

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: July 20, 2017 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

Jaylynn Properties Addition 59-DR-2016

Location: 10636 North 71st Way

Request: Request approval of the site plan, landscape plan, and building elevations for a new two-story office building with 8,426 square feet of building area on a 1.75-acre site.

OWNER

Jaylynn Properties
480-993-8699

ARCHITECT/DESIGNER

WXW Architects

ENGINEER

RCC Design Group, LLC

APPLICANT CONTACT

Danny Salem
(480) 993-8699

BACKGROUND

Zoning

The site is zoned Highway Commercial, Parking P-3 (C-3/P-3) zoning on 1.26 acres of the site and Parking P-2; Passenger Vehicle Parking (P-2) zoning on the remaining 0.49 acres of the site.

Context

Located approximately 400 feet west of the intersection of East Sahuaro Drive and North Scottsdale Road, the site is surrounded by a mix of uses including retail, office, restaurant and service uses. Please refer to context graphics attached.

Adjacent Uses and Zoning

- **North:** East Sahuaro Drive North abuts the property to the north. Existing commercial uses are located farther north in the Highway Commercial, Parking P-3 (C-3/P-3) and Parking P-2; Passenger Vehicle Parking (P-2) zoning districts.

- **South:** East Sahuaro Drive South abuts the property to the south. Existing commercial uses are located farther south in the Highway Commercial, Parking P-3 (C-3/P-3) and Parking P-2; Passenger Vehicle Parking (P-2) zoning districts.
- **East:** North 71st Way abuts the property to the east. Existing commercial uses are located farther east in the Highway Commercial, Parking P-3 (C-3/P-3) and Parking P-2; Passenger Vehicle Parking (P-2) zoning districts.
- **West:** North 71st Place abuts the property to the west. Existing commercial uses are located farther west in the Highway Commercial, Parking P-3 (C-3/P-3) and Parking P-2; Passenger Vehicle Parking (P-2) zoning districts.

Key Items for Consideration

- Conformance with City of Scottsdale Commercial Design Guidelines
- No public comment received as of the date of this report

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for the proposed two-story building addition to the site. The existing one-story buildings on the eastern portion of the site and surrounding improvements will remain. The existing parking lot on the southwestern portion of the site will be modified to accept two new refuse collection locations.

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 not received any neighborhood or citizen correspondence regarding the applicant's request.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The applicant's proposal for a two-story commercial building on the existing site reflects the goals and policies of the Character and Design Element of the General Plan 2001 and the City of Scottsdale Commercial Design Guidelines by linking existing pedestrian systems with the new building site, and varying building materials and setbacks to enhance the proposed building relationship with the adjacent North 71st Place. In addition, the project utilizes architectural shading on the western side of the building to promote an appropriate connection with the natural environment. Vehicular access to the site is adequately provided by two entrances. An existing entrance on the south side of the site will be enhanced to current city standards, while a new entrance to North 71st Place, on the western side of the site, will align with the existing East Sahuaro Drive west of the site. Parking and refuse collection is provided on the southwestern portion of the site. In addition, the site is surrounded on all sides by on-street parking. Pedestrian connectivity is provided to North 71st Place by three new sidewalks from the new building. Existing sidewalks along the eastern portion of the site are being maintained.

The new building is comprised of two floors of commercial space with large shaded overhangs on the western portion of the building. The buildings have been designed in a contemporary aesthetic with most elevations featuring shading elements over windows to reduce solar exposure and heat gain to the building. The building utilizes several massing forms to reduce overall bulk while also

incorporating several architectural design elements to separate wall expanses, add visual interest, and create shading for the building's outdoor walkways. Outdoor space on the west side of the building has been shaded with a deep overhang allowing visitors to enjoy the desert climate, as suggested in the Scottsdale Sensitive Design Principles, and on-site open space is provided on the west side of the new building adjacent to North 71st Place. Mechanical equipment will be located on the roof of the building, appropriately concealed behind rooftop parapets.

Landscape and hardscape improvements for the site are focused on enhancing areas located outside the new building footprint along North 71st Place, as well as the area between the new building and the existing buildings on the site. Additional landscaping is also proposed in the parking lot area to screen new refuse locations. To respond to environmental considerations, the landscaping has been designed to complement the unique desert environment by utilizing drought-tolerant plant species including Desert Museum Palo Verde, Willow Acacia, Baja Ruellia, Valentine Bush, and several other species of drought-tolerant shrubs and groundcover. In addition, the open space on the western portion of the site has incorporated generous use of vegetation for shading in consideration of the unique desert environment.

Development Information

• Existing Use:	Parking
• Proposed Use:	Office/Retail
• Parcel Size:	1.75 gross acres
	0.84 net acres
	36,463 square feet
• Building / Commercial space:	8,426 square feet (new building)
• Building / Commercial space:	12,712 square feet (existing buildings)
• Total Building Area:	21,138 square feet
• Floor Area Ratio Allowed:	1.0 (for C-3/P-3 portion of site)
• Floor Area Ratio Proposed:	0.82 (for C-3/P-3 portion of site)
• Building Height Allowed:	36 feet, excluding rooftop appurtenances
• Building Height Proposed:	36 feet, excluding rooftop appurtenances
• Parking Required:	71 spaces
• Parking Provided:	99 spaces (13 on-site spaces and 86 P-3 credits)
• Open Space Required:	7,147 square feet / 0.164 acres
• Open Space Provided:	7,980 square feet / 0.1832 acres

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve the Jaylynn Properties Addition project 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
Principal Planner
480-312-7713
E-mail: bcarr@ScottsdaleAZ.gov

APPROVED BY

 _____ Brad Carr, Report Author	<u>6.30.2017</u> _____ Date
 _____ Steve Venker, Development Review Board Coordinator Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov	<u>6/29/17</u> _____ Date
 _____ Randy Grant, Director Planning and Development Services 480-312-2664, rgrant@scottsdaleaz.gov	<u>7/11/17</u> _____ Date

ATTACHMENTS

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

**Stipulations for the
Development Review Board Application:
Jaylynn Properties Addition
Case Number: 59-DR-2016**

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

APPLICABLE DOCUMENTS AND PLANS:

1. Except as required by the Scottsdale Revised Code (SRC), the Design Standards and Policies Manual (DSPM), and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture shall be constructed to be consistent with the building elevations submitted by WXW Architects, with a city staff date of 5/24/2017.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by WXW Architects, with a city staff date of 5/24/2017.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by T.J. McQueen & Associates, Inc., with a city staff date of 5/24/2017.
 - d. The Preliminary Grading, Drainage & Utility Plan submitted by RCC Design Group, 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 subject site was 20-ZN-2015.

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 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 window types.
3. All exterior doors shall be recessed a minimum of thirty (30) percent of the wall depth, the amount of recess shall be measured from the face of the exterior wall to the face of the glazing, exclusive of external detailing. With the final plan submittal the developer shall provide head, jamb and sill details clearly showing the amount of recess for all door types.

SITE DESIGN:

DRB Stipulations

4. All drive aisles that are fire lanes shall have a width of twenty-four (24) feet.
5. Before any building permit is issued for the development project, the property owner shall submit plans and receive approval to construct all refuse enclosures in conformance with the City of Scottsdale Supplements to MAG Standard Details, detail 2146-1 for single enclosures, and #2147-1, for double enclosures.
6. Before any building permit is issued for the development project, the property owner shall identify on the site the accessible pedestrian route from the public sidewalk to the building entry and from ADA accessible parking space to the building entry.
7. Before any building permit is issued for the development project, the property owner shall submit plans and receive approval to construct all site driveways (Sahuaro Drive South and North 71st Place) in conformance with the City of Scottsdale Standard Detail 2250 to be in compliance with current ADA standards.

EXTERIOR LIGHTING:

Ordinance

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

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 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 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.
 - 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.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

10. Before any building permit is issued for the development project, the property owner shall submit plans and receive approval to construct bicycle racks in conformance with DSPM Section 2.1-808, and the City of Scottsdale Supplements to MAG Standard Details 2285.

AIRPORT:

DRB Stipulations

11. With the final plans submittal, the property 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. 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	Right-of-way Dedications	Improvements	Notes and Requirements
N. 71 st Place	Local Street, Urban	None	Driveway entrance, sidewalk	12.a., 12.b., 12.c., 12.e.
E. Sahuaro Drive South	Local Street, Urban	None	Driveway entrance, sidewalk	12.a., 12.b., 12.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. Before any building permit is issued for the development project, the property owner shall submit plans and receive approval to remove the existing curb ramps at the southeast corner of North 71st Place and East Sahuaro Drive North, and at the northeast corner of North 71st Place and East Sahuaro Drive South and construct ADA compliant directional ramps.
- c. Before any building permit is issued for the development project, the property owner shall submit plans and receive plan approval to construct/reconstruct driveway on North 71st Place to be in general conformance with Zoning Ordinance Section 9.106, DSPM Sections 5-3.200, 5-3.205, and 2.1.801, and City of Scottsdale Supplement to the MAG Standard Details, detail number 2256 for CL type driveway. The driveway width on North 71st Place shall be a minimum of 36 feet and align with East Sahuaro Drive to the west.
- d. Before any building permit is issued for the development project, the property owner shall submit plans and receive plan approval to construct/reconstruct driveway on East Sahuaro Drive South to be in general conformance with Zoning Ordinance Section 9.106, DSPM Sections 5-3.200, 5-3.205, and 2.1.801, and City of Scottsdale Supplement to the MAG Standard Details, detail number 2256 for CL type driveway. The driveway width on East Sahuaro Drive South shall be a minimum of 24 feet to a maximum of 30 feet in width.
- e. Prior to issuance of a Certificate of Occupancy for the development project, the property owner shall install a 30-inch Stop Sign and an "ALL WAY" plaque (R1-1, R1-3p) at the western driveway on North 71st Place.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

Ordinance

- D. Before any building permit is issued for the development project, the property owner shall dedicate driveway 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.
- E. Before any building permit is issued for the development project, the property owner shall dedicate a minimum 24-foot-wide Emergency and Service Vehicle Access Easement across the on-site drive aisles.

DRB Stipulations

- 13. Before any building permit is issued for the development project, the property owner shall dedicate a Public Non-Motorized Access Easement over any portion of the public sidewalk located outside of right-of-way and on private property.

WATER AND WASTEWATER STIPULATIONS:

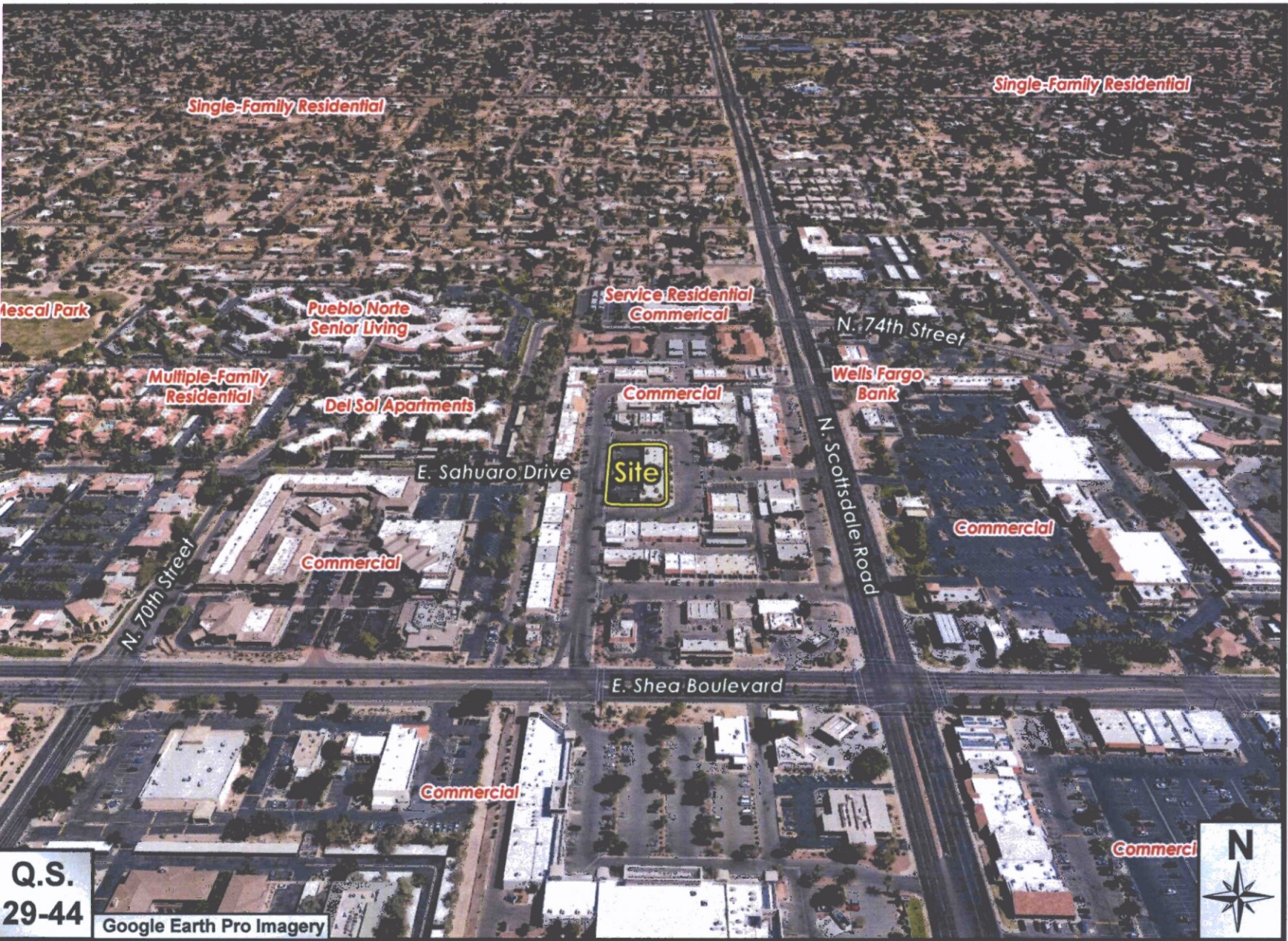
DRB Stipulations

- 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. Before the improvement plan submittal to the Plan Review and Permit Services Division, the owner shall obtain approval of the Final Basis of Design Reports (water and wastewater) from the Water Resources Department. The Final Basis of Design Reports shall be in conformance with the Design Standards and Policies Manual.
- 16. Before the improvement plan submittal, the owner shall obtain and provide a certified/witnessed fire hydrant flow test as is required to be submitted for all commercial projects Per DSPM Section 6-1.405.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

- 17. With the improvement plan submittal, the owner shall demonstrate consistency with the DSPM and the case improvement plan accepted in concept by the Stormwater Manager, or designee.



Single-Family Residential

Single-Family Residential

Mescal Park

Pueblo Norte Senior Living

Service Residential Commercial

N. 74th Street

Multiple-Family Residential

Del Sol Apartments

Commercial

Wells Fargo Bank

E. Sahuaro Drive

Site

N. Scottsdale Road

Commercial

N. 70th Street

Commercial

E. Shea Boulevard

Commercial

Commercial



Q.S. 29-44

Google Earth Pro Imagery

Jaylynn Properties Addition

59-DR-2016

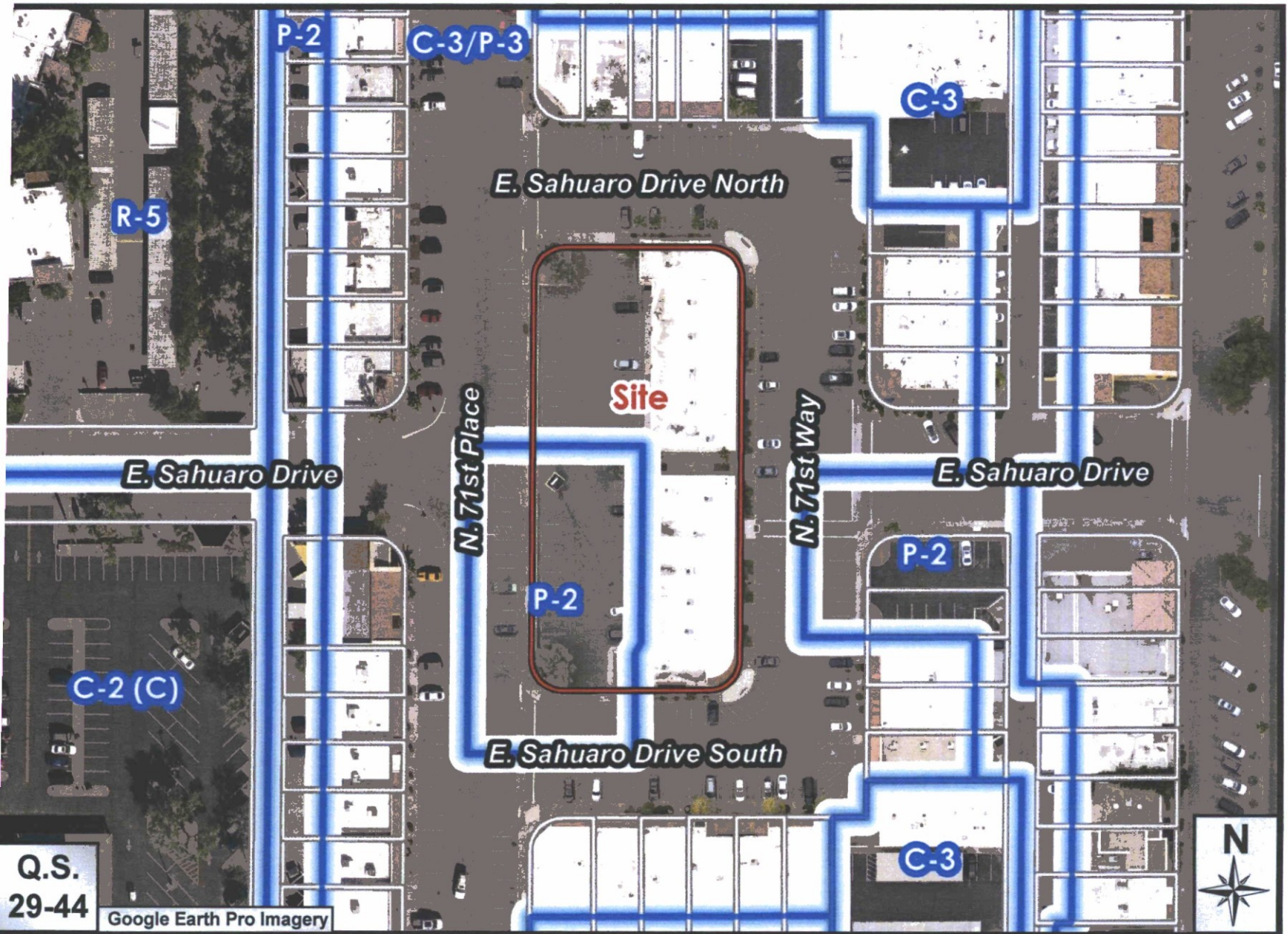


Q.S.
29-44

Google Earth Pro Imagery

Jaylynn Properties Addition

59-DR-2016



Q.S.
29-44

Google Earth Pro Imagery

Jaylynn Properties Addition

59-DR-2016



May 24, 2017

City of Scottsdale
Planning Dept.

RE: 59-DR-2016
Jaylynn Properties Addition
Sundown Plaza
10636 N. 71st Way
Scottsdale, Arizona

ATTN: Brad Carr
Principal Planner

Second Review Comments DESIGN NARRATIVE (revised)

The General Plan Use Element designates this property as Commercial, and in Planning Zone B . This category includes areas designated for providing goods and services needed by the surrounding residential areas. Rezone case 20-ZN-2015 was approved in 2016 to allow additional commercial space in this existing mixed-use commercial area. This property is located within the AC-1 area of the Airport Influence Zones, which allows for commercial uses.

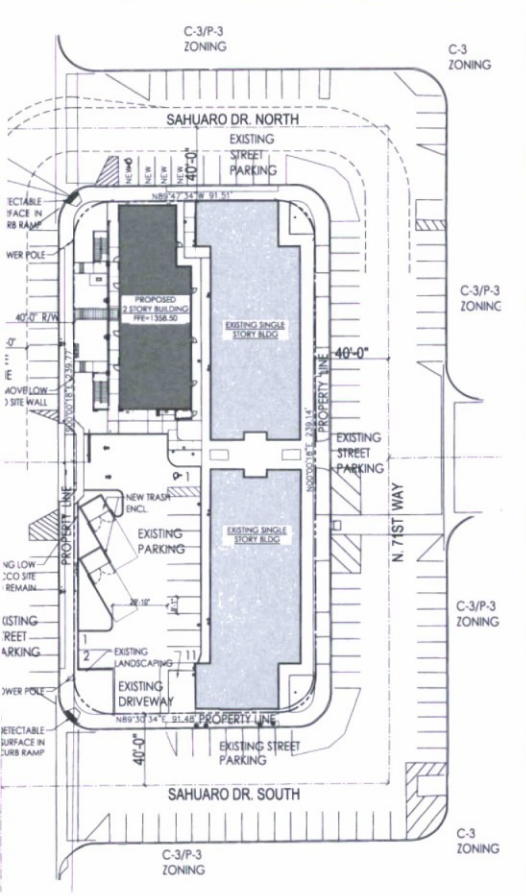
The proposed architectural character is a mix of the existing themes in the area. There are several two story complexes among mostly single story buildings. This building will use brown earth tone colors to complement the existing colors used in the area. No mission tile roofing will be used, as a majority of the buildings use this roofing and the area needs some relief from this dominate material.

There is no Desert character, as this area was developed starting in the 1950's and prior to the city's embracing of design and environmental sensitivity. The proposed building is adjacent to an existing single story building, and needs to create it's own character, in lieu of responding to the existing nondescript buildings. This is done with height and tower massing with use of integral color block and texture using wrought iron stair railings and guardrails.

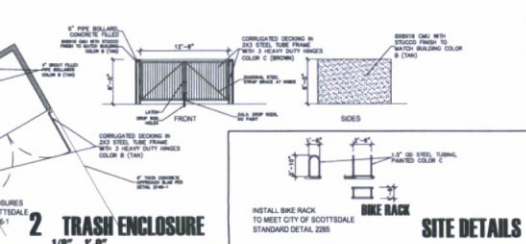
The west is dominated by the storefronts and all glass is set back under covered walkways. The south facade uses glass, but includes steel sun canopies to add interest and shade. The north is similar, but the canopies are removed to increase the desirable north daylighting. The north wall massing is also lower than the main building to address the close proximity to the street and step down for scale to respond to the public sidewalk. The east façade now includes steel sun shades at the windows.

The site access and parking is an existing and unique set up with the majority of the parking configured as street parking spaces, which creates unusually convenient access to the stores and offices. All of the mechanical units will be roof mounted and screened from view.

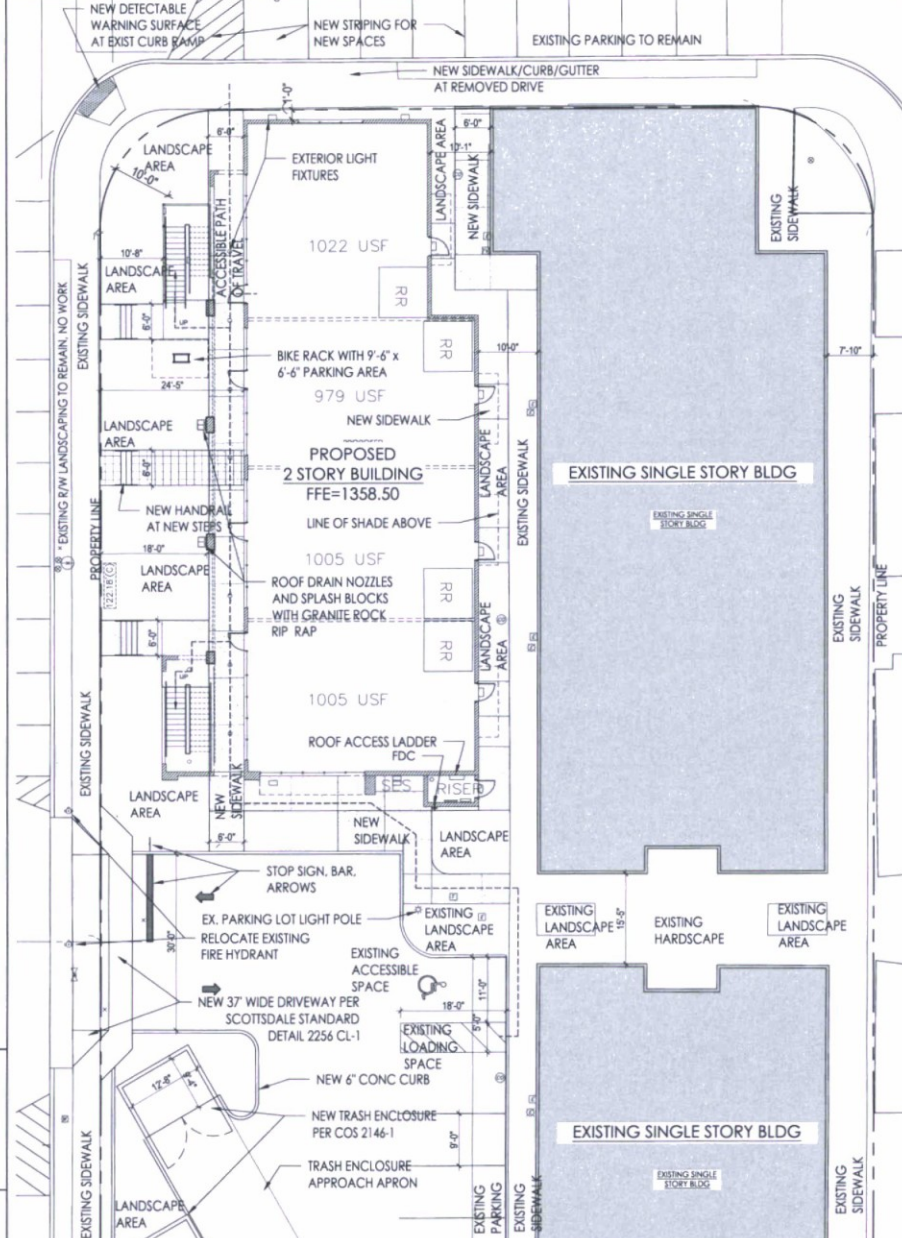




1 OVERALL SITE PLAN
1/2" = 1'-0"



2 TRASH ENCLOSURE
1/8" = 1'-0"



3 SITE PLAN
1" = 20'-0"

PROJECT DATA

PROJECT DESCRIPTION
PROPOSED NEW 8426 SF RETAIL COMMERCIAL PROJECT CONSISTING OF A SHELL BUILDING WITH MINOR SITE IMPROVEMENTS AT AN EXISTING COMMERCIAL DEVELOPMENT. THIS WORK IS A RESULT OF THE REZONE CASE 20-2N-2015

ZONING = P-3 (C-3/P-3)
CITY OF SCOTTSDALE ZONING CASE NO. 20-2N-2015
CONSTRUCTION TYPE = V-8 -AFES SPRINKLERED
OCCUPANCY TYPE = M AND B

AREA
SITE = 0.84 ACRES (NET) / 1.75 ACRES (GROSS)
LOT COVERAGE = 20.5%
LANDSCAPED AREA = 11,590 SF-SEE LANDSCAPE PLAN
NEW BUILDING AREA = FLOOR 1 = 4213 SF
FLOOR 2 = 4213 SF
TOTAL = 8426 SF
NEW COVERED WALKWAYS = +1338 SF
EXISTING BUILDING AREA = 12,712 SF
TOTAL = 14,050 SF

PARKING REQUIREMENTS
REQUIRED = 70 SPACES
PROVIDED =
-101 SPACES (14 ON SITE SPACES AND 86 P-3 CREDITS)
-1 ACCESSIBLE SPACE REQUIRED
-1 ACCESSIBLE SPACE PROVIDED

BICYCLE PARKING REQUIRED
1 PER 10 REQUIRED VEHICLE SPACES
8416 SF / 300 = 28 VEHICLE SPACES = 3 BICYCLE SPACES
BICYCLE PARKING PROVIDED: 4

PROPERTY OWNER
JALYNN PROPERTIES
912 W CHANDLER BLVD SUITE B-3
CHANDLER, ARIZONA 85224
CONTACT: DANNY SALEM (480) 899-1288

PROPERTY DESCRIPTION
TRACT A, SUNDOWN PLAZA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 65 OF MAPS, PAGE 40.
APR: 175-42-134

PARKING LOT LANDSCAPING REQUIRED:
PARKING LOT AREA x 15%: 7618 SF x .15 = 1143 SF
PROVIDED: 2376 SF

OPEN SPACE REQUIRED:
LOT AREA x 10%: FIRST 12 FT OF HEIGHT: 36478 SF x .10 = 3648 SF
NEXT 24 FT OF HEIGHT: 24 FT X 364 X 36478 = 3502 SF
TOTAL: 7150 SF
PROVIDED: 7960 SF

FRONTAGE OPEN SPACE REQUIRED:
747 SF x .50 = 374 SF
PROVIDED: 5020 SF



4 VICINITY PLAN



WWW ARCHITECTS
Architecture & Design
phoenix, arizona 602.705.7451
web: www.wwarchitects.com
email: www@wwarchitects.com

Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT NO. 803-PA-20
SECOND SUBMITTAL 4/2
THIRD SUBMITTAL 5-24-17

Project: SUNDOWN PLAZA
Date: APRIL 5 2017
Drawn: BWW
Checked: BWW
Revised:

SITE PLAN

DR-

PRELIMINARY

WWW ARCHITECTS
Architecture
Design
Phoenix, Arizona 602.709.7653
web: www.wwwarchitects.com
email: www@wwwarchitects.com

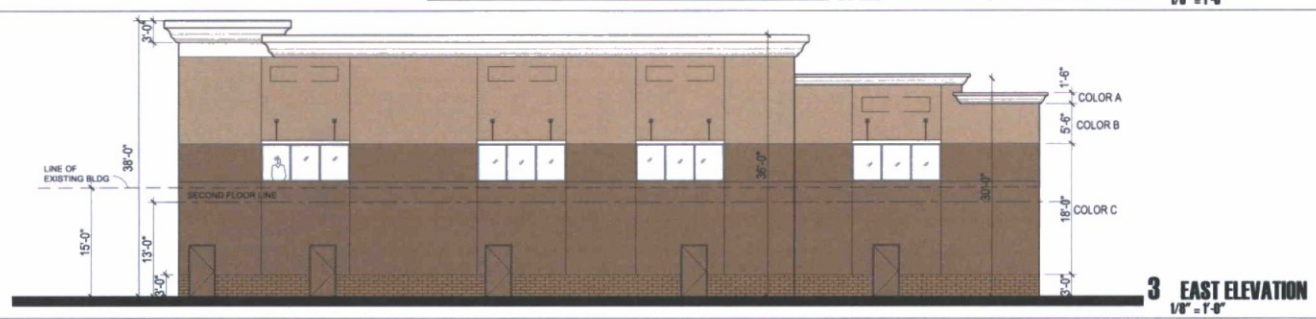
Sundown Plaza
10636 N. 71st Way
Scottsdale, AZ

NEW OFFICE BUILDING
ADDITION

CITY OF SCOTTSDALE
DEVELOPMENT REVIEW
PROJECT No. 803-PA-2016
SECOND SUBMITTAL 4/2017
Project: SUNDOWN PLAZA
Date: APRIL 5, 2017
Drawn: WSW
Checked: WSW
Revised:

COLOR
ELEVATIONS

DR-5



COLOR LEGEND

- EPS COLOR A
- DOOR WHITE GR
- SWS
- EPS COLOR B
- LOGGIA GR TISS
- EPS COLOR C
- FACILITY TRUPE GR
- TSS
- RAILING COLOR
- SW GR BLACK
- MASC
- CLIK GRK COLOR
- SANDSTONE
- STONEFRONT
- FRAMES COLOR
- BLACK ANODIZED
- ALUMINUM

**CITY OF SCOTTSDALE
LANDSCAPE NOTES:**

AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED GUARANTEEING 100% COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS WILL BE TOP-DRESSED WITH A 2" DEPTH OF DECOMPOSED GRANITE.

PROVIDE 8% SLOPE AWAY FROM WALK OR CURB FOR 5' ALONG ALL STREETS.

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

ANY EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DESTROYED AS A RESULT OF THIS CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF CITY STAFF, WITH LIKE KIND AND SIZE PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY.

AREAS WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-6". TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT BEGINS AT 7 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.

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

ALL SLOPES ON SITE ARE 4:1 MAX

NO TURF AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SETBACK DIMENSIONS.

SEE ARCHITECTURAL FOR SITE LIGHTING LOCATIONS. SEE ELECT. DRAWINGS FOR ALL LIGHTING SPECIFICATIONS.

SEE ARCHITECTURAL FOR SITE WALL ELEVATIONS, COLORS

SEE CIVIL DRAWINGS FOR ALL RETENTION AREAS, SECTIONS, AND SLOPE RATIOS.

SEE ARCHITECTURAL FOR BIKE RACK DETAILS.

ALL SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

"SETBACK ALL SPRAY & STREAM TYPE IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO REDUCE OVER SPRAY".

A MINIMUM 50 PERCENTAGE (UNLESS OTHERWISE STIPULATED BY THE DEVELOPMENT REVIEW BOARD, and/or THE ZONING ORDINANCE REQUIREMENTS) OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE X, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE'S ZONING ORDINANCE ARTICLE III, SECTION 3.100.

A SINGLE TRUNK TREE'S CALIPER SIZE, THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 6-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE, FOR SINGLE TRUNK TREES WHICH HAVE A DIAMETER GREATER THAN 4-INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A MULTI TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6-INCHES ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6-INCHES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL.

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

NO LIGHTING IS APPROVED WITH THE SUBMITTAL

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

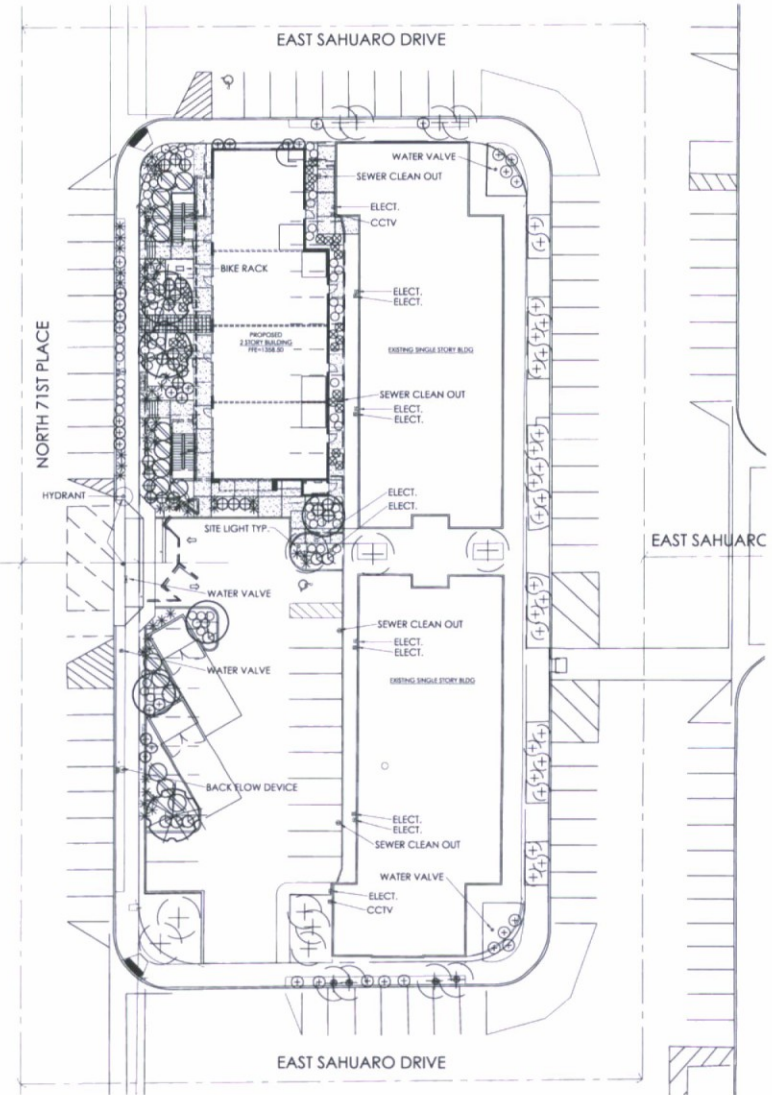
NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUALITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

LANDSCAPE LEGEND

-  CERCIIDIUM DESERT MUSEUM
DESERT MUSEUM PALO VERDE
2" CALIPER (3)
-  ACACIA SALICINA
WILLOW ACACIA
2" CALIPER (3)
-  EXISTING TREE
PROTECT FROM
CONSTRUCTION
-  RUELLIA PENINSULARIS
BAJA RUELLIA
5 GALLON (6)
-  TECOMA 'ORANGE JUBILEE'
ORANGE JUBILEE
5 GALLON (16)
-  MUHLENBERGIA REGAL MIST
REGAL MIST DEER GRASS
5 GALLON (25)
-  EREMOPHILA MACULATA
VALENTINE BUSH
5 GALLON (19)
-  LANTANA MONTEVIDENSIS
'GOLD MOUND'
1 GALLON (67)
-  ALOE 'BLUE ELF'
BLUE ELF ALOE
1 GALLON (58)
-  PEDILANTHUS SP.
LADY SLIPPER
1 GALLON (27)
-  1/2' MINUS MADISON GOLD
DECOMPOSED GRANITE
2" DEPTH IN ALL LANDSCAPE AREAS

**LANDSCAPE SUMMARY DATA:
(NEW CONSTRUCTION AREA)**

OFF-SITE LANDSCAPE AREA: 432 SQ. FT.
ON-SITE LANDSCAPE AREA: 2,287 SQ. FT.
PARKING LOT LANDSCAPE AREA: 360 SQ. FT.



LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER _____ APPROVED _____ DATE _____
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERT. OF OCCUPANCY IS ISSUED.



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SITE PLANNING
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**NEW OFFICE BUILDING
ADDITION**

Project: _____
Date: _____
Drawn: _____
Checked: _____
Revised: _____



La.01

**59-DR-2016
05/24/2017**