

# DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 1, 2016 Item No. 3  
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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### **El Pollo Loco 58-DR-2015**

**Location:** 7204 E. Shea Boulevard

**Request:** Request approval of the site plan, landscape plan, and building elevations for a new restaurant building, with approximately 2,995 square feet of building area, and drive-through service, all on an approximately 0.65-acre site.

## **OWNER**

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WR A Shea and Scottsdale, LLC  
602-375-6468

## **ARCHITECT/DESIGNER**

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ADN Architects

## **APPLICANT CONTACT**

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Tom Fitzpatrick  
ADN Architects  
310-452-5533

## **BACKGROUND**

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### **Zoning**

This site is zoned Highway Commercial (C-3). The C-3 zoning district is intended to permit most types of commercial activities located along major streets, including shopping and service needs.

### **Context**

Located approximately 250 feet east of the intersection of E. Shea Boulevard and N. Scottsdale Road on the north side of E. Shea Boulevard, the surrounding developments are various types of commercial uses including restaurant, service station, retail, and miscellaneous service uses.

### **Adjacent Uses and Zoning**

- North A portion of the parking lot for the adjacent shopping center is located north of the site in the Highway Commercial (C-3) zoning district.
- South E. Shea Boulevard abuts the property to the south. Miscellaneous retail and service uses are located farther south in the Highway Commercial (C-3) zoning district.

- East A portion of the larger shopping center is located east of the site in the Highway Commercial (C-3) zoning district.
- West An existing service station is located west of the site in the Highway Commercial (C-3) zoning district.

**Key Items for Consideration**

- Conformance with City of Scottsdale Restaurant Design Guidelines

**DEVELOPMENT PROPOSAL**

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**Goal/Purpose of Request**

The applicant is seeking approval of a site plan, landscape plan, and building elevations for a new 2,995 square-foot restaurant with drive-through to be located at the site of a now-vacant restaurant.

**Neighborhood Communication**

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The City mailed notification postcards to the surrounding property owners within 750 feet of the site, and has posted the property notifying the public of the Development Review Board hearing. As of the date of this report, staff has not received any neighborhood or citizen correspondence regarding the applicant's request.

**DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS**

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The development site is the current location of a vacated drive-through restaurant. The existing one-story restaurant building on the site has been in place since the 1980s. The applicant's proposal is to remove the existing building on the site and replace it with a new, one-story drive-through restaurant. The new restaurant will be re-oriented in relation to the existing restaurant and moved farther east. Other improvements to the site include new landscape, hardscape, and pedestrian access.

Access to the site will be altered slightly with the proposed reconstruction by the removal of the existing site driveway onto E. Shea Boulevard adjacent to the site. The site will continue to utilize access from an existing signalized driveway east of the site into the surrounding larger shopping center. The removal of the existing site driveway will remove an access point onto a major arterial street, which is generally encouraged by Transportation Department policy. Parking continues to be provided adjacent to the restaurant building on the north and east sides. The drive-through will remain in the same location as the existing restaurant, but will be reconfigured and lengthened to accommodate more vehicles. In addition, a new screen wall will be provided along the entire length of the drive-through and a new canopy will be provided over the drive-through window. A new pedestrian walkway will connect the building to the widened sidewalk along E. Shea Boulevard. Pedestrian access to the building is located on the north and east sides of the building with sidewalks provided to each entry from the adjacent parking and the street. Open space has been provided in large areas on the west and east sides of the site and will continue to be provided along the large setback from E. Shea Boulevard. Finally, the existing transit shelter located along E. Shea Boulevard will be removed and replaced with a new transit shelter per current city standards.

The proposed restaurant building incorporates a contemporary style with the use of multiple types of materials including stucco, steel, aluminum storefront, composite wood, and cement tile. The

one-story building utilizes varied massing to enhance the façades of the buildings. Shade devices will be provided for all window and door locations, with some windows being recessed into the wall system to allow additional shading. Exterior building lighting has been designed to meet the City requirements and all mechanical equipment and utilities have been appropriately screened or integrated with the building design. The development project utilizes muted earth tones, consistent with city policies and guidelines and incorporates a vibrant palette of ceramic tiles in a mosaic for additional visual interest.

New landscaping will be utilized in areas adjacent to the reconstructed building and the revised parking area east of the building. Existing landscaping and turf will be retained and replaced in the large open space area between the E. Shea Boulevard and the development site. New landscaping will utilize drought-tolerant plant material per City guidelines. Plant species include Willow Acacia, Palo Verde and Palm trees, as well as Agave, Aloe, and Yucca varieties. The plants will be arranged to create a lush landscape between the building and landscape areas surrounding the building.

**Development Information**

- Existing Use: Restaurant
- Proposed Use: Restaurant
- Parcel Size: 0.96 gross acres  
0.74 net acres  
32,325 square feet
- Building / Commercial space: 2,995 square feet
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.09
- Building Height Allowed: 36 feet, excluding rooftop appurtenances
- Building Height Proposed: 22 feet 9 inches, including rooftop appurtenances
- Parking Required: 25 spaces (restaurant use)
- Parking Provided: 25 spaces (restaurant use) / 744 spaces (center)
- Open Space Required: 112,127 square feet (entire shopping center)
- Open Space Provided: 157,212 square feet (entire shopping center)

**STAFF RECOMMENDATION**

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**Recommended Approach:**

Staff recommends that the Development Review Board approve the El Pollo Loco restaurant per the attached stipulations, finding that the provisions of Character and Design Element of the General Plan 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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Brad Carr, AICP, LEED-AP  
Senior Planner  
480-312-7713  
E-mail: bcarr@ScottsdaleAZ.gov

**APPROVED BY**

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\_\_\_\_\_  
Brad Carr, AICP, LEED-AP, Report Author

8.17.2016  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Steve Venker, Development Review Board Coordinator  
Phone: 480-312-2831 E-mail: [svenker@ScottsdaleAZ.gov](mailto:svenker@ScottsdaleAZ.gov)

8/18/16  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Randy Grant, Director  
Planning and Development Services  
480-312-2664, [rgrant@scottsdaleaz.gov](mailto:rgrant@scottsdaleaz.gov)

8/18/16  
\_\_\_\_\_  
Date

**ATTACHMENTS**

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- A. Stipulations/Zoning Ordinance Requirements
- 1. Applicant's Narrative
- 2. Context Aerial
- 2A. Close-Up Aerial
- 3. Zoning Map
- 4. Site Plan
- 5. Building Elevations
- 6. Landscape Plans

**Stipulations for the  
Development Review Board Application:  
El Pollo Loco  
Case Number: 58-DR-2015**

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 ADN Architects, with a city staff date of 7/21/2016.
  - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by ADN Architects, with a city staff date of 7/21/2016.
  - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by EGLA, with a city staff date of 7/21/2016.
  - d. The case drainage report submitted by Helix Engineering, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.

**RELEVANT CASES:**

**Ordinance**

- A. At the time of review, the applicable Zoning case for the site was 11-ZN-1968.

**ARCHITECTURAL DESIGN:**

**DRB Stipulations**

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

- 4. *Revise the building elevations to provide a porte-cochere over the drive-through window and lane instead of the small canopy that is proposed. Drive-through elements should be architecturally integrated into the building, rather than appearing to be applied or “stuck on” to the building. Refer to the Scottsdale Restaurant Design Guidelines.*

**SITE DESIGN:**

**DRB Stipulations**

- 5. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
- 6. All drive-through lanes shall provide a minimum of 120 feet of queuing distance.
- 7. The refuse enclosure shall be constructed in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of the refuse enclosure can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2146-2 for single enclosure with grease containment area.
- 8. All on-site sidewalks shall be a minimum of 5 feet in width.

**EXTERIOR LIGHTING:**

**Ordinance**

- B. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward.

**DRB Stipulations**

- 9. *With the final plans submittal, the developer shall modify the proposed LF18 light fixture to a fixture that does not have an exposed light source. Revised fixture shall be reviewed and approved by the Planning final plans review staff.*
- 10. All exterior luminaires shall meet all IES requirements for full cutoff, and shall be aimed downward and away from property line except for sign.
- 11. Incorporate the following parking lot and site lighting into the project’s design:

**Parking Lot and Site Lighting:**

- a. The maintained average horizontal luminance level, at grade on the site, shall not exceed 2.5-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 10.0-foot-candles. All exterior luminaires shall be included in this calculation. 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 1.5-foot-candles. All exterior luminaires shall be included in this calculation.
- d. The total lumen per luminaire shall not exceed 24,000 lumens.

**STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:**

**DRB Stipulations**

- 12. Prior to the issuance of a building permit for the site, the owner shall dedicate to the City the following right-of-way and submit plans to construct the following street improvements:

Street Name	Street Type	Dedications	Improvements	Notes
E. Shea Blvd	Major Arterial	None – 65-foot half-street existing	Remove existing site driveway, replace with new curb, gutter, sidewalk; Replace existing sidewalk with new 8-foot-wide sidewalk; Replace existing transit shelter with new transit shelter	15.a.; 15.b.; 15.c.; 15.d.

- a. 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.
- b. With the final plans submittal, the developer shall show the removal of the existing transit shelter located along E. Shea Boulevard adjacent to development site and replacement with new transit shelter in conformance with COS Standard Detail #2263.
- c. With the final plans submittal, the developer shall show the removal of the existing site driveway onto E. Shea Boulevard adjacent to the development site and replacement with new curb, gutter, and sidewalk.
- d. With the final plans submittal, the developer shall show the removal of the existing sidewalk along the development site E. Shea Boulevard frontage from the existing sidewalk located in front of the parcel to the west (Arco) extending to the existing driveway to the shopping center farther east. Sidewalk shall be a minimum of eight (8) feet in width and may meander to avoid power poles, existing trees, and traffic signal poles.

**EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:**

**DRB Stipulations**

- 13. Before any building permit is issued for the site, the owner shall dedicate a water line easement from the existing public line easement to the service line and 3 feet beyond the meter. Easement shall be a minimum of 3 feet wide on either side of the service line. Final easement location shall be subject to approval of final plans review staff.

**WATER AND WASTEWATER STIPULATIONS:**

**Ordinance**

**DRB Stipulations**

- 14. Existing water and sewer service lines to this site shall be utilized, or shall be disconnected at the main pursuant to the Water Resources Department requirements.

15. With the final plans submittal, the developer shall show the relocation of the water meter from the location on the west side of the existing building to a landscape area near the water main at least 6 feet from the west property line and install a backflow preventer per city standards.

**DRAINAGE AND FLOOD CONTROL:**

**DRB Stipulations**

16. With the improvement plan submittal, the 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.



# Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 04/19/16 (Revised) Project No: 190 -PA- 2015  
 Coordinator: Armet Davis Newlove Case No: \_\_\_\_\_  
 Project Name: El Pollo Loco - 58 DR 2015

**Project Location:** 7204 East Shea Blvd

**Property Details:**  Single-Family Residential  Multi-Family Residential  Commercial  Industrial

Current Zoning: C3 Proposed Zoning: No Change

Number of Buildings: 1 Parcel Size: \_\_\_\_\_

Gross Floor Area/Total Units: 2995 Floor Area Ration/Density: \_\_\_\_\_

Parking Required: TBD Parking Provided: CUP REVIEW

Setbacks: N - N/A E - N/A S - 28' W - N/A

**Description or Request:**

Applicant proposes to demolish existing Arby's Restaurant, and construct a new 2995 El Pollo Loco Restaurant with drive-thru. Applicant also proposes to close off one ingress/egress drive aisle off of Scottsdale Road.

Applicant has worked with Planning Dept. to address concerns/comments. El Pollo Loco has also proposed the use of the company's newest prototype, to which the Scottsdale Planning Dept. has shown much favor. The updated building elevations are submitted herewith.

The project is within an existing shopping center development.

Applicant has proposed the project with favorable review from Planning & Development staff via pre-application 190- PA - 2015

**58-DR-2015**  
**07/21/16**

## Planning, Neighborhood & Transportation Division

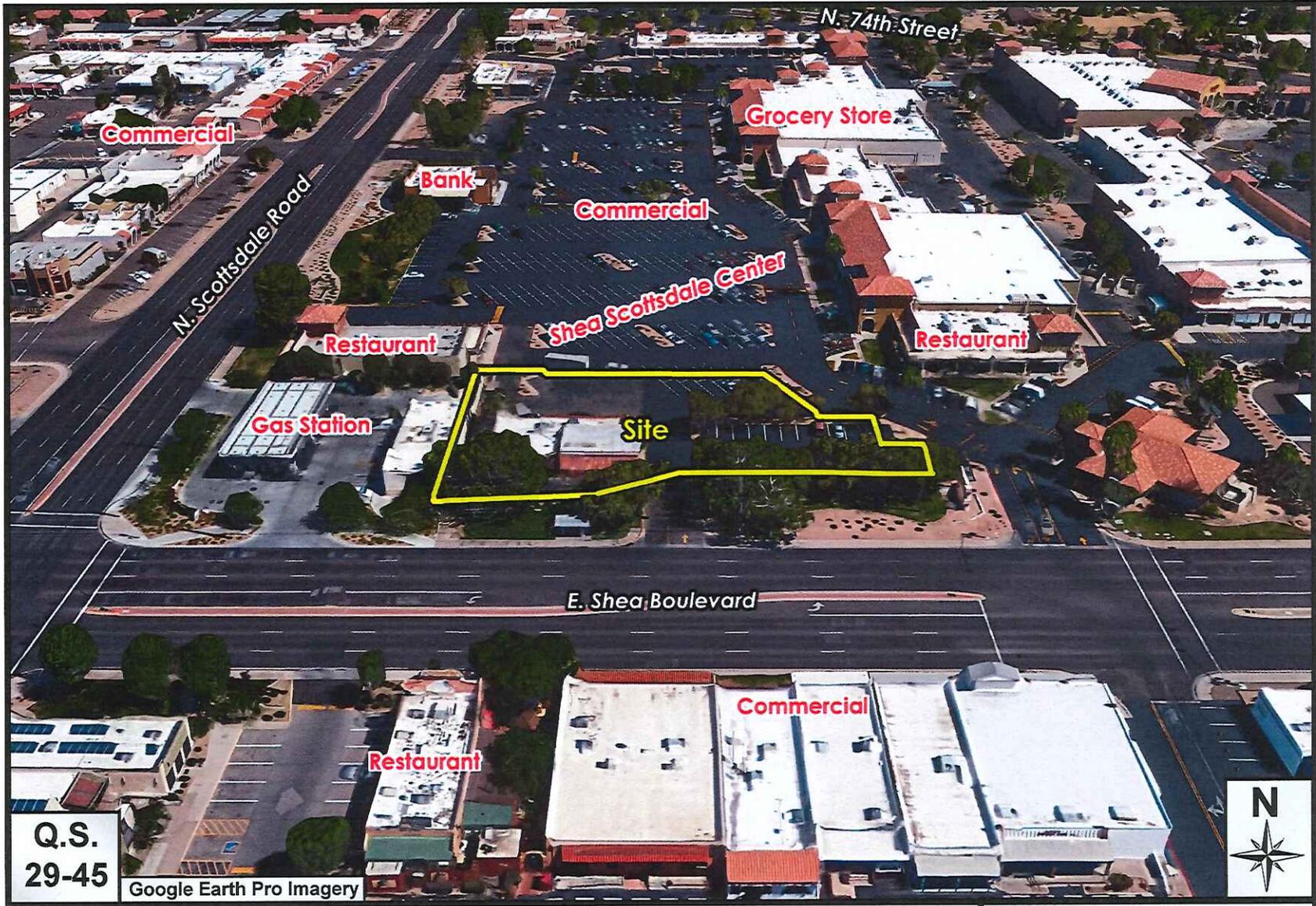
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 ♦ Phone: 480-312-7000 ♦ Fax: 480-312-7088



El Pollo Loco

58-DR-2015

ATTACHMENT #2A

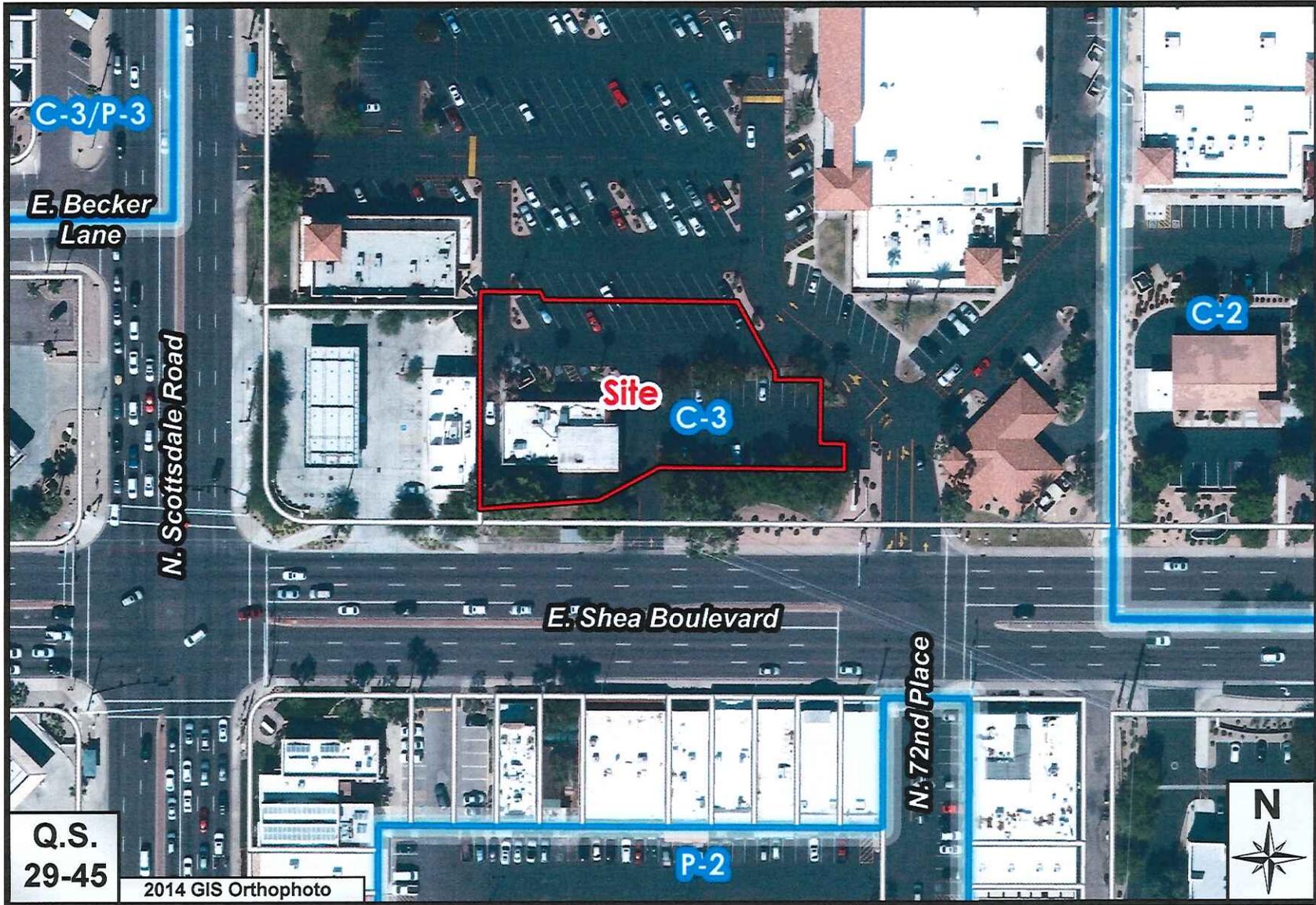


Q.S.  
29-45

Google Earth Pro Imagery

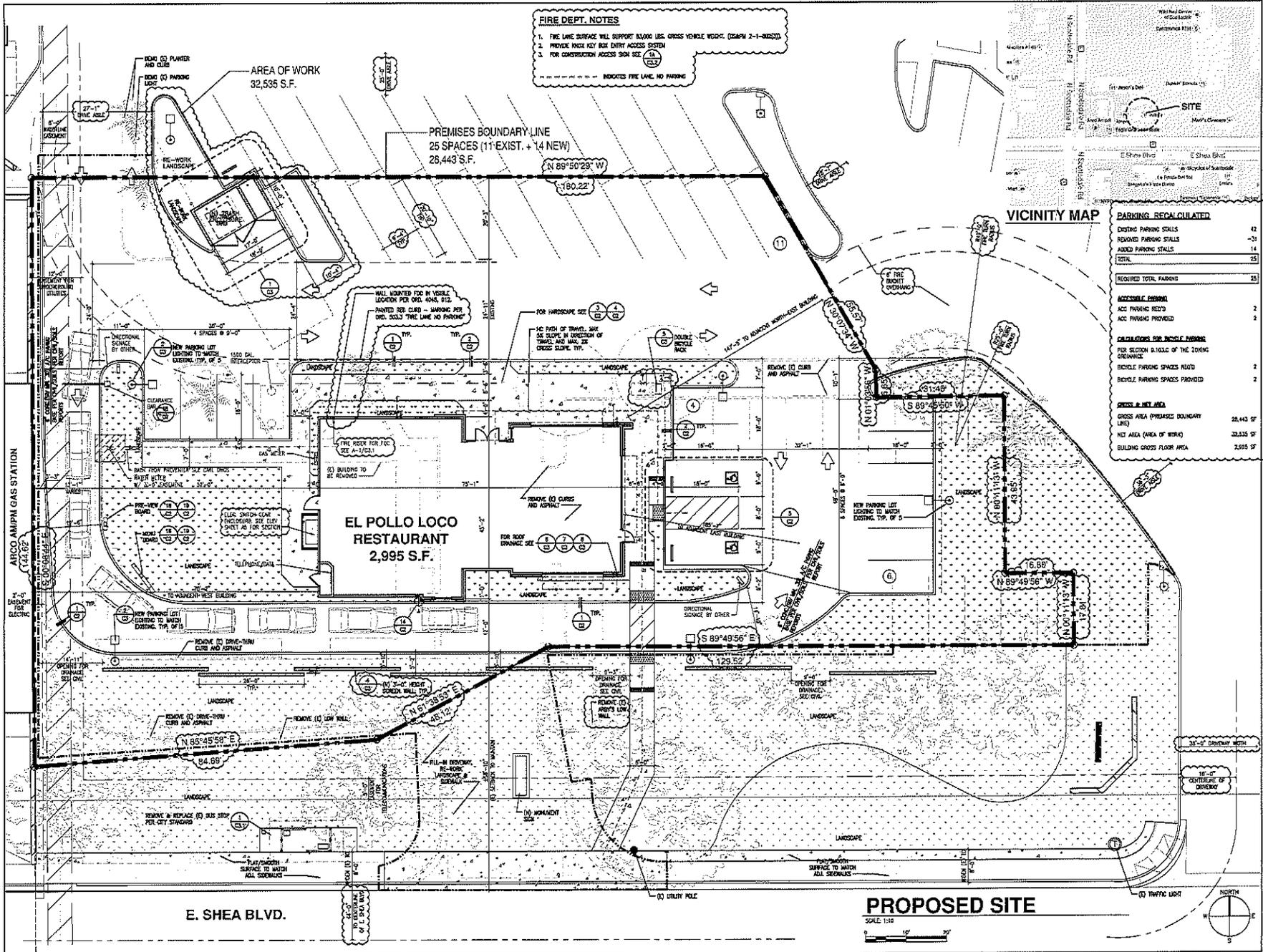
El Pollo Loco

58-DR-2015



El Pollo Loco

58-DR-2015



REV. DATE DESCRIPTION  
07/17/16 PLANNING DEPT. CORRECT #1  
07/20/16 PLANNING DEPT. CORRECT #2



LOCATION  
V2995-PROTOTYPE STD.  
STORE #6139  
7294 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

DATE 07/17/16  
JOB NO. 15-8129  
DRAWN BY JN  
CHECKED BY PGT/JF  
PRELIMINARY SITE PLAN

C1

58-DR-2015  
07/21/16



**FRONT ELEVATION - EAST**  
SCALE: 1/4" = 1'-0"

- TOP OF DECAL A BEAM  
25'-0" A.F.F.
- TOP OF PARAPET  
22'-0" A.F.F.
- TOP OF TILE NICHE  
14'-2 1/2" A.F.F.
- B.O. CANOPY  
9'-8" A.F.F.

SIGNAGE UNDER SEPARATE PERMIT.



**SIDE ENTRY ELEVATION - NORTH**  
SCALE: 1/4" = 1'-0"

- T.O. DECAL  
25'-0" A.F.F.
- T.O. PARAPET  
22'-0" A.F.F.
- TOP OF TILE NICHE  
14'-2 1/2" A.F.F.
- T.O. CANOPY  
10'-2" A.F.F.
- TOP OF WINDOWS/B.O. CANOPY  
9'-8" A.F.F.

- T.O. RENAL  
15'-7" A.F.F.
- T.O. RENAL  
10'-5" A.F.F.
- T.O. RENAL  
9'-3" A.F.F.

**LEGEND**

- ◊(P) GLENN PROFESSIONAL - A178 BRUSHWOOD, SMOOTH FINE SAND SILICO
  - ◊(B) BROWN MARBLE - AC-6 NEW CHESTNUT, GLOSSY FINE SAND SILICO
  - ◊(BL) BLAKENED (EIN BLUE)
  - ◊(C) COMPOSITE WOOD SPRING BY NICHIA - WALNUT WOOD FINISH
  - ◊(T) CEMENT TILE SHOP - PACIFIC CLASSIC COLLECTION, PATCHWORK 8" x 8" RANDOMLY MIX THE FOLLOWING COLORS:  
215 BLACK & WHITE  
235 RED  
225 BLUE  
215 YELLOW  
CONTACT CUSTOMER SERVICE (800) 704-2701  
GROUT: MARO 15 PEARL GREY, JOINT WIDTH 1/8"
  - ◊(A) FININGS BY VENDOR: BLAKENED (EIN BLUE)
  - ◊(AL) ALUMINUM STONEFRONT: BLACK (MATCH FININGS)
- NOTE FOR TOUCH-UP PAINT ON COMPANES:  
SAMPLES FRANK, BOUTY, METAL, BECOMING, FEATURES, ETC. USE BLACK.

**58-DR-2015**  
**07/21/16**

**adn**  
ARNET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
1810 SHAW BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH 310 482-0553 FAX 310 480-4742

REV	DATE	DESCRIPTION
01/17/16	PLANNING DEPT CORRECT. #1	
07/21/16	PLANNING DEPT CORRECT. #2	

THE USE OF THIS PLAN AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT AND SITE SHOWN HEREON. ANY REUSE OF THIS PLAN OR SPECIFICATIONS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF ADN IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR SPECIFICATIONS.

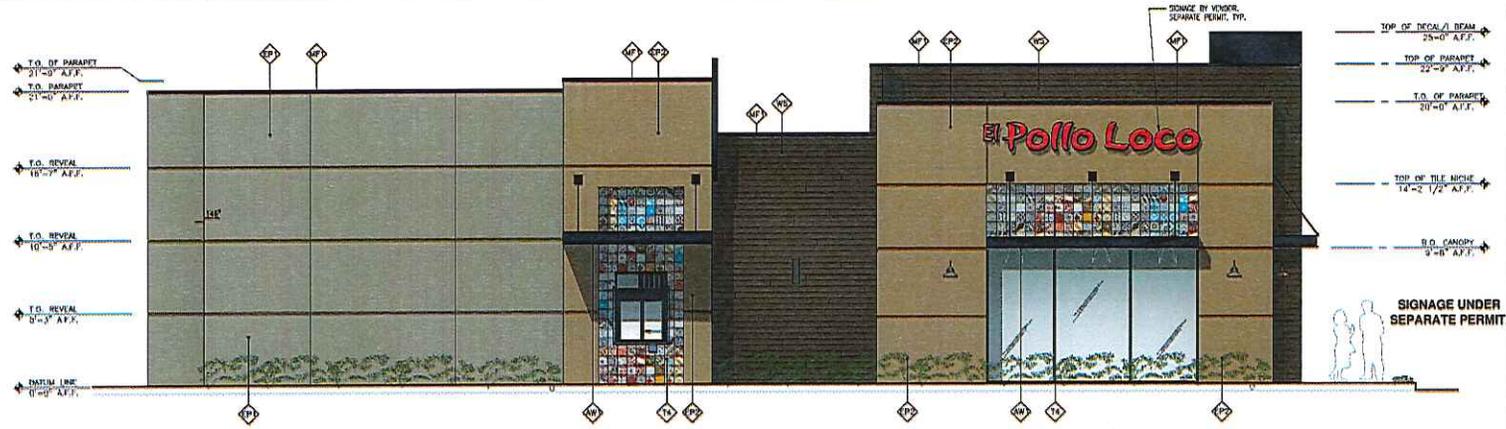
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF CALIFORNIA  
NO. 50885  
ARNET DAVIS NEWLOVE  
ARCHITECTS  
[EXPIRES 06/30/2018]



LOCATION  
**V2995-PROTOTYPE STD.**  
**STORE #6139**  
7204 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

DATE	03/17/16
JOB NO.	15-6139
DRAWN BY	JM
CHECKED BY	PD/TT

**ELEVATIONS**  
**A4**

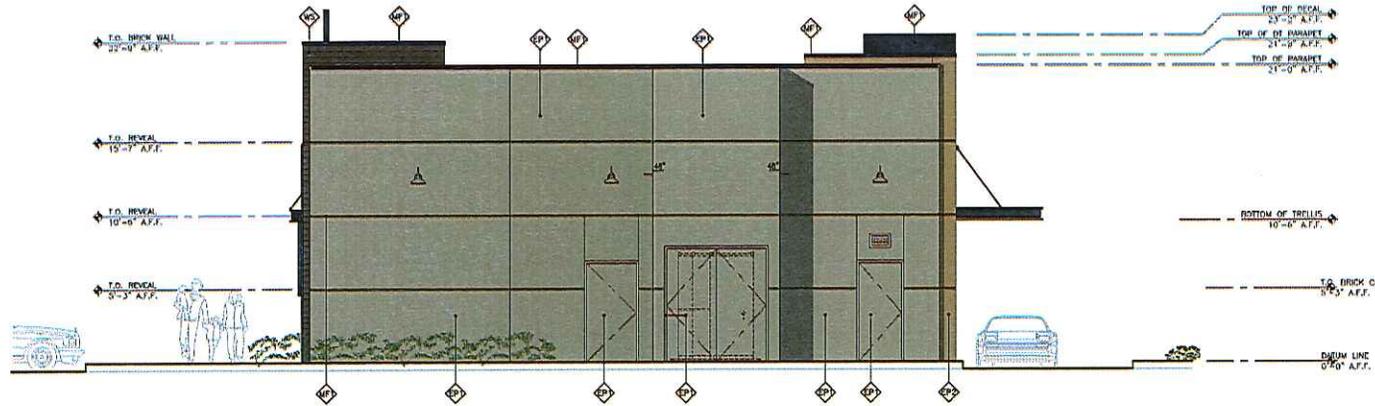


**MECH. ENCL - SECTION**

SCALE: 1/4" = 1'-0"

**DRIVE-THRU ELEVATION - SOUTH**

SCALE: 1/4" = 1'-0"



**REAR ELEVATION - WEST**

SCALE: 1/4" = 1'-0"

**LEGEND**

- ◊ CROWN PROFESSIONAL - A1704 BRUSHWOOD, SMOOTH THE SAND STUCCO
  - ◊ BENJAMIN MOORE - AC-8 NEW CHESTNUT, SMOOTH FINE SAND STUCCO
  - ◊ BLACKENED (DARK BLUE)
  - ◊ COMPOSITE WOOD Siding BY NORIMA - WAINUT WOOD FINISH
  - ◊ CEMENT TILE SHOP - PACIFIC CLASSIC COLLECTION, RANDOMLY 4" x 8" RANDOMLY IN THE FOLLOWING COLORS:  
25% BLACK & WHITE  
25% RED  
25% BLUE  
25% YELLOW
  - ◊ CONCRETE: CUSTOMER SERVICE (800) 704-2701  
CHERRY MAPLE 15 PEARL GRAY, JETSET WHITE 8 1/2"
  - ◊ FINISHES BY VENDOR: BLACKENED (DARK BLUE)
  - ◊ ALUMINUM SIDING/FRAME: BLACK (MATCH BRICK)
- NOTE: FOR TOUCH-UP PAINT ON CANOPIES, SIGNAGE FRAME, TILES, METAL, DECORATIVE FINISHES, ETC. USE BLACK



ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
 1540 OLIMPIC BLVD.  
 SANTA MONICA, CALIFORNIA 90404  
 PH 310 452-0533 FAX 310 450-4742

REV. DATE DESCRIPTION  
 07/21/16 PLANNING DEPT. CORRECT. #1  
 07/21/16 PLANNING DEPT. CORRECT. #2

SIGNAGE UNDER SEPARATE PERMIT.

ALL USE OF THIS PLAN AND INFORMATION HEREON IS LIMITED TO THE PROJECT, SITE AND AREA HEREIN SPECIFICALLY IDENTIFIED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE BUILDING.  
 ARMET DAVIS NEWLOVE & ASSOCIATES  
 ARCHITECTS  
 EXPIRES 09/30/2016



LOCATION  
**V2995-PROTOTYPE STD.**  
**STORE #6139**  
 7204 E. SHUA BLVD.  
 SCOTTSDALE, AZ 85260

DATE: 03/17/16  
 JOB NO.: 15-0-139  
 DRAWN BY: JHN CHECKED BY: PD/TJ

ELEVATIONS

**A5**

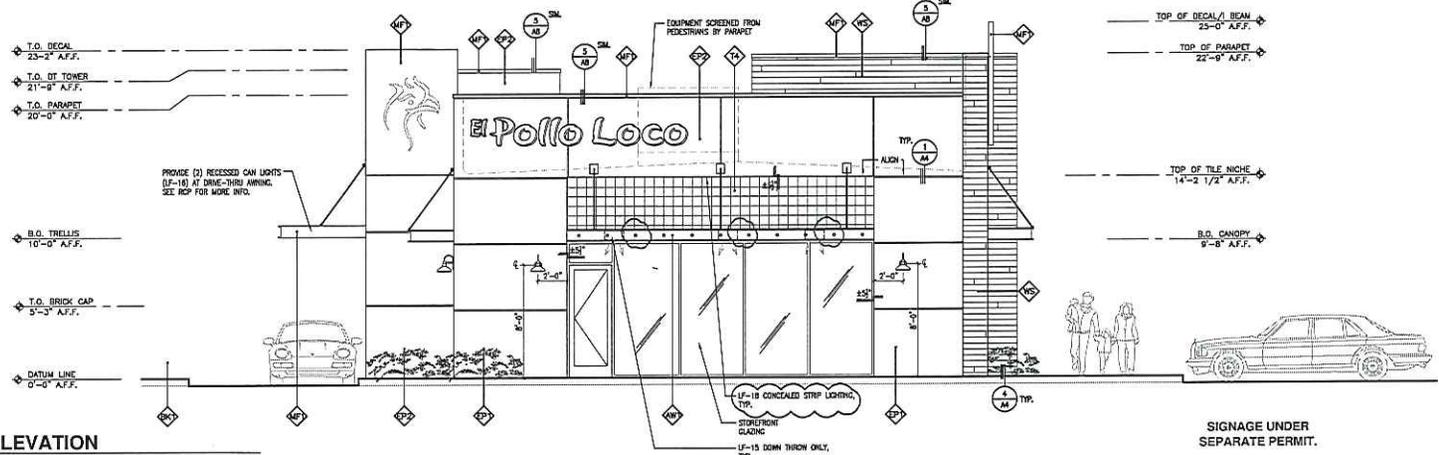
**58-DR-2015**  
**07/21/16**



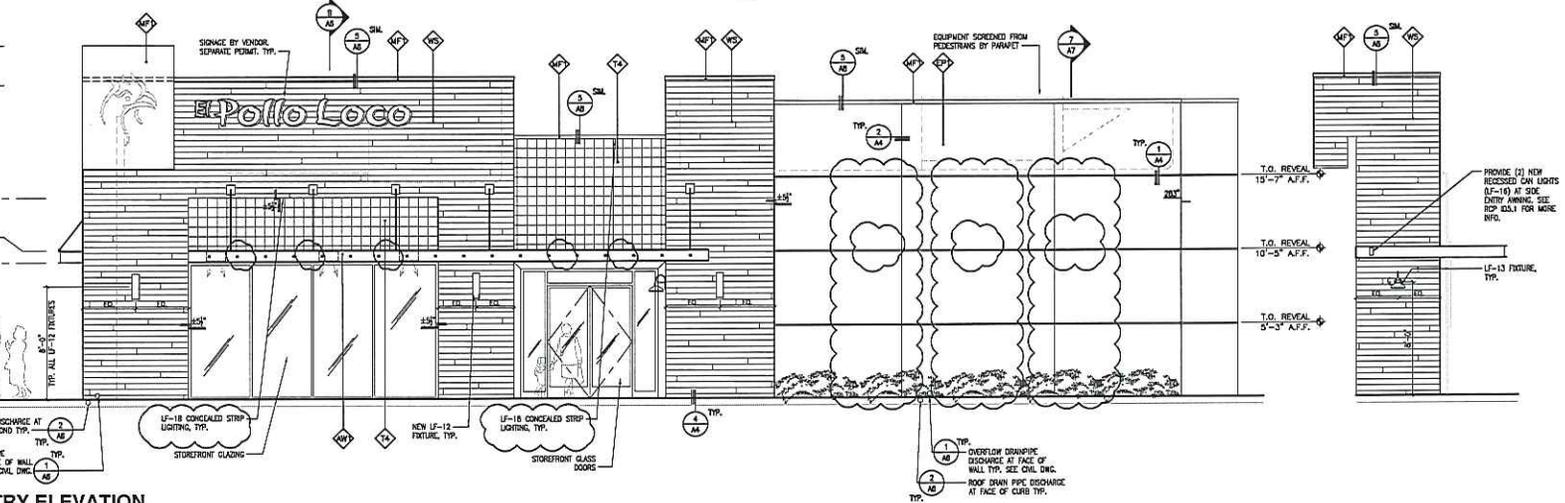
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS

1030 OLYMPIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH: 310 452-5533 FAX: 310 452-4142

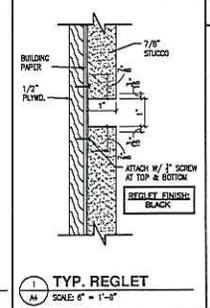
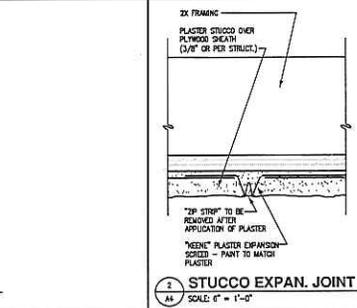
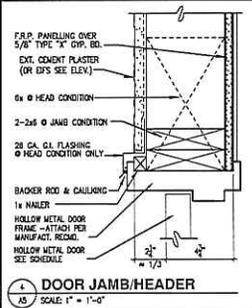
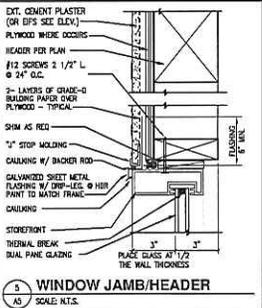
REV.	DATE	DESCRIPTION
04/18/18	PLANNING DEPT. CORRECT. #1	
07/20/18	PLANNING DEPT. CORRECT. #2	



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**SIDE ENTRY ELEVATION**  
SCALE: 1/4" = 1'-0"



- GENERAL NOTES**
- CALLS ALL WALL AND ROOF PENETRATIONS.
  - SEE OTHER WALL SCHEDULES FOR STRUCTURAL FOR HANGING PATTERN AND REQUIREMENTS FOR ALL EXTERIOR GRADE PLYWOOD.
  - CALLS ALL WINDOW AND DOOR FRAMES AT HEAD, SILL AND JAMB.
  - ALL BUILDING SIGNAGE AND LOGO UNDER SEPARATE PERMIT, LOCATION AND SIZE OF SIGNAGE TO BE FIELD COORDINATED WITH THE SIGN CONTRACTOR.
  - ENTIRE BUILDING TO BE SHEATHED IN PLYWOOD/OSB IN ADDITION TO SHEATH SHOWN ON STRUCTURAL PLANS.
  - ADDRESS NUMBERS AT 6' HT TO BE ILLUMINATED BY ADJACENT SITE LIGHT (MINIMUM 3 FOOT CANDLES).
  - ALL SIGNAGE ALLE TO THIS PERMIT VERIFY ALL LOCATION WITH APPROVED SIGN VENDOR PLANS.
  - REFLECTIVE GLAZING AT THE PEDESTRIAN LEVEL IS PROHIBITED. GLAZING ABOVE THE PEDESTRIAN LEVEL SHALL BE LIMITED TO MAX. REFLECTANCE RATING OF 22% PER NIST. (PER CONDITION 9 OF 2016-2020)
  - STUCCO: STANDARD THREE (3) COAT, 7/8" EXTERIOR CEMENT PLASTER OVER MESH LATH OVER TWO (2) LAYERS OF 1/2" BUILDING PAPER. FINISH PER SCHEDULE 606. TO PROVIDE ALL CORNER BEADS, CONTROL JOINTS, SCREDS & FLASHING AS REQUIRED.
  - CRITICAL NOTE: COPING FLASHING TO BE PAINTED TO MATCH COLOR OF MATERIAL BELOW. TYP. U.S.A.
  - DOOR NOTE: EXTERIOR DOORS & SWITCH GEAR TO BE PAINTED TO MATCH COLOR OF ADJ. WALL TYP.
  - ALL WINDOWS SHALL BE PROVIDED WITH ANTI-GRABBIT FILM.

**LEGEND**

	CLOSET PROFESSIONAL - AT788 BRUSHWOOD SMOOTH FINE SAND STUCCO
	BENJAMIN MOORE - AC-6 NEW CHESTNUT SMOOTH FINE SAND STUCCO
	BLACKENED (GUN BLUE)
	COMPOSITE WOOD SILING BY MOCHA - WALNUT WOOD FINISH
	CEMENT TILE SHEET - PACIFIC CLASSIC COLLECTION, PATENTWORK BY 1/4"
	ANNINGS BY VENDOR: BLACKENED (GUN BLUE)
	ALUMINUM STOREFRONT: BLACK (MATCH ANNINGS)

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, MARQUEE FRAME, BOLTS, METAL, DECORATIVE FIXTURES, ETC. USE BLACK.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE LIMITED TO THE PROJECT, SITE AND CONDITIONS SHOWN HEREON. ANY CHANGES TO THESE PLANS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

30665  
ARMET DAVIS NEWLOVE & ASSOCIATES, AIA ARCHITECTS  
EXPIRES 06/30/2018



UNIVERSITY  
V2985-PROTOTYPE STD.  
STORE #6139  
7204 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

DATE: 03/17/16  
JOB NO.: 15-0159  
DRAWN BY: JIN  
CHECKED BY: PD/TF

ELEVATIONS

A4

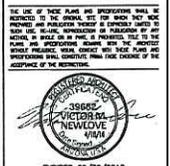
58-DR-2015  
07/21/16



ARMÉT DAVIS NEWLÖVE & ASSOCIATES, AIA ARCHITECTS

1330 LYNBIC BLVD.  
SANTA MONICA, CALIFORNIA 90404  
PH: 310 451-4533 FAX: 310 455-4142

REV. DATE DESCRIPTION  
01/17/14 PLANNING DEPT. CORRECT. #1  
07/21/14 PLANNING DEPT. CORRECT. #2



EXPRES 08/30/2018

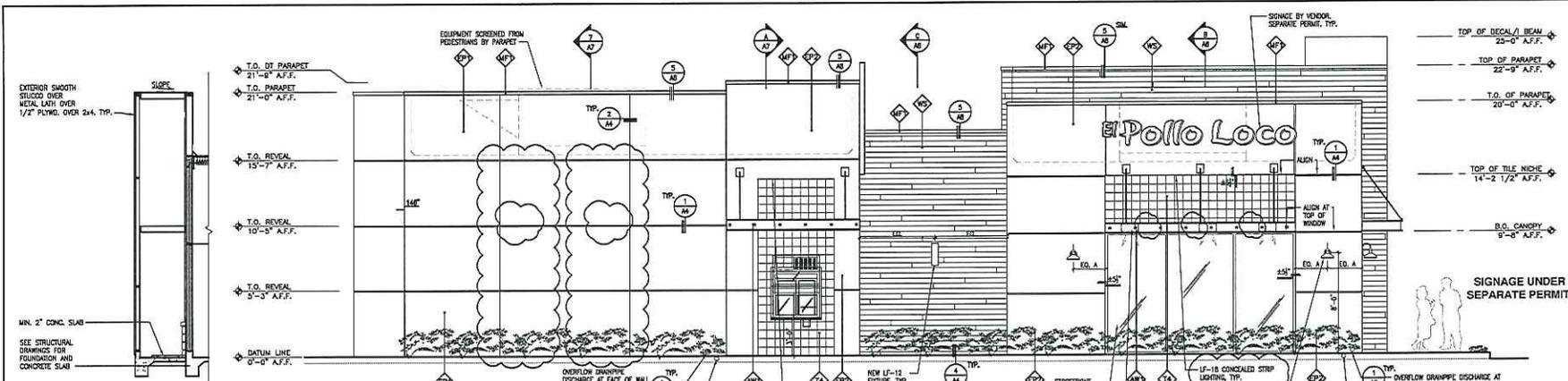


UGAORN  
V2995-PROTOTYPE STD.  
STORE #6139  
7204 E. SHEA BLVD.  
SCOTTSDALE, AZ 85260

DATE: 03/17/16  
JOB NO.: 15-0139  
DRAWN BY: JN  
CHECKED BY: PD/TF

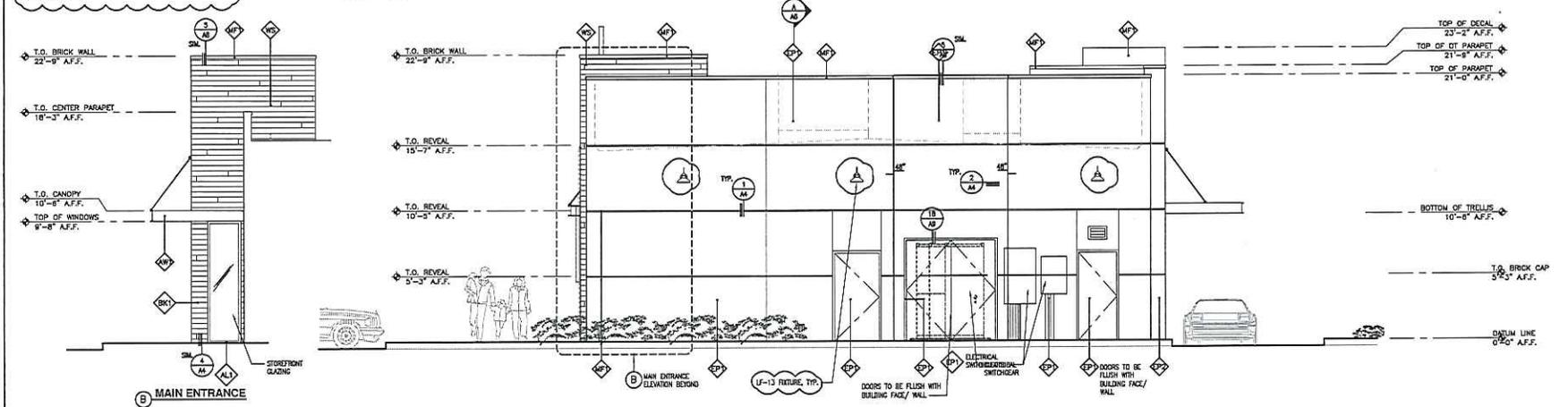
ELEVATIONS

A5

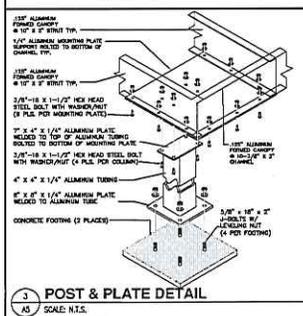


**MECH. ENCL. SECTION**  
SCALE: 1/4" = 1'-0"

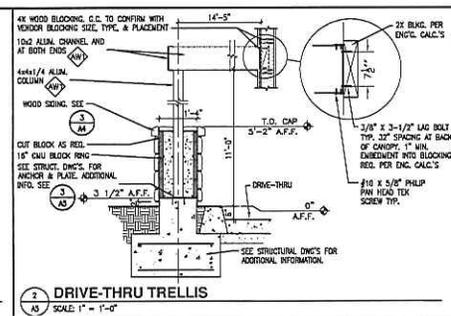
**DRIVE-THRU ELEVATION**  
SCALE: 1/4" = 1'-0"



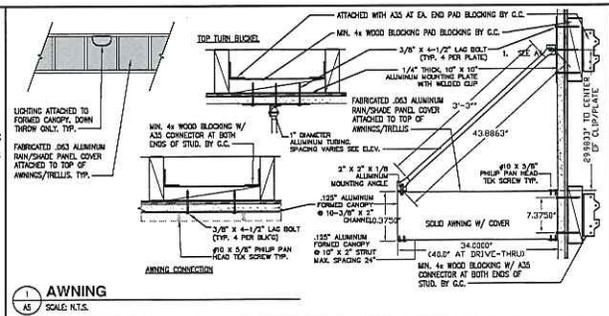
**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**POST & PLATE DETAIL**  
SCALE: N.T.S.



**DRIVE-THRU TRELIS**  
SCALE: 1" = 1'-0"



**AWNING**  
SCALE: N.T.S.

**GEN. NOTES**

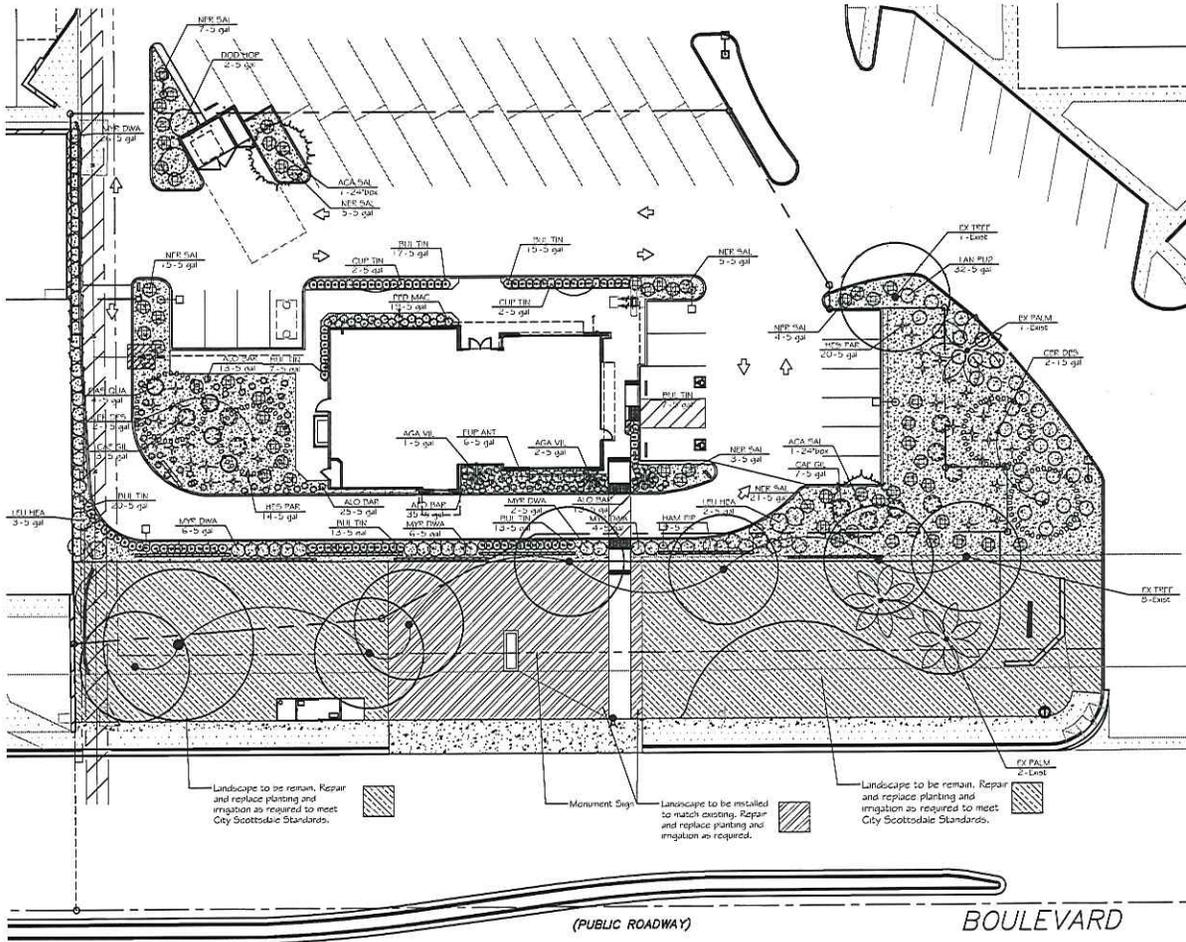
SEE A4

**LEGEND**

- ◆ CROWN PROFESSIONAL - A178 BRUSHWOOD, SMOOTH FINE SAND STUCCO
- ◆ BEAUMAIN MOORE - AC-6 NEW OCEANIDE, SMOOTH FINE SAND STUCCO
- ◆ BLOCKED (GUN BLUE)
- ◆ COMPOSITE WOOD SIDING BY NICHHA - WALNUT WOOD FINISH
- ◆ CEMENT TILE SHOP - PACIFIC CLASSIC COLLECTION, PANORAMIC @ 8\"/>

NOTE: FOR TOUCH-UP PAINT ON CANOPIES, BARBEQUE FRAME BOLTS, METAL, DECORATIVE FIXTURES, ETC. USE BLACK.

**58-DR-2015**  
**07/21/16**



ATTACHMENT #6

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	ACA DAL	Acacia salicina / Willow Acacia	24"box	2	
	CCR DEC	Cercolium "Desert Museum" / Thornless Palo Verde	15 gal	4	
	EX PALM	Ex Palm Existing Palm - To Remain Protect and Preserve Approx. Location - Vary at Site	Each	3	
	EX TREE	Existing Tree Protect and Preserve Approx. Location - Vary at Site	Each	9	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	AGA VII	Agave viticrossus / Octopus Agave	5 gal	3	
	ALO DAR	Aloe barbadensis / Barbados Aloe	5 gal	66	
	BUL TIN	Subina frutescens "Tiny Tangonia" / Tiny Tangonia Subina	5 gal	92	
	CAE GIL	Casuarina gilbertii / Yellow Bird of Paradise	5 gal	10	
	CUP TIN	Cupressus sempervirens "Tiny Tower" TM / Tiny Tower Italian Cypress	5 gal	4	
	DAG QUA	Daylilyon quadrangulatum	5 gal	4	
	DCD HCP	Dodonaea viscosa / Hopseed Bush	5 gal	2	
	EUP ANT	Euphorbia antisyriaca / Candella Euphorbia	5 gal	6	
	HAM TXN	Hamelia patens / Fire Bush	5 gal	9	
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal	34	
	LAR PUE	Larrea tridentata "Purple" / Trailing Larrea	5 gal	32	
	LEU HCA	Leucophyllum "Heavenly Cloud" / Baronetstruck	5 gal	3	
	MYR DWA	Myrtus commans "Compacta" / Dwarf Myrtle	5 gal	44	
	NSR SAL	Nerium oleander "Petite Salmon" / Oleander	5 gal	60	
	PED MAC	Pestalotia macrocarpa / Slipper	5 gal	19	
GROUPING COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SIZING	QTY
	M-GOD	Molave Gold / Oriental Rock Install on 4 oz. Wood Fabric - Dwell or Approved Eq.	2" Minus	0.545' sq	

**IRRIGATION REGIME**

FULLY AUTOMATIC, WATER EFFICIENT DRIP IRRIGATION SYSTEM WILL BE INSTALLED FOR THE ENTIRE PROJECT THE IRRIGATION CONTROLLER FEATURES WILL INCLUDE:  
 1. ET BASED SELF ADJUSTING OPERATION RUN TIME  
 2. MULTIPLE PROGRAM CAPABILITIES  
 3. MULTIPLE REPEAT CYCLE CAPABILITIES  
 4. FLUIDIC CALENDAR PROGRAM

**LANDSCAPE SUMMARY DATA**

AREA CALCULATIONS:  
 SITE AREA = 20,443 S.F.  
 K.O.W. LANDSCAPED AREA = 4,688 S.F.  
 PARKING LOT LANDSCAPED AREA = 3,214 S.F.  
 LANDSCAPING TO REMAIN AND RENOVATED (4,500 IN K.O.W.) = 1,068 S.F.  
 TOTAL PROJECT LANDSCAPED AREA = 20,122 S.F.

**E.G.L.A.**  
 Edward Gripp Eric Gripp  
**LANDSCAPE ARCHITECTURE**  
 CALIFORNIA REGISTERED LANDSCAPE ARCHITECT #10015  
 NEVADA REGISTERED LANDSCAPE ARCHITECT #10174  
 ARIZONA REGISTERED LANDSCAPE ARCHITECT #19704  
 1449 Doral Circle 340 La Parra Way  
 Thousand Oaks, CA 91326 Occanide, CA 92035  
 P: 805-379-1773 F: 805-379-1791  
 E: eric@egla.com edward@egla.com

**REVISIONS**

NO.	DESCRIPTION

Contractor shall verify and be responsible for all dimensions and conditions of site. They shall verify the accuracy of all dimensions and conditions of site. They shall verify the accuracy of all dimensions and conditions of site. They shall verify the accuracy of all dimensions and conditions of site.



**PRELIMINARY  
NOT FOR CONSTRUCTION**

**CLIENT AND PROJECT**



**P-PROTOTYPE STORE #6139**  
 7201 East Shea Boulevard  
 Scottsdale, AZ 85260  
 For:  
 Arthur Davis Newlove and Associates  
 1330 Olympic Blvd.  
 Santa Monica, CA 90404  
 310-422-4762  
**SHEET DESCRIPTION**  
**Conceptual Landscape Plan**

DATE: 06/16/16  
 SCALE: N/D SCALE  
 DRAWN BY: Eric Gripp  
 SHEET NUMBER

**PRL-1  
of 1**

**58-DR-2015  
07/21/16**