



**H & S I N T E R N A T I O N A L**

ARCHITECTURE

ENGINEERING

PLANNING

BK Sarsa Wellness Center  
7140 E. First Ave.  
Scottsdale, AZ.

### Project Narrative

The first phase of this project will be to dismantle and remove the existing one story wood frame and masonry building. We then propose to construct a 3 story, Spanish Colonial influenced, wood frame and stucco building.

The first and second floors of the proposed building will consist of spaces directly associated with the wellness center. These spaces include a yoga studio, group discussion areas, various spa treatment rooms, offices and a client nutrition center. These floors will also contain numerous support spaces that are required for the efficient functioning of the wellness center. The third floor will contain a residential unit for the owner and out of town guest/family members when coming to visit.

The Spanish Colonial architecture of the building will enhance the area by bringing in a style that is a dominant part of the southwestern culture. The main body stucco color will be more of a neutral color while the accent color will be more vibrant similar to Beau Mélange, to the west and the restaurant to the north. Fabric awnings on selected windows will reduce heat and glare in the interior spaces and creates a connection to several other buildings along First Avenue.

The building is sited with the north and south elevation masses stepping back on the third level creating deck areas with views of Camelback Mountain to the northeast and the views of Papago Buttes to the southeast. Stepping the massing both horizontally and vertically along with the use of balconies and awnings we are able to reduce the scale of the building and add visual interest. Each floor level will have several direct links to outdoor spaces. The entry tower brings a human scale to the front façade and introduces visitors to an intimate courtyard with lush landscaping and a relaxing Koi pond. Utilizing the height of the neighboring building to the east for additional privacy and shade.

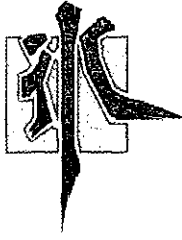
All mechanical equipment will be located on the roof and screened from public view and neighboring properties. Utilities and service areas will be located on the alley side of the building.

### **ATTACHMENT #1**

15220 North 78<sup>th</sup> Way  
800 Scottsdale Hanger One  
Scottsdale, AZ 85260  
Ph: 480-585-6898

4-DR-2010  
2nd: 3/23/10

Mailing address  
P O Box 13720  
Scottsdale, AZ 85267-3720  
Fax: 480-585-2298



# H & S I N T E R N A T I O N A L

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Exterior lighting has been kept at minimal levels with adequate amounts for security and public safety along with ambient landscape lighting for dramatic effect. All building mounted light fixtures will have energy efficient compact fluorescent lamps that are directed downward to minimize glare and night sky impact.

The landscape for this project is designed to respond to the Indo-Asian nature of the business, while using materials and techniques consistent with the downtown plant palette. The plant materials used in the public spaces are low maintenance and low water use, transitioning in relatively private areas to plant materials offering more exotic textures and colors that will be tolerant of the relatively low light conditions.

A lone, mature Ghostgum Eucalyptus tree will be replaced with a fragrant and relatively low-water-use Sweet Acacia tree. Container plantings add interest, introduce texture, give pause, and supplement understory plantings. Aloe and Lantana fill low planters in the Southeastern corner of the public space. A low planter facing south helps break up the facade, and will be filled with Pedilanthus, a succulent, and Mascagnia vine will add color and contrasting texture. The narrow corridor for the enclosed approach to the entry will be lined with sweet smelling Star Jasmine and delicate Nandina on the west side, and Indo-Asian statuary will be bracketed with a series of vines and sparse bamboo plantings to screen and soften the expansive wall of the building immediately to the east.

The western side of the building facing the public parking lot will be lined with colorful, drought tolerant Bougainvillea.

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Scottsdale, AZ 85267-3  
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