City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

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

APPLICANT SUBMITTED DOCUMENT

Case # 18-DR-2003 / 618 -PA- 02

Project Name SHELL RETAIL BUILDING

Location 3300 N HAYDEN RD PAD #1

Applicant ARCHICON - KEVIN GAREY

4041 N CENTRAL #101, PHX AZ

SITE DETAILS

Proposed/Existing Zoning: PNC/PCD

Use: RESTAURANT

Parcel Size: 0.8 ACRES (34,608SF)

☒ Gross Floor Area ☐ Total Units: 3058 SF

☒ Floor Area Ratio ☐ Density: 9%

3058/34,608 = .0883

Parking Required: 13

Parking Provided: 13

Of Buildings: 1

Height: 22'-0" (PIER 25'-4")

Setbacks: N- 86'-6" S- 15'-6"

E- 16'-3 W- 32'-6"

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

THE PROPOSED PROJECT IS A 3058 SF RETAIL ~~CENTER~~ BUILDING LOCATED ON AN EXISTING VACANT PAD SITE. THE EXISTING PAD SITE IS PART OF THE SOUTHEAST PORTION OF THE "OFFICE MAX PLAZA" LOCATED AT THE SOUTHWEST CORNER OF HAYDEN ROAD & OSBORD ROAD.

THE PROPOSED RETAIL SHELL BUILDING HAS BEEN DESIGNED TO ACCOMMODATE TWO(2) FUTURE TENANTS OF 1529 SF EACH. THE FUTURE TENANTS ARE PRESENTLY DESIGNATED AS AN EXPRESSO/COFFEE BAR AND A SANDWICH SHOP RESTAURANT. A SMALL EXTERIOR AREA FOR TABLES & CHAIRS HAS BEEN PROVIDED.

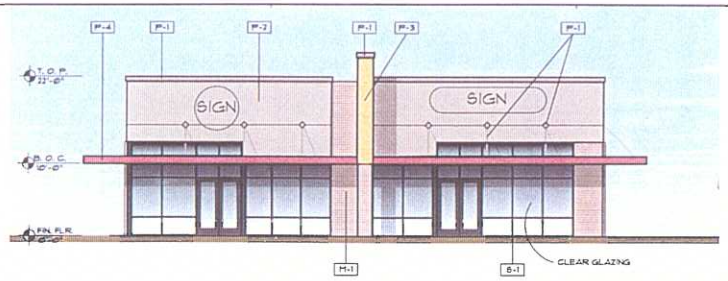
THE PROPOSED BUILDING CONSTRUCTION IS TO INCLUDE BEIGE SLUMP BLOCK & DARK BRONZE ANODIZED STOREFRONT FRAMING, MATCHING THE EXISTING CENTER. THE PROPOSED STUCCO AREA SURFACE FINISH IS TO MATCH THE EXISTING CENTER IN TEXTURE BUT NEW PAINT COLORS ARE PROPOSED. THE STOREFRONT AREAS WILL BE SHADED WITH A PAINTED METAL CANOPY.

18-DR-2003

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

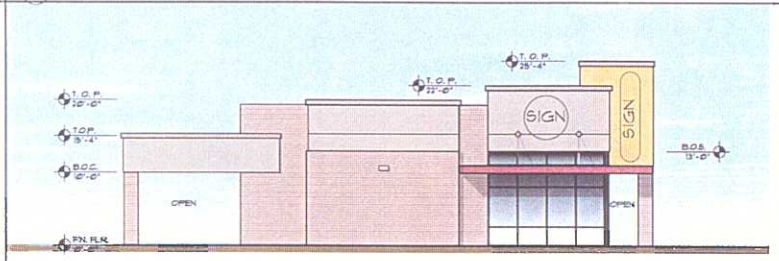
CD03251 (2/94)

APPLICANT SUBMITTED DOCUMENT



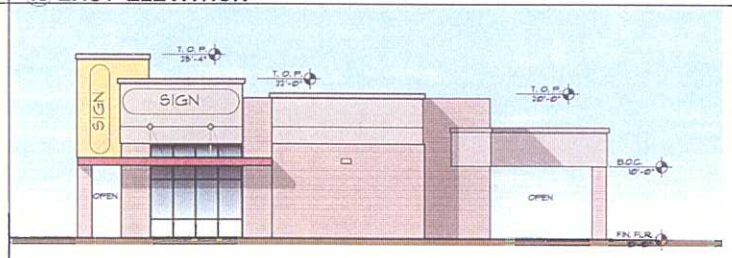
④ NORTH ELEVATION

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



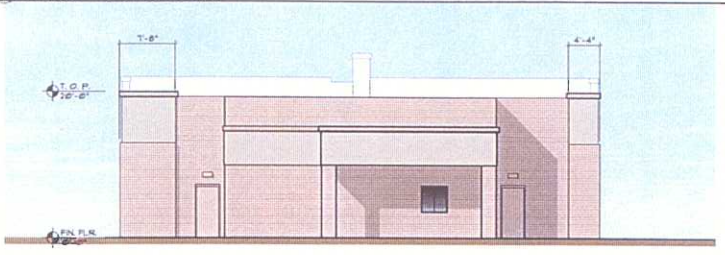
⑩ EAST ELEVATION

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



⑯ WEST ELEVATION

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



㉒ SOUTH ELEVATION

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

EXTERIOR FINISH

P-1	COLOR - FRAZEE #8675D "WOODEN OAR" REFLECTIVE VALUE: 73% EIFS FINISH
P-2	COLOR - FRAZEE #8674R1 "MUDDY RIVER" REFLECTIVE VALUE: 35% EIFS FINISH
P-3	COLOR - FRAZEE #7748D "SPANISH GOLD" REFLECTIVE VALUE: 44% EIFS FINISH
P-4	COLOR - FRAZEE #4756H "ROASTED PEPPER" REFLECTIVE VALUE: 10% EIFS FINISH
M-1	8" x 4" x 16" SLUMP BLOCK MASONRY COLOR - "SPANISH BROWN" SUPERLITE BLOCK, INC.
S-1	DARK BRONZE ANODIZED ALUMINUM STOREFRONT WITH CLEAR GLAZING

ARCHICON, L.C.
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4041 N. 32ND ST., SUITE C-100
PHOENIX, ARIZONA 85018
(602) 222-4366
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WWW.ARCHICON.COM

RETAIL BUILDING

3300 N. HAYDEN ROAD
SCOTTSDALE, AZ 85251

JOB NO: 0277000
PROJECT MGR: D. WHARTON
DRAWN BY: R. GORE
CHECKED BY: K. GAREY

NO	REVISION	DATE

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

	INITIAL	DATE
SUBMITTED TO CITY		
ISSUED FOR BIDDING		
CITY APPROVAL		
ISSUED FOR CONST.		

SHEET TITLE:
ELEVATIONS

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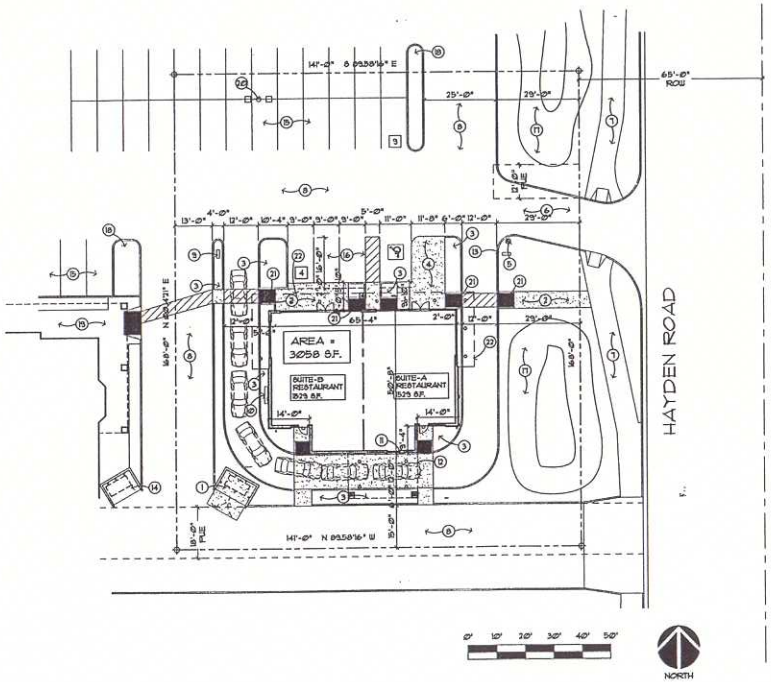
APPLICANT SUBMITTED DOCUMENT

RETAIL BUILDING

3300 N. HAYDEN ROAD
PAD #1
SCOTTSDALE, AZ 85251



1. NEW TRASH ENCLOSURE PER CITY OF SCOTTSDALE STANDARDS
2. CONCRETE SIDE WALK WITH SALT FINISH
3. XERISCAPE LANDSCAPING AREA
4. EXTERIOR DINING AREA
5. EXISTING FIRE HYDRANT
6. EXISTING EXIT ONLY DRIVE
7. EXISTING SIDE WALK
8. EXISTING DRIVE AISLE
9. DRIVE THRU ENTRANCE SIGN
10. DRIVE THRU MENU BOARD
11. DRIVE THRU WINDOW
12. EDGE OF DRIVE THRU CANOPY ABOVE
13. DRIVE THRU EXIT / DO NOT ENTER SIGN
14. EXISTING TRASH ENCLOSURE
15. EXISTING PARKING SPACES
16. NEW PARKING SPACES
17. EXISTING LANDSCAPE & EARTH BERM AREA
18. EXISTING LANDSCAPE ISLAND
19. EXISTING RETAIL BUILDING & ARCADE
20. EXISTING SITE LIGHTING
21. ACCESSIBLE CURB RAMP
22. DASH LINE DENOTES LIMITS OF BUILDING CANOPY ABOVE

7 SITE PLAN

SCALE: 1" = 20'

PROJECT	RETAIL BUILDING - PAD #1
ADDRESS	3300 N. HAYDEN ROAD SCOTTSDALE AZ 85251
SCOPE	NEW GROUND-UP SHELL BUILDING ON VACANT PAD SITE
ZONING	PNC / PCD
PARCEL #	130-32-001 B

PAD #1 (THIS PROJECT)

NET SITE AREA	23,688 S.F. (0.55 ACRES)	
GROSS SITE AREA	34,600 S.F. (0.8 ACRES)	
BUILDING AREA	3,058 S.F.	
PARKING (ON PAD SITE)	(3058 / 250 = 12.23)	
	REQUIRED	= 13
	PROVIDED	= 13
ACCESSIBILITY PARKING	REQUIRED	= 1
	PROVIDED	= 1
BUILDING HEIGHT	PARAPETS - 20'-0" & 22'-0" TOWER / FIN. - 25'-4"	

OVERALL RETAIL CENTER

MASTER SITE AREA	(8.45 ACRES) = 368,163 S.F.
BUILDING AREA	
RETAIL CENTER	= 63,304 S.F.
PAD #1	= 3,058 S.F.
TOTAL BUILDING AREA	= 72,362 S.F.
PARKING REQUIRED	
PNC / PCD (1 PER 250SF)	
72,362 / 250 = 289.45	= 290 SPACES
PARKING PROVIDED	
EXISTING PARKING	= 340 SPACES
EXISTING PARKING REMOVED	- 9 SPACES
	331 SPACES
NEW PARKING ADDED	+ 4 SPACES
TOTAL PARKING PROVIDED	= 335 SPACES
PARKING RATIO PROVIDED	=4.63 PER 1,000 S.F.

PARKING LOT LANDSCAPING REQUIRED

PARKING LOT AREA (x 15%)	
108,000 S.F. x 15%	= 16,200 S.F.
EXISTING PARKING LOT LANDSCAPING	= 17,476 S.F.

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE

BUILDING HEIGHT = 20'-0" & 22'-0" (25'-4" TOWER MAXIMUM)	
FIRST 12' OF HEIGHT	= 15% OF NET LOT AREA
	= .15 x 23,688 = 3553.2 S.F.
NEXT 10' OF HEIGHT	= .025 x 10 x 23,688 = 1184.4 S.F.

OPEN SPACE REQUIRED
= 3553.2 S.F. + 1184.4 S.F. = 4736.6 S.F. (20%)

OPEN SPACE PROVIDED (ALL FRONT OPEN SPACE)
= 1710 S.F. + 3880 S.F. = 5590 S.F. (21%)

FRONT OPEN SPACE REQUIRED
= 30' PER FOOT OF PUBLIC STREET FRONTAGE
= 30' x 168' = 5,040 S.F.

RATIO CALCULATIONS

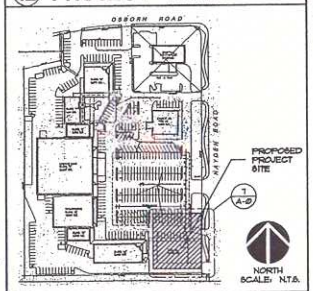
FLOOR AREA RATIO
MAXIMUM FLOOR AREA = .030 x 23,688 = 710.6 S.F.

VOLUME RATIO
MAXIMUM VOLUME = 5 x 23,688 = 118,440 C.F.

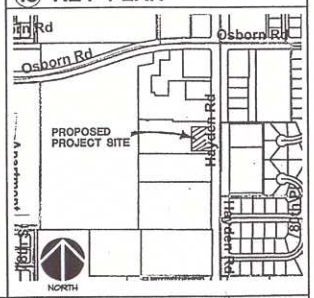
23 PROJECT DATA

CLIENT + DEVELOPER:	ARIZONA COMMERCIAL GROUP 4449 N. BLACK BOARD TRAIL SCOTTSDALE AZ 85251 CONTACT: RICHARD KOHAN TEL: 480-675-7240 FAX: 480-635-0213
ARCHITECT:	ARCHICON, LC. 4041 N. CENTRAL AVE., SUITE C-100 PHOENIX, AZ. 85012 CONTACT: KEVIN GAREY TEL: (602) 222-4268 FAX: (602) 273-4066 E-MAIL: kevin@archicon.com
LANDSCAPE ARCHITECT:	TJ McQUEEN & ASSOCIATES 121 E. MISSOURI, SUITE 218 PHOENIX, AZ. 85014 CONTACT: TIM McQUEEN TEL: (602) 263-0332 FAX: (602) 631-1171 E-MAIL: timmcqueen@qwest.net
CIVIL ENGINEER:	LANDMARK ENGINEERS, INC. 1319 N. 16TH ST, SUITE 205 PHOENIX, AZ. 85020 CONTACT: BRAD KREH TEL: (602) 861-2066 FAX: (602) 861-2065 E-MAIL: brad@landmarkeng.com

12 PROJECT TEAM



18 KEY PLAN



24 VICINITY MAP

N.T.S.

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ISSUED FOR CONST. S.C. SHALL REVIEW AND TO CHECK WITH ARCHICON OFFICE AND ARCHICON ARE AS IS ASSUMES ALL CHANGES		

SHEET TITLE:
SITE PLAN

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#618 - PA - 2002

18-DR-2003
03/21/2003