

**Marked Agendas
Approved Minutes
Approved Reports**

**The November 16, 2017
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: November 16, 2017 Item No. 10
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Toy Barn
31-DR-2017

Location: 7800 East Greenway Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings, including a two-story clubhouse, with approximately 26,854 square feet of building area, all on a 1.27-acre site. Additionally, the request includes approval of architecturally integrated downspouts.

OWNER

Toy Barn
Paul Phillips
614-580-5952

ARCHITECT/DESIGNER

LGE Design Build, LLC
John MocarSKI
480-966-4001

ENGINEER

3 Engineering, LLC
Matt Mancini
602-334-4387

APPLICANT CONTACT

LGE Design Build, LLC
John MocarSKI
480-966-4001

BACKGROUND

Zoning

In 1981, the 1.27-acre site was rezoned from Single-family Residential (R1-35) to Industrial Park (I-1). Currently, the site is zoned Industrial Park District (I-1) which allows vehicle storage facilities that

are not adjacent to residential districts. Adjacent zoning is I-1, in result; vehicle storage is a permitted land use.

Context

Located at the northeast corner of East Greenway Road and North 78th Street and surrounded by other industrial developments.

Adjacent Uses and Zoning

- North Existing industrial office and hangar, zoned Industrial Park (I-1) District.
- South Existing industrial office, zoned Industrial Park (I-1) District.
- East Existing industrial office, zoned Industrial Park (I-1) District.
- West Existing industrial office, zoned Industrial Park (I-1) District.

Key Items for Consideration

- Scottsdale General Plan 2001, amended
- 2010 Greater Airpark Character Area
- Zoning Ordinance
- Development Review Board Criteria
- Sensitive Design Principles

DEVELOPMENT PROPOSAL

Purpose of Request

The applicant is requesting approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings, with a two-story clubhouse, approximately 26,854 square feet of building area, all on a 1.27-acre site. Additionally, the request includes approval of architecturally integrated downspouts.

Neighborhood Communication

Property owners within 750 feet of the site have been notified of the applicant's request and the site has been posted with the required signage. As of the drafting of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The General Plan Land Use Element designates the property as Employment, Regional Use District and within the Greater Airpark Character Area Plan (GACAP). The GACAP specifies the site as Aviation (AV), Large Mass-Type B. The AV category is appropriate aviation supporting uses such as, corporate accommodations. The Type B development denotes areas appropriate for continuous building forms, medium-to higher scales, and fewer open spaces between buildings. The Employment-Regional Use designations provides flexibility for land uses, but are not limited to corporate office, region serving retail, and major medical. The Employment category permits a range of employment uses from light manufacturing to light industrial and office uses. This proposal is consistent with the Character and Design element of the General Plan, and the GACAP.

Located centrally of the site, along East Greenway Road, Building 'B' has a two-story element with a second floor patio on the south facing elevation. An internal driveway circulates between the one-story Buildings, 'A' and 'C' which are positioned along the eastern and western portions of the site.

Access to the site is provided by two (2) new gated driveways along East Greenway Road which turns into an internal driveway through the site. Pedestrian connectivity is provided with a new sidewalk that will connect the storage facility to the existing sidewalk along East Greenway Road. The Scottsdale Sensitive Design Principles encourage design that “responds to the desert environment” through the use of “colors and coarse textures associated with the region” and “a variety of textures and natural materials” that “provide visual interest and richness”. Architectural materials and colors emulate a contemporary design. The façade of the building is smooth-face masonry with accent bands, metal panels and exposed steel accents.

Building paint colors include ‘Smoky Beige’, ‘Folkstone’ and ‘Proper Gray’ applied to the masonry, and ‘Brevity Brown’ applied to the metal elements applied to the accent bands. Mechanical equipment is located on the roof top of each building and will be fully screened with parapets. Located on the north portion of the site, the service entrance section and refuse containers are enclosed with materials and colors to match the architecture of the building. External downspouts, that are internal to the site, are proposed to be screened with 3-sided perforated metal painted ‘Brevity Brown’.

Perimeter landscaping is proposed to replace diminished plants along both street frontages. Desert trees, shrubs, and groundcovers are comprised of various species such as, Mesquite, Lantana, and Bird of Paradise.

Development Information

- Existing Use: Vacant, undeveloped parcel.
- Proposed Use: Vehicle Storage
- Parcel Size: 1.55 gross acres
1.27 net acres
55,418 square feet
- Building space (Garage Storage): 24, 412square feet
- Office space (Clubhouse): 2,443 square feet
- Total Building Area: 26,854 square feet
- Floor Area Ratio Allowed: 0.8 or 44,334 square feet
- Floor Area Ratio Proposed: 0.4 or 25,691 square feet
- Building Height Allowed: 52 feet, excluding rooftop appurtenances
- Building Height Proposed: 30 feet 0 inches, including rooftop appurtenances
- Parking Required: 10 spaces
- Parking Provided: 10 spaces
- Open Space Required: 8,534 square feet / 0.19 acres
- Open Space Provided: 11,593 square feet / 0.26 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Toy Barn per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan, the Greater Airpark Character Area Plan and the Development Review Criteria have been met.

Scottsdale Development Review Board Report | Case No. 51-DK-2017

RESPONSIBLE DEPARTMENTS

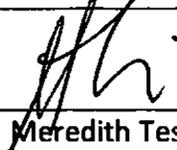
Planning and Development Services

Current Planning Services
Traffic Engineering
Fire & Life Safety Services
Stormwater Management

STAFF CONTACT

Meredith Tessier
Senior Planner
480-312-4211
E-mail: mtessier@ScottsdaleAZ.gov

APPROVED BY



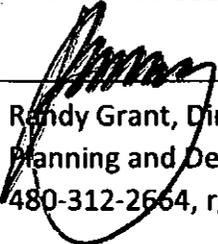
Meredith Tessier, Report Author

11/06/2017
Date



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

11/6/17
Date



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

11/7/17
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. Downspout Wall Section & Detail
 - 8. Perspective
 - 9. Landscape Plans

**Stipulations for the
Development Review Board Application:
Toy Barn
Case Number: 31-DR-2017**

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

APPLICABLE DOCUMENTS AND PLANS:

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:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LGE Design Build, LLC, with a city staff date of 08/03/2017.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE Design Build, LLC, with a city staff date of 08/03/2017.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by LGE Design Build, LLC, with a city staff date of 08/03/2017.
 - c. The case drainage report submitted by 3 Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - d. The water and sewer basis of design report submitted by 3 Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and Development Review Board cases for the site were: 50-ZN-1980 and 110-DR-2004.

ARCHITECTURAL DESIGN:

Ordinance

- B. At time of final plans, the applicant shall demonstrate that the roof top mechanical equipment is screened with a solid wall that incorporates architectural material, finish, and color of the main building.

DRB Stipulations

2. All walls and fences shall match the architectural color, materials, and finish of the buildings.
3. All roof top mechanical equipment including roof ladders shall be screened from public view.

4. 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.
5. 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.
6. Roof-mounted mechanical equipment shall be screened by painted metal louver as listed on sheets A4.1.1, A4.1.2, and A4.1.3, instead of the 'B' Deck listed on sheet A9.1.2.

SITE DESIGN:

DRB Stipulations

7. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
8. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1. This site will require one (1) refuse enclosure.

OPEN SPACE:

Ordinance

- C. At least fifteen (15) percent of any parking lot shall be landscaped areas in addition to the required open space.

DRB Stipulations

9. At time of final plans, the applicant shall convert the additional provided open space area to landscape area to meet the minimum requirement of landscape area.

LANDSCAPE DESIGN:

Ordinance

- D. The property owner shall obtain approval of a Salvage/Native Plant Plan Application, and obtain a permit to remove any tree.
- E. All streets contiguous to the development site shall be landscaped.

DRB Stipulations

10. Trees shall not be planted within the existing Public Utility Easements, or within seven (7) feet from public water, or sewer line.
11. At time of final plans, the owner shall provide landscape materials located within the public right-of-way as outlined in the DSPM Section 8-1.100.
12. All plant materials shall be listed on the Arizona Department of Water Resources Phoenix plant list.

13. 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.

EXTRIOR LIGHTING:

Ordinance

- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. 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

14. 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.
15. Incorporate the following parking lot and site lighting into the project's design:
- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.0-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 8.0-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 0.8-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

16. With the construction document submittal, the owner 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 owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET INFRASTRUCTURE:

Ordinance

- H. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

DRB Stipulations

17. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:

East Greenway Road.

- a. Driveways on Greenway road shall be CL-1 type, in conformance with the City of Scottsdale Standard Detail 2256.
- b. Remove, and replace the existing curb ramp at the northeast corner of the intersection of East Greenway Road and N. 78th Street in accordance with the City of Scottsdale Supplement to MAG Specifications and Details, detail 2234.
- c. Gates for the proposed driveways shall be located at least 50 feet from the Greenway Road curb line.

WATER AND WASTEWATER:

DRB Stipulations

18. 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.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

19. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.
20. The underground stormwater storage tank shall comply with Chapter 4 of the DSPM.

EASEMENTS DEDICATIONS:

DRB Stipulations

21. At time of final plans, 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.
22. At time of final plans, the owner shall dedicate a safety triangle easement at the intersection of North 78th Street and East Greenway Road in conformance with the DSPM Section 5-3.119D; Fig. 5.3-27.
23. At time of final plans, the owner shall dedicate a safety triangle easement at the proposed driveways on East Greenway Road in conformance with the DSPM Section 5-3.119D; Fig. 5.3-27.

ADDITIONAL ITEMS:

DRB Stipulations

24. Prior to the issuance of a building permit, the owner shall remove the asphalt located in the gutter along East Greenway Road, near the eastern property line that currently a temporary driveway.



Q.S.
35-46

Google Earth Pro Imagery

Toy Barn

ATTACHMENT 1

31-DR-2017



Q.S.
35-46

Google Earth Pro Imagery

Toy Barn

ATTACHMENT 1A

31-DR-2017



Q.S.
35-46

2016 GIS Orthophoto

Toy Barn

Attachment 2

31-DR-2017

PROJECT NARRATIVE

(Development Application)

7/24/2017

10/24/2017 (Supplement)

Toy Barn

7800 E. Greenway Road

Scottsdale, AZ 85260

The project consists of the construction of three new buildings (Buildings A, B and C) for Toy Barn, a garage condo facility for storage of cars, boats, RV's etc. The site and building placement coordinates with the original vision of the land plan and follows this vision as part of the building placement and vehicular circulation.

Parking for the project will meet the code requirements for the use, and ADA/pedestrian access has been provided. Services to each of the buildings are located within rooms for complete screening from visibility. The 'loop' drive through the site allows an on-site circulation traffic route through the site and meets the required turning access for fire truck.

The refuse enclosure is located along the north side internally to the site behind the masonry screen walls for full screening of this item.

The building section will allow for roof top screening for all of the mechanical roof top equipment with a mechanical screen and the parapet. The corrugated metal screen walls are incorporated and integral to the overall building design. These units will be access via roof access ladders and hatches internal to the building.

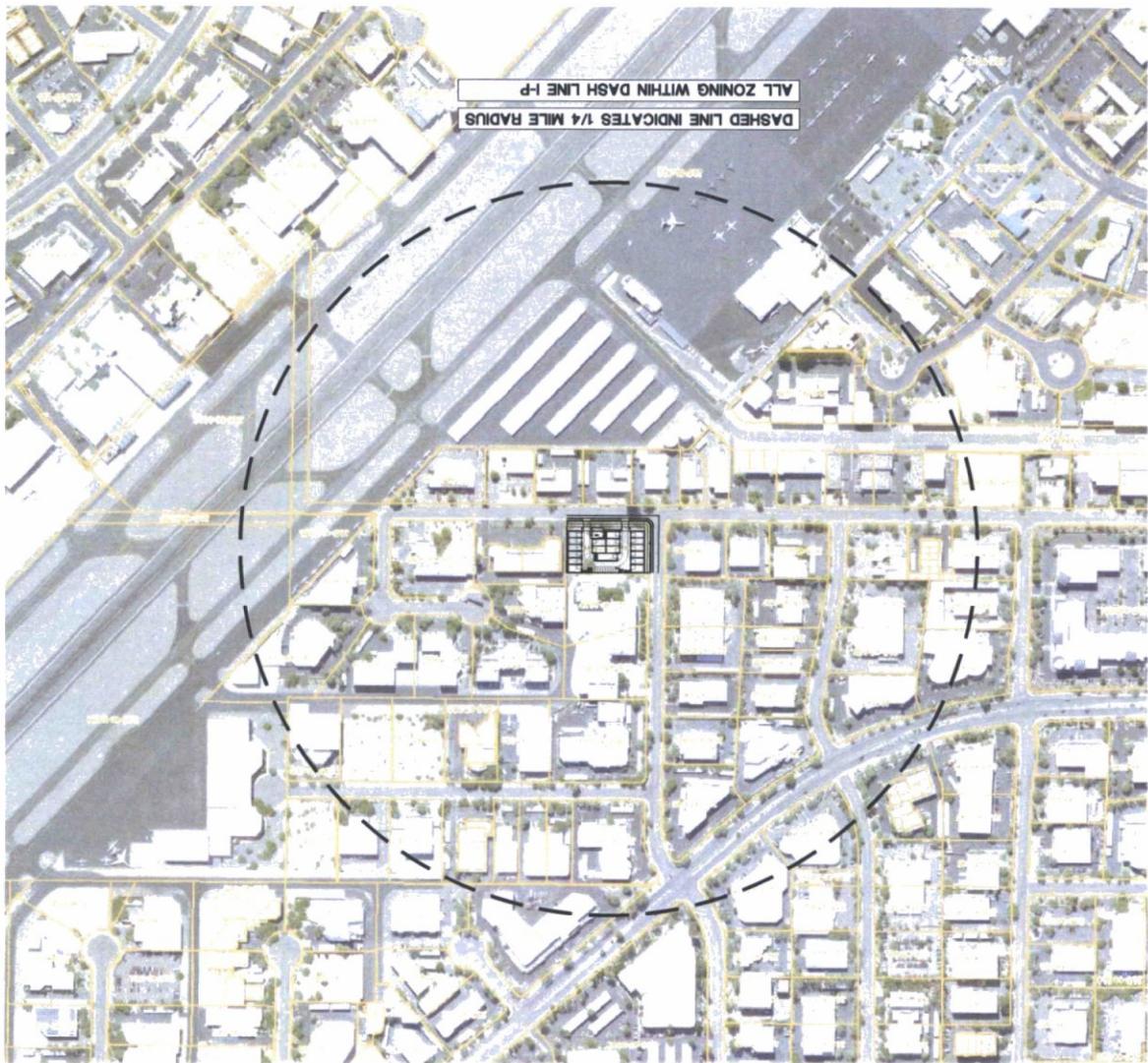
The building floor plan designs are organized around the Main Building (Building B) and Clubhouse (Building B) as well as ease for circulation from Greenway Road into the site and back around and out on to Greenway Road. Automatic gates will be provided at both entrances along with card access pedestrian gates for pedestrians to obtain access to the public way.

The architectural theme of the buildings utilize colors that are common in the area and by providing materials for a modern garage vocabulary. The materials include masonry walls with bands of different colors, steel panels at the Clubhouse and horizontal meeting panels and soffits along with exposed steel accents. Mechanical Screen walls at the roof will be made of corrugated metal. Varying heights and changes in plane on each building along with changes in materials and texture add to the character of this development. The result is a building that reinforces the concept for the storage of individual's toys.

At this time, LGEDG and our client are requesting DRB approval for exposed downspouts, internal to the site, which will be screen with perforated metal screening. The screen will be painted per the elevations provided which are architecturally integrated with the buildings. A physical sample of the material along with the design intent details have been provided for review.

ATTACHMENT 4

AERIAL CONTEXT SITE

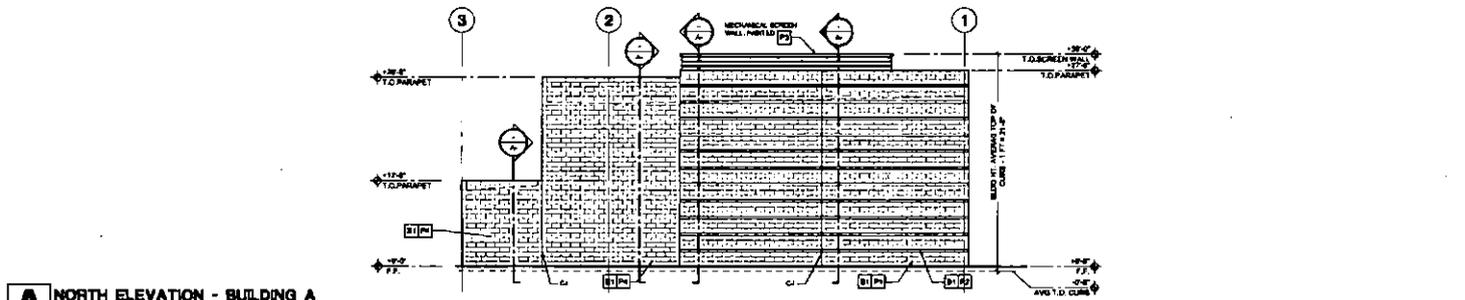


AO
SHEET:
PROJECT NO.:
CONTRACT NO.:
DRAWN BY:
SCALE DATE:
AERIAL CONTEXT SITE

DESIGN BY
IG

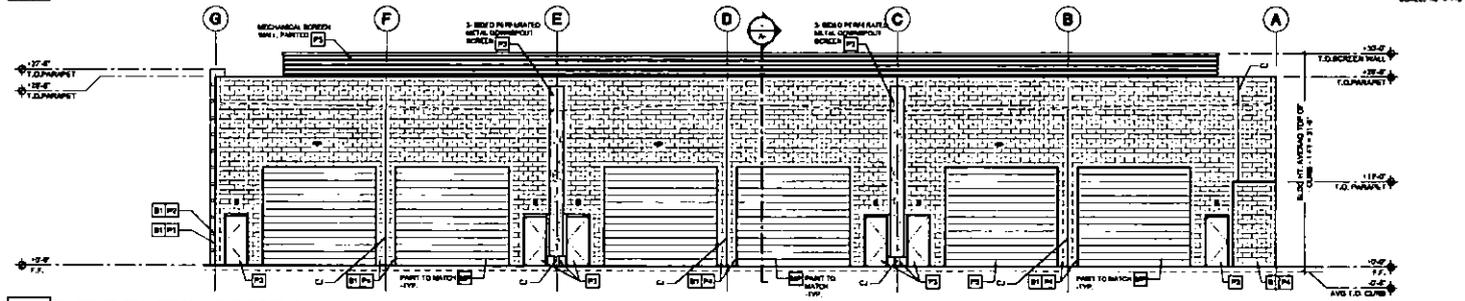
TOY BARN

IG DESIGN GROUP



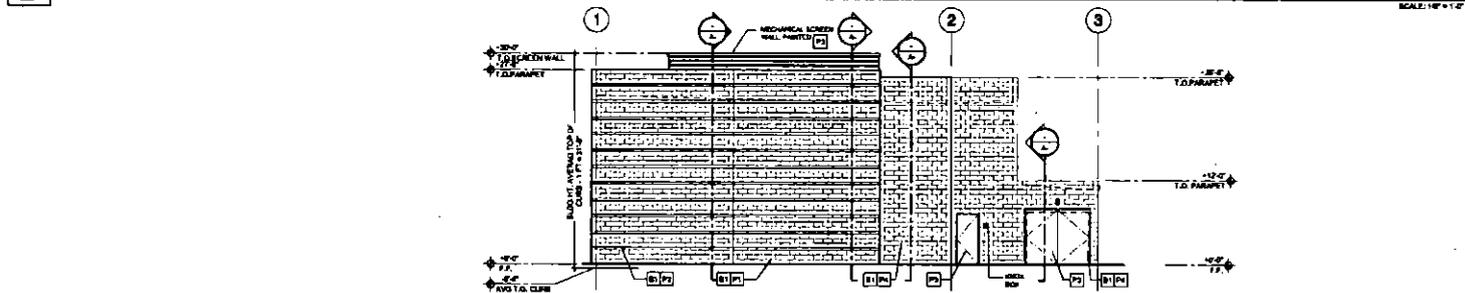
A NORTH ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"



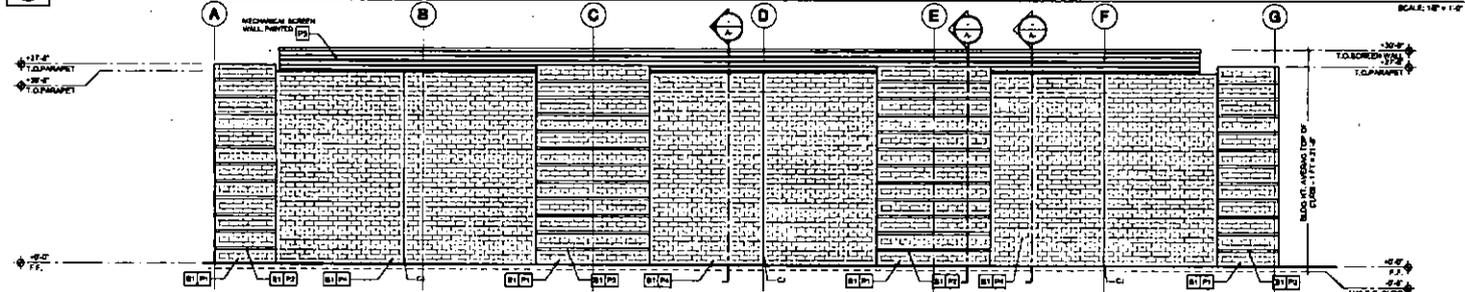
B EAST ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"



D WEST ELEVATION - BUILDING A

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR UNTIL INFORMATION.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION
M	8" X 8" X 1/2" SMOOTH FACE MASONRY - PAINTED
Q	4" X 8" X 1/2" SMOOTH MASONRY - PAINTED
W	ROLL-UP METAL PRODUCTS PRO-FINISH 308 SLATE GRAY

CANOPY KEY:

KEY:	DESCRIPTION
1	1/2" WIDE 'C' CHANNEL FABRIC - PAINTED
LV	PAINTED METAL LUMBER MECHANICAL SCREEN
2	PAINTED METAL 'W' DECK BOFFIT
3	PAINTED METAL DOMESPOUTS

GLAZING KEY:

NATURAL:	DESCRIPTION
FRAMES	ARCADIA ALUMINUM STONEFRONT DARK BRONZE (48-7)
EXTERIOR GLAZING	1" GRAY REFLECTIVE PELLA STED 65 ASPRO

PAINT KEY:

KEY:	DESCRIPTION
1	START TO MATCH BROWN WILLIAMS "SMOKEY MIST" (BY BSI)
2	START TO MATCH BROWN WILLIAMS "VOLCANIC" (BY BSI)
3	BROWN WILLIAMS "MIDNIGHT BROWN" (BY BSI)
4	START TO MATCH BROWN WILLIAMS "PROPER GRAY" (BY BSI)

PAINTING NOTES:

1. PAINTER TO PROVIDE FOUR COLOR SCHEME WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALANTS FOR THE PROJE CT TO MATCH ADJACENT MATERIALS. COLORS TO MATCH OR OFF WHITE COLORS.
3. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER RESISTANT PRODUCT.

GENERAL NOTES:

- SEE STRUCTURAL DRAWINGS FOR LIMIT OF ORIENTATION.
- SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
- SEE STRUCTURAL DRAWINGS FOR CORNER JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY	DESCRIPTION
MF	4" x 8" x 1/2" SMOOTH FACE MASONRY - PAINTED
MT	4" x 8" x 1/2" SMOOTH MASONRY - PAINTED
MM	ROLL-UP METAL PRODUCTS - FINISH NOT YET DETERMINED

CANOPY KEY:

KEY	DESCRIPTION
MC	1/2" WIDE CHANNEL FINISH - PAINTED
ML	PAINTED METAL LOUVER - MECHANICAL SCREEN
MD	PAINTED METAL TRUSS SUPPORT
ME	PAINTED METAL DOWNPOUTS

GLAZING KEY:

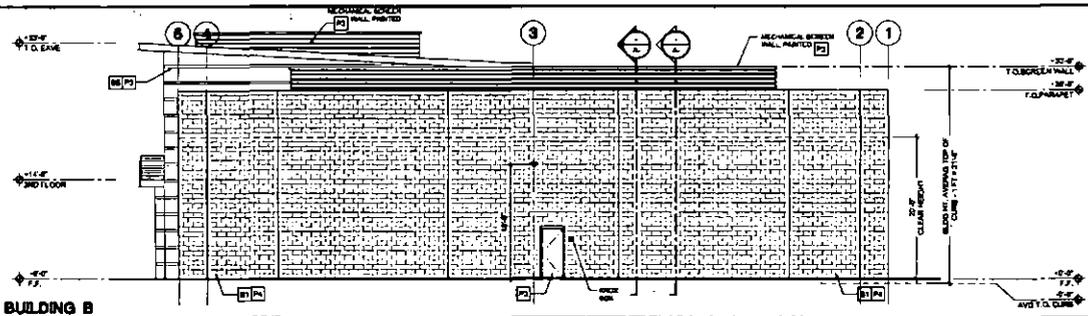
KEY	DESCRIPTION
FR	FRAMES
GL	GLASS

PANT KEY:

KEY	DESCRIPTION
PA	STAR TO MATCH BURNISH WILLIAMS SANDY GREY SW 8027
PB	STAR TO MATCH BURNISH WILLIAMS "VOLCANO" SW 8005
PC	BURNISH WILLIAMS TRIDENT SPANISH SW 8088
PD	STAR TO MATCH BURNISH WILLIAMS PROPER GRAY SW 8025

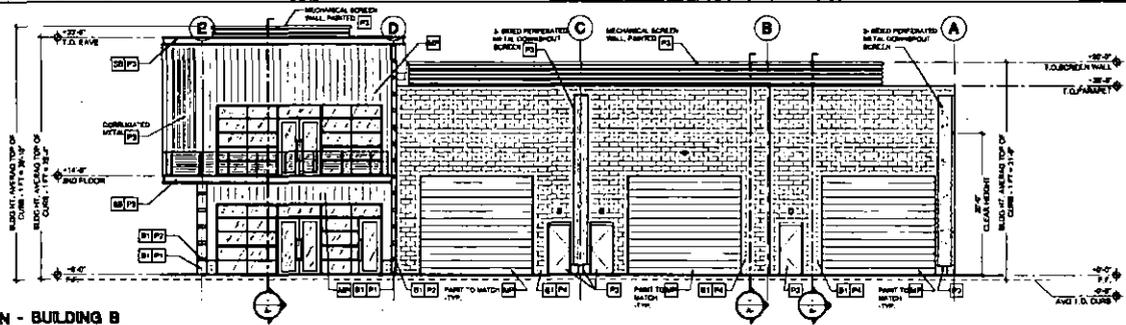
PAINTING NOTES:

- PAINTER TO PROVIDE CLEAN COLOR ROOMS WITH ALL DECORATIVE BRIMS MAINTAINED AND PAINTED IN COLORS TO BE SELECTED.
- PAINTER TO PROVIDE COLOR MATCHES TO ADJACENT MATERIALS, COLORS, AND WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.



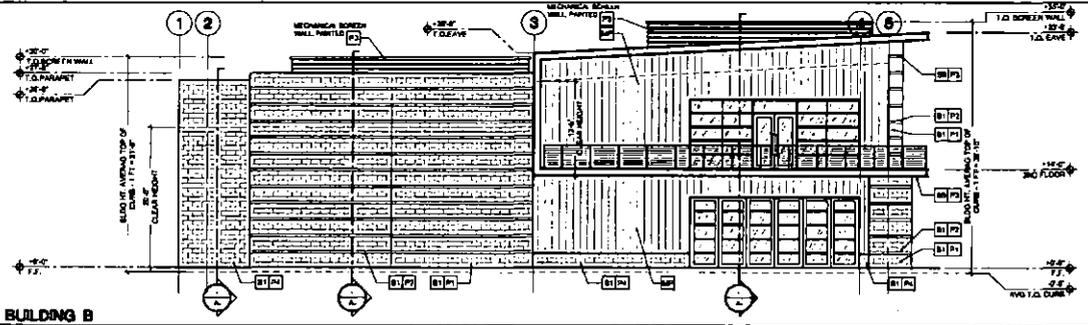
A NORTH ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



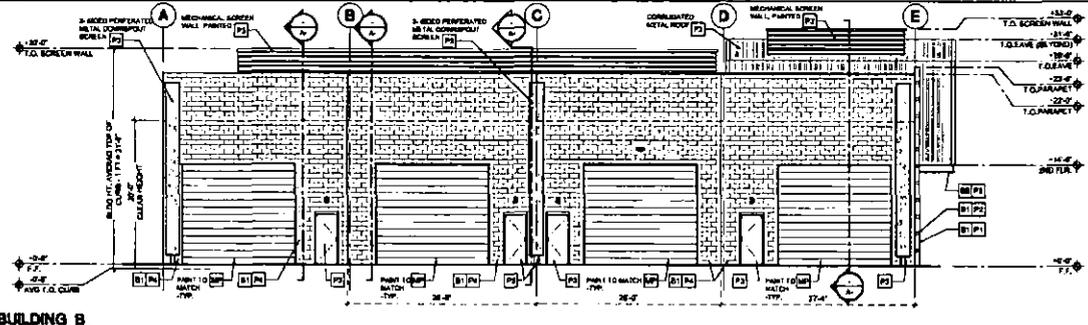
B EAST ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



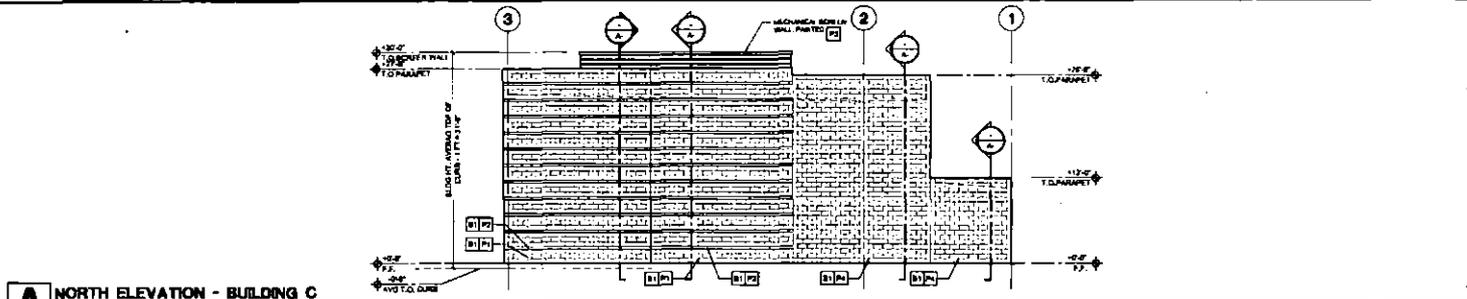
C SOUTH ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



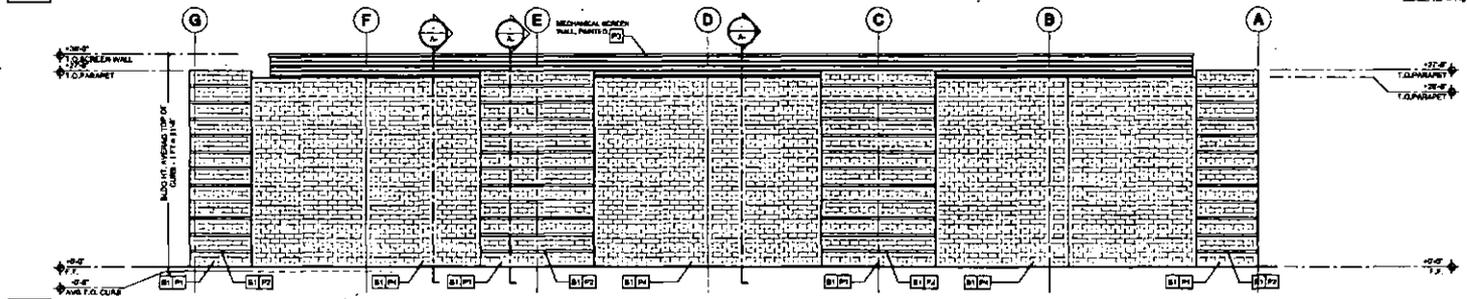
D WEST ELEVATION - BUILDING B

SCALE: 1/8" = 1'-0"



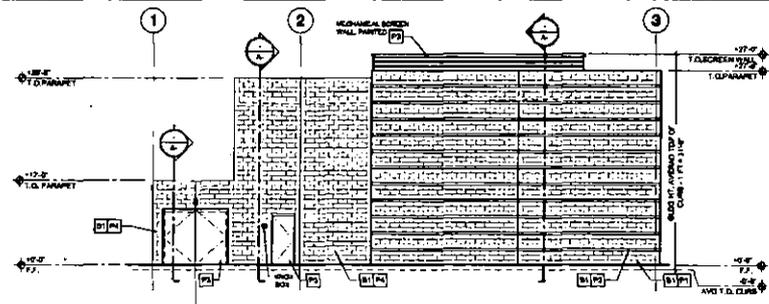
A NORTH ELEVATION - BUILDING C

SCALE: 1/8" = 1'-0"



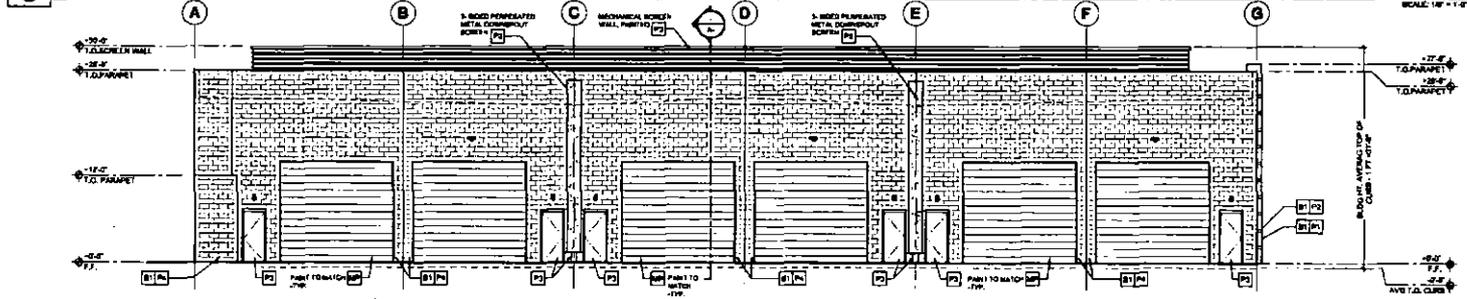
B EAST ELEVATION - BUILDING C

SCALE: 1/8" = 1'-0"



C SOUTH ELEVATION - BUILDING C

SCALE: 1/8" = 1'-0"



D WEST ELEVATION - BUILDING C

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

1. SEE STRUCTURAL DRAWINGS FOR LIMITS OF CONTRACT.
2. SEE DOOR SCHEDULE FOR ROLL-UP DOOR HEIGHTS.
3. SEE STRUCTURAL DRAWINGS FOR CONTINUED JOINT LOCATIONS.

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
M	8" x 8" x 16" SMOOTH FACE MASONRY - PAINTED
W	4" x 8" x 16" SMOOTH MASONRY - PAINTED
SM	ROLL-UP METAL PRODUCTS PRO-FRESH 500 "SLATE GRAY"

CANOPY KEY:

KEY:	DESCRIPTION:
17	17" WIDE CHANNEL FLASH - PAINTED
LV	PAINTED METAL LIGNER
CS	PAINTED METAL 1" DECK SOFTI
CS	PAINTED METAL DOWNSPOUTS

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ANODIZED ALUMINUM STOREFRONT DARK BRONZE (S-7)
EXTERIOR GLAZING	1" GRAY REFLECTIVE INSULATED GLAZING

PAINT KEY:

KEY:	DESCRIPTION:
PM	STAIN TO MATCH BEHRM WILLIAMS "SMOKEY BROWN" SW 8007
PM	STAIN TO MATCH BEHRM WILLIAMS "POLYESTER" SW 8005
PM	SHEPHERD WILLIAMS "SHEPHERD BROWN" SW 8005
PM	STAIN TO MATCH BEHRM WILLIAMS "WALPAPER GRAY" SW 8002

PAINTING NOTES:

1. PAINTER TO PROVIDE 1 COAT COLOR SCHEME WITH ALL DECORATIVE BANDS MARKED AND PAINTED IN COLORS TO BE SELECTED.
2. SEALERS FOR THE PROJECT TO MATCH ADJACENT MATURING COLORS - NO WHITE OR OFF-WHITE COLORS.
3. PAINTER TO PROVIDE SAMPLES WITH APPROXIMATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
4. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL OR POLYMER CONCRETE UNPAINTED CONCRETE AND OTHER MATERIALS NOT REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

DESIGN GROUP
LGE

TOY BARN

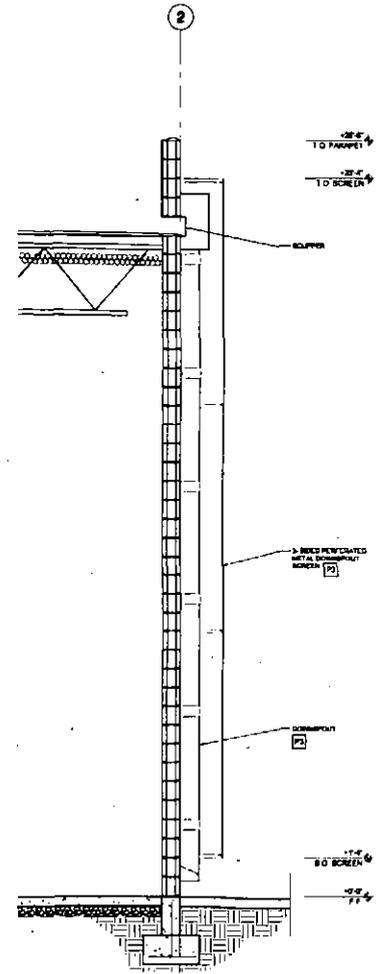
LD
DESIGN

PRELIM
NOT
CONSTR

SHEET TITLE:
BUILDING C - EXTERIOR
ISSUE DATE:
DRAWN BY:
PROJECT NO:
DATE:

A4.

SHEET TITLE
WALL SECTION
SCALE DATE
DRAWN BY
CHECKED BY
PROJECT NO.
SHEET



01 WALL SECTION
SCALE: 1/2" = 1'-0"

02 WALL SECTION
SCALE: 1/2" = 1'-0"

03 WALL SECTION
SCALE: 1/2" = 1'-0"



Scottsdale, Arizona
2017 07 24

LGE | DESIGNGROUP

RENDERING VIEW

This artist rendering is for conceptual design only and should not be referred to as a construction document.
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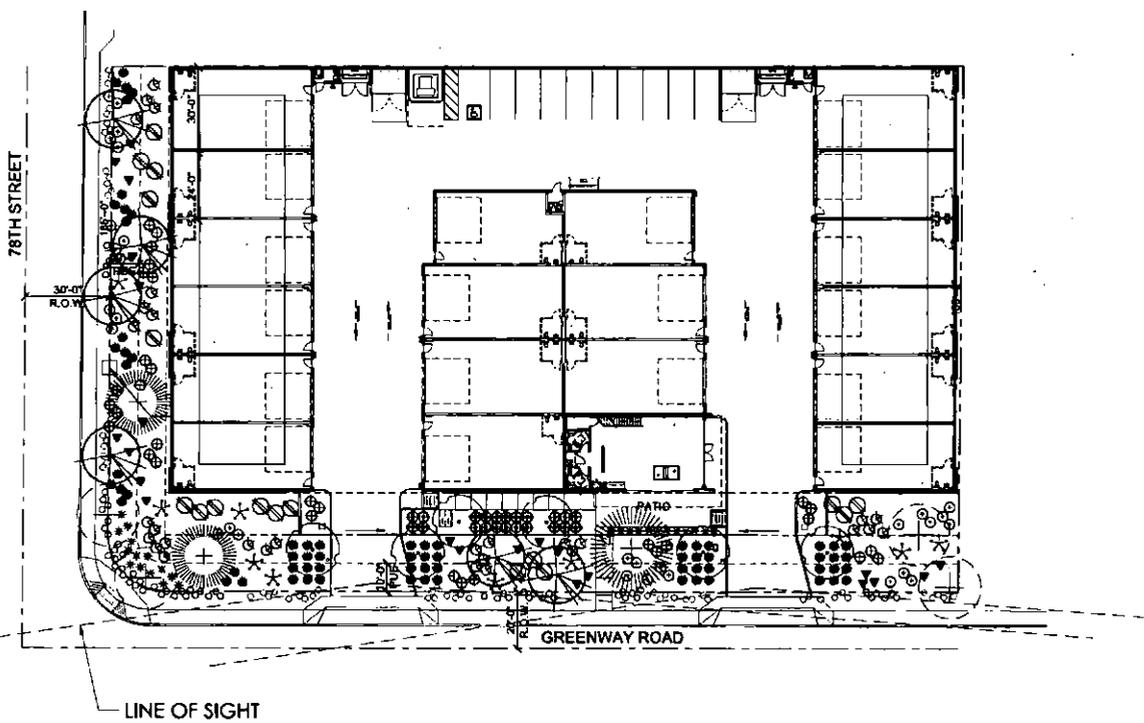


ATTACHMENT 8

LANDSCAPE LEGEND

- CERCIDIUM HYBRID
DESERT MUSEUM
36" BOX - MULTI (6)
- PROSOPIS SPP
AZT MESQUITE (THORNLESS)
24" BOX - MULTI (6)
- EXISTING TREE
PROTECT FROM
CONSTRUCTION
- TRANSPLANTED TREE
FROM SITE, SEE NATIVE PLANT
PLAN, FOR DETAILS. (3)
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON (30)
- LEUCOPHYLLUM LANGMANIAE
RIO BRAVO SAGE
5 GALLON (30)
- CAESALPINIA GILLIESII
YELLOW BIRD OF PARADISE
5 GALLON (10)
- TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (26)
- EREMOPHILA GRAY
GRAY HORIZON PPAF
5 GALLON (49)
- EREMOPHILA GLABRA
FIRE AND ICE PLANT
5 GALLON (22)
- LANTANA MONTEVIDENSIS
WHITE LIGHTING TM
1 GALLON (58)
- LANTANA MONTEVIDENSIS
DALLAS RED TM
1 GALLON (56)
- AGAVE GEMINIFLORA
TWIN FLOWER AGAVE
5 GALLON (26)
- BOUGAINVILLEA SPP.
TORCH GLOW BOUGAINVILLEA
5 GALLON (23)
- MUHLENBERGIA LINDHEIMERI
LINDHEIMER'S MUHLY
5 GALLON (71)

1/2" SELECT EXPRESS DATE GOLD
 DECOMPOSED GRANITE
 2" DEPTH IN ALL LANDSCAPE AREAS



LANDSCAPE PLAN

PROJECT DATA:

PROJECT ADDRESS: N.E.C. OF GREENWAY ROAD & 78TH STREET
 SCOTTSDALE, ARIZONA

DEVELOPER: LGE DESIGN BUILD
 740 NORTH 52ND STREET
 PHOENIX, AZ. 85008

PROJECT SCOPE: NEW RECREATIONAL VEHICLE STORAGE
 BUILDINGS AND SITE WORK

CURRENT ZONING: I-1

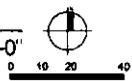
COUNTY PARCEL NO.: 216-47-003R

SITE AREA: 55,418 S.F. (1.27 ACRES)

LANDSCAPE SUMMARY DATA:

OFF-SITE LANDSCAPE: 1,871 SQ.FT.
 PARKING LOT LANDSCAPE: 0 SQ.FT.
 ON-SITE LANDSCAPE (INCLUDES PARKING L/S): 18,838 SQ.FT.
 TOTAL LANDSCAPE: 20,909 SQ.FT.

SCALE: 1" = 20'-0"



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
 URBAN DESIGN
 SITE PLANNING

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 P: (480) 286-8250

E-MAIL: tmcc@tmca.com

