



Aline Architecture Concepts
7340 East Main Street, Suite 210
Scottsdale, Arizona 85251

October 11, 2024

City of Scottsdale
Development Services
7447 E. Indian School Rd.
Scottsdale, Arizona 85257

Re: DRB Project Narrative
Main & Marshall
7107,7113,7117 E. Main Street
Scottsdale, AZ 85257
Parcel #: (130-12-112) (130-12-113) (130-12-114)

My name is Ken Molfetta with Aline Architecture Concepts, we are representing Tom Frenkel with Clayton Companies to update/re-develop an existing retail shell building in the Scottsdale Downtown Core Area. The re-development of this building will comply with the existing approved ordinances/plans by adding a new exterior architectural expression, provide shade along the public way as well as add to the eclectic mix of uses and businesses already in the area in order to attract a new upscale tenant for the space.

The scope of this project includes the re-use of two thirds of the existing structures on site, while at the same time connecting and infilling the existing space between them to create a more cohesive architectural expression along Main Street. The updated façade along Main Street and Marshall Way, will be connected with a new wood & steel trellis shade canopy; twisting and wrapping the corner of the building. The trellis design allows for the existing mature palm trees pass thru, maintaining the area character along the north elevation. The rear of the building will be enhanced to provide a courtyard, trash refuse yard, and minimal on-site parking. Access to the on-site parking and trash refuse yard will be maintained thru the back alley and used as a the current one-way access existing today. Site circulation is primarily pedestrian due to the urban nature of the project location in Old Town Scottsdale.

Mechanical/utility equipment will be fully screened and located on the existing structures rooftops. Any new equipment will be fully screened per city code. A new SES will be provided and located along the south elevation/existing alley.

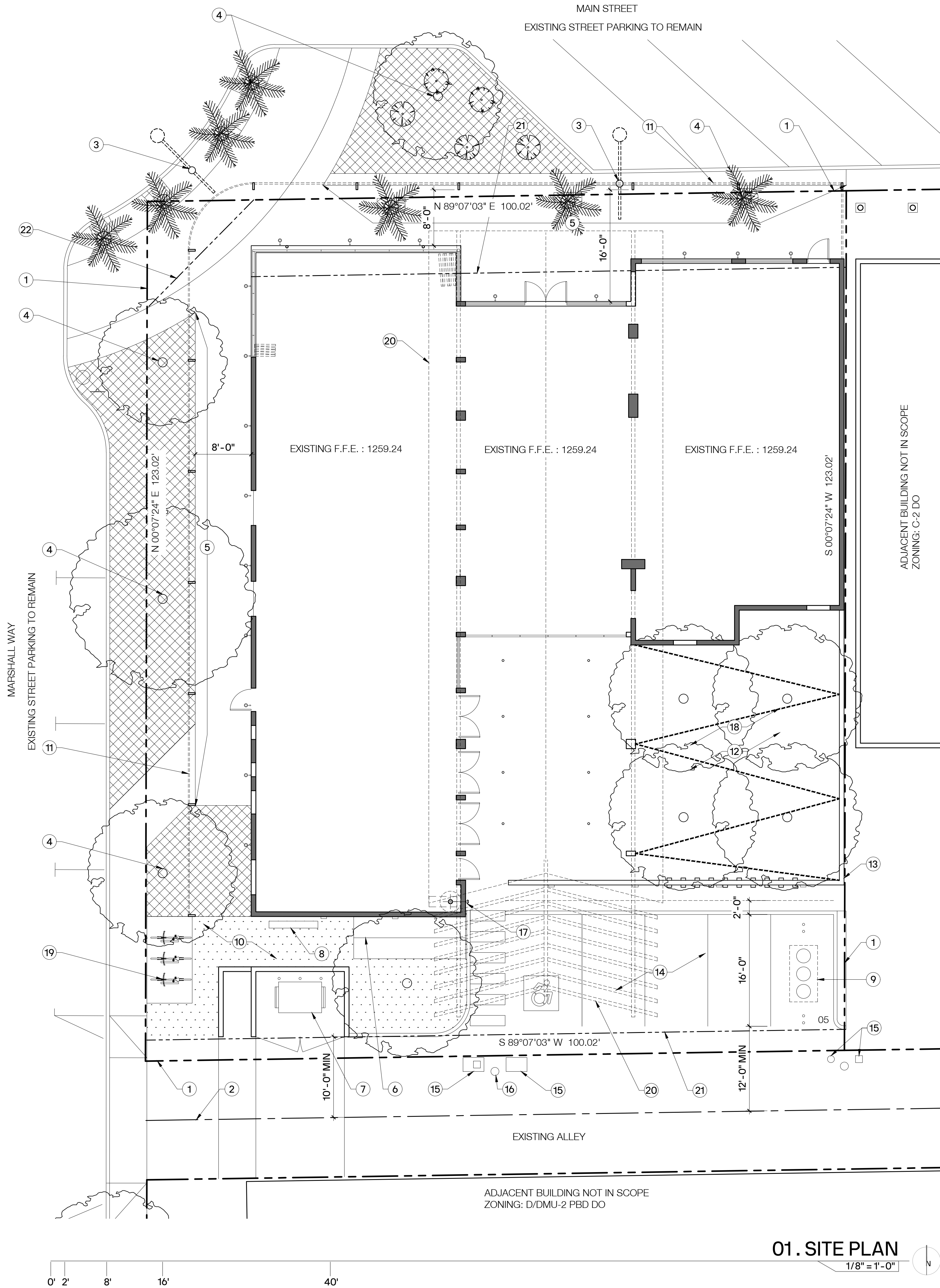
Please see the attached documents for review and consideration of this DRB approval request.

Sheet list:

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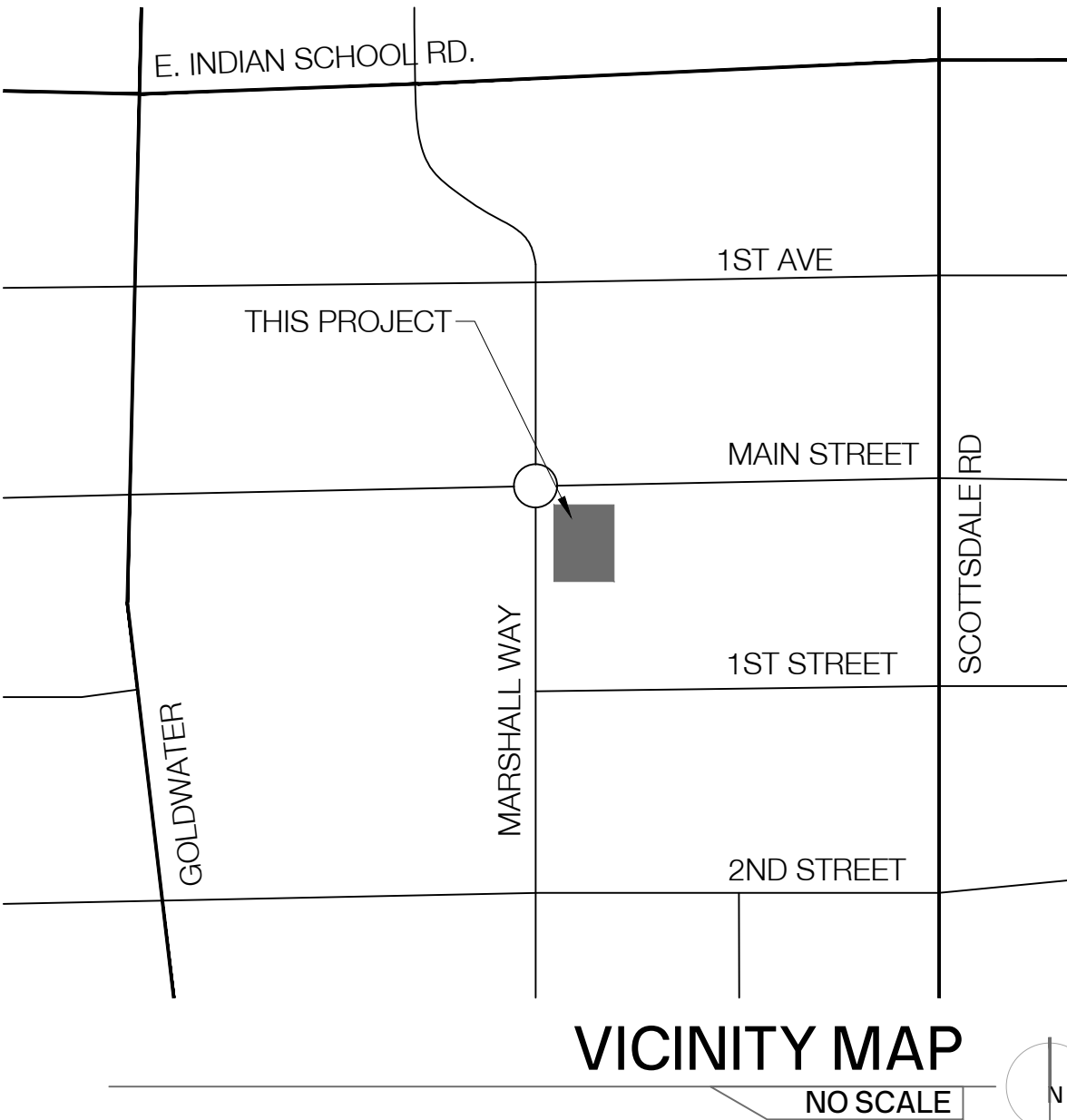
We thank the City of Scottsdale staff for comments in consideration of this Design Review approval request.

Ken Molfetta, Project Manager
Aline Architecture Concepts, LLC
7340 E. Main St. #210
Scottsdale, AZ 85251
480.273.4233



01 . SITE PLAN

1/8" = 1'-0"



VICINITY MAP

NO SCALE

KEYNOTES - SITE PLAN

1. PROPERTY LINE
2. CENTERLINE OF ALLEY
3. EX. LIGHT POLE TO REMAIN
4. EX. STREETSCAPE TREES TO REMAIN
5. EX. SIDEWALK TO REMAIN
6. SERVICE ENTRANCE SECTION (SES)
7. TRASH ENCLOSURE
8. GAS METER
9. FUTURE GREASE INTERCEPTOR LOCATION (NOT THIS SCOPE)
10. NEW LANDSCAPING
11. RECONSTRUCTED COVERED WALKWAY CANOPY
12. PROPOSED COURTYARD
13. NEW 8'-0" H. SCREEN WALL
14. RE-STRIPED PARKING AREA
15. RELOCATE UTILITIES AS REQUIRED, VIF
16. UNDERGROUND EX. OVERHEAD POWER AS REQUIRED, VIF
17. PROPOSED FDC
18. NEW TREES IN COURTYARD
19. BIKE RACK
20. LINE OF ROOF ABOVE
21. BUILDING SETBACK
22. SIGHT VISIBILITY TRIANGLE

LEGAL DESCRIPTION

LOTS 11 AND 12, BLOCK 5, SCOTTSDALE, ACCORDING TO BOOK 6 OF MAPS, PAGE 26, RECORDS OF MARICOPA COUNTY, ARIZONA

PROJECT SUMMARY

THIS PROJECT CONSISTS OF RENOVATING AN EXISTING RETAIL BUILDING FOR A FUTURE UNSPECIFIED TENANT. SCOPE INCLUDES ADDING A NEW CLERESTORY ROOF STRUCTURE, UPDATING EXTERIOR MATERIALS AND OVERHAULING MECHANICAL, ELECTRICAL, AND PLUMBING UTILITIES ON SITE.

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL GREEN CONSTRUCTION CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

BUILDING DATA

PROPERTY ADDRESS 7103, 7105, 7107, 7113, 7117 E. MAIN STREET
EXISTING ZONING D/DC-1 DO
PROPOSED USE A2 (RESTAURANT)

BUILDING AREA TOTAL 12,110 S.F.

CURRENT OCCUPANCY TYPE M (RETAIL)
PROPOSED OCCUPANCY TYPE A2 RESTAURANT
CONSTRUCTION TYPE VB (SPRINKLERED)
FIRE PROTECTION EQUIPPED W / NFPA-13
FIRE SEPARATION NON-SEPARATED

MAX. HEIGHT ALLOWED 36'+ROOFTOP APPURTENANCES
ACTUAL HEIGHT 30' W/ ROOFTOP APPURTENANCES

SITE DATA

ASSESSORS PARCEL NUMBER 130-12-112, 130-12-113, 130-12-114

SITE AREA (NET) 12,110 S.F. (0.278 ACRES)
SITE AREA (GROSS) 20,628.6 S.F. (0.47 ACRES)

FAR ALLOWED BASE: 1.3 x 20,628 = 26,816.4 S.F.
FAR PROVIDED 9,177 / 20,628 = .44 < 1.3

SETBACKS
FRONT: 16'-0"
SIDE: NONE
SIDE: NONE
BACK: NONE

PARKING REQUIREMENTS

REQUIRED SHELL/FUTURE RESTAURANT (TABLE 9.103.B)

SPACES REQ'D: 5,640 / 300 = 18.8 SPACES

FUTURE RESTAURANT PATIO (TABLE 9.103.B)

SPACES REQ'D: 1,905 / 350 = 5.44
TOTAL SPACES REQUIRED 18.8+5.44 = 24.24

EXISTING PARKING CREDITS 7.42 CREDITS

APN -130-12-114 7.42 CREDITS
APN -130-12-113 7.42 CREDITS
APN -130-12-112 7.42 CREDITS

22.26 TOTAL CREDITS

ADA REQ'D: 1
ADA PROVIDED: 1 SPACE ON SITE

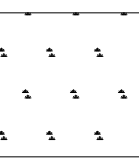
TOTAL PARKING SPACES REQUIRED 25
TOTAL PARKING SPACES PROVIDED 25+5 = 30

NO PARKING LOT LANDSCAPING REQUIRED

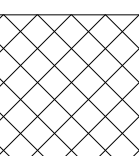
BIKE RACK PER SEC.9.1036.D 1 REQUIRED
3 PROVIDED

OPEN SPACE REQUIREMENTS

OPEN SPACE NOT REQUIRED
IN D/DC-1 DO ZONING PER
SEC. 6.1205.H



new planting area - see landscape



existing landscaping to be refreshed - see landscape

1ST DRB SUBMITTAL
pre-app no.: 644-pa-2024

MAIN + MARSHALL REMODEL
7107, 7113, 7117 e main street
scottsdale, az 85251

revisions

preliminary not for construction

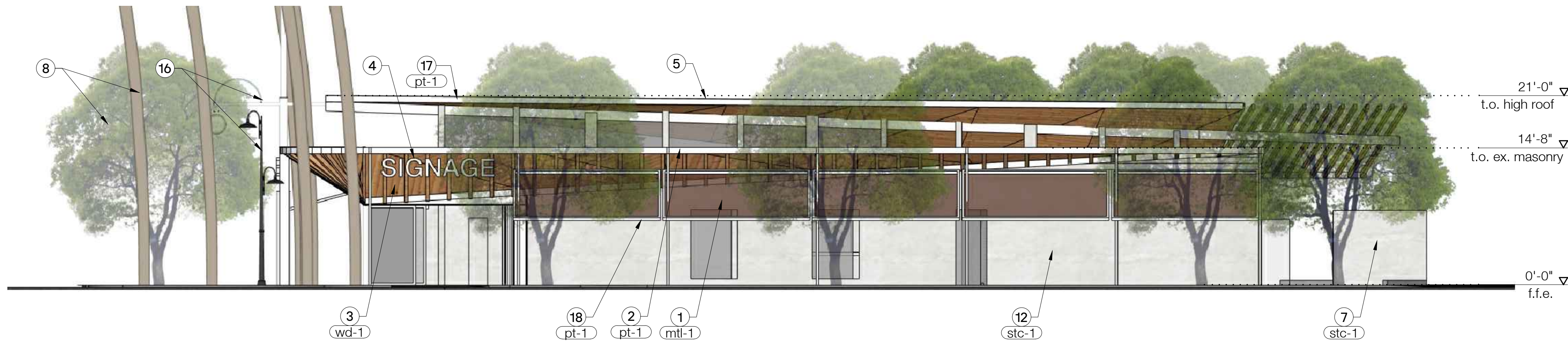
date issued: november, 22, 2024
project # 24029

ALINE
ARCHITECTURE CONCEPTS

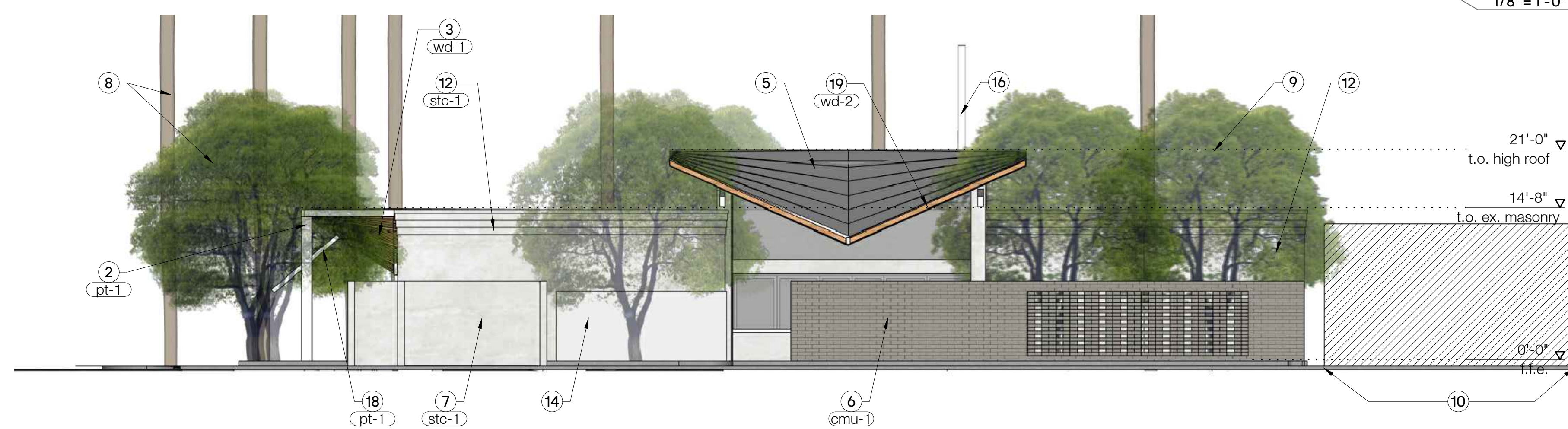
SITE PLAN

A-1.0

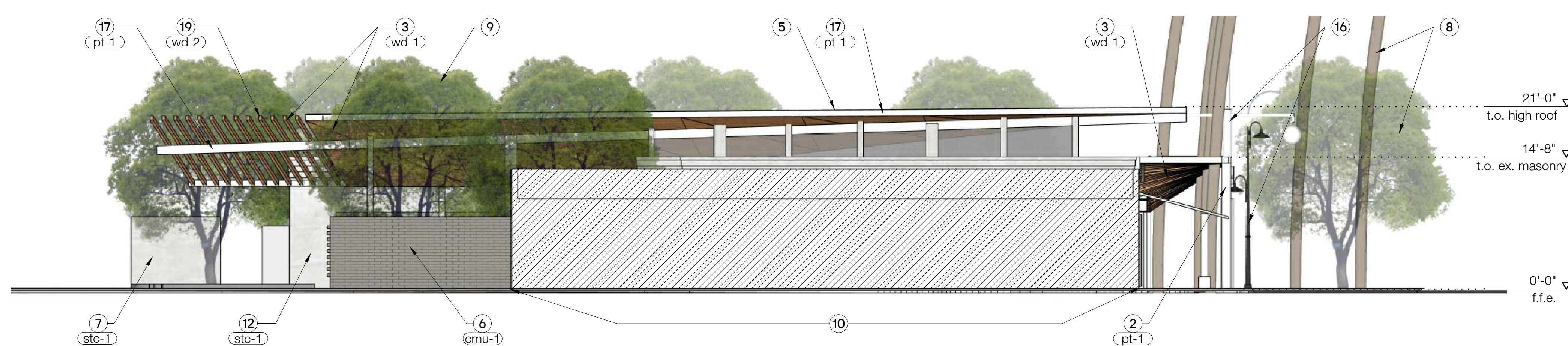
39-DR-2024
1/23/2024



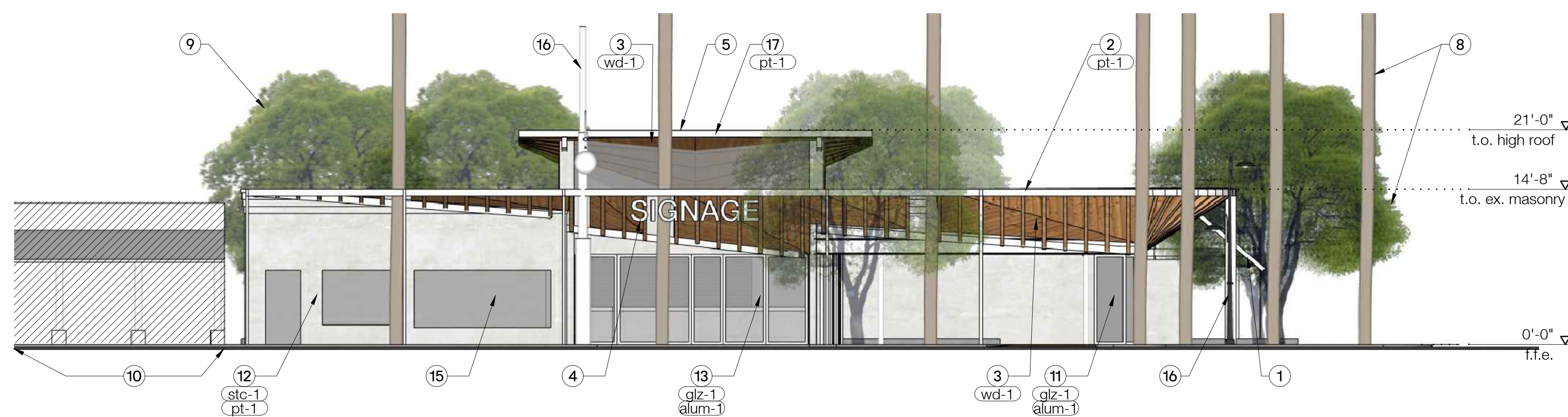
04 . WEST ELEVATION



03 . SOUTH ELEVATION



02 . EAST ELEVATION



01 . NORTH ELEVATION

EXTERIOR FINISHES

see finish schedule on sheet a-6.0 for more information

- alum-1: aluminum storefront
by arcadia
color: white
- cmu-1: masonry courtyard wall
8x4x16 cmu block
color: standard/gray
manufacturer: oldcastle
- glz-1: glazing
1" insulated glazing unit - clear glass
- pt-1: canopy/steel/fascia paint
de6213 fine grain, finish velvet
manufacturer: dunn edwards
- stc-1: exterior plaster
new, 3-coat cement plaster system -
w/mottled texture and color to match
custom sample cc-81
- wd-1: wood plank t&g
douglas fir t&g - canopy and exterior soffits
color: clear with clear matte sealer
manufacturer - tbd
- wd-2: roof trellis
by: geolam
color: teak
- mtl-1: perforated metal panel
shade screen mesh
color: copper penny
manufacturer: monichols metals

KEYNOTES - EXTERIOR ELEVATIONS

1. angled perforated metal steel shade canopy
2. steel shade canopy painted
3. t&g ceiling w/ exposed joists, clear matte sealer
4. future signage by others, not this scope. location to be determined by future tenant
5. new roof w/tpo membrane roofing
6. 8x4x16 masonry screen wall at courtyard
7. trash enclosure
8. existing trees
9. new trees in courtyard
10. building to the east. not this scope
11. folding glazed door system
12. ex. building to remain replace ex. stucco
13. aluminum storefront door/window
14. upgraded ses cabinet in existing location
15. glazing to remain
16. ex. streetlight to remain
17. metal fascia, painted
18. steel tube frame @ angled shade canopy
19. exposed roof structure/trellis at new roof. finish to match (wd-1) - see elevation 02 east

1340 EAST MAIN STREET #210
SCOTTSDALE, ARIZONA 85251
MADE WITH ALINE . COM

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EXTERIOR
COLOR
ELEVATIONS

A-3.0

1/23/2024

39-DR-2024

1/23/2024



04 . PERSPECTIVE NW CORNER

1/8" = 1'-0"



03 . PERSPECTIVE SE CORNER

1/8" = 1'-0"



02 . PERSPECTIVE SW CORNER

NTS



01 . PERSPECTIVE NE CORNER

NTS

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PERSPECTIVES

A-3.1

39-DR-2024
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