10-DR-2006
REV: 04/27/2006

Davis Partnership Architects

April 20, 2006

PROJECT NARRATIVE
FirstBank of Holding Company @ N. Miller Road and Indian School Road
Scottsdale, Arizona
Architect's Project No. 05240.00

Re: 10-DR-2007

Town of Scottsdale
Planning and Development Services Department
7447 E. Indian School Road, Suite 105
Scottsdale, AZ 85251

Dear Development Review Committee members:

Submitted herewith for your review is the 1st resubmittal for a branch bank of the FirstBank of Arizona, prepared by Davis Partnership Architects. This project is located at the northeast corner of the intersection of N. Miller Road and Indian School Road.

Landowner & Developer	Applicant
FirstBank of Arizona	Davis Partnership Architects
12345 W. Colfax Ave.	2301 Blake Street, Suite 100
Lakewood, CO 80215	Denver, CO 80205
Mr. Stanford Lee	Mr. Craig Dunham

Overview:

The proposed project is a one-story branch bank of FirstBank totaling approximately 4,493 square feet. Exterior building materials will include a stone veneer base with a stucco façade and fixed glass in an aluminum storefront system. Site circulation and parking are oriented towards the interior of the site, allowing the building to be located as close to the main arterial roads as possible.

Zoning:

Davis Partnership Architects has adhered to Zoning requirements such as the minimum landscape requirement, a clear indication of the front open space calculations, revisions of the internal parking lot landscaping, and the landscape plan, as well as screening automobile parking from the street.

Site Design:

Site Planning concepts include accommodating landscape corridors and the planned Indian School Improvement Project. Drive lanes, drive through queuing and parking for vehicular traffic have been organized in such a way as to provide a safe and efficient circulation system for both drivers and pedestrians. For example, providing a drive aisle median in the Indian School Road driveway that prohibits left turns from the proposed bank and directional sidewalk ramp crossings at all driveways where a pedestrian sidewalk crosses a drive aisle. A new bus shelter has been added on the west side of the building facing N. Miller Road and is shaded by new landscaping on the site. This landscaping includes plant materials that are drought tolerant and do not require water intensive irrigation. Utilizing a staggered and dense landscape the ATM drive lane, the new transformer, and the trash enclosure are all concealed from pedestrians.

The main entry to the bank is sheltered by an arcade which extends around the sides of the building and protects the user from possible rainstorms and the strong desert sun. This arcade creates a strong pedestrian connection with the two main arterial roads, Indian School Road and N. Miller Road. These deep arcades and overhangs are also utilized along the perimeter storefront to cut down on solar heat gain and glare within the building, which reduce cooling costs

and allowing for a more energy efficient building. A low-E coating is also provided on the clear glass within the aluminum storefront and automatic doors. Bicycle parking is provided near the building entry and is shaded by the arcade.

Architecture:

The building responds to both its specific site and the adjacent development, while providing a FirstBank with its own identity. Variations in architectural features such as columns, arches and cornices create a rich vocabulary of visual elements. The Commercial Design Guidelines clearly state that the visual impact of a building depends not only on its size, but the proportions of its length, width, and height. This has been achieved by stepping up the parapet heights at the bank's entry, and stepping them down at the arcades. The arcades, as mentioned in the site design, are utilized as a covered pedestrian element that alternates in height and depth in relationship to the parapet of the building.

This design language serves to break up a large mass into smaller scale units and create a more pedestrian-oriented scale. Furthermore, expansive blank walls have been eliminated by the use of stone pilasters which provide a vertical rhythm throughout the façade. These pilasters are centered with lighting fixtures that serve to accent the change in plane at the top of the columns. Extensive wall plane offsets at each of the pilasters also provide shadow lines and visual relief, particularly at the main entry. At this area, a double cornice further separates the base, middle, and top of the structure. The entry into the bank has been scaled proportionally to the building and is covered in a natural stone veneer distinguishing its appearance from the stucco and correlating with the base of the structure.

The exterior materials used reflect the diversity of color and texture in the southwest. Stucco is the predominant building material, but tooled reveal joints are used to further accent horizontal and vertical relationships along the walls. Several colors are also used to break up horizontal and vertical elements in the façade. These colors, per the Commercial Design Guidelines, are noticeable but not strongly contrasting. Likewise, the natural stone veneer utilized at the base of the structure, contains subtle variations in earth tones and provides an attractive array of the desert color spectrum.

These design elements are used functionally to emphasize public entry, screen the roof top mechanical equipment and shield windows from excessive heat gain. Roof drainage is completely internalized in the pilasters. The building design is in accordance with the City of Scottsdale Design Standards and Revised Codes and according to the Nation Fire Protection Associate 2002.

Davis Partnership has provided a responsible design with a contextual character throughout the entire project, which is reflected in the materiality, form and space of the building and site. The FirstBank in the Fry's Shopping Center will directly respond to the surrounding environment, while creating an attractive, efficient, and safe addition to the center. We appreciate your review of these plans and look forward to hearing your comments.

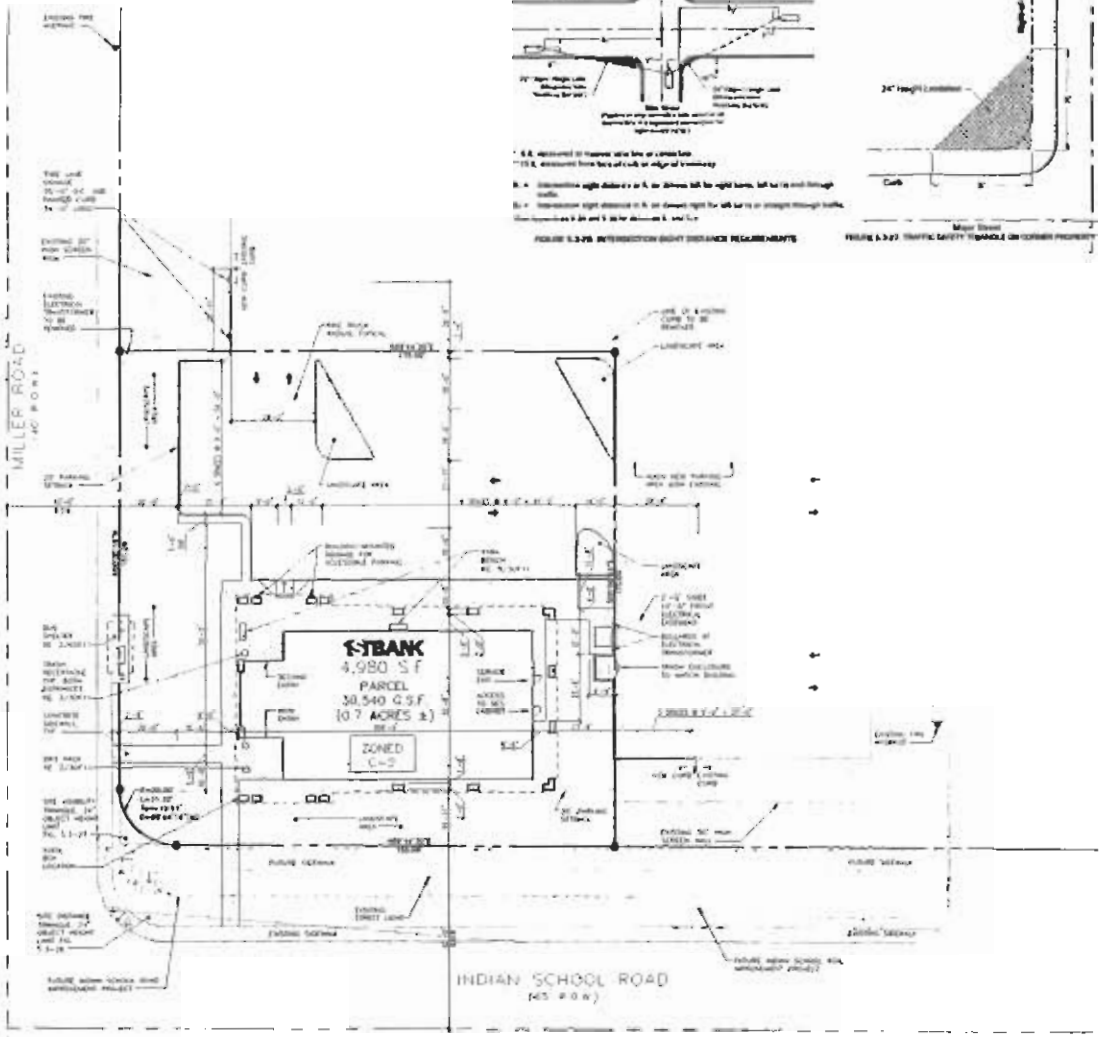
This 1st resubmittal includes a Schematic Development Drawing Set and a response to the 1st Review Comments letter, dated February 17, 2006.

We appreciate your review of these plans and look forward to hearing your comments.

Sincerely,

Craig Dunham, AIA
Associate

cc:	Stan Lee	FirstBank Holding Company
	Gary Adams	Davis Partnership P.C., Architects
	Kevin Scott	Davis Partnership P.C., Architects



1 SITE DEVELOPMENT PLAN
1" = 20'

CALCULATIONS:

COMMERCIAL		
23,617 S.F.		Net Lot Area
n/a		Gross Lot Area
5,000 G.S.F.	n/a	Gross Floor Area Allowed
4,980 G.S.F.	n/a	Gross Floor Area Provided
236,172 C.F.	n/a	Building Volume Allowed
199,016 C.F.	n/a	Building Volume Provided
n/a		Number Of Units Or Lots
n/a		Density Allowed
n/a		Density Provided
n/a		Minimum Lot Size Allowed
n/a		Minimum Lot Size Provided
30'-0"		Building Height Allowed
26'-0"		Building Height Provided
4,449 S.F.		Net Floor Area
20		Parking Spaces Required
37		Parking Provided On-Site
N/A		Parking Provided Off-Site
37		Total Parking Provided
3,873.2 S.F.		Open Space Required
12,791 S.F.		Open Space Provided
1,938.6 S.F.		Front Open Space Required
5,556 S.F.		Front Open Space Provided
976 S.F.		Parking Lot Landscaping Required
1,037 S.F.		Parking Lot Landscaping Provided

SET BACKS

REQUIRED	PROVIDED	CALCULATIONS	N, S, E, or W
65' ROW*	65' ROW + 25'	Front	S
N/A*	N/A	Rear	N
42' ROW	42' ROW + 41'	Left Side	W
N/A	N/A	Right Side	E
0'	0'	Parking	S

2 VICINITY MAP

Davis Partnership Architects

ISSUE/REVISION	DATE	NO.
PRE APPLICATION SUBMITTAL	12-19-05	
1st DR RE-SUBMITTAL	04-14-06	
2nd DR RE-SUBMITTAL	04-20-06	
3rd DR RE-SUBMITTAL	07-05-06	

1STBANK
Holding Company
at
Miller Plaza

7602 Indian School Road
&
Miller Road
Scottsdale, AZ
85251

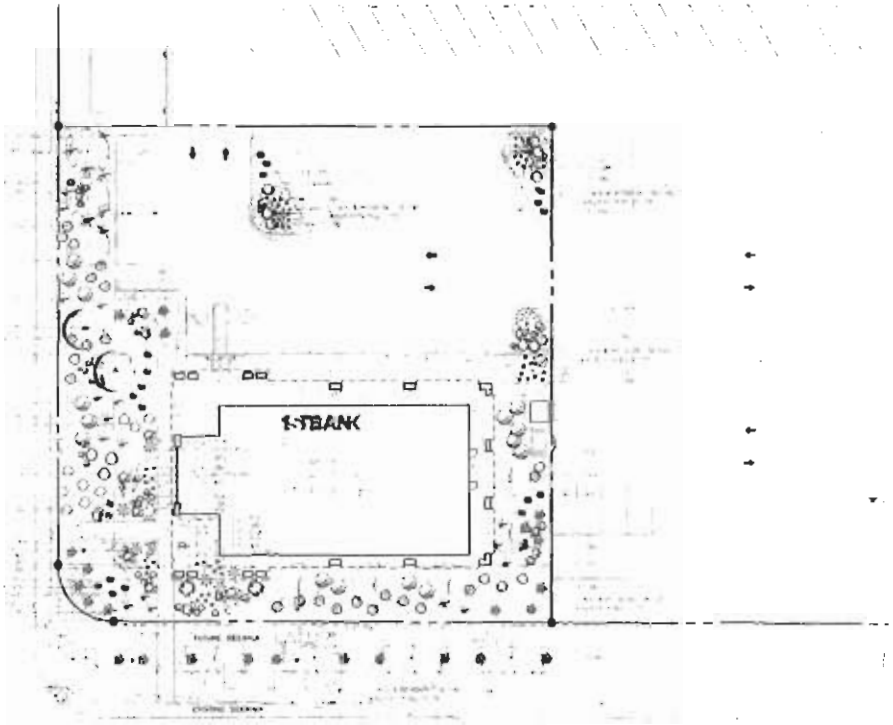
SITE PLAN

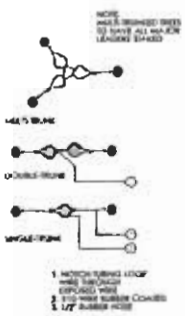
DRAWN BY: KP
CHK'D BY: CE
SHEET TITLE

SHEET NUMBER
2 of 11

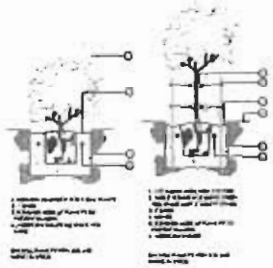
DPA PROJECT # 052406

10-DR-2006
REV: 7/5/2006





TREE GUYING DETAIL



SHRUB PLANTING DETAIL

DOUBLE STAKING DETAIL

LANDSCAPE

Davis Partnership Architects

VISTASCAPES DESIGN

1STBANK
Holding Company
at
Miller Plaza

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&
Miller Road
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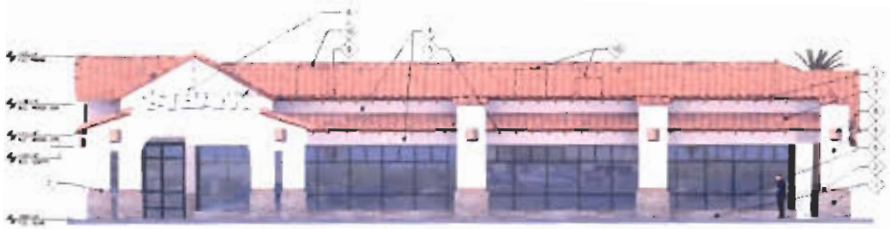
LANDSCAPE PLAN
10-DR-2006
REV: 7/5/2006

NORTH ELEVATION

WEST ELEVATION



SOUTH ELEVATION

EAST ELEVATION

GARBAGE ENCLOSURE

MATERIAL AND COLOR LEGEND	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	

Davis Partnership Architects

DESCRIPTION	DATE	NO

1STBANK
Holding Company
at
Miller Plaza

7602 Indian School Road
&
Miller Road
Scottsdale, AZ
85251

BUILDING ELEVATIONS
TRASH ENCLOSURE
ELEVATIONS

SHEET NO.
4 of 11

D.P.A. PROJECT #

10-DR-2006

1 NORTHEAST PERSPECTIVE

1 SOUTHWEST PERSPECTIVE

Davis Partnership Architects

	DATE	No.
PRE-APPLICATION SUBMITTAL		
1st CD RE-SUBMITTAL		
2nd CD RE-SUBMITTAL		
3rd CD RE-SUBMITTAL		

1STBANK
Holding Company
at
Miller Plaza

7602 Indian School Road
&
Miller Road
Scottsdale, AZ
85251

BUILDING PERSPECTIVES

DRAWN BY
CHECKED BY
SHEET TITLE

10-DR-2006