

**Marked Agendas  
Approved Minutes  
Approved Reports**

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: August 16, 2018 Item No. 5  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

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## ACTION

**City of Scottsdale Fire Station 603  
2-DR-2018**

**Location:** 8191 East Indian Bend Road

**Request:** For approval of the site plan, landscape plan, and building elevations for a new fire station, with approximately 10,800 square feet of building area, on a 1.5-acre site.

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## OWNER

City of Scottsdale  
480-312-2399

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## ARCHITECT/DESIGNER

Fucello Architects

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## ENGINEER

Kimley Horn

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## APPLICANT CONTACT

Steven Fucello  
480-947-2960

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## BACKGROUND

### Zoning

In 1961, the site was annexed into the City of Scottsdale by Ordinance No. 121. The site was rezoned to PCC (Planned Community Center) in 1987. PCC zoning district allows many uses, including commercial, offices, and municipal uses.

A single-family residence existed on the site until 2004 when it was demolished. The site now sits vacant.

### Context

This site is situated on the south side of East Indian Bend Road, approximately 1,200 feet east of Hayden Road. The site is surrounded by a diverse mix of uses, including office, residential, and travel accommodations. Please refer to the context graphics.

### **Adjacent Uses and Zoning**

- North: Single-family Residential, zoned R1-10 PCD and R1-35 PCD
- South: Office Condominium, zoned PCC
- East: Currently a Residential Tennis Facility, Proposed Senior Living Facility, zoned PUD
- West: Office Condominium, zoned PCC

### **Key Items for Consideration**

- Existing infrastructure sufficient to accommodate the project
- City acquired the property on 4/25/17 for constructing a new Fire Station
- The Municipal Use Master Site Plan, Case 1-UP-2018, has Development Review, Planning Commission, and City Council Approval

## **DEVELOPMENT PROPOSAL**

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### **Goal/Purpose of Request**

The applicant requests approval of the site plan, landscape plan, and building elevations for a new fire station, with approximately 10,800 square feet of building area, on a 1.5-acre site.

### **Neighborhood Communication**

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Property owners within 750 feet of the site have been notified of the proposal and the site was posted with the required signage. In addition, staff held an Open House at Pueblo Elementary School on 11/16/17 at 6:00 PM. There were 11 attendees, all of whom were generally supportive of the proposal.

The neighboring office condominium to the south has expressed concerns regarding screening. The applicant has worked diligently with the neighbor to incorporate a screen wall along the southern property line of the site that matches the fire station's architecture and further shields the new development.

## **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The General Plan Land Use Element designates the property as Mixed Use Neighborhoods. Properties with this designation are typically located in areas with access to multiple modes of transportation and major regional access and services. One of the goals of the Public Services and Facilities chapter of the General plan is to *"provide Police and Fire deployment stations, support facilities and public safety information and training programs to minimize response times and maximize effectiveness in protecting public health from potential natural and man-made hazards"*.

The proposed fire station is in the center of the site which helps provide ample frontage open space along East Indian Bend Road and perimeter landscaping on the east and south sides of the site. The frontage landscaping is combined with staggered gabion screen walls.

The applicant is providing various pedestrian connections throughout the site. There will be a new 6-foot-wide sidewalk that connects the building entrance to the existing sidewalk along East Indian Bend Road. Additionally, a new sidewalk along the southern boundary of the site will provide an east-west connection between the new senior living facility and the shopping center, which will encourage residents and employees to shop and eat at the nearby commercial center. The

proposed sidewalk connection was a stipulation of the senior living facility zoning case (13-ZN-2017) and the payment and maintenance of the sidewalk are outlined in a development agreement (6-DA-2018).

Sensitive Design Principles encourage the use of colors and textures that respond to the desert environment. Building elevations utilize neutral tan and brown tones like “River Rocks”, “Suede”, and “Pewter Patter.” The mix of building materials includes strategically placed trendstone, corrugated aluminum, and clear insulated glass. The northern streetscape elevation includes the recessing of building masses and colorful desert landscaping including “Mexican Fence Post”, “Gulf Muhly”, and “Big Muhly”.

Parking and refuse enclosures are screened by a site wall that incorporates trendstone to match the architecture of the fire station. The southern screen wall, requested by the neighbor, is made up of a mix of wrought iron fencing and block wall, and includes subtle pathway lighting for the sidewalk.

Vehicular access to the site is provided via an existing signalized intersection and drive aisle along the west side of the site. The Transportation Department has reviewed this application and determined that the proposed fire station will not adversely affect traffic patterns in this area. In addition, the Water Resources department has accepted the Water and Sewer Plan submitted and determined that existing infrastructure is sufficient to serve the proposed use.

### **Development Information**

- Existing Use: Vacant
- Proposed Use: Municipal Use (Fire Station)
- Net Lot Area: 1.5 acres
- Building Height Allowed: 24 feet (60-ZN-1990#4)
- Building Height Proposed: 24 feet
- Open Space Required: 13,588 square feet
- Open Space Provided: 14,007 square feet
- Frontage Open Space Required: 10,050 square feet
- Frontage Open Space Provided: 10,100 square feet
- Parking Required: 13 spaces
- Parking Provided: 16 spaces

### **OTHER BOARDS & COMMISSIONS**

#### **Development Review Board**

The Development Review Board heard the Municipal Use Master Site Plan Case 1-UP-2018 on 5/17/18 and recommended approval with a unanimous vote of 7-0.

#### **Planning Commission**

The Planning Commission heard the Municipal Use Master Site Plan Case 1-UP-2018 on 5/23/18 and recommended approval with a unanimous vote of 7-0.

#### **City Council**

The City Council heard the Municipal Use Master Site Plan Case 1-UP-2018 on 6/19/18 and recommended approval with a unanimous vote of 7-0.

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve The City of Scottsdale Fire Station 603 per the attached stipulations, finding that the provisions of the Land Use and Character and Design Element of the General Plan have been met, and the Development Review Board Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**  
Current Planning Services

**Capital Project Management**  
Public Works

**STAFF CONTACT**

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Katie Posler  
Planner  
480-312-2703  
E-mail: [kposler@ScottsdaleAZ.gov](mailto:kposler@ScottsdaleAZ.gov)

**APPROVED BY**

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*Katie Posler*

Katie Posler, Planner, Report Author

*8/3/2018*  
Date

*Steve Venker*

Steve Venker, Development Review Board Coordinator

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

*8/6/18*  
Date

*Randy Grant*

Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

*8/6/18*  
Date

**ATTACHMENTS**

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- A. Stipulations
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Building Elevations
- 6. Screen Wall Elevations
- 7. Landscape Plan
- 8. Electrical Site Plan
- 9. City Notification Map

**Stipulations for the  
Development Review Board Application:  
City of Scottsdale Fire Station 603  
Case Number: 2-DR-2018**

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

**APPLICABLE DOCUMENTS AND PLANS:**

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Fucello Architects, with a city staff date of 8/1/18.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Fucello Architects, with a city staff date of 8/1/18.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Fucello Architects, with a city staff date of 8/1/8.
  - d. The case drainage report submitted by Kimley-Horn and accepted in concept by the Stormwater Management Department of the Planning and Development Services on January 30, 2018. The preliminary grading and drainage plan submitted by Kimley-Horn and accepted by the Stormwater Management Department of the Planning and Development Services on May 3, 2018.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Use Permit case for the site was 1-UP-2018.

**ARCHAEOLOGICAL RESOURCES:**

**Ordinance**

- B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Protection of Archaeological Resources, Section 46-134 - Discoveries of archaeological resources during construction.

**ARCHITECTURAL DESIGN:****DRB Stipulations**

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. All perimeter and mechanical unit screen walls shall match the architectural characteristics, color and finish of the building.
5. At time of final plans, the applicant shall provide a flagpole detail that indicates a paint color and finish that is 'dark bronze' or 'black'.
6. At time of final plans, the applicant shall revise the building elevations to show that all proposed exterior roof access ladders are located inside the building.
7. At time of final plans, the applicant shall provide section drawings of the proposed exterior shade devices. All shade devices should be designed so that the shade material has a density of 75%, or greater, to maximize the effectiveness of the shade devices.
8. At time of final plans, the applicant shall indicate the locations of all building mounted lighting fixtures on the building elevation drawings.

**SITE DESIGN:****Ordinance**

- C. At time of final plans, the applicant shall identify on the site plan the FAR for the entire PCC zoning development plan and that it does not exceed .30.
- D. At time of final plans, the applicant shall update the site plan to list the required ADA parking spaces based off the total provided parking.

**DRB Stipulations**

9. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
10. Prior to any building permit issuance for the development project, the owner shall submit and obtain approval of civil construction documents to construct a minimum 6-foot-wide sidewalk along southern property line.
11. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplement to MAG Standard Details, detail 2147-1 for double enclosures.

**LANDSCAPE DESIGN:**

**Ordinance**

- E. At the time of final plan submittal, the landscape plan shall be revised so that it includes summary data indicating the landscape area (in square feet) of on-site, right-of-way, and parking lot landscaping, in compliance with Zoning Ordinance Section 10.200.
- F. At time of final plans, the landscape plan should be revised so that decomposed granite or similar material around the mature form of a specimen plant, tree canopy, or groups of plants, shall not exceed seven (7) feet in any direction.
- G. The property owner shall submit a native plant inventory completed by an approved salvage company if any native plants on site are to be disturbed or salvaged.
- H. Landscape areas on public streets shall comply with Arizona Department of Water Resources criteria.

**DRB Stipulations**

- 12. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
- 13. Prior to the issuance of a building permit, the owner shall submit landscape improvement plans that require the utilization of the City of Scottsdale Supplement to MAG Standard Specifications for the landscape and irrigation improvements within the public right-of-way median(s).
- 14. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.
- 15. At time of final plans, the landscape plan should be revised so that plants that will be installed in the retention basin will be in conformance with DSPM Section 2-1.403 Native Plants in Detention Basins and Drainage Channels.

**EXTERIOR LIGHTING:**

**Ordinance**

- I. With final plans, all exterior luminaries shall have lumens listed on the description table, including landscape and flagpole lighting.
- J. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- K. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- L. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward, shielded, and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

16. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
17. Incorporate the following parking lot and site lighting into the project's design:
  - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
  - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
  - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.5 foot-candles. All exterior luminaires shall be included in this calculation.
  - d. The total lumen per luminaire shall not exceed 24,000 lumens.
18. At time of final plans, the applicant shall identify that all exterior lighting fixtures have a paint color finish of 'dark bronze' or 'black'.

**VEHICULAR AND BICYCLE PARKING:****DRB Stipulations**

19. The developer shall provide (2) bicycle parking spaces (1 inverted "U" rack). The bicycle rack shall be constructed in compliance with City of Scottsdale Standard Detail # 2285.

**STREET INFRASTRUCTURE:****DRB Stipulations**

20. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that have 70% contrasting colored compared to the background concrete color.

**WATER AND WASTEWATER:****DRB Stipulations**

21. At the time of improvement plans the owner shall utilize the existing water and sewer service lines to this site or be disconnected at the main pursuant to the Water Resources Department requirements.
22. At the time of improvement plans the owner shall install a Grease, Oil, and Sand Interceptor per DSPM Section 7-1.411 to capture runoff from the truck wash areas.
23. At the time of improvement plan submittal, the owner shall modify the bottom of the new sewer manhole to be installed to prevent solids depositions and channeled to ensure satisfactory flow to the lower invert per DSPM Section 7-1.405.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

24. With the civil construction document submittal, the owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager.

**EASEMENTS DEDICATIONS:**

**Ordinance**

- M. Prior to the issuance of a building permit for the development project, the owner shall prepare a final plat to assemble the two parcels per SRC Chapter 48. No permits can be issued until said final plat has been approved and recorded.

**DRB Stipulations**

25. Prior to the issuance of a building permit for the development project, the owner shall dedicate the following easements to the City of Scottsdale on the final plat:
  - a. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot along the southern and eastern property lines.

## City of Scottsdale Fire Station 603

### APPLICATION NARRATIVE

The purpose of this request is to gain Municipal Use Master Site Plan and Development Review approval for the design of approximately 10,822 square foot permanent fire station to replace an existing facility on McDonald Drive, east of Scottsdale Road. This project site is located on Indian Bend Road east of Hayden Road on a current vacant lot on the northern edge of the South Scottsdale Character Area. The new station will include crew living quarters and facilities, office space, OSHA compliant decontamination area, safety gear storage, wellness-fitness area, and an apparatus bay. This new Fire Station 603 located on 1.5 acres at Indian Bend Road and 82<sup>nd</sup> Street is currently zoned Planned Community Center (PCC) and will improve the coverage and response times serving the community.

#### Overall Design Approach

The building is positioned within the site to respond well to the surrounding context and to provide adequate buffers and open space. It is organized among two primary building components: the living quarters and apparatus bay. The primary business and living functions are located on the southern portion of the site and takes advantage of its linear, east-west proportion that will minimize solar heat gain from low sun angles. The north face of the building has provisions for glazing that are properly shaded and designed to bring in much-desired natural daylight that will reduce energy consumption, as well as reinforce the facility's connection to the community. The internal organization of spaces from public to private provides a logical spatial sequence for visitors and staff. The apparatus bay responds to climate with deep overhangs and shading devices to minimize east and west sun exposure. Building rooftop mechanical units are fully screened integrally with the architecture behind parapet walls. The overall scale of the fire station is within the maximum allowable height and is divided among three masses responding to the natural hierarchy of functions. This reduces the overall impact of the building while drawing one's eye to various points of visual interest. Building materials are durable, timeless, and will complement the surrounding context with hues representative of the natural Sonoran Desert.

#### Site Circulation Approach

The site plan approach most importantly optimizes response time and safe egress onto Indian Bend Road. The existing deceleration lane at the north edge of the property and the existing traffic median prohibit safe egress onto Indian Bend. The project takes advantage of its reciprocal access easement at the west property edge and the existing traffic-lighted intersection (northwest corner) that will permit safe egress to either east or westbound destinations as well as for fire department return trips to the station. Extensive site circulation analysis for large trucks, such as fire truck apparatus, refuse, and other large vehicles informed the overall parking lot design, vehicular access into and out of the site, and building placement. Visitor parking is located to the west immediately upon site entry, while staff parking is clearly accommodated at the east portion of the site. There are no public facilities or meeting rooms planned for this site. Refuse storage and collection occurs at the east edge of the site furthest from street visibility and public access while respecting efficient refuse truck maneuvering within the site. A sidewalk at the southern edge of the property is being provided per City Planning Staff request to permit a pedestrian linkage connecting the planned adjacent development from the east to commercial development to the west of the property. Site retention and desert landscaping is planned along the north edge of the site between the building development and the public right-of-way.

#### Southern Scottsdale Character Area

The design recognizes its location at the northern edge of the Southern Scottsdale Character Area and supports applicable policy goals outlined for this area such as:

***Policy CD4.1: Encourage new development to incorporate designs such as shade structures, deep roof overhangs, and recessed windows to address passive solar cooling opportunities.***

**2-DR-2018**  
**01/03/2018**

The site and building design specifically responds to the Sonoran Desert Climate by incorporating various passive sunshading strategies responding to Spring, Summer, and Autumn extreme sun angles. The proposed design leads by way of example and demonstrates that sunshading can serve as a viable and expressive form-giver for architecture.

**Policy CD4.2: Encourage the use of a variety of textures and natural building materials to provide architectural visual interest and richness, particularly at the pedestrian level.** A variety of materials (opaque, semi-transparent, and transparent) and textures (stucco, masonry, and corrugated metal) adds visual interest and richness that will be appealing at the pedestrian scale. The use of materials, layering, and articulated massing reconciles both the large vehicle and human scales. One of the Fire Department's objectives is to convey a sense of transparency to the community. This is intentionally achieved by the articulation of the northwest "corner window" of the apparatus bay and the large north-facing window walls visually revealing the inner-workings of the station to passerby.

**Policy CD4.3: Support landscape design that responds to the desert environment by utilizing indigenous and adapted landscape materials that complement the Southern Scottsdale built environment.** The landscape architecture and building architecture work hand-in-hand through color, texture, form, and patterns to reinforce our relationship to the desert environment. Beginning at the street, the earthy colors and hues of the decomposed granite extends southward into the site and transitions vertically to larger angular rock contained in weathered steel gabion retaining walls. The walls are low-lying and arranged at various heights to conceal an on-site retention basin. While the grade drops to the east extending the natural rock downward to the earth, integrally colored masonry walls matching the same hues as the rock rise upward toward the west. Balancing the overall composition and in contrast to the masonry and steel, the north subtly textured stucco wall acts as a neutral backdrop and canvas to highlight the tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it. Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa.

**Policy CD6.2: Encourage building design, orientation, and layout that reduce energy consumption.** The building is T-shaped in plan with its primary conditioned interior space consisting of office and living functions running in a long, east-west orientation. With minimal building exposure to the east and west, the building reduces heat gain and cooling dependency. The bunk rooms are also strategically arranged along the south wall and deeply recessed to facilitate self-shading, reduced heat gain, and reduced energy consumption associated with mechanical cooling. Building design and layout intentionally creates the opportunity to capture north, indirect daylight into the office and daytime living quarters. The apparatus bay utilizes clerestory glazing to harvest an abundance of natural daylight while protecting itself from the harsh summer sun angles with deep perforated metal shading elements.

**Policy CD6.4: Encourage the use of sustainable design principles for remodeling and new development projects to mitigate building construction and operational impacts on the environment.** This project is currently seeking LEED Certification and employs logical sustainable design strategies.

### **City of Scottsdale Sensitive Design Principles**

The proposed design responds to the Sonoran Desert environment as outlined below among the City's sensitive design principles:

- 1. The design character of any area should be enhanced and strengthened by new development.** The overall design recognizes its position at the northern edge of the Southern Scottsdale Character Area amid an evolving commercial zone, buffered from established

residential development, and near the City's eastern boundary. Adjacent commercial building massing utilizes a combination of stucco, metal, and small amounts of stone accents with low-slope roofs concealed by parapets. The proposed fire station building architecture will complement its context with a unique compositional expression of materials and form, while at the same time provide an identity matching the importance of this community asset.

2. ***Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as, project natural features such as scenic views of the Sonoran Desert and mountains and archeological and historical resources.*** The site location is near the transition between the City's suburban development and the vast expansiveness of the Salt River Pima-Maricopa Indian Community. The material palette of this proposal takes cues from prominent vistas to surrounding mountain ranges and, specifically, the purple and brown hues of the McDowell Mountains. The project site is located on an abandoned, previously developed site with no identified archeological or historical resources.
3. ***Development should be sensitive to existing topography and landscaping.*** The site is relatively flat with general drainage directed southward. Landscape architecture, civil engineering, and building design were conceived simultaneously with planting layout, building positioning and shape, and on-site retention. The shaping of the land to accommodate a retention basin is sensitively designed to be less visible by using varying heights of gabion retaining walls and gradual transitions of topography. Site walls will appear to emerge from and descend gradually into the site and the building will appear to grow out of its site through complimentary materials and colors.
4. ***Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.*** The shaping of the land along the northern edge of the site to accommodate on-site drainage will promote percolation and reduce erosion to protect new habitats formed by the new landscape design.
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.*** One of the unique aspects of this site design, especially for a fire station fronting a minor arterial street, is having no interruption of the streetscape due to a wide driveway and pavement normally associated with the apparatus bay of this building type. As a result of taking advantage of the existing traffic-lighted intersection at the northwest corner of the site, this design will provide full continuity of landscaping along Indian Bend Road, with no interruption, between adjacent properties to the west and east that currently does not exist.
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.*** This project will exceed the minimum requirements for bicycle parking.
7. ***Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.*** The proposed design provides ample opportunities for shade beginning with placement of shade trees along sidewalk connections at the street, along the main entry sequence, and at the northeast private patio that extends indoor functions to the outdoors. Consideration has been given for the gradual modulation of light between the harsh sunlight of the exteriors and interior lighting. Visitors approach from the west beneath a horizontal shade canopy comprised of perforated aluminum then proceed under solid, rain and shade-protected entry carved out of the building's mass. Vertical planes of perforated aluminum provide further protection from low sun angles further providing a sense of shelter. Additionally per the request of City planning staff, this project provides optional interconnectivity between the proposed development to the east

with the existing commercial development to the west by way of a sidewalk connection along the south edge of the site.

8. ***Buildings should be designed with a logical hierarchy of masses to control the visual impact of a building's height and size and to highlight important building volumes and features, such as the building entry.*** The overall massing of the fire station is divided among three masses responding to the natural hierarchy of functions in relation to the minor arterial street, adjacent development, and to its own internal functional requirements. The west side of the building, which receives the most solar heat gain and faces the primary visitor entry approach, is articulated with additional emphasis. The northwest corner provides visual access to the interior and the same sunshading devices of fixed vertical shutters at the corner is utilized at the entry as well. The articulation of massing stepping down to the entry and the layering of sunshading devices reduces the overall impact of the building while drawing one's eye to various points of visual interest.
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; and features such as shade structures, deep roof overhangs, and recessed windows should be incorporated.*** The overall design approach underscores every aspect of these principles. Transparency between passerby and building occupant is reinforced through effective space planning and strategic placement of windows. The northwest and northeast corners of the primary work and living quarters dissolve to the exteriors reinforcing the reciprocal relationship between indoors and outdoors. A variety of coarse, smooth, and lightly textured materials are incorporated bridging between landscape and architecture. Decomposed granite, larger angular rock at gabion walls, smooth ground face masonry that reveals its own aggregate, and light textured stucco provide a richness of timeless materials all complementary to each other and representative of the desert. Deep overhangs and layered steel sunshading elements soften the massing of the building and express an honest and responsible approach to protect from the harsh desert sun.
10. ***Development should strive to incorporate sustainable and healthy building practices and products.*** This project is seeking LEED Certification that strikes a balance between sensible sustainable design with long-term, low maintenance solutions.
11. ***Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.*** Desert plantings are geometrically arranged and clustered along the entire northern edge of the site as an extension of the architectural geometry and vice versa. Careful consideration has been given in plant selection, scale, arrangement, and creating a variety of densities and clusters to mimic building rhythms. Tree placement provides shade where needed and also contributes to framing the building signage at the street. The primary public face of the building to the street is marked by a lightly textured stucco wall that acts as a neutral backdrop to highlight tall sculptural cacti (Mexican Fence Post) geometrically arranged in front of it.
12. ***Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.*** This project utilizes low-water use planting. There are no proposed water features associated with this project.
13. ***The extent and quality of lighting should be integrally designed as part of the built environment.*** Nearly all of the proposed exterior lighting is integrated with the building. Wall sconces are strategically placed for visual evening emphasis and overall building safety. The building soffit lighting at the main entrance reinforces inside-outside connectivity. Several trees

north of the building have accent uplighting to reinforce visual continuity at the street and for visual emphasis. Additionally, building signage at two locations indicated on the elevations will be back-lit.

14. **Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.** Building signage location has been an integral part of the building architecture. The north elevation is well-balanced and articulated with masonry, stucco, and metal yet with enough relief to bring focus to important building identification signage. The scale and graphic placement reinforces the northwest corner and visual connection to the main entrance. The signs will be back-lit providing soft illumination from within.



Q.S.  
22-47

Google Earth Pro Imagery

City of Scottsdale Fire Station 603

2-DR-2018



Paseo Village

E. Indian Bend Drive

Site

Indian Bend Corporate Center

Q.S.  
22-47

Google Earth Pro Imagery



City of Scottsdale Fire Station 603

2-DR-2018

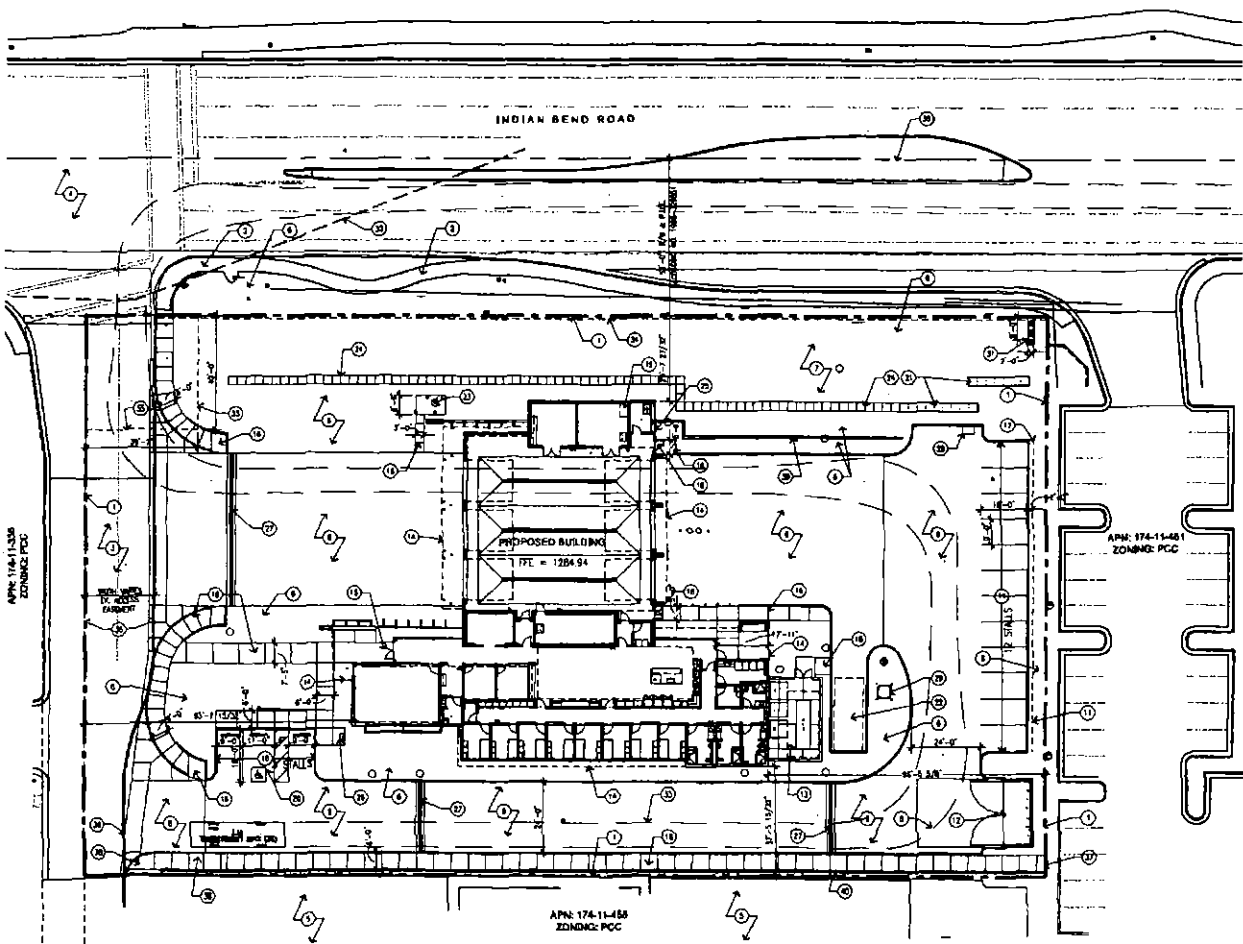


Q.S.  
22-47

2016 GIS Orthophoto

City of Scottsdale Fire Station 603

2-DR-2018



**PROJECT DATA**

Site Address: 8191 E. Indian Bend Road  
Scottsdale, Arizona 85258

Parcel Numbers: 174-11-003X / 174-11-003Z

Zoning: Planned Community Center (PCC)

Gross Lot Area: 83,718.82 s.f. (1.923 acres)

Net Lot Area: 65,325 s.f. (1.49 acres)

Gross Floor Area: 10,822.21 s.f.

Section 8.2206 - Property Development standards  
B. Floor area ratio (FAR) (ratio of gross floor area to the net lot area of a site)  
1. Maximum allowed: 0.55

Proposed FAR: 10,822.21 s.f. (gross floor area) / 65,325 s.f. (net lot area) = 0.17 FAR

Max. Building Height: 24'

**SITE PLAN WORKSHEET CALCULATIONS**

**OPEN SPACE CALCULATIONS**

**Required Open Space:**

**COMMON OPEN SPACE**  
Maximum Building Height = 24' proposed (36' Allowed)  
FRT: 12' of height = 0.16 x net lot area = 0.16 x 65,325 = 10,452.00 s.f.  
Next 12' of height = 12' x .004 x 65,325 = 3,135.00

Common Open Space Required = 10,452.00 + 3,135.00 = 13,587.00 s.f.  
Common Open Space Provided = 14,008.38 s.f.

**FRONTAGE OPEN SPACE**

Minimum Requirement = 0.35 x Required Common Open Space = 0.35 x 13,587.00 = 4,756.95 s.f.  
Excess at least 30 s.f. per 1 linear foot of public street frontage = 30 x length of prop. line at public street frontage = 335'

Length of property at street = 330' x 235' = 10,850 s.f.  
Frontage Open Space Required = 10,850 s.f.  
Frontage Open Space Provided = 10,100.43 s.f.

Retention surface area in front open space is included within the front open space area.  
Retention surface area = 4,536.25 s.f.  
Retention surface area < 50% of Provided Frontage Open Space

Parking area = 2,840 s.f.  
Required Parking Landscaping Area = 2,840 x .16 = 368 s.f.  
Provided Parking Landscaping Area = 399.38 s.f.

**PARKING REQUIREMENTS - Zoning Ordinance Section 8.123 Table 8.103.A, Schedule of Parking Requirements:**

Office (government) = 1 space per 250 s.f.

Parking Group B (Office/Business) = 3252 s.f.  
Required: 3252 / 250 = 12.6 = 13 Spaces Required

Parking: Staff Parking 12 spaces  
Visitor Parking 01 spaces  
Total Parking Provided 16 spaces

**Zoning Ordinance Section 8.125 - Mobility Impaired Accessible Spaces**

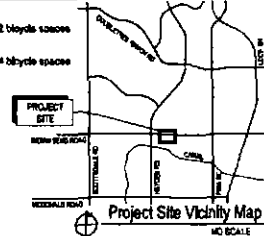
Accessible: 4% of total required vehicular parking spaces  
Parking Required: 13 x .04 = 1 space

Accessible: 1 van accessible space

**Zoning Ordinance Section 8.129-Parking Requirements-C. Required Bicycle Parking**

(if parking is less than 40, minimum of 2 bicycle parking spaces)

Bicycle Parking Required: = 2 bicycle spaces  
Bicycle Parking Provided: = 4 bicycle spaces



**KEYNOTES**

- 1 PROPERTY LINE
- 2 EXISTING SIDEWALK
- 3 EXISTING DRIVE DRIVE
- 4 EXISTING TRAFFIC-CONTROL MEASURES
- 5 EXISTING BUILDING
- 6 LANDSCAPE AREA
- 7 RETENTION
- 8 CONCRETE PAVEMENT
- 9 ASPHALT PAVEMENT
- 10 MOTOR PAVING
- 11 STAFF PARKING
- 12 REFUSE / RECYCLE CONTAINERS PROVIDED PER CITY OF SCOTTSDALE STANDARD
- 13 SERVICE VEH
- 14 BUILDING OVERHANG
- 15 MARK DRIVE
- 16 SIDEWALK
- 17 LINE OF VEHICLE OVERHANG
- 18 STAFF DRIVE / DR
- 19 FIRE ROAD
- 20 VAN ACCESSIBLE PARKING SPOT
- 21 BARRIER / HIGH CROWN SIDEWALK
- 22 SPECIAL EVENT TRAILER PARKING SPOT
- 23 GROUND MOUNTED FLAG POLE
- 24 GROUND MOUNTED SIGN WITH SIGNAGE
- 25 SIGNAGE (SEE ZONING ORDINANCE SECTION 8.123)
- 26 TRAFFIC SIGNAL CONTROLLED INTERSECTION
- 27 TRAFFIC SIGNAL CONTROLLED INTERSECTION
- 28 TRAFFIC SIGNAL CONTROLLED INTERSECTION
- 29 TRAFFIC SIGNAL CONTROLLED INTERSECTION
- 30 TRAFFIC SIGNAL CONTROLLED INTERSECTION
- 31 TRAFFIC SIGNAL CONTROLLED INTERSECTION
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- 50 TRAFFIC SIGNAL CONTROLLED INTERSECTION

**ARCHITECTURAL SITE PLAN 1**

PROJECT SITE

PROJECT SITE

PROJECT SITE

SCOTTSDALE FIRE STATION #603

PROJECT SITE

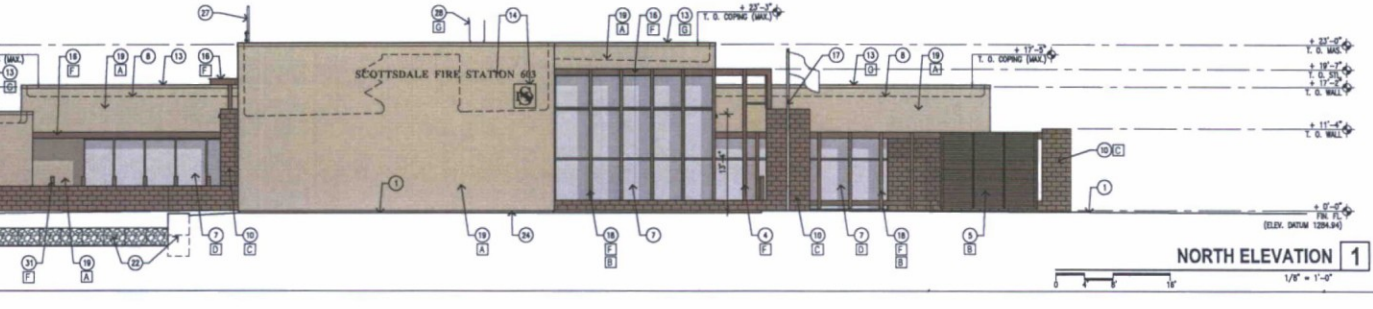
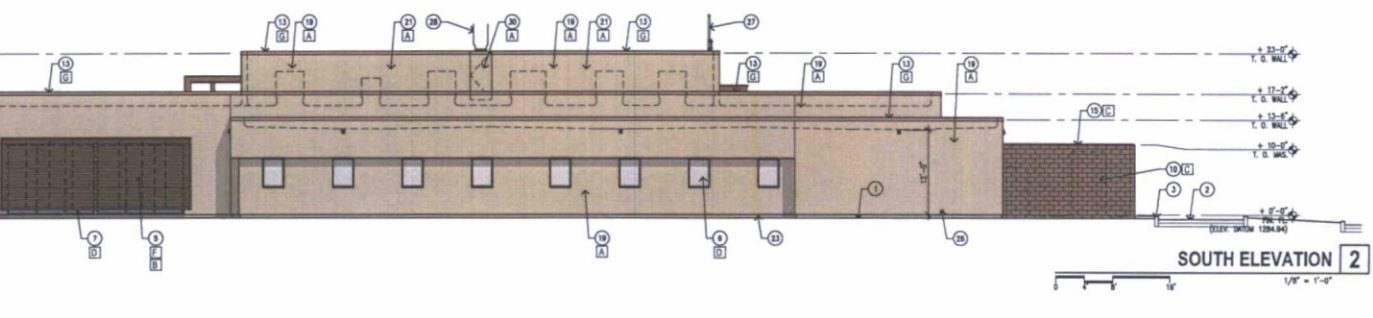
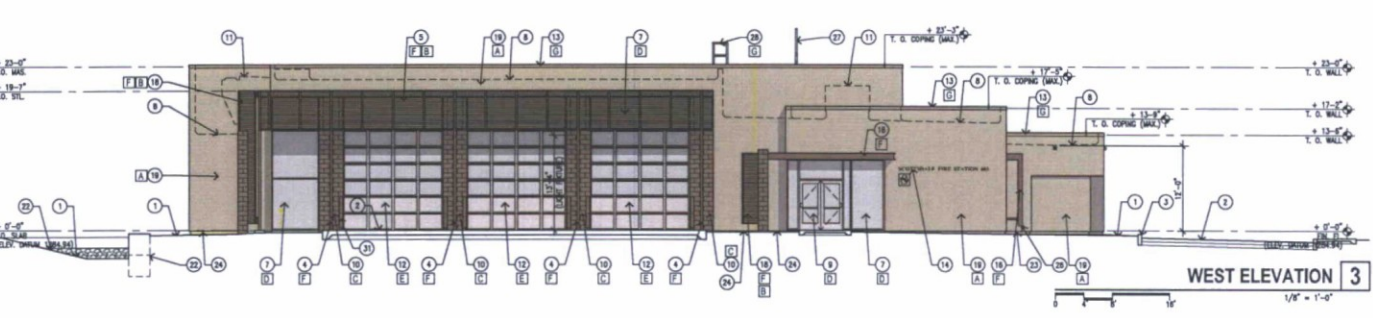
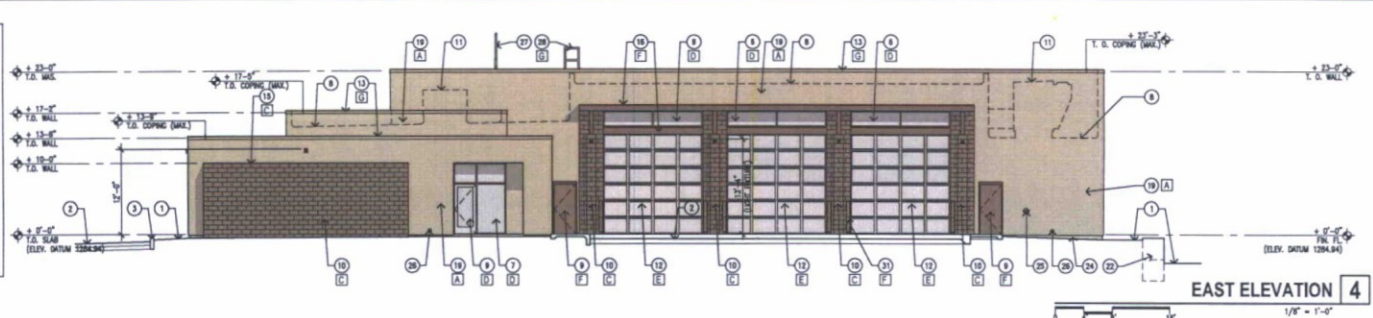
PROJECT SITE

PROJECT SITE

PROJECT SITE

**EXTERIOR FINISH LEGEND**

- 1 EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.): DRYVIT / OUTSULATION PLUS M7 SYSTEM, COLOR: SUEDE W/ SANDBLAST HTX FIN. OR EQ.
- 2 3/4" PERFORATED CORRUGATED ALUM. W/ 23% OPEN AREA (CENTRA ECONOLAP, COLOR: SONOMA RED, FLUROFON FIN. OR EQ.)
- 3 8 X 8 X 18 NORMAL WEIGHT C.M.U. RUNNING BOND, W/ CLEAR SEALER (SUPERLITE, TRENDSTONE, COLOR: HOPI SANDSTONE OR EQ.)
- 4 CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E, CLEAR INSULATED GLAZING (GUARDIAN GLASS, BNX 6227 - SHDC 27 / VLT 62% OR EQ.)
- 5 CLEAR ANODIZED ALUM. GARAGE DOOR W/ CLEAR INSULATED GLAZING W/ 1/2" INSULATED CLEAR GLAZING (OVERHEAD DOOR MODEL #521 OR EQ.)
- 6 ALL EXTERIOR PAINTED STEEL (COLLUMS, BEAMS, HOLLOW METAL DOORS & FRAMES, & GATES) TO BE SEMI-GLOSS, DUAN EDWARDS DE6061 RIVER ROCKS OR EQ.
- 7 EXTERIOR PAINT: SEMI-GLOSS DUAN EDWARDS DET627 PEWTER PATTERN OR EQ.

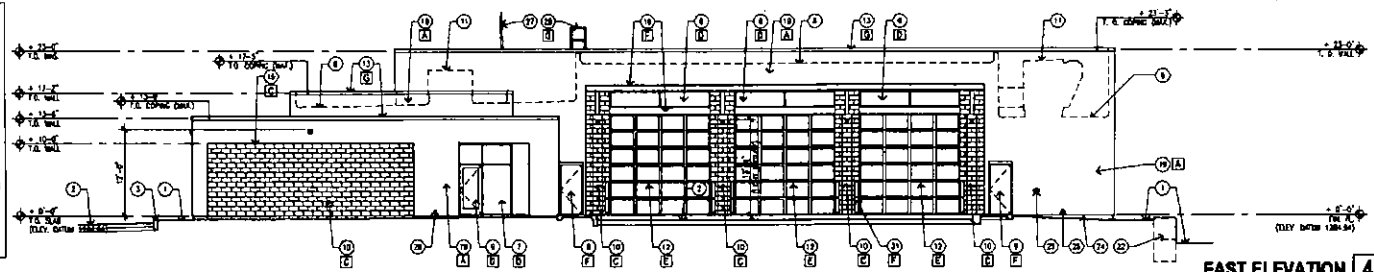


- KEYNOTES**
- 1 FIN. GRADE, REF. CIVL. DNCS.
  - 2 PAINTING, REF. CIVL. DNCS.
  - 3 CONC. CURB, REF. CIVL. DNCS.
  - 4 STEEL COL., PAINTED, REF. STRUCT. DNCS.
  - 5 3/4" PERFORATED CORRUGATED ALUM. W/ 23% OPEN AREA (CENTRA ECONOLAP, COLOR: SONOMA RED, FLUROFON FIN. OR EQ.)
  - 6 2 X 8 1/2" CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING
  - 7 2 X 8 1/2" CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING
  - 8 LINE OF ROOFTOP HANG UNIT BEYOND PARAPET
  - 9 DOOR, REF. SCHEDULE
  - 10 8 X 8 X 18 NORMAL WEIGHT C.M.U. RUNNING BOND, W/ CLEAR SEALER (SUPERLITE, TRENDSTONE, COLOR: HOPI SANDSTONE)
  - 11 LINE OF ROOFTOP HANG UNIT BEYOND PARAPET
  - 12 CLEAR ANODIZED ALUMINUM STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING
  - 13 METAL PARAPET COPING PAINTED TO MATCH E.I.F.S.
  - 14 ILLUMINATED BACK-LIT SIGNAGE (CLEAR ANODIZED ALUMINUM)
  - 15 SLOPE SLOPED C.M.U. CHP BLOCK (COLOR SAME AS WALL)
  - 16 STEEL BEAM PAINTED
  - 17 STAINLESS STEEL FLAG POLE
  - 18 VERTICAL LOWER W/ 3/4" PERFORATED CORRUGATED ALUM. W/ 23% OPEN AREA (CENTRA ECONOLAP, COLOR: SONOMA RED, FLUROFON FIN. OR EQ.) WITH PAINTED STEEL FINISH
  - 19 E.I.F.S. (DRYVIT, OUTSULATION PLUS M7 SYSTEM, COLOR: SUEDE W/ SANDBLAST HTX FIN. OR EQ.)
  - 20 STEEL GATE W/ 1-1/2" SOLID CORRUGATED METAL BEADING, PAINTED
  - 21 MECHANICAL SCREEN E.I.F.S. (DRYVIT, OUTSULATION PLUS M7 SYSTEM, COLOR: SUEDE W/ SANDBLAST HTX FIN. OR EQ.)
  - 22 GREN RETAINING WALL
  - 23 EXPOSED CONC. STEM WALL
  - 24 EXPOSED C.M.U. STEM IN 8 X 8 X 18 NORMAL WEIGHT C.M.U. RUNNING BOND, W/ CLEAR SEALER (SUPERLITE, TRENDSTONE, COLOR: HOPI SANDSTONE)
  - 25 WALL-MOUNTED FIRE DEPARTMENT CONNECTION
  - 26 ROOF OVERFLOW DRAIN NOZZLE
  - 27 RAIN ALLEYS SYSTEM ANTI-FLOOD
  - 28 ROOF ACCESS PARAPET LADDER, PAINTED TO MATCH E.I.F.S.
  - 29 LIGHT FIXTURE, REF. ELEC. DNCS.
  - 30 MECHANICAL SCREEN ACCESS GATE W/ E.I.F.S. FIN. TO MATCH WALL
  - 31 STEEL PLATE BOLLARD, PAINTED
- GENERAL FINISH NOTES**
1. REFER TO COLOR MATERIAL SAMPLE BOARD FOR ACTUAL FINISHES AS COLOR DIFFERENCES MAY VARY SLIGHTLY DUE TO LIGHTING OR COLOR PRINTER CALIBRATION.
  2. FOR BUILDING HEIGHT CONFORMANCE, THE ELEVATION SHALL BE ABOVE THE AVERAGE ELEVATION AT THE STREET ADJACENT STREET CORNER BEING USED (APPROXIMATELY 1285.50). NOTE THAT ALL ELEVATIONS ARE TAKEN ABOVE TOP OF SLAB AND THE ELEVATION DATUM INDICATED.

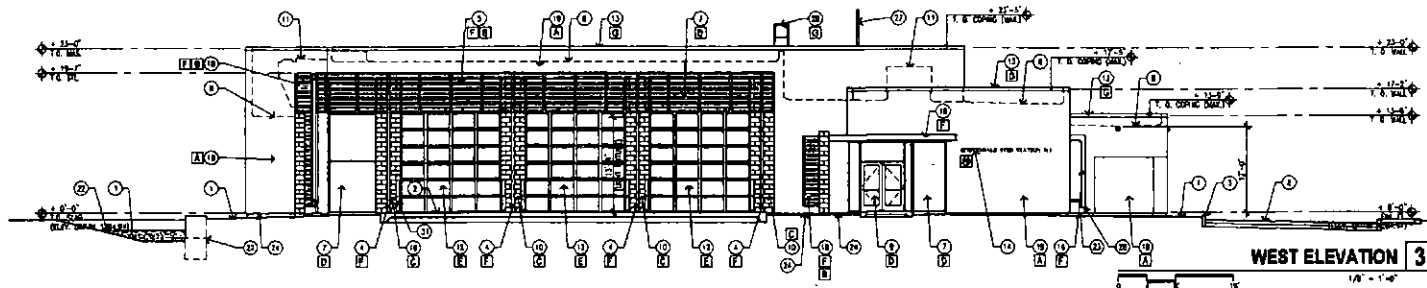
**FUCILLO ARCHITECTS**  
**PRELIM NOT FOR CONSTRUCTION**  
  
**SCOTTSDALE FIRE STATION #603**  
 8191 E. Indian Bend Road  
 REVISION  
 1-24-2019  
 2-20-2019  
 1st Review  
 2-09-2019  
 2nd Review  
 Comment  
 FA Project No.:  
 Date: 2/20/19  
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 development (D)

TERMINAL FINISH LEGEND

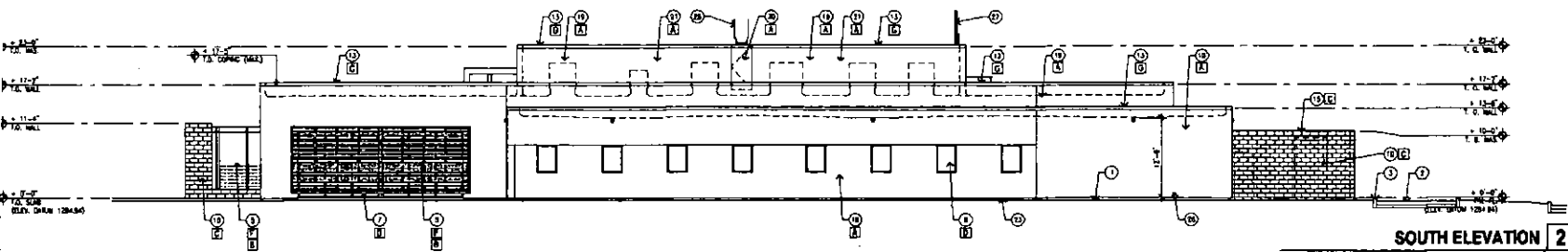
- 1 EXTERIOR INSULATION & FINISH SYSTEM (EIFS) DRYVIT® OUTERLATH 1/2" LB AND SYSTEM COLOR: QUERE NO SANDBLAST WITH FAL OR EQ.
- 2 1/2" PERFORATED CORRUGATED ALUM. W/ 20% OPEN AREA (CENTRA SCORQUAP, COLOR: BONDAMA RED, FLUOROPON FIM. OR EQ.)
- 3 2" X 6" X 1/2" NORMAL WEIGHT C/ALL RUNNING BOND, W/ CLEAR SEALER (SUPERALITE, TRENDSTONE, COLOR: HOP1 SANDSTONE OR EQ.)
- 4 CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING (GLAZING GLASS: SHX 6277-1 SHXC, 27 1/2" V.1.82% OR EQ.)
- 5 CLEAR ANODIZED ALUM. GARAGE DOOR W/ CLEAR INSULATED GLAZING W/ 1/2" INSULATED CLEAR GLAZING (OVERHEAD DOOR MODEL 8031 OR EQ.)
- 6 ALL EXTERIOR PAINTED STEEL, COLUMNS, BEAMS, HOLLOW METAL DOORS & FRAMES, & GATES) TO BE SEMI-GLOSS, DUNN EDWARDS DUNN RIVER ROCKS OR EQ.
- 7 EXTERIOR PAINT: SEMI-GLOSS DUNN EDWARDS DE757 PEWTER PATTER OR EQ.



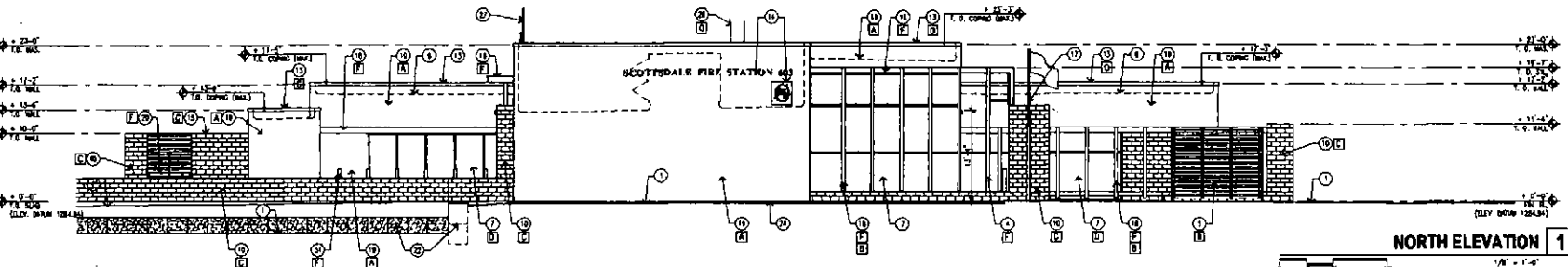
EAST ELEVATION 4



WEST ELEVATION 3



SOUTH ELEVATION 2



NORTH ELEVATION 1

KEYNOTES

- 1 FIN. GRADE, REF. CHAL. DASH.
- 2 FINISHED, REF. CHAL. DASH.
- 3 CONC. CURB, REF. CHAL. DASH.
- 4 STEEL COLL. FINISHED, REF. CHAL. DASH.
- 5 3/4" PERFORATED CORRUGATED ALUM. W/ 20% OPEN AREA (CENTRA SCORQUAP, COLOR: BONDAMA RED, FLUOROPON FIM. OR EQ.)
- 6 2" X 6" X 1/2" CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING
- 7 2" X 6" CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E CLEAR INSULATED GLAZING
- 8 LINE OF ROOF LEVEL, BEYOND PARAPET
- 9 DOOR, REF. SCHEDULE
- 10 2" X 6" X 1/2" NORMAL WEIGHT C/ALL RUNNING BOND, W/ CLEAR SEALER (SUPERALITE, TRENDSTONE, COLOR: HOP1 SANDSTONE OR EQ.)
- 11 LINE OF RECEIPT PANE UNIT BEYOND PARAPET
- 12 CLEAR ANODIZED ALUMINUM OVERHEAD DOOR
- 13 METAL PAINTED CONCRETE FINISHED TO MATCH E.U.S.
- 14 ELIMINATED BRICK-AT-SERVICE (CLEAR ANODIZED ALUMINUM)
- 15 GALVA. INSULATED CLAMP OF BLOCK (CLAMP SAME AS WALL)
- 16 STEEL BEAM, PAINTED
- 17 STAINLESS STEEL FLUE PILE
- 18 VERTICAL LAMBER W/ 3/4" PERFORATED CORRUGATED ALUM. W/ 20% OPEN AREA (CENTRA SCORQUAP, COLOR: BONDAMA RED, FLUOROPON FIM. OR EQ.)
- 19 1/2" X 6" CORRUGATED INSULATION FLUE W/ 2" SPICAL COLOR: SLATE W/ SANDBLAST W/ FAL OR EQ.
- 20 STEEL GATE W/ 1-1/2" GALVA CORRUGATED METAL, CEILING, PAINTED
- 21 METEORICAL SENSOR (L.I.F.S. TYPICAL) INSULATION PLUS NO SYSTEM COLOR: WHITE, SHIMBLAST MET. FAL OR EQ.)
- 22 CARBON NETWORK WALL, REF. CHAL. DASH.
- 23 EXPOSED CONC. SPIN WALL
- 24 EXPOSED CONC. SPIN (IN 2" X 6" X 1/2" NORMAL WEIGHT C/ALL RUNNING BOND, W/ CLEAR SEALER (SUPERALITE, TRENDSTONE, COLOR: HOP1 SANDSTONE OR EQ.)
- 25 WALL MOUNTED PIPE, IDENTIFICTION CORNER
- 26 ROOF OVERFLOW DOWN HOLEZIE
- 27 RIGID ALUMINUM SYSTEM JOINT
- 28 ROOF ACCESS PARAPET, LOWER, PAINTED TO MATCH E.U.S.
- 29 LIGHT FIXTURE, REF. SCHED. DASH.
- 30 METEORICAL SENSORS GATE W/ E.U.S. FIN. TO MATCH WALL
- 31 STEEL PLATE WALL, PAINTED

GENERAL FINISH NOTES

1. REFER TO COLOR MATERIAL SAMPLE BOARD FOR ACTUAL FINISHES. ALL COLORS TO BE APPROXIMATELY 12% ABOVE THE REFERENCE ELEVATION AT THE TOP OF CURB OF THE FINISHED AS SHOWN STREET (SHOWN ROAD) IS APPROXIMATELY 12% ABOVE. NOTE: ALL COLOR FINISHES ARE UNDER ASPECT OF SUN AND THE ELEVATION DURING HOURS.

SCOTTSDALE FIRE STATION #603

REVISION  
1.00  
1.00  
1.00

DATE: 2

DF

EXTERIOR FINISH LEGEND

- [A]** EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.): DRYVIT, 'OUTSULATION PLUS MD' SYSTEM, COLOR: SUEDE W/ SANDBLAST NTX FIN. OR EQ.
- [B]** 3/4" PERFORATED CORRUGATED ALUM. W/ 23% OPEN AREA (CENTRIA ECONOLAP, COLOR: SONOMA RED, FLUROPON FIN. OR EQ.)
- [C]** 8 X 8 X 16 NORMAL WEIGHT C.M.U., RUNNING BOND, W/ CLEAR SEALER (SUPERLITE, TRENDSTONE, COLOR: HOPI SANDSTONE)
- [D]** CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E, CLEAR INSULATED GLAZING (GUARDIAN GLASS, SNX 62/27 - SHGC .27 / VLT 62% OR EQ.)
- [E]** CLEAR ANODIZED ALUM. GARAGE DOOR W/ CLEAR INSULATED GLAZING W/ 1/2" INSULATED CLEAR GLAZING (OVERHEAD DOOR MODEL #521 OR EQ.)
- [F]** ALL EXTERIOR PAINTED STEEL (COLUMNS, BEAMS, HOLLOW METAL DOORS & FRAMES, & GATES) TO BE SEMI-GLOSS, DUNN EDWARDS DE6061 RIVER ROCKS OR EQ.
- [G]** EXTERIOR PAINT (PARAPET COPING, PARAPET LADDER): SEMI-GLOSS DUNN EDWARDS DET627 PEWTER PATTERN OR EQ.



A



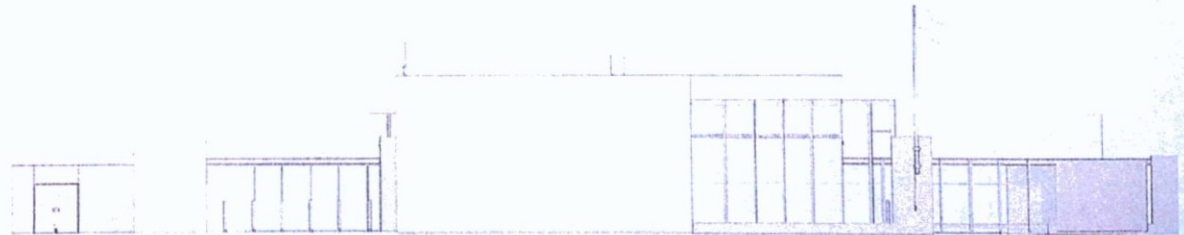
B



C



CITY OF SCOTTSDALE FIRE STATION #603  
Exterior Building Color & Material Sample Board 1 of 2



FUCELLO ARCHITECTS

**EXTERIOR FINISH LEGEND**

- A** EXTERIOR INSULATION & FINISH SYSTEM (E.I.F.S.): DRYVIT, 'OUTSULATION PLUS MD' SYSTEM, COLOR: SUEDE W/ SANDBLAST NTX FIN. OR EQ.
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- C** 8 X 8 X 16 NORMAL WEIGHT C.M.U., RUNNING BOND, W/ CLEAR SEALER (SUPERLITE, TRENDSTONE, COLOR: HOPI SANDSTONE)
- D** CLEAR ANODIZED ALUM. STOREFRONT W/ 1" LOW-E, CLEAR INSULATED GLAZING (GUARDIAN GLASS, SNX 62/27 - SHGC 27 / VLT 62% OR EQ.)
- E** CLEAR ANODIZED ALUM. GARAGE DOOR W/ CLEAR INSULATED GLAZING W/ 1/2" INSULATED CLEAR GLAZING (OVERHEAD DOOR MODEL #521 OR EQ.)
- F** ALL EXTERIOR PAINTED STEEL (COLUMNS, BEAMS, HOLLOW METAL DOORS & FRAMES, & GATES) TO BE SEMI-GLOSS, DUNN EDWARDS DE6061 RIVER ROCKS OR EQ.
- G** EXTERIOR PAINT (PARAPET COPING, PARAPET LADDER): SEMI-GLOSS DUNN EDWARDS DE1627 PEWTER PATTERN OR EQ.



**D**



**E**



**F**



**G**



VIEW FROM NORTH 4  
NO SCALE



VIEW FROM WEST 2  
NO SCALE

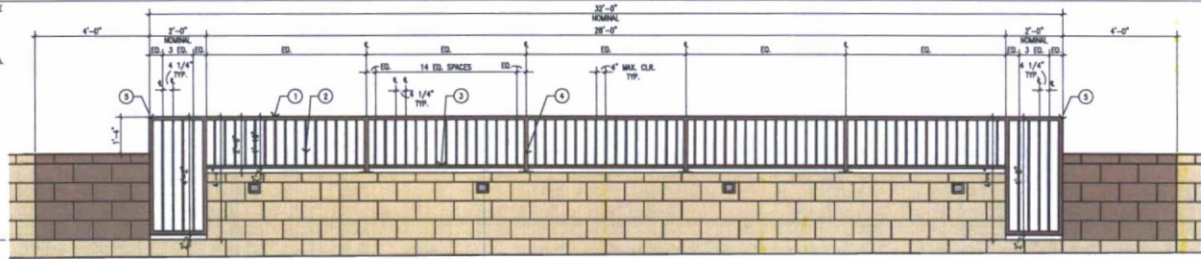


VIEW FROM NORTHEAST 3  
NO SCALE



VIEW FROM NORTHWEST 1  
NO SCALE

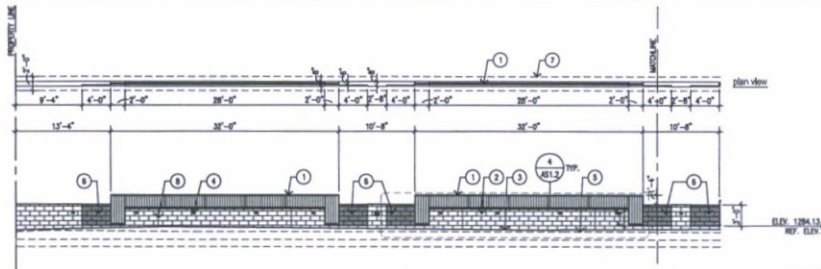
1. 1 1/2" x 1 1/2" x 16 GA. SQUARE STEEL TUBING, PAINTED
2. 1/2" x 1/2" x 16 GA. SQUARE PEXEY, TYP.
3. 1" x 1" x 16 GA. SQUARE STEEL TUBING, PAINTED
4. POST - 1 1/2" x 1 1/2" x 16 GA. SQUARE STEEL TUBING, PAINTED
5. WELDER CORNER, WELD & GRIND SMOOTH



ENLARGED ELEVATION @ FENCING 4

1/2" = 1'-0"

1. STEEL FENCING, PAINTED - DAWN EDWARD DENROE RIVER ROCKS OR ED. SEMI-GLOSS FIN.
2. 8 X 8 X 16 NORMAL WT. C.I. WALL (COLOR GRAY), RUNNING BOND, PAINTED ALL SURFACES EXPOSED TO PUBLIC VIEW (NORTH, TOP, SOUTH, & ENDS AS OCCURS) - COLOR: DAWN EDWARD DENROE, EGYPTIAN SAND OR ED., FLAT FIN.
3. TOP OF CONC. SCHEDULE AS OCCURS
4. RECESSED STEP LIGHT, REF. ELEC. DWGS.
5. APPROPRIATE LINE OF FIN. STRIKE OPPOSITE SIDE OF WALL
6. 8 X 8 X 16 NORMAL WT. C.I. WALL (COLOR GRAY), RUNNING BOND, PAINTED ALL SURFACES EXPOSED TO PUBLIC VIEW (NORTH, TOP, SOUTH, & ENDS AS OCCURS) - COLOR: DAWN EDWARD DENROE RIVER ROCKS OR ED., FLAT FIN.
7. LINE OF CONC. FTD., REF. STRUCT. DWGS.
8. C.I. CONTROL JOINT, REF. STRUCT. DWGS.



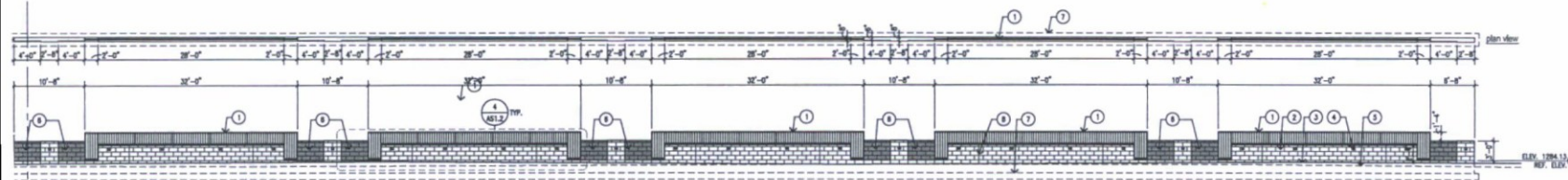
FENCE WALL - PARTIAL PLAN & NORTH ELEVATION 3

1/8" = 1'-0"

1. STEEL FENCING, PAINTED - DAWN EDWARD DENROE RIVER ROCKS OR ED. SEMI-GLOSS FIN.
2. 8 X 8 X 16 NORMAL WT. C.I. WALL (COLOR GRAY), RUNNING BOND, PAINTED ALL SURFACES EXPOSED TO PUBLIC VIEW (NORTH, TOP, SOUTH, & ENDS AS OCCURS) - COLOR: DAWN EDWARD DENROE, EGYPTIAN SAND OR ED., FLAT FIN.
3. TOP OF CONC. SCHEDULE AS OCCURS

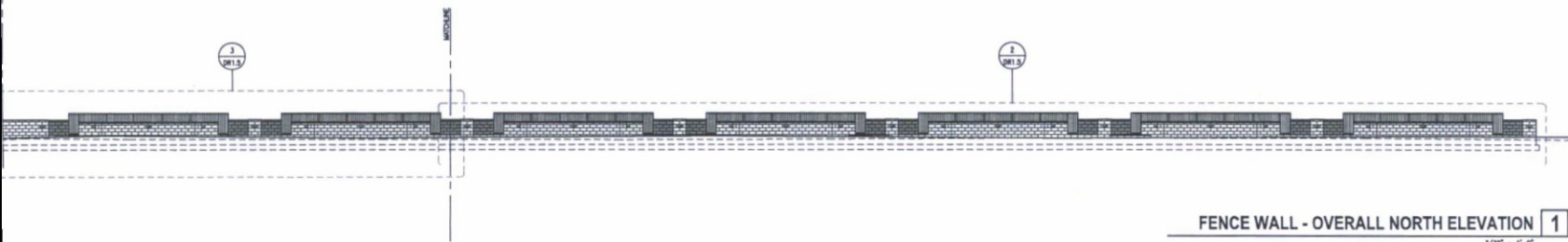
4. RECESSED STEP LIGHT, REF. ELEC. DWGS.
5. APPROPRIATE LINE OF FIN. STRIKE OPPOSITE SIDE OF WALL
6. 8 X 8 X 16 NORMAL WT. C.I. WALL (COLOR GRAY), RUNNING BOND, PAINTED ALL SURFACES EXPOSED TO PUBLIC VIEW (NORTH, TOP, SOUTH, & ENDS AS OCCURS) - COLOR: DAWN EDWARD DENROE RIVER ROCKS OR ED., FLAT FIN.

7. LINE OF CONC. FTD., REF. STRUCT. DWGS.
8. C.I. CONTROL JOINT, REF. STRUCT. DWGS.



FENCE WALL - PARTIAL PLAN & NORTH ELEVATION 2

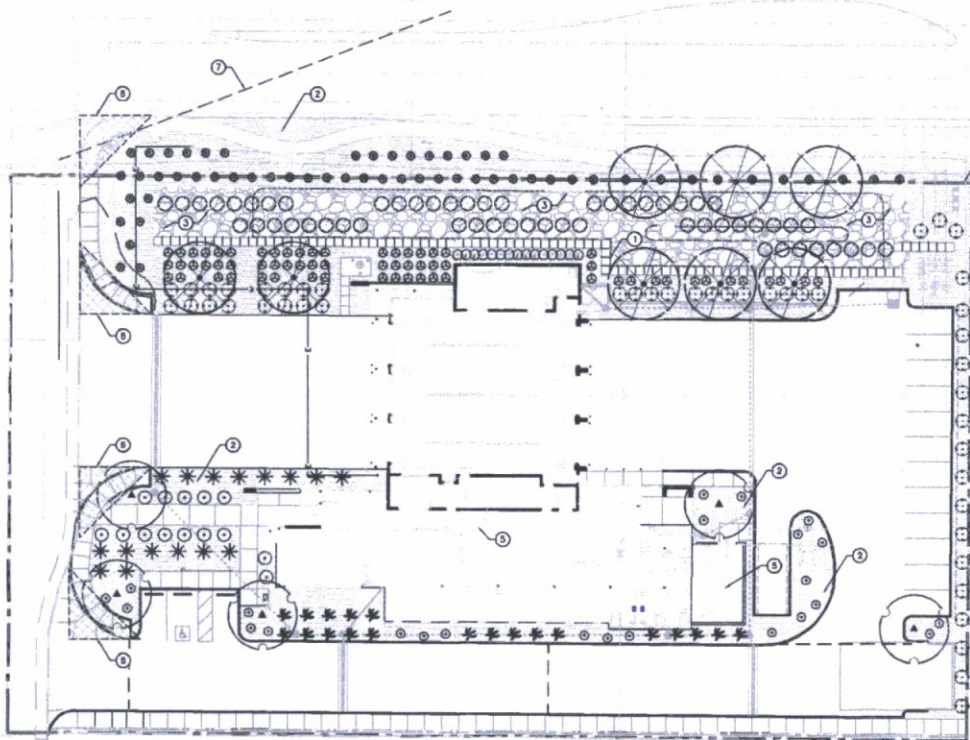
1/8" = 1'-0"



FENCE WALL - OVERALL NORTH ELEVATION 1

3/32" = 1'-0"

INDIAN BEND ROAD



PLANTING SCHEDULE

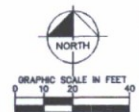
TREES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Parkinsonia 'Desert Museum' Desert Museum Palo Verde (Upright)	3" Cal., 14' Ht., 10' Width Min	8	
Prosopid hybrid 'Phoenix' Hybrid Mesquite	2" Cal., 11' Ht., 7' Width Min	5	

SHRUBS, ACCENTS & GRASSES			
BOTANICAL NAME / COMMON NAME	SIZE	QTY	
Stenocereus marginatus Mexican Fence Post	5 Gal.	15	
Aloe barbadensis Medicinal Aloe	5 Gal.	65	
Leucophyllum laevigatum Chihuahuan Sage	5 Gal.	47	
Muhlenbergia lindheimeri 'Autumn Glow' 5 Gal. Bg Muhly	5 Gal.	56	
Muhlenbergia capillaris 'Regal Mist' Gulf Muhly	5 Gal.	58	
Dasylirion wheeleri Desert Spoon	5 Gal.	16	
Dalea frutescens 'Sierra Negra' Black Dalea	5 Gal.	14	
Agave desertiana Ocotillo Agave	5 Gal.	20	
Lantana montevidensis Purple Trailing Lantana	5 Gal.	24	

MATERIALS		QTY
DESCRIPTION		
	Decomposed Granite 3/4" Screened, 2" Depth Min., Color: Painted Desert or Approved Equal	15,025 SF
	Rock Mulch 3"-5" Rock Mulch, 4" Depth Min., Color: Painted Desert or Approved Equal	5,713 SF

CONSTRUCTION KEY NOTES

- 1 CMU WALL, REFERENCE SITE DETAILS
- 2 DECOMPOSED GRANITE, TYP., INSTALL PER C06 STD. DETAIL NO. 2620-1
- 3 ROCK MULCH, TYP., REFERENCE LANDSCAPE SCHEDULE ABOVE
- 4 PROPERTY LINE
- 5 EXIST'NG TREE TO BE REMOVED
- 6 TRAFFIC SAFETY TRIANGLE, TYP.
- 7 SIGHT DISTANCE LINE, TYP.



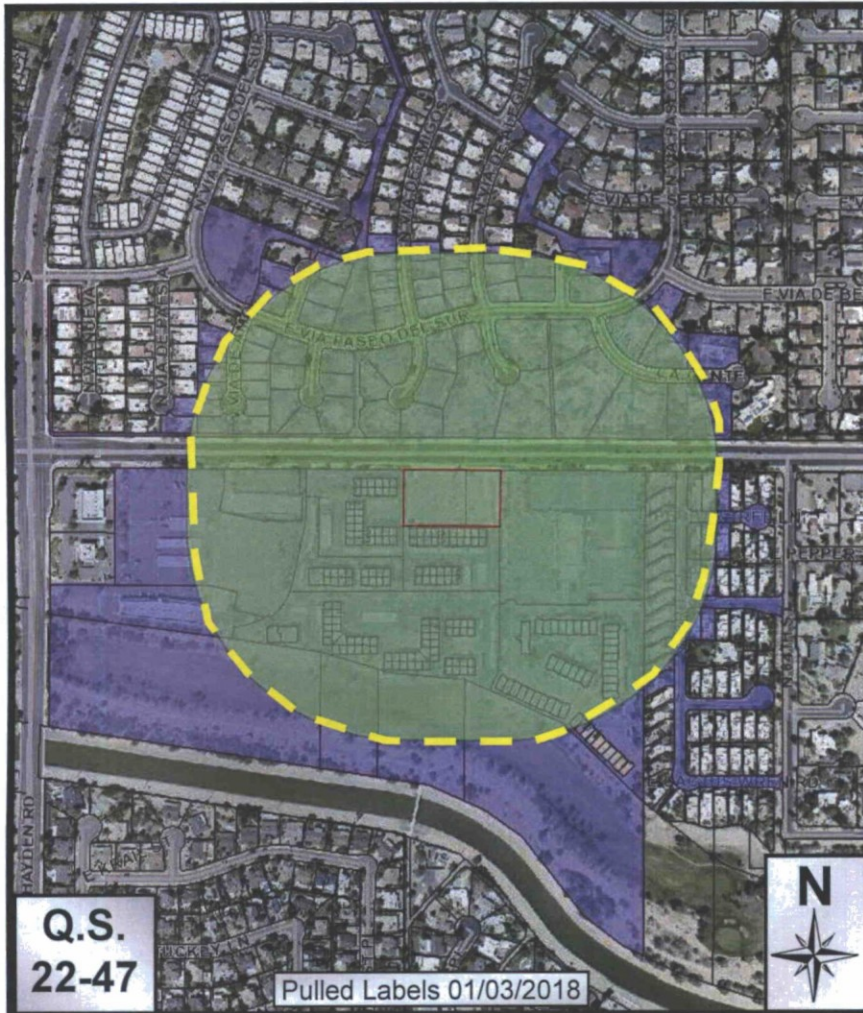
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# City Notifications – Mailing List Selection Map



## Map Legend:

-  Site Boundary
-  Properties within 750-feet
- 162 Postcards

## Additional Notifications:

- Interested Parties List
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

**City of Scottsdale Fire Station 603**

**1-UP-2018**

**2-DR-2018**