

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: October 19, 2023
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Scottsdale Gold Bullion and Coin 1-DR-2023	Request for approval of a site plan, landscape plans, and building elevations for a new commercial building totaling approximately +/- 13,300 square feet.
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SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Key Issue

- Case went before DRB as a non-action item on April 20, 2023 based on the stylized building architecture and architectural context of the area (watch the hearing video [here](#) and read the DRB memorandum [here](#))

Items for Consideration

- Conformance with Development Review Board Criteria
- Integration of Sensitive Design Principles
- No neighborhood input received as of the date of this report

BACKGROUND

Location: 15465 N. Hayden Road

Zoning: Planned Airpark Core Development / Airpark Mixed Use (PCP/AMU)

Adjacent Uses

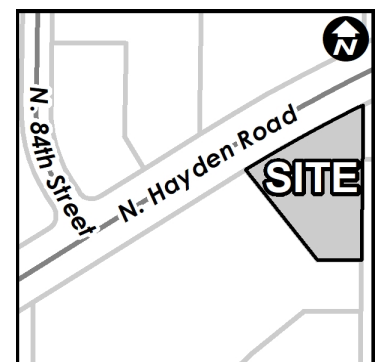
North: Multi-tenant building, zoned General Commercial (Conditional), C-4 (C)

East: Starbucks and Home Depot, zoned Highway Commercial, C-3

South: The Core Scottsdale Apartments, zoned Planned Airpark Core Development / Airpark Mixed Use Residential, PCP/AMU-R

West: Vacant property and a temporary parking lot, zoned Planned Airpark Core Development / Airpark Mixed Use (PCP/AMU)

Site is currently zoned for an office and retail development (case 19-ZN-2013#2). Site is in process of being rezoned for a retail, bank, and restaurant development (case 19-ZN-2013#3).



Property Owner

Gold Standard Property LLC

Applicant

Keith Zollman
(480) 246-9332

Architect

Studio KZ

Engineer

Landcor Consulting

DEVELOPMENT PROPOSAL

The applicant is requesting design review approval of a proposed two-story commercial building, which will include a variety of land uses like a bar, gallery, office, and recording studio, which are permitted in the PCP/AMU district. The approximately 13,284 square foot building faces North Hayden Road with approximately 444 square feet of covered outdoor patio space to the south. The proposed parking spaces and vehicular drive aisles are located south and east of the building footprint. Per zoning stipulations, there is a 35-foot minimum and 40-average landscape setback between the parking and the street curb. The site plan includes a new 8' sidewalk along the North Hayden Road frontage and a new 6' sidewalk connection to the main building entrance.

Non-Action Item Feedback:

This case was originally brought forward to the Development Review Board on April 20, 2023 as a non-action item to gain feedback from the board on the proposed building architecture which included inspiration from the 1930s Art Deco style and large industrial aircraft hangars. The DRB feedback included, but was not limited to the following items:

- Wanting perspectives showing all individual sides of the building, contextual landscaping, and view from the apartments to the south.
- Concerns that the building has a tall, stark, and boxy massing.
- Concerns that the building has a lot of articulation, material choice may be limited, and may be highly stylized compared to nearby buildings.
- The northwest side of the building is important elevation due to visibility along North Hayden Road.
- Suggestions to add additional glazing, make sure the building fits in contextually or stands out in a proud way, and could be adaptable to different users in the future.

Updates to Development Proposal:

After the non-action Development Review Board hearing and staff review comments, the applicant revised the development proposal which resulted in the following updates:

- Provided perspectives that show the building from the northeast corner along North Hayden Road with view of the apartments in the background, from the southwest corner within the interior parking lot, included proposed landscaping, and a view from what the apartments to the south would see that also incorporates nearby existing buildings for reference.
- Broke up stark facades with recessing and projections to reduce the boxiness.
- Reduced the articulation along the southwest side of the building and increased the façade symmetry to create a smoother connection from the North Hayden Road elevation to the interior parking lot elevation.
- Removed the decorative and stylized medallions/coins along the southwest and southeast elevation.

- Revised the northwest side of the building, facing North Hayden Road, to remove corner windows along the west elevation and increase vertical massing.
- Added clerestory windows along the garage portion of the building.
- Prior to the initial DRB hearing, the applicant also revised the submittal to include shading elements over the taller windows which aligns with the Sensitive Design Principles and enclosed a previously exposed exterior staircase to result in better screening.

Please see the applicant’s complete response letter to the Development Review Board feedback on Attachment #7.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For the applicant’s complete Narrative, please see attachment #3. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the Scottsdale Gold, Bullion, and Coin development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Greater Airpark Character Area Plan and Development Review Board Criteria have been met.

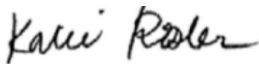
RESPONSIBLE DEPARTMENTS

Planning and Development Services
Current Planning Services

STAFF CONTACTS

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APPROVED BY



Katie Posler, Senior Planner, Report Author

10/2/2023

Date



Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov

10/5/2023

Date

ATTACHMENTS

1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Applicant's Response to Non-Action Item Feedback
8. Site Plan
9. Open Space Plan
10. Landscape Plan
11. Non-Action Item Building Elevations
12. Proposed Building Elevations
13. Non-Action Item Perspectives
14. Proposed Perspectives
15. Materials and Colors Board
16. Exterior Photometrics Plan
17. Exterior Lighting Cutsheets
18. Proximity Exhibit
19. Photos of surrounding buildings
20. Zoning Map
21. City Notification Map



Context Aerial

1-DR-2023



Close-up Aerial

1-DR-2023

City of Scottsdale DRB Updated Project Application Narrative

Scottsdale Gold Standard Building

The new Scottsdale Gold Standard building is located at 15465 N Hayden Road (APN 215-52-107) north of the N 83rd Street intersection and south of the roundabout at N 84th Street intersection. The 45,712 sf parcel ("Lot 1B") was recently subdivided at the beginning of 2022 (11-MD-2021). Adjacent parcels include The Home Depot to the northeast, kind of the Core Scottsdale Apartments to the south (a portion of Lot 1A from 11-MD-2021 is between the project and the apartments; the project parcel does not actually abut the apartments' parcel), a vacant parcel to the southwest, and a U-Haul facility and the Go AZ Motorcycle dealership across Hayden to the north. Please see Appendix D for photos of the neighboring structures.

The approximately 14,000 sf building will contain multiple uses: office space for a gold bullion and coin business, a recording studio, a fine cigar humidor retail space, a gallery displaying World War II memorabilia and artefacts, a small whiskey bar, with an attached garage and an outdoor covered patio.

The calculations of building areas for parking purposes and for occupancy purposes are included in Appendix A

A.1. Design and theme of the project – consistency with the design and character components of the applicable guidelines, development standards, DSPM, master plans, Character Area Plan, and General Plan

The design character of the building is a contemporary interpretation evocative of the optimism of late 1930's Art Deco and wartime expediency of WWII military buildings. The typology borrows from aircraft hangars that housed the developer's relative's B-17 Flying Fortress that he flew in the early 1940s. They would often be large metal-shrouded structures anchored by decorated vertical towers at one end.

Please refer to the reference images in Appendix B.

The strongest references to these design precedents are kept to building massing, scale, and materials, however on the south side opposite the street, the design language of the entrance to the gold bullion and coin business is more directly Art Deco in order that it may be very clearly distinguished from the entrance to the gallery and whiskey bar, which is on the same side of the building.

The north side (facing Hayden Road) of the building is composed of several horizontally oriented rectangular masses. The prominent feature of the façade is a trio of large sliding doors that enable the interior to be opened up like an aircraft hangar to display the contents inside and transform the interior into that of a large covered porch. Another advantage is the generous cross-breezes that will provide large amounts of ventilation. The sliding doors make use of lightweight translucent Kalwall panels to bring diffused, natural light to the interior. The cladding of the central mass is made up of matte mill-finish aluminum panels to 10' above the ground, with fluted painted metal siding up to a flat paneled "crown" above the top-floor windows, forming a pleasing tripartite façade. Flanking masses are clad in two colors of stucco coordinated with the two stucco colors of the Core Scottsdale Apartments buildings to the south (see Appendix C), and the stucco colors are separated by a band by silver-painted (not reflective) Pac-Clad "Cityscape" metal trim. Windows are set back to the interior of the wall and made

up of anodized bronze aluminum storefront window systems, with grids to bring a human scale to the building. Metal shade awnings in dark bronze color are added above the windows and doors to provide additional protection from the sun.

On the south side (facing the parking lot), the verticality and stucco cladding of the Art Deco tower of the gold bullion and coin business provides a contrasting anchor to the massing of the east side of the building. At 10' above the sidewalk, a bronze-colored shade canopy protects the building entrances and creates a strong horizontal datum. Below this datum, exposed-fastener matte mill-finish aluminum panels create a strong base. Above, fluted metal panels clad the walls and extend upward to the fenestration at the top level. In this way, the same tripartite façade is developed, and under the top floor windows, pop-outs extend down to the canopy to provide textural and visual relief to the façade. The windows and doors are also anodized bronze storefront aluminum, with the exception of the windows at the west side tower, which will be brass-clad. The tower will incorporate a shallow marquee-like (only in its shape and location) canopy over the entry doors.

The west side façade is made up of multiple symmetrical masses clad in stucco and fluted metal panels and provides a transition between the street side and parking side facades.

The east side façade is largely unseen, as it faces the back side of The Home Depot to the east. On this side is the garage entrance, one of the exit stair towers, back-of-house service entrance, and a large louvered area that screens the pair of dual outside-air HVAC units on the equipment mezzanine level. This side also provides a visual transition between the street side and parking side facades. The top floor has three windows with shade canopies.

The gallery will display WWII artefacts, particularly relating to the B-17 Flying Fortress, which can be quite substantial in size. There are large sliding doors topped with translucent Kalwall panels (opening is 45' wide by 20' high) on the north side (street-facing side) that can slide open to provide tremendous ventilation and create a hangar-like openness for the interior of the gallery.

Following is a synopsis of consistency with the 2018 DSPM Sections.

2-1.202.D Terrain

- There are some existing trees within the buffered setback easement on the street side of the parcel. There are two mesquite trees and six palo verde trees. Four of the palo verde trees and both mesquite trees are quite close to the buried stormwater line on the west side of the parcel, and we would like to remove the mesquite and palo verde trees and replace them with other desert-friendly trees in the buffered setback easement. Currently the landscape design shows these trees as remaining-in-place.
- There is not a significant change in grade levels, no natural site features, and no major visas or view corridors.
- There will be no retaining walls required for the development.

2-1.203.A Buffering for Adjacent Uses

- While the parcel is not immediately adjacent to a residential use (the Core Scottsdale apartments to the south), we have incorporated some buffering strategies:
 1. The outdoor patio is located a significant distance away from the apartment building and will be screened by planters and trees
 2. The Scottsdale Gold Standard building is a lower height than the apartment buildings.
 3. Trees are located in the available planting spaces in the parking lot islands between the new building and the existing apartments.

2-1.204 Airpark Development

- The owner will comply with the FAA requirements and SRC Chapter 5.
- We have submitted the Airport Vicinity Development Short Form and completed an FAA height analysis, which is included in the DRB submittal.

2-1.205 Site Design Standards

- There is an existing CMU wall on the east property line between the parcel and The Home Depot. The wall is already stuccoed on both sides, and it will be painted to match the new building on the Lot 1B side.
- All mechanical units will be placed in the mid-level section of the building, which is “open” to the exterior air by a large louvered wall on the east side. In this way, they will be fully screened from view; the louvers in the wall screen all of the mechanical equipment (refer to section detail for these louvers).
- Any equipment (gas meter, electrical SES, et al) placed on the exterior will be screened by a wall that matches the building.
- Ground-mounted equipment will be screened by a wall at least 12” taller than the height of the equipment.
- There is **no** roof-mounted equipment.

2-1.206 Utility Cabinets, Transformers, and Pedestals

- Traffic Safety Triangles will be kept clear of utility cabinets, transformers, and pedestals.
- Presently there is a larger APS transformer located in about the middle of the north property line; this transformer will remain in this location, as it is more than 100’ from any intersections or driveways.
- The existing 8’ wide pedestrian sidewalk is between the curb and the transformer, and there is approximately 3’ between the transformer and the edge of the sidewalk.

2-1.207 Service Entrance Sections

- The building electrical SES is located in a cabinet on the street side of the building, and it is screened by a sliding metal panel that matches the building.

2-1.208 Citywide Exterior Lighting Guidelines

- All luminaires will be recessed or shielded so the light source is not directly visible from the property line.
- No luminaire will exceed 24,000 lumens.
- Exterior lighted bollards, which are located at the patio on the parking lot side at the building entrances, will have non-reflective exterior louvers that are positioned to screen the light source from view and will meet the requirements for cutoff.
- No exterior luminaire, including the parking lot lighting, will be mounted higher than 20'.
- All exterior light poles, including bollards, will be a dark bronze color.
- Parking lot lighting poles and bases are not placed in the two foot parking stall overhang or in a parking stall.
- Landscape luminaires will incorporate light shields, including extension shields when directed upwards, and will be aimed away from adjacent property lines.
- All exterior luminaires will have a color temperature of 3000K or less.
- All landscape luminaires' illumination sources will have a total initial lumens of not greater than 1200 lumens.

2-1.209 Outdoor Ambient Lighting Zones

- The project is located in the E-4 Urban Pedestrian Activity Ambient Lighting Zone.
- The existing adjacent ambient light use is The Home Depot, which utilizes the lighting design generally seen for retail centers and back-of-house security. The Home Depot's illumination level is greater than is planned for this project. Consideration has been given to the apartment buildings to the south, even if they are not immediately adjacent to the parcel.
- While there will be some lighting that provides a wash of the building, the majority of it is located on the street side and thus screened from view to the apartments to the south. Such lighting is intended to express the massing and shape of the building without creating a spotlight on the overall structure. Most exterior lighting will be focused on building entrances, walkways, and the outdoor covered patio.
- Transitions from well-lit to unlit areas will be gradual, not harsh.
- The lighting sources will, in general, not be visible from off the property.

2-1.210 Building Design Standards

- Any exposed exterior conduits and raceways will be painted to match the adjacent exterior section of the building.
- No exterior roof ladders will be visible to the public or an off-site location.
- Most of the building roof will make use of roof drains that are internal to the building. There will be two gutters and downspouts in a dull silver / aluminum color to match other metal cladding parts of the building, and these are located on the west side of the building. The discharge outlets of all these systems will be designed to direct water away from the building and its foundation, in order to minimize staining and erosion.

2-1.211 Sustainable Site & Building Design

- For heat island mitigation, we are incorporating overhangs over most windows and doors of the building, including a large trellis over the patio, and vegetated ground cover and trees throughout the open space of the parcel. A misting system will be installed at the south canopy and trellis, and while the system requires the use of water, the mist is highly effective in arid climates at absorbing ambient heat that would otherwise contribute to the heat island effect.
- The building is oriented with the broad side largely north-south, rotated to about the 11 o'clock position in order to accommodate the unusual lot shape while responding to solar cycles and the programmatic requirements.
- The primary entrances to the building are located on the south side and are shaded by attached overhangs. The north side of the building also features large sliding doors that may be opened so that the gallery space and cigar / whiskey bar will function as a large covered outdoor space and take advantage of cross breezes for cooling and ventilation.
- Glazing surfaces are set to the interior edge of the wall, and ample tree plantings are located particularly on the northwest side to screen the western sun.
- Glazing will be Low-emissivity with Solarban 60 Solargray films on dual-pane insulated units. Glare-inducing reflective films will not be utilized.
- The irrigation system will have an integrated smart controller that can suspend irrigation activities during rainfall.
- Irrigation zones are grouped by plant needs, which are fairly similar for the whole property, as drought-tolerant plants predominate.
- Bicycle parking spaces are provided near the front covered patio.
- Building materials will be primarily heavy-gauge and light-gauge steel, and also steel cladding, which makes use of recycled content in their production. The steel cladding uses a Kynar-500 finish, which is extremely durable and has a minimum 30-year warranty, which greatly reduces the need for repainting.

- Paints, adhesives, and flooring will be low-VOC.
- No highly reflective or polished materials will be used on the building's west, south, or east side of the building or next to pedestrian walkways, next to streets, or facing nearby buildings.

2-1.300 On-Site Circulation & Parking Area Design

- The entrance drive can comfortably accommodate a stack of five vehicles (allotting 24' for each vehicle) waiting to exit the parcel.

2-1.303 Emergency Access and Fire Lanes

- Fire lane signage will comply with COS Standard Details, Series 2300, and posted in per COS Standard Detail 2365.
- Fire lanes are two-way and are 24 feet wide.
- Fire lane surfaces are asphalt suitable for all-weather use, with a minimum loading design of 83,000 lbs gross vehicle weight.
- Turns in the fire lane are 49' at the outside edge and an additional 6' (55') for the aerial bucket clearance per Figure 2-1.4 Fire Lane Dimensions in the 2018 DSPM.
- The parcel (Lot 1B) shares a blanket cross-access easement with Lot 1A to the west, and the intention is to construct a shared driveway along the west and south property line. This shared driveway will also link to the fire access easement for the Core Scottsdale Apartments. The shared driveway will provide the turnaround for the fire apparatus. There is a short dead-end parking aisle on the northeast side of the parcel, but the length of the aisle is less than 300 feet (the building is sprinklered).

2-1.305 Parking Areas

- Parking spaces and drive aisles are designed in accordance with Article IX of the Zoning Ordinance.
- Using the Mixed-Use Commercial Center parking calculations (1 space per 300 gsf), we have calculated the number of spaces required to be 46 spaces. The design provides for 47 parking spaces (which includes two in the garage).
- Two accessible parking spaces are provided, in accordance with Article IX of the Zoning Ordinance (4% of total required parking spaces shall be accessible): $0.04 \times 47 = 1.88$, rounded to two accessible spaces required (per Mixed-Use Commercial Center calculations).
- Landscaped areas are incorporated into the parking lot islands. Plant selections include single-trunk trees with canopies 10' or higher, and heat-tolerant, "less mess" plant material. Please see the landscape plans for more information.
- The majority of the parking does not use dead-end parking aisles, but there is a dead-end parking aisle on the northeast side of the property. This dead-end aisle is less than 300 feet (the building is sprinklered); it is approximately 120 feet long, with a 5' extension at the end.

for turning around, in accordance with Figure 2-1.6 Dead-End Parking Aisle Detail in the 2018 DSPM.

- The parking surface will be asphaltic pavement with concrete curbs.

2-1.306 Corridors & Streetscapes

- The property is located within the Hayden Road buffered setback section. Lot split stipulations for Lot 1B required an average 40' setback from the curb line, with a minimum distance of 35' (refer to 11-MD-2021). The placement of the building on the site has been designed in accordance with those stipulations.
- No walls are located within the 35' setback.
- All landscape materials are desert and semi-arid. Please see the landscape plans for more details.

2-1.307 Garages and Carports

- There is one parking space on the north side of the garage walls, and this space is enlarged by two feet to a total of eleven feet in width.
- The unobstructed width of the garage at 22' complies with Figure 2-1.7.B Garage and Carport Parking Width. The garage is also 39' deep, which also complies with Figure 2-1.7.D for Tandem parking in the garage.

2-1.308 Bicycle Parking Facilities

- Bicycle parking facilities (racks) are provided at the rate required in Article IX of the Zoning Ordinance. We have six bicycle parking spots provided near the front covered patio.
- The location of the bicycle parking spots and staging areas are not located in a place that interferes with sidewalks and pedestrian access to the building.
- The bicycle parking racks will be U-shaped per COS MAG Detail 2285 and painted to coordinate with the building and landscaping.

2-1.309 Refuse Collection

- The design of the refuse enclosure will comply with COS MAG Details 2146-1, 2146-2, 2147-1, and 2147-2.
- The whiskey bar will serve coffee and pre-packaged snacks and as such, will provide a grease trap to intercept liquid fats such as creamer. A grease containment enclosure is attached to the refuse enclosure.
- The approach pad to the refuse enclosure has an entirely unobstructed vertical clearance and does not require the truck to "backtrack" or to back up more than 35 feet.
- The path of travel for the refuse truck accommodates a minimum turning radius of 45 feet and a vehicle length of 40 feet.

- The approach pad and enclosure are level, with a maximum 2% slope.
- Because the enclosure's location has a high degree of visual prominence on this parcel, we would like to incorporate decorative gates across the front of the enclosure. These gates will be designed to accommodate full ADA access.
- The height of the walls of the enclosure will be 12" taller than the height of the refuse container.
- Per Table 2-1.311.B, the number of required refuse enclosures in a non-residential development without recycling is 1 enclosure for each 20,000 sf of building space (or portion thereof). The building is less than 20,000 sf (14,792 sf), therefore a single enclosure is required and provided.
- Refuse containers will comply with Chapter 24 of the Scottsdale Revised Code and will not have casters.
- There will be no compactors for this development.

2-1.310 Pedestrian Access Route to Streets

- The pedestrian access route to the abutting public street (Hayden Road) is made by a six-foot-wide concrete sidewalk on the west side of the parcel.
- The pedestrian access route is located on the east side of the shared entrance drive that is along the west property line of the parcel.
- There is also an existing five-foot-wide pedestrian access easement (DOC 2014-0303673) on the east property line of the parcel that connects to the apartments to the south. This easement will be released with an MOR/MOD.
- The developer will increase the width of the public sidewalk at the north corner to eight feet, in accordance with the lot division stipulations (11-MD-2021). Developer will replace the existing 6' sidewalk in its entirety with a new 8' wide sidewalk.

2-1.312 Pedestrian Circulation Within a Development

- The primary pedestrian circulation route connecting the adjacent street, the building entrances, and the parking lot is the six-foot-wide concrete sidewalk on the west side of the parcel.
- The primary pedestrian circulation route is accessible and 6 feet in width.
- A pedestrian cross walk links Lot 1A and 1B across the shared drive aisle.
- A secondary pedestrian route connects the main building entrances and the service entrances to the dead-end parking aisle.
- The minimum width of the secondary pedestrian route is four feet.
- An incidental pedestrian route connects the primary pedestrian route on the west side to the service courtyard on the building's west side. The unobstructed width of this incidental pedestrian route is 10 feet.

2-1.401 Detention Basins

- There is a detention basin located in the north section of the front open space. The area of the detention basin is less than 50% of the total front open space. Please see the civil engineering plans for a calculation exhibit.
- The design of the detention basin includes a depth no greater than three feet, width-to-length ratio not greater than 1:10, and side slopes of no more than 4:1 run to rise. The contours of the basin are rounded to achieve a gradual slope transition.
- The plant materials in the basin include: Dwarf Olive, Red Yucca, and Dwarf Oleander on the periphery, Langman's Sage, Live Oak, and Ironwood on the sides, and Cassia, Bird of Paradise, Hybrid Mesquite, and Creosote Bush on the bottom of the basin.

2-1.501 Landscape Design Standards

- Plant selection is intended to adhere to the Arizona Department of Water Resources Low Water Use / Drought Tolerant plant list.
- The maximum natural height of any landscaping materials (aloe vera) in a traffic safety triangle will be no greater than 18 inches. Trees will have a minimum canopy height of eight feet above the curb elevation.
- Trees will be placed at least seven feet back from any underground public water or sewer lines, power line conduits, or drainage pipes within a dedicated drainage easement.
- Decomposed granite used as a ground cover will be installed a minimum 2 inches in depth.
- Installed trees' mature canopies will not overhang vehicular lanes, cross property boundaries, or block monument or tower signs.
- No thorny shrubs or cacti are proposed in this landscape design.
- No plants are located in the two-foot overhang at the head of a parking stall.
- No installed city-maintained trees will be located within ten feet of an existing sign or light pole (there is an existing streetlight near the existing APS transformer approximately midway across the Hayden Road property line).

2-1.502 Irrigation

- Irrigation will be provided to all landscaped areas.
- Backflow prevention devices will be completely screened with a cage painted to coordinate with the building and/or landscaping.
- No water features will be connected to the irrigation system.

4-1.201 Stormwater Storage

- On the north side of the property, there will be a retention basin.
- In the south-center of the property, there will be a proposed underground detention chamber system (StormTech), drained within 36 hours by a combination of direct percolation and a drywell.
- Please see the included civil engineering drainage report and related documentation for more information.

4-1.202 Underground Stormwater Storage Policy

- The development project is located within a commercial development.
- The development has a community maintenance organization with the Lot 1A parcel (see 11-MD-2021).
- The proposed underground detention system will be encompassed by a drainage easement that will be dedicated at the time of final design.

5-1.101 Traffic Impact Analysis Category 1

Per the trip generation report prepared by the traffic engineer, the proposed development generates less than 100 vehicle trips per hour in the peak periods. Please see the included Traffic Study documentation related to the Traffic Signal Warrant Analysis required per the Lot 1B stipulations (11-MD-2021).

5-1.902 On-Site Planning Principles

- The access drive to the development is a right-in / right-out shared driveway located on the property line between the subject development property (Lot 1B) and the adjacent parcel (Lot 1A), connecting to Hayden Road east of The Home Depot's entrance drive (refer to 11-MD-2021). The first developer to construct will install the full width of the shared access drive.
- Both Lot 1B and Lot 1A have a blanket cross-access agreement benefitting both parcels. It is not yet confirmed how the Lot 1A internal circulation will be laid out and which additional access points will be available to the subject development on Lot 1B, but both developers' design teams have been coordinating. The current site layout for both 1A and 1B provides for a stronger alignment and connection of drive aisles..
- The shared access drive can comfortably accommodate up to five queueing vehicles (allowing 24' for each vehicle) waiting to exit the property. The greatest number of trips out of the development, as determined by the trip generation analysis, is 24 at the PM peak hour.
- Internal traffic circulation takes the general form of a loop connecting to the shared access drive and connects the building entry, parking areas, service areas, and pick-up / drop-off points. There is a single dead-end aisle on the northeast side of the parcel with turnaround provisions at its end per Figure 2-1.6 in the 2018 DSPM.

- Service and delivery vehicles will share the same circulation path as the emergency vehicle circulation. Nearly all delivery vehicles will be Garda-style armored vehicles or short (24') box trucks.
- Parking facilities for bicycles are provided near the front covered patio with six spaces.
- A temporary asphalt driveway connecting both Hayden Road driveways to comply with MD stipulation 14B (Case 11-MD-2021) is also shown. The driveway is to be constructed if this project is not constructed concurrently with adjacent development.

5-8.200 Sidewalk Width and Pedestrian Access Routes

- Pedestrian travel ways are visually and functionally separate from vehicle travel ways, elevated above the vehicle travel surface and constructed of a different material: driving surfaces will be asphaltic, and pedestrian travel surfaces will be concrete.
- The pedestrian access route that connects the public right-of-way to the pedestrian arrival locations in the development will be 6-foot-wide concrete sidewalks.
- The sidewalks will not have bumpy or textured surfaces, cracks or indents greater than 1/4".
- The sidewalks will be hard, stable, slip-resistant, and sloped no more than 1:12.
- The development is in an urban area.
- The vehicular surfaces will be charcoal in color (asphalt), the landscaping ground cover will be tan in color (decomposed granite to match existing along Hayden Rd), and the sidewalks will be warm gray in color (concrete), providing visual contrast between the distinct surfaces.

6-1.200 Water Design Reports

- Per the lot division stipulations (refer to 11-MD-2021), civil engineering has prepared a preliminary Basis of Design Report for Water and Wastewater.
- There is an existing 8" DIP public water line loop that passes through the property and loops through the Core Scottsdale Apartments to the south, and an existing 12" ACP public water main located in Hayden Road.
- The 8" DIP water loop will be utilized for the development. A portion of the loop will be relocated to make room for a building on the parcel.
- The daily water demand for the development is calculated based on the COS 2018 DSPM Figure 6-1.2.
- There are two existing 8" public sewer mains running in parallel in Hayden Road, and the south sewer main is constructed of PVC and enters the property at the northeast corner and extends south to the Core Scottsdale Apartments in a public sewer easement.
- A new 6" building sewer service will be constructed to discharge to the existing 8" PVC sewer line on the east side of the property.

6-1.502 Hydrant Locations

- The fire hydrants are existing along the Hayden Street right-of-way. There is one hydrant at the shared access drive entrance on the parcel.
- No new fire hydrants are proposed for this development.
- No point on the property is greater than 700' from the fire hydrant.
- A fire hydrant flow test was conducted in accordance with the Lot 1B stipulations of 11-MD-2021. The test observed a flow rate at a residual pressure of 30 psi at 5332 gpm, which is greater than the minimum requirement of 3,000 gpm (per IFC Table B105.1).

6-1.504 Fire and Building Sprinkler Lines

1. Civil engineering Basis of Design analysis has determined that the existing and proposed water distribution system has adequate capacity to meet the development's fire flow demands in accordance with the 2018 DSPM and IFC requirements.
2. The development will have separate domestic and fire services for water.
3. The fire riser will be located on the west side of the building in the west side courtyard (accessible by Knox Box) to facilitate practical construction due to the proximity of the relocated portion of the 8" DIP water line to the west side of the parcel. Please see the civil engineering plans for more information.
4. The fire system will include a city-approved backflow prevention device.

6-1.507 Fire Department Connection

1. A fire department connection, if needed, will be located according to the fire department's direction.
2. Pavement markings for Fire Department sprinkler system connections, as applicable, will be provided per COS Standard Detail 2363.

7-1.201 Wastewater Preliminary Basis of Design Reports

Civil Engineering has prepared a preliminary wastewater Basis of Design report in accordance with the Lot 1B stipulations (refer to 11-MD-2021).

7-1.411 Grease, Oil, and Sand Interceptors

1. The garage will have a small residential-scale car wash facility (nothing like a commercial car wash; more like a hose / low-pressure washer and handheld buffing appliances), so floor drains will include oil and sand interceptors.
2. The whiskey bar will also serve coffee, and a grease interceptor will be installed for fatty liquids such as creamers.
3. Tank sizes, placement, and design will be according to the 2018 DSPM and current plumbing code.

11-1.100 Overview of Fire Protection

- In terms of occupancy, the building contains 5994.4 gsf on the ground floor (gallery, bar, some office, retail, garage), 2600.6 gsf on the intermediate floor (mechanical enclosure (837 gsf) and recording studio level (1763.6 gsf)), and 6003.3 gsf (office) on the top floor. Total occupied area of the building is 14,598.3 gsf. Please refer to Exhibit A.
- The building will be constructed of heavy-gauge and light-gauge steel, with steel and stucco cladding and composite steel pan decks supported by open-web steel bar joists and a commercial TPO roofing.
- Built-in fire protection will include fire sprinklers, fire alarms, and other systems required by the Fire Department.
- Occupancy types include: Office and Recording Studio (B), Whiskey Bar (A-2), Gallery (A-3), and Retail (M).
- The construction type is V-B sprinklered. The maximum allowable height per the 2018 IBC is 60', and 3 stories for type B, 2 stories for type M occupancies, 2 stories for type A-2 occupancies, and 2 stories for type A-3 occupancies. The type B occupancy is on 3 stories. The type M, A-2, and A-3 occupancies are on the ground floor (1 story).
- The maximum allowable areas per the 2018 IRC are 27,000 sf for types B and M, and 18,000 sf for types A-2 and A-3. The entire gross building area at 14,598.3 gsf is less than the most stringent allowable area.
- The preliminary calculated occupant load is 55.0 occupants for the top floor, 20.4 occupants for the intermediate floor, and 115.9 occupants for the ground floor, with a total of 191.3 (rounded up to 192) occupant load.
- A 1-hour fire separation assembly is required between B & A occupancies. The retail humidor (occupancy M) is ancillary (2018 IBC 508.2) to the gallery and whiskey bar (both type A occupancies) and no separation is required between those occupancies. The retail humidor area is less than 10% of the ground floor that it occupies (2018 IBC 508.2.3): 344.7 gsf for the retail humidor (type M) space and 5994.4 gsf for the ground floor, $344.7 / 5994.4 = 0.058$ or approximately 6%.
- The building is accessible by fire trucks with parking aisles on the east and south sides, and the shared access drive on the west side. Hayden Road is on the north side of the building.
- Site access is available from Hayden Road by the shared access drive that is centered on the west property line. This shared access drive also provides access to the Core Scottsdale Apartments to the south. There is, in addition, a blanket access agreement with the adjacent parcel Lot 1A (refer to 11-MD-2021) that will provide a future connection to the intersection of N 84th Street and Hayden Road.
- The Fire Lane will be the main parking lot emergency vehicle circulation path (refer to architectural site plan) and will be striped and signed according to the 2018 DSPM.

11-1.900 High Rise Considerations

Radio amplification testing for emergency surfaces is required in buildings exceeding 35 feet above grade. The new building will be 38' high, but the highest floor level is 25' high. We are unclear whether the "35 feet" is referring to the highest occupied floor level or simply the height of the building, including the roof parapets and any appurtenances. Please inform the applicant whether the radio amplification testing is required for this development.

12-1.200 Accessible Facilities on Private Property

At least one accessible pedestrian route will be provided to each accessible building entrance from accessible parking spaces, public streets and sidewalks, and from public transportation stops. Please see the architectural site plans and civil site plans for more information.

12-1.201 Building Entrances

Entrances to and exits from the building will have concrete landings at the same elevation as the finished floors, with a maximum 2% slope in all directions.

12-1.202 Walking Surfaces

All pedestrian walking surfaces will be concrete and will contrast visually from landscaping areas and vehicular areas. The accessible pedestrian surfaces will limit vertical changes in elevation to between $\frac{1}{4}$ " and $\frac{1}{2}$ ", which will also be beveled, and any horizontal offsets will be no more than a $\frac{1}{2}$ " gap.

12-1.203 Curb Ramp Design On-Site

Within the on-site pedestrian accessible routes, curb ramps will conform to the COS supplements to the MAG specifications and details and also ADA standards.

12-1.204 Detectable Warning Surfaces On-Site

Detectable warning surfaces will not be used.

12-1.205 Driveway Access to Public and Private Streets

The shared access driveway located on the west property line has existing curbing and accessible ramps at the driveway crossing. The curbing extends a short distance past the property line, though no paving currently exists beyond the concrete driveway entrance in the right-of-way. The rest of the shared access driveway will be installed by the developer. No additional crossing facilities are required for this driveway.

12-1.206 Accessible Parking Spaces

1. Accessible parking spaces (two provided, two are required will comply with ADA standards and Article IX of the COS Zoning Ordinance.
2. Accessible parking spaces will include signage in accordance with the COS Supplements to the MAG specifications and details and to the ADA standards, per Standard Detail 2124.
3. The outdoor accessible parking spaces' configuration is based on Figure 12-1.1 of the 2018 COS DSPM. The spaces are 11' wide and 18' deep, with an adjacent 5' wide 4" striped access aisle (24" diagonal pattern) the full length of the parking space, painted yellow, against a 6" vertical curb cut with a curb ramp (1:12 maximum slope) leading to the raised concrete sidewalk.
4. 5' x 5' international accessibility symbols will be provided in each space.
5. The slope of the parking space and access aisle will not exceed 2% slope in any direction.
6. The curb ramps will be installed in the sidewalk and designed per COS standards.
7. Striping between parking stalls will be a white 4" stroke the entire depth of the parking stall.
8. The bottom of accessible parking signage will be 60" minimum above the parking surface.
9. One sign per accessible stall will be installed at the head of each stall beyond any vehicle overhang.
10. Signs and posts will not encroach into or reduce the accessible route width.
11. Where accessible routes pass in front of parked vehicles, the sidewalk will be 4' minimum width beyond vehicle bumpers (the 2' overhang).
12. Wheel stops, curbs with landscaping, and curbs with sidewalks are utilized in the design to prevent the reduction of the accessible route width to less than 4'.

A.2 Architectural character, landscape design, site design shall:**A.2.a Promote desirable relationship of structures to one another, to open spaces and topography, both on the site and the surrounding neighborhood**

- Topography of the site and surrounding area is nearly flat; the elevation of the site is at 1492.6 in the northeast corner, 1491.2 in the west corner, and 1488.5 on the south side. The slopes are very slight: 0.5% across the north (street) side, 1.3% across the east side, and 1.2% across the west side.
- Stucco colors are drawn from the neighboring Core Scottsdale Apartments buildings, with remaining architectural elements in neutral metal colors (matte mill finish or bronze-anodized aluminum / silver (not shiny and reflective)).

- Building height is comparable to nearby structures and does not exceed 38' above the Lowest Floor Elevation (LF88 = 1491.77) and 39' for the elevator tower (exempt from building heights per Section 7.102A).
- Building location on the parcel creates separation and open space from the apartments to the south and establishes a street-side presence while maintaining the pedestrian realm in the Buffered Setback Easement, which is a minimum 35' and average 40' from the street curb (refer to 11-MD-2021).

A.2.b Avoid excessive variety and monotonous repetition

Project programmatic requirements are varied, and the architectural challenge is to unify them into a single cohesive manner. Given elements: Scottsdale airpark location, display of WW2 memorabilia and artefacts, a gold bullion and historic coin business, cigar retail, and whiskey bar, adjacency to other tall structures (30' in height and higher). Design themes are drawn from American 1930s late Art Deco commercial buildings and aircraft hangar typologies, intermixed with some design aesthetic seen in WW2 expediency. There are several period hangars with Art Deco motifs combined with large hangar spaces (please see Appendix B for some examples).

The street side of the building contains no business entrances. All business entrances are on the parking lot side. The gold bullion and coin business (office) entrance is anchored by an Art Deco section containing that business's functions, attached to the main mass of the overall building. The two sections are characteristically differentiated enough so that patrons will clearly understand which entrance to visit after arriving: the opulence of Art Deco for the bullion and coin business, wartime expediency for the WW2 B-17 gallery and whiskey bar.

A.2.c Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment (see Sensitive Design Principles)

- Native and arid environment-tolerant plantings.
- Low reflectivity of materials
- Desert color palette
- Shade provisions at entrances
- A large quantity of ventilation via large operable openings in the gallery and bar space
- Energy-efficient dual outside air system for HVAC
- Heat-reflective TPO roofing.
- Discharge of stormwater into detention basin and in-ground percolation chambers.
- Steel (heavy-gauge and light-gauge) structure and cladding with high recycled content.

A.2.d Conform to recommendations and guidelines of ESL (N/A)

The subject property is not located in an Environmentally Sensitive Lands Overlay area.

A.2.e Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District (N/A)

The property is not located within the Historic Property Overlay District.

A.3 Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways shall be so designed to promote safety and convenience.

- Off-street parking facilities are provided via a surface parking lot paved in asphalt, along with two spaces available to business employees located within a covered garage located on the northeast side of the building. The off-street outdoor parking lot contains 47 parking spaces, of which two spaces are contained in the enclosed garage for employee parking, and includes two accessible spaces in the surface parking.
- The parking lot is screened by a 3' site wall on the north side of the property and the existing 6' site wall on the east side of the property.
- Ingress / egress is provided primarily by a right-in, right-out driveway entrance at the western point of the parcel. The parcel line goes down the center of this driveway, which is shared with the Lot 1A parcel. The first developer to build will pave the whole width of the roadway per the lot split stipulations.
- The internal circulation is planned for Lot 1A is not confirmed, but it is understood that the two parcels share a blanket common access easement in order to facilitate internal circulation and ingress / egress movements. Both design teams have been coordinating.
- When Lot 1A is developed, it is likely that Lot 1B will be able to navigate through Lot 1A in some manner to access the intersection at 84th Street and Hayden Road. Currently, there is no access to that intersection from Lot 1B. A temporary asphalt driveway linking 1B to 84th Street will be constructed if development construction does not happen concurrently on the two Lots.
- The shared entrance driveway and internal circulation through Lot 1A will maintain emergency vehicle access to the Core Scottsdale Apartments.
- Internal traffic circulation makes use of a general loop around parking islands on the south side of the parcel, and there is a short section of parking on the northeast side of the parcel that utilizes a dedicated 3-point turn-around space [provide DSPM reference].
- Refuse is collected in a bin stored in an enclosure on the southwest side of the property and is accessed head-on from the main driveway, with a minimum of 38' clearance in front of the enclosure. The enclosure will have decorative gates to screen the refuse bin and grease enclosure.
- The whiskey bar will also serve coffee, and a grease trap will be provided within the building drain system.

- Pedestrian ways are connected to the public sidewalk on Hayden via a sidewalk along the southwest side of the property. The accessible path is similarly connected to the public sidewalk by concrete patios going around the building to the business entrances and exits.
- The covered patio on the parking lot side of the building will have a low fence as required for businesses serving alcohol on a patio, and the fence will enable pedestrian movement around the enclosed area.
- A temporary asphalt driveway connecting both Hayden Road driveways to comply with MD stipulation 14B (Case 11-MD-2021) is also shown. The driveway is to be constructed if this project is not constructed concurrently with adjacent development.

A.4 Mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design

- All mechanical equipment is enclosed in internal closets and a dedicated equipment mezzanine, which provides screening and a more efficient HVAC system by keeping heat exchangers within a shaded, cooler space. No equipment is visible.
- A flagpole was shown in an earlier design but has since been removed from the design.
- The water service pipe / fire riser with Fire Access Control Panel is screened within a courtyard space in the streetside west corner of the building; emergency services will have access to this courtyard via approved signage and a Knox Box.
- The electrical SES cabinet is located in a recess space in the facade on the street side and fully screened by a sliding metal panel.
- The gas service meter is located by the garage on the northeast side of the building and screened by the same site wall that provides screening for the parking lot.
- Please refer to architectural plans for more information.

A.5 Within Downtown Area (N/A)

The subject property is not located in the City of Scottsdale's Downtown Area

A.6 The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program (N/A)

























The subject property is not located in the City of Scottsdale's Downtown District, which is subject to the Cultural Improvements Program / Art in Private Development Program.







Appendix A

Area Calculations

Area Calculations for Occupancy

























OCCUPANT LOADS PER FLOOR

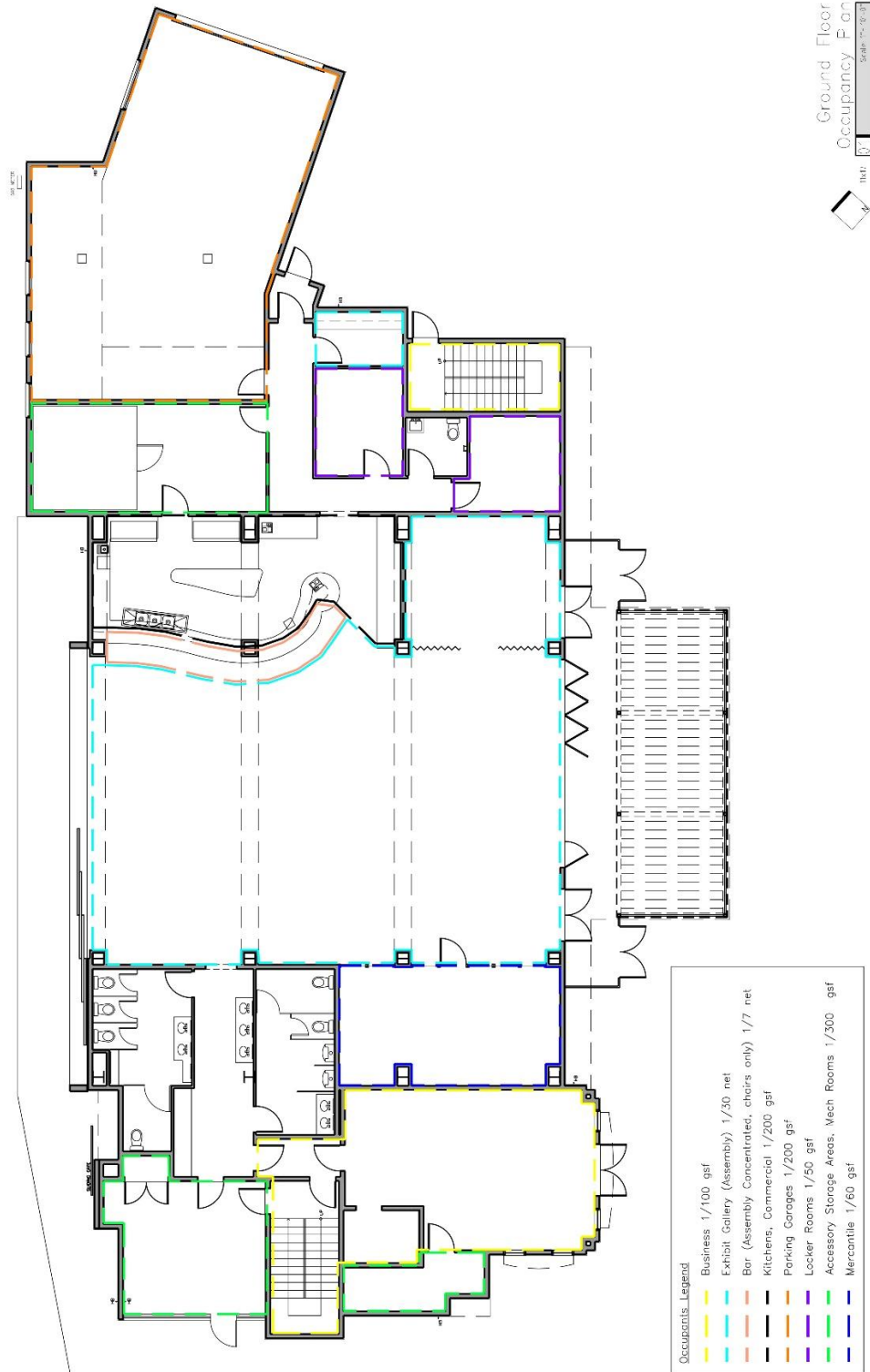
<u>Ground Floor Occupants</u>					
			Business 1/100 gsf	733.6+137.4=871.0	8.7 occupants
			Exhibit Gallery (Assembly) 1/30 net	2153.3	71.8 occupants
			Bar (Assembly Concentrated, chairs only) 1/7 net	101.6	14.5 occupants
			Kitchens, Commercial 1/200 gsf	470.2	2.4 occupants
			Parking Garages 1/200 gsf	1094.6	5.5 occupants
			Locker Rooms 1/50 gsf	120.6+123.3=243.9	4.9 occupants
			Accessory Storage Areas, Mech Rooms 1/300 gsf	349.9+274.6+90.8=715.1	2.4 occupants
			Mercantile 1/80 gsf	344.7	5.7 occupants
Total Ground Floor Occupants:					115.9 occupants

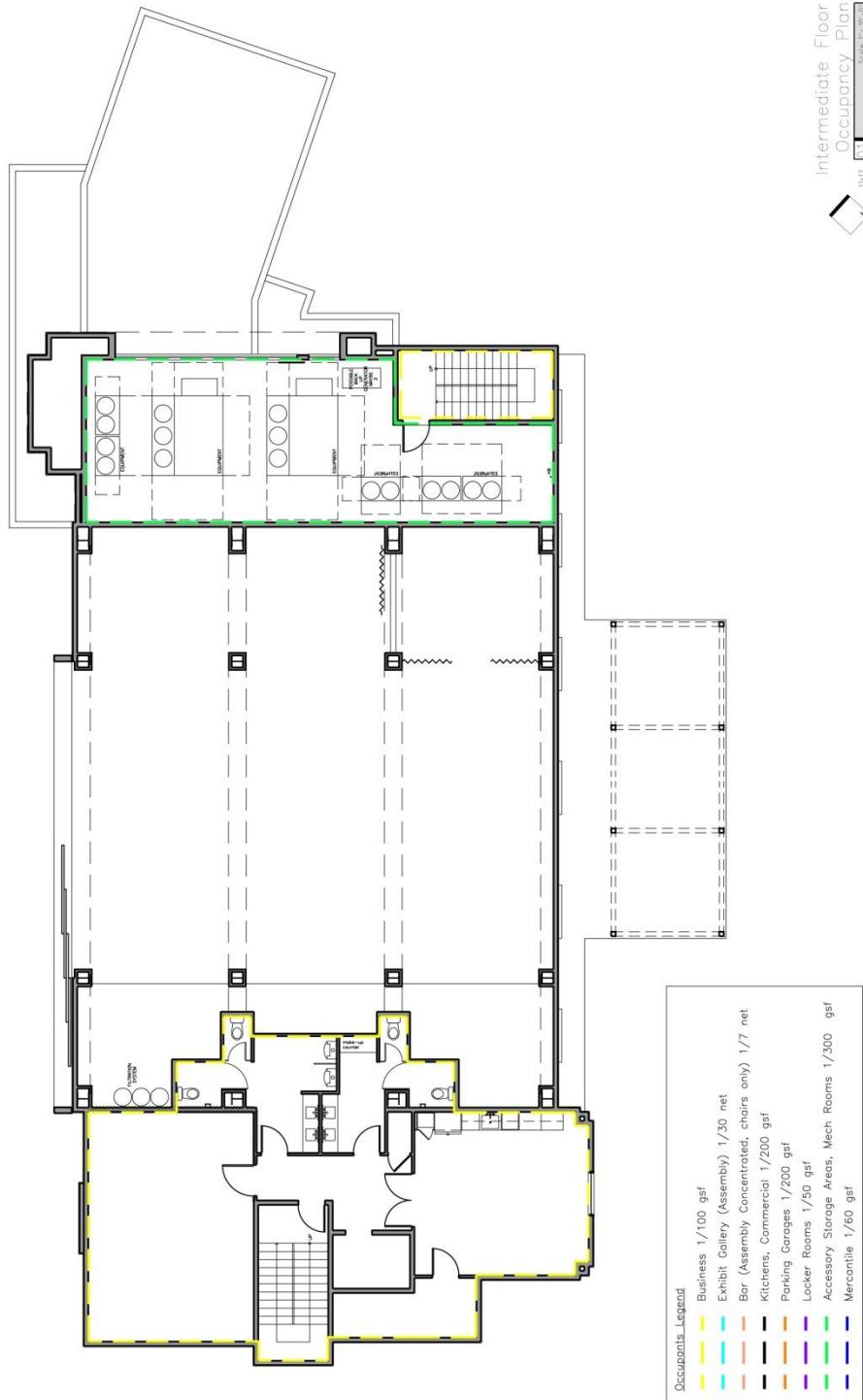
<u>Intermediate Floor Occupants</u>					
			Business 1/100 gsf	1626.2+137.4=1763.6	17.6 occupants
			Accessory Storage Areas, Mech Rooms 1/300 gsf	837.0	2.8 occupants
Total Intermediate Floor Occupants:					20.4 occupants

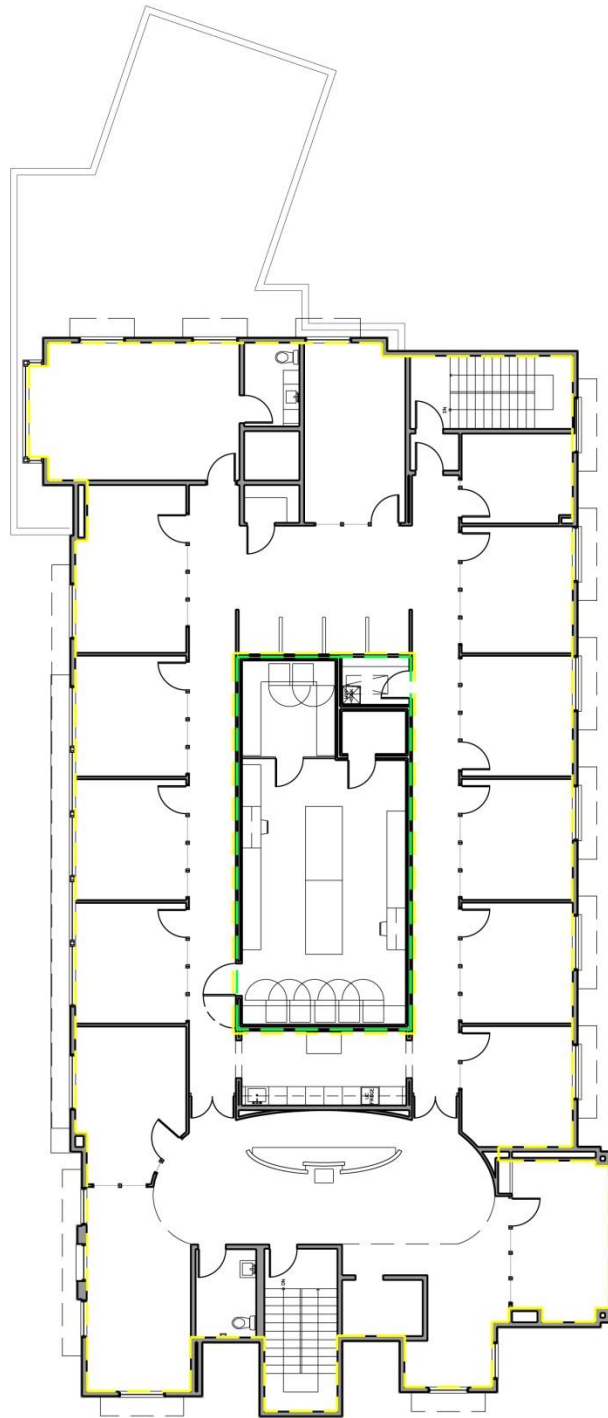
Top Floor Occupants					
—	—	—	Business 1/100 gsf	5252.0	52.5 occupants
—	—	—	Accessory Storage Areas, Mech Rooms 1/300 gsf	751.3	2.5 occupants
Total Top Floor Occupants:					55.0 occupants

OCCUPANT LOADS FOR ENTIRE BUILDING

<u>Total Occupants</u>					
			Business 1/100 gsf	8.7+17.6+52.5=78.8	78.8 occupants
			Exhibit Gallery (Assembly) 1/30 net		71.8 occupants
			Bar (Assembly Concentrated, chairs only) 1/7 net		14.5 occupants
			Kitchens, Commercial 1/200 gsf		2.4 occupants
			Parking Garages 1/200 gsf		5.5 occupants
			Locker Rooms 1/50 gsf		4.9 occupants
			Accessory Storage Areas, Mech Rooms 1/300 gsf	2.4+2.8+2.5=7.7	7.7 occupants
			Mercantile 1/80 gsf		5.7 occupants
Total Occupants:					181.3 occupants

















Occupants Legend

Business	1/100 gsf
Exhibit Gallery (Assembly)	1/30 net
Bar (Assembly Concentrated, chairs only)	1/7 net
Kitchens, Commercial	1/200 gsf
Parking Garages	1/200 gsf
Locker Rooms	1/50 gsf
Accessory Storage Areas, Mech Rooms	1/300 gsf
Mercantile	1/60 gsf

Top Floor
Occupancy Plan
Scale 1/8" = 1'-0"

Area Calculations for Parking Provisions

MIXED USE COMMERCIAL CENTERS PARKING CALCS

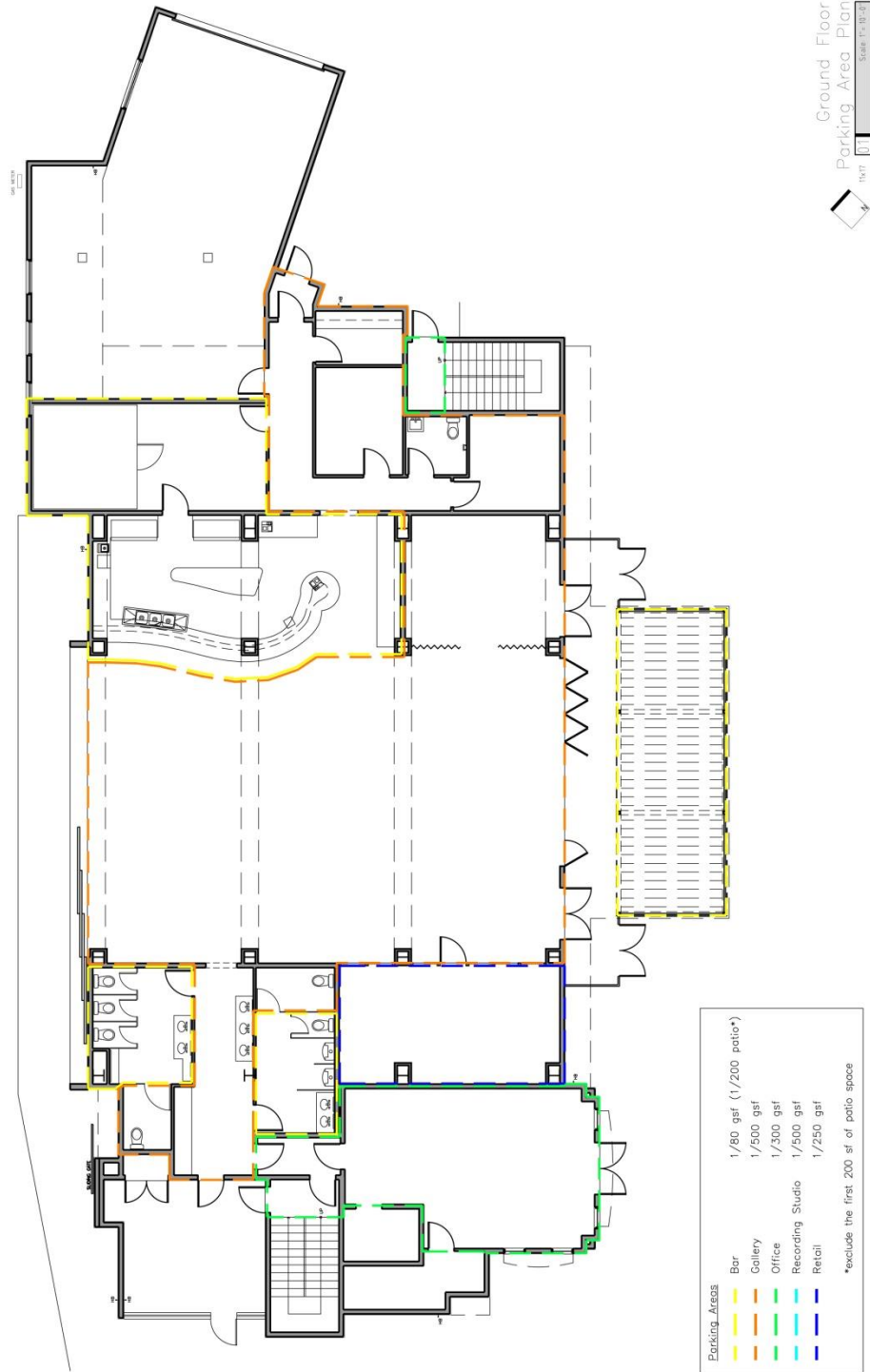
<u>TOTAL BUILDING</u>		
	<u>USE TYPE</u>	<u>GSF</u>
 	BAR	1,315.9 sf 444.6 sf (PATIO)
 	GALLERY	3,143.5 sf
 	OFFICE	7,241.5 sf
 	RECORDING STUDIO	1,208.7 sf
 	RETAIL	374.7 sf
	TOTAL GSF	13,284.3 sf + 444.6 sf(PATIO)
	PARKING RATIO	1/300 (BLDG) + 1/200* (PATIO)
	PARKING REQUIRED:	44.3 + 1.2 = 45.5 = 46
TOTAL PARKING REQUIRED = 46 SPACES		
*EXCLUDE THE FIRST 200 SF OF PATIO SPACE		

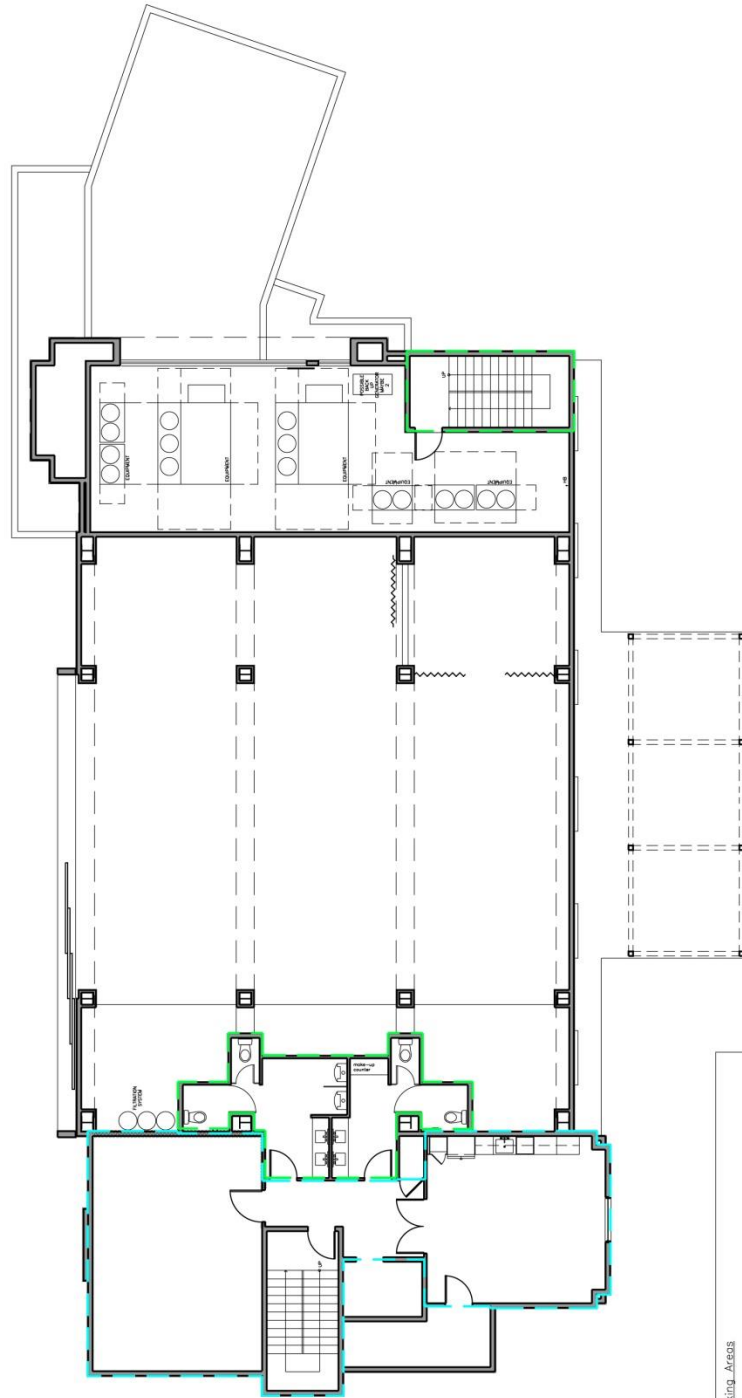
Mixed-use commercial center is a development that contains only nonresidential uses, consisting of a minimum of 10,000 square feet of gross floor area and a minimum of five nonresidential uses.

Mixed-use commercial centers parking:

In mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square feet or fewer spaces) shall occupy at least 60 percent of gross floor area.

One (1) space per three hundred (300) square feet of gross floor area.

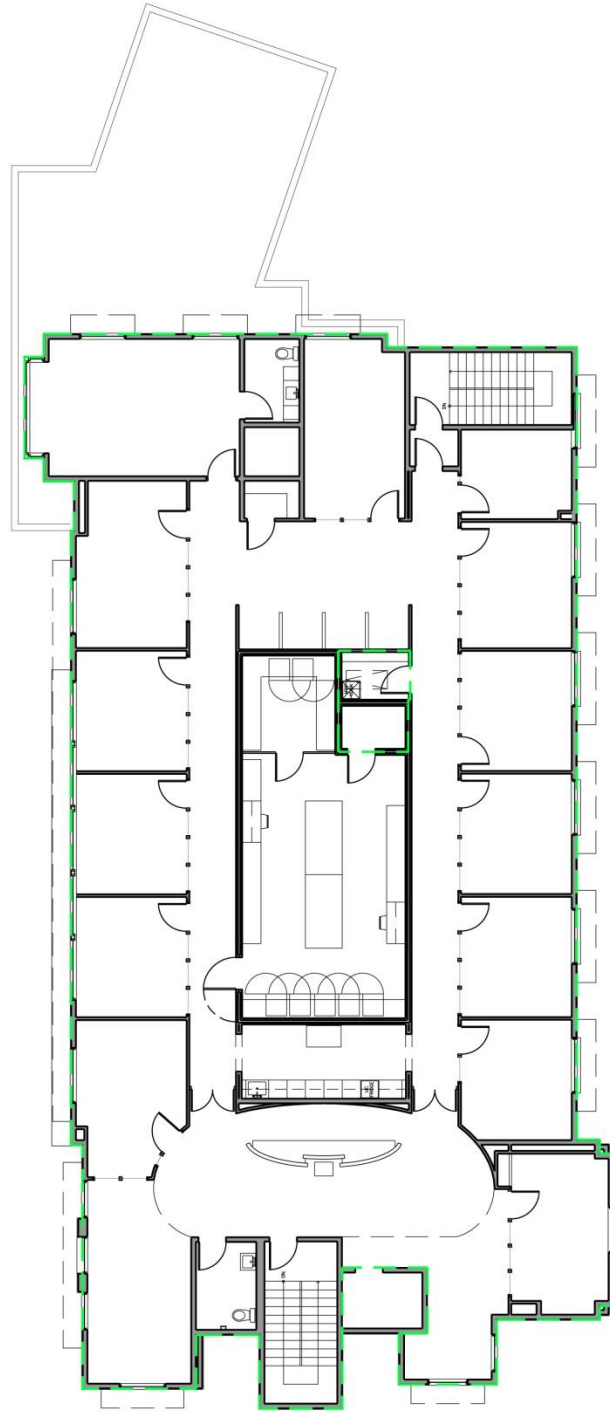




Parking Areas	
Bar	1/80 gsf (1/200 patio*)
Gallery	1/500 gsf
Office	1/300 gsf
Recording Studio	1/500 gsf
Retail	1/250 gsf

*exclude the first 200 sf of patio space

Intermediate Floor
Parking Area Plan
Scale: 1" = 10'-0"



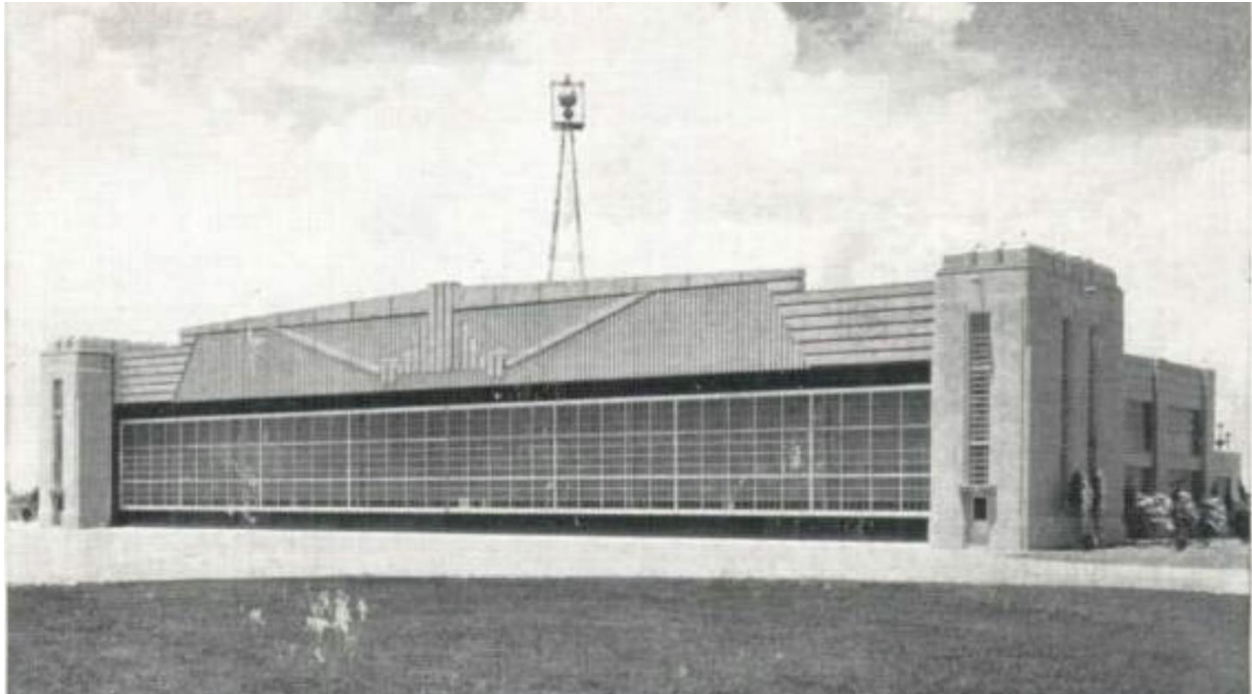
Parking Areas	
Bar	1/80 gsf (1/200 patio*)
Gallery	1/500 gsf
Office	1/300 gsf
Recording Studio	1/500 gsf
Retail	1/250 gsf

*exclude the first 200 sf of patio space

Top Floor
Parking Area Plan
Scale: 1" = 10'-0"

Appendix B

Reference Images



Late 1930s hangar design with large sliding doors and Art Deco tower element



Early 1940s hangar design with large sliding doors and vertically fluted metal cladding



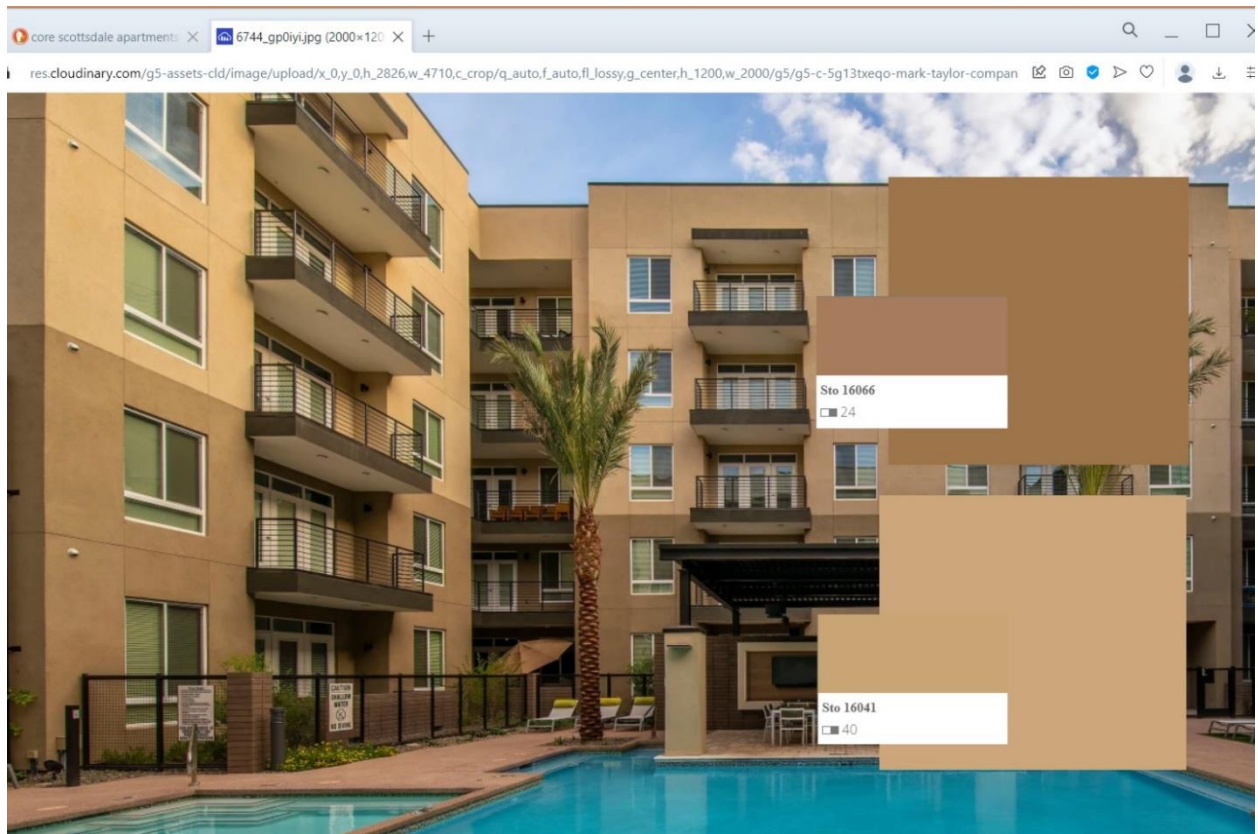
1930s / 1940s American Art Deco showing vertical elements bisected by shade canopies at entrances, roughly 1/3 up the facade



1930s / 1940s American Art Deco showing vertical elements created by stucco texture and gridded fenestration to provide visual contrast

Appendix C

Stucco Colors Reference



STO stucco colors referenced from neighboring apartment building

STO 16066 (LRV 24) for the darker base

STO 16041 (LRV 40) for the lighter upper portions

Appendix D

Neighboring Structures

=



Core Apartments – portion closest to project



Core Apartments – main entrance south of project



Vacant Lot (Lot 1A of 1-MD-2021) to the south



Home Depot – side entrance adjacent to the project on the north side



GoAZ Motorcycle across N Hayden Road from the project



U-Haul facility across N Hayden Road from the project

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

1. The Board shall examine the design and theme of the application for consistency with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan and General Plan.
 - *Staff finds that the proposal is generally consistent and conforms to the applicable zoning stipulations, property development standards, and design guidelines. The Greater Airpark Character Area Land Use Plan designates this area as Airpark Mixed Use, which are areas appropriate for a variety of non-residential uses, including a combination of business, office, employment, retail, institutional, and hotel uses.*
2. The architectural character, landscaping and site design of the proposed development shall:
 - a. Promote a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
 - b. Avoid excessive variety and monotonous repetition;
 - c. Recognize the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
 - d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
 - *Staff finds that the proposed architecture of the building draws inspiration from the 1930s Art Deco style and large industrial aircraft hangers. The northwest side of the building, facing N. Hayden Road, is composed of 3 large sliding hangar doors, shaded windows along the 2nd floor, and increased vertical projections. The southeast side of the building, facing interior to the site, incorporates a tower entry feature, marquee canopy over the gold front doors, and vertical steel panels bisected by horizontal shade canopies and aluminum panels along the base on the building. The southwest side of the building, facing the internal drive aisle, has been revised to provide more symmetrical elements and the northeast side, facing the existing commercial buildings within the shopping center, breaks up the main building massing by a shorter garage addition. The proposed color scheme includes a lighter and darker tan for the stucco façade, which matches the apartments to the south for consistency, and gray panels.*
 - *The DRB criteria state that the architectural character should promote desirable relationships of structures to one another and the surrounding neighborhood while avoiding excessive variety and monotonous repetition. Many of the nearby buildings have more contemporary commercial façade styles (see Attachment #19 for reference).*
 - *Since the initial non-action Development Review Board hearing to gain feedback from the board, the applicant revised their submittal to respond to concerns and suggestions related to stylization, excess articulation, boxiness, and requested perspective views (see Attachment #7 for a full response letter from the applicant).*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
 - *Staff finds that vehicular access to the site right in, right out, and located in the northwest corner of the parcel, shared with the vacant parcel to the west. The property owner is*

responsible to complete a temporary driveway from the subject site to the 84th Street driveway, further south, and a traffic signal at the 84th Street and North Hayden Road intersection per the zoning stipulations. The site plan provides a total of 47 parking spaces, meeting code requirements, which will be screened from North Hayden Road by a 3' tall screen wall and significant landscape buffer.

4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
 - *Staff finds that there is no roof mounted equipment, and all mechanical equipment is fully screened internally to the building in a mezzanine space or exterior gated enclosure.*
5. Within the Downtown Area, building and site design shall:
 - a. Demonstrate conformance with the Downtown Plan Urban Design & Architectural Guidelines;
 - b. Incorporate urban and architectural design that address human scale and incorporate pedestrian-oriented environment at the street level;
 - c. Reflect contemporary and historic interpretations of Sonoran Desert architectural traditions, by subdividing the overall massing into smaller elements, expressing small scale details, and recessing fenestrations;
 - d. Reflect the design features and materials of the urban neighborhoods in which the development is located; and
 - e. Incorporate enhanced design and aesthetics of building mass, height, materials and intensity with transitions between adjacent/abutting Type 1 and Type 2 Areas, and adjacent/abutting Type 2 Areas and existing development outside the Downtown Area.
 - *This criterion is not applicable.*
6. The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:
 - a. Accessibility to the public;
 - b. Location near pedestrian circulation routes consistent with existing or future development or natural features;
 - c. Location near the primary pedestrian or vehicular entrance of a development;
 - d. Location in conformance with Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
 - e. Location in conformance to standards for public safety.
 - *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site was annexed into the City in 1962 and 1978 under Ordinance Numbers 165 and 1150. The site was rezoned from General Commercial, C-4, to Planned Airpark Core Development / Airpark Mixed Use, PCP/AMU, in 2013 under case 19-ZN-2013 to allow for a church development. The site was then rezoned in 2019, under 19-ZN-2013#2, to amend the site plan to allow for an office and retail development, which this proposed project falls under.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

The site is located southwest of the North Hayden Road and North Northsight Boulevard roundabout. The site is located within the Greater Airpark Character Area Plan and generally surrounded by commercial land uses to the north and east, vacant land and temporary parking to the west, and multi-family apartments to the south. Please see the context graphics for reference.

Project Data

• Existing Use:	Vacant Site
• Proposed Use:	Commercial Building
• Parcel Size:	45,650 square feet / 1.05 acre (net)
• Total Building Area:	13,284 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Provided:	0.3
• Building Height Allowed:	54 feet (inclusive of rooftop appurtenances)
• Building Height Proposed:	39 feet (inclusive of rooftop appurtenances)
• Parking Required:	46 spaces
• Parking Provided:	47 spaces
• Open Space Required:	12,799 square feet
• Open Space Provided:	13,779 square feet

**Stipulations for the
Development Review Board Application:
Scottsdale Gold Bullion and Coin
Case Number: 1-DR-2023**

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 Studio KZ, with a city staff date of 10/3/23.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Studio KZ, with a city staff date of 10/3/23.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Studio KZ, with a city staff date of 10/3/23.
 - d. The case drainage report submitted by Landcor Consulting 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 Landcor Consulting, Wade Cooke dated 05262023 and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning Case for the subject site was 19-ZN-2013#2 and Minor Land Division Case for the subject site was 11-MD-2021.

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.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. 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 2146-2 (2 is with a grease containment area) for single 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 tree.

DRB Stipulations

6. 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.
7. With the final plans submittal, the property owner shall update the landscape plans to show all utility lines and ensure that all new trees are placed at least eight (8) feet away from any utility lines.

EXTRIOR LIGHTING:

Ordinance

- D. All exterior luminaires mounted eight (8) feet or higher above finished grade, shall be directed downward.
- E. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- F. 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

8. All exterior luminaires shall meet all IES requirements for full cutoff and shall be aimed downward and away from property line except for sign lighting.
9. 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 2.0 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 8.0 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. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.
 - e. The total lumen per luminaire shall not exceed 24,000 lumens.
 - f. No fixture shall be mounted higher than twenty (20) feet.
 - g. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
10. With final plans, light fixture S5 shall be replaced or revised so that the frosted glass shield is fully opaque.

AIRPORT:

DRB Stipulations

11. 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.
12. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.

STREET INFRASTRUCTURE:

Ordinance

- G. 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

13. 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. NORTH HAYDEN ROAD:
 - i. Construct an eight (8)-foot wide sidewalk along the site frontage (entire Core Center parcel), separated from back of curb except where adjacent to right-turn lanes. (19-ZN-2013#2 Zoning Case)
 - ii. Construct a traffic signal at the main site entrance. (19-ZN-2013#2 Zoning Case).
 - iii. Widening of the existing sidewalk along the Hayden Road frontage on the northeast and southwest portions of the site to a minimum width of 8 feet as required in the approved stipulations for zoning case 19-ZN-2013 #2.
14. All public sidewalks shall be gray colored concrete.

15. 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:

Ordinance

- H. All water and wastewater 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

16. 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

17. 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.
18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.

EASEMENTS DEDICATIONS:

Ordinance

- I. Prior to the issuance of any building permit for the development project, easements in conflict with proposed development will need to be released via a Map of Release.

DRB Stipulations

19. 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 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) crossing on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain any portion of the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. A minimum twenty (20) foot wide Water & Sewer Facilities (WSF) easement to contain public water and sewer infrastructure located outside public right-of-way.

Scottsdale Gold Standard Building

Façade Changes to the Building

We are grateful for the opportunity to have presented the first design of the new building at 15301 N Hayden Road to the Design Review Board as a non-action item. Following the feedback from the members of the Design Review Board, we have made the following design changes:

The northwest-facing Hayden side of the building is the most prominent in the public realm. To that façade, we made several changes to enhance the balance and increase the overall symmetry. We deleted the corner windows on the west side of the façade and incorporated some articulation to the mass to draw the eye up to the windows on the top level. The base of the building will have aluminum panels to match the tri-partite design used on its other facades. On the east side of this façade, we added a support mass under the large office window removed its cantilever. The large fin wall and the exterior staircase it was screening has been removed. The we have also added clerestory windows and steel siding motifs in recesses to the garage mass.

The second-most publicly prominent façade is the southwest-facing side along the entrance drive. The original design for this façade was highly articulated and asymmetrical. We have drastically reduced the articulation and asymmetry in order to better wrap the design from the front Hayden side around to the back parking lot side, where the building entrances are located. We have also incorporated the aluminum panels along the base to visually link the facades. Decorative bas-relief medallions have been removed.

The third-most publicly visible façade is the southeast side that faces the parking lot. This side contains the primary entrances for the building. We deleted the decorative bas-relief medallions.

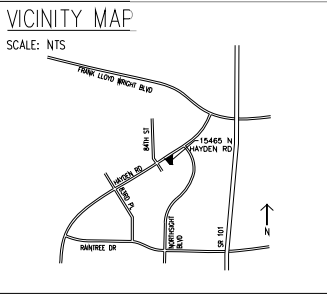
The least-prominent façade is the northeast-facing side of the building. This end of the building is largely screened by the large size of the neighboring Home Depot building and the Starbucks building in front of it, as well as multiple mature palo verde trees (besides the trees that will be planted on the parcel). However, the top floor will still be visible, and we reorganized the design of this side for greater rhythm and symmetry by reducing undulating projections in the exterior wall, adding more shaded windows, and removing the fin wall and exterior staircase.

Nearly every window on the top floor has a shade canopy structure over top, extending two feet out from the sides of the window opening and projecting two feet from the face of the wall.

There was a Board member comment that the initial design had a tall, stark, boxy massing. We addressed this comment by breaking up large, stark facades with recesses and projections, which will also help increase the shading of fenestration. The windows at the top level have projecting shade canopies, which help to provide a visual terminus at the top of the structure, so the exterior wall does not simply end at the sky; this will reduce the boxiness.

There was a Board member comment expressing interest in what the view from the apartment complex would be like. We have provided a perspective rendering showing the view from the top floor of the apartments. The current view from the apartments is that of the back side of The Home Depot, the blank side of the U-Haul storage facility across the street, the street façade of the motorcycle dealership across the street, and whatever might be built on Lot 1A (currently a vacant lot like this parcel). The new building will be 38' tall, or approximately 10' taller than The Home Depot, but set farther away from the apartments. We are also utilizing our open space between the building and the apartment complex for the planting of many trees to screen the parking lot and provide a natural anchor for the structure. The southeast side of the building is the significant view from the apartments, and as it is the side with the primary entrances for the building, we have given special attention to the appearance of this façade, in contrast with the visual interest of the buildings currently in view of the residents.

There was a Board member comment that the building had a lot of articulation and may be highly stylized compared to nearby buildings. The articulation comment was specifically made in reference to the southwest side of the building, which did indeed have a lot of asymmetrical articulation. This created a strong appearance of Abstract Expressionist architecture. We have greatly reduced the articulation and increased the symmetry of the façade. It now creates a smooth and rational connection between the Hayden side and parking lot (primary entrances) side of the building.



OWNER: Gold Standard Property LLC
9943 E Bell Rd
Scottsdale, AZ 85260
480-553-7346
Eric Saponak

ARCHITECT:
Studio KZ, LLC
7127 E 6th Ave
Scottsdale, AZ 85251
480-246-9332
Keith Zollman, NCARB

MKED USE COMMERCIAL CENTERS PARKING CALCS

TOTAL BUILDING		
TOTAL TYPE	GF	
BA	13,63.9	
	446.6 (PARK)	
GALLERY		
	1,543.5	
OFFICE		
	7,241.5	
RECORDING STUDIO		
	1,008.7	
TOTAL		
TOTAL GF	13,63.9	
	13,63.9 (GF) + 446.6 (PARKING)	
PARKING REQ'D	7,000 (BICYCLES) + 1,000 (PARK)	
	41' x 12' = 492	= 46,284
(INCLUDING THE FIRST 20 SP OF PIANO SPOTS)		
PARKING PROVIDED 40 OUTDOOR SPOTS + 2 GARAGE SPOTS		= 42,284
HARDTOP PARKING SHALL BE 4% OF TOTAL PARKING		
REQ'D AREA = 1.98		
REQUIRED HARDTOP PARKING SPOTS		
		= 2,592
BICYCLE PARKING SPOTS CALCULATIONS		
PARKING PROVIDED SHALL BE 10% TO REQUIRED VEHICULAR PARKING BASED ON MIN 2 REQUIRED		
REQUIRED BICYCLE PARKING SPOTS		
	47 SPOTS / 10 = 4.7	BICYCLE PARKING SPOTS
		= 2,592
REQUIRED BICYCLE PARKING SPOTS		
		= 6,284

Mixed-use commercial center is a development that contains only nonresidential uses, consisting of a minimum of 10,000 square feet of gross floor area and a minimum of five nonresidential uses.

Mixed-use commercial centers parking:

Mixed-use commercial centers with less than 20,000 square feet of gross floor area, land uses (with parking requirements of one space per 250 square foot or fewer spaces) shall occupy at least 60 one (1) spaces per three hundred (300) square feet of gross floor area.

One (1) space per three hundred (300) square feet of gross floor area.

FLR. CALCS

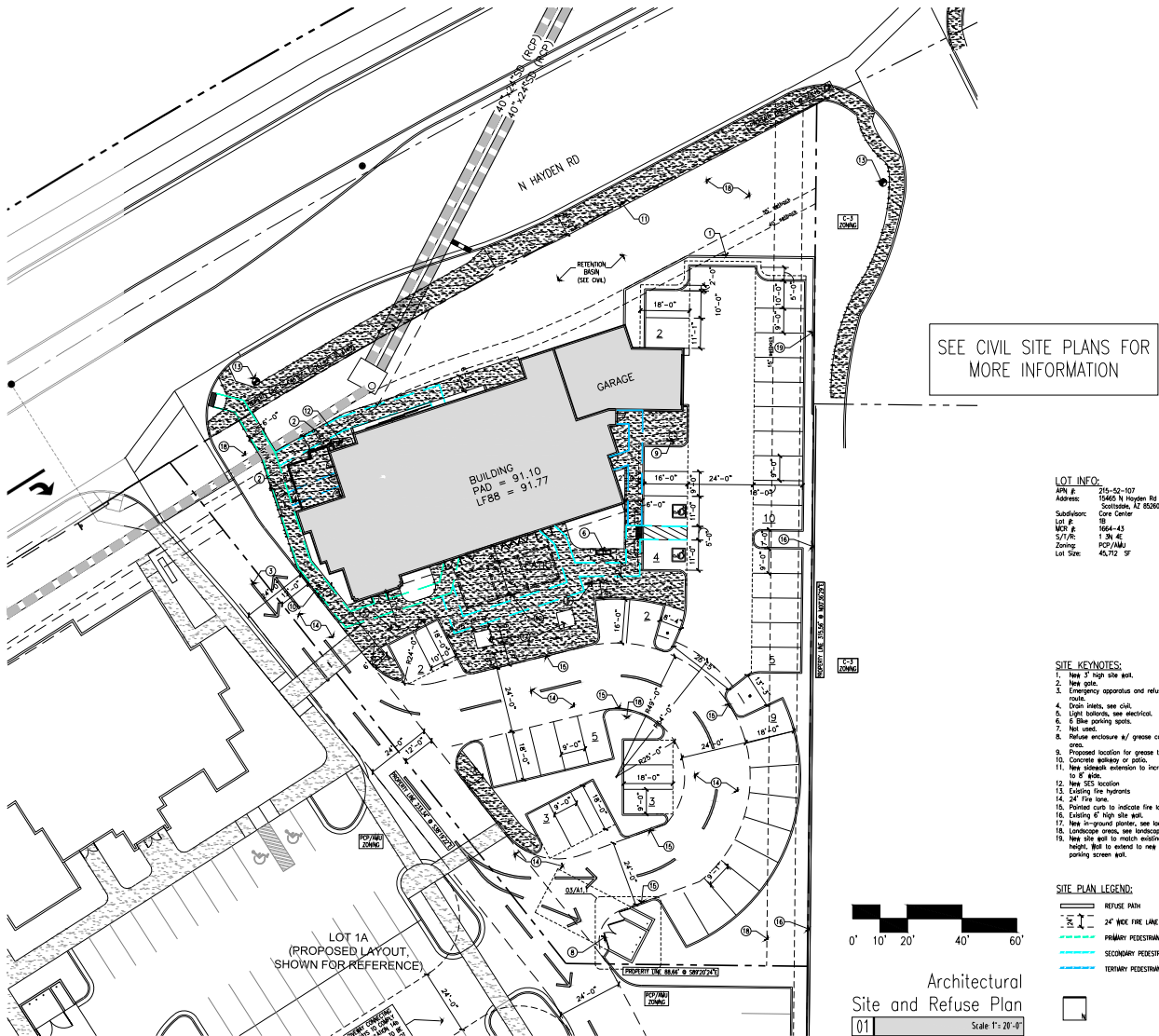
1ST FLOOR PLATE SF: 6,800.7	2ND FLOOR PLATE SF: 2,962.5
2ND FLOOR PLATE SF: 6,100.7	ALL FLOOR PLATES SF: 20,825.2
FLR. PL/SG.FT. = 427.92 SF/SG.FT. = 33 FPR	

CITY OF SCOTTSDALE SITE PLAN NOTE:

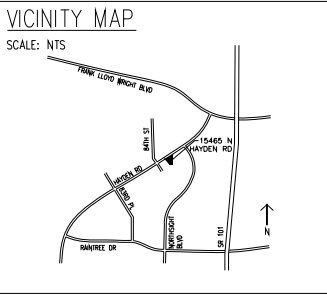
- Sight distance triangles shall be shown on final plans for driveways from commercial sites and any intersections. Area within the safety triangle is to be clear of landscaping, signs, or other visibility obstructions with a height greater than 1.5 feet. Trees within the safety triangle shall be single trunk and have a canopy that begins at 8 feet in height upon installation. All heights are measured from nearest street line elevation.
- Temporary/Security Fencing that is required or is optionally provided shall be in accordance with the Zoning Ordinance and the Design Standards and Policies Manual.
- The temporary/security fence location shall not be modified or the temporary/security fence shall not be removed without the approval of the Planning and Development Services/Inspection Services Division.
- All rights-of-way adjacent to this property shall be landscaped and maintained by the property owner.
- All signs require separate permits and approvals.
- A master sign program shall be subject to the approved of the Development Review Board prior to the issuance of a sign permit for multi-tenant buildings.
- No exterior vending or display shall be allowed.
- Flags/poles, if provided, shall be one piece conical tapered.
- No exterior public address or speaker system shall be allowed.
- Patio umbrellas, if provided, shall be solid colors and shall not have any advertising in the form of signage or logos.
- All exterior mechanical, utility, and communication equipment shall be screened to the height of the tallest utility by parapet or screen wall that matches the architectural color and architectural finish of the building. Ground mounted mechanical, utility, and communication equipment shall be screened by a screen wall that matches the architectural color and architectural finish of the building, which is a minimum of 1'-0" higher than the highest point of tallest unit. (Details are self required.)
- All equipment, utilities, or other appurtenances attached to the building shall be an integral part of the building design in terms of form, color and texture.
- No exterior visible ladders shall be allowed.
- All pole-mounted lighting shall be a maximum of 20 feet in height.
- No chain link fencing shall be allowed.
- No turf areas shall be provided.
- 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:

NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:

1. No building, grading, or construction activity shall encroach into areas designated as NAOS, or outside the designated construction envelope.
2. All NAOS and areas outside of the LOC shall be protected from damage prior to, and during construction by the follow methods:
 - a. A registered land surveyor shall stake all NAOS and LOC disturbance based on this exhibit.
 - b. ± Three (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 piping by the contractor prior to any clearing or grading.
 - c. All cactus situated to the City of Scottsdale's native plant ordinance directly adjacent, within two feet, of the NAOS and LOC line shall be fenced with wire fencing to prevent damage.
 - d. The staking, roping, and fencing shall be maintained intact by the contractor during the duration of the construction activity.
3. The contractor shall remove staking, roping, and fencing after receipt of the Letter of Acceptance from the City of Scottsdale for all construction work.



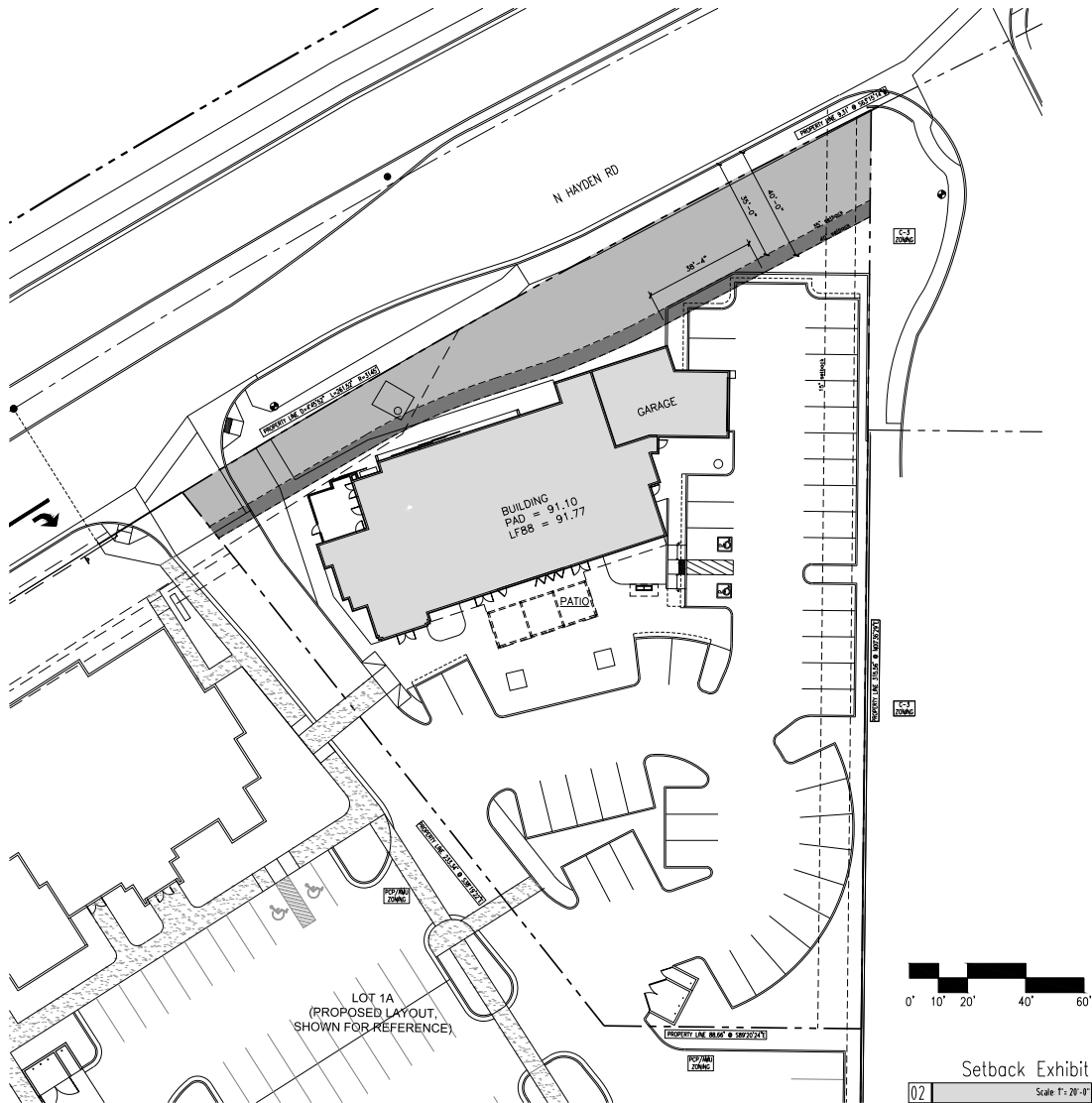
BIKE RACK DETAILS



OWNER/ ARCHITECT/ CONTRACTOR:
OWNER: Gold Standard Property LLC
9943 E Bell Rd
Scottsdale, AZ 85260
480-553-7346
Eric Szponiek
ARCHITECT: Studio KZ, LLC
7127 E 6th Ave
Scottsdale, AZ 85251
480-246-9332
Keith Zollman, NCARB

SETBACK EXHIBIT

ENTIRE BUILDING IS BEHIND THE 47' SETBACK. A PORTION OF THE 5' TALL FIRMING SCREEN WALL IS IN FRONT OF THE 47' SETBACK BUT BEHIND THE 35' SETBACK. THE LENGTH OF THIS PORTION IS 36'-4", LENGTH OF 35' SETBACK LINE 255'-10" N".
 $35'-4" / 255'-10" N" = .131 \times 100 = 13.1\%$



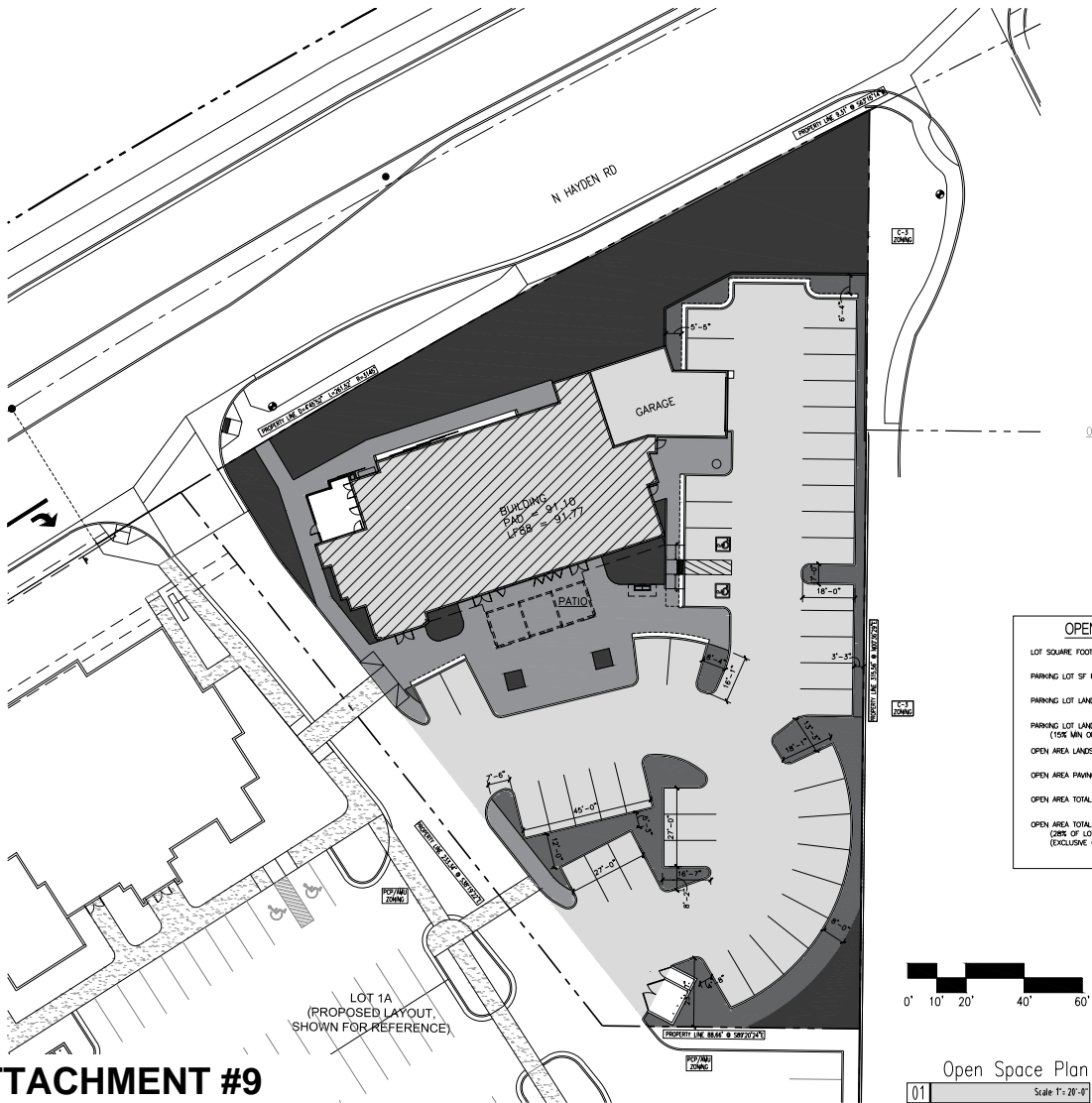
ATTACHMENT #9

OPEN SPACE LEGEND:

- OPEN AREA LANDSCAPE
- OPEN AREA PAVING
- PARKING LOT
- PARKING LOT LANDSCAPE AREA

OPEN SPACE CALCS

LOT SQUARE FOOTAGE:	45,712.0 SF
PARKING LOT SF PROVIDED:	17,643.5 SF
PARKING LOT LANDSCAPED AREA PROVIDED:	3,317.7 SF
PARKING LOT LANDSCAPE AREA REQUIRED (10% MIN OF PARKING LOT):	2,646.5 SF (OK)
OPEN AREA LANDSCAPE PROVIDED:	6,356.7 SF
OPEN AREA PAVING PROVIDED:	5,423.0 SF
OPEN AREA TOTAL PROVIDED:	13,779.0 SF
OPEN AREA TOTAL REQUIRED (20% OF LOT PER SPILLAGE) (EXCLUSIVE OF PARKING LOT LANDSCAPE):	12,799.4 SF (OK)



Scottsdale Bullion and Coin
15465 N Hayden Rd, Scottsdale, AZ 85260

DRB SUBMITTAL
NOT FOR CONSTRUCTION

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PROJECT: 21A07
DATE: 08/08/2023
DRAWN BY: SKZ

OPEN SPACE PLAN,
SETBACK EXHIBIT

A1.2
ARCH PAGE X OF X

EXISTING PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
	Acacia stenophylla	SHOESTRING ACACIA	EXISTING	-	PER PLAN
	Parkinsonia florida	BLUE PALO VERDE	EXISTING	-	PER PLAN
	Prosopis species	MESQUITE SPECIES	EXISTING	-	PER PLAN
	Eucalyptus species	EUCALYPTUS TREE	EXISTING	-	PER PLAN

MISCELLANEOUS LEGEND

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
	SIDEWALKS & PATIOS - PER SITE PLAN	8,431 SQ FT	PER PLAN
	DECOMPOSED GRANITE - 1/2" GOLD TO MATCH EXISTING DECOMPOSED GRANITE ALONG N. HAYDEN ROAD	12,535 SQ FT	PER PLAN

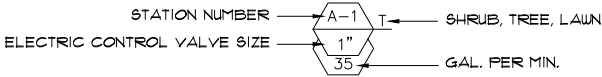
PROPOSED PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	COMMENTS
PROPOSED TREES					
	Acacia aneura	MULGA	24" BOX	03	PER PLAN
	Olea europaea 'Swan Hill'	FRUITLESS OLIVE	24" BOX	03	PER PLAN
	Oleaya tesota	IRONWOOD	24" BOX	04	PER PLAN
	Prosopis chilensis	CHILEAN MESQUITE	24" BOX	02	PER PLAN
	Quercus virginiana	LIVE OAK	24" BOX	04	PER PLAN
PROPOSED PLANTS					
	Aloe barbadensis	ALOE VERA	5 GAL.	43	PER PLAN
	Aloe brevifolia var. Blue Elf	BLUE ELF	5 GAL.	08	PER PLAN
	Caesalpinia pulcherrima	RED BIRD OF PARADISE	5 GAL.	12	PER PLAN
	Cassia artemisioides	FEATHERY CASSIA	5 GAL.	19	PER PLAN
	Hesperaloe parviflora	RED YUCCA	5 GAL.	40	PER PLAN
	Larrea tridentata	CRESOTE BUSH	5 GAL.	14	PER PLAN
	Leucophyllum langmaniae	LANGMAN'S SAGE 'Rio Bravo'	5 GAL.	21	PER PLAN
	Lophocereus schottii f. monstrosus	TOTEM POLE	15 GAL.	02	PER PLAN
	Nerium oleander 'Petite Pink'	DWARF OLEANDER	5 GAL.	12	PER PLAN
	Olea europaea 'Montra'	LITTLE OLLIE DWARF OLIVE	5 GAL.	16	PER PLAN
	Portulacaria afra	ELEPHANT'S FOOD	5 GAL.	62	PER PLAN

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QUANTITY	COMMENTS
	NEW 1" WATER METER	01	PER PLAN
	PRESSURE BACKFLOW PREVENTION ASSEMBLY - 1" FEBCO	01	PER PLAN
	MAINLINE ISOLATE BALL VALVE - 1" INLINE BRONZE	01	PER PLAN
	1" DRIP VALVE ASSEMBLY - HUNTER FC2-101	06	PER PLAN
	FLUSH CAP W/ 10" ROUND VALVE BOX	19	PER PLAN
	PVC LATERAL WITH BOWSMITH MULTI-OUTLET EMITTERS FOR TREES - ML220	30	PER PLAN
	PVC LATERAL WITH BOWSMITH MULTI-OUTLET EMITTER FOR SHRUBS - ML220	66	PER PLAN
	IRRIGATION CONTROLLER - IRRITROL RAIN DIAL R SERIES 6 STATION BASE MODEL - RD-600-EXT INSTALL PER MANUFACTURER'S SPECIFICATIONS.	01	PER PLAN
	1" SCH. 40 PVC MAINLINE LOCATED WITHIN PLANTING AREAS CONTRACTOR TO VERIFY FLOW RATE NEEDED PER PIPE SCHEDULE	180 LN FT	PER PLAN
	PVC TREE LATERAL : CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315)	1,020 LN FT	PER PLAN
	PVC SHRUB LATERAL : CLASS 200 MIN. (ALL 1/2" PIPE TO BE CLASS 315)	1,110 LN FT	PER PLAN
	SLEEVEING @ 12" DEPTH : SCHEDULE 40 PVC 4" PIPE	260 LN FT	PER PLAN

NOTE: IRRIGATION SYSTEM IS DESIGNED WITH A MINIMUM SOURCE PRESSURE OF 65-70 AT POINT OF CONNECTION. CONTRACTOR TO VERIFY THAT HEAD PRESSURE CAN BE ACHIEVED. IF NOT, NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.



USE LARGE RADIUS SWEEP ELL BELOW CONTROLLER FOR VALVE WIRES SUPPLY 110V, 15 AMP POWER SOURCE, HARD WIRE TO J-BOX.

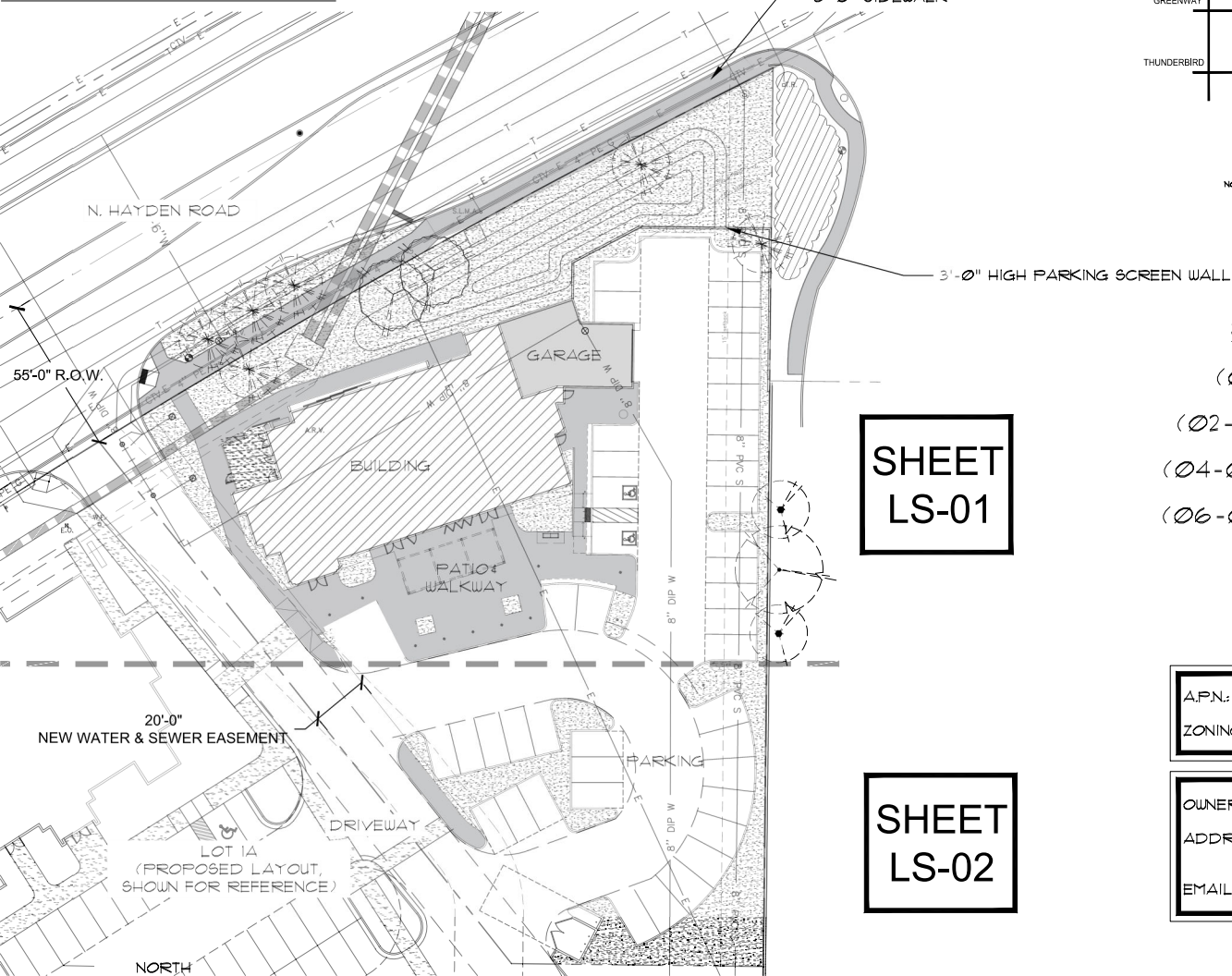
POINT OF CONNECTION- USE TYPE 'K' COPPER MINIMUM 5' BETWEEN SOURCE AND PRESSURE VACUUM BREAKER.

STATION LAYOUT

- (A) STREET ZONE: (1) TREES
(2) PLANTS
- (B) BUILDING ZONE: (1) TREES
(2) PLANTS
- (C) PARKING ZONE: (1) TREES
(2) PLANTS

NOTES:
- FIELD VERIFY BACKFLOW & MAINLINE POINT OF CONNECTION.
- LOCATIONS OF LINES & OTHER COMPONENTS SHOWN CONCEPTUALLY.
- MATERIAL QUANTITY SHOWN FOR REFERENCE & CONTINENCE. ALL MATERIALS NEED TO BE FIELD VERIFIED BY THE CONTRACTOR.
- IRRIGATION IS LAID OUT ON PLAN CONCEPTUALLY CONTRACTOR TO VERIFY BEST PLACEMENT FOR COMPONENTS.

SITE PLAN / INVENTORY



Scale: 1" = 30'-0"

SLEEVEING SIZE SCHEDULE

PIPE SIZE	MIN. SLEEVE SIZE	PIPE SIZE	MIN. SLEEVE SIZE
1/2"	2"	2", 2-1/4"	4"
3/4"	2-1/2"	3", 4"	6"
1", 1-1/4", 1-1/2"	3"		

NOTES:
- ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
- INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
- ALL LINES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.
- SLEEVES SHALL EXTEND AT LEAST 12" BEYOND PAVEMENT EDGE.

PIPE SCHEDULE

PIPE SIZE	FLOW (GPM)	PIPE SIZE	FLOW (GPM)
1/2"	0 - 5	2"	36 - 60
3/4"	6 - 10	2-1/2"	61 - 80
1"	11 - 15	3"	81 - 120
1-1/4"	16 - 25	3-1/2"	121 - 150
1-1/2"	26 - 35	4"	151 - 200

NOTES:
- EQUAL TO OR GREATER THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM CLASS 200 RING TIGHT.
- LESS THAN 2 1/2" MAINLINE PIPE SHALL BE A MINIMUM SCHEDULE 40 PVC.
- LATERAL PIPE GREATER THAN 1/2" SHALL BE A MINIMUM CLASS 200.
- 1/2" LATERAL PIPE SHALL BE CLASS 315.

EMITTER SIZING SCHEDULE

PLANT SIZE	FLOW PER PLANT	PLANT SIZE	FLOW PER PLANT
1 GALLON	1 GPH	48" BOX 3" CAL.	12 GPH
5 GALLON	1 GPH	54"-12" BOX 4" CAL.	16 GPH
15 GALLON	4 GPH	PALM	5 GPH
24" BOX 1" CAL.	6 GPH	TREES IN TURF	.75 GPH
36" BOX 2" CAL.	8 GPH	OCOTILLO	1 GPH

NOTES:
- PROVIDE IRRIGATION TO 4-5 SHRUBS MAX PER MULTI PORT EMITTER.
- DO NOT PROVIDE IRRIGATION WITHIN 18" OF CACTI.

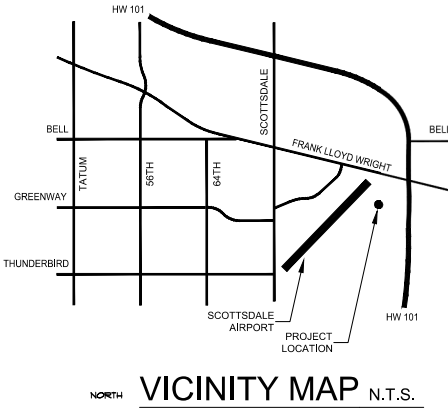
WIRE SLEEVE SCHEDULE

SLEEVE SIZE	# 12 GAUGE WIRES	SLEEVE SIZE	# 14 GAUGE WIRES
2"	20	2"	25
2-1/2"	33	2-1/2"	40
3"	50	3"	56

NOTES:
- ALL SLEEVES SHALL BE SCHEDULE 40 PVC.
- INSTALL W/ A MINIMUM OFFSET AT THE JOINTS.
- ALL WIRES UNDER PAVED AREA SHALL BE INSTALLED IN SLEEVES.

ATTACHMENT #10

LANDSCAPE PLAN COVER SHEET



SHEET INDEX

- (01) COVER SHEET
(02-03) PLANTING PLAN
(04-05) IRRIGATION PLAN
(06-08) DETAILS & NOTES

APN: 215-52-101
ZONING: PCP/AMU

OWNER : ERIC SEPANEK
ADDRESS: 9943 E. BELL RD.
PHOENIX, AZ 85260
EMAIL: ERIC@\$BCGOLD.COM



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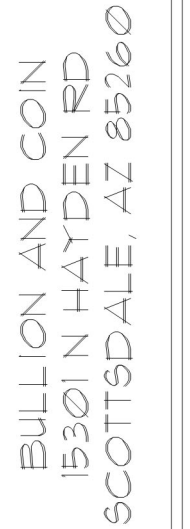
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Project
Gold Standard
Property
Title
Landscape Set
Date
08.09.2023
Designed/Drawn By
Matthew Horne
Revisions

No.	Revision	Date
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02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
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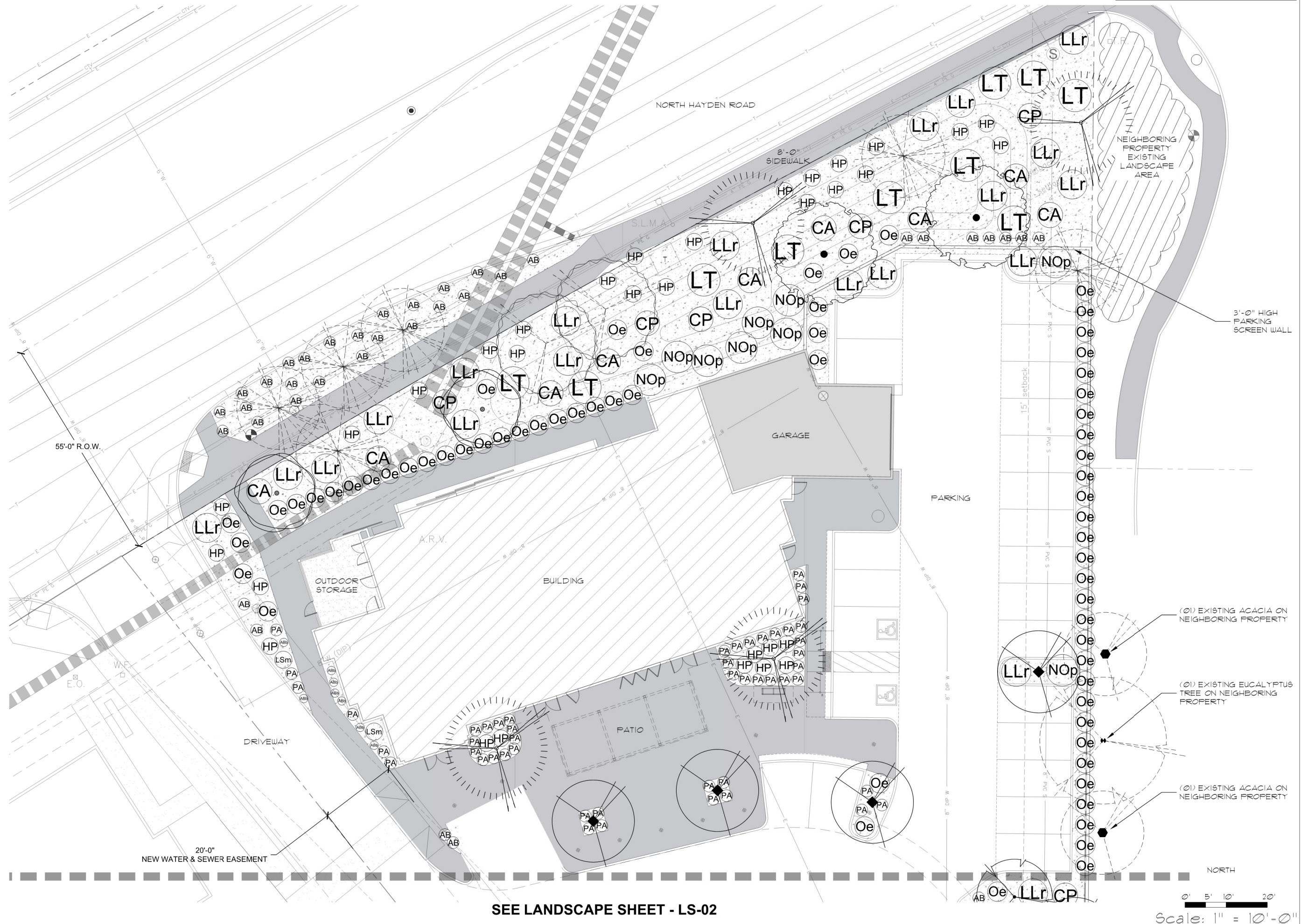
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PLANTING PLAN

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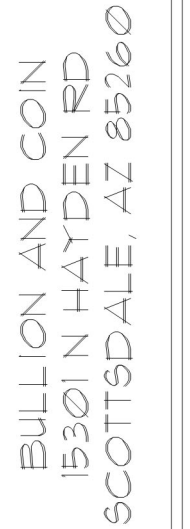
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NORTH

0' 5' 10' 20'
Scale: 1" = 10'-0"

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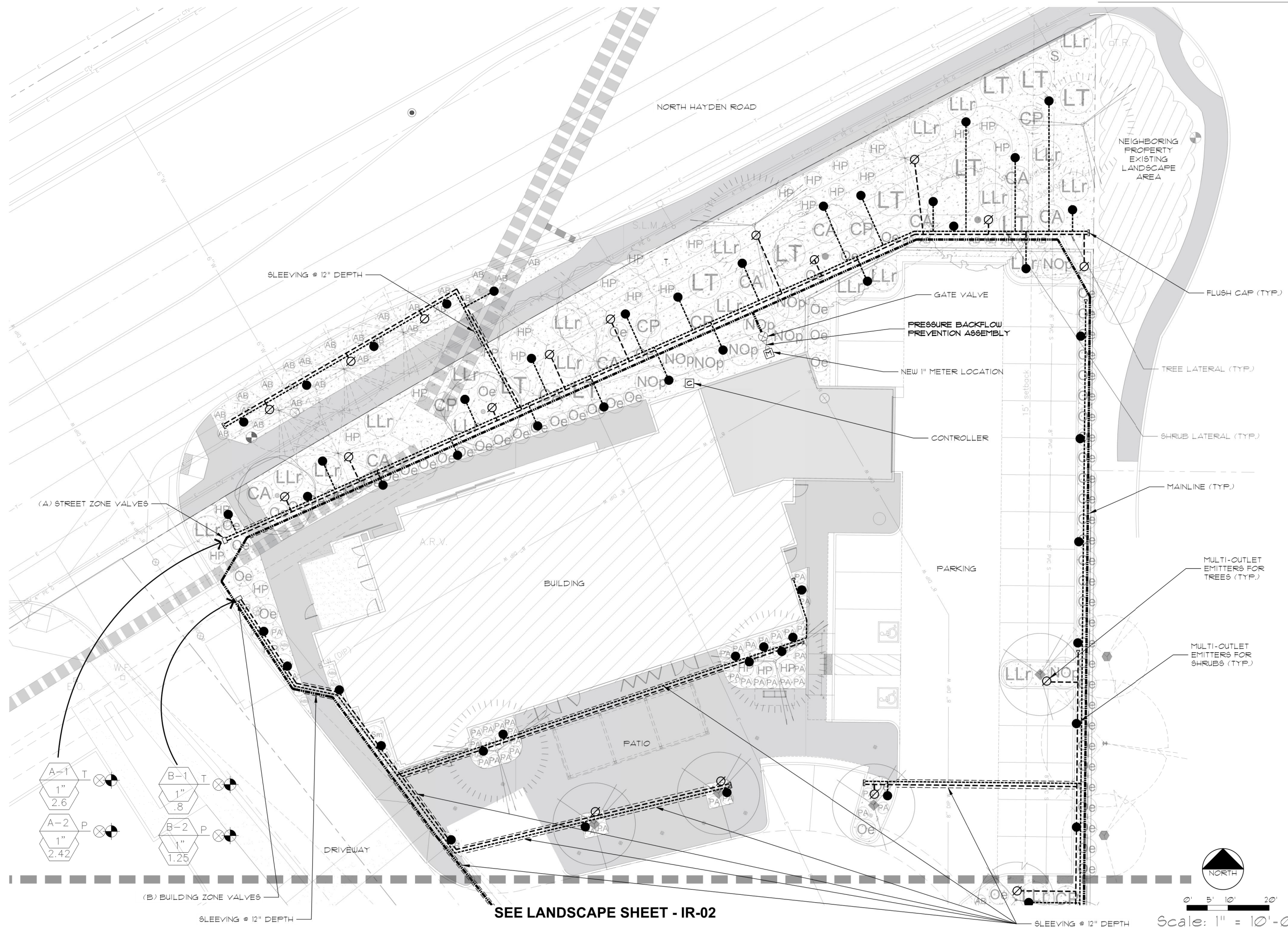


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IRRIGATION PLAN

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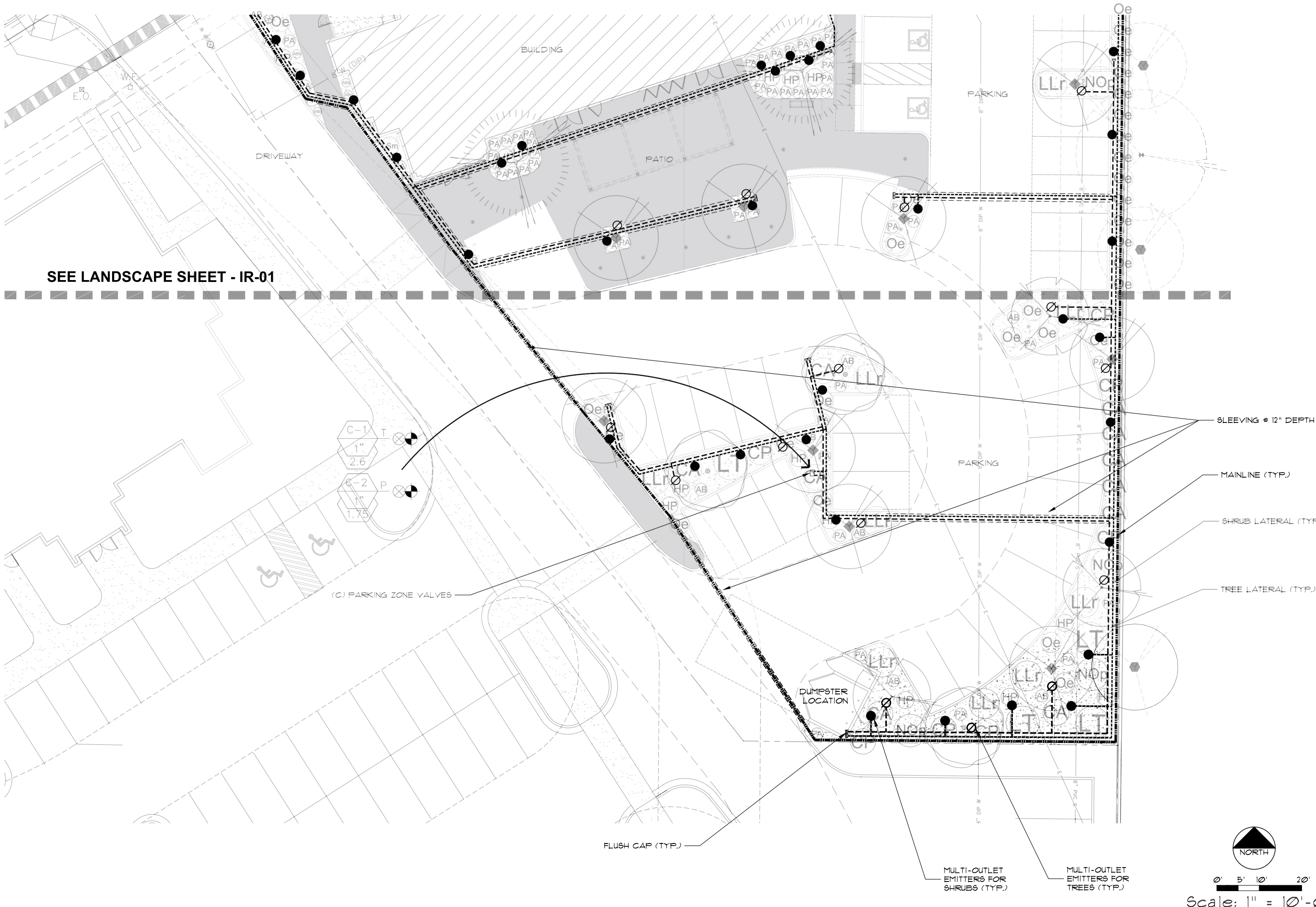
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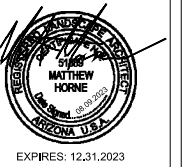
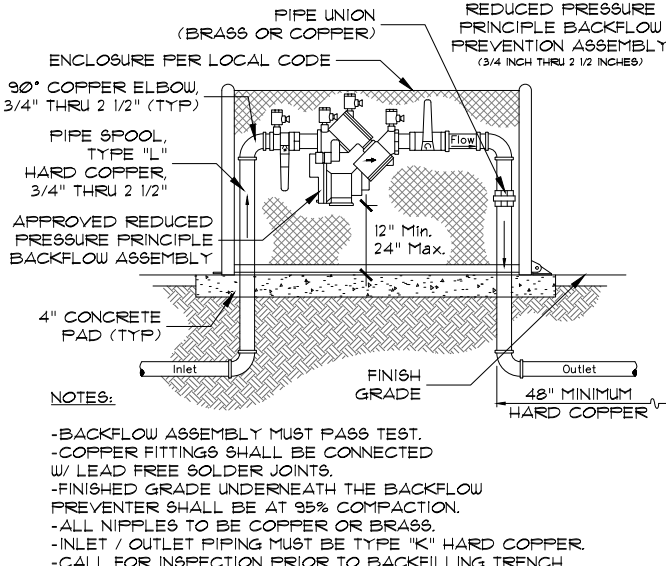
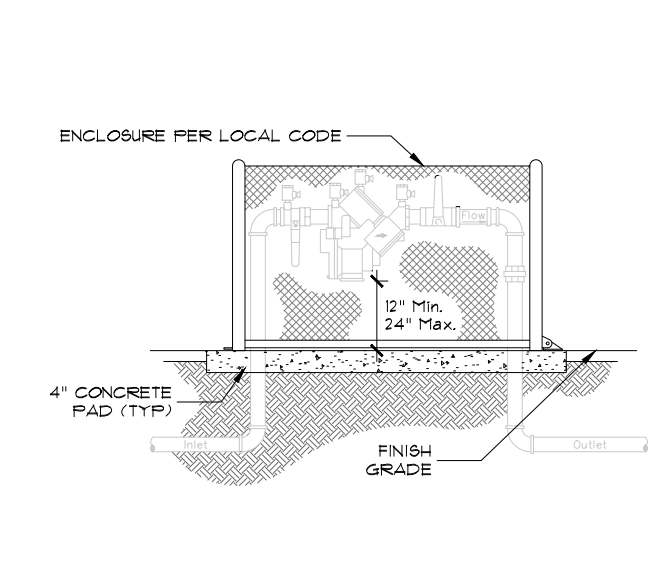
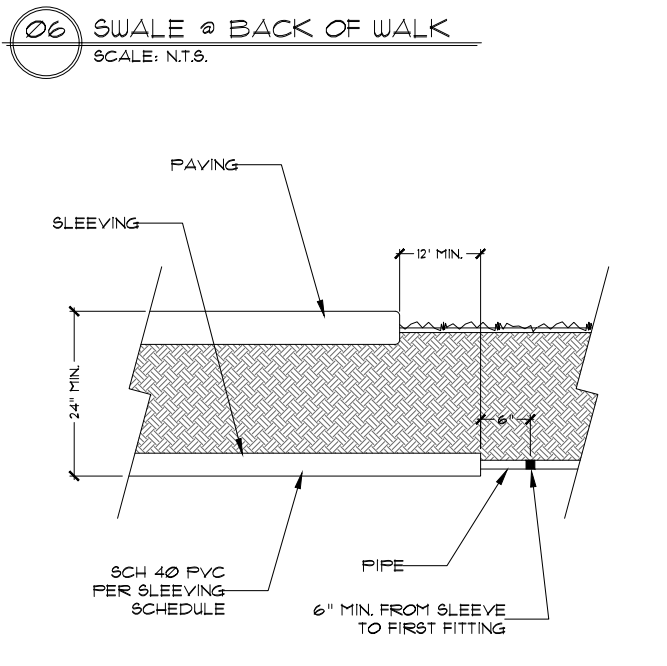
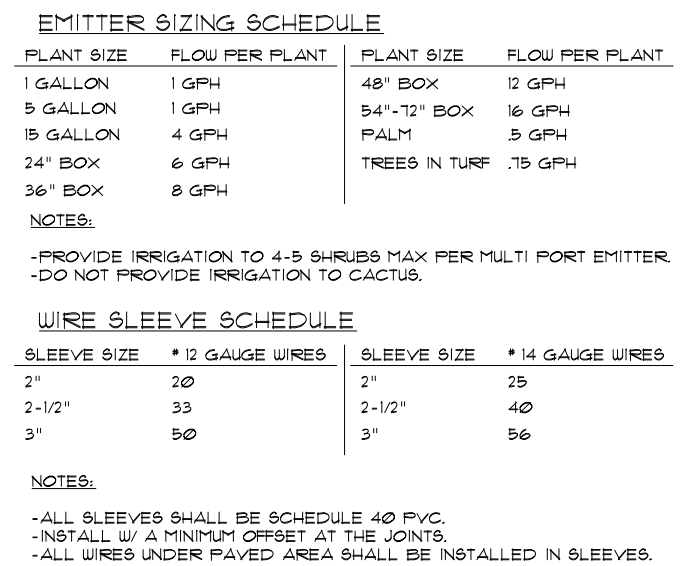
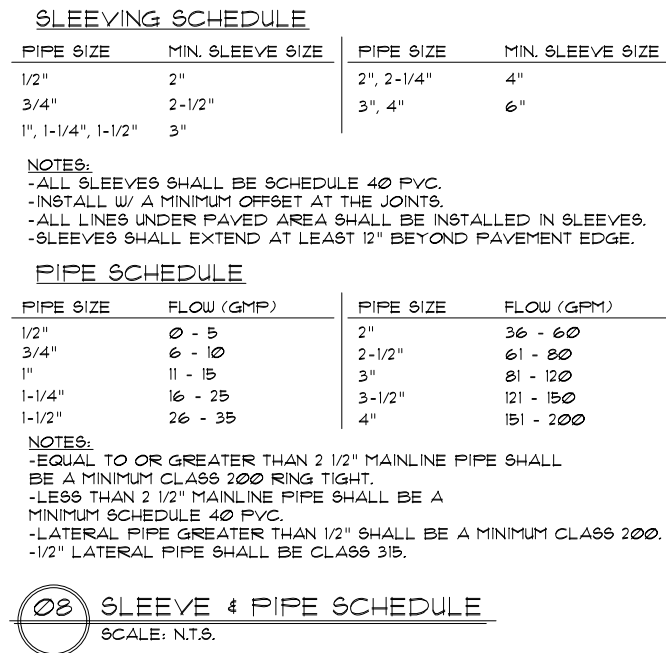
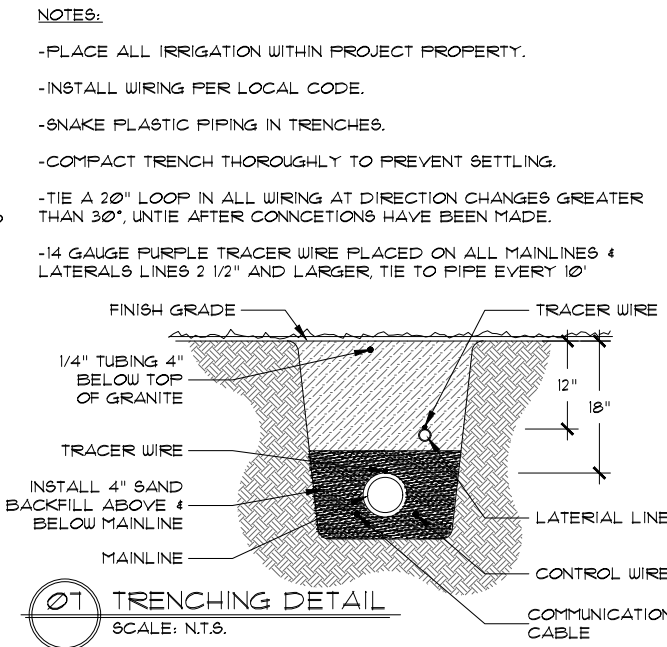
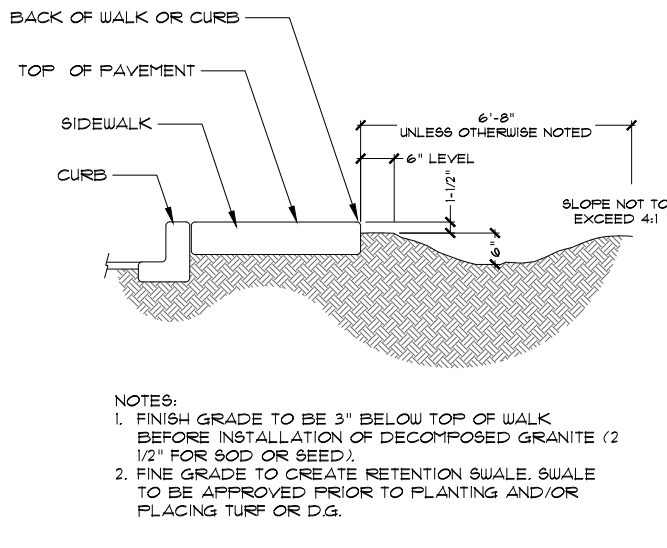
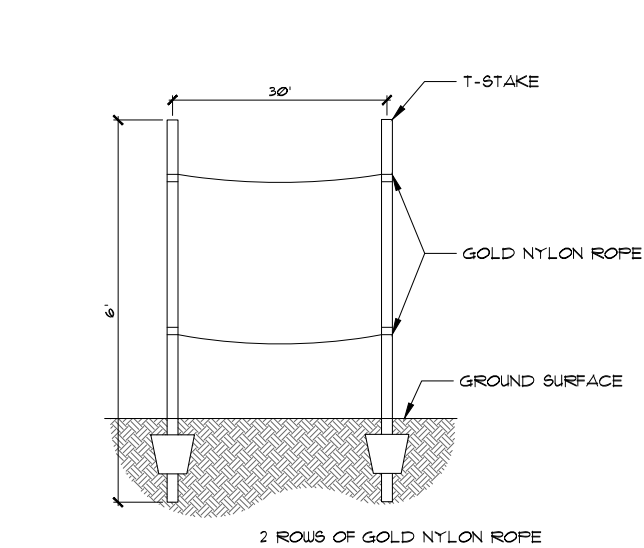
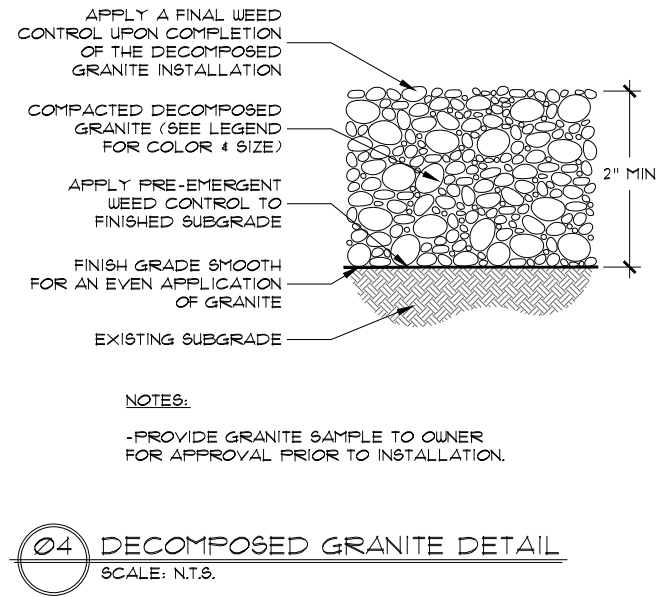
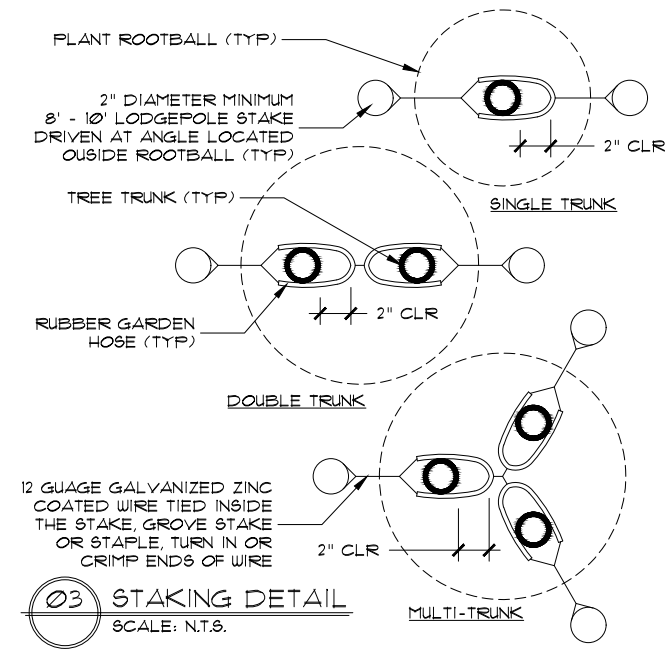
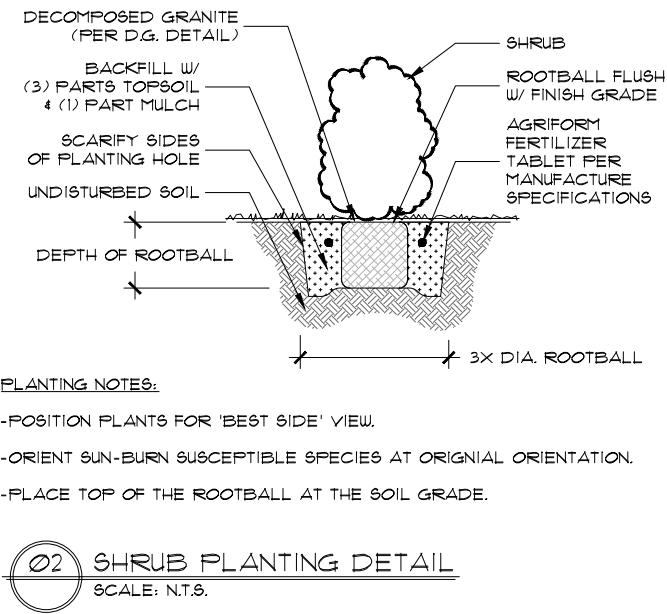
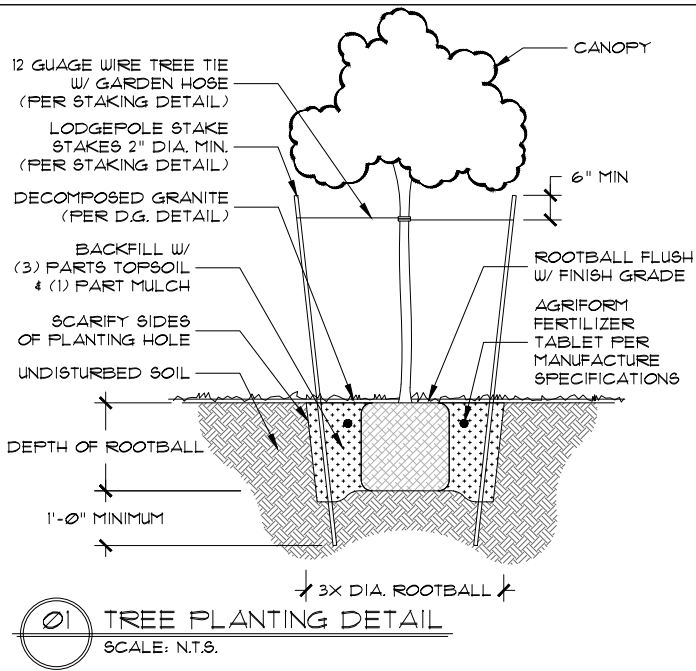
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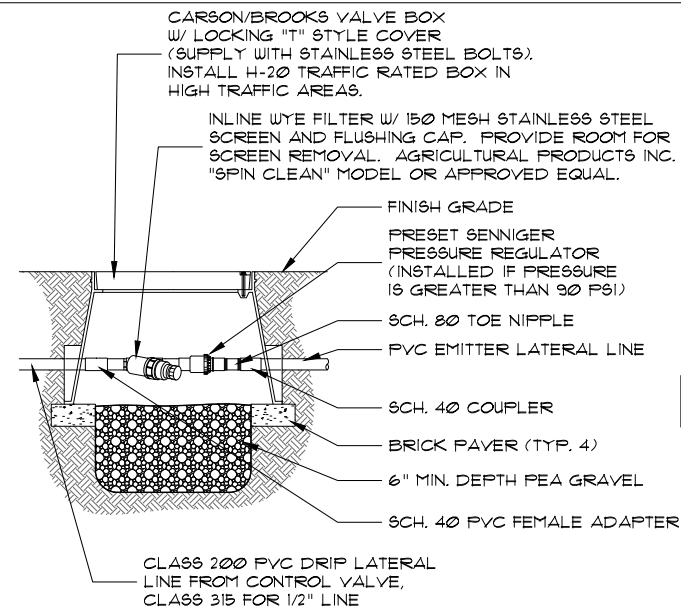
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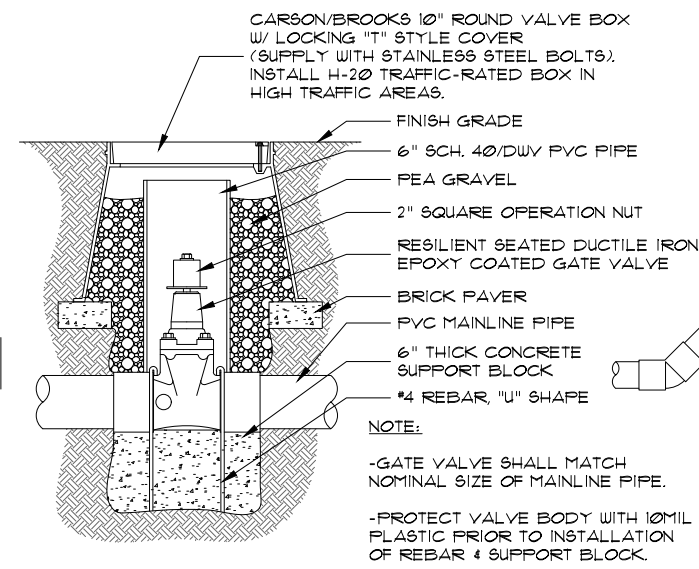
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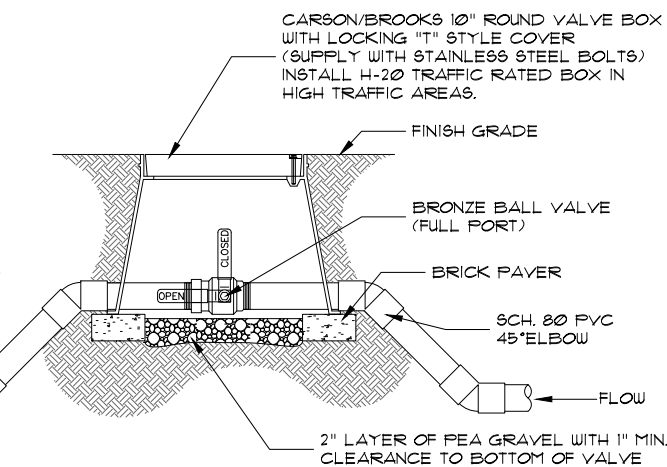
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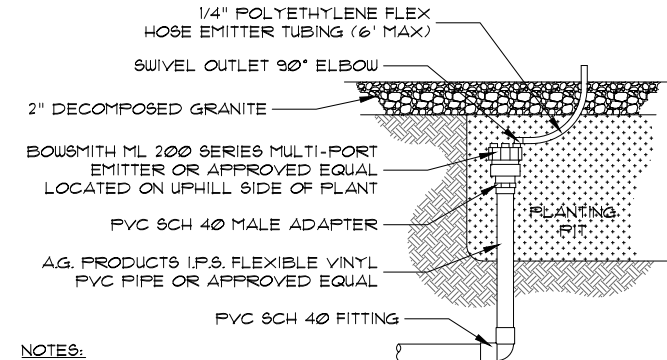
13 DRIP FILTER & PRESSURE REGULATOR
SCALE: N.T.S.



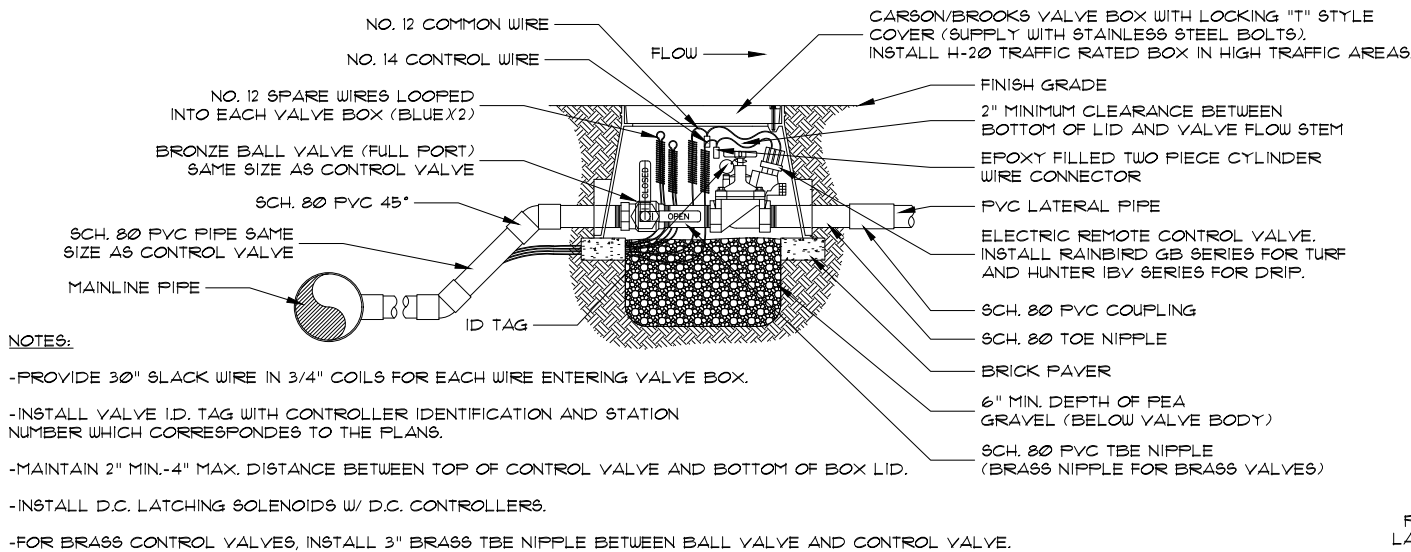
14 +2" MAINLINE ISOLATION GATE VALVE
SCALE: N.T.S.



15 -1.5" MAINLINE ISOLATION BALL VALVE
SCALE: N.T.S.



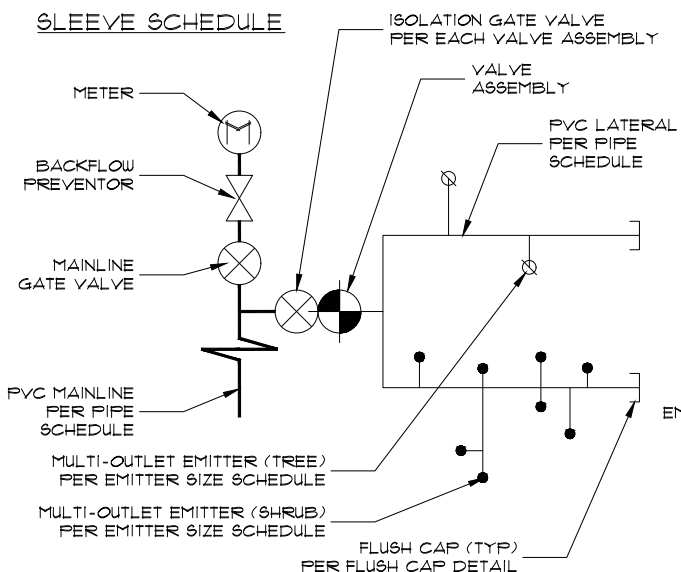
16 MULTI-OUTLET EMITTER
SCALE: N.T.S.



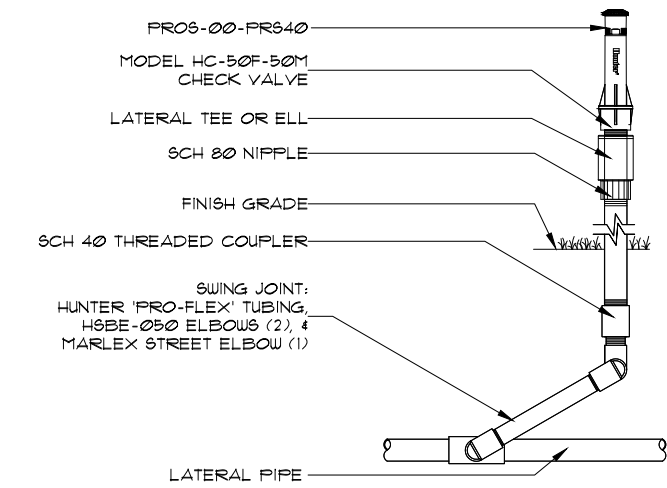
17 REMOTE CONTROL VALVE
SCALE: N.T.S.

3" AND SMALLER=SCH. 40 WITH SCH. 80 PVC SERVICE TEE

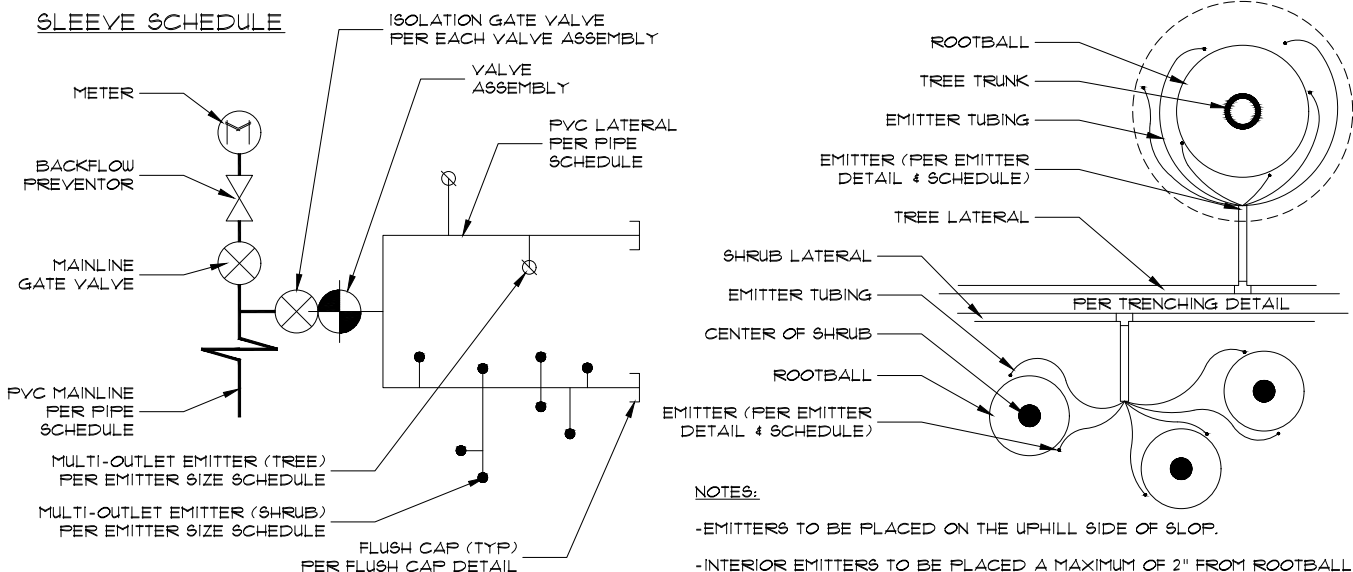
4" AND LARGER=C-900 CL200 DRI4 WITH DUCTILE IRON SERVICE TEE



18 FLUSH CAP DETAIL
SCALE: N.T.S.

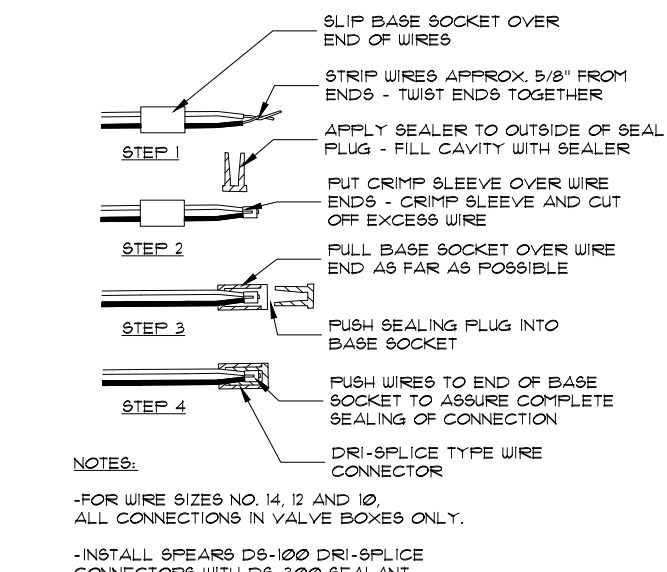


19 HUNTER MP 1000 MP ROTATOR SPRINKLER
SCALE: N.T.S.

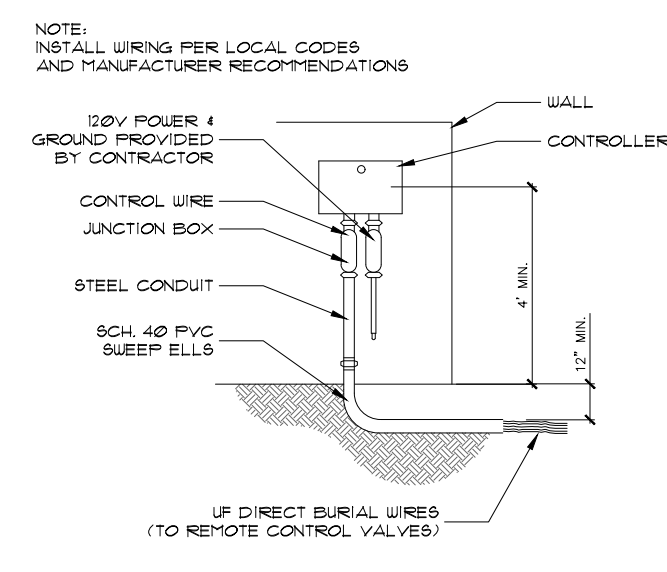


20 PIPE LAYOUT DETAIL
SCALE: N.T.S.

21 EMITTER LAYOUT DETAIL
SCALE: N.T.S.



22 TYPICAL WIRE CONNECTION
SCALE: N.T.S.



23 WALL MOUNT CONTROLLER
SCALE: N.T.S.



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GENERAL NOTES
(NOT CITY APPROVED)

1. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE.
2. NOTHING WITHIN THE CONTRACT OR CONSTRUCTION DOCUMENTS CREATES ANY CONTRACTUAL RELATIONSHIP BETWEEN THE CONSULTANT AND THE CONTRACTOR.
3. THE OWNER OR THEIR REPRESENTATIVES ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY, OR ANY OTHER PROGRAMS UTILIZED IN CONJUNCTION WITH THE WORK.
4. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS.
5. CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS.
6. CONTRACTOR SHALL LOCATE ALL SURVEY MARKS, BENCH MARKS, AND PROPERTY LINES SO THE EXACT LINES OF CONSTRUCTION LIMITS AND GRADES CAN BE DETERMINED.

7. CONTRACTOR SHALL VERIFY ALL SETBACKS, RIGHT-OF-WAYS, EASEMENTS, VISIBILITY LINES, AND ETC. IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND OWNER.

8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREE LOCATIONS. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

9. THE CONTRACTOR SHALL VERIFY AND ACCEPT EXISTING GRADES PRIOR TO THE START OF WORK.

10. CONTRACTOR SHALL TAKE ALL PRECAUTIONARY STEPS TO PROTECT AGAINST DAMAGE TO EXISTING IMPROVEMENTS.

11. CONTRACTOR SHALL PROTECT ANY EXISTING TREES AND SHRUBS UNLESS THEY ARE DESIGNATED FOR REMOVAL. CONSTRUCTION EQUIPMENT SHALL NOT OPERATE, PARK, OR BE STORED WITHIN THE DRIP LINES OF ANY EXISTING VEGETATION. ANY IMPACTS, DAMAGE, OR DEATH OF EXISTING VEGETATION WILL REQUIRE REPLACEMENT IN LIKE SIZE AND TYPE TO THE SATISFACTION OF THE OWNER.

12. FINE GRADING TO TAKE PLACE ON ALL AREAS DISTURBED DURING CONSTRUCTION.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR CALICHE AND HARD ROCK REMOVAL AT NO ADDITIONAL COST TO THE OWNER.

14. ALL MATERIALS REQUIRED SHALL BE OF A GRADE AND QUALITY CONSISTENT WITH ACCEPTED INDUSTRY STANDARDS.

15. CONTRACTOR SHALL PROVIDE OWNER WITH ALL WARRANTY INFORMATION, INSTRUCTION MANUALS, AND ANY OTHER PRODUCT INFORMATION ON ANY ITEMS INSTALLED.

16. A QUALIFIED SUPERVISOR SHALL BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION.

17. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE OWNER. OWNER APPROVAL ON CHANGES MUST BE MADE PRIOR TO THE START OF WORK.

18. VERIFY CRITICAL DIMENSIONS, REFERENCE POINT LOCATIONS, AND EXISTING SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION. NOTIFY OWNER OF ANY CONFLICTS.

19. PRIOR TO THE START OF WORK THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ELEMENTS WITH OTHER TRADES. CONTACT BLUE STAKE AT 602-263-1100 ATLEAST 12 HOURS PRIOR TO THE START OF CONSTRUCTION. POTENTIAL CONFLICTS WITH EXISTING AND FUTURE UNDERGROUND SERVICES SHALL BE IDENTIFIED. NOTIFY THE OWNER SHOULD CONFLICT ARISE.

20. DECOMPOSED GRANITE (DG) SHALL EXTEND UNDER SHRUBS AND BE RACKED UNIFORMLY ON THE SITE AT A DEPTH OF 2" UNLESS OTHERWISE NOTED ON THE PLANS.

21. ANY GRADING OR RETENTION SHOWN ON THE PLAN IS CONCEPTUAL IN NATURE. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, PAVED AREAS, AND WALK WAYS WITH ALL GRADING AND LANDSCAPING OPERATIONS.

22. CONTRACTOR TO CONTACT THE OWNER PRIOR TO EACH APPLICATION OF PRE-EMERGENT FOR VERIFICATION.

23. ALL BOULDERS TO BE SURFACE SELECTED. ANY EXPOSED SURFACE MARKINGS THAT MAY HAVE OCCURRED DURING TRANSPORTATION OR CONSTRUCTION TO BE REJECTED.

24. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.

25. ALL PLANT MATERIAL AND CONSTRUCTED FEATURES MUST BE INSTALLED PER CITY REQUIREMENTS.

26. PLANT MATERIAL CHANGES MAY BE MADE AS NEW VARIETIES BECOME AVAILABLE OR AS CHANGES IN NEED OCCUR. CHANGES ARE TO BE WITHIN THE THEME OF THE PROJECT. ALL CHANGES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER.

27. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST.

28. CONTRACTOR SHALL CLEAN ALL TRASH AND DEBRIS ON THE CONSTRUCTION SITE PRIOR TO ENDING EACH DAY.

LANDSCAPE NOTES
(NOT CITY APPROVED)

1. PRIOR TO LANDSCAPE CONSTRUCTION CONTRACTOR TO PERFORM SOILS TEST TO DETERMINE IF ANY NUTRIENT DEFICIENCIES EXIST. ANY EXISTING DEFICIENCIES SHALL BE AMEND ACCORDINGLY.

2. NOTIFY OWNER IF ANY SOIL CONDITIONS WHICH WOULD PREVENT PROPER DRAINAGE.

3. ANY DISCREPANCIES OR CLARIFICATIONS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE EXISTING SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

4. ALL PLANT MATERIAL SHALL MEET THE STANDARDS SET OUT BY THE ARIZONA NURSERY ASSOCIATION (ANA) AND THE AMERICAN LANDSCAPE CONTRACTORS ASSOCIATION (ALCA).

5. PLANT MATERIAL SHALL HAVE CORRECT NURSERY LABELS, BE FREE OF ANY NUTRITION DEFICIENCIES, INSECT INFESTATION, AND NOT BE ROOTBOUND.

6. THE OWNER HAS THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE AND ALL PLANT MATERIAL SHALL BE INSPECTED BEFORE INSTALLATION.

7. PLANT MATERIAL TO BE LOCATED AWAY FROM SITE OBSTACLES AND INSTALLED SUCH THAT NO HARM WILL OCCUR TO ADJACENT IMPROVEMENTS.

8. VERIFY ALL PLANT AND MATERIAL QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE PROVIDED SOLELY FOR CONVENIENCE AND QUANTITIES ON PLAN SHALL HAVE PRIORITY.

9. PLANT LANDSCAPE MATERIAL PLUMB AND FACED TO GIVE THE BEST APPEARANCE OR WITH THE BEST RELATIONSHIP TO ADJACENT LANDSCAPE OR VIEWS. ALWAYS PLANT SUN SENSITIVE SPECIES, SUCH AS CACTI, IN THE SAME SOLOR ORIENTATION THEY WERE GROWING AT.

10. DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL.

11. CONTRACTOR SHALL PROVIDE A 90 DAY MINIMUM WARRANTY ON ALL PLANT MATERIAL.

12. PLANT MATERIAL ON PLAN IS SHOWN AT A MATURED SIZE HOWEVER PLANT CHARACTERISTICS CHANGE GREATLY DO TO ENVIRONMENT.

13. CONTRACTOR SHALL FINE GRADE ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND TO MAINTAIN POSITIVE DRAINAGE.

14. CONTRACTOR IS RESPONSIBLE FOR ALL FINISHED GRADES AND SHOULD COORDINATE ALL ROUGH GRADING AND FINE GRADING EFFORTS.

15. CONTRACTOR SHALL MEET ALL EXISTING GRADES UNIFORMLY WITH A SMOOTH TRANSITION AND FINISH GRADES SHALL BE 1" BELOW THE TOP OF ADJACENT WALKS AND HEADERS UNLESS OTHERWISE NOTED.

16. ALL EARTHWORK SUCH AS MOUNDS, SWALES, AND LANDFORMS SHALL BE GRADED SMOOTHLY, FLOWING W/ ROUNDED SURFACES TO PROVIDE POSITIVE DRAINAGE AND VISUAL CONTINUITY.

17. ALL PLANT MATERIAL TO BE STAKED OR STAGED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER.

18. PLANTING SHALL NOT OCCUR PRIOR TO THE LANDSCAPE ARCHITECTS OR OWNERS APPROVAL OF FINAL ROUGH GRADING.

IRRIGATION NOTES
(NOT CITY APPROVED)

1. ALL IRRIGATION LINES AND EQUIPMENT ON PLAN ARE SCHEMATIC IN NATURE AND ARE SHOWN ON THE PLAN FOR CLARITY. THE SCHEMATIC MAY BE SHOWN ON ROADWAYS, SIDEWALKS, OR OUTSIDE PROPERTY LINES NOT IN THE ACTUAL LOCATION. ALL IRRIGATION EQUIPMENT TO BE LOCATED WITHIN LANDSCAPE AREAS AND THE SITE PROPERTY BOUNDARIES.

2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN THERE ARE OBVIOUS REASONS IDENTIFIED IN THE FIELD TO REQUIRE MODIFICATIONS THAT MAY NOT HAVE BEEN CONSIDERED DURING ENGINEERING. OWNER MUST BE NOTIFIED OF ANY CHANGES.

3. THE CONTRACTOR SHALL VERIFY WATER PRESSURE AT THE POINT OF CONNECTION AND VERIFY NECESSARY REQUIREMENTS TO MEET THE IRRIGATION SYSTEM NEEDS. OWNER MUST BE INFORMED OF ANY PROBLEMS.

4. ALL MATERIALS SHALL BE INSTALLED TO MANUFACTURING SPECIFICATIONS UNLESS SPECIFICALLY DETAILED DIFFERENTLY.

5. THE OWNER MAY INSPECT ANY MATERIALS AND WORKMANSHIP AT ANY TIME TO VERIFY COMPLIANCE WITH MANUFACTURING SPECIFICATIONS AND MATERIAL QUALITY. OWNER RETAINS THE RIGHT TO REJECT ANY MATERIALS OR METHODS.

6. A BACKFLOW PREVENTION UNIT SHALL BE INSTALLED BETWEEN THE POINT OF CONNECTION AND TO LOCAL CODE. THE OWNER SHALL AUTHORIZE THE FINAL LOCATION AND THE BACKFLOW PREVENTOR SHALL BE SCREENED FROM VIEW.

7. THE CONTRACTOR SHALL PROVIDE SPECIFIED ELECTRICAL SERVICES TO ALL CONTROLLER LOCATIONS MEETING MANUFACTURER'S SPECIFICATIONS AND LOCAL CODE.

8. 24 VOLT WIRE SHALL BE 600V, UF, UL APPROVED, 14 GAUGE, SINGLE STRAND PLASTIC INSULATED, COPPER WIRE. THE COMMON WIRE SHOULD BE WHITE AND THE CONTROL WIRE SHOULD BE RED. TAPE AND BUNDLE THE WIRE EVERY 10' AND LAY BESIDE THE MAINLINE. ANY SPLICES FOR VALVE BOXES SHALL BE MADE USING MANUFACTURED EPOXY OR RESIN FILLED WIRE CONNECTION. PROVIDE 18" OF SLACK AT EACH ELBOW IN THE MAIN LINE AND AT EACH VALVE. PULL AN ADDITIONAL YELLOW WIRE TO THE MOST DISTANT VALVE FOR POTENTIAL FUTURE NEEDS.

9. A MINIMUM OF 2" OF PEA GRAVEL SHALL BE PLACED INSIDE ALL IRRIGATION BOXES ATLEAST 2" BELOW THE BOTTOM OF THE VALVE SO THAT THE VALVE IS COMPLETELY VISIBLE AND CAN BE ACCESSED AND SERVICE EASILY.

10. LOCATE PRESSURE REGULATOR AND 'Y' STRAINER IN A VALVE BOX AS REQUIRED IN A SEPARATE BOX ADJACENT TO THE VALVE BOX OR TOGETHER IN A JUMBO VALVE BOX.

11. FLUSH CAPS TO BE PROVIDED WITHIN A 10" ROUND ECONOMY BOX FOR ALL LINES OF THE IRRIGATION SYSTEM.

12. THE CONTRACTOR SHALL PROVIDE CHECK VALVES AND AIR VACUUM RELIEF VALVES AS REQUIRED AND IN ORDER TO PREVENT LOW IRRIGATION HEAD DRAINAGE.

13. ALL PIPE SHOULD BE BEDDED ON ALL SIDES WITH FOUR INCHES OF CRUSHED AGGREGATE. USE SAND AS NECESSARY. BACKFILL ALL TRENCHING IN MULTIPLE COMPACTED LIFTS TO PREVENT SETTLING. ANY SETTLING OF GREATER THEN 1" SHALL BE BROUGHT TO FINISH GRADE AT THE CONTRACTORS EXPENSE.

14. IRRIGATION LINES ON SLOPES OR IN BASINS SHALL RUN PARALLEL WITH GRADES AND SHOULD MAINTAIN THE HIGHEST ELEVATIONS POSSIBLE AT ALL TIMES.

15. MULTI-OUTLET EMITTERS SHALL SERVICE ALL PLANT MATERIAL.

16. PLANT MATERIAL REQUIRING MORE THAN ONE EMITTER SHALL HAVE THEM EVENLY DISTRIBUTED AROUND THE PERIMETER OF THE PLANTING WELL. EMITTER LOCATIONS AT ROOTBALLS SHALL BE PLACED ON THE UPHILL SIDE MIDWAY BETWEEN THE CENTER OF THE PLANT AND THE EDGE OF THE ROOTBALL.

17. CONTRACTOR IS RESPONSIBLE FOR ALL SLEEVING.

18. ALL IRRIGATION AND ELECTRICAL SLEEVING TO BE SCHEDULE 40 PVC AND SHOULD EXTEND 12" BEYOND ANY STRUCTURES. PROVIDE ATLEAST 6" FROM THE END OF SLEEVE TO THE FIRST FITTING ON THE IRRIGATION LINE. ALL SLEEVES TO BE A MINIMUM 24" BELOW GRADE AND INSTALLED PRIOR TO ANY INSTILLATION OF ANY SITE FEATURES.

19. NOTIFY THE OWNER 48 HOURS PRIOR TO THE FOLLOWING REQUIRED STAGES OF INSPECTION FOR:

MAINLINE: INSTALLATION, DEPTH, VALVES, WIRE, LINE PRESSURE TEST.

EMITTER LATERALS: INSTALLATION, DEPTH, VALVES, EMITTERS, OUTLET TUBING, LINE PRESSURE TEST.

CONTROLLER: INSTALLATION, FUNCTIONING

20. PRIOR TO OWNERS APPROVAL THE FOLLOWING IRRIGATION 'TUNE UP' MUST BE PERFORMED.

CONTRACTOR TO PROVIDE THE OWNER WITH A REPRODUCIBLE SET OF 'AS BUILT' DRAWINGS SHOWING THE ACTUAL INSTALLED LAYOUT WITH ALL SLEEVING, PIPELINES, AND EQUIPMENT LOCATIONS.

ALL DRIP SYSTEMS MUST BE FLUSHED STARTING AT THE Y STRAINER AND WORKING AWAY FROM THE PRESSURE REGULATOR

SPRINKLER HEADS TO BE FLUSHED OF DEBRIS AND FLOW CONTROLS ADJUSTED TO ACHIEVE MAXIMUM COVERAGE FOR TURF AREAS. AVOID OVER SPRAY ON ALL STREETS, CURBS, SIDEWALKS, WALLS, AND STRUCTURES.

ALL IRRIGATION HEADS SHOULD BE ADJUSTED TO PROPER HEIGHTS.

IRRIGATION VALVES TO BE LABELED ON A SHEET OF PAPER WITH STATIONS CORRESPONDING TO ETCHED LABELS ON TOP OF VALVE BOXES. THIS SHEET TO BE PLACED IN A PASTIC WATERPROOF BAG AND ATTACHED TO THE INSIDE OF THE CONTROLLER.

21. LOCATE ALL VALVE BOXES IN PLANTING AREAS SO THAT THE ARE SCREENED FROM PRIMARY VIEWS. DO NOT PLACE ANY VALVE BOXES WITHIN TURF AREAS.

MAINTENANCE NOTES
(NOT CITY APPROVED)

1. SELECTIVE PRUNING AND NOT SHEERING (UNLESS NOTED FOR HEDGES, TOPIARY, OR IN CASES OF RESTORATIVE PRUNING) SHOULD BE USED IN MAINTAINING THE PLANT MATERIAL IN ORDER TO PREVENT LOSE OF FLOWERS, FROM FORMING AN UNNATURAL SHELLING OF OUTER FOLIAGE, FROM FORMING A HOLLOW INSIDE, AND FROM REDUCING THE PLANTS VIGOR AND NATURAL RESPONSES TO ITS ENVIRONMENT.

2. THE PLANTING DESIGN WAS LAID OUT WITH MATURE PLANT SIZES IN MIND ALLOWING ROOM FOR GROWTH. WHILE SELECTIVE PRUNING IS RECOMMENDED (AND REQUIRED ON MANY SPECIES) AS WELL AS HAVING GENERAL GARDENING & SITE MAINTENANCE PRACTICES IMPLEMENTED, THE PLANT MATERIAL SHOULD BE GIVEN THE ABILITY TO MATURE PROPERLY WITHOUT EXCESSIVE PRUNING.

3. ALL TRIMMING, PRUNING, AND SHEERING TECHNIQUES SHOULD BE APPROVED BY THE OWNER AND ALL WORK MUST BE PERFORMED BY HAND PRUNERS UNLESS AUTHORIZED.

4. EACH PLANT HAS UNIQUE NEEDS AND MAINTENANCE METHODS FOR PROPER PLANT HEALTH. THESE METHODS VARY AND INCLUDE BUT ARE NOT LIMITED TOO, RESTORATIVE PRUNING, APPLICATION OF FERTILIZER OR OTHER MISSING SOIL DEFICIENCIES, FOLLOWING APPROPRIATE TIME OF YEAR MAINTENANCE SCHEDULES, SHEERING, PRUNING, REMOVAL OF DEAD MATERIALS, AND OTHER PLANT SPECIFIC NEEDS.

MTH DESIGN GROUP
LANDSCAPE ARCHITECTURE
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MATT@MTHDESIGNGROUP.COM
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BULLION AND COIN
15301 N HAYDEN RD
SCOTTSDALE, AZ 85260

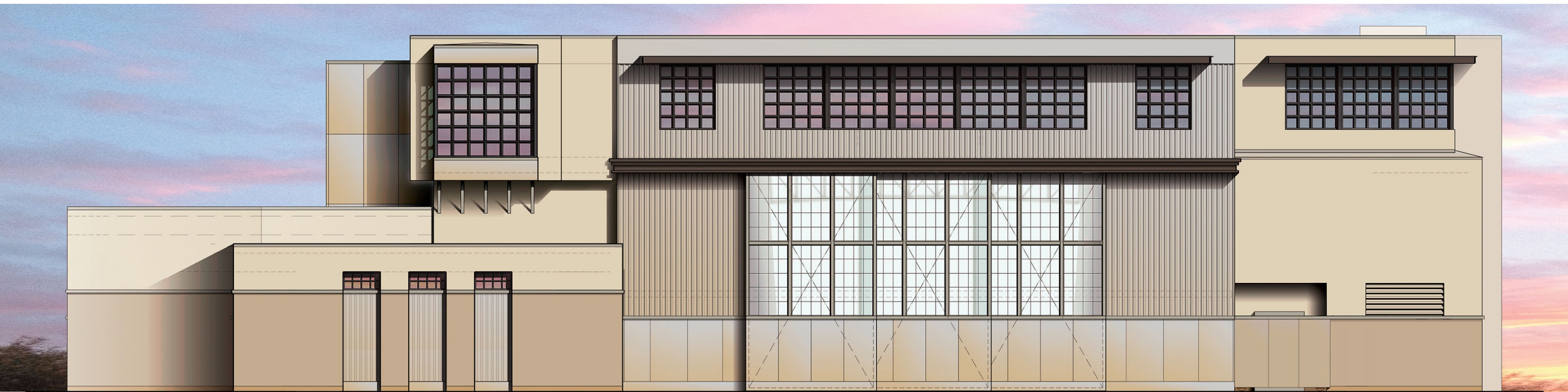
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LANDSCAPE ARCHITECTURE - DESIGN BUILD
WWW.MTHDESIGNGROUP.COM
FIRM #16121-0 - LA #51889 - AZROC #293820

Project Gold Standard Property		
Title Landscape Set		
Date 08.09.2023		
Designed/Drawn By Matthew Horne		
Revisions		
No.	Revision	Date
01	PRELIMINARY	12.16.2022
02	FULL SUBMITTAL	01.23.2023
03	CITY SUBMITTAL	06.06.2023
04	RESUBMITTAL	08.10.2023
LANDSCAPE NOTE 08 of 08		



15465 N HAYDEN ROAD - SOUTHEAST ELEVATION

ATTACHMENT #11
(Non-Action item elevations for reference)



15465 N HAYDEN ROAD - NORHTWEST ELEVATION

(Non-Action item elevations for reference)



15465 N HAYDEN ROAD - SOUTHWEST ELEVATION

(Non-Action item elevations for reference)



15465 N HAYDEN ROAD - NORTH EAST ELEVATION

(Non-Action item elevations for reference)



15465 N HAYDEN ROAD - SOUTHEAST ELEVATION

Southeast Elevation
(Parking Lot Elevation)
02 Scale 1/4\"/>

- MATERIALS:**
- A. Standard Dark Bronze Anodized storefront windows and doors with Vision Architectural glass in Solartone 60 (2) Solargray + clear.
 - B. European Lily Gold Anodized storefront windows and doors with Vision Architectural glass in Solartone 60 (2) Solargray + clear.
 - C. Milled aluminum panel.
 - D. Pre-Clad M-16 panel w/ exposed fasteners in Rynor 500 chloride color.
 - E. Pre-Clad flat panel w/ exposed fasteners in Rynor 500 chloride.
 - F. STD fine sand finish in color 16041.
 - G. STD fine sand finish in color 16046.
 - H. Metal trim band in Rynor 500 chloride color.
 - I. Pre-clad snap-on standing seam roof panel in Rynor 500 Chloride color.
 - J. Close commercial garage door, Model 3000 painted to match STD color 16046.
 - K. Knapall TSP face sheet in white for exterior and interior panel w/ aluminum JTB grid in vinyl pattern.
 - L. STD fine sand finish in color 16045.
 - M. Pre-clad flat panel w/ exposed fasteners in Rynor 500 State Gray color.
 - N. Pre-Clad in Rynor 500 dark bronze.
- ELEVATION KEYNOTES:**
- 1. Finish grade.
 - 2. Exterior door, see schedule.
 - 3. Knapall panel in steel frame sliding door, see schedule.
 - 4. Metal trim.
 - 5. Gate or sliding panel, see schedule.
 - 6. Garage door, see schedule.
 - 7. Storefront window, see schedule.
 - 8. Steel metal panel sliding system w/ exposed fasteners, see material list for color.
 - 9. Milled aluminum panel w/ exposed fasteners, see material list.
 - 10. Synthetic stucco system, see material list.
 - 11. STD panel metal sliding door.
 - 12. Decorative vent, not functional.
 - 13. 2' window casing/turnouts.
 - 14. Steel vent, functional.
 - 15. Light fixture, see electrical plans.
 - 16. Steel column, see structural.
 - 17. South entrance canopy.
 - 18. Operable lower canopy above patio.
 - 19. Metal heater.
 - 20. 36\"/>



15465 N HAYDEN ROAD - NORTHWEST ELEVATION

Northwest Elevation
(Street Elevation)
01 Scale 1/4\"/>

ATTACHMENT #12 (Proposed Elevations)



15465 N HAYDEN ROAD - SOUTHWEST ELEVATION

Southwest Elevation



15465 N HAYDEN ROAD - NORTH EAST ELEVATION

(Proposed Elevations)

Northeast Elevation
(Home Depot Elevation)

MATERIALS:


- A. Standard Dark Bronze Accolade storefront windows and doors with Vetro Architectural glass, Solorban 62 (2) Soloratory clear.
- B. Hungry Lily Cold Accolade storefront windows and doors with Vetro Architectural glass in Solorban 60 (2) Soloratory + Clear.
- C. M-36 aluminum panel.
- D. M-36 aluminum panel w/ exposed fasteners in kynar 550 clypscape color.
- E. 316 stainless steel sheet w/ exposed fasteners in kynar 550 clypscape.
- F. 316 flat finish panel in color 1604F.
- G. 316 end fin in color 1606B.
- H. Metal trim band in kynar 550 clypscape color.
- I. Pac-clad snap-on standing seam roof panel in kynar 550 clypscape color.
- J. Dapco commercial garage door, Model 1000B to match the color of panel 1606B.
- K. Klayco TRP face sheet in white for 316 stainless steel panel w/ aluminum 575 grs in steel panel.
- L. 316 steel end fin in color 1604B.
- M. Pac-clad flat sheet panel w/ exposed fasteners in kynar 550 State Gray color.
- N. Pac-clad in kynar 550 dark bronze.

ELEVATION KEYNOTES:

1. Finish grade.
2. Exterior door, see schedule.
3. Raised panel in steel frame sliding door.
4. Interior door, see schedule.
5. Head or sliding panel.
6. Gable or fixed panel, see schedule.
7. Gable or fixed panel, see schedule.
8. Slant roof panel, see schedule.
9. Slant roof panel, see schedule.
10. Slant roof panel, sliding system w/ exposed fasteners, see material list for color.
11. Ultra aluminum panel w/ exposed fasteners, see material list.
12. Synthetic stucco system, see material list.
13. Window, behind sliding panel.
14. Decorative vent, not functional.
15. 2" window sipping/sunshade.
16. Vent, functional.
17. Light fixture, see electrical plans.
18. Steel column, see structural.
19. Entrance canopy.
20. Operable lower canopy above panel.
21. Patio heater.
22. 20" x 40" window w/ interior access panel/mech.
23. Gutter.
24. Steel short tower, height at 35' (see Section 7.1030).
25. Decorative brass door (not signage).
26. Interior ceramic access door.
27. 36" high parking screen wall.

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PROJECT: 21A07	
DATE: 08/08/2023	
DRAWN BY: SKZ	

COLORED
ELEVATIONS

A3.4

ARCH PAGE X OF X

Scottsdale Bullion and Coin
15465 N Hayden Rd, Scottsdale, AZ 85260



ATTACHMENT #13
(Non-Action item perspectives for reference)



(Non-Action item perspectives for reference)



Perspective Looking South
02 Scale: NTS



Perspective Looking North
01 Scale: NTS

ATTACHMENT #14 (Proposed Perspectives)

PAGE SIZE: 36x48

PLAN REVIEW:

REVISIONS:

Scottsdale Bullion and Coin

15465 N Hayden Rd, Scottsdale, AZ 85260

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PERSPECTIVES

A3.5

ARCH PAGE: X OF X



(Proposed Perspectives)

Perspective View from
Apartments to South
01 Scale: NTS

Scottsdale Bullion and Coin
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PERSPECTIVES
A3.6
ARCH PAGE: X OF X

SCOTTSDALE BULLION AND COIN

627-PA-2022

1-DR-2023



COLORED STREET ELEVATION RENDERING

SCOTTSDALE BULLION AND COIN

GLASS SAMPLE

Brand: Vitro Architectural Glass

Name: Solarban 60(2) Solargray + Clear



METAL WINDOW FRAME

COLOR 1

Brand: Arcadia

Name: Standard Dark Bronze AB-7

LRV 29



METAL WINDOW FRAME

COLOR 2

Brand: Arcadia

Name: Fluropon Classic II Lilly Gold

(Extrusion) 399C7888

(Mica-based pignentation,
50% specular gloss at 60°)

LRV 55

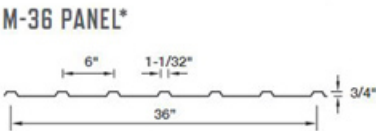
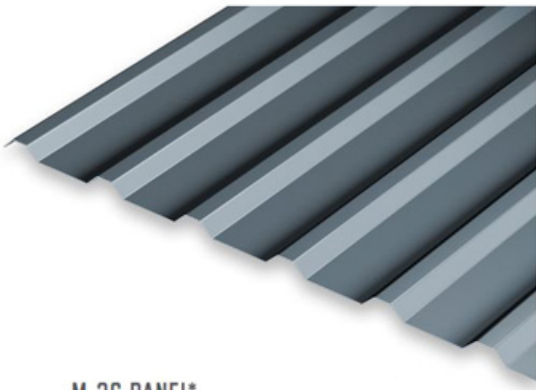


SCOTTSDALE BULLION AND COIN

STEEL PANEL w/ PROFILE

Brand: Pac-Clad
Name: M-36 Steel Panel w/ Exposed Fasteners in Kynar 500 Cityscape (Color not shown: example color shown next to Steel Panel w/out Profile)

LRV 49



STEEL PANEL w/OUT PROFILE 1

Brand: Pac-Clad
Name: Flat Sheet w/ Exposed Fasteners in Kynar 500 Cityscape

LRV 49



STEEL PANEL w/OUT PROFILE 2

Brand: Pac-Clad
Name: Flat Sheet w/ Exposed Fasteners in Kynar 500 Slate Gray

LRV 38



SCOTTSDALE BULLION AND COIN

STUCCO TEXTURE

Brand: STO
Name: Fine Sand Finish (no color shown)
Typical for Stucco 1, 2, & 3



STUCCO COLOR 1

Brand: STO
Name: 16041

LRV 40



STUCCO COLOR 2

Brand: STO
Name: 16066

LRV 24



SCOTTSDALE BULLION AND COIN

STUCCO COLOR 3

Brand: STO
Name: 16045

LRV 30



METAL TRIM BAND COLOR

Brand: Pac-Clad
Name: Kynar 500 Cityscape

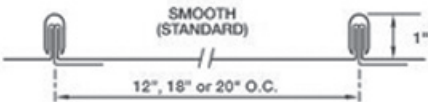
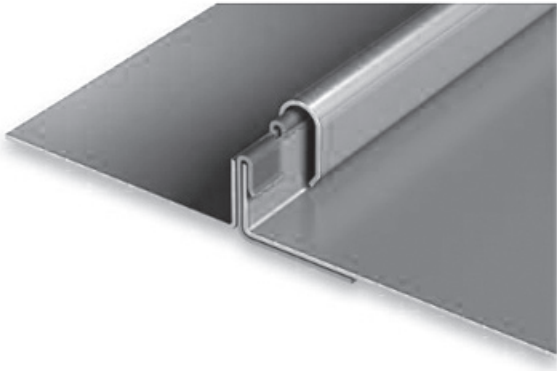
LRV 37



METAL ROOF

Brand: Pac-Clad
Name: Snap-on Standing Seam Panel in
Kynar 500 Cityscape (Color not shown:
example color shown next to Steel
Panel w/out Profile)

LRV 49



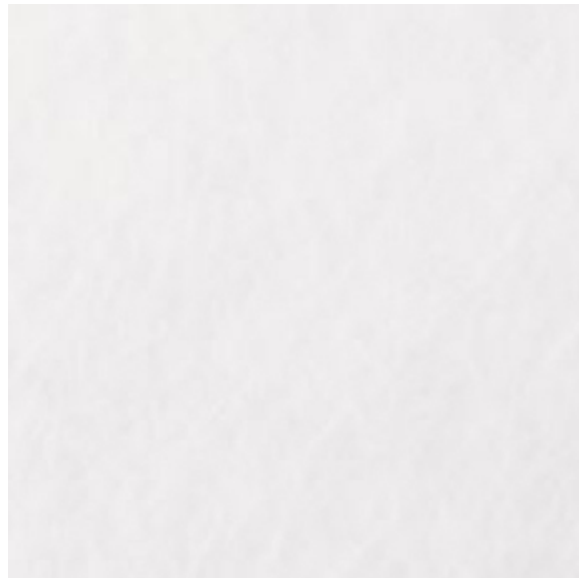
SCOTTSDALE BULLION AND COIN

KALWALL

Brand:

Name: FRP Face Sheet in White for
Exterior and Interior Panel

Translucent to admit daylight (diffused)
into interior



KALWALL ALUMINIUM FRAME

Brand: Kalwall

Name: Aluminum #75 in Shoji pattern

LRV 51

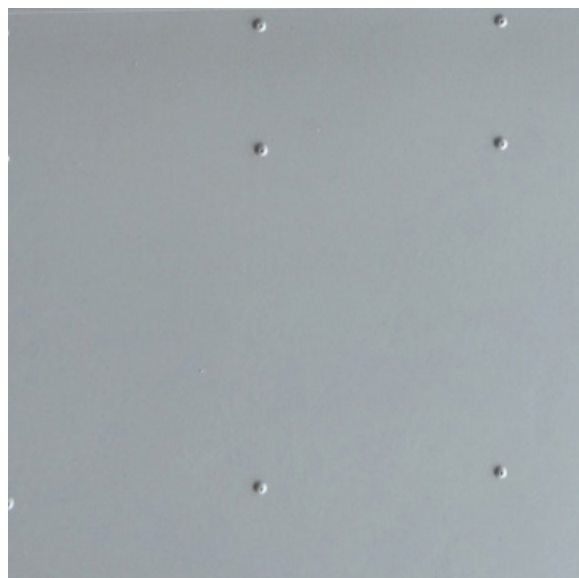


ALUMINIUM PANEL

Brand: N/A

Name: Mill-Finish Aluminum Panel

LRV 51



SCOTTSDALE BULLION AND COIN

GARAGE DOOR COLOR

Brand: Clopay
Name: Commercial - Model 3200
Polystyrene insulated flush steel doors
with no windows. Paint to match
Stucco Color 2

LRV 24



AWNING, ENTRTANCE CANO- PY, AND PATIO COLORS

Brand: Pac-Clad
Name: Kynar 500 Dark Bronze

LRV 29



Project

Category 1

GALN-SA2C-740-U-SL3-BZ-HS

Type

S1

Property

Notes

Size



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data
- Control Options

Product Certifications

- UL
- ETL
- CE
- RoHS
- P6
- IEC
- UL
- ETL
- CE
- RoHS
- P6
- IEC

Quick Facts

- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Dimensional Details

Standard Arm



Arm Length	Arm Width	Mounting Length	Weight (lb)	Weight (kg)
1.4	1.0	22"	29.5	0.95
5.4	2.2	22"	29.5	0.95
7.0	2.2	28.5"	48.5	1.1

Pole Mounting Patterns



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

GALN-SA2C-740-U-SL3-BZ-HS

Type

S1

Property

Notes

Size



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

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Pole Mounting Patterns



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Lighting Solutions

PROJECT: page 1

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Project

Category 1

GALN-SA2C-740-U-SL3-BZ-HS

Type

S1

Property

Notes

Size



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

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Pole Mounting Patterns



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Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

GALN-SA2C-740-U-SL3-BZ-HS


Type

S1

Property

Notes

Size



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data
- Control Options

Product Certifications

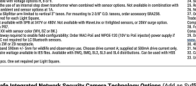
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7.0	2.2	28.5"	48.5	1.1

Pole Mounting Patterns



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

BRT6-A1-740-U-T5-42-BZ

Type

S3

Property

Notes

Size



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data

Product Certifications

- UL
- ETL
- CE
- RoHS
- P6
- IEC
- UL
- ETL
- CE
- RoHS
- P6
- IEC

Quick Facts

- 4 Optical Distributions
- Available in 30°, 36°, and 42°
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero height on all configurations

Dimensional Details

Side View



Height	Length
30"	1.0 (0.3 kg)
36"	1.0 (0.3 kg)
42"	1.0 (0.3 kg)

Top View



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

BRT6-A1-740-U-T5-42-BZ


Type

S3

Property

Notes

Size



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

Interactive Menu

- Ordering Information
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- Optical Distributions
- Energy and Performance Data

Product Certifications


- UL
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- P6
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Dimensional Details

Side View



Height	Length
30"	1.0 (0.3 kg)
36"	1.0 (0.3 kg)
42"	1.0 (0.3 kg)

Top View



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

BRT6-A1-740-U-T5-42-BZ

Type

S3

Property

Notes

Size



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data

Product Certifications

- UL
- ETL
- CE
- RoHS
- P6
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- UL
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Side View



Height	Length
30"	1.0 (0.3 kg)
36"	1.0 (0.3 kg)
42"	1.0 (0.3 kg)

Top View



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

BRT6-A1-740-U-T5-42-BZ

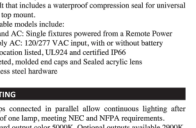
Type

S3

Property

Notes

Size



McGraw-Edison

BRT6 Bollard

Round LED Pedestrian Luminaire

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data

Product Certifications

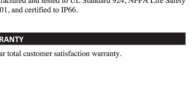
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- P6
- IEC
- UL
- ETL
- CE
- RoHS
- P6
- IEC

Quick Facts

- 4 Optical Distributions
- Available in 30°, 36°, and 42°
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero height on all configurations


Dimensional Details

Side View



Height	Length
30"	1.0 (0.3 kg)
36"	1.0 (0.3 kg)
42"	1.0 (0.3 kg)

Top View



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

HC6150010-HM60525830-61MDW

Type

S7

Property

Notes

Size



McGraw-Edison

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data
- Control Options

Product Certifications

- UL
- ETL
- CE
- RoHS
- P6
- IEC
- UL
- ETL
- CE
- RoHS
- P6
- IEC

Quick Facts

- New construction/remodel series: 500 to 6,000 lumens
- Narrow, Medium and Wide Distributions: Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT: 80 or 90 CRI
- Universal voltage 120V/277V: Standard 0-10V dimmable to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Rapid Response emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

Standard Mounting



Mounting Type	Height	Length
Standard	4.0"	4.0"
Standard	4.0"	4.0"
Standard	4.0"	4.0"
Standard	4.0"	4.0"

Remodel Mounting



COOPER

Lighting Solutions

PROJECT: page 1

REV: 1.0 (2022-07-14)

Project

Category 1

HC6150010-HM60525830-61MDW


Type

S7

Property

Notes

Size



McGraw-Edison

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Product Features

Interactive Menu

- Ordering Information
- Mounting Details
- Optical Distributions
- Energy and Performance Data
- Control Options

Product Certifications


- UL
- ETL
- CE
- RoHS
- P6
- IEC
- UL
- ETL
- CE
- RoHS
- P6
- IEC

Quick Facts

- New construction/remodel series: 500 to 6,000 lumens
- Narrow, Medium and Wide Distributions: Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT: 80 or 90 CRI
- Universal voltage 120V/277V: Standard 0-10V dimmable to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Rapid Response emergency backup mounting frames - fast delivery option


Dimensional and Mounting Details

Standard Mounting



Mounting Type	Height	Length
Standard	4.0"	4.0"
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215-51-0023

GoAZ
Motorcycle

215-51-003C

U-Haul
Storage

N HAYDEN RD

Starbucks

215-52-036L

215-51-0023

230'

215'

240'

Scottsdale
Bullion &
Coin

110'

80'

265'

Proposed
Restaurant

N HAYDEN RD

Proposed
Bank

CORE CENTER
MCR: 1664-43

The Home Depot

NORTHSIGHT
2 PAR 1-6
MCR: 315-15

215-52-036C

CORE Apartments

ATTACHMENT #18



Notice: This document is provided for general information purposes only. The City of Scottsdale does not warrant its accuracy, completeness, or suitability for any particular purpose. It should not be relied upon without field verification.

ATTACHMENT #19











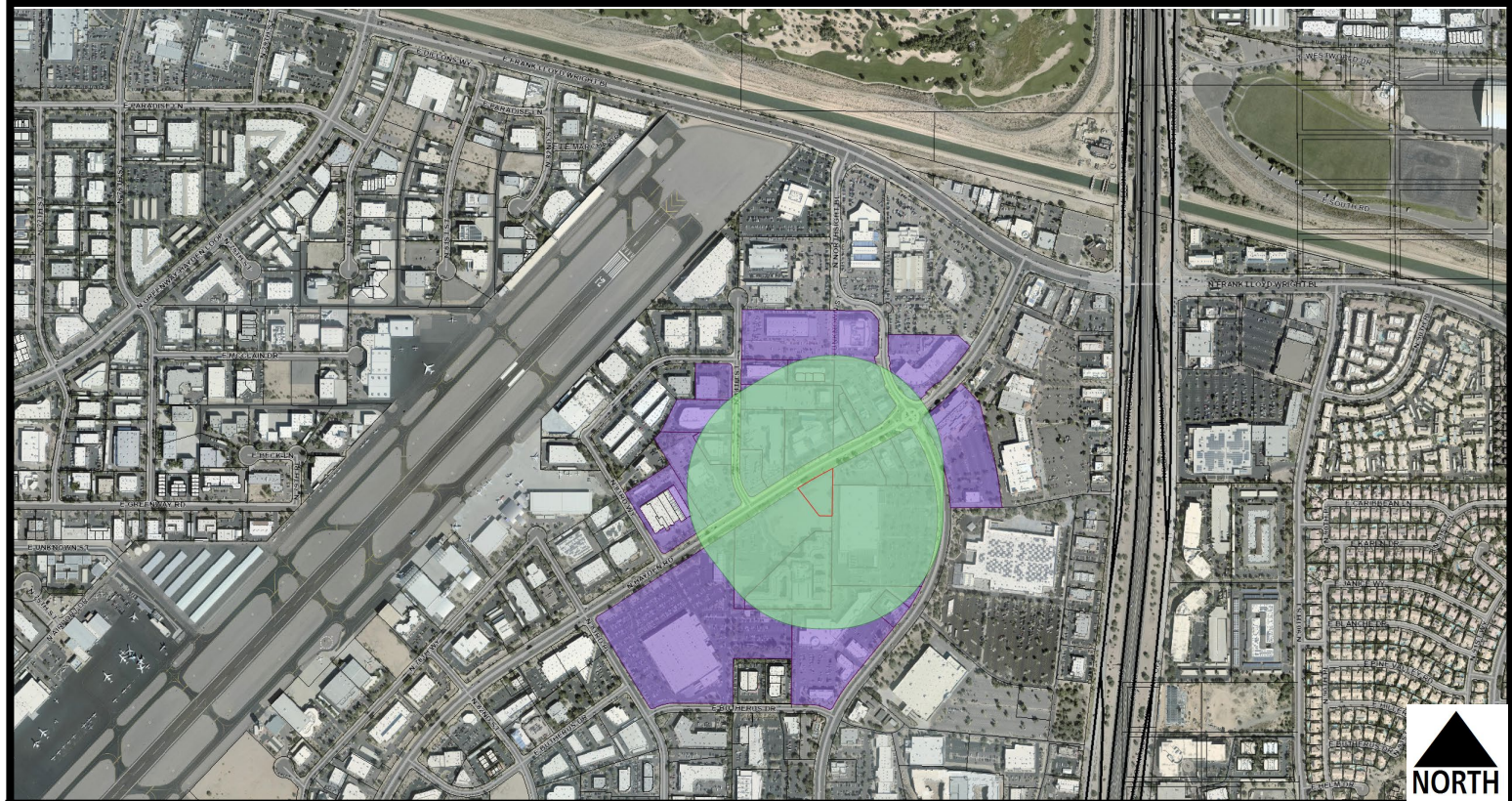


Zoning Aerial

1-DR-2023

City Notifications – Mailing List Selection Map

Scottsdale Gold Bullion and Coin

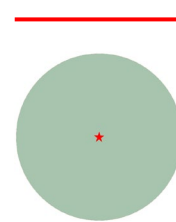


Additional Notifications:

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

Labels Pulled
February 2, 2023

Map Legend:



Site Boundary

Properties within 750-feet

Postcards: 91

1-DR-2023