

PROJECT NARRATIVE

Project Name: AutoNation Ford of Scottsdale
Project Location: 8555 E Frank Lloyd Wright Blvd, Scottsdale, AZ 85260

September 15, 2022

Please see below for the Project Narrative.

The above-mentioned renovation/building addition project is designed to comply with the current 2015 (IBC) International Building Code and current amendments. The car dealership is comprised of three (3) building components: 1) Showroom – no work required; 2) Service Drive, Parts Department and Administrative offices; 3) Shop and Parking Deck. The Showroom is an existing building, no work required. The building addition includes building components 2 & 3 and reflects the City of Scottsdale Commercial Design Guidelines adopted version December 7, 2000. See attachments listed below that coincide with the DRB development application checklist for your review and approval.

Item No. 01, Received the development review application checklist from the project coordinator. Project No. given is 158. See Exhibit 'A'.

Item No. 02, Application Fee - \$1,900

Item No. 03, Complete Development Application Form – See attached Exhibit

Item No. 05, Letter of Authorization - (from property owner(s) if property owner did not sign the application form.

Item No. 06, Affidavit of Authorization to Act for Property Owner - (required if the property owner is a corporation, trust, partnership, etc. and/ or the property owner(s) will be represented by an applicant that will act on behalf of the property owner.

Item No. 07, Appeals of Required Deductions or Exactions

Item No. 11, Request for Site Visits and/or Inspections Form

Item No. 13, Design Guidelines to include Design Standards and Policies Manual & Commercial Retail Guidelines. These principals have been implemented into our scope of work. Refer to item No's 42 & 44.

Item No. 16, Photo Exhibit of existing conditions – See attached Exhibit

Item No. 18, Complete Airport Vicinity Development Checklist

Item No. 22, Application Narrative – Attached are graphical exhibit sheets which address the design guidelines marked on the DRB development application checklist item no. 13.

Item No. 24, Sheet SH-01, Civil Site Plan

Item No. 26, Sheet R-01, Civil Refuse Plan

Item No. 27, Site Details – Not Applicable

Item No. 28, Sheet LS-01, Open Space Plan

Item No. 29, Sheet CG-02, Site Cross Sections

Item No. 32, Phasing Plan – Not Applicable

Item No. 33, Sheet LS-01, Landscape Concept Plan

Item No. 40, Sheet Z201, Building Elevations – The proposed east building elevation, gridline 15, shows new scope of work south of gridline. The exterior façade consists of Exterior Insulated Finish System (EIFS). The north building elevation is existing, and no work required.

Item No. 40, Sheet Z202, Building Elevations – The proposed west building elevation, gridline 15, shows new scope of work south of gridline. The exterior façade consists of EIFS and corrugated metal panels which frames the overhead sectional doors. The south building elevation also consists of EIFS.

Item No. 42, Sheet Z107, Perspectives – Two (2) perspectives, the first view is looking from the NW corner of Frank Lloyd Wright Boulevard and the second view is standing at the SE corner looking NW.

Item No. 42, Sheet Z205, Exterior Axonometric Views – This sheet aides the building perspectives.

Item No. 44, Sheet Z201 – Z203, Wall Elevations – wall elevations are located on the building elevations.

Item No. 45, Sheet Z106, Overall Floor Plans

Item No. 47, Sheet Z191, Roof Plan

Item No. 48, Sheet D111, Demo Plan – The dashed lines indicate areas that will be demolished. Furthermore, the gray areas (Showroom) represent not in scope of work.

Item No. 50, Sheet Z111, Exterior Lighting Site Plan – The exterior building LED wall pack lights are highlighted in pink.

Item No. 51, Sheet Z111, Exterior Lighting Photometric Analysis – The exterior building LED wall pack lights are highlighted in pink.

Item No. 52, Sheet Z112 - Z114, Manufacturer Cut Sheets of All Proposed

Item No. 56, Drainage Report – Preliminary Drainage Study

Item No. 58, Final Basis of Design Report for Water

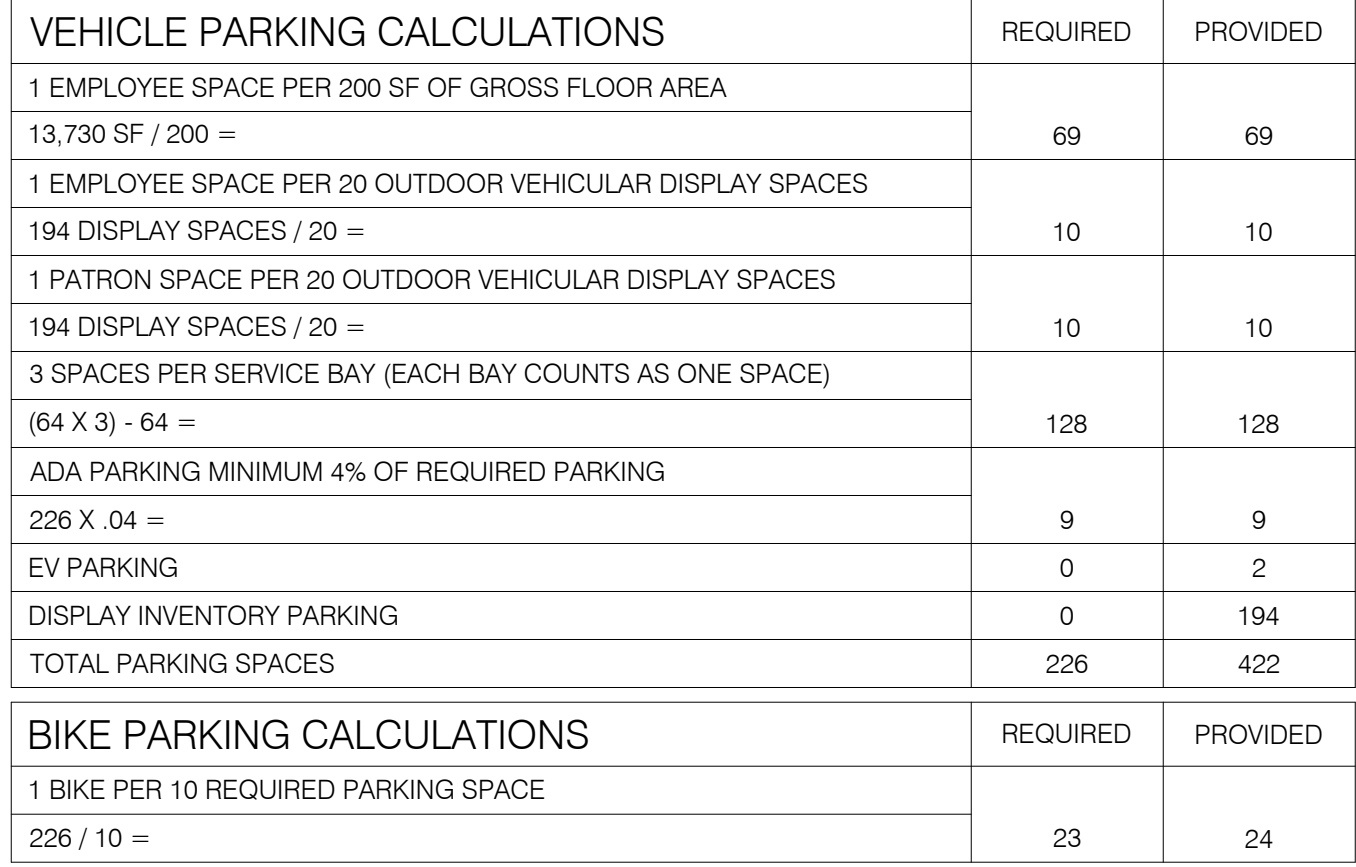
Item No. 59, Final Basis of Design Report for Wastewater

Item No. 74, Color Cards (digital images) – Exterior Paints

Item No. 75, Exterior Building Color & Material Sample Board (digital photo)

Sincerely,

Miguel Yelos San Martin



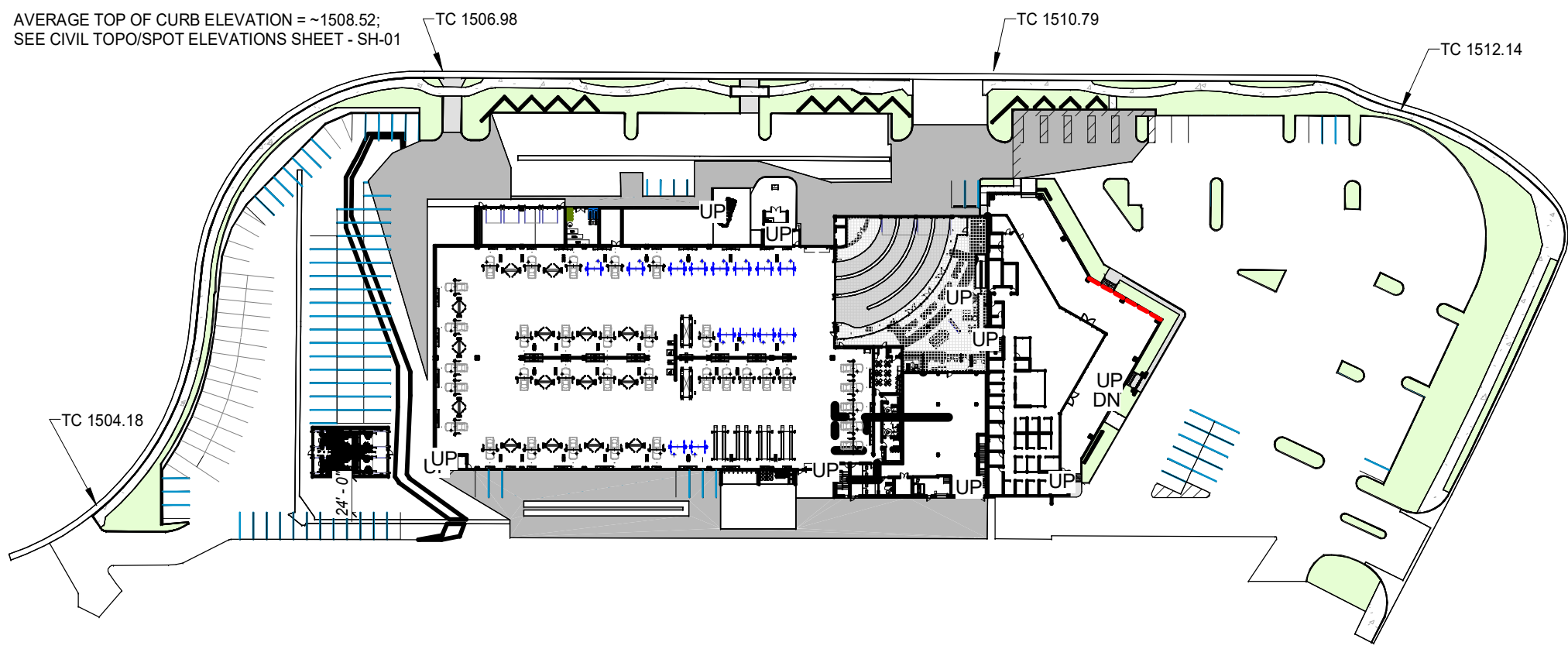
TOTAL LOT AREA: 250,388 S.F
 PROPOSED BUILDING AREA: 132,667 S.F
 EXISTING BUILDING AREA: 45,911 S.F
 MAXIMUM F.A.R. ALLOWED = 0.80
 PROPOSED F.A.R = PROP. BUILDING AREA PER TOTAL LOT AREA = $\frac{132,667}{250,388} = 0.53$
 EXISTING F.A.R = EX. BUILDING AREA PER TOTAL LOT AREA = $\frac{45,911}{250,388} = 0.18$

- 5) AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 88-0063994 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
- 6) AN EASEMENT FOR ROAD, PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 89-161760 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
- 7) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 89-161761 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
- 9) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 96-558914 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2)
- 10) AN EASEMENT FOR TEMPORARY CONSTRUCTION AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2013-0456872 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2)

- BICYCLE PARKING SPACES AND RACK DESIGN SHALL BE IN CONFORMANCE WITH CITY OF SCOTTSDALE STANDARD DETAIL NO. 2285, UNLESS OTHERWISE APPROVED IN WRITING BY CITY OF SCOTTSDALE'S TRANSPORTATION DEPARTMENT
- KNOX BOX REQUIRED AT GATE ENTRANCES
- ALL EXTERIOR LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT OF GREATER THAN 1600 SHALL HAVE AN INTEGRAL LIGHTING SHIELD
- ALL LUMINAIRES WITH A TOTAL INITIAL LUMEN OUTPUT GREATER THAN 3050 SHALL BE DIRECTED DOWNWARD AND COMPLY WITH THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IES) REQUIREMENTS FOR FULL CUTOFF
- NO FIXTURE SHALL BE MOUNTED HIGHER THAN TWENTY (20) FEET
- THE TOTAL LUMEN PER LUMINAIRE SHALL NOT EXCEED 24.00 LUMENS
- ALL EXTERIOR LIGHTING SHALL HAVE A KELVIN TEMPERATURE OF 3000 OR LESS
- ALL FIXTURES AND ASSOCIATED HARDWARE, INCLUDING POLES, SHALL BE FLAT BLACK OR DARK BRONZE

SHEET
SH-01
1 OF 2
32-DR-20

AVERAGE TOP OF CURB ELEVATION = 1508.52
SEE CIVIL/SPOT ELEVATIONS SHEET - SH-01



BUILDING HEIGHT PER ZONING ORDINANCE 3.100

AVERAGE TOP OF CURB = $(1504.18 + 1506.98 + 1510.79 + 1512.14) / 4 = 1508.52$
- SEE CIVIL SH-01 FOR SURVEYED CURB ELEVATIONS
REFERENCE ELEVATION = $1508.52 + 12' = 1509.52$
NEW WORK FFE = 1509.0'
DIFFERENTIAL = $1509.0' - 1508.52' = 0.52'$
SHOP PARAPET = $-0.52' + 24.4' = 23.88'$
PARTS PARAPET = $-0.52' + 30.08' = 29.56'$
STAIR PARAPET = $-0.52' + 32.08' = 31.56'$

BUILDING HEIGHT = 31.56'

MAX ALLOWABLE BUILDING HEIGHT PER C-4 ZONING = 36'

EXTERIOR FINISHES

TAG	SOURCE	MATERIAL	MANUFACTURER	PRODUCT	COLOR	FINISH	REMARKS	CONTACTS:
MP-1	FORD	ACM	NOT USED					BENJAMIN MOORE BETH MAGUIRE beth.maguire@benjaminmoore.com 847.372.1854
MP-2	FORD	CORRUGATED METAL PANEL	ARCONIC	7/8" CORRUGATED SIDING	COLORWELD 500 SLATE GRAY BENDAT208		EXTERIOR FASCIA	ARCONIC 478-230-3600
MP-3	FORD	RIBBED METAL PANEL	NOT USED					KAWNEER DOUG HESS Doug.hess@kawneer.com 570-368-6235
PE-2	FORD	PAINT	BENJAMIN MOORE	ULTRA SPEC EXTERIOR	2121-20 STEEL WOOL	SATIN		PPG / VITRO JOSEPH SENNESE joseph.sennese@vitro.com 630-962-4800
PE-3	FORD	PAINT	BENJAMIN MOORE	ULTRA SPEC EXTERIOR	2112-50 STORMY MONDAY	SATIN		
MP-6	FORD	ACM	NOT USED					
MB-1	FORD	SPLIT FACE SCORED CMU	NOT USED					
EG-1	FORD	STOREFRONT/CURTAIN WALL	KAWNEER	451T / 1600	CLEAR ANODIZED		VERTICAL MULLIONS BUTT GLAZED	
EG-2	FORD	GLAZING	PPG	SOLARBAN 70XL	OPTIGRAY		SHGC = 0.24	
EIFS-1	AOR	EIFS - PAINT PE-3						
MTL-1	AOR	BRASS METAL TRIM - TO MATCH PE-3						

GENERAL ELEVATION NOTES

1. MECHANICAL LOUVERS AND ANY OTHER UTILITY ACCESSORIES INSTALLED IN AN EXTERIOR WALL SHALL HAVE THE SAME FINISH AS THE WALL IN WHICH THEY ARE INSTALLED UNLESS NOTED OTHERWISE.

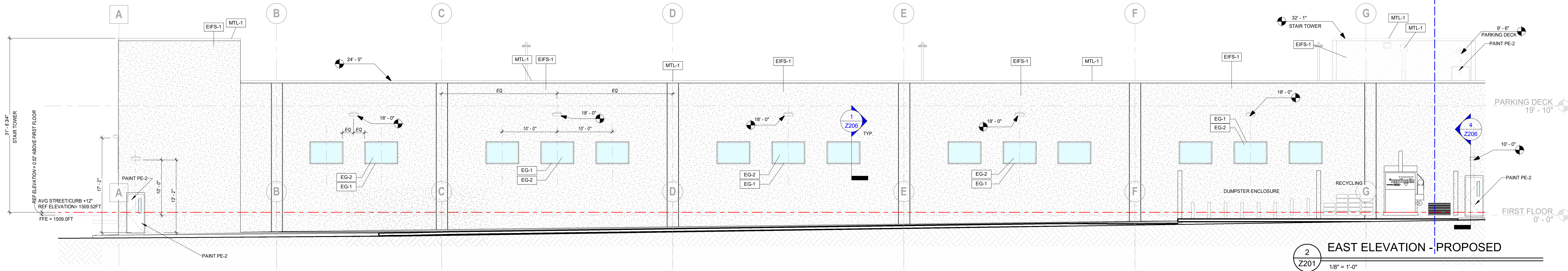
2. ANY AND ALL EXTERIOR SIGNAGE SHOWN IS FOR REFERENCE & LOCATION ONLY. SIGNAGE SHALL BE PERMITTED SEPARATELY. G.C. SHALL INSTALL, BLOCKING AND PROVIDE ELECTRICAL CONDUITS AND J-BOXES AS NECESSARY. G.C. TO COORDINATE WITH SIGNAGE VENDOR.

SIGNAGE LEGEND

S-01 FORD LOGO BY AGI
S-02 DEALERSHIP NAME BY AGI
S-03 SERVICE SIGNAGE BY AGI
S-04 MAIN ENTRANCE

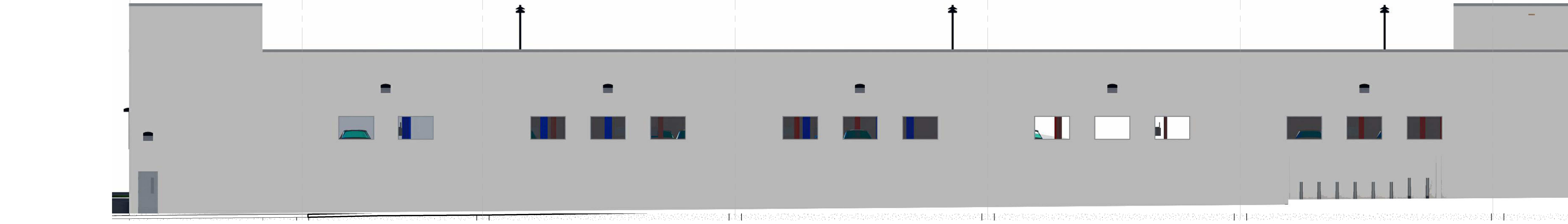
MEAN ELEVATION CALCS

6
Z201
1" = 100'-0"



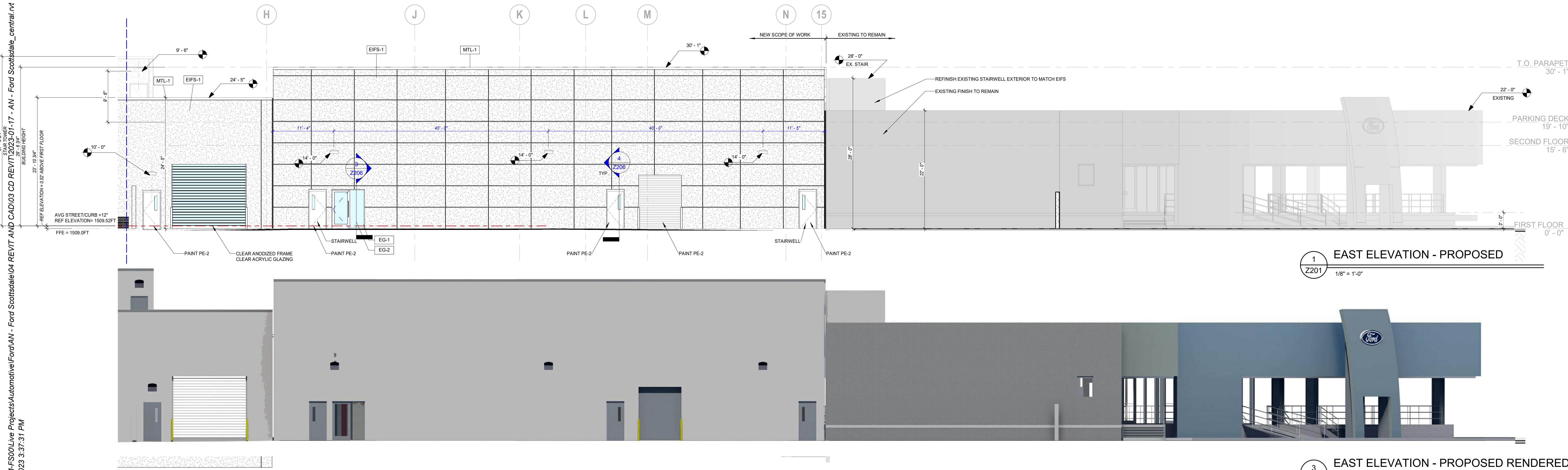
2 EAST ELEVATION - PROPOSED

1/8" = 1'-0"



4 EAST ELEVATION - PROPOSED RENDERED

1/8" = 1'-0"



1 EAST ELEVATION - PROPOSED

1/8" = 1'-0"



3 EAST ELEVATION - PROPOSED RENDERED

1/8" = 1'-0"

Signed & Sealed:

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Rev	Date	Comments
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Client:

AUTONATION INC

200 SW 1st Ave. 14th Floor
Fort Lauderdale FL 3330

Project:

**AN FORD
SCOTTSDALE**

8555 E Frank Lloyd Wright
Blvd, Scottsdale, AZ 85260

Project Number: ??????

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

**BUILDING
ELEVATIONS**

Sheet Number:

Z201

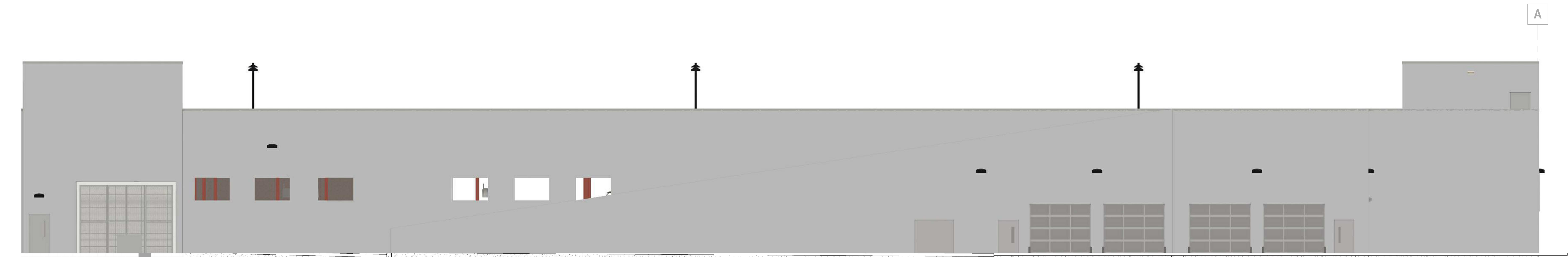
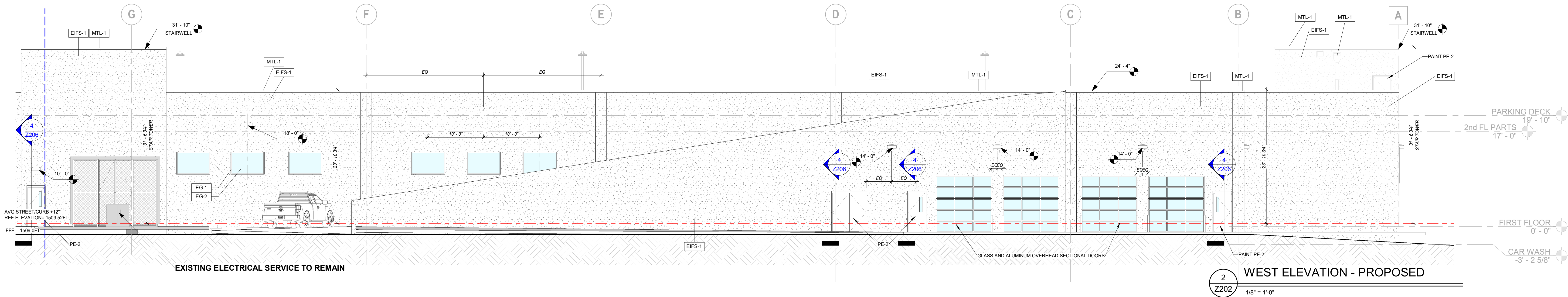


NOT RELEASED FOR CONSTRUCTION

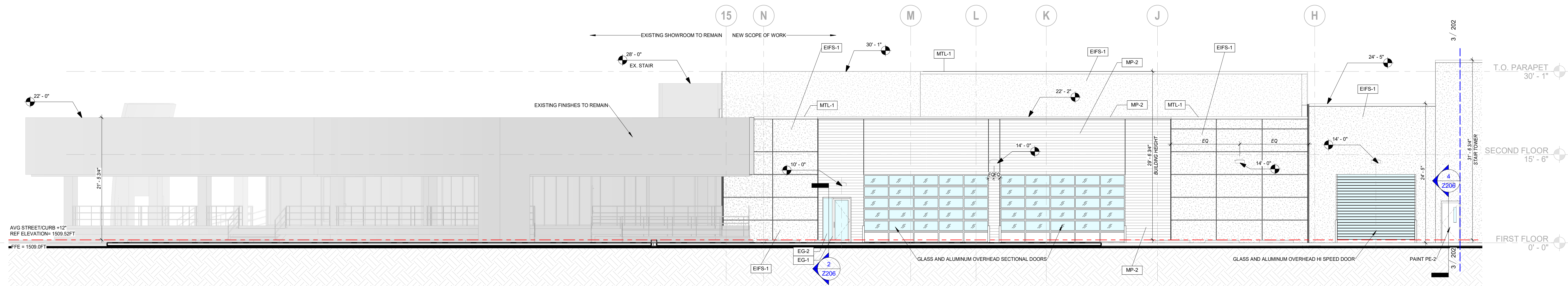
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3 WEST ELEVATION - PROPOSED RENDERED
Z202 1/8" = 1'-0"



1 WEST ELEVATION - PROPOSED
Z202 1/8" = 1'-0"



4 WEST ELEVATION - PROPOSED RENDERED
Z202 1/8" = 1'-0"

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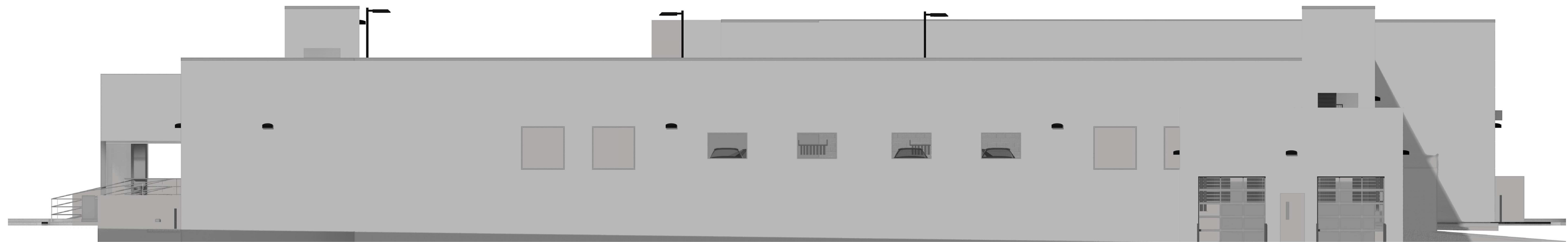
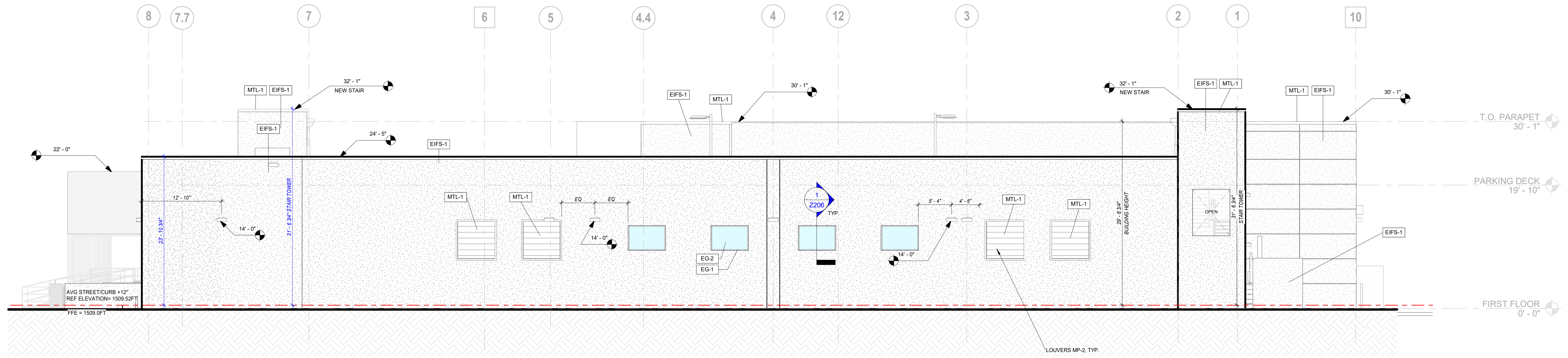
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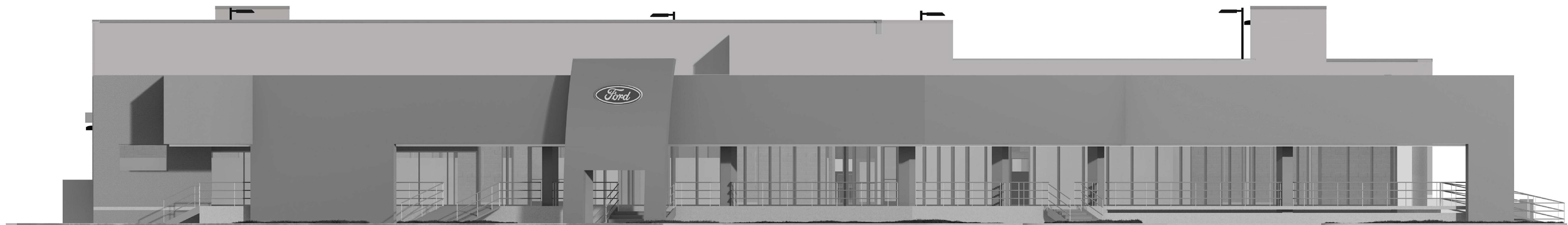
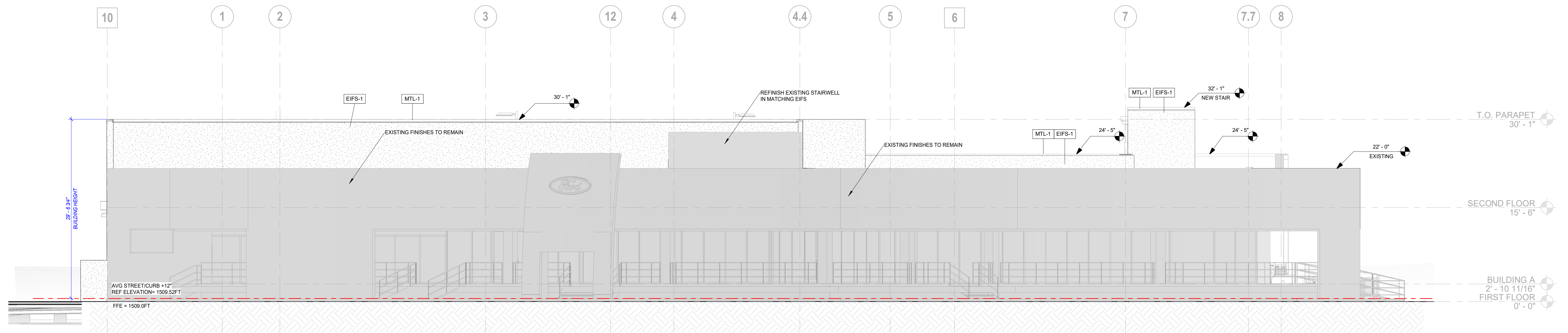
**BUILDING
ELEVATIONS**

Sheet Number:

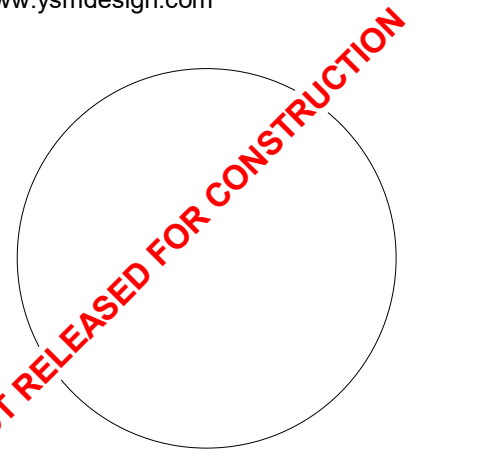
Z202



2 SOUTH ELEVATION - ZONING
Z203
1/8" = 1'-0"



1 NORTH ELEVATION - ZONING
Z203
1/8" = 1'-0"



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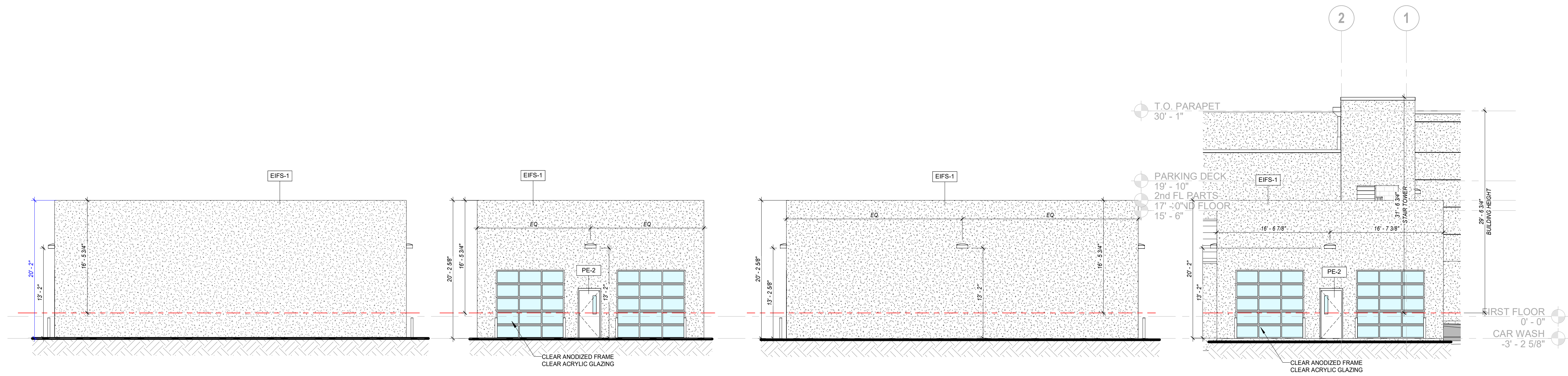
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**BUILDING
ELEVATIONS**

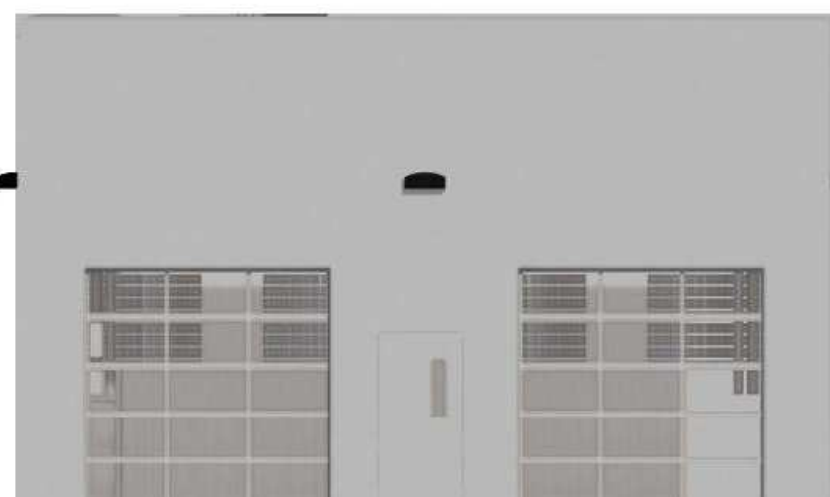
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Z203

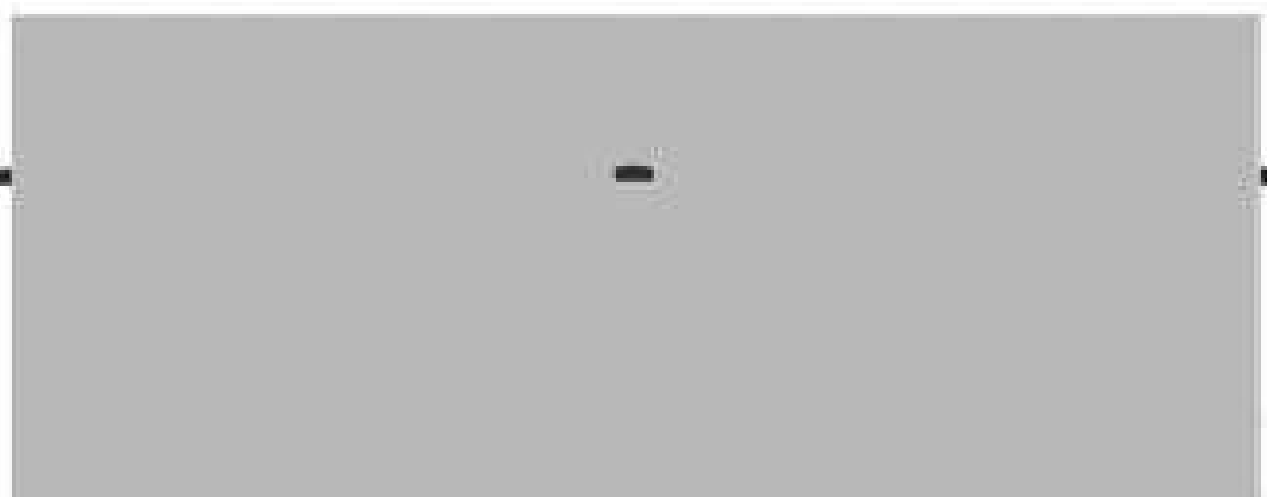
\\YSM-FS00\\Live Projects\\Automotive\\Ford\\AN - Ford Scottsdale\\04 REVIT AND CAD\\03 CD REVIT\\2023-01-17 - AN - Ford Scottsdale_central.rvt
6/5/2023 3:37:45 PM



1 CARWASH EAST
Z204 1/8" = 1'-0"



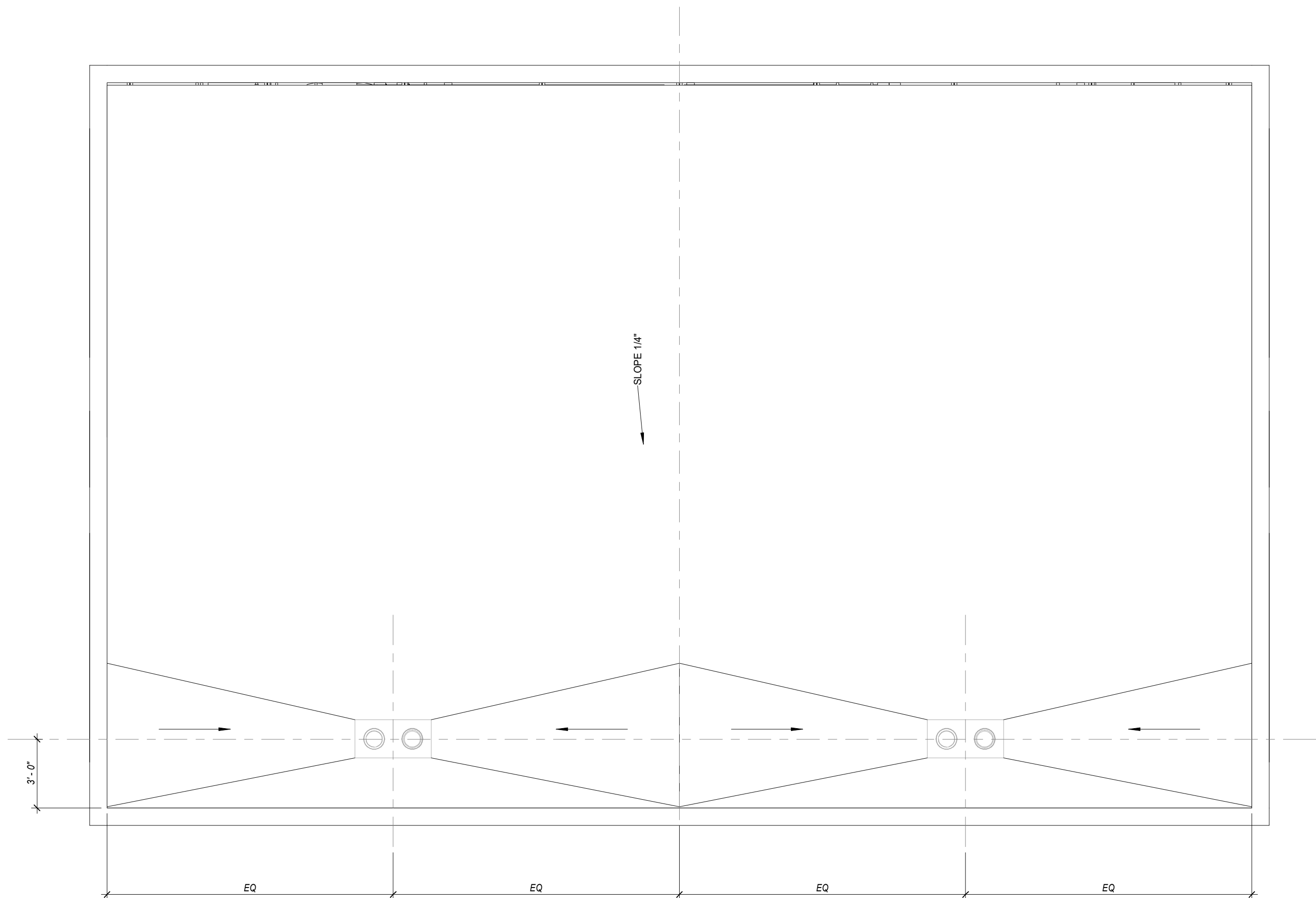
2 CARWASH SOUTH
Z204 1/8" = 1'-0"



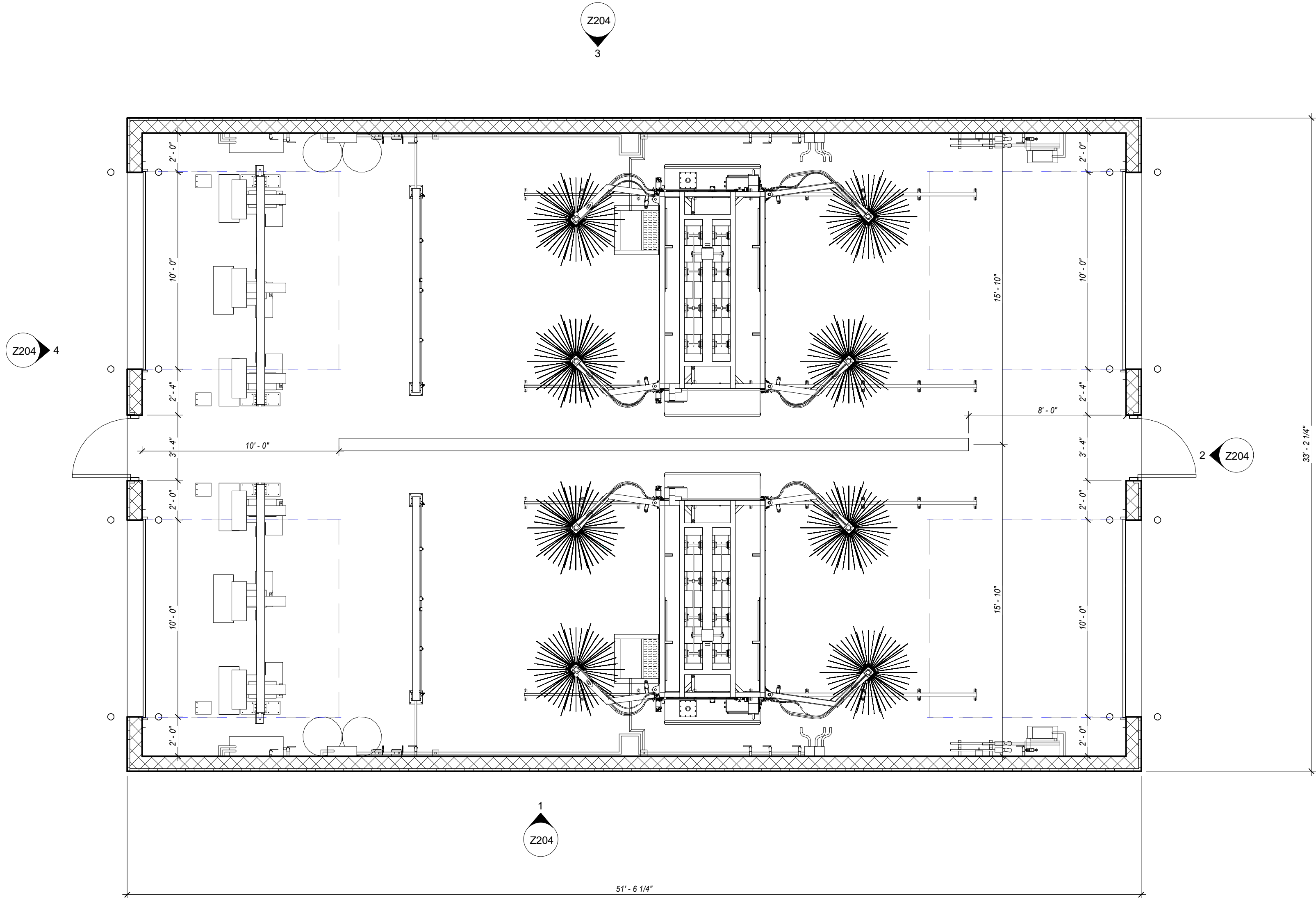
3 CARWASH WEST
Z204 1/8" = 1'-0"



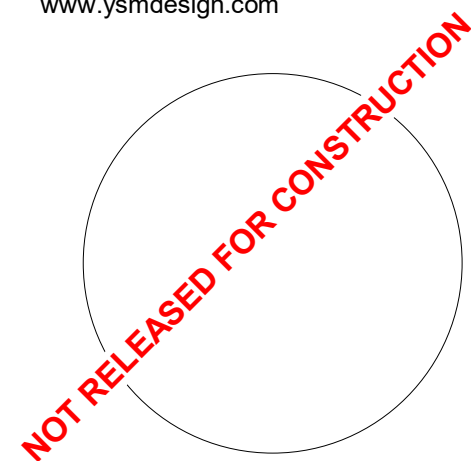
4 CARWASH - NORTH
Z204 1/8" = 1'-0"



5 ROOF PLAN - CARWASH
Z204 1/4" = 1'-0"



6 FLOOR PLAN CARWASH
Z204 1/4" = 1'-0"



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Project Number: ?????

Drawn By: Author

Checked By: Checker

Approved By: Approver

Sheet Title:

CARWASH

Sheet Number:

Z204