SHELL BUILDING UPGRADE AT △5

THE SHOPS

at calendar stick

SHEET INDEX

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PROJECT INFORMATION

PROJECT:	A RETAIL CENTER (SHELL BUILDING) LOCATED NEAR THE THE S.W.C. OF VIA DE VENTURA AND THE SOUTHBOUND ON-RAMP, LOOP 101, PIMA FREEWAY, S.R.P.M.I.C., ARIZONA. △1
PROJECT OWNER/ OPERATOR:	VENTURA 101, L.L.C. 8318 E. WELSH TRAIL SCOTTSDALE, AZ 85258 CONTACT: BRYCE HOLMGREN (602) 710-3847
SITE AREA:	70,072 SF 1.60 AC
△1 BUILDING FLOOR AREA:	ONE BUILDING RETAIL/COMMERCIAL FLOOR AREA (GROSS AREA) 12,810 SF COVERED WALKWAYS 3,474 TOTAL 16,284 SF
BUILDING HEIGHT:	1 STORY - 23'-0" HIGH
ZONING:	C-3
LOT COVERAGE:	23.3%
CONSTRUCTION TYPE:	V B WITH AFES (NFPA TYPE 13)
OCCUPANCY:	△1 M - RETAIL A-2 OR B - RESTAURANT/OFFICE
LANDSCAPE OPEN SPACE:	11,017 SF (15.7%)
PARKING REQUIRED:	△1 13,970 SF @ 1/300 SF = 43 SPACES
PARKING PROVIDED:	STANDARD: 80 ACCESSIBLE: 4 -INCLUDING 2 VANS TOTAL: 84 SPACES PARKING RATIO: 1 SPACE PER 154 SF
LOADING SPACE:	1 - 12' X 38' SPACE PROVIDED

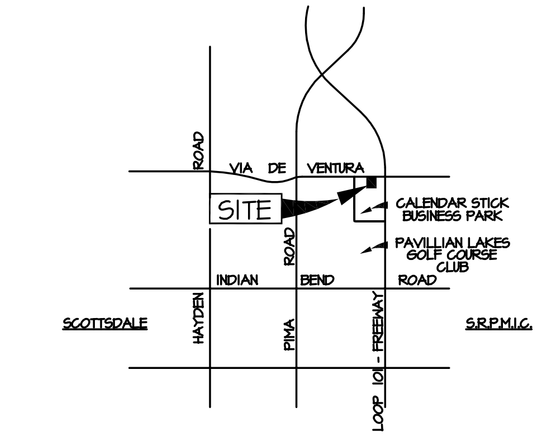
PROJECT TEAM

ARCHITECT:	P/D ARCHITECTS 7579 E. MAIN STREET, SUITE 700 SCOTTSDALE, AZ 85251 CONTACT: KENT DOUNAY 480-970-8747
STRUCTURAL:	aed INCORPORATED 688 W. FIRST STREET, SUITE 6 TEMPE, AZ 480-894-0399 CHRIS SOSNOWSKI , P.E.
MECHANICAL:	INTECH ENGINEERING 2245 W. UNIVERSITY, SUITE 9 TEMPE, AZ 85282 CONTACT: KIRK HOFFMAN, P.E. 480-303-0180
PLUMBING:	INTECH ENGINEERING 2245 W. UNIVERSITY, SUITE 9 TEMPE, AZ 85282 CONTACT: KIRK HOFFMAN, P.E. 480-303-0180
ELECTRICAL:	INTECH ENGINEERING 2245 W. UNIVERSITY, SUITE 9 TEMPE, AZ 85282 CONTACT: KIRK HOFFMAN, P.E. 480-303-0180
CIVIL:	CSDS 2001 N. 3RD ST #206 PHOENIX, AZ. 85004 ERIC W. SPARKMAN, P.E.
LANDSCAPE ARCHITECT:	PINNACLE DESIGN, INC. 4334 EAST CAMELBACK ROAD, SUITE 100 PHOENIX, AZ. 85018 (602) 952 - 8585 BILL FRANCIS
FIRE PROTECTION:	BY DEFERRED SUBMITTAL
GEOTECHNICAL:	RICKER-ATKINSON-MCBEE & ASSOCIATES, INC. 2105 SOUTH HARDY DRIVE, SUITE 13 TEMPE, AZ 85282

BLDG CODE DATA:

INTERNATIONAL BUILDING CODE	2003 EDITION (WITH AMENDMENTS)
INTERNATIONAL MECHANICAL CODE	2003 EDITION (WITH AMENDMENTS)
INTERNATIONAL PLUMBING CODE	2003 EDITION (WITH AMENDMENTS)
NATIONAL ELECTRIC CODE	2002 EDITION (WITH AMENDMENTS)
INTERNATIONAL FIRE CODE	2003 EDITION (WITH AMENDMENTS)
ADAAG	AMERICANS WITH DISABILITIES ACT-ACCESSIBILITY GUIDELINES

EXHIBIT 'A' BUILDING AND ELECTRICAL CODE AMENDMENTS
EXHIBIT 'B' FIRE CODE AMENDMENTS



NORTH

VICINITY MAP

NTS

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scottsdale arizona

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	INITIAL	DATE
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CITY APPROVAL		
ISSUED FOR CONST. G.C. SHALL REVISE BID PRICE FOR ALL WORKING DAYS OR G.C. ASSUMES ALL CHANGES		

PROJECT NO: 04004
PROJECT MGR: KD
DRAWN BY: DG,JB,JL,JK,GM
CHECKED BY: GM
DATE: 02/11/06

NO.	REVISION	DATE
△1	OWNER CHANGES	02/8/06
△2	OWNER CHANGES	06/06/06
△3	ARCH REV	06/29/06
△4	OWNER CHANGES	9/1/06
△5	COORDINATION	9/21/06

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