

**Marked Agendas
Approved Minutes
Approved Reports**

**The February 21, 2019
Development Review Board
Meeting Agenda and
Minutes can be found at**

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

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 21, 2019 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Fire Station 616 Improvements 39-DR-2018

Location: 38885 North Cave Creek Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new municipal fire station with approximately 6,100 square feet of building area on a 3.31-acre site.

OWNER

City of Scottsdale
480-312-7869

ARCHITECT/DESIGNER

Breckinridge Group Architects
Klindt Breckenridge
480-659-3332

ENGINEER

Engineering and Environmental
Jim Griffin
602-248-7702

APPLICANT CONTACT

Jeremy Richter
Capitol Project Management
480-312-7869

BACKGROUND

Zoning

This site is zoned R1-43/ESL, which allows single-family residential uses and has an Environmentally Sensitive Lands Overlay. The proposed use is allowed in the existing district with the approval of a Municipal Use Master Site Plan (MUMSP).

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

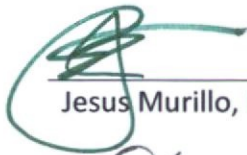
Jesus Murillo

Senior Planner

480-312-7849

E-mail: jmurillo@scottsdaleAZ.gov

APPROVED BY



Jesus Murillo, Report Author

2-5-19
Date



Steve Venker, Development Review Board Coordinator

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

2/6/19
Date



Randy Grant, Director

Planning and Development Services

Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

2/6/19
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Constraints Map
 - 5. Site Plan
 - 6. Natural Area Open Space (NAOS) Plan
 - 7. Building Elevations (Black and White)
 - 8. Building Elevations (Color)
 - 9. Floor Plans
 - 10. Approved Cuts and Fills Plan
 - 11. Grading and Drainage Plan
 - 12. Landscape Plans
 - 13. Electrical Site Plan
 - 14. Approved Hardship Exemption Heights
 - 15. City Notification Map

**Stipulations for the
Development Review Board Application:
Fire Station 616 Improvements
Case Number: 39-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Engineering and Environmental Consultants, Inc, with a city staff date of January 9, 2019.
 - c. The location, configuration, and square-footage of the building footprint shall be consistent with the floor plans submitted by Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - d. With final plans submittal, the owner shall identify **48,481** square-feet of Natural Area Open Space area being protected in a natural state or revegetated to meet ESL Ordinance requirements.
2. The case drainage report submitted by Engineering and Environmental Consultants, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services. Any water surface level increases greater than 0.1 ft shall be mitigated with subsequent project submittal.
3. The Water and Sewer Basis of Design report submitted by Engineering and Environmental Consultants, Inc. dated May 16, 2018 and accepted in concept by the Water Resources Department. The water pressures noted in the BOD of 24 psi do not meet the minimum standards per DSPM Section 6-1.406 of 30 psi. Per the City of Scottsdale Fire Department staff, or NFPA, the minimum pressure of 20 psi is acceptable and will provide the necessary pressures at the fire station until the booster stations (Site 157 and Site 158) and associated waterlines for the area are constructed. It is anticipated that the construction of the Fire Station will start after the booster pump stations are in operation and the residual pressure condition at the site has improved.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Municipal Use Master Site Plan and Hardship Exemption cases for the subject site were: 10-UP-2017 and 2-HE-2018

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1 for double enclosures.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

8. 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.
9. 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.

CASE NO. 39-DR-2018

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- H. The initial vertical luminance at 6-foot above grade, along the south and east, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 11. 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

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

DRB Stipulations

- 12. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. North Cave Creek Road
 - (a) Construct north bound right-turn-lane at the main entrance as specified in the DSPM.
 - (b) Provide Signing and Striping plan for North Cave Creek Road
- 13. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 14. 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 are colored to

match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

DRB Stipulations

15. Before the of civil construction document submittal, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
16. Utility of Fire Station 616 will coincide with completion of Booster Pump Stations 157 & 158; Certificate of Occupancy shall be issued once these Booster Pump Stations are in operation and the residual pressure condition at the site is appropriate for the use.
17. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
18. The fire line and the sprinkler system shall be designed and sized based on current residual pressure condition and an 8" fire line may be warranted; size and design of fire line and the sprinkler system will require coordination with City's Fire Department.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

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



Fire Station 616 Improvements

ATTACHMENT #1

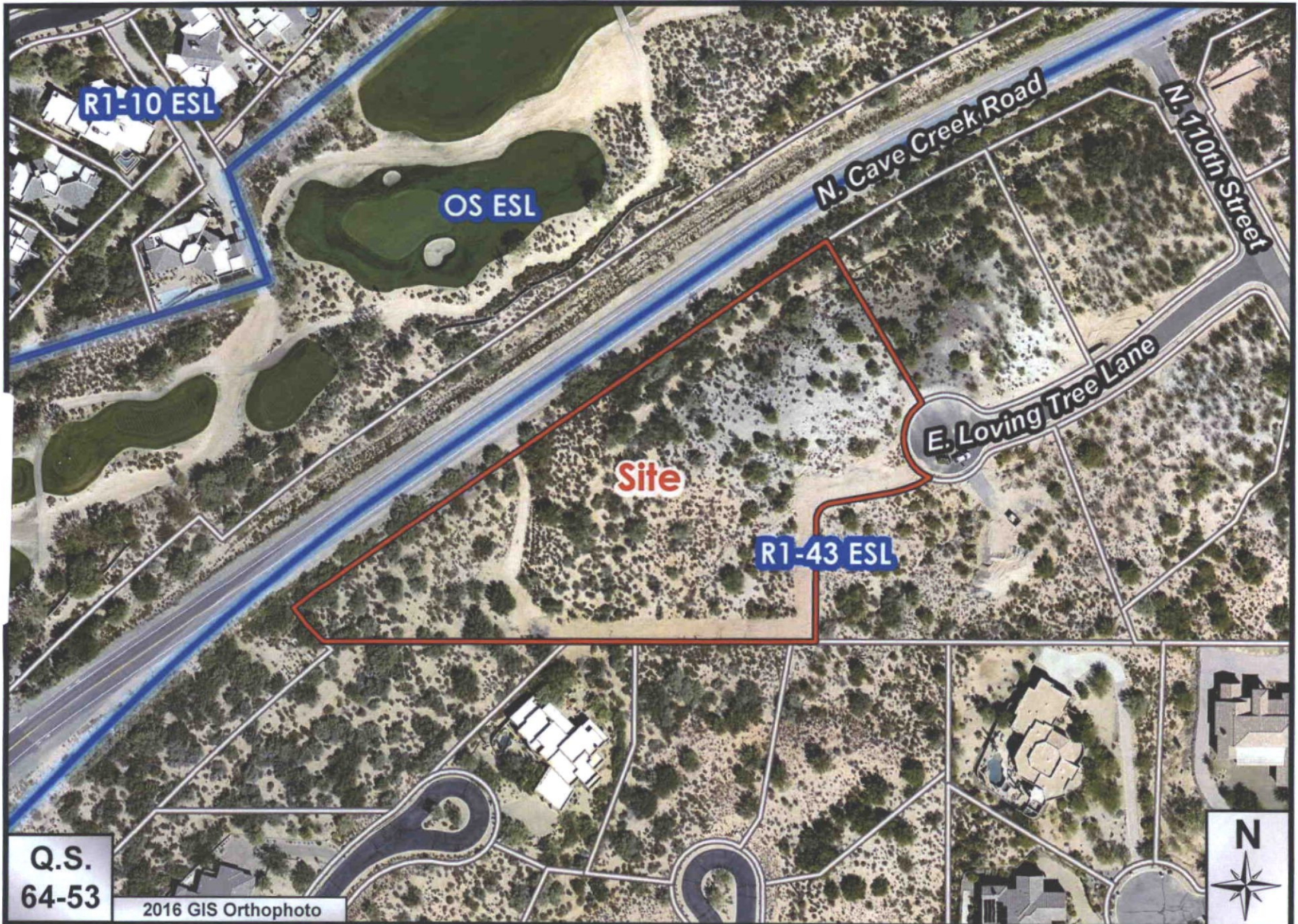
10-UP-2017



Fire Station 616 Improvements

ATTACHMENT #1A

10-UP-2017



Fire Station 616 Improvements

ATTACHMENT #2

10-UP-2017

21. Project Narrative

Fire Station 616 will be placed in a highly developed suburban ranch community. The proposed station would be a permanent station to replace the existing metal shed building in the area. It will provide faster response time by placing it along Cave Creek Road. Its permanence will ensure improved operations for fire fighters and offer protection to costly equipment as well as to their emergency vehicles, currently exposed to the environment.

Drastic topography encompasses the site area with a high ridge towards the north east of it and low valleys surrounding it, that serve as natural washes (1). As the site presents itself as the major challenge, much of the natural features will be preserved. Although parts will require infill to level off for a building pad, the larger amount of the parcel will remain intact.

Initial studies identified setbacks, easements, utilities, washes, and vegetation on the site (2). Planning was then processed and that placed the building near the center where there is the most open space and less vegetation to impact. The placement does not encroach on the neighborhoods' view of the Gold Mountains or Pinnacle Peak.

The proposed design respects natural site attributes and is influenced by surrounding natural features. The building has been placed at the base of the peak where it then mimics the slope with a large sloped roof form of a rust color to blend into natural color tones of the site. The large overhangs shade the building to prevent heat gain during the summer months (3). No equipment will be placed over it to prevent undesired views and the highest roof point will not exceed 23'. The existing natural washes surrounding the building pad will be preserved through culverts under the roads leading up to the building (4).

The main ingress point off of Cave Creek road on the north east bound lane, now integrates a deceleration lane to minimize the disruption of traffic as fire trucks return to the station (5). Egress for employees and patrons occurs through the same access point. When arriving to the station, one first turns into the station from Cave Creek Road to the access road that has a subtle dip area to conform to the existing topography (6). Natural vegetation surrounds the road as one then continues to drive over culverts of natural washes. Visitors will now arrive at the first bank of parking area, while fire fighters and accessible need patrons proceed along the road to the next bank of parking areas available. Smaller parking areas were created to conform to topography and combat the 'large parking lot' principle (7). Pedestrians and cyclists are walked into the site through a decomposed granite path from the main road up to the front of the building, where parking racks are provided for bicycles (8). While driving on Cave Creek road, everyday commuters will only have glimpses of the building as most of it will be sheltered with native vegetation (9) and the use of primary materials such as integral colored CMU and weather metals that aid in the process of blending into the site.

Passive solar methods have been instated to reduce energy cost and reduce carbon footprint. The large roof contributes in shading the building. Window covers have been added to prevent direct sunlight from entering the building, while still allowing natural diffused light to enter the building (10). Landscape will be added in exposed areas that would contribute to large heat gain. Water collection areas have been created to capture rain runoff and properly distribute the excess water to plants around the site (11). Materials selected for the project were chosen

with longevity in mind and a minimal maintenance approach for the high use of this facility for years to come.

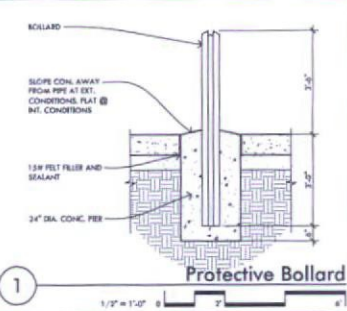
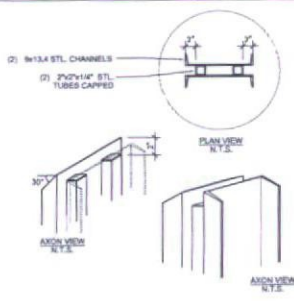
No mechanical equipment will be placed on the main roof (Sloped roof). Equipment will be placed on northeast flat roof area. Parapets and screens will be integrated to prevent undesired views. All other mechanical equipment required for the project will be within the mechanical yard or placed behind screens and vegetation. Exterior lighting is of minimal impact to adjacent properties. All lighting fixtures have been chosen to only provide down light at low light levels. The lighting will only guide visitors through the entrance road and will be used along paths to allow for pedestrians to see where they are stepping. Building lighting will be used to light unsafe areas and not used to call attention to itself. Roadside signage will make use of natural earth tones to only signal what is there and not detract from natural views.

Current building positioning restrictions:

- Site setbacks, easements and existing drainage patterns have dictated the location of the building pad.
- Topography within the site is drastic. A high peak point to the northeast renders that area essentially unusable. Low washes to the west place the building in flood zone.
- In an effort to not disturb much of the site, road topography was adjusted to site contours while still providing proper turn radius and access for emergency service vehicles.
- Emergency service vehicles egress onto Cave Creek Road requires maximum visibility; placing the building elevation higher than the existing roadway.
- Retention basins need to be integrated into the design. Current placement of the building allows for proper drainage.

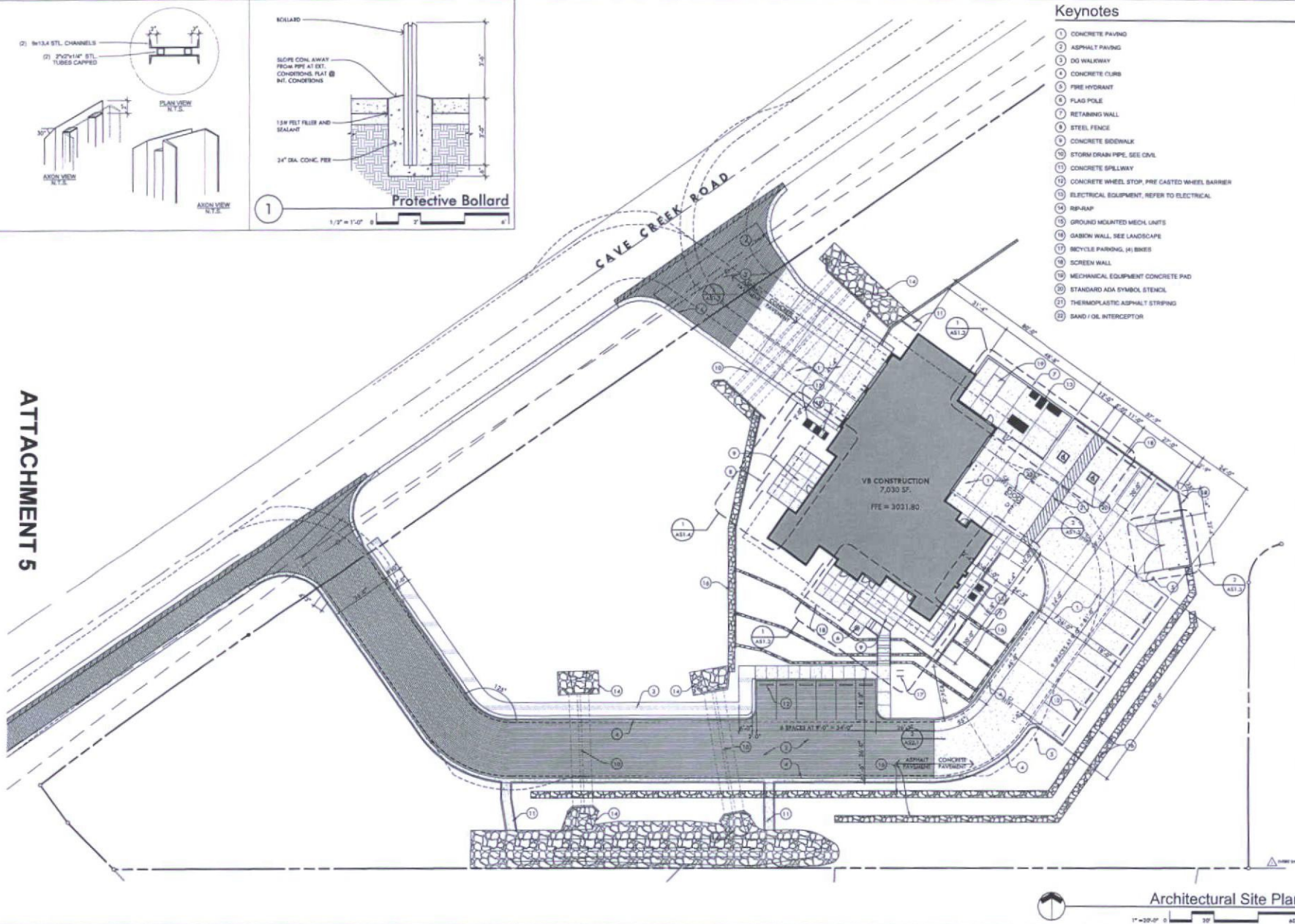
NOTE: This item correlates with item 50. Sensitive Design, of the Development Review Application Checklist.

ATTACHMENT 5



Keynotes

- 1 CONCRETE PAVING
- 2 ASPHALT PAVING
- 3 DO WALKWAY
- 4 CONCRETE CURB
- 5 FIRE HYDRANT
- 6 FLAG POLE
- 7 RETAINING WALL
- 8 STEEL FENCE
- 9 CONCRETE SIDEWALK
- 10 STORM DRAIN PIPE, SEE CIVIL
- 11 CONCRETE SPILLWAY
- 12 CONCRETE WHEEL STOP, PRE CASTED WHEEL BARRIER
- 13 ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL
- 14 BR-PAP
- 15 GROUND MOUNTED MECH. UNITS
- 16 GARDEN WALL, SEE LANDSCAPE
- 17 BICYCLE PARKING, (4) BIKES
- 18 SCREEN WALL
- 19 MECHANICAL EQUIPMENT CONCRETE PAD
- 20 STANDARD ADA SYMBOL STENCIL
- 21 THERMOPLASTIC ASPHALT STRIPING
- 22 SAND / OIL INTERCEPTOR



Architectural Site Plan

1" = 20'-0" 0 20 40

Breckenridge
Architects
Planners
2470 s hardy road ste 2
tempe arizona 85282
480.659.3332

City of Scottsdale
Fire Station #616



PROJECT NO.
16.11.00

DATE
SEPTEMBER 2018

REVISION	DATE	BY	DESCRIPTION
1	09/11/18	ASL	ISSUED FOR PERMIT

DESIGNED BY
BRECKENRIDGE

THE DRAWING IS NOT TO BE USED FOR
CONSTRUCTION WITHOUT THE WRITTEN AND SIGNED
APPROVAL OF THE ARCHITECT (BRECKENRIDGE ARCHITECTS PLANNERS)

CONTRACT NO. 16.11.00

OWNER: CITY OF SCOTTSDALE

Architectural
Site Plan

ASL1

NOTE:
A SLOPE ANALYSIS WAS PREPARED FOR THIS
SITE.

THE NAOS REQUIREMENT FOR THIS SITE, LOT
2A, HAS BEEN PROVIDED PER THE
CALCULATION WORKSHEET BELOW.

CALCULATIONS INDICATE THE REQUIRED
N.A.O.S. FOR THIS LOT = 51,574 SF. SEE
DETAILED CALCULATIONS BELOW.

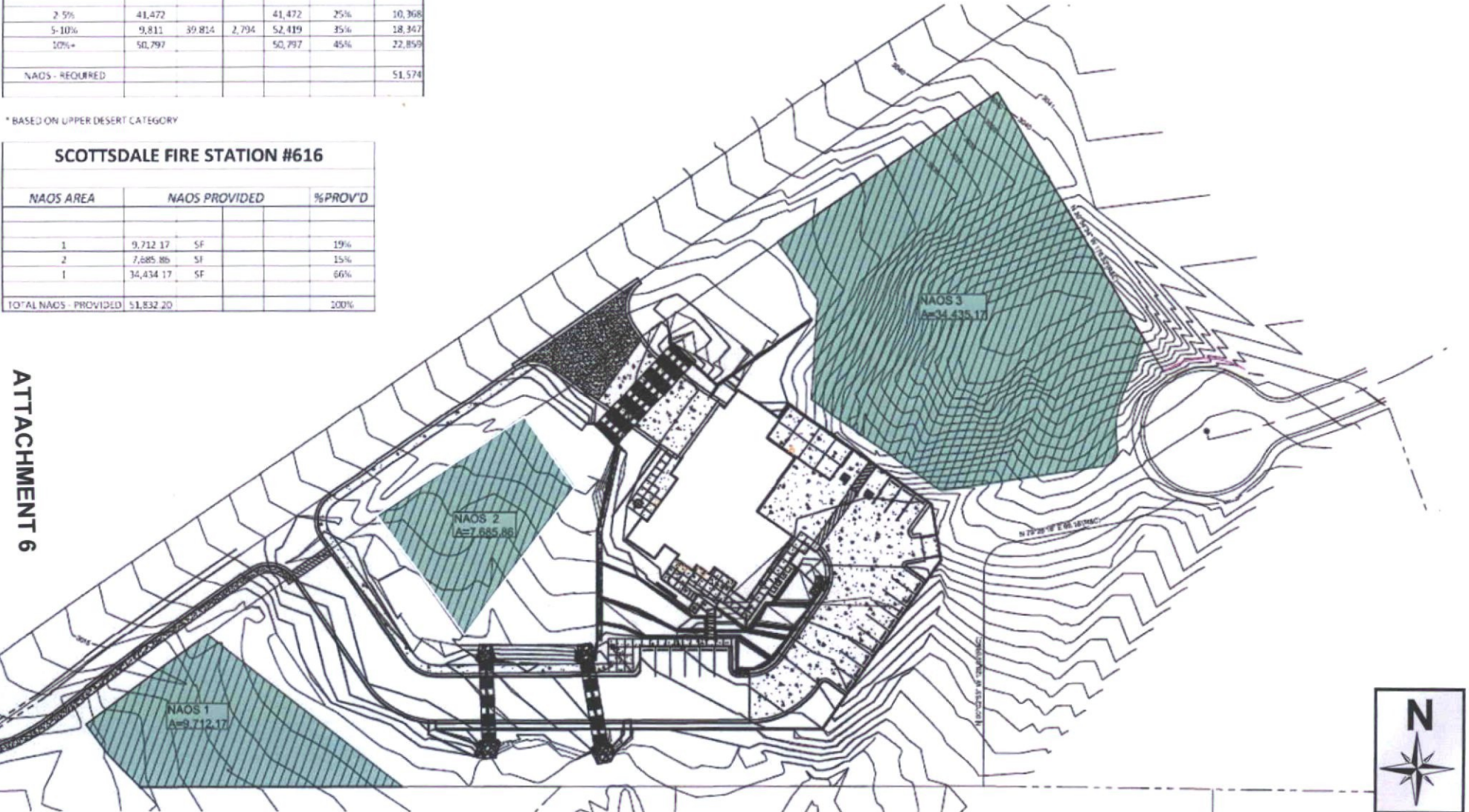
NAOS - SCOTTSDALE FIRE STATION #616

10905 E. LOVING TREE LANE; SCOTTSDALE, ARIZONA 85262
A PORTION OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 6 NORTH, RANGE 5 EAST OF
THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, SCOTTSDALE, ARIZONA

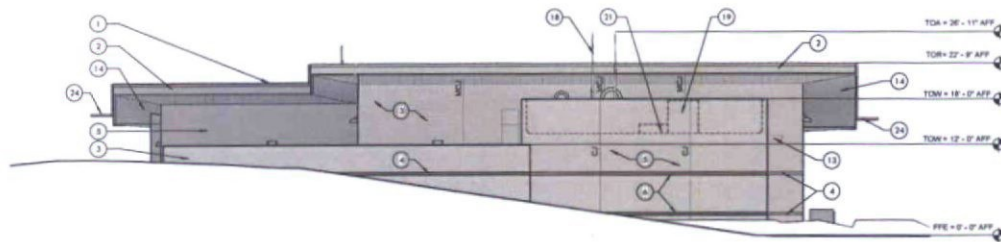
SCOTTSDALE FIRE STATION #616					
SLOPE CATEGORY	AREA (sf)			*% NAOS	NAOS
			TOTAL		
2-5%	41,472		41,472	25%	10,368
5-10%	9,811	39,814	2,794	35%	18,347
10%+	50,797		50,797	45%	22,859
NAOS - REQUIRED					51,574

* BASED ON UPPER DESERT CATEGORY

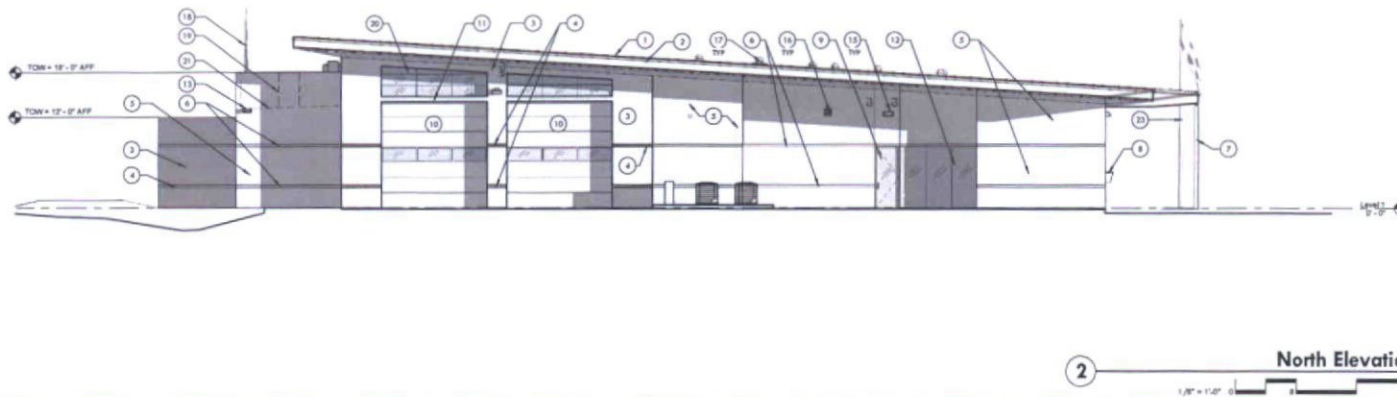
SCOTTSDALE FIRE STATION #616			
NAOS AREA	NAOS PROVIDED		%PROV'D
1	9,712.17	SF	19%
2	7,685.86	SF	15%
1	34,434.17	SF	66%
TOTAL NAOS - PROVIDED	51,832.20		100%



ATTACHMENT 6



1 East Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

GENERAL NOTES

- SEE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL MISCELLANEOUS EXPOSED METALS ON THE EXTERIOR OF THE BUILDING TO BE PAINTED.
- SEE SURVIVANCE AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS BY SPECIFICATIONS AND NATIONAL MASSCONCRETE INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASSCONCRETE BEAM/SLAB CORNERS.

FINISH SCHEDULE

- INTERIOR COLOR EXTERIOR INSULATION FINISH SYSTEM (EIFS), PAINT ALL METAL COLOR TO MATCH:
PT-1 DUNN EDWARDS WELD MUSTARD DE161
PT-2 DUNN EDWARDS DOVER PLAINS DE116
- INTERIOR COLOR CONCRETE MASONRY UNITS (CMU):
SPUT FACE - SUPERLITE, ANTIKIA RED
GROUND FACE - SUPERLITE, SEBRA
- PAINT ALL EXPOSED STEEL:
CHANNELS, STEEL TUBES, FRAMES AND GATES, MECHANICAL SCREENS
METALLIC-COATED STEEL SHEET - CORTEN A36 BAY OR WEATHERED STEEL
- STANDING-SEAM METAL ROOF PANELS:
METALLIC-COATED STEEL SHEET - CORTEN A36 BAY OR WEATHERED STEEL
- EXTERIOR METAL SCOFF PANELS:
METALLIC-COATED STEEL SHEET - APACHE BAYVIEW
- ALUMINUM FRAMES:
WINDOW HEADS, ALUMINUM DOOR FRAMES, AND ADJACENT BREAK METAL TO BE STANDARD MANUFACTURER COLOR EQUAL TO APACHE MEDIUM BRONZE, AB-5.
- GLASS:
SOLARCOOL - SOLARRIDGE, PPG GLASSCOAT

PAINT SCHEDULE

- PT-1 DUNN EDWARDS WELD MUSTARD DE161
PT-2 DUNN EDWARDS DOVER PLAINS DE116
PT-3 WESTERN STATES METAL SPECKLED RUST
PAINT TO MATCH

KEYNOTES

- STANDING SEAM METAL ROOF, INTERIOR COLOR TO MATCH PULSED STEEL BY WESTERN STATES METAL
- STEEL PAVEN - PT-3
- INTERIOR COLOR SPUT FACE CMU - ANTIKIA RED TRENDSCH
- INTERIOR COLOR SMOOTH FACE CMU - SEBRA TRENDSCH
- EXTERIOR INSULATION FINISH SYSTEM (EIFS), COLOR, PAINT PT-1
- EXTERIOR INSULATION FINISH SYSTEM (EIFS), COLOR, PAINT PT-2
- STEEL SCREEN SYSTEM - PAINT PT-3
- WINDOW METAL SCREEN - PAINT PT-3
- ALUM. DOOR & FRAME - PAINT PT-3
- GLASS SECTIONAL DOOR - PAINT PT-3
- STEEL TUBE - PAINT PT-3
- ALUMINUM STOREFRONT SYSTEM
- STEEL CHANNEL ROOF DRAIN - PAINT PT-3
- EXTERIOR GWS SCOFF - PAINT PT-3
- LIGHT FIXTURE, SEE FUTURE SCHED. W/ SHEET 60.3 FOR MOUNTING HEIGHT
- WALL LOUVER, SEE MECHANICAL - PAINT PT-1
- SOLAR TUBE, BEYOND
- RAISED ANTIKIA
- ROOFTOP MECHANICAL UNIT
- WINDOW SYSTEM
- ROOF LINE
- STANDING STEEL GATE - PAINT PT-3
- 25 FT. HEIGHT FLAG POLE
- 4\"/>

Breckenridge
Architects
Planners
2740 s hardy road ste 2
tempe arizona 85282
480.659.3332

City of Scottsdale
Fire Station #616



REVISION 16.11.00

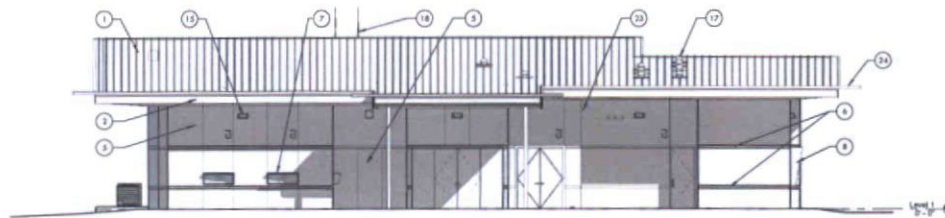
DATE SEPTEMBER 2018

REVISION	DATE	DESCRIPTION	BY	CHKD
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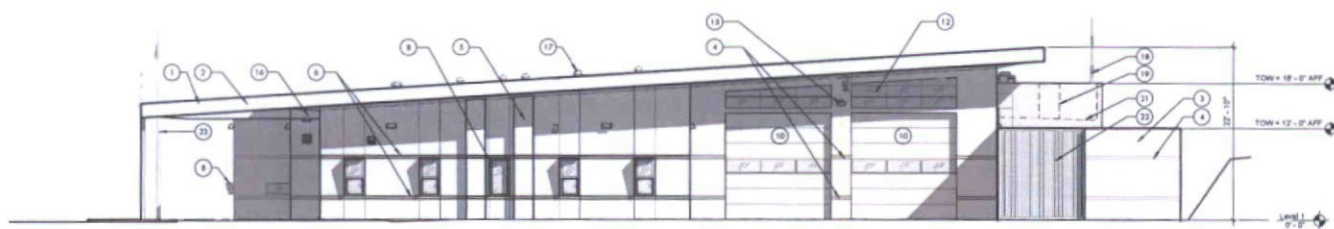
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: 09/11/18
PROJECT: CITY OF SCOTTSDALE FIRE STATION #616
DRAWING NO: 16110-001
SHEET NO: 1 OF 1

Exterior Elevations

A6.1



1 West Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

GENERAL NOTES

- SEE CONSULTANT DRAWINGS FOR ADDITIONAL INFORMATION.
- ALL MISCELLANEOUS EXPOSED METALS ON THE EXTERIOR OF THE BUILDING TO BE PAINTED.
- SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS. CONTRACTOR SHALL PROVIDE ADDITIONAL INTERIOR CONTROL JOINTS AS REQUIRED TO COMPLY WITH MAXIMUM SPACING REQUIREMENTS BY SPECIFICATIONS AND NATIONAL MASONRY INSTITUTE. PROVIDE CONTROL JOINTS AT ALL MASONRY REINFORCE CORNERS.

FINISH SCHEDULE

- INTERIOR COLOR EXTERIOR INSULATION FINISH SYSTEM (EIFS). PAINT ALL METAL. COLOR TO MATCH:
PT-1 DONNY EDWARDS WILD MUSTARD D61161
PT-2 DONNY EDWARDS DOVER PLAINS D61114
- INTERIOR COLOR CONCRETE MASONRY UNITS (CMU)
SPUT FACE - SUPERFUT, ANTIWEAR RES. GROUND FACE - SUPERFUT, SERNA
- PAINT ALL EXPOSED STEEL
CANOPES, STEEL TUBES, FRAMES AND CASTEL, MECHANICAL SCREENS, METAL-COATED STEEL SHEET - CORTECH A2P RAW OR WEATHERED STEEL
- STANDING SEAM METAL ROOF PANELS
METAL-COATED STEEL SHEET - CORTECH A2P RAW OR WEATHERED STEEL
- EXTERIOR METAL SCOFF PANELS
METAL-COATED STEEL SHEET - APACHE BAYVIEW
- ALUMINUM FRAMES
WINDOW MULLIONS, ALUMINUM DOOR, FRAME, AND ADJACENT BREAK METAL TO BE STANDARD MANUFACTURER COLOR EQUAL TO APCA MEDIUM BRONZE, AB-5
- GLASS
SOLARCOOL - SOLARBROOK, PPG EXTERIACAPES

PAINT SCHEDULE

- PT-1 DONNY EDWARDS WILD MUSTARD D61161
PT-2 DONNY EDWARDS DOVER PLAINS D61114
PT-3 WESTERN STATES METAL SPECKLED BURN
PAINT TO MATCH

KEYNOTES

- STANDING SEAM METAL ROOF, INTERIOR COLOR TO MATCH RUSTED STEEL BY WESTERN STATES METAL
- STEEL FRAMES - PT-3
- INTERIOR COLOR SPUT FACE CMU - ANTIWEAR RES TRENDSTONE
- INTERIOR COLOR SMOOTH FACE CMU - SERNA TRENDSTONE
- EXTERIOR INSULATION FINISH SYSTEM (EIFS), COLOR: PAINT PT-1
- EXTERIOR INSULATION FINISH SYSTEM (EIFS), COLOR: PAINT PT-2
- STEEL SCREEN SYSTEM - PAINT PT-3
- WINDOW METAL SCREEN - PAINT PT-3
- MAIN DOOR & FRAME - PAINT PT-3
- GLASS SECTIONAL DOOR - PAINT PT-3
- STEEL TUBE - PAINT PT-3
- ALUMINUM STOREFRONT SYSTEM
- STEEL CHANNEL ROOF DRAIN - PAINT PT-3
- EXTERIOR CHIMNEY SCOFF - PAINT PT-3
- LIGHT FIXTURE, SEE FIXTURE SCHEDULE, W/ SHEET E0.3 FOR MOUNTING HEIGHT
- WALL LAMINATE, SEE MECHANICAL - PAINT PT-1
- SOLAR TUBE, BEYOND
- RADIO ANTENNA
- ROOFTOP MECHANICAL UNIT
- WINDOW SYSTEM
- ROOF LINE
- STANDING STEEL GATE - PAINT PT-3
- 25 FT. HEIGHT FLAG POLE
- 6" OUTLET SEE DETAIL

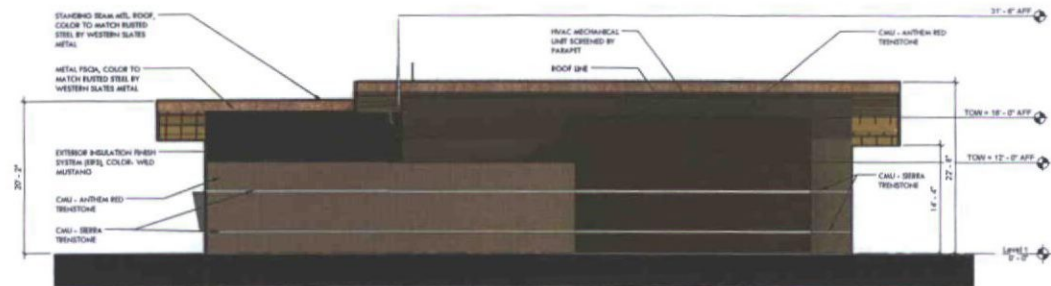
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City of Scottsdale
Fire Station #616

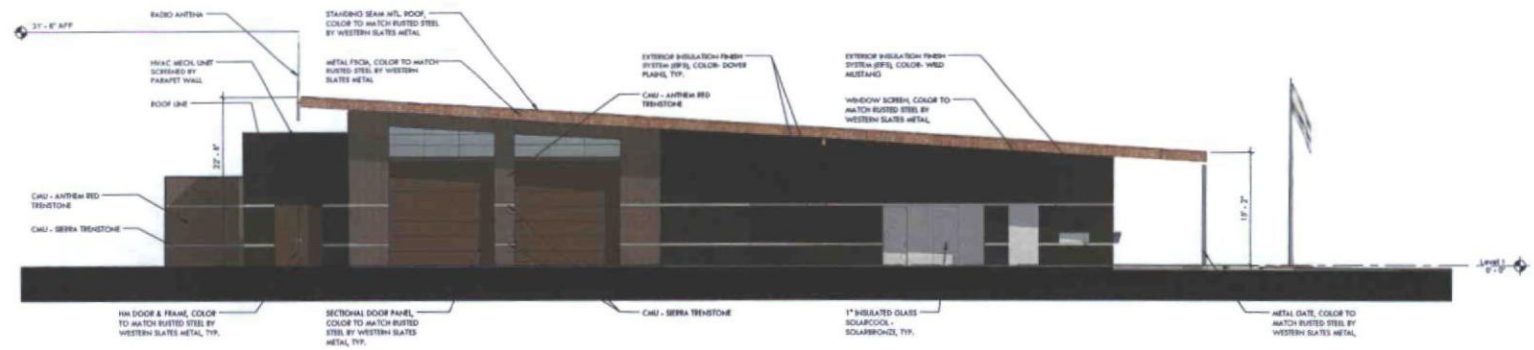


PROJECT NO: 161100
DATE: SEPTEMBER 2018
SHEET NO: 2
SHEET TOTAL: 2
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]
PROJECT: CITY OF SCOTTSDALE, FIRE STATION #616
DESIGNED BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]

Exterior Elevations
A62



1 East Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"

Breckenridge
architects
planners
2740 s hardy road ste 2
tempe arizona 85282
480.659.3332

City of Scottsdale
Fire Station #616

PRELIMINARY NOT FOR
CONSTRUCTION

REVISION NO. 16.11.00
DATE February 9, 2018
BY JPS
CHECKED BY JPS
DESIGNED BY JPS
DRAWN BY JPS
PROJECT NO. 16.11.00
SHEET NO. 16.11.00
SHEET TOTAL 16.11.00
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2740 S HARDY ROAD, STE 2
TEMPE, AZ 85282
(480) 659-3332

Exterior Elevations

A6.1B

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 tempe arizona 85282
 480.650.3332

City of Scottsdale
 Fire Station #616

PRELIMINARY NOT FOR
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PROJECT NO.
 16.11.00
 DATE
 February 9, 2018
 BY
 JPS
 APPROVED
 JPS
 CHECKED
 JPS
 DRAWN
 JPS
 SCALE
 1/8" = 1'-0"

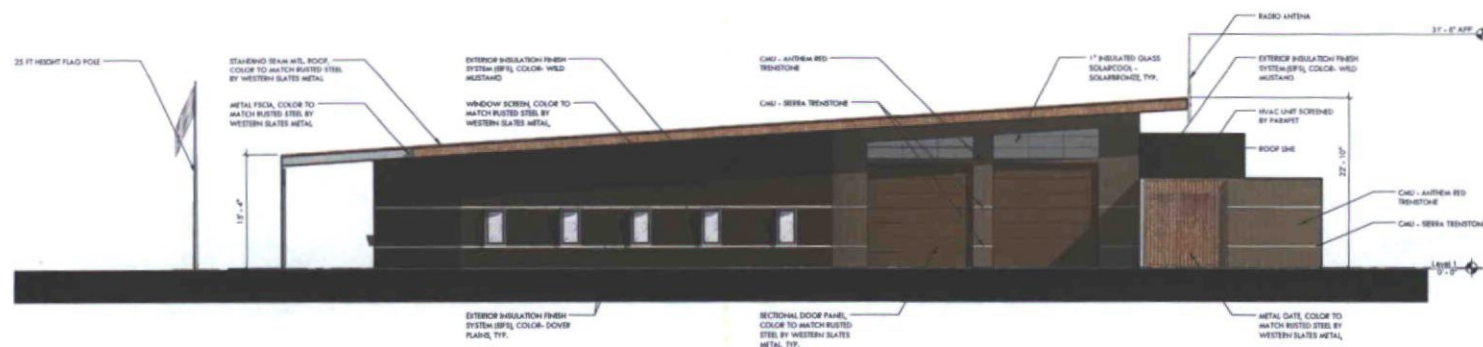
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Exterior Elevations

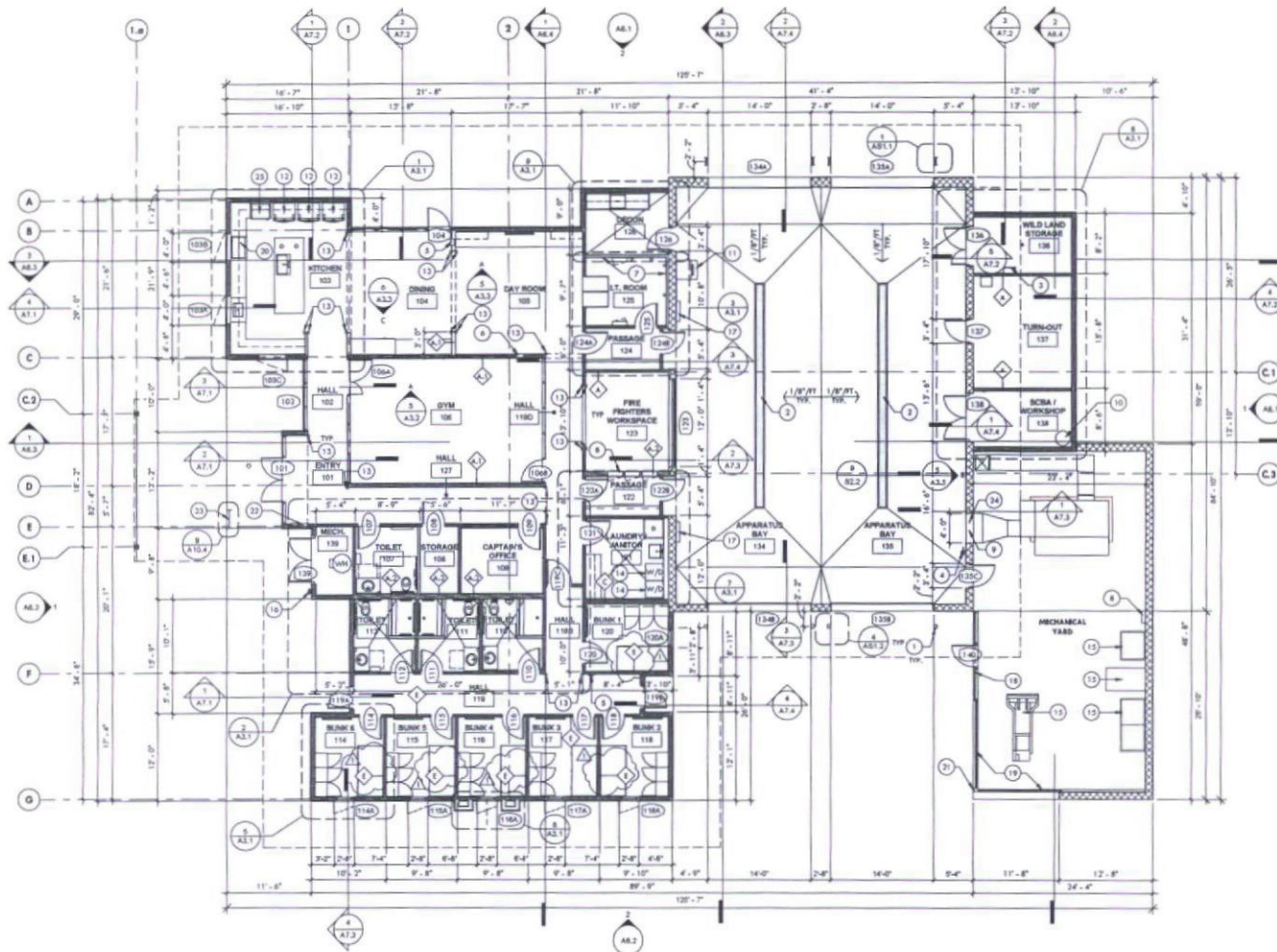
A6.2B



① **West Color**
 1/8" = 1'-0"



② **South Color**
 1/8" = 1'-0"



Floor Plan

1/8" = 1'-0" 0 5 10 15 20

GENERAL NOTES

1. ALL DIMENSIONS OF METAL STUD WALLS ARE TO THE FACE OF THE STUD.
2. ALL DOORS ON METAL STUD PARTITION WALLS TO BE 4" FROM PERPENDICULAR WALL TO OUTSIDE OF FRAME, UNLESS NOTED OTHERWISE.
3. OFFSHOOT BOARD RETURNS NOT SHOWN FOR CLARITY. RETURN OFFSHOOT BOARD TO ALL OPENINGS AND RECESSES.
4. AT TRANSITION FROM EXTERIOR FURNISHINGS WALLS INTO INTERIOR STUD WALLS, PROVIDE OFFSHOOT CONTROL JOINTS.
5. STRUCTURAL GRS UNITS ARE TO COLUMN CENTERLINES.
6. SEE STRUCTURAL DRAWINGS FOR CONCRETE SLAB CONTROL JOINT LOCATION.
7. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, RECESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OR CIVIL REQUIREMENTS MUST BE COORDINATED BY THE CONTRACTOR BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
8. DETAILS MARKED "TYPICAL" OR "TYP" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE.
9. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR USE CASES OF CONSTRUCTION ON THE PROJECT.
10. DETAILS MARKED "SIMILAR" OR "TYP" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY SIMILAR DIMENSIONS OR NOTES ON THE DRAWINGS.
11. USE MOISTURE RESISTANT OFFSHOOT WALLBOARD ON ALL PARTITIONS WHICH ARE EXPOSED TO WATER OR MOISTURE FOR EXAMPLE, JANITORS CLOSETS, RESTROOMS, AND LAUNDRY ROOMS.
12. SLOPE FLOORS TO DRAINAGE AS SHOWN ON DRAWINGS.
13. SLOPE ALL CONCRETE SIDEWALKS AWAY FROM EXTERIOR DOORS A MAXIMUM OF 2% TO PREVENT WATER FROM RUNNING OR BEING BLOWN UNDER THE DOORWAYS AND TO PREVENT STANDING WATER FROM ACCUMULATING IN FRONT OF THE DOORS.
14. ALL CONCRETE FLOOR JOINTS ARE TO BE FILLED WITH THE APPROPRIATE SEALANT.
15. PROVIDE BLOODING IN WALLS IN DESIGNATED TOILET/SHOWER ROOMS FOR ORAS BAF LOCATIONS.
16. INSTALL HIGH IMPACT SURFACE MOUNTED 48" HT, 2" X 2" CORNER GUARDS AT ALL EXTERIOR CORNERS.

KEYNOTES

- 1 STEEL ROLLER
- 2 TRENCH DRILL CENTER ON DOOR OPENING
- 3 STEEL ROOF LIDER
- 4 FIRE EXTINGUISHER
- 5 FIRE EXTINGUISHER CABINET
- 6 GENERATOR AMMUNITION PANEL, SEE ELECTRICAL
- 7 PAINTED FIRE TREATED PLYWOOD AT ALL WALL SURFACE
- 8 ELECTRICAL PANELS
- 9 RETURN GRILLE ON WALL, COORDINATE LOCATION WITH MECHANICAL
- 10 AIR COMPRESSOR, REFER TO ME & P DRAWINGS
- 11 ICE READY MACHINE
- 12 REFRIGERATOR
- 13 NO DECOR CORNER GUARD, REFER TO GENERAL NOTE 16
- 14 STACKED WASHER / DRYER SET
- 15 ELECTRICAL EQUIPMENT
- 16 FIRE DEPARTMENT CONNECTION
- 17 OVERHEAD DOORS CONTROL STATION, REFER TO ELECTRICAL
- 18 STEEL FENCE
- 19 STEEL SLIDING GATE
- 20 ELECTRIC RANGE
- 21 STEEL POST
- 22 FIRE ALARM CONTROL PANEL
- 23 CARD READER PEDISTAL
- 24 AIR INTAKE LOUVER, REFER TO MECHANICAL
- 25 DOUBLE WALL OVEN

PARTITION TYPES

REFER TO SHEET A3.6 FOR PARTITION TYPES ASSEMBLY.

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City of Scottsdale
 Fire Station #616



PROJECT NO. 16.11.00

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SEPTEMBER 2018

DRAWN BY

CHECKED BY

APPROVED BY

DATE

PROJECT NO.

PROJECT NAME

PROJECT LOCATION

PROJECT OWNER

PROJECT MANAGER

PROJECT ARCHITECT

PROJECT ENGINEER

PROJECT CONSULTANT

PROJECT SPECIALIST

PROJECT SUBMITTER

PROJECT REVIEWER

PROJECT APPROVER

PROJECT SIGNATURE

PROJECT DATE

PROJECT STATUS

PROJECT COMMENTS

PROJECT NOTES

PROJECT HISTORY

PROJECT RECORD

PROJECT ARCHIVE

PROJECT BACKUP

PROJECT RESTORE

PROJECT DELETE

PROJECT MOVE

PROJECT COPY

PROJECT PASTE

PROJECT CUT

PROJECT UNDO

PROJECT REDO

PROJECT PRINT

PROJECT EXPORT

PROJECT IMPORT

PROJECT OPEN

PROJECT SAVE

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PROJECT CITY

PROJECT STATE

PROJECT ZIP

PROJECT COUNTRY

PROJECT CONTINENT

PROJECT OCEAN

PROJECT CLIMATE

PROJECT VEGETATION

PROJECT ANIMALS

PROJECT PLANTS

PROJECT TREES

PROJECT SHRUBS

PROJECT FLOWERS

PROJECT FRUITS

PROJECT SEEDS

PROJECT ROOTS

PROJECT LEAVES

PROJECT BARK

PROJECT TWIGS

PROJECT BRANCHES

PROJECT TRUNKS

PROJECT CANOPIES

PROJECT CROWNS

PROJECT TENDRILS

PROJECT VINES

PROJECT WIGGLES

PROJECT TWISTS

PROJECT KNOTS

PROJECT JOINTS

PROJECT SEAMS

PROJECT GAPS

PROJECT CRACKS

PROJECT FISSURES

PROJECT SPLIT

PROJECT BREAK

PROJECT CRASH

PROJECT COLLAPSE

PROJECT DESTROY

PROJECT REPAIR

PROJECT RESTORE

PROJECT REBUILD

PROJECT RECONSTRUCT

PROJECT REINFORCE

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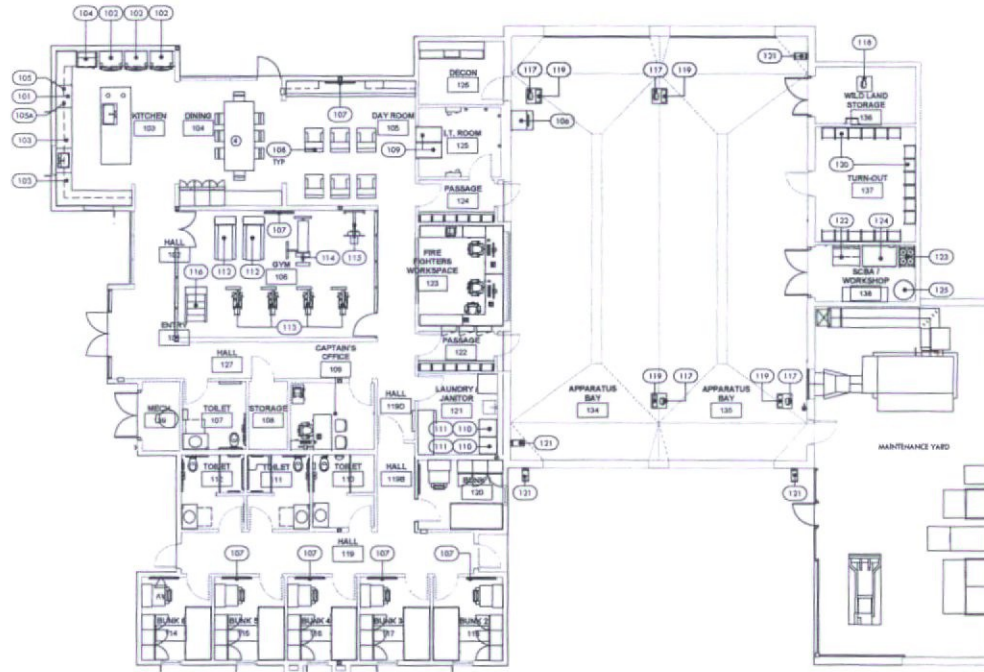
PROJECT RECONSTRUCT

PROJECT REINFORCE

PROJECT REPAIR

Equipment Schedule

EQUIPMENT NUMBER	QTY	EQUIPMENT NAME	MODEL	EQUIPMENT LOCATION	MANUFACTURER	SIZE (WxDxH)	WEIGHT (LBS)	FURNISHED BY	INSTALLED BY	ELECTRICAL	WATER	REMARKS
101	1	COOK TOP	CFTM3088	KITCHEN ROOM 103	THUNDERBOLT	36" X 31-1/2" X 3-1/2"	81 LBS	CONTRACTOR	CONTRACTOR	240/208 V AC, 40 HP, 50 AMP, 3P FLEXIBLE 3-WIRE	-	BLACK WITH FRAMLESS DESIGN
102	3	REFRIGERATOR	FOHR266FF	KITCHEN ROOM 103	FRIEDLAENDER	36" X 33-3/8" X 69-7/8"	345 LBS	CONTRACTOR	CONTRACTOR	120 V, 60 HZ, 1.35 V.A.S., 1.3 A, CONNECTED LOAD (50W EACH) AT 120V/1.02	LEFT REAR BOTTOM	STAINLESS STEEL
103	2	DISHWASHER	SHEPFW35H	KITCHEN ROOM 103	BOSSCH	33-9/16" X 23-7/8" X 33-7/8"	121 LBS	CONTRACTOR	CONTRACTOR	120V W/ 12A, 120 V, 40 HP, FIBER CONNECTION	53" WATER INLET HOSE, 1/2" DRAIN HOSE	STAINLESS STEEL
104	1	DOUBLE OVEN	PDC3021	KITCHEN ROOM 103	THUNDERBOLT	29-3/4" X 23-7/8" X 31-3/4"	294 LBS	CONTRACTOR	CONTRACTOR	9000 WATTS, 40 AMP, 240/208 V, 60 HZ, ELECTRIC, 60" FLEX. A-WIRE	-	CABINET MOUNTED
105	1	MICROWAVE	WHM3251VH	KITCHEN ROOM 103	WHIRLPOOL	28-13/16" X 19-9/16" X 17-1/8"	-	CONTRACTOR	CONTRACTOR	40 HP, 1,000 WATTS	-	STAINLESS STEEL
106A	1	LOW PROFILE HOOD	WHWB30W5	KITCHEN ROOM 103	THUNDERBOLT	35-13/16" X 23-1/8" X 11"	34 LBS	CONTRACTOR	CONTRACTOR	489W, 1.8A, 120V, 60 HZ, 1.20W-3 PHASE	-	STAINLESS STEEL
106	1	KC MICROHERRER	4DC30.217	APPARATUS BAY ROOM 134	LIBRE	25-1/2" X 13-1/2" X 65-3/4"	-	CONTRACTOR	CONTRACTOR	6.1 AMP, 120 V	-	TOP MOUNTING COMPRESSOR, FLOOR SHOE
107	8	TELEVISION, FLAT PANEL	TL30PFRUK - 50"	VARIABLE	VARIABLE	-	-	OWNER	CONTRACTOR	PROVIDE POWER, DATA AND CABLE OUTLETS AT WALL LOCATIONS	-	VEERY MOUNTING HEIGHT WITH OWNER
108	6	RECLINERS	3013-510	DAY ROOM 105	GENEVA	38" X 41" X 42"	-	CONTRACTOR	CONTRACTOR	-	-	SEATHEE RECLINER IN 775-40 GIPORD BLUE WITH BACK BLUE MATCHING VINYL 77-40
109	1	ENCLOSURE SERVER RACK	-	2ND ROOM 125	TBD	27" X 47" X 39"	-	OWNER	CONTRACTOR	-	-	VEERY DIMENSIONS WITH OWNER FOR CLEAR OPENING DIMENSIONS
110	2	STACKABLE DRYER	WSDP2HEFW	LAUNDRY ROOM 121	WHIRLPOOL	27" X 31" X 38-3/4"	136 LBS	CONTRACTOR	CONTRACTOR	240 V	STAINLESS STEEL STACKABLE ELECTRIC DRYER	-
111	2	STACKABLE FRONT LOAD WASHER	WFWP2HEFW	LAUNDRY ROOM 121	WHIRLPOOL	27" X 31" X 38-3/4"	235 LBS	CONTRACTOR	CONTRACTOR	120 V	STAINLESS STEEL STACKABLE FRONT LOAD WASHER	-
112	2	FITNESS - WELD WEL	TBD	GYM ROOM 106	TBD	-	-	OWNER	OWNER	-	-	-
113	4	FITNESS - SEATED ROW	TBD	GYM ROOM 106	TBD	-	-	OWNER	OWNER	-	-	-
114	1	FITNESS - LEO EXTENSION	TBD	GYM ROOM 106	TBD	-	-	OWNER	OWNER	-	-	-
115	1	FITNESS - PULL DOWN	TBD	GYM ROOM 106	TBD	-	-	OWNER	OWNER	-	-	-
116	1	FITNESS - STAR MASTER	TBD	GYM ROOM 106	TBD	-	-	OWNER	OWNER	-	-	-
117	4	CORD REEL, OVERHEAD POWER HOSE	4545 123 3A	APPARATUS BAY ROOM 134/135	REELCRAFT	13-5/8" X 13-7/8" X 9-3/8"	38 LBS	CONTRACTOR	CONTRACTOR	110V	HEAVY INDUSTRIAL RETRACTABLE CORD GRABBER	110V
118	1	CORD REEL, OVERHEAD POWER HOSE	4545 123 3A	APPARATUS BAY ROOM 136	REELCRAFT	13-5/8" X 13-7/8" X 9-3/8"	38 LBS	CONTRACTOR	CONTRACTOR	110V	HEAVY INDUSTRIAL RETRACTABLE CORD GRABBER	110V
119	4	CORD REEL, AIR HOSE	7550 CUP SW57	APPARATUS BAY ROOM 134/135	REELCRAFT	19-3/4" X 17" X 36-1/4"	47 LBS	CONTRACTOR	CONTRACTOR	-	HEAVY INDUSTRIAL RETRACTABLE CORD GRABBER	110V
120	18	RACK LOCKERS	BW65-3/24/BC	TURNOUT ROOM 137	READY RACK	78" X 30" X 79"	-	CONTRACTOR	CONTRACTOR	-	HEAVY DUTY SPRING RETRACTABLE HOSE REEL	COMPRESSOR AIR
121	4	GARDEN HOSE REEL	12410H	VARIOUS, REFER TO PLAN	JOEY CORP.	18" X 12-3/16" X 19-1/8"	-	CONTRACTOR	CONTRACTOR	-	-	FOR EACH LOCKER OPENING PROVIDE 1 HELMET HOLDER, 3 HANGING APPAREL RACKS, 1 GLOVE DRY HANGER, 1 GLOVE DRY COAT HANGER, 1 SECURITY OFFICE
122	1	Q2 REL STATION	REVOLVE AIR	SCBA / WORKSHOP RM 138	SCOTT SAFETY	43" X 30" X 67"	771 LBS	OWNER	CONTRACTOR	-	WALL MOUNTED HOSE REEL	ROOM AND TOP SECURITY SHELF PROVIDE LOCKERS WITH SECURITY KEY
123	1	Q3 STORAGE SYSTEM	ASME	SCBA / WORKSHOP RM 138	SCOTT SAFETY	30" X 20" X 60"	-	OWNER	CONTRACTOR	-	-	PROVIDE GARDEN HOSE
124	1	Q3 COMPRESSOR	10 HP 80PSI AIR	SCBA / WORKSHOP RM 138	SCOTT SAFETY	31-1/2" X 45-1/2" X 34"	719 LBS	OWNER	CONTRACTOR	208 V, 3 PHASE, 60 HZ	-	-
125	1	AIR COMPRESSOR	-	SCBA / WORKSHOP RM 138	INGERSOLL RAND	-	-	CONTRACTOR	CONTRACTOR	1 PHASE, 230/208/120, 28 AMPS	-	VERTICAL TANK MOUNTED, 80 GALLON, 175 PSI USE FLEXIBLE CONNECTION FROM COMPRESSOR TO WALL, PROVIDE AUTO DRAIN AND PRESSURE REGULATOR AT COMPRESSOR



GENERAL NOTES

1. OYMAHUBION EQUIP. (P.L.C.)
2. SYSTEMS FURNITURE (P.L.C.)
3. DIMENSIONS SET FOR 8 PEOPLE (P.L.C.)
4. WORK STATION W/ MATERIAL (JOINTING (P.L.C.))



Furniture and Equipment Plan

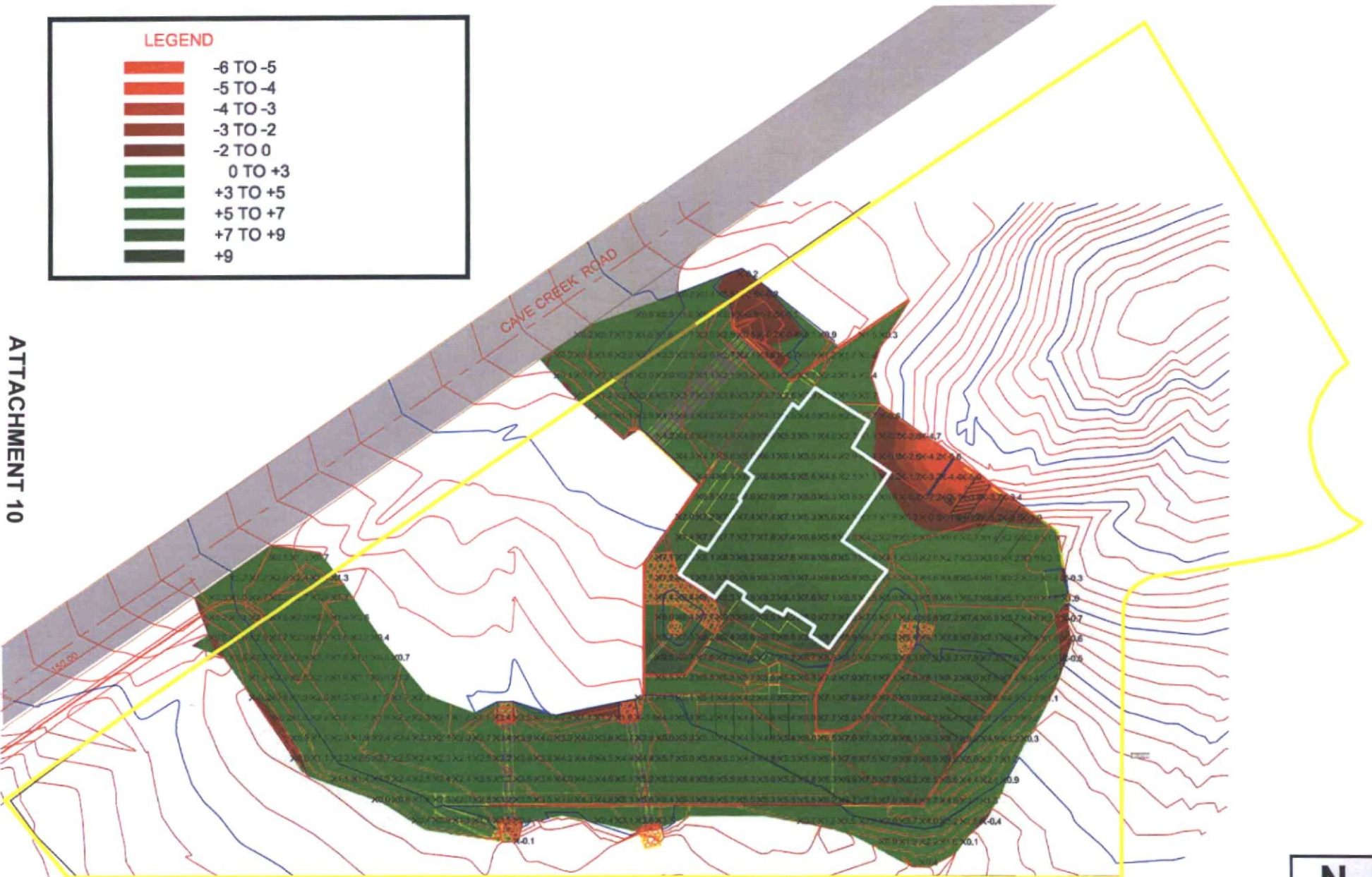
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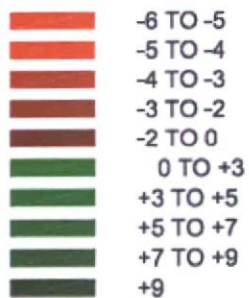
City of Scottsdale
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LEGEND



ATTACHMENT 10



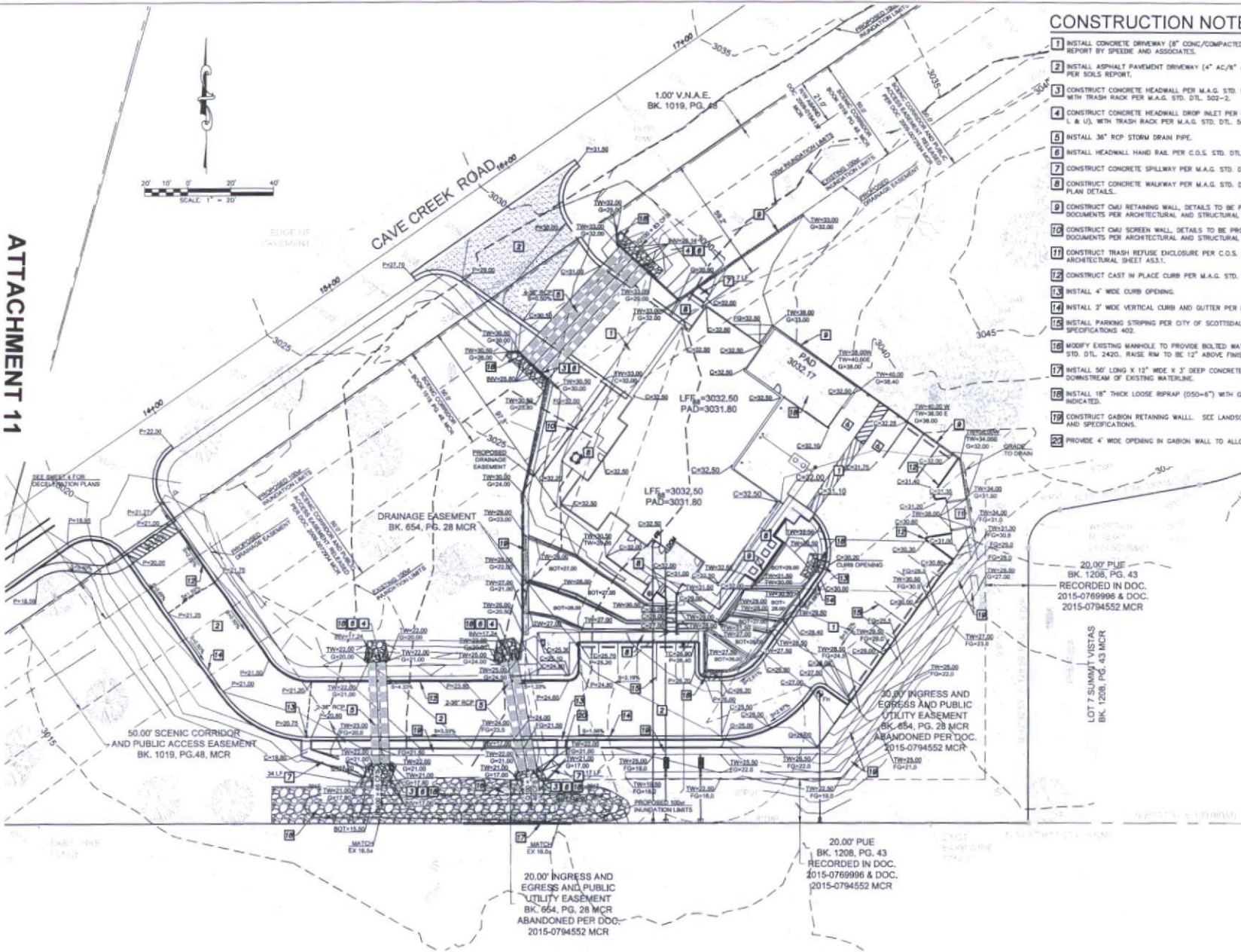
Fire Station 616

ATTACHMENT #10

31-DR-2017

ATTACHMENT 11

SEE SHEET 4 FOR CONTINUATION



CONSTRUCTION NOTES

1. INSTALL CONCRETE DRIVEWAY (8" CONC/COMPACTED SUBGRADE) PER SOLS REPORT BY SPEEDE AND ASSOCIATES.
2. INSTALL ASPHALT PAVEMENT DRIVEWAY (4" AC/8" ABC/COMPACTED SUBGRADE) PER SOLS REPORT.
3. CONSTRUCT CONCRETE HEADWALL PER M.A.G. STD. DTL. 501-1 (TYPE I & U) WITH TRASH RACK PER M.A.G. STD. DTL. 502-2.
4. CONSTRUCT CONCRETE HEADWALL DROP INLET PER M.A.G. STD. DTL. 501-5 TYPE I & U, WITH TRASH RACK PER M.A.G. STD. DTL. 502-2.
5. INSTALL 36" RCP STORM DRAIN PIPE.
6. INSTALL HEADWALL HAND RAIL PER C.O.S. STD. DTL. 2508.
7. CONSTRUCT CONCRETE SPILLWAY PER M.A.G. STD. DTL. 550 (34LF & 17LF).
8. CONSTRUCT CONCRETE WALKWAY PER M.A.G. STD. DTL. 230 AND ARCHITECTURAL PLAN DETAILS.
9. CONSTRUCT CMU RETAINING WALL. DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS PER ARCHITECTURAL AND STRUCTURAL PLANS, STEP AS NECESSARY.
10. CONSTRUCT CMU SCREEN WALL. DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS PER ARCHITECTURAL AND STRUCTURAL PLANS, STEP AS NECESSARY.
11. CONSTRUCT TRASH REFUSE ENCLOSURE PER C.O.S. DTL. 2146-1, SEE ARCHITECTURAL SHEET A531.
12. CONSTRUCT CAST IN PLACE CURB PER M.A.G. STD. DTL. 222, TYPE B.
13. INSTALL 4" WIDE CURB OPENING.
14. INSTALL 2" WIDE VERTICAL CURB AND GUTTER PER M.A.G. STD. DTL. 220.
15. INSTALL PARKING STRIPING PER CITY OF SCOTTSDALE SUPPLEMENTAL SPECIFICATIONS 402.
16. MODIFY EXISTING MANHOLE TO PROVIDE BOLTED WATERTIGHT COVER PER C.O.S. STD. DTL. 2420. RAISE RIM TO BE 12" ABOVE FINISH GRADE.
17. INSTALL 50' LONG X 12" WIDE X 3' DEEP CONCRETE CUTOFF WALL, AT GRADE, DOWNSTREAM OF EXISTING WATERLINE.
18. INSTALL 18" THICK LOOSE BRPAP (D50-6") WITH GEOTEXT FABRIC WHERE INDICATED.
19. CONSTRUCT GABION RETAINING WALL. SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS.
20. PROVIDE 4" WIDE OPENING IN GABION WALL TO ALLOW SPILLWAY DRAINAGE.

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CITY OF SCOTTSDALE FIRE STATION #616
10805 E. LOWING TREE LANE
SCOTTSDALE, AZ 85262

LOCATED IN SECTION 28
T 6 N R 3 E, GERM, MARICOPA COUNTY, ARIZONA

Engineering and Environmental Consultants, Inc.
7748 N. 14th Street, Suite 135 | Phoenix, Arizona 85028
Tel 602.486.7702 | Fax 602.486.7951



DESIGN BY: JMG
DRAWN BY: JAR
CHECKED BY: JMG
DATE: JANUARY 2018

SCALE:
ECC NO: 165.35
DRAWING NO:



SCOTTSDALE FIRE STATION 616

SCOTTSDALE, AZ 85034

ARCHITECT:
BRECKENRIDGE GROUP
2740 S HARDY DRIVE
TEMPE AZ 85282

LANDSCAPE ARCHITECT:
NORRIS DESIGN
901 EAST MADISON ST
PHOENIX AZ 85034

KLINDT BRECKENRIDGE
KBRECKENRIDGE@BRECKENRIDGEARCHITECTS.COM
PH: 480.659.3332

BRIAN SAGER
BSAGER@NORRIS-DESIGN.COM
PH: 602.254.9600 EX: 624

PARCEL ZONING:
R1-43

PARCEL ADDRESS:
38885 NORTH CAVE CREEK ROAD, SCOTTSDALE, AZ 85262

PARCEL DIMENSIONS:
CAVE CREEK ROAD FRONTAGE: 675'
SOUTHERN BOUNDARY: 515'
SITE AREA: 3.46 ACRES

ATTACHMENT 12

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN AS CLOSELY AS POSSIBLE. ANY DISCREPANCY IN THE PLAN VERSUS THE FIELD CONDITIONS SHALL BE REPORTED TO THE CITY REPRESENTATIVE IMMEDIATELY.
- IN THE EVENT THAT PLANTED TREES NEED TO BE REMOVED IN ORDER TO PROVIDE ACCESS FOR UTILITY MAINTENANCE, REPLACEMENT OF SUCH TREES SHALL BE AT THE DEVELOPER'S EXPENSE.
- LOCATION OF ALL ELEMENTS ON THIS PLAN SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE, PRIOR TO INSTALLATION.
- MAINTENANCE: ALL LANDSCAPING AND IRRIGATION SYSTEMS SHALL BE MAINTAINED TO ACHIEVE PERMANENT, SAFE, AND SUCCESSFUL LANDSCAPING.
- ALL DISTURBED, GRUBBED, GRADED OR BLADED AREAS NOT OTHERWISE IMPROVED SHALL BE LANDSCAPED, RESEED, OR TREATED WITH AN INORGANIC OR ORGANIC GROUNDCOVER.
- THE SCHEDULE FOR PLANTING OF TREES AND SHRUBS SHALL BE AT THE DISCRETION OF THE CONTRACTOR. PLANTING DURING EXTREMELY COLD, HOT, OR WINDY PERIODS SHALL BE PERFORMED AT THE CONTRACTOR'S RISK. PLANTS WHICH ARE DAMAGED OR DIE PRIOR TO FINAL ACCEPTANCE AS A RESULT OF EXTREME WEATHER CONDITIONS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- PLANT SIZE, LOCATION AND SPACING:
 - TREES AND SHRUBS ARE TO BE LOCATED SO THAT, AT MATURITY, THEY DO NOT INTERFERE WITH EXISTING ON-SITE OR OFF-SITE UTILITY SERVICE LINES OR UTILITY EASEMENTS OR WITH SOLAR ACCESS TO AN ADJACENT PROPERTY.
 - ALL SHRUBS AND GROUNDCOVERS TO BE A MINIMUM OF 2' FROM BACK OF CURB OR BACK OF SIDEWALK.
- PLANT PLACEMENT TO BE FIELD ADJUSTED AS NEEDED TO AVOID PROPOSED UTILITIES, EXISTING PRESERVED VEGETATION, AND OTHER FIELD CONDITIONS. CONTACT THE OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE REVEGETATED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL WARRANTY TREES FOR A PERIOD OF ONE YEAR AND ALL OTHER VEGETATION FOR NINETY (90) DAYS. THE CONTRACTOR SHALL WARRANTY THE IRRIGATION SYSTEM AND WORKMANSHIP FOR A MINIMUM PERIOD OF ONE YEAR. IN THE EVENT OF ANY DISPUTE BETWEEN THESE PLANS AND THE STANDARD SPECIFICATION, THE STANDARD SPECIFICATION SHALL PREVAIL.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE SIGHT VISIBILITY TRIANGLES (SVT), AND THE PEDESTRIAN ACCESS AREAS CLEAR. FINAL PLANT LOCATIONS MUST BE IN COMPLIANCE WITH ALL UTILITY SETBACK REQUIREMENTS.
- REMOVE ALL EXISTING LANDSCAPE WITHIN THE LANDSCAPE LIMITS SHOWN ON LANDSCAPE PLAN, WITH THE EXCEPTION OF PLANTS IDENTIFIED AS PROTECT IN PLACE, PLANTS WITHIN THE RIGHT OF WAY, OR WITHIN THE N.A.O.S. OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. COORDINATE A SITE VISIT PRIOR TO DEMOLITION.
- LANDSCAPE ARCHITECT TO SELECT AND TAG TREES PRIOR TO INSTALLATION.
- A SEPARATE PERMIT WILL BE REQUIRED FOR GABION WALLS ONLY.
- MANUFACTURER OR CONTRACTOR TO PROVIDE SHOP DRAWINGS AND CALCULATIONS FOR THE PERMIT.

CITY OF SCOTTSDALE LANDSCAPE NOTES

- AREAS OF SALVAGED DESERT SURFACE SOIL WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND 10% COVERAGE.
- A MINIMUM OF 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, AND / OR THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 18.01, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE 18, SECTION 3.100.
- A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 8 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 8" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 8" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
- NO TURF AREAS ARE TO BE PROVIDED.
- RETENTION/DEFENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, Boulders, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPE AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 48-245 THROUGH 48-249 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- THE PLAN SHALL BE LIMITED TO THE MARSHAL AREA SPECIFIED IN SECTIONS 48-245 THROUGH 48-249 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF THE FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
- THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
- ALL REVEGETATED AREAS SHALL BE MAINTAINED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED AREAS SHALL BE PERMANENTLY DISCONNECTED.
- NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
- PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

NAOS PROTECTION PROGRAM

- NO BUILDING, GRADING OR CONSTRUCTION ACTIVITY SHALL ENDOURAGE INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
- ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - A 1/2" (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDNANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

REVEGETATION NOTES

- THE SITE DOES HAVE SIGNIFICANT NUMBERS OF EXISTING NATIVE PLANTS ON SITE.
- THE EXISTING NATIVE PLANTS ON SITE HAVE BEEN INVENTORIED BY A CITY APPROVED SALVAGE CONTRACTOR (NATIVE RESOURCES INTERNATIONAL).
- SALVAGABLE PLANTS WITHIN THE GRADED AREA WILL BE SALVAGED, HELD ON SITE DURING THE DURATION OF CONSTRUCTION, AND WILL BE REPLANTED WITHIN THE PLANTABLE AREAS BUT OUTSIDE OF THE NAOS.
- ALL EXISTING PLANTS AND DESERT PAVEMENT WITHIN THE NAOS AREAS WILL REMAIN UNDISTURBED. PLANTS SELECTED FOR ALL PLANTABLE AREAS HAVE BEEN SELECTED FROM THE CITY OF SCOTTSDALE'S INDIGENOUS PLANT LIST FOR ALL PLANTS NOT ENCLOSED BY WALLS, AND FROM THE "DESERT APPROPRIATE PLANT LIST" FOR AREAS ADJACENT TO THE BUILDING AND SEPARATED FROM THE SITE BY PAVING OR WALLS.
- ALL PLANTED PLANTS WILL RECEIVE DRIP IRRIGATION, INCLUDING ACCENTS AND REPLANTED SALVAGED TREES AND CACTUS.

DESERT PAVEMENT

- PRIOR TO GRADING ACTIVITIES, THE CONTRACTOR SHALL SALVAGE THE TOP 2" OF INERT MATERIAL, KNOWN AS "DESERT PAVEMENT", FROM ALL AREAS OF THE SITE THAT WILL BE RE-GRADED.
- CONTRACTOR SHALL STORE SALVAGED DESERT PAVEMENT ON SITE DURING THE DURATION OF CONSTRUCTION.
- CONTRACTOR SHALL USE SALVAGED AND STORED DESERT PAVEMENT AS INERT GROUNDCOVER AFTER PLANTING AND IRRIGATION HAS BEEN CONSTRUCTED.
- SUPPLEMENTAL INERT GROUNDCOVER, AS NEEDED FOR FULL SITE COVERAGE, WILL BE SELECTED TO MATCH THE COLOR OF THE EXISTING MATERIAL WITHIN THE SITE NAOS AREAS.

SEEDING






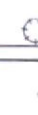
















- NO SEED MIX IS PROPOSED. USE OF DESERT PAVEMENT, INDIGENOUS PLANTS, AND NAOS WILL REVEGETATE THE SITE.
- NAOS AREA PLANTS WILL CONTRIBUTE SEED STOCK TO ADJACENT SITE AREA, AND THE PLANTED PLANTS WILL ALSO CONTRIBUTE SEED STOCK THAT MAY CONTRIBUTE TO ADDITIONAL PLANTS ON SITE.
- THE EXISTING WASH IS A SANDY BOTTOM WASH. INERT MATERIAL, PLANTING, OR SEED MIX WOULD BE WASHED AWAY AND MAY IMPACT FLOW PATTERNS.

SHEET INDEX

SHEET #	DESCRIPTION	ISSUED FOR CONSTRUCTION DOCUMENTS	ISSUED FOR CONSTRUCTION DOCUMENTS	ISSUED FOR CONSTRUCTION DOCUMENTS
L1.0	LANDSCAPE COVER	X	X	X
L1.1	LANDSCAPE INVENTORY SALVAGE	X	X	X
L1.2	LANDSCAPE PLAN	X	X	X
L1.3	LANDSCAPE PLAN ENLARGEMENT	X	X	X
L2.1	HARDSCAPE DETAILS	X	X	X
L2.2	HARDSCAPE DETAILS	X	X	X
L2.3	LANDSCAPE DETAILS	X	X	X
L3.1	LANDSCAPE DETAILS	X	X	X
L4.1	IRRIGATION PLAN	X	X	X
L4.2	IRRIGATION DETAILS	X	X	X
L4.3	IRRIGATION DETAILS	X	X	X
L4.4	IRRIGATION DETAILS	X	X	X
L4.5	IRRIGATION DETAILS	X	X	X
L4.6	IRRIGATION DETAILS	X	X	X
L4.7	IRRIGATION DETAILS	X	X	X
L4.8	IRRIGATION DETAILS	X	X	X
L4.9	IRRIGATION DETAILS	X	X	X
L4.10	IRRIGATION DETAILS	X	X	X
L4.11	IRRIGATION DETAILS	X	X	X
L4.12	IRRIGATION DETAILS	X	X	X
L4.13	IRRIGATION DETAILS	X	X	X
L4.14	IRRIGATION DETAILS	X	X	X
L4.15	IRRIGATION DETAILS	X	X	X
L4.16	IRRIGATION DETAILS	X	X	X
L4.17	IRRIGATION DETAILS	X	X	X
L4.18	IRRIGATION DETAILS	X	X	X
L4.19	IRRIGATION DETAILS	X	X	X
L4.20	IRRIGATION DETAILS	X	X	X
L4.21	IRRIGATION DETAILS	X	X	X
L4.22	IRRIGATION DETAILS	X	X	X
L4.23	IRRIGATION DETAILS	X	X	X
L4.24	IRRIGATION DETAILS	X	X	X
L4.25	IRRIGATION DETAILS	X	X	X
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L4.95	IRRIGATION DETAILS	X	X	X
L4.96	IRRIGATION DETAILS	X	X	X
L4.97	IRRIGATION DETAILS	X	X	X
L4.98	IRRIGATION DETAILS	X	X	X
L4.99	IRRIGATION DETAILS	X	X	X
L4.100	IRRIGATION DETAILS	X	X	X

VICINITY MAP



PLANT SCHEDULE	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
	<i>Parthenocleis microphylla</i> Parthenocleis Parla Verde	30" BOX MULTI	2" CALIPER 8' HT & 6" W	14
	<i>Prosopis juliflora</i> Velvet Mesquite	30" BOX 40' BOX	2" CAL. 10' HT & 6" W 2" CAL. 17' HT & 6" W	14
	Reclaimed Salvage Tree See Sheet U1.1			1
	Tree to Remain in Place See Sheet U1.1			1
SHRUBS				
	<i>Ardisia cuneata</i> <i>Ardisia</i>	5 GALLON		2
	<i>Ardisia cuneata</i> Desert Lilac	5 GALLON		3
	<i>Banksia laetifolia</i> Desert Manzanita	5 GALLON		1
	<i>Callisander elegans</i> Sea Fan Cactus	5 GALLON		6
	<i>Eriola farnosa</i> Bottle Bush	5 GALLON		2
	<i>Juniperus californica</i> Chuparosa	5 GALLON		1
	<i>Larrea tridentata</i> Creosote	5 GALLON		5
	<i>Alphila laetifolia</i> Quailbush	5 GALLON		2
	<i>Sarcocolla densa</i> Jarilla	5 GALLON		3
	<i>Veronica californica</i> Arizona Rosewood	5 GALLON		6
ACCENTS				
	<i>Agave murphyi</i> Murphy Agave	5 GALLON		5
	<i>Yucca schottii</i> Schott's Yucca	5 GALLON		1
	<i>Agave palmieri</i> Palmier Agave	5 GALLON		1
	<i>Yucca elata</i> Sagebrush	5 GALLON		1
	<i>Caryophyllus giganteus</i> Sagebrush	SPEAR 8' HT		1
	<i>Dawsonia wheeleri</i> Desert Spoon	5 GALLON		3
	<i>Euphorbia antipodica</i> Candelabra	5 GALLON		8
	<i>Pennisetum purpureum</i> Panicum	5 GALLON		7
	<i>Fernandesia lyallii</i> Panicum	5 GALLON		1
	<i>Fernandesia lyallii</i> Panicum	5 GALLON		1
	<i>Fernandesia lyallii</i> Panicum	5 GALLON		1
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	<i>Fernandesia lyallii</i> Panicum	5 GALLON		1</



PLANT LEGEND

- | | | | |
|--|-------------------------------------|--|--------------------------------------|
| | TREE - SALVAGEABLE/ REMAIN IN PLACE | | CACTI - SALVAGEABLE/ REMAIN IN PLACE |
| | TREE - NON-SALVAGEABLE | | CACTI - NON-SALVAGEABLE |
| | TREE - SALVAGEABLE TO BE RELOCATED | | CACTI - SALVAGEABLE TO BE RELOCATED |

PROJECT CONSULTANTS

SALVAGE CONTRACTOR: NATIVE RESOURCES INTERNATIONAL
 1540 WEST HAPPY VALLEY ROAD
 PHOENIX, ARIZONA 85028
 623-869-6757 (P) • 623-869-6769 (F)
 CONTACT: KEVIN BRENDA

NOTE:
 PLANT INVENTORY FIELD WORK AND
 DOCUMENTATION ACCOMPLISHED BY NATIVE
 RESOURCES INTERNATIONAL (NRI), NRI IS A CITY OF
 SCOTTSDALE APPROVED SALVAGE CONTRACTOR.

REVEGETATION NOTES

- NAGS AREAS WILL NOT BE DISTURBED BY CONSTRUCTION AND WILL REMAIN IN THE NATIVE STATE. NO SEED MIX WILL BE APPLIED TO NAGS AREAS.
- SALVAGE AND REPLANTING LOCATIONS WILL BE IDENTIFIED ON THE PROJECT PLANTING PLAN.

SALVAGE PLANT SUMMARY

PLANT #	COMMON NAME	BOTANICAL NAME	CALIPER	DISPOSITION	NOTES
3	Mesquite	Prosopis	10	S	
7	Guajon Yucca	Yucca elata	8	S	3 trees
8	Mesquite	Prosopis	7	S	
11	Footbills Palo Verde	Parkinsonia microphylla	6	S	
40	Blue Palo Verde	Parkinsonia florida	10	S	
42	Blue Palo Verde	Parkinsonia florida	8	S	
45	Mesquite	Prosopis	8	S	
66	Blue Palo Verde	Parkinsonia florida	6	S	
67	Footbills Palo Verde	Parkinsonia microphylla	4	S	
68	Footbills Palo Verde	Parkinsonia microphylla	5	S	
70	Mesquite	Prosopis	8	S	
73	Footbills Palo Verde	Parkinsonia microphylla	6	S	
74	Mesquite	Prosopis	6	S	
75	Footbills Palo Verde	Parkinsonia microphylla	5	S	
80	Blue Palo Verde	Parkinsonia florida	4	S	
81	Blue Palo Verde	Parkinsonia florida	7	S	
85	Bumel	Echinocactus grusonii	6	S	
105	Footbills Palo Verde	Parkinsonia microphylla	6	S	
143	Blue Palo Verde	Parkinsonia florida	6	S	
144	Footbills Palo Verde	Parkinsonia microphylla	6	S	
150	Blue Palo Verde	Parkinsonia florida	6	S	

S = SALVAGE



0 10 20 30
 SCALE: 1"=30'



Breckenridge
 CONSULTING
 2470 E HARDY ROAD SUITE 2
 TEMPE, ARIZONA 85282
 480.869.3332

NORRIS DESIGN
 Planning | Landscape Architecture | Branding

City of Scottsdale
 Fire Station #616

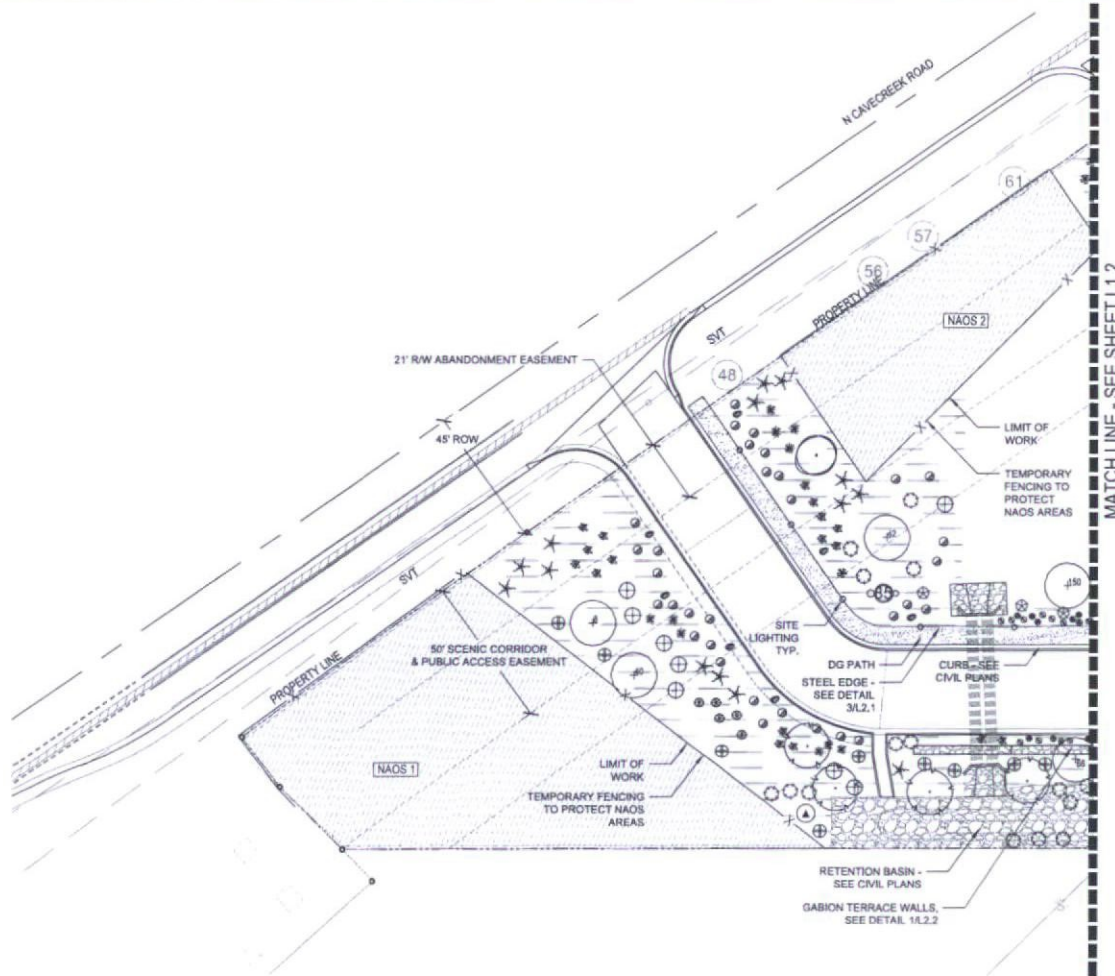


PROJECT NO:
 16.11.00
 DATE:
 12.21.18

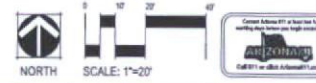
DESIGNED BY: BKB
 CHECKED BY: BKB
 NOT FOR CONSTRUCTION. THIS IS A PRELIMINARY DESIGN. ANY CHANGES TO THIS DESIGN SHALL BE MADE BY THE DESIGNER. ANY CHANGES TO THIS DESIGN SHALL BE MADE BY THE DESIGNER.

Landscape Inventory /
 Salvage Plan

LIS1.1



PLANT SCHEDULE	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES	<i>Parthenocle microphyllum</i> Foothill Palo Verde	30" BOX MULTI	2" CALIPER 8' HT & 6" W	14
	<i>Prosopis juliflora</i> Velvet Mesquite	30" BOX	2" CAL. 10' HT & 6" W	7
	<i>Prosopis juliflora</i> Velvet Mesquite	40" BOX	2" CAL. 12' HT & 6" W	2
	Relocated Salvaged Tree See Sheet L1.1			15
	Tree to Remain in Place See Sheet L1.1			1
SHRUBS	<i>Artemisia tridentata</i> Wright	5 GALLON		21
	<i>Artemisia tridentata</i> Desert Marigold	5 GALLON		38
	<i>Artemisia tridentata</i> Desert Marigold	5 GALLON		13
	<i>Callitriche villosa</i> Baja Fairy Duster	5 GALLON		67
	<i>Eriogonum fasciculatum</i> Little Bush	5 GALLON		20
	<i>Juniperus californica</i> Chaparral	5 GALLON		15
	<i>Larrea tridentata</i> Cholla	5 GALLON		58
	<i>Adelpha laetiflora</i> Quailbush	5 GALLON		28
	<i>Sarcocolla elaeagnifolia</i> Yucca	5 GALLON		30
	<i>Vauquelinia californica</i> Arizona Rosewood	5 GALLON		62
ACCENTS	<i>Agave schottii</i> Schott's Yucca	5 GALLON		50
	<i>Yucca schottii</i> Schott's Yucca	5 GALLON		12
	<i>Agave schottii</i> Schott's Yucca	5 GALLON		15
	<i>Yucca schottii</i> Schott's Yucca	5 GALLON		5
	<i>Yucca schottii</i> Schott's Yucca	5 GALLON		3
	<i>Yucca schottii</i> Schott's Yucca	5 GALLON		38
	<i>Euphorbia corollata</i> Coralbush	5 GALLON		86
	<i>Pentstemon parryi</i> Parry's Penstemon	5 GALLON		71
	<i>Ferocactus wislizeni</i> Arizona Barrel Cactus	5 GALLON		8
	<i>Ferocactus wislizeni</i> Arizona Barrel Cactus	15 GALLON		5
	<i>Fouquieria splendens</i> Ocotillo	10 CANE	BARE ROOT	32
	<i>Hesperaloe parviflora</i> Brilliant Red Yucca	5 GALLON		67
	<i>Pachyrhizus marginatus</i> Mexican Fencypod	15 GALLON		21
	<i>Pedilanthus macrocarpus</i> Lady's Slipper Plant	5 GALLON		26
	<i>Opuntia engelmannii</i> Engelmann's Prickly Pear	15 GALLON		12
GRASSES / GROUNDCOVERS	<i>Abronia elaeagnifolia</i> Sand Verbena	5 GALLON		6
	<i>Datura wrightii</i> Sacred Datura	5 GALLON		24
BOULDERS	36"-42" Boulder	FROM SITE EXCAVATION		18
	24"-36" Boulder	FROM SITE EXCAVATION		1
TOPDRESS	3" MINUS INERT GROUNDCOVER FROM SALVAGED MATERIAL			
	ADDITIONAL MATERIAL SHALL MATCH EXISTING COLOR			
	DECOMPOSED GRANITE, 1/4" MINUS COLOR: MADISON GOLD			
SITE	RP RAP AT DRAINAGE FEATURES - INSTALL PER CIVIL DRAWINGS. COLOR TO MATCH SALVAGED SITE INERT MATERIAL			
	TEMPORARY CONSTRUCTION FENCING AT N.A.O.S. AREAS - PER L1.0 NAOs NOTE 2.2			



Bracknridge
Architect
Planner

2470 a hardy road ste 2
tampa arizona 86282
480.659.5552

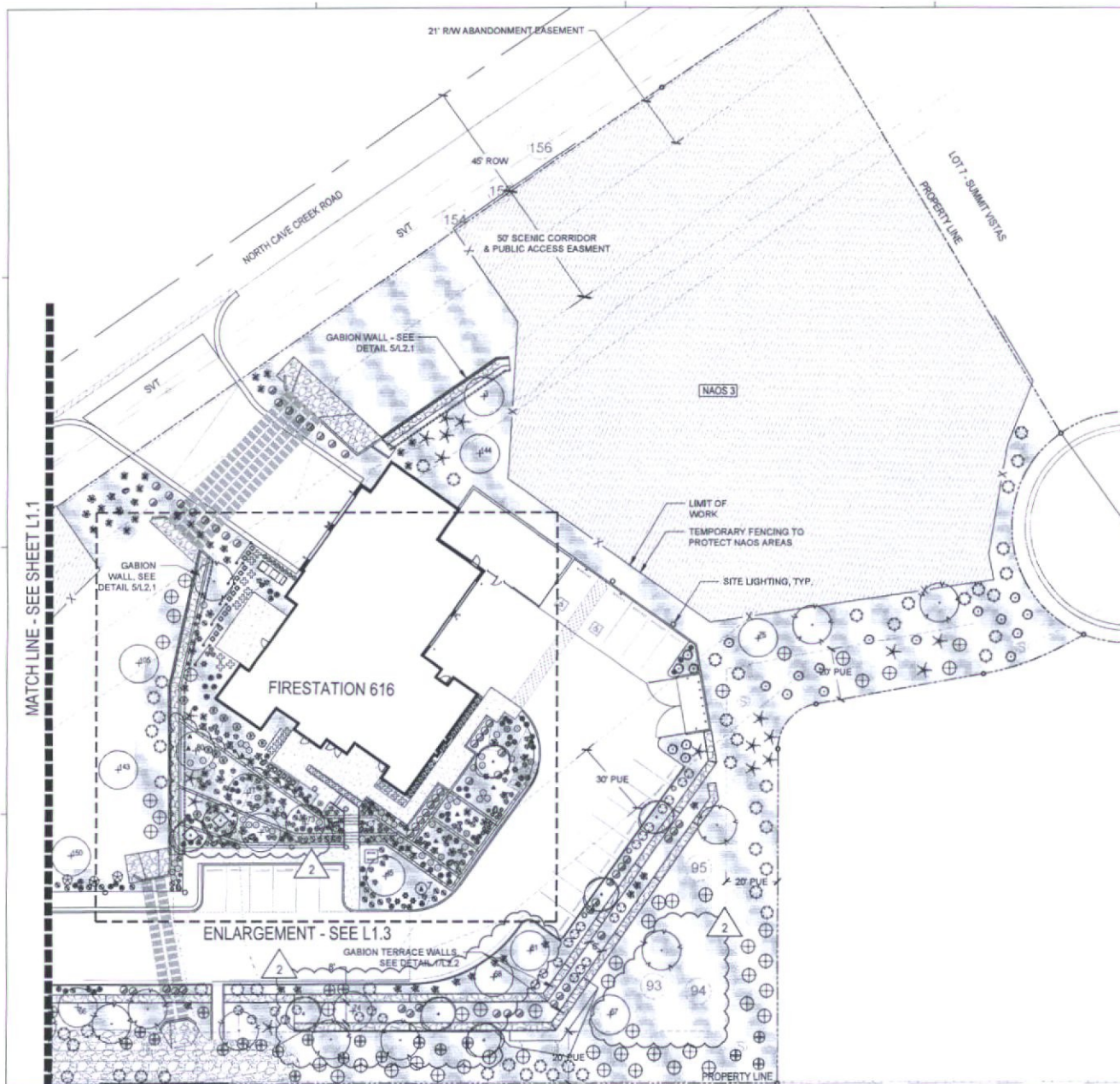
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Landscape Architecture / Planning

City of Scottsdale
Fire Station #616

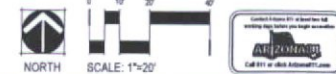


PROJECT NO:
16.11.00
DATE:
01.11.19
DESIGNER:
CHECKED BY:
DESIGNED BY:
DRAWN BY:
SCALE: 1"=20'
NOTES:
1. THIS DRAWING IS NOT TO BE USED FOR
CONSTRUCTION OF ANY STRUCTURE OR
FACILITY WITHOUT THE WRITTEN
CONSENT OF THE CITY OF SCOTTSDALE
2. THE CITY OF SCOTTSDALE IS NOT
RESPONSIBLE FOR THE ACCURACY OF
THE INFORMATION PROVIDED IN THIS
DRAWING.

Landscape Plan
L1.1



PLANT SCHEDULE	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT & W	QTY
TREES				
1	Parsonsia microphyllum Palm Springs Palo Verde	36" BOX MULTI	2" CALIPER 8' HT & 6" W	14
2	Prosopis juliflora Velvet Mesquite	36" BOX 4M BOX	2" CAL 10' HT & 6" W 3" CAL 12' HT & 8" W	7 2
3	Prosopis juliflora See Sheet L1.1			18
4	Tree to Remain in Place See Sheet L1.1			
SHRUBS				
5	Artemisia quadrifida Wright's Flame Artemisia	5 GALLON		21
6	Artemisia quadrifida Desert Yellowweed	5 GALLON		38
7	Baccharis multiflora Desert Marigold	5 GALLON		13
8	Calliandra eriophylla Buck Fairy Duster	5 GALLON		87
9	Eriodaphne fasciculata Desert Bush	5 GALLON		20
10	Juniperus californica Chaparral	5 GALLON		15
11	Larrea tridentata Creosote	5 GALLON		58
12	Artemisia tridentata Quibush	5 GALLON		26
13	Gymnocladia dioica Jugosa	5 GALLON		30
14	Vauquelinia californica Arizona Rosewood	5 GALLON		62
ACCENTS				
15	Agave murphyi Murphy Agave	5 GALLON		50
16	Yucca schottii Schott's Yucca	5 GALLON		12
17	Agave schottii Palmer Agave	5 GALLON		10
18	Yucca elata Sagebrush Yucca	5 GALLON		5
19	Cercocarpus rigida Sagebrush	5 GALLON		3
20	Dasylirion wheeleri Desert Spoon	5 GALLON		36
21	Euphorbia antisyriaca Candelabra	5 GALLON		86
22	Penstemon parryi Parry's Penstemon	5 GALLON		71
23	Ferocactus wislizeni Arizona Barrel Cactus	5 GALLON		8
24	Fourchardia splendens Ocotillo	10 CAME	BARE ROOT	32
25	Hesperaloe parviflora Palm Springs Red Yucca	5 GALLON		67
26	Pachyrhizus marginatus Mexican Peanut	15 GALLON		21
27	Phoradendron viscosum Lady's Slipper Plant	5 GALLON		26
28	Opuntia engelmannii Engelmann's Prickly Pear	15 GALLON		12
29	Relocated salvaged cactus			1
30	Relocated salvaged yucca			1
GRASSES / GROUNDCOVERS				
31	Alonea villosa Sand Verbena	5 GALLON		8
32	Castilleja occidentalis Sacred Datura	5 GALLON		24
BOULDERS				
33	20"-42" Boulder	FROM SITE EXCAVATION		18
34	24"-36" Boulder	FROM SITE EXCAVATION		1
TOPDRESS				
35	3" MINUS INERT GROUNDCOVER FROM SALVAGED MATERIAL. ADDITIONAL MATERIAL SHALL MATCH EXISTING COLOR.			
36	DECOMPOSED GRANITE 1/4" MINUS COLOR: MADISON GOLD			
37	RIP RAP AT DRAINAGE FEATURES - INSTALL PER CIVIL DRAWINGS. COLOR TO MATCH SALVAGED SITE INERT MATERIAL.			
SITE				
38	TEMPORARY CONSTRUCTION FENCING AT N.A.O.S. AREAS - PER L1.0 NAOS NOTE 2.2			



Breckonridge
Architects
planners
2470 s hardy road ste 2
tempe arizona 85282
480.868.3332

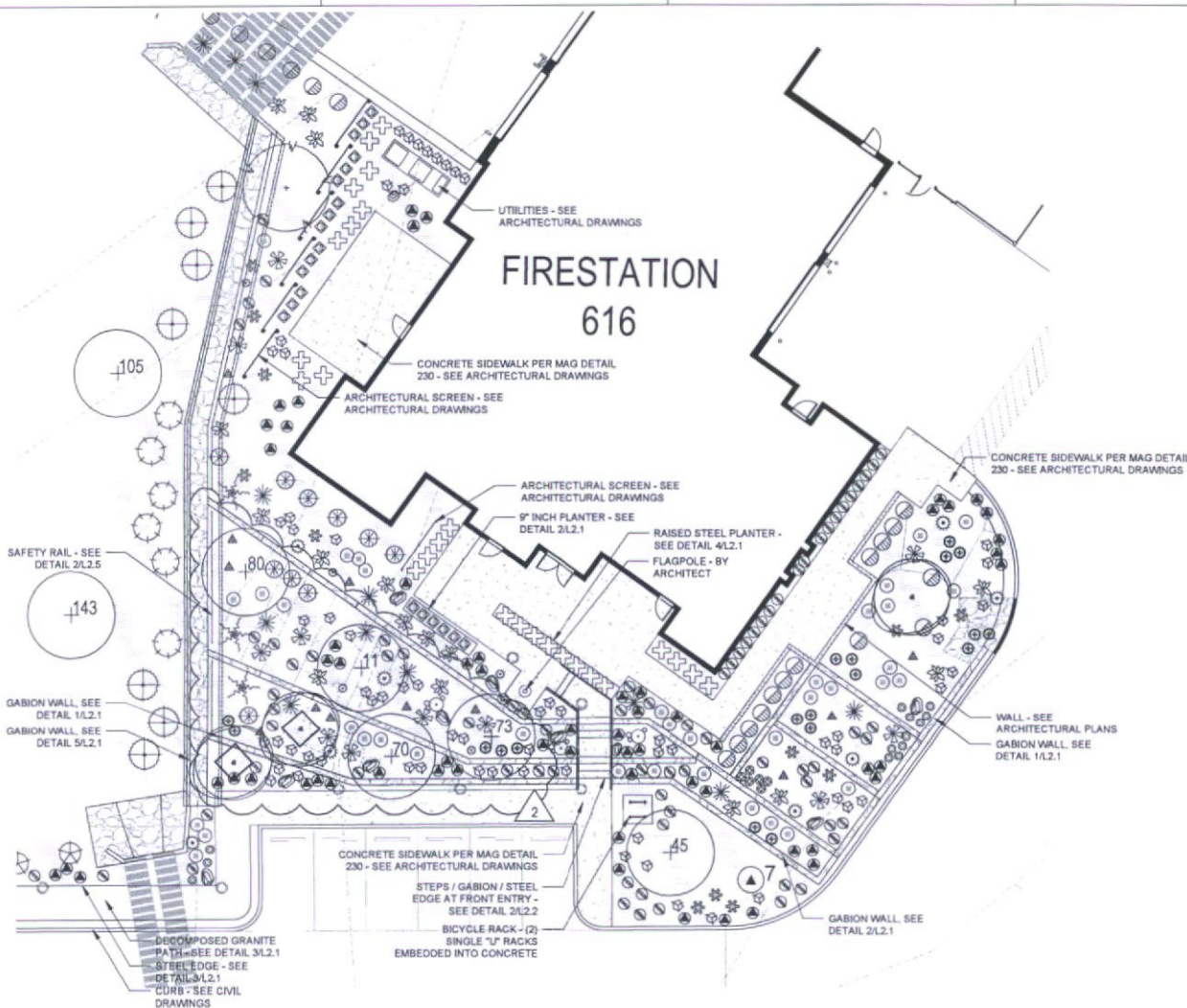
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City of Scottsdale Fire Station #616



PROJECT NO.
16.11.00
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REVISIONS
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Landscape Plan
L1.2



PLANT SCHEDULE	BOTANICAL NAME COMMON NAME	SIZE BRANCHING	CALIPER HT. & W.	QTY
TREES				
	Parkinsonia microphylla Fountain Palm Yucca	36" BOX MULTI	2" CALIPER 8' HT. & 6" W.	18
	Prosopis juliflora Valley Mesquite	36" BOX 48" BOX	2" CAL. 12' HT. & 6" W. 3" CAL. 12' HT. & 6" W.	2 2
	Yucca elata See Table on L1.1			18
	Tree to Remain in Place See Table on L1.1			
52				
SHRUBS				
	Artemisia quadrifida wrightii Flame Arterisia	5 GALLON		21
	Asclepias tuberosa Desert Milkweed	5 GALLON		68
	Baccharis multiflora Desert Marigold	1 GALLON		37
	Calliandra eriophylla Bees Fairy Duster	5 GALLON		61
	Eriogonum fasciculatum Brittle Bush	5 GALLON		11
	Juniperus californica Chaparral	5 GALLON		4
	Larrea tridentata Creosote	5 GALLON		61
	Artemisia tridentata Quailbush	5 GALLON		28
	Simmondsia chinensis Jojoba	5 GALLON		31
	Vauquelinia californica Arizona Rosewood	5 GALLON		64
	Agave murphyi Murphy Agave	5 GALLON		61
	Yucca schottii Schott's Yucca	5 GALLON		15
	Agave palmieri Palmer Agave	5 GALLON		17
	Yucca elata Sagebrush Yucca	5 GALLON		6
	Carragee gigantea Saguaro	5 GALLON		4
	Dasylirion wheeleri Desert Spoon	5 GALLON		31
	Euphorbia antipathetica Candelabra	5 GALLON		81
	Pandanus parrisi Parrisi's Pandanus	5 GALLON		56
	Ferocactus wislizeni Arizona Barrel Cactus	5 GALLON		12
	Fouquieria splendens Ocotillo	10 CANE	BARE ROOT	33
	Hesperaloe parviflora 'Pillar of Fire' Red Yucca	5 GALLON		12
	Pachyramphus marginatus Mexican Fencepost	15 GALLON		20
	Pedilanthus macrocarpus Lady's Slipper Plant	5 GALLON		7
	Opuntia engelmannii Engelmann's Prickly Pear	15 GALLON		15
	Relocated salvaged yucca			1
	Relocated salvaged yucca			1
	Relocated salvaged yucca			1
	Relocated salvaged yucca			1
GRASSES / GROUNDCOVERS				
	Abronia villosa Sand Verbena	5 GALLON		26
	Oenothera biennis Black-eyed Susan	5 GALLON		54
	Relocated salvaged yucca			1
BOULDERS				
	36"-42" Boulder			5
	24"-36" Boulder			15
TOPDRESS				
	3" MINUS INERT GROUND COVER FROM SALVAGED MATERIAL. ADDITIONAL MATERIAL SHALL MATCH EXISTING COLOR.			
	1/4" MINUS MADISON GOLD DG FROM PIONEER.			
	RIP RAP PER CIVIL DRAWINGS.			
SITE				
TEMPORARY CONSTRUCTION FENCING AT N.A.G.S. AREAS				



Brackenridge
architects
planners
2470 s hardy road ste 2
tempe arizona 85282
480.659.3332

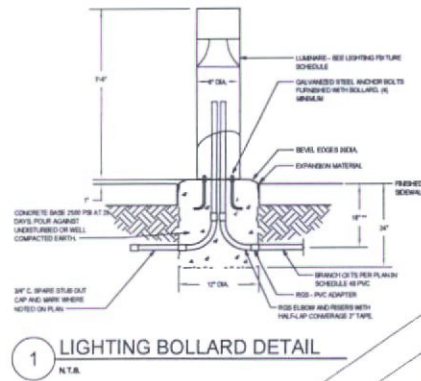
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City of Scottsdale
Fire Station #616

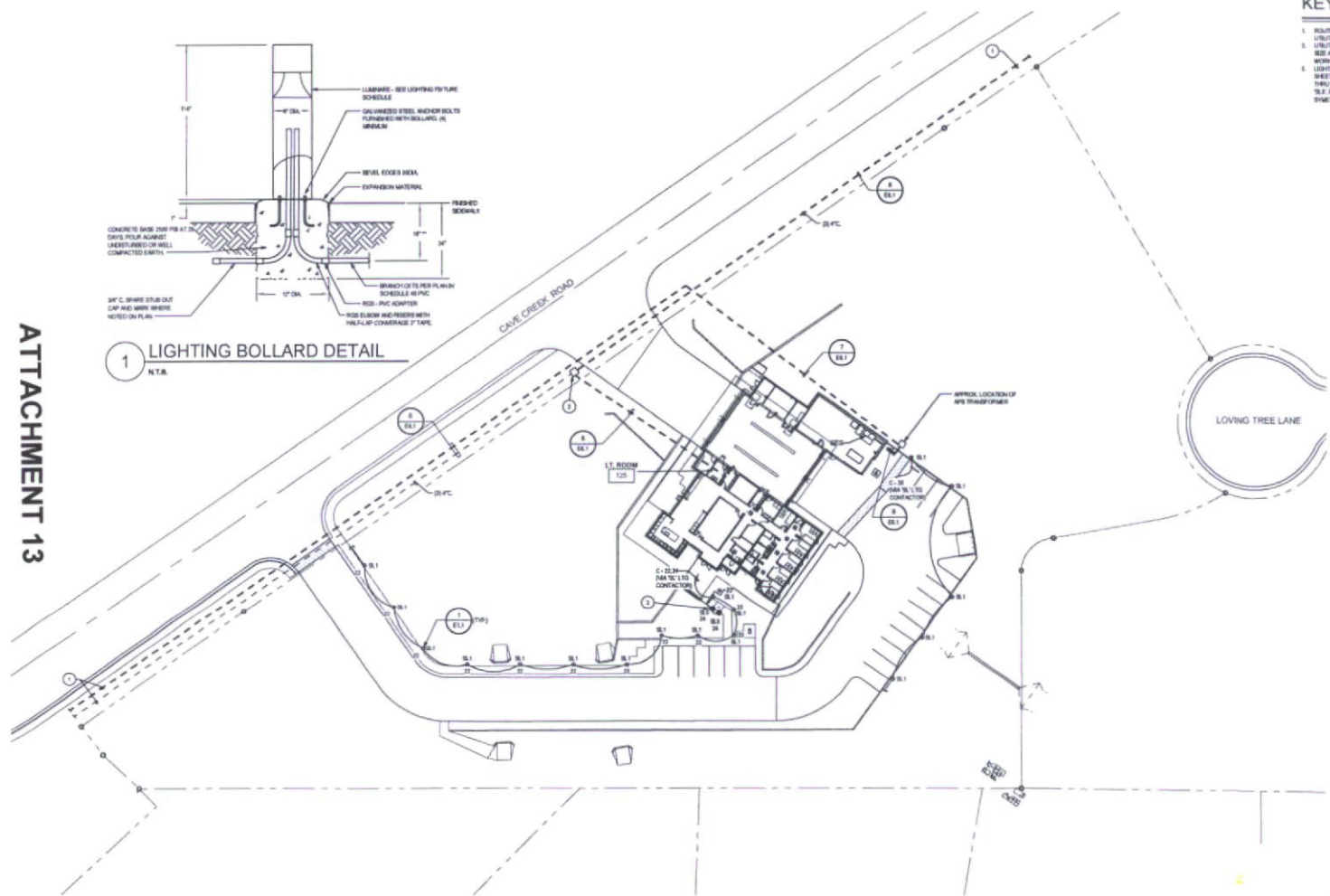


PROJECT NO.
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REVISIONS
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ATTACHMENT 13



- KEYED NOTES (O)**
1. ROUTE TO UTILITY POINT OF CONNECTION, VERIFY WITH FINAL UTILITY REQUIREMENTS.
 2. UTILITY CONNECTIONS BELOW GRADE SHALL BEK VERIFY SIZE AND INSTALLATION REQUIREMENTS WITH UTILITY PRIOR TO WORK BEING DONE.
 3. LIGHTING FIXTURE TYPE SHALL REQUIRE A REMOTE DRIVER - SEE SHEET ELL FOR LOCATION, BRACKET ORIENT. CAN. AS REQUIRED, THREE- AND REMOTE DRIVERS TO FIELD LIGHTING FIXTURE SHALL PLACE FIXTURE OUTSIDE SIDEWALK PATHWAY, THEORETICALLY OUTSIDE SIDE OF PLANS.



ELECTRICAL SITE PLAN
1" = 32'-0"

POWER COMPANY CONTACT:
DREW LAGRETT - APS CUSTOMER - EAST
PH: 602-426-1000, Email: dlagre@aps.com

COX COMMUNICATIONS CONTACT:
KIRSTIN CATHENACK - APS CUSTOMER CARE
PH: 602-426-1000, Email: kirstin.cathenack@cox.com

CENTURY LINK CONTACT:
DEVELOPER CONTACT GROUP
PH: 602-426-1000

LSW Engineers
4112 E. WILSON AVENUE
PHOENIX, ARIZONA 85018
www.lsw.com

Telephone: 602.241.1100
Fax: 602.241.1100
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Brackenridge
Architects
Planners
2740 S HARDY ROAD, SUITE 2
TEMPE, ARIZONA 85282
480-888-3332

City of Scottsdale
Fire Station #616

PROJECT NO: 16.11.00
DATE: SEPTEMBER 2018

REVISION	DATE	DESCRIPTION	BY	CHK
1	09/11/18	ISSUED FOR PERMIT	LSW	LSW
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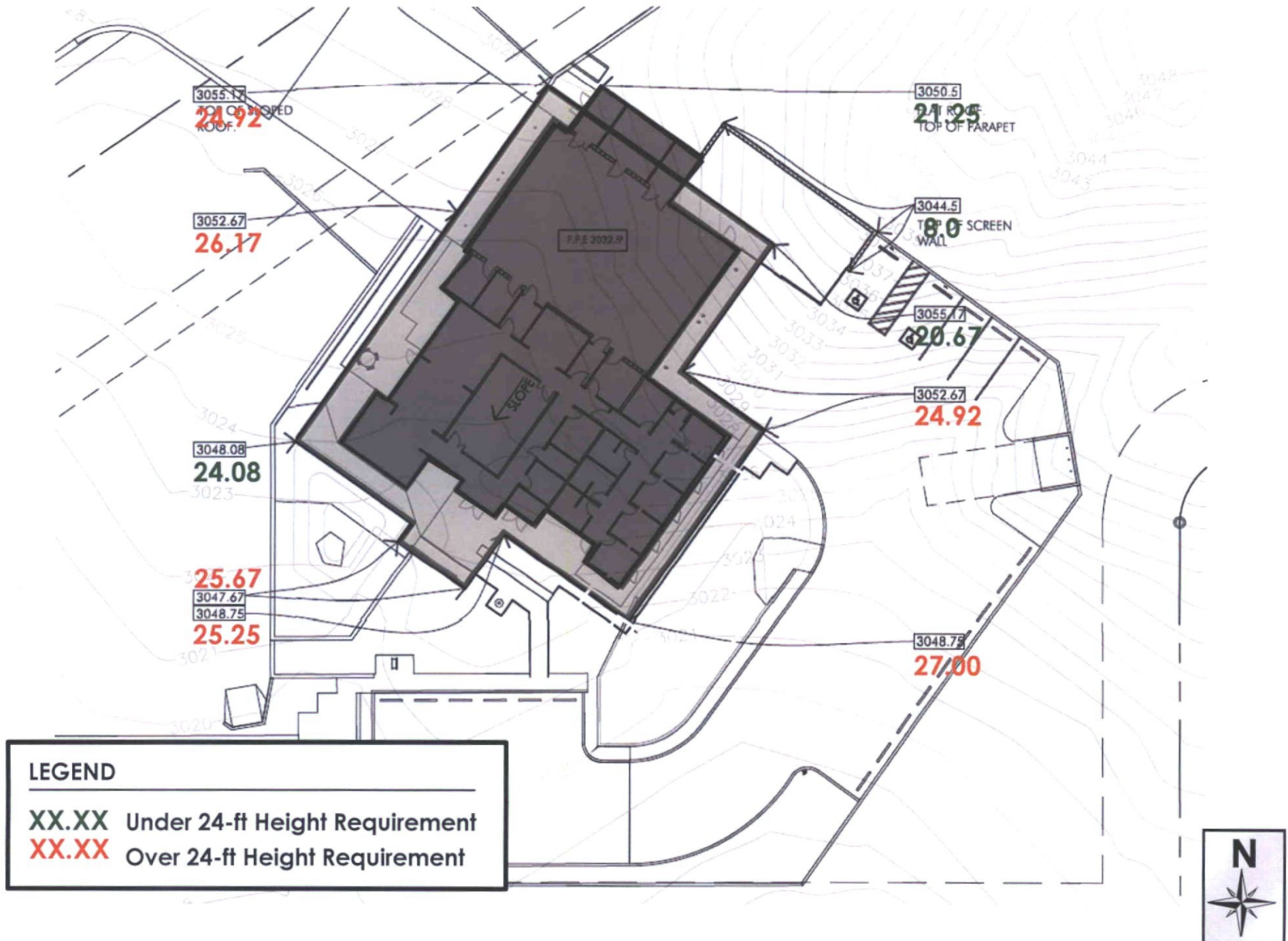
ELECTRICAL SITE
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City of Scottsdale
Fire Station #616

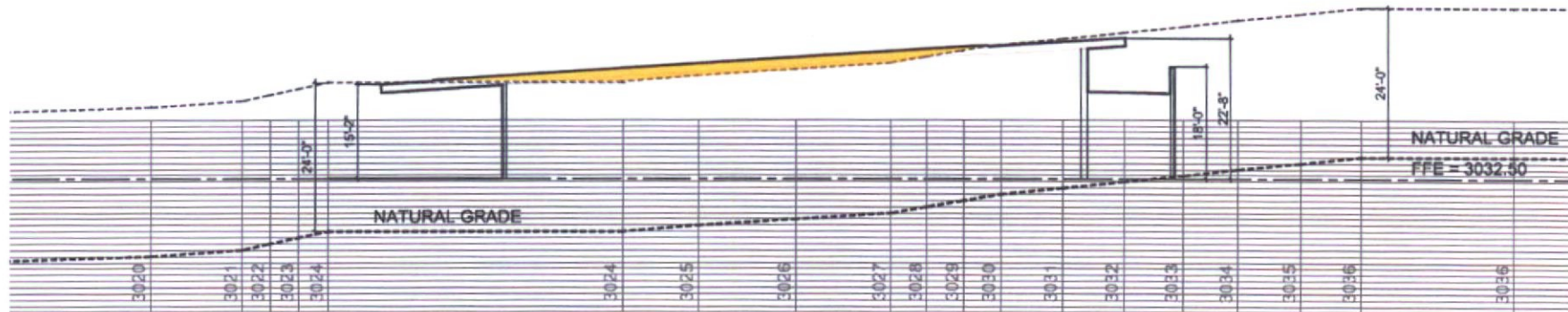
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LIGHTING
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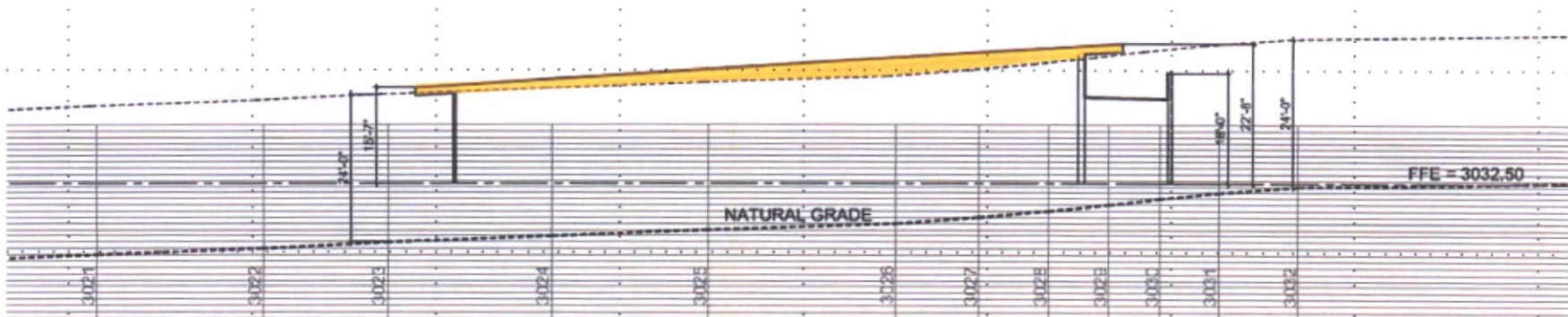
LEGEND

 Area Over 24-foot Height Max



SECTION A

SCALE : 1" = 20'-0"

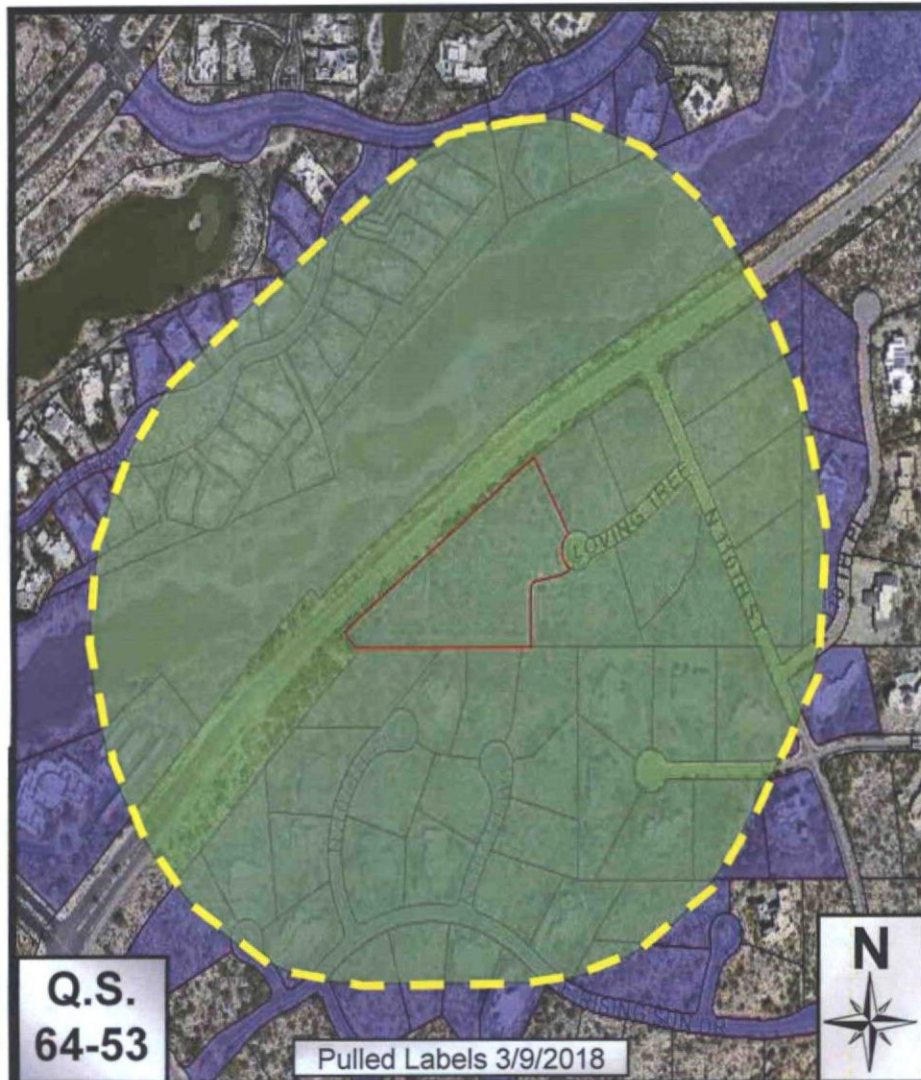


SECTION B

SCALE : 1" = 20'-0"



City Notifications – Mailing List Selection Map



Map Legend:

- Site Boundary
- — — Properties within 750-feet
- 100 Postcards

Additional Notifications:

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

Fire Station 616 Improvements

10-UP-2017

**Stipulations for the
Development Review Board Application:
Fire Station 616 Improvements
Case Number: 39-DR-2018**

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

APPLICABLE DOCUMENTS AND PLANS:

Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:

1. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - a. The location and configuration of all site improvements shall be consistent with the site plan submitted Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - b. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Engineering and Environmental Consultants, Inc, with a city staff date of January 9, 2019.
 - c. The location, configuration, and square-footage of the building footprint shall be consistent with the floor plans submitted by Breckenridge Group Architects, with a city staff date of January 9, 2019.
 - d. With final plans submittal, the owner shall identify **48,481** square-feet of Natural Area Open Space area being protected in a natural state or revegetated to meet ESL Ordinance requirements.
2. The case drainage report submitted by Engineering and Environmental Consultants, Inc. and accepted in concept by the Stormwater Management Department of the Planning and Development Services. Any water surface level increases greater than 0.1 ft shall be mitigated with subsequent project submittal.
3. The Water and Sewer Basis of Design report submitted by Engineering and Environmental Consultants, Inc. dated May 16, 2018 and accepted in concept by the Water Resources Department. The water pressures noted in the BOD of 24 psi do not meet the minimum standards per DSPM Section 6-1.406 of 30 psi. Per the City of Scottsdale Fire Department staff, or NFPA, the minimum pressure of 20 psi is acceptable and will provide the necessary pressures at the fire station until the booster stations (Site 157 and Site 158) and associated waterlines for the area are constructed. It is anticipated that the construction of the Fire Station will start after the booster pump stations are in operation and the residual pressure condition at the site has improved.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Municipal Use Master Site Plan and Hardship Exemption cases for the subject site were: 10-UP-2017 and 2-HE-2018

ARCHAEOLOGICAL RESOURCES:

Ordinance

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

ARCHITECTURAL DESIGN:

DRB Stipulations

4. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
5. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1 for double enclosures.

LANDSCAPE DESIGN:

Ordinance

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

DRB Stipulations

8. 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.
9. 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.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting).
- E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.
- F. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- G. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.
- H. The initial vertical luminance at 6-foot above grade, along the south and east, property line shall not exceed 0.3 foot-candles. All exterior luminaires shall be included in this calculation.

DRB Stipulations

- 10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 11. 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 1.5 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 6.0 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.

STREET INFRASTRUCTURE:

Ordinance

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

DRB Stipulations

- 12. Prior to the issuance of a building permit for the development project, the owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - i. North Cave Creek Road
 - (a) Construct north bound right-turn-lane at the main entrance as specified in the DSPM.
 - (b) Provide Signing and Striping plan for North Cave Creek Road
- 13. All public sidewalks shall be integral colored concrete to match Davis, San Diego Buff.
- 14. 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 are colored to

match Frazee Western Reserve (8617N) color, or Sherman Williams (SW7055) Enduring Bronze (246-C7).

WATER AND WASTEWATER:

DRB Stipulations

15. Before the of civil construction document submittal, the owner shall obtain approval of the master water and wastewater reports from to Water Resources Department. The civil construction document submittal shall be consistent with the approved master water and wastewater reports. Any design that modifies the approved master report requires from the owner a site-specific addendum to the master report, subject to review and approval by City staff.
16. Utility of Fire Station 616 will coincide with completion of Booster Pump Stations 157 & 158; Certificate of Occupancy shall be issued once these Booster Pump Stations are in operation and the residual pressure condition at the site is appropriate for the use.
17. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.
18. The fire line and the sprinkler system shall be designed and sized based on current residual pressure condition and an 8" fire line may be warranted; size and design of fire line and the sprinkler system will require coordination with City's Fire Department.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

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