City of Scottsdale **PROJECT NARRATIVE**

1 STOP SHOP

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

Case # _____ / 164 -PA- 03

Project Name SCOTTSDALE ASSOC. OF REALTORS

Location 4221 N. SCOTTSDALE RD.

Applicant BOLLINGER + CARDENAS ARCH.
7350 E. EVANS. SCOTTSDALE.

SITE DETAILS

Proposed/Existing Zoning: C-2

Use: OFFICE

Parcel Size: 24,880

[x] Gross Floor Area [ ] Total Units: 5,873 SF (1ST FLOOR)

[x] Floor Area Ratio [ ] Density: .23

Parking Required: 36

Parking Provided: 37

Of Buildings: 1

Height: 27'

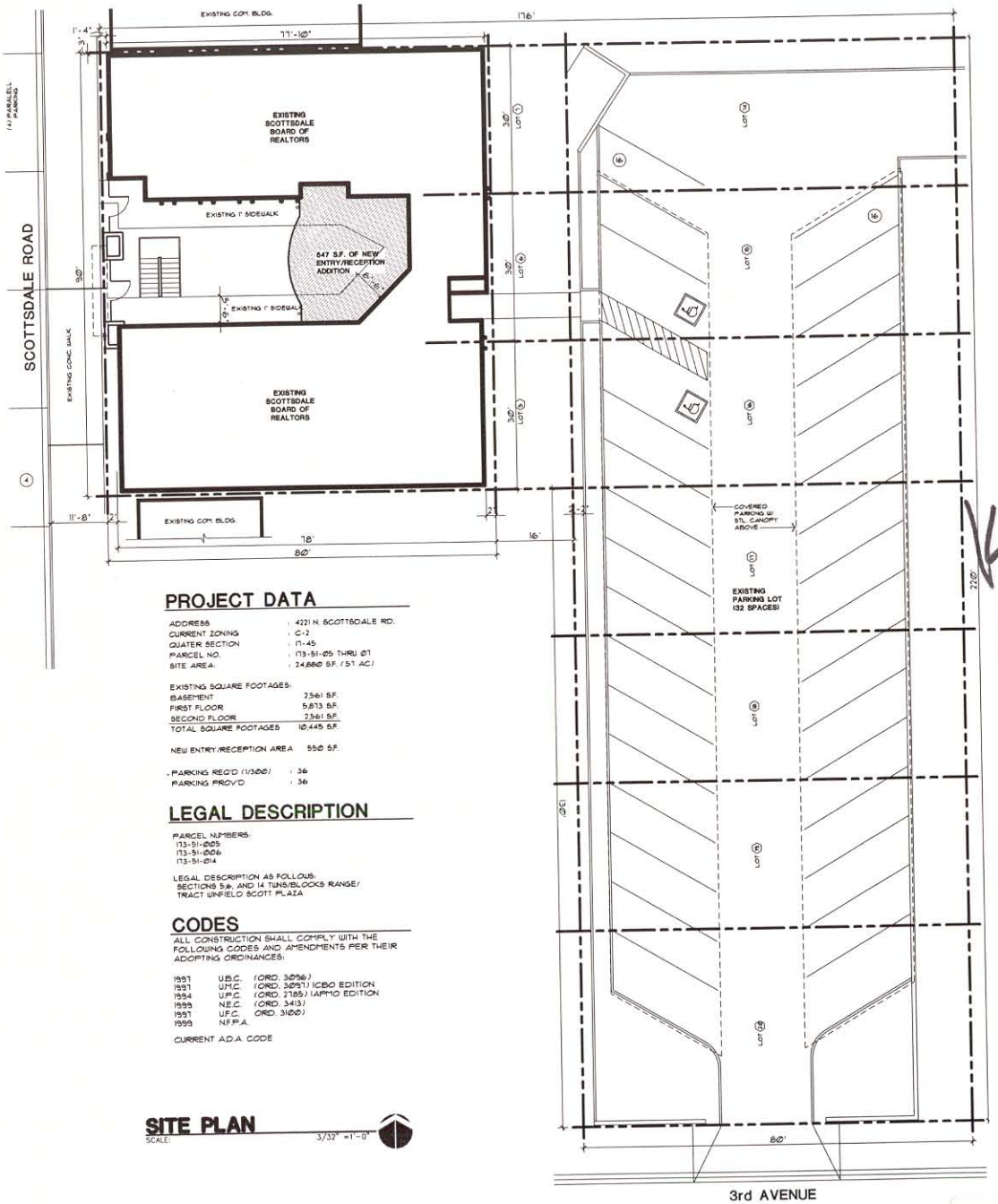
Setbacks: N- 0" S- 0"
E- 8" W- 0"

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

THIS REMODEL COMPRISES OF THE ADDITION OF A 550 SF LOBBY SPACE AT THE EXISTING COURTYARD AREA AND A MAJOR RENOVATION OF THE WEST FACADE OF THE BUILDING (SCOTTSDALE ROAD).
THE COURTYARD AND PERIMITTER ELEVATIONS WILL BE RESURFACED AND PAINTED TO MATCH THE NEW COLOR SCHEME.

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

42-DR-2003
5/28/2003



PROJECT DATA

ADDRESS	: 4221 N. SCOTTSDALE RD.
CURRENT ZONING	: C-2
QUATER SECTION	: 17-45
PARCEL NO.	: 173-51-005 THRU 007
SITE AREA:	: 24,880 S.F. (.57 AC)

EXISTING SQUARE FOOTAGES:

BASEMENT	2,561 S.F.
FIRST FLOOR	5,813 S.F.
SECOND FLOOR	2,561 S.F.
TOTAL SQUARE FOOTAGES	10,445 S.F.

NEW ENTRY/RECEPTION AREA 550 S.F.

PARKING REQ'D (1/300)	: 36
PARKING PROV'D	: 36

LEGAL DESCRIPTION

PARCEL NUMBERS:
173-51-005
173-51-006
173-51-014

LEGAL DESCRIPTION AS FOLLOWS:
SECTIONS 5 & 8, AND 14 TWN5/BLOCKS RANGE/
TRACT WINFIELD SCOTT PLAZA

CODES

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES:

1997	U.B.C.	(ORD. 3096)
1997	U.M.C.	(ORD. 3097) ICBO EDITION
1994	U.P.C.	(ORD. 2785) IAPMO EDITION
1999	N.E.C.	(ORD. 3413)
1997	U.F.C.	ORD. 3100)
1999	N.F.P.A.	

CURRENT A.D.A. CODE

VICINITY MAP

SCALE: N.T.S.

SITE PLAN

SCALE: 3/32" =1'-0"

REGISTERED ARCHITECT
CERTIFICATE NO.
14338
KEVIN
BOLLINGER
Date Signed 5/23/03
ARIZONA, U.S.A.

PROJECT NAME:
SCOTTSDALE ASSOCIATION OF REALTORS
4221 N. SCOTTSDALE RD.
SCOTTSDALE, AZ 85251

BCA

Bollinger + Cardenas Architects, Inc.
Architecture Planning Interiors Project Management
3428 E. Indian School Road
Phoenix, Arizona 85018-5113
Tele: (602) 957-9205 Fax: (602) 954-9577

SITE PLAN

△ REVISIONS:

SCALE : 3/32"=1'-0"
DATE : 5/23/03
JOB # : 85102

☐ SCHEMATIC DESIGN
■ DESIGN DEVELOPMENT
☐ CONST. DOCUMENTS
☐ BID/PRICING PACKAGE

SHEET: **A1** OF ___ SHEETS

42-DR-2003
5/28/2003

85102 SCOOL. ASSOC. OF RLTRS.

OWNERSHIP OF DOCUMENTS: Drawings and Specifications for the subject project, whether used on the project as performed or not, are instruments of service and shall remain the property of the Architect. They are to be returned or accounted for upon completion of the work by the Owner. Project owner by agreement in writing and pay the appropriate compensation to the Architect. Copyright 2003
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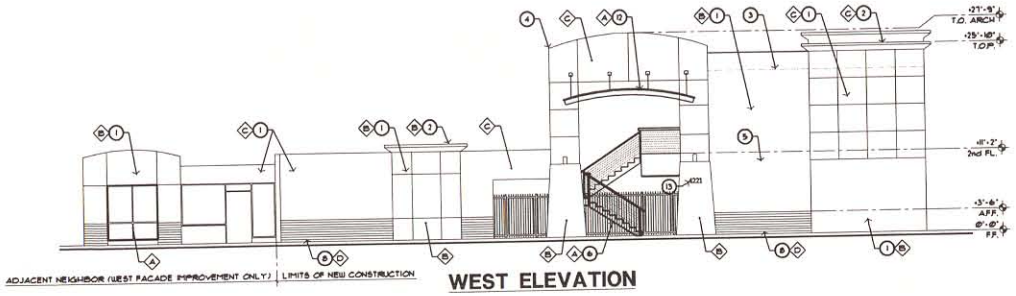
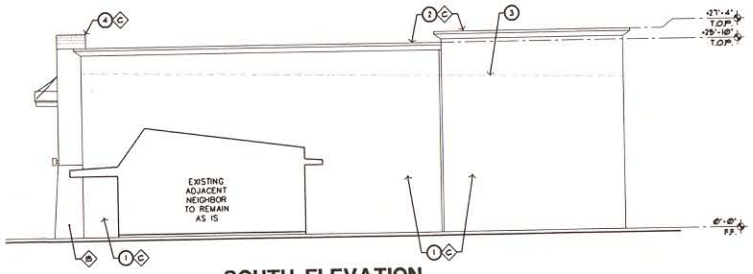
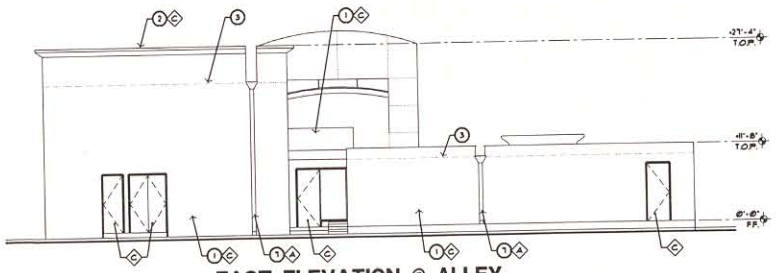


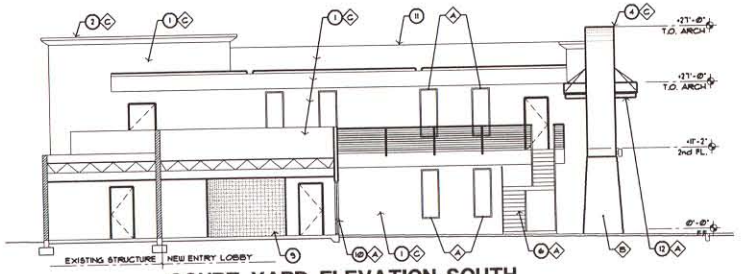
WEST ELEVATION



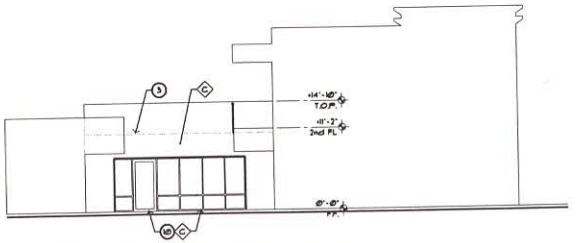
SOUTH ELEVATION



EAST ELEVATION @ ALLEY



COURT YARD ELEVATION-SOUTH



COURT YARD ELEVATION-EAST

KEY NOTES:

1. NEW EIFS SYSTEM OVER EXIST STUCCO
2. NEW DECORATIVE CORNICE MOLDING
3. ROOF LINE BEYOND
4. NEW ENTRY ARCH
5. NEW COMPANY LOGO SIGN
6. NEW STL STAIR SYSTEM WITH A NEW CABLE HANDRAIL SYSTEM
7. NEW DOWN SPOUTS
8. 4" SPLITFACE BRICK VENEER @ 3'-0" A.F.F.
9. 6"x 6" GLASS BLOCK WALL
10. NEW STORE FRONT WINDOW AND DOOR
11. PARAPET BEYOND
12. NEW DECORATIVE MTL AWNING
13. NEW 6" HIGH ADDRESS NUMBERS

REGISTERED ARCHITECT CERTIFICATE NO. 14338 KEVIN BOLLINGER Date Signed 5/23/03 ARIZONA, U.S.A.

COLOR & MATERIALS

A	BLUE FOREST	DRYVIT	ICI PAINTS #238
B	FAUN BEIGE	DRYVIT	ICI PAINTS #333
C	CHURCH STREET	DRYVIT	ICI PAINTS #567
D	AUTUMN	4" SUPERLITE SPLITFACE	#6027

PAINT ALL UTILITIES TO MATCH ADJACENT COLOR ON BUILDING

CONTRACTOR TO PREPARE ONE (1) PAINTED MOCK-UP PANEL FOR ARCHITECT AND OWNERS REVIEW AND APPROVAL

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EXTERIOR ELEVATIONS

REVISIONS:	
	SCALE : 1/8"=1'-0"
	DATE : 5/23/03
	JOB # : 85102
☐ SCHEMATIC DESIGN ■ DESIGN DEVELOPMENT ☐ CONST. DOCUMENTS ☐ BID/PRICING PACKAGE	SHEET: A-5 OF – SHEETS

42-DR-2003
5/28/2003

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85102 SCOTT. ASSOC. OF RLTRS.