

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: June 16, 2016 Item No. 6  
General Plan Element: *Character and Design*  
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

## ACTION

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**Even Stevens**  
**17-DR-2016**

**Location:** 7217 East 4<sup>th</sup> Avenue  
**Request:** Request approval of revisions of the site plan, landscape plan, and building elevations for a restaurant, with approximately 2,004 square feet of floor area, on an approximately 0.07-acre site.

## OWNER

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Tri-Zone Properties, LLC

## ARCHITECT/DESIGNER

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TriArc Design

## APPLICANT CONTACT

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TriArc Design  
Covey Groff  
602-229-1100

## BACKGROUND

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### Zoning

This site is zoned Central Business Downtown Overlay (C-2 DO)

### Context

Located at the intersection at the southwest corner of North Winfield Scott Plaza and East 4<sup>th</sup> Avenue, the surrounding developments include restaurants, retail, and office.

### Adjacent Uses and Zoning

- North East 6<sup>th</sup> Street, and farther north is an existing retail building, zoned Central Business Downtown Overlay (C-2 DO)
- South An existing restaurant building, zoned Central Business Downtown Overlay (C-2 DO)
- East An existing office building, zoned Central Business Downtown Overlay (C-2 DO)
- West An existing office building, zoned Downtown / Regional Commercial Office – Type 2 Planned Block Development Downtown Overlay (D/RCO-2 PBD DO)

### **Key Items for Consideration**

- Compatibility with the Downtown Urban Design and Architectural Guidelines
- Compatibility with the Scottsdale Road Streetscape Design Guidelines
- Compatibility with the Restaurant Design Guidelines

### **DEVELOPMENT PROPOSAL**

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#### **Goal/Purpose of Request**

The applicant is requesting approval of the site plan, landscape plan, building elevations, and exterior lighting for the renovation of an existing building for a new restaurant, on a 0.07-net acre site.

#### **Neighborhood Communication**

The applicant and City staff have notified all property owners within 750 feet of the site. In addition, a hearing notice sign has been posted at the site. City Staff has not received any comments or inquiries regarding the proposal.

### **DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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Located at the southwest corner of North Winfield Scott Plaza and East 4<sup>th</sup> Avenue, the proposed development is not anticipated to have a negative impact on the adjoining properties. The proposed restaurant use of the property is consistent with the General Plan mixed-use neighborhoods designation that includes related uses that would support the complementary office, retail uses, and mixed-use structures in the area.

Existing developments in the contextual design area are comprised of various building forms, materials, and colors. Most of buildings on the area were developed in 1960's and mid-1970's and are reminiscent of southwest architecture of the era, while other buildings have a contemporary and modern southwest architecture that were constructed or modified over the past ten (10) years.

The proposed modification to the existing development is composed of a contemporary architectural expression, with the incorporation of the Scottsdale Sensitive Design Principles. The building forms, masses, and pedestrian arcade provide a hierarchy of building features that contribute to providing human scale, in conformance with the Downtown Plan Urban Design & Architectural Guidelines. In addition, the design maintains the contextual materials (glass, stucco, and concrete masonry units (CMU)) that promote a supportive design relationship. To differentiate the architectural style in the macro-contextual design area, the proposed design incorporates decorative CMU columns and wall, mid-century style doors and sconces, and a roll-up door. The existing arcade over the pedestrian sidewalk will be modified to have a modern mid-century appearance and a raised canopy at the main entrance. These modifications to the arcade will provide a more "open appearance" to the building than the existing arcade. In addition, the pedestrian orientation and experience of the building will be enhanced the incorporation of the roll-up door will allow an indoor/outdoor patio and dining area experience that will open to North Winfield Scott Plaza.

Vehicular access will be provided from East 4<sup>th</sup> Avenue and the alley abutting the west side of the property. Parking will be accessed from the alley and public parking is available on East 4<sup>th</sup> Avenue and North Winfield Scott Plaza. Also, pedestrian access will be provided from these streets.

and North Winfield Scott Plaza. Also, pedestrian access will be provided from these streets.

**Development Information**

- Existing Use: Vacant Restaurant
- Proposed Use: Restaurant
- Parcel Size: 10,240 square feet / 0.24 gross acres  
3,200 square feet / 0.07 net acres
- Gross Floor Area Ratio Allowed: 1.3 (non-residential)
- Gross Floor Area Ratio Proposed: 0.20 (non-residential)
- Non-residential Floor Area Allowed: 13,312 square feet
- Non-residential Floor Area Proposed: 2,004 square feet
- Building Height Allowed: 36 feet excluding rooftop appurtenances
- Building Height Proposed: 15 feet 5 inches, excluding rooftop appurtenances
- Parking Required: 3 spaces
- Parking Provided: 3 spaces

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve Even Stevens per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan, the Downtown Urban Design and Architectural Guidelines, the Restaurant Design Guidelines, and the Development Review Criteria have been met.

**RESPONSIBLE DEPARTMENT**

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**Planning and Development Services**

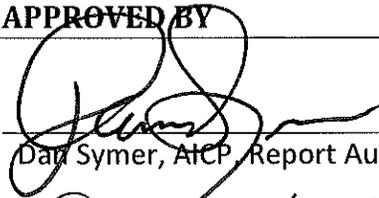
Current Planning Services

**STAFF CONTACT**

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Dan Symer, AICP  
Senior Planner  
480-312-4218  
E-Mail: [dsymer@scottsdaleaz.gov](mailto:dsymer@scottsdaleaz.gov)

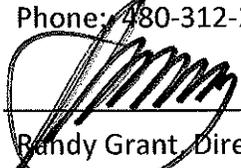
**APPROVED BY**

  
Dan Symer, AICP, Report Author

5-31-2016  
Date

  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

5/31/16  
Date

  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, rgrant@scottsdaleaz.gov

6/6/16  
Date

**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
  - 1. Applicant's Narrative
  - 2. Context Aerial
- 2A. Close-Up Aerial
  - 3. Zoning Map
  - 4. Combined Context Aerial and Site Plan
  - 5. Site Plan
  - 6. Building Elevations
  - 7. Perspective
- 8. Material and Color Board
- 9. Landscape Plans

**Stipulations for the  
Development Review Board Application:  
Even Stevens  
Case Number: 17-DR-2016**

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, the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
  - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by TriArc Architecture and Design, LLC, with a city staff date of 03/30/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by TriArc Architecture and Design, LLC, with a city staff date of 03/30/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by TriArc Architecture and Design, LLC, with a city staff date of 03/30/2016.

**ARCHITECTURAL DESIGN:**

**Ordinance**

- A. Prior to the submittal of the construction documents, the property owner shall obtain approval of Permission for Private Improvement in Right-Of-Way agreement from the City's right-of-way manager for the arcade and canopy improvements.
- B. Roof drainage systems, excluding scuppers, shall be concealed within the structure.
- C. The arcade columns in the traffic safety and sight distance triangles shall be modified to accommodate visibility as determined by the Transportation Director, or designee.

**DRB Stipulations**

2. All new 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 construction document submittal the property owner shall provide head, jamb and sill details clearly showing the amount of recess for all door types.
3. All new all exterior window glazing will be recessed a minimum of fifty (50) percent of the wall depth. With the construction document submittal, the property owner shall provide details clearly dimensioning the width of the wall and the face of the exterior wall to face of glazing.

**SITE DESIGN:**

**Ordinance**

- D. Prior to the submittal of the construction documents, the property owner shall obtain acceptance of from the Scottsdale Solid Waste Director, or designee of a shared refuse enclosure and location. If the property owner the property owner shall provide a refuse bin and enclosure in a method acceptable to the Scottsdale Solid Waste Director, and Zoning Administrator.
- E. The entire width and length of the parking stalls shall be within the property, and shall not extend into the alley right-of-way.

**DRB Stipulations**

- 4. The wall along the north property line, and adjacent to the parking, shall not exceed a height of three (3) feet.

**EXTERIOR LIGHTING:**

**Ordinance**

- F. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.
- G. Any exterior luminaire with a total initial lumen output of greater than 1600 lumens shall have an integral lighting shield.
- H. 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**

**VEHICULAR AND BICYCLE PARKING:**

**Ordinance**

- I. The property owner shall provide a minimum of one bicycle rung in accordance with the City of Scottsdale's Supplement to MAG details, detail 2285.



March 29, 2016

City of Scottsdale  
Planning and Development Services

Attn: Daniel Symer  
City of Scottsdale Planner

RE: Project Narrative  
Even Stevens  
Pre-Application No.: 1141-PA-2015

This project is focusing on the re-use of an existing, vacant building for a restaurant use. We are intending to keep most of the building existing, but update the exterior to better fit in with the mid-century modern vibe of many of the adjacent buildings and structures throughout the Downtown Scottsdale area. We are keeping the covered colonnade, but removing the dated arched openings and adding decorative architectural concrete block. Currently the colonnade does not provide any roofing structure to protect the pedestrian path from the elements, so we are also proposing a wood slat structure over the colonnade to help protect the pedestrians on the sidewalk. The colors were selected to keep hints of the Even Steven brand, but subdue them to fit in with the Southwest desert appearance and to match the City of Scottsdale design guidelines.

The development of this current building will be a large contribution to the health, welfare, and safety of the residents and visitors to the City of Scottsdale. In its current state, this building has been vacant for a number of years. The stucco finish needs desperately to be repaired, the building needs to be painted, the wood in many places is rotting, and many of the windows have been boarded up due to break-ins. Winfield Scott Plaza is beginning to come to life with daytime businesses as well as evening foot traffic. Having this building occupied and renovated will ensure that this intersection remains lit, covered from the elements, and a safe amount of foot traffic throughout the daytime and well into the evening. Most of the establishments in the area are focused on weekend morning visitors and evening dining/bar establishments. This restaurant will be a wonderful option for the daytime worker in the area as well.

The size, footprint, and scale of the building is not proposed to change, therefore it will fit the surrounding structures well. A parapet height of 15'-5" will match the building directly



adjacent to it and continue the clean line down the block of similar sized buildings. A larger entry portico will help to direct traffic to the main entrance, and a more open and inviting wall around the existing patio space will help to establish the space at the same time as welcome customers in.

There will be entrances into the building from both the North as well as the East elevation. This makes the building inviting from all sides of pedestrian access. Parking will remain where it currently exists, behinds the building, but we will be re-striping to ensure that adequate space is created for a van accessible space. We will also be ensuring that the main entrance has a well sloped ramp to allow for accessible ingress/egress to the building, where currently none exists. There are city maintained parking spaces directly in front of the building on both 4<sup>th</sup> Avenue as well as Winfield Scott Plaza to help with ease of access to the site. All of the loading, trash collection, delivery services, etc. will take place in the rear of the building where it currently is located for the adjacent buildings as well.

A nod to the extensive amount of mid-century modern buildings in the greater Phoenix area as well as the downtown Scottsdale area is proposed in this renovation. The use of decorative architectural concrete block will adorn the street front without adding additional crowding to the already existing narrow pedestrian paths. Strong geometric shapes in the diamond vision doors, wall sconces, and simple colonnade structural elements help to pronounce the functional beauty of the mid-century modern design vision. Subtle pops of color in sparing and strategic places allow for hints of the Even Steven brand to reach out to the street and welcome customers to the bright, fun atmosphere inside. A large vertical rolling door is proposed to help blur the line between interior dining and exterior patio. Arizona is a wonderful place to enjoy outdoor dining through most of the year.

The existing parapet walls that currently screen all of the equipment will remain in height and will continue to screen the roof mounted equipment. Other utilities that enter the building at the ground level are all located at the rear façade, and are proposed to remain where existing. All utilities that are visible will be painted to match the color of the building façade.

Being located in the Southwest united states creates a vernacular that is unique to the area. Mid-century modern architects were well known for the work that was done in the Southwest including Frank Lloyd Wright, Alfred Beadle, and Ralph Haver. The mid-century modern design vernacular can be seen prominently throughout Scottsdale, and has a great Southwestern flair. The use of concrete in the stucco finish and the masonry block is



heavily used in the southwest. Subtle, unsaturated colors of gray and light green help the building keep a clean line, but blend in with the surrounding structures as well as the natural southwestern desert landscape. Bold, geometric shapes were used to show our power over the rough landscape while still nodding towards the natural geometry that occurs in much of our native flora.

To incorporate the building into the existing design and architectural guidelines of the downtown fabric, it was important for us to keep the existing colonnade on the building. We chose to go a step further and place a shade cover on the colonnade to better protect the pedestrians, as Scottsdale has a large number of bike and foot pedestrians. The colors were selected to create a focus as the property is located on a busier corner, all the while staying muted to blend in with the existing fabric. Only small amounts of strategically located color were added to draw attention, and intrigue as well as hint at the fun, entertaining atmosphere inside.

Sincerely,

A handwritten signature in blue ink, appearing to read "Covey Groff".

Covey Groff  
Project Manager  
triARC Architecture and Design  
[covey@triarcdesign.com](mailto:covey@triarcdesign.com)  
602.229.1100





Q.S.  
17-45

Google Earth Pro Imagery

Even Stevens

17-DR-2016

ATTACHMENT #2A

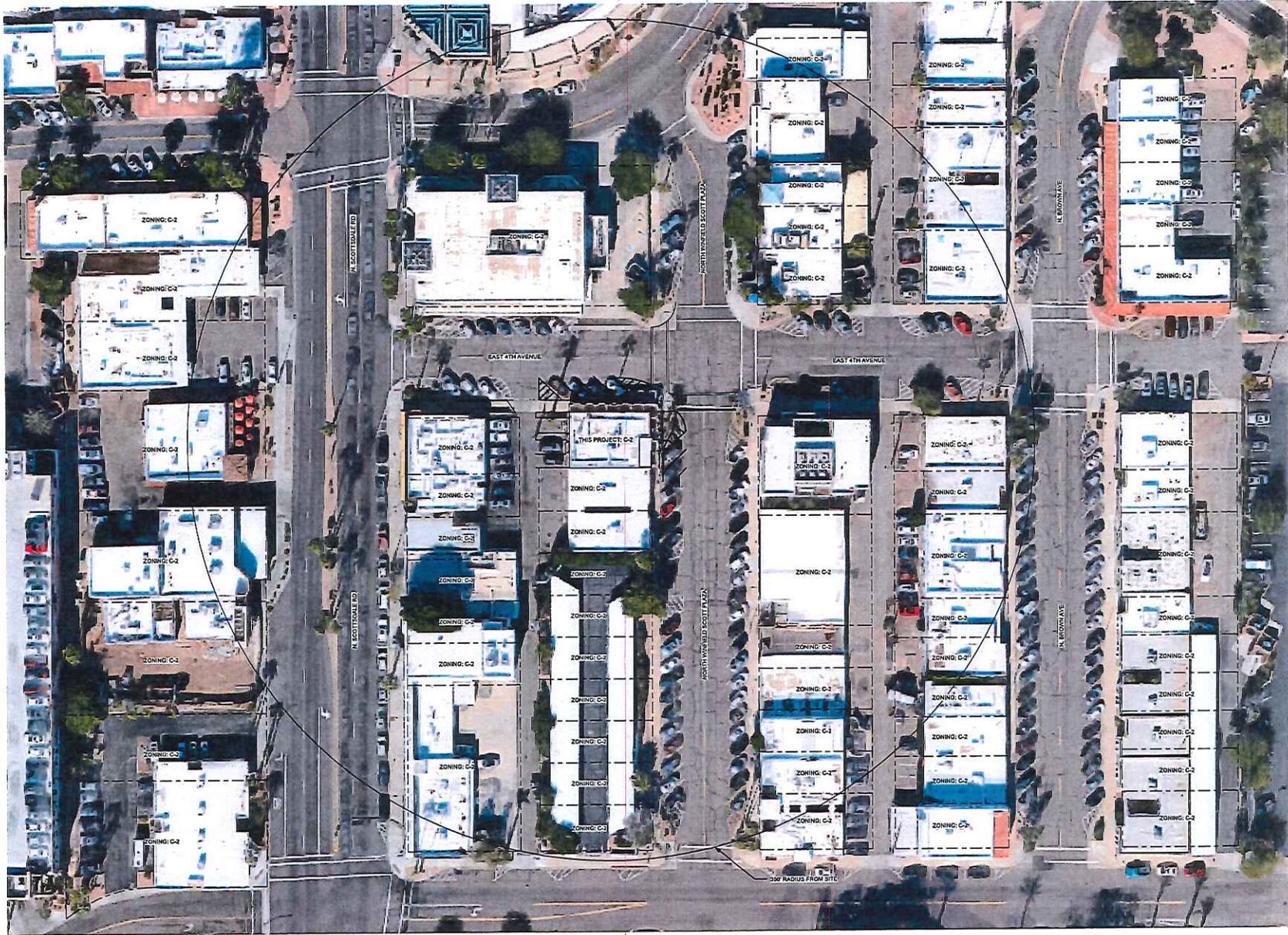


Even Stevens

17-DR-2016

ATTACHMENT #3

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**ATTACHMENT #4**



99 East Virginia Ave.  
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Phoenix, AZ 85004  
P 602-229-1100  
F 602-229-1101

NOT FOR CONSTRUCTION



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EVEN STEVENS  
DOWNTOWN SCOTTSDALE  
7217 E 4TH AVE  
SCOTTSDALE, AZ

REV. DATE. DESCRIPTION

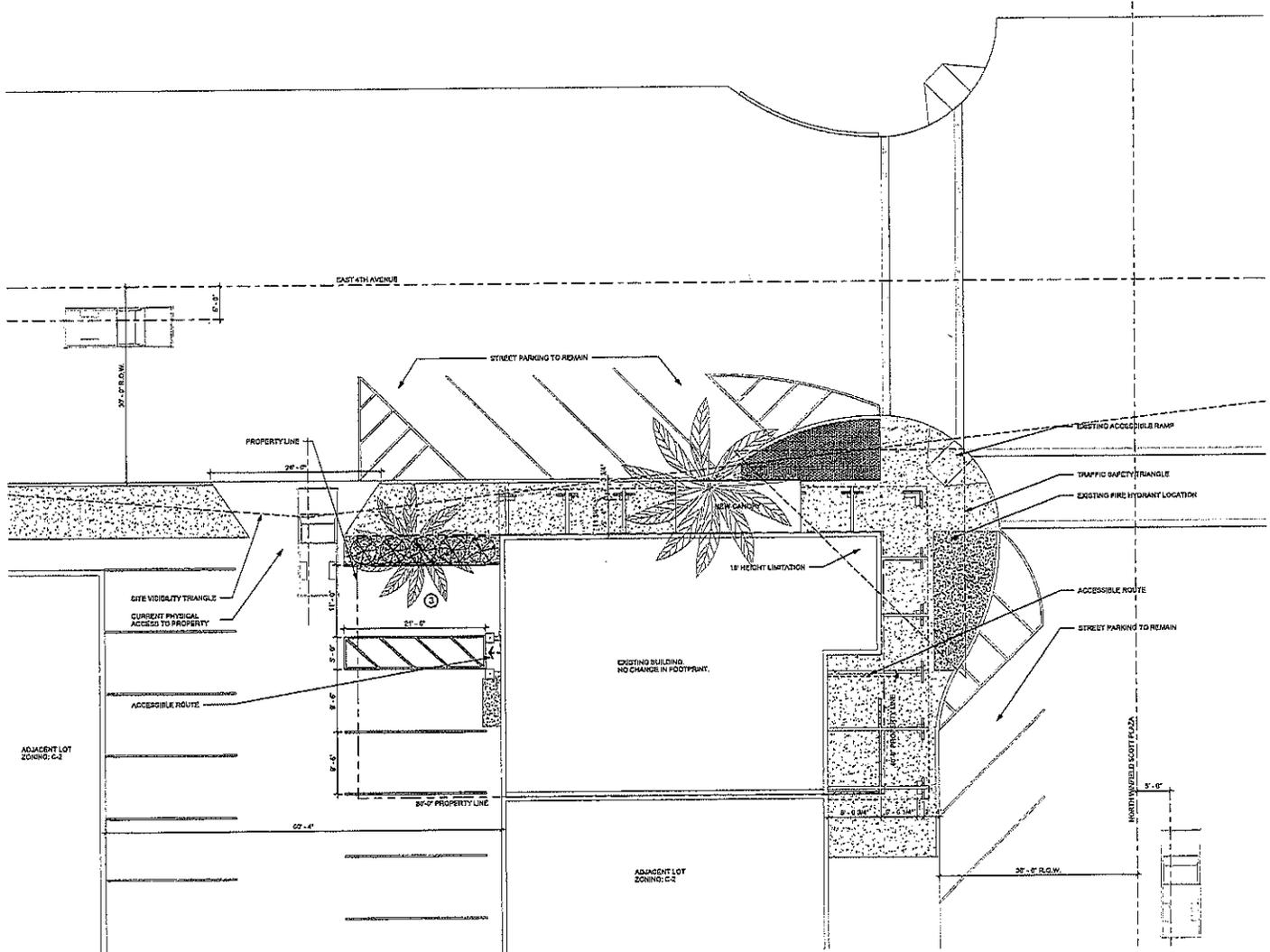
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15-123

ISSUE DATE:  
03/30/2016

SHEET TITLE:  
AERIAL (FOR  
REFERENCE  
ONLY)

SHEET NUMBER:  
A-101

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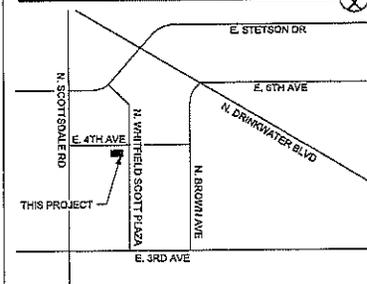


**1** SITE PLAN - DESIGN REVIEW  
 1/8" = 1'-0"

**PROJECT DATA**

EVEN STEVENS DOWNTOWN SCOTTSDALE  
 7217 EAST 4TH AVENUE  
 SCOTTSDALE, ARIZONA 85251  
 PROJECT DATA ZONING: C-2, D0  
 GROSS LOT AREA: 3,200 SF  
 NET LOT AREA: 2,660 SF  
 GROSS FLOOR AREA: 2,004 SF  
**PARKING CALCULATIONS**  
 REQUIRED PARKING: 1 SPACE/200 SF GROSS FLOOR AREA  
 2,004 SF/200 SF = 10.02, PURSUANT TO SECTION 6.104.H.2.A) 3  
 SPACES REQUIRED  
**ACCESSIBLE PARKING:** 3' x 6.04 = 0.13 OR 1 SPACE WHICH SHALL BE VAN ACCESSIBLE  
 REQUIRED:  
**PROVIDED PARKING:** 3 PARKING SPACES PROVIDED, 1 OF WHICH IS VAN  
 ACCESSIBLE  
**BICYCLE PARKING CALCULATOR**  
 REQUIRED PARKING: PURSUANT TO SECTION 6.103.C NO BICYCLE PARKING REQUIRED  
**OPEN SPACE CALCULATOR**  
 PURSUANT TO SECTION 6.103.H NO OPEN SPACE REQUIRED

**VICINITY MAP**



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 Suite 175  
 Phoenix, AZ 85004  
 P 602-229-1100  
 F 602-229-1101



EVEN STEVENS  
 DOWNTOWN SCOTTSDALE  
 7217 E 4TH AVE  
 SCOTTSDALE, AZ

REV# | DATE | DESCRIPTION

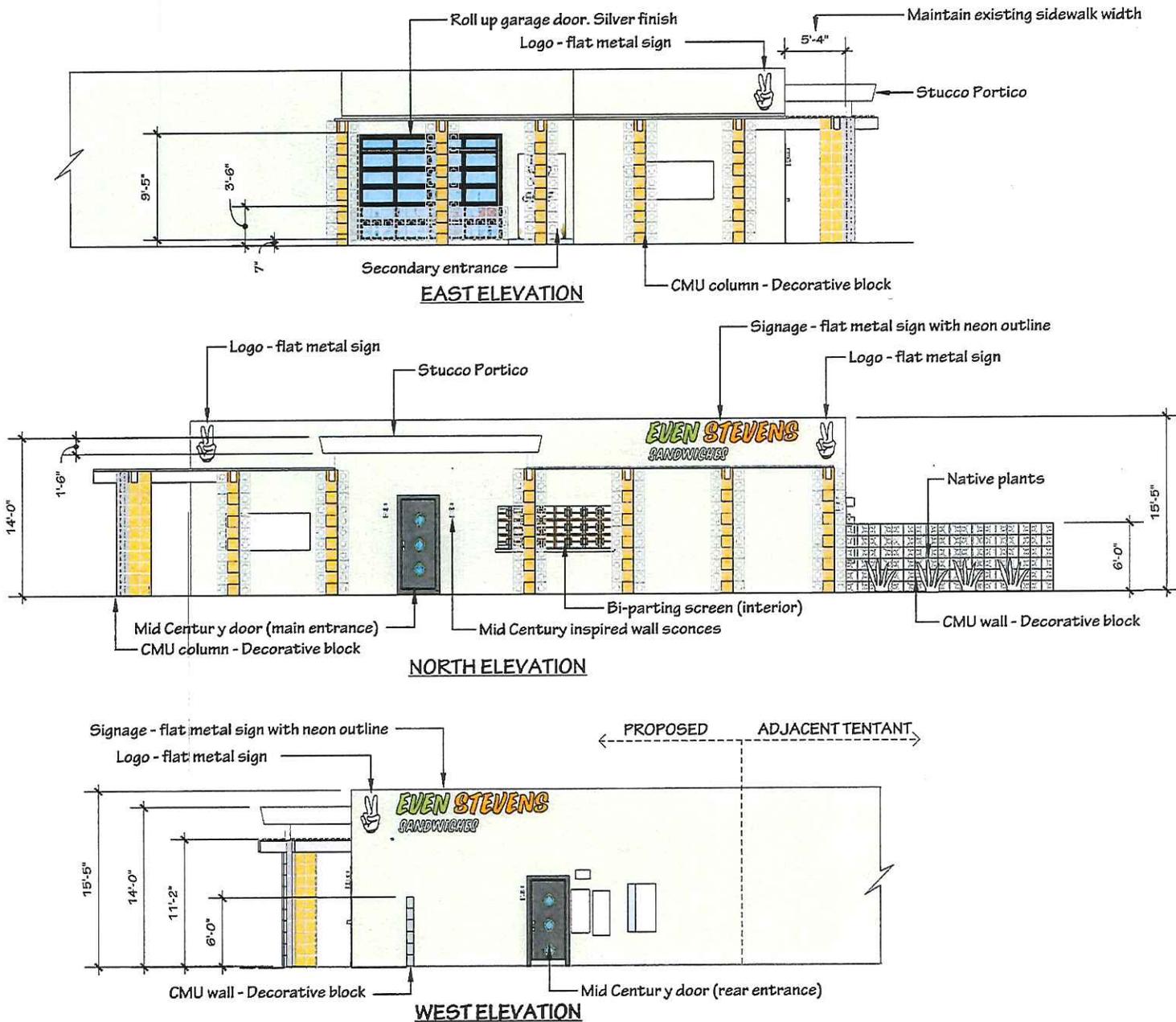
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ISSUE DATE: 03/30/2016

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-100

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 3002018115284JM  
 Call number for documents is 120 Even Stevens Sandwich Cafe, Gilbert



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 Phoenix, AZ 85004  
 P 602-229-1100  
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**N.F.C.**

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**EVEN STEVENS**  
 DOWNTOWN SCOTTSDALE  
 7217 E 4TH AVE  
 SCOTTSDALE, AZ

REV | DATE | DESCRIPTION

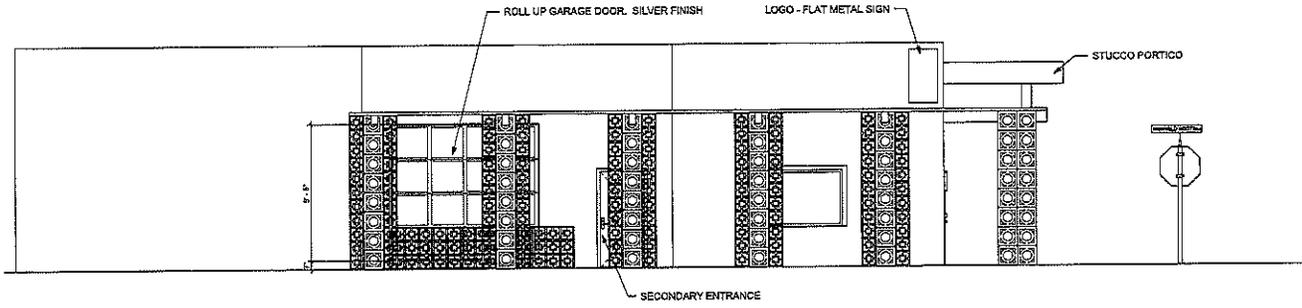
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ISSUE DATE:  
 03/30/2016

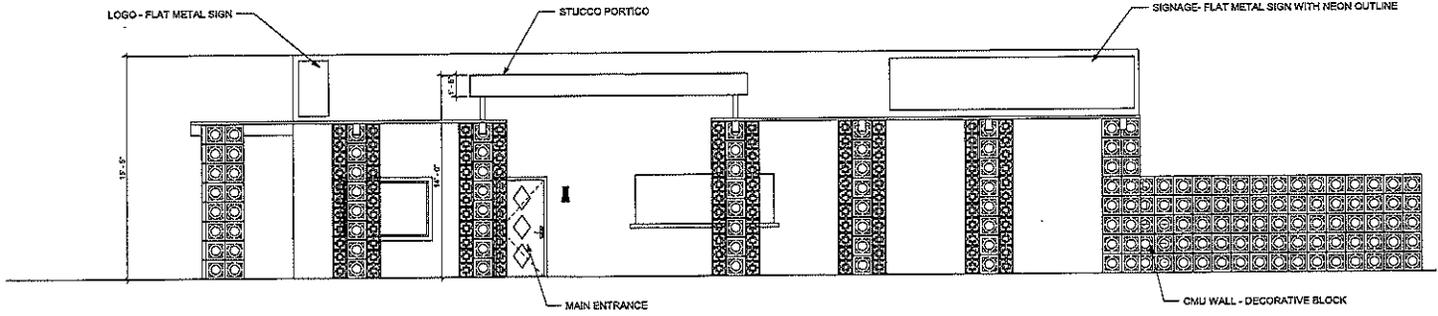
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 EXTERIOR  
 ELEVATIONS -  
 COLOR

SHEET NUMBER:  
 A-601

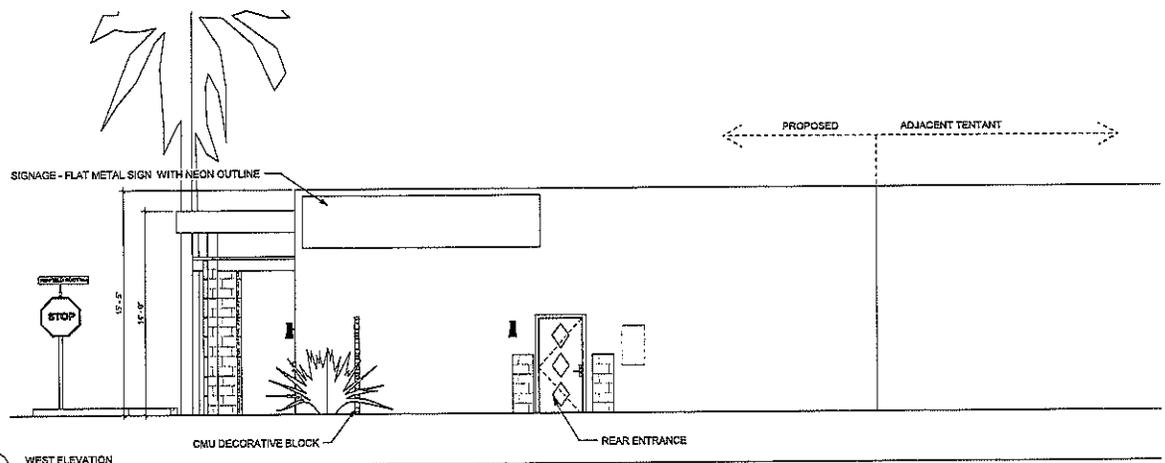
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1 EAST ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
3/4" = 1'-0"



3 WEST ELEVATION  
3/4" = 1'-0"



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EVEN STEVENS  
 DOWNTOWN SCOTTSDALE  
 7217 E 4TH AVE  
 SCOTTSDALE, AZ

RECT DATA DESCRIPTION

PROJECT NUMBER:

15-123

ISSUE DATE:

03/30/2016

SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A-602

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C:\Users\jgarcia\Documents\15-123 East Street Streetscape Elevation.dwg 2016/03/30 11:54:11 AM



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F 602-229-1101

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EVEN STEVENS  
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SCOTTSDALE, AZ

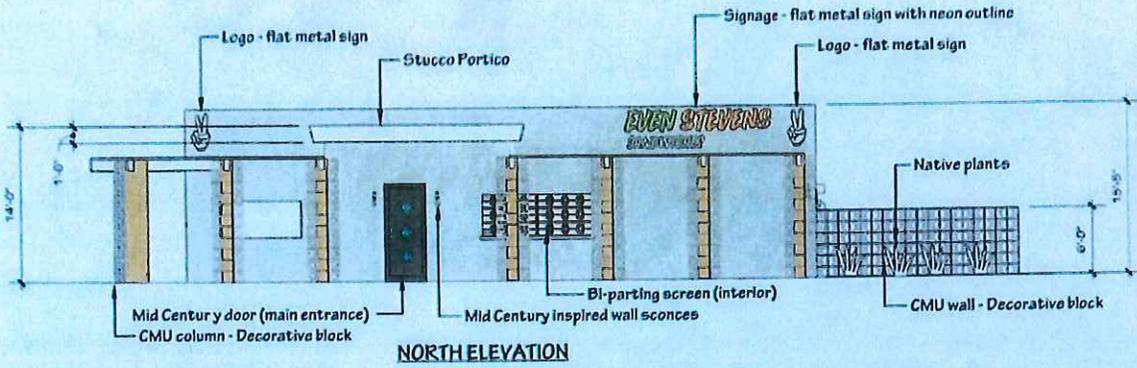
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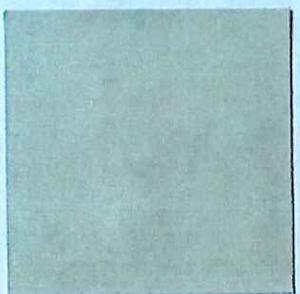
ISSUE DATE:  
03/30/2016

SHEET TITLE:  
STREETSCAPE  
ELEVATION

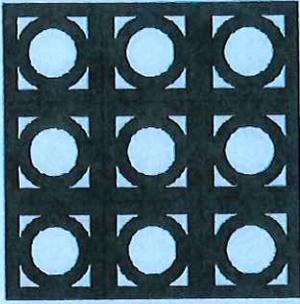
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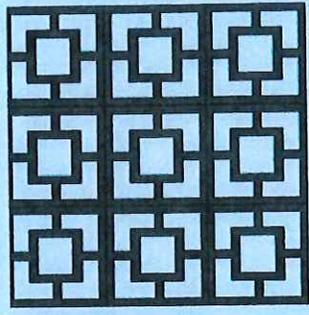
**NORTH ELEVATION**



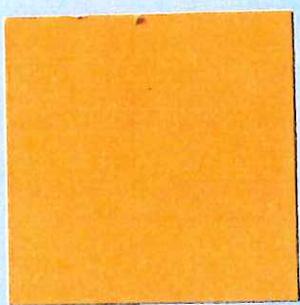
**PAINT:**  
SHERWIN WILLIAMS  
LIVEABLE GREEN  
SW 6176



**DECORATIVE BLOCK:**  
A1BLOCK  
SCREEN WALL  
NO. 171



**DECORATIVE BLOCK:**  
A1BLOCK  
SCREEN WALL  
NO. 397



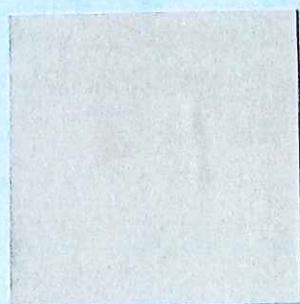
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SHERWIN WILLIAMS  
LAUGHING ORANGE  
SW 6895



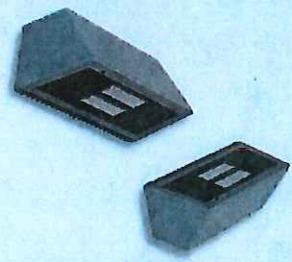
**SCONCE LIGHTING:**  
ORIGINAL CAST LIGHTING  
FIORI ARM SCONCE  
FR1-S1SC-13-WF



**CONSTRUCTION DOWNLIGHT :**  
LITHONIA LIGHTING  
DX-1 CAN PORTICO LIGHTING  
LDN6 40/10 LO6AR 120



**PAINT:**  
SHERWIN WILLIAMS  
NATURAL CHOICE  
SW 7011



**SCONCE LIGHTING:**  
LITHONIA LIGHTING  
WST LED WALL SCONCE  
WST LED 1 10A700/40K SR4 120V



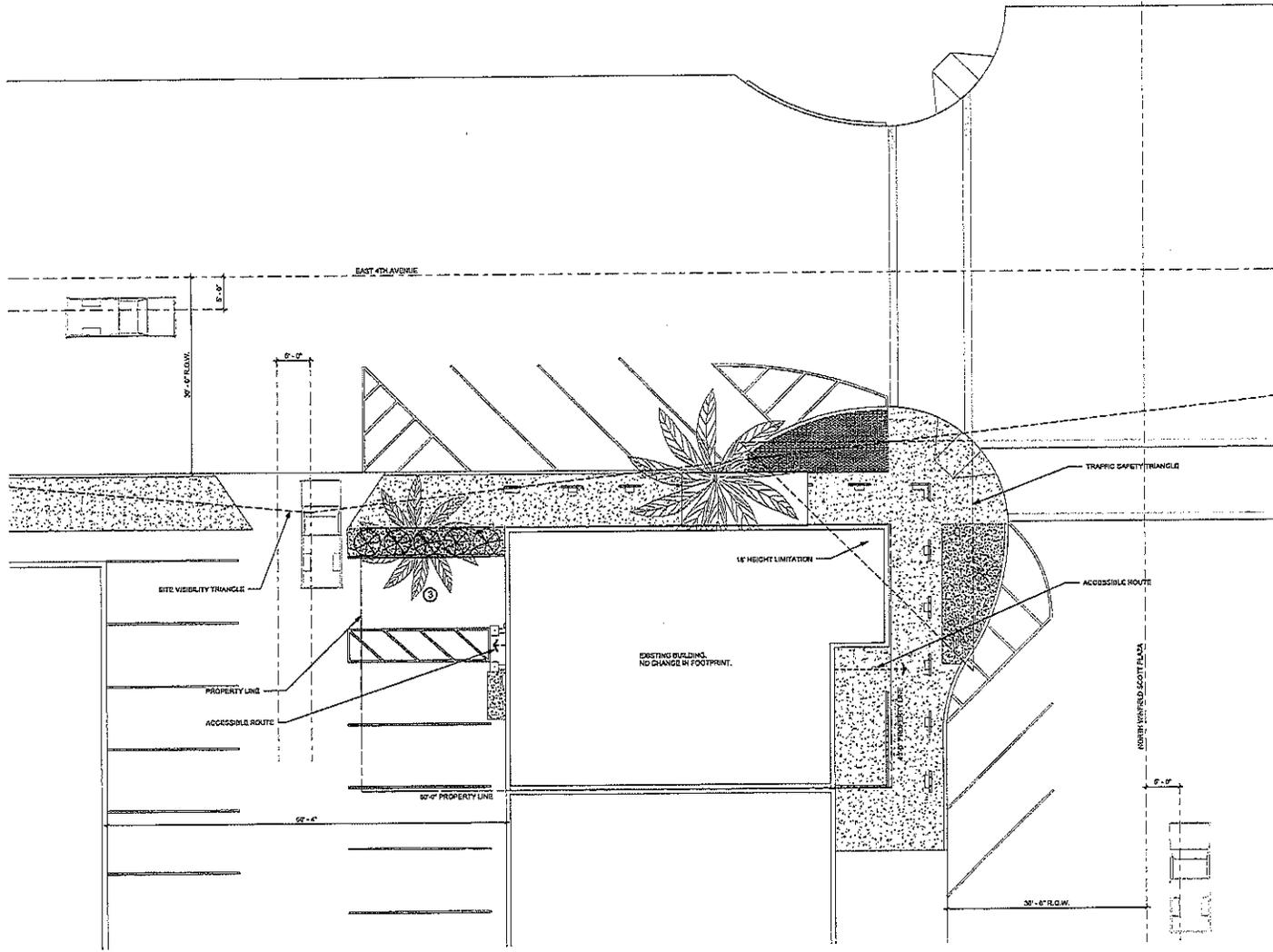
**EXTERIOR DOOR:**  
FRANK LUMBER  
MID CENTURY MODERN DOOR  
MCM-5

**triARC**  
architecture & design  
99 E. Virginia Avenue, | Suite #175  
Phoenix, AZ 85004 | P 602 229 1100

**EVEN STEVENS**  
7217 E 4TH AVE  
SCOTTSDALE, AZ

**MATERIAL  
BOARD**

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### LANDSCAPE LEGEND

SYMBOL	BOTANICAL NAME	SOIL SPACING	QUANTITY
EXIST	COMMON NAME		
	CERCIMUM PRAECOX	EXISTING	0 NEW
	LEUCOPHYLLUM FRUTESCENS	EXISTING	0 NEW
	WASHINGTONIA ROBUSTA	EXISTING	0 NEW
	YUCCA RUPICOLA	64" OC	0 NEW

### LANDSCAPE NOTES

AREAS OF DECOMPOSED GRANITE OR YALUM IN A 60:40 AREA, OR THE "DECOMPOSED GRANITE" AND PUT "SALVAGED DESERT SURFACE SOIL" WITHOUT PLANT MATERIAL. (CIRCUMFERENCE SHALL NOT EXCEED DIMENSIONS OF MORE THAN 1 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE)

A MINIMUM OF 50 PERCENTAGE UNLESS OTHERWISE STIPULATED BY THE DEVELOPER/REVIEW BOARD, UNDER THE ZONING ORDINANCE REQUIREMENTS OF THE PROVIDED TREES SHALL BE NATIVE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 15.01, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 2.09.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER GREATER THAN 4 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 7" ABOVE THE LOCATION THAT THE TRUNK BRANCHES ORIGINATE, OR 4" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.

AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 15 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

NO TURF AREAS ARE TO BE PROVIDED

RETENTION/IDENTIFICATION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVAL CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, SLOPERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-ACCIDENTAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-243 THROUGH 49-246 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.

TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-243 THROUGH 49-246 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.

NO LIGHTING IS APPROVED WITH THIS SUBMITTAL.

THE APPROVAL OF THESE PLANS RECOGNIZES THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATIONS OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.

THE LANDSCAPE SPECIFICATION SECTION OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.

ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SPECIES AND QUANTITY PRIOR TO THE RESUMPTION OF THE COMPLETE OCCUPANCY OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

ALL REVEGETATED HAZS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED HAZS SHALL BE PERMANENTLY DISCONNECTED.

NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (HAZS) AREAS.

PROTECT THE NATURAL OPEN SPACE (HAZS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

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

1. ALL HAZS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
  - A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL HAZS AND LOC SUPERSEDES BASED ON THIS EXHIBIT
  - B. THREE (3) FOOT TALL STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED EQUIVARIANT, SHALL BE SET ALONG THE HAZS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
  - C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT WITHIN TEN FEET OF THE HAZS AND LOC LEVELS SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
  - D. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION.
2. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/IDENTIFICATION OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

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NOT FOR CONSTRUCTION  
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 NOT FOR CONSTRUCTION

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REV	DATE	DESCRIPTION

PROJECT NUMBER:  
**15-123**

ISSUE DATE:  
**03/30/2016**

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**A-202**

### LANDSCAPE PLAN APPROVAL

Case #	Approved by	Date

CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL SEVERAL OTHERS WILL REQUIRE APPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.