City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

- ☐ Rezoning
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Variance
- ☐ Other

APPLICANT SUBMITTED DOCUMENT

Case # 116-DR-1998 #5 / 41 -PA- 03

Project Name SHOPS 'C' AT SADDLE MOUNTAIN PL

Location N. OF NEC 136TH ST & VIA LINDA

Applicant KRISTJAN SIGURDSSON

K&I ARCHITECTS & INTERIORS

SITE DETAILS

Proposed/Existing Zoning: PNC

Use: RETAIL

Parcel Size: 65,022 SF

☒ Gross Floor Area ☐ Total Units: 12,468 SF

☒ Floor Area Ratio ☐ Density: .19

Parking Required: 50

Parking Provided: 76

Of Buildings: 1

Height: 27' MAX (21' AVE.)

Setbacks: N- 21' S- 23'-5"

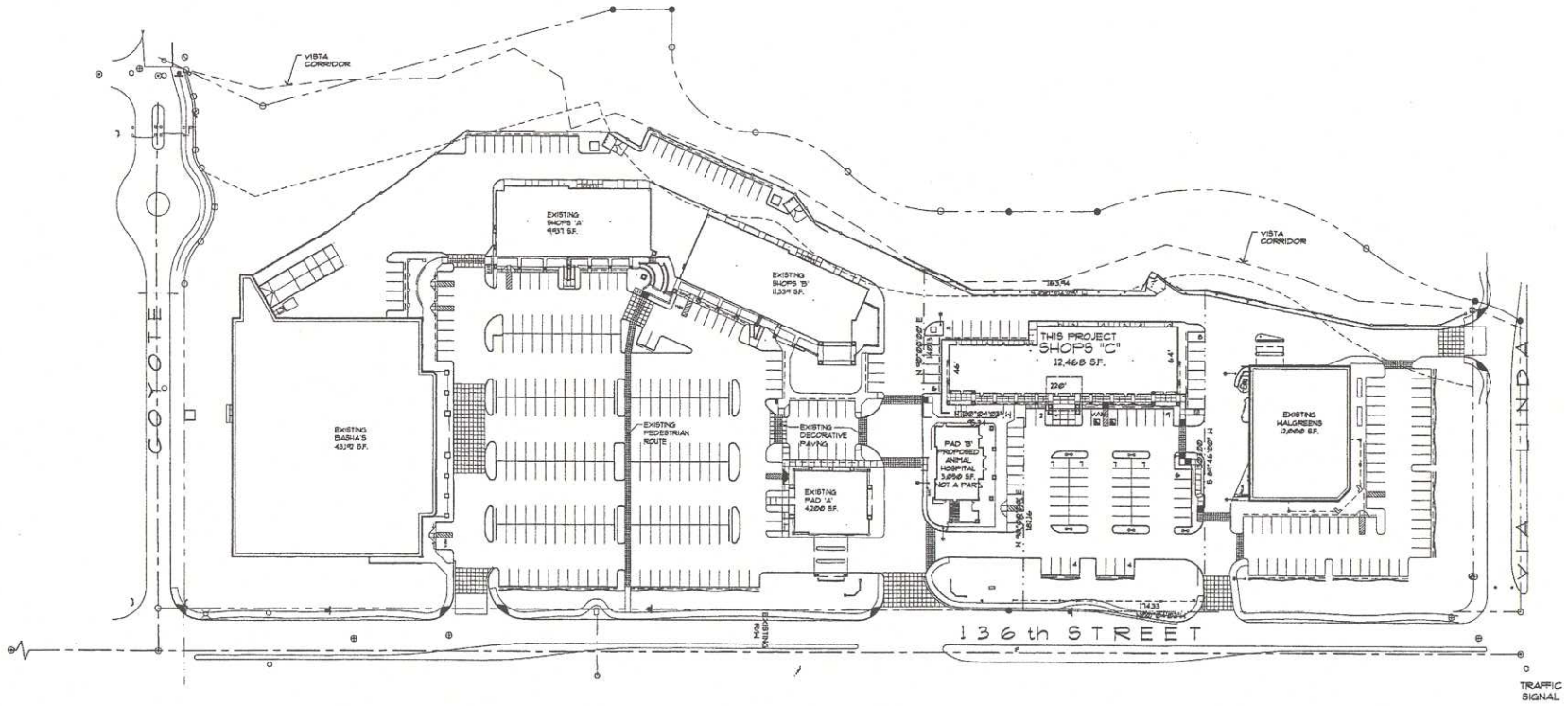
E- 33'-8" W- 12'/190'

In the following space, please describe the project or the request

THIS REQUEST IS FOR DESIGN REVIEW APPROVAL OF 12,468SF RETAIL SHOPS BUILDING ON THE REMAINING PARCEL AT SADDLE MOUNTAIN PLAZA. SADDLE MOUNTAIN PLAZA IS ANCHORED BY A SUPERMARKET ON THE NORTH END AND WALGREENS ON THE SOUTH END. THERE ARE EXIST. SHOPS 'A' & B ALONG THE EAST AND TWO PADS FRONTING 136TH ST. THIS PROPOSED PROJECT WILL FORM A CONTINUATION OF THE SHOPS ALONG THE EAST SIDE OF THE PLAZA. PEDESTRIAN CONNECTIONS WILL BE PROVIDED TO ALL THREE ADJACENT BUILDINGS. THE ARCHITECTURAL FORM, CHARACTER, COLORS, DETAILING AND LANDSCAPING MATCHES THE ESTABLISHED THEME OF THE EXIST. CENTER.

(If an additional page(s) is necessary, please attach.)

APPLICANT SUBMITTED DOCUMENT



17 OVERALL SITE PLAN (FOR REFERENCE ONLY)

K & I ARCHITECTS INTERIORS
1850 N. CENTRAL AVE. SUITE 200
PHOENIX, AZ. 85004
PH: 602-252-5202
FAX: 602-252-5203

SHOPS 'C' AT
SADDLE MOUNTAIN PLAZA
N. of N.E.C. 136th STREET & VIA LINDA
SCOTTSDALE, ARIZONA

REVISIONS

NO.	DESCRIPTION	DATE

OWNERSHIP OF DOCUMENTS

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO K & I ARCHITECTS AND INTERIORS.

SHEET TITLE: PRELIMINARY SITE PLAN

JOB NUMBER: 02550
DRAWN BY: BAM M.
CHECKED BY: KRISTJAN S.
ISSUE DATE: 04/14/03

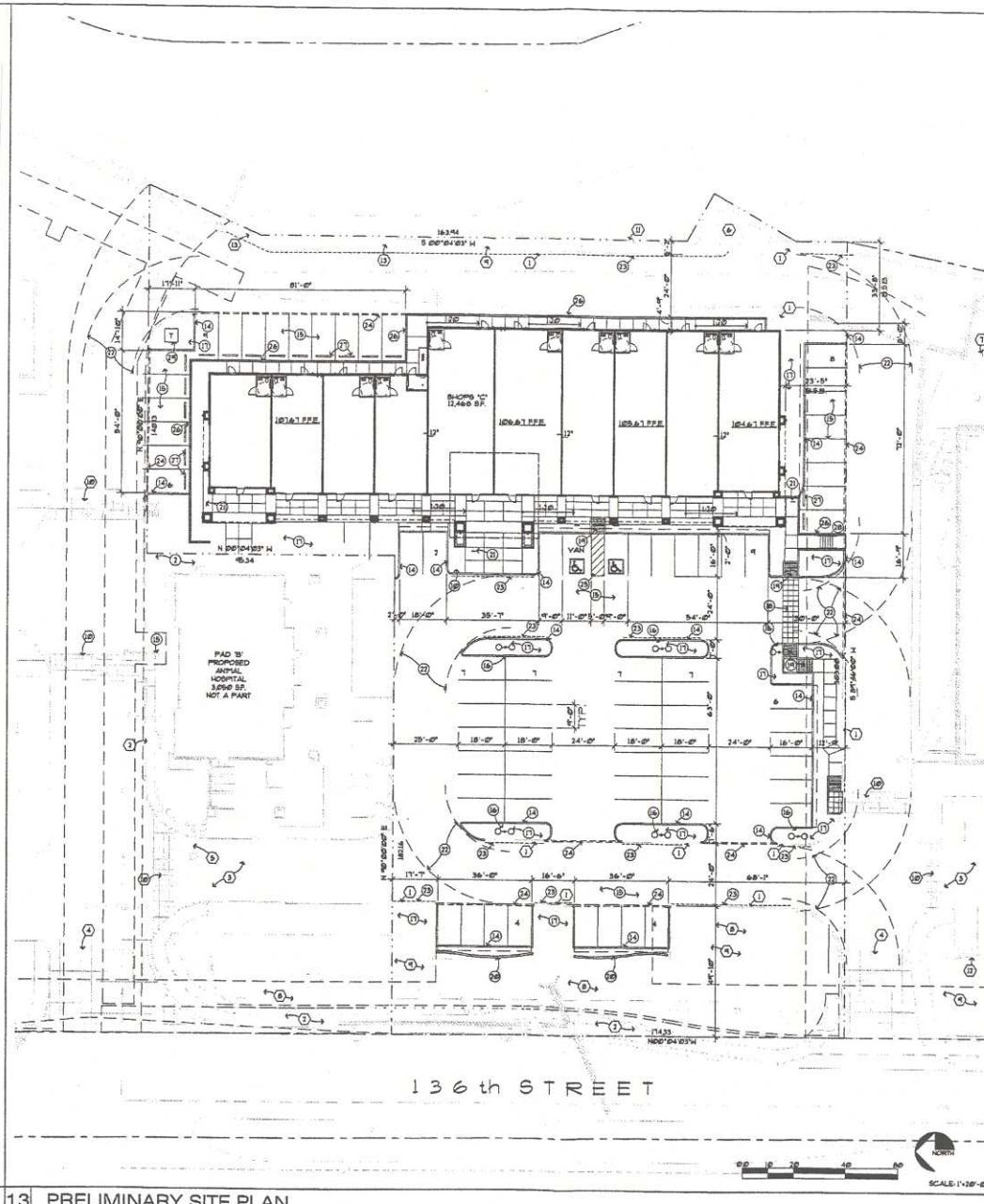
REGISTERED ARCHITECT
32407
KRISTJAN SIGURDSSON
ARIZONA, U.S.A.

SHEET NUMBER:
SP-1
of

M:\DWG\JOBS\GVSW\02550\SP1-550.dwg

116-DR-1998#5

APPLICANT SUBMITTED DOCUMENT



13 PRELIMINARY SITE PLAN

1. EXISTING CONCRETE CURB.
2. EXISTING SIDEWALK.
3. EXISTING PARKING LOT / ASPHALT PAVING.
4. EXISTING DRIVEWAY.
5. EXISTING PARKING LOT POLE LIGHTING.
6. EXISTING REFUSE ENCLOSURE.
7. EXISTING FIRE HYDRANT.
8. EXISTING NAOS.
9. EXISTING LANDSCAPING.
10. EXISTING STAINED / SCORED CONCRETE ACCESSIBLE ROUTE.
11. EXISTING 6' HIGH CMU / STUCCO SCREEN WALL.
12. EXISTING 3'-4" CMU SCREEN WALL.
13. EXISTING BOLLARD LIGHT.
14. CAST-IN-PLACE CONCRETE CURB.
15. PARKING LOT / ASPHALT PAVING, SEE CIVIL DRAWINGS.
16. PARKING LOT LIGHTING - SEE ELECTRICAL SITE PLAN. LIGHT POLE BASE TO BE PAINTED, TO MATCH EXISTING CENTER.
17. LANDSCAPE AREA, SEE LANDSCAPE DRAWINGS.
18. 5'-0" WIDE CONCRETE (ACCESSIBLE ROUTE) MAX. SLOPE 1:20 (5%), MAX. CROSS SLOPE 1:50 (2%), TO MATCH EXISTING.
19. ACCESSIBLE RAMP.
20. 3'-0" HIGH CMU/SCREEN WALL, FINISH TO MATCH EXISTING CENTER.
21. BIKE RACK (2 BIKES EACH LOCATION).
22. 25' x 45' TRUCK TURNING RADIUS.
23. DASHED LINE INDICATES FIRE LANE. PAINT CURB RED IN ACCORDANCE WITH FIRE DEPARTMENT GUIDELINES.
24. REMOVE EXISTING TEMPORARY CONCRETE CURB.
25. PAINTED / STRIPED ACCESSIBLE PATH.
26. CMU RETAINING WALL, STUCCO AND PAINT TO MATCH BUILDING. HEIGHT VARIES, 6" MINIMUM ABOVE ADJACENT ASPHALT PAVING. SEE CIVIL DRAWINGS.
27. PRECAST CONCRETE BUMPER / WHEEL STOP.
28. CONCRETE STEPS UP.
29. PROPOSED TRANSFORMER LOCATION.

(E) INDICATES EXISTING IMPROVEMENTS.
(N) INDICATES NEW / PROPOSED IMPROVEMENTS.

3 KEY NOTES

PROJECT DATA:

ZONING: PNC - PLANNED NEIGHBORHOOD CENTER

GROSS LOT AREA: 65,022 S.F. 1.4921 ACRES

NET LOT AREA: 65,022 S.F. 1.4921 ACRES

BUILDING HEIGHT: 27' MAX. (21' AVG.)

FLOOR AREA RATIO:
MAX. FLOOR AREA ALLOWED = 65,022x3.16= 195,961 S.F.
F.A.R. ALLOWED = 195,961/65,022= 3.0
FLOOR AREA PROVIDED = 12,466 S.F.
F.A.R. PROVIDED = 12,466/65,022 = .19

VOLUME RATIO:
MAX. VOLUME ALLOWED = 65,022x5= 325,110 CFT
VOLUME PROVIDED = 12,466x21 (AVG. HEIGHT)= 261,826 CFT

OPEN SPACE CALCULATIONS
REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 27' PROPOSED (36' ALLOWED)
FIRST 17' OF HEIGHT = 15% x NET LOT AREA
= .15 x 65,022 = 9,753 S.F.
NEXT 15'-0" OF HEIGHT = 15'-0" x .005 x 65,022 = 3,901 S.F.

OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
9,753 S.F. + 3,901 S.F. = 13,654 S.F.
OPEN SPACE PROVIDED = 7,954 + 7,311 = 15,265 S.F.

FRONT OPEN SPACE REQUIRED
175' (STREET FRONTAGE) x 30 S.F. = 5,250 S.F.
FRONT OPEN SPACE PROVIDED = 7,311 S.F.

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
16,888 x .15 = 2,400 S.F.
PARKING LOT LANDSCAPING PROVIDED = 2,466 S.F.

PARKING CALCULATIONS

RETAIL SHOPS:
TOTAL BUILDING SF = 12,466 SF
RETAIL = 1,000 + 12,466/250 = 49.87 SPACES
TOTAL REQUIRED SPACES = 50

TOTAL REQUIRED = 50

TOTAL PROVIDED SPACES = 76

MOBILITY ACCESSIBLE PARKING CALCULATION

4% OF TOTAL PARKING REQUIREMENTS = .04 x 50 = 2
ACCESSIBLE PARKING SPACES REQUIRED: 2 SPACES
ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES (INCLUDING 1 VAN SPACE)

VAN ACCESSIBLE PARKING SPACES
1 TO 8 = 1 SPACE

VAN ACCESSIBLE PARKING SPACES REQUIRED: 1 SPACE
VAN ACCESSIBLE PARKING SPACES PROVIDED: 1 SPACE

BICYCLE PARKING CALCULATIONS
1 FOR EVERY TEN REQUIRED PARKING SPACES = 50 / 10 = 5 SPACES
BICYLCE PARKING SPACES REQUIRED: 5 SPACES
BICYCLE PARKING SPACES PROVIDED: 6 SPACES

1 PROJECT DATA

K & I ARCHITECTS INTERIORS
1850 N. CENTRAL AVE. SUITE 200
PHOENIX, AZ 85004
PH: 602-252-3033
FAX: 602-252-3003

SHOPS 'C' AT
SADDLE MOUNTAIN PLAZA
N. of N.E.C. 136th STREET & VIA LINDA
SCOTTSDALE, ARIZONA

REVISIONS

NO.	DESCRIPTION	DATE

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SHEET TITLE:
PRELIMINARY SITE PLAN

JOB NUMBER: 02550
DRAWN BY: SAM M.
CHECKED BY: KRISTJAN B.
ISSUE DATE: 04/14/03

REGISTERED ARCHITECT
CERTIFICATE NO. 21407
KRISTJAN SIGURDSSON
DATE EXPIRES 12/31/03
ARIZONA, U.S.A.

SHEET NUMBER:
SP-2

of

116-DR-1998 #5

APPLICANT SUBMITTED DOCUMENT

116-DR-1998 #5

A	PAINT DUNN EDWARDS SP2540 "HAWK BROWN"
B	PAINT DUNN EDWARDS DE3205 "GALLOP HO"
C	PAINT DUNN EDWARDS DE3055 "COPPER AGE"
D	CENTURION STONE – ARIZONA RUBBLE
E	STACO CONCRETE ROOF TILE MIX 20% 20-252 40% 20-340 40% 20-850
F	DAVIS COLORS – COCCA

NOTE:
1. ALL MATERIALS FINISHES & COLORS TO MATCH THE EXISTING SHOPS BUILDING TO THE NORTH. VERIFY IN FIELD PRIOR TO ORDERING OR APPLICATION.

2. STUCCO TO BE 'WESTERN ONE-KOTE' STUCCO PER I.C.B.O. # ER 3899, SAND FINISH.

15 FINISH NOTES

1. PRECAST CONCRETE PIER BASE ACCENT BAND.
2. CULTURED STONE VENEER.
3. PAINTED STUCCO ON C.M.U.
4. PAINTED STUCCO ON WOOD FRAMING.
5. FLAT CONCRETE TILE ROOF.
6. PAINTED STUCCO OVER FOAM CORNICE PARAPET CAP.
7. PAINTED STUCCO OVER FOAM CORNICE COLUMN CAP.
8. WOOD FACIA AND RAFTERS.
9. STEEL PLATE IN G.L.B.
10. METAL WRAPPED ACCENT BAND ON WOOD FRAMING.
11. INTEGRALLY COLORED CONCRETE CURBS AND SIDEWALKS.
12. ALUMINUM STOREFRONT.
13. DECORATIVE WALL MOUNTED LIGHT FIXTURE.
14. H.M. DOOR AND FRAME.
15. S.E.S.

10 KEY NOTES

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

8 WEST ELEVATION

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

7 EAST ELEVATION

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

6 NORTH ELEVATION

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

26 SOUTH ELEVATION

K & I ARCHITECTS INTERIORS
1850 N. CENTRAL AVE. SUITE 200
PHOENIX, AZ. 85004
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SHOPS 'C' AT

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SHEET TITLE: EXTERIOR ELEVATIONS

JOB NUMBER: 02550
DRAWN BY: SAM M.
CHECKED BY: KRISTJAN S.
ISSUE DATE: 03/24/03

REGISTERED ARCHITECT
32407
KRISTJAN SIGURDSSON
ARIZONA, U.S.A.

SHEET NUMBER

A-4

of