

**Marked Agendas
Approved Minutes
Approved Reports**

**The July 20, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

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



Planning & Development Services Department
Planning and Neighborhood

7447 East Indian School Road
Scottsdale, Arizona 85251

July 20, 2017

18-DR-2017
Tim Rasnake
Archicon
5055 E Washington St Ste 200
Phoenix, AZ 85034

RE: DRB APPROVAL NOTIFICATION

Case Reference No: 18-DR-2017 2nd St. Hub

The Development Review Board approved the above referenced case on July 20, 2017. For your use and reference, we have enclosed the following documents:

- Approved Stipulations/Ordinance Requirements
- Fire Ordinance Requirements
- Site Plan with Fire Dept. Requirements Notations
- Construction Document Submittal Requirements/Instructions
- This approval expires two (2) years from date of approval if a permit has not been issued, or if no permit is required, work for which approval has been granted has not been completed.
 - These instructions are provided to you so that you may begin to assemble information you will need when submitting your construction documents to obtain a building permit. For assistance with the submittal instructions, please contact your project coordinator, Dan Symer, AICP, 480-312-4218.
- Table: "About Fees"
 - A brief overview of fee types. A plan review fee is paid when construction documents are submitted, after which construction may begin. You may review the current years fee schedule at: <http://www.scottsdaleaz.gov/bldgresources/Fees/default.asp>

Please note that fees may change without notice. Since every project is unique and will have permit fees based upon its characteristics, some projects may require additional fees. Please contact the One Stop Shop at 480-312-2500.

Finally, please note that as the applicant, it is your responsibility to distribute copies of all enclosed documents to any persons involved with this project, including but not limited to the owner, engineers, architect, and developer.

Sincerely,



Dan Symer, AICP
Senior Planner
dsymer@ScottsdaleAZ.gov

About Fees -

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 20, 2017 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

2nd St. Hub
18-DR-2017

Location: 3712 North Scottsdale Road and 3720 North Scottsdale Road

Request: Request approval of the site plan, landscape plan, and building elevations for two, one-story commercial buildings, with approximately 10,700 square feet of building area, all on a 1.38-acre site.

OWNER

2nd SDALE, LLC
480-368-0111

ARCHITECT/DESIGNER

Archicon
602-222-4266

APPLICANT CONTACT

Tim Rasnake
Archicon
602-222-4266

BACKGROUND

Zoning

The site is zoned Highway Commercial Downtown Overlay (C-3 DO).

Context

Located at the southwest corner of the intersection of North Scottsdale Road and East 2nd Street the surrounding developments are civic and social services, personal care services, restaurant, and retail.

Adjacent Uses and Zoning

- North East 2nd Street, and farther north is an existing restaurant, zoned Highway Commercial Downtown Overlay (C-3 DO)
- South An existing personal care service use, zoned Highway Commercial Downtown Overlay (C-3 DO)

- East North Scottsdale Road, and farther east is an existing retail building, zoned Downtown / Medical – Type 2 Special Campus Downtown Overlay (D/M-2 SC DO)
- West An existing alley, and farther west is an existing civic and social services use, zoned Highway Commercial Downtown Overlay (C-3 DO)

Key Items for Consideration

- Downtown Urban Design and Architectural Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant requests approval of the site plan, landscape plan, building elevations, and exterior lighting for a mixed use building, on a 1.38-gross acre site.

Neighborhood Communication

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has not received any comments regarding the proposal.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Located at the southwest corner of North Scottsdale Road and East 2nd Street the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed buildings are consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings on the east and west side of North Scottsdale Road were developed and/or revitalized during the past 12 years and are reminiscent of contemporary rustic southwest architecture.

The proposed development responds to the contextual area through the use of various forms, volumes, and massing that provide a hierarchy to the building features and elements that assist in providing a complementary human scale consistent in conformance with Scottsdale Sensitive Design Principles and Downtown Plan Urban Design & Architectural Guidelines. In addition, the design incorporates contextual materials (glass, stucco, steel, and rusted metal canopy covered walk) that promote a supportive design relationship. To differentiate the architectural style in the macro-contextual design area, the proposed design incorporates tan and light tan colors, varied color glass, natural steel colored metal panels, and varying colored glass panes.

Vehicular access will be provided from North Scottsdale Road and the alley abutting the west side of the property. Pedestrian access will be provided from North Scottsdale Road and East 2nd Street. In addition, existing covered sidewalk will be replaced with canopies and shade trees to provide a shaded sidewalk adjacent to the North Scottsdale Road. Patios are anticipated adjacent to North Scottsdale Road and East 2nd Street, and these locations are stipulated to comply with the Scottsdale Road Streetscape guidelines and the Design Standards & Policies Manual, and required the approval of the City Council if the patios encroach in to the right-of-way.

Development Information

- Existing Use: Vacant Building and Vacant Lot
- Proposed Use: Restaurant, retail, and commercial uses.
- Parcel Size: 0.87 gross acres
0.517 net acres
- Total Building Area: 10,694 square feet
- Gross Floor Area Ratio Allowed: 1.3
- Gross Floor Area Ratio Proposed: 0.28
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 30 feet excluding rooftop appurtenances
- Parking Required: 11 spaces
- Parking Provided: 20 spaces

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve 2nd St. Hub, Case No. 18-DR-2017 per the attached stipulations, finding that the Development Review Criteria have been met.

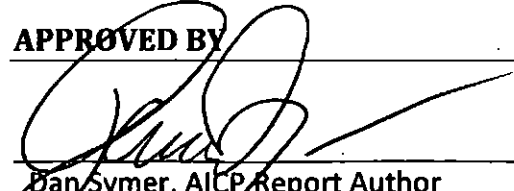
RESPONSIBLE DEPARTMENT

Planning and Development Services
Current Planning Services

STAFF CONTACT

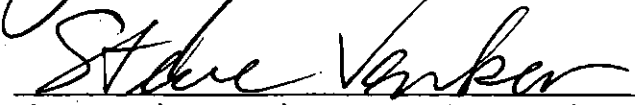
Dan Symer, AICP
Senior Planner
480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY



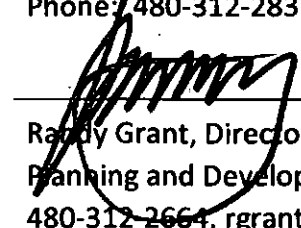
Dan Symer, AICP Report Author

7-11-2017
Date



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

7/11/17
Date



Randy Grant, Director
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

7/12/17
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Perspective
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
2nd St. Hub
Case Number: 18-DR-2017**

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 (SRC), 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 Archicon Architecture & Interiors, L.C., with a city staff date of 06/05/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Archicon Architecture & Interiors, L.C., with a city staff date of 07/05/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Association, Inc., with a city staff date of 06/05/2017.

ARCHITECTURAL DESIGN:

Ordinance

- A. Before any building permit is issued for the site, the owner shall obtain approval of Permission for Private Improvements In Right-of-Way agreement for the canopies that encroach into the right-of-way.

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. The height of the reclaimed wood and metal panels on the east building elevation above the metal canopy of the south building (3712 North Scottsdale Road) shall be reduced to match the height of the building parapet wall that is eighteen (18) feet ten (10) inches above the finished

floor elevation as indication on Sheet DR8 building elevations submitted by Archicon Architecture & Interiors, L.C., with a city staff date of 06/05/2017.

SITE DESIGN:

Ordinance

- B. Refuse enclosure(s) that contain a compactor shall have screen walls that are a minimum of one (1) foot taller than the compactor, associated equipment, and related apparatus.
- C. Before any building permit is issued for the site, the owner shall obtain approval of Permission for Private Improvements In Right-of-Way agreement for the refuse enclosure that encroaches into the alley right-of-way on the south lot (3712 North Scottsdale Road).
- D. The property owner shall obtain approval from the City Council for a license agreement in accordance with the Scottsdale Revised Code for the proposed patios in the North Scottsdale Road right-of-way.

DRB Stipulations

- 5. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct the refuse enclosure on the north lot (3720 North Scottsdale Road) to be in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-2 for single enclosures.
- 6. The existing refuse enclosure on the south lot (3712 North Scottsdale Road) shall not be utilized for refuse compactor unless otherwise approved by the Sanitation Director or designee.
- 7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all bike racks in accordance with the of Scottsdale (COS) Supplements to MAG Specifications and Details, detail 2285.
- 8. The screen walls of the refuse enclosure(s) that contain a compactor shall have a height that is a minimum of two (2) feet taller than the compactor and all associated equipment and apparatus.
- 9. Before any building permit is issued for the site, the owner shall submit plans and receive approval to remove the utility pole behind existing building located 3712 North Scottsdale Road, and to underground all utility line.
- 10. The area of the patios adjacent to North Scottsdale Road that encroaches into the right-of-way are not approved with this application.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

- 11. All groundcover landscape plants utilized shall be on the Scottsdale Road Recommended Plants for Downtown plant list of Design Standards and Policies Manual.

EXTERIOR LIGHTING:

Ordinance

- F. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. 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

12. 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.

OTHER:

DRB Stipulations

13. Prior to the issuance of a building permit for the development project, the property owner shall submit and obtain approval of a final plat to combine the properties as one lot.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

Ordinance

I. 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	Right-of-way Dedications	Improvements	Notes and Requirements
North Scottsdale Road	Major Collector Urban Classification	Dedicate additional right-of-way for a total of a 45-foot-wide west half-street. 33 feet existing.	Curb, gutter, sidewalk, and pavement	I.1, I.2 and I.3

East 2 nd Street	Local Commercial Street	30-foot-wide existing south half street	Curb, gutter, sidewalk, and pavement,	I.4 and I.5
Alleyway	Alley	Dedicated additional right of way for a total 10-foot-wide east half alley. 8 feet existing		

- I.1. With the exception of the driveway shown on the above reference site plan, remove the existing driveways ramps and replace with curb, gutter and pavement in accordance with the City of Scottsdale (COS) Supplements to MAG Specifications and Details, and the Design Standards & Policies Manual
- I.2. The North Scottsdale Road driveway to remain shall be removed and reconstructed in accordance with the COS MAG Standard Detail 2256-CL1 as modified in accordance with above referenced site plan.
- I.3. Construct the North Scottsdale Road sidewalk in accordance with COS Standard MAG Detail 2237 with brick paver south of the accessible ramp at the southwest corner of North Scottsdale Road and East 2nd Street, except for the sidewalk crossing at the driveway location. The sidewalk shall have a minimum unobstructed width of 10 feet in accordance with above referenced site plan. The sidewalk crossing the driveway location shall be concrete.
- I.4. Remove the existing East 2nd Street driveway and construct new vertical curb, gutter, sidewalk, and pavement.
- I.5. Remove the East 2nd Street sidewalk and construct a minimum 8-foot-wide unobstructed sidewalk in the location indicated on the above referenced site plan.

DRB Stipulations

14. 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	Right-of-way Dedications	Improvements	Notes and Requirements
North Scottsdale Road	Urban Major Collector	1. Non-vehicular access easement	bus stop.	a., c.,
East 2 nd Street	Local Commercial Street	1. Public non-motorized access easement 2. Non-vehicular access easement		b., c., d.

Alleyway	Alley		Pavement	d., e., f.

- a. Dedicate a 1-foot-wide foot wide vehicular non-access easement adjacent to the east property line, except at the driveway locations on the above reference site plan.
- b. Dedicate a 1-foot-wide foot wide vehicular non-access easement adjacent to the north property line.
- c. Construct transit stop facilities adjacent to North Scottsdale Road in accordance with the above referenced Site Plan.
- d. Construct a sidewalk accessible ramp at the alley in accordance with City of Scottsdale Supplement to the MAG Standard Details, detail 2232 with modifications approved by City Staff to transition the elevation of the sidewalk to the alley.
- e. Remove the alley pavement abutting the west property line for the entire width of the alley and construct new alleyway pavement.
- f. Remove the existing alleyway driveway ramp and construct a new driveway ramp in accordance with the City of Scottsdale Supplement to the MAG Standard Details, detail 2250.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- J. 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.
- K. Before the final plat is recorded, the owner shall have the Private Access Easement released from the site.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

- 15. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.
- 16. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (water and wastewater) from the Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual.

DRAINAGE AND FLOOD CONTROL:

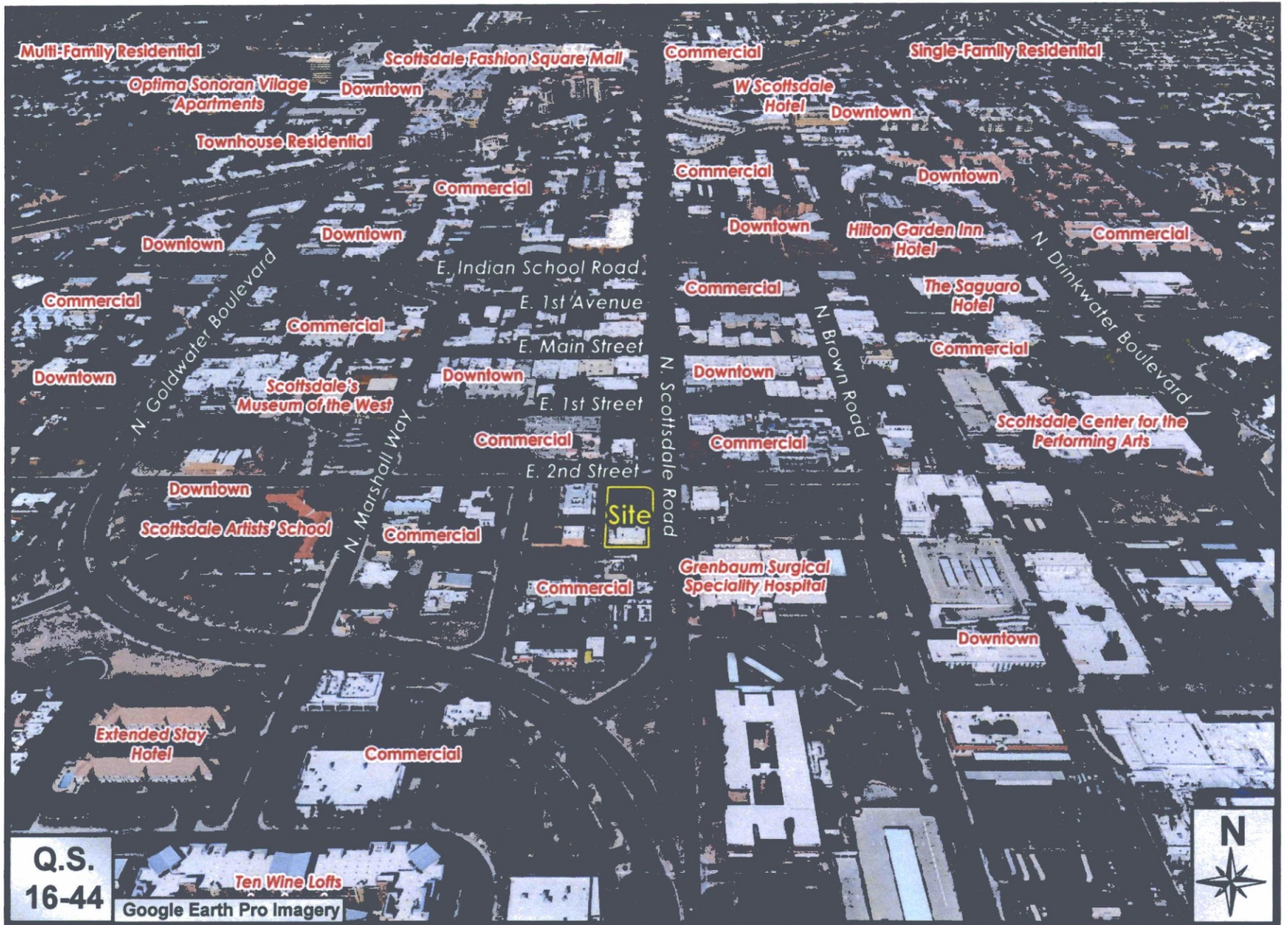
DRB Stipulations

17. With the improvement plan submittal, the owner shall submit a grading and drainage plan that demonstrates consistency with the Design Standards and Policies Manual.

OTHER:

Ordinance

- L. The owner shall construct, at its expense, the public improvements required by the City for approval of any land division. All construction shall comply with approved improvement plans, and all other applicable statutes, rules, regulations, ordinances, plans and policies referred to in Section 48-4 of the Scottsdale Revised City Code.
- M. Before recordation of the final plat, the owner shall execute an agreement with the City to construct the public improvements, and provide to the City a cash deposit, letter of credit, or bond, and related assurances for constructing the public improvements.



Q.S.
16-44

Google Earth Pro Imagery

2nd St. Hub

18-DR-2017



2nd St. Hub

Attachment #1A

18-DR-2017



Q.S.
16-44

2015 GIS Orthophoto

2nd St. Hub

18-DR-2017



ARCHICON ARCHITECTURE & INTERIORS, L.C.

1 June 2017

Project Narrative

2nd Street HUB
3712 & 3720 N. Scottsdale Road
S.W.C. Scottsdale Rd & 2nd Street
Scottsdale, Arizona

The proposed project consists of two buildings at the 3712 & 3720 N. Scottsdale Road. The south building (3712 N. Scottsdale Rd) is an existing building and the building at 3720 N. Scottsdale Rd is a new building on a site which has been vacant for a good portion of the last decade.

The south building will be renovated both interior and exterior for retail/restaurant uses. The north building will be constructed also for retail/restaurant uses. The buildings will be architecturally themed similar with a parking archway between the two buildings to provide continuity of design.

The architecture theme is modern with metal accents, wood accent panels, stucco areas and colorful glass accent panels. Lighting will be provided which accents the pedestrian experience.

The existing parking area will be changed to provide a common parking area between the two buildings with shade sails and lighting to be consistent with the architectural theme.

Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, The Zoning Ordinance, and any pertinent master plan, scenic corridor guidelines or streetscape guidelines

2nd Street Hub is consistent with the values and goals of the City Guidelines through its retail and restaurant uses which promote urban living and pedestrian response within the Downtown Scottsdale overlay district. The proposed project is compliant with and reinforces the existing zoning of the property while promoting appropriate uses within the City's urban core. It provides a continuation of retail and restaurant uses which expand the existing fabric of uses in the area. The project promotes pedestrian interaction along the sidewalk level with patios and large canopies providing shade. 2nd Street Hub recognizes and responds to the Sonoran Desert through its massing and warm use of materials. It reinforces policy goals through its appropriate scale, color palette, shaded pedestrian walkways and approachability.

Explain how the proposed development will contribute to the general health, welfare, and safety and convenience of persons residing or working in the vicinity.

2nd Street Hub will help the City of fulfill the Land, Use, Growth and Activity goals by adding life to a long standing, vacant, urban corner unrealized for the majority of the past decade. The proposal will provide a safer pedestrian experience through the sidewalk and lighting improvements along 2nd Street and Scottsdale Road. By providing development on this long vacant corner the safety of pedestrians will be enhanced.

Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

The pedestrian shaded walkways of the neighboring properties will compliment and visually connect with each other, promoting streetscape continuity. The project, when built, will continue the pedestrian friendly restaurant and retail properties both north and south along Scottsdale Road providing an interrupted pedestrian experience. The topography of the site is flat with easy to navigate transitions between the building entries, street and curbs. The relationship between the existing south building and the new north building will provide a continuity of design along this frontage of Scottsdale Road. The spatial relationship that will be created between the two buildings will provide a layer of visual variation rather than just be a parking lot.

Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Vehicular ingress and egress will essentially remain as they exist, but with the improvement of the new driveway curb cut along Scottsdale Road, which will serve both of the south and north buildings as a part of this project. A new architectural element will be placed to guide vehicular users into the center of the project. New parking spaces for both buildings are provided in this center area with convenient pedestrian sidewalk connections. Additional parking is provided off of the existing alley to the west along with the service and loading areas which remove congestion from the public streets. Enhanced pedestrian walkways along both Scottsdale Road and 2nd Street will provide ease of circulation to the site and increased safety.

Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Scottsdale is actively promoting higher density commercial uses within the downtown district. When complete, this project provides the desired connectivity to and within downtown Scottsdale's shopping, dining, arts and entertainment mix. The surrounding

fabric of restaurants and retail are an eclectic mix with a unique non-corporate feel. The 2nd Street Hub project follows this same eclectic mix and will blend into and complement the existing architectural fabric of the downtown district. The use of steel and wood within the design complement existing structures in the area and allow a design motif that is not only unique to this project, but also harmonious with surrounding design elements.

Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, appurtenances and utilities.

All HVAC serving the project will be located on the roof level behind a parapet wall which fully screens any units from pedestrian view. The electrical service entrance is located along grade in the alley and will be housed within an integrally designed architectural element to the building. All retail and restaurant refuse collection points are located within the alley and a compactor and grease compartment will be provided for each of the buildings.

Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines and other design guidelines.

The project reinforces the Sensitive Design Principles by being sensitive to the evolving character of the Scottsdale corridor over time and tying into the design elements of surrounding buildings. The design of the public realm provides cohesive streetscape design with the decorative pavement that currently exists along Scottsdale Road. Integrated alternative modes of transportation are encouraged with a bus stop located directly in front of the side along with areas of bike racks to encourage their use. Shading elements along both 2nd Street and Scottsdale Road show consideration for the pedestrian. The buildings have a variety of massing to control the visual impact of the building height and size. The building entries are highlighted with different volumes of spaces. A balance of exterior lighting including general illumination and focal lighting areas is provided which minimizes glare and reinforces the character of the downtown area.

Architectural design is enhanced by strengthening the pedestrian linkage from the north to the south through this previous vacant lot allowing a wider area of the downtown district to be linked through the pedestrian walkway system. The project provides a compact and intense retail/restaurant use which encourages the downtown pedestrian experience by the continued tradition of the downtown covered walkway system. The buildings reinforce the regional architectural character by providing protection of openings from the sun, with strong shade and shadow patterns.

The use of the existing building and tying it into the design theme of the new building will provide a strong relationship and allow the project to be a cohesive whole. Frequent building entrances along Scottsdale Road reinforce the Architectural Design Guidelines of the pedestrian experience along with openings and display windows to allow views by pedestrians.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

The project's upscale contemporary design embraces the eclectic, yet sophisticated vernacular of the "Goldwater-Scottsdale Confluence". The warm contemporary character combined with street improvements and shaded pedestrian sidewalks enhance and add to the connectivity with the neighboring properties. At grade exterior dining patios have been added along both Scottsdale Road and 2nd Street frontages to encourage street level pedestrian activity. Urban guidelines have been reinforced through sidewalk paving improvements, pavement upgrades from curb to entry, new street side planting areas with inviting glazing into the restaurant and retail spaces. The covered awnings along both 2nd Street and Scottsdale Road further encourage pedestrian activity along the frontages of the buildings by providing shade.

If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

The architectural concept of this building is by nature a design which addresses the hard corner and street, yet carves out and subtracts from the solid corner to provide a lively visual contrast in colors and materials. The building facade responds to the Southwest climate and intensity of natural daylight. Large overhangs and fenestrations which have recessed frames provide shadow and texture thus breaking up the mass of the building into smaller elements. The building is designed in such a way as to visually break up the mass of the street frontages to reduce the apparent width of the facades by use of different materials and building planes.

If the proposed development is located in the downtown district, then describe how the proposed development has incorporated urban design and architectural guidelines.

The proposed building height is thirty feet which meets the C-3/DO zoning of the property. In keeping with the Downtown Urban Plan, the proposed building reduces its bulk by recessed areas of wall planes, large canopies and shadow lines and a variety of materials at pedestrian level which enhance the pedestrian experience with the building. The building material palette is varied, textured, detailed and sophisticated. Proportion and scale of the buildings are varied with the canopies providing a strong horizontal element into the facades and provide a scale relative to the human size. Building materials are used that are consistent with similar materials in the neighboring blocks. The main design element features have window systems that are divided into smaller parts by using mullions for design expression. The use of brick pavers along Scottsdale Road is consistent with the design theme.



(1) CONTEXT AERIAL SCALE: N.T.S.


ARCHICON
 Architecture & Interiors
 3000 E WASHINGTON ST
 SUITE 200
 PHOENIX, ARIZONA 85028
 (602) 225-4300
 FAX (602) 278-4300
 www.ARCHICON.COM


2_M_{IR}

RETAIL DEVELOPMENT
 3712 & 3720 N. SCOTTSDALE ROAD
 S.W.C. N. SCOTTSDALE RD & E. 2nd STREET

1811220-0
 J. KOSKI
 J. KOSKI
 J. PLANK

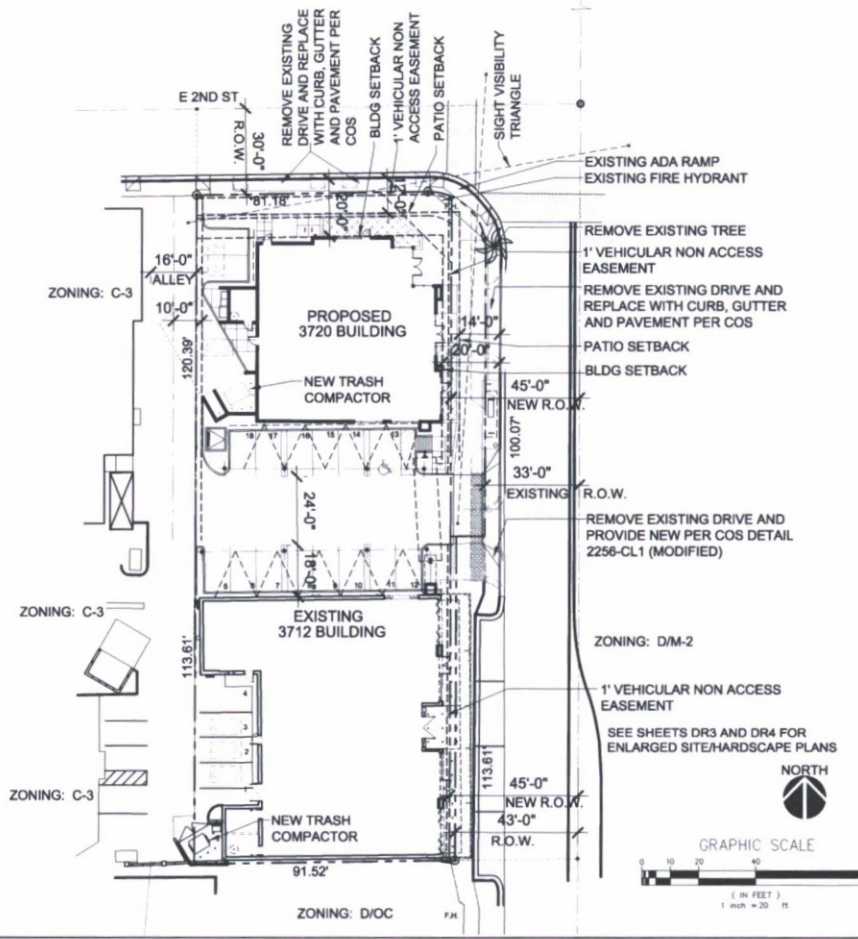
CONTEXT AERIAL


 23015
 JURE BY
 PLANK
 REG. NO. 151
 EXPIRES: 12/31

DR
 31 MAR

- ALL EXISTING DRIVEWAYS THAT ARE TO BE DEMOLISHED PER THE PROPOSED PLAN ARE TO BE REPLACED WITH CURB AND GUTTER CONSTRUCTED IN ACCORDANCE WITH COS MAG DETAIL, SRC SECTION 47-21.
- ALL NEW FIRE LANES SHALL BE CONSTRUCTED TO SUPPORT 83,000 LBS OF GROSS VEHICLE WEIGHT PER DSPM SECTION 2-1.803(3).
- NON-MOTORIZED PUBLIC ACCESS EASEMENTS SHALL BE DEDICATED TO ALL PUBLIC SIDEWALKS WHICH EXTEND OUTSIDE OF THE RIGHT-OF-WAY ON NORTH SCOTTSDALE ROAD AND EAST SECOND STREET PER DSPM SECTION 5-8.300.
- ALL EXISTING DRIVEWAYS TO BE REMOVED SHALL BE REPLACED WITH CURB, GUTTER AND PAVEMENT IN ACCORDANCE WITH THE CITY OF SCOTTSDALE (COS) SUPPLEMENTS TO MAG SPECIFICATIONS AND DETAILS AND THE DESIGN STANDARDS AND POLICIES MANUAL (SECTION 47-21 OF THE SRC, AND SECTION 5-8000 OF THE DSPM)

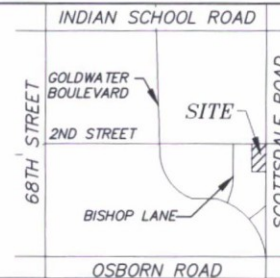
6 SITE NOTES



5 SITE PLAN

THIS PROJECT CONSISTS OF TWO BUILDINGS AT THE SOUTHWEST CORNER OF SCOTTSDALE ROAD AND 2ND STREET. THE SOUTHERN BUILDING IS AN EXISTING BUILDING WHICH IS TO BE RENOVATED BOTH INTERIOR AND EXTERIOR FOR RETAIL/RESTAURANT USES. A NEW BUILDING WILL BE CONSTRUCTED ON THE CORNER WITH RETAIL/RESTAURANT USES INCLUDING OUTDOOR PATIO AREAS. A NEW PARKING AREA BETWEEN THE TWO BUILDINGS WITH A UNIFYING ARCH FEATURE WILL BE PROVIDED TO TIE THE ARCHITECTURE AND THEME OF BOTH BUILDINGS TOGETHER.

4 PROJECT NARRATIVE



3 VICINITY MAP

N.T.S.

OWNER:
ARIZONA PARTNERS
8300 N. HAYDEN ROAD
SUITE A200
SCOTTSDALE, ARIZONA 85258
PH: 602-319-2250
ATTN: BOB RUSING
EMAIL: rr@azpre.com

ARCHITECT:
ARCHICON, ARCHITECTURE & INTERIORS, L.C.
5055 E WASHINGTON STREET
SUITE 200
PHOENIX, ARIZONA 85034
PH: 602-222-4266
ATTN: TIM RASNAKE
EMAIL: timr@archicon.com

1 PROJECT TEAM

APN: 130-13-412 (LOT 1) 12,132 SF (0.279 AC)
130-13-413 (LOT 2) 10,396 SF (0.239 AC)

TOTAL LOT NET SQUARE FOOTAGE: 22,529 SF (0.517 AC)
TOTAL LOT GROSS: 37,620 SF (0.863 AC)

PARCEL ZONING: C-3 DO

3720 BUILDING
4,037 GSF
3,937 SF LEASABLE
100 SF FIRE RISER ROOM
555 SF EXTERIOR PATIO AREA

3712 BUILDING
6,657 GSF (INCLUDES COVERED ENTRY AND FIRE RISER)
6,562 SF LEASABLE (INDOORS)
95 SF FIRE RISER ROOMS

TOTAL GROSS BUILDING SQUARE FOOTAGE: 10,694 SF

GROSS FLOOR AREA RATIO:
GFAR ALLOWED = 1.3 * 37620 = 48,906 SF
GFAR PROVIDED = 10,694 / 37620 = 0.284

PARKING REQUIREMENTS

PARKING REQUIRED FOR NORTH BUILDING
RESTAURANT/RETAIL/OFFICE/PERSONAL CARE
SERVICE AREA: 4037 S.F. - (2000 SF WAVIER PER SECTION 9.104.H.3.c.iii OF THE ZONING ORDINANCE) / 300 = 6.79 SPACES

RESTAURANT PATIO AREA = 550 SF - 1000 SF (500 SF PER STREET FRONTAGE) = -450 / 350 - 0 SPACES REQUIRED

PARKING FOR SOUTH BUILDING
RESTAURANT/RETAIL/OFFICE/PERSONAL CARE
SPACE: 6657 SF OF BUILDING AREA EXISTING AS OF 7/31/2013.

FOUR PARKING SPACES PROVIDE FOR SOUTH BUILDING OF 6657 SF AS OF 7/31/2013

PARKING REQUIRED: 4 SPACES IN ACCORDANCE WITH SECTION 9.104.H.2.a.i) OF THE ZONING ORDINANCE

TOTAL PARKING REQUIRED FOR THE BUILDINGS AT 3712 AND 3720 NORTH SCOTTSDALE ROAD = 6.79 + 4 = 10.79 OR 11 SPACES

TOTAL PARKING PROVIDED: 18 SPACES

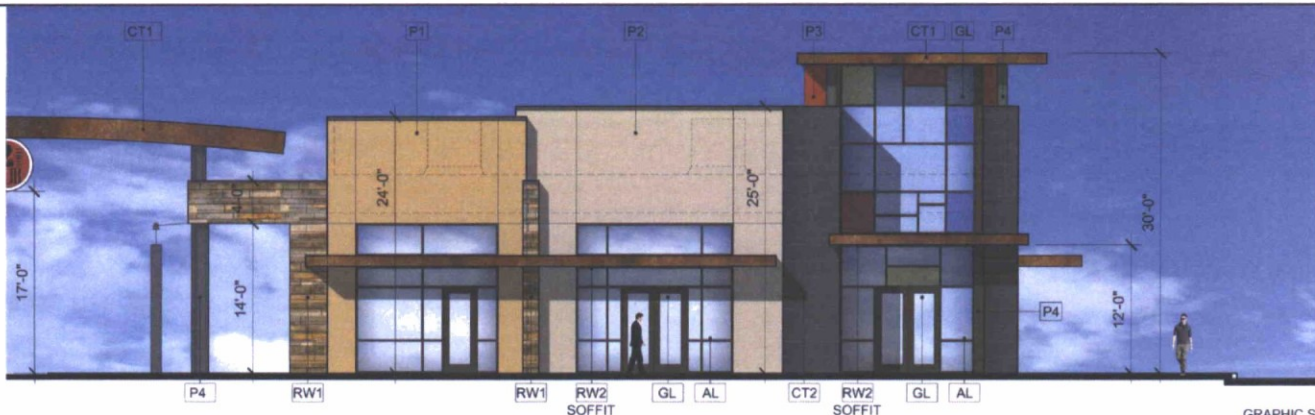
ACCESSIBLE PARKING SPACES REQUIRED 20' * 0.04 = 0.8 OR 1 SPACE

ACCESSIBLE PARKING PROVIDED: 1 SPACE

BIKE PARKING REQUIRED AT NORTH BUILDING: 2 SPACES
BIKE PARKING PROVIDED AT NORTH BUILDING: 4 SPACES

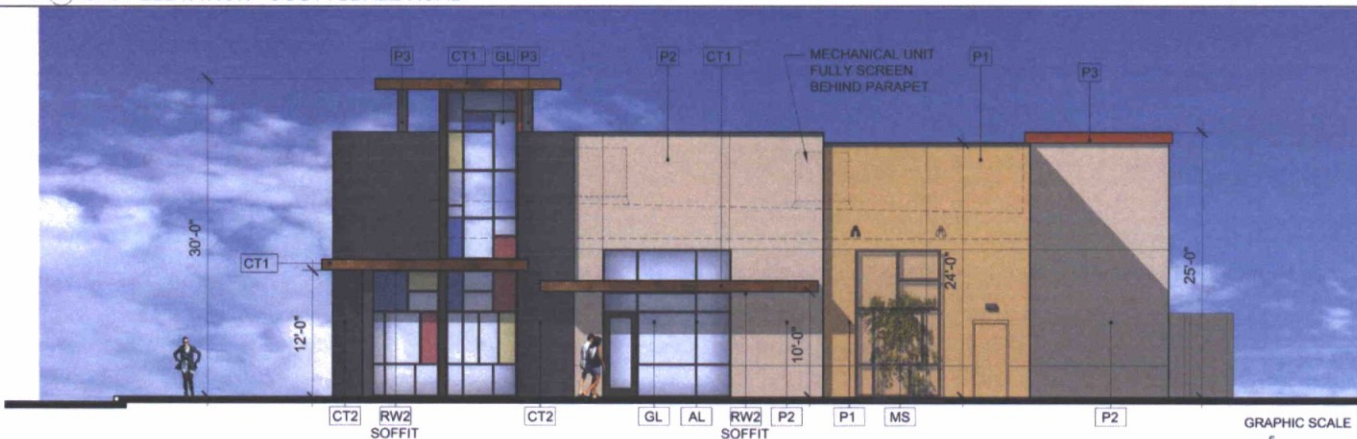
SCALE: 1" = 20'-0"

2 PROJECT DATA

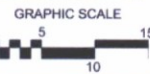


① EAST ELEVATION - SCOTTSDALE ROAD

SCALE: 3/16" = 1'-0"



② NORTH ELEVATION - 2ND STREET



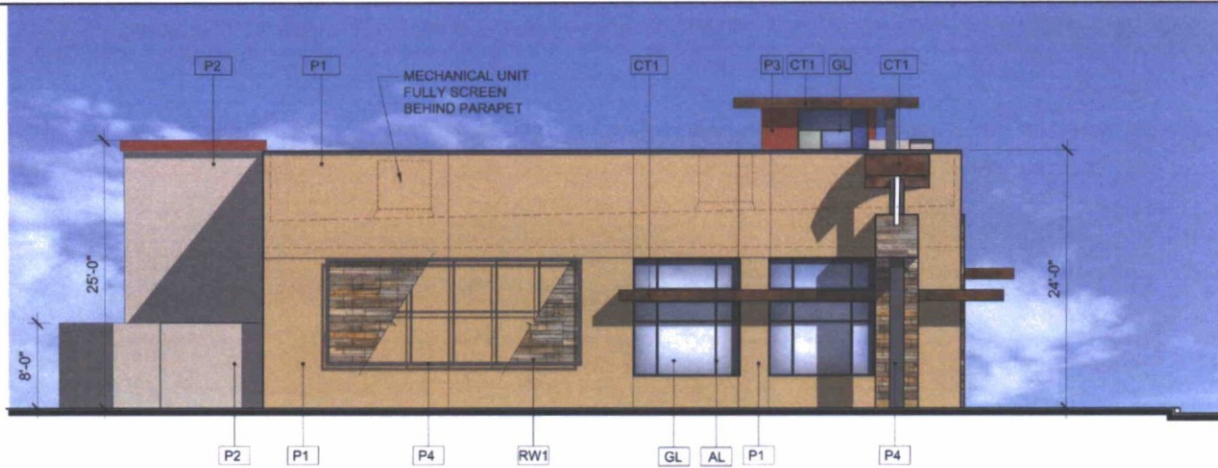
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN

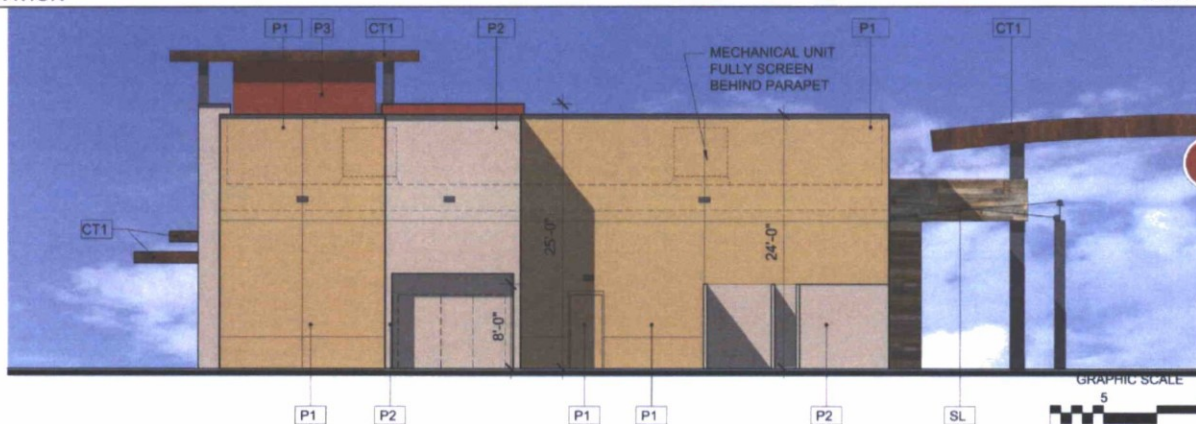
1. ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE 7.105C
2. ALL WINDOW AND DOOR FRAMES ARE RECESSED INTO THEIR OPENINGS SO THAT THE BACK OF THE FRAME IS FLUSH WITH THE INSIDE OF THE WALL
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT IS FULLY SCREENED BY THE ROOF PARAPET

④ GENERAL ELEVATION NOTES

③ MATERIALS/FINISHES



① SOUTH ELEVATION



② WEST ELEVATION

1. ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE 7.105C
2. ALL WINDOW AND DOOR FRAMES ARE RECESSED INTO THEIR OPENINGS SO THAT THE BACK OF THE FRAME IS FLUSH WITH THE INSIDE OF THE WALL
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT IS FULLY SCREENED BY THE ROOF PARAPET

④ GENERAL ELEVATION NOTES

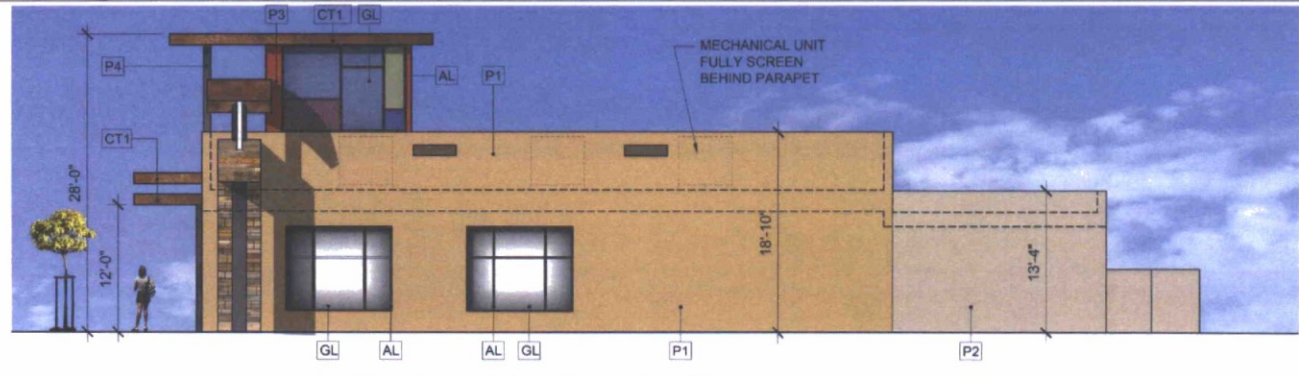
- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN

③ MATERIALS/FINISHES



① EAST ELEVATION

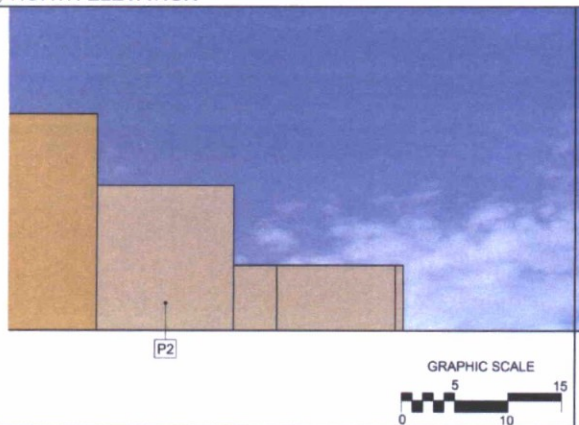
SCALE: 3/16" = 1'-0"



② NORTH ELEVATION

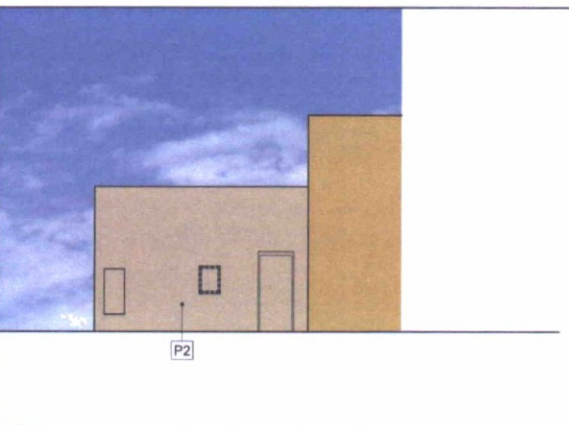
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN



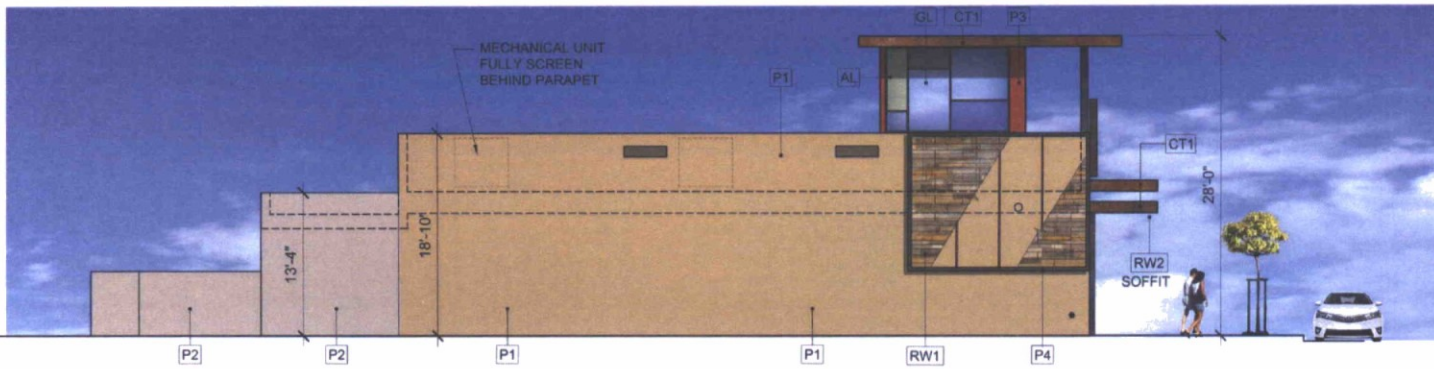
③ NORTH ELEVATION/COURT

SCALE: 3/16" = 1'-0"



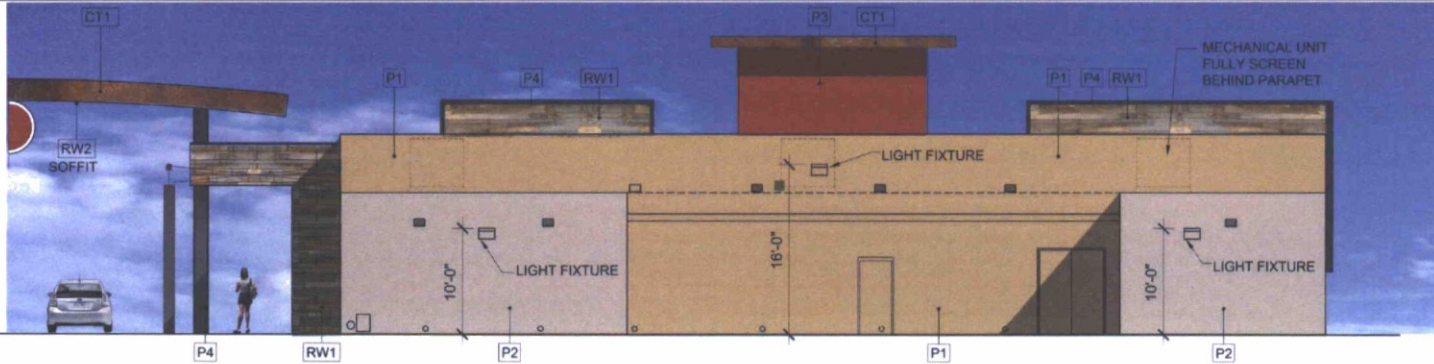
④ SOUTH ELEVATION/COURT

SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION

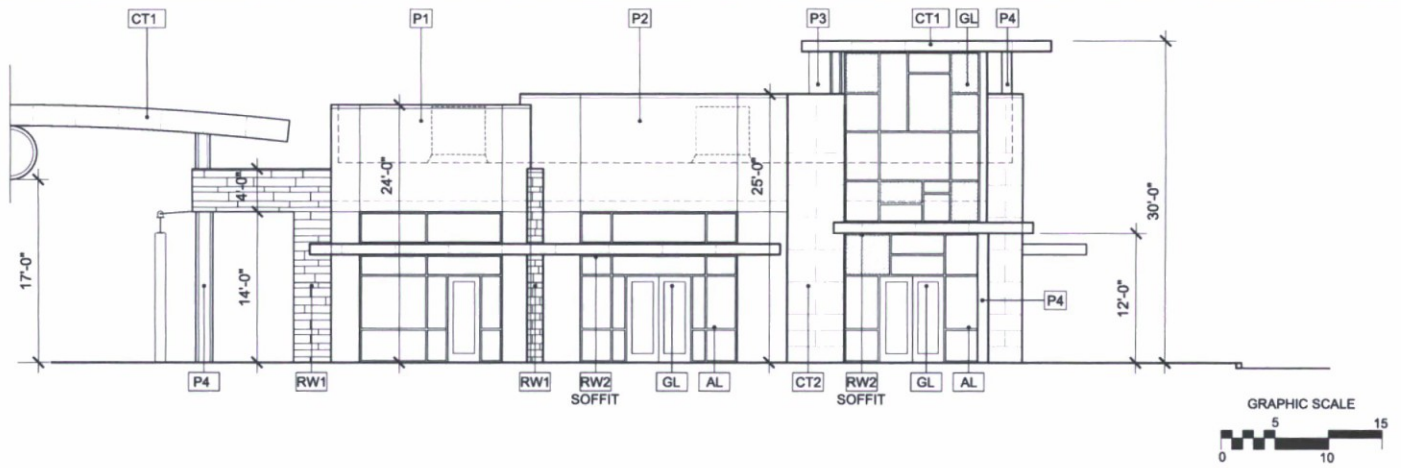
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION

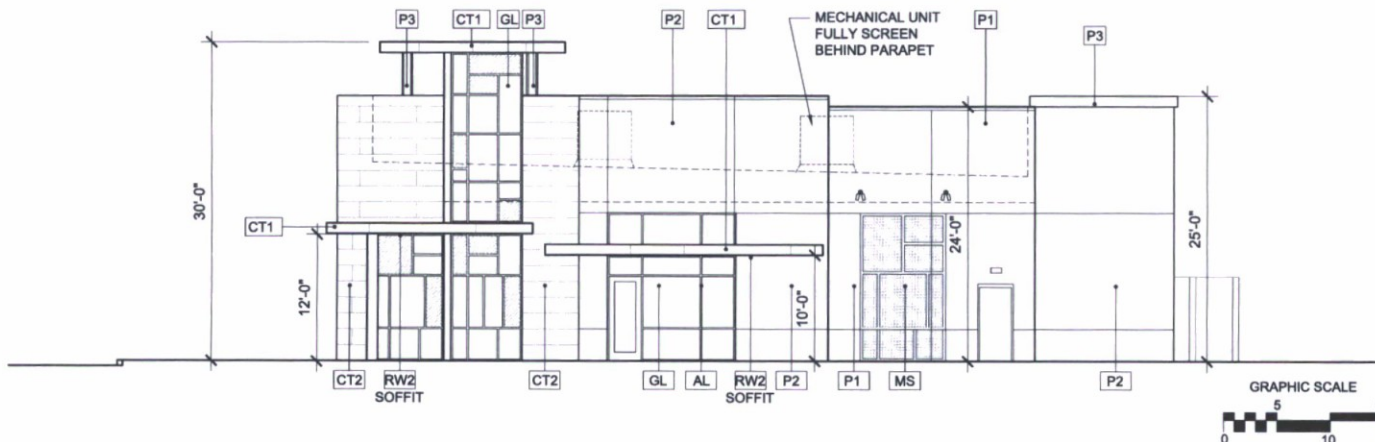
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO
SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO
SW7529 SAND BEACH
- P3 ACCENT PAINT
SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS
SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING
COOLAROO DESERT SUN FABRIC
OR EQUAL
- CT1 CORTEN STEEL
RUST COLOR
- CT2 CORTEN STEEL
GUNMETAL GREY
- RW1 RECLAIMED WOOD
NATURAL COLOR
VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD
RED OAK STAINED (EXT. CANOPIES)
VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS
LIGHT BRONZE FINISH
- GL GLASS
CLEAR INSULATED
SOLARBAN 70
(COLORED ACRYLIC PANELS BEHIND
GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN



① EAST ELEVATION - SCOTTSDALE ROAD

SCALE: 3/16" = 1'-0"



② NORTH ELEVATION - 2ND STREET

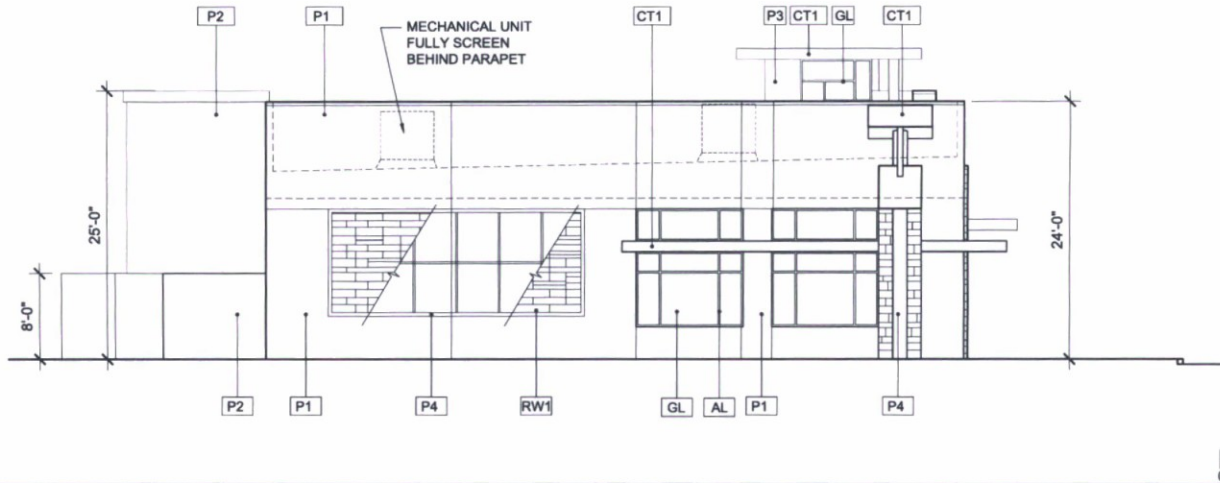
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN

1. ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE 7.105C
2. ALL WINDOW AND DOOR FRAMES ARE RECESSED INTO THEIR OPENINGS SO THAT THE BACK OF THE FRAME IS FLUSH WITH THE INSIDE OF THE WALL
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT IS FULLY SCREENED BY THE ROOF PARAPET

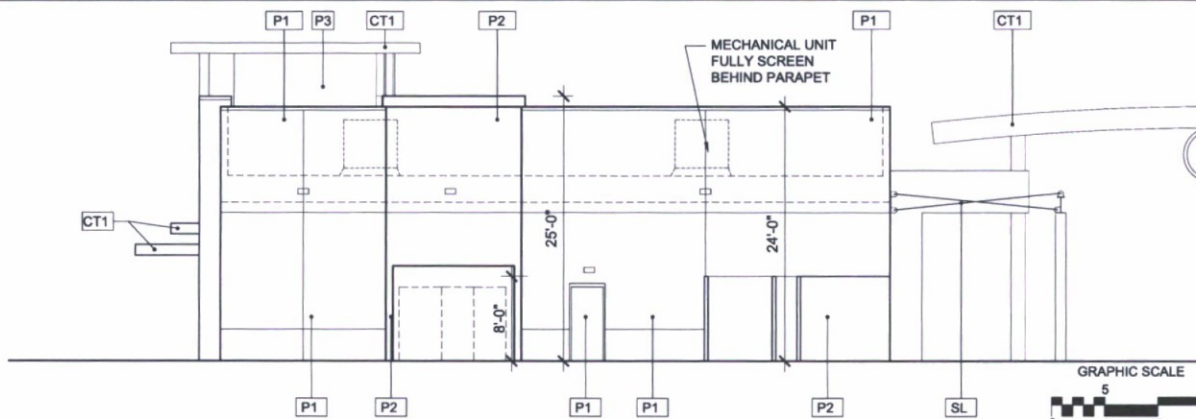
④ GENERAL ELEVATION NOTES

③ MATERIALS/FINISHES



① SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



② WEST ELEVATION

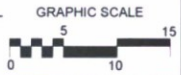
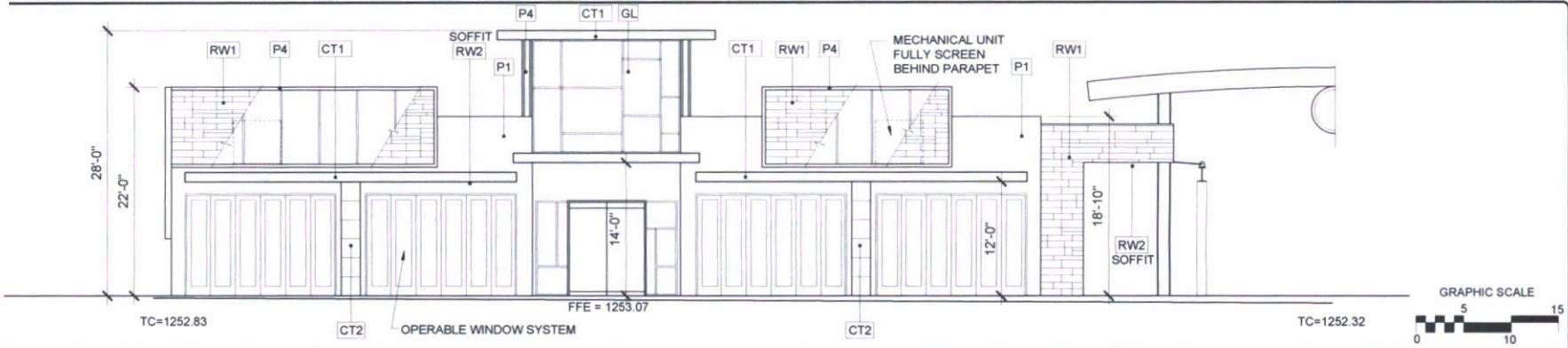
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN

1. ROOF DRAINAGE SYSTEM SHALL BE CONCEALED WITHIN THE STRUCTURE AT ALL BUILDING FACADES PER COS ZONING ORDINANCE 7.105C
2. ALL WINDOW AND DOOR FRAMES ARE RECESSED INTO THEIR OPENINGS SO THAT THE BACK OF THE FRAME IS FLUSH WITH THE INSIDE OF THE WALL
3. ALL ROOF MOUNTED MECHANICAL EQUIPMENT IS FULLY SCREENED BY THE ROOF PARAPET

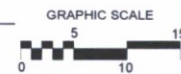
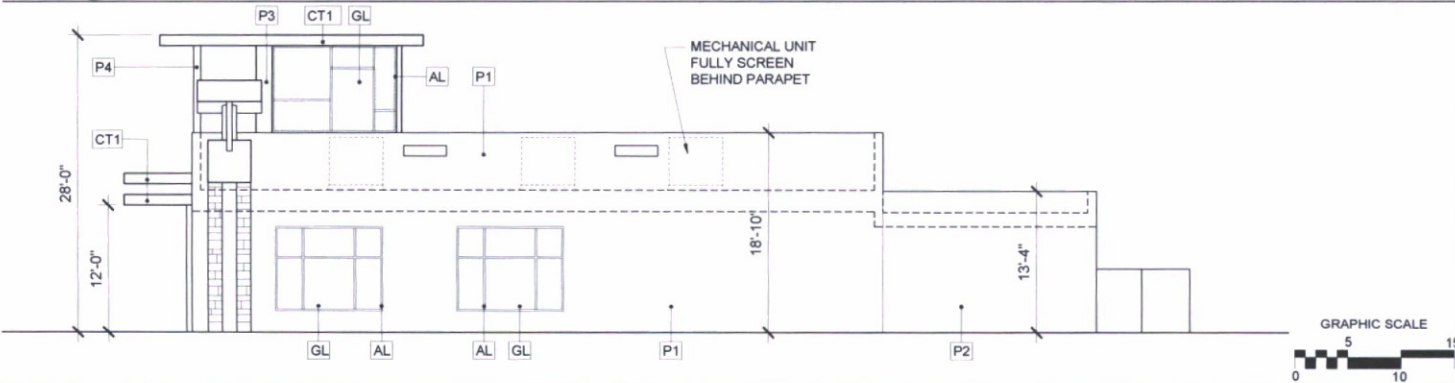
④ GENERAL ELEVATION NOTES

③ MATERIALS/FINISHES



1 EAST ELEVATION

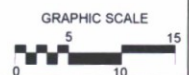
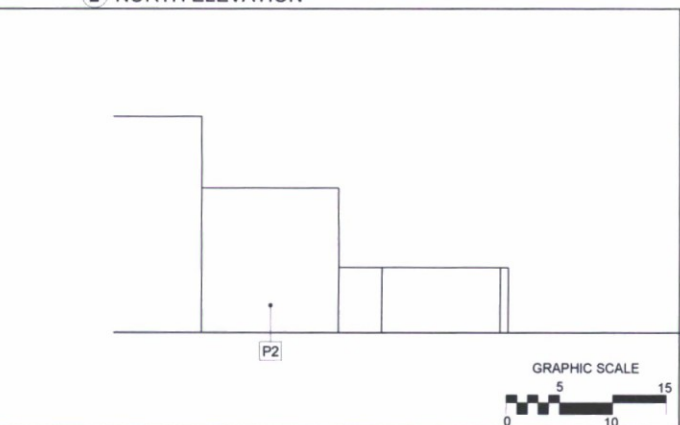
SCALE: 3/16" = 1'-0"



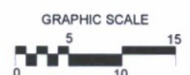
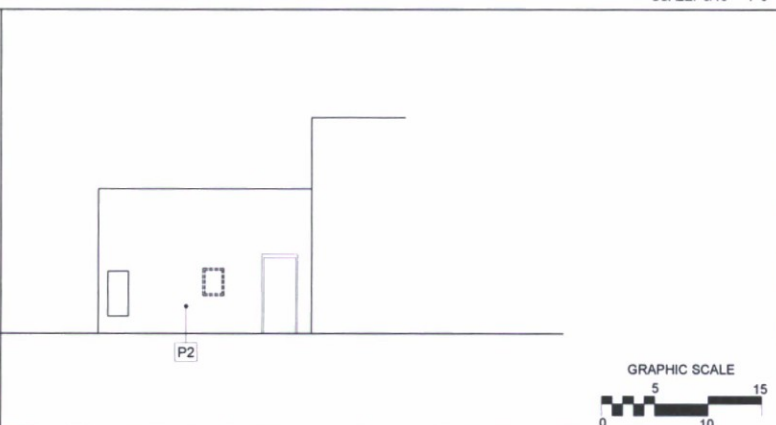
2 NORTH ELEVATION

SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN



3 NORTH ELEVATION/COURT

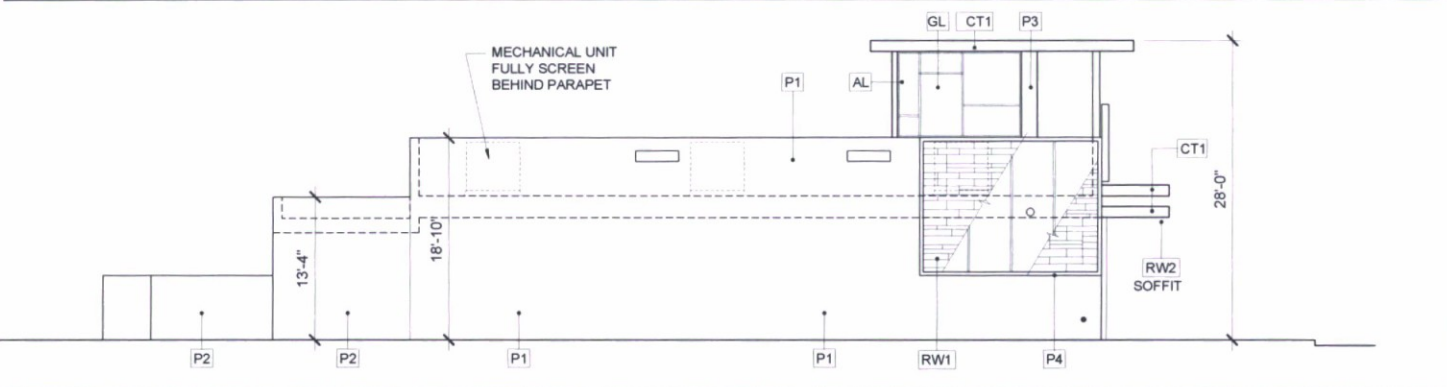


4 SOUTH ELEVATION/COURT

SCALE: 3/16" = 1'-0"

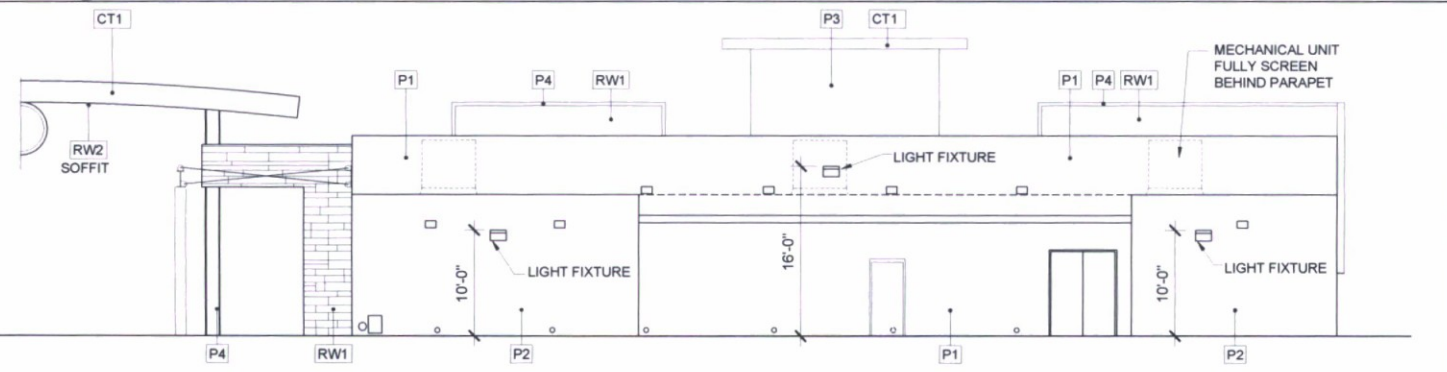
SCALE: 3/16" = 1'-0"

- P1 SMOOTH FINISH STUCCO SW6388 GOLDEN FLEECE
- P2 SMOOTH FINISH STUCCO SW7529 SAND BEACH
- P3 ACCENT PAINT SW6871 POSITIVE RED
- P4 PAINTED METAL ACCENTS SW6236 GREYS HARBOR
- SL SHADE SAILS OVER PARKING COOLAROO DESERT SUN FABRIC OR EQUAL
- CT1 CORTEN STEEL RUST COLOR
- CT2 CORTEN STEEL GUNMETAL GREY
- RW1 RECLAIMED WOOD NATURAL COLOR VARIOUS PLANK SIZES
- RW2 RECLAIMED WOOD RED OAK STAINED (EXT. CANOPIES) VARIOUS PLANK SIZES
- AL ANODIZED ALUMINUM WINDOWS LIGHT BRONZE FINISH
- GL GLASS CLEAR INSULATED SOLARBAN 70 (COLORED ACRYLIC PANELS BEHIND GLASS WHERE SHOWN HATCHED)
- MS METAL MESH SCREEN



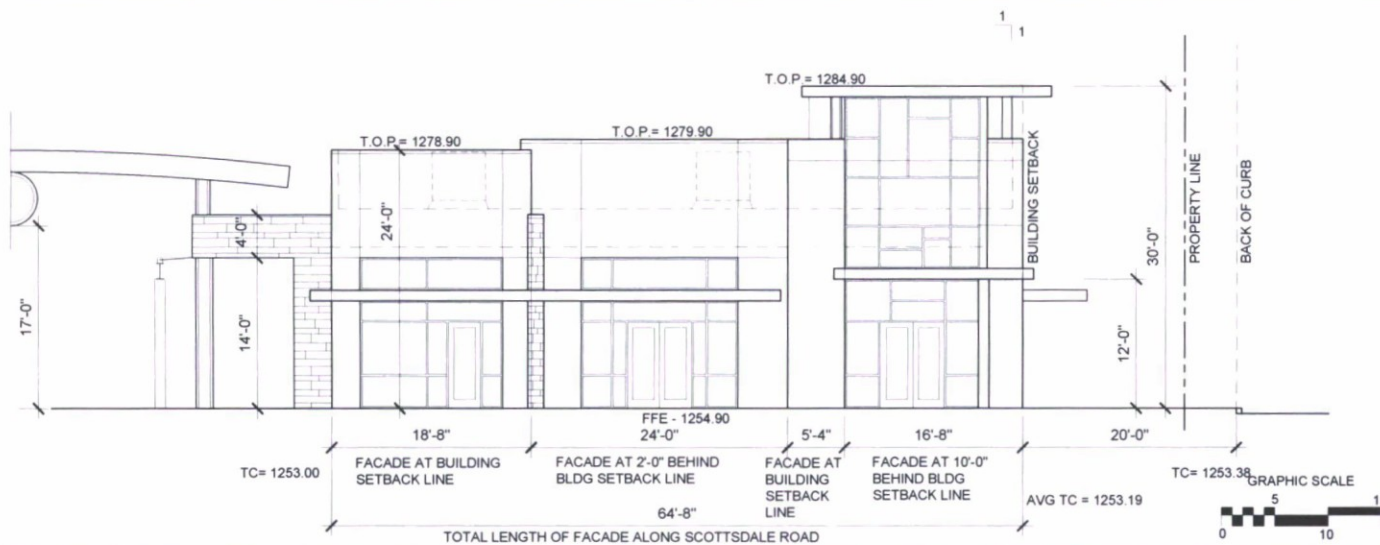
(1) SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



(2) WEST ELEVATION

SCALE: 3/16" = 1'-0"



EAST ELEVATION - SCOTTSDALE ROAD

TOTAL LENGTH OF FAÇADE: 64'-8"
 FAÇADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK: (64'-8" X 25% = 16'-2")

TOTAL LENGTH OF FAÇADE AT MINIMUM SETBACK ACTUAL: (18'-8" + 5'-4") 24'-0"

TOTAL LENGTH OF FAÇADE LOCATED AT MINIMUM 10 FEET BACK FROM SETBACK: (64'-8" X 25% = 16'-2")

TOTAL LENGTH OF FAÇADE AT MINIMUM 10 FEET BACK ACTUAL: 16'-8"

TOTAL FAÇADE AREA: 1,665.6 SF

AREA AT MINIMUM SETBACK REQUIRED: 1,665.6 X 25% = 416.4 SF

ACTUAL AREA AT MINIMUM SETBACK: 670.67 SF

NORTH ELEVATION - 2ND STREET

TOTAL LENGTH OF FAÇADE: 78'-4"
 FAÇADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK: (78'-4" X 25% = 19'-5")

TOTAL LENGTH OF FAÇADE AT MINIMUM SETBACK ACTUAL: 28'-8"

TOTAL LENGTH OF FAÇADE LOCATED AT MINIMUM 10 FEET BACK FROM SETBACK: (78'-4" X 25% = 19'-5")

TOTAL LENGTH OF FAÇADE AT MINIMUM 10 FEET BACK ACTUAL: (10' + 13') = 23'-0"

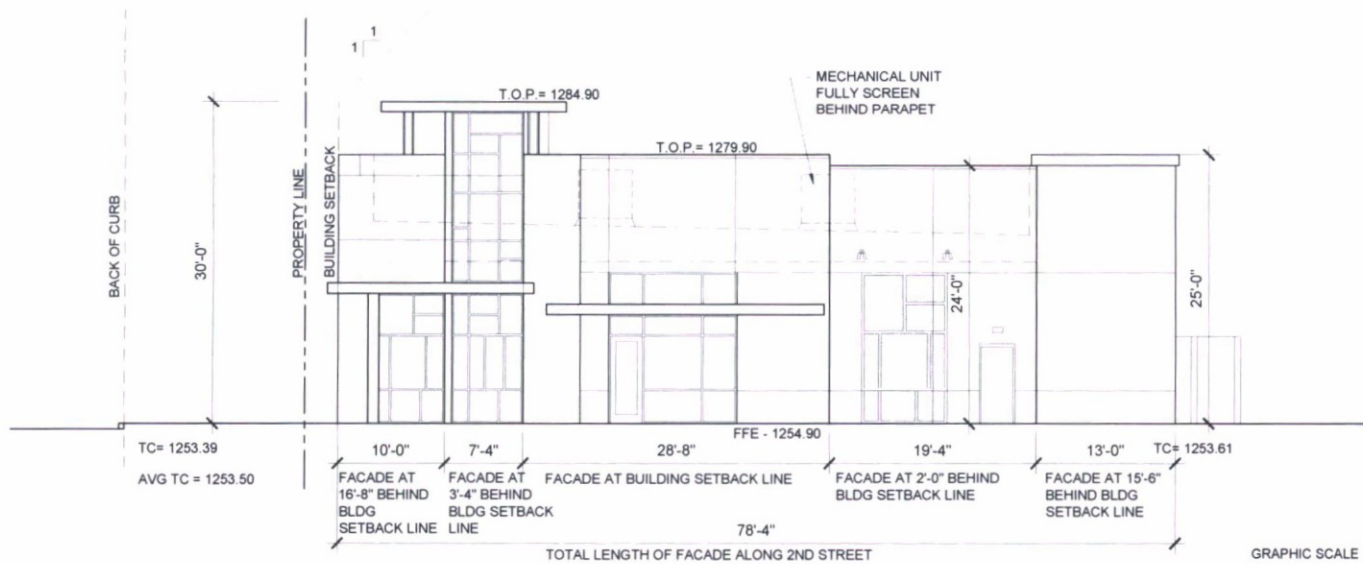
TOTAL FAÇADE AREA: 1,899.5 SF

AREA AT MINIMUM SETBACK REQUIRED: 1,899.5 X 25% = 474.88 SF

ACTUAL AREA AT MINIMUM SETBACK: 820.67 SF

1 EAST ELEVATION - SCOTTSDALE ROAD

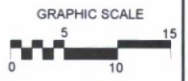
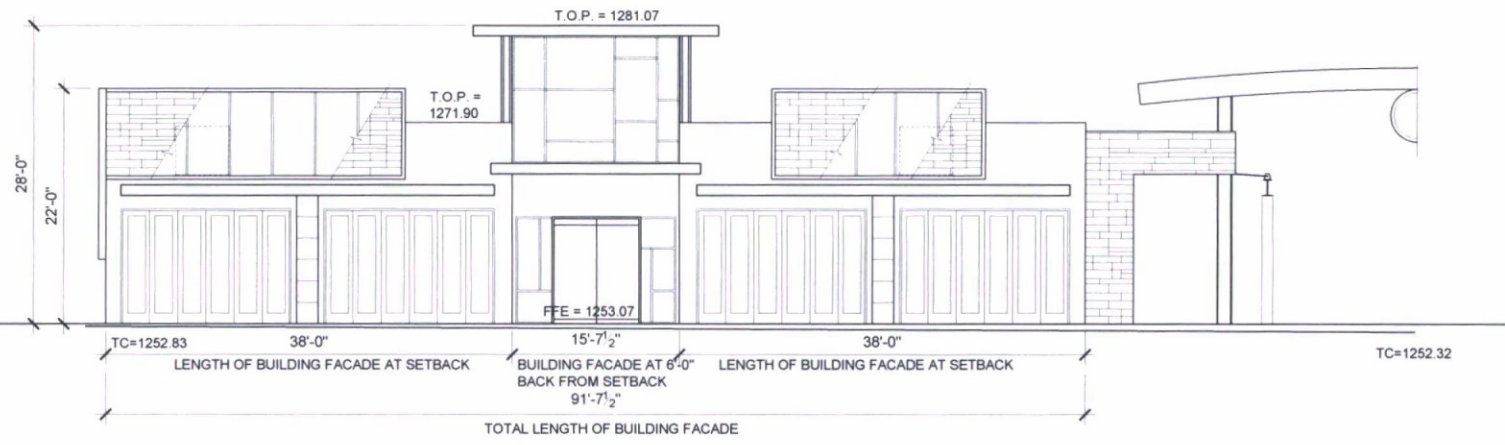
SCALE: 3/16" = 1'-0"



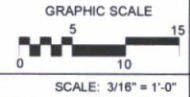
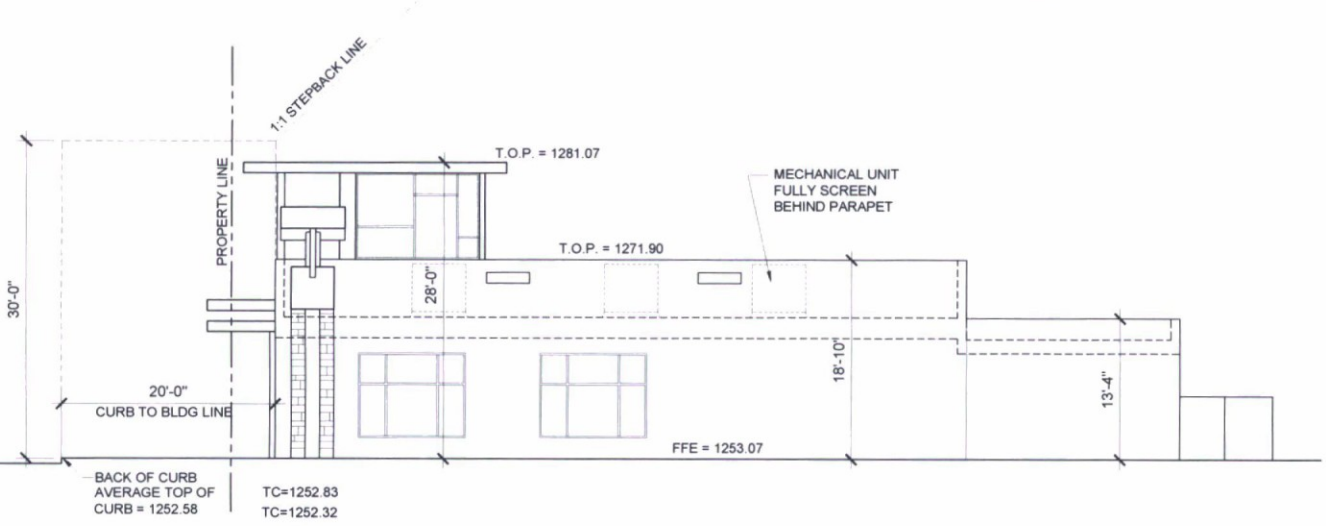
2 NORTH ELEVATION - 2ND STREET

SCALE: 3/16" = 1'-0"

3 WORKSHEET CALCS



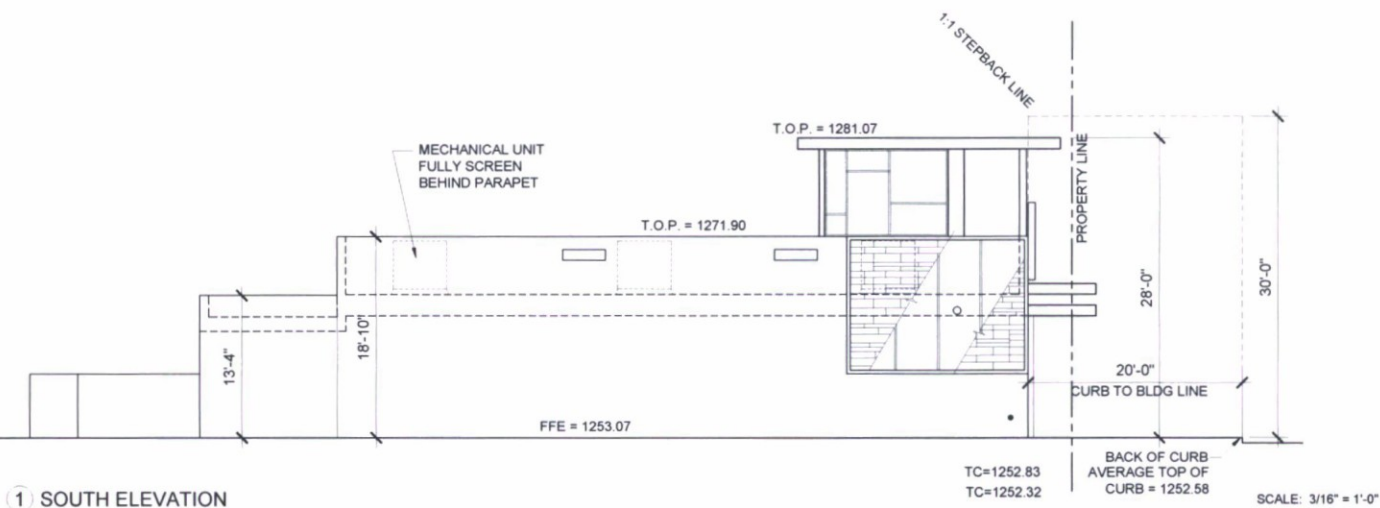
1 EAST ELEVATION



2 NORTH ELEVATION

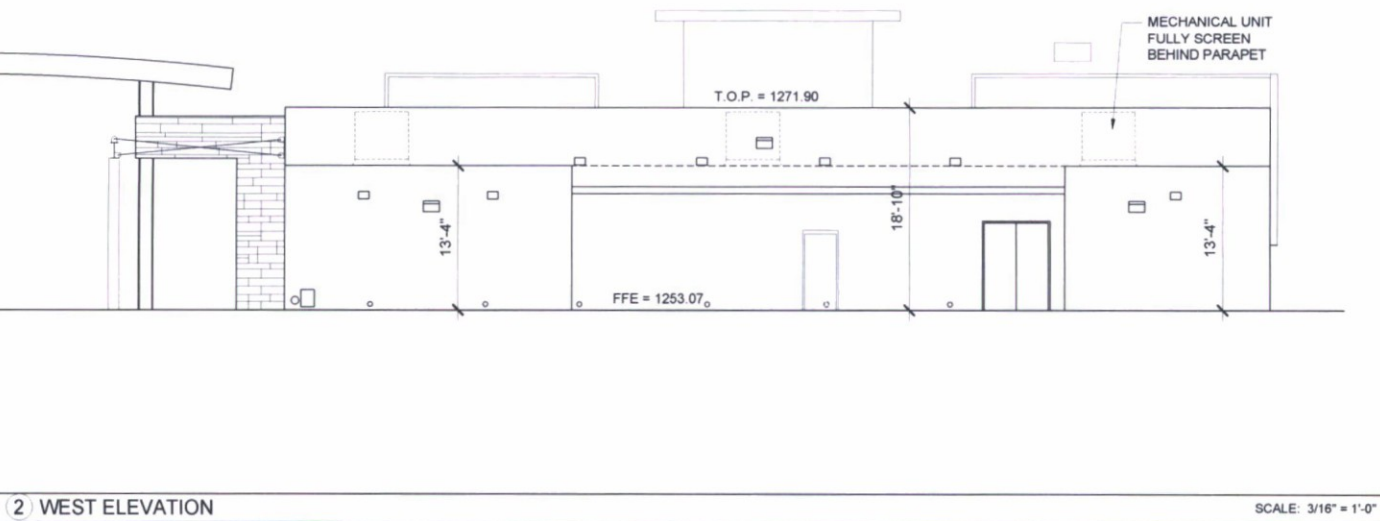
ZONING WORKSHEET CALCULATIONS:
 THIS BUILDING IS EXISTING AND THE EXISTING WALL IS ON THE SETBACK LINE.
 THE OVERALL LENGTH OF THE BUILDING ALONG SCOTTSDALE ROAD IS 91'-7 1/2". THE EXISTING ENTRY AREA WHICH HAS A LENGTH OF 15'-7 1/2" IS SETBACK AN ADDITIONAL 6'-0" FROM THE SETBACK LINE.

ZONING NOTES:
 1. TOTAL BUILDING HEIGHT NOT TO EXCEED 39'-9" PER ZONING ORDINANCE AND PRDA SECTION 1.204 AND 8.105 E.3.



ZONING WORKSHEET CALCULATIONS:
 THIS BUILDING IS EXISTING AND THE EXISTING WALL IS ON THE SETBACK LINE.
 THE OVERALL LENGTH OF THE BUILDING ALONG SCOTTSDALE ROAD IS 91'-7 1/2". THE EXISTING ENTRY AREA WHICH HAS A LENGTH OF 15'-7 1/2" IS SETBACK AN ADDITIONAL 6'-0" FROM THE SETBACK LINE.

ZONING NOTES:
 1. TOTAL BUILDING HEIGHT NOT TO EXCEED 39'-9" PER ZONING ORDINANCE AND PRRD SECTION 1.204 AND 8.105.E.3.



RETAIL DEVELOPMENT
 3712 N. SCOTTSDALE ROAD
 S.W.C. N. SCOTTSDALE RD & E. 2nd STREET

18-1206-01
 J KOSKO
 J KOSKO
 J PLANK

2712 BUILDING ELEVATION WORKS



DR1
 1 JUN 2017

18-DR-2017
 06/05/2017



PERSPECTIVE VIEW-1

STREET HUB

PHOENIX, AZ

ISSUED: 05.22.17

ALL RIGHTS RESERVED. INSTRUMENTS OF SERVICE - All plans, designs notes and reports shown on this drawing are the property of Archicon Architecture and Interiors, L.C. Any use or reproduction of this design concept or drawing(s) without compensation and the expressed written permission of Archicon Architecture and Interiors, L.C. is prohibited shall retain all common law, statutory and

2ND STREET HUB



5055 E. Washington St
Phoenix, Arizona
Phone: (602) 944-1111
www.archicon.com

ARCHICON
ARCHITECTURE & INTERIORS

18-DR-2017
06/05/2017



PERSPECTIVE VIEW-3

STREET HUB

PHOENIX, AZ

ISSUED: 05.22.17

ALL RIGHTS RESERVED. INSTRUMENTS OF SERVICE - All plans, designs notes and reports shown on this drawing are the property of Archicon Architecture and Interiors, L.C. Any use or reproduction of this design concept or drawing(s) without compensation and the expressed written permission of Archicon Architecture and Interiors, L.C. is prohibited shall retain all common law, statutory and resale rights.

2ND STREET HUB



5055 E. Washington St
Phoenix, Arizona
Phone: (602) 998-1111
www.archicon.com
ARCHICON
ARCHITECTURE & INTERIORS

18-DR-2017

06/05/2017



P2

SMOOTH FINISH STUCCO
SW7529 SAND BEACH



P3

ACCENT PAINT
SW6871 POSITIVE RED



P4

PAINTED METAL ACCENTS
SW6236 GREYS HARBOR



SL

SHADE SAILS OVER PARKING
COOLAROO DESERT SUN FABRIC
OR EQUAL



CT

CORTEN
GUNMET



CT1

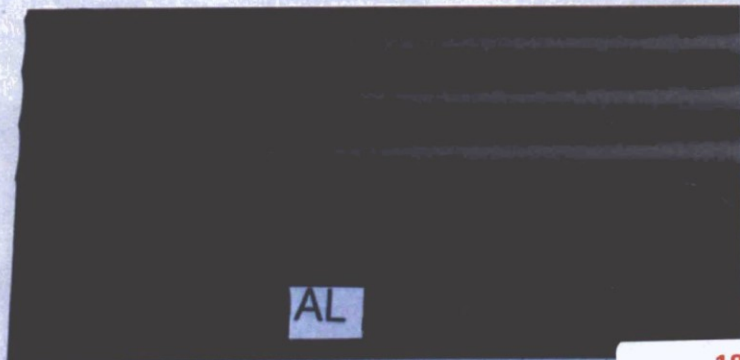


CT1

CORTEN STEEL
RUST COLOR

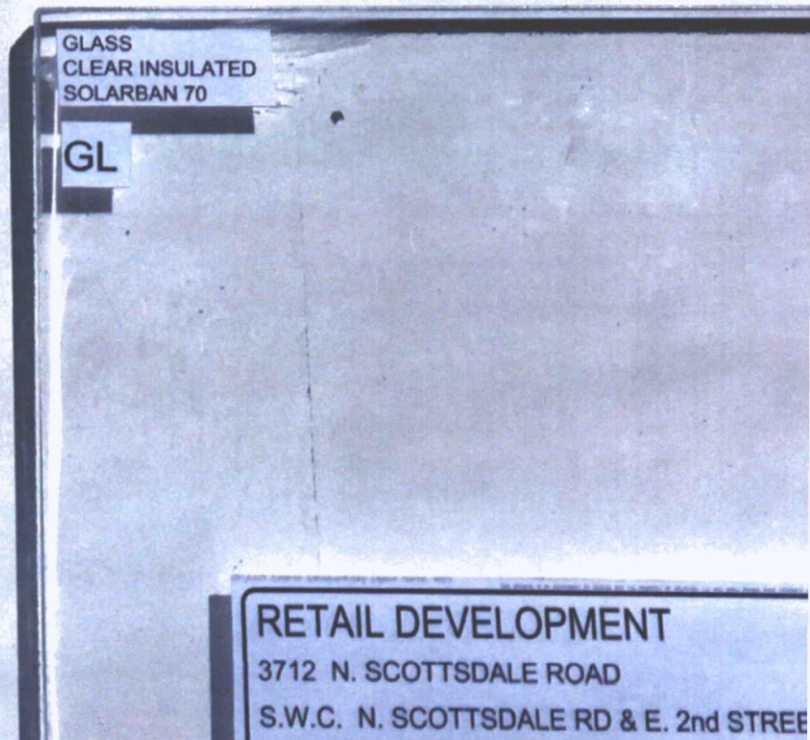


AL



AL

ANODIZED ALUMINUM WINDOWS
LIGHT BRONZE FINISH



GLASS
CLEAR INSULATED
SOLARBAN 70

GL

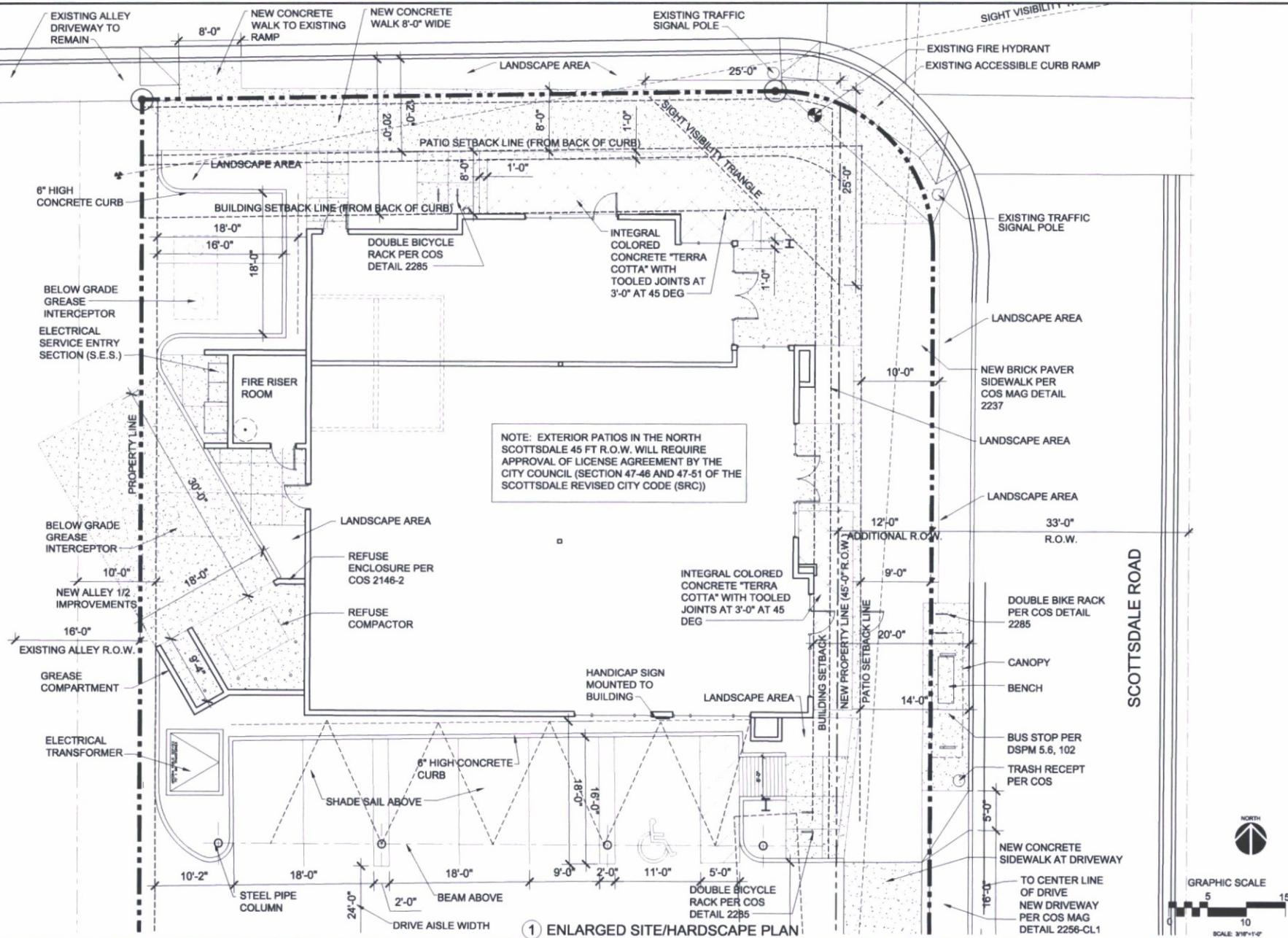
RETAIL DEVELOPMENT

3712 N. SCOTTSDALE ROAD

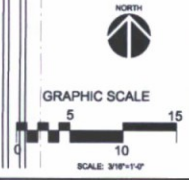
S.W.C. N. SCOTTSDALE RD & E. 2nd STREET

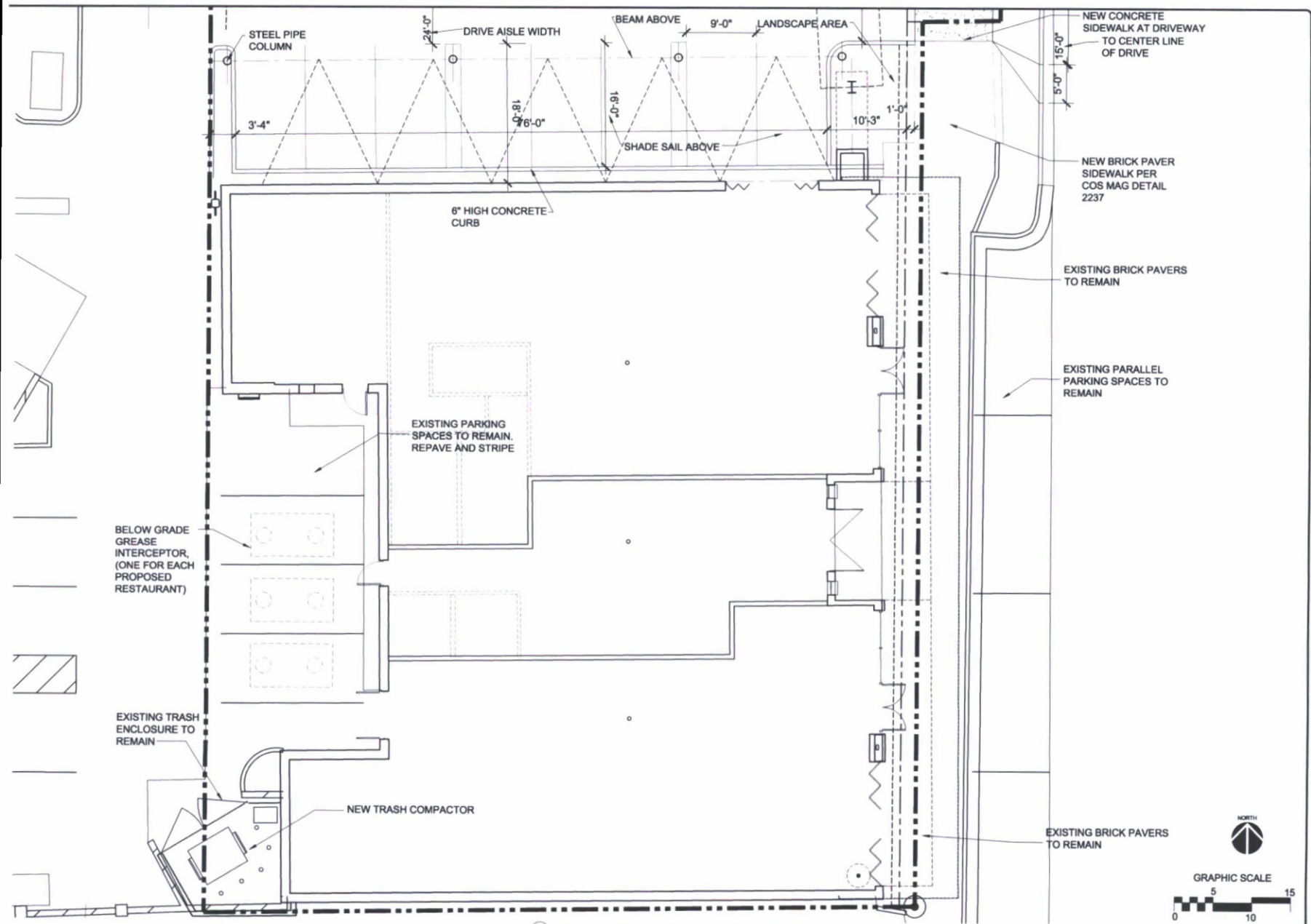
SCOTTSDALE, ARIZONA

18-DR-2017
06/05/2017

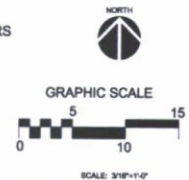


1 ENLARGED SITE/HARDSCAPE PLAN





① ENLARGED SITE/HARDSCAPE PLAN



ARCH
Architecture &
380 E. WASHINGTON
SUITE
PHOENIX, AZ
85022
FAX (602)
WWW.ARCH

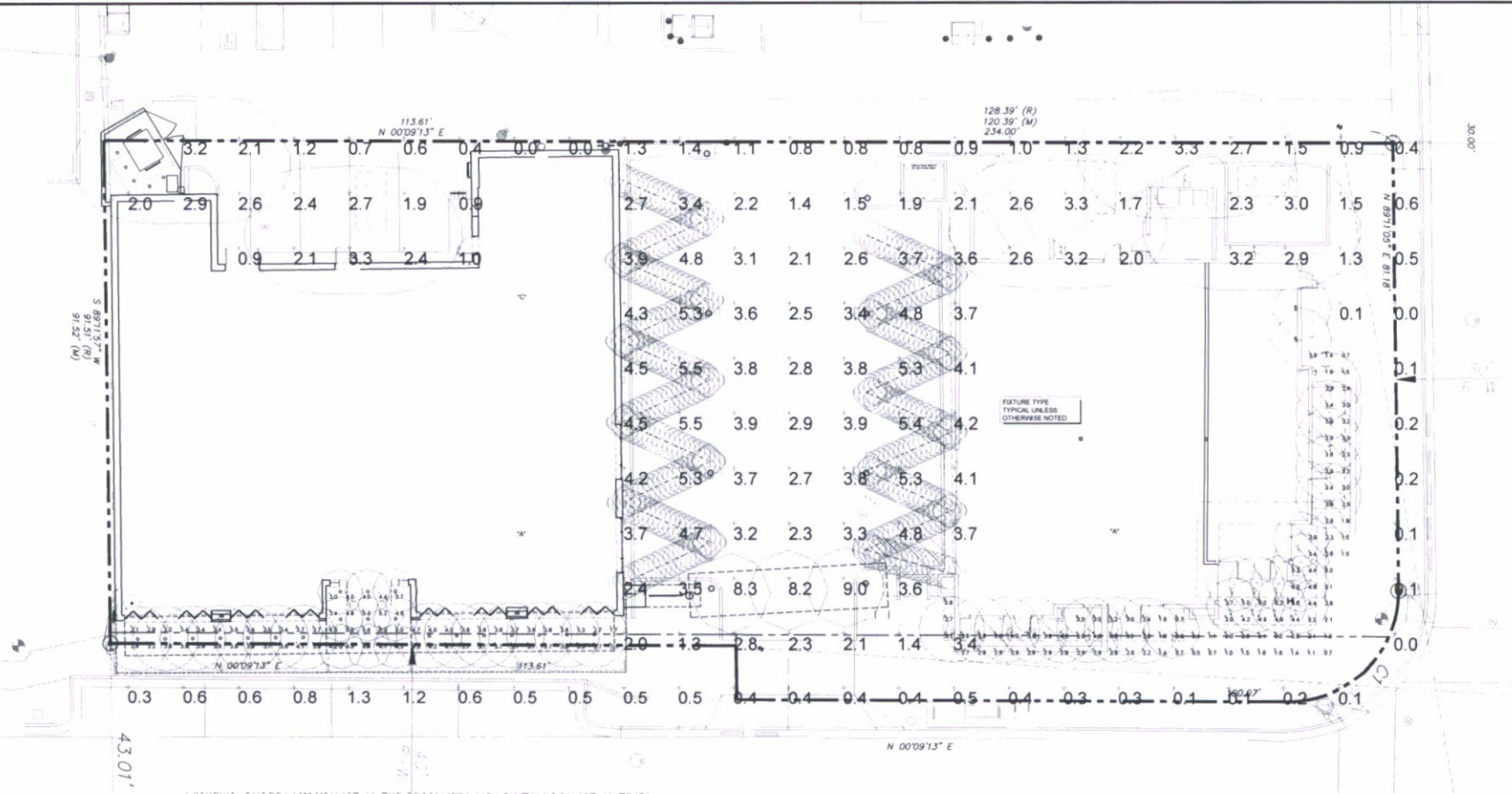
RETAIL DEVELOPMENT
3712 & 3720 N. SCOTTSDALE ROAD

PROJECT NO. 181
PROJECT MGR. J. K.
DRAWN BY J. K.
CHECKED BY J. P.

PROJECT TITLE
ENLARGED H-
PLAN - SOUTH
SITE

EXP. DATE
31

DF



Calculation Summary									
Label	Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
East canopy of North Bldg		Illuminance	Fc	2.88	6.2	0.4	7.20	15.50	
East canopy of South Bldg		Illuminance	Fc	3.81	5.4	1.7	2.24	3.18	
North Canopy of North Bldg		Illuminance	Fc	2.88	6.0	0.7	4.11	8.57	
Project at grade		Illuminance	Fc	2.31	9.0	0.0	N.A.	N.A.	

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
⊙	331	C	SINGLE	180	0.980	HYA-STL-GF-12-XX/BK111 Mounted at 14 ft afg. Qty shown is number of lamps
⊙	47	A	SINGLE	233	0.970	LH2-QC/LRELD293-FINISH-L03 See elev for various mounting heights
⊙	5	B	SINGLE	N.A.	0.970	VWPH-L30-730-T3-SDGL-OPT-DIM-UNV Mounted at 16 ft afg
⊙	3	D	SINGLE	875	0.980	LHLD25-FRM/LRLD2521-FINISH-FINISH-L09-B25-T30-WL Mounted at 21 ft- 6 inches
⊙	2	E	SINGLE	N.A.	1.000	HL-716-FINISH-BLED-NF-12 Mounted at 16 ft afg

