City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

32-DR-2001#5
4-7-03

- [ ] Rezoning
- [ ] Use Permit
- [x] Development Review
- [ ] Master Sign Programs
- [ ] Variance
- [ ] Other

APPLICANT SUBMITTED DOCUMENT

Case # _____ / 228 -PA- 01 #3

Project Name Desert Fairways Phase 2

Location SWC of Bell Road and Loop 101

Applicant ERIC ZOBRIST

DFD CH

SITE DETAILS

Proposed/Existing Zoning: C-O/C-2

Use: office

Parcel Size: 3.91 ac

[x] Gross Floor Area [ ] Total Units: 34,420 sf.

[x] Floor Area Ratio [ ] Density: .165

Parking Required: 110

Parking Provided: 129

Of Buildings: 4

Height: 21'-0"

Setbacks: N- 20' S- 40'

E- 0 W- 0

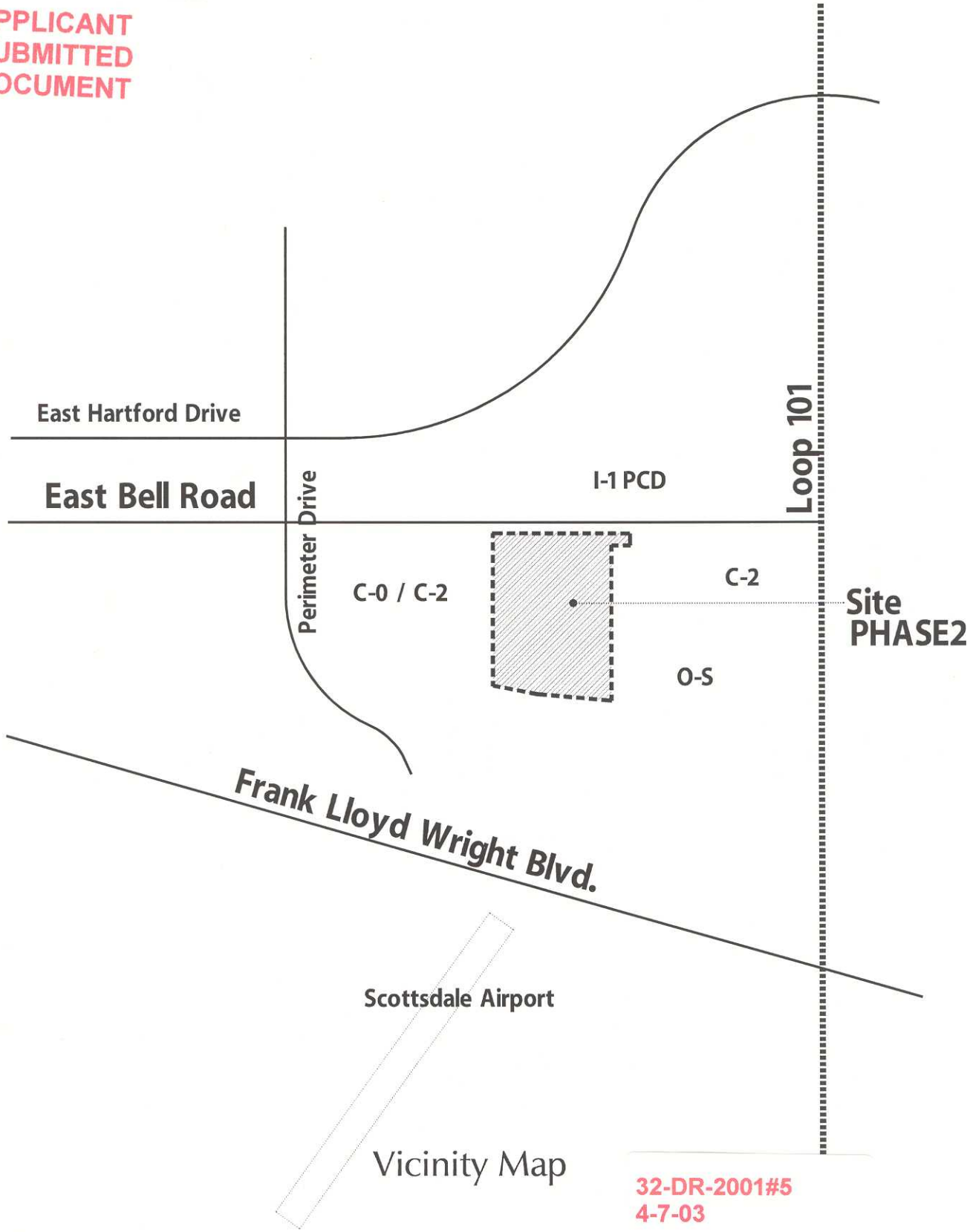
In the following space, please describe the project or the request

This submittal is looking to revise the currently approved two story 40,000 sf office building into (4) single story 8,605 gsf office buildings on 3.91 acres located at the southwest corner of Bell Road and Loop 101. Surface parking is provided interior to the property between the buildings and its drive aisles serve as a link between Phase I and Phase III. The architecture is derived from the existing buildings on Phase I with some elements that compliment the future Phase III buildings. Colors were chosen to simulate surrounding earth tones and to integrate with the other phases. Windows are recessed to minimize heat gain in conjunction with a 2' wide shading device.

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

CD03251 (2/94)

APPLICANT SUBMITTED DOCUMENT



Vicinity Map

32-DR-2001#5
4-7-03

DFD CornoyerHedrick

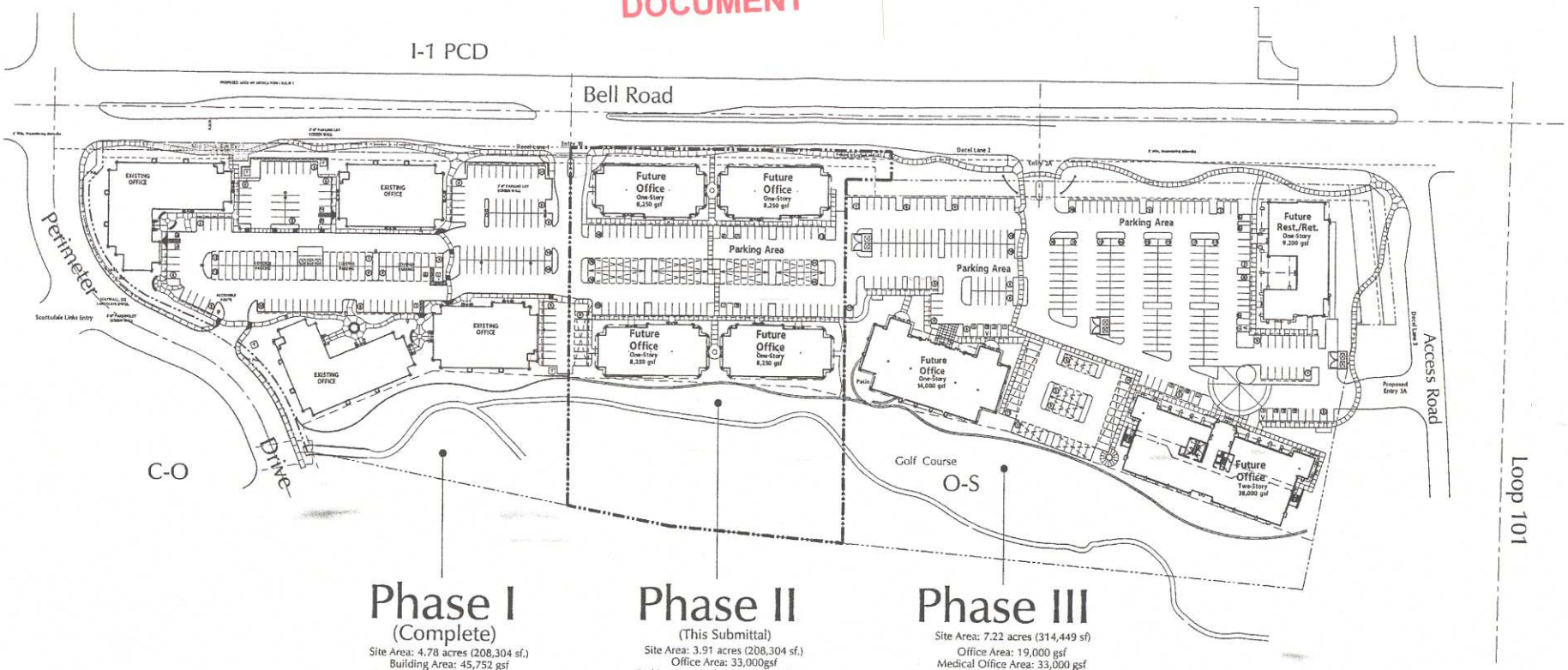
0' | 100' | 200' | 300' | 400' | All calculations are approximate and subject to change. NORTH

architecture
interior architecture
space planning
facilities management
land planning
landscape architecture
graphic design

DESERT FAIRWAYS
Scottsdale, Arizona

03145
07.APR.03

APPLICANT SUBMITTED DOCUMENT



Phase I
(Complete)
Site Area: 4.78 acres (208,304 sf.)
Building Area: 45,752 gsf
Parking Required: 153 spaces (1/300)
Parking Provided: 194 spaces

Phase II
(This Submittal)
Site Area: 3.91 acres (208,304 sf.)
Office Area: 33,000gsf
Parking Required: 110 spaces (1/300)
Parking Provided: 129 spaces

Phase III
Site Area: 7.22 acres (314,449 sf)
Office Area: 19,000 gsf
Medical Office Area: 33,000 gsf
Retail Area: 0 gsf
Restaurant Area: 9,200 gsf
Patio Area: 1,500 gsf
Parking Required: 312 spaces
(1/250 retail; 1/50 restaurant; 1/300 office; 1/250 med office, 1/200 patio)
Parking Provided: 317 spaces

PROJECT DATA

EXISTING ZONING: C-O/C-2
F.A.R.: 0.20 (Allowable: 0.80)
NET SITE AREA: 693,101 S.F. (15.91 AC)
BUILDING AREA: 139,952 gsf.
BUILDING HEIGHT: 30'-0" (Two Story Building)

Parking Required : 575 spaces (see breakdowns)
Parking Provided : 640 spaces (see breakdowns)

Accessible parking required : (23 spaces, 4% of total required)
Accessible parking spot provided : (30 spaces)

Accessible van parking spot required : (4 spaces)
Accessible van parking spot provided : (4 spaces)

Bicycle Rack required : 58 spaces (1/10 of required parking)
Bicycle Rack Provided : 58 spaces

Master Site Plan

DFD CarnayerHedrick
architecture
interior architecture
space planning
facilities management
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graphic design

0' 60' 120' 180' 240'
All calculations are approximate and subject to change.
NORTH

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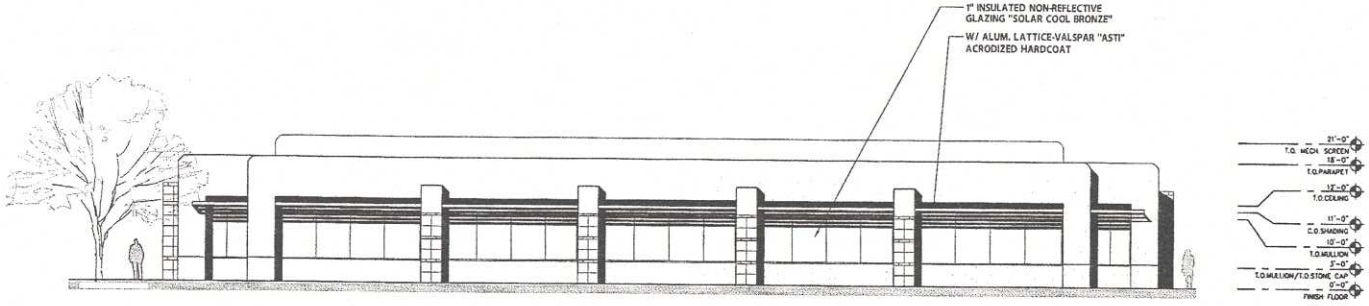
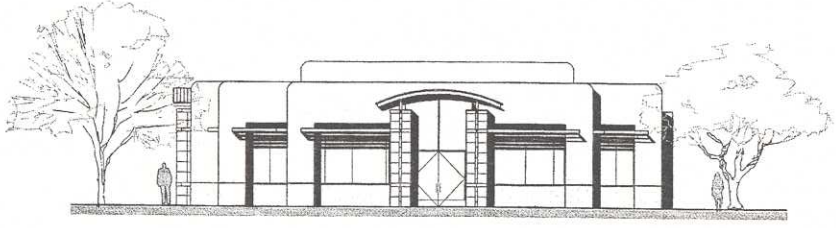
APPLICANT SUBMITTED DOCUMENT

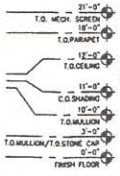
FRONT ELEVATION

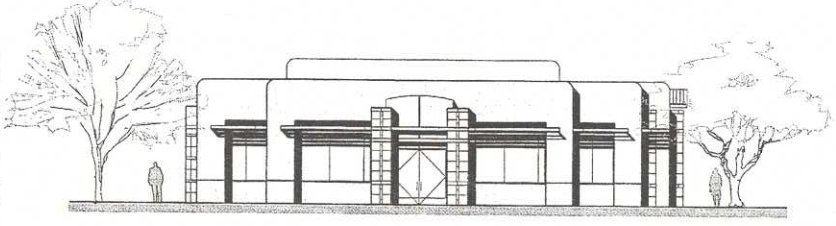


REAR ELEVATION



SIDE ELEVATION





PHASE II OFFICE ELEVATIONS

SIDE ELEVATION

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0' 8' 16' 24' 32'

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