

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: September 6, 2012 Item No. 9
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

84-DR-2011#3 Restoration Hardware at Scottsdale Quarter (site walls)

Location: 15015 N. Scottsdale Rd.

Request: Request approval of specific design elements for the site walls and landscaping on the south and west sides of the new Restoration Hardware building.

OWNER

Glimcher Development Corporation
180 E. Broad Street
Columbus, Ohio 43215

TENANT

Restoration Hardware

ARCHITECT/DESIGNER

George Melara / Gwen Jarick
Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85254

ENGINEER

David Evans & Associates
4600 E. Washington Street, Suite 430
Phoenix, AZ 85034

APPLICANT CONTACT

George Melara / Gwen Jarick
Nelsen Partners, Inc.
15210 N. Scottsdale Road, Suite 300
Scottsdale, AZ 85254
480-949-6800

Action Taken _____

BACKGROUND

Zoning

The site is zoned Planned Regional Center District (PRC). The PRC zoning district allows a broad range of general merchandise and service uses, and can include office and residential uses. This district allows retail uses, as proposed with this request.

Context

The Scottsdale Quarter site is located on N. Scottsdale Road between E. Butherus Road on the south, N. 73rd Street on the east, and E. Greenway-Hayden Loop on the north. Scottsdale Quarter is a multi-building mixed use development with a contemporary design style. The Restoration Hardware building is located at the southwest corner of the development, at the corner of N. Scottsdale Road and E. Butherus Road.

Adjacent Uses and Zoning

- North Dominick's restaurant, zoned Planned Regional Center (PRC).
- South E. Butherus Road, farther south is vacant land, zoned Industrial Park District (I-1).
- East Interior private street and parking structure, zoned Planned Regional Center (PRC).
- West Scottsdale Road, farther west is Kierland shopping center, zoned commercial (Phoenix).

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The Development Review Board originally heard the proposal for Restoration Hardware (84-DR-2011) on February 16, 2012. The Board unanimously approved the proposal, with the exception of the site walls and landscaping that was proposed adjacent to the building on the south and west sides. With concerns over the height, mass and proximity to the public sidewalk, the Board requested that the site wall, and landscaping as affected, be revised and come back for review at another hearing.

The Development Review Board heard the case a second time on May 17, 2012, after the owner and architect made revisions to the design of the site walls that included reduction in height by 1-foot and moving the wall back from the sidewalk in order to provide additional site area for landscape and berming, that reduce the apparent mass of the wall. Still having concerns over the design treatments of the large walls, the Board approved the location and height of the site walls and stipulated that the walls return a 3rd time for review and approval of specific design elements and detailing to break up and add articulation to the walls.

With this submittal, the owner and architect have made revisions that include the addition of steel trellises on the wall surface that will allow plants to grow up the walls, and terraced landscaping within the vicinity of the southern gate. The proposed trellis elements soften and break up the massing of the large walls, and the landscape terraces create visual interest in the vicinity of the gate, as well as create the appearance of access.

Development Information (overall)

- Existing Use: Vacant building
- Proposed Use: Retail
- Parcel Size: 23.52 acres (net)
- Building Size: 22,405 SF
- Floor Area Ratio Allowed: 0.8
- Floor Area Ratio Proposed: 0.8
- Building Height Allowed: 60 Feet
- Building Height Proposed: 57'-6" (from avg. TOC +1)
- Parking Required: 2,987 spaces
- Parking Provided: 3,191 spaces
- Open Space Required: 204,911 SF
- Open Space Provided: 226,636 SF

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the site walls and related landscaping for Restoration Hardware per the attached stipulations, finding that the provisions of the General Plan policies and goals, master plans, and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT

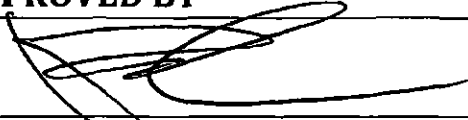
Planning, Neighborhood and Transportation

Current Planning Services

STAFF CONTACT

Bryan Cluff, Planner 480-312-2258 E-mail: Bcluff@scottsdaleaz.gov

APPROVED BY


Bryan Cluff, LEED AP, Planner
Report Author

8/24/12
Date


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

8/24/12
Date

ATTACHMENTS

- A. Stipulations
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Close-Up Aerial
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Landscape Plan
 - 6. Elevations
 - 7. Perspective
 - 8. Building/Site Sections
 - 9. 84-DR-2011 Plans (For reference only)
 - 10. 84-DR-2011#2 Plans (For reference only)
-

**Stipulations for the
Development Review Board Application:
Restoration Hardware
Case Number: 84-DR-2011#3**

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

APPLICABILITY:

1. Except as stipulated below, all approvals and stipulations from case 84-DR-2011 and 84-DR-2011#2 shall continue to apply to the site.

APPLICABLE DOCUMENTS AND PLANS:

2. 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 site wall elevations submitted by Nelsen Partners, Inc., with a city staff date of 8/7/2012.
 - b. The location and configuration of all site wall improvements shall be consistent with the site plan submitted by submitted by Nelsen Partners, Inc., with a city staff date of 8/7/2012.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the conceptual landscape plan submitted by Nelsen Partners, Inc., with a city staff date of 8/7/2012.

RELEVANT CASES:

Ordinance

- A. At the time of review, the applicable Zoning and DRB cases were 14-ZN-2005, 10-DR-2007, 84-DR-2011 and 84-DR-2011#2.

**SCOTTSDALE QUARTER
GLIMCHER/ RESTORATION HARDWARE
SITE WALL PACKAGE**

August 23, 2012

PROJECT NARATIVE

The project request is for development review board approval of the south site wall for Restoration Hardware. At our last DRB hearings and approval for the Restoration Hardware building, concern was raised, regarding the overall height of the south screen wall. We spent some time reaching out to board members Ali Fakh and Chris Jones to better understand and formulate a design solution that would work for all. This application addresses the concerns raised and we are anticipating DRB approval of the site walls for the project, which is under construction.

The following where the issues raised and our proposed solution:

SOUTH ELEVATION

The relationship of the gate opening to the sidewalk, there is a +/-5'-4" difference in grade- We have created a terraced step area out of steel plate (1'-8") with plantings in order to mitigate the relationship of the interior courtyard finish floor and the sidewalk. In addition we have changed the design of the gate and made it relate to the steel detailing on the interior of the space and it is more of a decorative grill than a gate. We have introduced a decorative steel grid for climbing white bougainvillea and sage massing hedge in between the steel panels, there are 4 on each side of the elevation for a total of 8. This creates a rhythm and breaks up the wall vertically.

WEST ELEVATION

We have employed a similar strategy to the south side developing a terraced step area out of steel plate with plantings in order to mitigate the relationship of the interior courtyard finish floor and the sidewalk. We have addressed the vertical wall in similar fashion by adding the vertical steel grids 2 on each side of the elevation for a total of 4 to create a rhythm and break up the wall vertically.

The landscape plan has been adjusted to accommodate the new terracing on the South side and we have increased the landscape. We are proposing to add 2 additional Texas Ebony's to three per side for a total of six. We have also added two Palo Verde trees on the east side of the existing wall. We believe these modifications and adjustments we have made will create a nicer setting and ground the building while providing a better pedestrian experience.



84-DR-2011#3

ATTACHMENT #2



Restoration Hardware

84-DR-2011#3

ATTACHMENT #2A



84-DR-2011#3

ATTACHMENT #3



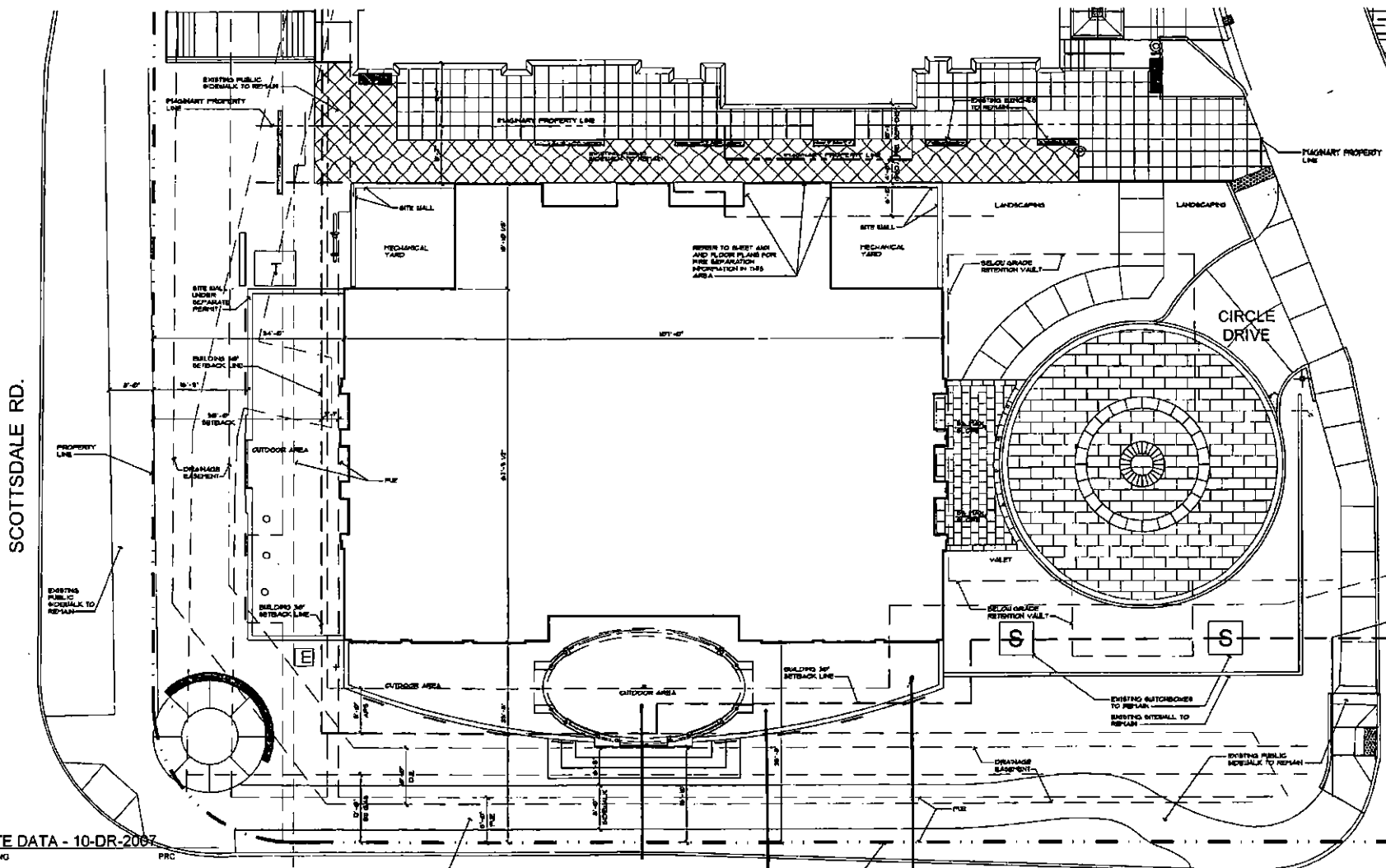


Restoration Hardware - Site Walls
15015 N. Scottsdale Rd
Scottsdale, AZ 85260

Date
July 25, 2012

Designs and/or construction documents
which contain original and unexpired
copies of this contract and any other
documents, plans or drawings shall be
submitted to the authority of the
Project No.

A110
SITE PLAN



SITE DATA - 10-DR-2007

ZONING	PRC
GROSS SITE AREA	1,248,148.70 SF 28.61 ACRES
NET SITE AREA	1,024,555.00 SF 23.52 ACRES
OPEN SPACE REQUIRED = 20% MAX. OF NET SITE AREA	204,911 SF
OPEN SPACE PROVIDED	214,792 SF
FRONTAGE OPEN SPACE REQUIRED = 25% OF OPEN SPACE	51,228 SF
FRONTAGE OPEN SPACE PROVIDED	64,892 SF
BUILDING HEIGHT ALLOWED	60' MAX.
BUILDING SETBACK	37' AT ALL STREETS

BUTHERUS DR.



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



Assessor's Parcel no.
215-05-056G

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Jul 23, 2015 2:46pm

GROUND LEVEL PLAN



PLANT LEGEND				
SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL HT & W	QTY.
TREES				
1	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	15 GAL	10' CAL 8" & W	15
2	OLEA EUROPAEA SWAN HILL OLIVE	24" BOX	15' CAL 8" & W	9
3	FICUS ELASTICA TEXAS EBONY	28" BOX SINGLE	15' CAL 10" & W	8
SHRUBS				
4	HESPERALOE PARVIFLORA GIANT HESPERALOE	VARIABLE		14
5	HESPERALOE PARVIFLORA GIANT HESPERALOE	5 GAL		59
6	MYRTUS COMMUNIS DWARF MYRTLE	5 GAL		145
7	MYRTUS COMMUNIS DWARF MYRTLE	5 GAL		88
8	HESPERALOE PARVIFLORA GIANT HESPERALOE	5 GAL		8
9	HESPERALOE PARVIFLORA GIANT HESPERALOE	5 GAL		103
10	ROSEMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL		183
11	ROSEMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL		11
ACCENTS				
12	PHOENIX RECLINATA PGMY DATE PALM	15 GAL		12
13	STRELITZIA REGINAE BIRD OF PARADISE	15 GAL		8
14	YUCCA FILIFERA PALE YUCCA	5 GAL		28
15	AGAVE CARIBAEA CARRIBEAN AGAVE	5 GAL		12
VINES				
16	FICUS PUMILA CLIMBING FIG	1 GAL		20
17	BOUGAINVILLEA SPP. WHITE BOUGAINVILLEA	1 GAL		10
18	BOUGAINVILLEA SPP. WHITE BOUGAINVILLEA	1 GAL		12
TOPDRESS / DUST CONTROL				
19	1" AMPLUS DECOMPOSED GRANITE 2" AMPLUS DECOMPOSED GRANITE			5,800 S.F.
20	1" AMPLUS DECOMPOSED GRANITE 2" AMPLUS DECOMPOSED GRANITE			2,110 S.F.
21	1" AMPLUS DECOMPOSED GRANITE 2" AMPLUS DECOMPOSED GRANITE			440 S.F.
22	1" AMPLUS DECOMPOSED GRANITE 2" AMPLUS DECOMPOSED GRANITE			38 S.F.

KEYNOTES

1. R.O.W. / PROPERTY LINE SEE CIVIL DRAWINGS.
 2. LIMIT OF CONSTRUCTION.
 3. SIGHT VISIBILITY TRIANGLE.
 4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS SEE ELECTRICAL DRAWINGS.
 5. EXISTING CURB TO REMAIN.
 6. EXISTING SEAWALL TO REMAIN.
 7. DISPLAY MOUNT PLANTER POT.
 8. ADA RAMP SEE CIVIL DRAWINGS.
 9. EXISTING SIDEWALK TO REMAIN SEE CIVIL DRAWINGS.
 10. CONCRETE SIDEWALK REFER TO HANDSCAPE LEGEND FOR MATERIALS, COLOR, AND FINISH.
 11. CONCRETE PAVEMENT REFER TO HANDSCAPE LEGEND FOR MATERIALS, COLOR, AND FINISH.
 12. CMT CONNECTICUT BLUESTONE PAVING REFER TO HANDSCAPE LEGEND FOR MATERIALS, COLOR, AND FINISH.
 13. C.P. CONCRETE CURB, NATURAL GRAY FINISH SEE CIVIL DRAWINGS.
 14. STEEL HEADER REFER TO DETAIL SA-3.1.
 15. NOT USED.
 16. EXISTING GREEN WALL TO REMAIN.
 17. COURTYARD WALL.
 18. UNDERGROUND UTILITY - SEE CIVIL DRAWINGS.
- HARDSCAPE FINISH LEGEND**
- 1. C.P. INTERLOCK CONCRETE PAVING REFER TO CONCRETE DETAIL 14-3.0.
 - 2. DRIVE SOLAR OUTBACK 107, FINISH: ACID ETCH.
 - 3. 4" X 6" VENEER IN BERNIA EMBOSSED TUBED PAVING REFER TO PAVING DETAIL 14-3.0.
 - 4. ACERSTONE CUSTOM CYCLE KIT, 1400 R-100.
 - 5. BLUESTONE, SEE DETAIL 14-3.0.
 - 6. STABILIZED DECOMPOSED GRANITE, SEE DETAIL 14-3.0.
 - 7. EXPANSION JOINT, SEE DETAIL 14-3.0.
 - 8. CONTROL JOINT, SEE DETAIL 14-3.0.
- LANDSCAPE CALCULATIONS**
- TOTAL AREA OF LANDSCAPE 8,000 SQ. FT.
- TOTAL AREA OF WATER INTENSIVE PLANTING 1,100 SQ. FT.



84-DR-2011#3
1st: 8/7/12

NelsenPartners

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Architecture Planning Interiors
Austin, Scottsdale
28210 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85254
Tel: 480.940.8900
Fax: 480.940.8901
www.nelsenpartners.com



Restoration Hardware 15015 N. Scottsdale Rd. Scottsdale, Arizona 85260

Date
07.23.12

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Project No.
31185
LANDSCAPE PLAN

L-1.0
SHEET 2 OF 6



West Elevation

RESTORATION
HARDWARE

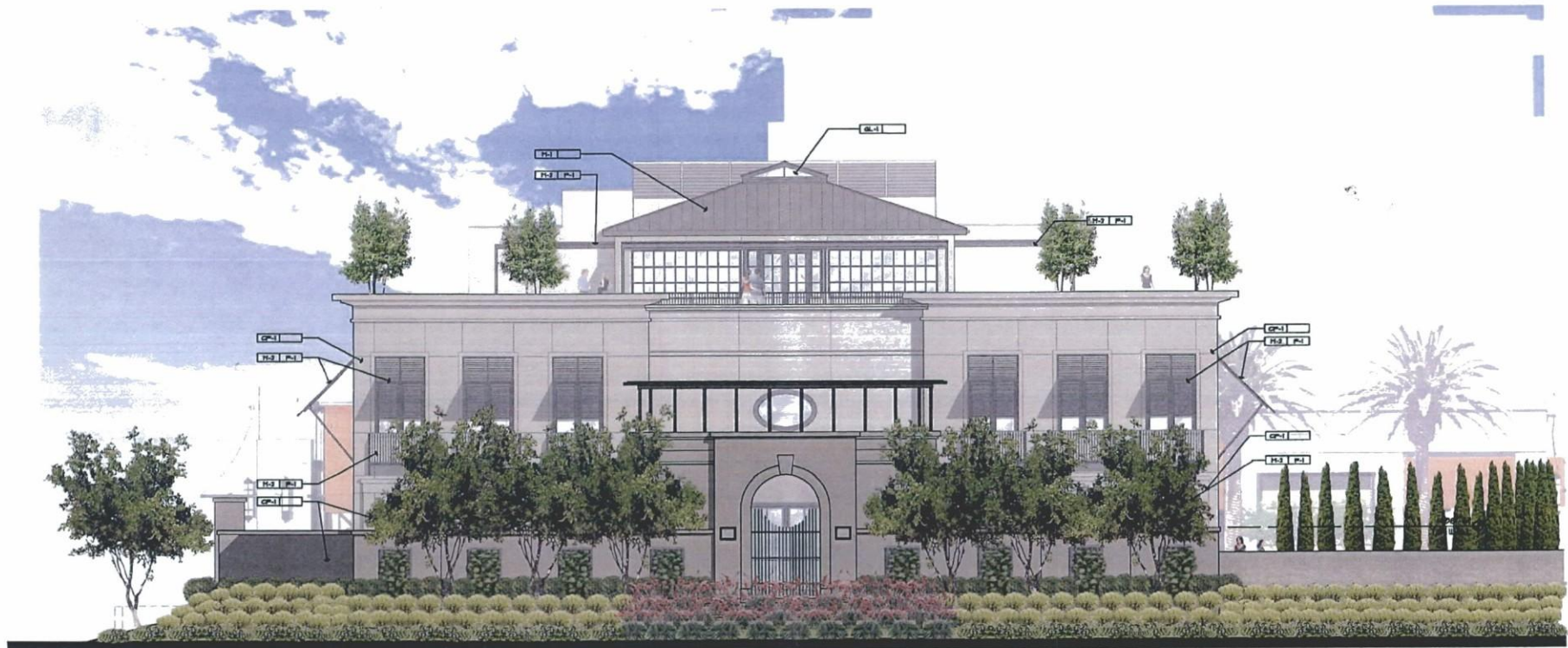
at Scottsdale Quarter
Scottsdale, Arizona

Restoration Hardware

25 July 2012

NelsenPartners
architects

84-DR-2011#3
1st: 8/7/12



South Elevation

RESTORATION
HARDWARE

at Scottsdale Quarter
Scottsdale, Arizona

Restoration Hardware

25 July 2012

NelsenPartners
www.nelsenpartners.com

84-DR-2011#3
1st: 8/7/12



3-D PERSPECTIVE
South West Corner

84-DR-2011#3
1st: 8/7/12

ATTACHMENT #7

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RESTORATION HARDWARE
15015 N. Scottsdale
Scottsdale, AZ 85260

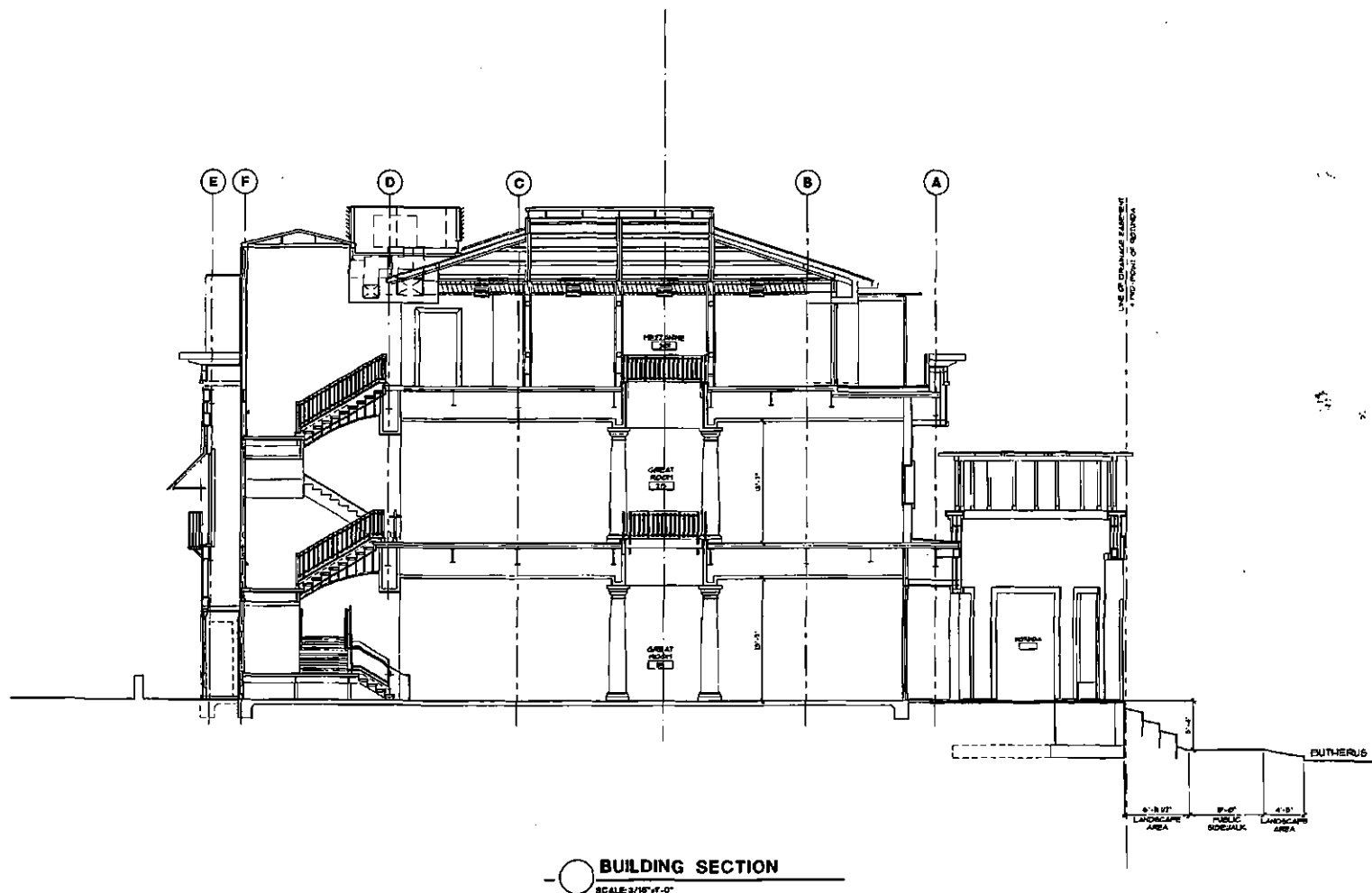
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Project No.

A301
EXHIBITIONS



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Architect - Scottsdale

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Restoration Hardware - Site Walls

15015 N. Scottsdale Rd.
Scottsdale, AZ 85260

Date

July 25, 2012

Developer and owner consent generally
these drawings represent and acknowledge
that all the information contained herein is
correct, true and accurate as far as
known by the architect.

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Project No.

A401
BUILDING SECTION

84-DR-2011#3
1st: 8/7/12

ATTACHMENT #8



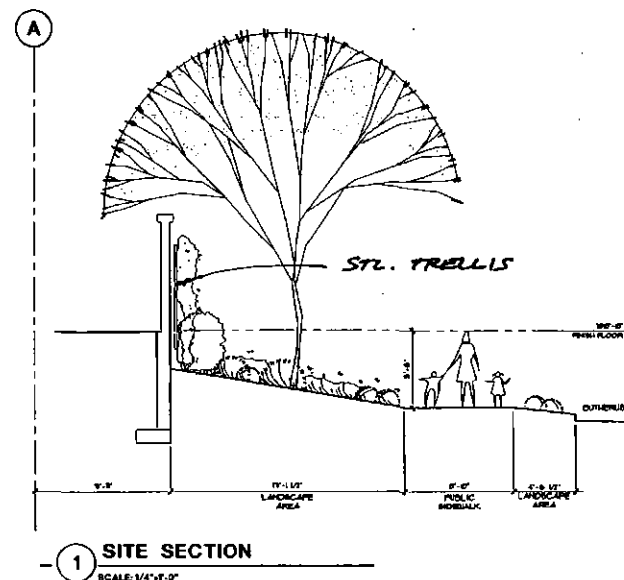
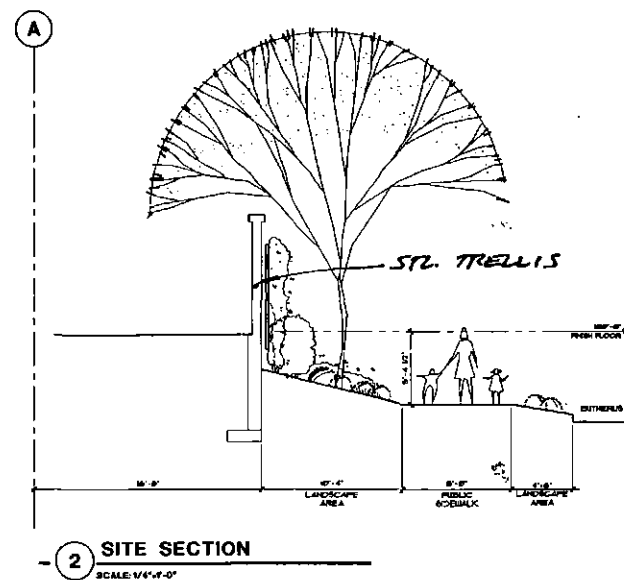
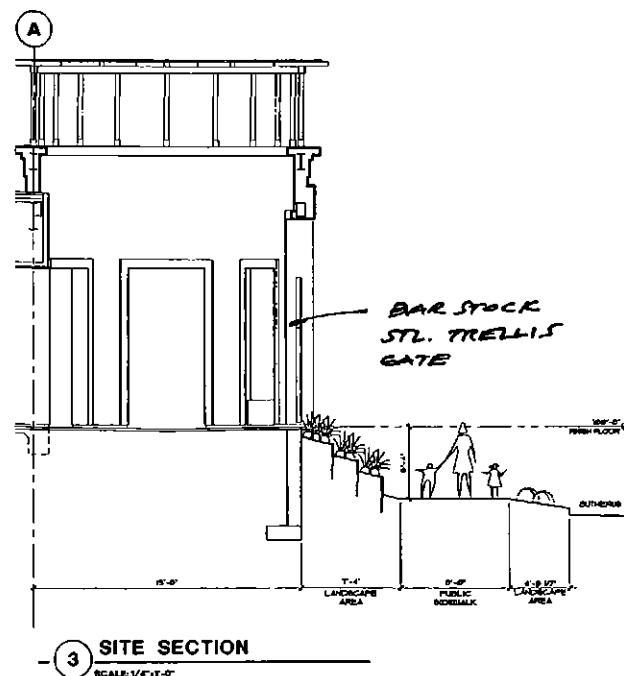
Restoration Hardware - Site Walls
15015 N. Scottsdale Rd.
Scottsdale, AZ 85250

Date
July 25, 2012

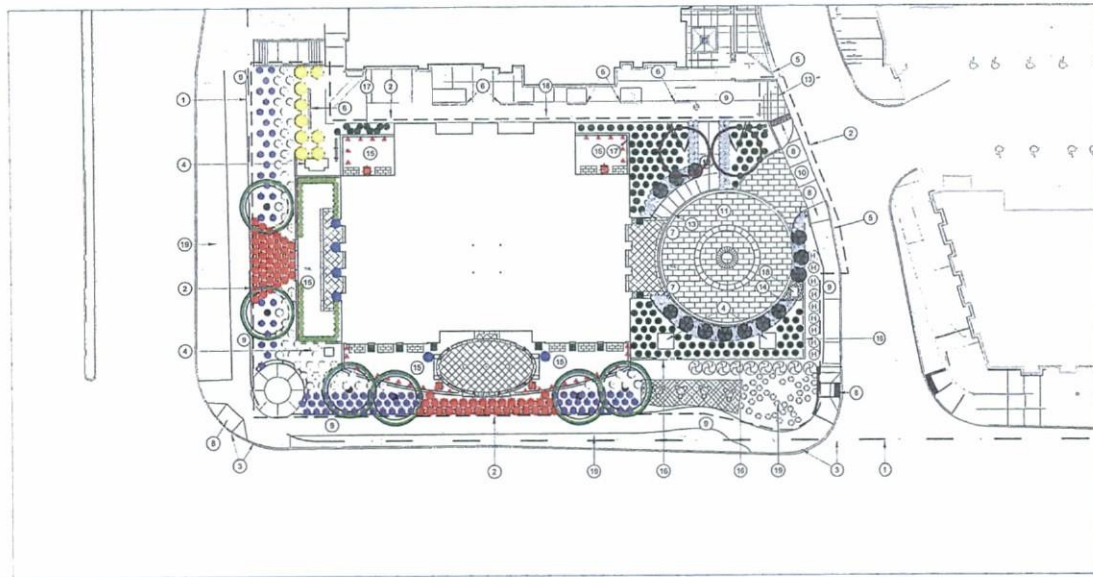
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Project No.

A402
SITE SECTIONS



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GROUND LEVEL PLAN



PLANT LEGEND

BOTANICAL NAME SYM. (COMMON NAME)	SIZE	MIN. GAL HT & W	QTY.
TREES			
CURVEVEUS SEMPERVIRENS	15 GAL	1.5' CAL	13
ITALIAN CYPRESS	24" BOX	1.5' CAL	9
OLEA EUROPEA	24" BOX	1.5' CAL	9
SWAN HILL OLIVE	24" BOX	1.5' CAL	9
MYRTILLORUM FLEXICAULE	24" BOX	1.5' CAL	9
TEXAS EBONY	24" BOX	1.5' CAL	9
SHRUBS			
LEUCOPHYLLUM CANADICUM	5 GAL	1.5' CAL	8
THUNDER CLOUD SAGE	5 GAL	1.5' CAL	8
HEMIPHYSALIS CAPILLARIS	5 GAL	1.5' CAL	8
REGAL MIST DEER GRASS	5 GAL	1.5' CAL	8
GIANT HESPERALOE	5 GAL	1.5' CAL	8
HESPERALOE PARVIFLORA	5 GAL	1.5' CAL	8
RED YUCCA	5 GAL	1.5' CAL	8
MYRTIS COMMUNIS	5 GAL	1.5' CAL	8
DWARF MYRTLE	5 GAL	1.5' CAL	8
ROSAMARINUS OFFICINALIS	5 GAL	1.5' CAL	8
TUSCAN BLUE ROSEMARY	5 GAL	1.5' CAL	8
LANITANA MONTEVIDEENSIS	5 GAL	1.5' CAL	8
PURPLE LANTANA	5 GAL	1.5' CAL	8
ACCENTS			
PHOENIX ROSELENI	15 GAL	1.5' CAL	13
PIGMY DATE PALM	15 GAL	1.5' CAL	13
STREPTISIA REGINAE	15 GAL	1.5' CAL	13
BIRD ST. PARADISE	15 GAL	1.5' CAL	13
YUCCA PAULICA	5 GAL	1.5' CAL	8
PALE YUCCA	5 GAL	1.5' CAL	8
VINES			
FEJUS PUMILA	5 GAL	1.5' CAL	8
CLIMBING FIG	5 GAL	1.5' CAL	8
SNAIL CREEPER	5 GAL	1.5' CAL	8
TOPDRESS / DUST CONTROL			
1/2" MINUS DECOMPOSED GRANITE			6,180 S.F.
1" MIN. DEPTH 1/2" COLO. TO MATCH EXISTING ADJACENT SITE.			
LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.			
SOURCE: GRANITE EXPRESS (480) 354-8809			
1/4" MINUS STABILIZED DECOMPOSED GRANITE			2,870 S.F.
1" MIN. DEPTH 1/4" COLO. TO MATCH EXISTING ADJACENT SITE.			
LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.			
SOURCE: GRANITE EXPRESS (480) 354-8809			
1" MIN. DEPTH 1/4" COLO. TO MATCH EXISTING ADJACENT SITE.			
LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.			
SOURCE: GRANITE EXPRESS (480) 354-8809			
1/2" MIN. DEPTH 1/2" COLO. TO MATCH EXISTING ADJACENT SITE.			
LANDSCAPE ARCHITECT TO APPROVE PRIOR TO INSTALLATION.			
SOURCE: GRANITE EXPRESS (480) 354-8809			

5/17/12

FOR REFERENCE ONLY.



ITALIAN CYPRESS
Cupressus sempervirens



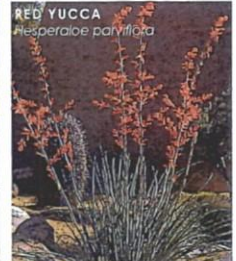
TEXAS EBONY
Phytolacca texana



GIANT HESPERALOE
Hesperaloe parviflora



RED YUCCA
Hesperaloe parviflora



CLIMBING FIG
Ficus pumila



BIRD ST. PARADISE
Streptisia reginae



PURPLE LANTANA
Lantana montevidensis



'THUNDER CLOUD' SAGE
Leucophyllum canidifolium



'REGAL MIST' DEER GRASS
Sporobolus vaginifolius



DWARF MYRTLE
Myrtis communis



TUSCAN BLUE ROSEMARY
Rosmarinus officinalis



SNAIL CREEPER
Baccharis pilularis



PALE YUCCA
Yucca pauciflora



PIGMY DATE PALM
Phoenix roebelenii

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Restoration Hardware
15015 N. Scottsdale Rd.
Scottsdale, Arizona 85250

Date
02.27.12
SITE PLAN REV. 3.20.12

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Project No.
211465
LANDSCAPE PLAN
L-1.0
SHEET 2 OF 4

Mar 27, 2012 - 3:18pm



SOUTH ELEVATION

5/17/12
FOR REFERENCE
ONLY



EAST ELEVATION

NelsenPartners

Nelsen Partners, Inc.
Architecture Planning Interiors

Austin - Scottsdale

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D-SI-280

RESTORATION HARDWARE

15015 N. Scottsdale
Scottsdale, AZ 85260

Date

April 30, 2012

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Project No.

A301
ELEVATIONS



WEST ELEVATION

5/17/12
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NelsenPartners

NelsenPartners, Inc.
Architecture Planning Interiors

Austin • Scottsdale

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RESTORATION HARDWARE

15015 N. Scottsdale
Scottsdale, AZ 85260

Date
April 30, 2012

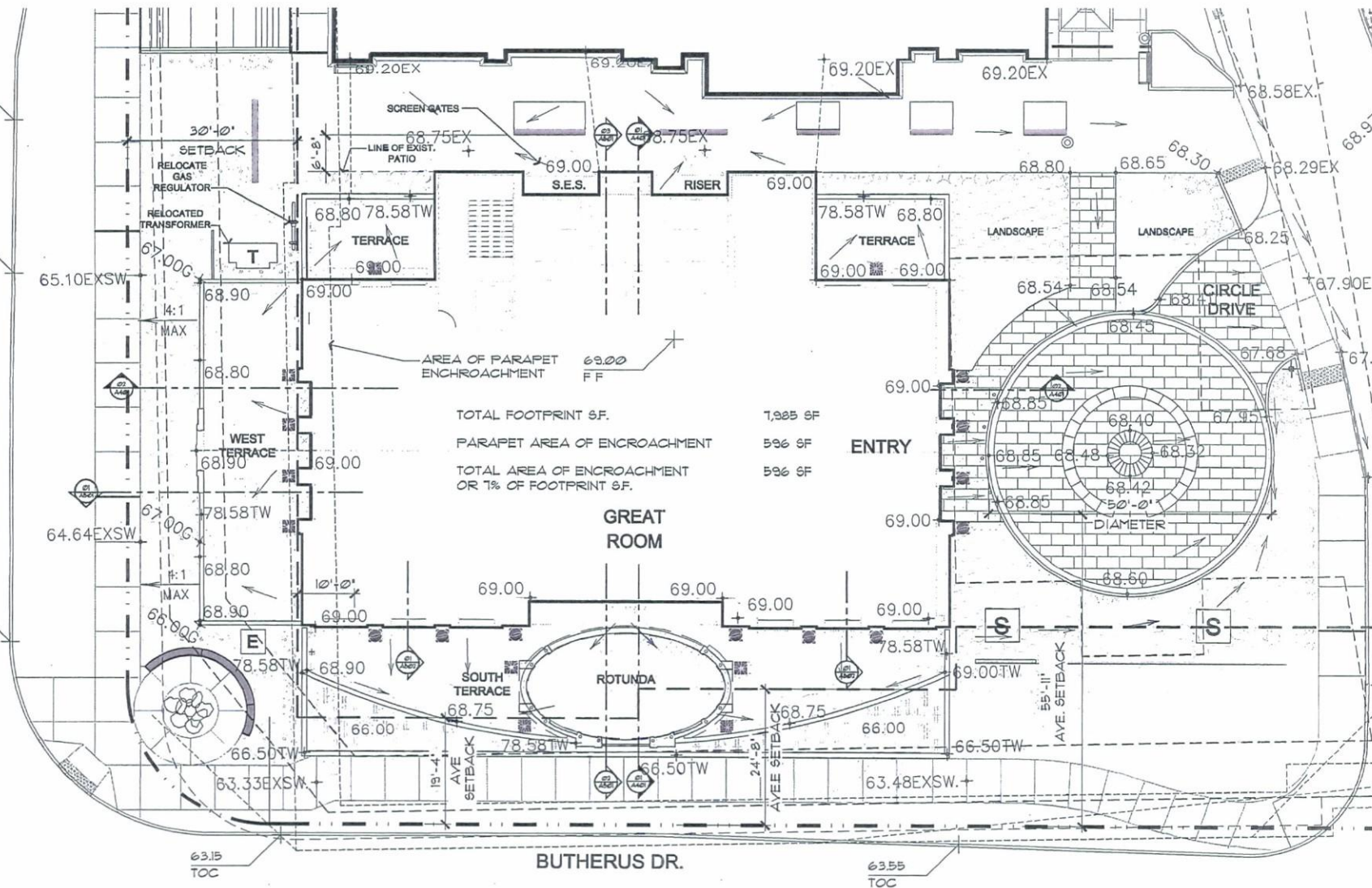
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Project No.

A301
ELEVATIONS

63.95
TOC



01 SITE PLAN
SCALE: 1/8"=1'-0" REF:

2/16/12
FOR REFERENCE ONLY.

NelsenPartners
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Restoration Hardware
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Scottsdale, Arizona 85260

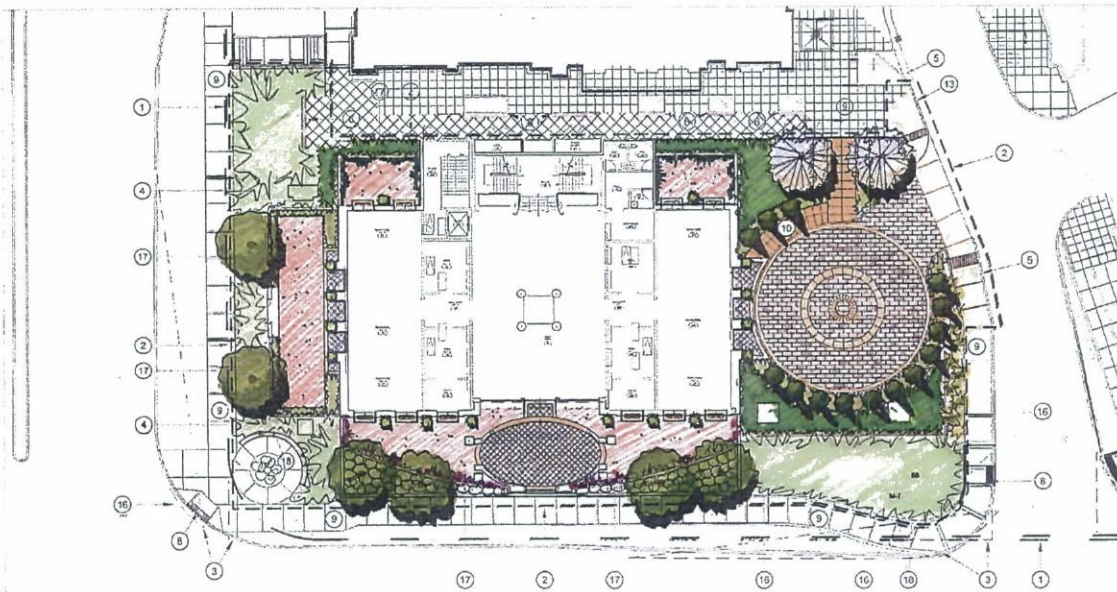
Date
12.23.2011

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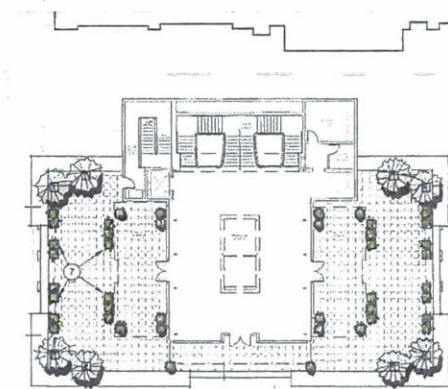
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SITE PLAN

84-DR-2011
2nd: 1/20/12

ATTACHMENT #10



GROUND LEVEL PLAN



MEZZANINE LEVEL PLAN

PLANT LEGEND				
SYM.	BOTANICAL NAME (COMMON NAME)	SIZE	MIN. CAL IN. & W.	QTY.
TREES				
1	CUPRESSUS SEMPERVERENS ITALIAN CYPRESS	10 GAL 30" BOK	1 1/2" CAL 12" X 4" W.	14
2	LEUCA KUNDAKIA SWAN-HIL OLIVE	2 1/2" CAL 24" BOK	2 1/2" CAL 12" X 4" W.	2
3	PIRACELLUM FLEXICALE TEXAS LOCUST	3 1/2" CAL 30" BOK	3 1/2" CAL 12" X 4" W.	8
SHRUBS				
4	LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL		8
5	LEUCA KUNDAKIA SWAN-HIL OLIVE	5 GAL		231
6	LYRIS COMPLANIS SWAMP BAYLEAF	5 GAL		231
7	ROSEMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL		152
8	RUELLIA BRITTONIANA RUELLIA	5 GAL		52
ACCENTS				
9	PHOENIX ROSEBELLE PIGMY DATE PALM	15 GAL		10
10	STRELITZIA REGINAE BIRD OF PARADISE	15 GAL		12
11	YUCCA PALMISA PALE YUCCA	5 GAL		28
VINES				
12	CELOSIA CROCKING FIG VINE	5 GAL		10
13	YUCCA PALMISA PALE YUCCA	5 GAL		12
TOPDRESS / DUST CONTROL				
14	1" MINUS STABILIZED DECOMPOSED GRANITE SOURCE: GRANITE EXPRESS (480) 345-6009			6,180 S.F.
15	1" MINUS STABILIZED DECOMPOSED GRANITE SOURCE: GRANITE EXPRESS (480) 345-6009			2,670 S.F.
16	3" MINUS MEDICAL BEACH PEBBLES (IN POTS) SOURCE: GRANITE EXPRESS (480) 345-6009			440 S.F.

KEYNOTES

1. ROW / PROPERTY LINE.
2. LIMIT OF CONSTRUCTION.
3. SIGHT VISIBILITY TRIANGLE.
4. ELECTRICAL TRANSFORMER / SWITCHING CABINETS.
5. EXISTING CURB TO REMAIN.
6. EXISTING SEATWALL TO REMAIN.
7. DISPLAY MODEL PLANTER POTS.
8. ADA RAMP.
9. EXISTING SIDEWALK TO REMAIN.
10. CONCRETE SIDEWALK.
11. CONCRETE PAVEMENT DROP CIRCLE.
12. CUT CONNECTICUT BLUESTONE PAVING.
13. C.I.P. CONCRETE CURB.
14. STEEL HEADER.
15. STABILIZED DECOMPOSED GRANITE.
16. EXISTING SCREEN WALL.
17. COURTYARD WALL.
18. EXISTING CACTI - BALVAGE AND RELOCATE TO NW CORNER OF DEVELOPMENT PROPERTY.

LANDSCAPE CALCULATIONS

TOTAL AREAS OF LANDSCAPE	8,650 SQ. FT.
TOTAL AREAS OF WATER INTENSIVE PLANTS / WATER FEATURES	0.60 SQ. FT.

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Project No.
31185

LANDSCAPE PLAN

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SHEET 1 OF 1

84-DR-2011
2nd: 1/20/12

2/16/12
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34-DR-2011
1st: 12/23/2011

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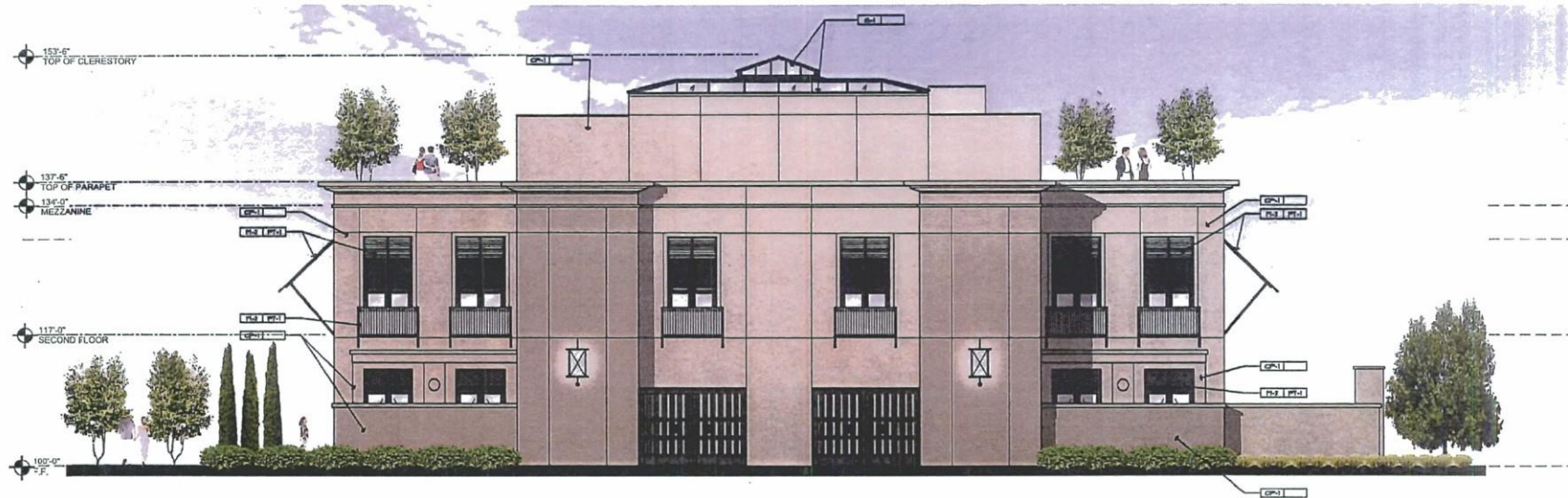
Date
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A301
ELEVATIONS



SOUTH ELEVATION

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