



Simulations

Photos

All Graphics (no plans)

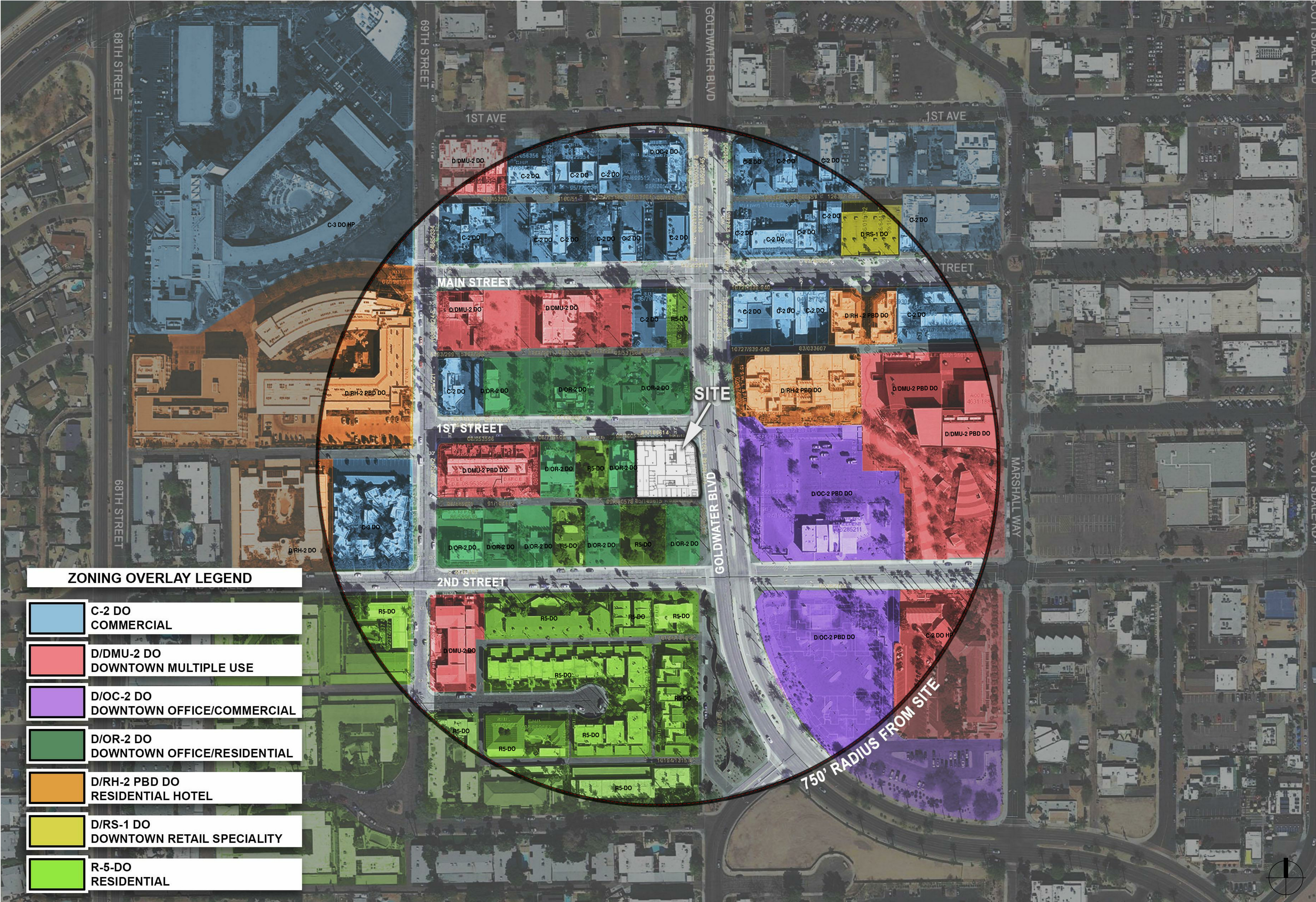
Color Boards

Color Drawdowns

Exterior Building Color

Material Samples

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ZONING OVERLAY LEGEND

	C-2 DO COMMERCIAL
	D/DMU-2 DO DOWNTOWN MULTIPLE USE
	D/OC-2 DO DOWNTOWN OFFICE/COMMERCIAL
	D/OR-2 DO DOWNTOWN OFFICE/RESIDENTIAL
	D/RH-2 PBD DO RESIDENTIAL HOTEL
	D/RS-1 DO DOWNTOWN RETAIL SPECIALITY
	R-5-DO RESIDENTIAL

CONTEXT AERIAL

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
PRE-APP CASE #486 - PA - 2018

WINERY SUITES OF SCOTTSDALE
6951 / 6961 E 1ST ST. SCOTTSDALE, AZ. 85251



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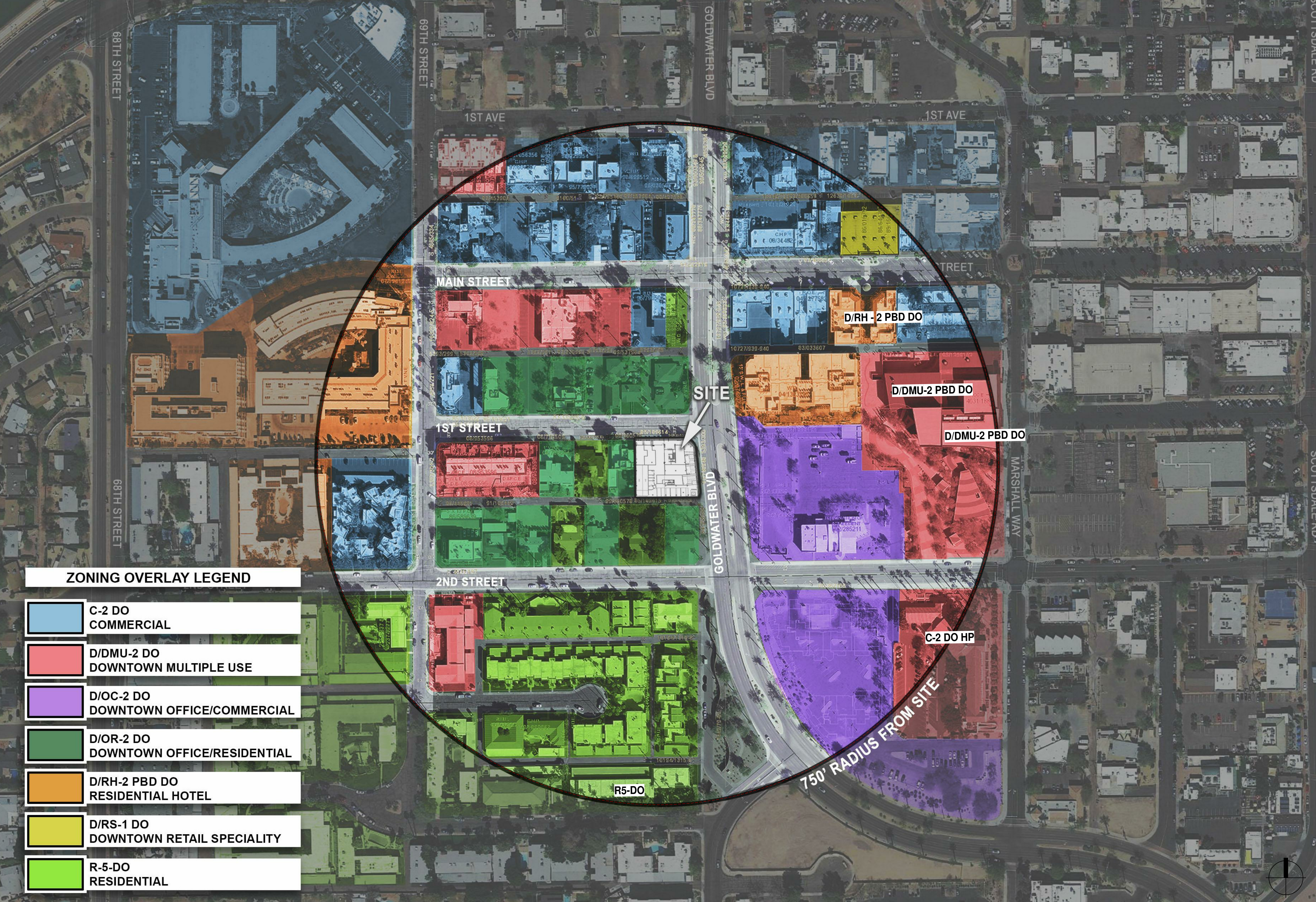
REVISION INFORMATION

#	Description	Date

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project no.: 18024
date: 11/13/18

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24-ZN-2018 AND 52-DR-2018

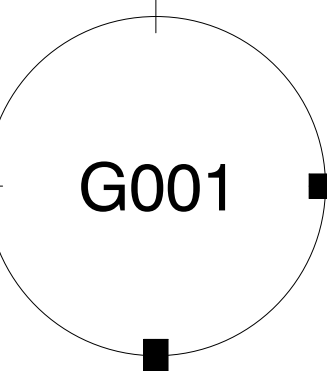
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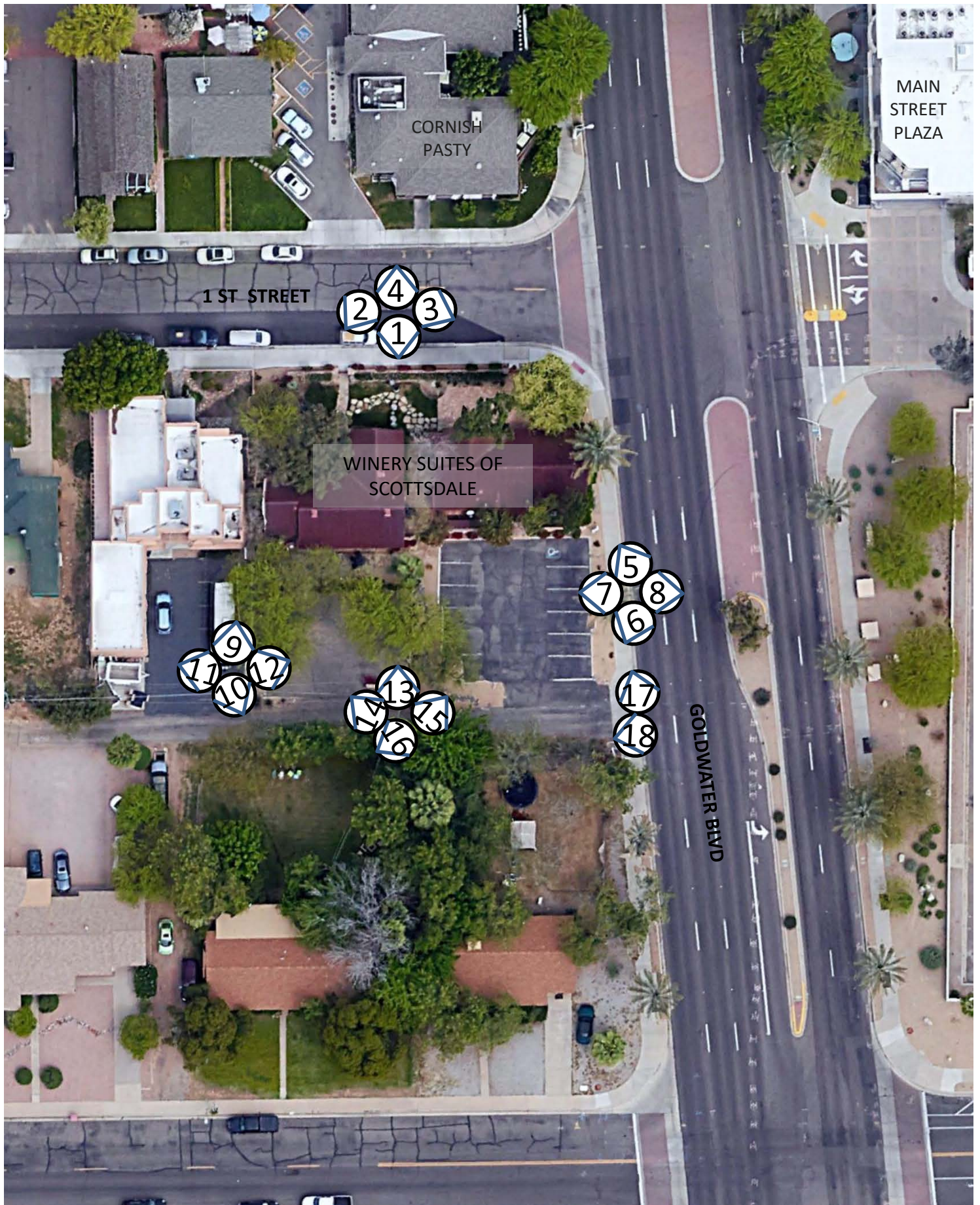




PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5



PHOTO 6



PHOTO 7



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11



PHOTO 12



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16



PHOTO 17

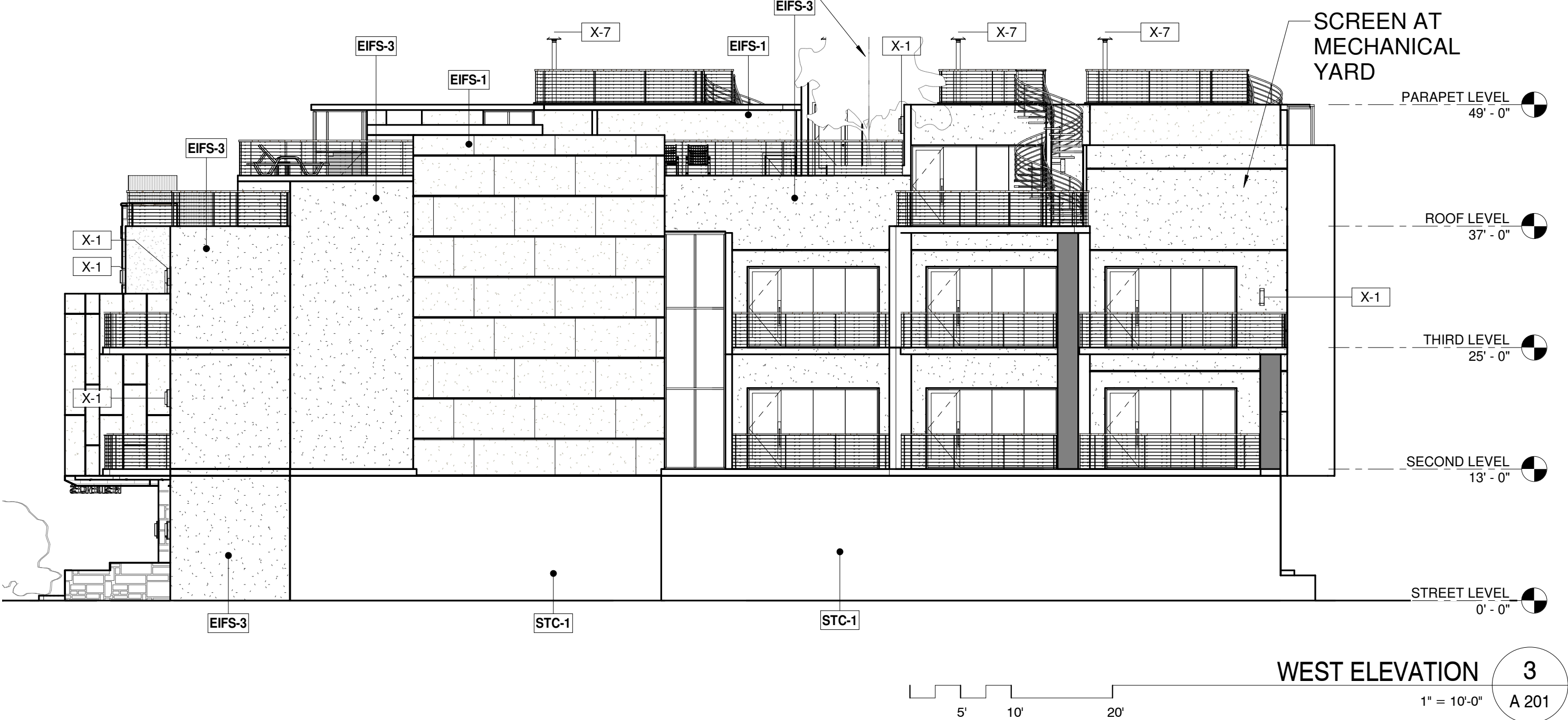
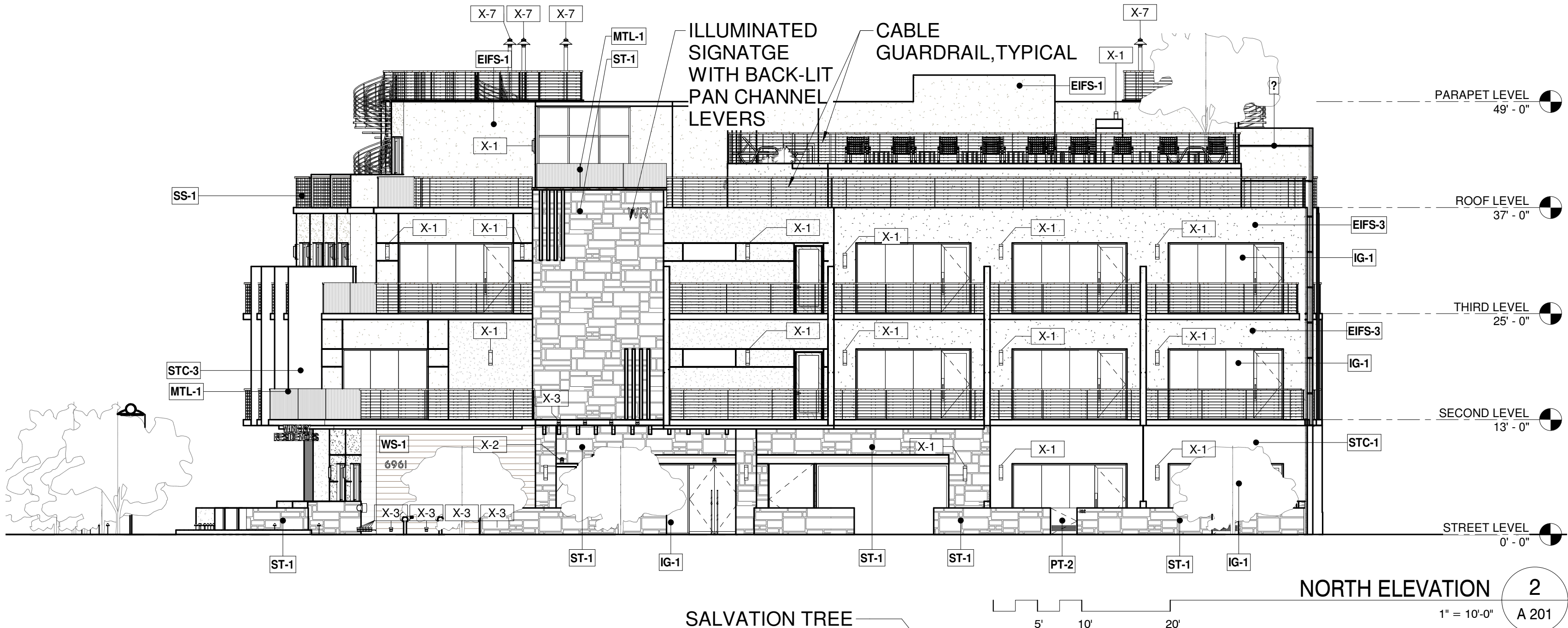
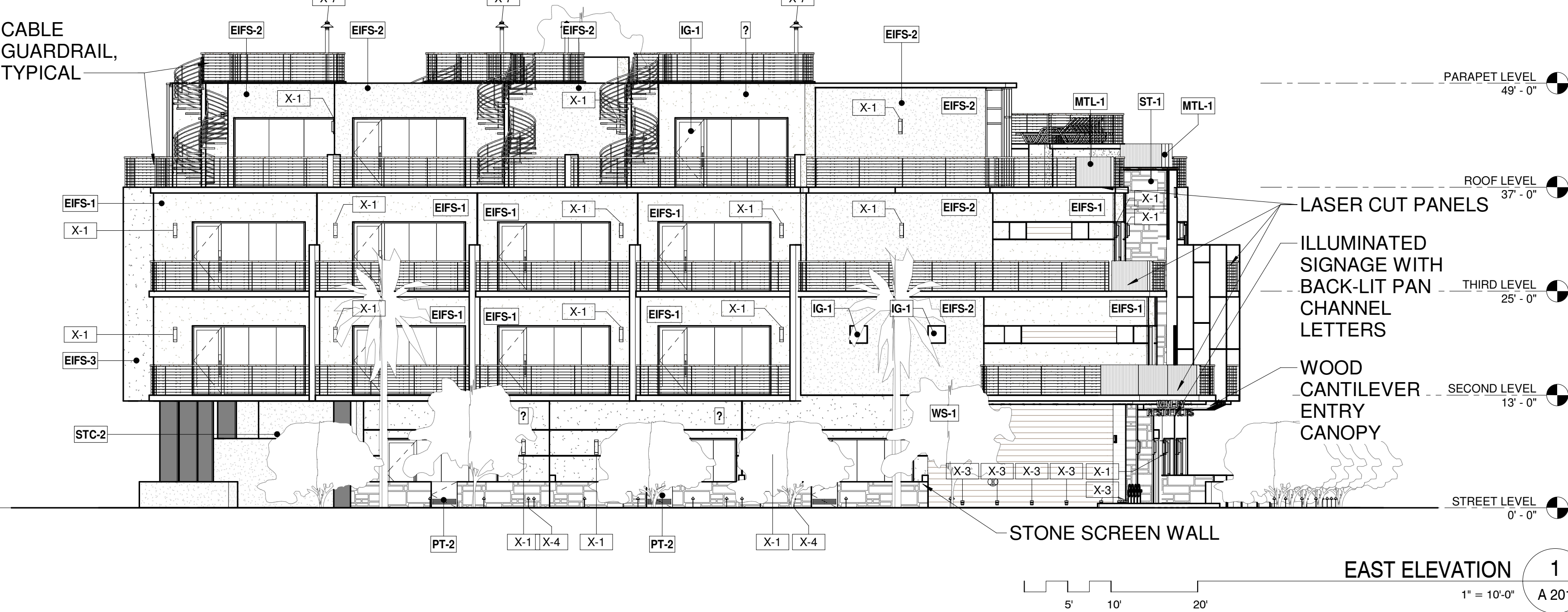
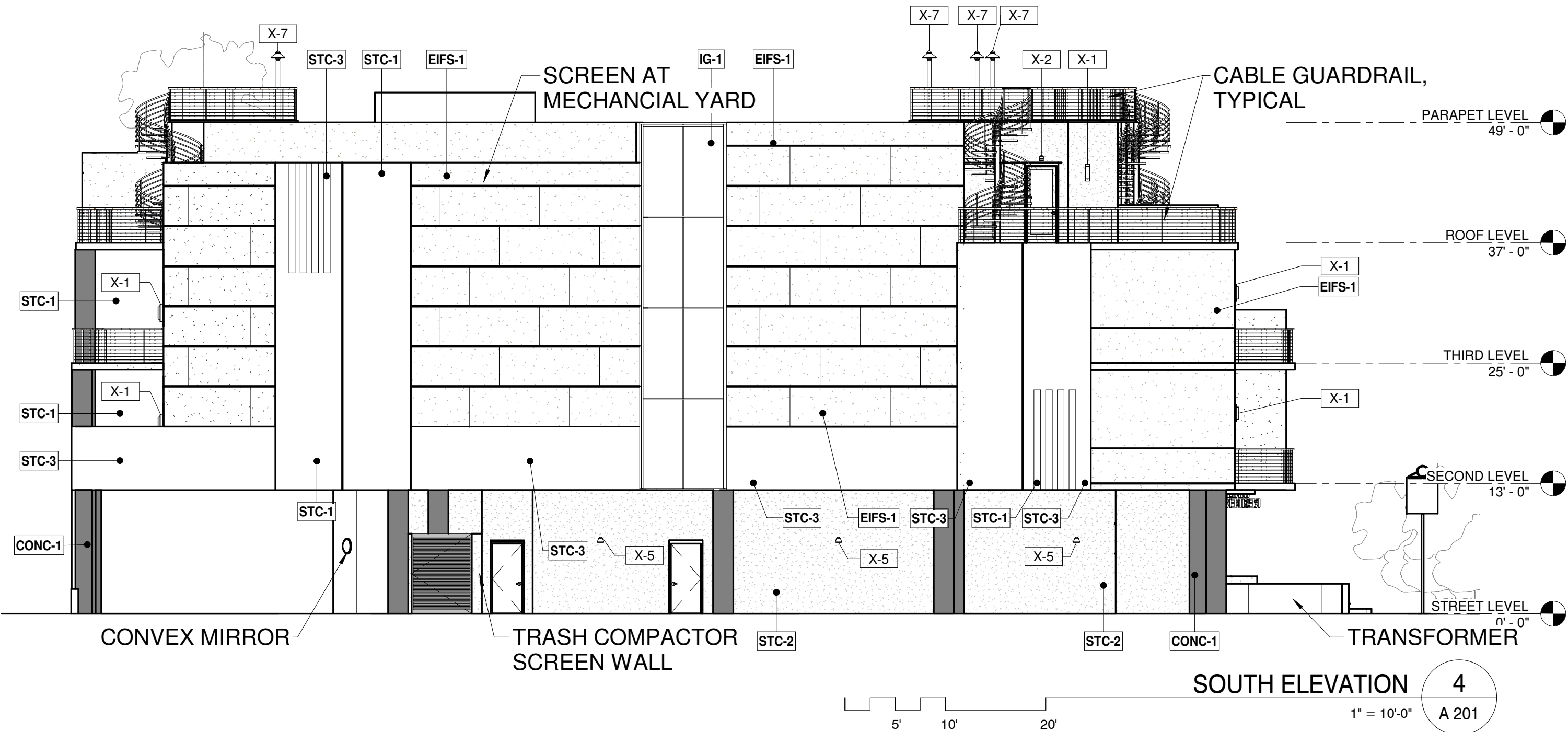


PHOTO 18

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EXTERIOR MATERIOR AND FINISH SCHEDULE

EIFS-1	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'ASH GRAY' DEC 751 FINISH: SAND FINISH	WS-1	DESCRIPTION: SIMULATED WOOD STONE PLANK VENEER LOCATION: EXTERIOR WALL AT STREET LEVEL MANUFACTURER: CORONADO STONE COLOR: ROUGH CUT WOODSTONE CEDAR FINISH: MATTE
EIFS-2	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'BISON BEIGE' DEC 750 FINISH: SAND FINISH	ST-1	DESCRIPTION: SIMULATED WOOD STONE VENEER LOCATION: AT ENTRY TOWER ELEMENT MANUFACTURER: CORONADO STONE COLOR: MIX OF THE FOLLING STONE VENEERS: 60% 'ITALIAN VILLA' PROVO 40% 'ITALIAN VILLA' CANYON GREY TIMBERLAKE/GREY STONE
EIFS-3	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'CRAFT PAPER' SW6125 FINISH: SAND FINISH	PT-1	DESCRIPTION: ACCENT PAINT COLOR LOCATION: WINDOW BOX FRAMES, METAL DOORS AND TRIM MANUFACTURER: SHERWIN WILLIAMS COLOR: 'POINTED ROCK' DE6363
STC-1	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'ASH GRAY' DEC 751 FINISH: SAND FINISH	PT-2	DESCRIPTION: ACCENT PAINT COLOR LOCATION: ENTRY METAL GATE MANUFACTURER: SHERWIN WILLIAMS COLOR: 'POINTED ROCK' DE6363
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STC-3	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'CRAFT PAPER' SW6125 FINISH: SAND FINISH	SS-1	DESCRIPTION: STAINLESS STEEL CABLE RAILINGS LOCATION: CUSTOM PER LAYOUT MANUFACTURER: STAINLESS
MTL-1	DESCRIPTION: LASER CUT METAL PANELS LOCATION: EXTERIOR WALL, RAILING ELEMENT MANUFACTURER: CUSTOM PER LAYOUT COLOR: BRONZE ANODIZED	IG-1	DESCRIPTION: LOW - E INSULATED GLAZING UNITS/FRAMES LOCATION: DWELLINGS UNITS & WINERY MARKET WINDOW OPENINGS MANUFACTURER: VITRO/PPG TYPE: SOLARGREY, SOLARBAN 70XL 7% REFLECTIVITY MEDIUM BRONZE ANODIZED
WD-1	DESCRIPTION: SYNTHETIC WOOD PURLINS LOCATION: AT BUILDING ENTRY MANUFACTURER: 'Trex' ENHANCE COLOR: 'BEACH DUNE'		



BUILDING ELEVATIONS-BW

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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expres 30 June 2019
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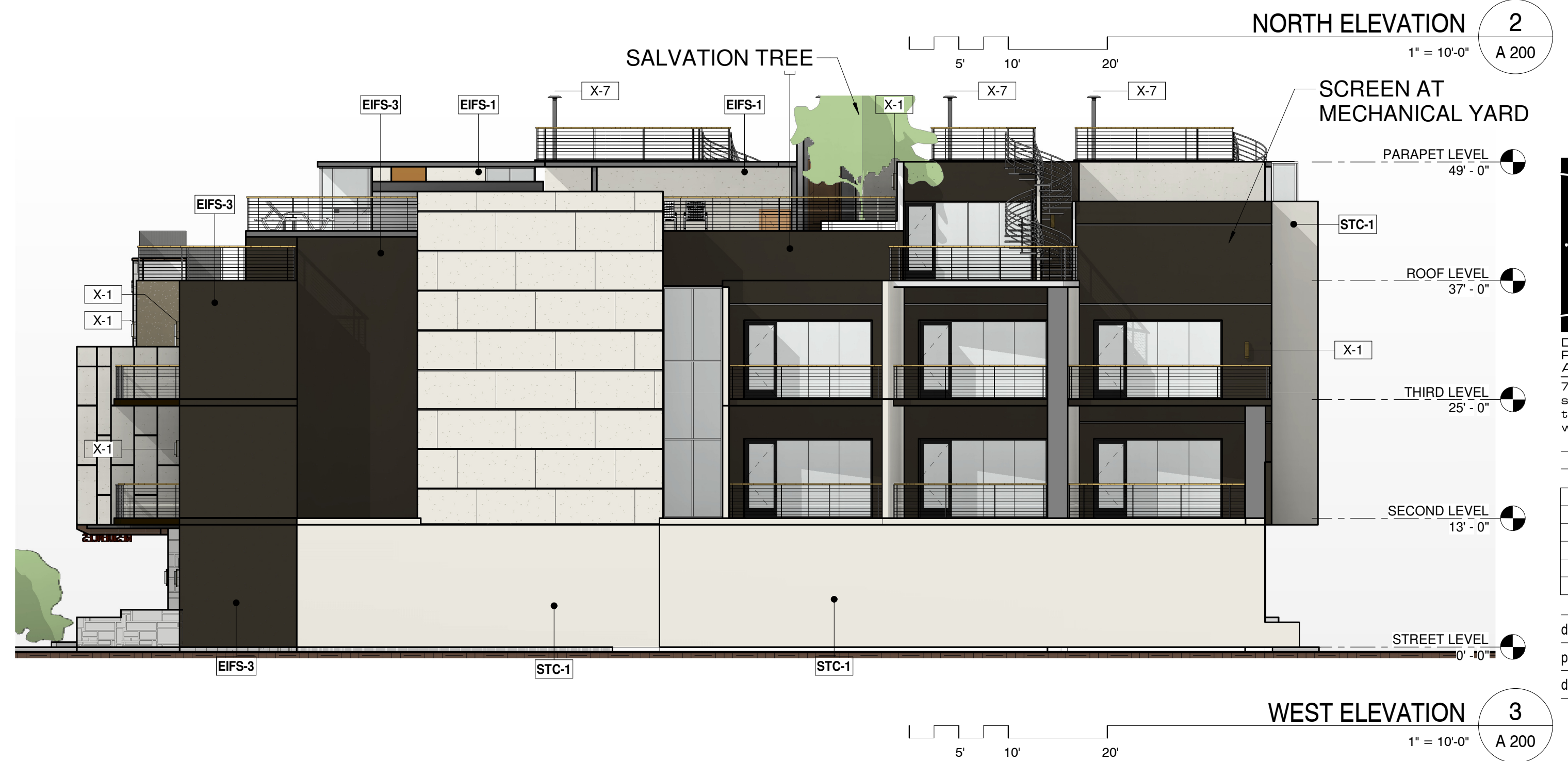
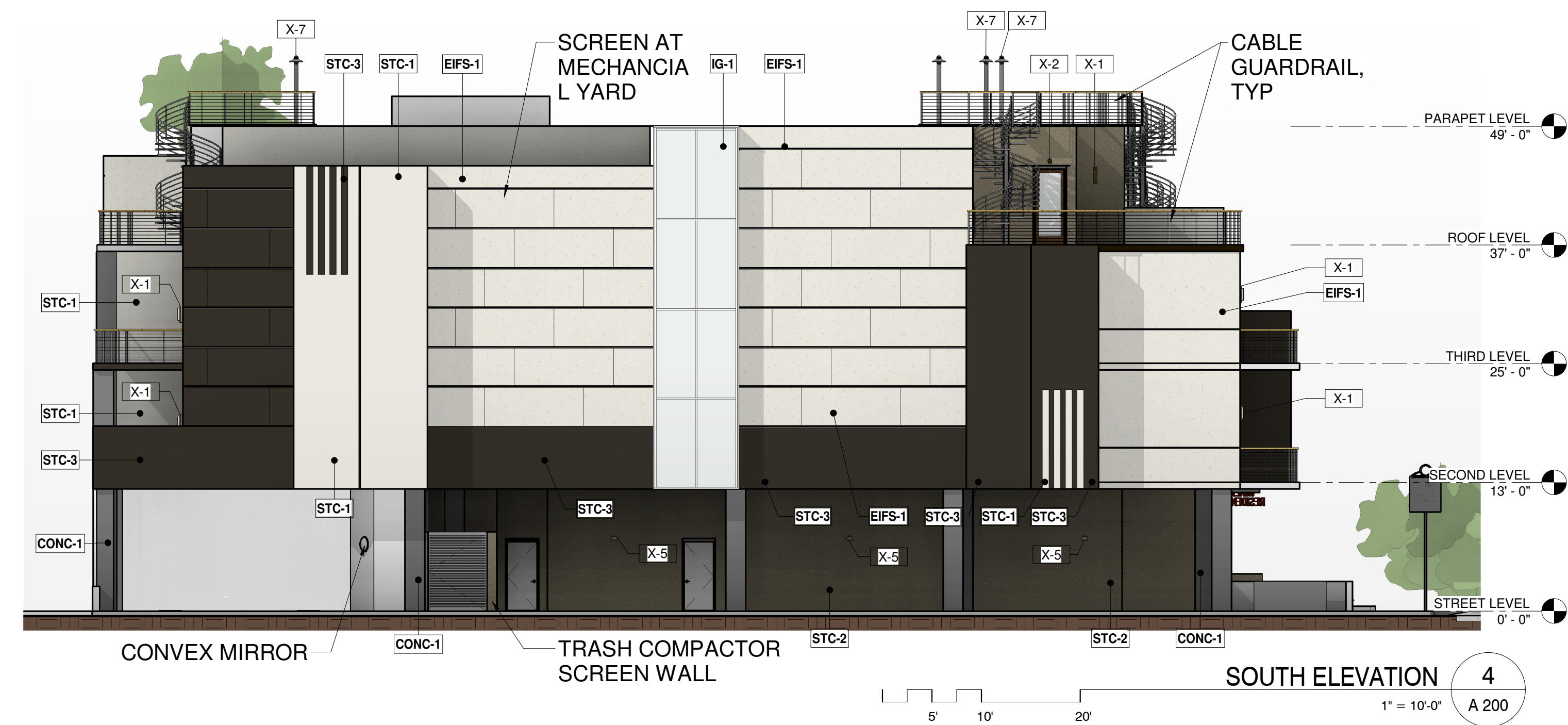
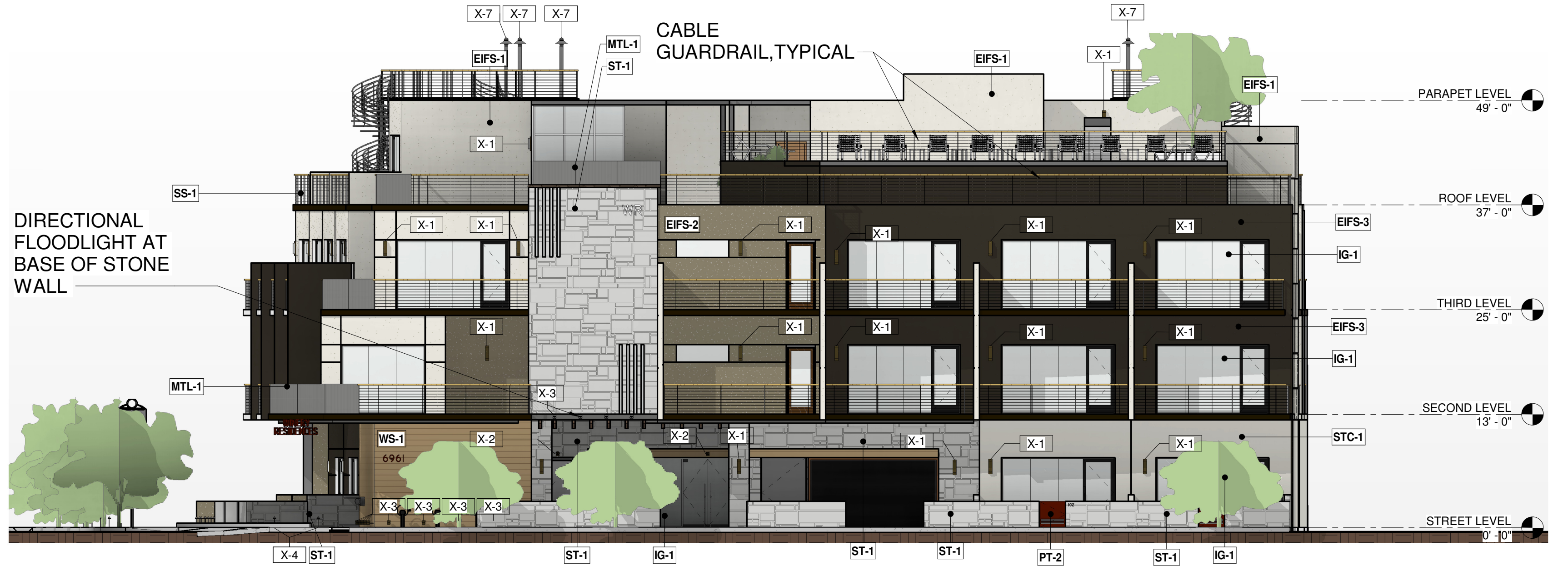
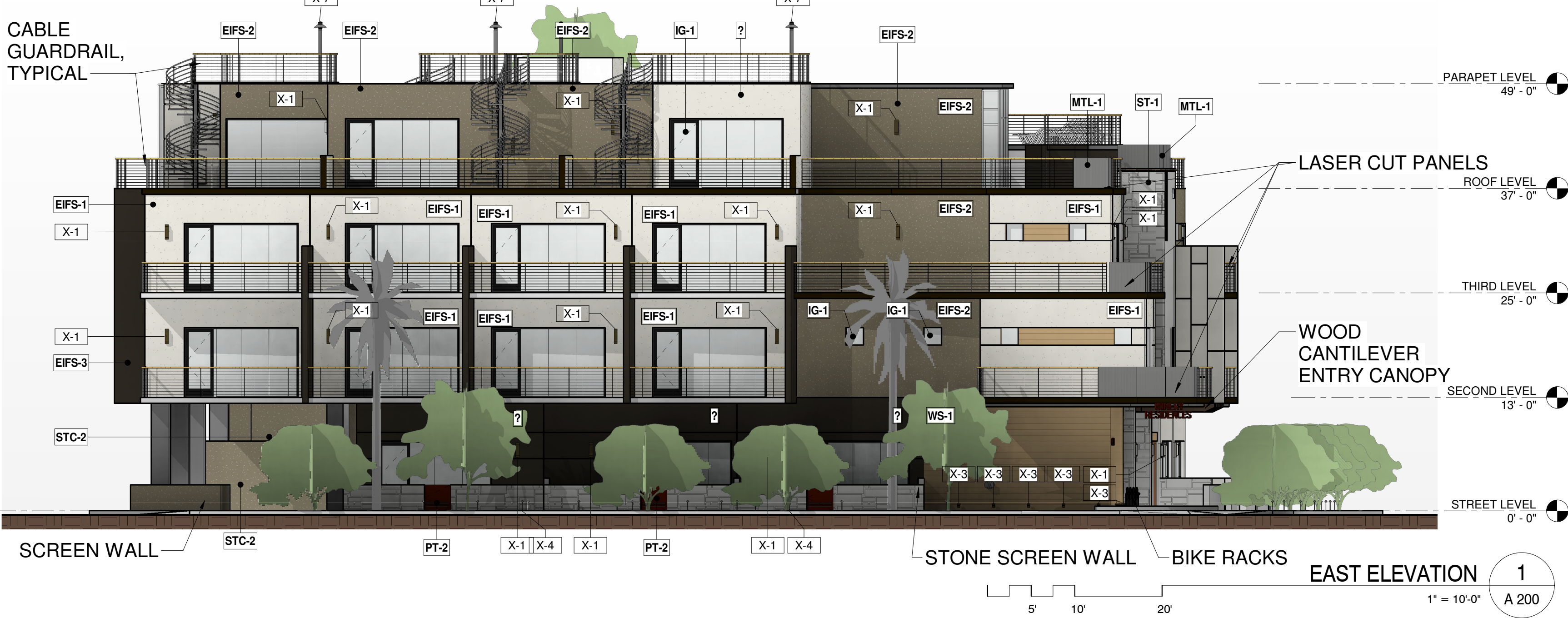
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project no.: 18024
date: 05/06/19

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BUILDING ELEVATIONS-COLOR

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
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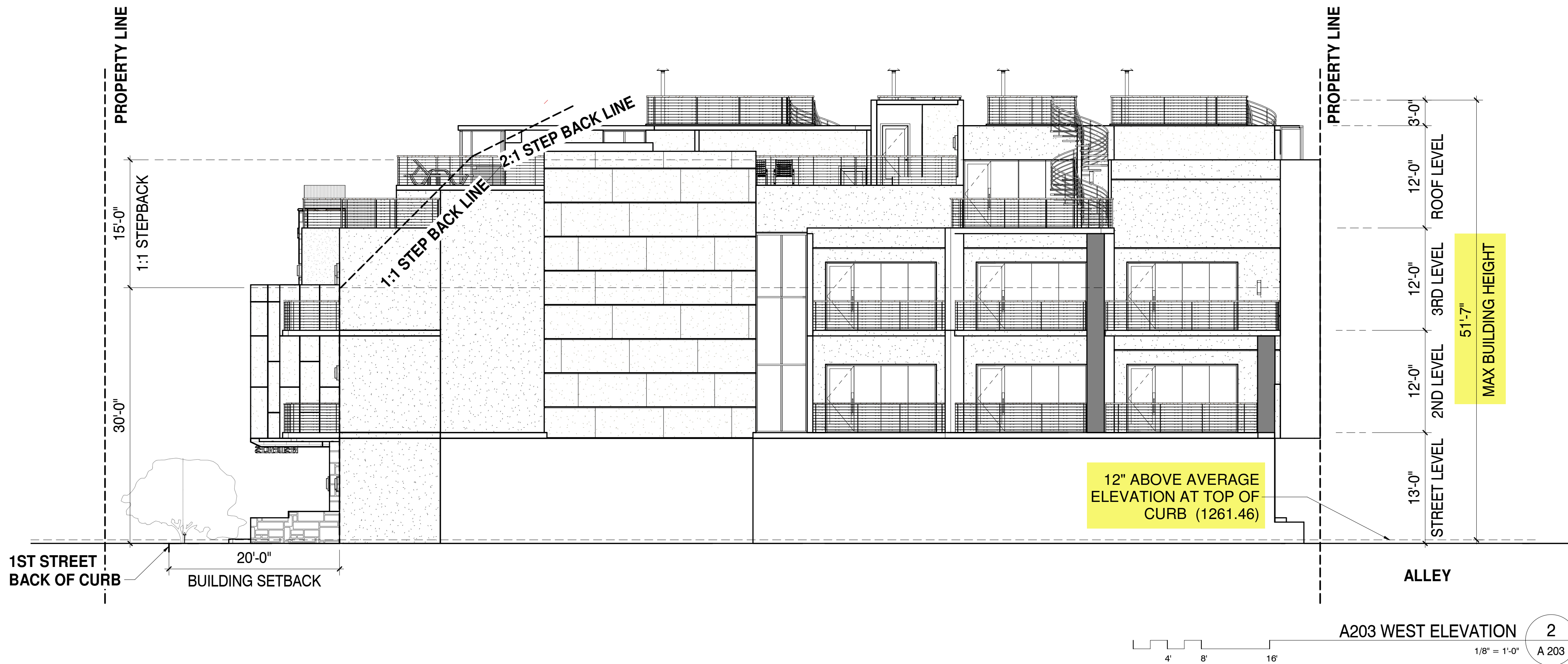
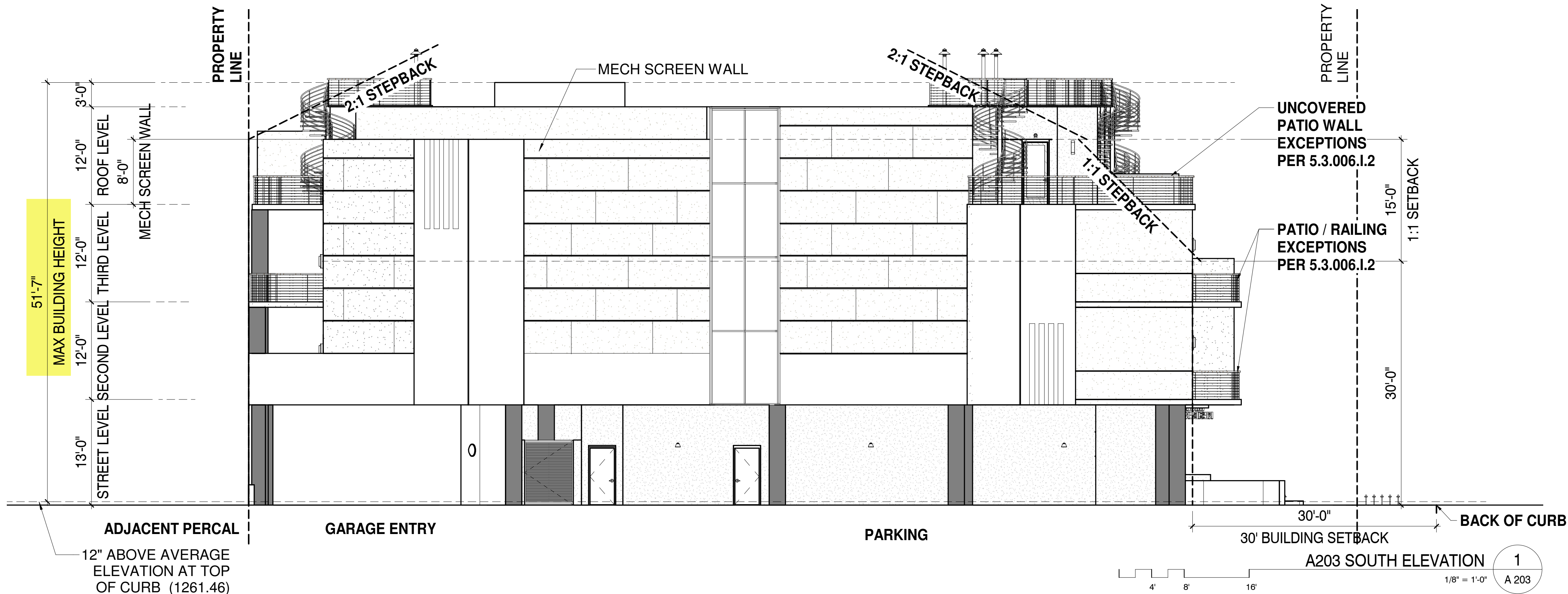
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WEST ELEVATION 3
1" = 10'-0" A 200

A 200

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ZONING WORKSHEET CALCULATIONS

EAST ELEVATION - GOLDWATER BLVD

i) TOTAL LENGTH OF FACADE = 118.08'
FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (118.08' X 25%) = 29.52'
ACTUAL = 96.16' > 29.52' OK

ii) TOTAL LENGTH OF FACADE AT
GRADE LEVEL = 87.16'
FACADE LENGTH LOCATED AT
MINIMUM 10' - 0" FROM AT
MINIMUM BUILDING SETBACK
REQUIRED = (87.16' X 25%) = 21.79'
ACTUAL = 22.16' > 21.79' OK

iii) TOTAL FACADE AREA = 4,960 SF
AREA AT MINIMUM BUILDING SETBACK
REQUIRED = (2,406 SF X 25%) = 1,240 SF
ACTUAL = 2,367 SF > 1,240 SF OK

TOTAL BUILDING HEIGHT NOT TO
EXCEED 66' PER ZONING
ORDINANCE AND PRDA ,
SECTIONS 1.204 AND 6.105

NORTH ELEVATION - 1ST STREET

i) TOTAL LENGTH OF FACADE = 111.25'
FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (111.4' X 25%) = 27.85'
ACTUAL = 62' > 27.85' OK

ii) TOTAL LENGTH OF FACADE AT
GRADE LEVEL = 105'
FACADE LENGTH LOCATED AT
MINIMUM 10' - 0" FROM AT MINIMUM
BUILDING SETBACK
REQUIRED = (105 X 25%) = 26.25'
ACTUAL = 26.33' > 26.25' OK

iii) TOTAL FACADE AREA = 4214 SF
AREA AT MINIMUM BUILDING
SETBACK
REQUIRED = (4214 X 25%) = 1053.5 SF
ACTUAL = 2025 > 1053.5 OK

PLEASE SEE STREET FRONTAGE
ILLUSTRATION SHEETS AS100.2/AS100.3 FOR
LENGTH CALCULATION DETAILS

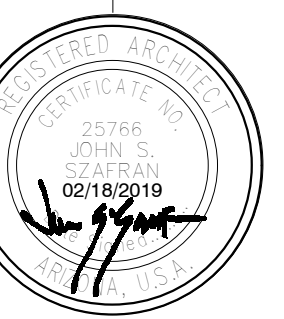
ZONING NOTES

- A. TOTAL BUILDING HEIGHT NOT
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DMU ZONING
- B. ROOF DRAINAGE SYSTEM
SHALL BE CONCEALED WITHIN
THE STRUCTURE AT ALL
BUILDING FACADES PER COS
ZONING ORDINANCE, SECTION
7.105C

BUILDING ELEVATIONS WORKSHEET

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

WINERY RESIDENCES OF SCOTTSDALE
6951 / 6951 E 1ST ST. SCOTTSDALE, AZ. 85251



expires 02/18/2019

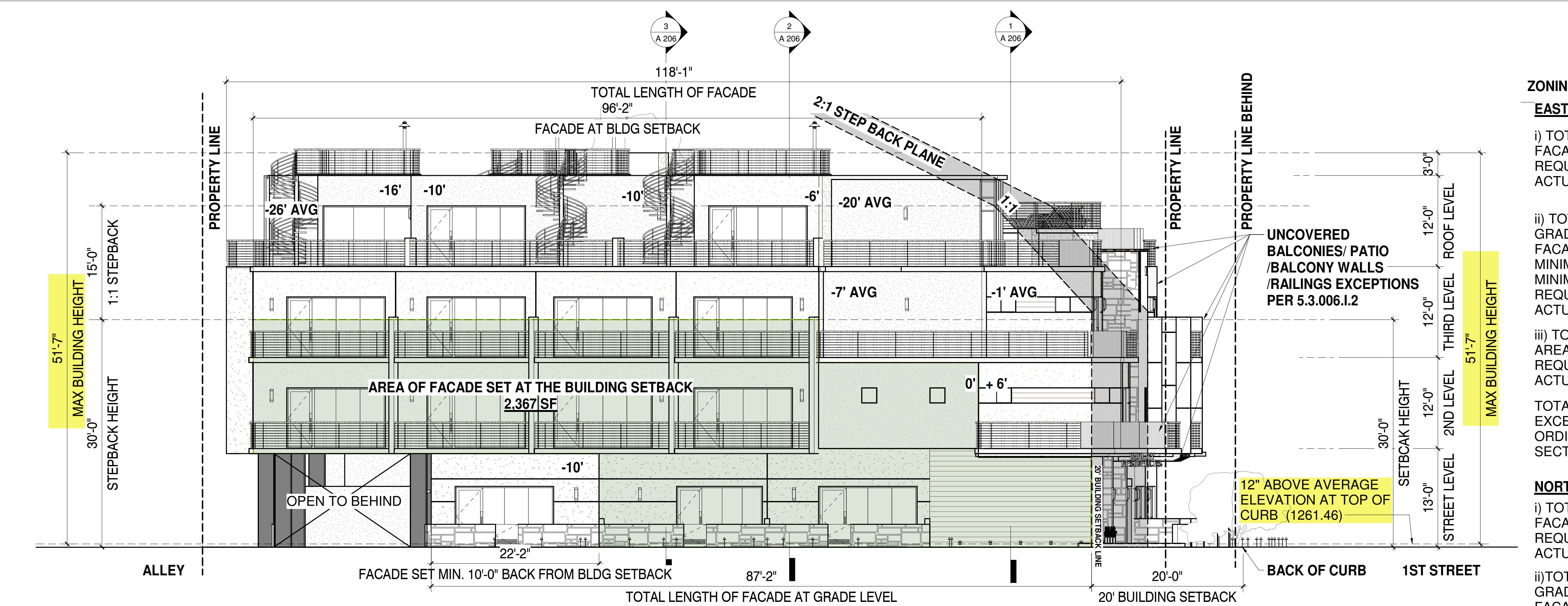
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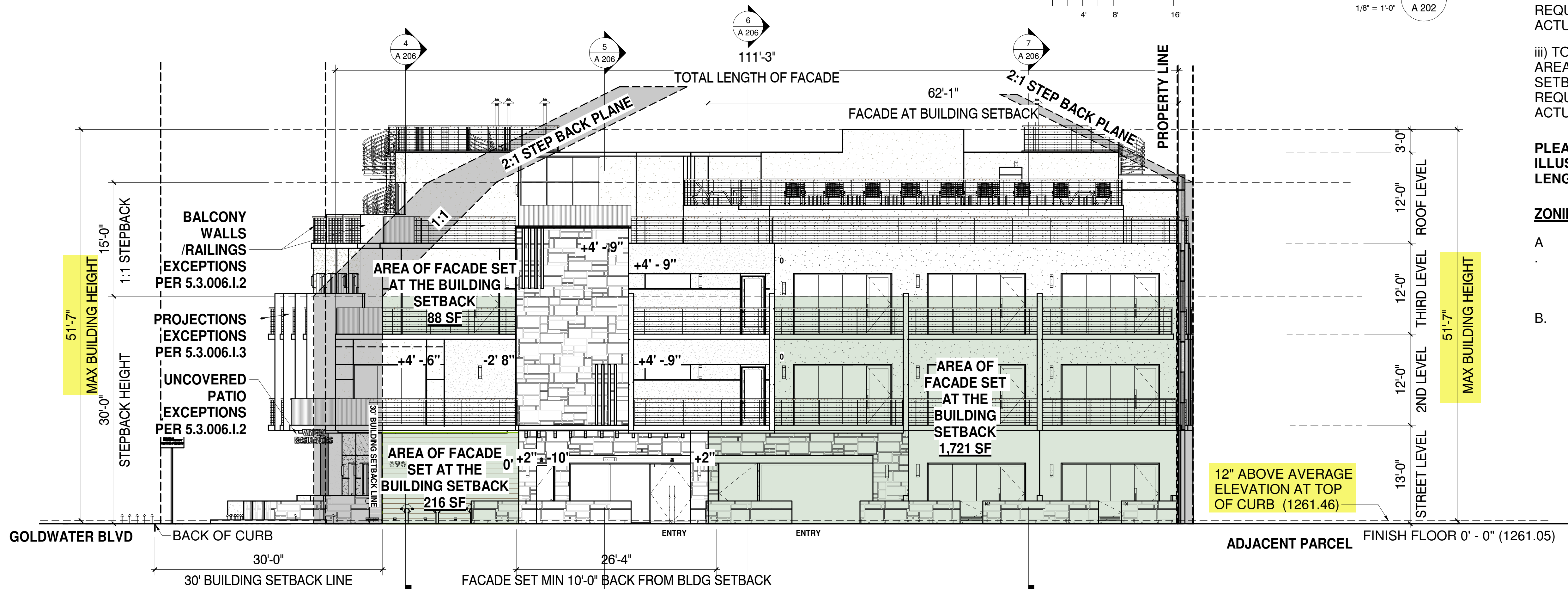
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A202 EAST ELEVATION 1
1/8" = 1'-0" A 202



A202 NORTH ELEVATION 2
1/8" = 1'-0" A 202

ZONING WORKSHEET CALCULATIONS

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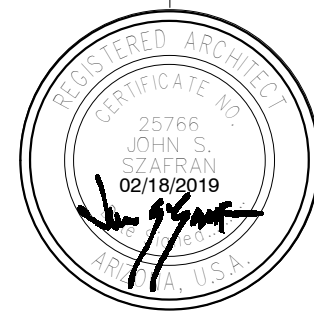
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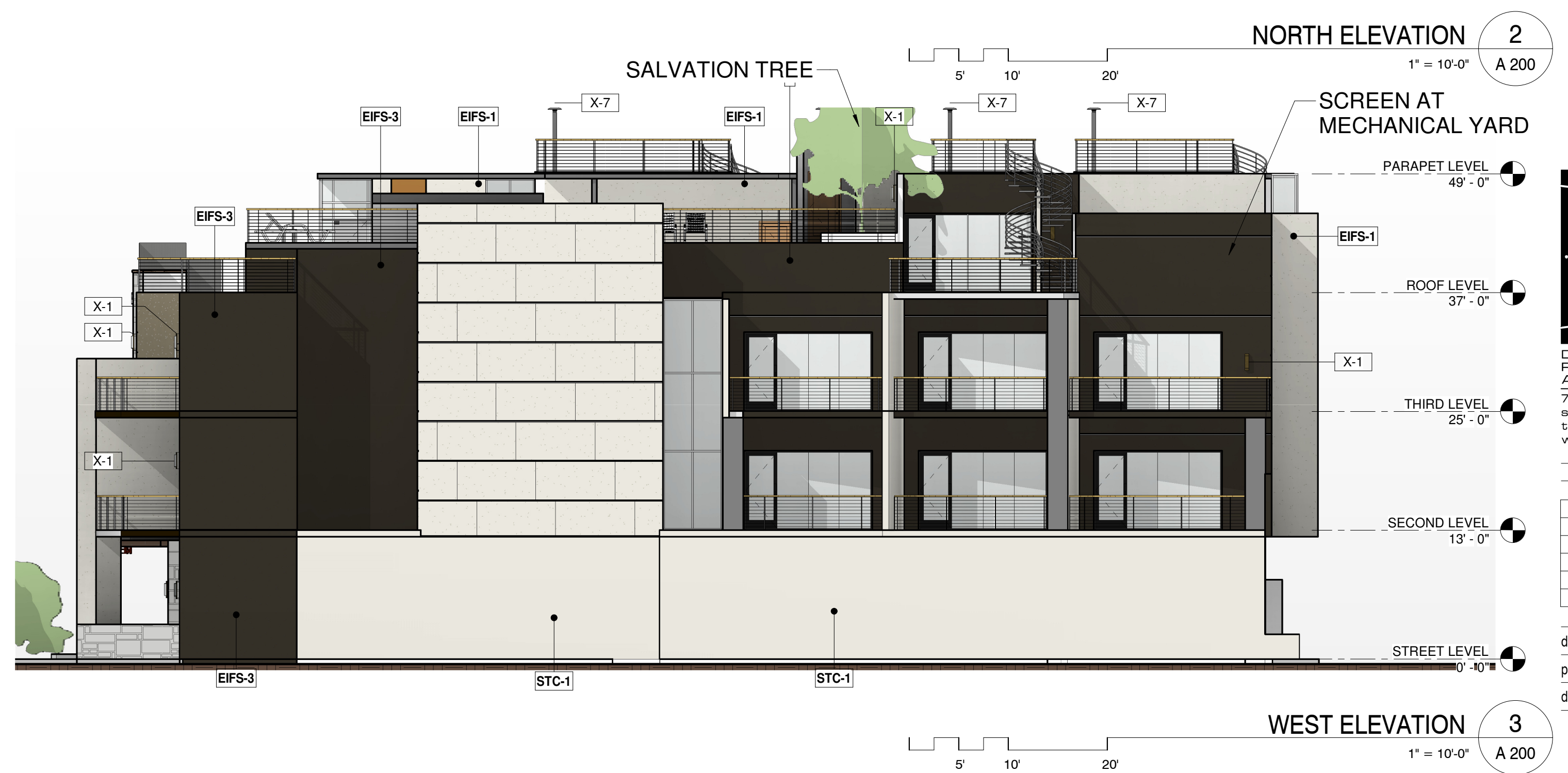
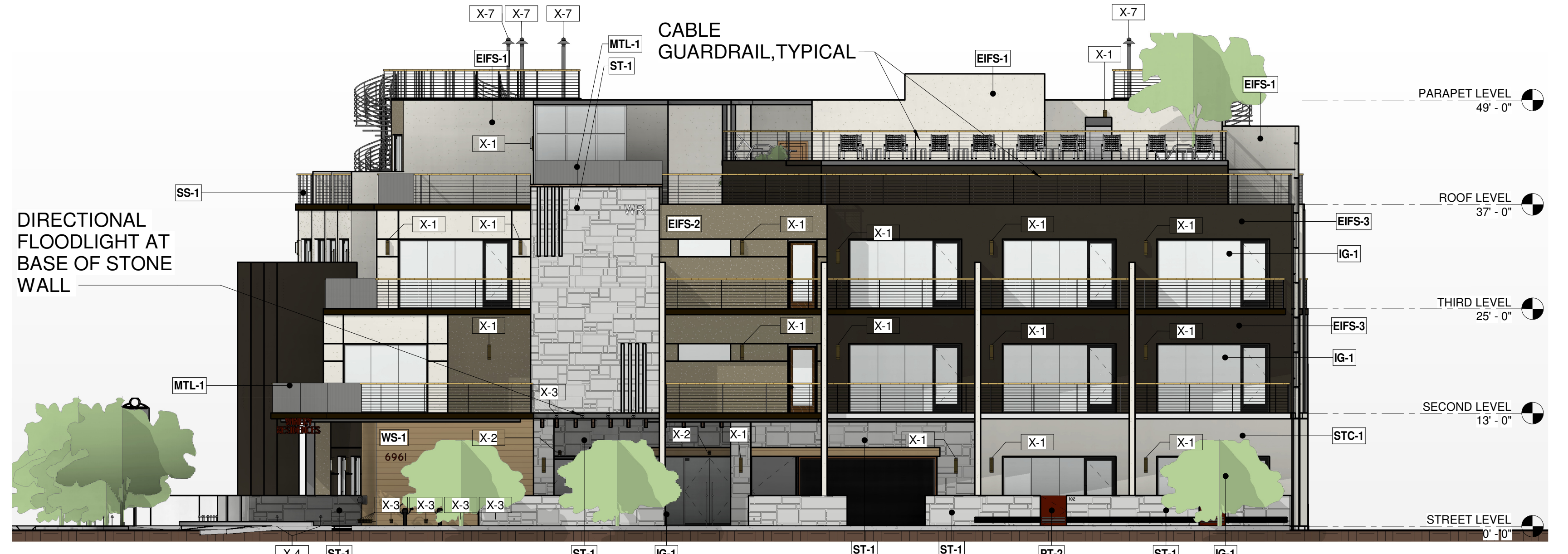
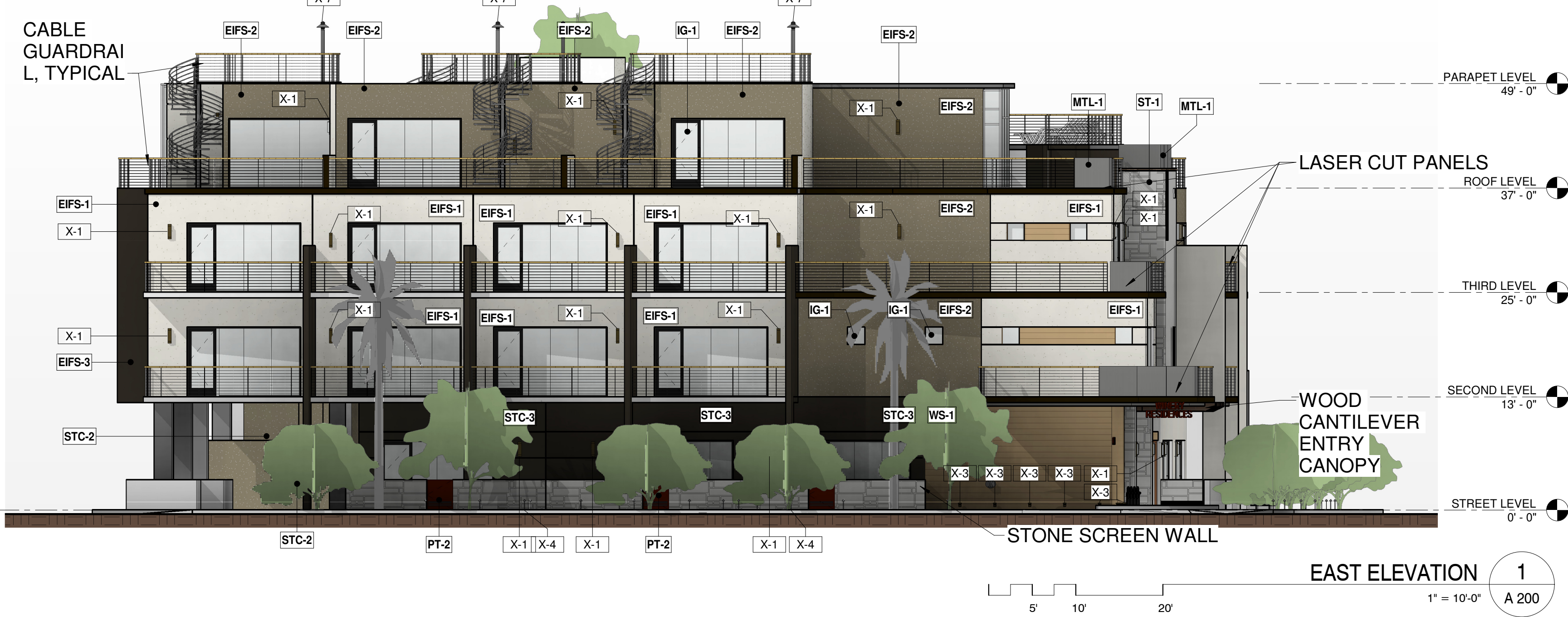
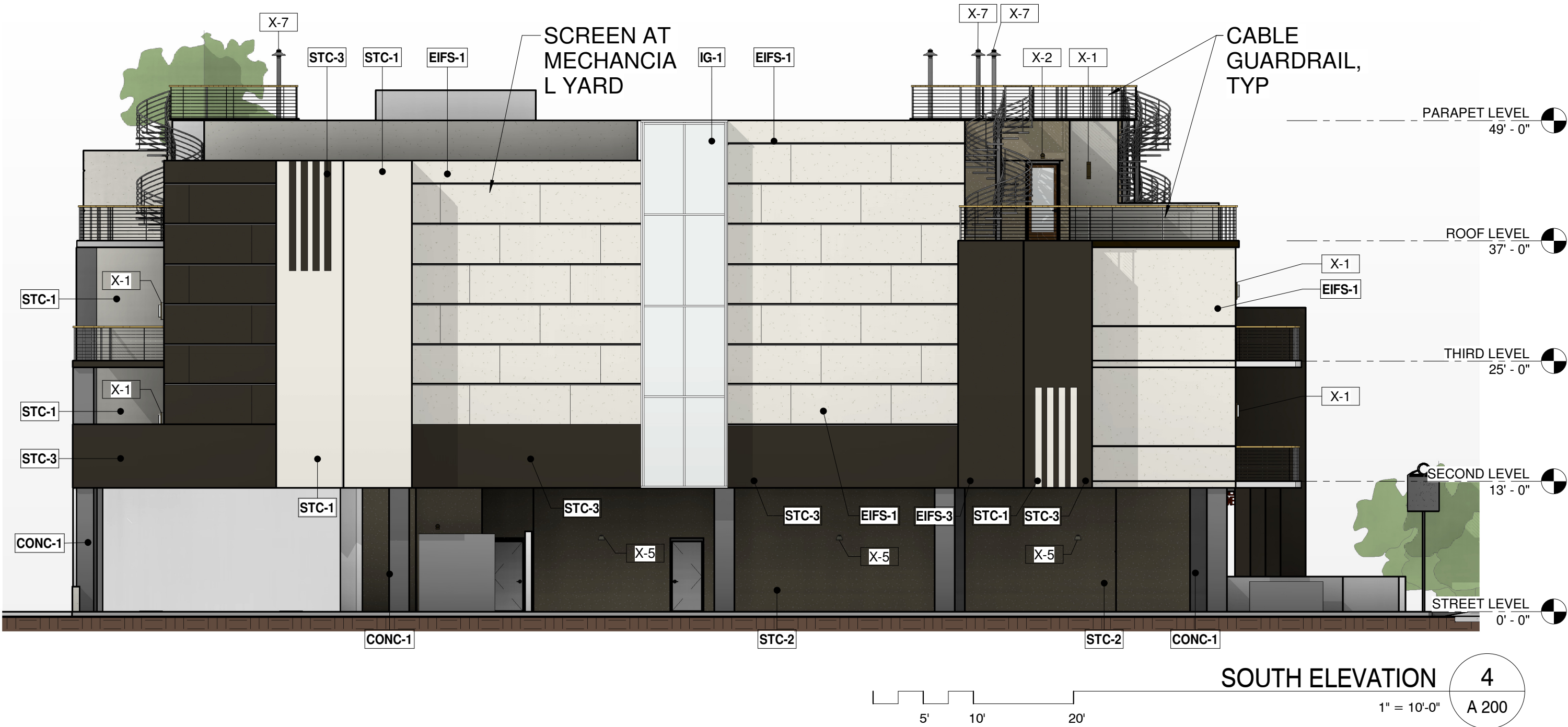
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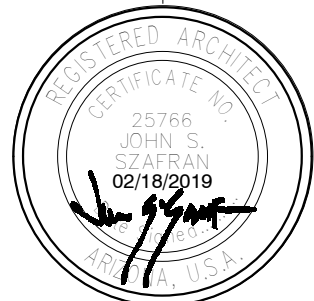
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STC-1	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'ASH GRAY' DEC 751 FINISH: SAND FINISH	PT-2	DESCRIPTION: ACCENT PAINT COLOR LOCATION: ENTRY METAL GATE MANUFACTURER: SHERWIN WILLIAMS COLOR: 'POINTED ROCK' DE6363
STC-2	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'BISON BEIGE' DEC 750 FINISH: SAND FINISH	CONC-1	DESCRIPTION: NATURAL FINISH LOCATION: CONCRETE COLUMN MANUFACTURER: N/A COLOR: STANDARD CONCRETE
STC-3	DESCRIPTION: STUCCO/PORTLAND CEMENT PLASTER LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'CRAFT PAPER' SW6125 FINISH: SAND FINISH	SS-1	DESCRIPTION: STAINLESS STEEL CABLE RAILINGS LOCATION: CUSTOM PER LAYOUT MANUFACTURER: STAINLESS
MTL-1	DESCRIPTION: LASER CUT METAL PANELS LOCATION: EXTERIOR WALL, RAILING ELEMENT MANUFACTURER: CUSTOM PER LAYOUT COLOR: BRONZE ANODIZED	IG-1	DESCRIPTION: LOW - E INSULATED GLAZING UNITS/FRAMES LOCATION: DWELLINGS UNITS & WINERY MARKET WINDOW OPENINGS MANUFACTURER: VITRO/PPG TYPE: SOLARGREY, SOLARBAN 70XL 7% REFLECTIVITY MEDIUM BRONZE ANODIZED
WD-1	DESCRIPTION: SYNTHETIC WOOD PURLINS LOCATION: AT BUILDING ENTRY MANUFACTURER: 'TREX' ENHANCE COLOR: 'BEACH DUNE'		



BUILDING ELEVATIONS-COLOR

CITY OF SCOTTSDALE
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24-ZN-2018 AND 52-DR-2018

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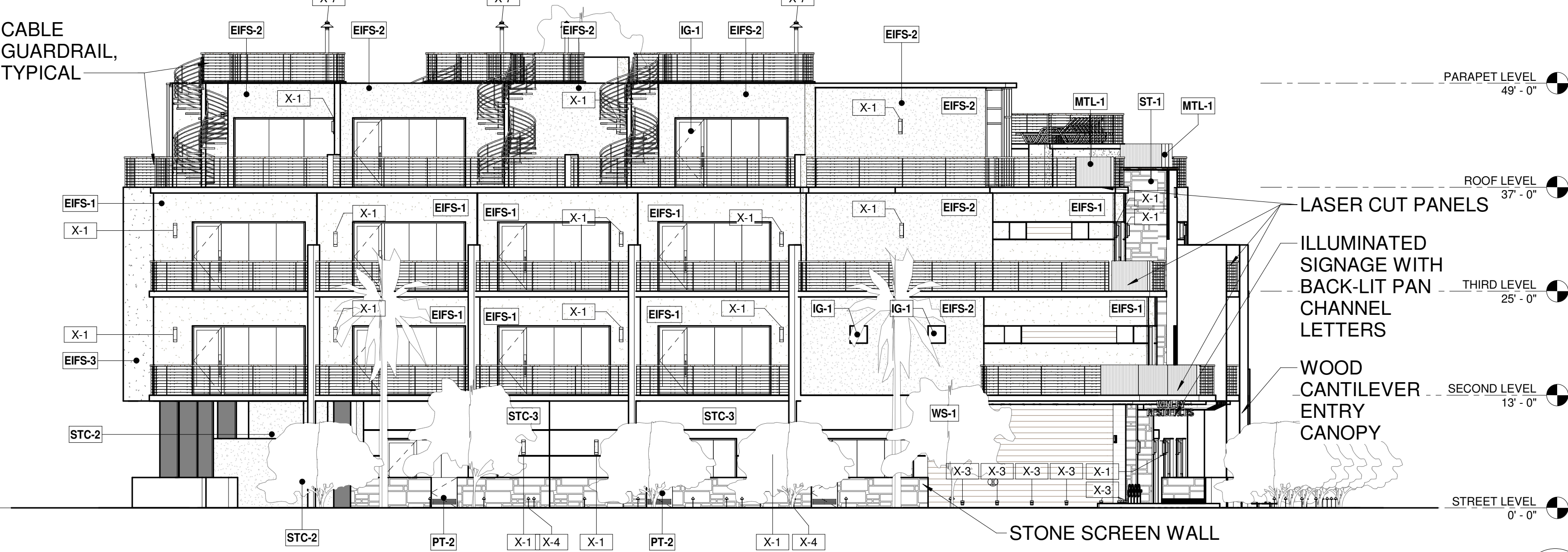
drawn by: YT
project no.: 18024
date: 02/18/19

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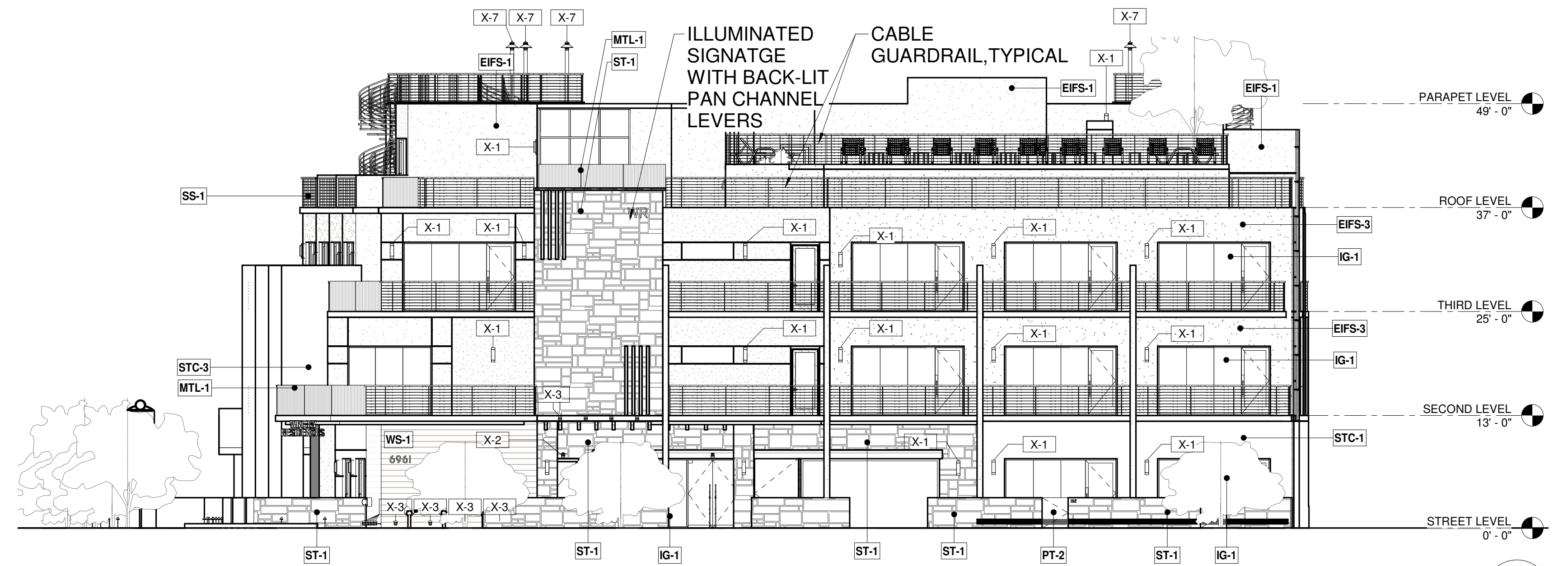
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EXTERIOR MATERIOR AND FINISH SCHEDULE

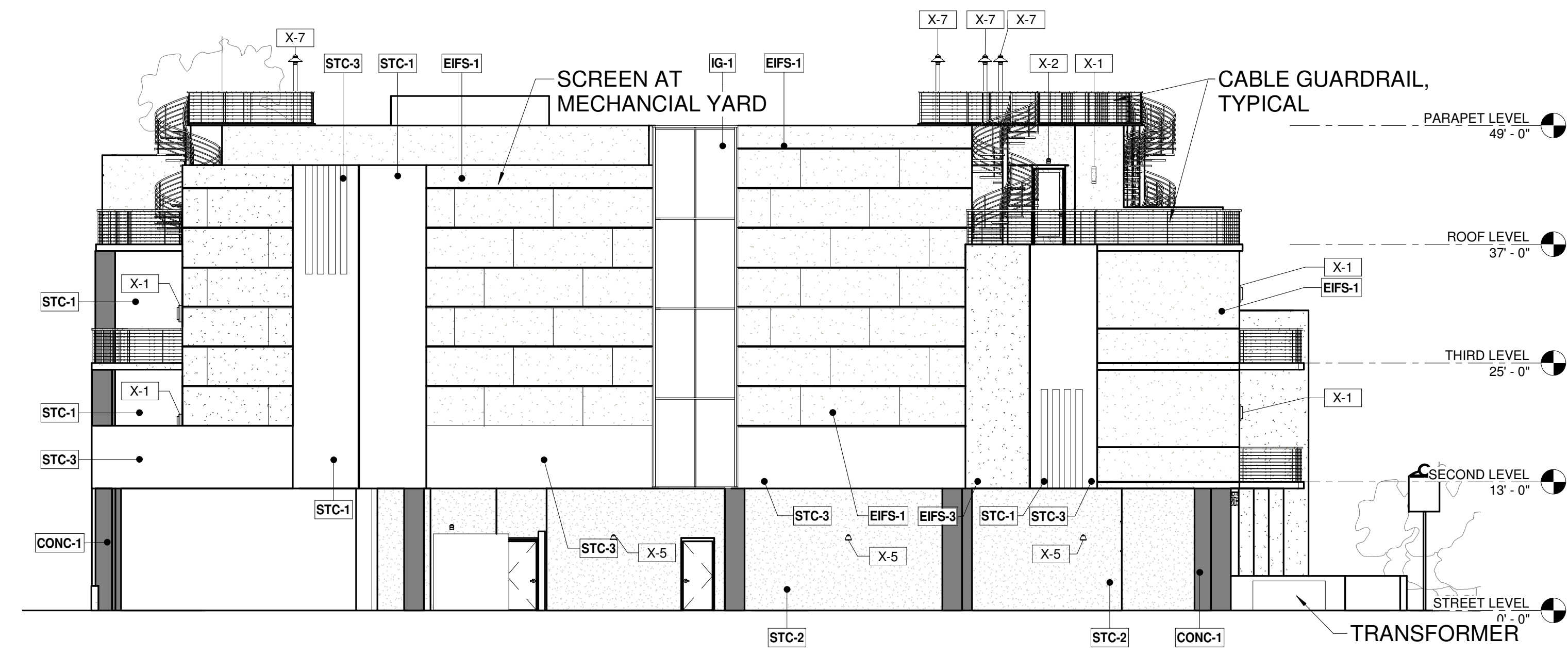
EIFS-1	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'ASH GRAY' DEC 751 FINISH: SAND FINISH	WS-1	DESCRIPTION: SIMULATED WOOD STONE PLANK VENEER LOCATION: EXTERIOR WALL AT STREET LEVEL MANUFACTURER: CORONADO STONE COLOR: ROUGH CUT WOODSTONE CEDAR FINISH: MATTE
EIFS-2	DESCRIPTION: EIFS LOCATION: EXTERIOR WALLS MANUFACTURER: DUNN EDWARDS COLOR: 'BISON BEIGE' DEC 750 FINISH: SAND FINISH	ST-1	DESCRIPTION: SIMULATED WOOD STONE VENEER LOCATION: AT ENTRY TOWER ELEMENT MANUFACTURER: CORONADO STONE COLOR: MIX OF THE FOLLING STONE VENEERS: 60% 'ITALIAN VILLA' PROVO 40% 'ITALIAN VILLA' CANYON GREY TIMBERLAKE/GREY STONE
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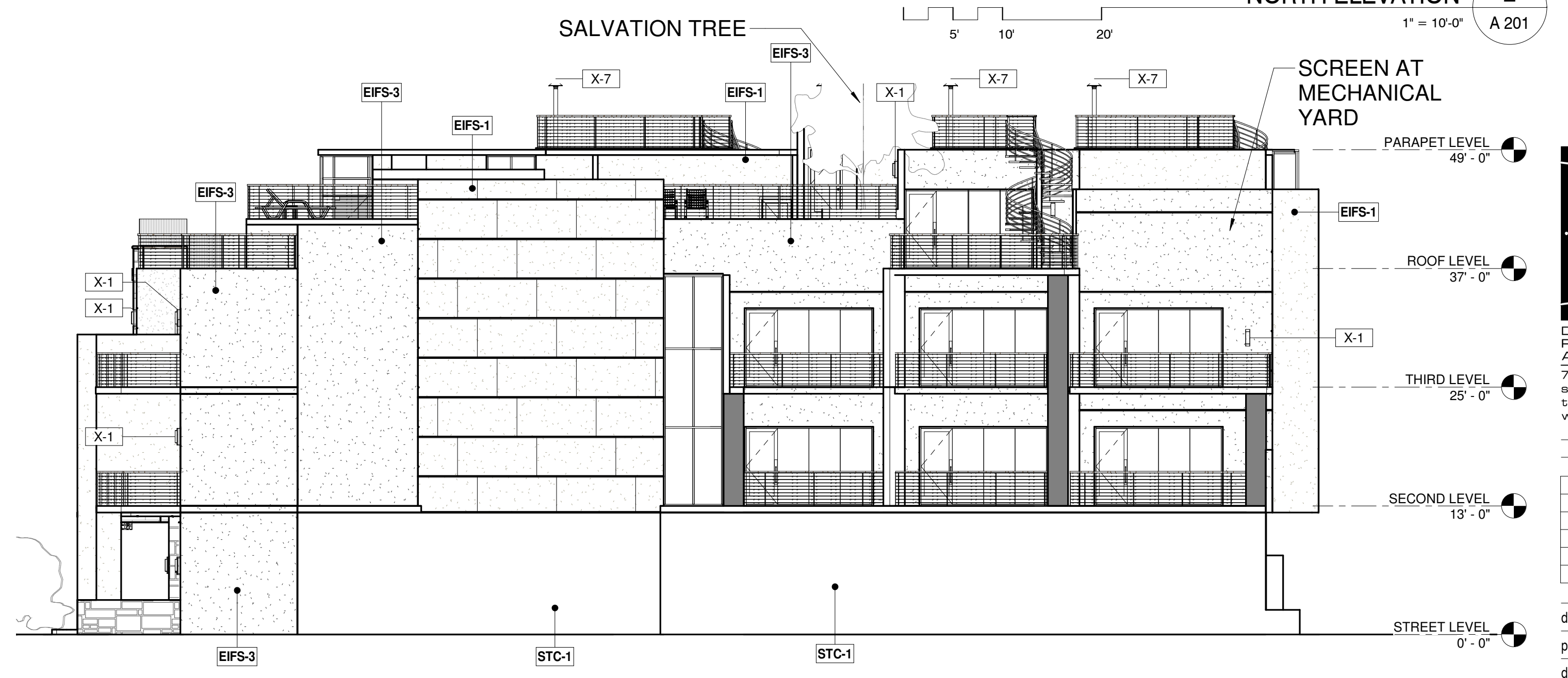
EAST ELEVATION 1
1" = 10'-0" A 201



NORTH ELEVATION 2
1" = 10'-0" A 201



SOUTH ELEVATION 4
1" = 10'-0" A 201

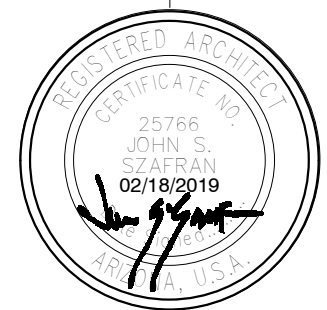


WEST ELEVATION 3
1" = 10'-0" A 201

BUILDING ELEVATIONS-BW

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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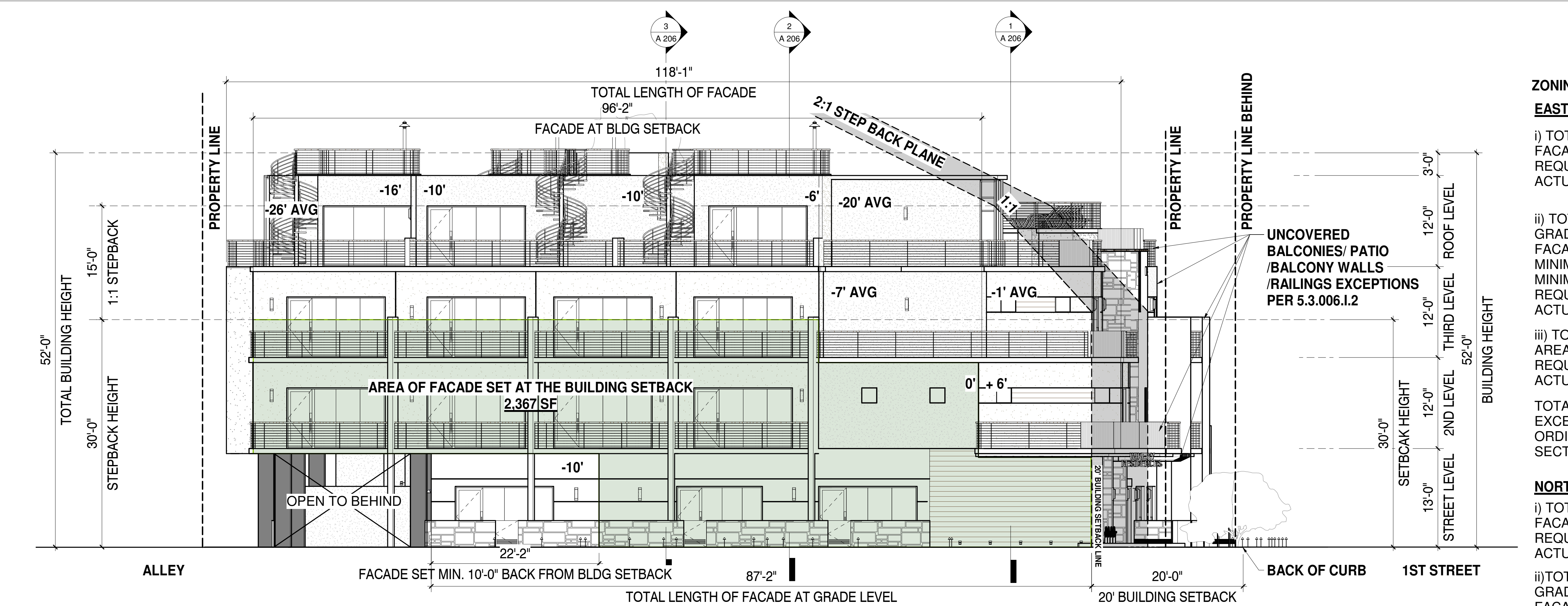


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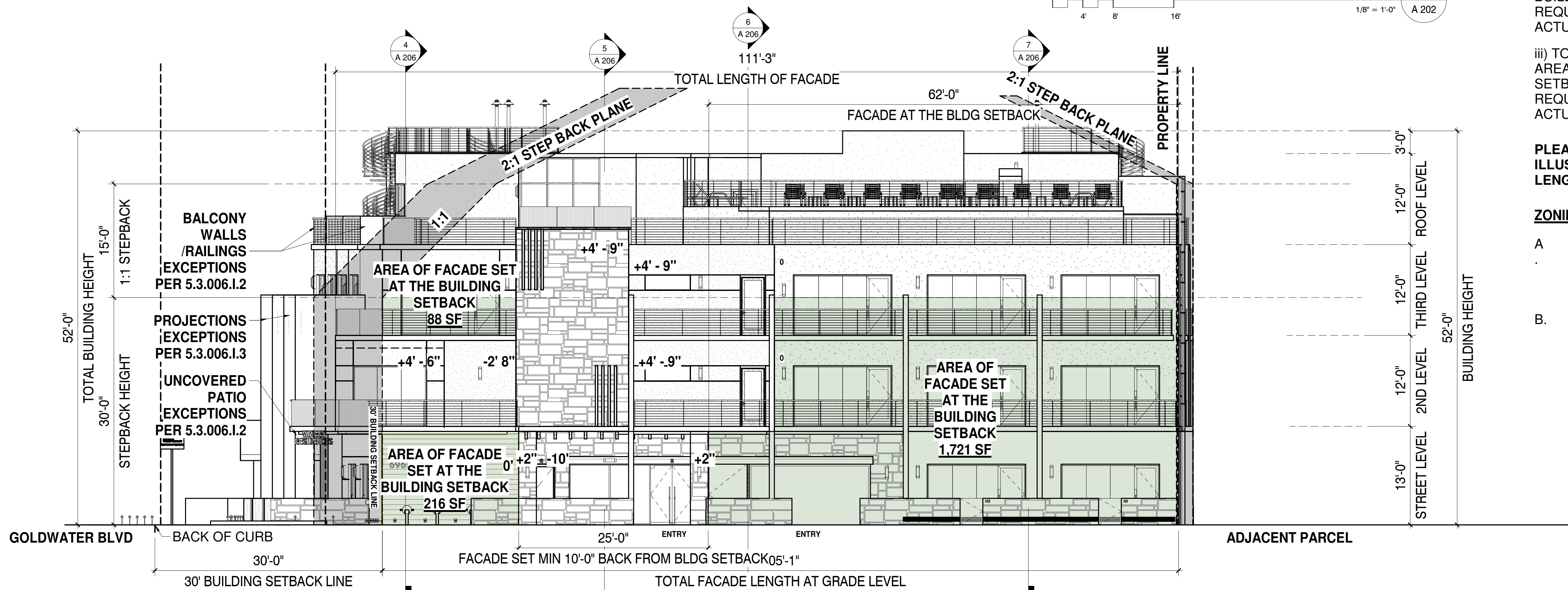
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project no.: 18024
date: 02/18/19

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A202 EAST ELEVATION 1
1/8" = 1'-0" A 202



A202 NORTH ELEVATION 2
1/8" = 1'-0" A 202

ZONING WORKSHEET CALCULATIONS EAST ELEVATION - GOLDWATER BLVD

i) TOTAL LENGTH OF FACADE = 118.08'
FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (118.08' X 25%) = 29.52'
ACTUAL = 96.16' > 29.52' OK

ii) TOTAL LENGTH OF FACADE AT
GRADE LEVEL = 87.16'
FACADE LENGTH LOCATED AT
MINIMUM 10' - 0" FROM AT
MINIMUM BUILDING SETBACK
REQUIRED = (87.16' X 25%) = 21.79'
ACTUAL = 22.16' > 21.79' OK

iii) TOTAL FACADE AREA = 4,960 SF
AREA AT MINIMUM BUILDING SETBACK
REQUIRED = (2,406 SF X 25%) = 1,240 SF
ACTUAL = 2,367 SF > 1,240 SF OK

TOTAL BUILDING HEIGHT NOT TO
EXCEED 66' PER ZONING
ORDINANCE AND PRDA ,
SECTIONS 1.204 AND 6.105

NORTH ELEVATION - 1ST STREET

i) TOTAL LENGTH OF FACADE = 111.25'
FACADE LENGTH LOCATED AT MINIMUM BUILDING SETBACK
REQUIRED = (111.4' X 25%) = 27.85'
ACTUAL = 62' > 27.85' OK

ii) TOTAL LENGTH OF FACADE AT
GRADE LEVEL = 105'
FACADE LENGTH LOCATED AT
MINIMUM 10' - 0" FROM AT MINIMUM
BUILDING SETBACK
REQUIRED = (105 X 25%) = 26.25'
ACTUAL = 24.75

iii) TOTAL FACADE AREA = 4214 SF
AREA AT MINIMUM BUILDING
SETBACK
REQUIRED = (4214 X 25%) = 1053.5 SF
ACTUAL = 2025 > 1053.5 OK

PLEASE SEE STREET FRONTAGE
ILLUSTRATION SHEETS AS100.2/AS100.3 FOR
LENGTH CALCULATION DETAILS

ZONING NOTES

- A. TOTAL BUILDING HEIGHT NOT
TO EXCEED 66' PER TYPE-2
DMU ZONING
- B. ROOF DRAINAGE SYSTEM
SHALL BE CONCEALED WITHIN
THE STRUCTURE AT ALL
BUILDING FACADES PER COS
ZONING ORDINANCE, SECTION
7.105C

BUILDING ELEVATIONS WORKSHEET

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

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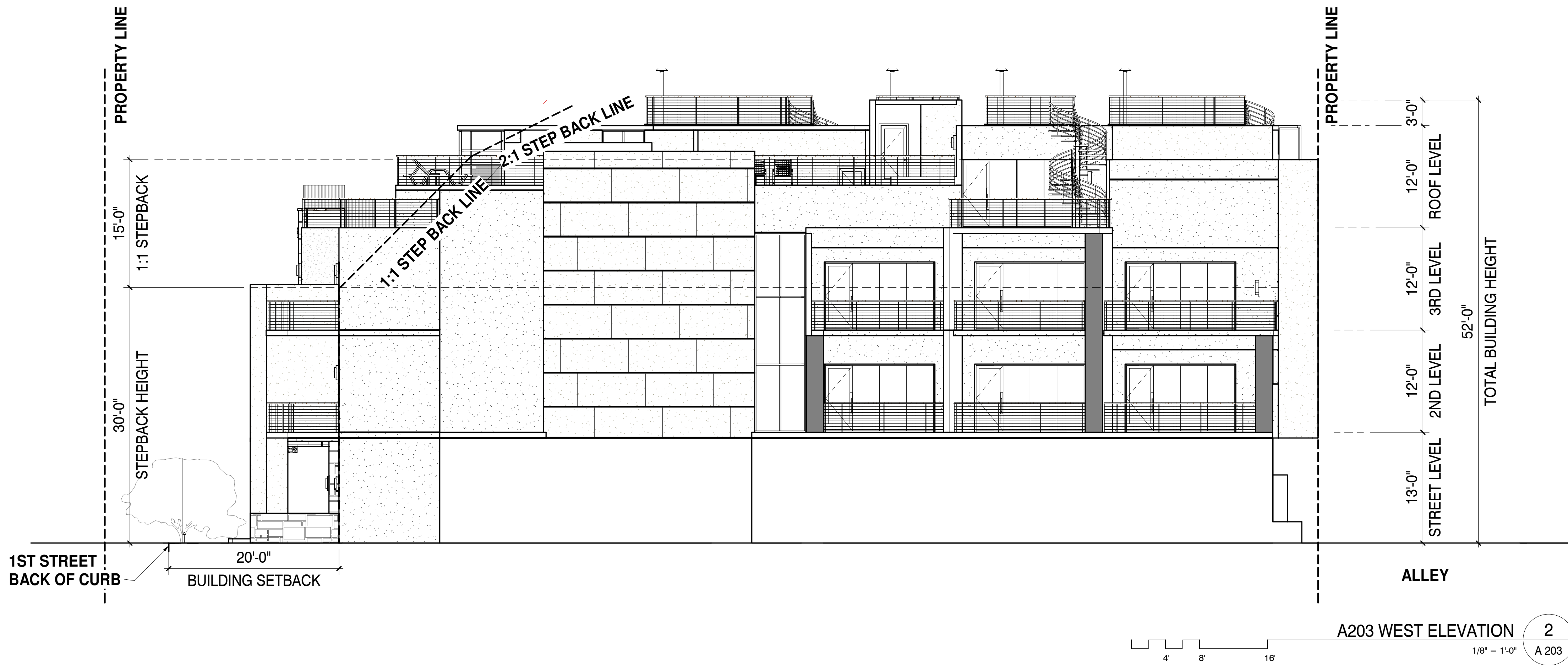
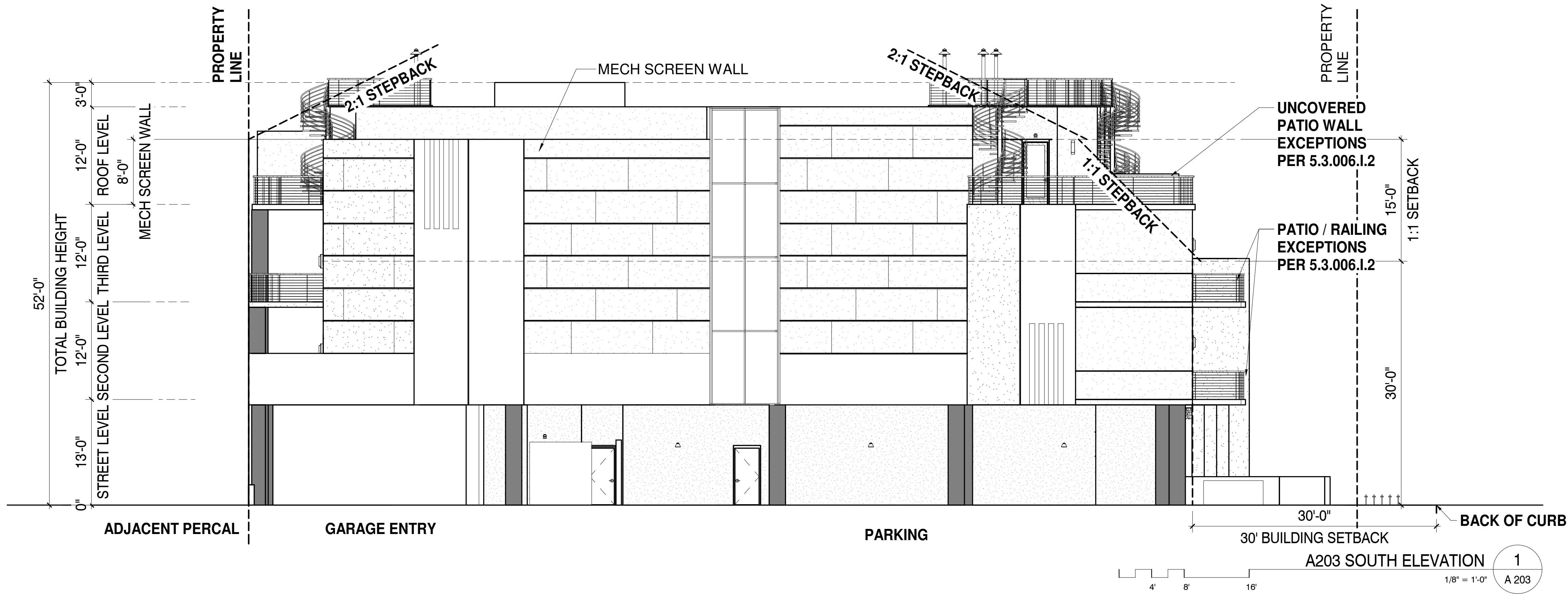
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ZONING WORKSHEET CALCULATIONS

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- B. ROOF DRAINAGE SYSTEM
SHALL BE CONCEALED WITHIN
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ZONING ORDINANCE, SECTION
7.105C

BUILDING ELEVATIONS WORKSHEET

CITY OF SCOTTSDALE
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24-ZN-2018 AND 52-DR-2018

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PERSPECTIVES

CITY OF SCOTTSDALE
REZONING/DR DEVELOPMENT SUBMITTAL
24-ZN-2018 AND 52-DR-2018

