

DEVELOPMENT REVIEW BOARD

REGULAR MEETING MEMORANDUM



Item No. 4
Meeting Date: 7/16/2020
Topic: Updates to Material Board and Elevations
Request: Approve revised stipulations
From: Jeff Barnes, Senior Planner **JB**
Through: Brad Carr, AICP, LEED-AP, Development Review Board Coordinator **B**

Background

Case 55-DR-2019 was continued from the 4/16/2020 Development Review Board hearing with direction to further evaluate potential material and design modifications associated to the City of Scottsdale's Commercial Design Guidelines and Sensitive Design Principals.

Discussion

The applicant made adjustments to the proposed site plan and elevations to address expressed visual massing and site configuration concerns but did not change the proposed color palette / material board at that time. On 7/8/2020 the applicant provided an update to the proposed colors and materials to address the staff recommended Stipulation #4 which identified that the color and material choices shall be revised to emphasize muted earth tones and address the Sonoran Desert environment. Unfortunately, these modifications came too late to be addressed in the staff report before it was published.

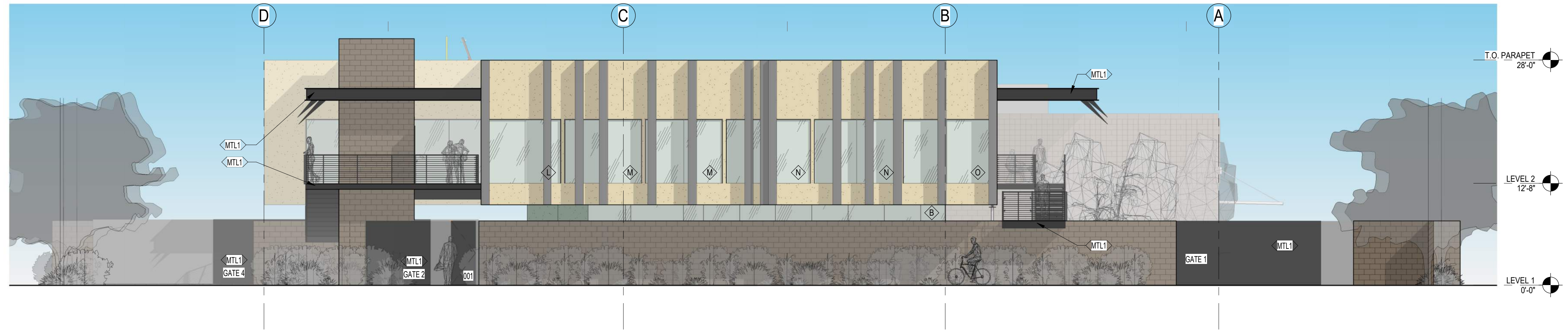
Recommendation

Please consider in your action using the updated document date of 7/8/2020 for Stipulation #1 and striking the current language in Stipulation #4:

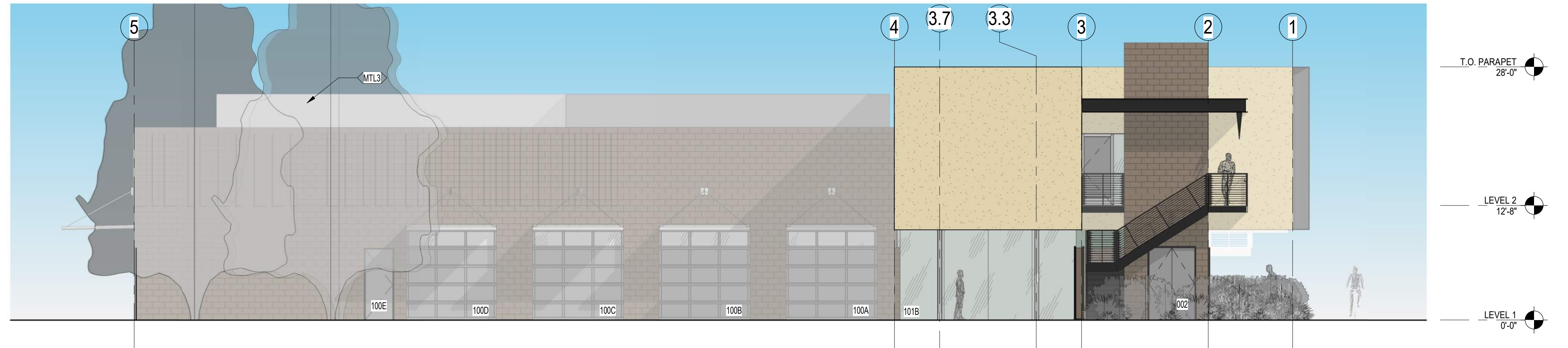
1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by Architekton, with a city staff date of ~~6/4/2020~~ **7/8/2020**.
- ~~4. In accordance with the City of Scottsdale Commercial Design Guidelines, the color and material choices shall be revised to emphasize muted earth tones and address the Sonoran Desert environment. Including but not limited to the following:~~
 - ~~a. A change in hue of the color palette from the currently proposed cool neutral tones to a selection of warm neutral tones.~~
 - ~~b. A reduction in the LRV of the currently proposed "Frostbite" (DE6274) [LRV 77] to a paint color with a maximum LRV of 70%.~~
 - ~~c. A selection of block (or stone) that contains/conveys more earth tones than the "Standard Grey" CMU currently proposed.~~

Attachments

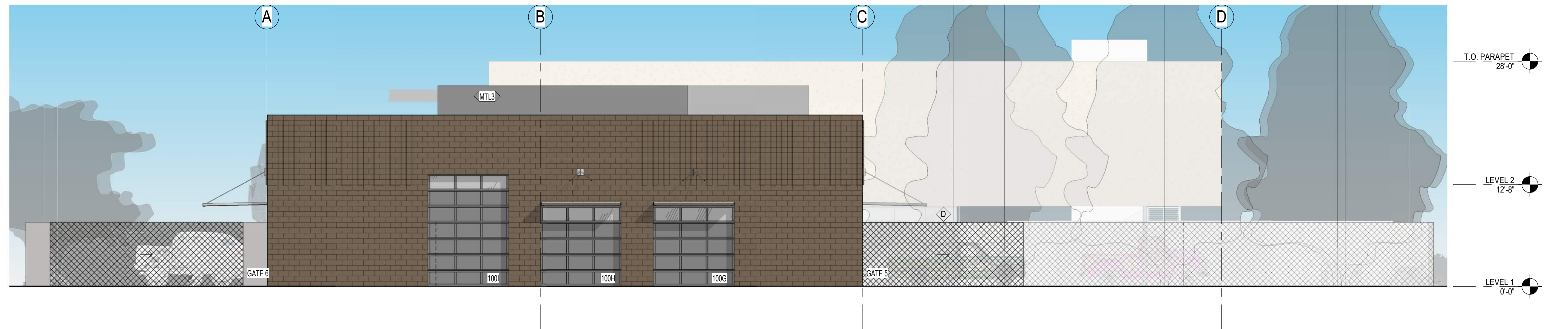
1. Elevations (revised 7/8/2020)
2. Material Board (revised 7/8/2020)
3. Perspectives (revised 7/8/2020)



D1 EXTERIOR ELEVATION_NORTH color
1/8" = 1'-0"



C1 EXTERIOR ELEVATION_EAST color
1/8" = 1'-0"



B1 EXTERIOR ELEVATION_SOUTH color
1/8" = 1'-0"



A1 EXTERIOR ELEVATION_WEST color
1/8" = 1'-0"

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85260

DELTA REVISIONS		
#	DESCRIPTION	DATE

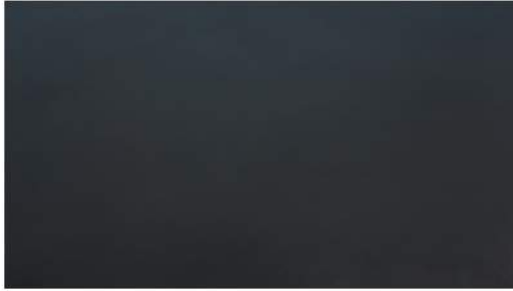
NOT FOR CONSTRUCTION

PROJECT # 18120
ISSUE DATE 11/05/19
ISSUE NAME STATUS
PLOT DATE 7/7/2020 1:33:35 PM

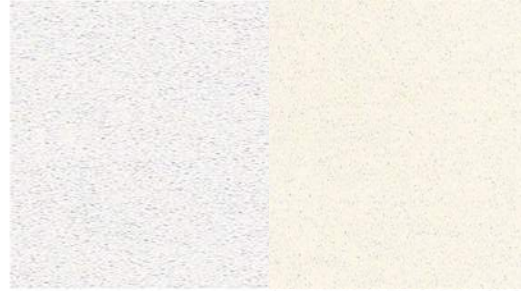
55-DR-2019
7/8/2020
A202
EXTERIOR ELEVATIONS
COLOR ALT

Silver King Material Board

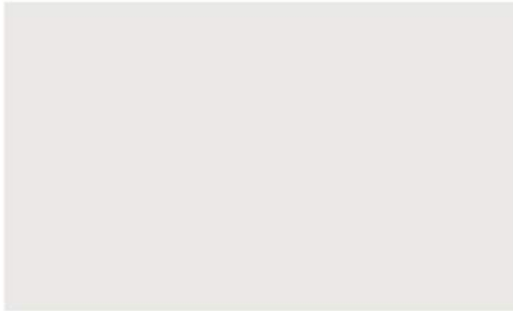
734-PA-2019 | DRB submittal w/ **ALTERNATES**



Blackened Steel (MTL1)
LRV:10



EFIS Moonlight #612 **EFIS ALT Cotton #442**
LRV: 65.83 LRV: 61



DE6274 Frostbite *
LRV: 77, HUE: 4.73GY, VALUE: 8.9, CHROMA: 0.3
***used as interior wall color only**



CMU Standard Grey **CMU ALT Tan**
LRV: 61 LRV: 62



**Clear Anodized
Aluminum**
LRV: 29



Reflected Color



Transmitted Color

**Guardian Sunguard
Superneutral SNX 51/23
(Exterior Glass)**

Transmittance
Visible Light: 51%
Ultraviolet: 11%
Solar Energy 19%
Light to Solar Gain (LSG): 2.19

Reflectance
Visible Light Outside: 14%
Visible Light Inside: 14%
Solar Energy Outside: 36%



C2 NW STREETScape PERSPECTIVE
1/16" = 1'-0"



C1 NE STREETScape PERSPECTIVE
1/16" = 1'-0"



B2 NW ELEVATION PERSPECTIVE
1/16" = 1'-0"



B1 NE ELEVATION PERSPECTIVE
1/16" = 1'-0"



A2 SW ELEVATION PERSPECTIVE
1/16" = 1'-0"



A1 SE ELEVATION PERSPECTIVE
1/16" = 1'-0"

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85260

DELTA REVISIONS		
#	DESCRIPTION	DATE

NOT FOR CONSTRUCTION

PROJECT # 18120
ISSUE DATE MM/DD/YY
ISSUE NAME STATUS
PLOT DATE 01/20/20 11:41:21 AM

55-DR-2019
7/8/2020
A204
EXTERIOR ELEVATION PERSPECTIVES ALT

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 16, 2020
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Silver King Office & Car Storage 55-DR-2019

Location: 7335 East Greenway Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story office building with vehicle storage with approximately 10,729 square feet of building area, on a 0.8-acre site.

OWNER

Silver King Companies, Inc
(480) 201-5769

APPLICANT CONTACT

Daniel Childers
Architekton
480-894-4637

BACKGROUND

Zoning

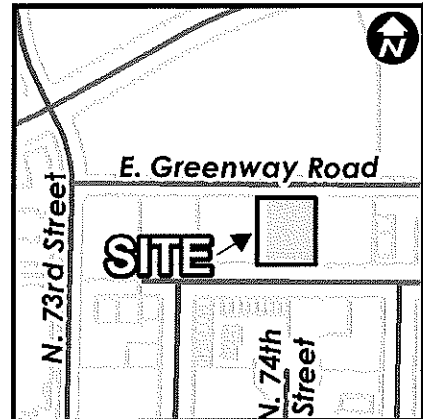
The site is zoned Industrial Park (I-1). The I-1 District is intended to provide for light manufacturing, aeronautical, light industrial, office and supportive uses to sustain and enhance major employment opportunities. The development standards are intended to provide development flexibility consistent with the sensitive design principles, and appropriate transition in areas adjacent to residential districts.

Context

This site is located along the south side of E. Greenway Road, south of North Greenway Hayden Loop and east of North 73rd Street.

Adjacent Uses and Zoning

- North: Existing Commercial/Industrial developments; zoned Industrial Park (I-1) district zoning.
- South: Airport Taxiway and existing Commercial/Industrial developments beyond; Industrial Park (I-1) district zoning.
- East: Existing Commercial/Industrial developments; Industrial Park (I-1) district zoning.
- West: Existing Commercial/Industrial developments; Industrial Park (I-1) district zoning.



Key Items for Consideration

- City of Scottsdale Commercial Design Guidelines and Sensitive Design Principals
- Staff recommended stipulations
- Taxiway adjacent (non-aviation use)
- Continued from the 4/16/2020 DRB hearing

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is proposing the development of a new 2-story building on this site, with associated site improvements. The building use consists of Vehicle Storage/Warehousing and associated activities on the first level with second story Office space above the north portion of the building.

Neighborhood Communication

The applicant and the City sent out notification of the submittal of this application to property owners located within 750-feet of the site. As of the writing of this report we have not received any public comment regarding this application.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The development proposal consists of a new 2-story building on the site. The first floor primarily functions as vehicle storage space at the rear of the building and associated breakroom/gathering space at the front of the building. Above the non-garage space of the first floor is a second-floor office space. This office space is accessible from exterior stairs and elevator access only. The proposed exterior surface materials primarily consist of grey CMU block and glass components on the lower level and white EFIS with black metal canopy and staircase structures on the upper level. Mechanical equipment is provided on the rooftops of the building and screened by metal panels.

Staff's review of the proposal identified that the architectural forms, shading, and material colors/finishes did not align with the City of Scottsdale Commercial Design Guidelines, nor the Sensitive Design Principals. The staff review comments initially provided to the applicant and the resulting staff recommended stipulations identify modifications that would steer the design into alignment with those documents. The applicant's proposed material palette generally conveys cool neutral tones rather than the use of warm neutral earth tones that address the Sonoran Desert environment, as directed by the design guidelines. The proposed building architecture creates large visual massing above the 2nd story office windows on the north elevation and above the roll-up doors on the west, south, and east elevations of the garage portion of the building. The Commercial Design Guidelines speak to the reduction of large massing through visual division into smaller components. The staff recommended stipulations directed modifying the design to include an integrated band in the EFIS, or the addition of a window shade canopy element, along the northern frontage that visually connects the larger canopy elements on the west and east building elevations. Another associated modification proposed in the staff recommended stipulations was the incorporation of an integrated band of split-face block, around the three visible sides of the rear single-level garage portion of the building, situated at the midline of the area between the top of the roll-up doors and the top of the parapet. The applicant had identified in their narrative and in response to the staff review comments that the intent of the proposed massing for those areas is to leave room for the future application of a mural or other artwork on those exterior building faces.

The proposed site layout includes two looped entry driveways providing access from East Greenway Road with 9 parking spaces and a drive aisle between the driveways, the building, and the street. The site layout provides the minimum required 20-foot landscape buffer between the parking and the street line and places the refuse enclosure at the west end of the drive aisle. Due to the limitations surrounding the front parking area and dual entry drive design, only 9 of the required 10 spaces for the office use and 13 spaces for the vehicle storage/warehousing use (totaling 23 required spaces) are provided in a location accessible without passing through a restricted vehicular gate. The applicant initially identified a desire for flexibility to the rear area behind the gates which resulted in a conceptual representation of available parking spaces, but not clear physical definition of the required parking spaces typically achieved with associated curbing and landscape areas. As represented on the provided site plan, the proposed rear parking spaces along the eastern building edge conflict with the functionality of the proposed roll-up doors.

The site design includes security fencing and access gates between the rear of the property and the adjacent taxiway. The City of Scottsdale Commercial Design Guidelines identify that fencing shall utilize enhanced materials such as wrought iron, in place of the chain link identified on the submitted plans. No aviation related use is identified as part of this proposal.

This application was heard by the Development Review Board on April 16, 2020 and was granted a Continuance with direction from the Board to look at the issues raised in the staff comments and stipulations and consider modifications to the proposal to address those concerns. The applicant has modified the building design to incorporate vertical block articulation and horizontal metal canopies to the areas above the roll-up doors on the 3-sides of the rear portion of the building in response to the massing concerns expressed. They also incorporated vertical metal fin elements to the area above the 2nd story office windows on the north elevation of the building. These metal fins are identified to be matte finish aluminum with a custom perforation pattern. With these modifications, the proposed color palette remains unchanged from what was originally shown to the DRB. Staff still recommends that the proposed material palette be modified to use warm neutral earth tones that address the Sonoran Desert environment, as directed by the design guidelines. In response to the parking area related concerns, the applicant has revised the proposal to pave and stripe the rear parking area, with proposed Palo Verde trees planted in aboveground steel pots, but still seeks to have the flexibility of use for that area of the site when vehicles are not parked there.

Development Information

- Existing Use: vacant parcel
- Proposed Use: Office & Vehicle Storage/Warehousing
- Parcel Size: 0.96 gross acres / 0.80 net acres
35,005 net square feet
- Office space: 2,909 square feet
- Vehicle Storage space: 7,339 square feet
- Total Building Area: 10,729 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.3
- Building Height Allowed: 52 feet (excluding rooftop appurtenances)
- Building Height Proposed: 28 feet (excluding rooftop appurtenances)

- Parking Required: 9.7 spaces (2nd floor office)
13.1 spaces (warehouse/office)
23 spaces (total)
- Parking Provided: 23 spaces
- Open Space Required: 4,760 square feet / 0.11 acres
- Open Space Provided: 5,060 square feet / 0.12 acres

OTHER BOARDS & COMMISSION ACTIONS

Development Review Board

The Development Review Board granted a Continuance on April 16, 2020, regarding issues raised in the staff comments and stipulations and directed consideration of modifications to the proposal to address those concerns.

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Silver King Office & Car Storage project subject to the attached stipulations.

RESPONSIBLE DEPARTMENT

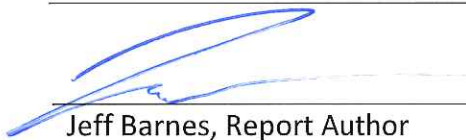
Planning and Development Services

Current Planning Services

STAFF CONTACT

Jeff Barnes
Senior Planner
480-312-2376
E-mail: jbarnes@ScottsdaleAZ.gov

APPROVED BY


Jeff Barnes, Report Author

6/22/2020
Date


Brad Carr, AICP, LEED-AP, Planning & Development Area Manager
Phone: 480-312-7713 E-mail: bcarr@scottsdaleaz.gov

6.22.2020
Date


Randy Grant, Executive Director
Planning and Development Services
Phone: 480-312-2664 E-mail: rgrant@scottsdaleaz.gov

7/6/20
Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Site Plan
 - 5. Landscape Plan (Previous)
 - 6. Landscape Plan (Updated)
 - 7. Open Space Plan
 - 8. Building Elevations (black & white) (Previous)
 - 9. Building Elevations (black & white) (Updated)
 - 10. Building Elevations (color) (Previous)
 - 11. Building Elevations (color) (Updated)
 - 12. Perspectives (Previous)
 - 13. Perspectives (Updated)
 - 14. Material and Color Board
 - 15. Electrical Site Plan
 - 16. Exterior Lighting Cutsheets
 - 17. April 16, 2020 DRB minutes

**Stipulations for the
Development Review Board Application:
Silver King Office & Car Storage
Case Number: 55-DR-2019**

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 Architekton, with a city staff date of 6/4/2020.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Architekton, with a city staff date of 6/4/2020.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Architekton, with a city staff date of 6/4/2020.
 - d. The case drainage report submitted by EPS Group and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by EPS GROUP and accepted in concept by the Water Resources Department dated 2/24/2020.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning case for the subject site was: 45-ZN-1974.

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.
4. In accordance with the City of Scottsdale Commercial Design Guidelines, the color and material choices shall be revised to emphasize muted earth tones and address the Sonoran Desert environment. Including but not limited to the following:
 - a. A change in hue of the color palette from the currently proposed cool neutral tones to a selection of warm neutral tones.
 - b. A reduction in the LRV of the currently proposed "Frostbite" (DE6274) [LRV 77] to a paint color with a maximum LRV of 70%.
 - c. A selection of block (or stone) that contains/conveys more earth tones than the "Standard Grey" CMU currently proposed.

SITE DESIGN:

DRB Stipulations

5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
6. Prior to issuance of any building permit for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1.
7. In accordance with the City of Scottsdale Commercial Design Guidelines, the proposed security fencing along the taxiway shall utilize enhanced materials such as wrought iron, in place of the chain link identified on the submitted plans.

LANDSCAPE DESIGN:

DRB Stipulations

8. The proposed base planting along the front of the building shall extend, or taper, the planting area to the eastern edge of the vehicular gate/driveway.

EXTRIOR LIGHTING:

Ordinance

- C. The proposed LC3/LC4 "light column" fixtures have cylindrical lenses below the light source cap which negate the full cutoff function of having the light source recessed in the cap. With the final plans submittal, an alternative light fixture shall be selected which complies with Table 7.602.A.2 of the Zoning Ordinance.

DRB Stipulations

9. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign and landscape lighting.
10. 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. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

DRB Stipulations

11. With the construction document submittal, the property owner shall submit an FAA FORM 7460-1 to the FAA for any proposed structures, appurtenances and/or individual construction cranes that penetrate the 100:1 slope. The elevation of the highest point of those structures, including the appurtenances, must be detailed on the FAA form 7460-1 submittal. The property owner shall provide Aviation staff a copy of the FAA determination letter prior to building permit issuance.

STREET INFRASTRUCTURE:

DRB Stipulations

12. Prior to the issuance of any building permit for the development project, the property owner shall submit and obtain approval of civil construction documents to construct the following improvements:
 - a. GREENWAY ROAD
 - i. Construct two new the driveway ramps in accordance with the City of Scottsdale (COS) Supplement to MAG Specifications and Details, detail 2256-CL1.
13. All curb ramps for public and pedestrian sidewalks that intersect public and private streets, or driveways that intersect public and private streets, shall have truncated domes that are colored to match OSHA Safety Yellow, FED-STD-595C, 13591.

WATER AND WASTEWATER:

DRB Stipulations

14. The civil construction document submittal shall be consistent with the preliminary water and wastewater reports by EPS group approved on 2/24/2020. Any design that modifies the approved report requires is subject to review and approval by City staff.
15. Existing water and sewer service lines to this site shall be utilized or shall be disconnected at the main pursuant to the Water Resources Department requirements.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

16. With the civil construction document submittal, the property owner shall submit a final drainage report that demonstrates consistency with the DSPM and the case drainage report accepted in concept by the Stormwater Manager or designee.

EASEMENTS DEDICATIONS:

DRB Stipulations

17. Prior to the issuance of any building permit for the development project, the property owner shall dedicate the following easements to the City of Scottsdale on a final plat or map of dedication:
 - a. A sight distance easement, in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM, where a sight distance triangle(s) cross on to the property.
 - b. A continuous Public Non-Motorized Access Easement to the City of Scottsdale to contain the public sidewalk in locations where the sidewalk crosses on to the lot.
 - c. An Avigation Easement over the entire property, in accordance with the language specified in Appendix 3-1B of the DSPM.



Q.S.
34-45

Google Earth Pro Imagery



Context Aerial

ATTACHMENT #1

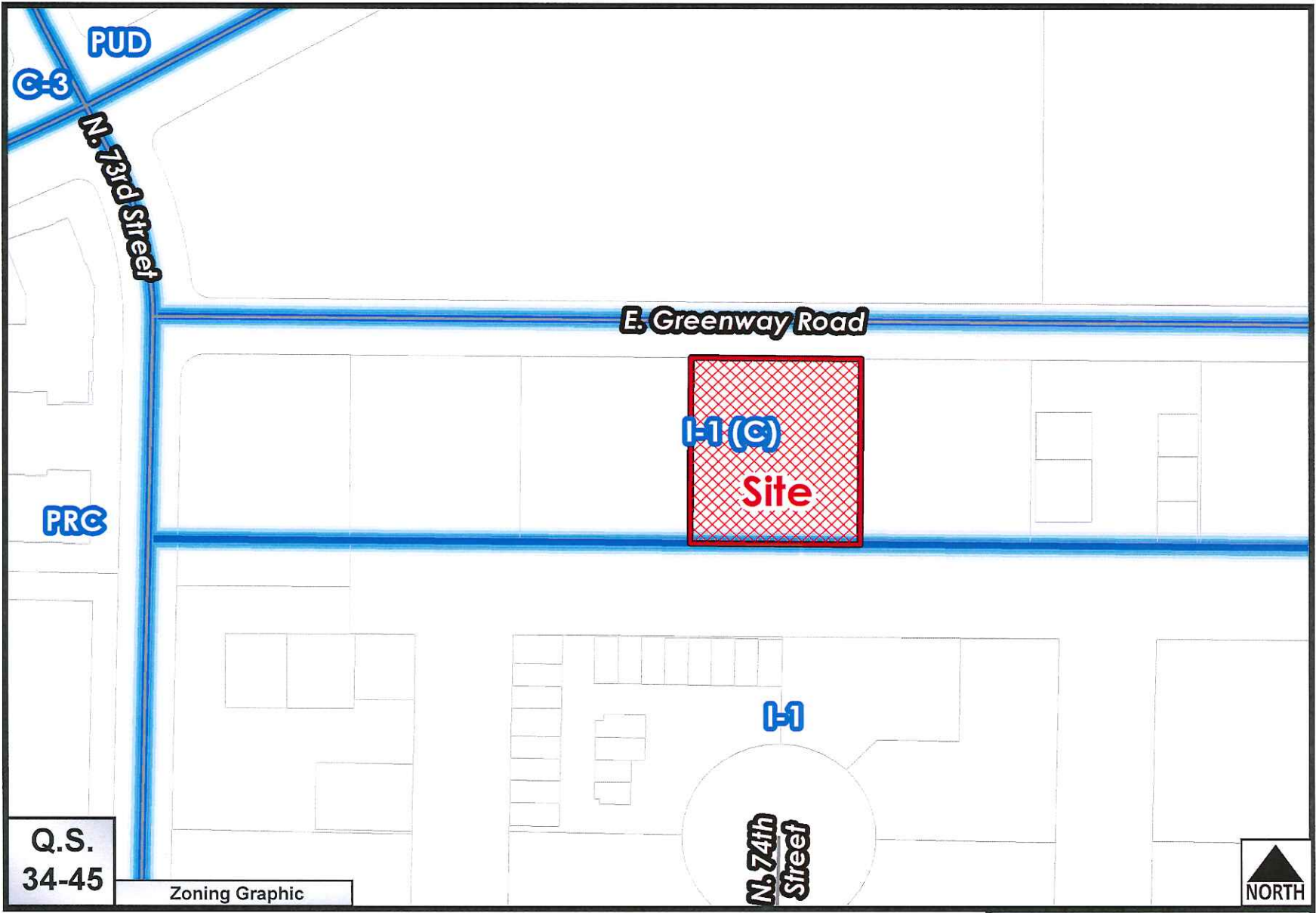
55-DR-2019



Close-up Aerial

ATTACHMENT #1A

55-DR-2019



Q.S.
34-45

Zoning Graphic



Existing Zoning

ATTACHMENT #2

55-DR-2019

ARCHITEKTON

February 14th, 2019

ATTN: Jeff Barnes

Senior Planner City of Scottsdale
Planning and Development Services
jbarnes@scottsdaleaz.gov 480.312.2376

PA: 734-PA-2019

Silver King Project Narrative: Design Review Board Submittal

The Silver King project aims to assimilate gently into the surrounding neighborhood, offering a clean contemporary form with native landscaping and opportunities to display public artwork. The site blends landscape and architecture, connecting the public facing band of landscape of the adjacent properties and offering numerous shaded and protected exterior courtyards for gathering and respite for the building's occupants. The project's contemporary and modern form will provide variety to the neighborhood while pulling complementary materials from surrounding properties. Materials and colors chosen correlate to the more recent adjacent projects, such as the white EFIS and grey block from the buildings to the north (APN: 215-44-001K) and the new District Condominium complex on Greenway.

The building is comprised of two main programs: a two-story office space and a single story storage facility. The office space is designed as a clean elevated, white EIFS volume that floats above and protects the smaller, CMU and glass pedestal below. The glazing locations of the EFIS elevated volume are designed to minimize direct solar gain while maximizing natural daylight. Large north facing glazing provides penetrating natural light, and in combination with skylights allows for minimal artificial lighting during daytime use. Similarly, the lower volume's ribbon windows are protected from solar gain while also allowing for a steady stream of natural light and the storage space has translucent panels on the garage doors to reduce artificial light use. The two volumes are tied together with blackened steel exterior circulation protected by large overhangs.

The project design fits into the surrounding vernacular, ordinances, master plans, general plans and standards. The height of the project is consistent with the adjacent property buildings, while providing a complementary material palate to the local contemporary and modern designs. The parking lot is setback from the main road, providing a 15'-0" landscape buffer that will be filled with native, drought tolerant landscape. The tree canopies will provide shade to the parking lot and in combination with the CMU site walls, screen the vehicles. Another 9'-0" ribbon of landscaping is provided between the drive aisle and the building, adding an additional texture and color against the natural CMU block. Visitors are led along a landscaped garden as they arrive, that flows under and through the back of the site. At the rear of the site, several box trees will be kept and maintained, providing flexible layouts of shade and parking.

The pedestrian and vehicular circulation is clearly marked and designed to promote safety and convenience. The main public pedestrian path directs visitors easily to the main entry from the public right of way. Large contrasting striping provides notification for vehicles of the pedestrian crossing, and doubles as the ADA accessible route. Two vehicular entry and exit ways provide easy and clear circulation, and also allows refuse trucks and fire trucks the ability to enter and leave without backing up



or turning around. Vehicular and man gates control access to prevent public from entering beyond controlled points, providing an additional safety barrier.

All mechanical and utility equipment is screened. All mechanical units sit on top of the storage facility's roof behind a screened wall. The electrical utility equipment sits within the landscape and will be surrounded by plants to help further shield from public view.

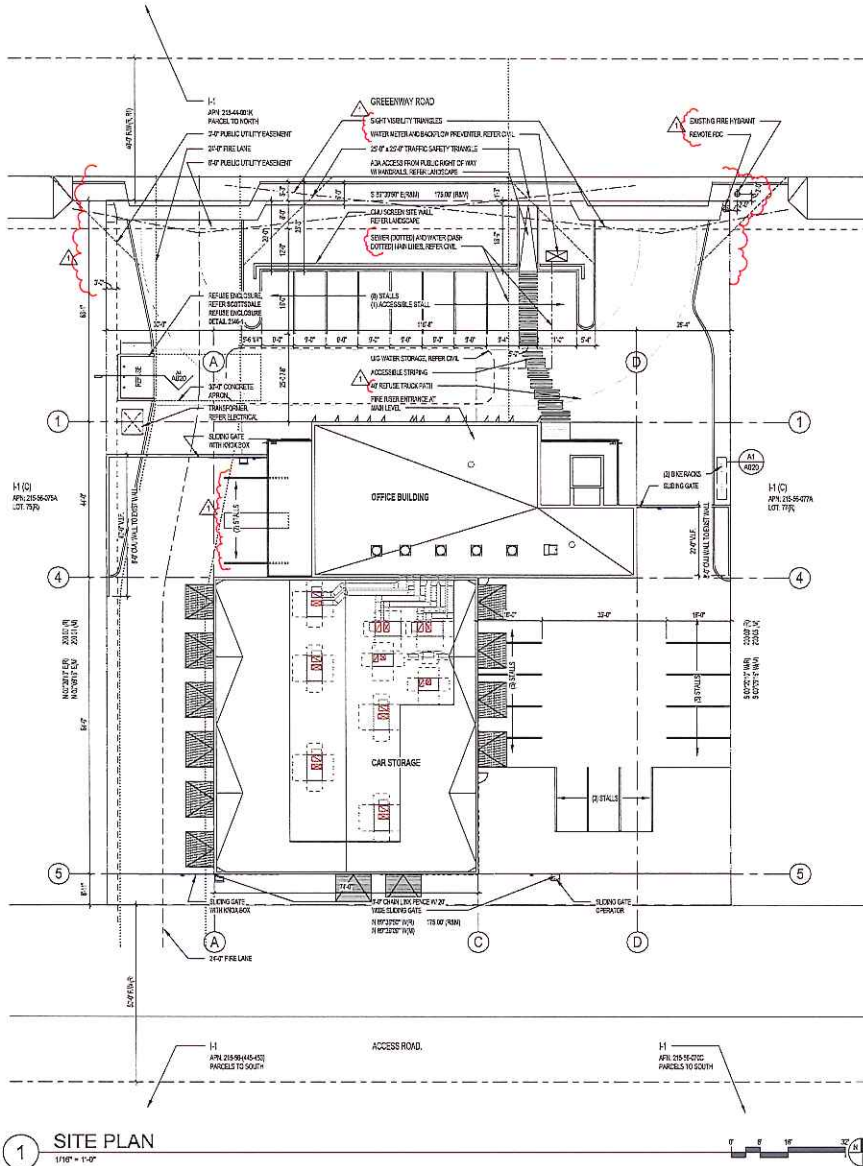
The project's second story EFIS volume is also intended to be used for a public mural or similar public art installation that would be a part of a differed submittal. As such, the intent is to leave the volume free of any ornamental metal or dissimilar material. Examples of the owner's intent can be provided for reference upon request.

Overall, the project creates a homogenous, heavily landscaped project that will blend effortlessly into the surrounding community.

Thank you and please contact with any questions.

Daniel Childers, AIA
Architekton
danielchilders@architekton.com
480.894.4637





1 SITE PLAN
1/8" = 1'-0"

ATTACHMENT #4

GENERAL PROJECT INFORMATION

PROJECT ADDRESS: 7335 E GREENWAY RD, SCOTTSDALE, AZ 85260
 DESCRIPTION: THUNDERBOLT INDUSTRIAL PARK PHASE 3A
 APN: 296-46-006A
 LAI (LIND): 30-637333-1-11-0000304
 ZONING: I-1 (C)
 SFR: 11.31 AC
 GROSS SITE AREA: 15,000 SQ FT
 BUILDING AREA (GROSS):
 FIRST FLOOR: 7,880 SQ FT
 SECOND FLOOR: 1,328 SQ FT
 FLOOR AREA RATIO (GAR ALLOWED):
 ALLOWED: 28.50:1 SQ FT
 PROVIDED: 10.79:1 SQ FT
 OPEN SPACE (8-11 MONTHS ALLOWED):
 MINIMUM ALLOWED: 3,380 SQ FT
 PROVIDED: 2,266 SQ FT
 BUILDING HEIGHT:
 ALLOWED: 32'-0"
 MAXIMUM AVERAGE CORN ELEVATION:
 PROVIDED: 24'-0"
 PARKING:
 TOTAL REQUIRED: 23 SPACES
 TOTAL PROVIDED: 23 SPACES
 CONSTRUCTION TYPE:
 AUTOMATIC SPRINKLER SYSTEM: YES, THROUGHOUT

PARKING ANALYSIS

OCCUPANCY:
 OFFICE SPACE: 1,000 SF
 5.85 SF @ SECOND LEVEL = 17 SPACES
 BREAK ROOM SPACE: 1,000 SF
 1.42 SF @ MAIN LEVEL = 7.0 SPACES
 WAREHOUSE SPACE: 1,000 SF
 1.14 SF @ MAIN LEVEL = 8.8 SPACES
 PARKING SPACES REQUIRED:
 23 SPACES
 19 SPACES
 23 SPACES
 23 SPACES
 19 SPACES
 BIKE SPACES REQUIRED:
 BIKE SPACES PROVIDED:

GENERAL SITE NOTES

1. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF ALL CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACQUISITION AND PLACEMENT OF THE BUILDING ON THE SITE. ANY AND ALL UTILITIES UNDER OR ABOVE GRADE INDICATED BY THESE DRAWINGS OR DETECTED BY VISUAL OR GROUND SURVEY SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL CONTROL POINTS FOR CONSTRUCTION IN FIELD.
 3. THE CONTRACTOR SHALL CONFIRM ALL LOT AND PLOT DIMENSIONS AND GRADES WITH ARCHITECTURAL, STRUCTURAL, CIVIL AND LANDSCAPE DRAWINGS AND DETAILS.
 4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND OBTAIN ALL PERMITS AND APPROVALS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION FOR DEVIATION AND ANY OTHER REQUIRED OFF-SITE FACILITIES.
 5. UNLESS OTHERWISE INDICATED, 8" SFR ALL EXTERIOR FLOOR FINISHES AND PAVERINGS AT A MINIMUM OF 1" IS IN DIRECTION OF AREA DRAINAGE. IF AREA DRAINAGE IS NOT PROVIDED, DRAIN FROM THE BUILDING IN THE DIRECTION OF THE STREET OR LANDSCAPED AREAS, SUBJECT TO THE PROVISIONS OF THE NATIONAL FIRE PROTECTION ACT.
 6. ALL VERTICAL BUILDING WALLS BELOW GRADE SHALL BE WATERPROOFED IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- GENERAL NOTES
1. SITE DISTANCE TRAVEL AREA TO BE CLEAR OF ALL OBSTRUCTING SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A MINIMUM CLEARANCE OF 14 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT A FEET IN HEIGHT UPON INSTALLATION. ALL OBSTRUCTIONS ARE TO BE REMOVED FROM NEAREST STREET LINE TO CLEARANCE.
 2. TEMPORARILY NECESSARY FENCING THAT IS REQUIRED OR IS OTHERWISE PROVIDED SHALL BE IN ACCORDANCE WITH THE LOCAL ORDINANCES AND THE TROOP COMMANDER'S AND POLICE MANUAL.
 3. THE TEMPORARILY NECESSARY FENCE LOCATIONS SHALL NOT BE MOVED OR THE TEMPORARILY NECESSARY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES REQUEST SERVICES DIVISION.
 4. ALL RIGHTS-OF-WAY ACCORDANT TO THIS PROPERTY SHALL BE UNOCCUPIED AND MAINTAINED BY THE PROPERTY OWNER.
 5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
 6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR ALL TEMPORARILY REMAINING BUILDINGS.
 7. NO EXTERIOR SIGNAGE OR DISPLAY SHALL BE ALLOWED.
 8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
 9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
 10. PAINT UNIFORMS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNS OR LOGOS.
 11. ALL EXTERIOR ARCHITECTURAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE REAR OF THE TALLEST UNIT OR HARVEST OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. CIRCULAR MOUNTED ARCHITECTURAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 10" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT SCREENING SCREENING SCREENING.
 12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR, AND TEXTURE.
 13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
 14. ALL PROHIBITED LIGHTING SHALL BE A MINIMUM OF 20 FEET IN HEIGHT.
 15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
 16. NO TUFF AREAS SHALL BE PROVIDED.
 17. NO IRRIGATORS SHALL BE PROVIDED TO UNOCCUPIED NATURAL AREA OPEN SPACE (NAGS) AREAS.
 18. PLEASE REFER BACK FOR NATURAL AREA OPEN SPACE (NAGS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM.

NATURAL AREA OPEN SPACE (NAGS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM

1. No grading, drilling, or construction activity shall encroach into areas designated as NAGS, or outside this designated construction envelope.
2. All NAGS and areas inside of the LOC shall be protected from damage prior to, and during construction by the following methods:
 - a. A riprap-filled curb or wall shall be installed at NAGS and LOC boundaries based on the plan.
 - b. Three (3) feet for most areas of the riprap-filled curb or wall shall be installed, also be 18" high.
 - c. The riprap-filled LOC and curb shall be constructed and maintained by the contractor prior to any clearing or grading.
 - d. All utility lines for the City of Scottsdale, including gas, water, and sewer, shall be marked with the City of Scottsdale's marking system and shall be protected with the City of Scottsdale's marking system.
 - e. This marking, clearing, and riprap shall be maintained until the completion of the construction activity.
3. The contractor shall remove marking, riprap, and fencing after receipt of the Letter of Acceptance from the City of Scottsdale for all construction work.

VICINITY MAP



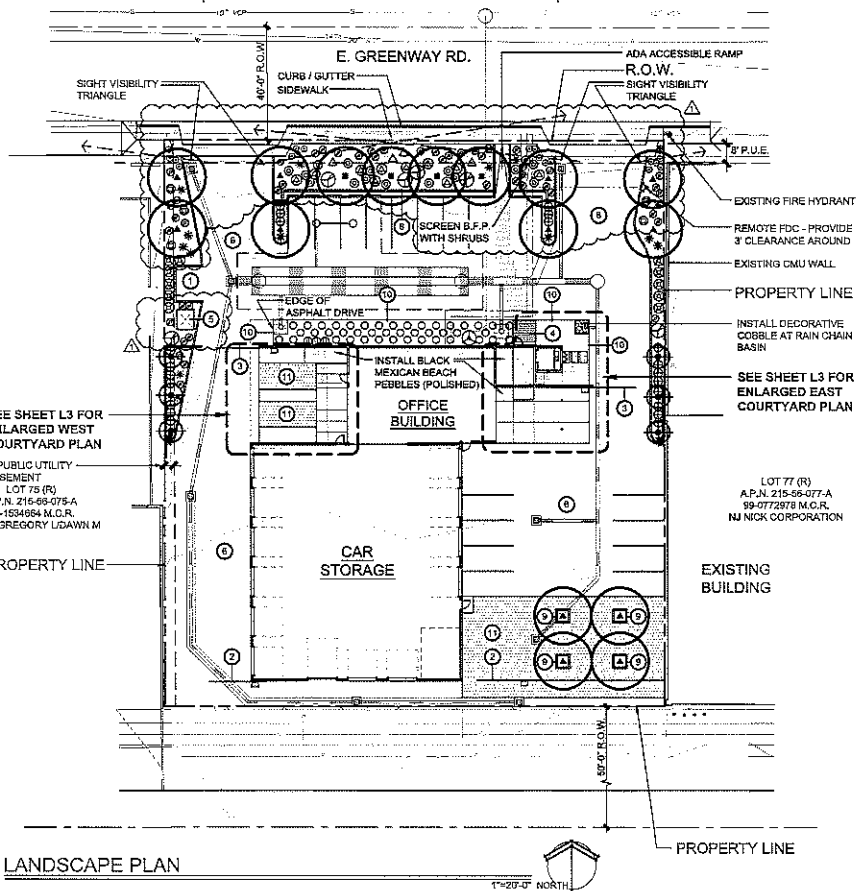
SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
 7335 E GREENWAY
 SCOTTSDALE, AZ 85260

DELTA HEVORIS
 7 30 OCTOBER 2024
 018 1/3/2

NOT FOR CONSTRUCTION

DELTA HEVORIS
 HEADQUARTERS
 1000 WEST 21ST AVENUE
 PORTLAND, OREGON 97201-4400
A011
 ARCHITECTURAL SITE PLAN



LANDSCAPE PLAN

LANDSCAPE CALCULATIONS

LANDSCAPE IN R.O.W.	0	S.F.
LANDSCAPE ON-SITE	4,905	S.F.
TOTAL LANDSCAPE	4,905	S.F.

SHEET INDEX

LANDSCAPE PLAN	L1
ENLARGED COURTYARD PLAN	L2
IRRIGATION PLAN	L3
HARDSCAPE AND LANDSCAPE DETAILS	L4
IRRIGATION DETAILS	L5

PLANT LIST

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	QTY	REMARKS
⊕	TREES			
⊕	ACOKIA WILLARDIANA PALO BLANCO	24" BOX	12	5'-8"X2.5'-3.5"X11'-1.5" CAL. LANDSCAPE ARCHITECT TO SELECT
⊕	PARSONSONIA PRAECOX SONORAN PALO VERDE	38" BOX	12	8'-5"X6'-7"X11'-7.5"-2.25" CAL. LANDSCAPE ARCHITECT TO SELECT
⊕	PROSOPIS THORNLESS HYBRID 'AZT' 'AZT' THORNLESS MESQUITE	38" BOX	4	8'-10"X7'-6"X11'-7.5"-2.5" CAL. LANDSCAPE ARCHITECT TO SELECT
⊗	SHRUBS:			
⊗	BUDDELEIA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	5 GALLON	11	
⊗	CHRYSAECTINIA MEXICANA DAMIANTA	5 GALLON	44	
⊗	JUSTICIA CALIFORNICA CHURPAROSA	5 GALLON	10	
⊗	LARREA TRIDENTATA CREOSOTE	5 GALLON	6	
⊗	RUELLIA BRITTONIANA 'CHI CHI' PINK RUELLIA	5 GALLON	62	
⊗	RUELLIA PENINSULARIS BAJA RUELLIA	5 GALLON	16	
⊗	TARGETES LEMMONI 'COMPACTA' COMPACT MT. LEMMON MARGOLD	5 GALLON	9	
⊗	ACCENTS:			
⊗	AGAVE DELSEI AGAVE	5 GALLON	8	
⊗	AGAVE LECHUGUILLA AGAVE	5 GALLON	4	
⊗	ASOLENAS SUBULATA DESERT MILKWEED	5 GALLON	5	
⊗	MULLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	5 GALLON	83	
⊗	EUPHORBIA INGENS CANDELABRA TREE	24" BOX	1	LANDSCAPE ARCHITECT TO SELECT
⊗	EUPHORBIA TRIGONA AFRICAN MILK TREE	15 GALLON	2	LANDSCAPE ARCHITECT TO SELECT
⊗	MANFREDIA MACULOSA TEXAS TUBEROSE	1 GALLON	47	
⊗	ORPUNTA ENGELMANNI ENGELMANN'S FRICKLY PEAR	5 GALLON	4	
⊗	PEDILANTHUS MACROCARPUS SLIPPER PLANT	5 GALLON	3	
⊗	SENECIO SERPENS BLUE CHALKSTICKS	1 GALLON	62	
⊗	MISCELLANEOUS:			
⊗	DECOMPOSED GRANITE	'EXPRESS NATURAL'		ALL LANDSCAPE AREAS TO RECEIVE A MIN. 2" LAYER UNLESS OTHERWISE NOTED ON PLANS
⊗	'EXPRESS BROWN'	3" MINUS		
⊗	STABILIZED DECOMPOSED GRANITE	1/4" MINUS		
⊗	DECORATIVE ROCK (COBBLE)	3"-8"		INSTALL IN RAIN CHAIN BASIN.
⊗	'EXPRESS BROWN'			
⊗	BLACK MEXICAN BEACH PEBBLES, POLISHED	1/2"-1"		INSTALL IN COURTYARDS WHERE SHOWN ON PLAN

KEY NOTES

- REFUSE ENCLOSURE - SEE ARCHITECTURAL PLANS.
- 8'-0" CHAIN LINK FENCE WITH SLIDING GATE - SEE ARCHITECTURAL PLANS.
- SLIDING GATE - SEE ARCHITECTURAL PLANS.
- BRIDGE - SEE ARCHITECTURAL PLANS.
- TRANSFORMER - SEE CIVIL ENGINEER'S PLANS.
- ASPHALT DRIVE - SEE ARCHITECTURAL PLANS.
- NOT USED.
- 3" CMU SCREEN WALL - SEE DETAIL 1, SHEET L4.
- WEATHERED STEEL POT. SEE DETAIL 2, SHEET L5.
- STEEL EDGE. SEE DETAIL 7, SHEET L4.
- STABILIZED DECOMPOSED GRANITE. SEE DETAIL 10, SHEET L4.

PLANTING NOTES

- THE LANDSCAPE CONTRACTOR SHALL FURNISH AND PROVIDE ALL MATERIALS, EQUIPMENT, LABOR, AND INCIDENTALS NECESSARY TO INSTALL ALL LANDSCAPE MATERIALS AS INDICATED ON PLAN OR AS SPECIFIED.
- ANY AND ALL SUBSTITUTIONS AND/OR FIELD CHANGES SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL PLANTS SHALL BE NURSERY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE PROJECT. ALL PLANTS SHALL MEET A.I.A. SIZE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANTS AND MATERIALS SHOWN ON PLAN. THE QUANTITIES LISTED ON THE PLANT MATERIAL LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY MATERIAL HE DEEMS UNACCEPTABLE.
- SUBMIT WRITTEN GUARANTEES, "AS-BUILTS" DRAWINGS AND COMPLETE MAINTENANCE INSTRUCTIONS ON THE CARE AND FEEDING OF THE PLANTS TO THE OWNER'S REPRESENTATIVE.
- SUBMIT DECOMPOSED GRANITE SAMPLES TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL REVIEW THIS WORK WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING ANY WORK.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO START OF ANY WORK AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE FOR CLARIFICATION. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE FOR A PERIOD OF 60 CALENDAR DAYS FROM DATE OF APPROVED SUBSTANTIAL COMPLETION OF THE PROJECT BY OWNER'S REPRESENTATIVE.
- GUARANTEE ALL PLANTS TO BE ALIVE AND IN HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER'S REPRESENTATIVE.
- BACKFILL ALL PLANT PITS WITH A MIXTURE OF 2 PARTS NATIVE SOIL AND 1 PART NITROGENIZED WOOD MULCH.
- ADD 'AGRIFORM' FERTILIZER TABLETS (20-10-5), AT THE FOLLOWING RATES:
BOXED PLANTS - 6 TABLETS
15 GALLON PLANTS - 4 TABLETS
5 GALLON PLANTS - 4 TABLETS
1 GALLON PLANTS - 1 TABLET
- UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SHRUBS / GROUND COVER AND RAKED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
- SEE ENGINEERING DRAWINGS FOR DRAINAGE FLOWS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED AND NOT IMPAIRED BY OBSTRUCTIONS.
- FINISH GRADE OF ALL DECOMPOSED GRANITE AREAS, (TOP OF FINISHED MATERIAL), SHALL BE 3/4" BELOW ADJACENT PAVING / CURB.
- THE LANDSCAPE CONTRACTOR SHALL WATER TEST ALL PLANTING HOLES PRIOR TO PLANTING. IF HOLES DO NOT DRAIN PROPERLY, EXCAVATE FURTHER UNTIL IMPERMEABLE LAYER IS BREACHED.
- STAKE ALL TREES OUTSIDE ROOTBALL.
- THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BACK APPLICATION OF PRE-EMERGENT FOR VERIFICATION.
- REMOVE ALL WASTE MATERIAL AND LEGALLY DISPOSE OF OFF-SITE.
- THE OWNER'S REPRESENTATIVE SHALL BE GIVEN 4 DAYS NOTICE PRIOR TO THE FOLLOWING:
- UPON INSTALLATION OF THE IRRIGATION SYSTEM PRIOR TO BACKFILLING TRENCHES
- AFTER SPOTTING LOCATIONS, BUT PRIOR TO INSTALLING PLANT MATERIAL
- UPON COMPLETION OF ALL WORK

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85260

REVISIONS

NO.	DATE	DESCRIPTION
1	ASB/01	



DATE: 03.02.2020
DRAWN BY: ASB
CHECKED BY: ASB
APPROVED BY: ASB

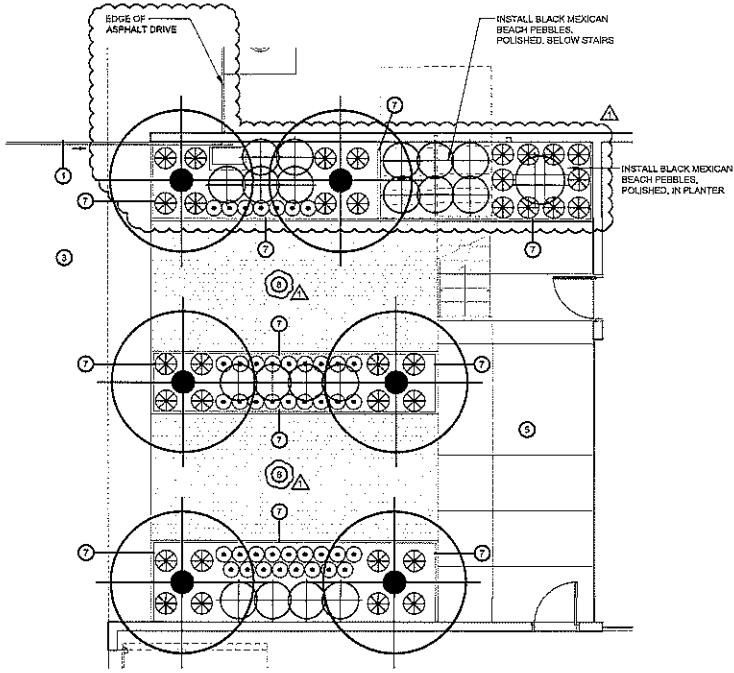


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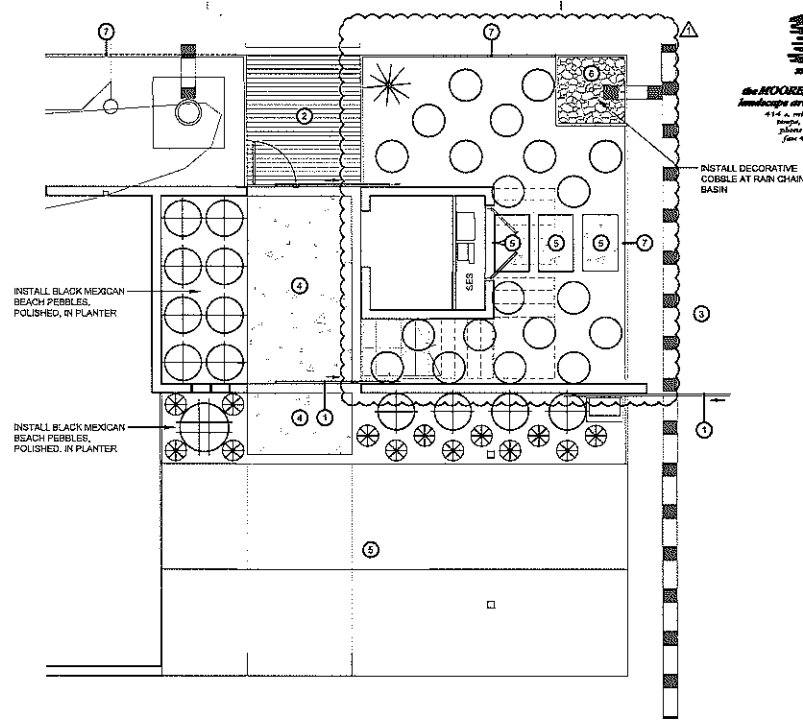
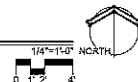
ATTACHMENT #5

L1
LANDSCAPE PLAN
1 OF 8

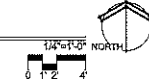
the PROKOSWICK partnership
landscape architects and planners
 414 N. 10th Street, Suite 207
 Tempe, Arizona 85281
 phone 480.834.2284
 fax 480.834.2531



ENLARGED WEST COURTYARD



ENLARGED EAST COURTYARD



SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
 7335 E GREENWAY
 SCOTTSDALE, AZ 85260

PLANT KEY

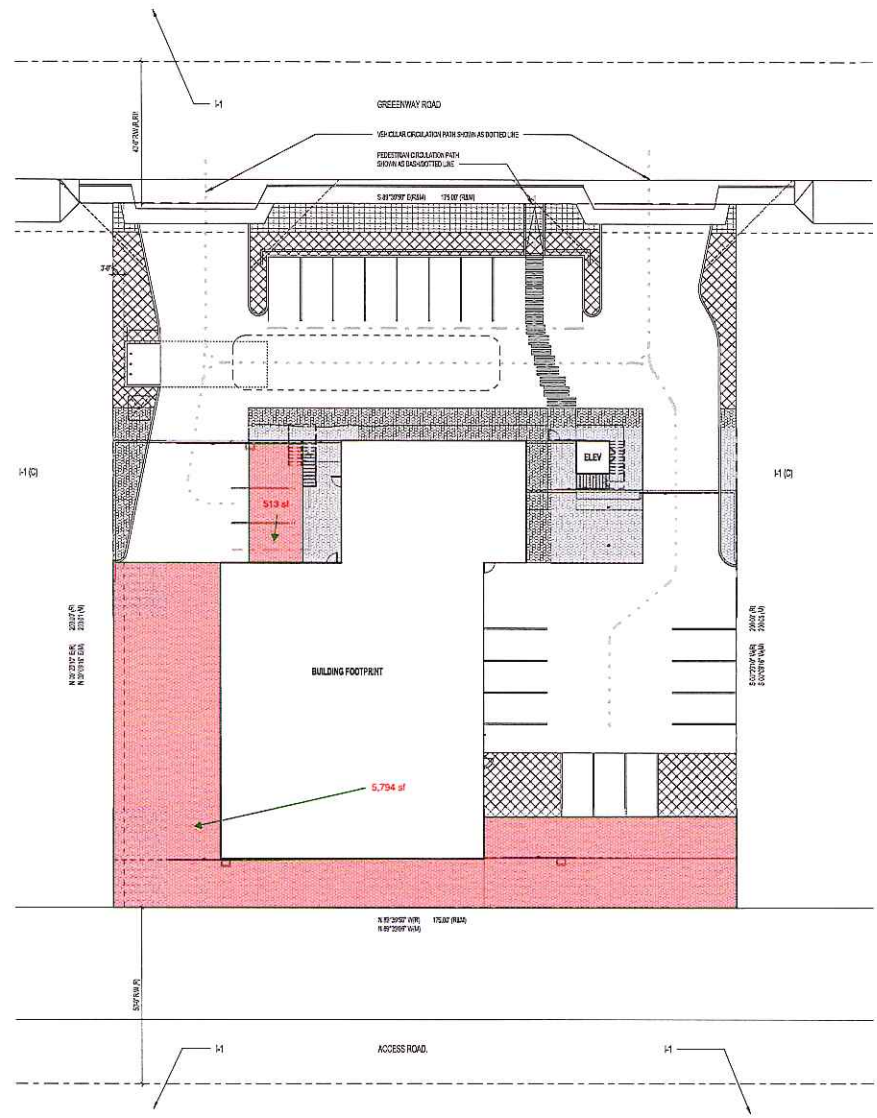
SYMBOL	BOTANICAL NAME COMMON NAME	SYMBOL	BOTANICAL NAME COMMON NAME	SYMBOL	BOTANICAL NAME COMMON NAME
(Tree symbol)	TREES: AGAVE WILLARDIANA PALO BLANCO	(Starburst symbol)	AGAVE CEBLII AGAVE	(Dotted pattern symbol)	MISCELLANEOUS: DECOMPOSED GRANITE 'EXPRESS BROWN'
(Wavy line symbol)	PARKINSONIA PRAECOX SONORAN PALO VERDE	(Starburst symbol)	AGAVE LECHUGILLA AGAVE	(Stippled pattern symbol)	STABILIZED DECOMPOSED GRANITE 'EXPRESS BROWN'
(Wavy line symbol)	PROSOPIS THORNLESS HYBRID 'AZT' 'ACT' THORNLESS MESQUITE	(Starburst symbol)	ASCLEPIAS SUBULATA DESERT MILKWEED	(Decorative rock symbol)	DECORATIVE ROCK (COBBLE) 'EXPRESS BROWN'
(Circle with dot symbol)	SHRUBS: BUDDLEJA MARRUBIFOLIA WOOLLY BUTTERFLY BUSH	(Starburst symbol)	MUHLENBERGIA CAPILLARIS 'REGAL MIST' PINK MUHLY	(Circle with dot symbol)	WHERE NOTED ON PLAN 1/2" x 1" BLACK MEXICAN BEACH PEBBLES, POLISHED
(Circle with dot symbol)	CHRYSANTHEMUM MEXICANUM D'AMAZONIA	(Triangle symbol)	EUPHORBIA INGENS CANDELABRA TREE	(Triangle symbol)	
(Circle with dot symbol)	JUSTITIA CALIFORNICA CHUPAROSA	(Triangle symbol)	EUPHORBIA TRIGONA AFRICAN MILK TREE	(Triangle symbol)	
(Circle with dot symbol)	LARREA TRIDENTATA CREOSOTE	(Triangle symbol)	MANFREDIA MACULOSA TEXAS TUBEROSE	(Triangle symbol)	
(Circle with dot symbol)	RUELLIA BRITTONIANA 'CHI CHI' PINK RUELLIA	(Triangle symbol)	OPUNTIA ENGELMANNII ENGELMANN'S PRICKLY PEAR	(Triangle symbol)	
(Circle with dot symbol)	RUELLIA PRINNSULARIS BAJA RUELLIA	(Triangle symbol)	PEDILANTHUS MACROCARPUS SLIPPER PLANT	(Triangle symbol)	
(Circle with dot symbol)	TAGETIS LEMMONII 'COMPACT' COMPACT MT. LEMON MARIGOLD	(Triangle symbol)	SINNINGIA SPECIOSA BLUE CHALKSTICKS	(Triangle symbol)	

KEY NOTES

- SLIDING GATE - SEE ARCHITECTURAL PLANS.
- BRIDGE - SEE ARCHITECTURAL PLANS.
- ASPHALT DRIVE - SEE ARCHITECTURAL PLANS.
- CONCRETE PAD ACID ETCHED FINISH. SEE DETAIL 4, SHEET L4.
- CONCRETE PATIO ACID ETCHED FINISH. SEE DETAIL 4, SHEET L4.
- RAINWATER / SUMP DRAIN AT RAIN CHAIN. SEE DETAIL 5, SHEET L4.
- STEEL EDGE. SEE DETAIL 7, SHEET L4.
- STABILIZED DECOMPOSED GRANITE. SEE DETAIL 13, SHEET L4.

DELTA REVISIONS
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GENERAL PROJECT INFORMATION

PROJECT ADDRESS:	7335 E GREENWAY RD, SCOTTSDALE, ARIZONA
DESCRIPTION:	TRUCKBORG INDUSTRIAL PARK PHASE 3A
APR:	215 SQ-APR
LOT LENGTH:	30.62 FT (250' - 111,800' 3/4)
ZONING:	1-1 (O)
STN:	11' 34' 4E
CROSS SITE AREA:	31,000 SQ FT
BUILDING AREA (GROSS):	10,728 SQ FT
FIRST FLOOR:	7,824 SQ FT
SECOND FLOOR:	2,904 SQ FT
FLOOR AREA RATIO (BAR ALLOWED):	28.00 SQ FT
ALLOWED:	10,728 SQ FT
PROVIDED:	
OPEN SPACE (MINIMUM ALLOWED):	3,900 SQ FT
MINIMUM ALLOWED:	27,398 SQ FT
PROVIDED:	
BUILDING HEIGHT:	30' 0"
ALLOWED:	(AVERAGE AVIATION CURB ELEVATION)
PROVIDED:	34' 0"
PARKING:	
TOTAL REQUIRED:	22 SPACES
TOTAL PROVIDED:	22 SPACES (11 VAN ACCESSIBLE SPACES) (11 VAN ACCESSIBLE SPACES)
CONSTRUCTION TYPE:	1A
ACCESSIVE SYSTEM:	100% THROUGHOUT

OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
 MINIMUM FLOORING HEIGHT: 24" (PROPOSED 28" ALLOWED)
 FIRST 50' OF HEIGHT: + 10% NET LOT AREA (24,000 SQ FT) = 2,400 SQ FT
 REST 25' OF HEIGHT: + 15% NET LOT AREA (24,000 SQ FT) = 3,600 SQ FT
 TOTAL REQUIRED: 6,000 SQ FT

PROVIDED OPEN SPACE (NOT INCLUDING PARKING LOT LANDSCAPED):
 TOTAL PROVIDED: 11,187 SQ FT

PARKING LOT LANDSCAPING REQUIRED:
 REQUIRED PARKING LOT AREA (10%): 2,200 SQ FT
 REQUIRED (11,187 SQ FT + 10%): 1,351 SQ FT
 PROVIDED: 4,280 SQ FT

OPEN SPACE LEGEND

- ▨ EXOTES RIGHT OPEN SPACE
TOTAL: 780 SQ FT
- ▩ EXOTES PARKING LOT LANDSCAPING
TOTAL: 2,200 SQ FT
- ▧ EXOTES OPEN SPACE OTHER THAN FRONTAL OPEN SPACE
TOTAL: 11,187 SQ FT
10,587 + 5,734 - 513 = 4,280 sq ft

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
 7335 E GREENWAY
 SCOTTSDALE, AZ 86206

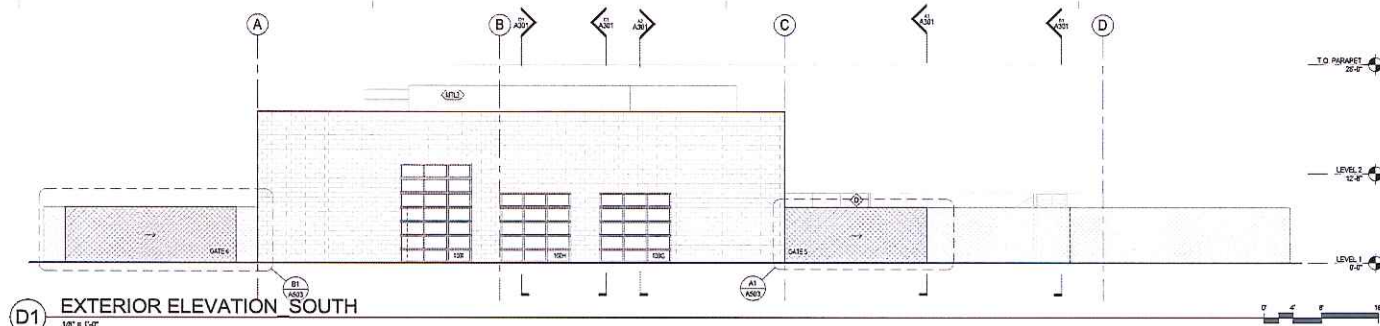
DELTA PEYBOND
 2 09/20/2019

NOT FOR CONSTRUCTION

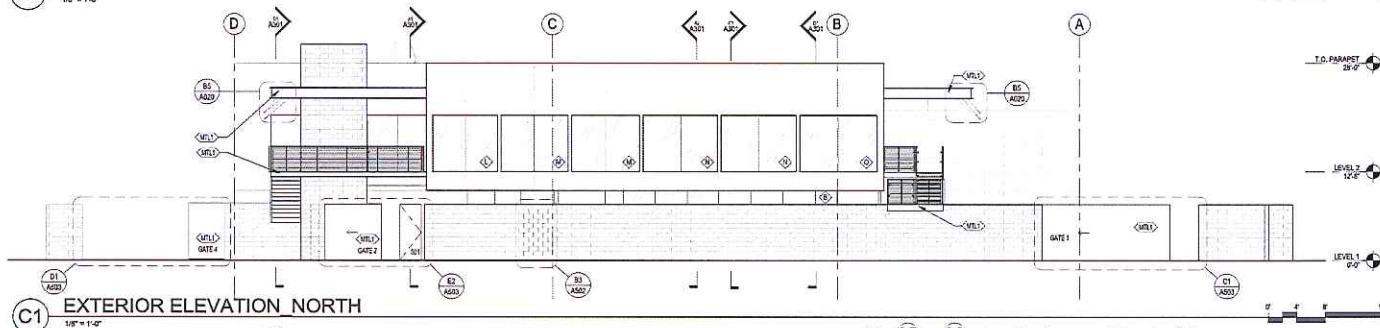
PROJECT NO. 1000
 PHASE 3A TRUCKBORG
 INDUSTRIAL PARK
 PHASE 3A
A014
 OPEN SPACE PLAN

A1 OPEN SPACE PLAN
 1/8" = 1'-0"

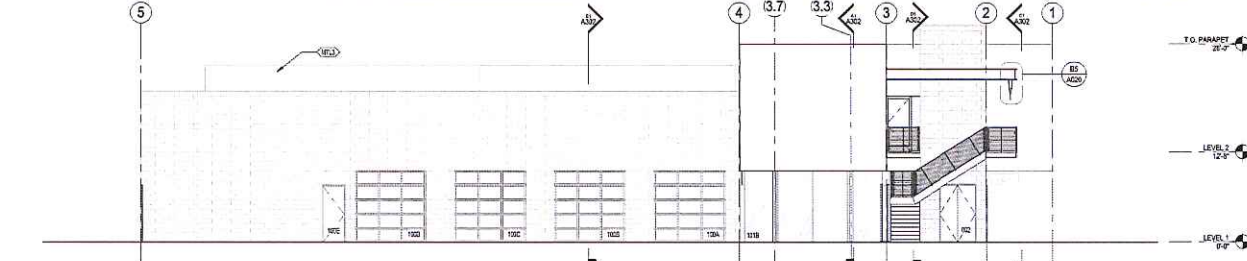
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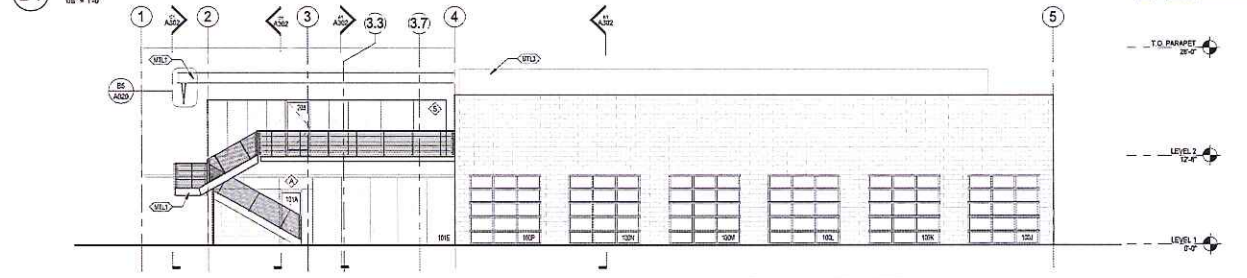
D1 EXTERIOR ELEVATION SOUTH
1/8" = 1'-0"



C1 EXTERIOR ELEVATION NORTH
1/8" = 1'-0"



B1 EXTERIOR ELEVATION EAST
1/8" = 1'-0"



A1 EXTERIOR ELEVATION WEST
1/8" = 1'-0"

SILVERKING OFFICE
BUILDING & CAR
STORAGE

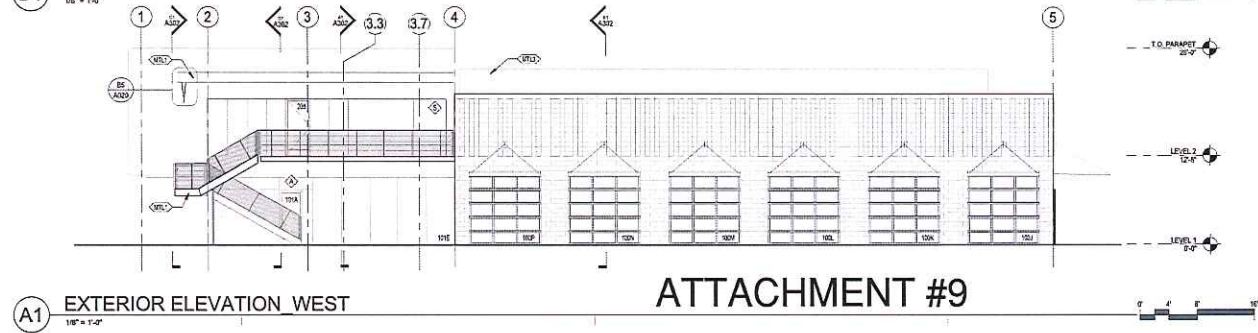
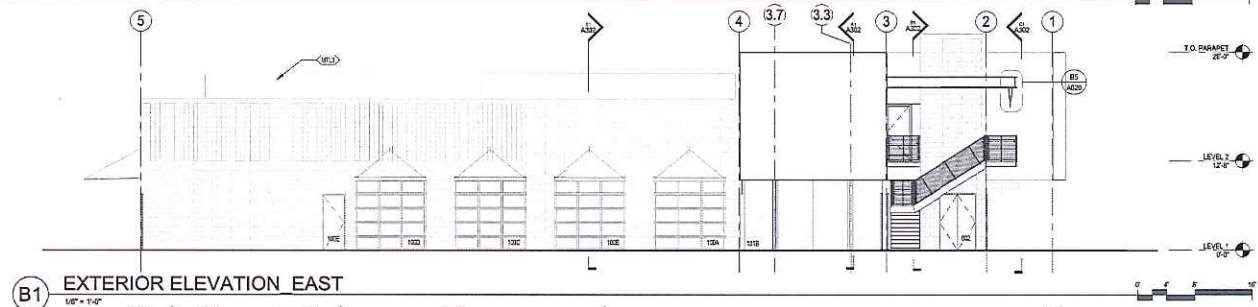
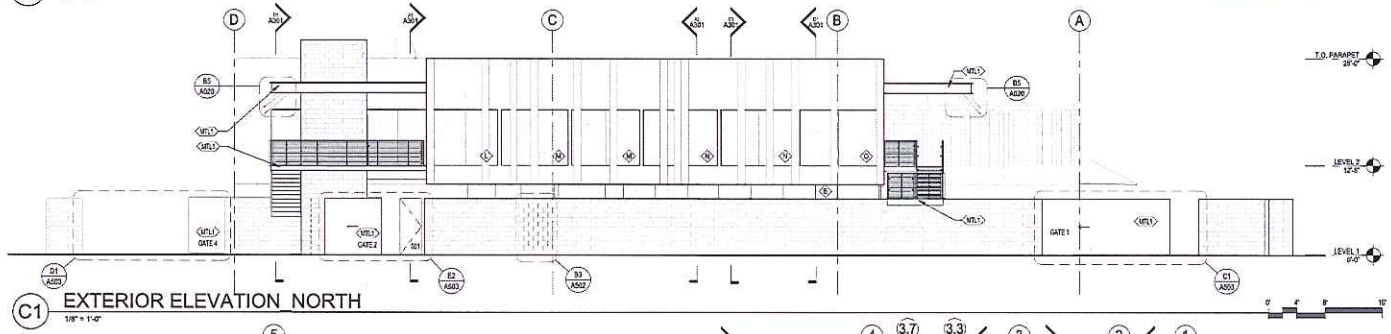
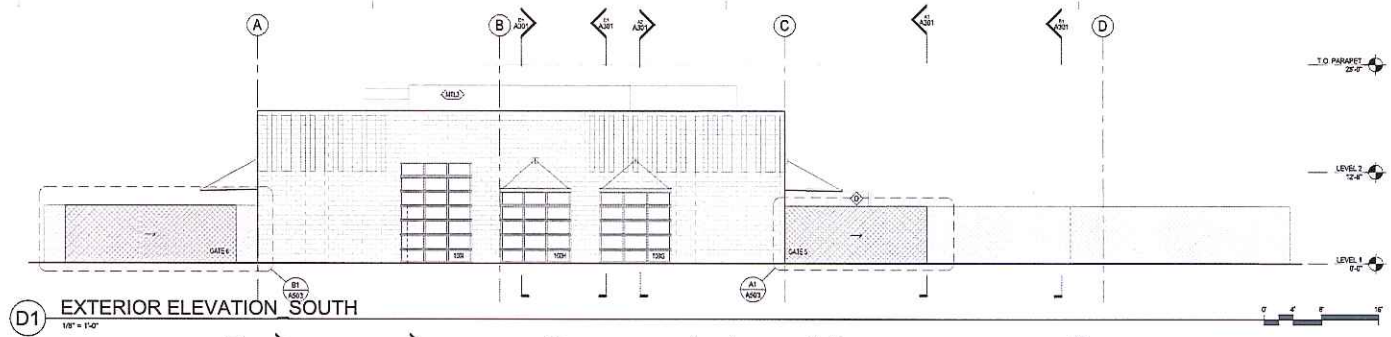
SILVERKING
7333 E GREENWAY
SCOTTSDALE, AZ 85260

DELTA REVISIONS	DESCRIPTION	DATE
1	REVISION	10/15/21

NOT FOR
CONSTRUCTION

PROJECT # 100
ISSUE DATE 10/20/21
DRAWN BY J-C
PUBLISHED 10/20/21
A201
EXTERIOR ELEVATIONS

ATTACHMENT #8



SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7333 E GREENWAY
SCOTTSDALE, AZ 85260

DELTA REVISIONS

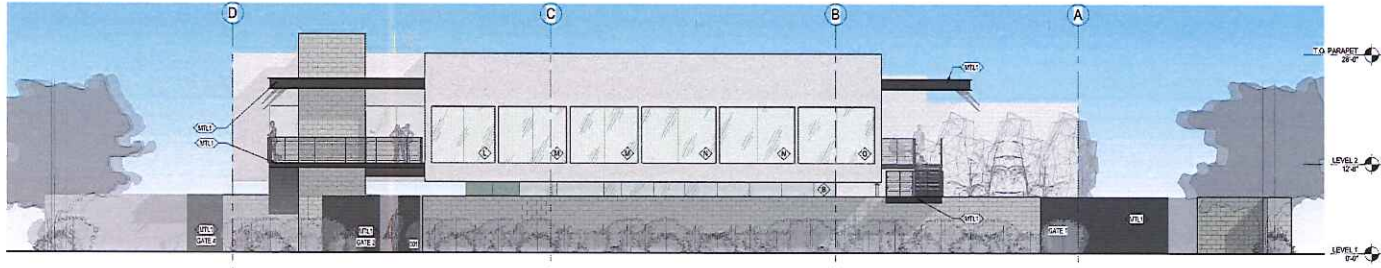
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1	REVISION	11/17/21

NOT FOR CONSTRUCTION

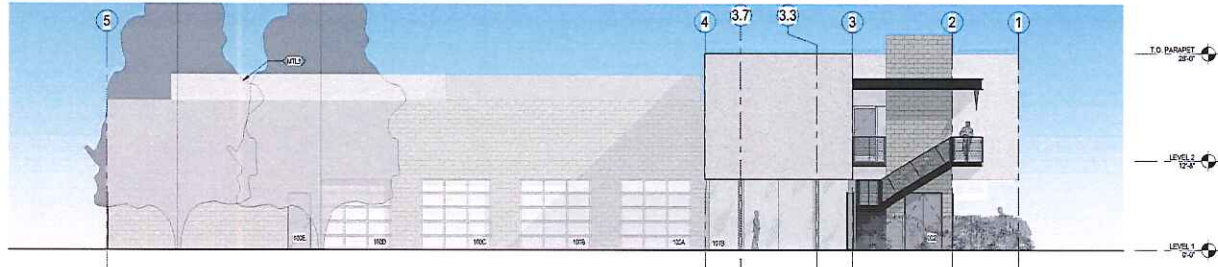
PROJECT # 1107
DESIGNED BY ARCHITEKTON
REVISION 11/17/21
DATE PLOTTED 11/17/21

A201
EXTERIOR ELEVATIONS

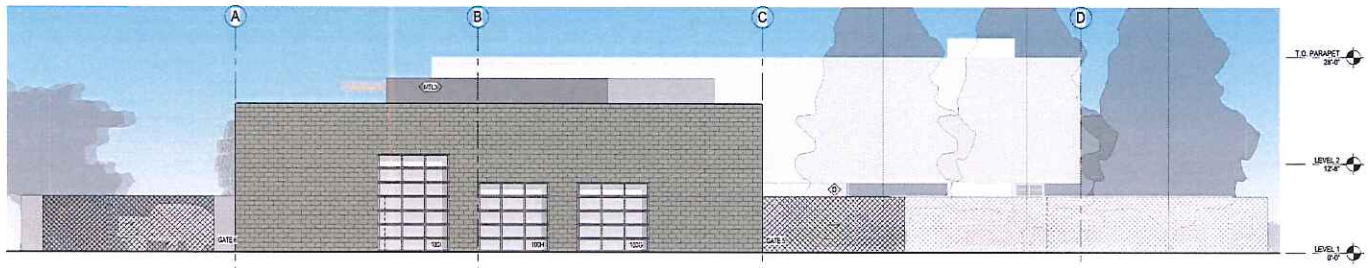
ATTACHMENT #9



D1 EXTERIOR ELEVATION NORTH color
1/8" = 1'-0"



C1 EXTERIOR ELEVATION EAST color
1/8" = 1'-0"



B1 EXTERIOR ELEVATION SOUTH color
1/8" = 1'-0"



A1 EXTERIOR ELEVATION WEST color
1/8" = 1'-0"

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85260

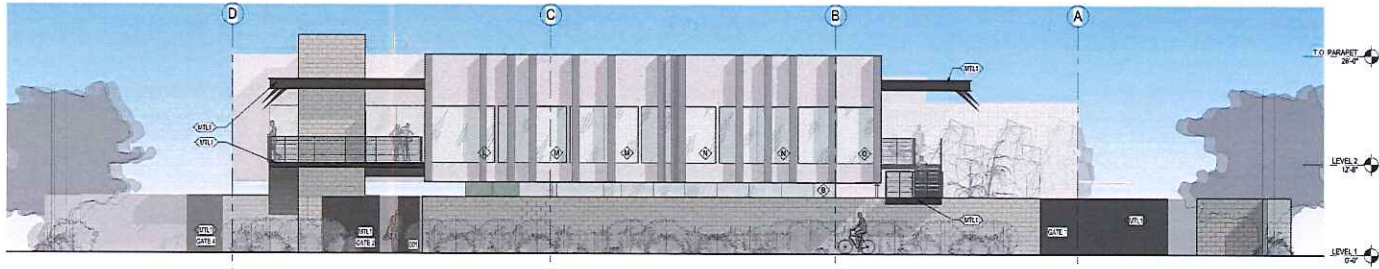
NO.	DATE	DESCRIPTION	BY

NOT FOR CONSTRUCTION

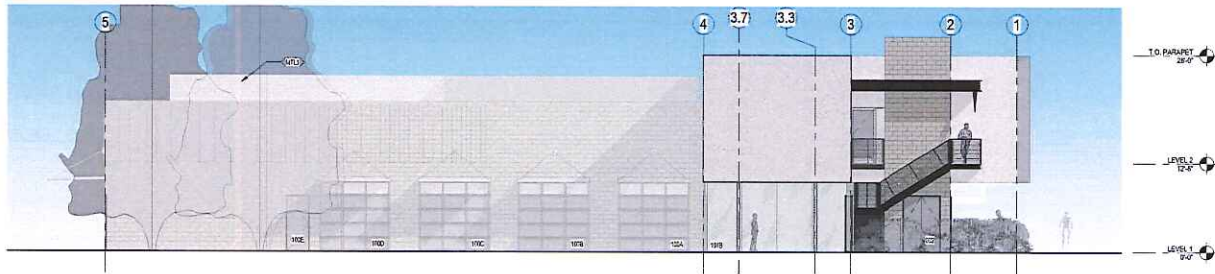
PROJECT # 100
SHEET # 02020
DATE: 01/20/2019

A202
EXTERIOR ELEVATIONS
COLOR

ATTACHMENT #10



D1 EXTERIOR ELEVATION NORTH color
1/8" = 1'-0"



C1 EXTERIOR ELEVATION EAST color
1/8" = 1'-0"



B1 EXTERIOR ELEVATION SOUTH color
1/8" = 1'-0"



A1 EXTERIOR ELEVATION WEST color
1/8" = 1'-0"

SILVERKING OFFICE
BUILDING & CAR
STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85260

DELTA REVISIONS

NO.	DESCRIPTION	DATE
1		

NOT FOR
CONSTRUCTION

PROJECT # 1101
ISSUANCE 11/20/11
ISSUANCE 11/20/11
REVISION 11/20/11

A202
EXTERIOR ELEVATIONS
COLOR

ATTACHMENT #11



5 NW STREETScape PERSPECTIVE
1/16" = 1'-0"



6 NE STREETScape PERSPECTIVE
1/16" = 1'-0"



1 NW ELEVATION PERSPECTIVE
1/16" = 1'-0"



2 NE ELEVATION PERSPECTIVE
1/16" = 1'-0"



3 SW ELEVATION PERSPECTIVE
1/16" = 1'-0"



4 SE ELEVATION PERSPECTIVE
1/16" = 1'-0"

ATTACHMENT #12

SILVERKING OFFICE
BUILDING & CAR
STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85263

DELTA REVISIONS
1 2/15/2019

NOT FOR
CONSTRUCTION

PROJECT # 100
PREPARED BY ARCH
DATE 08/01/18
REVISIONS: NONE

A204
EXTERIOR ELEVATION
PERSPECTIVES



C2 NW STREETScape PERSPECTIVE
1/16" = 1'-0"



C1 NE STREETScape PERSPECTIVE
1/16" = 1'-0"



B2 NW ELEVATION PERSPECTIVE
1/16" = 1'-0"



B1 NE ELEVATION PERSPECTIVE
1/16" = 1'-0"



A2 SW ELEVATION PERSPECTIVE
1/16" = 1'-0"



A1 SE ELEVATION PERSPECTIVE
1/16" = 1'-0"

ATTACHMENT #13

SILVERKING OFFICE BUILDING & CAR STORAGE

SILVERKING
7335 E GREENWAY
SCOTTSDALE, AZ 85261

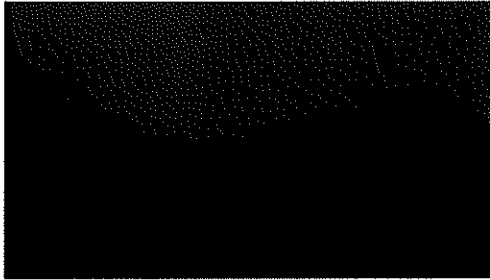
DELTA REVISIONS

NOT FOR CONSTRUCTION

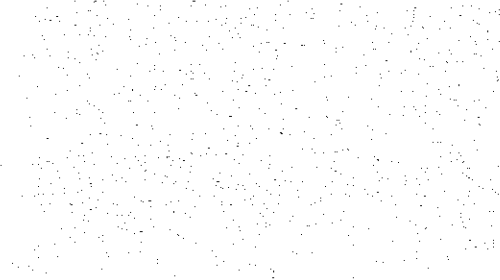
PROJECT # 15-07
ISSUE DATE: 10/20/15
DRAWN BY: J. L. L. / J. L. L.
CHECKED BY: M. J. L. / M. J. L.
A204
EXTERIOR ELEVATION PERSPECTIVES

Silver King Material Board

734-PA-2019 | DRB submittal



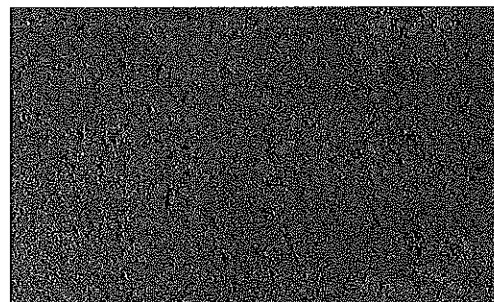
Blackened Steel (MTL1)
LRV:10



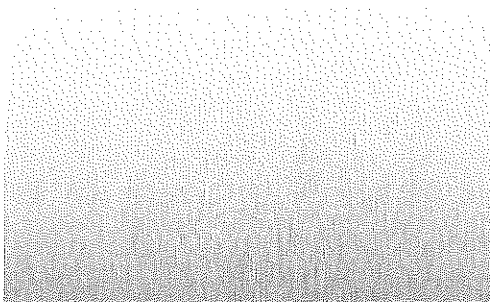
EFIS Moonlight #612
LRV: 65.83



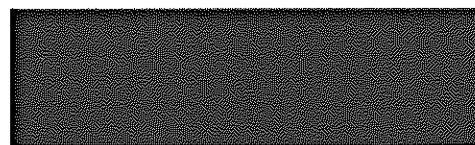
DE6274 Frostbite
LRV: 77, HUE: 4.73GY, VALUE: 8.9, CHROMA: 0.3



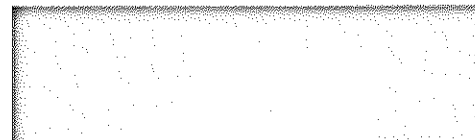
**Echelon Standard Grey
CMU Block**
LRV: 24.1



**Clear Anodized
Aluminum**
LRV: 29



Reflected Color



Transmitted Color
**Guardian Sunguard
Superneutral SNX 51/23
(Exterior Glass)**

Transmittance
Visible Light: 51%
Ultraviolet: 11%
Solar Energy 19%
Light to Solar Gain (LSG): 2.19

Reflectance
Visible Light Outside: 14%
Visible Light Inside: 14%
Solar Energy Outside: 36%



SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA-CITY HALL
3939 DRINKWATER BOULEVARD
SCOTTSDALE, ARIZONA
Thursday, April 16, 2020

SUMMARIZED MEETING MINUTES

PRESENT:

Kathy Littlefield, Councilmember
William Scarbrough, Vice Chair
Renee Higgs, Planning Commissioner
Joe Young, Design Member
Doug Craig, Design Member
Michal Ann Joyner, Development Member

ABSENT:

None

STAFF:

Brad Carr
Mike Hamblin
Melissa Berry
Megan Lynn
Brian Hancock
Jesus Murillo
Ben Moriarity
Doris McClay
Jeff Barnes

CALL TO ORDER

Vice Mayor Littlefield called the meeting of the Development Review Board to order at 1:17 PM.

ROLL CALL

A formal roll call was conducted confirming members present as stated above.

* Note: These are summary action minutes only. A complete copy of the meeting audio/video is available on the Development Review Board website at: http://scottsdale.granicus.com/ViewPublisher.php?view_id=36

ADMINISTRATIVE REPORT

1. Identify supplemental information, if any, related to April 16, 2020 Development Review Board agenda items, and other correspondence.

MINUTES

2. Approval of the April 2, 2020 Development Review Board Meeting Minutes.

BOARD MEMBER CRAIG MOVED TO APPROVE THE APRIL 2, 2020 DEVELOPMENT REVIEW BOARD MEETING MINUTES, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

CONSENT AGENDA

3. [26-DR-2019 \(McDowell Mountain Community Storage\)](#)
Request by owner for approval of the site plan, building elevations, and landscape plan for a multi-level internalized community storage building with approximately 96,795 square feet of building area and a two-story office building with approximately 7,400 square feet of building area, all on a 6.14-acre site.
10101 E McDowell Mountain Ranch Road
James Elson Architect, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO APPROVE 26-DR-2019, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

4. [36-DR-2019 \(Lot 10 of Craftsman Court\)](#)
Request by owner for approval of a site plan, landscape plan, and building elevations for a new mixed-use development on a +/- 0.08 -acre site with Central Business, Downtown Overlay (C-2/DO) zoning.
4238 N Craftsman Court
E Project, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO APPROVE 36-DR-2019, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

5. [50-DR-2019 \(Navaera World Wide\)](#)
Request by owner for approval of a site plan, landscape plan, and building elevations for a renovation to an existing development on a +/- 0.27-acre site with General Commercial (C-4) zoning.
7501 E Osborn Road
Aakaii Architecture & Interiors, Architect/Designer

VICE CHAIR SCARBROUGH MOVED TO APPROVE 50-DR-2019, 2ND BY BOARD MEMBER YOUNG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

6. [55-DR-2019 \(Silver King Office & Car Storage\)](#)
Request by owner for approval of the site plan, landscape plan, and building elevations for a new two-story office building with vehicle storage with approximately 10,729 square feet of building area, on a 0.8-acre site.
7335 E Greenway Road
Architekton, Architect/Designer

BOARD MEMBER YOUNG MOVED TO CONTINUE 55-DR-2019 TO A HEARING DATE TO BE DETERMINED, 2ND BY BOARD MEMBER JOYNER. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

7. [50-DR-2018 \(Bellezza da Stallone \(TSG Foundation\)\)](#)
Request by owner for approval of the site plan, landscape plan, and building elevations for a new place of worship on a 13-acre site.
SWC of East Stagecoach Pass Road and North Pima Road
Everett Alan Group, Architect/Designer

BOARD MEMBER YOUNG MOVED TO APPROVE 50-DR-2018, 2ND BY BOARD MEMBER CRAIG. THE MOTION CARRIED UNANIMOUSLY IN FAVOR BY VICE MAYOR LITTLEFIELD, VICE CHAIR SCARBROUGH, COMMISSONER HIGGS, BOARD MEMBERS YOUNG, JOYNER, AND CRAIG WITH AN AYE VOTE OF SIX (6) TO ZERO (0).

NON-ACTION ITEMS

8. [Self-Storage Facilities Design Guidelines](#)
Review, discussion, and direction by the Development Review Board regarding the establishment of design guidelines for self-storage (internalized community storage) facilities.

STAFF PRESENTED INFORMATION ON THE SELF-STORAGE FACILITIES DESIGN GUIDELINES.

ADJOURNMENT

With no further business to discuss, the regular meeting of the Development Review Board adjourned at 2:37 PM.