

Nelsen Partners, Inc.
Austin | Scottsdale

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nelsonpartners.com

PRELIMINARY:
NOT FOR
REGULATORY
APPROVAL,
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OR CONSTRUCTION

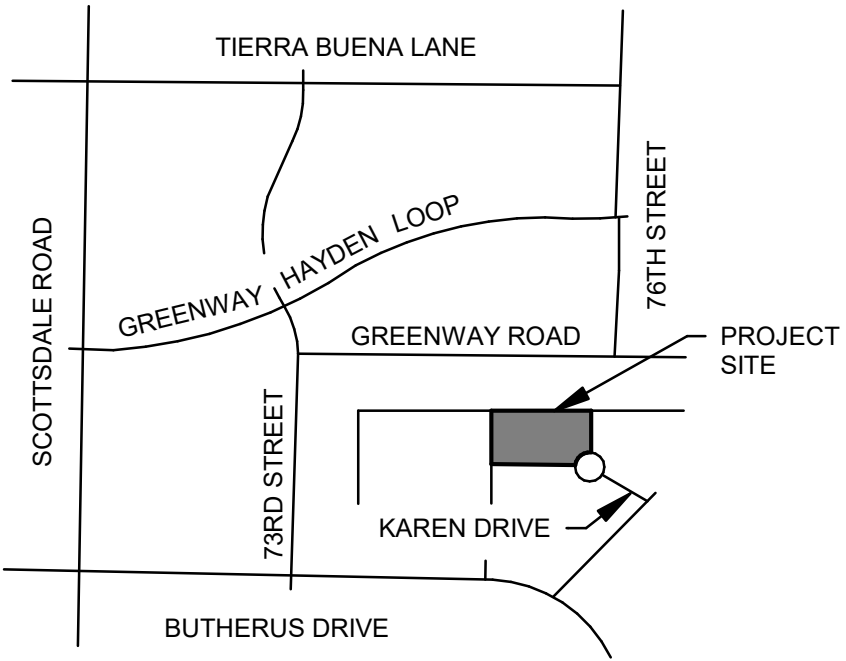
PROJECT INFORMATION

PROJECT NAME: 2012 INTERNAIONAL BUILDING CODE
PARCEL ADDRESS: 7428 E. KAREN DR. SCOTTSDALE, AZ 85260
PARCEL NUMBER: 215-56-069
PRE-APP NUMBER: 1097-PA-2022

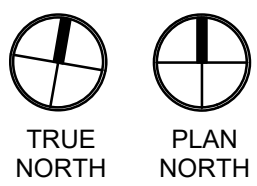
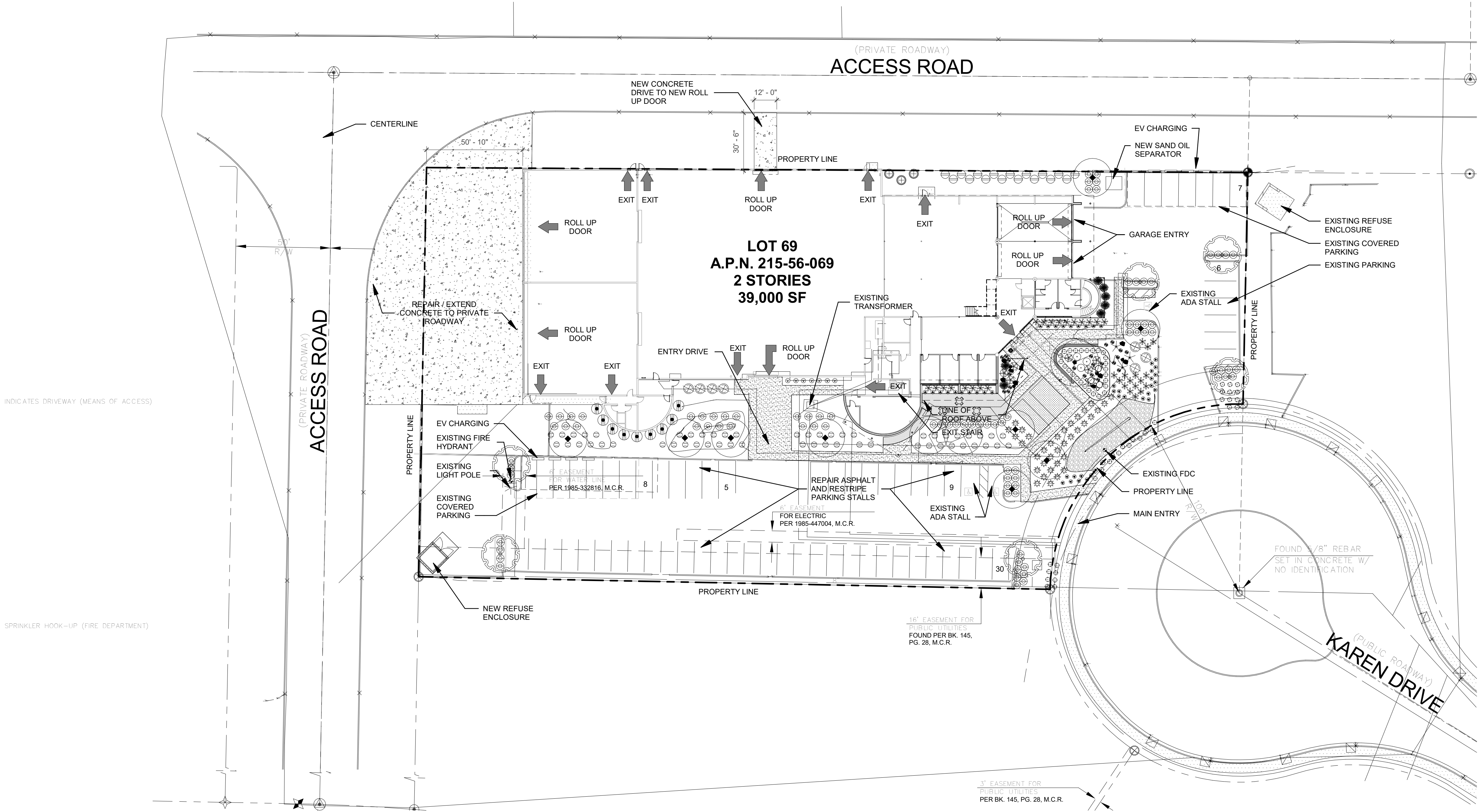
PROJECT DATA

CURRENT ZONING: I-1 (INDUSTRIAL PARK)
LOT AREA: 83,330 sq ft.
BUILDING HEIGHT: 30'-0" (EXISTING UNCHANGED)
GROSS BUILDING AREA: 39,000 SF (EXISTING UNCHANGED)

SURFACE PARKING TO REMAIN:
COVERED: 15 STALLS
UNCOVERED: 50 STALLS
ACCESSIBLE: 3 STALLS
TOTAL: 68 STALLS



VICINITY MAP



01 SITE PLAN

SCALE: 1" = 30'-0"



Date
24 FEBRUARY 2023
Revisions

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Project No.
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A111

SITE PLAN - DRB

NELSEN PARTNERS, INC.
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Scottsdale, Arizona 85254
480.949.6800

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Randy McManus
Janet Quan
Sandra Saldaña

Hi-Health Remodel

Project Narrative

December 16, 2022

The following request is for DRB approval of the Hi-Health Remodel located near the Scottsdale Airpark at 7428 East Karen Drive. This property is zoned as Industrial Park (I-1) and will consist of +/-38,890 square feet of standalone building with the height of 30'-0" from finished grade.

The architectural design of Hi-Health Remodel will integrate seamlessly within the Scottsdale Airpark context while creating a strong presence on Karen Drive and 75th Street.

The glazing on the southeast corner engages the public as patrons arrive to the building. The architectural design will emphasize horizontality using rooflines, overhangs, and clerestory windows with a material palette that reflect the context. The landscape design will incorporate a curated palette sensitive to the Sonoran Desert, as well as enhanced hardscape.

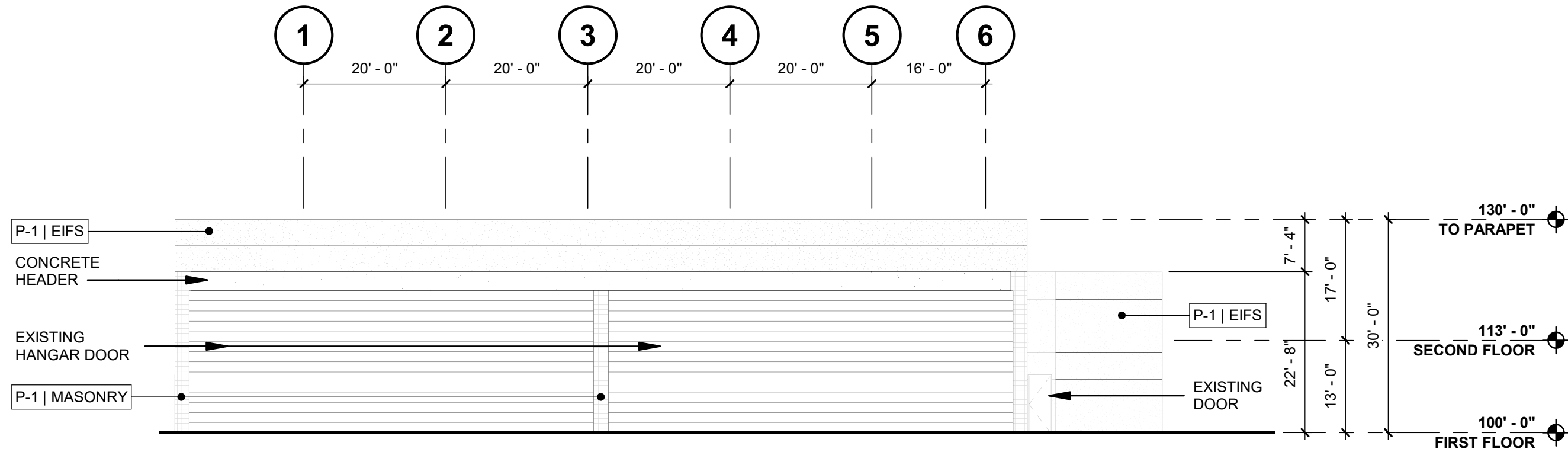
The design will incorporate sustainable elements with modern details to achieve a contemporary design that is unique for the client yet meets the stated goals for Sensitive Design Program, Design Standards and Policies Manual, and City of Scottsdale Restaurant Guidelines. The building massing is layered and its scale broken down with various transitions in plane, elevation, and finishes. The design will blend urban Scottsdale characteristics with historical Mid-Century influences. New mechanical equipment will be screened from public view. Utilities and refuse are integrated within the building footprint, also screened from public view.

The material palette proposed is complimentary to the context which will include:

- Architectural, high efficiency glass
- Overhangs with a wood soffit with dark metal fascia
- Integral neutral color EIFS
- Metal panels that extend to the parapet to hide mechanical units
- Wood siding in stained colors

MATERIAL LEGEND

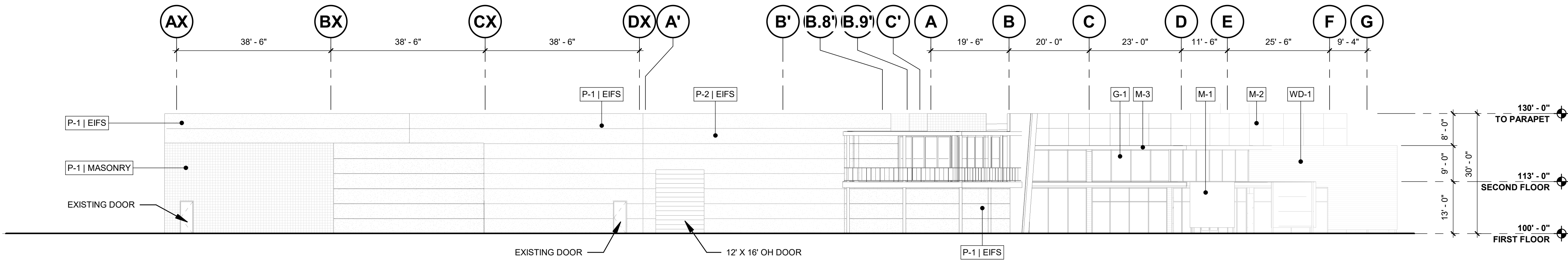
WD-1	EXTERIOR WOOD CLADDING - KEBONY - CLEAR
G-1	INSULATED GLASS - VITRO - CLEAR
M-1	PERFORATED PANEL - McNICHOLS - SILVER
M-2	METAL ACM PANEL - ALPOLIC - BLACK
M-3	ALUMINUM STOREFRONT - ARCADIA - DARK BRONZE
P-1	"SILVER SONG" PAINT - BENJAMIN MOORE
P-2	"TWILIGHT ZONE" PAINT - BENJAMIN MOORE



04 WEST ELEVATION

SCALE: 1/16" = 1'-0"

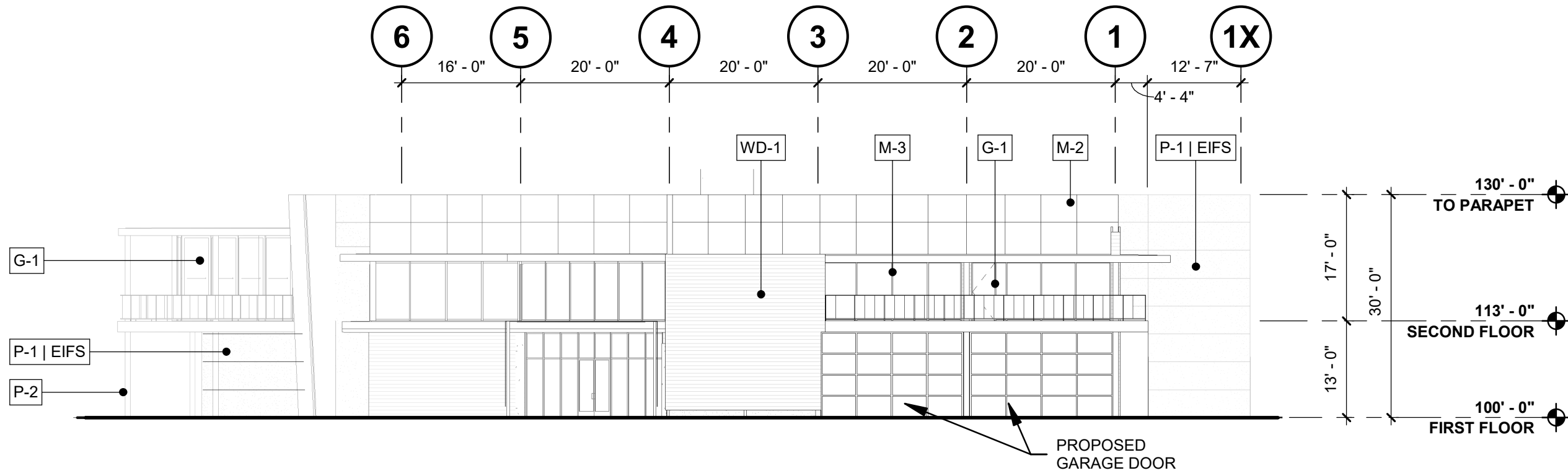
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03 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

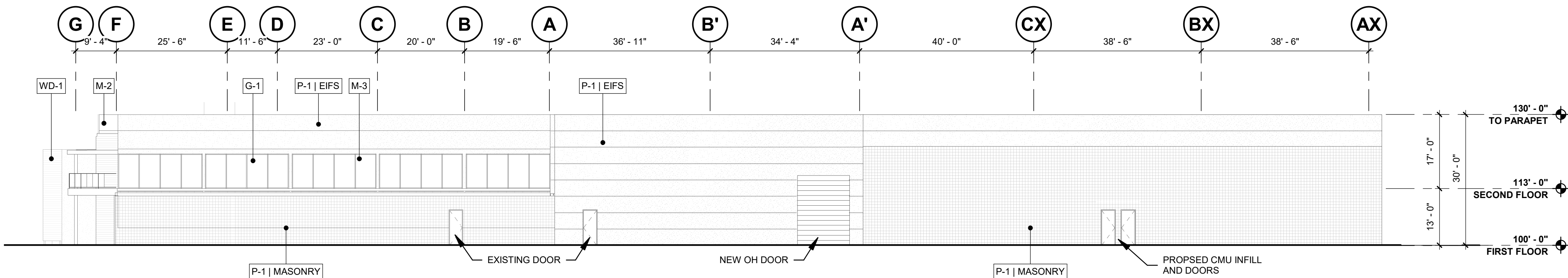
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02 EAST ELEVATION

SCALE: 1/16" = 1'-0"

REF:



01 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

REF: 01 / A221



AIR PARK - REMODEL
FEV2 LLC
7428 E KAREN DR
SCOTTSDALE, AZ 85260

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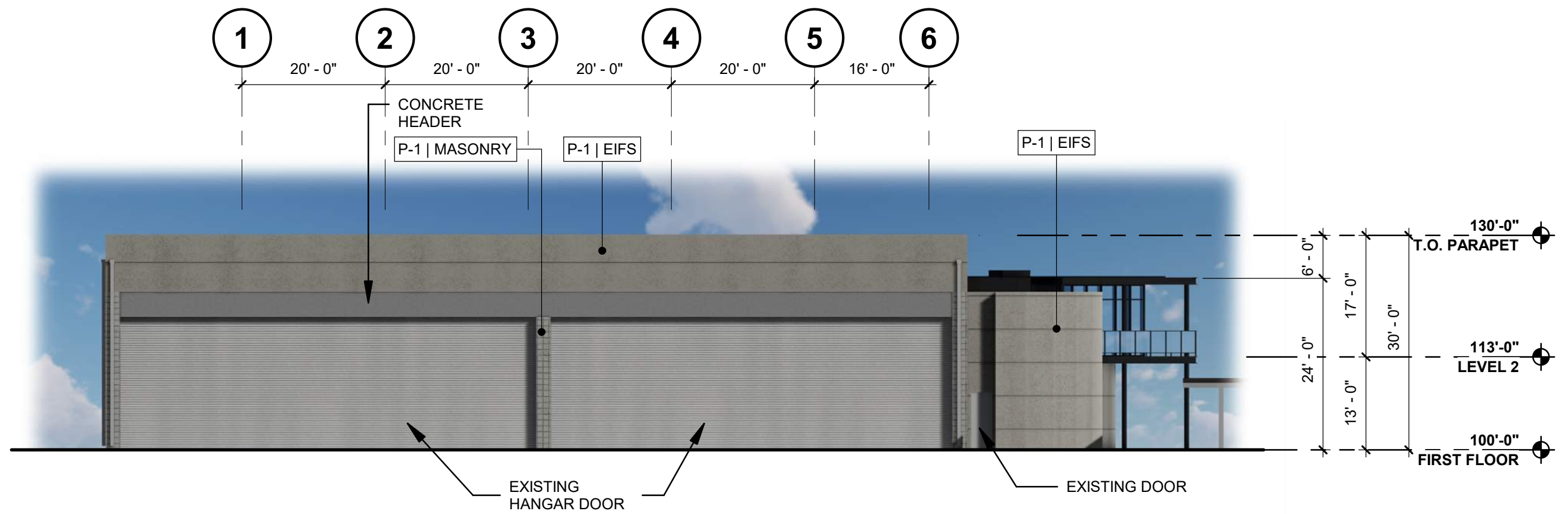
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A302
EXTERIOR ELEVATIONS
- DRB

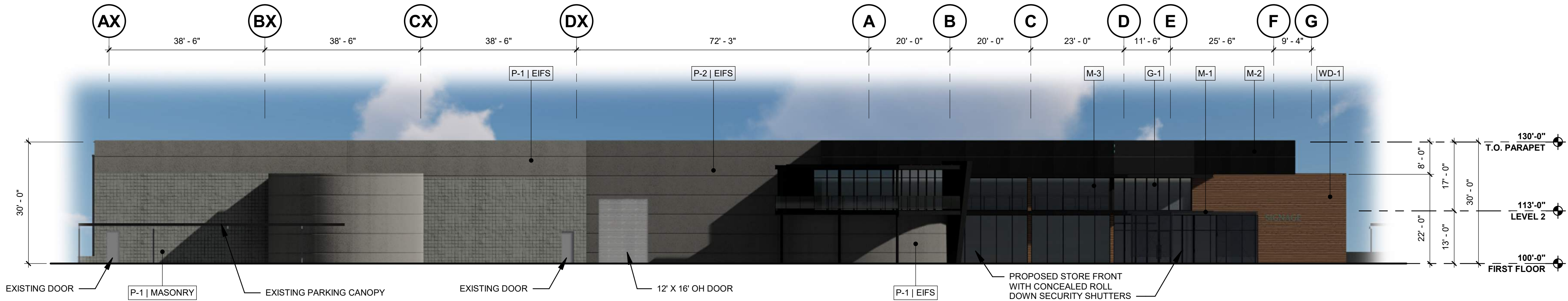
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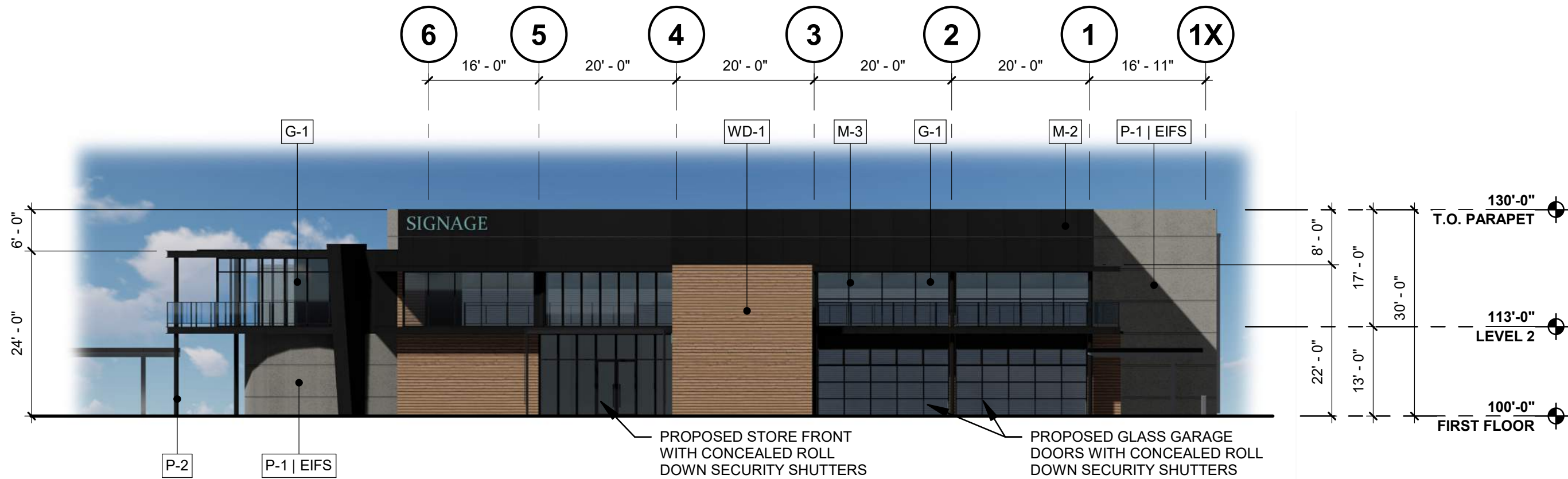
04 WEST ELEVATION

SCALE: 1/16" = 1'-0" REF:



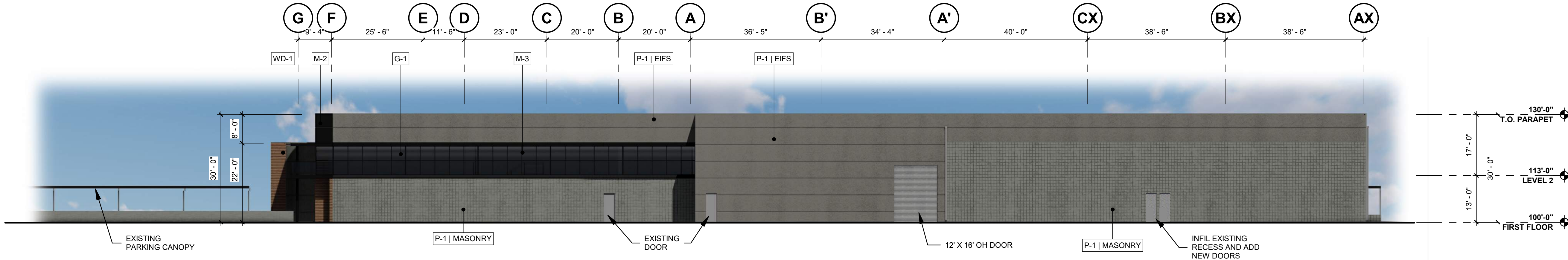
03 SOUTH ELEVATION

SCALE: 1/16" = 1'-0" REF:



02 EAST ELEVATION

SCALE: 1/16" = 1'-0" REF:



01 NORTH ELEVATION

SCALE: 1/16" = 1'-0" REF:



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