Marked Agendas
Approved Minutes
Approved Reports

The July 21, 2016 Development Review Board Meeting Agenda and Minutes can be found at

http://www.scottsdaleaz.gov/boards/development-review-board

DEVELOPMENT REVIEW BOARD REPORT

Meeting Date: July 21, 2016 Item No. 4
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Assumption Greek Orthodox Church - Fellowship Hall
67-DR-2015

Location: 8202 E. Cactus Road

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story fellowship hall and classroom building, consisting of approximately 21,000 square feet of building area, on an approximate 5.2-acre site.

OWNER

Assumption Greek Orthodox Church
480-991-3717

ARCHITECT/DESIGNER

PHX Architecture

LANDSCAPE ARCHITECT

Vollmer & Associates

APPLICANT CONTACT

Ron Skoog
PHX Architecture
480-477-1111

BACKGROUND

Zoning

This site is zoned Single-family Residential (R1-35) and Parking P-2; Passenger Vehicle Parking (P-2). The R1-35 zoning district is intended to promote and preserve residential development and uses incidental or accessory thereto, together with required recreational, religious, and educational facilities. The P-2 zoning district is intended to provide off-street parking areas.

Context

The property is located on the north side of E. Cactus Road approximately 800 feet east of the intersection of E. Cactus Road and N. Hayden Road and is surrounded by a mix of uses including single-family residential, office, and golf course uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

Action Taken _____

- North: Existing single-family homes are located north of the site in the Single-family Residential (R1-35) zoning district.
- South: E. Cactus Road abuts the property to the south. An existing golf course and single-family homes are located farther south in the Single-family Residential, Planned Residential Development (R1-18 PRD) zoning district.
- East: Existing single-family homes are located east of the site in the Single-family Residential (R1-35) zoning district.
- West: An existing office development is located west of the site in the Service Residential (S-R) and Parking P-2; Passenger Vehicle Parking (P-2) zoning districts.

Key Items for Consideration

- Contextual design with existing on-site structures and surrounding areas

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is requesting approval of a site plan, landscape plan, and building elevations for a new two-story fellowship hall, consisting of approximately 21,000 square feet of building area, on an approximate 5.2-acre site with Single-family Residential (R1-35) and Parking P-2; Passenger Vehicle Parking (P-2) zoning. The proposed fellowship hall will allow for a communal space, banquet hall, and administrative offices for the existing church on the site.

Neighborhood Communication

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 received several items of correspondence related to the applicant's associated zoning district map amendment request for the site from the neighborhoods to the north and east of the site, and additional citizen correspondence regarding the applicant's Development Review Board request. Citizen input expressed concern over the height of the proposed building.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

As part of a larger, existing 5.2-acre church site, the applicant's request is for approval of a new multi-purpose, two-story fellowship hall to be located on an existing vacant pad on the westerly portion of the property. A recent Zoning District Map Amendment was approved to allow additional building height for the proposed multi-purpose fellowship hall, up to a maximum height of 30 feet. The existing two-story sanctuary building at the center of the site was constructed in the early 2000s. The applicant's proposal is to construct a new two-story building of nearly 21,000 square feet on the westerly portion of the site fronting E. Cactus Road. In addition to the new building, additional landscaping and hardscaping will be added to that portion of the site and to align the new improvements with the character of existing buildings on the site.

Access to the site is unaltered with the proposed building. There are two existing site driveways from E. Cactus Road that will remain and provide access to the existing parking located to the north of the existing sanctuary and proposed building. A new pedestrian walkway will be located north of the new building and a plaza space will be located on the east side of the new building between the

existing sanctuary and the new building. In addition, a plaza space for events will be provided on the west side of the new building near the existing drainage easement. Existing vehicular circulation and parking on the site will remain largely unchanged with the exception of revised ADA parking located near the new building. Access to the building will be located at the east and west ends of the building, generally from the aforementioned plazas. Open space is provided around the perimeter of the buildings and the site and remains largely unaltered.

The proposed building utilizes a style that is similar and compatible with the existing sanctuary and administrative building on the site with the use of multiple types of materials including masonry, steel, glass, concrete, and stucco. The varying heights of the existing buildings on the site are retained with the new building providing another overall building height, which results in a mix of massing for the buildings, consistent with the City design guidelines. The building will utilize a muted color palette of a primary warm gray tone accented by cast concrete and split-face CMU block. Appropriately placed windows allow for natural light within the spaces while ensuring context-sensitive shading of windows penetrations. The overall height of the main building on the site, the church sanctuary, will not be increased and the new fellowship hall building will have a two-story height in character with the existing sanctuary building. Prominent shade canopies and arcades have been provided at several locations around the new building and a retractable shade cloth will be provided over the main plaza area to shade users of the space, which extends the interior of the building outdoors. 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.

As noted above, new landscaping will be added to the site that utilizes drought-tolerant plant material to enhance and complement the new building as well as the existing landscaping on the site. Plant species include Palo Verde, Date Palm, Red Yucca, Yellow Bird of Paradise, and Blue Bells. The plants have been located to provide adequate shade and enhancement to common areas near the plazas as well as enhancing the landscaping between the building and E. Cactus Road. In addition, a wider sidewalk will be provided from E. Cactus Road to the northern entrances of the buildings on the site.

Development Information

• Existing Use:	Place of worship
• Proposed Use:	Place of worship
• Parcel Size:	6.16 gross acres 5.2 net acres 224,182 square feet
• Building space:	20,621 square feet
• Floor Area Ratio Allowed:	0.2
• Floor Area Ratio Proposed:	0.16
• Building Height Allowed:	30 feet, excluding rooftop appurtenances
• Building Height Proposed:	29 feet 4 inches, including rooftop appurtenances
• Parking Required:	304 spaces
• Parking Provided:	311 spaces (198 spaces on site /113 spaces on adjacent site)
• Open Space Required:	69,945 square feet / 1.6 acres
• Open Space Provided:	121,066 square feet / 2.78 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Assumption Greek Orthodox Church Fellowship Hall 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

Planning and Development Services

Current Planning Services

STAFF CONTACT

Brad Carr, AICP, LEED-AP
Senior Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY

Brad Carr, AICP, LEED-AP, Report Author — Date: 7.7.2016

Steve Venker, Development Review Board Coordinator — Date: 7/8/16
Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

Randy Grant, Director — Date: 7/11/16
Planning and Development Services
480-312-2664, rgrant@scottsdaleaz.gov

ATTACHMENTS

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. Perspectives
7. Landscape Plan
8. Landscape Details

Stipulations for the Development Review Board Application: Assumption Greek Orthodox Church - Fellowship Hall Case Number: 67-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 PHX Architecture, with a city staff date of 5/26/2016.
   b. The location and configuration of all site improvements shall be consistent with the site plan submitted by PHX Architecture, with a city staff date of 5/26/2016.
   c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Vollmer & Associates, with a city staff date of 5/26/2016.
   d. The case drainage report submitted by Epsilon Engineering & Materials, LLC and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
   e. Open space quantities, FAR, and parking calculations shall be consistent with the open space plan submitted by PHX Architecture, with a city staff date of 3/29/2016.

RELEVANT CASES:

Ordinance

A. At the time of review, the applicable Zoning and Use Permit cases for the site were: 26-ZN-1988, 26-ZN-1988#2, 2-ZN-2016, and 16-UP-1988.

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

Approved 7-21-16 (SP)

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:

Ordinance

B. Outdoor speakers or paging systems are not permitted.

C. No outdoor activities shall be permitted after 10:00 p.m.

DRB Stipulations

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

5. One double refuse enclosure with two refuse containers shall be provided in conformance with the City of Scottsdale Supplements to MAG Standard Details. Details for construction of refuse enclosures can be found in the City of Scottsdale Supplements to MAG Standards Details, standard detail #2147-1.

LANDSCAPE DESIGN:

DRB Stipulations

6. With the final plans submittal, the owner shall modify the landscape plans to ensure that the mature size of *Hesperaloe parviflora* Red Yucca will be at least four (4) feet from the edge of any parking spaces, pedestrian pathways, or areas.

7. Landscape pots and/or raised landscape planters, with a minimum of 36 inches in diameter, a sufficient depth to support the root system of the plants located in the pots/planters, and an automatic irrigation system, shall be provided in the plaza area and pedestrian nodes that are shown on the site plan.

EXTERIOR LIGHTING:

Ordinance

D. All exterior luminaires shall have integral lighting shield and be directed downward, including landscape lighting.

E. All exterior luminaires mounted eight (8) feet or higher, above finished grade, shall be directed downward and have an integral lighting shield.

F. 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.

G. The initial vertical luminance at 6-foot above grade, along the north and east property lines shall not exceed 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

H. The maximum height of any outdoor lighting source, except any light sources for patios, balconies and/or outdoor hallways on the second floor of the multi-purpose building, shall be 10 feet above the adjacent finished grade.

I. All lighting adjacent to the residential neighborhoods north and east shall be set back a minimum of thirty (30) feet from the property line. All lighting, other than security, shall be switched off by 10:00 p.m.

DRB Stipulations

8. 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.

9. 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 1.5-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 6.0-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 0.3-foot-candles. All exterior luminaires shall be included in this calculation.

   d. The total lumen per luminaire shall not exceed 24,000 lumens.

AIRPORT:

Ordinance

10. With the final plans submittal, the owner shall provide a copy of a noise disclosure notice that will be presented to building occupants, employees and/or students in a form acceptable to the Scottsdale Aviation Director.

11. With the final plans submittal, the owner shall provide a signed and completed Avigation Easement in a form acceptable to the City for recording.

STREETS, IMPROVEMENTS AND RELATED DEDICATIONS:

DRB Stipulations

12. The owner shall provide a minimum 6-foot-wide sidewalk connection from the existing building to the public sidewalk on E. Cactus Road.

13. The owner shall install ADA compliant ramps with truncated domes at eastern and western driveways.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

J. Before any building permit is issued for the site, the owner shall dedicate a sight distance easement over sight distance triangle(s) in conformance with figures 5.3-26 and 5.3-27 of Section 5.3 of the DSPM.

K. Prior to the approval of final improvement plans, the owner shall dedicate a 15-foot-wide Public Non-Motorized Access easement for a multi-use trail along the drainage channel located near the western side of the site. The design and landscaping of the parking area shall provide a clear and delineated corridor for the trail crossing. The alignment of the trail and easement shall be subject to approval by the city's Transportation General Manager, or designee, prior to easement dedication.

L. Prior to the approval of final improvement plans, the owner shall dedicate a Public Non-Motorized Access easement over any portion of the existing sidewalk along E. Cactus Road that is located outside of the right-of-way. The Public Non-Motorized Access easement shall also cover the extents of the new 6-foot-wide trail that is located outside of the right-of-way.

M. With the final improvement plans submittal, the owner shall show the construction of a minimum 6-foot-wide multi-use trail. The trail shall be located adjacent to the existing sidewalk. The alignment of the trail shall be subject to approval by the city's Transportation General Manager, or designee, and shall be designed in conformance with the Design Standards and Policies Manual. Maintenance of the trail shall be the responsibility of the adjacent property owner.

DRB Stipulations

14. Prior to the approval of final improvement plans, the owner shall submit request to release existing trail easement that will be in conflict with the proposed improvement and dedicate a new trail easement to the City of Scottsdale, subject to review and approval by City of Scottsdale Trail Coordinator.

15. The trail along E. Cactus Road shall be constructed so that the trail tread is comprised of ¼ inch minus decomposed granite. The color of the decomposed granite shall be Madison Gold or similar and the trail shall be wetted and compacted to a 4 inch depth.

WATER AND WASTEWATER STIPULATIONS:

DRB Stipulations

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

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

17. 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.

PHXARCH
PHX ARCHITECTURE

December 15th, 2015
updated March 15, 2016

Development Review Board
Project Narrative

Assumption Greek Orthodox Church – Fellowship Hall
8202 E. Cactus Road
Scottsdale, Arizona 85260

Project Narrative: Revisions noted in red text per Development Review comments.

The request is for approval of a new two story Fellowship Hall of approx. 20,891 square foot (gross) plus site improvements on an existing 5.25 ac. church site on the north side of Cactus Road at the abandoned 82nd St. The site contains an existing 3,593 square foot (gross) church/office building and a 9,744 square foot (gross) Sanctuary Building east of the proposed Fellowship Hall. The lot was originally zoned as S-R with a P-2 (Parking District) overlay at the north of the site per the Case History as documented by Don Hadder at the City of Scottsdale. The original zoning cases 16-UP-1988 and 26-Z-1988 contain 19 stipulations which are noted as current and active by Randy Grant and Brad Carr. The parcel was later re-zoned as R1-35 with the active stipulations. The congregation is filing a rezoning application to remove certain stipulations including the 25' height limit to allow 30' per the current R1-35 zoning criteria. The rezoning application is being filed concurrently with this Development Review submittal as coordinated with Brad Carr.

The site is adjacent to R1-35 and R1-18 residential uses on the north, east, and south (across Cactus Rd.) as well as S-R (Service Residential) use to the west. Site access is from two locations. The first is at the former 82nd Street off of Cactus Rd. (Case 15-AB-99 abandoned this segment of 82nd St. on 10/5/99). The second is at the west side of the property as the result of a Reciprocal Easement and Maintenance Agreement with the adjacent commercial property to the west for shared parking and access (Recorded on 8/5/03 as Document No. 89-017272 Official Records of Maricopa County).

342 parking spaces are available to the Church on site and on the adjacent commercial property for weekend, evening and "Special Occasional Events" as detailed in the Reciprocal Agreement. Of the 342 available stalls, 177 stalls are completely within the Assumption property boundary, 14 stalls are partially within the parcel west boundary and 7 handicap stalls are completely within the Assumption property boundary.

There is an existing electrical service easement within the parcel that feeds the cellular tower from the transformer. The service is under the planned footprint of the new Fellowship Hall. The congregation is working with the tower owner to relocate the service and an application to revise the easement will be filed.

The west end of the property has a drainage channel running through the site and under Cactus Road. There is also a retention area along the west and south sides of the site which captures site storm water and has an existing 12" pipe into the drainage channel. The west leg of the existing retention easement along the south side of the lot is proposed to be removed. The portion of the existing retention easement running parallel with Cactus Road will remain including the existing drainage pipe to the channel. Per a preliminary meeting with City of Scottsdale Stormwater Management, surface drainage from the north parking lot and rooftop of the new Fellowship Hall may be direct directly into the wash without retention.

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A second drainage channel is located along the east side of the site, and is not affected by the new Fellowship Hall project.

An outdoor amphitheater of terraced levels stepping down to a paved surface at the wash basin is proposed. This has also been discussed with City of Scottsdale Stormwater Management and with the necessary hydrology analysis, reports and built protections is not opposed.

The Fellowship Hall has a setback of a minimum of thirty (30) feet from Cactus Rd. per the 26-Z-1988 stipulation #15 which the congregation requests to leave active. The existing sanctuary building is currently set back 34' from the Cactus Road property line. The new Fellowship Hall is currently designed with the face of the south wall at the 40' setback line. There is an architectural façade window element approximately 8" deep and possible footings that would extend over the 40' setback line. There is also a site wall/water feature at the south end of the entry plaza currently designed at 32' from the Cactus Road property line. Based upon the language of stipulation #15 and the location of the new and existing building and site structures it is understood that the current design is in compliance with the allowable setback.

The fellowship hall building is to be thirty (30) feet high plus possible mechanical screening and/or elevator enclosures based upon removal of the 26-Z-1988 stipulation #9 stating 25'.

The fellowship hall plans contain a Café of approximately 560 sf. The café is intended to be a gathering space for church patrons during church hours. The café will offer church patrons coffee, tea, pastries and pre-packaged snacks.

The fellowship hall plans contain a bookstore of approximately 400 sf. The bookstore is intended to be a resource space for church patrons during church hours. The bookstore will offer church patrons access to religious books and publications.

Review criteria:

- **Item One: 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.**
  - Response: The Fellowship Hall, amphitheater and landscaping are all being designed and developed in coordination with City of Scottsdale Planning and Zoning as well as Engineering design review through preliminary and interim meetings to confirm compliance. The building materials, color and composition are all in harmony with the existing sanctuary for a uniform campus aesthetic.

- **Item Two: The architectural character, landscaping and site design of the proposed development shall:**
  - **A: Promote a desirable relationship of structures to one another, to open space and topography, both on the site and in the surrounding neighborhood.**
  - Response: The new Fellowship Hall sits on-axis with the centerline of the existing sanctuary building and baptismal font. The Fellowship Hall plaza ("Plaka") creates a balanced and centered courtyard in line with the existing architectural structures. The entry paving from the parking lot is centered on the baptismal font with equal space between the new Fellowship Hall and existing sanctuary building and is terminated with a water feature and appropriate plant selections and placement.

  - **B: Avoid excessive variety and monotonous repetition.**

    The architectural character of the new Fellowship Hall is in harmony and proportion with the existing sanctuary building style, massing and detailing. Split-face block, stucco, arched windows, arched metal roofing and other elements present on the existing sanctuary building are replicated on the new Fellowship Hall for a unified campus aesthetic. The existing sanctuary domes and spire details are not replicated on the new fellowship hall as they are reserved

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specifically for the place of worship. The landscape character uses a variety of plant materials to complement the existing vernacular and surrounding influences.
The site walls will complement the architecture with similar materials and ornamental steel elements while articulating away from the building mass providing shade and shadow lines.

- **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 Principals.**
- Response: The architectural and landscape materials proposed are in harmony with the local design guidelines and regionally appropriate selections. The landscape vernacular compliments and enhances the sites existing plant palette and character along the street frontage. The overall landscape theme for the new building unifies the campus with like and similar plant species.

- **D: Conform to the recommendations and guidelines in the Environmentally Sensitive Lands (ESL) Ordinance in the ESL Overlay District.**
  Response: The design conforms with the ESL Ordinance for the property location. The landscape design will use a drip irrigation system consistent with the sensitive design principals. The hardscape will utilize a neutral color theme consistent with the adjacent uses and complimentary to the architecture. The water feature, located interior to the project is sited where it can be appreciated by the congregation during social gatherings.

- **E: Incorporate unique or characteristic architectural features, including building height, size, shape, color, texture, setback or architectural details, in the Historic Property Overlay District.**
  Response: The Property is not located within the Historic Property District. The new fellowship hall is designed to be within the maximum building height of 30' per current R1-35 standards and the removal of the 1988 height stipulation #9. The fellowship hall is designed to match the existing architectural style of the sanctuary and is detailed with like materials and colors.

- **Item Three: Ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and pedestrian ways shall be so designed as to promote safety and convenience.**
  - Response: The new fellowship hall does not alter the existing parking, ingress or egress as the required total parking is met and exceeded by the reciprocal parking agreement and ingress and egress are also existing.

- **Item Four: If provided, mechanical equipment, appurtenances and utilities, and their associated screening shall be integral to the building design.**
  - Response: Any rooftop mechanical equipment that would extend above the parapet will be screened in a fashion compatible with the design style of the fellowship hall and existing sanctuary. The current design intends for the equipment to be recessed below the parapet height.

- **Item Five: Within the Downtown Area, building and site design shall:**
  - Response: The property is not located within the Downtown Area.

- **Item Six: The location of artwork provided in accordance with the Cultural Improvement Program or Public Art Program shall address the following criteria:**
  - Response: The project is not a planned block development or within the downtown district.

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ATTACHMENT #2



Assumption Greek Orthodox Church – Fellowship Hall

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ATTACHMENT #2A



Assumption Greek Orthodox Church – Fellowship Hall

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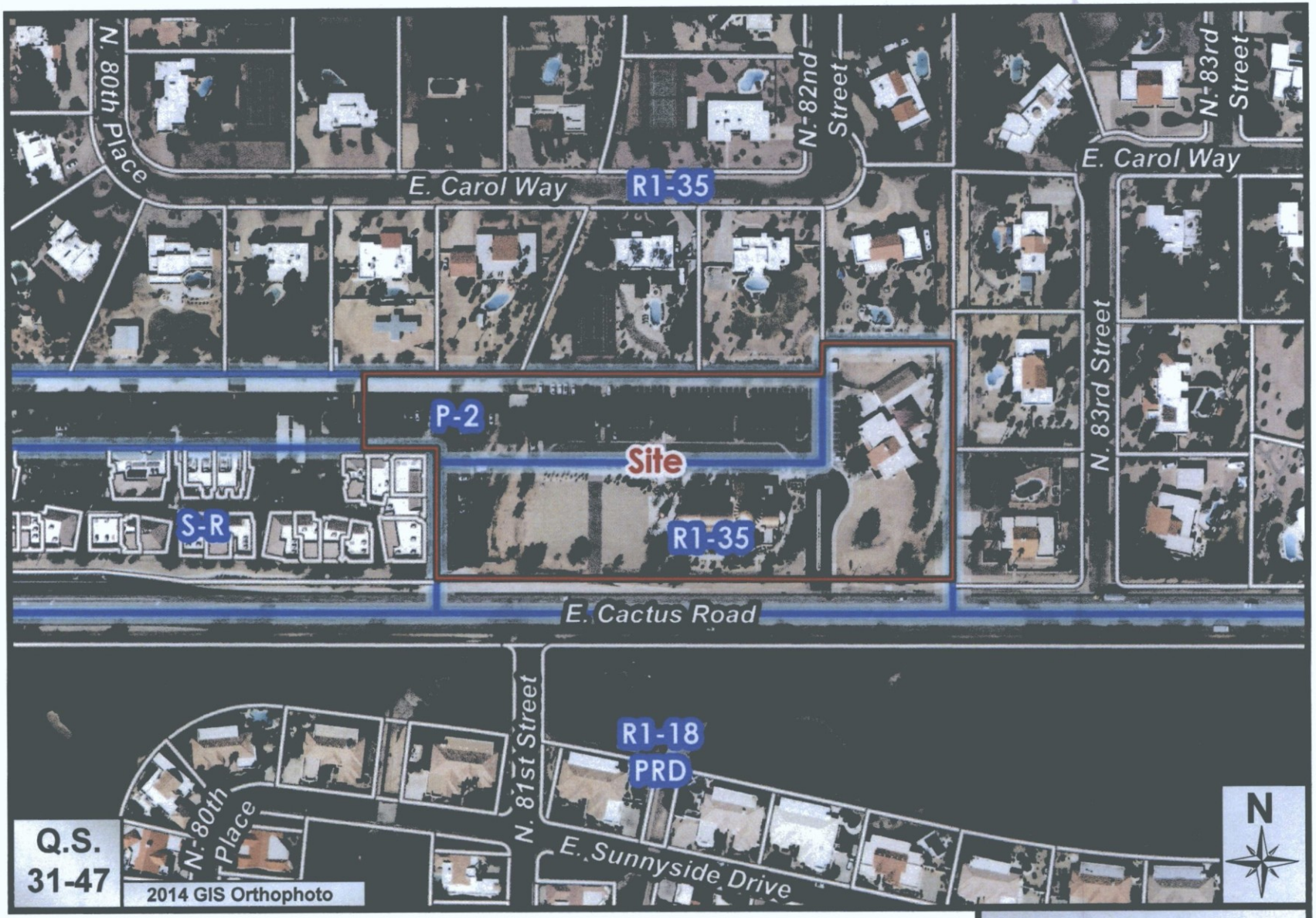
ATTACHMENT #3



Assumption Greek Orthodox Church – Fellowship Hall

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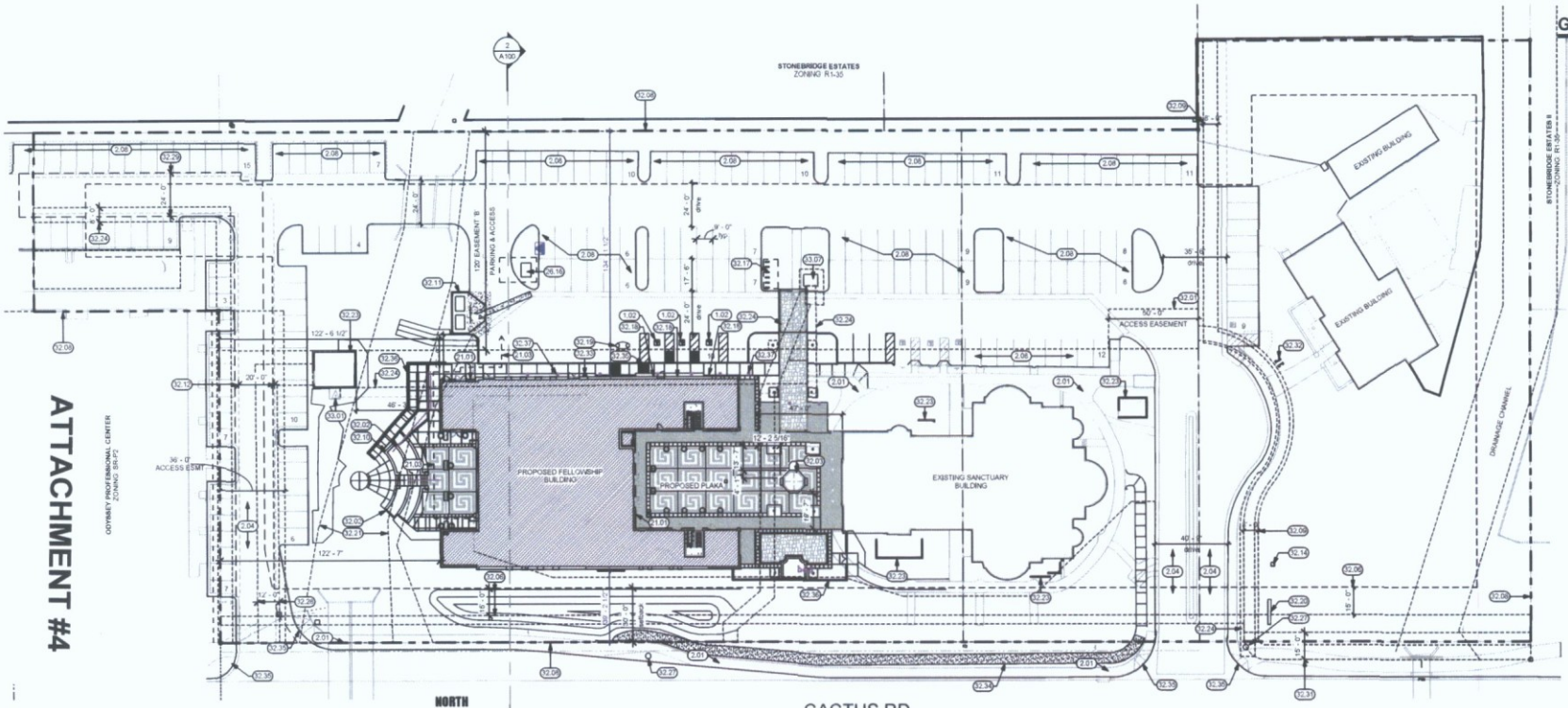
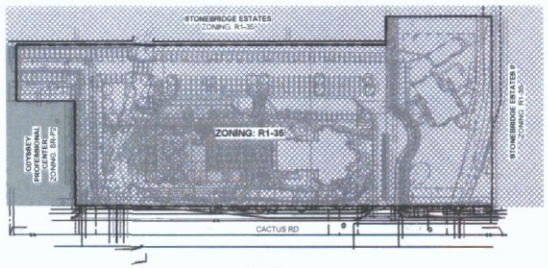
ATTACHMENT #4



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



2 SITE SECTION
SCALE: 1" = 30'-0"



ZONING KEY PLAN

KEYNOTES

1.02 NEW ACCESSIBLE PARKING SPACE
2.01 EXISTING CONCRETE SIDEWALK
2.04 EXISTING DRIVEWAY
2.08 EXISTING 9' X 17'-6" PARKING SPACE, TYP
21.01 KNOX BOX
21.03 PATH TO PUBLIC WAY
26.16 NEW TRANSFORMER - SEE ELECTRICAL
32.01 ACCESS EASEMENT
32.02 MASONRY RETAINING WALL PER STRUCTURAL COORDINATE WITH CIVIL AND LANDSCAPE
32.03 EXISTING GAZEBO
32.06 TRAIL EASEMENT
32.08 PROPERTY LINE
32.09 PUE EASEMENT
32.10 NEW TERRACED AMPHITHEATRE. REFER TO LANDSCAPE DRAWINGS
32.11 EXISTING TRASH ENCLOSURE - OWNER TO PROVIDE ADDITIONAL TRASH BIN
32.12 20' WATERLINE EASEMENT
32.14 EXISTING CROSS
32.17 EXISTING BIKE RACKS TO BE RELOCATED. SEE DETAIL 5/A101
32.18 ACCESSIBLE PARKING SIGN. SEE DETAIL 1/A101
32.19 NEW GREASE INTERCEPTOR LOCATION
32.20 EXISTING SIGNAGE
32.21 DRAINAGE EASEMENT
32.23 EXISTING SITE WALL
32.24 ELECTRICAL EASEMENT
32.27 EXISTING FIRE HYDRANT
32.28 ACCESS & UTILITY EASEMENT
32.29 PUBLIC & EMERGENCY VEHICLE EASEMENT
32.31 15' PUBLIC UTILITIES, EQUESTRIAN, BICYCLE & PEDESTRIAN EASEMENT
32.32 EXISTING BIKE RACKS TO REMAIN
32.33 PROVIDE SPLASH BLOCK AT ROOF OVERFLOW DRAIN
32.34 NEW 6' WIDE SIDEWALK. REFER TO CIVIL AND LANDSCAPE
32.35 ADA COMPLIANT RAMPS AND TRUNCATED DOMES PER CITY OF SCOTTSDALE DETAIL #2231 AND #2234. SEE 2/A101
32.36 NEW SITE WALL. SEE LANDSCAPE
32.37 NEW BOLLARD SEE DETAIL 3/A101. REFER TO ELECTRICAL
33.01 EXISTING CELL TOWER TO REMAIN
33.07 EXISTING ELECTRICAL TRANSFORMER TO REMAIN

C.O. SCOTTSDALE NOTES

A. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLAN FOR DRIVEWAYS FROM COMMERCIAL SITES AND ANY INTERSECTIONS. AREA WITHIN THE SAFETY TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL BE SINGLE TRUNK AND HAVE A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.

B. TEMPORARY/SECURITY FENCING THAT IS REQUIRED OR IS OPTIONALLY PROVIDED SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AND THE DESIGN STANDARDS AND POLICIES MANUAL.

C. THE TEMPORARY /SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY /SECURITY FENCE LOCATION SHALL NOT BE WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.

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

E. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.

F. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.

G. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.

H. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.

I. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.

J. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.

K. ALL EXTERIOR MECHANICAL, UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST UNIT BY PARAPET OR SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING. GROUND MOUNTED MECHANICAL UTILITY, AND COMMUNICATION EQUIPMENT SHALL BE SCREENED BY A SCREEN WALL THAT MATCHES THE ARCHITECTURAL COLOR AND ARCHITECTURAL FINISH OF THE BUILDING, WHICH IS A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST POINT OF THE TALLEST UNIT (DETAILS ARE STILL REQUIRED.)

L. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.

M. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.

N. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.

O. NO CHAIN LINK FENCING SHALL BE ALLOWED.

P. NO TURF AREAS SHALL BE PROVIDED

GENERAL SITE PLAN NOTES

A. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTER AND LANDSCAPED AREAS.
B. REFER TO CIVIL DRAWINGS FOR GRADING, DRAINAGE AND ADDITIONAL TOPOGRAPHIC INFORMATION.
C. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES 5% MINIMUM FOR THE FIRST 10 FEET.
D. AN APPROVED GRADING & DRAINAGE PLAN SHALL BE KEPT ON SITE AT ALL TIMES. DEVIATIONS FROM THE PLAN MUST BE PREGEDED BY AN APPROVED REVISION.
E. REFER TO CIVIL FOR UTILITY INFORMATION. CONTRACTOR TO PROVIDE SOIL COMPACTION TEST RESULTS AS REQUIRED TO THE CITY ENGINEER'S OFFICE.
F. COORDINATE WITH ALL UTILITY COMPANIES FOR FINAL LOCATION OF METERS, DEVICES, AND ROUTING. CONTRACTOR TO PROVIDE ALL REQUIRED MATERIAL AND LABOR FOR INSTALLATION OF ALL REQUIRED UTILITIES.
G. MAINTAIN A MINIMUM DISTURBANCE OF SITE DURING CONSTRUCTION.
H. EXCESS FILL DIRT (IF ANY) TO BE HAULED AWAY OR DISPOSED OF PER THE OWNER'S REQUEST. VERIFY WITH THE OWNER THE DEMOLITION OR RELOCATION OF ALL EXISTING LANDSCAPE MATERIALS AND SITE ITEMS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION.
J. CONTRACTOR SHALL FIELD VERIFY ALL SITE ITEMS AND THE COORDINATION OF NEW CONSTRUCTION WITH ZONING SETBACK REQUIREMENTS. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
K. VERIFY ALL GRADES IN FIELD.
L. SEE ELECTRICAL SHEETS FOR SWITCHING OF EXTERIOR ELECTRICAL.
M. SUBGRADE TO BE COMPACTED TO 95% OF MAXIMUM DENSITY WITH CONCRETE SLAB OVER A.B.C. AS SPECIFIED ON THE STRUCTURAL DRAWINGS.
N. WATERPROOF ALL ABOVE-GROUND PLANTERS AND RETAINING WALLS.
O. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED WHERE APPLICABLE A MINIMUM OF 1'-0" HIGHER THAN THE HIGHEST PORTION OF THE EQUIPMENT, AND SHALL MATCH THE ADJACENT BUILDING MATERIAL.
P. USE A NATURAL PLACEMENT OF STONES HARVESTED FROM THE SITE AND INTERSPERSE WITH APPROPRIATE VEGETATION. THE STONES SHOULD NOT BE PILED ON THE GROUND BUT INSET INTO THE SOIL SPARINGLY SO THAT THE NET APPEARANCE IS 50% SOIL AND 50% VISIBLE STONE. VISIT DC RANCH SAMPLE YARD FOR BUILT EXAMPLE.
Q. PROVIDE 36" GUARDRAILS AT ALL CHANGE IN ELEVATIONS THAT ARE GREATER THAN 30" (R312).

PROJECT DATA

PM#	175-11-2003G
ADDRESS	8202 E. CACTUS ROAD SCOTTSDALE, ARIZONA 85260
SITE AREA	GROSS LAND AREA = 268,127 SF (6.16 ACRES) NET LOT AREA = 224,182 SF (5.1465 ACRES)
RELATED CASES	26-ZN-88, 26-ZN-88#2
ZONING DISTRICT	R1-35
USE	CHURCHES AND PLACES OF WORSHIP
SETBACKS	30' N. CACTUS RD
PROPOSED HEIGHT	29'-4" ABOVE 12" OVER AVG. TOP OF CURB
BLDG HEIGHT ALLOWED	30' ABOVE 12" OVER AVG. TOP OF CURB
PROPOSED BLDG. AREA	20,621 SF
GROSS FLOOR AREA	1ST FLOOR 13,115 SF 2ND FLOOR 7,506 SF TOTAL 20,621 SF
TOTAL FLOOR AREA FOR PARKING REQ	CLASSROOMS 3,514 SF MEETING AREAS 7,030 TOTAL = 10,544 SF
PARKING REQUIRED: PURSUANT TO 26-Z-88 AND 19-UP-88 THE MINIMUM PARKING PROVIDED WHENANY JOINT USE IS ESTABLISHED SHALL BE 10% ABOVE THE HIGHEST PARKING REQUIREMENT.	
EXISTING SANCTUARY: 1 SPACE/4 SEATS, 414 SEATS=	104 SPACES
NEW FELLOWSHIP HALL: 10,544 SF / 300SF =	35 SPACES
104 SPACES x 10% = 115 REQUIRED PARKING SPACES	
RECIPRICOL EASEMENT AGREEMENT (A)	113 ADDITIONAL SPACES
TOTAL PARKING PROVIDED (B)	194 SPACES +7 ADA SPACES = 201 SPACES PROVIDED ON SITE EXISTING
TOTAL PROVIDED (A+B):	113 +201= 314 SPACES TOTAL
ACCESSIBLE PARKING REQ.	4% OF PROVIDED (194) = 7 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	7 SPACES (EXISTING)
TOTAL BIKE PARKING REQUIRED	10% OF REQUIRED (115)= 12 SPACES
PROVIDED	12 SPACES

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RT DR 2015-7-ZN 2016

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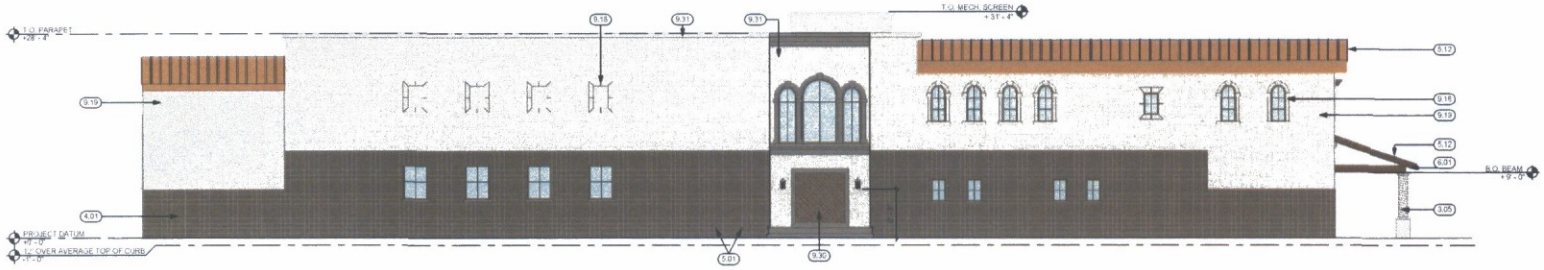
RE #PA2101

PROJECT NO. 12101
DATE 06/14/2016
CHECKED

SITE PLAN

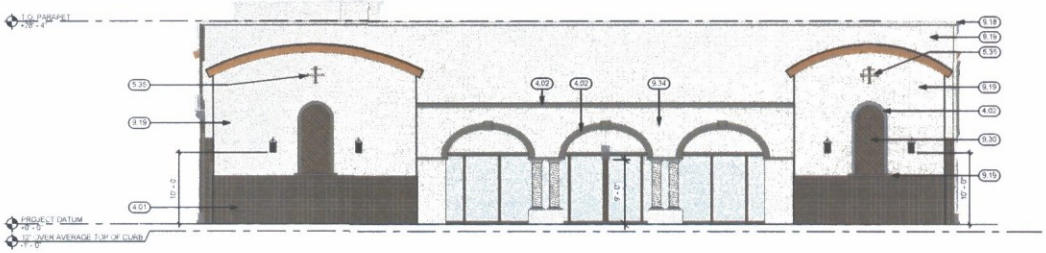
SCALE As indicated

SHEET NUMBER
A100



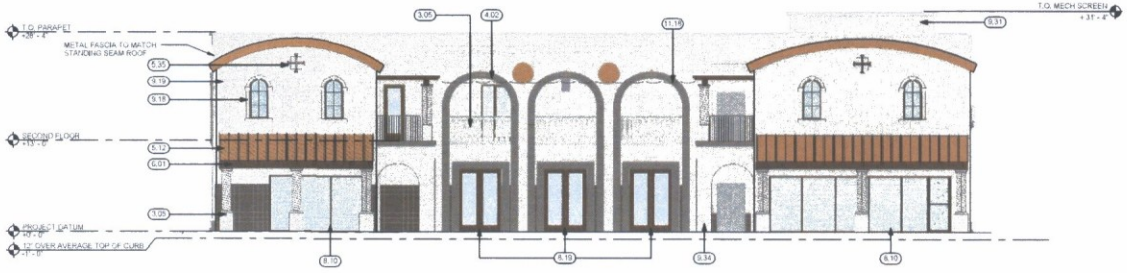
4 SOUTH ELEVATION

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



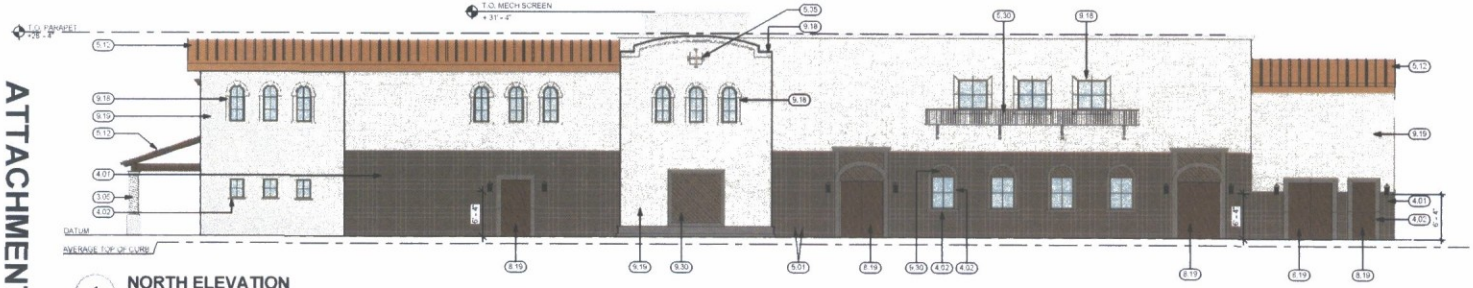
3 WEST ELEVATION

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



2 EAST ELEVATION

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



1 NORTH ELEVATION

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

ATTACHMENT #5

KEYNOTES

3.05	CONCRETE BALUSTER - FINISH TO MATCH EXISTING SANCTUARY COLUMNS
4.01	SPLIT FACE CMU - PAINT TO MATCH DUNN EDWARDS SANDPIT DE5118
4.02	CANTERA STONE - CASA DE CANTERA, INC. CANTERA STONE CAFE III
5.01	BRASS LAMBS TONGUE DRAIN SPOUT
5.12	STANDING SEAM METAL ROOF - BERRIDGE PREMIUM METALLIC COPPER COTE KYNAR 500 WITH HYLAR 5000
5.30	WROUGHT IRON RAILING
5.35	WROUGHT IRON CROSS ELEMENT
6.01	WOOD JOIST/RAFTER - STAIN TO MATCH DUNN EDWARDS DEA 163 - SEE STRUCTURAL
8.10	ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
8.19	EXTERIOR FIBERGLASS WOOD DOOR
9.18	FOAM TRIMS(IRRCUNG)- PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
9.19	STUCCO OVER CMU - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
9.30	DECORATIVE MOSAIC TILE - CACTUS STONE & TILE MESHED DECO COLOR - NORA CORNER
9.31	STUCCO OVER STUD FRAMING WITH FOAM CORNICE AND WALL CAP
9.34	STUCCO SYSTEM (ESR #1607) WESTERN ONE-KOTE W/7 FOAM OVER METAL LATH- PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
11.18	RETRACTABLE SHADE CLOTH

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BY-DEV-2015 - JAN-2015

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12101

39. BUILDING ELEVATIONS

1/8" = 1'-0"

DR601

KEYNOTES

3.05	CONCRETE BALUSTER - FINISH TO MATCH EXISTING SANCTUARY COLUMNS
4.02	CANTERA STONE - CASA DE CANTERA INC. CANTERA STONE CAFÉ III
5.12	STANDING SEAM METAL ROOF - BERRIDGE PREMIUM METALLIC COPPER COTE KYNAR 500 WITH HYLAR 5000
5.36	WROUGHT IRON GUARD RAIL
6.01	WOOD JOIST/RAFTER - STAIN TO MATCH DUNN EDWARDS DEA 163 - SEE STRUCTURAL
6.24	WOOD TRELLIS - STAIN TO MATCH DUNN EDWARDS DEA 163
9.19	STUCCO OVER CMU - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
22.19	DOWNSPOUT - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121



2 **PLAKA - SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 **PLAKA - NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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07-DR-2015 / ZN-2015

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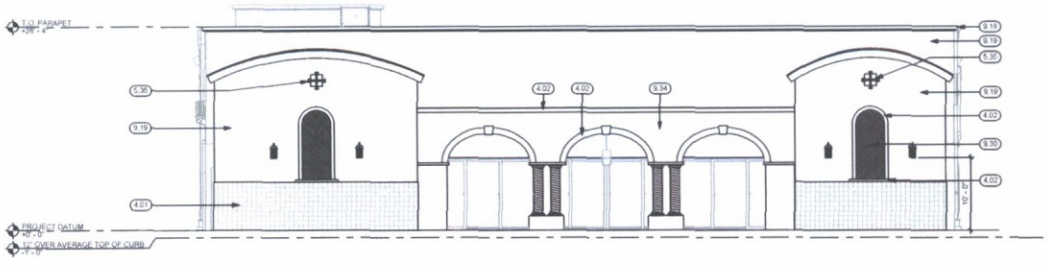
PROJECT NO: 12101
DATE:

39. BUILDING ELEVATIONS

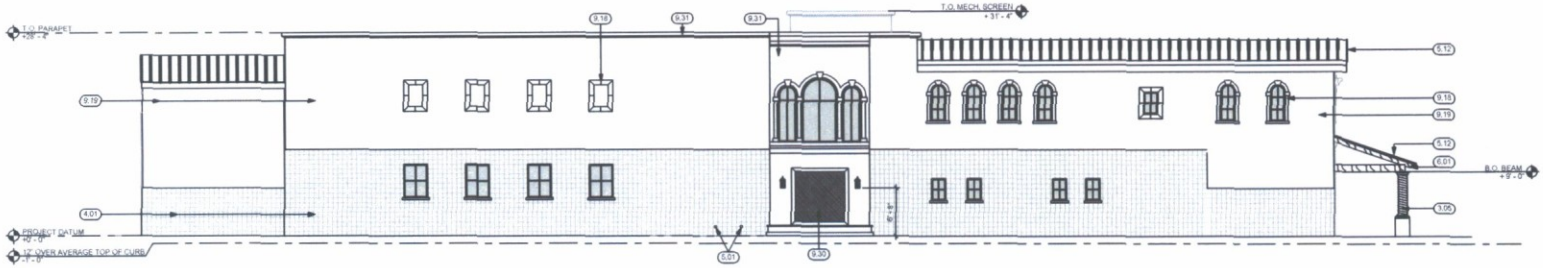
SCALE: 1/8" = 1'-0"

DRAWING NUMBER:

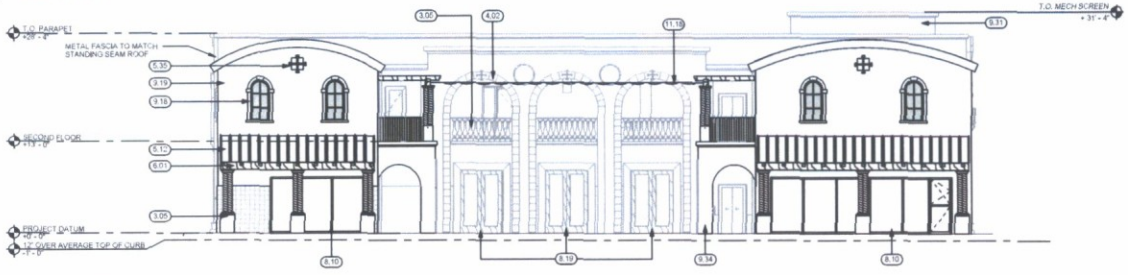
DR602



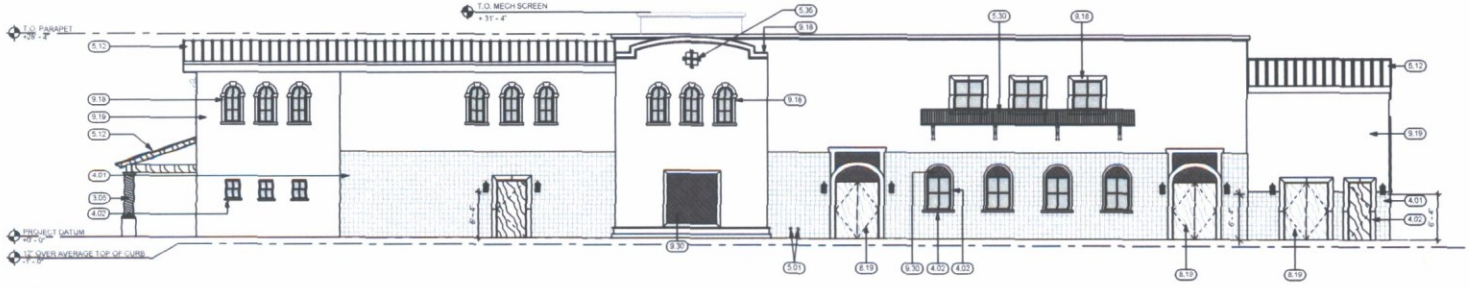
4 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



2 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

KEYNOTES

3.05	CONCRETE BALUSTER - FINISH TO MATCH EXISTING SANCTUARY COLUMNS
4.01	SPLIT FACE CMU - PAINT TO MATCH DUNN EDWARDS SANDPIT DE6118
4.02	CANTERA STONE - CASA DE CANTERA, INC. CANTERA STONE CAFE III
5.01	BRASS LAMBS TONGUE DRAIN SPOUT
5.12	STANDING SEAM METAL ROOF - BERRIDGE PREMIUM METALLIC COPPER COTE KYNAR 500 WITH HYLAR 5000
5.30	WROUGH IRON RAILING
5.35	WROUGHT IRON CROSS ELEMENT ——
6.01	WOOD JOIST/RAFTER - STAIN TO MATCH DUNN EDWARDS DEA 163 - SEE STRUCTURAL
8.10	ALUMINUM STOREFRONT SYSTEM - DARK BRONZE
8.19	EXTERIOR FIBERGLASS WOOD DOOR
9.18	FOAM TRIM/SURROUND- PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
9.19	STUCCO OVER CMU - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
9.30	DECORATIVE MOSAIC TILE - CACTUS STONE & TILE MESHED DECO COLOR - NORA CORNER
9.31	STUCCO OVER STUD FRAMING WITH FOAM CORNICE AND WALL CAP
9.34	STUCCO SYSTEM (ESR #1607) WESTERN ONE-KOTE W/1" FOAM OVER METAL LATH- PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
11.18	RETRACTABLE SHADE CLOTH

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PROJECT NO. 12101

DATE

SUBMITTED

39. BUILDING ELEVATIONS

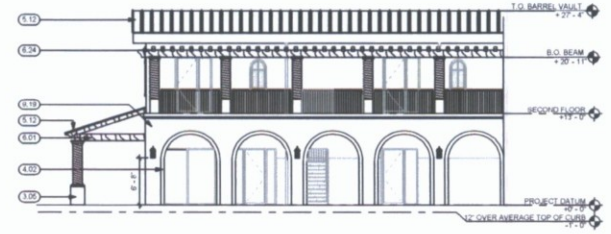
SCALE 1/8" = 1'-0"

DRAWING NUMBER

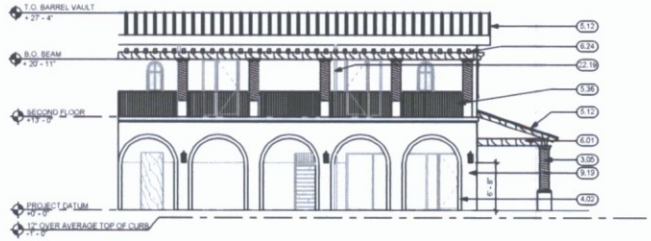
DR603

KEYNOTES

3.05	CONCRETE BALUSTER - FINISH TO MATCH EXISTING SANCTUARY COLUMNS
4.02	CANTERA STONE - CASA DE CANTERA, INC. CANTERA STONE CAFÉ III
5.12	STANDING SEAM METAL ROOF - BERRIDGE PREMIUM METALLIC COPPER COTE KYNAR 500 WITH HYLAR 5000
5.36	WROUGHT IRON GUARD RAIL
6.01	WOOD JOISTRAFTER - STAIN TO MATCH DUNN EDWARDS DEA 163 - SEE STRUCTURAL
6.24	WOOD TRELLIS - STAIN TO MATCH DUNN EDWARDS DEA 163
9.19	STUCCO OVER CMU - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121
22.19	DOWNSPOUT - PAINT TO MATCH DUNN EDWARDS SIAMESE KITTEN DE6121



2 **B/W PLAKA - SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 **B/W PLAKA - NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

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PROJECT NO: 12101

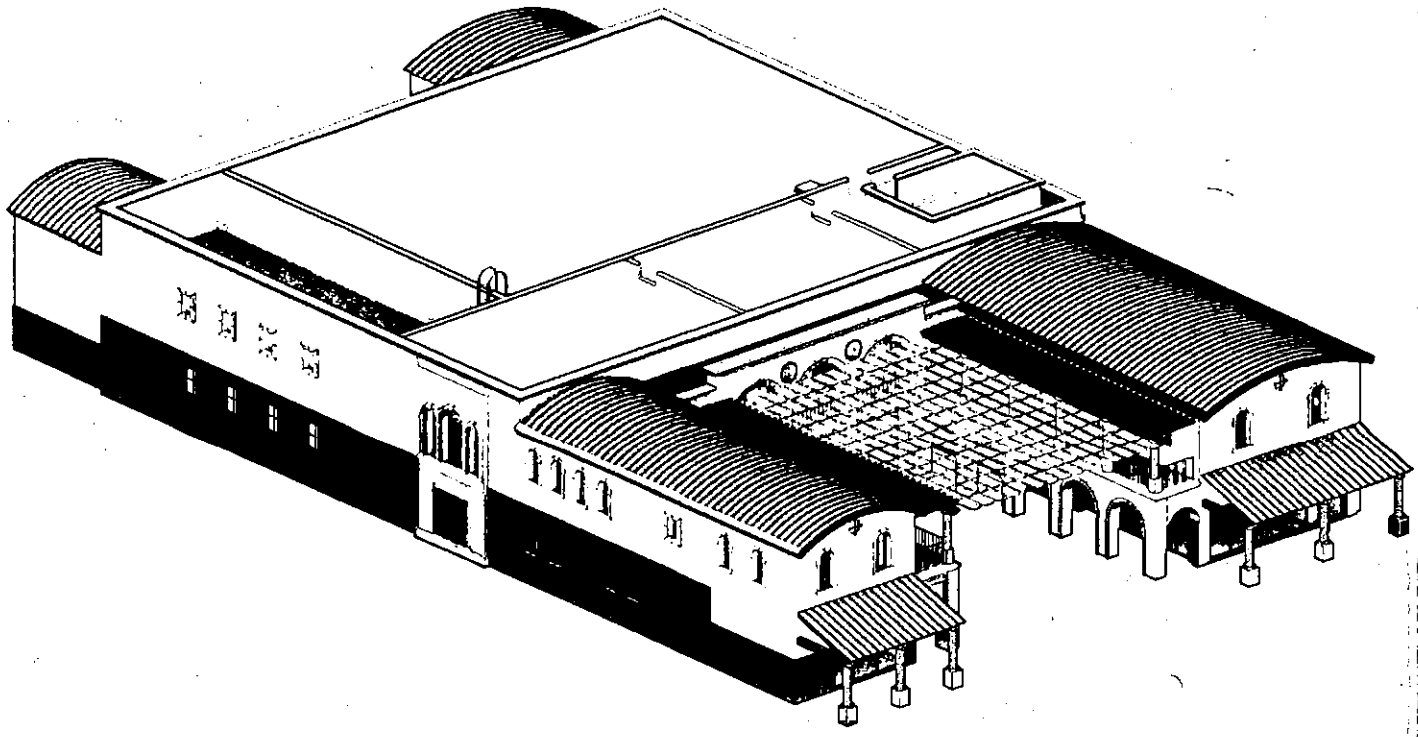
DATE:

SUBTITLE: 39. BUILDING ELEVATIONS

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

DRAWING NUMBER: DR604

ATTACHMENT #6



1 #41. Perspective 1
SCALE:

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#41. Perspective

3D01



1 **#41. Perspective 2**
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DESIGN

PROJECT NO. 12101

DATE

DRAWING

#41. Perspective

SCALE

DRAWING NUMBER

3D02



1 **#41. Perspective 3**
SCALE:

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ET-DR-2015-2-ZN-2015

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PROJECT NO. 12101

#41. Perspective

3D03

ATTACHMENT #7

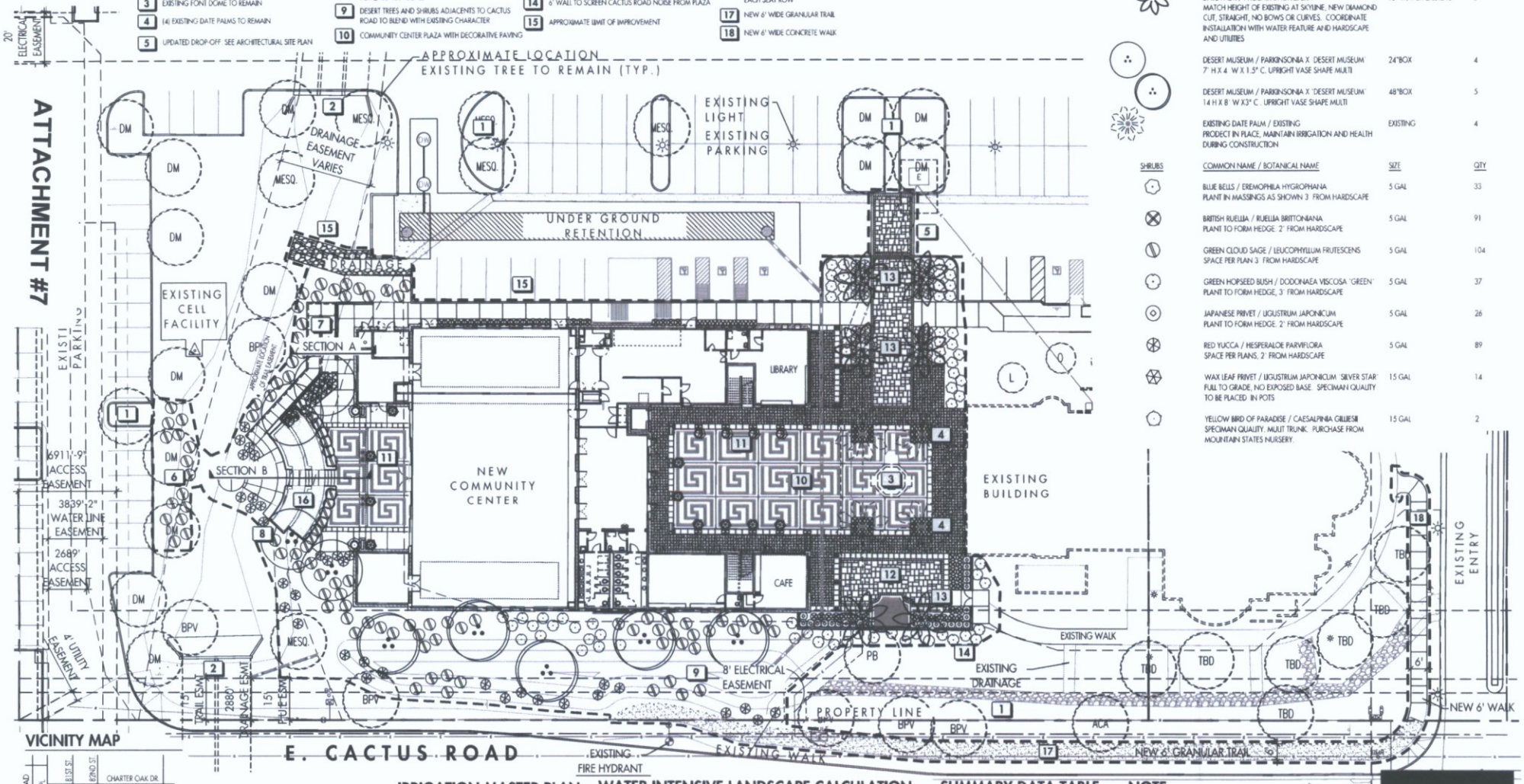
LANDSCAPE KEYNOTES

1. EXISTING LANDSCAPE TO REMAIN WHERE POSSIBLE
2. EXISTING WASH AND CULVERT HEADWALL
3. EXISTING FONT DOME TO REMAIN
4. (4) EXISTING DATE PALMS TO REMAIN
5. UPDATED DROP-OFF. SEE ARCHITECTURAL SITE PLAN
6. EXISTING DESERT TREES TO REMAIN. SUPPLEMENTAL LANDSCAPE TO SCREEN ADJACENT PARKING
7. ADA RAMP TO WASH BOTTOM
8. AMPHITHEATER FLANKED BY PLANTERS. SEATING FOR ±100-150 PEOPLE
9. DESERT TREES AND SHRUBS ADJACENTS TO CACTUS ROAD TO BLEND WITH EXISTING CHARACTER
10. COMMUNITY CENTER PLAZA WITH DECORATIVE PAVING
11. POTS WITH SMALL PATIO TREES
12. FOUNTAIN WITH 6' MAX HEIGHT WATER FALL
13. (6) NEW DATE PALMS TO MATCH 4 EXISTING PALMS
14. 6' WALL TO SCREEN CACTUS ROAD NOISE FROM PLAZA
15. APPROXIMATE LIMIT OF IMPROVEMENT
16. AMPHITHEATER WITH PLANTERS, C.I.P SEATS, STEPS. PERMEABLE PAVERS FILLED WITH GRANULAR TOP DRESSING BETWEEN EACH SEAT ROW
16. AMPHITHEATER WITH PLANTERS, C.I.P SEATS, STEPS. PERMEABLE PAVERS FILLED WITH GRANULAR TOP DRESSING BETWEEN EACH SEAT ROW
17. NEW 6' WIDE GRANULAR TRAIL
18. NEW 6' WIDE CONCRETE WALK

PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	DATE PALM / PHOENIX DACTYLIFERA MATCH HEIGHT OF EXISTING AT SKYLINE. NEW DIAMOND CUT, STRAIGHT, NO BOWS OR CURVES. COORDINATE INSTALLATION WITH WATER FEATURE AND HARDSCAPE AND UTILITIES	16' MATCH EXISTING	6
	DESERT MUSEUM / PARKINSONIA X 'DESERT MUSEUM' 7' H X 4' W X 1.5" C. UPRIGHT VASE SHAPE MULTI	24"BOX	4
	DESERT MUSEUM / PARKINSONIA X 'DESERT MUSEUM' 14 H X 8' W X3" C. UPRIGHT VASE SHAPE MULTI	48"BOX	5
	EXISTING DATE PALM / EXISTING PRODECT IN PLACE, MAINTAIN IRRIGATION AND HEALTH DURING CONSTRUCTION	EXISTING	4

SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	BLUE BELLS / EREMOPHILA HYGROPHANA PLANT IN MASSINGS AS SHOWN 3' FROM HARDSCAPE	5 GAL	33
	BRITISH RUELLIA / RUELLIA BRITTONIANA PLANT TO FORM HEDGE. 2' FROM HARDSCAPE	5 GAL	91
	GREEN CLOUD SAGE / LEUCOPHYLLUM FRUTESCENS SPACE PER PLAN 3' FROM HARDSCAPE	5 GAL	104
	GREEN HOPSEED BUSH / DODONAEA VISCOSA 'GREEN' PLANT TO FORM HEDGE, 3' FROM HARDSCAPE	5 GAL	37
	JAPANESE PRIVET / LIGUSTRUM JAPONICUM PLANT TO FORM HEDGE. 2' FROM HARDSCAPE	5 GAL	26
	RED YUCCA / HESPERALOE PARVIFLORA SPACE PER PLANS, 2' FROM HARDSCAPE	5 GAL	89
	WAX LEAF PRIVET / LIGUSTRUM JAPONICUM 'SILVER STAR' FULL TO GRADE, NO EXPOSED BASE. SPECIMAN QUALITY TO BE PLACED IN POTS	15 GAL	14
	YELLOW BIRD OF PARADISE / CAESALPINIA GILLIESII SPECIMAN QUALITY. MULIT TRUNK. PURCHASE FROM MOUNTAIN STATES NURSERY.	15 GAL	2



VICINITY MAP





IRRIGATION MASTER PLAN:

ALL LANDSCAPE IMPROVEMENTS SHALL BE WATERED BY AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM MAINTAINED BY THE OWNER UNLESS NOTED OTHERWISE. LAYOUT AND EQUIPMENT SHALL BE CONSISTENT WITH COMMERCIALLY OPERATED SYSTEMS. TREES AND SHRUBS WILL BE SEPARATELY VALVED.

WATER INTENSIVE LANDSCAPE CALCULATION

TOTAL LOT AREA = 2.77 - ACRES OR 121,066 S.F.	
ALLOWED WATER INTENSIVE LANDSCAPE:	
25% OF TOTAL LOT AREA (.25 x 121,066)	= 30,266 S.F.
TOTAL ALLOWED	= 30,266 S.F.
TOTAL PROVIDED	= 450 S.F.
TOTAL SITE LANDSCAPE AREA PROVIDED	= 11,657 S.F.

SUMMARY DATA TABLE

LANDSCAPE CALCULATIONS
ON SITE LANDSCAPE = 11,100 S.F.
PARKING LOT LANDSCAPE = 557 S.F.
(MINOR MODIFICATION TO 2 PARKING LOT ISLANDS)
NO RIGHT OF WAY LANDSCAPE. EXISTING TO REMAIN = 0 S.F.

NOTE:

- 50% OF TREES WILL BE EITHER SINGLE TRUNK WITH 3" CALIPER OR MULTI TRUNK WITH 1½" CALIPER.
- ALL DATE PALMS WILL BE 12' MIN HEIGHT.
- ALL SHRUBS WILL BE 5 GALLON.



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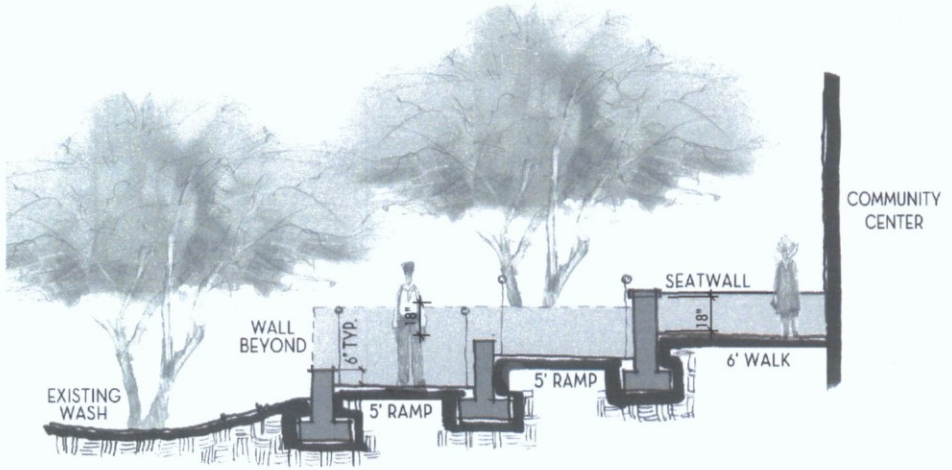
ASSUMPTION GREEK ORTHODOX CHURCH

MAY 2016

FELLOWSHIP HALL CONCEPTUAL LANDSCAPE SITE PLAN

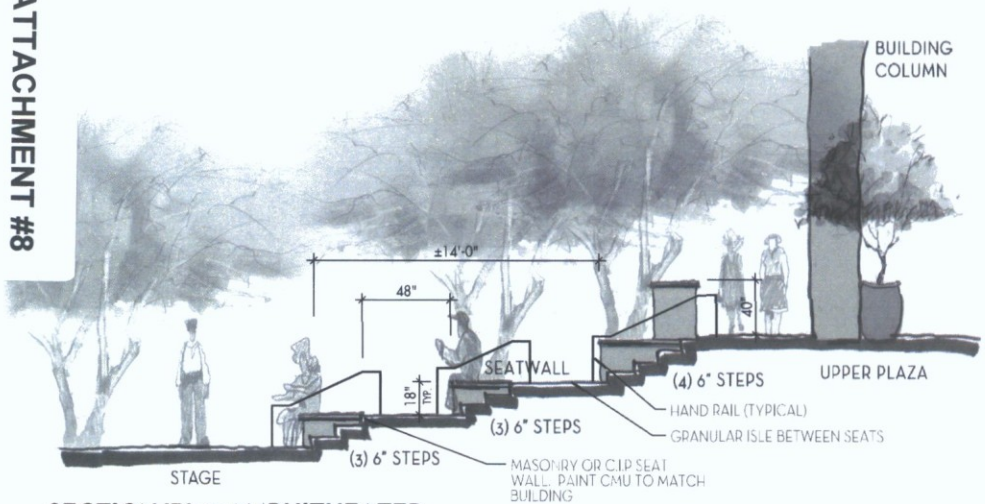
6/20/2016 3:

ATTACHMENT #8



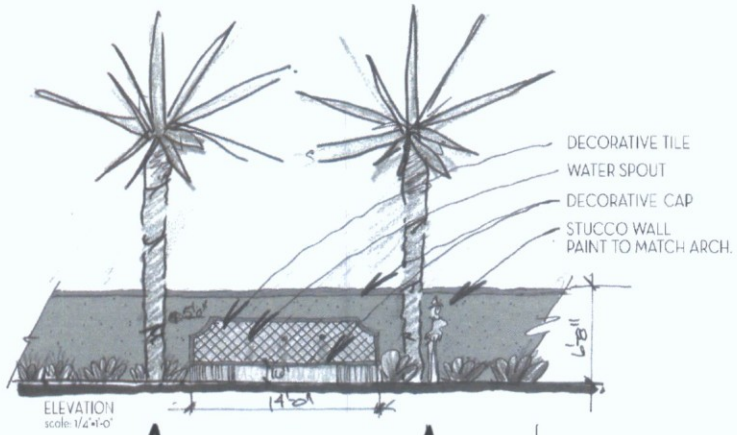
SECTION 'A' @ HANDICAP RAMP

scale: 3/8"=1'-0"

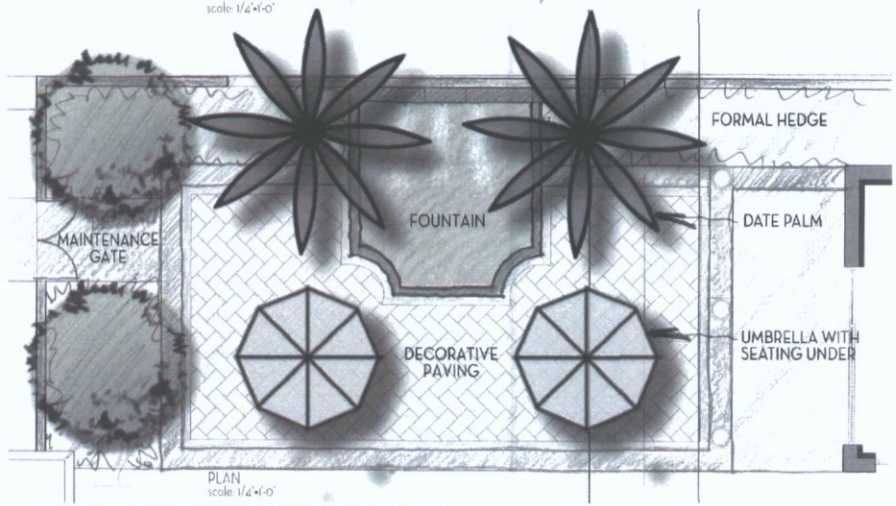


SECTION 'B' @ AMPHITHEATER

scale: 3/8"=1'-0"

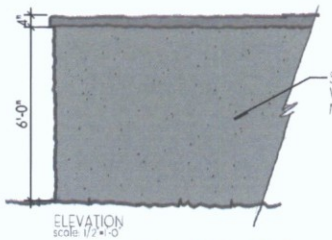


ELEVATION
scale: 1/4"=1'-0"

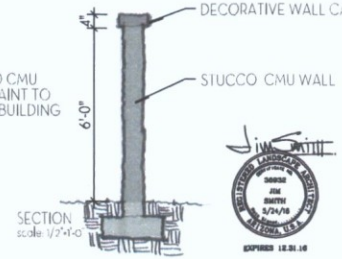


PLAN
scale: 1/4"=1'-0"

WATER FEATURE ENLARGEMENT



ELEVATION
scale: 1/2"=1'-0"



SECTION
scale: 1/2"=1'-0"

SITE WALL DETAILS

ASSUMPTION GREEK ORTHODOX CHURCH

MAY 2016

SITE DETAILS & ENLARGEMENTS

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