



Marked Agendas

Approved Minutes

Approved Reports

**The November 7, 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: November 7, 2019
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Evans Classic Auto 38-DR-2019

Location: 15882 North 77th Street

Request: Request approval of the site plan, landscape plan, and building elevations for a 1-story office/warehouse building with approximately 15,700 square feet of building area, including approximately 2,500 square feet of office space, on a 1-acre site.

OWNER

Ron Evans
(480) 677-1193

APPLICANT CONTACT

John MocarSKI
(480) 966-4001

BACKGROUND

Zoning

The site is zoned I-1, Industrial Park, which allows for light manufacturing, light industrial, office, aeronautical, and other supportive uses to enhance employment opportunities.

In 1982, the subject parcel was part of a much larger rezoning in the Airpark area from R1-35 to I-1. These parcels were then platted into lots in 1994. Later in 1996, the Development Review Board approved an office/warehouse building (case 41-DR-1996) on the parcel to the south of the site. The project identified a future expansion, so the subject site was developed as parking and landscaping to support the future expansion square footage. The expansion never occurred, so the site is currently used as excess and unnecessary parking.

Context

Located within the Scottsdale Airpark slightly northwest of the North Greenway-Hayden Loop and North 77th Street intersection.

Adjacent Uses and Zoning

- North Existing Office/Warehouse Building, Zoned I-1
- South Existing Office/Warehouse Building, Zoned I-1
- East Existing Office/Warehouse Building, Zoned I-1
- West Existing Office/Warehouse Building, Zoned I-1

Key Items for Consideration

- Airpark Context
- Sensitive Design Principles
- Shading

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of a new single-story office/warehouse building that is approximately 15,000 square feet. Located in the center of the parcel, the proposed building will be surrounded with parking, landscaping, and drive aisles.

To accommodate the project, the applicant also submitted a minor land division case to the City to relocate and remove property lines. In working with the affected neighbor, the applicant has requested to shift the southern property line southward and remove an unnecessary property line running through the existing office/warehouse building. The new configuration of the southern parcel will meet required parking and open space, and will eliminate a problematic property line.

Neighborhood Communication

The applicant and staff sent postcards to neighbors within 750 feet of the property. Staff also posted a Development Review Board hearing sign on the site. At the time of writing this report, staff has not received any phone calls or comments.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Site

The building is centrally located on the parcel with the required 35-foot-wide landscape buffer along the east elevation adjacent to North 77th Street. Beyond the frontage landscaping are two vehicular steel rolling and swing gates and one pedestrian barn wood gate that provide access to the building and screened parking.

The shaded entrance to the building is located along the north elevation and is accompanied by a six-foot-wide pedestrian sidewalk that connects to the existing public sidewalk on the street. The bike racks and ADA parking are located across from the building entrance.

Parking is located along the northern and western boundary of the site with landscape islands to break up the number of stalls. Fire lanes loop around the building providing two points of gated vehicular access to the street. Gates will be Knox-box equipped.

Elevations

Building elevations are composed of split-face and smooth-face concrete masonry block. Masonry units range in color from darker at the base of the building, to lighter at the top. Colors include bone white, birchwood, and bison beige, which blend in with natural desert hues and the surrounding warehouse buildings. The front of building includes larger windows which are shaded by black bean colored steel canopies to match the vehicular entry gates and warehouse roll up doors. Perimeter eight-foot-tall concrete screen walls will mimic the building design. Roof mounted mechanical units will be fully screened by parapets.

Development Information

- Existing Use: Excess parking
- Proposed Use: Office/warehouse building
- Parcel Size: 1.2 gross acres
1.05 net acres
45,568 square feet
- Office space: 2,508 square feet
- Warehouse space: 13,191 square feet
- Total Building Area: 15,699 square feet
- Floor Area Ratio Allowed: .8
- Floor Area Ratio Proposed: .34
- Building Height Allowed: 52 feet, excluding rooftop appurtenances
- Building Height Proposed: 33 feet, 4 inches, including rooftop appurtenances
- Parking Required: 26 spaces
- Parking Provided: 29 spaces
- Open Space Required: 7,381 square feet
- Open Space Provided: 7,918 square feet

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Evans Classic Auto per the attached stipulations, finding that the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

Planning and Development Services

Current Planning Services

STAFF CONTACT

Katie Posler
Planner
480-312-2703
E-mail: kposler@ScottsdaleAZ.gov

APPROVED BY

Katie Posler

Katie Posler, Planner, Report Author

10/17/19

Date

Steve Venker

Steve Venker, Development Review Board Coordinator

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

10/21/19

Date

Randy Grant
Randy Grant, Director

Planning and Development Services

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

10/23/19

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Open Space
 - 6. Building Elevations
 - 7. Perspectives
 - 8. Material and Color Board
 - 9. Landscape Plans
 - 10. Electrical Site Plan
 - 11. Exterior Lighting Cutsheets
 - 12. Notification Map

**Stipulations for the
Development Review Board Application:
Evans Classic Auto
Case Number: 38-DR-2019**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by LGE, with a city staff date of 10/17/2019.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by LGE, with a city staff date of 10/17/19.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, with a city staff date of 10/17/19.
 - d. The case drainage report submitted by Hunter Engineering and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Hunter Engineering and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable zoning case was: 67-ZN-1982.

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

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

3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
4. With final plans, update the elevations so that the proposed canopies over the large windows are made of tube steel.
5. With final plans, update the vehicular gates to utilize a different metal other than b-deck for a less raw appearance, or utilize horizontal metal panels that mimic the 8 inch offset found along the masonry walls and building elevations.

SITE DESIGN:

Ordinance

- C. Site walls proposed on common property lines will require written neighbor authorization with final plans.

DRB Stipulations

6. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
7. Prior to issuance of any building permit for the development project, the property 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.
8. With final plans, provide landscaping or site wall screening for the new transformer location.
9. With final plans, relocate the bike racks so that they can be seen from the lobby for improved natural surveillance.
10. With final plans, identify the roof access ladder on the floor plan. It should be internal to the building and not on the exterior.
11. Final improvement plans for the subject parcel and southern parcel shall be submitted at the same time, and civil permits shall not be issued until both improvement plan sets are approved.

OPEN SPACE:

Ordinance

- D. With final plans, update the open space plan to provide one third of the required parking lot landscaping in landscape islands. The landscape islands must have a minimum width of 7 feet and minimum square footage of 120 square feet.

LANDSCAPE DESIGN:

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.
13. 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

- 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.

DRB Stipulations

- 14. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
- 15. Incorporate the following parking lot and site lighting into the project's design:
 - a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
 - b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
 - c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
 - d. The total lumen per luminaire shall not exceed 24,000 lumens.
- 16. All light fixtures shall be black or dark bronze.

AIRPORT:

DRB Stipulations

- 17. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.
- 18. With final plans, dedicate an avigation easement over the parcel.

STREET INFRASTRUCTURE:

Ordinance

- H. 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

19. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
20. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. N. 77TH STREET. (Engineering)
 - i. Construct driveways to meet COS Std. Dtl. 2256, CL-Type driveway.
21. 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 OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

22. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

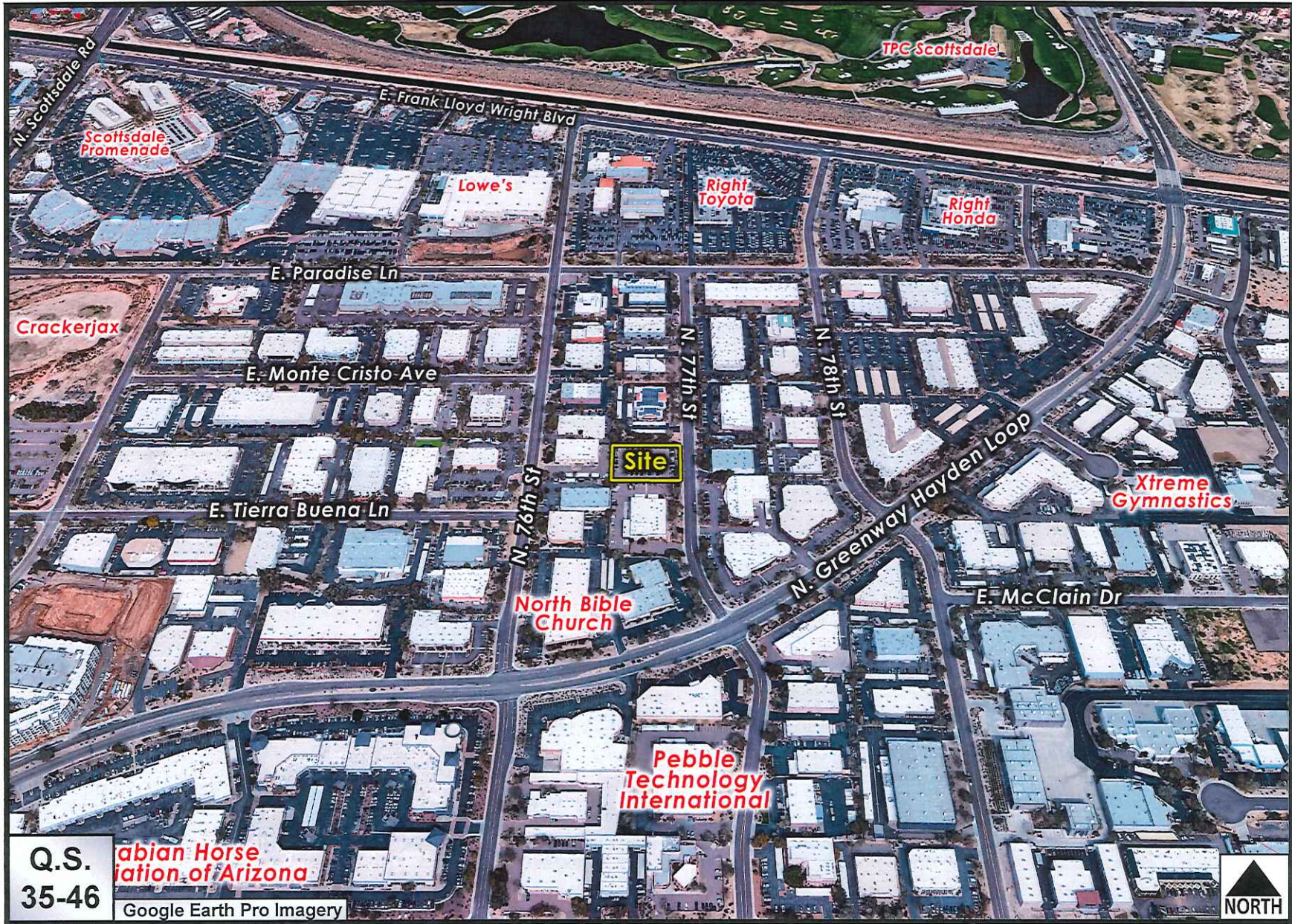
DRB Stipulations

23. With the civil construction document submittal, the property 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.
24. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

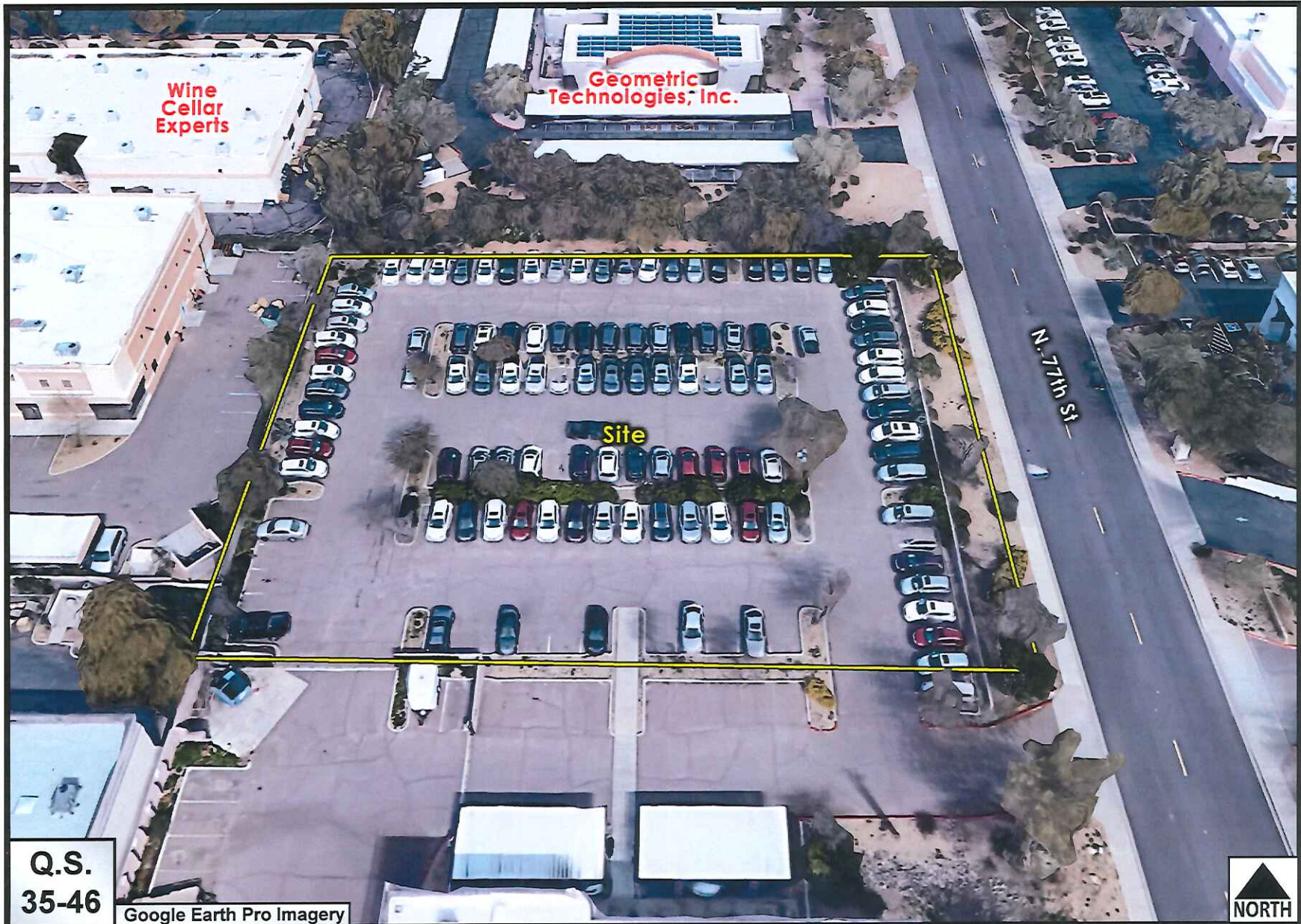
DRB Stipulations

25. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A Sight Distance (SD) easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.



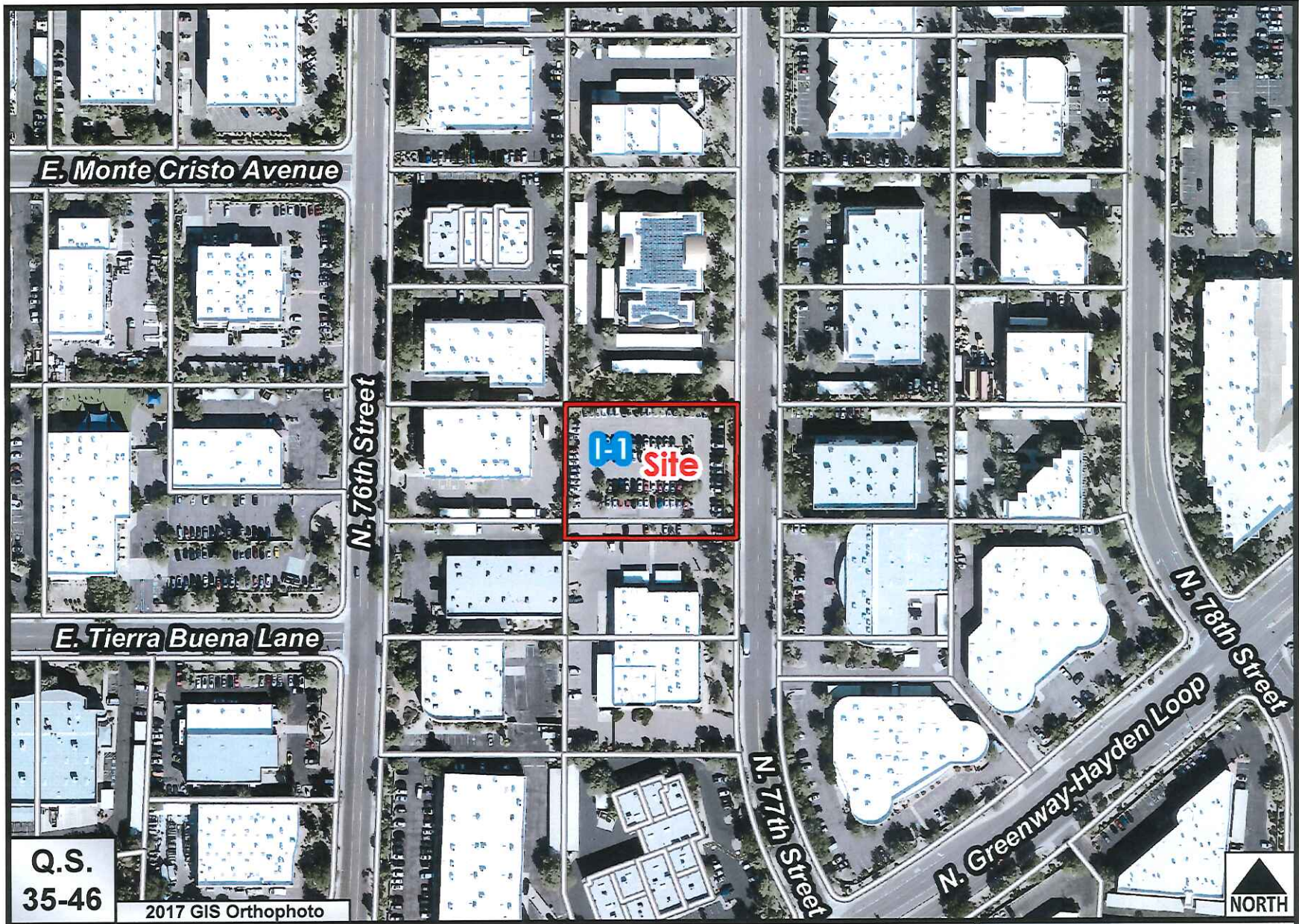
Evans Classic Auto

38-DR-2019



Evans Classic Auto
South View

38-DR-2019



Q.S.
35-46

2017 GIS Orthophoto

Evans Classic Auto

38-DR-2019

September 10, 2019

Pre Application Case 249-PA-2019
38-DR-19 / 7-MD-19
Project: **Evans Classic Auto**
15882 North 77th Street
Scottsdale, AZ 85260

PROJECT NARRATIVE (Development Application)

LGE is excited to propose a new single story office / warehouse building located on North 77th Street, north of Greenway-Haden Loop on a 45,568 s.f. (1.125 acre) site. The site is zoned I-1, with I-1 zoning to surrounding sites on all sides. The facility has been envisioned as a 15,699 S.F. single -tenant building with a main lobby entry on the northeast corner of the building. The access for the project from 77th Street through automatic gates with card access at both entrances along with a secured pedestrian gate to obtain access to the public way. Additionally, a bike rack (*Sensitive Design Principle 6*), meeting the City of Scottsdale Zoning to provide alternative modes of transportation has been provided.

Parking for the project exceeds the base code requirements with ample parking on both the north and west ends of the site. ADA/pedestrian access has been provided internal to the site and to the right of way. The building is situated in the center of the lot which allows for a "loop" drive around the building creating an on-site circulation traffic route through the site and meets the required turning access for fire truck access and refuse collection. The building orientation on the site responds to the street scape frontages as well as providing the owner pristine view of the mountains to the North and the East. (*Sensitive Design Principle 2*)

The refuse enclosure is located internally to the site in the Northwest corner behind the masonry site screen walls for full screening of this item.

A clean, modern aesthetic is intended for the overall building design utilizing colors and materials that are common in the area. The most visible north and east elevations are characterized by split face masonry anchoring the base, centered scored masonry, vertical windows and exposed paint metal accents. The balance of the east elevation at the warehouse portion along with the south and west elevations will consist of standard masonry with banding of different color and texture. The main entry is shaded by the large overhang allowing for the lobby space to extend to

the exterior, especially when the large overhead door is in the open position (*Sensitive Design Principle 9*). Varying heights and changes in plane creates a hierarchy of massing and adds to the character of the surrounding buildings and development. (*Sensitive Design Principle 8*). The building materials, site, parking and landscaping are all to be in accordance with code requirements and standards. The use of all these material takes into account the surrounding context and existing / recently developed buildings in the area. (*Sensitive Design Principle 1.*)

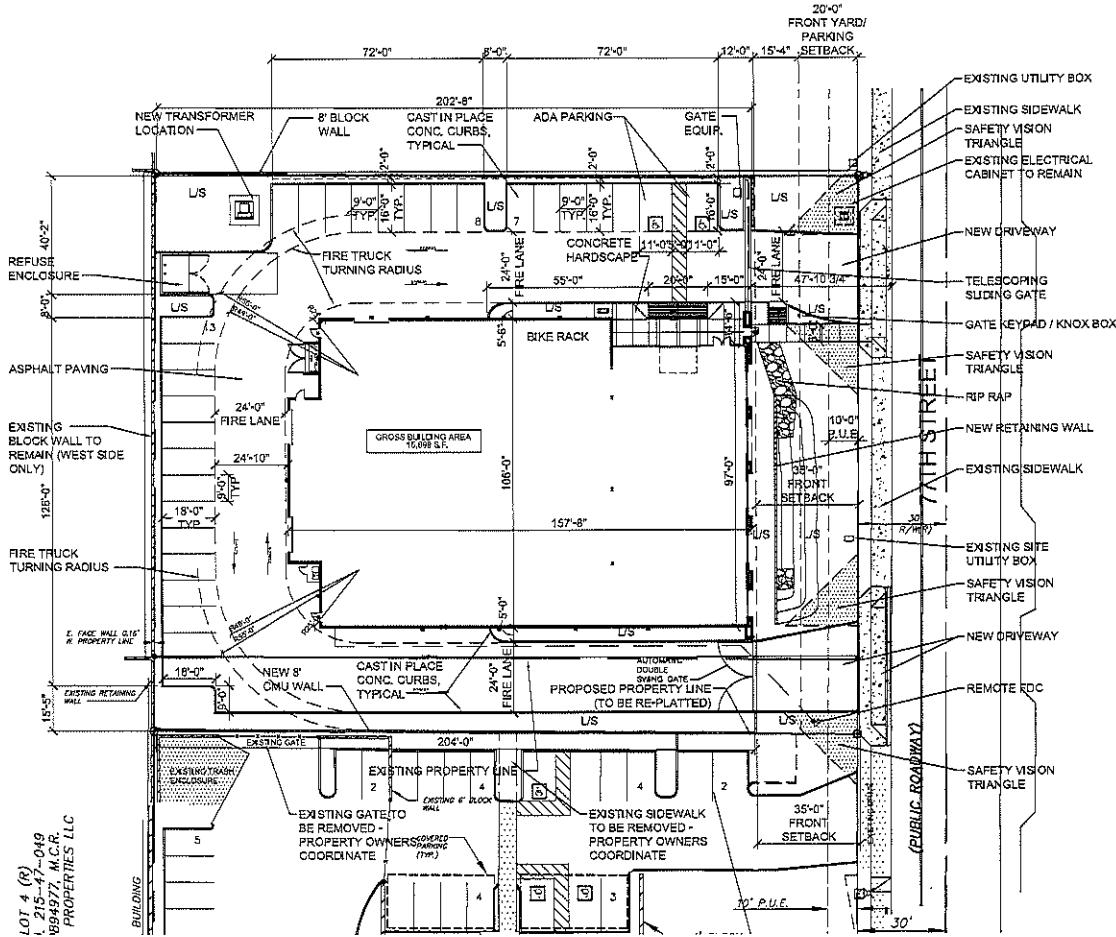
The parapet height will allow for roof top screening for all of the mechanical roof top equipment. These units will be access via roof access ladders and hatches internal to the building.

The exterior lighting for both the building and parking area within the proposed project will be integrally designed as part of the building and outdoor pedestrian spaces. The intent is to provide adequate safety while avoiding glare, hot spots and being in compliance with the dark sky ordinance. All lighting will be LED lighting (*Sensitive Design Principle 13*)

The landscape design proposed is designed around the existing surrounding developments pallet which are selected to compliment the natural Sonoran Desert. These selections are indigenous to the arid region and are consistent throughout the adjacent developed sites (including native salvaged plants). The landscape areas occur along 77th Street. There will be landscaping provided internally within the wall / gate. Selected trees and plants are efficient and low water users. (*Sensitive Design Principle 3, 11, 12*).

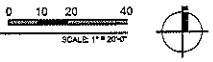
END OF NARRATIVE

SITE PLAN



NOTE:
ALL EXISTING SITE PARKING
SCREEN WALLS ALONG 77TH
STREET FRONTING THIS PARCEL
WILL BE REMOVED

LOT 4 (P)
1. 215-47-049
1994977, M.C.R.
PROPERTIES LLC



PROJECT DATA:

PROJECT ADDRESS: 15022 N 77TH STREET
SCOTTSDALE, AZ, 85260

OWNER: EVANS FAMILY REAL ESTATE HOLDINGS, LLC
6911 EAST THUNDERBOLT ROAD
SCOTTSDALE, ARIZONA, 85264

DEVELOPER: LGE DESIGN GROUP
740 NORTH LONG STREET
PHOENIX, AZ, 85030

ARCHITECT: BEN MORAN
LGE DESIGN GROUP
740 NORTH LONG STREET
PHOENIX, AZ, 85030
PHONE: 480-959-4601
EMAIL: benm@gdesigngroup.com

PROJECT SCOPE: OFFICE / WAREHOUSE
ASSESSOR PARCEL NO: 21047051
CURRENT ZONING: I-1
SITE AREA: 45,966 S.F. (1.05 ACRES)
F.A.R.: 2.34 (MAX 0.80)
STORES: SINGLE STORY
BUILDING AREA (GROSS): 15,699 S.F.
OCCUPANCY: 80-1
CONSTRUCTION TYPE: VBI W/ A.F.E.G.
SPRINKLERS: YES/FULLY SPRINKLED
BUILDING HEIGHT: 32'4"

VEHICULAR PARKING CALC:

USE	SQUARE FT.	FACTOR	TOTAL
OFFICE	2,508 S.F.	1 / 200 S.F.	9 SPACES
WAREHOUSE	13,191 S.F.	1 / 800 S.F.	17 SPACES
TOTAL PARKING REQUIRED			26 SPACES

PARKING PROVIDED
TOTAL SPACES: 20 SPACES

ACCESSIBLE PARKING CALC:
TOTAL PARKING OF 20 TO 30 SPACES REQUIRED 2 ACCESSIBLE SPACES
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

PARKING/BUILDING RATIO: 1.61 CARS PER 1,000 S.F.

PROJECT DESCRIPTION:

THIS PROJECT IS A NEW 15,699 SQUARE FOOT, 1-STORY OFFICE / WAREHOUSE BUILDING WITH SITE IMPROVEMENTS ON A 0.81 ACRE PARCEL.

LEGAL DESCRIPTION:

LOT 10, NORTH SCOTTSDALE MAP/PARK UNIT 6, ACCORDING TO THE PLAT RECORDED IN BOOK 308 OF MAPS, PAGE 25, RECORDS OF MARICOPA COUNTY, ARIZONA.

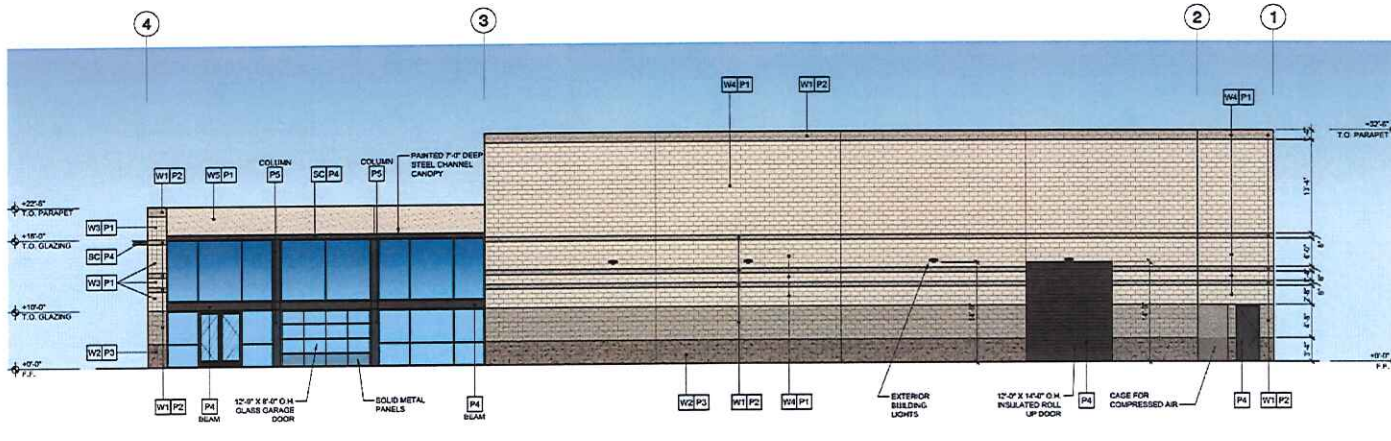
VICINITY MAP:

PROJECT LOCATION

REVISIONS:

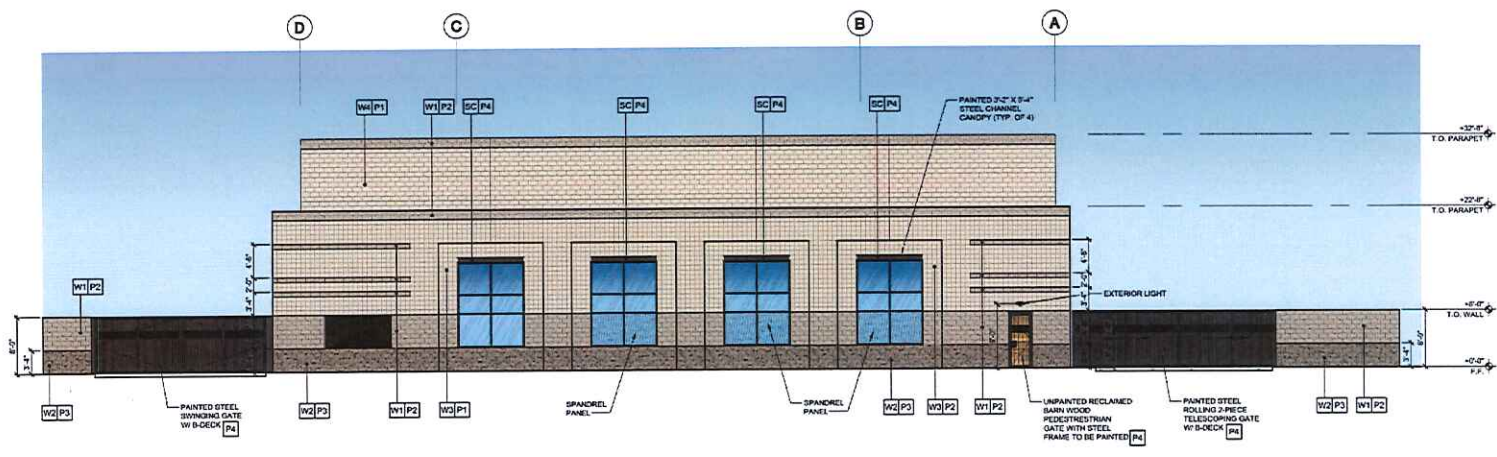
NO.	REVISION	DATE

PROJECT TITLE: SITE PLAN
DRAWN DATE: 10-10-2019
DRAWN BY: JMC
CHECKED BY: JMC
PROJECT NO.: 15022
SHEET: A1.1.1



NORTH ELEVATION

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



EAST ELEVATION

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

MATERIAL/FINISH SCHEDULE

KEY	DESCRIPTION
EXTERIOR WALLS	
W1	MASONRY, 8" PIPER CHALK SPLIT FACE RUNNING BOND PATTERN (MEDIUM TAN)
W2	MASONRY, 8" PIPER CHALK SPLIT FACE RUNNING BOND PATTERN (DARK TAN)
W3	MASONRY, 8" PIPER CHALK SMOOTH FACE CENTER SCORE RUNNING BOND PATTERN (LIGHT TAN)
W4	MASONRY, 8" PIPER CHALK SMOOTH FACE RUNNING BOND PATTERN - PAINTED TO MATCH W3
W5	FRAMED METAL STUDS W/ 1" RIPS, PAINTED

CANOPY KEY:

KEY	DESCRIPTION
SC	STEEL BECK CANOPY WITH STEEL 6" STEEL CHANNEL FRAME (TURNED OUTWARD), PAINTED

GLAZING KEY:

MATERIAL	DESCRIPTION
FRAMES	ALUMINUM STOREFRONT - 4" (1" SEALANT JOINT VERT) DARK BRONZE ANODIZED (A8-7)
EXTERIOR GLAZING	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARELIC

PAINT KEY:

KEY	DESCRIPTION
P1	DUNN EDWARDS DEC74 "EGG WHITE" (LRV 89)
P2	DUNN EDWARDS DEC72 "BIRCHWOOD" (LRV 45)
P3	DUNN EDWARDS DEC730 "BISON BEIGE" (LRV 77)
P4	DUNN EDWARDS DEC85 "BLACK BEAN" (LRV 7)
P5	DUNN EDWARDS DE188 "BLACK BAY" (LRV 7)

PAINTING NOTES:

- SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
- PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
- PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

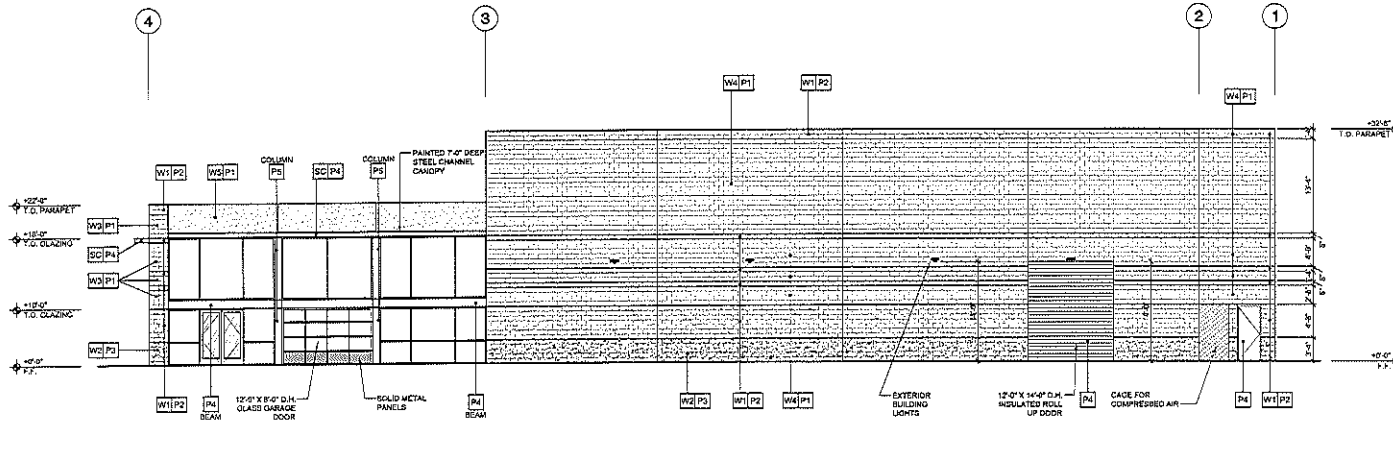
LGE DESIGNGROUP
 1200 N. 52nd Street • Phoenix, AZ • 85008
 P: 480.866.4001

EVANS CLASSIC AUTO
 16882 NORTH 77TH STREET
 SCOTTSDALE, ARIZONA 86260

NUMBER	REVISION	DATE

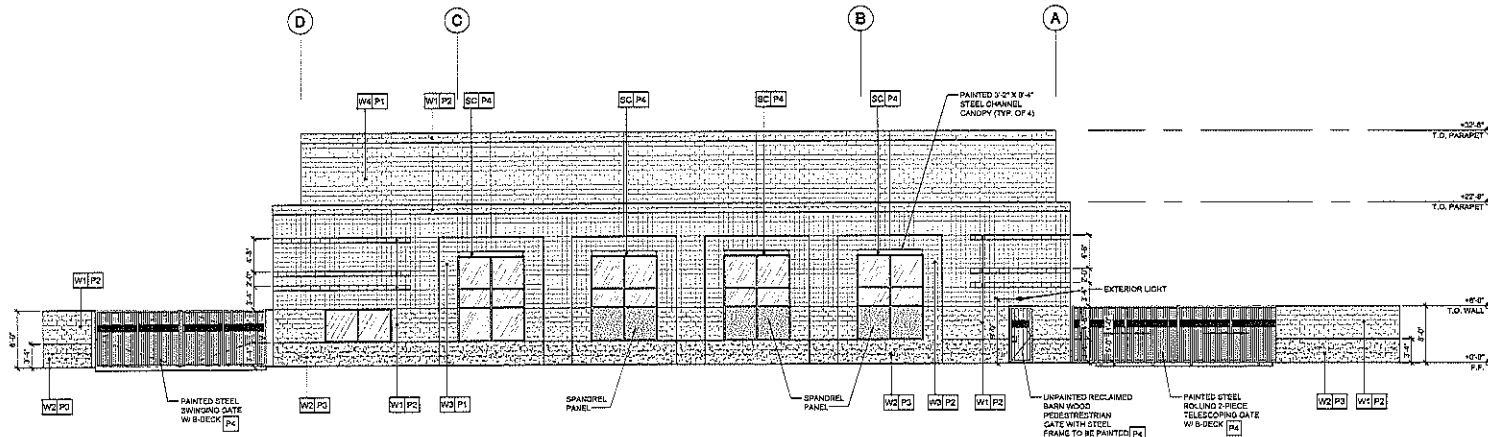
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ISSUE DATE:	05-10-2019
DRAWN BY:	JMO
CHECKED BY:	JMO
PROJECT No:	
SHEET:	

A4.1.1



NORTH ELEVATION

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



EAST ELEVATION

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

MATERIAL/FINISH SCHEDULE:

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W3	MASONRY - 8" CMU, SMOOTH FACE, CENTER SCORE, RUNNING BOND PATTERN (LIGHT TAN)
W4	MASONRY - 8" CMU, SMOOTH FACE, RUNNING BOND PATTERN - PAINTED TO MATCH W3
W5	FRAMED - METAL STUDS W/ 1" GIPS, PAINTED

CANOPY KEY:

KEY:	DESCRIPTION:
SC	STEEL STUD CHANNEL WITH STEEL I/P STEEL CHANNEL FRAME (TURNED OUTWARD) - PAINTED

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES:	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT) VERTED DARK BRONZE ANODIZED (A6-T)
EXTERIOR GLAZING:	IGLARBAN 68 1" INSULATED GLAZING LOW-E IGLARBAN 68 IGLARBAN 68 IGLARBAN 68

PAINT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS DE676 "BONE WHITE" (LRV 86)
P2	DUNN EDWARDS DE673 "BIRCHWOOD" (LRV 46)
P3	DUNN EDWARDS DE675 "BIDON BEIGE" (LRV 71)
P4	DUNN EDWARDS DE635 "BLACK BEAN" (LRV 7)
P5	DUNN EDWARDS DE418 "BLACK BAY" (LRV 7)

PAINTING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORING - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
3. PAINTER TO PROVIDE TWO COATS OF SEALANT TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PRODUCT.

LGE DESIGN GROUP
1200 N. 52nd Street • Phoenix, AZ • 85008
P. 480.856.4001

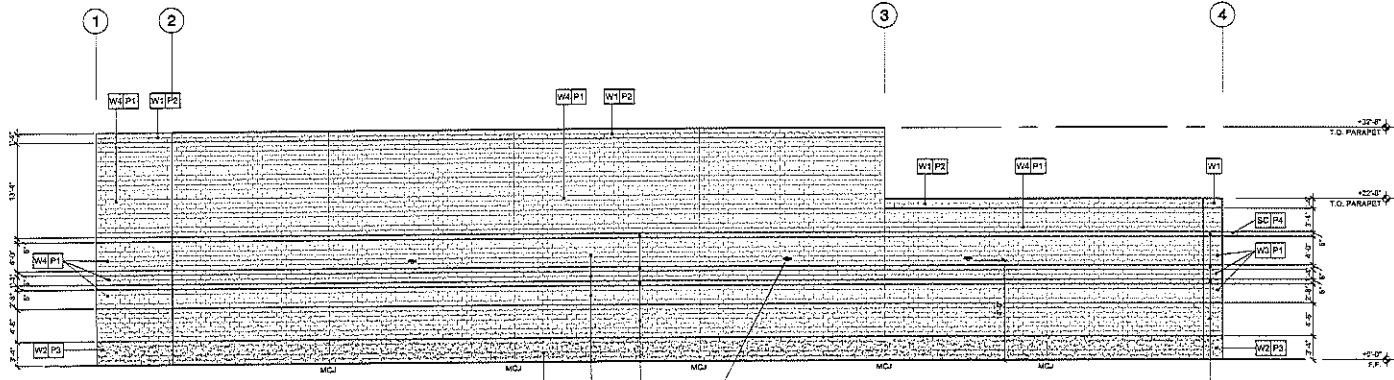
EVANS CLASSIC AUTO
15882 NORTH 77TH STREET
SCOTTSDALE, ARIZONA 85260

LGE DESIGN BUILD

NUMBER	REVISION	DATE

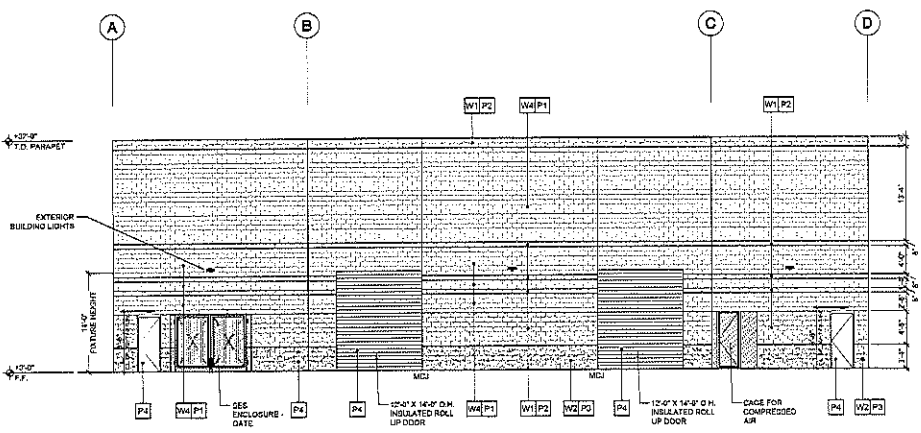
A4.1.1

DRB RE-SUBMITTAL 09/10/2019
38-DR-2019
09/10/19



SOUTH ELEVATION

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



WEST ELEVATION

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

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
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W1	MASONRY - 8"X8" CMU, SPLIT FACE RUNNING BOND PATTERN (MEDIUM TAN)
W2	MASONRY - 8"X8" CMU, SPLIT FACE RUNNING BOND PATTERN (DARK TAN)
W3	MASONRY - 8"X8" CMU, SMOOTH FACE CENTER SCORE RUNNING BOND PATTERN (LIGHT TAN)
W4	MASONRY - 8"X8" CMU, SMOOTH FACE RUNNING BOND PATTERN (PAINTED TO MATCH W3)
W5	FRAMED - METAL STUDS W/ 1/2" GIPS, PAINTED
SC R4	STEEL DECK CANOPY WITH 1/2" STEEL CHANNEL FRAME (TURNED OUTWARD) - PAINTED
GLAZING KEY:	
MATERIAL:	DESCRIPTION:
FRAMES:	ALUMINUM STOREFRONT - 4 1/2" (SEALANT LIGHT WHITE) DARK BRONZE ANODIZED (AD-7) PAINTED
EXTERIOR GLAZING:	COLARBAN 60 1" INSULATED GLAZING LOW-E SOLAR-PROOF COLARBAN

PANT KEY:

KEY:	DESCRIPTION:
P1	DUNN EDWARDS DEC714 "BONE WHITE" (LRV 86)
P2	DUNN EDWARDS DEC732 "BIRCHWOOD" (LRV 69)
P3	DUNN EDWARDS DEC739 "BISON BODIE" (LRV 23)
P4	DUNN EDWARDS DEC635 "BLACK BENT" (LRV 7)
P5	DUNN EDWARDS DEC158 "BLACK BAY" (LRV 7)

PAINTING NOTES:

1. SEALANTS FOR THE PROJECT TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PREPARE SAMPLES WITH APPROPRIATE COLOR TO BE APPROVED BY OWNER PRIOR TO APPLICATION ON BUILDING FACADES.
3. PAINTER TO PROVIDE TWO COATS OF SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.

LGE DESIGNGROUP
 1200 N. 52nd Street • Phoenix, AZ • 85008
 P. 480.966.4001

EVANS CLASSIC AUTO
 15882 NORTH 77TH STREET
 SCOTTSDALE, ARIZONA 85260

REVISION	DATE

SHEET TITLE:	EXTERIOR ELEVATIONS
ISSUE DATE:	28-12-2019
DRAWN BY:	JMG
CHECKED BY:	JMG
PROJECT No.:	
SHEET:	

A4.1.2

DRB RE-SUBMITTAL 08/10/2019
 38-OR-2019
 08/10/19



ATTACHMENT 7

Evans Classic Auto

Phoenix, Arizona
2019 . 09 . 05

LGE | DESIGNGROUP

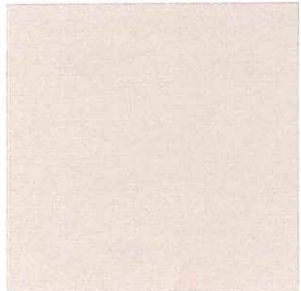
RENDERING VIEW A

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

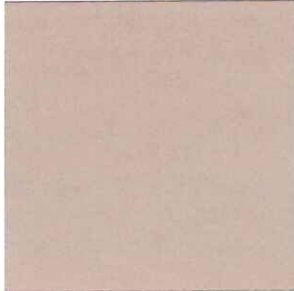
THESE DRAWINGS ARE AN INSTRUMENT OF SERVICE AND THE PROPERTY OF LGE DESIGN GROUP AND LGE DESIGN BUILD AND SHALL REMAIN THEIR PROPERTY. THE USE OF THIS DRAWING SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH IT WAS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH

LGE | DESIGNBUILD

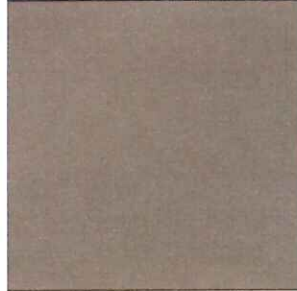
38-DR-2019
09/10/19



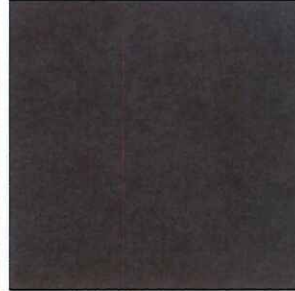
P1 - Dunn Edwards
DEC741 "Bone White"



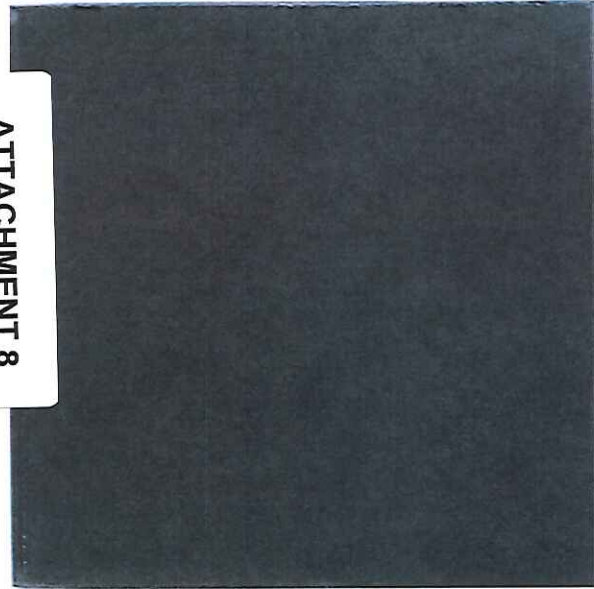
P2 - Dunn Edwards
DEC752 "Birchwood"



P3 - Dunn Edwards
DEC750 "Bison Beige"



P4 - Dunn Edwards
DE6385 "Black Bean"



Glass
Solarcool Solarblue



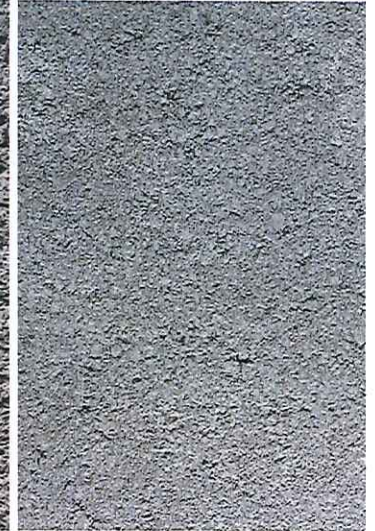
P5 - Dunn Edwards DEA188 "Black Bay"



Anodized Aluminum Storefront
Dark Bronze (AB-7) Arcadia



W1, W2 - Split Face CMU
Shown for texture only.
See paint samples for color.



W3, W4 - Smooth Face CMU
Shown for texture only.
See paint samples for color.



Rendering View

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE,

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 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 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, 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 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH 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 MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

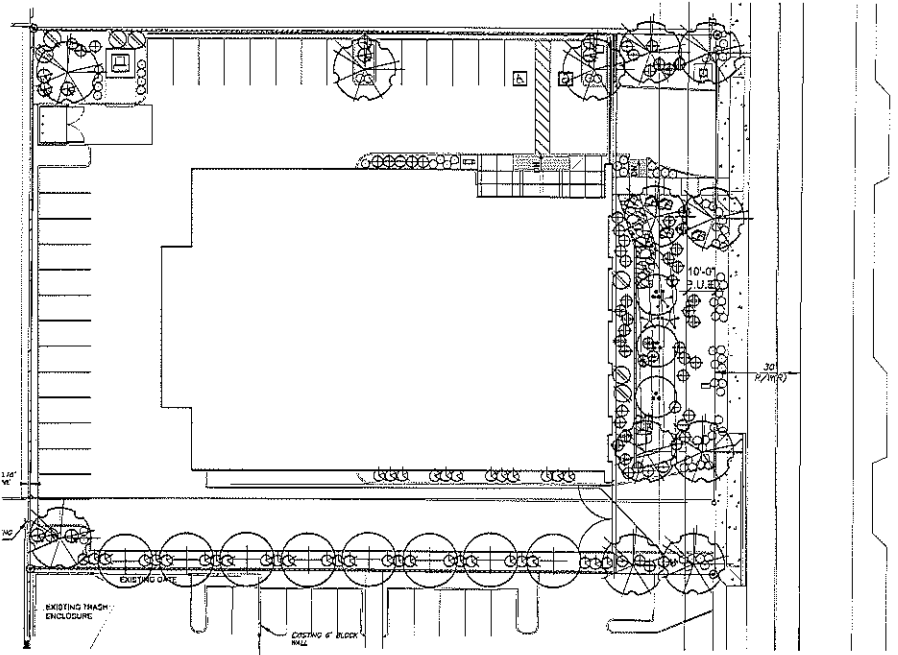
RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

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 QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF LOCATION TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

ALL LANDSCAPED AREAS AND MATERIALS INCLUDING THOSE LOCATED IN THE PUBLIC RIGHT-OF-WAY (INCLUDING SIDEWALKS) SHALL BE MAINTAINED IN A HEALTHY MATURE SLASH LITTER AND WOOD-PILE FREE CONDITION IN ADDITION TO THE REQUIREMENTS IN THE SCOTTSDALE DESIGN STANDARDS AND POLICES MANUAL, AND AS A STANDARD PRACTICE FOR FINISHING SUPPORT SYSTEMS AND SAFETY SHALL BE REQUIRED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
(Property Owner, Developer or Homeowner's Association)



LANDSCAPE LEGEND

- CERCIDIUM HYBRID*
DESERT MUSEUM PALO VERDE
24" BOX
- ACACIA SALICINA
WILLOW ACACIA
24" BOX
- SOPHORA SECUNDFLORA
TEXAS MOUNTAIN LAUREL
24" BOX
- LEUCOPHYLLUM FRUTESCENS
"GREEN CLOUD"
5 GALLON
- CAESALPINIA MEXICANA
MEXICAN BIRD OF PARADISE
5 GALLON
- TECOMA "ORANGE JUBILEE"
ORANGE JUBILEE
5 GALLON
- RUELLIA PENNSULARIS
BAJA RUELLIA
5 GALLON
- HESPERALOE PARVIFLORA
RED YUCCA
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- AGAVE GEMIFLORA
TWIN FLOWERED AGAVE
5 GALLON
- LANTANA MONTEVIDENSIS
"GOLD MOUND"
1 GALLON
- LANTANA MONTEVIDENSIS
TRAILING PURPLE
1 GALLON
- 3'X3'X3' SURFACE SELECT
GRANITE BOULDER
MINIMUM 2000LBS EACH

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER: _____ APPROVED: _____ DATE: _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 38 - DR - 2019



T.J. McQUEEN & ASSOCIATES, INC.

LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING

10450 N. 74th Street, Suite 122
Scottsdale, Arizona 85258
P: (602) 258-0220

EMAIL: tjmcmqu@tjma.com



L&E DESIGN GROUP
740 N. 52nd Street • Phoenix, AZ • 85008
P: 480.986.4001

EVANS CLASSIC AUTO

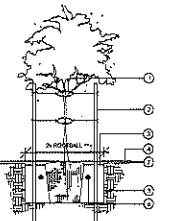
15882 NORTH 77TH STREET
SCOTTSDALE, ARIZONA 86260

L&E DESIGN BUILD

NUMBER	REVISION	DATE

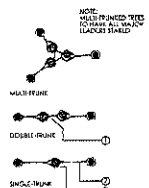
DRAWN BY:	nmcmqu
CHECKED BY:	JMG
PROJECT NO.:	JMG
SHEET:	

La.01



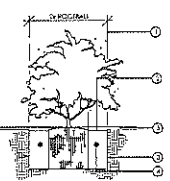
1. 1/2" HUBBED HOSE WITH #10 WIRE
2. TWO 2" ROUNDS BY TIGHTEN GREEN
3. 4" 1/2" WIRE
4. 1/2" DEPTH OF DECOMPOSED GRANITE
5. ROUNDHORN SOLE OF PLANT FIT TO PREVENT GRABBING
6. ANTI-PUNCTURE TABLETS
7. 2" DEPTH OF DECOMPOSED GRANITE (SEE SECTION FOR PILES)

DOUBLE STAKING DETAIL
NOT TO SCALE



1. 1/4" HUBBED JOIST WITH SWAYLOCK
2. 1/4" WIRE
3. 1/4" WIRE
4. 1/4" WIRE
5. 1/4" WIRE

TREE GUYING DETAIL
NOT TO SCALE



1. MINIMUM DIMENSION FOR 5 GAL PLANT
2. 2" FILL
3. ROUNDHORN SOLE OF PLANT FIT TO PREVENT GRABBING
4. ANTI-PUNCTURE TABLETS SEE NOTES FOR PILES
5. 2" DEPTH OF DECOMPOSED GRANITE (SEE SECTION FOR PILES)

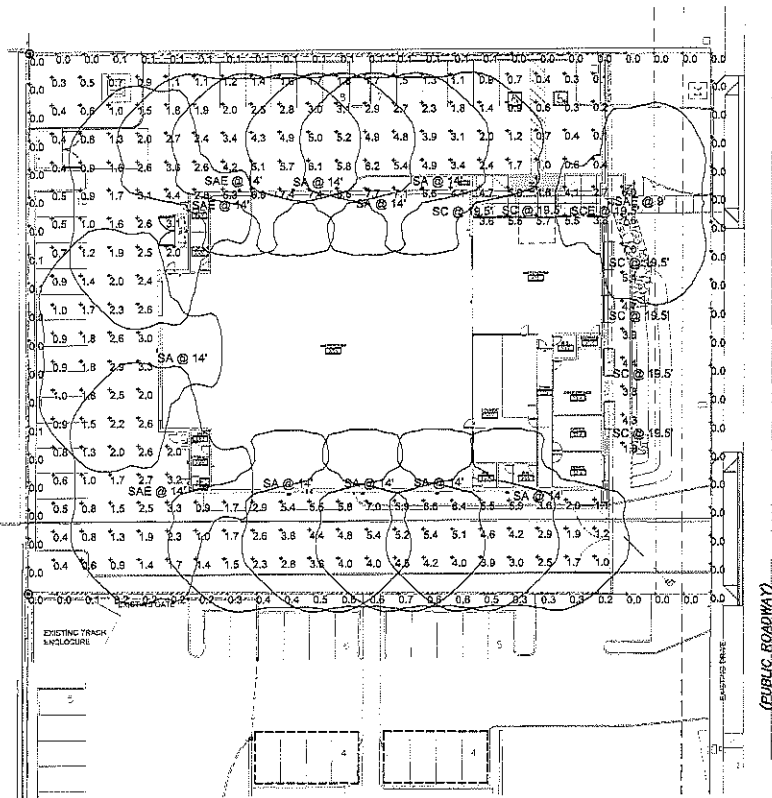
SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE SUMMARY DATA:

- OFF-SITE LANDSCAPE: 451 SQ. FT.
- ON-SITE LANDSCAPE: 12,654 SQ. FT.
- PARKING LOT LANDSCAPE: 2,340 SQ. FT.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wallage
	SA	8	Libonia Lighting	DSXW1 LED 2DC 1000 40K T4M MVOLT (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K @ 1000mA.	LED	1	DSXW1_LED_2DC_1000_40K_T4M_MVOLT.lvs	7420	0.91	73.2
	SAE	4	Libonia Lighting	DSXW1 LED 2DC 1000 40K T4M MVOLT ELCV (FINISH)	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K @ 1000mA.	LED	1	DSXW1_LED_2DC_1000_40K_T4M_MVOLT.lvs	7420	0.91	73.2
	SC	8	N2 LIGHTING	Q3LM (DRIVER) (DIMMING) W 20 83 40 40 (SHELL COLOR)	*XSMB00X-2000-C with XSA-12 (5996g_70mm Plastic reflector)*	LED	1	QUBE 300 2000lm 60CRI 80deg.IES	2000	0.91	29
	SCE	1	N2 LIGHTING	Q3LM (DRIVER) (DIMMING) W 20 83 49 40 (SHELL COLOR) ISM	*XSMB00X-2000-C with XSA-12 (5996g_70mm Plastic reflector)*	LED	1	QUBE 300 2000lm 60CRI 80deg.IES	2000	0.91	29

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE @ 5'	+	0.1 fc	0.7 fc	0.0 fc	N/A	N/A
SITE	+	2.8 fc	7.7 fc	0.1 fc	77.0:1	28.0:1



LOT 4 (R)
N. 215-47-049
0894977, M.C.R.
V PROPERTIES LLC

PHOTOMETRICS SITE PLAN

SCALE: 1" = 20'-0"



TONY WOO ENGINEERING, INC.
1 W. OCKER VALLEY RD.
SUITE 303
PHOENIX, AZ 85027
TEL: (602) 278-0992
JOB # 218020
CONTACT: GREG HAMPTON
GREG@THEPWENGINEERING.COM

LGE DESIGN GROUP
740 N. 52nd Street • Phoenix, AZ 85008
P: 480.966.4091

EVANS CLASSIC AUTO

15822 NORTH 77TH STREET
SCOTTSDALE, AZ 85260

LGE DESIGN/UILD

MEMBER REVISION DATE

MEMBER	REVISION	DATE


MANUFACTURER'S
SHOP DRAWING
FOR REFERENCE
ONLY

SHEET TITLE
PHOTOMETRICS SITE PLAN
ISSUE DATE: 03-10-2018
DRAWN BY: GJ
CHECKED BY: GJTR
PROJECT NO:
SHEET:

DRB SUBMITTAL: 09/10/2018

PH1

D-Series Size 1 LED Wall Luminaire



Specifications

Width	13.25"	Weight	12 lbs
Depth	1.5"	Back Box (BBW, ELCW)	13.25" x 1.5" x 2.5"
Height	6.50"	Depth	4.25"
		Height	6.25"

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for a wide range of applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable HID wall luminaire technology, the D-Series Wall is a reliable, low-maintenance lighting solution that provides the most energy efficiently illuminated.

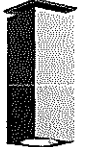
EXAMPLE: DSKW1 LED 200 1000 40K T5M 8VOLT D007X0

Part No.	Qty	Description	Part No.	Qty	Description
DSKW1	1	LED 200 1000 40K T5M 8VOLT D007X0			

Accessories

- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-1
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-2
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-3
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-4
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-5
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-6
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-7
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-8
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-9
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- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-12
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-13
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- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-20
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-21
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-22
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-23
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- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-25
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- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-27
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- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-48
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-49
- DSKW1-LED-200-1000-40K-T5M-8VOLT-D007X0-50

V2 QUBE 300 LX surface mount



PROJECT

Job: _____ Name: _____
 Type: 00, 000
 Proj #: _____

SPECIFICATIONS

Options: Models 300 LX LED available - up to 2000 lumens
 CCT: 2700K, 3000K, 3500K or 4000K
 Color Rendering: 90-95 CRI (standard) and 95-98, CCT 4000 to 7000, CRI up to 98
 CRI 90, 95 or 98
 Dimming: 0-10V or phase dimming to 10% standby, DALI, DMX and 1% of working available
 Mounting: 180 to 270deg, groove dimming available
 Mounting: 180 to 270deg, groove dimming available
 Finish: 300, 400 or 600 - finish reproduced without fault
 Material: CNC machined aluminum with stainless steel fasteners
 Finish: powder coat - 1200 polyester for exterior and interior use
 Weight: 5 lb. (2.3 kg)
 Lifetime: 50,000 hours (L70, B50, 25deg C)
 Accessories: 0-10V dimmer ballast, ballast, DALI and DALI (DALI 2.0) ballast
 L70/B50 = 50,000 hours of L70, B50 maintenance free at 25deg C (77deg F)
 Maintenance: 1.5 hours (standard) - see warranty for details
 ETL listed - List No. 605366 (www.cslighting.com)
 See literature: Any installation or contribution to complete - contact factory

ORDERING LOGIC

Code	Quantity	Color	Finish	Dimm	Opt	Mount	Order Code
300	1	3000K	3000K	0	0	0	3000K-3000K-0-0-0
300	1	3000K	3000K	1	0	0	3000K-3000K-1-0-0
300	1	3000K	3000K	0	1	0	3000K-3000K-0-1-0
300	1	3000K	3000K	1	1	0	3000K-3000K-1-1-0
300	1	3000K	3000K	0	0	1	3000K-3000K-0-0-1
300	1	3000K	3000K	1	0	1	3000K-3000K-1-0-1
300	1	3000K	3000K	0	1	1	3000K-3000K-0-1-1
300	1	3000K	3000K	1	1	1	3000K-3000K-1-1-1

For 2012, 2013 or 2014 Lighting Catalog, visit www.cslighting.com

DESIGNGROUP
LCI
 7410 N. 52nd Street • Phoenix, AZ 85008
 P: 480.995.4001

EVANS CLASSIC AUTO
 15822 NORTH 77TH STREET
 SCOTTSDALE, AZ 85250

NUMBER	REVISION	DATE

MANUFACTURER'S SHOP DRAWING FOR REFERENCE ONLY

SHEET TITLE: _____
 CUTSHEETS: _____
 ISSUE DATE: 03-10-2019
 DRAWN BY: DWH
 CHECKED BY: _____
 PROJECT NO.: _____
 SHEET: _____

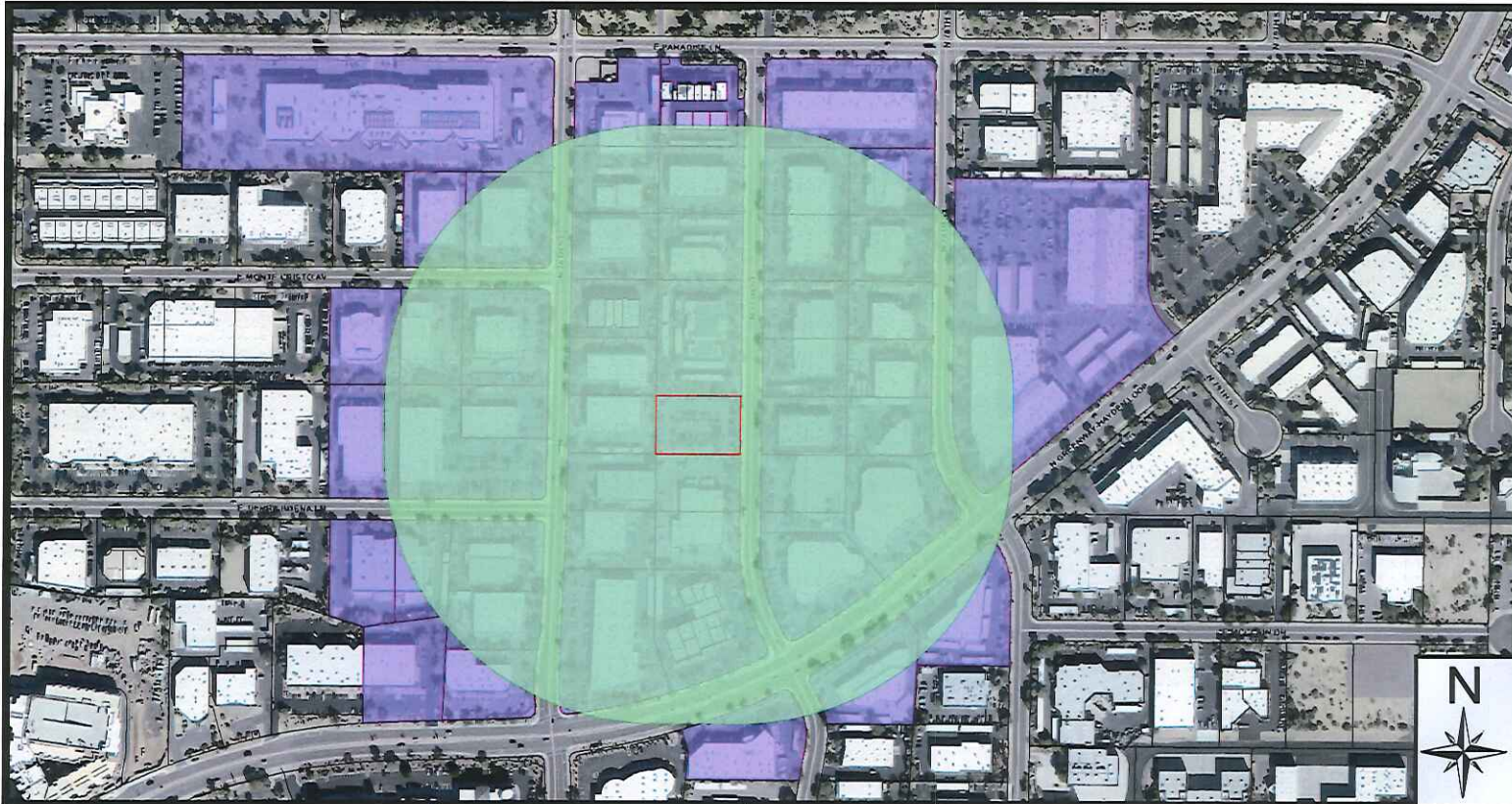
TONY WOO ENGINEERING, INC.
 1 W. DEER VALLEY RD.
 SUITE 200
 PHOENIX, AZ 85027
 TEL: (602) 378-8002
 JOB # _____
 CONTACT: GREG HAMPTON
 GREG@THEPHOTOGRAPH.COM

CS1

DRB SUBMITTAL 09/10/2019

City Notifications – Mailing List Selection Map Evans Classic Auto

ATTACHMENT 12



Additional Notifications:

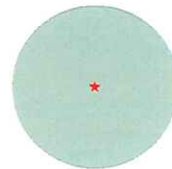
- Interested Parties List
- Adjacent HOA's
- P&Z E-Newsletter
- Facebook
- Twitter
- Nextdoor.com
- City Website-Projects in the hearing process

Pulled Labels
July 19, 2019

Map Legend:



Site Boundary



Properties within 750-feet

Postcards: 130

38-DR-2019 &
7-MD-2019