

Case Research

TO: DEVELOPMENT REVIEW BOARD DATE: 9/03/87
FROM: PROJECT COORDINATION DIRECTOR
SUBJECT: CASE 139-DR-87

REQUEST: Approve Elevations & Site Plan for an Office Building
PROJECT NAME: Giant Industries, Inc. Headquarters
LOCATION: NWC Scottsdale & Pinnacle Peak Roads

DEVELOPER/OWNER: Giant Industries, Inc.
ARCHITECT: Dick & Fritsche Design Group
ENGINEER: Brooks, Hersey & Associates
APPLICANT/COORDINATOR: David Fritsche

STAFF RECOMMENDATION: APPROVE subject to the following stipulations.

PUBLIC COMMENT: No known opposition

DISCUSSION: The proposal is to build the initial phase of a corporate headquarters building in north Scottsdale. The first building includes about 60,000 square feet. Future phases will expand the building to about 125,000 square feet. The headquarters building is part of a larger commercial site which ultimately will contain a retail center. The attached overall site plan shows how the total site could be developed around the headquarters building.

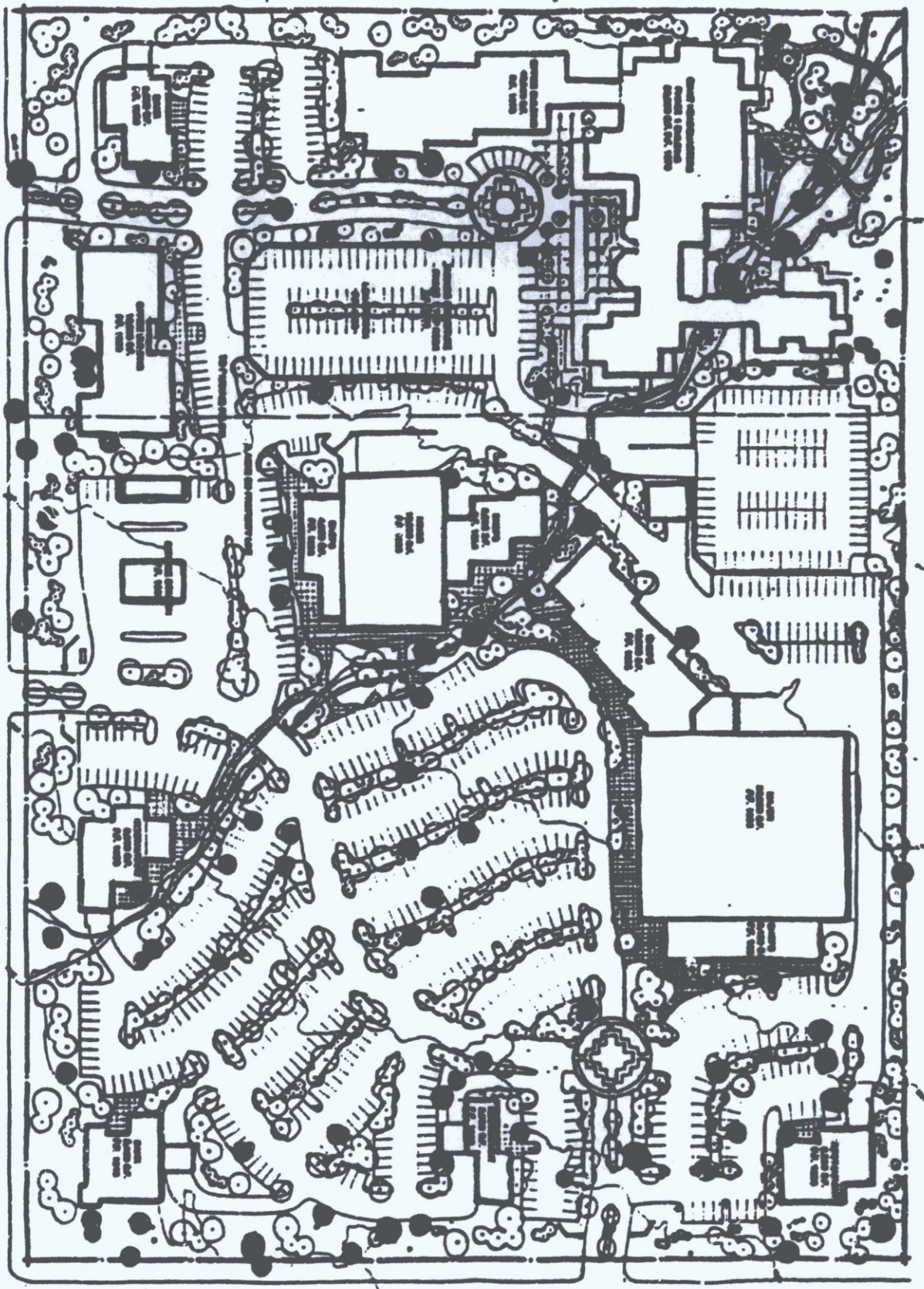
The proposed building will be a two-story structure which will have typical gable heights from 30 to 35 feet. The building forms a "L" shape. A local wash course runs under the building which forms a bridge near the bend in the "L". To the southwest will be a parking structure which near the building is at grade on the top level, but which at the west end becomes one level above grade due to the slope of the land. The landscaping concept uses natural desert landscaping toward the perimeter while more exotic and color type plant materials are used in the extensive patio and entry features of the plan.

The building design is a highly textured and detailed Spanish mission style. The design incorporates extensive arched porchways, wrought iron details, multi-paned windows, low pitch tile roofs and stuccoed walls, tan colored walls, extensive and deeply inset fenestration and undulating building form help to reduce the apparent building size and blend into the desert setting and adjacent developments.

ATTACHMENTS: Architect's Concept Narrative
Aerial
#1-Site Plan
#2-Overall Conceptual Site Plan
#3-5 Elevations
A-Staff Recommendations
B-Ordinance Requirements

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139-DR-87

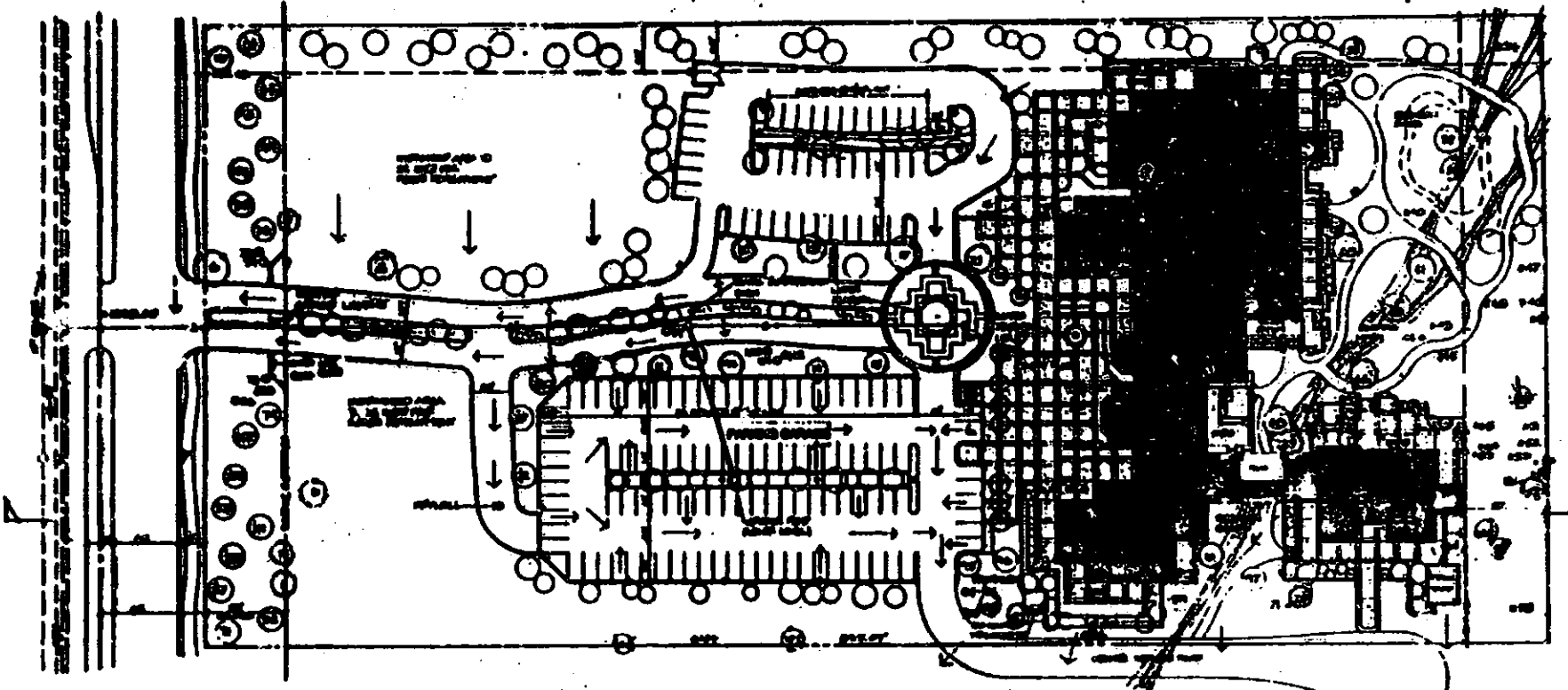
SCOTTSDALE ROAD

PUNICHA PEAK ROAD

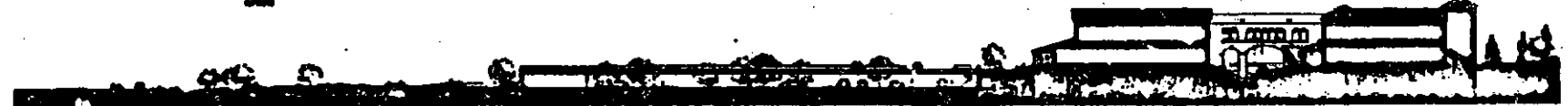
- OFFICE COMPLEX
- SERIAL CENTER
- SERVICE STATION

MASTER PLAN





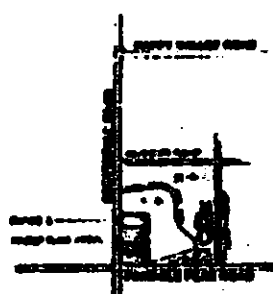
SITE PLAN PHASE I



SITE SECTION

ATTACHMENT #2

VICINITY MAP



ARCHITECTURAL CONCEPT

The architectural concept for this project is based on a modern, functional design that integrates with the surrounding environment. The design emphasizes clean lines, large windows, and a mix of materials to create a visually appealing and durable structure. The layout is designed to maximize natural light and provide a comfortable interior space for the intended use.

LANDSCAPING CONCEPT

The landscaping concept focuses on creating a lush, green environment that complements the building's design. The plan includes a variety of trees, shrubs, and ground cover to provide shade, improve air quality, and enhance the overall aesthetic of the site. The landscaping is designed to be low-maintenance and sustainable.

LEGAL DESCRIPTION

Lot 10, Block 10, Subdivision 10, City of Sunnyvale, California. The area is zoned for commercial use and is subject to various local regulations and ordinances. The project complies with all applicable laws and codes.

PROJECT DATA

Client: Sunny Day Development, Inc.
 Address: 1234 Main Street, Sunnyvale, CA 94086
 Date: 10/20/2023
 Project No: SD-2023-001

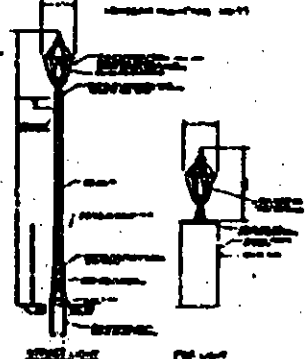
SITE DATA

Site Area: 10,000 sq ft
 Building Footprint: 5,000 sq ft
 Parking: 50 spaces
 Access: Main Street

BUILDING DATA

Structure: Single-story
 Foundation: Concrete slab
 Walls: CMU
 Roof: Flat
 Floor: Concrete
 Ceiling: Acoustic tiles

SITE LIGHTING



VEGETATION KEY

	Mature Tree
	Medium Tree
	Small Tree
	Shrub
	Ground Cover

GRADING & SPILL

Grading: 10% slope
 Spill: 10% slope