

**Marked Agendas  
Approved Minutes  
Approved Reports**

**The January 3, 2019  
Development Review Board  
Meeting Agenda and  
Minutes can be found at**

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

**SCOTTSDALE**

# **DEVELOPMENT REVIEW BOARD MEETING**

## **MEETING NOTICE AND MARKED AGENDA**



### **DEVELOPMENT REVIEW BOARD**

Guy Phillips, Vice Mayor/Chair

Joe Young, Vice Chair

Kevin Bollinger, Planning Commissioner

Tammy Caputi, Development Member

Doug Craig, Design Member

Shakir Gushgari, Design Member

William Scarbrough, Design Member

**Thursday, January 3, 2019**

**1:00 P.M.**

### **DEVELOPMENT REVIEW BOARD MEETING**

City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

**Call to Order - 1:00 PM**

**Roll Call - ALL PRESENT**

### **Administrative Report – Steve Venker**

1. Identify supplemental information, if any, related to the January 3, 2019 Development Review Board agenda items, and other correspondence.

### **Minutes**

2. Approval of the December 20, 2018 Development Review Board [Meeting Minutes](#).  
**APPROVED 7-0; MOTION BY BOARD MEMBER SCARBROUGH, 2<sup>ND</sup> BY BOARD MEMBER CAPUTI.**

## **CONSENT AGENDA**

3. [45-DR-2018 \(Mercado on Hayden & Mercado Del Lago Exterior Remodel\)](#) Andrew Chi  
Request approval of the site plan and building elevations to remodel outdoor dining patios at two existing shopping centers, all on an 11.8-acre site and a 5.2-acre site, respectively.  
American Design Consultants, Inc., Architect/Designer  
8390 East Via De Ventura, 8140 North Hayden Road, 8240 North Hayden Road, 8260 North Hayden Road, and 8300 North Hayden Road  
**APPROVED 7-0; MOTION BY BOARD MEMBER GUSHGARI, 2<sup>ND</sup> BY BOARD MEMBER CRAIG.**



## REGULAR AGENDA

4. 21-DR-2018 (Black Rock Coffee) Jeff Barnes  
Request approval of a new restaurant with 340 square feet of outdoor dining patio, a drive-through service window, and 1,887 square feet of building area on a 0.6-acre pad site within a 1.65-acre site.  
Architecture & Engineering Solutions, Architect/Designer  
8700 East Thomas Road  
**APPROVED 5-2 WITH ADDITIONAL STIPULATION; MOTION BY COMMISSIONER BOLLINGER, 2<sup>ND</sup> BY VICE CHAIR YOUNG WITH VICE MAYOR PHILLIPS AND BOARD MEMBER SCARBROUGH DISSENTING.**
5. Election of Vice Chair Steve Venker  
The five public members of the Development Review Board will nominate and elect a Vice Chair.  
**APPROVED 5-0 FOR TAMMY CAPUTI AS VICE CHAIR; MOTION BY BOARD MEMBER SCARBROUGH, 2<sup>ND</sup> BY BOARD MEMBER CRAIG.**
6. Development Review Board Annual Report for 2018 Steve Venker  
The Development Review Board will review, discuss, and possibly approve the Development Review Board Annual Report for 2018.  
**APPROVED 7-0; MOTION BY VICE CHAIR YOUNG, 2<sup>ND</sup> BY BOARD MEMBER CAPUTI.**

## Non-Action Items

7. 25-DR-2011 (Old Town Scottsdale Urban Design & Architectural Guidelines Update) Taylor Reynolds  
Staff will be providing the Development Review Board (DRB) with the first of a series of presentations regarding the Old Town Scottsdale Urban Design & Architectural Guidelines (UDAG).  
East Indian School Road and North Scottsdale Road  
**STAFF PRESENTED PRELIMINARY INFORMATION REGARDING THE UPDATE.**
8. Rules of Procedure for the Development Review Board Steve Venker  
The Development Review Board will review, and possibly give direction to staff regarding the Rules of Procedure.  
**BOARD MEMBER CAPUTI RECOMMENDED AMENDING THE RULES TO BE GENDER NEUTRAL.**

**Adjournment - 1:51PM**



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING STAFF AT (480-312-7767). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT STAFF AT (480-312-7767).



# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: January 3, 2019 Item No. 3  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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### **Mercado on Hayden & Mercado Del Lago Exterior Remodel 45-DR-2018**

**Location:** 8390 East Via De Ventura, 8140 North Hayden Rd, 8240 North Hayden Rd, 8260 North Hayden Rd, and 8300 North Hayden Rd

**Request:** Request for approval of a site plan and building elevations to remodel two existing centers with Central Business, Planned Community District (C-2 PCD) zoning and Planned Neighborhood Center, Planned Community District (PNC, PCD) zoning, both located at the northwest corner of N. Hayden Road and E. Via de Ventura.

## OWNER

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AZ Country Club Plaza, LLC/Zed, LLC  
Scottlin, LLC  
(480) 368-0111

## ARCHITECT/DESIGNER

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ADC Inc.

## APPLICANT CONTACT

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Rhonda L. Rawson  
ADC Inc.  
(520) 490-6100

## BACKGROUND

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### **Zoning**

The Mercado on Hayden site is zoned Central Business District, Planned Community District (C-2 PCD), and the Mercado Del Lago site is zoned Planned Neighborhood Center, Planned Community District (PNC, PCD). The Planned Community District encompasses the entire McCormick Ranch Master Planned Community. A master zoning plan was approved with the original zoning case identifying the comparable zoning districts that regulate land use and development for the community. The C-2 District is intended to permit uses for recurring shopping and service needs for multiple neighborhoods. This district includes uses usually associated with office and retail shopping developments that are typically located near residential neighborhoods. The PNC District is

intended to provide a focal point in the community; with projects that typically provide a mix of uses including retail, office and personal services that serve the surrounding neighborhood.

### **Context**

Located at the northwest corner of North Hayden Road and East Via de Ventura, Mercado on Hayden was originally constructed in the 1980s, and consists of a combination of one-and two-story commercial buildings with structured parking, built with a contemporary interpretation of the Spanish Revival Style. The center was remodeled and repainted in 1995 (Case 212-DR-1984#7) and repainted again in 2005 (Case 412-SA-2004). To the north of the center, connected via East Royal Palm Road is Mercado Del Lago, a contemporary development that recently underwent a complete remodel, repaint, and addition in 2017 (Case 20-DR-2016). North of Mercado Del Lago is a large lake and greenbelt that are part of the McCormick Ranch master planned community. Across Hayden Road to the west of both centers are existing commercial and medical office buildings of the McCormick Ranch office park, while across Via de Ventura, to the south of the centers, are multi-family apartment developments. To the west of both centers are several multi-family residential condominium communities.

### **Adjacent Uses and Zoning**

- North Open Space, zoned O-S PCD
- South Multi-family Residential, zoned R-5 PCD
- East Commercial Office, zoned C-O PCD
- West Multi-family Residential, zoned R-5 PCD

### **Key Items for Consideration**

- Development Review Board Criteria
- Sensitive Design Principles, specifically shading, colors, and materials
- Commercial Design Guidelines, specifically On-Site Amenities, Renovations of Existing Centers, and Climatic Response
- New covered patios utilizing contemporary design

## **DEVELOPMENT PROPOSAL**

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

The applicant seeks approval to renovate two existing commercial centers. Improvements at both Mercado on Hayden and Mercado Del Lago include new covered patios at select suites to provide shade and outdoor patio dining, and the installation of new roll-up doors, standard doors and windows at select suites. At the Mercado on Hayden north parking garage, a fabric shade structure is proposed at the top of the garage to provide covered parking.

### **Neighborhood Communication**

Property owners within 750 feet of the site have been notified of the applicant's request by mail, and the site is posted with the required signage. Additionally, the applicant has received approval from the McCormick Ranch Property Owners' Association (Attachment #12). At the time of this report, City Staff has received one phone call from a nearby resident inquiring about the case and the scope of work.



## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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Located at the northwest corner of North Hayden Road and East Via de Ventura, Mercado on Hayden consist of 11 buildings with restaurant, retail and office tenants, and two parking structures in the rear of the development. Most of the buildings front onto the streets, with driveways, pedestrian walkways, and parking located interior to the site. The introduction of metal shade canopies will provide restaurants with outdoor dining opportunities; while the introduction of new roll-up doors, standard doors and windows will provide restaurants with an opportunity to take advantage of ideal weather conditions to enhance the outdoor dining experience.

North of Mercado on Hayden on the northwest corner of North Hayden Road and East Royal Palm Drive, Mercado Del Lago consist of three buildings with restaurant, retail and office tenants. To the north of the development is a lake and greenbelt that is part of the McCormick Ranch master planned community. Only one tenant suite is proposing to install a new metal canopy, new windows, new standard doors, and a new roll-up door to open the view towards the lake and greenbelt, to enhance the outdoor dining experience.

All metal canopies will be painted Sherwin Williams 'Mosquito' (Attachment #10), and the support columns are tube steel construction. The fabric shade canopy proposed on the top of the existing north parking garage at Mercado on Hayden will utilize light brown and dark brown to complement the color palette of the existing center. At both developments in various tenant suites, the new roll-up doors, standard doors, and windows at will utilize anodized bronze frames to match existing doors and windows.

### Site Plan

The addition of new metal shade canopies at six tenant suites, and the addition of a fabric shade structure on the top of the existing north parking garage are the most substantial changes proposed to the site plan. Specifically, one new metal canopy is proposed at a tenant suite at the Mercado Del Lago development, and five new metal canopies at five separate tenant suites are proposed at the Mercado on Hayden development. The metal canopies will provide outdoor dining opportunities for potential restaurants, and the fabric shade structure on top of the parking garage will provide shade for vehicles. All are consistent with the on-site amenities encouraged by the Commercial Design Guidelines, and consistent with the preferred use of shade structures outlined in the Sensitive Design Principles.

### Elevations

At the Mercado on Hayden development, the introduction of new metal canopies, doors and windows at various tenant suites will modify the building design and provide a more contemporary appearance. At the Mercado Del Lago development, the introduction of metal canopies, doors and windows at one tenant suite is consistent with the existing contemporary design of the center. The incorporation of metal shade canopies is consistent with the Scottsdale Sensitive Design Principles, which prefer the use of shade structures for protection from the sun. The metal shade canopies are also consistent with the Commercial Design Guidelines, specifically the Climatic Response section, where it encourages architectural shading devices to provide protection from solar heat gain.



The Renovations of Existing Centers section of the Commercial Design Guidelines encourage new additions to match the existing architecture of the center. At Mercado Del Lago, the proposed shade canopies are consistent with the contemporary architecture of the center due to the recent remodel of the center. At Mercado on Hayden, the metal canopies are not consistent with the existing architecture of the center. Existing covered patios at Mercado on Hayden consist of red tile roofs with wide columns supporting the roof structure, and some patios have columns that are connected by archways. Arches are a major feature at Mercado on Hayden, utilized on building façades and windows. The proposed metal canopies introduce a more contemporary style of architecture to the center. The Development Review Board will need to determine whether the introduction of contemporary metal patio covers is consistent with the Commercial Design Guidelines.

The Climatic Response section of the Commercial Design Guidelines prefers the use of metal awnings to fabric awnings to provide shading, for reasons of durability and strength of appearance. On the top of the north parking garage at Mercado on Hayden, fabric shade structures are proposed instead of metal canopies, utilizing light and dark browns to reflect the color palette of the development. The Development Review Board will need to determine whether the introduction of fabric shade structures is consistent with the Commercial Design Guidelines.

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#### **STAFF RECOMMENDATION**

##### **Recommended Approach:**

Staff recommends that the Development Review Board approve Mercado on Hayden & Mercado Del Lago Exterior Remodel per the attached stipulations, finding that the provisions of the Sensitive Design Principles, Commercial Design Guidelines, and the Development Review Criteria have been met.

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#### **RESPONSIBLE DEPARTMENT**

##### **Planning and Development Services**

Current Planning Services

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#### **STAFF CONTACT**

Andrew Chi

Planner

Phone: 480-312-7828

E-mail: [achi@ScottsdaleAZ.gov](mailto:achi@ScottsdaleAZ.gov)

APPROVED BY

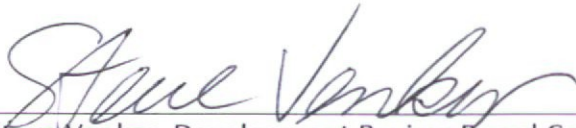
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Andrew Chi, Planner, Report Author

12/17/18

Date



Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: [svenker@scottsdaleaz.gov](mailto:svenker@scottsdaleaz.gov)

12/19/18

Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

12/18/18

Date

ATTACHMENTS

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- A. Stipulations/Zoning Ordinance Requirements
  - 1. Context Aerial
  - 1A. Close-Up Aerial
  - 2. Zoning Map
  - 3. Applicant's Narrative & Scope of Work
  - 4. Landlord Approval Letter
  - 5. Site Plan
  - 6. Building Elevations & Floor Plans
  - 7. Parking Structure Site Plan & Elevations
  - 8. Renderings
  - 9. Context Photos
  - 10. Paint Sample for Metal Canopies
  - 11. Material and Color Board
  - 12. McCormick Ranch POA Approval

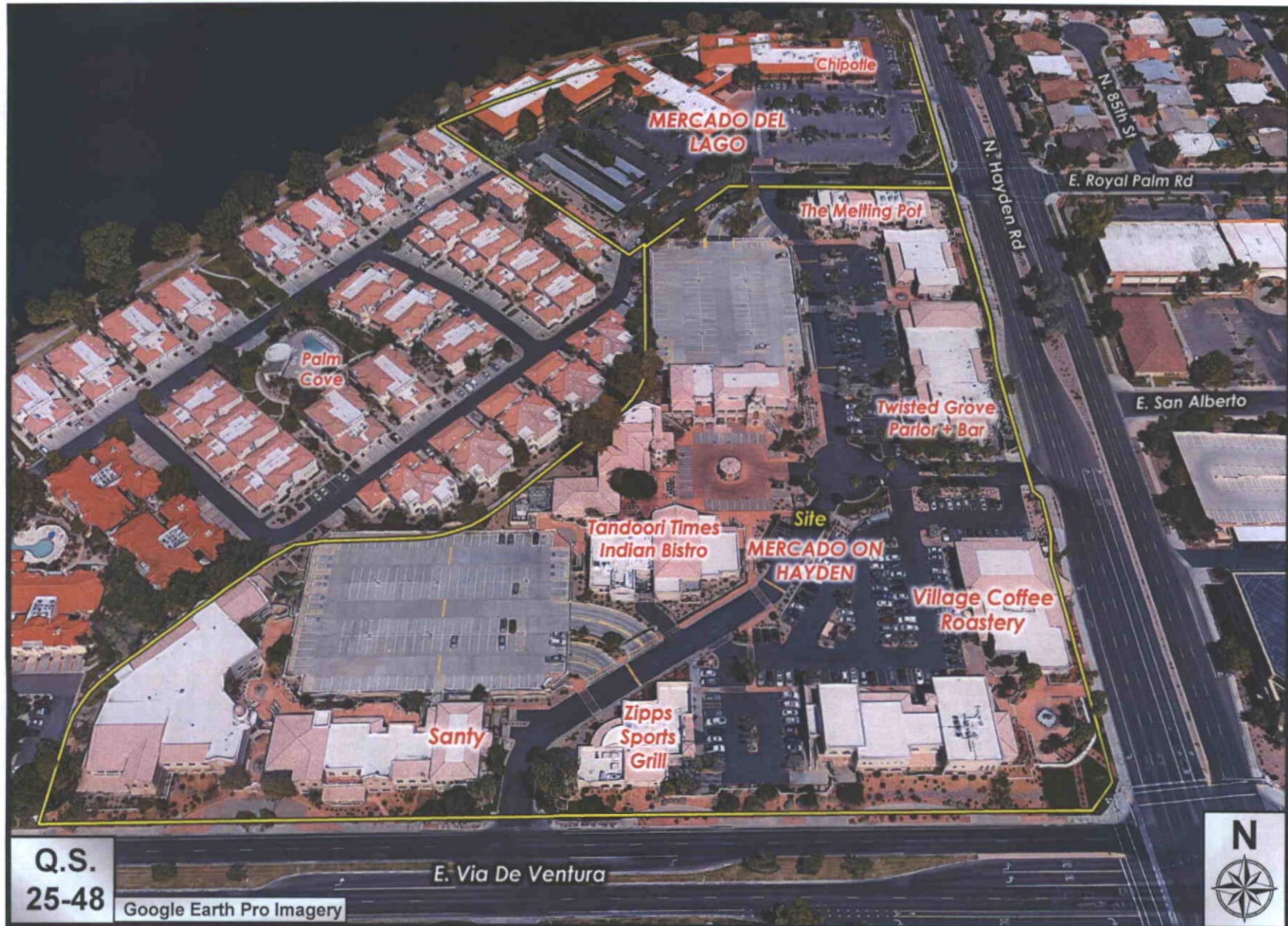




Mercado on Hayden Exterior Remodel

45-DR-2018





Mercado on Hayden Exterior Remodel

45-DR-2018





Mercado on Hayden Exterior Remodel

45-DR-2018

# ***ADC, Inc.***

***PO BOX 13152***

***TUCSON, AZ 85732***

***(520) 490-6100***

***RR2233@COMCAST.NET***

**September 18, 2018**

**City of Scottsdale**

**Planning and Development Services**

**7447 E. Indian School Rd**

**Scottsdale, AZ 85251**

**ATTN: Andrew Chi**

**RE: 676-PA-2018**

**Mercado on Hayden**

**New Canopies throughout center on north and south  
side of Royal Palm Drive. New glass doors/walls.**

**Andrew,**

**We propose to add multiple canopies to provide shade and patio dining to existing and future restaurants. We are also adding a metal/fabric shade structure over the existing parking area south of Royal Palm Drive.**

**The new canopies will be similar in design and color. This will provide continuity of design and color, between the two complexes.**

**Work to include:**

- 1. Canopy at the northwest corner of 8300 N Hayden Rd.  
Building "F"**
- 2. Canopy at the east side of 8260 N. Hayden  
Building Rd "A"**
- 3. Canopy at the west side of 8240 N. Hayden Rd. Building "C".  
A "garage" style door will replace one existing window.**
- 4. Canopy at the east side of 8240 N. Hayden Rd. Building "C".  
A "garage" style door will replace one existing window**

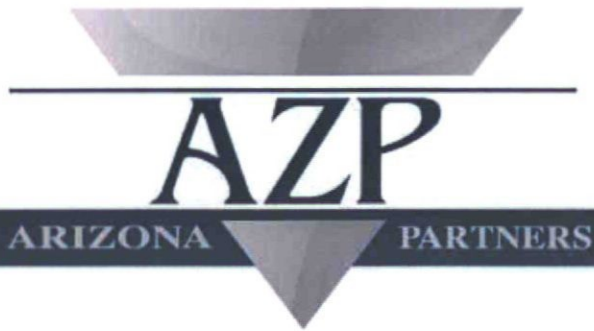


5. Canopy at the west side of 8140 N. Hayden Rd. Building "H".
6. Canopy shade structure over upper level parking area south of Royal Palm Dr.
7. Canopy east of Building 8390 E. Via De Ventura Building "F"  
(This project also includes existing windows/walls to be replaced with accordion doors and garage doors, A new tile roof to match existing on the southeast corner of the building . These are processed by minor staff approval)
8. 8300 N. Hayden Rd. Building "D":
  - New 18'X16' Window/Door wall
  - New 18'X10' Garage Door @ existing wall beyond where the existing windows are to removed to create an exterior patio dining area.
  - New 16'X8' accordion doors to open to new exterior patio dining area.
  - New 12'X8' accordion doors to existing tenant space

Please contact me should you have any questions or comments.

Sincerely,

**Rhonda L. Rawson, R.A.**  
**American Design Consultants, Inc.**  
**520 490-6100**



Sept. 14, 2018

City of Scottsdale  
7474 E. Indian School Road  
Scottsdale, AZ 85251

Rhonda Rawson, of ADC, Inc. is authorized to submit for the minor staff approval needed for the Design Review Board submittal for the Mercado on Hayden shopping center.

Mercado on Hayden # 676-PA-2018 for parcels #174-040-998B & #174-03-004H

If you have any questions, please feel free to contact me.

Mark Burns  
Owner  
Mercado on Hayden  
Arizona Retail Partners  
8300 N. Hayden Road; Suite A-200  
Scottsdale, AZ 85258

**ATTACHMENT 4**

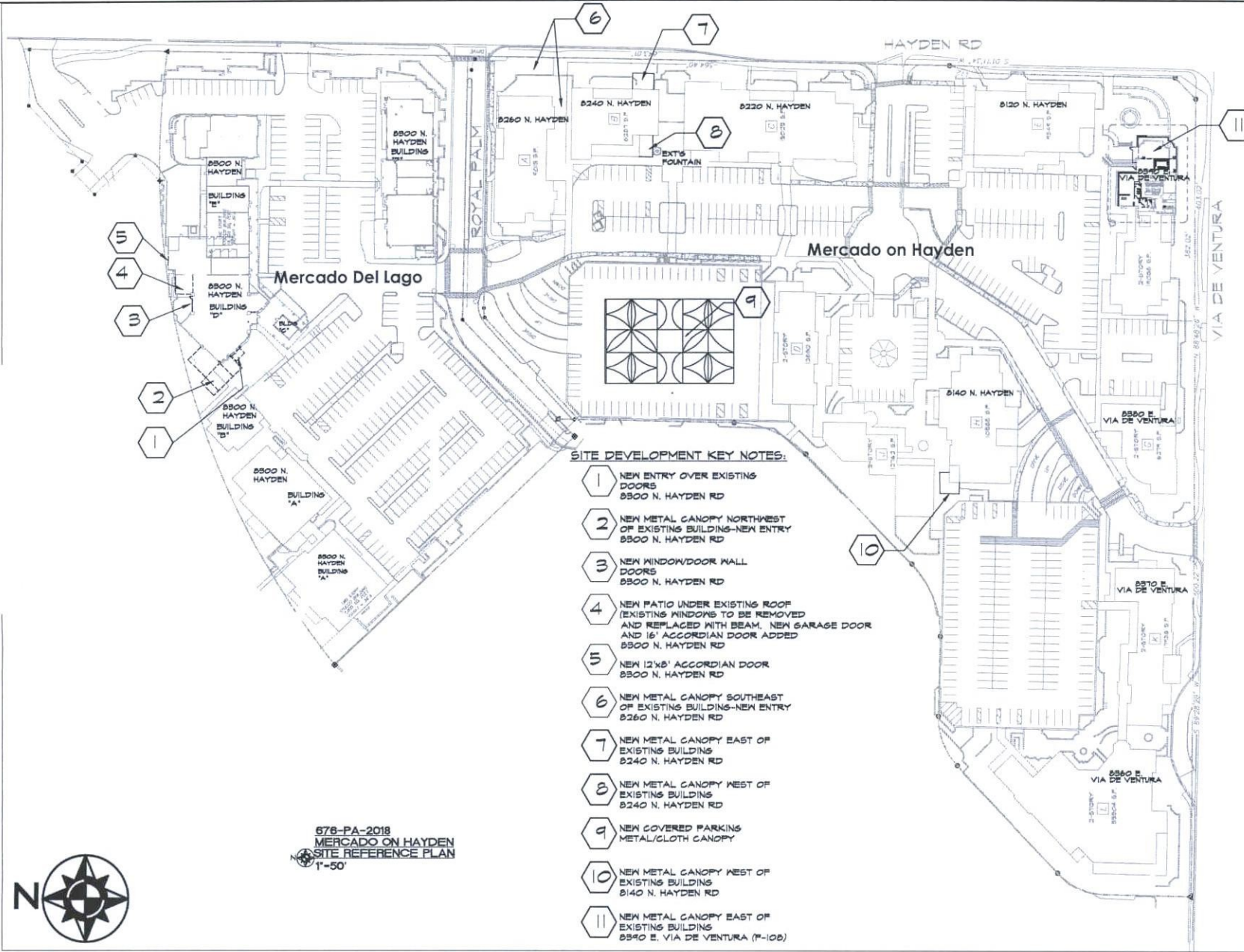
# ATTACHMENT 5



678-PA-2018  
MERCADO ON HAYDEN  
SITE REFERENCE PLAN  
1"=50'

## SITE DEVELOPMENT KEY NOTES:

- 1 NEW ENTRY OVER EXISTING DOORS  
8900 N. HAYDEN RD
- 2 NEW METAL CANOPY NORTHWEST  
OF EXISTING BUILDING-NEW ENTRY  
8900 N. HAYDEN RD
- 3 NEW WINDOW/DOOR WALL  
DOORS  
8900 N. HAYDEN RD
- 4 NEW PATIO UNDER EXISTING ROOF  
(EXISTING WINDOWS TO BE REMOVED  
AND REPLACED WITH BEAM, NEW GARAGE DOOR  
AND 16' ACCORDIAN DOOR ADDED  
8900 N. HAYDEN RD
- 5 NEW 12'x8' ACCORDIAN DOOR  
8900 N. HAYDEN RD
- 6 NEW METAL CANOPY SOUTHEAST  
OF EXISTING BUILDING-NEW ENTRY  
8260 N. HAYDEN RD
- 7 NEW METAL CANOPY EAST OF  
EXISTING BUILDING  
8240 N. HAYDEN RD
- 8 NEW METAL CANOPY WEST OF  
EXISTING BUILDING  
8240 N. HAYDEN RD
- 9 NEW COVERED PARKING  
METAL/CLOTH CANOPY
- 10 NEW METAL CANOPY WEST OF  
EXISTING BUILDING  
8140 N. HAYDEN RD
- 11 NEW METAL CANOPY EAST OF  
EXISTING BUILDING  
8990 E. VIA DE VENTURA (P-108)



## ATTACHMENT 5



AMERICAN  
DESIGN  
CONSULTANTS, INC.  
Rhonda L. Reason, P.E.  
P.O. Box 13152  
Tucson, Arizona 85732  
CELL (520) 490-8100  
FAX (520) 780-3648

REVISIONS	DATE	BY	CHKD

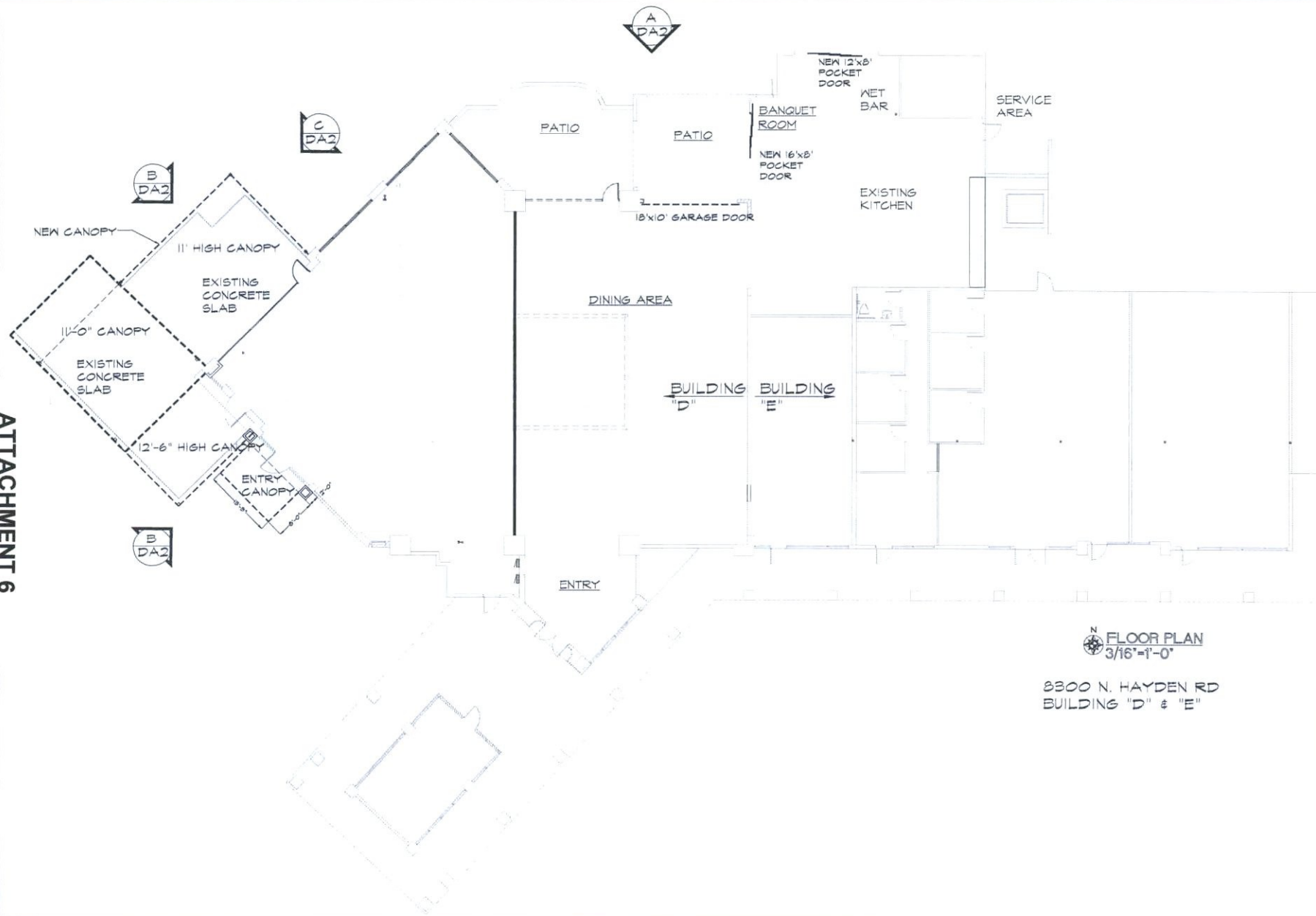
AGAVE DEL SCOTTSDALE  
8900 E. VIA DE VENTURA  
SITE F-108  
SCOTTSDALE, ARIZONA

JOB # 884	SET BY DATE	PLA REVIEW DATE	DATE FOR PERMIT	CONST

SITE  
REFERENCE  
PLAN

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SR-1





8300 N. HAYDEN RD  
BUILDING "D" & "E"

N FLOOR PLAN  
3/16"=1'-0"



AMERICAN  
DESIGN  
CONSULTANTS INC.  
Rhonda L. Hannon, P.E.  
architects and planners  
P.O. Box 13152  
Tucson, Arizona 85732  
CELL (520) 490-6100  
FAX (520) 760-3646

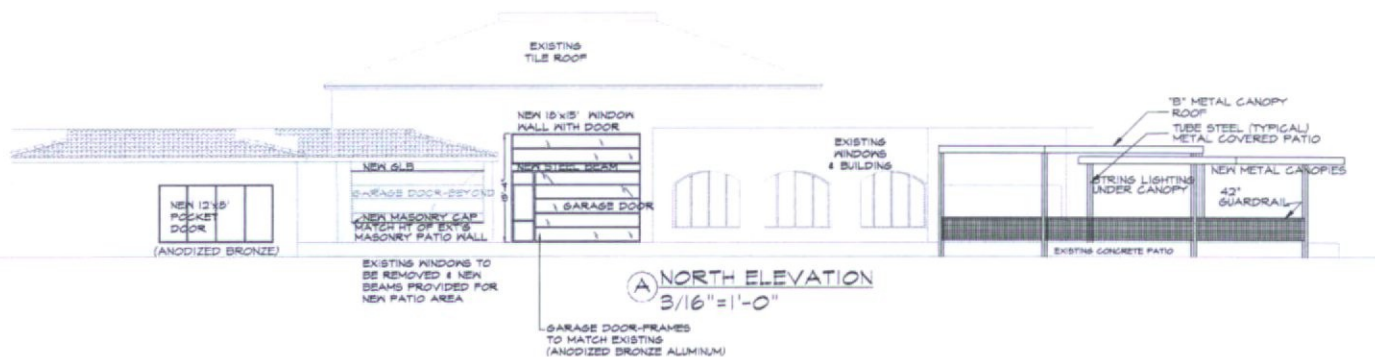
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SHELL BUILDING IMPROVEMENTS  
8300 N. HAYDEN ROAD  
BUILDING D & E  
SCOTTSDALE, ARIZONA

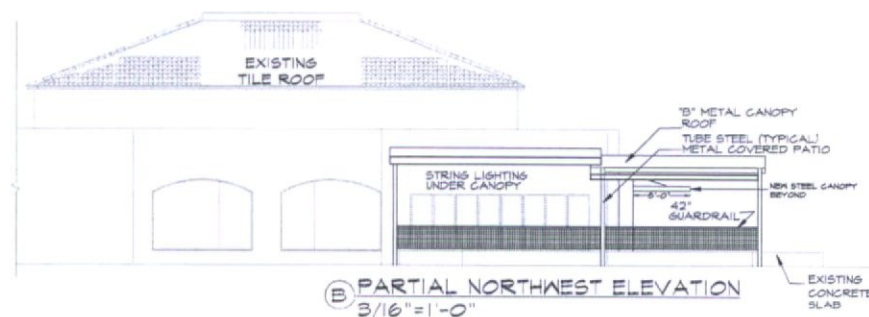
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REV	BY DATE

DRB  
FLOOR  
PLAN  
8300 BLDG D

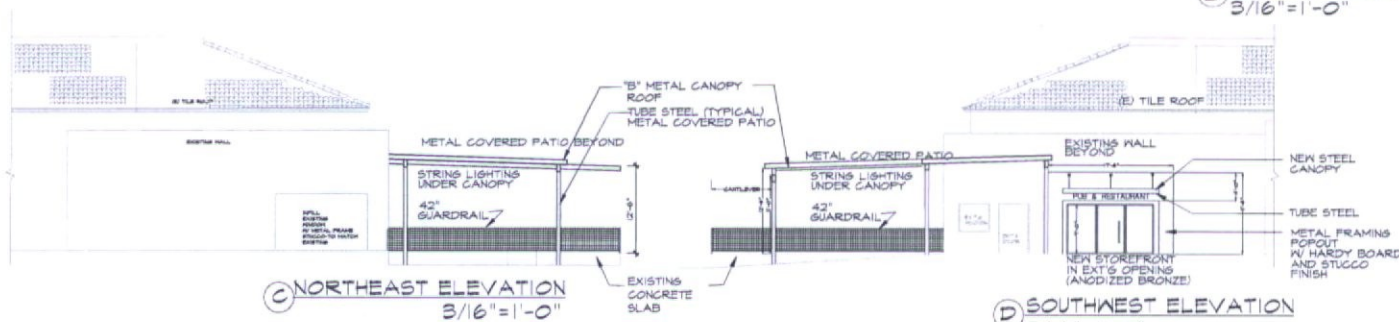
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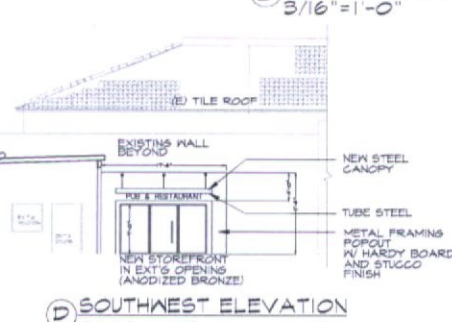
**A NORTH ELEVATION**  
3/16"=1'-0"



**B PARTIAL NORTHWEST ELEVATION**  
3/16"=1'-0"



**C NORTHEAST ELEVATION**  
3/16"=1'-0"



**D SOUTHWEST ELEVATION**  
3/16"=1'-0"

**FLOOR PLAN**  
3/16"=1'-0"



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CONSULTANTS INC.  
Florida L. Hannon, P.A.  
architects and planners  
P.O. Box 13152  
Tucson, Arizona  
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FAX (520) 760-3646

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SHELL BUILDING IMPROVEMENTS  
8300 N. HAYDEN ROAD  
BUILDING D & E  
SCOTTSDALE, ARIZONA

JOB # 1654	DATE
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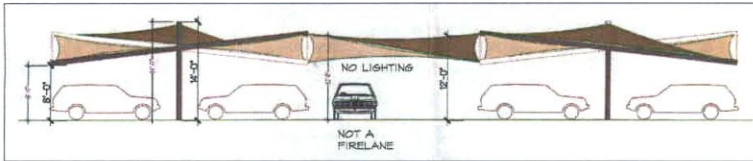
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ELEVATIONS  
PLAN  
8300 BLDG D&E

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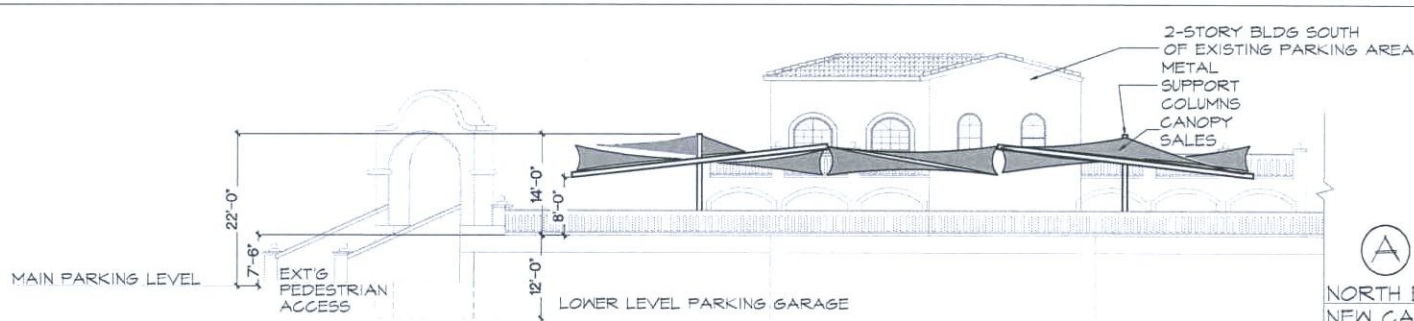




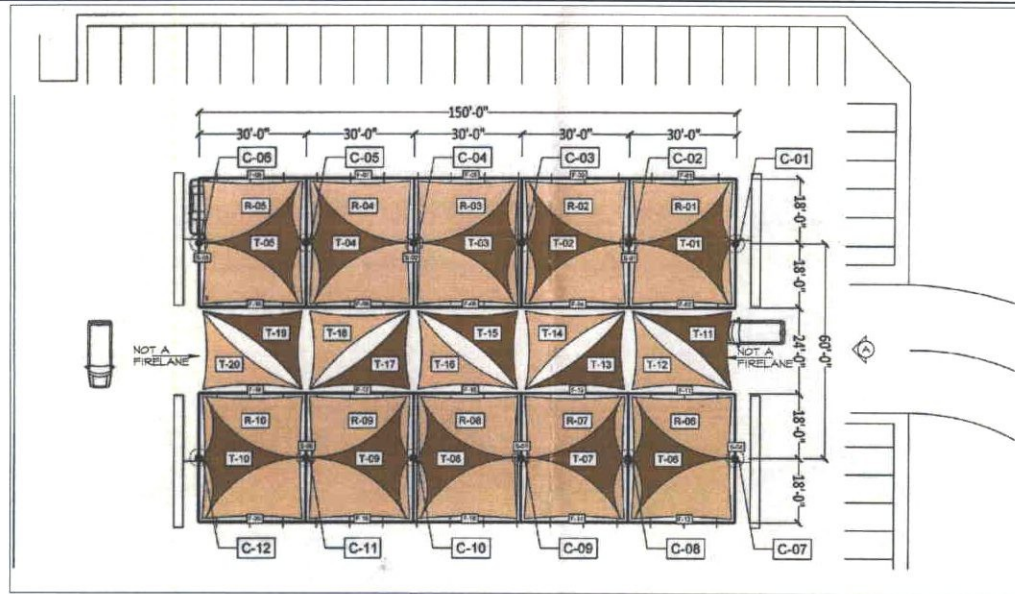
DESERT SAND BROWN  
PARKING CANOPY MATERIAL/COLORS



NORTH ELEVATION DETAIL  
NEW CANOPY PARKING COVERS  
LOOKING SOUTH FROM ROYAL PALM



NORTH ELEVATION OF  
NEW CANOPY PARKING COVERS  
LOOKING SOUTH FROM ROYAL PALM



FLOOR PLAN FOR NEW PARKING CANOPY  
ROYAL PALM & HAYDEN RD



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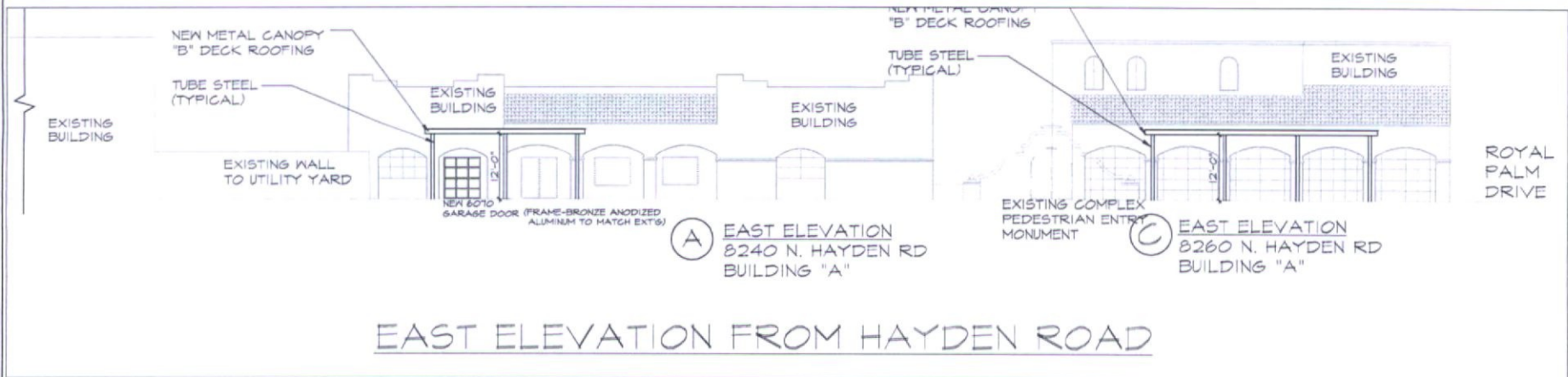
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MERCADO ON HAYDEN  
DRB SUBMITTAL  
ARIZONA  
SCOTTSDALE

JOB # 1004-DRB	SET BY DATE

DRB  
ELEVATIONS  
PLAN  
WEST OF  
16240 N HAYDEN

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DA-3



AMERICAN  
DESIGN  
CONSULTANTS, INC.  
Rhonda L. L. L.  
P.O. Box 13152  
Tucson, Arizona 85732  
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FAX 15201 760-3646

REVISIONS	DATE	BY	CHKD

ARIZONA

SCOTTSDALE

MERCADO ON HAYDEN  
DRB SUBMITTAL

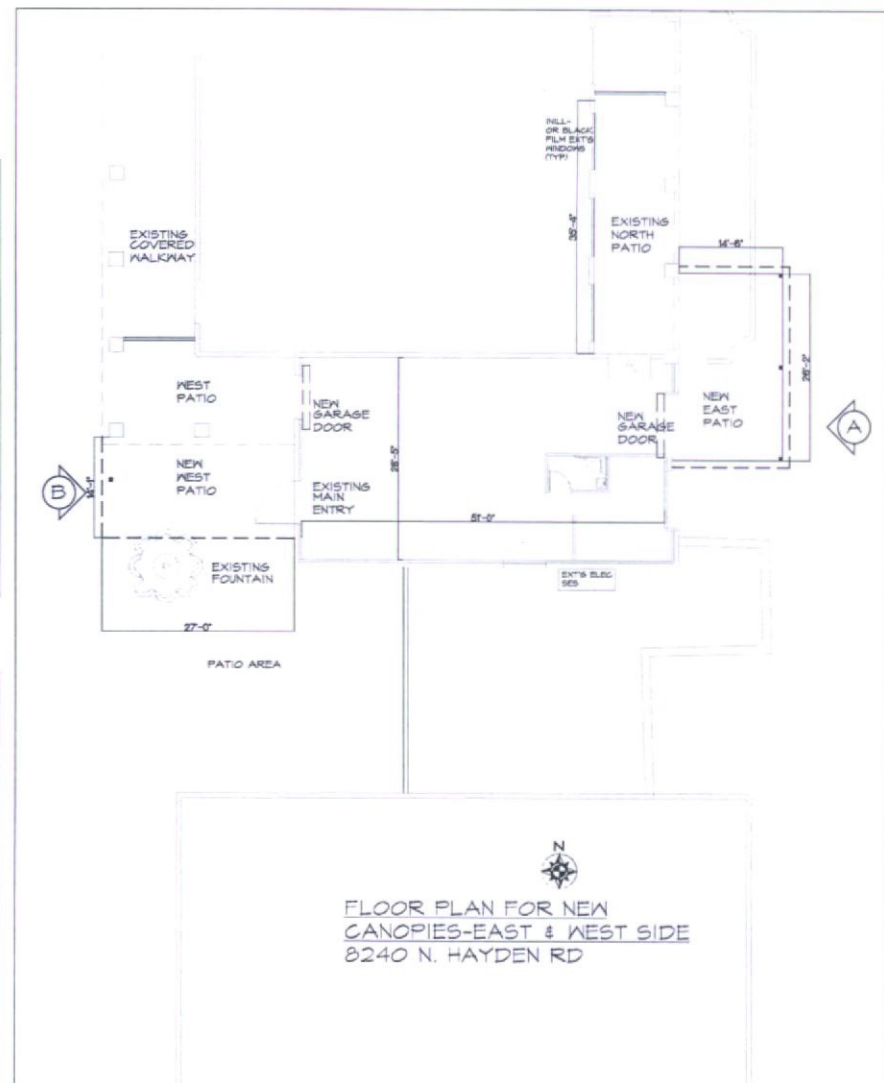
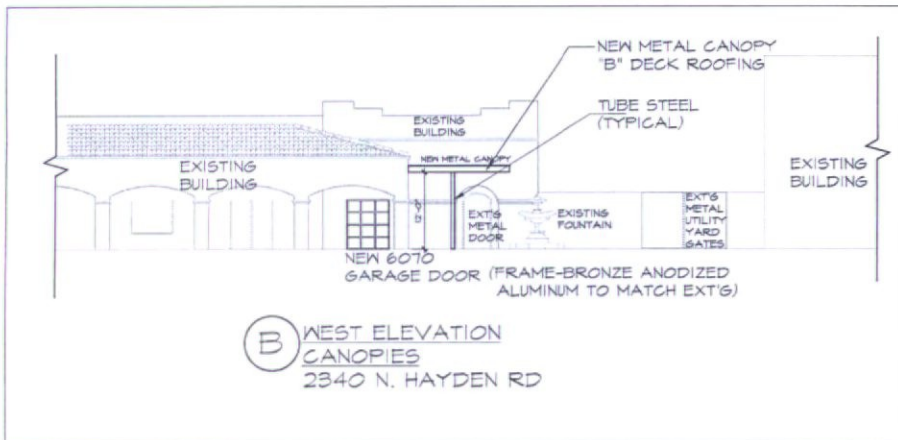
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DRB  
ELEVATIONS  
PLAN

8240 N HAYDEN  
8260 N HAYDEN

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AMERICAN  
DESIGN  
CONSULTANTS INC.  
Rhonda L. Hannon, P.A.  
architects and planners  
P.O. Box 13152  
Tucson, Arizona 85732  
CELL 15201 480-6100  
FAX 15201 760-3646

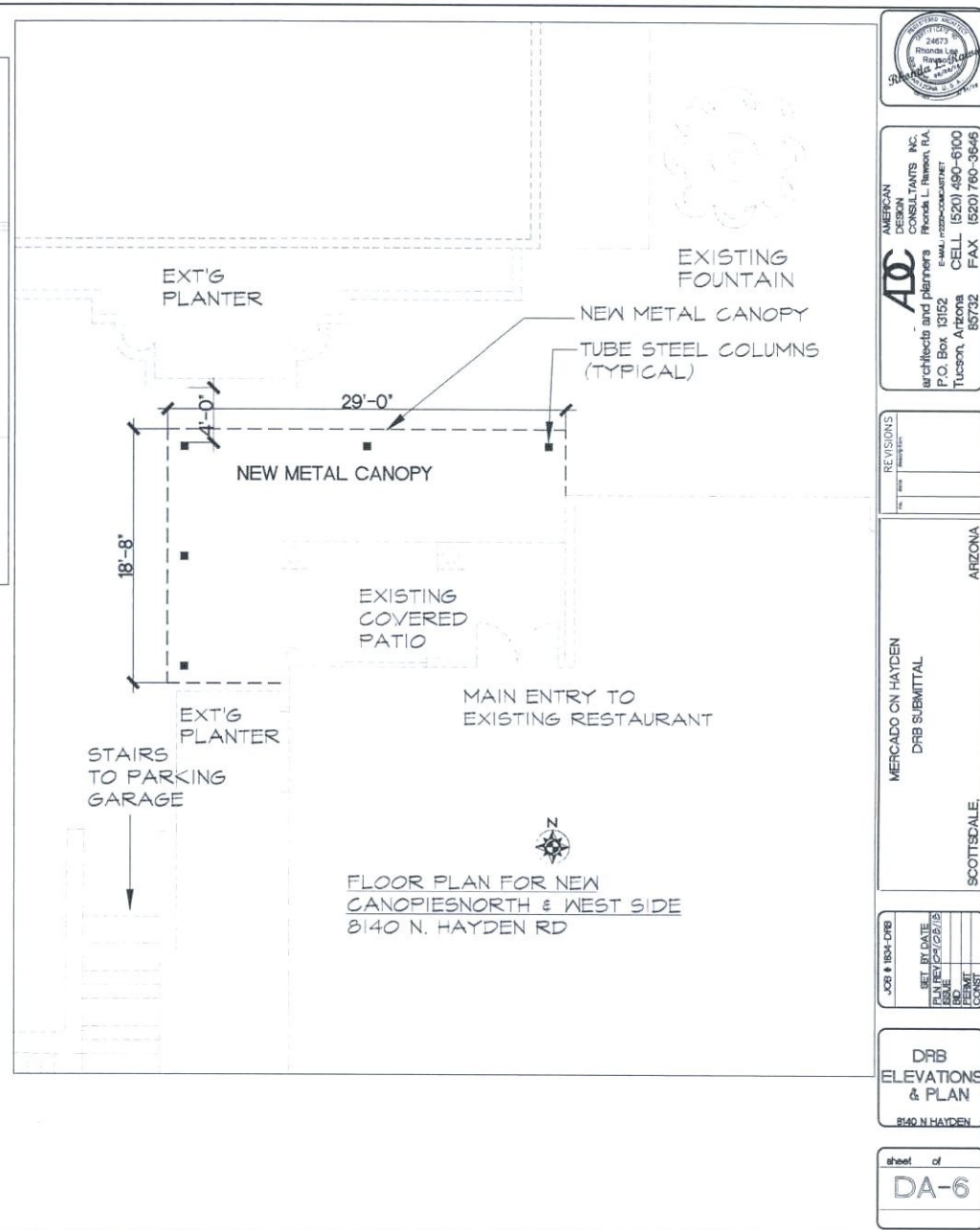
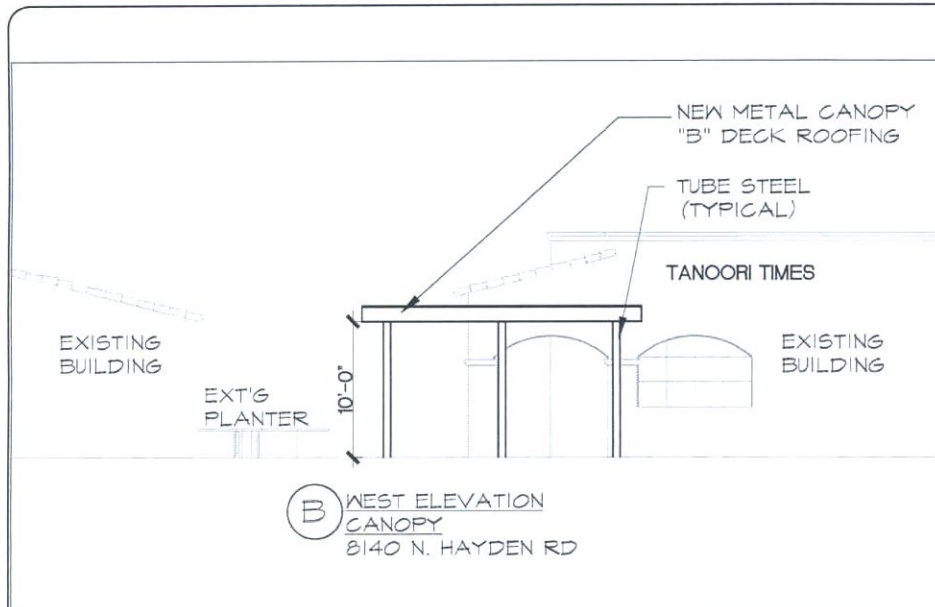
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MERCADO ON HAYDEN  
DRB SUBMITTAL  
ARIZONA  
SCOTTSDALE

JOB # 834-DRB	SET BY DATE	PLT BY DATE	ISSUE	REVISION	CONST

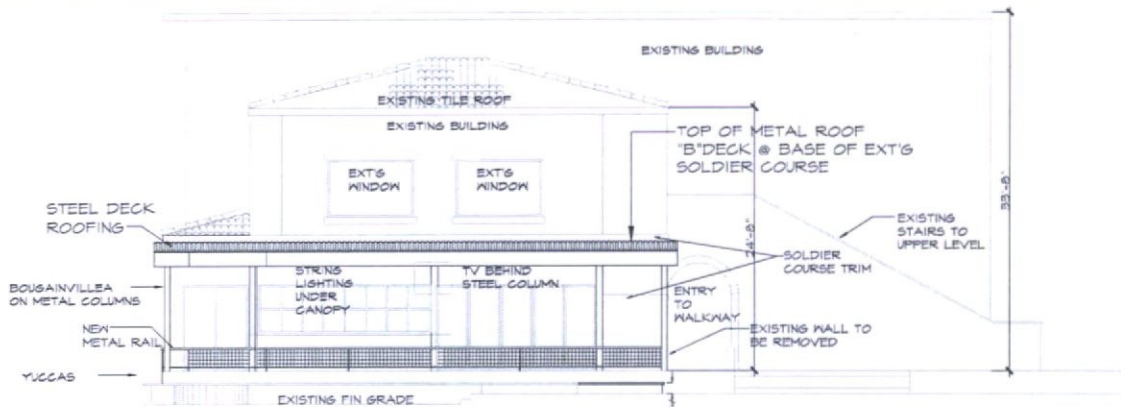
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ELEVATIONS  
& PLAN  
8240 N HAYDEN

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DA-5

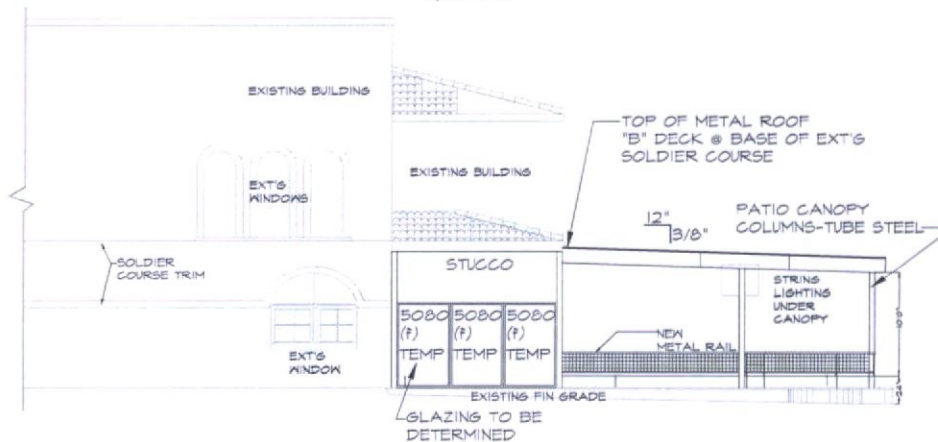




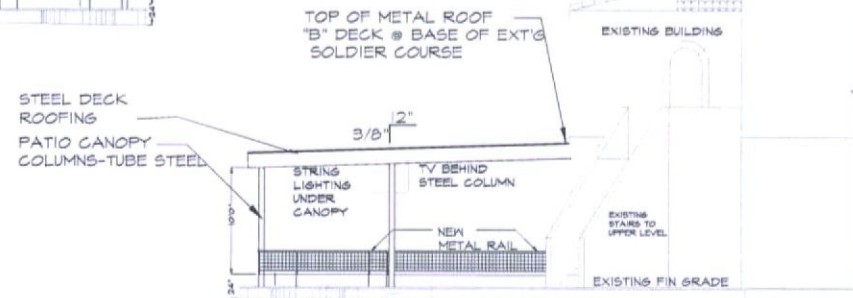




**(A) EAST ELEVATION**  
3/16"=1'-0"



**(B) SOUTH ELEVATION**  
3/16"=1'-0"



**(C) NORTH ELEVATION**  
3/16"=1'-0"



AMERICAN  
DESIGN  
CONSULTANTS, INC.  
architects and planners  
P.O. Box 13152  
Tucson, Arizona 85732  
CELL (520) 480-6100  
FAX (520) 760-3646

REVISIONS	DATE	BY	CHKD

ACACIE DEL SCOTTSDALE  
8900 E. VIA DE VENTURA  
SUITE F 108  
SCOTTSDALE, ARIZONA

JOB # 1504	SET BY DATE
FILED BY DATE	ISSUE
REVISION	REVISION

DRB  
ELEVATIONS  
8300 N. VIA DE VENTURA

sheet of  
**DA-8**





Diameter (in.)	1.69
Product Length (in.)	432
Product Width (in.)	1.69
Product Height (in.)	4.49
Product Weight (lbs.)	5.73
Package Weight (lbs.)	6.50

#### UNDER CANOPY STRING LIGHTING

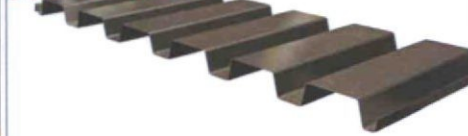
#### DETAILS

Lumen Output (Lm)	540
Watts Used (W)	9
Efficacy (Lm/W)	60
Color Temperature	2200
Number in Package	1
Color Rendering (CRI)	85
Indoor / Outdoor	Both
Dimmable	No
Wired or Corded?	Corded
Cord Length (ft.)	36
Cord Prongs	3
Linkable	Y - Up to 540'

#### CONSTRUCTION

Fixture Material:	Acrylic
Lens Material:	Acrylic
Fixture Color:	Black
Lens Color:	Clear
Bulb Type:	Filament

B-DECK VERBO 1185-05



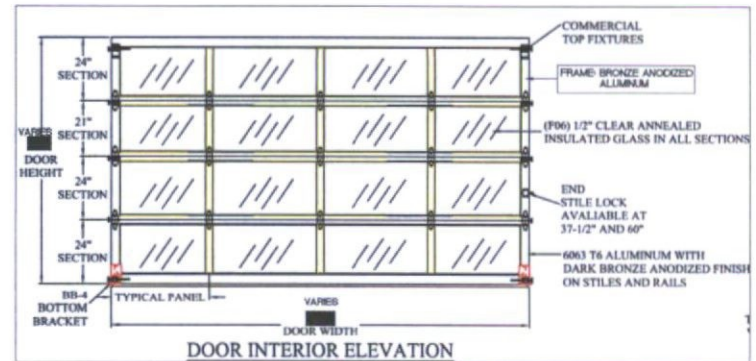
METAL CANOPY ROOF - "B" DECKING  
COLOR: SHERWIN-WILLIAMS "MOSQUITO"



SHERWIN-WILLIAMS  
"MOSQUITO"  
METAL COLOR



METAL RAILINGS (36") & GUARDRAILS (42")  
COLOR: SHERWIN-WILLIAMS "MOSQUITO"



DOOR INTERIOR ELEVATION

NEW GARAGE DOORS  
ALUMINUM-BRONZE ANODIZED



COLOR #2  
DESERT SAND

COLOR #16  
BROWN



PARKING CANOPY SPECS



AMERICAN  
DESIGN  
CONSULTANTS, INC.  
Renee L. Hansen, P.A.  
architects and planners  
P.O. Box 10152  
Tucson, Arizona  
CELL (520) 490-6100  
FAX (520) 760-3646

REVISIONS	DATE	DESCRIPTION
1		

MERCADO ON HAYDEN  
DRB SUBMITTAL

SCOTTSDALE, ARIZONA

JOB # 1534-DRB	SET BY DATE
PLAN REVIEW	2/10/2019
ISSUE	
PERM	
CONST	

DRB  
MATERIAL  
SPECS  
THE MERCADO

sheet of  
DA-9





SITE PLAN - HAYDEN PARKING  
SCALE: 1/128" = 1'-0"



# HAYDEN PARKING

Project Site Address:  
8300 North Hayden Road  
Scottsdale, Arizona 85258

## STRUCTURAL

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403 N. DENING ROAD  
TEMPE, AZ 85283  
(480) 775-7245  
RUC 403 2-1966AS

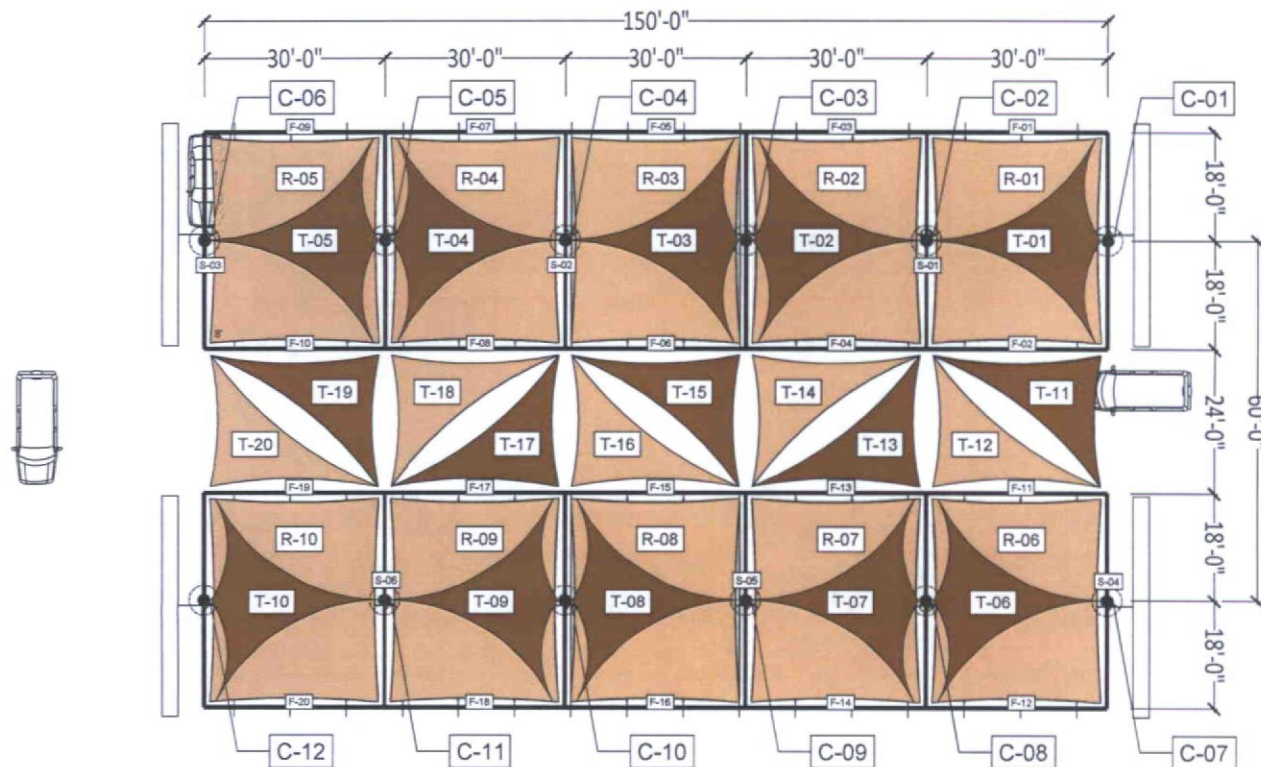
DATE:	REVISED DATE:
07/31/18	08-05-2018

DRAWN BY:	GABE
CHECKED BY:	

SHEET

1





COLUMN SCHEDULE				
OPTION	I.D.	COLUMN DIA. COLUMN LENGTH		
A	COLUMN C-01 — C-12	8X8	10' HIGH	
	T ARM C-01 — C-12	8X10	36'-3" LONG	
	FRAME F-01 — F-20	4X8	29'-4" LONG	
B	STANDOFF S-01 — S-06	8X8	4' LONG	

SAIL SCHEDULE			
OPTION	I.D.	PERIMETER EA.	AREA EA.
A	R-01 — R-10	125 LF	902 S.F.
B	T-01 — T-10	103 L.F.	229 S.F.
C	T-11 — T-20	86 L.F.	202 S.F.

NORTH GARAGE - PLAN VIEW OPTION C

SCALE: NOT TO SCALE



HAYDEN PARKING

Project Site Address:  
8300 North Hayden Road  
Scottsdale, Arizona 85258

#### STRUCTURAL

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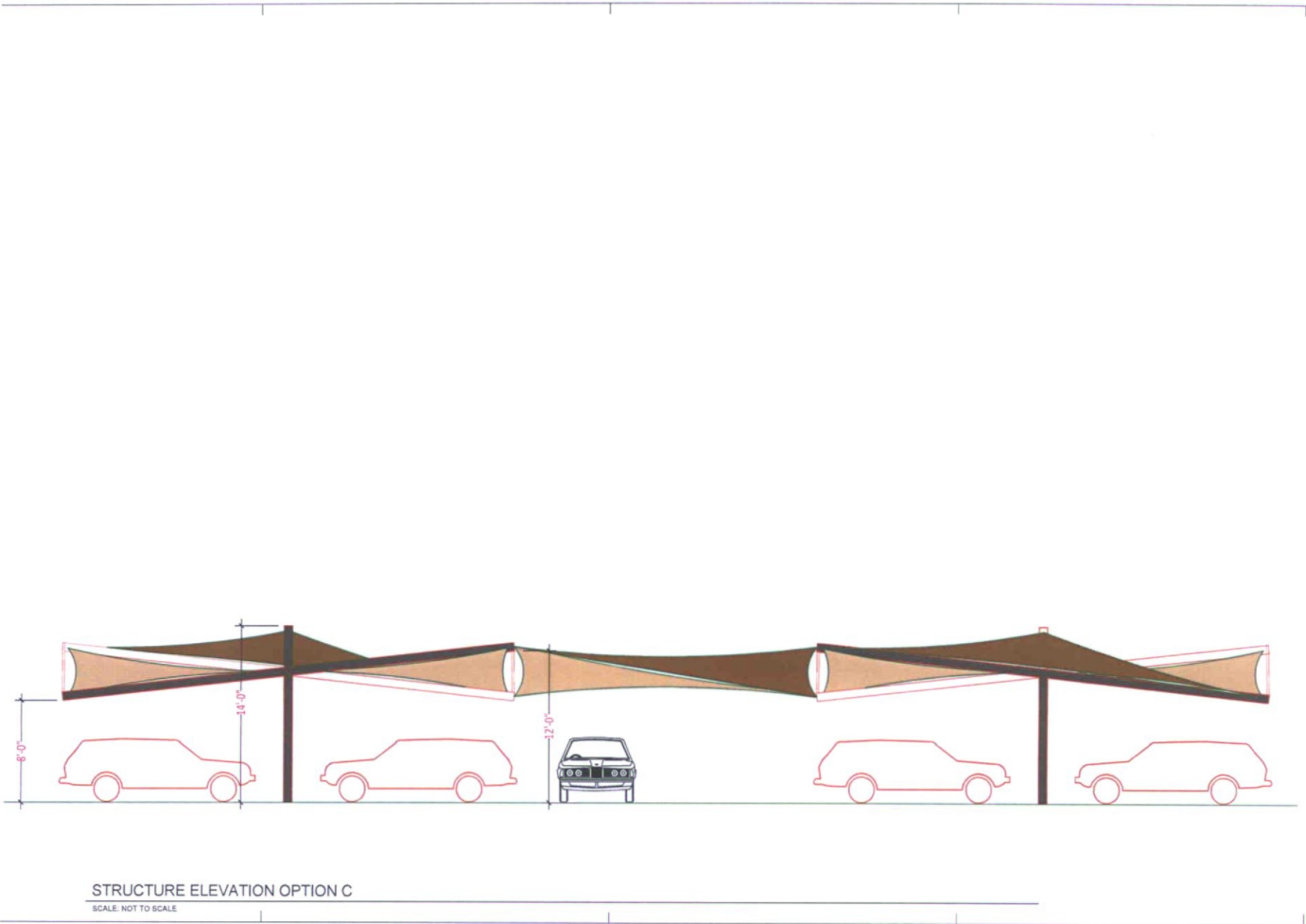
402 W. DEWITT ROAD  
TEMPE, AZ 85283  
(480) 779-7245  
RDC 402 319862

DATE	REVISED DATE
07/31/18	08-05-2018

DRAWN BY:  
QA/QC  
CHECKED BY:  
---

SHEET

C



HAYDEN PARKING

Project Site Address:  
8300 North Hayden Road  
Scottsdale, Arizona 85258

STRUCTURAL

ULTIMATE SHADE ALTERNATIVES HEREBY  
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ALTERNATIVES.

CONTRACTORS SHALL VERIFY AND BE  
RESPONSIBLE FOR ALL DIMENSIONS AND  
CONDITIONS ON THE JOB AND SHALL NOTIFY  
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VARIATIONS FROM THE DIMENSIONS AND  
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DIAGRAMMATIC.

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ALTERNATIVES



403 N. 80TH ROAD  
TEMPE, AZ 85283  
(480) 775-7545  
P.O. BOX 219558

DATE	REVISED DATE
07/21/18	08-05-2018

DRAWN BY: DALE
CHECKED BY: ---

SHEET

C



8300 N. Hayden Road  
Building 'D'  
West Elevation

8300 N. HAYDEN ROAD  
BUILDING "D"  
WEST ELEVATION

ATTACHMENT 8

PUB GRILL



8260 N. Hayden Road  
East Elevation

8260 N. HAYDEN ROAD  
EAST ELEVATION





8240 N. Hayden Road  
West Elevation

8240 N. HAYDEN ROAD  
WEST ELEVATION

**Garden House**  
home style dining



8240 N. Hayden Road  
West Elevation

8240 N. HAYDEN ROAD  
WEST ELEVATION

Garden House  
home style dining

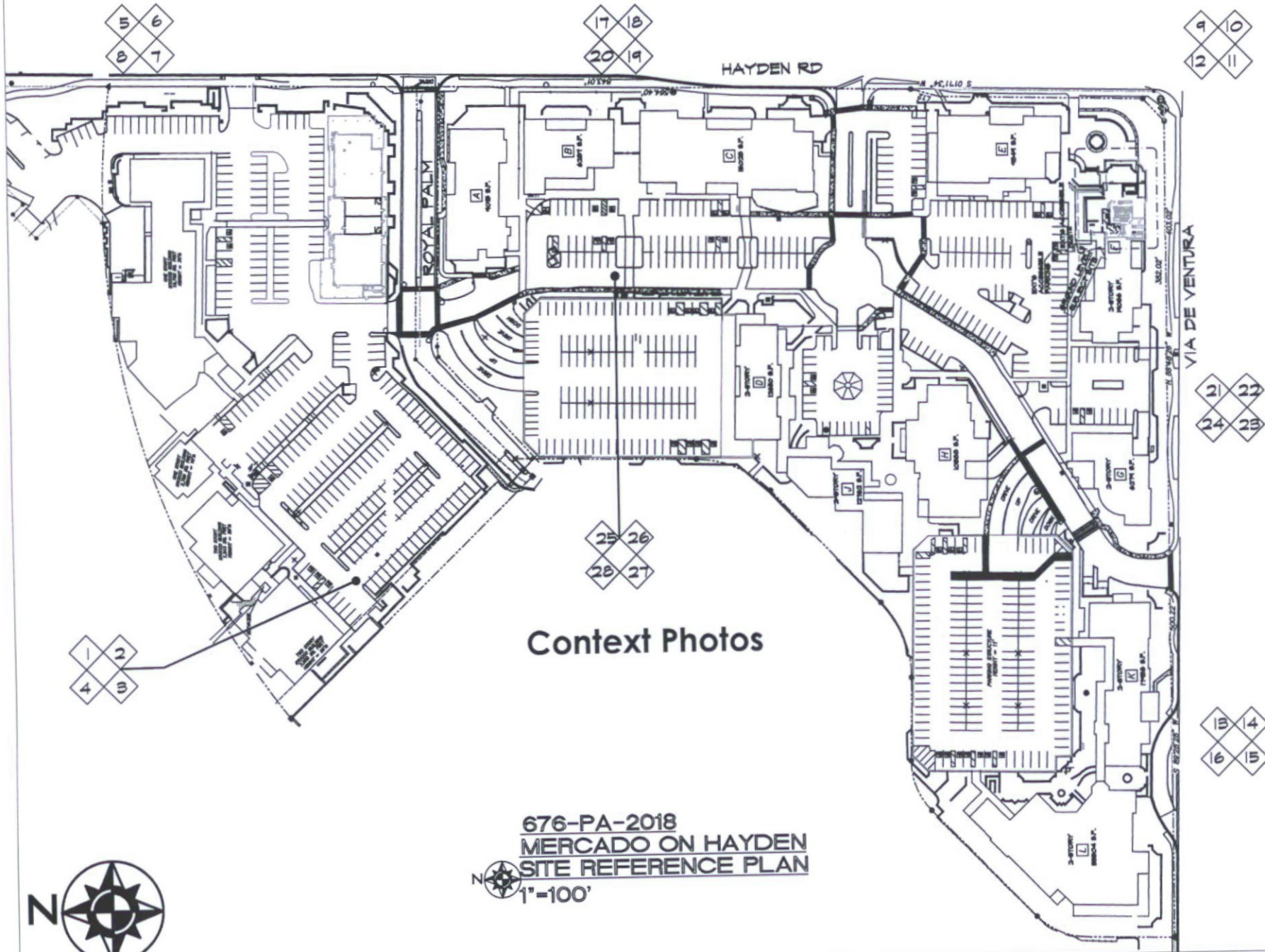




8140 N. Hayden Road  
West Elevation

8140 N. HAYDEN ROAD  
WEST ELEVATION



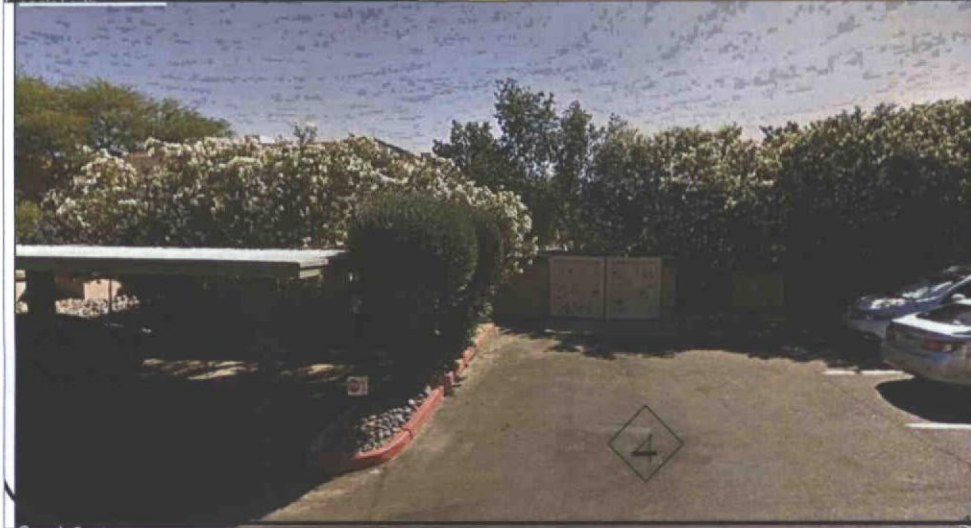
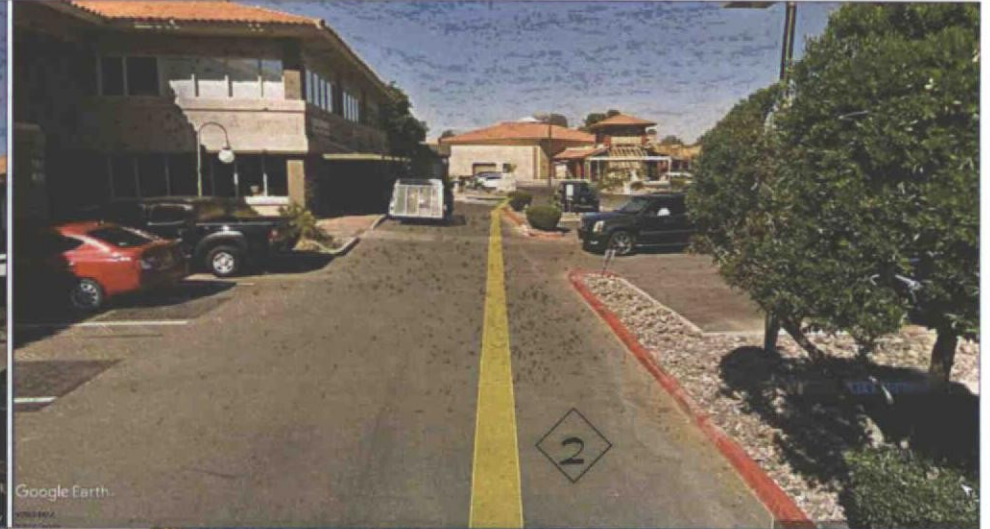
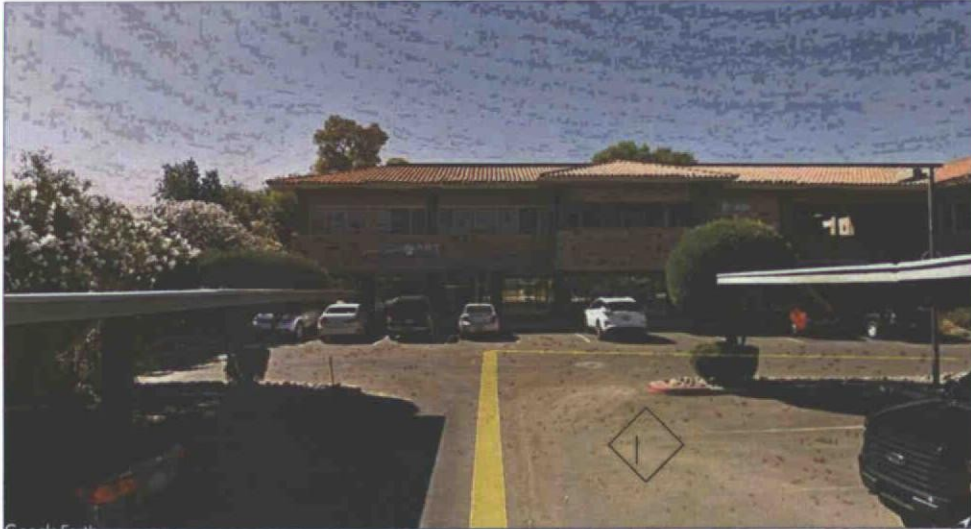


Context Photos

676-PA-2018  
 MERCADO ON HAYDEN  
 SITE REFERENCE PLAN

1"=100'





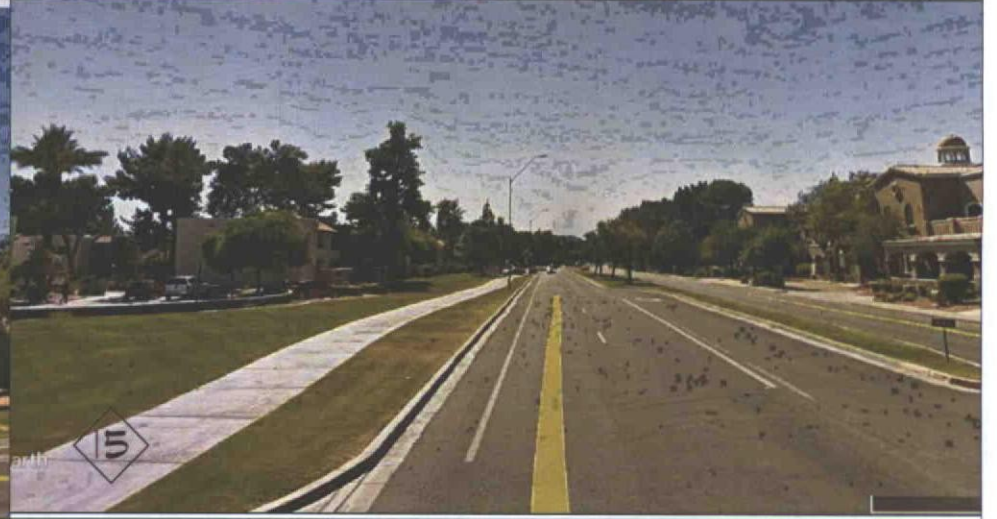
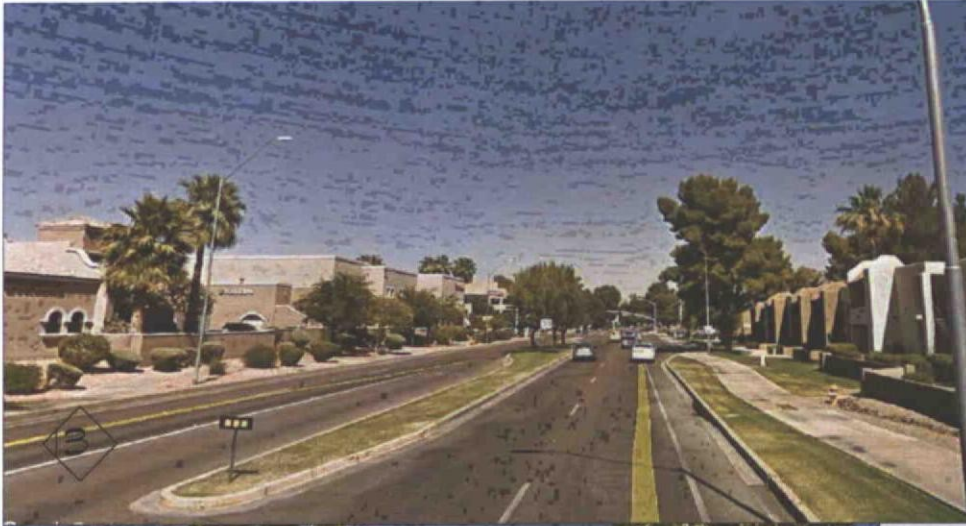




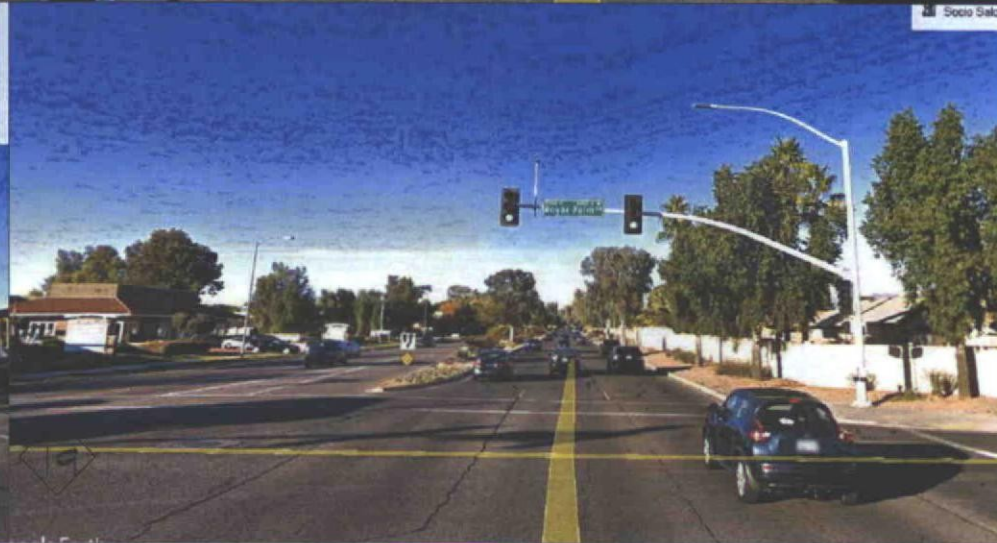




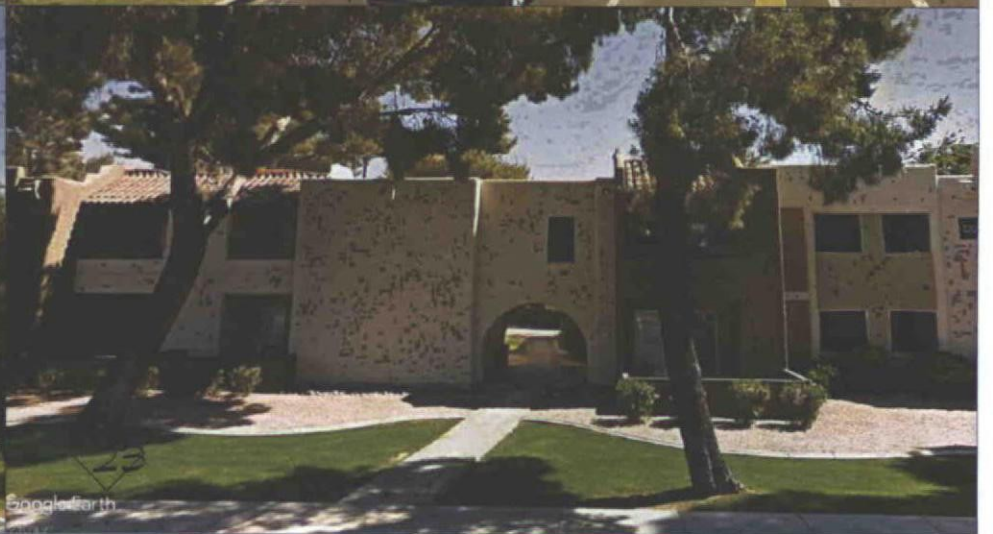




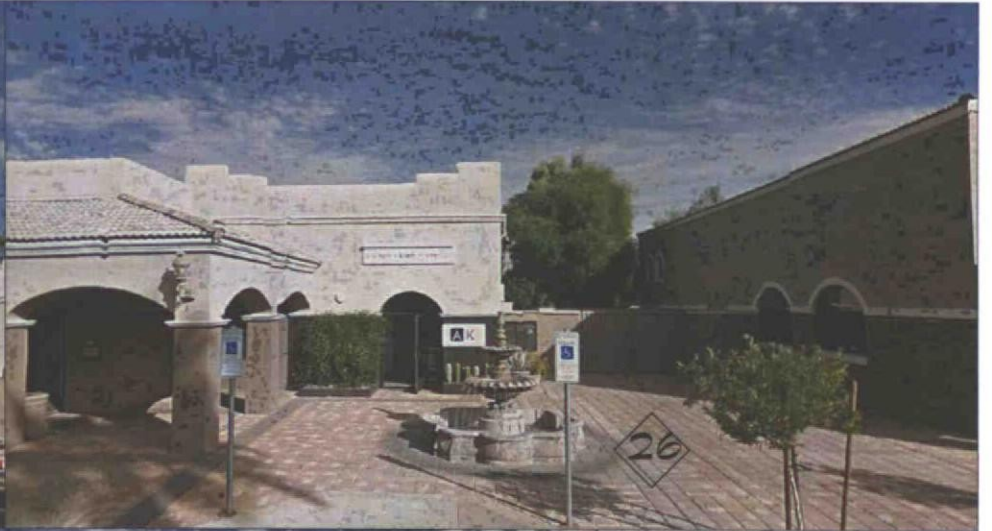
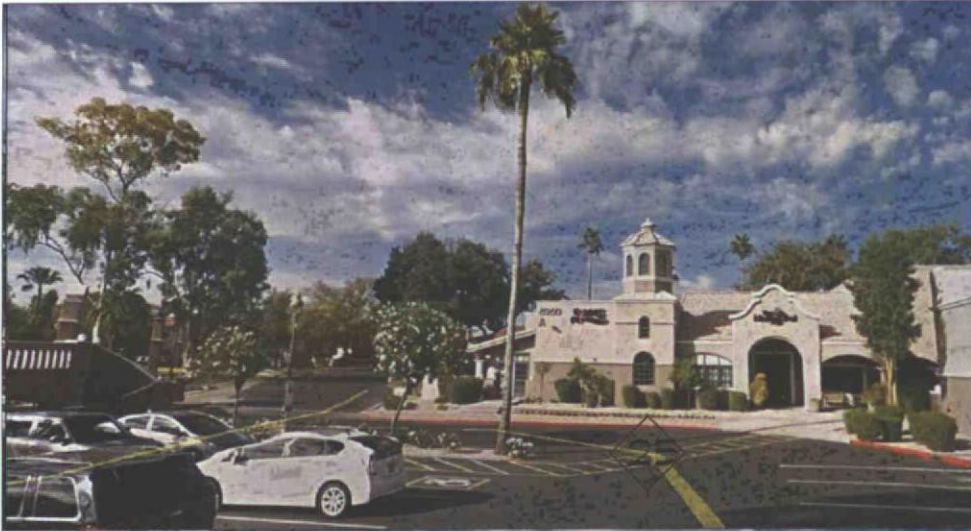












Customer: \_\_\_\_\_

Job: \_\_\_\_\_ Date: \_\_\_\_\_

Color: Mosquito

Color Approved By: \_\_\_\_\_

**45-DR-2018**

**9/28/2018**



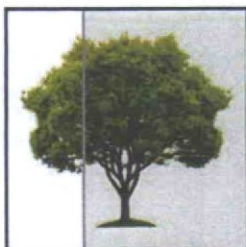
METAL CANOPIES







Low-E3 Over Clear



Visible Light Transmittance (VLT):  
64%  
Solar Heat Gain Coefficient (SHGC):  
0.27  
U-Value: 0.24

DOOR  
GLAZING

FRAME  
COLOR:  
BRONZE



DESERT  
SAND  
PARKING CANOPY  
COVERS

BROWN

45-DR-2018  
9/28/2018

SHERWIN-WILLIAMS  
MOSQUITO  
METAL COLOR



# McCormick Ranch Property Owners' Association, Inc.

9248 N 94TH ST  
SCOTTSDALE, AZ 85258

Phone: 480-860-1122

Fax: 480-860-1530

9/19/2018

SCOTTLIN LLC  
ATTN: BRUCE SHAPIRO  
8300 N HAYDEN RD STE A-200  
SCOTTSDALE, AZ 85258

Re: Architectural Submittal for 8300 N HAYDEN RD

Dear Homeowner:

The Architectural Control Committee for McCormick Ranch Property Owners' Association, Inc. has reviewed and **APPROVED** the architectural submittal new metal canopy at southeast corner, new metal canopy at west side of Suite H-115 (existing Indian restaurant), new metal canopy west of AK Kitchens, new garage door northeast window of AK Kitchens, new metal canopy east of AK Kitchens, new garage door northeast window of AK Kitchens, new metal canopy east and south of Melting Pot Restaurant, new metal/cloth covered parking for upper lot south of Royal Palm and new metal canopy northeast corner of building D, adjacent to the lake, per the plans submitted.

This approval by the MRPOA Architectural Control Committee shall be null and void if City of Scottsdale permits are required and have not been obtained prior to commencement of work, or if such permits were denied. No project approved by the Architectural Control Committee shall be deemed final until all required permits have been obtained and copies thereof have been received by the MRPOA office.

If you have any questions, please contact the Association at (480)860-1122, ext. 200, or by email at [admin@mrpoa.com](mailto:admin@mrpoa.com).

**The applicant shall commence construction, reconstruction, alteration or other work pursuant to this approval within the timeline requested on the application. The project must be completed within the timeline requested, unless prior authorization is otherwise received. If approval was a result of a violation issued against the property, that applicant has fifteen (15) calendar days to bring the property into compliance, unless prior authorization is received.**

*ACC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ACC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ACC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ACC, the Association, the Board of Directors or the Association or any Members thereof, nor the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.*

Your patience and cooperation with the architectural review process is appreciated. Please take a short survey and tell us about your experience. The survey can be found at the following link: <https://www.surveymonkey.com/r/MRPOAACCC>.

Best regards,

McCormick Ranch Property Owners' Association, Inc.

45-DR-2018  
9/28/2018