

Aerial Map



7301 E Helm Dr.



Aerial Map



Helm Drive

SITE

73 rd Street

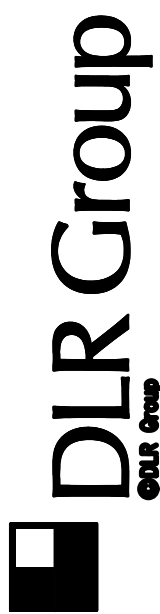
7301 E Helm Dr.



PROJECT DATA

Project Name:	Toy Barn - Scottsdale
Project Address:	7301, 7317 & 7333 E Helm Dr Scottsdale, Arizona 85260 215-56-029 & 215-56-027C
A.P.N.:	I-1
Existing Zoning:	Storage
Proposed Use:	
Building Setbacks:	Required
Front/Street	20'-0"
Side	0'-0" (30' from residential*)
Rear	0'-0" (30' from residential*)
	*50' min outdoor storage from residential
Landscape Setbacks:	Required
Front/Street	20'-0"
Side	0'-0"
Rear	0'-0"
Building Height:	
Allowable:	52'-0"
Provided:	± 29'-0"
Site/Building Data:	
Gross Site Area:	± 204,143 S.F. (+/- 4.69 ACRES)
Net Site Area:	± 168,273 S.F. (+/- 3.86 ACRES)
Building Area:	± 81,262 S.F.
F.A.R. Allowed:	0.80
F.A.R. Provided:	0.4829 (Gross Building Area) / (Net Lot Area) ± 81,255 S.F. / 168,273 S.F. = 0.4829
Open Space Required*:	First 12' = 0.10 x net site area Above 12' = .003 x 166,302 S.F. x X' over 12' First 12' = 0.10 x 166,273 sf = 16,827 s.f. Above 12' = .003 x 166,273 S.F. x 17' = 8,582 s.f. ± 25,409 S.F. Total *Parking lot landscaping not included ± 26,812 S.F.
Open Space Provided:	
Front Open Space Required:	N/A
Front Open Space Provided:	N/A
Parking Lot Landscape Required:	15% x Parking Lot Area 15% x 8,077 = ± 1,212 S.F.
Parking Lot Landscape Provided:	21% (± 1,700 S.F.)
Parking Required:	8 spaces (2,400 s.f. Clubhouse @ 1/300 s.f.) 2 spaces (52 units @ 1/50 units) 10 spaces total required
Regular Parking Provided:	9 spaces
ADA Parking Provided:	1 spaces
Total Parking Provided:	10 spaces
Bicycle Parking Required:	5 spaces
Bicycle Parking Provided:	5 spaces
Proposed Units:	
24' x 50' Units:	8 Units
30' x 50' Units:	44 Units
Total Units:	52 Units

ARCHITECT:	OWNER:
DLR Group	Scottsdale TB II, LLC.
6225 N 24th Street, Suite 250	8585 East Hartford Drive
Phoenix, AZ 85016	Scottsdale, AZ 85255
TEL: (602) 381-8580	TEL: 480-419-0101
Contact: Tim Thielke	Contact: Paul Phillips Jason Phillips
ATTORNEY:	CIVIL ENGINEER:
Withney Morris, PLC	3 Engineering
2525 E Arizona Biltmore Circle #A-212	6370 E Thomas Road, Suite #200
Phoenix, AZ 85016	Scottsdale, AZ 85251
TEL: 602-230-0600	TEL: 602-334-4387
Contact: Adam Baugh George Pasquel	Contact: Matt Mancini



NOT FOR
CONSTRUCTION



TOY BARN SCOTTSDALE

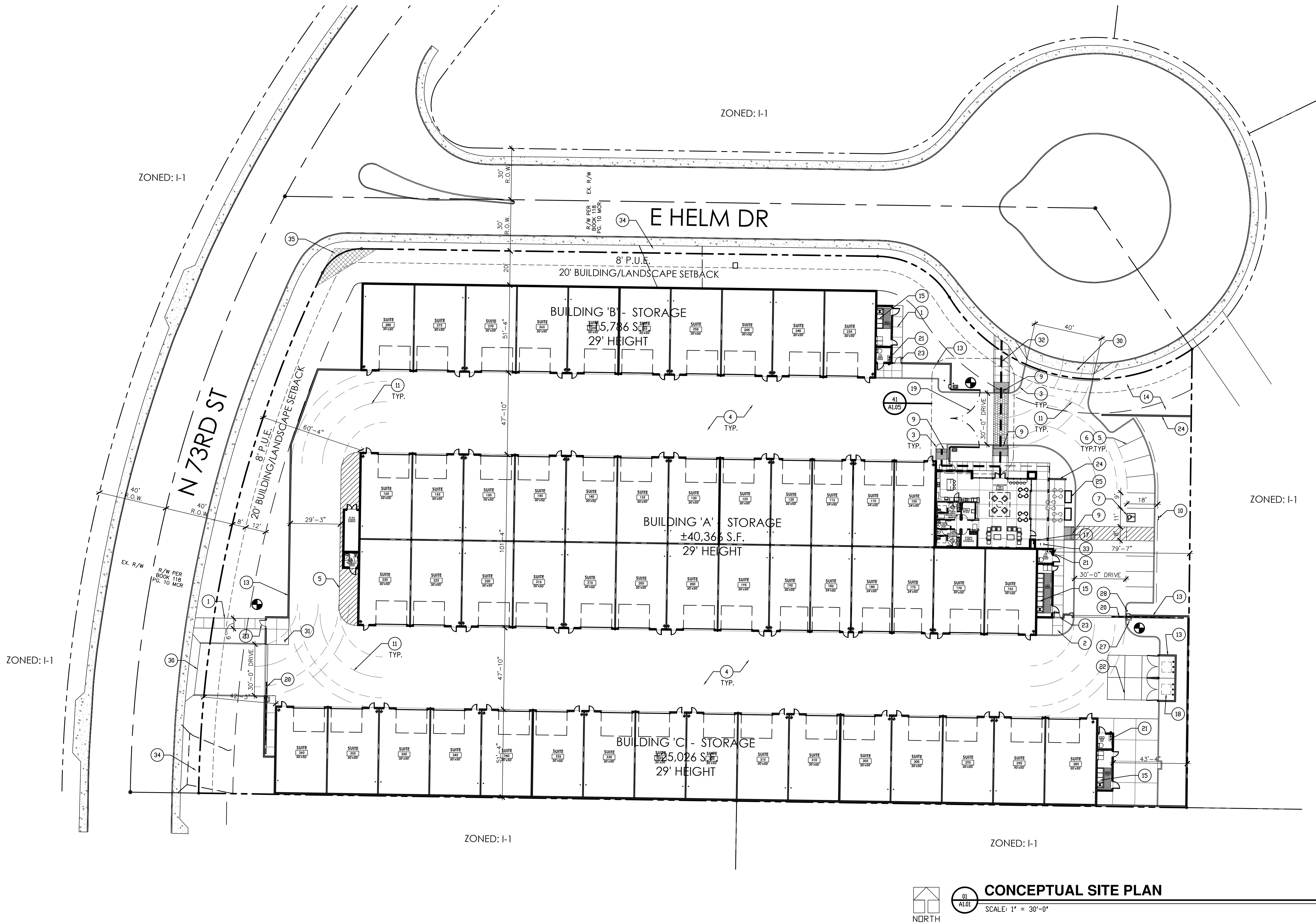
7301 E Helm Dr
Scottsdale, Arizona 85260

DESIGN REVIEW

(Date)
06.08.2021
(Revisions)

(Project Number)
30-21125-00
(Sheet Title)
CONCEPTUAL
SITE PLAN

(Sheet Number)
A1.01



CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"

GENERAL NOTES

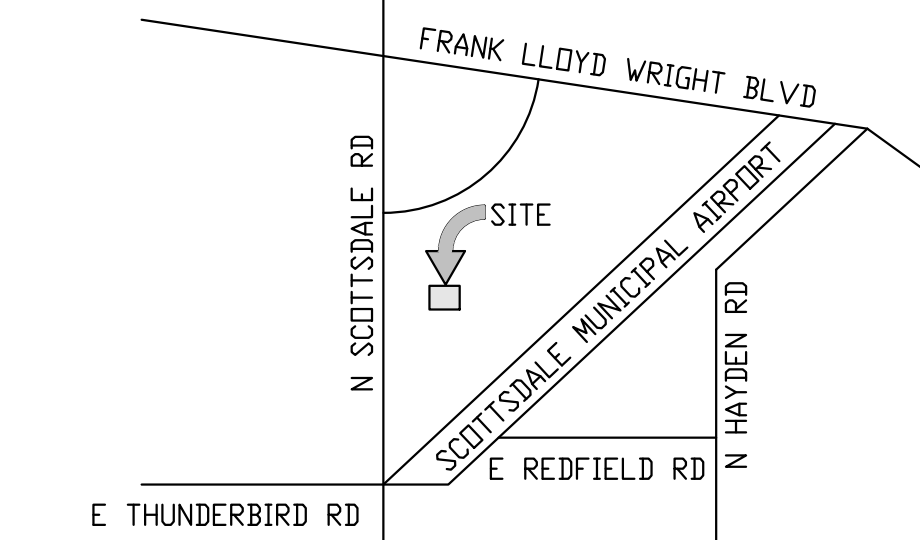
- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ALL SITE IMPROVEMENTS: PAVING, CONCRETE CURBS, GUTTERS, ETC. SHALL BE DESIGNED AND INSTALLED PER THE GEOTECHNICAL SOILS REPORT.
- ALL PEDESTRIAN SIDEWALKS, CROSSWALKS, AND AISLES THROUGHOUT THE SITE AND INCLUDING CONNECTIONS TO THE PUBLIC WAY ARE PART OF THE ACCESSIBLE ROUTE AND SHALL/HAVE BEEN DESIGNED TO MEET ACCESSIBLE ROUTE GUIDELINES AND REQUIREMENTS.
- CURBING ALONG ALL FIRE ACCESS LANES, OTHER THAN THAT WITHIN PARKING STALLS, SHALL BE PAINTED AND MARKED "NO PARKING - FIRE LANE". INSTALL SIGNAGE - SEE DETAIL 44/A1.06.

LEGEND

- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

LEGEND NOTES

- STANDARD CONCRETE SIDEWALK TO MATCH EXISTING - REFER TO CIVIL. - TYP.
- DECORATIVE INTEGRAL COLOR CONCRETE PATTERN. COLOR = DAVIS 884 SILVERSMOKE - REFER TO CIVIL.
- 6" CONCRETE CURB - REFER TO CIVIL DRAWINGS.
- ASPHALTIC PAVING - REFER TO CIVIL AND SOILS REPORT.
- PAINT STRIPING - REFER TO CIVIL DRAWINGS.
- CITY OF SCOTTSDALE STANDARD PARKING STALL (9'-0" X 16'-0" W/ 2'-0" OVERHANG) - TYP.
- VAN ACCESSIBLE PARKING STALL (11' X 16'-0" W/ 2'-0" OVERHANG) WITH 5'-0" ACCESS AISLE TYP. - SEE DETAIL 12/A1.04.
- ACCESSIBLE PARKING STALL (9' X 16'-0" W/ 2'-0" OVERHANG) WITH 5'-0" ACCESS AISLE TYP. - SEE DETAIL 12/A1.04.
- ADA ACCESSIBLE RAMPS - REFER TO CIVIL DRAWINGS AND DETAIL 44/A1.03.
- ACCESSIBLE SIGNAGE - SEE DETAILS 11, 12/A1.04.
- CITY OF SCOTTSDALE FIRE VEHICLE TURNING RADIUS, 26' INSIDE, 42' OUTSIDE - TYP.
- POLE MOUNTED LIGHT FIXTURE - SEE DETAILS 23, 43/A1.05 AND ELECTRICAL.
- 8' C.M.U. SECURITY SCREEN WALL - SEE DETAIL 45/A1.04.
- LANDSCAPE/RETENTION AREA - REFER TO LANDSCAPE AND CIVIL.
- ELECTRICAL S.E.S. LOCATION - REFER TO ELECTRICAL.
- PROPOSED TRANSFORMER & CONCRETE PAD LOCATION - REFER TO ELECTRICAL & POWER COMPANY DESIGN.
- ROOF DRAIN LEADER TO DAYLIGHT ABOVE GRADE WITH RIP RAP AND TUBE STEEL DRAINAGE GUTTER - REFER TO CIVIL DRAWINGS.
- REFUSE CONTAINER LOCATION - SEE DETAIL 23/A1.03.
- 8' HIGH SWINGING SECURITY GATE - SEE DETAIL 13/A1.04.
- 8' HIGH SLIDING SECURITY GATE - SEE DETAIL 23/A1.04.
- FIRE SPRINKLER RISER LOCATION WITH FDC - REFER TO FIRE SPRINKLER DRAWINGS UNDER SEPARATE REVIEW AND PERMIT.
- DUMP STATION AND WASH BAY. 6" CONC. SLAB - REFER TO CIVIL.
- PEDESTRIAN GATE - SEE DETAIL 44/A1.04.
- CMU PARKING SCREEN WALL - SEE DETAIL 31/A1.04.
- CMU PLANTER WALL - SEE DETAIL 41/A1.04.
- BOLLARD - SEE DETAIL 21/A1.03.
- GATE PREEMPTION DETECTOR. SEE DETAIL 34/A1.05.
- FIRE ACCESS/ CARD READER. SEE DETAIL 35/A1.05.
- EXISTING CURB AND GUTTER TO REMAIN.
- CONCRETE CURB CUT TYPE CL-1 - REFER TO CIVIL.
- 'NO EXIT' SIGN.
- ADA PATH TO PUBLIC WAY.
- BICYCLE PARKING.
- EXISTING DRIVEWAY TO BE REMOVED.
- SAFETY TRIANGLE EASEMENT - REFER TO CIVIL.



VICINITY MAP

SCALE: N.T.S.



VIEW AT MAIN ENTRY



VIEW FROM 73RD STREET & HELM DRIVE

FINISH SCHEDULE

PAIN:

A MFR: SHERWINN-WILLIAMS (OR APPROVED EQUAL)
 COLOR: SW 7640 - 'FAWN BRINDLE', LRV: 36
 APPLICATION: TO MATCH COLOR FINISH 'E'
 DOORS

C MFR: SHERWINN-WILLIAMS (OR APPROVED EQUAL)
 COLOR: SW 7083 - 'DARKROOM', LRV: 5
 APPLICATION: TO MATCH COLOR FINISH 'G' STEEL
 DOORS & SITE ELEMENTS

ALUMINUM STOREFRONT:

B MFR: ARCADIA (OR APPROVED EQUAL)
 FINISH: ANODIZED ALUMINUM
 COLOR: DARK BRONZE AB-7

GLAZING:

D MFR: VITRO (OR APPROVED EQUAL)
 TYPE: 1" INSULATED GLAZING UNITS
 SOLARCOOL (2) GRAY FLOAT GLASS
 WITH SOLARBAN 60 (3)
 APPLICATION: EXTERIOR WINDOWS

CMU BLOCK

E MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
 TYPE: CENTER SCORE CMU STANDARD GRAY PAINT
 COLOR: TO MATCH SHERWINN-WILLIAMS
 SW 7640 - 'FAWN BRINDLE', LRV: 36

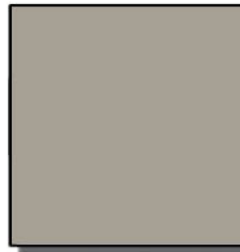
F MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
 TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT
 COLOR: TO MATCH SHERWINN-WILLIAMS
 SW 7015 - 'REPOSE GRAY', LRV: 58

G MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
 TYPE: SPLIT FACE CMU STANDARD GRAY PAINT TO
 COLOR: MATCH SHERWINN-WILLIAMS
 SW 7083 - 'DARKROOM', LRV: 5

H MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
 TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT
 COLOR: TO MATCH SHERWINN-WILLIAMS
 SW 9166 - 'DRIFT OF MIST'

METAL ACCENT:

J MFR: PARASOLEIL (OR APPROVED EQUAL)
 TYPE: PERFORATED MESH PANEL
 COLOR: GOTHAM
 AGED BRONZE



A



B



C



D



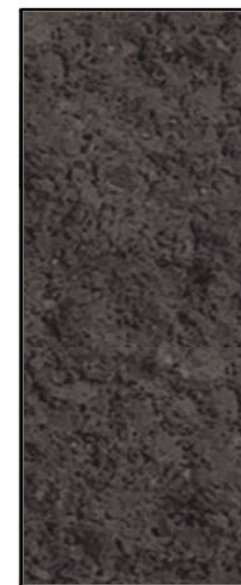
J



E



F



G



H

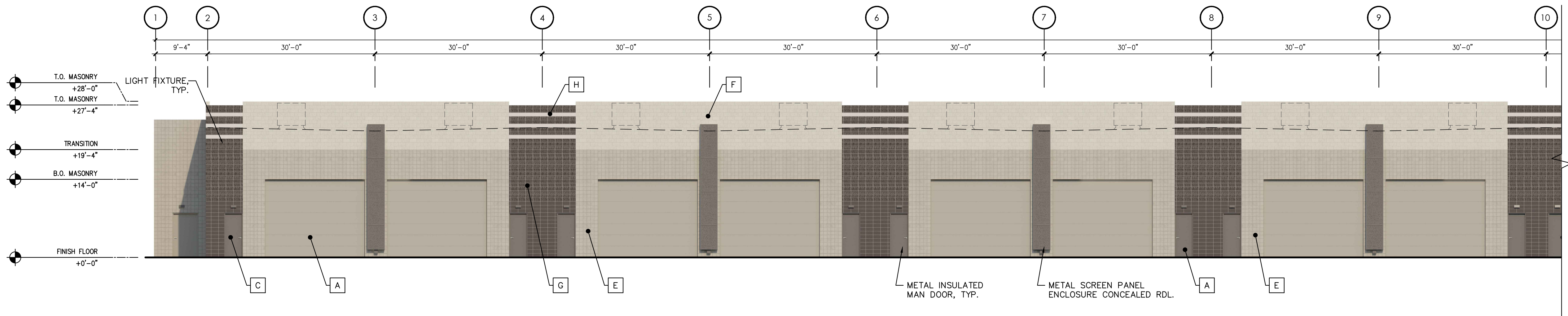


DLR Group

Sample Images

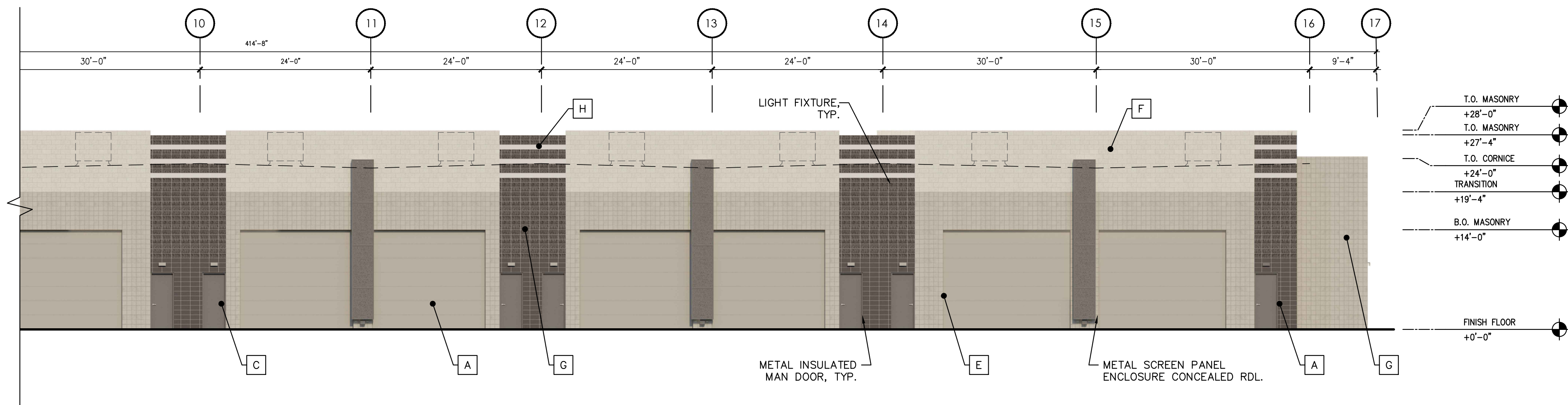


7301 E Helm Dr.



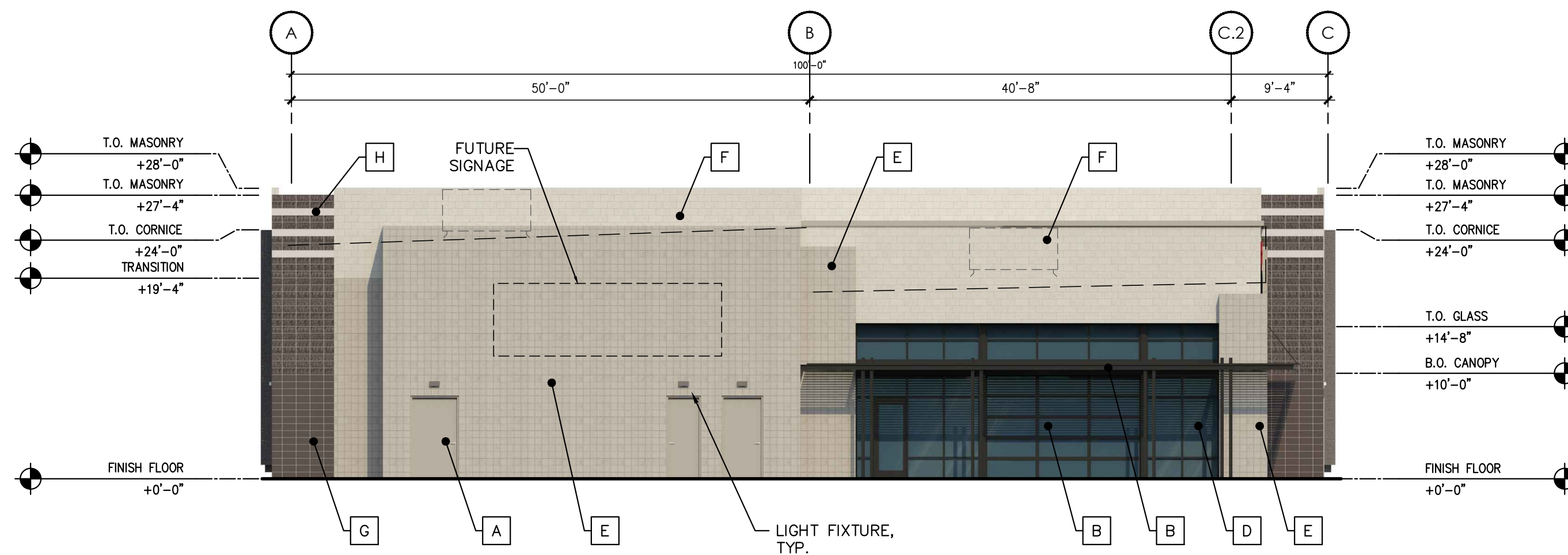
BUILDING A - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - EAST ELEVATION

SCALE: 3/32" = 1'-0"

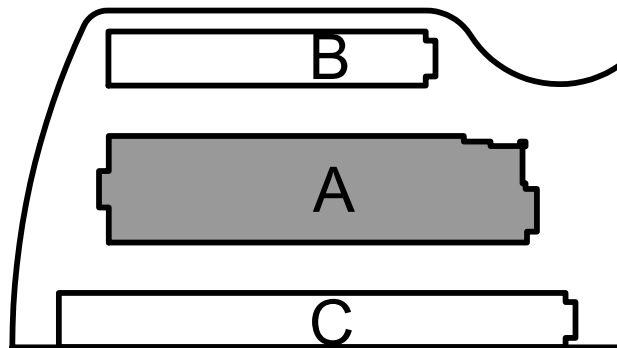
FINISH SCHEDULE

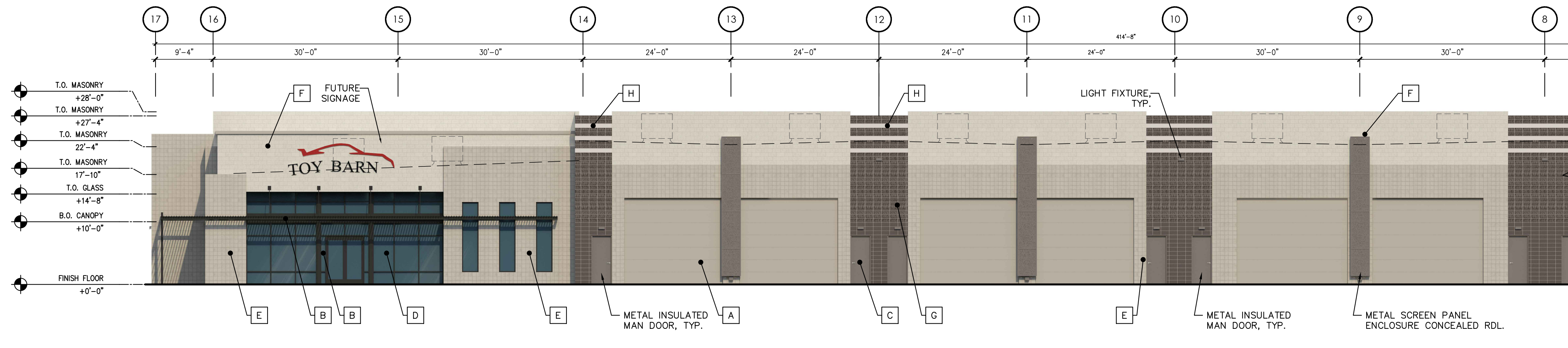
PAINT:		
A	MFR:	SHERWINN-WILLIAMS (OR APPROVED EQUAL)
	COLOR:	SW 7640 - 'FAWN BRINDLE', LRV: 36
	APPLICATION:	TO MATCH COLOR FINISH 'E'
		DOORS
C	MFR:	SHERWINN-WILLIAMS (OR APPROVED EQUAL)
	COLOR:	SW 7083 - 'DARKROOM', LRV: 5
	APPLICATION:	TO MATCH COLOR FINISH 'G' STEEL
		DOORS & SITE ELEMENTS
ALUMINUM STOREFRONT:		
B	MFR:	ARCADIA (OR APPROVED EQUAL)
	FINISH:	ANODIZED ALUMINUM
	COLOR:	DARK BRONZE AB-7
GLAZING:		
D	MFR:	VITRO (OR APPROVED EQUAL)
	TYPE:	1" INSULATED GLAZING UNITS
		SOLARCOOL (2) GRAY FLOAT GLASS
		WITH SOLARBAN 60 (3)
	APPLICATION:	EXTERIOR WINDOWS
CMU BLOCK		
E	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	CENTER SCORE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWINN-WILLIAMS
		SW 7640 - 'FAWN BRINDLE', LRV: 36
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	TYPE:	SMOOTH FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWINN-WILLIAMS
		SW 7015 - 'REPOSE GRAY', LRV: 58
G	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	SPLIT FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWINN-WILLIAMS
		SW 7083 - 'DARKROOM', LRV: 5
H	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	SMOOTH FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWINN-WILLIAMS
		SW 9166 - 'DRIFT OF MIST'

GENERAL NOTES

- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

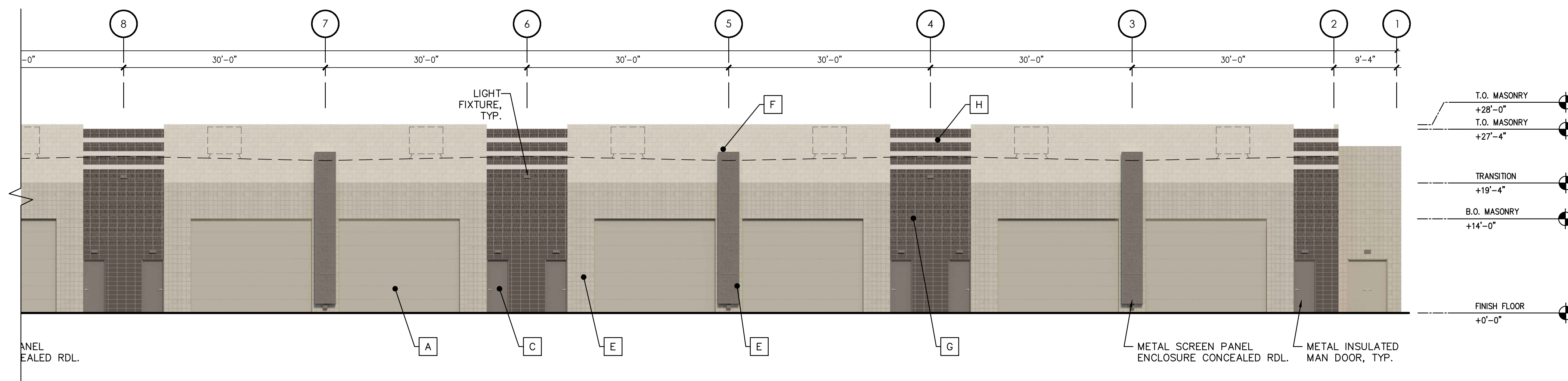
KEY PLAN





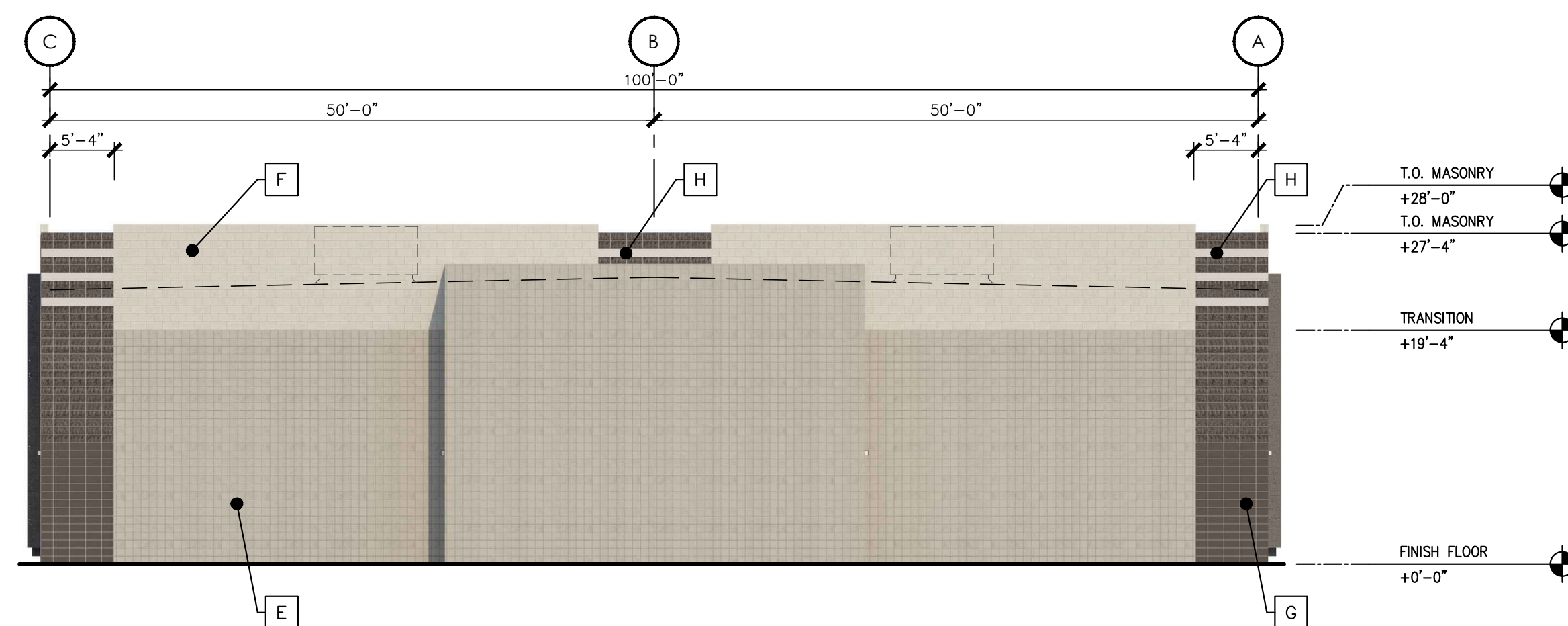
BUILDING A - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - WEST ELEVATION

SCALE: 3/32" = 1'-0"

FINISH SCHEDULE

PAINT:

- A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)
COLOR: SW 7640 - 'FAWN BRINDLE', LRV: 36
APPLICATION: TO MATCH COLOR FINISH 'E'
DOORS
- C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)
COLOR: SW 7083 - 'DARKROOM', LRV: 5
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL
DOORS & SITE ELEMENTS

ALUMINUM STOREFRONT:

- B** MFR: ARCADIA (OR APPROVED EQUAL)
FINISH: ANODIZED ALUMINUM
COLOR: DARK BRONZE AB-7

GLAZING:

- D** MFR: VITRO (OR APPROVED EQUAL)
TYPE: 1" INSULATED GLAZING UNITS
SOLARCOOL (2) GRAY FLOAT GLASS
WITH SOLARBAN 60 (3)
APPLICATION: EXTERIOR WINDOWS

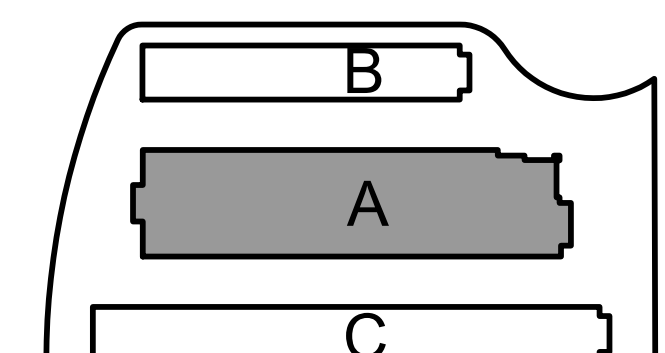
CMU BLOCK

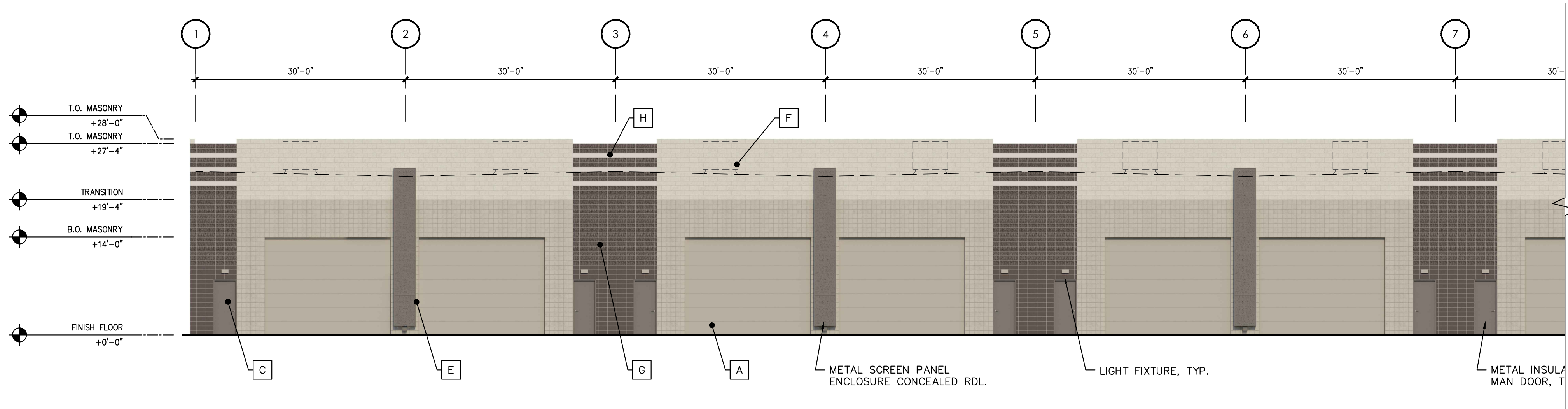
- E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT
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SW 7640 - 'FAWN BRINDLE', LRV: 36
- F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT
COLOR: TO MATCH SHERWIN-WILLIAMS
SW 7015 - 'REPOSE GRAY', LRV: 58
- G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT
COLOR: TO MATCH SHERWIN-WILLIAMS
SW 7083 - 'DARKROOM', LRV: 5
- H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT
COLOR: TO MATCH SHERWIN-WILLIAMS
SW 9166 - 'DRIFT OF MIST'

GENERAL NOTES

- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

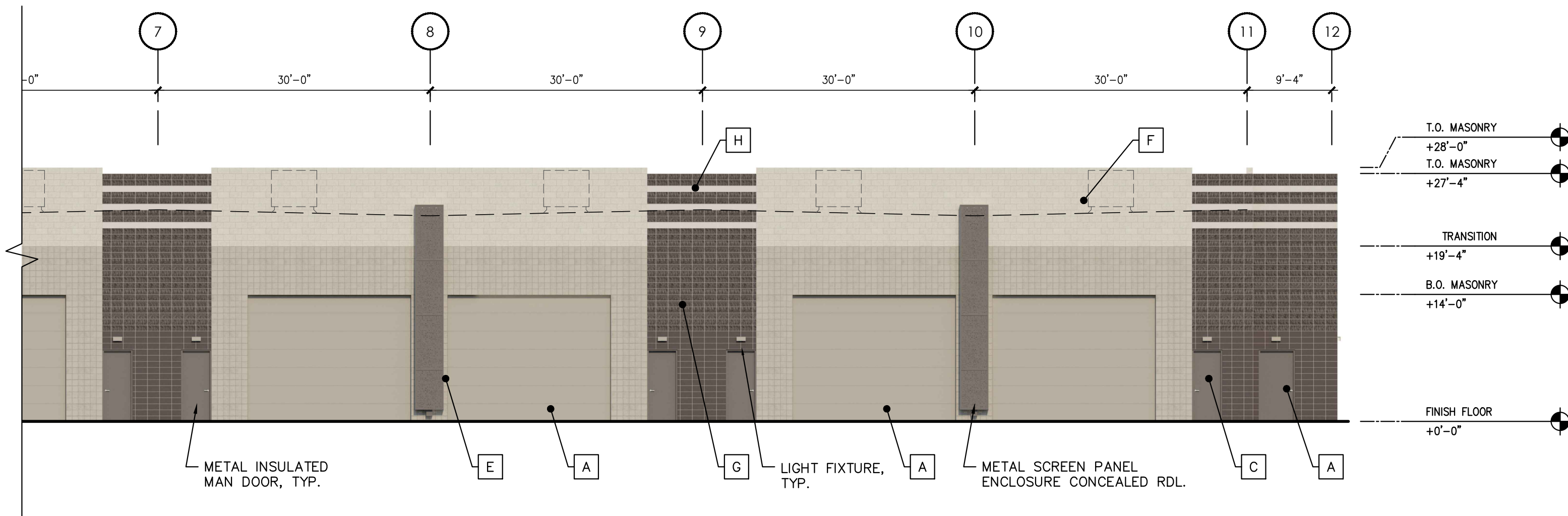
KEY PLAN





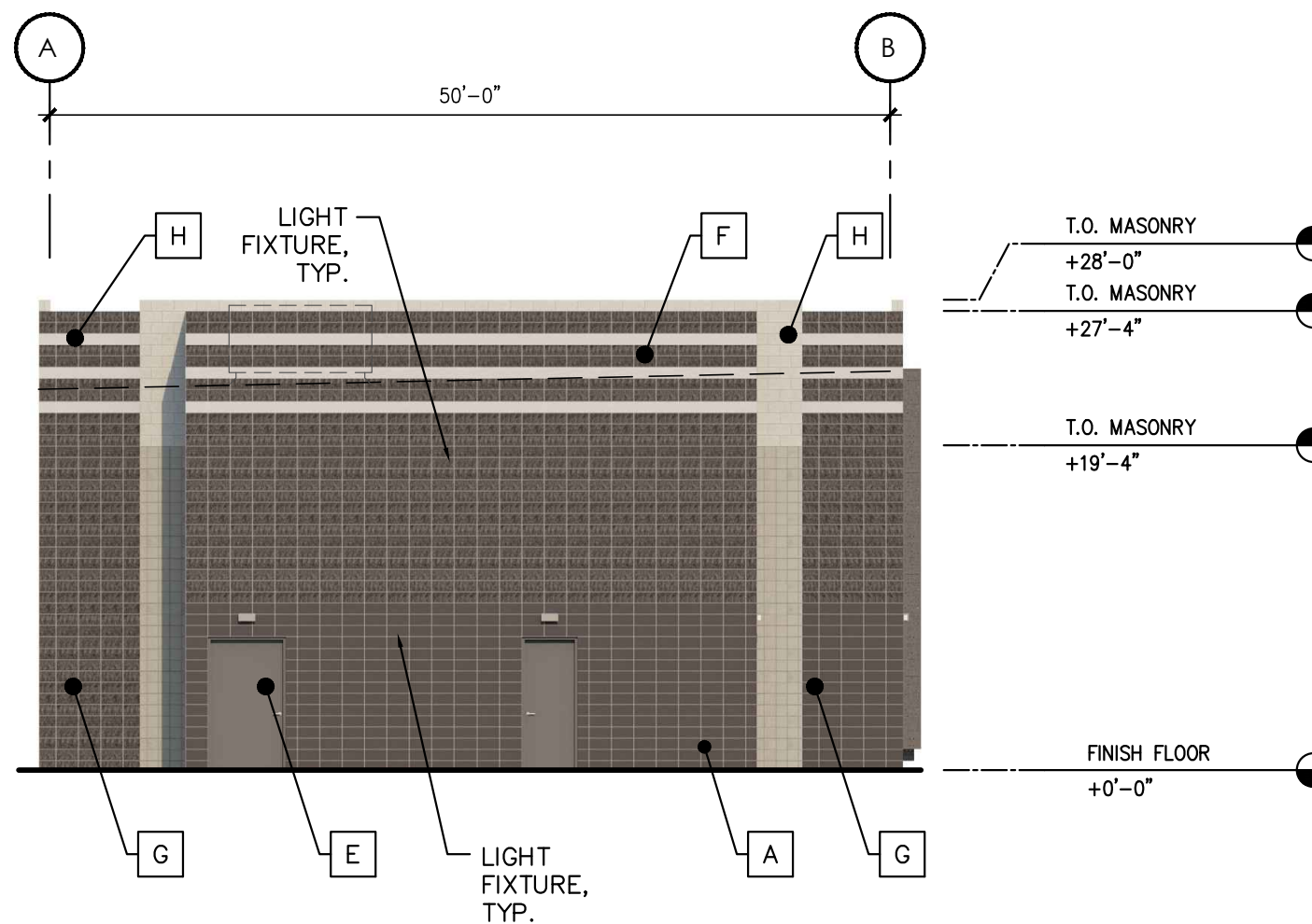
BUILDING B - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING B - SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING B - EAST ELEVATION

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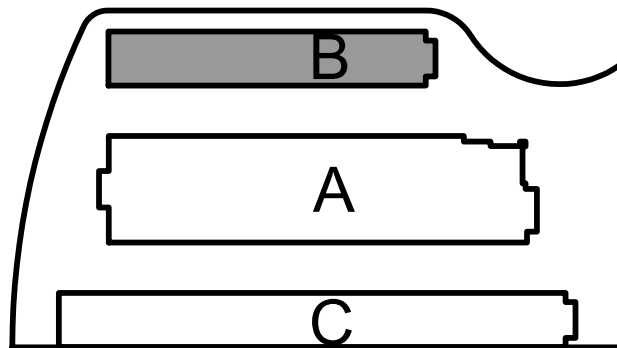
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		SW 9166 - 'DRIFT OF MIST'

GENERAL NOTES

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KEY PLAN



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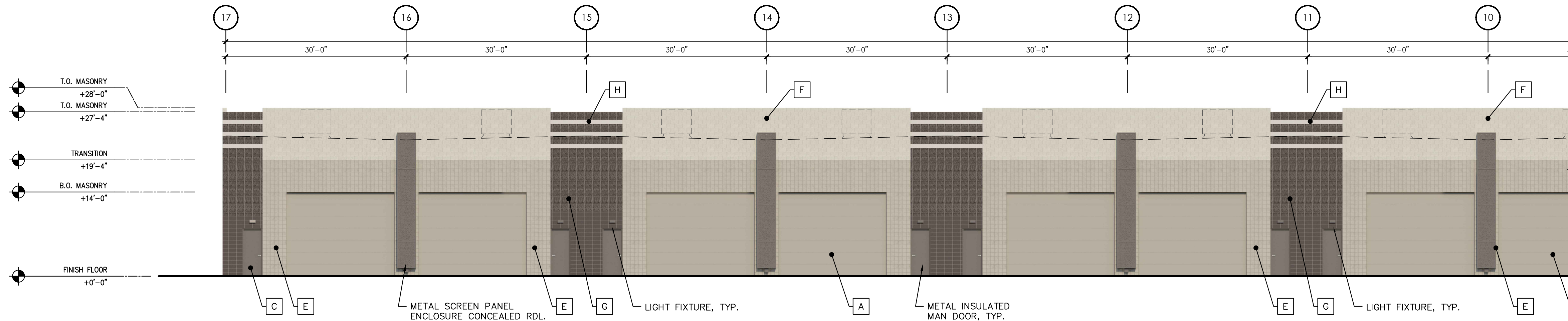
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	APPLICATION:	EXTERIOR WINDOWS

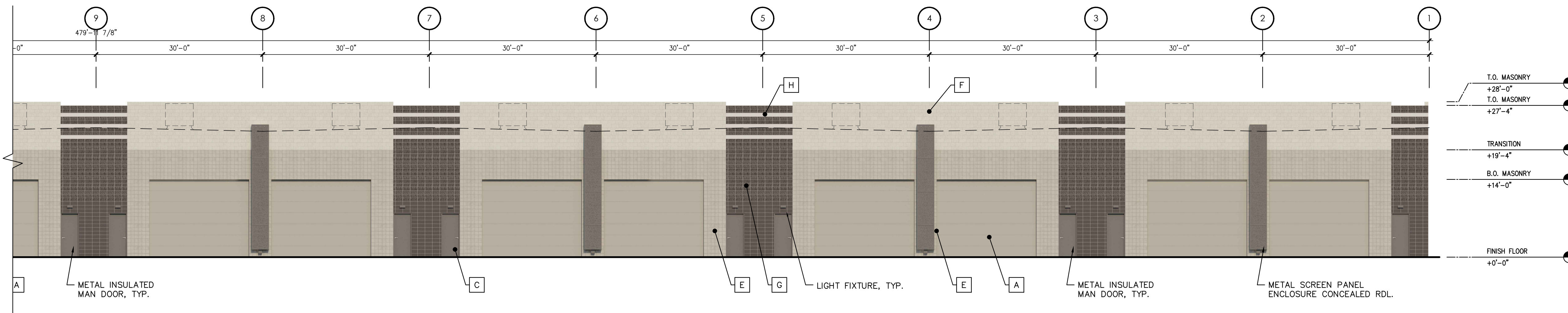
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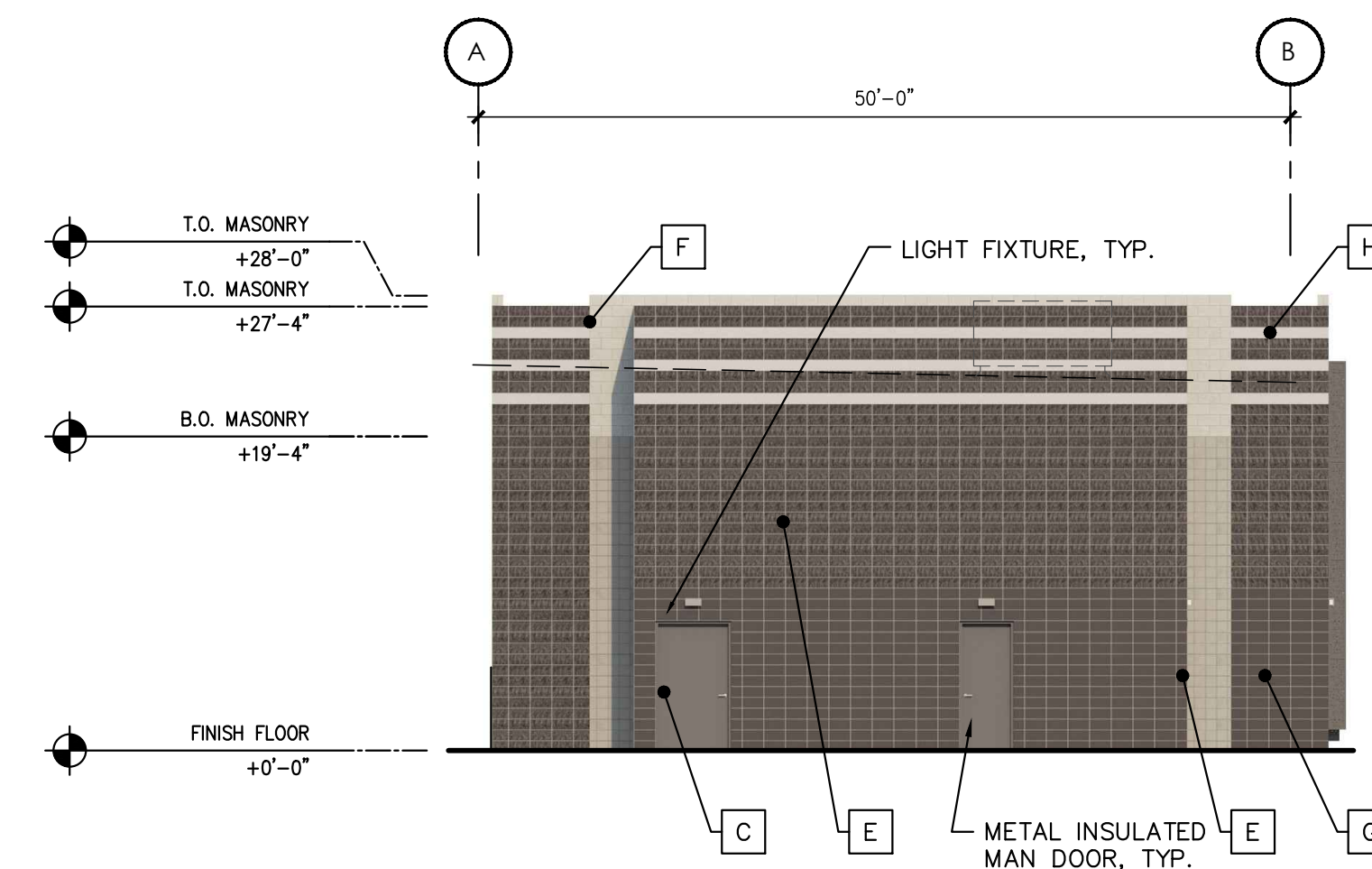
BUILDING C - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING C - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING C - EAST ELEVATION

SCALE: 3/32" = 1'-0"

GENERAL NOTES

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KEY PLAN

