



# Development Review (Minor) Staff Approval

28-SA-2025

Indian River Plaza  
Renovation

APPLICATION INFORMATION	
LOCATION: 7901 E Thomas Rd	APPLICANT: Ben Abercrombie
PARCEL: 131-24-002S	COMPANY: RCAA Architects
Q.S.: 14-46	ADDRESS: 2233 E Thomas Rd Phoenix, AZ 85016
ZONING: C-2	PHONE: 602-955-3900
<p><b>Request:</b> by applicant for approval of interior and exterior improvements and landscaping to the existing Indian River Plaza located at 7901 E Thomas Road, with a Central Business (C-2) zoning designation.</p>	

### STIPULATIONS

1. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by RCAA Architects & Assoc., Inc., with a city staff date of 5/20/2025.
2. The location and configuration of all site improvements shall be consistent with the site plan submitted by RCAA Architects & Assoc., Inc, with a city staff date of 5/20/2025.
3. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted RCAA Architects & Assoc., Inc, with a city staff date of 5/20/2025.
4. Site lighting, including lighting color temperature, intensity, locations, and fixture finishes, shall be consistent with the site lighting plans and manufacturer cutsheets submitted by RCAA Architects & Assoc., Inc, with a city staff approval date of 5/20/2025.
5. The approved color palette shall be:
  - a. Iron Ore SW 7069
  - b. Sweater Weather SW 9548
  - c. Reserved White SW 7056

### CONSTRUCTION DOCUMENT PLAN REVIEW SUBMITTAL REQUIREMENTS


Submit one copy of this approval letter along with the following plan set(s) for review, using the e-Services Planning Online Center:

**Digital Plan submittals** can be made using the City’s e-Services at <https://eservices.scottsdaleaz.gov/bldgresources/plans> and should include one PDF copy of each of the required plans/documents identified below.

ARCHITECTURAL:  Commercial Architectural Plans  
 Landscape Plans for reference with associated permit required

**Expiration of Development Review (Minor) Approval**

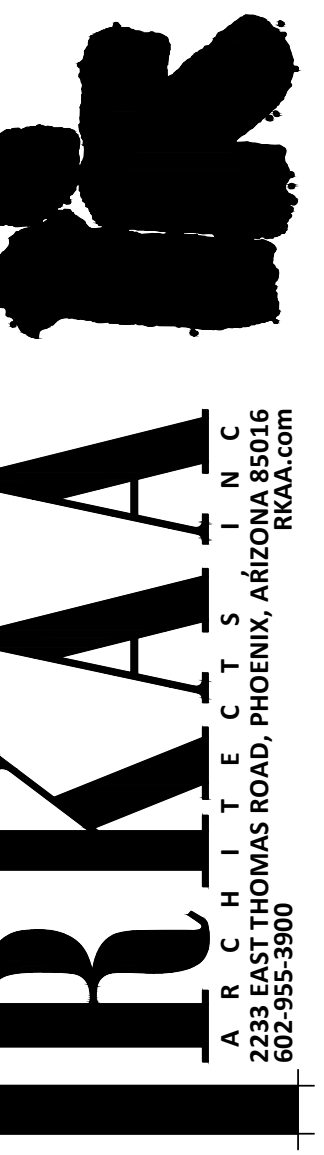
This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.

Staff Signature:  Date: 5/20/2025  
Alexandra Bohlin, 480-312-4139

# INDIAN RIVER PLAZA RENOVATION

## THOMAS AND HAYDEN ROAD

7901 E THOMAS ROAD  
SCOTTSDALE, AZ 85251



PRELIMINARY

NO.	DATE	DESCRIPTION
1	05/20/2025	DATE

COVER SHEET

INDIAN RIVER PLAZA RENOVATION  
SCOTTSDALE, AZ 85251

design by: RH  
drawn by: BA  
checked by: RH

**GO.O**  
project #: 24221.00

LEGAL DESCRIPTION	SYMBOL LEGEND	LOCATION MAP	PROJECT DIRECTORY	PROJECT DESCRIPTION	SITE DATA	DRAWING INDEX
<p><b>PARCEL NO. 1:</b> The East 710 feet of the North 710 feet of the Northeast quarter of the Northeast quarter of Section 35, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, EXCEPT the North 207.94 feet of the East 217.94 feet thereof, and EXCEPT the North 55 feet; and EXCEPT the East 45 feet; EXCEPT that part of the Northeast quarter of the Northeast quarter of Section 35, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Northeast corner of said Section 35; Thence North 00 degrees 59 minutes 52 seconds West, along the North line of the Northeast quarter of said Section 35, a distance of 217.94 feet; Thence South 00 degrees 08 minutes 06 seconds East, parallel with the East line of the Northeast quarter of said Section 35, a distance of 204.00 feet to the POINT OF BEGINNING; Thence continuing South 00 degrees 08 minutes 06 seconds East, a distance of 3.88 feet; Thence South 89 degrees 59 minutes 52 seconds East, parallel with said North line, a distance of 152.94 feet to a point on the West right of way line of Hayden Road, said point being 65.00 feet West of said East line; Thence South 00 degrees 08 minutes 06 seconds East, along the West right of way line and parallel with said East line, a distance of 200.10 feet; Thence departing said West right of way line, South 89 degrees 51 minutes 55 seconds West, a distance of 194.22 feet; Thence North 00 degrees 21 minutes 44 seconds East, a distance of 204.39 feet; Thence North 09 degrees 54 minutes 48 seconds East, parallel with said East line, a distance of 39.51 feet to the POINT OF BEGINNING.</p> <p><b>PARCEL NO. 2:</b> That part of the Northeast quarter of the Northeast quarter of Section 35, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Northeast corner of said Section 35; Thence West along the North line of said Section 35, 710 feet; Thence South 00 degrees 08 minutes 06 seconds East, 35 feet to the POINT OF BEGINNING; Thence continuing South 00 degrees 08 minutes 06 seconds East, 30 feet; Thence Northwesterly, 39 feet, more or less, to a point on a line lying 55 feet South of, and parallel to, the North line of said Section 35, said point lying 25 feet West of the Point of Beginning of this description; Thence East, along said line, 25 feet to the POINT OF BEGINNING.</p> <p><b>PARCEL NO. 3:</b> That part of the Northeast quarter of the Northeast quarter of Section 35, Township 2 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows: COMMENCING at the Southwest corner of the North 710 feet of the East 710 feet (as measured along the North and East lines thereof) of the said Northeast quarter of the Northeast quarter of Section 35; Thence North 00 degrees 08 minutes 06 seconds West, along the said West line of the North 710 feet of the East 710 feet, 3.40 feet to the POINT OF BEGINNING; Thence continuing North 00 degrees 08 minutes 06 seconds West, along the said West line, herein before described, 246.60 feet; Thence South 23 degrees 08 minutes 45 seconds West, 267.58 feet; Thence South 84 degrees 22 minutes 21 seconds East, 131.54 feet, more or less, to the POINT OF BEGINNING.</p>	<p>DETAIL REFERENCE</p> <p>SHEET NUMBER</p> <p>SECTION REFERENCE</p> <p>SHEET NUMBER</p> <p>DOOR NUMBER - SEE SHEET A-0</p> <p>ROOM/SUITE NAME &amp; NUMBER</p> <p>INDICATES FIRE EXTINGUISHER LOCATIONS - 5 LBS ARC MINIMUM MOUNTED 48" A.F.F. TO TOP OF EXTINGUISHER PER EVERY 3,000 S.F. WITH A 75'-0" MAX. TRAVEL DISTANCE</p> <p>ADA ACCESSIBLE UNIT - G.C. TO VERIFY LOCATIONS WITH OWNER</p>	<p><b>1 VICINITY PLAN</b> SCALE: N.T.S.</p>	<p><b>OWNER:</b> ARIZONA PARTNERS REAL ESTATE 8300 HAYDEN RD STE. A 200 SCOTTSDALE, AZ 85258 PHONE: (480) 368-0111 CONTACT: MARIO BURNS EMAIL: mario@apre.com</p> <p><b>M&amp;P ENGINEER:</b> KAEKO INC. 12409 W INDIAN SCHOOL #C303 AVONDALE, AZ 85022 CONTACT: NATALENE TEO E-MAIL: natalene.teo@kaekoinc.com PHONE: (480) 219-0093</p> <p><b>ELECTRICAL ENGINEER:</b> KAEKO INC. 12409 W INDIAN SCHOOL #C303 AVONDALE, AZ 85022 CONTACT: NATALENE TEO E-MAIL: natalene.teo@kaekoinc.com PHONE: (480) 219-0093</p> <p><b>ARCHITECT:</b> IRKAA ARCHITECTS &amp; ASSOC., INC. 2333 EAST THOMAS ROAD PHOENIX, ARIZONA 85016 PHONE: (602) 955-3900 FAX: (602) 955-0896 CONTACT: RANDY HAUSLET E-MAIL: rhauslet@irkaa.com</p> <p><b>STRUCTURAL:</b> KAEKO INC. 6100 S WALKER ST. STE. 115 PORTLAND, OREGON 97205 CONTACT: TAYLOR BANNER E-MAIL: taylor.banner@kaekoinc.com PHONE: (503) 752-6243</p>	<p>OUR CLIENT WOULD LIKE TO REMODEL THE EXISTING CENTER OF INDIAN RIVER PLAZA AT THE SWC OF HAYDEN AND THOMAS IN SCOTTSDALE. THE REMODEL WILL INCLUDE SITEWORK, FACADE IMPROVEMENTS, AND THE INTERIOR OF THE BUILDING.</p> <p>THE EXISTING COMPLEX DOES NOT MEET CURRENT ZONING LANDSCAPE REQUIREMENTS; THUS, THE OWNER WILL UPDATE LANDSCAPING.</p> <p>THE PROJECT WILL BE FOCUSING ON THE EXISTING 99 CENT SUITE WHICH HAS A TOTAL SQUARE FOOTAGE OF 29,154. THE OBJECTIVE IS TO DEMISE THE EXISTING 99 CENT INTO TWO - SUITE 1 WITH 21,458 S.F. AND SUITE 2 WITH 7,696 S.F. THE GOAL OF THE DEVELOPER IS TO USE SUITE 1 FOR ALDI GROCERY, AND SUITE 2 FOR RETAIL USE, WHILE ALL THE OTHER TENANTS WILL REMAIN.</p> <p>WE WILL BE REPAINTING THE ENTIRE BUILDING, ADDING STONE VENEERS, AND MODERNIZING PARAPETS WITH NEW CORNICES TO UPDATE THE PLAZA AESTHETIC AND MATCH THE CURRENT TREND. WE WILL RETAIN WHAT IS STILL FEASIBLE AND APPLICABLE FOR THE NEW TENANTS, INCLUDING THE COVERED WALKWAY AND COLUMNS, AND STRUCTURAL COMPONENTS OF THE BUILDING. FOR SUITE 1, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, A DOCK LANDING, AND A NEW TOWER. BOTH SUITES AND THE REST OF THE BUILDING WILL BE ENHANCED WITH NEW ARCHITECTURAL FEATURES. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO, CORNICES, COLUMNS, AND DECORATIVE STONE. ADDITIONALLY, PER CITY SUGGESTION, WE WILL BE REDUCING AN UNUSED PEDESTRIAN WALKWAY TO 7'-0" IN WIDTH AND RESTRIPING IT, IN ORDER TO INCREASE PARKING AVAILABILITY.</p>	<p>ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251</p> <p>PARCEL NUMBER: 131-24-0025</p> <p>ZONING: C-2 (CENTRAL BUSINESS)</p> <p>NET SITE AREA: 7.98 ACRE / 347,537 SF</p> <p>PLAN CHARACTER / STREETScape: SUBURBAN</p> <p>PRIMARY USE: RETAIL</p> <p>SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE</p> <p>PROPOSED BUILDING HEIGHT: 29'-6" (MAX 36'-6" ALLOWED)</p> <p>TOTAL BUILDING AREA: 95,141 SF</p> <p>OVERALL FLOOR AREA RATIO: 0.25 (0.80 FAR ALLOWED)</p> <p>OPEN SPACE REQUIREMENT: (NET SITE AREA * 0.10) + (0.004 * (BUILDING HEIGHT - 12) * NET SITE AREA) = 59,081 SF</p> <p>FRONTAGE OPEN SPACE REQUIRED: (OPEN AREA REQUIREMENT * 0.5) = 29,541 SF</p> <p>TOTAL SITE OPEN SPACE: 79,692 SF</p> <p>TOTAL FRONTAGE OPEN SPACE: 29,798 SF</p> <p>CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER</p>	<p><b>GENERAL:</b> G00 COVER SHEET</p> <p><b>LANDSCAPE:</b> Ls 01 LANDSCAPE PLAN</p> <p><b>DEMOLITION:</b> D0.0 DEMOLITION SITE PLAN D1.0 DEMOLITION FLOOR PLAN D1.1 DEMOLITION ENLARGED FLOOR PLAN D4.0 DEMOLITION ELEVATIONS D4.1 DEMOLITION ELEVATIONS</p> <p><b>SITE:</b> SP1.0 SITE PLAN SP1.1 ENLARGED SITE PLAN</p> <p><b>ARCHITECTURAL:</b> A1.0 FLOOR PLAN A1.1 ENLARGED FLOOR PLAN A4.0 ELEVATIONS A4.1 ELEVATIONS A7.0 DETAILS</p> <p><b>ELECTRICAL:</b> E1.0 ELECTRICAL SYMBOLS, NOTES &amp; ABBREVIATIONS E1.0 ELECTRICAL SITE PLAN E5.1 LIGHTING SCHEDULE AND EXTERIOR CUT SHEETS E5.2 SITE LIGHTING HORIZONTAL CALCULATION PLAN E5.3 SITE LIGHTING VERTICAL CALCULATION PLAN</p>
			<p><b>SCOTTSDALE ADOPTED CODES</b></p> <p>ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO THE REQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE AND LOCAL CODES HAVING JURISDICTION:</p> <p>2018 IBC (INTERNATIONAL BUILDING CODE) 2018 IMC (INTERNATIONAL MECHANICAL CODE) 2018 IPC (INTERNATIONAL PLUMBING CODE) 2018 IECC (INTERNATIONAL ENERGY CONSERVATION CODE) 2018 IFC (INTERNATIONAL FIRE CODE) 2017 NEC (NATIONAL ELECTRIC CODE) AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES ARIZONANS WITH DISABILITIES ACT 2018 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN</p>	<p><b>DEFERRED SUBMITTALS</b></p> <p>ALL SIGNAGE</p> <p>FIRE SPRINKLERS</p> <p>FIRE ALARM - THE FIRE ALARM SHALL HAVE EMERGENCY VOICE/ALARM COMMUNICATIONS SYSTEM AND SMOKE DETECTION. IBC 411.3, 411.4, 907.2.12</p>		
				<p><b>UTILITY/SERVICE PROVIDER</b></p> <p>SEWER PROVIDER: CITY OF SCOTTSDALE GAS PROVIDER: SOUTHWEST GAS ELECTRIC PROVIDER: APS WATER PROVIDER: CITY OF SCOTTSDALE TRASH PROVIDER: CITY OF SCOTTSDALE</p>		

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

05/20/2025

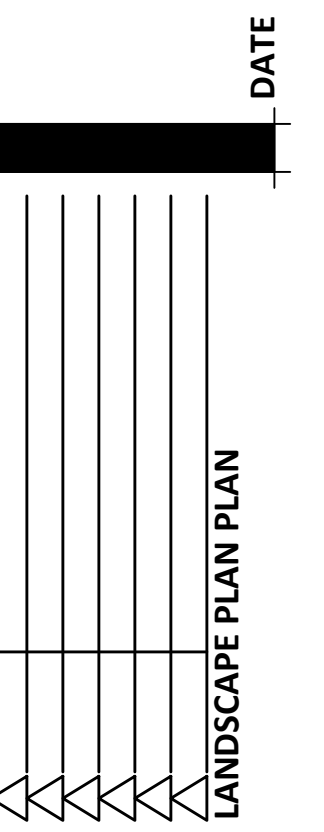
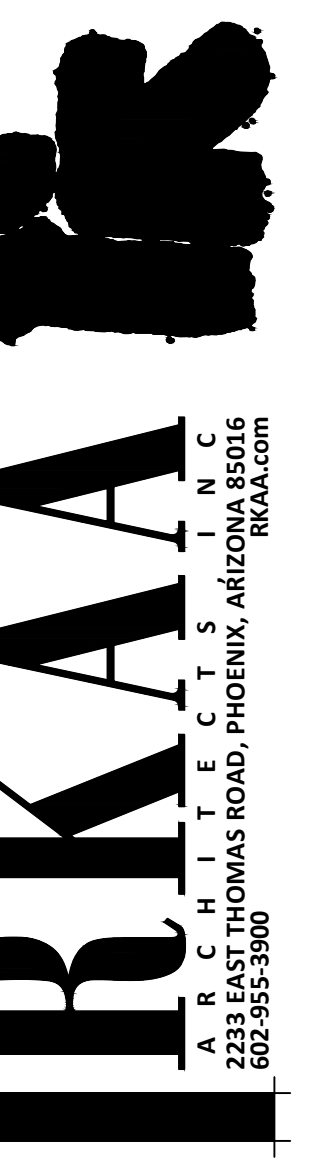
*Alexander Pahlke*

DATE

APPROVED BY

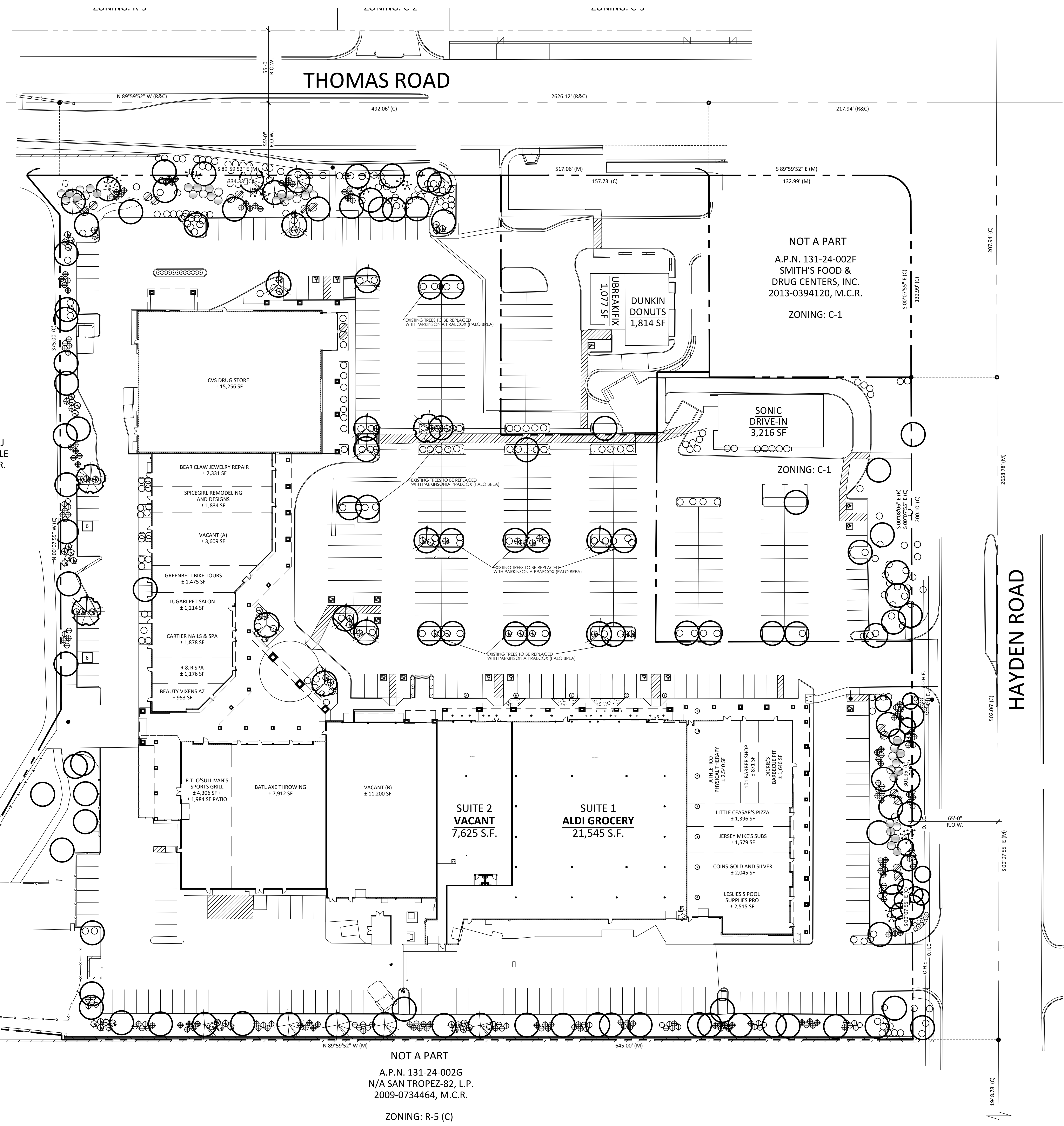
**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PARCEL NUMBER: 131-24-0025  
 ZONING: C-2 (CENTRAL BUSINESS)  
 NET SITE AREA: 7.58 ACRE / 347,537 SF  
 PLAN CHARACTER / STREETScape TYPE: SUBURBAN  
 PRIMARY USE: RETAIL  
 SECONDARY USES: RESTAURANT, PET CARE, SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 PROPOSED BUILDING HEIGHT: 29'-0" (MAX 35'-0" ALLOWED)  
 GROSS FLOOR AREA: 95,157 SF  
 OVERALL FLOOR AREA RATIO: 0.25 (MAX 0.30 ALLOWED)  
 OPEN SPACE REQUIREMENT: (NET SITE AREA \* 0.10) = (0.004 \* BUILDING HEIGHT - 12) \* NET SITE AREA = 59,081 SF  
 FRONTAGE OPEN SPACE REQUIREMENT: (OPEN AREA REQUIREMENT \* 0.5) = 29,541 SF  
 TOTAL SITE OPEN SPACE: 79,692 SF  
 TOTAL FRONTAGE OPEN SPACE: 29,798 SF  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER



DATE

INDIAN RIVER PLAZA  
 7901 E THOMAS ROAD  
 SCOTTSDALE, AZ 85251



**LANDSCAPE LEGEND**

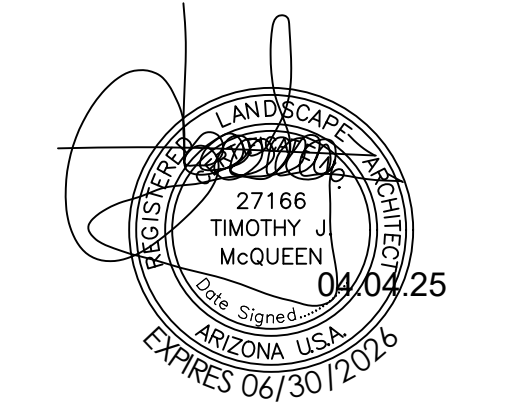
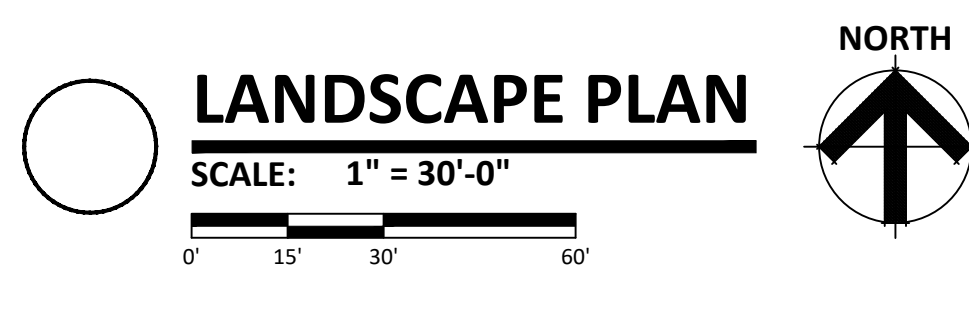
- ALL TREES AREA LARGER THAN 15 GALLON
- CERCIDIUM 'HYBRID'  
DESERT MUSEUM PALO VERDE  
24" BOX (MIN. 1.5" CALIP.) (3)
  - PROSOPIS 'RIO-SALADO'  
HYBRID THORNLESS MESQUITE  
24" BOX (MIN. 1.5" CALIP.) (10)
  - PARKINSONIA PRAECOX  
PALO BREA  
48" BOX (3" CALIP.) (SINGLE TRUNK) (23)
  - EXISTING TREE  
TO REMAIN  
PROTECT FROM CONSTRUCTION
  - EXISTING TREE  
TO TO BE REMOVED (11)  
AS NOTED ON PLAN
  - EXISTING MEDITERRANEAN FAN PALM  
TO REMAIN  
PROTECT FROM CONSTRUCTION (13)
  - EXISTING SHRUB  
TO REMAIN  
PROTECT FROM CONSTRUCTION
  - EXISTING SHRUB  
TO BE REMOVED
  - DODONEA VISCOSA  
GREEN HOP BUSH  
5 GALLON (14)
  - CAESALPINIA MEXICANA  
MEXICAN BIRD OF PARADISE  
5 GALLON (18)
  - LEUCOPHYLLUM FRUTESCENS  
'GREEN CLOUD'  
5 GALLON (79)
  - DASYLIRION WHEELERII  
'DESERT SPOON'  
5 GALLON (100)
  - HESPERALOE PARVIFLORA  
RED YUCCA  
5 GALLON (91)
  - ACACIA REDOLENS  
'DESERT CARPET' tm  
5 GALLON (40)
  - LANTANA MONTEVIDENSIS  
'GOLD MOUND'  
1 GALLON (35)
  - 1/2" MINUS MADISON GOLD  
DECOMPOSED GRANITE  
2" DEPTH IN ALL LANDSCAPE AREAS

NOT A PART  
 A.P.N. 131-24-002J  
 CITY OF SCOTTSDALE  
 11188-0034, M.C.R.  
 ZONING: OS

NOT A PART  
 A.P.N. 131-24-002G  
 N/A SAN TROPEZ-82, L.P.  
 2009-0734464, M.C.R.  
 ZONING: R-5 (C)

**STIPULATION SET  
 RETAIN FOR RECORDS  
 APPROVED**

05/20/2025 *Alexander E. Collins*  
 DATE APPROVED BY

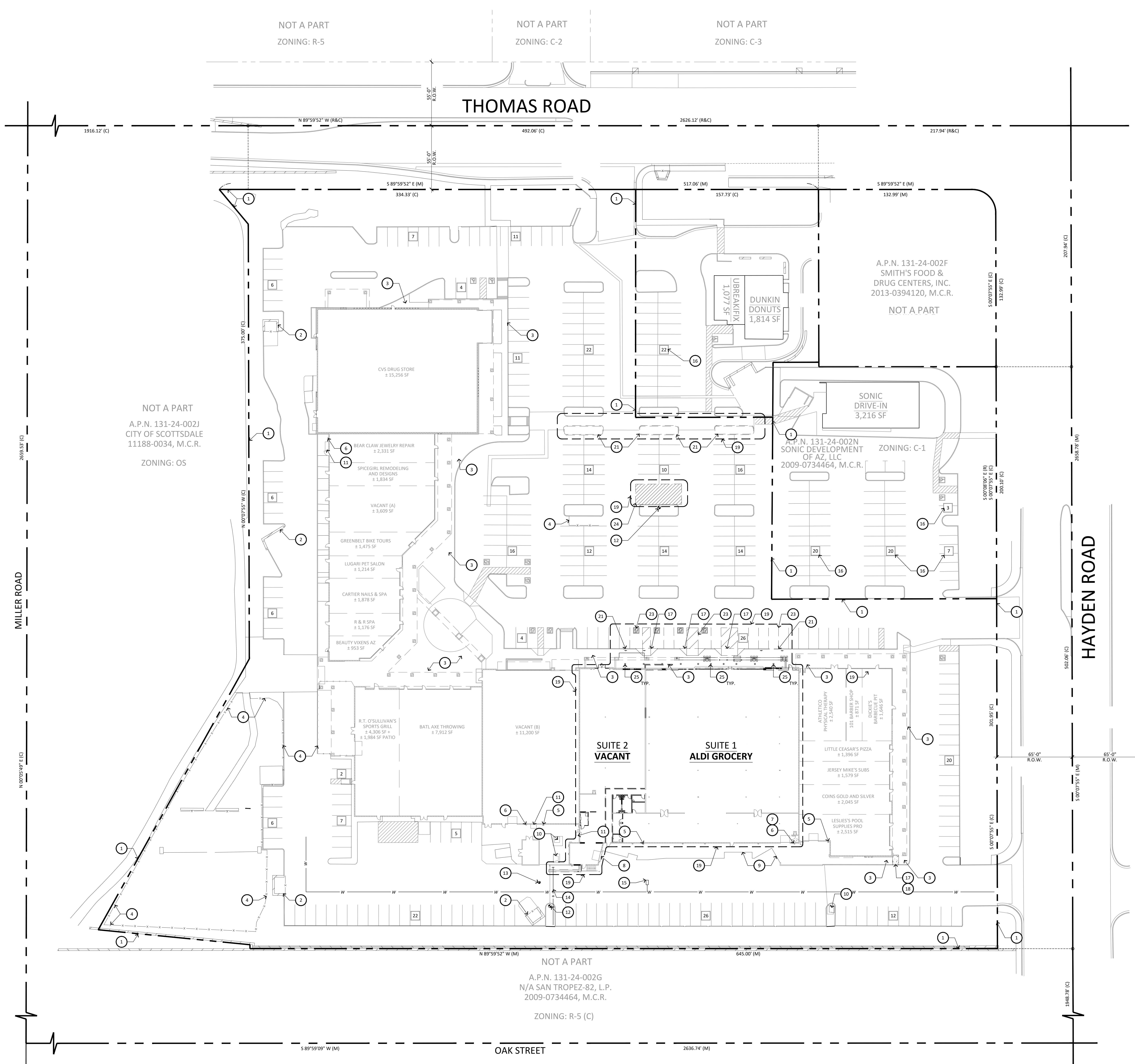


T.J. McQUEEN & ASSOCIATES, INC.  
 LANDSCAPE ARCHITECTURE  
 URBAN DESIGN  
 SITE PLANNING  
 10446 N. 74th Street, Suite 150  
 Scottsdale, Arizona 85258  
 P: (602) 265-9320  
 EMAIL: tmmcqueen@tmia.net



Design by: RH  
 drawn by: BA  
 checked by: RH

**La.01**  
 project #: 24221.00



**PROJECT DATA:**

ADDRESS:	7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251
PARCEL NUMBER:	131-24-0025
ZONING:	C-2 (CENTRAL BUSINESS)
NET SITE AREA:	7.98 ACRE / 347,537 SF
PRIMARY USE:	RETAIL
SECONDARY USES:	SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE
TOTAL BUILDING AREA:	95,141 SF

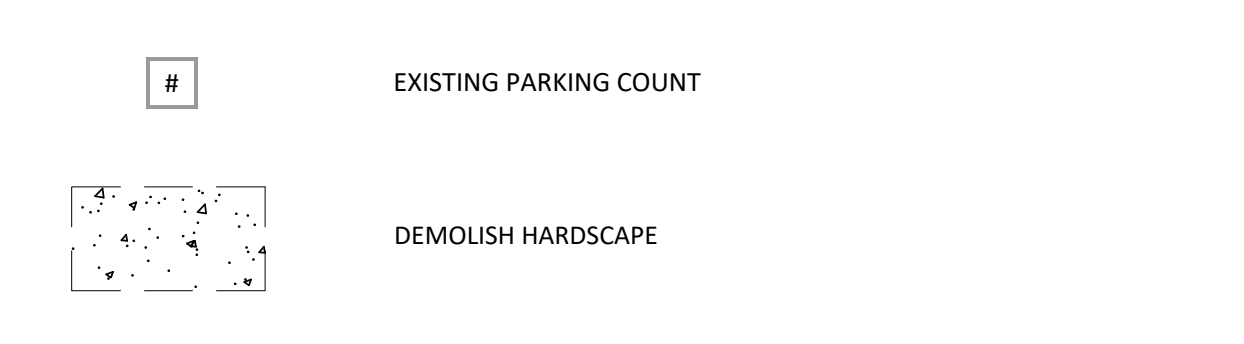
**EXISTING PARKING DATA:**

PREVIOUS TENANTS	PARKING REQUIRED = 120 SPACES
SUITE 1 - 99 CENT	21,458 S.F.
SUITE 2 - VACANT	7,696 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>29,154 S.F. / 300 S.F. = 98 SPACES</b>
<b>EXISTING TENANTS</b>	
CVS DRUG STORE	15,256 S.F.
BEAR CLAW JEWELRY REPAIR	2,331 S.F.
SPIEGEL REMODELING AND DESIGNS	1,834 S.F.
THE DODO BIRD	3,609 S.F.
GREENBELT BIKE TOURS	1,475 S.F.
LUGARI PET SALON	1,214 S.F.
CARTIER NAILS AND SPA	1,878 S.F.
R & R SPA	1,176 S.F.
BEAUTY VIXENS AZ	953 S.F.
R.T. O'SULLIVAN'S SPORTS GRILL AND PATIO	4,306 S.F. + 1,984 S.F.
BATL AXE THROWING VACANT (B)	7,912 S.F. / 11,200 S.F.
ATHLETICO PHYSICAL THERAPY	2,540 S.F.
101 BARBER SHOP	871 S.F.
DICKIE'S BARBECUE PIT	1,646 S.F.
LITTLE CAESAR'S PIZZA	1,396 S.F.
JERSEY MAN'S SUBS	1,579 S.F.
COINS GOLD AND SILVER	2,045 S.F.
LESLIE'S POOL SUPPLIES PRO	2,515 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>67,720 S.F. / 300 S.F. = 226 SPACES</b>
<b>SEPARATE EXISTING TENANTS WITH SHARED PARKING AGREEMENT:</b>	
SONIC DRIVE IN AND PATIO	3,216 S.F. / 498 S.F.
DUNKIN DONUTS AND PATIO	1,814 S.F. / 480 S.F.
UBREARFIX PHONE AND COMPUTER REPAIR	1,077 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>7,085 S.F. / 300 S.F. = 24 SPACES</b>
<b>TOTALS:</b>	
<b>TOTAL SPACES REQUIRED:</b>	<b>348 SPACES</b>
<b>TOTAL SPACES PROVIDED:</b>	<b>371 SPACES</b>

**KEYNOTES**

1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE
3. EXISTING SIDEWALK AND CURB TO REMAIN
4. EXISTING FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING FIRE HYDRANT
13. EXISTING SEWER CLEANOUT
14. EXISTING 2" SOUTHWEST GAS LINE
15. EXISTING WATER METER
16. EXISTING PARKING LINES SHARED PARKING AGREEMENT
17. HATCH INDICATES CONCRETE TO BE DEMOLISHED
18. ROOF DRAIN TO BE REROUTED BELOW SIDEWALK
19. DASHED LINE INDICATES PHASE 1 SCOPE OF WORK
20. NOT USED
21. CURB TO BE DEMOLISHED
22. NOT USED
23. PARKING STRIPING TO BE REMOVED
24. FIRE HYDRANT STRIPING TO BE REMOVED
25. EXISTING EXTERIOR LIGHT TO BE REMOVED
26. NOT USED

**LEGEND:**



PRELIMINARY  
DATE

NOT A PART  
ZONING: R-5

NOT A PART  
ZONING: C-1

NOT A PART  
ZONING: R-5

NOT A PART  
ZONING: C-2

NOT A PART  
ZONING: C-3

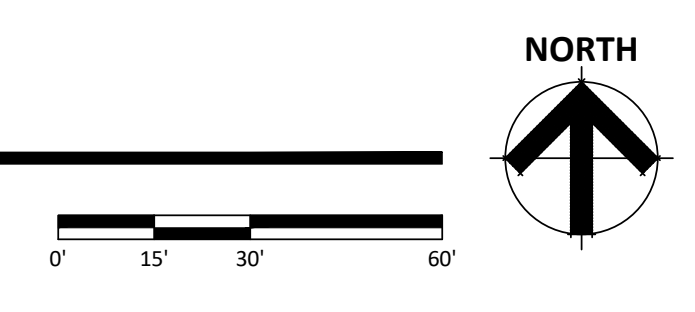
NOT A PART  
ZONING: R-5 (C)

INDIAN RIVER PLAZA RENOVATION  
SCOTTSDALE, AZ 85251

design by: RH  
drawn by: BA  
checked by: RH

**D0.0**  
project #: 24221.00

**1 DEMOLITION SITE PLAN**  
SCALE: 1" = 30'-0"



**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PRIMARY USE: RETAIL  
 SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES:**

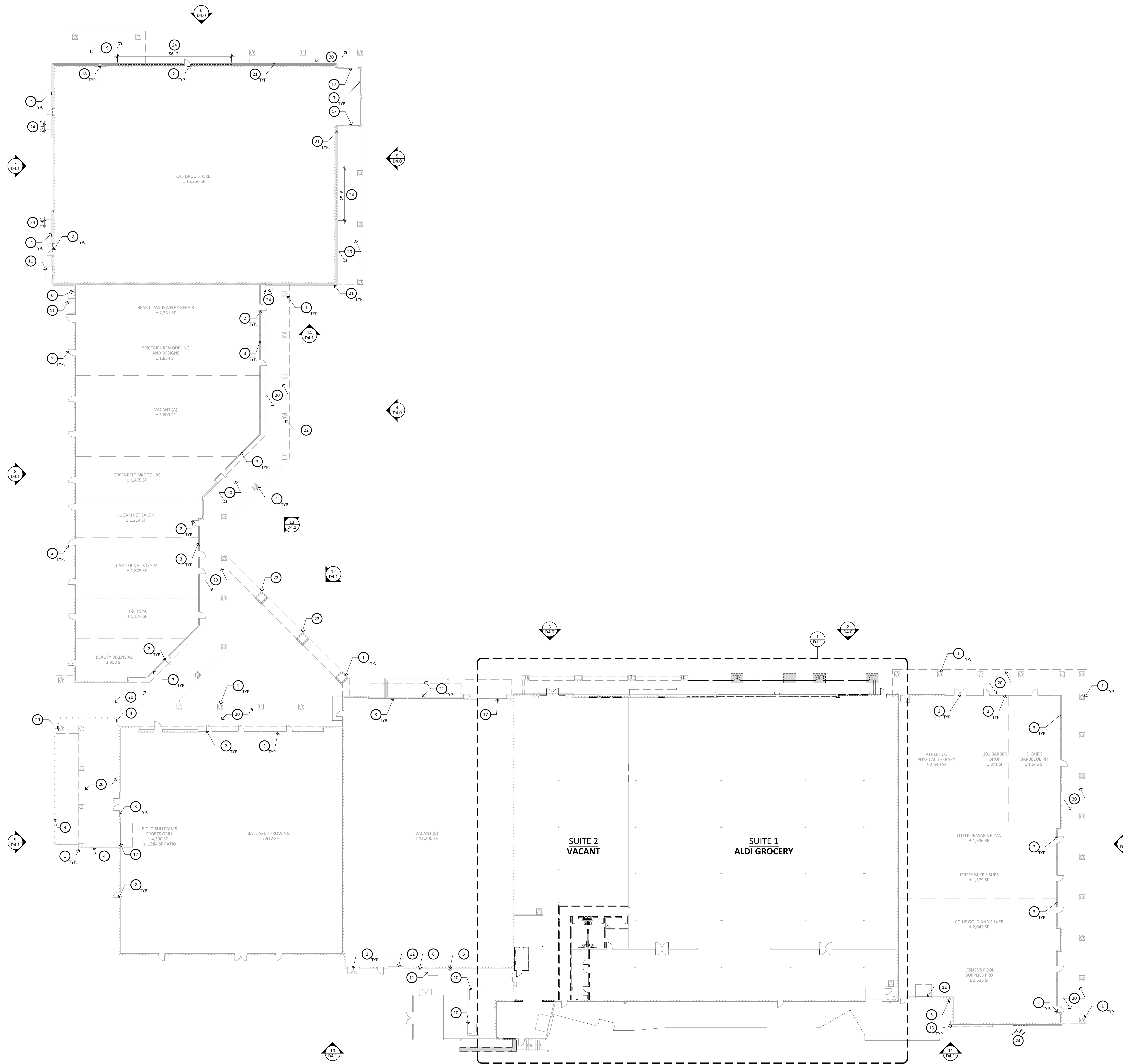
- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- B. DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF WORK.
- D. G.C. TO VERIFY THE CONDITION OF CONCRETE FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
- E. GENERAL CONTRACTOR TO VERIFY LOCATION AND COMPLIANCE OF EXISTING FIRE EXTINGUISHERS. 75 FOOT MAXIMUM TRAVEL DISTANCE BETWEEN ANY EXTINGUISHERS. REPLACE ALL EXISTING FIRE EXTINGUISHERS WITH NEW TYPE 2A-10BC.
- F. GENERAL CONTRACTOR TO REMOVE ALL FLOOR PENETRATIONS NOT IN USE (CONDUITS, ANCHOR BOLTS, PLUMBING LINES, ETC.) PATCH/REPAIR CONCRETE AS REQUIRED AND GRIND CONCRETE FLAT, SMOOTH AND PREPARE FLOOR FOR NEW FINISH OR REPLACE/REPAIR TILE AS NEEDED PER FLOOR FINISH PLANS IN ID DRAWINGS.
- H. GC SHALL COORDINATE WITH OWNERS REGARDING THE REMOVAL, STORAGE, DISPOSAL, RE-USE OF ALL EXISTING LIGHT FIXTURES AND/OR EQUIPMENT WHERE NOT EXPLICITLY NOTED.
- I. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
- J. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED CONSTRUCTION AND REPAIR ANY DAMAGED DURING DEMOLITION WORK.
- K. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

**KEYNOTES:**

1. EXISTING MASONRY COLUMN TO BE REPAINTED
2. EXISTING EXTERIOR DOOR
3. EXISTING STOREFRONT TO REMAIN
4. EXISTING PATIO FENCE TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING OVERHEAD DOOR TO REMAIN
13. EXISTING ELECTRICAL PANEL TO REMAIN
14. EXISTING STEEL COLUMN TO REMAIN
15. EXISTING WOOD COLUMN TO REMAIN
16. EXISTING ROOF HATCH TO REMAIN
17. EXISTING SLIDING DOOR
18. EXISTING DROP-OFF WINDOW
19. EXISTING COVERED DRIVE-THRU
20. EXISTING COVERED PATIO
21. EXISTING CONCRETE WALL BASE TO REMAIN
22. NOT USED
23. NOT USED
24. EXISTING STUCCO GRID VENEER TO BE REMOVED
25. NOT USED
26. NOT USED
27. NOT USED
28. NOT USED
29. EXISTING PATIO FENCE TO BE REMOVED

**LEGEND:**

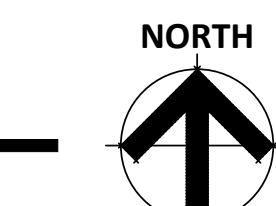
- EXISTING CMU WALL TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING CMU WALL TO BE DEMOLISHED
- EXISTING INTERIOR STUD WALL TO BE DEMOLISHED
- EXISTING EXTERIOR PARTIAL HEIGHT CMU WALL TO BE DEMOLISHED



**BRKAA**  
 ARCHITECTS  
 1000 N. CENTRAL AVENUE, SUITE 1000  
 DENVER, COLORADO 80202  
 PRELIMINARY  
 DATE: \_\_\_\_\_  
 DEMOLITION FLOOR PLAN

**INDIAN RIVER PLAZA RENOVATION**  
 SCOTTSDALE, AZ 85251

**1 DEMOLITION FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



design by: RH  
 drawn by: BA  
 checked by: RH  
**D1.0**  
 project #: 24221.00

**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PRIMARY USE: RETAIL  
 SECONDARY USE: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES**

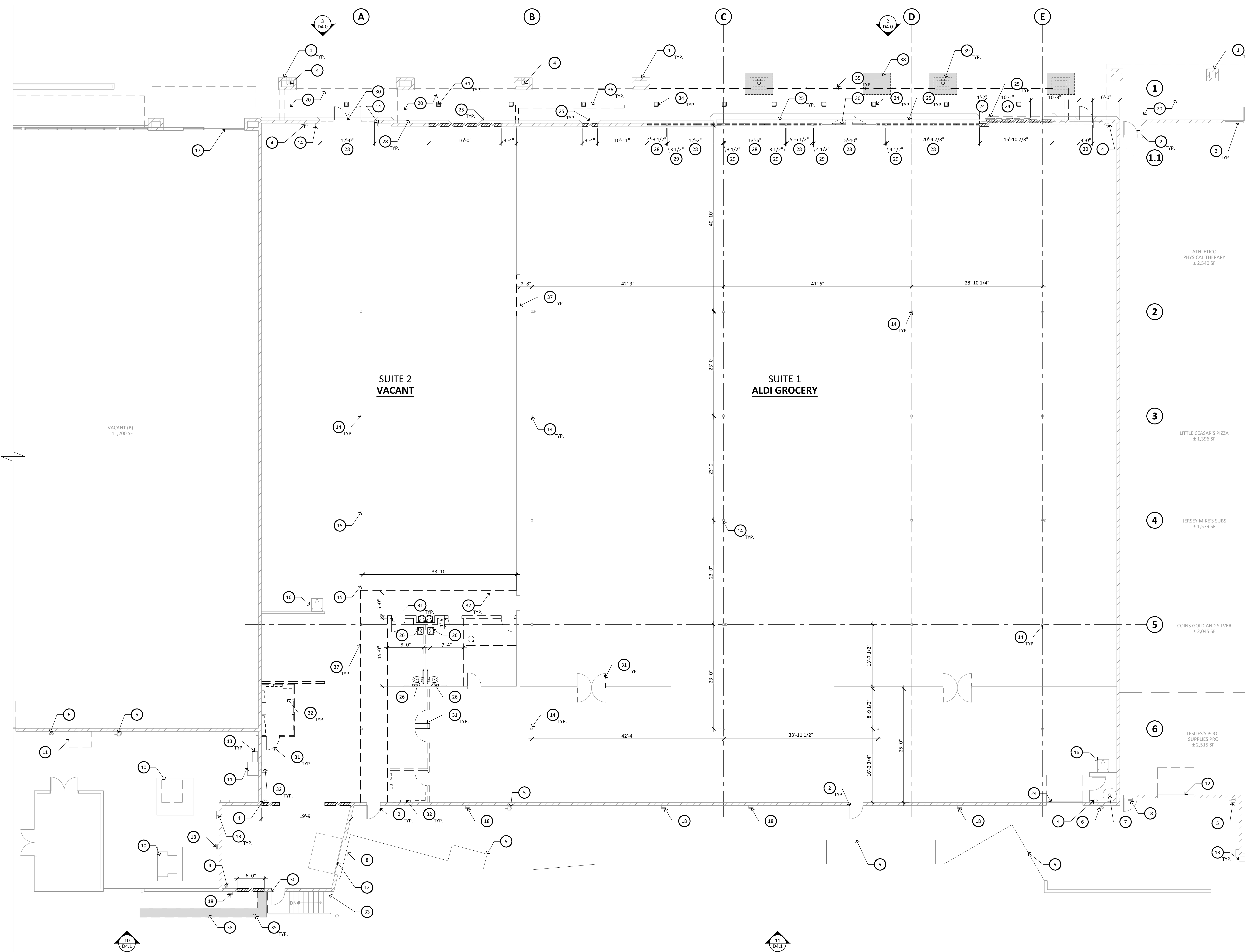
- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- B. DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
- C. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF WORK.
- D. G.C. TO VERIFY THE CONDITION OF CONCRETE FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS TO THE PROJECT MANAGER.
- E. GENERAL CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXTERIOR OF BUILDING. REPLACE ALL EXISTING FIRE EXTINGUISHERS WITH NEW TYPE 2A-10BC.
- F. GENERAL CONTRACTOR TO REMOVE ALL FLOOR PENETRATIONS NOT IN USE (CONDUITS, ANCHOR BOLTS, PLUMBING LINES, ETC.) PATCH/REPAIR CONCRETE AS REQUIRED AND GRIND CONCRETE FLAT, SMOOTH AND PREPARE FLOOR FOR NEW FINISH OR REPLACE/REPAIR TILE AS NEEDED PER FLOOR FINISH PLANS IN ID DRAWINGS.
- G. G.C. SHALL COORDINATE WITH OWNER REGARDING THE REMOVAL, STORAGE, DISPOSAL, RE-USE OF ALL EXISTING LIGHT FIXTURES AND/OR EQUIPMENT WHERE NOT EXPLICITLY NOTED.
- H. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
- I. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED CONSTRUCTION AND REPAIR ANY DAMAGED DURING DEMOLITION WORK.
- J. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

**KEYNOTES**

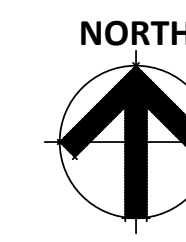
1. EXISTING MASONRY COLUMN TO REMAIN
2. EXISTING EXTERIOR DOOR
3. EXISTING STOREFRONT TO REMAIN
4. EXISTING ROOF DRAIN TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING OVERHEAD DOOR TO REMAIN
13. EXISTING ELECTRICAL PANEL TO REMAIN
14. EXISTING STEEL COLUMN TO REMAIN
15. EXISTING WOOD COLUMN TO REMAIN
16. EXISTING ROOF HATCH TO REMAIN
17. EXISTING SLIDING DOOR
18. EXISTING WALL PACK LIGHT TO REMAIN
19. NOT USED
20. EXISTING COVERED PATIO
21. NOT USED
22. EXISTING PLUMBING FIXTURE TO REMAIN
23. NOT USED
24. EXISTING EXTERIOR ROLL UP DOOR TO BE REMOVED
25. EXISTING CONCRETE WALL BASE TO BE REMOVED
26. EXISTING PLUMBING FIXTURE TO BE REMOVED
27. EXISTING PARTITION TO BE REMOVED
28. EXISTING STOREFRONT TO BE REMOVED
29. EXISTING COLUMN TO BE REMOVED - G.C. TO VERIFY
30. EXISTING EXTERIOR DOOR TO BE REMOVED
31. EXISTING INTERIOR DOOR TO BE REMOVED
32. EXISTING ELECTRICAL EQUIPMENT TO BE REMOVED
33. EXISTING STAIRS TO REMAIN
34. EXISTING EXTERIOR LIGHT TO BE REMOVED
35. EXISTING HOLLAND TO BE REMOVED
36. EXISTING PARTIAL HEIGHT CMU WALL TO BE REMOVED
37. EXISTING BRACING WALL TO BE REMOVED
38. EXTENT OF CONCRETE SLAB TO BE REMOVED
39. EXISTING MASONRY COLUMN TO BE REMOVED

**LEGEND:**

- EXISTING CMU WALL TO REMAIN
- EXISTING STUD WALL TO REMAIN
- EXISTING CMU WALL TO BE DEMOLISHED
- EXISTING INTERIOR STUD WALL TO BE DEMOLISHED
- EXISTING EXTERIOR PARTIAL HEIGHT CMU WALL TO BE DEMOLISHED



**1 DEMOLITION ENLARGED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



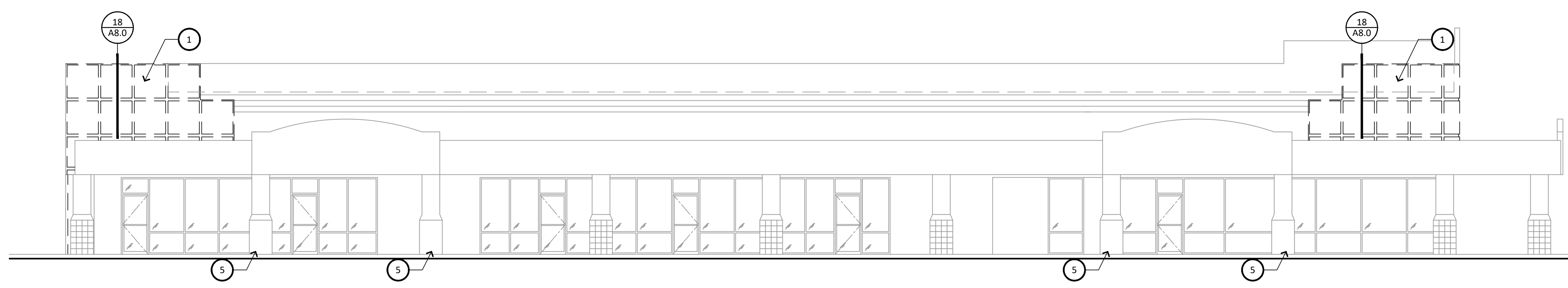
**BRKAA**  
 ARCHITECTS  
 1000 N. CENTRAL AVENUE, SUITE 1000  
 SCOTTSDALE, AZ 85262  
 TEL: 480.991.1111  
 WWW.BRKAA.COM

**PRELIMINARY**  
 DATE: \_\_\_\_\_  
 DEMOLITION ENLARGED FLOOR PLAN

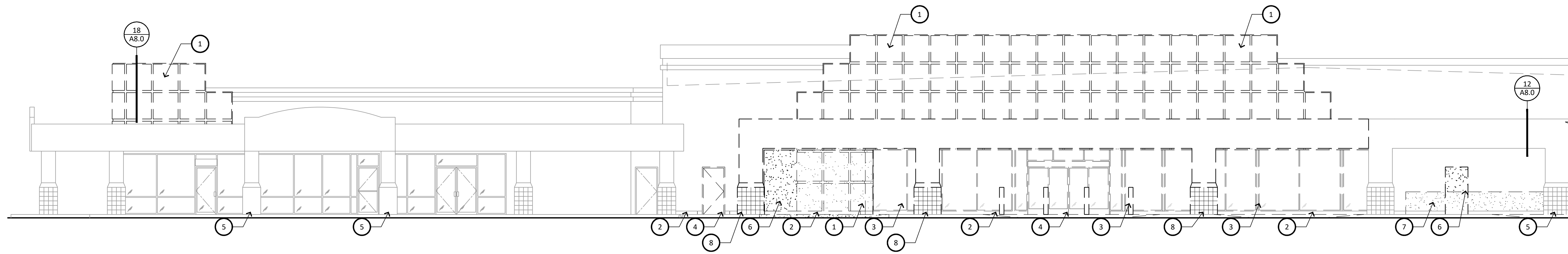
**INDIAN RIVER PLAZA RENOVATION**  
 SCOTTSDALE, AZ 85251

design by: RH  
 drawn by: BA  
 checked by: RH

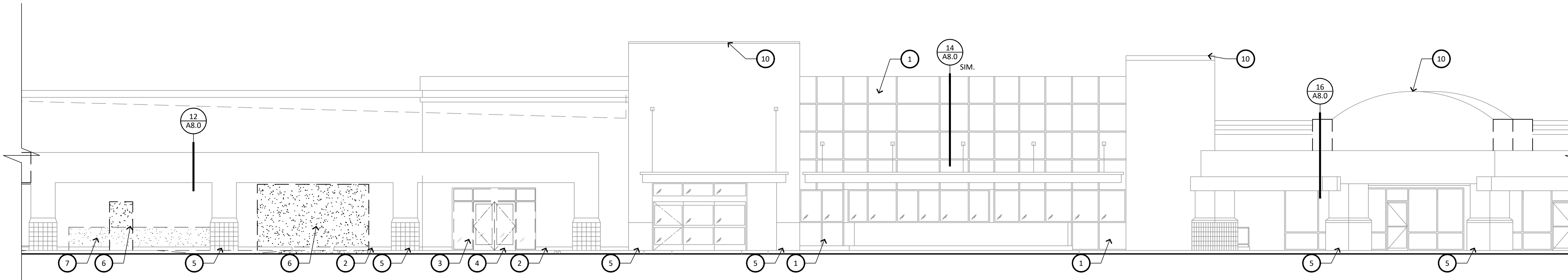
**D1.1**  
 project #: 24221.00



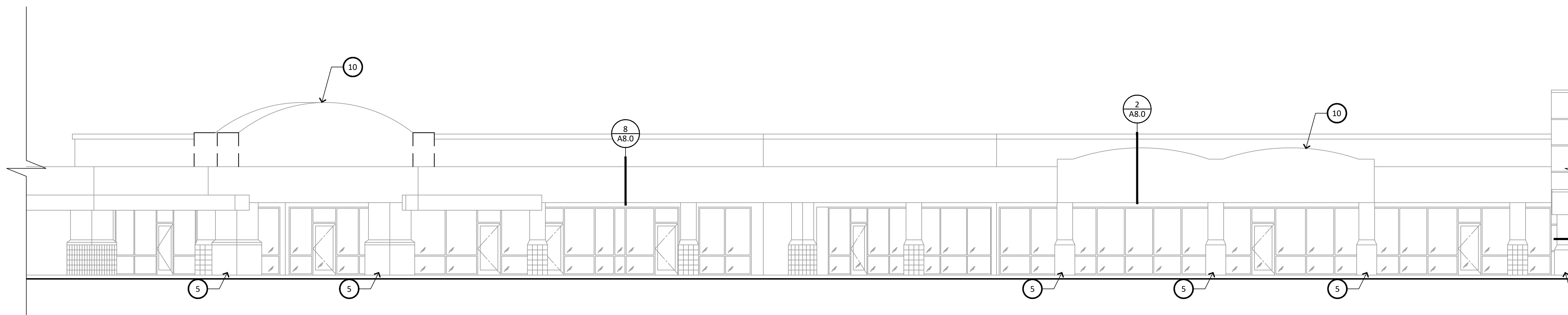
**1 SOUTH BUILDING - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



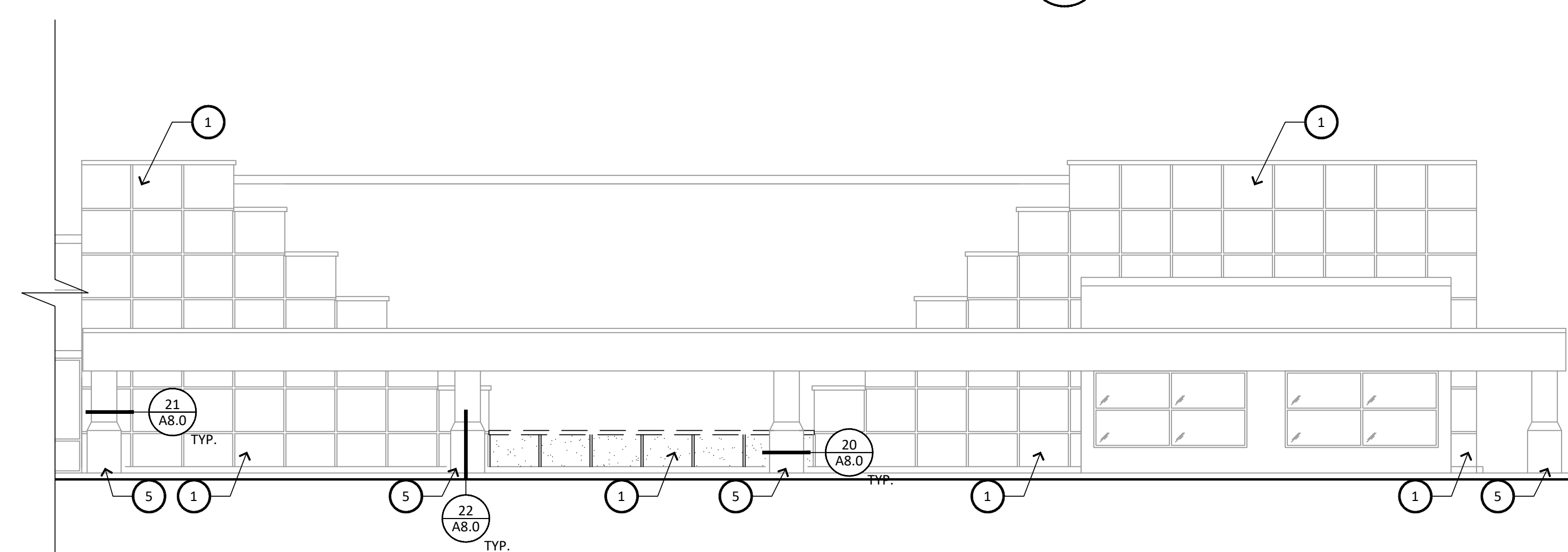
**2 SOUTH BUILDING - PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



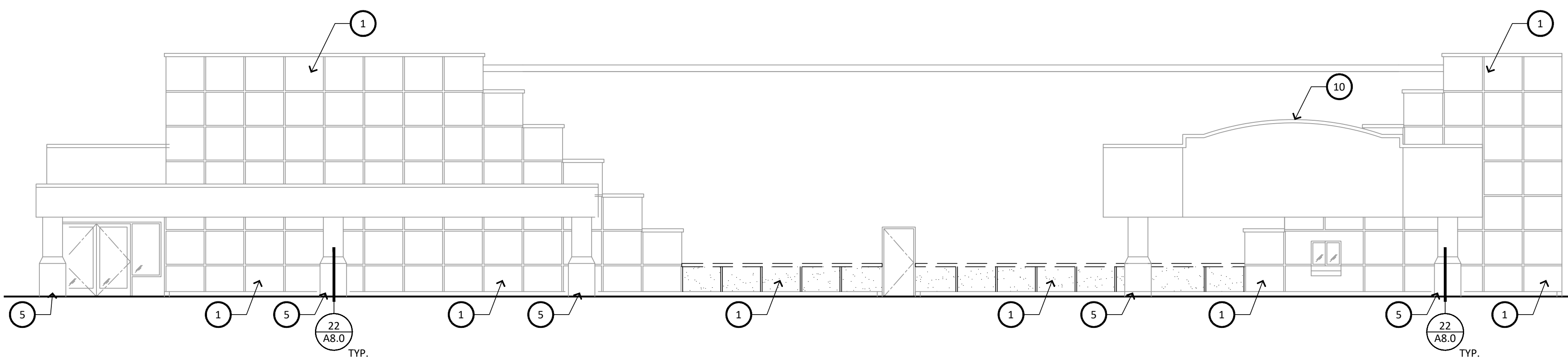
**3 SOUTH BUILDING - PARTIAL NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



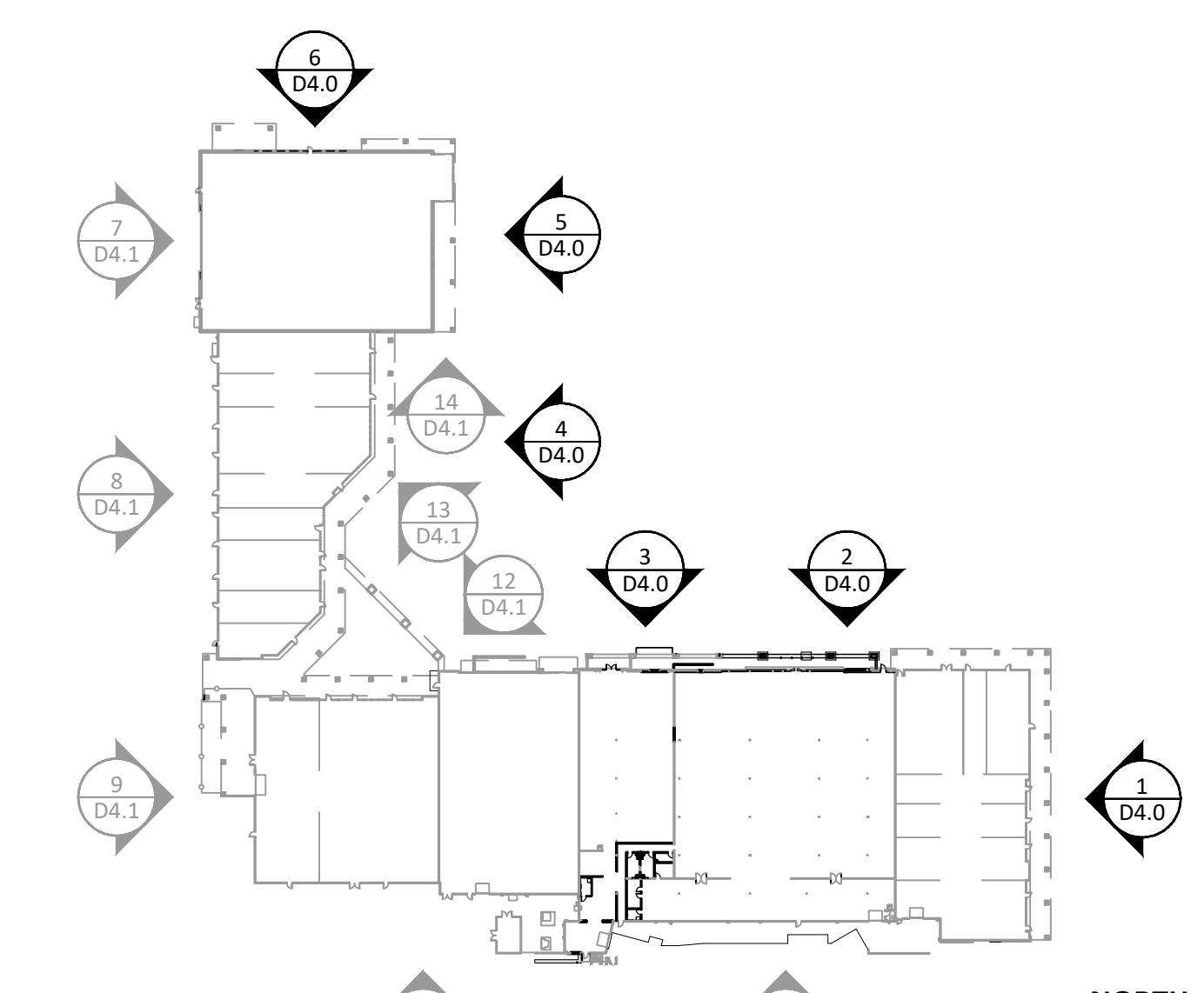
**4 NORTH BUILDING - PARTIAL EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**5 NORTH BUILDING - PARTIAL EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**6 NORTH BUILDING - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

**GENERAL NOTES**

- A. ALL DIMENSIONS TO BE VERIFIED IN FIELD.
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- I. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
- J. MAINTAIN INTEGRITY OF ALL EXISTING FIRE RATED CONSTRUCTION AND REPAIR ANY DAMAGED DURING DEMOLITION WORK.
- K. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

**KEYNOTES**

1. EXISTING STUCCO GRID VENEER TO BE INFILLED. REFER TO A4.0, A4.1
2. EXISTING CONCRETE WALL BASE TO BE REMOVED
3. EXISTING STOREFRONT TO BE REMOVED
4. EXISTING EXTERIOR DOOR TO BE REMOVED. REFER TO A4.0, A4.1
5. EXISTING MASONRY COLUMN TO BE WRAPPED. REFER TO A4.0, A4.1
6. EXISTING MASONRY TO BE REMOVED
7. EXISTING PARTIAL HEIGHT MASONRY TO BE REMOVED
8. EXISTING MASONRY COLUMN TO BE REMOVED
9. EXISTING EXTERIOR ROLL-UP DOOR TO BE REMOVED
10. EXISTING PARAPET TO BE MODIFIED. REFER TO A4.0, A4.1

**IRKAA**  
 ARCHITECTS  
 100 S. HARRIS ROAD, FAYETTEVILLE, ARKANSAS 72701  
 TEL: 479-555-3300  
 WWW.IRKAARCA.COM

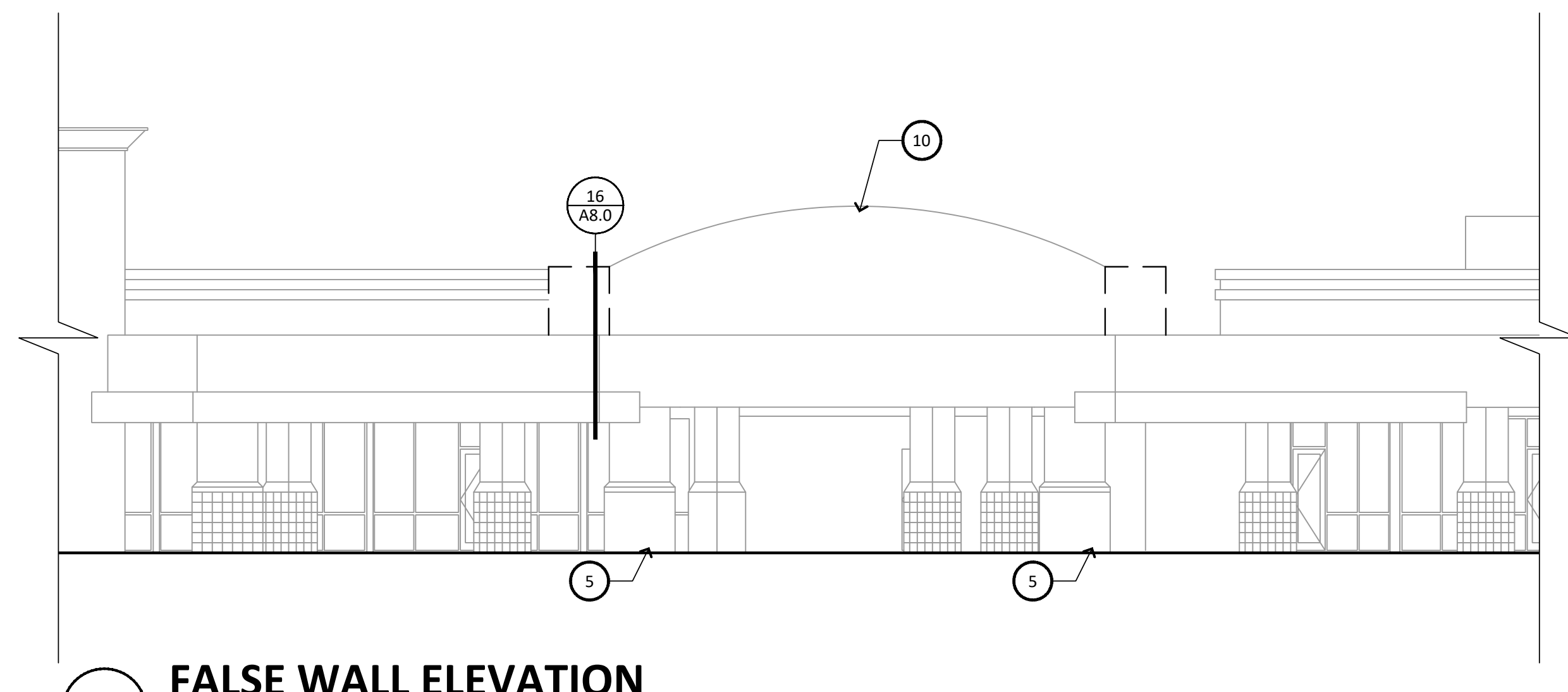
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	
2	ISSUED FOR BIDDING	
3	ISSUED FOR CONSTRUCTION	
4	ISSUED FOR AS-BUILT	
5	ISSUED FOR ARCHIVE	

DEMOLITION ELEVATIONS

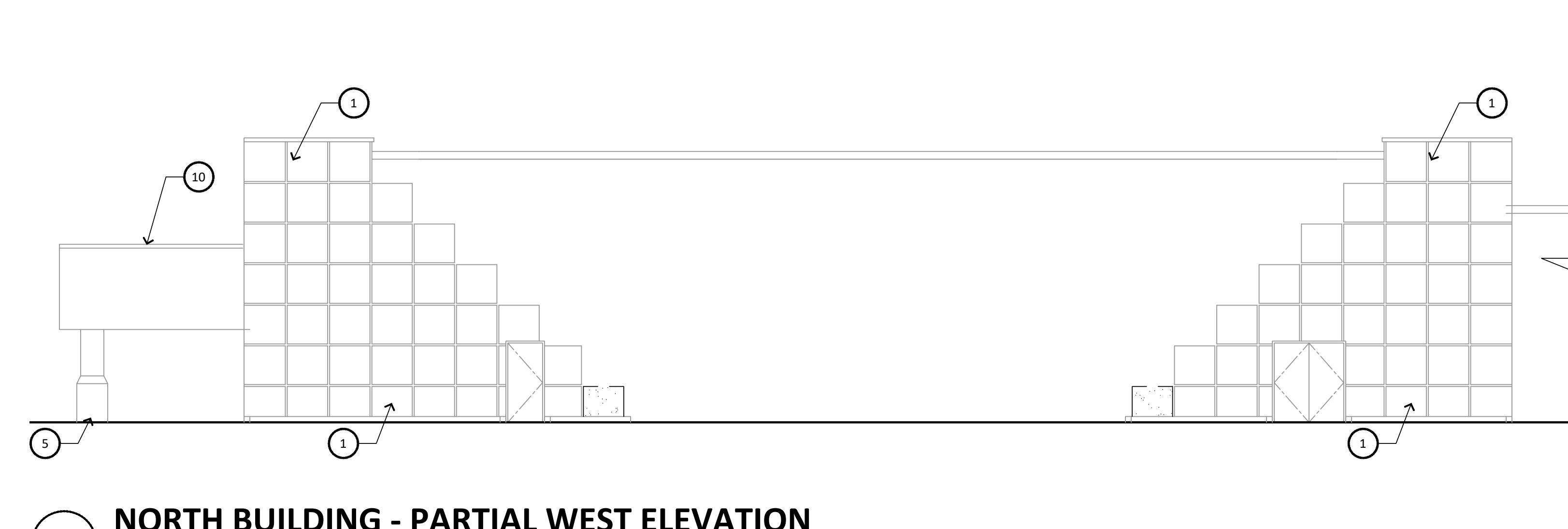
**INDIAN RIVER PLAZA RENOVATION**  
 SCOTTSDALE, AZ 85251

design by: RH  
 drawn by: BA  
 checked by: RH

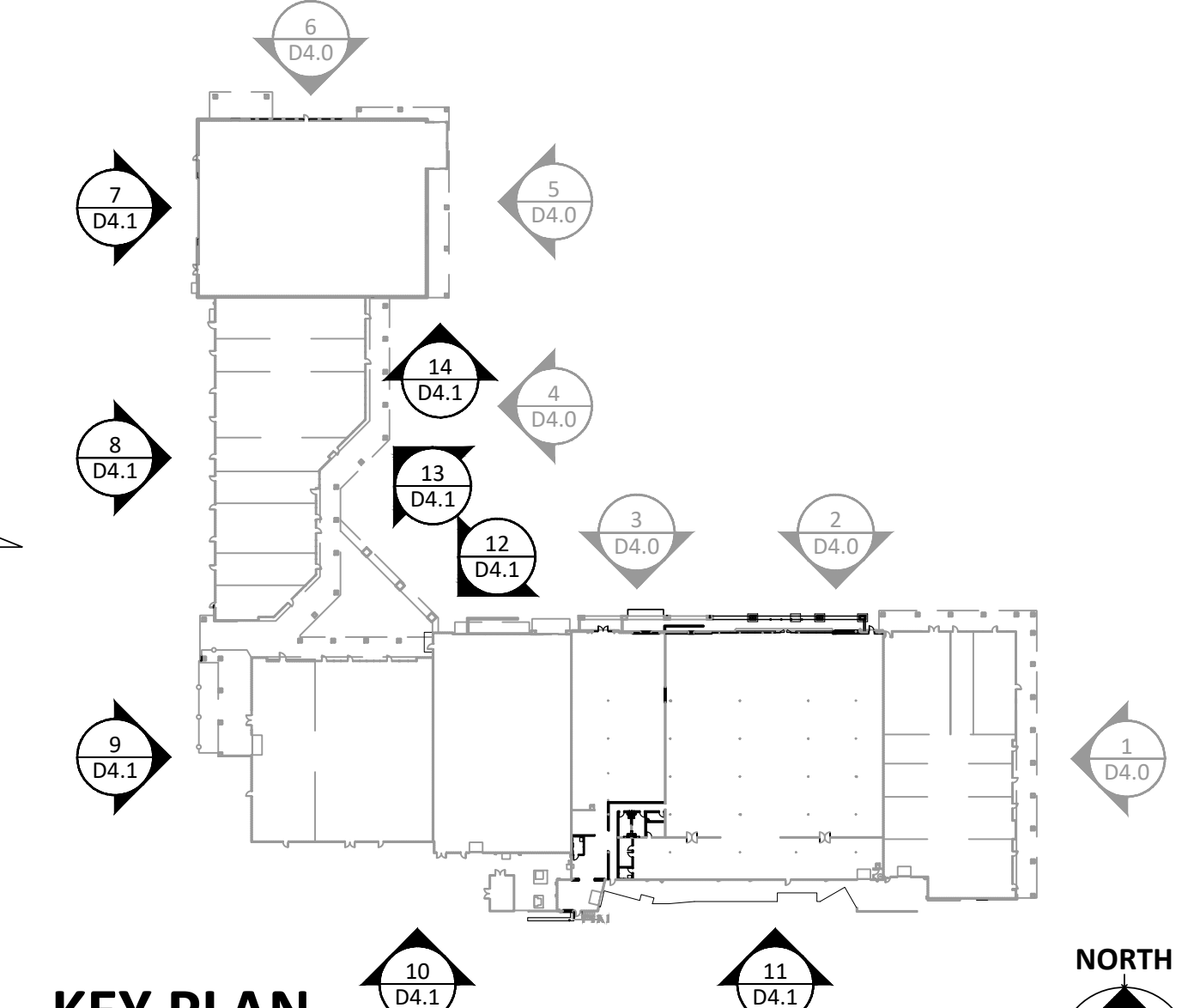
**D4.0**  
 project #: 24221.00



**12 FALSE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**KEY PLAN**  
SCALE: N.T.S.

PRELIMINARY

DATE	DESCRIPTION
	DEMOLITION ELEVATIONS

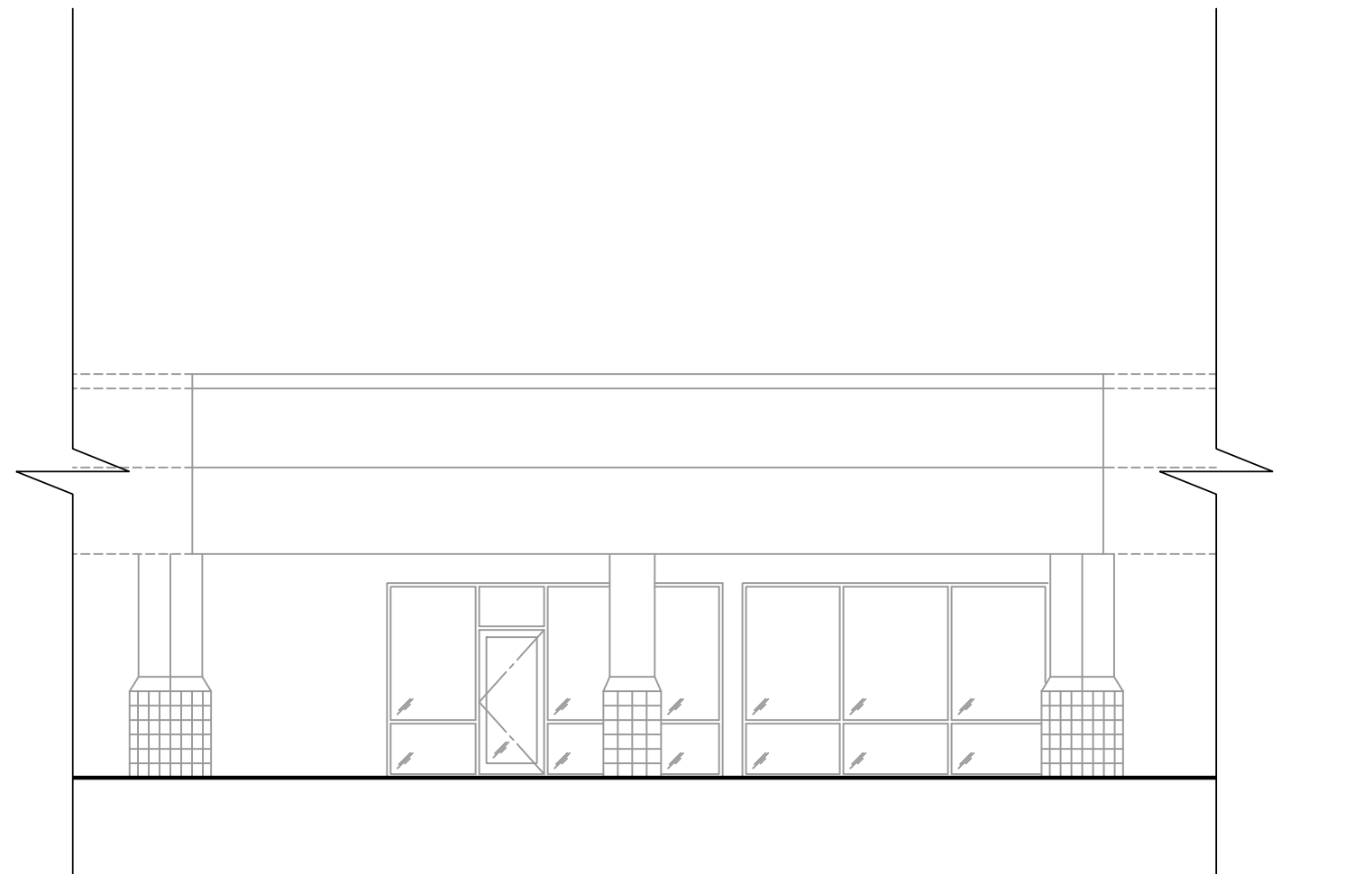
**GENERAL NOTES**

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- C. CONTRACTOR TO VERIFY COMPLETE SCOPE OF DEMOLITION WORK ON SITE PRIOR TO BIDDING. DEMOLITION PLAN IS AN ESTIMATE OF WORK.
- D. G.C. TO VERIFY THE CONDITION OF CONCRETE FLOOR AFTER DEMOLITION AND RELAY THAT INFORMATION, INCLUDING PHOTOGRAPHS, TO THE PROJECT MANAGER.
- E. GENERAL CONTRACTOR TO VERIFY LOCATION AND COMPLIANCE OF EXISTING FIRE EXTINGUISHERS. 75 FOOT MAXIMUM TRAVEL DISTANCE BETWEEN ANY EXTINGUISHERS. REPLACE ALL EXISTING FIRE EXTINGUISHERS WITH NEW TYPE 2A-10BC.
- F. GENERAL CONTRACTOR TO REMOVE ALL TRASH AND DEBRIS FROM EXTERIOR OF BUILDING.
- G. GENERAL CONTRACTOR TO REMOVE ALL FLOOR PENETRATIONS NOT IN USE (CONDUITS, ANCHOR BOLTS, PLUMBING LINES, ETC.), PATCH, REPAIR CONCRETE AS REQUIRED AND GRIND CONCRETE FLAT, SMOOTH AND PREPARE FLOOR FOR NEW FINISH OR REPLACE/REPAIR TILE AS NEEDED PER FLOOR FINISH PLANS IN ID DRAWINGS.
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- I. MAINTAIN INTEGRITY OF AND PROTECT ALL EXISTING INTERIOR AND EXTERIOR COLUMNS UNLESS OTHERWISE NOTED.
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- K. PATCH AND REPAIR ANY REMAINING WALLS AS REQUIRED AND PREPARE FOR NEW FINISH.

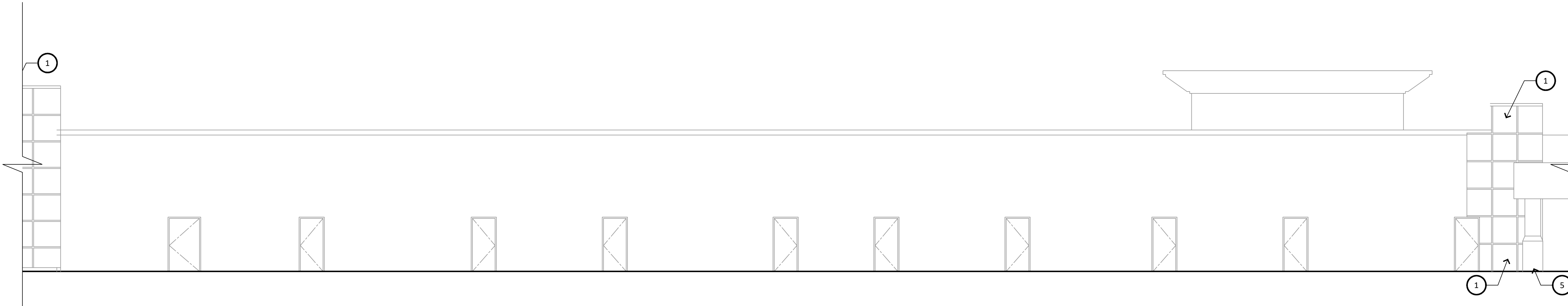
**KEYNOTES**

1. EXISTING STUCCO GRID VENEER TO BE INFILLED
2. EXISTING CONCRETE WALL BASE TO BE REMOVED
3. EXISTING STOREFRONT TO BE REMOVED
4. EXISTING EXTERIOR DOOR TO BE REMOVED OR REPLACED
5. EXISTING MASONRY COLUMN TO BE WRAPPED
6. EXISTING MASONRY TO BE REMOVED
7. EXISTING PARTIAL HEIGHT MASONRY TO BE REMOVED

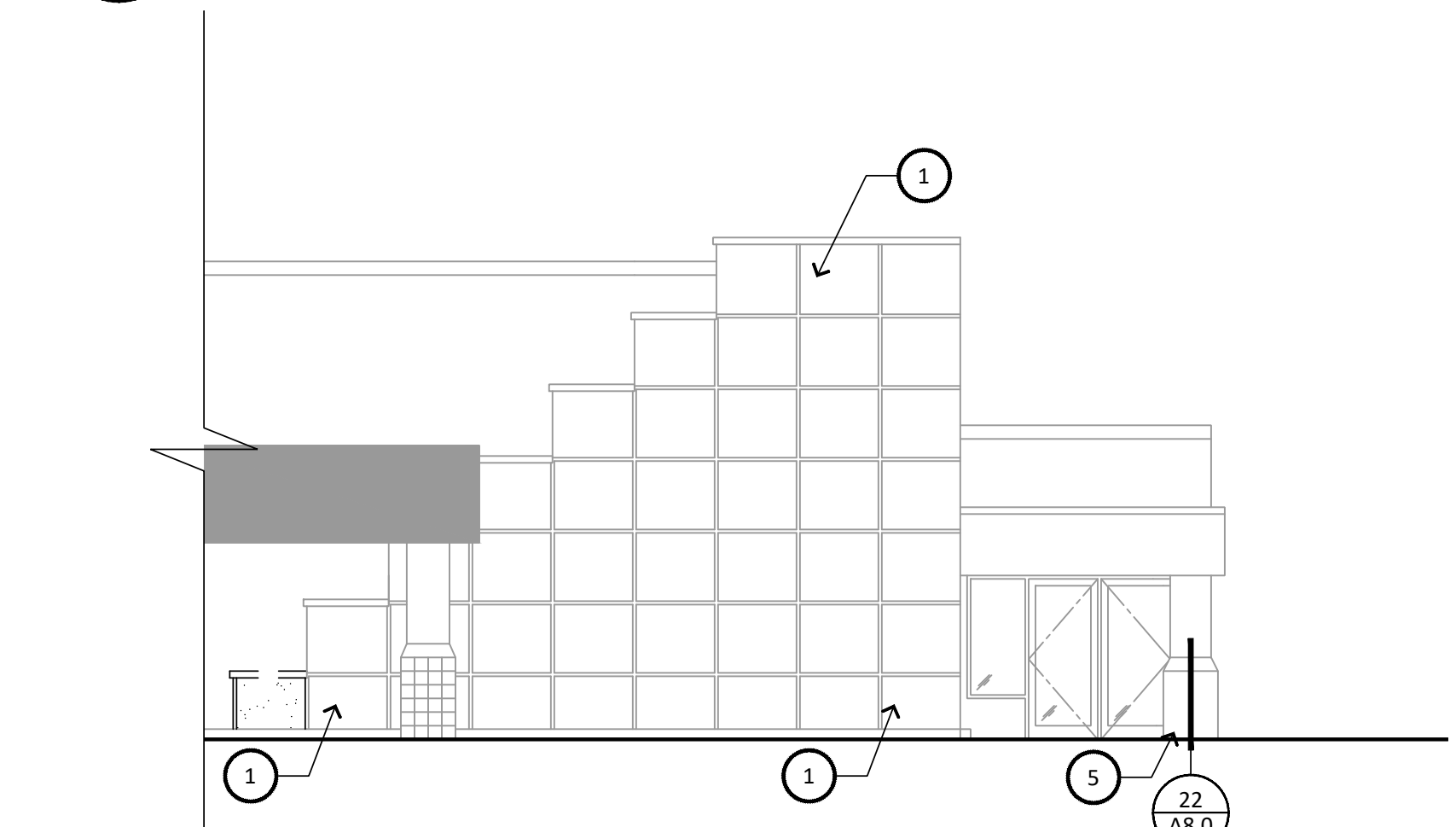
NOTES: ALL EXISTING BUILDING INFORMATION SYSTEMS (BIM) SHALL BE VERIFIED IN FIELD. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SCOPE OF WORK AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



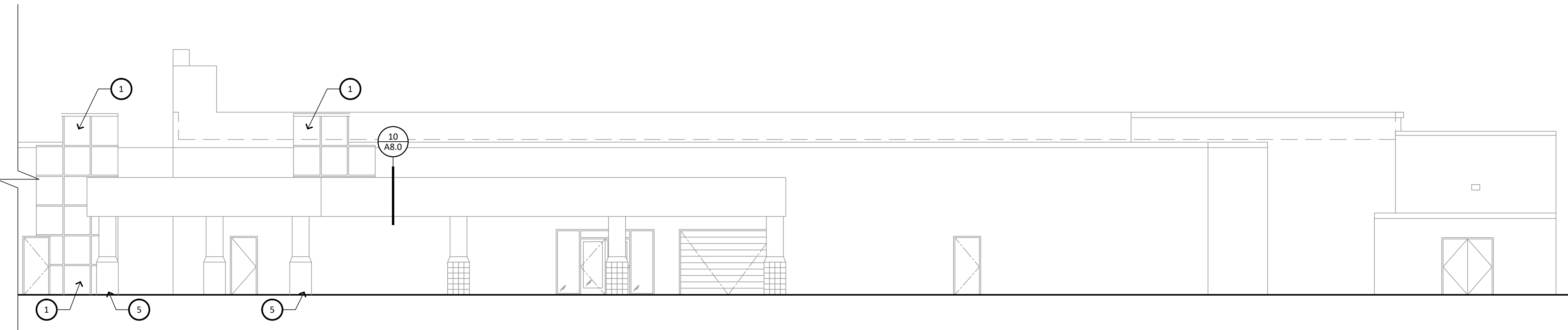
**13 NORTH BUILDING - PARTIAL ELEVATION**  
SCALE: 1/8" = 1'-0"



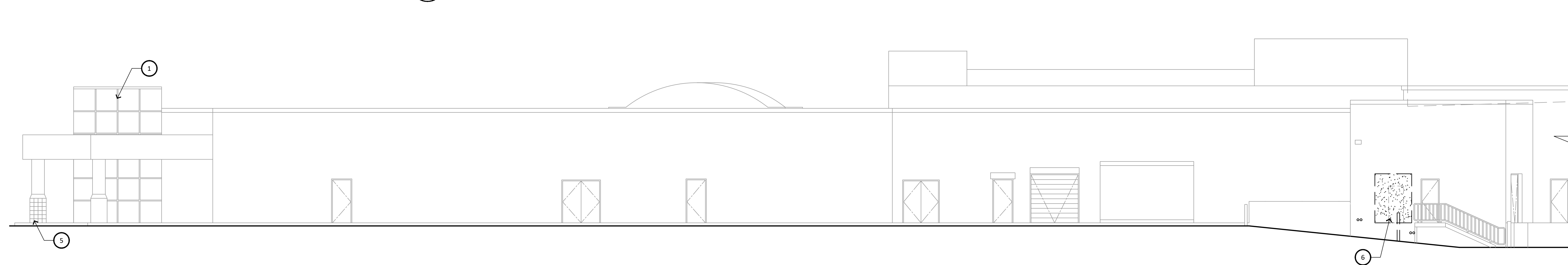
**8 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



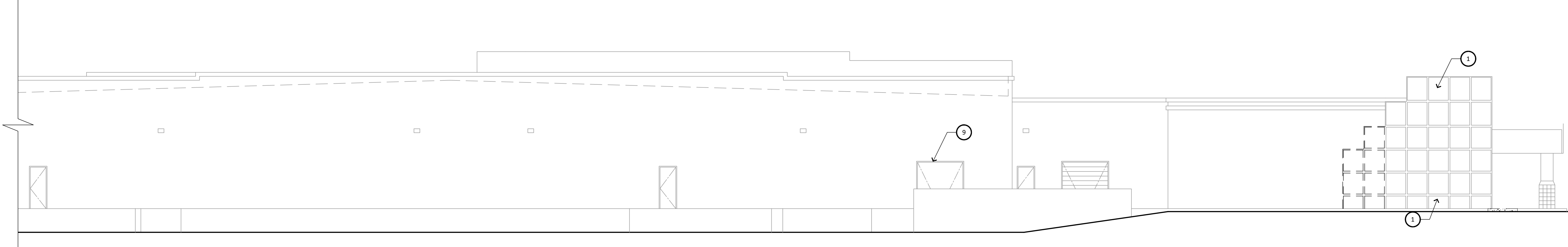
**14 NORTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**9 SOUTH BUILDING - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**10 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**11 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
 PARCEL NUMBER: 131-24-0025  
 ZONING: C-2 (CENTRAL BUSINESS)  
 NET SITE AREA: 7.98 ACRE / 347,537 SF  
 PLAN CHARACTER / STREETScape TYPE: SUBURBAN  
 PRIMARY USE: RETAIL  
 SECONDARY USE: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
 PROPOSED BUILDING HEIGHT: 29'-0" (MAX 36'-0" ALLOWED)  
 GROSS FLOOR AREA: 95,157 SF  
 OVERALL FLOOR AREA RATIO: 0.25 (0.80 FAR ALLOWED)  
 OPEN SPACE REQUIREMENT: (NET SITE AREA \* 0.10) + 10,000 \* BUILDING HEIGHT - 12) \* NET SITE AREA = 59,081 SF  
 FRONTAGE OPEN SPACE REQUIREMENT: (OPEN AREA REQUIREMENT \* 0.5) = 29,541 SF  
 TOTAL SITE OPEN SPACE: 79,692 SF  
 TOTAL FRONTAGE OPEN SPACE: 29,798 SF  
 CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**PROJECT NARRATIVE:**

OUR CLIENT WOULD LIKE TO REMODEL THE EXISTING CENTER OF INDIAN RIVER PLAZA AT THE SWC OF HAYDEN AND THOMAS IN SCOTTSDALE. THE REMODEL WILL INCLUDE SITEWORK, FACADE IMPROVEMENTS, AND THE INTERIOR OF THE BUILDING.  
 THE EXISTING COMPLEX DOES NOT MEET CURRENT ZONING LANDSCAPE REQUIREMENTS; THUS, THE OWNER WILL UPDATE LANDSCAPING.  
 THE PROJECT WILL BE FOCUSING ON THE EXISTING 99 CENT SUITE WHICH HAS A TOTAL SQUARE FOOTAGE OF 29,154. THE OBJECTIVE IS TO DEMISE THE EXISTING 99 CENT INTO TWO - SUITE 1 WITH 21,458 S.F. AND SUITE 2 WITH 7,696 S.F. THE GOAL OF THE DEVELOPER IS TO USE SUITE 1 FOR ALDI GROCERY, AND SUITE 2 FOR RETAIL USE, WHILE ALL THE OTHER TENANTS WILL REMAIN.  
 WE WILL BE REPAINTING THE ENTIRE BUILDING, ADDING STONE VENEERS, AND MODERNIZING PARAPETS WITH NEW CORNICES TO UPDATE THE PLAZA AESTHETIC, AND MATCH THE CURRENT TENDR. WE WILL RETAIN WHAT IS STILL FEASIBLE AND ADD NEW FOR THE NEW TENANTS, INCLUDING THE COVERED WALKWAY AND COLUMNS, AND STRUCTURAL COMPONENTS OF THE BUILDING. FOR SUITE 1, RENOVATIONS INCLUDE A NEW DOOR OPENING, UPDATED STOREFRONT IN AN EXISTING OPENING, A NEW TOWER, AN ADDITIONAL EXTERIOR COLUMN, AND A NEW SES CABINET. FOR SUITE 2, RENOVATIONS INCLUDE TWO NEW DOOR OPENINGS, UPDATED STOREFRONT IN AN EXISTING OPENING, A DOCK LANDING, AND A NEW TOWER. BOTH SUITES AND THE REST OF THE BUILDING WILL BE ENHANCED WITH NEW ARCHITECTURAL FEATURES. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO, CORNICES, COLUMNS, AND DECORATIVE STONE.  
 ADDITIONALLY, PER CITY SUGGESTION, WE WILL BE REDUCING AN UNUSED PEDESTRIAN WALKWAY TO 7'-0" IN WIDTH AND RESTRIPEING IT, IN ORDER TO INCREASE PARKING AVAILABILITY.

**PARKING DATA:**

NEW TENANTS	PARKING REQUIRED = 97 SPACES
SUITE 1 - GROCERY	21,458 S.F.
SUITE 2 - RETAIL	7,696 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>29,154 S.F. / 300 S.F. = 97 SPACES</b>
EXISTING TENANTS	PARKING REQUIRED = 226 SPACES
CVS DRUG STORE	15,256 S.F.
BEAR CLAW JEWELRY REPAIR	2,311 S.F.
SPICEGRILL, RENOVATING AND DESIGNS	1,834 S.F.
THE DODDO BIRD	3,609 S.F.
GREENBILT BIKE TOURS	1,475 S.F.
LUGARI PET SALON	1,214 S.F.
CARTER NAILS AND SPA	1,878 S.F.
R & R SPA	1,176 S.F.
BEAUTY VIXENS AZ	953 S.F.
R.T. O'SULLIVAN'S SPORTS GRILL AND PATIO	4,306 S.F. + 1,984 S.F.
BATL AXE THROWING VACANT (8)	7,912 S.F.
ATHLETICO PHYSICAL THERAPY	11,200 S.F.
101 BARBER SHOP	2,540 S.F.
DICKIE'S BARBECUE PIT	871 S.F.
LITTLE CAESAR'S PIZZA	1,646 S.F.
HERSEY MIKE'S SUBS	1,396 S.F.
COINS GOLD AND SILVER	1,579 S.F.
LESLIE'S POOL SUPPLIES PRO	2,045 S.F.
	2,515 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>67,720 S.F. / 300 S.F. = 226 SPACES</b>

**SEPARATE EXISTING TENANTS WITH SHARED PARKING AGREEMENT:**

SONIC DRIVE IN AND PATIO	3,216 S.F.
DUNNEN DONUTS	496 S.F.
AND PATIO	1,834 S.F.
LIBRARIEN PHONE AND COMPUTER REPAIR	480 S.F.
	1,077 S.F.
<b>TOTAL S.F. (MIXED-USE COMMERCIAL CENTER)</b>	<b>7,085 S.F. / 300 S.F. = 24 SPACES</b>

**TOTALS:**

<b>TOTAL SPACES REQUIRED:</b>	<b>347 SPACES</b>
<b>TOTAL SPACES PROVIDED:</b>	<b>399 SPACES</b>

**KEYNOTES**

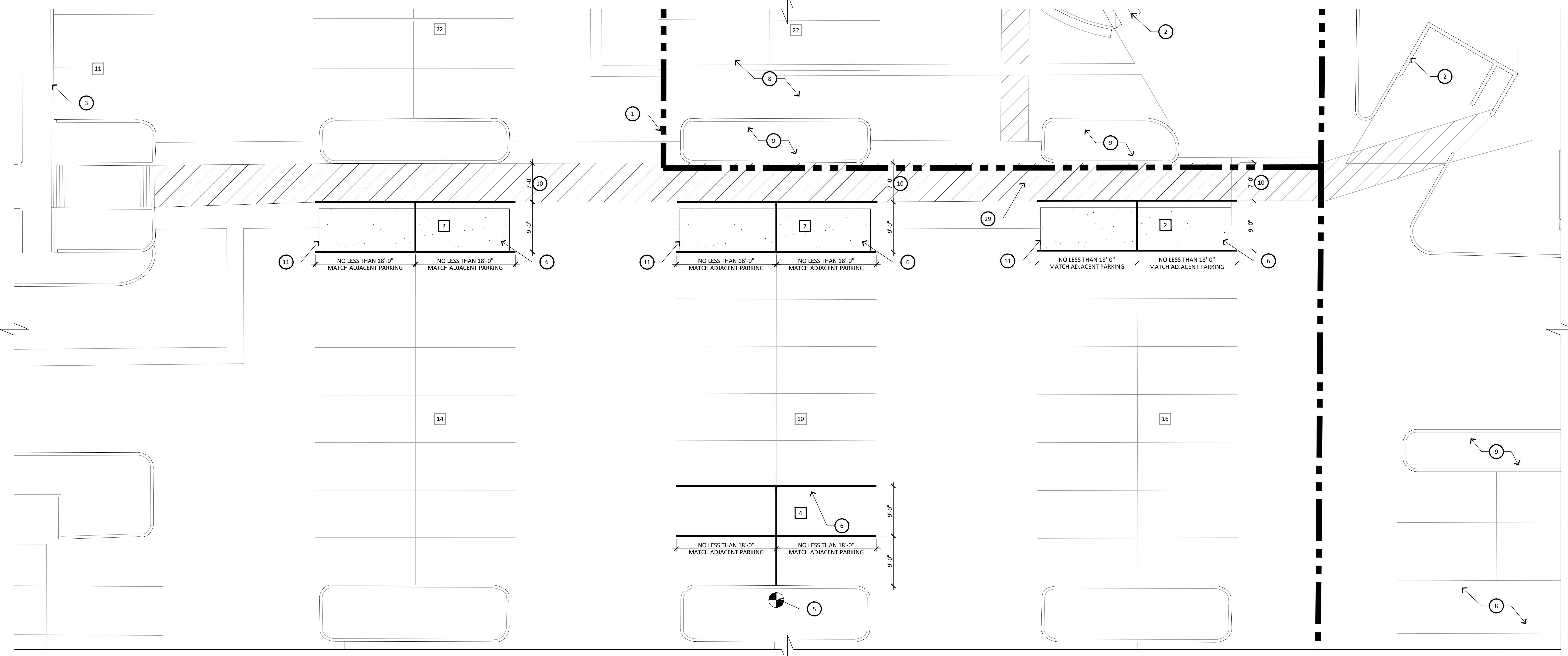
1. PARCEL LINE
2. EXISTING TRASH ENCLOSURE
3. EXISTING SIDEWALK AND CURB TO REMAIN
4. EXISTING FENCE TO REMAIN
5. EXISTING FIRE HYDRANT
6. NEW 9'-0" X 18'-0" PARKING
7. HATCH INDICATES NEW CONCRETE CURB TO MATCH EXISTING
8. EXISTING PARKING UNDER SHARED PARKING AGREEMENT - TO BE RESTRIPEED
9. LANDSCAPING TO BE UPDATED OUTSIDE PARCEL
10. NEW STRIPED PEDESTRIAN WALKWAY
11. NEW ASPHALT BACKSTOP
12. HATCH INDICATES NEW CONCRETE INFILL TO MATCH EXISTING
13. NEW ADA ZERO CURB BUMP
14. NEW ROOF DRAIN
15. NEW ADA PARKING
16. EXISTING ROOF DRAIN TO REMAIN
17. EXISTING ROOF DRAIN BELOW TO REMAIN

**GENERAL NOTES**

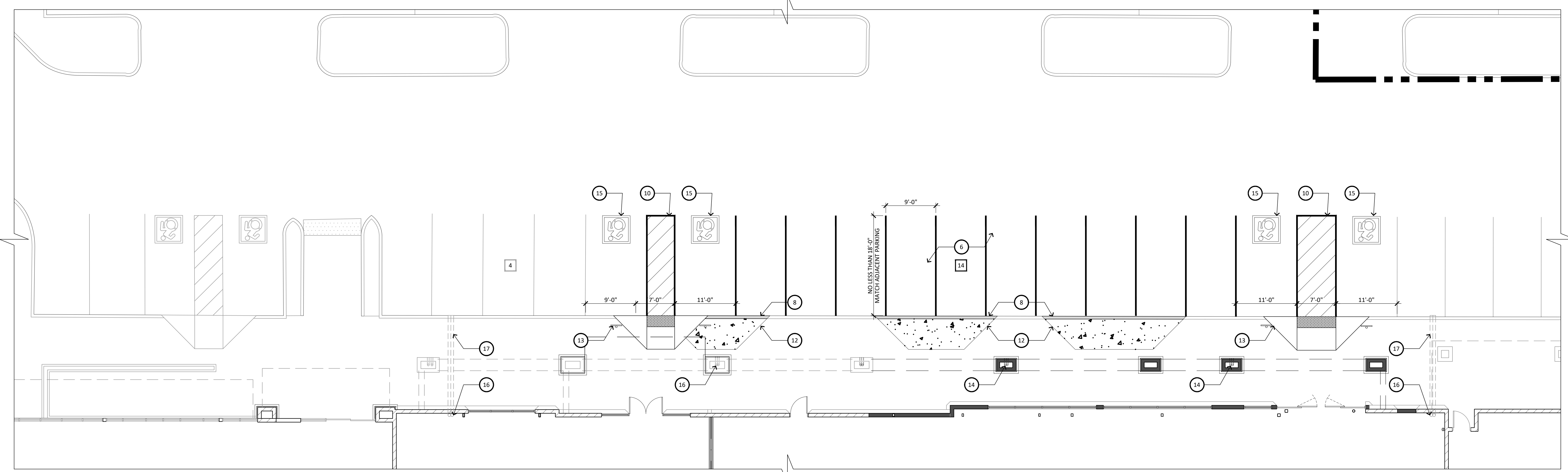
- A. PARKING TO BE RESTRIPEED AS NEEDED, G.C. TO VERIFY.
- B. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME, SEE A.D.O. A.1.1
- C. PER CITY OF SCOTTSDALE ZONING ORDINANCE, OPEN SPACE IS MEANINGFUL OUTDOOR SPACE FOR PASSIVE OR ACTIVE USE. IT INCLUDES, BUT IS NOT LIMITED TO, SETTINGS FOR DEVELOPMENT, RECREATION AREAS, LANDSCAPING, HARDSCAPE, WATER FEATURES, SEATING AREAS, PLAZAS, GAZEBOS, SIDEWALKS AND TRAILS. OPEN SPACE DOES NOT INCLUDE PARKING AREAS OR PARKING LOT LANDSCAPING.
- D. PER CITY OF SCOTTSDALE ZONING ORDINANCE, FRONTAGE OPEN SPACE IS THE MEANINGFUL OPEN SPACE BETWEEN THE STREET LINE AND A BUILDING. FRONTAGE OPEN SPACES MAY EXTEND BETWEEN STRUCTURES OR BETWEEN A STRUCTURE AND A SIDE PROPERTY LINE TO A DEPTH OF NOT MORE THAN ONE-HALF (1/2) THE WIDTH OF THE OPENING.
- E. EXISTING OPEN SPACE AND FRONTAGE OPEN SPACE WILL REMAIN UNCHANGED.
- F. ALL LANDSCAPING IN PARCEL WILL BE UPDATED TO MEET CITY OF SCOTTSDALE STANDARDS.

**LEGEND:**

- + NEW PARKING COUNT
- # EXISTING PARKING COUNT
- ADA ACCESSIBLE PATH OF TRAVEL
- NEW / REVISION ON SITE
- ▨ NEW / PATCHED SIDEWALK
- NEW ASPHALT
- SCOPE OF WORK



**1 ENLARGED SITE PLAN**  
SCALE: 1/8" = 1'-0"



**2 ENLARGED SITE PLAN**  
SCALE: 1/8" = 1'-0"

**BRKAA**  
ARCHITECTS  
10000 W. THOMAS ROAD, PHOENIX, ARIZONA 85042  
PRELIMINARY

DATE  
UNENLARGED SITE PLAN

**INDIAN RIVER PLAZA RENOVATION**  
131-24-0025  
SCOTTSDALE, AZ 85251

design by: RH  
drawn by: BA  
checked by: RH

**SP1.1**  
project #: 24221.00

CASE #:  
CDS PLAN CHECK #:  
NATIVE PLANT #:



**PROJECT DATA:**

ADDRESS: 7919 E THOMAS RD #112, SCOTTSDALE, AZ 85251  
PRIMARY USE: RETAIL  
SECONDARY USES: SWIMMING POOL SALES, PERSONAL CARE SERVICE, RESTAURANT, PET CARE  
CONSTRUCTION TYPE: TYPE III-B WITH FIRE SPRINKLER

**GENERAL NOTES**

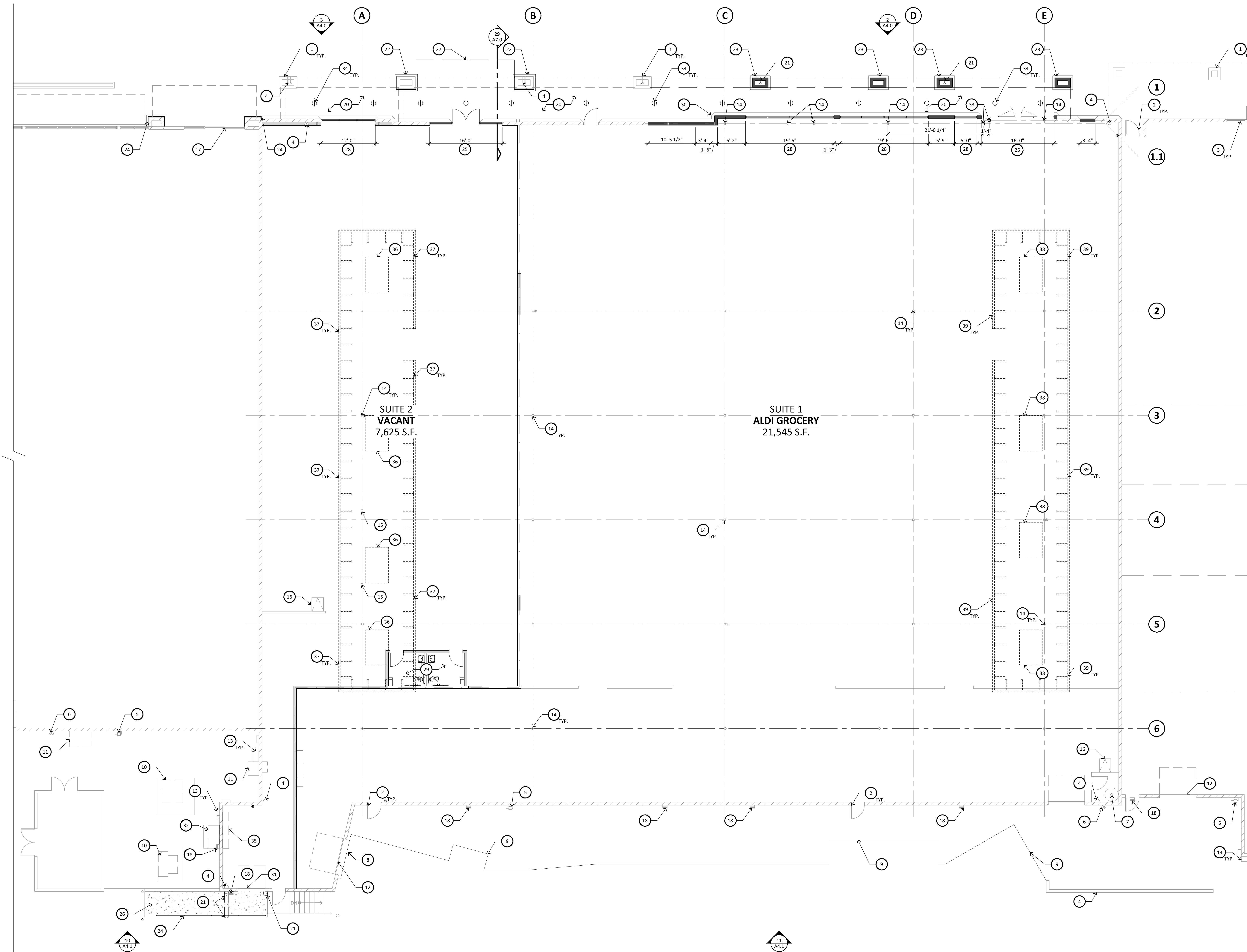
A. ALL BUILDINGS WILL BE REPAINTED TO NEW COLOR SCHEME. RE: A4.0, A4.1

**KEYNOTES**

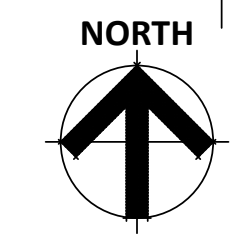
1. EXISTING MASONRY COLUMN TO BE REPAINTED
2. EXISTING EXTERIOR DOOR
3. EXISTING STOREFRONT TO REMAIN
4. EXISTING ROOF DRAIN TO REMAIN
5. EXISTING GAS METER TO REMAIN
6. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
7. EXISTING FIRE RISER TO REMAIN
8. EXISTING LOADING DOCK TO REMAIN
9. EXISTING DOCK LANDING TO REMAIN
10. EXISTING TRANSFORMER TO REMAIN
11. EXISTING SES TO REMAIN
12. EXISTING OVERHEAD DOOR TO REMAIN
13. EXISTING ELECTRICAL PANEL TO REMAIN
14. EXISTING STEEL COLUMN TO REMAIN. G.C. TO CONFIRM LOCATION AND INTEGRITY.
15. EXISTING WOOD COLUMN TO REMAIN
16. EXISTING ROOF HATCH TO REMAIN
17. EXISTING SLIDING DOOR
18. EXISTING WALL PACK LIGHT TO REMAIN
19. NOT USED
20. EXISTING COVERED PATIO
21. NEW ROOF DRAIN
22. NEW STONE-WRAPPED COLUMN RE: C/A4.0 SIM
23. NEW STONE COLUMN RE: C/A4.0
24. NEW PIPE RAILING
25. NEW DOOR OPENING
26. NEW DOCK LANDING
27. NEW CANOPY ABOVE
28. NEW STOREFRONT
29. EXISTING RESTROOMS MODIFIED TO COMPLY WITH ADA
30. NEW EXTERIOR DOOR
31. NEW OVERHEAD DOOR
32. NEW SES CABINET
33. NEW STEEL COLUMN
34. NEW 6" RECESSED CAN LIGHT ABOVE
35. LOCATION OF NEW ELECTRICAL EQUIPMENT
36. NEW MECHANICAL RTU ABOVE
37. NEW MECHANICAL SCREENING ABOVE. REFER TO 26, 27/A7.0
38. APPROXIMATE LOCATION OF MECHANICAL RTU ABOVE (BY OTHERS). REFER TO 26, 27/A7.0
39. APPROXIMATE LOCATION OF MECHANICAL SCREENING ABOVE (BY OTHERS). REFER TO 26, 27/A7.0

**LEGEND:**

- EXISTING CMU WALL
- EXISTING STUD WALL
- NEW CMU WALL
- NEW METAL STUD WALL



**1 ENLARGED FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**IRKAA**  
ARCHITECTS  
10000 N. CENTRAL EXPRESSWAY, SUITE 1000, SCOTTSDALE, AZ 85251  
TEL: 480.995.3300  
WWW.IRKAARCHITECTS.COM

**PRELIMINARY**

DATE

ENLARGED FLOOR PLAN

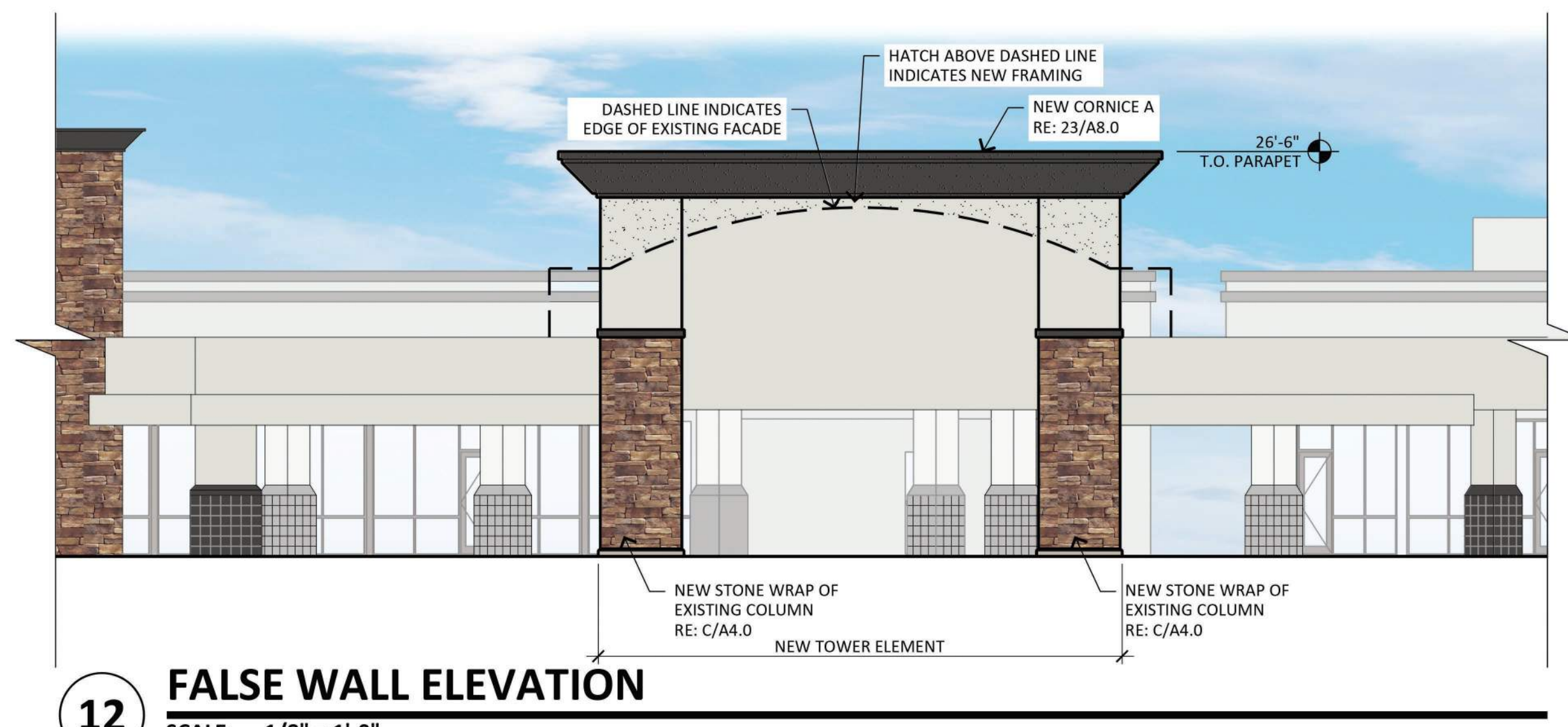
NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF ALL UTILITIES AND STRUCTURES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF ALL UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND CONDITIONS OF ALL UTILITIES AND STRUCTURES.

**INDIAN RIVER PLAZA RENOVATION**  
SCOTTSDALE, AZ 85251

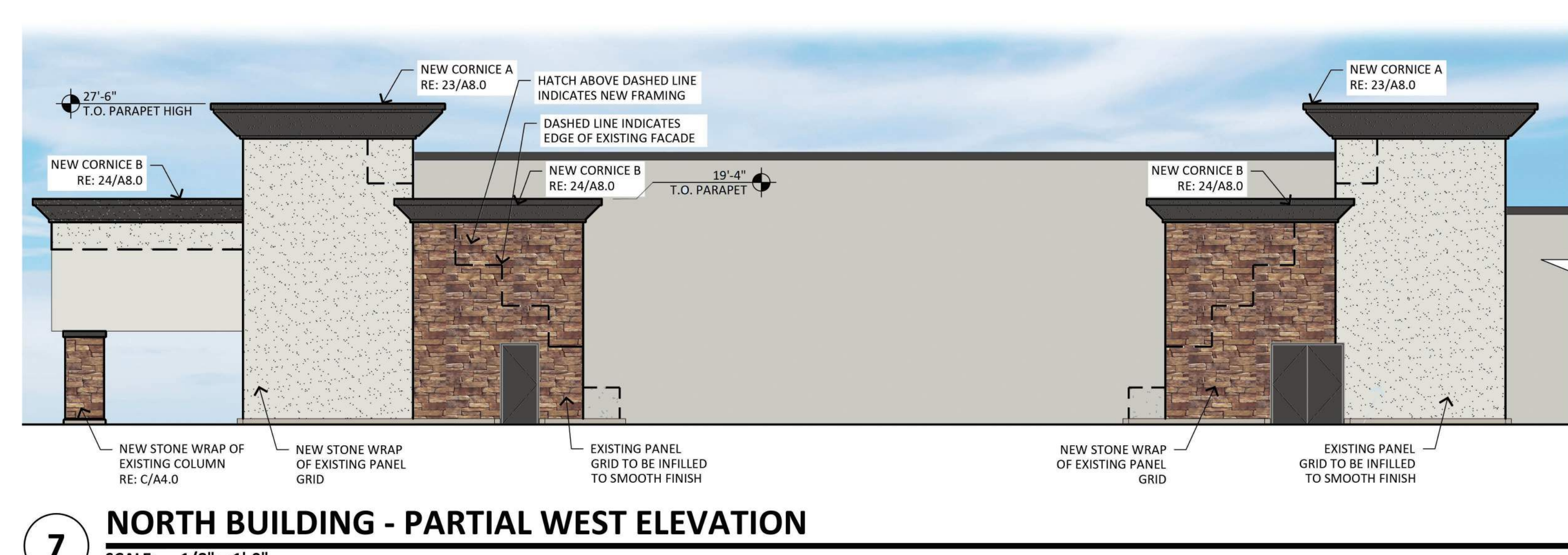
design by: RH  
drawn by: BA  
checked by: RH

**A1.1**  
project #: 24221.00

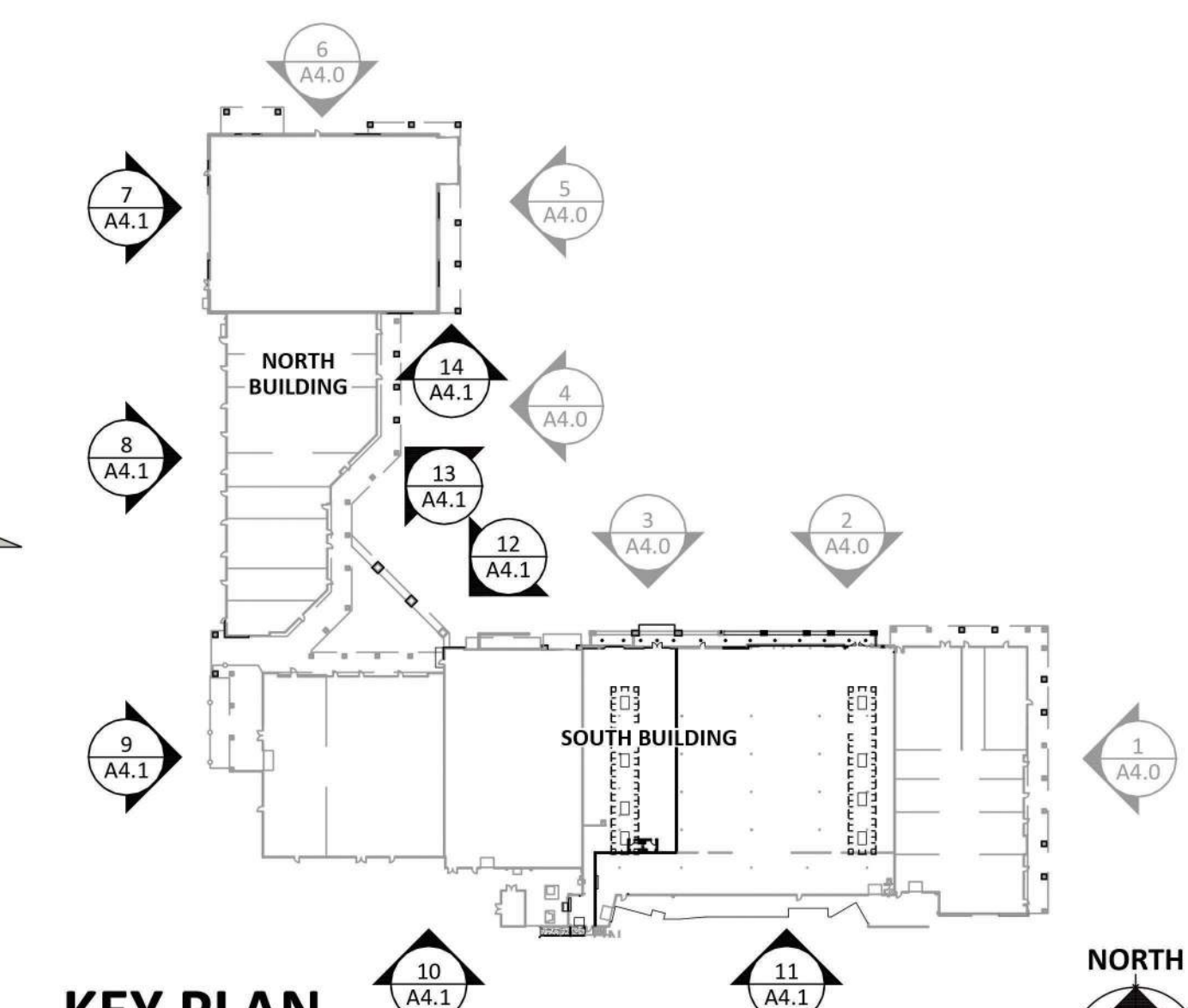




**12 FALSE WALL ELEVATION**  
SCALE: 1/8" = 1'-0"



**7 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

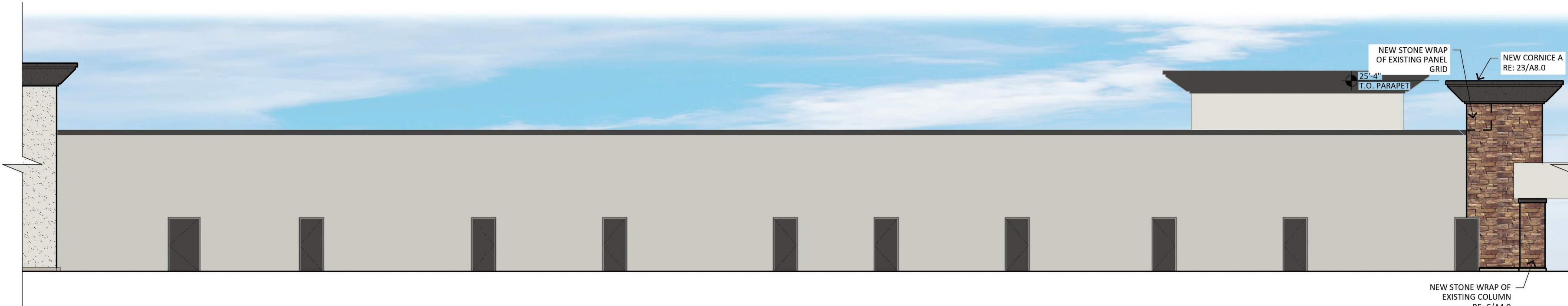


**KEY PLAN**  
SCALE: N.T.S.

**IRKAA**  
ARCHITECTS  
1000 N. G. ST. SUITE 100  
SCOTTSDALE, AZ 85251  
480.955.9300  
www.irkaa.com



**13 NORTH BUILDING - PARTIAL ELEVATION**  
SCALE: 1/8" = 1'-0"



**8 NORTH BUILDING - PARTIAL WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**MATERIALS**

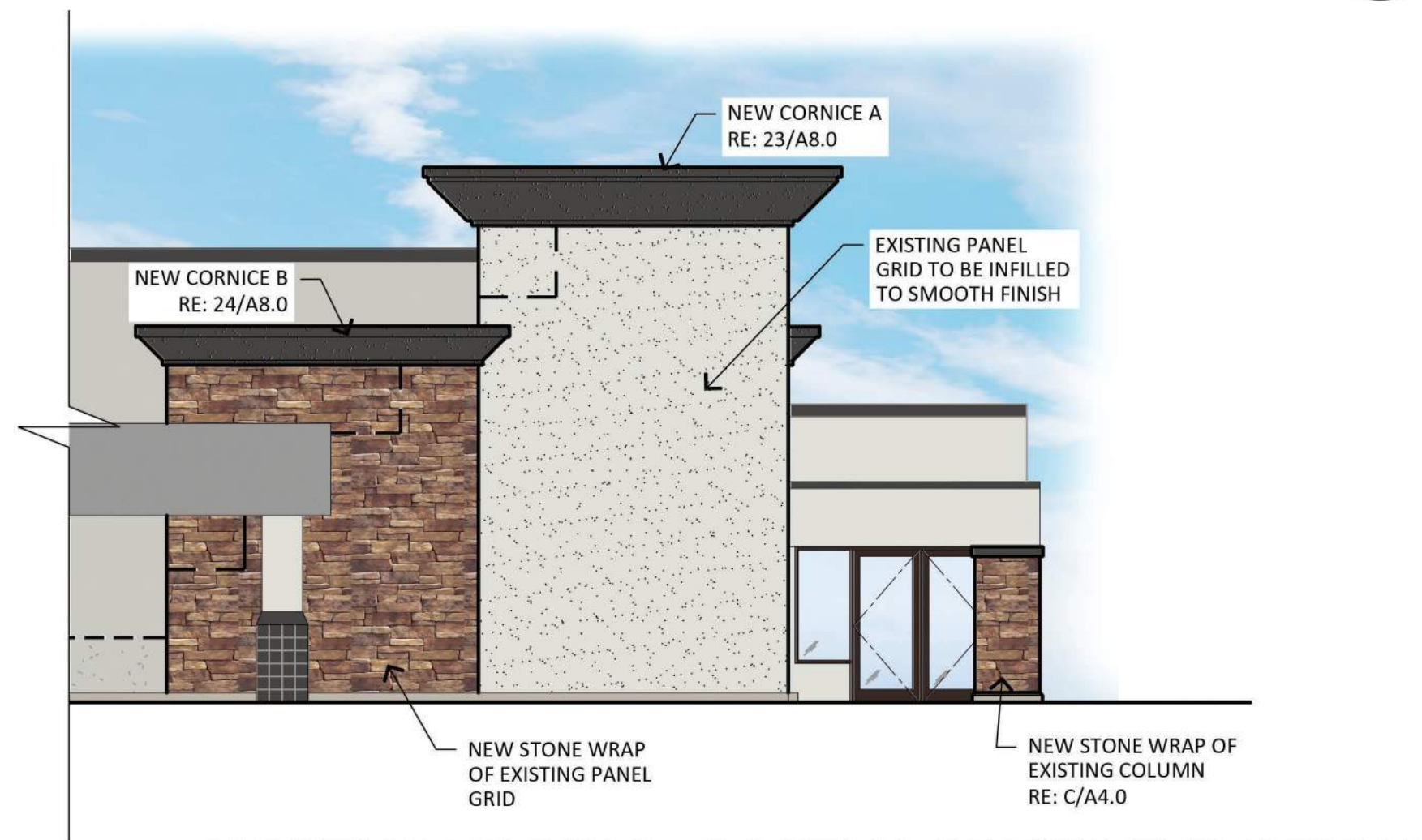
[Color swatch]	PAINT - IRON ORE SW 7059
[Color swatch]	PAINT - SWEATER WEATHER SW 9548
[Color swatch]	PAINT - RESERVED WHITE SW 7056
[Color swatch]	STONE - EL DORADO MOUNTAIN LEDGE - YUKON
[Color swatch]	STOREFRONT - KAWNEER DARK BRONZE

**ELEVATIONS**

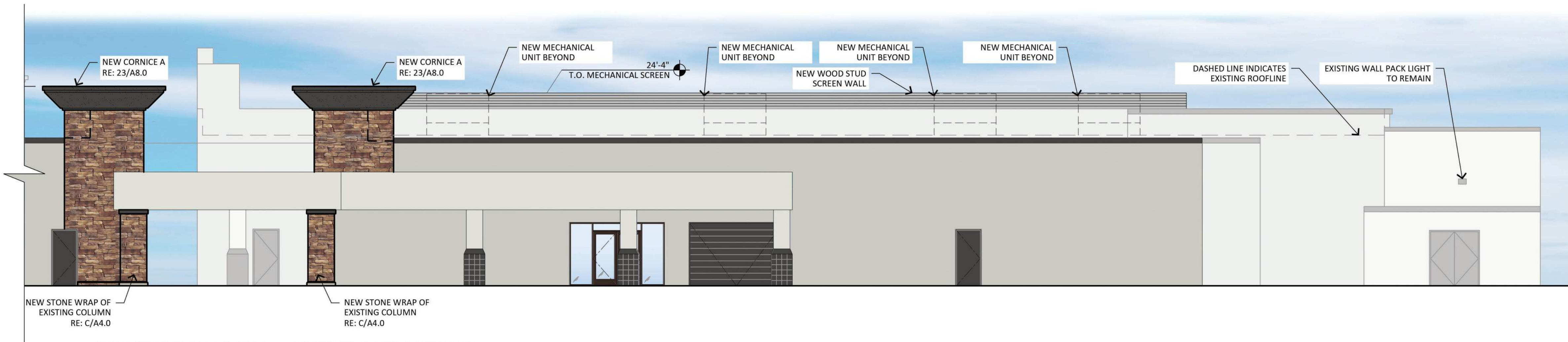
NO.	DATE	DESCRIPTION
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2		REVISED PERMIT COMMENTS
3		REVISED PERMIT COMMENTS
4		REVISED PERMIT COMMENTS
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6		REVISED PERMIT COMMENTS
7		REVISED PERMIT COMMENTS
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10		REVISED PERMIT COMMENTS
11		REVISED PERMIT COMMENTS
12		REVISED PERMIT COMMENTS
13		REVISED PERMIT COMMENTS
14		REVISED PERMIT COMMENTS

NOTES: 1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 5. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 6. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 7. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 8. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 9. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 11. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 12. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 13. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE. 14. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT AND THE CITY OF SCOTTSDALE.

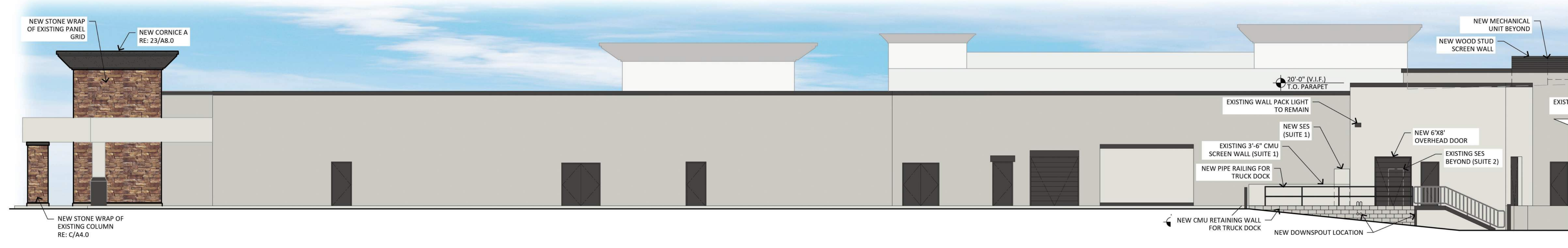
**INDIAN RIVER PLAZA RENOVATION**  
SCOTTSDALE, AZ 85251



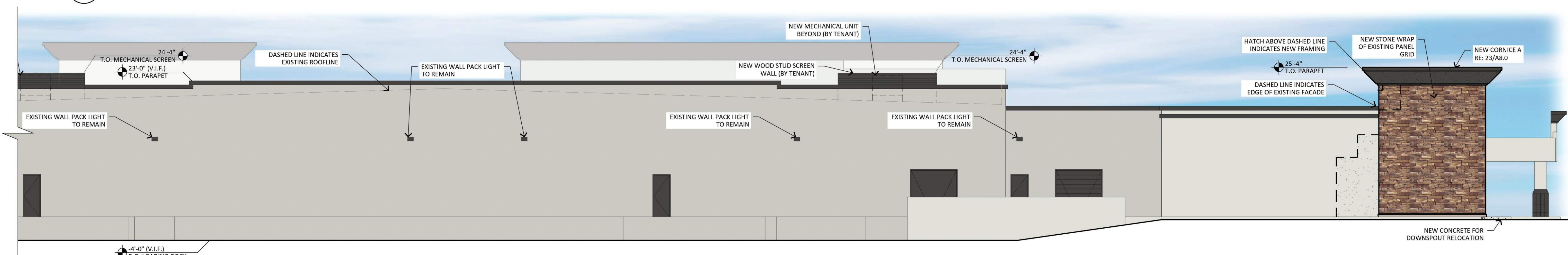
**14 NORTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**9 SOUTH BUILDING - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**10 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**11 SOUTH BUILDING - PARTIAL SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**STIPULATION SET  
RETAIN FOR RECORDS  
APPROVED**

05/20/2025 *Alexander Pollio*  
DATE APPROVED BY

design by: RH  
drawn by: BA  
checked by: RH

**A4.1**  
project #: 24221.00



## GENERAL NOTES

- A. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND IN FIELD CONDITIONS THAT ARE NOT NOTED IN THIS DOCUMENT. PROVIDE PANEL SCHEDULES AND OTHER FIELD DATA IF FINAL CONDITIONS ARE DIFFERENT FROM PERMITTED SET FOR AS-BUILT DOCUMENTATION.
- B. SCOPE OF WORK FOR THE PACKAGE IS AS DEFINED BY LIMITS OF DESIGN BOUNDARY LINE. IN THE EVENT THAT A BOUNDARY LINE IS NOT SHOWN, THE ENTIRE DRAWING IS IN SCOPE.
- C. THE ELECTRICAL CONTRACTOR SHALL COORDINATE LOCATION AND ROUTING OF ALL CONDUIT ROUTES WITH EXISTING CONDITIONS AND OTHER TRADES PRIOR TO START OF CONSTRUCTION. CONFIRM ALL ROUGH-IN LOCATIONS FOR OUTLETS, SWITCHES, ETC. WITH TENNANT'S REPRESENTATIVE, GENERAL CONTRACTOR, AND/OR ARCHITECT PRIOR TO ROUGH-IN.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO ACCOMMODATE THEIR WORK.
- E. ALL CUTTING, NOTCHING OR BORING OF HOLES IN FLOOR, JOISTS, ROOF OR WALL STUDS SHALL BE IN ACCORDANCE WITH THE LATEST APPROVED EDITION OF THE INTERNATIONAL BUILDING CODE. ALL CUTTING, NOTCHING OR BORING SHALL BE APPROVED BY ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- F. CONCEAL ALL CIRCUITRY IN WALLS OR IN CEILING SPACE.
- G. ALL CONDUIT SHALL BE PROTECTED AGAINST CORROSION AND SHALL BE SUITABLE FOR THE ENVIRONMENT IN WHICH IT IS INSTALLED PER NEC 300.6.
- H. PROVIDE PULLSTRINGS IN ALL CONDUIT IF OTHERWISE EMPTY.
- I. ALL EQUIPMENT TERMINATIONS SHALL BE RATED FOR 75°C CABLE.

## ABBREVIATIONS

(E)	EXISTING TO REMAIN	HP	HORSEPOWER
(F)	FUTURE	HRG	HIGH RESISTANCE GROUND
(X)	EXISTING TO BE REMOVED	HZ	HERTZ (CYCLES PER SECOND)
(R)	EXISTING TO BE RELOCATED	IES	ILLUMINATING ENGINEERING SOCIETY
AC	ALTERNATING CURRENT	IG	ISOLATED GROUND
A, AMP	AMPERES AMPERE (RATED)	IMC	INTERMEDIATE METAL CONDUIT
AF	FUSE OR CB FRAME	KMIL	THOUSAND CIRCULAR MILS
AFB	ABOVE FINISHED FLOOR	KD	KNOCK OUT
AFG	ABOVE FINISHED GRADE EQUIPMENT	KW	KILOWATTS
AIC	SHORT CIRCUIT INTERRUPT RATING	KVA	KILOVOLT-AMPERES
AT	CIRCUIT BRKR TRIP SETTING (AMPS)	LCP	LIGHTING CONTROL PANEL
AS	AMPERE (RATED) SWITCH	MCA	MINIMUM CIRCUIT AMPERES
AT	CIRCUIT BRKR TRIP SETTING (AMPS)	MCB	MAIN CIRCUIT BREAKER
ATS	AUTOMATIC TRANSFER SWITCH	MLO	MAIN LUGS ONLY
AJX	AUXILIARY	NC	NORMALLY CLOSED
AWG	AMERICAN WIRE GAUGE	NEC	NATIONAL ELECTRICAL CODE
BRKR	CIRCUIT BREAKER	NF	NON-FUSED
C	CONDUIT (CIRCULAR RACEWAY)	NIC	NOT IN CONTRACT
CB	CIRCUIT BREAKER	NL	NIGHT LIGHT (UNSWITCHED)
CKT	CIRCUIT	NO	NORMALLY OPEN
CLG	CEILING	NTS	NOT TO SCALE
CPT	CONTROL POWER TRANSFORMER	OS	OCCUPANCY SENSOR
CT	CURRENT TRANSFORMER	P	POLE
CU	COPPER	PH, Ø	PHASE
DC	DIRECT CURRENT	PNL	PANEL
DISC	DISCONNECT	RMC	RIGID METALLIC CONDUIT
DP	DISTRIBUTION PANEL	RNC	RIGID NON-METALLIC CONDUIT (PVC)
DPDT	DOUBLE POLE DOUBLE THROW	SPDT	SINGLE POLE DOUBLE THROW
DPST	DOUBLE POLE SINGLE THROW	SPST	SINGLE POLE SINGLE THROW
EDF	ELECTRIC DRINKING FOUNTAIN	SWBD	SWITCHBOARD
E.EMERG	EMERGENCY	SWGR	SWITCHGEAR
EF	EXHAUST FAN	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
EMT	ELECTRICAL METALLIC TUBING		
FACP	FIRE ALARM CONTROL PANEL	TYP	TYPICAL
FAAP	FIRE ALARM ANNUNCIATOR PANEL	UL	UNDERWRITERS LAB
FLA	FULL LOAD AMPERES	UPS	UNINTERRUPTIBLE POWER SUPPLY
FSD	FIRE/SMOKE DAMPER	UNO	UNLESS NOTED OTHERWISE
F	FUSED	V	VOLTS
FPEN	FUSE PER EQUIPMENT NAMEPLATE	VA	VOLT-AMPERES
FU	FUSE (AS NOTED ON DRAWINGS)	VFD	VARIABLE FREQUENCY DRIVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	W	WATT
G.GND	GROUND	WH	WATER HEATER
HLO	HANDLE LOCK-ON(OFF)	WP	WEATHERPROOF
HOA	HAND-OFF-AUTO	XFRM	TRANSFORMER

## ELECTRICAL SYMBOL LIST

NOTE: THIS IS A MASTER SCHEDULE. NOT ALL SYMBOLS AND/OR ABBREVIATIONS CONTAINED HEREIN MAY APPEAR ON THE DRAWINGS.

	DEVICES AT 18" TO CENTER LINE UON (PER ADA)		LED FIXTURE - RECESSED, LAY-IN
	DEVICES MOUNTED IN MULTIPLE UNDER COMMON COVER MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		LED FIXTURE - RECESSED, FLANGED
	DEVICES MOUNTED IN OR ABOVE BACKPLASH: MAXIMUM HEIGHT ON WALLS = +48" TO TOP UON (PER ADA)		LED FIXTURE - SURFACE
	DEVICES IN MULTI-COMPARTMENT FLUSH FLOOR MOUNTED UON		LED FIXTURE - SUSPENDED
	RECEPTACLE - DUPLEX		LED FIXTURE - OPEN STRIP WITH WIRE GUARD
	RECEPTACLE - DUPLEX - HALF SWITCHED (TOP HALF)		LED - WALL MOUNTED
	RECEPTACLE - DUPLEX - INTEGRAL GFCI CIRCUITRY		LED - SURFACE OR RECESSED, PER FIXTURE SCHEDULE
	RECEPTACLE - DUPLEX - ISOLATED GROUND (ORANGE FACE) - NEMA 520R01G		LED - WALL BRACKET
	RECEPTACLE - DOUBLE DUPLEX		LED - WALL WASH
	RECEPTACLE - DOUBLE DUPLEX - INTEGRAL GFCI CIRCUITRY		CHANDELIER (PROVIDE 6X STRUCTURAL BACKING)
	RECEPTACLE - SPECIAL TYPE (SEE ADDITIONAL NOTES)		FAN (PROVIDE 6X STRUCTURAL BACKING)
	RECEPTACLE(S) - CEILING MOUNTED		SPOTLIGHT - J-BOX OR TRACK MOUNTED - TRACK LENGTH AS INDICATED
	PLUG MOLD SURFACE RACEWAY SYSTEM (2-CIRCUIT WITH OUTLETS 18" O.C. U.O.N.) MOUNTED ABOVE BACKPLASH U.O.N.		STEP LIGHT - SURFACE OR RECESSED, PER FIXTURE SCHEDULE
	TELEPOWER POLE		BOLLARD
	OUTLET - TELEPHONE		POLE OR POST - ARM OR TOP MOUNTED CUT-OFF LUMINAIRE
	OUTLET - DATA		TWIN-LAMP BATTERY PACK - UNSWITCHED, WALL MOUNTED (LOCATE 12" BELOW CEILING U.O.N.)
	OUTLET - TELEVISION		TWIN-LAMP BATTERY PACK - UNSWITCHED, CEILING MOUNTED, FLUSH OR SURFACE PER FIXTURE SCHEDULE
	SWITCHGEAR		EXIT LIGHT - FACES AND ARROWS AS INDICATED, UNIVERSAL MOUNTING, UNSWITCHED
	PANELBOARD - SURFACE MOUNTED		EXIT LIGHT - COMBINATION SINGLE FACE, ARROWS AS INDICATED, WITH TWIN LAMP BATTERY PACK, UNIVERSAL MOUNTING, UNSWITCHED
	PANELBOARD - FLUSH MOUNTED		EXIT LIGHT - LOW LEVEL: 6" - 8" A.F.F. TO BOTTOM, 4" MAX. OFF DOOR FRAME
	EXISTING / RELOCATED PANELBOARD - FLUSH MOUNTED		LED TAPE LIGHT
	TRANSFORMER		FIXTURE, EQUIPMENT ON EMERGENCY
	ENCLOSED CIRCUIT BREAKER		SWITCHES AT 48" TO TOP UON (PER ADA)
	FIRE ALARM EQUIPMENT		SWITCH - SINGLE POLE
	COMBINATION FIRE/SMOKE DAMPER		SWITCH - DOUBLE POLE
	SMOKE DAMPER		SWITCH - THREE WAY
	SHUNT TRIP STATION		SWITCH - OCCUPANCY TYPE
	CONTROL STATION AT 48" TO TOP UON (PER ADA)		SWITCH - EMERGENCY
	RELAY		SWITCH - PILOT TOGGLE (CONFIRM LIGHTED POSITION)
	CONTACTOR WITH INTEGRAL HOA SELECTOR		SWITCH - KEYPED OPERATED
	MAGNETIC STARTER, SIZE 1 UON		SWITCH - SLIDER TYPE ELECTRONIC DIMMER (WATTAGE RATING AS REQUIRED)
	DISCONNECT SWITCH - 300 UON (IF-FUSIBLE (FFEN), NON-FUSIBLE)		PHOTOELECTRIC SWITCH - 1500 VA UON
	COMBINATION STARTER & DISCONNECT, SIZE 1 UON		SIGNAGE OUTLET CONNECTION
	VARIABLE FREQUENCY DRIVE		CIRCUITING IN WALL OR ABOVE CEILING
	SINGLE-PHASE MOTOR CONTROL ASSEMBLY: HP-RATED SWITCH AND POWER RELAY-201 (U.O.N.)		CIRCUITING IN FLOOR OR BELOW GRADE
	PULLBOX - SIZE AND LOCATION AS REQUIREMENTS		TICS - NO. OF #12 WIRES > MORE THAN TWO - ISOLATED GROUND WIRE
	JUNCTION BOX - SIZE PER NEC REQUIREMENTS		HOMERUN (4) #12, 3/4" TO PANEL A - CIR. 1,3,5
	MECHANICAL EQUIPMENT DESIGNATION		STUB-OUT
	KEY NOTE DESIGNATION		CIRCUIT DOWN
			COPPER GROUND (SIZE PER PLANS)
			MOISTURE SEAL-OFF

## DRAWING INDEX

SHEET NUMBER	SHEET TITLE	DATE	BY	CHKD	APP'D	REV
E0.1	ELECTRICAL SYMBOLS, NOTES & ABBREV.	14.2024				1
E1.0	ELECTRICAL SITE PLAN					1
E5.1	LIGHTING SCHEDULE & EXT. CUT SHEETS					1
E5.2	SITE LIGHTING HORIZONTAL CALC. PLAN					1
E5.3	SITE LIGHTING VERTICAL CALC. PLAN					1
TOTAL						5

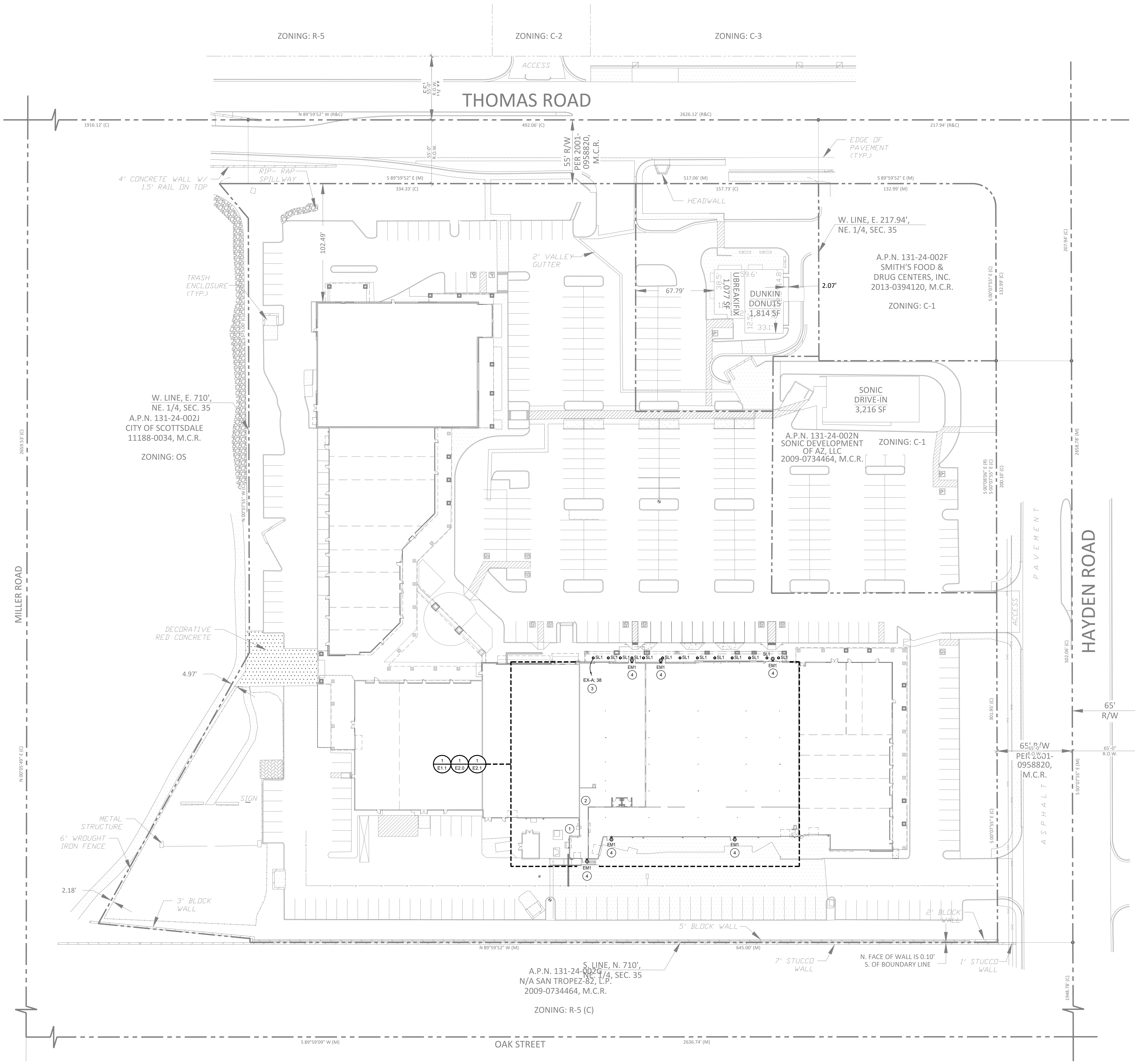
**IRKAA**  
 222 EAST THOMAS ROAD, PUEBLO, ARIZONA 85046  
 TEL: 520.955.5860

**KAEKO**  
 451 N. DEAN AVE, CHANDLER, AZ 85226  
 TEL: 480.946.8800

INDIAN RIVER PLAZA RENOVATION  
 7901 E THOMAS ROAD  
 SCOTTSDALE, AZ 85251

DESIGN BY: KAEKO  
 DRAWN BY: KAEKO  
 CHECKED BY: IK

PROJECT #: 24221.00



**GENERAL NOTES**

A. REFER TO SHEET E01 FOR ELECTRICAL SYMBOLS, NOTES AND ABBREVIATIONS.

B. REFER TO SHEET E02 FOR ELECTRICAL SPECIFICATIONS.

C. PROVIDE COMPLETE ELECTRICAL DEMOLITION. REMOVE EXISTING OUTLETS AND EQUIPMENT IN CONFLICT WITH NEW CONDITIONS. EXISTING CONDUITS REMOVED FROM SERVICE MAY BE ABANDONED IN PLACE IF IN A CONCEALED LOCATION. REMOVE ALL WIRE FROM ABANDONED RACEWAYS. CONTRACTOR SHALL ENSURE CONTINUITY OF EXISTING CIRCUITING PASSING THROUGH DEMOLITION AREAS. EXTEND AND/OR RELOCATE AS NECESSARY. SHIFT OR RELOCATE EXISTING EQUIPMENT AND CIRCUITING AS REQUIRED TO ACCOMMODATE NEW WORK.

**KEY NOTES**

1. EXISTING 480/277V SERVICE ENTRANCE FOR REUSE.

2. 480/277V ELECTRICAL DISTRIBUTION ROOM. RELOCATE ALL ELECTRICAL EQUIPMENT. FEEDER PULL BOX AND CONDUIT FROM SERVICE ENTRANCE TO REMAIN IN PLACE.

3. PROVIDE NEW LIGHTING FIXTURES AS SHOWN. AND EXTEND AND RECONNECT EXISTING LIGHTING CIRCUIT AND CONTROL WIRING TO NEW LIGHTING FIXTURE FOR CONTINUED OPERATION. COORDINATE AND MATCH EXISTING VOLTAGE PRIOR TO PLACING ORDER AND ROUGH-IN.

4. PROVIDE NEW LIGHTING FIXTURES AS SHOWN. AND CONNECT TO EXISTING TO REMAIN LIGHTING FIXTURES FOR CONTINUED OPERATION. COORDINATE AND MATCH EXISTING VOLTAGE PRIOR TO PLACING FIGURE ORDER AND ROUGH-IN. IN ADDITION ADD 18VA TO EXISTING BRANCH CIRCUIT.

**IRKAA**  
 A. R. C. H. I. T. S. I. N. G. E. E. R. S.  
 602.955.5390  
 www.irkaa.com

**PROFESSIONAL SEAL**  
 JUSTIN P. KUDEL  
 64749  
 EXPIRES 9/30/2026

**DATE**

**OWNER REVISIONS**

01/27/23	OWNER REVISIONS
02/14/23	STAFF COMMENTS
02/28/23	SECOND STAFF COMMENTS

**ELECTRICAL SITE PLAN**

**KAEKO**  
 45 N. DEWANE CHANLER, SUITE 200B  
 480.254.003 www.kaeko.com  
 KAEKO PROJECT NO. 24221.00

**ELECTRICAL SITE PLAN**

1" = 30'-0"

PLAN NORTH

**INDIAN RIVER PLAZA RENOVATION**  
 SCOTTSDALE, AZ 85251

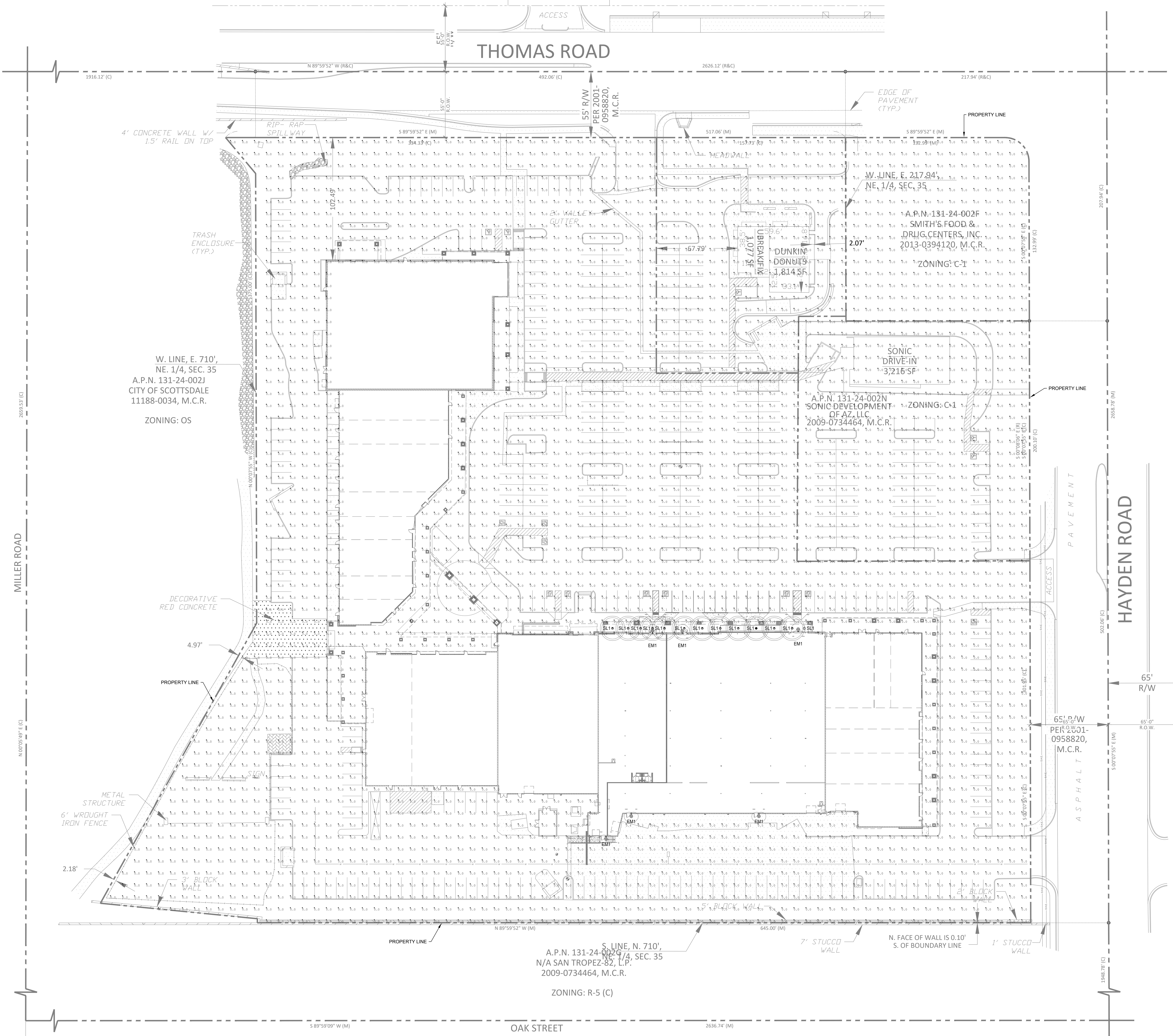
Design by: **KAEKO**  
 drawn by: **KAEKO**  
 checked by: **JK**

**E1.0**  
 project #: 24221.00



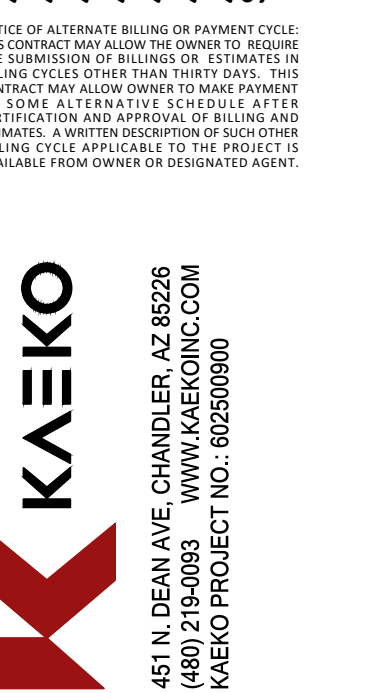
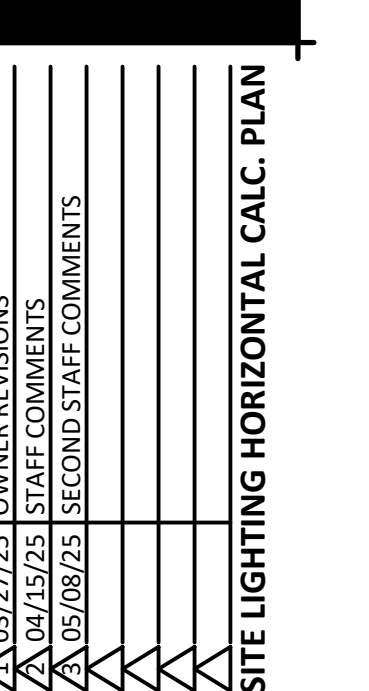
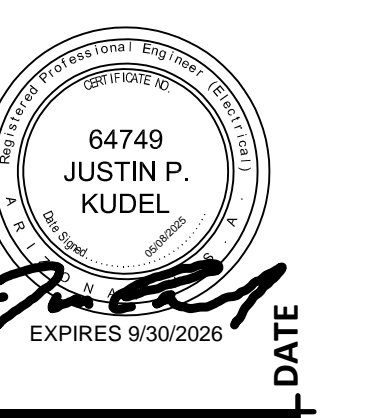
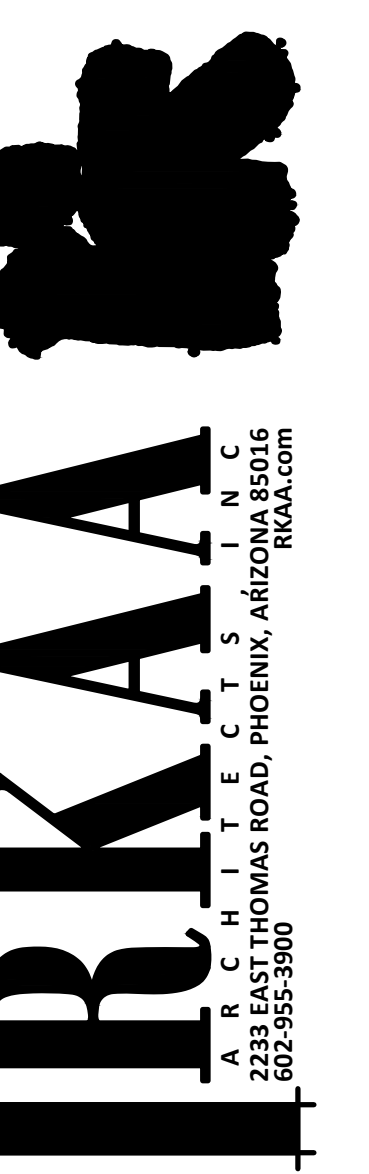
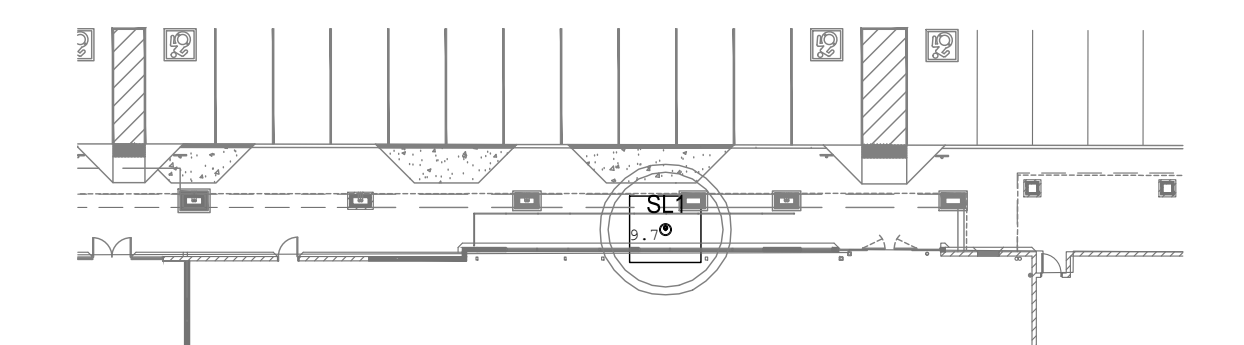
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY AREA	Illuminance	Fc	0.03	10.40	0.0	N.A.	N.A.
DIRECT CALC BELOW FIXTURE SL1	Illuminance	Fc	9.70	9.70	9.70	1.00	1.00

Luminaire Schedule														
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename	[MANUFAC]	Mounting Height	Arrangement Watts	IES Class	Cutoff Class
⊙	6	EM1	Single	AFO_EM Only	0.700	351	3.07	18.42	AFO_EM_Only.ies	Lithonia Lighting	9.75	3.07	Type IV	N.A.
○	13	SL1	Single	LDN6_35_15_LO6AR_LS	0.700	1575	17.52	227.76	LDN6_35_15_LO6AR_LS.ies	Lithonia Lighting	10.5	17.52	Type VS	N.A.



ZONING: R-5

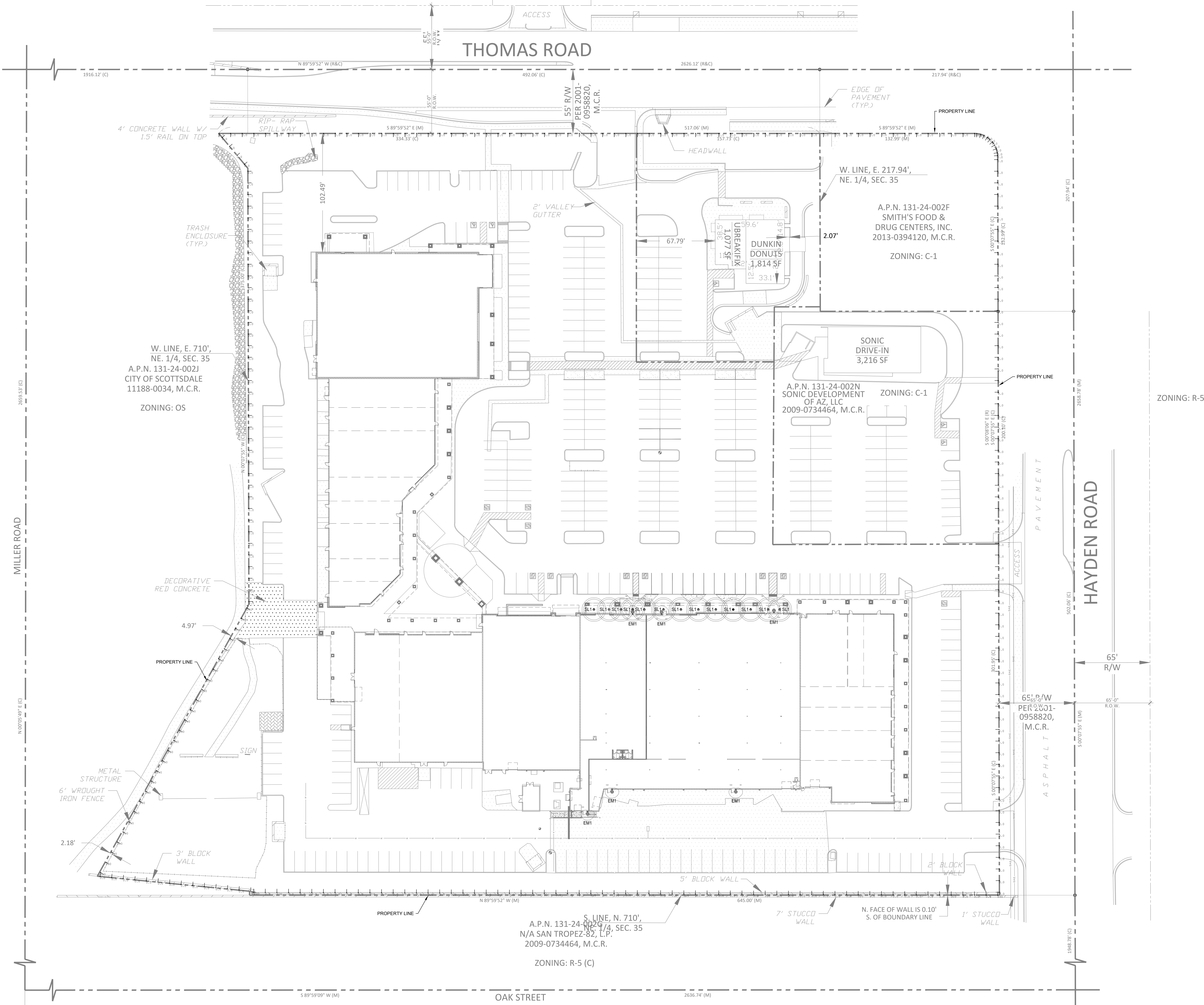
**2** DIRECT CALCULATION BELOW FIXTURE SL1  
 1" = 30'-0"  
 0' 15' 30' 60'



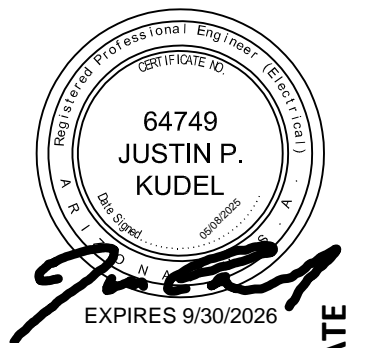
**INDIAN RIVER PLAZA RENOVATION**  
 SCOTTSDALE, AZ 85251

Vertical Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE AT 6FT	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Luminaire Schedule														
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename	[MANUFAC]	Mounting Height	Arrangement Watts	IES Class	Cutoff Class
⊙	6	EM1	Single	AFO_EM Only	0.700	351	3.07	18.42	AFO_EM_Only.ies	Lithonia Lighting	9.75	3.07	Type IV	N.A.
○	13	SL1	Single	LDN6_35_15_LO6AR_LS	0.700	1575	17.52	227.76	LDN6_35_15_LO6AR_LS.ies	Lithonia Lighting	10.5	17.52	Type VS	N.A.



**SITE LIGHTING VERTICAL CALC. PLAN**  
 1" = 30'-0"  
 PLAN NORTH



NO.	DATE	DESCRIPTION
1	08/25/2023	ISSUED FOR PERMITS
2	08/25/2023	REVISIONS
3	08/25/2023	REVISIONS
4	08/25/2023	REVISIONS
5	08/25/2023	REVISIONS
6	08/25/2023	REVISIONS
7	08/25/2023	REVISIONS
8	08/25/2023	REVISIONS
9	08/25/2023	REVISIONS
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99	08/25/2023	REVISIONS
100	08/25/2023	REVISIONS



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