

2024.10.15

Arizona State Land Department  
1616 West Adams St  
Phoenix AZ 85007



## Development Application Neighborhood Notice

**Project: Cavasson Office C, 18655 N Claret Drive, Scottsdale AZ 85255**  
**City of Scottsdale Pre-Application: 596-PA-2022**

To whom it may concern,

Nationwide Realty Investors proposes construction of an approximately 178,000 SF Shell Office Building on a 2.2-acre parcel at Cavasson, a 134 acre mixed-use project zoned PCD in Scottsdale, north of route 101 at Hayden Rd. A Development Review Board (DRB) application will be filed with the city soon.

Please find enclosed the conceptual site plan and building elevations for your consideration. Support, concerns, or comments in between are welcome and may be directed to my office, Nationwide Realty Investors, or the City of Scottsdale. Appropriate contact information is offered below.

Sincerely,

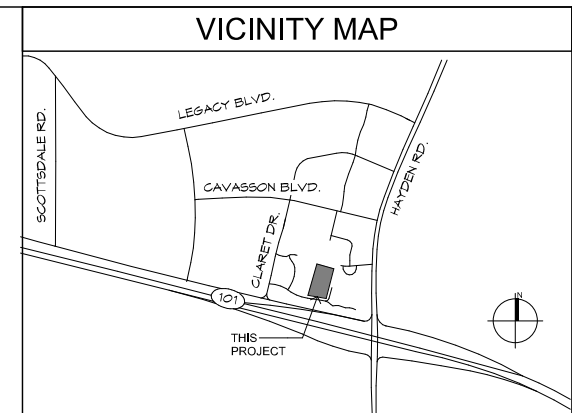
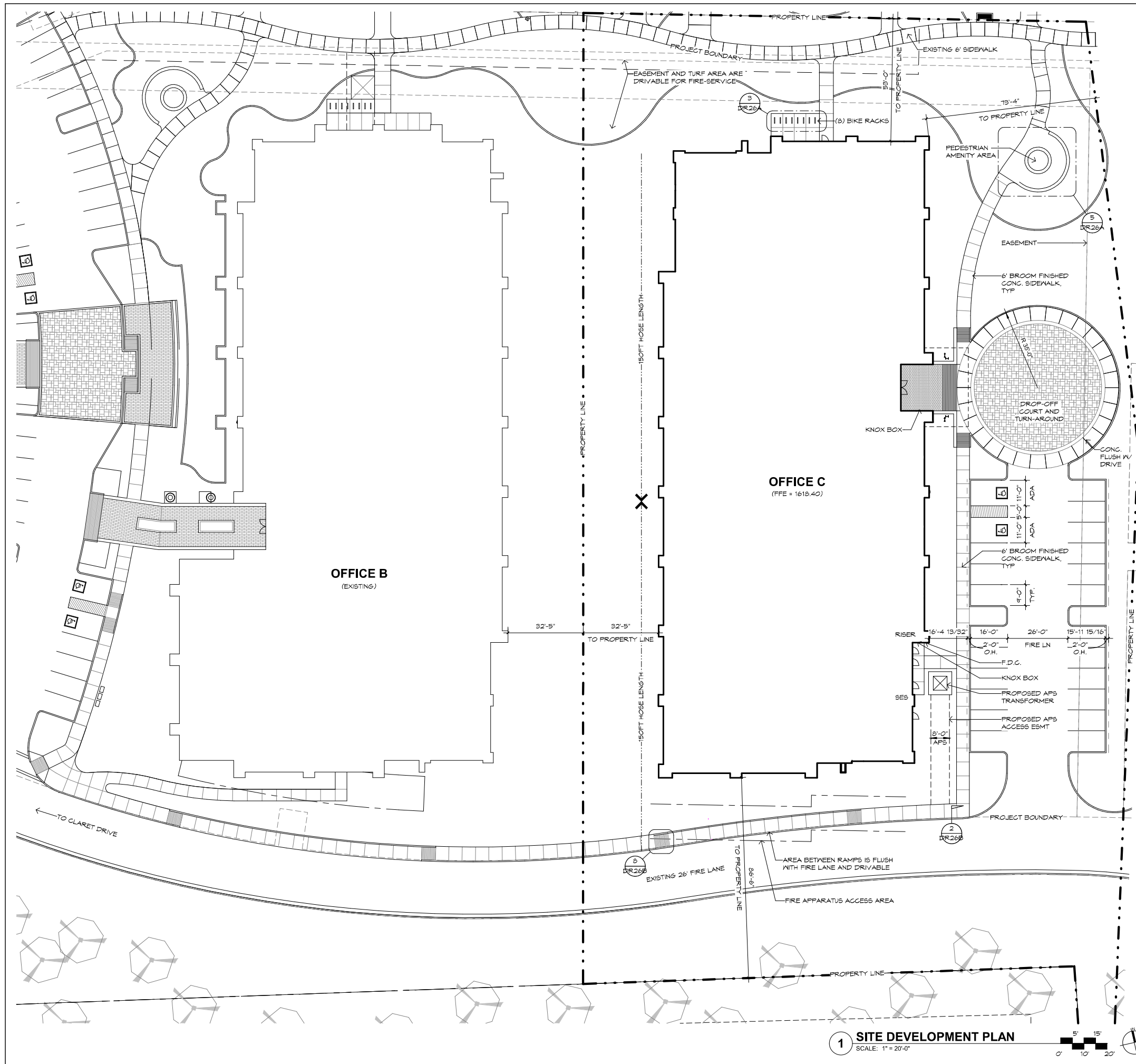
**Kenneth O Miller Jr, Architect**  
Butler Design Group  
kmiller@butlerdesigngroup.com

### Nationwide Realty Investors

Jim Rost, Vice President  
375 N Front St, Suite 200  
Columbus, OH 43215  
614.857.2330

### City of Scottsdale

Greg Bloemberg, Project Coordinator  
7447 E Indian School Rd, Suite 105  
Scottsdale, AZ 85251  
480.312.4306



**SITE DATA**

**APN:**  
212-344-987

**ADDRESS:**  
N. CLARET DRIVE, SCOTTSDALE, AZ 85255

**SITE AREAS**  
GROSS LOT AREA 96,196 SF (2.2 AC) PROPOSED  
NET LOT AREA 78,545 SF (1.8 AC) PROPOSED

**EXISTING ZONING**  
PCP

**ADJACENT SITES ZONING**  
PCP

BUILDING AREAS	TOTAL AREA	TOTAL FOOTPRINT
OFFICE C	178,620 GSF	29,710 SQFT

**LOT COVERAGE**  
49,190 SF OPEN SPACE PROVIDED (51%) > 24,044 SF REQUIRED (25%)

**BUILDING HEIGHT**  
ALLOWABLE 84' + ADDITIONAL IN COMPLIANCE W/ GREEN CONSTRUCTION CODE  
PROVIDED 99' / 6-STORIES

**BUILDING SETBACKS**  
FRONT: 25'  
REAR: 15'  
STREET SIDE: 15'  
COMM. SIDE: 20'  
BUILDING SETBACKS AND SEPARATION PROVIDED AS DIMENSIONED ON PLAN.

**LANDSCAPE SETBACKS**  
REQUIRED 25' FRONT; 20' REAR; 15' SIDE REQUIRED  
PROVIDED AS DIMENSIONED ON LANDSCAPE PLANS

PARKING (REQUIRED)	(1300)	595 SPACES
STANDARD PARKING:	(2%)	10 SPACES
ADA PARKING:	(4%)	20 SPACES

**SURFACE PARKING (PROVIDED)**  
STANDARD PARKING: 21 SPACES  
VAN ADA PARKING: 2 SPACES

**GARAGE PARKING (PROVIDED)**  
BALANCE OF REQUIRED PARKING PROVIDED IN GARAGE.

**BIKE PARKING**  
BIKE PARKING REQUIRED: 100\* SPACES  
BIKE PARKING PROVIDED: 16 SPACES\*

\* REQUIRED PARKING IS CAPPED AT 100 FOR ALL OFFICE USE PER ZONING ORDINANCE (9,103). SEE CAVASSON BICYCLE PARKING EXHIBIT FOR DISTRIBUTION OF ALL 100 SPACES.

**REFUSE**  
PRIVATE REFUSE COLLECTION PROVIDED BY OTHERS. REFER TO SEPARATE SHARED USE AGREEMENT AND CAPACITY EXHIBITS.

**CAVASSON**  
OFFICE C, CLARET DR  
SCOTTSDALE, AZ 85255

Case #:  
Plan Check #:  
Date:  
Revisions:

Project Number: 15148.500  
Drawn By:  
Title: SITE DEVELOPMENT PLAN

**1 SITE DEVELOPMENT PLAN**  
SCALE: 1" = 20'-0"



**1 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/16" = 1'-0"

**MATERIAL FINISH SCHEDULE**

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	CONCRETE WALL CAPS	SILVERSMOKE (IRON OXIDE)	860	DAVIS	---
GL01	ULTRA CLR INSULATED GLASS	GLASS, CLEAR	SNX 62/21	GUARDIAN	ENTRY AND MONITOR WINDOWS
GL02	GREY INSULATED GLASS	GREY	SNX 51/23	GUARDIAN	TYPICAL WINDOWS
GL03	CLEAR FLOAT GLASS	CLEAR	---	---	INTERIOR WINDOW SYSTEMS
MT01	METAL PANEL	COPPER ANODIZED	---	LORIN	RANDOM LENGTHS IN (3) STANDARD HEIGHTS, 0.80 GAUGE
MT02	CORRUGATED METAL PANEL	PVD/C	T10-D WALL	METAL SALES	COLOR TO MATCH [PT02]
PT01	PAINTED EIFS	AUTUMNWOOD	REFLECTIT ON OUTSULATION SYSTEM	DRYVIT	COLOR TO MATCH [PT02]
PT02	PAINTED EIFS	PAINTED, DOWNPOUR	REFLECTIT ON OUTSULATION SYSTEM	DRYVIT	EXPOSED STEEL AND ARCHITECTURAL METALS
PT03	PAINTED METAL	DOWNPOUR	1010-5	PPG	---
PT04	PAINTED METAL	MUTED COPPER	D	PPG	---
ST01	STACKED STONE VENEER	LEDGESTONE	MOHAVE LEDGE STONE	SOLSTICE STONE	---

**KEYNOTES**

0309	INTEGRAL COLOR CONCRETE CAP (CC01) ON STONE PIER	0423	METAL PANEL (MT01) OVER METAL STUD FRAMING
0405	CMU CONTROL JOINT AT CENTER OF SPAN, CARRY THROUGH STONE FINISH, STAGGER ZIPPERS STONE AT JOINT TO MINIMIZE APPEARANCE	0431	EIFS OVER STUD WALL
0502	SLANTED STEEL POST PER STRUCTURAL [PT02]	1001	MANUAL ROLLER SHADE BEHIND INSULATED WINDOW
0514	STEEL TRELLIS CANOPY	1402	GLASS GUARDRAIL W/ STAINLESS STEEL TOP RAIL (ESR#3842)
0501	12" HIGH CORRUGATED METAL MECHANICAL SCREEN WALL	1505	MAX HEIGHT OF MECHANICAL EQUIPMENT
0530	48" WIDE GATE IN MECHANICAL SCREEN WALL	1601	60" TALL LIGHTED CHANNEL EMBEDDED IN STONE WALL
0536	STEEL BEAM PER STRUCTURAL WITH 1-HK SPRAY APPLIED FIRE SAFING, TYP	1602	LIGHTING FLUSHED WITH CONCRETE CAP
0807	6" PAINTED ALUMINUM STOREFRONT SYSTEM	2304	MECHANICAL UNIT HEIGHT LIMIT
0808	16" CHANNEL PROFILE INTEGRATED INTO WINDOW SYSTEM	2603	12" TALL LIGHTED CHANNEL EMBEDDED IN STONE WALL, B.O. AT 44" A.F.F.
0812	ULTRA-CLEAR GLASS - SEE WINDOW TYPES	2609	LINEAR LIGHT MULLION-MOUNTED ABOVE DOOR
0818	CRYSTAL CLEAR GLASS THROUGHOUT - SEE WINDOW TYPES		
0906	LEDGESTONE VENEER ON CMU (ST01)		

Case #:  
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Date:

Revisions:

Project Number: 15148.500

Drawn By:

Title: BUILDING ELEVATIONS

**DR37A**

38-DR-2024

11/14/2024



**1 SOUTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"

**MATERIAL FINISH SCHEDULE**

MARK	DESCRIPTION	COLOR / FINISH	MODEL	MANUFACTURER	COMMENTS
CC01	CONCRETE WALL CAPS	SILVERSMOKE (IRON OXIDE)	860	DAVIS	---
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MT02	CORRUGATED METAL PANEL	PVD/C	T10-D WALL	METAL SALES	COLOR TO MATCH [PT02]
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PT02	PAINTED EIFS	PAINTED, DOWNPOUR	REFLECTIT ON OUTSULATION SYSTEM	DIRYVIT	COLOR TO MATCH [PT02]
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PT04	PAINTED METAL	MUTED COPPER	ID	PPG	---
ST01	STACKED STONE VENEER	LEDGESTONE	MOHAVE LEDGE STONE	SOLSTICE STONE	---

**KEYNOTES**

OS04	INTEGRAL COLOR CONCRETE CAP (CC01) ON STONE PIER
OS01	ALUMINUM BRAKE METAL CLOSURE AT SLAB EDGE [PT02]
OS08	TUBE STEEL EYEBROW CANOPY [PT03]
OS14	STEEL TRELIS CANOPY
OS24	12' HIGH CORRUGATED METAL MECHANICAL SCREEN WALL
OS31	ENTRY CANOPY, PAINT STEEL [PT02]
OS18	CRYSTAL GRAY GLASS THROUGHOUT - SEE WINDOW TYPES
OS06	LEDGESTONE VENEER ON CMU [ST01]
1402	GLASS GUARDRAIL IV STAINLESS STEEL TOP RAIL (ESR#3042)
2304	MECHANICAL UNIT HEIGHT LIMIT
2606	RECESSED DOWNLIGHT, TYP

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