DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: October 21, 2021
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

IYA Medical ASC/Imaging Center 21-DR-2021	Request for approval of exterior modifications to a portion of an existing multi-tenant building to account for a new 9,917 square foot medical office at +/- 1.6-acre site.

SUMMARY

Staff Recommendation

Approve, subject to the attached stipulations (Attachment #6)

Items for Consideration

- Conformance with Development Review Board Criteria – staff confirms
- Integration of Sensitive Design Principles – staff confirms
- Illuminated glass artwork panel system
- No community input received as of the date of this report

BACKGROUND

Location: 11107 North Scottsdale Road, Suite 101

Zoning: Central Business (C-2)

Adjacent Uses

North: Commercial uses, single-story; zoned Central Commercial (C-2)
East: Office uses, two-story; zoned Commercial Office (C-O)
South: Restaurant uses, single-story; zoned Central Commercial (C-2)
West: Office uses, two-story; zoned Service Residential (S-R)



Property Owner

BCB-WB Partners, LLC

Applicant

Rick McGee, Urban Rebuild Inc.

DEVELOPMENT PROPOSAL

This application proposes interior and exterior modifications to the vacant tenant space (Suite 101) in a two-tenant building. The scope includes constructing second floor space for what is currently a single-level building with some small expansions to the existing footprint. The existing site improvements serving the other tenant and the overall site remain relatively unchanged by this scope.

Development Review Board Criteria

Staff confirms that the development proposal generally meets the applicable Development Review Board Criteria. For a detailed analysis of the Criteria, please see Attachment #4.

STAFF RECOMMENDED ACTION

Staff recommends that the Development Review Board approve the IYA Medical ASC/Imaging Center development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Jeff Barnes Senior Planner 480-312-2376 jbarnes@ScottsdaleAZ.gov

APPROVED BY



Jeff Barnes, Report Author — 9/29/2021 Date



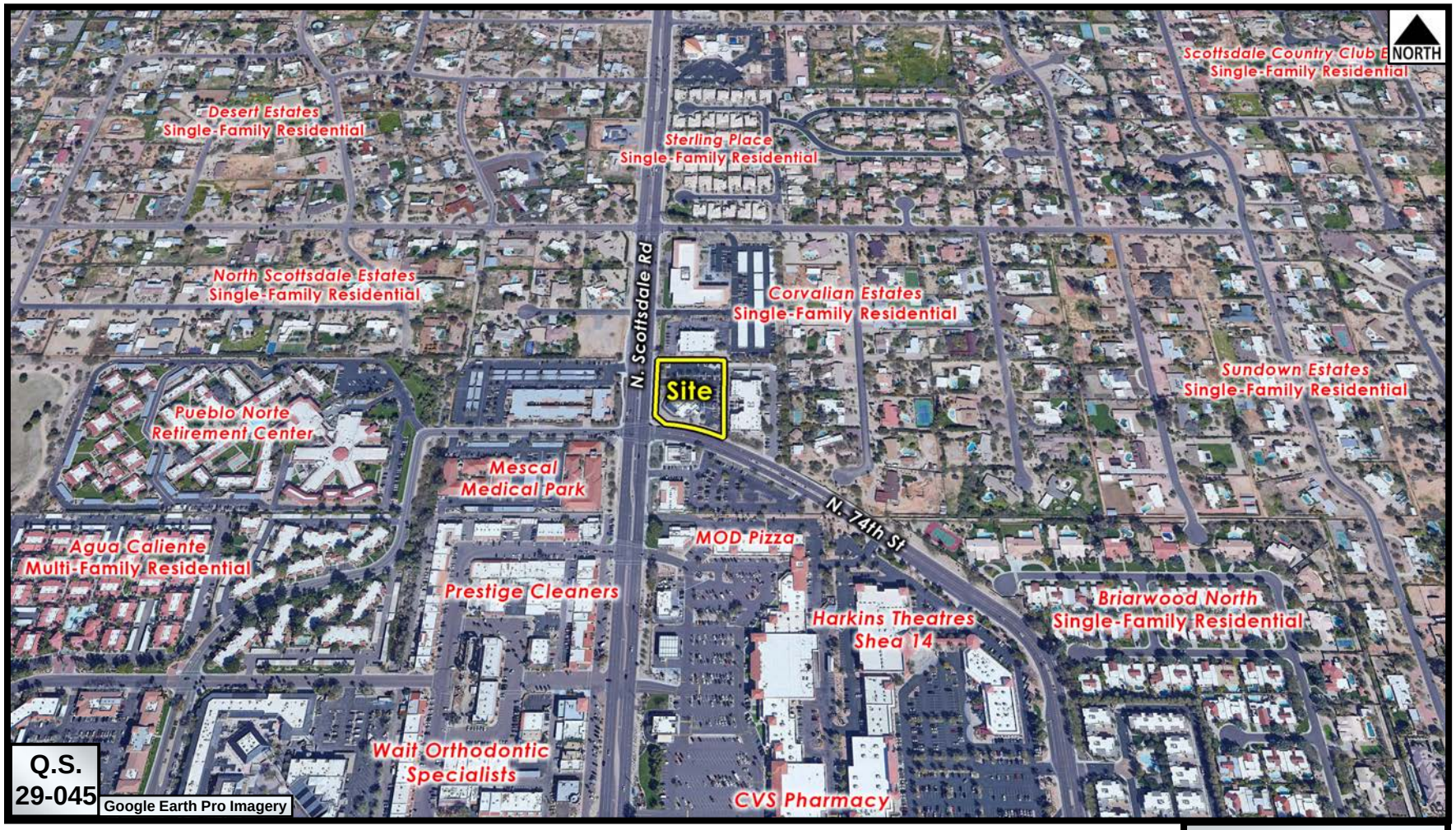
Brad Carr, AICP, LEED-AP, Planning & Development Area Manager — 10/7/2021 Date
Development Review Board Liaison
Phone: 480-312-7713 Email: bcarr@scottsdaleaz.gov



Randy Grant, Executive Director — 10/13/2021 Date
Planning, Economic Development, and Tourism
Phone: 480-312-2664 Email: rgrant@scottsdaleaz.gov

ATTACHMENTS

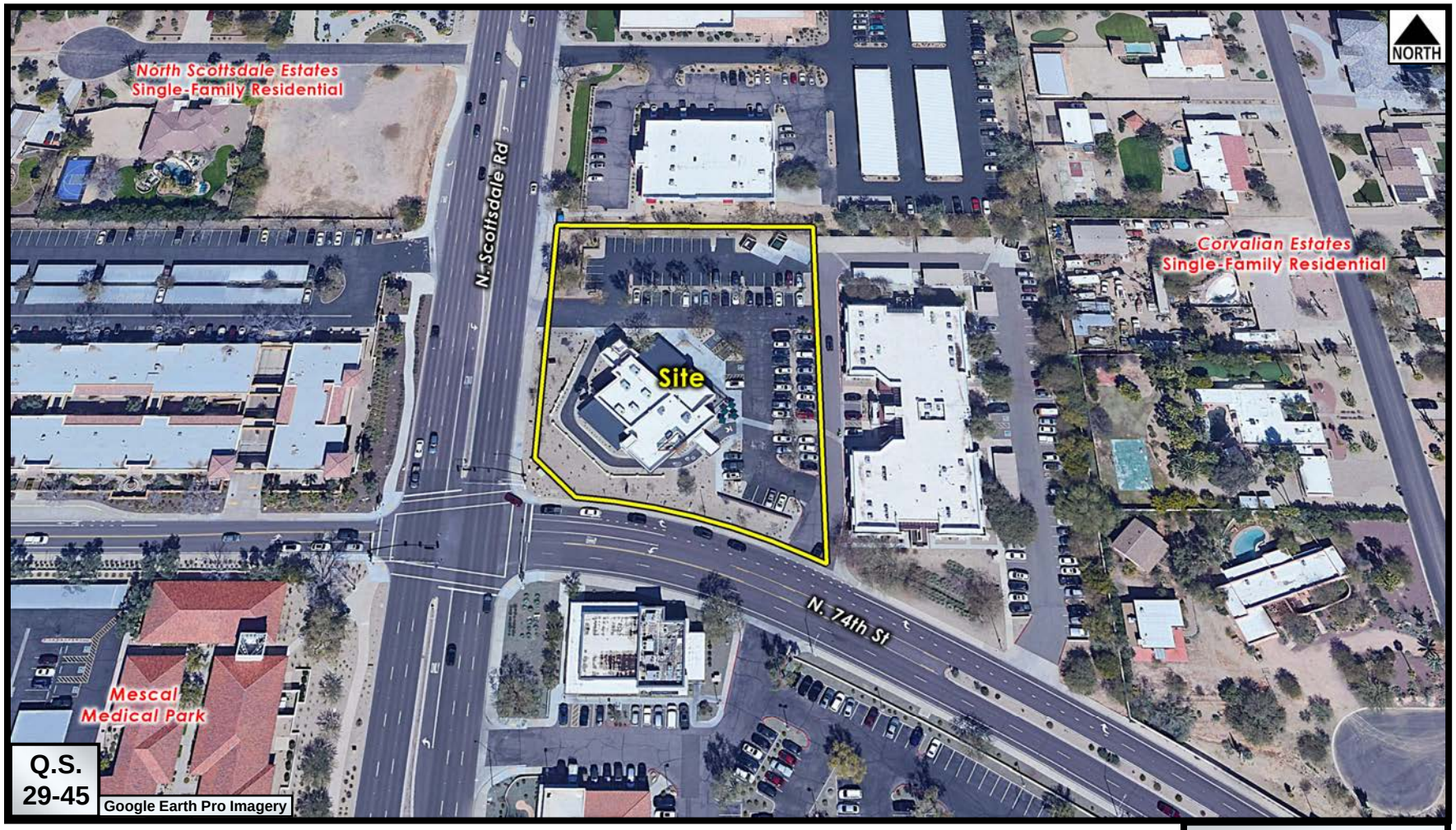
1. Context Aerial
2. Close-up Aerial
3. Applicant's Narrative
4. Development Review Board Criteria Analysis
5. Development Information
6. Stipulations / Zoning Ordinance Requirements
7. Site Plan
8. Open Space Plan
9. Building Elevations (black & white)
10. Building Elevations (color)
11. Materials and Colors Board
12. Exterior Lighting Cutsheets
13. Zoning Map
14. City Notification Map
15. Community Involvement



Context Aerial

21-DR-2021

ATTACHMENT #1



Close-up Aerial

21-DR-2021

ATTACHMENT #2

PROJECT NARRATIVE: IYA MEDICAL ASC/IMAGING CENTER

PROJECT DESCRIPTION:

IYA Medical ASC/Imaging Center project is a 9,917 SF ambulatory outpatient surgery and radiology diagnostic center located at 11107 North Scottsdale Road in Scottsdale Arizona. The project includes approximately 5,584 SF of an existing single story tenant space within a two-tenant standalone building that includes a Starbucks Coffee Store as the other tenant. An approximate 3,735 SF second story addition will be added over the existing tenant space and approximately 598 SF will be added at the first level of the tenant space to provide stair and elevator access to the second story addition. The exterior elevations of the building will be redesigned to merge the second level addition into the overall massing of the building and to articulate all aesthetic requirements.

Meeting the objectives of the City of Scottsdale Ordinances, Master Plans, General Plan, and Standards:

1. Seek Sustainability: Like the City of Scottsdale, the rehabilitation of the 11107 North Scottsdale Road to meet the needs of the IYA Medical ASC/Imaging Center project is committed to effective management of our finite renewable environment. The following energy conservative design elements will be incorporated into the design:

- Reuse of 75% of existing building and demolition/construction waste.
- Variable refrigerant volume (VRV) HVAC System which allows for varying degrees of cooling in more specific areas and reduced energy consumption. Low pressure ventilation for reduced fan energy consumption.
- Major glazing areas on north and east face of building. Low E glass. Shading devices at all window wall glazing to reduce low sun angle heat gain.
- Use of low VOC materials.

2. Support Economic Vitality: a key component the Scottsdale General Plan is to seek opportunities that grow and maintain diverse jobs and that foster high quality economic development. The IYA Medical ASC/Imaging Center provides the following:

- long term stable job opportunities
- unmatched diagnostic and interventional radiology technologies
- Commitment to improve high-quality healthcare opportunities that will foster long term collaboration and innovation between healthcare and the community.

Architectural Character, Landscaping, and Site Design:

Architectural Character: Although the project proposes to add a second story to the existing building. The building mass and scale will be compatible with the buildings on the adjacent lots. The building exterior design will continue the clean architectural detailing and contemporary character of the adjacent Starbucks Coffee Store. The building exterior renovation will include the use of building materials and detailing that are consistent with the context of the area. All sides of building shall include architectural detailing and features. The exterior building colors will also be compatible with the attached Starbucks Coffee Store as well as the surrounding buildings.

Landscaping and Site Design: The decision to add a second story to the building to accommodate the additional interior program space needed by the tenant was based on maintaining the existing building footprint and not disturbing the existing Landscape areas and water retention areas nor vehicle circulation and on-site parking.

The site landscape, water retention, vehicle circulation, and parking will remain as approved by the City of Scottsdale in 2018 with the Building Permit for the Building and Site Improvement Plans and any changes to the same that were approved with the Site Power Improvement Plans in 2020.

Landscape Plan Exception: The ground plane planting will be modified in the areas of the two new second floor access stairs and the new entry location to the tenant space. Ground plane and building base planting will be replaced to match existing plant material in the remaining available area and areas displaced by new construction.

Ingress, Egress, On-Site Circulation, Parking, and Pedestrians:

As discussed above, the site configuration will remain unchanged to maintain the vehicle access, egress, and circulation as approved in 2018 with the Building Permit for the Building and Site Improvement Plans. Additionally, on-site parking will also remain unchanged.

Parking Lot and Exterior Building Lighting:

Parking lot lighting and exterior building lighting will remain as approved by the City of Scottsdale in 2018 with the Building Permit for the Building and Site Improvement Plans.

Mechanical and Utility Equipment:

Mechanical equipment (HVAC units) will be roof top mounted and screened from view by a five-foot parapet. The area for roof mounted mechanical equipment will be limited (see submitted Roof Plan).

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

Per Section 1.904. of the Zoning Ordinance, in considering any application for development, the Development Review Board shall be guided by the following criteria:

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.
   - *Staff finds the proposed design aligns with the Commercial Design Guidelines and integrates itself with the existing colors, materials, and architecture of the remaining portions of the building.*
2. The architectural character, landscaping and site 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;
   d. Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
   e. Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.
   - *Staff finds that although the proposed scope increases the height and massing of the existing single-story structure, the 2-story component attempts to maintain a consistent mix of materials and architectural styling to that of the remaining single-story tenant space.*
   - *The proposed scope does include an integrated art panel on the north elevation of the building. That component is identified to be etched glass paneling with an edge-lit illumination system. The staff recommended stipulations include parameters for operating that illumination at minimal levels to create the desired highlight effect to the etched design without excessive light trespass.*
3. Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be designed as to promote safety and convenience.
   - *Staff finds that the ingress/egress points and internal site circulation remain unchanged with the scope of this application. Those parameters were already established with the prior site redevelopment.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
   - *Staff finds that mechanical equipment screening is accounted for through the proposed roof parapets and existing ground enclosure areas.*
5. 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.

- *This criterion is not applicable.*

6. 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 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.

- *This criterion is not applicable.*

DEVELOPMENT INFORMATION

Zoning History

The site is zoned Central Business (C-2) zoning. The C-2 zoning district allows for Medical Office uses as proposed with this application.

Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site. In addition, the applicant has been in communication with property owners surrounding the site. As of the publishing of this report, staff has not received any community input regarding the application.

Context

This site is located at the northeast corner of the intersection of N. Scottsdale Road and E. Mescal Street (N 74th Street). This site was formerly a restaurant that was repurposed into the existing two-tenant building on the site, with the previously established drive-through and site improvements installed with the development of the Starbucks currently occupying the second tenant space.

Project Data

- Existing Use: Vacant tenant space (Suite 101)
- Proposed Use: 2-story Medical Office
- Parcel Size: 69,783 square feet / 1.6 acres
- Proposed Tenant Area (Suite 101): 9,917 square feet
- Building Height Allowed: 36-feet (exclusive of rooftop appurtenances)
- Building Height Proposed: 36-feet (inclusive of rooftop appurtenances)
- Total Parking Required: 184 spaces (shared parking with office to the east)
- Total Parking Provided: 189 spaces (shared parking with office to the east)
- Total Open Space Required: 13,677 square feet
- Total Open Space Provided: 15,552 square feet
- Total Frontage Open Space Required: 6,839 square feet
- Total Frontage Open Space Provided: 6,918 square feet

Stipulations for the
Development Review Board Application:
IYA Medical ASC/Imaging Center
Case Number: 21-DR-2021

These stipulations are intended to protect the public health, safety, welfare, and the City of Scottsdale.

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
   a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Urban Rebuild Inc., with a city staff date of 9/7/2021.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Urban Rebuild Inc., with a city staff date of 9/7/2021.
   c. The abbreviated water and sewer basis of design report submitted by Urban Rebuild Inc. and accepted in concept by the Water Resources Department.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable DRB cases for the subject site were 293-SA-2017#1-7.

ARCHAEOLOGICAL RESOURCES:

Ordinance

B. Any development on the property is subject to the requirements of Scottsdale Revised Code, Chapter 46, Article VI, Section 46-134 - Discoveries of archaeological resources during construction.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. All exterior window glazing shall be recessed a minimum of fifty (50) percent of the wall depth, including glass windows within any tower/clerestory elements. The amount or recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal, the developer shall provide head, jamb and sill details clearly showing the amount of recess for all window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

EXTRIOR LIGHTING:

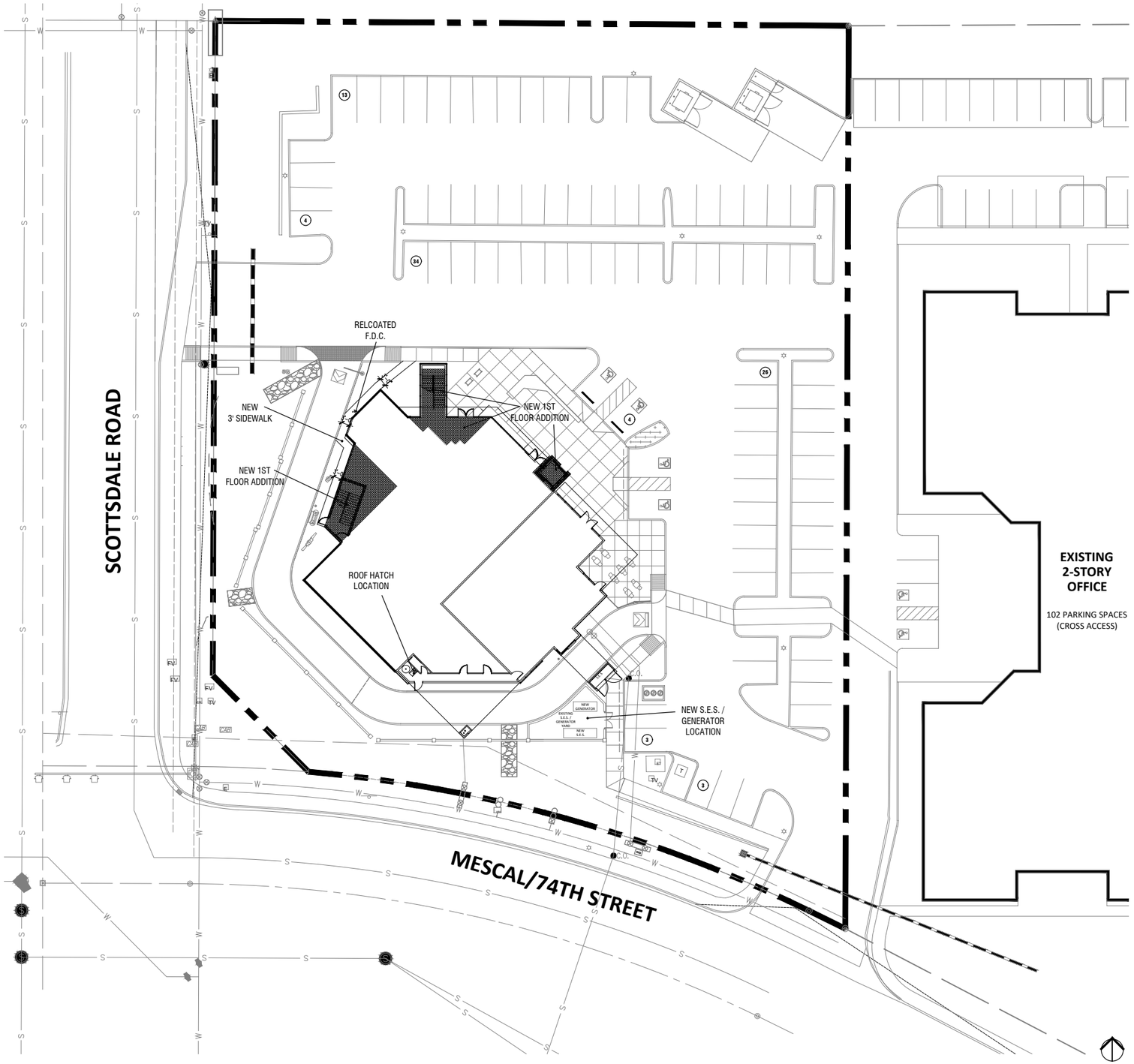
DRB Stipulations

4. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign lighting.
5. Incorporate the following parking lot and site lighting into the project's design:
    a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2 foot-candles. All exterior luminaires shall be included in this calculation.
    b. The maintained maximum horizontal luminance level, at grade on the site, shall not exceed 8 foot-candles. All exterior luminaires shall be included in this calculation.
    c. The initial vertical luminance at 6-foot above grade, along the entire property line shall not exceed 0.8 foot-candles. All exterior luminaires shall be included in this calculation.
    d. All exterior lighting shall have a color temperature of 3,000 Kelvin or less.

GLASS ART PANEL:

DRB Stipulations

6. The Glass Art Panels shall be limited to etched/sandblasted clear glass panels with monochromatic tones. If illuminated, the panels shall be edge-lit from the perimeter edges with controllable LED lighting mounted within aluminum glazing channels. The illumination output of the panels shall be limited to the minimum levels necessary to highlight the etching but minimize light trespass beyond the panel face. The final installed and operated illumination levels shall be maintained to the satisfaction of City staff.



01 **SITE PLAN**
SCALE: 1" =20'-0"

ATTACHMENT #7

PROJECT INFORMATION

PROJECT NAME:	ASC / RADIOLOGY CLINIC
PROJECT ADDRESS:	11107 NORTH SCOTTSDALE ROAD SCOTTSDALE, AZ 85254
APN:	175-34-002E
LOT SIZE:	69,783 S.F.
ZONING:	C-2
OCCUPANCY:	BUSINESS / RESTAURANT
EXISTING FLOOR AREA:	8,021 S.F.
NEW 1ST FLOOR ADDITION:	598 S.F.
NEW 2ND FLOOR ADDITION:	3,735 S.F.
NEW TOTAL FLOOR AREA:	12,354 S.F.
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	FULLY SPRINKLERED PER SECTION 803.1 / 2018-NFPA 13
HIGH PILE STORAGE:	NO
BUILDING HEIGHT (MAXIMUM):	2 STORIES AND 36'
STORIES PROVIDED:	2
BUILDING HEIGHT PROVIDED:	36'

PARKING CALCULATONS:

RESTAURANT / OFFICE PARCEL

SUITE 101 (OFFICE):	9,917 S.F. / 250 = 40 SPACES
SUITE 102 (RESTAURANT):	2,437 S.F. / 120 = 21 SPACES
PATIO:	800 S.F. - 350 S.F. = 450 / 350 = 2 SPACES
TOTAL PARKING REQUIRED	63 SPACES
TOTAL PARKING PROVIDED	87 SPACES (4 ACCESSIBLE)

ADJACENT OFFICE PARCEL (CROSS ACCESS)
EXISTING 2-STORY (OFFICE):

TOTAL PARKING REQUIRED	121 SPACES*
TOTAL PARKING PROVIDED	102 SPACES (6 ACCESSIBLE)

*PARKING REQUIREMENTS ARE PER THE PARKING ANALYSIS / MIXED USE SHARED PARKING PROGRAM PREPARED BY SKLANG ASSOCIATES AND REVISED 12/20/2002

ACCESSIBLE PARKING REQUIRED: (4% OF TOTAL PARKING PROVIDED)	189 * .04 = 8 SPACES
TOTAL PARKING PROVIDED	189 SPACES (10 ACCESSIBLE)
BICYCLE PARKING REQUIRED 1 BICYCLE SPACE PER 10 VEHICLE SPACES	189 / 10 = 19 SPACES
BICYCLE PARKING PROVIDED	20 SPACES

PROJECT DESCRIPTION

IYA Medical ASC/Imaging Center project is an ambulatory outpatient surgery and radiology diagnostic center located at 11107 North Scottsdale Road in Scottsdale Arizona. The project includes approximately 5,584 SF of an existing single story tenant space within a two-tenant standalone building that includes a Starbucks Coffee Store as the other tenant. A second story addition will be added over the existing tenant space and adding space on the first floor to provide stair and elevator access to the second story addition. The exterior elevations of the building will be redesigned to merge the second level addition into the overall massing of the building and to articulate all aesthetic requirements

CODE INFORMATION

JURISDICTION:

CITY OF SCOTTSDALE
PLANNING AND DEVELOPMENT SERVICES 7447 E. INDIAN SCHOOL RD,
SCOTTSDALE, ARIZONA 85251
480.312.7800

APPLICABLE CODES

2015 CITY AMENDMENTS
2015 INTERNATIONAL FIRE CODE - ORD. 4283
2015 INTERNATIONAL BUILDING CODE - ORD. 4284
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL GREEN CONSTRUCTION CODE
2014 NATIONAL ELECTRIC CODE
2010 ADA STANDARDS FOR ASSESSABLE DESIGN

PROJECT DIRECTORY

ARCHITECT
URBAN REBUILD INC
2935 W.16TH AVENUE
PHOENIX, ARIZONA 85015
CONTACT: RICK MCGEE
T:602.796.7799
EMAIL: rick@urbanrebuild.com

VICINITY MAP

SCALE: N.T.S.



ASC/RADIOLOGY CENTER - SHELL

11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

AS1.00

SITE PLAN

PROJECT NO. 20-54-100

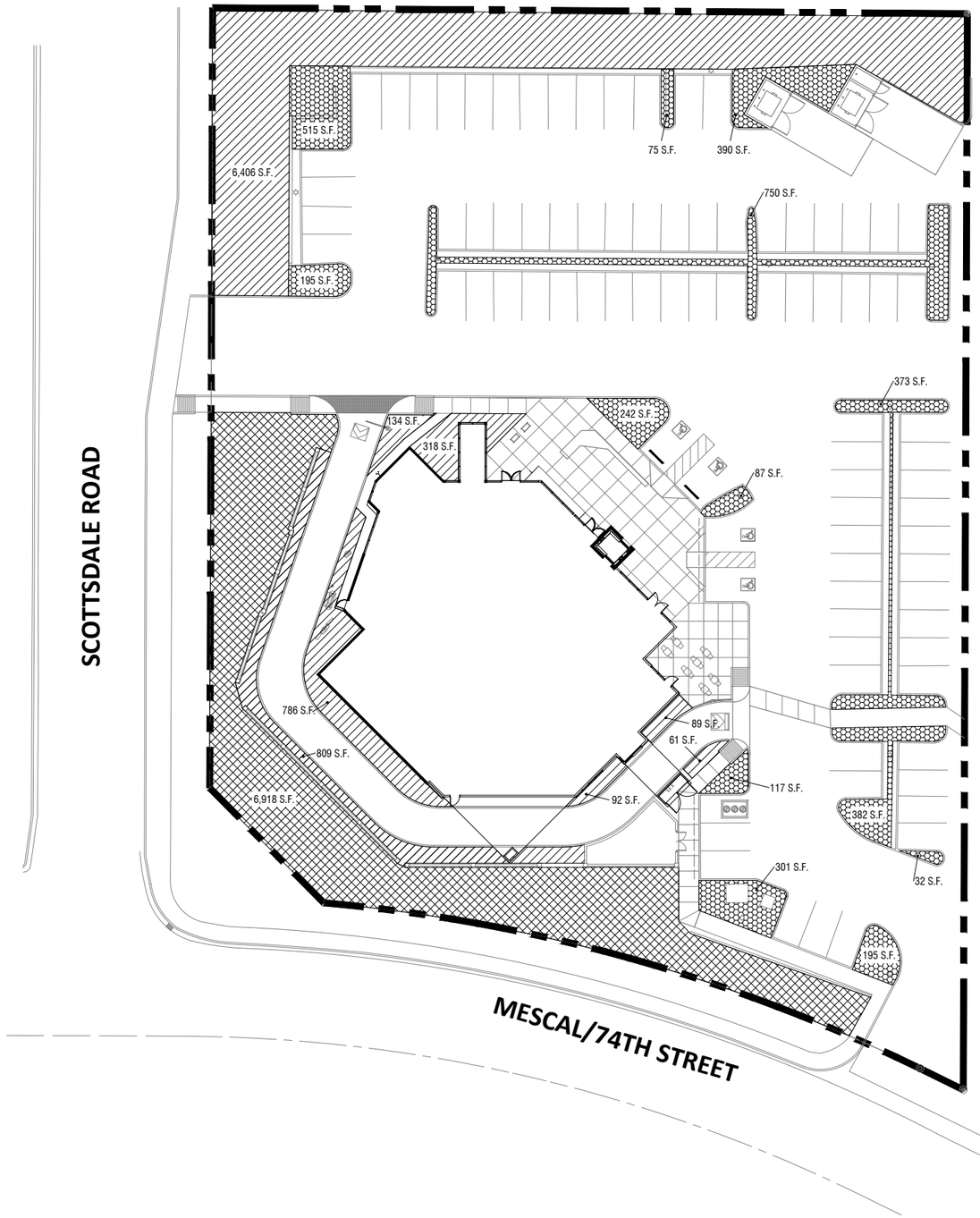
REVISIONS:

13598
G. RICHARD McGEE
09-10-2020
REGISTERED ARCHITECT
ARIZONA, U.S.A.

EXPIRES: 09-30-22

urban rebuild

2935 N 16th Ave
Phoenix, Arizona 85015



FRONT OPEN SPACE
6,918 S.F.

OPEN SPACE
(OTHER THAN FRONTAL OPEN SPACE)
8,233 S.F.

LANDSCAPE AREA
3,654 S.F.

01 **SITE PLAN**
SCALE: 1" =20'-0"

0 10 20 40

ATTACHMENT #8

PROJECT INFORMATION

PROJECT NAME:	ASC / RADIOLOGY CLINIC
PROJECT ADDRESS:	11107 NORTH SCOTTSDALE ROAD SCOTTSDALE, AZ 85254
APN:	175-34-002E
LOT SIZE:	69,783 S.F.
ZONING:	C-2
OCCUPANCY:	BUSINESS / RESTAURANT
EXISTING FLOOR AREA:	8,021 S.F.
NEW 1ST FLOOR ADDITION:	598 S.F.
NEW 2ND FLOOR ADDITION:	3,735 S.F.
NEW TOTAL FLOOR AREA:	12,354 S.F.
CONSTRUCTION TYPE:	V-B
SPRINKLERED:	FULLY SPRINKLERED PER SECTION 803.1 / 2018-NFPA 13
HIGH PILE STORAGE:	NO
BUILDING HEIGHT (MAXIMUM):	2 STORIES AND 36'
STORIES PROVIDED:	2
BUILDING HEIGHT PROVIDED:	36'

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
MAXIMUM BUILDING HEIGHT = 36' NEW (36' ALLOWED)
FIRST 12" OF HEIGHT = 10% X NET LOT AREA
=.10 X 69,783 = 6,978.3 S.F.

NEXT 24' OF HEIGHT = 24' X .004 X 69,783 = 6,699.1 S.F.

TOTAL OPEN SPACE REQUIRED (NOT INCLUDING PARKING LOT LANDSCAPING)
6,978.3 + 6,699.1 = 13,677.4 S.F.

OPEN SPACE PROVIDED: 8,634 S.F.

FRONT OPEN SPACE REQUIRED:
50% OF REQUIRED OPEN SPACE
.5 X 13,677.4 S.F. = 6,838.8 S.F.

FRONT OPEN SPACE PROVIDED: 6,918 S.F.

OPEN SPACE + FRONT OPEN SPACE = 15,552 S.F.

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA X 15%
.15 X 270 S.F. X 87 STALLS= 3,523.5 S.F.

PARKING LOT LANDSCAPING PROVIDED: 3,654 S.F.

VICINITY MAP
SCALE: N.T.S.



ASC/RADIOLOGY CENTER
11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

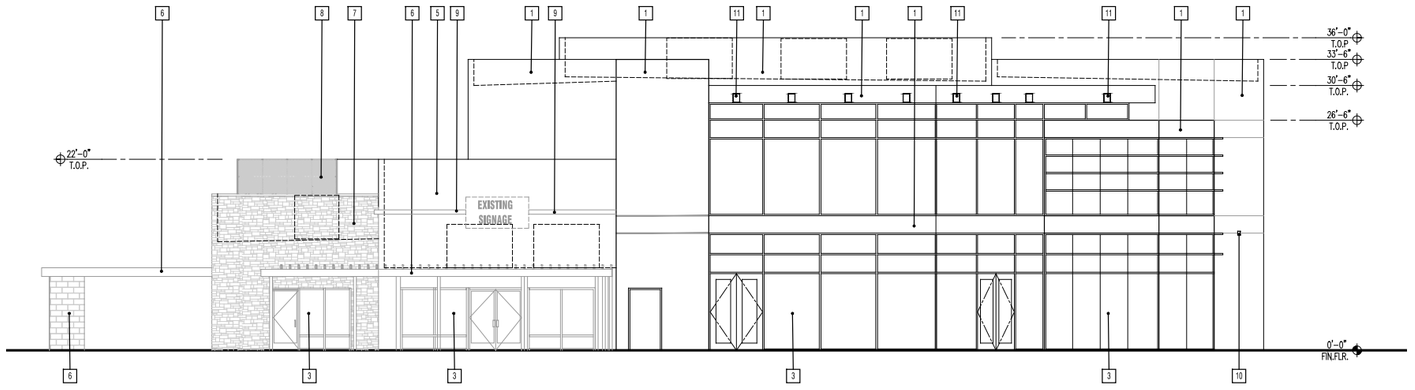
OSP
OPEN SPACE PLAN

PROJECT NO. 20-54-100
REVISIONS:



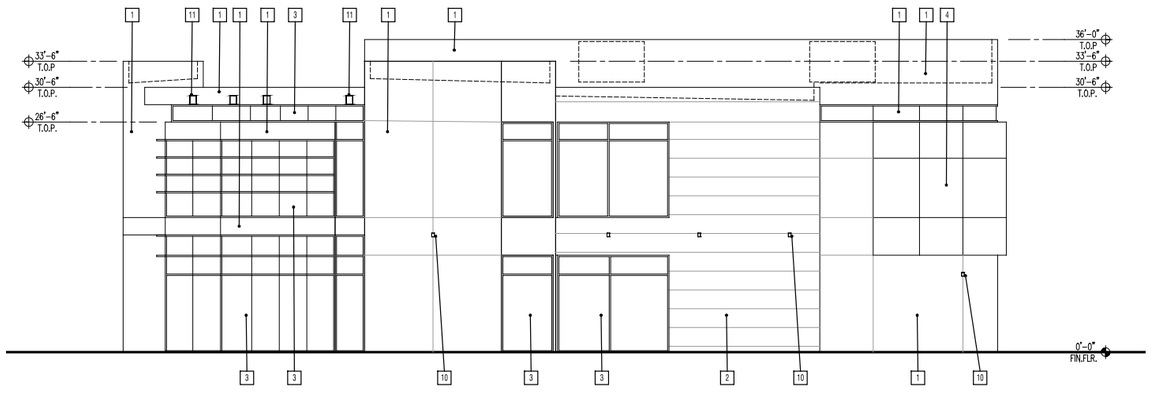
EXPIRES: 09-30-22

urban build
2935 N 16th Ave
Phoenix, Arizona 85015



01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16



02 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16

EXTERIOR FINISH SCHEDULE

1. NEW PAINTED STUCCO - SHERWIN WILLIAMS "FIRST STAR" SW7646 (LRV 69)
2. NEW RUSTED METAL PANEL WALL SYSTEM
3. ALUMINUM STOREFRONT TO MATCH EXISTING - CLEAR ANODIZED WITH SOLAR BAN 70 GLAZING
4. EDGE LIT CUSTOM ETCHED/SANDBLASTED GLASS PANELS
5. EXISTING PAINTED STUCCO - DUNN-EDWARDS "DESERT ROCK" DE6066
6. EXISTING PAINT - DUNN-EDWARDS "BLACK WALNUT" DE6063
7. EXISTING STONE VENEER - CORONADO STONE SPLIT LIMESTONE "CREAM"
8. EXISTING PERFORATED METAL PANEL SYSTEM "RUSTED"
9. EXISTING "GREEN" ACCENT LIGHT BAND TO REMAIN
10. NEW CLEAR ANODIZED WALL SCONCE TO MATCH EXISTING - V2 LIGHTING GROUP "QUBE 200 SX"
11. NEW CLEAR ANODIZED RECESSED DOWN LIGHT - LITHONIA LIGHTING "WF6 SQ"

ASC/RADIOLOGY CENTER - SHELL
11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

A2.00
EXTERIOR ELEVATIONS

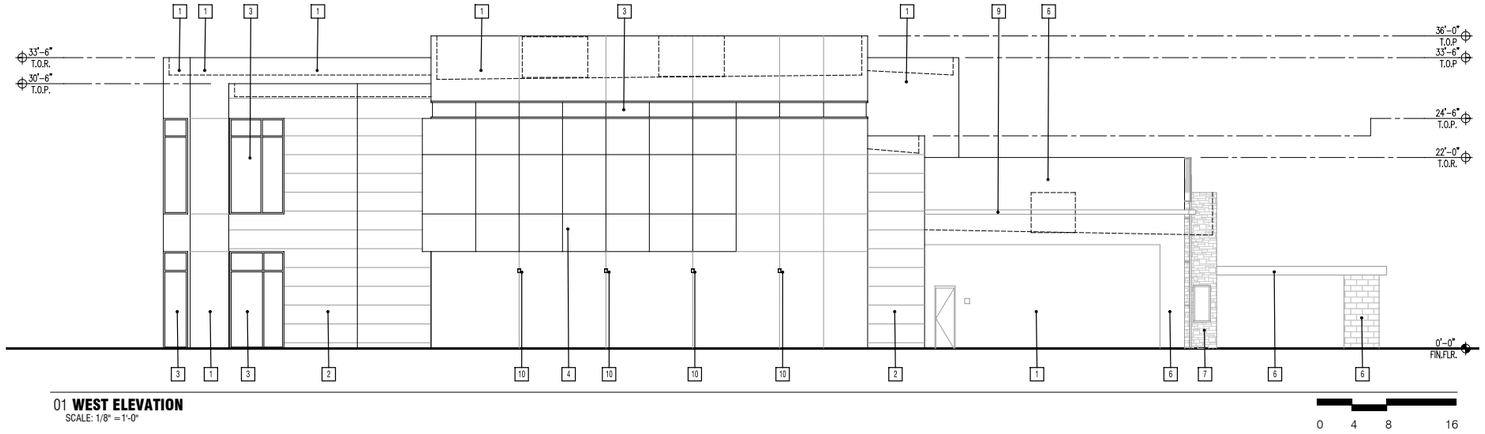
PROJECT NO. 20-54-100
REVISIONS:



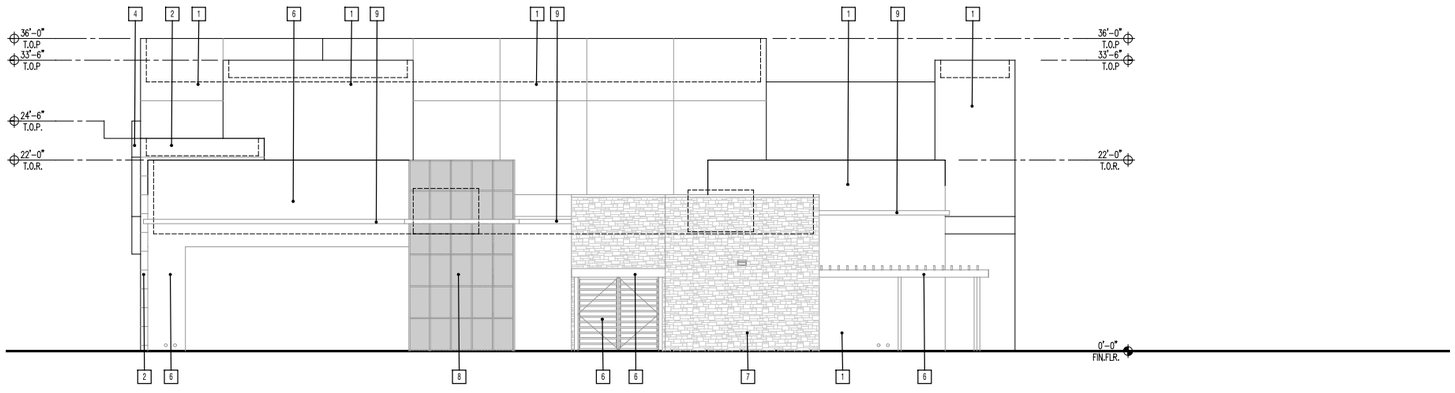
EXPIRES: 09-30-22

urban build
2935 N 16th Ave
Phoenix, Arizona 85015

ATTACHMENT #9



01 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



02 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE

1. NEW PAINTED STUCCO - SHERWIN WILLIAMS "FIRST STAR" SW7646 (LRV 69)
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3. ALUMINUM STOREFRONT TO MATCH EXISTING - CLEAR ANODIZED WITH SOLAR BAN 70 GLAZING
4. EDGE LIT CUSTOM ETCHED/SANDBLASTED GLASS PANELS
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ASC/RADIOLOGY CENTER - SHELL
11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

A2.01
EXTERIOR ELEVATIONS

PROJECT NO. 20-54-100
REVISIONS:



urban build
2935 N 16th Ave
Phoenix, Arizona 85015



01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16



02 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16

ATTACHMENT #10

EXTERIOR FINISH SCHEDULE

1. NEW PAINTED STUCCO - SHERWIN WILLIAMS "FIRST STAR" SW7646 (LRV 69)
2. NEW RUSTED METAL PANEL WALL SYSTEM
3. ALUMINUM STOREFRONT TO MATCH EXISTING - CLEAR ANODIZED WITH SOLAR BAN 70 GLAZING
4. EDGE LIT CUSTOM ETCHED/SANDBLASTED GLASS PANELS
5. EXISTING PAINTED STUCCO - DUNN-EDWARDS "DESERT ROCK" DE6066
6. EXISTING PAINT - DUNN-EDWARDS "BLACK WALNUT" DE6063
7. EXISTING STONE VENEER - CORONADO STONE SPLIT LIMESTONE "CREAM"
8. EXISTING PERFORATED METAL PANEL SYSTEM "RUSTED"
9. EXISTING "GREEN" ACCENT LIGHT BAND TO REMAIN
10. NEW CLEAR ANODIZED WALL SCONCE TO MATCH EXISTING - V2 LIGHTING GROUP "QUBE 200 SX"
11. NEW CLEAR ANODIZED RECESSED DOWN LIGHT - LITHONIA LIGHTING "WF6 SQ"

ASC/RADIOLOGY CENTER - SHELL
11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

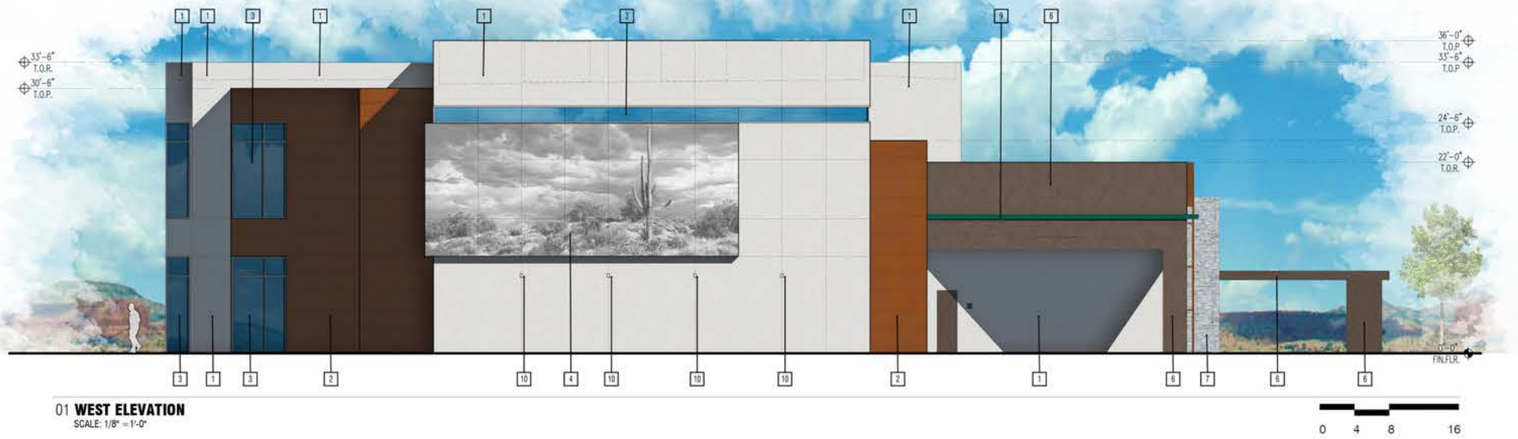
A2.00
EXTERIOR ELEVATIONS

PROJECT NO. 20-54-100
REVISIONS:

13598
G. RICHARD McGEE
REGISTERED ARCHITECT
PROFESSIONAL SEAL
STATE OF ARIZONA, U.S.A.

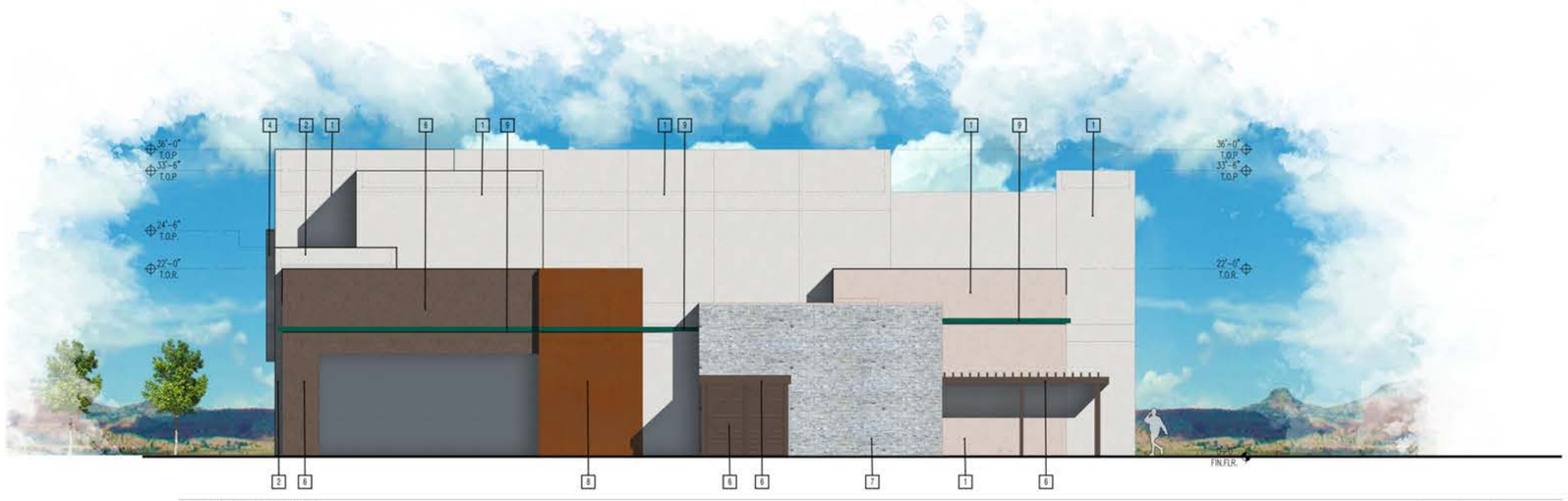
EXPIRES: 09-30-22

urban build
2935 N 16th Ave
Phoenix, Arizona 85015



01 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16



02 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

0 4 8 16

EXTERIOR FINISH SCHEDULE

1. NEW PAINTED STUCCO - SHERWIN WILLIAMS "FIRST STAR" SW7646 (LRV 69)
2. NEW RUSTED METAL PANEL WALL SYSTEM
3. ALUMINUM STOREFRONT TO MATCH EXISTING - CLEAR ANODIZED WITH SOLAR BAN 70 GLAZING
4. EDGE LIT CUSTOM ETCHED/SANDBLASTED GLASS PANELS
5. EXISTING PAINTED STUCCO - DUNN-EDWARDS "DESERT ROCK" DE6066
6. EXISTING PAINT - DUNN-EDWARDS "BLACK WALNUT" DE6063
7. EXISTING STONE VENEER - CORONADO STONE SPLIT LIMESTONE "CREAM"
8. EXISTING PERFORATED METAL PANEL SYSTEM "RUSTED"
9. EXISTING "GREEN" ACCENT LIGHT BAND TO REMAIN
10. NEW CLEAR ANODIZED WALL SCONCE TO MATCH EXISTING - V2 LIGHTING GROUP "QUBE 200 SX"
11. NEW CLEAR ANODIZED RECESSED DOWN LIGHT - LITHONIA LIGHTING "WF6 SQ"

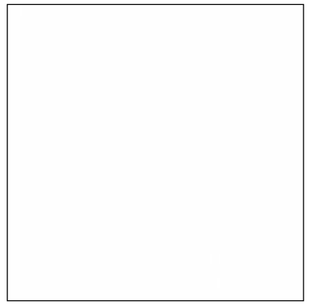
ASC/RADIOLOGY CENTER - SHELL
11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

A2.01
EXTERIOR ELEVATIONS

PROJECT NO. 20-54-100
REVISIONS:

13598
G. RICHARD McGEE
EXPIRES: 09-30-22

urban build
2935 N 16th Ave
Phoenix, Arizona 85015



1 PAINTED STUCCO - SHERWIN WILLIAMS
"FIRST STAR" SW7646 (LRV 69)



2 NEW METAL PANEL WALL SYSTEM
"RUSTED"

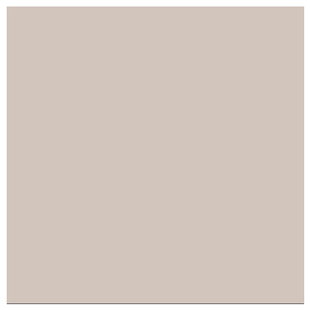




3 ALUMINUM STOREFRONT TO MATCH EXISTING - CLEAR ANODIZED
/ SOLAR BAN 70 SOLARBLUE GLAZING



4 GLASS ART PANEL SYSTEM



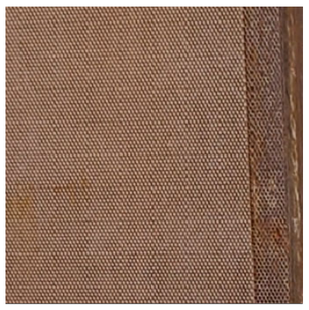
5 EXISTING PAINTED STUCCO
DUNN-EDWARDS "DESERT ROCK" DE6066



6 EXISTING PAINT
DUNN-EDWARDS "BLACK WALNUT" DE6063



7 EXISTING STONE VENEER - CORONADO STONE
SPLIT LIMESTONE "CREAM"



8 EXISTING PERFORATED METAL PANEL SYSTEM
"RUSTED"



EXPIRES: 09-30-22

ASC/RADIOLOGY CENTER

11107 NORTH SCOTTSDALE ROAD
SCOTTSDALE, ARIZONA 85254

ATTACHMENT #11

urban lo build
2935 N 16th Ave
Phoenix, Arizona 85015

QUBE 200 SX
SCONCE

PROJECT

Job _____

Type _____

Part # _____

Notes

SPECIFICATIONS

Source	Xicato XTM LED module - up to 2000 lumens
CCT	2700K, 3000K, 3500K or 4000K
Color Consistency	1x2 SDCM (MacAdam) along BBL, CCT +/- 40K to 70K, Duv +/- .001
CRI (Ra)	83 or 98
Driver / Location	Included / Remote mount or deep canopy options
Dimming	0-10V or phase dimming to 10% standard; DALI, DMX and 1% dimming available
Input Voltage	100 to 277VAC, phase dimmable versions are 120VAC only
Power	Up to 24 watts max, depending on LED module / driver
Reflector	20˚, 40˚ or 60˚ - field replaceable without tools
Material	CNC machined aluminum with stainless steel hardware
Finish	Powder coat - TGIC polyester for exterior and interior use
Weight	2.1 lb. [0.95 kg], ADA Compliant Version 1.8 lb. [0.8 kg]
Location	Listed for Wet & Damp locations
Approvals	ETL Listed to UL 1598, 2108, 8750 and CSA C22.2# 9 & #250.0
L80 Life	> 50,000 hours at 80% lumen maintenance based on IESNA LM-80-08
Warranty	Lifetime Limited Warranty - see warranty for details
IES Files	LM-79-08 IES files available
Modifications	Any modification or customization is possible - consult factory



LED · INDOOR OUTDOOR · WET LOCATION · DIMMABLE · LIGHTSOURCE BY XICATO® · TITLE 24 COMPLIANT · ETL LISTED c US Intertek

ORDERING LOGIC

Model	Driver Location	Dimming	Mounting Location	Output	CRI *	C.C.T.	Reflector	Shell Color	Options
Q2SS -				-				-	-
	R=Remote	**N**=None	**D**=Damp	**07**=700lm	**83**=83	**27**=2700K	**20**=20°	**XX**	
	D=Deep Canopy	**P**=Phase	**W**=Wet	**10**=950lm	**98**=98*	**30**=3000K	**40**=40°	(see chart on page 4)	
		V=0-10V		**13**=1300lm		**35**=3500K	**60**=60°		
		Z=Other		**20**=2000lm		**40**=4000K		**ZZ**=Custom	

* 98 CRI not available in 2000 lm

Example Part Number: **Q2SS-RND-13832740-S3**
QUBE **2**00 **S**X **S**conce **- R**emote Driver, **N**o Dimming, **D**amp Location **- 13**00 lm, **83** CRI, **27**00K, **40**° Reflector **- S3** Red Shell

ATTACHMENT #12

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The 6" Wafer-Thin LED square recessed downlight with remote driver box combines high quality light output and efficiency while eliminating the pot light housing for competitive affordability. This innovative wafer-slim Type IC design allows easy installation for new construction or remodel from below the ceiling without the requirement of a pot light housing. The LED module maintains at least 70% light output for 36,000 hours. These LED Wafer downlights are intended for closets, attics, hallways, bathrooms, kitchens, basements, soffits, entry ways, porches, garages, stairwells, corridors, nursing/retirement homes, condos, elevators, apartments, and any other small areas.

CONSTRUCTION — Ideal for shallow ceiling plenum since a pot light housing is NOT required. IC rated driver and fixture - approved for direct contact with insulation. Aluminum die cast outer frame. Durable, powder coat paint to prevent rust. Square fixture with integral edge-lit LED's. Steel spring clip for easy installation. Plenum rated cable connector to connect from module to remote driver box. Isolated driver integrated inside steel remote box with four 7/8" knockouts with slots for pryout. Suitable for pulling wires with the 12 cubic-inch wiring compartment to accommodate up to (6) 14 gauge insulated conductor, or (4) 12 gauge insulated conductors; making the Wafer LED Downlights much easier to wire in 2in/2out (plus ground) daisy-chain applications and contractor friendly.

PATENT PENDING.

INSTALLATION — Ideal for shallow ceiling plenum; no housing required. Steel spring clip for easy installation. 6" cut out template is provided to ensure a correct sized hole is cut into ceiling for proper installation of the trim. Size of hole should not exceed 6 1/4 inches for this product. Suitable for installation in t-grid and drop ceiling applications with the WF8643 Pan. 2" plenum space required for installation of the remote driver box.

OPTICS — Polycarbonate lens provides even illumination throughout the space. Utilized 2700K, 3000K, 3500K, 4000K, and 5000K color temperature LEDs.

ELECTRICAL — Connect directly to 120V power supply via provided UL recognized driver. High efficient driver with power factor > 0.9. Ambient operating temperature: -40°F (-40°C) to +104°F (+40°C). Dimming down to 10% (See page 4 for recommended dimmers). Standard input wattage is 13W, 65 lumens per watt. Replaces 75W incandescent.

LISTINGS — CSA certified to US and Canadian safety standards. ENERGY STAR® certified product. Wet location. Air Tight certified in accordance with ASTM E283-2004. NOM Certified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

Wafer LED Recessed Downlight

WF6 Square
6" LED Module

IC/Non-IC
New Construction/Remodel




Matte black

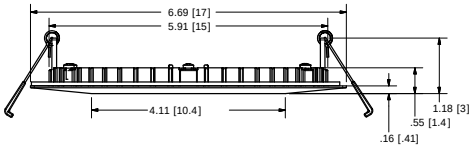

Brushed nickel

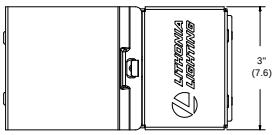

Oil-rubbed bronze

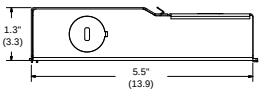
Specifications

Aperture:	4.9 (12.4)
Ceiling opening:	6 (15.2)
Overlap trim:	6.7 (17)
Height:	1.1 (2.8)

All dimensions are inches (centimeters) unless otherwise indicated.







ORDERING INFORMATION For shortest lead times, configure product using **standard options (shown in bold).**

Example: WF6 SQ B LED 40K MW

		LED			
Series		**Lamp**		**CCT/CRI/W/Lumens[1]**	**Finish**
WF6 SQ B[2,3,4,5]	6" wafer-thin square LED downlight, baffle trim	**LED**	LED	**27K** 2700K/80CRI/13.9W/860L	**MW** Matte White
WF6 SQ S[6,7,8,9]	6" wafer-thin square LED downlight, smooth trim			**30K** 3000K/80CRI/13.4W/880L	**MB** Matte Black
				35K 3500K/80CRI/13.2W/900L	**BN** Brushed Nickel
				40K 4000K/80CRI/13.9W/920L	**ORB** Oil-Rubbed Bronze
				50K 5000K/80CRI/14W/980L	

Accessories: *Order as separate catalog number.*

WF6 PAN R12	6" new construction pan, retail pack of 12
WF8643 PAN U	Universal new construction pan, unit pack
WFJB U	Remodel joist bar
WFEXC6 U	6' 2 pin FT4 cable
WFEXC10 U	10' 2 pin FT4 cable
WFEXC20 U	20' 2 pin FT4 cable
WF6GR MW JZ	6" round oversized trim ring


Remodel Joist Bar


WF6 Pan


WF8643 Pan


Extension Cable (2 pin)

Notes
1 Total system delivered lumens.
2 SQ B 35K, 40K, 50K available in MW finish.
3 SQ B 27K, 30K available in MB finish.
4 SQ B 27K, 40K available in BN finish.
5 SQ B 27K, 30K available in ORB finish.
6 SQ S 27K available in MW finish only.
7 SQ S 27K, 30K available in MB finish.
8 SQ S 27K available in BN finish only.
9 SQ S 27K available in ORB finish only.

21-DR-2021_V3
9/7/2021

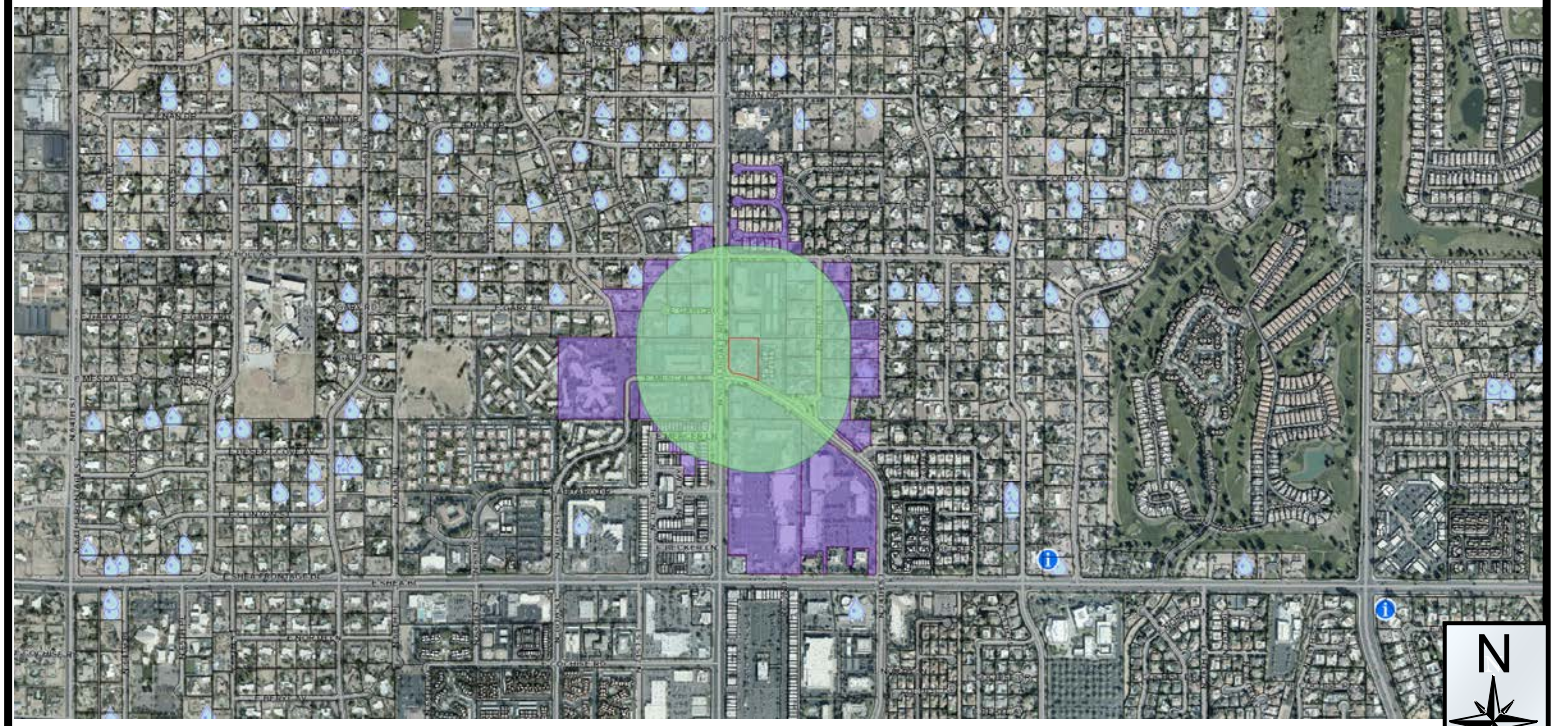


Zoning Aerial

21-DR-2021

ATTACHMENT #13

City Notifications – Mailing List Selection Map
IYA Medical ASC/Imaging Center



Additional Notifications:

- **Interested Parties List**
- **Adjacent HOA's**
- **P&Z E-Newsletter**
- **Facebook**
- **Nextdoor.com**
- **City Website-Projects in the hearing process**

Pulled Labels
June 22, 2021

Map Legend:

Site Boundary

Properties within 750-feet

Postcards: 77

21-DR-2021

ATTACHMENT #14

PROJECT REQUEST: NEIGHBORHOOD NOTIFICATION

Project Request and Description:

The project is a new building addition for the building located at11107 N Scottsdale Road Scottsdale, AZ 85254. The project when complete will provide 9,917 square feet of tenant space for IYA Medical's new outpatient surgical and radiology diagnostic center. The current building includes a 2,437 Sq. Ft. Starbucks Coffee Shop and an approximate 5,584 Sq. Ft. vacant tenant space. The project request is to construct an approximate 3,735 SF second story addition over the existing vacant tenant space and an approximate 598 SF addition at the first level of the building to provide stair and elevator access to the second story addition. The total size of the new tenant space will be 9,917 sq. Ft.

The exterior elevations of the building will be redesigned to merge the second level addition into the overall massing of the existing building and to articulate all aesthetic requirements, of the City of Scottsdale, the Developer, and the Tenant.

We have enclosed both the site plan and conceptual exterior elevations for the project for your review. We are happy to discuss any questions or concerns regarding the project. Please contact Michelle our project coordinator for the project at michelle@urbanrebuild.com and she will schedule a convenient time with you to discuss.

Pre-application Number:
270-PA-2021

Project Location:
11107 N. Scottsdale Road Scottsdale, AZ

Size: Square Footage/Acres of Project Site:
69,783 square Feet – 1.6 Acres

Zoning:
C2

Applicant/City Contacts:
Applicant: Rick McGee
Phone: 602 796 7700
Email: rick@urbanrebuild.com

City of Scottdale Contact: Jeff Barnes
Phone: 480 312 2376
Email: jbarnes@scottsdaleaz.gov