

To: City of Scottsdale

Brad Carr, AICP, LEED-AP

Planning & Development Manager

Agent: GPD Group – Contact: Josh Graber ; 330.572.3521 ; jgraber@gpdgroup.com

Summary of Modifications

Civil and Landscape Drawings

- Added pavers to the primary egress walkway.
- Revised the parking spaces in front of the building to concrete per igCC requirements.
- Added a sidewalk to the property line on the east side of the property.
- Added calculations (bike, parking, open space, max FAR, etc.) on site plan per zoning.
- Highlighted screenwall at north parking spaces.
- Added open space plan.
- Clarified utilities and connections on the site plan (previously shown on utility plan only).
- Revised sanitary sewer connection (added manhole) per BOD comments.
- Removed signage indications on site plans.
- Revised site lighting per photometric requirements.
- Revised plant species per zoning requirements (decomposed granite, calipers, etc.)
- Included McDowell Corridor Improvement Guidelines to landscape design.
- Clarified landscape summary per zoning.
- Added planters to building base.
- Added ROW dimensions to landscape plan.

Architectural Elevations and Building Design

- Revised elevation labels per comments.
- Included rendering of all elevations.
- Clarified detailing of the patio and railing.
- Enclosed all meters on rear of building.
- Provided detailing on door/windows wall recesses.
- Revised all finishes on building.
- Included a mural on building.
- Provided vertical louvers at primary tower element.
- Removed signage from portal “tombstone” at primary entrance.
- Extended front canopy to connect to building at banding.
- Added roof and floor plans.
- Clarified canopies on all three primary sides of building, connected to building mass, as integral elements.

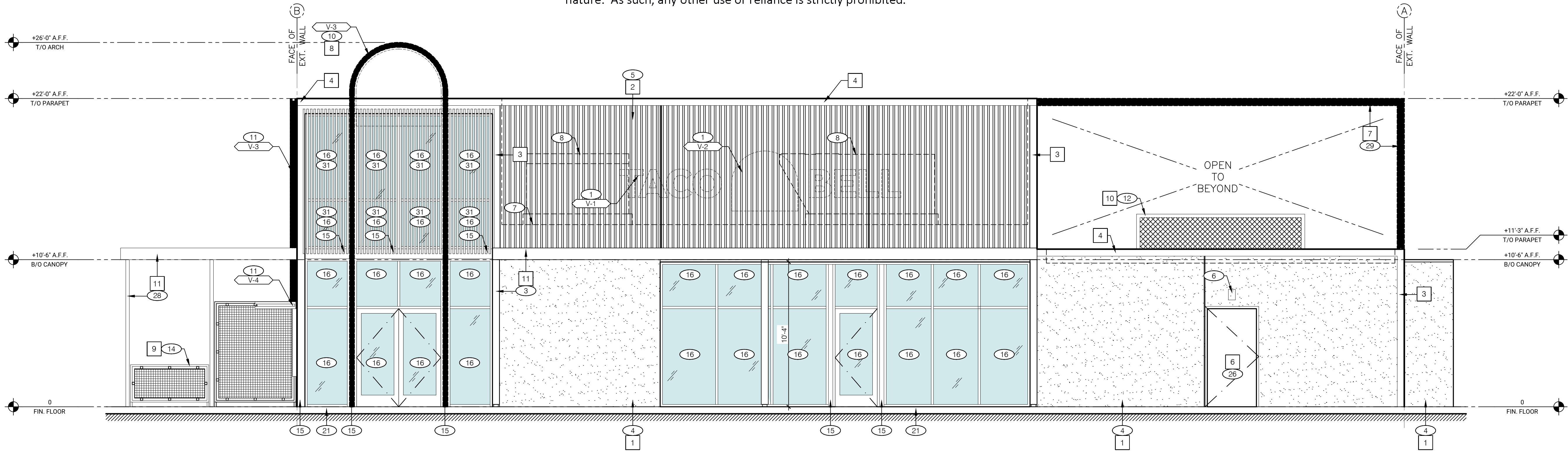
Please send all direct comments and questions to Josh Graber (GPD Group), at jgraber@gpdgroup.com, 330.572.3521.

Sincerely,

Josh Graber

GPD Group, Professional Corporation

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(West) RIGHT SIDE ELEVATION 1/4"=1'-0"

A

SYMBOL	ITEM / MATERIAL	MANUFACTURER	MATERIAL SPEC	COLOR	NOTES	CONTACT INFORMATION
CLADDING						
1	SIDING, LOWER HALF OF BUILDING	TBD	PLASTER FINISH OR EIFS	SW7042 SHOJI WHITE	X	X
2	SIDING, UPPER HALF OF BUILDING	EQUITONE	LINEA FIBER CEMENT BOARD	LT60	X	X
TRIM						
3	WALL TRIM: VERTICAL AND HORIZONTAL	TBD	METAL FASCIA/TRIM	SW9592 ILLUSION	X	X
					X	X
METAL						
4	PARAPET CAP	X		SW9592 ILLUSION	X	X
5	OVERFLOW SCUPPERS	X		SW9592 ILLUSION	X	X
6	SERVICE DOOR AND FRAME	X		SW9592 ILLUSION	X	X
7	METAL TUBE FRAME - REAR OF BUILDING	X		SW9592 ILLUSION	X	X
8	METAL ARCH TUBE FRAME (BY VENDOR)	X		PAINTED OR POWDERCOATED TO MATCH PANTONE 2306C	X	X
9	RAILINGS AND POSTS	X		PAINTED OR POWDERCOATED TO MATCH SW9592 ILLUSION	X	X
10	EQUIPMENT SCREEN	LAWRENCE METAL STRUCTURES	ARCHITECTURAL PERFORATED METAL SCREEN SET IN FRAME	PAINTED OR POWDERCOATED TO MATCH PANTONE 2306C	CUSTOM 13' X 14' 3-SIDED METAL ENCLOSURE, ANCHORED TO ROOF. PROVIDE SHOP DRAWINGS. APPROVAL REQUIRED PRIOR TO COMMENCEMENT OF FABRICATION.	X
11	EXTERIOR METAL CANOPIES AND COLUMNS (BY VENDOR)	X		PAINTED OR POWDERCOATED TO MATCH SW9592 ILLUSION	X	X
12	ACCENT PANEL (BY VENDOR)	BRIDGER STEEL	7.2 STRUCTURAL BOX RIB PANEL	MATTE BLACK		

EXTERIOR FINISH SCHEDULE

E

MISCELLANEOUS
A. SEE SHT A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):
A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL @ WINDOWS.
C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING & CANOPY.

"CRITICAL" DIMENSIONS:
A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/ BUILDING ELEMENTS DIMENSIONS.

NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

C

NOTE: SIGNAGE UNDER SEPARATE PERMIT

V-XXX	QTY	ITEM DESCRIPTION	ELEC
V-1	1	24" WHITE CHANNEL LETTERS VERTICAL	X
V-2	1	56" LARGE SWINGING BELL, PURPLE LOGO - FACE LIT	X
V-3	1	13'-0" X 53" WALK-UP WINDOW ARCH ELEMENT	X
V-4	1	60"W X 36" D X 6" H WALK-UP WINDOW CANOPY	X

SIGN SCHEDULE

N.T.S.

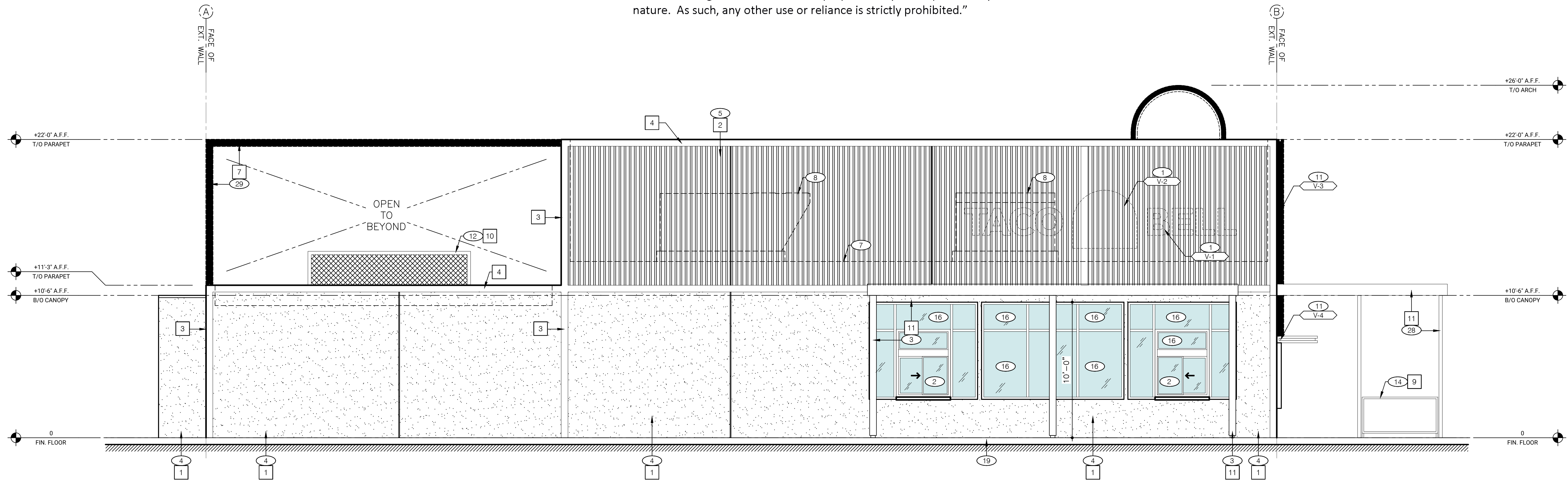
D

- BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL. SEE ELECTRICAL PLANS.
- DRIVE-THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.
- PLASTER OR EIFS.
- FIBER CEMENT PANELS.
- WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0 AND ELECTRICAL DRAWINGS.
- INDICATES TOP OF ROOF DECK.
- ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE.
- BOLLARDS PER CIVIL.
- ILLUMINATED METAL TUBE ARCH BY SIGN VENDOR.
- WALK-UP ELEMENT AND CANOPY BY SIGN VENDOR.
- CUSTOM METAL RTU SCREEN. SEE ROOF PLAN AND DETAIL 1 / A6.2.
- ACCESS DOOR IN PARAPET. MATCH SURROUNDING WALL MATERIALS / COLORS.
- EXTERIOR RAILINGS AT SEATING / WALKUP WINDOW. SEE DETAIL 10/A6.2. SEE SITE PLAN FOR LOCATION.
- METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING.
- ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- HOSE BIB - REFER TO PLUMBING DRAWINGS.
- CO2 FILLER VALVE & COVER.
- ASSUME D/T LAND SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING & SITE PLAN.
- SWITCHGEAR.
- CONCRETE BUILDING CURB SHALL BE PAINTED BLACK.
- OVERFLOW SCUPPER.
- GAS METER. DO NOT PAINT METER.
- EMERGENCY LIGHTS, SEE ELECTRICAL SHEETS
- ACCESSIBILITY SIGNAGE; MOUNT AT 5'-0" A.F.F.
- SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- WALK-UP WINDOW.
- PATIO CANOPY BY VENDOR.
- PAINTED ALUMINUM FRAME WITH INTEGRATED LED LIGHTING.
- STRETCHED VINYL MURAL BY VENDOR.
- VERTICAL LOUVERS OVER UPPER STOREFRONT SYSTEM.

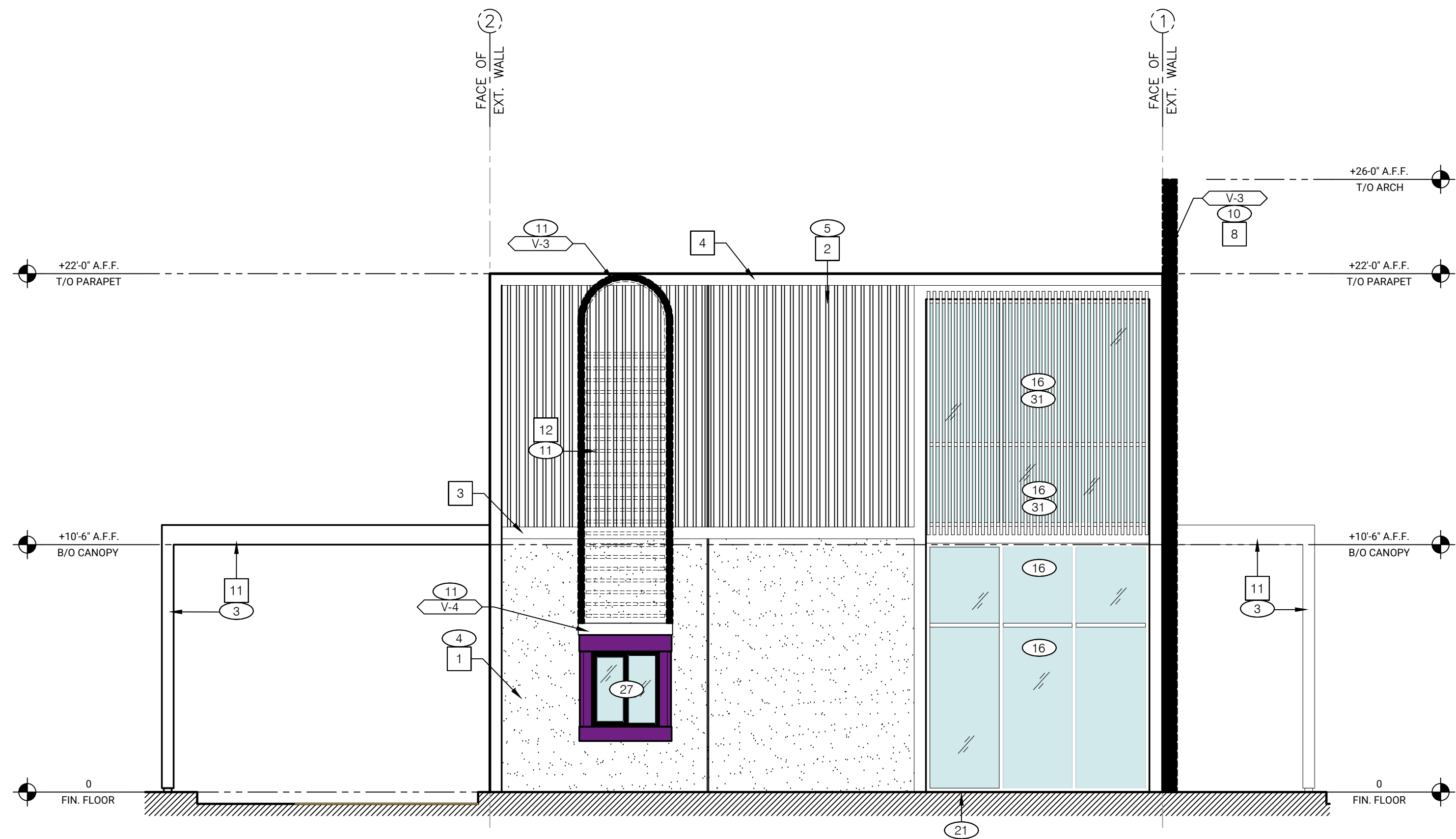
KEY NOTES

B

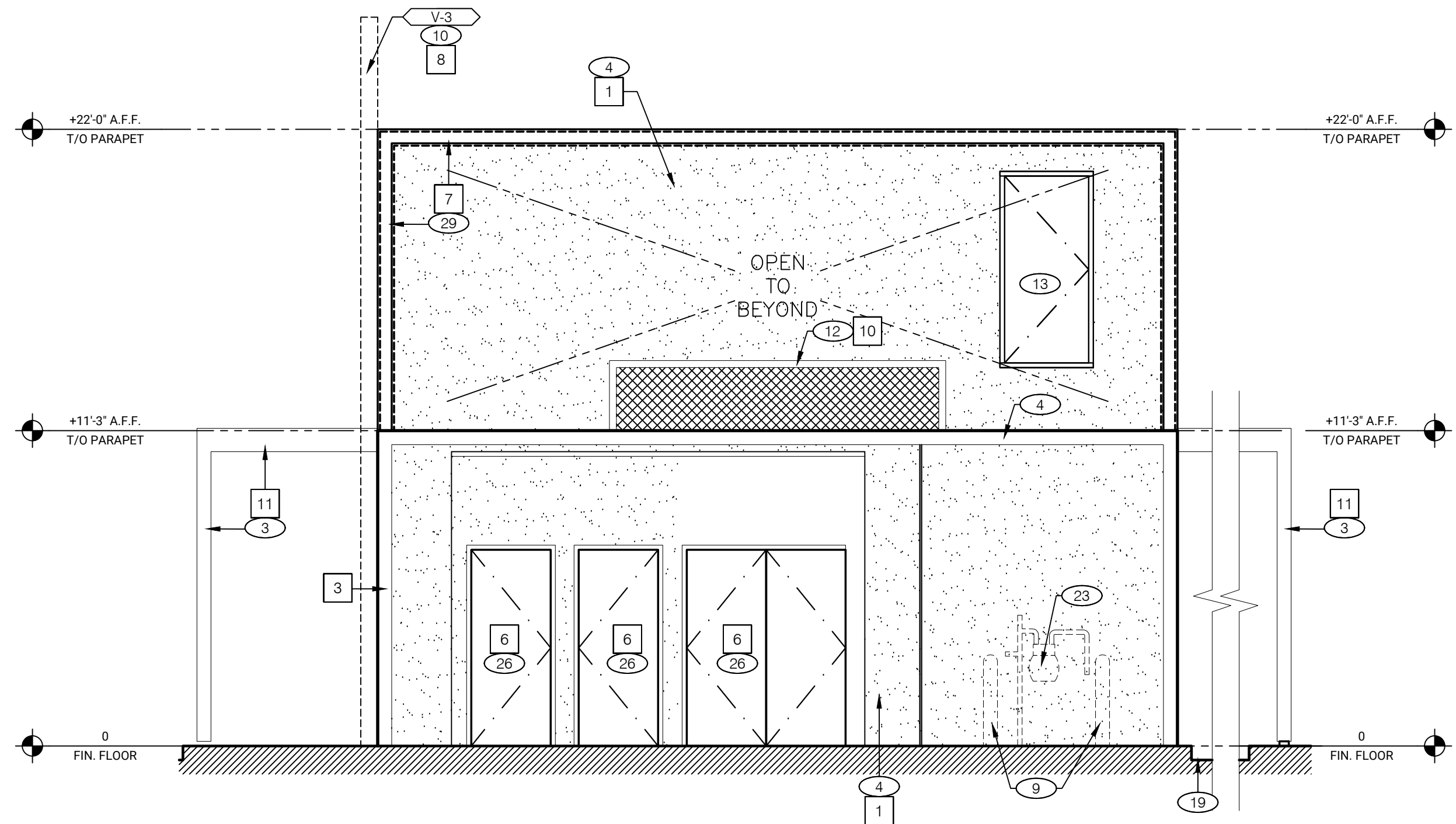
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(East) LEFT SIDE ELEVATION 1/4" = 1'-0" A



(North) FRONT ELEVATION 1/4" = 1'-0" C



(South) REAR ELEVATION 1/4" = 1'-0" B