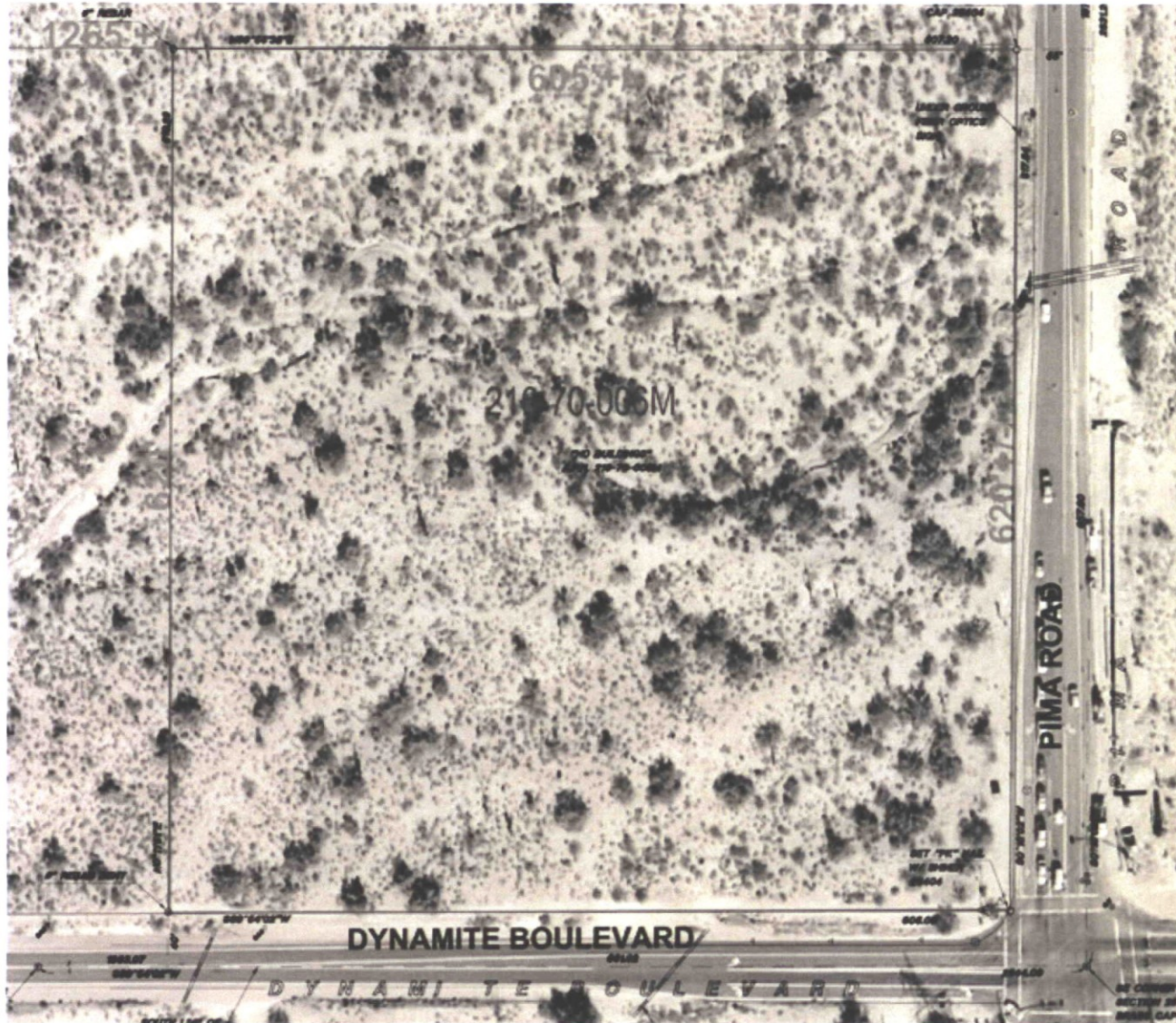


**Simulations**  
**Photos**  
**All Graphics (no plans)**

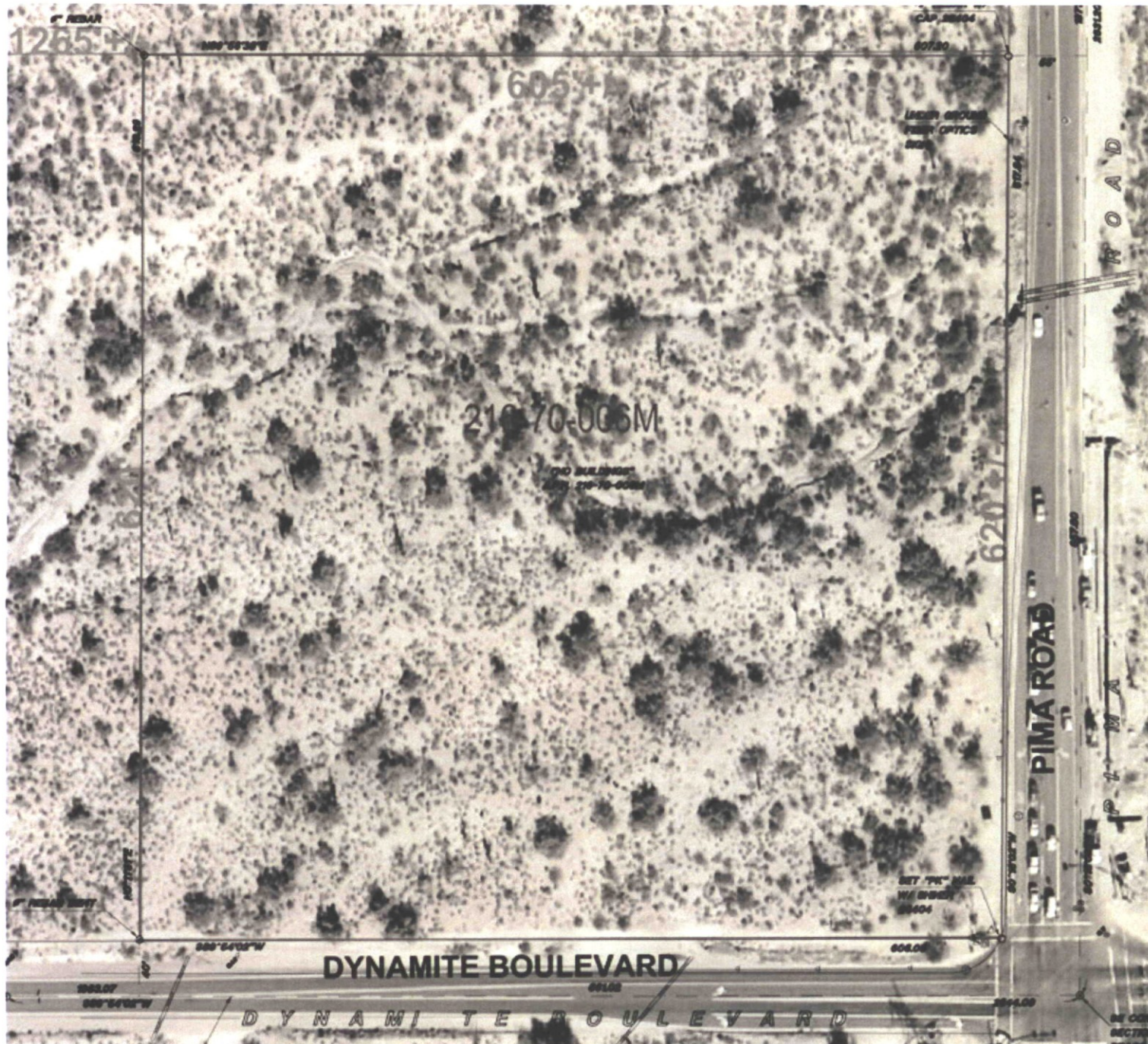


# EXISTING CONDITIONS PHOTO EXHIBIT SITE CONTEXT



11-UP-2016  
12/09/2016



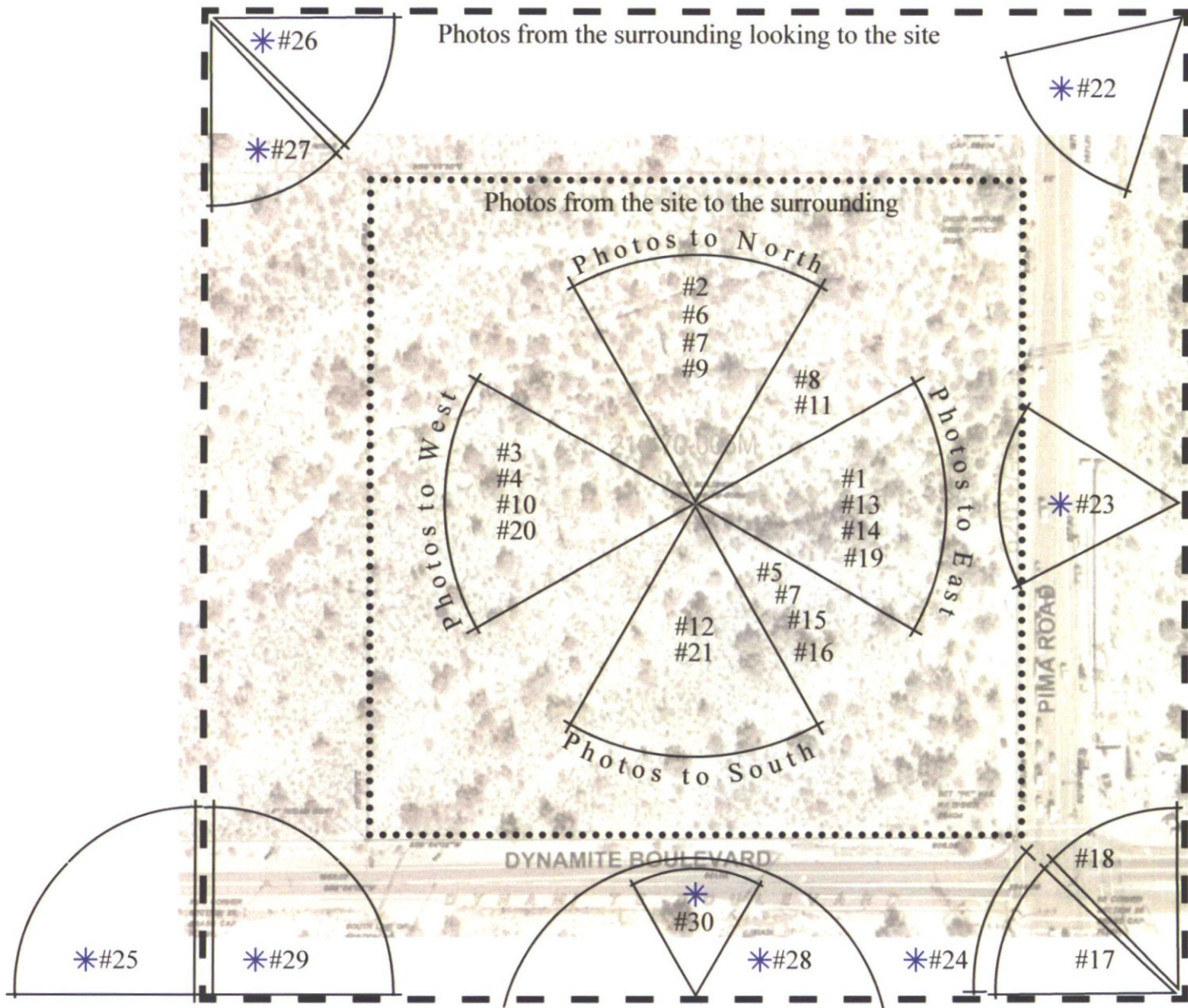


11-UP-2016

12/09/2016



# EXISTING CONDITIONS PHOTO EXHIBIT REFERENCE PLAN

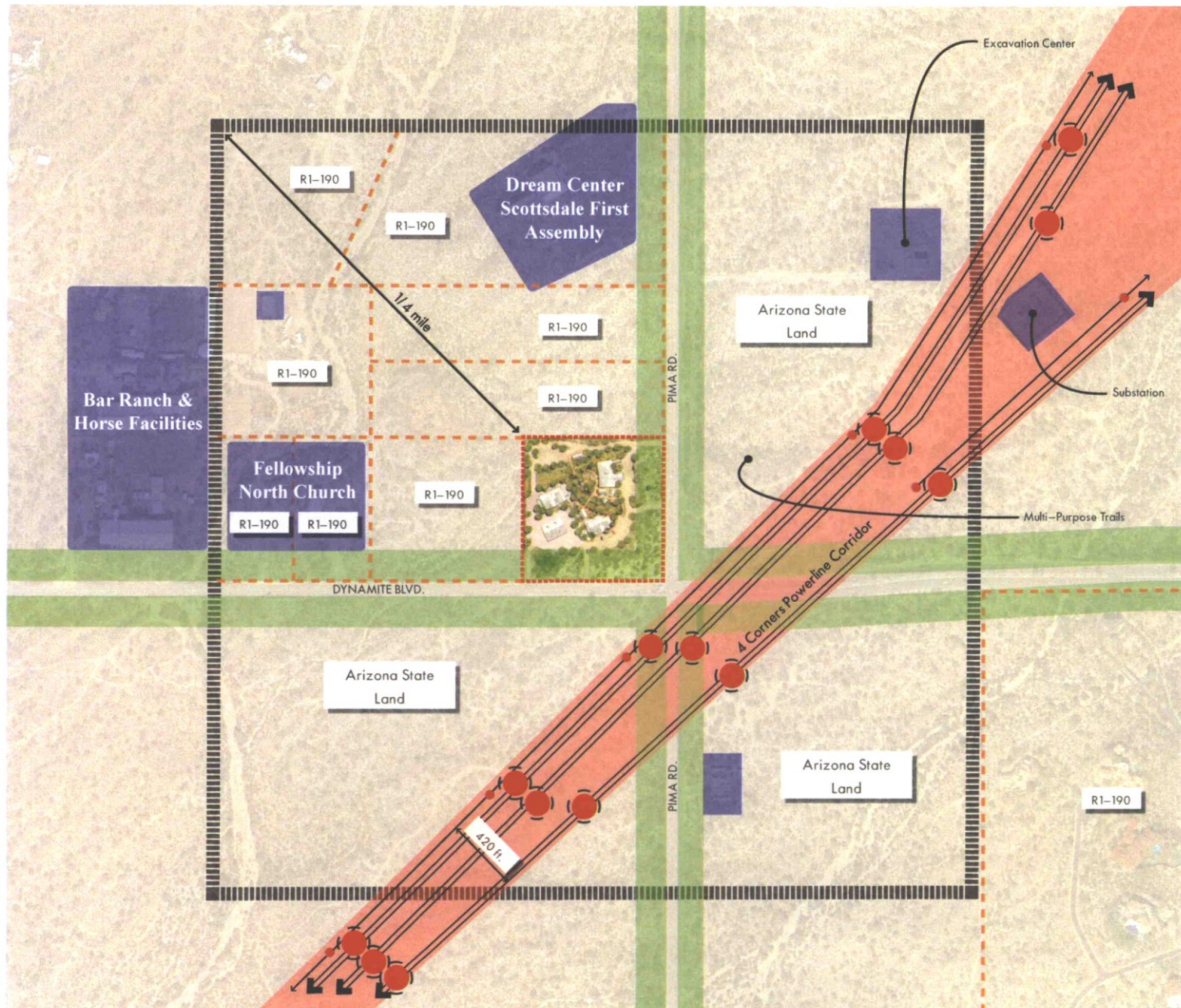


\* Aerial Photos

11-UP-2016  
12/09/2016



# CONTEXT AERIAL WITH SITE IMPROVEMENTS



## LEGEND

- 1/4 MILE RADIUS
- PROPERTY BOUNDARY
- ZONING BOUNDARIES
- 100' SCENIC CORRIDOR EASEMENT
- EXISTING STRUCTURES
- TRANSMISSION LINE EASEMENT
- TRANSMISSION TOWER/POLE

11-UP-2016  
12/09/2016

0' 100' 200' 400' 600'  
SCALE: 1" = 200'



[illegible]



# OPEN SPACE PLAN

## Development Information:

**Project Data Zoning:** PNC  
**Net Lot Area:** 342,037 SF  
**Building Height:** 24' Proposed

**Required Common Open Space:**  
 FOR THE FIRST 12' OF HEIGHT:  $16\% \times 342,037 \text{ NET LOT SF} = 54,726 \text{ SF}$   
 NEXT 12' OF HEIGHT:  $(.005 \times 342,037 \text{ NET LOT SF})12' = 20,522 \text{ SF}$

$54,726 \text{ SF} + 20,522 \text{ SF} = 75,248 \text{ SF OF REQUIRED COMMON OPEN SPACE}$




**Provided Common Open Space:**  
 77,614 SF OF COMMON OPEN SPACE

**Required Frontage Open Space:**  
 $0.50 \times 75,248 \text{ SF} = 37,624 \text{ SF}$

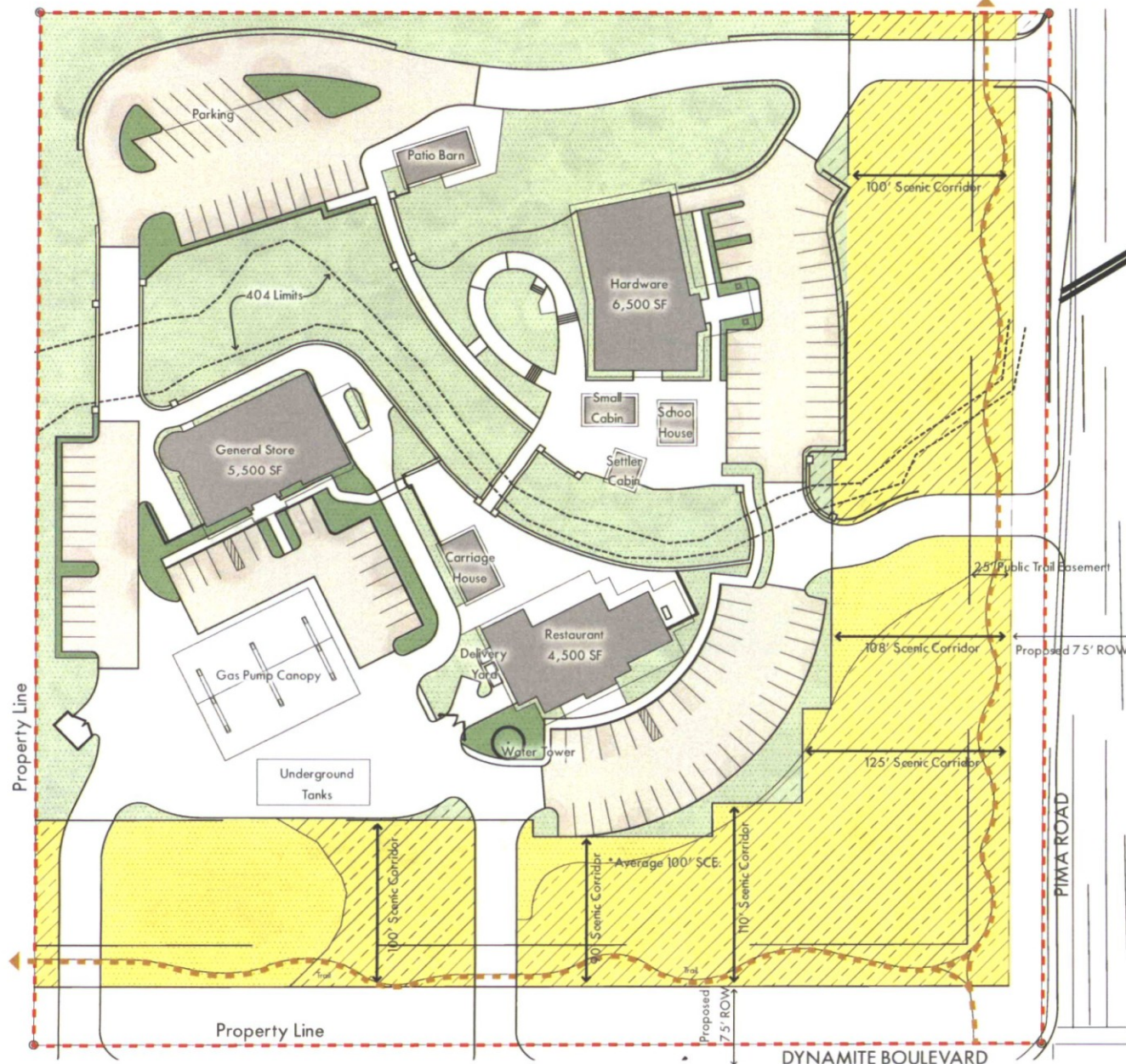
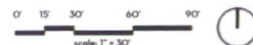
**Provided Frontage Open Space:**  
 98,747 SF (EXCLUDING R.O.W.)  
 (47% OF PROVIDED OPEN SPACE)

**Required Parking Lot Landscape:**  
 $15\% \times 55,906 \text{ SF PARKING LOT AREA} = 8,385 \text{ SF}$

**Provided Parking Lot Landscape:**  
 9,242 SF

-  PARKING LOT AREA | 55,906 SF
-  COMMON OPEN SPACE | 77,614 SF  
(EXCLUDING THE FRONT OPEN SPACE)
-  FRONTAGE OPEN SPACE | 98,747 SF
-  PARKING LOT LANDSCAPING | 9,242 SF
-  TOTAL OPEN SPACE = 176,361 SF  
(EXCLUDING THE NAOS SF OF 128,654 SF)

NOTE: SEE THE NATURAL AREA OPEN SPACE SHEET FOR NAOS DEDICATED AREAS.



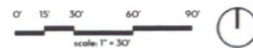
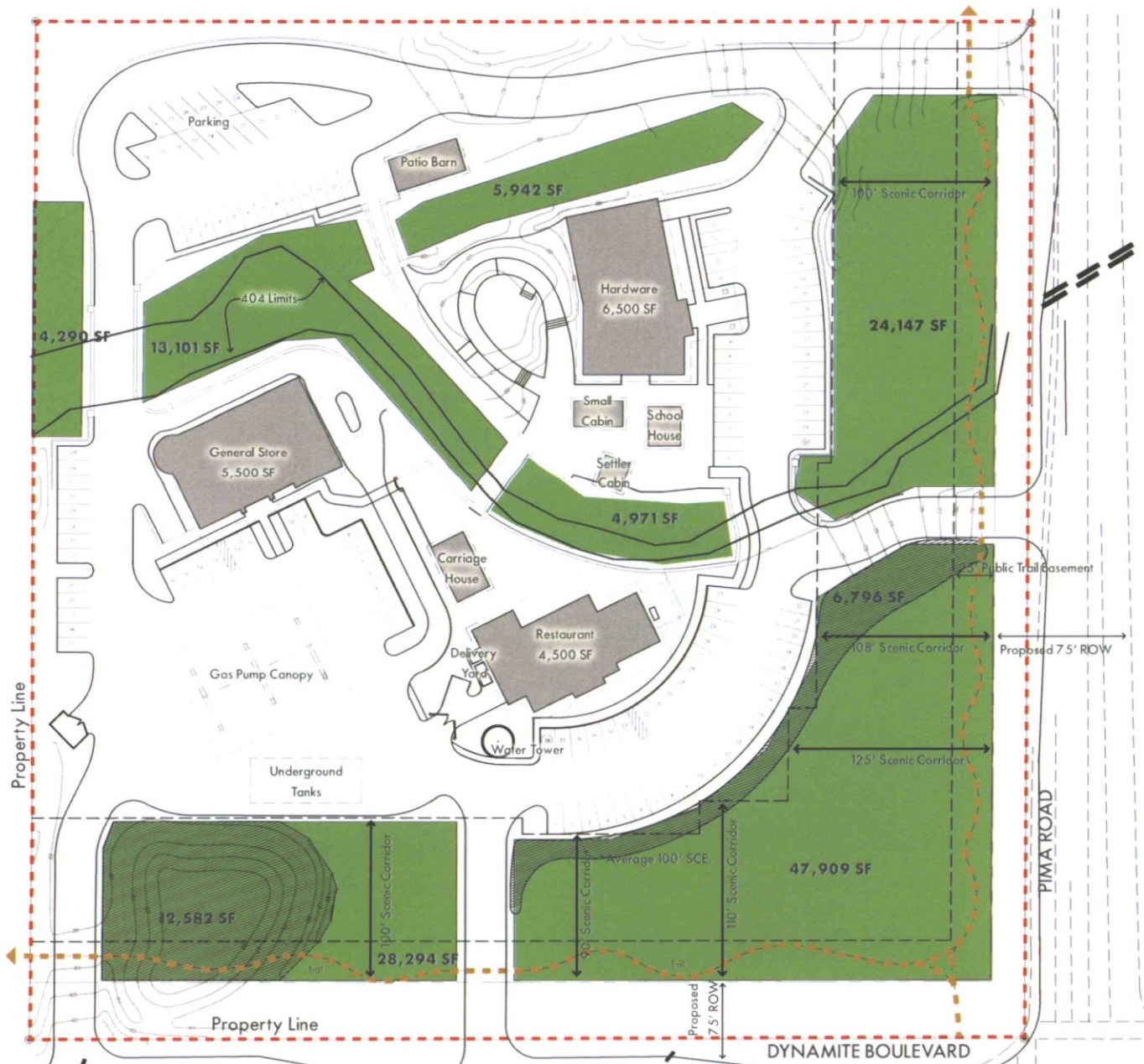


# NATURAL AREA OPEN SPACE PLAN

## NAOS Calculations:

	Provided:	Required:
Total NAOS:	128,654 SF	121,296 SF
Undeveloped natural areas:	109,276 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,378 SF	36,389 SF (Max. 30%)

 Undeveloped Natural NAOS  
 Revegetated NAOS

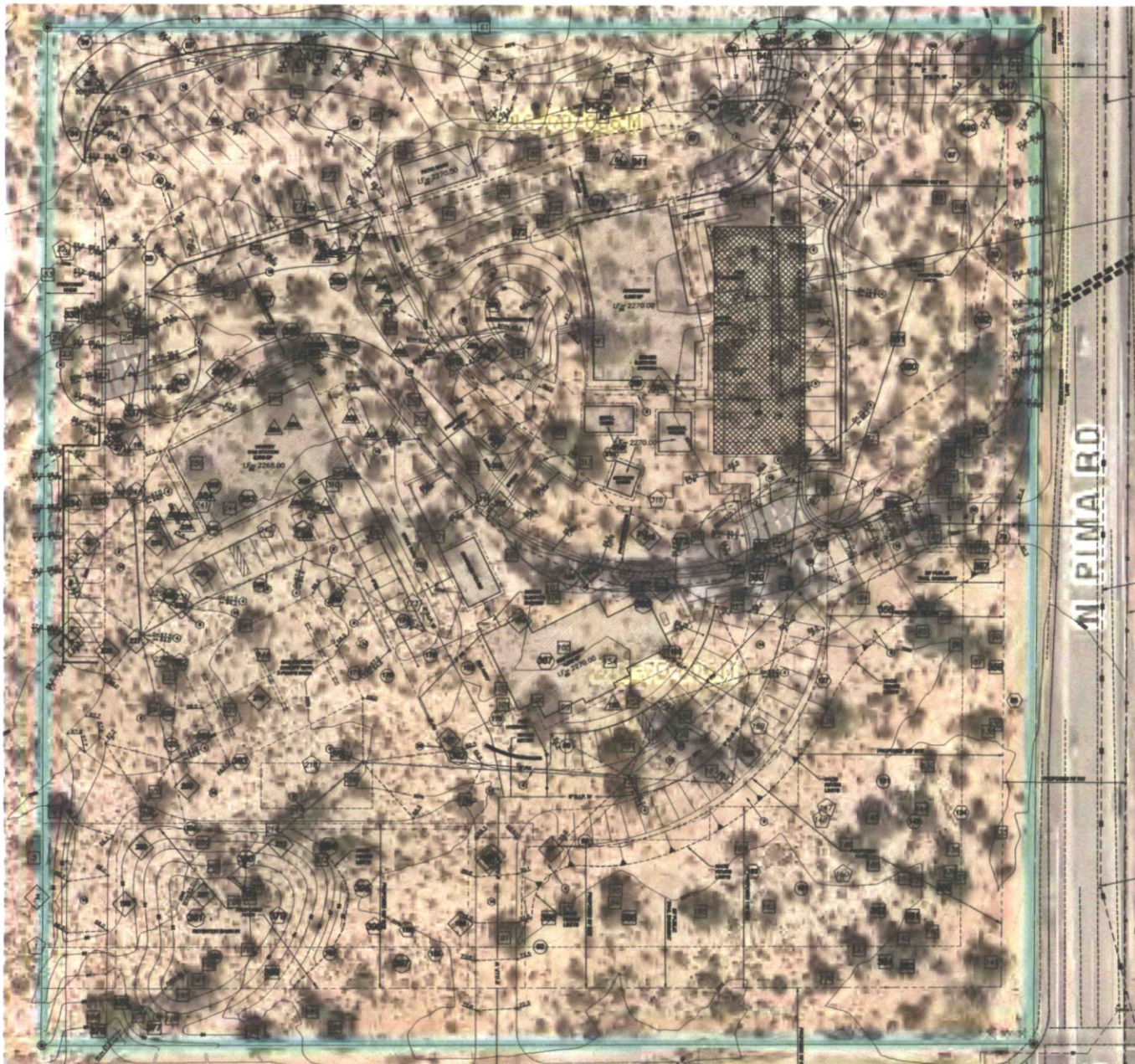








# NATIVE PLANT INVENTORY



## LEGEND

- - Barrel Cactus
- - Palo Verde
- - Saguaro
- - Ocotillo
- - Yucca
- △ - Crucifixion Thorn
- - Catclaw Acacia

Nursery area  
with temporary  
water tank

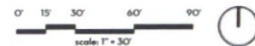
## General Salvage Notes:

1. All salvageable material to be clearly flagged with reflective tape visible from all directions. Color Code as follows:  
  
Red = Salvage and relocate  
Blue = Destroy, not salvageable, can not remain in place  
White = Remain in place
2. Metal tag or reflective tape shall be numbered to correspond with the Native Plant inventory and site plan.
3. All requirements of the State of Arizona, including the "Notice of Intent to Clear Land" shall be met notwithstanding any approvals by the City of Scottsdale.
4. Contractor is responsible for verifying all project property lines prior to salvage. Any plant material that is labeled salvageable or non-salvageable outside of final staking boundaries are to remain in place unless otherwise directed by owner.
5. Contractor is to verify with owner all plant material labeled salvageable or non-salvageable adjacent to N.A.O.S. boundaries and/or drainage ways.
6. Contractor to salvage and store in nursery all Barrel Cactus, Prickly Pear, Hedgehog Cactus, and secondary Cacti material that are located within limits of clearing.

## Project Consultants:

Inventory Provider	Great Southwest Saguaro & Tree 4144 E. Lone Mountain Rd. Phoenix, AZ 85331 Contact: Bart Schrader 480-483-8355
Engineer	Swaback Partners Architecture Planning - Interior Design 7550 E. McDonald Drive, Suite A Scottsdale, AZ 85250 Jeffrey M Denzak - Partner 480-367-2100
Owner	R.L. Miller 17025 N. Scottsdale Rd. Suite 190 Scottsdale, Az 85255 602-328-2600

PLANT INVENTORY APPROVAL, City of Scottsdale  
Plan approval good for one 90 Days.





# NATIVE PLANT INVENTORY

## LIST

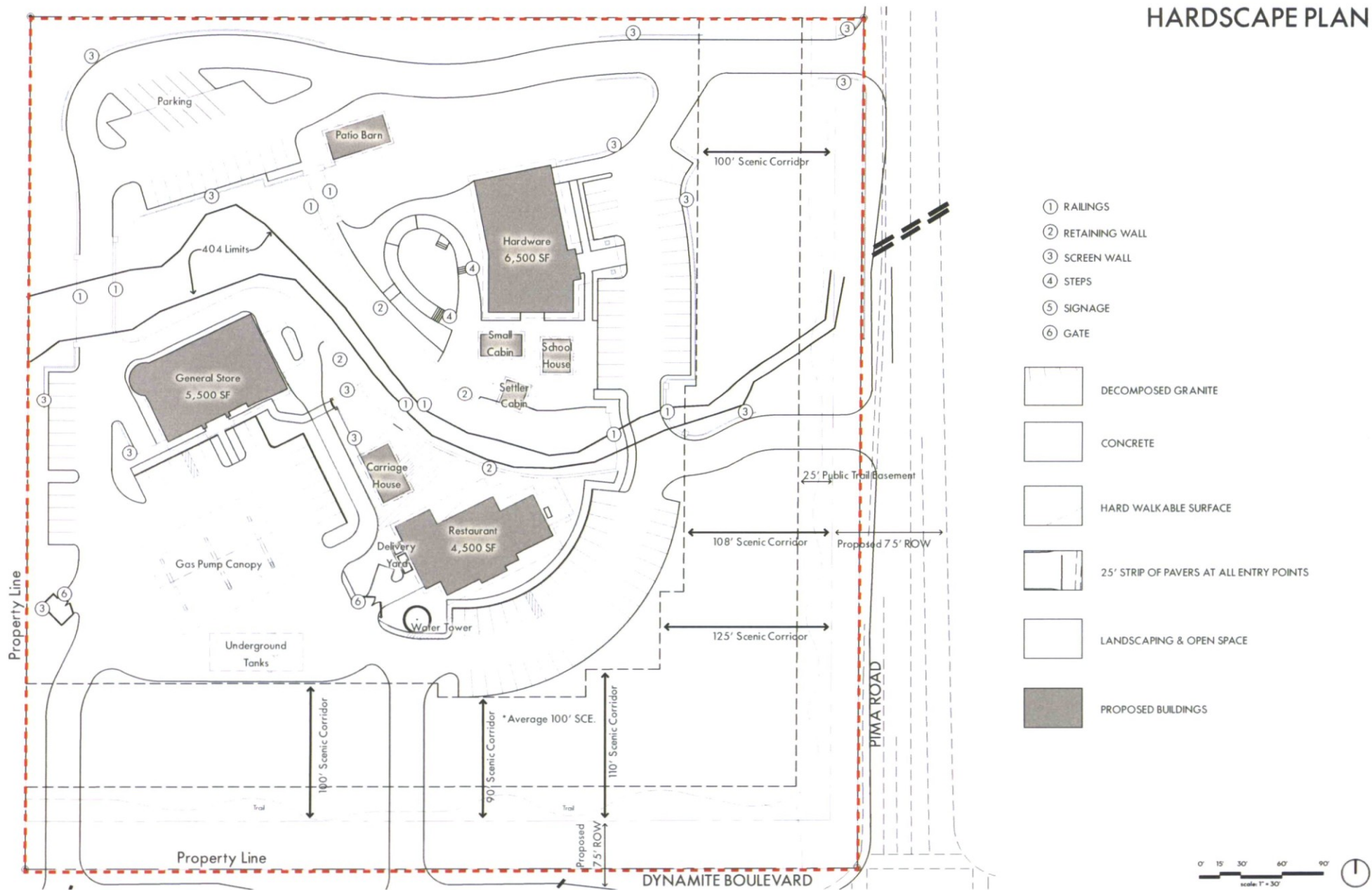
Plant #	Species	Status	Caliper (in)	Cacti Height (in)	Total (in)	Comments
1	Barrel	NS	7			Dead
2	Crucifusion thorn	S	11			
3	Feothills Palo Verde	RP	20			Multiple Trunk
4	Feothills Palo Verde	S	14			
5	Crucifusion thorn	NS	13			Form
6	Crucifusion thorn	NS	10			Multiple Trunk
7	Crucifusion thorn	S	5	12	28	5 Arms
8	Crucifusion thorn	NS	8			Multiple Trunk
9	Crucifusion thorn	NS	8			Damaged
10	Yucca Flata	NS	2.5		4	
11	Yucca Flata	NS	1			Dead
12	Saguaro	S	22	49		3 Arms
13	Yucca Flata	S	4			5 Arms
14	Feothills Palo Verde	S	12			
15	Feothills Palo Verde	RP	18			Exposed Roots
16	Feothills Palo Verde	NS	13			Exposed Roots
17	Feothills Palo Verde	NS	16			Exposed Roots
18	Barrel	S	3			Exposed Roots
19	Saguaro	S	11	27		6 Arms
20	Yucca Flata	S	1.5			9 Heads
21	Barrel	RP	1.5			
22	Saguaro	RP	5.5			
23	Feothills Palo Verde	RP	5			
24	Crucifusion thorn	NS	16			Multiple Trunk
25	Saguaro	NS	20			Dead, on ground
26	Yucca Flata	S	17	30		4 Heads
27	Crucifusion thorn	S	10			
28	Crucifusion thorn	S	5			
29	Crucifusion thorn	S	6			
30	Crucifusion thorn	S	15			
31	Crucifusion thorn	S	17			
32	Crucifusion thorn	S	19			
33	Crucifusion thorn	S	20			
34	Crucifusion thorn	S	21			
35	Crucifusion thorn	S	22			
36	Crucifusion thorn	S	23			
37	Crucifusion thorn	S	24			
38	Crucifusion thorn	S	25			
39	Crucifusion thorn	S	26			
40	Crucifusion thorn	S	27			
41	Crucifusion thorn	S	28			
42	Crucifusion thorn	S	29			
43	Crucifusion thorn	S	30			
44	Crucifusion thorn	S	31			
45	Crucifusion thorn	S	32			
46	Crucifusion thorn	S	33			
47	Crucifusion thorn	S	34			
48	Crucifusion thorn	S	35			
49	Crucifusion thorn	S	36			
50	Crucifusion thorn	S	37			
51	Crucifusion thorn	S	38			
52	Crucifusion thorn	S	39			
53	Crucifusion thorn	S	40			
54	Crucifusion thorn	S	41			
55	Crucifusion thorn	S	42			
56	Crucifusion thorn	S	43			
57	Crucifusion thorn	S	44			
58	Crucifusion thorn	S	45			
59	Crucifusion thorn	S	46			
60	Crucifusion thorn	S	47			
61	Crucifusion thorn	S	48			
62	Crucifusion thorn	S	49			
63	Crucifusion thorn	S	50			
64	Crucifusion thorn	S	51			
65	Crucifusion thorn	S	52			
66	Crucifusion thorn	S	53			
67	Crucifusion thorn	S	54			
68	Crucifusion thorn	S	55			
69	Crucifusion thorn	S	56			
70	Crucifusion thorn	S	57			
71	Crucifusion thorn	S	58			
72	Crucifusion thorn	S	59			
73	Crucifusion thorn	S	60			
74	Crucifusion thorn	S	61			
75	Crucifusion thorn	S	62			
76	Crucifusion thorn	S	63			
77	Crucifusion thorn	S	64			
78	Crucifusion thorn	S	65			
79	Crucifusion thorn	S	66			
80	Crucifusion thorn	S	67			
81	Crucifusion thorn	S	68			
82	Crucifusion thorn	S	69			
83	Crucifusion thorn	S	70			
84	Crucifusion thorn	S	71			
85	Crucifusion thorn	S	72			
86	Crucifusion thorn	S	73			
87	Crucifusion thorn	S	74			
88	Crucifusion thorn	S	75			
89	Crucifusion thorn	S	76			
90	Crucifusion thorn	S	77			
91	Crucifusion thorn	S	78			
92	Crucifusion thorn	S	79			
93	Crucifusion thorn	S	80			
94	Crucifusion thorn	S	81			
95	Crucifusion thorn	S	82			
96	Crucifusion thorn	S	83			
97	Crucifusion thorn	S	84			
98	Crucifusion thorn	S	85			
99	Crucifusion thorn	S	86			

100	Feothills Palo Verde	NS	18			Exposed Roots
101	Feothills Palo Verde	NS	6			Exposed Roots
102	Feothills Palo Verde	NS	7			Miscellaneous
103	Crucifusion thorn	S	11	11		
104	Feothills Palo Verde	NS	6			Dead
105	Feothills Palo Verde	NS	6			Dead
106	Feothills Palo Verde	NS	6			Dead
107	Feothills Palo Verde	NS	9			Multiple Trunk
108	Crucifusion thorn	NS	10			Exposed Roots
109	Crucifusion thorn	NS	4			Exposed Roots
110	Crucifusion thorn	NS	11			Exposed Roots
111	Crucifusion thorn	NS	12			Slope
112	Feothills Palo Verde	NS	18			Exposed Roots
113	Feothills Palo Verde	NS	9			Multiple Trunk
114	Crucifusion thorn	NS	10			Slope
115	Crucifusion thorn	NS	9			
116	Feothills Palo Verde	NS	10			Multiple Trunk
117	Feothills Palo Verde	NS	5			Form
118	Feothills Palo Verde	NS	15			Exposed Roots
119	Feothills Palo Verde	NS	5			Form
120	Feothills Palo Verde	NS	8			Slope
121	Feothills Palo Verde	NS	9			Slope
122	Feothills Palo Verde	NS	10			Exposed Roots
123	Feothills Palo Verde	NS	9			
124	Feothills Palo Verde	NS	8			Form
125	Crucifusion thorn	S	15			
126	Crucifusion thorn	S	11	31		Multiple Trunk
127	Crucifusion thorn	S	11	31		Multiple Trunk
128	Feothills Palo Verde	NS	22			Multiple Trunk
129	Crucifusion thorn	S	14			
130	Crucifusion thorn	S	15			
131	Crucifusion thorn	S	16			Exposed Roots
132	Crucifusion thorn	S	17			Exposed Roots
133	Crucifusion thorn	S	18			Exposed Roots
134	Crucifusion thorn	S	19			Exposed Roots
135	Crucifusion thorn	S	20			Exposed Roots
136	Crucifusion thorn	S	21			Exposed Roots
137	Crucifusion thorn	S	22			Exposed Roots
138	Crucifusion thorn	S	23			Exposed Roots
139	Crucifusion thorn	S	24			Exposed Roots
140	Crucifusion thorn	S	25			Exposed Roots
141	Crucifusion thorn	S	26			Exposed Roots
142	Crucifusion thorn	S	27			Exposed Roots
143	Crucifusion thorn	S	28			Exposed Roots
144	Crucifusion thorn	S	29			Exposed Roots
145	Crucifusion thorn	S	30			Exposed Roots
146	Crucifusion thorn	S	31			Exposed Roots
147	Crucifusion thorn	S	32			Exposed Roots
148	Crucifusion thorn	S	33			Exposed Roots
149	Crucifusion thorn	S	34			Exposed Roots
150	Crucifusion thorn	S	35			Exposed Roots
151	Crucifusion thorn	S	36			Exposed Roots
152	Crucifusion thorn	S	37			Exposed Roots
153	Crucifusion thorn	S	38			Exposed Roots
154	Crucifusion thorn	S	39			Exposed Roots
155	Crucifusion thorn	S	40			Exposed Roots
156	Crucifusion thorn	S	41			Exposed Roots
157	Crucifusion thorn	S	42			Exposed Roots
158	Crucifusion thorn	S	43			Exposed Roots
159	Crucifusion thorn	S	44			Exposed Roots
160	Crucifusion thorn	S	45			Exposed Roots
161	Crucifusion thorn	S	46			Exposed Roots
162	Crucifusion thorn	S	47			Exposed Roots
163	Crucifusion thorn	S	48			Exposed Roots
164	Crucifusion thorn	S	49			Exposed Roots
165	Crucifusion thorn	S	50			Exposed Roots
166	Crucifusion thorn	S	51			Exposed Roots
167	Crucifusion thorn	S	52			Exposed Roots
168	Crucifusion thorn	S	53			Exposed Roots
169	Crucifusion thorn	S	54			Exposed Roots
170	Crucifusion thorn	S	55			Exposed Roots
171	Crucifusion thorn	S	56			Exposed Roots
172	Crucifusion thorn	S	57			Exposed Roots
173	Crucifusion thorn	S	58			Exposed Roots
174	Crucifusion thorn	S	59			Exposed Roots
175	Crucifusion thorn	S	60			Exposed Roots
176	Crucifusion thorn	S	61			Exposed Roots
177	Crucifusion thorn	S	62			Exposed Roots
178	Crucifusion thorn	S	63			Exposed Roots
179	Crucifusion thorn	S	64			Exposed Roots
180	Crucifusion thorn	S	65			Exposed Roots
181	Crucifusion thorn	S	66			Exposed Roots
182	Crucifusion thorn	S	67			Exposed Roots
183	Crucifusion thorn	S	68			Exposed Roots
184	Crucifusion thorn	S	69			Exposed Roots
185	Crucifusion thorn	S	70			Exposed Roots
186	Crucifusion thorn	S	71			Exposed Roots
187	Crucifusion thorn	S	72			Exposed Roots
188	Crucifusion thorn	S	73			Exposed Roots
189	Crucifusion thorn	S	74			Exposed Roots
190	Crucifusion thorn	S	75			Exposed Roots
191	Crucifusion thorn	S	76			Exposed Roots
192	Crucifusion thorn	S	77			Exposed Roots
193	Crucifusion thorn	S	78			Exposed Roots
194	Crucifusion thorn	S	79			Exposed Roots
195	Crucifusion thorn	S	80			Exposed Roots
196	Crucifusion thorn	S	81			Exposed Roots
197	Crucifusion thorn	S	82			Exposed Roots
198	Crucifusion thorn	S	83			Exposed Roots
199	Crucifusion thorn	S	84			Exposed Roots

200	Crucifusion thorn	S	8			
201	Crucifusion thorn	S	10			
202	Crucifusion thorn	NS	6			Trunk Form
203	Crucifusion thorn	NS	20			Trunk Form
204	Crucifusion thorn	S	7	1.8		
205	Crucifusion thorn	NS	17			Damaged
206	Crucifusion thorn	NS	8			Exposed Roots
207	Crucifusion thorn	S	7			
208	Crucifusion thorn	NS	6			Dead
209	Crucifusion thorn	NS	9			Multiple Trunk
210	Crucifusion thorn	NS	9			3 Arms
211	Sagunto	S	5	28	52	
212	Crucifusion thorn	NS	6			Dead
213	Crucifusion thorn	NS	9			Exposed Roots
214	Crucifusion thorn	NS	9			Exposed Roots
215	Crucifusion thorn	S	17			
216	Barrel	S	12	6.5		
217	Crucifusion thorn	NS	9			Exposed Roots
218	Crucifusion thorn	S	10			
219	Crucifusion thorn	NS	20			Trunk Spread
220	Crucifusion thorn	S	10			
221	Crucifusion thorn	S	13			
222	Crucifusion thorn	S	14			
223	Crucifusion thorn	S	14			
224	Crucifusion thorn	S	10			
225	Crucifusion thorn	S	16			
226	Barrel	S	3			
227	Crucifusion thorn	NS	18			Multiple Trunk
228	Crucifusion thorn	NS	12			Declining
229	Barrel	S	3			
230	Crucifusion thorn	S	15			
231	Barrel	NS	6			Dead
232	Crucifusion thorn	S	5			
233	Crucifusion thorn	NS	16			Damaged
234	Crucifusion thorn	NS	13			
235	Yucca liliata	S	4	2	16	2
236	Yucca liliata	S	4	3	16	3
237	Yucca liliata	NS	3	4	16	4
238	Yucca liliata	S	4	8	16	8
239	Yucca liliata	S	4	8	16	8
240	Barrel	S	3			Dead
241	Barrel	S	3			
242	Sagunto	S	29	47		3 Arms
243	Sagunto	S	5			
244	Crucifusion thorn	NS	11			Multiple
245	Barrel	NS	6			Dead
246	Crucifusion thorn	S	16			
247	Crucifusion thorn	NS	13			Multiple
248	Crucifusion thorn	NS	8			Exposed Roots
249	Sagunto	NS	25	72		Exposed
250	Crucifusion thorn	S	18	25	72	Damaged / 3 Arms
251	Yucca liliata	S	4			2
252	Yucca liliata	S	4			6
253	Crucifusion thorn	S	9			1
254	Barrel	S	3			Dead
255	Crucifusion thorn	S	9			
256	Yucca liliata	S	3			1
257	Crucifusion thorn	S	14			2
258	Crucifusion thorn	S	15			2
259	Crucifusion thorn	S	13			1
260	Crucifusion thorn	S	24			1
261	Crucifusion thorn	NS	18			Damaged
262	Crucifusion thorn	NS	9			Multiple Trunk
263	Yucca liliata	NS	3			Declining
264	Yucca liliata	NS	3			1
265	Yucca liliata	NS	3			Dead
266	Crucifusion thorn	NS	20			Multiple
267	Yucca liliata	NS	3			Dead
268	Yucca liliata	S	7			2
269	Yucca liliata	S	7			6
270	Crucifusion thorn	S	7			1
271	Crucifusion thorn	NS	14			Multiple
272	Crucifusion thorn	NS	18			
273	Crucifusion thorn	NS	18			Dead
274	Crucifusion thorn	NS	18			Multiple
275	Crucifusion thorn	NS	7			3 Arms
276	Sagunto	NS	10	36		Not Root / 3 Arms
277	Crucifusion thorn	NS	8	10		Exposed Roots
278	Yucca liliata	S	4			1
279	Yucca liliata	NS	3			1
280	Yucca liliata	NS	3			Declining
281	Yucca liliata	S	5			1
282	Yucca liliata	S	5			1
283	Yucca liliata	NS	3			2
284	Yucca liliata	S	6			6
285	Yucca liliata	S	5			3
286	Crucifusion thorn	NS	6			
287	Yucca liliata	NS	3			Dead/Gone
288	Crucifusion thorn	NS	12			
289	Crucifusion thorn	NS	6			Exposed Roots
290	Crucifusion thorn	NS	7			Multiple Trunk
291	Crucifusion thorn	NS	6			Multiple Trunk
292	Crucifusion thorn	S	10			
293	Sagunto	NS	26	82		Trunk / 3 Arms / Damaged
294	Crucifusion thorn	S	8			
295	Crucifusion thorn	NS	7			
296	Yucca liliata	NS	3			Dead
297	Crucifusion thorn	S	11			Large Canopy / Large Moisture
298	Sagunto	NS	3			Dead
299	Sagunto	NS	30	58		Damaged



# HARDSCAPE PLAN



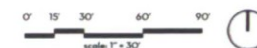
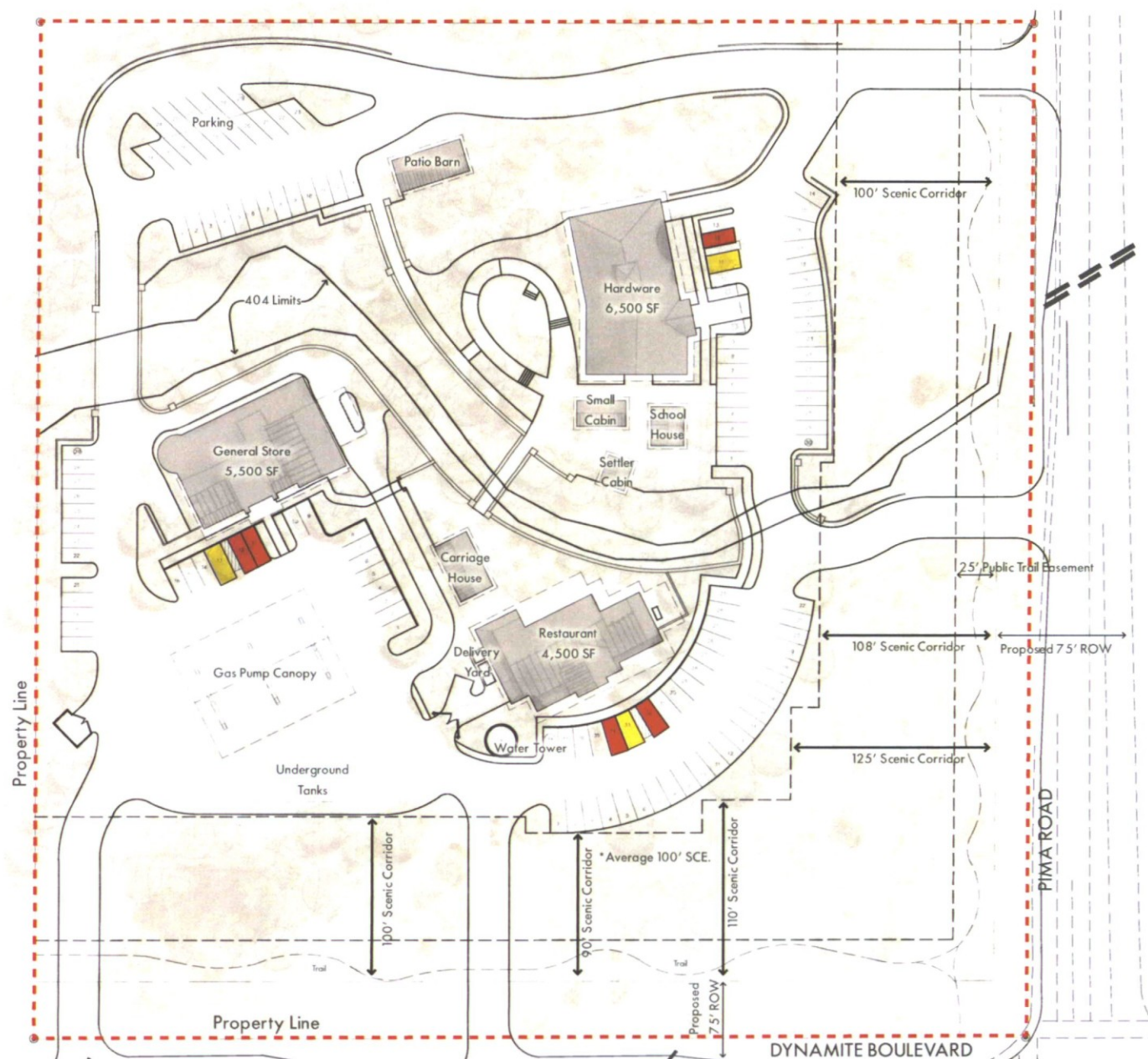


# PARKING PLAN

## Parking Calculations:

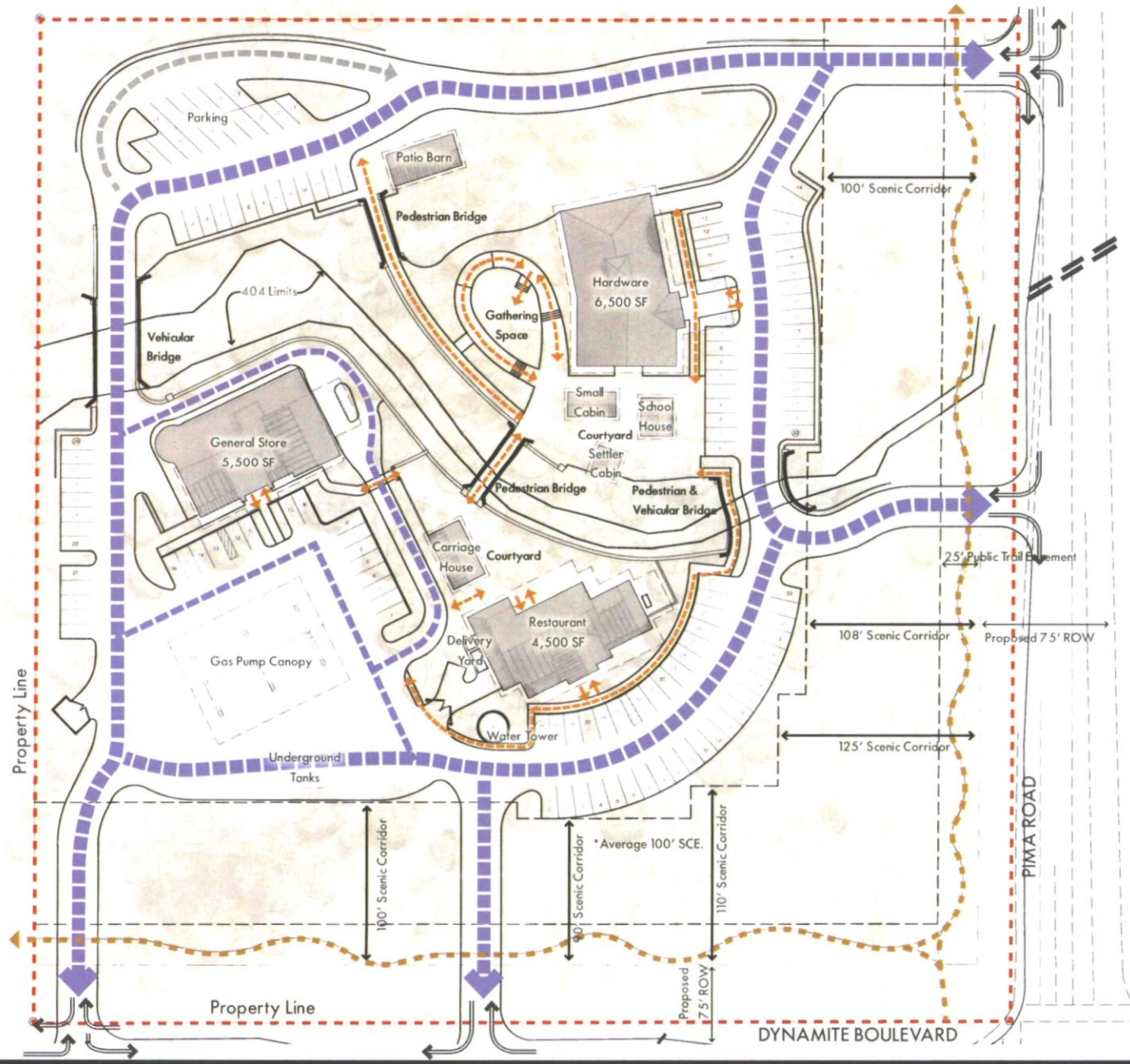
Building Use	Parking Spaces	
	Provided	Required
Hardware (6,500 SF)	30	1/250 SF = 26
General Store/Gas Pump Canopy (3,000 SF Gross Sales Floor Area)	29	1/250 Gross Sales Floor Area = 12
Restaurant (4,500 SF)	35	38
Restaurant Patio Area (3,350 SF)	9	1/350 SF = 9 (excluding the first 350 SF)
Additional Parking	23	0
<b>TOTAL:</b>	<b>126</b>	<b>85</b>

<span style="color: red;">■</span> Mobility Impaired Accessible Parking Spaces	6	4% of 126 = 5 spaces
<span style="color: yellow;">■</span> Van Mobility Impaired Accessible Parking Spaces	3	2 per 7 Mobility Impaired Spaces





# PEDESTRIAN & VEHICULAR CIRCULATION PLAN



## LEGEND

- Access –  
Right-In / Right-Out / Left-In/Left-Out
- Access –  
Right-In / Right-Out
- Trails (Equestrian/Pedestrian)
- Pedestrian Circulation
- Internal Circulation
- Main Circulation
- Bridges
- Building Ingress/Egress
- Property Line





# TOPOGRAPHY & SLOPE ANALYSIS PLAN

## BOUNDARY DISCLAIMER

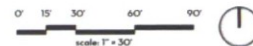
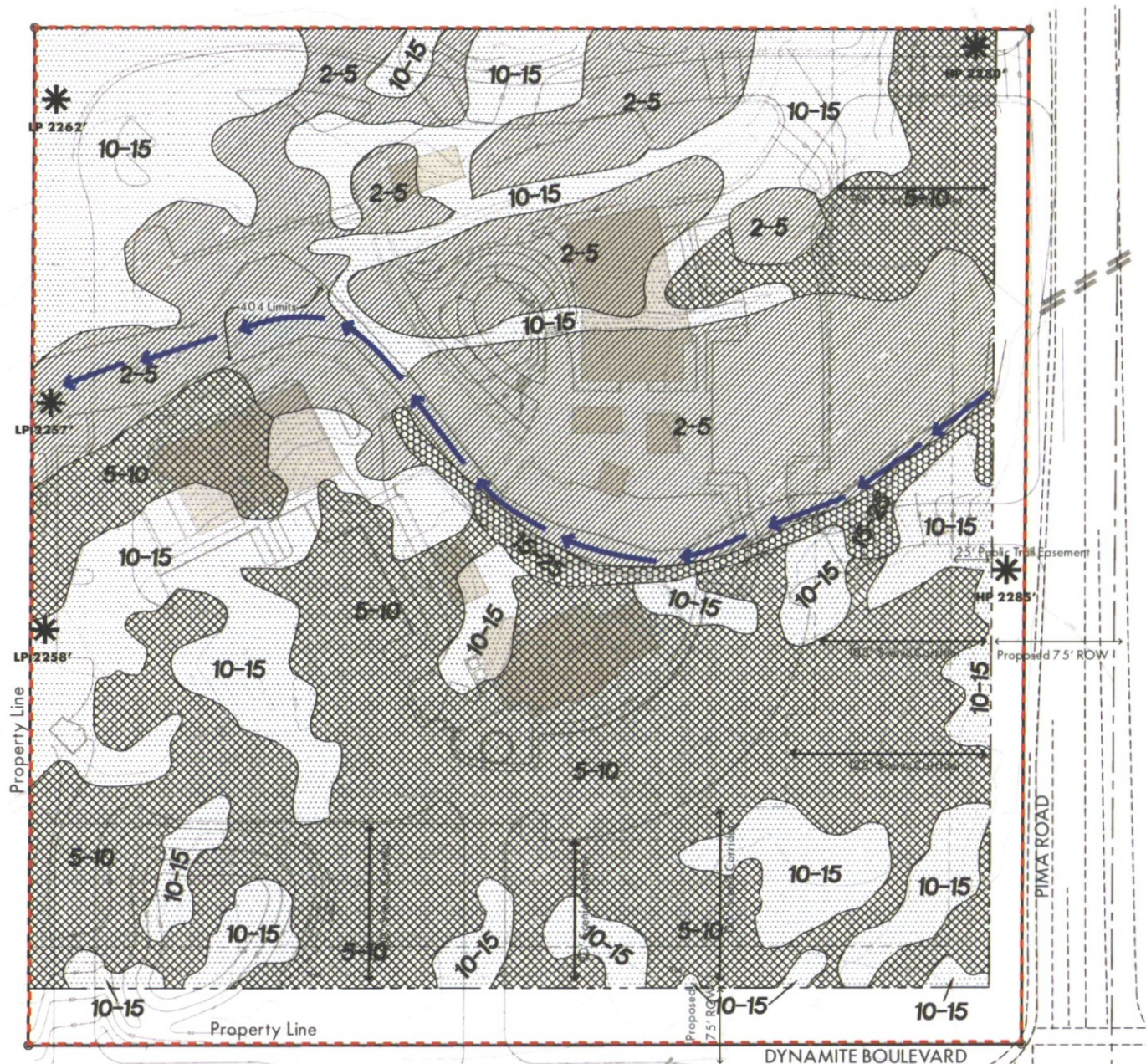
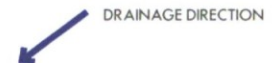
Boundary information supplied by client and based on the A.L.T.A. - A.C.S.M. Land Title Survey prepared by James Loftis with Consulting Land Surveyors, Job # 021214, dated 01/06/03.

## \*DISCLAIMER

Proposed Right-of-Way dimensions shown on this plan were supplied by Phil Kercher at the City of Scottsdale Traffic Department on 5/19/09. He indicated that the city reserves the right to change these requirements between 5/19/09 and the time of final approval.

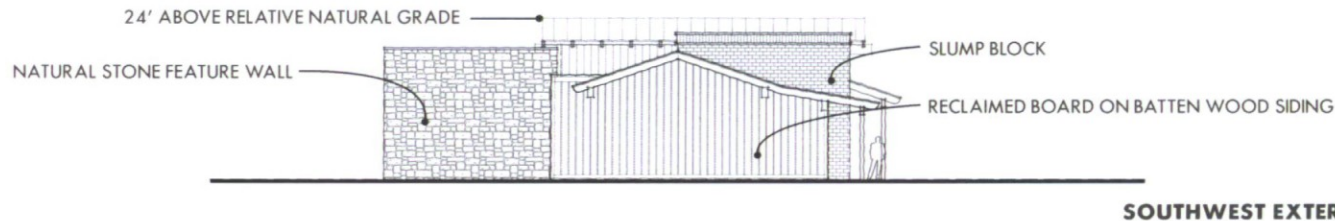
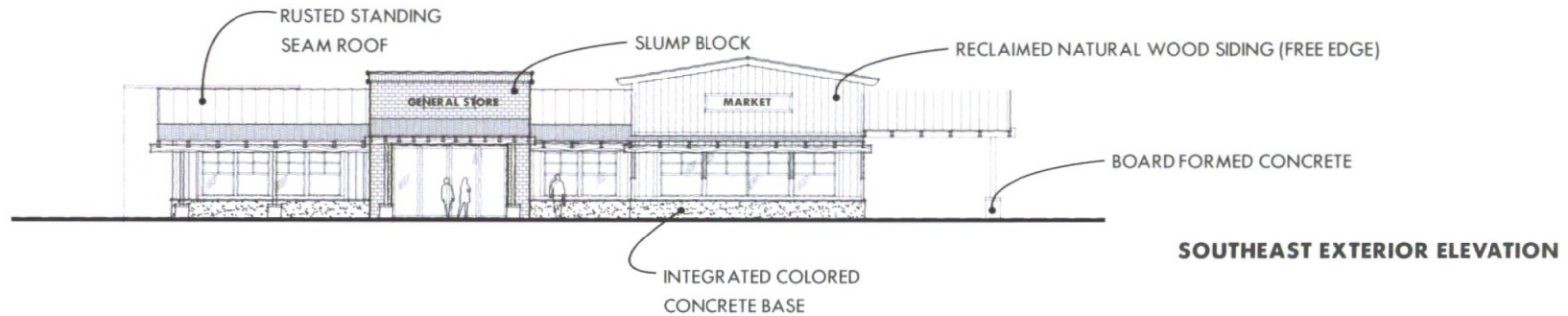
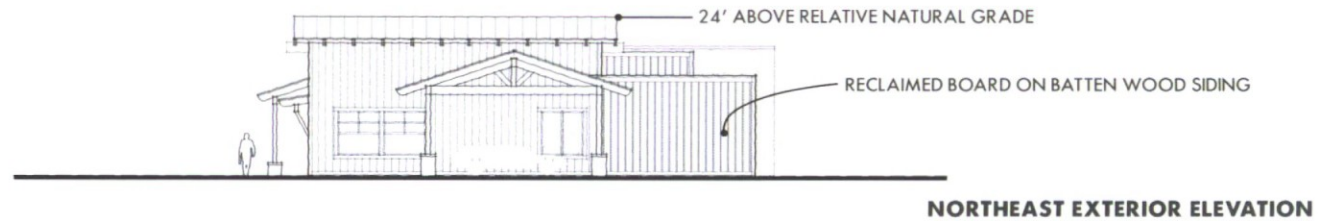
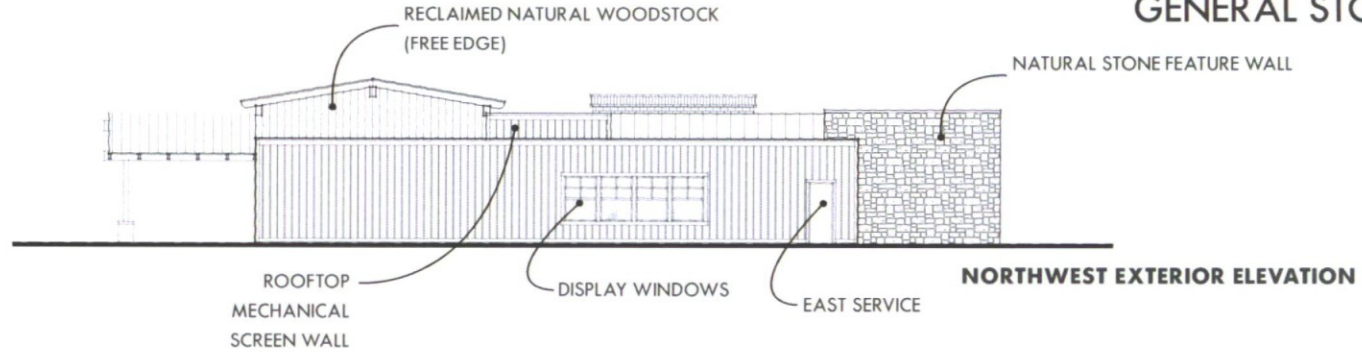
## SLOPE CATEGORY ANALYSIS

SLOPE CATEGORY	SQ. FOOTAGE	% REQ'D	NAOS REQ'D (SF)
0-2%	0	25	0
2-5%	97,036	25	24,259
5-10%	132,006	35	46,202
10-15%	106,619	45	47,979
15-25%	6,347	45	2,856
>25%	0	45	0
TOTALS	342,008	(AVG 35.5)	121,296





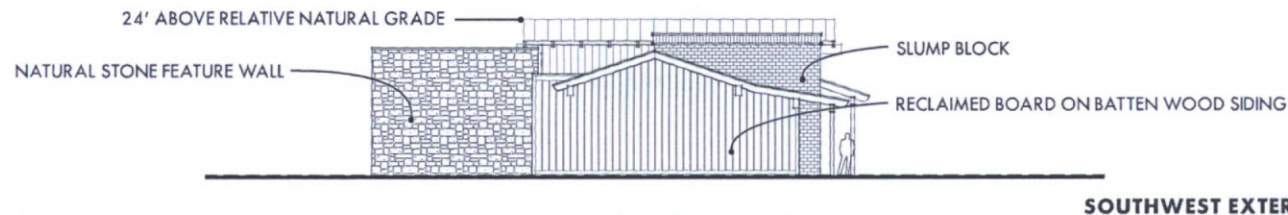
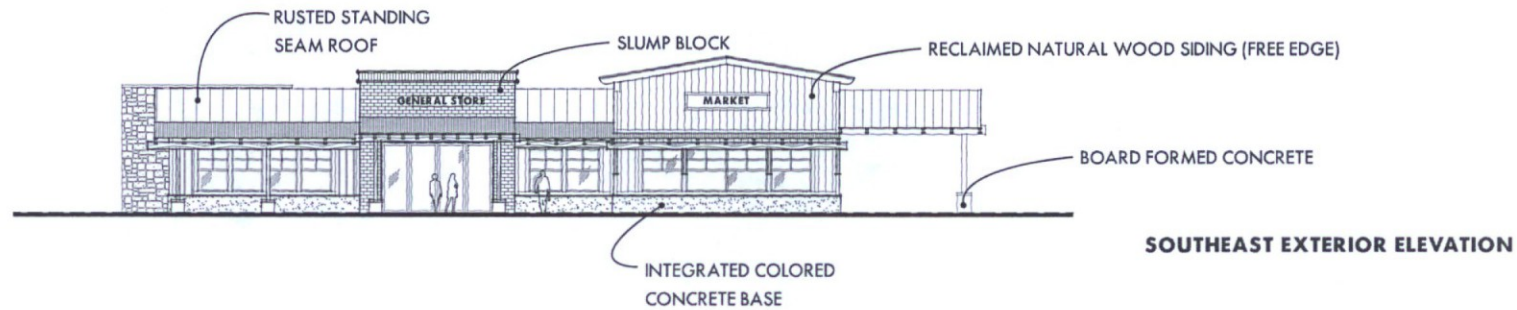
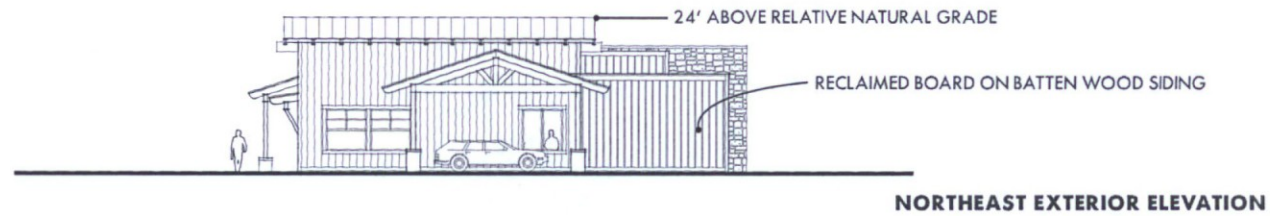
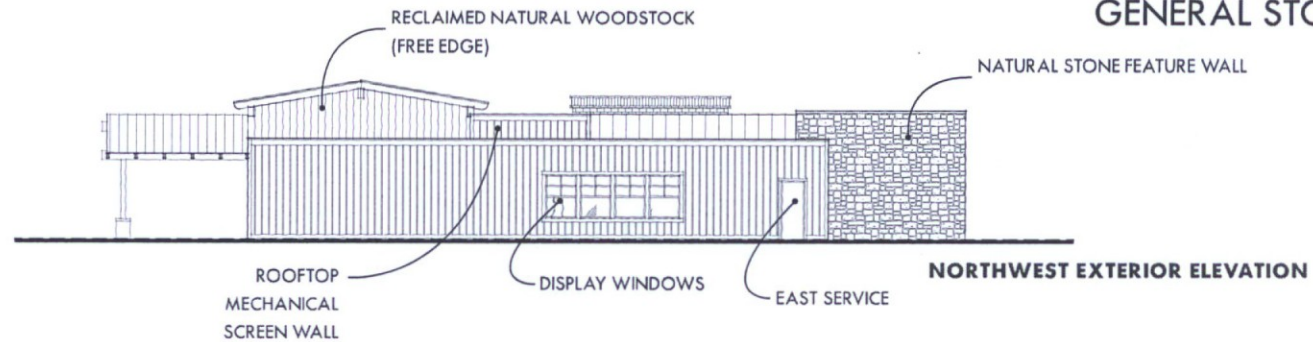
# GENERAL STORE ELEVATION



SCALE: 1/8" = 1'



# GENERAL STORE ELEVATION



SCALE: 1/8" = 1'



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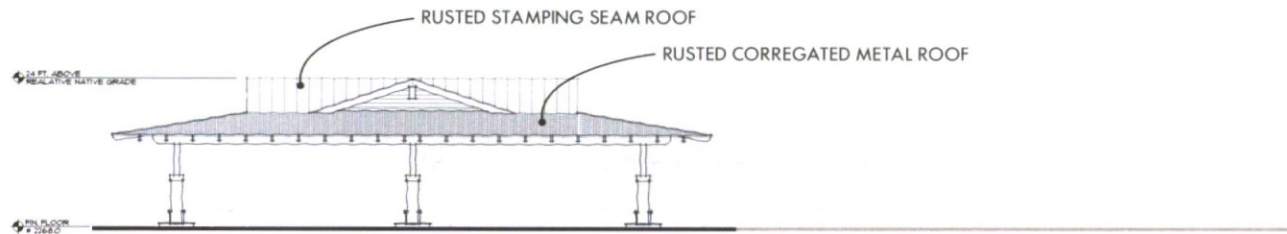
THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT  
12/09/16

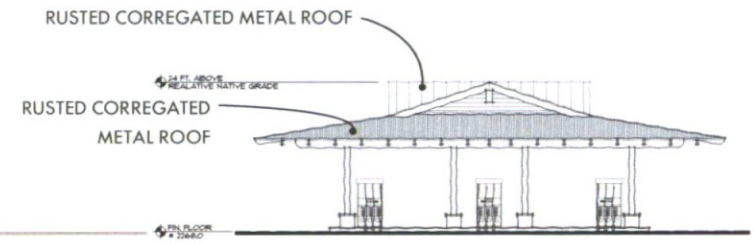
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# GAS PUMP CANOPY ELEVATION



**SOUTHEAST EXTERIOR ELEVATION**

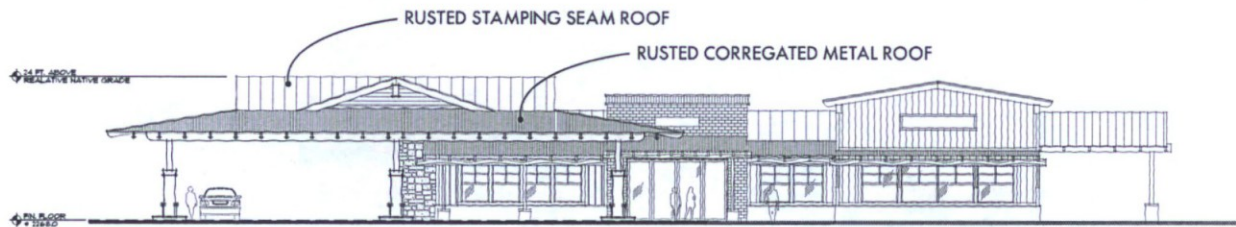


**SOUTHWEST EXTERIOR ELEVATION**

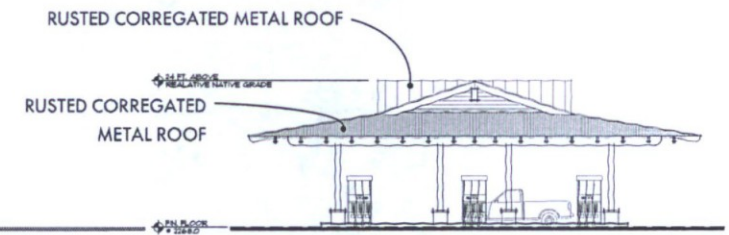
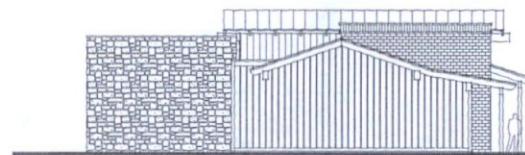
SCALE: 1/8" = 1'



## GAS PUMP CANOPY ELEVATION



**SOUTHEAST EXTERIOR ELEVATION**



**SOUTHWEST EXTERIOR ELEVATION**

SCALE: 1/8" = 1'



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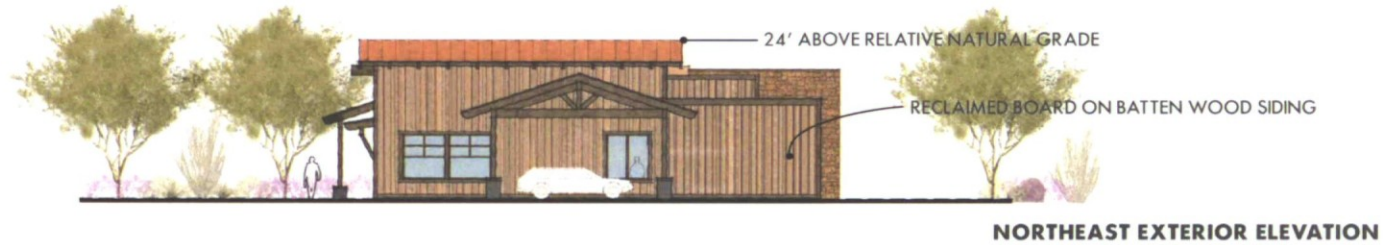
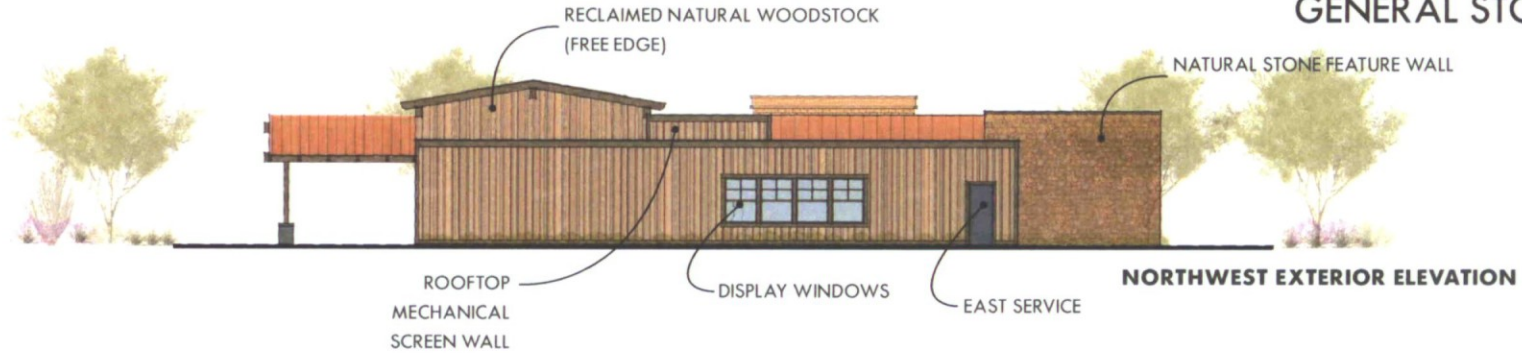
THE OUTPOST @ PIMA & DYNAMITE  
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**11-UP-2016**  
**12/09/2016**



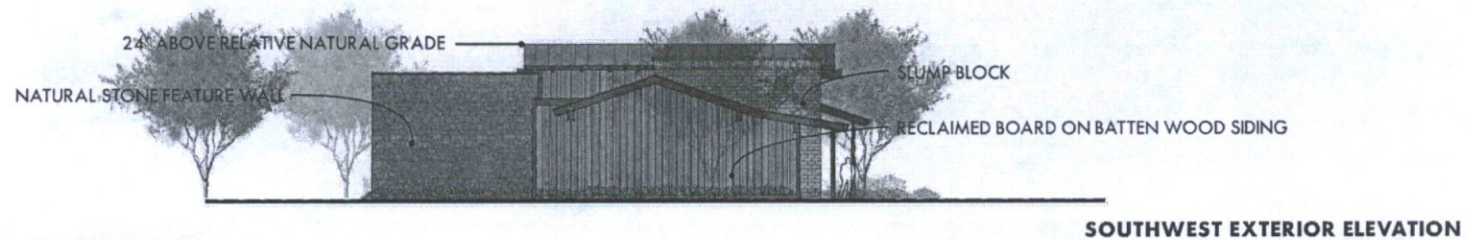
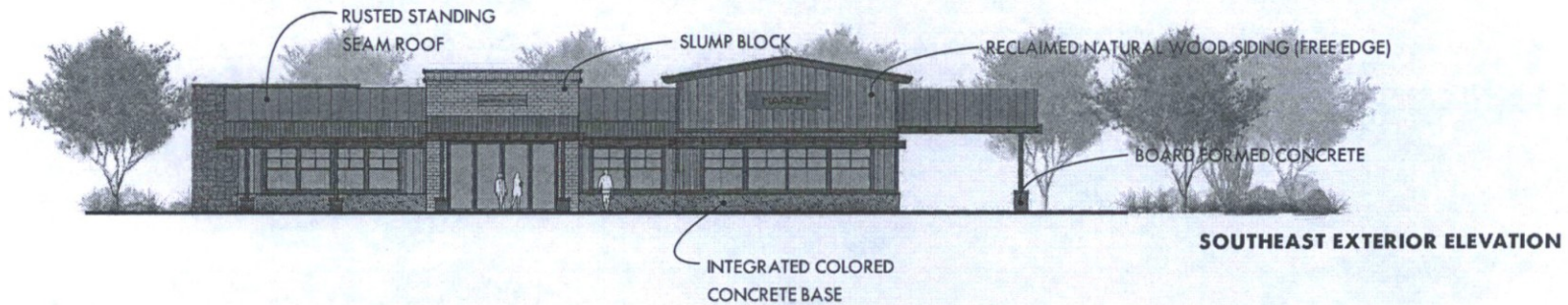
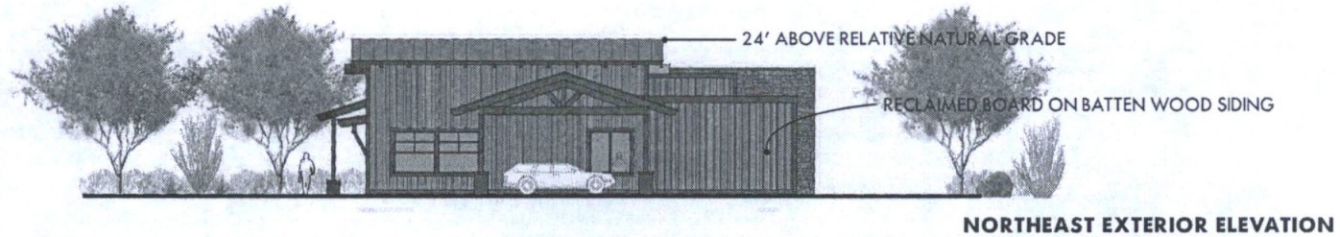
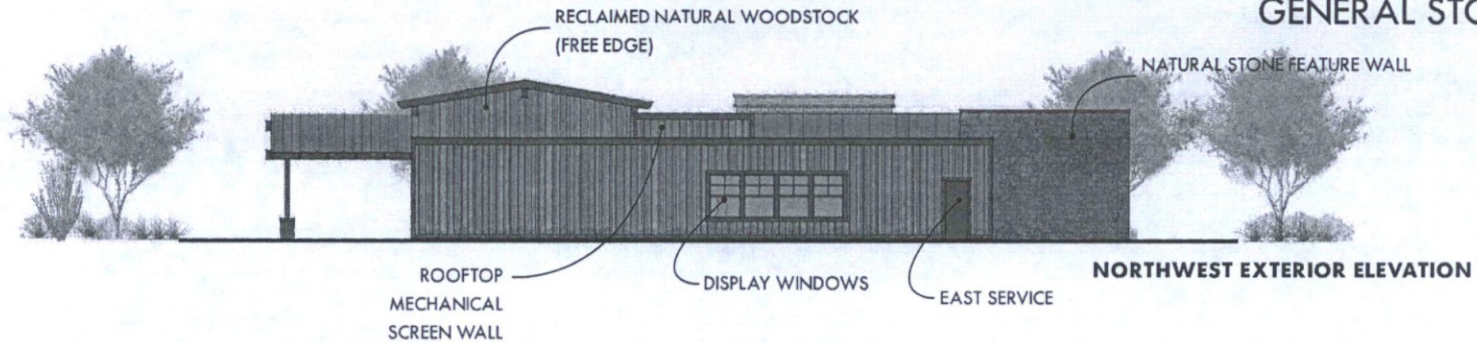
# GENERAL STORE ELEVATION



SCALE: 1/8" = 1'



# GENERAL STORE ELEVATION



SCALE: 1/8" = 1'



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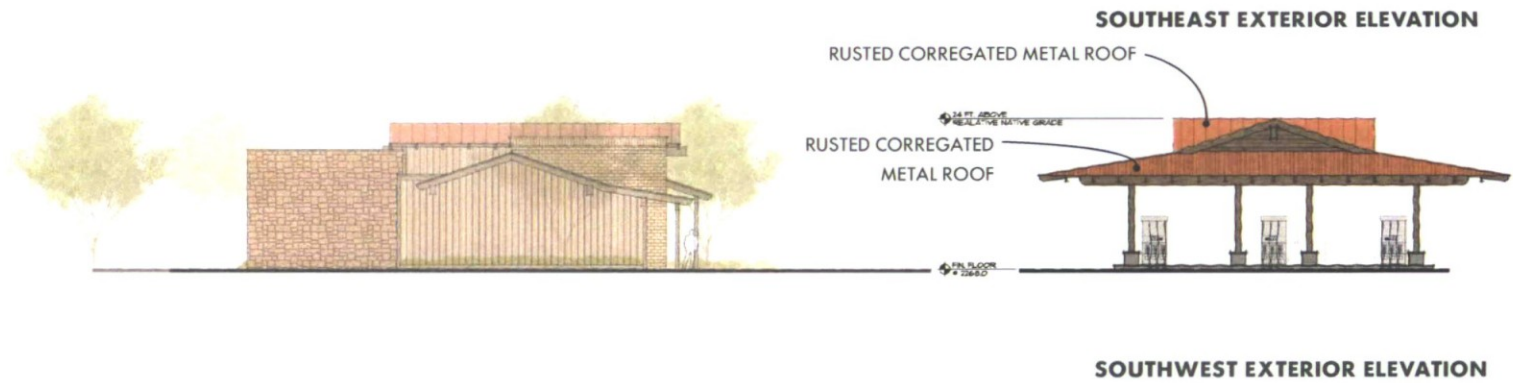
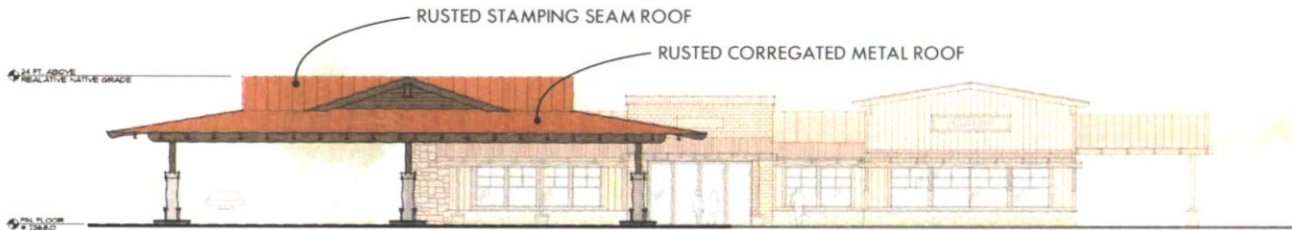
THE OUTPOST @ PIMA & DYNAMITE  
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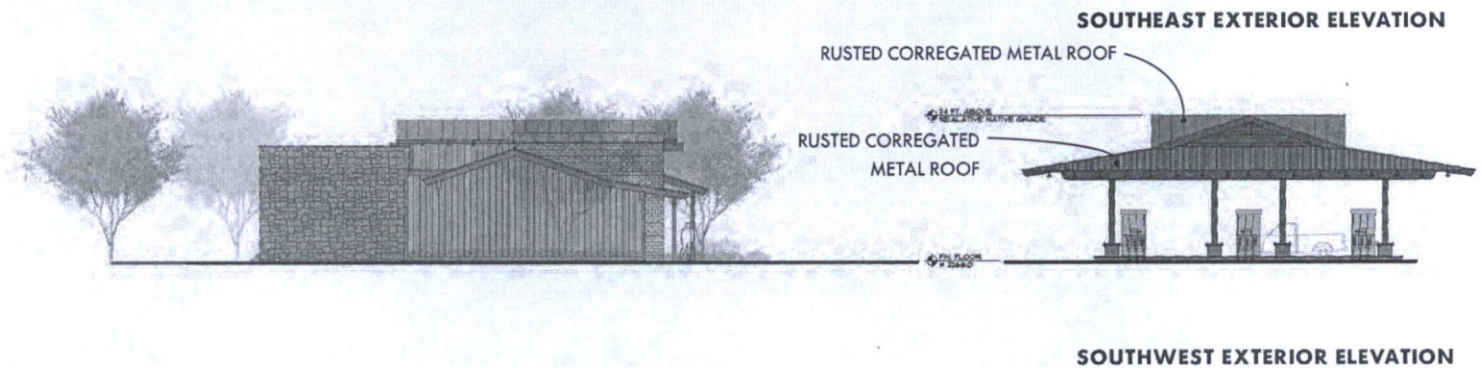
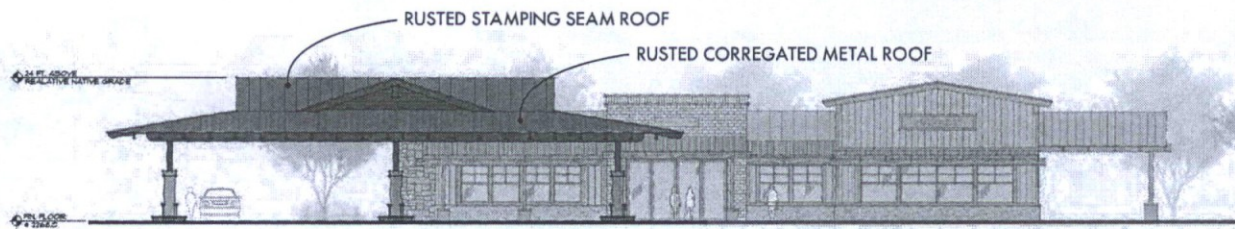
GAS PUMP CANOPY ELEVATION



SCALE: 1/8" = 1'



# GAS PUMP CANOPY ELEVATION



SCALE: 1/8" = 1'



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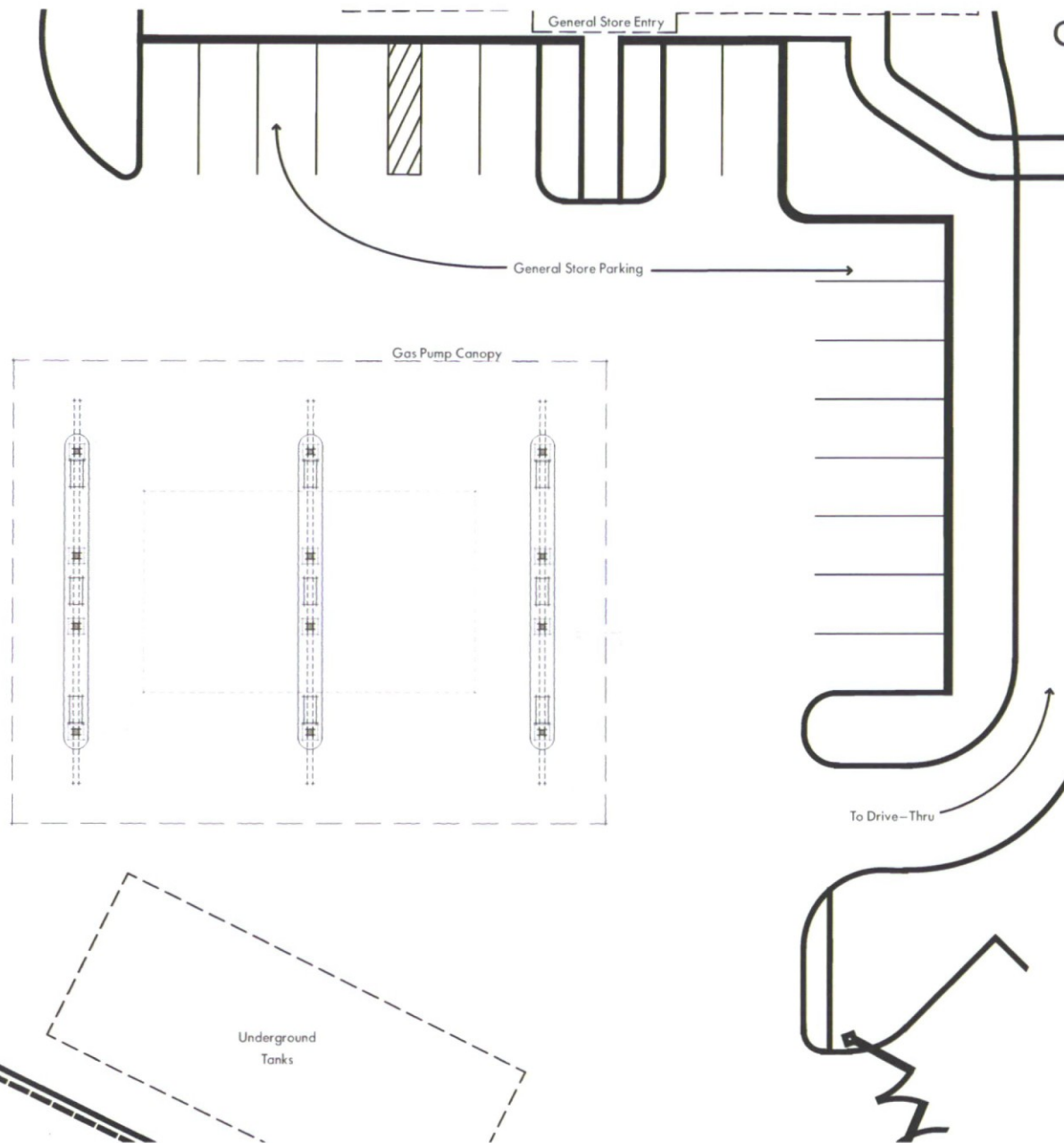
This detailed site plan illustrates the proposed convenience store layout. The building footprint is centrally located, with an interior layout showing a front entrance, a central aisle with product displays, a back counter area with a cash wrap, and a rear kitchen. The plan also shows the exterior parking areas, including a designated 'General Store Parking' and a 'Gas Pump Canopy' area. Key features include a 'To Bridge Crossing/ Additional Parking' access point, an 'Open Space/Wash Corridor', and a 'BYPASS' route. The plan is surrounded by greenery and includes a 'DRIVER PARKING' area on the left side.

A detailed floor plan of a 3,000 SF building. The plan shows a large rectangular main area with a red dashed border. Inside this area, there are several rectangular rooms of varying sizes, some with internal partitions. A central corridor or open area is labeled "3,000 SF" in red. To the right of the main area, there is a smaller section with a red dashed border, containing a staircase and a small room. The entire building is situated within a larger site context, with a parking lot to the left and a road to the right. The plan includes dimensions and a north arrow.



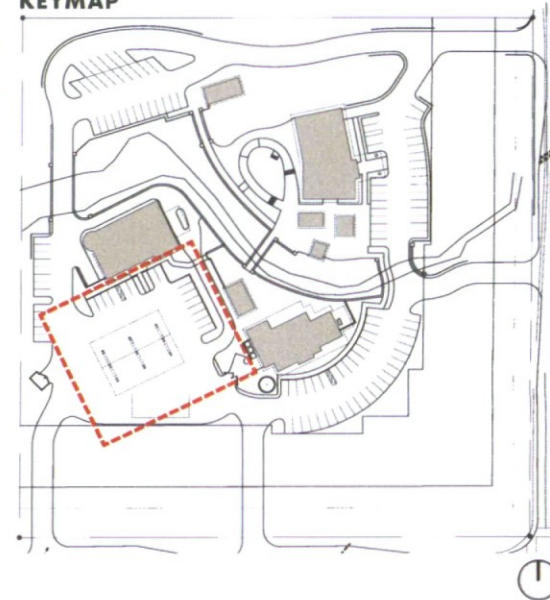
SCALE:  $1/8" = 1'$





## GAS PUMP CANOPY FLOOR PLAN

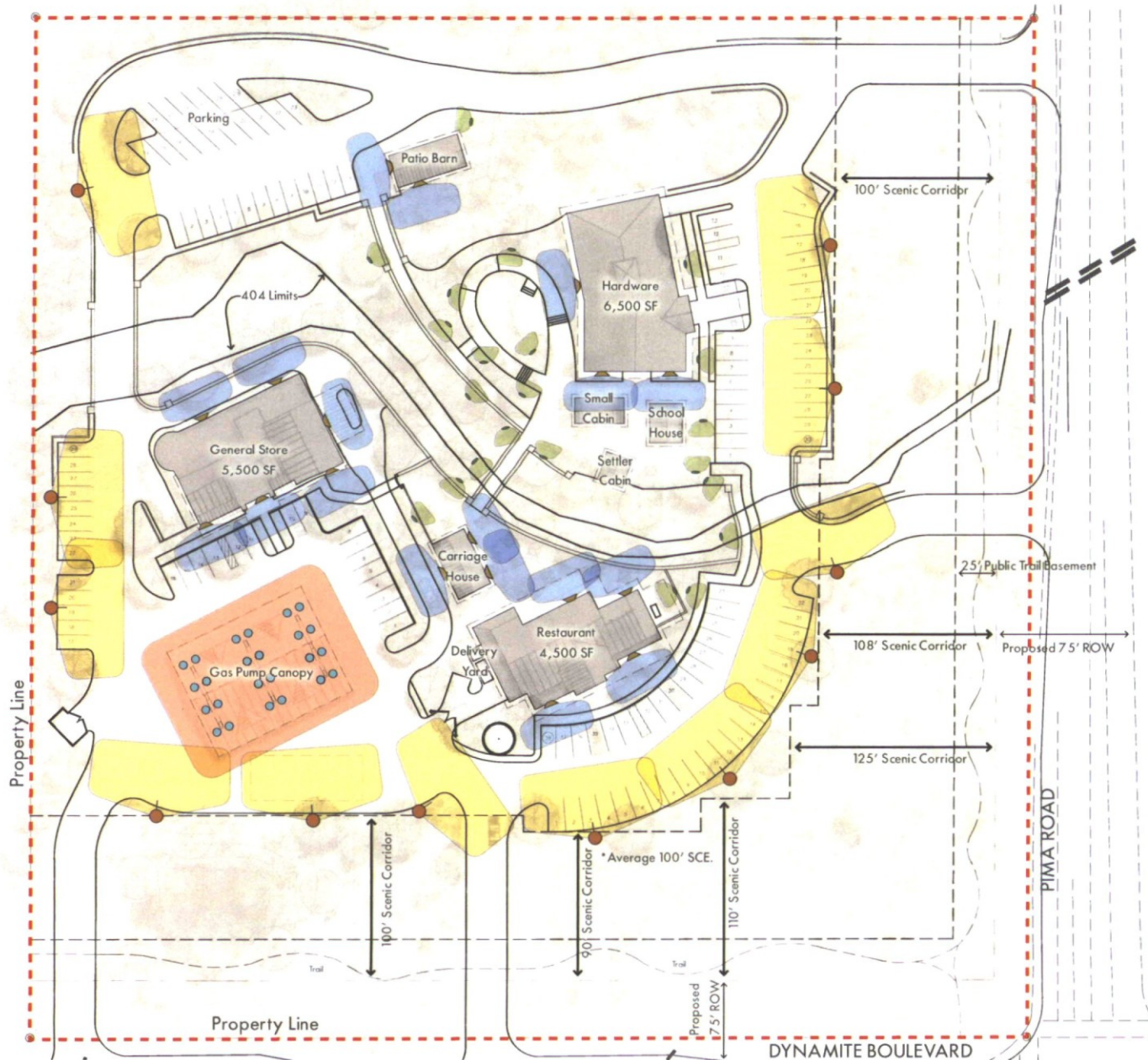
### KEYMAP



SCALE: 1/8" = 1'



# EXTERIOR LIGHTING SITE PLAN



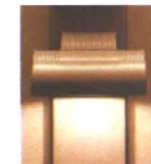
## LEGEND

### Light Pole Distribution



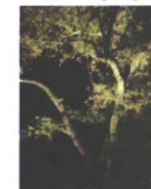
Maximum pole heights should not exceed 15'.  
Poles to be core-finish steel or painted to match rusted metal.

### Wall Mounted Luminary



Down Facing Applications serve the purpose of lighting areas near the building minimizing visual light pollution on-site and from off the outside.

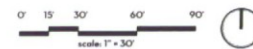
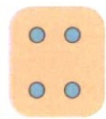
### Directional Lighting



Direct light fixtures will be used only to enhance vegetation. Shielded fixtures will be used to avoid visibility from off the property.

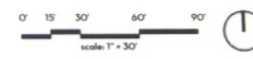
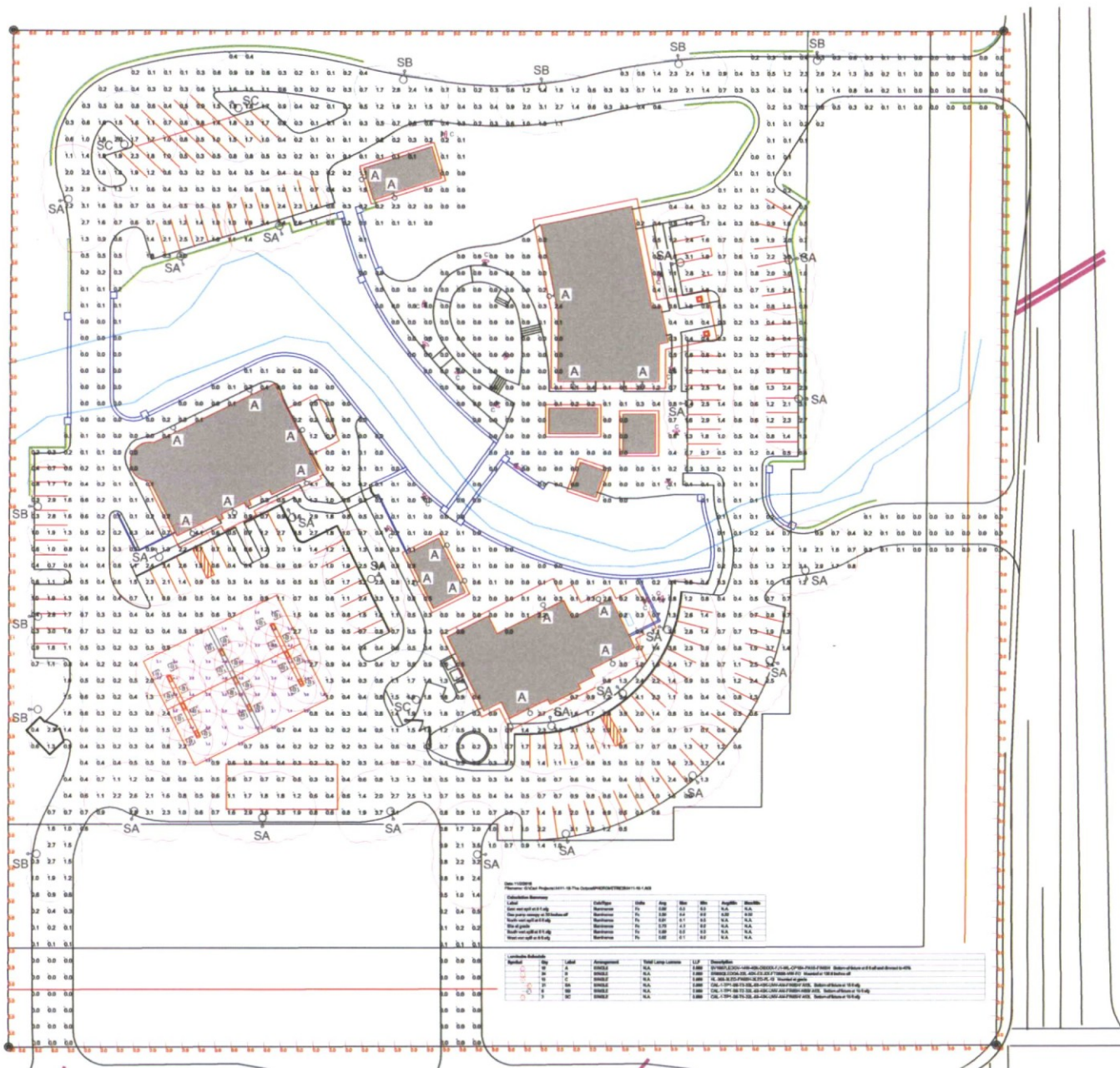
### Gas Station

Opaque Light lens flush with ceiling – or recessed into the canopy.





# EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS



11-UP-2016  
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11-UP-2016  
12/09/2016





EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #2









EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #4





EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #5





EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #6





EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #7













EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #10









EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #12









































EXISTING CONDITIONS PHOTO EXHIBIT  
PHOTO #22

SITE

Fellowship  
North Church

Dream Center  
Scottsdale First  
Assembly\*



\* Photo taken prior to Dream Center Scottsdale First Assembly construction









Dream Center  
Scottsdale First  
Assembly\*

SITE

\* Photo taken prior to Dream Center Scottsdale First Assembly construction





Fellowship  
North Church

Bar Ranch  
& Horse  
Facility







Dream Center  
Scottsdale First  
Assembly\*

SITE

\* Photo taken prior to Dream Center Scottsdale First Assembly construction





SITE

Dream Center  
Scottsdale First  
Assembly\*

\* Photo taken prior to Dream Center Scottsdale First Assembly construction





Dream Center  
Scottsdale First  
Assembly\*

Fellowship  
North Church

Bar Ranch  
& Horse  
Facility

\* Photo taken prior to Dream Center Scottsdale First Assembly construction





SITE







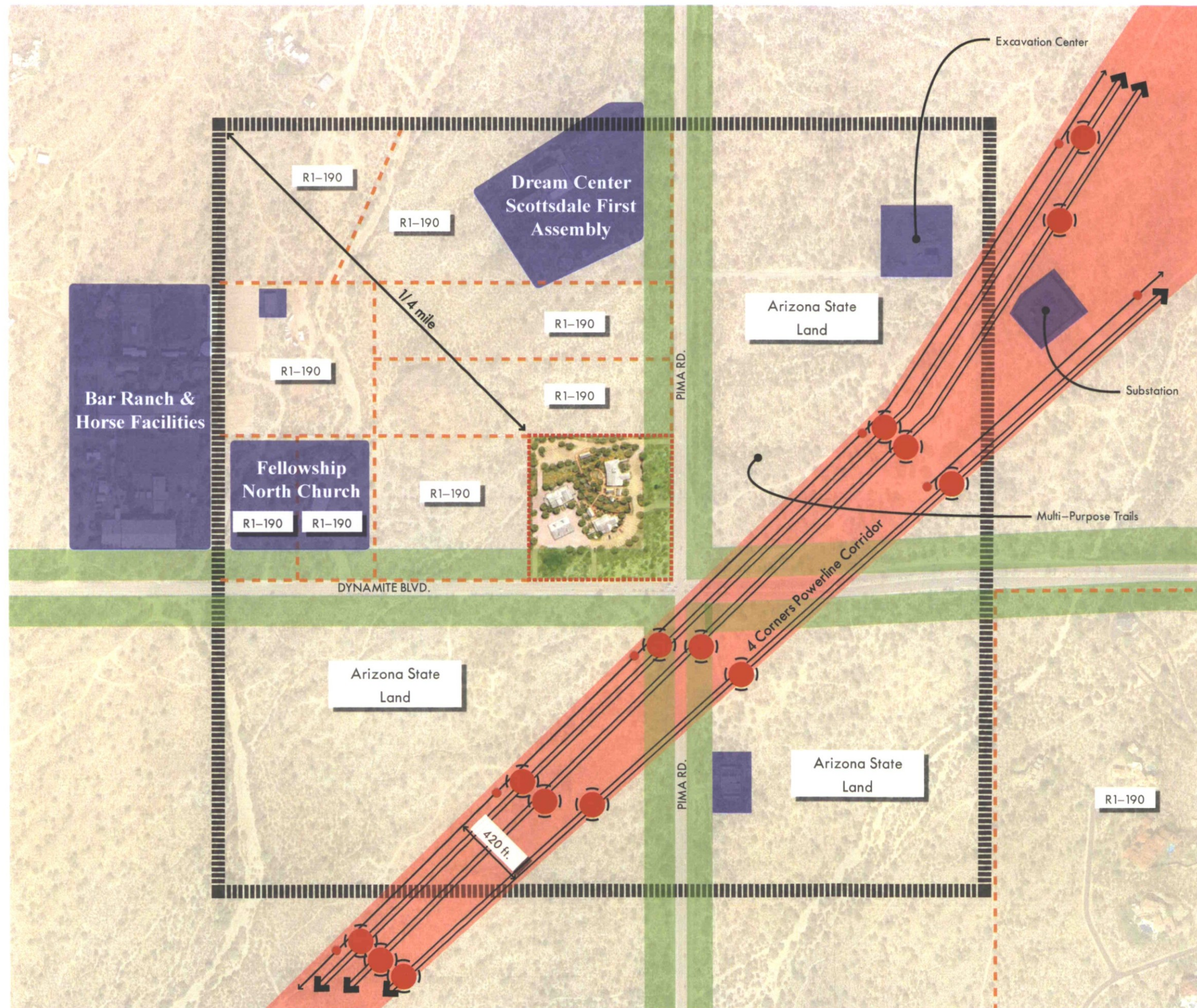
Dream Center  
cottsdale First  
Assembly\*

SITE

\* Photo taken prior to Dream Center Scottsdale First Assembly construction



# CONTEXT AERIAL WITH SITE IMPROVEMENTS



## LEGEND

- 1/4 MILE RADIUS
- PROPERTY BOUNDARY
- R1-190 ZONING BOUNDARIES
- 100' SCENIC CORRIDOR EASEMENT
- EXISTING STRUCTURES
- TRANSMISSION LINE EASEMENT
- TRANSMISSION TOWER/POLE

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12/09/16



# OPEN SPACE PLAN

## Development Information:

**Project Data Zoning:** PNC

**Net Lot Area:** 342,037 SF

**Building Height:** 24' Proposed

### Required Common Open Space:

FOR THE FIRST 12' OF HEIGHT:  $16\% \times 342,037 \text{ NET LOT SF} = 54,726 \text{ SF}$

NEXT 12' OF HEIGHT:  $(.005 \times 342,037 \text{ NET LOT SF})12' = 20,522 \text{ SF}$

$54,726 \text{ SF} + 20,522 \text{ SF} = 75,248 \text{ SF OF REQUIRED COMMON OPEN SPACE}$

### Provided Common Open Space:

77,614 SF OF COMMON OPEN SPACE

### Required Frontage Open Space:

$0.50 \times 75,248 \text{ SF} = 37,624 \text{ SF}$

### Provided Frontage Open Space:

98,747 SF (EXCLUDING R.O.W.)

(47% OF PROVIDED OPEN SPACE)

### Required Parking Lot Landscape:

$15\% \times 55,906 \text{ SF PARKING LOT AREA} = 8,385 \text{ SF}$

### Provided Parking Lot Landscape:

9,242 SF

 PARKING LOT AREA | 55,906 SF

 COMMON OPEN SPACE | 77,614 SF  
(EXCLUDING THE FRONT OPEN SPACE)

 FRONTAGE OPEN SPACE | 98,747 SF

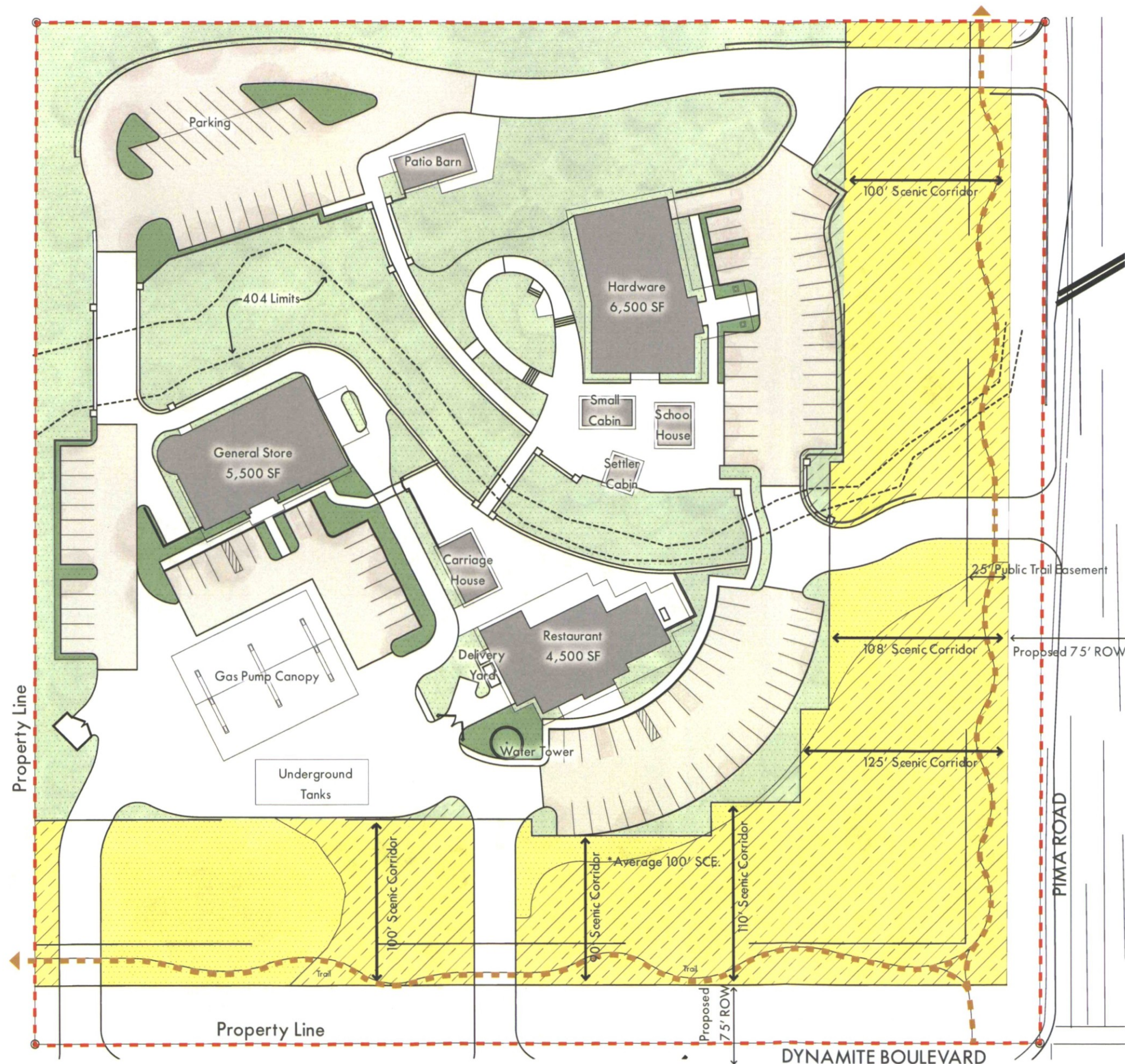
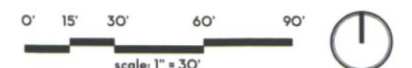
 PARKING LOT LANDSCAPING | 9,242 SF

 TOTAL OPEN SPACE = 176,361 SF  
(EXCLUDING THE NAOS SF OF 128,654 SF)

NOTE: SEE THE NATURAL AREA OPEN SPACE SHEET FOR NAOS DEDICATED AREAS.

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12/09/2016



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# SITE PLAN

## Development Information:




**Existing Use:** Vacant  
**Proposed Use:** General Store/Gas Pump Canopy, Hardware, Restaurant, Patio Barn, Carriage House, Small Cabin, School House, Settler Cabin  
**Buildings/Description:** Eight (8) Buildings  
**Parcel Size:** 8.61 acres (gross lot area), 7.85 acres (net lot area)  
**Building Height Allowed:** 24 feet  
**Building Height Proposed:** 24 feet  
**Parking Required:** 85 spaces  
**Parking Provided:** 126 spaces  
**Open Space Required:** 196,544 SF (121,296 sf of NAOS and 75,248 SF of Open Space)  
**Open Space Provided:** 208,054 SF (128,654 sf of NAOS and 72,097 sf of Open Space)  
**Floor Area Allowed:** 171,003 SF (0.50 of net lot area)  
**Floor Area Proposed:** 19,500 SF

## CUP Area Development Information:

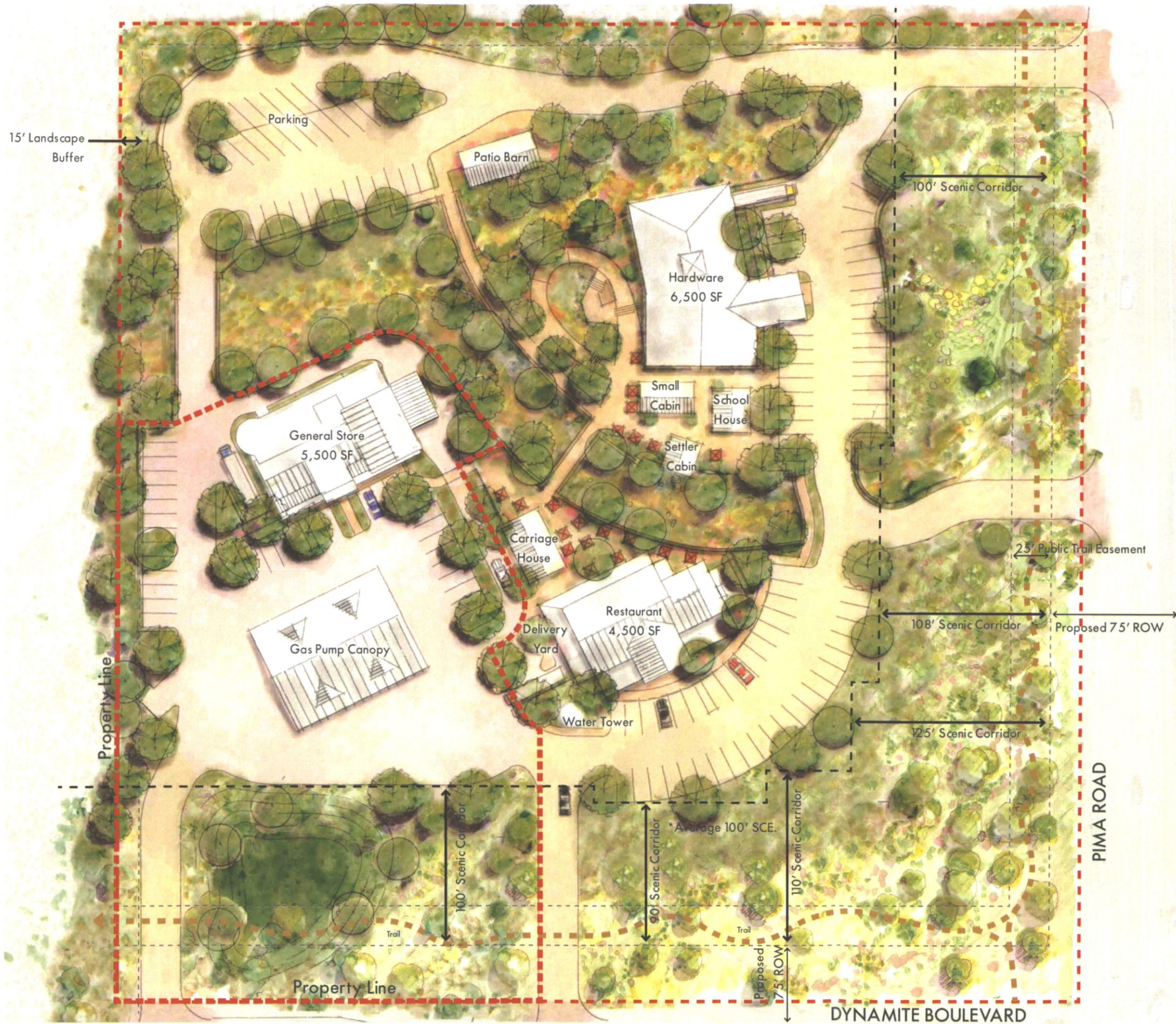
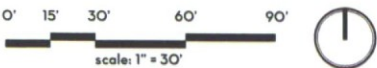
**Proposed Use:** General Store and Gas Pump Canopy  
**Gross Area:** 2.25 Acres  
**Square Foot:** 5,500 SF (General Store)  
**Parking Required:** 12 parking spaces  
**Parking Provided:** 29 parking spaces  
**Open Space Provided:** 30,500 SF  
**Landscaped Area Provided:** 3,440 SF

**Note:** The intent of the Conditional Use Permit is for the General Store/Gas Pump Canopy only.

## Legend:

-  Conditional Use Permit required for General Store, Gas Pump Canopy, and Circulation
-  Trail
-  Property Boundary

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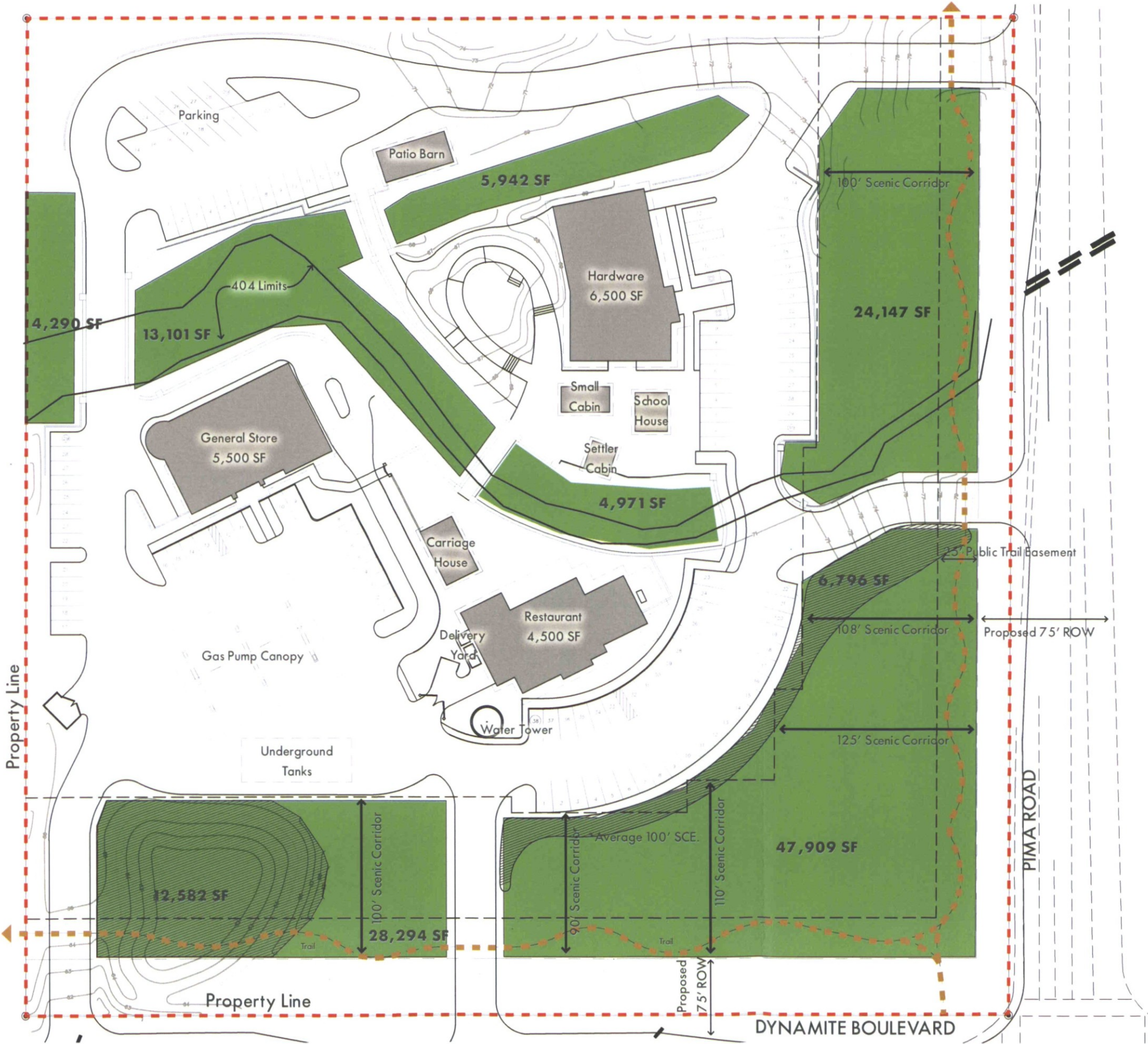


NATURAL AREA OPEN  
SPACE PLAN

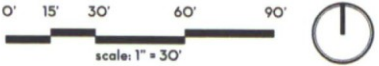
NAOS Calculuations:

	Provided:	Required:
Total NAOS:	128,654 SF	121,296 SF
Undeveloped natura areas:	109,276 SF	84,907 SF (Min. 70%)
Revegetated Areas:	19,378 SF	36,389 SF (Max. 30%)

- Undeveloped Natural NAOS
- Revegetated NAOS

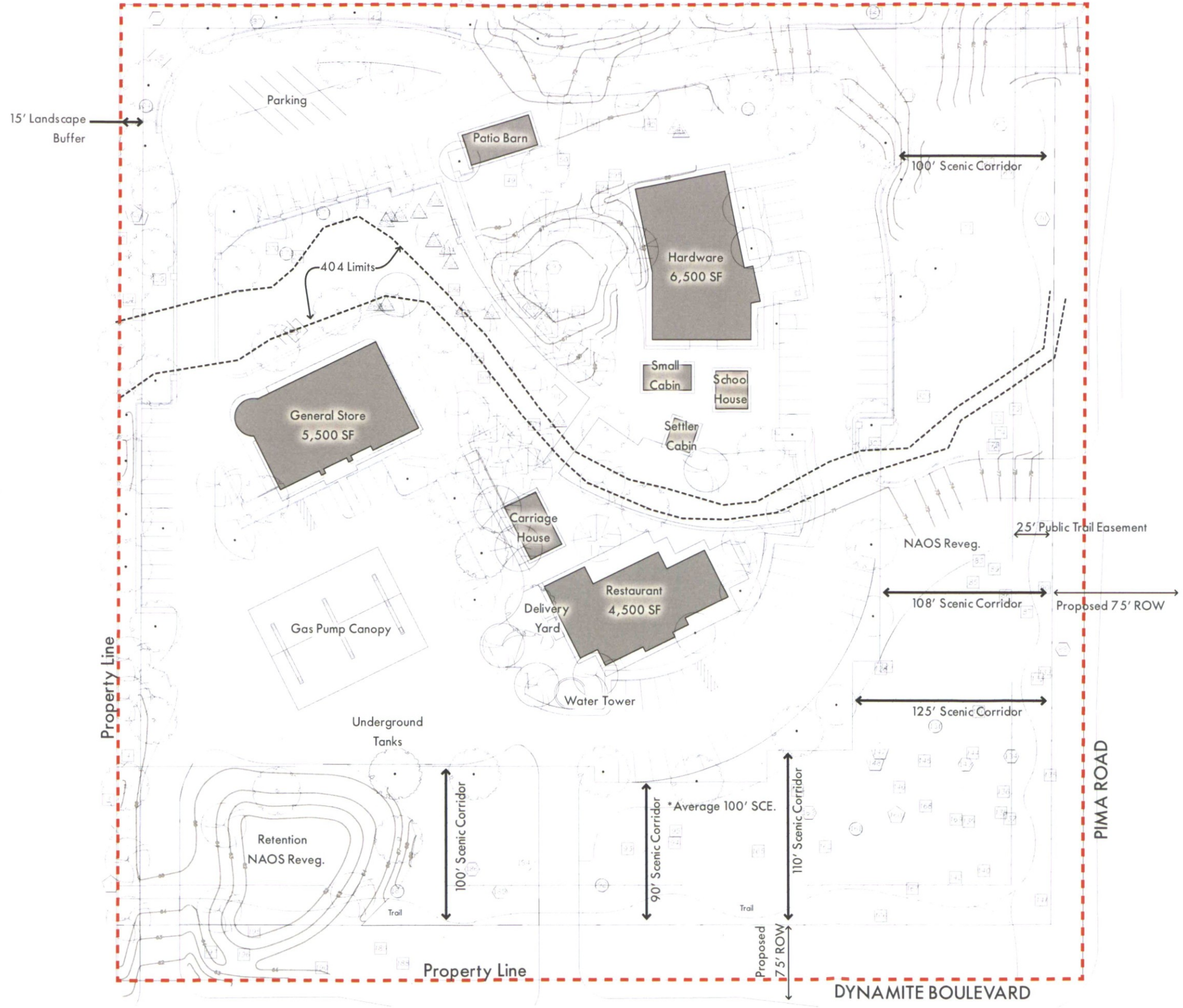


11-UP-2015  
12/09/2015





LANDSCAPE PLAN



TREES	
(From native plant inventory)	
<i>Cercidium (Parkinsonia) microphyllum</i>	Foothill Palo Verde
<i>Canotia holocantha</i>	Crucifixion Thorn
(Supplemental Shade/Accent Trees)	
<i>Oliveria tesota</i>	Ironwood
<i>Prosopis juliflora</i>	Arizona Mesquite
<i>Fraxinus velutina</i>	Arizona Ash
<i>Euphorbia</i> "Desert Museum"	Desert Museum Fig Tree
<i>Quercus agrifolia</i>	Live Oak
SUCCULENTS / CACTI	
(From native plant inventory)	
<i>Carnegiea gigantea</i>	Saguaro
<i>Leucostemum</i>	Ocotillo
<i>Yucca</i> spp.	Yucca species (various)
<i>Ferocactus</i> spp.	Barrel cacti species (various)
(Supplemental Cacti/Accents)	
<i>Opuntia</i> spp.	Prickly pear species (various)
<i>Agave</i> spp.	Agave species (various)
<i>Echinocereus engelmannii</i> cactus	Hedgehog Cactus
<i>Mammillaria microcarpa</i> Cactus	Fishhook Cactus
SHRUBS / BUSHES	
<i>Ambrosia deltoidea</i>	Triangle leaf Bursage or Bursage
<i>Ambrosia dumosa</i>	White Bursage
<i>Artemisia tridentata</i>	Desert Honey-suckle
<i>Atriplex confertifolia</i>	Quailbush
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cassia covillei</i>	Desert Senna
<i>Cercis occidentalis</i>	Western Redbud
<i>Datura wrightii</i>	Sacred Datura
<i>Dodonaea viscosa</i>	Hopbush
<i>Eucalyptus</i>	Bottlebrush
<i>Eriogonum fasciculatum</i>	Turpentine Bush
<i>Gutierrezia serotina</i>	Snakeweed
<i>Haplophyllum</i>	Desert Lavender
<i>Justicia californica</i>	Chuparosa
<i>Larrea tridentata</i> (divaricata)	Cresote Bush
<i>Pluchea sericea</i>	Arrow Weed
<i>Simmondsia chinensis</i>	Jojoba Bush
<i>Viguiera deltoidea</i>	Goldeneye
GROUNDCOVERS / ANNUALS / PERENNIALS	
<i>Abronia villosa</i>	Sand Verbena
<i>Baileya multiradiata</i>	Desert Marigold
<i>Dichelostemma pulchellum</i>	Desert Hyacinth
<i>Dysodia pentachaeta</i>	Dogweed/Golden Dysodia
<i>Eriophyllum lanosum</i>	Woolly Daisy
<i>Eschscholzia mexicana</i>	Mexican Gold Poppy
<i>Gaillardia aristata</i>	Gaillardia
<i>Gilia latifolia</i>	Starflower
<i>Lupinus sparsiflorus</i>	Desert Lupine
<i>Machaeranthera asteroides</i>	Purple Aster
<i>Melampodium leucanthum</i>	Blackfoot Daisy
<i>Orthocarpus purpurascens</i>	Owl's Clover
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Phacelia campanularia</i>	Desert Bluebell
<i>Phacelia creulata</i>	Scorpionweed
<i>Platystemon californicus</i>	Cream Cups
<i>Psilostrophe cooperi</i>	Paper Flower
<i>Sphaeralcea ambigua</i>	Desert Globemallow
DESERT GRASSES	
<i>Arctostaphylos</i>	Purple threeawn
<i>Bouteloua aristoides</i>	Needle grass
<i>Bouteloua curtipendula</i>	Sideoats grass

ANY OF THE SUPPLEMENTAL PLANTING CAN BE SUBSTITUTED WITH REVEG PLANTINGS IF APPLICABLE

11-UP-2016  
12/09/2016

0' 15' 30' 60' 90'  
scale: 1" = 30'



NATIVE PLANT INVENTORY

LEGEND

- Barrel Cactus
- Palo Verde
- Saguaro
- Ocotillo
- Yucca
- Crucifixion Thorn
- Catclaw Acacia

Nursery area with temporary water tank

General Salvage Notes:

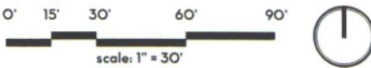
- All salvageable material to be clearly flagged with reflective tape visible from all directions. Color Code as follows:  
Red = Salvage and relocate  
Blue = Destroy, not salvageable, can not remain in place  
White = Remain in place
- Metal tag or reflective tape shall be numbered to correspond with the Native Plant Inventory and site plan.
- All requirements of the State of Arizona, including the "Notice of Intent to Clear Land" shall be met notwithstanding any approvals by the City of Scottsdale.
- Contractor is responsible for verifying all project property lines prior to salvage. Any plant material that is labeled salvageable or non-salvageable outside of final staking boundaries are to remain in place unless otherwise directed by owner.
- Contractor is to verify with owner all plant material labeled salvageable or non-salvageable adjacent to N.A.O.S. boundaries and/or drainage ways.
- Contractor to salvage and store in nursery all Barrel Cactus, Prickly Pear, Hedgehog Cactus, and secondary Cacti material that are located within limits of clearing.

Project Consultants:

Inventory Provider	Great Southwest Saguaro & Tree 4144 E. Lone Mountain Rd. Phoenix, AZ 85331 Contact: Bart Schrader 480-483-8355
Engineer	Swaback Partners Architecture Planning - Interior Design 7550 E. McDonald Drive, Suite A Scottsdale, AZ 85250 Jeffrey M Denzak - Partner 480-367-2100
Owner	R.L. Miller 17025 N. Scottsdale Rd. Suite 190 Scottsdale, Az 85255 602-326-2600

PLANT INVENTORY APPROVAL, City of Scottsdale  
Plan approval good for one 90 Days.

11-UP-2016  
12/09/2016





# NATIVE PLANT INVENTORY

## LIST

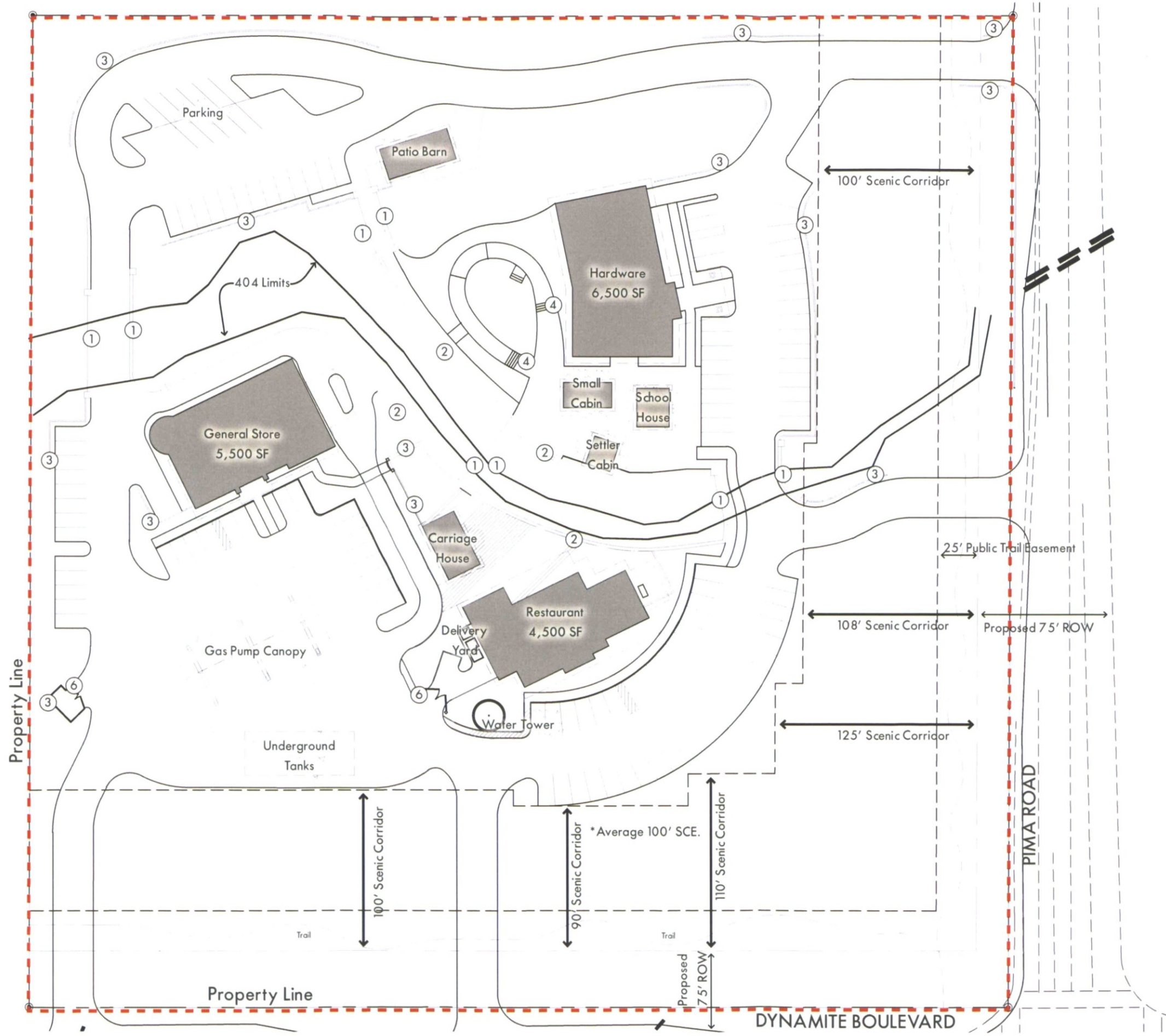
Plant #	Species	Status	Caliper (in)	Cacti Height (in ft)	Total (in ft)	Comments
1	Barrel	NS		3		Dead
2	Crucifixion thorn	S	11			
3	Foothills Palo Verde	RIP	20			Multiple Trunk
4	Foothills Palo Verde	S	14			
5	Crucifixion thorn	NS	13			Form
6	Crucifixion thorn	NS	10			Multiple Trunk
7	Crucifixion thorn	S	5			
8	Saguaro	S		12	28	5 arms
9	Crucifixion thorn	NS	8			Multiple Trunk
10	Yucca Elata	NS			4	Damaged
11	Yucca Elata	NS		2.5		Under 3 feet
12	Saguaro	S		3		Dead
13	Saguaro	S		22	49	3 Arms
14	Yucca Elata	S		4		5 Arms
15	Foothills Palo Verde	S	12			
16	Foothills Palo Verde	RIP	11			Exposed Roots
17	Foothills Palo Verde	RIP	18			Exposed Roots
18	Foothills Palo Verde	NS	13			Exposed Roots
19	Foothills Palo Verde	NS	6			Exposed Roots
20	Foothills Palo Verde	NS	16			Exposed Roots
21	Barrel	S		3		
22	Saguaro	S		11	27	6 Arms
23	Yucca Elata	S		3.5		9 heads
24	Barrel	RIP		3.5		
25	Saguaro	RIP		5.5		
26	Foothills Palo Verde	RIP	6			
27	Ocotillo	S		16		
28	Crucifixion thorn	NS	9			Multiple Trunk
29	Saguaro	NS		20		Dead, on ground
30	Saguaro	S		12	30	3 Arms
31	Yucca Elata	S		3		4 Heads
32	Ocotillo	S		10		
33	Ocotillo	S		5		
34	Ocotillo	S		6		
35	Foothills Palo Verde	S	15			
36	Foothills Palo Verde	NS	20			Exposed Roots
37	Foothills Palo Verde	S	16			Multiple Trunk
38	Foothills Palo Verde	NS	7			Form
39	Ocotillo	S		14		
40	Foothills Palo Verde	NS	22			Cluster/Trunk Spread
41	Foothills Palo Verde	S	14			
42	Foothills Palo Verde	RIP	10			
43	Foothills Palo Verde	RIP	8			
44	Foothills Palo Verde	S	15			
45	Foothills Palo Verde	NS	9			Wash
46	Foothills Palo Verde	NS	7			Damaged/Mistletoe
47	Yucca Elata	RIP		4		
48	Yucca Elata	RIP		4		
49	Saguaro	NS				Dead, on ground
50	Ocotillo	RIP		17		
51	Crucifixion thorn	NS	6			Exposed Roots
52	Crucifixion thorn	S	15			Wide Trunk
53	Ocotillo	S		13		
54	Foothills Palo Verde	NS	7			Mistletoe
55	Ocotillo	S		14		
56	Foothills Palo Verde	NS				Dead, on ground
57	Foothills Palo Verde	NS	15			Exposed Roots
58	Foothills Palo Verde	NS	10			Exposed Roots
59	Foothills Palo Verde	NS	7			Exposed Roots
60	Foothills Palo Verde	NS	7			Exposed Roots
61	Saguaro	NS				Dead, on ground
62	Foothills Palo Verde	RIP	7			
63	Foothills Palo Verde	RIP	10			Damaged
64	Saguaro	RIP		25	71	13 Arms
65	Foothills Palo Verde	RIP	10			Exposed Roots
66	Foothills Palo Verde	RIP	7			
67	Foothills Palo Verde	RIP	10			
68	Foothills Palo Verde	RIP	9			
69	Foothills Palo Verde	RIP	5			Exposed Roots
70	Foothills Palo Verde	RIP	20			Exposed Roots
71	Foothills Palo Verde	S	12			
72	Ocotillo	NS		9		Dead
73	Foothills Palo Verde	NS	6			Exposed Roots
74	Foothills Palo Verde	NS	8			Exposed Roots
75	Foothills Palo Verde	NS	10			
76	Foothills Palo Verde	NS	10			Exposed Roots
77	Foothills Palo Verde	NS	9			Trunk Form
78	Foothills Palo Verde	S	9			
79	Foothills Palo Verde	RIP	18			Exposed Roots
80	Foothills Palo Verde	RIP	16			Exposed Roots
81	Foothills Palo Verde	RIP	10			Exposed Roots
82	Saguaro	NS		10	18	6 Arms / Damaged
83	Foothills Palo Verde	NS	18			Exposed Roots
84	Foothills Palo Verde	RIP	8			Exposed Roots
85	Foothills Palo Verde	NS	15			Exposed Roots
86	Foothills Palo Verde	RIP	16			Exposed Roots
87	Foothills Palo Verde	NS	18			Exposed Roots
88	Foothills Palo Verde	RIP	8			Exposed Roots
89	Foothills Palo Verde	NS	15			Exposed Roots
90	Foothills Palo Verde	RIP	14			Exposed Roots
91	Foothills Palo Verde	RIP	16			Form
92	Foothills Palo Verde	RIP	16			
93	Ocotillo	S		7		
94	Crucifixion thorn	S		10		
95	Ocotillo	S		18		
96	Foothills Palo Verde	NS	24			Multiple Trunk

100	Foothills Palo Verde	NS	18			Exposed Roots
101	Foothills Palo Verde	NS	6			Exposed Roots
102	Foothills Palo Verde	NS	7			Mistletoe
103	Ocotillo	S		13		
104	Crucifixion thorn	S	11			
105	Foothills Palo Verde	NS				Dead
106	Foothills Palo Verde	NS	8			Dead
107	Foothills Palo Verde	S	8			
108	Crucifixion thorn	NS	10			Multiple Trunk
109	Crucifixion thorn	NS	4			Exposed Roots
110	Crucifixion thorn	NS	13			Exposed Roots
111	Crucifixion thorn	NS	12			Slope
112	Foothills Palo Verde	NS	18			Exposed Roots
113	Foothills Palo Verde	NS	9			Multiple Trunk
114	Crucifixion thorn	NS	10			Slope
115	Ocotillo	S		9		
116	Foothills Palo Verde	NS	10			Multiple Trunk
117	Foothills Palo Verde	NS	5			Form
118	Foothills Palo Verde	NS	15			Exposed Roots
119	Foothills Palo Verde	NS	6			Form
120	Foothills Palo Verde	NS	8			Slope
121	Foothills Palo Verde	NS	9			Slope
122	Foothills Palo Verde	NS	10			Exposed Roots
123	Foothills Palo Verde	S	9			
124	Foothills Palo Verde	NS	8			Form
125	Ocotillo	S		15		
126	Gone					Multiple Trunk
127	Saguaro	S		11	31	4 Arms
128	Foothills Palo Verde	NS	22			Multiple Trunk
129	Gone					
130	Foothills Palo Verde	RIP	14			
131	Ocotillo	RIP		15		
132	Foothills Palo Verde	RIP	20			Exposed Roots
133	Foothills Palo Verde	RIP	18			
134	Saguaro	RIP				2 Arms
135	Foothills Palo Verde	NS	22			Damaged
136	Foothills Palo Verde	RIP	7			
137	Foothills Palo Verde	RIP	9			
138	Foothills Palo Verde	RIP	8			Form
139	Foothills Palo Verde	RIP	6			
140	Foothills Palo Verde	RIP	8			
141	Foothills Palo Verde	RIP	20			
142	Foothills Palo Verde	RIP	20			
143	Saguaro	RIP		14	21	2 Arms
144	Foothills Palo Verde	RIP	20			
145	Foothills Palo Verde	RIP	9			
146	Foothills Palo Verde	RIP	13			
147	Barrel	RIP		3		
148	Barrel	RIP		4		
149	Foothills Palo Verde	NS	10			Exposed Roots
150	Foothills Palo Verde	NS	23			Multiple Trunk
151	Foothills Palo Verde	NS	23			Dead
152	Ocotillo	NS	9			Exposed Roots
153	Foothills Palo Verde	NS	6			
154	Foothills Palo Verde	S	6			
155	Foothills Palo Verde	S	10			
156	Foothills Palo Verde	NS	16			Form
157	Foothills Palo Verde	NS	21			Exposed Roots
158	Crucifixion thorn	S	16			
159	Barrel	S		4		
160	Barrel	RIP		3.5		
161	Ocotillo	RIP		13		
162	Foothills Palo Verde	RIP	8			Exposed Roots
163	Saguaro	RIP		30	56	4 Arms
164	Foothills Palo Verde	RIP	23			
165	Foothills Palo Verde	RIP	20			Multiple Trunk
166	Foothills Palo Verde	RIP	9			Exposed Roots
167	Foothills Palo Verde	RIP	12			
168	Foothills Palo Verde	RIP	8			
169	Foothills Palo Verde	RIP	8			Exposed Roots
170	Foothills Palo Verde	NS	12			Exposed Roots
171	Foothills Palo Verde	NS	15			Exposed Roots
172	Ocotillo	S		15		
173	Barrel	S		3		
174	Ocotillo	S		13		
175	Ocotillo	S		12		
176	Ocotillo	S		10		
177	Ocotillo	S		14		
178	Crucifixion thorn	S	14			
179	Saguaro	S		23	43	6 Arms
180	Foothills Palo Verde	NS	18			Exposed Roots
181	Crucifixion thorn	NS	9			Multiple Trunk
182	Crucifixion thorn	NS	6			Form
183	Crucifixion thorn	NS	10			Split trunk
184	Crucifixion thorn	RIP	8			
185	Saguaro	RIP		16	31	2 Arms
186	Saguaro	RIP		42	63	4 Arms
187	Ocotillo	S		16		
188	Foothills Palo Verde	RIP	16			
189	Foothills Palo Verde	RIP	9			
190	Foothills Palo Verde	RIP	12			Mistletoe
191	Foothills Palo Verde	NS	9			Exposed Roots
192	Ocotillo	NS				Dead
193	Foothills Palo Verde	S	8			
194	Foothills Palo Verde	NS	10			Form
195	Foothills Palo Verde	NS	11			Exposed Roots
196	Foothills Palo Verde	NS	7			Mistletoe
197	Foothills Palo Verde	NS	7			Mistletoe
198	Foothills Palo Verde	NS	26			Multiple Trunk
199	Crucifixion thorn	NS	14			Cluster

200	Crucifixion thorn	S	8			
201	Foothills Palo Verde	S	10			
202	Foothills Palo Verde	NS	6			Trunk Form
203	Crucifixion thorn	NS	20			Trunk Form
204	Ocotillo	S		13		
205	Foothills Palo Verde	NS	17			Damaged
206	Foothills Palo Verde	NS	8			Exposed Roots
207	Crucifixion thorn	S	7			
208	Foothills Palo Verde	NS				Dead
209	Foothills Palo Verde	NS	6			Dead
210	Foothills Palo Verde	NS	9			Multiple Trunk
211	Saguaro	S		28	52	5 Arms
212	Foothills Palo Verde	NS				Dead
213	Crucifixion thorn	NS	9			Exposed Roots
214	Foothills Palo Verde	S	8			
215	Foothills Palo Verde	S	12			
216	Barrel	S		6.5		
217	Foothills Palo Verde	NS	9			Exposed Roots
218	Foothills Palo Verde	S	10			
219	Crucifixion thorn	NS	20			Trunk Spread
220	Foothills Palo Verde	S	10			
221	Ocotillo	S		13		
222	Ocotillo	S		14		
223	Ocotillo	S		14		
224	Foothills Palo Verde	S	10			
225	Foothills Palo Verde	S	16			
226	Barrel	S		3		
227	Crucifixion thorn	NS	13			Multiple Trunk
228	Crucifixion thorn	NS	12			Declining
229	Barrel	S		3		
230	Ocotillo	S		15		
231	Barrel	NS				Dead
232	Crucifixion thorn	S	5			
233	Crucifixion thorn	NS	16			Damaged
234	Crucifixion thorn	S	13			
235	Yucca Elata	S		4		2 Heads
236	Yucca Elata	S		4		3 Heads
237	Yucca Elata	NS				Dead
238	Yucca Elata	S		4		6 Heads
239	Yucca Elata	NS				Dead
240	Barrel	S		3		
241	Barrel	S		4		Damaged
242	Saguaro	S		29	47	5 Arms
243	Barrel	S		5.5		
244	Foothills Palo Verde	NS	11			Mistletoe
245	Barrel	NS				Dead
246	Ocotillo	S		16		
247	Foothills Palo Verde	NS	13			Mistletoe
248	Foothills Palo Verde	NS	8			Exposed Roots
249	Saguaro	NS		25	72	Damaged / 7 Arms
250	Foothills Palo Verde	S	18			
251	Yucca Elata	S		4		2 Heads
252	Yucca Elata	S		4		6 Heads
253	Ocotillo	S		15		
254	Barrel	S		3		
255	Crucifixion thorn	S	7			
256	Yucca Elata	S		3		3 Heads
257	Foothills Palo Verde	S	14			
258	Ocotillo	S		15		
259	Foothills Palo Verde	S	12			
260	Foothills Palo Verde	S	24			
261	Crucifixion thorn	NS	18			Damaged
262	Crucifixion thorn	NS	9			Multiple Trunk
263	Yucca Elata	RIP		3		1 Head
264	Yucca Elata	NS		3		Dead
265	Yucca Elata	NS		3		Dead
266	Foothills Palo Verde	NS	20			Mistletoe
267	Yucca Elata	NS				Dead
268	Yucca Elata	S		7		6 Heads
269	Yucca Elata	S		3		2 Heads
270	Foothills Palo Verde	S	7			
271	Foothills Palo Verde	RIP	14			Mistletoe
272	Ocotillo	RIP		13		
273	Ocotillo	NS				Dead
274	Foothills Palo Verde	NS	18			Mistletoe
275	Foothills Palo Verde	NS	7			Form
276	Saguaro	NS		10	16	Not Top / 3 Arms
277	Foothills Palo Verde	NS	8			Exposed Roots
278	Yucca Elata	S		4		3 Heads
279	Yucca Elata	NS		3		Declining
280	Yucca Elata	NS		3		Declining
281	Yucca Elata	S		5		1 Head
282	Yucca Elata	S		3		1 Head
283	Yucca Elata	RIP		3		2 Heads
284	Yucca Elata	S		6		6 Heads
285	Yucca Elata	S		5		5 heads
286	Foothills Palo Verde	RIP	5			
287	Yucca Elata					Dead/gone
288	Catclaw Acacia	RIP	12			
289	Crucifixion thorn	NS	5			Exposed Roots
290	Crucifixion thorn	NS	7			Multiple Trunk
291	Crucifixion thorn	NS	8			Multiple Trunk
292	Foothills Palo Verde	S	10			
293	Saguaro	NS		26	82	Twins / 6 Arms / Damaged
294	Foothills Palo Verde	S	8			
295	Foothills Palo Verde	RIP	7			
296	Yucca Elata	NS				Dead
297	Foothills Palo Verde	S	13			Large Canopy/ Prune Mistletoe
298	Yucca Elata	NS		3		Dead
299	Saguaro	NS		30	58	Damaged



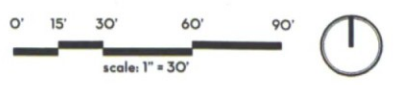
HARDSCAPE PLAN



- ① RAILINGS
- ② RETAINING WALL
- ③ SCREEN WALL
- ④ STEPS
- ⑤ SIGNAGE
- ⑥ GATE

- DECOMPOSED GRANITE
- CONCRETE
- HARD WALKABLE SURFACE
- 25' STRIP OF PAVERS AT ALL ENTRY POINTS
- LANDSCAPING & OPEN SPACE
- PROPOSED BUILDINGS

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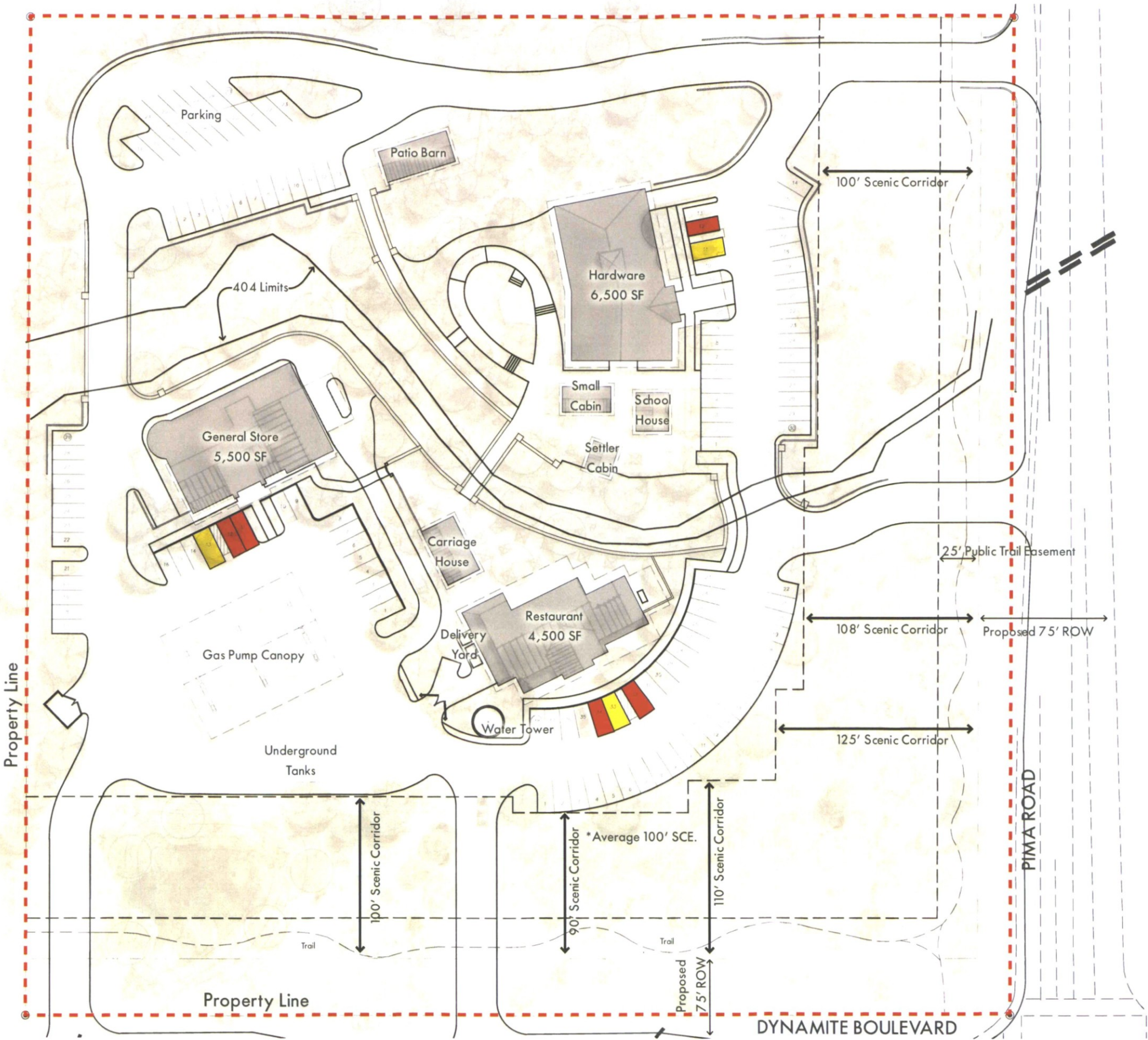


PARKING PLAN

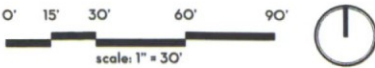
Parking Calculations:

Building Use	Parking Spaces	
	Provided	Required
Hardware (6,500 SF)	30	1/250 SF = 26
General Store/Gas Pump Canopy (3,000 SF Gross Sales Floor Area)	29	1/250 Gross Sales Floor Area = 12
Restaurant (4,500 SF)	35	38
Restaurant Patio Area (3,350 SF)	9	1/350 SF = 9 (excluding the first 350 SF)
Additional Parking	23	0
TOTAL:	126	85

<div></div> Mobility Impaired Accessible Parking Spaces	6	4% of 126 = 5 spaces
<div></div> Van Mobility Impaired Accessible Parking Spaces	3	2 per 7 Mobility Impaired Spaces

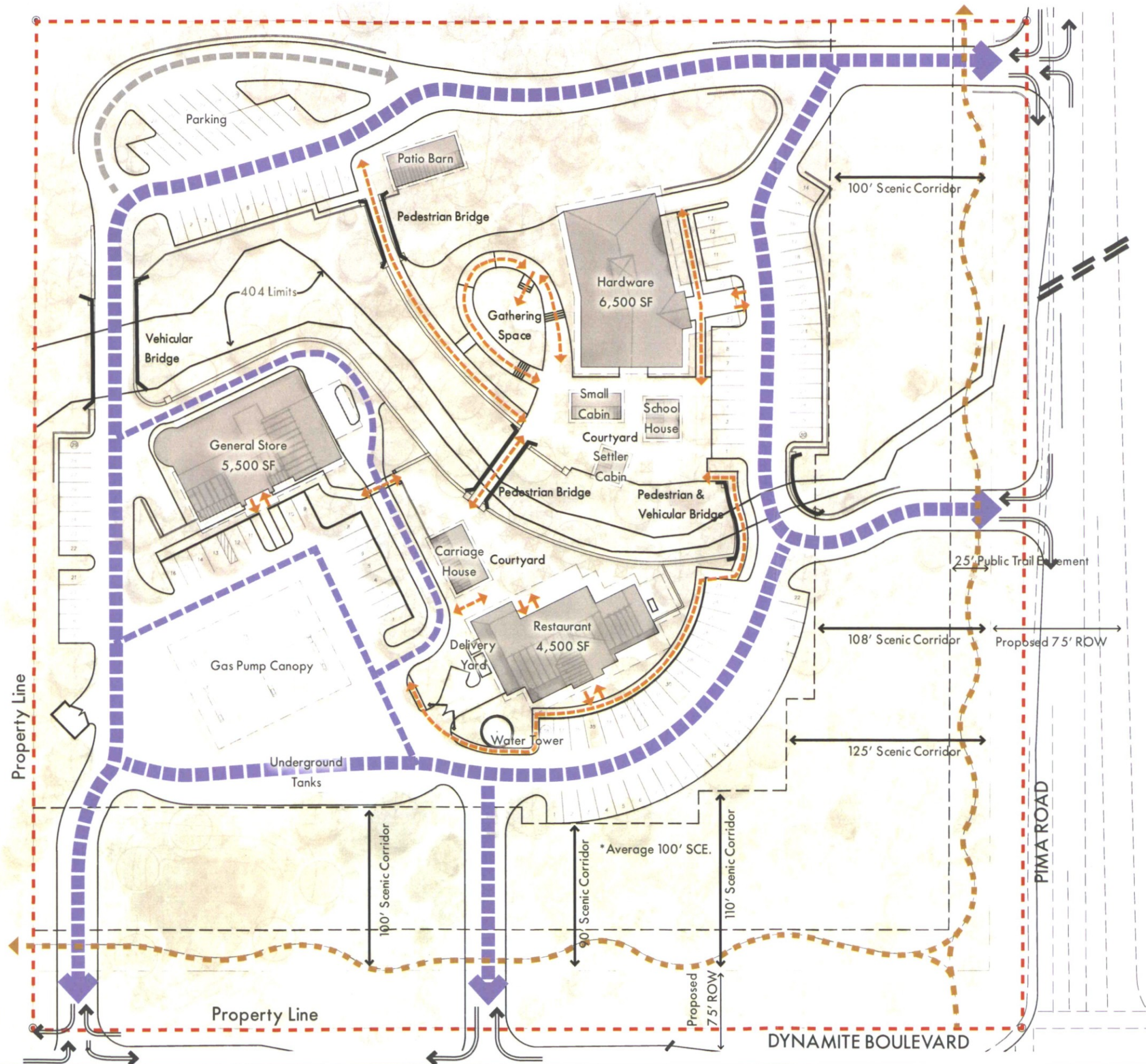


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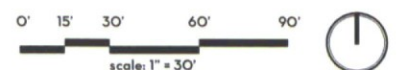
# PEDESTRIAN & VEHICULAR CIRCULATION PLAN



## LEGEND

- Access – Right-In / Right-Out / Left-In/Left-Out
- Access – Right-In / Right-Out
- Trails (Equestrian/Pedestrian)
- Pedestrian Circulation
- Internal Circulation
- Main Circulation
- Bridges
- Building Ingress/Egress
- Property Line

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THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

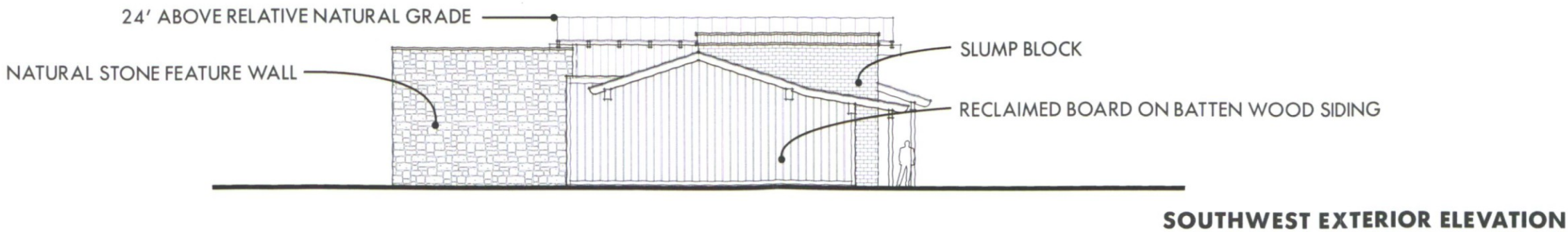
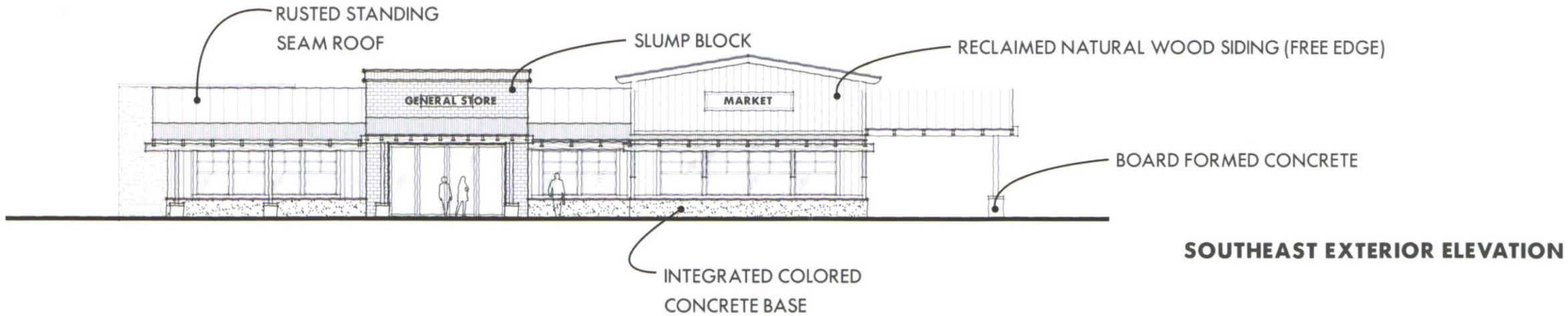
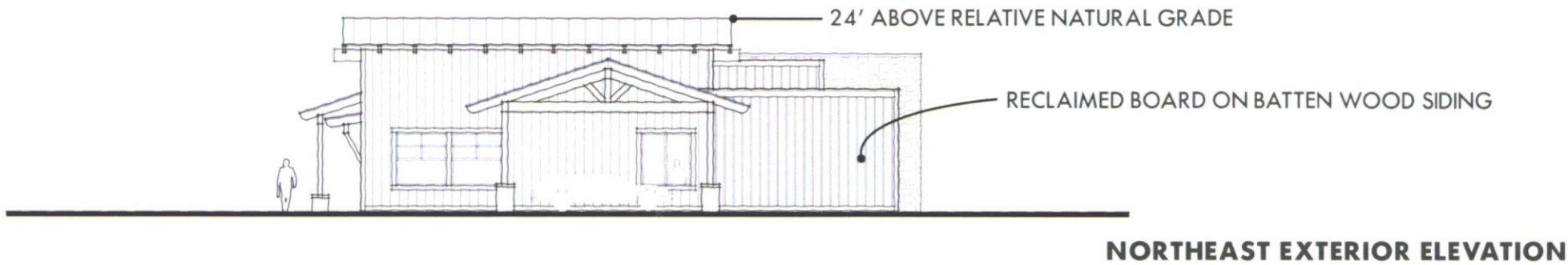
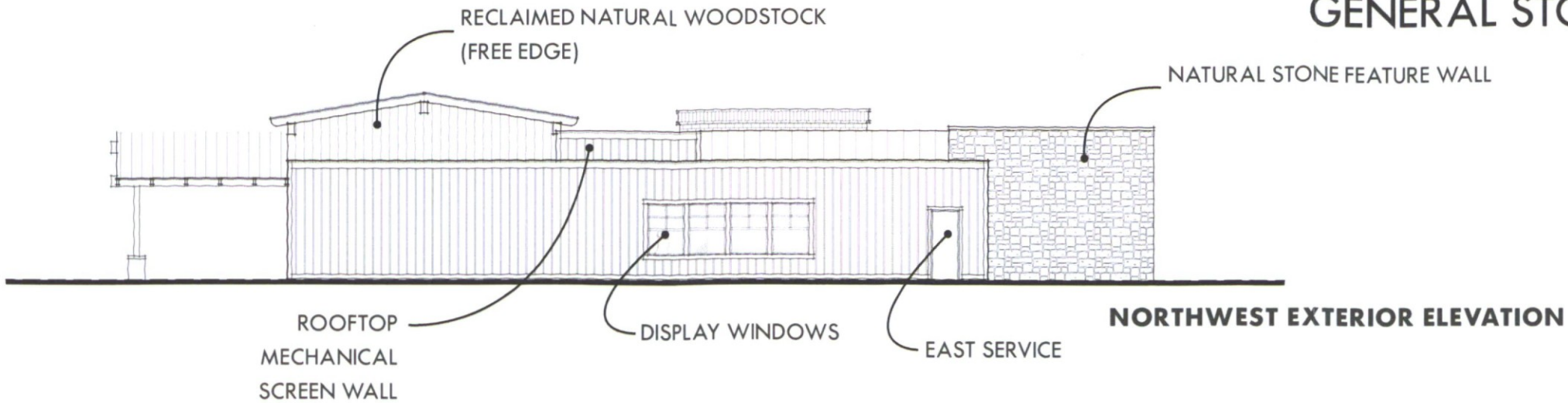
CONDITIONAL USE PERMIT  
12/09/16







GENERAL STORE ELEVATION



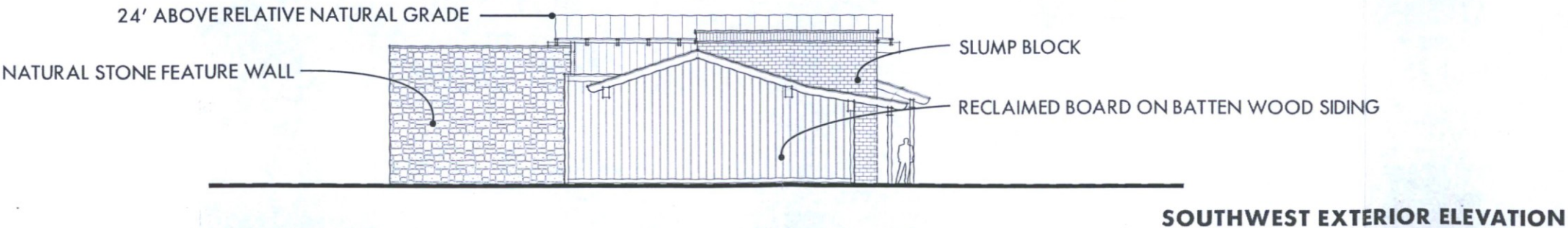
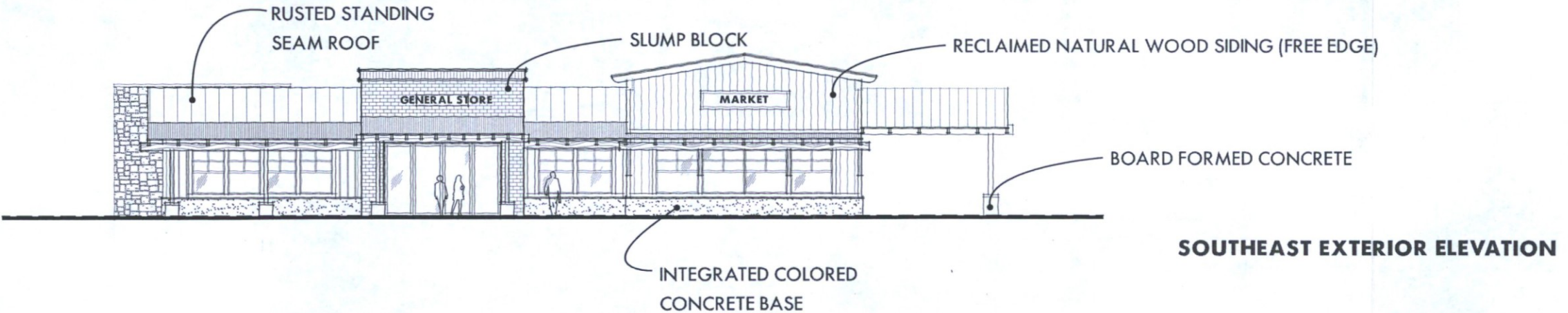
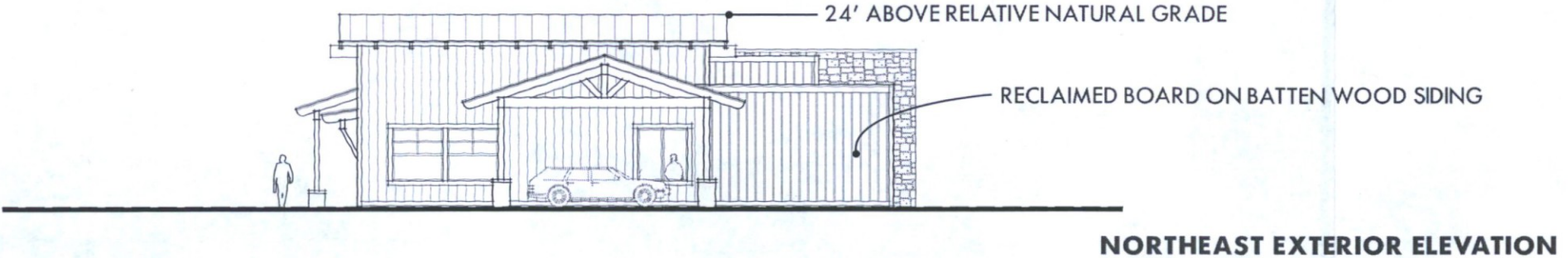
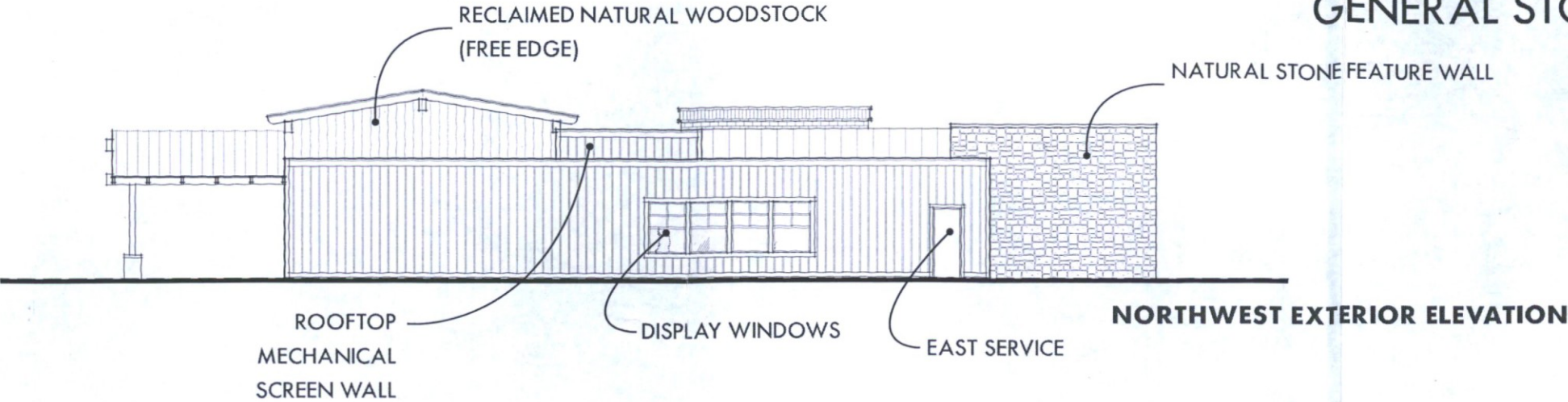
11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'





GENERAL STORE ELEVATION



11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'



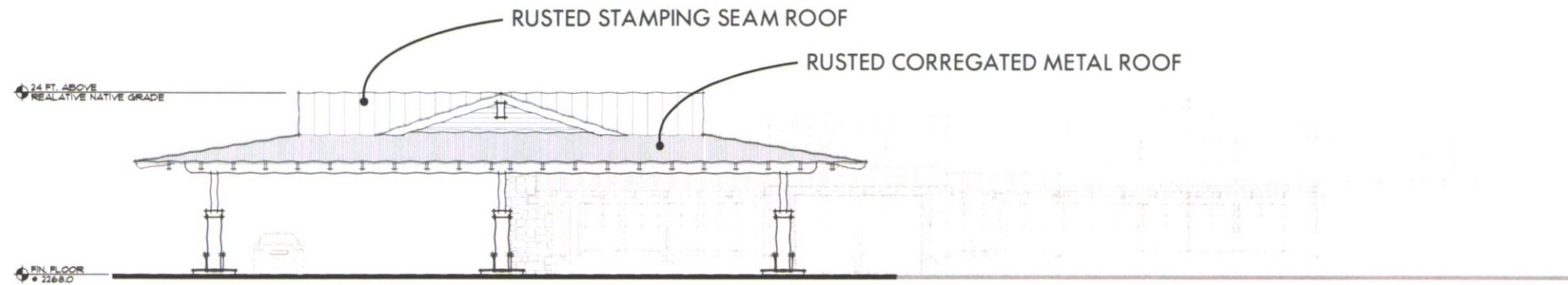
SWABACK PARTNERS p11c  
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

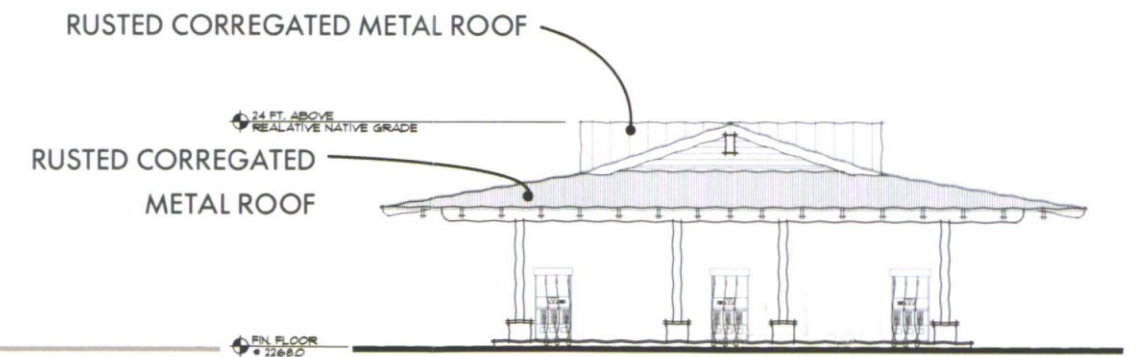
CONDITIONAL USE PERMIT  
12/09/16



# GAS PUMP CANOPY ELEVATION



**SOUTHEAST EXTERIOR ELEVATION**



**SOUTHWEST EXTERIOR ELEVATION**

11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'



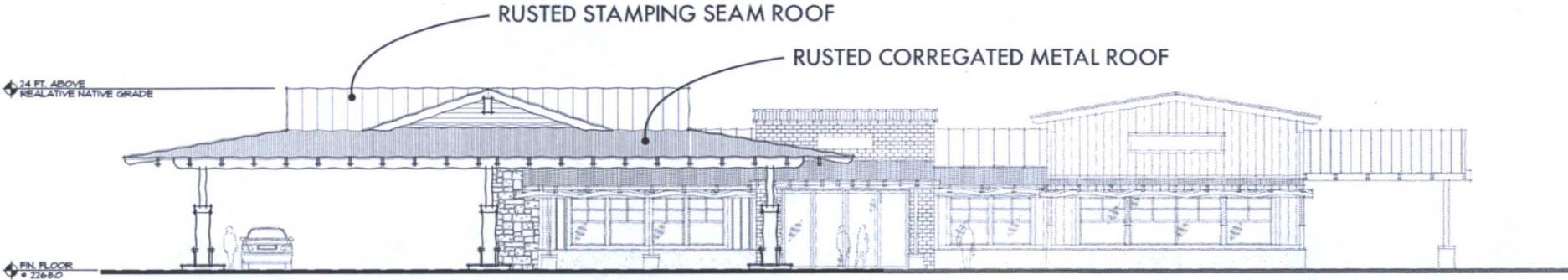
SWABACK PARTNERS pllc  
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

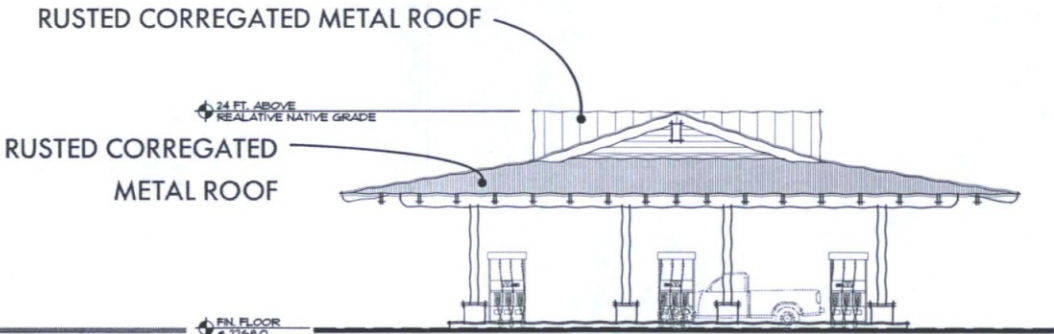
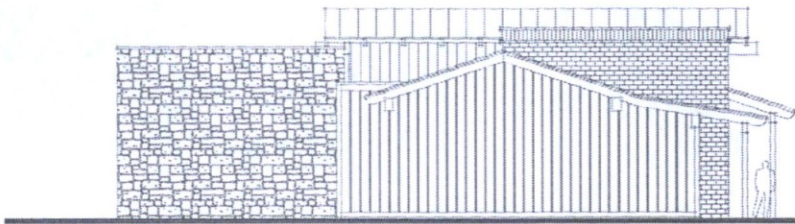
CONDITIONAL USE PERMIT  
12/09/16



GAS PUMP CANOPY ELEVATION



SOUTHEAST EXTERIOR ELEVATION



SOUTHWEST EXTERIOR ELEVATION

11-UP-2015  
12/09/2016

SCALE: 1/8" = 1'



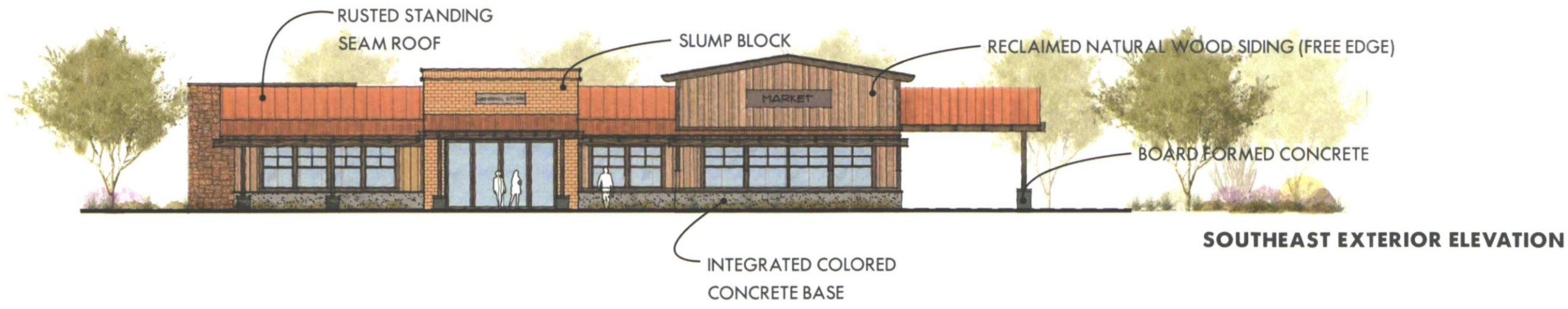
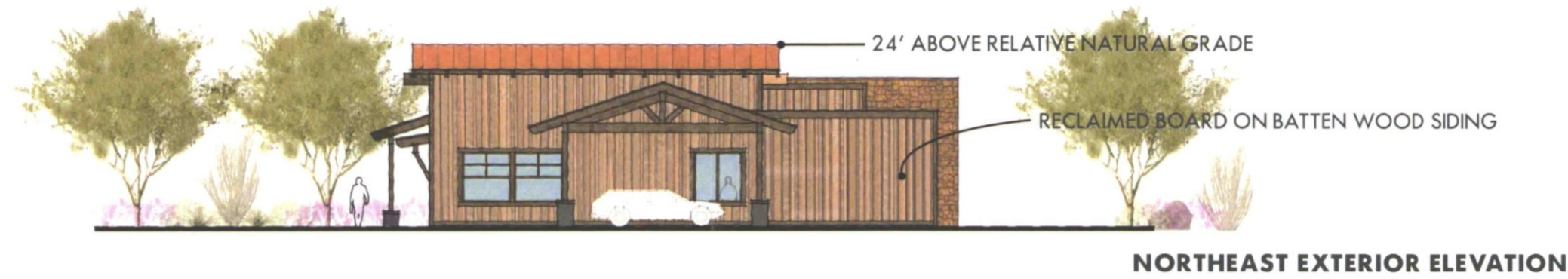
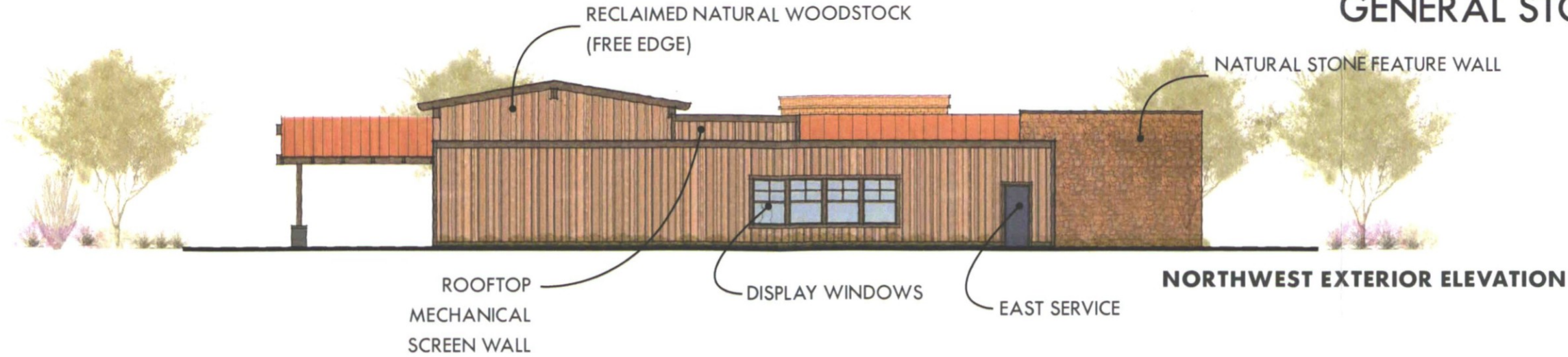
SWABACK PARTNERS p11c  
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THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT  
12/09/16



GENERAL STORE ELEVATION

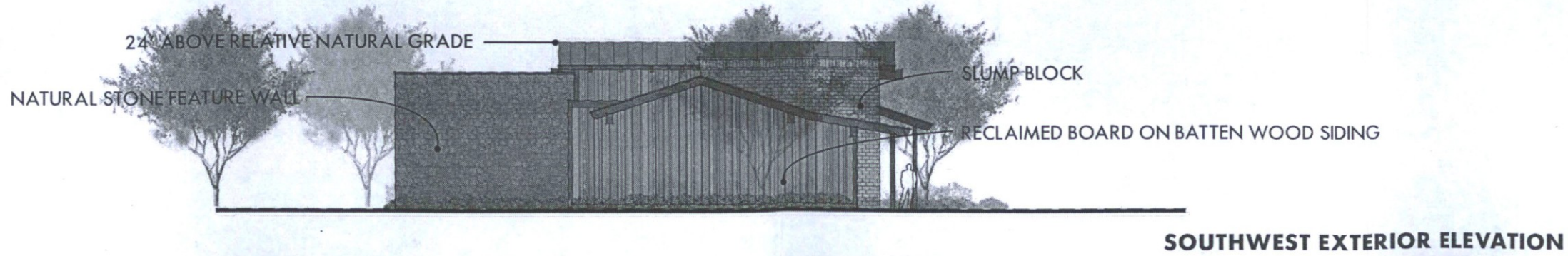
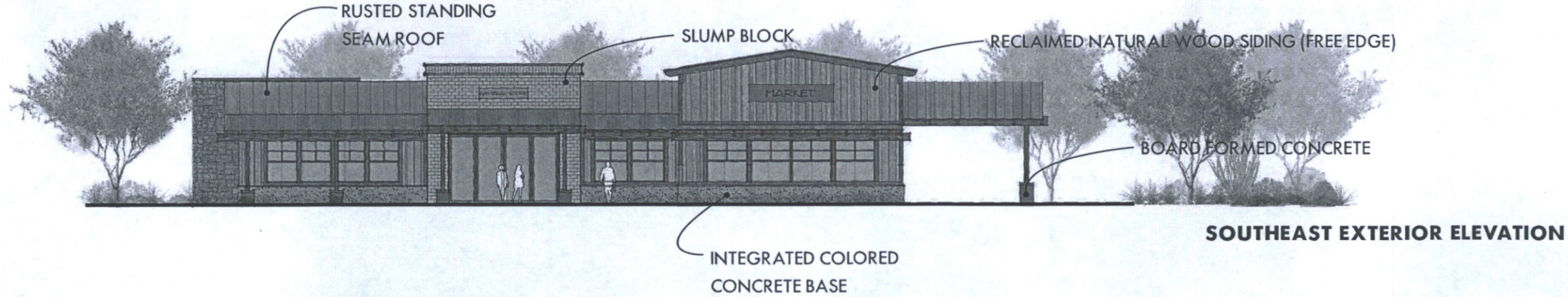
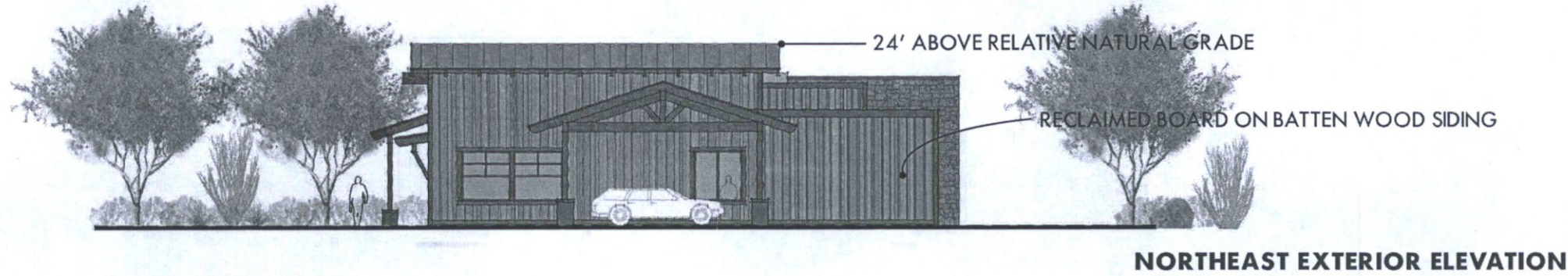
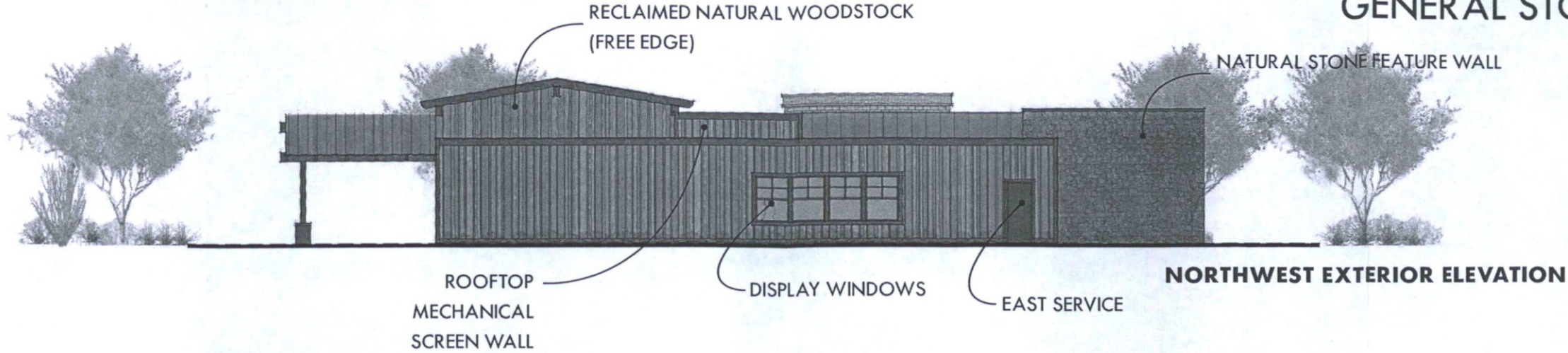


11-UP-2016  
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SCALE: 1/8" = 1'



GENERAL STORE ELEVATION

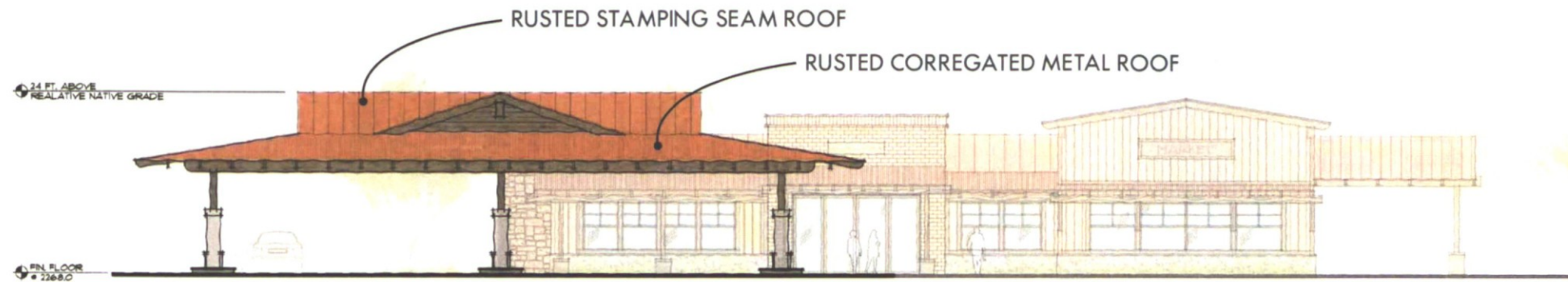


11-UP-2016  
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SCALE: 1/8" = 1'



# GAS PUMP CANOPY ELEVATION



11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'



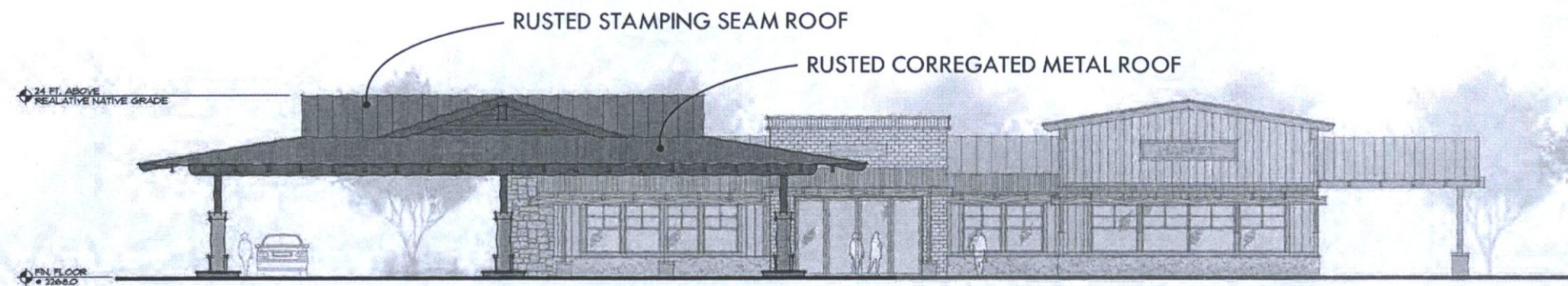
SWABACK PARTNERS pllc  
Architecture • Planning • Interior Design

THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

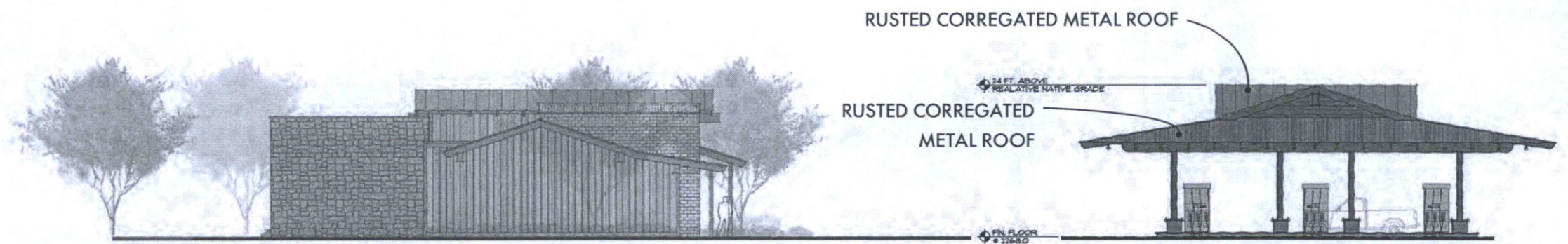
CONDITIONAL USE PERMIT  
12/09/16



# GAS PUMP CANOPY ELEVATION



**SOUTHEAST EXTERIOR ELEVATION**



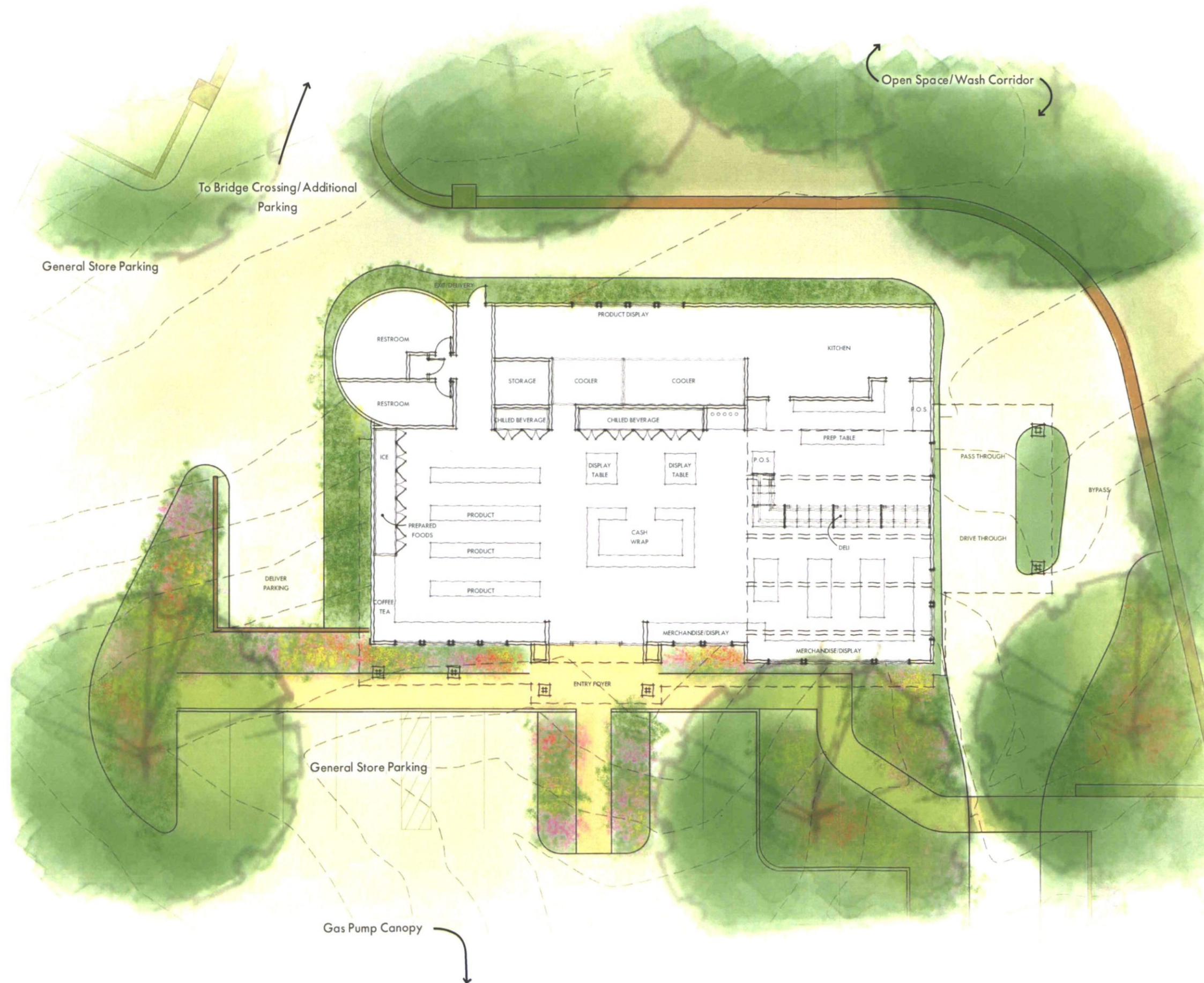
**SOUTHWEST EXTERIOR ELEVATION**

11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'



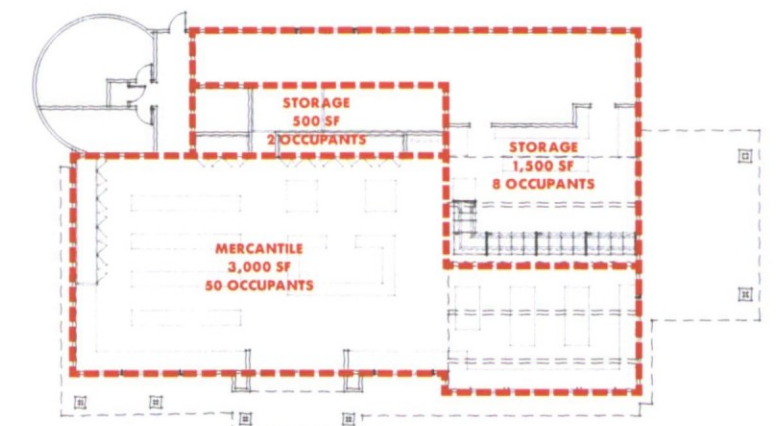
# GENERAL STORE FLOOR PLAN



TOTAL ALLOCATED TO PUBLIC ACCESS:



OCCUPANCY LOAD:



**TOTAL OCCUPANCY: 60**

PER 2012 IBC TABLE 1004.12

11-UP-2016  
12/09/2016

SCALE: 1/8" = 1'



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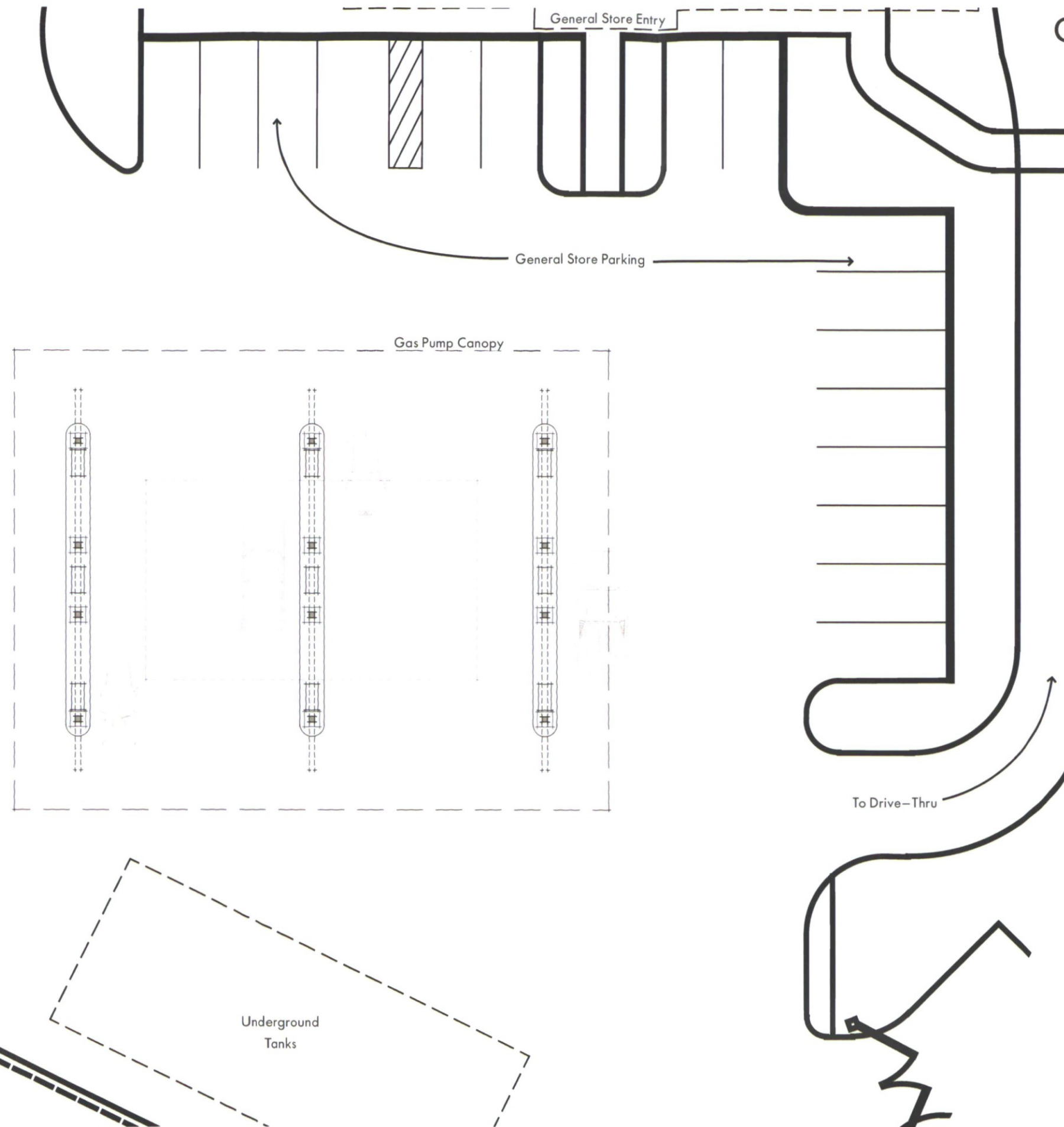
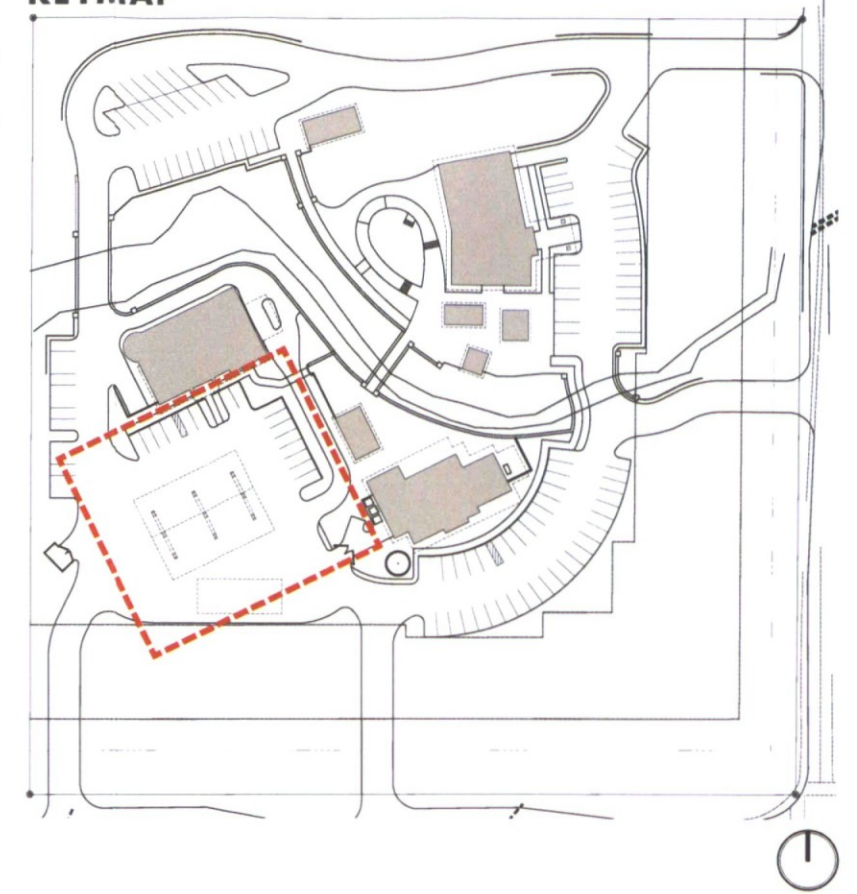
THE OUTPOST @ PIMA & DYNAMITE  
SCOTTSDALE, AZ

CONDITIONAL USE PERMIT  
12/09/16



# GAS PUMP CANOPY FLOOR PLAN

## KEYMAP



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SCALE: 1/8" = 1'



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SCOTTSDALE, AZ

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# EXTERIOR LIGHTING SITE PLAN

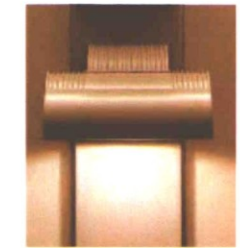
## LEGEND

### Light Pole Distribution



Maximum pole heights should not exceed 15'.  
Poles to be core-tin steel or painted to match rusted metal.

### Wall Mounted Luminary



Down Facing Applications serve the purpose of lighting areas near the building minimizing visual light pollution on-site and from off the outside.

### Directional Lighting



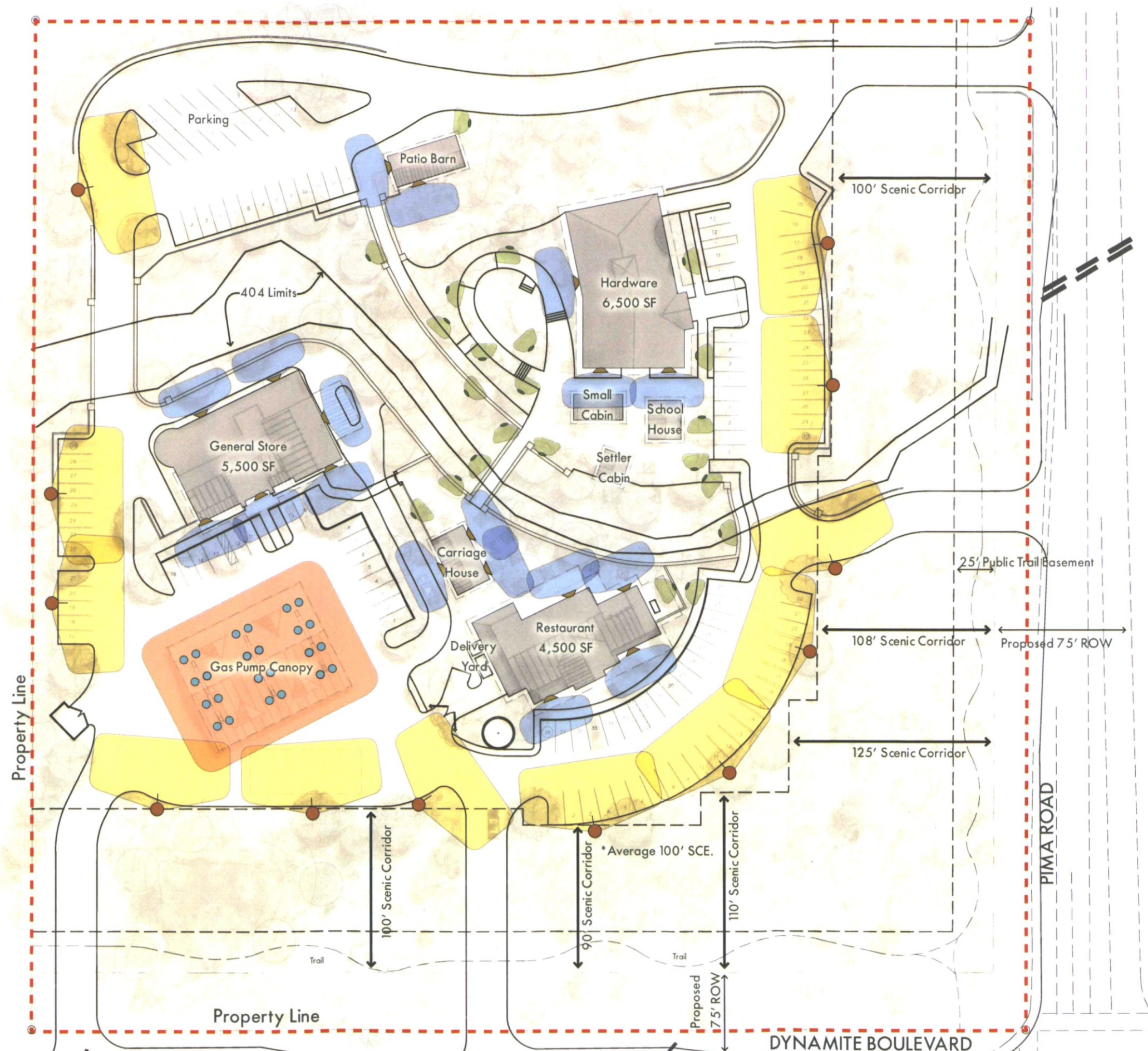
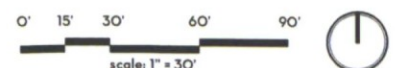
Direct light fixtures will be used only to enhance vegetation. Shielded fixtures will be used to avoid visibility from off the property.

### Gas Station

Opaque Light lens flush with ceiling – or recessed into the canopy.

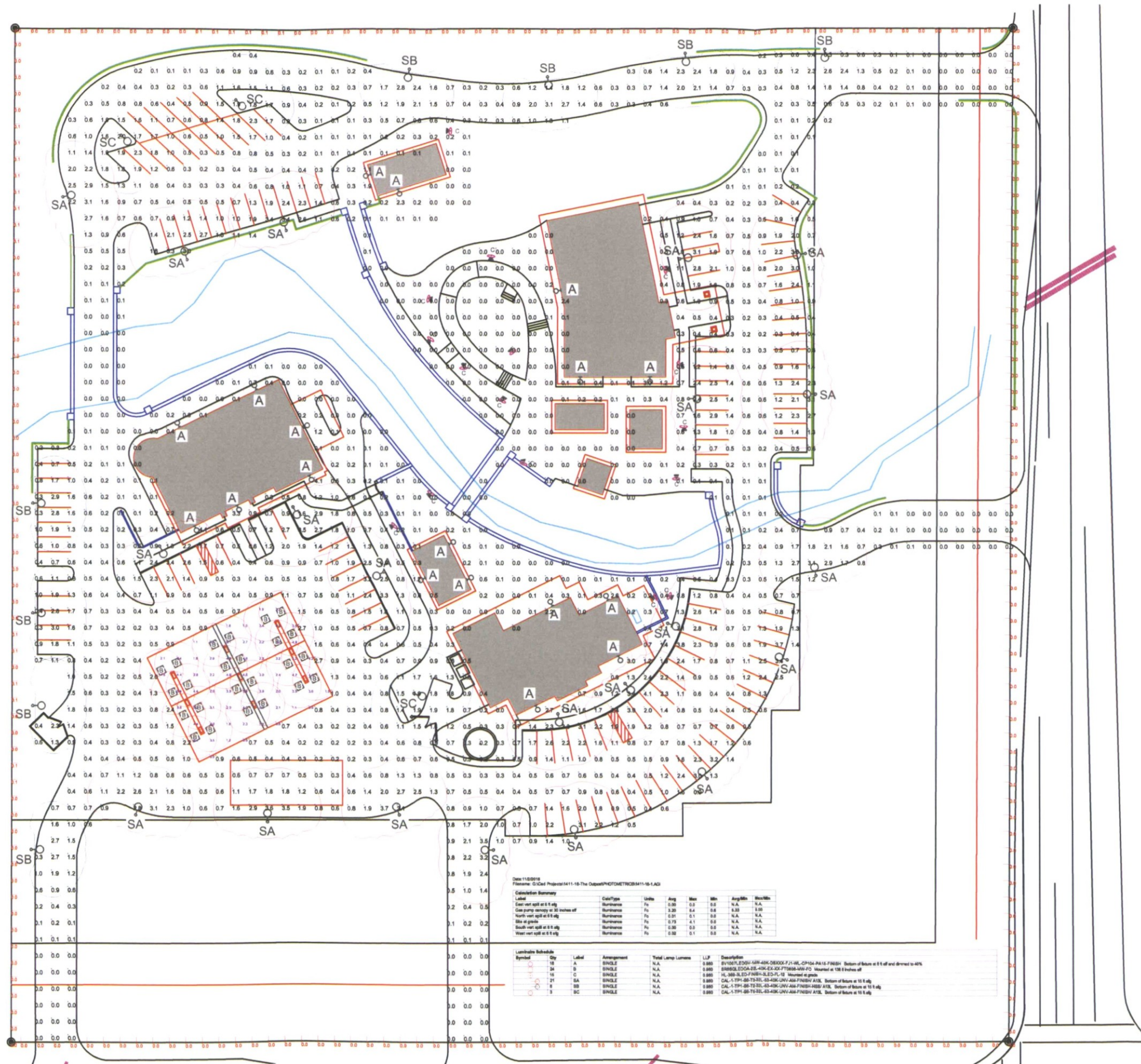


11-UP-2016  
12/09/2016

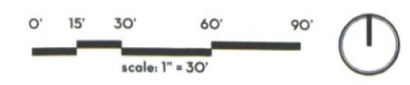




# EXTERIOR LIGHTING PHOTOMETRIC ANALYSIS



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12/09/2016





EXTERIOR LIGHTING SITE PLAN

LEGEND

Light Pole Distribution



Maximum pole heights should not exceed 15'.  
Poles to be core-tin steel or painted to match rusted metal.

Wall Mounted Luminary



Down Facing Applications serve the purpose of lighting areas near the building minimizing visual light pollution on-site and from off the outside.

Directional Lighting



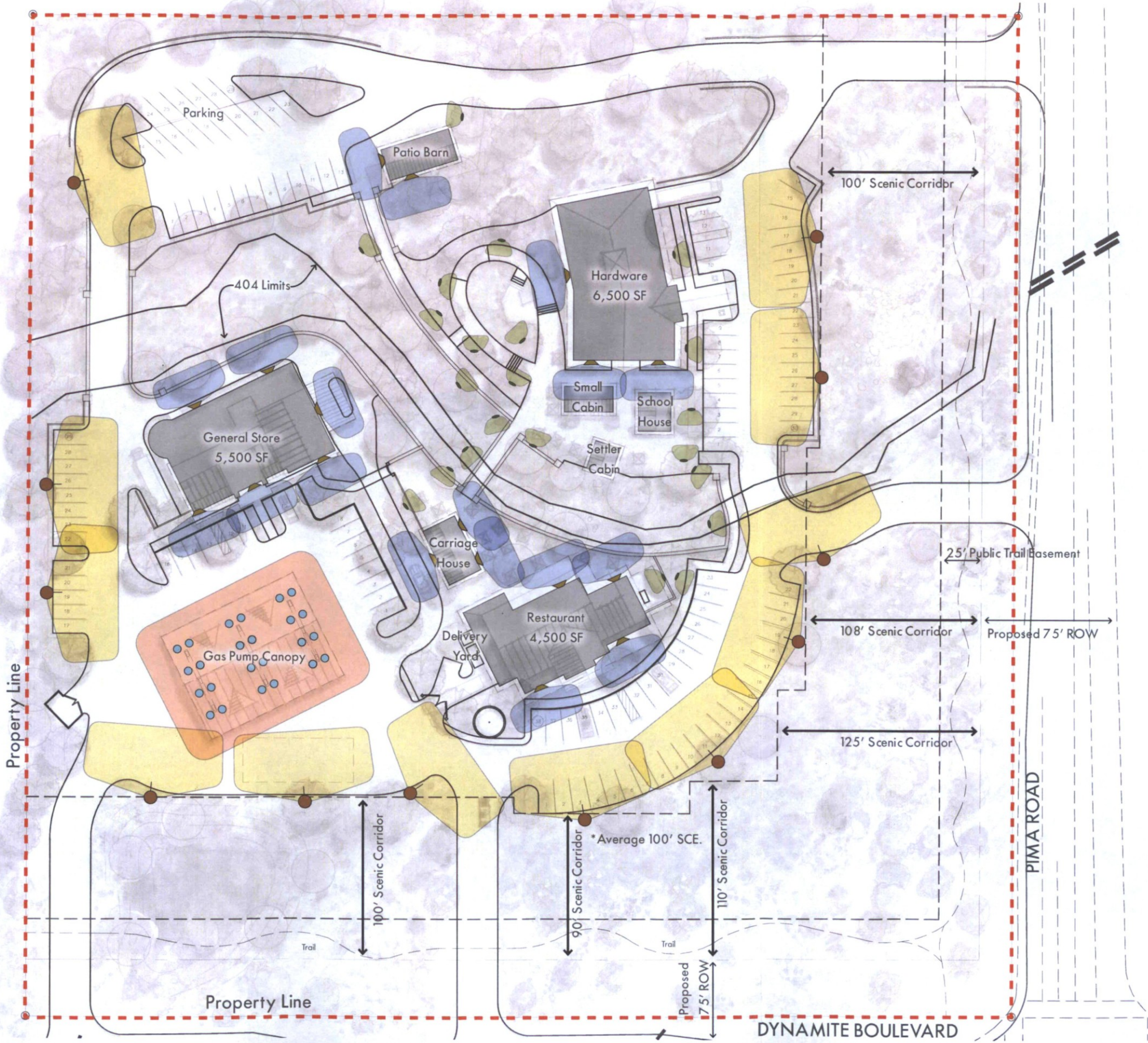
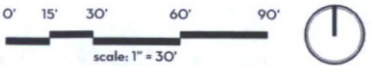
Direct light fixtures will be used only to enhance vegetation. Shielded fixtures will be used to avoid visibility from off the property.

Gas Station

Opaque Light lens flush with ceiling – or recessed into the canopy.



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# PROPOSED LIGHTING CUT SHEET

## Directional Lighting

**Wild West Lighting**  
11200 West 10th Street, Suite 200  
Westminster, CO 80040

Description: **HL-369-LED-3LED-FL-12**  
Project Name: **THE OUTPOST**  
Type: **C**

Notes:

**SPECIFICATIONS**

DESCRIPTION:  
Compact LED adjustable accent fixture with  
integrated angled glass shade. Suitable for  
wall-mounted location installations.

MATERIAL:  
Standard overall material is 6061 aluminum.  
HL-369-LED-3LED-FL-12 (Standard)  
NO FINISH SPECIFIED

FINISH:  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BP - Powder Coat Black  
BC - Powder Coat Bronze  
BT - Powder Coat Bronze  
N - Natural for Stainless Steel and Brass

LED OPTIONS:  
Integrated high output LED, warm white  
(3000K CCT) standard, others available  
SLED - 30W LED  
SLED - 30W LED  
SLED - 30W LED

VOLTAGE:  
12 - 12 VAC output transformer required,  
not included

MOUNTING:  
Fixture is designed with a 10-AMP adjustable  
mounting stem.

OPTIONS:  
Lenses/cover/Color Filters:  
LA-1 - Hazeless Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Upper spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Shatterproof lens  
LA-6 - Blue lens  
See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:  
HL-369-LED-3LED-FL-12-LA-1

RATING:  
Weatherproof location

MADE IN THE USA

ORDER SPECIFICATION:

PROJECT: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
NOTE: \_\_\_\_\_  
TYPE: **HL-369-LED-3LED-FL-12**

HEVILITE, INC.  
9714 Vanel Ave, Chatsworth, CA 91311  
Tel: (818) 341-0091 • Fax: (818) 998-1998  
Web Site: <http://www.hevilite.com>

## Wall Mounted Luminary

Custom Light Fixture:



For Finish Only:



## Wayfinding Lighting

**Wild West Lighting**  
11200 West 10th Street, Suite 200  
Westminster, CO 80040

Description: **HL-616**  
Project Name: **THE OUTPOST**  
Type: **B**

Notes:

**SPECIFICATIONS**

DESCRIPTION:  
MR16 halogen path light with a 2 1/2" x 6" glass  
extension. Suitable for wall-mounted location  
installations.

MATERIAL:  
Standard overall material is 6061 aluminum.  
HL-616 - Machined Aluminum

FINISH:  
AA - Anodized Satin Aluminum  
AP - Powder Coat Aluminum  
BP - Powder Coat Black  
BC - Powder Coat Bronze  
BT - Powder Coat Bronze  
N - Natural for Stainless Steel and Brass

LED OPTIONS:  
Integrated high output LED, warm white  
(3000K CCT) standard, others available  
SLED - 30W LED  
SLED - 30W LED  
SLED - 30W LED

VOLTAGE:  
12 - 12 VAC output transformer required, not  
included

MOUNTING:  
Fixture is designed with a 10-AMP stem  
extension.

OPTIONS:  
Glass shades:  
GL-10 - Short Angled aluminum  
GL-11 - Angled aluminum  
GL-13 - Straight aluminum  
Glass shades:  
GL-1 - Composite spike  
GL-2 - Cast spike  
GL-3 - Stainless steel spike  
GL-4 - Stainless steel spike with wing  
GL-5 - Composite spike with wing  
GL-6 - Cast spike with wing compartment  
GL-7 - Cast spike with wing  
GL-8 - Cast spike with wing J-box  
GL-9 - Cast spike with wing J-box  
Lenses/cover/Color Filters:  
LA-1 - Hazeless Louver (Black)  
LA-2 - Prismatic lens  
LA-3 - Upper spread lens  
LA-4 - Soft focus lens (diffused)  
LA-5 - Shatterproof lens  
LA-6 - Blue lens  
See fixture accessories for more information.

SAMPLE ORDER SPECIFICATION:  
HL-616-AA-12-GL-10-LA-4

RATING:  
Weatherproof location

MADE IN THE USA

ORDER SPECIFICATION:

PROJECT: \_\_\_\_\_  
APPROVED: \_\_\_\_\_  
NOTE: \_\_\_\_\_  
TYPE: **HL-616**

HEVILITE, INC.  
9714 Vanel Ave, Chatsworth, CA 91311  
Tel: (818) 341-0091 • Fax: (818) 998-1998  
Web Site: <http://www.hevilite.com>

## Gas Pump Canopy Light (Recessed)

**Wild West Lighting**  
11200 West 10th Street, Suite 200  
Westminster, CO 80040

Description: **SR8SQLEDOA-22L-40K-E-FT0808-MW-FO**  
Project Name: **THE OUTPOST**  
Type: **B**

Notes:

**8" SQUARE LENSED**  
OA SERIES / 4400 LUMENS MAX LED

**SR8SQLEDOA**  
APPLICATION:  
This fixture is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

FEATURES:  
The unit is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

FINISH:  
The unit is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

ELECTRONICS:  
The unit is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

CONSTRUCTION:  
The unit is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

CODE COMPLIANCE:  
The unit is designed for use in gas pump canopy locations. It features a recessed design with a 10-AMP mounting stem. An LED module is mounted in the center of the fixture, providing a wide area of illumination. The fixture is designed to be installed in a recessed location, and it is suitable for use in outdoor locations.

RECESSED HOUSING SPECIFICATION:

Series	Model	CCF	Driver / Voltage	Options
SR8SQLEDOA	22L-40K-E	4400	12VAC	FT0808-MW-FO

ITEM SPECIFICATION:

Series	Model	CCF	Driver / Voltage	Options
SR8SQLEDOA	22L-40K-E	4400	12VAC	FT0808-MW-FO

PROJECT: \_\_\_\_\_  
CAT. NO.: \_\_\_\_\_  
TYPE: \_\_\_\_\_

SPECTRUM LIGHTING INC.  
11200 West 10th Street, Suite 200  
Westminster, CO 80040  
Tel: (818) 341-0091 • Fax: (818) 998-1998  
Web Site: <http://www.spectrumlighting.com>

## Light Pole Distribution

Custom Light Fixture:



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Products represented here are subject to change as they may or may not be available relative to the necessary finishes and will be revisited as part of the DRB submittal process but the objective is to maintain performance and photometric described here.



OPEN SPACE PLAN

Development Information:

Project Data Zoning: PNC  
Net Lot Area: 342,037 SF  
Building Height: 24' Proposed

Required Common Open Space:  
FOR THE FIRST 12' OF HEIGHT: 16% x 342,037 NET LOT SF = 54,726 SF  
NEXT 12' OF HEIGHT: (.005 X 342,037 NET LOT SF)12' = 20,522 SF  
  
54,726 SF + 20,522 SF = 75,248 SF OF REQUIRED COMMON OPEN SPACE






Provided Common Open Space:  
77,614 SF OF COMMON OPEN SPACE

Required Frontage Open Space:  
0.50 X 75,248 SF = 37,624 SF

Provided Frontage Open Space:  
98,747 SF (EXCLUDING R.O.W.)  
(47% OF PROVIDED OPEN SPACE)

Required Parking Lot Landscape:  
15% x 55,906 SF PARKING LOT AREA = 8,385 SF

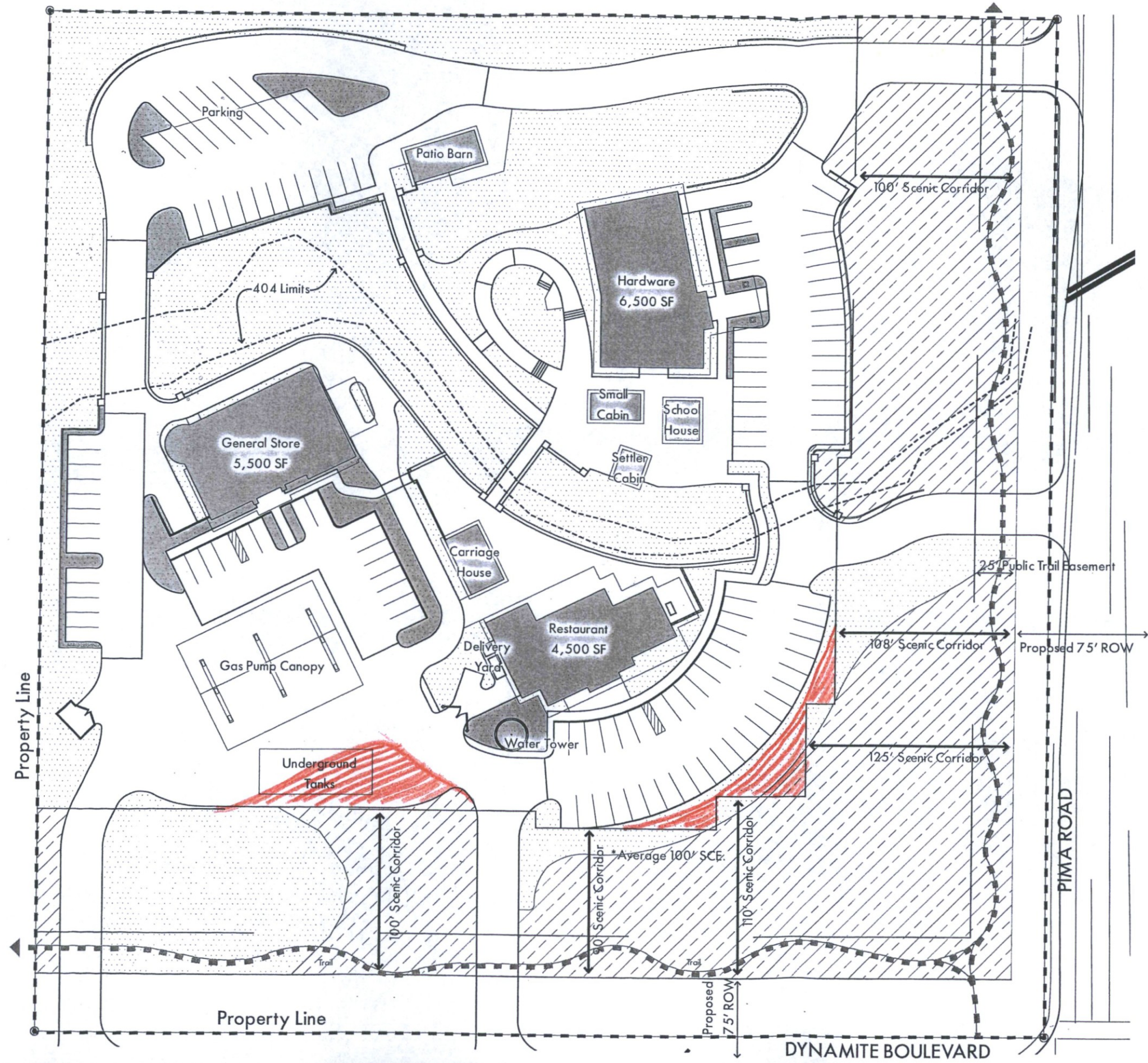
Provided Parking Lot Landscape:  
9,242 SF

-  PARKING LOT AREA | 55,906 SF
-  COMMON OPEN SPACE | 77,614 SF  
(EXCLUDING THE FRONT OPEN SPACE)
-  FRONTAGE OPEN SPACE | 98,747 SF
-  PARKING LOT LANDSCAPING | 9,242 SF
-  TOTAL OPEN SPACE = 176,361 SF  
(EXCLUDING THE NAOS SF OF 128,654 SF)

NOTE: SEE THE NATURAL AREA OPEN SPACE SHEET FOR NAOS DEDICATED AREAS.

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0' 15' 30' 60' 90'  
Scale: 1" = 30'





CITY OF **SCOTTSDALE**

(/home)



What are you looking for?



Home Page (/home) / Architectural & Engineering Design Guidelines  
(/design) / Sensitive Design Program

# Sensitive Design Program

Scottsdale has many desirable aesthetic qualities as well as areas with unique character. Much of the character and aesthetic qualities can be attributed to the Sonoran Desert location which is essential to the community's quality of life. These attributes have been closely guarded and nurtured by programs and initiatives intended to protect them and ensure design excellence.

The Scottsdale Sensitive Design Program is a comprehensive compilation of policies and guidelines related to the City's built environment. The basic framework for these policies and guidelines are the **Sensitive Design principles**, approved in August 2000 and amended in March 2001. The Principles, derived from existing city policies and from concepts developed by citizen groups, such as Great Sonoran, articulate Scottsdale's design vision and outline design expectations and values.

To assist applicants, decision-makers, and staff with consistent development review, Building Design Guidelines are currently being developed. These Guidelines are to be applied throughout the community and are structured to respond to the varying conditions and constraints inherent to individual site and contextual settings.

The Scottsdale Sensitive Design Principles and Building Design Guidelines are successful due to the involvement of the community. Planning, Environment and Design Services staff are dedicated to involving citizens, design professionals and the business community in the creation of these guidelines.

## SENSITIVE DESIGN PRINCIPLES

**ATTACHMENT "B"**



*As amended by the Development Review Board on March 8, 2001*

## CITY OF SCOTTSDALE

(/home) Development should respect and enhance the unique climate, topography, vegetation and historical context of Scottsdale's Sonoran desert environment, all of which are considered amenities that help sustain our community and its quality of life. The following design principles will help improve and reinforce the quality of design in our community:

1. The design character of any area should be enhanced and strengthened by new development.
  - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
  - Building design should be sensitive to the evolving context of an area over time.
2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
  - Scenic views of the Sonoran desert and mountains
  - Archaeological and historical resources
3. Development should be sensitive to existing topography and landscaping.



- A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.
4. Development should protect the character of the Sonoran desert by preserving and restoring natural habitats and ecological processes.
  5. The design of the public realm, including streetscapes, parks, plazas and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations.



- Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art and integrated infrastructure elements.

## CITY OF SCOTTSDALE

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.

- Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

8. Buildings should be designed with a logical hierarchy of masses:

- To control the visual impact of a building's height and size
- To highlight important building volumes and features, such as the building entry.

9. The design of the built environment should respond to the desert environment:

- Interior spaces should be extended into the outdoors both physically and visually when appropriate
- Materials with colors and coarse textures associated with this region should be utilized.
- A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
- Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

10. Developments should strive to incorporate sustainable and healthy building practices and products.

- Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.

11. Landscape design should respond to the desert environment by utilizing a variety of



mature landscape materials indigenous to the arid region.

## CITY OF SCOTTSDALE

(/home) The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement



What are you looking for?



- The landscaping should complement the built environment while relating to the various uses.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.

- Water, as a landscape element, should be used judiciously
- Water features should be placed in locations with high pedestrian activity.

13. The extent and quality of lighting should be integrally designed as part of the built environment.

- A balance should occur between the ambient light levels and designated focal lighting needs.
- Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location and illumination.

- Signage should be designed to be complementary to the architecture, landscaping and design theme for the site, with due consideration for visibility and legibility.

### Contact Information

**Planning** - Zoning Requests, General Plan

P: (Phone) 480-312-7000 (<http://tel:480-312-7000>)

[planninginfo@ScottsdaleAZ.gov](mailto:planninginfo@ScottsdaleAZ.gov) (<mailto:planninginfo@ScottsdaleAZ.gov>)

**One Stop Shop** - Permits and Plan Review

P: (Phone) 480-312-2500 (<tel:480-312-2500>)

7447 E. Indian School Road, Scottsdale, AZ 85251

(<https://www.google.com/maps/place/7447+East+Indian+School+Road+Scottsdale+/>)



**Records****(Phone)** P: (Phone) **(Phone)** 480-312-2356 (tel:480-312-2356)

(/home)

**Inspections** - Permit InspectionsP: (Phone) 480-312-5750 (tel:480-312-5750) **Inspection Hours:**

Summer (Apr-Oct) 6 a.m. - 2:30 p.m.

Winter (Nov-Mar) 7 a.m. - 3:30 p.m.

**Code Enforcement** - Property Maintenance & Zoning Violations

P: (Phone) 480-312-2546 (tel:480-312-2546)

**Building Code Hotline**

P: (Phone) 480-312-2633 (tel:480-312-2633)



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(<https://www.instagram.com/scottsdaleazgov>)

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(<https://www.linkedin.com/company/city-of-scottsdale>)

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480-312-3111 (TEL:4803123111)

[General City Information/Speak to a Citizen Services Assistant](#)



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CITY OF **SCOTTSDALE**[\(/home\)](#)<http://www.scottsdaleaz.gov>

What are you looking for?



3939 N. Drinkwater Blvd.

Scottsdale, AZ 85251

P: 480-312-3111 (tel:4803123111)

F: 480-312-2888

Email: [Question@ScottsdaleAZ.Gov](mailto:Question@ScottsdaleAZ.Gov) ([/contact/complaint-form](#))

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# **GAS STATION AND CONVENIENCE STORE DESIGN GUIDELINES**

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**Adopted October 7, 1999**

**Members of the Development Review Board**

**Councilwoman Mary Manross  
Commissioner Margaret Dunn  
James T. Elbracht  
Andrea Forman  
David Gulino  
Mark Hammons  
Mark Soden**



# **GAS STATION AND CONVENIENCE STORE DESIGN GUIDELINES**

## **PURPOSE**

Scottsdale has many desirable aesthetic qualities setting it apart from many other communities. These attributes have been closely guarded and nurtured by programs and initiatives intended to protect the community's aesthetic qualities and ensure design excellence. However, increasing development pressure for corporate driven design solutions threaten the very essence of what makes Scottsdale a desirable and unique place

The purpose of these guidelines is to provide guidance for applicants, decision-makers, and staff in the development, review, and consideration of gas station and convenience store proposals. The guidelines applicable to all gas station and convenience store types. The guidelines are to be applied throughout the community and are structured to respond to the varying conditions and constraints inherent to individual site and contextual settings.

## **KEY OBJECTIVES**

- Protect and enhance the character and quality of commercial districts and adjacent neighborhoods where gas station and convenience stores are located.
- Strengthen the pedestrian environment and provide options for safe pedestrian access.
- Create a high level of expectation in the quality of gas station and convenience store architecture.
- Provide needed flexibility to respond to unique conditions and constraints inherent to specific areas within the community.
- Minimize negative impacts to adjacent uses resulting from on-site activities.
- Maintain and strengthen a recognizable identity and character unique to Scottsdale.

## **CHARACTER/ CONTEXT AND THE GENERAL PLAN**

A variety of character /contextual settings exist in Scottsdale ranging from historic urban settings in the Downtown to suburban and rural neighborhood settings in outlying areas. Each setting warrant differing responses in terms of site development and design. The consistent application of the following guidelines should achieve a balance between the community concerns and business requirements of the facility. Gas station and convenience store design should contribute to the established or desired character and identity of the community and neighborhood. Site-specific review with the effective



implementation of these guidelines are intended to support the following Guiding Principles of the City's General Plan: **Enhance Neighborhoods; Support Economic Vitality; Seek Sustainability; Value Scottsdale's Unique Lifestyle and Character**

## **DESIGN GUIDELINES**

These guidelines are intended to address exterior elements of restaurant design to help promote an overall cohesive design and enable comprehensive review of such cases. The guidelines are organized into six (6) sections including Site Design, Architecture, Pump Islands, Landscape Design, Lighting, and Signage/Corporate Identification.

### **Site Design**

The optimal layout of any individual site requires an in-depth understanding of local context and a thorough site analysis. The components of a gas station and convenience store to be considered in site design include, but are not limited to:

- Primary structure/retail sales building/single or multiple tenant
  - Pump island and canopy structure
  - Refuse, service and storage area
  - Circulation systems and parking
  - Service bays
  - Car wash and other ancillary uses
  - Drive through uses
  - ATMs and Telephones
1. All development proposals should show evidence of coordination with the site plan, arrangement of buildings and planning elements of neighboring properties.
    - Respond to local development patterns and the streetscape through the use of consistent building setbacks, orientation and relationship of structures to the street and linkages to pedestrian facilities.
    - Seek shared-access with adjoining commercial uses where feasible to minimize curb cuts and enhance pedestrian and vehicular circulation.
    - Minimize cross traffic conflicts within parking areas.
  2. Mitigate the negative impacts from site activities on adjoining uses:
    - Service areas, storage areas and refuse enclosures should be oriented away from public view and screened from adjacent sites
    - Orient drive-through windows, menu boards and associated stacking lanes away from residential areas and screen from public view.
    - Orient auto repair bay openings and car-wash openings away from public view.
  3. ATMs should be located within the primary retail building when possible. Freestanding and/or exterior wall mounted ATMs are discouraged. Automatic payment points at the pump island will be reviewed with respect to the guidelines for Pump Islands.



## Architecture

The intent of the following architectural guidelines is to encourage creative architecture that is responsive to local and regional context and contributes to the aesthetic identity of the community.

1. Building design should take into consideration the unique qualities and character of the surrounding area (refer to the City's Character Area Plans for additional information).
2. Building elements that speak to the desert environment and climate, such as, architectural shade devices, a strong relationship to the ground plane, deeply recessed windows and the use of materials and textures that are associated with the region are encouraged to define the project identity with the Arizona Sonoran Desert.
3. Buildings that derive their image solely from applied treatments that express corporate identity are discouraged.
4. The design of stand-alone gas stations and convenience stores should conform to the dominant existing or planned character of the surrounding neighborhood. This can be accomplished through the use of similar forms, materials and colors.
5. The design of a facility that occupies a pad or portion of a building within a larger commercial center should be designed to reflect the design elements of that center.
6. Drive through elements should be architecturally integrated into the building rather than appearing to be applied or "stuck on" to the building.
7. All sides of a building should express consistent architectural detail and character. All site walls, screen walls and pump island canopies and other outdoor covered areas should be architecturally integrated with the building by using similar material, color and detailing.
8. To encourage visually interesting roofs, provide variations in the roof line and incorporate treatments such extended eaves and parapet walls with cornice treatments.
9. Building should respond to solar heat gain, reflectivity and glare through building orientation and the use of architectural shading devices such as pronounced eaves, covered walkways.
10. Buildings should reduce their perceived height and bulk by dividing the building mass into smaller-scaled components. Possible treatments to avoid excessive bulk and height include:
  - Low-scale planters and site walls
  - Wainscot treatment.



- Reveals and or projections of building massing
  - Clearly pronounced eaves or cornices
  - Subtle changes in material color and texture
  - Variation in roof forms
  - Covered pedestrian frontages and recessed entries
  - Deeply set windows with mullions
11. Storefronts should be broken into smaller individual windows or groupings of windows.
  12. Building accents should be expressed through differing materials and/or architectural detailing and not through applied finishes such as paint.
  13. Building colors should emphasize earth tones. The use of highly reflective or glossy materials should be limited and will not be appropriate in all contexts.
  14. Canopy:
    - Integration of canopy to building and site walls is desirable. Multiple canopies or canopies that express differing architectural masses are encouraged.
    - Canopy height, as measured from the finished grade to the lowest point on the canopy fascia, should not exceed 13'-9". The clearance height of canopies should be clearly indicated on the structure or through use of a headache bar. The overall height of canopies should not exceed 17'.
    - Canopy ceiling should be textured or have a flat finish, glossy or highly reflective materials are not recommended.
    - Lighted bands or tubes or applied bands of corporate color are discouraged.
  15. All display items for sale should occur within the main building or within designated areas that are screened from public streets.
  16. Gas tank vents shall be an integral part of the building design in terms of form, color and texture.

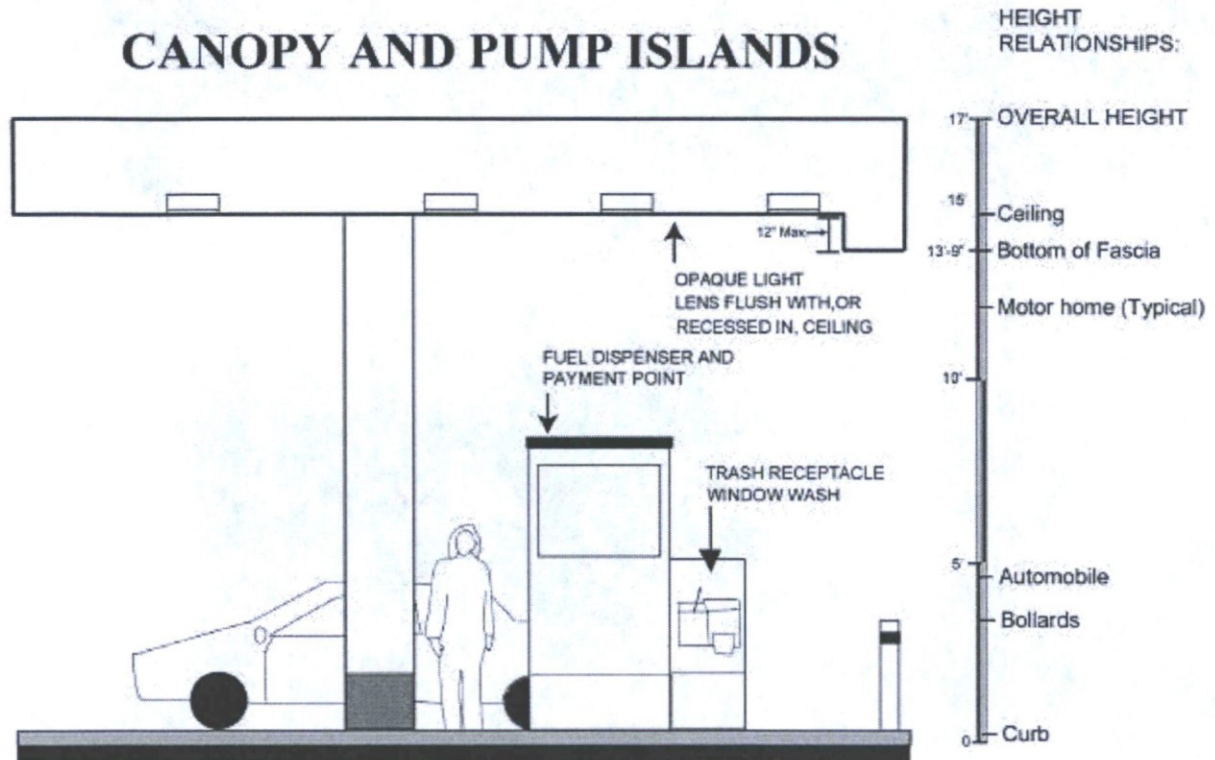
### **Pump Islands**

The intent of this section is to encourage pump island designs that are well organized and consolidated to minimize visual clutter. Pump island components consist of:

- Fuel dispensers
  - Refuse containers
  - Automated payment points
  - Safety bollards
  - Other appurtenances
1. The design of pump islands should be architecturally integrated with other structures on-site using similar colors, materials and architectural detailing.



2. The color of the various components of the pump island, including dispensers, bollards and all appurtenances, are encouraged to be muted.
3. All elements of the pump island or canopy that are not operational should be architecturally integrated by use of color, material, and architectural detailing.
4. The use of translucent materials and internally lighted cabinets are discouraged as finishes or as applied treatments at the pump island or on the canopy.
5. Either a pump island curb or bollard is recommended for the protections of dispensing units.



## PREFERRED DESIGN CHARACTERISTICS

- Pump islands should be designed to minimize visual clutter by organizing and consolidating the various pump island components. The diagram above illustrates one possible solution

### Landscape Design

Landscaping should be integral to the overall design concept and should be carefully planned to serve more than one purpose. The intent of these guidelines is to ensure that landscape design contributes to the overall appearance and function of the site.

1. Landscaping should blend with the dominant existing or planned streetscape and character of the area.
2. All landscaping should utilize only living plant material.



3. Landscaping should be provided near the primary building to anchor it to the surrounding environment and to soften the structure. In-ground landscaping should comprise the majority of the landscaping requirement. Raised planters are acceptable when designed to accentuate the architecture and or create pedestrian seating areas.
4. Trees should be used throughout paved areas and along pedestrian pathways to provide shade, to reduce heat build-up and to cut glare.
5. A landscape buffer should be provided to buffer and screen facilities uses from adjacent residential uses.
6. Dense landscaping and/or architectural treatments should be provided to screen unattractive views and features such as storage areas, trash enclosures, utility cabinets and other similar elements.
7. The site design for projects located at street corners should provide special landscape treatment at street intersection to emphasize the corner.
8. The use of mature trees is encouraged to provide an immediate impact especially when used in buffering adjacent uses.
9. Proper maintenance and timely replacement of plant material is expected and required by ordinance.

## Lighting

Site lighting of gas stations and convenience stores should enhance the visual process of users while providing the following: illuminance levels appropriate for the visual task, reasonable uniformity ratios, and minimal glare and light trespass.

1. Avoid competing light levels and maintain balanced light levels on-site and between adjacent properties. The exterior lighting design must take into account the background lighting levels, lighting from other sources, and characteristics of the surrounding area.
2. Recommended illuminance level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the most current IESNA *Recommended Practice or Design Guide* should also be incorporated for lighting designs.
3. Direct and reflected glare and excess site brightness should be minimized.
4. Minimize light trespass beyond property lines. The maximum horizontal illuminance at grade and the maximum vertical illuminance at five feet above grade should not exceed IESNA recommended practice for light trespass
5. Canopy Lighting Maintained average horizontal illuminance at grade (directly under the canopy) should not exceed 30 footcandles and should conform to IESNA recommended practices. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 20 footcandles and should conform to IESNA recommended practices.
  - Individual luminaire lamp wattage should not exceed 250 watts.
  - Light fixtures mounted under canopies should be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface (ceiling) of the canopy.



- The sides (fascias) of the canopy should extend below the lens of the fixture 12 inches to block the direct view of the light sources and lenses from property line.
  - Lights should not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) should not be illuminated.
6. Parking Lot and Site Lighting
- All luminaires should be a full cut-off design, aimed downward and away from the property line.
  - Maintained average horizontal illuminance at grade should not exceed 5 footcandles and should conform to IESNA recommended uniformity ratios. On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maintained average horizontal illuminance at grade should not exceed 2.5 footcandles and should conform to IESNA recommended practices.
  - On properties subject to the Environmentally Sensitive Lands (ESL) overlay, the maximum pole heights should not exceed 15'.
7. Building-Mounted Lighting
- All luminaires should be a full cut-off design and aimed downward.
  - All luminaires should be recessed or shielded so the light source is not directly visible from the property line.
  - Maintained average horizontal illuminance at grade along the storefront including any spill light from store interior should not exceed current IESNA recommended practice.

### **Signage /Corporate Identification**

Gas station and convenience store signage plans should reflect a balance between allowing adequate signage for business identification while protecting the visual aesthetic of Scottsdale's streetscapes. Other forms of branding or business identity not falling under the sign ordinance will be viewed as architectural elements and features.

1. Business identity, either by awnings, accent bands, paint or other applied color schemes, signage, parapet details, or materials should not be the dominant architectural feature. The architecture of the building should be viable and appropriate for its location and use regardless of the business identity.
2. The use of super-graphics is discouraged.
3. All signage should be architecturally integrated with their surroundings in terms of size, shape and lighting so that they do not visually compete with architecture of the building and design of the sight. Signs should be integrated such that they become a natural part of the building façade.
4. When multiple corporations share one site, signs should be integrated as one unit to create shared identity for the property to the extent permitted by the ordinance or be located and/or designed as a package where signs do not visually compete with each other.
5. Ground mounted monument signs are encouraged over canopy fascia signs.
6. Signage at the pump islands apparatus should be limited to oil company or convenience store name/logo. Safety and operational, and product labeling signs are allowable but should be scaled for the visibility of the immediate user only.



7. New construction design should anticipate signage. Designs should provide logical sign areas, allowing flexibility for new users as the building is re-used over time.
8. Repetitious signage information on the same building frontage should be avoided, regardless of the sign area square footage allowed for by ordinance.
9. Signs composed of individual letters are encouraged. Back lit or indirectly lit individual letters are desirable.
10. Visible raceways and transformers for individual letters are discouraged.

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