



PINNACLE PEAK VETERINARY CLINIC LLC

DEVELOPMENT REVIEW BOARD

PROJECT NARRATIVE

October 10, 2025

REQUEST

On behalf of Pinnacle Peak Veterinary Clinic, LLC (“PPVC”), the following is a request for the approval of a veterinary clinic and hospital with kennels for quarantine, observation, and boarding. The proposed building will be located at the northwest corner of Pinnacle Peak Road and E. Los Portones Drive (“Property”). The proposal, approximately 0.95 acres, requests Development Review Board (“DRB”) approval for the site plan and building elevations for the veterinary office use.

The proposed building will provide licensed professional services for a veterinary hospital with clinical facilities for medical or surgical treatment, kennels to support the needs for quarantine, observation and boarding, indoor exercise areas, ancillary support spaces, and administrative office space for management of the facility. The proposed building also includes an enclosed landscaped courtyard that is to be used for outdoor exercise of the animals, each accompanied by an attendant.

DEVELOPMENT OVERVIEW

Background/History

The Property is located within the Pinnacle Peak Office Park. The undeveloped parcel will utilize the existing access points from the office park to E. Los Portones Dr. and Pinnacle Peak Road.

Surrounding Context

The Site encompasses less than one acre, 41,418 square feet, of vacant, undeveloped land, and is bordered by Pinnacle Peak Road to the south, which is a Desert Scenic Roadway, Los Portones Drive to the east, and the Pinnacle Peak Office Park to the north and west.

North C-O Zoning

Immediately north of the Site are offices within the Pinnacle Peak Office Park. The Los Portones Townhomes community is farther north and is zoned R-4.



- East** C-2 Zoning
Immediately east of the Site is a commercial center, inclusive of a restaurant, retail stores, and additional office space.

- South** R-5 Zoning
South of the Site, beyond Pinnacle Peak Road, is the Pinnacle at Silverstone townhome community.

- West** C-O Zoning
Immediately west of the Site are offices within the Pinnacle Peak Office Park. Farther west, beyond the Pinnacle Peak Office park, is a wide, 250-foot wash corridor going northeast-southwest, plus an additional commercial center zoned C-2.

REQUEST DETAILS

Site Plan

The requested site plan seeks to develop a singular two-story veterinary hospital. The site plan is oriented to the north with main entrance and parking accessible from the office park. Access to the Property is provided within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two access points, one along Pinnacle Peak Road approximately 570 feet west of Los Portones Drive, and another access point along Los Portones Drive approximately 260 feet north of Pinnacle Peak Road. The minimal traffic generated by this proposal will not warrant any additional improvements to the existing Pinnacle Peak Office Park access points, considering they were originally designed to accommodate office-use traffic from the Property.

Site improvements include new parking spaces and refuse enclosure per City of Scottsdale development standards. Number of on-site parking spaces provided meet the City of Scottsdale requirements. Circulation through the parking area will provide adequate fire truck access and maneuvering, as demonstrated on the site plan. Vehicular circulation is designed to provide ample space for customers to drop off and pick up without interfering with circulation of the existing office park. Sidewalks from the building connect to existing pedestrian access to Pinnacle Peak Road.

All setbacks, R.O.W. dedications, off-site improvements, and easements have been demonstrated on the site plan.

Architecture

A clean, modern aesthetic is intended for the overall design of the building. The development will fit seamlessly within the adjacent Pinnacle Peak Office Park by replicating the architectural character and theme of the adjacent buildings, including the use of similar building materials and colors. The



development of the 8,985 -square-foot building will also maintain the integrity of the 50-foot-wide drainage easement along both Pinnacle Peak Rd and E. Los Portones Dr.

The building incorporates two stories on the west and south sides, a single story on the north side, and an enclosed courtyard on the east. Main construction material for the building is masonry with smooth stucco finish and natural stone accents for contrast of materials.

Primary entrance to the building is located on the north façade of the building. The entrance is defined by a large storefront system and a distinctive steel framed canopy feature over the main entry glass wall. The building mass wraps around a landscaped courtyard that is to be used for outdoor exercise of the animals, each accompanied by an attendant. The massing will cast shade over portion of the courtyard to provide passive cooling, and limit visual and audible disturbances to the surrounding areas.

All mechanical units are to be roof mounted and will be fully screened by building parapets. The site is equipped with an existing electrical transformer, and no additional utilities are proposed as part of this project.

Open Space

The veterinary hospital site will maintain the integrity of the existing 50-foot-wide drainage easement established on this site along Los Portones Dr and Pinnacle Peak Rd. The 8,985 -square-foot facility, as well as all earthwork associated with construction, will avoid any damage or other impacts to this drainage area, focusing all site improvements on the area already cleared and graded for development previously.

Phasing

There is no phasing proposed with this project.

DEVELOPMENT REVIEW BOARD CRITERIA

The City’s zoning ordinance states that the Development Review Board shall be guided by the following criteria when considering an application. They are as follows:

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.

Response: As demonstrated below, the proposed design adheres to established zoning and design standards.

Use Compliance: Proposed veterinary clinic and hospital is located within the C-O (Commercial Office) District. This use is permitted per City of Scottsdale, Zoning Ordinances, Sec. 11.201, Use Regulation, Table 11.201.A.



The proposed design also meets Sec. 11.201, Use Limitation #4 as outlined below:

- *All veterinary and pet care services are to be carried out within the building that is designed to minimize noise transmission to the outside.*
- *Courtyard for outdoor exercises will be wrapped by the building mass thus limiting visual and audible disturbances to the surrounding areas.*
- *Each animal will always be accompanied by an attendant in the courtyard.*

Additionally, the proposed veterinary clinic and hospital is an allowable use per Article 5, Use and Occupancy Restrictions, Sec. 5.5 of the Pinnacle Peak Office Park Condominiums CC&Rs.

Development Standards:

Proposed design meets C-O development standards as presented in materials below.

A. Floor Area Ratio:

Maximum - 0.80

Proposed - 0.22

B. Open Space:

Required - 9,112 S.F.

Provided – 20,966 S.F.

C. Building Height:

Maximum - 48'-0"

Proposed: 29'-6"

D. Yards: Existing 50'-0" drainage easement along E. Los Portones Dr. and existing 50'-0" drainage easement (Desert Scenic Roadway Buffer) along E. Pinnacle Peak Rd. have been left undisturbed.

E. Screening:

- *3'-4" tall parking screen wall has been provided outside of the frontage open space to along E. Pinnacle Peak Road.*
- *6'-0" tall screen walls have been provided around the refuse area.*
- *All mechanical units are to be roof mounted and will be fully screened by building parapets. No new ground-mounted units have been proposed.*

2. The architectural character, landscaping and master plan 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.



Response:

- a. Building design follows CC&R guidelines of Pinnacle Peak Office Park to complement overall development by utilizing the same building materials and colors as the existing buildings. The design responds sensitively to its context and neighboring structures by relating to its surroundings in scale, proportion and materials used. Design elements have been drawn from the surrounding residential and commercial projects within the Los Portones area that include muted Southwest desert colors and stucco walls with stone accents. The use of flat roof reduces overall building height thus maintaining the scale of the building with respect to the surroundings.**
- b. The building design has been broken into smaller components by varying wall planes and heights to avoid long monotonous façade. Primary finish of the building is smooth stucco with stone cladding, metal canopies, and window sunshade devices added as accents to break the monotony of one single finish material. A diverse color palette adds interest to the building's appearance.**
- c. The project integrates measures to mitigate effects of the Sonoran Desert heat. Sunshade devices have been provided at the exterior window openings to provide shade and reduce interior heat gain and glare. The large entry storefront system is a recessed entry and has been located on the north façade to protect from direct sunlight and thus reduce thermal heat transfer into the building. A steel framed canopy over the entry glass provides additional shade throughout the day. The courtyard is designed to be wrapped by the building mass which generates areas of shade to balance light and comfort across the courtyard.**

The development is sensitive to existing topography and landscape while responding to the unique terrain of the site. It blends the natural shape and texture of the land while minimizing disturbances to the natural environment. Additionally, a plant inventory and salvage plan will allow the landscape architect to preserve as much significant vegetation as possible in an attempt to retain the desert character of the site.

Additionally, this development protects the character of the Sonoran Desert by preserving and restoring plant life, natural habitats and ecological processes.

The design responds to the desert environment in that materials with colors and coarse textures associated with this region have been utilized. A variety of textures and natural materials have been used to provide visual interest and richness. Additionally, shade structures, deep roof overhangs and recessed windows have been incorporated towards that end.

The landscape design responds to the surrounding environment by utilizing a variety of mature landscape materials indigenous to the arid region. The character of the area will be enhanced through the careful selection of planting materials in terms of scale, density, and arrangement. The design will complement the built environment, taking cues from the



existing surrounding development palette, selected to complement the natural Sonoran Desert and the approved planting selections.

3. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
 - a. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: The Property complies with the ESL requirements for NAOS. The proposed design conforms to recommendations and guidelines in the ESLO Design Standards, Sec.6.1070.G.1 as demonstrated below.

Building Height: Max. building height of 29'-6" has been measured from existing natural grade as illustrated in exhibit RT1.1 – Roof Over Topography Plan.

Exterior Materials: Main construction material for the building is masonry with smooth stucco finish and natural stone accents. Metal canopies and window sunshade devices have been added as architectural features which are non-reflective and will be painted. No reflective building material, except for windows, shall be used to reduce reflection of sunlight to other properties.

Paint: Proposed exterior paint colors do not exceed LRV value of thirty-five (35) percent, and value of six (6) and chroma of six (6) per Munsell Book of Colors.

Exterior Lighting: Site lighting is minimized using low-profile, low-intensity fixtures located primarily with the parking areas to reduce visibility from the neighboring structures and public view, as illustrated in the Photometric Plan.

Use of turf is limited to the internal courtyard and is shielded from public view.

Building design and construction techniques to be used are cohesive with the surrounding developments in scale, form and visual character.

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

Response: Access to the Site is provided within the Pinnacle Peak Office Park. The Pinnacle Peak Office Park has two access points, one along Pinnacle Peak Road approximately 570 feet west of Los Portones Drive, and another access point along Los Portones Drive approximately 260 feet north of Pinnacle Peak Road. The minimal traffic generated by this proposal will not warrant any additional improvements to the existing Pinnacle Peak Office Park access points, considering they were originally designed to accommodate office-use traffic from this Site. Safety and convenience of pedestrian access to the building have been achieved by providing sidewalks from the building that connect to existing pedestrian access to Pinnacle Peak Road.

5. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design. Ground mounted mechanical equipment will be



screened either thru the use of architectural site walls, or if located on the roof thru the use of architectural screening compatible with the architecture of the building.

Response: All mechanical units are to be roof mounted and will be fully screened by building parapets. The site is equipped with an existing electrical transformer, and no additional ground-mounted utilities are proposed as part of this project. The proposed building heights will fully screen the mechanical units. These units will be accessed via roof access ladders and hatches internal to the building.

6. 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.

Response: The Property is not within the Downtown Area.

7. 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 the 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.

Response: There is no proposed Cultural Improvement Program or Public Art Program.

Additional Project Narrative Development Review Board Criteria

The Development Review Board has specific criteria within the zoning ordinance, which serve as the basis for the review and approval of a DRB application. The following are the listed criteria and responses to each of the listed criteria.

- Describe how the proposed development is consistent with the Character and Design Chapter of the Scottsdale General Plan, the Zoning Ordinance, any pertinent master plan, scenic corridor guideline, or streetscape guideline.

Response: The Property is a skipped-over parcel, which has remained vacant despite the development in the surrounding area over the past decades. For this reason, the Property is ripe for a compatible infill development that makes an economic use out of the vacant unutilized land. This infill development will be sensitively integrated with the surrounding character of the Pinnacle Peak Office Park and provide a compatible neighborhood use for the surrounding Los Portones community and Silverstone community.

- Explain how the proposed development will contribute to the general health, welfare, safety, and convenience of persons residing or working in the vicinity.
- Describe the spatial relationship that will exist between nearby structures and the proposed development, as well as open spaces, and topography, both within the project site and in the surrounding context.

Response:

- ***The proposed building is designed to establish a clear spatial relationship with existing adjacent structures, the site topography, and surrounding open spaces. The building complements overall development of Pinnacle Peak Office Park by utilizing the same building materials and colors as the existing buildings. The design responds sensitively to its context and neighboring structures by aligning building massing with their scale and orientation.***
- ***The site is relatively flat with nominal grade changes thus minimizing impacts to the existing topography.***
- ***Site design maintains existing 50'-0" drainage easements along E. Los Portones Dr. and E. Pinnacle Peak Rd. The building is placed outside of the easement and does not disturb any existing native plants within the drainage easement. This also maintains the Desert Scenic corridor along E. Pinnacle Peak Rd.***



- ***Proposed landscape palette is consistent with existing landscaping in the surrounding area consisting of Foothills Palo Verdes, Mesquite trees, and a variety of cacti, shrubs and groundcover.***
- Explain how the site layout will promote safety and convenience relative to ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas.

Response: The main access point to the site will be from the adjacent office park and the main entrance faces to the north. This area is the most active area of the development. The remainder of the building will be secure. The south and east natural vegetation and drainage areas will minimize loitering areas. The design and building orientation allows for safe and convenient ingress, egress, internal circulation for pedestrians and vehicles, parking areas, loading and service areas. Safety and convenience of pedestrian access to the building have been achieved by providing sidewalks from the building that connect to existing pedestrian access to Pinnacle Peak Road.

- Describe how the architectural characteristics of the proposed development relate to character elements and design features of the structures that are within the surrounding context.

Response: Building design follows CC&R guidelines of Pinnacle Peak Office Park to complement the overall development by utilizing the same building materials and colors as the existing buildings. The design responds sensitively to its context and neighboring structures by relating to its surroundings in scale, proportion and materials used. Design elements have been drawn from the surrounding residential and commercial projects within the Los Portones area that include muted Southwest desert colors and stucco walls with stone accents. The use of flat roof reduces overall building height thus maintaining the scale of the building with respect to the surroundings.

- Describe how the design features and details of the proposed development have been utilized to screen all mechanical equipment, and utilities.

Response: Mechanical equipment and their associated screening will be integral to the building design. Rooftop mechanical equipment will be visually screened by raised façade parapets incorporated into the overall design concept without impeding air flow to such equipment.

- Describe how the proposed development is consistent with the Sensitive Design Principles, pertinent Architectural Design Guidelines, and other design guidelines.

Response: The proposed building demonstrates consistency with sensitive design principles by maintaining compatibility with scale, proportion and materials used in the surrounding buildings. The design acknowledges and responds to the desert environment through appropriate materials, textures, and architectural features. The site design is sensitive to the



existing topography and natural features by maintaining natural open space, the existing drainage easement and preserving the natural landscape of the surroundings. Proposed native desert plants with careful consideration of their scale, density, and arrangements complement the built environment. Design of the building is cohesive with the surrounding developments in scale, form and visual character that complements the desert landscape, using honest materials and textures that reflect the regional environment. Stucco finish, natural stone accents, and muted Southwest desert colors similar to existing surrounding buildings that associate with the desert region have been proposed in the design. Building height has been measured from the existing natural grade to conform to the existing landforms. Metal canopies and window sunshade devices have been added to respond to the climate and provide comfort.

- If the proposed development is located within the environmentally sensitive lands (ESL) district, explain how the proposed development complies with the recommendations and guidelines that are described in the environmentally sensitive lands (ESL) ordinance

Response: The proposed design conforms to recommendations and guidelines in the ESLO Design Standards, Sec.6.1070.G.1 as demonstrated below.

Building Height: Max. building height of 29'-6" has been measured from existing natural grade as illustrated in exhibit RT1.1 – Roof Over Topography Plan.

Exterior Materials: Main construction material for the building is masonry with smooth stucco finish and natural stone accents. Metal canopies and window sunshade devices have been added as architectural features which are non-reflective and will be painted. No reflective building material, except for windows, shall be used to reduce reflection of sunlight to other properties.

Paint: Proposed exterior paint colors do not exceed LRV value of thirty-five (35) percent, and value of six (6) and chroma of six (6) per Munsell Book of Colors.

Exterior Lighting: Site lighting is minimized using low-profile, low-intensity fixtures located primarily with the parking areas to reduce visibility from the neighboring structures and public view, as illustrated in the Photometric Plan.

Use of turf is limited to the internal courtyard and is shielded from public view.

Building design and construction techniques to be used are cohesive with the surrounding developments in scale, form and visual character.

- If the proposed development is located within the HP, historic property district, then describe how the proposed development has utilized any unique or characteristic architectural features throughout the design of the project.

Response: The Property is not located within a historic property designation.



- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated urban character and pedestrian orientation throughout the design of the project.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated traditional or southwestern design vernaculars, subdivided the building form into smaller character elements, emphasized fine-grain detailing, and utilized recessed fenestrations.

Response: The Property is not located within the downtown district.

- If the proposed development is located within the downtown district, then describe how the proposed development has incorporated the urban design and architectural design guidelines.

Response: The Property is not located within the downtown district.

SCOTTSDALE SENSITIVE DESIGN PRINCIPLES

1. The design character of any area should be enhanced and strengthened by new development.
 - Building design should consider the distinctive qualities and character of the surrounding context and, as appropriate, incorporate those qualities in its design.
 - Building design should be sensitive to the evolving context of an area over time.

Response: The design character draws from examples of a desert-contemporary style, the architecture presents true material qualities appropriate for the region. This high-finish design will endure as the balance of the area continues to redevelop for years to come. Design of the building is cohesive with the surrounding developments in scale, form and visual character. Design elements have been drawn from the surrounding residential and commercial projects within the Los Portones area that include muted Southwest desert color palette and stucco walls with stone accents

- ***Southwestern contemporary design of the building blends regional architecture with modern adaptability. The use of materials and colors derived from the desert landscape creates continuity with the surroundings, while clean lines of the design and use of steel as an accent material make the building adapt to the changing architectural vocabulary. The project thus remains both contextually rooted and responsive to the area's anticipated evolution.***
2. Development, through appropriate siting and orientation of buildings, should recognize and preserve established major vistas, as well as protect natural features such as:
 - Scenic views of the Sonoran Desert and mountains
 - Archaeological and historical resources



Response: The proposed building is not blocking any major view corridors. There is no adjacent residential uses that would be affected by the proposed two-story building. Surrounding developments are a mixture of one and two-story structures.

3. Development should be sensitive to existing topography and landscaping.
 - o A design should respond to the unique terrain of the site by blending with the natural shape and texture of the land while minimizing disturbances to the natural environment.

Response: The Property is relatively flat and will preserve as much of the mature vegetation on the Property. Many of the mature trees will be re-planted into the proposed landscape plan.

4. Development should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

Response: This Property has been impacted by man-made development on all sides. The preservation of the drainage corridor and scenic setback should protect the character of the Sonoran Desert by preserving and restoring natural habitats and ecological processes.

5. The design of the public realm, including streetscapes, parks, plazas, and civic amenities, is an opportunity to provide identity to the community and to convey its design expectations
 - o Streetscapes should provide continuity among adjacent uses through use of cohesive landscaping, decorative paving, street furniture, public art, and integrated infrastructure elements.

Response: Site design maintains existing 50'-0" drainage easements along E. Los Portones Dr. and E. Pinnacle Peak Rd. and preserves existing natural vegetation within the natural open space. Proposed landscape palette is consistent with existing landscaping in the surrounding area consisting of Foothills Palo Verdes, Mesquite trees, and a variety of cacti, shrubs and groundcover. Further, with no off-site improvements the project preserves existing street environment and Desert Scenic Corridor along E. Pinnacle Peak Rd.

Continuity of the streetscape along Pinnacle Peak Rd. is upheld by maintaining two-story building height, and by deriving design elements and façade articulation from adjacent commercial buildings in the Pinnacle Peak Office Park.

Onsite pedestrian circulation between buildings is achieved through sidewalk connections from the proposed building to existing adjacent buildings within the Pinnacle Peak Office Park. The sidewalks provide safe, accessible, and direct routes for pedestrians while maintaining separation from vehicular traffic.

6. Developments should integrate alternative modes of transportation, including bicycles and bus access, within the pedestrian network that encourage social contact and interaction within the community.



Response: In addition to vehicular traffic, access throughout the site will also be provided for walking and cycling.

7. Development should show consideration for the pedestrian by providing landscaping and shading elements as well as inviting access connections to adjacent developments.
 - Design elements should be included to reflect a human scale, such as the use of shelter and shade for the pedestrian and a variety of building masses.

Response: Significant landscaping is proposed for this site for buffers along the internal streets and parking lot landscaping. The site will be designed with pedestrian walkways shaded by tree locations.

8. Buildings should be designed with a logical hierarchy of masses:
 - To control the visual impact of a building's height and size
 - To highlight important building volumes and features, such as the building entry.

Response: Building entries feature contrasting colors, massing, and materials to serve as a discrete wayfinding tool and provide visual hierarchy to the architecture. Primary entrance to the building is defined by a large storefront system that is recessed to create a plaza at the entryway. The building is single-story at the primary entrance, keeping the massing to human scale. Steel framed canopy over the entry plaza serves as a defining architectural feature for the entryway, providing shade while also enhancing visual interest and wayfinding.

9. The design of the built environment should respond to the desert environment:
 - Interior spaces should be extended into the outdoors both physically and visually when appropriate
 - Materials with colors and coarse textures associated with this region should be utilized.
 - A variety of textures and natural materials should be used to provide visual interest and richness, particularly at the pedestrian level. Materials should be used honestly and reflect their inherent qualities
 - Features such as shade structures, deep roof overhangs and recessed windows should be incorporated.

Response: All entry areas will feature Class-A finishes with primarily glass and steel accents. A color palette has been chosen with a variety of beige, tan, and grey contrasts – consisted with a traditional Arizona desert theme. Entry areas provided shaded overhangs in response to local climate conditions.

10. Developments should strive to incorporate sustainable and healthy building practices and products.
 - Design strategies and building techniques, which minimize environmental impact, reduce energy consumption, and endure over time, should be utilized.



Response: The development will strive to source environmentally conscious materials, clerestory windows, and, electric vehicle charging stations at all entries.

11. Landscape design should respond to the desert environment by utilizing a variety of mature landscape materials indigenous to the arid region.
- The character of the area should be emphasized through the careful selection of planting materials in terms of scale, density, and arrangement
 - The landscaping should complement the built environment while relating to the various uses.

Response: The landscape will utilize a variety of tree and shrub sizes including salvaged materials consistent with the C.O.S. guidelines. Special consideration has been given to landscape buffers adjacent to residential areas. Landscaping will service as both an aesthetic amenity as well as aide in sound and light mitigation.

12. Site design should incorporate techniques for efficient water use by providing desert adapted landscaping and preserving native plants.
- Water, as a landscape element, should be used judiciously
 - Water features should be placed in locations with high pedestrian activity.

Response: The landscape will be watered with a drip irrigation system that will be zoned by trees, shrub, and exposures.

13. The extent and quality of lighting should be integrally designed as part of the built environment.
- A balance should occur between the ambient light levels and designated focal lighting needs.
 - Lighting should be designed to minimize glare and invasive overflow, to conserve energy, and to reflect the character of the area.

Response: The project will utilize energy-efficient LED lighting throughout. All exterior lighting will be oriented/shielded away from neighboring parcels. All lighting will comply with local regulations and accent lighting will be provided at key entry areas and project signage locations.

14. Signage should consider the distinctive qualities and character of the surrounding context in terms of size, color, location, and illumination.
- Signage should be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility.

Response: Signage will be designed to be complementary to the architecture, landscaping, and design theme for the site, with due consideration for visibility and legibility. Any signage will conform to the City's sign ordinance.



2021 International Green Construction Code (IgCC) Compliance

The project has been designed to be in compliance with 2021 IgCC as demonstrated below:

1. Heat Island Mitigation

To reduce heat island effect following measures have been taken:

- Light-colored reflective concrete paving has been used in the front parking area in place of the traditional dark heat-absorbing pavements to lower surface temperatures.
- All sidewalks are to be concrete which are light-colored and reflective thus reducing surface heat gain.
- Use of light-colored concrete pavers in the courtyard helps mitigate heat.
- Entry plaza located to the north of the building.
- Canopy over the entry plaza to provide shade and comfort at the primary building entrance.
- Integration of shade trees, ground cover, decomposed granite throughout the landscaped area.

2. Electric Vehicle Charging Infrastructure for Level 2 Charging

A total of 4 EV capable spaces (2 EV installed spaces and 2 future EV equipped spaces) have been provided in the parking lot, which meet the requirement of 10% of total required parking spaces.

Total required parking spaces = 30

Required EV capable spaces = 10% of 30 spaces = 3 spaces

Provided EV capable spaces = 4

3. Energy Compliance Path

A performance-based method (COMcheck) will be used for energy compliance.

4. Onsite Renewal System

Per City of Scottsdale, Interpretations & Applications of Building Codes & Regulations 21-7, Exception #4 of the 2021 IgCC Section 701.3 Amendment, a COMcheck report will be provided for the project to demonstrate a 20% improved building thermal envelope.

5. Refuse and Recycle Collection

One refuse enclosure has been provided and has been indicated on the site plan.

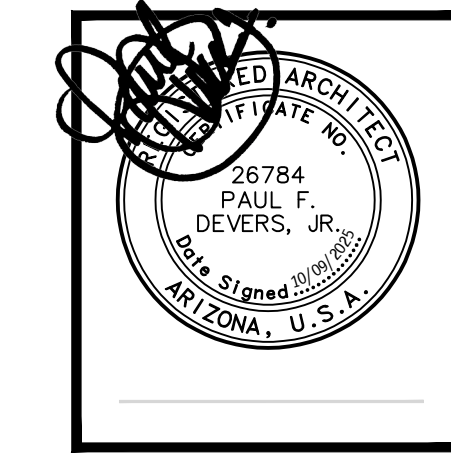
Summary

The proposed veterinary hospital will complete the development of the Pinnacle Peak Office Park. The proposal will be consistent with the office parks architecture and site design characteristics. This project is a valuable addition to Pinnacle Peak Office Park and the surrounding areas, enhancing the overall character with a design that is both functional and contextually responsive. Through high-



**TIFFANY
& BOSCO**
P.A.

quality architecture that is sensitive to the surroundings, the project strengthens the identity of the office park while aligning with broader planning goals for a well-designed environment.



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA 85255

DATE

PRE-APP SUBMITTAL
03/03/2025
DR SUBMITTAL
10-09-2025

DRAWN BY: JS

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

Project: 25005

SITE PLAN

A1.1

SHEET KEYNOTES

- 1 EXISTING MONUMENT SIGN TO BE RELOCATED
- 2 EXISTING UTILITY JUNCTION BOX
- 3 EXISTING CONCRETE HEADWALL TO REMAIN
- 4 EXISTING ASPHALT DRIVE, TYP.
- 5 EXISTING CONCRETE APRON TO REMAIN
- 6 EXISTING PARKING TO REMAIN, TYP.
- 7 EXISTING INTERIOR DRIVE TO REMAIN, TYP.
- 8 LEVEL 2 ELECTRIC VEHICLE CHARGING STATION
- 9 FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING STATION - PROVIDE CONDUIT AND POWER DURING CONSTRUCTION PHASE
- 10 PERMEABLE ARTIFICIAL TURF, INSTALL PER MANUFACTURER'S SPECIFICATIONS - GC TO COORDINATE WITH OWNER FOR PRODUCT AND COLOR
- 11 REFUSE ENCLOSURE PER CITY STANDARDS - SEE SITE DETAILS - LOCATION SUBJECT TO OFFICE PARK HOA APPROVAL
- 12 ASPHALT OVER ABC - SEE CIVIL DRAWINGS AND GEO TECHNICAL REPORT
- 13 BIKE RACK - SEE SITE DETAILS
- 14 PARKING SCREEN WALL, TYP. - SEE SITE DETAILS
- 15 LIGHT POLE, TYP. - SEE ELECTRICAL DRAWINGS AND SITE DETAILS
- 16 LANDSCAPING, TYP. - SEE LANDSCAPE DRAWINGS
- 17 PROVIDE PAINTED PARKING STRIPING, ADA SIGNAGE, AND WALKWAY STRIPING PER CITY STANDARDS
- 18 EXISTING LIGHT POLE TO REMAIN - PROTECT DURING DEMOLITION AND CONSTRUCTION PHASES
- 19 EXISTING DRIVEWAY TO REMAIN - SEE CIVIL DRAWINGS
- 20 EXISTING TRANSFORMER TO REMAIN - SEE CIVIL AND ELECTRICAL DRAWINGS
- 21 EXISTING LANDSCAPE TO REMAIN - SEE LANDSCAPE DRAWINGS
- 22 EXISTING RETENTION BASIN, TYP.
- 23 EXISTING SIDEWALK AND RAMP TO REMAIN
- 24 2021 IqCC COMPLIANT PERMEABLE CONCRETE PAVERS OVER ABC - PAVERS TO BE LIGHT COLORED WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29
- 25 2021 IqCC COMPLIANT CONCRETE PAVING OVER ABC - CONCRETE TO HAVE AN INITIAL SOLAR REFLECTANCE VALUE OF 35

SITE DATA

PROJECT: PINNACLE PEAK VETERINARY CLINIC
ADDRESS: 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255
OWNER: PINNACLE PEAK VETERINARY CLINIC LLC
15957 N. 81ST ST., SUITE 101 SCOTTSDALE, AZ
SCOPE: A NEW COMMERCIAL BUILDING
LEGAL DESCRIPTION: SEE CIVIL
ASSESSOR PARCEL NO.: 212-05-531
CURRENT ZONING: C-O ESL
GROSS SITE AREA: +/- 62,668 S.F. +/- 1.44 ACRES
NET SITE AREA: +/- 41,418 S.F. +/- 0.95 ACRES
ALLOWED FAR: 0.8 (33,134 S.F.)
PROPOSED FAR: 0.22
BUILDING AREA: 8,985 S.F. GROSS
STORIES: TWO STORY
LOT COVERAGE: 12.65%
LANDSCAPE AREA: 4,171 S.F.
LANDSCAPE COVERAGE: 12.6%
OCCUPANCY: B
CONSTRUCTION TYPE: V-B w/ A.F.E.S.
BUILDING HEIGHT: 31'-0"
ALLOWED HEIGHT: 48'-0" (PER C-O ZONING)

PARKING CALCULATIONS

BUILDING AREA CALCULATIONS

OCCUPANCY	1ST FLOOR	2ND FLOOR	TOTALS
OFFICE	1,444 S.F.	-	1,444 S.F.
VETERINARY	2,609 S.F.	-	2,609 S.F.
KENNEL	1,188 S.F.	3,744 S.F.	4,932 S.F.
TOTAL:	5,241 S.F.	3,744 S.F.	8,985 S.F.

REQUIRED PARKING CALCULATIONS

OCCUPANCY	S.F.	FACTOR	TOTAL
OFFICE	1,444 S.F.	1/300	4.81
VETERINARY	2,609 S.F.	1/300	8.70
KENNEL	4,932 S.F.	1/300	16.44
TOTAL:			29.95 = 30

PARKING PROVIDED

TOTAL REGULAR SPACES	28
TOTAL ACCESSIBLE SPACES	2
TOTAL SPACES ON SITE	30

ELECTRIC VEHICLE CHARGING SPACE CALCULATIONS

RATIO	REQUIRED	PROVIDED
EV INSTALLED SPACES	4% OF TOTAL REQD. SPACES = 1.2 = 2	2
EV EQUIPPED SPACES	10% OF TOTAL REQD. SPACES = 3	4

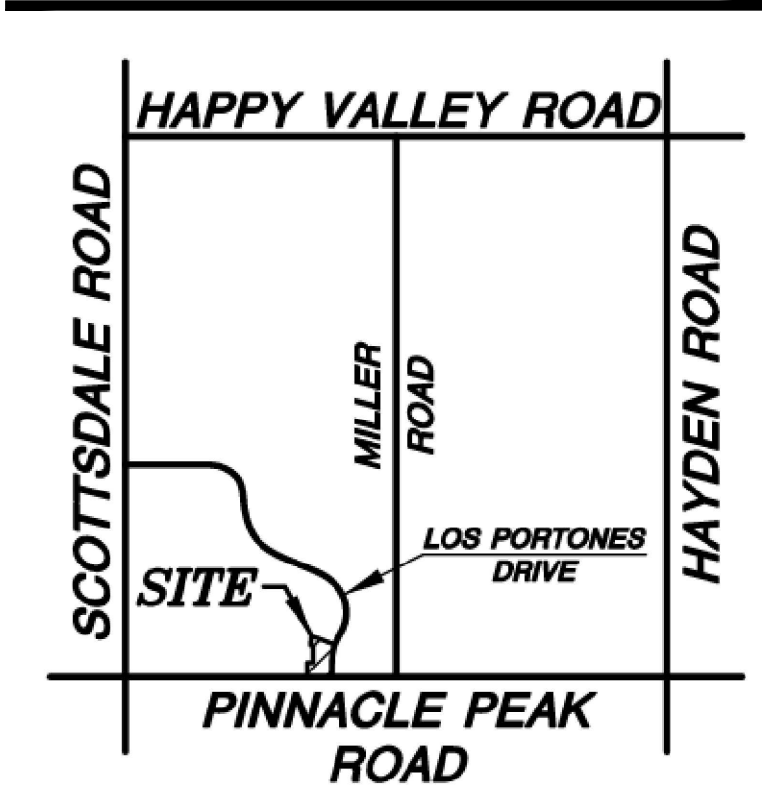
BICYCLE PARKING CALCULATIONS

RATIO	REQUIRED	PROVIDED
1/25 PARKING SPACES	2	3

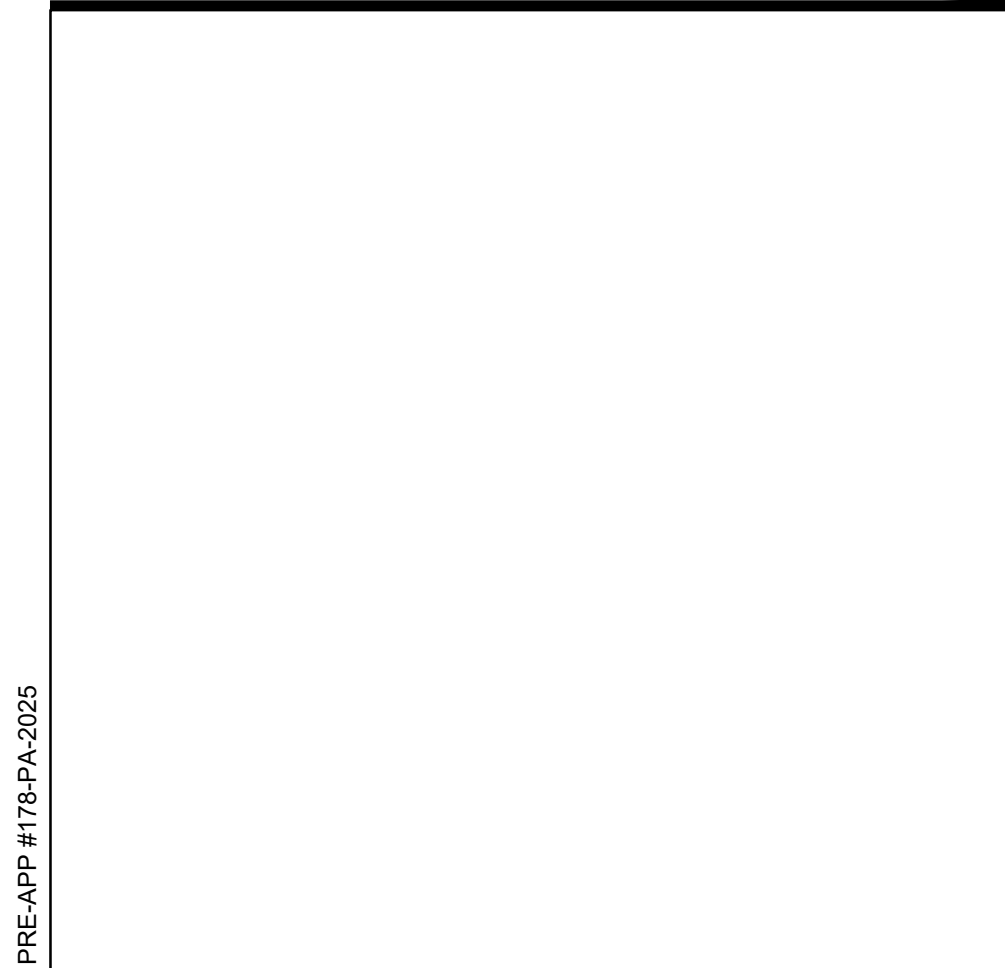
LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK WITH AN INITIAL SOLAR REFLECTANCE VALUE OF 29 OR MORE
- ▨ PAINT STRIPING ON PAVEMENT
- ⚡ FDC FIRE DEPARTMENT CONNECTION
- △ ACCESSIBLE ROUT / PATH OF TRAVEL
- ⊕ FIRE RISER
- ⌈ SITE WALL - SEE SHEET A1.5 FOR SITE WALL SCHEDULE
- LEVEL 2 ELECTRIC VEHICLE CHARGING PORT
- FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING PORT

VICINITY MAP N.T.S.

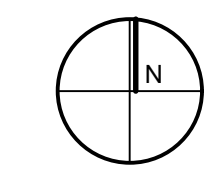


C.O.S. APPROVAL STAMPS

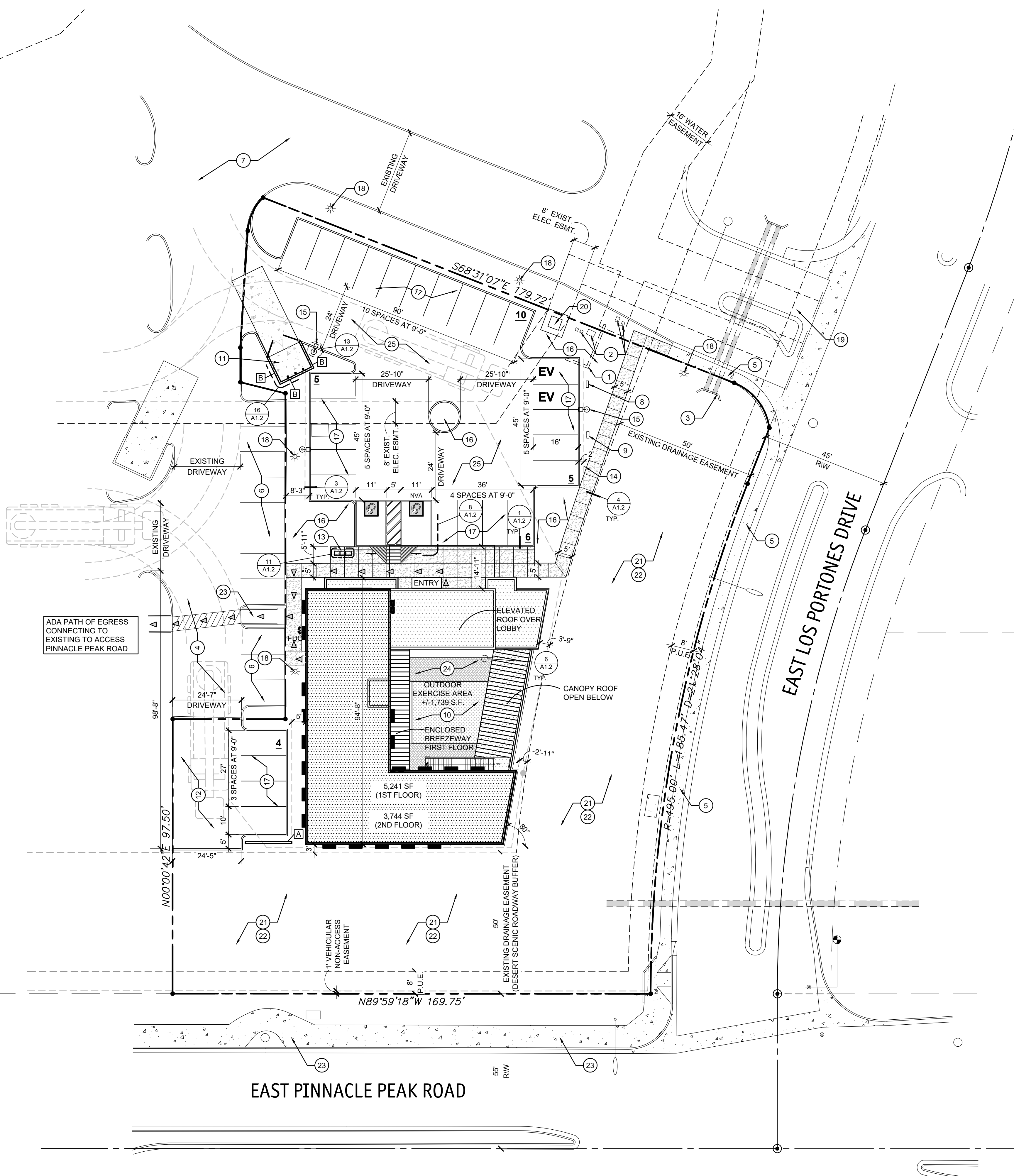


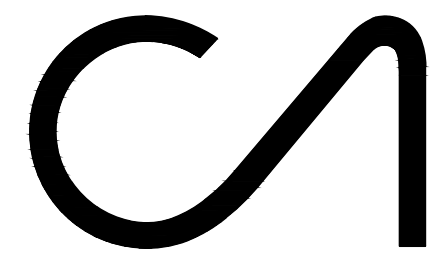
SITE PLAN

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



PRE-APP #175-PA-2025

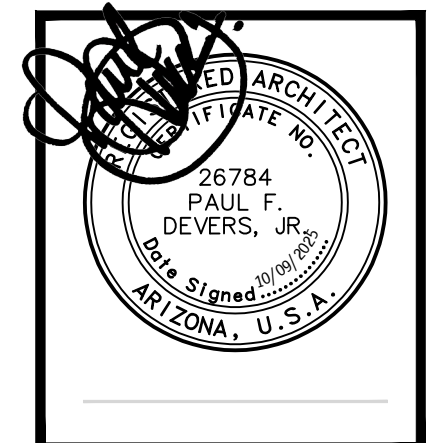




CAWLEY ARCHITECTS

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P 602.393.5060

CawleyArchitects.com



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA 85255

DATE
PRE-APP SUBMITTAL 03/03/2025
DR SUBMITTAL 10-09-2025

DRAWN BY: JS
OWNERSHIP OF DOCUMENTS:
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DISCREPANCIES AND CONFLICTS:
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EXTERIOR ELEVATIONS

Project: 25005
A7.1

GENERAL NOTES

1. ALL SIGNAGE UNDER SEPARATE PERMIT.
2. SEE STRUCTURAL FOR LINTEL INFORMATION.
3. SEE DOOR SCHEDULE FOR DOOR HEIGHTS.
4. SEE STRUCTURAL FOR CONTROL JOINTS.

MATERIAL SAMPLE APPROVAL

1. PRIOR TO ORDERING, G.C. TO PROVIDE INDIVIDUAL SAMPLES OF ALL BUILDING COLORS AND MATERIALS FOR REVIEW AND APPROVAL BY THE ARCHITECT AND OWNER. (i.e. PAINTED CMU, ETC.)
2. ALL INDIVIDUAL SAMPLES TO BE PRESENTED AT ONE TIME, ONSITE IN SIZES OF NO LESS THAN 12" X 12".

MATERIAL KEY

MATERIAL	DESCRIPTION
EIFS	EXTERIOR INSULATED FINISH SYSTEM (SMOOTH) OVER MASONRY BLOCK
STCC	ONE-COAT STUCCO OVER MASONRY BLOCK
CF	CANOPY FRAME = 12" STEEL CHANNEL, PAINTED
CP	CANOPY DECK = METAL SLATS, PAINTED
NS	STACKED LEDGE STONE - SEDONA BROWN

COLOR KEY

KEY	COLOR NAME:
①	'SMORES' DE6111 (LRV 23) MATCHED TO: 'COPPER PENNY' ICI 363
②	'COLORADO TRAIL' DE6117 (LRV 30) MATCHED TO: 'SWEETWOOD' ICI 365
③	'CEDAR CHEST' DE6112 (LRV 15) MATCHED TO: 'CENTURY BROWN' ICI 322
④	'DARK CHOCOLATE' DE 6014 (7)
⑤	MATERIAL AND COLOR TO MATCH ANNOXIDIZED ALUMINUM

MATERIAL	KEY
SES	
TRANSFORMER	

1. SEALANTS FOR PROJECTS TO MATCH ADJACENT MATERIAL COLORS - NO WHITE OR OFF WHITE COLORS.
2. PAINTER TO PROVIDE TWO COATS SEALER TO ALL EXPOSED NATURAL BLOCK, PRECAST CONCRETE, UNPAINTED CONCRETE AND OTHER MATERIALS AS REQUIRED TO PROVIDE A WEATHER SEALED PROJECT.
3. G.C. IS RESPONSIBLE FOR SUBMITTING ALL PRE-MANUFACTURED MATERIALS AND COLORS TO ARCHITECT FOR REVIEW AND APPROVAL.
4. G.C. TO OBTAIN APPROVAL FROM UTILITY COMPANY BEFORE PAINTING TRANSFORMER.

STOREFRONT / GLAZING KEY

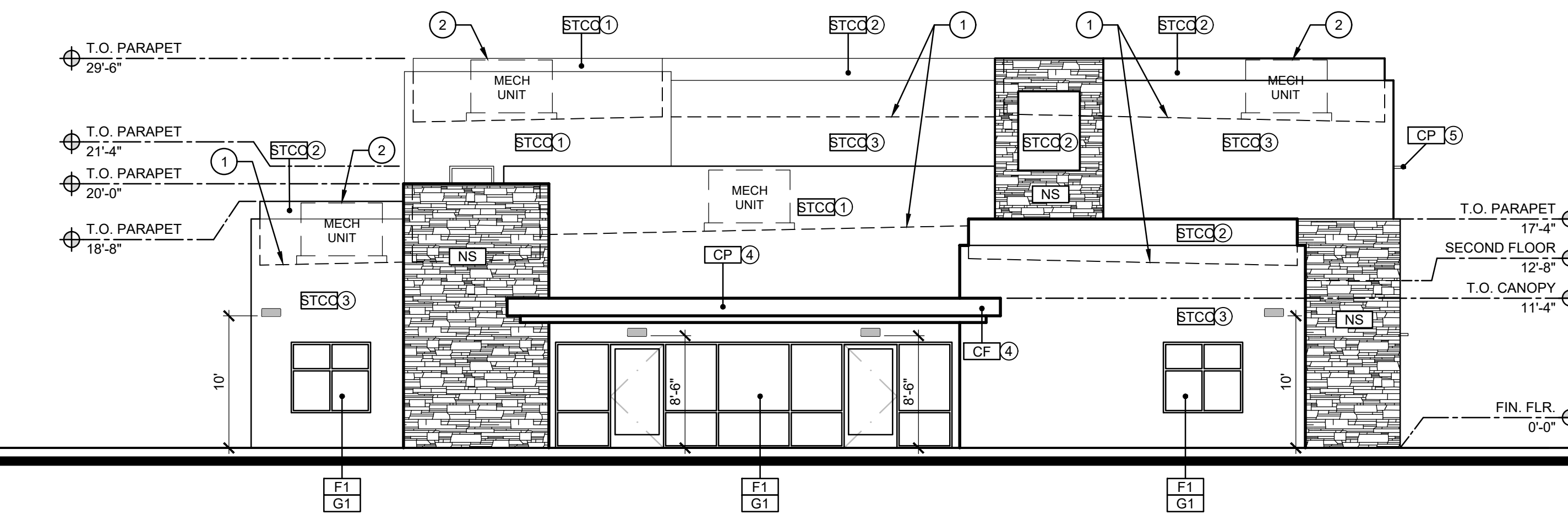
MATERIAL	COLOR
FRAMES F1	DARK BRONZE ANODIZED ALUMINUM
GLAZING G1	1" INSULATED GREEN REFLECTIVE

INSULATED GLAZING SYSTEM SPECIFICATION

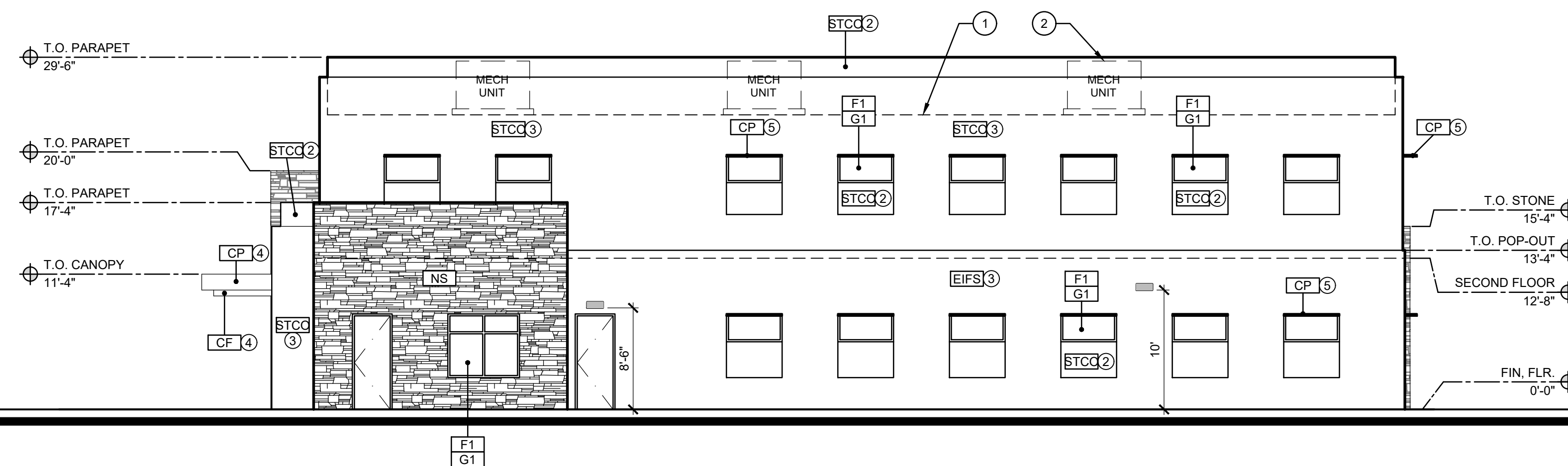
OLDCASTLE - 1" INSULATED GLAZING SYSTEM
 U-FACTOR: 0.29
 SOLAR HEAT GAIN COEFFICIENT (SHGC) : 0.19
 OUTBOARD: 1/4" PPG SOLARCOOL SOLEXIA (SRF #2)
 AIRSPACE: 1/2" (AIR FILL)
 INBOARD: 1/4" PPG SOLARBAN 60 ON CLEAR (SRF #3)

1. 'S' AT WINDOW LOCATIONS INDICATES SPANDREL PANELS.
2. SEE WINDOW TYPES FOR LOCATIONS OF TEMPERED GLASS.

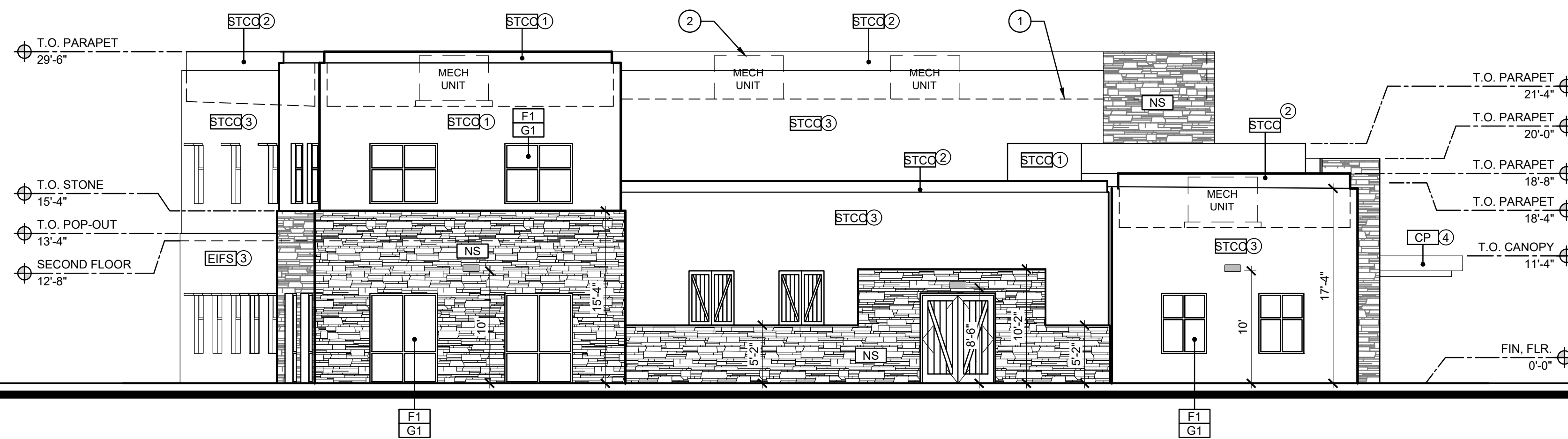
NOTE:
COLOR DESIGN REFERENCED FROM THE CITY OF SCOTTSDALE 2004 DR CASE FOR THE PINNACLE PEAK OFFICE PARK



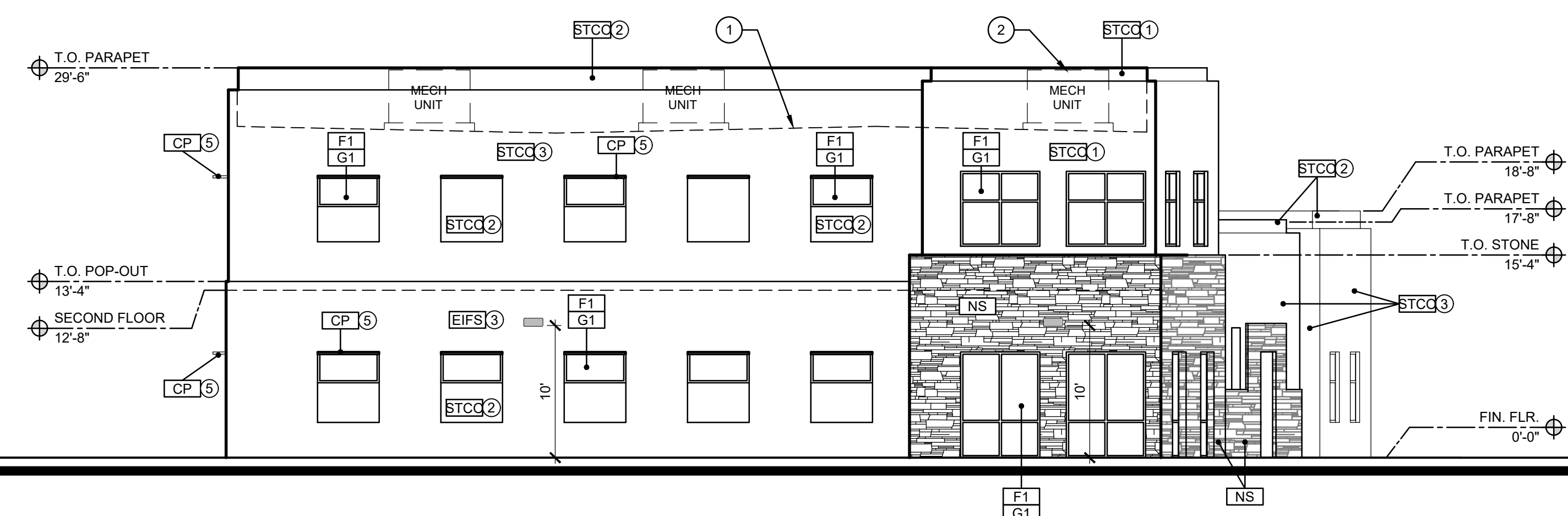
NORTH ELEVATION



WEST ELEVATION

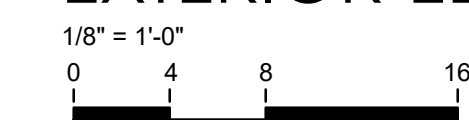


EAST ELEVATION



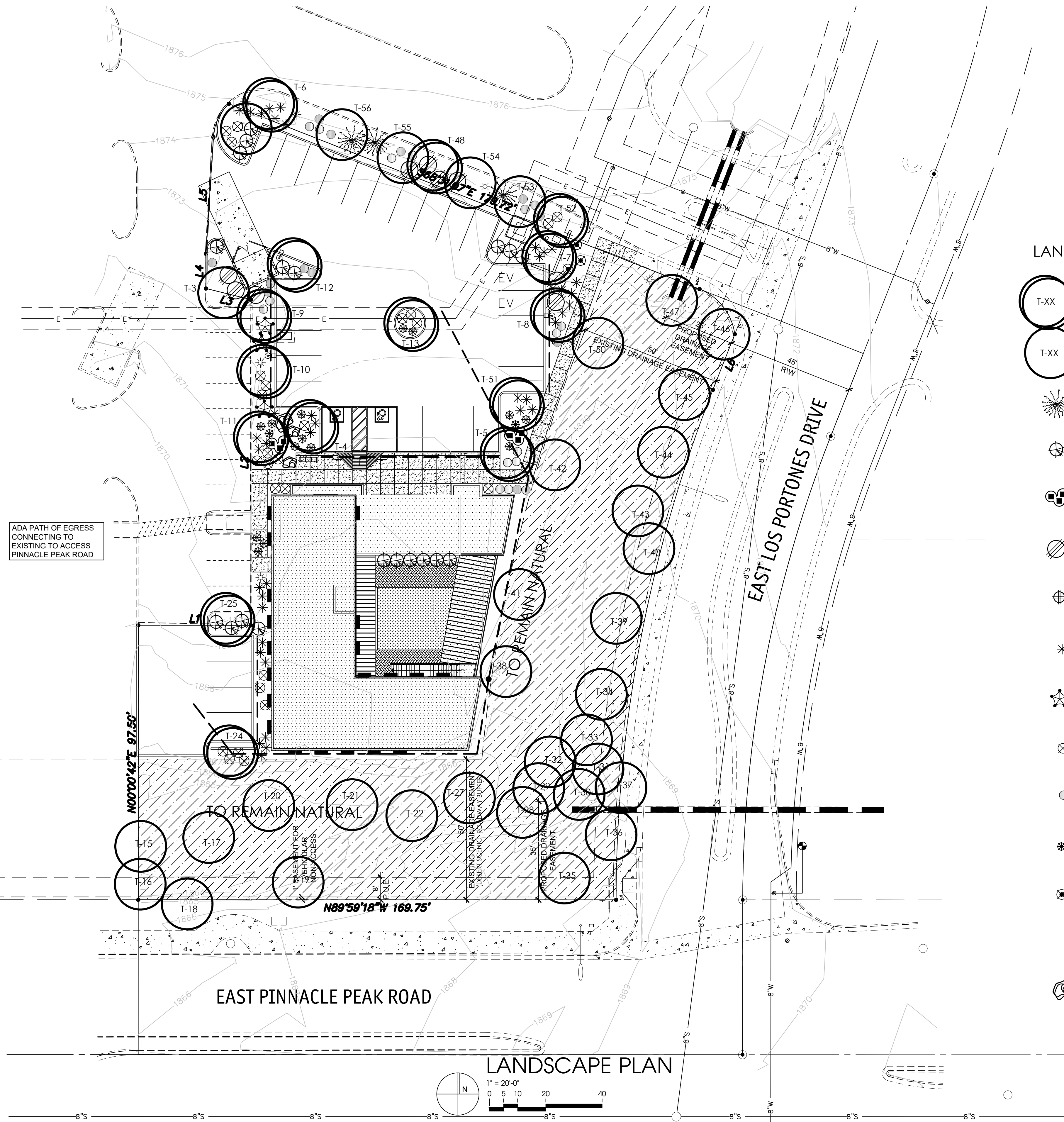
SOUTH ELEVATION

EXTERIOR ELEVATIONS









LANDSCAPE LEGEND

- T-XX SALVAGED TREE
SEE NATIVE PLANT INVENTORY
MATURE
- T-XX EXISTING TREE
PROTECT FROM
CONSTRUCTION
- FOUQUIERIA SPLENDENS
OCOTILLO
10 CANE MIN. 7T MIN.
- LEUCOPHYLLUM FRUTESCENS
'GREEN CLOUD'
5 GALLON
- PACHYCREUS MARGINATUS
MEXICAN FENCE POST
3-STALK GROUPING (2.5', 2', 1' TALL)
- DODONEA VISCOSA
GREEN HOP BUSH
5 GALLON
- DASYLIRION WHEELERII
DESERT SPOON
5 GALLON
- ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON
- LARREA TRIDENTATA
CREOSOTE
5 GALLON
- ENCELIA FARINOSA
BRITTLE BUSH
5 GALLON
- AMBROSIA DELTOIDEA
BUR SAGE
5 GALLON
- ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS
10" ROUND (MATCHING)
- EUPHORBIA RESINIFERA
MOROCCAN MOUND
5 GALLON
- 1/4" SIZED MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS
- 3'x3'x3' SURFACE SELECT
GRANITE BOULDER (BURY 1/3)
MINIMUM 2000lbs EACH

LANDSCAPE MAINTENANCE

THIS SITE INCLUDING THE R.O.W. WILL BE MAINTAINED BY THIS PROPERTY OWNER TO CITY OF SCOTTSDALE STANDARDS.

LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____

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: XX - DR - 2023

**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.

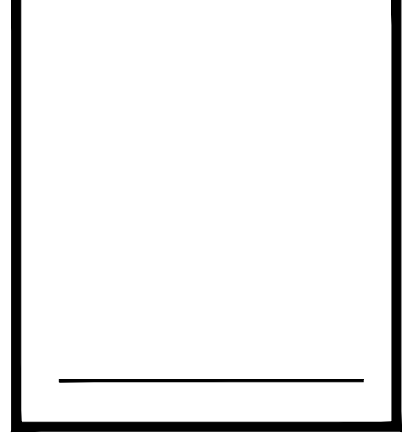
THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE / CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING.



730 N. 52nd St. Ste. 203
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P 602.393.5060

CawleyArchitects.com



PINNACLE
PEAK
VETERINARY
CLINIC

7474 EAST
PINNACLE PEAK
ROAD
SCOTTSDALE
ARIZONA
85255

DATE
PRE-APP SUBMITTAL
03/03/2025
DR SUBMITTAL
10-09-2025

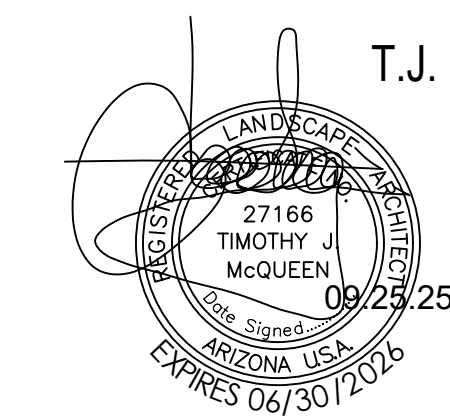
DRAWN BY: JS

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LANDSCAPE PLAN

Project: 25005
La.01



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@tjma.net



Project: 25005



SITE DATA

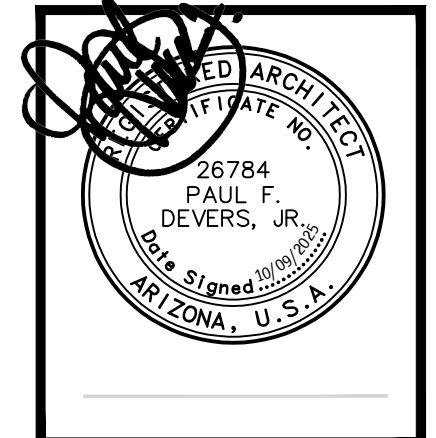
PROJECT: PINNACLE PEAK VETERINARY CLINIC
 ADDRESS: 7474 EAST PINNACLE PEAK ROAD SCOTTSDALE, ARIZONA 85255
 OWNER: PINNACLE PEAK VETERINARY CLINIC LLC
 15957 N. 81ST ST., SUITE 101 SCOTTSDALE, AZ
 SCOPE: A NEW COMMERCIAL BUILDING

CAWLEY ARCHITECTS
 730 N. 52nd St. Ste. 203
 Phoenix, Arizona 85008
 P 602.393.5060

CawleyArchitects.com

LEGEND

- PROPERTY LINE
- EASEMENT / SETBACK LINE
- AERIAL BUFFER LINE
- ===== 6" CURB
- ===== SITE WALL
- ▭ CONCRETE SIDEWALK
- ▨ PAINT STRIPING ON PAVEMENT
- ⊕ FDC FIRE DEPARTMENT CONNECTION
- ⊕ FIRE RISER



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
 SCOTTSDALE ARIZONA 85255

DATE
 PRE-APP SUBMITTAL 03/03/2025
 DR SUBMITTAL 10-09-2025

DRAWN BY: JS

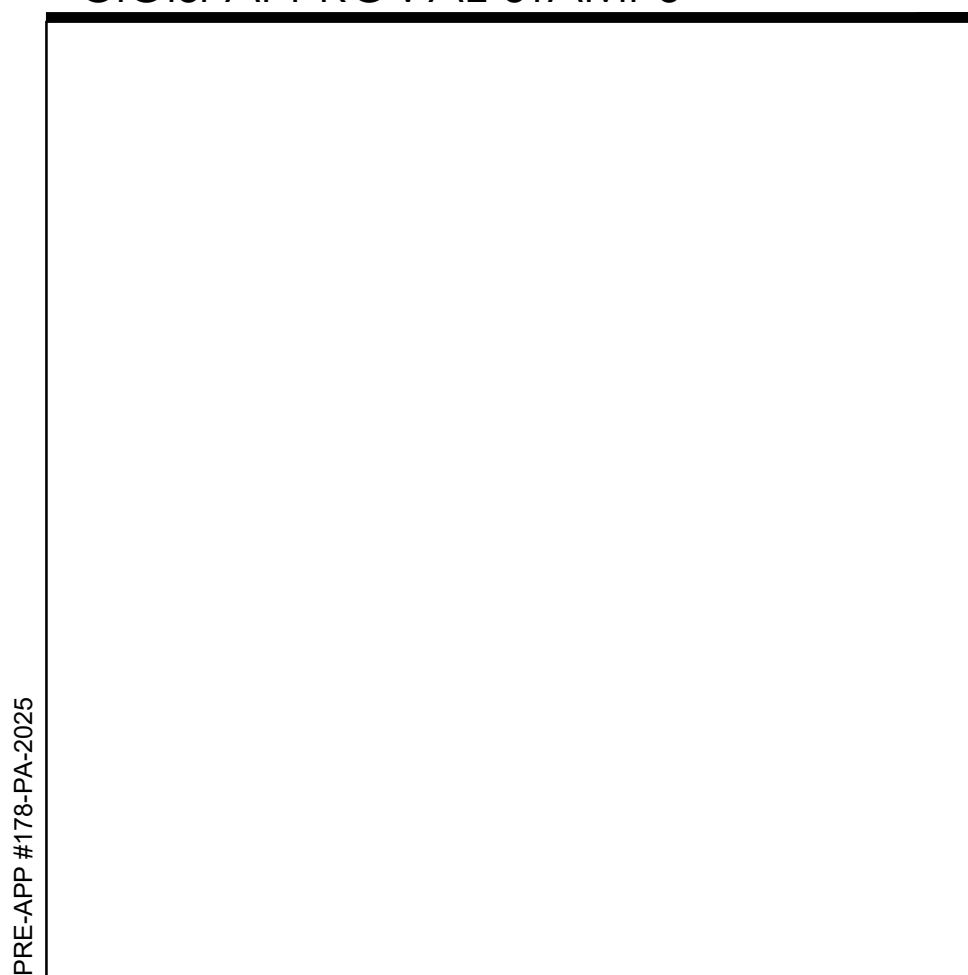
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CONTEXT PLAN

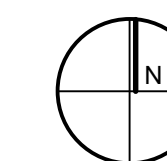
Project: 25005
CP1.1

C.O.S. APPROVAL STAMPS

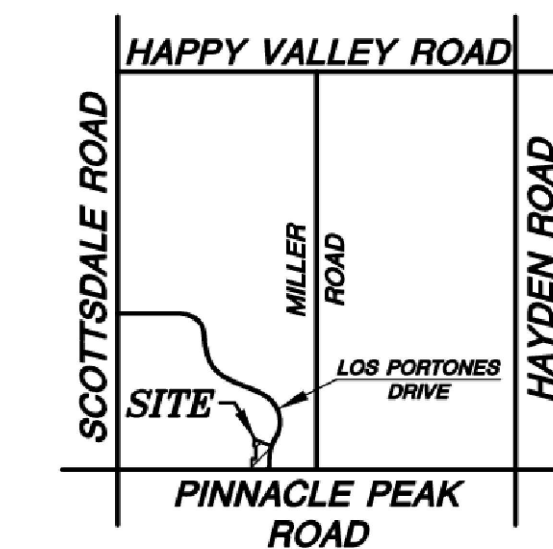


PRE-APP #176-PA-2025

CONTEXT AERIAL PLAN



VICINITY MAP N.T.S.



Project: 25005

**GRADING & DRAINAGE
AND UTILITY PLAN
FOR
PINNACLE PEAK VETERINARY CLINIC
APN 212-05-531
7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255**

**CITY OF SCOTTSDALE GENERAL NOTES
FOR PUBLIC WORKS CONSTRUCTION**

- ALL CONSTRUCTION IN THE PUBLIC RIGHTS-OF-WAY OR IN EASEMENTS GRANTED FOR PUBLIC USE MUST CONFORM TO THE LATEST MARICOPA ASSOCIATION OF GOVERNMENTS (MAG) UNIFORM STANDARD SPECIFICATIONS AND UNIFORM STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION AS AMENDED BY THE LATEST VERSION OF THE CITY OF SCOTTSDALE SUPPLEMENTAL STANDARD SPECIFICATIONS AND SUPPLEMENTAL STANDARD DETAILS. IF THERE IS A CONFLICT, THE CITY'S SUPPLEMENTAL STANDARD DETAILS WILL GOVERN.
- THE CITY ONLY APPROVES THE SCOPE, NOT THE DETAIL, OF ENGINEERING DESIGNS; THEREFORE, IF CONSTRUCTION QUANTITIES ARE SHOWN ON THESE PLANS, THEY ARE NOT VERIFIED BY THE CITY.
- THE APPROVAL OF PLANS IS VALID FOR SIX (6) MONTHS. IF ASSOCIATED PERMIT HAS NOT BEEN ISSUED FOR THIS TIME FRAME, THE PLANS MUST BE RESUBMITTED TO THE CITY FOR REAPPROVAL.
- A CITY INSPECTOR WILL INSPECT ALL WORKS WITHIN THE CITY OF SCOTTSDALE. NOTIFY INSPECTION SERVICES 72 HOURS PRIOR TO BEGINNING OF WORK.
- WHENEVER EXCAVATION IS NECESSARY, CALL THE BLUE STAKE CENTER 811, TWO WORKING DAYS BEFORE EXCAVATION BEGINS.
- PERMISSION TO WORK IN THE RIGHT-OF-WAY (PWR) PERMIT ARE REQUIRED FOR ALL WORK IN THE RIGHT-OF-WAY AND EASEMENTS GRANTED FOR PUBLIC PERPOSED. COPIES OF ALL PERMITS MUST BE RETAINED ON-SITE AND BE AVAILABLE FOR INSPECTION AT ALL TIMES. FAILURE TO PRODUCE THE REQUIRED PERMITS WILL RESULT IN IMMEDIATE SUSPENSION OF ALL WORK UNTIL THE PROPER PERMIT DOCUMENTATION IS OBTAINED.

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER	PANEL # PANEL DATE	SUFFIX	DATE OF FIRM (Inbox Date)	FIRM ZONE	BASE FLOOD ELEVATION (In AO Zone, Use Depth)
045012	1310 7/20/21	M	7/20/21	AE	1872.00

OWNER/DEVELOPER

ATLANTIC DEVELOPMENT & INVESTMENTS, INC
DBA/DOGGY STYLE RESORT & DAYCARE, LLC
15957 N. 81st STREET #101
SCOTTSDALE, AZ 85260
C/O MADISON BREEN
480-299-5228
MADISON.BREEN@GMAIL.COM

ARCHITECT

CAWLEY ARCHITECTS
730 N. 52nd STREET
SUITE 203
PHOENIX, AZ 85008
(602) 393-5060
CAWLEYARCHITECTS.COM

ESTIMATED QUANTITIES

CUT = 110 C.Y.
FILL = 1,820 C.Y.

NOTE: QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHOULD VERIFY ALL QUANTITIES BEFORE SUBMITTING BIDS. NO SHRINKAGE, EXPANSION, GROUND LOSS OR EXCAVATION IS ASSUMED.

ENGINEERS CERTIFICATION

THE LOWEST FLOOR ELEVATION(S) AND/OR FLOOD PROOFING ELEVATION(S) ON THIS PLANS ARE SUFFICIENTLY HIGH TO PROVIDE PROTECTION FROM FLOODING CAUSED BY A ONE-HUNDRED YEAR STORM, AND ARE IN ACCORDANCE WITH CITY OF SCOTTSDALE REVISED CODE, CHAPTER 37-FLOODWAYS & FLOODPLAINS ORDINANCE.

UTILITIES

WATER: CITY OF SCOTTSDALE
SEWER: CITY OF SCOTTSDALE
ELECTRIC: ARIZONA PUBLIC SERVICE
GAS: SOUTHWEST GAS
TELEPHONE: COX COMMUNICATIONS
CABLE TV: CENTURY LINK

UTILITY NOTE

LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON INFORMATION SUPPLIED TO THE SURVEYOR BY THE APPROPRIATE UTILITY COMPANIES. THE SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES.

CIVIL ENGINEER

KEOGH ENGINEERING, INC.
850 NORTH 137TH AVENUE #110
GOODYEAR, ARIZONA 85308
PHONE: 623-535-7260
EMAIL: KEOGH@KEOGHENGINEERING.COM
CONTACT: DENNIS F. KEOGH

ASSESSOR'S PARCEL NO.

APN 212-05-531

SITE AREA

41,388 S.F.
=0.950 Acres

ZONING

C-0

BENCHMARK

MARICOPA COUNTY ENGINEERING DEPARTMENT BRASS CAP IN HANDHOLE AT THE SOUTH QUARTER CORNER OF SECTION 11, TOWNSHIP 4 NORTH, RANGE 4 EAST, G&SRB&M, MARICOPA COUNTY, ARIZONA ELEVATION=1878.31Z (NAVD88 DATUM)

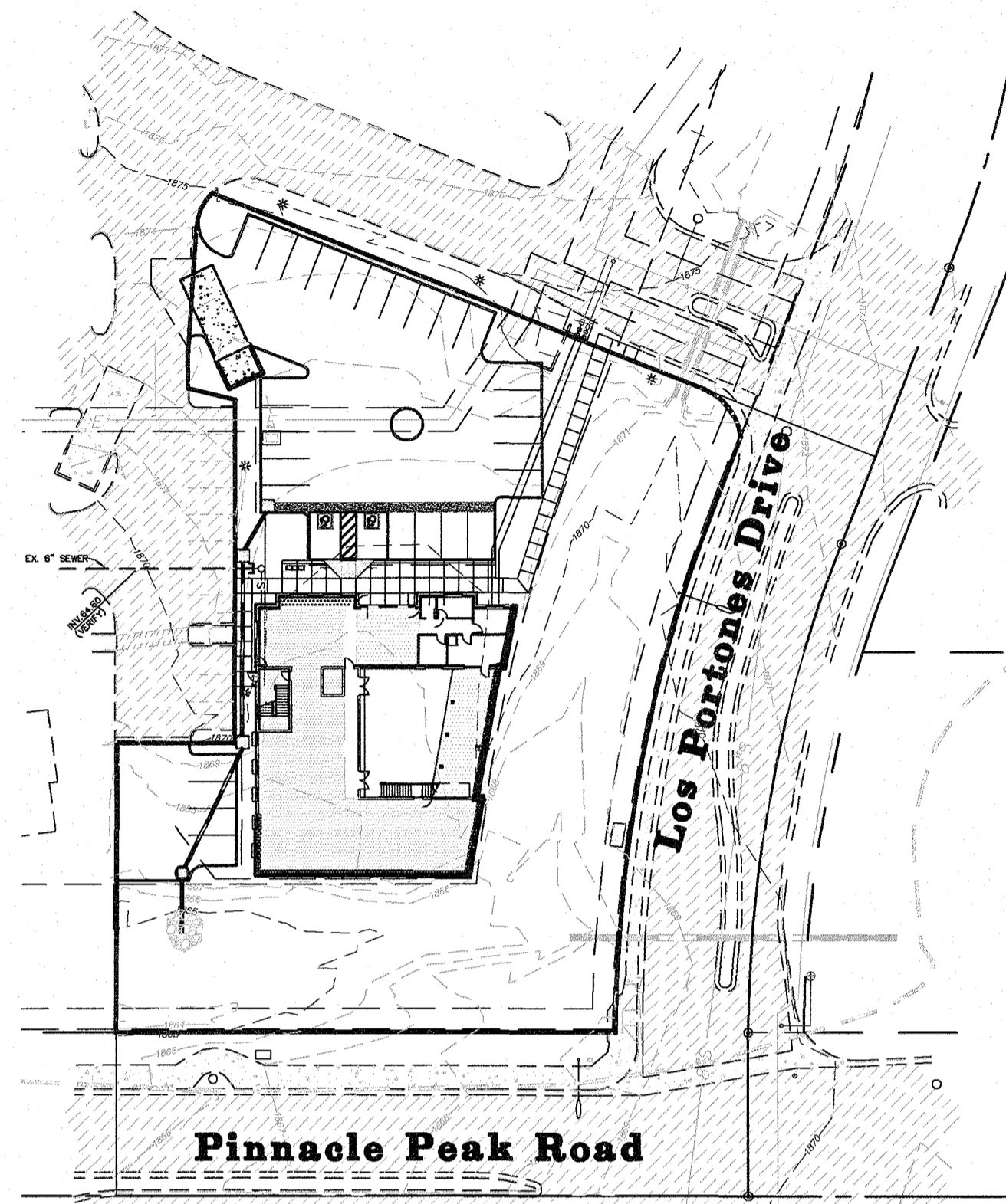
I HEREBY CERTIFY THAT ALL ELEVATIONS REPRESENTED ON THIS PLAN ARE BASED ON THE ELEVATION DATUM FOR THE CITY OF SCOTTSDALE BENCHMARK PROVIDED ABOVE.

DISTURBANCE AREA

37,500 S.F.= 0.86 ACRES

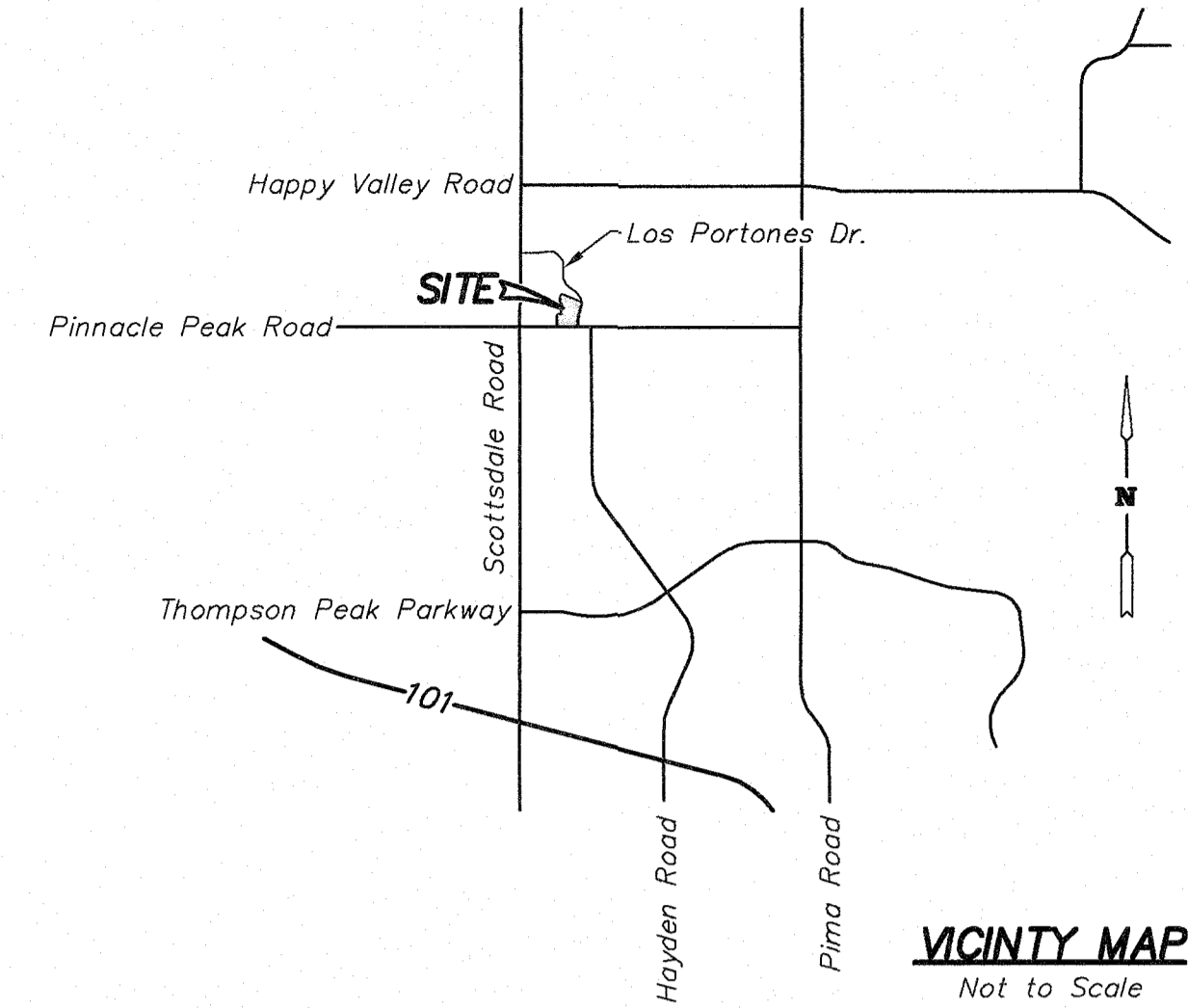
LOT COVERAGE

OFFICE 5,160 SF
KENNEL 4,440 SF
TOTAL 9,600 SF
9,600 S.F.= 23.1%
41,388 S.F.



KEY MAP

Scale: 1"=80'



VICINITY MAP
Not to Scale

NO CONFLICT SIGNATURE BLOCK				
UTILITY	UTILITY COMPANY	NAME OF COMPANY REPRESENTATIVE	TELEPHONE NUMBER	DATE SIGNED
ELECTRIC	APS			
TELEPHONE	CENT. LINK			
NATURAL GAS	SW GAS			
CABLE TV	COX			
OTHER	SRP			
OTHER	WATER RES.			

ENGINEER'S CERTIFICATION
I, DENNIS F. KEOGH, AS THE ENGINEER OF RECORD FOR THIS DEVELOPMENT, HEREBY CERTIFY THAT ALL UTILITY COMPANIES LISTED ABOVE HAVE BEEN PROVIDED FINAL IMPROVEMENT PLANS FOR REVIEW, AND THAT ALL CONFLICTS IDENTIFIED BY THE UTILITIES HAVE BEEN RESOLVED. IN ADDITION, "NO CONFLICT" FORMS HAVE BEEN OBTAINED FROM EACH UTILITY COMPANY AND ARE INCLUDED IN THIS SUBMITTAL.

SIGNATURE _____ DATE _____

CIVIL APPROVAL			
Review & Recommended Approval by:			
Paving		Traffic	
G&D		Planning	
W&S		Fire	
Ret. Walls			

Engineering Coordination Mgr. (or designee) _____ Date _____

CERTIFICATION

I HEREBY CERTIFY THAT "RECORD DRAWING" MEASUREMENTS, AS SHOWN, WERE MADE UNDER MY SUPERVISION OR, AS NOTED, AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DENNIS F. KEOGH _____ DATE _____
LAND SURVEYOR REGISTRATION #10846

SHEET 1 OF 3

PREPARED FOR
ATLANTIC DEVELOPMENT & INVESTMENTS, INC.

**GRADING & DRAINAGE
AND UTILITY PLAN**

FOR
PINNACLE PEAK VETERINARY CLINIC
APN 212-05-531
7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255

Keogh Engineering, Inc.
650 N. 137TH AVENUE, #110 GOODYEAR, ARIZONA 85338
PHONE: (602) 535-7260
EMAIL: keogh@keoghengineering.com

DATE: SEPT., 2025 JOB NO. 22270 MAP NO. P-22270

SHEET INDEX

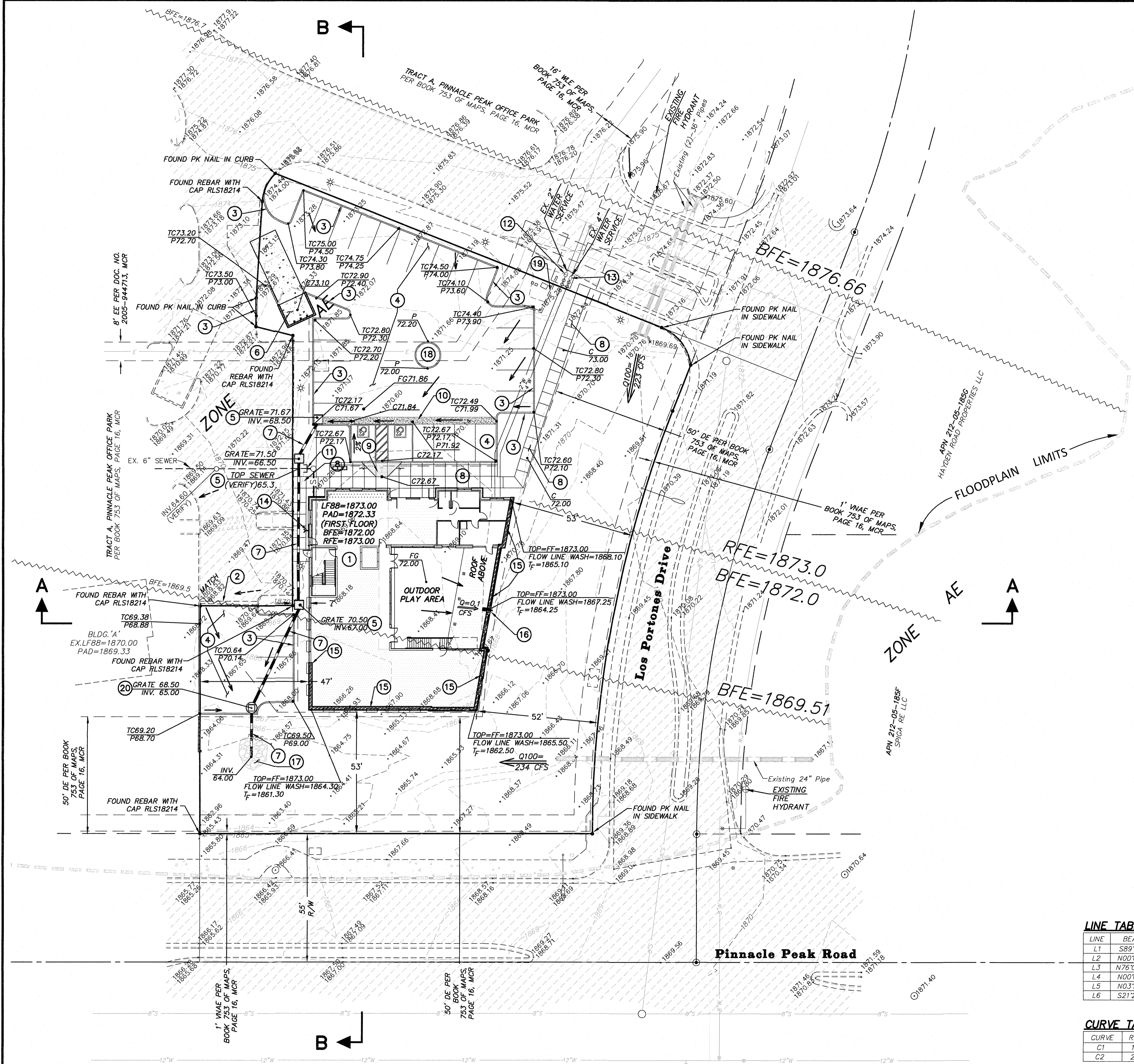
- SHEET 1: COVER SHEET
- SHEET 2: GRADING, DRAINAGE AND UTILITY PLAN
- SHEET 3: CROSS-SECTIONS AND DETAILS

Call at least two full working days before you begin excavation.

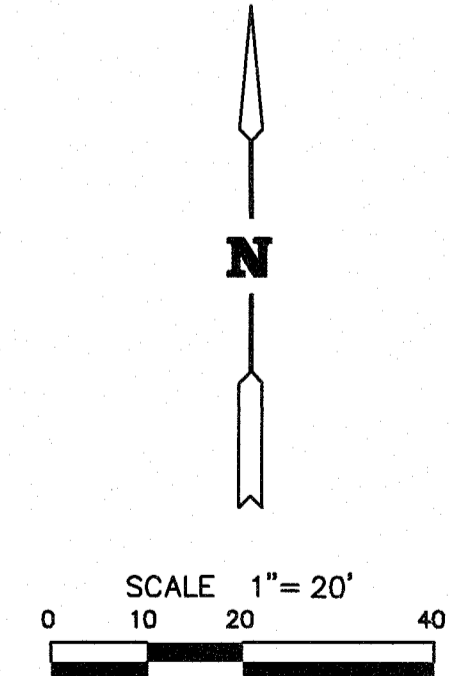
ARIZONA 811
Arizona Blue Stake, Inc.

Dial 8-1-1 or 1-800-STAKE-IT (782-5348)
In Maricopa County: (602) 263-1100

CASE #11-ZN-2023 PLAN #



- CONSTRUCTION NOTES**
- 1 STRUCTURE ON COMPACTED PAD
 - 2 SAWCUT AND MATCH EXISTING PAVEMENT
 - 3 6" SINGLE CURB, MAG DET. 222-A
 - 4 2-1/2" AC OVER 6" ABC ASPHALT PAVEMENT
 - 5 CATCH BASIN MAG DET. 535-F
 - 6 TRASH BIN, PER CITY STANDARDS
 - 7 12" HDPE STORM DRAIN
 - 8 CONCRETE SIDEWALK SEE ARCHITECTS PLANS
 - 9 HANDICAP RAMP
 - 10 3' WIDE CONCRETE VALLEY GUTTER - MAG DET. 240.
 - 11 CONNECT TO EXISTING 6" SEWER STUB FOR SEWER SERVICE - INV. @ STUB=64.90+/-, CONTRACTOR TO VERIFY.
 - 12 ACTIVATE EXISTING 2" WATER SERVICE STUB W/ 2" METER. RUN 2" WATER SERVICE TO STRUCTURE. COORDINATE WITH SCOTTSDALE WATER DEPARTMENT. REQUIRES 2" BACK FLOW PREVENTER.
 - 13 CONNECT TO EXISTING 4" FIRE SERVICE STUB. RUN 4" FIRE LINE TO STRUCTURE. COORDINATE WITH SCOTTSDALE FIRE MARSHALL. REQUIRES 4" BACK FLOW PREVENTER.
 - 14 FIRE DEPARTMENT CONNECTION
 - 15 RETAINING FLOOD/ SCOUR WALL/ STEM WALL - SEE DETAIL SHEET 3.
 - 16 18"x18" NYOPLAST CATCH BASIN WITH STAINLESS STEEL GRATE AND 6" DIAMETER PVC PIPE OUTLET INTO FACE OF RETAINING FLOOD/ SCOUR WALL/ STEM WALL
 - 17 D50=7", T=14" ANGULAR EROSION ROCK FLUSH WITH EXISTING GRADE OF WASH. OVEREXCAVATE AS REQUIRED
 - 18 LANDSCAPE
 - 19 MARQUEE SIGN
 - 20 CONTECH "CASCADE GS-4" CATCH BASIN - GRATE=68.50, INV.=65.00 OUT.



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°59'18"E	40.00'
L2	N00°00'42"E	115.69'
L3	N76°07'37"W	16.48'
L4	N00°00'42"E	12.28'
L5	N03°37'59"E	41.56'
L6	S21°28'53"W	21.22'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA
C1	18.00'	13.34'	42°27'47"
C2	20.00'	21.34'	61°08'40"

SHEET 2 OF 3

11305 DENNIS FRANK KEOGH
916125
Professional Engineer
Arizona, USA

DRAWN BY: SPK/MDK/RMV
CHECKED BY: DFK
FIELD WORK BY: DJK
DATE: SEPT., 2025

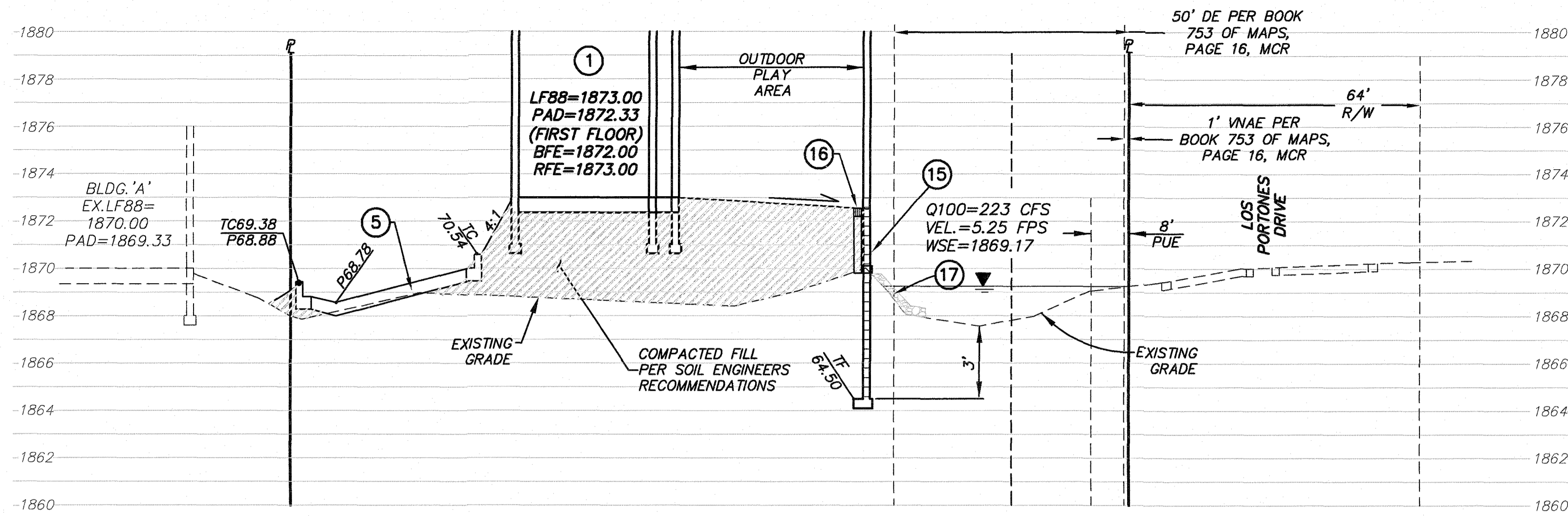
PREPARED FOR
ATLANTIC DEVELOPMENT & INVESTMENTS, INC.

GRADING & DRAINAGE AND UTILITY PLAN
FOR
PINNACLE PEAK VETERINARY CLINIC
APN 212-05-531
7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE, ARIZONA 85255

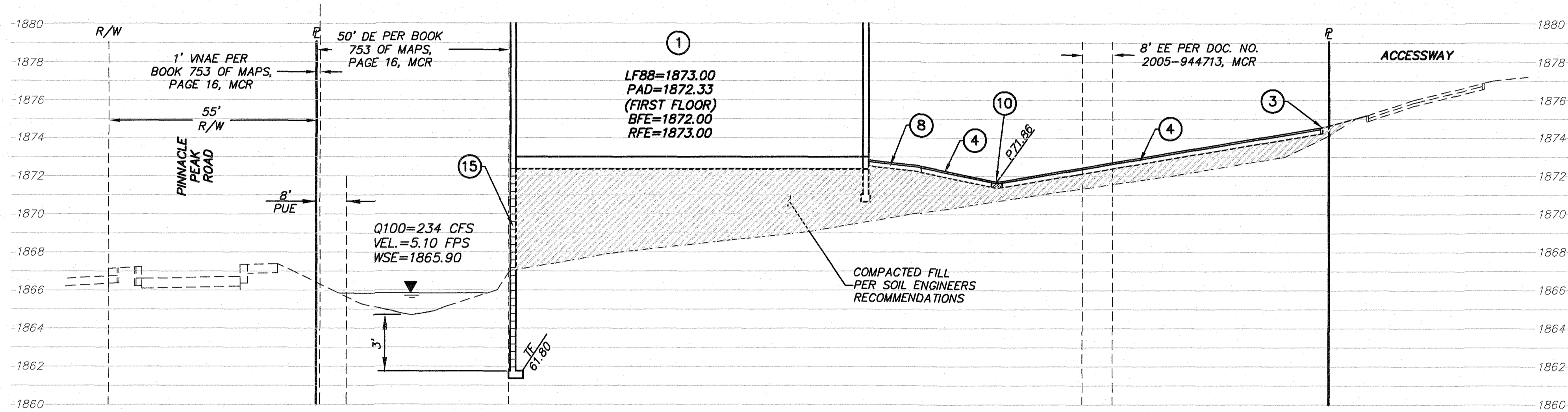
Keogh Engineering, Inc.
650 N. 137TH AVENUE, #110 • GOODYEAR, ARIZONA 85338
PHONE: (602) 535-7260
EMAIL: keogh@keogheengineering.com

JOB NO. 22270 MAP NO. P-22270

L:\22270\GD\GD-22270.dwg, 9/5/2025 3:20:15 PM



SECTION A-A
Scale: 1"=20' Hor.
1"=4' Vert.



SECTION B-B
Scale: 1"=20' Hor.
1"=4' Vert.

CONSTRUCTION NOTES

- ① STRUCTURE ON COMPACTED PAD
- ② SAWCUT AND MATCH EXISTING PAVEMENT
- ③ 6" SINGLE CURB, MAG DET. 222-A
- ④ 2-1/2" AC OVER 6" ABC ASPHALT PAVEMENT
- ⑤ CATCH BASIN MAG DET. 535-F
- ⑥ TRASH BIN, PER CITY STANDARDS
- ⑦ 12" HDPE STORM DRAIN
- ⑧ CONCRETE SIDEWALK SEE ARCHITECTS PLANS
- ⑨ HANDICAP RAMP
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- ⑪ CONNECT TO EXISTING 6" SEWER STUB FOR SEWER SERVICE - INV. @ STUB=64.90+/- . CONTRACTOR TO VERIFY.
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- ⑮ RETAINING FLOOD/ SCOUR WALL/ STEM WALL - SEE DETAIL SHEET 3.
- ⑯ 18"x18" NYOPLAST CATCH BASIN WITH STAINLESS STEEL GRATE AND 6" DIAMETER PVC PIPE OUTLET INTO FACE OF RETAINING FLOOD/ SCOUR WALL/ STEM WALL
- ⑰ D50=7", T=14" ANGULAR EROSION ROCK FLUSH WITH EXISTING GRADE OF WASH. OVEREXCAVATE AS REQUIRED
- ⑱ LANDSCAPE
- ⑲ MARQUEE SIGN
- ⑳ CONTECH "CASCADE GS-4" CATCH BASIN - GRATE=68.50, INV.=65.00 OUT.

LEGEND

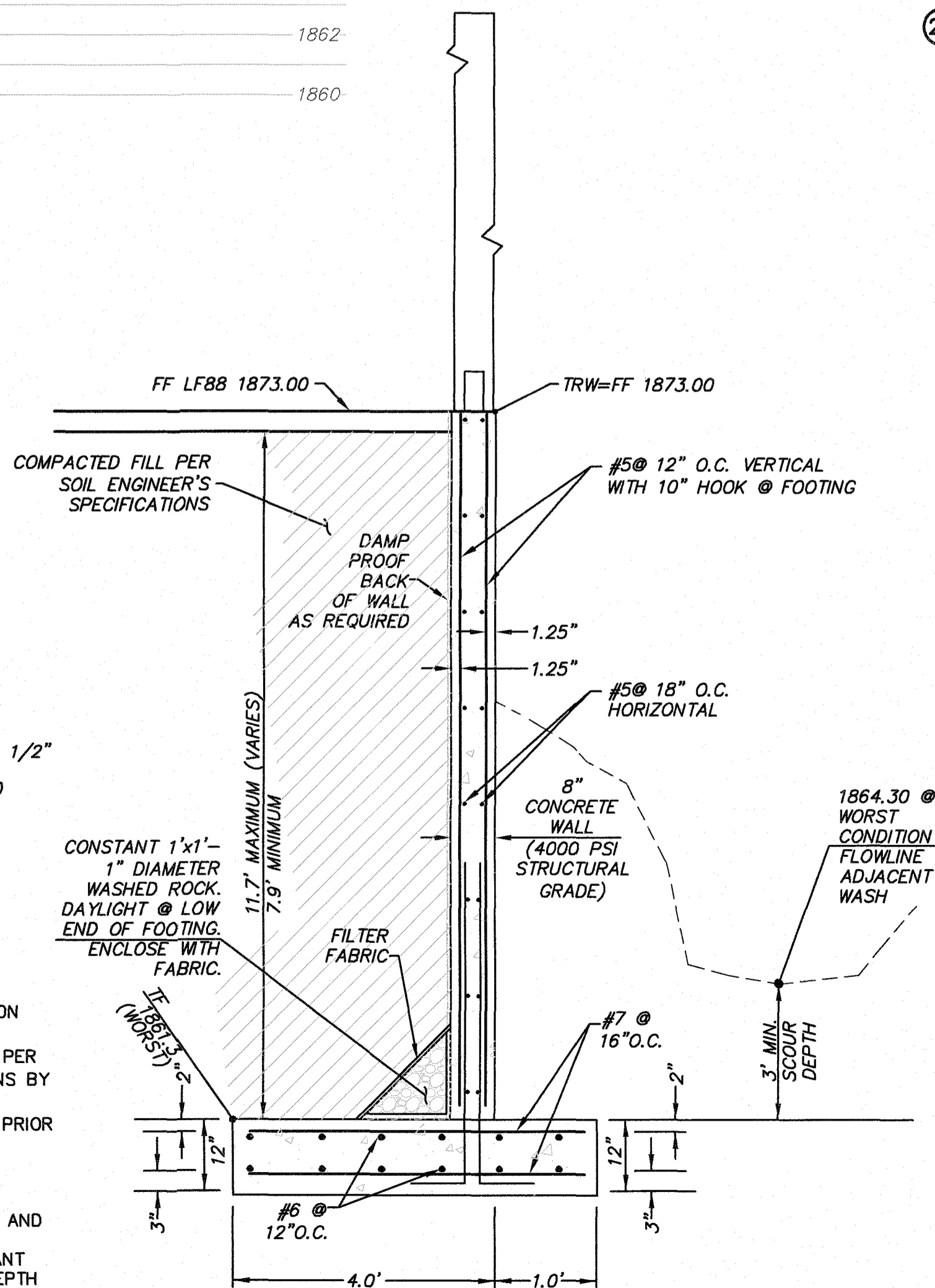
- TVF TOP VIEW FENCE
- TSW TOP SCREEN WALL
- FG IN FINISHED GRADE IN
- FG OUT FINISHED GRADE OUT
- TF TOP FOOTING
- BOT BOTTOM SCOUR WALL

WALL DIMENSION AND STEEL NOTE
IF THE ACTUAL HEIGHT OF WALL FALLS BETWEEN THE EVEN HEIGHT CATEGORIES IN THE TABLE, USE THE HIGHER CATEGORY STEEL SIZE AND BASE DIMENSION HEIGHT = TRW-TF

SPECIFICATIONS:
FC= 4000 PSI
MAX SLUMP= 4 1/2"
STEEL ATSM 615-60
FY=60000 PSI
LAP=48X BAR D

NOTES:

- 1.) PLACE FOOTING ON COMPACTED FILL.
- 2.) PLACE BACKFILL PER RECOMMENDATIONS BY SOILS ENGINEER.
- 3.) ALLOW 28 DAYS PRIOR BACKFILL.
- 4.) STEP FOOTING AS REQUIRED
- 5.) STEEL CALLOUTS AND DIMENSIONS REMAINS CONSTANT WITH VARYING DEPTH

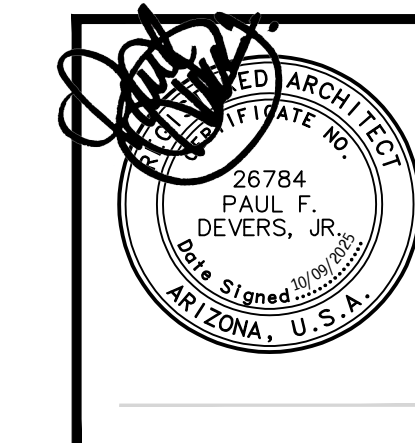


⑮ RETAINING FLOOD/SCOUR WALL/STEM WALL

Not to Scale

SHEET 3 OF 3

	PREPARED FOR
	ATLANTIC DEVELOPMENT & INVESTMENT, INC.
	GRADING & DRAINAGE AND UTILITY PLAN
	FOR
	PINNACLE PEAK VETERINARY CLINIC
	APN 212-05-531
	7474 EAST PINNACLE PEAK ROAD
	SCOTTSDALE, ARIZONA 85255
	Keogh Engineering, Inc.
	650 N. 137TH AVENUE, SUITE 110 • GROUNDLEVEL, ARIZONA 85338
	PHONE: (602) 535-7290
	EMAIL: keogh@keogheengineering.com
DRAWN BY	SPK/MDK/RMV
CHECKED BY	DFK
FIELD WORK BY	DJK
DATE	SEPT., 2025
JOB NO.	22270
MAP NO.	P-22270



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA 85255

DATE
PRE-APP SUBMITTAL 03/03/2025
DR SUBMITTAL 10-09-2025

DRAWN BY: JS

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

NATURAL AREA OPEN SPACE PLAN

NATURAL AREA OPEN SPACE PLAN

Project: 25005

NA1.1

NAOS CALCULATIONS

PROJECT INFORMATION

PROJECT: PINNACLE PEAK VET CLINIC
PROJECT DATA ZONING: C-O ESL
GROSS SITE AREA: +/- 62,668 S.F. (+/- 1.44 ACRES)
NET SITE AREA: +/- 41,418 S.F. (+/- 0.95 ACRES)
BUILDING HEIGHT: 29'-6"

NATURAL AREA OPEN SPACE (NAOS)

CITY OF SCOTTSDALE ORD. SEC. 6.1060 - OPEN SPACE REQUIREMENTS, TABLE 6.1060.1, MINIMUM PERCENTAGE NAOS BASED ON SLOPE AND LANDFORM CATEGORY

PER CIVIL ENGINEERING SLOPE ANALYSIS: BETWEEN 2% AND 5%

LANDFORM CATEGORY: LOWER DESERT (PER ESLO DESIGNATION)

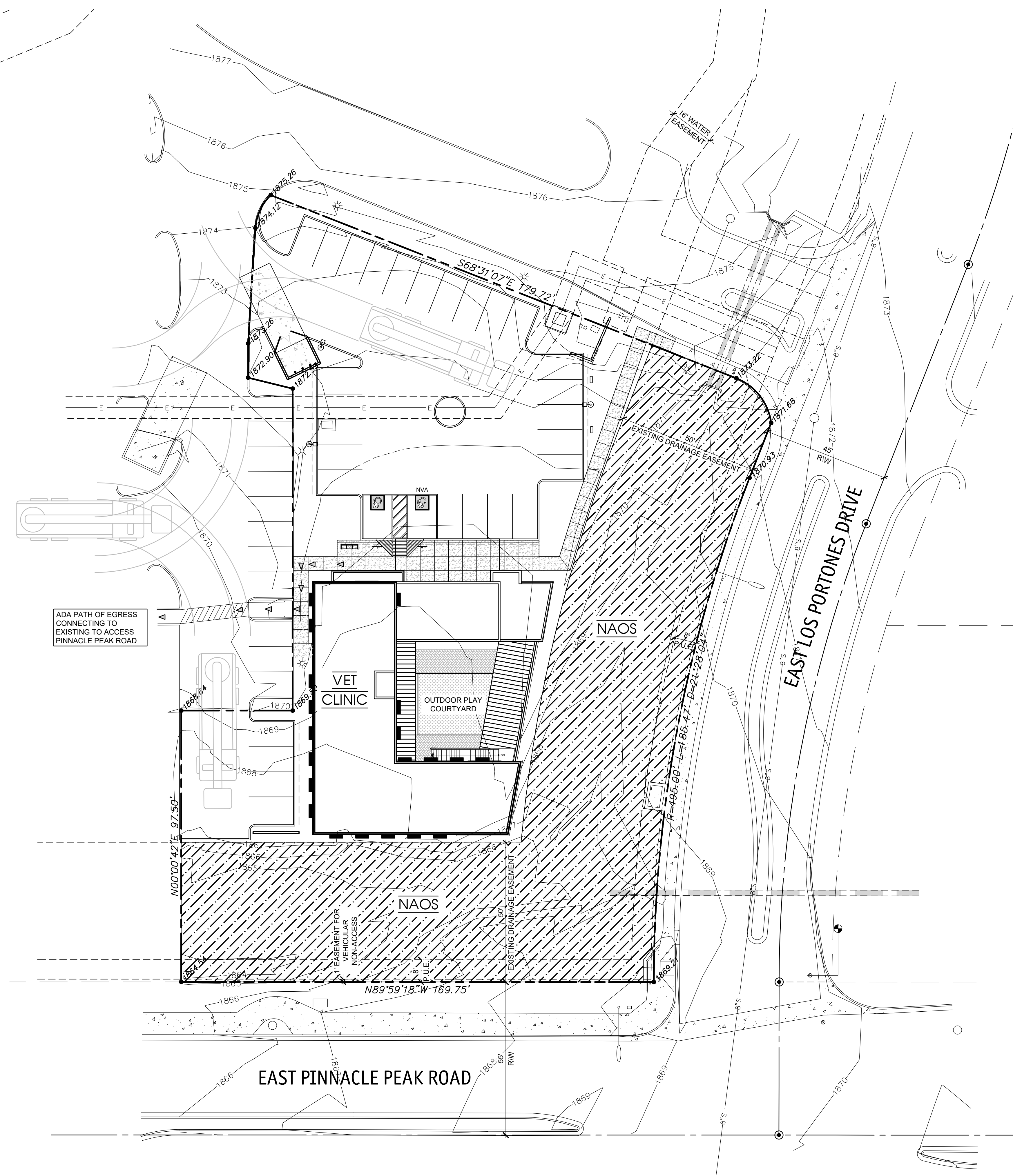
PERCENTAGE OF NAOS REQUIRED: 25% OF GROSS SITE AREA

NAOS REQUIRED: 0.25 x 62,668 S.F. = **15,667 S.F.**

NAOS PROVIDED = **17,185 S.F. (0.39 ACRES)**

LEGEND

- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
- 6" CURB
- SITE WALL
- ▨ SALT FINISH CONCRETE SIDEWALK
- ▨ EXISTING DEDICATED NAOS = 17,185 S.F.
- ▨ PAINT STRIPING ON PAVEMENT

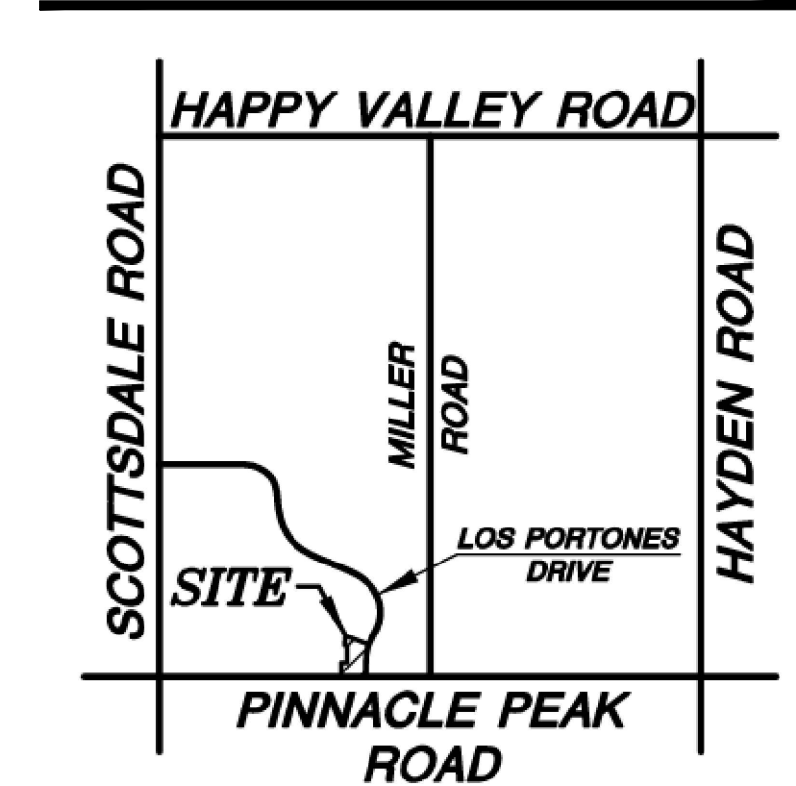


ADA PATH OF EGRESS CONNECTING TO EXISTING TO ACCESS PINNACLE PEAK ROAD

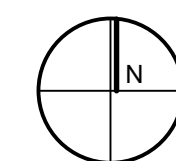
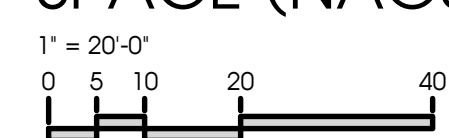
C.O.S. APPROVAL STAMPS



VICINITY MAP



NATURAL AREA OPEN SPACE (NAOS) PLAN



PRE-APP #175-PA-2025



NAOS CALCULATIONS

SITE AREA 11.47 ACRES

SLOPE CATEGORY	PERCENT REQUIRED	SITE AREA (AC.)	AREA REQUIRED
0%-2%	20%	0.60	0.12
2%-5%	25%	6.90	1.73
5%-10%	30%	3.97	1.19
10%-15%	30%	0.00	0.00
OVER 10%	30%	0.00	0.00
TOTAL			3.04

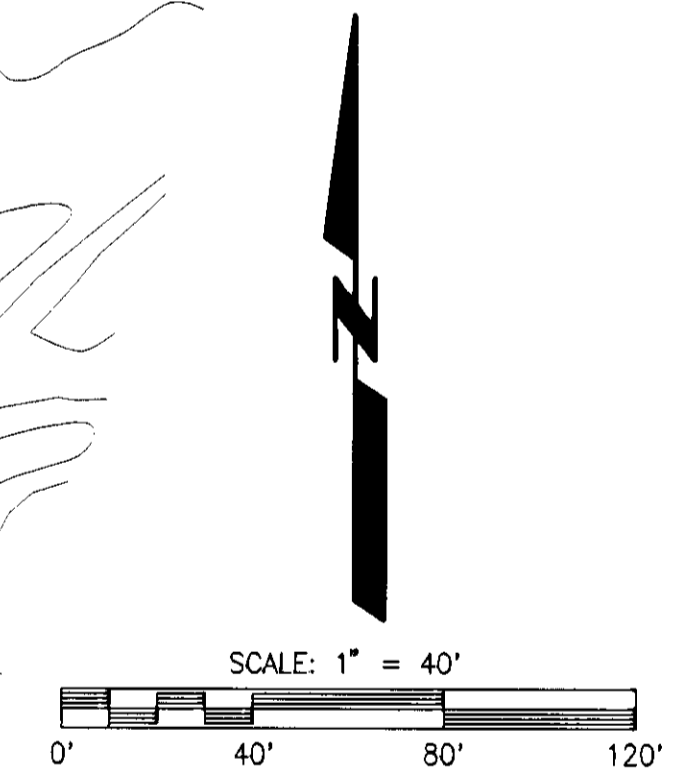
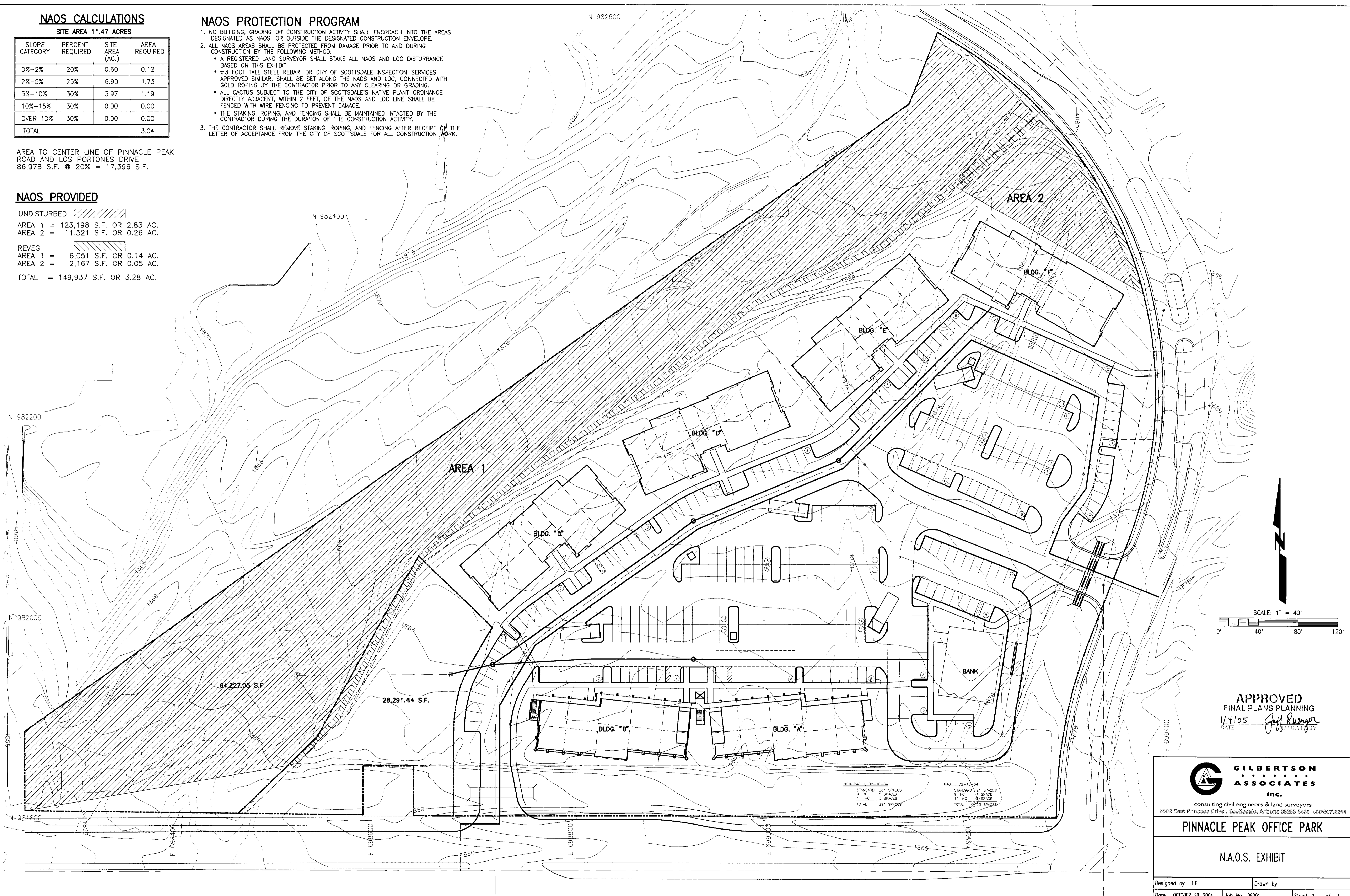
AREA TO CENTER LINE OF PINNACLE PEAK ROAD AND LOS PORTONES DRIVE
86,978 S.F. @ 20% = 17,396 S.F.

NAOS PROVIDED

UNDISTURBED 
 AREA 1 = 123,198 S.F. OR 2.83 AC.
 AREA 2 = 11,521 S.F. OR 0.26 AC.
 REVEG 
 AREA 1 = 6,051 S.F. OR 0.14 AC.
 AREA 2 = 2,167 S.F. OR 0.05 AC.
 TOTAL = 149,937 S.F. OR 3.28 AC.

NAOS PROTECTION PROGRAM

- NO BUILDING, GRADING OR CONSTRUCTION ACTIVITY SHALL ENCRoACH INTO THE AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
- ALL NAOS AREAS SHALL BE PROTECTED FROM DAMAGE PRIOR TO AND DURING CONSTRUCTION BY THE FOLLOWING METHOD:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - ±3 FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN 2 FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.



APPROVED
 FINAL PLANS PLANNING
 1/4/05
 DATE *Jeff Rumberg*
 APPROVED BY

GILBERTSON ASSOCIATES inc.
 consulting civil engineers & land surveyors
 8502 East Princess Drive - Scottsdale, Arizona 85255-5405 480/907,2244

PINNACLE PEAK OFFICE PARK

N.A.O.S. EXHIBIT

Designed by T.E. Drawn by
 Date OCTOBER 18, 2004 Job No. 99201 Sheet 1 of 1

FILE NAME: A:\01\99201\01\NAOS
 DATE PLOTTED: 10-18-04

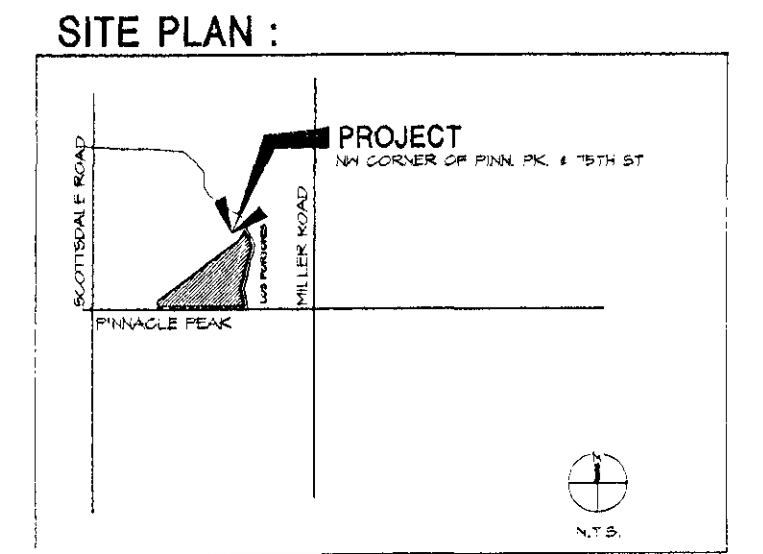
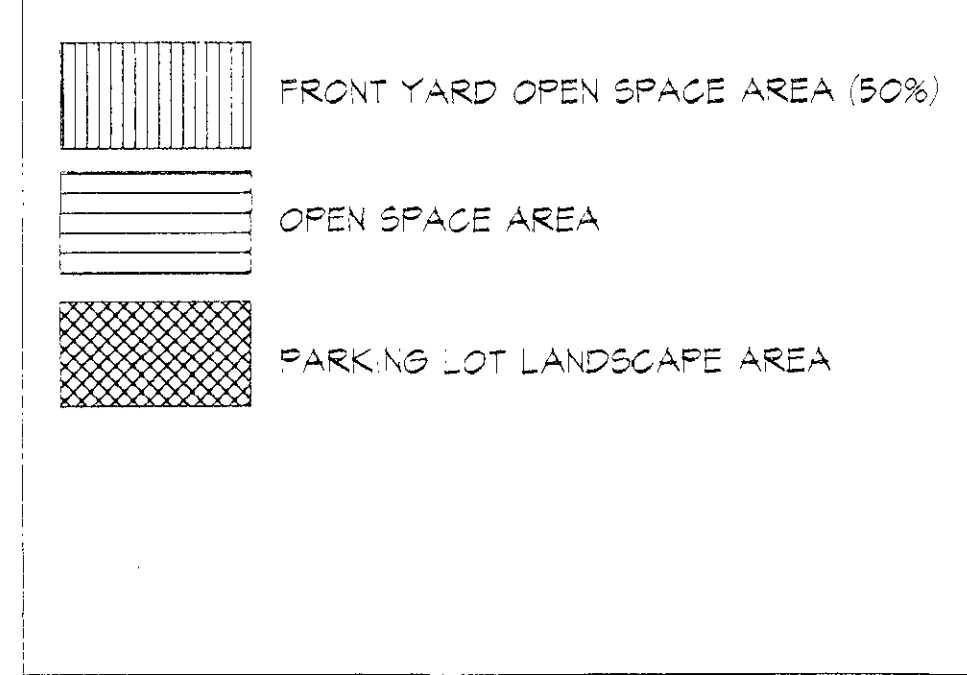
15-DR-2004 774-04

SITE PLAN WORKSHEET DATA/CALCULATIONS

REQUIRED OPEN SPACE:	
MAXIMUM BUILDING HEIGHT	= 30'-0"
FIRST 12'-0" OF HEIGHT	= .15 X NET SITE AREA
NEXT 18'-0" OF HEIGHT	= .15 X 499,523 S.F. = 74,928.5 S.F.
TOTAL OPEN AREA REQ'D.	= 119,885.57 S.F.
TOTAL FRONT OPEN AREA REQ'D.	= 59,942.79 S.F. (50% TOTAL REQ'D.)
TOTAL FRONT OPEN AREA PROVIDED	= 74,624 S.F.
TOTAL OTHER OPEN AREA PROVIDED	= 167,904 S.F.
N.A.O.S. REQUIRED: SEE CIVIL PLANS FOR LOCATION OF NAOS AND CALCULATIONS	
REQUIRED PARKING LOT LANDSCAPING:	
PARKING LOT AREA X 15%	139,451 S.F. X .15 = 20,918 S.F.
PARKING LOT LANDSCAPING PROVIDED	= 48,006 S.F.
PARKING REQUIRED	
OFFICE: 70,702 G.S.F. / 250 S.F. PER SPACE	= 283 SPACES
BANK: 4,500 G.S.F. / 250 S.F. PER SPACE	= 18 SPACES
TOTAL PARKING REQUIRED:	301 SPACES
PARKING PROVIDED	
9'-0" X 18'-0" STANDARD SPACES	299 SPACES
4% OF TOTAL REQ'D. FOR ADA ACCESSIBILITY	13 SPACES
TOTAL PARKING PROVIDED:	312 SPACES (+ 23 FOR FUTURE BANK)
BICYCLE PARKING REQUIRED	
1 BICYCLE SPACE PER 10 VEHICULAR SPACES	
301 VEHICULAR SPACES REQUIRED = BICYCLE RACKS FOR 30 BIKES	
FLOOR AREA RATIO	
.6 X 499,523 S.F.	= 299,713.8 S.F.F.
FLOOR AREA PROVIDED	= 75,202 S.F.F.
VOLUME RATIO	
7.2 X 499,523 S.F.	= 3,596,566.6 C.F.F.
MAX. VOLUME PROVIDED	= 1,669,470 C.F.F.

FRONT YARD OPEN SPACE AREAS:	
AREA "B"	= 3320 S.F.
AREA "B1"	= 4902 S.F.
AREA "C"	= 44,219 S.F.
AREA "D"	= 22,183 S.F.
TOTAL	= 74,624 S.F.
OTHER OPEN SPACE AREAS:	
AREA "A"	= 132,622 S.F.
AREA "E"	= 21,035 S.F.
AREA "F"	= 8,247 S.F.
TOTAL	= 167,904 S.F.
PARKING LOT LANDSCAPE AREAS:	
AREA "G"	= 19,868 S.F.
AREA "H"	= 304 S.F.
AREA "I"	= 388 S.F.
AREA "J"	= 0 S.F.
AREA "K"	= 0 S.F.
AREA "L"	= 316 S.F.
AREA "M"	= 0 S.F.
AREA "N"	= 1,585 S.F.
AREA "O"	= 4,602 S.F.
AREA "P"	= 4,445 S.F.
AREA "Q"	= 0 S.F.
AREA "R"	= 0 S.F.
AREA "S"	= 2,599 S.F.
AREA "T"	= 330 S.F.
AREA "U"	= 316 S.F.
AREA "V"	= 512 S.F.
AREA "W"	= 0 S.F.
AREA "X"	= 36 S.F.
AREA "Y"	= 12,320 S.F.
TOTAL	= 48,006 S.F.

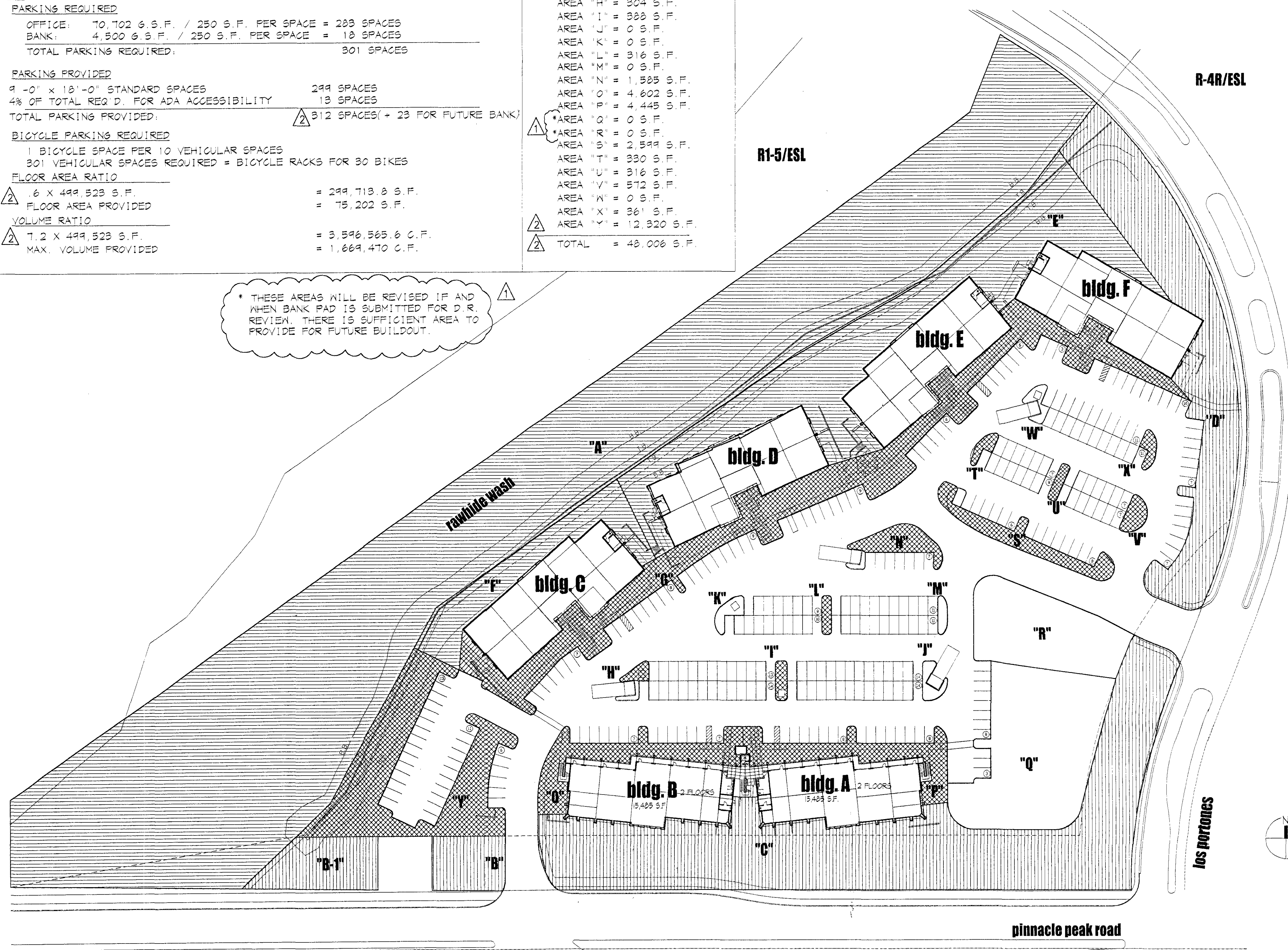
SITE PLAN WORKSHEET LEGEND



July 26, 2004

site plan worksheet
scale: 1" = 50'-0"

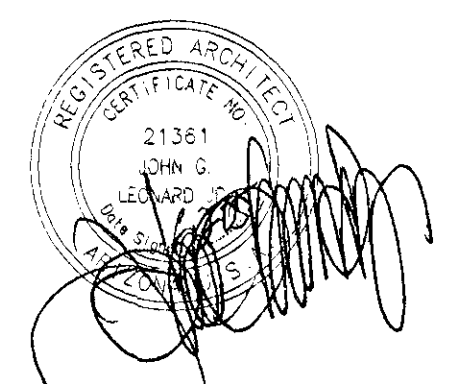
▲ OCTOBER 8, 2004 CITY COMMENTS
▲ JUNE 6, 2005 ADDED PARKING LOT



* THESE AREAS WILL BE REVISED IF AND WHEN BANK PAD IS SUBMITTED FOR D.R. REVIEW. THERE IS SUFFICIENT AREA TO PROVIDE FOR FUTURE BUILDOUT.

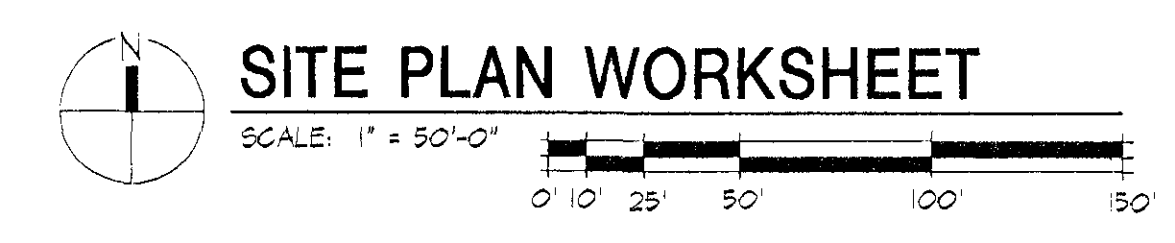
new professional office buildings
pinnacle peak office park
nw corner of los portones & pinnacle peak road.
for
ppop, l.l.c.

C-2/ESL



cambium architects
1158 east missouri avenue suite 120 phoenix, az 85014

APPROVED
FINAL PLANS PLANNING
11/11/04



SITE PLAN WORKSHEET

Project Number: 2004001
Drawing Number:

case # 519-pa-2003
case # 15-DR-2004
Q.S. #45-45

A-1.2

- ### SITE PLAN PLANNING NOTES
- SHORT DISTANCE TRAVEL SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREAS WITHIN THE SAFETY TRIANGLE SHALL BE CLEAR OF LANDSCAPING BARRIERS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT OF 10 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT REACHES AT 15 FEET HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
 - ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
 - ALL SIGN REQUIREMENTS PERmits AND APPROVALS.
 - NO EXTERIOR SIGNING OR DISPLAY SHALL BE ALLOWED.
 - FLAGPOLES IF PROVIDED SHALL BE THE FREE STANDING TYPE.
 - NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
 - PAVING UNDERLAYS 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 JET OF WATER OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. BUILDING AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING WITH A MINIMUM OF 10' HEIGHT FROM THE NEAREST POINT OF TALLEST NET. DETAILS ARE STILL 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 8 FEET IN HEIGHT.
 - NO CHAIN LINK FENCING SHALL BE ALLOWED.
 - NO TURN AREAS SHALL BE PROVIDED.
 - NO IRRIGATION SHALL BE PROVIDED TO ADJACENT NATURAL AREA OPEN SPACE (NAOS) AREAS.
 - NO IRRIGATION SHALL BE PROVIDED TO ADJACENT NATURAL AREA OPEN SPACE (NAOS) AREAS.
 - PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION LOGO PROTECTION PROGRAM.

- ### FIRE ORDINANCE REQUIREMENTS
- FIREHOLE IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE. MUST BE ON ALL PLANS.
 - FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MAINTAINED IN COMPLIANCE WITH CITY ORDINANCES & IFC.
 - MOUNT A KNEX BOX 4-8 ALF. BY 3/4" BAY ENTRANCE.
 - INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER ROOM. IT SHALL BE OF HEAVY DUTY TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYS TO MATCH THE FIRE ALARM CONTROL PANEL & OPERATED BY THE FACP IF APPLICABLE.
 - PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS PROVIDED.
 - PROVIDE ALL WEATHER ACCESS ROAD (MIN 20') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED @ THE (1)
 - EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC.
 - SEE APPROVED CIVILS FOR THE REQUIRED NUMBER OF FIRE HYDRANTS. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS NOTIFIED & OPERABLE PRIOR TO THE FOOTING CONSTRUCTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF 700' AT 300' SPACING. THE DEVELOPER SHALL HAVE THE C.O.S. APPROVED CIVILS WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
 - DESIGN PER IFC & 2003 EDITION COMMERCIAL SYSTEM.
 - SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM IFC (2003 EDITION) & CITY ORDINANCE SYSTEMS WITH 100-LEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW NOTAL, NO CONTRACTOR SHALL ADJUST TO THESE COMPLETE SETS OF DRAWINGS & HYDRANT CALCULATIONS REVIEWED BY A MINIMUM NET 8 DESIGN TECHNICIAN.
 - BACKFLOW PREVENTION SHALL BE REQUIRED ON VERTICAL RISERS OF CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISION CODES.
 - FIRELINE SPRINKLER & STAFFPIPE SYSTEM SHALL BE FLOWED & PRESSURE TESTED PER VFA STANDARDS & SCOTTSDALE REVISION CODES.
 - FOR SHARED CONNECTIONS FOR SPRINKLERS AND/OR STAFFPIPER WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2 1/2" X 2 1/2" X 1/2" (30") 4" B BACK OF CURB, INDEP. SET LINE.
 - THE FIRE LINE SHALL BE EXTENDED A MAXIMUM OF 5' INTO THE BUILDING WITH A MINIMUM OF 30" CLEARANCE AROUND THE FIRE ROOM. EXTERIOR ACCESS SHALL BE REQUIRED.
 - SEMI-TRUCKS & APPROPRIATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, REFRIGERANTS, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A SIGN IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN MSDS & SUBMIT WITH THE BUILDING PLANS.

NAOS CALCULATIONS

SITE AREA 1147 ACRES

SLOPE CATEGORY	PERCENT REQUIRED	SIZE (AC)	AREA REQUIRED
0%-2%	20%	0.60	0.12
2%-5%	25%	6.90	1.73
5%-10%	30%	3.97	1.19
10%-15%	30%	0.05	0.00
OVER 15%	30%	0.00	0.00
TOTAL			3.04

NAOS PROVIDED

UNDISTURBED

AREA 1 = 123,198 S.F. OR 2.83 AC
AREA 2 = 11,321 S.F. OR 0.26 AC

REVEG

AREA 1 = 9,351 S.F. OR 0.14 AC
AREA 2 = 2,167 S.F. OR 0.05 AC

TOTAL = 149,937 S.F. OR 3.28 AC

ALLOWABLE AREAS CALCULATIONS

BUILDING A18 (TREAT AS A SINGLE BLDG) (2 STORY)

$A_1 = 4000 \text{ SF PER TABLE 503 FOR B-000/50 CONST}$
 $1/2" \text{ INCL. FOR FRONTAGE} = 100 \text{ SF} = 0.28 \text{ AC}$
 (MIN. DIST. TO CENTERLINE BETWEEN BLDGS. OR PUBLICWAY = 4')
 $1/2" \text{ INCL. FOR SPRINKLER SYSTEM} = 200 \text{ SF} = 0.56 \text{ AC}$
 $A_2 = (A_1 \times 1/2) / 100 = 1.4 \times 1/2 = 0.7$
 $A_3 = 4000 \text{ SF} \times 1/2 = 2000 \text{ SF} \times 1/2 = 1000 \text{ SF}$
 $A_4 \text{ PER FLOOR} = 89,750 \text{ SF}$
ACTUAL AREA/FLOOR = 8,282 SF

BUILDING C, D, E, & F (ALL 1 STORY)

$A_1 = 4000 \text{ SF PER TABLE 503 FOR B-000/50 CONST}$
 $1/2" \text{ INCL. FOR FRONTAGE} = 100 \text{ SF} = 0.28 \text{ AC}$
 $A_2 = (A_1 \times 1/2) / 100 = 1.4 \times 1/2 = 0.7$
 $A_3 = 4000 \text{ SF} \times 1/2 = 2000 \text{ SF} \times 1/2 = 1000 \text{ SF}$
 $A_4 \text{ PER FLOOR} = 89,750 \text{ SF}$
ACTUAL AREA/FLOOR = 8,282 SF

SITE PLAN WORKSHEET DATA/CALCULATIONS

REQUIRED OPEN SPACE

MAXIMUM BUILDING HEIGHT = 30'-0" (15' X 471, 232 S.F. = 10,684 S.F.)
 NEXT 5'-0" OFF HEIGHT = 21' X 471, 232 S.F. = 42,410.88 S.F.
TOTAL OPEN AREA REQ'D = 113,094.88 S.F.
TOTAL FRONT OPEN AREA REQ'D = 59,547.84 S.F. / 1.368 TOTAL REQ'D
TOTAL FRONT OPEN AREA PROVIDED = 67,124 S.F.
TOTAL OTHER OPEN AREA PROVIDED = 167,804 S.F.

N.A.O.S. REQUIRED SEE CIVIL PLANS FOR LOCATION OF NAOS AND CALCULATIONS

REQUIRED PARKING LOT LANDSCAPING

PARKING LOT AREA X 15% = 13,022 S.F. X 15 = 1,953.3 S.F.
 PARKING LOT LANDSCAPING PROVIDED = 30,634 S.F.

PARKING PROVIDED

8'-0" X 18'-0" STANDARD SPACES = 248 SPACES
 4'-0" TOTAL REQ'D FOR ADA ACCESSIBILITY = 12 SPACES
TOTAL PARKING PROVIDED = 260 SPACES

BI-CYCLE PARKING REQUIRED

BI-CYCLE SPACE PER 10 VEHICULAR SPACES = 30 BI-CYCLE SPACES REQUIRED
 BI-CYCLE SPACES PROVIDED = 30 BI-CYCLE SPACES

FLOOR AREA RATIO

8 X 471, 232 S.F. = 2,967,856 S.F.
 FLOOR AREA PROVIDED = 75,202 S.F.

VOLUME RATIO

1.2 X 471, 232 S.F. = 5,654,784 C.F.
 MAX. VOLUME PROVIDED = 1,669,470 C.F.

PROJECT DATA :

PROJECT ADDRESS: 1450 EAST PINNACLE PEAK ROAD
 BUILDING B: 1400 EAST PINNACLE PEAK ROAD
 BUILDING C: 1400 EAST PINNACLE PEAK ROAD
 BUILDING D: 1400 EAST PINNACLE PEAK ROAD
 BUILDING E: 1400 EAST PINNACLE PEAK ROAD
 BUILDING F: 1400 EAST PINNACLE PEAK ROAD

OWNER: PPOP, L.L.C.
 3107 EAST VISTA BONITA DR. 200
 SCOTTSDALE, ARIZONA 85268
 PHONE: (480) 624-9145
 CONTACT: E.J. JOYNT/3111

PARCEL NUMBER: 212-008-001-0

SITE AREA: 471,232 S.F. / 10.8174 NET ACRES

PROJECT AREA: 75,202 S.F. OFFICE BUILDING, 10,702 S.F. BRANCH BANK, 4,500 S.F.

LOT COVERAGE: 21.8%

BUILDING FOOTPRINT: 54,346 S.F. OFFICE BUILDING, 289 PARKING SPACES

PARKING: 20,122 S.F. BRANCH BANK BUILDING, 4,500 S.F. = 19 PARKING SPACES

PARKING REQUIRED: 301 SPACES

PARKING PROVIDED: 311 SPACES

ADA PARKING REQ'D: 12 X 8' X 20' = 2

ADA PARKING PROVIDED: 12

VAN ACCESS PER REQ'D: 2

VAN ACCESS PROVIDED: 4

FRONT YARD SETBACK: NOT REQUIRED

THE STREET A YARD 30'-0" IN DEPTH SHALL BE MAINTAINED. THIS DEPTH MAY BE DECREASED TO A MINIMUM OF 20'-0" SUBJECT TO SECTION 10-402 D.9

PARKING MAY OCCUR IN THE REQUIRED 35' UNDEVELOPED AREA PROVIDED THAT SUCH PARKING

SIDEYARD SETBACK: NOT REQUIRED

DISTRICT 30 THERE IS NO REQUIREMENT FOR SIDE YARD SETBACK

REAR YARD SETBACK: 50

ZONING: C-0/ESL

OCCUPANCY TYPE: B (100K OFFICE)

MAXIMUM BLDG. HEIGHT ALLOWED: 30'-0"

MAXIMUM BLDG. HEIGHT PROVIDED: 30'-0"

- ### NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION LOGO PROTECTION PROGRAM
- NO BUILDING, SIGNING OR CONSTRUCTION ACTIVITY SHALL ENROACH INTO AREAS DESIGNATED AS NAOS OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
 - ALL NAOS AND AREA OUTSIDE OF THE LOGO SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOG DISTURBANCE BASED ON THIS EXHIBIT.
 - THREE (3) FOOT TALL STAKE, RED OR CITY OF SCOTTSDALE DISTURBANCE SERVICES APPROVED.
 - SHALL BE SET ALONG THE NAOS AND LOG, AND CONNECTED WITH SOLID ROPING BY THE CONTRACTOR.
 - ANY CLEANING OR GRADING.
 - ALL ACTS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT TO TWO FEET OF THE NAOS AND LOG LINE SHALL BE PERFORMED WITH CARE TO PREVENT DAMAGE TO THE NATURAL AREA AND TREES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - THE CONTRACTOR SHALL REMOVE STAKING ROPIES AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

PROPERTY DESCRIPTION

This part of the Southeast quarter of Section 11, Township 4 North, Range 4 East of the 24s and 34s River Base and Meridian, Maricopa County, Arizona, described as follows:

COMMENCING at the Southeast corner of said Southeast quarter; THENCE along the south line of the said Section 11, South 89 degrees 39 minutes 19 seconds East, 900.00 feet to the true POINT OF BEGINNING;

THENCE North 75 degrees 07 minutes 09 seconds West, 139.87 feet;

THENCE North 54 degrees 47 minutes 09 seconds East, 108.65 feet;

THENCE North 81 degrees 45 minutes 09 seconds East, 102.76 feet;

THENCE South 39 degrees 21 minutes 07 seconds East, 38.48 feet to the beginning of a tangent curve concave south-westerly, said curve having a radius of 4500 feet;

THENCE Southeast along the arc of said curve, through a central angle of 86 degrees 00 minutes 00 seconds, a distance of 6083.2 feet to a point of tangency;

THENCE South 21 degrees 20 minutes 00 seconds West, 100.00 feet to the beginning of a tangent curve concave to the East, said curve having a radius of 4500 feet;

THENCE Southeast along the arc of said curve, through a central angle of 21 degrees 20 minutes 00 seconds, a distance of 156.62 feet to a point of tangency;

THENCE South 00 degrees 20 minutes 42 seconds West, 55.00 feet to a point on the South line of said Section 11;

THENCE along said South line, North 89 degrees 39 minutes 19 seconds West, 108.65 feet to the true POINT OF BEGINNING.

EXCEPT the west 50.00 feet of the East 1414.43 feet of the South 1050.00 feet of the Southwest quarter of Section 11, Township 4 North, Range 4 East of the 24s and 34s River Base and Meridian, Maricopa County, Arizona, and also

EXCEPT any portion lying within the following described property:

A strip of land 64.00 feet in width, lying 19.00 feet Northernly, Northernly and Easternly and 48.25 feet Southernly, Southernly and Westernly of the following described line:

COMMENCING at the Northwest corner of said Southeast quarter of Section 11;

THENCE South 00 degrees 21 minutes 07 seconds East along the West line of said Southeast quarter of Section 11, said West line also being the centerline of Scottsdale Road, a distance of 6600 feet to the true POINT OF BEGINNING;

THENCE departing said West line, North 89 degrees 39 minutes 19 seconds East, 42.38 feet to the beginning of a curve concave to the North and having a radius of 10000 feet;

THENCE Eastern along said curve, through a central angle of 25 degrees 45 minutes 00 seconds, an arc distance of 1000.00 feet;

THENCE North 84 degrees 13 minutes 53 seconds East, 200.63 feet to the beginning of a curve concave to the Southeast and having a radius of 4500 feet;

THENCE Eastern, Southeastern and Southern along said curve, through a central angle of 104 degrees 45 minutes 30 seconds, an arc distance of 882.75 feet;

THENCE South 38 degrees 58 minutes 53 seconds West, 100.01 feet to the beginning of a curve concave to the Northwest and having a radius of 4500 feet;

THENCE Southernly and Southeastern along said curve, through a central angle of 67 degrees 06 minutes 00 seconds, an arc distance of 350.4 feet;

THENCE South 58 degrees 31 minutes 17 seconds East, 199.99 feet to the beginning of a curve concave to the West and having a radius of 4500 feet;

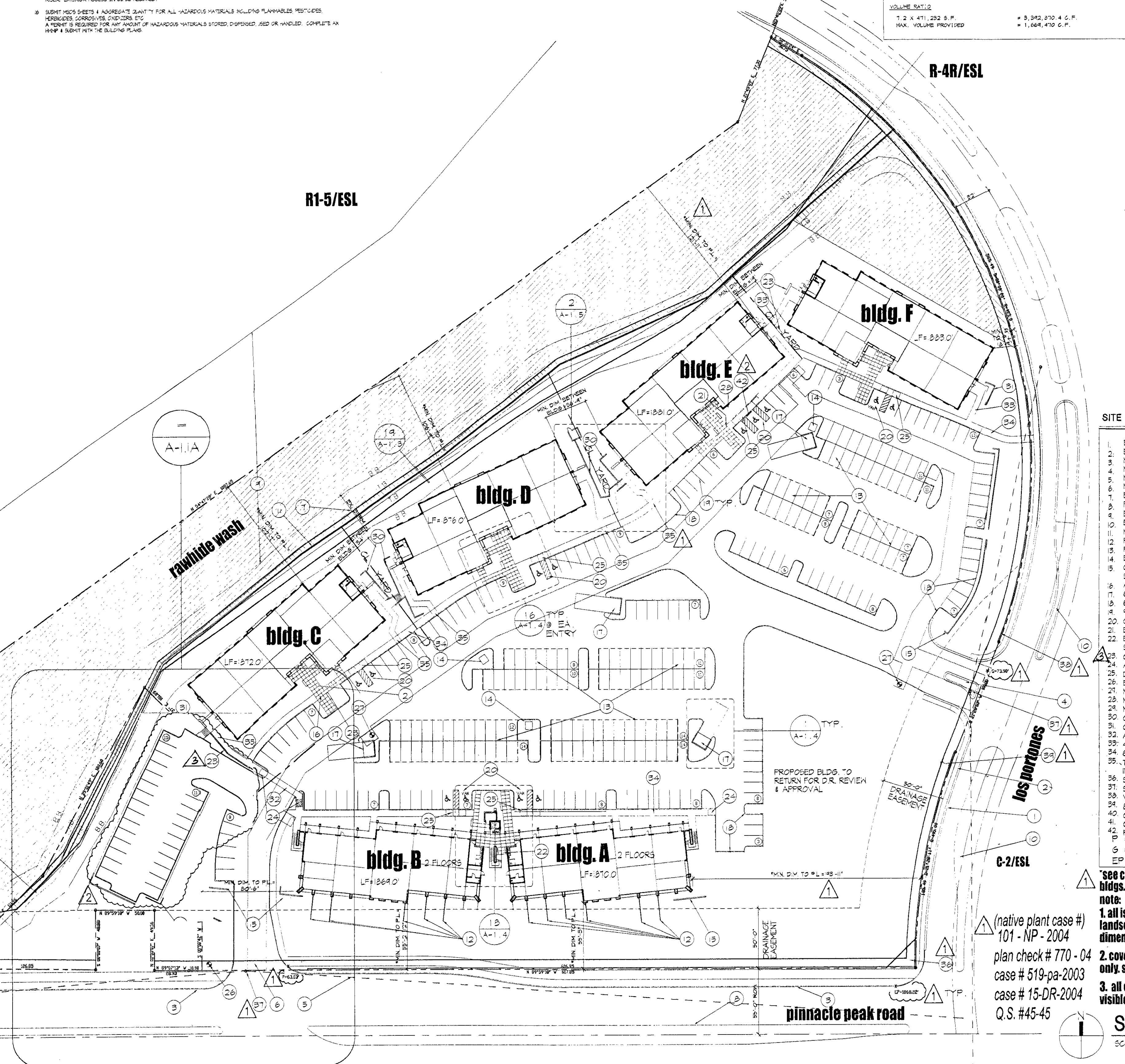
THENCE Southernly and Southernly along said curve, through a central angle of 80 degrees 00 minutes 00 seconds, an arc distance of 688.32 feet;

THENCE South 21 degrees 20 minutes 53 seconds West, 100.00 feet to the beginning of a curve concave to the West and having a radius of 4500 feet;

THENCE Southernly along said curve, through a central angle of 21 degrees 20 minutes 11 seconds, an arc distance of 166.62 feet;

THENCE South 30 degrees 30 minutes 42 seconds West, 50.00 feet to the point of terminus on the South line of said Southeast quarter of Section 11, said South line also being the centerline of Pinnacle Peak Road.

The side lines of said 64 Foot easement to be extended or shortened to meet at single points and to begin at the Eastern right-of-way line of Scottsdale Road and to terminate at the Northern right-of-way line of Pinnacle Peak Road.



BUILDING CODES :

PERTINANT CODES:

- 2003 INTERNATIONAL BUILDING CODE
- 2003 INTERNATIONAL MECHANICAL CODE
- 2003 INTERNATIONAL FIRE CODE
- 1994 NFPA MODEL FIRE CODE
- 1989 NATIONAL ELECTRICAL CODE
- 2003 IFC
- 2003 ECG

OCCUPANCY: B

EXISTING WASH: 1

CONST TYPE: SB

AUTO FIRE SPRINKLERS: YES

BUILDING AREAS:

BLDG.	AREA	# OF STORES	OCCUPANTS
A	5520 SF	2	155 OCC.
B	5520 SF	2	155 OCC.
C	4830 SF	1	94 OCC.
D	4830 SF	1	94 OCC.
E	4830 SF	1	94 OCC.
F	4830 SF	1	94 OCC.

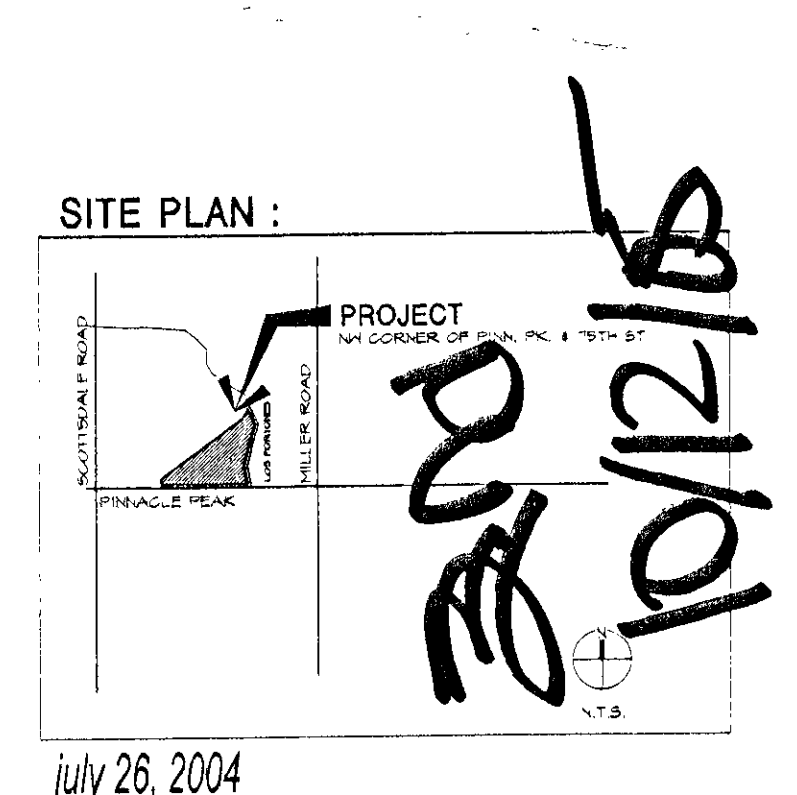
- ### SITE PLAN KEYNOTES :
- EXISTING CURB AND GUTTER.
 - EXISTING SIDEWALK.
 - NEW EDGE OF PAVEMENT. SEE CIVIL.
 - NEW DRIVEWAY & MEDIAN. SEE CIVIL.
 - NEW DECELERATION LANE. SEE CIVIL.
 - NEW DRIVEWAY. SEE CIVIL.
 - EXISTING BERM ALONG WASH.
 - FUTURE MEDIAN.
 - EXISTING WASH.
 - EXISTING MEDIANS AND BREAKS.
 - NEW WALL ALONG WASH. SEE CIVIL FOR EXTENT. ("TRAINING WALL")
 - ROOF DRAIN UNDERGROUND AND DAYLIGHT IN SIDE OF DRAINAGE. SEE CIVIL.
 - PARKING CANOPIES. SEE DETAIL 9/A-4.
 - ELECTRICAL TRANSFORMERS & CABINETS. SEE ELECTRICAL. PAINT TO MATCH BLDG.
 - CMU W/ SYNTHETIC STUCCO FINISH PARKING SCREEN WALL. SEE DET. 20/A-3.
 - ACCENT PAVERS. SEE LANDSCAPE PLAN.
 - 6" HIGH STUCCO OR CMU TRASH ENCLOSURE. SEE DET. 6 & 5/A-14 & CIVIL REVISION 11/11/05.
 - CMU SEAT WALL.
 - 4" X 18" PARKING STALL TYPICAL.
 - CITY OF SCOTTSDALE STANDARD ACCESSIBLE STALL. SEE DET. (A)-3.
 - BIKE RACKS FOR 4 BIKES. SEE ENTRY PLAZA PLAN. SEE DET. (B)-A-3.
 - BIKE RACKS FOR 12 BIKES. SEE ENTRY PLAZA PLAN. SEE DET. (B)-A-3.
 - CMU & SYNTHETIC STUCCO RET. WALL PER STRUCT. DET. (LENGTH AS REQ'D)
 - ACCESSIBLE CURB RAMPS. SEE DET. 6 & 9.10.14 & 15/A-3.
 - DEPRESSED SIDEWALK @ ACCESSIBLE CURB RAMPS. SEE DET. 4/A-3.
 - EXISTING FIRE HYDRANTS
 - NEW FIRE HYDRANTS. SEE CIVIL.
 - NOT USED
 - NOT USED
 - CMU WITH EIFS FINISH SITE RETAINING WALLS. SEE ENLARGED PLANS.
 - CMU SEAT WALL.
 - ACCESSIBLE ROUTE STRIPPING.
 - 4'-0" WIDE CONCRETE SIDEWALK.
 - 6'-0" WIDE CONCRETE SIDEWALK ALONG FRONT OF PARKING SPACES.
 - TYP. SLOPED SIDEWALKS MUST HAVE LANDINGS W/ MAX. 2% SLOPE @ INTERSECTING WALKS.
 - SIGHT VISIBILITY TRIANGLE PER C.O.S. STD. # 31-14.
 - SIGHT DISTANCE LINES PER C.O.S. STD. # 31-15.
 - VEHICULAR NO ACCESS EASEMENT. SEE CIVIL.
 - 8' P.V.E. ALONG STREET PROPERTY LINES. SEE CIVIL.
 - CMU RETAINING WALL. SEE DETAIL.
 - CONCRETE STEPS. SEE DETAIL.
 - PRECAST CONCRETE WHEEL STOP
 - EP = EXISTING PAVEMENT

SEE CIVIL HORIZONTAL CONTROL PLAN FOR DIMENSIONS & LAYOUT OF ALL BLDGS. & SITE ELEMENTS. SEE SHEETS C10, C11, C12, & C13.

note:

- all islands will be a min. of 7' clr. to be counted in parking lot landscape area. see civil c10, c11, c12, & c13 for all site dimensions.
- covered parking spaces are reserved for paying employee only. stalls will be marked "reserved" for employee use.
- all electric eq. is located internal to the property & is not visible from surrounding area. all eq. will be painted to match bldg.

SITE PLAN
 SCALE: 1" = 50'-0"



July 26, 2004

site plan
 scale: 1" = 50'-0"

APPROVED

OCTOBER 8, 2004 CITY COMMENTS

APRIL 8, 2005 ADDED PARKING AREA

OCT. 7, 2003 CITY COMMENTS

new professional office buildings

pinnacle peak office park
 nw corner of los portones & pinnacle peak road.
 for ppop, l.l.c.

APPROVED

BY THE CITY OF SCOTTSDALE PROJECT # 15-DR-04

11/11/05

REGISTERED ARCHITECT

21361
 JOHN C.
 EDWARDS, P.E.

cambium architects
 1158 east missouri avenue suite 120 phoenix, az 85014

Project Number: 2004001
 Drawing Number:

A-1.1

NAOS CALCULATIONS

SITE AREA 11.47 ACRES

SLOPE CATEGORY	PERCENT REQUIRED	SITE AREA (AC.)	AREA REQUIRED
0%-2%	20%	0.60	0.12
2%-5%	25%	6.90	1.73
5%-10%	30%	3.97	1.19
10%-15%	30%	0.00	0.00
OVER 10%	30%	0.00	0.00
TOTAL			3.04

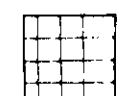
0% TO 2%



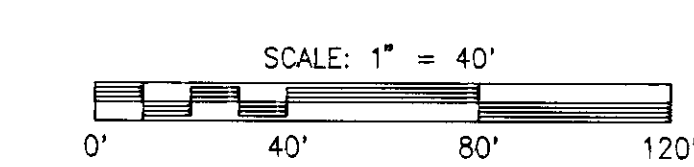
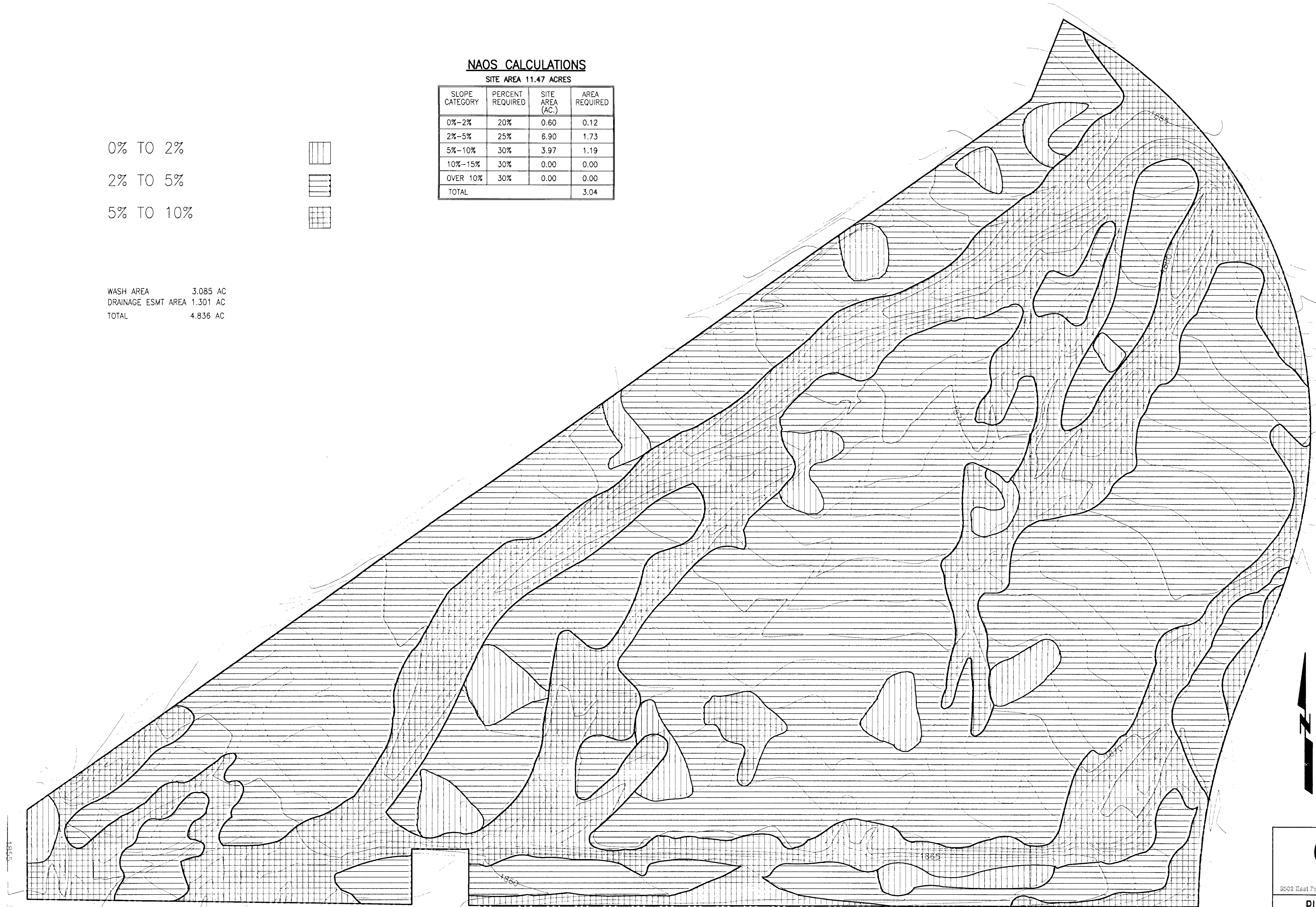
2% TO 5%



5% TO 10%



WASH AREA 3.085 AC
DRAINAGE ESMT AREA 1.301 AC
TOTAL 4.836 AC



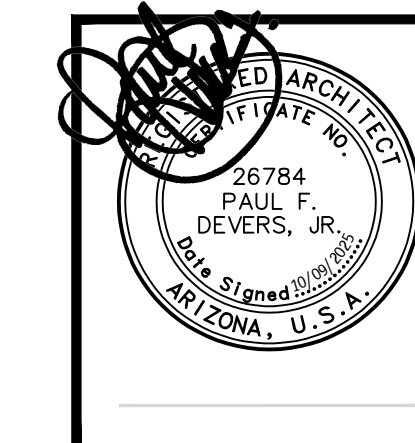
consulting civil engineers & land surveyors
8502 East Pinalosa Drive, Scottsdale, Arizona 85253 5408 480/957/2364

PINNACLE PEAK OFFICE PARK

SLOPE ANALYSIS 15-DR-2004
2-13-04

Designed by TAE Drawn by CLM
Date FEBRUARY 3, 2004 Job No. 99201 Sheet 1 of 1

FILE NAME: K:\D\0\99201\01\SlopeAnalysis.dwg
DATE PLOTTED: 02-03-04



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA 85255

DATE
PRE-APP SUBMITTAL 03/03/2025
DR SUBMITTAL 10-09-2025

DRAWN BY: JS

OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

OPEN SPACE PLAN

Project: 25005

OS1.1

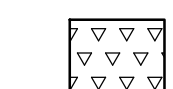
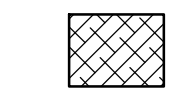
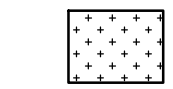
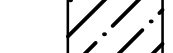
OPEN SPACE WORKSHEET

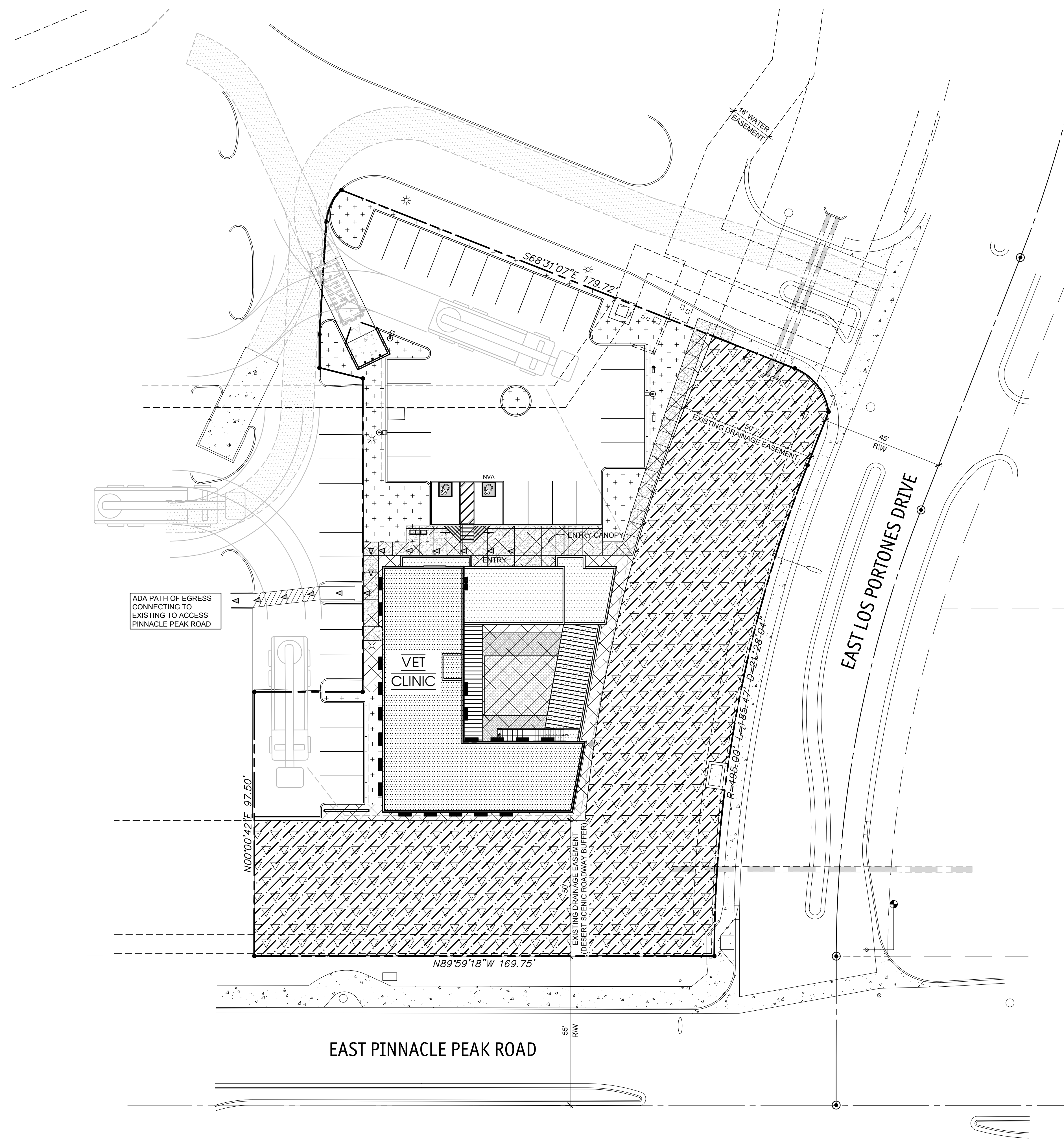
PROJECT: PINNACLE PEAK VET CLINIC
PROJECT DATA ZONING: C-O ESL
NET LOT AREA: 41,418 S.F.
BUILDING HEIGHT: 29'-6"

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 29'-6" PROPOSED (48' ALLOWED)
FIRST 12' OF HEIGHT = 15% x NET LOT AREA
= .15 x 41,418 = 6,212.7 S.F.
NEXT 17'-6" OF HEIGHT = 17'-6" x (.004 x 41,418) = 2,899.26 S.F.
OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
= 6,212.7 + 2,899.26 = 9,111.96 S.F. = 9,112 S.F. (22%)
OPEN SPACE PROVIDED = 20,966 S.F.

PARKING LOT LANDSCAPING REQUIRED
PARKING LOT AREA x 15%
10,623 S.F. x .15 = 1,593.45 S.F.
PARKING LOT LANDSCAPE PROVIDED = 3,079 S.F.

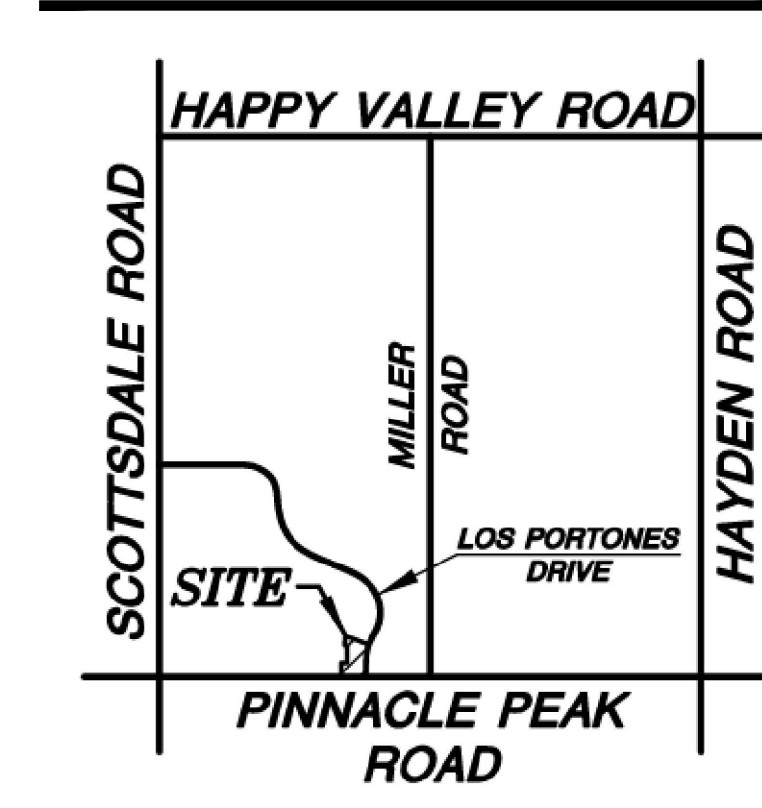
-  DENOTES FRONT OPEN SPACE
17,185 S.F. TOTAL
-  DENOTES OPEN SPACE OTHER THAN
FRONTAL OPEN SPACE
2,739 S.F. + 1,042 S.F. (COURTYARD)
= 3,781 S.F. TOTAL
-  DENOTES PARKING LOT LANDSCAPING
3,079 S.F. TOTAL
-  NATURAL AREA OPEN SPACE
17,185 S.F. TOTAL



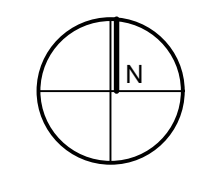
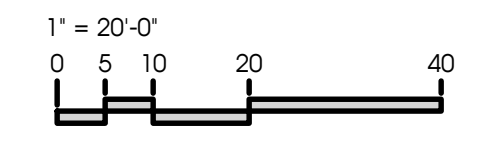
C.O.S. APPROVAL STAMPS



VICINITY MAP N.T.S.



OPEN SPACE PLAN



PRE-APP #175-PA-2025



① Material: Paint
 Manufacturer: Dunn Edwards
 Color: 'S'mores'
 Color Number: DE6111
 Matched to: ICI Copper Penny



② Material: Paint
 Manufacturer: Dunn Edwards
 Color: 'Colorado Trail'
 Color Number: DE6117
 Matched to: ICI Sweetwood



③ Material: Paint
 Manufacturer: Dunn Edwards
 Color: 'Cedar Chest'
 Color Number: DE6112
 Matched to: ICI Century Brown



④ Material: Paint
 Manufacturer: Dunn Edwards
 Color: 'Dark Chocolate'
 Color Number: DE6014



⑤ Material: Paint
 Manufacturer: Dunn Edwards
 Color: 'Black Walnut'
 Color Number: DE6063



F1 Material: Pre-Finished Storefront
 Manufacturer: Arcadia
 Color: 'Dark Bronze Anodized'
 Color Number: AB-6



NS Material: LedgeStone
 Install: Drystack
 Color: 'Sedona Brown'

PINNACLE PEAK VET CLINIC

7474 E. PINNACLE PEAK RD.
 SCOTTSDALE, AZ

10 . 09 . 2025



The Artist Rendering & Material Specifications are for conceptual design only and should not be referred to as a construction document - See A7 Building Elevation Sheets for actual specifications

ADDITIONAL MATERIALS

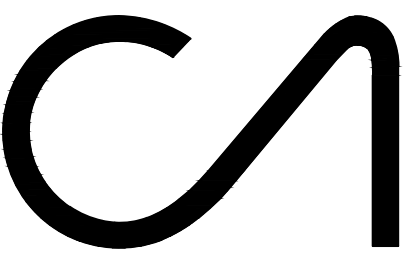
GL Material: Insulated Glazing
 Manufacturer: PPG
 Color: 'Green Reflective'
 Refer to A7 Building Elevation Sheets for Glass specification and 12" x 12" sample

TCO One-Coat Stucco over Masonry Block

EIFS Exterior Insulation and Finish System (Smooth)

CF Canopy Frame

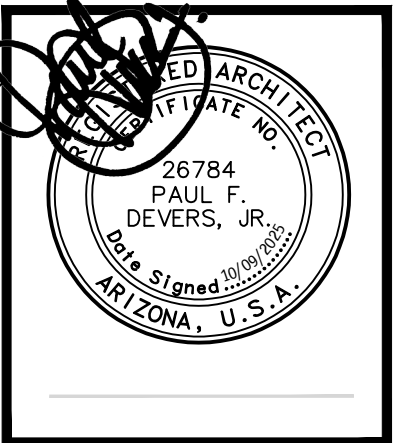
CP Canopy Deck - Metal Slats, Painted



CAWLEY ARCHITECTS

730 N. 52nd St. Ste. 203
Phoenix, Arizona 85008
P 602.393.5060

CawleyArchitects.com



PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA
85255

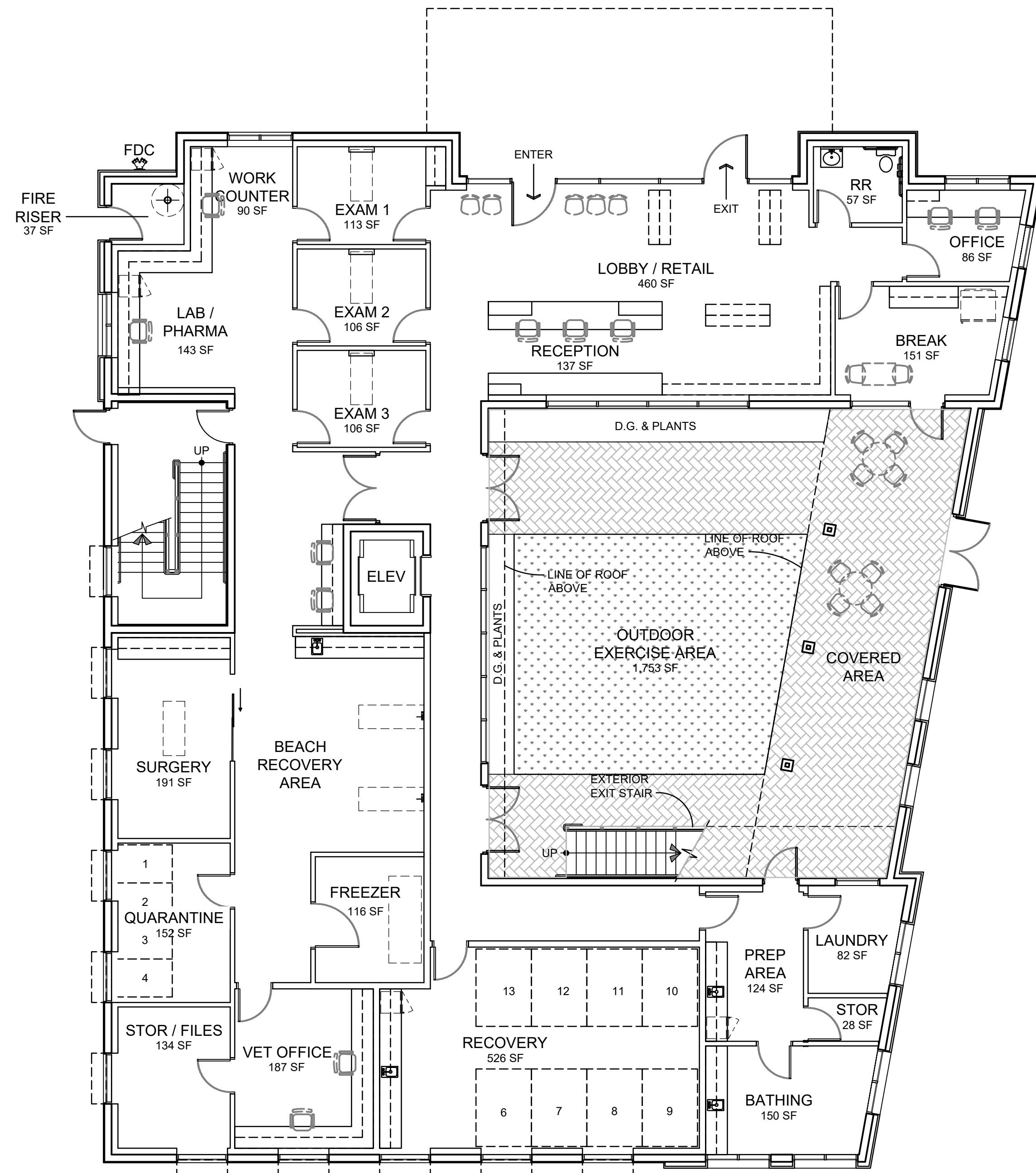
DATE
PRE-APP SUBMITTAL
03/03/2025
DR SUBMITTAL
10-09-2025

DRAWN BY: JS
OWNERSHIP OF DOCUMENTS:
This drawing, including the architectural concept, design, and data, is an instrument of service and shall remain the property of Cawley Architects Inc. This drawing is for use of the location described herein and shall not be used in other locations. Any other use or release of these drawings may result in civil damages.

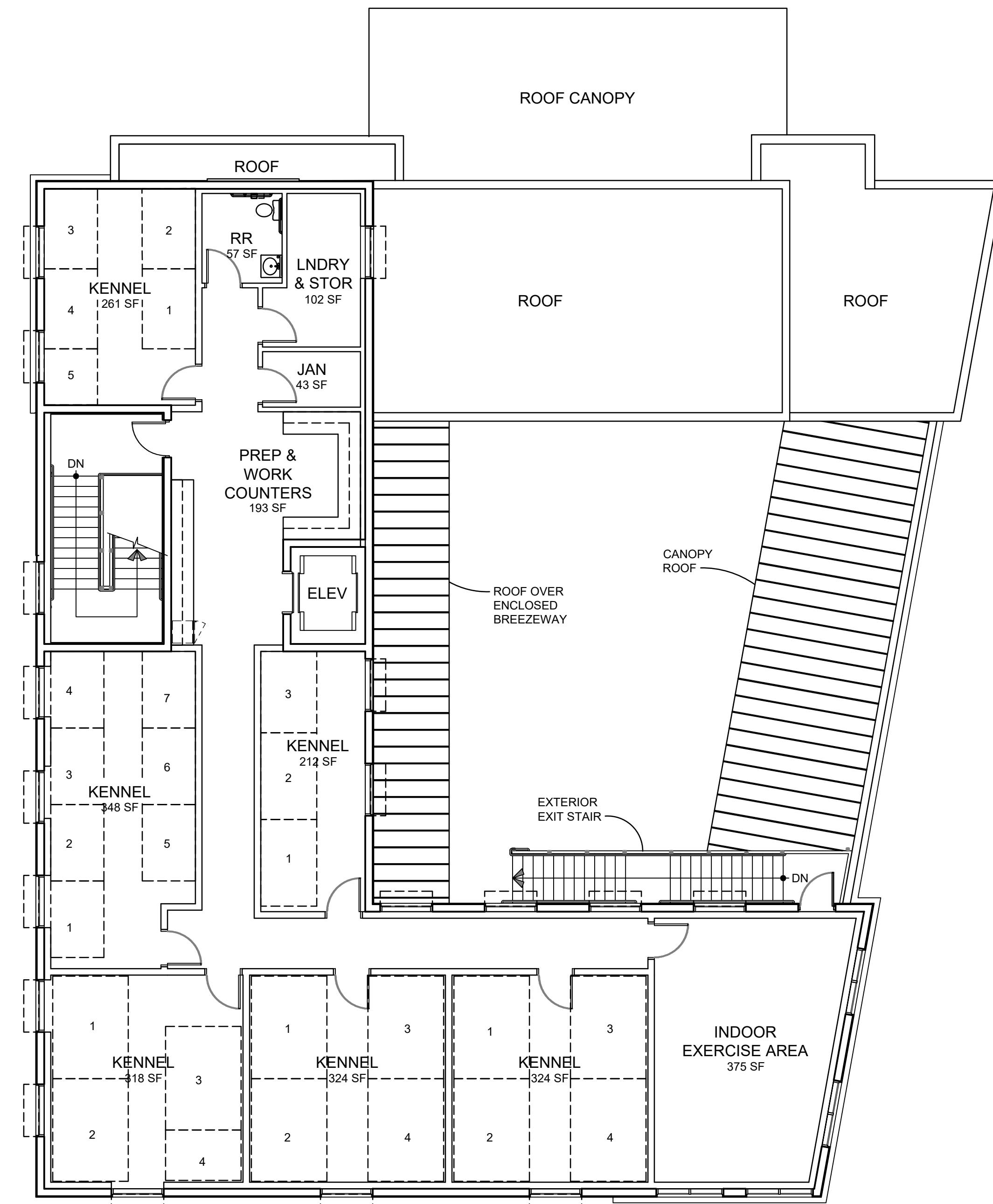
DISCREPANCIES AND CONFLICTS:
All discrepancies found in these documents or conflicts between these documents and field conditions shall be reported to Cawley Architects Inc. for resolution before the commencement of the work.

FLOOR PLANS

Project: 25005
A2.1



FIRST FLOOR PLAN
1/8" = 1'-0"



SECOND FLOOR PLAN
1/8" = 1'-0"



730 N. 52nd St. Ste. 203
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PINNACLE PEAK VETERINARY CLINIC

7474 EAST PINNACLE PEAK ROAD
SCOTTSDALE ARIZONA 85255

DATE
PRE-APP SUBMITTAL 03/03/2025
DR SUBMITTAL 10-09-2025

DRAWN BY: JS

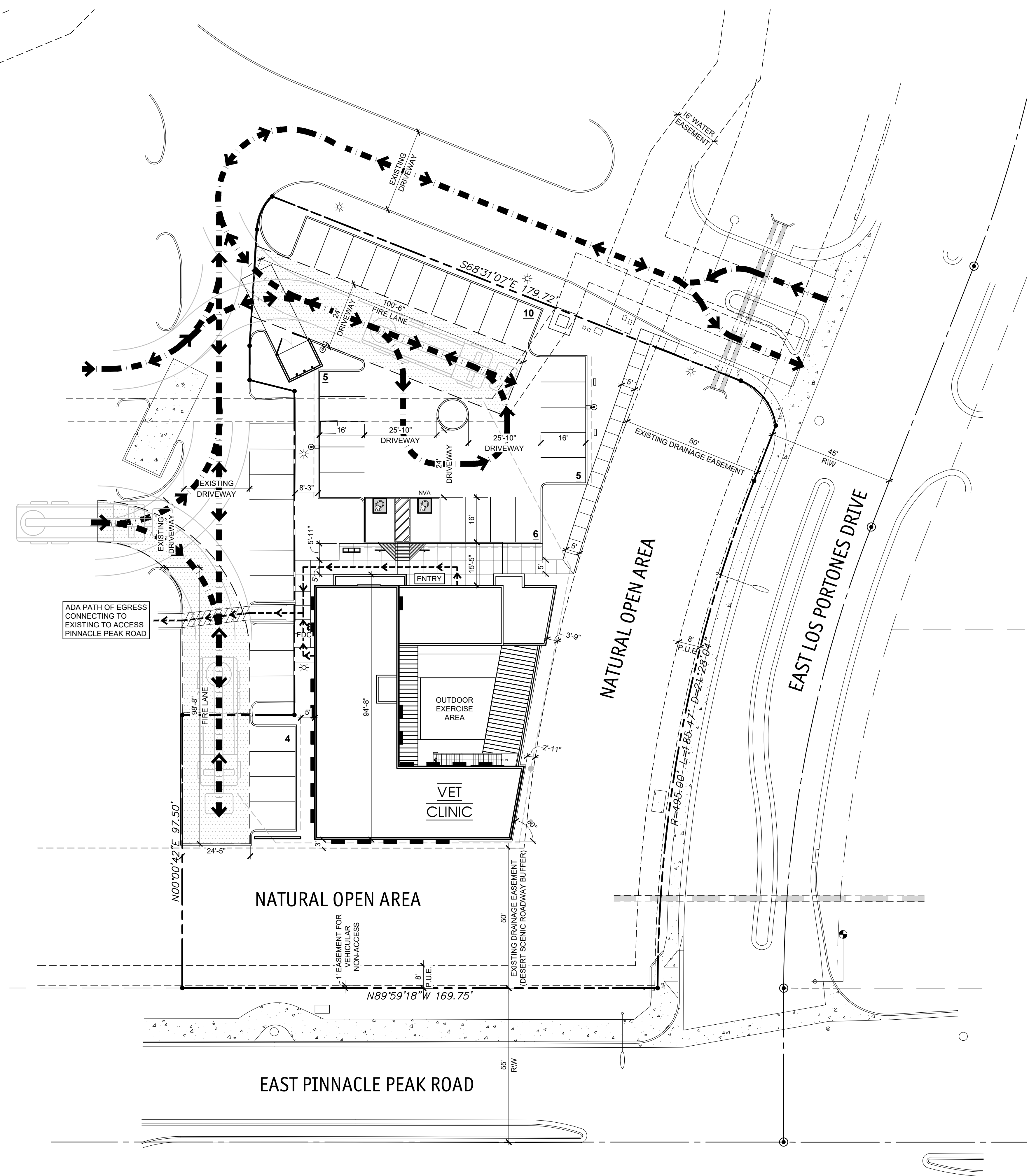
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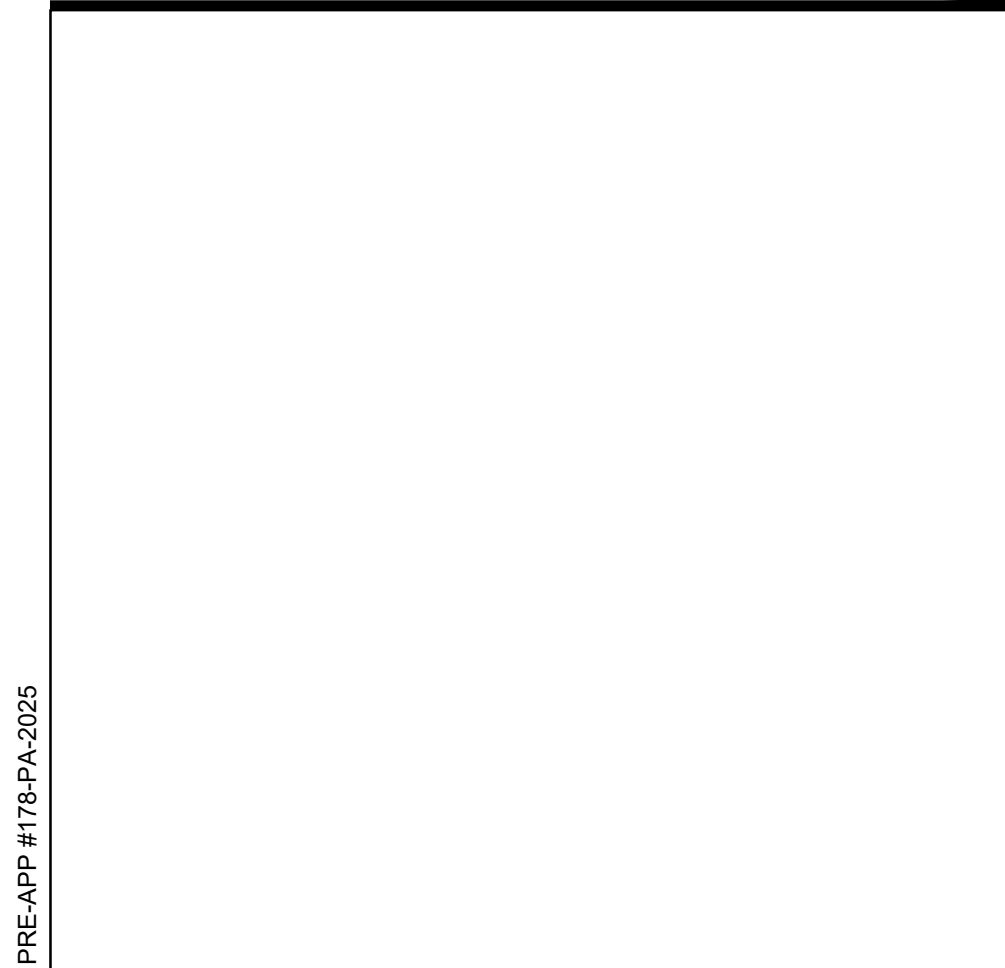
PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

Project: 25005
VC1.1

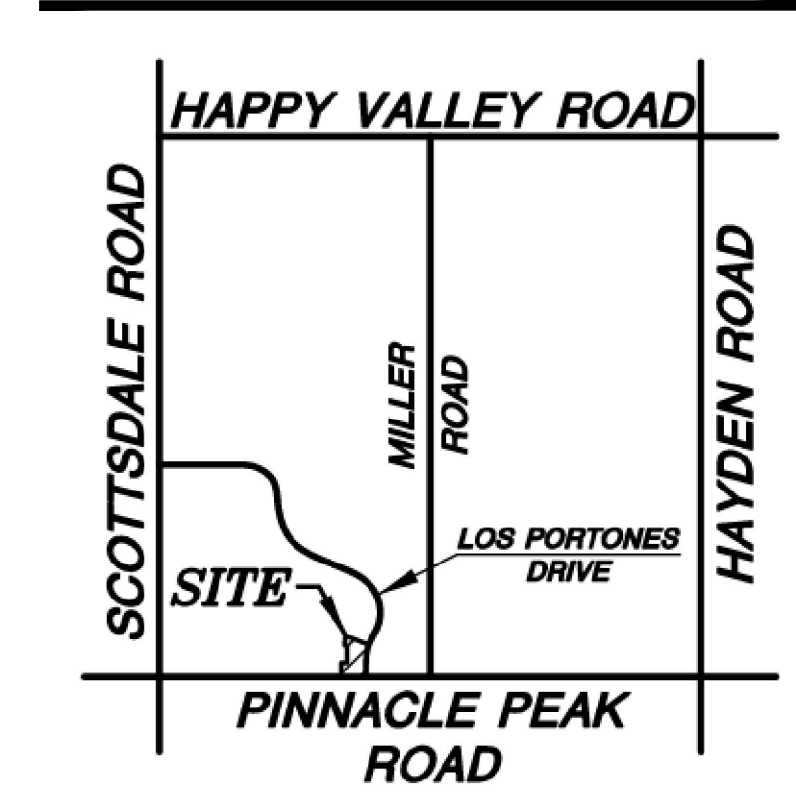
- LEGEND**
- PROPERTY LINE
 - EASEMENT / SETBACK LINE
 - - - CAR OVERHANG, MEASURED FROM FACE OF CURB AS DIMENSIONED ON SITE PLAN
 - 6" CURB
 - SITE WALL
 - ▨ SALT FINISH CONCRETE SIDEWALK
 - ▨ PAINT STRIPING ON PAVEMENT
 - ⚡ FDC FIRE DEPARTMENT CONNECTION
 - PEDESTRIAN CIRCULATION PATH
 - VEHICULAR CIRCULATION PATH
 - ▨ FIRE TRUCK ACCESS



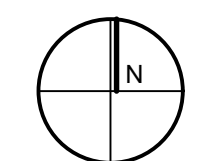
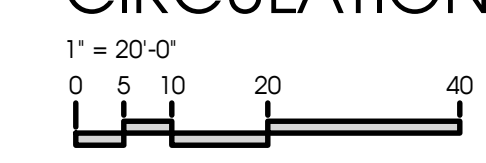
C.O.S. APPROVAL STAMPS



VICINITY MAP N.T.S.



PEDESTRIAN & VEHICULAR CIRCULATION PLAN



PRE-APP #175-PA-2025