

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 15, 2021  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

### **Toy Barn Scottsdale 9-DR-2021**

Request approval of the site plan, landscape plan, and building elevations for a new vehicle storage facility, comprised of three buildings, with approximately 81,262 square feet of building area, all on a 3.86-acre site. Additionally, the request includes approval of architecturally integrated external downspouts.

## SUMMARY

### **Staff Recommendation**

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

### **Key Issues**

- External downspouts that are architecturally integrated.

### **Items for Consideration**

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

## BACKGROUND

**Location:** 7301 E Helm Drive and 7317 E. Helm Drive

**Zoning:** Industrial Office (I-1)

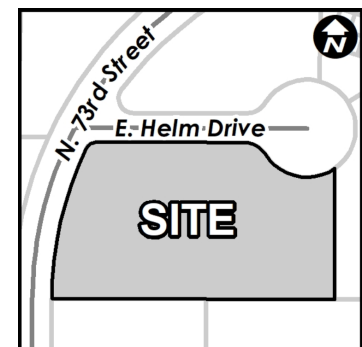
### **Adjacent Uses**

North: Existing one-story industrial offices, constructed in 1980

East: Existing light industrial land that is partially developed.

South: Existing one industrial offices, constructed in mid-late 1970's.

West: Existing one industrial offices, constructed in mid-late 1970's.



### **Property Owner**

Windrose Square, LLC

Flights Aware, LLC

### **Applicant**

George Pasquel III, Withey Morris, PLC  
(602) 230-0600

### **Architect/Designer**

Tim Thielke, DLR Group

602-381-8580

### **Engineer**

Matthew Mancini, 3 Engineering  
602-334-4387

**DEVELOPMENT PROPOSAL**

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The applicant is requesting approval of the site plan, landscape plan and building elevations for a new vehicle storage facility, comprised of three one-story buildings, with a clubhouse, and a total building area of approximately 81,255 square feet, all on a 3.86-acre site. Additionally, the request includes approval of architecturally integrated downspouts.

**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.

**Sustainability**

The City of Scottsdale promotes the goal of sustainability through the incorporation of appropriate design considerations in the development of the built environment. This development proposal incorporates several design elements that align with the City’s goal of sustainability including recessed windows and use of low water use plant species.

**STAFF RECOMMENDED ACTION**

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Staff recommends that the Development Review Board approve the Toy Barn Scottsdale development proposal per the attached stipulations, finding that the Character and Design Element of the General Plan and the Greater Airpark Character Area and Development Review Board Criteria have been met.

RESPONSIBLE DEPARTMENTS	STAFF CONTACTS
Planning and Development Services Current Planning Services	Meredith Tessier Senior Planner 480-312-4211    mtessier@ScottsdaleAZ.gov

**APPROVED BY**

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Meredith Tessier, Report Author

06/29/2021

Date



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

7/4/2021

Date



Randy Grant, Executive Director  
Planning, Economic Development, and Tourism  
Phone: 480-312-2664      Email: rgrant@scottsdaleaz.gov

7/7/2021

Date

**ATTACHMENTS**

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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. Combined Context Aerial and Site Plan
8. Site Plan
9. Open Space Plan
10. Landscape Plan
11. Building Elevations (black & white)
12. Building Elevations (color)
13. Perspectives
14. Materials and Colors Board
15. Electrical Site Plan
16. Exterior Photometrics Plan
17. Exterior Lighting Cutsheets
18. Zoning Map
19. Citizen Involvement
20. City Notification Map





Q.S.  
34-45  
Google Earth Pro Imagery

Context Aerial

9-DR-2021





Close-up Aerial

9-DR-2021

## **ToyBarn Scottsdale – Design Review Narrative**

**June 16, 2021**

### **PROJECT OVERVIEW:**

The ToyBarn Scottsdale project consists of three buildings on a +/-3.82 acre site located at the southeast corner of 73<sup>rd</sup> Street and Helm Drive that is currently vacant. The parcel to the south contains single story industrial building. The parcel to the east is a vacant site with runway access to the Airpark. The parcel north across Helm Drive is a single-story office building. The sites to the west across 73<sup>rd</sup> Street are single and multi-story office buildings. The site is currently zoned I-1 (Industrial Park) and allows for the proposed use as a storage facility under the existing zoning and is compatible with the adjacent uses. Development within the area consists mainly of professional office buildings as well as industrial uses, warehousing, repair facilities, other professional services, and retail uses.

The proposed development of the property would include three single-story buildings totaling +/-81,000 s.f. for private storage condos as well as a clubhouse amenity. The site will be secured internally beyond the clubhouse and all access points will be controlled with gates. A main access point to the site will be provided for at the northeast corner of the site from Helm Drive. A secondary emergency access point has also been provided at the southwest corner of the site from 73<sup>rd</sup> Avenue. Retention for the site will utilize a combination of above grad and underground retention. New landscape will be provided along all street frontages and on site adjacent to the clubhouse and parking areas. Parking for the site will be provided for the clubhouse (approximately 2,400 sf) at a ratio of 1 space per 300 s.f. as well as 1 space for every 50 storage units, and will be screened from public view by site walls and landscaping.

The building design is compatible with existing developments within this area and will have a similar architectural feel. Building materials will consist of masonry block, metal accents, metal canopies, and performance glazing. The building height at the parapet will be approximately 29' in height which will also screen the rooftop mechanical equipment. Exterior downspouts within the secured/screened yard are being utilized for this project in order to keep them out of the individual units and allow for access and maintenance. The downspouts will be screened with a decorative metal panels similar to the other ToyBarn project in the Airpark. The proposed development is an improvement to the existing site and surrounding environment and is designed in accordance with existing and approved buildings and will be complimentary to the area.

### **DEVELOPMENT REVIEW BOARD NARRATIVE:**

#### **Ordinances, Master Plans, General Plan, and Standards**

Describe how the proposed development will comply with the design and character elements of the General Plan, the appropriate character area plan, all applicable city-wide master plans, the zoning ordinance development standards, the Design Standards and Policies Manual, all applicable city-wide design guidelines, and the appropriate Master Environmental Design Concept Plan.

Response: The proposed project has been designed in accordance with all required guidelines mentioned above. The site is designated as Employment on the Scottsdale General Plan. Within the General Plan, the site is also designated in the Greater Airpark Character Plan which both promote planned growth and concentrated development as opposed to urban sprawl. The

Streetscape section of the General Plan also designates the site to have “Suburban Streetscape”, which will be provided along both the 73<sup>rd</sup> Street and Helm Drive frontages. The site is currently zoned I-1 (Industrial Park) and the proposed use of a private storage facility is an approved use. The proposed project also addresses the DSPM and Sensitive Design Principles as discussed in the responses below.

### **Architectural Character, Landscaping, and Site Design**

Explain how the proposed development has been designed so that it:

- Promotes a desirable relationship of structures to one another, to open spaces and topography, both on the site and in the surrounding neighborhood;
- Avoids excessive variety and monotonous repetition;
- Recognizes the unique climatic and other environmental factors of this region to respond to the Sonoran Desert environment, as specified in the Sensitive Design Principles;
- Conforms to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance, in the ESL Overlay District; and
- Incorporates unique or characteristic architectural features, including building height, size, shape, color, texture, setback, or architectural details, in the Historic Property Overlay District.

Response: The proposed project has been architecturally designed to be consistent with other projects in the area and has been planned for similar uses, building heights, and landscape setbacks typical to neighboring sites. The project also takes advantage of the premium views of the McDowell Mountains and proximity to nearby retail and restaurant centers, making this concept and location highly desirable to future users.

The proposed project will create a more inviting environment than the existing vacant land and will provide updated and maintained landscaping as well as appropriate lighting to encourage safety within and around the site. The project will also bridge part of the gap between the adjacent uses that surround the property to the north, west, and south while providing desired storage space for users looking to enjoy the amenities in this area of Scottsdale.

The site will utilize desert landscape consistent its surroundings and provide similar split face and smooth face CMU site walls. The proposed project features a single-story building similar in height, colors, and architectural massing to the existing buildings directly north and south of the proposed project. The proposed design will also relate to the other adjacent single and two-story building through the use of similar exterior building materials such as split face and smooth face CMU block, high performance glass and metal accents, consistent with the approved standards of this area.

### **Ingress, Egress, On-Site Circulation, Parking, and Pedestrians**

Describe how the site layout of the proposed development has been designed to promote safety and convenience, relative to ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways.

Response: The proposed project is within the Scottsdale Airpark with all off-site infrastructure existing. The site will be secured internally beyond the clubhouse and all access points will be



controlled with gates. A main access point to the site will be provided for at the northeast corner of the site from Helm Drive. A secondary emergency access point has also been provided at the southwest corner of the site from 73<sup>rd</sup> Avenue. The sidewalk also makes a connection to the public sidewalk located along Helm Drive for pedestrian access to and from the site.

### **Mechanical and Utility Equipment**

Describe how the proposed development will locate mechanical equipment, appurtenances, and utilities so that these elements will not conflict with street frontage open space, pedestrian amenities, resident amenities, landscape features, or on-site circulation, and has utilized screening devices that are integral to the design of the building, in order to screen mechanical equipment, appurtenances and utilities.

Response: All ground level utilities will be screened from public view by site walls and landscaping. Building electrical equipment has been designed internally to the buildings. The parapet walls of the building have been integrated into the overall design of the building to fully screen the roof mounted mechanical units from view.

### **Old Town Scottsdale**

If the development proposal is within Old Town Scottsdale, specify through narrative and graphical exhibits how the proposal is in conformance with the Old Town Scottsdale Urban Design and Architectural Guidelines.

Response: The property is not located within the Old Town Scottsdale.

### **Location of Artwork** (refer to Zoning Ordinance Sections 1.905 and 7.1010)

If the development proposal is required to participate in the Cultural Improvement Program or Public Art Program, then determine whether or not the proposed location of artwork complies with the following criteria:

- Accessible by the public;
- Location near pedestrian circulation routes consistent with existing or future development or natural features;
- Location near the primary pedestrian or vehicular entrance of a development;
- Location in conformance with the Design Standards and Policies Manual for locations affecting existing utilities, public utility easements, and vehicular sight distance requirements; and
- Location in conformance to standards for public safety.

Response: The property is not required to participate in the Cultural Improvement Program or Public Art Program.

### **DESIGN GUIDELINES:**

DSPM/Sensitive Design Program/Office Design Guidelines/Lighting Design Guidelines/Shading Guidelines:

Site Design and Architecture:

The site and building will be visually integrated within their context by utilizing form, materials and colors that harmonize with the site and adjacent developments. The building has been planned with respect to solar orientation and visibility, employing geometry sympathetic to its site and surroundings. The shared clubhouse has been positioned to take advantage of views of the McDowell Mountains to the northeast. The building entry will be recessed and defined with special architectural features such as canopies, upgraded finishes and special architectural treatments to enhance the sense of arrival to the project. Building elevations will be designed with all building elevations reflecting a similar cohesive aesthetic. The elevations may vary according to their respective exposure and orientation and reflect the buildings function. The design will be sensitive to the streetscape and adjacent developments. The current site is vacant with no vegetation, however the proposed development will restore a desert landscape feel along the public streets that reflects character of the Sonoran Desert. While the development is a private development, the clubhouse is located outside of the secured gates to provide a visual connection to the surrounding community. The clubhouse also has a covered patio directly adjacent to it with an overhead door that can provide an indoor/outdoor expansion of the amenity space. The proximity also allows owners to easily access adjacent amenities like restaurants and retail shopping of the adjoining developments. Signage and lighting for the project will be integral to the design of the project and be consistent with neighboring developments and the previous developed ToyBarn project also located in the Airpark.

#### Lighting Design:

The proposed project will create a more inviting environment than the existing vacant land and will provide updated and maintained landscaping as well as appropriate lighting to encourage safety within and around the site. The project will also bridge part of the gap between the offices that surround the property to the north, east, and south while providing desired Class "A" office space for users looking to move or relocate to this area of Scottsdale. Lighting on site will be provided by LED fixtures and will meet the minimum levels required by code and provide a sense of safety throughout the site. Architectural elements will be illuminated at nighttime and be consistent with the surrounding area.

#### Shading:

The ToyBarn Scottsdale project complies with the shading guidelines identified by the City of Scottsdale. The buildings have been positioned along the east/west axis to allow for all overhead doors for the project to be either north or south facing help limit the harsh sun exposure from the east and west. The clubhouse has been positioned and faces the northeast corner of the project to take advantage of the views of the McDowell Mountains as well as limit exposure to the morning sun and protect the glazing from the south and west. The north facing entry and glass of the clubhouse is recessed from the storage portion of the building to the west to provide shade from the western summer sun. The east glazing is recessed, opens to a covered courtyard, and has a metal louvered horizontal canopy that extends over to provide shade and reduce solar exposure from late morning sun.

## DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

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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.
  - *The proposed project has been designed in accordance with the required guidelines mentioned above. The site is designated as Employment on the Scottsdale General Plan. Within the General Plan, the site is also designated in the Greater Airpark Character Area Plan which both promote planned growth and concentrated development as opposed to urban sprawl. The streetscape section of the General Plan also designated this site to have "Suburban Streetscape", which will be provided along both street frontages. The site is zoned Industrial Park (I-1) and the proposed use of a private storage facility is an approved use. The proposed project also addresses the DSPM and Sensitive Design Principles as discussed in the responses below.*
  - *Staff finds that the General Plan Land Use Element designates the property as Employment, Regional Use District and within the Greater Airpark Character Area Plan (GACAP). The GACAP denotes the site as Type C development that represents medium-to-higher-scale development, which supports pedestrian activity in the Greater Airpark. The Employment-Regional Use designations provides flexibility for land uses, but are not limited to corporate office, region serving retail, and major medical. The Employment category permits a range of employment uses from light manufacturing to light industrial and office uses. This proposal is consistent with the Character and Design element of the General Plan, and the GACAP.*
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.
    - *The applicant states that the project has been designed to be consistent with other projects in the area and has been planned for similar uses, building heights, and landscape setback typical to neighboring sites. The proposed project will create a more inviting environment than the existing vacant land and will provide updated and maintained landscaping as well as appropriate lighting to encourage safety within and around the site. The proposed design will also relate to other single and two-story buildings through the use of similar exterior building materials such as split face and smooth face CMU block, high performance glass and metal accents, consistent with this area.*
    - *Staff finds that the proposed material, color and finishes are consistent with the Scottsdale Sensitive Design Principles. Architectural details respond to the context of adjacent land uses including similar materials and colors.*



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.
  - *The applicant states the site will be secured internally beyond the clubhouse and all access points will be controlled with gates. A main access point to the site will be provided for at the northeast corner of the site from Helm Drive and secondary emergency access point from 73<sup>rd</sup> Avenue. The sidewalk also makes a connection to the public sidewalk located along Helm Drive for pedestrian access to and from the site.*
  - *Staff finds that the existing sites are currently vacant and one new driveway is proposed along E. Helm Drive and the existing driveway along N. 73<sup>rd</sup> Street will be maintained. Pedestrian circulation is provided with a new 6-foot-wide sidewalk from N. 73<sup>rd</sup> Street.*
4. If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.
  - *The applicant states all ground level utilities will be screened from public view by site walls and landscaping. Building electrical equipment has been design internally to the buildings. The parapet walls of the building have been integrated into the overall design of the building to fully screen the roof mounted mechanical units from view.*
  - *Staff finds that the mechanical equipment is integrated into the building design and rooftop units are fully screened by the parapet walls.*
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

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## Zoning History

The site was annexed into the City in 1962 (Ord. #165) and zoned to the Industrial Park (I-1) zoning designation. The I-1 district allows aeronautical uses, educational services, warehouses and vehicle storage facilities that are not adjacent to residential districts. Adjacent zoning is I-1, therefore vehicle storage is a permitted land use.

## Community Involvement

With the submittal of the application, staff notified all property owners within 750 feet of the site and the site has been posted with the required signage. As of the publishing of this report, staff has not received any community input regarding the application.

## Context

Located at the southeast corner of N. 73<sup>rd</sup> Street and E. Helm Drive and surrounded by other industrial developments.

## Project Data

• Existing Use:	Vacant, undeveloped industrial parcel
• Proposed Use:	Vehicle Storage
• Parcel Size:	204,143 square feet / 4.69 acre (gross) 168,273 square feet / 3.86 acre (net)
• Building Area (Garage Storage):	78,862 square feet
• Office Space (Clubhouse):	2,400 square feet
• Total Building Area:	81,255 square feet
• Floor Area Ratio Allowed:	0.8
• Floor Area Ratio Provided:	0.48
• Building Height Allowed:	52 feet (exclusive of rooftop appurtenances)
• Building Height Proposed:	28 feet 0 inches (inclusive of rooftop appurtenances)
• Parking Required:	10 spaces
• Parking Provided:	10 spaces
• Open Space Required:	25,409 square feet / 0.58 acre
• Open Space Provided:	26,812 square feet /0.61 acre

**Stipulations for the  
Development Review Board Application:  
Toy Barn Scottsdale  
Case Number: 9-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 prepared by DLR Group, with a city staff date of 05/12/201.
  - b. The location and configuration of all site improvements shall be consistent with the site plan prepared by 3 Engineering, with a city staff date of 05/12/2021.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan prepared by Design Ethic, with a city staff date of 05/12/2021.
  - d. The case drainage report submitted by 3 Engineering 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 3 Engineering and accepted by the Water Resources Department.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the subject site was 47-ZN-1964.

**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.

**SITE DESIGN:**

**DRB Stipulations**

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.

**LANDSCAPE DESIGN:**

**Ordinance**

- C. The property owner shall obtain approval of a Salvage/Native Plant Plan Application and obtain a permit to remove any tree.

**DRB Stipulations**

5. Prior to the issuance of any building permit for the development project, the property owner shall submit landscape improvement plans that demonstrate how the salvaged vegetation from the site will be incorporated into the design of the landscape improvements.

**EXTRIOR LIGHTING:**

**Ordinance**

- D. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- E. Any exterior luminaire with a total initial lumen output of greater than 3050 lumens shall be directed downward and comply with the Illuminating Engineering Society of North America (IES) requirements for full cutoff.

**DRB Stipulations**

6. All exterior lighting shall have a Kelvin temperature of 3000 or less.
7. 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.
8. No fixture shall be mounted higher than twenty (20) feet.
9. All fixtures and associated hardware, including poles, shall be flat black or dark bronze.
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 2.0 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 8.0 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.
12. With the construction document submittal, the property owner shall submit an aircraft noise and overflight disclosure notice that is to be provided to occupants, potential homeowners, employees and/or students. The disclosure form shall be in a form acceptable to the Scottsdale Aviation Director, prior to the issuance of any building permit, not including a native plant permit.
13. With the construction document submittal, the applicant shall submit a Airport Vicinity Development short form.

**STREET INFRASTRUCTURE:**

**Ordinance**

- F. All street infrastructure improvements shall be constructed in accordance with this City of Scottsdale (COS) Supplement to MAG Specifications and Details, and the Design Standards and Policies Manual.

**DRB Stipulations**

14. 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.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

15. 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:**

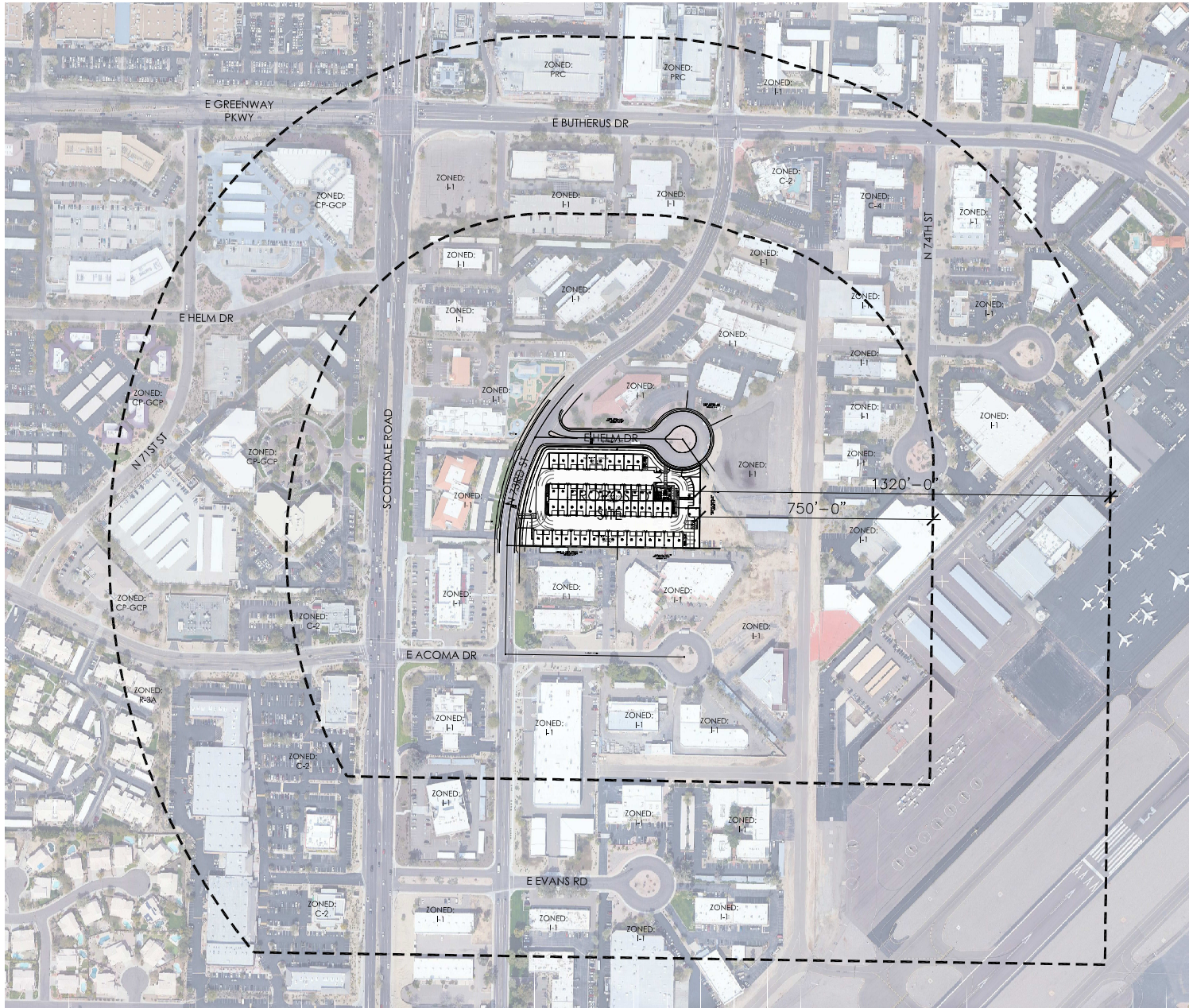
**DRB Stipulations**

16. 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. An aviation easement per Section 5-357.
  - b. 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.

**ADDITIONAL ITEMS:**

**DRB Stipulations**

17. At time of final plans, the applicant shall assemble current parcel numbers 215-56-029 and 215-56-027C. The land assemblage shall be recorded prior to issuance of any building permit for the site.



**CONTEXT PLAN**

SCALE: 1" = 150'-0"



**VICINITY MAP**

SCALE: N.T.S.

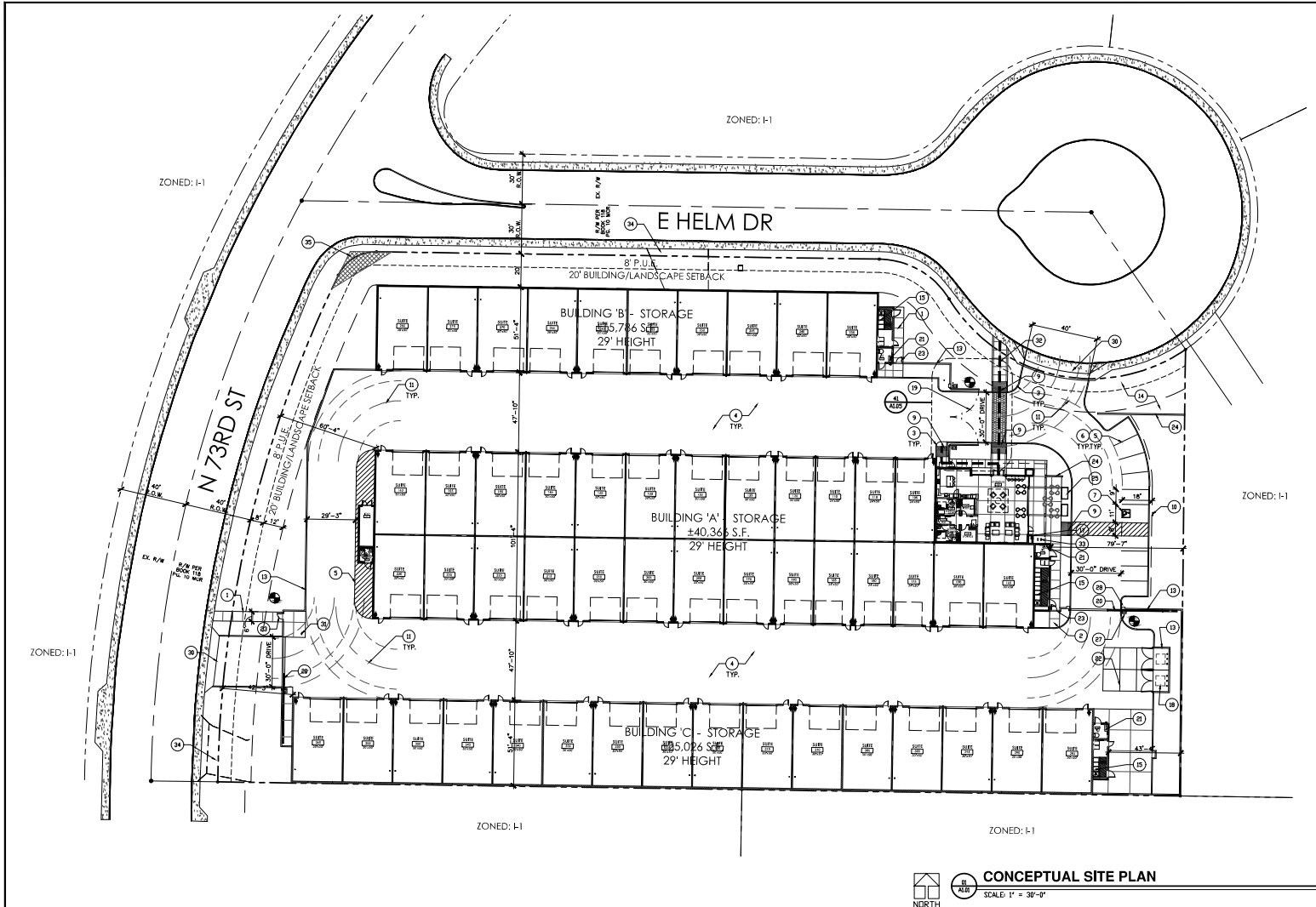
**ARCHITECT:**  
DLR Group  
6225 N 24th Street, Suite 250  
Phoenix, AZ 85018  
TEL: (602) 381-6580  
Contact: Jim Venable

**ATTORNEY:**  
Venable Morris P.C.  
2525 E McDowell Road, Suite 1402  
Phoenix, AZ 85016  
TEL: (602) 270-0000  
Contact: Adam Raugh  
George Pasquell

**OWNER:**  
Scottsdale TB LLC  
8585 East Hartford Drive  
Scottsdale, AZ 85255  
TEL: (480) 794-0101  
Contact: Phil Peltz  
Jason Peltz

**CIVIL ENGINEER:**  
J. Englehardt  
4370 E Thomas Road, Suite 1000  
Scottsdale, AZ 85281  
TEL: (602) 314-1587  
Contact: Matt Hound





PROJECT DATA	
Project Name:	Toy Barn - Scottsdale
Project Address:	7301, 7317 & 7333 E Helm Dr Scottsdale, Arizona 85250 21-556-009 & 21-556-027C
A.P.N.:	801704
Submitting Agency:	City of Scottsdale
Proposed Use:	Storage
Building Setbacks:	Required
Front/Street:	20'-0"
Side:	0'-0" (30' from residential)
Rear:	0'-0" (30' from residential)
	*50' min outdoor storage from residential
Landscaping Setbacks:	Required
Front/Street:	20'-0"
Side:	0'-0"
Rear:	0'-0"
Building Height:	Required
Maximum:	32'-0"
Provided:	± 29'-0"
Site/Building Data:	
Gross Site Area:	± 204,143 S.F. (± 4.69 ACRES)
Net Site Area:	± 168,273 S.F. (± 3.86 ACRES)
Building Area:	± 81,262 S.F.
F.A.R. Allowed:	0.80
F.A.R. Provided:	0.4829 (Gross Building Area) / (Net Lot Area) ± 81,262 S.F. / 168,273 S.F. = 0.4829
Open Space Required:	First 12' = 0.10 x net site area Above 12' = 0.03 x 168,273 S.F. x 2' over 12' First 12' = 0.10 x 168,273 S.F. = 16,827 S.F. Above 12' = 0.03 x 168,273 S.F. x 2' = 8,592 S.F. ± 25,419 S.F. total *Parking lot landscaping not included ± 26,912 S.F.
Open Space Provided:	N/A
Front Open Space Required:	N/A
Front Open Space Provided:	N/A
Parking Lot Landscaping Required:	15% x Parking Lot Area 15% x 8,592 S.F. = 1,289 S.F.
Parking Lot Landscaping Provided:	21% x 1,203 S.F.
Parking Required:	8 spaces (2,400 S.F. Clubhouse @ 1/300 S.F.) 2 spaces (52 units @ 1/250 units) 10 spaces total required
Regular Parking Provided:	9 spaces
ADA Parking Provided:	1 space
Total Parking Provided:	10 spaces
Bicycle Parking Required:	5 spaces
Bicycle Parking Provided:	5 spaces
Proposed Units:	
24' x 52' Units:	8 Units
30' x 52' Units:	44 Units
Total Units:	52 Units
ARCHITECT:	SCOTTSDALE
DJR Group	6225 N 24th Street, Suite 230 Phoenix, AZ 85016 TEL: (602) 381-4380 Contact: Tim Ingle
OWNER:	Scottsdale TB LLC 8585 East Hartford Drive Scottsdale, AZ 85255 TEL: (480) 416-0101 Contact: Paul Phillips Jason Phillips
ENGINEER:	3 Engineering 4370 E Thomas Road, Suite #200 Scottsdale, AZ 85251 TEL: (602) 334-4367 Contact: Neill Hancher
ATTORNEY:	Wilkey Morris, P.C. 2555 E Arizona/Millennium Circle #A-212 Phoenix, AZ 85016 TEL: 602-230-0600 Contact: Adam Rough George Pasquel

### LEGEND NOTES

- STANDARD CONCRETE SIDEWALK TO MATCH EXISTING - REFER TO CIVIL - TYP.
- DECORATIVE INTEGRAL COLOR CONCRETE PATTERN, COLOR = DAVIS 884 SILVERSMOKE - REFER TO CIVIL.
- 6" CONCRETE CURB - REFER TO CIVIL DRAWINGS.
- ASPHALTIC PAVING - REFER TO CIVIL AND SOILS REPORT.
- PAINT STRIPING - REFER TO CIVIL DRAWINGS.
- CITY OF SCOTTSDALE STANDARD PARKING STALL (9'-0" x 16'-0" w/ 2'-0" OVERHANG) - TYP.
- VAN ACCESSIBLE PARKING STALL (11' x 16'-0" w/ 2'-0" OVERHANG) WITH 5'-0" ACCESS AISLE TYP. - SEE DETAIL 12/A1.04.
- ACCESSIBLE PARKING STALL (9' x 16'-0" w/ 2'-0" OVERHANG) WITH 5'-0" ACCESS AISLE TYP. - SEE DETAIL 12/A1.04.
- ADA ACCESSIBLE RAMPS - REFER TO CIVIL DRAWINGS AND DETAIL 44/A1.03.
- ACCESSIBLE SIGNAGE - SEE DETAILS 11, 12/A1.04.
- CITY OF SCOTTSDALE FIRE VEHICLE TURNING RADIUS, 26' INSIDE, 42' OUTSIDE - TYP.
- POLE MOUNTED LIGHT FIXTURE - SEE DETAILS 23, 43/A1.05 AND ELECTRICAL.
- 8' C.M.U. SECURITY SCREEN WALL - SEE DETAIL 45/A1.04.
- LANDSCAPE/RETENTION AREA - REFER TO LANDSCAPE AND CIVIL.
- ELECTRICAL S.E.S. LOCATION - REFER TO ELECTRICAL.
- PROPOSED TRANSFORMER & CONCRETE PAD LOCATION - REFER TO ELECTRICAL & POWER COMPANY DESIGN.
- ROOF DRAIN LEADER TO DAYLIGHT ABOVE GRADE WITH RIP RAP AND TUBE STEEL DRAINAGE GUTTER - REFER TO CIVIL DRAWINGS.
- REFUSE CONTAINER LOCATION - SEE DETAIL 23/A1.03.
- 8' HIGH SWINGING SECURITY GATE - SEE DETAIL 13/A1.04.
- 8' HIGH SLIDING SECURITY GATE - SEE DETAIL 23/A1.04.
- FIRE SPRINKLER RISER LOCATION WITH FDC - REFER TO FIRE SPRINKLER DRAWINGS UNDER SEPARATE REVIEW AND PERMIT.
- DUMP STATION AND WASH BAY, 6" CONC. SLAB - REFER TO CIVIL.
- C.M.U. PARKING SCREEN WALL - SEE DETAIL 31/A1.04.
- C.M.U. PLANTER WALL - SEE DETAIL 41/A1.04.
- BOLLARD - SEE DETAIL 21/A1.03.
- GATE PREEMPTION DETECTOR - SEE DETAIL 34/A1.05.
- FIRE ACCESS/ CARD READER - SEE DETAIL 35/A1.05.
- EXISTING CURB AND GUTTER TO REMAIN.
- CONCRETE CURB OUT TYPE CL-1 - REFER TO CIVIL.
- "NO EXIT" SIGN.
- ADA PATH TO PUBLIC WAY.
- BICYCLE PARKING.
- EXISTING DRIVEWAY TO BE REMOVED.
- SAFETY TRIANGLE EASEMENT - REFER TO CIVIL.

### GENERAL NOTES

- ALL EXTERNAL LIGHTING SHALL BE LOCATED AND DESIGNED TO PREVENT RAYS FROM BEING DIRECTED OFF OF THE PROPERTY UPON WHICH THE LIGHTING IS LOCATED.
- ALL SITE IMPROVEMENTS: PAVING, CONCRETE CURBS, GUTTERS, ETC. SHALL BE DESIGNED AND INSTALLED PER THE GEOTECHNICAL SOILS REPORT.
- ALL PEDESTRIAN SIDEWALKS, CROSSWALKS, AND AISLES THROUGHOUT THE SITE AND INCLUDING CONNECTIONS TO THE PUBLIC WAY ARE PART OF THE ACCESSIBLE ROUTE AND SHALL HAVE BEEN DESIGNED TO MEET ACCESSIBLE ROUTE GUIDELINES AND REQUIREMENTS.
- CURBING ALONG ALL FIRE ACCESS LANES, OTHER THAN THAT WITHIN PARKING STALLS, SHALL BE PAINTED AND MARKED "NO PARKING - FIRE LANE". INSTALL SIGNAGE - SEE DETAIL 44/A1.06.

### LEGEND

- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)

### VICINITY MAP

SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

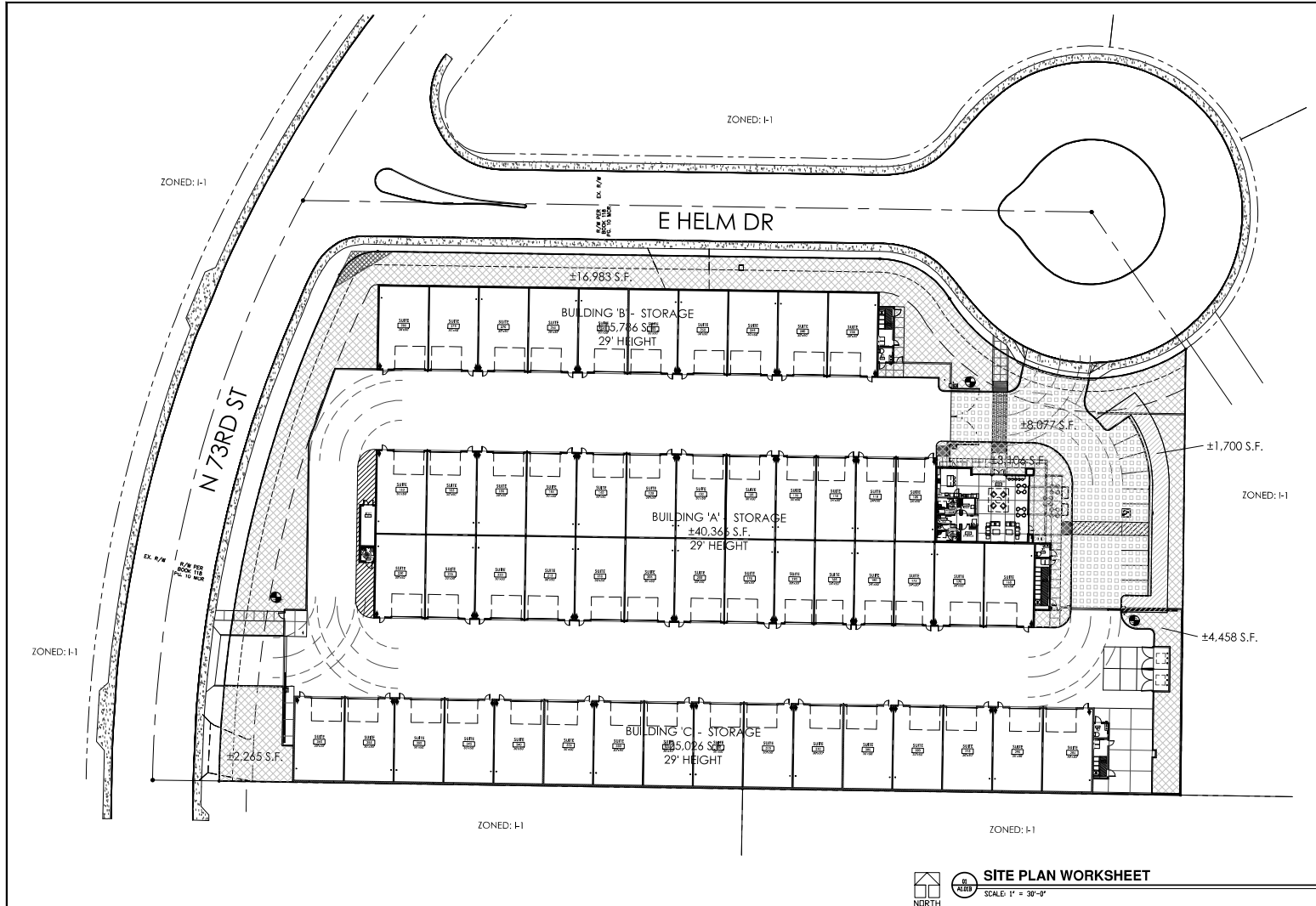
TOY BARN SCOTTSDALE

DESIGN REVIEW

(Drawn)  
06.08.2021  
(Reviewed)

Project Number:  
30-2112540  
(Sheet) 140  
**CONCEPTUAL SITE PLAN**

(Sheet No.)  
**A1.01**



**SITE PLAN WORKSHEET**  
SCALE: 1" = 30'-0"

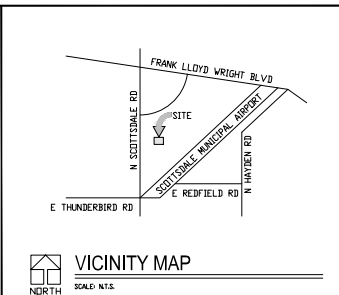
PROJECT DATA	
<b>Project Name:</b>	Toy Barn - Scottsdale
<b>Project Address:</b>	7301, 7317 & 7333 E Helm Dr Scottsdale, Arizona 85250 21-556-009 & 21-556-027C
<b>A.P.N.:</b>	81
<b>Soil Type:</b>	Storage
<b>Building Setbacks:</b>	<b>Required:</b>
Front/Street	20'-0"
Side	0'-0" (30' from residential)
Rear	0'-0" (30' from residential)
	*50' min outdoor storage from residential
<b>Landscaping Setbacks:</b>	<b>Required:</b>
Front/Street	20'-0"
Side	0'-0"
Rear	0'-0"
<b>Building Height:</b>	<b>Required:</b>
Maximum	32'-0"
Provide:	± 29'-0"
<b>Site/Building Data:</b>	
Gross Site Area:	± 204,143 S.F. (± 4.69 ACRES)
Net Site Area:	± 168,273 S.F. (± 3.86 ACRES)
Building Area:	± 81,262 S.F.
F.A.R. Allowed:	0.80
F.A.R. Provided:	0.4829 (Gross Building Area) / (Net Lot Area) ± 81,262 S.F. / 168,273 S.F. = 0.4829
<b>Open Space Required:</b>	Final 12' = 0.10 x net site area Above 12' = 0.03 x 168,273 S.F. x 12' over 12' Final 12' = 0.10 x 168,273 S.F. = 16,827 S.F. Above 12' = 0.03 x 168,273 S.F. x 12' = 5,962 S.F. ± 22,789 S.F. Total *Parking lot landscaping not included ± 26,912 S.F.
<b>Open Space Provided:</b>	N/A
<b>Front Open Space Required:</b>	N/A
<b>Front Open Space Provided:</b>	N/A
<b>Parking Lot Landscape Required:</b>	15% x Parking Lot Area 15% x 8,097 S.F. = 1,212 S.F.
<b>Parking Lot Landscape Provided:</b>	21% x 1,700 S.F.
<b>Parking Required:</b>	8 spaces (2,400 S.F. Clubhouse @ 1/300 S.F.) 2 spaces (52 units @ 1/250 units) 10 spaces total required
<b>Regular Parking Provided:</b>	9 spaces
<b>ADA Parking Provided:</b>	1 space
<b>Total Parking Provided:</b>	10 spaces
<b>Bicycle Parking Required:</b>	5 spaces
<b>Bicycle Parking Provided:</b>	5 spaces
<b>Proposed Units:</b>	
24' x 50' Units:	8 Units
30' x 50' Units:	44 Units
<b>Total Units:</b>	52 Units
<div> <div></div> Open Space </div> <div> <div></div> Parking Lot Area </div> <div> <div></div> Parking Lot Landscape Area </div>	
<b>ARCHITECT:</b>	<b>OWNER:</b>
DJR Group 6225 N 24th Street, Suite 230 Phoenix, AZ 85016 TEL: (602) 381-4380 Contact: Tim Ingle	Scottsdale TB LLC 8585 East Hartford Drive Scottsdale, AZ 85255 TEL: (480) 416-0101 Contact: Paul Phillips Jason Phillips
<b>ATTORNEY:</b>	<b>CIVIL ENGINEER:</b>
Wilbur Smith, P.C. 2525 E Arizona Millway Circle #A-212 Phoenix, AZ 85016 TEL: 602-230-0600 Contact: Adam Rough George Pasquel	3 Engineering 4370 E Thomas Road, Suite #200 Scottsdale, AZ 85251 TEL: 602-534-4367 Contact: Neill Mancini

**GENERAL NOTES**

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- CURBING ALONG ALL FIRE ACCESS LANES, OTHER THAN THAT WITHIN PARKING STALLS, SHALL BE PAINTED AND MARKED "NO PARKING - FIRE LANE". INSTALL SIGNAGE - SEE DETAIL 44/A1.06.

**LEGEND**

☼ - FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)



**NOT FOR CONSTRUCTION**

**TOY BARN SCOTTSDALE**

7301 E Helm Dr  
Scottsdale, Arizona 85250

**DESIGN REVIEW**

(Drawn)  
06.08.2021  
(Reviewed)

(Project Number)  
30-211-2540  
(Sheet) 1 of 1  
**SITE PLAN WORKSHEET**

(Sheet Number)  
**A1.01B**

# TOY BARN - SCOTTSDALE

## project consultants

**owner**  
CBC 2345, LLC  
8505 E HARTFORD ROAD #116  
SCOTTSDALE, ARIZONA 85251  
PROJECT CONTACT: PAUL PHILLIPS  
PHONE: 480.419.0101

**landscape architects**  
DESIGN ETHIC, LLC  
7525 EAST 6TH AVENUE  
SCOTTSDALE, ARIZONA 85251  
PROJECT CONTACT: BRANDON PAUL  
PHONE: 480.225.7077  
EMAIL: Scott.Bpaul@designethic.net

**civil engineering**  
3 ENGINEERING  
6370 E. THOMAS RD #200  
SCOTTSDALE, AZ 85251  
PROJECT CONTACT: MATT MANCINI  
PHONE: 602.334.4387  
EMAIL: matt@3engineering.com

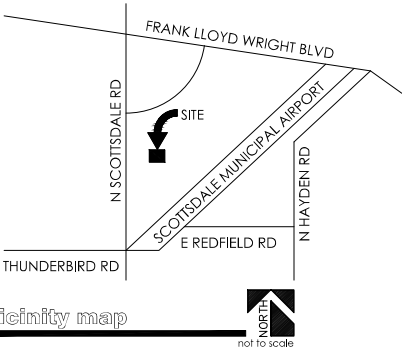
**architects**  
DLR GROUP  
6225 N 24TH STREET, SUITE 250  
PHOENIX, AZ 85016  
PROJECT CONTACT: CHANDLER ESKEW  
PHONE: 602.381.8580

## sheet index

SHEET	TITLE
L.01	COVER SHEET
L.02 - L.03	PLANTING PLAN

## site data

APN: 215-56-029 & 215-56-027C  
ZONING DISTRICT: I-1  
GROSS SITE AREA: 204,241 S.F. (+/- 4.69 ACRES)  
BUILDING AREA: ± 84,403 S.F.



## vicinity map

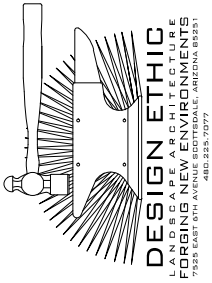
CALL BEFORE WORKING DAYS  
BEFORE 10:00 AM  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

## city of scottsdale notes:

1. AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7" IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.
3. A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL OR LESS THAN 4" SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6" INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OF MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
9. NO LIGHTING IS PROPOSED WITH THIS SUBMITTAL.
10. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS ARE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
11. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A C O F O UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.		

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

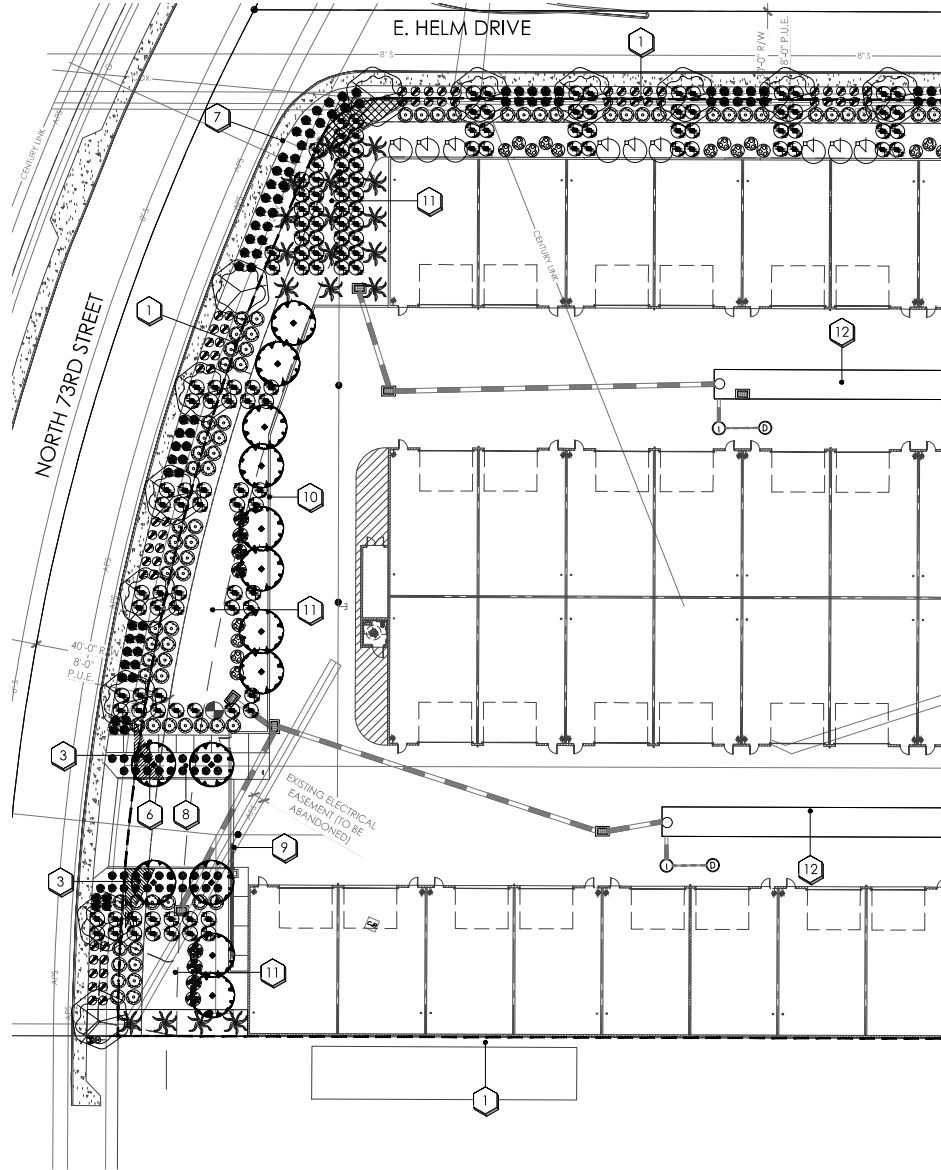


TOY BARN SCOTTSDALE  
SCOTTSDALE, ARIZONA  
COVER SHEET

PROJECT:  
SHEET TITLE:

JOB NO: 21-009  
DATE: -  
DRAWN BY: bp  
SUBMITTED: 04.29.2021  
SET:

SHEET  
L.01 of L.03  
5/12/2021



## plant legend

	botanical name common name	size	qty	comments
trees				
	ACACIA ANEURA MULGA	24" BOX	21	H. W. CAL. STAKE IN PLACE
	PARKINSONIA PRAECOX PALO BREA	24" BOX	25	H. W. CAL. STAKE IN PLACE
	PITHECELLOBIUM FLEXICAULE TEXAS EBONY	24" BOX	8	H. W. CAL. STAKE IN PLACE
shrubs				
	ERICAMERIA LARICIFOLIA TURPENTINE BUSH	5 GAL.	78	
	LARREA TRIDENTATA CREOSOTE	5 GAL.	20	
	TECOMA STANS YELLOW BELLS	5 GAL.	15	
accents				
	ALOE BARBADENSIS ALOE VERA	5 GAL.	8	
	ALOE X. BLUE ELF BLUE ELF ALOE	5 GAL.	108	
	ASCLEPIAS SUBULATA DESERT MILKWEED	5 GAL.	60	
	EUPHORBIA TRICUCALLI STICKS OF FIRE	5 GAL.	24	
	FOUQUIERIA SPLENDENS OCOTILLO	5 GAL.	24	
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	134	
	MUHLENBERGIA RIGIDA NASHVILLE DEER GRASS	5 GAL.	46	
	OPUNTIA FICUS INDICA INDIAN FIG PRICKLY PEAR	5 GAL.	8	
	OPUNTIA SANTA-RITA PURPLE PRICKLY PEAR	5 GAL.	23	
	PEDILANTHUS MACROCARPUS SLIPPER PLANT	5 GAL.	53	
	PORTULACARIA AFRA ELEPHANTS FOOD	5 GAL.	21	
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL.	149	
groundcover				
	EREMOPHILA GLABRA MIGNON GOLD OUTBACK SUNRISE EMU	5 GAL.	199	
inerts				
	1/2" DECOMPOSED GRANITE	1/2" MINUS	-	2" MINIMUM IN ALL PLANTERS

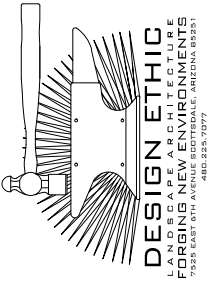
## planting key notes

- 1 PROPERTY LINE / RIGHT OF WAY LINE
- 2 DECOMPOSED GRANITE IN ALL PLANTING AREAS
- 3 SIGHT VISIBILITY TRIANGLE. MAXIMUM MATURE PLANT MATERIAL HEIGHT IN THE SIGHT VISIBILITY TRIANGLES IS 24 INCHES
- 4 ACCESSIBLE RAMP. SEE CIVIL ENG. PLANS.
- 5 8'-4" SIDEWALK.
- 6 6'-0" SIDEWALK.
- 7 FIRE HYDRANT -3'-0" CLEAR OF ALL PLANT MATERIA
- 8 FIRE LINE BACKFLOW PREVENTOR - SCREEN MAINTAIN 3' ACCESS & CLEARANCE PER MAG STANDARD DETAIL 362.
- 9 VEHICLE GATE
- 10 CURB. SEE CIVIL ENG. PLANS.
- 11 STORMWATER RETENTION. SEE CIVIL ENG. PLANS.
- 12 DRAINAGE STRUCTURE. SEE CIVIL ENG. PLANS.
- 13 TRASH ENCLOSURE. SEE ARCHITECT'S SITE PLAN.

NOTE: NOT ALL KEYNOTES USED ON THIS SHEET.

## thorny planting note:

THORNY TREES, SHRUBS AND CACTI SHALL BE PLANTED SO THAT THEIR MATURE SIZE/CANOPY WILL BE AT LEAST 4 FEET AWAY FROM ANY WALKWAYS OR PARKING AREA CURBING. PLEASE REFER TO DSPM SEC. 2-1.501.L.



SCALE: 1" = 20'-0"



TOY BARN SCOTTSDALE

SCOTTSDALE, ARIZONA

PLANTING PLAN

PROJECT:

SHEET TITLE:

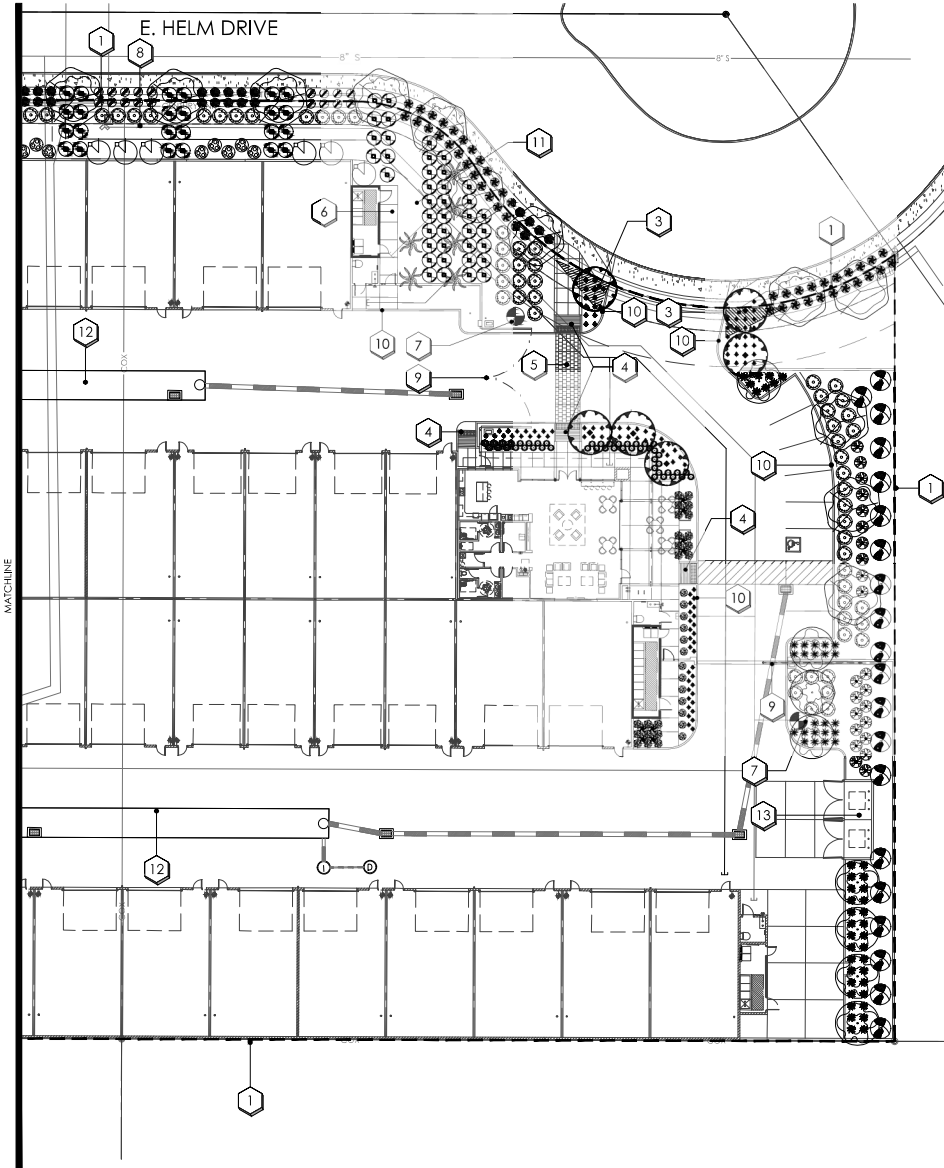
JOB NO: 21-009  
DATE: -  
DRAWN BY: bp  
SUBMITTED: 04.29.2021  
SET:

SHEET

L.02 of L.03  
5/12/2021

CALL TO WORKING DAYS  
BEFORE YOU DIE:  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)





## plant legend

	botanical name common name	size	qty	comments
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	ACACIA ANEURA	24"	21	H. W. CAL. STAKE IN PLACE
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	FOUQUIERIA SPLENDENS	5 GAL.	24	
	OCOTILLO			
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	MUHLENBERGIA RIGIDA	5 GAL.	46	
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	PURPLE PRICKLY PEAR			
	PEDILANTHUS MACROCARPUS	5 GAL.	53	
	SLIPPER PLANT			
	PORTULACARIA AFRA	5 GAL.	21	
	ELEPHANTS FOOD			
	YUCCA PALLIDA	5 GAL.	149	
	PALE LEAF YUCCA			
groundcover				
	EREMOPHILA GLABRA	5 GAL.	199	
	MIGNON GOLD			
	OUTBACK SUNRISE EMU			
inerts				
	1/2" DECOMPOSED GRANITE	1/2" MINUS	-	2" MINIMUM IN ALL PLANTERS
			S.F.	

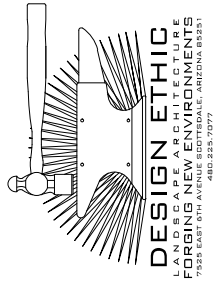
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0' 20' 40' 60'  
SCALE: 1" = 20'-0"



TOY BARN SCOTTSDALE

SCOTTSDALE, ARIZONA

PLANTING PLAN

PROJECT:

SHEET TITLE:

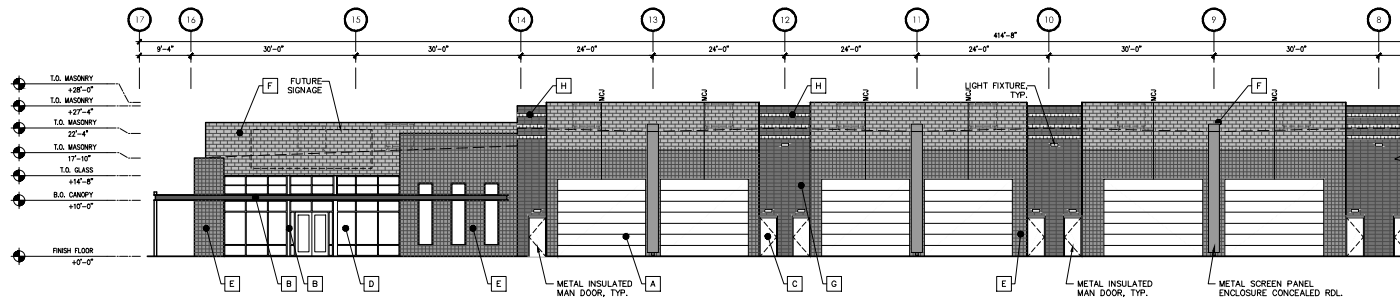
JOB NO: 21-009  
DATE: -  
DRAWN BY: bp  
SUBMITTED: 04.29.2021  
SET:

SHEET

L.03 of L.03  
5/12/2021

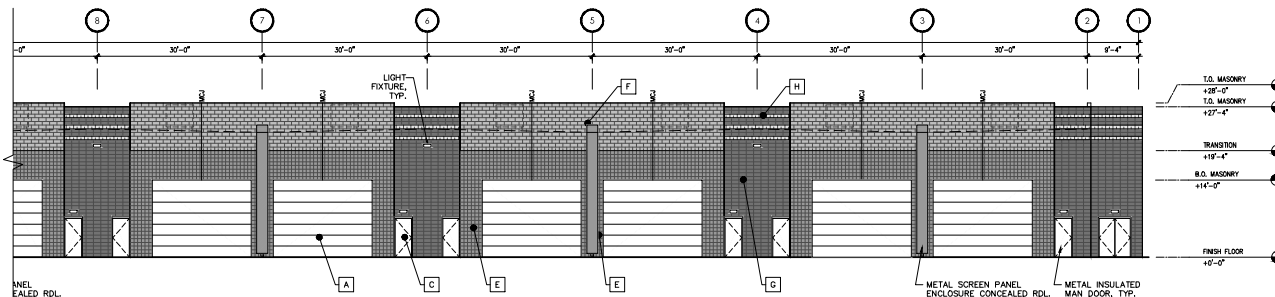
CALL TWO WORKING DAYS  
BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)





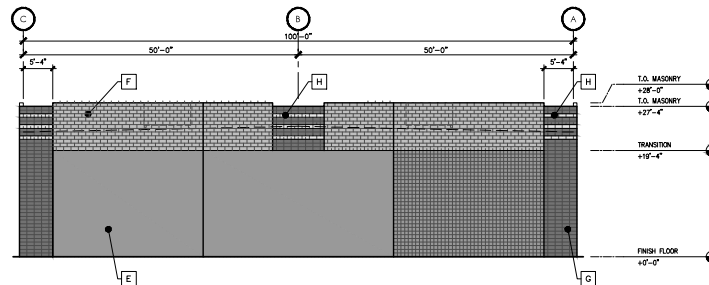
**BUILDING A - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E'  
DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - 'TAWN BRINDLE', LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - 'REPOSE GRAY', LRV: 58

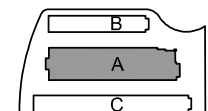
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - 'DARKROOM', LRV: 5

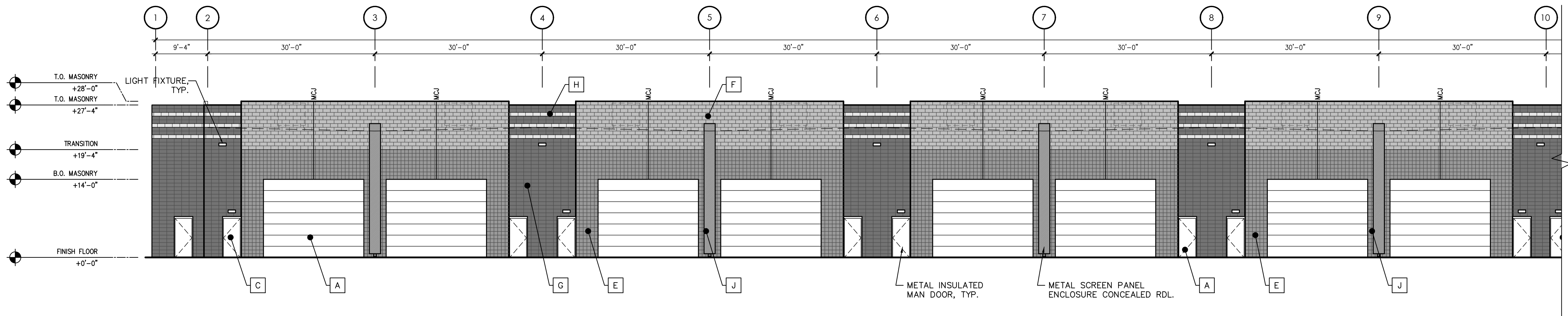
**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - 'DRIFT OF MIST'

## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

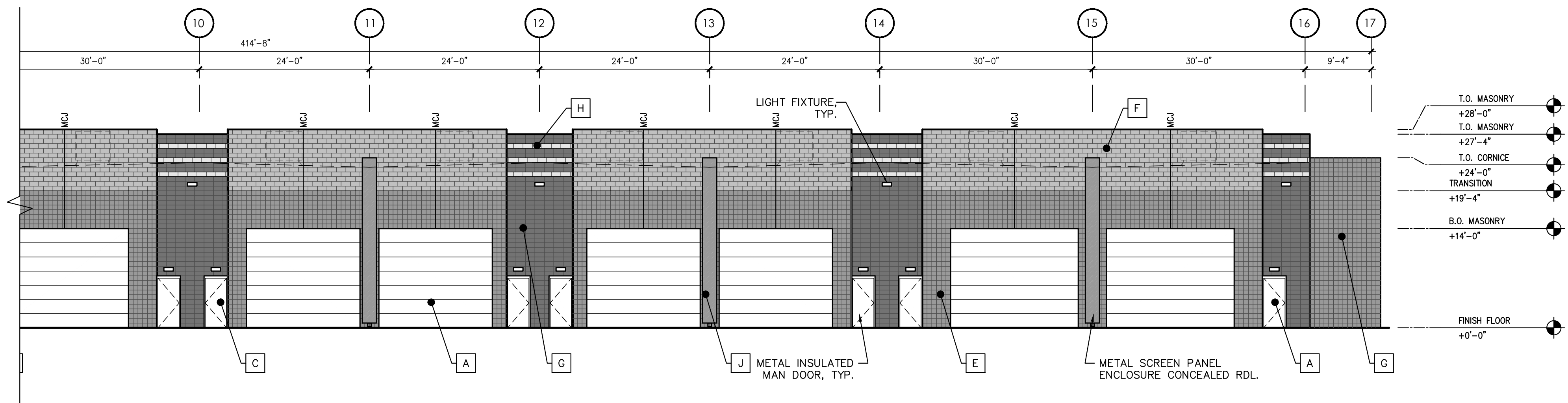
## KEY PLAN





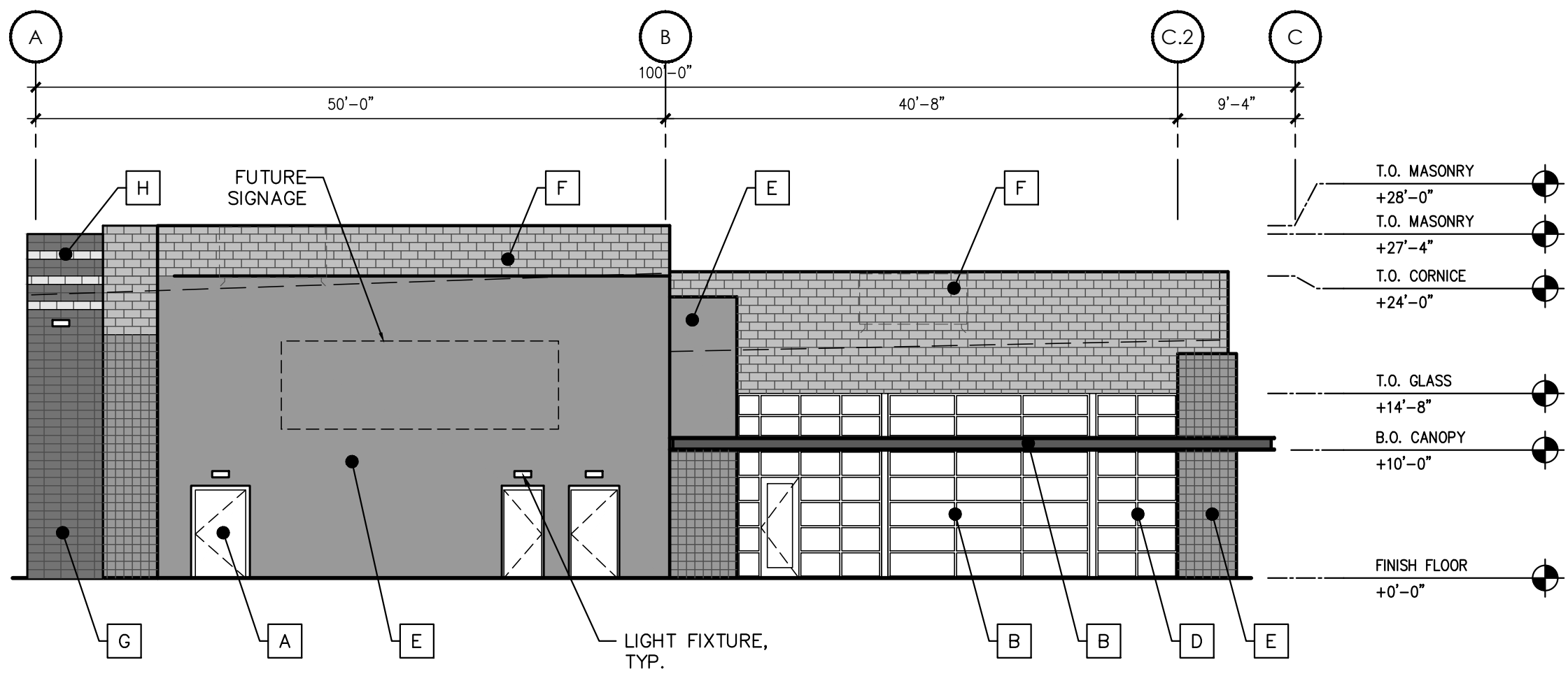
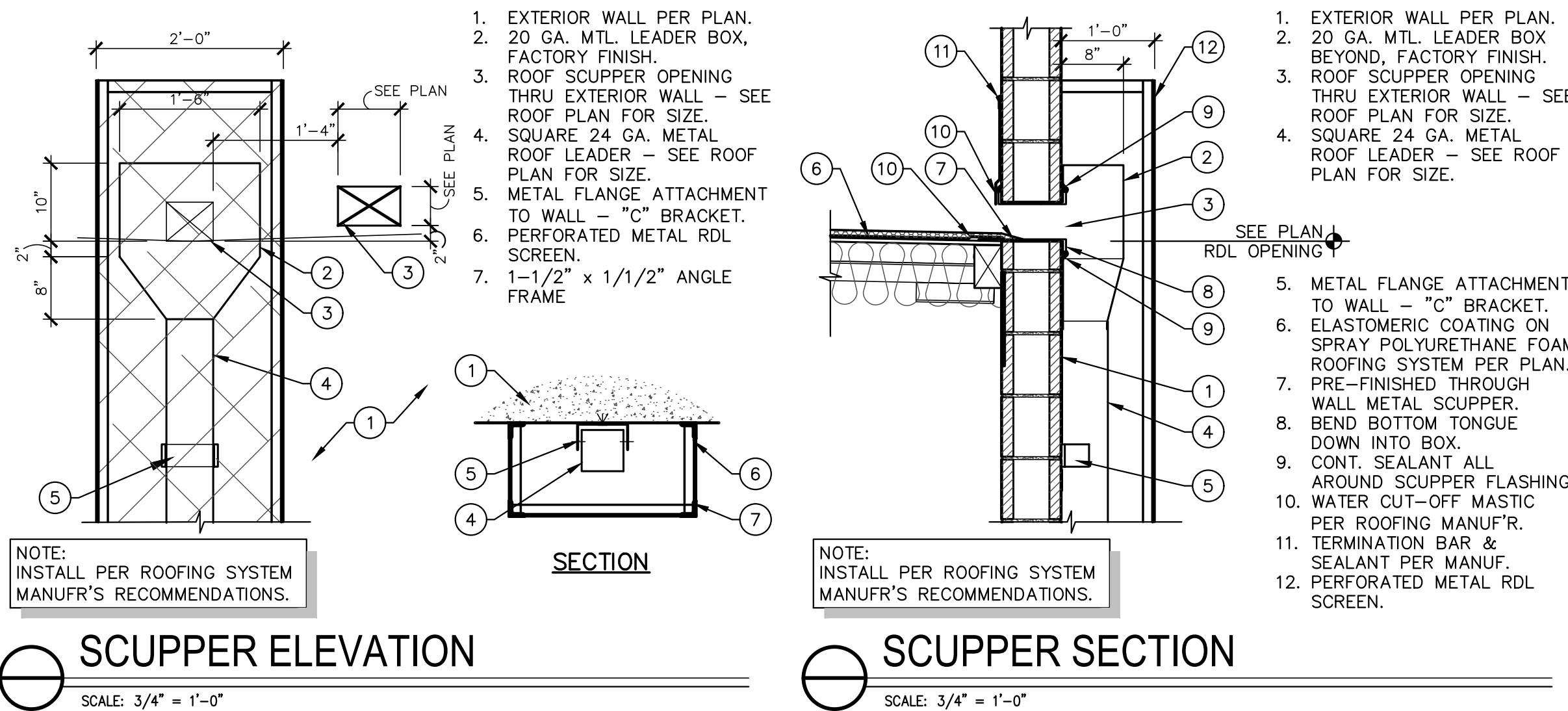
BUILDING A - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - NORTH ELEVATION

SCALE: 3/32" = 1'-0"



BUILDING A - EAST ELEVATION

SCALE: 3/32" = 1'-0"

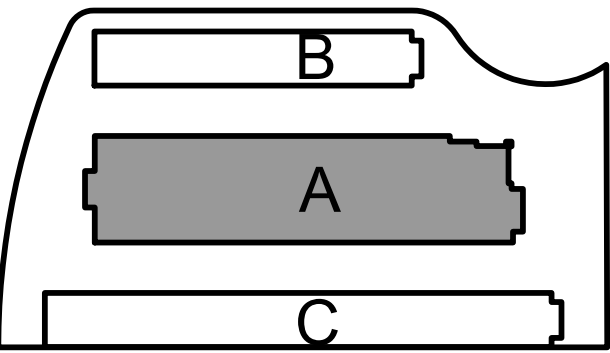
FINISH SCHEDULE

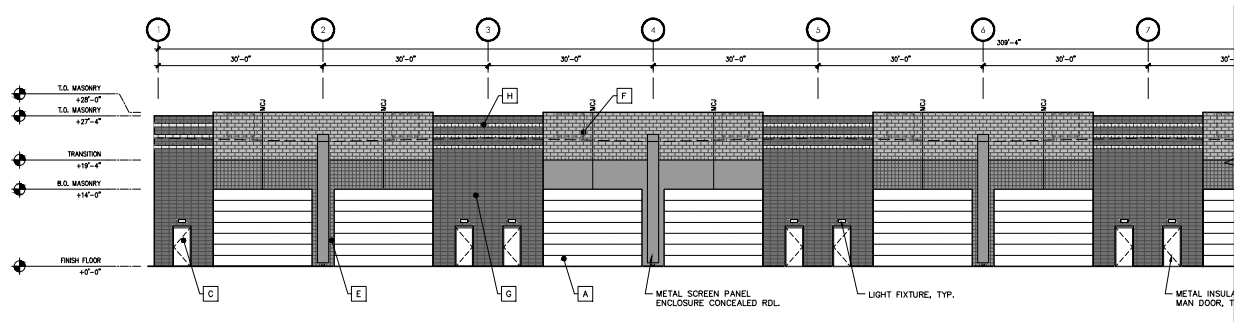
PAINT:	
A	MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL) COLOR: SW 7640 - 'FAWN BRINDLE', LRV: 36 APPLICATION: TO MATCH COLOR FINISH 'E' DOORS
C	MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL) COLOR: SW 7083 - 'DARKROOM', LRV: 5 APPLICATION: TO MATCH COLOR FINISH 'G' STEEL DOORS & SITE ELEMENTS
ALUMINUM STOREFRONT:	
B	MFR: ARCADIA (OR APPROVED EQUAL) FINISH: ANODIZED ALUMINUM COLOR: DARK BRONZE AB-7
GLAZING:	
D	MFR: VITRO (OR APPROVED EQUAL) TYPE: 1" INSULATED GLAZING UNITS APPLICATION: SOLARCOOL (2) GRAY FLOAT GLASS WITH SOLARBAN 60 (3) EXTERIOR WINDOWS
CMU BLOCK	
E	MFR: SUPERLITE BLOCK (OR APPROVED EQUAL) TYPE: CENTER SCORE CMU STANDARD GRAY PAINT COLOR: TO MATCH SHERWIN-WILLIAMS SW 7640 - 'FAWN BRINDLE', LRV: 36
F	MFR: SUPERLITE BLOCK (OR APPROVED EQUAL) TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT COLOR: TO MATCH SHERWIN-WILLIAMS SW 7015 - 'REPOSE GRAY', LRV: 58
G	MFR: SUPERLITE BLOCK (OR APPROVED EQUAL) TYPE: SPLIT FACE CMU STANDARD GRAY PAINT COLOR: TO MATCH SHERWIN-WILLIAMS SW 7083 - 'DARKROOM', LRV: 5
H	MFR: SUPERLITE BLOCK (OR APPROVED EQUAL) TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT COLOR: TO MATCH SHERWIN-WILLIAMS SW 9166 - 'DRIFT OF MIST'
METAL ACCENT:	
J	MFR: PARASOLEIL (OR APPROVED EQUAL) TYPE: PERFORATED MESH PANEL COLOR: GOTHAM AGED BRONZE

GENERAL NOTES

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- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

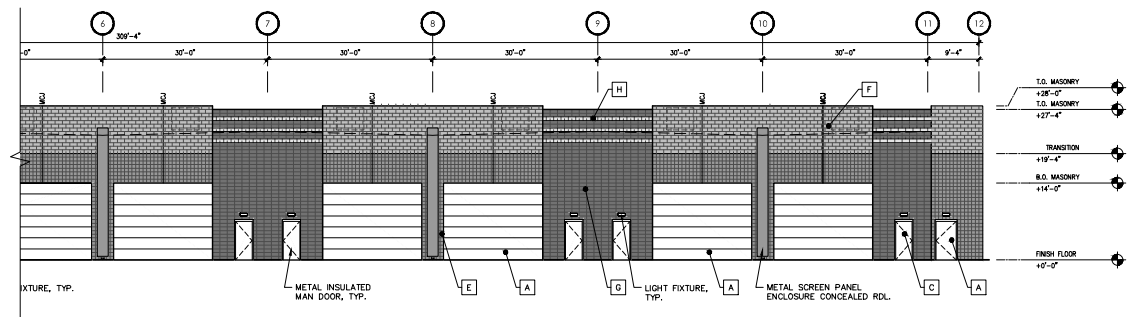
KEY PLAN





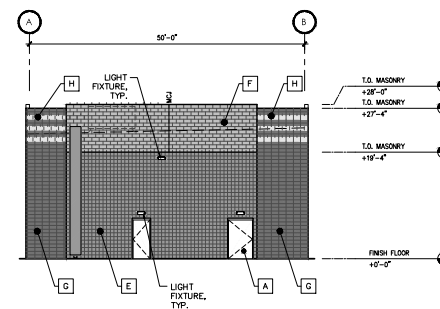
**BUILDING B - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

- A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - "TAWN BRINDLE", LRV: 36  
APPLICATION: TO MATCH COLOR FINISH "C"  
DOORS
- C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - "DARKROOM", LRV: 5  
APPLICATION: TO MATCH COLOR FINISH "G" STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

- B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

- D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

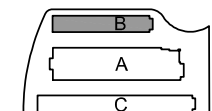
### CMU BLOCK

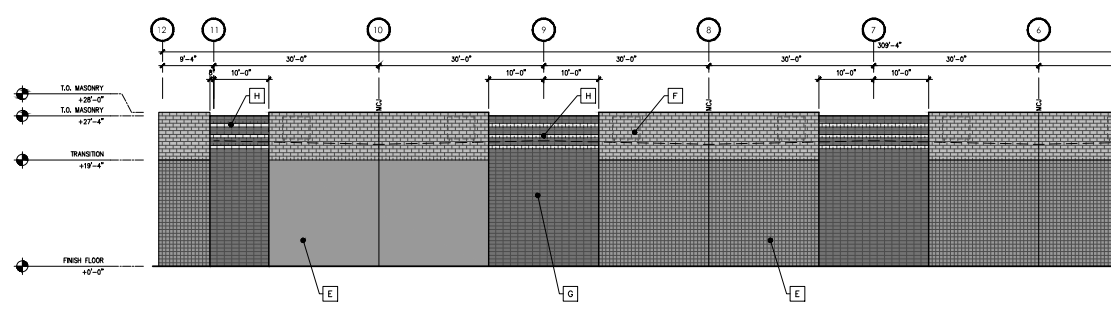
- E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - "TAWN BRINDLE", LRV: 36
- F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - "REPOSE GRAY", LRV: 58
- G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - "DARKROOM", LRV: 5
- H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - "DRIFT OF MIST"

## GENERAL NOTES

- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

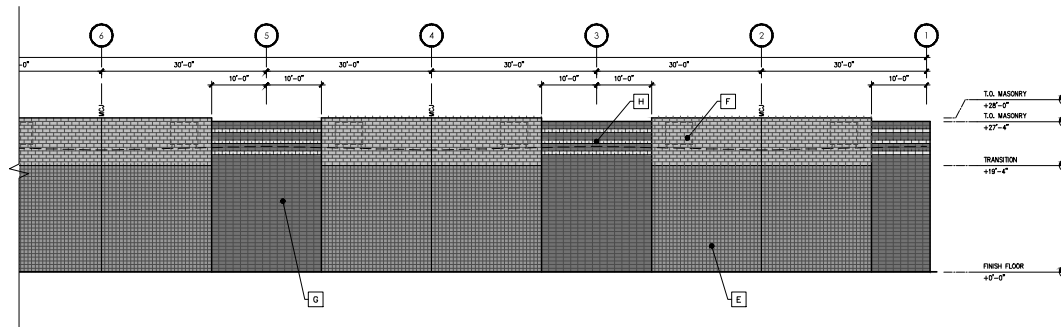
## KEY PLAN





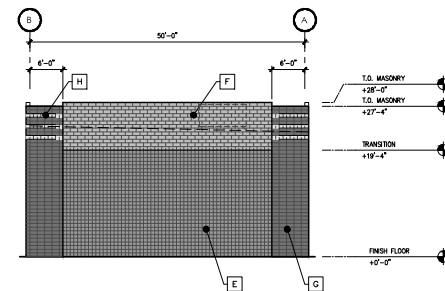
**BUILDING B - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

- A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E'  
DOORS
- C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

- B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

- D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

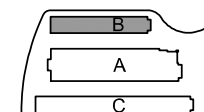
### CMU BLOCK

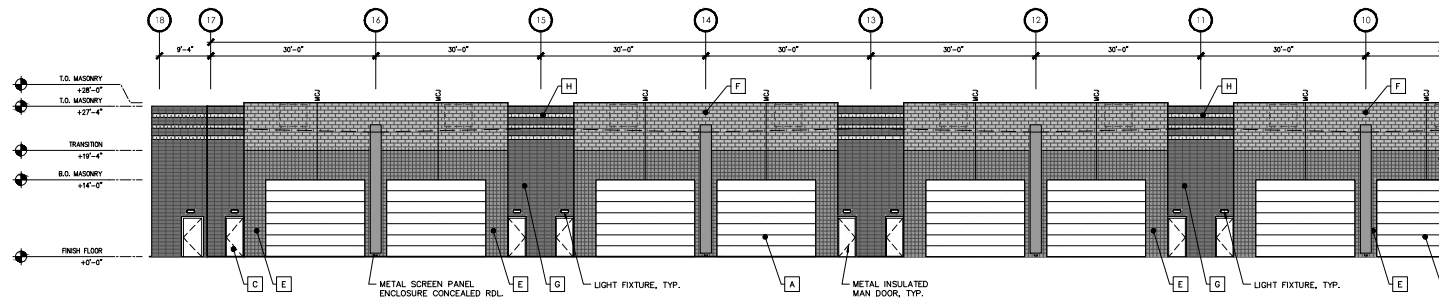
- E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
TO MATCH SHERWIN-WILLIAMS  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36
- F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
TO MATCH SHERWIN-WILLIAMS  
COLOR: SW 7015 - 'REPOSE GRAY', LRV: 58
- G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT TO MATCH SHERWIN-WILLIAMS  
COLOR: SW 7083 - 'DARKROOM', LRV: 5
- H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
TO MATCH SHERWIN-WILLIAMS  
COLOR: SW 9166 - 'DRIFT OF MIST'

## GENERAL NOTES

- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

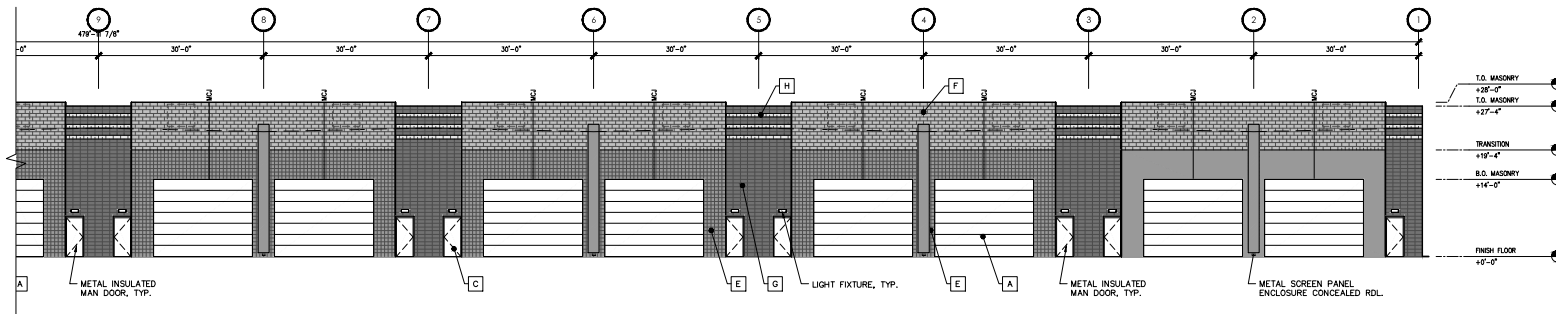
## KEY PLAN





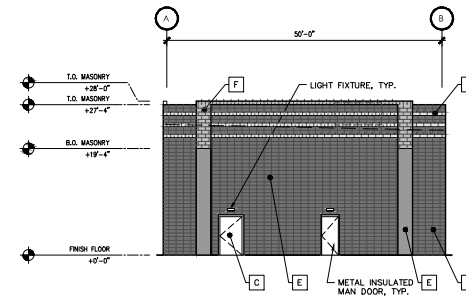
**BUILDING C - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING C - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING C - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E'  
DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
COLOR: SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - 'TAWN BRINDLE', LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - 'REPOSE GRAY', LRV: 58

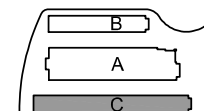
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - 'DARKROOM', LRV: 5

**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - 'DRIFT OF MIST'

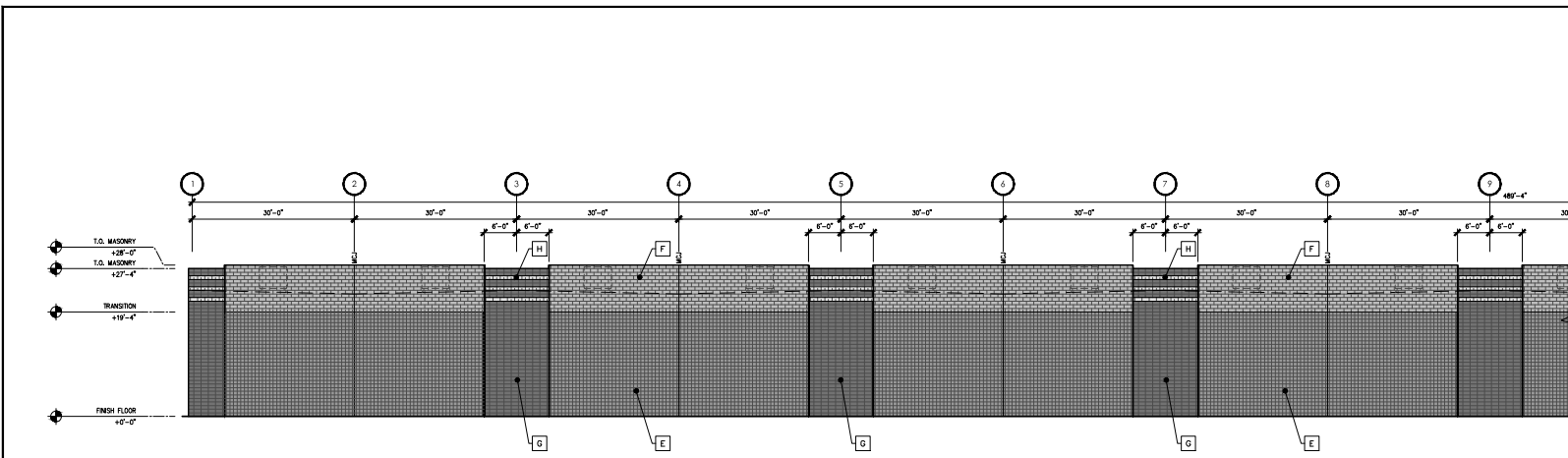
## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

## KEY PLAN

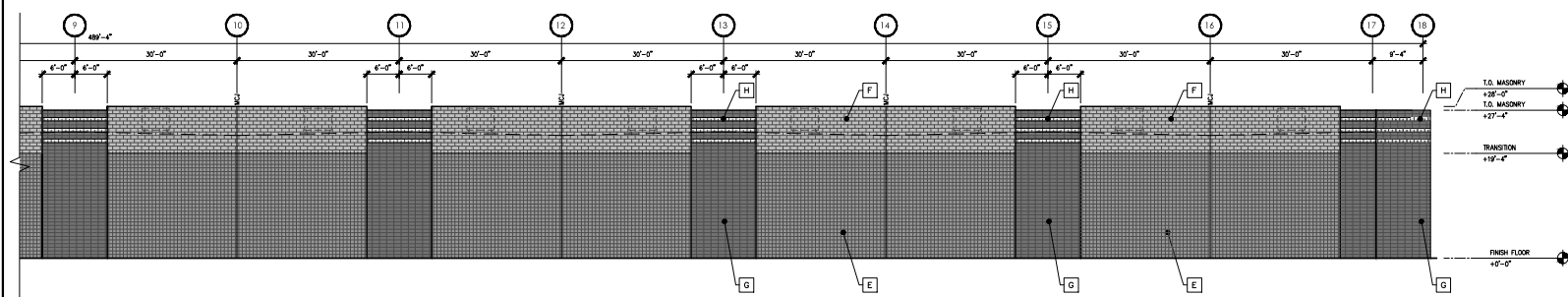






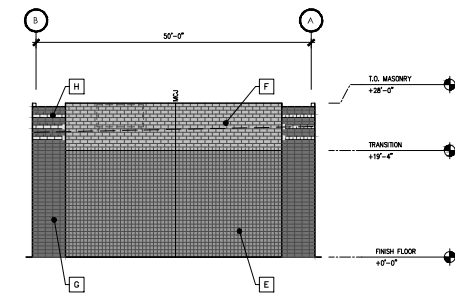
**BUILDING C - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING C - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING C - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - "TAWN BRINDLE", LRV: 36  
APPLICATION: TO MATCH COLOR FINISH "E"  
DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - "DARKROOM", LRV: 5  
APPLICATION: TO MATCH COLOR FINISH "G" STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - "TAWN BRINDLE", LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - "REPOSE GRAY", LRV: 58

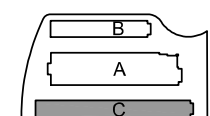
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - "DARKROOM", LRV: 5

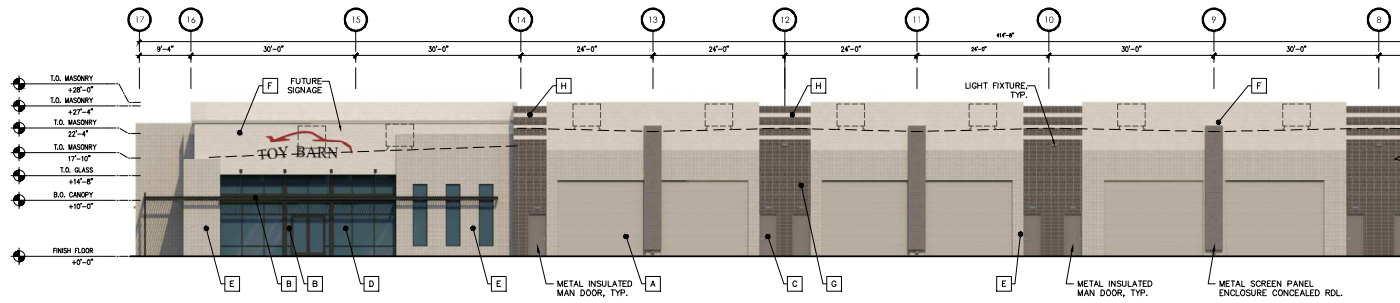
**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - "DRIFT OF MIST"

## GENERAL NOTES

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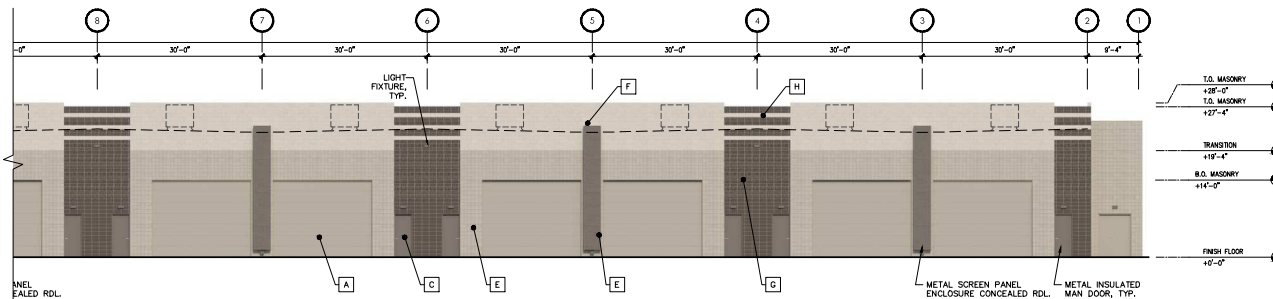
## KEY PLAN





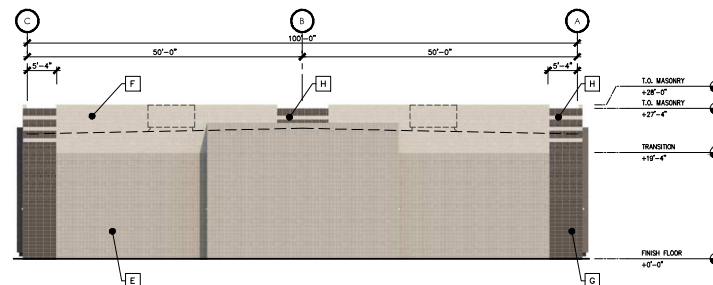
**BUILDING A - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E'  
DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
APPLICATION: SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - 'TAWN BRINDLE', LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - 'REPOSE GRAY', LRV: 58

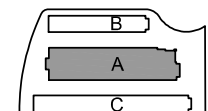
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - 'DARKROOM', LRV: 5

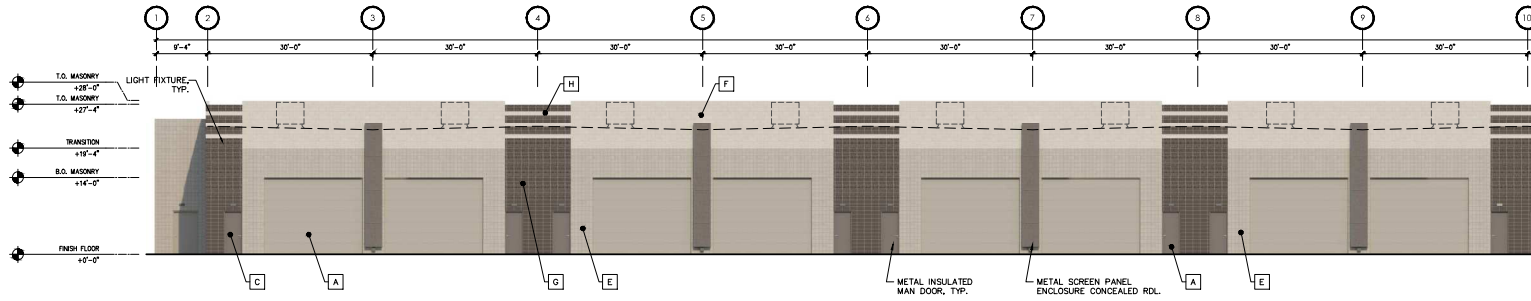
**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - 'DRIFT OF MIST'

## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

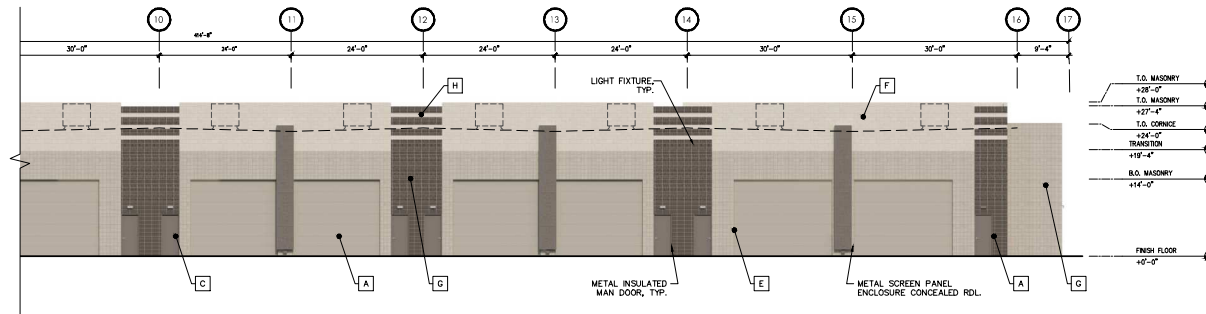
## KEY PLAN





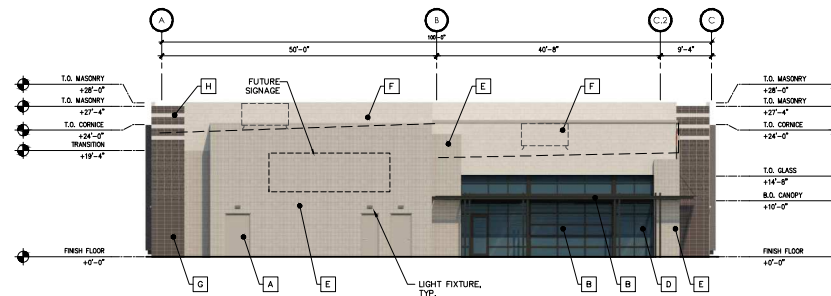
**BUILDING A - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING A - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - "TAWN BRINDLE", LRV: 36  
APPLICATION: TO MATCH COLOR FINISH "E" DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - "DARKROOM", LRV: 5  
APPLICATION: TO MATCH COLOR FINISH "G" STEEL DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7640 - "TAWN BRINDLE", LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7015 - "REPOSE GRAY", LRV: 58

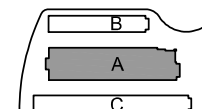
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7083 - "DARKROOM", LRV: 5

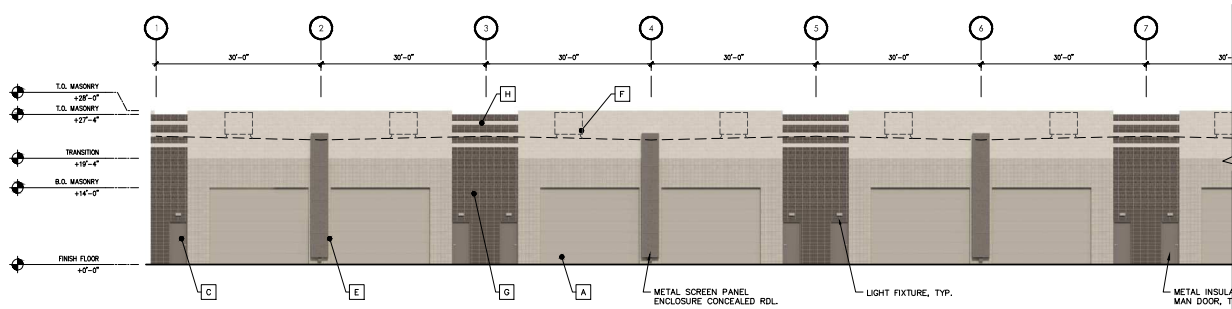
**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 9166 - "DRIFT OF MIST"

## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

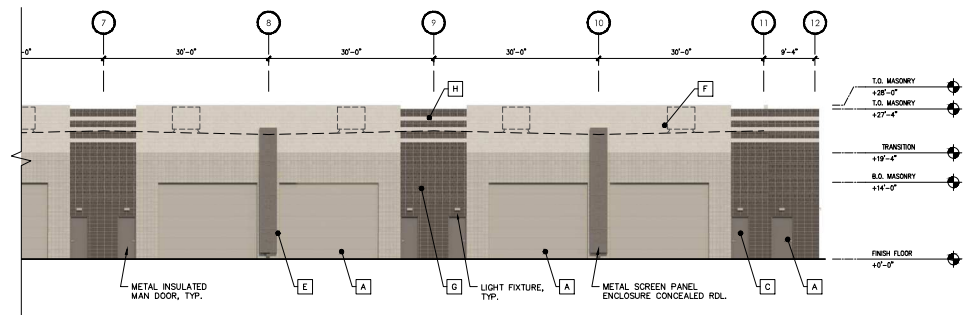
## KEY PLAN





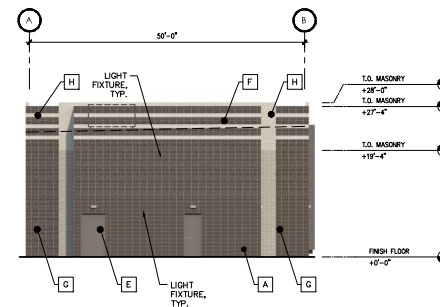
**BUILDING B - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - SOUTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E' DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7640 - 'TAWN BRINDLE', LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7015 - 'REPOSE GRAY', LRV: 58

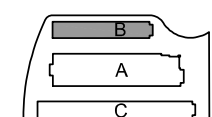
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 7083 - 'DARKROOM', LRV: 5

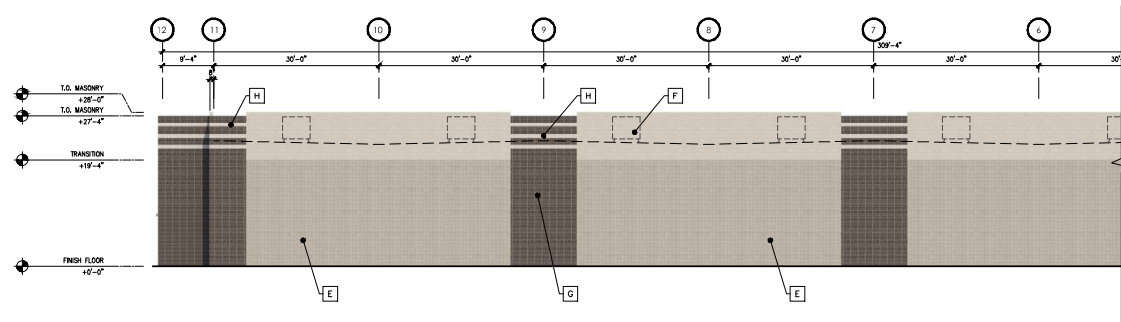
**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS SW 9166 - 'DRIFT OF MIST'

## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

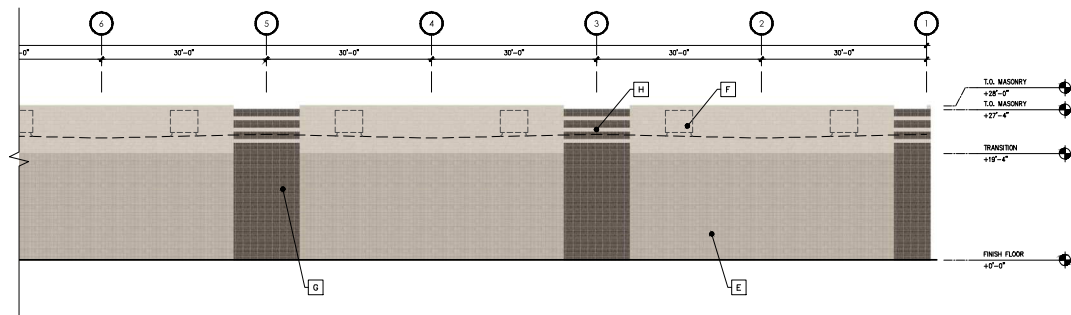
## KEY PLAN





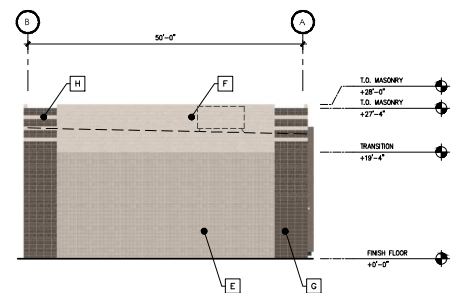
**BUILDING B - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING B - WEST ELEVATION**

SCALE: 3/32" = 1'-0"

## FINISH SCHEDULE

### PAINT:

- A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - "TAWN BRINDLE", LRV: 36  
APPLICATION: TO MATCH COLOR FINISH "E"  
DOORS
- C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - "DARKROOM", LRV: 5  
APPLICATION: TO MATCH COLOR FINISH "G" STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

- B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

- D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

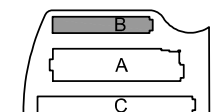
### CMU BLOCK

- E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - "TAWN BRINDLE", LRV: 36
- F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - "REPOSE GRAY", LRV: 58
- G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - "DARKROOM", LRV: 5
- H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - "DRIFT OF MIST"

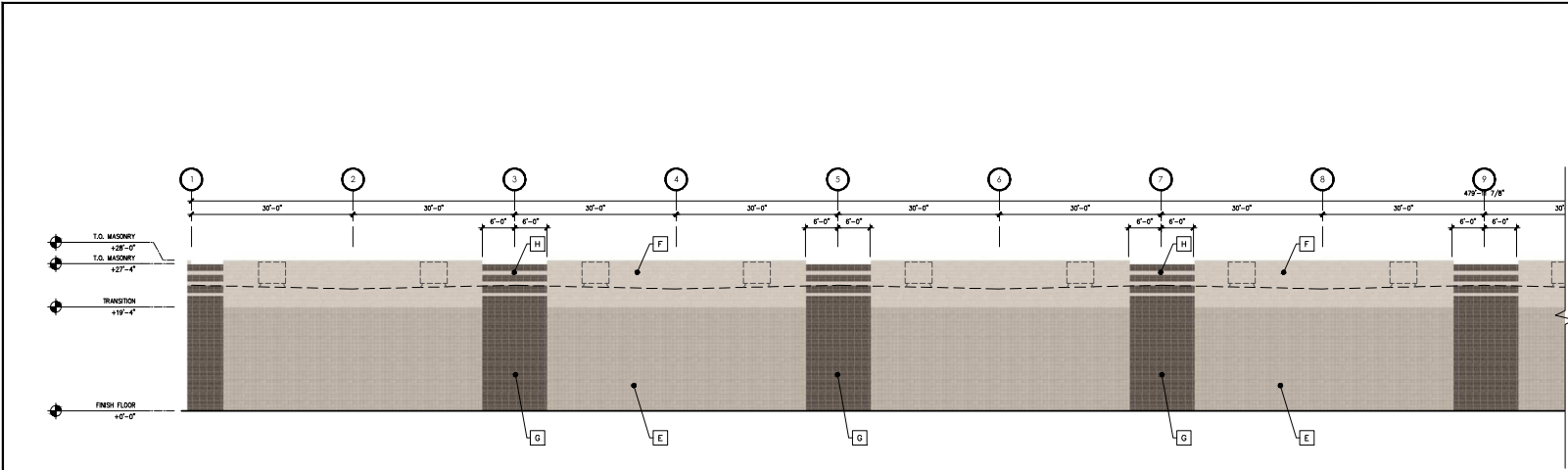
## GENERAL NOTES

- A. ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- B. EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

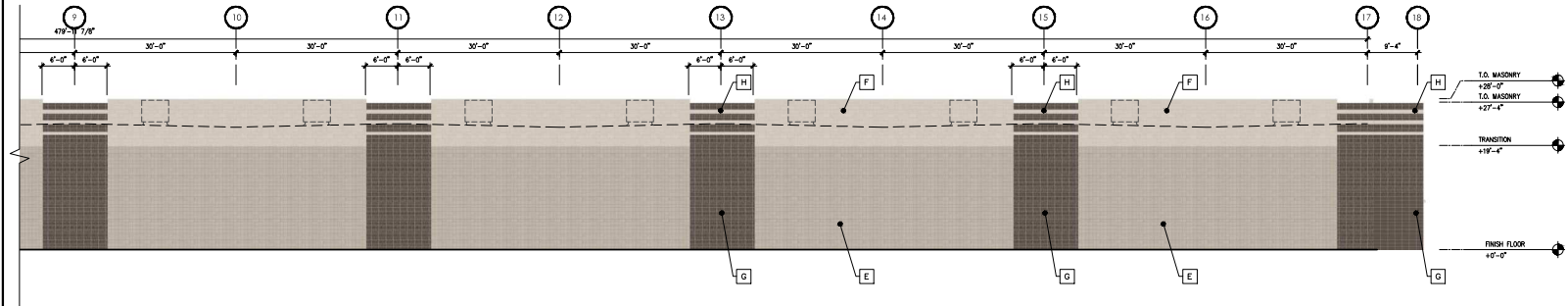
## KEY PLAN



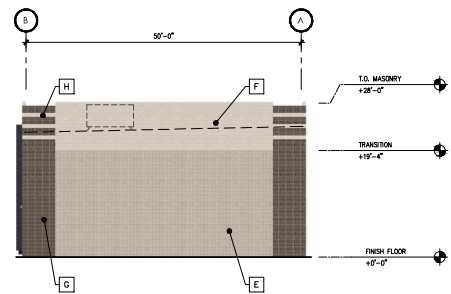




**BUILDING C - SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING C - SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**BUILDING C - WEST ELEVATION**  
SCALE: 3/32" = 1'-0"

# FINISH SCHEDULE

**PAINT:**

<b>A</b>	MFR:	SHERWIN-WILLIAMS (OR APPROVED EQUAL)
	COLOR:	SW 7640 - 'TAWN BRINDLE', LRV: 36
	APPLICATION:	TO MATCH COLOR FINISH 'E' DOORS
<b>C</b>	MFR:	SHERWIN-WILLIAMS (OR APPROVED EQUAL)
	COLOR:	SW 7083 - 'DARKROOM', LRV: 5
	APPLICATION:	TO MATCH COLOR FINISH 'G' STEEL DOORS & SITE ELEMENTS

**ALUMINUM STOREFRONT:**

<b>B</b>	MFR:	ARCADIA (OR APPROVED EQUAL)
	FINISH:	ANODIZED ALUMINUM
	COLOR:	DARK BRONZE AB-7

**GLAZING:**

<b>D</b>	MFR:	VITRO (OR APPROVED EQUAL)
	TYPE:	1" INSULATED GLAZING UNITS
	APPLICATION:	SOLARCOOL (2) GRAY FLOAT GLASS WITH SOLARBAN 60 (3) EXTERIOR WINDOWS

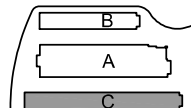
**CMU BLOCK**

<b>E</b>	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	CENTER SCORE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWIN-WILLIAMS SW 7640 - 'TAWN BRINDLE', LRV: 36
<b>F</b>	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	SMOOTH FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWIN-WILLIAMS SW 7015 - 'REPOSE GRAY', LRV: 58
<b>G</b>	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	SPLIT FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWIN-WILLIAMS SW 7083 - 'DARKROOM', LRV: 5
<b>H</b>	MFR:	SUPERLITE BLOCK (OR APPROVED EQUAL)
	TYPE:	SMOOTH FACE CMU STANDARD GRAY PAINT
	COLOR:	TO MATCH SHERWIN-WILLIAMS SW 9166 - 'DRIFT OF MIST'

# GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

# KEY PLAN



NOT FOR CONSTRUCTION



TOY BARN SCOTTSDALE

DESIGN REVIEW  
06.08.2021  
(Perkins)

Project Number:  
30-21125-00  
(Sheet 1 of 1)  
EXTERIOR ELEVATIONS - BUILDING 'C'

(Sheet No. 0010)  
**A5.06c**

## FINISH SCHEDULE

### PAINT:

**A** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7640 - 'TAWN BRINDLE', LRV: 36  
APPLICATION: TO MATCH COLOR FINISH 'E'  
DOORS

**C** MFR: SHERWIN-WILLIAMS (OR APPROVED EQUAL)  
COLOR: SW 7083 - 'DARKROOM', LRV: 5  
APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
DOORS & SITE ELEMENTS

### ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
FINISH: ANODIZED ALUMINUM  
COLOR: DARK BRONZE AB-7

### GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
TYPE: 1" INSULATED GLAZING UNITS  
SOLARCOOL (2) GRAY FLOAT GLASS  
WITH SOLARBAN 60 (3)  
APPLICATION: EXTERIOR WINDOWS

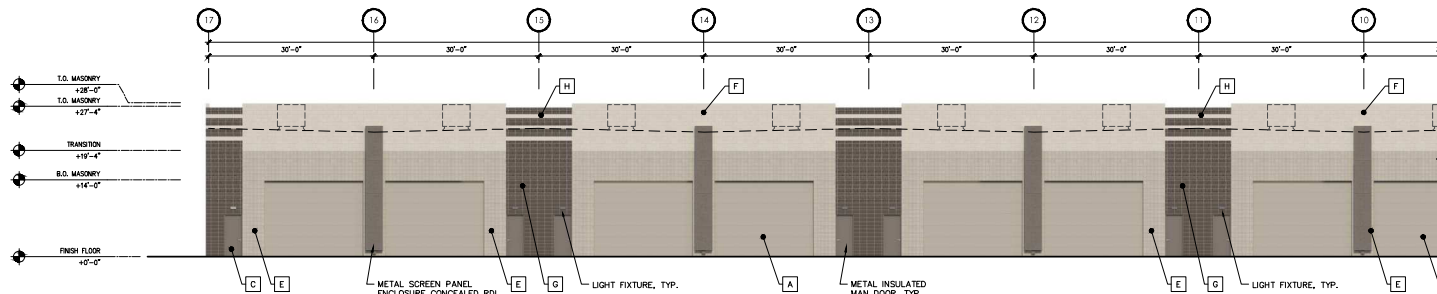
### CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7640 - 'TAWN BRINDLE', LRV: 36

**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7015 - 'REPOSE GRAY', LRV: 58

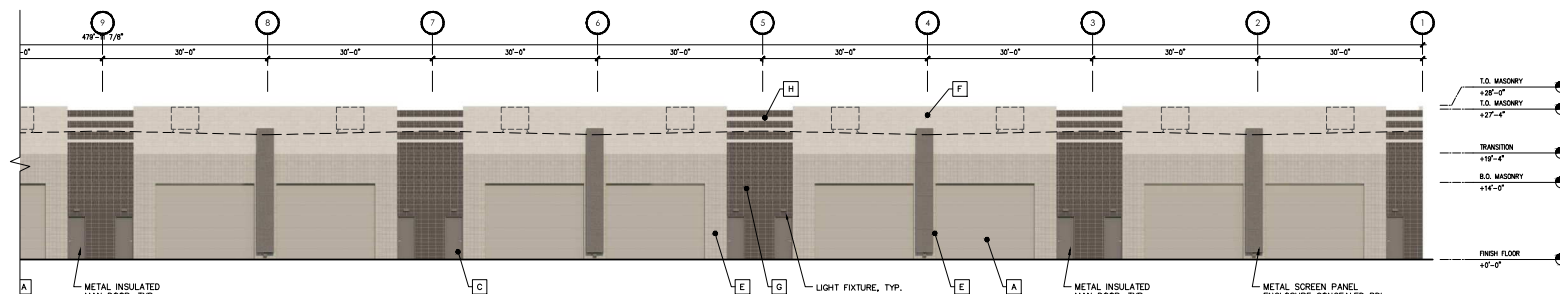
**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SPLIT FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 7083 - 'DARKROOM', LRV: 5

**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
COLOR: TO MATCH SHERWIN-WILLIAMS  
SW 9166 - 'DRIFT OF MIST'



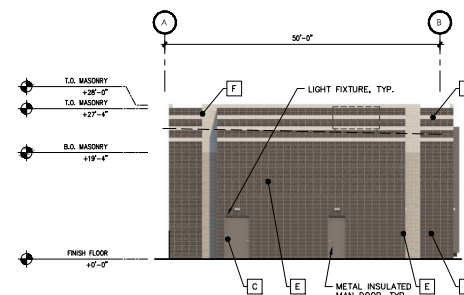
**BUILDING C - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



**BUILDING C - NORTH ELEVATION**

SCALE: 3/32" = 1'-0"



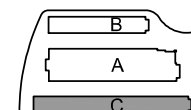
**BUILDING C - EAST ELEVATION**

SCALE: 3/32" = 1'-0"

## GENERAL NOTES

- ALL EXTERIOR ARCHITECTURAL METALWORK TO BE PAINTED, WITH ALL WELDS GROUND NEAT AND VERY SMOOTH.
- EXTERIOR CAULKING AT MASONRY SHALL BE CUSTOM MATCH SILICONE OR POLYURETHANE.

## KEY PLAN





VIEW FROM 73RD STREET & HELM DRIVE





VIEW AT MAIN ENTRY

# FINISH SCHEDULE

## PAIN:

**A** MFR: SHERWINN-WILLIAMS (OR APPROVED EQUAL)  
 COLOR: SW 7640 - 'FAWN BRINDLE', LRV: 36  
 APPLICATION: TO MATCH COLOR FINISH 'E'  
 DOORS

**C** MFR: SHERWINN-WILLIAMS (OR APPROVED EQUAL)  
 COLOR: SW 7083 - 'DARKROOM', LRV: 5  
 APPLICATION: TO MATCH COLOR FINISH 'G' STEEL  
 DOORS & SITE ELEMENTS

## ALUMINUM STOREFRONT:

**B** MFR: ARCADIA (OR APPROVED EQUAL)  
 FINISH: ANODIZED ALUMINUM  
 COLOR: DARK BRONZE AB-7

## GLAZING:

**D** MFR: VITRO (OR APPROVED EQUAL)  
 TYPE: 1" INSULATED GLAZING UNITS  
 SOLARCOOL (2) GRAY FLOAT GLASS  
 WITH SOLARBAN 60 (3)  
 APPLICATION: EXTERIOR WINDOWS

## CMU BLOCK

**E** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
 TYPE: CENTER SCORE CMU STANDARD GRAY PAINT  
 COLOR: TO MATCH SHERWINN-WILLIAMS  
 SW 7640 - 'FAWN BRINDLE', LRV: 36

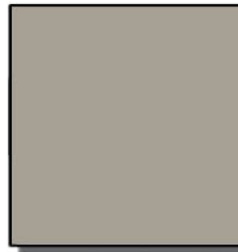
**F** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
 TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
 COLOR: TO MATCH SHERWINN-WILLIAMS  
 SW 7015 - 'REPOSE GRAY', LRV: 58

**G** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
 TYPE: SPLIT FACE CMU STANDARD GRAY PAINT TO  
 COLOR: MATCH SHERWINN-WILLIAMS  
 SW 7083 - 'DARKROOM', LRV: 5

**H** MFR: SUPERLITE BLOCK (OR APPROVED EQUAL)  
 TYPE: SMOOTH FACE CMU STANDARD GRAY PAINT  
 COLOR: TO MATCH SHERWINN-WILLIAMS  
 SW 9166 - 'DRIFT OF MIST'

## METAL ACCENT:

**J** MFR: PARASOLEIL (OR APPROVED EQUAL)  
 TYPE: PERFORATED MESH PANEL  
 COLOR: GOTHAM  
 AGED BRONZE



A



B



C



D



J



E



F



G



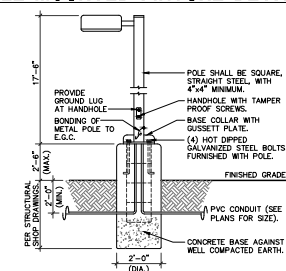
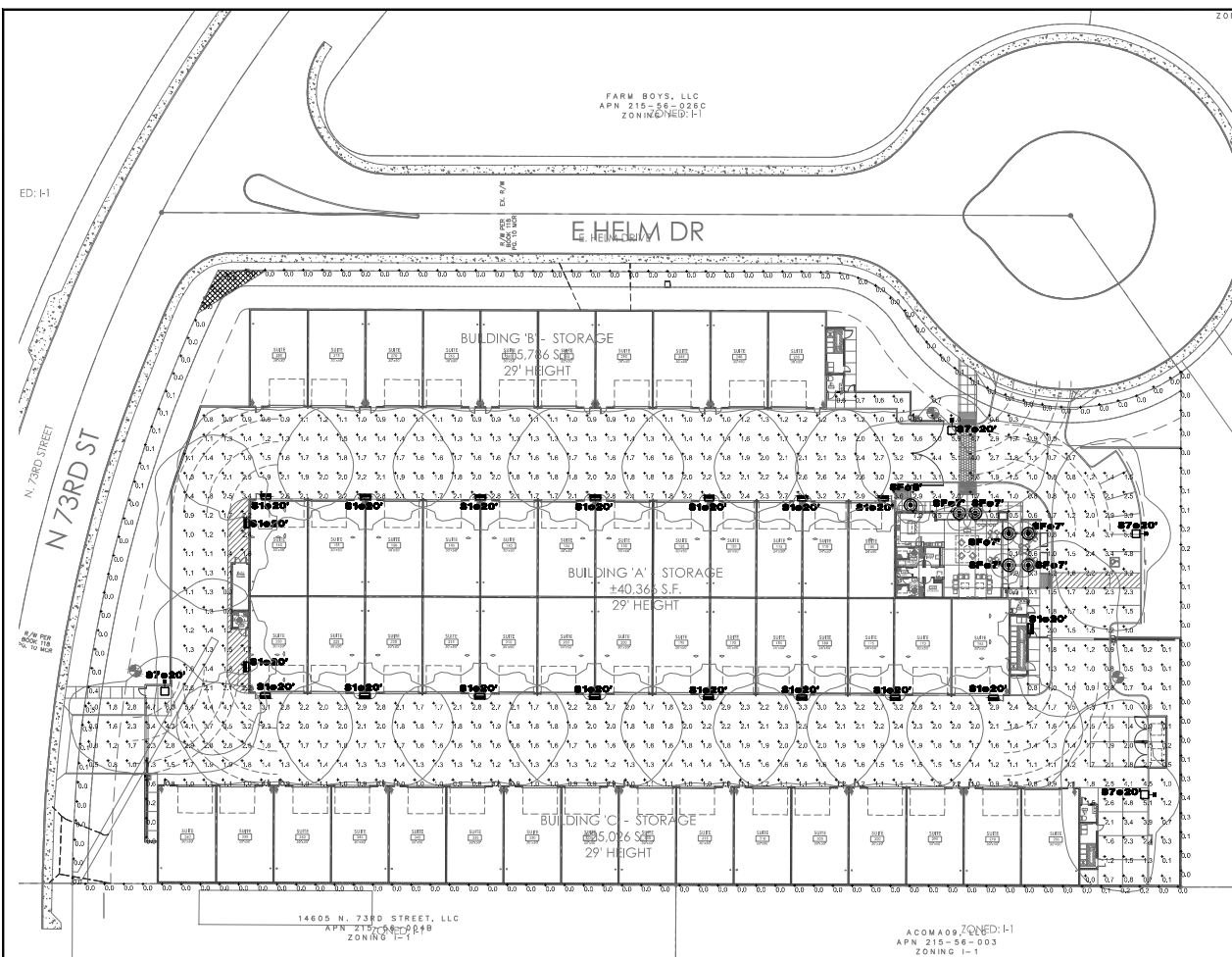
H



DLR Group







**FIXTURE TYPE 'S4' / 'S7'**

THE POLE CONCRETE BASE DETAIL IS SHOWN FOR ELECTRICAL ROUGH-IN AND SHALL NOT BE USED FOR THE ACTUAL BASE CONSTRUCTION. POLE BASE SHALL BE DESIGNED BY A REGISTERED STRUCTURAL PROFESSIONAL ENGINEER AND CONSTRUCTED PER STRUCTURAL ENGINEER'S SEALED CONSTRUCTION DOCUMENT.

NOTE: ELECTRICAL CONTRACTOR SHALL BOND METAL POLE PER NEC 410.30(B)(5)  
AS SHOWN IN DETAIL.

☐ NOT

NOTE:  
PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 60% DURING POST-CURFEW TO COMPLY WITH IECC 2018 C405.2.6. EXTERIOR LIGHTING CONTROLS.

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EC @ GRADE	+	1.5 %	2.2 %	0.0 %	N/A	N/A
PROPERTY LINE @	+	0.0 %	0.5 %	0.0 %	N/A	N/A

[illegible]

## SITE PHOTOMETRICS - PRE-CURFEW

SCALE: 1" = 30'-0"

**NOTE-**

ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

DESIGN CODES  
NEC, 2018 NEC, 2017

**ELECTRICAL CONTRACTOR SHALL NOTIFY DESIGNER/ENGINEER PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN, IF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO PLANS AND POSSIBLE ADDITIONAL SERVICE FEE.**



IF DRAWING IS NOT PLOTTED AT 24 X 36, THEY ARE NOT FULL SIZE

## KEY PLAN



**DLR Group**  
DLR Group



TOY BARN SCOTTSDALE

## DESIGN REVIEW

(Date)  
3.5.2021

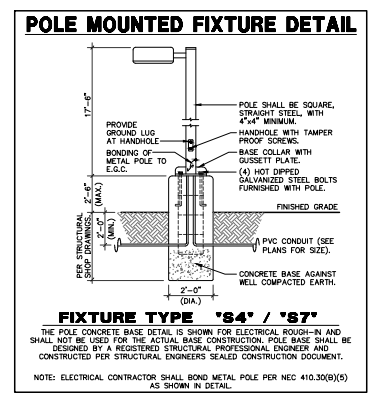
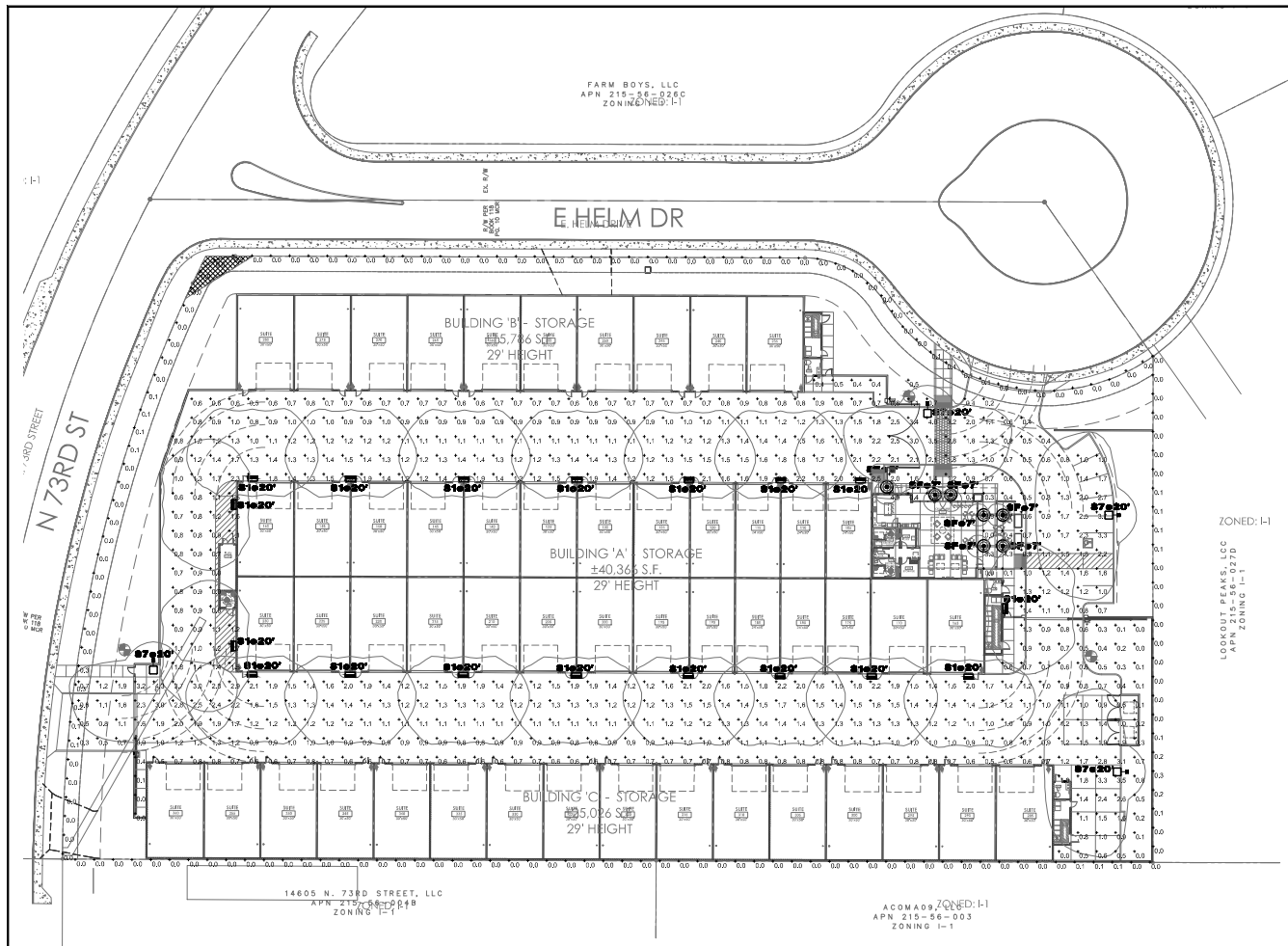
(Project Number)  
30-21125-00

ELECTRICAL  
SITE  
PHOTOMETRICS

(Sheet Number)

**ES2.0**

9-DR-2021-  
5/12/2021



NOTE:  
PRE-CURFEW DESIGN HOURS SHALL BE DEFINED FROM NOT LATER THAN ONE HOUR AFTER BUSINESS CLOSING AND POST-CURFEW DESIGN HOURS SHALL BE DEFINED AS NOT EARLIER THAN ONE HOUR BEFORE BUSINESS OPENING. ALL EXTERIOR LIGHTS SHALL BE DIMMED BY 60% DURING POST-CURFEW TO COMPLY WITH EDC 2019 CHD.5.6. EXTERIOR LIGHTING CONTROLS.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

Statistics

Category	Zone 1	Zone 2	Zone 3	Zone 4	Zone 5	Zone 6
PERMITS	1	1	1	1	1	1
PROPERTY LINE	1	1	1	1	1	1

Symbol	Label	Qty	Manufacturer	Model Number	Description	Watts	Volts	Wattage
1	S4	1	LEDVANCE	LEDVANCE LEDVANCE	LEDVANCE LEDVANCE	100W	120V	12000
2	S7	1	LEDVANCE	LEDVANCE LEDVANCE	LEDVANCE LEDVANCE	100W	120V	12000
3	S7	1	LEDVANCE	LEDVANCE LEDVANCE	LEDVANCE LEDVANCE	100W	120V	12000
4	S7	1	LEDVANCE	LEDVANCE LEDVANCE	LEDVANCE LEDVANCE	100W	120V	12000

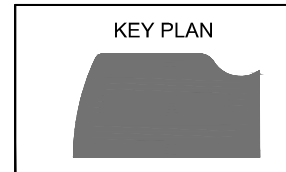
**SITE PHOTOMETRICS - POST-CURFEW**  
SCALE: 1" = 30'-0"

NOTE:  
ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.

**DESIGN CODES**  
NEC, 2018  
NEC, 2017

ELECTRICAL CONTRACTOR SHALL NOTIFY ALL AFFECTED PARTIES PRIOR TO ANY DEVIATION FROM THIS SET OF ELECTRICAL DESIGN PLANS. ANY CHANGES TO THE DESIGN OF APPROVED BY ENGINEER, WILL REQUIRE REVISIONS TO ALL AFFECTED PARTIES AND POSSIBLE ADDITIONAL SERVICE FEE.

**HAWKINS DESIGN GROUP, INC.**  
ELECTRICAL CONSULTING ENGINEERS  
10000 N. 15th Avenue, Suite 100  
Denver, CO 80231  
Tel: 303.755.8888  
Fax: 303.755.8889  
Email: info@hawkinsdesign.com









Zoning Aerial

9-DR-2021





March 1, 2021

**Re: 7301 E. Helm Drive, Scottsdale – Development Application (#22-PA-2021)**

Dear Property Owner or Interested Citizen:

Our office represents the Toy Barn regarding the roughly 4.7-acre site located at the southeast corner of 73rd Street and Helm Drive in Scottsdale, Assessor Parcel No. 215-56-027C and 215-56-029 (the "Property"), as seen on the attached aerial exhibit. The purpose of this letter is simply to introduce ourselves and to let you know we will be filing a Development Review application with the City of Scottsdale for the development of a new Toy Barn at this location.


As you may know, the Toy Barn is an upscale, garage storage community with individual ownership. This is not a standard, self-storage facility, but rather a premium, storage solution for collector enthusiasts of cars, trucks, boats, RVs and other such toys. Each garage condominium is a titled unit with individual ownership. Owners also have access to common areas and a "Member's Only" clubhouse which gives the project a country club atmosphere. This new project is anticipated to have fifty-three (53), for sale units. Attached are some preliminary exhibits. The site layout is oriented with primary access off the cul-de-sac road of Helm Drive. The clubhouse and office are located near the entrance. Gated entries allow access deeper into the site for owner's individual units. A secondary exit-only drive is provided to 73rd Street. The buildings are organized into three (3) rows with two (2) forty-eight (48) foot wide drive aisles. Each building is masonry with metal louvered mechanical screening. Buildings top out around thirty (30) feet in height.

The Property is currently zoned Industrial Park (I-1) and is located within the Greater Airpark Character Area Plan which provides a designation of Airpark Mixed Use (AMU). The existing zoning and Overlay permit the proposed use by right. As with all new development in Scottsdale, a Development Review application is required, and we anticipate submitting that application shortly.

Should you have any questions or comments, I can be reached at [George@WitheyMorris.com](mailto:George@WitheyMorris.com) or 602.230.0600. You may also reach the City's Project Coordinator, Meredith Tessier at 480.312.4211 or at [MTessier@Scottsdaleaz.gov](mailto:MTessier@Scottsdaleaz.gov). In the future, you should receive notification postcards from the City regarding the case and its scheduled hearing before the Development Review Board (DRB). The DRB reviews architectural design and layout of proposed projects. Information can also be found on the City's website at: <http://www.scottsdaleaz.gov/planning-development/projects-in-process>.

Again, I would be happy to answer any questions you may have. Feel free to contact me at 602.230.0600 or [George@WitheyMorris.com](mailto:George@WitheyMorris.com). Thank you for your courtesy and consideration.

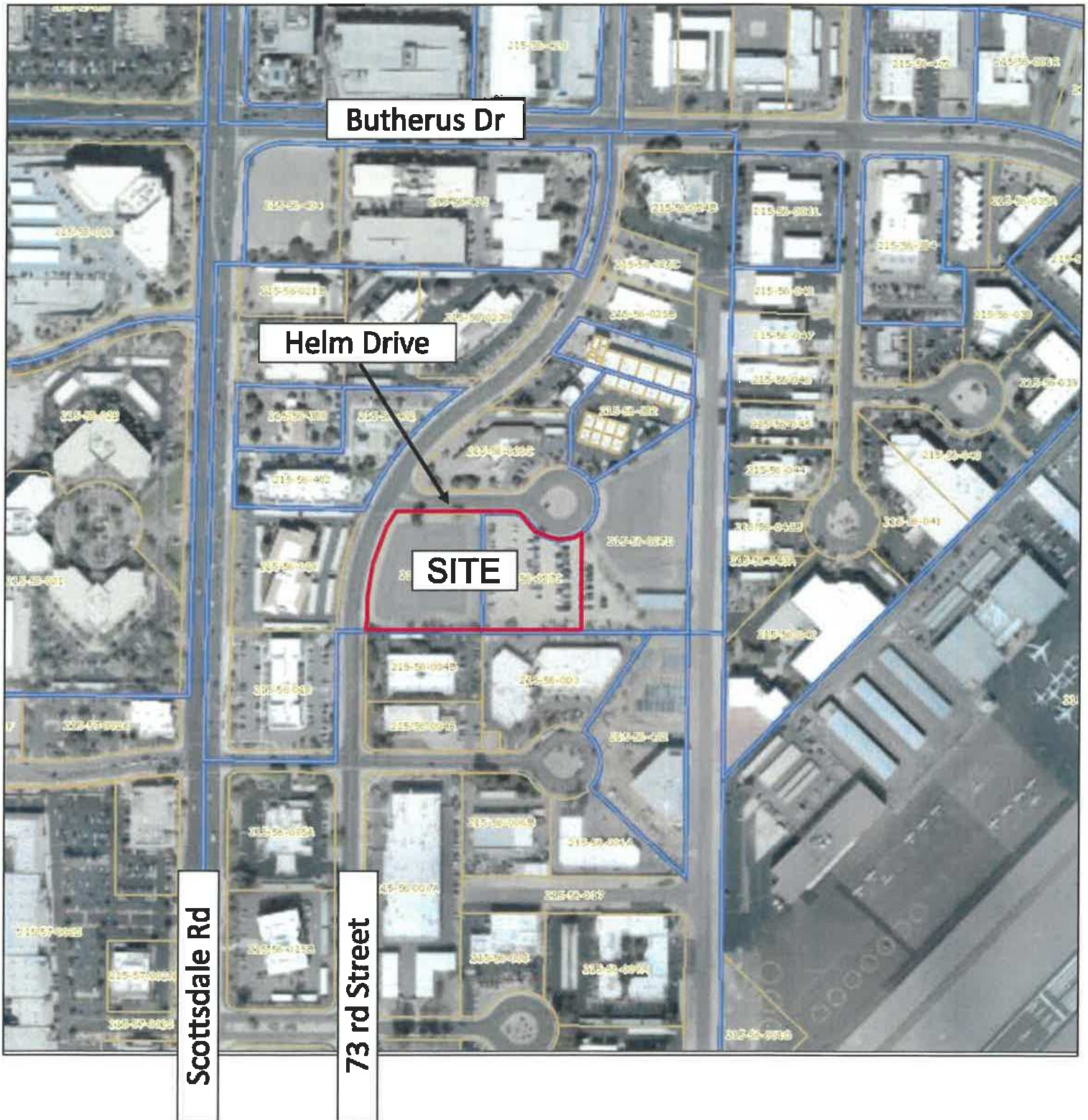
Sincerely,  
Withey Morris P.L.C.

By   
George Pasquel III

Enclosure: aerial, preliminary site plan, elevations and sample images

**ATTACHMENT #19**

# Aerial Map



7301 E Helm Dr.



9-DR-2021  
3/15/2021





PROJECT DATA

<b>Project Location:</b> 15000 N. 25th Ave. Scottsdale, AZ 85255 15000 N. 25th Ave. Scottsdale, AZ 85255	<b>Project Name:</b> Toy Barn Scottsdale	<b>Project Number:</b> 15000 N. 25th Ave.	<b>Project Date:</b> 15000 N. 25th Ave.
<b>Project Owner:</b> Toy Barn Scottsdale	<b>Project Architect:</b> DLR Group	<b>Project Engineer:</b> DLR Group	<b>Project Designer:</b> DLR Group
<b>Project Manager:</b> DLR Group	<b>Project Designer:</b> DLR Group	<b>Project Engineer:</b> DLR Group	<b>Project Designer:</b> DLR Group
<b>Project Designer:</b> DLR Group	<b>Project Engineer:</b> DLR Group	<b>Project Designer:</b> DLR Group	<b>Project Engineer:</b> DLR Group



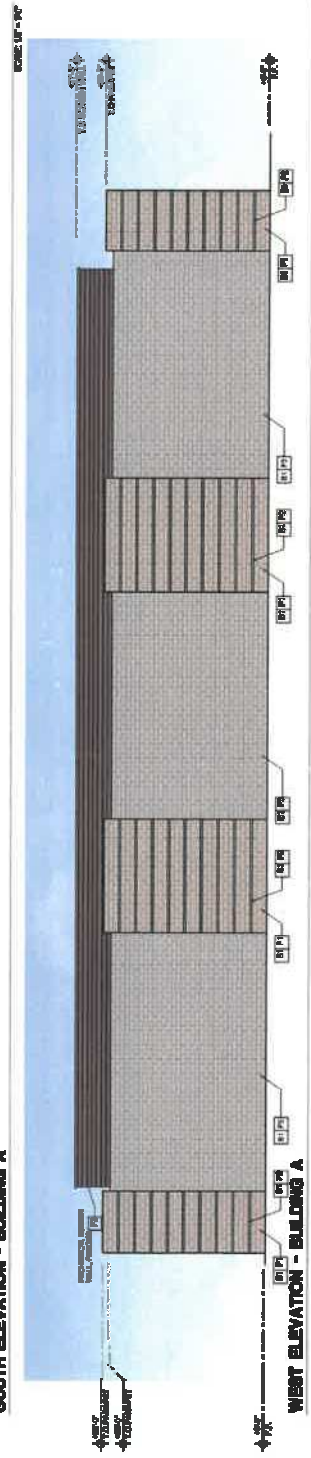
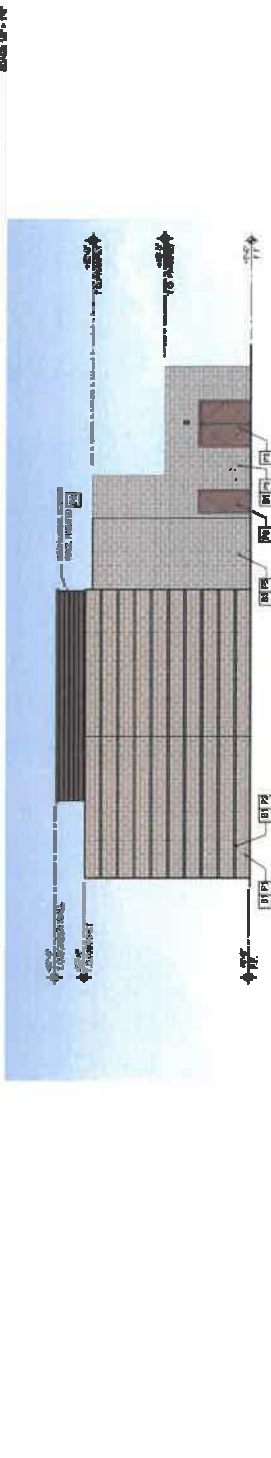
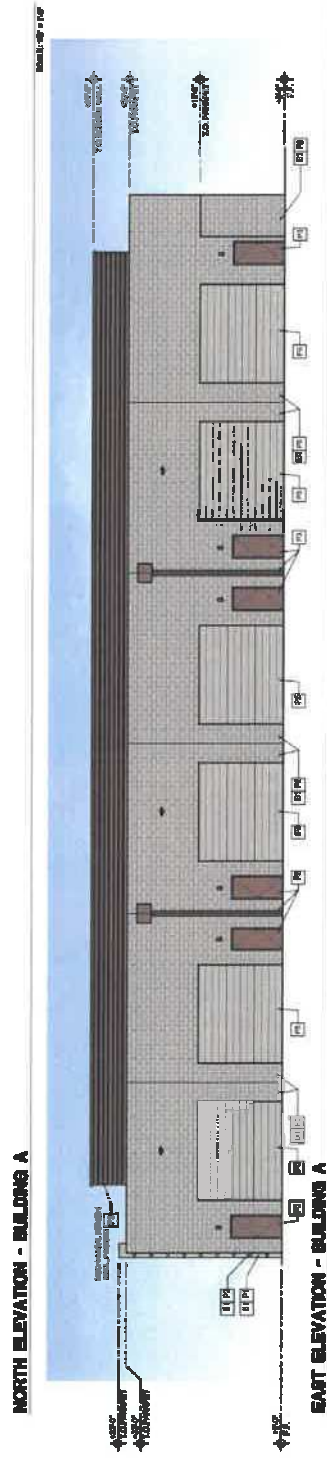
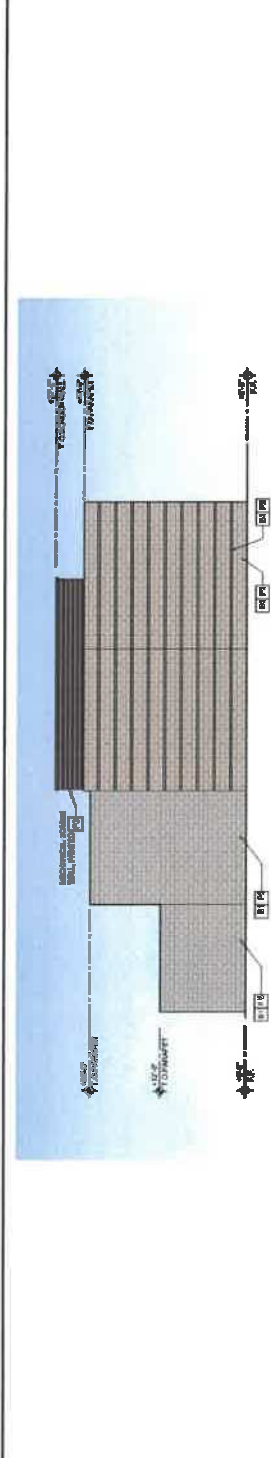
CONCEPTUAL SITE PLAN - OPTION 1



VICINITY MAP



Map No.



**GENERAL NOTES:**

1. SEE GENERAL NOTES FOR LAYOUT AND DIMENSIONS.
2. SEE GENERAL NOTES FOR MATERIALS AND FINISHES.
3. SEE GENERAL NOTES FOR CONSTRUCTION DETAILS.
4. SEE GENERAL NOTES FOR ELECTRICAL AND MECHANICAL.
5. SEE GENERAL NOTES FOR PLUMBING AND HEATING.
6. SEE GENERAL NOTES FOR ROOFING AND INSULATION.
7. SEE GENERAL NOTES FOR FLOORING AND WALLS.
8. SEE GENERAL NOTES FOR CEILING AND LIGHTING.
9. SEE GENERAL NOTES FOR PAINTS AND COATINGS.
10. SEE GENERAL NOTES FOR LANDSCAPE AND SITEWORK.

**MATERIAL/FINISH SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE
1	CONCRETE	100	YD	120.00
2	STEEL	50	LB	0.50
3	BRICK	1000	BRK	0.10
4	CEMENT	100	YD	120.00
5	SAND	100	YD	100.00
6	GRAVEL	100	YD	100.00
7	ASPHALT	100	YD	100.00
8	PAINT	100	YD	100.00
9	COATINGS	100	YD	100.00
10	LANDSCAPE	100	YD	100.00
11	SITEWORK	100	YD	100.00
12	ROOFING	100	YD	100.00
13	INSULATION	100	YD	100.00
14	FLOORING	100	YD	100.00
15	WALLS	100	YD	100.00
16	CEILING	100	YD	100.00
17	LIGHTING	100	YD	100.00
18	ELECTRICAL	100	YD	100.00
19	MECHANICAL	100	YD	100.00
20	PLUMBING	100	YD	100.00
21	HEATING	100	YD	100.00
22	ROOFING	100	YD	100.00
23	INSULATION	100	YD	100.00
24	FLOORING	100	YD	100.00
25	WALLS	100	YD	100.00
26	CEILING	100	YD	100.00
27	LIGHTING	100	YD	100.00
28	ELECTRICAL	100	YD	100.00
29	MECHANICAL	100	YD	100.00
30	PLUMBING	100	YD	100.00
31	HEATING	100	YD	100.00
32	ROOFING	100	YD	100.00
33	INSULATION	100	YD	100.00
34	FLOORING	100	YD	100.00
35	WALLS	100	YD	100.00
36	CEILING	100	YD	100.00
37	LIGHTING	100	YD	100.00
38	ELECTRICAL	100	YD	100.00
39	MECHANICAL	100	YD	100.00
40	PLUMBING	100	YD	100.00
41	HEATING	100	YD	100.00
42	ROOFING	100	YD	100.00
43	INSULATION	100	YD	100.00
44	FLOORING	100	YD	100.00
45	WALLS	100	YD	100.00
46	CEILING	100	YD	100.00
47	LIGHTING	100	YD	100.00
48	ELECTRICAL	100	YD	100.00
49	MECHANICAL	100	YD	100.00
50	PLUMBING	100	YD	100.00
51	HEATING	100	YD	100.00
52	ROOFING	100	YD	100.00
53	INSULATION	100	YD	100.00
54	FLOORING	100	YD	100.00
55	WALLS	100	YD	100.00
56	CEILING	100	YD	100.00
57	LIGHTING	100	YD	100.00
58	ELECTRICAL	100	YD	100.00
59	MECHANICAL	100	YD	100.00
60	PLUMBING	100	YD	100.00
61	HEATING	100	YD	100.00
62	ROOFING	100	YD	100.00
63	INSULATION	100	YD	100.00
64	FLOORING	100	YD	100.00
65	WALLS	100	YD	100.00
66	CEILING	100	YD	100.00
67	LIGHTING	100	YD	100.00
68	ELECTRICAL	100	YD	100.00
69	MECHANICAL	100	YD	100.00
70	PLUMBING	100	YD	100.00
71	HEATING	100	YD	100.00
72	ROOFING	100	YD	100.00
73	INSULATION	100	YD	100.00
74	FLOORING	100	YD	100.00
75	WALLS	100	YD	100.00
76	CEILING	100	YD	100.00
77	LIGHTING	100	YD	100.00
78	ELECTRICAL	100	YD	100.00
79	MECHANICAL	100	YD	100.00
80	PLUMBING	100	YD	100.00
81	HEATING	100	YD	100.00
82	ROOFING	100	YD	100.00
83	INSULATION	100	YD	100.00
84	FLOORING	100	YD	100.00
85	WALLS	100	YD	100.00
86	CEILING	100	YD	100.00
87	LIGHTING	100	YD	100.00
88	ELECTRICAL	100	YD	100.00
89	MECHANICAL	100	YD	100.00
90	PLUMBING	100	YD	100.00
91	HEATING	100	YD	100.00
92	ROOFING	100	YD	100.00
93	INSULATION	100	YD	100.00
94	FLOORING	100	YD	100.00
95	WALLS	100	YD	100.00
96	CEILING	100	YD	100.00
97	LIGHTING	100	YD	100.00
98	ELECTRICAL	100	YD	100.00
99	MECHANICAL	100	YD	100.00
100	PLUMBING	100	YD	100.00

**GLAZING KEY:**

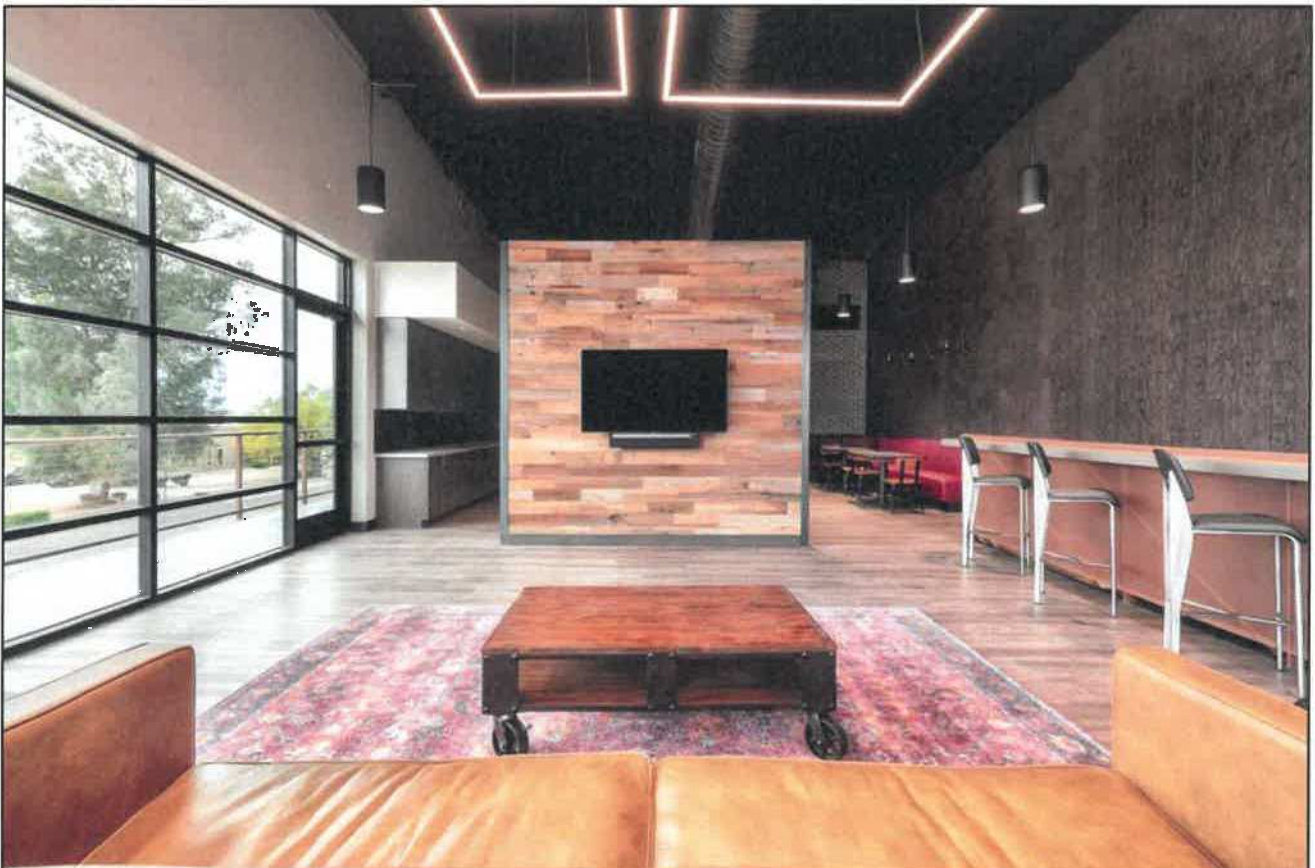
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2	GLASS	100	YD	100.00
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99	GLASS	100	YD	100.00
100	GLASS	100	YD	100.00

**PAINTING NOTES:**

1. PAINT TO BE APPLIED TO ALL EXTERIOR SURFACES.
2. PAINT TO BE APPLIED TO ALL INTERIOR SURFACES.
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50. PAINT TO BE APPLIED TO ALL PLUMBING SURFACES.
51. PAINT TO BE APPLIED TO ALL HEATING



## Sample Images



7301 E Helm Dr.



# City Notifications – Mailing List Selection Map

## Toy Barn Scottsdale

