
**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 18, 2016 Item No. 5
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Primrose at Windgate Crossing

25-DR-2016

Location: 17050 N. Thompson Peak Parkway

Request: Request approval of the site plan, landscape plan, and building elevations for a new commercial building for child day care, with approximately 11,600 square feet of building area on an approximately 0.83-acre pad site within the 7.8-acre Windgate Crossing shopping center.

OWNER

McDowell Windgate Holdings, LLC
480-502-9720

ARCHITECT/DESIGNER

Reigle & Associates

ENGINEER

Joe Burke
Hunter Engineering
480-991-3985

APPLICANT CONTACT

Richard Reigle
Reigle & Associates
602-493-3001

BACKGROUND

Zoning

In 1991 this site was included in a zoning district map amendment for an 800-acre master plan (24-Z-1991) with Central Business, Environmentally Sensitive Lands District (C-2 ESL). The C-2 ESL District is intended to allow commercial activities designed to serve the community while providing appropriate development for environmentally sensitive lands. The C-2 zoning district allows day care uses with a drop-off or playground that is farther than 100 feet from a residential district and

Action Taken _____

within the AC-1 and AC-2 Airport Influence Areas. The project is within the existing Windgate Crossing shopping center which is located in the AC-1 Airport Influence Area and the proposed outdoor playground is 100 feet away from a residential zoning district.

Context

Located at the intersection of E. Bell Rd. and N. Thompson Peak Parkway, the surrounding developments are a multiple-family residential complex under construction to north and west, an existing commercial shopping center to the south and to the east across Thompson Peak Parkway is the McDowell Sonoran Preserve. The existing pad is the final phase of the Windgate Crossing shopping center that contains a mix of uses including retail, financial, drug store, and restaurants. Please refer to context graphics attached.

Adjacent Uses and Zoning

- North Condominiums under construction (Villas Altozano), zoned Multiple-family, Environmentally Sensitive Lands (R-5, ESL).
- South Existing commercial shopping center (McDowell Mountain Marketplace), zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL).
- East McDowell Sonoran Preserve (City of Scottsdale), zoned Single-family Residential, Environmentally Sensitive Lands, Planned Community District (R1-10 PCD ESL, R1-18 ESL, & R1-10 ESL).
- West Existing commercial shopping center (McDowell Mountain Marketplace), zoned Planned Community Center, Environmentally Sensitive Lands (PCC ESL).

Key Items for Consideration

- Development Review Board Criteria
- Zoning Ordinance
- Sensitive Design Principles
- Environmentally Sensitive Lands Overlay District
- Master Environmental Design Concept Plan (1-MP-2004)

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new one-story, 11,612-square-foot child day care facility with an outdoor playground.

Neighborhood Communication

The applicant has sent notices to all property owners within 750 feet of the site. The city also sent notices to property owners with 750 feet of the site, and the site was posted. As of the date of this report city staff has not received any comments on the proposed project.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the Windgate Crossing shopping center as Commercial. This category designation includes a variety of goods and services for the people who live, work, or visit Scottsdale and have been designated throughout the community at an appropriate scale and location. The category includes areas designated for commercial centers

providing goods and services frequently needed by the surrounding residential population, and retail businesses, and shopping center, which serve community and regional needs. The proposed child day care facility is in accordance to the uses designated by the General Plan.

Windgate Crossing shopping center is located in the Environmentally Sensitive Lands Overlay District, which promotes the identification and protection of environmentally sensitive lands in the city and by providing appropriate and reasonable controls for development of such lands. This project conforms to the existing Master Environmental Design Concept Plan (1-MP-2004) which outlines site characteristics, landscape, architectural themes, and streetscape concepts.

Access to the site is primarily through two (2) direct entries off E. Bell Road, and one off N. Thompson Peak Parkway. The vacant pad is centrally located within the existing shopping center which was approved by the Development Review Board in 2005. Vehicular circulation and parking on-site will not be impacted except for the addition of ten parking spaces.

Architectural elements include a Southwest Hacienda design with a desert palette of colors and materials, including Spanish tile roofing, mortar washed slump block, and stucco trim. The proposed development is consistent with the surrounding architectural forms, and incorporates the Scottsdale Sensitive Design Principles, and the Environmentally Sensitive Lands Ordinance.

Pedestrian amenities include covered arcades, decorative pavers at pedestrian crossings that connect to the existing buildings and patios within the shopping center. Desert plant materials are provided along all sides of the building footprint and a stipulation has been added to comply with the Environmentally Sensitive Lands Overlay Plant list.

Development Information

- Existing Use: Vacant pad
- Proposed Use: Day care facility
- Parcel Size: 7.81 gross acres
340, 436 square feet
- Building space: 11, 612 square feet
- Floor Area Ratio Allowed: 0.25
- Floor Area Ratio Proposed: 0.14
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 25 feet 0 inches, including rooftop appurtenances
- Parking Required: 166 spaces
- Parking Provided: 263 spaces
- Open Space Required: 71, 492square feet / 1.6 acres
- Open Space Provided: 83,165 square feet / 1.9 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Primrose at Windgate Crossing per the attached stipulations, finding that the provisions of the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENTS

Planning and Development Services

Current Planning Services

Traffic Engineering

Water Resources

Fire and Life Safety Services

STAFF CONTACT

Meredith Tessier

Planner

480-312-4211

E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



Meredith Tessier, Report Author

Date

08/08/2016



Steve Venker, Development Review Board Coordinator

Date

8/8/16

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov



Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

Date

8/9/16

ATTACHMENTS

- A. Stipulations/Zoning 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
- 7. Material and Color Board
- 8. Landscape Plans

**Stipulations for the
Development Review Board Application:
Primrose at Windgate Crossing
Case Number: 25-DR-2016**

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 submitted by Reigle & Associates, with a city staff date of June 7, 2016.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Reigle & Associates, with a city staff date of June 7, 2016.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Laskin & Associates, with a city staff date of June 7, 2016.
 - d. The Water and Sewer Basis of Design report submitted by Reigle & Associates and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable case(s) for the site are: 3-ZN-2012, 24-Z-1991, 94-DR-2005 and 1-MP-2004.

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. Several windows on the East, South, and West sides of the building appear to be unprotected from solar exposure, heat gain, and to minimize reflected heat. Please provide exterior shade devices for these windows and/or provide illustrations that demonstrate how proposed roof overhangs, canopies, and other exterior design elements provide shade for these windows. All shade devices should be designed so that the shade material has a density of 75%, or greater, in order to maximize the effectiveness of the shade devices.
5. Roof drainage systems shall be interior to the building, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design. Areas that are rooftop drainage shall be designed and constructed to minimize erosion or staining of nearby building walls and directs water away from the building foundations.
6. At time of final plan submittal, the applicant shall indicate and illustrate the location of the electrical service entrance section. The service entrance section (SES) shall be incorporated into the design of the building, either in a separate utility room, or the face of the SES shall be flush with the building face. An SES that is incorporated into the building, with the face of the SES flush with the building, shall not be located on the side of a building that is adjacent to a public right-of-way, roadway easement, or private streets.
7. At the time of final plans, the applicant shall identify the location of all building-mounted lighting fixtures on the building elevations.
8. If a roof access ladder is included with this building, it shall be located inside the building.
9. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the buildings on-site in terms of color and texture.
10. All walls shall match the architectural color, materials, and finish of the existing buildings on-site.

SITE DESIGN:

Ordinance

- B. Pursuant to zoning case 24-Z-1991, the floor area ratio for parcel 17 shall not exceed 0.25.
- C. Day care centers with drop-off or outdoor play area shall be located farther than 100 feet from a residential district.
- D. A minimum of four (4) percent of the provided parking spaces shall be accessible parking spaces.

DRB Stipulations

11. At the time of final plans, the applicant shall demonstrate compliance with the minimum accessible parking requirement by revising the accessible parking calculations to four (4) percent of the provided parking spaces.
12. At time of final plans, the applicant shall provide decorative pavers that match the existing pavers on-site at all new pedestrian crossings within the parking areas and driveways.
13. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
14. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details #2146-1.

OPEN SPACE:

Ordinance

- E. A minimum of one-third (1/3) of the required parking lot landscape area shall be in landscape islands when a parking lot contains more than twenty (20) parking spaces.

DRB Stipulations

- 15. At time of final plans, the applicant shall revise the site plan worksheet by providing the required parking lot landscape area in landscape islands.

NATURAL AREA OPEN SPACE (NAOS):

Ordinance

- F. Pursuant to 3-ZN-2012, there shall be a minimum of 4.26 acres of Natural Area Open Space for both lots 16 and 17 (APN: 217-13-879 and APN: 217-11-026A).

DRB Stipulations

- 16. At time of final plans, the applicant shall submit a release of NAOS application and submit an NAOS exhibit that demonstrates compliance with the minimum NAOS requirement of 4.26 acres.

LANDSCAPE DESIGN:

Ordinance

- G. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.

DRB Stipulations

- 17. At time of final plans, the applicant shall revise the landscape palette to include only plants species selected from the Environmentally Sensitive Lands indigenous plant list.
- 18. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 19. To avoid conflicts between the size of mature trees and light fixtures, please shift either the location of trees or the location of light fixtures so that there is at least twenty (20) feet between tree trunks and light fixtures, specifically the SA, SB, and SAEX light pole/fixtures.

EXTERIOR LIGHTING:

Ordinance

- H. Pursuant to Zoning Case 24-ZN-1991, the maximum height of outdoor lighting shall be fourteen (14) feet measured from natural grade.
- I. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.
- J. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.

- K. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

DRB Stipulations

- 20. At time of final plans, the applicant shall dimension the height of all exterior light sources to demonstrate compliance with the maximum height requirements of fourteen (14) feet measured from natural grade.
- 21. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 22. 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 1.5-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 6.0-foot-candles. All exterior luminaires shall be included in this calculation. 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 0.3-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

- 23. With the final plans submittal, the developer shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The developer shall provide Aviation staff a copy of the FAA determination letter prior to final plans approval.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

- 24. At time of final plans, the applicant shall provide a sidewalk and sidewalk ramp for the crosswalk that connects to the eastern parking spaces. The location and design is subject to approval of Transportation Staff.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 25. If the property owner decides to create a separate legal parcel for the building pad, the property owner is advised that Scottsdale Revised Code Sec. 49-118 and 49-19 require public water and sewer lines to front each parcel within the division. The existing private sewer would need to be

tested and inspected to be compliant with public works standards as stated in the DSPM and would require dedication of easement over portions as necessary to provide frontage to each parcel.

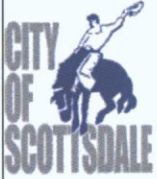
DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

26. With the improvement plan submittal, the owner shall submit an abbreviated final drainage report that demonstrates consistency with the Design Standard and Policy Manual. The final report shall address the more substantial drainage related issues of off-site flows, the applicable FEMA flood zone, on-site stormwater management, stormwater storage, and the safety of the proposed floor elevation.

ADDITIONAL PLANNING ITEMS:

27. All signs require separate review and approval.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____ Project No: 116 -PA- 2016
 Coordinator: Meredith Tessier Case No: _____
 Project Name: Primrose at Windgate Crossing

Project Location: 17050 N Thompson Peak Parkway

Property Details: Single-Family Residential Multi-Family Residential Commercial Industrial

Current Zoning: C-2 Proposed Zoning: C-2

Number of Buildings: One new bldg Parcel Size: 7.82 ac

Gross Floor Area/Total Units: _____ Floor Area Ration/Density: _____

Parking Required: 39 Parking Provided: 266 on site

Setbacks: N - exist E - exist S - exist W - 83'

Description or Request:

Windgate Crossing is a multi use project located at the Northwest corner of Bell Rd and Thompson Peak Pkwy. The retail component of the project was approved by the Scottsdale Development Review board in 2006 and included Master Environmental Design Concept Plans (MEDCP). The Primrose day care building is the final phase of the retail component, joining an existing Drug store, Bank, and two multi tenant Shops buildings.

The proposed Primrose building is single story of approximately 11,612 sf. The adjacent playground area is enclosed by a decorative fence, with retaining walls as dictated by the existing site slopes.

The location of the Primrose building is in keeping with the approved Master Plan, and the use contributes to the safety and convenience of the surrounding residents. The building design is compatible with the existing retail center and the MEDCP, including the same building design elements, and paint & materials palette. Sensitive design Concepts from the Windgate Crossing Development Review approval. All rooftop mechanical units are screened by the building parapet.

The off-site improvements are complete, and the on-site improvements are completed with the exception of this final building pad.

Planning, Neighborhood & Transportation Division

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Q.S.
37-52

Google Earth Pro Imagery



ATTACHMENT #2

Primrose at Windgate Crossing

25-DR-2016

Single-Family Residential
Planned Commercial Development
(Environmentally Sensitive Lands)

Single-Family
Residential
(Environmentally
Sensitive
Lands)

Multi-Family Residential
(Environmentally Sensitive Lands)

Site

N. Thompson Peak Parkway

E. Bell Road

Planned Community Center
(Environmentally Sensitive Lands)



Q.S.
37-52

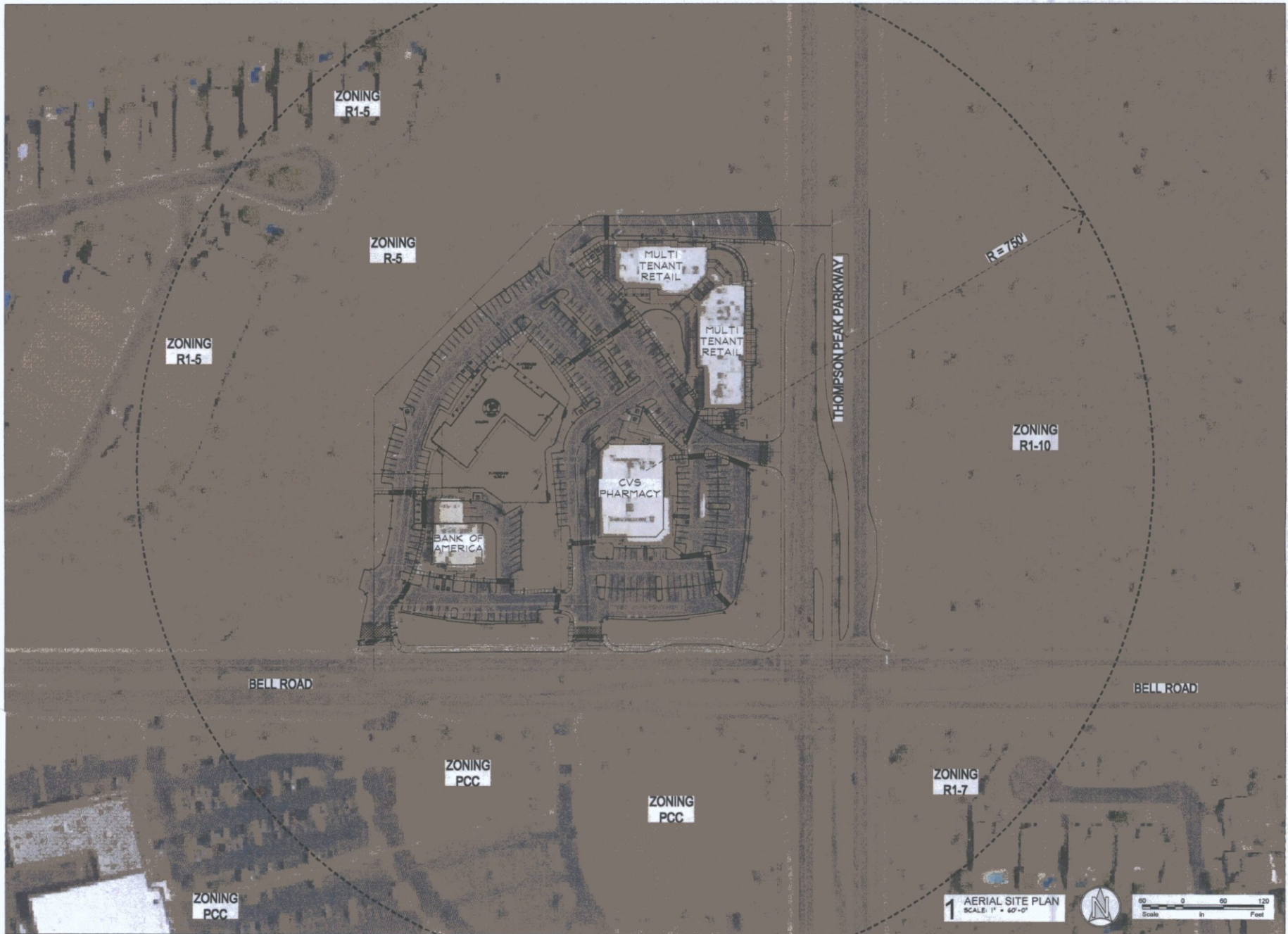
Google Earth Pro Imagery

Primrose at Windgate Crossing

25-DR-2016



Primrose at Windgate Crossing



REVISIONS

REIGLE & ASSOCIATES
 200 East Main Street, Suite 100, Phoenix, AZ 85004
 P.O. Box 1000, Phoenix, AZ 85001

PROJECT NO. 1551
 DRAWN BY: A.R.
 SCALE: 1" = 60'-0"
 CAD SAVED NAME:
 DATE: April 20, 2016

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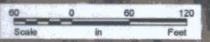
PROPOSED NEW BUILDING FOR:
PRIMROSE at WINDGATE
 1700 NORTH THOMPSON PEAK PARKWAY - SCOTTSDALE, AZ
 MICHAEL VERLARDI
 14260 WEST INDIAN SCHOOL ROAD
 GOODLET, ARIZONA, 85255

SHEET TITLE
AERIAL SITE PLAN

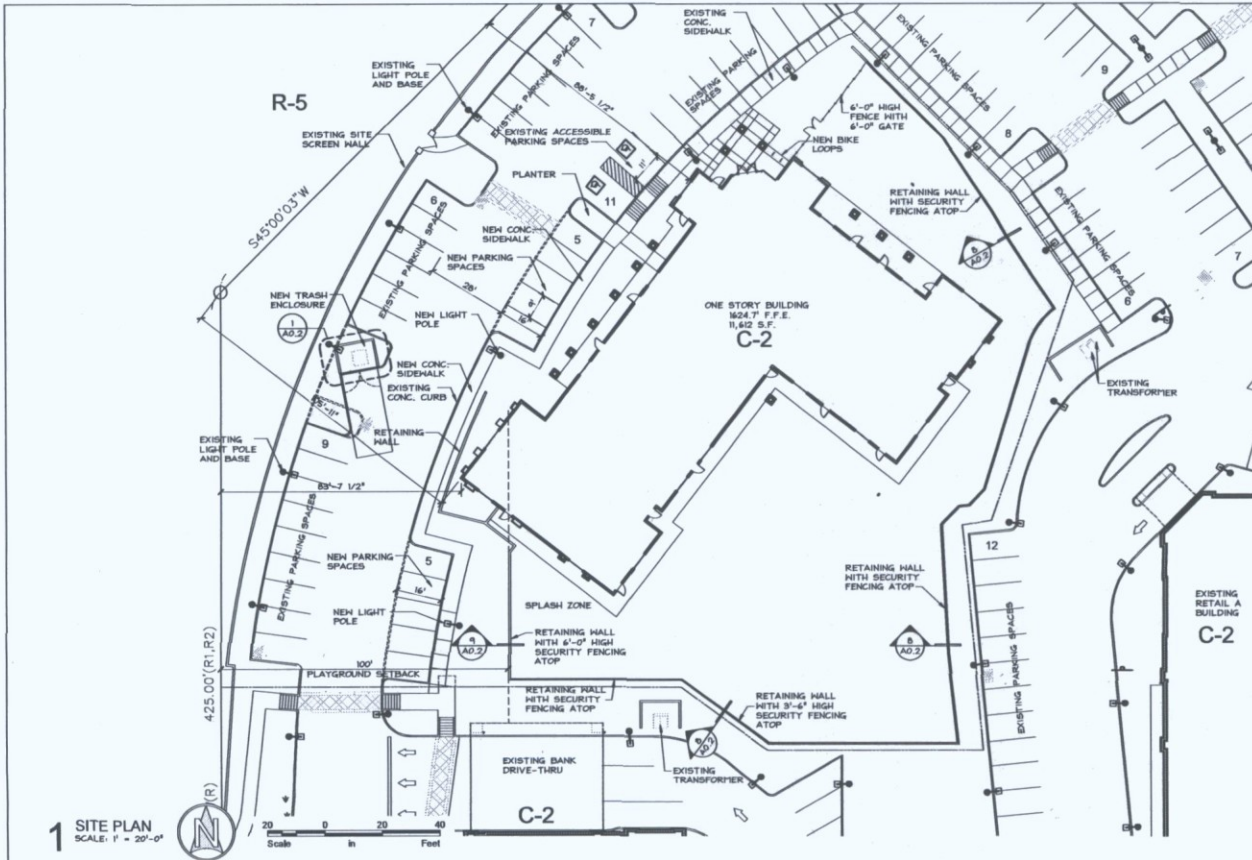
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ASP.1
 Version 1

1 AERIAL SITE PLAN
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25-DR-2016
06/07/16



1 SITE PLAN
SCALE: 1" = 20'-0"

PROJECT INFORMATION

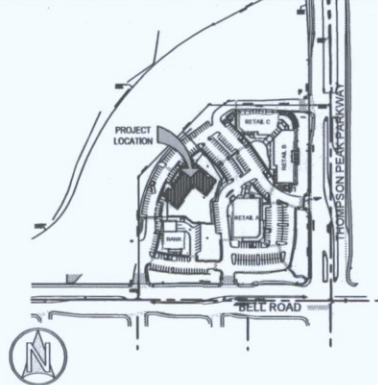
- PROPOSED SCOPE OF WORK:
THIS SITE PLAN SUBMITTAL PROPOSES SINGLE STORY 11,612 SQUARE FOOT CHILD CARE FACILITY ON AN EXISTING MULTI-BUILDING DEVELOPMENT.
- PROJECT LOCATION: 17060 N. THOMPSON PEAK PARISHWAY SCOTTSDALE, ARIZONA
CONSTRUCTION CODES:
ALL WORK SHALL CONFORM TO ALL APPLICABLE GOVERNING CODES, INCLUDING BUT NOT LIMITED TO THE LATEST EDITIONS OF THE FOLLOWING:
2002 INTERNATIONAL BUILDING CODE
2002 INTERNATIONAL MECHANICAL CODE
2002 INTERNATIONAL FIRE CODE
2002 INTERNATIONAL PLUMBING CODE
2001 NATIONAL ELECTRICAL CODE
2002 INTERNATIONAL ENERGY CONSERVATION CODE
2009 I.C. A117.3 ACCESSIBLE AND USABLE BUILDINGS & FACILITIES
- A.P.N.: 217-11-026-A
- SECTION TOWNSHIP RANGE: PARCEL 17 MAP BK. #61, PG.21 P.L.C.R.
- ZONING: C-2
- SITE AREA: NET AREA: 340,436 S.F. (7.82 ACRES)
- BUILDING AREA: NEW: 11,612 S.F.
EXISTING: 38,198 S.F.
TOTAL BUILDING AREA: 49,750 S.F.
- F.A.R.: MAX. ALLOWED (NET LOT AREA X .25)
340,436 S.F. X .25 = 85,109 S.F.
PROVIDED: 49,750 S.F.
- VOLUME RATIO: MAX. ALLOWED (NET LOT AREA X 5)
340,436 S.F. X 5 = 1,702,180 C.F.
EXISTING BUILDING VOLUME RATIO = 1,061,524 C.F.
NEW BUILDING: 11,612 S.F. X 21' = 242,852 C.F.
TOTAL = 1,304,376 C.F.
- BUILDING HEIGHT: 21' WITH 25' EMBELLISHMENTS
- CONSTRUCTION TYPE: V-B
- OCCUPANCY: B
- LOT COVERAGE: 49,750 S.F. / 340,436 S.F. = 14.6%
- PARKING REQUIREMENTS:
BANK: 4,456 S.F.
DRUG STORE (RETAIL A): 14,101 S.F.
RETAIL D: 11,262 S.F.
RETAIL G: 9,300 S.F.
SUBTOTAL: 39,119 S.F.
PURPOSE: 11,612 S.F.
TOTAL: 49,750 S.F.
BASED ON TABLE 9.103: 49,750 S.F./3005.F.= 165.83 SPACES
TOTAL REQUIRED PARKING: 166 SPACES
- PARKING PROVIDED: EXISTING = 265 SPACES
NEW = 10 SPACES
TOTAL PARKING PROVIDED: 265 SPACES
- ACCESSIBLE PARKING REQUIRED: REQ'D. SPACES; 151 TO 200 SPACES = 6 ACCESSIBLE PARKING SPACES
(5 STANDARD ACCESSIBLE AND 1 VAN ACCESSIBLE)
- ACCESSIBLE PARKING PROVIDED: EXISTING = 10 VAN ACCESSIBLE SPACES
- PARKING SPACE DIMENSIONS PROVIDED:
STANDARD SPACES: 9' X 18' (1/2' 2'-0" OVERHANG)
ACCESSIBLE SPACES: 11' X 18' PLUS 5' ACCESS AISLE
- BICYCLE PARKING SPACES REQUIRED:
EXISTING: 128 P.S./10 = 13 BICYCLE PARKING SPACES
NEW: 30 P.S./10 = 4 BICYCLE PARKING SPACES
TOTAL REQUIRED: 17 BICYCLE PARKING SPACES
- BICYCLE PARKING SPACES PROVIDED:
EXISTING: 24 BICYCLE PARKING SPACES
NEW: 4 BICYCLE PARKING SPACES
TOTAL PROVIDED: 28 BICYCLE PARKING SPACES

CONTACTS

OWNER:
MICHAEL VERLARDI
14360 WEST INDIAN SCHOOL RD.
GOODYEAR, ARIZONA 85316
E-MAIL: mverlardi@e2c.com

ARCHITECT:
REIGLE & ASSOCIATES
3509 EAST SHEA BOULEVARD
SUITE 105
PHOENIX, ARIZONA 85029
PHONE: (602) 493-3001
CONTACT: RICHARD REIGLE
E-MAIL: rreigle@reigleca.com

VICINITY MAP



DATE: 3/21/2016

REVISIONS



PROJECT NO. 1951
DRAWN BY: jf
SCALE: 1"=20'-0"
CAD SAVED NAME:
DATE: April 20, 2016

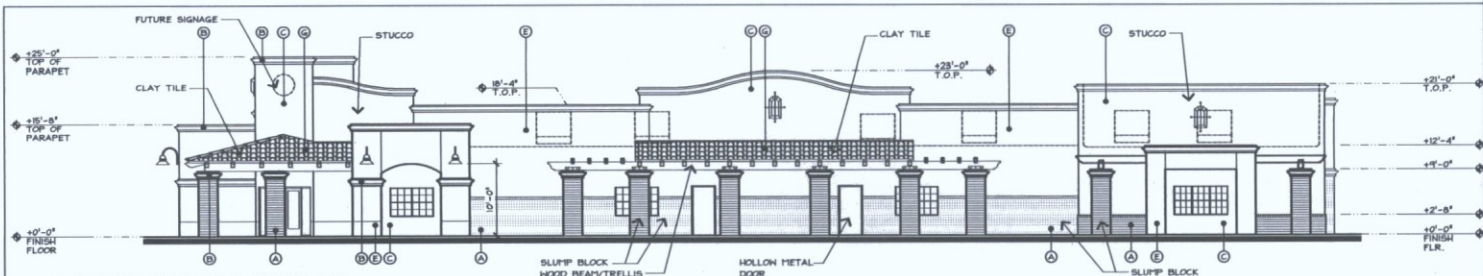
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PROPOSED NEW BUILDING FOR:
PRIMROSE at WINDGATE
17060 NORTH THOMPSON PEAK PARISHWAY - SCOTTSDALE, AZ
MICHAEL VERLARDI
14360 WEST INDIAN SCHOOL ROAD
GOODYEAR, ARIZONA 85316

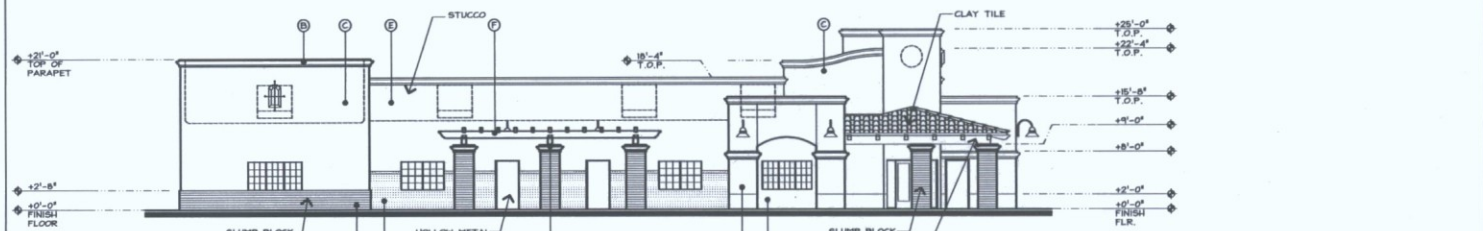
SHEET TITLE
SITE PLAN

SHEET NO.

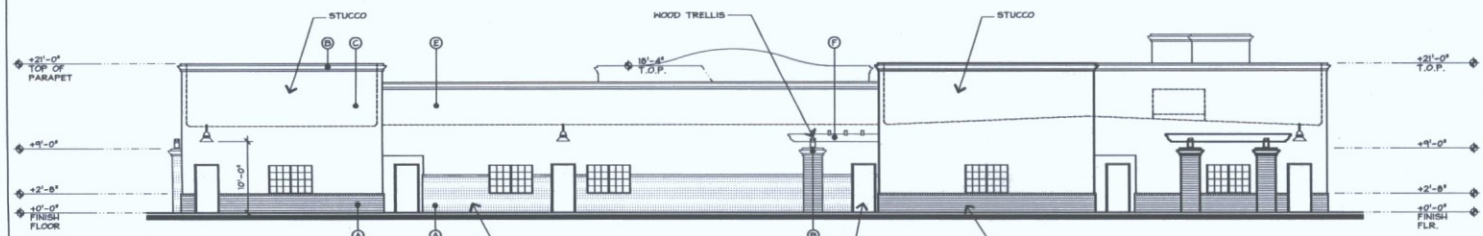
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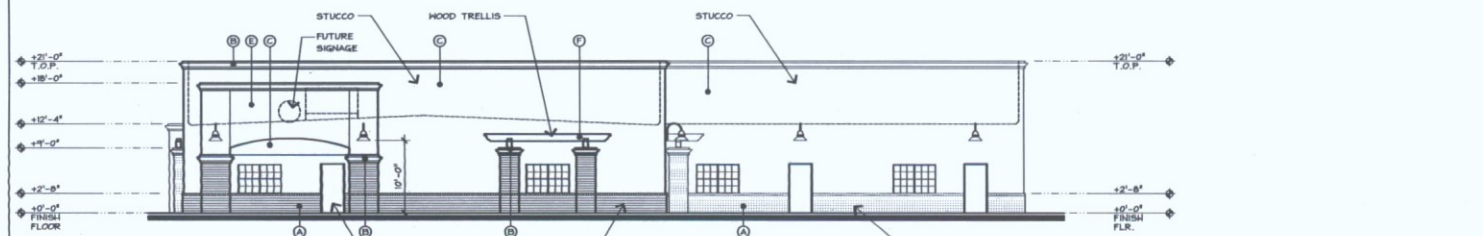
1 EXTERIOR ELEVATION - NORTHWEST
SCALE: 1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTHEAST
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTHEAST
SCALE: 1/8" = 1'-0"



4 EXTERIOR ELEVATION - SOUTHWEST
SCALE: 1/8" = 1'-0"



COLOR / FINISHES

- A. SUPERLITE - "ADDOBE BUFF" MORTAR WASHED SLURRUP BLOCK
- B. DIAN EDWARDS - DE 172 "CAMOFLAGE"
- C. DIAN EDWARDS - DE 6174 "RIDGECREST"
- D. NOT APPLICABLE
- E. DIAN EDWARDS - DE 6173 "PAPER SACK"
- F. OKON - OK624 "CHARCOAL"
- G. REDLAND CLAY TILE - OLD SEDONA BLEND



DATE: 3/21/2016

REVISIONS



PROJECT NO. 1551
DRAWN BY: A.J.R.
SCALE: 1/8" = 1'-0"
CAD SAVED NAME:
DATE: April 20, 2016

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PROPOSED NEW BUILDING FOR:
PRIMROSE at WINDGATE
17050 NORTH THOMPSON PEAK PARKWAY - SCOTTSDALE, AZ
MICHAEL VERLARD
14200 WEST INDIAN SCHOOL ROAD
GODDARD, ARIZONA 85306

SHEET TITLE
PRELIM.
EXT. ELEV'S.

SHEET NO.

EL.1

Version 1

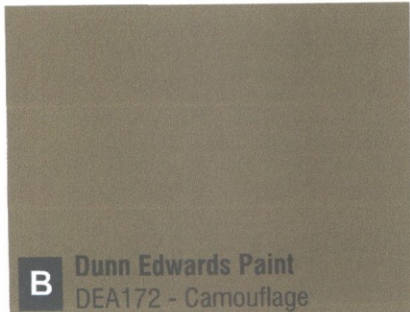
25-DR-2016
06/07/16



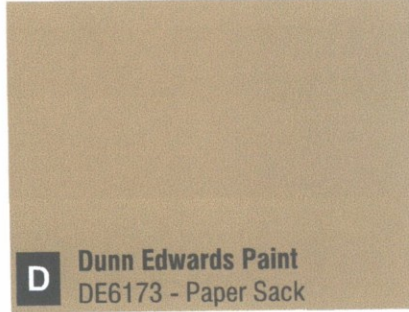
A Superlite Slump Block
Adobe Buff - Mortar Washed



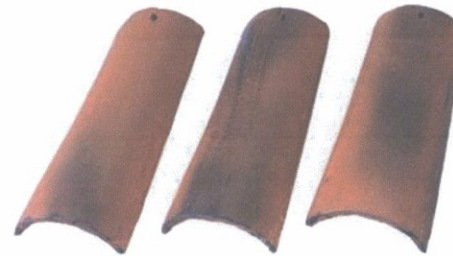
NORTHEAST ELEVATION



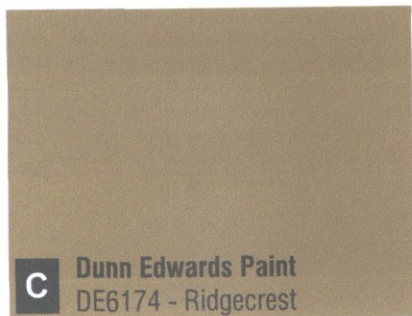
B Dunn Edwards Paint
DEA172 - Camouflage



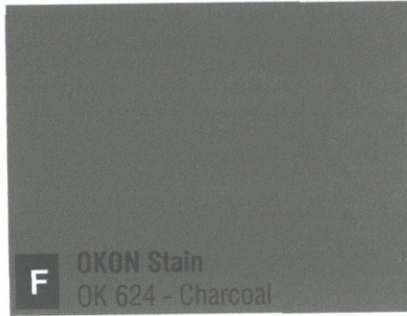
D Dunn Edwards Paint
DE6173 - Paper Sack



G Redland Clay Tile
2251 Old Sedona Blend



C Dunn Edwards Paint
DE6174 - Ridgcrest



F OKON Stain
OK 624 - Charcoal



Playground Shade Fabric
USA Shade & Fabric Structures
Colourshade FR Fabric "Desert Sand"
Shade Factor: 92% | UV Blocking: 80%

LANDSCAPE LEGEND
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS
(U.O.N. - UNLESS OTHERWISE NOTED)
All trees to be a 2" min caliper size

Trees		
	Chilopsis linearis Desert Willow	5
	Fouquieria splendens Ocotillo	10
	existing to remain and be protected see Plant Inventory	11
	Salvage material see Plant Inventory	7
Shrubs / Accents		
	Calliandra eriophylla Pink Fairy Duster	43
	Larrea tridentata Creosote Bush	7
	Encelia farinosa Brittlebush	35
	Encelia frutescens Green Brittlebush	27
	Sphaeralcea ambigua Globe Mallow	38
	Dasyliiron longissimum Toothless Desert Spoon	11
	Aristida purpurea Purple threeawn	38
	Ambrosia deltoidea Bursage	40
GROUNDCOVERS		
	Psilostrophe cooperi Paperflower	27
	Gutierrezia sarothrae Snakeweed	13
	Abronia villosa Sand Verbena	89
	Penstemon parryi Parry's Penstemon	61
	Site Salvage Surface Select Granite Boulders	3
	Decomposed Granite 3" minus "Express Native Rose", 2" min thickness in all on-site landscape areas (match existing) Submit samples to Landscape Architect	3

Existing Area Hatch

Hatched area is existing landscaped area to remain and to be protected, any landscape or irrigation damaged or disturbed to be replaced with like size and type.

Preliminary Landscape Plan General Notes:

The entire site will be maintained in accordance with City of Scottsdale Standards.

All trees will be 24" Box or larger.

automatic irrigation system will be installed ranteeing 100% coverage to all landscape areas.

omposed granite, 2" minimum thickness
mit sample to Landscape Architect for approval).

ce in all non-river rock and non-lawn landscape

earthwork will be done so that all water drains
y from sidewalks, structures and will not impede
ural drainage easements.

ctures and landscaping within a triangle measured
x 10' from property line and 20' along property

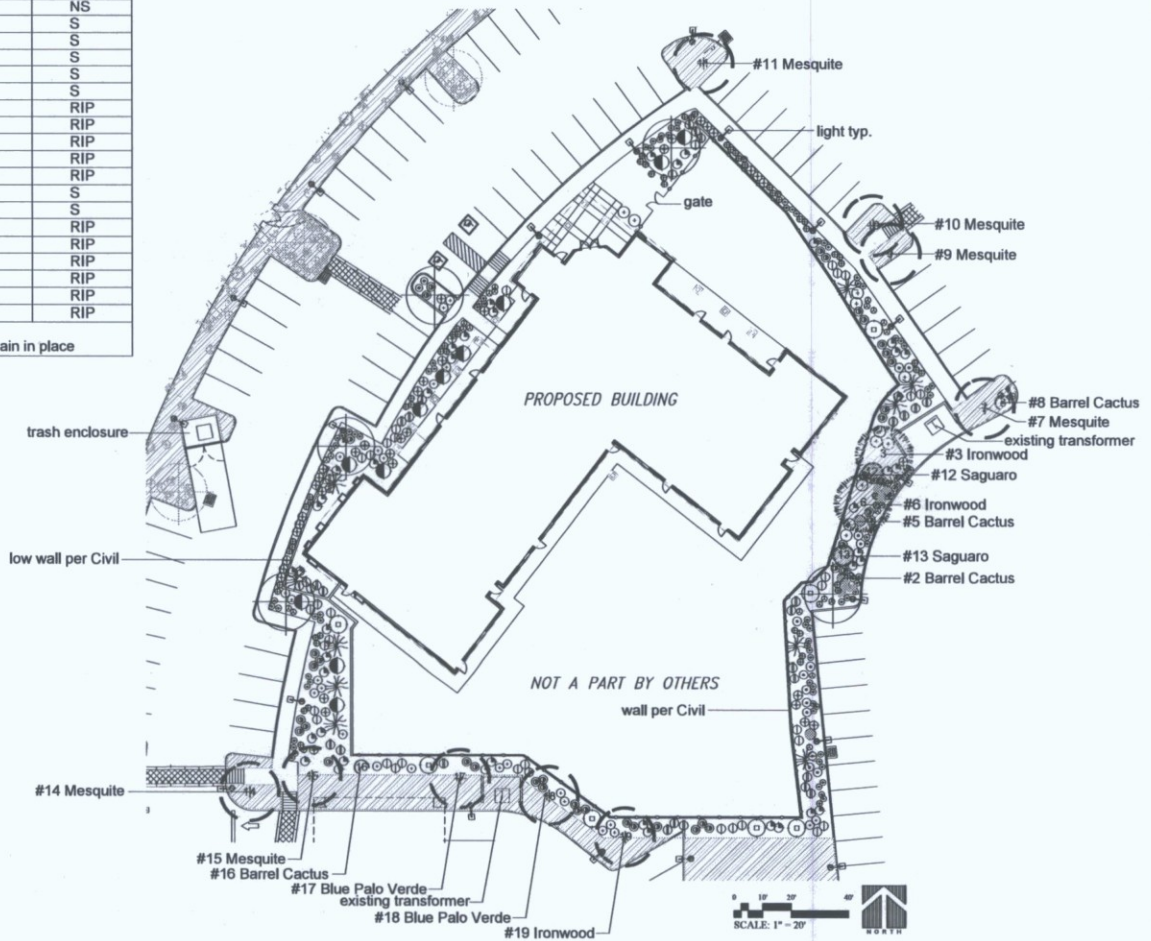
on each side of the driveway entrance will be
intained at a maximum height of 3'.

final landscape plans to meet or exceed City of Scottsdale
imum standards for quantity and type.

SALVAGE LEGEND (see Native Plant Inventory)

#	Common Name	Cal. / Hght	Status
1	Saguaro	33	NS
2	Barrel	5	S
3	Ironwood	10	S
4	Barrel	4	S
5	Barrel	4	S
6	Ironwood	10	S
7	Mesquite	12	RIP
8	Barrel	3	RIP
9	Ironwood	6	RIP
10	Ironwood	8	RIP
11	Ironwood	12	RIP
12	Saguaro	54	S
13	Saguaro	89	S
14	Mesquite	10	RIP
15	Mesquite	16	RIP
16	Barrel	4	RIP
17	Blue Palo Verde	15	RIP
18	Blue Palo Verde	8	RIP
19	Ironwood	10	RIP

S=Salvageable
NS=Non-Salvageable RIP=Remain in place



CONTACTS

LANDSCAPE ARCHITECT:

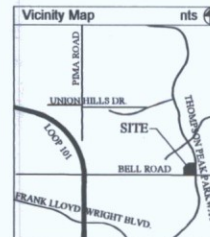
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 PHONE: (602) 840-7771
 CONTACT: MATT AYLSWORTH
 E-MAIL: matt@laskindesign.com

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REVISIONS



PROJECT NO.
1551
 DRAWN BY:
 SCALE:
 CAD SAVED NAME:
 DATE:
April 20, 2016

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PROPOSED SITE FOR CLEARANCE SEE
PRIMROSE at WINDGATE
 N.W. C. BELL ROAD & THOMPSON PEAK PARKWAY - SCOTTSDALE, AZ

SHEET TITLE

SHEET NO.

DR-01

ATTACHMENT #8

25-DR-2016
06/07/16

**The August 18, 2016
Development Review Board
Meeting Agenda and
Minutes can be found at**

<http://www.scottsdaleaz.gov/boards/development-review-board>