

Marked Agendas
Approved Minutes
Approved Reports

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: May 21, 2015 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

7025 Retail
58-DR-2014

Location: 7025 E. 1st Ave.

Request: Request approval of the site plan, landscape plan, and building elevations for two commercial buildings, with a total of 6,850 square feet of building area, all on a 0.44-acre site.

OWNER

Emperor Funding, LLC
602-799-3462

ARCHITECT/DESIGNER

Forman Architects

APPLICANT CONTACT

Andrea Forman
602-339-9084

BACKGROUND

Zoning

This site is zoned Central Business District, Downtown Overlay (C-2 DO), which allows a variety of uses from retail and office to personal services and restaurants.

Context

Located approximately 150 feet east of the intersection of Goldwater Boulevard and 1st Avenue, the site is situated in a mature area of Downtown with a mix of architectural styles. The immediate vicinity consists primarily of single- and two-story buildings that have been in place for decades, with the exception of a few buildings on the north side of the street that reflect a more modern design. This portion of the Downtown Area is suburban in character, with more distance between buildings and areas of open space and landscaping along the street frontage.

Adjacent Uses and Zoning

- North Office/Restaurant, zoned Downtown District, Office Commercial, Type 2, Downtown Overlay (D/OC-2 DO) and Central Business District, Downtown Overlay (C-2 DO)

- South Retail, zoned Downtown District, Retail Specialty, Type 1, Downtown Overlay (D/RS-1 DO)
- East Retail/Personal Service, zoned C-2 DO
- West Restaurant, zoned C-2 DO

Key Items for Consideration

- Development Review Criteria
- Downtown Urban Design and Architectural Guidelines
- Sensitive Design Principles
- Restaurant Design Guidelines
- Location of vehicular access to the site
- No public comment received by staff

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant seeks approval to re-develop the site. Currently, the site is occupied by a single building surrounded by parking. This proposal will demolish a portion of the existing building to make way for a second building and relocate the vehicle parking spaces between the two buildings. What's left of the existing building will be remodeled to match the design and character of the proposed second building.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the applicant's request and the site is posted with the required signage.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site Plan

The site is currently occupied by a single building that will be partially demolished to make way for a second building. Once completed, the site will consist of two buildings with vehicular parking centrally located between the buildings and along the alley. Two restaurants will occupy a majority of the building space, both of which are proposed to include patios adjacent to the 1st Avenue frontage. Pedestrian connections from 1st Avenue into the site are proposed along the front of each building to provide access to the tenant spaces. Refuse collection will occur from the alley, consistent with existing development along this street frontage. The site currently consists of two parcels, which will be assembled as part of this project to create a single parcel.

Vehicular access to the site is proposed from 1st Avenue, which will necessitate creation of a new driveway/curb cut. The City's Downtown Urban Design and Architectural Guidelines recommend vehicular access occur from the alley, in order to preserve a more pedestrian friendly environment along street frontages. Specifically, Guideline A4 for "Parking Facilities" states "*parking access from alleys and side streets is desired. The number of entrances to parking facilities from other streets, especially major arterials, should be kept to a minimum*". Staff would prefer to see primary access to the parking area provided from the alley; however, the alley is currently in exceedingly poor condition and is often blocked by delivery trucks, so in this case access from the street would appear to be the most viable option.

Building Elevations

Contemporary in design, the new building consists primarily of a stucco finish with a variety of materials serving as accents. The most prominent features are a concrete masonry block fin wall that protrudes from the front of the building, and a steel suspension shade canopy. Unlike a standard suspension shade canopy, all the cables supporting the canopy angle up to meet at one point on the fin wall, creating a unique design feature. An important point to note about the fin wall is any portion extending above the roof line of the building will not be available for tenant signage, per the City’s Sign Ordinance, so it will be a true architectural feature, as opposed to just a frame for signage. A trim cap is proposed for the top of the building wall, also concrete masonry block, and additional steel canopies elsewhere on the building that will match the design of the prominent canopy at the front of the building. Metal paneling is proposed to serve as screening for rooftop mechanical equipment.

Consistent with the Scottsdale Sensitive Design Principles and Downtown Urban Design and Architectural Guidelines, the applicant has selected colors that mirror the colors of the Sonoran Desert and materials that reflect a southwestern design character. The one exception is the metal roof panels, proposed to be a flat gray color, which is not consistent with the City’s design guidelines. Staff is recommending this be changed so the panels include a stucco finish painted to match primary building color. The existing building, including the proposed addition, will utilize similar materials to the new building, but will incorporate different colors, also reflective of the Sonoran Desert palette, that will provide variety and an individual identity for the existing building.

Landscape

Consistent with the established theme of the 1st Avenue street frontage in this area, landscaping is proposed between the buildings and the street that will ultimately create an inviting streetscape in front of this project. Three Chinese Elms are proposed along the front of the site that will provide shading for the proposed patios, as well as for pedestrians on the street sidewalk. Mulga trees are proposed to enhance the parking lot and provide additional shading. Lantana and Aloe provide the primary base planting for the site, with Ruellia serving as the primary groundcover in the parking lot.

Development Information

- Existing Use: Retail/Personal Service
- Proposed Use: Restaurants/Catering Service
- Parcel Size: 0.53 gross acre (23,450 square feet)
- Building / Commercial space: 3,425 square feet (east building)
2,634 square feet (west building)
- Gross Floor Area Ratio Allowed: 1.3
- Gross Floor Area Ratio Proposed: 0.25
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 19 feet 4 inches, including rooftop appurtenances (east building)
15 feet 8 inches, including rooftop appurtenances (west building)

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve 7025 E. 1st Avenue, per the attached stipulations, finding that the provisions of Downtown Urban Design and Architectural Guidelines, Scottsdale Sensitive Design Principles and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

Greg Bloemberg
Senior Planner
480-312-4306
E-mail: gbloemberg@ScottsdaleAZ.gov

APPROVED BY


Greg Bloemberg, Report Author

4-27-15
Date


Steve Venker, Development Review Board Coordinator
Phone: 480-312-2831 E-mail: svenker@ScottsdaleAZ.gov

5/7/15
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Combined Context Aerial and Site Plan
- 5. Site Plan
- 6. Building Elevations (color)
- 7. Building Elevations (black and white w/ notes)
- 8. Perspective/Streetscape Elevations
- 9. Material and Color Board
- 10. Landscape Plan
- 11. Electrical Site Plan
- 12. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
7025 Retail
Case Number: 58-DR-2014**

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations provided by Forman Architects, with a City staff date of 4/7/15.
 - b. The location and configuration of all site improvements shall be consistent with the site plan provided by Forman Architects, with a City staff date of 4/7/15.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan provided by Logan Halperin Landscape Architecture, with a City staff date of 3/11/15.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. *With the final plans submittal, the building elevations shall be revised to replace the metal paneling proposed for the rooftop mechanical screening with an alternative material consisting of a stucco or similar finish, painted to match the building, to the satisfaction of Current Planning staff.*

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Refuse enclosures shall be constructed in conformance with City of Scottsdale Supplement to MAG Standard Detail #2146-2 for a single enclosure with grease containment.
7. *With the final plans submittal, the site plan shall be revised to show a minimum of two bicycle parking spaces for the east building, to assure compliance with ordinance requirements if the parcel is split in the future.*

LANDSCAPE DESIGN:

DRB Stipulations

8. *With the final plans submittal, the landscape plan shall be revised to include a summary data table indicating the landscape area (in square feet) of on-site, right of way and parking lot landscaping.*

EXTERIOR LIGHTING:

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
10. Incorporate the following parking lot and site lighting into the project's design:

Parking Lot and Site Lighting:

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-foot-candles. All exterior luminaires shall be included in this calculation.
- b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 10.0-foot-candles. All exterior luminaires shall be included in this calculation.
- c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

VEHICULAR AND BICYCLE PARKING:

Ordinance

- A. *With the final plans submittal, the site plan shall be revised to show accessible parking provided at a rate of 4% of the provided parking, as opposed to 4% of the required parking, per Article IX of the Zoning Ordinance.*

DRB Stipulations

11. *With the final plans submittal, the site plan and details shall be revised to show bicycle parking in conformance with Scottsdale Supplement to MAG Detail #2285, and confirm bicycle parking will be located on an improved surface.*

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

12. Prior to the issuance of a building permit for the site, the owner shall dedicate to the city the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
1 st Avenue	Local Commercial	None – existing 30-foot half-street right-of-way	Driveway	a, b
Alley		2 feet of additional fee title right-of-way		

- a. Existing driveway on 1st Avenue shall be replaced with sidewalk, curb, and gutter.
- b. Parallel parking space striping on 1st Avenue in front of the project site shall be modified to accommodate the new driveway proposed for this project. There shall be no net loss in delineated parking spaces.

13. Before any building permit is issued for the site, the owner shall submit plans and receive plan approval to construct the driveway on 1st Avenue in general conformance with City of Scottsdale Supplement to the MAG Standard Detail #2256 (Type CL).

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- B. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

ADDITIONAL ITEMS:

DRB Stipulations

- 14. *Prior to issuance of any permits, the applicant submit a separate application for, and secure approval and recordation of, a Minor Subdivision to reconfigure the two existing parcels into two new parcels.*
- 15. *Flagpoles, if provided, shall be one-piece conical tapered design and shall not exceed 36 feet in height.*
- 16. *Outdoor vending or display is prohibited.*

17. *Televisions and/or speakers on the restaurant patios shall require separate review and approval prior to installation.*



53 DR 2014

DATE: 12/26/14

7025 Retail
7025 E. 1st Ave.

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE.
- 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE AND INTERNATIONAL FIRE CODE REQUIREMENTS.
- 3. PROVIDE ALL WEATHER ACCESS ROADS (MINIMUM 16' IN WIDTH) TO ALL BUILDINGS AND HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- 4. PROVIDE A KNOX ACCESS SYSTEM:
 - A. KNOX BOX
 - B. PADLOCK
 - C. KEY SWITCH AND PREEMPTION DEVICE OVERRIDE FOR AUTOMATIC GATES
- 5. BUILDINGS ARE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- 6. SUBMIT HAZARDOUS MATERIAL INVENTORY STATEMENT FOR ALL HAZARDOUS MATERIAL WHEN IFC PERMIT THRESHOLDS ARE MET. SUBMIT HMIS WITH BUILDING PLANS.
- 7. A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AND COMPLY WITH CURRENTLY ADOPTED NFPA STANDARDS.
- 8. FIRELINES SPRINKLERS AND STANDPIPE SYSTEMS SHALL BE FLUSHED AND PRESSURE TESTED PER NFPA STANDARDS AND SCOTTSDALE REVISED CODES.
- 9. BACKFLOW PREVENTION IS REQUIRED FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- 10. FIRE DEPARTMENT CONNECTIONS SHALL BE INSTALLED AT A LOCATION APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- 11. FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE/STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE.
- 12. FIRE SPRINKLER SYSTEM DESIGN CRITERIA FOR UNSPECIFIED SHELL BUILDINGS SHALL BE .45GPM OVER 3000 SQUARE FEET.
- 13. PROVIDE (NFPA) OWNER'S CERTIFICATE WITH FIRE SPRINKLER PLAN SUBMITTAL.
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-2500.



F O R M A N
ARCHITECTS
L.L.C.

Project Narrative

Date: December 12, 2014 - revised

Project: 7025 Retail

To: City of Scottsdale DRB Staff

Project Number: 1305

From: Andrea Forman

RE: 130-PA-2014

cc: Michael Koslow, Owner

4739 East Virginia Avenue
Phoenix, Arizona 85008
T 602/456,9132
M 602/339,9084
studio@formanarchitects.com

General project description:

This project is composed of two buildings occupying three lots in downtown Scottsdale. Originally 3 separate adobe homes occupied the land, but at some point in the past, two buildings with a small courtyard (current use) was built on the properties with a parking area on the west side. This project proposes to demolish those structures and replace them with a project designed to build upon the increasing influence of contemporary design currently in the immediate neighborhood as demonstrated by the buildings directly north of the property and west of the property along Goldwater Boulevard. The character of the project also reflects the historical form of single story buildings in masonry. The building on the eastern side of the property specifically alludes to a 'created' history wherein 'old' window openings have been filled in with a different block size.

Both buildings use a similar material vocabulary without repeating the basic design or form. This also reflects the diverse nature of the area wherein each property has a different use and building design.

The proposed site plan layout includes two buildings separated by a parking area. Again, this site plan development is reflected in many sites in this area of downtown Scottsdale.

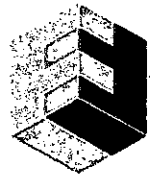
Character, Guideline and General Plan consistency:

The project continues the revitalization of the neighborhood with a design that complements the surrounding neighborhood context and uses. The new building design improves the aesthetics of the area with an up-to-date, energy efficient structure that reaches out to the street - capitalizing on the existing pedestrian environment. The site plan layout and building design is consistent with the overall area character and general plan intentions. There is a limited amount of parking accessed from the alley because of the limited through-alley traffic preventing complete access throughout the day due to delivery, trash and supply trucks occupying the area throughout the day.

The local context and history formed the strategy of the design - two smaller buildings versus a larger structure and a streetscape reflecting the current design standards for downtown streets. Both building utilize a similar design vocabulary but are different in scale and massing thus offering a varied identity to the street and tenant. Patios are provided along the street frontages of both building and are shaded by both the building and plant materials for a pleasing and inviting atmosphere.

The project will provide a retail or dining experience within walking distance of several nearby residential and hospitality venues as well as nearby residential neighborhoods.

The landscape for the project follows the downtown landscape guidelines, with all plant materials reflecting the local environment incorporating efficient water use and native plantings.



Downtown context and character:

The urban neighborhood context of the project is reflected in several elements that have been incorporated into the project:

- varied building masses in both each building and within each building's overall design character
- recessed and shaded wall openings
- orientation of each structure to the pedestrian and street
- the diminution of the parking lot through the strategic placement of trees at a strip of pervious pavement between parking spaces to reduce the 'heat sink' a fully paved/unshaded lot can create in addition to creating a more welcoming area that reduces the appearance of the parking lot

Context and Site Layout:

The existing context of the neighborhood is of varied masses with buildings constructed from the City's initial years to buildings constructed within the recent past. The older, historic structured, originally homes, have been upgraded into different uses such as offices, galleries or restaurants. The building directly west of the property is still used as a single family home on two parcels, one of which serves as a parking area for a restaurant across 1st Avenue. Next to that restaurant to the east is a retail/office building recently constructed with a residential mixed use property to the east of the complex. Directly east of the project is an office building.

With little variation all the property along this portion of 1st Avenue is accessed from the street and some parcels also have access through their sites into the alley. The proposed layout eliminates access to the alley through the parking area and provides for a large screened dumpster area between both buildings along with utility access. The parking lot between the two buildings has two in-line landscape areas along with a pervious strip of stabilized granite to encourage the growth of trees planted between the front portion of several parking spaces.

The building material that is most prevalent in the neighborhood with regard to new construction is sandblasted CMU which is also utilized in this project. As requested by staff we have also added an integral color to the CMU ensuring a stabilized grey color in two tones.

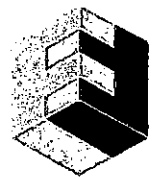
Also, with regard to transitional development between Type I and Type II projects - all the surrounding properties match the proposed development as a Type II Downtown Overlay. The exception is the adjacent properties to the rear of the project opposite the alley and facing Main Street. The proposed project improves the appearance of the existing building and proposes a similar architectural vocabulary to the development directly south of the project.

Spatial relationship to adjacent structures:

The eastern building is built along the property line directly adjacent to an existing structure. Across the parking lot, the existing western building is adjacent to a parking area on the west. This arrangement is similar to that which exists today on the property on the east and exists to remain on the west. This arrangement maximizes the parking potential on the property thus gaining flexibility for a larger variety of uses. This layout is very common in the area and therefore grants the consumer immediate familiarity with how the area functions. The existing sidewalk and street parking configuration will remain (slightly changed to accommodate the revised parking curb cut) continuing an existing pattern on the street. The addition of patios at each property improves the current configuration.

Design:

The proposed design of the project represents a current trend of contemporary influence with the use of masonry with metal detailing. The rear of the eastern building is also covered in a stucco finish reinforcing the design intent of an 'addition' to an older home. These building styles discretely complement each other through the use of a common material vocabulary above window/door



openings and window style. The different masses of the two buildings emphasizes different use and type of building yet are clearly related. This diversity is reflected throughout the neighborhood where every building, old or new, is of similar massing, but of different style. Several of the new structures also use masonry and metal, whereas the older buildings use a stucco finish.

Screening:

The design of the screening elements of proposed buildings (roof, parking and trash) each relate to their various locations or functional demand: The eastern building relies on a parapet to screen rooftop equipment whereas *the western building is an existing condition screened by existing roof parapets. This parapet will be extended as required to properly screen the rooftop equipment - approximately 8-16 inches.* Parking will utilize landscaping to maintain a soft appearance to the street and the trash enclosure is built of masonry to reflect the character of both buildings.



7025 First Ave Retail

58-DR-2014

ATTACHMENT #2



Q.S.
16-44

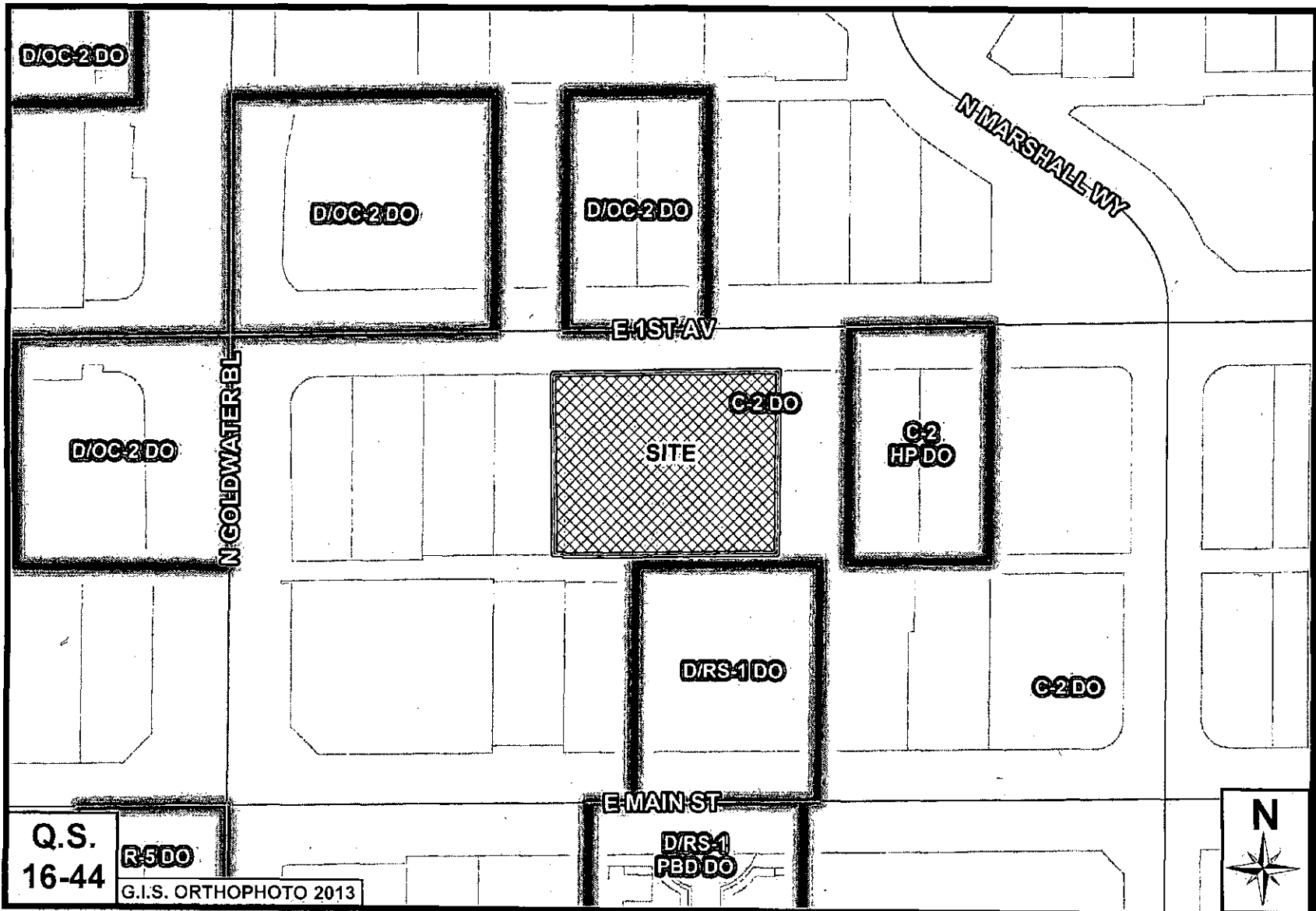
G.I.S. ORTHOPHOTO 2013



7025 First Ave Retail

58-DR-2014

ATTACHMENT #2A



7025 First Ave Retail

58-DR-2014

ATTACHMENT #3



AERIAL OVERLAY



DRB 130-PA-2014

PRELIMINARY
DRB SUBMITTAL SET

ANDREA LEE
FORMAN
AZ 20118
EXPIRES 12/31/14

COPYRIGHT © 2014 BY FORMAN ARCHITECTS
THE DESIGN OF AN ARCHITECTURE OF PROFESSIONAL
SERVICE IS AND SHALL REMAIN THE PROPERTY OF
FORMAN ARCHITECTS. NO PART OF THIS DRAWING MAY
BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM,
OR TRANSMITTED IN ANY FORM, WITHOUT THE
WRITTEN PERMISSION OF FORMAN ARCHITECTS.



**FORMAN
ARCHITECTS**

4739 East Virginia Avenue
Phoenix, Arizona
85008.1515

602.339.9084
Studio@formanarchitects.com

7025
RETAIL

7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

DATE 15 DEC 2014
SCALE AS INDICATED
JOB 1305
REVISION

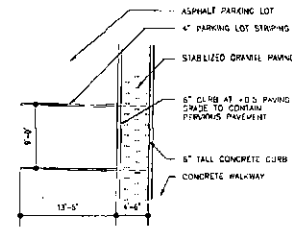
AERIAL OVERLAY

DO NOT SCALE
DRAWINGS

A2

58-DR-2014
12/17/2014

ATTACHMENT #4



TYP. PARKING STALL DTL. 01

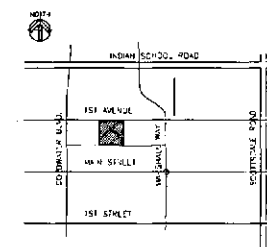
SITE PLAN DATA

ADDRESS:	7305 EAST FIRST AVENUE
APN:	130-17-026
OPPOSITE LOT AREA:	23,460 SF
LOT AREA:	18,300 SF
ZONING:	C2 DOWNTOWN OVERLAY TYPE 2 WITH PTE 1 AREAS APPLYING TO THE SOUTH AND EAST
USE:	RESTAURANTS
CEILING:	28'-00" x 1.3 - 30'-00" ALLOWABLE BUILDING CODE
FRONTING AREA:	1,847 5,475 SQ FT 1,847 2,115 SQ FT TOTAL 8,362 SQ FT
SPRINKLES:	SEE AND REFER TO 27 TO BACK OF CURB
HEIGHT:	30' EXCLUDING ROOFTOP APPOINTMENTS - DIV. STORY NOTATED
WORKING HOURS:	
REQUIREMENTS:	
BUILDINGS:	EAST - 3,744 SF WEST - 1,263 SF TOTAL 5,007 SF
PARKING:	1,500/300 = 15 SPACES 1,500 / 450 SF TOTAL 3,300 SF
TOTAL READER:	1,500 / 300/300 = 3 SPACES
TOTAL READER:	72 SPACES
PROMISED:	26 SPACES
REQUIRED ACCESSIBLE PARKING SPACES:	79 - 48" x 96" SPACE
PROMISED:	2 SPACES

SITE PLAN PLAN NOTES

- 5'-0" MINIMUM CONCRETE WALKWAY
- TYP. PAVE 8" IN THICK - 2 BAYS MAXIMUM
- TRASH ENCLOSURE PER CITY STANDARD 7141; CUB TO MATCH BUILDING BLOCK COLOR AND STYLE
- ELECTRICAL HANDSAWY EQUIPMENT CLEARANCE MEASUREMENTS INDICATED WITH DASHED LINES
- STABILIZED GRANITE (PERMEABLE PAVING) AT HEAD OF PARKING STALL WITH 4" CONCRETE EDGE
- ASPHALT FINISH
- 6" WIDE x 6" HIGH CONCRETE CURBING
- 1.00 SQUARE METERS PER SQUARE FOOT PER HOUR
- ACCESSIBLE PAVING WITH 5'-0" MINIMUM RAMP AND 1:12 SLOPE
- 3'-0" TALL SCREEN WALL CUB TO MATCH BUILDING BLOCK COLOR AND STYLE
- USE OF CHIMNEY OR ROOF DORMER
- SEE DRAWING 27-01
- SEE VARIABILITY TRIANGLE PER PERMIT 53-28 AT DESIGN STANDARDS FOR PERMITS
- EXISTING PUBLIC SIDEWALK
- ACCESSIBLE PAVING WITH 5'-0" ACCESSIBLE WALK, CURB RAMP AND SLOPE
- RECOMMEND PERMITS FOR STREET PARKING SIGNING
- SEE SIGNING FOR PERMITS FOR STREET PARKING SIGNING
- 3'-0" TALL MASONRY PARTIAL WALL CUB PER ELEVATIONS
- SEE SIGNING FOR PERMITS FOR STREET PARKING SIGNING
- POWER POLE WITH EXISTING TRANSFORMER/ALLEY LIGHTING AT BOTH ENDS

VICINITY MAP



CALL FOR WORKING MAPS
 (602) 263-1100
 1-800-STAKE-IT
 10101A MARICOPA COUNTY

DRB 58 DR 2014

PRELIMINARY
 DRB SUBMITTAL SET

ANGELA LEE
 FORMAN
 AS 2016
 LICENSE 122331711



FORMAN ARCHITECTS

4733 East Virginia Avenue
 Phoenix, Arizona
 85044-1515

602/219-8391
 216.600@formanarchitects.com

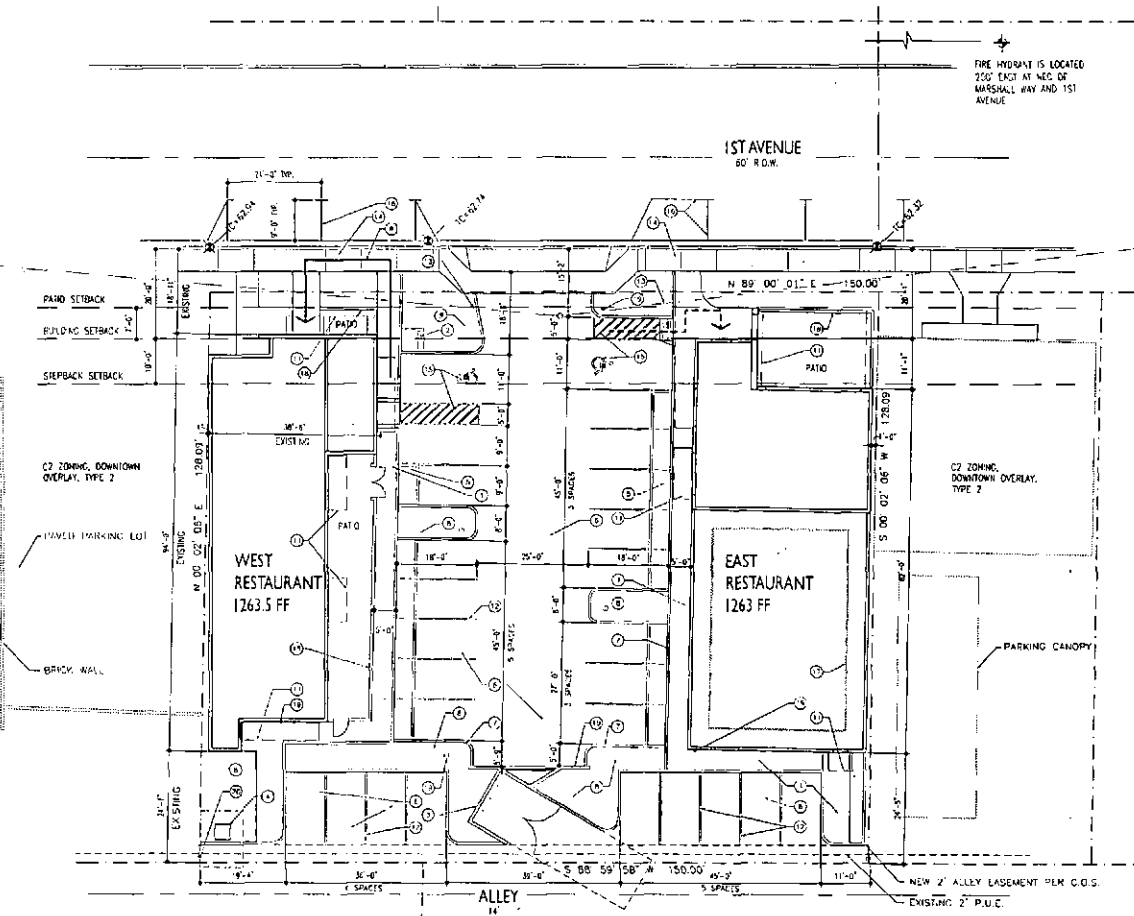
**7025
 RETAIL**

7025 EAST FIRST AVENUE
 SCOTTSDALE, ARIZONA
 85251

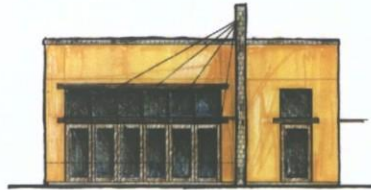
DATE: 09 JAN 2016
 SCALE: AS INDICATED
 JOB: 7025
 PENNSON

SITE PLAN

DO NOT SCALE
 DRAWINGS
AI

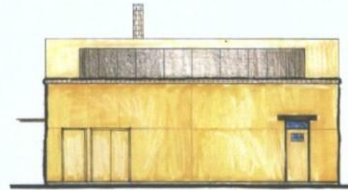


ARCHITECTURAL SITE PLAN



NORTH ELEVATION

1/8" = 1'-0"



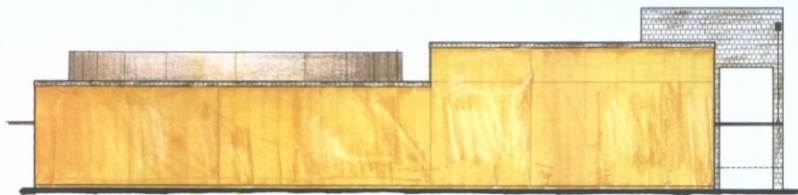
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

DRB 130-PA-2014



ANDREA LEE
FORMAN
AZ 20118
EXPIRES 12/31/17

COPYRIGHT © 2014 BY FORMAN ARCHITECTS
THE DESIGN, OR ANY PORTION OF ANY PORTION
HEREIN, IS AND SHALL REMAIN THE PROPERTY OF
FORMAN ARCHITECTS. ALL PARTS OF THIS DESIGN, OR
ANY PORTION THEREOF, SHALL BE KEPT IN CONFIDENCE,
OR TRANSMITTED TO ANY OTHER PARTY, WITHOUT THE
WRITTEN APPROVAL OF FORMAN ARCHITECTS.



**FORMAN
ARCHITECTS**

4739 East Virginia Avenue
Phoenix, Arizona
8008-1315

602/339-9684
studio@formanarchitects.com

FORMAL RECORD OF

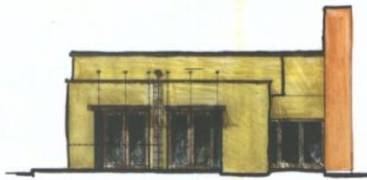
**7025
RETAIL**

7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

DATE 17 FEB 2015
SCALE AS INDICATED
JOB 1305
REVISION

EAST EXTERIOR ELEVATIONS

DO NOT SCALE
DRAWINGS **A4**



NORTH ELEVATION

1/8" = 1'-0"



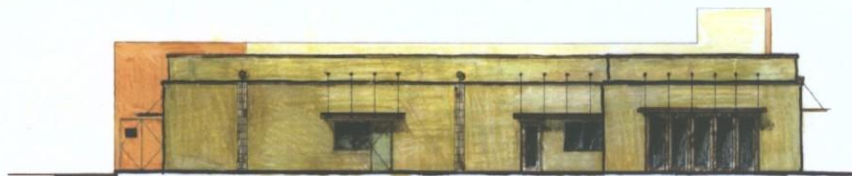
SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



WEST ELEVATION (W/PATIO WALL)

1/8" = 1'-0"

DRB 130-PA-2014



ANDREA LEE
FORMAN
AZ 20116
EXPIRES 12/31/17

COPYRIGHT © 2014 BY FORMAN ARCHITECTS. THE OWNER, IN AN INSTRUMENT OF PROFESSIONAL SERVICE, IS AND SHALL REMAIN THE PROPRIETOR OF FORMAN ARCHITECTS. ALL PARTS OF THIS DRAWING ARE TO REMAIN THE PROPERTY OF FORMAN ARCHITECTS. THIS DRAWING IS TO BE TRANSMITTED TO ANY FORM, WITHOUT THE WRITTEN APPROVAL OF FORMAN ARCHITECTS.



**FORMAN
ARCHITECTS**

4739 East Virginia Avenue
Phoenix, Arizona
85008.1515

602.339.9084
studio@formanarchitects.com

FORM DESIGNER

**7025
RETAIL**

7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

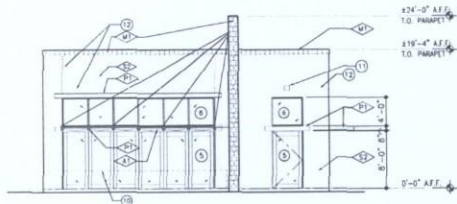
DATE 17 FEB 2015
SCALE AS INDICATED
JOB 1305
REVISION

WEST EXTERIOR ELEVATIONS

DO NOT SCALE
DRAWINGS **A5**

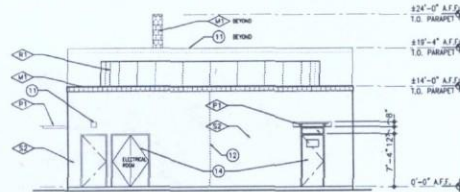
17 FEB 2015
10:11

**58-DR-2014
3/11/2015**



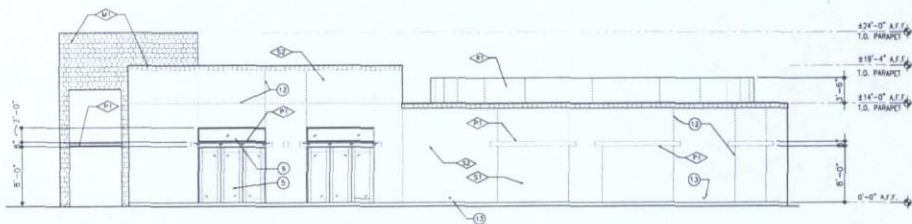
NORTH ELEVATION

1/8" = 1'-0"



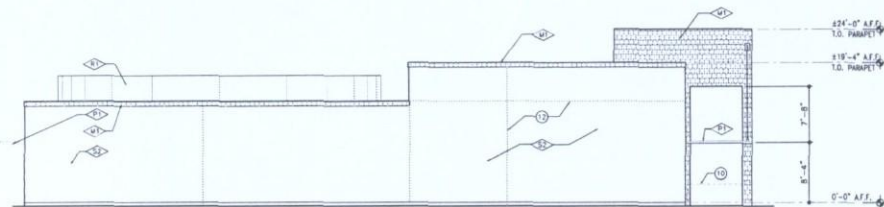
SOUTH ELEVATION

1/8" = 1'-0"



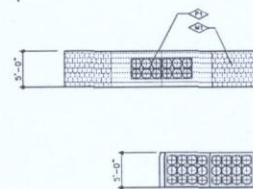
EAST ELEVATION

1/8" = 1'-0"



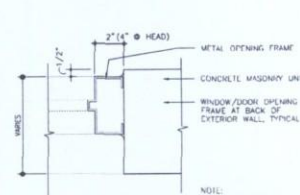
WEST ELEVATION

1/8" = 1'-0"



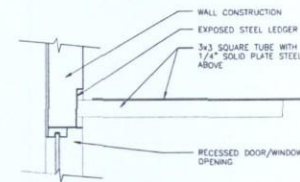
SITE/DUMPSTER WALL ELEV.

1/8" = 1'-0"



OPENING DETAIL

JAMB HEAD S.M. 01
1/8" = 1'-0"



SHADE SCREEN DETAIL

02
1/8" = 1'-0"

ELEVATION SHEET NOTES

1. PARAPET BEYOND
2. SINGLE LITE WINDOW/DOOR WITH CLEAR GLASS
3. EXISTING WOOD DOOR/WINDOW TO REMAIN, RETRIM TO MATCH NEW WINDOW/DOOR SILL
4. EXISTING TO NEW GUT. CENTER STONE SCUPPER TO REMAIN
5. NEW SINGLE LITE WOOD DOOR(S); REFERENCE EAST BUILDING TYPINGS
6. NEW SINGLE LITE WINDOW(S); REFERENCE EAST BUILDING ELEVATIONS
7. EXISTING DOOR TO REMAIN; PAINT TO MATCH ADJACENT WALL FINISH
8. NEW HANG OVER FROM EXISTING SCUPPER WITH SANDBLASTED CHALK-VEINER BLOCK TO MATCH ADJACENT SITE WALLS APPLIED TO WALL BEYOND
9. PAINTED METAL CANOPY - MATERIAL SS
10. SHIMED LINE REINFORCED BRICK WALL IN FRONT OF ELEVATION WALL
11. WALL MOUNTED LIGHT FIXTURE, REF. LIGHTING CUT SHEETS
12. STUCCO PARAPET JOINT
13. ROOF FINISH
14. METAL SERVICE DOOR; PAINT TO MATCH ADJACENT FINISH

COLOR SCHEDULE

THE FOLLOWING COLORS AND MANUFACTURER'S ARE LISTED SOLELY TO ESTABLISH A LEVEL OF QUALITY. OTHER MANUFACTURER'S MAY SUBMIT PRODUCTS OF EQUAL VALUE OR QUALITY FOR PRIOR APPROVAL BY THE ARCHITECT AND OWNER.

- 1. BROWN BRICK TO MATCH EXISTING; FOREST BROWN MANUFACTURED BY NUTRAL MATERIAL
- 2. 8" x 8" x 16" INTEGRALLY COLORED CHU BLOCK OR 8" x 16" VENEER BLOCKS; SANDBLAST FINISH TO EXPOSE AGGREGATES
- 3. STUCCO, IC 887 MACADAMIA WHITE (L.R. 74)
- 4. STUCCO, IC 852 HAZELWOOD (L.R. 85)
- 5. STUCCO, IC 383 CORAL SPICE (L.R. 53)
- 6. STUCCO, IC 301 JUMPER BERRY (L.R. 28)
- 7. STEEL, PAINTED IC 453 WATERBURY CLIFFS (L.R. 14)
- 8. METAL ROOFING; BERRODGE STANDARD COLOR ZINC GREY
- 9. FABRIC FINISH; SUNBRELLA MARINE GRADE, #453 BUTTERFLY

DRB 58 DR 2014



FORMAN ARCHITECTS

4733 East Virginia Avenue
Phoenix, AZ 85032
602.539.9254
studio@formanarchitects.com

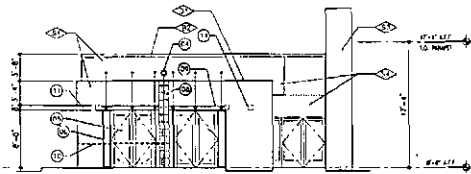
7025 RETAIL

7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

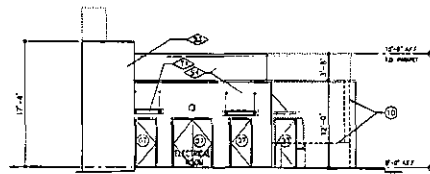
DATE: 03 MAR 2015
SCALE: AS INDICATED
JOB: REV: CH

EAST EXTERIOR ELEVATIONS

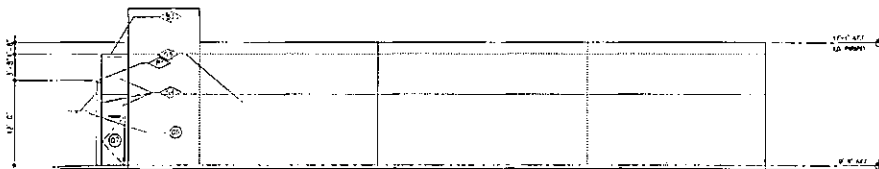
DO NOT SCALE DRAWINGS A4



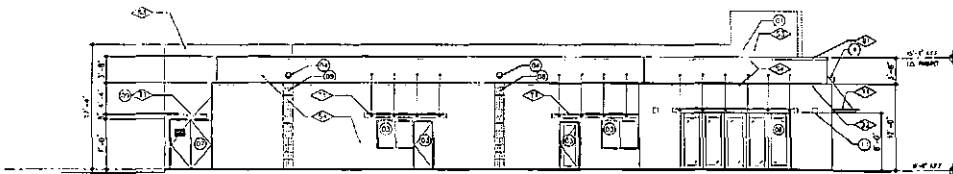
NORTH ELEVATION



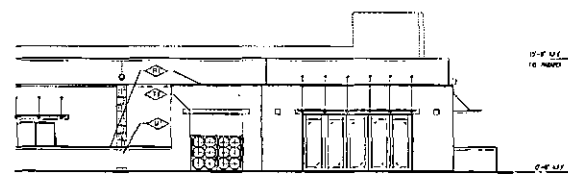
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



WEST ELEVATION (W/PATIO WALL)

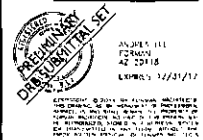
ELEVATION SHEET NOTES

1. PARAPET BEYOND
2. SAMPLE 1111 IN NEW DOOR WITH CLEAR STAIN
3. EXISTING WOOD DISCONTINUOUS TO FINISH, FINISH TO MATCH NEW WINDOW/DOOR STAIN
4. EXISTING 12 INCH ON CENTER STONE SCUPPER TO REMAIN
5. NEW SINGLE UNIT WOOD SPOKES FUTURE CASE BUILDING ELEVATION
6. NEW SINGLE UNIT WOODWORK: FUTURE CASE BUILDING ELEVATION
7. EXISTING DOOR TO REMAIN: PAINT TO MATCH ADJACENT WALL FINISH
8. NEW WOOD CASE WITH FUTURE SCUPPER WITH SCHEDULED CASE MATCH DOOR TO MATCH ADJACENT CASE. BRIMS APPLIED TO WALL BEHIND
9. PAINTED METAL CANOPY - MATERIAL SS
10. DAMPED LINE SUPPLEMENTARY PANEL IN FRONT OF ELEVATION PLANE
11. WALL SCHEDULED LIGHT FIXTURE: KEY, EXISTING OUT SHEETS
12. STUCCO EXPANSION JOINT
13. ROOF EXHAUST
14. METAL SERVICE DOOR: PAINT TO MATCH ADJACENT FINISH

THE FOLLOWING COLORS AND MANUFACTURERS ARE LISTED SOLELY FOR INFORMATION. QUALITY OF MATERIALS/FINISHES MAY VARY. VERIFY QUALITY OF MATERIALS/FINISHES FOR APPROVAL BY THE ARCHITECT AND OWNER.

- 1. TRIM: BRICK TO MATCH EXISTING. FINISH IS TO BE MANUFACTURED BY: MASONRY MATERIAL
- 2. ST. 1111: 16" SQUARE COLORED OIL BLOCK OR 8" 18" VENEER BRICKS: SCHEDULED FINISH TO EXISTING MATERIALS
- 3. STUCCO: NO. 657 MICHIGAN WHITE (P.R. 74)
- 4. STUCCO: NO. 653 HAZELWOOD (P.R. 65)
- 5. STUCCO: NO. 363 COOL SPICE (P.R. 53)
- 6. STUCCO: NO. 821 JAZZBERY BERRY (P.R. 58)
- 7. STEEL: PAINTED NO. 433 WHITENERRY OLIVE (P.R. 14)
- 8. METAL ROOFING: BEMIDEX STANDARD COLOR ZINC GRAY
- 9. FABRIC FINISH: SENEILLE MATINE GRADE (4353) BUTTERFLY

DRB 58 DR 2014



FORMAN ARCHITECTS

4733 East Virginia Avenue
Phoenix, Arizona
85044-1115
602.249.8084
studio@formanarchitects.com

7025
RETAIL

2025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

DATE: 07/14/2015
SCALE: AS INDICATED
JOB: 7025
DESIGNER: JKH

WEST EXTERIOR ELEVATIONS

DO NOT SCALE DRAWINGS A5

58-DR-2014
4/7/2015



STREET - LOOKING WEST



STREET - LOOKING EAST



WEST BUILDING



STREET - LOOKING WEST



ALLEY - LOOKING WEST



EAST BUILDING



STREET VIEW

DRB 130-PA-2014

RECEIVED
PRELIMINARY
DRG SUBMITTAL SET

ANDREA LEE
FORMAN
AZ 20118

EXPIRES 12/31/17

FOR INFORMATION ONLY: THIS DOCUMENT IS THE PROPERTY OF FORMAN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORMAN ARCHITECTS.



**FORMAN
ARCHITECTS**

4739 East Virginia Avenue
Phoenix, Arizona
85008.1515

602/339 9084
studio@formanarchitects.com

**7025
RETAIL**

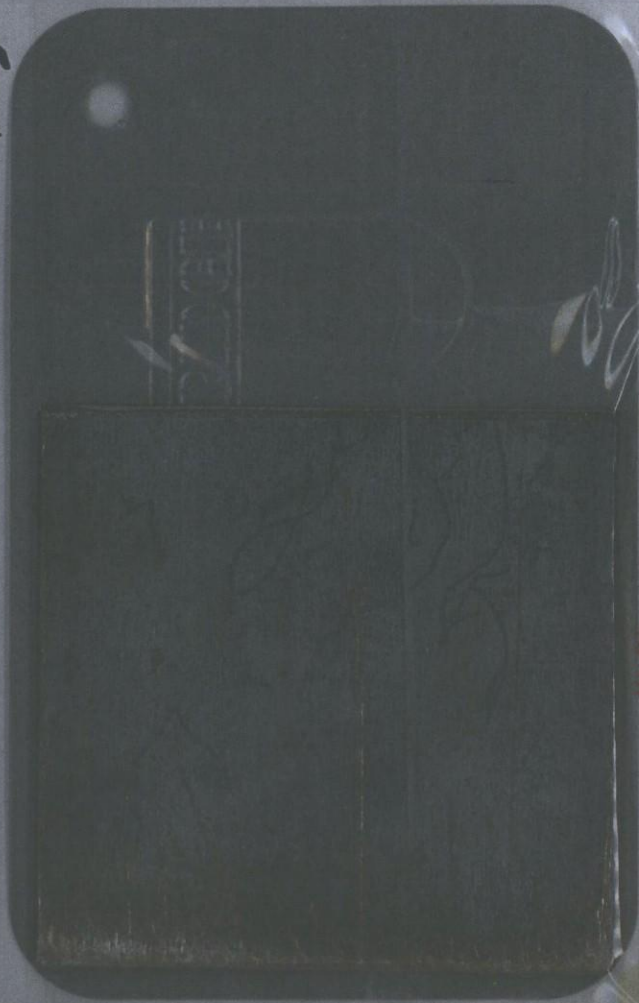
7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

DATE: 09 MAR 2015
SCALE: AS INDICATED
JOB: 1305

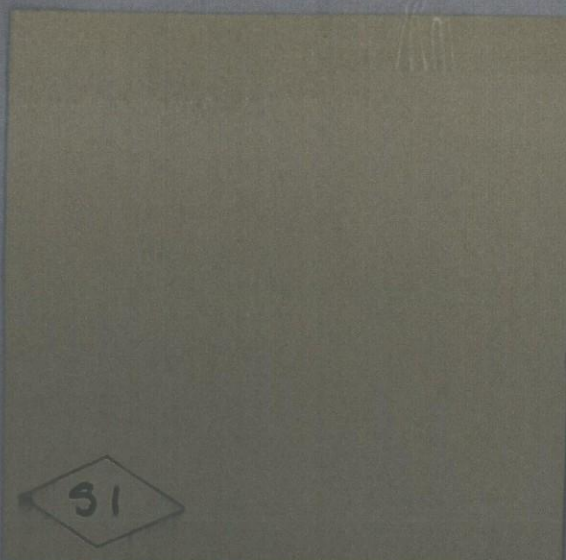
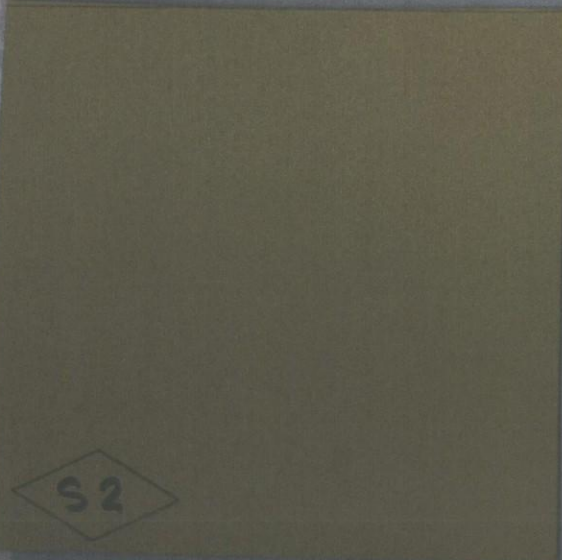
EAST EXTERIOR ELEVATIONS

DO NOT SCALE
DRAWINGS: **A8**

RI
PI



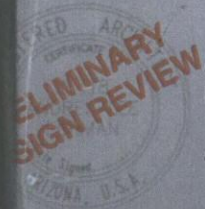
MI



S2

S1

SITE IMPROVEMENT
7025 RETAIL
7025 East First Avenue
Scottsdale, Arizona 85251
58-DR-2014
12/17/2014



Andrea Lee
Forman
AZ 20118

Copyright ©2015 by Forman Architects L.L.C. This drawing, as an instrument of professional service, is and shall remain, the property of Forman Architects L.L.C. No part of this drawing may be reproduced, stored in a retrieval system or transmitted in any form, without the prior written approval of Forman Architects L.L.C.



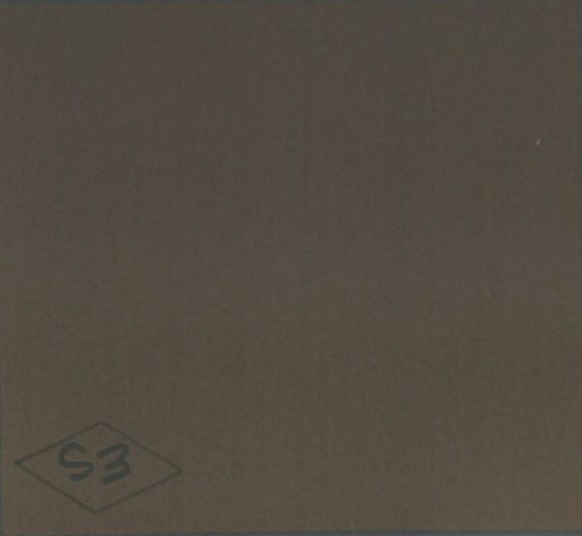
FORMAN
ARCHITECTS
L.L.C.

4739 East Virginia Avenue
Phoenix, Arizona 85008
T 602/456.9132
M 602/339.9084

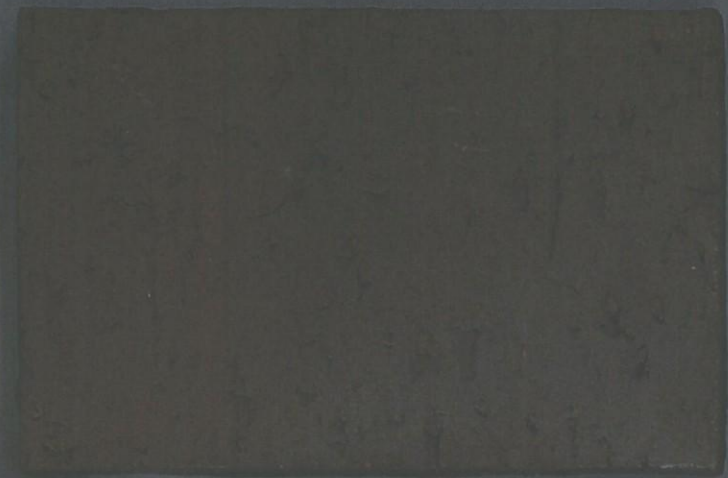
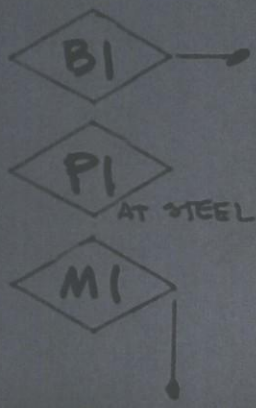
studio@formanarchitects.com

DO NOT SCALE DRAWINGS
JOB NO: 1305
DATE: 10/12/14
REV: 3/3/15

E



SITE IMPROVEMENT
7025 RETAIL
 7025 East First Avenue
 Scottsdale, Arizona 85251
58-DR-2014
 12/17/2014



REGISTERED ARCHITECT
PRELIMINARY DESIGN REVIEW
 Andrea Lee Forman
 AZ 20118

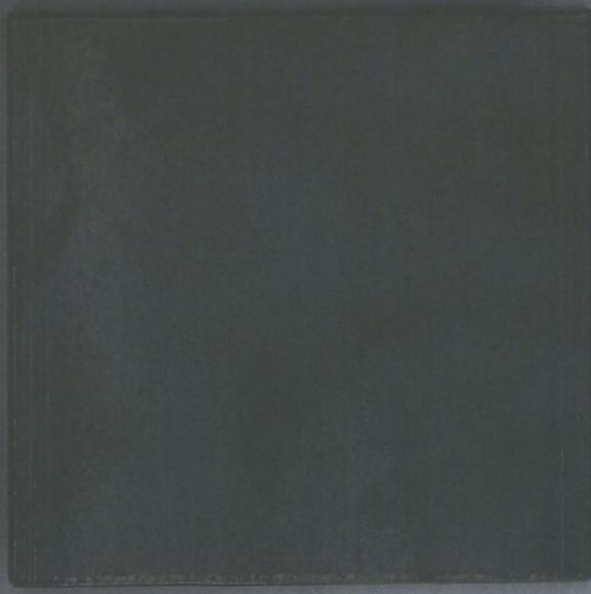
Copyright ©2015 by Forman Architects LLC. This drawing is an instrument of professional service, and shall remain the property of Forman Architects LLC. No part of this drawing may be reproduced, stored in a retrieval system or transmitted in any form, without the prior written approval of Forman Architects LLC.



FORMAN ARCHITECTS L.L.C.

4739 East Virginia Avenue
 Phoenix, Arizona 85008
T 602/456.9132
M 602/339.9084

studio@formanarchitects.com



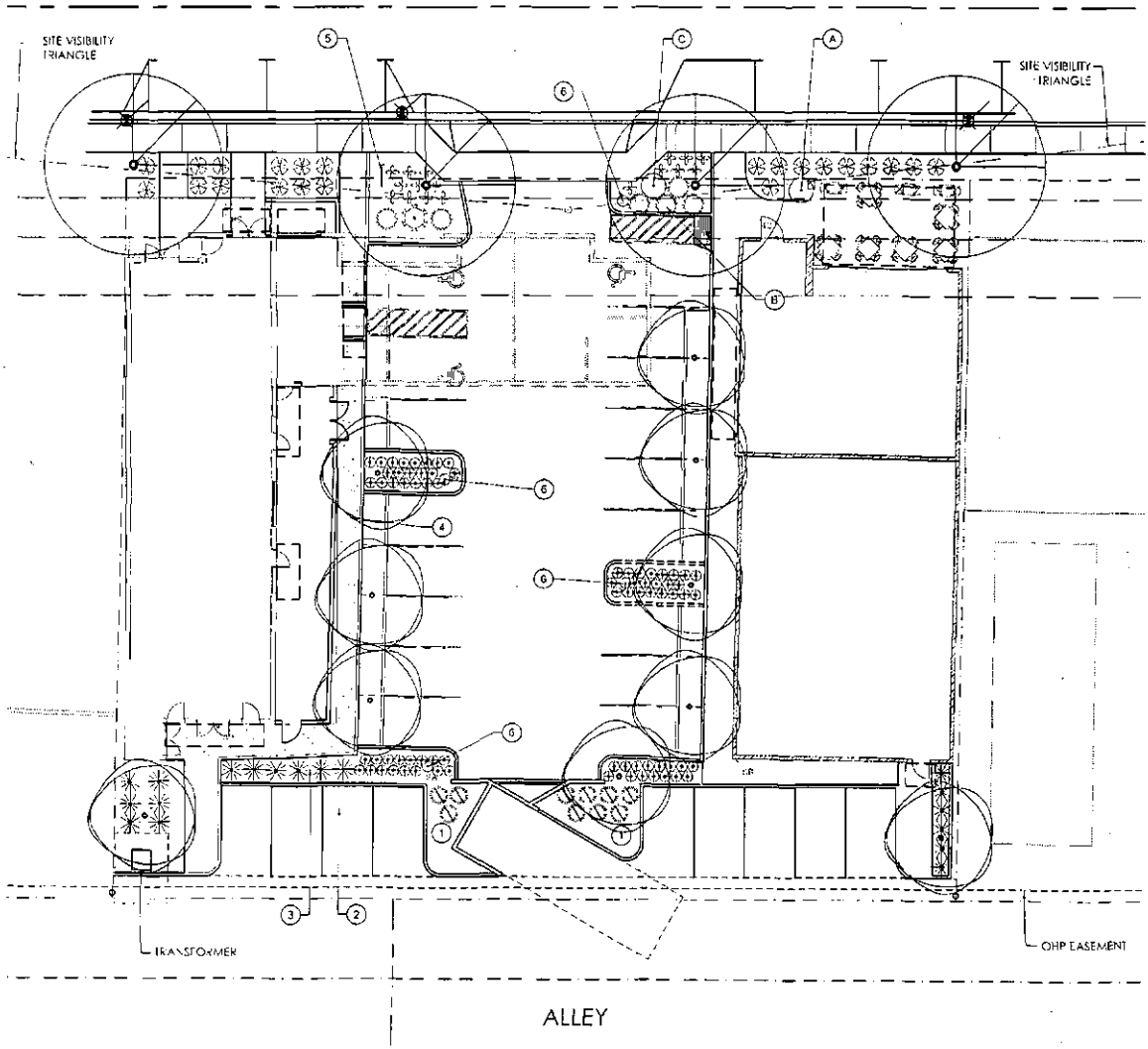
DO NOT SCALE DRAWINGS
 JOB NO: 1305
 DATE: 10/12/14
 REV: 3/3/15



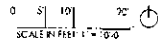
W

58-DR-2014
 3/11/2015

1ST AVENUE



ALLEY



CONCEPTUAL NOTES

1. All planting areas to receive 2" depth decomposed granite unless otherwise noted.
2. All planting areas will be irrigated by an automatic irrigation system, separately metered.
3. All plants, both in the ROW and on site are on the ADWR low-water-using plant list, Phoenix AIA.
4. Salvage plant locations are approximate.

KEYNOTES

1. SALVAGE BOUNDARIES, APPROXIMATELY 5' (2'x3'x2'), REINSTALL AT ARCHITECT'S DIRECTION AT TRASH AREA PLANTERS.
2. SALVAGE CERUS, REPLANT AT B.
3. SALVAGE YUCCA, REPLANT AT C.
4. SALVAGE BARKER, REPLANT AT A.
5. BIKE RACK, SEE ARCHITECTURE PLAN.
6. LIGHT, SEE ELECTRICAL PLAN.

PLANT LEGEND

SYM	BOTANICAL NAME COMMON NAME	SIZE	QTY	NOTES/DETAIL
	HEMLOCK PARVIFLORA 'BREA' CHINESE ELM	10' x 6' x 1.75' CAL.	4	
	ACACIA ANEURA MULGA	7' x 4' x 1.5' CAL.	10	
	YUCCA RECURVIFOLIA CURVE LEAF YUCCA	24 BOX	1	
	JUSTICIA SPICIGERA HRECRACKER 2, ANT	5 GAL.	6	
	HESPERALOE PARVIFLORA 'YELLOW' YELLOW HESPERALOE	5 GAL.	18	
	ASCLEPIAS SIBILLATA DESERT MILKWEEED	5 GAL.	10	
	LANTANA MONTEVIDEENSIS LANTANA	5 GAL.	22	
	AILANTHUS BLUE ELF ALICE	5 GAL.	17	
	RUPELLIA BRITTONIANA 'KATE' KATE RUELLIA	5 GAL.	24	
	SALVAGED PLANT			

LANDSCAPE ARCHITECT
logan halperin
LANDSCAPE ARCHITECTURE

3118 PALMISANE PHOENIX AZ
CAMPUS/DESIGN CENTER
480-253-7241
LAPPH@LOGANHALPERIN.COM

DRB 130-PA-2014



FORMAN
ARCHITECTS

4739 East Virginia Avenue
Phoenix, Arizona
85018-1113

602.333.8864
info@formanarchitects.com

7025
RETAIL

7025 EAST FIRST AVENUE
SCOTTSDALE, ARIZONA
85251

DATE 9 MAR 2015
SCALE AS INDICATED
JOB REVISION 1/2015

CONCEPTUAL
LANDSCAPE PLAN

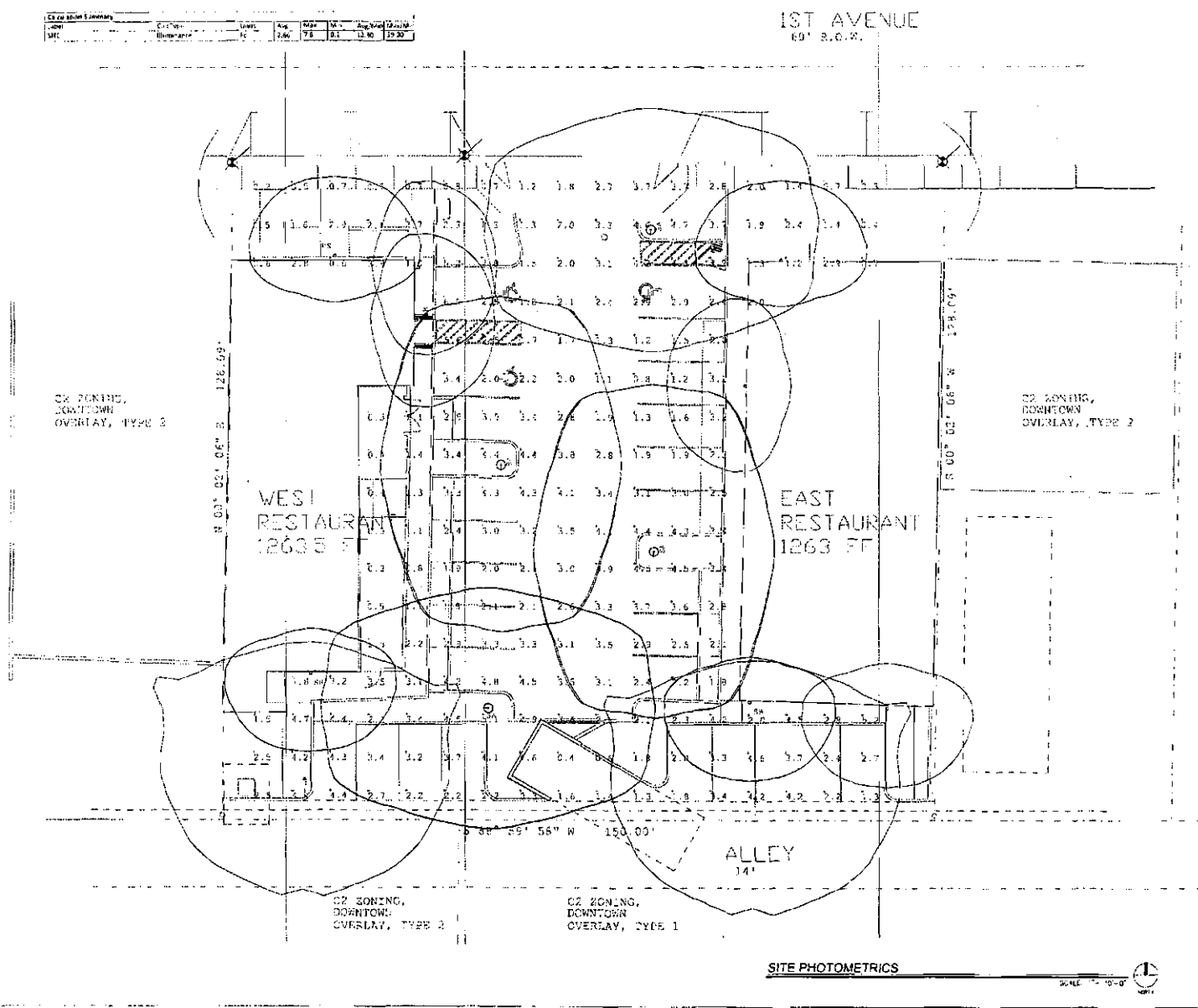
L-1 of 1

ATTACHMENT #10

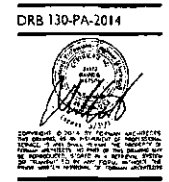
58-DR-2014
3/11/2015

Line	Symbol	MANUFACTURE	Description	Quantity	Material	Unit	Item Number	Unit Weight	Qty
1	○	1558724	CEMENT	1	CEMENT	50 LB	1558724	86	1
2	○	6329731	CEMENT	1	CEMENT	50 LB	6329731	86	1
3	○	6329731	CEMENT	1	CEMENT	50 LB	6329731	86	1

Line	Symbol	MANUFACTURE	Description	Quantity	Material	Unit	Item Number	Unit Weight	Qty
1	○	1558724	CEMENT	1	CEMENT	50 LB	1558724	86	1
2	○	6329731	CEMENT	1	CEMENT	50 LB	6329731	86	1
3	○	6329731	CEMENT	1	CEMENT	50 LB	6329731	86	1



SITE PHOTOMETRICS
SCALE: 1" = 10'-0"



FORMAN ARCHITECTS

1735 East 107th Avenue
Proctor, MN 55370
612/339-8884
j.f.forman@formanarchitects.com

7025 RETAIL

7025 EAST FIRST AVENUE
DOWNTOWN, MINNAPOLIS, MN 55414
DATE: 28 MAR 2015
SCALE: AS INDICATED
REV: 001

PHOTOMETRIC PLAN

DO NOT SCALE DRAWINGS **A3**

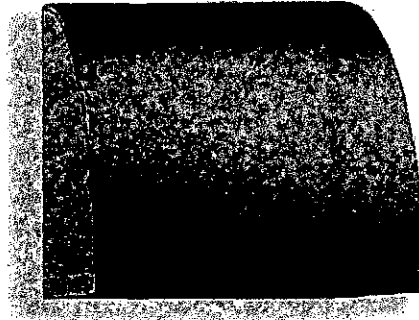
ATTACHMENT #11

**58-DR-2014
3/11/2015**

OLV334 LED

622-6723

1/3



Description

IP65. Surface mounted wallwasher. Suitable for installation over 4" recessed junction box in uplight or downlight position.

Beam Type	[R65] Type IV Medium
Lamp Type	12 LED 24W (4000K)
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	230.4 lm
LEDs	12
Total Lumens	2765 lm
Tj	85 °C
Rated Luminous Flux (lm)	
LED Lumens	163.4 lm
Total Lumens	1960.4 lm
Ta	25 °C
Rated Input Power	29 W

WE-EF LIGHTING USA LLC

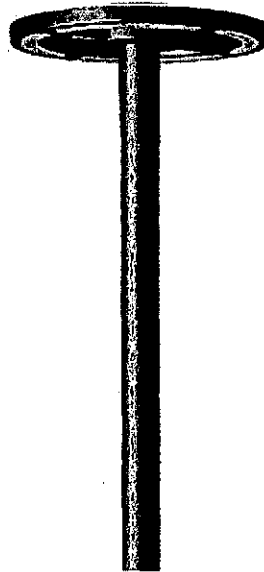
410-D Keystone Drive | Warrondale PA 15086 | U.S.A | Tel: +1 724 742 0030 | Fax: +1 724 742 0035 | info.usa@we-ef.com | www.we-ef.com

ATTACHMENT #12

CFT540 LED (700mA)

659-6724

1/2



Description

IP66. Post top LED luminaire. Integrated heat sinks. Easy removal and replacement of LED board. CAD-optimized OLC® PMMA lens for multi-layer illumination and superior glare control.

Beam Type	rectangular [R]
Lamp Type	36 LED 72W (4000K)
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	230.4 lm
LEDs	36
Total Lumens	8294 lm
Tj	85 °C
Rated Luminous Flux (lm)	
LED Lumens	204.8 lm
Total Lumens	7373.4 lm
Ta	25 °C
Rated Input Power	86 W

**The May 21, 2015
Development Review
Board Meeting Agenda
and Minutes can be
found at**

<http://www.scottsdaleaz.gov/boards/DRB>