Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____ Project No.: 10 - PA - 05

Coordinator: _____ Case No.: ___ - ___ - ___

Project Name: Retail Building Addition at Fountain Plaza.

Project Location: West of SWC of Shea Blvd. & 70th St.

Property Details:

☐ Single-Family Residentail ☐ Multi-Family Residential ☒ Commercial ☐ Industrial

Current Zoning: C-2 Proposed Zoning: —

Number of Buildings: 3 (1 New + 2 Exist) Parcel Size: 122,952 S.F. (2.82 AC)

Gross Floor Area/Total Units: 34,357 SF. Floor Area Ratio/Density: 0.279 (27.9%)

Parking Required: 138 Parking Provided: 155

Setbacks: N - 21'-2" S - 11'-5" E - 6'-2" W - 7'-4"

Description of Request:

Proposed building is a new groundup building project by Shea 70 LLC. It is located at west of SWC of 70th St. & Shea in Scottsdale. It is an addition to the existing 2 building retail center. The area of the building is 4,200 SF. The use of the building is Retail. The height color & elevation of the building will match the existing Retail center.

The existing parking is adequate to addition new building per city requirements. The open space calculations after adding the new building satisfy the city requirements. The existing fountain which is not working & is deteriorating is to be replaced with an amenity space more in area than existing Fountain along Shea.

RETAIL BUILDING ADDITION AT FOUNTAIN PLAZA

WEST OF SWC OF SHEA BLVD AND 70TH STREET,
SCOTTSDALE, ARIZONA

① LOCATION MAP

② OPEN AREA CALC

OPEN SPACE REQUIRED: 122,453 X .1
(FOR FIRST 12' HT.) = 12,245.3 S.F.
OPEN SPACE REQUIRED: 122,453 X .004 X 6
(FOR NEXT 6' HT.) = 2,940.8 S.F.

TOTAL OPEN SPACE REQUIRED: = 15,246.1 S.F.

OPEN SPACE PROVIDED: = 17,481.8 S.F.

OPEN SPACE AS FRONTAGE OPEN SPACE REQUIRED:
15,246.1 SF. x 3 = 76,233 S.F.
FRONTAGE OPEN SPACE PROVIDED: = 14,903.1 S.F.

PARKING AREA: = 55 SPACES X 4 X 30 = 41,850 S.F.

LANDSCAPE AREA REQUIRED: 41,850 S.F. x .15 = 6,277.5 S.F.
LANDSCAPE AREA PROVIDED: = 7,358.8 S.F.

LANDSCAPE ISLAND AREA REQ.: 6,277.5 x .20 = 1,255.5 S.F.
LANDSCAPE ISLAND AREA PROVIDED: = 2,129.1 S.F.

⑤ PROJECT TEAM

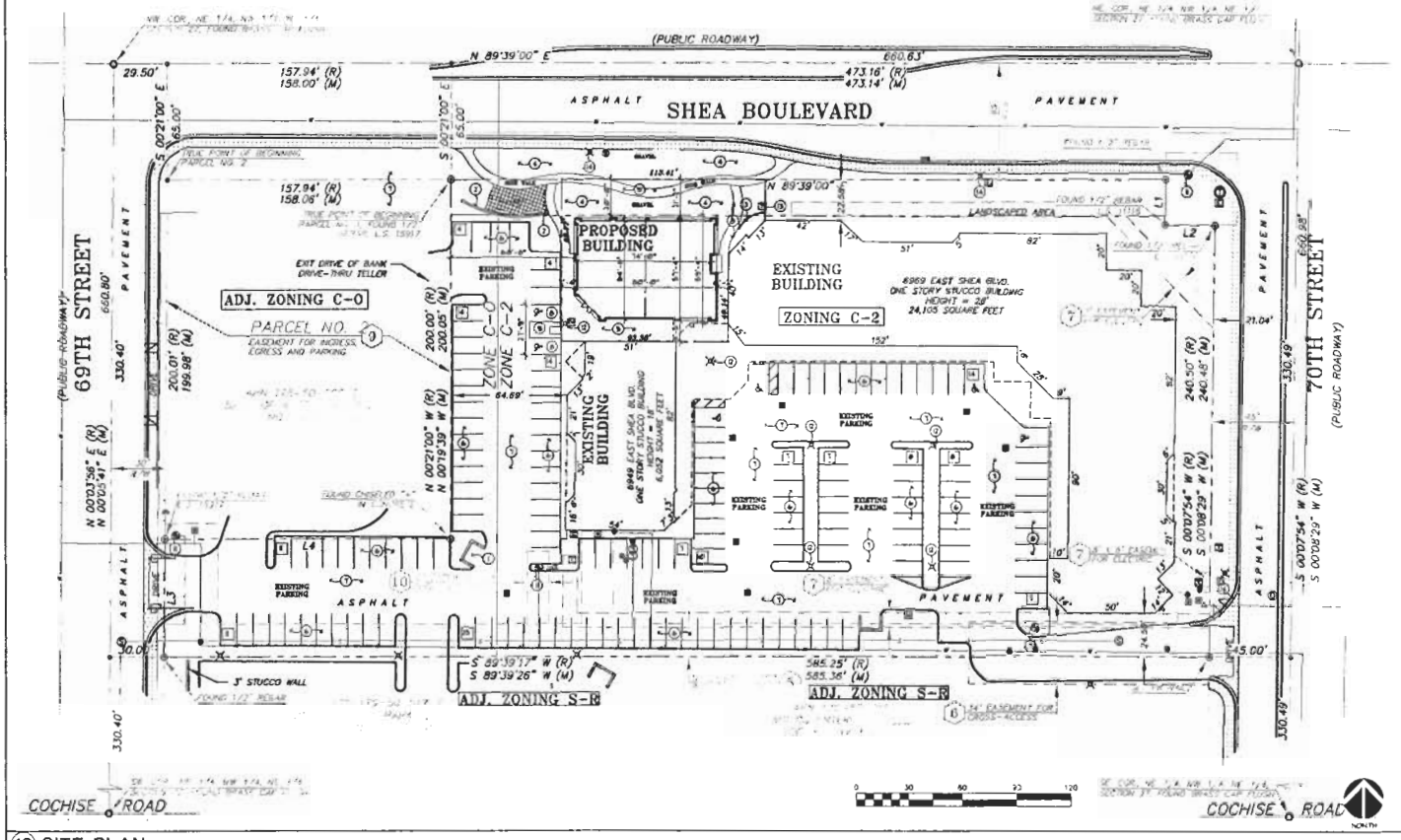
ARCHITECT: ARCHICON, L.C.
4041 N. CENTRAL AVE. STE. C-100
PHOENIX, AZ. 85012
CONTACT: VINCENT DALKE
TEL.: (602) 222-4288
FAX: (602) 279-4288
E-MAIL: vincent@archicon.com

CLIENT - DEVELOPER: SHEA '98 LLC
8900 E. PINNACLE, NO. STE. 31
SCOTTSDALE, AZ. 85257
CONTACT: SCOTT SHERMAN
TEL.: (480) 998-4878
FAX: (480) 998-4879

CIVIL: KNUDSEN-SMITH ENGINEERING, INC.
2929 E. GRIMSHAW RD. Ste.
PHOENIX, AZ. 85029
CONTACT: CRAIG SMITH
PH.: (602) 347-1441
FAX: (602) 749-3189
E-MAIL: craig@ksei.com

MECHANICAL, PLUMBING, ELECTRICAL: AIR-ZONA SYSTEMS ENGINEERING, INC.
4836 N. 16TH STREET 104
PHOENIX, ARIZONA 85016
CONTACT: ANDREAS PLANTING
TEL.: (602) 387-0369
FAX: (602) 387-0649
E-MAIL: azsystems@msn.com

LANDSCAPE: T. J. MCGUIGAN & ASSOCIATES, INC.
101 E. PINNACLE, SUITE 118
PHOENIX, AZ. 85014
CONTACT: RITCHIE DERRITAS
TEL.: (602) 263-0328
FAX: (602) 266-6679
E-MAIL: rderritas@qwest.net



⑲ SITE PLAN

SCALE: 1" = 30'-0"

SCOPE	A NEW GROUND-UP BUILDING
ZONING	C-2
PARCEL #	175-50-020A
PROP. SITE NET AREA	9,034 S.F. (0.2074 ACRE)
PROP. SITE GROSS AREA	16,405.65 S.F. (0.3766 ACRE)
TOTAL SITE NET AREA	122,453 S.F. (3.82 ACRE)
TOTAL SITE GROSS AREA	166,358 S.F. (3.82 ACRE)
PROP. BUILDING AREA	4,200 S.F.
EXIST. BUILDING AREA	30,651 S.F.
TOTAL BUILDING AREA	34,851 S.F.
BUILDING HEIGHT PROP.	(1'-4" (1.0 F.)
BUILDING HEIGHT EXIST.	(1'-4" (1.0 F.)
EXISTING IMPROVEMENTS FOUNTAIN TO BE DEMOLISHED	238 S.F.
PROPOSED IMPROVEMENTS	3,684 S.F.
PARKING CALCULATION	
EXISTING RETAIL	30,651 / 250 = 122.63
PROPOSED RETAIL	4,200 / 250 = 16.8
PARKING REQUIRED	= 139
PARKING PROVIDED	= 155
ACCESSIBILITY PARKING: TOTAL REQUIRED	6
PROVIDED ON SITE	6
BICYCLE PARKING: TOTAL REQUIRED	16
PROVIDED ON SITE	16

⑫ PROJECT DATA

1. EXISTING TRASH ENCLOSURE
2. 3'-4" HIGH (MIN.) CMU BLOCK SCREEN WALL
3. 6'-8" HIGH (MIN.) CMU BLOCK SCREEN WALL
4. LANDSCAPING / RETENTION AREA
5. NEW CONCRETE SIDEWALK
6. EXISTING PARKING
7. EXISTING ASPHALT PAVING
8. NEW ACCESSIBLE SPACES MUST BE PROMINENTLY OUTLINED IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES. 4" OUTLINE STRIPING REQ'D. (TRAFFIC YELLOW PREFERRED).
9. ACCESSIBLE AISLE. ACCESSIBLE AISLE SHALL BE CLEARLY MARKED (CROSS HATCHING STRIPES SPACED AT 2'-0" O.C. IN COLORS OR MATERIALS CONTRASTING FROM REGULAR PARKING SPACES. 4" OUTLINE STRIPING REQ'D. (TRAFFIC YELLOW PREFERRED).
10. NEW CUT DOOR AREA (VERIFIED)
11. EXISTING FIRE HYDRANT
12. EXISTING LIGHT ON POLE
13. EXISTING TRANSFORMER
14. EXISTING STREET LIGHT

⑱ KEY NOTES

ARCHICON, L.C.
Architecture & Interiors
4041 NORTH CENTRAL AVENUE
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PHOENIX, ARIZONA 85012
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FAX (602) 279-4288
www.ARCHICON.COM

Retail Build. Addition @ Fountain Plaza
PARCEL # 175-50-020A
WEST OF SWC OF SHEA BLVD & 70TH ST.
SCOTTSDALE, ARIZONA

JOB NO. 0430145-01
PROJECT MGR. RAJESH GORE
DRAWN BY RG
CHECKED BY VINCE DALKE

DATE	REVISION	BY

THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL ALL ITEMS ARE INITIALED AND DATED

	DATE	INIT.
SUBMITTED TO CITY		
ISSUED FOR BIDDING		
CITY REVIEW		
CITY APPROVAL		
ISSUED FOR CONST.		

SHEET TITLE: SITE PLAN

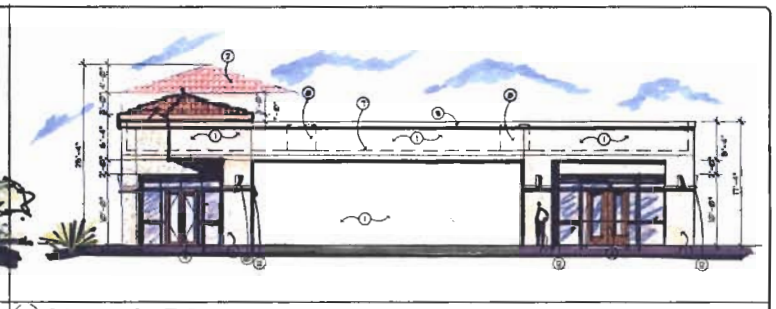
10-PA-05

A0

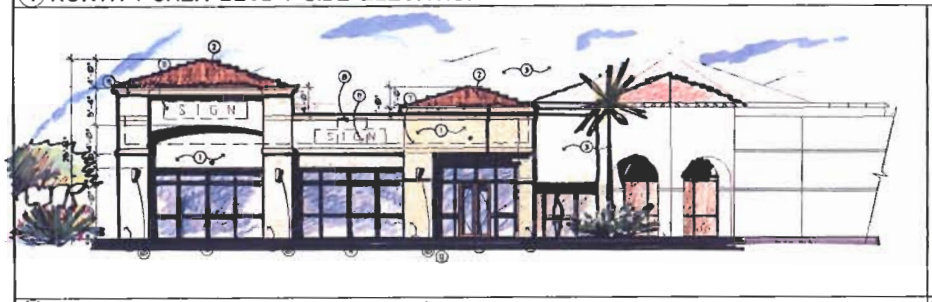
DATE: 04/28/05

5/3/2005

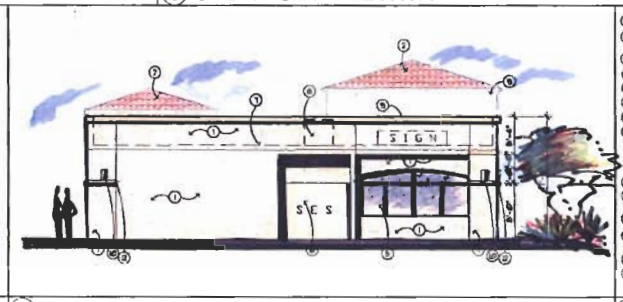
1 NORTH (SHEA BLVD) SIDE ELEVATION



5 SOUTH SIDE ELEVATION



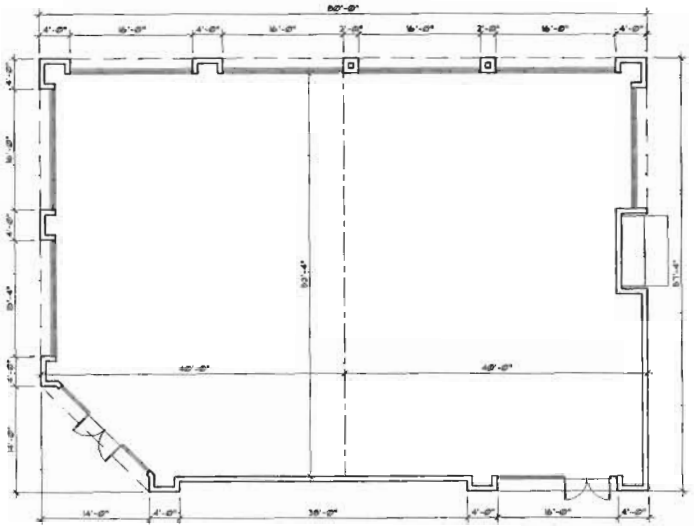
7 WEST (69TH ST.) SIDE ELEVATION



10 EAST SIDE ELEVATION

1. STUCCO OVER CMU - PAINTED PM
2. CONC. ROOF TILE - COLOR, TYPE TO MATCH ADJ. EXISTING BUILDING ROOF TILES
3. ADJ. EXISTING BUILDING (PART)
4. ALUMINUM STOREFRONT SYSTEM - SEE SCHEDULE
5. ALUMINUM FRAMED WINDOW - SEE SCHEDULE
6. S.E.S LOCATION
7. LINE OF ROOF BEYOND
8. ALL ROOF TOP MECHANICAL EQUIPMENTS SHALL BE COMPLETELY SCREENED BY PARAPET WALLS OR WITHIN ROOF STRUCTURE.
   REFER MECHANICAL, PLUMBING & ELECTRICAL DRAWINGS FOR TYPE, LOCATION & DETAIL OF EQUIPMENT.
9. EIFS CORNICE CAP - PAINTED PM
10. ELECTRICAL SCONCE LIGHT FIXTURE.
    - TYPE, COLOR & HEIGHT TO MATCH EXISTING
11. TENANT SIGNAGE LOCATION - UNDER SEPARATE PERMIT
12. CONC. TRIM TO MATCH EXISTING BUILDING
    - PAINTED / REFER COLOR KEYS / PM
13. EXIST. ELECTRICAL PANELS BEHIND
14. NEW 8'-0" HIGH SCREEN WALL - PAINTED PM

12 KEY NOTES



19 FLOOR PLAN

SCALE : 1/8" = 1'-0"

MATERIAL	MATERIAL	COLOR / FINISH
FRAMES	ALUM.S.F.	DARK BRONZE ALUMINUM
EXTERIOR GLASS	1" INSULATED	DUAL PANE CLEAR

PAINT - DUNN EDWARDS PAINTS

PM APACHE TAN - DEC746

PM HIGH NOON - DEC748

1. PAINTING SUB-CONTRACTOR TO VERIFY FINAL APPROVED COLOR SCHEME WITH ARCHITECT AND CLIENT PRIOR TO PAINTING.
2. CAULK FOR NATURALLY SEALED PROJECTS TO MATCH NATURAL CMU COLOR - NO WHITE OR OFF WHITE COLORS.
3. PAINTER TO PREPARE MASONRY BLOCK OR OTHER SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY THE OWNER PRIOR TO APPLICATION ON BUILDING FACADES.

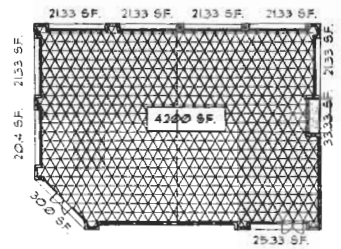
17 CLR/GLZNG KEY

1. SEE STRUCTURAL DRAWINGS FOR LINTEL INFORMATION.

NOTES :

1. ALL ROOF TOP MECHANICAL EQUIPMENTS SHALL BE COMPLETELY SCREENED BY PARAPET WALLS OR WITHIN ROOF STRUCTURE.
   EQUIP. SCREENING BASED UPON ADOBE MASTER COOL UNIT @ 3'-7" TOTAL HEIGHT INCLUDING CURBS PLACED A MINIMUM OF 10'-0" FROM RIDGE - CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ROUGH-IN.
2. ROOF MOUNTED COMMUNICATION EQUIPMENT, INCLUDING SATELLITE DISHES, SHALL BE COMPLETELY SCREENED BY THE PARAPET WALLS OF FREE STANDING SCREEN WALLS.
3. NO EXTERIOR VISIBLE LADDERS WILL BE PERMITTED.

18 GENERAL NOTES



NET AREA	4200 S.F.
COVERED AREA	203.1 S.F.
S.E.S. AREA	33.3 S.F.
GROSS AREA	4,437 S.F.

23 FLOOR PLAN WORK SHEET

SCALE : 1/8" = 1'-0"

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Retail Build. Addition @ Fountain Plaza

PARCEL # 175-50-020A
WEST OF SWC OF SHEA BLVD & 70TH ST.
SCOTTSDALE, ARIZONA

JOB NO. 0408745-01
PROJECT MGR RAJESH GORE
DRAWN BY RG
CHECKED BY VINCE DALKE

NO.	REVISION	DATE

THESE DRAWINGS ARE "NOT FOR CONSTRUCTION" UNTIL ALL ISSUES ARE RESOLVED AND DATED

	INITIAL	DATE
SUBMITTED TO CITY		
ISSUED FOR REVIEW (TIME, COORDINATION & APPROVAL AND NOT READY CONSTRUCT)		
CITY APPROVAL		
ISSUED FOR CONSTRUCTION (ALL ISSUES RESOLVED AND DATED)		

SHEET TITLE
FLOOR PLAN
ELEVATIONS

10-PA-05

A1

ISSUE DATE 04/25/05

35-DR-2005

View from Shea + 69th street.

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Retail Build. Addition @ Fountain Plaza
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WEST OF SWC OF SHEA BLVD & 70TH ST.
SCOTTSDALE, ARIZONA

JOB NO. 2-05145-01
PROJECT MGR. RAJESH GORE
DRAWN BY: RG
CHECKED BY: VINCIE DALKE

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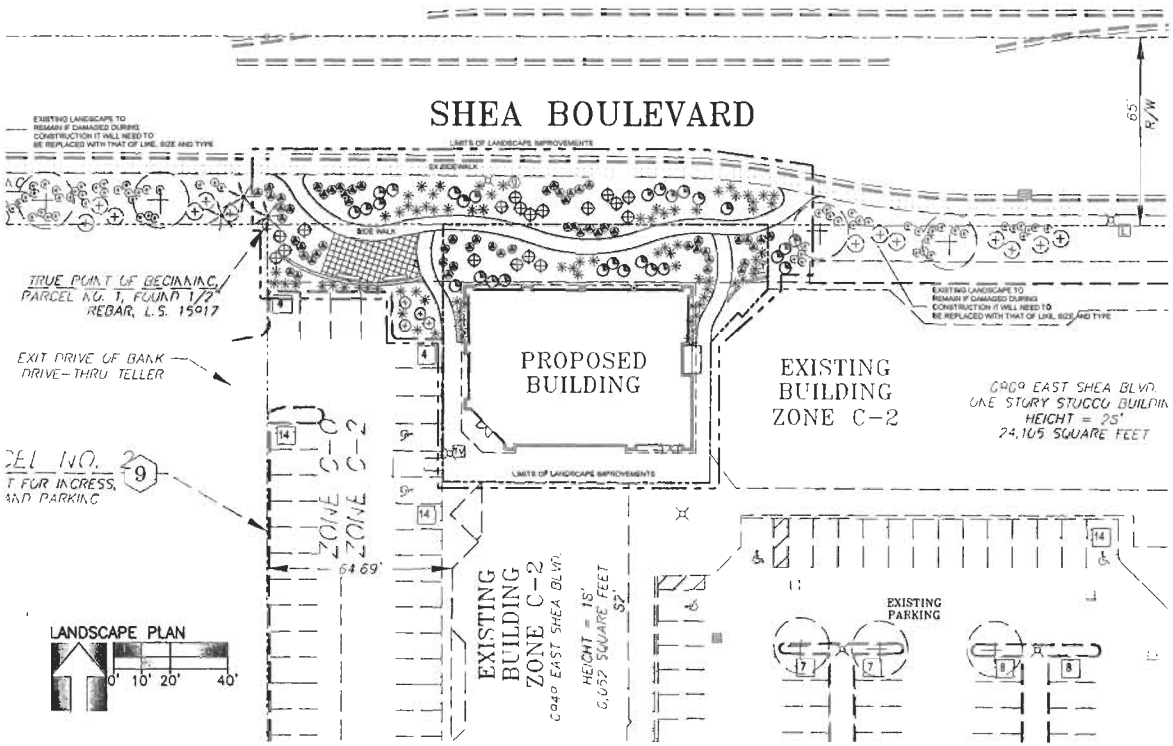
ISSUED FOR CONSTRUCTION		

SHEET TITLE:
PERSPECTIVE

10-PA-05

ISSUE DATE: 04/27/05

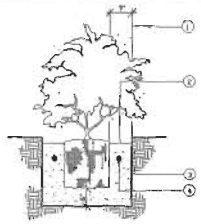
35-DR-2005
5/3/2005



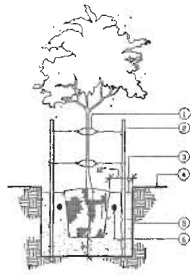
LANDSCAPE LEGEND

- NERIUM OLEANDER 'PETITE PINK' PETITE OLEANDER 5 GALLON - 4
- LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' 5 GALLON - 28
- LEUCOPHYLLUM CANDINUM 'THUNDER CLOUD' 5 GALLON - 18
- CONVOLVULUS CNEORUM BUSH MORNING GLORY 1 GALLON - 60
- GAZANIA RIGENS 'SUN GOLD' tm 1 GALLON - 83

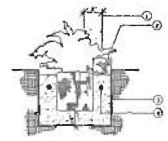
MATCH EXISTING DECOMPOSED GRANITE 2" DEPTH IN ALL LANDSCAPE AREAS



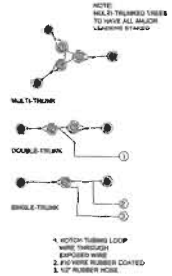
SHRUB PLANTING DETAIL



DOUBLE STAKING DETAIL



GROUND-COVER PLANTING DETAIL



TREE GUYING DETAIL

CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS.
SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS

"SIGNS REQUIRE SEPARATE APPROVALS & PERMITS".

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM OF 50 PERCENTAGE OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL GRADE ADJACENT TO THE TRUNK.

RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF

AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS GROUND COVERS SHALL NOT EXCEED DIMENSIONS OF MORE 7' FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND / OR COVERAGE.

PRIOR TO ESTABLISHED WATER SERVICE, NON RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF 10 ACRE-FEET PER MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMATION W/ SECTIONS 49-154 through 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE

AREAS WITHIN THE S.V.T IS TO BE CLEAR OF LANDSCAPING SIGNS, AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION

TOTAL OPEN SPACE

TOTAL LANDSCAPE IS 11,950.5 S.F.

PRE-EMERGENT NOTE

DUE TO CONFLICTS BETWEEN OWNER'S AND CONTRACTOR'S WE ARE NOW REQUIRING THAT THE ENTIRE APPLICATION PROCESS BE VIDEO TAPED. VIDEO TAPE IS TO BE VIEWED BY THE LANDSCAPE ARCHITECT, IF VIDEO TAPPING IS NOT PERFORMED AND THER APPLICATION SHALL BE PROVIDED WITH VIDEO TAPPING

SHEET INDEX

L-1 LANDSCAPE PLAN
L-2 FUTURE IRRIGATION PLAN
L-3 FUTURE DETAIL SHEET
L-4 FUTURE SPECIFICATION

PROJECT INFO:

OWNER:

ARCHITECT: ARCHICON L.L.C. CONTACT: RAJESH GORE 4041 N CENTRAL SUITE C-100 PHOENIX, ARIZONA 85014 TEL: (602) 222-4066

CIVIL:

LANDSCAPE: T. J. McQUEEN & ASSOCIATES, INC. 1211 E. MISSOURI, SUITE 219 PHOENIX, AZ. 85014 CONTACT: TIM TEL: (602) 265-6320 FAX: (602) 266-6619 E-MAIL: timmcqueen@tjmla.net

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED DATE

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 00 - DR - 2005

T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
1121 East Missouri Ave., Suite 219
Phoenix, Arizona 85014
(602) 265-6320
(FAX) 266-6619 (E-MAIL) timmcqueen@tjmla.net

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PHOENIX, ARIZONA 85012
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Retail Build. Addition @ Fountain Plaza

PARCEL # 175-50-020A
WEST OF SWC OF SHEA BLVD & 70TH ST.
SCOTTSDALE, ARIZONA

JOB NO. 0405-149-01
PROJECT MGR. RAJESH GORE
DRAWN BY: RG
CHECKED BY: VINCE DALKE

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CITY APPROVAL		
ISSUED FOR CONSTRUCTION		

SHEET TITLE:

CALL TWO WORKING DAYS BEFORE YOU DIG
ARIZONA BLUE STAKE, INC.
1-800-STAKE-IT (1-800-782-5348)

27166 TIMOTHY A. McQUEEN

L-1

ISSUE DATE: 04/29/05