Project Narrative

Project

The Bishop

7125 E 2ND ST

Pre-App No:

814-PA-2023

Owner

NEXT GEN OLD TOWN LLC

Architect

Drewett Works

Date

5/17/2024

To the City of Scottsdale Planning & Development Services Department:

Overview:
Our proposed project is a mixed-used in-fill development of a currently abandoned and blighted site that is Downtown Overlay, Development Type 3, in the Arts District of Old Town.

Our design will create 6,500 sf of boutique office space and 17 residential units within the three-story structure. The architecture will be anchored on the north end, facing the heart of the arts district and Camelback Mountain, with a beautifully crafted architectural concrete entry mass. The eastern building façade will be crafted with architectural divisions of the base, middle, and top levels, which are different but interwoven and cohesive. The residential levels are highlighted by recessed and projecting forms that create indoor and outdoor spaces synonymous with Sonoran Desert living. The materiality will be of the highest quality and utilize muted tones that accent the desert and are befitting their Old Town Scottsdale setting.

All residential units will have private garages with additional covered parking for the commercial suite provided on the ground level. The site's perimeter will be completely re-developed to provide new walkways, better materials, lush indigenous landscaping, and ambient pedestrian lighting. A landscape hedge and decorative metal mesh screening will separate the pedestrians from the parking area. Additional landscaping and street-side parking will provide a further buffer for pedestrian traffic. A new covered walkway will be provided with an overhang that will change material and style regularly to avoid monotony and chaotic variation. New mature trees will provide further shading for pedestrians.

Goals:

To help review our proposed development, we want to acknowledge the underlying goals of the City of Scottsdale's zoning ordinance and the Old Town Urban Design and Architectural Guidelines. To properly assess our proposal, we feel we should address the goals of the City and point out how our design helps achieve these. The entire design and development team are Scottsdale residents, and achieving the city's goals is just as important to us. Below, we have addressed the Purpose section of the Downtown Overlay district from the Zoning Ordinance, as well as the Vision as outlined by the Old Town Urban Design and Architectural Guidelines and the stipulations listed in the *Development Review Board Criteria,* and supplied a description of how our design aligns with these stated objectives.

Ordinances, Master Plans, General Plans, and Standards:

> *Downtown Overlay Sec. 6.1201. - Purpose.*
> *A. This district is to promote the goals and policies of the Downtown Plan and provide increased intensities to revitalize Downtown Area properties. This district encourages urban design forms to accommodate additional dwelling units in mixed-use developments and stimulates sustainable live/work lifestyles within a vital urban environment.*

Our design directly achieves the stated purpose of the Downtown Overlay District. We will provide an architecturally significant mixed-used property designed by an award-winning architect that adds residential units and boutique office space to a blighted and highly visible part of the Scottsdale Arts District.

Our design also helps the city achieve the *Vision* of the City of Scottsdale General Plan. We will create an *exceptional experience, outstanding livability, community prosperity, and a distinctive character.* Architecturally, it will be a visual enhancement to the neighborhood,

changing the abandoned and run-down structures for a design that is of scale and quality befitting the neighborhood and local environment. The large overhangs and an emphasis on indoor-outdoor spaces will highlight the distinctive design. Eliminating the blighted heat island and adding new landscaping, covered walkways, and well-designed ambient lighting will make this block livelier and more engaging, day or night. The mixed-use nature of the development will bring balance to the site, ensuring that this neighborhood has a pulse and creating a strong connection to the downtown core where local businesses and residents are supported.

Architectural Character, Landscaping, and Site Design:

- ***Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood***

The architecture has paid considerable attention to the hierarchy of masses and its built environment. We have a strong entry mass on the north elevation facing the heart of the arts district and some of the area's significant structures and future structures, including the Museum of the West and the Canopy Hotel. Our east elevation faces less prominent buildings (in terms of height and occupancy). Hence, our elevation is more subdued on this side with new trees, clean material transitions, and interior spaces that physically and visually extend outdoors with deep overhangs to provide depth and character to the façade.

- ***Avoids excessive variety and monotonous repetition;***

Our façades provide a clean aesthetic that avoids 'noisy' and monotonous architecture. From the pedestrian perspective, we have provided a secondary shaded walkway. The overhang's finish materials, lighting, and the landscape flanking this walkway change in response to the building structure, adding an orderly rhythm for pedestrian traffic and sightlines. The façade provides offset floor plans between levels 2 and 3, creating a natural variety between the two floor plates. The architectural massing is created with large gestures highlighted with great balance in the façade. Strong vertical masses that tie the offset levels together occur as pairs flanking a deep patio every 35'. These masses help create a façade that is equally pushed up to the setback line and deeply set at least an additional 10' from the setback line, which subdivides the horizontal plane of the building into smaller parts. The façade provides depth and texture with solid, transparent, organic materials, including living planter walls and large recessed glass.

- ***Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert Environment, as specified in the Sensitive Design Principles***

The existing site is all hardscape with no shading. We will add new materials, plants, and shading, all of which will serve as a more inviting backdrop for pedestrians and the environment. Landscaping is designed with indigenous vegetation, all taken from the ADWR plant list and will thrive during all seasons without requiring extra watering. All parking will be covered, and all living spaces will have generous outdoor 'Arizona' rooms. The office space will take advantage of indirect diffuse northern light for natural daylighting in the workspace. There is limited fenestration on the south and west elevations, helping to curb the energy demand during the hot months.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians:

Describe how the site layout of the proposed development has been designed to promote safety and convenience relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

We have split the parking component into two segments, which helps manage and divide the ingress/egress volume and, therefore, promote safety. Many of the residential units have private garages accessed off the alley. The alley paving and lighting will be updated to create a safe and comfortable environment. The covered parking accessed from Bishop will have two access points so that cars will not have to turn around within the parking structures, providing smooth ingress/egress with no back-up into the street or on the sidewalk. The parking layout has a 31' long loading zone at one end, allowing continuous traffic flow without blocking exits. Both street fronts will be striped with on-street parking, allowing for even more flexibility and providing the pedestrian walkway with a buffer from traffic. The pedestrian experience will be vastly improved with concrete pavers of various colors and textures that delineate between the walkways and driveways, as well as new landscaping, shading, and ambient lighting. New sidewalks and driveway cuts, as well as the entirety of the parking surface, will be finished with concrete pavers to add subtle beauty, texture, and color to the pedestrian experience. Maximizing our parking would require five driveway cuts into the pedestrian walkway. By orienting our parking layout along our site's long axis, we have sacrificed parking quantity for fewer driveways, opting

for less disruption to the pedestrian experience. We opted for our current design, which requires only two curb cuts. Decorative metal mesh screens and landscaped hedges are used to buffer the parking from the walkways. The structure of the architecture falls at regular intervals at the parking levels but also changes in form and materials, again providing a rhythm and calming order to the design and street front.

Mechanical and Utility Equipment:
Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation and have utilized screening devices that are integral to the design of the building, to screen mechanical equipment, appurtenances, and utilities.

We will create rooftop mechanical enclosures that are not consolidated but rather dispersed to flow with the rhythm of the architecture. The enclosures will be a naturally patinaed metal that feels right at home in the desert. The enclosures will not negatively impact the residents, landscape, or circulation. Visually, they will be appealing extensions of the architecture, not after-thoughts. From the street perspective, these screened enclosures will not be visible. We will also have service/delivery access from the back alley, away from pedestrian circulation.

Old Town Scottsdale:
If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

The design objectives of the Old Town Urban Design and Architectural Guidelines:

- ***Protect the unique character of the Downtown Core and promote continuity of character in Old Town Scottsdale districts to create an environment that has uniformity and variety.***

  Our site is an abandoned lot located in the Scottsdale Art District. Our design will bring a needed live-work center that is designed for urban desert living. Our design will make the streets more walkable and add a well-proportioned piece of architecture to a blighted section of the Art District.

- ***Strengthen pedestrian character and form new pedestrian linkages to create a walkable, human-scale environment.***

  If you want to walk from Sip Coffee to the Museum of the West, you would probably avoid the barren route off Bishop and 2nd St. Our development will change that. Currently, the empty site creates a disconnect in the natural walking environment of this downtown neighborhood. Our in-fill project will inject new life into this area and create a more hospitable pedestrian environment with improved walkways, shading, landscape, lighting, and eye-catching architecture.

  The lighting design approach was to comfortably illuminate the pedestrian spaces using warm LED lighting for energy efficiency and visual comfort. All fixtures in the exterior spaces are specified to be full cutoff to honor the dark sky initiatives and to reduce any unnecessary glare for light trespassing beyond the site. Fixtures were selected that are recessed in the ceiling structure where possible and utilize the latest technology for recessing the light source within the fixture for a 'quiet' ceiling with minimal glare. The only fixtures with any uplighting component are limited to the allowed landscape fixtures for the trees with leaf canopies. The lighting design complements the design aesthetic found in the urban portions of Scottsdale.

- ***Maintain an interconnected downtown that includes a variety of mobility options.***

  Our site will play an essential role in Old Town's interconnected nature by bridging a development gap in a prominent area. Our live-work mixed-use design will support business vitality by providing boutique office space and bringing in new patrons for existing businesses and attractions. Our in-fill project will make walking, biking, jogging, scootering, and driving more comfortable and desirable.

- ***Create high-quality, human-scale downtown architecture influenced by the local and regional culture, climate, and the Sonoran Desert landscape.***

  The design comprises an undulating façade with large overhangs, deeply recessed glass, and substantial interior and exterior living spaces synonymous with desert living. The large overhangs and deeply recessed glass facades mimic the hole-in-the-rock feature of Papago Park and throughout the Sonoran desertscape. Our design matches the heights of neighboring structures; we are not out of context in

scale, either by being too tall or too small, which helps create a cohesive neighborhood.

- **Create a distinct landscape character that contributes to a unified downtown.**

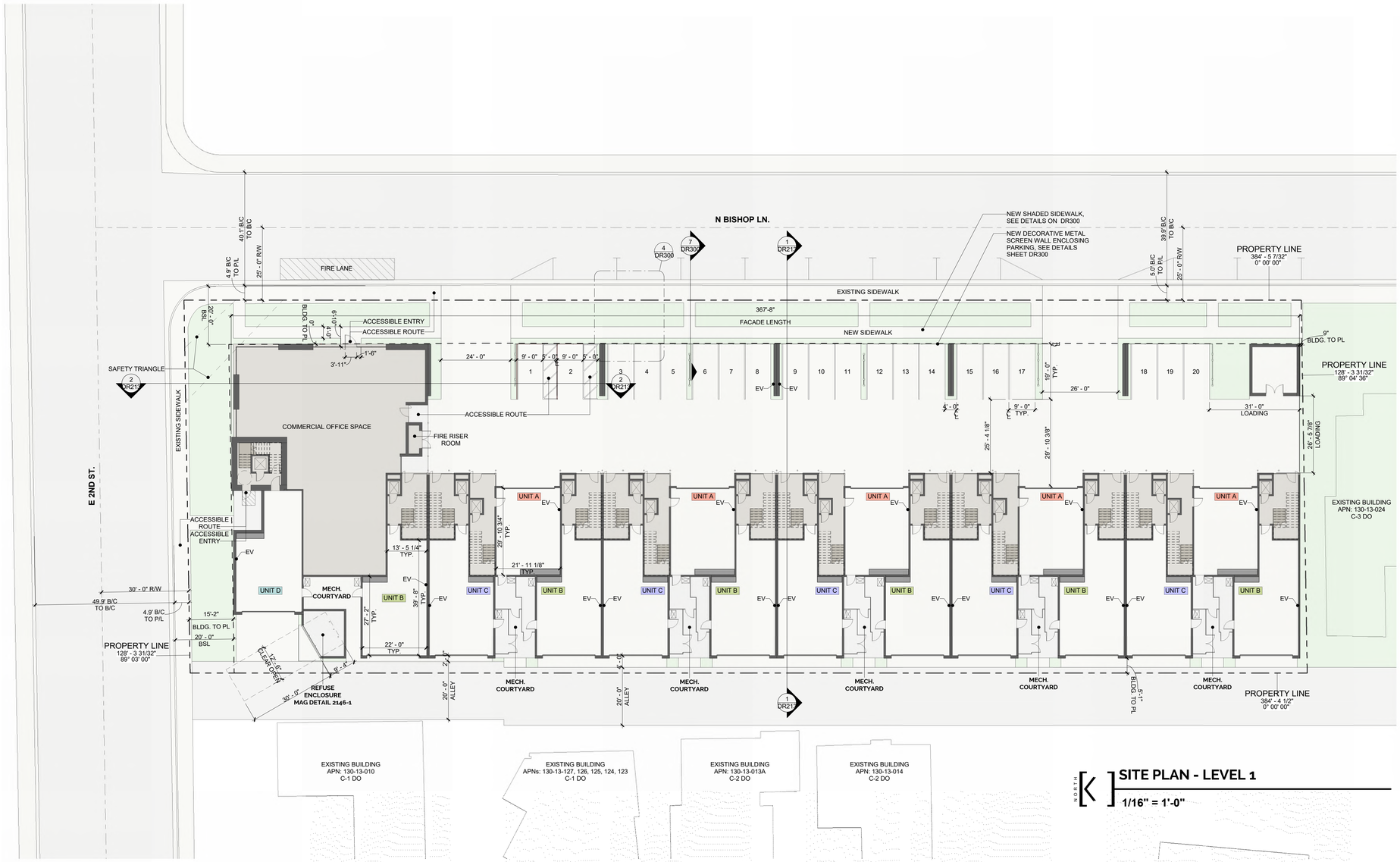
  The landscape intends to use desert plant material but in an organized manner. This is achieved by creating more robust planting arrangements along the sidewalk and planting to support the architecture in key areas. Street-front trees are planted roughly 20' apart along the sidewalks, creating a shaded environment. All plants are from the ADWR plant list. The top-dressing material will be a 3" minus cobble rock to give texture and further lend to the desert look. The sidewalks and parking areas will be clad with concrete pavers. Patterns, colors, and sizes differ between areas of use; this will help delineate pedestrian vs vehicular, assist with wayfinding, and create a more human and beautiful environment.

- **Create coherent and consistent street spaces.**
- **Design within the context of each Old Town district and introduce new architectural and building designs that are compatible with the existing design to form a blend between new and old.**
- **Encourage property improvements, new development, and redevelopment to maintain a vibrant, lively, attractive downtown destination that provides opportunities for residents, visitors, and businesses.**

  Respectfully, our previous answers addressed these last three design guidelines, so we defer to our earlier responses in the name of brevity.

Location of Artwork:
If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following:

Our site is not required to comply with these programs, although we are offering well-thought-out architecture, landscaping, and lighting as a form of public art.



NORTH

SITE PLAN - LEVEL 1

1/16" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE CALCULATION:

CIRCULATION:	5135 SF
COMMERCIAL:	3734 SF
GARAGE:	13737 SF
MAXIMUM RESIDENTIAL:	35 %
PROVIDED RESIDENTIAL:	0 %

UNIT QUANTITIES:

UNIT A:	5 UNITS
UNIT B:	6 UNITS
UNIT C:	5 UNITS
UNIT D:	1 UNITS
TOTAL:	17 UNITS

SQUARE FOOTAGE

COMMERICAL GARAGE	12645 SF
	12645 SF
COVERED PATIO	12321 SF
COVERED PATIO	12321 SF
PRIVATE GARAGE	13749 SF
GARAGE	13749 SF
FIRST LEVEL LIVABLE	5135 SF
SECOND LEVEL LIVABLE	31932 SF
THIRD LEVEL LIVABLE	34198 SF
LIVABLE	71265 SF
FIRST LEVEL OFFICE	3734 SF
SECOND LEVEL OFFICE	2820 SF
OFFICE	6554 SF
TOTAL SQUARE FOOTAGE	116534 SF

PROJECT NAME

THE BISHOP

PARCEL

130-13-030A &
130-13-029 &
130-13-028 &
130-13-027 &
130-13-025A

ADDRESS

7125 E 2ND ST &
3702 N. BISHOP LN. &
3638 N. BISHOP LN. &
3632 N. BISHOP LN.
SCOTTSDALE AZ 85251

ZONING

C-3 DO

NET LOT AREA

49,315 SF
1.132 AC

GROSS LOT AREA

49,315 SF + 3,843.75 SF (R/W) +
3,849.9 SF (R/W) + 9,610.925 SF (R/W) =
66,619.575 SF = GROSS LOT AREA

GROSS FLOOR AREA

80,738 SF

GROSS FLOOR AREA RATIO

NON RESIDENTIAL FLOOR AREA = 6,554 SF
GROSS LOT AREA = 66,620 SF
6,554 SF / 66,620 SF = 0.098
GFAR = 0.098
MAX GFAR = 1.3

DENSITY

23 DU PER ACRE OF GROSS LOT AREA
66,620 / 43,560 = 1.53
23 X 1.53 = 35.18
35 DWELLING UNITS ALLOWED
17 DWELLING UNITS PROVIDED

MAX. BUILDING HEIGHT

36'

OPEN SPACE

OPEN SPACE NOT REQUIRED IN THE DO DISTRICT PER SEC. 6.1205.H.1

PARKING

PARKING REQUIREMENTS - IN DOWNTOWN ZONE:

MIXED USE COMMERCIAL CENTER, 1/350 SF OF GROSS FLOOR AREA
GFA = 6,554SF / 350SF = 18.7 = 19

PARKING SPOTS REQUIRED = 19
PARKING SPOTS PROVIDED = 20

4% OF TOTAL REQUIRED TO BE ACCESSIBLE: 4% = 0.84 = 1 ACCESSIBLE SPACE REQUIRED.
2 ACCESSIBLE SPACES PROVIDED

ONLY PARKING LOTS WITH MORE THAN 20 SPOTS REQUIRE LANDSCAPE OPEN SPACE

DWELLING/MULTI-FAMILY: 2 SPACES/UNIT FOR UNITS WITH MORE THAN ONE BEDROOM:
NO. OF UNITS = 17 * 2 = 34
PLUS 1 SPOT FOR EVERY 6 UNITS FOR GUESTS = 17 / 6 = 2.83 = 3

PARKING SPOTS REQUIRED: 37
PARKING SPOTS PROVIDED = 46

NOTE: 9 ON-STREET PARKING SPOTS WILL ALSO BE PROVIDED

IgCC AND ENERGY COMPLIANCE

HEAT ISLAND MITIGATION
ALL PARKING IS COVERED

ELECTRIC VEHICLE CHARGING
ALL PRIVATE GARAGES HAVE AN EV CHARGING STATION; A MIN. OF 2 (5%) EV CHARGING STATIONS WILL BE INSTALLED IN THE COMMERICAL PARKING AREA

ENERGY COMPLIANCE PATH
PROJECT WILL COMPLY WITH 2021 IECC

ONSITE RENEWABLE ENERGY SYSTEM
SOLAR WILL BE INSTALLED TO NOT LESS THAN 3% OF THE ANNUAL ESTIMATED ENERGY USED

REFUSE AND RECYCLING COLLECTION
REFUSE ENCLOSURE IDENTIFIED, MAG DETAIL 2146-1

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
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THE BISHOP

SITE PLAN

22-XX	project
DESIGN REVIEW	issued for
05-17-2024	issued date
1/16" = 1'-0"	scale

NO DR200

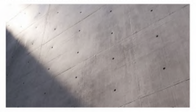
[1] EAST ELEVATION

1" = 10'-0"

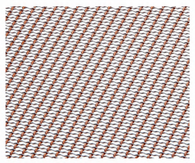
[2] WEST ELEVATION

1" = 10'-0"

ARCHITECTURAL CONCRETE

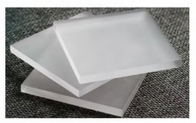


DECORATIVE METAL MESH



HEMLOCK SOFFIT

ACRYLIC FIN



STUCCO

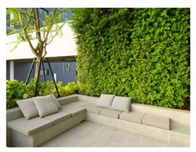
SW 9170
Acier
Interior / Exterior
Location Number: 244-C4

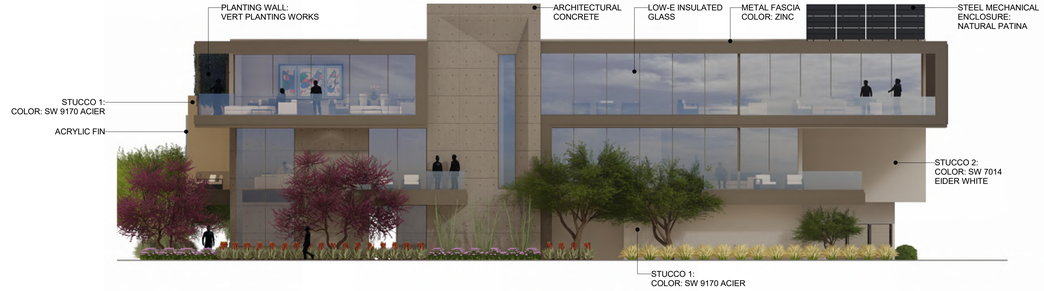
SW 7014
Eider White
Interior / Exterior
Location Number: 256-C5

METAL FASCIA

QUARTZ-ZINC

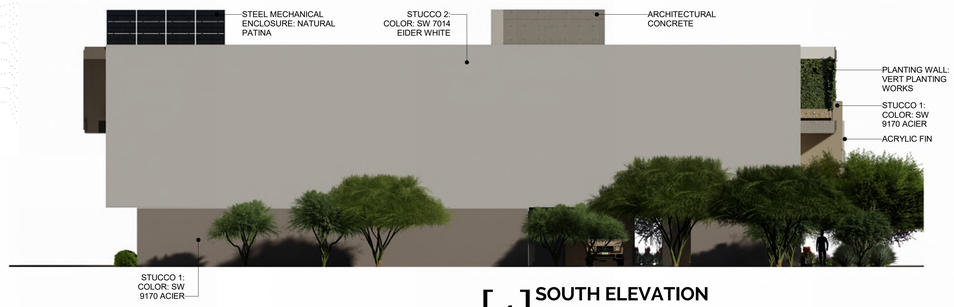
PLANTING WALL





[3] NORTH ELEVATION RENDER

1" = 10'-0"



[4] SOUTH ELEVATION

1" = 10'-0"

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SCOTTSDALE, AZ 85251
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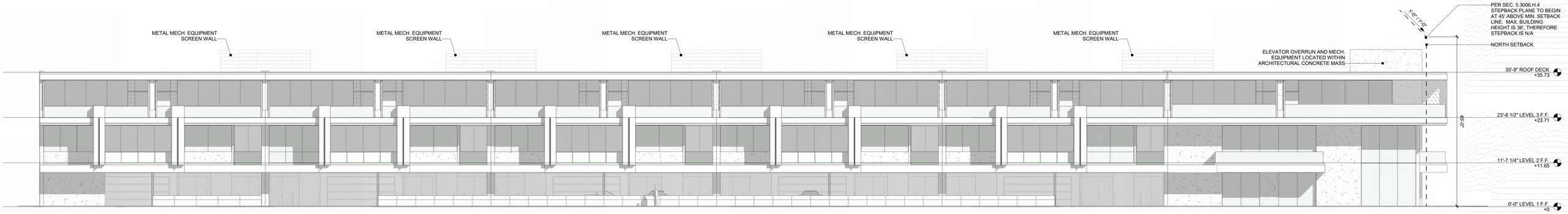
[THE BISHOP]

COLORED ELEVATIONS

22-XX ..... project
DESIGN REVIEW ..... issued for
05-17-2024 ..... issued date
As indicated ..... scale

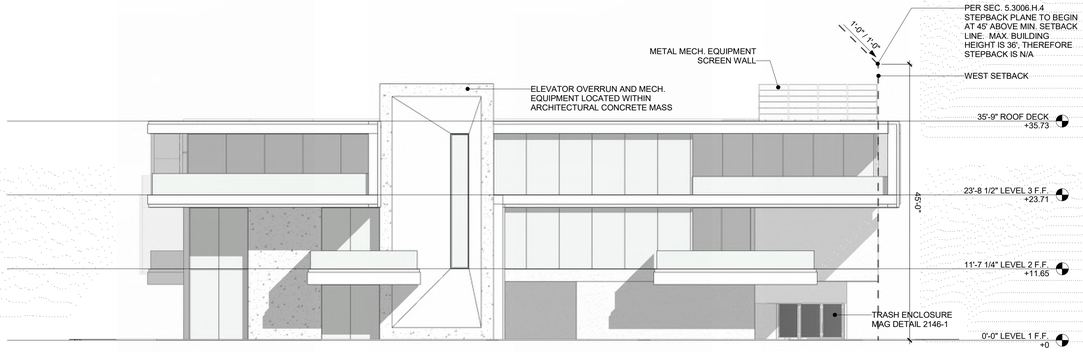
NO DR210

12-DR-2024
2/11/2025



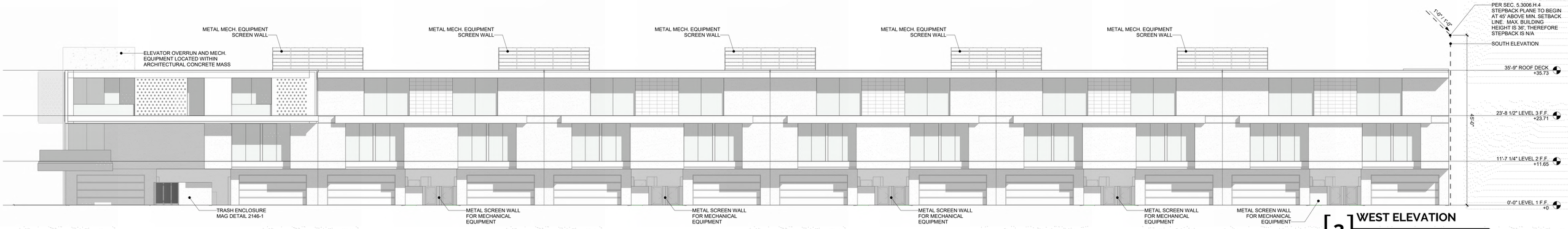
[1] EAST ELEVATION

1" = 10'-0"



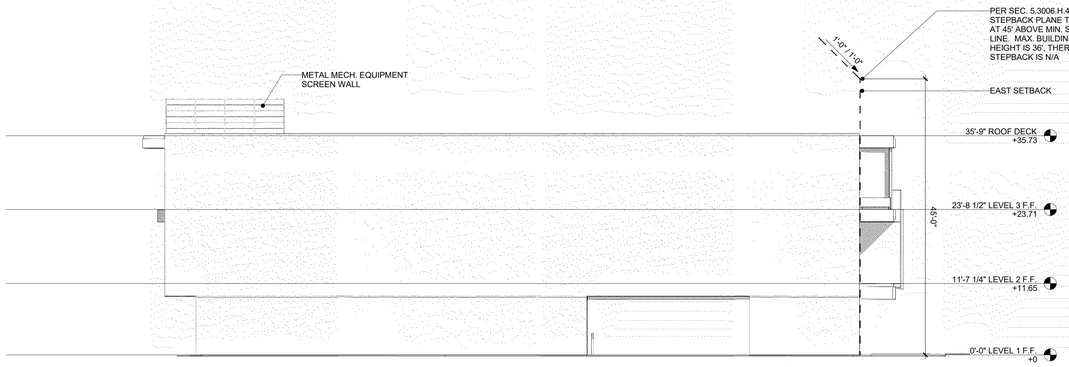
[2] NORTH ELEVATION

1" = 10'-0"



[3] WEST ELEVATION

1" = 10'-0"



[4] SOUTH ELEVATION

1" = 10'-0"

DW | 22 YEARS
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[THE BISHOP]

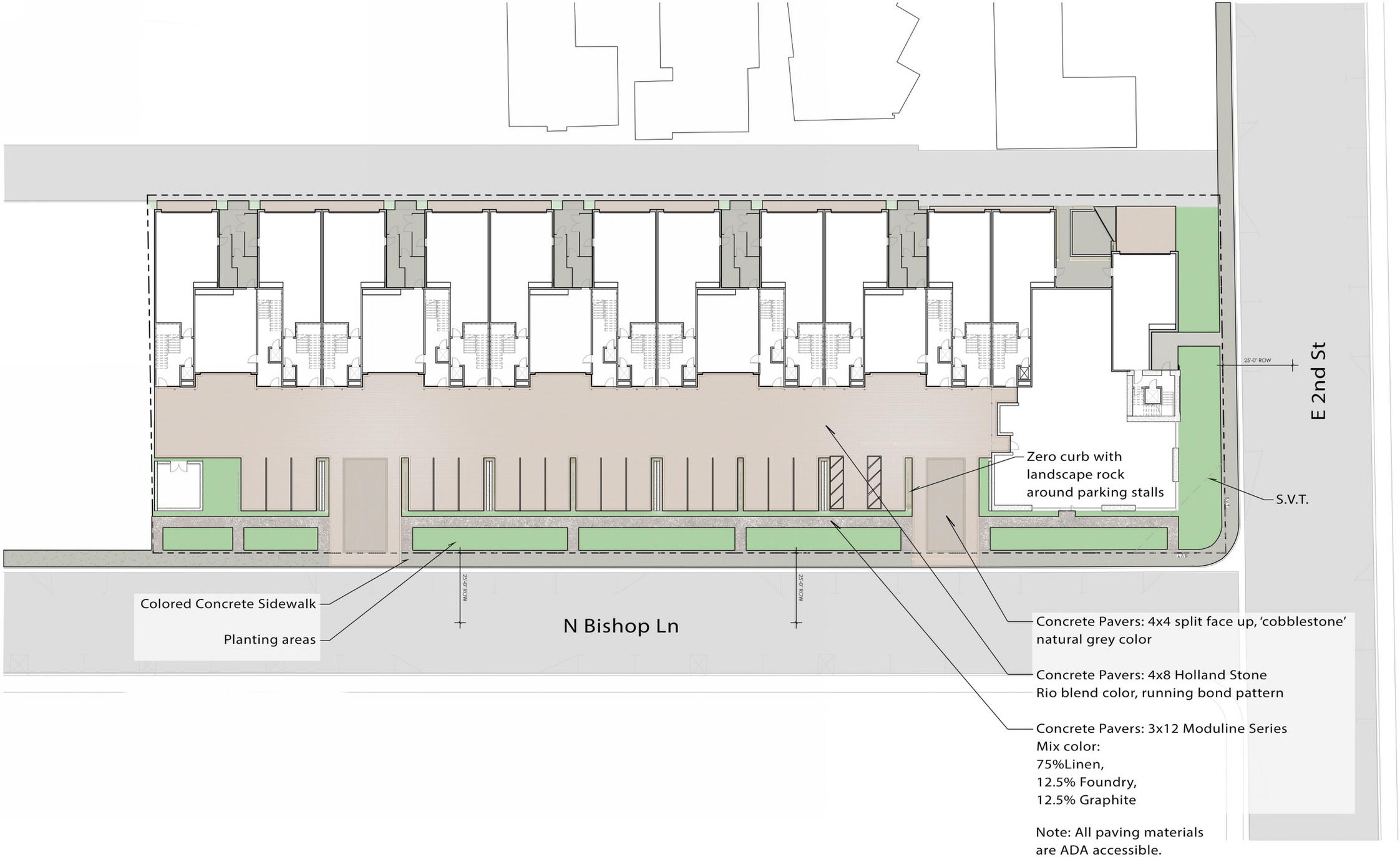
ELEVATIONS

22-XX	project
DESIGN REVIEW	issued for
05-17-2024	issued date
1" = 10'-0"	scale

NO

DR211

12-DR-2024
2/11/2025



The Bishop
Scottsdale, AZ

3702 N Bishop Ln
7125 E 2nd St

Landscape Layout

GREEY|PICKETT

1/16"=1'-0" April 30, 2024

12-DR-2024
2/11/2025

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Acacia aneura Mulga Acacia	36" box	11	Standard 2.0 Caliper
	Olney tesota Ironwood	60" box	2	Multi-Trunk 4.0 Caliper
Shrubs				
	Dodonaea viscosa Hop Bush	5 gal.	10	-
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	153	-
Groundcovers				
	Glandularia rigida Sandpaper Verbena	1 gal.	95	-
	Hymenoxys acaulis Angelita Daisy	1 gal.	46	-
Accents Cactus				
	Aloe barbadensis Medicinal Aloe	5 gal.	266	-
	Asclepias subulata Desert Milkweed	5 gal.	170	-
	Fouquieria splendens Ocotillo	24" box	18	-
	Sansevieria cylindrica African Spear	5 gal.	9	-

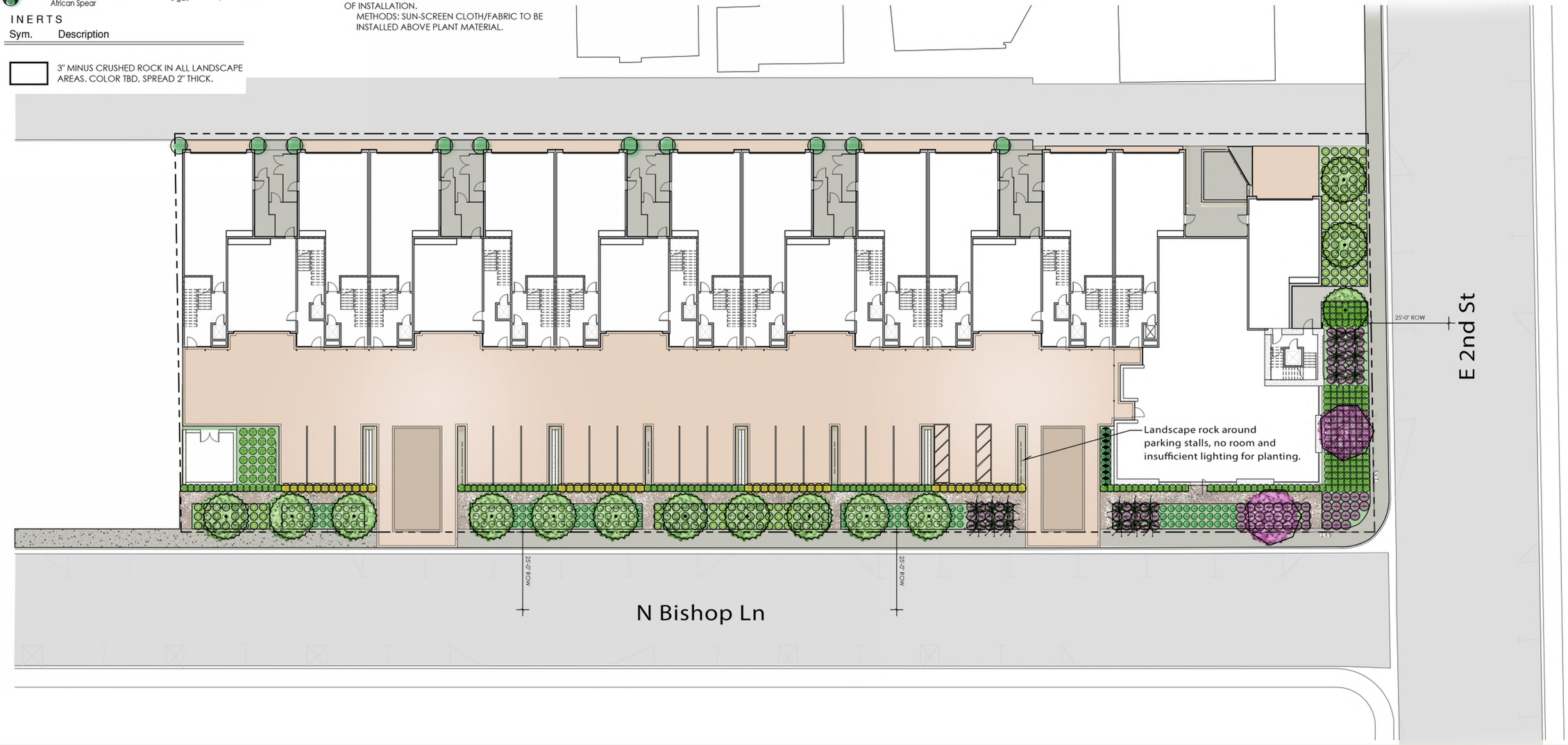
INERTS

Sym.	Description
	3" MINUS CRUSHED ROCK IN ALL LANDSCAPE AREAS. COLOR TBD, SPREAD 2" THICK.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM Sec. 2-1.501.L



The Bishop
Scottsdale, AZ

3702 N Bishop Ln
7125 E 2nd St

Landscape Planting

GREEY|PICKETT

1/16"=1'-0" April 30, 2024

12-DR-2024
2/11/2025

THE BISHOP

LUXURY MIXED USE DEVELOPMENT
IN OLD TOWN SCOTTSDALE

DESIGN REVIEW BOARD DEVELOPMENT APPLICATION

PARCELS

130-13-030A & 130-13-029 & 130-13-028 & 130-13-027 & 130-13-025A

ADDRESS

7125 E 2ND ST & 3702 N. BISHOP LN. & 3638 N. BISHOP LN. & 3632 N. BISHOP LN.
SCOTTSDALE AZ 85251

VICINITY MAP

SHEET INDEX

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[THE BISHOP]

COVER SHEET

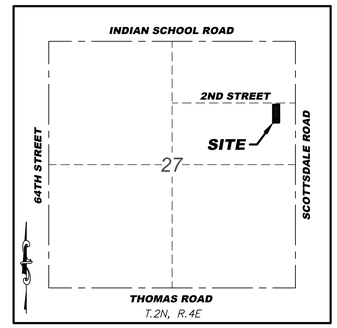
24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
As indicated	scale

NO DR000

12-DR-2024
2/11/2025

ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.

A PORTION OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

NOTES

THIS SURVEY IS BASED ON COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY NO. 4711008591–PC, AMENDMENT NO. 2–MO, DATED SEPTEMBER 2, 2022 AT 5:00 PM.

THE SURVEYOR'S SCOPE–OF–SERVICES IS LIMITED TO PROVIDING SERVICES IN A MANNER CONSISTENT WITH THE DEGREE OF CARE AND SKILL ORDINARILY EXERCISED BY MEMBERS OF THE SAME PROFESSION CURRENTLY PRACTICING UNDER SIMILAR CONDITIONS. SCHEDULE "B" ITEM DOCUMENTS MAY CONTAIN ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY WHICH THE SURVEYOR IS NOT QUALIFIED TO INTERPRET AND/OR ARE NOT WITHIN THE SURVEYOR'S SCOPE–OF–SERVICES (SEE CERTIFICATION). IT IS RECOMMENDED THAT INTERESTED AND AFFECTED PARTIES OBTAIN COUNSEL FOR INTERPRETATION OF ALL SCHEDULE "B" DOCUMENTS REFERENCED IN THE TITLE REPORT.

THE SURVEYOR HAS RELIED SOLELY ON INFORMATION SUPPLIED TO THE SURVEYOR FROM EITHER THE CLIENT OR THE TITLE COMPANY AND HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER MATTERS THAT MAY AFFECT THE SUBJECT PROPERTY.

PURSUANT TO TABLE "A" ITEM 6(A), THE SURVEYOR HAS SHOWN THE ZONING CLASSIFICATION AS SET FORTH BY THE LOCAL AGENCY OF JURISDICTION. NO ZONING LETTER OR REPORT HAS BEEN PROVIDED.

PURSUANT TO TABLE "A" ITEM 7(A), THE BUILDING LINES AND DIMENSIONS SHOWN DEPICT THE EXTERIOR BUILDING FOOTPRINT AT GROUND OR NEAR 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 BUILDING FOUNDATION. THE BUILDING AREA SHOWN IS BASED ON THE EXTERIOR BUILDING FOOTPRINT AND IS NOT INTENDED TO REFLECT THE INTERIOR OR LEASE AREA.

PURSUANT TO TABLE "A" ITEM 15, SURVEY INNOVATION GROUP INC. (SIG) COLLECTED AERIAL PHOTOGRAPHY OF THE PROJECT SITE USING A PHANTOM 4 PRO V2.0 DRONE QUADCOPTER EQUIPPED WITH A 20 MEGAPIXEL CAMERA WITH A 1" SENSOR AND MECHANICAL SHUTTER. THE AERIAL PHOTOGRAPHY CONSISTED OF 5 FLIGHT LINES AND 126 EXPOSURES AND WAS FLOWN AT 100 FEET ABOVE THE GROUND SURFACE. THE EXPOSURES WERE SEMI–ORTHO RECTIFIED AND STITCHED TOGETHER USING 6 SURVEY GRADE GROUND CONTROL POINTS WITHIN PIX4D MAPPER HAVING A MEAN RMS ERROR OF 0.017 FT. THE AERIAL PHOTOGRAPHY PRODUCED BY SIG MAY OR MAY NOT MEET ESTABLISHED NATIONAL MAPPING STANDARDS. SIG MAKES NO WARRANTIES, WHETHER EXPRESS OR IMPLIED, AS TO THE ACCURACY OR RELIABILITY OF THE DATA COLLECTED DURING THE COURSE OF THIS PROJECT. RELIANCE ON SUCH DATA BY THE CLIENT OR THIRD PARTY SHALL BE AT THE CLIENT OR THIRD PARTY'S SOLE RISK.

PURSUANT TO TABLE "A" ITEM 16, THE SURVEYOR DID NOT OBSERVE RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

PURSUANT TO TABLE "A" ITEM 17, THE SURVEYOR HAS NOT BEEN INFORMED OF ANY CHANGES IN THE PROPOSED RIGHTS OF WAY. ADDITIONALLY, ANY CHANGES IN RIGHTS OF WAY, WHICH HAVE ALREADY OCCURRED, SHOULD BE VERIFIED BY ADDITIONAL TITLE SEARCH. THE SURVEYOR HAS NOT OBSERVED ANY RECENT STREET OR SIDEWALK CONSTRUCTION IN THE PROCESS OF CONDUCTING THE FIELDWORK.

REFERENCE DOCUMENTS

SUBDIVISION OF "MATLOCK PLACE", RECORDED IN BOOK 32, PAGE 50, M.C.R.
RECORD OF SURVEY FOR 3632 N. BISHOP LANE, RECORDED IN BOOK 1404, PAGE 46, M.C.R.

LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 18 AND THE NORTH HALF OF LOT 17, BLOCK 1, MATLOCK PLACE, ACCORDING TO BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA.

PARCEL NO. 2:
LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 1, MATLOCK PLACE, ACCORDING TO BOOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA

SCHEDULE 'B' ITEMS

1. EXCEPTING THEREFROM THOSE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, AS FOLLOWS:
"SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES, AND RIGHT 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 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."
RECORDED NOVEMBER 24, 1890 IN BOOK 25 OF DEEDS, PAGE 409.
***BLANKET IN NATURE**

2. 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 PURPOSE OF OBTAINING WATER RIGHTS FOR SAID LAND.
***BLANKET IN NATURE**

3. TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE YEAR 2022, A LIEN BUT NOT YET DUE AND PAYABLE.
***NOT A SURVEY MATTER**

4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
***NOT A SURVEY MATTER**

5. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 32 OF MAPS, PAGE 50.
***BLANKET IN NATURE**

(6) 6. EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS AS SET FORTH ON THE PLAT RECORDED IN BOOK 878 OF MAPS, PAGE 40.
(AFFECTS PARCEL NO. 2)
***AS SHOWN HEREON**

(7) 7. AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
FOR : UTILITY
RECORDED : MARCH 28, 2006 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 2006–0410773
(AFFECTS PARCEL NO. 2)
***AS SHOWN HEREON**

8. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED : ASSURANCE TO CITY OF REMOTE PARKING
RECORDED : MAY 15, 2017 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 20170351026
(AFFECTS PARCEL NO. 2)
***BLANKET IN NATURE**

9. TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT,
ENTITLED : ASSURANCE TO CITY OF REMOTE PARKING
RECORDED : DECEMBER 17, 2020 IN MARICOPA COUNTY RECORDS AT RECORDER'S NO. 20201248416
(AFFECTS PARCEL NO. 2)
***BLANKET IN NATURE**

10. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 1381 OF MAPS, PAGE 9.
(AFFECTS PARCEL NO. 2)
***NO NEW EASEMENTS CREATED**

11. ALL MATTERS AS SET FORTH IN RECORD OF SURVEY RECORDED IN BOOK 1404 OF MAPS, PAGE 46.
(AFFECTS PARCEL NO. 1)
***NO NEW EASEMENTS CREATED**

12. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
***NO ADDITIONAL INFORMATION PROVIDED**

13. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
***NO ADDITIONAL INFORMATION PROVIDED**

14. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION.
***NO ADDITIONAL INFORMATION PROVIDED**

AREA

PARCEL 1 (3632 N. BISHOP LN.) – CONTAINS 9,623 SQUARE FEET OR 0.221 ACRES, MORE OR LESS
PARCEL 2 (7125 E. 2ND ST.) – CONTAINS 39,692 SQUARE FEET OR 0.911 ACRES, MORE OR LESS

OVERALL SUBJECT PROPERTY CONTAINS 49,315 SQUARE FEET OR 1.132 ACRES, MORE OR LESS.

ADDRESS

7125 E. 2ND STREET
SCOTTSDALE, ARIZONA 85251
AND
3632 N. BISHOP LANE
SCOTTSDALE, ARIZONA 85251

PARKING

REGULAR 32
HANDICAP 2

BASIS OF BEARING

THE CENTERLINE OF 2ND STREET AS IN BOOK 32, PAGE 50, MARICOPA COUNTY RECORDS. SAID LINE BEARS NORTH 89 DEGREES 03 MINUTES 00 SECONDS EAST.

ZONING

ZONE: C–3
ZONING INFORMATION OBTAINED FROM MARICOPA COUNTY ASSESSORS WEBSITE.

*PER 2021 ALTA MINIMUM STANDARD DETAIL REQUIREMENTS: CURRENT ZONING CLASSIFICATION, BUILDING SETBACK REQUIREMENTS AND HEIGHT AND FLOOR SPACE AREA RESTRICTIONS ARE TO BE PROVIDED TO THE SURVEYOR BY THE INSURER. THE CLASSIFICATION, REQUIREMENTS AND RESTRICTIONS HAVE NOT BEEN PROVIDED AT THE TIME OF THIS SURVEY. THE ZONING CLASSIFICATIONS SHOWN ARE FOR REFERENCE.

FLOOD ZONE

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C2235 L, DATED OCTOBER 16, 2013, THIS PROPERTY IS LOCATED IN FLOOD ZONE "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; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

CERTIFICATION

TO: NEXT GEN BISHOP, LLC, AN ARIZONA LIMITED LIABILITY COMPANY,AS TO PARCEL NO. 1, NEXT GEN OLD TOWN, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, AS TO PARCEL NO. 2, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 13, 15, 16, 17, AND 18 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED OCTOBER 08, 2018, FIELD REVIEW OCTOBER 07, 2022.

MICHAEL A. BANTA
22425 N. 16TH STREET, SUITE 1
PHOENIX, ARIZONA 85024
PHONE: 480–922–0780
MBANTA@RICKENGINEERING.COM

DATE 10/10/2022

RICK ENGINEERING COMPANY
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

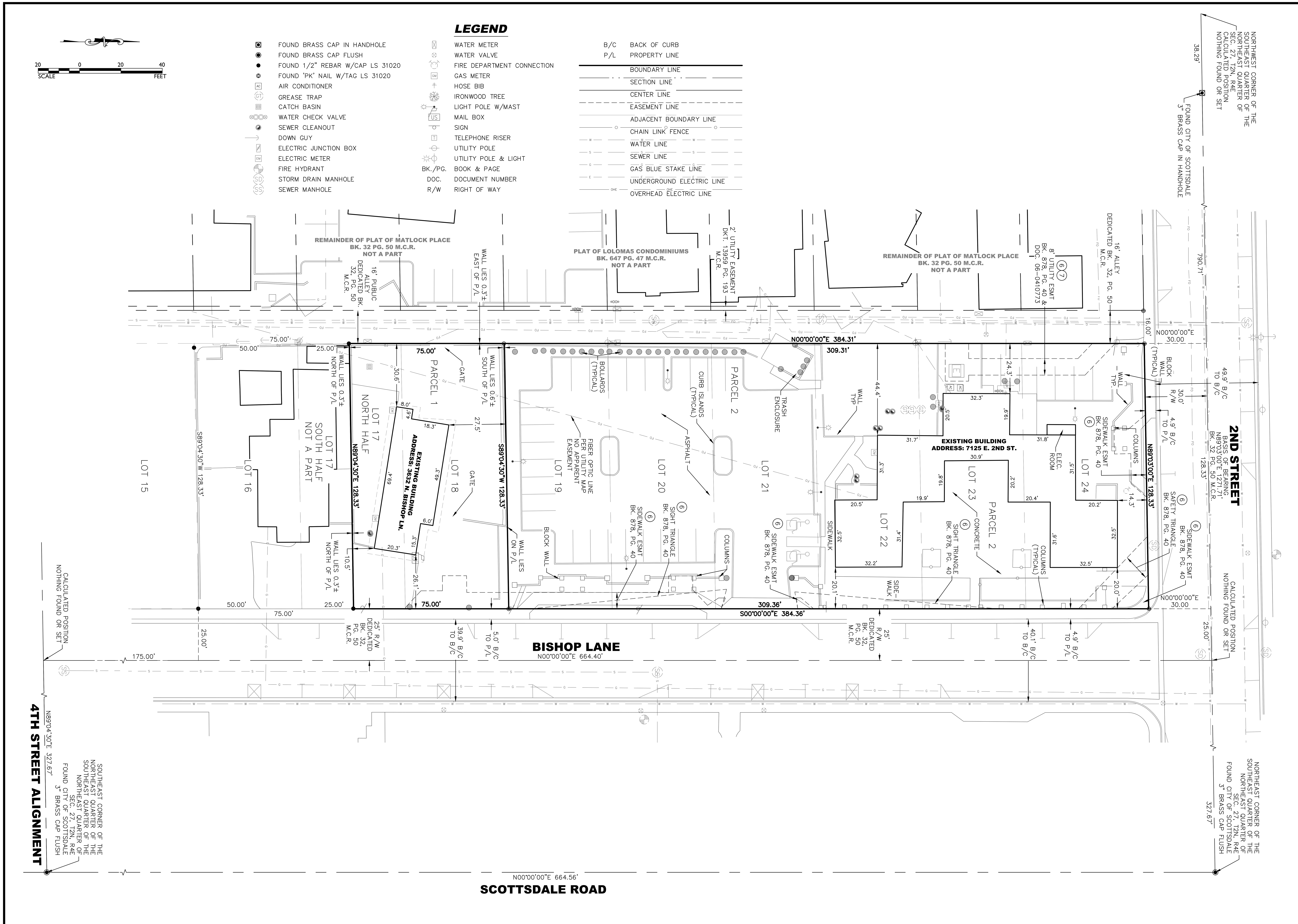
ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.
SCOTTSDALE, ARIZONA

ARIZONA LAND SURVEYOR
CERTIFICATE NO.
38175
MICHAEL A. BANTA
10/10/2022
DATE SIGNED
ARIZONA U.S.A.

REVISIONS:
1 NEW TITLE REPORTS
05/20/2019
2 NEW TITLE REPORT
09/09/2022
3

DRAWING NAME: ALTA
JOB NO. 2018–236
DRAWN: LKB
CHECKED: MAB
DATE: 10/10/2022
SCALE: N.T.S.
SHEET: 1 OF 2

12-DR-2024
2/11/2025


LEGEND
FOUND BRASS CAP IN HANDHOLE
FOUND BRASS CAP FLUSH
FOUND 1/2" REBAR W/CAP LS 31020
FOUND 'PK' NAIL W/TAG LS 31020
AIR CONDITIONER
GREASE TRAP
CATCH BASIN
WATER CHECK VALVE
SEWER CLEANOUT
DOWN GUY
ELECTRIC JUNCTION BOX
ELECTRIC METER
FIRE HYDRANT
STORM DRAIN MANHOLE
SEWER MANHOLE
WATER METER
WATER VALVE
FIRE DEPARTMENT CONNECTION
GAS METER
HOSE BIB
IRONWOOD TREE
LIGHT POLE W/MAST
MAIL BOX
SIGN
TELEPHONE RISER
UTILITY POLE
UTILITY POLE & LIGHT
BK./PG. BOOK & PAGE
DOC. DOCUMENT NUMBER
R/W RIGHT OF WAY
B/C BACK OF CURB
P/L PROPERTY LINE
BOUNDARY LINE
SECTION LINE
CENTER LINE
EASEMENT LINE
ADJACENT BOUNDARY LINE
CHAIN LINK FENCE
WATER LINE
SEWER LINE
GAS BLUE STAKE LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
20 0 20 40
SCALE FEET
REMAINDER OF PLAT OF MATLOCK PLACE
BK. 32 PG. 50 M.C.R.
NOT A PART
PLAT OF LOLOMA5 CONDOMINIUMS
BK. 647 PG. 47 M.C.R.
NOT A PART
REMAINDER OF PLAT OF MATLOCK PLACE
BK. 32 PG. 50 M.C.R.
NOT A PART
16' PUBLIC ALLEY DEDICATED BK. 32, PG. 50 M.C.R.
WALL LIES 0.3'± EAST OF P/L
2' UTILITY EASEMENT DKT. 13959 PG. 193 M.C.R.
8' UTILITY ESMT BK. 878, PG. 40 & DOC. 06-0410773
16' ALLEY DEDICATED BK. 32, PG. 50 M.C.R.
N00°00'00"E 384.31'
309.31'
S00°00'00"E 384.36'
309.36'
PARCEL 1
PARCEL 2
LOT 15
LOT 16
LOT 17 SOUTH HALF NOT A PART
LOT 17 NORTH HALF
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
EXISTING BUILDING ADDRESS: 3632 N. BISHOP LN.
EXISTING BUILDING ADDRESS: 7125 E. 2ND ST.
N89°04'30"E 128.33'
S89°04'30"W 128.33'
N89°03'00"E 128.33'
BOLLARDS (TYPICAL)
CURB ISLANDS (TYPICAL)
TRASH ENCLOSURE
ASPHALT
FIBER OPTIC LINE PER UTILITY MAP NO APPARENT EASEMENT
SIGHT TRIANGLE BK. 878, PG. 40
SIDEWALK ESMT BK. 878, PG. 40
COLUMNS
BLOCK WALL
WALL LIES ON P/L
WALL LIES 0.3'± NORTH OF P/L
WALL LIES 0.6'± SOUTH OF P/L
GATE
ELEC. ROOM
CONCRETE
COLUMNS (TYPICAL)
SIDEWALK
2ND STREET
BASIS OF BEARING N89°03'00"E 1271.71' BK. 32 PG. 50 M.C.R.
BISHOP LANE
N00°00'00"E 664.40'
25' R/W DEDICATED BK. 32, PG. 50 M.C.R.
SCOTTSDALE ROAD
N00°00'00"E 664.56'
4TH STREET ALIGNMENT
N89°04'30"E 327.67'
NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SEC. 27, T2N, R4E CALCULATED POSITION NOTHING FOUND OR SET
FOUND CITY OF SCOTTSDALE 3" BRASS CAP IN HANDHOLE
SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SEC. 27, T2N, R4E FOUND CITY OF SCOTTSDALE 3" BRASS CAP FLUSH
NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SEC. 27, T2N, R4E FOUND CITY OF SCOTTSDALE 3" BRASS CAP FLUSH
CALCULATED POSITION NOTHING FOUND OR SET

ALTA / NSPS LAND TITLE SURVEY
7125 E. 2ND ST. & 3632 N. BISHOP LN.
SCOTTSDALE, ARIZONA

RICK ENGINEERING COMPANY
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024
480.922.0780
rickengineering.com
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

REGISTERED LAND SURVEYOR
CERTIFICATE NO. 38175
MICHAEL A. BANTA
DATE SIGNED 10/10/2022
ARIZONA U.S.A.

REVISIONS:
1 NEW TITLE REPORTS 05/20/2019
2 NEW TITLE REPORT 09/09/2022
3

DRAWING NAME: ALTA
JOB NO. 2018-236
DRAWN: LKB
CHECKED: MAB
DATE: 10/10/2022
SCALE: 1"=20'
SHEET: 2 OF 2

12-DR-2024
2/11/2025

THE BISHOP

[K] EXISTING CONTEXT KEY

NORTH

1/16" = 1'-0"

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

EXISTING CONTEXT PHOTOS KEY PLAN

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
1/16" = 1'-0"	scale

NO

DR001

12-DR-2024
2/11/2025

[1] B1
1 1/2" = 1'-0"

[2] B2
1 1/2" = 1'-0"

[3] B3
1 1/2" = 1'-0"

[4] B4
1 1/2" = 1'-0"

[5] B5
1 1/2" = 1'-0"

[6] B6
1 1/2" = 1'-0"

[7] B7
1 1/2" = 1'-0"

[8] B8
1 1/2" = 1'-0"

[9] B9
1 1/2" = 1'-0"

[10] B10
1 1/2" = 1'-0"

[11] B11
1 1/2" = 1'-0"

[12] B12
1 1/2" = 1'-0"

[13] B13
1 1/2" = 1'-0"

[14] B14
1 1/2" = 1'-0"

[15] B15
1 1/2" = 1'-0"

[16] B16
1 1/2" = 1'-0"

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

EXISTING CONTEXT PHOTOS

24-15 ..... project
DESIGN REVIEW ..... issued for
01-30-2025 ..... issued date
1 1/2" = 1'-0" ..... scale

NO

DR002

12-DR-2024
2/11/2025

[1] P1
1 1/2" = 1'-0"

[2] P2
1 1/2" = 1'-0"

[3] P3
1 1/2" = 1'-0"

[4] P4
1 1/2" = 1'-0"

[5] P5
1 1/2" = 1'-0"

[6] P6
1 1/2" = 1'-0"

[7] P7
1 1/2" = 1'-0"

[8] P8
1 1/2" = 1'-0"

[9] P9
1 1/2" = 1'-0"

[10] P10
1 1/2" = 1'-0"

[11] P11
1 1/2" = 1'-0"

[12] P12
1 1/2" = 1'-0"

[13] P13
1 1/2" = 1'-0"

[14] P14
1 1/2" = 1'-0"

[15] P15
1 1/2" = 1'-0"

[16] P16
1 1/2" = 1'-0"

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

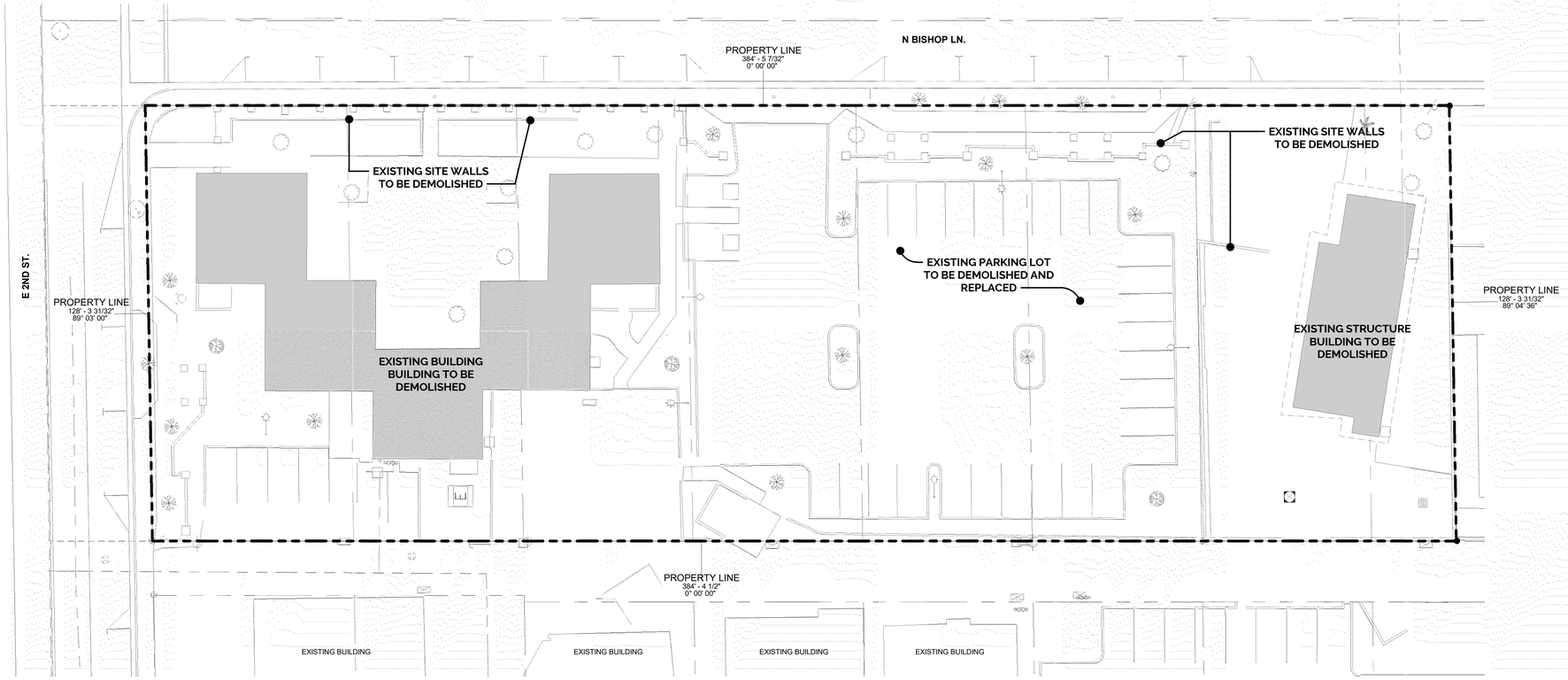
[THE BISHOP]

EXISTING CONTEXT PHOTOS

24-15 project
DESIGN REVIEW issued for
01-30-2025 issued date
1 1/2" = 1'-0" scale

NO DR003

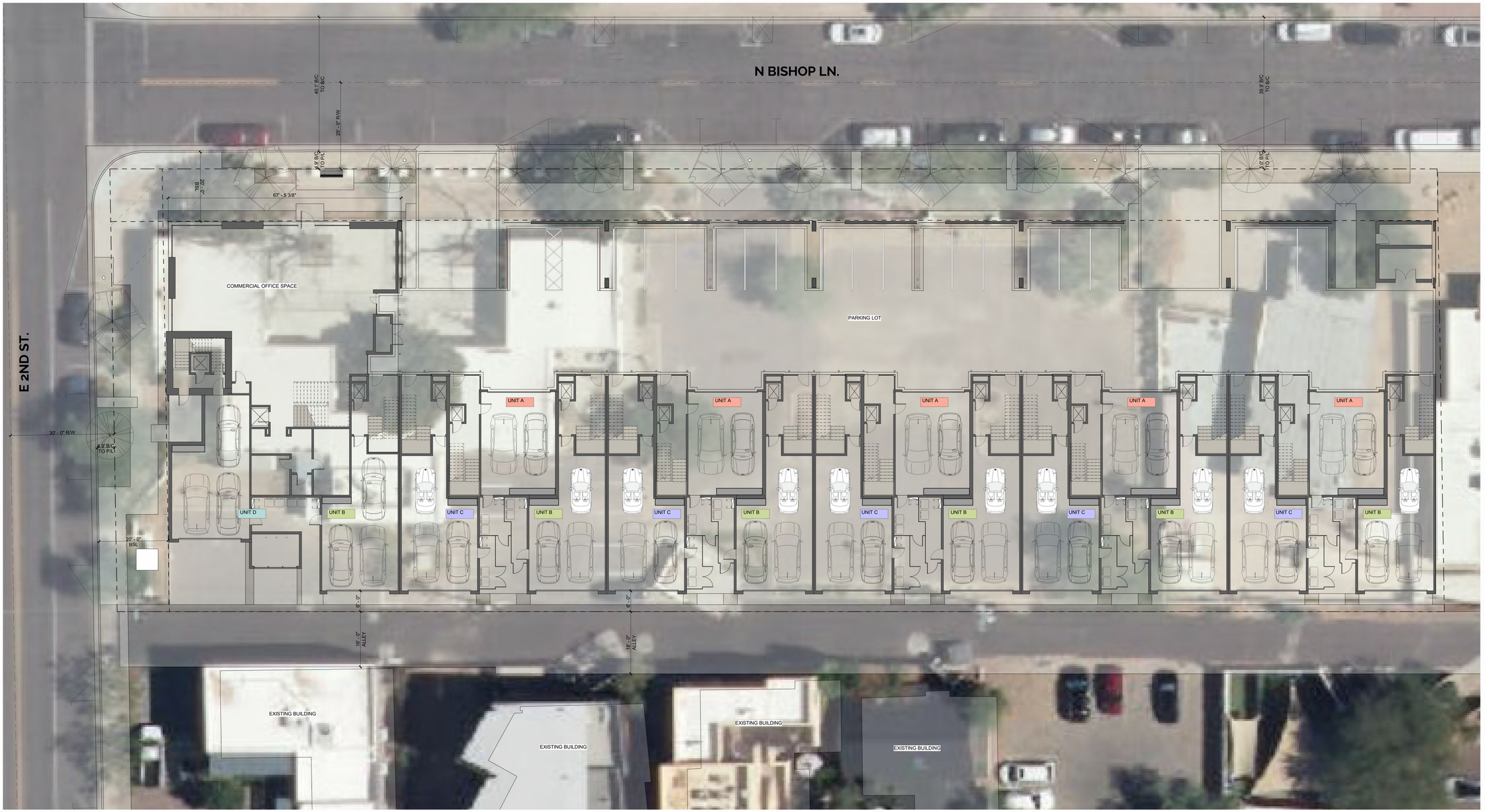
ENTIRE SITE IS TO BE RAZED AND REPLACED WITH A NEW DEVELOPMENT - THE BISHOP



NORTH

DEMO PLAN

1/16" = 1'-0"



NORTH

AERIAL WITH OVERLAY

3/32" = 1'-0"

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR. ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

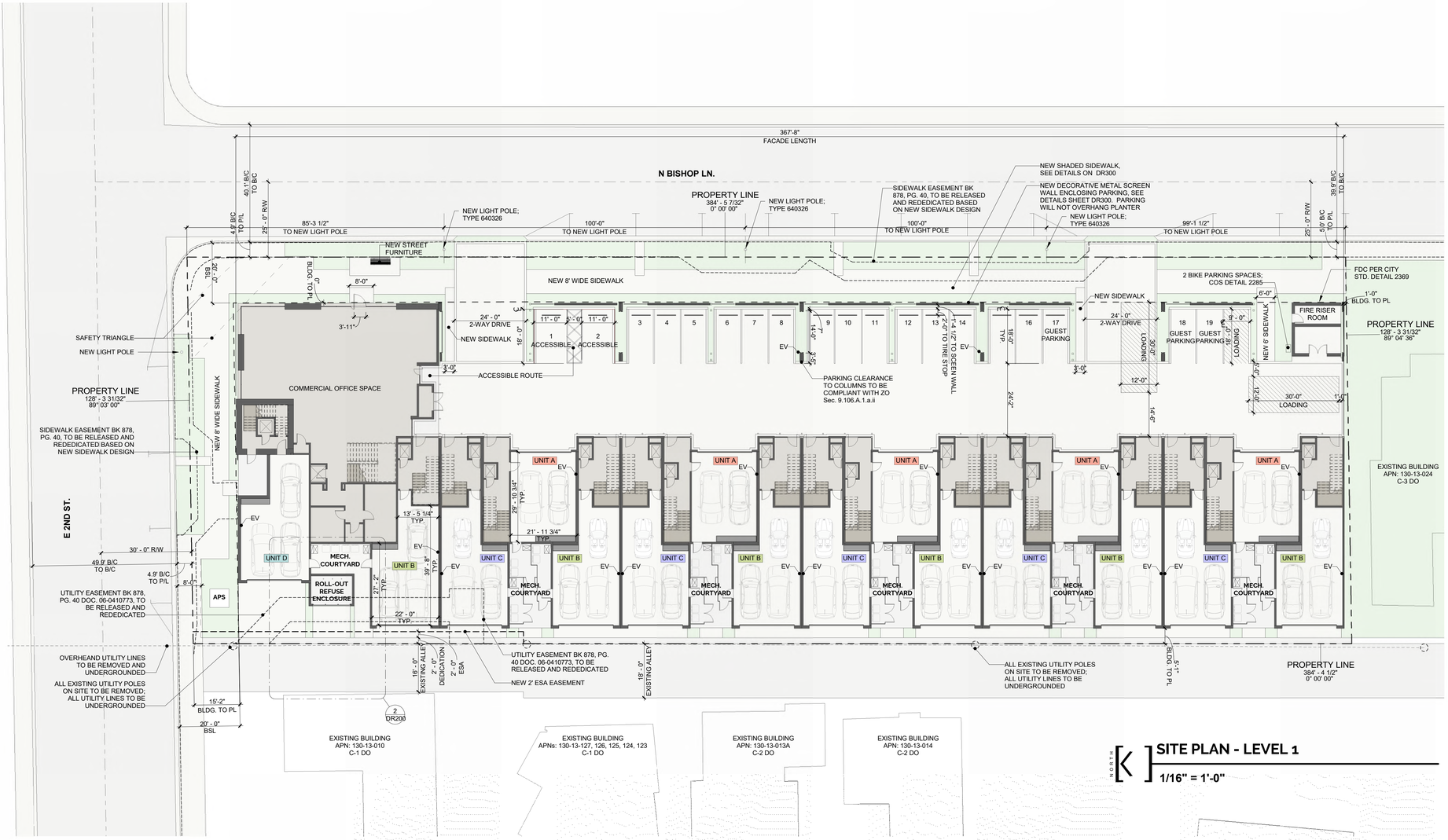
THE BISHOP

SITE AERIAL

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
3/32" = 1'-0"	scale

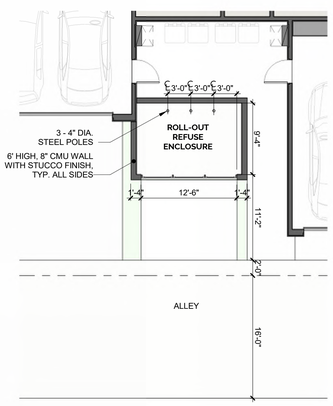
NO DR005

12-DR-2024
2/11/2025



[K] SITE PLAN - LEVEL 1

1/16" = 1'-0"



[2] REFUSE ENCLOSURE

1/8" = 1'-0"

FIRST FLOOR SQUARE FOOTAGE CALCULATION:

CIRCULATION:	5135 SF
COMMERCIAL:	3734 SF
GARAGE:	13737 SF
MAXIMUM RESIDENTIAL:	35 %
PROVIDED RESIDENTIAL:	0 %

UNIT QUANTITIES:

UNIT A:	5 UNITS
UNIT B:	6 UNITS
UNIT C:	5 UNITS
UNIT D:	1 UNITS
TOTAL:	17 UNITS

SQUARE FOOTAGE

LOBBY	494 SF
	494 SF
COMMERICAL GARAGE	12645 SF
	12645 SF
COVERED PATIO	12321 SF
COVERED PATIO	12321 SF
PRIVATE GARAGE	13749 SF
GARAGE	13749 SF
FIRST LEVEL LIVABLE	5135 SF
SECOND LEVEL LIVABLE	31935 SF
THIRD LEVEL LIVABLE	34198 SF
LIVABLE	71268 SF
FIRST LEVEL OFFICE	2140 SF
SECOND LEVEL OFFICE	2136 SF
OFFICE	4276 SF
TOTAL SQUARE FOOTAGE	114753 SF

PROJECT NAME

THE BISHOP

PARCEL

130-13-030A &
130-13-029 &
130-13-028 &
130-13-027 &
130-13-025A

ADDRESS

7125 E 2ND ST &
3702 N. BISHOP LN. &
3638 N. BISHOP LN. &
3632 N. BISHOP LN.
SCOTTSDALE AZ 85251

ZONING

C-3 DO

NET LOT AREA

49,315 SF
1.132 AC

GROSS LOT AREA

49,315 SF + 3,843.75 SF (R/W) +
3,849.9 SF (R/W) + 9,610.925 SF (R/W) =
66,619.575 SF = GROSS LOT AREA

GROSS FLOOR AREA

80,326 SF

GROSS FLOOR AREA RATIO

NON RESIDENTIAL FLOOR AREA = 6,554 SF
GROSS LOT AREA = 66,620 SF
6,554 SF / 66,620 SF = 0.098
GFAR = 0.098
MAX GFAR = 1.3

DENSITY

23 DU PER ACRE OF GROSS LOT AREA
66,620 / 43,560 = 1.53
23 X 1.53 = 35.18
35 DWELLING UNITS ALLOWED
17 DWELLING UNITS PROVIDED

MAX. BUILDING HEIGHT

36' - AS MEASURED FROM TOP OF MEAN CURB ELEVATION PER ZO 3.100

OPEN SPACE

OPEN SPACE NOT REQUIRED IN THE DO DISTRICT PER SEC. 6.1205.H.1

PARKING

PARKING REQUIREMENTS - IN DOWNTOWN ZONE:

MIXED USE COMMERCIAL CENTER, 1/300 SF OF GROSS FLOOR AREA
GFA = 4,276SF / 300SF = 14.25 = 15

PARKING SPOTS REQUIRED = 15
PARKING SPOTS PROVIDED = 16

4% OF TOTAL REQUIRED TO BE ACCESSIBLE: 4% = 0.84 = 1 ACCESSIBLE SPACE REQUIRED.
2 ACCESSIBLE SPACES PROVIDED

ONLY PARKING LOTS WITH MORE THAN 20 SPOTS REQUIRE LANDSCAPE OPEN SPACE

DWELLING/MULTI-FAMILY: 2 SPACES/UNIT FOR UNITS WITH MORE THAN ONE BEDROOM:
NO. OF UNITS = 17 * 2 = 34

PLUS 1 SPOT FOR EVERY 6 UNITS FOR GUESTS = 17 / 6 = 2.83 = 3

PARKING SPOTS REQUIRED: 37
PARKING SPOTS PROVIDED = 49
46 PRIVATE GARAGE SPOTS
3 ON-SITE GUEST SPOTS

NOTE: 12 ON-STREET PARKING SPOTS WILL ALSO BE PROVIDED

IgCC AND ENERGY COMPLIANCE

HEAT ISLAND MITIGATION
ALL PARKING IS COVERED

ELECTRIC VEHICLE CHARGING
ALL PRIVATE GARAGES HAVE AN EV CHARGING STATION; A MIN. OF 2 (5%) EV CHARGING STATIONS WILL BE INSTALLED IN THE COMMERICAL PARKING AREA

ENERGY COMPLIANCE PATH
PROJECT WILL COMPLY WITH 2021 IECC

ONSITE RENEWABLE ENERGY SYSTEM
SOLAR WILL BE INSTALLED TO NOT LESS THAN 3% OF THE ANNUAL ESTIMATED ENERGY USED

REFUSE AND RECYCLING COLLECTION
REFUSE ENCLOSURE IDENTIFIED, MAG DETAIL 2146-1

LANDSCAPE

50% OF ALL TREES PLANTED SHALL BE MATURE AS DEFINED BY ZO. SEC. 10.501.B

BICYCLE PARKING

SPACES REQUIRED: 2
SPACES PROVIDED: 2

BIKE RACK TO BE PER COS MAG DETAIL 2285

DW | 22 YEARS
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SITE PLAN

24-15	project
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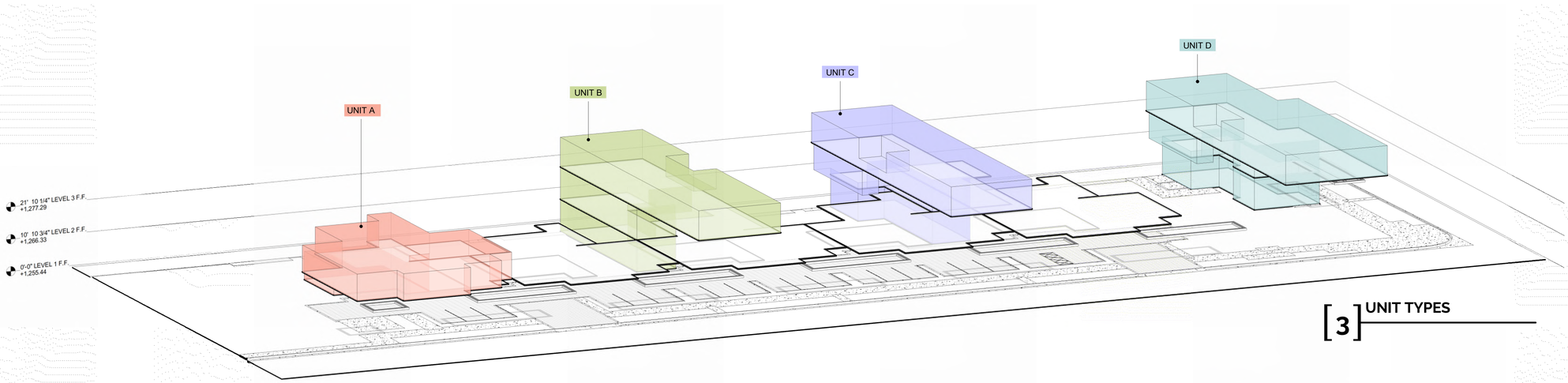
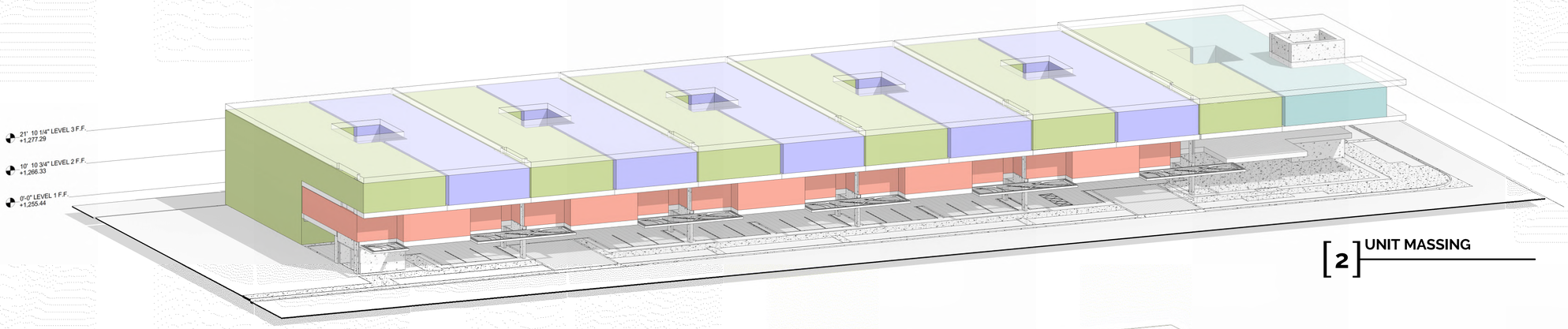
As indicated	scale

NO DR200

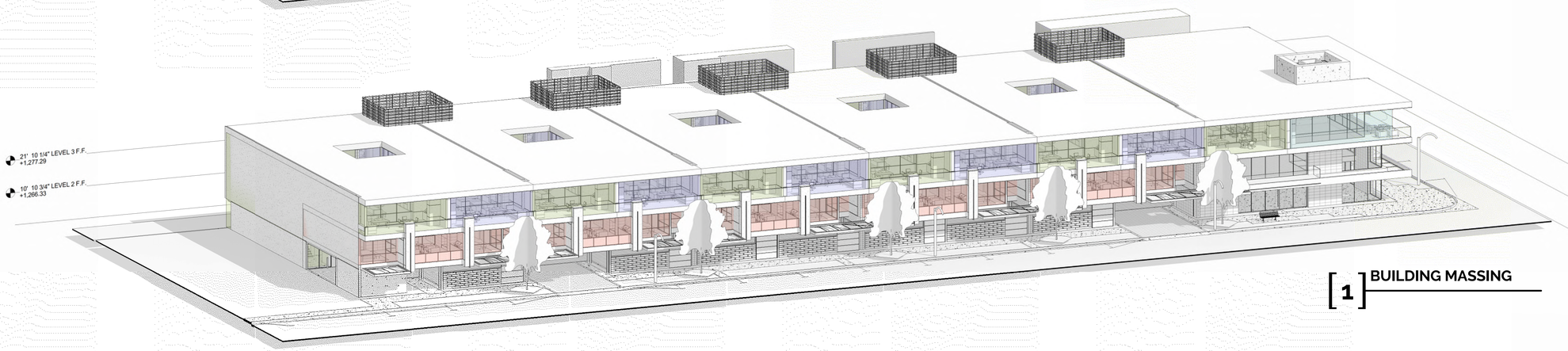
12-DR-2024
2/11/2025



[3] UNIT TYPES



[2] UNIT MASSING



[1] BUILDING MASSING

SQUARE FOOTAGE

LOBBY	494 SF
	494 SF
COMMERICAL GARAGE	12645 SF
	12645 SF
COVERED PATIO	12321 SF
COVERED PATIO	12321 SF
PRIVATE GARAGE	13749 SF
GARAGE	13749 SF
FIRST LEVEL LIVABLE	5135 SF
SECOND LEVEL LIVABLE	31935 SF
THIRD LEVEL LIVABLE	34198 SF
LIVABLE	71268 SF
FIRST LEVEL OFFICE	2140 SF
SECOND LEVEL OFFICE	2136 SF
OFFICE	4276 SF
TOTAL SQUARE FOOTAGE	114753 SF

UNIT A x 5 UNITS

COVERED PATIO	657 SF
COVERED PATIO	657 SF
PRIVATE GARAGE	695 SF
GARAGE	695 SF
FIRST LEVEL LIVABLE	307 SF
SECOND LEVEL LIVABLE	2816 SF
LIVABLE	3123 SF

UNIT B x 6 UNITS

COVERED PATIO	658 SF
COVERED PATIO	658 SF
PRIVATE GARAGE	855 SF
GARAGE	855 SF
FIRST LEVEL LIVABLE	302 SF
SECOND LEVEL LIVABLE	1566 SF
THIRD LEVEL LIVABLE	2812 SF
LIVABLE	4680 SF

UNIT C x 5 UNITS

COVERED PATIO	658 SF
COVERED PATIO	658 SF
PRIVATE GARAGE	855 SF
GARAGE	855 SF
FIRST LEVEL LIVABLE	302 SF
SECOND LEVEL LIVABLE	1477 SF
THIRD LEVEL LIVABLE	2812 SF
LIVABLE	4591 SF

UNIT D x 1 UNIT

COVERED PATIO	1450 SF
COVERED PATIO	1450 SF
PRIVATE GARAGE	862 SF
GARAGE	862 SF
FIRST LEVEL LIVABLE	304 SF
SECOND LEVEL LIVABLE	1074 SF
THIRD LEVEL LIVABLE	3288 SF
LIVABLE	4666 SF

DW | 22 YEARS
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UNIT MASSING

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DR201

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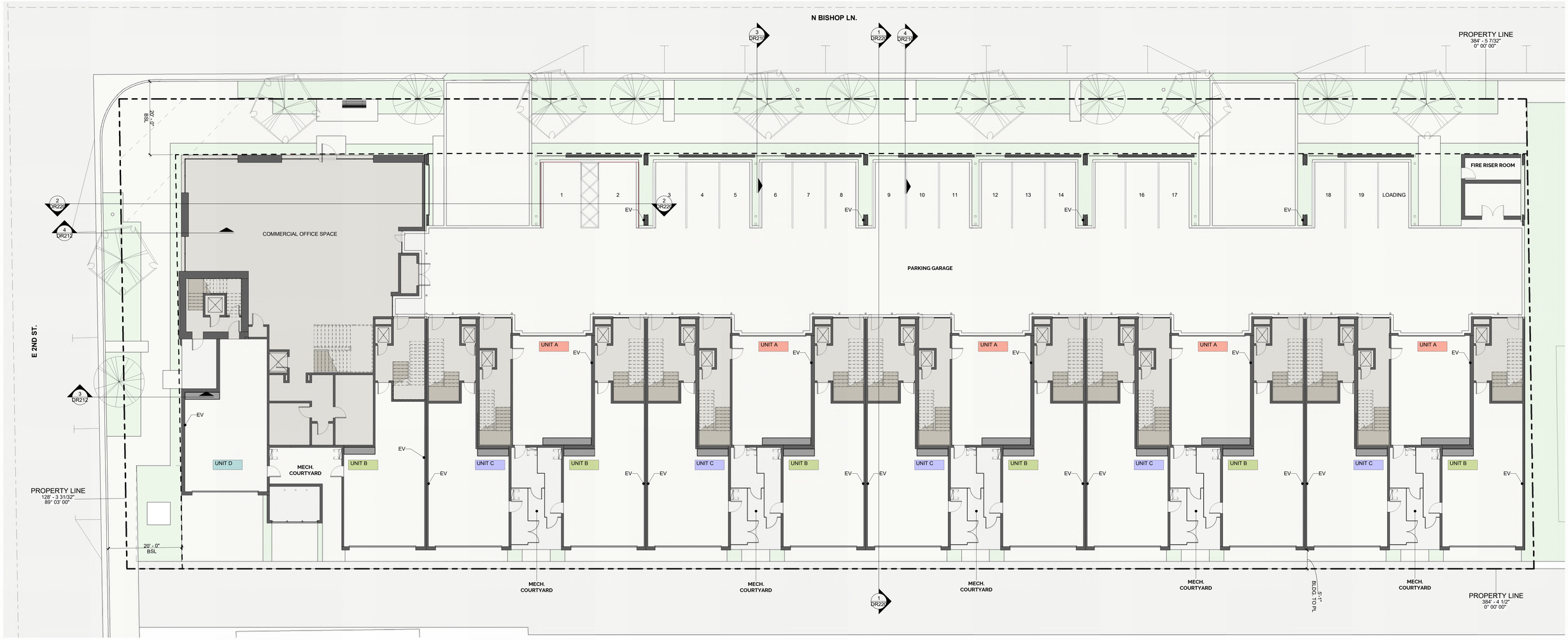

NORTH

FLOOR PLAN - LEVEL 1

3/32" = 1'-0"

DW | 22 YEARS

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FLOOR PLAN LEVEL 1

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3/32" = 1'-0"	scale

NO

DR202

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2/11/2025

NORTH

FLOOR PLAN - LEVEL 2

3/32" = 1'-0"

DW | 22 YEARS
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FLOOR PLAN LEVEL 2

24-15	project
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3/32" = 1'-0"	scale

NO

DR203

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2/11/2025

FLOOR PLAN - LEVEL 3

3/32" = 1'-0"

DW | 22 YEARS
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FLOOR PLAN LEVEL 3

24-15	project
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3/32" = 1'-0"	scale

NO

DR204

12-DR-2024
2/11/2025

GENERAL NOTES

G1 ALL ROOF DRAINS TO BE INTERIOR TO THE BUILDING AND DISCHARGE BELOW GRADE AWAY FROM THE BUILDING FOUNDATIONS.

ROOF AREA

ROOF AREA	43505 SF

ROOF AREA OVER HABITABLE SPACE: 34,745 SF

ROOF TOP MECHANICAL AREA: 2,275 SF

GROSS ROOF AREA: 32,470 SF

32,470 SF x 2 = 64,940 W
PV PRODUCTION REQUIREMENT: 64.94kWs
~1-kw CAPACITY SYSTEM REQUIRES 100 sq. ft.

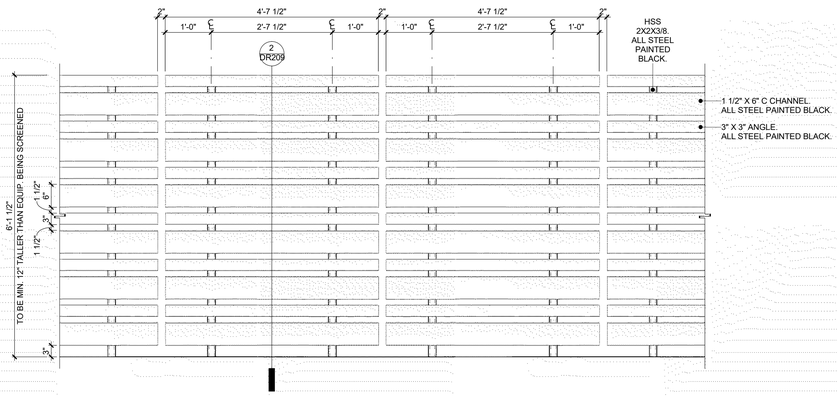
64.94kW X 100 SF = 6,494 SF OF SOLAR AREA REQUIRED

SOLAR AREA PROVIDED: 6,500 SF

NORTH

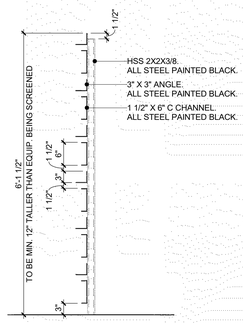
[1] ROOF PLAN

1/16" = 1'-0"



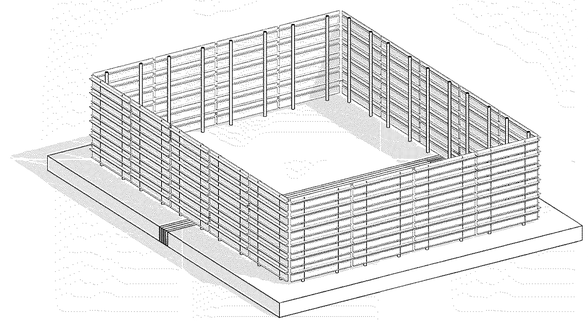
[1] MECH. ENCLOSURE ELEVATION

3/4" = 1'-0"



[2] MECH. ENCLOSURE SECTION

3/4" = 1'-0"



[3] MECH. ENCLOSURE AXON

DW 22 YEARS

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ROOF PLAN

24-15	project
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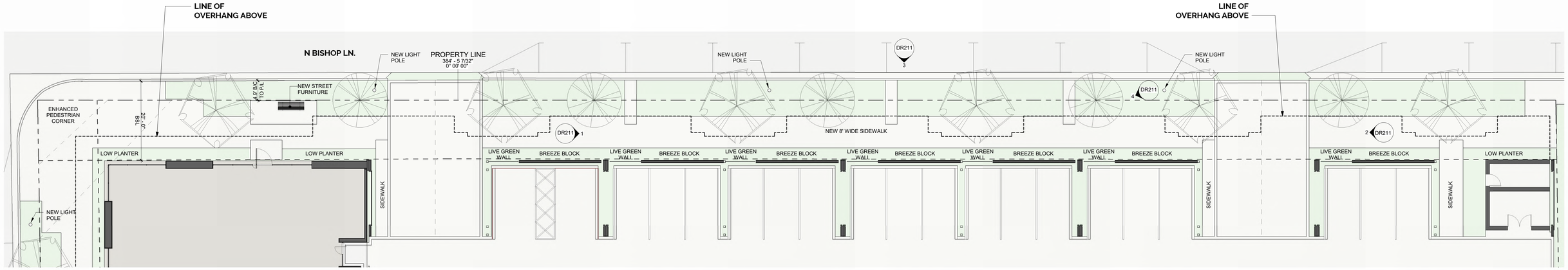
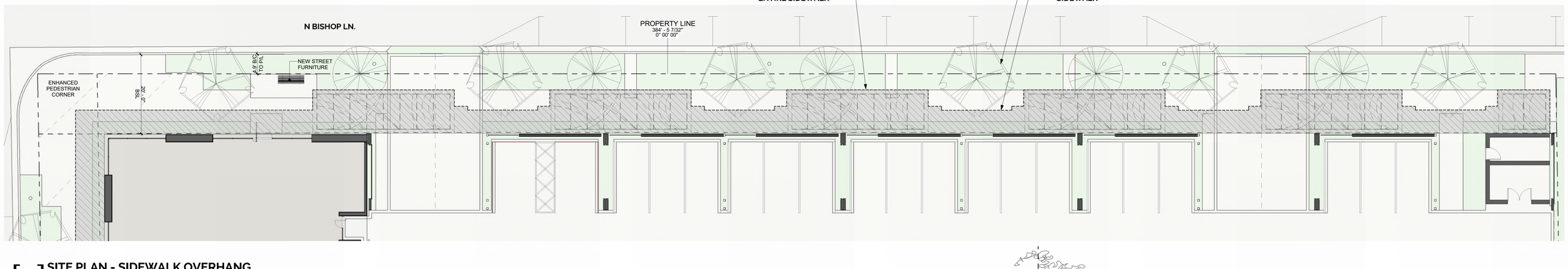
2/11/2025



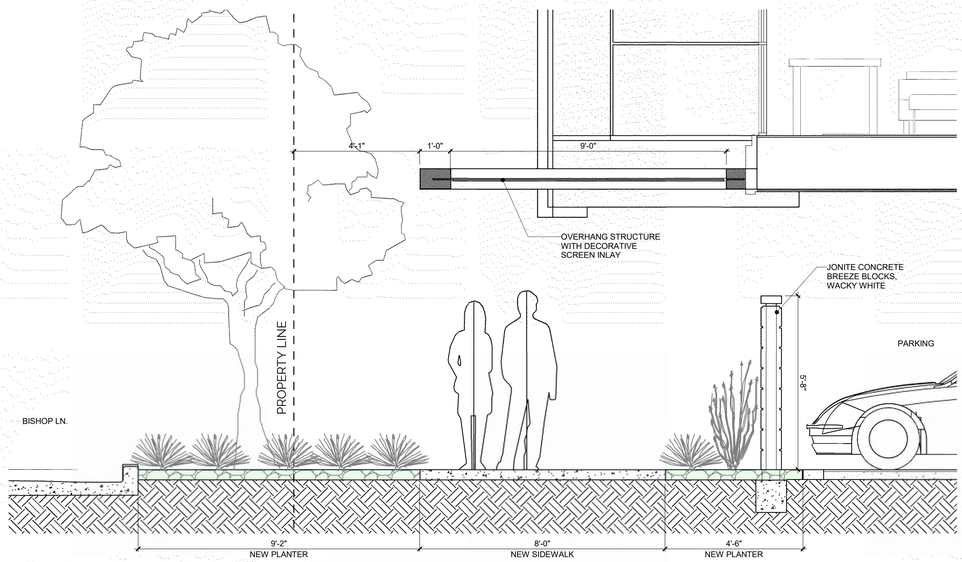
[1] SITE PLAN - SIDEWALK LANDSCAPING

1" = 10'-0"



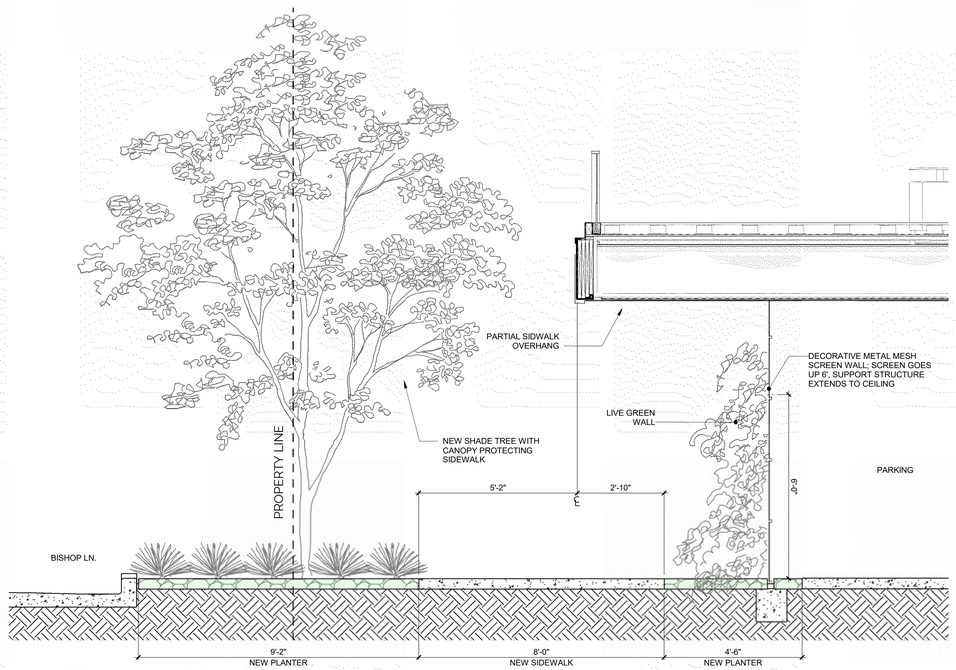
[2] SITE PLAN - SIDEWALK OVERHANG

1" = 10'-0"



[4] OVERHANG @ RAISED PLANTERS

1/2" = 1'-0"



[3] OVERHANG @ LIVE WALL

1/2" = 1'-0"

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SIDEWALK ANALYSIS

24-15	project
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As indicated	scale

NO

DR210

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2/11/2025

[3] ACROSS BISHOP LN.
1/2" = 1'-0"

[1] BISHOP LN. SIDEWALK VIEW 1
1/2" = 1'-0"

[4] BISHOP LN. SIDEWALK VIEW 3
1/2" = 1'-0"

[2] BISHOP LN. SIDEWALK VIEW 2
1/2" = 1'-0"

DW | 22 YEARS
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SIDEWALK ANALYSIS

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1/2" = 1'-0"	scale

NO

DR211

12-DR-2024
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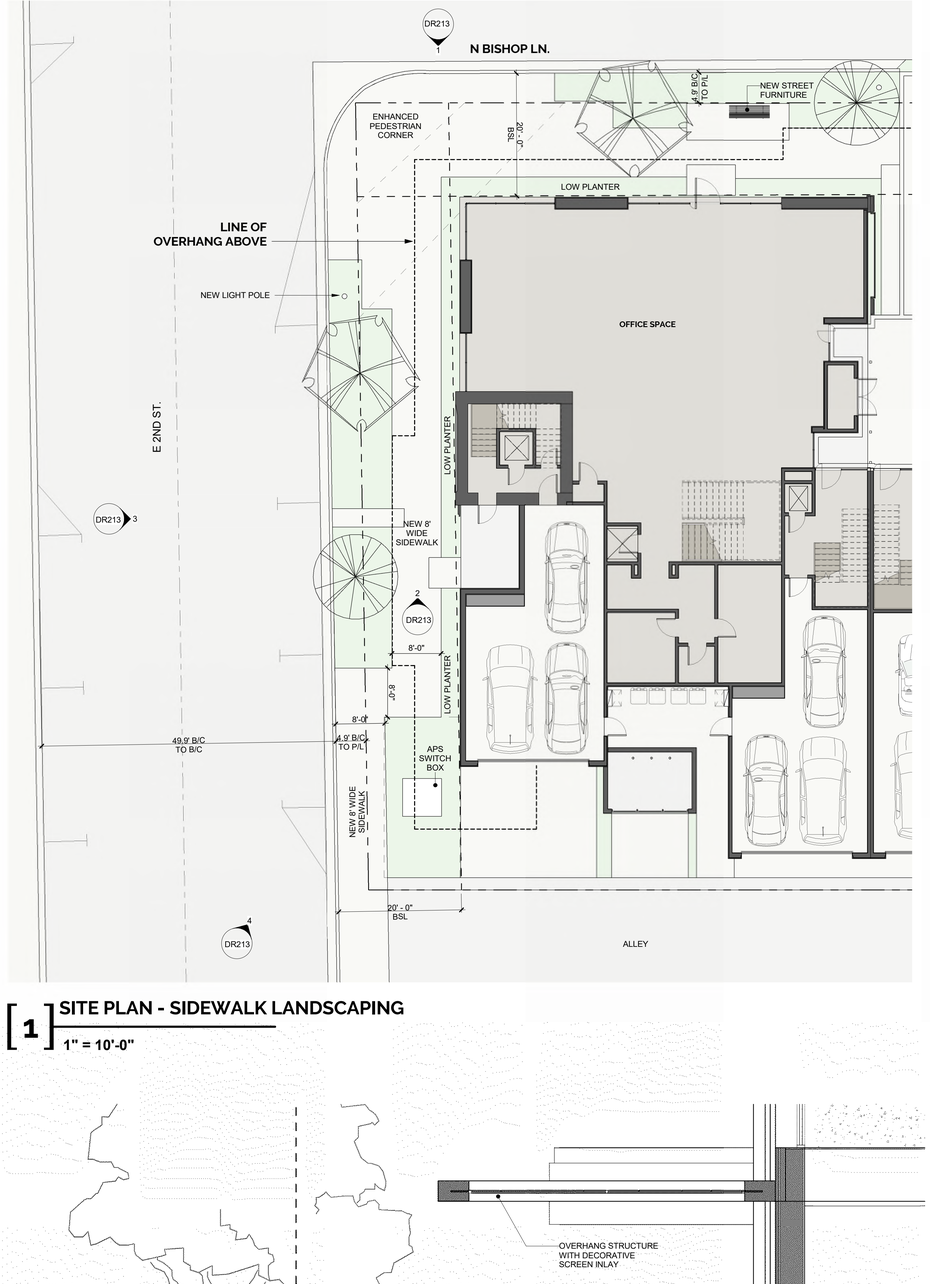
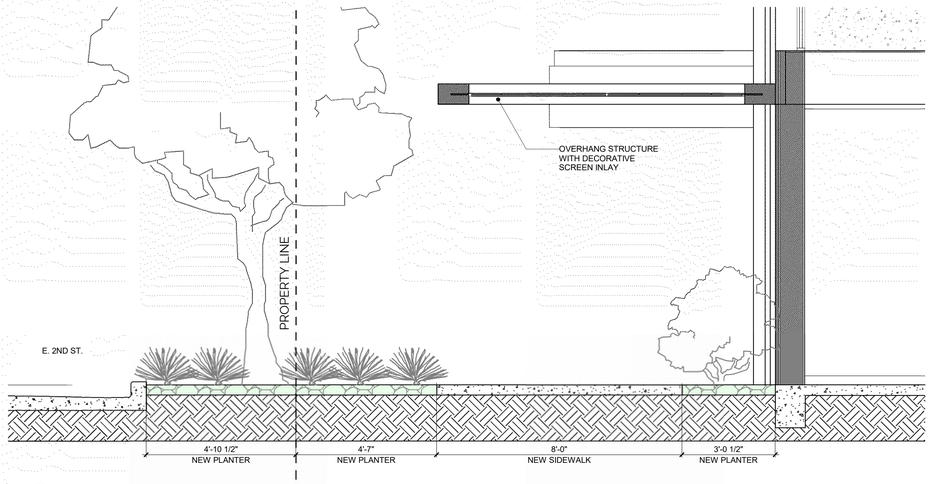


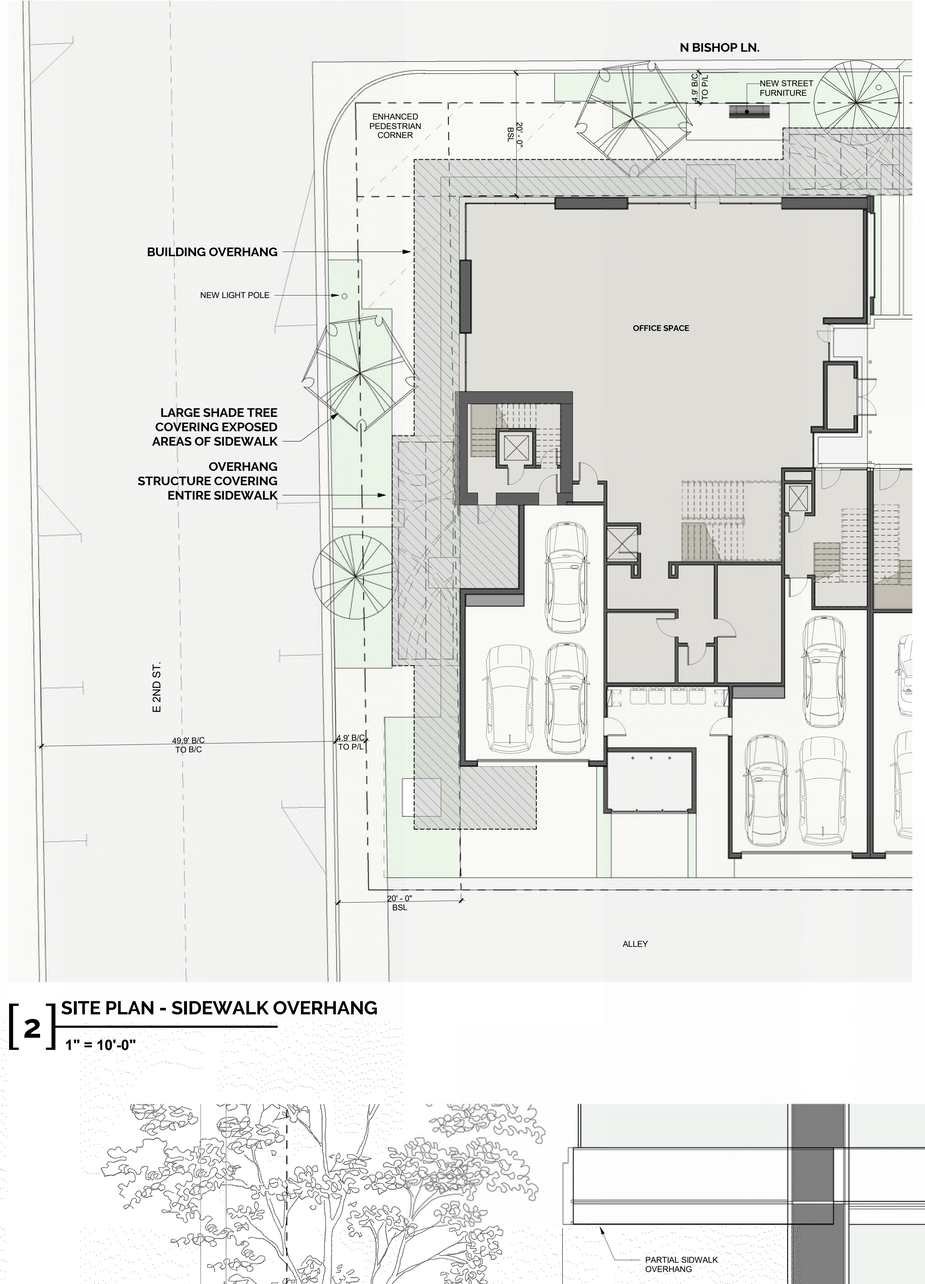
[1] SITE PLAN - SIDEWALK LANDSCAPING

1" = 10'-0"



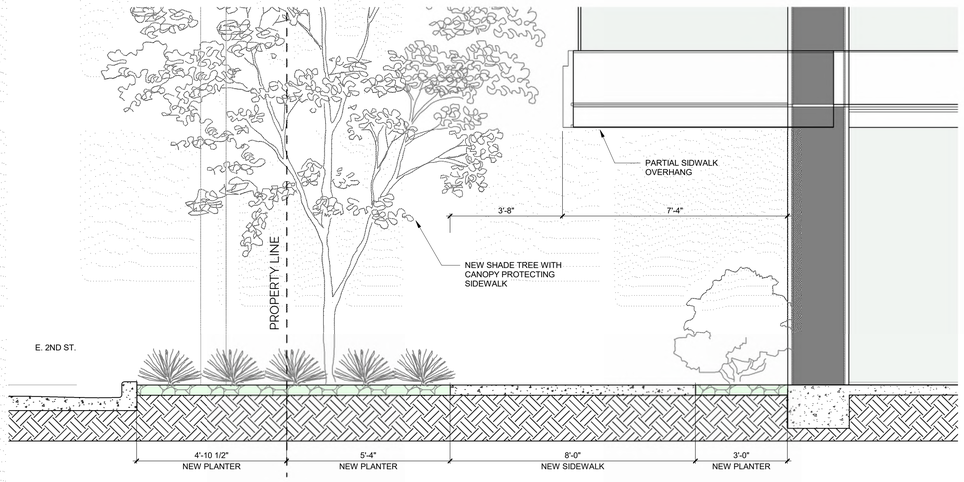
[3] SIDEWALK SECTION 3

1/2" = 1'-0"



[2] SITE PLAN - SIDEWALK OVERHANG

1" = 10'-0"



[4] SIDEWALK SECTION 4

1/2" = 1'-0"

DW | 22 YEARS
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SIDEWALK ANALYSIS

24-15	project
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As indicated	scale

NO

DR212

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2/11/2025

[3] ACROSS E. 2ND ST.
1/2" = 1'-0"

[1] E. 2ND ST. SIDWALK @ BISHOP
1/2" = 1'-0"

[4] E. 2ND ST. - APS ENCLOSURE
1/2" = 1'-0"

[2] E. 2ND ST. SIDEWALK
1/2" = 1'-0"

DW | 22 YEARS
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SIDEWALK ANALYSIS

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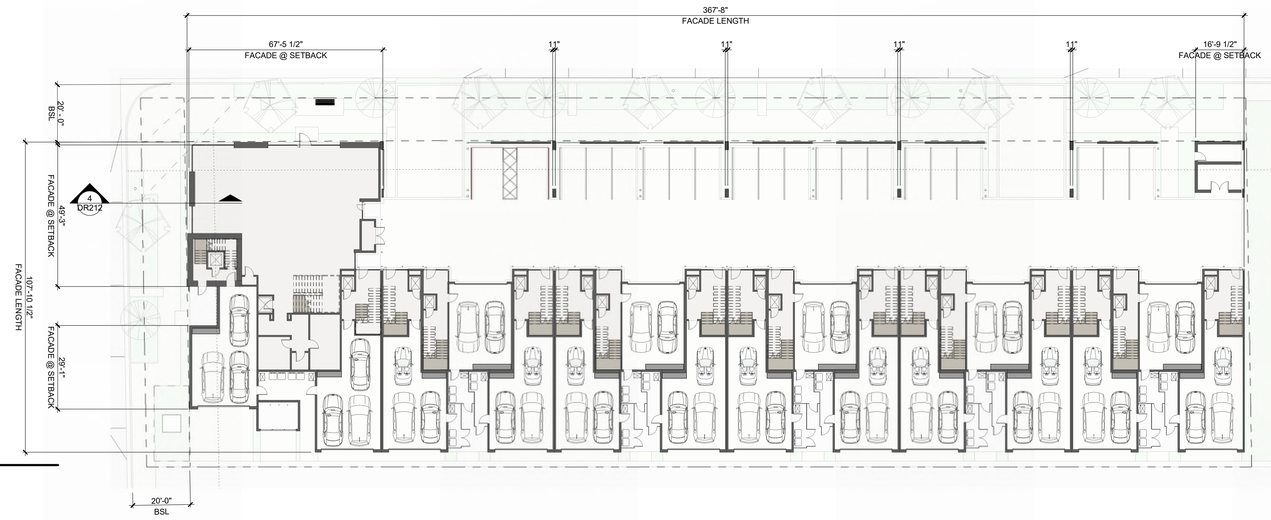
1/2" = 1'-0"	scale

NO

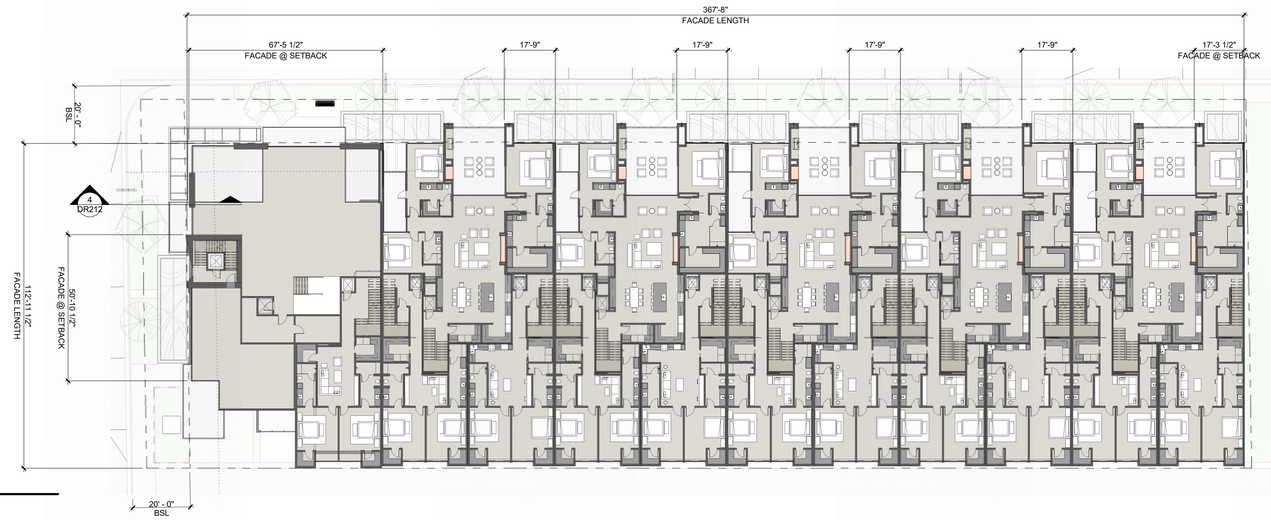
DR213

12-DR-2024
2/11/2025



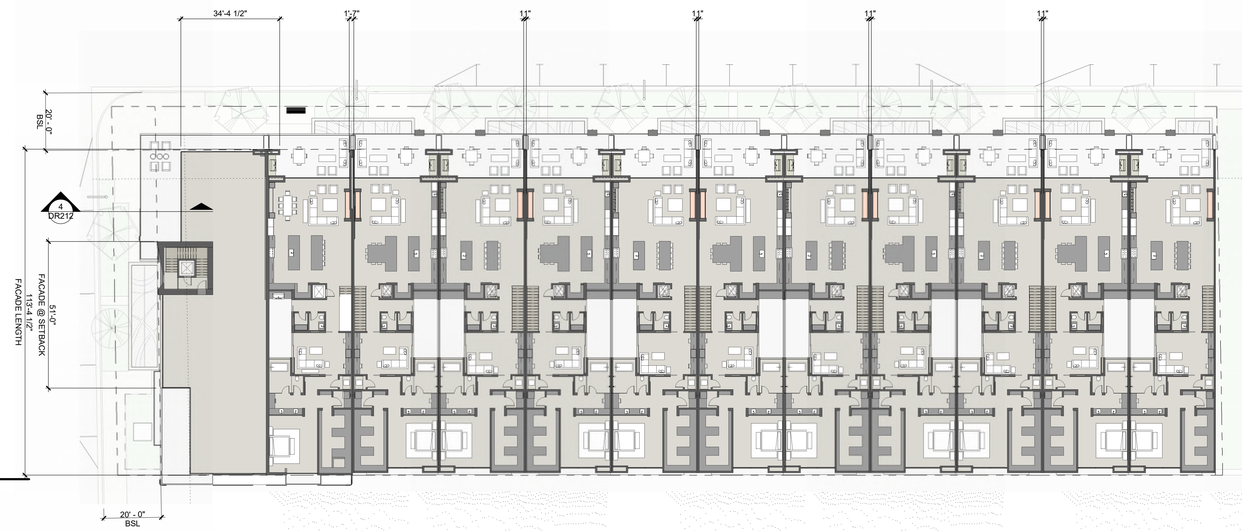
[1] **LEVEL 1 - FACADE LOCATION 1**

3/64" = 1'-0"



[2] **LEVEL 2 - FACADE LOCATION 1**

3/64" = 1'-0"



[3] **LEVEL 3 - FACADE LOCATION 1**

3/64" = 1'-0"

BUILDING LOCATION: 25% OF THE
i. LENGTH OF THE BUILDING FACADE SHALL BE LOCATED AT THE MIN. SETBACK

EAST FACADE:

LENGTH OF BUILDING FACADE @ SETBACK:
- LEVEL 1: 93' - 3 1/2"
- LEVEL 2: 239' - 2"
- LEVEL 3: 92' - 10 1/2"

TOTAL: 425' - 4"

LENGTH OF BUILDING FACADE:
- LEVEL 1: 367' - 8"
- LEVEL 2: 367' - 8"
- LEVEL 3: 367' - 8"

TOTAL: 1103' - 0"

425' - 4" / 1103' - 0" = 38%

NORTH FACADE:

LENGTH OF BUILDING FACADE @ SETBACK:
- LEVEL 1: 78' - 7 1/2"
- LEVEL 2: 50' - 10 1/2"
- LEVEL 3: 51' - 0"

TOTAL: 180' - 6"

LENGTH OF BUILDING FACADE:
- LEVEL 1: 108' - 1 1/2"
- LEVEL 2: 113' - 2 1/2"
- LEVEL 3: 113' - 4 1/2"

TOTAL: 334' - 8 1/2"

180' - 6" / 334' - 8 1/2" = 53%

DW | 22 YEARS
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BUILDING LOCATION 1

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3/64" = 1'-0"	scale

NO

DR214

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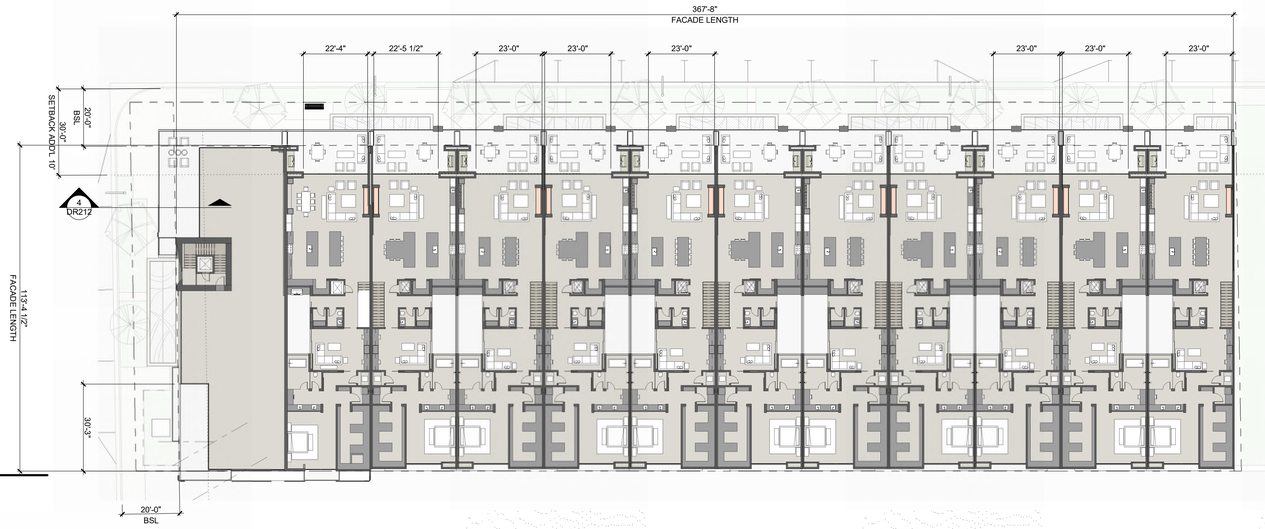
2/11/2025

[1] LEVEL 1 - FACADE LOCATION 2

3/64" = 1'-0"

[2] LEVEL 2 - FACADE LOCATION 2

3/64" = 1'-0"



[3] LEVEL 3 - FACADE LOCATION 2

3/64" = 1'-0"

BUILDING LOCATION: 25% OF THE
ii. LENGTH OF THE BUILDING FACADE @ GRADE AND UP TO A HEIGHT OF 30' SHALL BE SETBACK AT LEAST 10' ADDITIONAL:

EAST FACADE:

LENGTH OF BUILDING FACADE SETBACK ADDITIONAL 10':
- LEVEL 1: 273' - 8 1/2"
- LEVEL 2: 125' - 7 1/2"
- LEVEL 3: 247' - 0 1/2"

TOTAL: 646' - 3 1/2"

LENGTH OF BUILDING FACADE:
- LEVEL 1: 367' - 8"
- LEVEL 2: 367' - 8"
- LEVEL 3: 367' - 8"

TOTAL: 1103' - 0"

646' - 3 1/2" / 1103' - 0" = 59%

NORTH FACADE:

LENGTH OF BUILDING FACADE SETBACK ADDITIONAL 10':
- LEVEL 1: 29' - 6 1/2"
- LEVEL 2: 30' - 3 1/2"
- LEVEL 3: 30' - 3"

TOTAL: 90' - 1"

LENGTH OF BUILDING FACADE:
- LEVEL 1: 108' - 1 1/2"
- LEVEL 2: 113' - 2 1/2"
- LEVEL 3: 113' - 4 1/2"

TOTAL: 334' - 8 1/2"

90' - 1" / 334' - 8 1/2" = 27%

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BUILDING LOCATION 2

24-15	project
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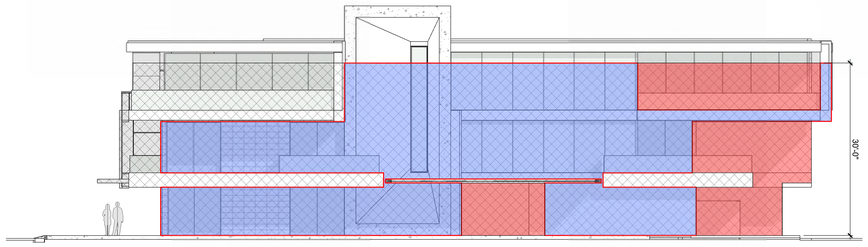
3/64" = 1'-0"	scale

NO

DR215



[1] NORTH ELEV. - FACADE LOCATION 3

3/32" = 1'-0"

BUILDING LOCATION: 25% OF THE
iii. AREA OF THE BUILDING FACADE AT GRADE AND UP TO A HEIGHT OF 30' SHALL BE LOCATED AT THE MIN. SETBACK

EAST FACADE:
AREA OF BUILDING FACADE @ MIN. SETBACK:
AREA IN BLUE = 4,509sf
TOTAL AREA OF EAST FACADE UP TO 30' = 11,136SF
AREA OF FACADE @ MIN. SETBACK = 40.5%

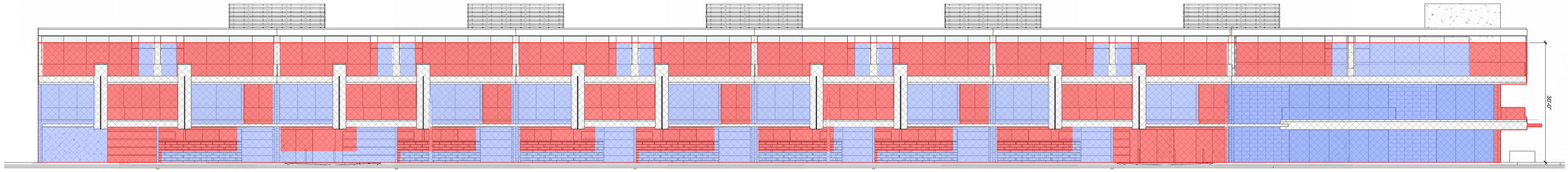
NORTH FACADE:
AREA OF BUILDING FACADE @ MIN. SETBACK:
AREA IN BLUE = 2,148sf
TOTAL AREA OF EAST FACADE UP TO 30' = 3,529SF
AREA OF FACADE @ MIN. SETBACK = 60.8%

* AREA IN RED = AREA OF FACADE SETBACK ADDITIONAL 10'

FACADE SETBACK LEGEND

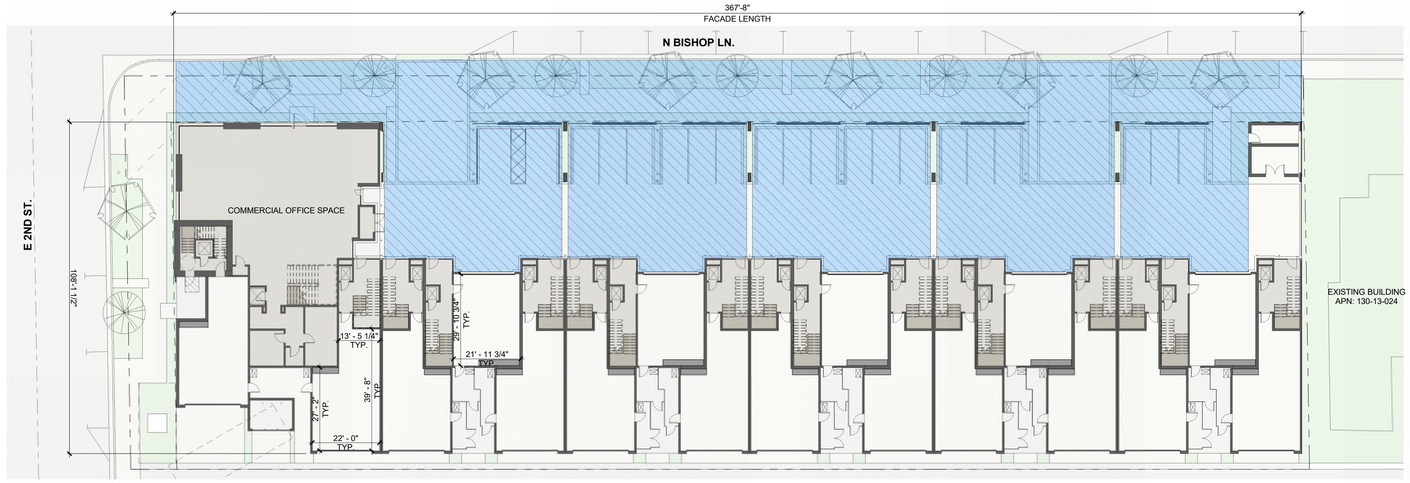
0' - INCLUDES 7' SIDEWALK COVER ALLOWANCE

30' OR GREATER

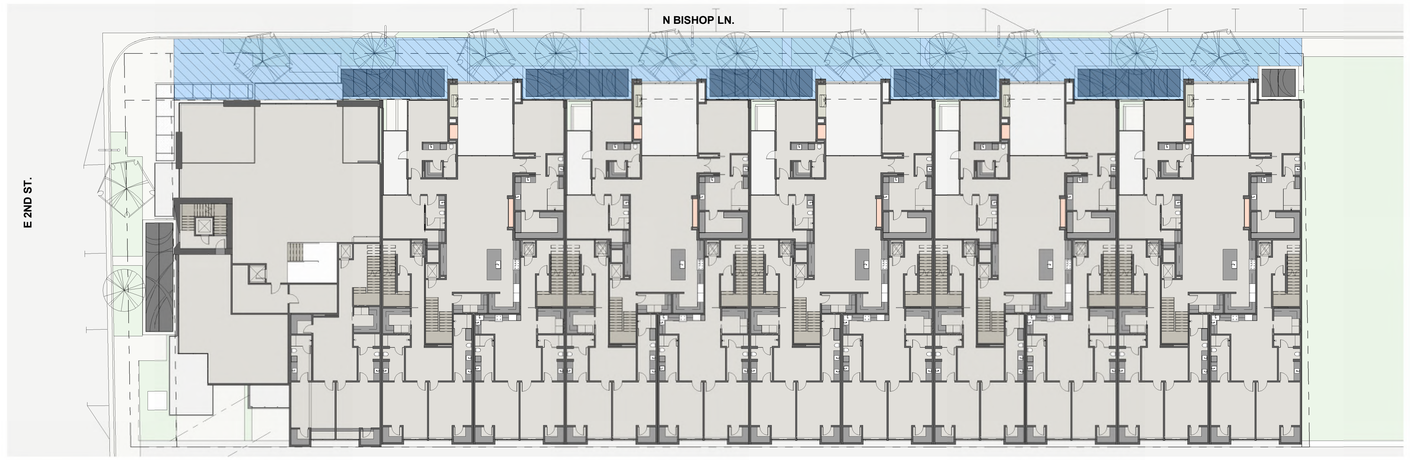


[2] EAST ELEV. - FACADE LOCATION 3

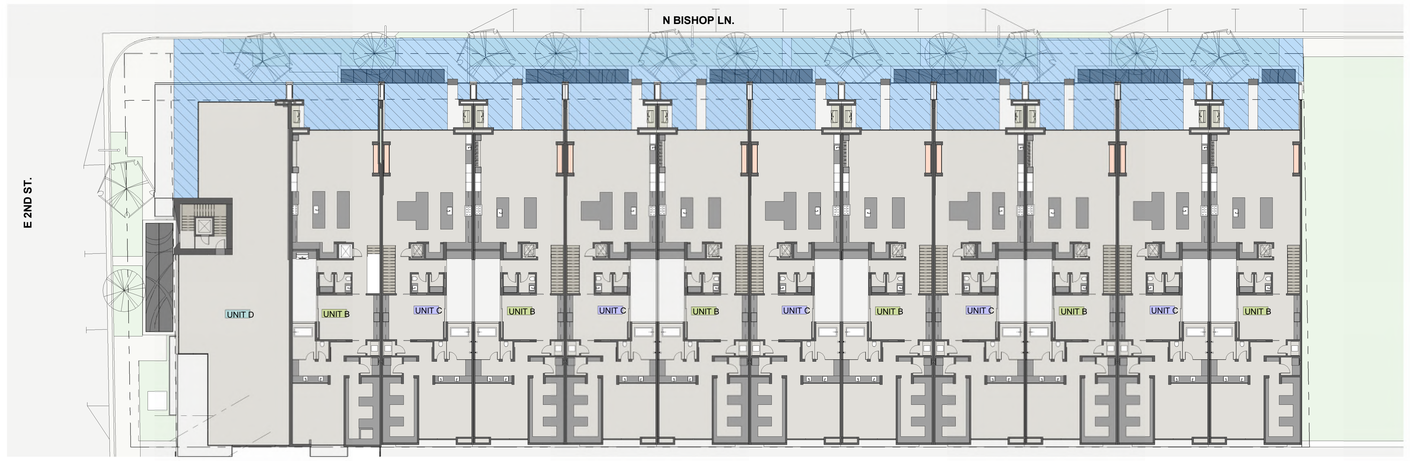
3/32" = 1'-0"



[1] SITE PLAN - LEVEL 1
1" = 20'-0"



[2] SITE PLAN - LEVEL 2
1" = 20'-0"



[3] SITE PLAN - LEVEL 3
1" = 20'-0"

PREVAILING SETBACK

PREVAILING SETBACK REQUIREMENT PER TABLE 5.3006.F:
BETWEEN 25' AND 35'

SEC. 5.3006.F.3: THE PREVAILING SETBACK IS EQUAL TO THE AREA BETWEEN THE BACK OF CURB AND THE BUILDING FACADE, DIVIDED BY THE LENGTH OF THE BUILDING

EAST FACADE:
AREA BETWEEN THE BACK OF CURB AND THE BUILDING FACADE:
LEVEL 1: 20,016.59 SF
LEVEL 2: 6,465.35 SF
LEVEL 3: 9,549.31 SF

TOTAL: 36,031.25 SF

LENGTH OF BUILDING: 367.66'

PREVAILING SETBACK =
36,031.25 SF/ 1102.98' = 32.66'

EAST PREVAILING SETBACK = 32.66'

NORTH FACADE:
TOTOAL LENGTH OF NORTH FACADE IS LESS THAN 200 LF, PER ZO SEC. 5.3006 PREVAILING SETBACK RULE DOES NOT APPLY.

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR..... SUITE 204
SCOTTSDALE, AZ..... 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

PREVAILING SETBACK EXHIBIT

24-15 ..... project
DESIGN REVIEW ..... issued for
01-30-2025 ..... issued date
1" = 20'-0" ..... scale

NO

DR217

12-DR-2024
2/11/2025

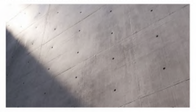
[1] **EAST ELEVATION**

1" = 10'-0"

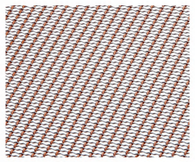
[2] **WEST ELEVATION**

1" = 10'-0"

ARCHITECTURAL CONCRETE

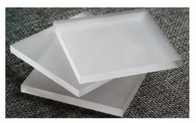


DECORATIVE METAL MESH



HEMLOCK SOFFIT

ACRYLIC FIN



STUCCO

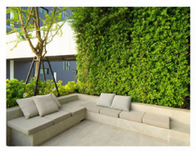
INTERIOR / EXTERIOR
LOCATION NUMBER: 254-C4
LRV: 74

INTERIOR / EXTERIOR
LOCATION NUMBER: 244-C4
LRV: 32

METAL FASCIA / GARAGE DOOR

QUARTZ-ZINC

PLANTING WALL



WINDOW FRAMES

AWAKE WINDOW SYSTEMS,
BLACK ANODIZED

BREEZE BLOCKS

JONITE CONCRETE BREEZE BLOCKS,
WACKY WHITE

VENEER

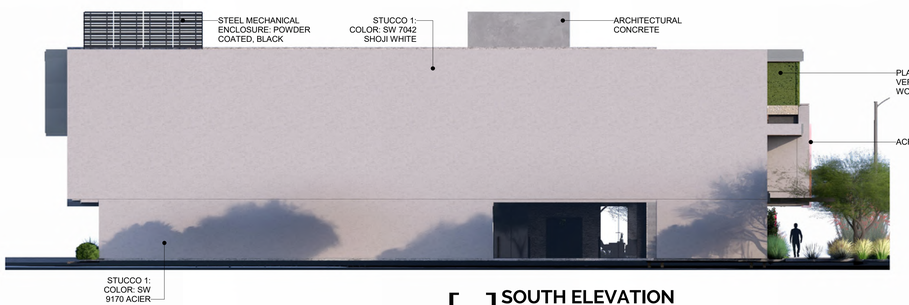
SOLSTICE STONE,
PAMPLONA GRAY WIDE SPLIT AND COMBED

MECH. ENCLOSURE

STEEL - POWDER COAT BLACK

[3] **NORTH ELEVATION RENDER**

1" = 10'-0"



[4] **SOUTH ELEVATION**

1" = 10'-0"

DW | 22 YEARS
DREWETTWORKS // ARCHITECTURE
7144E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
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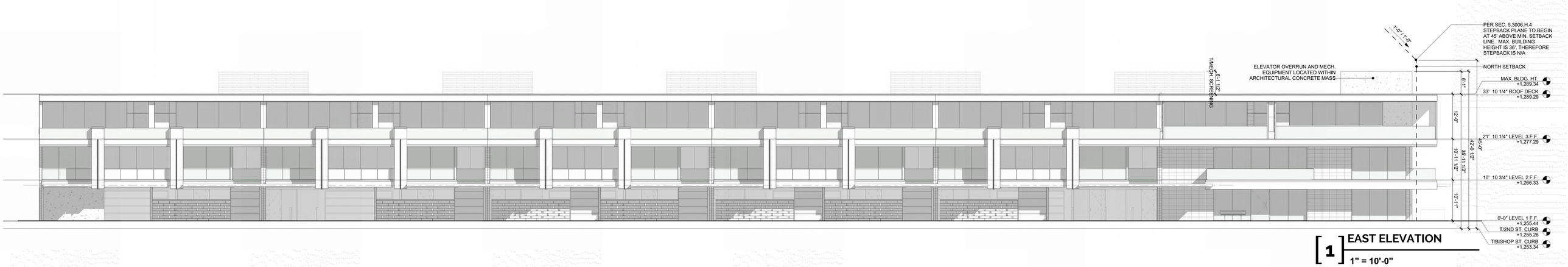
[THE BISHOP]

COLORED ELEVATIONS

24-15 ..... project
DESIGN REVIEW ..... issued for
01-30-2025 ..... issued date
As indicated ..... scale

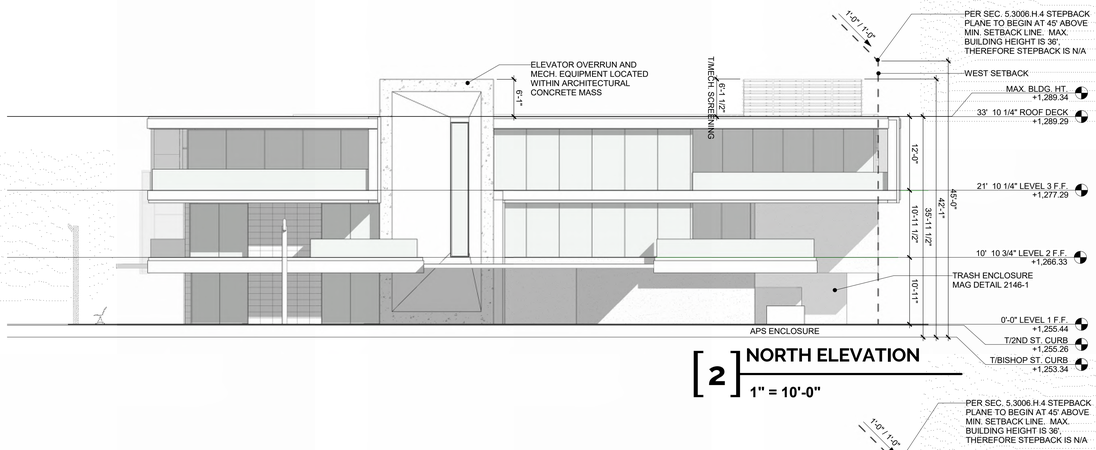
NO DR218

12-DR-2024
2/11/2025



[1] EAST ELEVATION

1" = 10'-0"

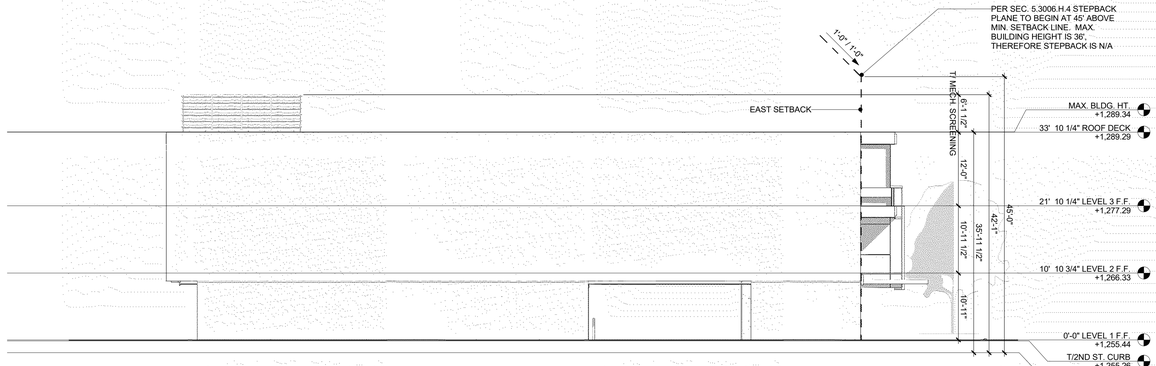


[2] NORTH ELEVATION

1" = 10'-0"

[3] WEST ELEVATION

1" = 10'-0"



[4] SOUTH ELEVATION

1" = 10'-0"

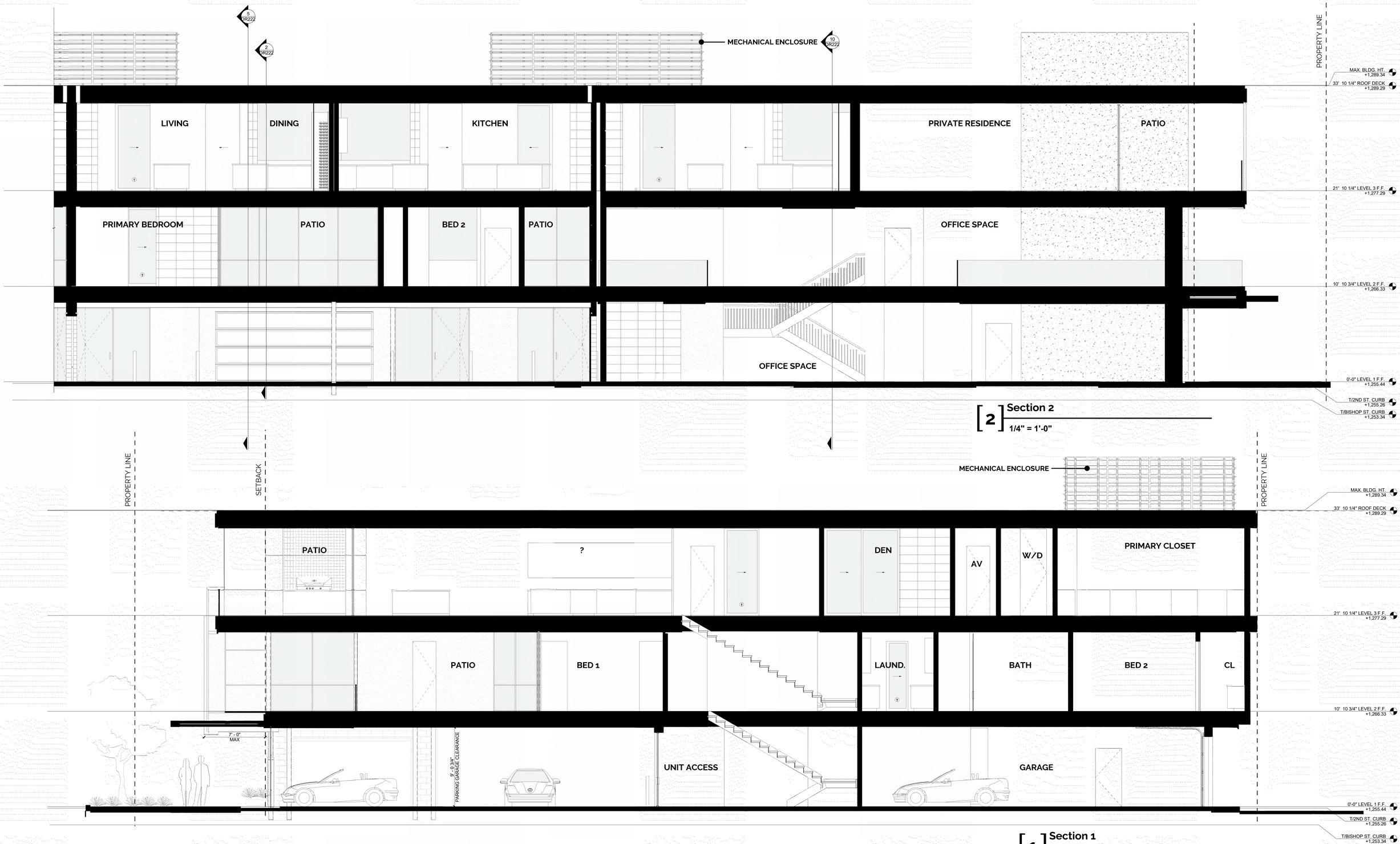
DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR. ..... SUITE 204
SCOTTSDALE, AZ. 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

ELEVATIONS

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
1" = 10'-0"	scale

NO DR219



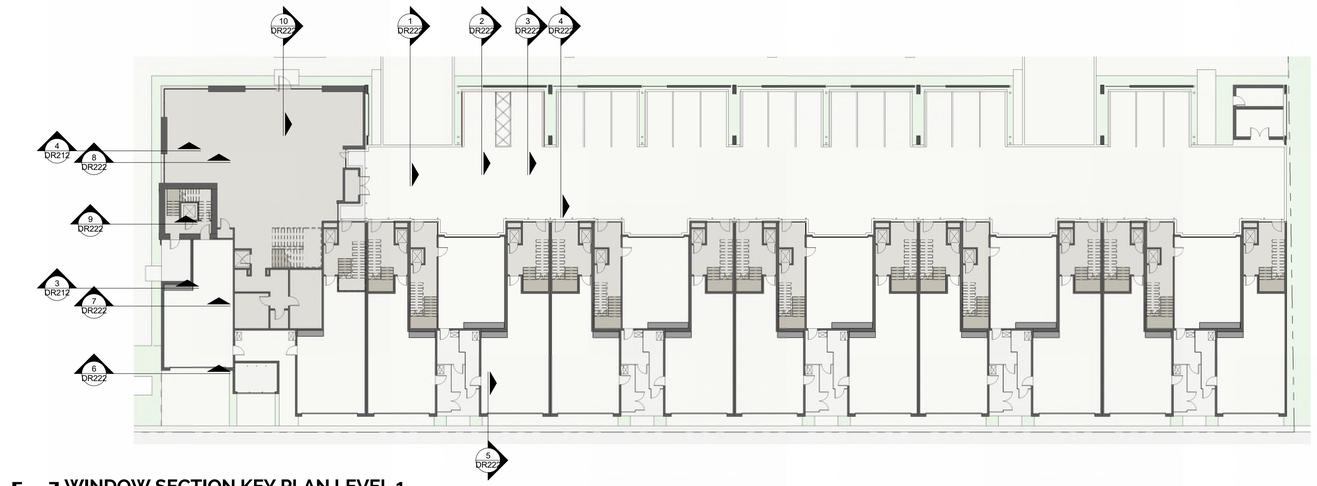
DW | 22 YEARS
DREWETTWORKS // ARCHITECTURE
7144E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

BUILDING SECTIONS

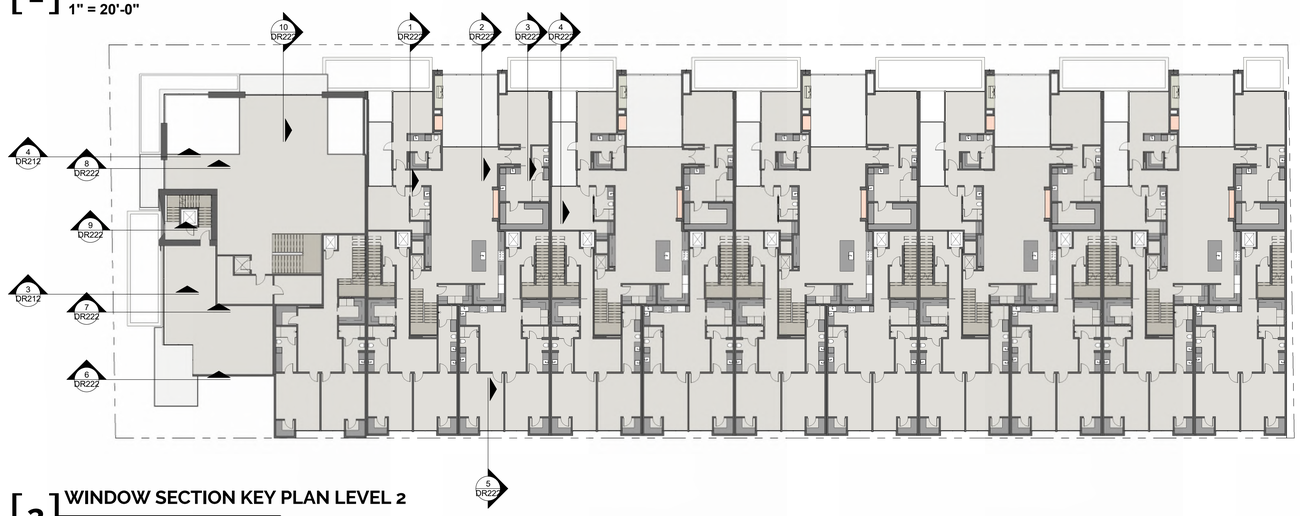
24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
1/4" = 1'-0"	scale

Nº DR220



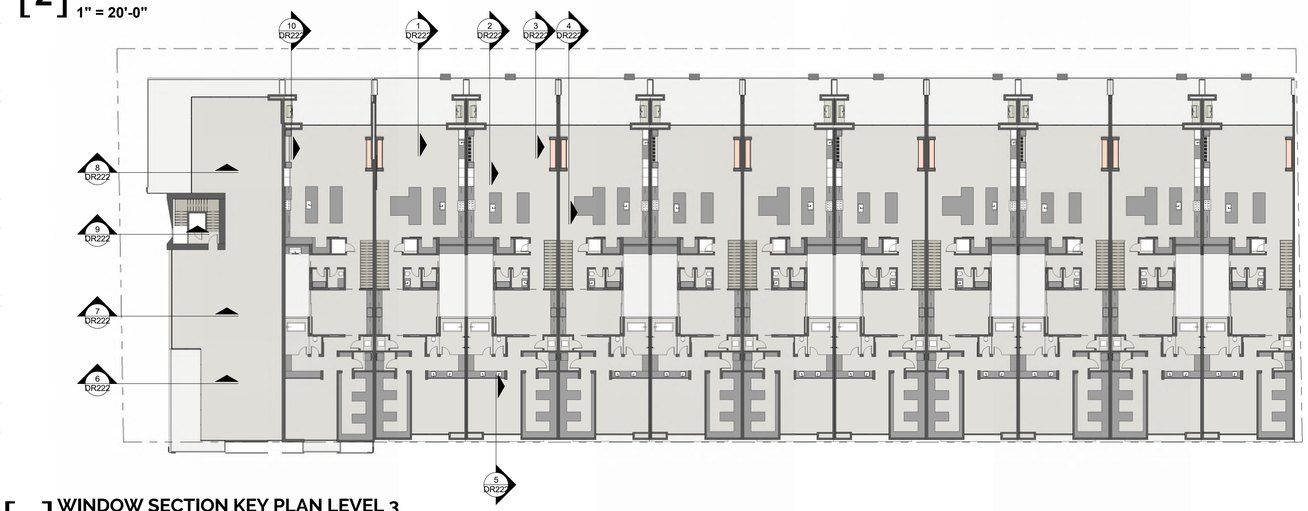
[1] WINDOW SECTION KEY PLAN LEVEL 1

1" = 20'-0"



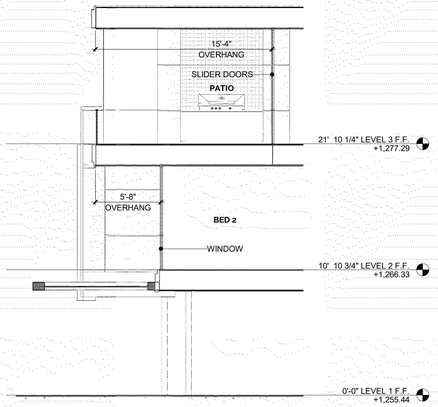
[2] WINDOW SECTION KEY PLAN LEVEL 2

1" = 20'-0"



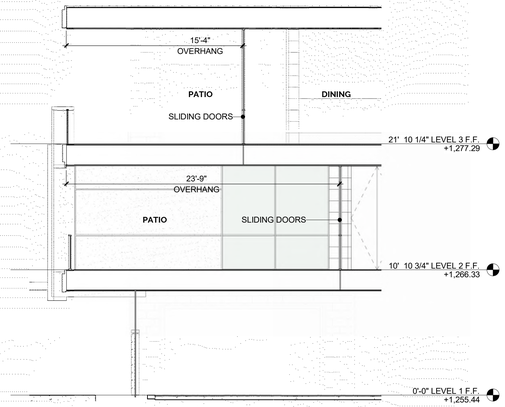
[3] WINDOW SECTION KEY PLAN LEVEL 3

1" = 20'-0"



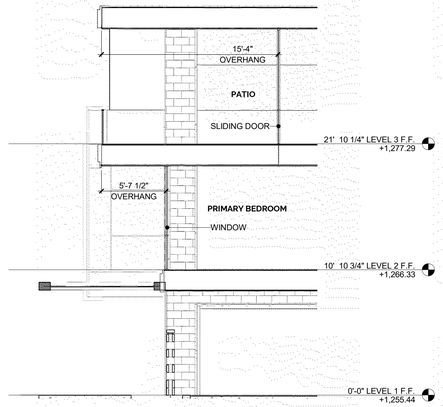
[1] WINDOW RECESS 1

3/16" = 1'-0"



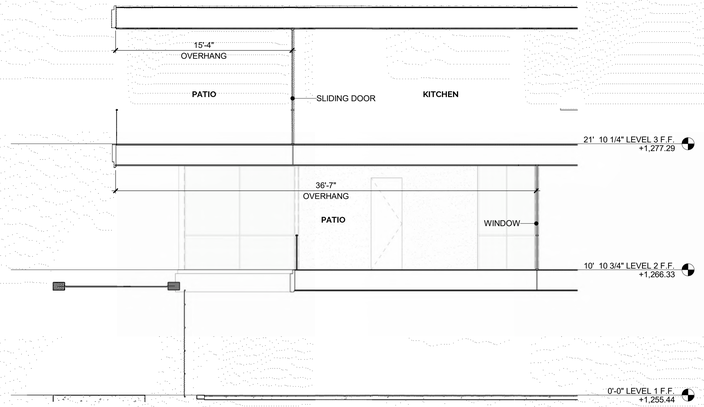
[2] WINDOW RECESS 2

3/16" = 1'-0"



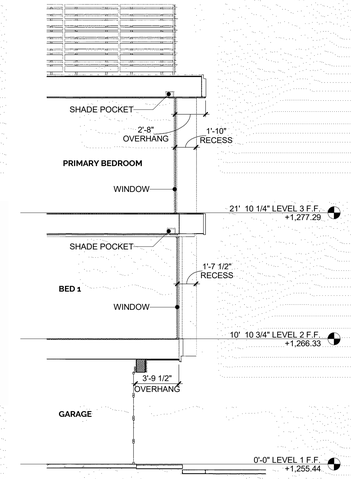
[3] WINDOW RECESS 3

3/16" = 1'-0"



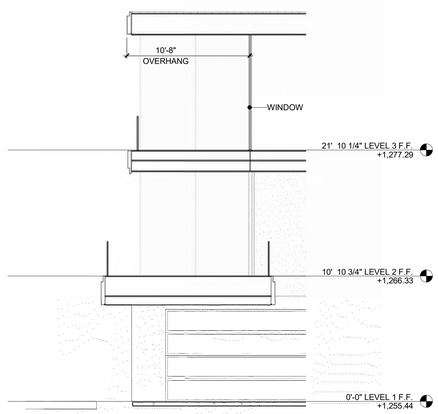
[4] WINDOW RECESS 4

3/16" = 1'-0"



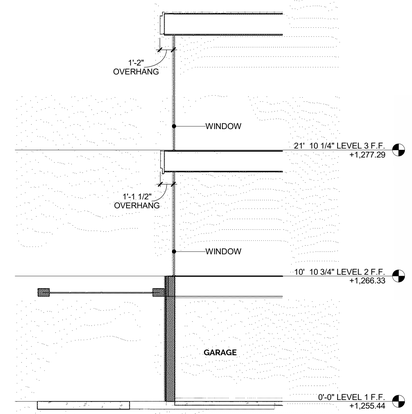
[5] WINDOW RECESS 5

3/16" = 1'-0"



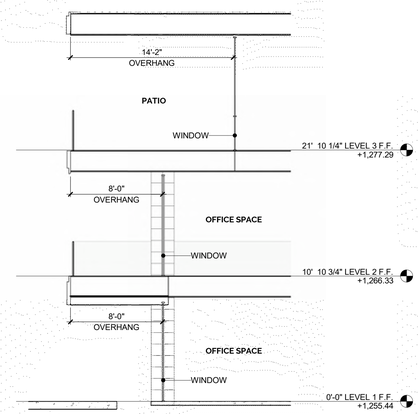
[6] WINDOW RECESS 6

3/16" = 1'-0"



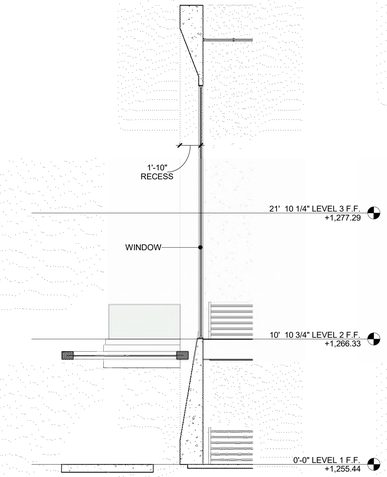
[7] WINDOW RECESS 7

3/16" = 1'-0"



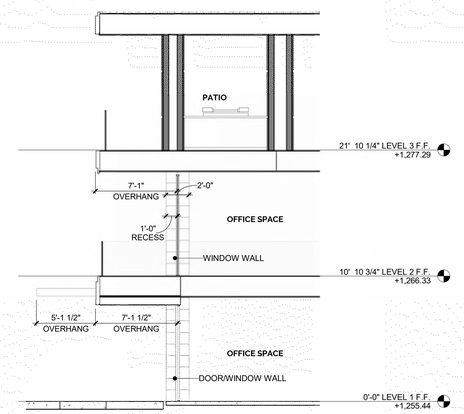
[8] WINDOW RECESS 8

3/16" = 1'-0"



[9] WINDOW RECESS 9

3/16" = 1'-0"



[10] WINDOW/DOOR RECESS 10

3/16" = 1'-0"

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
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WWW.DREWETTWORKS.COM

[THE BISHOP]

WALL SECTIONS

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
3/16" = 1'-0"	scale

NO DR222

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
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[THE BISHOP]

RENDERINGS

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
	scale

NO

DR401

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

RENDERINGS]

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
	scale

NO DR403]

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR. ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

RENDERINGS

24-15 ..... project
DESIGN REVIEW ..... issued for
01-30-2025 ..... issued date
..... scale

NO

DR404

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR. ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

[THE BISHOP]

[RENDERINGS]

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
	scale

NO DR406]

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E. STETSON DR. SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

THE BISHOP

RENDERINGS

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
	scale

NO DR407

12-DR-2024
2/11/2025

DW | 22 YEARS
DREWETT WORKS // ARCHITECTURE
7144 E STETSON DR ..... SUITE 204
SCOTTSDALE, AZ 85251
P 855-373-9388 // F 855-373-9388
WWW.DREWETTWORKS.COM

THE BISHOP

RENDERINGS

24-15	project
DESIGN REVIEW	issued for
01-30-2025	issued date
	scale

NO DR408

12-DR-2024
2/11/2025

COVER PAGE
FOR
THE BISHOP

3702, 3638 & 3632 NORTH BISHOP LANE AND 7125 EAST 2ND STREET
SCOTTSDALE, AZ 85251
A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

OWNER
NEXT GEN OLD TOWN, LLC
NEXT GEN BISHOP, LLC
3335 EAST INDIAN SCHOOL ROAD, SUITE 100
PHOENIX, AZ 85018

APPLICANT
DREWETT WORK ARCHITECTURE
ATTN: RYAN DOOLEY
7144 EAST STETSON DRIVE, SUITE 204
SCOTTSDALE, AZ 85251
P: (855) 373-9388 EXT. 703
E: RYAN@DREWETTWORKS.COM

ENGINEER
EARTHLINE CIVIL ENGINEERING
ATTN: STEVE BARGELOH, P.E.
4408 NORTH 12TH STREET, SUITE 200
PHOENIX, AZ 85014
P: (602) 820-7800
E: STEVE@EARTHLINECIVIL.COM

LEGAL DESCRIPTION
PARCEL NO. 1:
LOT 18 AND THE NORTH HALF OF LOT 17, BLOCK 1 MATLOCK PLACE, ACCORDING TO BOOK 32 OF MAPS, PAGE 50 RECORDS OF MARICOPA COUNTY, ARIZONA

PARCEL NO. 2:
LOTS 19 THROUGH 24, INCLUSIVE, BLOCK 1, MATLOCK PLACE, ACCORDING TO B OOK 32 OF MAPS, PAGE 50, RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT DATA
1. PROJECT ADDRESS: 3702, 3638 & 3632 NORTH BISHOP LANE AND 7125 EAST 2ND STREET SCOTTSDALE, AZ 85251
2. LOT AREA: 49,315 SF - 1.132 ACRES
3. ASSESSOR'S PARCEL NUMBER: 130-05-044
4. ZONING: C-3
5. QUARTER SECTION: 16-44

BENCHMARK
MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION UNIQUE POINT: 3897
LOCATED WEST BANK OF THE ARIZONA CANAL BEING THE EAST QUARTER CORNER OF SECTION 28, TOWNSHIP 2 NORTH AND RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN MARKED BY A STONE WITH A SCRIBED "X".
ELEVATION: 1264.02 - NAVD88

PROJECT DESCRIPTION
RE-DEVELOP SITE WITH 17 RESIDENTIAL DWELLING UNITS AND A COMMERCIAL/RETAIL SPACE.

SHEET INDEX

RETENTION SUMMARY
RETENTION IS PROVIDED FOR THE FIRST FLUSH EVENT, OR 100% OF THE RUN-OFF FOR THE FIRST 1/2" OF RAINFALL ON THE SITE.

$$V_R: \frac{0.5\text{" X DISTURBED AREA X } 1.0}{12\text{"/'}}$$

$$V_R: \frac{0.5\text{" X } 49{,}324 \text{ SF X } 1.0}{12\text{"/'}}$$

V_R: 2,055 CF

GENERAL NOTES FOR PUBLIC WORKS CONSTRUCTION
1. ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MAG UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
2. THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
3. THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF A RIGHT-OF-WAY PERMIT FOR THE CONSTRUCTION HAS NOT BEEN ISSUED WITHIN SIX MONTHS, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.
4. A PUBLIC WORKS INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY RIGHTS-OF-WAY AND IN EASEMENTS. NOTIFY INSPECTION SERVICES 24 HOURS PRIOR TO BEGINNING CONSTRUCTION BY CALLING (480) 312-5750.
5. WHENEVER EXCAVATION IS NECESSARY, CALL BLUE STAKE CENTER, 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS. THE CENTER WILL SEE THAT THE LOCATION OF THE UNDERGROUND UTILITY LINES IS IDENTIFIED FOR THE PROJECT.
6. RIGHT-OF-WAY PERMITS ARE REQUIRED FOR ALL WORK IN PUBLIC RIGHTS-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PURPOSES. A RIGHT-OF-WAY PERMIT WILL BE ISSUED BY THE CITY ONLY AFTER THE REGISTRANT HAS PAID A BASE FEE PLUS A FEE FOR INSPECTIONS SERVICES. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.
7. ALL EXCAVATION AND GRADING THAT IS NOT IN THE PUBLIC RIGHTS-OF-WAY OR NOT IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO APPENDIX j, GRADING, OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE. A PERMIT FOR THIS GRADING MUST BE SECURED FROM THE CITY FOR A FEE ESTABLISHED BY THE CITY.

LEGEND
STA	STATION
BC OR B/C	BACK OF CURB
G	GUTTER
R/W	RIGHT OF WAY
C	CONCRETE
S/W	SIDEWALK
SMH	SANITARY SEWER MANHOLE
BK	BOOK
PG	PAGE
BW	BACK OF WALK
INV	INVERT
UTL	UTILITY
ESMT	EASEMENT
P	PAVEMENT
S.	SEWER
GR	GRATE
L.F.	LINEAR FOOT
RD	ROOF DRAIN
CRW	CROWN
RG	ROUGH GRADE
UST	UNDERGROUND STROAGE TANK
T-PED	TELEPHONE PEDISTAL
TV-PED	TELEVISION PEDISTAL
E-BOX	ELECTRIC BOX
GUY	GUY WIRE
P.P.	POWER POLE
SMH	SEWER MANHOLE
F.H.	FIRE HYDRANT
W	WATER METER
W.V.	WATER VALVE

BOUNDARY LINE
STREET CENTER LINE
EASEMENT LINE AS NOTED
OHE — EXISTING OVERHEAD ELECTRIC
EX S — EXISTING SEWER LINE
EX W — EXISTING WATER LINE
EXISTING PAVEMENT
CONCRETE
SAWCUT/PAVEMENT REMOVAL
BRACE CURB
SIDEWALK REMOVE/REPLACE

VICINITY MAP
SCALE: 1" = 750

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION
COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (INDEX DATE)	FLOOD ZONE	BASE FLOOD ELEV. (IN AO ZONE, USE DEPTH)
045012	04013C2235 9-18-2020	M	2-8-2024	X	NA

Call at least two full working days before you begin excavation.
ARIZONA 811
Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

N
GRAPHIC SCALE
-10 0 10 20 40
(IN FEET)
1 INCH =20 FT

Q.S. 16-44
12-DR-2024

STEVE W. BARGELOH, P.E.
4408 NORTH 12TH STREET
SUITE 200
PHOENIX, AZ 85014
PHONE: (602) 820-7800
STEVE@EARTHLINECIVIL.COM
EARTHLINECIVIL.COM
EARTHLINE CIVIL ENGINEERING

CLIENT/PROJECT
THE BISHOP
3702, 3638 & 3632 N. BISHOP LANE AND 7125 E. 2ND STREET
SCOTTSDALE, AZ 85251

TITLE
COVER PAGE

REVISIONS
NO.	DATE	APP.	DESCRIPTION

Registered Professional Engineer
CERTIFICATE NO. 47507
STEVEN BARGELOH
Signed 1-29-2025
ARIZONA, U.S.A.

DESIGNED	SWB
DRAWN	SWB
CHECKED	SWB
DATE	1-29-25
SCALE	1"=20'
PROJECT	24041
FILE NAME	PREUTILITY

SHEET
C1 OF 10

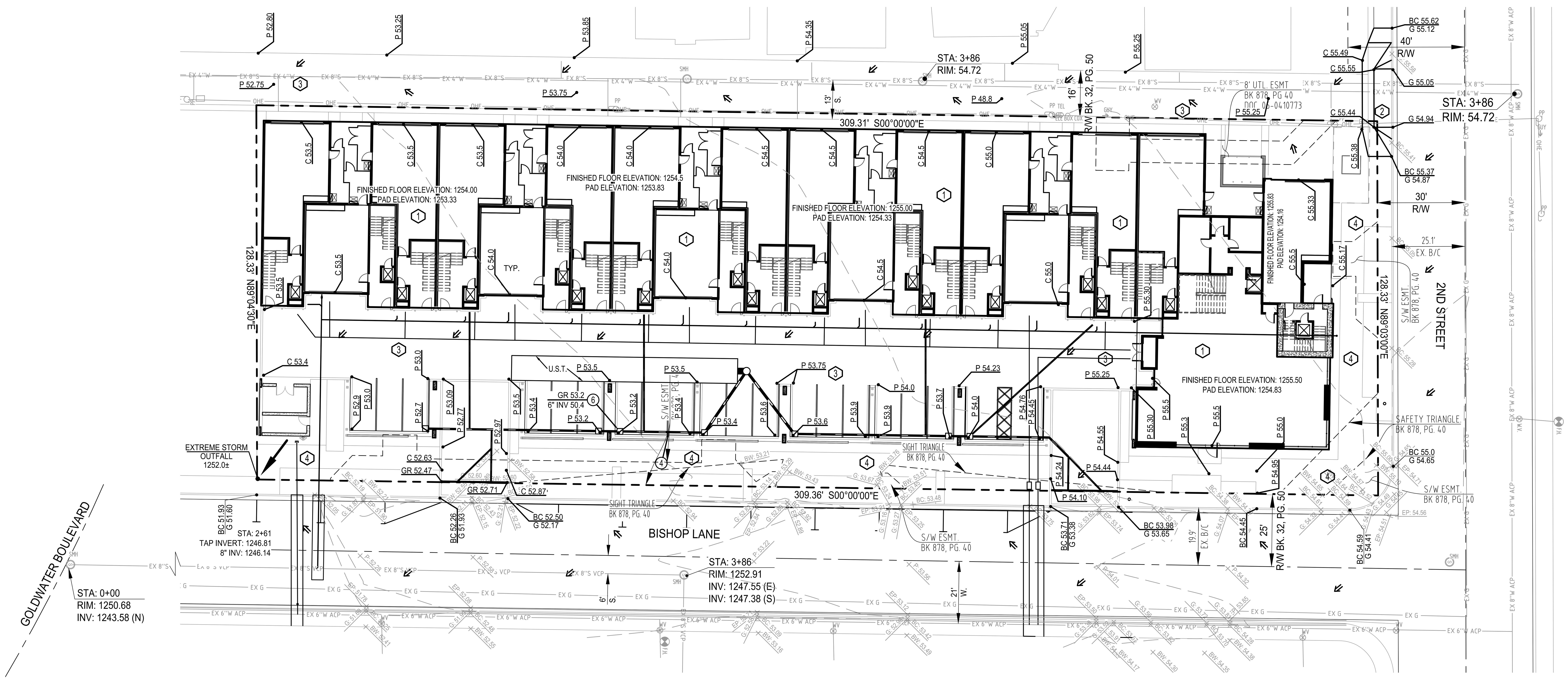
12-DR-2024
2/11/2025

PRELIMINARY GRADING PLAN
FOR
THE BISHOP

3702, 3638 & 3632 North Bishop Lane And 7125 East 2ND Street
Scottsdale, AZ 85251
A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

GRADING CONSTRUCTION NOTES

1. CONSTRUCT BUILDING PAD PER SITE M.A.G. SPECIFICATION 206.
2. CONSTRUCT C.O.S. COMMERCIAL DRIVE WAY WITH ATTACHED SIDEWALK PER STANDARD DETIAL 2251-1
3. FURNISH AND INSTALL ASPHALT PAVEMENT DRIVE AND PARKING LOT. PAVEMENT SECTION PER RECOMMENDATIONS OF SITE SPECIFIC GEOTECHNICAL REPORT.
4. CONSTRUCT 8' WIDE CONCRETE SIDEWALK PER M.A.G. STD. DTL. 230



GRAPHIC SCALE
-10 0 10 20 40
(IN FEET)
1 INCH =20 FT

STEVE W. BARGELOH, P.E.
4408 NORTH 12TH STREET
SUITE 200
PHOENIX, AZ 85014
PHONE: (602) 820-7800
STEVE@EARTHLINECIVIL.COM
EARTHLINECIVIL.COM
EARTHLINE
CIVIL ENGINEERING

Client/Project

THE BISHOP
3702, 3638 & 3632 N. Bishop Lane And 7125 E. 2ND Street
Scottsdale, AZ 85251

Title

PRELIMINARY GRADING PLAN

Revisions

No.	Date	App.	Description

Registered Professional Engineer (Civil)
Certificate No. 47507
STEVEN BARGELOH
Date Signed 1-29-2025
Arizona, U.S.A.

Designed	SWB
Drawn	SWB
Checked	SWB
Date	1-29-25
Scale	1"=20'
Project	24041
File name	PREUTILITY

Q.S. 16-44
12-DR-2024

SHEET
C2 OF 10

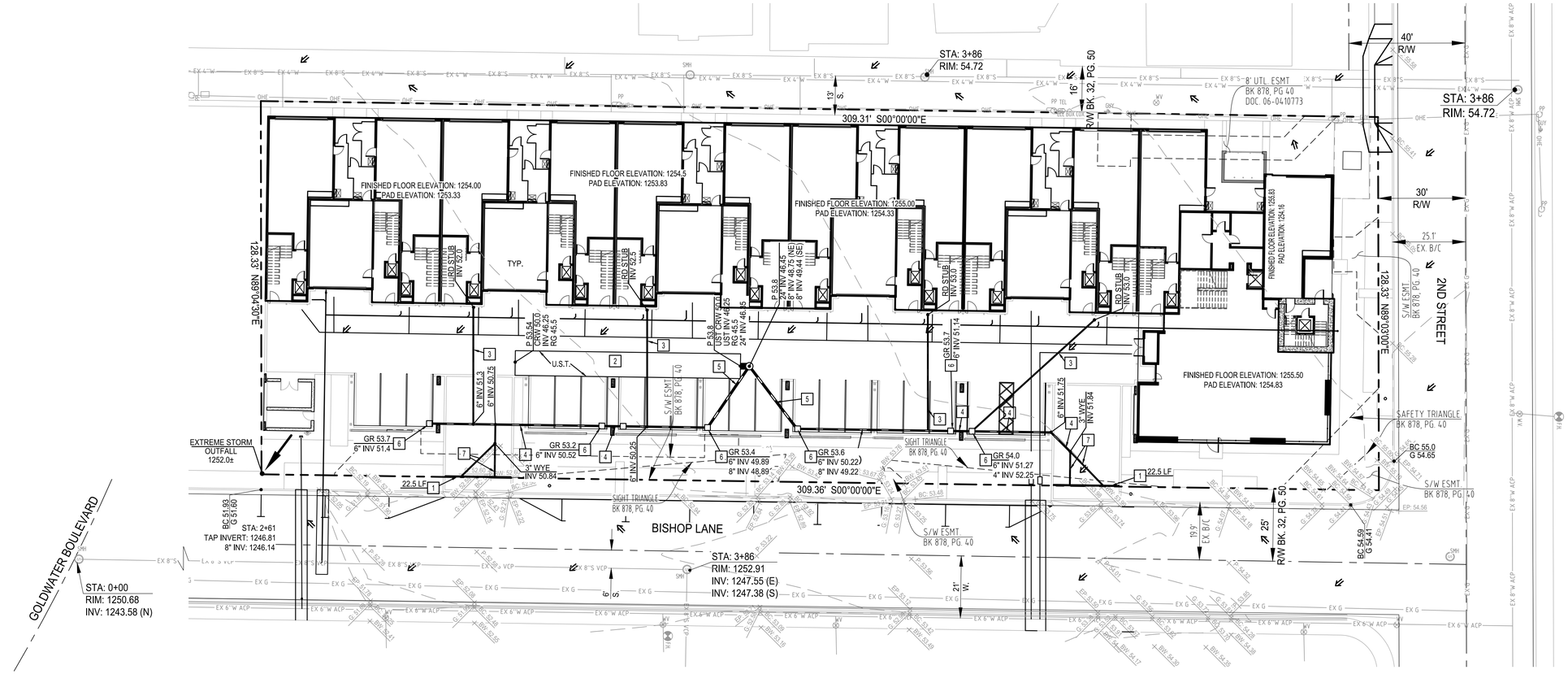
12-DR-2024
2/11/2025

PRELIMINARY STORM DRAIN PLAN
FOR
THE BISHOP

3702, 3638 & 3632 North Bishop Lane And 7125 East 2ND Street
Scottsdale, AZ 85251
A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

STORM DRAIN CONSTRUCTION NOTES

1. FURNISH AND INSTALL NDS 5" PRO SERIES CHANNEL DRAIN. PROVIDE TWO BOTTOM OUTLETS AND HEAVY DUTY TRAFFIC RATED GRATE
2. FURNISH AND INSTALL UNDERGROUND STORM WATER STORAGE TANK SYSTEM. DETAILS PROVIDED ON SHEET 2. 2,055 CUBIC FEET (CF) MINIMUM INSTALLED VOLUME.
3. FURNISH AND INSTALL 4" SDR-35 STORM DRAIN. INVERT PER PLAN.
4. FURNISH AND INSTALL 6" SDR-35 STORM DRAIN. INVERT PER PLAN.
5. FURNISH AND INSTALL 8" SDR-35 STORM DRAIN. INVERT PER PLAN.
6. FURNISH AND INSTALL 15" ADS CURB INLET WITH 2' X 2' GRATE. GRATE AND INVERT PER PLAN.
7. FURNISH AND INSTALL 3" SDR-35 STORM DRAIN. INVERT PER PLAN.



Call at least two full working days before you begin excavation.
ARIZONA 811 Arizona Blue Stake, Inc.
Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

GRAPHIC SCALE
-10 0 10 20 40
(IN FEET)
1 INCH =20 FT

Q.S. 16-44
12-DR-2024

STEVE W. BARGELOH, P.E.
4408 NORTH 12TH STREET
SUITE 200
PHOENIX, AZ 85014
PHONE: (602) 820-7800
STEVE@EARTHLINECIVIL.COM
EARTHLINECIVIL.COM

EARTHLINE
CIVIL ENGINEERING

CLIENT/PROJECT
THE BISHOP
3702, 3638 & 3632 N. BISHOP LANE AND 7125 E. 2ND STREET
SCOTTSDALE, AZ 85251

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PRELIMINARY UTILITY PLAN
FOR
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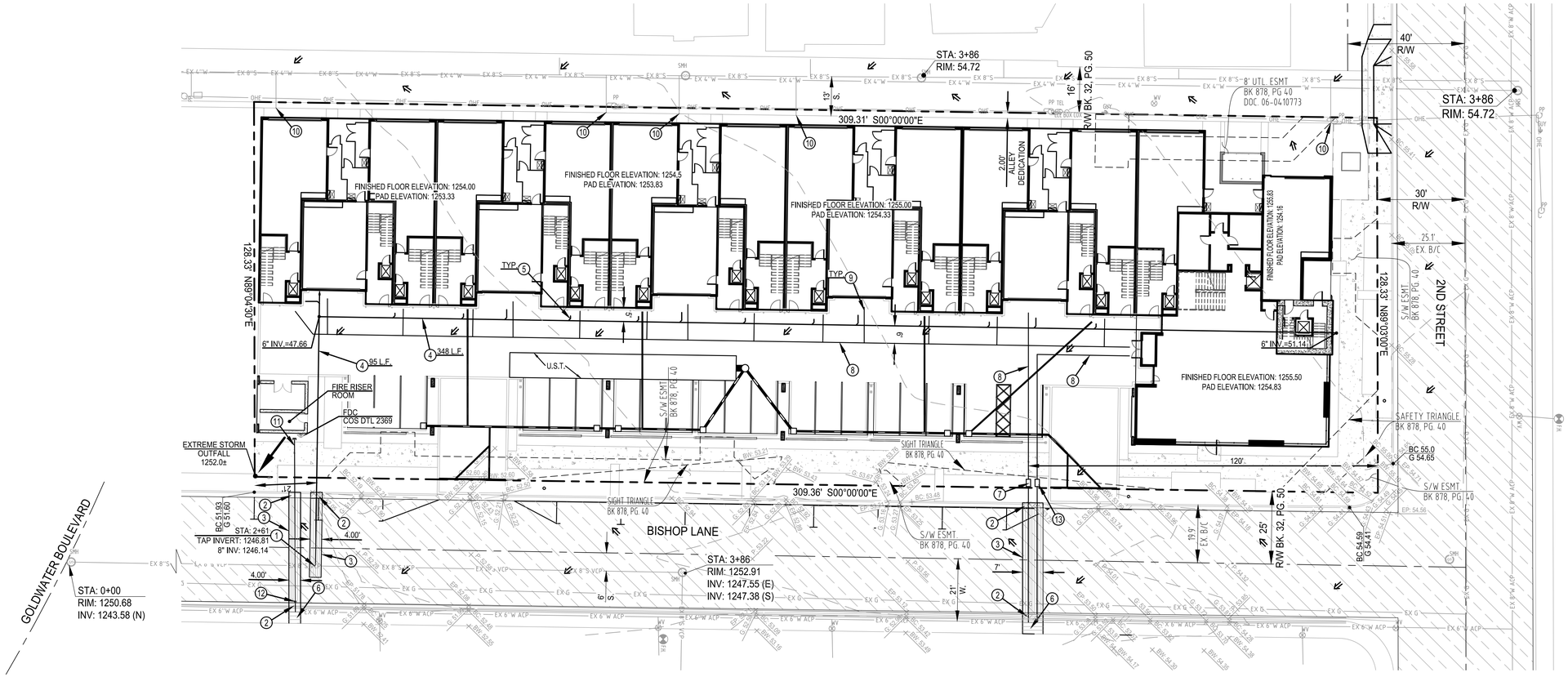
3702, 3638 & 3632 North Bishop Lane And 7125 East 2ND Street
Scottsdale, AZ 85251
A PORTION OF SECTION 27, TOWNSHIP 2 NORTH, RANGE 4 EAST OF
THE GILA & SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

UTILITY CONSTRUCTION NOTES

1. CONSTRUCT 6" BUILDING SEWER SERVICE PER M.A.G. STANDARD DETAIL 440. TRENCH BED AND BACKFILL PER C.O.S. STANDARD DETAIL 2201.
2. BRACE EXISTING CURB AND GUTTER IN PLACE. ANY DAMAGED CURB TO BE REPLACED TO THE NEAREST FULL JOINT OR AS DIRECTED BY THE RIGHT OF WAY INSPECTOR.
3. SAWCUT, REMOVE AND DISPOSE OF EXISTING ASPHALT.
4. FURNISH AND INSTALL 6" SDR-35 SANITARY SEWER SERVICE, MIN. SLOPE 1/8" PER FOOT. TRENCH BED AND BACKFILL PER C.O.S. STANDARD DETAIL 2201. CLEAN-OUTS TO BE PROVIDE AT ALL CHANGES IN DIRECTION AND AT A MAXIMUM SPACING OF 100'.
5. FURNISH AND INSTALL 4" BUILDING CONNECTION PER M.A.G. STANDARD DETAIL 440. TRENCH BED AND BACKFILL PER C.O.S. STANDARD DETAIL 2201.
6. SAWCUT AND REMOVE EXISTING SIDEWALK TO NEAREST FULL JOINT, OR AS DIRECTED BY THE RIGHT OF WAY INSPECTOR. REPLACE IN KIND.
7. FURNISH AND INSTALL NEW DOMESTIC WATER SERVICE (RESIDENTIAL), METER BOX AND METER PER C.O.S. STANDARD DETAIL 2330. SIZE PER PLUMBING PLANS.
8. FURNISH AND INSTALL PRIVATE WATER MAIN, SIZE PER PLUMBING. TRENCH, BED AND BACKFILL PER C.O.S. STANDARD DETAIL 2201. 4' MINIMUM COVER.
9. CONSTRUCT BUILDING CONNECTION FOR POTABLE WATER, SIZE PER PLUMBING PLAN, MIN. 3/4". EACH UNIT TO VALVE ISOLATED AND HAVE A FLOW METER WITH REMOTE READ CAPABILITY.
10. ABANDON/CAP EXISTING SEWER STUB AT PROPERTY LINE. EXISTING SERVICE LOCATION ESTIMATED FROM THE CITY'S SEWER QUARTER SECTION MAP. FIELD VERIFY LOCATION.
11. FURNISH AND INSTALL 4" CLASS 350 DUCTILE IRON PIPE FIRELINE. LINE TO TERMINATE AT CITY APPROVED VERTICALLY MOUNTED DOUBLE CHECK VALVE BACKFLOW PREVENTER. SEE SPRINKLER PLAN FOR CONTINUATION. ALL CONSTRUCTION TO BE COMPLIANT WITH C.O.S. STANDARD DETAIL 2351 AND 2362-2
12. FURNISH AND INSTALL 6" X 4" TAPPING SLEEVE WITH 4" X 4' CLASS 350 DUCTILE IRON SPOOL WITH 4" VALVE FLANGED TO THE FITTING. VALVE BOX AND COVER PER M.A.G. STANDARD DETAIL 391-1.
13. FURNISH AND INSTALL NEW DOMESTIC WATER SERVICE (COMMERCIAL), METER BOX AND METER PER C.O.S. STANDARD DETAIL 2330. SIZE PER PLUMBING PLANS.



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C4 OF 10

12-DR-2024
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PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	

Advanced Drainage Systems, Inc.

SiteAssist™
FOR STORMTECH
INSTALLATION INSTRUCTIONS
VISIT OUR APP

THE BISHOP - ALTERNATE

SCOTTSDALE, AZ, USA

MC-3500 STORMTECH CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
   - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
   - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
   - THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
10. MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
11. ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS. TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTEXTILE PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
   - STONESHOOTER LOCATED OFF THE CHAMBER BED.
   - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
   - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE; AASHTO M43 #3, 357, 4, 467, 5, 56, OR 57.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
   - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
   - NO RUBBER TIRED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
   - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

Registered Professional Engineer
Certificate No.
47507
STEVEN BARGELOH
1-31-2026
ARIZONA U.S.A.

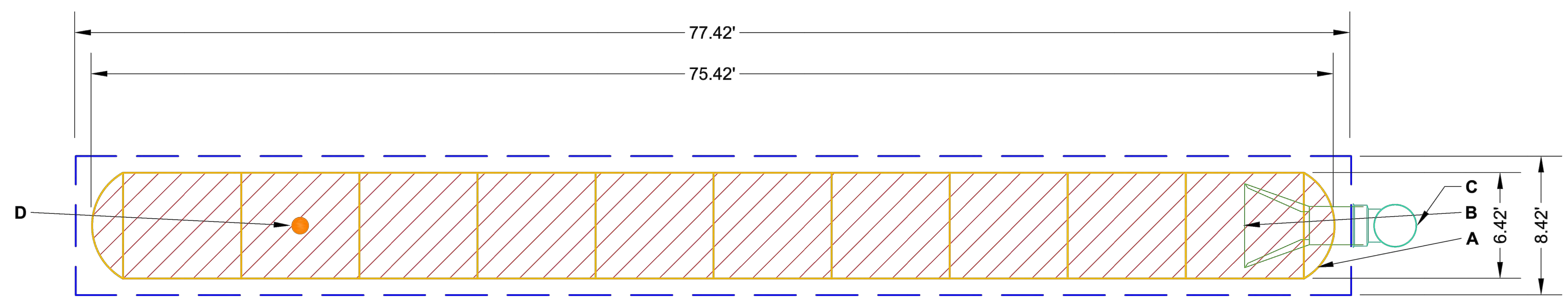
12-DR-2024
2/11/2025

PROPOSED LAYOUT	
10	STORMTECH MC-3500 CHAMBERS
2	STORMTECH MC-3500 END CAPS
12	STONE ABOVE (in)
9	STONE BELOW (in)
40	STONE VOID
2111	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED) (COVER STONE INCLUDED) (BASE STONE INCLUDED)
652	SYSTEM AREA (SF)
171.7	SYSTEM PERIMETER (ft)

CONCEPTUAL ELEVATIONS:	
MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	1254.25
MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	1252.00
MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC):	1251.50
MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	N/A
MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	1251.50
TOP OF STONE:	1250.00
TOP OF MC-3500 CHAMBER:	1246.25
24" ISOLATOR ROW PLUS INVERT:	N/A
BOTTOM OF MC-3500 CHAMBER:	1246.25
BOTTOM OF STONE:	1245.50

*INVERT ABOVE BASE OF CHAMBER

PART TYPE	ITEM ON LAYOUT	DESCRIPTION	INVERT*	MAX FLOW
PREFABRICATED END CAP	A	24" BOTTOM PRE-CORED END CAP, PART#: MC3500IEPP24BC / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS	2.06"	
FLAMP	B	INSTALL FLAMP ON 24" ACCESS PIPE / PART#: MCFLAMP		
NYLOPLAST (INLET W/ ISO PLUS ROW)	C	30" DIAMETER (24.00" SUMP MIN)		
INSPECTION PORT	D	6" SEE DETAIL		



ISOLATOR ROW PLUS (SEE DETAIL)

NO WOVEN GEOTEXTILE

BED LIMITS

NOTES

- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.
- **NOT FOR CONSTRUCTION**: THIS LAYOUT IS FOR DIMENSIONAL PURPOSES ONLY TO PROVE CONCEPT & THE REQUIRED STORAGE VOLUME CAN BE ACHIEVED ON SITE.

THE BISHOP - ALTERNATE

SCOTTSDALE, AZ, USA

DATE: 01/28/2025 | DRAWN: SB

PROJECT #: | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System

1-800-821-6710 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

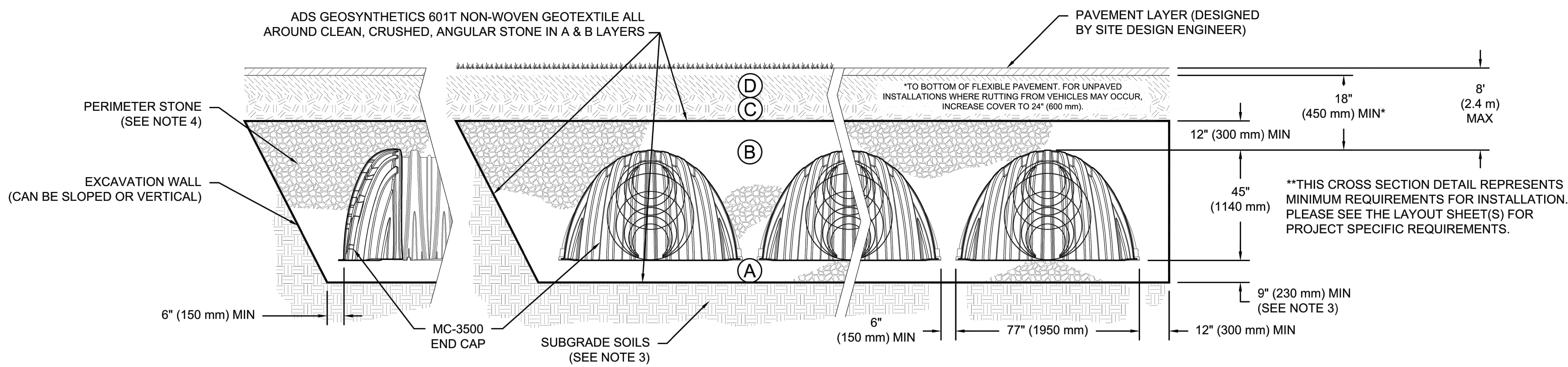
0 10 20

SHEET
C6
6 OF 10

ACCEPTABLE FILL MATERIALS: STORMTECH MC-3500 CHAMBER SYSTEMS

	MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	**FINAL FILL:** FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	**INITIAL FILL:** FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145[1] A-1, A-2-4, A-3 OR AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	**EMBEDMENT STONE:** FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	**FOUNDATION STONE:** FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE[5]	AASHTO M43[1] 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE.[2,3]

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL/MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



NOTES:

1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 45x76 DESIGNATION SS.
2. MC-3500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
   - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
   - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
   - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, a) THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT/%. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

Registered Professional Engineer — CERTIFICATE NO. 47507 — STEVEN BARGELOH — ARIZONA — Signed 1-28-2025

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SCOTTSDALE, AZ, USA
DATE: 01/28/2025
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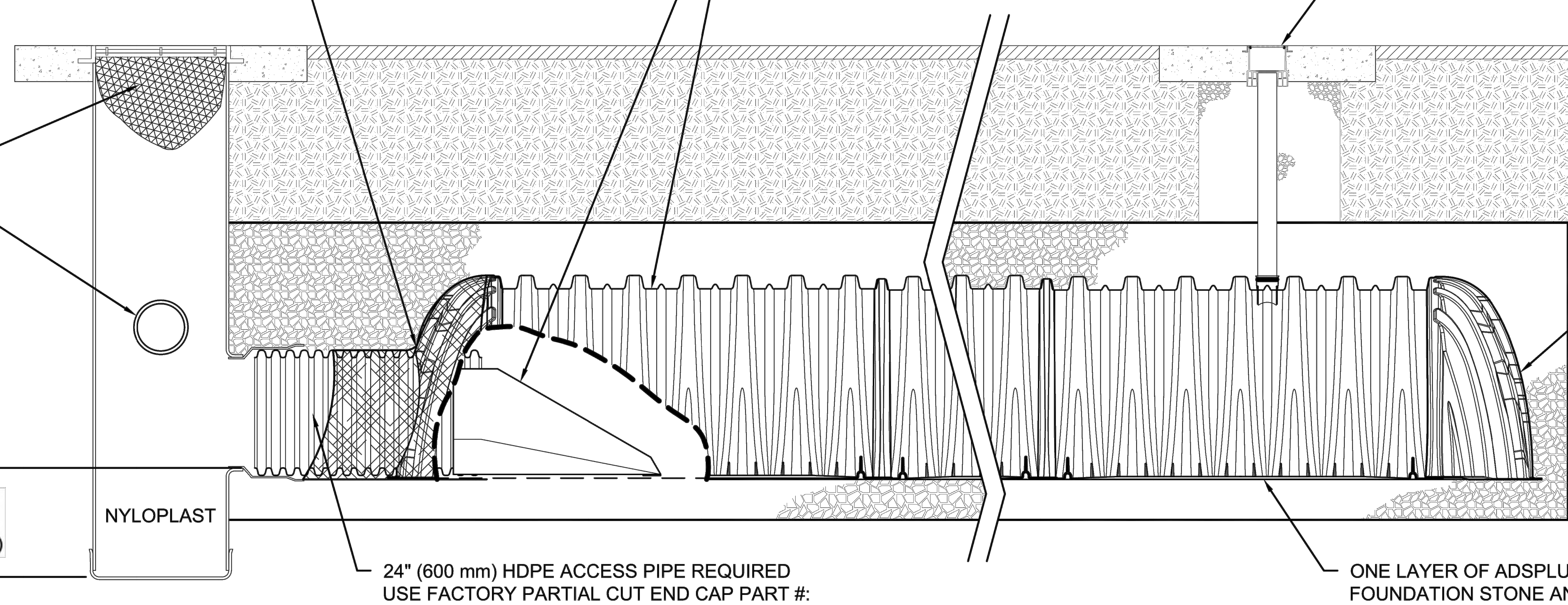
PROJECT #:
CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



MC-3500 ISOLATOR ROW PLUS DETAIL

NTS

INSPECTION & MAINTENANCE

STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- A. INSPECTION PORTS (IF PRESENT)
  - A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
  - A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
  - A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
  - A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
  - A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
  - B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
  - B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - i) MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
  - B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.

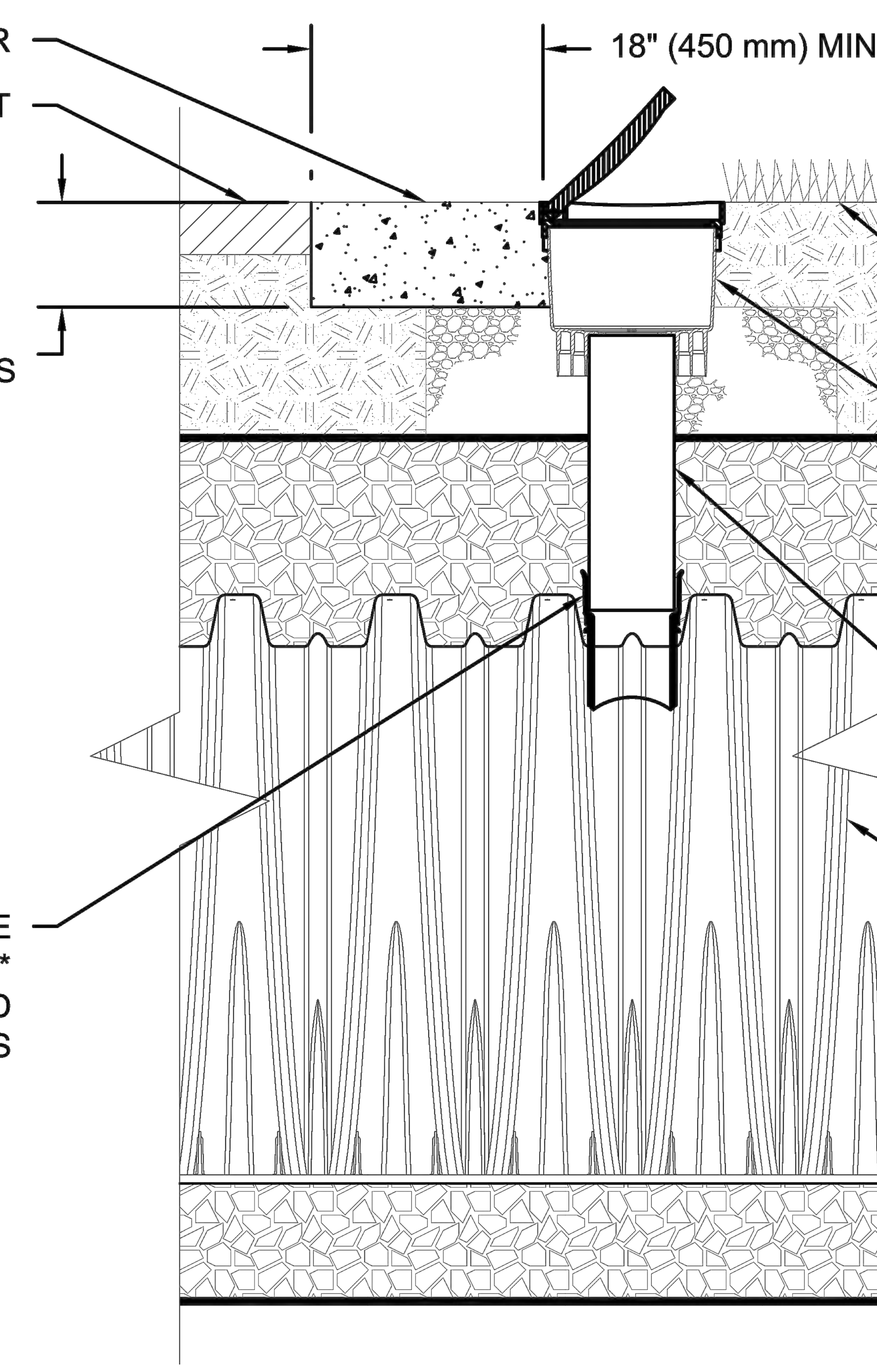
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
- B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
- C. VACUUM STRUCTURE SUMP AS REQUIRED

STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.

STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

NOTES

1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.



* THE PART# **2712AG6IPKIT** CAN BE USED TO ORDER ALL NECESSARY COMPONENTS FOR A SOLID LID INSPECTION PORT INSTALLATION

MC-3500 6" (150 mm) INSPECTION PORT DETAIL

NTS

Registered Professional Engineer — CERTIFICATE NO. 47507 — STEVEN BARGELOH — ARIZONA, U.S.A.

THE BISHOP - ALTERNATE

SCOTTSDALE, AZ, USA

DATE: 01/28/2025 | DRAWN: SB

PROJECT #: | CHECKED: N/A

DATE	DRW	CHK	DESCRIPTION

StormTech® Chamber System

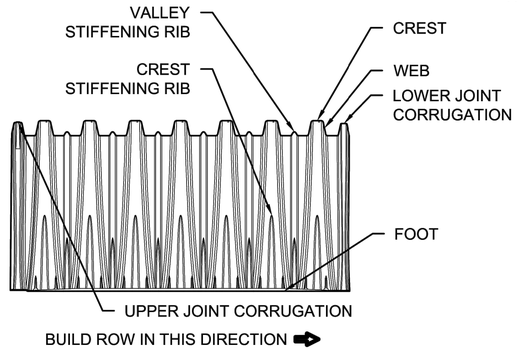
1-800-821-6710 | WWW.STORMTECH.COM

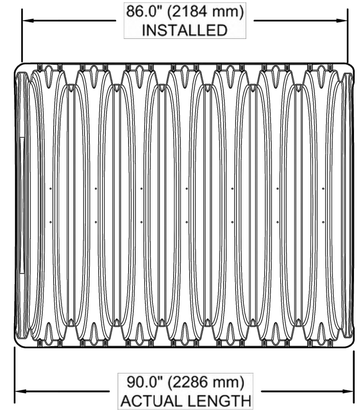
ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

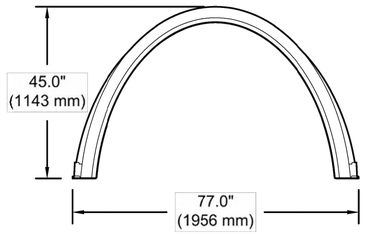
12-DR-2024
2/11/2025

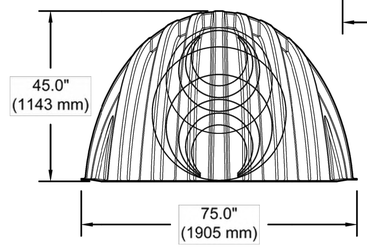
MC-3500 TECHNICAL SPECIFICATION

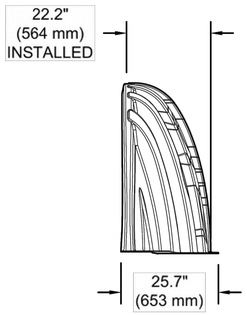
NTS











NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	77.0" X 45.0" X 86.0"	(1956 mm X 1143 mm X 2184 mm)
CHAMBER STORAGE	109.9 CUBIC FEET	(3.11 m³)
MINIMUM INSTALLED STORAGE*	175.0 CUBIC FEET	(4.96 m³)
WEIGHT	134 lbs.	(60.8 kg)

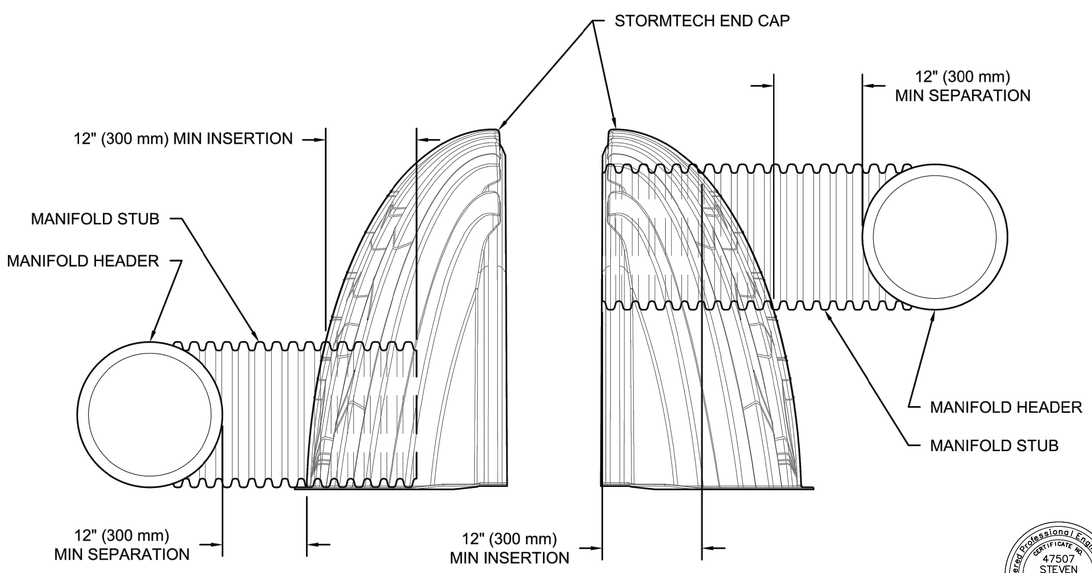
NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	75.0" X 45.0" X 22.2"	(1905 mm X 1143 mm X 564 mm)
END CAP STORAGE	14.9 CUBIC FEET	(0.42 m³)
MINIMUM INSTALLED STORAGE*	45.1 CUBIC FEET	(1.28 m³)
WEIGHT	49 lbs.	(22.2 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION, 6" SPACING BETWEEN CHAMBERS, 6" (152 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY

MC-SERIES END CAP INSERTION DETAIL

NTS

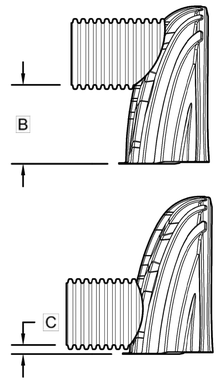


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"
END CAPS WITH A WELDED CROWN PLATE END WITH "C"
END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC3500IEPP06T	6" (150 mm)	33.21" (844 mm)	---
MC3500IEPP06B		---	0.66" (17 mm)
MC3500IEPP08T	8" (200 mm)	31.16" (791 mm)	---
MC3500IEPP08B		---	0.81" (21 mm)
MC3500IEPP10T	10" (250 mm)	29.04" (738 mm)	---
MC3500IEPP10B		---	0.93" (24 mm)
MC3500IEPP12T	12" (300 mm)	26.36" (670 mm)	---
MC3500IEPP12B		---	1.35" (34 mm)
MC3500IEPP15T	15" (375 mm)	23.39" (594 mm)	---
MC3500IEPP15B		---	1.50" (38 mm)
MC3500IEPP18TC	18" (450 mm)	20.03" (509 mm)	---
MC3500IEPP18TW			
MC3500IEPP18BC		---	1.77" (45 mm)
MC3500IEPP18BW			
MC3500IEPP24TC	24" (600 mm)	14.48" (368 mm)	---
MC3500IEPP24TW			
MC3500IEPP24BC		---	2.06" (52 mm)
MC3500IEPP24BW			
MC3500IEPP30BC	30" (750 mm)	---	2.75" (70 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL



CUSTOM PRECORED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-3500 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

THE BISHOP - ALTERNATE
SCOTTSDALE, AZ, USA
DATE: 01/28/2025 | DRAWN: SB | PROJECT #: | CHECKED: N/A

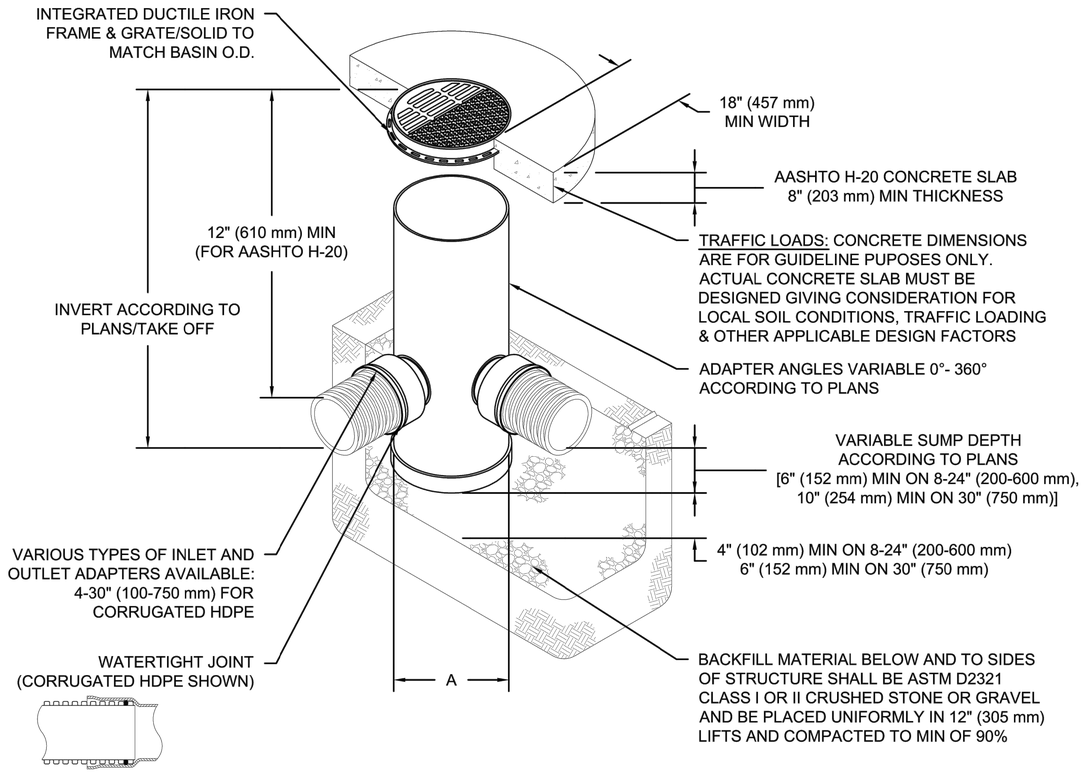
DESCRIPTION	CHK	DRW	DATE

StormTech® Chamber System
1-800-821-6710 | WWW.STORMTECH.COM
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

12-DR-2024
2/11/2025

NYLOPLAST DRAIN BASIN

NTS



NOTES

1. 8-30" (200-750 mm) GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
2. 12-30" (300-750 mm) FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC
5. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: **WWW.NYLOPLAST-US.COM**
6. TO ORDER CALL: **800-821-6710**

A	PART #	GRATE/SOLID COVER OPTIONS		
8" (200 mm)	2808AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
10" (250 mm)	2810AG	PEDESTRIAN LIGHT DUTY	STANDARD LIGHT DUTY	SOLID LIGHT DUTY
12" (300 mm)	2812AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
15" (375 mm)	2815AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
18" (450 mm)	2818AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
24" (600 mm)	2824AG	PEDESTRIAN AASHTO H-10	STANDARD AASHTO H-20	SOLID AASHTO H-20
30" (750 mm)	2830AG	PEDESTRIAN AASHTO H-20	STANDARD AASHTO H-20	SOLID AASHTO H-20

Registered Professional Engineer (CIVIL) CERTIFICATE NO. 47507 STEVEN BARGELOH Date 1-28-2025 Arizona U.S.A.

THE BISHOP - ALTERNATE
SCOTTSDALE, AZ, USA
DATE: 01/28/2025 | DRAWN: SB | CHECKED: N/A
PROJECT #:

DESCRIPTION	CHK	DRW	DATE

Nyloplast®
770-932-2443 | WWW.NYLOPLAST-US.COM

ADS
4640 TRUEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473

12-DR-2024
2/11/2025

1. 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.

2. ALL PLANT MATERIALS MUST REMAIN ON SITE UNTIL THE SALVAGE PLAN IS APPROVED.

3. TAGS MUST BE ATTACHED SO THAT THEY WILL REMAIN ON THE PLANT FOR THE DURATION OF THE SALVAGE AND NURSERY STORAGE PERIOD.

4. 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

5. ALL SALVAGEABLE PLANTS WILL BE STORED AT AN ON-SITE HOLDING YARD AND WILL BE RE-PLANTED ON-SITE AT A LATER DATE.

6. 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.

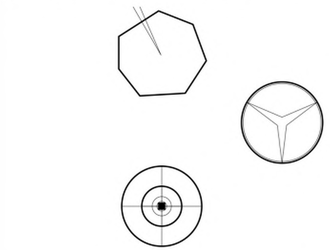
7. UPON REMOVAL OF SALVAGEABLE NATIVE PLANTS THE SALVAGE CONTRACTOR SHALL SUBMIT A LIST IDENTIFYING THE TAG NUMBER OF THE PLANTS SURVIVING SALVAGE OPERATIONS TO THE CITY'S LANDSCAPE INSPECTOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PROJECT PROPERTY LINES PRIOR 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.

9. CONTRACTOR TO VERIFY WITH OWNER ALL PLANT MATERIAL LABELED SALVAGEABLE OR NON-SALVAGEABLE ADJACENT TO N.A.O.S. BOUNDARIES AND /OR DRAINAGE WAYS

NOTE AERIAL SHOWS ADDITIONAL TREES THAT ARE NOT NOTED. THESE ARE EITHER DEAD OR HAVE BEEN PREVIOUSLY REMOVED.

PLANT SYMBOL LEGEND:



Parkinsonia Praecox — Palo Brea
**NON NATIVE SPECIES

Prosopis chilensis — *Chilean Mesquite*
**NON NATIVE SPECIES

Ebanopsis ebano — Texas Ebony
**NON NATIVE SPECIES

Tag#	Species	Condition	Tree Salvageability	Inventory Designation	Tree Height-Ft	Caliper Inches	Salvageablity Comments	Tree Width-Ft
1	Palo Brea	Fair	Non Salvage	Remove	20	14	Close To Pavement	19
2	Palo Brea	Fair	Non Salvage	Remove	16	9	Close To Pavement	18
3	Palo Brea	Fair	Non Salvage	Remove	15	8	Poor Condition	15
4	Palo Brea	Fair	Non Salvage	Remove	27	10	Poor Condition	24
5	Mesquite	Fair	Non Salvage	Remove	32	16	Split Head	24
6	Palo Brea	Fair	Non Salvage	Remove	22	10	Poor Condition	23
7	Mesquite	Fair	Non Salvage	Remove	24	18	Leaning	33
8	Mesquite	Fair	Non Salvage	Remove	15	8	Leaning	15
9	Palo Brea	Fair	Non Salvage	Remove	15	6	Leaning	13
10	Palo Brea	Fair	Non Salvage	Remove	17	8	Close To Pavement	16
11	Palo Brea	Fair	Non Salvage	Remove	15	7	Poor Condition	15
12	Palo Brea	Fair	Non Salvage	Remove	14	8	Poor Condition	15
13	Texas Ebony	Fair	Non Salvage	Remove	34	24	Exposed Roots	32

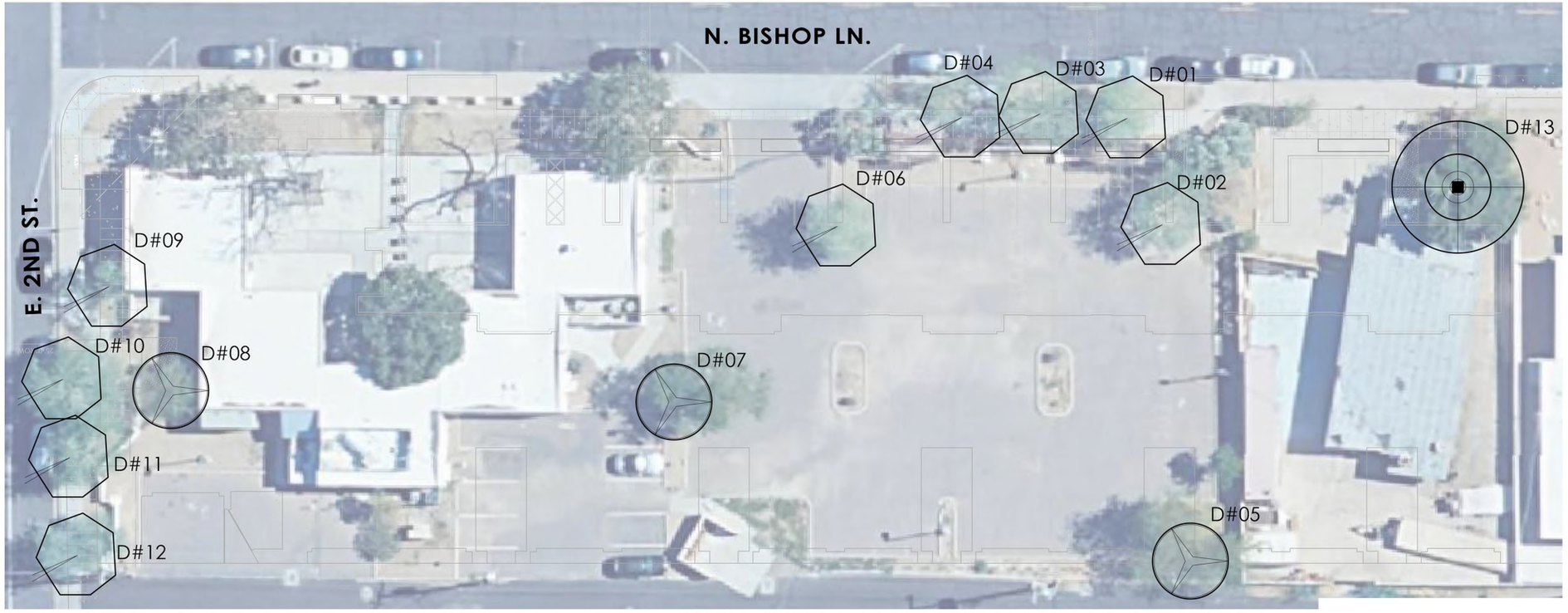
Summary

Salvage Plants
- 0 Trees on this site to be salvaged totaling 11 caliper inches
- 0 Cacti on this site that are to be salvaged 4 lateral Feet
- 0 Total Plants to Salvage

Plants to be Removed
- 13 Trees on this site that are to be removed(destroyed) totaling 146 caliper inches
- 0 Cacti on this site that are to be removed(destroyed) totaling 00 lateral feet
- 13 Total Plants to Destroy (Unsalvageable)

ADDITIONAL NOTES: SUMMARY OF REASONING

NO TREES WERE DEEMED SALVAGEABLE, FOR MULTIPLE REASONS.
1. PALO BREA TREES ARE SUSCEPTIBLE TO A FUNGAL DISEASE, ONE SHOWS MUCH OF THIS ALL OVER THE TRUNK AND BRANCHES.
2. MANY ARE WITHIN CLOSE PROXIMITY TO SIDEWALKS, STRUCTURES OR WALLS, MAKING THEIR SALVAGEABILITY NOT POSSIBLE.
3. THE QUALITY OF MANY OF THE TREES IS VERY POOR. YEARS OF BEING BUTCHERED THROUGH PRUNING HAS LEFT THEM IN BAD SHAPE AND FORM. NOT WORTH SALVAGING.



INVENTORY COMPLETED BY:
ARIZONA SPECIALTY CACTUS
PHONE: 602-694-3496
E-MAIL: AZSPECIALTYCACTUS@GMAIL.COM
CONTACT: ALEX GREEY

The Bishop
Scottsdale, AZ

3702 N Bishop Ln
7125 E 2nd St

L2.0 Native Plant Inventory

GREEY|PICKETT
1/16"=1'-0" January, 28 2025

12-DR-2024
2/11/2025

HARDSCAPE KEY:

- COLORED CONCRETE, ACID WASH FINISH. COLOR TBD.
- LITHA-CRETE CONCRETE WITH LIGHT GLASS SEEDING. SAND BLAST FINISH.
- 4"x8" CONCRETE PAVERS HOLLAND STONE 'RIO BLEND' COLOR.
- 4"x4" SPLIT FACE UP 'COBBLESTONE'. NATURAL GREY COLOR.

E. 2ND ST.

25'-0" ROW

20'-0" BSL

CONCRETE PAVERS: 4"x8" HOLLAND STONE RIO BLEND COLOR, RUNNING BOND PATTERN.

PLANTING AREAS.

COLORED CONCRETE, LIGHT SAND FINISH.

ZERO CURB WITH LANDSCAPE ROCK AROUND PARKING STALLS.

S.V.T.

30'-0" ADC

20'-0" BSL

25'-0" ROW

STRUCTURE OVERHANG.

PLANTING AREAS.

4"x4" SPLIT FACE UP 'COBBLE-STONE' NATURAL GREY COLOR.

LITHA-CRETE CONCRETE WITH LIGHT GLASS SEEDING, SAND BLAST FINISH.

COLORED CONCRETE, LIGHT SAND FINISH.

4"x4" SPLIT FACE UP 'COBBLESTONE' NATURAL GREY COLOR.

N. BISHOP LN.

COLORED CONCRETE, LIGHT SAND FINISH.

SITE FURNITURE.

PLANTING AREAS.

*NOTE: ALL PAVING MATERIALS ARE ADA ACCESSIBLE.

0' 16' 32' 48'

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

The Bishop
Scottsdale, AZ

3702 N Bishop Ln
7125 E 2nd St

L2.1 Landscape Layout

GREEY|PICKETT

1/16"=1'-0" January 28, 2025

12-DR-2024
2/11/2025

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	Qty	Remarks
Trees				
	Prosopis glandulosa 'Maverick' Thornless Texas Honey Mesquite	As Noted	6	48 box, 12.0' High, 10.0' Wide, 3.0 Caliper ALL MATURE
Shrubs				
	Dodonaea viscosa Hop Bush	5 gal.	12	-
	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	5 gal.	36	-
	Muhlenbergia rigens Deer Grass	5 gal.	17	-
	Muhlenbergia rigida 'Nashville' Nashville Muhly	5 gal.	190	-
Groundcovers				
	Glandularia rigida Sandpaper Verbena	1 gal.	95	-
Accents Cactus				
	Aloe barbadensis Medicinal Aloe	5 gal.	93	-
	Asclepias subulata Desert Milkweed	5 gal.	141	-
	Fouquieria splendens Ocotillo	24" box	24	-
	Opuntia ficus-indica Indian Fig	15 gal.	18	-
	Pachycereus schotti f. monstrosus Totem Pole Cactus	(16) @ 1' (10) @ 2' (8) @ 3'	34	Single arms
Vines				
	Podranea ricasoliana Pink Trumpet Vine	15 gal.	7	-

INERTS

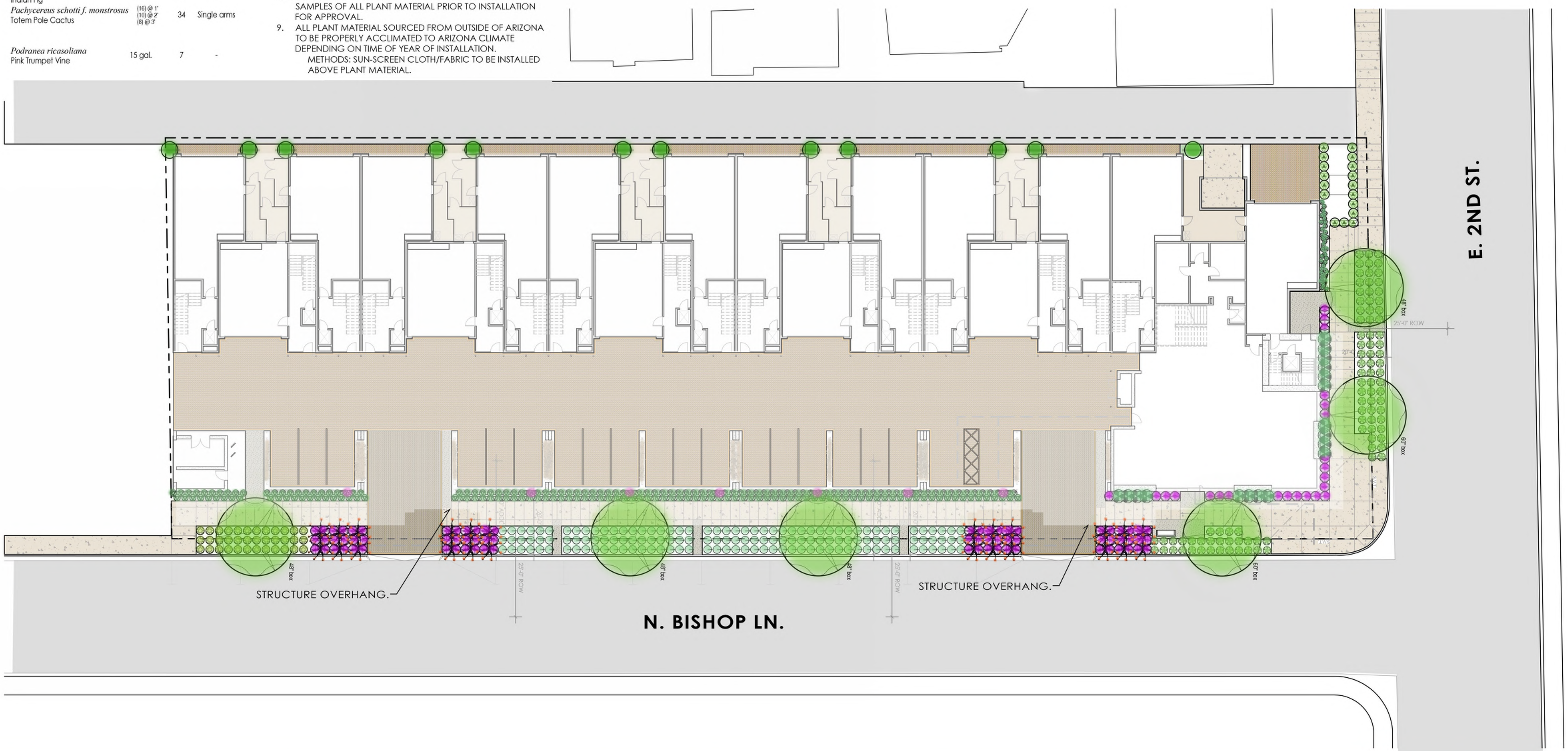
Sym.	Description
	3" MINUS CRUSHED ROCK IN ALL LANDSCAPE AREAS. COLOR TBD, SPREAD 2" THICK. 'DESERT GOLD' COLOR, OR SIMILAR.

NOTES:

1. ALL PLANTS SHALL BE WATERED WITH AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL LANDSCAPE AREAS EXCLUDING TURF TO BE COVERED WITH CRUSHED ROCK.
3. LANDSCAPE ARCHITECT TO APPROVE FINAL GRADING. PLANTING SHALL NOT OCCUR UNTIL FINAL GRADING IS APPROVED.
4. LOCATIONS OF PLANTS SHOWN ON DRAWING ARE APPROXIMATE. LANDSCAPE ARCHITECT TO FIELD APPROVE ALL FINAL LOCATIONS PRIOR TO INSTALLATION.
5. DUE TO SEASONAL AND OR UNFORESEEN CONSTRAINTS SOME PLANT MATERIAL WILL POSSIBLY NOT BE AVAILABLE AT TIME OF INSTALLATION. LANDSCAPE CONTRACTOR TO SUBMIT LIST OF ANY NON-AVAILABLE MATERIAL TO LANDSCAPE ARCHITECT FOR REPLACEMENTS TO BE SELECTED.
6. PLANT MATERIAL SHALL BE ADJUSTED IN FIELD TO AVOID TREE ROOT BALLS.
7. ALL PLANT MATERIAL IS TO BE RETAIL QUALITY.
8. LANDSCAPE CONTRACTOR TO PROVIDE PICTURES OR SAMPLES OF ALL PLANT MATERIAL PRIOR TO INSTALLATION FOR APPROVAL.
9. ALL PLANT MATERIAL SOURCED FROM OUTSIDE OF ARIZONA TO BE PROPERLY ACCLIMATED TO ARIZONA CLIMATE DEPENDING ON TIME OF YEAR OF INSTALLATION.
   METHODS: SUN-SCREEN CLOTH/FABRIC TO BE INSTALLED ABOVE PLANT MATERIAL.

DESCRIPTION LANDSCAPE SUMMARY TABLE	AREA
ON SITE LANDSCAPE:	2,102 S.F.
ROW LANDSCAPE:	1,775 S.F.
PARKING LOT LANDSCAPING:	913 S.F.
TOTAL:	**4,790 S.F.**

NOTE: THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM Sec. 2-1.501.L



The Bishop
Scottsdale, AZ

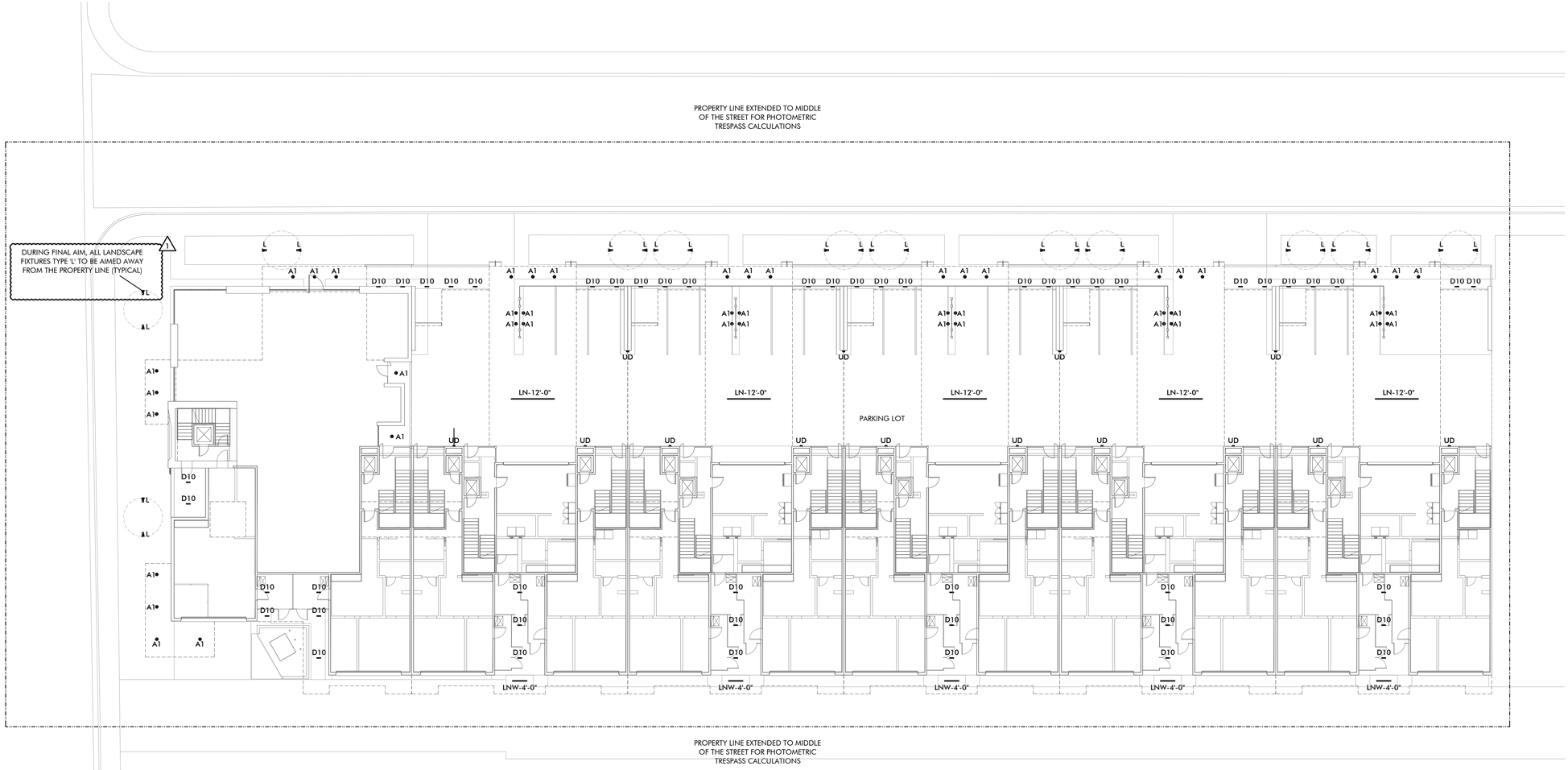
3702 N Bishop Ln
7125 E 2nd St

L3.1 Planting Layout

GREEY | PICKETT

1/16"=1'-0" January, 28 2025

12-DR-2024
2/11/2025



LIGHTING PLAN SYMBOL LEGEND

- SINGLE POLE SWITCH
- 3-WAY SWITCH/SMART SWITCH
- 4-WAY SWITCH
- SINGLE POLE JAMB SWITCH
- SINGLE POLE MOTION SWITCH
- SINGLE POLE SWITCH WITH WATERPROOF COVER
- SINGLE POLE FAN SWITCH
- SINGLE POLE TIMER SWITCH
- SINGLE POLE DIMMER
- 3-WAY DIMMER
- KEYNOTE BUBBLE
- CEILING MOUNTED JUNCTION BOX
- WALL MOUNTED JUNCTION BOX
- REMOTE LOW VOLTAGE TRANSFORMER - SEE FIXTURE SCHEDULE
- CEILING MOUNTED EXHAUST FAN
- WALL MOUNTED EXHAUST FAN
- ELECTRIC FIREPLACE IGNITER
- REMOTE LED DRIVER - SEE FIXTURE SCHEDULE
- SHADE AND DRAPE MOTOR (BY SHADE CONTRACTOR)
- LIGHTING CONTROL SYSTEM CONTROL STATION
- LIGHTING CONTROL SYSTEM WIRELESS RF STATION
- LIGHTING CONTROL SYSTEM STATION WITH WATERPROOF COVER BY OTHERS
- LIGHTING CONTROL SYSTEM SWITCH LEG NUMBER
- DUPLEX RECEPTACLE
- 1/2 HOT DUPLEX RECEPTACLE
- WEATHER PROOF GFCI DUPLEX RECEPTACLE
- SWITCHED WEATHER PROOF GFCI DUPLEX RECEPTACLE
- 1/2 HOT FLOOR PLUG RECEPTACLE
- MOTION DETECTOR
- CEILING MOUNTED DECORATIVE LUMINAIRE
- WALL MOUNTED DECORATIVE LUMINAIRE

NOTE: SOME SYMBOLS ON THIS LEGEND MAY NOT BE USED ON THIS PROJECT.

FIRST LEVEL LIGHTING PLAN

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

GENERAL NOTES

1. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE A LIGHTING SYSTEM WHICH IS COMPLETE AND OPERATIONAL. ALL MATERIALS AND EQUIPMENT NECESSARY TO ACCOMPLISH THIS INTENT SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. SUBSTITUTIONS TO SPECIFIED LIGHTING AND CONTROL EQUIPMENT SHALL NOT BE PERMITTED WITHOUT PRIOR REVIEW AND WRITTEN APPROVAL OF CREATIVE DESIGNS IN LIGHTING.
2. **THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE INFORMATION ON ALL OF THESE PLANS. IF THERE ARE ERRORS OR OMISSIONS OR QUESTIONS CONCERNING THESE PLANS PLEASE CALL CREATIVE DESIGNS IN LIGHTING FOR CLARIFICATION.**
3. APPLICABLE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE (NEC) AND STATE AND LOCAL CODES SHALL GOVERN AND DETERMINE THE MINIMUM STANDARD OF WORK. IN THE EVENT OF CONFLICT BETWEEN THIS DRAWING AND THE APPLICABLE CODE, THE CODE SHALL PREVAIL AND THE INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE.
4. EXCEPT WHERE SPECIFICALLY NOTED, CONTRACTOR SHALL INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
5. ALL ELECTRICAL INSTALLATION TO MEET OR EXCEED THE REQUIREMENTS OF THE ELECTRICAL SPECIFICATIONS PREPARED BY THE PROJECT ELECTRICAL ENGINEER.
6. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LIGHTING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ANY APPLICABLE SUB-CONTRACTOR (I.E. FRAMING, MECHANICAL, CABINETRY, ETC.) PRIOR TO ROUGH-IN.
7. **ALL RECESSED TRIMS AND/OR TRIM RINGS SHALL BE PAINTED TO MATCH COLOR OF CEILING (INTERIOR AND EXTERIOR).**
8. COORDINATE WITH ARCHITECT/OWNER FOR MOUNTING HEIGHT AND FINAL LOCATIONS OF ALL WALL-BOX SWITCHES AND DIMMER DEVICES.
9. **ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE TWO ELECTRICIANS FOR TWO (2) EVENINGS (4 HOUR MINIMUM EACH) FOR FINAL AIM AND FOCUS OF ALL ADJUSTABLE LIGHTING FIXTURES AND SCENE SETTING. CONTRACTOR TO PROVIDE ALL NECESSARY LADDERS/LIFTS AS REQUIRED.**
10. **FOR SPECIFIC WIRING INFORMATION AND CIRCUITING REFER TO THE ELECTRICAL PLANS.**

DESIGN DEVELOPMENT SET - NOT FOR CONSTRUCTION

CREATIVE DESIGNS IN LIGHTING

15982 N. 78th St. Suite A
Scottsdale, Arizona 85260

602.248.7822
design@cdltg.com
www.cdltg.com

1978 46 2024
years of architectural lighting design

THE BISHOP

East 2nd Ave & North Bishop Ln, Scottsdale, AZ

REVISIONS

1	10.07.2024 CITY COMMENTS	MG

DATE
10.01.2024

SCALE
1/16" = 1'-0"

PROJECT NUMBER
104772-24

DRAWN BY
JB

CHECKED BY
MG

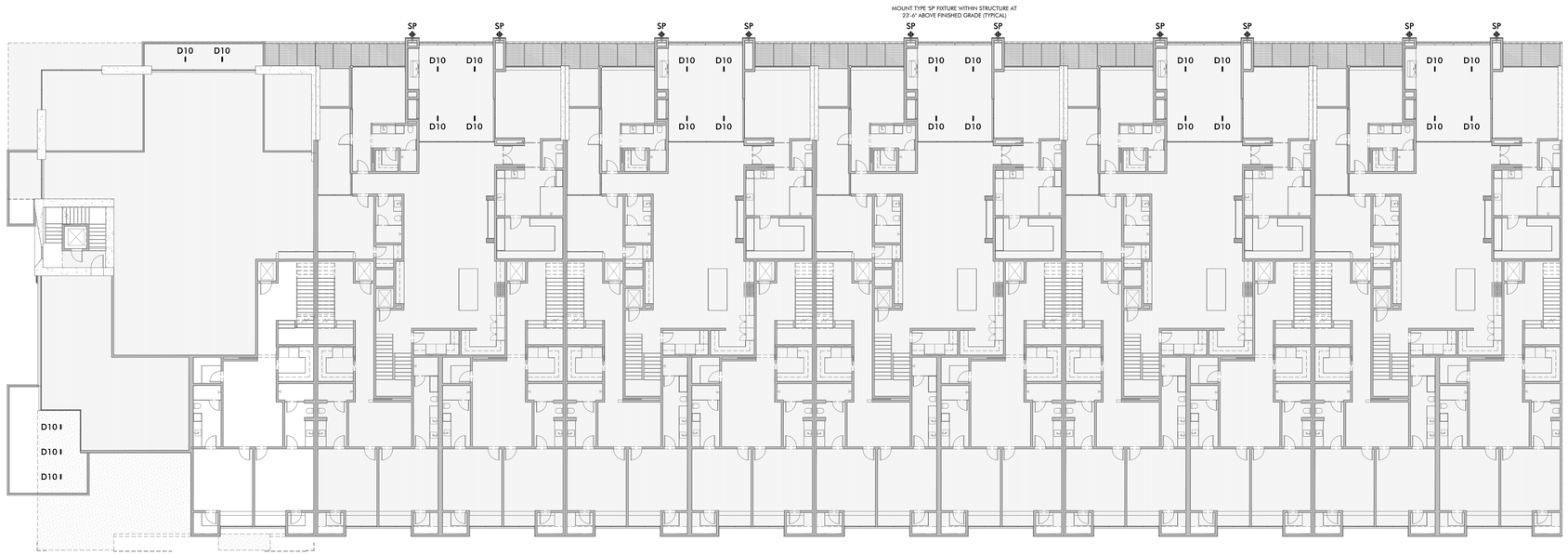
SHEET NAME

SITE LIGHTING PLAN

SHEET NUMBER

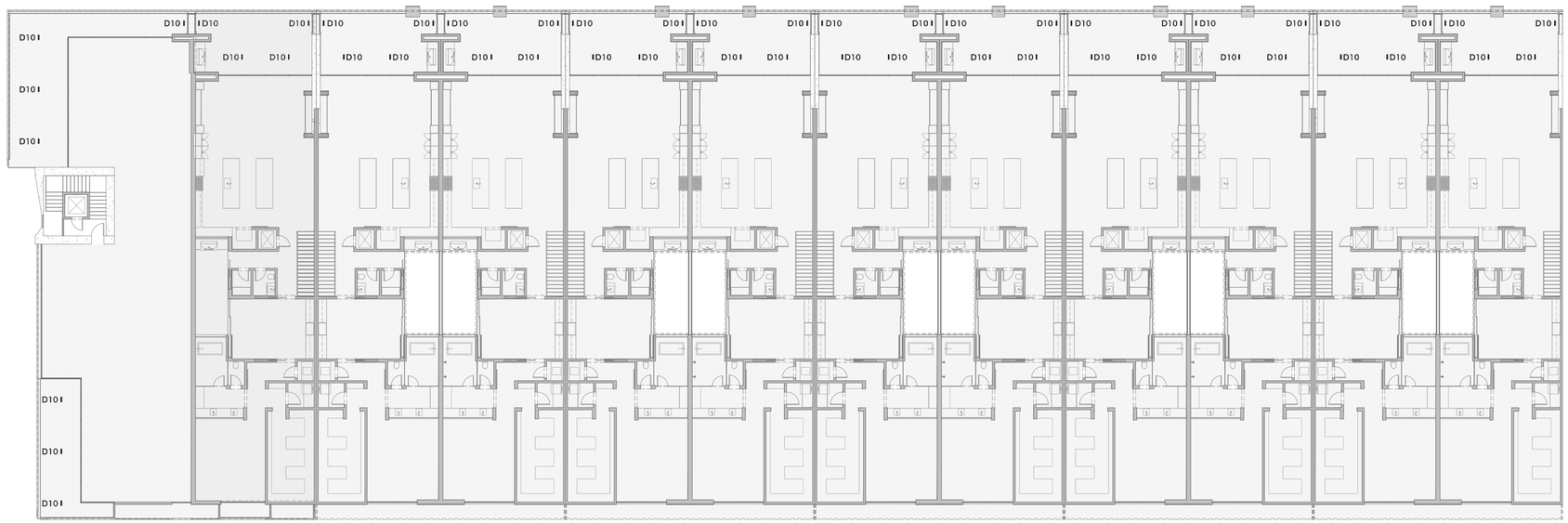
AL1

12-DR-2024
2/11/2025



SECOND LEVEL LIGHTING PLAN

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



THIRD LEVEL LIGHTING PLAN

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

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DATE
10.01.2024

SCALE
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PROJECT NUMBER
104772-24

DRAWN BY
JB

CHECKED BY
MG

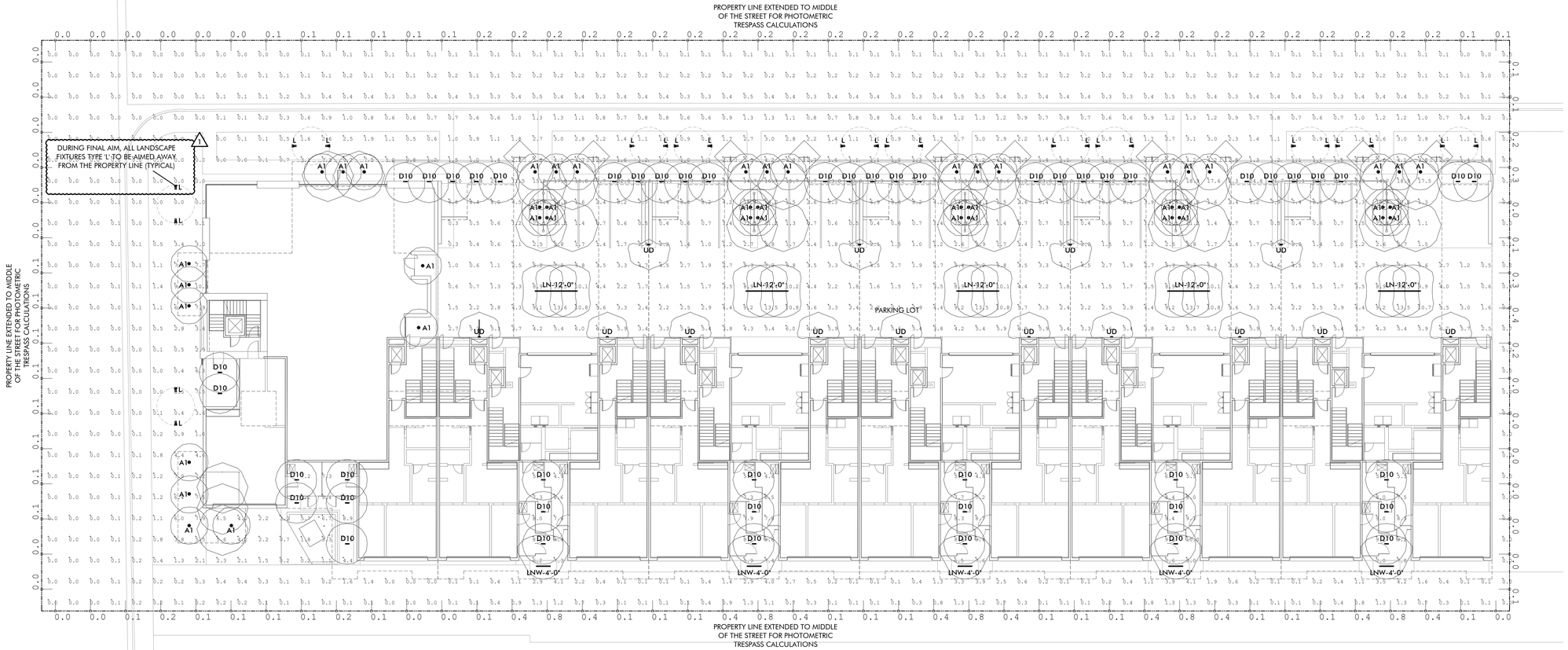
SHEET NAME

LEVEL 2
LIGHTING PLAN

SHEET NUMBER

AL2

12-DR-2024
2/11/2025



THE BISHOP
LIGHTING FIXTURE SCHEDULE

SYMB.	TYPE	MANUFACTURER	DESCRIPTION	FINISH	DIMMING	WATTS	VOLTS	LUMENS	LLF	LAMP
◎	A1	ELEMENT	**E3R-FF-LH-930-4-A-I / E3RFB-HW** adjustable led downlight with 2" round beveled trim *40-degree beam spread, with shower rated lens* *<contractor shall supply and install lenses and accessories during lamp installation per fixture spec.>*	White (Paintable)	0-10v	16.0 w	120v	1421	0.85	LED: 3000K | 90+ CRI INTEGRAL TO FIXTURE
▬	D10	LUMENWERX	**CLUR10-IC-ACB-TRM-INTEGRAL-120-1791-D1 / CLUR10-TLMP-SW-SOF-FLD-90-30-TMW-SQR-BL05** 5 cell linear led fixed downlight	White Trimless Black Reflector	0-10v	23.6 w	120v	1791	0.85	LED: 3000K | 90+ CRI INTEGRAL TO FIXTURE
	L	WAC	**5012-30-BK / 5010-LSHR-BK / M6000-STAKE** Landscape accent light with long shroud and ground stake	Black	Non-dim	14.5 w	120 v		0.85	LED: 3000K | 85+ CRI INTEGRAL TO FIXTURE
▬▬	LN	FLUXWERX	**NN1-L-D2-B-B-93-E1-M-##** Linear recessed fixture with open notch and side illumination Symmetric distribution	White	0-10v	5.5 w /ft	120-277	505 /ft	0.85	LED: 3000K | 90+ CRI INTEGRAL TO FIXTURE
▬▬	LNW	FLUXWERX	**NN1-L-D2-A-B-93-E1-M-##** Linear recessed fixture with open notch and side illumination	White	0-10v	5.5 w /ft	120-277	505 /ft	0.85	LED: 3000K | 90+ CRI INTEGRAL TO FIXTURE
	SP	ECOSENSE	**F080-1S-HO-30-9-05-K-X-A** Wall mounted adjustable spotlight aim down for 90-degree cutoff (note- mounted within structure interior	Black	ELV	11.5 w	120-277	744	0.85	LED: 3000K | 90+ CRI INTEGRAL TO FIXTURE
▬	UD	KIM	**CY1-25-3KB-2-3-3-UNV-BLT-CBM-FPP** Wall mounted sconce with up and downlighting with minimal glare (note- uplight is with building structure so there is no darksky uplighting).	Black	0-10v	26.0 w	120-277	2117	0.85	LED: 3000K | 80+ CRI INTEGRAL TO FIXTURE

NOTES:
-Electrical Contractor to determine fixture housing rating (IC, Non-IC or Remodel) unless otherwi
-LED specifications provided for bidding purposes only. Electrical Contractor shall contact Creative Designs in Lighting for updated LED specifications prior to order.
-No substitutions permitted without prior approval from Creative Designs in Lighting.
-Some fixtures on this schedule may not be used on this portion of the project.

Calculation Summary						
Label	Avg	Max	Min	Avg/Min	Max/Min	Notes
Exterior Horizontal Plane	1.35	10.0	0.0	N.A.	N.A.	This calc uses 0.85 maintained light-loss factor
Garage Horizontal Plane	6.49	25.8	0.3	21.63	86.00	This calc uses 0.85 maintained light-loss factor
TRESPASS @ 6' AFF	0.16	0.9	0.0	N.A.	N.A.	This calc uses 1.0 maintained light-loss factor

The horizontal illumination target maximums for the exterior lighting fixtures meet the IESNA RP–20–98 recommendations as required by City of Scottsdale "City Policy for Exterior and Site Lighting" of 2.5fc average and 10fc maximum. The same IESNA RP–20–98 document recommends 5–times higher footcandle levels for parking garages, so a separate calculation was prepared for this zone of lighting.

All exterior lighting is full cutoff distribution except for the landscape lighting permitted by City of Scottsdale. Fixture type 'UD' is only located within the parking garage, but does have an uplight component to indirectly illuminate the ceiling which is helpful in limiting glare for trespass lighting.

Trespass calculations were taken at the middle line of the streets and alleys and height of 6'–0" and aimed toward the center of the property per City of Scottsdale requirements. All calculations were shown on 10'–0" centers for the trespass values and even closer spacing of 6'–0" for the horizontal calculations.

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THE BISHOP
East 2nd Ave & North Bishop Ln, Scottsdale, AZ

REVISIONS

1	10.07.2024 CITY COMMENTS	MG

DATE
10.01.2024

SCALE
1/16" = 1'-0"

PROJECT NUMBER
104772-24

DRAWN BY
JB

CHECKED BY
MG

SHEET NAME
PHOTOMETRIC CALCULATIONS

SHEET NUMBER
AL3

12-DR-2024
2/11/2025

TYPE 'A1'

Visual Comfort & Co. | Architectural Collection

ELEMENT™ 3" LED

ADJUSTABLE DOWNLIGHT

FLANGED

ROUND BEVEL

ORDERING GRIDS

HOUSING / TRIM / WALL WASH TRIM / LENSES/LOUVERS / FROSTED BOROSILICATE LENS KIT / REPLACEMENT OPTICS / REPLACEMENT REFLECTORS / PREMIUM LENS HOLDER / PLASTER PLATES

353E4LEDCOPT 352LEDXREF 240E3LENSHLDR

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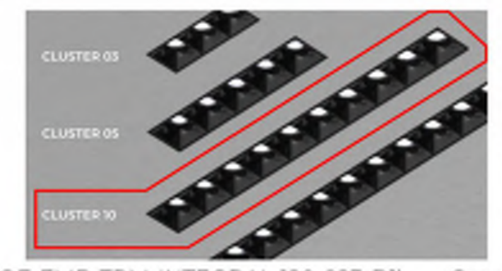
TYPE 'D10'



LUMENWERX

IC RATED

1 - MOUNTING

2 - LIGHT

3 - REMOTE DRIVER OPTIONAL

EXAMPLE ORDER CODES

2/7 CLUSTERS-RECESSED-LINEAR-DOWNLIGHT-SPEC-REV6 November 1, 2022

www.lumenwerx.com

TYPE 'L'

ACCENT 120V

5012

WAC LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input:	110V - 120VAC
Power:	3.5W to 14.5W
Brightness:	100 lm to 900 lm
Beam Angle:	15° to 60°
CRI:	85
Rated Life:	45,000 hours

Beam spread is adjustable from 15 to 60 degrees and will be field selected based on landscape tree canopy.

These fixtures are the only ones specified for uplighting of landscape trees only.

ORDERING NUMBER

	Color Temp	Finish
5012 Accent 120V	30 3000K	BK Black on Aluminum
		BZ Bronze on Aluminum
		BBR Bronze on Brass

5012-30____

Example: **5012-30BBR**

waclighting.com

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 19 2021

TYPE 'LN' and 'LNW'

FLUXWERX

TRIMLESS

SPECIFICATION DATA

NOTCH 1 AREA SYMMETRIC (NN1-B)

ORDER GUIDE

D2 – DRYWALL TRIMLESS

SEE PLANS FOR LENGTHS

LN

LNW

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TYPE: SP

RISE

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | F080 SINGLE

NOTE - FIXTURE TO BE WALL MOUNTED AND AIMED STRAIGHT DOWN FOR FULL CUTOFF OPTICS. FIXTURE MOUNTED IN INTERIOR SPACE ONLY.

FIXTURE MODEL | FIXTURE CONFIG. | POWER/LUMEN OUTPUT | CCT/COLOR | CRI | BEAM ANGLE | FINISHES | ACCESSORIES | WIRING AND MOUNTING

EXAMPLE: F080-1S-LO-22-8-05-S-X-A

ECOSENSE

1/4

TYPE 'UD'

KIM LIGHTING

CY1

ARCHITECTURAL AREA/SITE

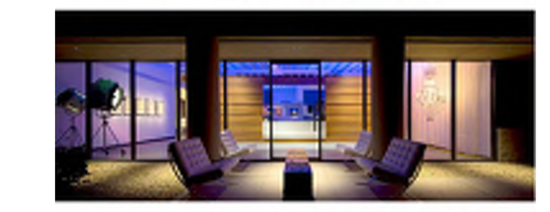
Ghost CBM

ORDERING GUIDE

DIMENSIONS

Current

currentlighting.com/kimlighting



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DATE 10.01.2024

SCALE N.T.S.

PROJECT NUMBER 104772-24

DRAWN BY JB

CHECKED BY MG

SHEET NAME

FIXTURE CUTSHEETS

SHEET NUMBER

AL4

~~12-DR-2024~~
2/11/2025

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