

10/19/23

Summary of Modifications for Cardone Ventures

Case # 119-SA-2023

Overview:

Per the requirements of the "Resubmittal Checklist" this document provides a summary of the modifications made to the submittal package based on Public Input and staff comments.

Correspondence and Telephone Calls:

1. The exterior colors have been changed to be compatible with the City's Sensitive Design Principles; the colors have a lower LRV as suggested.
2. The overall design approach has been revised to be compatible with the S-R zoning of the neighborhood.
3. The design of the overhangs has been adjusted to provide adequate shading on the west and south façades.
4. Exterior materials have been revised/updated, eliminating the aluminum louver screen system, and utilizing a textured EIFS on all four sides.
5. Enhanced pedestrian areas have been added at the west and east entries, including an entry plaza and water feature at the main (East) entrance.

Sincerely,
Carlos Elias
Design Manager
LGE Design Build
Architectural Division
480.966.4001

PROJECT DATA:

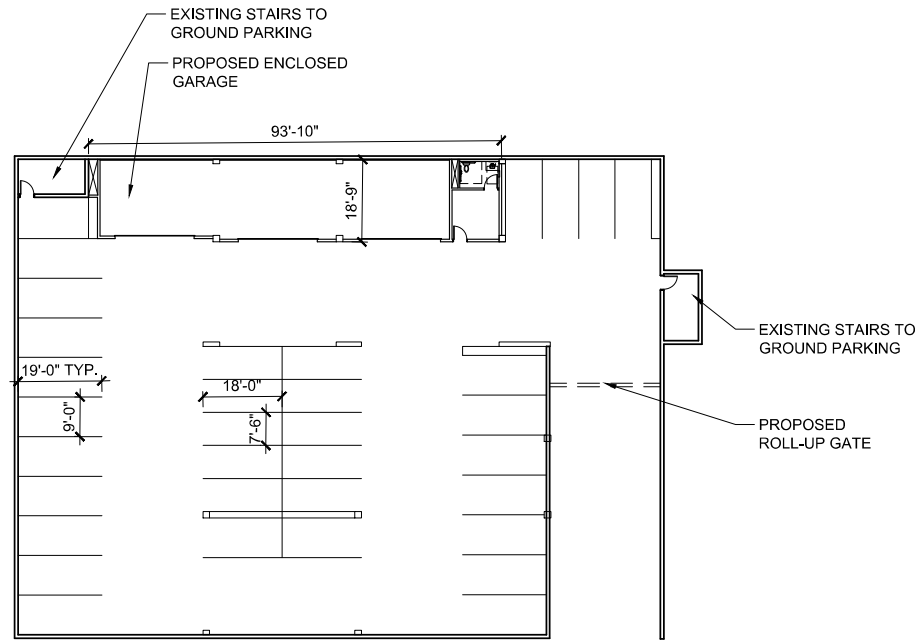
CLIENT: CARDONE VENTURES
 PROJECT ADDRESS: 5225 N SCOTTSDALE RD
 SCOTTSDALE, AZ 85250
 ARCHITECT: LGE DESIGN BUILD
 1200 N, 52ND STREET
 PHOENIX, AZ 85008
 ARCHITECT: MARK CONE
 APPLICANT: CARLOS ELIAS, DESIGN MANAGER
 PHONE: 480-966-4001
 E-MAIL: CARLOSE@LGEDESIGNBUILD.COM

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.: 12,009 S.F. TOTAL
 11,512 S.F. (EXISTING)
 497 S.F. (ADDITION)
 1,634 S.F. NEW ENCLOSED GARAGE

LOT COVERAGE: 29.8%
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B W/ A.F.E.S.
 BUILDING HEIGHTS: TOP OF PARAPET: 18'-0"

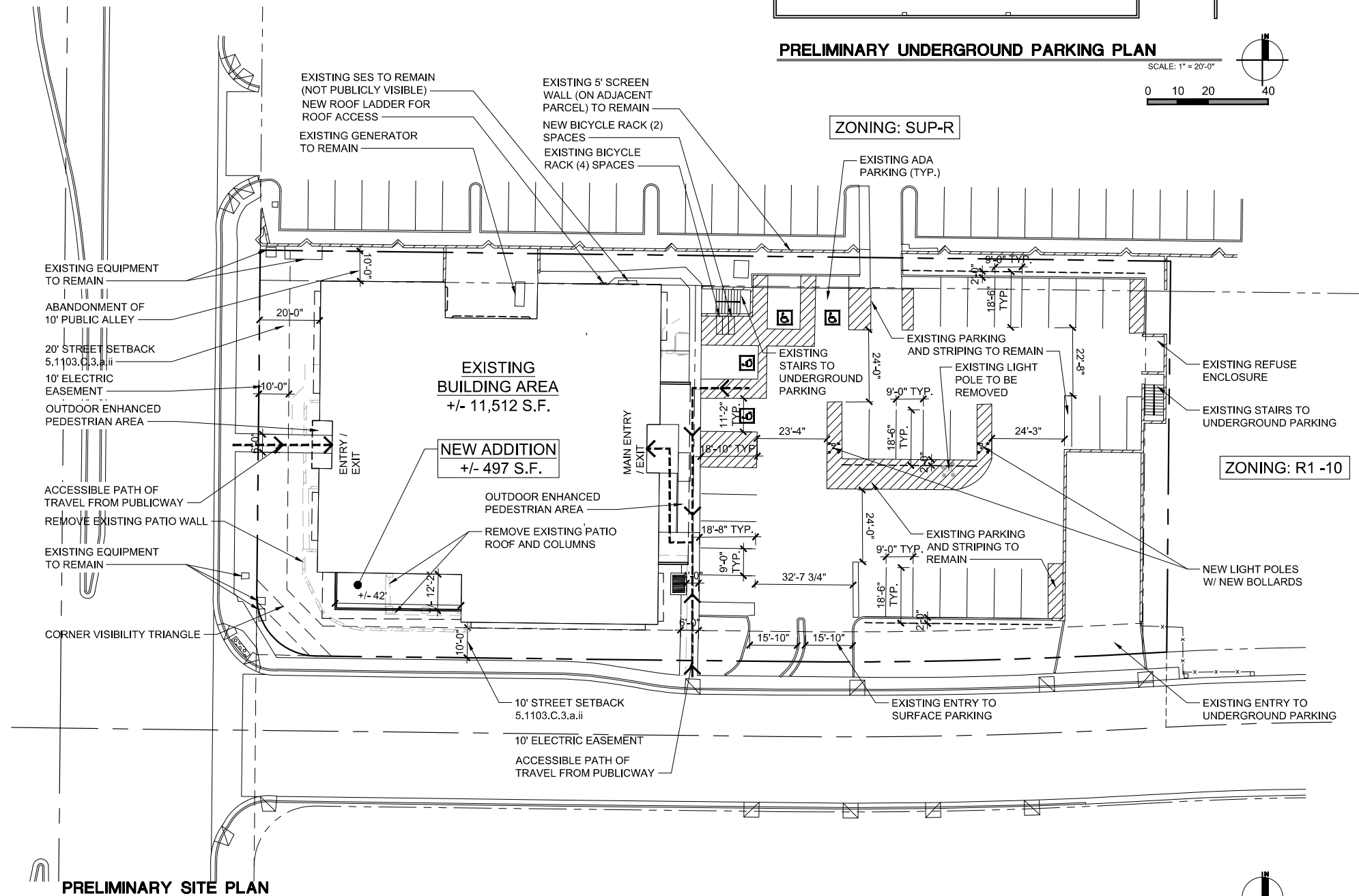
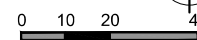
REQUIRED PARKING CALCS:

TOTAL:	AREA:	RATIO:	SPACES:
EXISTING			
MEDICAL OFFICE	12,009 S.F.	1/250	49 SPACES
TOTAL PARKING SPACES REQUIRED:			49 SPACES
PARKING PROVIDED:			
REGULAR SPACES PROVIDED (SURFACE):			28
ACCESSIBLE SPACES PROVIDED (SURFACE):			4
REGULAR SPACES PROVIDED (UNDERGROUND):			39
TOTAL PARKING SPACES PROVIDED:			71 SPACES
BICYCLE PARKING REQUIRED: 1/10VEHICLE PARKING			5 BICYCLE SPACES
BICYCLE PARKING PROVIDED:			6 BICYCLE SPACES



PRELIMINARY UNDERGROUND PARKING PLAN

SCALE: 1" = 20'-0"



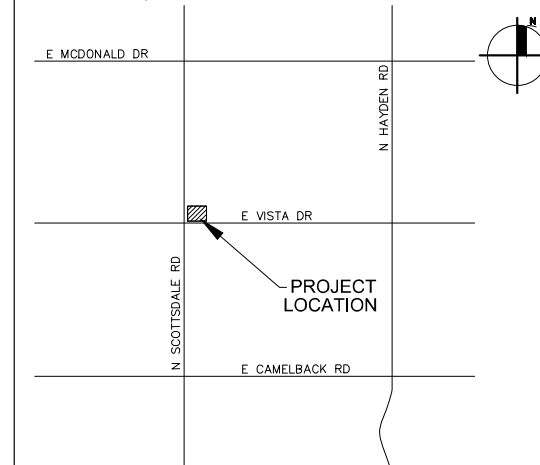
PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"



VICINITY MAP

SCOTTSDALE, ARIZONA



NUMBER	REVISION	DATE

SHEET TITLE:	PRELIMINARY SITE PLAN
ISSUE DATE:	10/18/2023
DRAWN BY:	
CHECKED BY:	
PROJECT No.:	
SHEET:	A1.1.1

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

ALL RIGHT OF WAYS ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED, TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

ALL RIGHT-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL SLOPES ON SITE ARE 4:1 MAX
NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

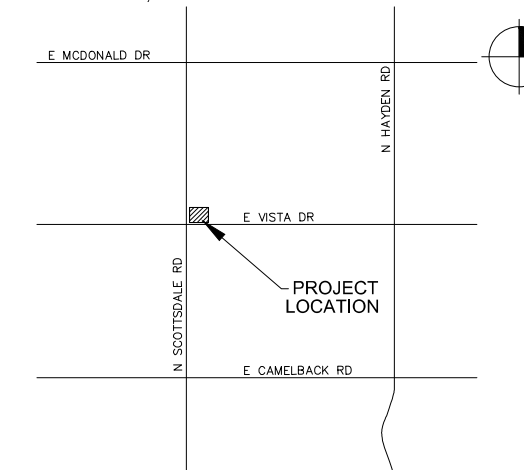
RETENTION/DETENSION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ECT.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

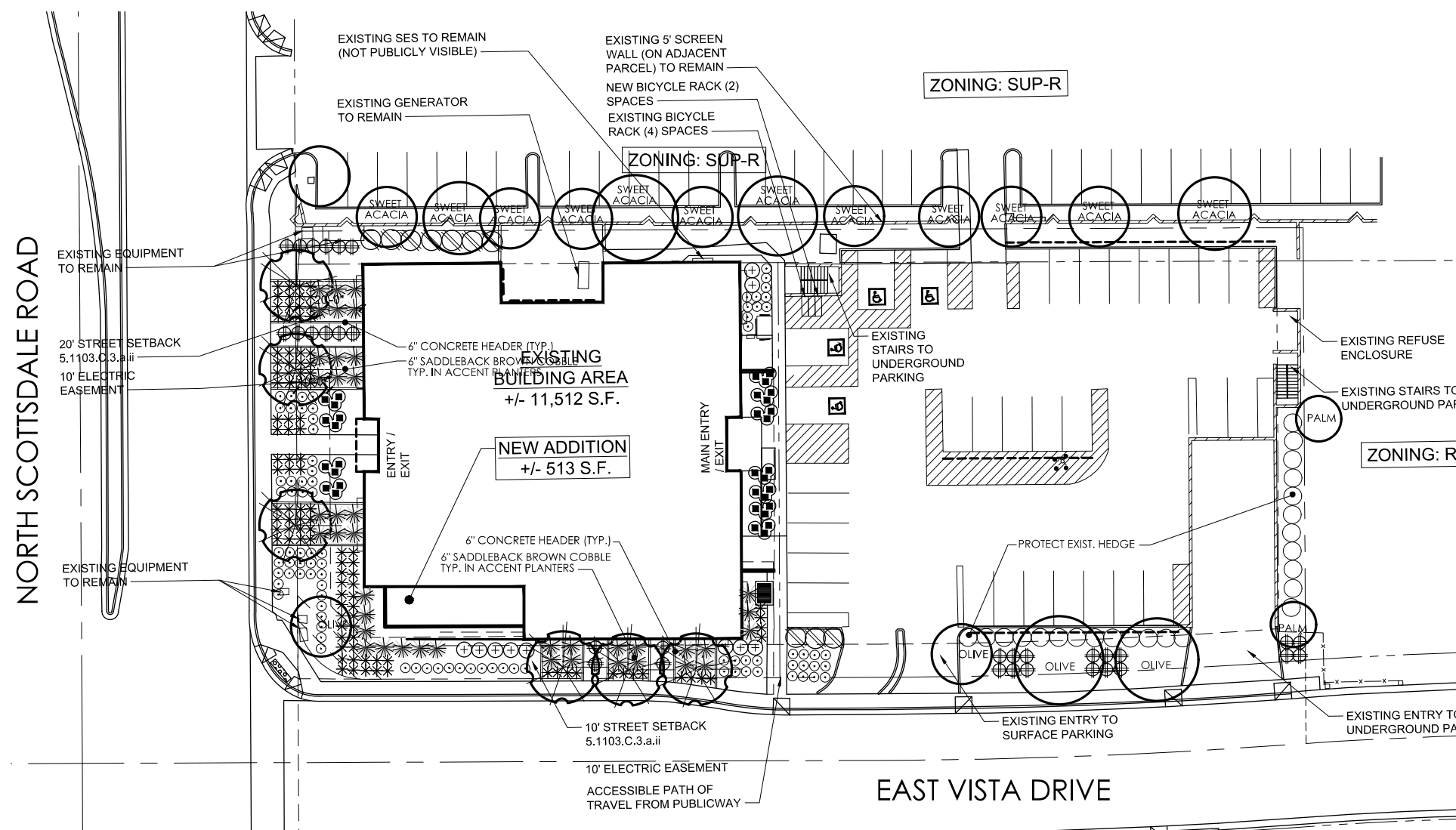
THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

**VICINITY MAP
SCOTTSDALE, ARIZONA**



LGE DESIGNBUILD
1200 N. 52nd Street • Phoenix, AZ 85008
P: 480.966.4001

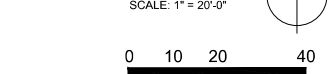


LANDSCAPE LEGEND

- TREES**
- OLEA EUROPEA 'SWAN HILL'
 - SWAN HILL OLIVE
 - 48" BOX (MATCHING) (MULTI)
- TREE TYPE**
- EXISTING TREE PROTECT FROM CONSTRUCTION
- LARGE SHRUBS**
- TECOMA 'ORANGE JUBILEE'
 - ORANGE JUBILEE
 - 5 GALLON
- MEDIUM SHRUBS**
- EREMOPHILA MACULATA
 - VALENTINE EMU BUSH
 - 5 GALLON
- ACCENTS**
- DASYLIRION LONGISSIMA
 - TOOTHLESS DESERT SPOON
 - 5 GALLON
- AGAVE DESMETIANA
 - SMOOTH AGAVE
 - 5 GALLON
- PACHYCREUS MARGINATUS
 - MEXICAN FENCE POST
 - 3-STALK GROUPING (2.5', 2', 1' TALL)
- HESPERALOE PERPA
 - BRAKE LIGHT RED YUCCA
 - 5 GALLON
- GROUND COVER**
- LANTANA MONTEVIDENSIS
 - 'GOLD MOUND'
 - 1 GALLON

1/2" SCREENED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

LANDSCAPE PLAN



NORTH SCOTTSDALE ROAD

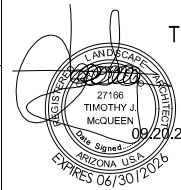
EAST VISTA DRIVE

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER	APPROVED	DATE
27186	TIMOTHY J. McQUEEN	09/20/23

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.

Case No: 119 - SA - 2023



T.J. McQUEEN & ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
URBAN DESIGN
SITE PLANNING
10450 N. 74th Street, Suite 120
Scottsdale, Arizona 85258
P: (602)265-0320
EMAIL: timmcqueen@tjmla.net



CARDONE VENTURES

5225 N. SCOTTSDALE ROAD
SCOTTSDALE, AZ 85050

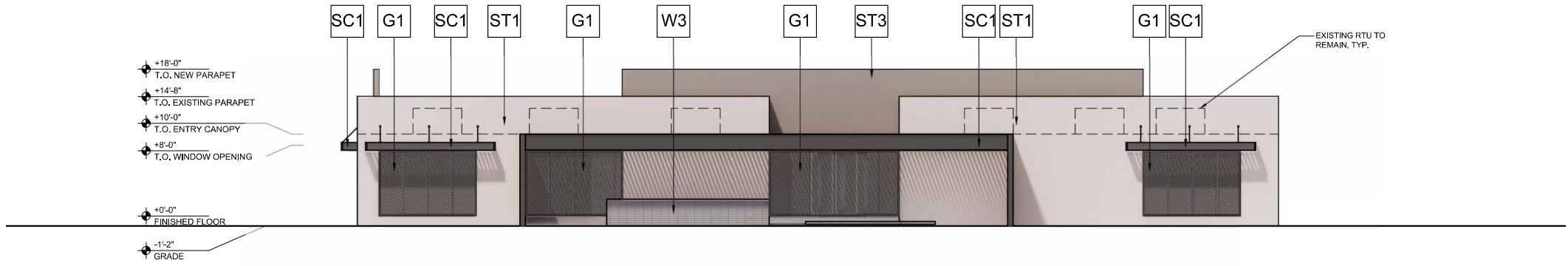


NUMBER	REVISION	DATE

SHEET TITLE:
LANDSCAPE PLAN
ISSUE DATE: 10/18/2023
DRAWN BY:
CHECKED BY:
PROJECT No.:
SHEET:

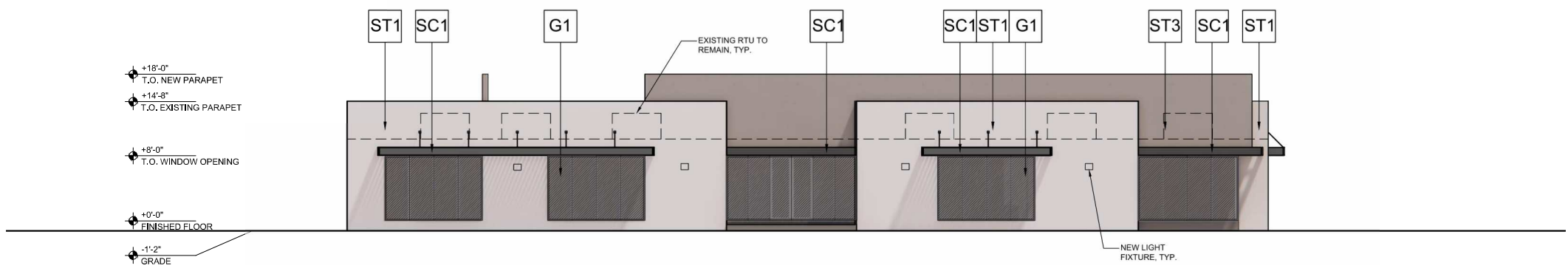
La.01

2ND DRB SUBMITTAL 10/18/23



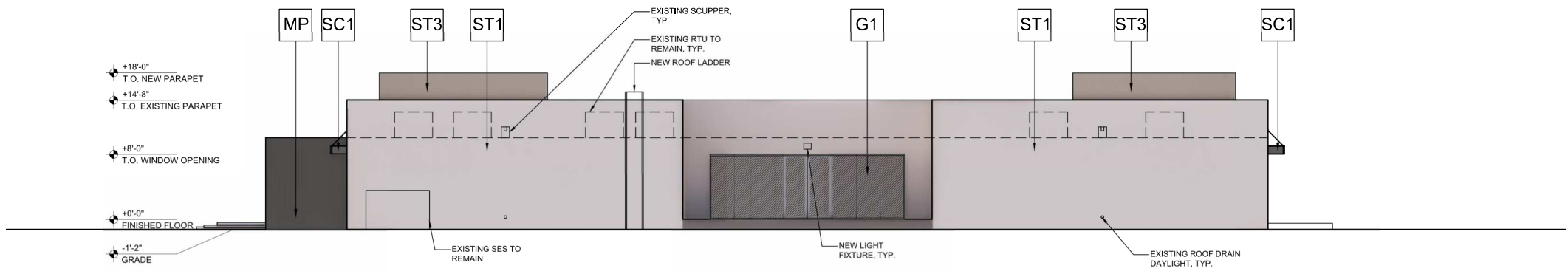
EAST ELEVATION

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



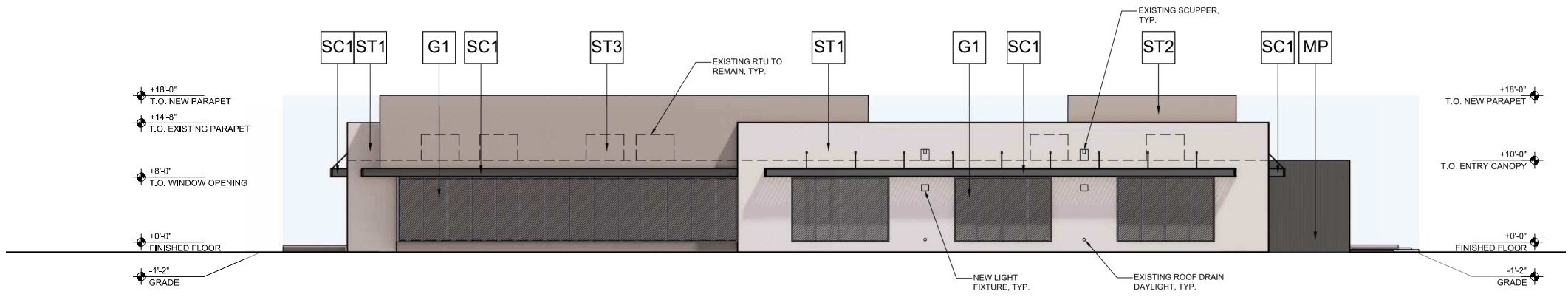
WEST ELEVATION

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



NORTH ELEVATION

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



SOUTH ELEVATION

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

MATERIAL/FINISH SCHEDULE:

KEY:	DESCRIPTION:
EXTERIOR WALLS:	
W3	GROUND FACE CMU BLOCK WALL - COLOR - TRENDSTONE - DURANGO
MP	ROLLFAB 4MM ALUMAKOR A1000 WALL PANEL - COLOR TO MATCH STOREFRONT DARK BRONZE (AB-6)
ST1	EIFS STUCCO SYSTEM OVER EXISTING SLUMP BLOCK WALL - COLOR - DUNN WEDWARDS - CRISP MUSLIN
ST2	EIFS STUCCO SYSTEM OVER EXISTING SLUMP BLOCK WALL - COLOR - DUNN WEDWARDS - METAL FRINGE
ST3	EIFS STUCCO SYSTEM OVER 6" METAL FRAME WALL - COLOR - DUNN WEDWARDS - METAL FRINGE
C1	CONCRETE SLAB - FINISH - TBD BY G.C. IN FIELD

CANOPY KEY:

KEY:	DESCRIPTION:
SC1	EXTERIOR METAL CANOPY - STL STRUCTURE W/ STL LOUVERS - COLOR TO MATCH STOREFRONT DARK BRONZE (AB-6)

GLAZING KEY:

MATERIAL:	DESCRIPTION:
FRAMES	ALUMINUM STOREFRONT - 4 1/2" (SEALANT JOINT VERTS) DARK BRONZE ANODIZED (AB-6)
G1	SOLARBAN 60 1" INSULATED GLAZING LOW-E SOLARCOOL SOLARGRAY

PAINT KEY

P1	DUNN EDWARDS (LIGHT GREY) 'CRISP MUSLIN' DE6212 (LRV 71)
P2	DUNN EDWARDS (DARK GREY) 'METAL FRINGE' DET626 (LRV 21)

GENERAL NOTES:

- GLAZING TO BE G1 UNLESS NOTED OTHERWISE

NUMBER	REVISION	DATE

SHEET TITLE:	PROPOSED COLORED ELEVATIONS
ISSUE DATE:	10/18/2023
DRAWN BY:	RL
CHECKED BY:	
PROJECT No.:	



1.1

SE CORNER VIEW



1.2

SW CORNER VIEW



1.4

SOUTH VIEW



1.3

EAST VIEW