

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 3, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Arizona Outback Adventures 29-DR-2016

Location: 17465 N. 93rd Street

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story office building, with 12,550 square feet of building area, comprised of light manufacturing, warehouse, office and retail, all on a 1-acre site.

OWNER

Arizona Outback Adventures
480-945-2881

ARCHITECT/DESIGNER

Jim Elson
James Elson Architect

APPLICANT CONTACT

James Elson Architect
Jim Elson
602-903-5311

BACKGROUND

Zoning

DC Ranch is a master planned community. This site is zoned Industrial Park District/Planned Community District (I-1 P-C), which allows industrial, office, manufacturing, warehousing, and aeronautical uses. In July 2006, the City Council approved an amended development agreement that revised the development standards for the I-1 P-C District to reduce setbacks, Floor Area Ratio (F.A.R.), and building height (54-ZN-1989#9). The final plat for the subdivision (4-PP-2006) was approved by the City Council on November 6, 2007.

Context

Located within the DC Ranch Corporate Center, which is a partially developed industrial subdivision located north of Bell Road and west of 94th Street. The site is surrounded by industrial offices to the north and west, multi-family residences to the east and vacant industrial land to the south.

Adjacent Uses and Zoning

- North Existing office/industrial within the DC Ranch Corporate Center, zoned Industrial Park and Planned Community District (I-1 P-C).
- South Existing office/industrial within the DC Ranch Corporate Center, zoned Industrial Park and Planned Community District (I-1 P-C).
- East Existing multi-family residences, zoned Multiple-family Residential, Industrial Park, and Planned Community District, zoned I-1 and R-5 PCD.
- West Existing office/industrial within the DC Ranch Corporate Center, zoned Industrial Park and Planned Community District (I-1 P-C).

Key Items for Consideration

- Preliminary DC Ranch Covenant Commission Approval
- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, building elevations, and landscape plan for a new two-story office building, with 12,550 square feet of building area, comprised of light manufacturing, warehouse, office, and retail all on a 1-acre site.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the applicant’s request and the site has been posted with the required signage. As of the drafting of this report, staff has not received any comments.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Access to the industrial subdivision is provided by E. Palo Brea Bend and N. 91st Street which turns into an internal private drive within the DC Ranch Corporate Center subdivision.

Architectural design of the building is described as Contemporary Western Regional Character which complements the existing development with the DC Ranch Corporate Center with similar characteristics of building mass, desert colors, and materials as approved the DC Ranch Covenant Commission. Materials include concrete masonry units, sand finish synthetic plaster, rusted steel siding and standing seam metal. Paint colors are muted earth tones which include “Southwest Rust”, “Tawny Owl” and “Reclaimed Wood”. Various elements of the building are unified with horizontal reveals and masonry bands as a transition to the different materials and to reduce the scale.

Building orientation responds to the natural terrain and minimizes sun exposure by predominately facing north and west with steel canopies with perforated metal shade devices to protect the entrances and glass areas. A sloped roof at the main entry and windows with deep overhangs are applied to respond to solar exposure.

To reduce the sloping grade of the site, a gabion basket retaining wall will be installed along with landscaping and xeriscape plants that complement the Sonoran Desert. Indigenous plant materials

include Blue Palo Verde, various Cacti, and desert ground cover with decomposed granite. Pedestrian amenities include access to the existing decomposed granite trail that bisects DC Ranch Corporate Center and a designated employee break area that is located in the northwest corner of the site, within a shaded landscape setting.

Development Information

- Existing Use: Vacant, undeveloped parcel
- Proposed Use: 2-story office, warehouse, retail, light manufacturing
- Parcel Size: 1.0 gross acre
1.0 net acre
43, 736 square feet
- Building / Commercial space: 12,550 square feet
- Office space: 5,741 square feet
- Retail Space: 496 square feet
- Light Manufacturing space: 942 square feet
- Warehouse space: 5,371 square feet
- Floor Area Ratio Allowed: 0.5
- Floor Area Ratio Proposed: 0.3
- Volume Allowed: 393,624 cubic feet
- Volume Proposed: 191,880 cubic feet
- Building Height Allowed: 36 feet, including rooftop appurtenances
- Building Height Proposed: 31 feet 4 inches, including rooftop appurtenances
- Parking Required: 30 spaces
- Parking Provided: 41 spaces
- Open Space Required: 7,741 square feet / 0.17 acres
- Open Space Provided: 9,399 square feet / 0.21 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Arizona Outback Adventures per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

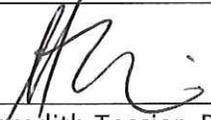
Planning and Development Services

- Current Planning Services
- Traffic Engineering
- Water Resources
- Fire and Life Safety Services

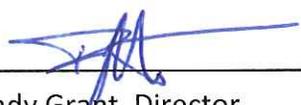
STAFF CONTACT

Meredith Tessier
Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY


Meredith Tessier, Report Author Date 10/25/2016


Steve Venker, Development Review Board Coordinator Date 10/25/16
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

 FOR Date 10/27/2016
Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- 1. Context Aerial
- 2. Close-Up Aerial
- 3. Zoning Map
- 4. Applicant's Narrative
- 5. Combined Context Aerial and Site Plan
- 6. Site Plan
- 7. Building Elevations
- 8. Streetscape Elevations
- 9. Perspective
- 10. Landscape Plans
- 11. Electrical Site Plan
- 12. Exterior Lighting Cutsheets
- 13. Neighborhood Involvement Report

**Stipulations for the
Development Review Board Application:
Arizona Outback Adventures
Case Number: 29-DR-2016**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by James Elson Architect, with a city staff date of 09/08/2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by James Elson Architect, with a city staff date of 09/08/2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by James Elson Architect, with a city staff date of 09/08/2016.
 - d. The case drainage report submitted by Montgomery Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable cases for the site are: 54-ZN-1989#9 and 4-PP-2006.

ARCHITECTURAL DESIGN:

Ordinance

- B. Pursuant to Zoning Case 54-ZN-1989#9, the building height shall not exceed 36 feet measured from existing natural grade and no portion of a building shall exceed twenty-four (24) feet in height within fifty (50) feet of the external perimeter boundary of the I-1 zoned property.

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external

detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

Ordinance

- C. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.
- D. A minimum of four (4) percent of the provided parking shall be accessible parking spaces.
- E. Pursuant to Zoning Case 54-ZN-1989#9, in no case shall the gross floor area of a structure exceed the amount equal to five-tenths multiplied by net lot area in square feet.
- F. Pursuant to Zoning Case 54-ZN-1989#9, in no case shall the volume of a structure exceed the product of the net lot area in square feet multiplied by nine (9) feet.
- G. Pursuant to Zoning Case 54-ZN-1989#9, the aggregate area of the building shall not occupy more than fifty (50) percent of the total area of the lot.

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. At time of final plans, the applicant shall provide the required accessible parking.
6. At time of final plans, the applicant shall indicate the location of above ground utility equipment and vaults.

OPEN SPACE:

Ordinance

- H. Pursuant to Zoning Case 54-ZN-1989#9, in no case shall the open space requirement be less than ten (10) percent of the total lot area of zero (0) feet to twelve (12) feet of height, plus four-tenths percent of the total site for each foot of height above twelve (12) feet.

LANDSCAPE DESIGN:

Ordinance

- I. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

7. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

8. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
9. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTERIOR LIGHTING:

Ordinance

- J. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting)
- K. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- M. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- N. The initial vertical luminance at 6-foot above grade, along the north, south, east, west, property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
11. The pre-curfew lighting design hours shall be defined as dusk to 10:00 PM, and the post-curfew lighting design hours shall be defined as 10:00 PM to dawn. All exterior lights shall be turn off at during the post-curfew with the exception of lights for security purposes, per City of Scottsdale Exterior Lighting Policy, and DSPM.
12. A programmable timer and photocells shall control the pre- and post-curfew lights; photocells shall be mounted on the north side of the building. The programmable timer may contain a maximum 1-hour manual override with an automatic turn off for after hours, and special events use only, per City of Scottsdale Exterior Lighting Policy and DSPM.
13. No fixture shall be mounted higher than sixteen (16) feet, per City of Scottsdale Exterior Lighting Policy and DSPM.
14. Incorporate the following parking lot and site lighting into the project's design:
Parking Lot and Site Lighting:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-foot-candles. All exterior luminaires shall be included in this calculation

- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation. All exterior luminaires shall be included in this calculation
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 15. With the final plans submittal, the developer shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The developer shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.
- 16. At time of final plans, the developer shall submit a completed short form and fair disclosure notice.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 17. All curb ramps for public and pedestrian sidewalks that intersect, public and private streets or driveways that intersect public and private streets, shall have truncated domes that are colored to match Frazee, Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- O. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 18. With the improvement plan submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
- 19. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.



Q.S.
37-49

Google Earth Pro Imagery



Arizona Outback Adventures

29-DR-2016

ATTACHMENT #1



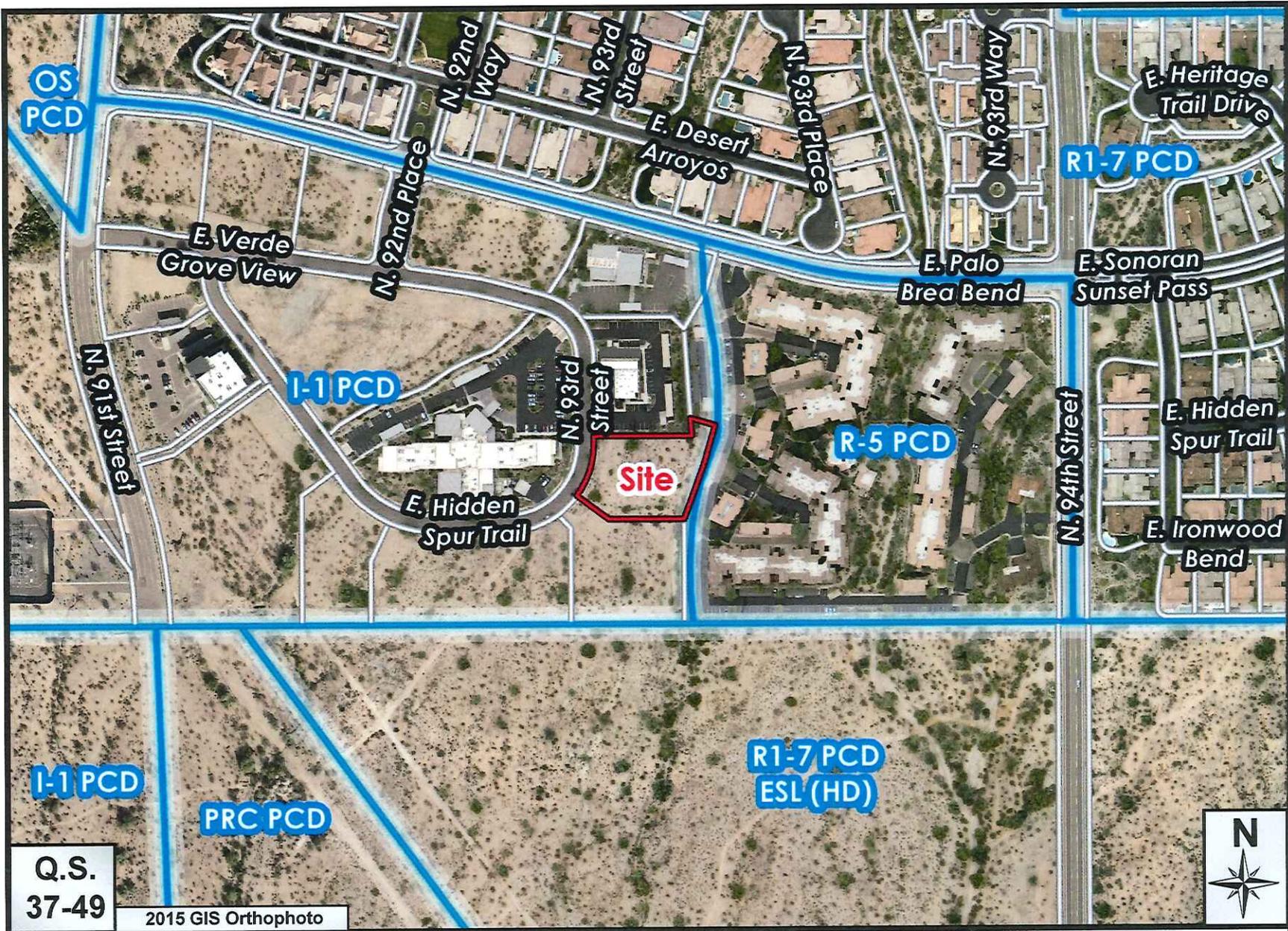
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Google Earth Pro Imagery

Arizona Outback Adventures

29-DR-2016

ATTACHMENT #2



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2015 GIS Orthophoto

Arizona Outback Adventures

29-DR-2016

ATTACHMENT #3

Project Narrative

Description of Business:

Arizona Outback Adventures has been in business in Scottsdale for almost twenty years. Their original business was located on McDowell Road in a shopping center adjacent to the Indian Bend Wash. The location provided direct access to the Scottsdale Greenbelt Bike Path System for bike rentals.

Approximately eight years ago, their operation moved to their current location in the McDowell Mountain Business Park north of West World. This provided closer access to the Scottsdale McDowell Mountain Preserve and the north Scottsdale bike path and trail system.

AOA's exponential growth in recent years has required that they expand into their own facility.

The following excerpt from the AOA web site describes the extent and nature of their business activities:

"Since 1997, AOA has been the premier adventure tour and corporate team building company in the Southwestern United States. We specialize in bike rentals and guided Adventure Day Tours in the Phoenix/Scottsdale area, plus multi-day and all-day Cycling Tours including fun guided hiking vacations and exciting guided back packing Single-day adventures in the desert around Scottsdale and Phoenix, include mild river rafting, stand-up paddle boarding or kayaking trips, road bike and mountain biking tours.

AOA's high-quality bike rental shop has a fleet of over 300 meticulously maintained rental bikes including carbon road bikes, full or front suspension 29er mountain bikes, hybrids, and even kids bikes!

From Arizona's McDowell Mountains, Grand Canyon, Havasupai, and the Salt River to Bryce Canyon, Zion Canyon, Yosemite, and Death Valley National Parks our guides provide invigorating, unique, and highly educational adventure trips. Attention to detail and dedicated customer service, together with the largest quality bike, raft, kayak and equipment fleet in the region, creates "best ever" vacation memories for our guests."

AOA caters to numerous Scottsdale hotels by offering all of their services with transportation and pick-up & delivery.

AOA has formed a relationship with REI, the largest national retailer of outdoor recreational equipment. Arizona Outback Adventures provides all of the services for guided tours offered by REI.

In 2014, AOA was honored by **Outside Magazine** as one of the 100 best places to work in the United States.

Project Description:

The Project is approximately 12,550 sf. The first floor consists of a public area for bike rentals with adjacent staff areas. It also contains bike maintenance and storage, along with warehousing at the rear of the building for the storage of supplies and equipment used in the operation of their business. Additionally, there are toilet and shower facilities for the convenience of their guests and staff. A preparation kitchen is provided for the assembly of foods used in conjunction with their extended trips.

The second story mezzanine area is provided with glass areas overlooking the lobby. This will be used for the business operations for their single and multi-day operations, corporate and group events and trips, along with their accounting department and private offices.

Because of the nature of their business, a large storage area for their vehicles will be provided at the rear of their new facility. This will be secured with rolling gates and a masonry fence that will screen the yard from adjacent residential and business properties. This fence is designed in conformance with the DC Ranch Development Guidelines.

Site & Building Design:

The design of the proposed Building is intended to create a unique workplace for the AOA staff and provide an unforgettable experience for their customers that are afforded access to the outdoor activities that Scottsdale and the surrounding communities offer.

Site planning, landscape design and design elements and materials are further described under subsequent Sections in this **Project Narrative**.

Scottsdale Development Review Board Criteria Conformance

In considering any application for development, the Development Review Board shall be guided by the following criteria:

- 1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.***

All of the Scottsdale relevant Design Guidelines have been incorporated in the design of this Development Review submittal as referenced under each specific ***Design Guideline*** criteria as described in subsequent sections.

- 2. The architectural character, landscaping and site design of the proposed development shall:***

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

The Arizona Outback Adventures building has been designed to incorporate the aesthetics and materials used on existing buildings located within the DC Ranch Corporate Center, while maintaining an expression of AOA's unique characteristics. The **DR Ranch Covenant Commission's Report** described the architecture as "Contemporary Western Regional Character".

- b. Avoid excessive variety and monotonous repetition;***

The building mass steps from the street to the second story elements and down to the warehouse area to the rear. This step also occurs along the plane of the façades where different materials transition.

The various elements of the building are unified with horizontal reveals and masonry bands as a transition to the different materials and reduce the scale.

c. Recognize 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 basic aesthetic can be characterized as a sophisticated rustic design that reflects Arizona Outback Adventure's love of and respect for the outdoors.

The materials are comprised of concrete masonry units, sand finish synthetic plaster and rusted steel siding with a dark grey, standing seam, metal roof. Colors will be muted earth tones.

The steel structure at the sloped roof element will feature cantilevers with architectural detailing at the beam ends.

Steel canopies with perforated metal screens will be used to protect the entrances and glass areas and will transition below the second level at a pedestrian scale.

A glass sectional door will be located at the northwest patio area which will be opened during moderate temperature days.

d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and

The project site does not fall within either of these Guidelines, however, relevant design principals have been conformed to.

e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.

The building mass steps from the street to the second story elements and down to the warehouse area to the rear. This step also occurs along the plane of the façades where different materials transition.

The DC Ranch Design Guidelines require a minimum of 25% of the roof to be sloped. The AOA building incorporates the sloped roof at the main entry to the building and transitions the lobby to the second story mezzanine area. There is an additional sloped roof at the entry door that further reduces the scale and identifies the main entrance to the building. The main roof has a clerestory window that separates the roof from the steel siding element below to accentuate the roof profile with the appearance of the roof floating above the main building elements. The secondary steel purlins have clerestory windows at the intersection with the main steel beams. These windows are protected with deep overhangs to protect them from solar exposure.

Steel solar shade canopies are provided along the western exposure of the facility. These canopies are located below the second floor height to reduce their scale at a pedestrian level.

The various elements of the building are unified with horizontal reveals and masonry bands as a transition to the different materials and reduce the scale.

2. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.

There are 2 new drive approaches proposed that are located to the northwest and southeast portions of the Site. These provide easy access for the AOA customers and allow access around the building for convenience for the vans, trucks & trailers used in the operation of AOA. The circular drive through also provides safety for their patrons.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.

All of the mechanical equipment is located on the roof area in the central portion of the building and is screened by parapet walls

5. Within the Downtown Area, building and site design shall:

The project site does not fall within these Guidelines

a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;

The project site does not fall within these Guidelines

b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;

The AOA building incorporates the sloped roof at the main entry to the building and transitions the lobby to the second story mezzanine area. There is an additional sloped roof at the entry door that further reduces the scale and identifies the main entrance to the building. The main roof has a clerestory window that separates the roof from the steel siding element below to accentuate the roof profile with the appearance of the roof floating above the main building elements. The secondary steel purlins have clerestory windows at the intersection with the main steel beams. These windows are protected with deep overhangs to protect them from solar exposure.

Steel solar shade canopies are provided along the western exposure of the facility. These canopies are located below the second floor height to reduce their scale at a pedestrian level.

The various elements of the building are unified with horizontal reveals and masonry bands as a transition to the different materials and reduce the scale.

c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;

The building mass steps from the street to the second story elements and down to the warehouse area to the rear. This step also occurs along the plane of the façades where different materials transition.

The various elements of the building are unified with horizontal reveals and masonry bands as a transition to the different materials and reduce the scale.

d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and

The AOA building has been designed to incorporate the aesthetics and materials used on existing buildings located within the DC Ranch Corporate Center

e. Incorporate enhanced design and aesthetics of building mass, height, materials, and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.

The basic aesthetic can be characterized as a sophisticated rustic design that reflects Arizona Outback Adventure's love of and respect for the outdoors.

The materials are comprised of concrete masonry units, sand finish synthetic plaster and rusted steel siding with a dark grey, standing seam, metal roof. Colors will be muted earth tones.

The steel structure at the sloped roof element will feature cantilevers with architectural detailing at the beam ends.

Steel canopies with perforated metal screens will be used to protect the entrances and glass areas and will transition below the second level at a pedestrian scale.

A glass sectional door will be located at the northwest patio area which will be opened during moderate temperature days.

6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:

a. Accessibility to the public;

b. Location near pedestrian circulation routes consistent with existing or future development or natural features;

AOA is located in close proximity to several trails in the DC Ranch Corporate Center. These Trails access various paved & gravel trails throughout the DC Ranch area. Additionally, the DR Ranch trail system accesses the McDowell Mountain Preserve, which is a major attraction for AOA's business.

c. Location near the primary pedestrian or vehicular entrance of a development;

AOA is located in close proximity to several trails in the DC Ranch Corporate Center.

d. Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements.

This facility has been designed to conform to the Scottsdale **Design Standards and Policies Manual**

Conformance with the Scottsdale Sensitive Design Principles

1. The design character of any area should be enhanced and strengthened by new development.

The building is located in the DC Ranch Corporate Center which has specific Guidelines for the development standards for projects located within the subdivision. The building design is intended to be compatible with the other existing buildings in the area, while expressing the unique characteristics for Arizona Outback Adventures.

2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features.

The building is designed to separate the public access located on the first floor from the corporate office uses that are primarily located on the second floor that overlooks the first floor public area that is separated by frameless glass to

enhance the open feel of the facility, while maintaining privacy. The office area incorporates windows along the northern facade that will provide views of the McDowell Mountains. The same window treatment at the mezzanine is also provided along the western and southern portions of the building.

3. *Development should be sensitive to existing topography and landscaping.*

The building is located in an AO Flood Zone as defined by FEMA which requires the lowest finish floor to be 24" above the highest adjacent existing grade. The site will be graded to maintain the perimeter grades as close to the existing topography as is possible. The existing site is approximately three feet above the existing street. The AO requirements will elevate the building pad further which will require a finish floor elevation approximately five feet above the 93rd Street pavement section. In order to mitigate the required transitional slope from the existing sidewalk to the building floor, a Gabion basket retaining wall is proposed to reduce the slope of the grades. The baskets will be filled with rock that conforms to the DC Ranch Desert Pavement requirements under the Guidelines.

4. *Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.*

The site has a drainage easement that is located on the eastern and southern boundaries. This easement will be preserved in its natural state. Additionally, there is a thirty foot landscape easement that will be provided adjacent to the apartments located to the east. A masonry screen wall is proposed along the edge of the drainage easement to screen vehicles securely stored in the yard. The landscape buffer will be located adjacent to parking to soften the impact of the parking lot and provide a desert landscaped oasis for AOA's staff.

5. *The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations*

The sloped roof area that is required by the DC Ranch Development Guidelines is located along the street frontage. The metal roof slopes toward the main

entrance to the building which transitions to a lower sloped roof that identifies the entrance to the lobby. This roof also slopes away from the mezzanine level to reduce the volume and scale of the lobby. Additionally, the lower wall is angled toward the main entrance. The angled geometry reflects the truncated site at the southwest corner of the lot. The angle will also be reflected in several site elements located along the street frontage. This geometry will play off of the other building masses.

Parking areas along the street scape are of concrete pavers to reduce the impact of asphalt paving.

Exterior patios are provided at the northwest portion of the building and at the northeast area of the site that is the result of a modification of the original Lot to the north. This area is intended for use by the AOA staff who specifically requested this amenity during the preliminary design process.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

Approximately twenty percent of AOA's business is involved with the rental of mountain and road bicycles. A major criteria for their site selection was to be located in close proximity the World Class Scottsdale bike lanes and trail system. AOA is the major user of the McDowell Mountain Regional Park, and more recently Brown's Ranch.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

As previously stated, the customers and employees of AOA will utilize the trails established for the DC Ranch Corporate Center, along with the trail system developed in DC Ranch and the McDowell Sonoran Preserve.

8. Buildings should be designed with a logical hierarchy of masses.

The building mass steps from the street to the second story elements and down to the warehouse area to the rear. This step also occurs along the plane of the façades where different materials transition.

The various elements of the building are unified with horizontal reveals and masonry bands to transition different materials and reduce the scale.

9. *The design of the built environment should respond to the desert environment:*

The basic aesthetic can be characterized as a sophisticated rustic design that reflects Arizona Outback Adventure's love of and respect for the outdoors.

The materials are comprised of concrete masonry units, sand finish synthetic plaster and rusted steel siding with a dark grey, standing seam, metal roof. Colors will be muted earth tones.

The steel structure at the sloped roof element will feature cantilevers with architectural detailing at the beam ends.

Steel canopies with perforated metal screens will be used to protect the entrances and glass areas and will transition below the second level at a pedestrian scale.

A glass sectional door will be located at the northwest patio area which will be opened during moderate temperature days.

10. *Developments should strive to incorporate sustainable and healthy building practices and products.*

In addition to providing strong massing, orientation and views, the use of materials such as masonry, steel, metal siding & roofing and E.F.I.S. will provide a timeless aesthetic and assist in reducing energy costs. Local products are anticipated to be used in construction.

11. *Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

Irrigation will be a drip system that will reduce the water requirements.

12. *Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*

Major native trees will be salvaged and replanted where applicable and enhanced landscaping will follow the DC Ranch Development Guidelines.

13. *The extent and quality of lighting should be integrally designed as part of the built environment.*

The lighting within the project will be integrated into the building aesthetic and provide outdoor pedestrian spaces adequate, secure lighting while avoiding glare to comply with the dark sky Ordinance.

14. *Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.*

Signage will be in harmony with the character, scale and context of the building and express the business nature of AOA.

Conformance with the Scottsdale Office Design Guidelines

1. *The design of office buildings should incorporate passive architectural solutions to east, south, and west faces of buildings to limit solar exposure and resulting heat gain.*

Glazing located along the north, south and western walls is minimized to reduce solar heat gain. The west facing glass areas located on the first floor are protected by canopies with perforated metal solar screens.

- 2. The windows (void) to wall (mass) ratio of a typical multi-story professional/business office building should not exceed 50:50 and should not be less than 70:30.***

Windows are strategically located to provide views for the staff located in the mezzanine office.

- 3. The use of horizontal window/wall banding treatments should be limited and may be inappropriate in some settings.***

The horizontal window/wall banding section does not apply to this building. Horizontal reveals and materials changes have been provided to unify the various elements and materials changes of the building. Additionally, these elements reduce the scale of the relatively small building footprint and mitigate the building height.

- 4. The use of highly reflective, polished, or glossy materials should be limited and may be inappropriate in some contexts.***

The use of highly reflective, polished, or glossy materials does not apply to this building. All glazing will be dark solar bronze insulated glass.

- 5. The building mechanical system, as it might affect the aesthetics and architectural composition of a building, should be carefully considered in early phases of design.***

The mechanical system for the building will be rooftop package units and split systems with air handlers for the areas located below the mezzanine. The warehouse will be conditioned with evaporative coolers.

All of the mechanical units are located above the center section of the building mass above the mezzanine area or behind a screen wall at the warehouse area that integrates into the center section.

- 6. Where rooftops are viewed at close range from higher adjacent ground, roofing materials and color should be toward darker tones and kept dull and muted.**

None of the rooftops are visible from adjacent buildings.

- 7. The exterior design of a building should reveal where possible differences in its internal functions as expressions of height, massing, and composition of the elevation.**

The building massing, materials and sloped roof area expresses the internal public, office and warehouse functions

- 8. All industrial buildings should incorporate sufficient architectural detail.**

The warehouse area is integrated into the building with horizontal masonry material type changes that relate to the reveals and material types expressed in the office functions of the building. This aesthetic is continued in the masonry piers featured along the front elevation of the façade.

- 9. The permanent use of prefabricated metal buildings is generally discouraged.**

Rusted steel panels will be used along areas above the first floor. This material is intended to relate to several other buildings currently located in the DC Ranch Corporate Center. Additionally, this material is intended to provide a variation of materials used in the building and reflect the contemporary rustic expression of the nature of the business of **Arizona Outback Adventures**.

- 10. Industrial space should incorporate window openings if possible. Consider translucent glass for the diffused quality of light it provides.**

Several clerestory windows are located in the warehouse area. These are integrated into the masonry accent bands that unify the various building elements.

Conformance with the Scottsdale Lighting Design Guidelines

- 1. The city places a high value on lighting designs and technologies that are energy efficient and sensitive to their surrounding context.***

All lighting for this Project will be L.E.D. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 2. Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.***

All lighting for this Project is located at pedestrian areas or for security at the storage yard and is directed away from adjacent properties.

- 3. High-pressure-sodium (HPS) is the preferred light source for most large-scale projects. The preferred light source for smaller scale applications include linear fluorescent (RE170 series, triple-tube 4-pin) compact fluorescent, induction, and LED lamps.***

All proposed lighting is L.E.D.

- 4. Incandescent and halogen sources are discouraged in all but the most unique applications.***

All proposed lighting is L.E.D.

- 5. The design of lighting systems should anticipate lighting levels that will vary depending on building use, hours of operation, occupancy, and seasonal changes, and operate for only the minimum number of hours required.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 6. Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.***

Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 7. Light glare or excess brightness should be minimized. Light trespass should be controlled by shielding or aiming fixtures away from adjacent uses.***

All lighting is shielded and directed downward. Light fixtures located in the storage yard are wall mounted on the masonry screen wall and directed downward, screened from adjacent properties by the wall. Reference the Site Lighting and Fixture Schedule and Cut Sheet for exterior lighting

- 8. Architectural and landscape lighting should only be used to highlight special features and to embellish the lighting levels of ground level pedestrian areas.***

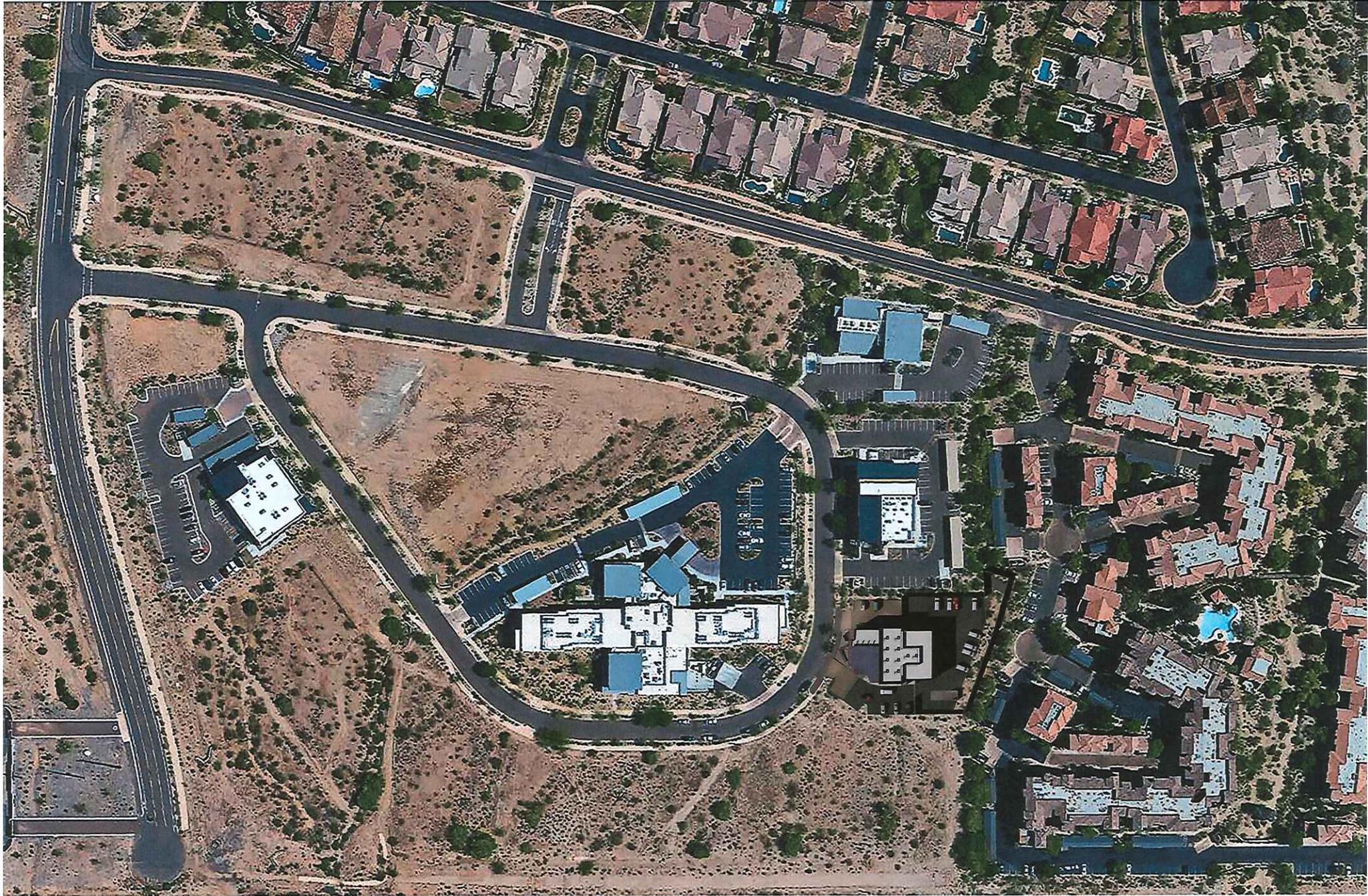
Not applicable. Not used for this Project.

- 9. Limited low voltage lighting of landscape features and plant material are acceptable when associated with pedestrian spaces and site entrance.***

Not applicable. Not used for this Project.



ATTACHMENT #5

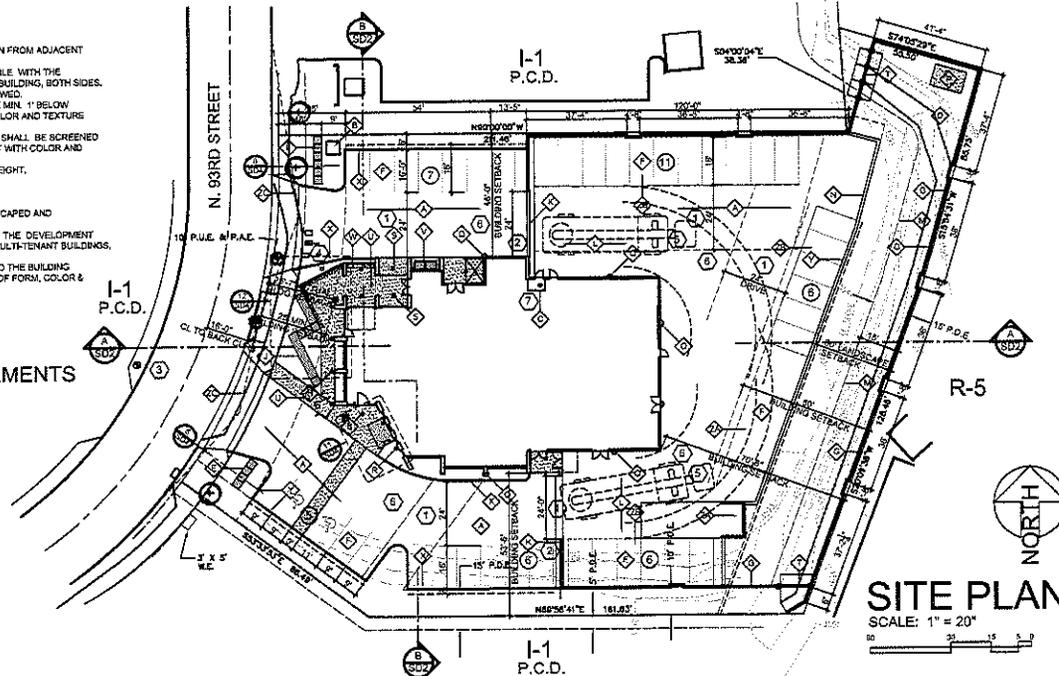


PLANNING NOTES

- NO SIGNS SHALL BE ALLOWED WITHIN A BUILDING WHICH CAN BE SEEN FROM ADJACENT PROPERTIES THROUGH OVERHEAD DOORS.
- REFUSE ENCLOSURES SHALL BE SCREENED BY MATERIALS COMPATIBLE WITH THE BUILDING MATERIALS, COLOR AND TEXTURE SHALL MATCH THE BUILDING, BOTH SIDES.
- NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
- ALL ROOFTOP MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE MIN. 1' BELOW PARAPET & COMPLETELY SCREENED BY PARAPET WALLS WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL GROUND MOUNTED MECHANICAL & COMMUNICATION EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS AT LEAST 1'40" ABOVE HEIGHT OF TALLEST UNIT WITH COLOR AND TEXTURE TO MATCH THE BUILDING.
- ALL POLE MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
- SIGNS REQUIRE SEPARATE APPROVALS AND PERMITS.
- NO EXTERIOR LADDERS SHALL BE VISIBLE.
- FLAG POLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL, TAPERED.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
- NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
- ALL EQUIPMENT, UTILITIES OR OTHER APURTANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR & TEXTURE.
- NO CHAIN LINK FENCING SHALL BE ALLOWED.
- NO TURF AREAS SHALL BE PROVIDED.

FIRE ORDINANCE REQUIREMENTS

- MINIMUM DRIVE WIDTHS FOR FIRE ACCESS - 24' - Fire Ordinance 4045, 803.2.1
- KEY SWITCH/PRE-EMPTION SENSOR @ GATE - Fire Ordinance 4045, 803.5.1
- EXIST-FIRE HYDRANT, SPACING IN COMPLIANCE WITH - Fire Ordinance 4045, 507.5.1.2
- FDC LOCATION - Fire Ordinance 4045, 912.
- FIRE TRUCK TURNING RADIUS IN COMPLIANCE WITH DSPM 2-1-802(5) - SEE DETAIL - SHT. SD-4
- FIRE LANE BEARING CAPACITY SHALL BE 83,000 LB. PER DSPM 2-1-802(3).
- FIRE SPRINKLER RISER ROOM PER DSPM 5-1-504(1) - SEE 1st FLOOR PLAN - SHT. A-1



SITE PLAN
SCALE: 1" = 20'

Project Description:

Corporate offices and warehousing for Arizona Outback Adventures, first specializes in guided day & multi-day tours for cycling, hiking & back packing in Arizona, Utah Colorado & California. Additionally, they provide rafting, kayaking & paddle boarding trips on the Salt River. Retail use will be provided for bike rentals and an annual sale for their fleet of rental bicycles at the end of their season. This retail use will comply with the requirements of the Scottsdale Zoning Ordinance for the S-1 Use. (1,000 of or 10% of the building area per the Floor Plan Work Sheet)

Project Address:

16465 N. 93rd Street
Scottsdale, AZ 85255

Site Area:

Gross Site Area 43,736 sf (1 acre)
Net Site Area 43,736 sf (1 acre)

Lot Coverage:

Coverage Allowed: 43,736 x 80% = 35,000 sf
Coverage Provided: 12,550 / 43,736 = 28.7%

Building Height:

Maximum Allowed: 35'-0" at the 50' setback
24'-0" at the 30' setback (Rear setback adj. to Road.)
Height Provided: 31'-4"

Building Setbacks:

REQUIRED:	
Front / Street:	25'
Side Yards:	10'
Rear Yard:	(a) 10'
Adj. to Residential (Rear Yard):	30'
Landscape Buffer Adj. to Resid.:	30'
(Rear, per DC Ranch Development Guidelines)	
(a) 50' Building setback required adjacent to residential for building heights greater than 24'	
PROVIDED:	
Front / Street:	25'-0"
Side Yards:	
North:	46'-0"
South:	53'-6"
Rear Yard:	70'-8"
Landscape req. adj. to Road:	30'-0"

Building Code Data:

Construction Type:	III B w. A.F.S.
Occupancy Groups:	
Group A:	Office
Group B:	Warehouse
S-2:	Warehouse
F-1:	Bike maint.
(a) Occupancy groups & non-separated use per I.B.C. Section 508.3.2	

Fire Protection:

NFPA 13

Building Areas:

FIRST FLOOR (GROSS AREAS)	
Office:	2,098 sf
Rear:	466 sf
Manuf. (Bike maint. & prep. station):	942 sf
Warehouses:	3,918 sf
Total:	7,424 sf
SECOND FLOOR	
Office:	3,942 sf
Warehouse:	1,453 sf
Total:	5,395 sf
Total Building Area:	12,819 sf

Parking Requirements:

PARKING REQUIRED:	
OFFICE:	
1st Floor:	2,098
2nd Floor:	3,942
Total Office:	6,040 = 18.1 spaces
Rear:	466/250 = 2.0 spaces
Manuf.:	942/500 = 1.9 spaces
WAREHOUSE:	
1st Floor:	3,918
2nd Floor:	1,453
Total Warehouse:	5,371/600 = 8.9 spaces
Total Req'd.:	30 spaces
PARKING PROVIDED:	41 spaces
Bicycle Parking Req'd.:	1 / 10 spaces = 4 Bicycles
Bicycles:	4 Bicycles @ racks = 4 Bicycles
Bicycle Parking Prov.:	4 Bicycles @ racks = 4 Bicycles
Additional @ pipe fencing @ N.W. pad:	

Open Space Calculations:

REQUIRED:
Base O.S. Required - Lot Area x 10%
43,736 x 10% (12' bldg. hgt.) = 4,373 sf
+ 31.33 - 12 = 18.23 x 0.4% = 7.7% = 3,368 sf
Total Base Open Space Required = 7,741 sf

Parking Lot Landscaping Req'd. - 15%
21,722 x 15% = 3,258 sf
Total Open Space Req'd. = 10,999 sf

INTERIOR PARKING I.S. REQUIRED:
53.3% OF TOTAL REQUIRED
3,258 x 53.3% = 1,736 sf

Interior Parking Lot O.S. Provided = 1,854 sf

TOTAL O.S. PROVIDED:
Base O.S. Provided
Parking Lot O.S. Provided = 3,334 sf
Total O.S. Provided = 12,743 sf

BUILDING VOLUME CALCULATIONS:
Allowable - Site Area X 9
43,736 X 9 = 393,624 cf
Building Volume Provided = 181,880 cf

Sloped Roof Areas:

25% of total building footprint per DC Ranch Development Guidelines
Section 5 ARCHITECTURAL DESIGN
STANDARDS Roof Form
Building Footprint
Sloped Roof Required X 25% = 1,845 sf

Main Roof Area = 1,876 sf
Entry Canopy = 236 sf
Total Sloped Roof Area = 1,915 sf



VICINITY MAP

SITE PLAN KEY NOTES

- A ASPHALT CONC. PAVING PER CIVIL DWGS. & SOILS REPORT
- B NEW ELECTR. TRANSFORMER - EXACT LOCAT. PER A.P.S.S. SCREENED BY GABION WALL
- C FIRE SPR. RISER IN A.F.S. RISER ROOM W/ H.M. DOOR ACCESS FROM EXTER.
- D FLOOD CONTROL RIP RAP - SEE CIVIL ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE
- E 3' HIGH GABION BASKET PARKING SCREEN WALL - ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE
- F PARKING SPACE PER C.O.S. STANDARD 9' X 18' MIN. (9' X 18' W/ 24" O.H. PER COND.)
- G 6' HIGH C.M.U. SECURITY WALL COMB. 8X8X16 STD. & SPLIT FACE SEE WALL ELEV. FOR DETAILS
- H 8X8X16 C.M.U. PIER STD. & SPLIT FACE TO MATCH BUILDING WALLS PATTERN
- I 8X8X16 C.M.U. ACCENT INSERT - SEE WALL ELEV. FOR DETAILS
- J GABION BASKET RETAINING WALL ROCKS TO MATCH NATIVE STONE FOR TYPE & SIZE SEE SHT. A-4 FOR DET.
- K 6' HIGH ROLLING STL. GATE T.S. W/ PERM. MTL. TO MATCH SOLAR CANOPIES - SEE DET. PROVIDE KNOX BOX FOR F.D. ACCESS
- L FIRE TRUCK ACCESS CLEARANCES SEE SCOTTSDALE FIRE TRUCK DET.
- M 15' WIDE DRAINAGE EASEMENT - SEE CIVIL DWGS. FOR DETAILS
- N 30' LANDSCAPE BUFFER FROM RESID. WALL PACK SECURITY LIGHTING MOUNTED ON WALL - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- O STAFF BREAK AREA - COLORED CONC. WALL PACK SECURITY LIGHTING MOUNTED ON BUILDING WALL - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- P WALL SCONCE - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- Q CAN LIGHT FIXT. - SEE PHOTOMETRICS PLAN AND LIGHT SCHED.
- R WASH CROSSING @ WALL PER COS STD. DET. 2515
- S COLORED CONCRETE WALK OR PATIO
- T ELECTRICAL SERVICE RECESSED BEHIND 2ND FLOOR O.H.
- U 2" DIA. STD. STL. PIPE FENCE
- V EXTRUDED CONC. CURB
- W 12" W X 12" C.I.P. CONC. RIBBON CURB
- X CONCRETE PAVERS TO STAFF BREAK AREA
- Y REFUSE ENCLOSURE PER C.O.S. STD. DET. 2146-1
- Z COVERED PARKING (FUTURE) UNDER SEPARATE PERMIT SEE DET. - SHT. A-4
- AA VISABILITY TRIANGLE PER COS REQ'S.

ARIZONA OUTBACK ADVENTURES
DC RANCH CORPORATE CENTER - LOT 7
17465 N. 93rd PLACE

DATE: 8.4.16
REVISION: 8.16
COS DR 00000015

16465 N. 93rd Street
Scottsdale, AZ 85255
16465 N. 93rd Street
Scottsdale, AZ 85255

EXPIRES 8.30.2017

James
Eaton
architect



STREETSCAPE ELEVATION





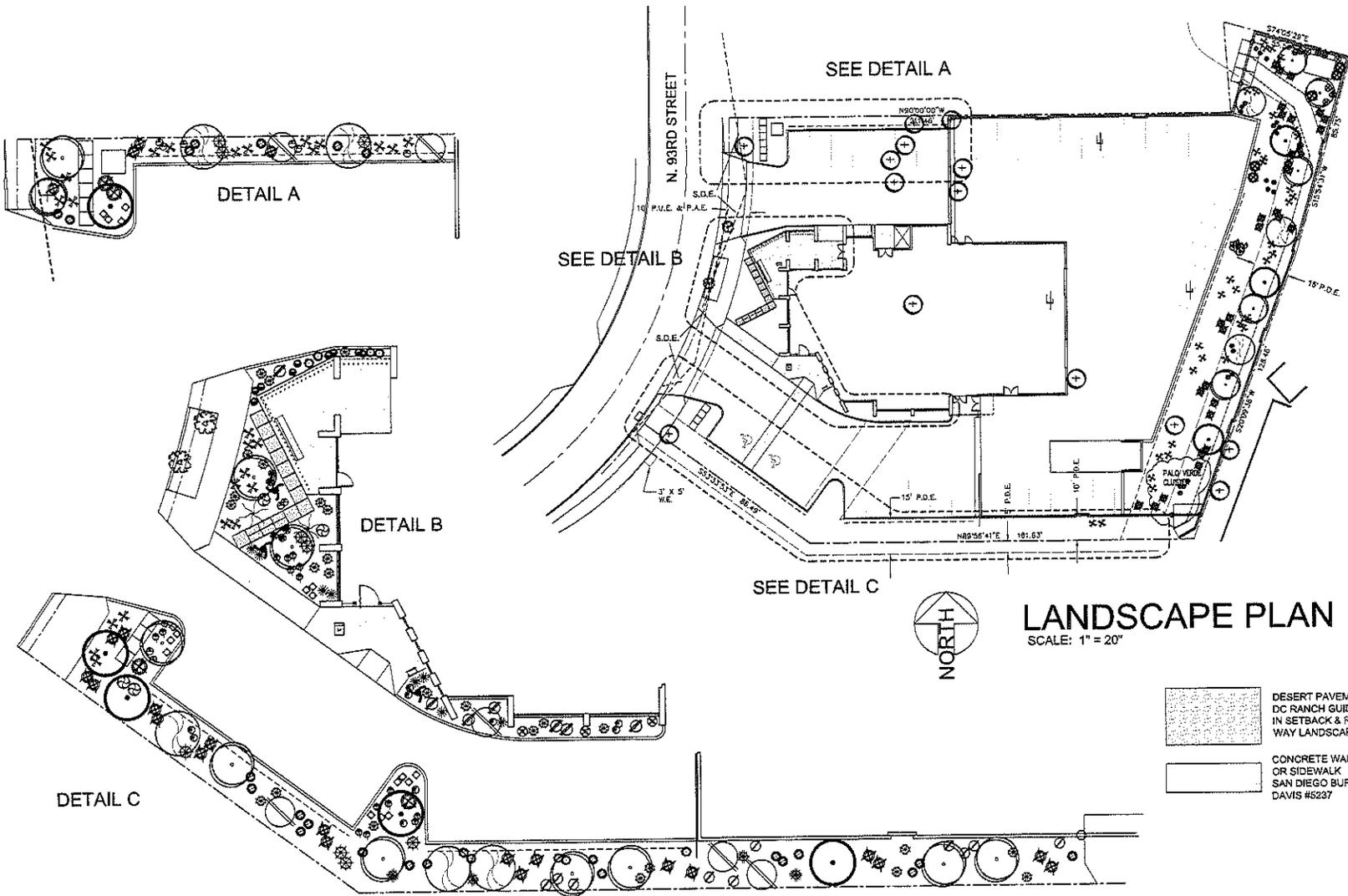




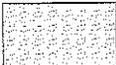








LANDSCAPE PLAN
 SCALE: 1" = 20"

-  DESERT PAVEMENT PER DC RANCH GUIDELINES IN SETBACK & RIGHT OF WAY LANDSCAPE AREAS
-  CONCRETE WALK OR SIDEWALK SAN DIEGO BUFF DAVIS #5237



DATE: 6.4.16
 REVISION:

James Elson
 architect

16425 North 93rd Street
 Suite 100, San Diego, CA 92126
 619-594-1344
 619-594-1344
 17470 @ jell.com
 Colores2 @ northpark.com

L1
 LANDSCAPE PLAN

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	No.
TREES				
	CERODIUM FLORIDUM	BLUE PALO VERDE	SIZE REQS. SEE (A)	8
	CERODIUM MICROPHYLLUM	FOOTHILLS PALO VERDE		8
	CERODIUM PRAECOX	PALO BREA		15
	ACACIA SMALLII	SWEET ACACIA		6
ACCENTS				
	CARNEGIA GIGANTEA	SAHUARO	SALVAGE	3
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.	4
	ECHINOCACTUS GRISONII	GOLDEN BARREL	12"	2
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	8
	HESPERALOE PARVIFLORUM	RED YUCCA	5 GAL.	9
	OPUNTIA SANTA-RITA	TUBAC	5 GAL.	4
SHRUBS				
	AMBROSIA DELTOIDEA	TRIANGLE BURSAE	5 GAL.	02
	ASCLEPIAS SUBULATA	DESERT MILKWEED	6 GAL.	8
	BRACAMERIA LARICIFOLIA	TURPENTINE BUSH	5 GAL.	03
	CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE RED BIRDS	5 GAL.	9
	CALLIANDRA CALIFORNICA	BAJA RED FAIRY DUSTER	5 GAL.	7
	HYMENOXYS ACAULIS	ANGELITA DAISY	5 GAL.	16
	JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL.	45
	PENSTEMON EATONII	FIRECRACKER PENSTEMON	5 GAL.	10
	PENSTEMON PARRYI	PARRY'S PENSTEMON	5 GAL.	9
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL.	9
SPHARALCEA AMBIGUA	GLOBE NALLOW	5 GAL.	33	
GROUND COVERS				
	ACACIA REDOLENS	DESERT CARPET ACACIA	5 GAL.	10
	BAILEYA MULTIRADIATA	DESERT MARIGOLD	5 GAL.	9
	DALEA GREGGI	TRAILING INDIGO BUSH	5 GAL.	18
	DENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE	5 GAL.	8

DECOMPOSED GRANITE

TREE AND SHRUB PLANTING

TYPICAL STAKING DETAIL

TRENCHING DEPTH SCHEDULE

PIPE SIZE	GALLONS PER HOUR	EMITTER TYPE
1/2"	10	(1) 1-10
3/4"	6	(2) 5-10
1"	4	(3) 5-10
1 1/4"	1	(3) 5-10
2"	1	(3) 5-10
3"	1	(3) 5-10

EMITTER SIZING SCHEDULE

EMITTER DETAIL (1.5 GAL. AND SMALLER)

PIPE SIZE	FLOW (GPH)
1/2"	5-10
3/4"	10-15
1"	15-20
1 1/4"	20-25
2"	25-30
3"	30-35
4"	35-40

PIPE SIZING SCHEDULE

EMITTER AND LATERAL LAYOUT

EMITTER DETAIL (2.0" BOX & LARGER)

WALL MNTD. CONTROLLER

BACKFLOW PREVENTOR

1-STRAINER/PRESSURE REGULATOR

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION
	METER (BY OTHERS)
	MAINLINE - MIN. CLASS 200
	LATERAL LINE - MIN. CLASS 200
	2" SCHEDULE 40 P.V.C. ELBOW
	BACKFLOW PREVENTOR - FIBCO MODEL 785-PV PRESSURE VACUUM BREAKER
	ELECTRIC VALVE - HARDIE ULTRA FLOW - 150 SERIES SIZE AS INDICATED ON DRAWING
	RAINBIRD 1809 15 SERIES W/PLASTIC NOZZLE
	DRIP EMITTER SYSTEM - BOWSMITH SERIES SEE DETAILS
	FLUSH CAP
	RAINMASTER ELECTRIC CONTROLLER - 4 STATION TWO WEEK PROGRAMMABLE
	CONTROLLER STATION VALVE SIZE
	RAINBIRD PRESSURE REGULATOR PS4HLB-25

GROUND COVER PLANTING DET.

LANDSCAPE & IRRIGATION DETAILS

DATE: 2/20/19
 REVISION:

james
 elson
 architect

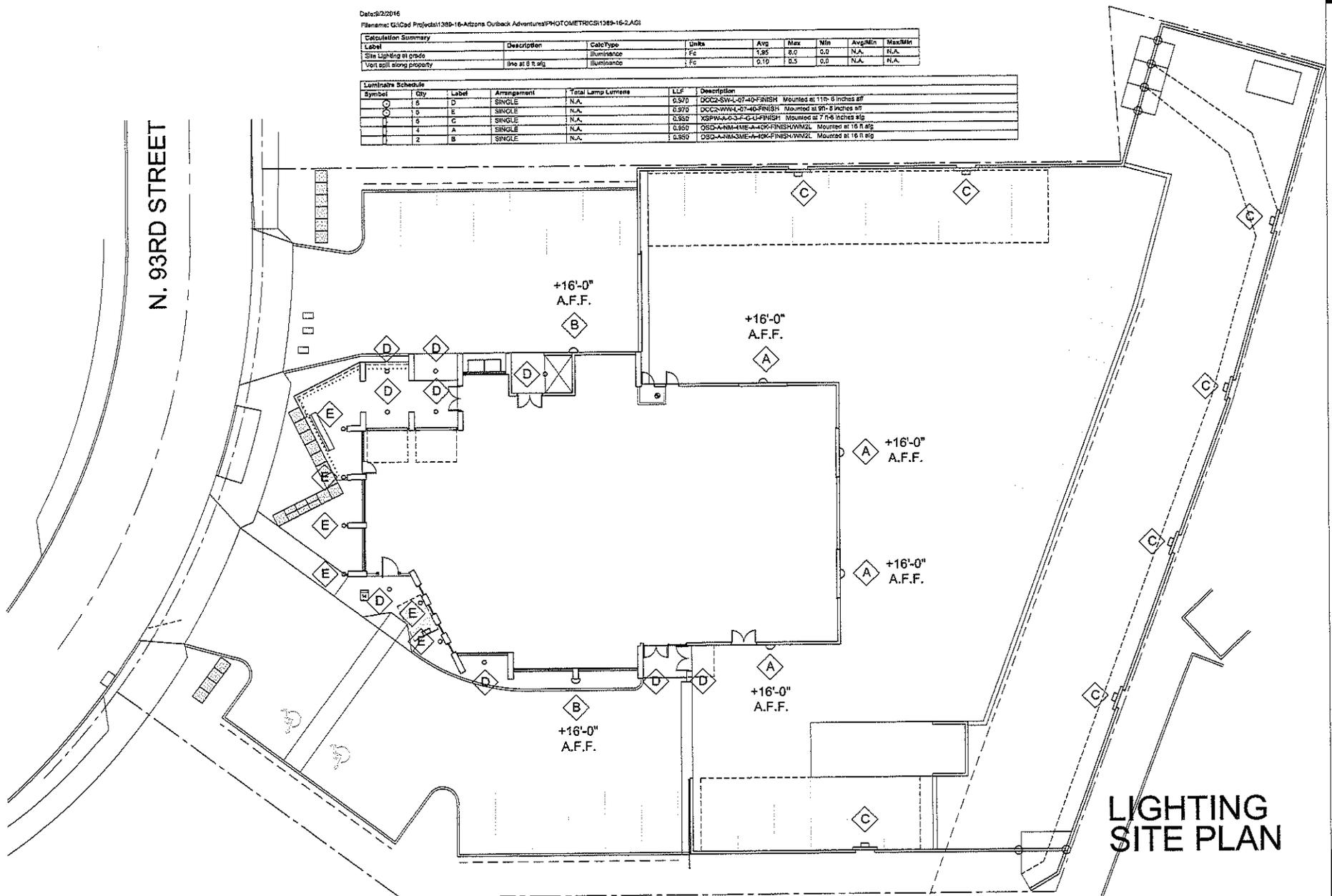
15011 North Pinal Street
 Suite 100, Chandler, AZ 85226
 480.248.1111
 www.jameselson.com



Date: 2/22/16
 Filename: G:\Csd Proj\dat\120-16-Arizona Outback Adventures\PHOTOMETRICS\120-16-2.AGI

Calculation Summary								
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Lighting at grade		Illuminance	Fc	1.95	8.0	0.0	N/A	N/A
Vert spill along property	16' at 8 ft sig	Illuminance	Fc	0.19	0.5	0.0	N/A	N/A

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
○	8	D	SINGLE	N/A	0.570	DCC2-SWL-07-40-FINISH Mounted at 11'-6" inches Ht
○	0	E	SINGLE	N/A	0.570	DCC2-WHL-07-40-FINISH Mounted at 16'-0" inches Ht
○	8	C	SINGLE	N/A	0.580	XSPH4-4-0-3-C-40-FINISH Mounted at 7'-6" inches Ht
○	4	A	SINGLE	N/A	0.580	OSD-A-NM-4ME-A-40K-FINISH-WWZL Mounted at 16 ft sig
○	2	B	SINGLE	N/A	0.580	OSD-A-NM-4ME-A-40K-FINISH-WWZL Mounted at 16 ft sig



ARIZONA OUTBACK ADVENTURES
 DC RANCH CORPORATE CENTER - LOT 7
 17465 N. 93rd PLACE

DATE: 6.4.15
 REVISION: 6.2.15
 COS OR COMMENTS

james
 eison
 architect

10410 north 52nd street
 suite 100 - 85402nd ave
 Scottsdale, arizona
 85259

002-001-0311-11
 480-415-0342-11
 14747e@jameseison.com
 jones@jameseison.com

**LIGHTING
 SITE PLAN**

**SL1
 SITE
 LIGHTING**

	PROJECT: XSPW-A-0-3-F-G-U* Project Name: ARIZONA OUTBACK ADVENTURES Notes:	TYPE: C
--	---	----------------

XSP Series
 42W 110 Smart Panel Luminaire

Product Description:
 The XSP 42W Smart Panel luminaire is a surface mount, recessed fixture with a 110mm depth. It is designed for use in outdoor applications where a high quality, uniform light distribution is required. The luminaire is available in a variety of finishes and is suitable for use in a wide range of outdoor environments. It is a high quality, durable luminaire that is designed to last for many years.

Professional Summary:
 Available in the U.S.A., Canada, and International.
 See technical data sheet for details.
 See technical data sheet for details.
 See technical data sheet for details.

Accessories:
 See technical data sheet for details.

Ordering Information:
 See technical data sheet for details.

XSPW A 0 3 F G U *	
Model	Finish
XSPW A 0 3 F G U *	Specify Finish



	PROJECT: DCC2-0001-0001-0001 Project Name: ARIZONA OUTBACK ADVENTURES Notes:	TYPE: B
--	---	----------------

OSQ Series
 42W 110 Smart Panel Luminaire

Product Description:
 The OSQ 42W Smart Panel luminaire is a surface mount, recessed fixture with a 110mm depth. It is designed for use in outdoor applications where a high quality, uniform light distribution is required. The luminaire is available in a variety of finishes and is suitable for use in a wide range of outdoor environments. It is a high quality, durable luminaire that is designed to last for many years.

Professional Summary:
 Available in the U.S.A., Canada, and International.
 See technical data sheet for details.
 See technical data sheet for details.
 See technical data sheet for details.

Accessories:
 See technical data sheet for details.

Ordering Information:
 See technical data sheet for details.

OSQ A 0 3 F G U *	
Model	Finish
OSQ A 0 3 F G U *	Specify Finish



	PROJECT: DCC2-0001-0001-0001 Project Name: ARIZONA OUTBACK ADVENTURES Notes:	TYPE: A
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OSQ Series
 42W 110 Smart Panel Luminaire

Product Description:
 The OSQ 42W Smart Panel luminaire is a surface mount, recessed fixture with a 110mm depth. It is designed for use in outdoor applications where a high quality, uniform light distribution is required. The luminaire is available in a variety of finishes and is suitable for use in a wide range of outdoor environments. It is a high quality, durable luminaire that is designed to last for many years.

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Accessories:
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Ordering Information:
 See technical data sheet for details.

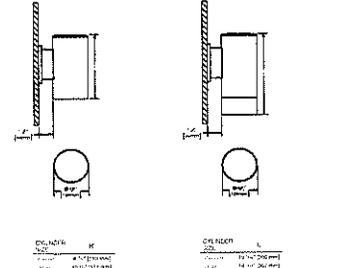
OSQ A 0 3 F G U *	
Model	Finish
OSQ A 0 3 F G U *	Specify Finish



	PROJECT: DCC2-0001-0001-0001 Project Name: ARIZONA OUTBACK ADVENTURES Notes:	TYPE: E (WALL SCENE)
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LUMINAIRE DIMENSIONS



Notes:
 1. All dimensions are in millimeters.
 2. All dimensions are subject to change without notice.
 3. All dimensions are subject to change without notice.

	PROJECT: DCC2-0001-0001-0001 Project Name: ARIZONA OUTBACK ADVENTURES Notes:	TYPE: D
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PRODUCT SPECIFICATIONS

Luminaire:
 1. Type: Recessed, high performance, white, 42W LED.
 2. Dimensions: 110mm x 110mm x 110mm.
 3. Power: 42W.
 4. Light Output: 4200lm.
 5. Beam Angle: 60°.
 6. Color Temperature: 3000K.
 7. CRI: 90.
 8. Mounting: Surface mount.
 9. Finish: White, Black, Bronze, Stainless Steel, Custom Colors.
 10. Material: Aluminum.
 11. Weight: 0.5kg.
 12. Life Span: 50,000 hours.
 13. Warranty: 5 years.
 14. Compliance: CE, RoHS, ENEC, DLC, IES, etc.

Model	Finish
DCC2-0001-0001-0001	Specify Finish



ARIZONA OUTBACK ADVENTURES
 DC RANCH CORPORATE CENTER - LOT 7
 17465 N. 93rd PLACE

DATE: 04/10
 REVISION: 02/10
 CDD OR COMMENTS

james
 alison
 architect

104th North Blvd - 104th and
 104th and 104th - 104th and
 104th and 104th - 104th and

4300, 5000, 6000, 7000, 8000, 9000, 10000, 11000, 12000, 13000, 14000, 15000, 16000, 17000, 18000, 19000, 20000, 21000, 22000, 23000, 24000, 25000, 26000, 27000, 28000, 29000, 30000, 31000, 32000, 33000, 34000, 35000, 36000, 37000, 38000, 39000, 40000, 41000, 42000, 43000, 44000, 45000, 46000, 47000, 48000, 49000, 50000, 51000, 52000, 53000, 54000, 55000, 56000, 57000, 58000, 59000, 60000, 61000, 62000, 63000, 64000, 65000, 66000, 67000, 68000, 69000, 70000, 71000, 72000, 73000, 74000, 75000, 76000, 77000, 78000, 79000, 80000, 81000, 82000, 83000, 84000, 85000, 86000, 87000, 88000, 89000, 90000, 91000, 92000, 93000, 94000, 95000, 96000, 97000, 98000, 99000, 100000

SL3
 LIGHTING
 FIXTURES

Public Notice

16420 n. ninety second street
suite two hundred five

scottsdale, arizona
85260

602.903.5311 t.
480.515.9342 f.

Date: 0-00-16

Project: DC Ranch Corporate Center
17465 N. 93rd Street
DC Ranch Lot 7; Case No. 417-PA-2016

Re: Design Review Submittal Notification

Dear Property Owner/Neighbor

My Firm is the design Architect that is contracted with Arizona Outback Adventures for the property described above located in the City of Scottsdale.

The purpose of this letter is to inform you that we have submitted a Development Review application for the referenced Project. The scope consists of corporate offices with related warehousing and a screened storage yard located to the rear of the site. Arizona Outback Adventures provides biking, hiking, back packing, kayaking and stand up paddle boarding adventure tours in four western states. Their new facility is approximately 11,000 sf with 7,400 sf located on the first floor and 3,600 sf for their corporate offices located on the 2nd floor toward the front of the building. These uses are permitted in the I-1 P.C.D. Zoning District for the subdivision.

The Development Review process is a public process and as a part of that procedure will be presented to the Development Review Board in the next several months, with the dates to be determined as we work with the City Staff.

Additionally, the Project has been submitted to the DC Ranch Covenant Commission for their preliminary review process. The final approval will be required after they respond to the submittal.

If you have any questions regarding this Project or the DR procedures, please feel free to contact myself or the Scottsdale Staff member assigned to this Project:

Meredith Tessier, Planner
City of Scottsdale
Community and Economic Development
Planning, Neighborhood & Transportation Division
7447 E. Indian School Road, Ste. 105
Scottsdale, AZ. 85251
P. 480-312-4211
F. 480-312-7068
email mtessier@scottsdaleaz.gov

16420 n. ninety second street
suite two hundred five

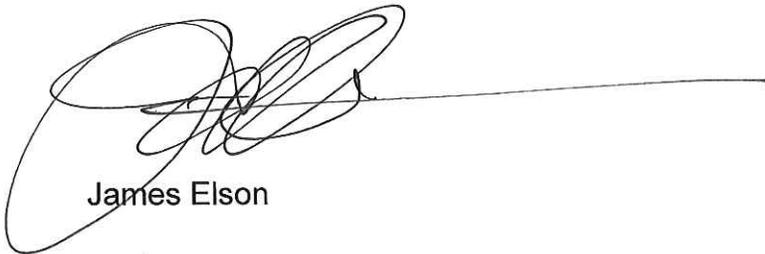
scottsdale, arizona
85260

602.903.5311 t.
480.515.9342 f.

James Elson, Architect
16420 N. 92nd Street, Ste. 205
Scottsdale, AZ. 85260
P. 602-903-5311
email j4747e@aol.com

Thank you for your consideration.

Sincerely,



James Elson

enclosures:

Site Plan
Building Renderings

ADJACENT PROPERTY OWNERS

MIN. 750' RADIUS

217-55-706

LOTS 1-2-3

Owner Name: GREAT HEARTS ACADEMIES
Property Address: 9208 E VERDE GROVE VIEW
SCOTTSDALE 85255
Mailing Address: 3102 N 56TH ST SUITE 300 PHOENIX
AZ 85018

217-55-707

LOT 4

Owner Name: DC CENTER LOT 4 LLC
Property Address: 9256 E VERDE GROVE VIEW SCOTTSDALE 85255
Mailing Address: 20865 N 90TH PL STE 200 SCOTTSDALE AZ 85255

217-55-723

LOT 5

Owner Name: JASON DEAN LLC
Property Address: 17491 N 93RD ST SCOTTSDALE
85255
Mailing Address: 17491 N 93RD ST SCOTTSDALE AZ
85255

217-55-708

LOT 6

Owner Name: VIANET VERDE GROVE LLC
Property Address: 9304 E VERDE GROVE VIEW 100 SCOTTSDALE 85255
Mailing Address: 9304 E VERDE GROVE VIEW SCOTTSDALE AZ 85255

217-55-728

LOT 8

Owner Name: SCOTT HANISH LLC
Property Address: 9271 E HIDDEN SPUR TR SCOTTSDALE
85255
Mailing Address: 2400 E ARIZONA BILTMORE CIR NO
1430 PHOENIX AZ 85016

217-55-726

LOT 13

Owner Name: DC CENTER LOT 13 LLC
Property Address: 9141 E HIDDEN SPUR TR
SCOTTSDALE 85255
Mailing Address: 20865 N 90TH PL NO 200
SCOTTSDALE AZ 82255

217-55-731

Owner Name: BC/DC RANCH PROPERTIES LLC
Mailing Address: 740 N 52ND ST PHOENIX AZ 85008

217-55-719

LOT 16

Owner Name: SCOTTSDALE REAL CO LLC
Property Address: 17490 N 93RD ST SCOTTSDALE 85255
Mailing Address: 1220 20TH ST SE NO 310 SALEM OR
97302

217-12-004C

Owner Name: 9393 EAST PALO BREA
BEND LLC
Property Address: 9393 E PALO BREA DR
SCOTTSDALE 85255
Mailing Address: 22431 ANTONIO PKWY
SUITE B-160-602
RANCHO SANTA
MARGARITA CA 92688

RESIDENTIAL

Owner Name: STALEY LINDA L
Property Address: 9201 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9201 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: SATHYANARAYANAN
RADHAKRISHNAN TRUST
Property Address: 9209 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9209 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: BAILEY THOMAS G/MARJORIE
M
Property Address: 9215 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9215 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: MICHAEL AND RENEE GENETTI
FAMILY TRUST
Property Address: 9221 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9221 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: CHINNAPPAN SURESHKUMAR
Property Address: 9227 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9227 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: BECKER BRANDON N/ALISSA
L
Property Address: 9233 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 3919 E KRISTAL WY PHOENIX
AZ 85050

Owner Name: IGNARSKI JOLENE L
Property Address: 9249 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9249 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: KALYANAM GOWRI
Property Address: 9255 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9255 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: FLOSI GARY D/CAROLYN S
Property Address: 9261 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9261 E DESERT ARROYOS
SCOTTSDALE AZ 85255
Owner Name: IGNARSKI JOLENE L

Owner Name: NGUYEN DAVID L
Property Address: 9267 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9267 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: PETER CATALANO AND JENNIFER
CATALANO TRUST
Property Address: 9273 E DESERT ARROYOS
SCOTTSDALE 85255
Mailing Address: 9273 E DESERT ARROYOS
SCOTTSDALE AZ 85255

Owner Name: DC RANCH ASSOCIATION INC
Property Address:
Mailing Address: 2600 N CENTRAL AVE STE 1600 PHOENIX AZ
85004

Owner Name: ROSS ADAM/ELIZABETH TR
Property Address: 9301 E DESERT ARROYOS SCOTTSDALE 85255
Mailing Address: 9301 E DESERT ARROYOS SCOTTSDALE AZ
85255

Owner Name: LIPA LLC
Property Address: 9307 E DESERT ARROYOS SCOTTSDALE 85255
Mailing Address: 4510 N 34TH PL PHOENIX AZ 85018

Owner Name: FOX JEFFREY/HEATHER
Property Address: 9313 E DESERT ARROYOS SCOTTSDALE 85255
Mailing Address: 4724 E WEAVER PHOENIX AZ 85050

Owner Name: TRACE WALTER L/SUSAN
Property Address: 9319 E DESERT ARROYOS SCOTTSDALE 85255
Mailing Address: 9319 E DESERT ARROYOS SCOTTSDALE AZ
85255

Owner Name: FURIO DANE/KATHARINE
Property Address: 9325 E DESERT ARROYOS SCOTTSDALE 85255
Mailing Address: 9325 E DESERT ARROYOS SCOTTSDALE AZ
85255

Owner Name: COLLING FAMILY TRUST
Property Address: 17708 N 92ND ST SCOTTSDALE 85255
Mailing Address: 17708 N 92ND ST SCOTTSDALE AZ 85255

Owner Name: KRISHNANS FAMILY TRUST
Property Address: 17709 N 92ND ST SCOTTSDALE 85255
Mailing Address: 17709 N 92ND ST SCOTTSDALE AZ 85255

Owner Name: VEACH BRENT
Property Address: 17704 N 92ND PL SCOTTSDALE 85255
Mailing Address: 17704 N 92ND PL SCOTTSDALE AZ 85255

Owner Name: HARDER KYLE S/COURTNEY R
Property Address: 17703 N 92ND WY SCOTTSDALE 85255
Mailing Address: 17703 N 92ND WAY SCOTTSDALE AZ 85255

Owner Name: KANNAPIRAN LIVING TRUST
Property Address: 17700 N 93RD ST SCOTTSDALE 85255
Mailing Address: 17700 N 93RD ST SCOTTSDALE AZ 85255

Owner Name: SALTICH DANIEL J
Property Address: 17701 N 93RD ST SCOTTSDALE 85255
Mailing Address: 17701 N 93RD ST SCOTTSDALE AZ 85255

Owner Name: MAHONEY MARK E/ELLEN
Property Address: 17674 N 93RD PL SCOTTSDALE 85255
Mailing Address: 17674 N 93RD PL SCOTTSDALE AZ 85255

Owner Name: TEEVAN MARTIN O JR
Property Address: 17603 N 93RD PL SCOTTSDALE 85255
Mailing Address: 17603 N 93RD PL SCOTTSDALE AZ 85255

Owner Name: GRIGGS RHETT/LISA
Property Address: 17627 N 93RD PL SCOTTSDALE 85255
Mailing Address: 379 SMITH RD CRESTED BUTTE CO 81224

Owner Name: PEPPA WILLIAM/DEBORAH A
Property Address: 17651 N 93RD PL SCOTTSDALE 85255
Mailing Address: 13450 E VIA LINDA NO 2004 SCOTTSDALE AZ 85259

Owner Name: CASTRO MATIAS R/MILAGROS U
Property Address: 17675 N 93RD PL SCOTTSDALE 85255
Mailing Address: 14549 CRYSTAL TREE DR OAKLAND PARK IL 60462

Owner Name: KLEIN ROBERT/LAURA
Property Address: 17699 N 93RD PL SCOTTSDALE 85255
Mailing Address: 17699 N 93RD PL SCOTTSDALE AZ 85255

Owner Name: PHILLIPS DEREK R/KELLY L
Property Address: 17723 N 93RD PL SCOTTSDALE 85255
Mailing Address: 17723 N 93RD PL SCOTTSDALE AZ 85255

Owner Name: RASMUSSEN ROBERT H/JENNIFER G
Property Address: 17732 N 92ND ST SCOTTSDALE 85255
Mailing Address: 17732 N 92ND ST SCOTTSDALE AZ 85255

Owner Name: GRADY JOHN T/JANELL J
Property Address: 17733 N 92ND ST SCOTTSDALE 85255
Mailing Address: 17733 N 92ND ST SCOTTSDALE AZ 85255

Owner Name: DARBY DANIEL L/OBENSHAIN VICTORIA A E
Property Address: 17728 N 92ND PL SCOTTSDALE 85255
Mailing Address: 17728 N 92ND PL SCOTTSDALE AZ 85255

Owner Name: LEE SUNG CHUN
Property Address: 17727 N 92ND WY SCOTTSDALE 85255
Mailing Address: 17727 N 92ND WY SCOTTSDALE AZ 85255

Owner Name: STEIN KAREN M
Property Address: 17724 N 93RD ST SCOTTSDALE 85255
Mailing Address: 17724 N 93RD ST SCOTTSDALE AZ 85255

Owner Name: SCHENKER ROBERT
Property Address: 17725 N 93RD ST SCOTTSDALE 85255
Mailing Address: 44 ORCHARD DR WOODBURY NY 11797

Owner Name: VILLAS AT DESERT PARK VILLAGE DC
RANCH
Property Address: 17778 N 93RD WY SCOTTSDALE 85255
Mailing Address: 1600 W BROADWAY RD STE 200 TEMPE AZ
85282

Owner Name: SCOTTSDALE VISTELLA LLC LEASE 03-108992
Property Address: 8888 E BELL RD SCOTTSDALE 85255
Mailing Address: 40 N CENTRAL AVE STE 2700 PHOENIX AZ
85004

Owner Name: SCOTTSDALE CITY OF
Property Address: 9390 E BELL RD SCOTTSDALE 85260
Mailing Address: 7227 E INDIAN SCHOOL RD STE 205
SCOTTSDALE AZ 85251

Owner Name: ARIZONA PUBLIC SERVICE COMPANY
Property Address:
Mailing Address: PO BOX 53933 MS 9505 PHOENIX AZ 85072