMPACT SPACES
-  POTENTIAL ADDITIONAL PARKING  
NOTE- ONLY USED ON P2
-  POTENTIAL BIKE / MOTORCYCLE PARKING





1 PARKING LEVEL P2- PROPOSED  
3/64" = 1'-0"



2 PARKING LEVEL P2- EXISTING  
3/64" = 1'-0"

## GENERAL NOTES

- A. SCOPE OF WORK: SCOPE OF WORK INCLUDES REPAINTING THE STRUCTURE, NEW LED LIGHTING, & NEW SIGNAGE/ GRAPHICS.

## KEYNOTES - PARKING GARAGE P2

1. PARKING GARAGE STRUCTURE AND SLOPES ARE TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.
2. EXISTING HOLLOW METAL DOORS, FRAMES, & HARDWARE TO REMAIN. PAINT EXISTING HOLLOW METAL STAIRWELL DOORS & FRAMES. TYPICAL ON ALL PARKING LEVELS.
3. EXISTING CURBS ARE TO REMAIN THROUGHOUT BOTH PARKING LEVELS. TYPICAL.
4. PROPOSED BIKE/MOTORCYCLE SPACE
5. LINE OF RAMP ABOVE.
6. REMOVE EXISTING BOLLARDS AT THIS LOCATION. NEW PARKING STALL AT THIS LOCATION.
7. PAINT CURBS, COLUMNS, AND ADA RAMP. FURNISH & INSTALL SAFETY BOLLARDS PER CODE REQUIRED AND SPACING.
8. PAINT STRUCTURE/CEILING THROUGHOUT PARKING GARAGE AREA. REFER TO FINISH PLAN FOR MORE INFORMATION.
9. PROVIDE SEPARATE LINE ITEM FOR LIGHTING UPGRADES THROUGHOUT PARKING LEVELS. REPLACE LIGHTS WITH LED LIGHT FIXTURES/BULBS.
10. ELEVATOR CAB SCOPE IS TO BE COORDINATED WITH OUTSIDE ELEVATOR VENDOR.
11. PROVIDE NEW BOLLARDS AT ALL ELEVATOR VESTIBULES AS SHOWN.
12. EXISTING STAIRS TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.
13. EXISTING BIKE RACK LOCATION IS TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.

## PRICING PLAN LEGEND

- C COMPACT SPACES
- POTENTIAL ADDITIONAL PARKING  
NOTE- ONLY USED ON P2
- POTENTIAL BIKE / MOTORCYCLE PARKING

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

KRAUSE

PASSIONATELY TRANSFORMING COMPANIES

2141 Camelback Road, Suite 200  
Phoenix, AZ 85016



21515 Hawthorne Blvd. Suite 200  
Torrance, CA 90503

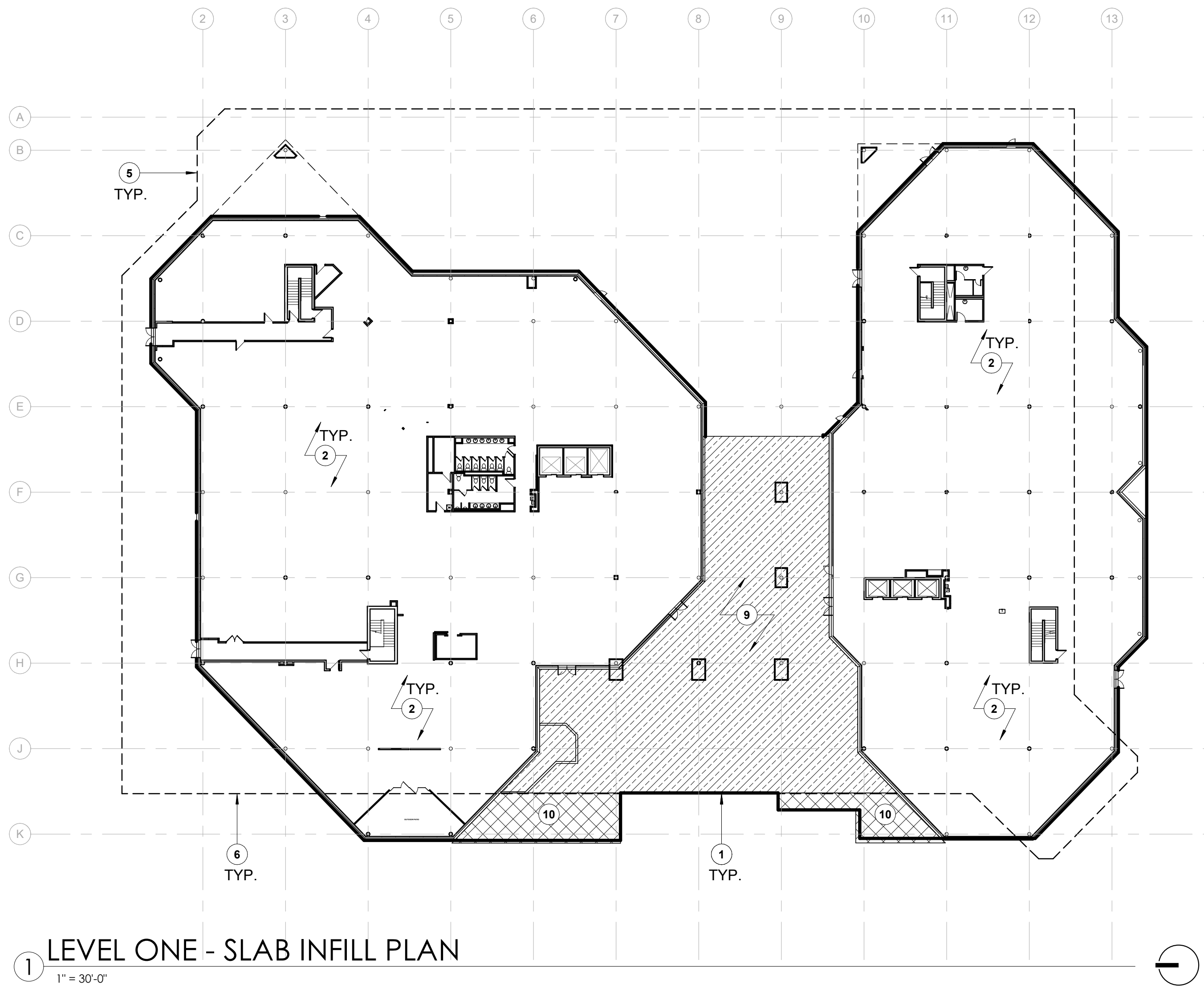
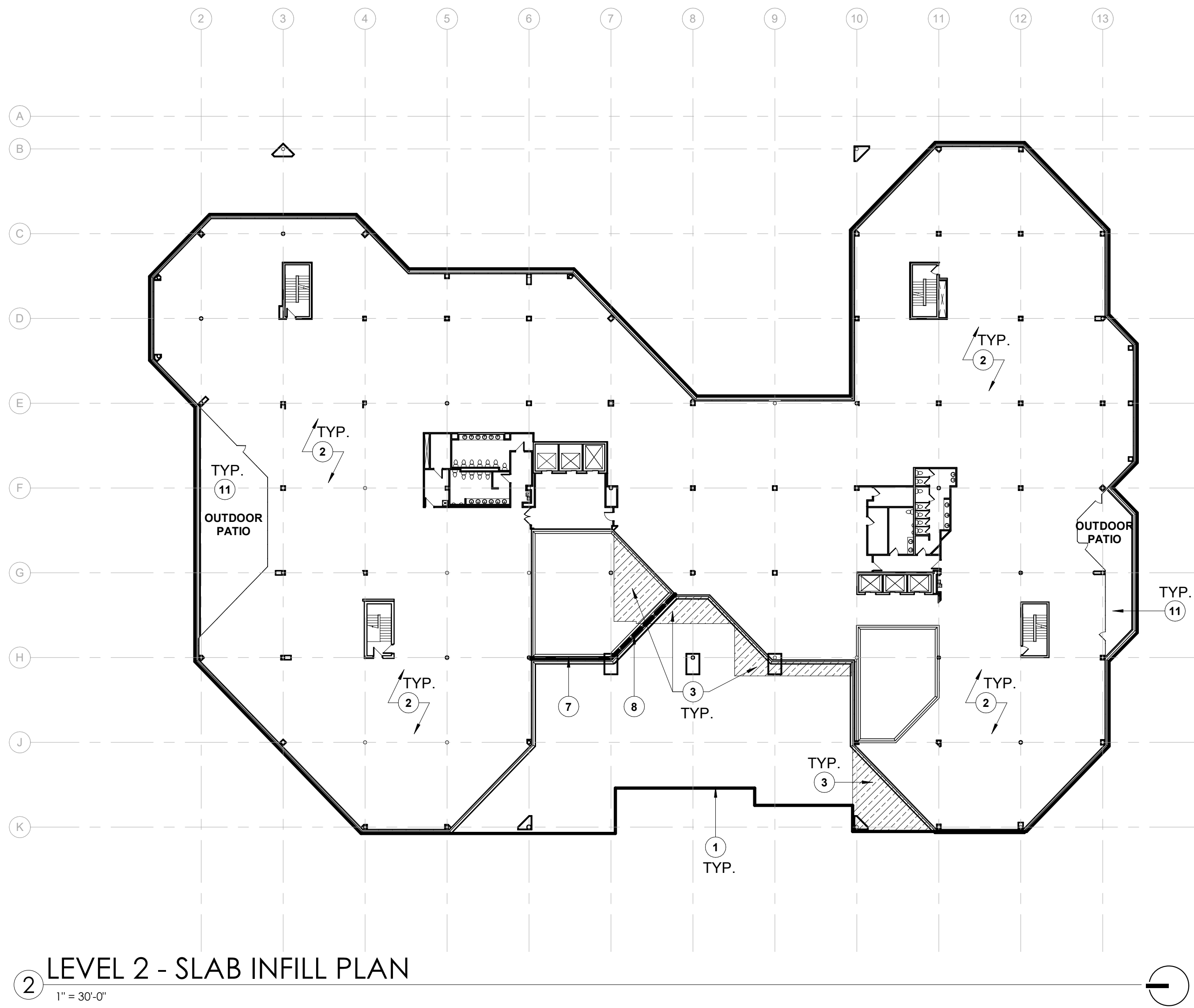
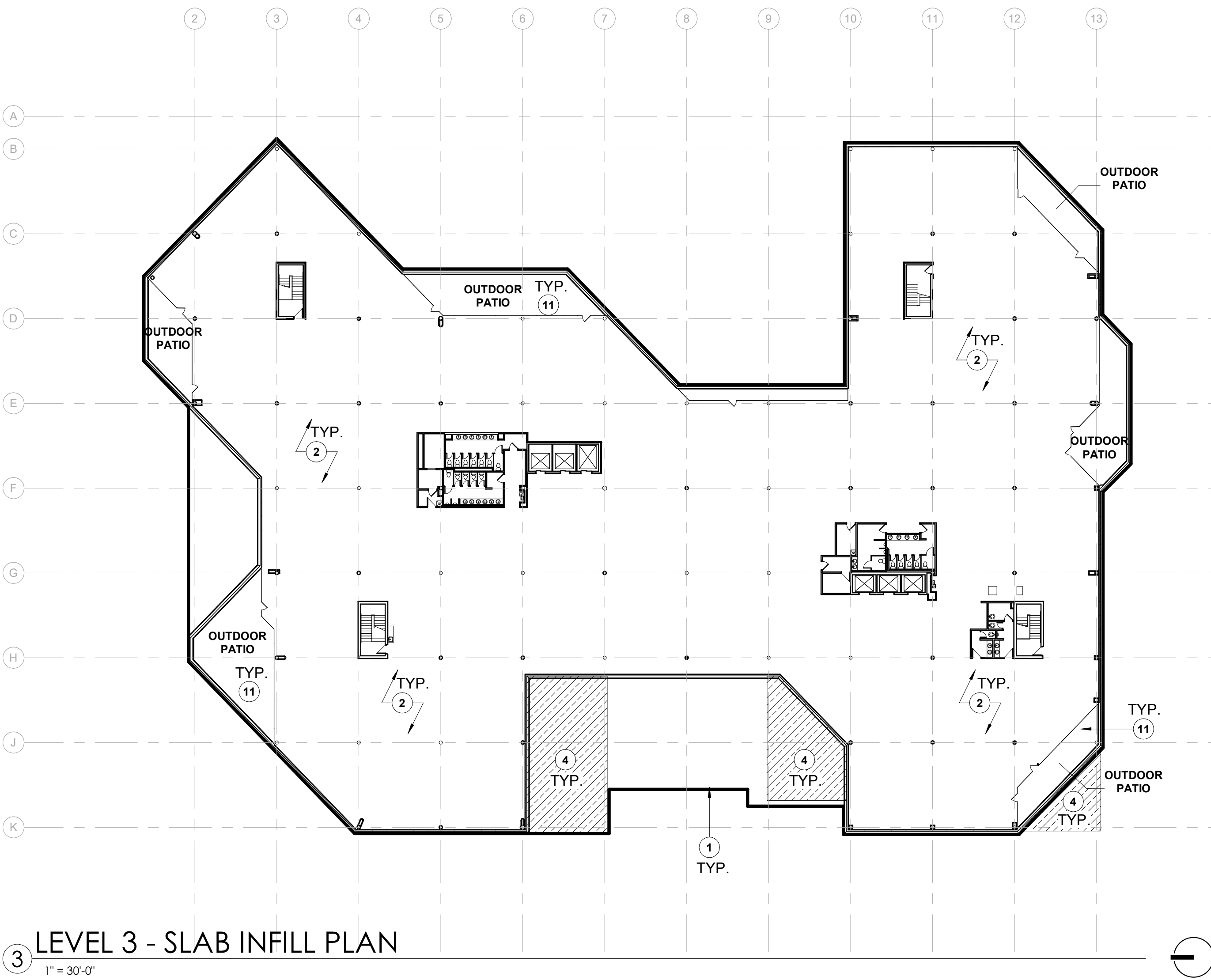
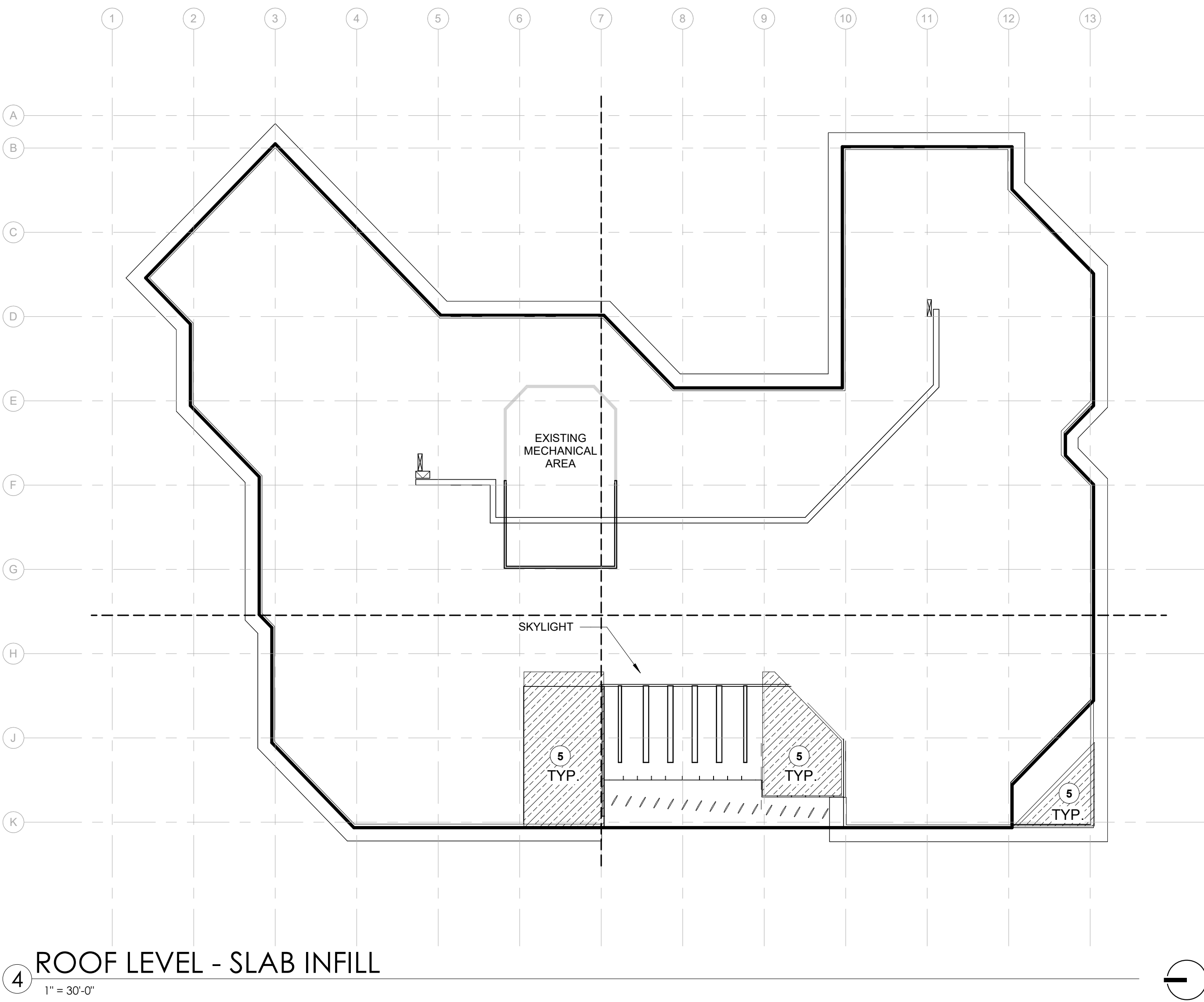
4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

PARKING PLANS -  
P2

DB 11





GENERAL NOTES- PRICING PLAN

- A. SOLID LIGHT LINES INDICATE PARTITIONS AND OTHER PLAN ELEMENTS TO REMAIN. DARK LINES INDICATE NEW PARTITIONS OR PLAN ELEMENTS.  
B. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. TYPICAL THROUGHOUT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

PRICING PLAN LEGEND

- EXISTING COLUMN  
— EXISTING PARTITION  
/ EXISTING DOOR  
① KEYNOTE

SLAB INFILL PLAN

- 1 LINE OF PROPOSED FACADE OUTLINE.  
2 EXISTING SLAB TO REMAIN. PROTECT FROM DUST AND DAMAGE DURING CONSTRUCTION.  
3 PROVIDE NEW SLAB INFILL AT ALL HATCHED AREAS. TOTAL 2ND FLOOR AREA EQUALS 1,342 SQUARE FEET.  
4 PROVIDE NEW SLAB INFILL AT ALL HATCHED AREAS. TOTAL 3RD FLOOR AREA EQUALS 2,938 SQUARE FEET.  
5 PROVIDE NEW SLAB INFILL AT ALL HATCHED AREAS. TOTAL ROOF EQUAL 2,938 SQUARE FEET.  
6 LINE OF GARAGE BELOW.  
7 EXISTING BEAM TO REMAIN.  
8 DEMO EXISTING BEAM AT THIS LOCATION. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.  
9 EXISTING SLAB ON THE PARKING LOT DECK.  
10 EXISTING SLAB ON GRADE.  
11 EXISTING PATIO SPACE TO BE INCORPORATED INTO INTERIOR USABLE SQUARE FOOTAGE.

SLAB INFILL CALCULATIONS

2ND FLOOR INFILL: 1,342 SF  
3RD FLOOR INFILL: 2,938 SF  
ROOF INFILL: 2,938 SF

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

KRAUSE

PASSIONATELY TRANSFORMING COMPANIES

2141 Camelback Road, Suite 200  
Phoenix, AZ 85016



21515 Hawthorne Blvd. Suite 200  
Torrance, CA 90503

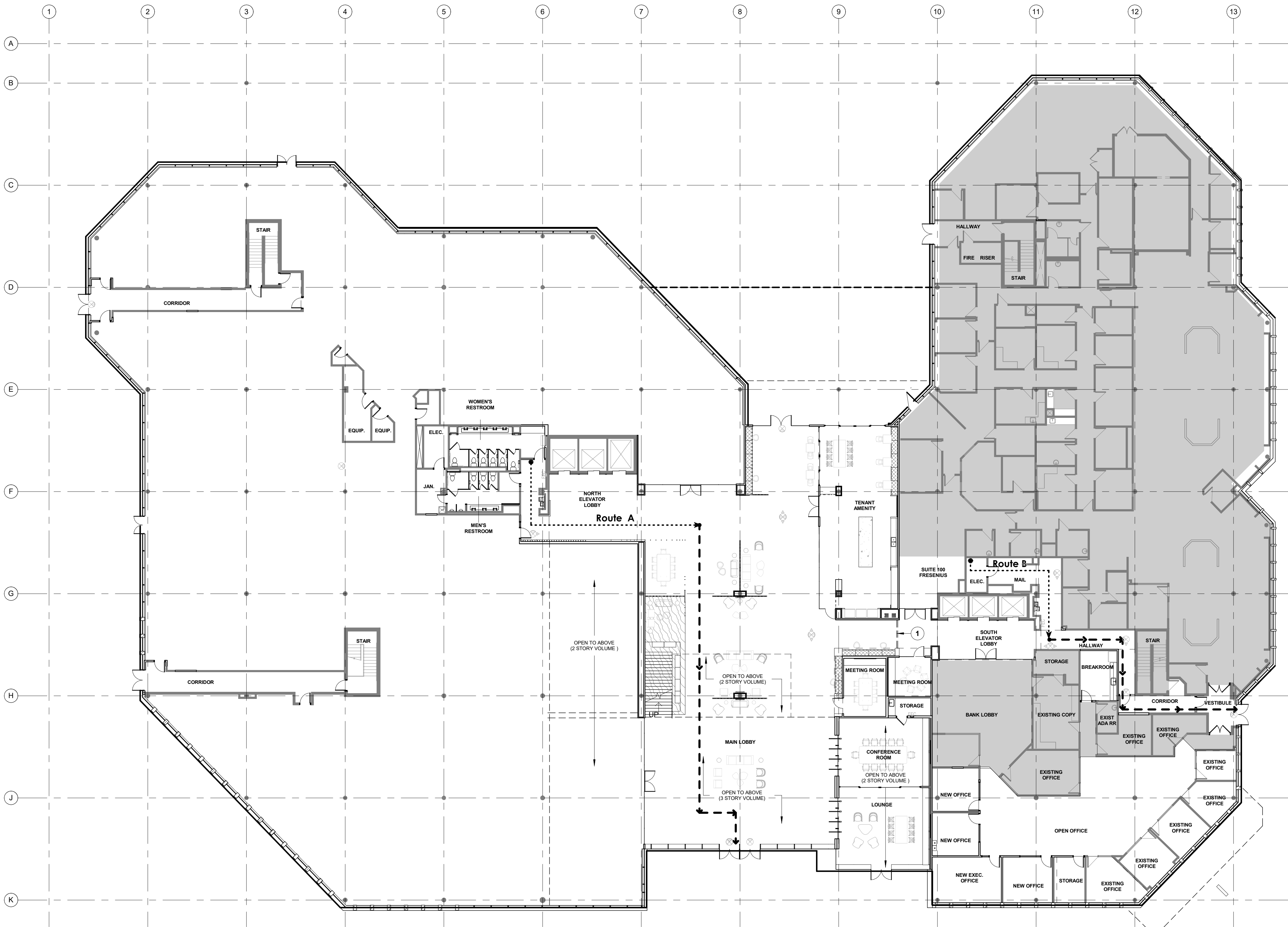
4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

SLAB INFILL PLANS

DB 12





CODE COMPLIANCE	
A.	PER IBC 303.1.2: * THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES: 1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY. 2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS 750 SQUARE FEET (70 m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.*
B.	THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCE PER IBC TABLE 1006.2.1.
C.	TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE OF THE FOLLOWING CONDITIONS OCCUR: • THE OCCUPANT LOAD OF THE SPACE EXCEEDS ONE OF THE VALUES IN TABLE 1006.2.1 • THE COMMON PATH OF EGRESS TRAVEL EXCEEDS ONE OF THE LIMITATIONS OF SECTION 1006.2.1 OR WHERE REQUIRED BY SECTION 1006.2.2.
D.	THE CORRIDOR WIDTH THROUGHOUT IS LARGER THAN THE 44" MINIMUM AS REQUIRED BY IBC TABLE 1020.2.
E.	WHERE ONE OR MORE EXIT OR EXIT ACCESS DOORWAYS ARE REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20'-0" PER IBC SECTION 1020.4, EXCEPTION 2. IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'.
F.	EXIT SIGN & FIRE EXTINGUISHER CABINET FINAL LOCATIONS AND QUANTITIES MAY CHANGE BASED ON THE COMMENTS FROM THE INSPECTOR IN THE FIELD. MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75'-0" PER IBC TABLE 905.3(1). EXIT SIGNS AND FIRE EXTINGUISHER CABINETS ARE REQUIRED TO MATCH BUILDING STANDARDS. VERIFY WITH THE BUILDING OWNER. THE FOLLOWING IS A GENERIC SPECIFICATION FOR FIRE EXTINGUISHER CABINETS: JL INDUSTRIES COSMIC MULTI-PURPOSE CHEMICAL AMBASSADOR-STEEL FULLY RECESSED CABINET FULL DOUBLE STRENGTH GLASS WITH PULL HANDLE.
G.	01 FLOOR LONGEST OVERALL DIAGONAL LENGTH: xx'-0" REQUIRED DISTANCE BETWEEN EXITS: xx'-0" PROVIDED DISTANCE BETWEEN EXITS: xx'-0"  02 FLOOR: LONGEST OVERALL DIAGONAL LENGTH: xx'-0" REQUIRED DISTANCE BETWEEN EXITS: xx'-0" PROVIDED DISTANCE BETWEEN EXITS: xx'-0"
OCCUPANCY CONTENT: B(OFFICE) CONSTRUCTION TYPE: TYPE IA, FIRE SPRINKLERED NO. OF STORES: XX BUILDING AREA: XXX,XXX SF TOTAL IMPROVEMENT SF: XX,XXX SF  XX FLOOR SUITE SF: XX,XXX/100 = XXX OCCUPANTS XX FLOOR EXITS REQUIRED: 2 EXITS REQUIRED XX FLOOR EXITS PROVIDED: X EXITS PROVIDED	

LEGEND	
	EXISTING CONSTRUCTION TO REMAIN: NO WORK IN THIS AREA
	1 HOUR FRR FIRE BARRIER
	2 HOUR FRR FIRE BARRIER WITH 90 MIN DOOR
	NEW PARTITION
	NON-RATED DOOR
	90-MINUTE RATED DOOR
	FIRE EXTINGUISHER CABINET ADA COMPLIANT, MAX HEIGHT AT 48"
	ROOM NAME AND NUMBER DESIGNATION
	POINT OF ORIGIN/ COMMON PATH OF TRAVEL
	EXIT ACCESS PATH OF TRAVEL
	OCCUPANCY LOAD CALCULATED EXIT WIDTH ACTUAL EXIT WIDTH
	ROOM USE OCCUPANCY TYPE AREA (SF) OCCUPANCY LOAD

COMMON PATH OF EGRESS TRAVEL	
ROUTE DESCRIPTION	ROUTE TRAVEL DISTANCE
LEVEL 01	
Route A	68' - 0"
Route B	45' - 4"
KEYNOTES - EGRESS PLAN	
1 SECURITY ROLLING SCREEN WITH EXIT DOOR.	
REFER TO LIFE SAFETY NARRATIVE IN ENCLOSED PROJECT MANUAL FOR ADDITIONAL INFORMATION	

1 LEVEL 1 - FIRE/LIFE SAFETY/EGRESS PLAN  
1/16" = 1'-0"

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

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4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

LEVEL 01

DB 13



CODE COMPLIANCE

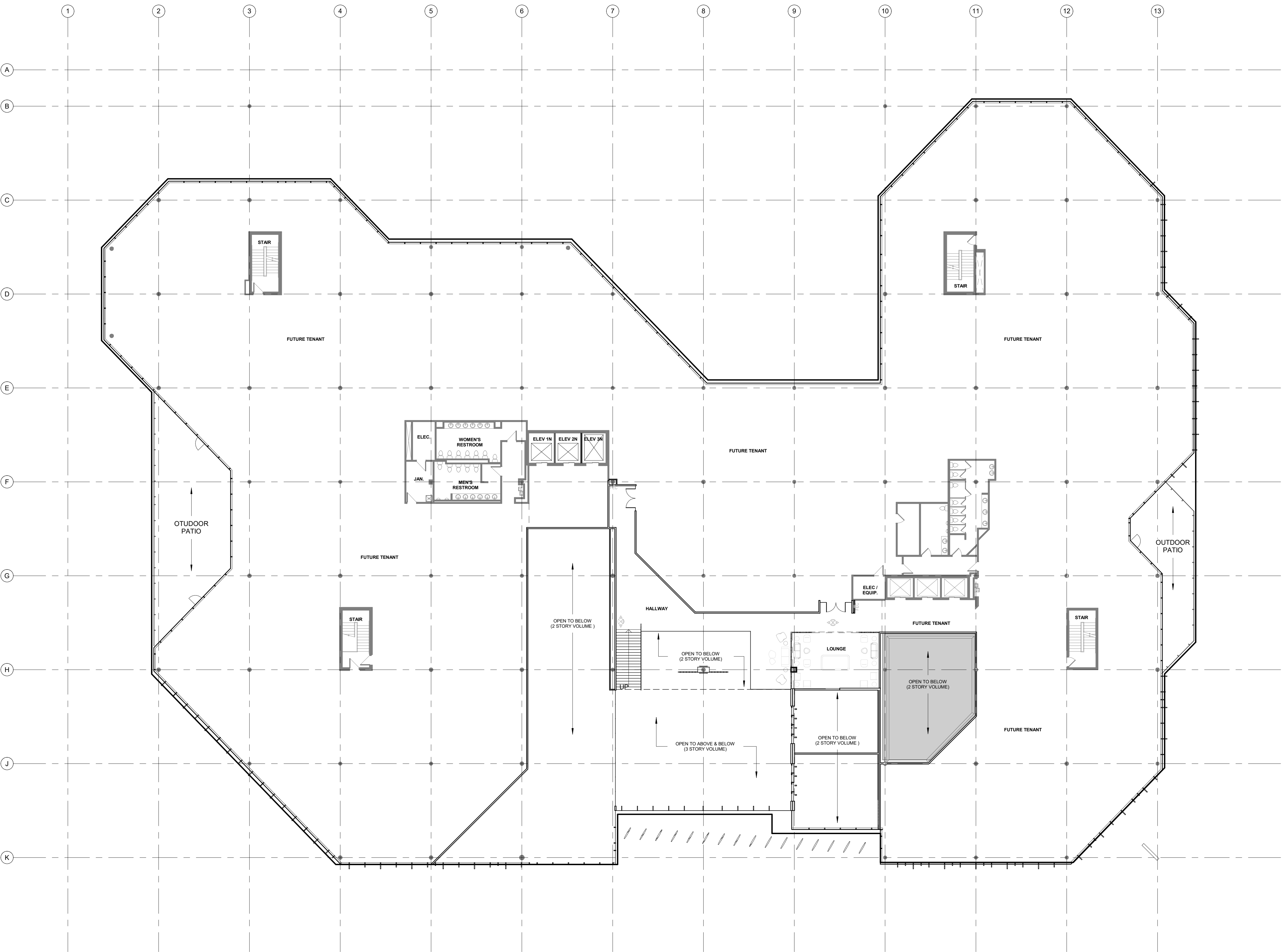
- A. PER IBC 303.1.2:  
\*THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:  
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.  
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS 750 SQUARE FEET (70 m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.\*
- B. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCE PER IBC TABLE 1006.2.1.
- C. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE OF THE FOLLOWING CONDITIONS OCCUR:  
• THE OCCUPANT LOAD OF THE SPACE EXCEEDS ONE OF THE VALUES IN TABLE 1006.2.1.  
• THE COMMON PATH OF EGRESS TRAVEL EXCEEDS ONE OF THE LIMITATIONS OF SECTION 1006.2.1 OR WHERE REQUIRED BY SECTION 1006.2.2.
- D. THE CORRIDOR WIDTH THROUGHOUT IS LARGER THAN THE 44" MINIMUM AS REQUIRED BY IBC TABLE 1020.2.
- E. WHERE ONE OR MORE EXIT OR EXIT ACCESS DOORWAYS ARE REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20'-0" PER IBC SECTION 1020.4.  
EXCEPTION 2: "IN OCCUPANCIES IN GROUPS B, E, F, I-1, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'."
- F. EXIT SIGN & FIRE EXTINGUISHER CABINET FINAL LOCATIONS AND QUANTITIES MAY CHANGE BASED ON THE COMMENTS FROM THE INSPECTOR IN THE FIELD.  
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75'-0" PER IBC TABLE 906.3(1).  
EXIT SIGNS AND FIRE EXTINGUISHER CABINETS ARE REQUIRED TO MATCH BUILDING STANDARDS. VERIFY WITH THE BUILDING OWNER. THE FOLLOWING IS A GENERIC SPECIFICATION FOR FIRE EXTINGUISHER CABINETS:  
JL INDUSTRIES COSMIC MULTI-PURPOSE CHEMICAL AMBASSADOR-STEEL FULLY RECESSED CABINET  
FULL DOUBLE STRENGTH GLASS WITH PULL HANDLE.
- G. 01 FLOOR  
LONGEST OVERALL DIAGONAL LENGTH: xx'-0"  
REQUIRED DISTANCE BETWEEN EXITS: xx'-0"  
PROVIDED DISTANCE BETWEEN EXITS: xx'-0"
- 02 FLOOR:  
LONGEST OVERALL DIAGONAL LENGTH: xx'-0"  
REQUIRED DISTANCE BETWEEN EXITS: xx'-0"  
PROVIDED DISTANCE BETWEEN EXITS: xx'-0"

OCCUPANCY CONTENT:	B(OFFICE)
CONSTRUCTION TYPE:	XX
NO. OF STORIES:	XX
BUILDING AREA:	XXX,XXX SF
TOTAL IMPROVEMENT SF:	XX,XXX SF
XX FLOOR SUITE SF:	XX,XXX SF
XX FLOOR OCCUPANT LOAD:	XX,XXX/100 = XXX OCCUPANTS
XX FLOOR EXITS REQUIRED:	2 EXITS REQUIRED
XX FLOOR EXITS PROVIDED:	X EXITS PROVIDED

LEGEND

- EXISTING CONSTRUCTION TO REMAIN:  
NO WORK IN THIS AREA
- 1 HOUR FRR FIRE BARRIER
- 2 HOUR FRR FIRE BARRIER WITH 90 MIN DOOR
- NEW PARTITION
- NON-RATED DOOR
- 90-MINUTE RATED DOOR
- FIRE EXTINGUISHER CABINET  
ADA COMPLIANT, MAX HEIGHT AT 48"
- ROOM NAME AND NUMBER DESIGNATION
- POINT OF ORIGIN/  
COMMON PATH OF TRAVEL
- EXIT ACCESS PATH OF TRAVEL
- OCCUPANCY LOAD  
CALCULATED EXIT WIDTH  
ACTUAL EXIT WIDTH
- ROOM USE  
OCCUPANCY TYPE  
AREA (SF)  
OCCUPANCY LOAD

REFER TO LIFE SAFETY  
NARRATIVE IN ENCLOSED  
PROJECT MANUAL FOR  
ADDITIONAL INFORMATION



1 LEVEL 2 - FIRE/LIFE SAFETY/EGRESS PLAN  
1/16" = 1'-0"

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

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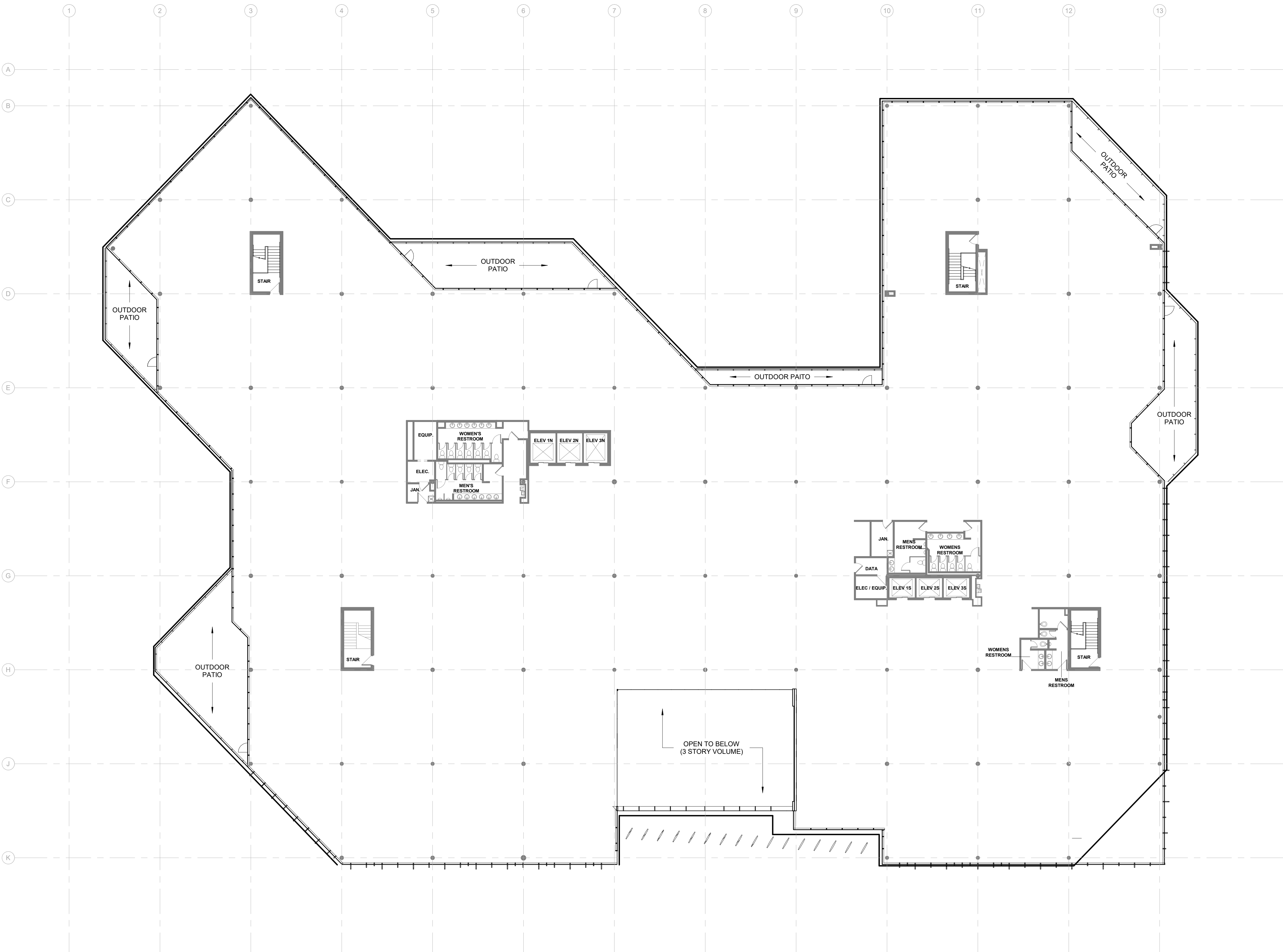
4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

LEVEL 02

DB 14





1 LEVEL 3 - FIRE/LIFE SAFETY/EGRESS PLAN  
1/16" = 1'-0"

CODE COMPLIANCE

- A. PER IBC 303.1.2:  
\* THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:  
1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.  
2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS 750 SQUARE FEET (70 m²) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.\*
- B. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE COMMON PATH OF EGRESS TRAVEL DISTANCE PER IBC TABLE 1006.2.1.
- C. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE OF THE FOLLOWING CONDITIONS OCCUR:  
• THE OCCUPANT LOAD OF THE SPACE EXCEEDS ONE OF THE VALUES IN TABLE 1006.2.1.  
• THE COMMON PATH OF EGRESS TRAVEL EXCEEDS ONE OF THE LIMITATIONS OF SECTION 1006.2.1 OR WHERE REQUIRED BY SECTION 1006.2.2.
- D. THE CORRIDOR WIDTH THROUGHOUT IS LARGER THAN THE 44" MINIMUM AS REQUIRED BY IBC TABLE 1020.2.
- E. WHERE ONE OR MORE EXIT OR EXIT ACCESS DOORWAYS ARE REQUIRED, THE EXIT ACCESS SHALL BE ARRANGED SUCH THAT THERE ARE NO DEAD ENDS IN CORRIDORS MORE THAN 20'-0" PER IBC SECTION 1020.4. EXCEPTION 2: "IN OCCUPANCIES IN GROUPS B, E, F, I, H, M, R-1, R-2, R-4, S, AND U, WHERE THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1, THE LENGTH OF THE DEAD-END CORRIDORS SHALL NOT EXCEED 50'."
- F. EXIT SIGN & FIRE EXTINGUISHER CABINET FINAL LOCATIONS AND QUANTITIES MAY CHANGE BASED ON THE COMMENTS FROM THE INSPECTOR IN THE FIELD.  
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER IS 75'-0" PER IBC TABLE 903.3(1).  
EXIT SIGNS AND FIRE EXTINGUISHER CABINETS ARE REQUIRED TO MATCH BUILDING STANDARDS. VERIFY WITH THE BUILDING OWNER. THE FOLLOWING IS A GENERIC SPECIFICATION FOR FIRE EXTINGUISHER CABINETS:  
JL INDUSTRIES COSMIC MULTI-PURPOSE CHEMICAL  
AMBASSADOR-STEEL FULLY RECESSED CABINET,  
FULL DOUBLE STRENGTH GLASS WITH PULL HANDLE.
- G. 01 FLOOR  
LONGEST OVERALL DIAGONAL LENGTH: xx'-0"  
REQUIRED DISTANCE BETWEEN EXITS: xx'-0"  
PROVIDED DISTANCE BETWEEN EXITS: xx'-0"
- 02 FLOOR:  
LONGEST OVERALL DIAGONAL LENGTH: xx'-0"  
REQUIRED DISTANCE BETWEEN EXITS: xx'-0"  
PROVIDED DISTANCE BETWEEN EXITS: xx'-0"

OCCUPANCY CONTENT: B(OFFICE)  
CONSTRUCTION TYPE: TYPE I-A, FIRE SPRINKLERED  
NO. OF STORIES: XX  
BUILDING AREA: XXX,XXX SF  
TOTAL IMPROVEMENT SF: XX,XXX SF  
XX FLOOR SUITE SF: XX,XXX SF  
XX FLOOR OCCUPANT LOAD: XX,XXX/100 = XXX OCCUPANTS  
XX FLOOR EXITS REQUIRED: 2 EXITS REQUIRED  
XX FLOOR EXITS PROVIDED: X EXITS PROVIDED

LEGEND

- EXISTING CONSTRUCTION TO REMAIN;  
NO WORK IN THIS AREA
- 1 HOUR FRR FIRE BARRIER
- 2 HOUR FRR FIRE BARRIER WITH 90 MIN DOOR
- NEW PARTITION
- NON-RATED DOOR
- 90-MINUTE RATED DOOR
- FIRE EXTINGUISHER CABINET  
ADA COMPLIANT, MAX HEIGHT AT 48"
- ROOM NAME AND NUMBER DESIGNATION
- POINT OF ORIGIN/  
COMMON PATH OF TRAVEL
- EXIT ACCESS PATH OF TRAVEL
- OCCUPANCY LOAD  
CALCULATED EXIT WIDTH  
ACTUAL EXIT WIDTH
- ROOM USE  
OCCUPANCY TYPE  
AREA (SF)  
OCCUPANCY LOAD

REFER TO LIFE SAFETY  
NARRATIVE IN ENCLOSED  
PROJECT MANUAL FOR  
ADDITIONAL INFORMATION

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

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4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

LEVEL 03

DB 15





4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

ROOF LEVEL

DB 16

GENERAL NOTES

- A. SOLID LIGHT LINES INDICATE PARTITIONS AND OTHER PLAN ELEMENTS TO REMAIN. DARK LINES INDICATE NEW PARTITIONS OR PLAN ELEMENTS.
- B. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION. TYPICAL THROUGHOUT. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- C. CONTRACTOR CHALK THE FLOOR AND CEILING TRANSITIONS PRIOR TO INSTALLATION OF METAL STUDS FOR ARCHITECT'S APPROVAL.
- D. CONTRACTOR MAINTAIN ACCESS TO ALL REQUIRED EXITS AT ALL TIMES DURING CONSTRUCTION.
- E. DIMENSIONS ARE FROM FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNO.
- F. PROVIDE 5/8" CONCRETE BACKER BOARD AT ALL WALL TILE AND WALL STONE LOCATIONS. PROVIDE WATERPROOFING AT ALL WET LOCATIONS. SHOOT FLOOR FOR LEVEL AND NOTIFY ARCHITECT IF FLOORING CONDITIONS ARE NOT WITHIN INDUSTRY STANDARDS OF 1/8" IN 10' - 0" NON-ACCUMULATIVE.
- G. REFER TO DETAIL SHEETS FOR WALL TYPES, STUD SIZES, GAUGES, AND DETAILS. CONFIRM BUILDING STANDARDS WITH OWNER. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDER OR CONSTRUCTION.
- H. PREPARE ALL NEW AND EXISTING WALL SURFACES TO RECEIVE NEW FINISHES AS INDICATED. ALL WALLS ARE TO BE SMOOTH FINISH LEVEL 5. PROVIDE AN ALTERNATE FOR LEVEL 4 ON ALL WALLS PERPENDICULAR TO THE EXTERIOR GLAZING.
- I. IN-WALL BLOCKING IS REQUIRED BEHIND ALL WALL MOUNTED MILLWORK AND MONITORS WHETHER FURNISHED AND INSTALLED BY CONTRACTOR OR TENANT.

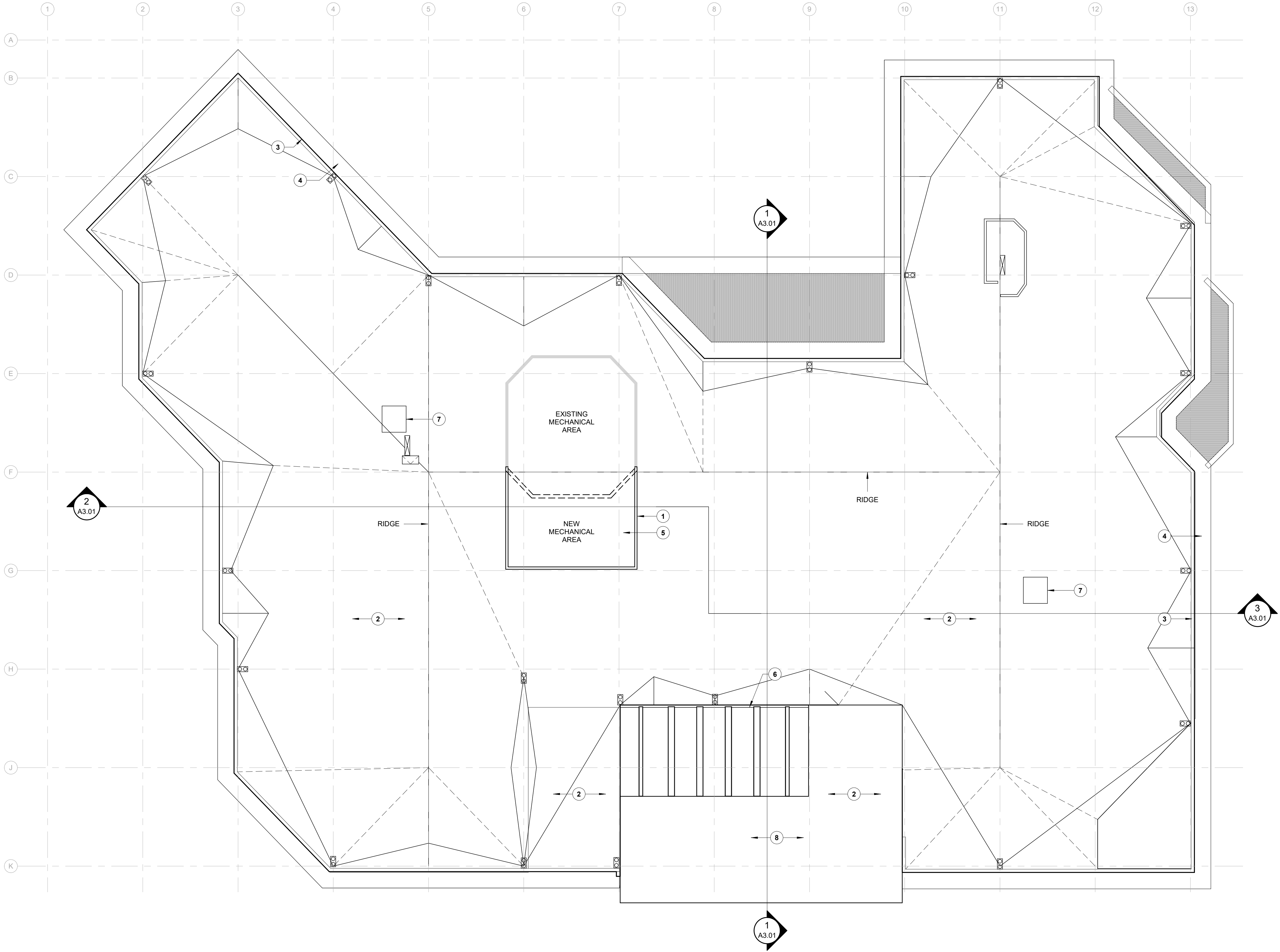
ROOF PLAN

1	NEW MECHANICAL / EQUIPMENT SCREEN
2	NEW MEMBRANE ROOFING OVER RIGID INSULATION
3	NEW PARAPET AND FLASHING
4	METAL EYEBROW TYP.
5	NEW MECHANICAL EQUIPMENT
6	SKYLIGHT SYSTEM
7	NEW OUTSIDE AIR UNITS
8	LOCK SEAM METAL ROOFING

PRICING PLAN LEGEND

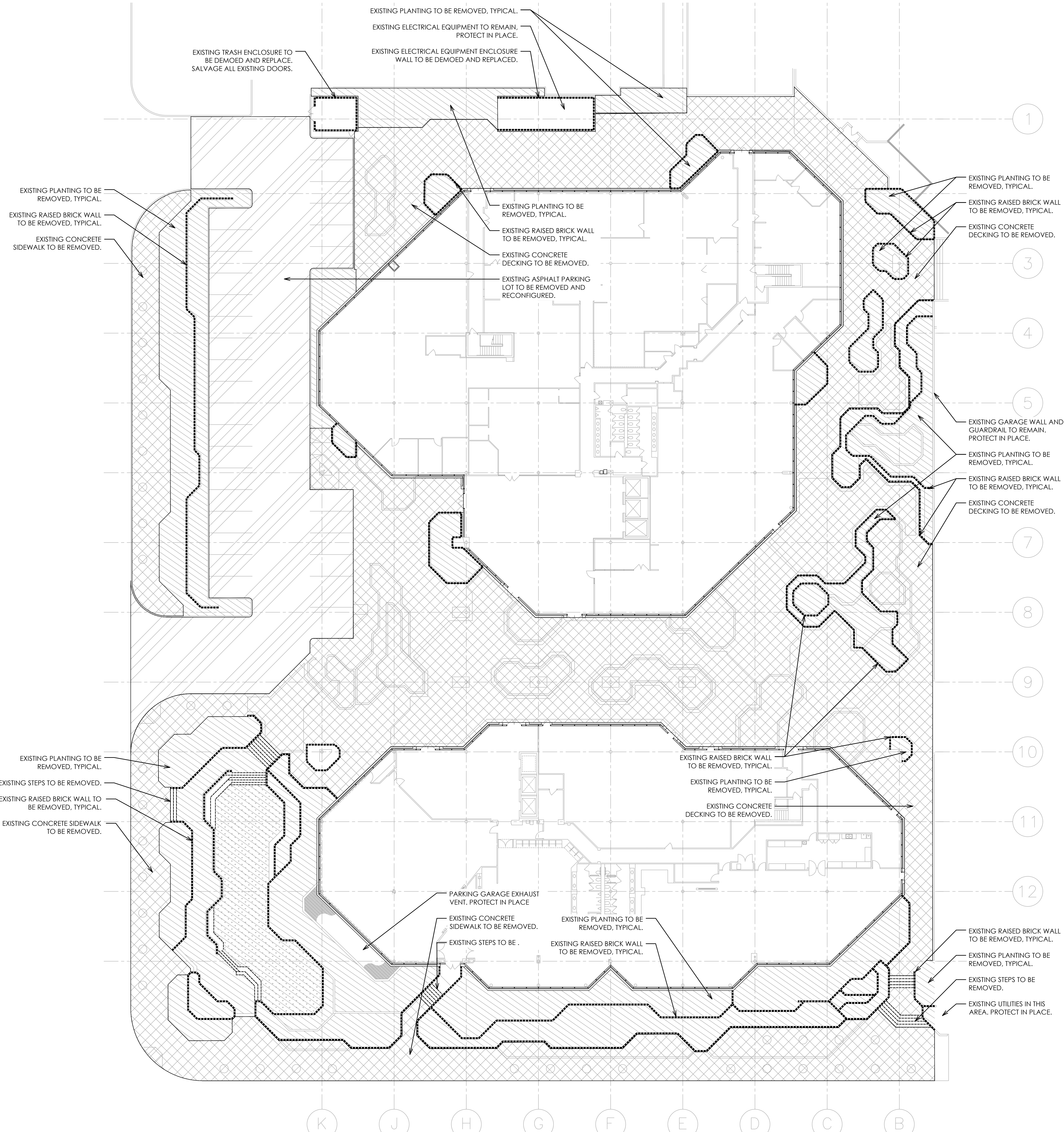
	EXISTING COLUMN
	EXISTING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR
	FIRE EXTINGUISHER CABINET
	DOOR AND HARDWARE TYPE DESIGNATION - LETTER INDICATED DOOR STYLE, NUMBER INDICATED HARDWARE GROUP
	ROOM NAME AND NUMBER DESIGNATION
	REVISION
	ELEVATION (ARCHITECTURAL OR MILLWORK) PLAN SYMBOL DRAWING NUMBER SHEET NUMBER
	SECTION (ARCHITECTURAL OR MILLWORK) PLAN SYMBOL DRAWING NUMBER SHEET NUMBER
	KEYNOTE
	FINISH TAG
	EQUIPMENT TAG
	ENLARGED PLAN DETAIL REFERENCE
	WINDOW TAG
	INTERIOR WALL TAG
	EXTERIOR WALL TAG

REMOVE EXISTING ROOFING SYSTEM IN IT'S ENTIRETY, INCLUDING  
STONE BALLAST, ROOF MEMBRANE, INSULATION, AND MISCELLANEOUS  
ITEMS. PREPARE EXISTING EXPOSED POST-TENSIONED CONCRETE  
ROOF SLAB TO RECEIVE NEW ROOF SYSTEM AS SPECIFIED.

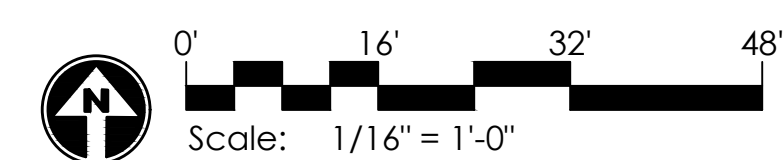


1 ROOF & SKYLIGHT PLAN  
1/16" = 1'-0"





- DEMO NOTES:**
1. EXISTING BUS STOP SHELTER TO BE SALVAGED AND RELOCATED.
  2. LANDSCAPE ARCHITECT AND CONTRACTOR TO WALK SITE PRIOR TO ANY DEMO TO TAG ANY SALVAGE PLANT MATERIAL AND POTS.
  3. ALL EXISTING VEGETATION TO BE REMOVED UNLESS NOTED OTHERWISE.
  4. ALL EXISTING SITE SIGNAGE TO BE REMOVED.
  5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO THE EXISTING WALKWAYS, CURBING, AND PAVEMENT DURING REMOVAL OF ALL EXISTING TREES AND PLANTING. IF DAMAGE OCCURS THE LANDSCAPE CONTRACTOR MUST REPLACE DAMAGED AREAS TO MATCH CONSTRUCTION TECHNIQUE, COLOR AND TEXTURE.
  6. THE LANDSCAPE CONTRACTOR WILL REMOVE ALL STUMPS AND ROOTS IN THEIR ENTIRETY. TREES WITHIN CLOSE PROXIMITY OF EXISTING HARDSCAPE WILL BE DUG AND REMOVED BY HAND TO PROTECT SURROUNDING WALKWAYS, CURBING AND PAVEMENT.
  7. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE TO REMOVE ALL DEBRIS OFF SITE IN A TIMELY MANNER TO MAINTAIN A CLEAN AND ATTRACTIVE SITE DURING CONSTRUCTION.
  8. ANY PLANT THAT CONTRACTOR REMOVES IN ERROR WILL BE REPLACED WITH LIKE SIZE AT THEIR COST.
  9. CONTRACTOR TO PAINT AND REPAIR ALL MODIFICATIONS TO EXISTING WALLS.
  10. REMOVE ALL EXISTING LANDSCAPE AND PEDESTRIAN LIGHT FIXTURES AND EQUIPMENT AND TURN OVER TO OWNERS' REPRESENTATIVE.
  11. EXISTING PLANTERS, ACCENT WALLS, SEAT WALLS, SITE FURNITURE AND BENCHES TO BE REMOVED.





Tag #	Species	Condition	Inventory Designation	Salvageability Comments	Caliper Inches	Tree Height-Ft.	Tree Width-Ft.
1	FCS	Fair	Destroy	Too Large to Salvage	24.0	20	25
2	FCS	Fair	Destroy	Too Large to Salvage	18.0	20	15
3	FCS	Fair	Destroy	Too Large to Salvage	36.0	25	25
4	FCS	Fair	Destroy	Too Large to Salvage	48.0	30	35
5	SIS	Fair	Destroy	Cement Lock	18.0	20	20
6	SIS	Fair	Destroy	Cement Lock	24.0	20	15
7	SIS	Fair	Destroy	Cement Lock	24.0	20	20
8	SIS	Fair	Destroy	Cement Lock	10.0	15	15
9	MES	Fair	Destroy	Exposed Core	6.0	15	8
10	EVR	Poor	Destroy	Poor Structure	5.0	12	10
11	MES	Poor	Destroy	Spilt Growing	16.0	25	20
12	PLO	Fair	Destroy	Split Growing	8.0	25	20
13	MES	Fair	Destroy	Deformed Canopy	12	20	15
14	FCS	Fair	Destroy	Too Large to Salvage	36.0	30	30
15	PLO	Fair	Destroy	Deformed Growth	10.0	15	15
16	MES	Fair	Destroy	Abnormal Growth	6.0	12	12
17	FCS	Fair	Destroy	Too Large to Salvage	36.0	30	25
18	EVR	Fair	Destroy	Poor Growth Angle	4.0	10	12
19	MES	Fair	Destroy	Poor Growth Angle	8.0	15	20
20	MES	Fair	Destroy	Open Core	12.0	20	15
21	PLO	Fair	Destroy	Poor Growth Angle	12.0	15	15
22	EVR	Fair	Destroy	Open Core	6.0	10	10
23	PLO	Fair	Destroy	Poor Growth Angle	6.0	15	12
24	PLO	Fair	Destroy	Diseased	6.0	15	12
25	PLO	Fair	Destroy	Leaning	8.0	15	20
26	PLO	Fair	Destroy		12.0	20	15
27	PLM	Good	Destroy	Too Large to Salvage	16.0	20	12
28	PLM	Good	Destroy	Too Large to Salvage	16.0	20	12
29	PLM	Good	Destroy	Too Large to Salvage	16.0	20	12
30	PLM	Good	Destroy	Too Large to Salvage	16.0	20	12
31	PLM	Good	Destroy	Too Large to Salvage	16.0	20	12
32	PLO	Fair	Destroy	Poor Growing Angle	6.0	10	12
33	PLO	Fair	Destroy	Cement Lock	6.0	10	13
34	PLO	Fair	Destroy	Cement Lock	12.0	20	15
35	PLO	Fair	Destroy	Cement Lock	14.0	20	25
36	MES	Fair	Destroy	Poor Growing Angle	12.0	25	15
37	MES	Fair	Destroy	Poor Growing Angle	12.0	20	15

Summary

Salvage Plants
0 Trees on this site to be salvaged totaling 0 caliper inches
0 Total Plants to Salvage
Unsalvageable Plants (Destroy)
37 Trees on this site that are not salvageable (destroy) totaling 553 caliper inches
37 Total Plants to Destroy (Unsalvageable)

Abbreviation Legend

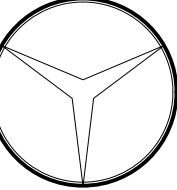
Abb	Botanical Name	Common Name
MES	<i>Prosopis Chilensis</i>	Chilean Mesquite
FCS	<i>Ficus Microcarpa</i>	Ficus Nitida
EVR	<i>Strelitzia Reginae</i>	Evergreen Bird of Paradise
PLO	<i>Parkinsonia Florida</i>	Palo Verde
PLM	<i>Phoenix Dactylifera</i>	Date Palm
SIS	<i>Dalbergia Sissoo</i>	Sissoo

GENERAL INVENTORY/SALVAGE NOTES

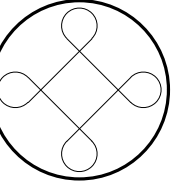
- PLANT MATERIALS MUST BE INDIVIDUALLY TAGGED IN THE FIELD AT THE TIME THE INVENTORY PLANS ARE SUBMITTED. TAGGED MATERIALS MUST BE CLEARLY MARKED WITH WATERPROOF INK AND INCLUDE THE NUMBER WHICH CORRESPONDS TO THE NUMBER SHOWN ON THE PLANS.
- ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.
- TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.
- ALL SALVAGEABLE MATERIAL IS TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC TAGS VISIBLE FROM ALL DIRECTIONS. TAGS SHALL BE NUMBERED TO CORRESPOND WITH THE PLANT INVENTORY PLAN AND LEGEND.

COLOR CODE AS FOLLOWS:  
RED - SALVAGE AND RELOCATE  
WHITE - PRESERVE AND PROTECT IN PLACE  
BLUE - DESTROY, NOT SALVAGEABLE AND CANNOT REMAIN IN PLACE
- ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.
- ALL MISCELLANEOUS CACTI UNDER 3' IN HEIGHT WILL BE SALVAGED AND STORED IN THE NURSERY IF THEY ARE WITHIN THE BUILDING ENVELOPE AND AFFECTED BY CONSTRUCTION.
- UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR TO TO SALVAGE. ANY PLANT MATERIAL THAT IS LABELED SALVAGEABLE OR NON-SALVAGEABLE OUTSIDE OF FINAL STAKING BOUNDARIES IS TO REMAIN IN PLACE UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

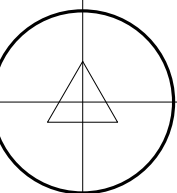
PLANT SYMBOL LEGEND:



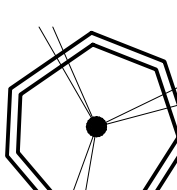
Prosopis chilensis, Mesquite



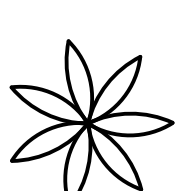
Ficus microcarpa, Ficus Nitida



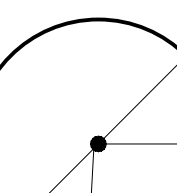
Strelitzia reginae, Evergreen Bird of Paradise



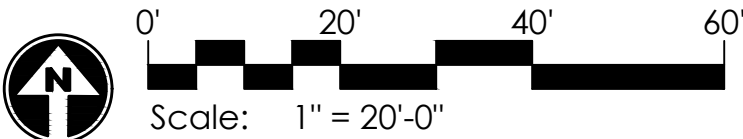
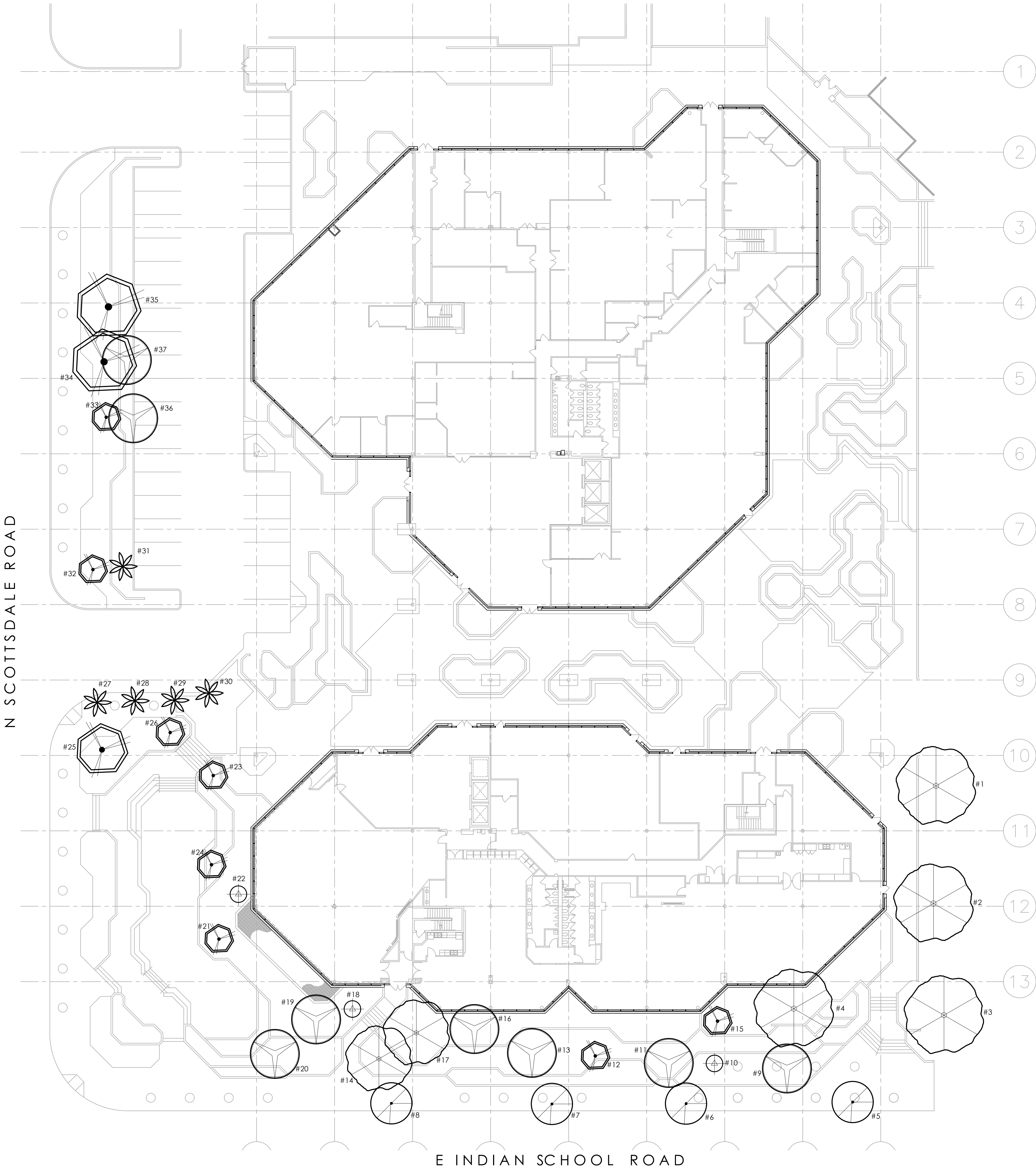
Parkinsonia, Palo Verde



Phoenix dactylifera, Date Palm

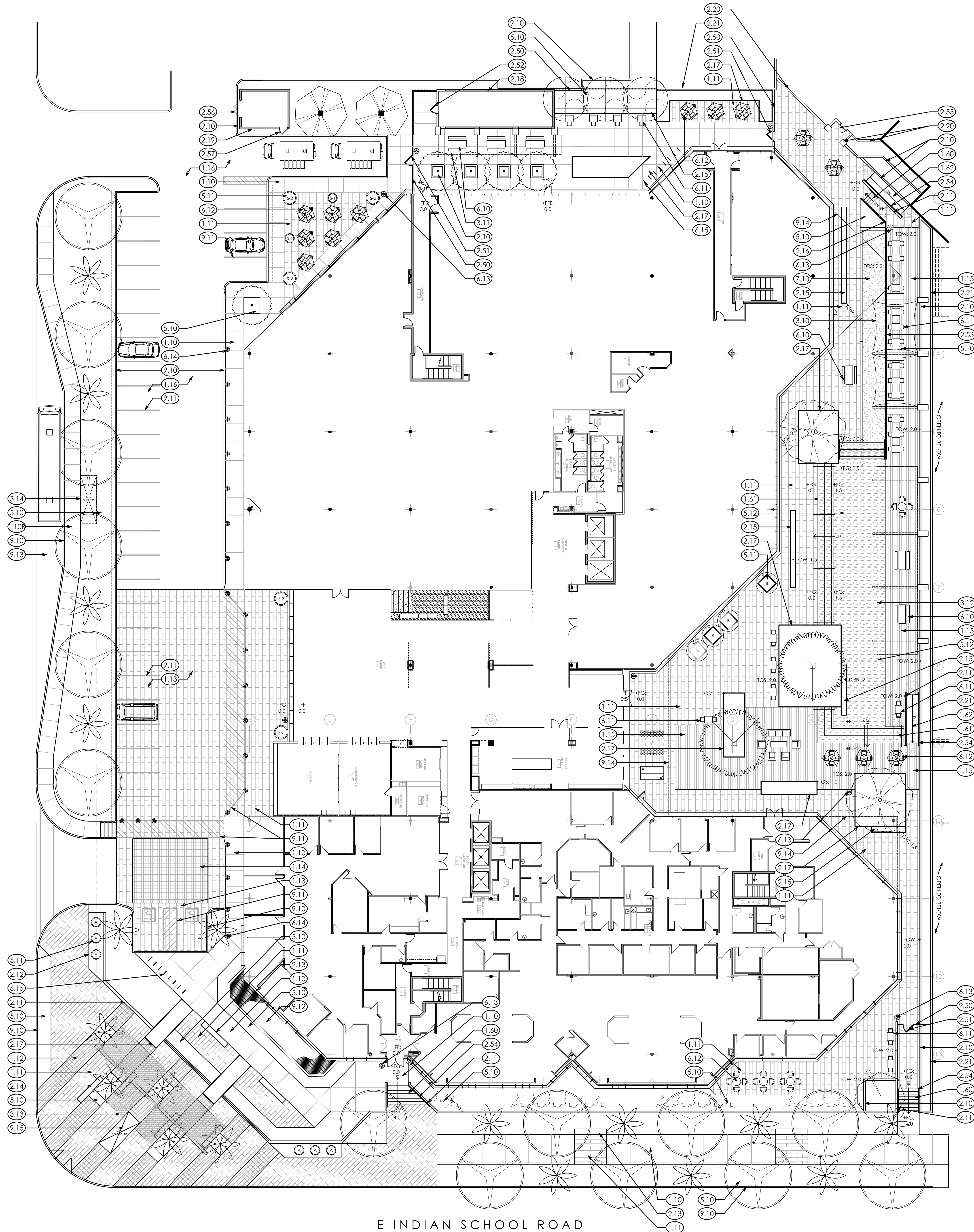


Dalbergia sissoo, Sissoo





N SCOTTSDALE ROAD



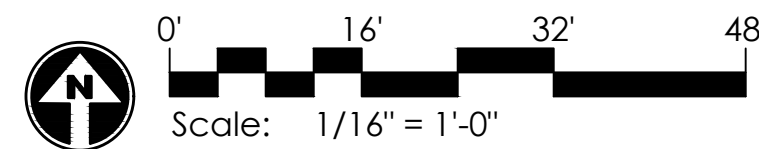
E INDIAN SCHOOL ROAD

PLANTER POT LEGEND					
#	MANUFACTURER	MODEL	MODEL #	SIZE	COLOR
A	KORNEGAY DESIGN	DUNE SERIES	DS - 32	44" DIAMETER x 32" TALL	DAVIS COLORS: TBD SAND BLAST FINISH
B	KORNEGAY DESIGN	ASPECT SERIES	ASP - TT	60" DIAMETER x 30" TALL	DAVIS COLORS: TBD SAND BLAST FINISH
S-1	N/A	N/A	N/A	60" DIAMETER x 40" TALL	N/A
S-2	N/A	N/A	N/A	42" DIAMETER x 18" TALL	N/A
S-3	N/A	N/A	N/A	60" DIAMETER x 47.5" TALL	N/A

KEY NOTES

- 1.10 CONCRETE SIDEWALK, NATURAL GRAY COLOR WITH ACID WASH FINISH. SEE CIVIL ENGINEERING PLANS.
- 1.10 CONCRETE SIDEWALK, NATURAL GRAY COLOR WITH BROOM FINISH. SEE CIVIL ENGINEERING PLANS.
- 1.1 CONCRETE PAVERS "A" IN PEDESTRIAN APPLICATION, BELGARD 3'X12" MODULINE SERIES, COLOR - 33% GRAPHITE, 33% FOUNDRY AND 33% LINEN MIX, STAGGERED, RUNNING BOND PATTERN.
- 1.1 CONCRETE PAVERS "B" IN PEDESTRIAN APPLICATION, BELGARD 3'X12" MODULINE SERIES, COLOR - FOUNDRY, STACKED BOND PATTERN.
- 1.13 CONCRETE PAVERS "A" IN VEHICULAR APPLICATION, SEE CIVIL ENGINEERING PLANS, BELGARD 3'X12" MODULINE SERIES, COLOR - 40% FOUNDRY AND 60% LINEN MIX, STAGGERED, RUNNING BOND PATTERN.
- 1.14 CONCRETE PAVERS "B" IN VEHICULAR APPLICATION, SEE CIVIL ENGINEERING PLANS, BELGARD 3'X12" MODULINE SERIES, COLOR - FOUNDRY, STACKED BOND PATTERN.
- 1.13 IPE WOOD DECKING.
- 1.12 ASPHALT PAVING, SEE CIVIL ENGINEERING PLANS.
- 1.60 CONCRETE STEPS, 4" RISE; 12" TREAD, NATURAL GRAY COLOR WITH SANDBLAST FINISH.
- 1.60 ARTIFICIAL TURF STEPS.
- 1.60 ADA ACCESS RAMP.
- 2.10 RAISED MASONRY PLANTER WALL, STUCCO AND PAINT TO MATCH ARCHITECTURE.
- 2.1 MASONRY RETAINING WALL, STUCCO AND PAINT FINISH TO MATCH ARCHITECTURE. SEE CIVIL ENGINEERING PLANS.
- 2.12 MASONRY POTTERY PLINTH, CLAD IN STONE TO MATCH ARCHITECTURE.
- 2.13 BACKED MASONRY SEAT WALL, CLAD IN STONE TO MATCH ARCHITECTURE. 4" THICK PRECAST NATURAL GRAY CONCRETE CAP.
- 2.13 MASONRY SEAT WALL, CLAD IN STONE TO MATCH ARCHITECTURE. 4" THICK PRECAST NATURAL GRAY CONCRETE CAP.
- 2.13 MASONRY SEAT WALL, CLAD IN TILE TO MATCH ARCHITECTURE.
- 2.14 STEEL RETAINING WALL, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.14 1/4" THICK STEEL RAISED PLANTER WALL, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.12 6'-0" TRANSFORMER SCREEN MASONRY WALL, STUCCO AND PAINT FINISH TO MATCH ARCHITECTURE.
- 2.12 EXISTING TRASH ENCLOSURE MASONRY WALL, REFINISH IN STUCCO AND PAINT FINISH TO MATCH ARCHITECTURE.
- 2.20 EXISTING HOTEL POOL AREA WALL AND COLUMNS, PROTECT IN PLACE.
- 2.2 EXISTING GARAGE WALL AND GUARDRAIL, PROTECT IN PLACE.
- 2.50 5'-0" HIGH WROUGHT IRON FENCE, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.50 4'-0" WIDE ACCESS GATE, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.50 4'-0" WIDE UTILITY ACCESS GATE.
- 2.50 GUARDRAIL- 3'-0" HIGH, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.50 HANDRAIL- 3'-0" HIGH, RUST COLOR PAINT FINISH TO MATCH ARCHITECTURE.
- 2.50 EXISTING HOTEL EGRESS GATE, PROTECT IN PLACE.
- 2.50 SALVAGED TRASH ENCLOSURE GATE.
- 2.50 SALVAGED TRASH ENCLOSURE PEDESTRIAN ACCESS GATE.
- 2.10 TENSILE ROOF SHADE STRUCTURE.
- 2.1 STEEL SHADE STRUCTURE.
- 2.12 STEEL SHADE STRUCTURE AT RAISED DECK.
- 2.13 GREEN SPOT CORNER SHADE STRUCTURE.
- 2.12 SALVAGED BUS SHELTER SHADE STRUCTURE.
- 2.10 AT GRADE LANDSCAPE PLANTING AREA.
- 2.1 PLANTER POT, SEE POTTERY SCHEDULE.
- 2.12 ARTIFICIAL TURF, SPEC: "DARBY" - PIONEER BUILDING MATERIALS.
- 2.10 PICNIC TABLE.
- 2.1 BISTRO TABLE.
- 2.12 TABLE WITH 4 SEATS.
- 2.12 TRASH RECEPTACLE.
- 2.12 BOLLARDS.
- 2.12 BIKE RACKS.
- 2.10 BOCCIE BALL COURT.
- 2.10 CONCRETE CURB AND GUTTER, SEE CIVIL ENGINEERING PLANS.
- 2.1 PAVEMENT PAVEMENT STRIPING, SEE CIVIL ENGINEERING PLANS.
- 2.12 EXISTING GARAGE VENT, PROTECT IN PLACE.
- 2.12 RELOCATED BUS STOP BAY BY OTHER(S).
- 2.12 BUILDING OVERHEAD, SEE ARCHITECTURAL PLANS.
- 2.12 CORNER ART INSTALLATION BY OTHER(S).

- NOTES:
1. WALLS: IF RETAINING, DAMP PROOF AND GROUT ALL CELLS BELOW GRADE. SEE PLAN FOR HEIGHT.
  2. CONTRACTOR TO PROVIDE 2'X2' SAMPLE OF PROPOSED CONCRETE AND PAVING MATERIALS FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
  3. ALL STEEL TO BE ELECTROSTATIC PAINTED TO MATCH ARCHITECTURAL STEEL, GRIND ALL WELDS SMOOTH.
  4. ALL SPOT ELEVATIONS AND CALLOUTS ARE FOR DESIGN INTENT PURPOSES ONLY. REFER TO CIVIL PLAN FOR ALL GRADING AND DRAINAGE INFORMATION.



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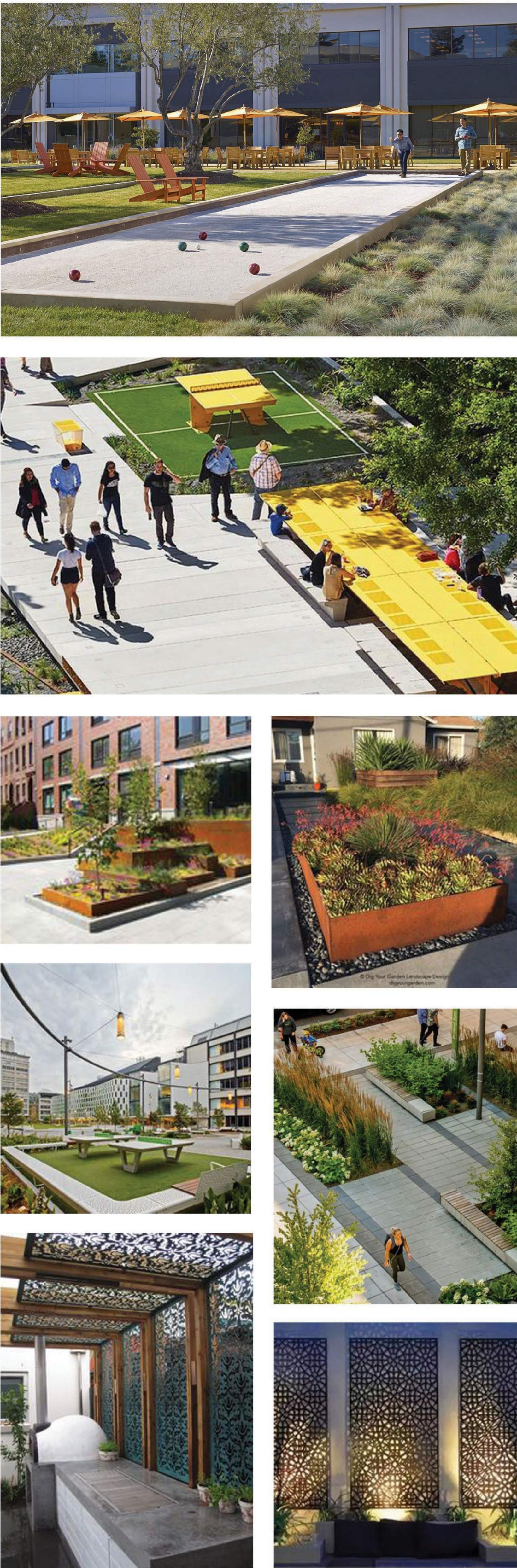
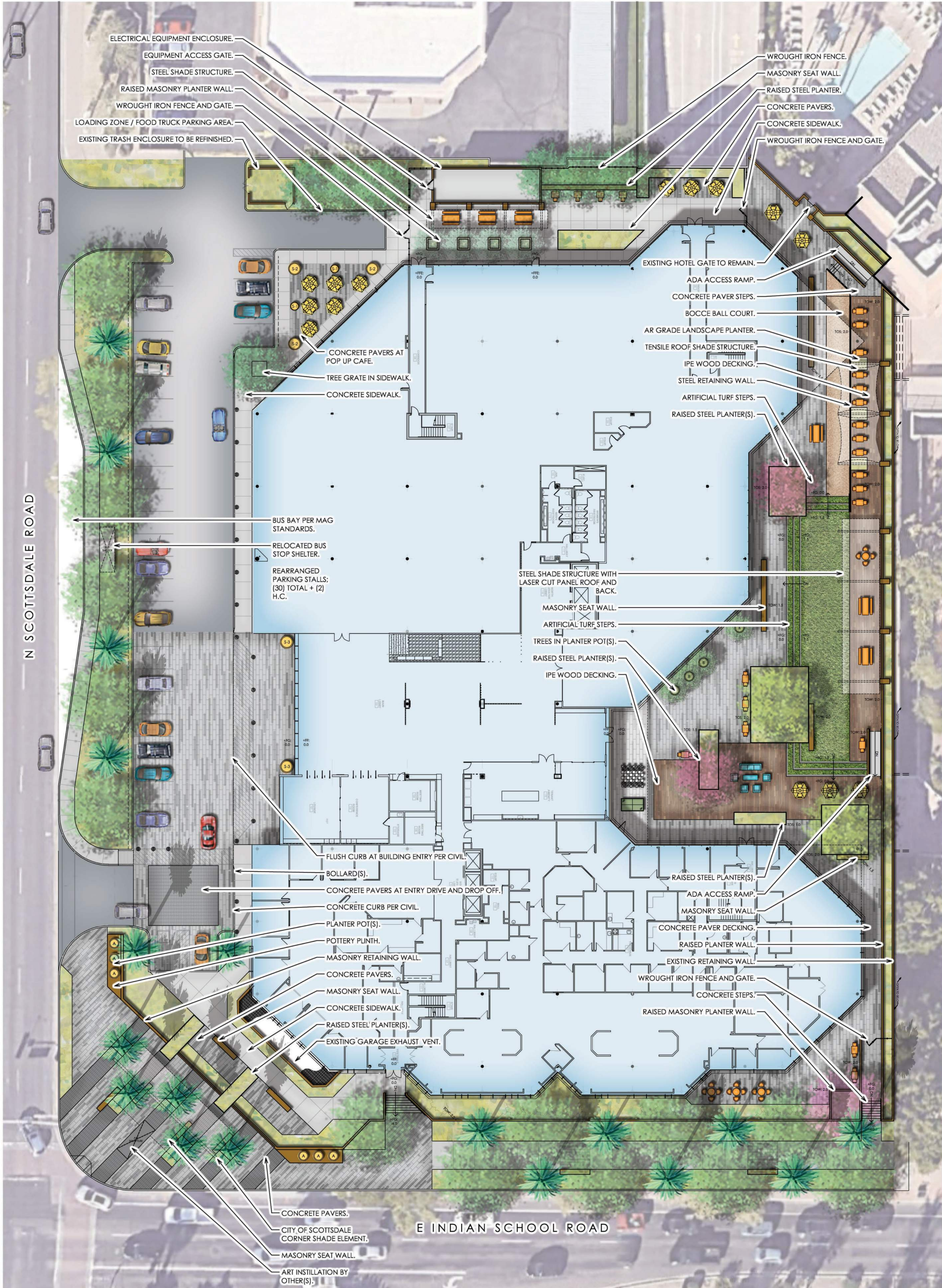
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SCOTTSDALE, AZ

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SITE PLAN

DB 19





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RENDERED SITE  
PLAN



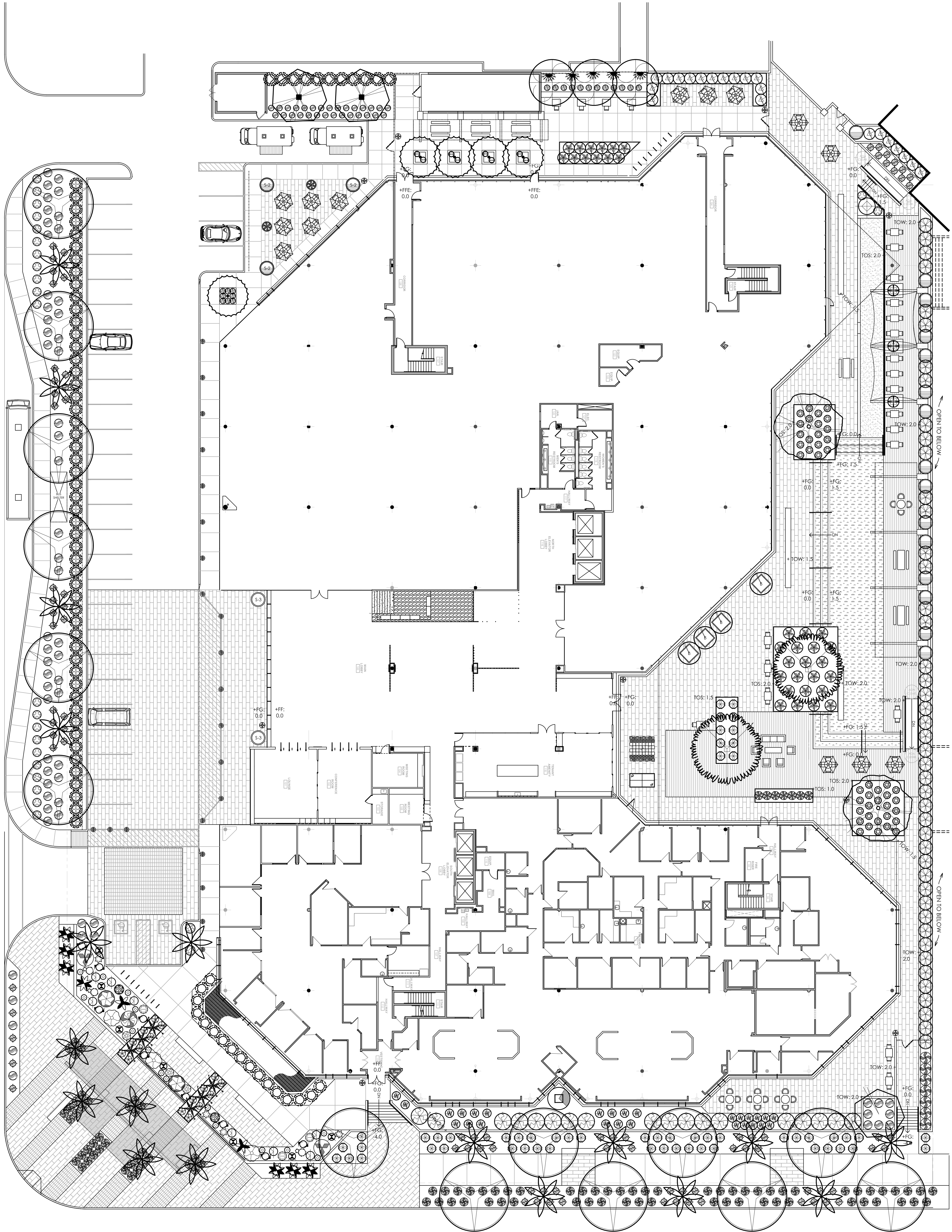


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PLANTING PLAN

DB 21



PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	<i>Acacia aneura</i>	36" box	5	ADWR
	<i>Mulga Acacia</i>	15 gal. 4.0' x 5.0' Hgt. 1.0' x 2.0' Wds. 5.0' x 7.5' Caliper		
		24 box. 6.0' x 7.0' Hgt. 2.0' x 2.0' Wds. 1.0' x 1.0' Caliper		
	<i>Casualpitia coccinea</i> 'Smoothie'	36" box	3	
	Thornless Coccinea			
	<i>Fraxinus velutina</i>	36" box	2	
	Redtop Ash	15 gal. 4.0' x 5.0' Hgt. 1.0' x 2.0' Wds. 5.0' x 7.5' Caliper		
		24 box. 6.0' x 7.0' Hgt. 2.0' x 2.0' Wds. 1.0' x 1.0' Caliper		
	<i>Oleis tesota</i>	36" box	1	
	Flowerwood	15 gal. 4.0' x 5.0' Hgt. 1.0' x 2.0' Wds. 5.0' x 7.5' Caliper		
		24 box. 6.0' x 7.0' Hgt. 2.0' x 2.0' Wds. 1.0' x 1.0' Caliper		
	<i>Parkinsonia praecox</i>	36" box	2	
	Pink Tree	15 gal. 4.0' x 5.0' Hgt. 1.0' x 2.0' Wds. 5.0' x 7.5' Caliper		
		24 box. 6.0' x 7.0' Hgt. 2.0' x 2.0' Wds. 1.0' x 1.0' Caliper		
	<i>Phoenix dactylifera</i> 'Medjool'	17 high	18	
	Medjool Date Palm			
	<i>Prosopis juliflora</i>	36" box	14	
	Chilgren Mesquite			
	<i>Quercus virginiana</i>	36" box	2	
	Southern Live Oak			
	<i>Sophora secundiflora</i>	24" box	4	
	Texas Mountain Laurel	15 gal. 4.0' x 5.0' Hgt. 1.0' x 2.0' Wds. 5.0' x 7.5' Caliper		
		24 box. 6.0' x 7.0' Hgt. 2.0' x 2.0' Wds. 1.0' x 1.0' Caliper		
Shrubs				
	<i>Bougainvillea</i> 'Rosenka'	5 gal.	18	
	Bougainvillea			
	<i>Bougainvillea</i> 'Blonde Ambition'	1 gal.	43	
	Bougainvillea			
	<i>Casualpitia mexicana</i>	5 gal.	1	
	Mexican Bird of Paradise			
	<i>Eremophila glabra</i> ssp. <i>carnea</i> 'Winter Blaze'	5 gal.	18	
	Winter Blaze			
	<i>Lantana camara</i> 'Dallas Red'	5 gal.	2	
	Dallas Red Lantana			
	<i>Leucophyllum candidum</i> 'Thunder Cloud'	5 gal.	17	
	Thunder Cloud Sage			
	<i>Leucophyllum laurifolium</i>	5 gal.	52	
	Chihuahuan Sage			
	<i>Leucophyllum pruinatum</i> 'Sierra Bouquet'	5 gal.	11	
	Sierra Bouquet TM			
	<i>Mullein</i> 'Regal Mist'	5 gal.	33	
	Regal Mist TM			
	<i>Olea europaea</i> 'Montro'	5 gal.	45	
	Little Olive Dwarf Olive			
	<i>Pennisetum purpureum</i>	1 gal.	7	
	Superb Pennisetum			
	<i>Pennisetum purpureum</i>	1 gal.	9	
	Wright Pennisetum			
	<i>Ruellia brittaniana</i>	5 gal.	27	White Flower
	Ruellia			
	<i>Ruellia brittaniana</i>	5 gal.	21	
	Desert Ruellia			
	<i>Ruellia brittaniana</i>	5 gal.	55	
	Carroll Ruellia			
	<i>Salvia greggii</i>	5 gal.	3	
	Autumn Sage			
	<i>Tecoma stans</i>	5 gal.	1	
	Yellow Bell			
Groundcovers				
	<i>Ruellia brittaniana</i>	1 gal.	15	
	Desert Marigold			
	<i>Chrysanthemum</i> 'Mexicana'	1 gal.	8	
	Dominion			
	<i>Eremophila glabra</i> 'Mingenew Gold'	5 gal.	23	
	Outback Sunrise Eru			
	<i>Glandularia pulchella</i>	1 gal.	8	
	Moss Verbena			
	<i>Lantana montensis</i>	1 gal.	62	
	Purple Trailing Lantana			
	<i>Lantana montensis</i> 'White'	1 gal.	88	
	White Lantana			
	<i>Lantana montensis</i> 'New Gold'	1 gal.	29	
	New Gold Lantana			
	<i>Ruellia brittaniana</i> 'Katie'	5 gal.	20	
	Katie Ruellia			
Cacti				
	<i>Agave americana</i>	5 gal.	7	
	Century Plant			
	<i>Agave deserti</i>	5 gal.	4	
	Desert Agave			
	<i>Agave ovatifolia</i>	15 gal.	-	
	Whales Tongue Agave			
	<i>Agave viviparum</i>	5 gal.	2	
	Octopus Agave			
	<i>Carnegiea gigantea</i>	6' x 8' x 10' min.	3	
	Saguaro			
	<i>Echinocactus grusonii</i>	5 gal.	16	
	Golden Barrel Cactus			
	<i>Echinocactus pachanoi</i>	24" box	2	
	San Pedro Cactus			
	<i>Euphorbia tirucalli</i> 'Rosea'	5 gal.	3	
	Fire Sticks			
	<i>Fouquieria</i> 'Witch'	bare root	3	
	Witch			
	<i>Fouquieria</i> 'Witch'	bare root	6	
	Witch			
	<i>Hesperaloe parviflora</i> 'Yellow'	5 gal.	7	
	Yellow Hesperaloe			
	<i>Hesperaloe parviflora</i> 'Perla'	3 gal.	95	
	Brakelights Red Yucca			
	<i>Opuntia basilaris</i>	5 gal.	2	
	Beavertail Prickly Pear			
	<i>Pachira</i> 'Macropus'	5 gal.	9	
	Lox's Sloop			
	<i>Stenocereus marginatus</i>	5 min.	2	
	Mexican Fence Post			
	<i>Stenocereus thurberi</i>	5 min.	1	
	Cigar Tree			
	<i>Yucca rostrata</i>	5 gal.	3	
	Beaked Yucca			
Vines				
	<i>Bougainvillea</i> 'Superstition Gold'	5 gal.	5	
	Superstition Gold Bougainvillea			

MASS PLANTING

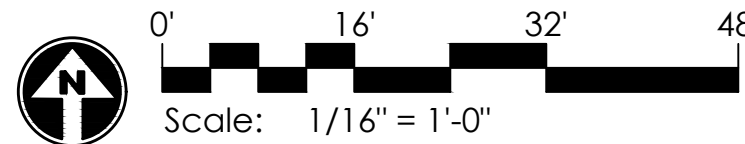
ARTIFICIAL TURF - 2,268 SQ. FT., PIONEER BUILDING MATERIALS 'EMERSON'

INERTS

3/4" SCREENED DECOMPOSED GRANITE, ROCK PROCS USA 'MAHOGANY', 2" THICK MINIMUM.

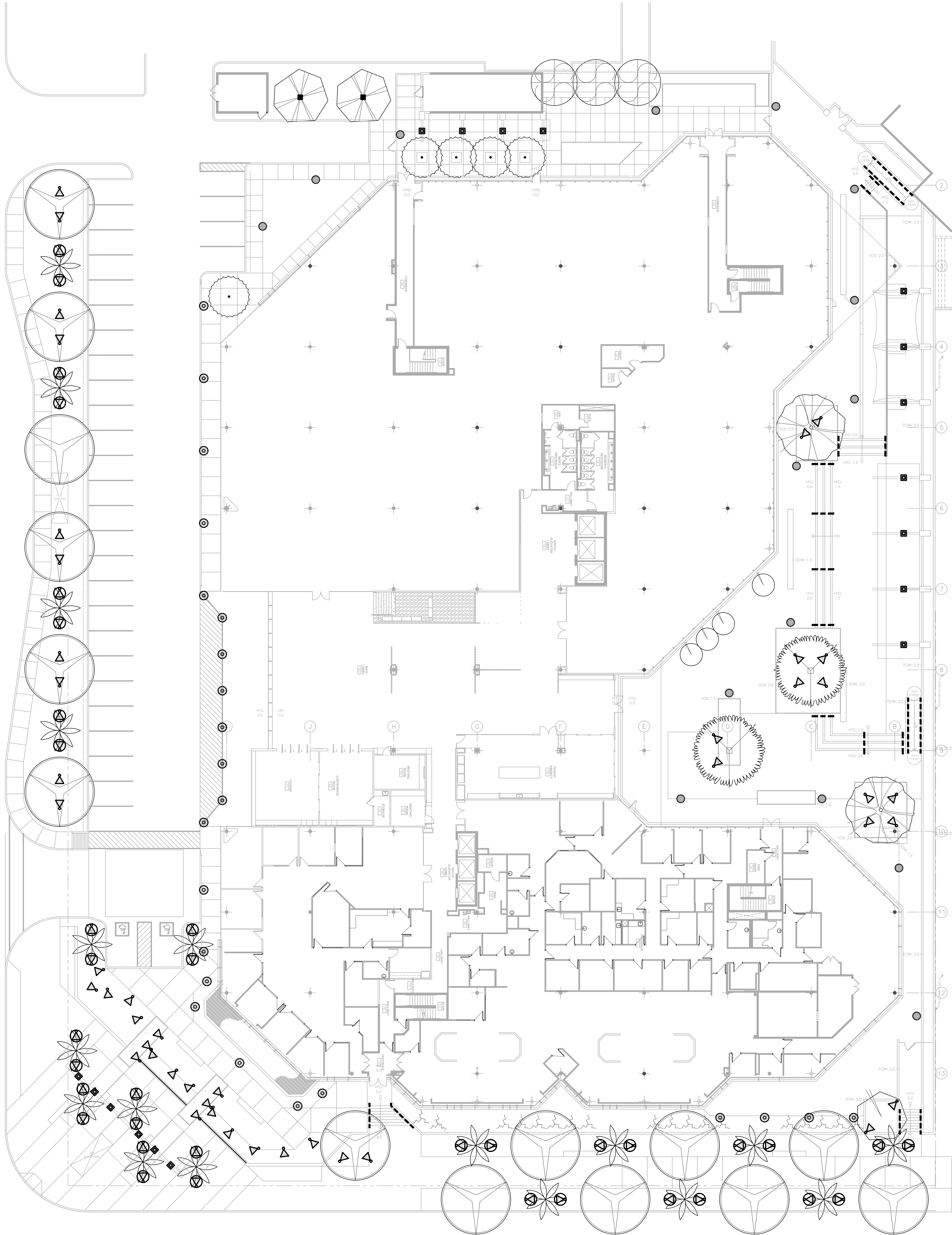
NOTES:

- ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
- ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
- LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
- ALL SHRUBS TO BE PLANTED 3'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- ALL TREES TO BE PLANTED 5'-0" MINIMUM AWAY FROM EXISTING OR FUTURE WALLS.
- WHERE POSSIBLE, ALL TREES AND SHRUBS TO BE PLANTED 2'-0" MINIMUM AWAY FROM WALKS AND CURBS.
- PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.





N SCOTTSDALE ROAD



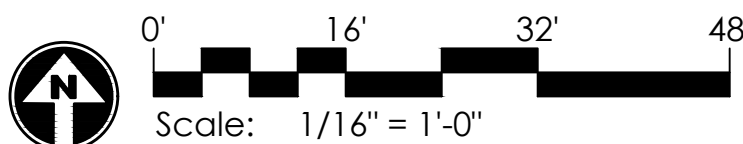
E INDIAN SCHOOL ROAD

LIGHTING FIXTURE SCHEDULE

SYMBOL	QTY	MANUFACTURER	MODEL #	COLOR	DESCRIPTION
	45	FOCUS INDUSTRIES	DL-17-RB-SS	BRONZE TEXTURED	LOW VOLTAGE UP LIGHT
	36	FOCUS INDUSTRIES	SL-20-MD	BRONZE TEXTURED	LOW VOLTAGE PALM WELL LIGHT
	23	VISTA ARCH. LIGHTING	1470	ARCHITECTURAL BRONZE	LOW VOLTAGE BOLLARD LIGHT
	15	HUBBELL LIGHTING	SLVT2	DARK BRONZE MATTE TEXTURED	LOW VOLTAGE PEDESTRIAN POST LIGHT
	+/- 210 L.F.	WAGNER	LUMENLINEAR	STAINLESS STEEL	LOW VOLTAGE HANDRAIL LIGHT
	17	FX LUMINAIRE	NL-3LED-DN-BZ	BRONZE METALLIC	LOW VOLTAGE TRELLIS DOWN LIGHT
	-	-	-	-	LOW VOLTAGE TRANSFORMER (CONTRACTOR TO SPECIFY QUANTITY NEEDED)

LIGHTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SPECIFICATIONS, COLORS, AND FINISHES WITH OWNER PRIOR TO ORDERING OR INSTALLATION.
2. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL LIGHTS.



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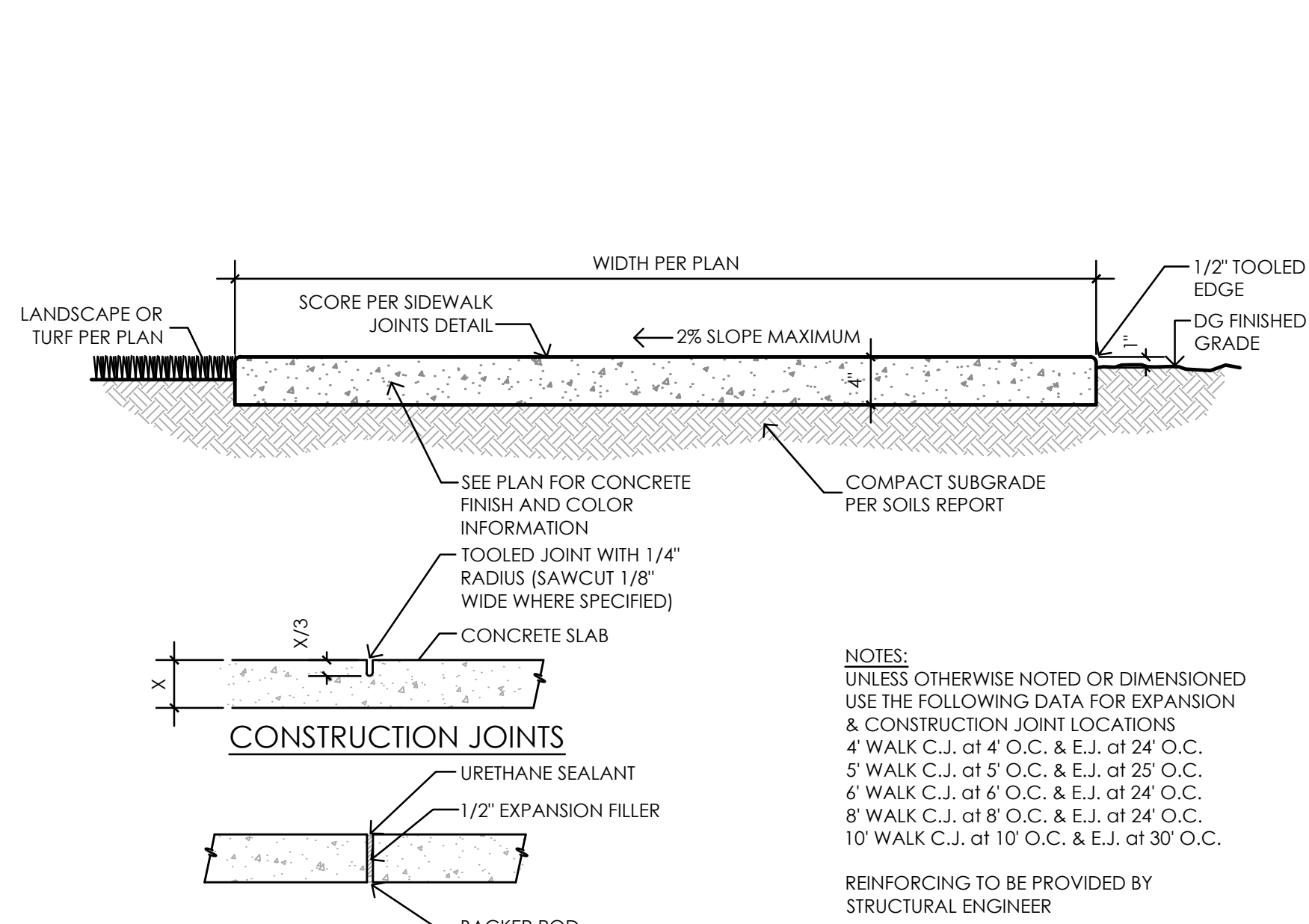
LIGHTING PLAN

DB 22

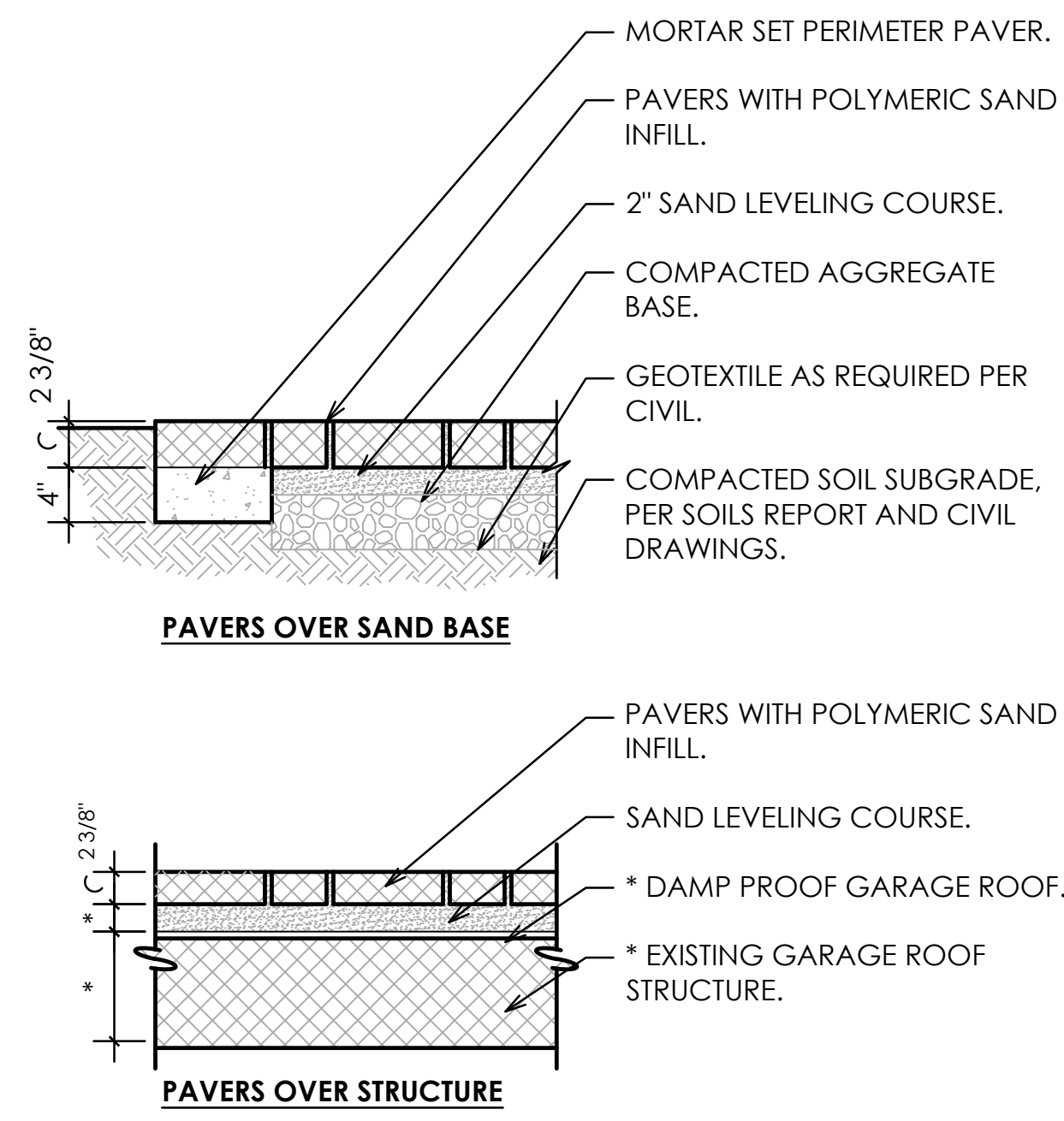




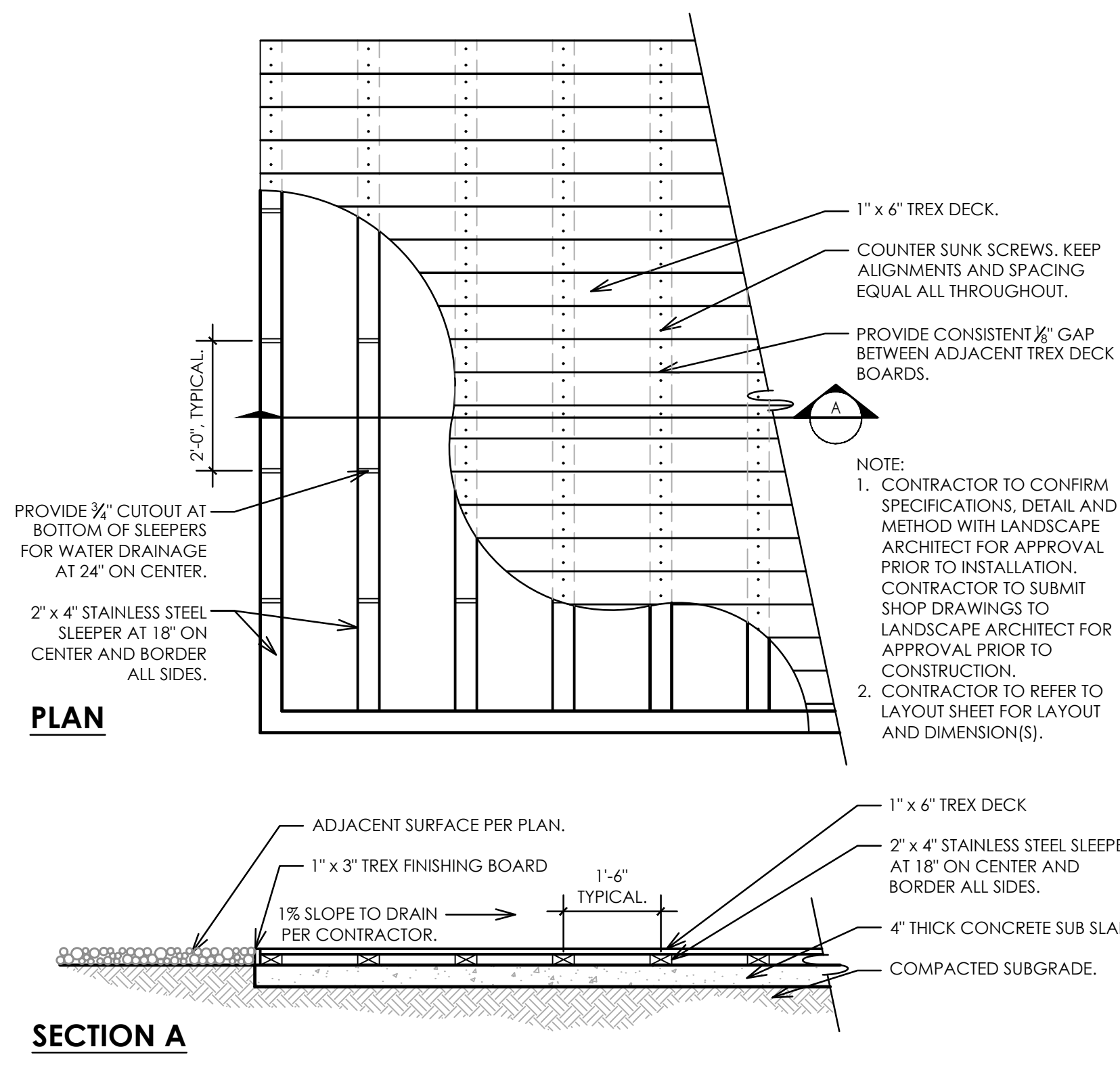




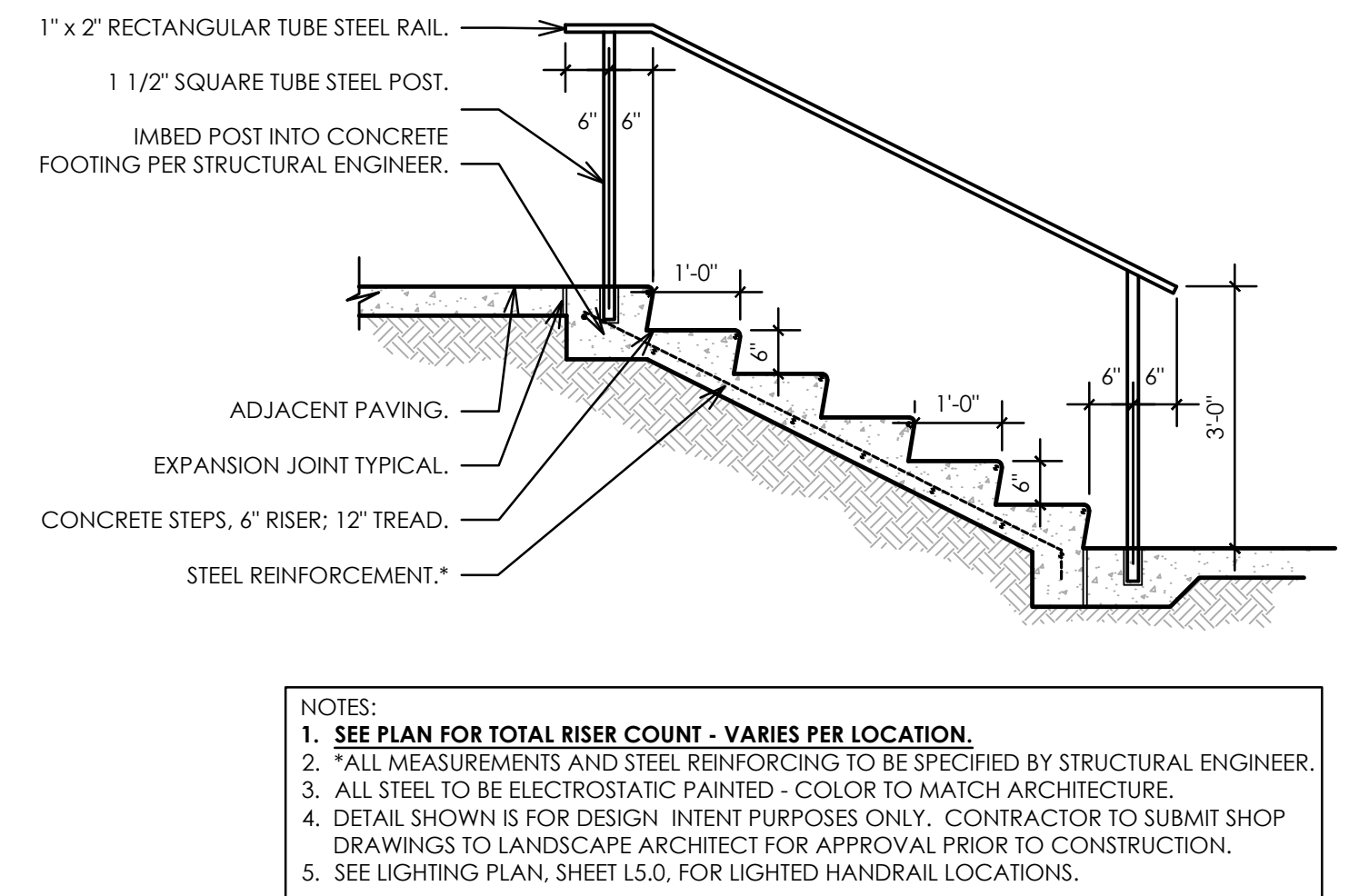
1.10 1.10B Concrete Sidewalk - Jointing Detail  
Scale: 1" = 1'-0"



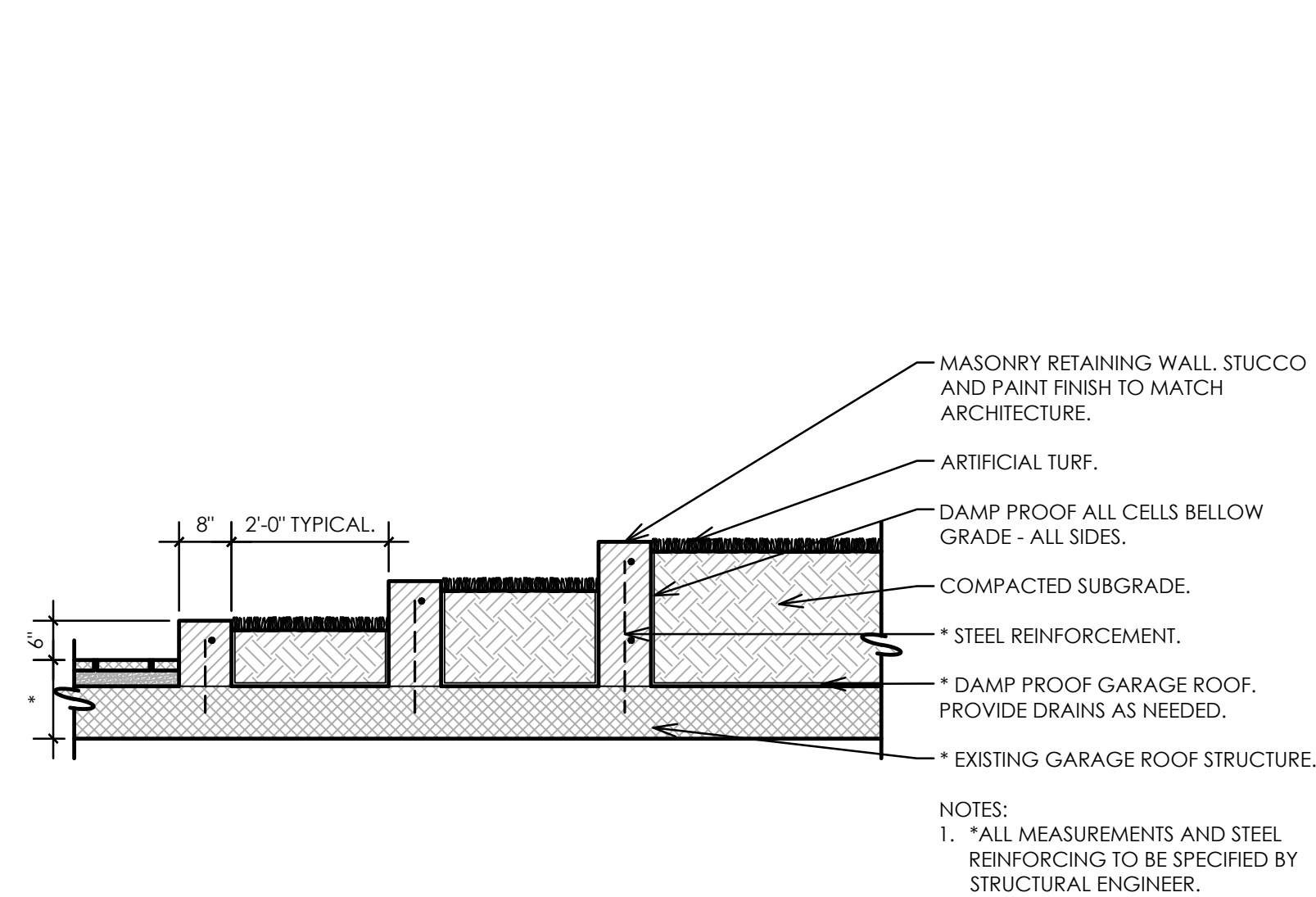
1.11 1.12 Concrete Pavers  
Scale: 1" = 1'-0"



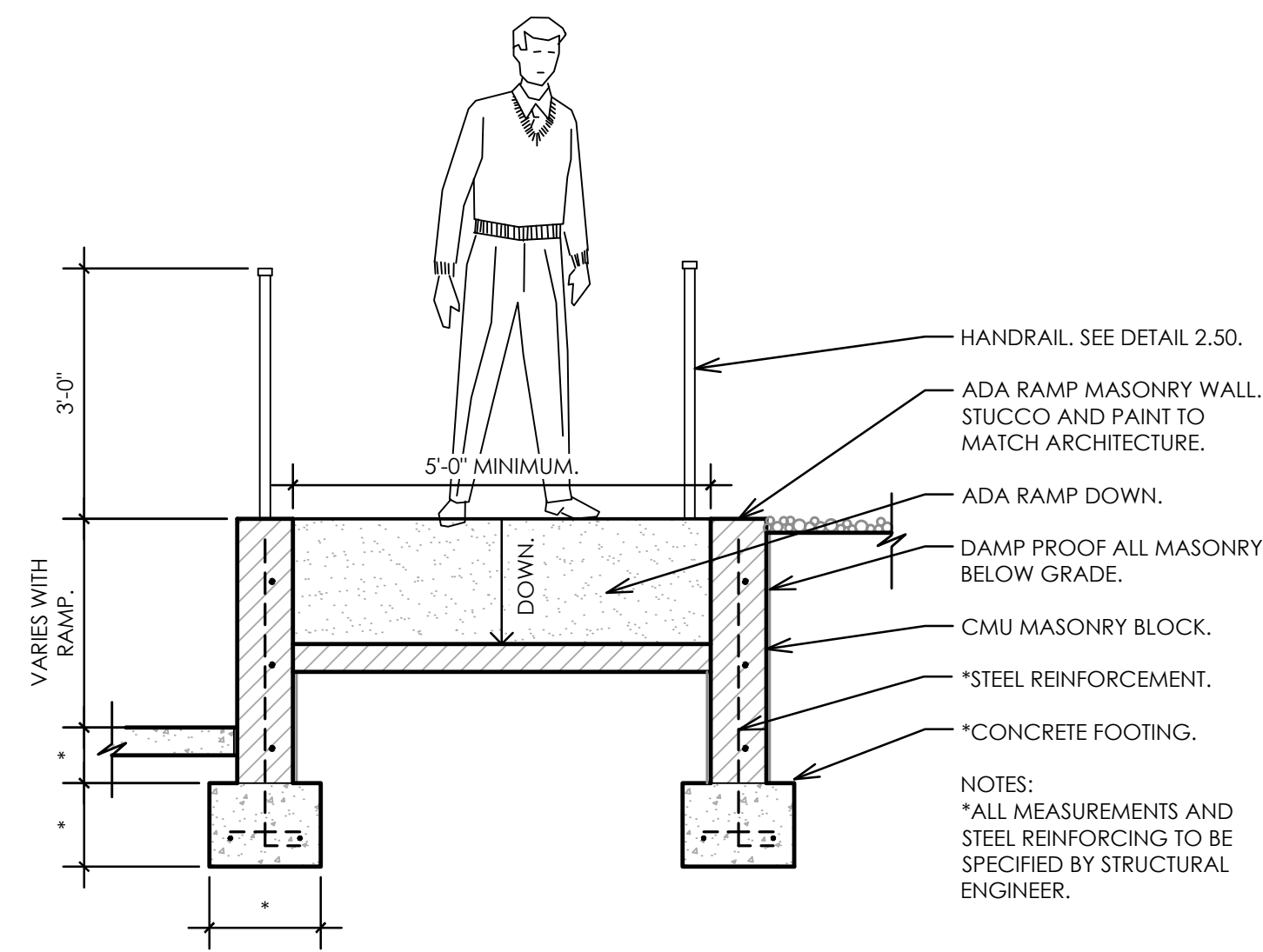
1.15 IPE Wood Decking  
Scale: 1" = 1'-0"



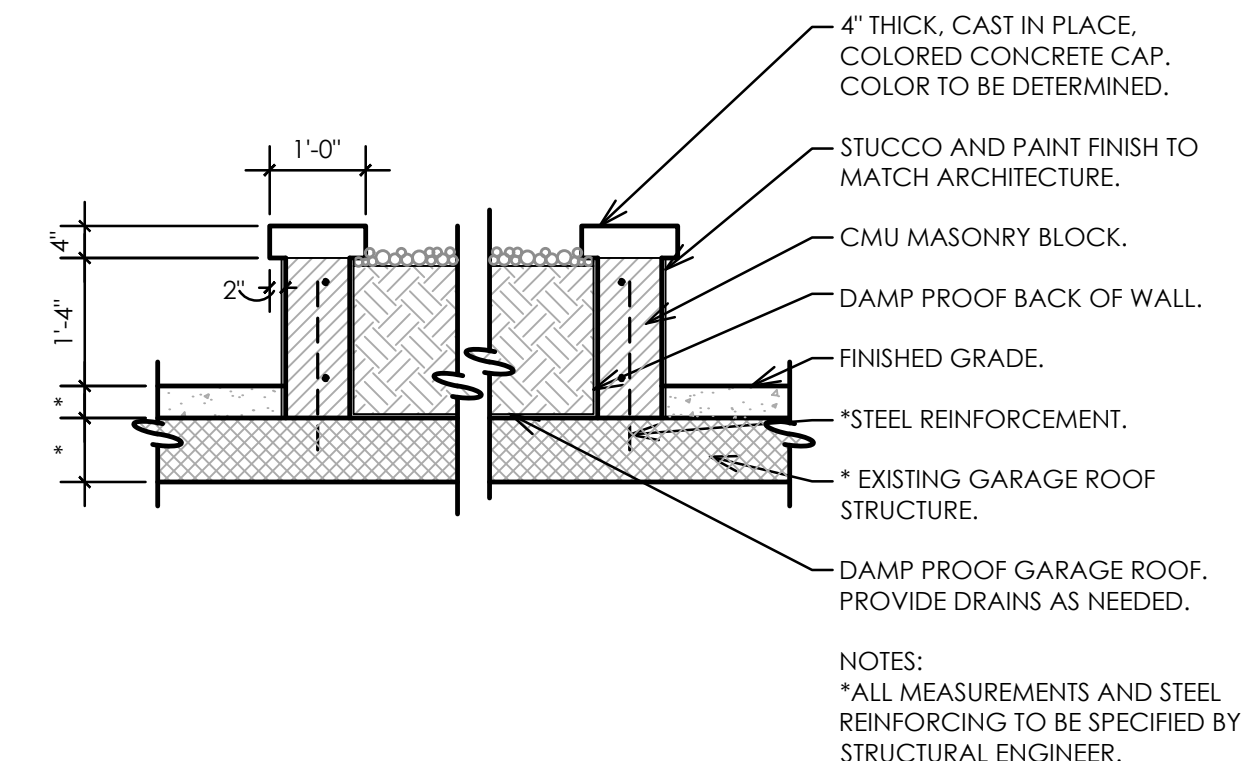
1.60 Concrete Steps  
Scale: 1/2" = 1'-0"



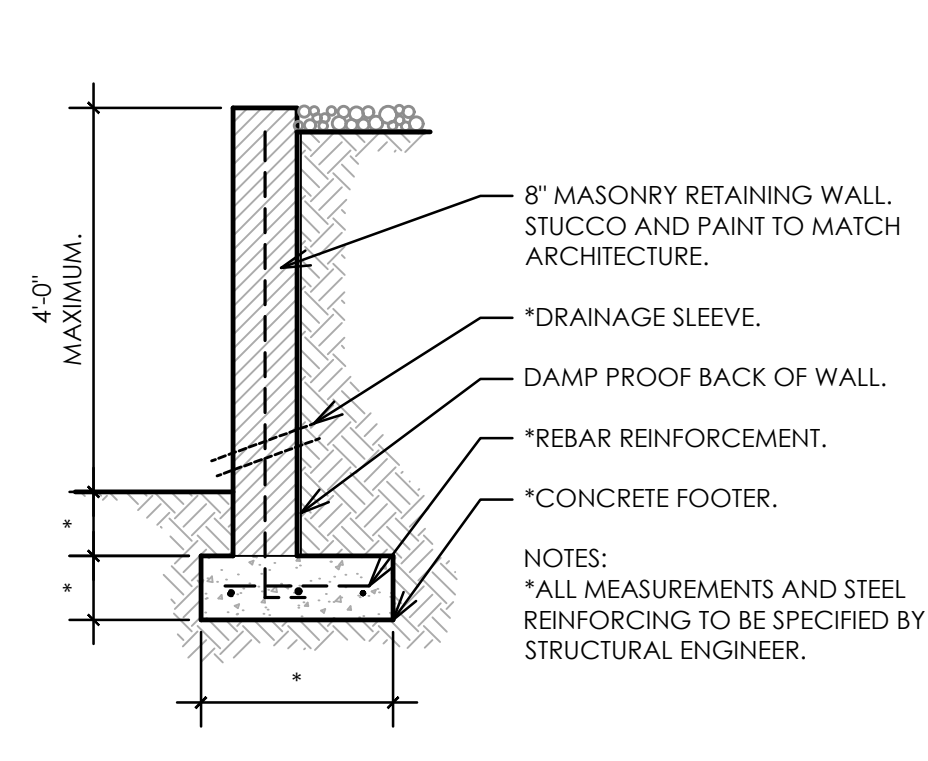
1.61 Artificial Turf Steps  
Scale: 1/2" = 1'-0"



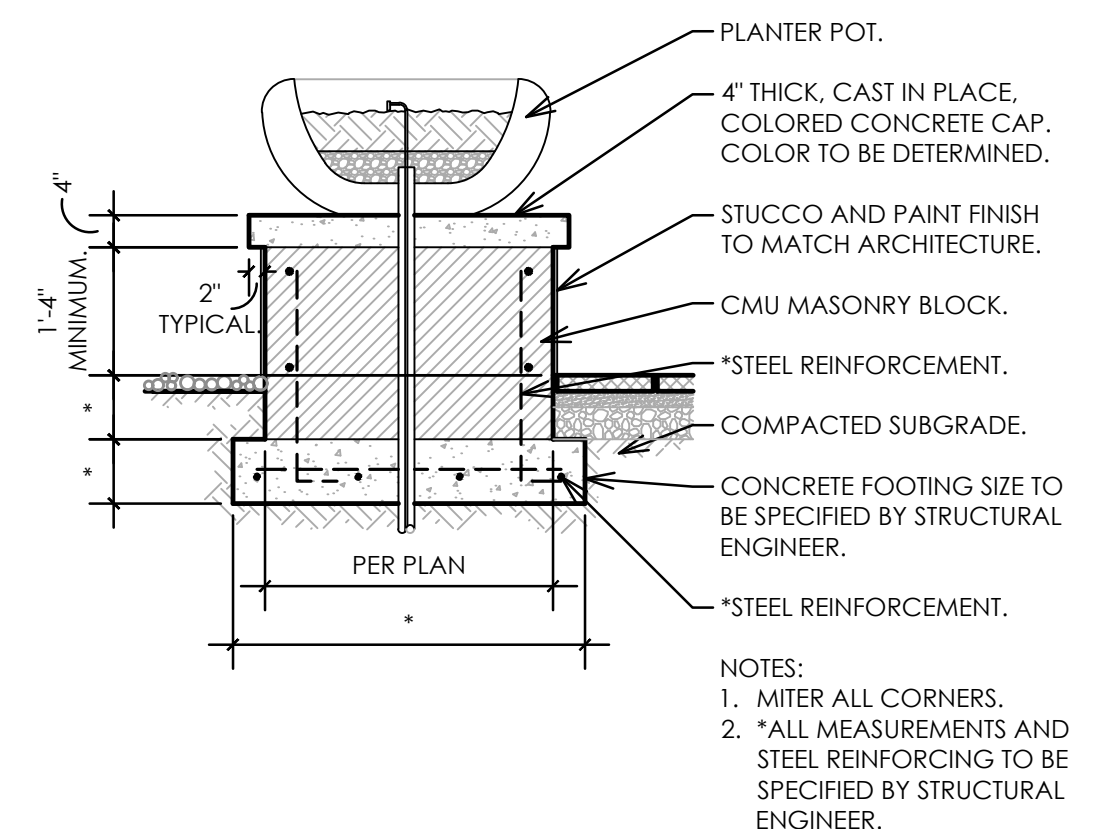
1.62 ADA Access Ramp  
Scale: 1/2" = 1'-0"



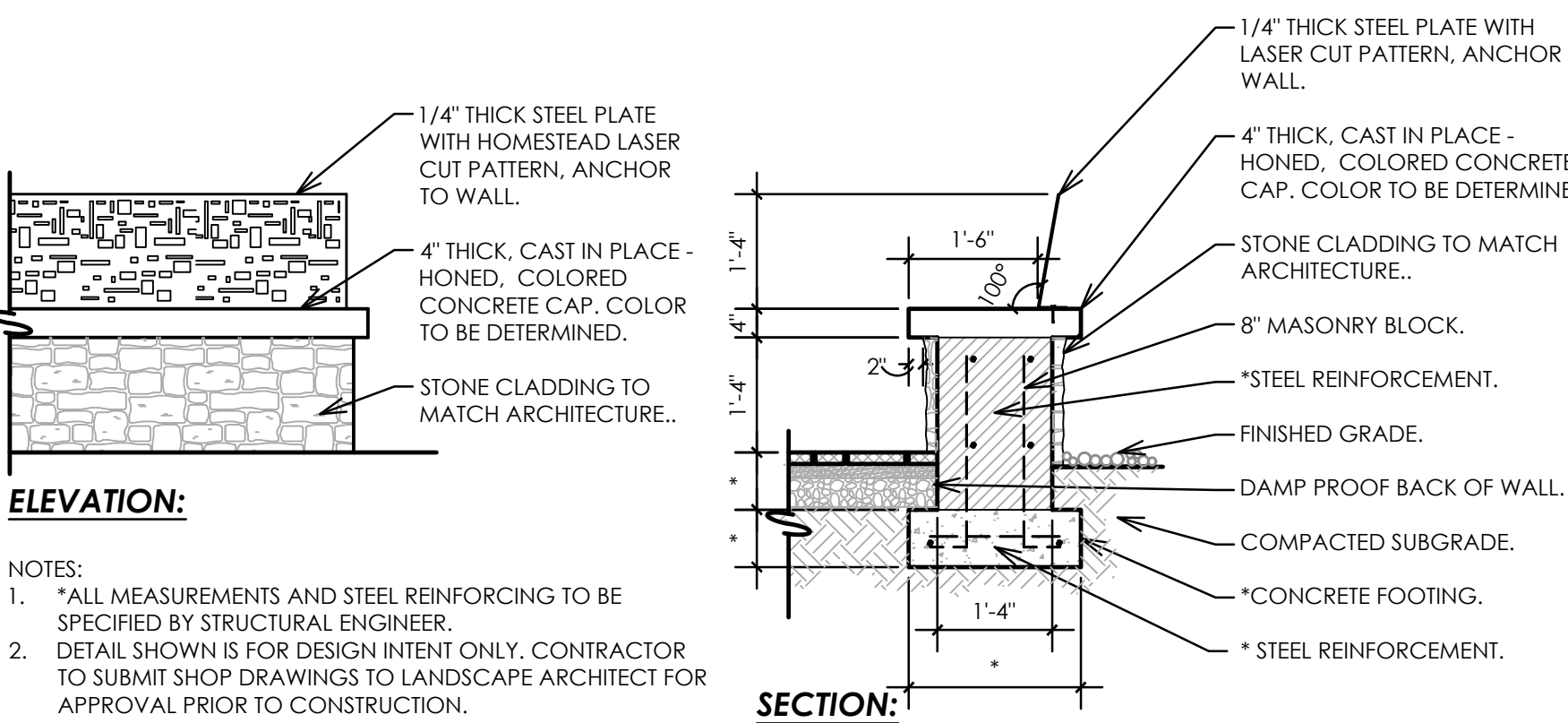
2.10 Masonry Planter Wall  
Scale: 1/2" = 1'-0"



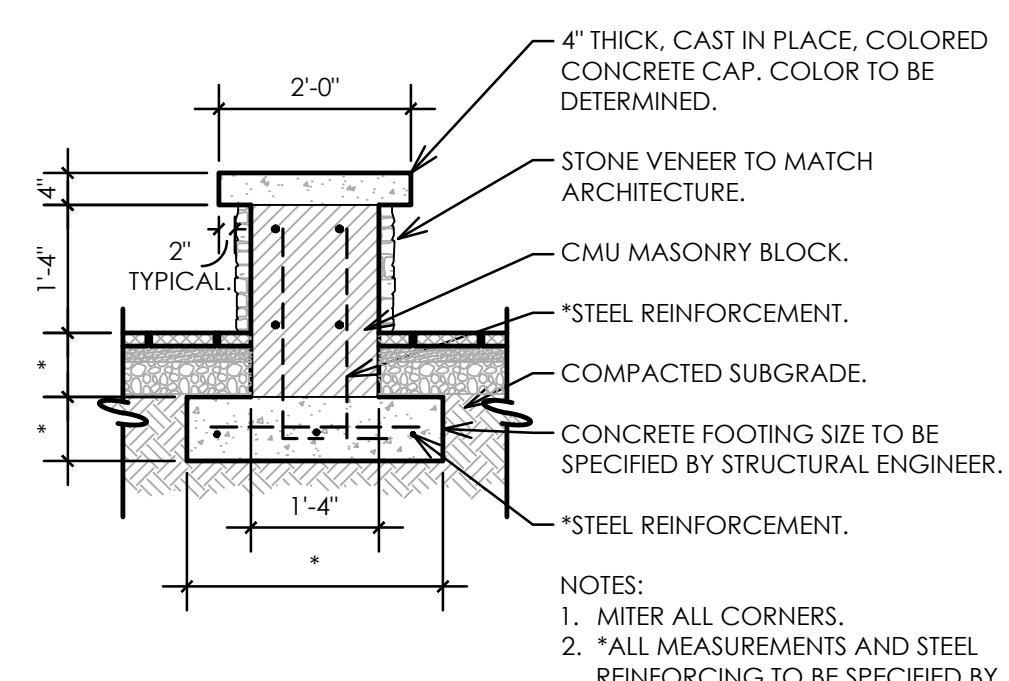
2.11 Masonry Planter Wall  
Scale: 1/2" = 1'-0"



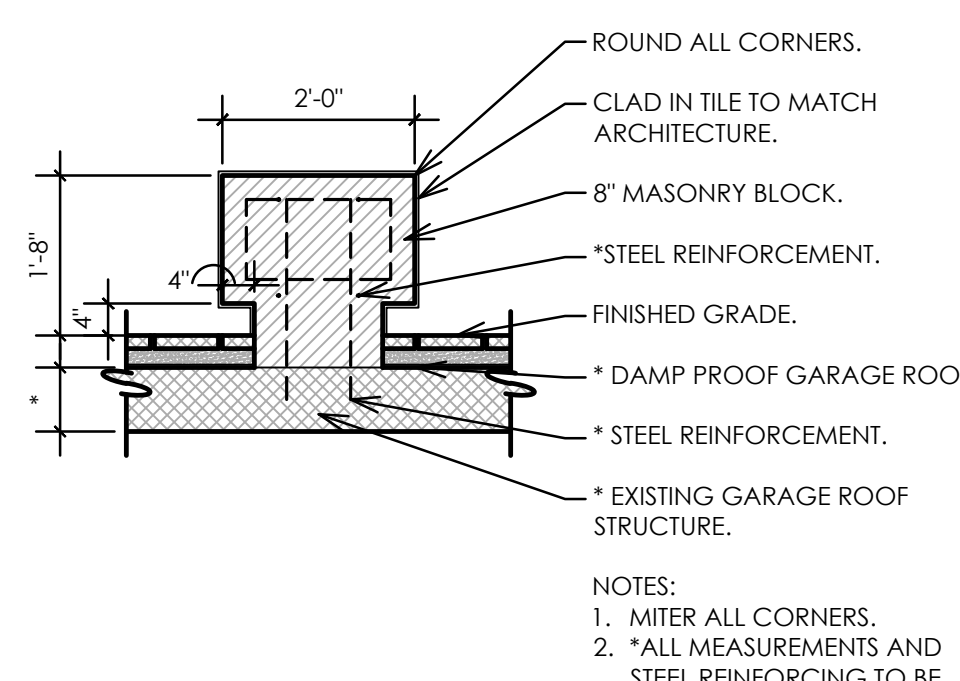
2.12 Masonry Pottery Plinth  
Scale: 1/2" = 1'-0"



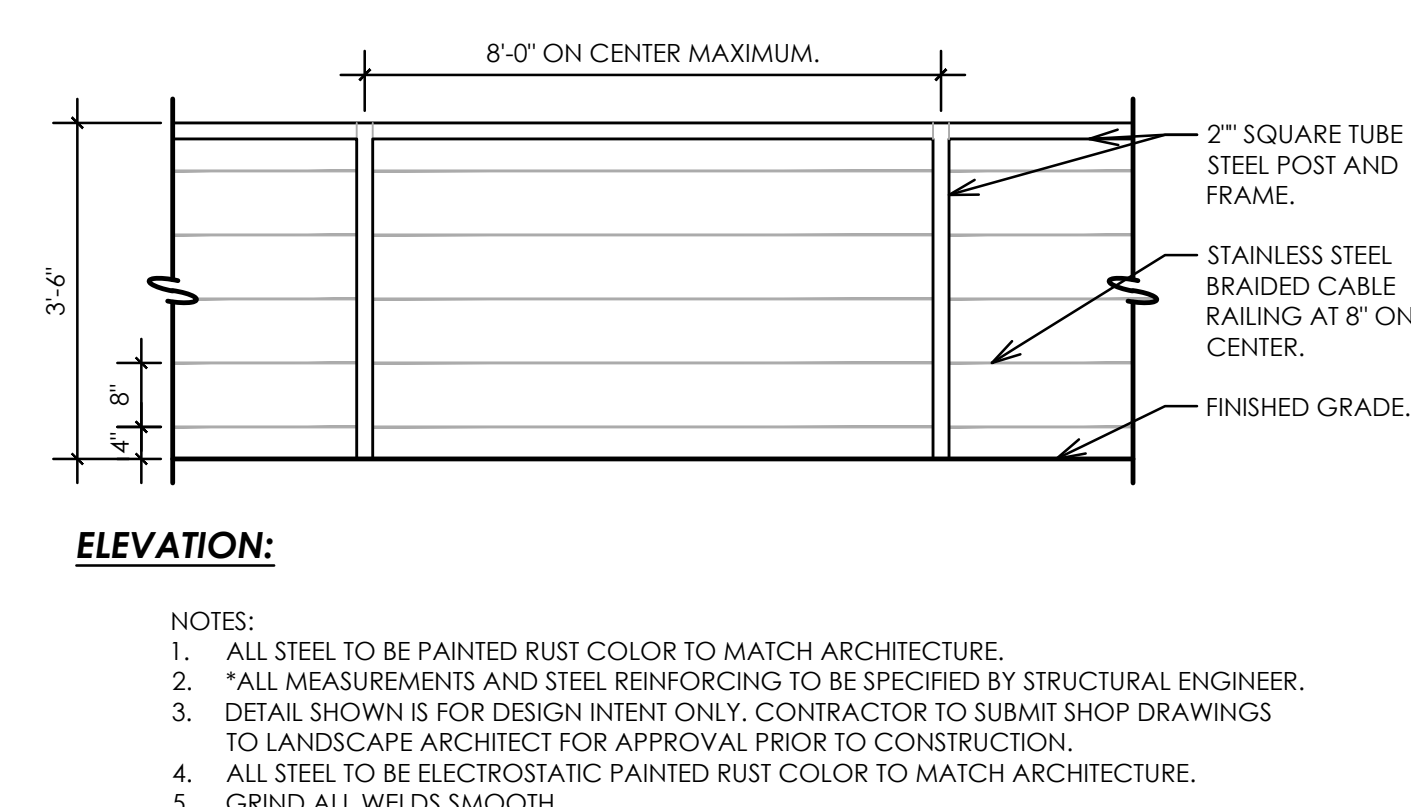
2.13 Backed Masonry Seat Wall  
Scale: 1/2" = 1'-0"



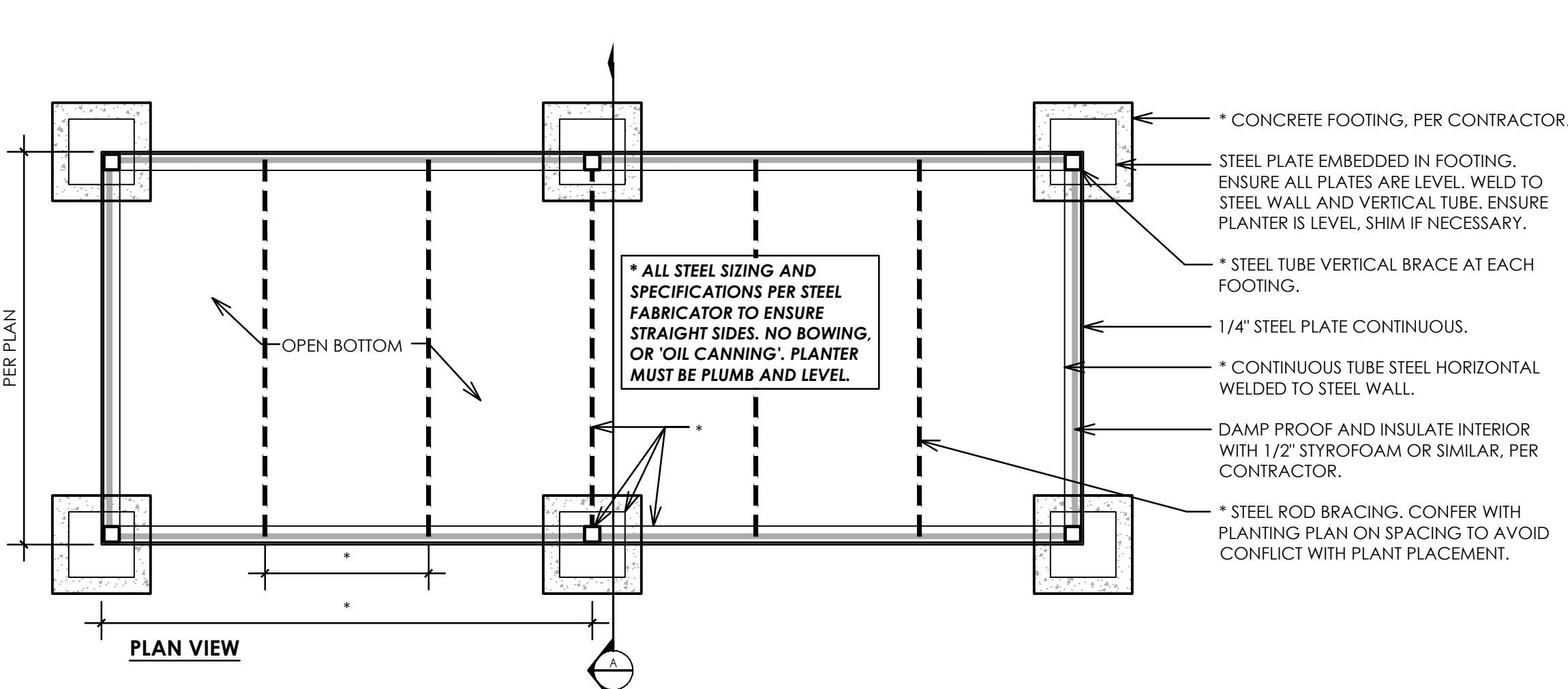
2.14 Masonry Seat Wall - Stone Cladded  
Scale: 1/2" = 1'-0"



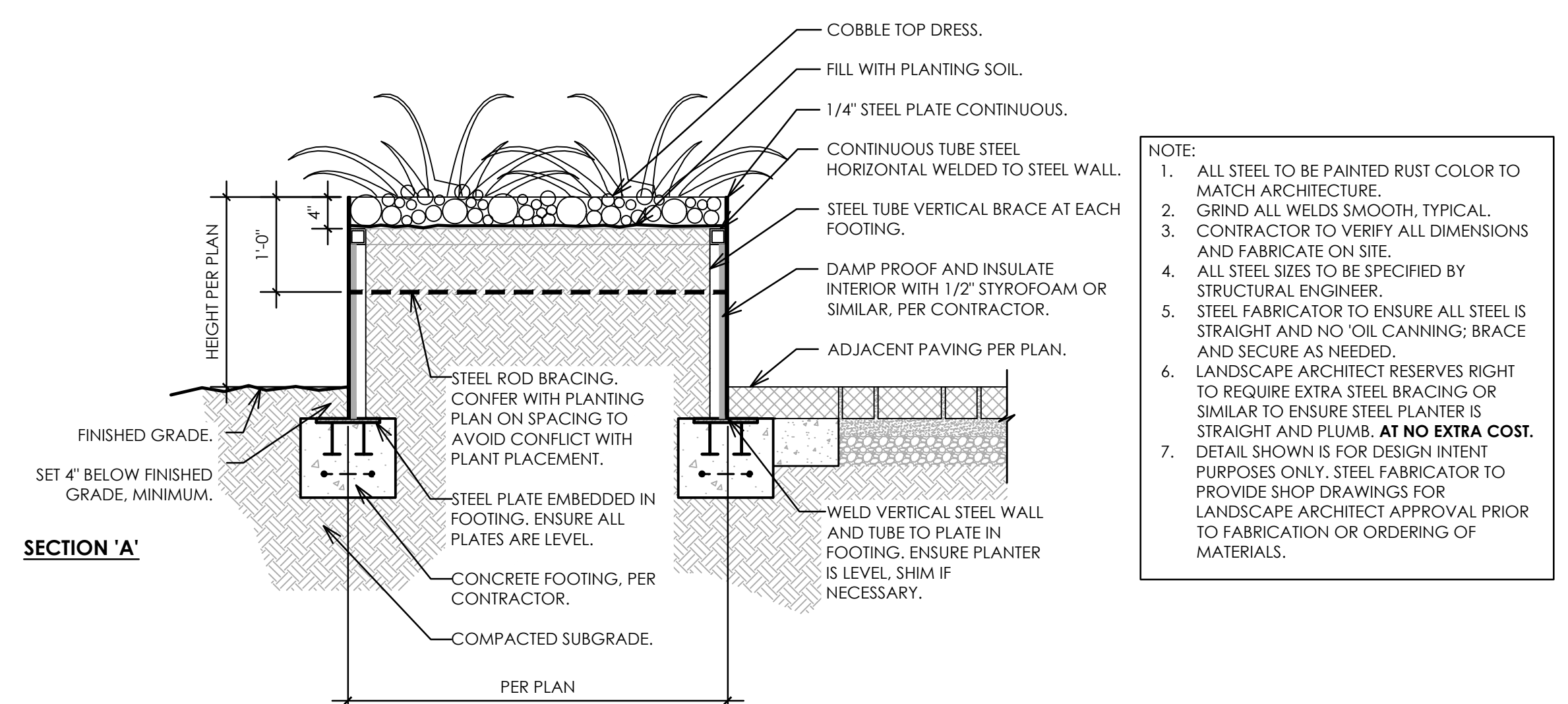
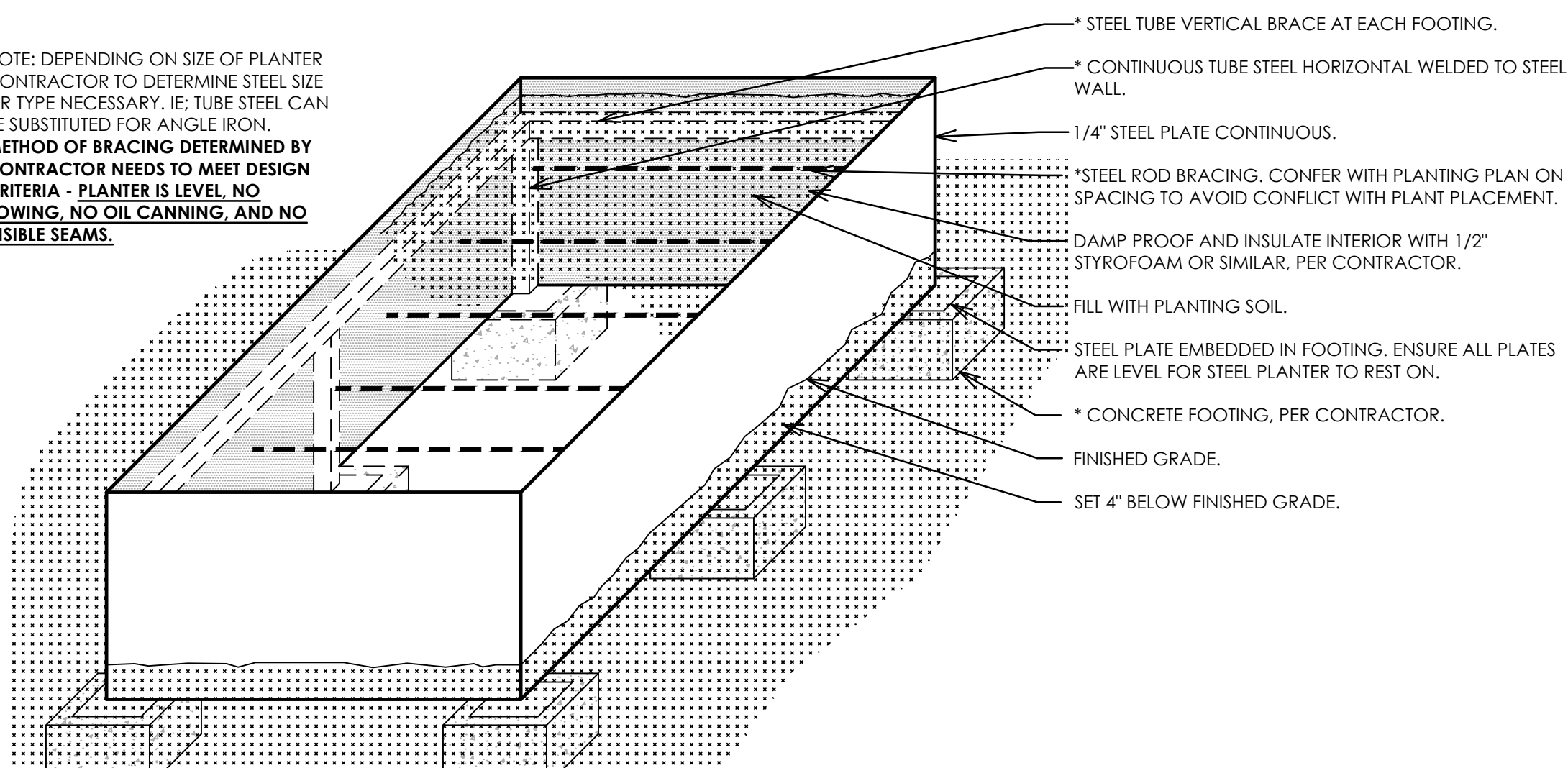
2.15 Masonry Seat Wall - Tile Cladded  
Scale: 1/2" = 1'-0"



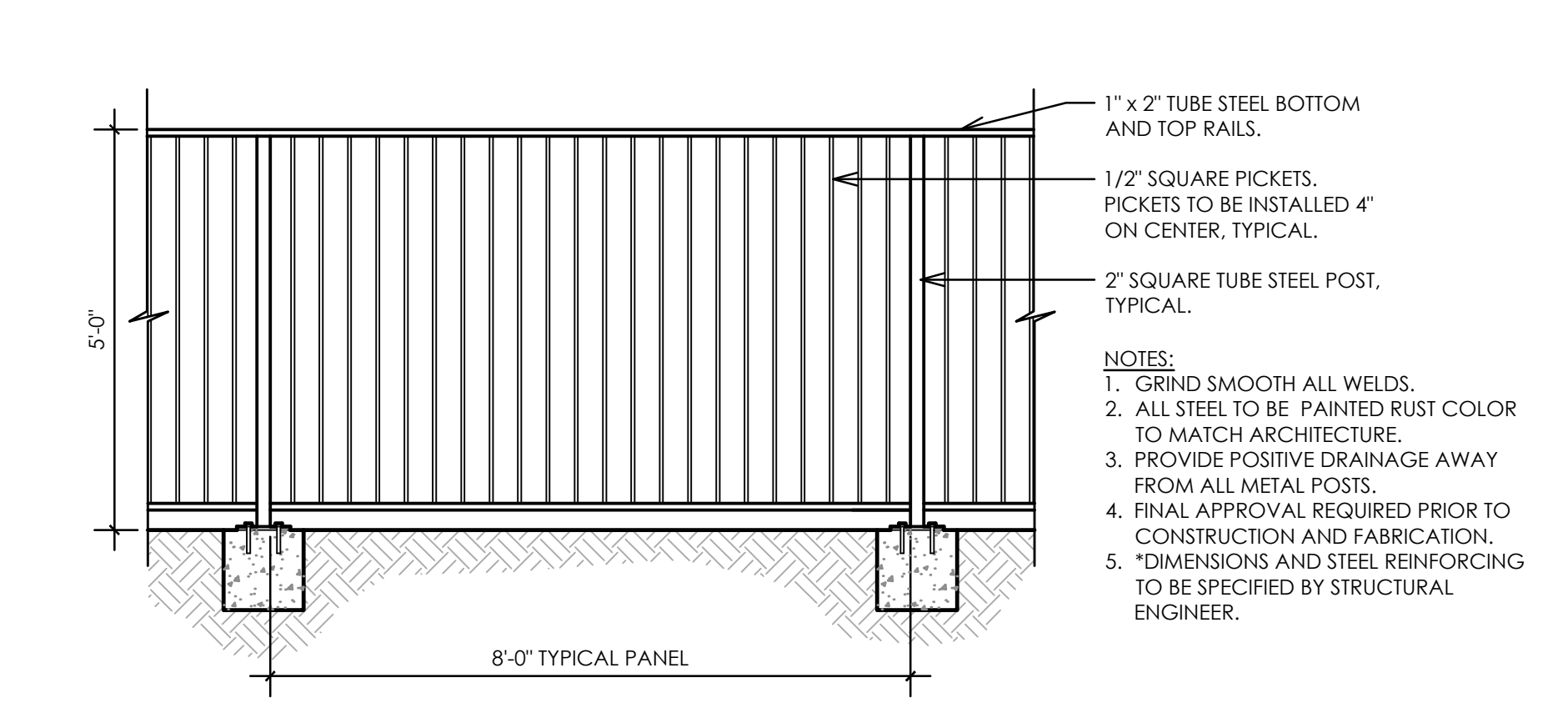
2.16 2.53 Masonry Seat Wall - Steel Cladded / Guardrail  
Scale: 1/2" = 1'-0"



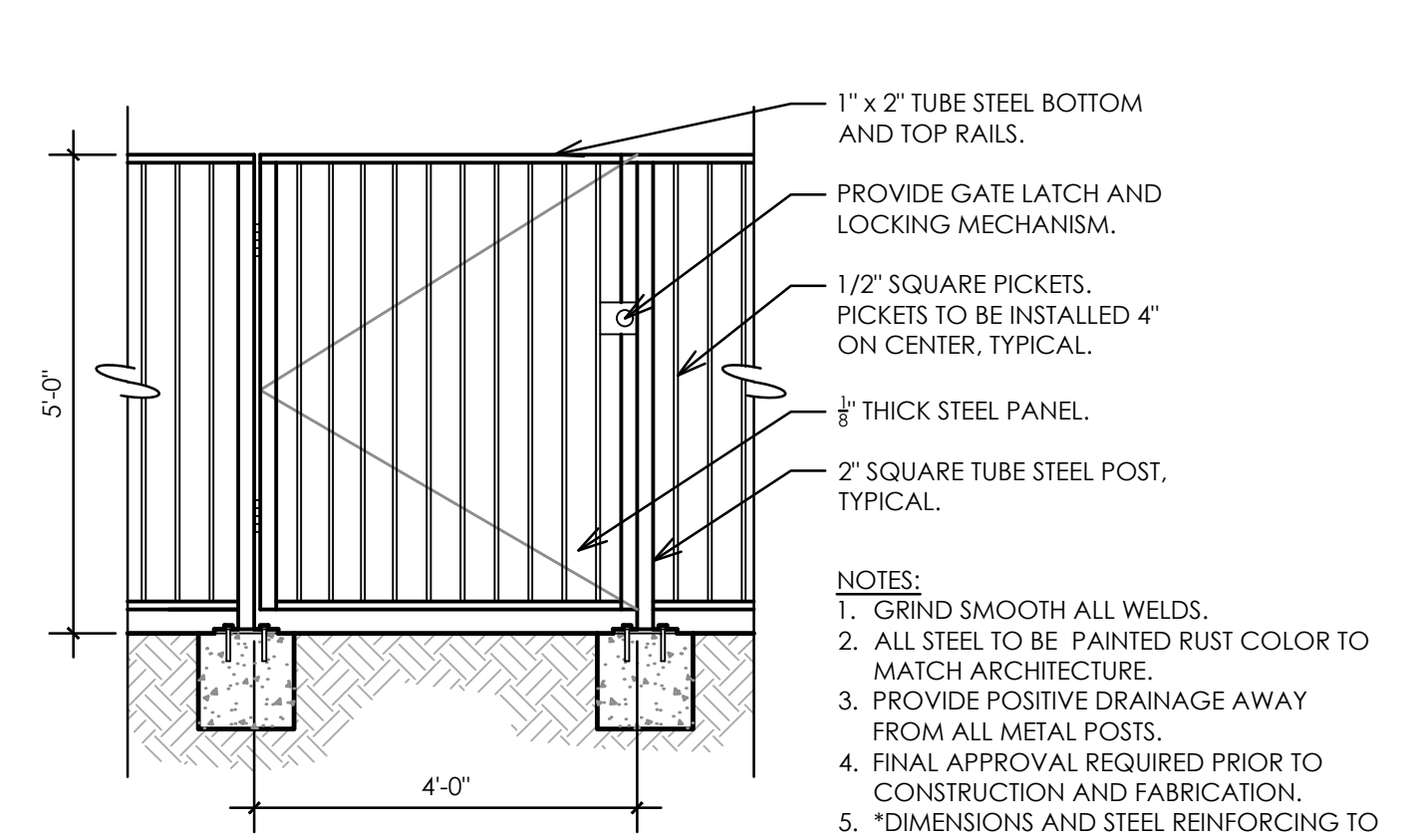
2.17 1/4" Thick Steel Raised Planter Wall  
Scale: 3/4" = 1'-0"



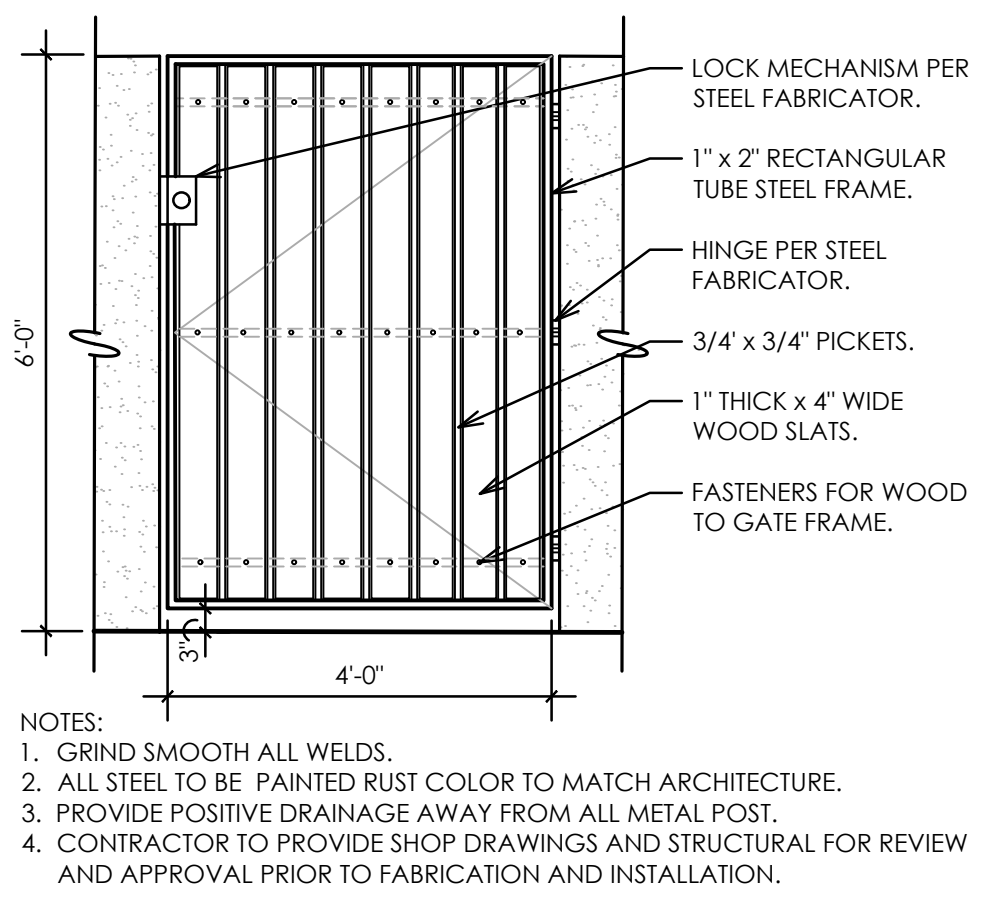




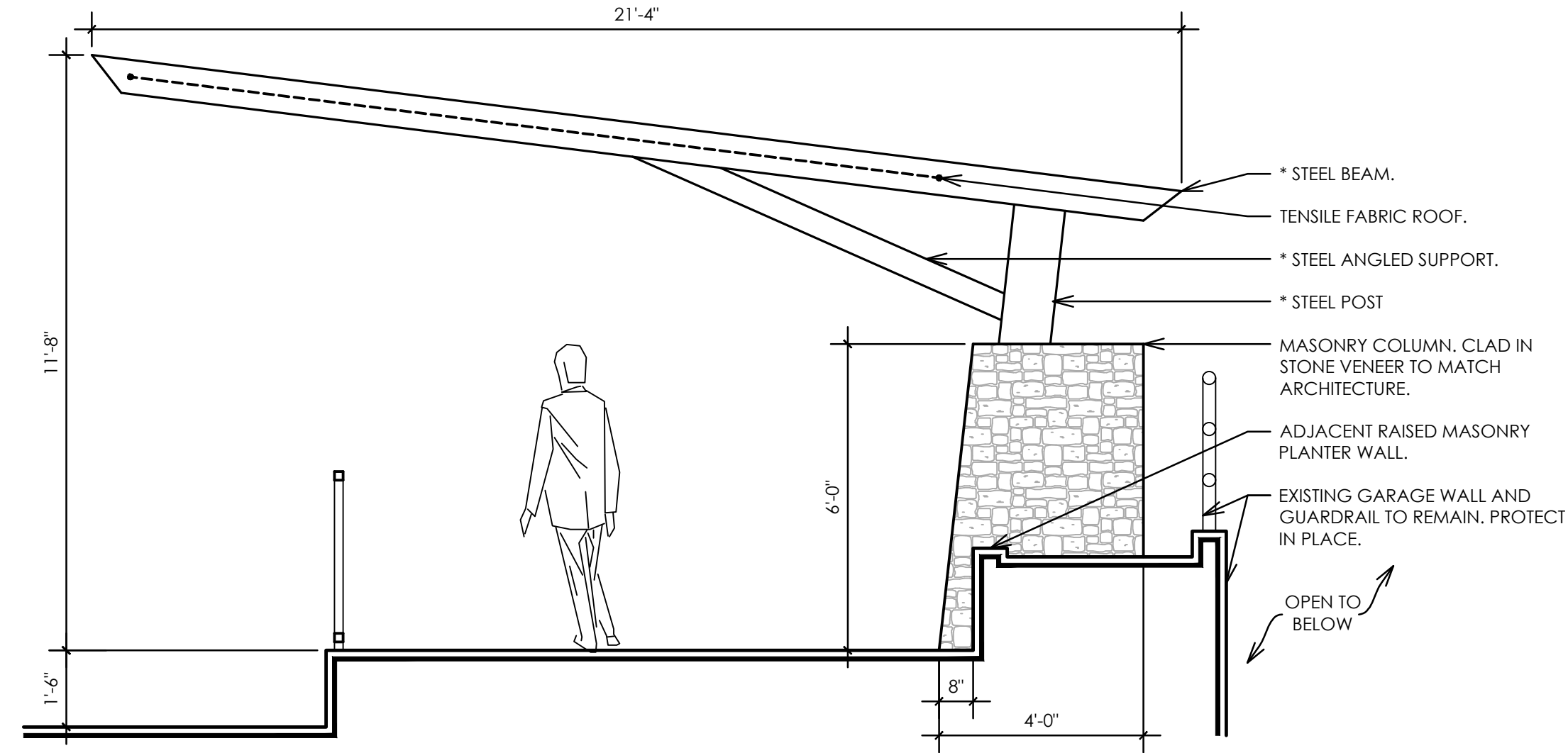
2.50 5'-0" High Wrought Iron Fence  
Scale: 1/2" = 1'-0"



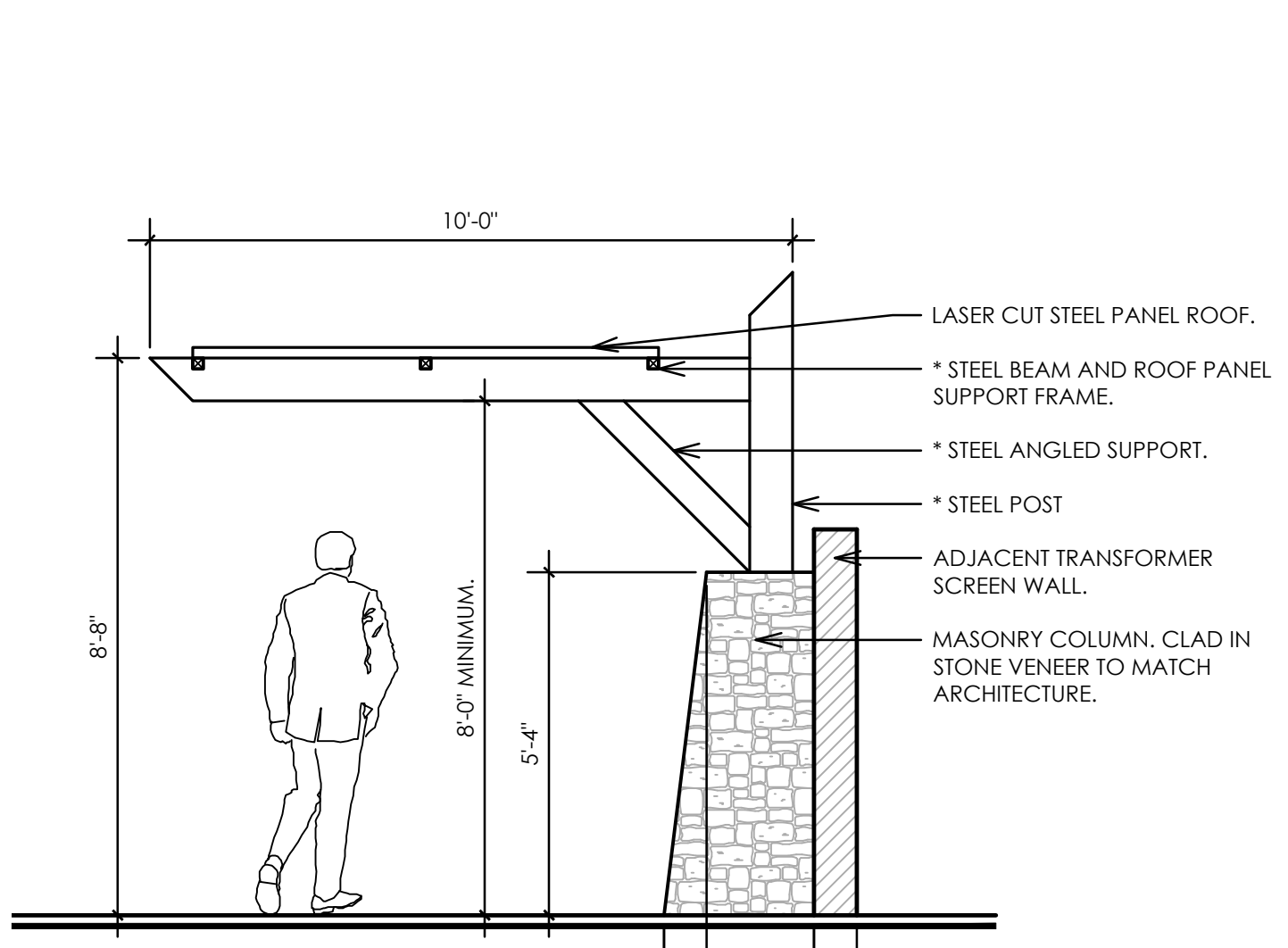
2.51 4'-0" Wide Access Gate  
Scale: 1/2" = 1'-0"



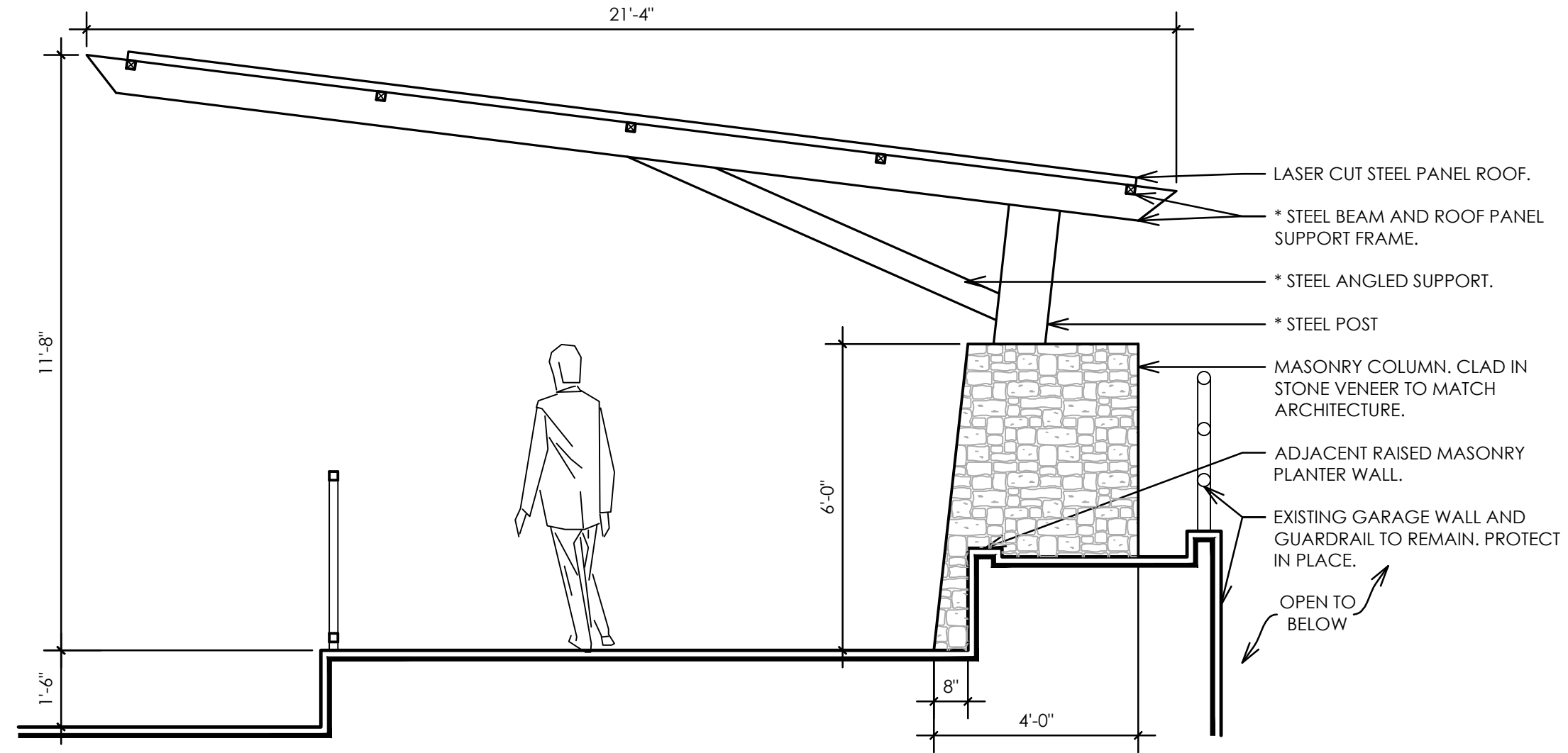
2.51 4'-0" Wide Utility Access Gate  
Scale: 1/2" = 1'-0"



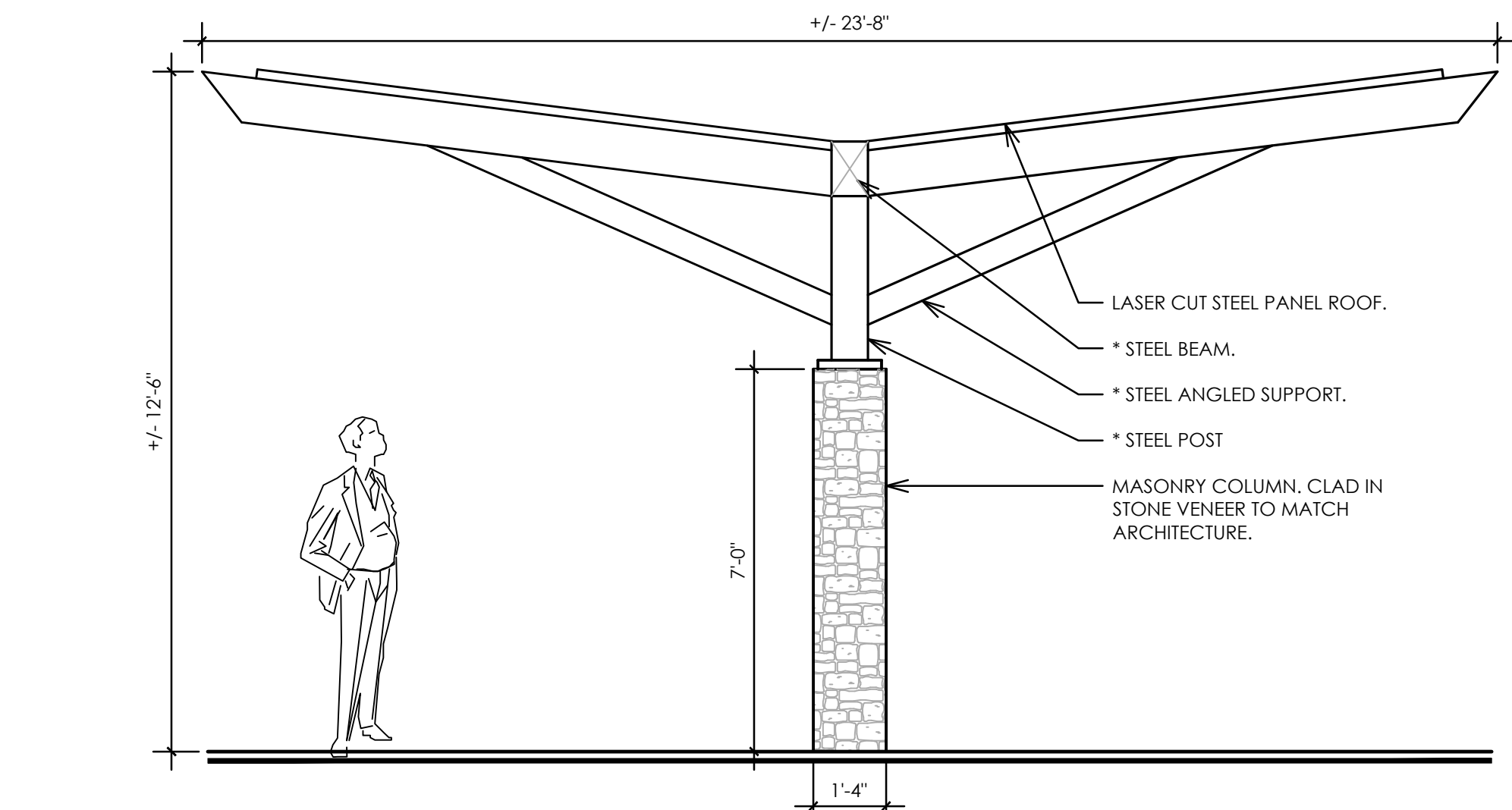
3.10 Tensile Roof Shade Structure  
Scale: 3/4" = 1'-0"



3.11 Steel Shade Structure  
Scale: 3/4" = 1'-0"



3.12 Steel Shade Structure at Raised Deck  
Scale: 3/4" = 1'-0"



3.13 Green Spot Corner Shade Structure  
Scale: 3/4" = 1'-0"



5.11 Planter Pot(s)  
Scale: NTS



6.10 Picnic Table  
Scale: NTS



6.11 6.12 Bistro Table / Table with 4 Seats  
Scale: NTS



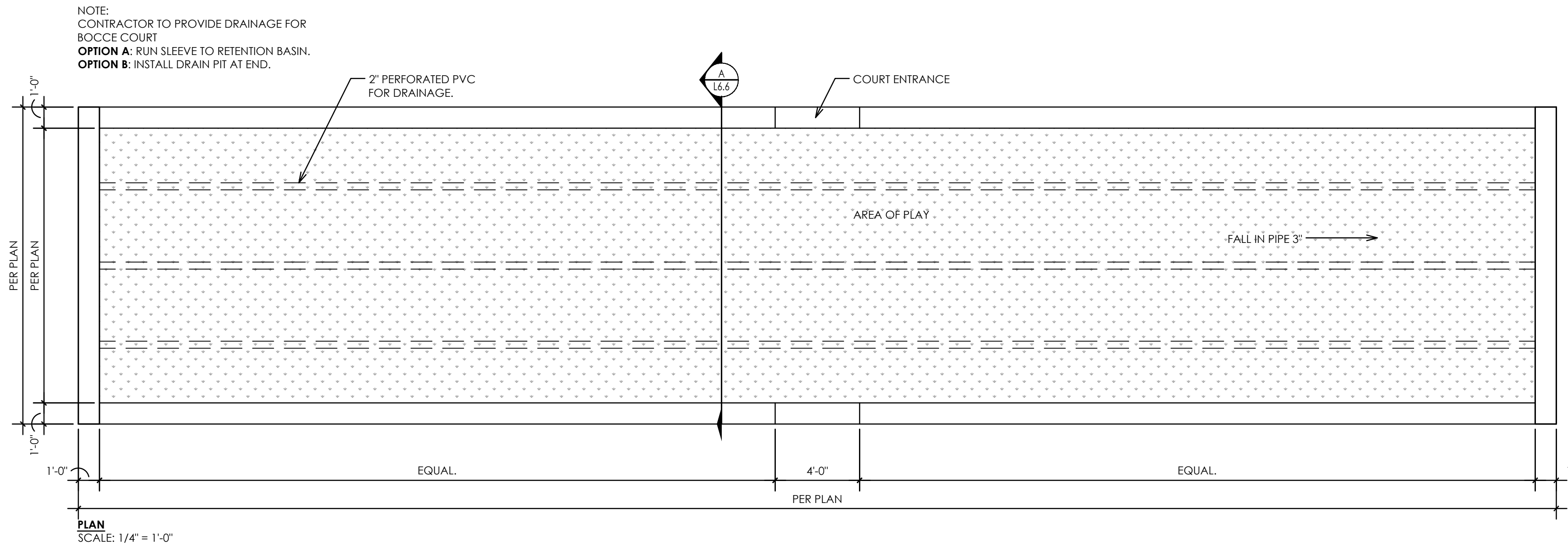
6.13 Trash Receptacle  
Scale: NTS



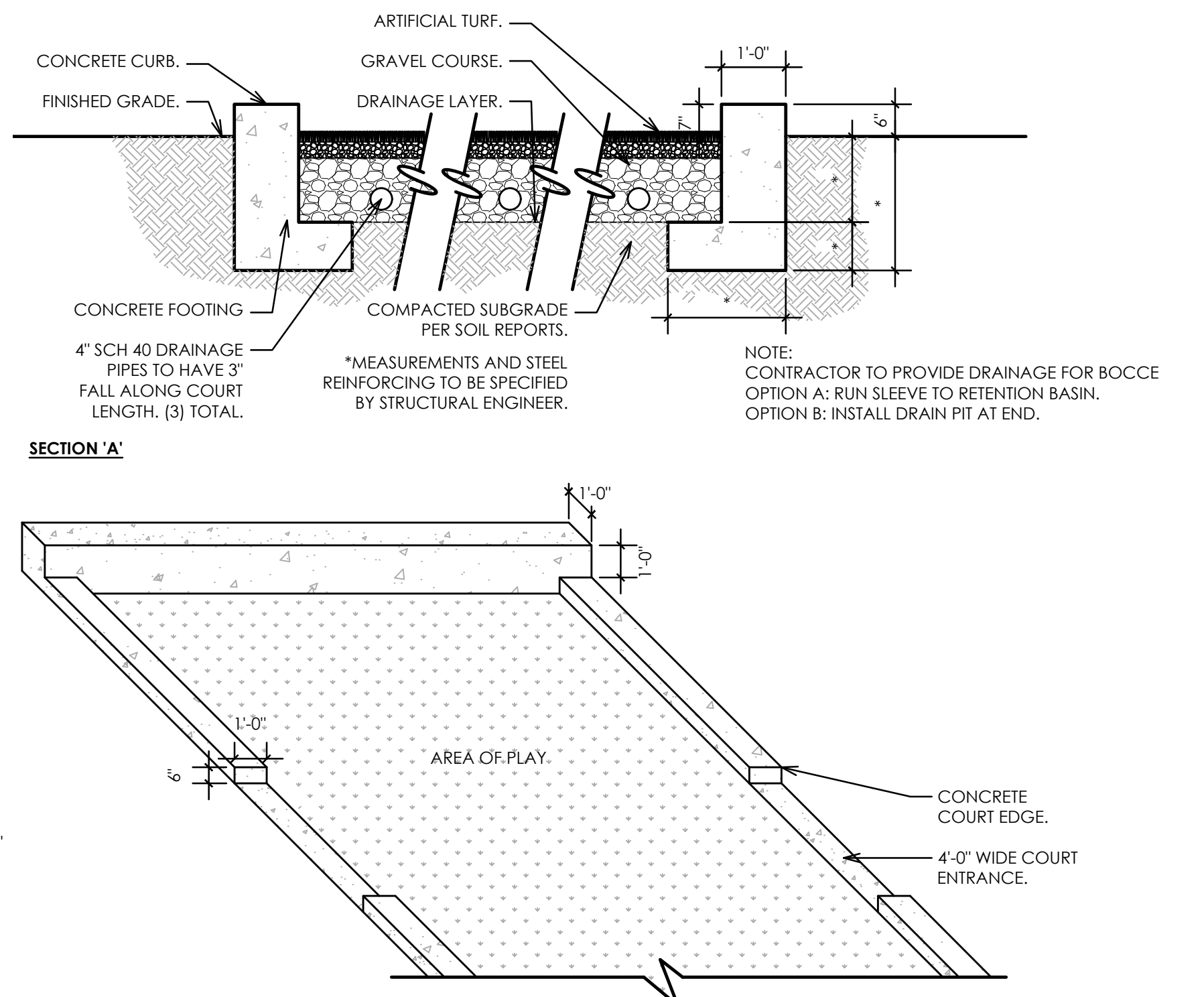
6.14 Bollard  
Scale: NTS



6.15 Bike Racks  
Scale: NTS



7.10 Bocce Court  
Scale: 1/2" = 1'-0"

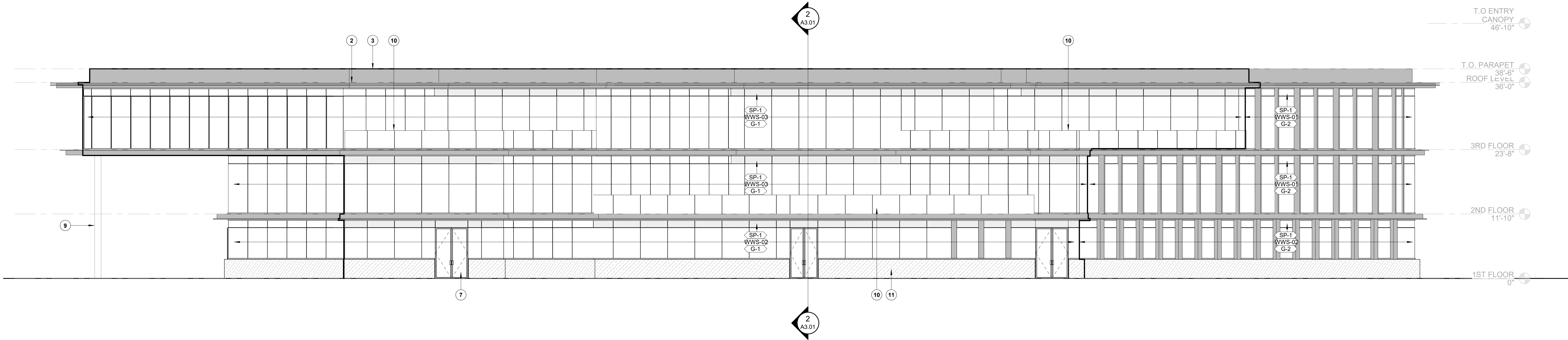




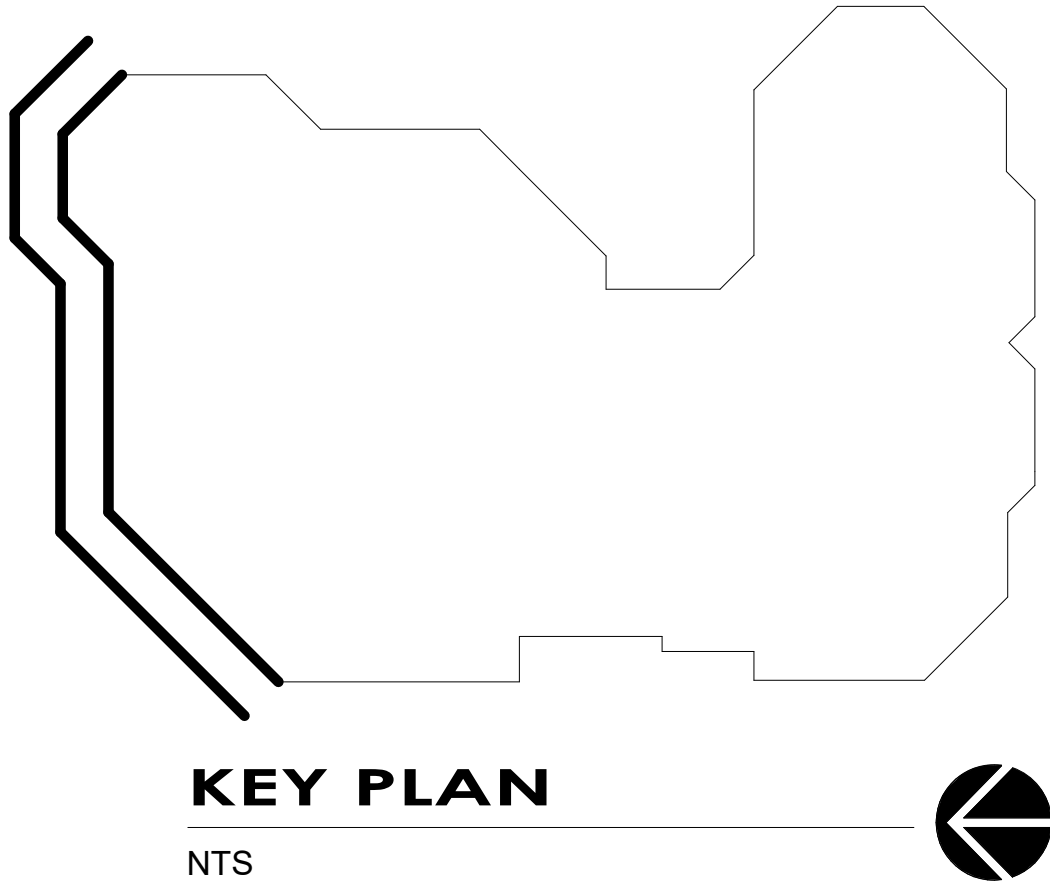
ELEVATION MATERIAL KEY	
DIVISION 08 - OPENINGS	
G-1	GLASS VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS
G-1A	GLASS VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS W/ FRIT
G-2	GLASS VIRACON VUE1-40 AND VUE1-30 INSULATED VISION GLASS - 2 COLORS 60/40 MIX PERCENTAGE
G-3	GLASS ULTRA-CLEAR FLOAT GLASS, FULLY TEMPERED RE: SPECIFICATION
SP-1	SPANDREL CONDITION 1 6" MULLION - 1" INSULATED GLASS WITH SHADOW BOX AND BACK PAN
DIVISION 09 - FINISHES	
P-1	PAINT COLOR CUSTOM COLOR TBD, RE: ARCHITECT
P-2	PAINT COLOR CUSTOM COLOR TBD, RE: ARCHITECT

WALL SYSTEMS KEY	
EXTERIOR WALL TYPE	
EWS-01	ALUCOBOND WET SEAL SYSTEM, CUSTOM KYNAR COLOR. EXTERIOR ALUMINUM COMPOSITE PANEL SYSTEM WITH METAL STUD BACKUP AND 2" RIGID INSULATION, BACKING WALL VARIES SEE SECTIONS. SEE REFERENCE IMAGES. TBD
CURTAIN WALL TYPES	
CWS-01	KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR. 1" MULLION FOR STRUCTURAL GLAZING (6" EXTENDED FIN ON INTERIOR FACE TO HOUSE SUPPORT), SSG JOINT ON VERTICAL AND HORIZONTAL MEMBERS, 1" CAP ON EDGES
CWS-02	KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR. 6" MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, SSG JOINT WHERE EXTENDED FIN DOES NOT OCCURE ON REMAINING VERTICALS. 6" MULLION WITH SSG JOINT ON HORIZONTAL MEMBERS
CWS-03	KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR. ALL GLASS SYSTEM, SSG ON VERT MEMBERS. 1" CAP ON EDGES
WINDOW WALL TYPES	
WWS-01	KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 6", 1'-0" & 1'-6" MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL HEADER AND SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN
WWS-02	KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 1'-0" X 2'-0", 6" X 2'-0" BOX FRAMED MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL LOCATED AT HEADER AND SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN, ON 3'-6" LIMESTONE BASE
WWS-03	KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. SSG MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL MEMBERS LOCATED AT HEADER AND SILL, SSG JOINT ON HORIZONTAL MEMBER BACK PAN

KEYNOTES - ELEVATIONS	
1	ALUMINUM STOREFRONT ENTRANCE WITH SLIDING DOOR SYSTEM
2	STEEL-FRAMED CANOPY WITH ACM CLADDING AND ROOF SYSTEM, INTERNAL CONCEALED GUTTER (ONLY AT MAIN WEST ENTRY) AND LINEAR METAL SOFFIT.
3	PREFINISHED ALUMINUM COPING WITH SHOP ASSEMBLED MITERED CORNERS
4	PROJECTING HEAD PROFILE, PT TBD FINISH
6	BUILDING SIGNAGE, RE: SIGNAGE CONSULTANT
7	ALUMINUM STOREFRONT ENTRANCE
8	PREFINISHED PERFORATED ALUMINUM "SOLAR FIN" (4" DEPTH)
9	EXISTING CLJP CONCRETE COLUMN, TYP
10	1/2" GLASS GUARDRAIL GLAZED INTO RECEIVING CHANNEL BELOW
11	LIMESTONE BASE
12	STEEL COLUMN WITH ACM-WRAPPED METAL FRAMING



4 NORTH ELEVATION  
1/8" = 1'-0"



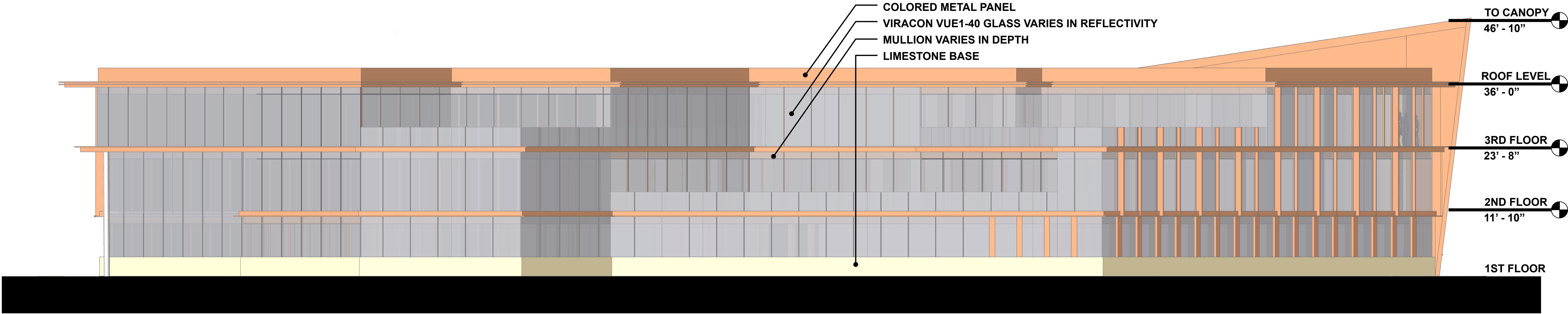


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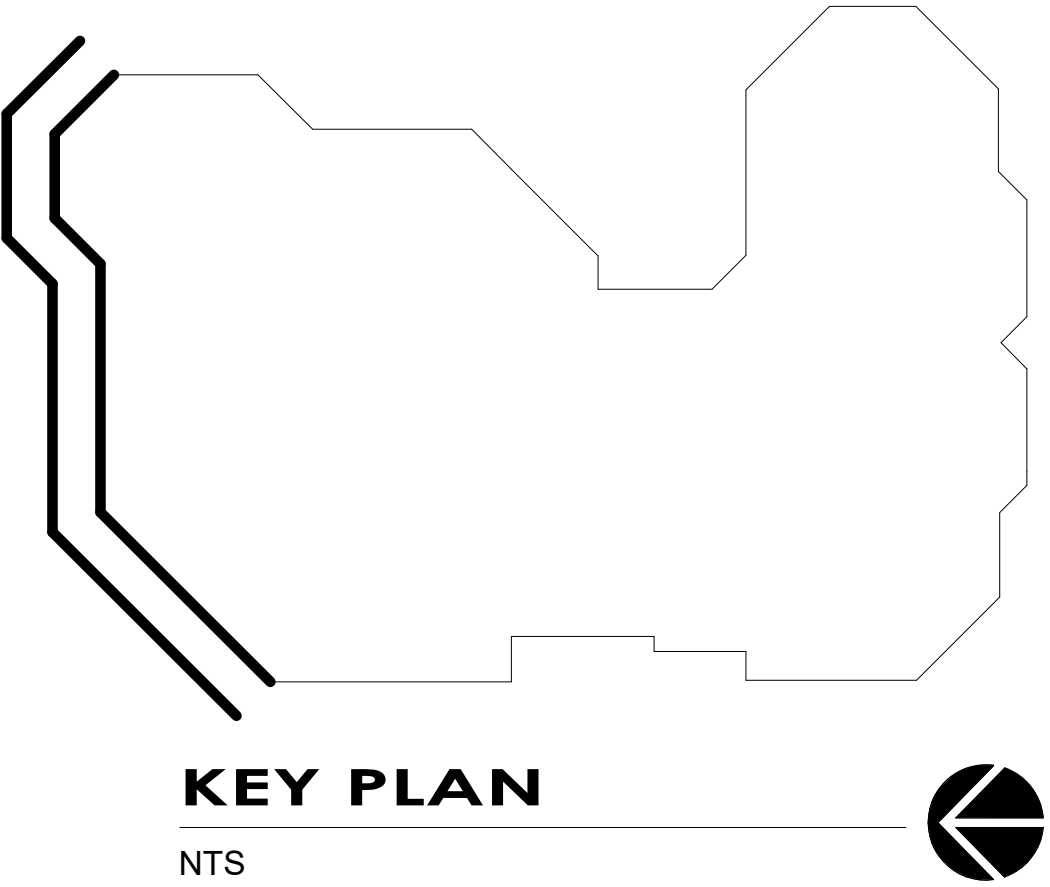
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CONSTRUCTION

ELEVATIONS -  
RENDERED

DB 27



4 NORTH ELEVATION  
1/8" = 1'-0"







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SCOTTSDALE, AZ

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CONSTRUCTION

ELEVATIONS

DB 28

ELEVATION MATERIAL KEY

DIVISION 08 - OPENINGS

- G-1 GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS
- G-1A GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS W/ FRIT
- G-2 GLASS  
VIRACON VUE1-40 AND VUE1-30 INSULATED VISION GLASS - 2  
COLORS 60/40 MIX PERCENTAGE
- G-3 GLASS  
ULTRA-CLEAR FLOAT GLASS, FULLY TEMPERED RE: SPECIFICATION
- SP-1 SPANDREL CONDITION 1  
6" MULLION - 1" INSULATED GLASS WITH SHADOW BOX AND BACK PAN

DIVISION 09 - FINISHES

- P-1 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT
- P-2 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT

WALL SYSTEMS KEY

EXTERIOR WALL TYPE

- EWS-01 ALUCOBOND WET SEAL SYSTEM, CUSTOM KYNAR COLOR.  
EXTERIOR ALUMINUM COMPOSITE PANEL SYSTEM WITH METAL  
STUD BACKUP AND 2" RIGID INSULATION, BACKING WALL VARIES  
SEE SECTIONS. SEE REFERENCE IMAGES. TBD

CURTAIN WALL TYPES

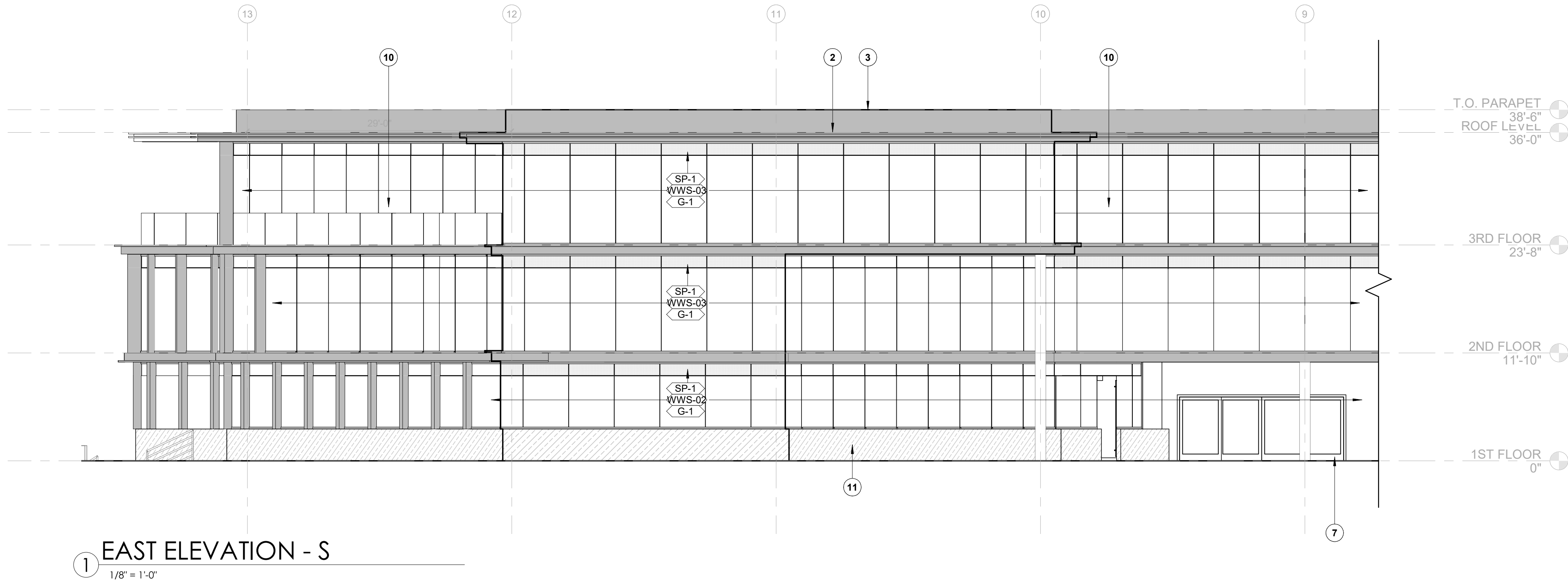
- CWS-01 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
1" MULLION FOR STRUCTURAL GLAZING (6" EXTENDED FIN ON  
INTERIOR FACE TO HOUSE SUPPORT), SSG JOINT ON VERTICAL  
AND HORIZONTAL MEMBERS, 1" CAP ON EDGES
- CWS-02 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR. 6"  
MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, SSG JOINT  
WHERE EXTENDED FIN DOES NOT OCCURE ON REMAINING  
VERTICALS. 6" MULLION WITH SSG JOINT ON HORIZONTAL MEMBERS
- CWS-03 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
ALL GLASS SYSTEM, SSG ON VERT MEMBERS. 1" CAP ON EDGES

WINDOW WALL TYPES

- WWS-01 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 6",  
1'-0" & 1'-6" MULLION WITH EXTENDED FINS ON VERTICAL MEMBERS,  
6" MULLION W/ 2" CAP ON HORIZONTAL HEADER AND SILL  
MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN
- WWS-02 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 1'-0"  
X 2'-0", 6" X 2'-0" BOX FRAMED MULLION ON VERTICAL MEMBERS, 6"  
MULLION W/ 2" CAP ON HORIZONTAL LOCATED AT HEADER AND  
SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN,  
ON 3'-6" LIMESTONE BASE
- WWS-03 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. SSG  
MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON  
HORIZONTAL MEMBERS LOCATED AT HEADER AND SILL, SSG JOINT  
ON HORIZONTAL MEMBER BACK PAN

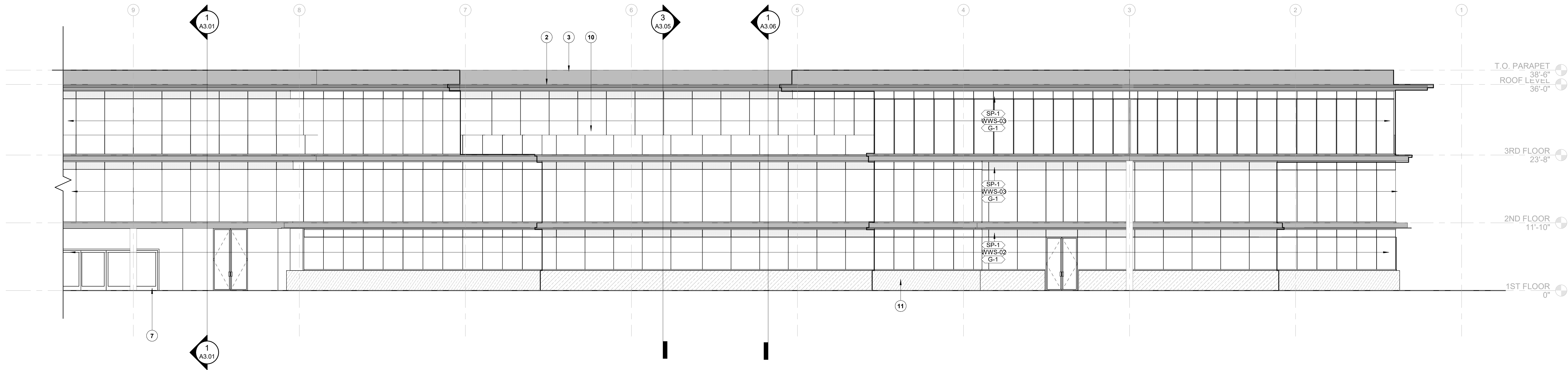
KEYNOTES - ELEVATIONS

1	ALUMINUM STOREFRONT ENTRANCE WITH SLIDING DOOR SYSTEM
2	STEEL-FRAMED CANOPY WITH ACM CLADDING AND ROOF SYSTEM, INTERNAL CONCEALED GUTTER (ONLY AT MAIN WEST ENTRY) AND LINEAR METAL SOFFIT.
3	PREFINISHED ALUMINUM COPING WITH SHOP ASSEMBLED MITERED CORNERS
4	PROJECTING HEAD PROFILE, PT TBD FINISH
6	BUILDING SIGNAGE, RE: SIGNAGE CONSULTANT
7	ALUMINUM STOREFRONT ENTRANCE
8	PREFINISHED PERFORATED ALUMINUM "SOLAR FIN" (4" DEPTH)
9	EXISTING CLJP CONCRETE COLUMN, TYP
10	1/2" GLASS GUARDRAIL GLAZED INTO RECEIVING CHANNEL BELOW
11	LIMESTONE BASE
12	STEEL COLUMN WITH ACM-WRAPPED METAL FRAMING



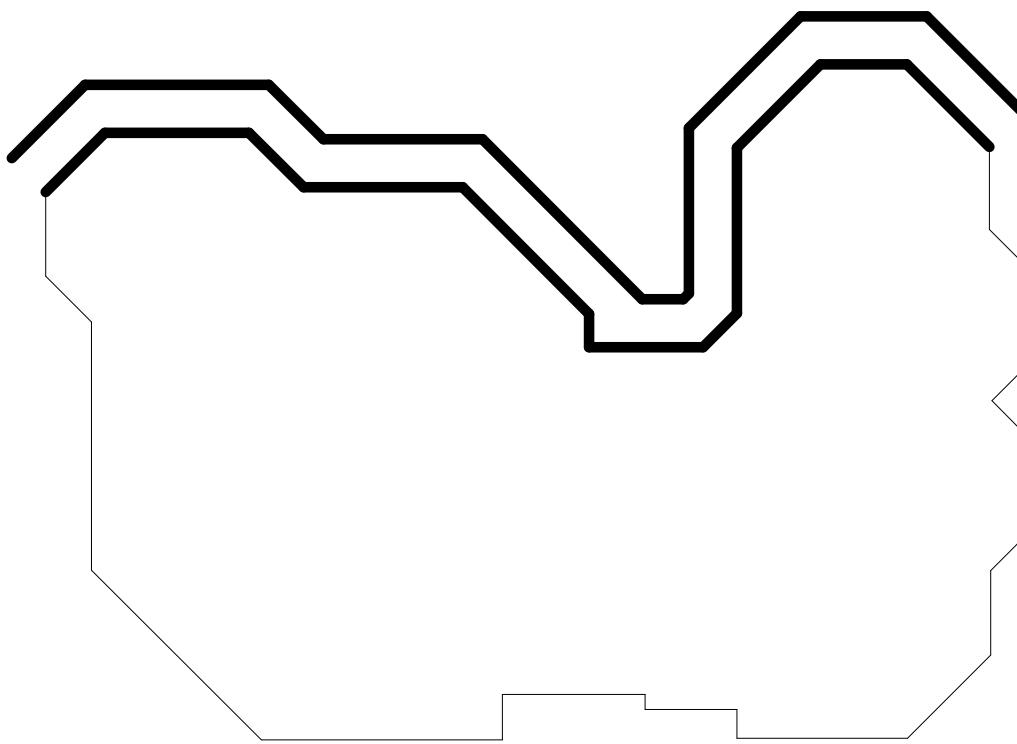
EAST ELEVATION - S

1/8" = 1'-0"



EAST ELEVATION - N

1/8" = 1'-0"



KEY PLAN

NTS



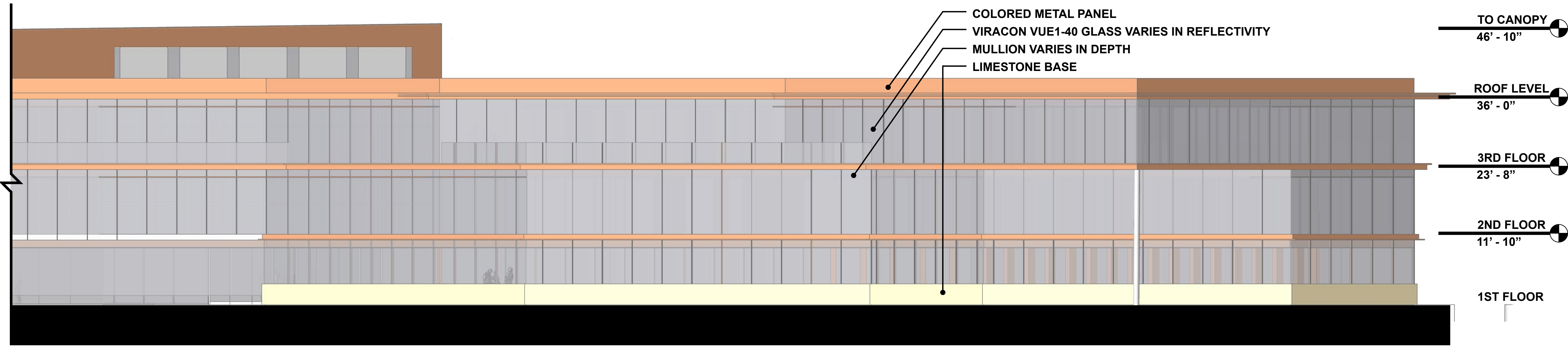
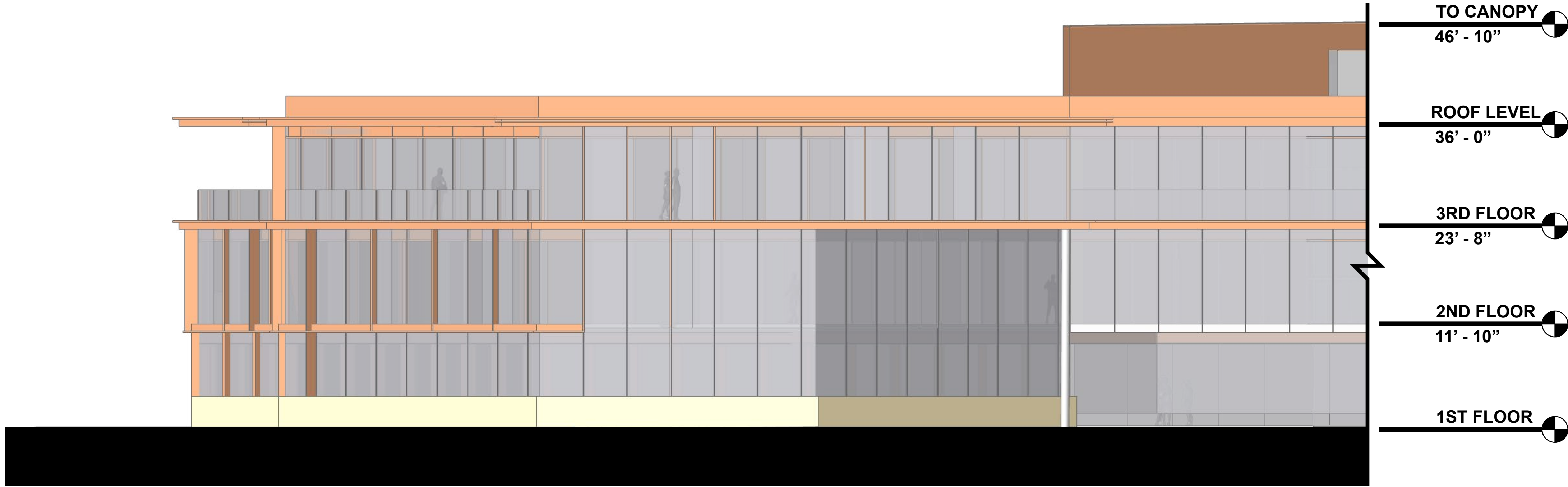


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SCOTTSDALE, AZ

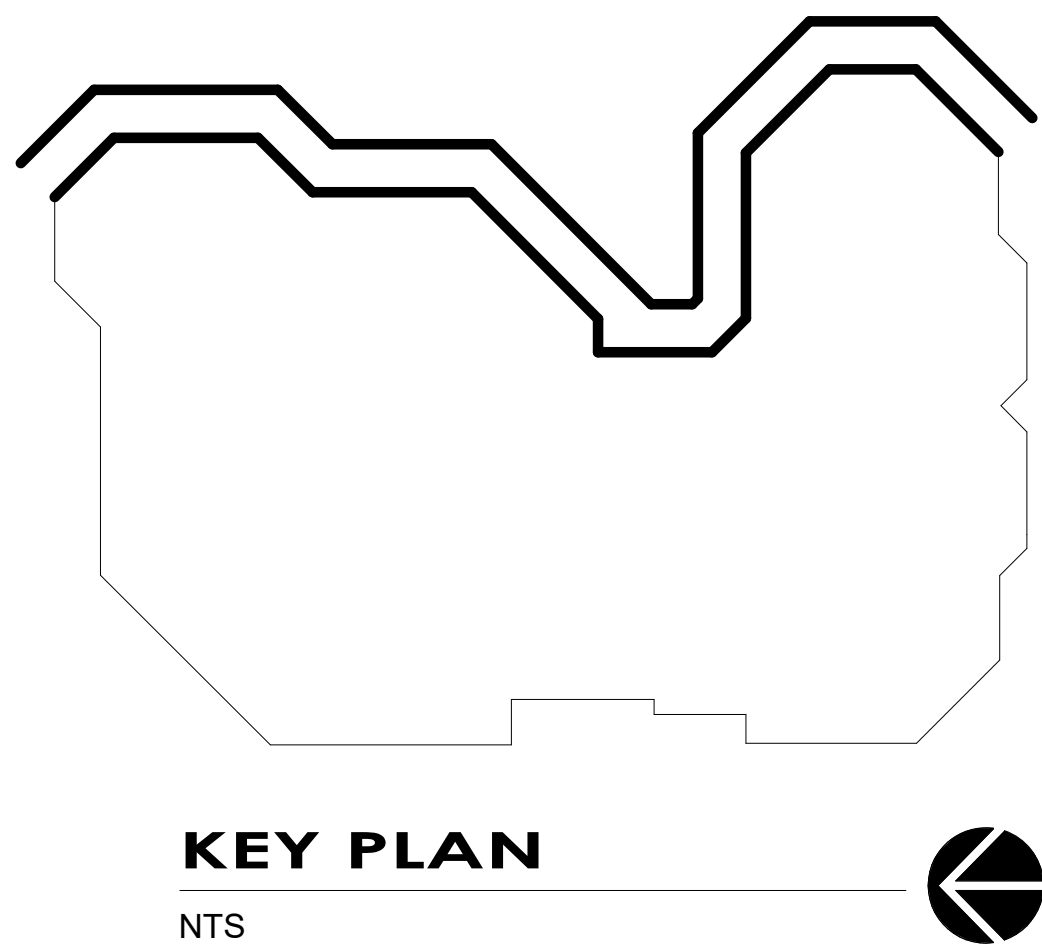
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ELEVATIONS -  
RENDERED

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② EAST ELEVATION - N  
1/8" = 1'-0"



KEY PLAN  
NTS





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SCOTTSDALE, AZ

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CONSTRUCTION

ELEVATIONS

DB 30

ELEVATION MATERIAL KEY

DIVISION 08 - OPENINGS

- G-1 GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS
- G-1A GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS W/ FRIT
- G-2 GLASS  
VIRACON VUE1-40 AND VUE1-30 INSULATED VISION GLASS - 2  
COLORS 60/40 MIX PERCENTAGE
- G-3 GLASS  
ULTRA-CLEAR FLOAT GLASS, FULLY TEMPERED RE: SPECIFICATION
- SP-1 SPANDREL CONDITION 1  
6" MULLION - 1" INSULATED GLASS WITH SHADOW BOX AND BACK PAN

DIVISION 09 - FINISHES

- P-1 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT
- P-2 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT

WALL SYSTEMS KEY

EXTERIOR WALL TYPE

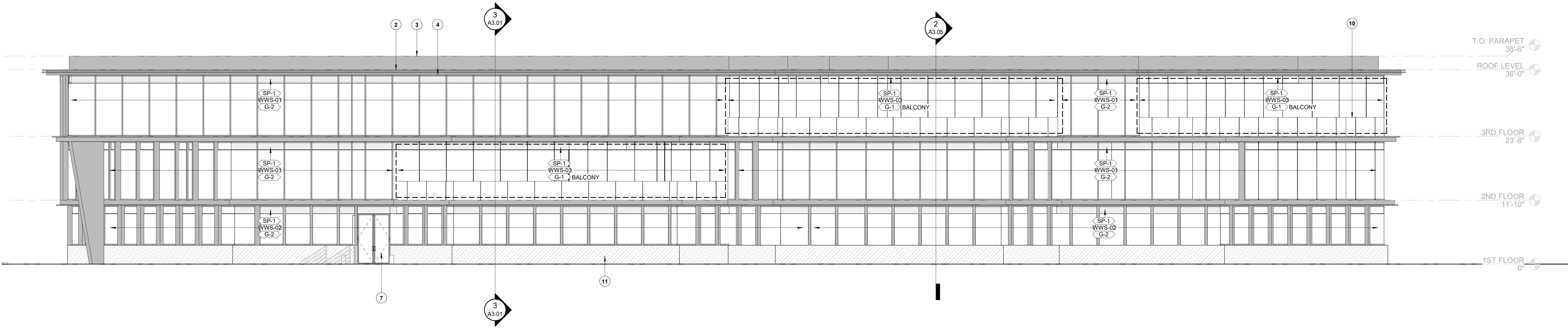
- EWS-01 ALUCOBOND WET SEAL SYSTEM, CUSTOM KYNAR COLOR.  
EXTERIOR ALUMINUM COMPOSITE PANEL SYSTEM WITH METAL  
STUD BACKUP AND 2" RIGID INSULATION, BACKING WALL VARIES  
SEE SECTIONS. SEE REFERENCE IMAGES. TBD

CURTAIN WALL TYPES

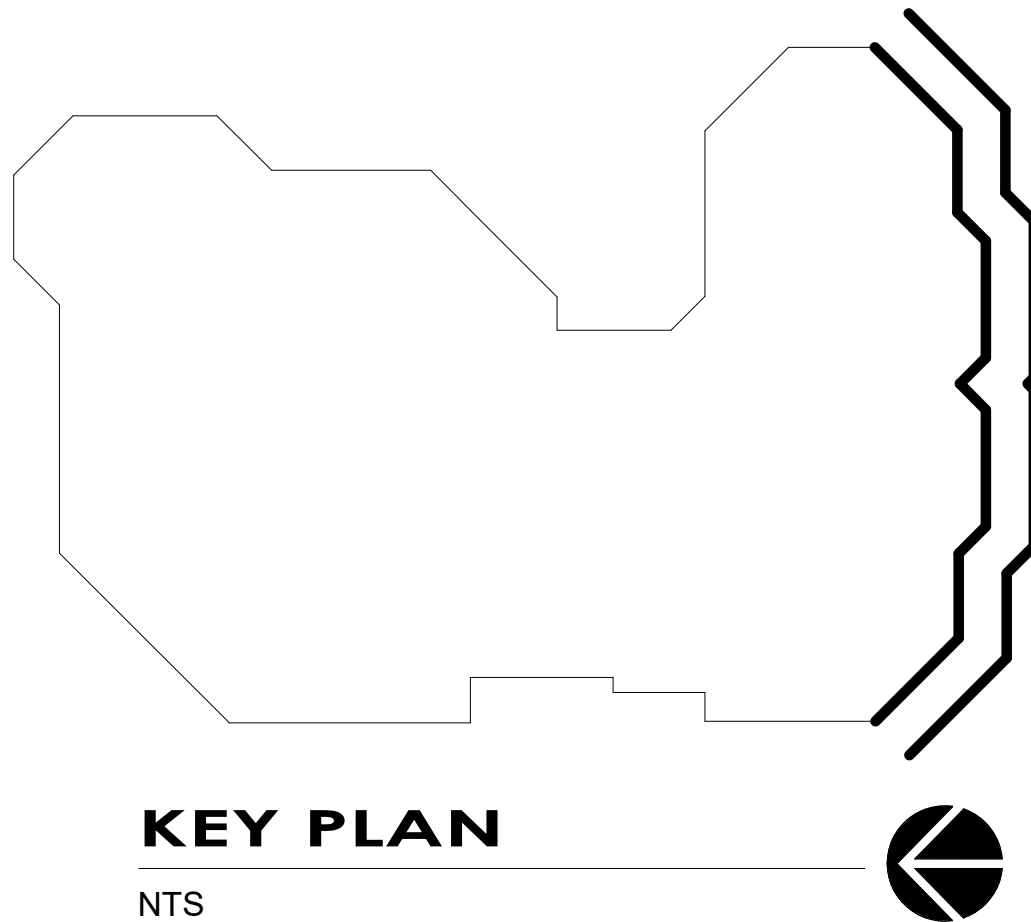
- CWS-01 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
1" MULLION FOR STRUCTURAL GLAZING (6" EXTENDED FIN ON  
INTERIOR FACE TO HOUSE SUPPORT), SSG JOINT ON VERTICAL  
AND HORIZONTAL MEMBERS, 1" CAP ON EDGES
- CWS-02 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR. 6"  
MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS. SSG JOINT  
WHERE EXTENDED FIN DOES NOT OCCURE ON REMAINING  
VERTICALS. 6" MULLION WITH SSG JOINT ON HORIZONTAL MEMBERS
- CWS-03 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
ALL GLASS SYSTEM, SSG ON VERT MEMBERS. 1" CAP ON EDGES

WINDOW WALL TYPES

- WWS-01 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 6"  
1'-0" & 1'-6" MULLION WITH EXTENDED FINS ON VERTICAL MEMBERS,  
6" MULLION W/ 2" CAP ON HORIZONTAL HEADER AND SILL  
MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN
- WWS-02 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. 1'-0"  
X 2'-0", 6" X 2'-0" BOX FRAMED MULLION ON VERTICAL MEMBERS, 6"  
MULLION W/ 2" CAP ON HORIZONTAL LOCATED AT HEADER AND  
SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN,  
ON 3'-6" LIMESTONE BASE
- WWS-03 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR. SSG  
MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON  
HORIZONTAL MEMBERS LOCATED AT HEADER AND SILL, SSG JOINT  
ON HORIZONTAL MEMBER BACK PAN



1 SOUTH ELEVATION  
1/8" = 1'-0"



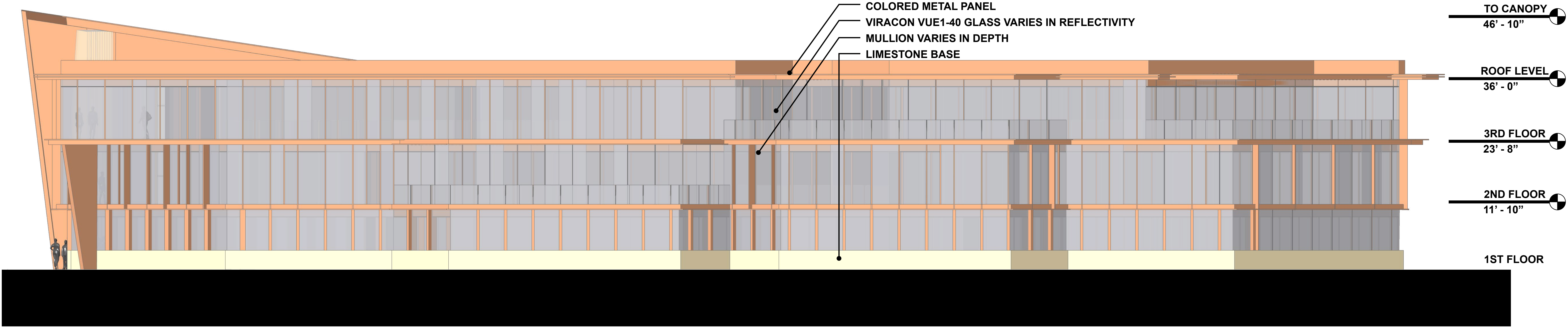


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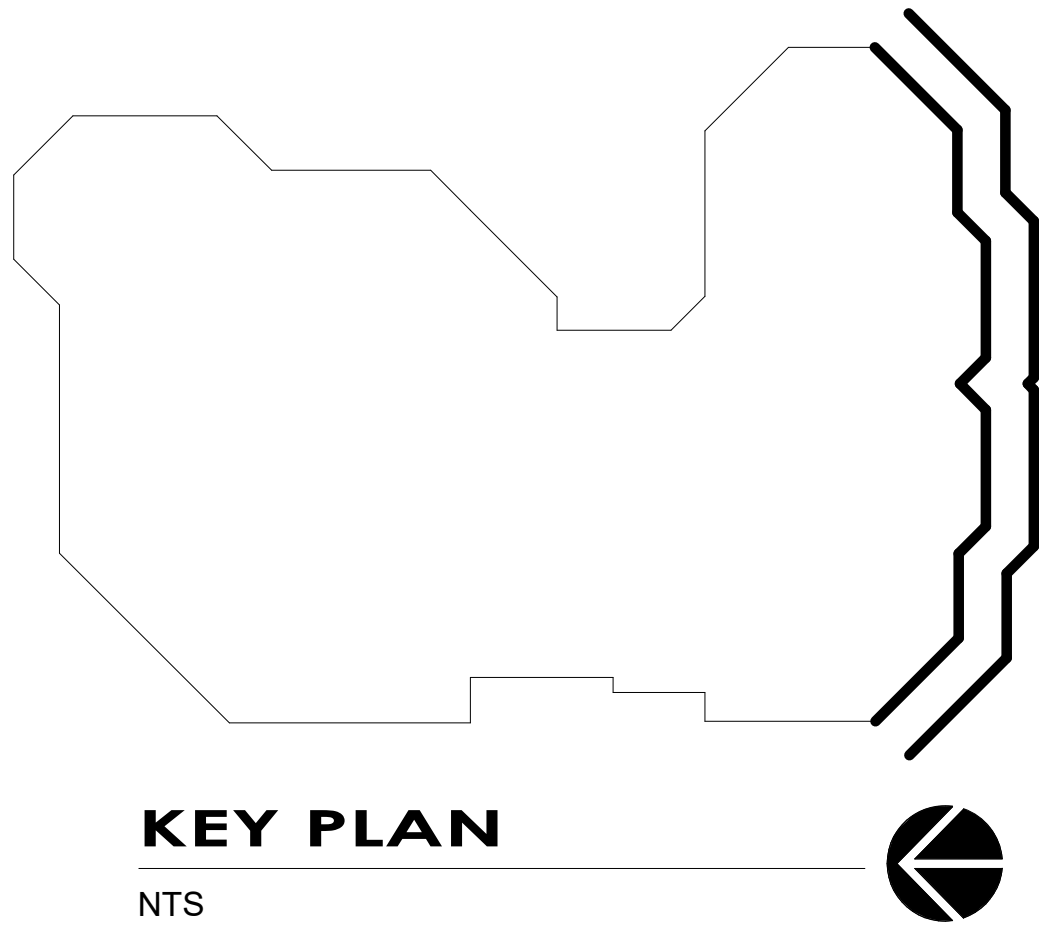
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CONSTRUCTION

ELEVATIONS -  
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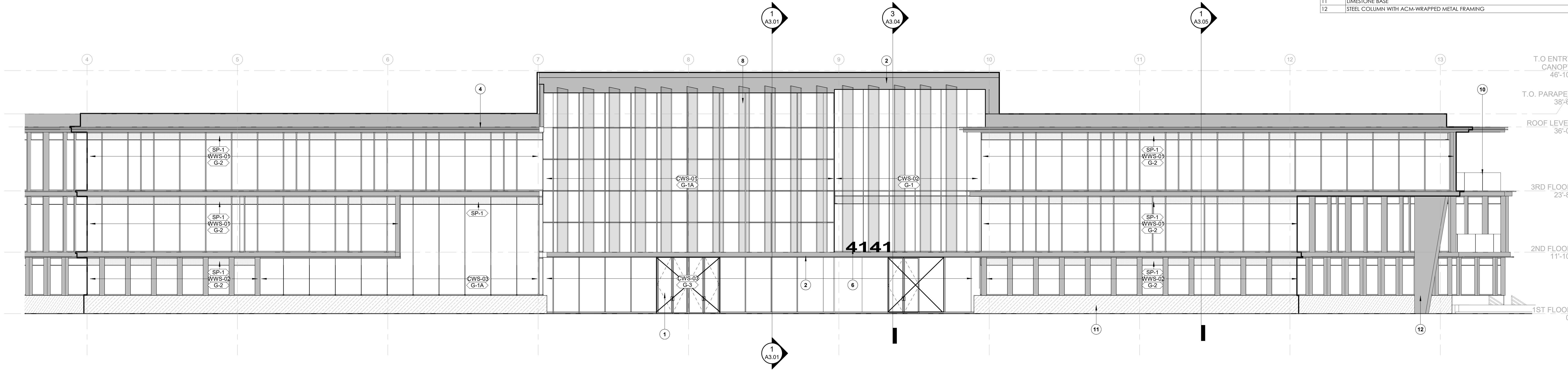
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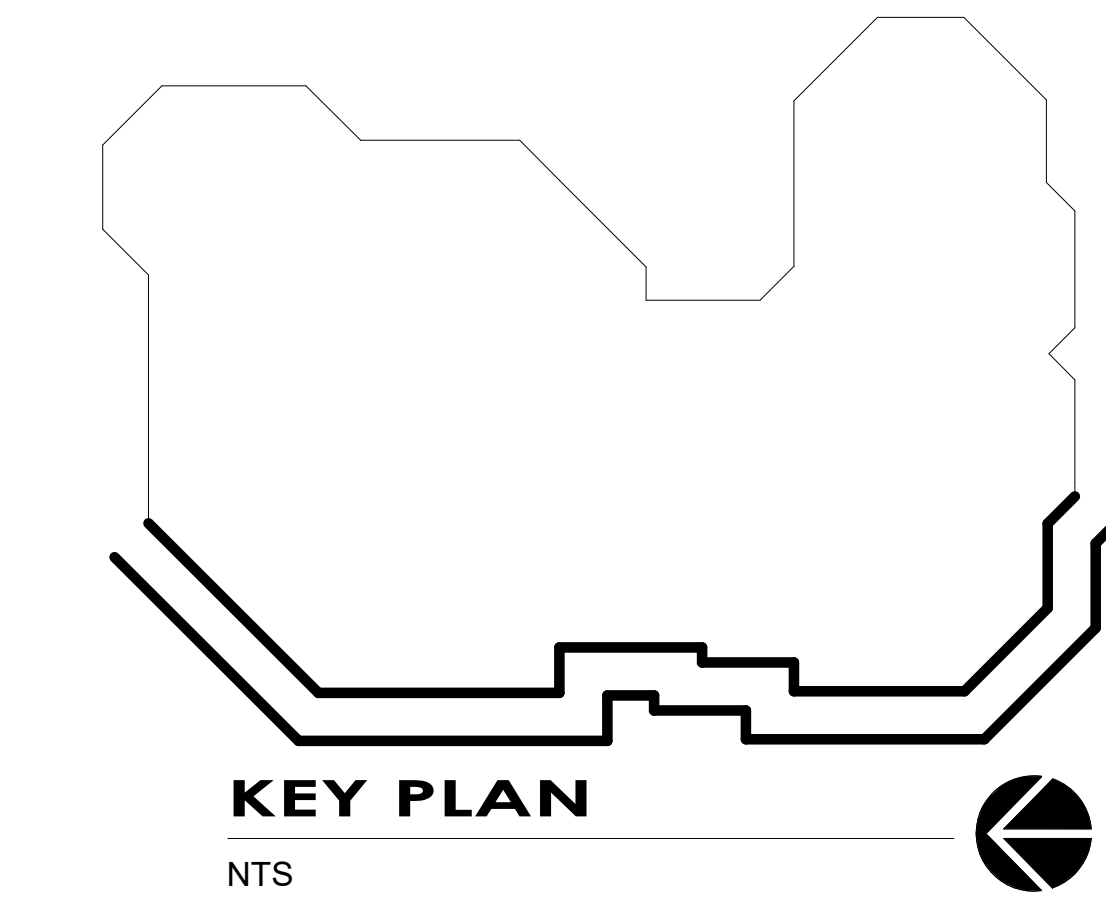
1 SOUTH ELEVATION  
1/8" = 1'-0"







1 WEST ELEVATION  
1/8" = 1'-0"



ELEVATION MATERIAL KEY	
<b>DIVISION 08 - OPENINGS</b>	
	<b>GLASS</b> VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS
	<b>GLASS</b> VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS W/ FRIT
	<b>GLASS</b> VIRACON VUE1-40 AND VUE1-30 INSULATED VISION GLASS - 2 COLORS 50/40 MIX PERCENTAGE
	<b>GLASS</b> ULTRA-CLEAR FLOAT GLASS, FULLY TEMPERED RE: SPECIFICATION
	<b>SPANDREL CONDITION 1</b> 6" MULLION - 1" INSULATED GLASS WITH SHADOW BOX AND BACK PAN
<b>DIVISION 09 - FINISHES</b>	
	<b>PAINT COLOR</b> CUSTOM COLOR TBD, RE: ARCHITECT
	<b>PAINT COLOR</b> CUSTOM COLOR TBD, RE: ARCHITECT
WALL SYSTEMS KEY	
<b>EXTERIOR WALL TYPE</b>	
	<b>ALUCOBOND WET SEAL SYSTEM, CUSTOM KYNAR COLOR.</b> EXTERIOR ALUMINUM COMPOSITE PANEL SYSTEM WITH METAL STUD BACKUP AND 2" RIGID INSULATION, BACKING WALL VARIES SEE SECTIONS. SEE REFERENCE IMAGES. TBD
<b>CURTAIN WALL TYPES</b>	
	<b>KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.</b> 1" MULLION FOR STRUCTURAL GLAZING (6" EXTENDED FIN ON INTERIOR FACE TO HOUSE SUPPORT), SSG JOINT ON VERTICAL AND HORIZONTAL MEMBERS, 1" CAP ON EDGES
	<b>KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR, 6"</b> MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, SSG JOINT WHERE EXTENDED FIN DOES NOT OCCURE ON REMAINING VERTICALS, 6" MULLION WITH SSG JOINT ON HORIZONTAL MEMBERS
	<b>KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.</b> ALL GLASS SYSTEM, SSG ON VERT MEMBERS, 1" CAP ON EDGES
<b>WINDOW WALL TYPES</b>	
	<b>KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, 6"</b> 1'-0" & 1'-6" MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL HEADER AND SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN
	<b>KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, 1'-0"</b> X 2'-0", 6" X 2'-0" BOX FRAMED MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL LOCATED AT HEADER AND SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN, ON 3'-6" LIMESTONE BASE
	<b>KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, SSG</b> MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON HORIZONTAL MEMBERS LOCATED AT HEADER AND SILL, SSG JOINT ON HORIZONTAL MEMBER BACK PAN
KEYNOTES - ELEVATIONS	
1	ALUMINUM STOREFRONT ENTRANCE WITH SLIDING DOOR SYSTEM
2	STEEL-FRAMED CANOPY WITH ACM CLADDING AND ROOF SYSTEM, INTERNAL CONCEALED GUTTER (ONLY AT MAIN WEST ENTRY) AND LINEAR METAL SOFFIT
3	PREFINISHED ALUMINUM COPING WITH SHOP ASSEMBLED MITERED CORNERS
4	PROJECTING HEAD PROFILE, PT TBD FINISH
5	BUILDING SIGNAGE, RE: SIGNAGE CONSULTANT
6	ALUMINUM STOREFRONT ENTRANCE
7	PREFINISHED PERFORATED ALUMINUM "SOLAR FIN" (4" DEPTH)
8	EXISTING C.I.P CONCRETE COLUMN, TYP
9	1/2" GLASS GUARDRAIL GLAZED INTO RECEIVING CHANNEL BELOW
10	LIMESTONE BASE
11	STEEL COLUMN WITH ACM-WRAPPED METAL FRAMING
12	

DEVELOPMENT  
REVIEW BOARD  
378-PA-2021

KRAUSE  
PASSIONATELY TRANSFORMING COMPANIES  
2141 Camelback Road, Suite 200  
Phoenix, AZ 85016



21515 Hawthorne Blvd. Suite 200  
Torrance, CA 90503

4141 SCOTTSDALE  
4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

ELEVATIONS

DB 32



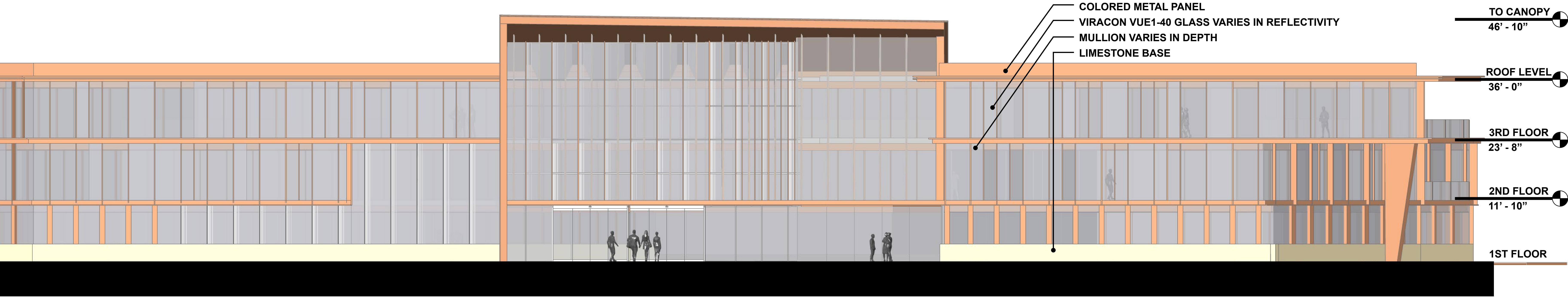


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4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

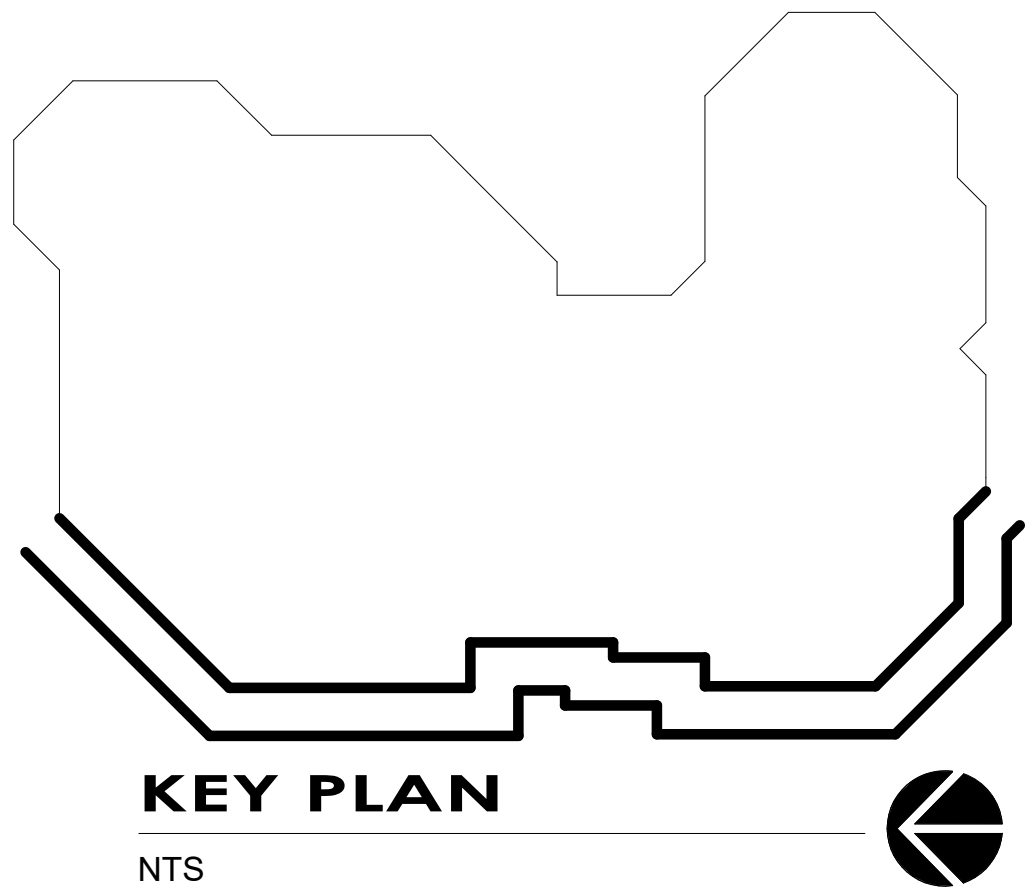
NOT FOR  
CONSTRUCTION

ELEVATIONS -  
RENDERED

DB 33

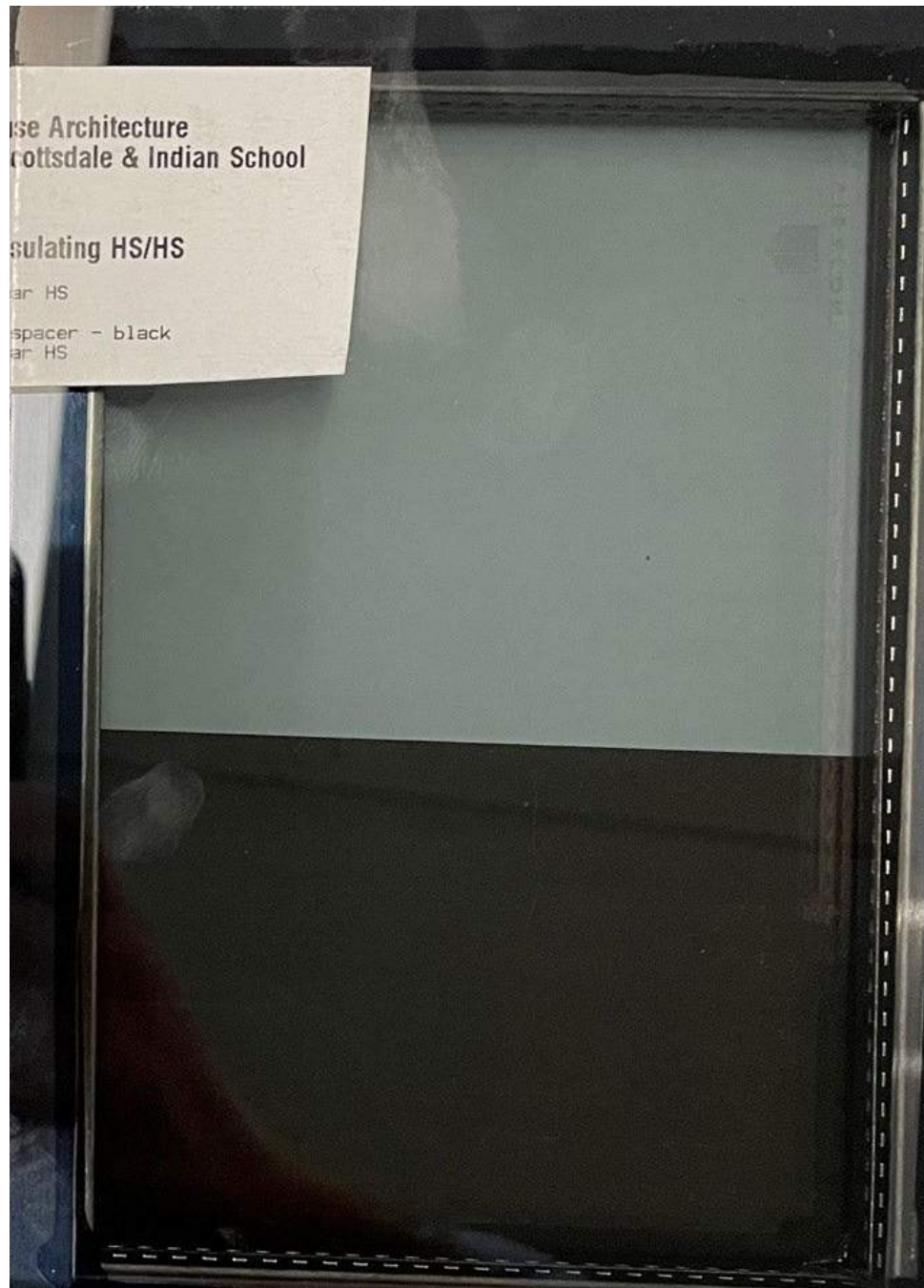


1 WEST ELEVATION  
1/8" = 1'-0"

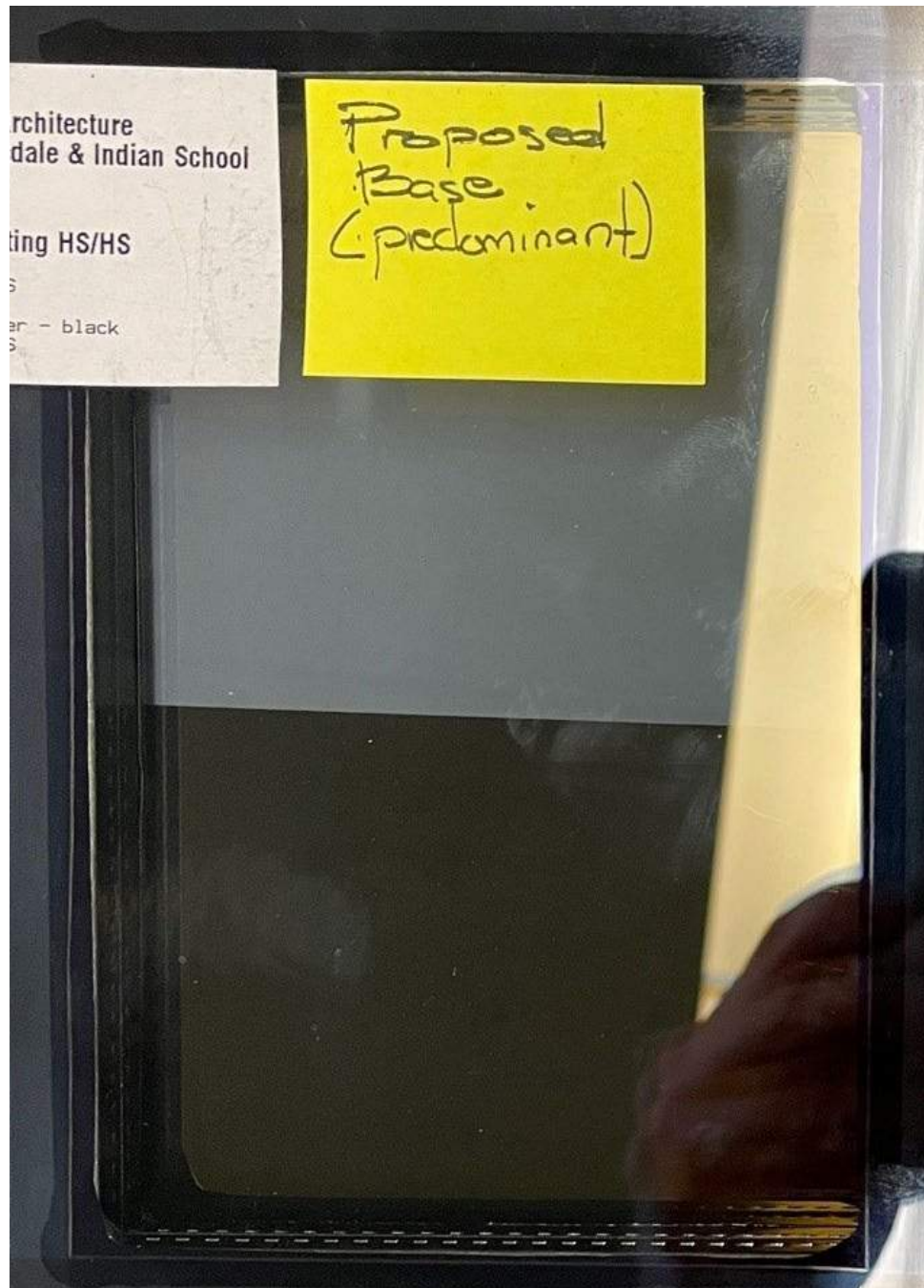




G-1

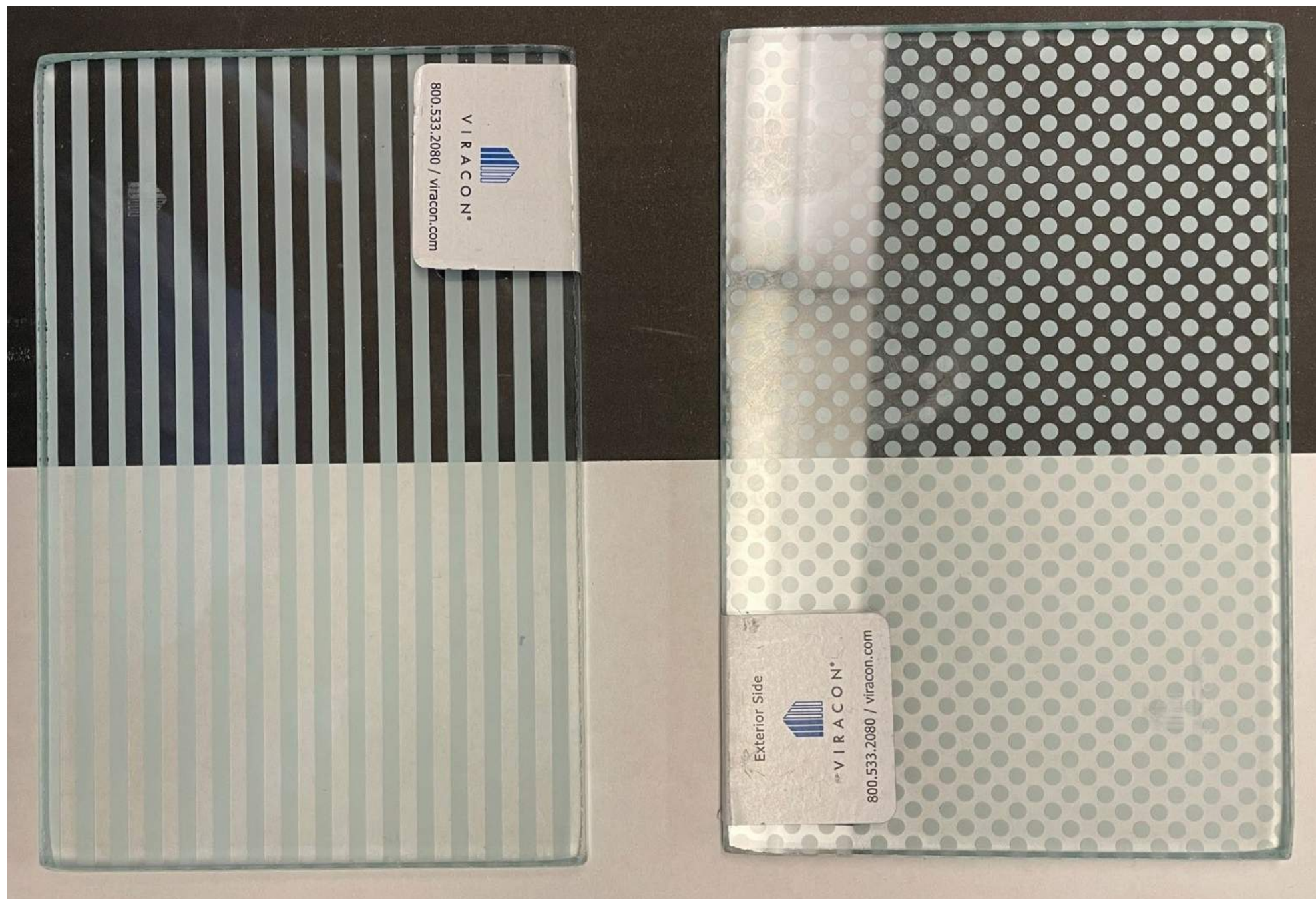


G-2

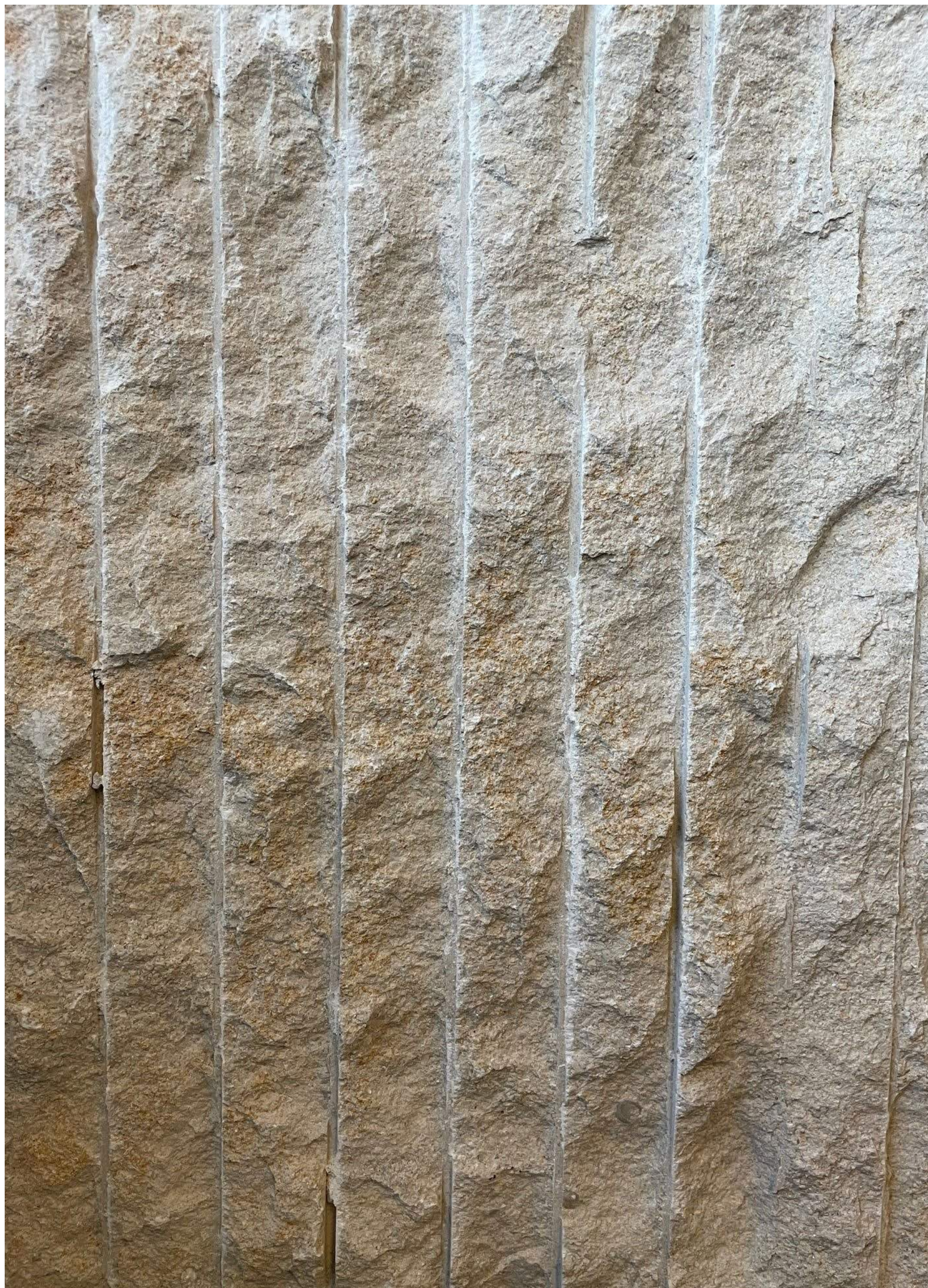


G-1

G-2



G-1A



Limestone Base

ELEVATION MATERIAL KEY

DIVISION 08 - OPENINGS

- G-1 GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS
- G-1A GLASS  
VIRACON VUE1-50 INSULATED ULTRA-CLEAR VISION GLASS W/ FRIT
- G-2 GLASS  
VIRACON VUE1-40 AND VUE1-30 INSULATED VISION GLASS - 2  
COLORS 80/40 MIX PERCENTAGE
- G-3 GLASS  
ULTRA-CLEAR FLOAT GLASS, FULLY TEMPERED RE: SPECIFICATION
- SP-1 SPANDREL CONDITION 1  
6" MULLION - 1" INSULATED GLASS WITH SHADOW BOX AND BACK PAN

DIVISION 09 - FINISHES

- P-1 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT
- P-2 PAINT COLOR  
CUSTOM COLOR TBD, RE: ARCHITECT

WALL SYSTEMS KEY

EXTERIOR WALL TYPE

- EWS-01 ALUCOBOND WET SEAL SYSTEM, CUSTOM KYNAR COLOR.  
EXTERIOR ALUMINUM COMPOSITE PANEL SYSTEM WITH METAL  
STUD BACKUP AND 2" RIGID INSULATION, BACKING WALL VARIES  
SEE SECTIONS. SEE REFERENCE IMAGES, TBD.

CURTAIN WALL TYPES

- CWS-01 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
1" MULLION FOR STRUCTURAL GLAZING (6" EXTENDED FIN ON  
INTERIOR FACE TO HOUSE SUPPORT), SSG JOINT ON VERTICAL  
AND HORIZONTAL MEMBERS, 1" CAP ON EDGES
- CWS-02 KAWNEER 1600 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR, 6"  
MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS, SSG JOINT  
WHERE EXTENDED FIN DOES NOT OCCURE ON REMAINING  
VERTICALS, 6" MULLION WITH SSG JOINT ON HORIZONTAL MEMBERS
- CWS-03 KAWNEER 1000 CURTAIN WALL SYSTEM, CUSTOM KYNAR COLOR.  
ALL GLASS SYSTEM, SSG ON VERT MEMBERS, 1" CAP ON EDGES

WINDOW WALL TYPES

- WWS-01 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, 6",  
1'-0" & 1'-8" MULLION WITH EXTENDED FIN ON VERTICAL MEMBERS,  
6" MULLION W/ 2" CAP ON HORIZONTAL HEADER AND SILL  
MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN
- WWS-02 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, 1'-0",  
2'-0", 6" X 2'-0" BOX FRAMED MULLION ON VERTICAL MEMBERS, 6"  
MULLION W/ 2" CAP ON HORIZONTAL LOCATED AT HEADER AND  
SILL MEMBERS, SSG JOINT ON HORIZONTAL MEMBER AT BACK PAN,  
ON 3'-6" LIMESTONE BASE
- WWS-03 KAWNEER TRI-FAB VERSAGLAZE 601, CUSTOM KYNAR COLOR, SSG  
MULLION ON VERTICAL MEMBERS, 6" MULLION W/ 2" CAP ON  
HORIZONTAL MEMBERS LOCATED AT HEADER AND SILL, SSG JOINT  
ON HORIZONTAL MEMBER BACK PAN



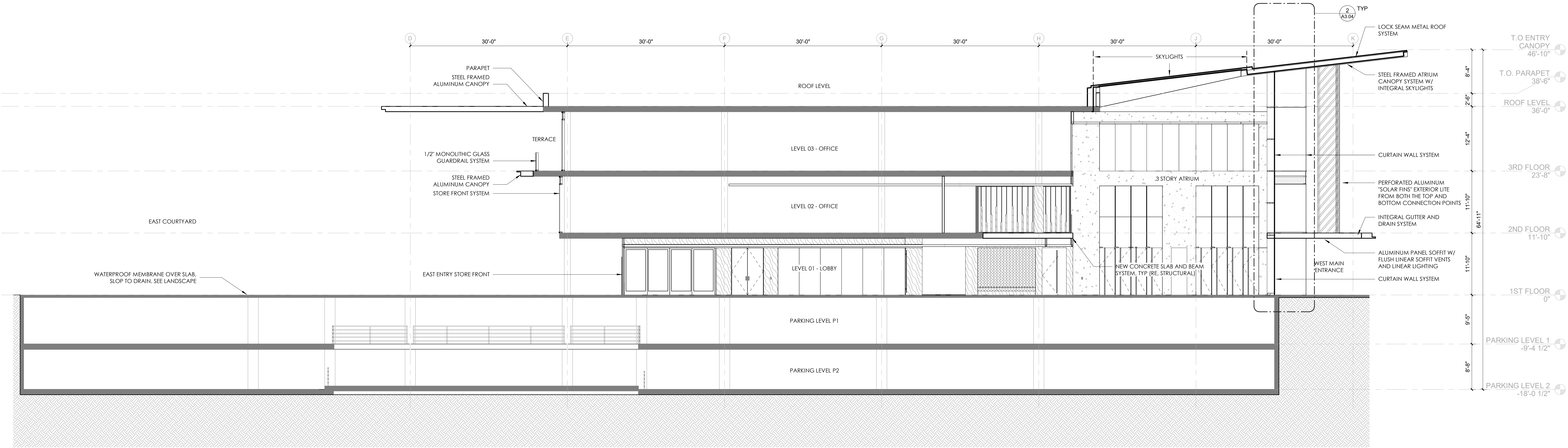


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SCOTTSDALE, AZ

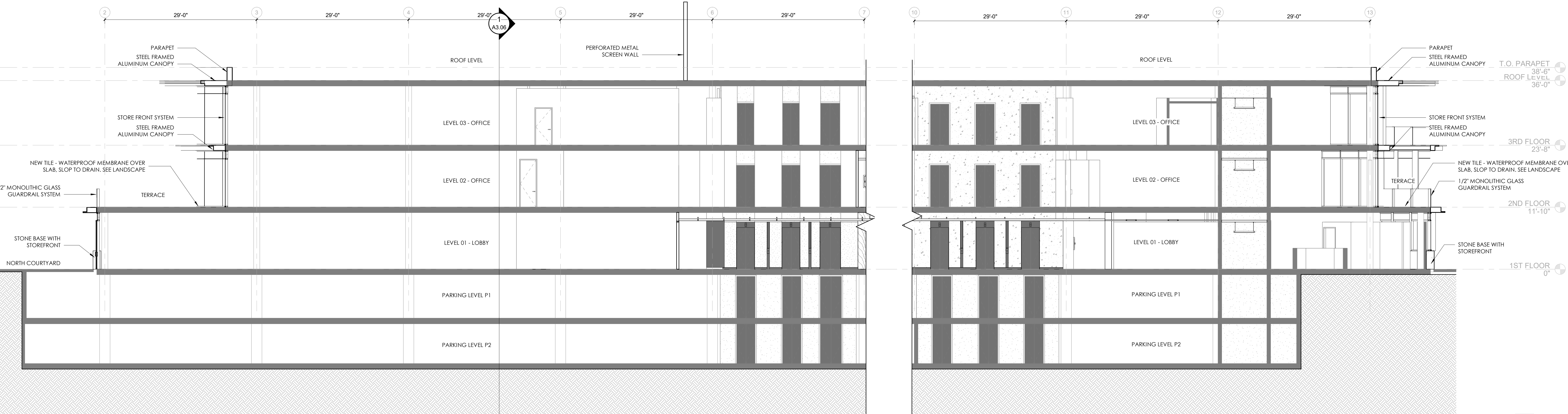
NOT FOR  
CONSTRUCTION

BUILDING SECTIONS

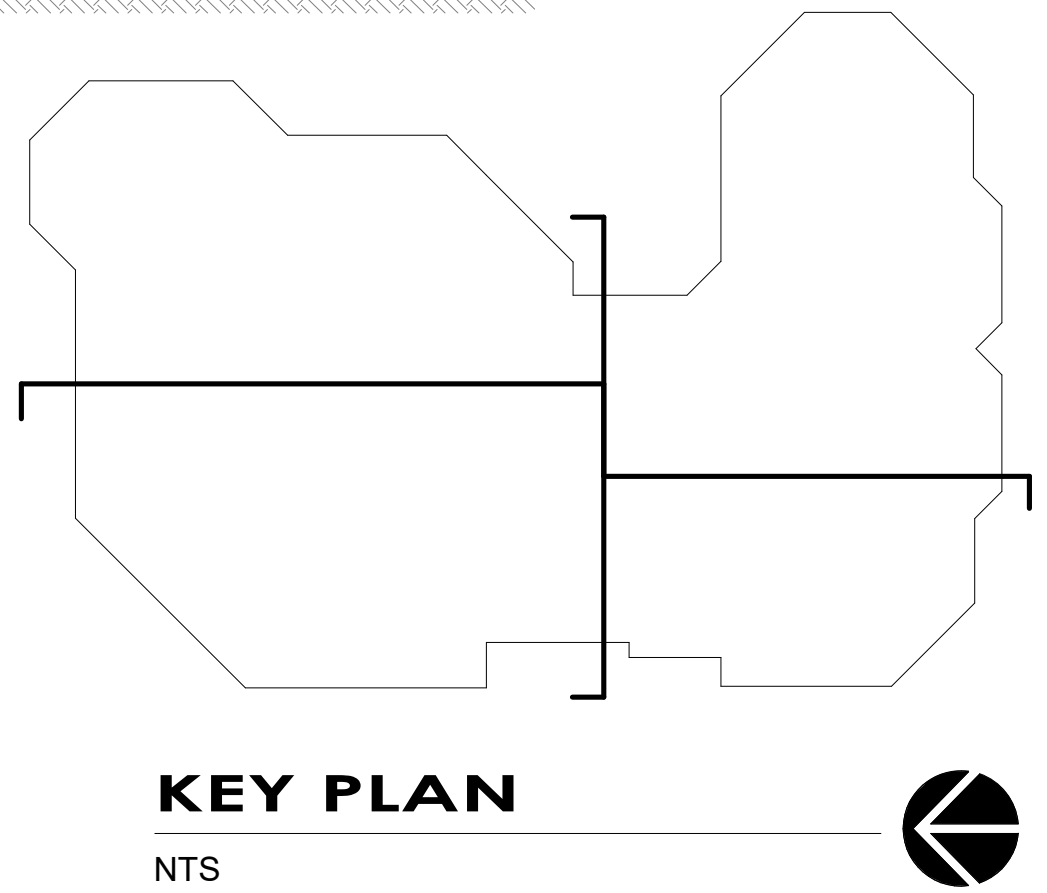
DB 35



1 EAST - WEST @ LOBBY  
1/8" = 1'-0"



2 NORTH - SOUTH @ ELEVATORS  
1/8" = 1'-0"



KEY PLAN  
NTS



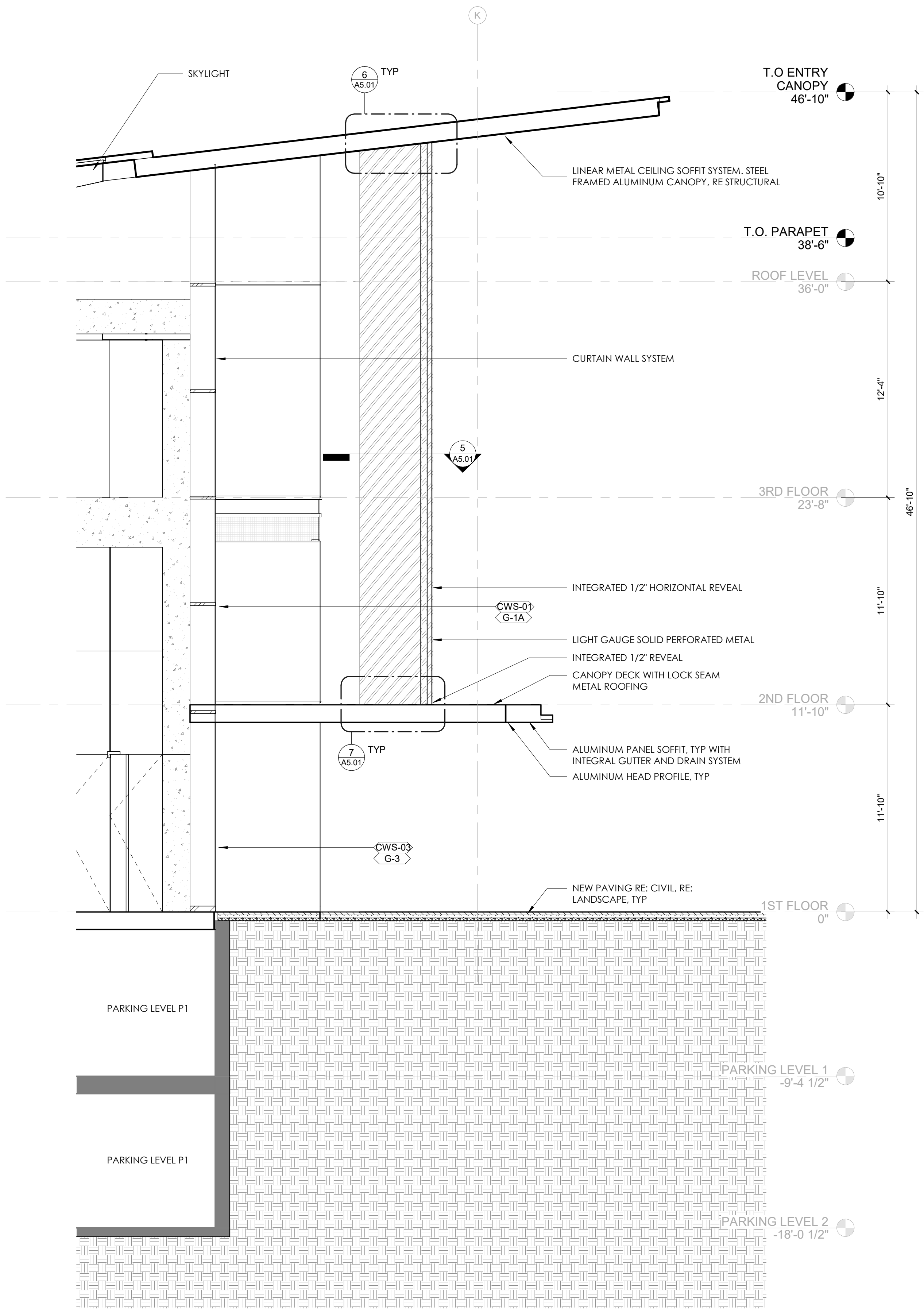


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4141 N. SCOTTSDALE ROAD, AZ 85251  
SCOTTSDALE, AZ

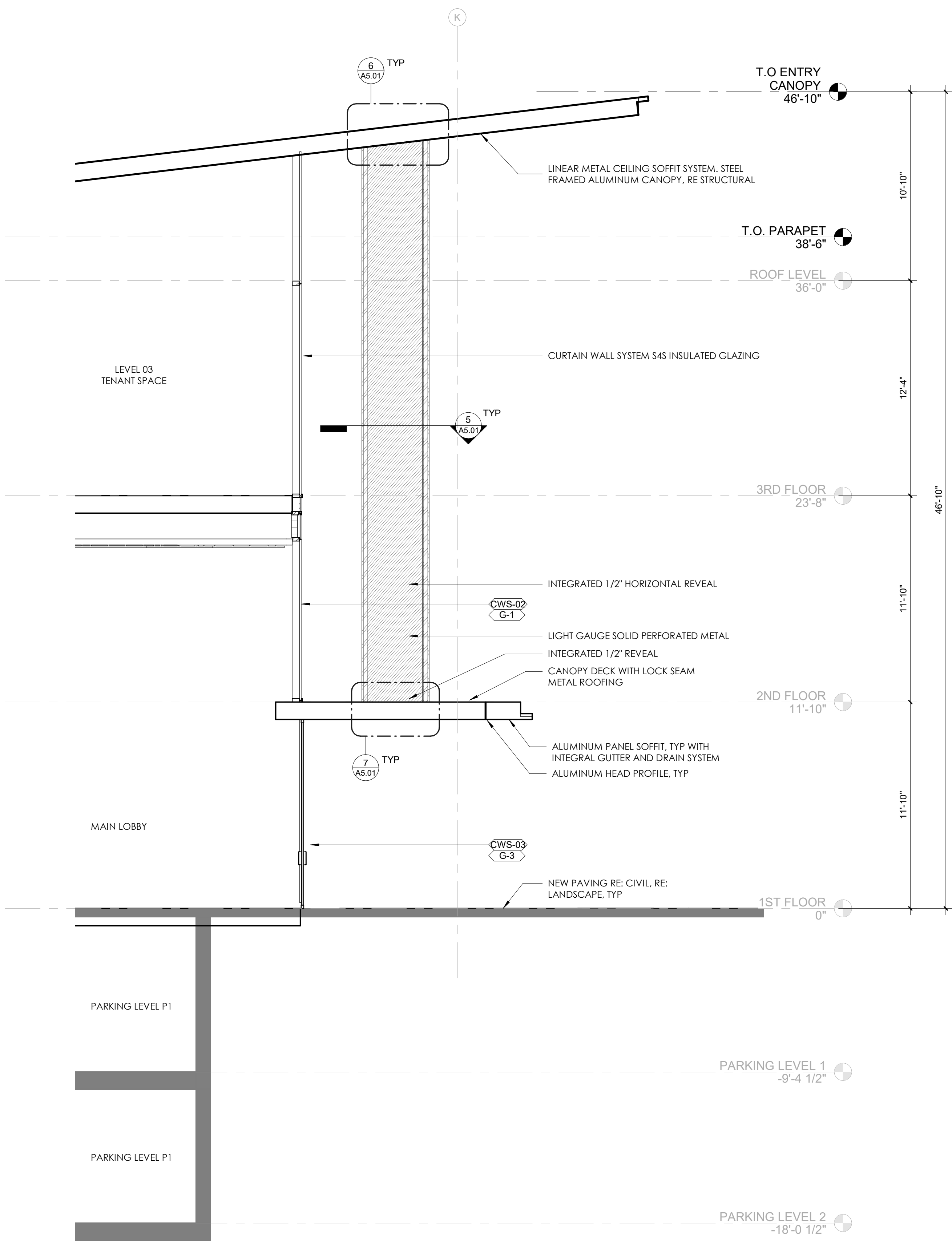
NOT FOR  
CONSTRUCTION

WALL SECTIONS

DB 36



2 WALL SECTION @ CW WEST ENTRY  
1/4" = 1'-0"



3 WALL SECTION @ CW - CONFERENCE  
1/4" = 1'-0"



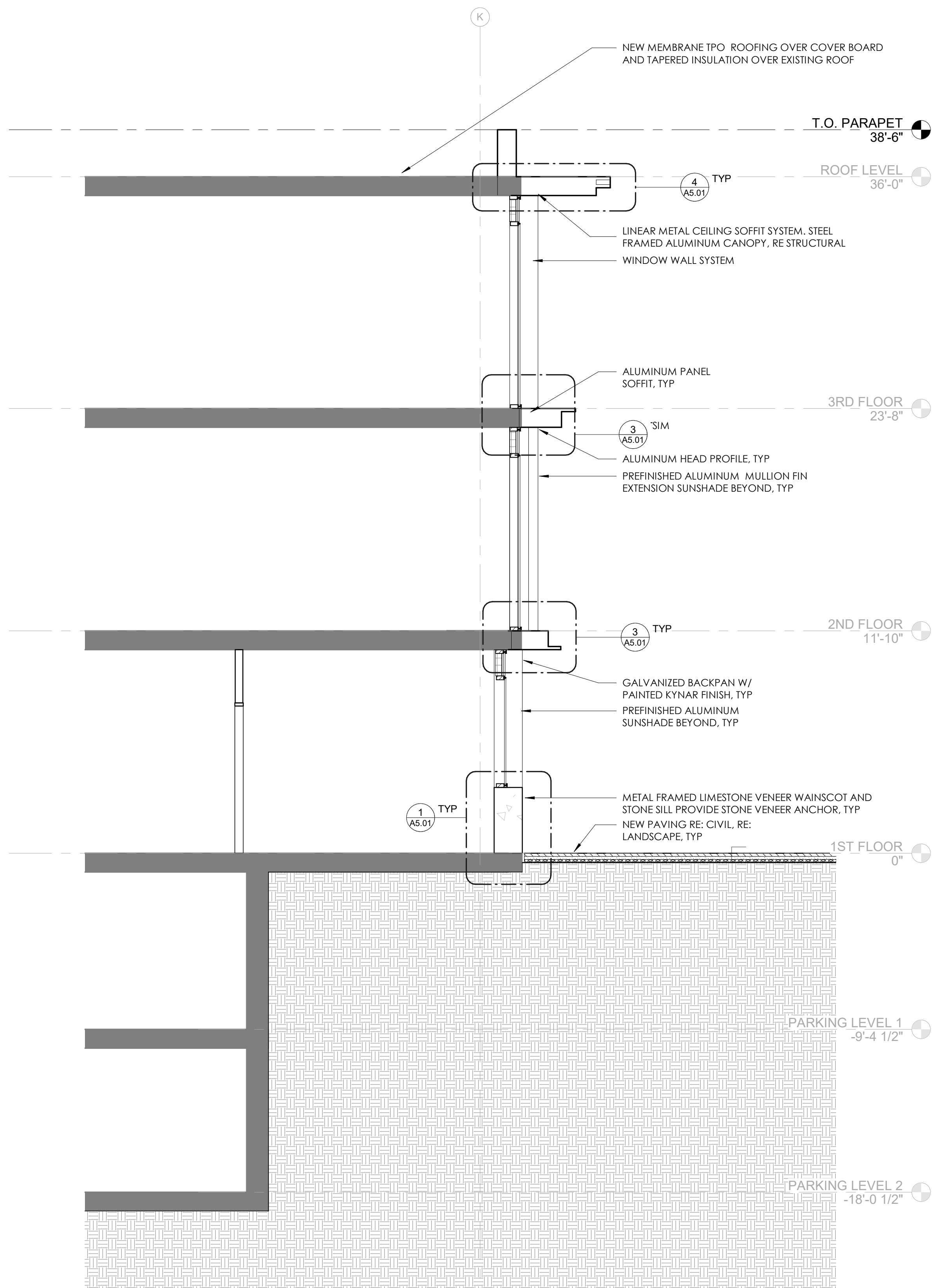


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SCOTTSDALE, AZ

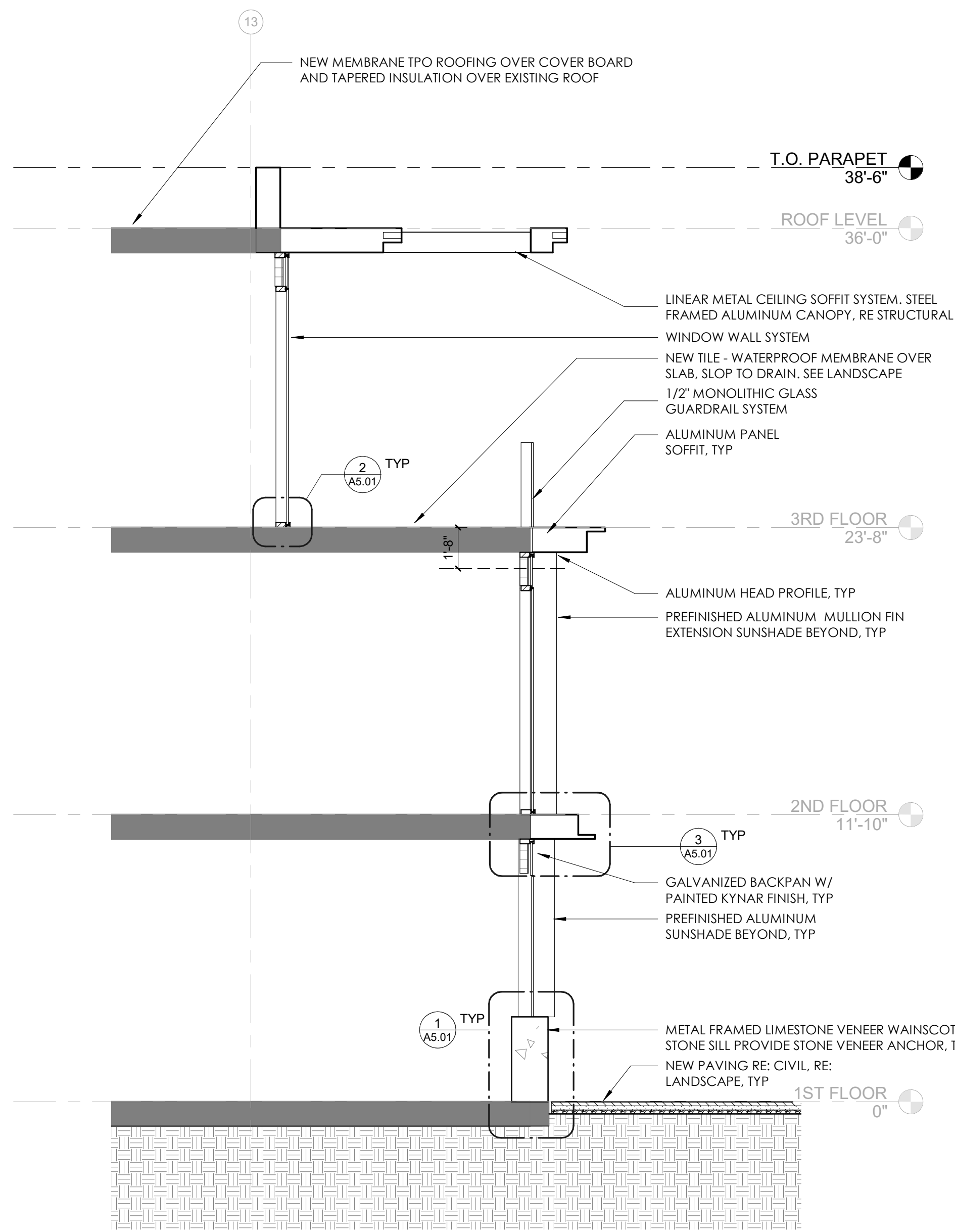
NOT FOR  
CONSTRUCTION

WALL SECTIONS

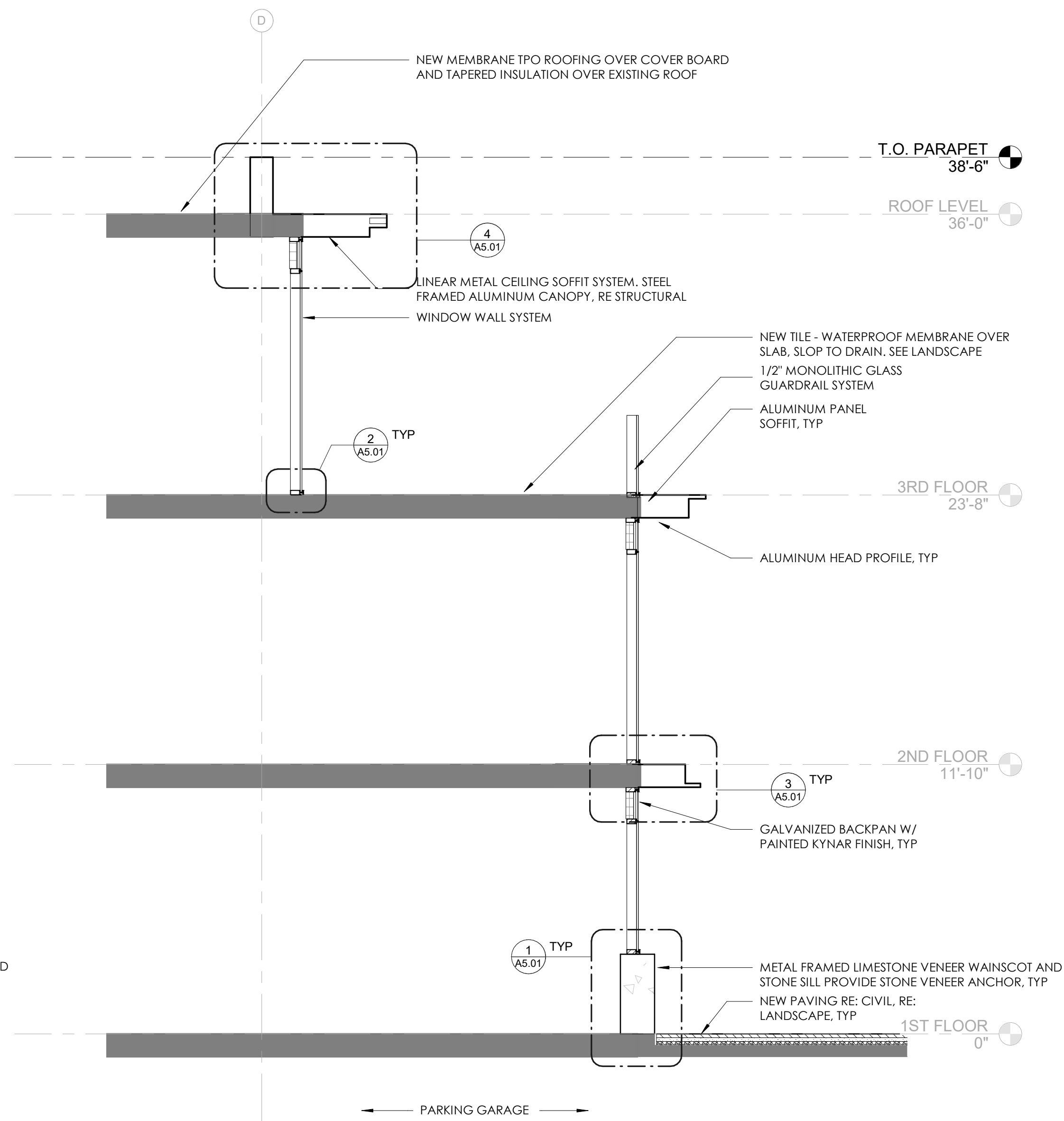
DB 37



1 WALL SECTION @ SF - WEST  
1/4" = 1'-0"



2 WALL SECTION @ SF - SOUTH  
1/4" = 1'-0"



3 WALL SECTION @ SF - EAST  
1/4" = 1'-0"





6 - FRONT ENTRY



3 - FRONT ENTRY



5 - FRONT ENTRY



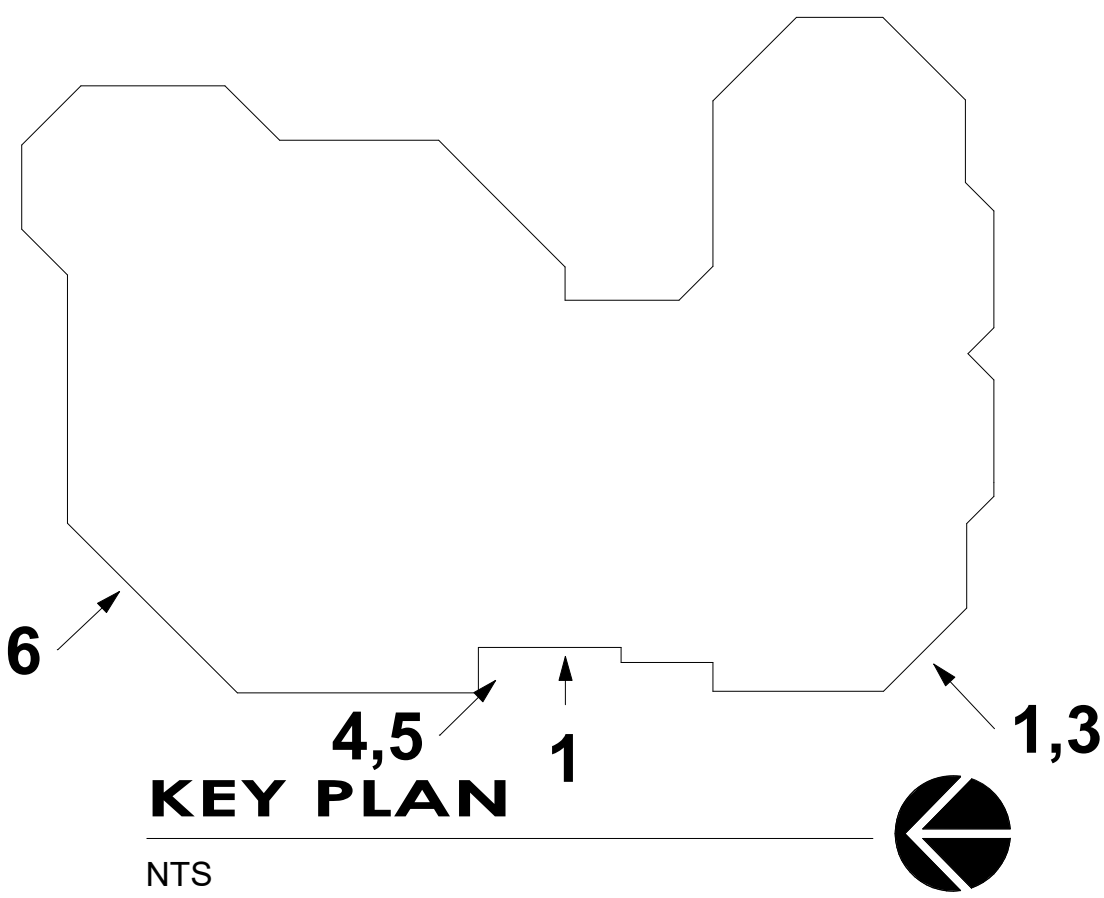
2 - FRONT ENTRY



4 - FRONT ENTRY



1 - FRONT ENTRY



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SCOTTSDALE, AZ

NOT FOR  
CONSTRUCTION

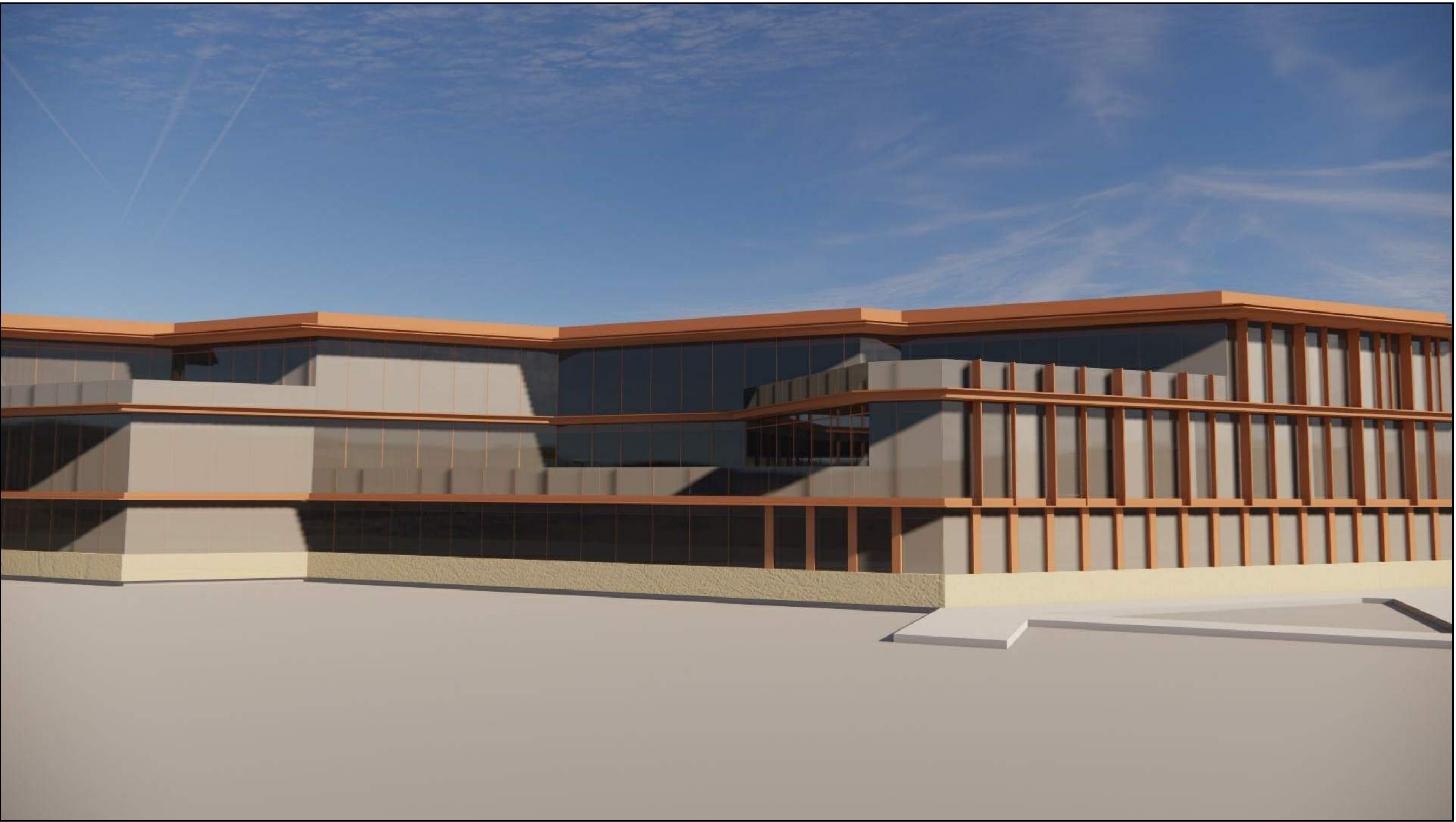
PERSPECTIVES

DB 38





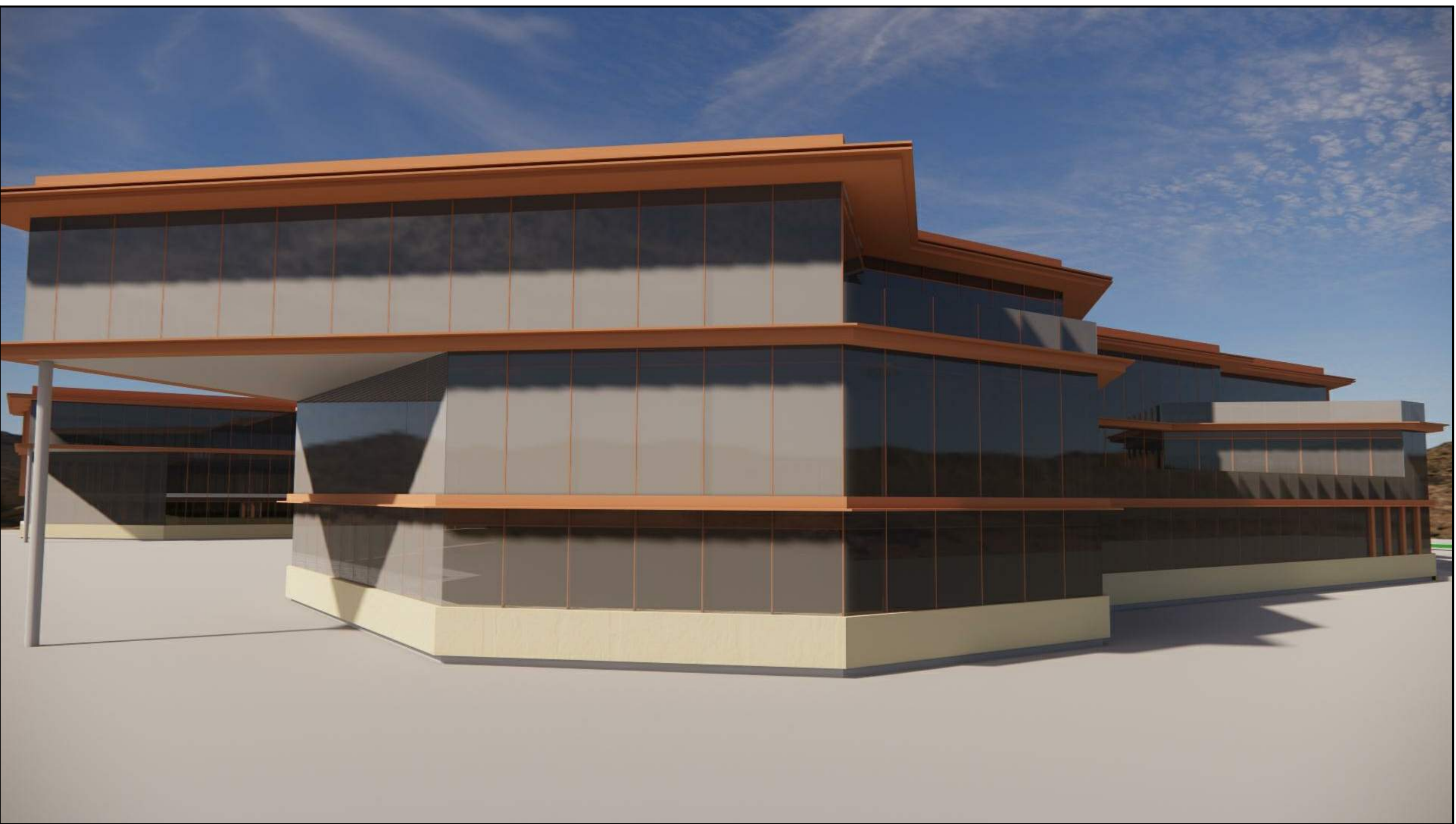
6 - BACK ENTRY- EAST



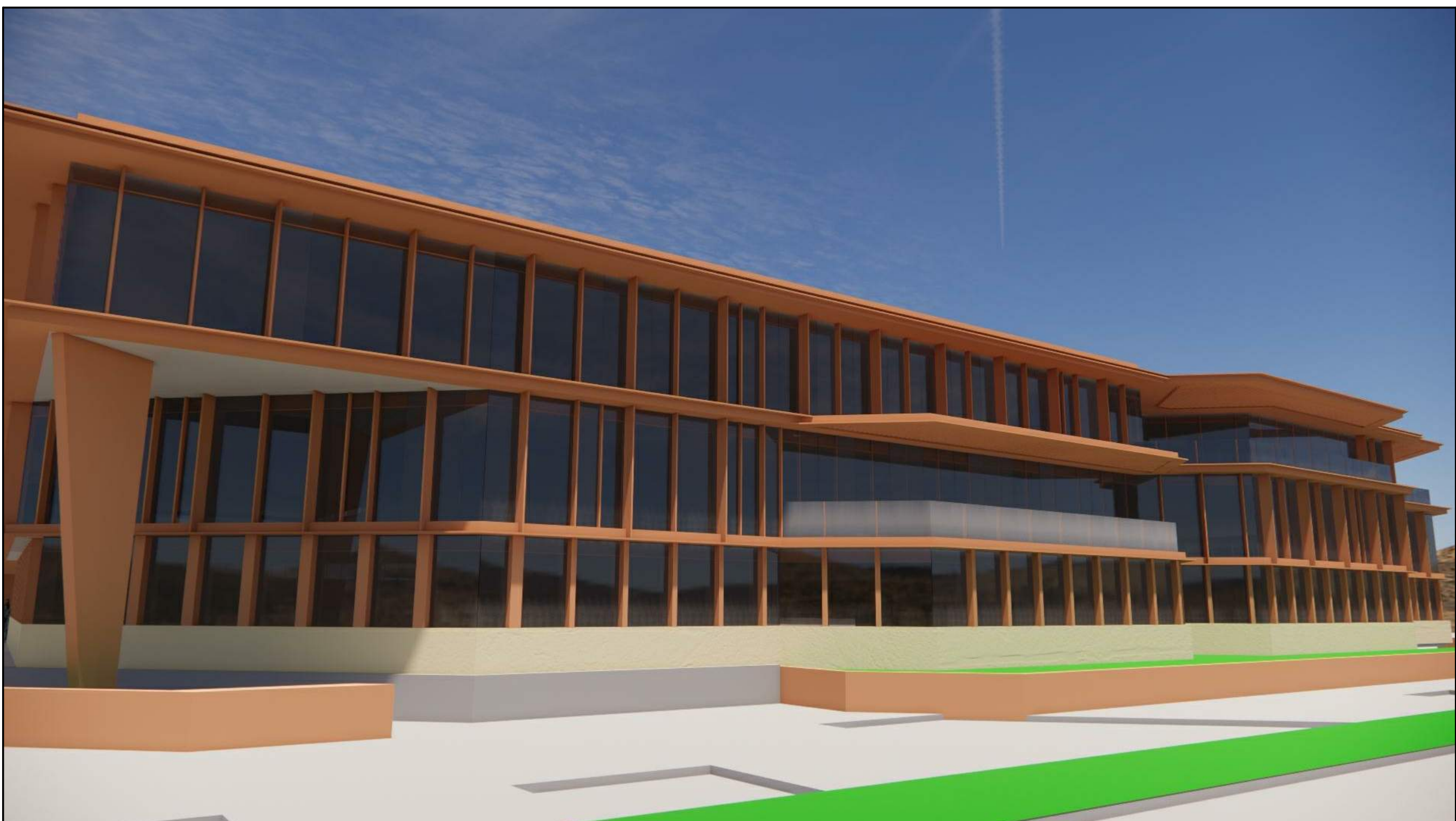
9 - NORTH PERSPECTIVE



5 - BACK ENTRY- EAST



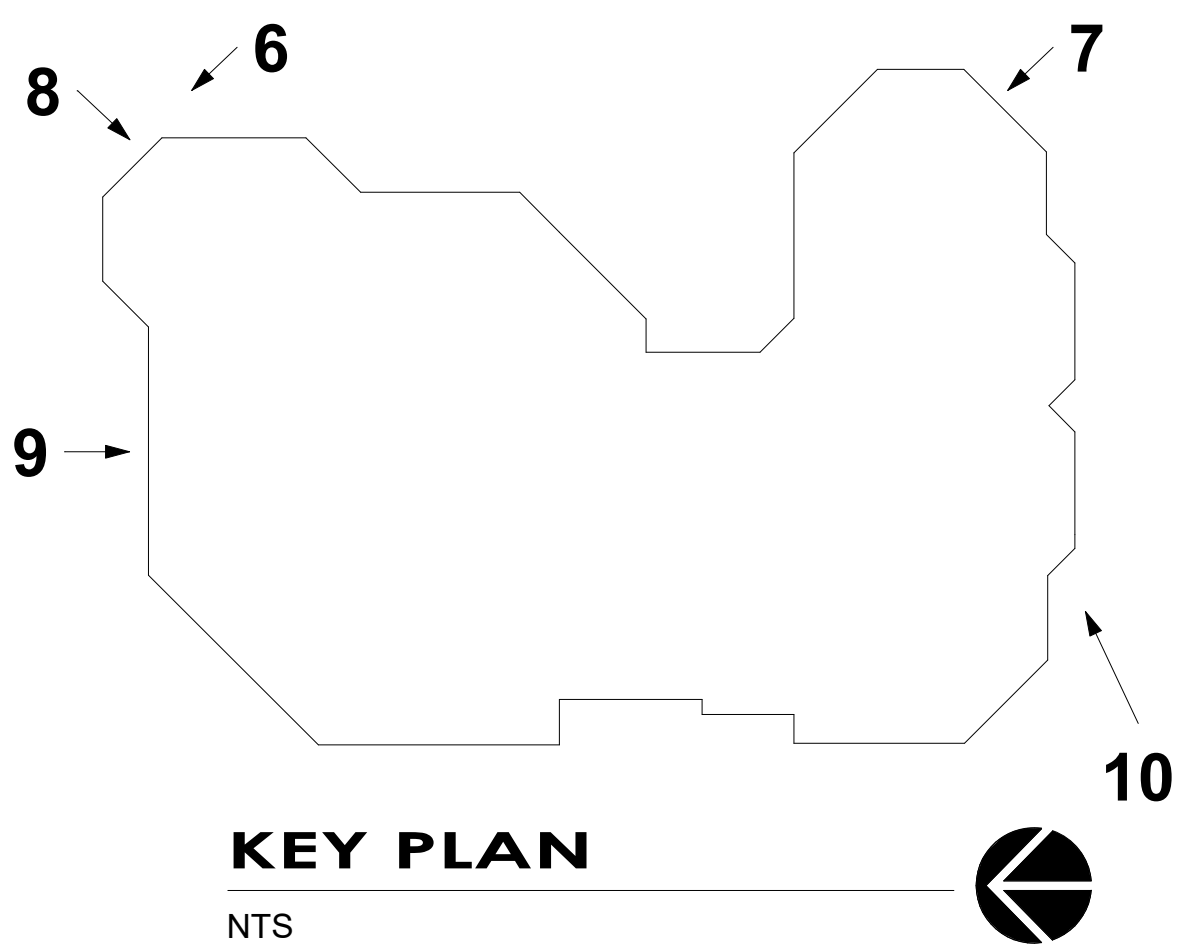
8 - NORTH PERSPECTIVE



10 - SOUTH PERSPECTIVE



7 - SOUTH PERSPECTIVE



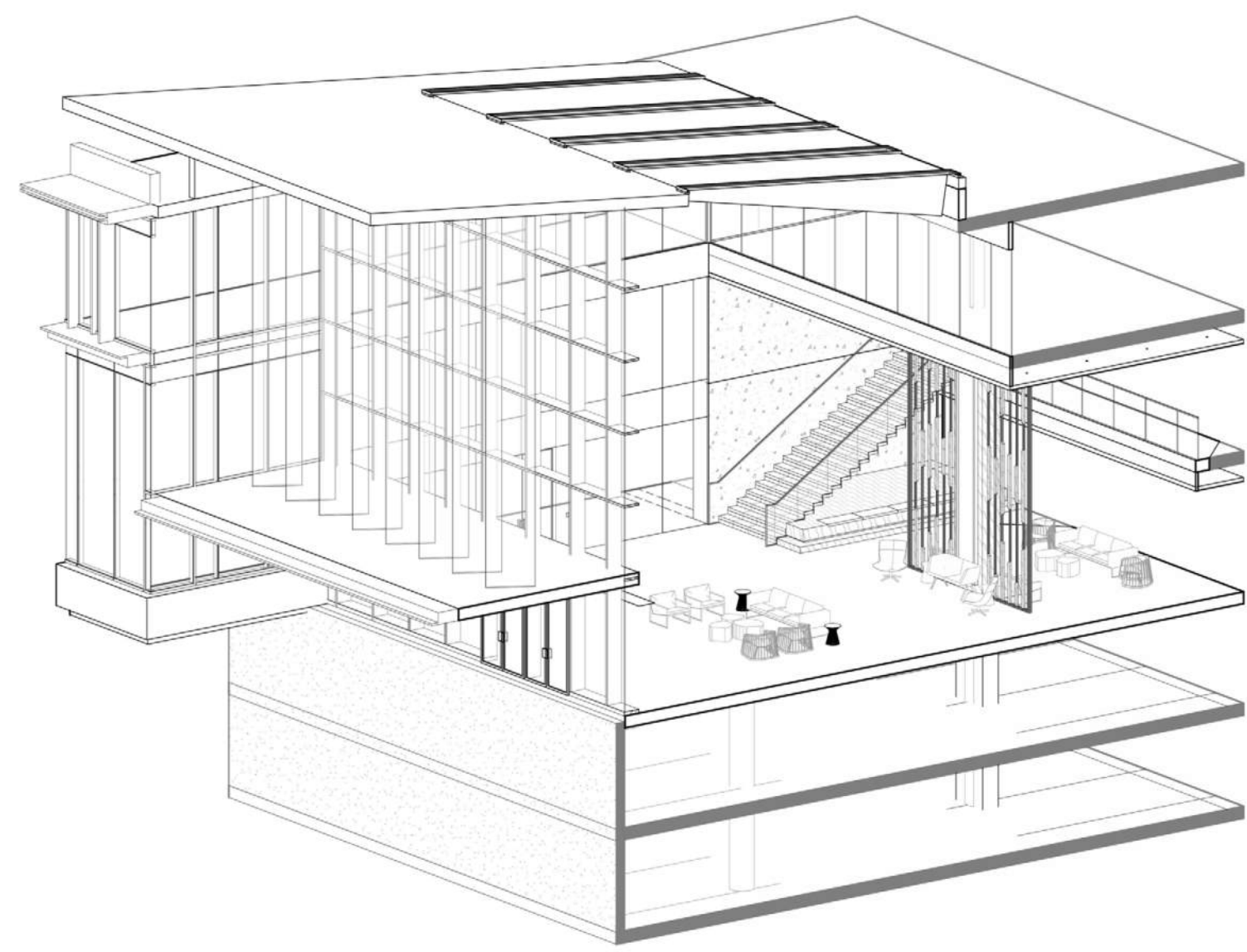
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SCOTTSDALE, AZ

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CONSTRUCTION

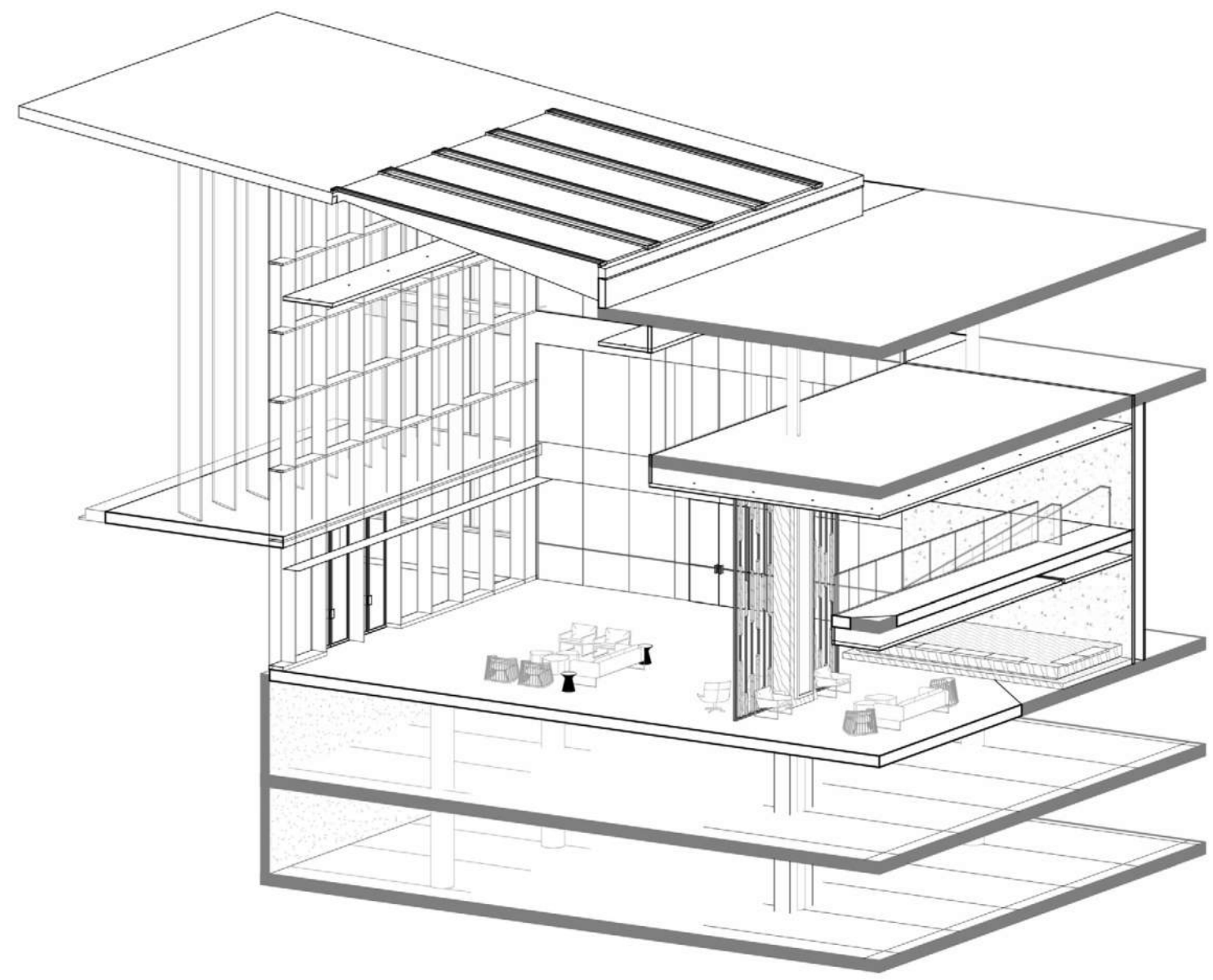
PERSPECTIVES

DB 39

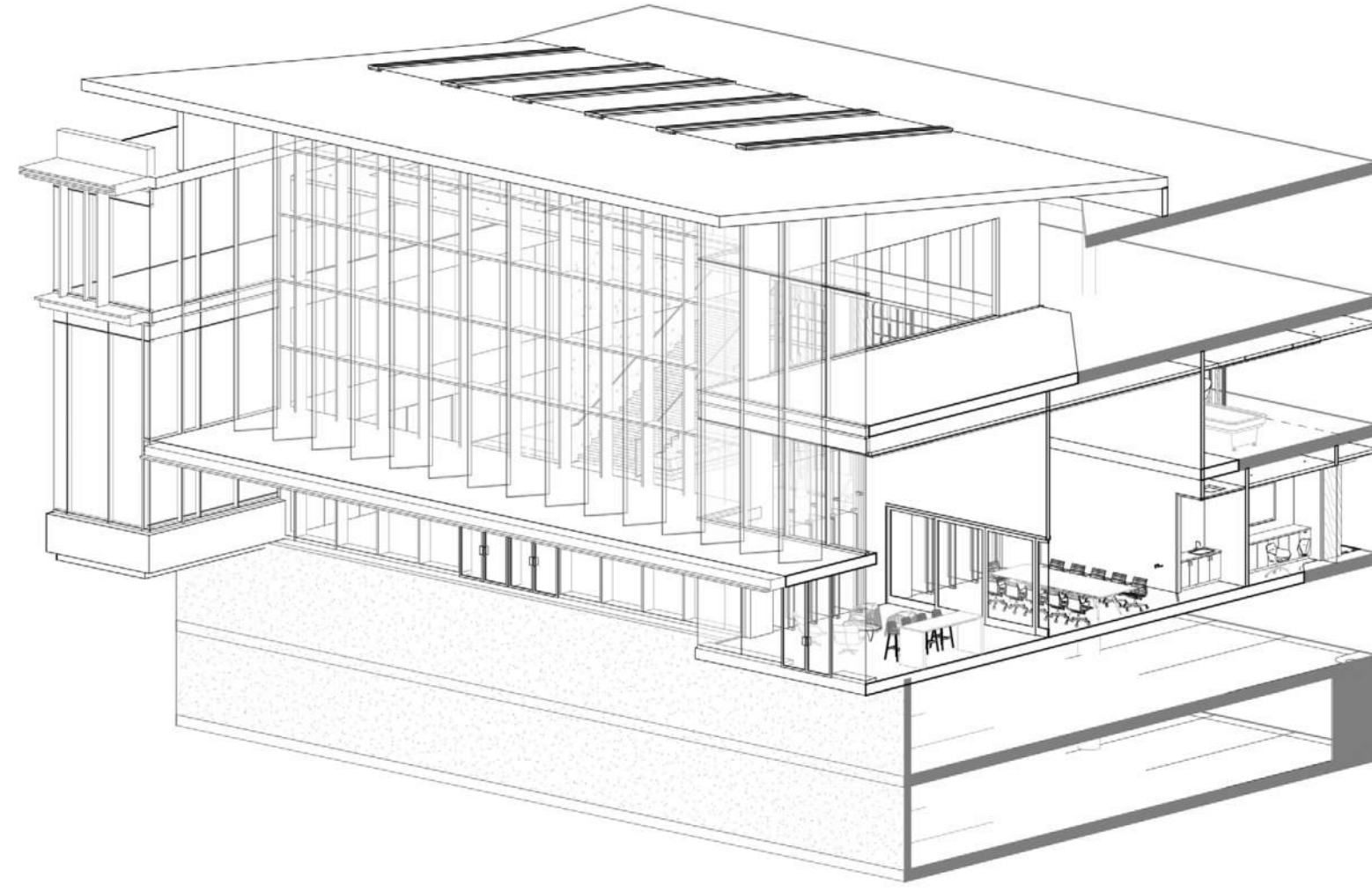




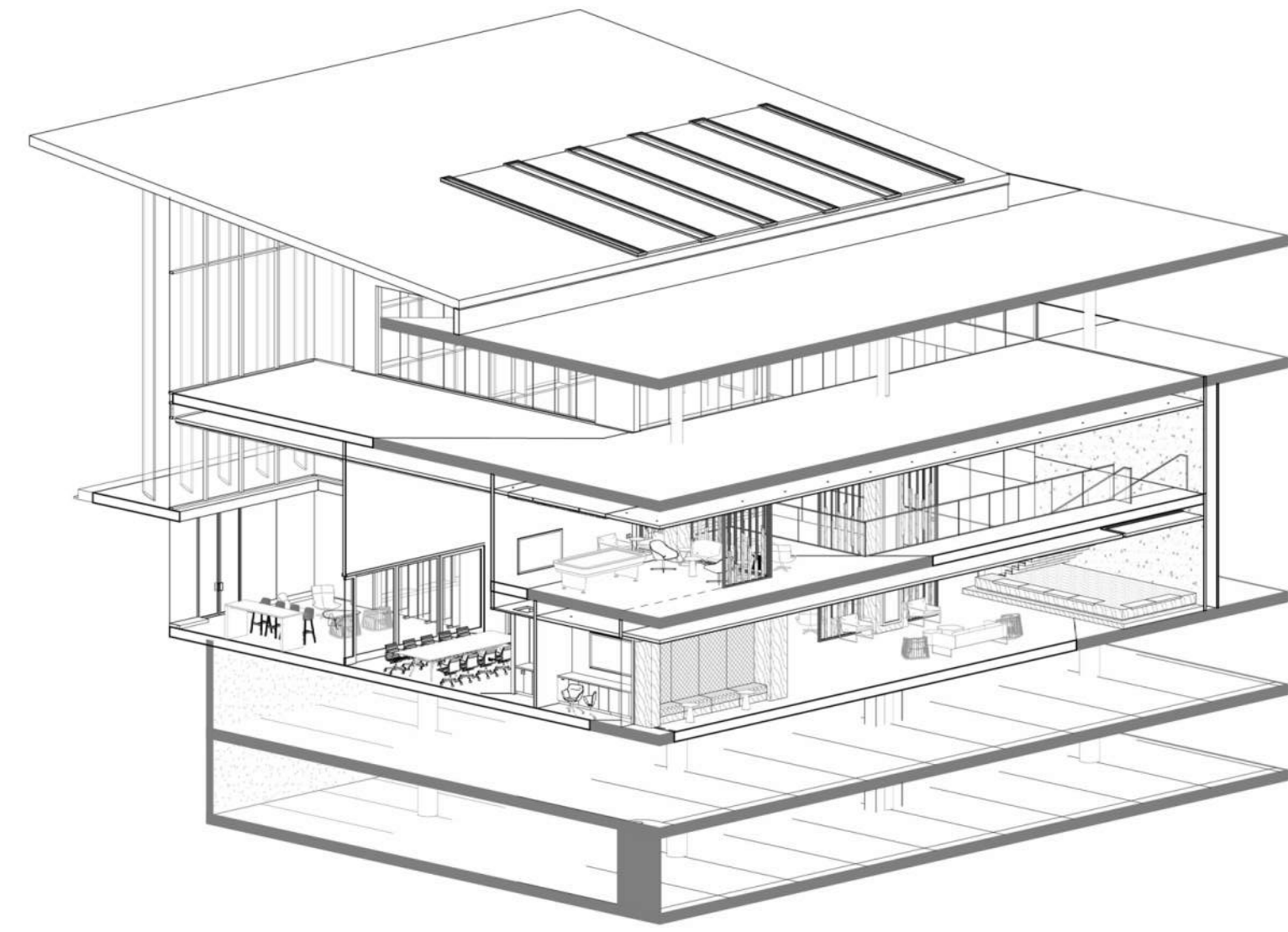
ATRIUM SECTION PERSPECTIVE  
@ MAIN LOBBY



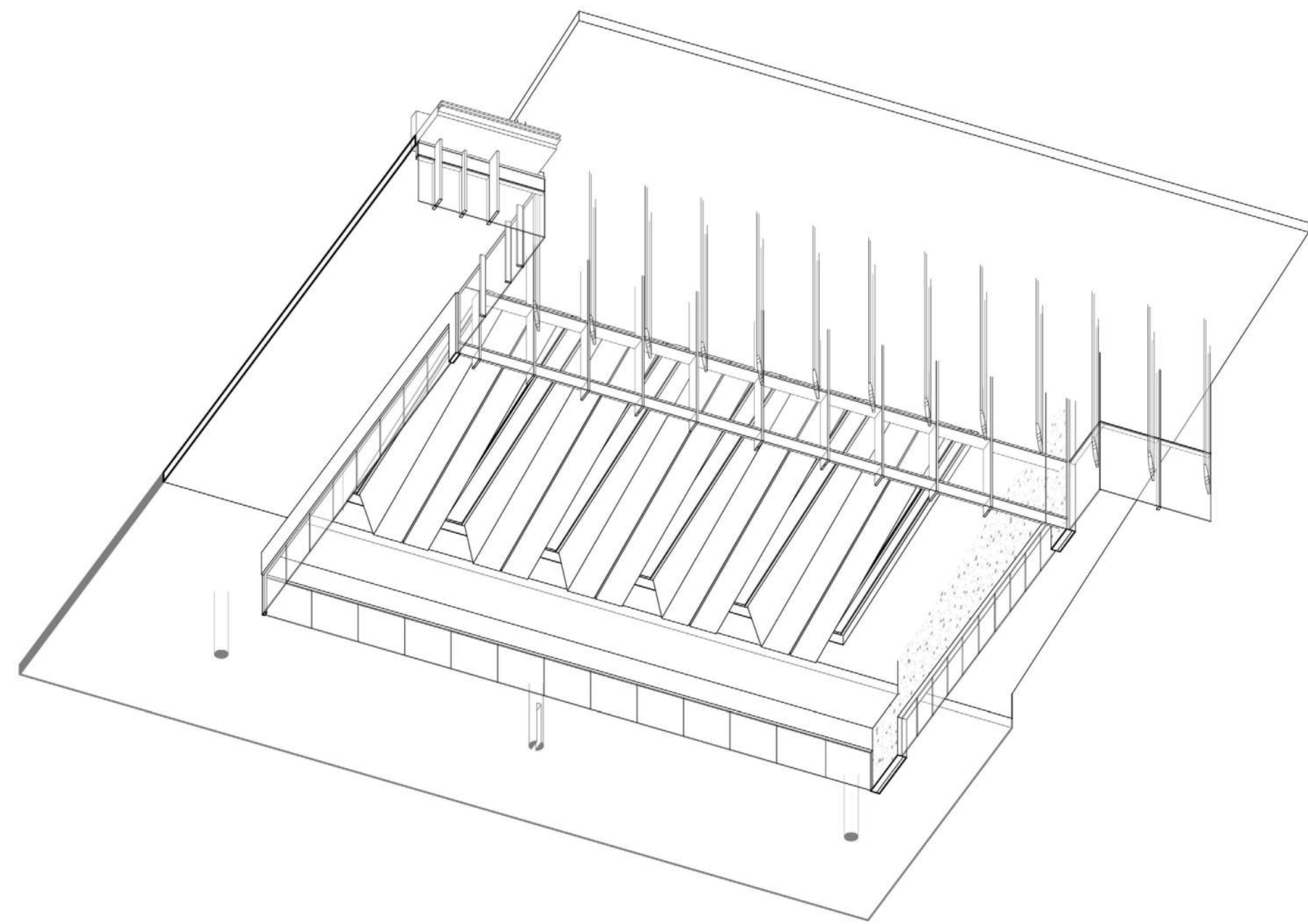
ATRIUM SECTION PERSPECTIVE  
@ MAIN LOBBY



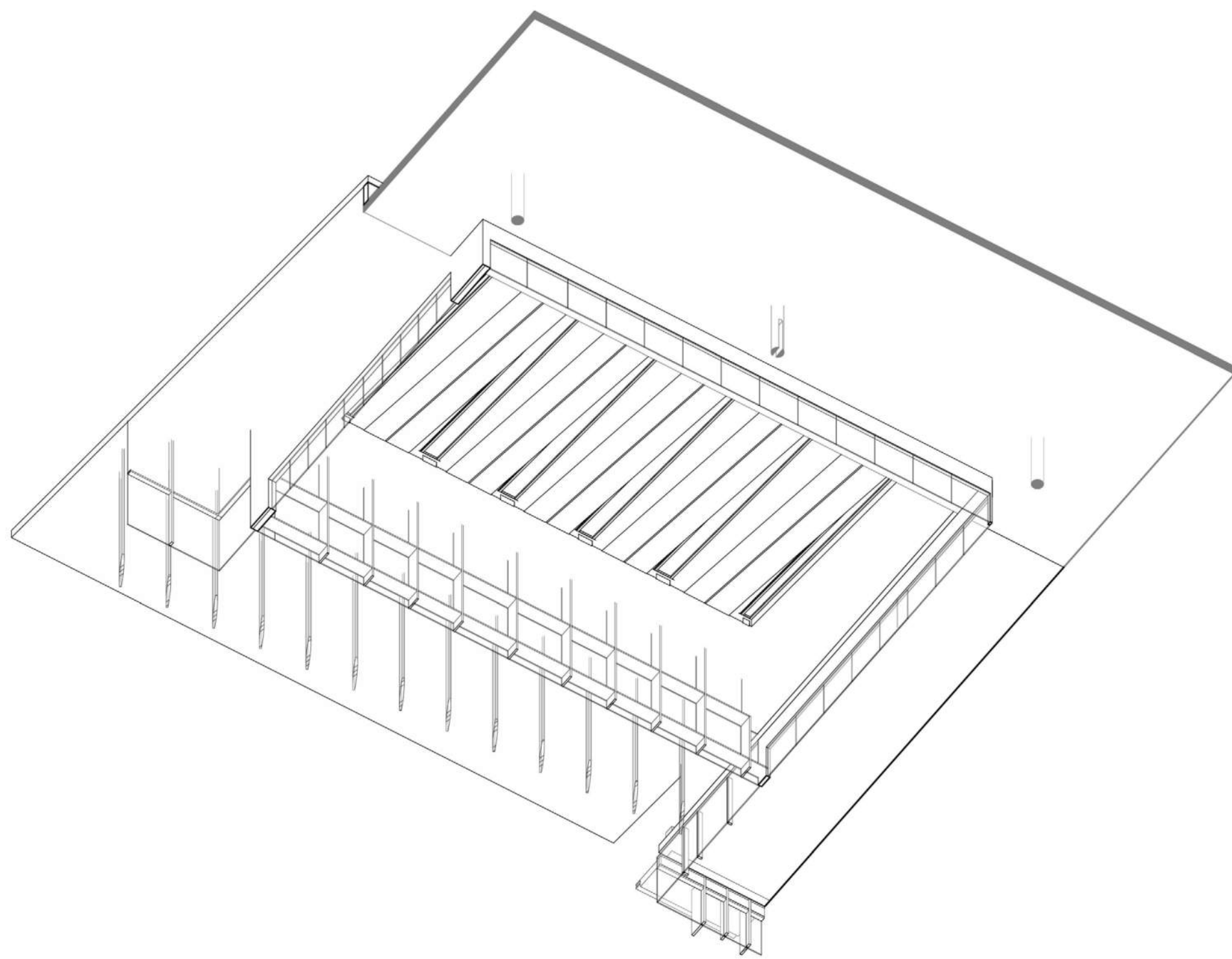
ATRIUM SECTION PERSPECTIVE  
@ CONFERENCE



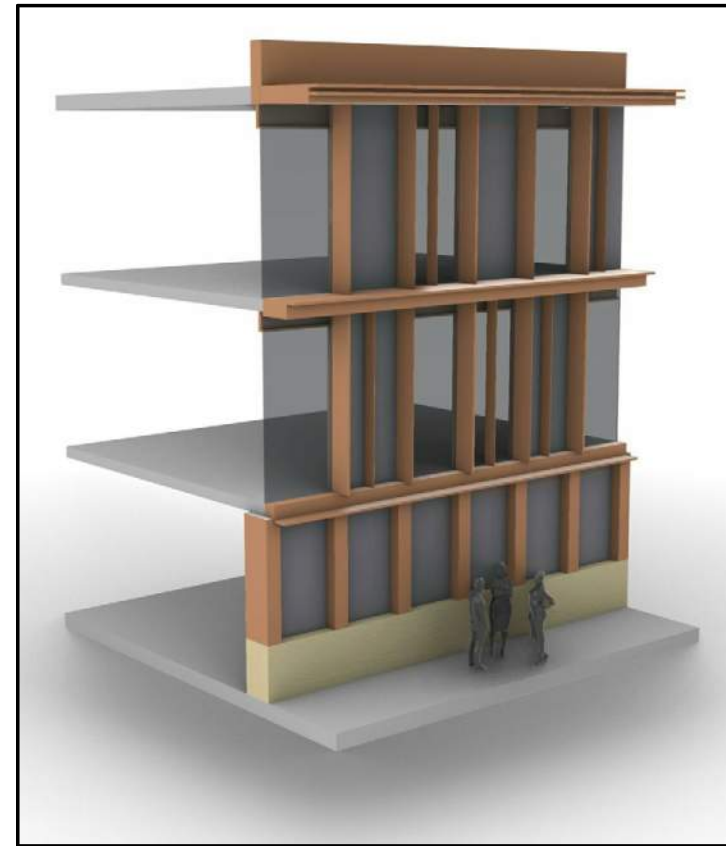
ATRIUM SECTION PERSPECTIVE  
@ CONFERENCE



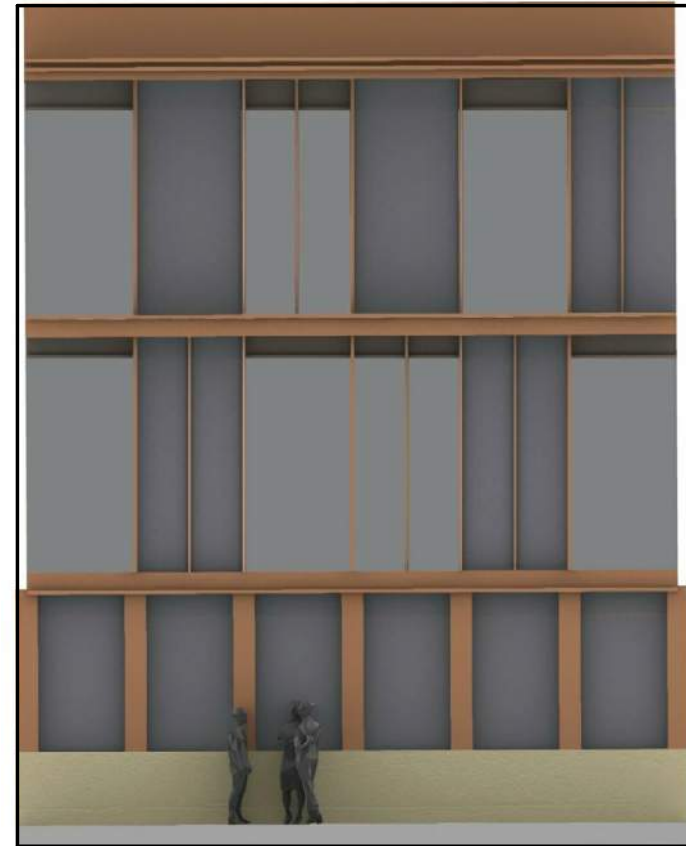
SECTION PERSPECTIVE @ SKYLIGHTS 2



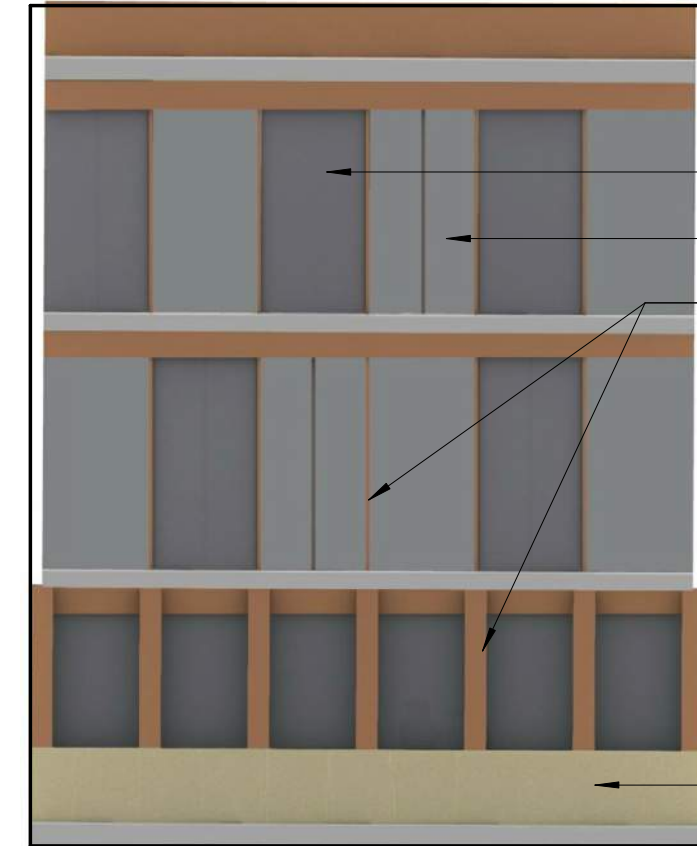
SECTION PERSPECTIVE @ SKYLIGHTS 1



SECTION PERSPECTIVE

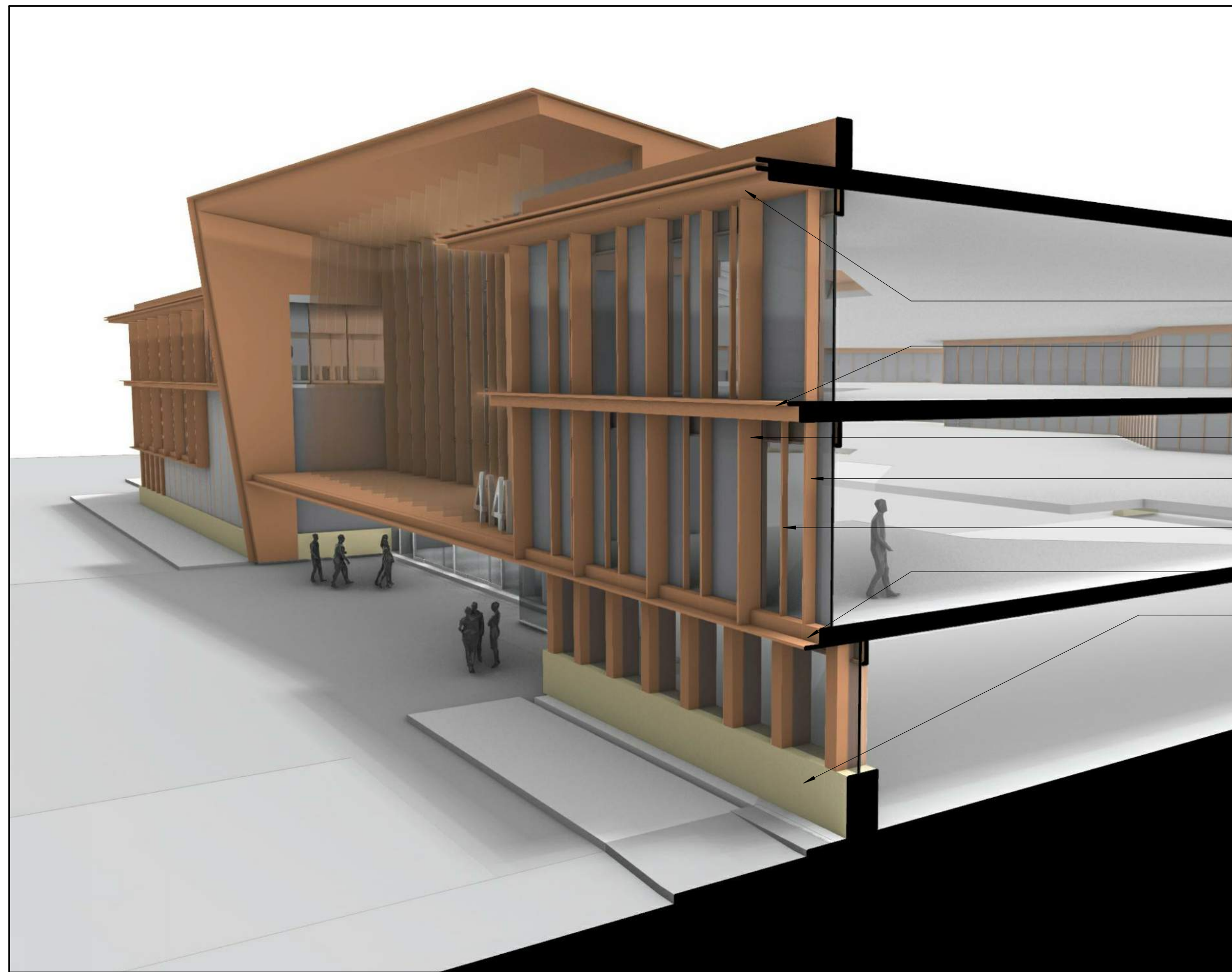


EXTERIOR



INTERIOR

VUE1-40 GLAZING  
VUE1-30 GLAZING  
ACM METAL MULLION FIN  
SANDSTONE BASE



SECTION PERSPECTIVE

BROW DEPTH = 5' - 0"  
BROW DEPTH = 3' - 0"  
MULLION DEPTH = 1' - 6"  
MULLION DEPTH = 1' - 0"  
MULLION DEPTH = 0' - 6"  
BROW DEPTH = 2' - 0"  
SANDSTONE BASE  
HEIGHT= 3' - 6"