

Project: Cardone Ventures

Location: 5225 N Scottsdale Road, Scottsdale AZ 85250

Parcel: 173-23-012

RE: Project Narrative; DR Minor (SA)

Date: 5/19/2023

From: LGE Design Group; Carlos Elias

Project Overview

LGE Design Group is proposing a 680 S.F. addition to an existing building located at 5225 N Scottsdale Road, Scottsdale AZ 85250. Work includes a tenant improvement which consists of demo all/most of interior partitions to receive brand new interior layout. Exterior work intends to modernize the street appeal on all sides of the building. Sitework also includes a new 1,261 S.F. on the existing parking area.

Site

The existing site consists of two parcels (173-23-012 & 173-23-013A) which are located on a at 5225 N Scottsdale Road, Scottsdale AZ 85250, corner with E Vista Dr. The site is zoned S-R, with SUP-R zoning to the north, R1-10 to the east, and S-R to the south.

Both parcels will be combined in a Lot-Tie application which is intended to be submitted concurrent with Design Review Process.

Parking for the project will remain as noted in the site plan. 1 parking space will be removed and 6 parking spaces will be covered in the new garage. There are 31 sub-total parking spaces at ground level parking (including 4 ADA) and 43 spaces at underground parking – for a grand total of 74. All parking spaces will meet the code requirements for their use, and ADA/pedestrian access will be provided.

The existing refuse enclosure will remain as is.

Landscape will be improved to meet ordinance standards.

Proposed Use

The current zoning for the project is S-R and intended to remain. The proposed use is Medical Office (please refer to attachment 05A) for further description. Business license (#2028000) was provided to planning staff on 5/9/23 (please refer to attachment 05B).

Building Design

A fresh new look with clean, modern aesthetic, Four-sided architecture is intended for the overall design of the building. The most visible elevations are the West facing Scottsdale Road and South facing E Vista Dr which are planned to carry and elevate the modern architectural precedence found in Scottsdale Road.

The proposed architectural theme of the building will utilize colors that attract the public users and interest in the area. The materials planned for the building include metal panel cladding, painted/ exposed masonry, and insulated glazing storefront.

Street facing façade will be carry the light grey base, with dark metal fins along aluminum storefront. The existing patio located at the corner of Scottsdale Rd and E Vista Dr will be enclosed to add conditioned square footage and cladded with similar materials and colors to provide stronger outdoor presence.

The building section will allow for roof top screening for all of the mechanical roof top equipment by a mechanical screen and the parapet. The parapet is to be raised up to 18 feet AFF (max. allowed per zoning). The mechanical roof top units will be accessed via roof access ladders and hatches internal to the building.

The exterior lighting within the proposed project will be integrally designed as a part of the building and outdoor pedestrian spaces with the intent of providing adequate safety while avoiding glare, hot spots and within compliance of the dark sky ordinance. Exterior lighting will be shielded and directed downward to meet the City of Scottsdale design guidelines.

Signage will be in harmony with the character, scale and context of the building reflecting the appropriate size, materials, color, location and illumination.

LGE | DESIGNGROUP

Sincerely,

LGE | DESIGNGROUP

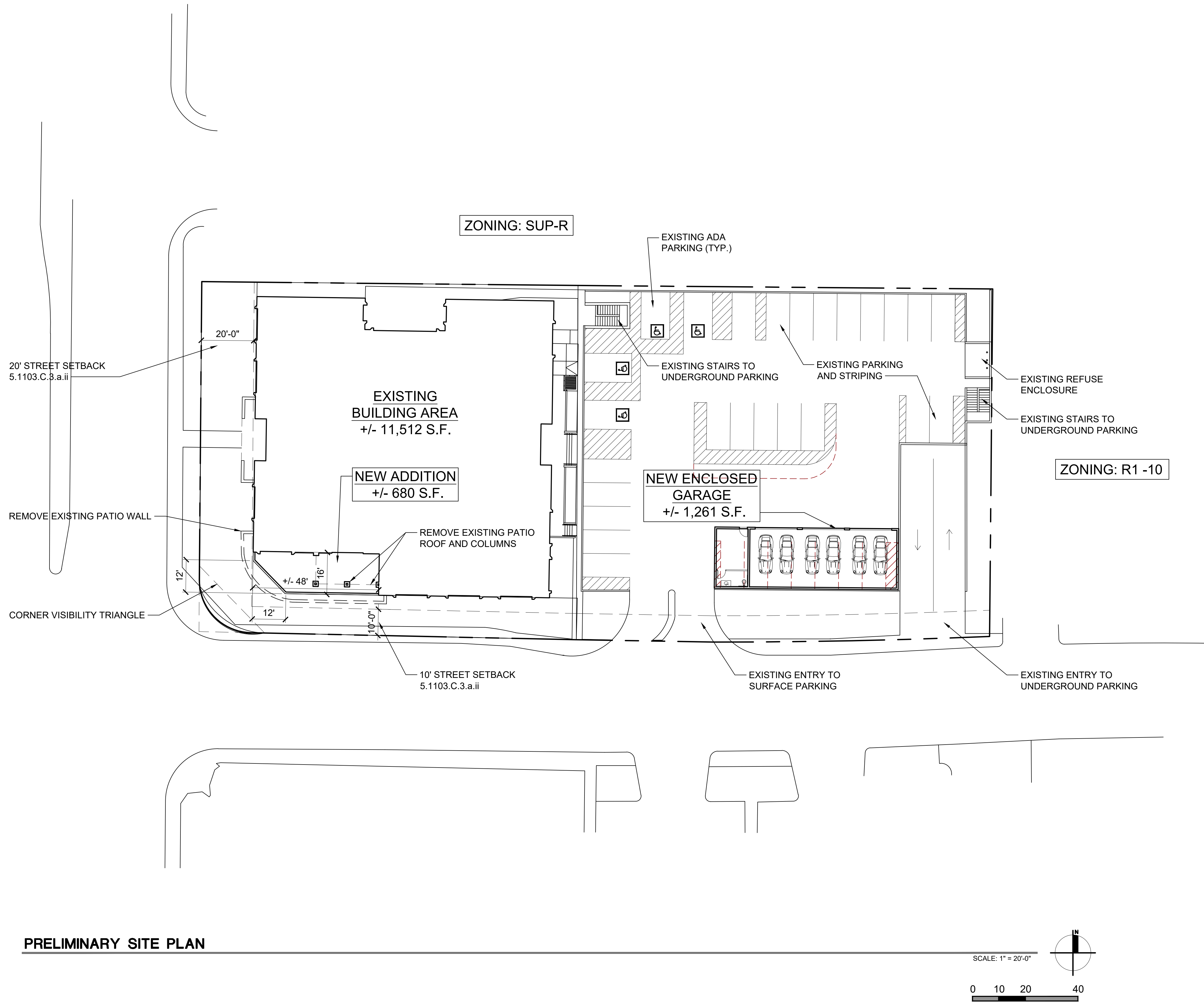
Designing your vision. Building your future.

Carlos Elias

Design Manager

O: 480.966.4001

1200 N. 52nd St., Phoenix, AZ 85008



PRELIMINARY SITE PLAN

PROJECT DATA:

CLIENT: CARDONE VENTURES
 PROJECT ADDRESS: 5225 N SCOTTSDALE RD
 SCOTTSDALE, AZ 85250
 ARCHITECT: LGE DESIGN GROUP
 1200 N. 52ND STREET
 PHOENIX, AZ 85008
 ARCHITECT: BEN McRAE
 APPLICANT: CARLOS ELIAS, DESIGN MANAGER
 PHONE: 480-966-4001
 E-MAIL: CARLOSE@LGEDESIGNGROUP.COM

PROJECT SCOPE: BUILDING ADDITION AND NEW GARAGE
 ASSESSOR PARCEL NO: 173-23-012 & 173-23-013A
 CURRENT ZONING: S-R
 LOT AREA: +/- 40,411 S.F. (BOTH LOTS)
 STORIES: 1
 GROSS BUILDING S.F.: 12,192 S.F. TOTAL
 11,512 S.F. (EXISTING)
 680 S.F. (ADDITION)
 1,634 S.F. NEW ENCLOSED GARAGE

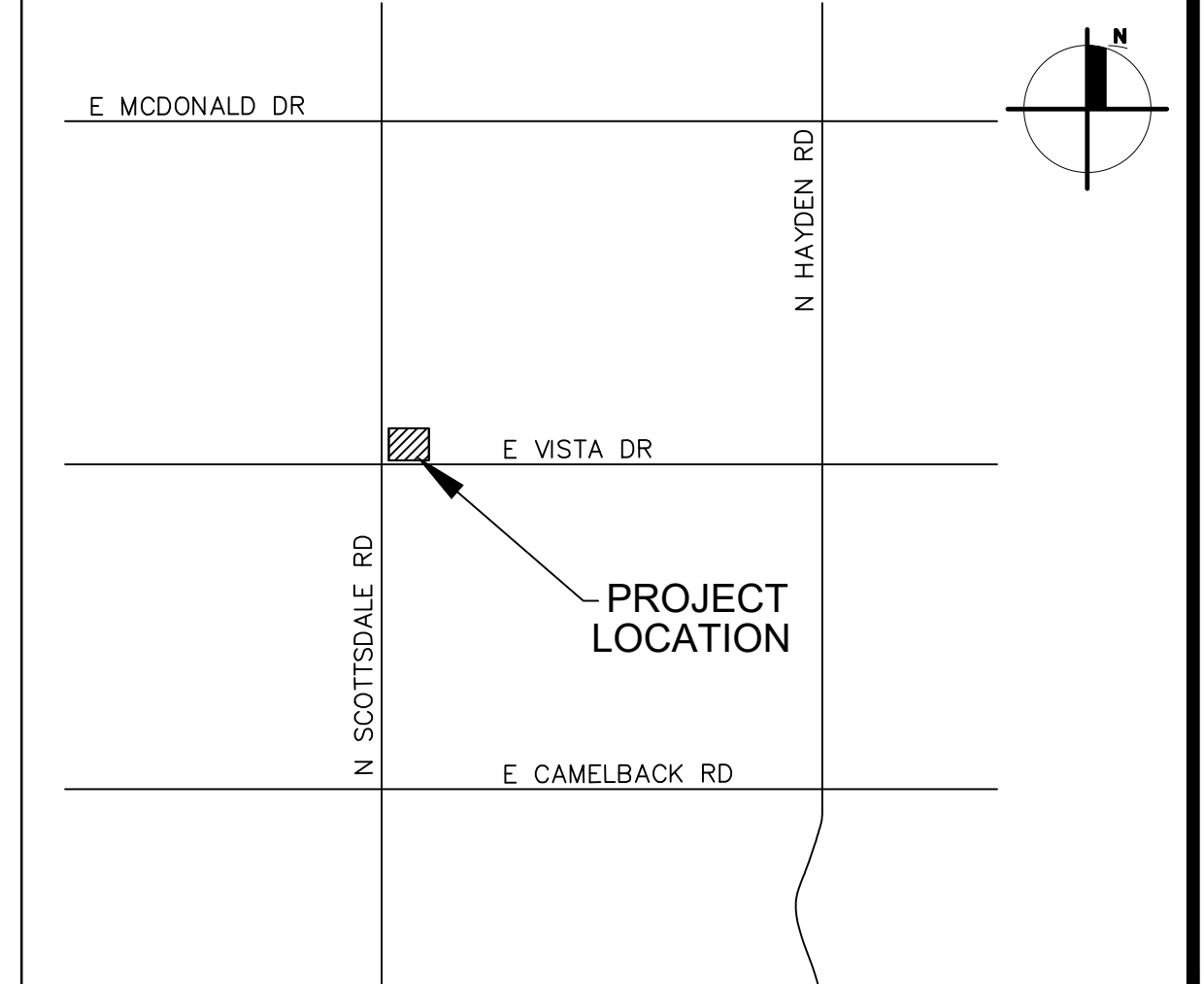
LOT COVERAGE: 30.4%
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B W/ A.F.E.S.
 BUILDING HEIGHTS: TOP OF PARAPET: 18'-0"

REQUIRED PARKING CALCS:

TOTAL:	AREA:	RATIO:	SPACES:
EXISTING			
MEDICAL OFFICE	12,280 S.F.	1/250	50 SPACES
TOTAL PARKING SPACES REQUIRED:			50 SPACES
PARKING PROVIDED:			
REGULAR SPACES PROVIDED (SURFACE):			28
ACCESSIBLE SPACES PROVIDED (SURFACE):			4
REGULAR SPACES PROVIDED (UNDERGROUND):			43
TOTAL PARKING SPACES PROVIDED:			75 SPACES

VICINITY MAP

SCOTTSDALE, ARIZONA



NUMBER	REVISION	DATE

SHEET TITLE:
 PRELIMINARY SITE PLAN
 ISSUE DATE: 04/17/2023
 DRAWN BY:
 CHECKED BY:
 PROJECT No.:

NUMBER	REVISION	DATE

SHEET TITLE: PROPOSED ELEVATIONS

ISSUE DATE: 05/19/2023

DRAWN BY: RH

CHECKED BY:

PROJECT No.:

SHEET:

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
W1	EXISTING SLUMP BLOCK WALL
W2	METAL FRAME WALL - 6" METAL STUDS
MP	ROLLFAB 4MM ALUMAKOR A1000 WALL PANEL - COLOR - BLACK
MP2	TRESPA PURA METAL PANEL - COLOR - SLATE EBONY
ST1	EIFS STUCCO SYSTEM - COLOR - DUNN WEDWARDS - LIGHT BEIGE
LV1	ALUMINUM LOUVER SCREEN SYSTEM - COLOR - DUNN EDWARDS - FADE TO BLACK
C1	CONCRETE SLAB - FINISH - TBD BY G.C. IN FIELD

CANOPY KEY:

KEY:	DESCRIPTION:
SC	ROLLFAB 4MM ALUMAKOR A1000 WALL/FASCIA PANEL, BLACK COLOR OVER SHEATHING OVER STEEL FRAMING WITH TRESPA PURA SOFFIT (COLOR - SLATE EBONY), LINEAR LED LIGHTS TO BE RECESSED IN SOFFIT
SC2	STEEL ANGLE OVERHANG, BLACKENED STEEL FINISH

GLAZING KEY:

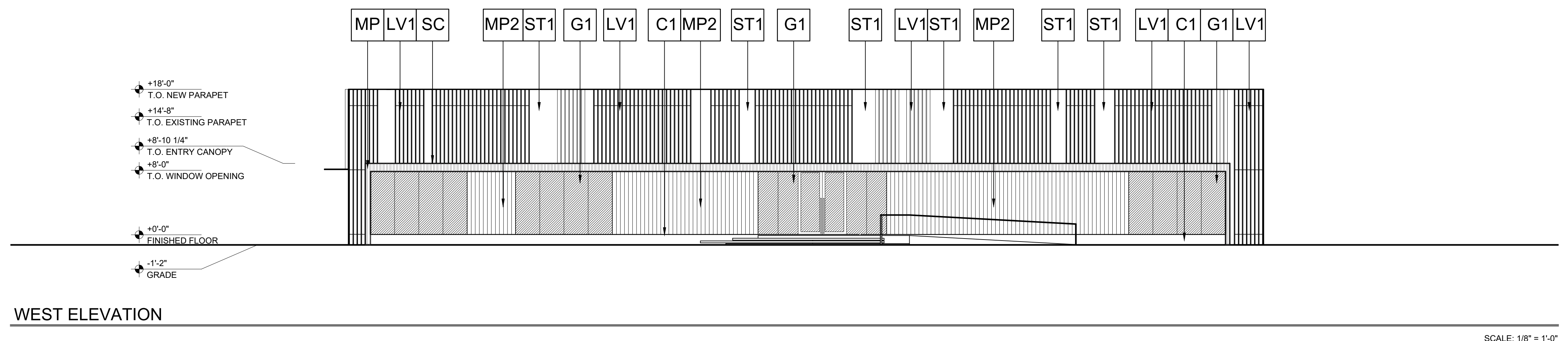
MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) DARK BRONZE ANODIZED (AB-7)
G1	SOLARBAN 60
EXTERIOR GLAZING	1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY

PAINT KEY

P1	DUNN EDWARDS (BLACK) 'LIGHT BEIGE' DE211 (LRV 80)
P2	DUNN EDWARDS (DARK GREY) 'FADE TO BLACK' DET629 (LRV 14)

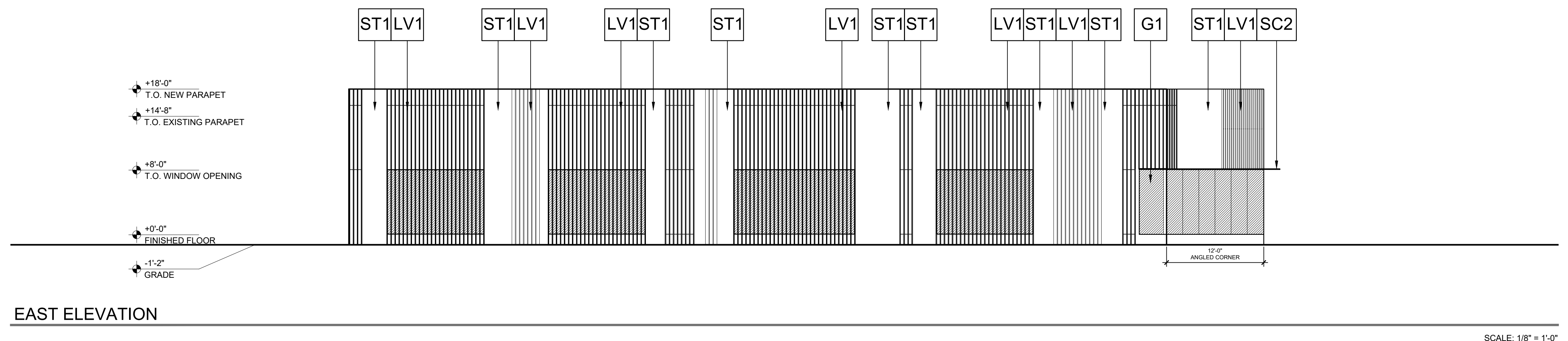
GENERAL NOTES:

- GLAZING TO BE G1 UNLESS NOTED OTHERWISE



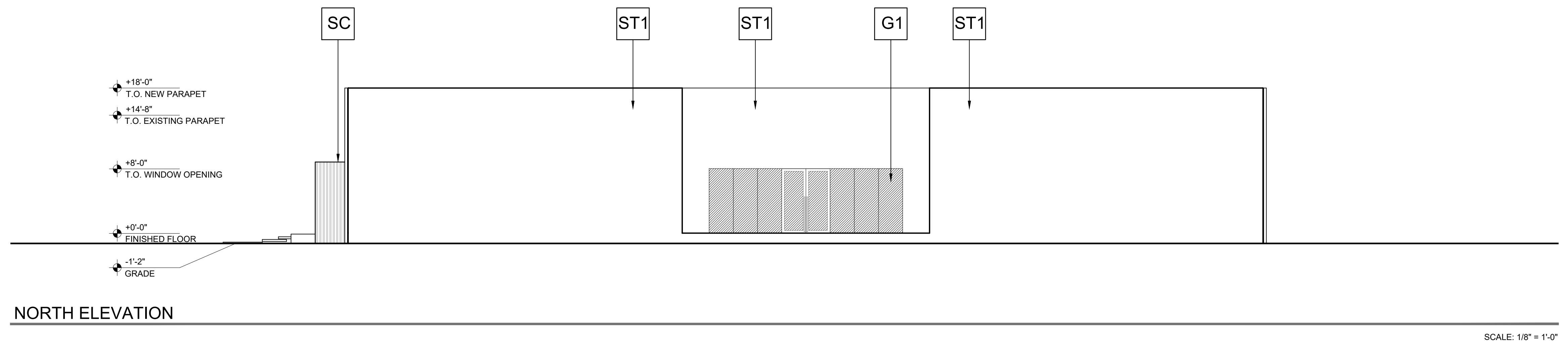
WEST ELEVATION

SCALE: 1/8" = 1'-0"



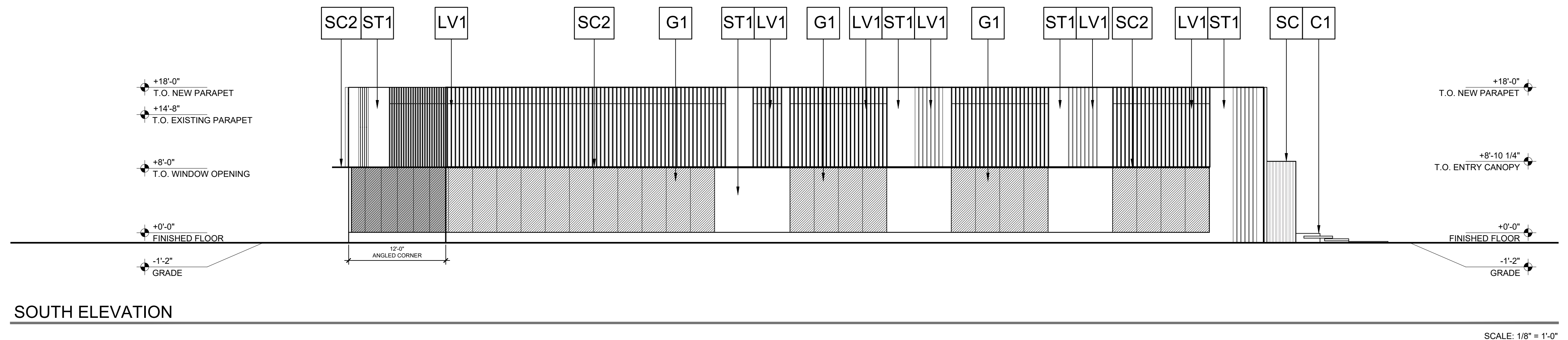
EAST ELEVATION

SCALE: 1/8" = 1'-0"



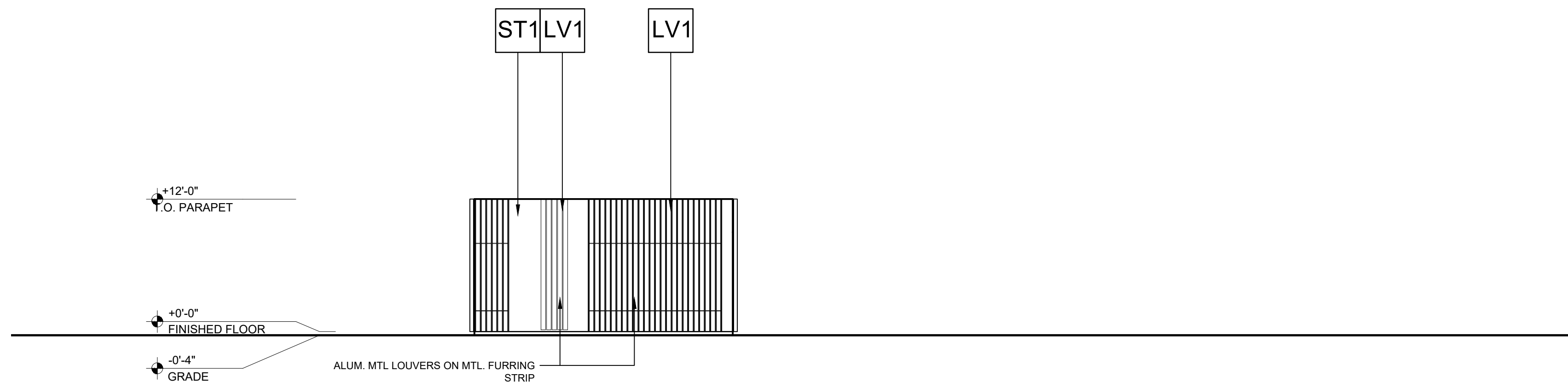
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



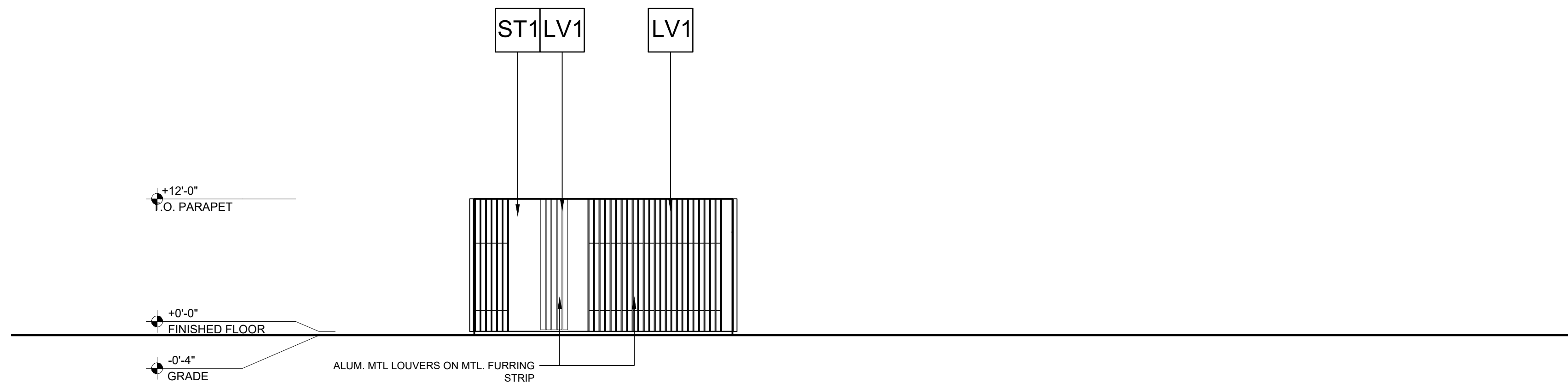
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



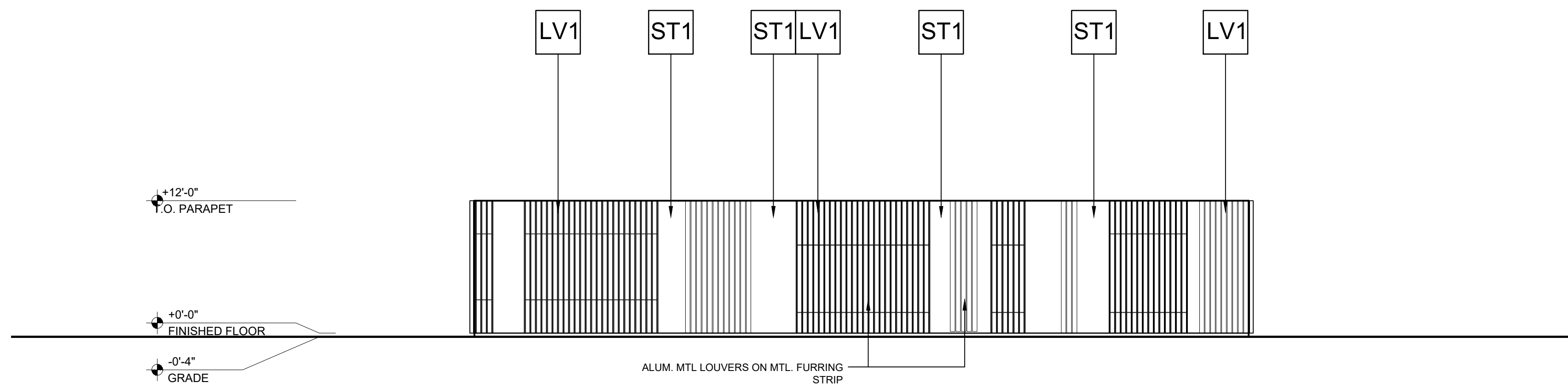
EAST ELEVATION

SCALE: 1/8" = 1'-0"



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GENERAL NOTES:

1. GLAZING TO BE G1 UNLESS NOTED OTHERWISE

NUMBER	REVISION	DATE

SHEET TITLE: PROPOSED GARAGE ELEVATIONS

ISSUE DATE: 05/19/2023

DRAWN BY: RH

CHECKED BY:

PROJECT No.:

SHEET: **A4.1.4**



1.1

ENTRY



1.2

WEST FACADE



1.4

SOUTH FACADE



1.3

PERSPECTIVE FROM EAST