

Case Research



Pre-Application Request

Purpose:

The purpose of the Pre-Application submittal, and meeting, is for the applicant and city staff to discuss a proposed Development Application, and the information and process that is necessary for city staff to process the proposal.

In accordance with the Zoning Ordinance, no development application shall be accepted before a Pre-Application has been submitted, and a Pre-Application meeting has been conducted with city staff, unless the Pre-Application meeting has been waived by the Zoning Administrator.

Submittal:

The completed Pre-Application Request form and all required materials and fees should be submitted in person to the One-Stop-Shop located at 7447 East Indian School Road; or, may they be submitted digitally at following website:

<https://eservices.scottsdaleaz.gov/eServices/PreApps/Default.aspx>

All checks shall be payable to "City of Scottsdale."

Scheduling

After the Pre-Application submittal has been accepted at the One-Stop-Shop, a staff member will contact the Applicant within five (5) Staff Working Days to schedule a Pre-Application meeting with the assigned staff member(s). Generally, a Pre-Application meeting is scheduled within five (5) to fifteen (15) Staff Working Days from the date of the submittal.

Project Name: **Scottsdale Fashion Square**

Property's Address: **4500 North Scottsdale Road, Scottsdale, AZ 85251**

APN: **173-37-009A**

Property's Zoning District Designation: **D/RCO-2 PBD DO**

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial ☐ Other

Has a 'Notice of Compliance' been issued? ☐ Yes ☒ No If yes, provide a copy with this submittal

Owner: **Scottsdale Fashion Square LLC**

Applicant: **Andy Greenwood**

Company: **c/o The Macerich Company**

Company: **The Macerich Company**

Address: **401 Wilshire Boulevard, Suite 700, Santa Monica, CA 90401**

Address: **11411 N. Tatum Boulevard, Phoenix, AZ 85028**

Phone: **(310) 394-6000**

Fax:

Phone: **(602) 953-6200**

Fax: **(602) 953-6449**

E-mail: **Andy.Greenwood@macerich.com**

E-mail: **andy.greenwood@macerich.com**

Owner Signature

Applicant Signature

Official Use Only

Submittal Date: _____

Application No.: _____

-PA-

Project Coordinator: _____

Planning and Development Services

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



Pre-Application Request

Development Application Type:

Please check the appropriate box of the Type(s) of Application(s) you are requesting

Zoning	Development Review	Signs
<input type="checkbox"/> Text Amendment (TA)	<input type="checkbox"/> Development Review (Major) (DR)	<input type="checkbox"/> Master Sign Program (MS)
<input type="checkbox"/> Rezoning (ZN)	<input checked="" type="checkbox"/> Development Review (Minor) (SA)	<input type="checkbox"/> Community Sign District (MS)
<input type="checkbox"/> In-fill Incentive (II)	<input type="checkbox"/> Wash Modification (WM)	Other
<input type="checkbox"/> Conditional Use Permit (UP)	<input type="checkbox"/> Historic Property (HP)	<input type="checkbox"/> General Plan Amendment (GP)
Exemptions to the Zoning Ordinance	Land Divisions	<input type="checkbox"/> In-Lieu Parking (IP)
<input type="checkbox"/> Hardship Exemption (HE)	<input type="checkbox"/> Subdivision (PP)	<input type="checkbox"/> Abandonment (AB)
<input type="checkbox"/> Special Exception (SX)	<input type="checkbox"/> Subdivision (Minor) (MD)	<input type="checkbox"/> Adult Care (AC)
<input type="checkbox"/> Variance (BA)		<input type="checkbox"/> Single-Family Residential
<input type="checkbox"/> Minor Amendment (MN)		<input type="checkbox"/> Other:

Submittal Requirements: (fees subject to change every July)

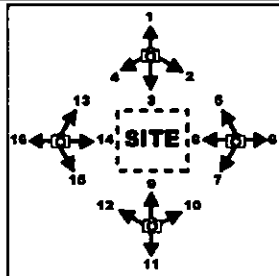
☒ Pre-Application Fee: \$ 87.00
(No fees are changed for Historic Preservation (HP) properties.)

☐ Records Packet Fee: \$ _____
Processed by staff. The applicant need not visit the Records desk to obtain the packet.
(Only required when requested by Staff)

☒ Application Narrative:
The narrative shall describe the purpose of the request, and all pertinent information related to the request, such as, but not limited to, site circulation, parking and design, drainage, architecture, proposed land use, and lot design.

☐ Property Owner Authorization Letter
(Required for the SA and MS Pre-Applications)

- ☒ Site / Context Photographs
- Provide color photographs showing the site and the surrounding properties. Use the guidelines below for photos.
 - Photos shall be taken looking in towards the project site and adjacent to the site.
 - Photos should show adjacent improvements and existing on-site conditions.
 - Each photograph shall include a number and direction.
 - Sites greater than 500 ft. in length, also take the photo locations shown in the dashed lines.
 - Photos shall be provided 8 1/2 x 11 paper, max. two per page.



☐ Other

- The following list of Additional Submittal Information is not required for a Pre-Application meeting, unless indicated below by staff prior to the submittal of this request.
- Applicants are advised to provide any additional information listed below. This will assist staff to provide the applicant with direction regarding an application.

Additional Submittal Information

- ☒ Site Plan
- ☒ Subdivision plan
- ☒ Floor Plans
- ☒ Elevations
- ☒ Landscape plans
- ☐ H.O.A. Approval letter
- ☐ Sign Criteria Regulations & Language
- ☒ Material Samples – color chips, awning fabric, etc.
- ☒ Cross Sections – for all cuts and fills
- ☐ Conceptual Grading & Drainage Plan
- ☒ Exterior Lighting – provide cut sheets, details and photometrics for any proposed exterior lighting.
- ☐ Boundary Survey (required for minor land divisions)
- ☐ Areal of property that includes property lines and highlighted area abandonment request.
- ☐ One copy of the recorded document for the area that is requested to be abandoned. Such as: subdivision plat, map of dedication, GLO (General Land Office) federal patent roadway easement, or separate dedication document. A copy of most recorded documents to be abandoned may be purchased at the City of Scottsdale Records Dept. (480-312-2356), or the Maricopa County Recorder's Office (602-506-3535). A copy of the General Land Office (GLO) federal patent roadway easement may be purchased from the Bureau of Land Management (602-417-9200).

Planning and Development Services

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

City of Scottsdale - Development Review Board

Project Location: Scottsdale Fashion Square - 4500 North Scottsdale Road, Scottsdale, AZ 85251

Property Details: Commercial - Retail

Pre-Application Narrative - Retail (*Partial for LL integration into complete Application Narrative*)

Revision to Barney's DRB Submittal (*to be determined by LL*)

25 October 2016

The proposed design submitted for review is for a new 17,000 gross square feet high-end retail store located at Scottsdale's Fashion Square Mall. Situated along North Scottsdale Road, the new store will replace the southeast corner of the existing Barney's structure and will have a strong, open retail presence that will help further activate the eastern wing of the mall and the adjacent streetscape. The transparent, human-scale massing of the proposed retail space has been designed to provide a welcomed contrast to its surrounding two-story volumes, reducing the existing overall bulk along North Scottsdale Road and will introduce a unique threshold experience into the mall.

The main design features of the store include a split-level store layout, a terraced public plaza, and a heroic cantilevered shade canopy.

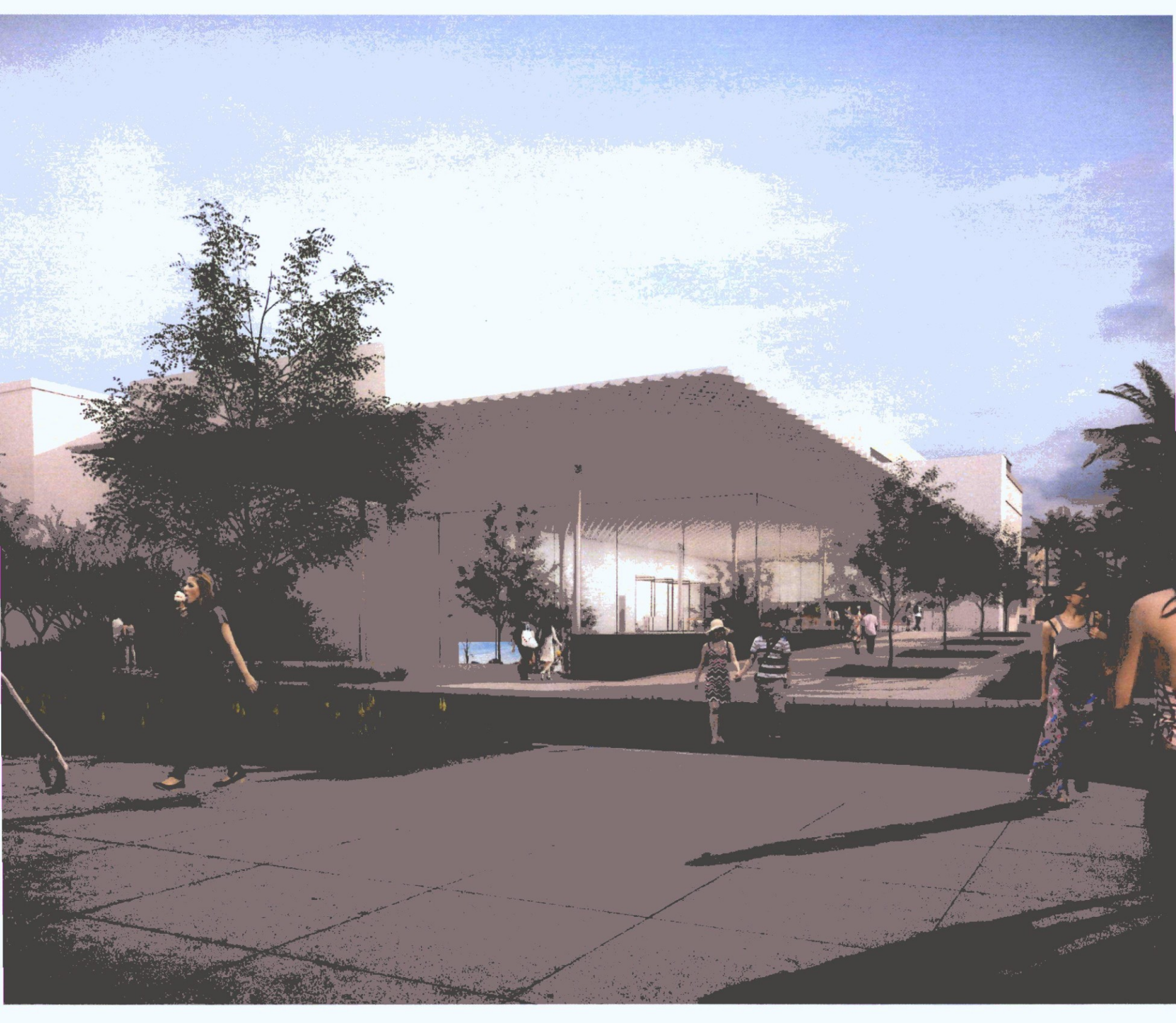
The split-level store layout divides the store into two distinct but connected zones. The upper level, directly accessible from the main level of the mall and from along Scottsdale road, is focused on merchandise display and sale. Connected through internal stairs and elevator, the lower, more public level will contain a large digital wall and forum seating and will connect to a terraced plaza oriented to the south. The plaza bolsters the existing pedestrian and public space network, which includes the adjacent restaurants outdoor dining areas and extends further south to the canal and Scottsdale's Historic Old Town. Designed with the potential to host small community performances and events, the tiered plaza along with the interior forum will establish itself as a public amenity and civic space – a community living room.

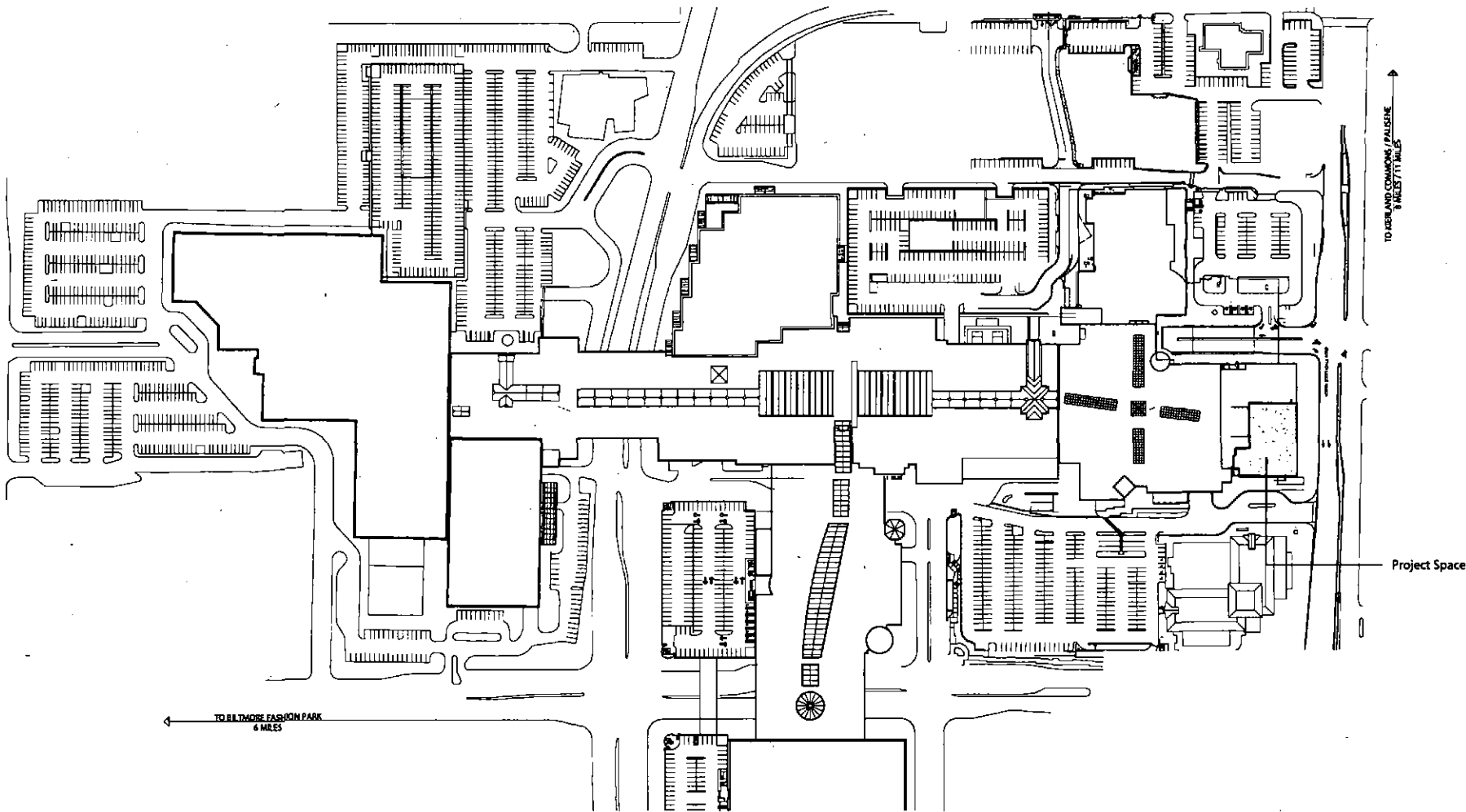
Further, new sustainable landscaping (i.e. "Low Water Using Plants") will be integrated with the existing landscaping to provide for a unified appearance and buffer along the North Scottsdale Road as well as introduce a landscape linkage between the pedestrian zone along the arterial road and the vehicular/pedestrian entry into the Mall property resulting in a series of spaces available for public enjoyment.

Unifying the building massing and providing for a unique architectural feature, a perforated horizontal trellis extends from the store's interior to cover the exterior walk and southern plaza. The geometry of the trellis apertures will be calibrated to respond to site-specific sun angles and will provide much needed shielding from the desert sun and improve the stores energy performance and the comfort level of its interior and exterior spaces. Other sustainable features being considered include underfloor air displacement, water retention, evaporative cooling, as well as desert adaptive landscaping to minimize irrigation requirements.

The materiality of the project will be regionally inspired with a simple color/texture palette and strike an appropriate balance between opacity and transparency. The materials being considered for the opaque surfaces are light colored ultra-high performance concrete panels (UHPC) or a light colored stone veneer for the walls and a cast light colored UHPC for the perforated trellis. The light colored surfaces and sun-filtering trellis are reminiscent of material palette and masonry screens seen in traditional desert architecture. The glass specified on the project will be recessed to take advantage of the trellis shadowing, clear with minimal reflection, color and tinting to maximize visibility into the store showcasing the activity within. Material consistency spanning between the interior and exterior of the design will help further emphasize the desire to blur the boundary between the public and retail experience transcending the function of the space beyond its primary use.







D.R.B. SUBMISSION ONLY

Scottsdale Fashion Square - R031

Scottsdale, AZ

September 21, 2016

Site Lease
Not to Scale

Schematic Design

DRB-A-

ISH LEGEND

CODE	MATERIAL	MANUFACTURER	TYPE	COLOR/SPEC	NOTES
ST-1	STONE				FOR INTERIOR & EXTERIOR WALLS
ST-2	STONE				FOR INTERIOR & EXTERIOR FLOORS
ST-3	STONE				FOR WATER FEATURE
U-1	UHPC				FOR TRELLIS
U-2	UHPC				FOR EXTERIOR LANDSCAPE BENCHES
C-1	CONCRETE				FOR EXTERIOR PLAZA
GL-1	GLASS				18' HIGH GLASS @ EAST FAÇADE
GL-2	GLASS				27' HIGH GLASS @ SOUTH FAÇADE
MP-5	METAL PANEL				ROOF
MP-6	METAL PANEL				ROOF
P-8	PTD. STEEL				FOR TRELLIS STRUCTURE

DR.B. SUBMISSION ONLY

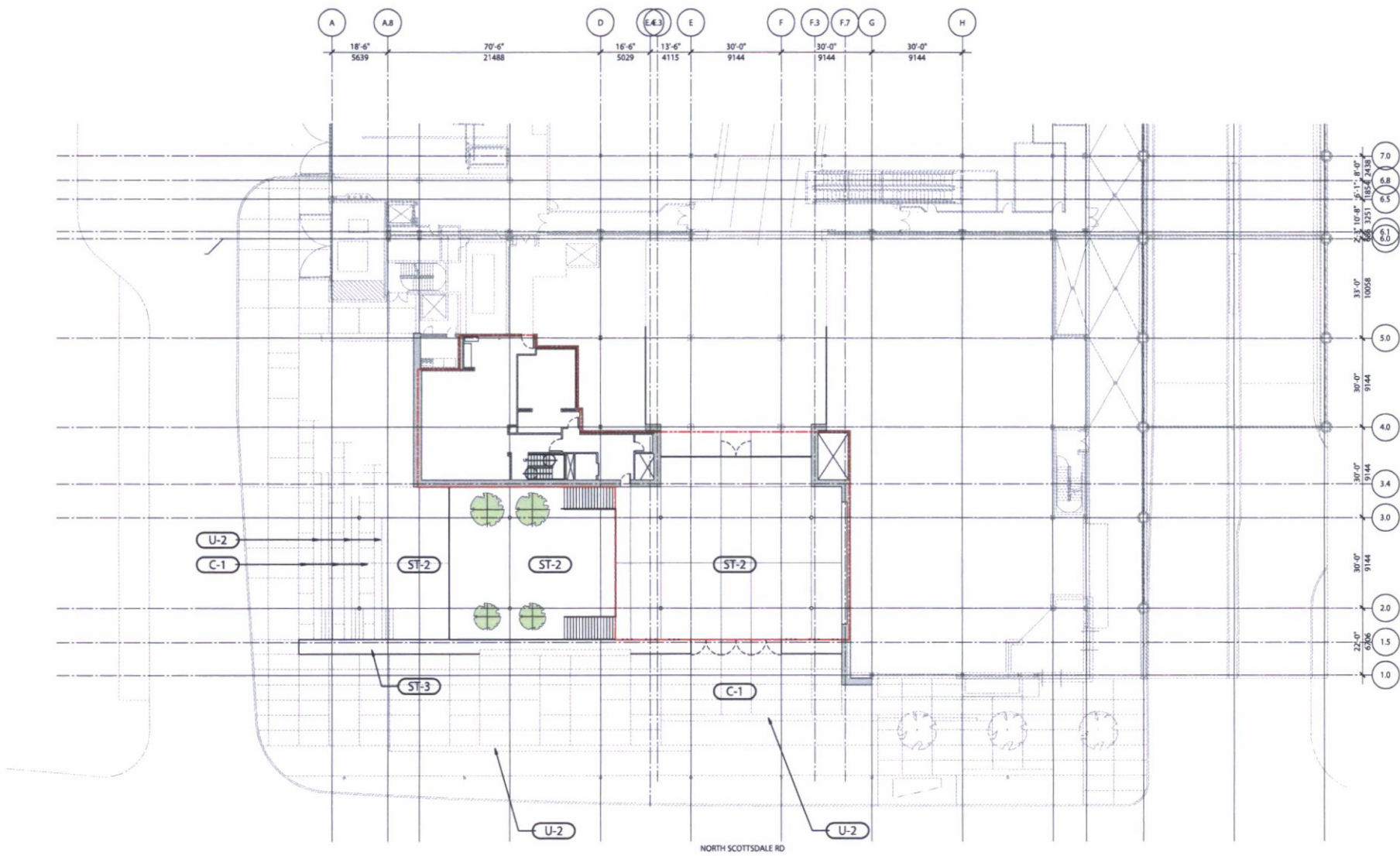
tttsdale Fashion Square - R031

dale, AZ

September 21, 2016

Schematic Des

DRB-A-



D.R.B. SUBMISSION ONLY

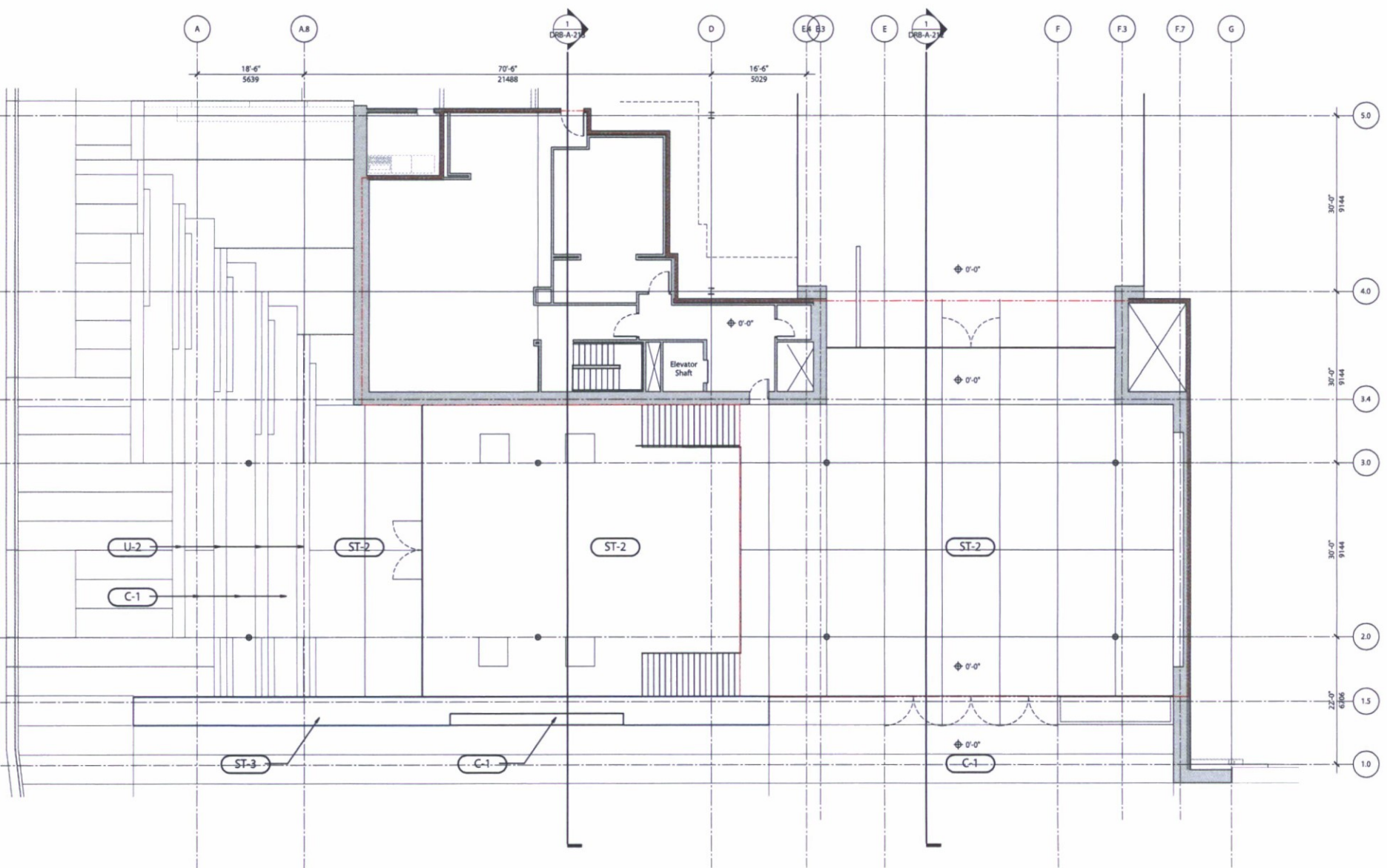
Scottsdale Fashion Square - R031

Scottsdale, AZ

September 21, 2016

Schematic Design

DRB-A-



D.R.B. SUBMISSION ONLY

Scottsdale Fashion Square - R031

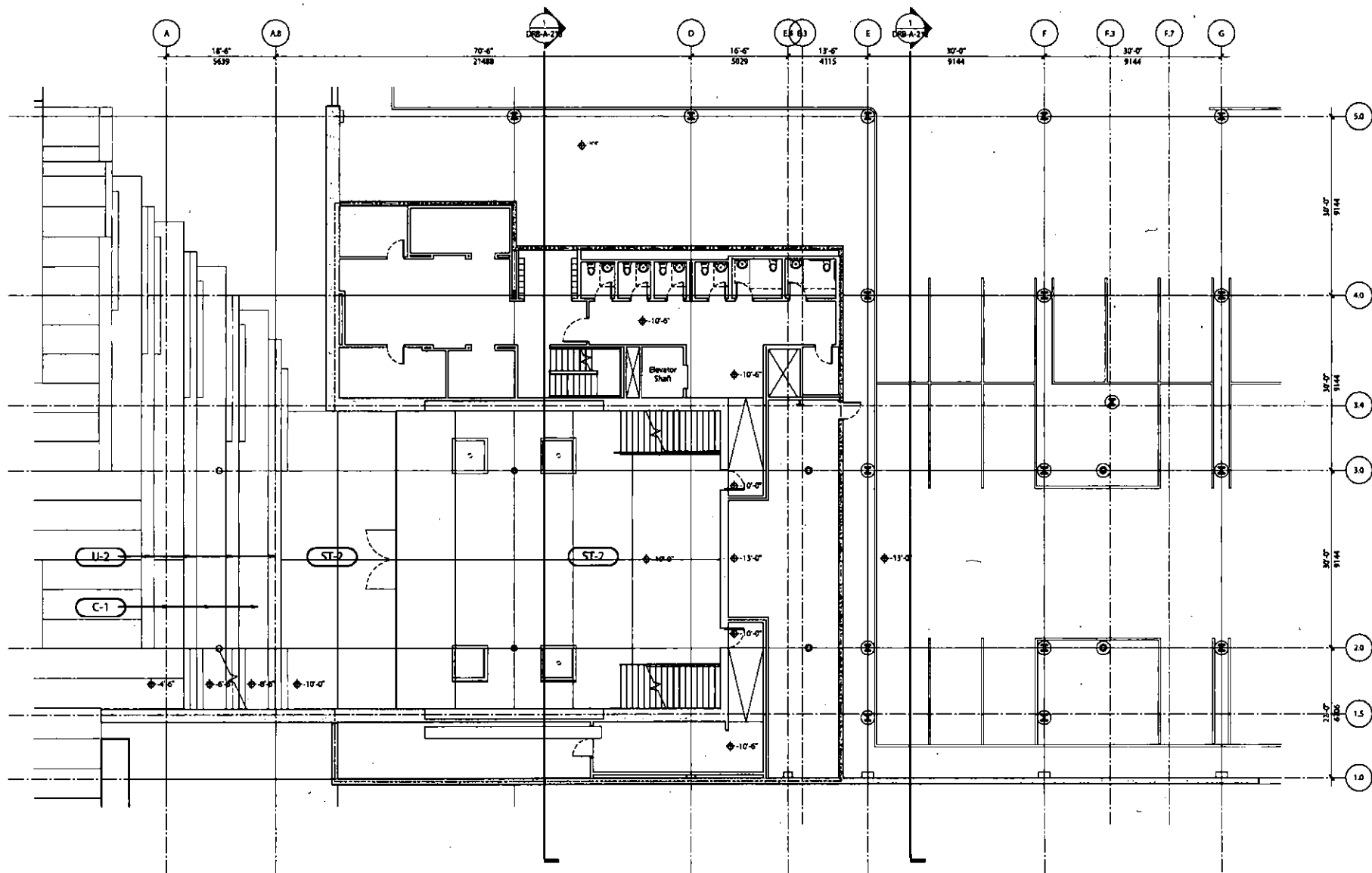
Scottsdale, AZ

September 21, 2016

Floor Plan - Ground
1/16"

Schematic Design

DRB-A-



Floor Plan - Lower
1/16"

D.R.B. SUBMISSION ONLY

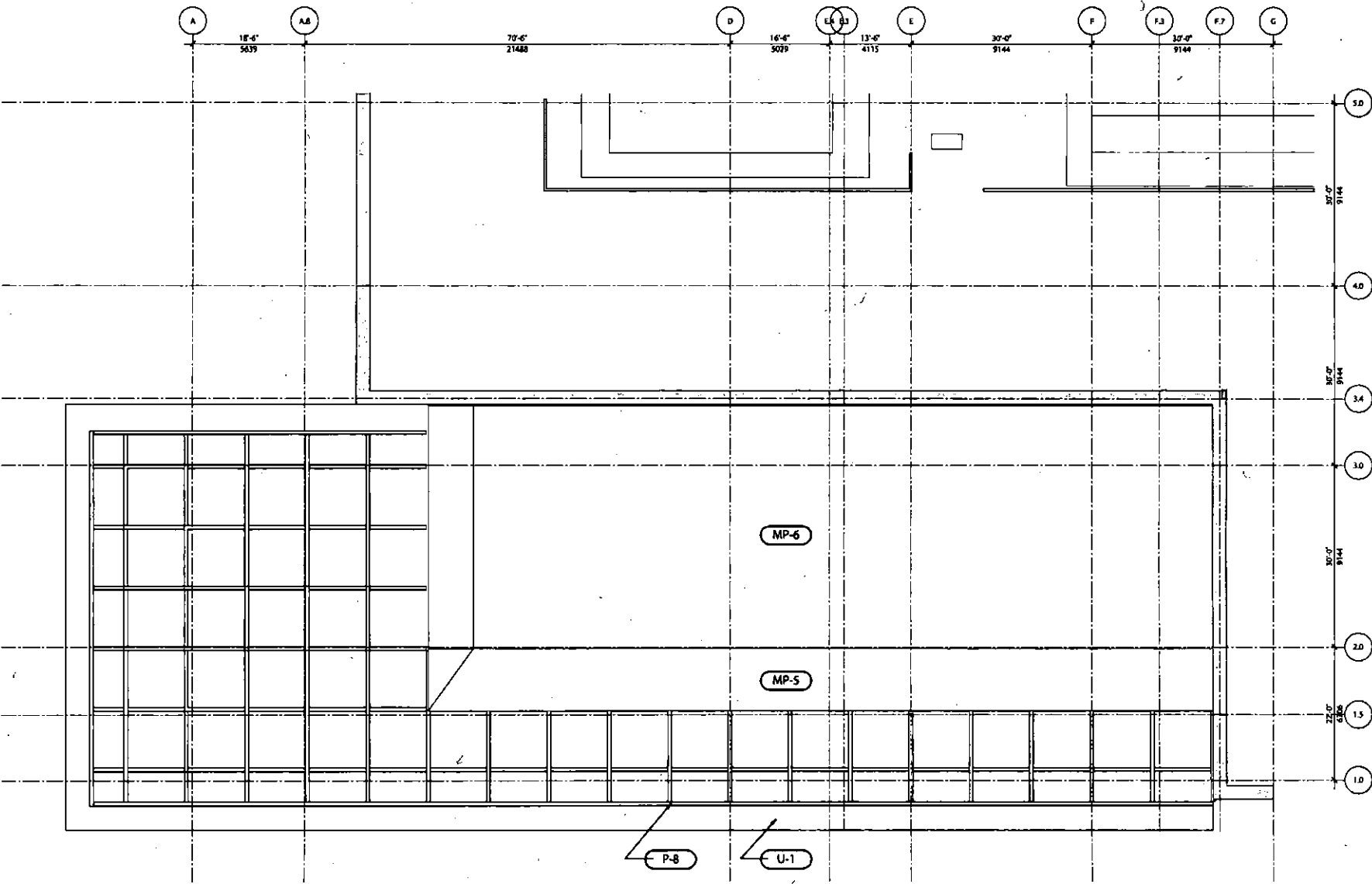
Scottsdale Fashion Square - R031

Scottsdale, AZ

September 21, 2016

Schematic Design

DRB-A-2



D.R.B. SUBMISSION ONLY

Scottsdale Fashion Square - R031

Scottsdale, AZ

September 21, 2016

Re
1/16'

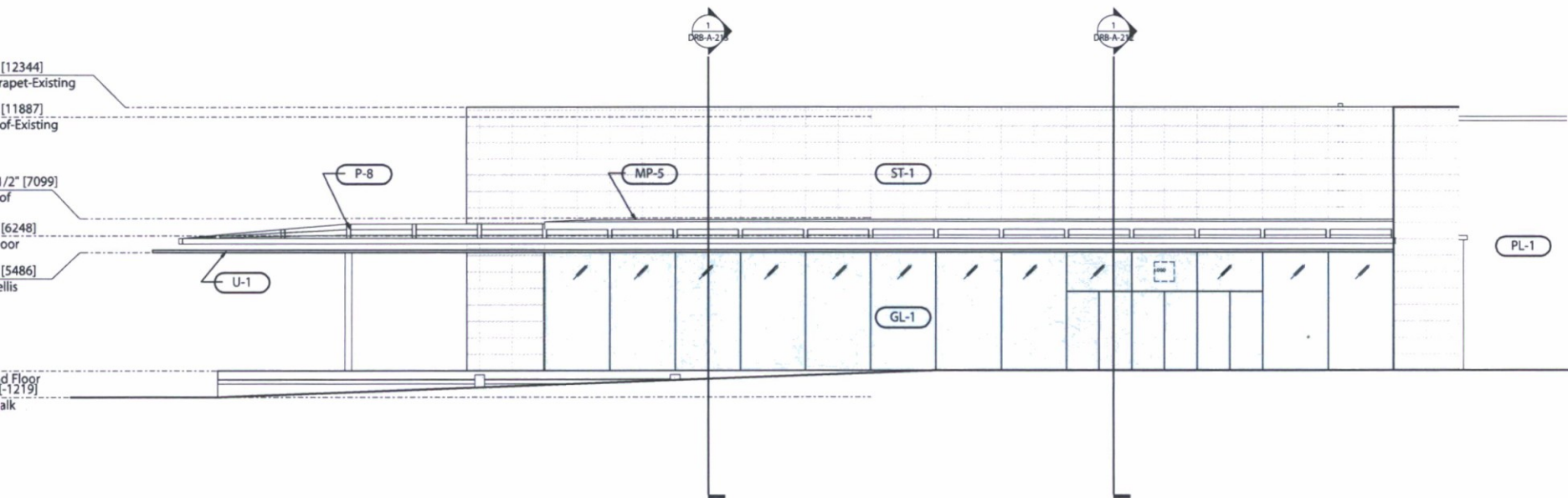
Schematic Design

DRB-A-

[12344]
Carpet-Existing
[11887]
of-Existing

1/2" [7099]
of
[6248]
oor
[5486]
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d Floor
-1219]
alk



D.R.B. SUBMISSION ONLY

Scottsdale Fashion Square - R031

Scottsdale, AZ

September 21, 2016

East Exterior Elevation
1/16"

Schematic Design

DRB-A-218

[12344]
rapet-Existing

[11887]
of-Existing

1/2" [7099]
of
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oor
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D.R.B. SUBMISSION ONLY

ttsdale Fashion Square - R031

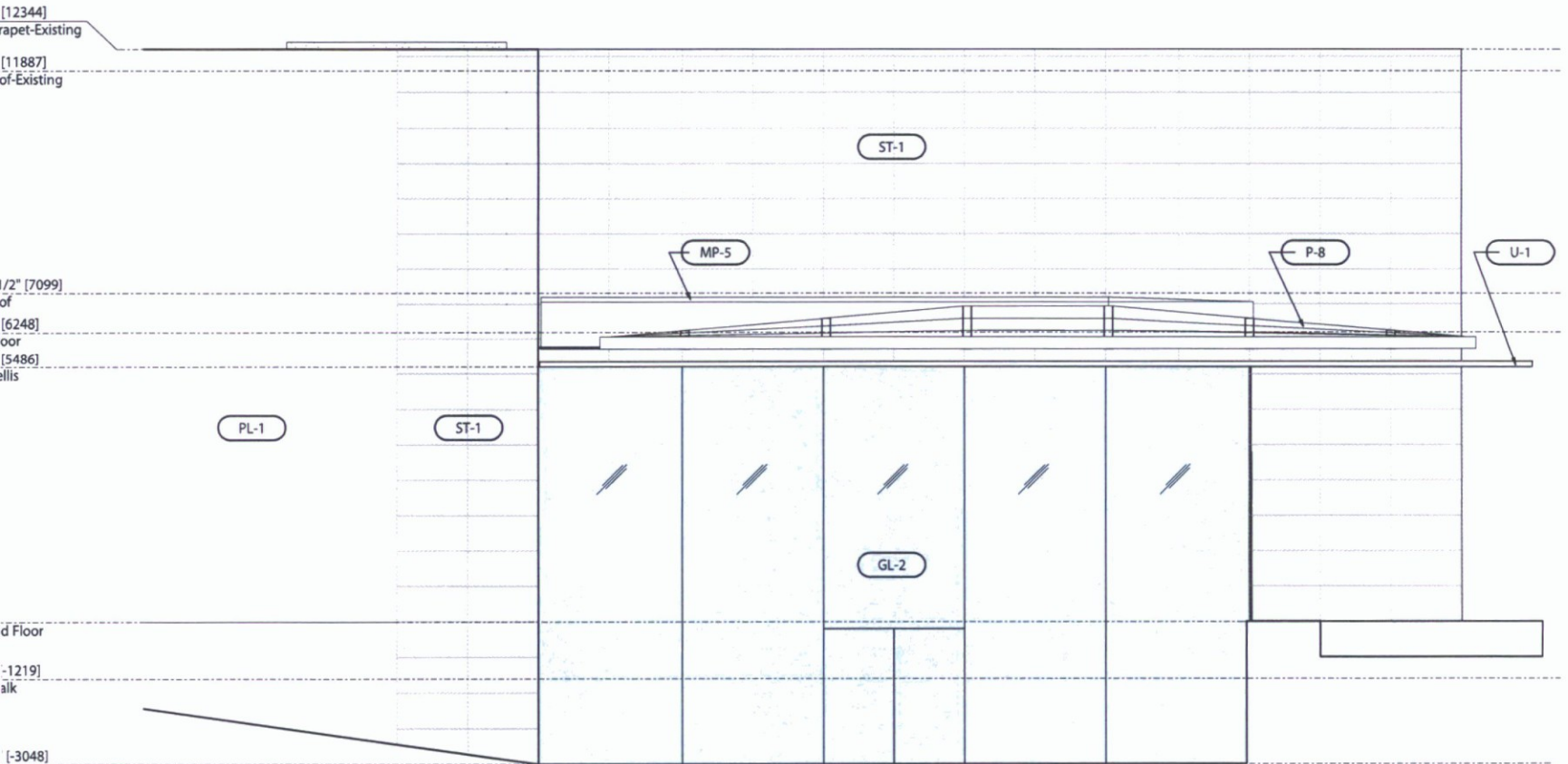
ale, AZ

September 21, 2016

South Exterior Elevation
1/8"

Schematic Des

DRB-A-



1'-6" [12344]
Parapet-Existing

1'-0" [11887]
Roof-Existing

1'-3 1/2" [7099]
Roof

1'-6" [6248]
Roof

1'-0" [5486]
Trellis

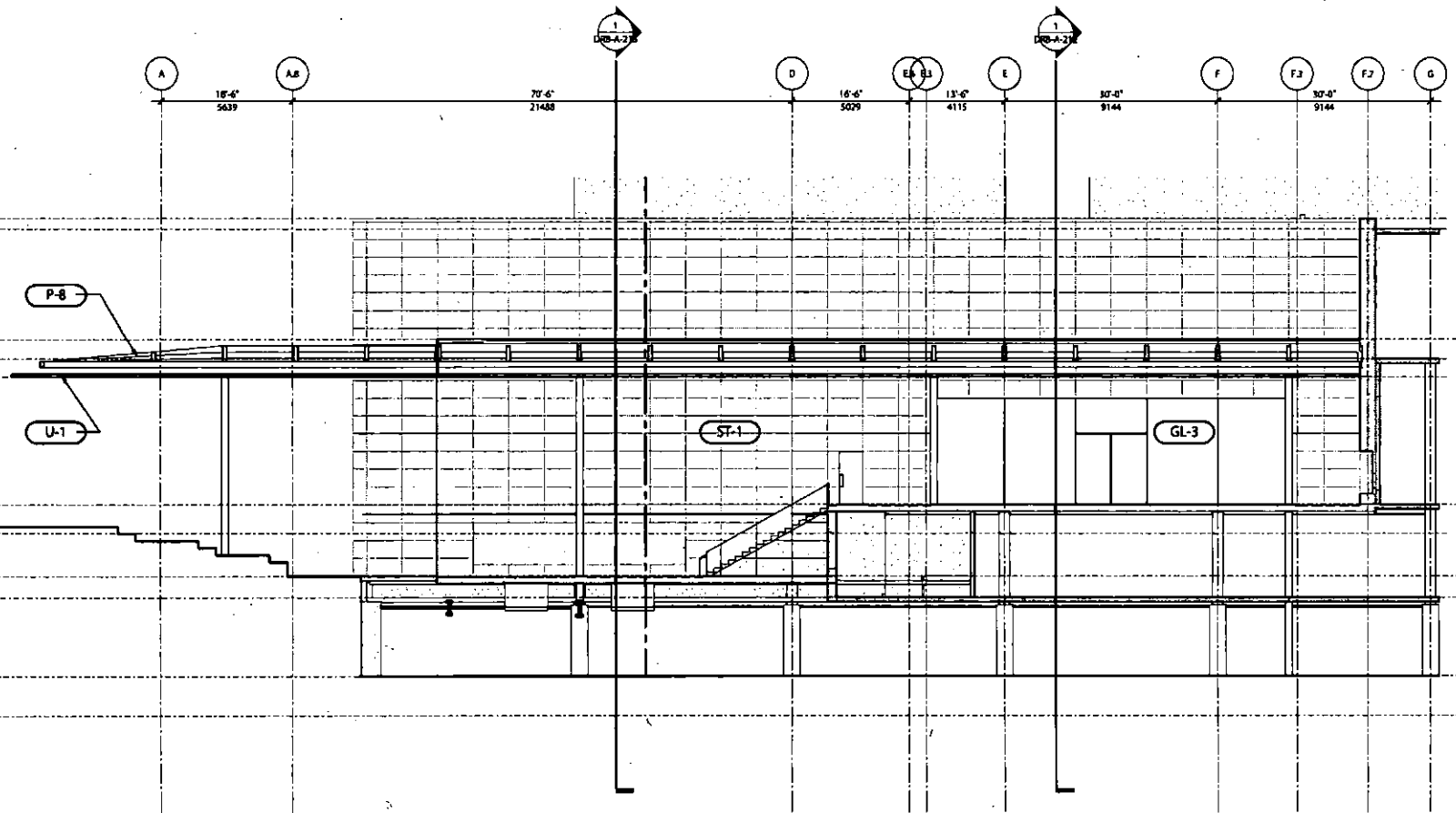
[0]
Ground Floor
1'-0" [-1219]
Sewalk

1'-0" [-3048]
Lower Level

1'-0" [-3962]
Level 1

1'-0" [-7315]
Level 2

1'-7" [-9017]
Foundation



D.R.B. SUBMISSION ONLY

Scottsdale Fashion Square - R031

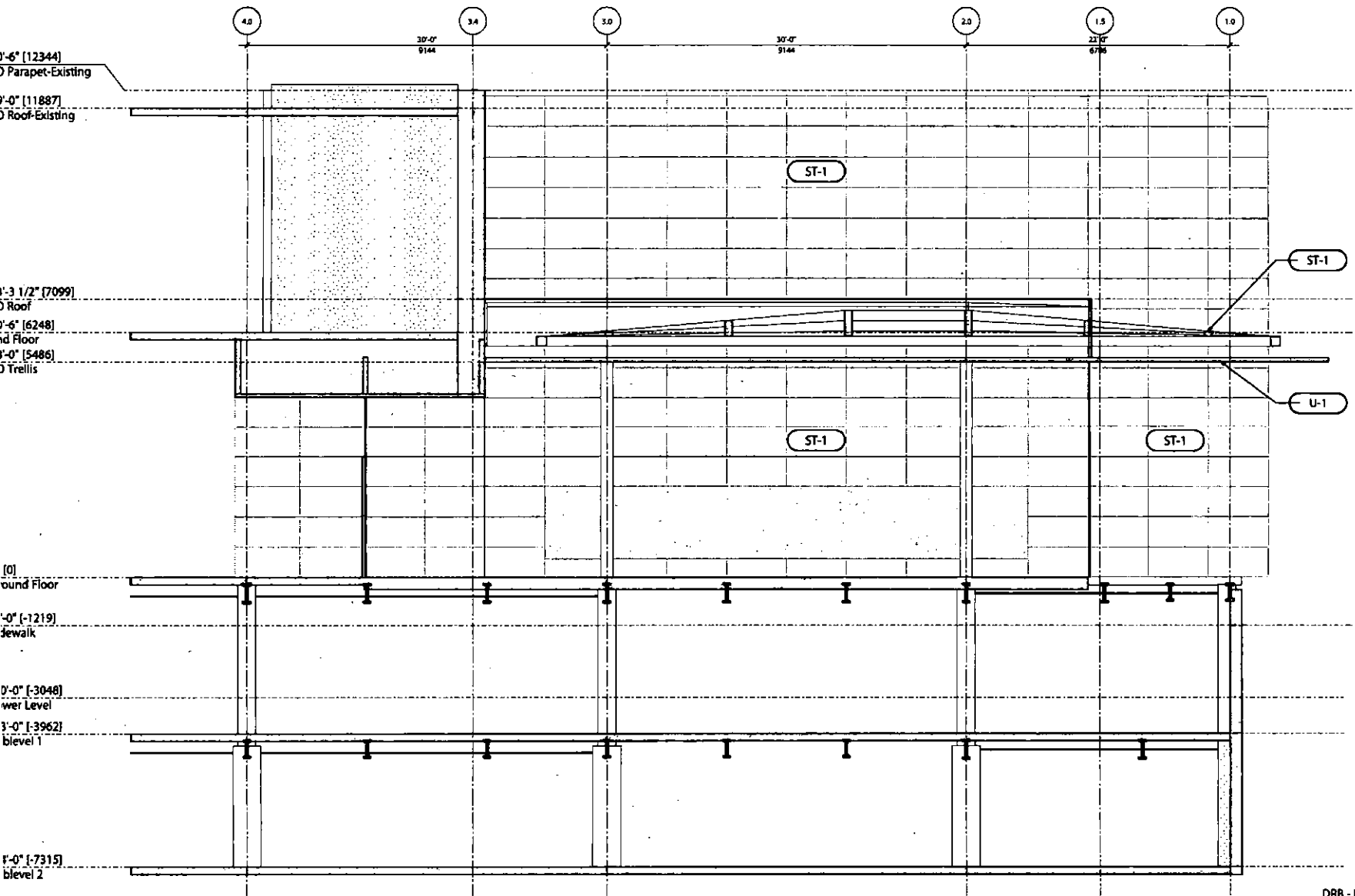
Phoenix, AZ

September 21, 2016

Building Section
1/16"

Schematic Design

DRB-A-



DRB - Building Cross Section
1/8"

D.R.B. SUBMISSION ONLY

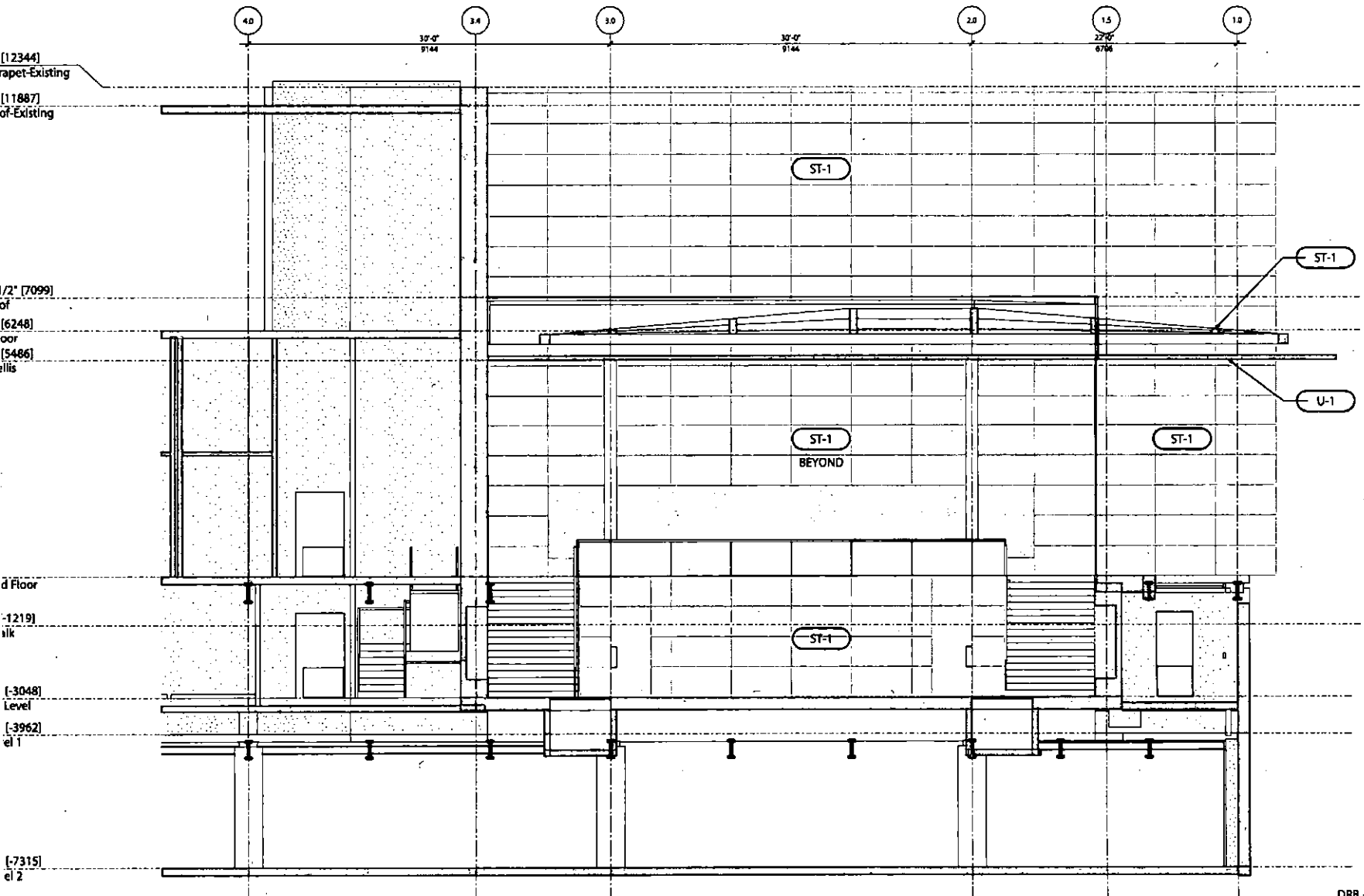
Attsdale Fashion Square - R031

Attsdale, AZ

September 21, 2016

Schematic Design

DRB-A-



DRB - SUBMISSION ONLY

Scottsdale Fashion Square - R031

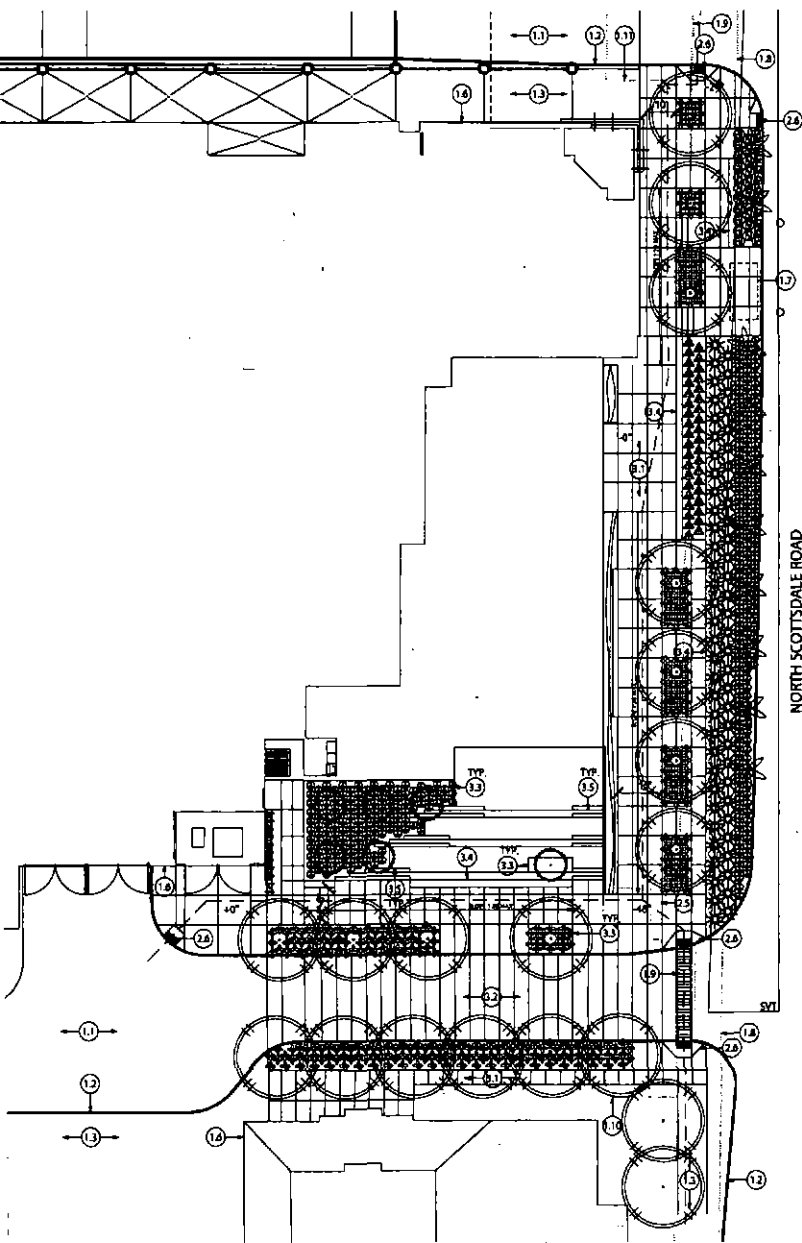
Scottsdale, AZ

September 21, 2016

Schematic Design

DRB-A-

DRB - Building Cross Section
1/8"



NORTH SCOTTSDALE ROAD

SCALE IN FEET 1"=20'-0"

LANDSCAPE PLAN 01

KEYNOTES:

EXISTING CONDITIONS:

- 1.1 EXISTING ASPHALT PAVING, PROTECT-IN-PLACE
- 1.2 EXISTING CURB & GUTTER, PROTECT-IN-PLACE
- 1.3 EXISTING CONCRETE WALKWAY, PROTECT-IN-PLACE
- 1.4 EXISTING OVERHEAD POWER POLE, PROTECT-IN-PLACE
- 1.5 EXISTING UTILITY - VARIES, PROTECT-IN-PLACE
- 1.6 EXISTING BUILDING, PROTECT-IN-PLACE
- 1.7 EXISTING BUS STOP, PROTECT-IN-PLACE
- 1.8 EXISTING RIGHT OF WAY, PROTECT-IN-PLACE
- 1.9 EXISTING 15'-0" PUBLIC ACCESS EASEMENT
- 1.10 EXISTING WATER LINE EASEMENT
- 1.11 EXISTING UTILITY USE EASEMENT

SITEWORK/UTILITIES:

- 2.1 PROPERTY LINE
- 2.2 LIMIT OF CONSTRUCTION
- 2.3 UTILITY - VARIES, REFER CIVIL
- 2.4 SITE DRAIN, REFER CIVIL
- 2.5 FIRE HYDRANT, REFER CIVIL
- 2.6 BUILDING OVERHANG, REFER TO ARCH
- 2.7 SIDEWALK RAMP

CONCRETE/PAVING/CONSTRUCTION/FINISHES:

- 3.1 PEDESTRIAN RATED PAVING
- 3.2 VEHICLE RATED PAVING
- 3.3 CONCRETE TURN DOWN AT ALL PLANTER EDGES
- 3.4 4'-0" HT MAX. CONCRETE SEAT WALL, HEIGHT VARIES
- 3.5 CONCRETE STEPPED SEATING

MISCELLANEOUS/SITE FURNISHINGS/STEEL:

- 4.1 18" HT. REFLECTING POOL
- 4.2 12" HT. UNFINISHED STEEL HEADER
- 4.3 24" HT. UNFINISHED STEEL HEADER
- 4.4 24" HT. UNFINISHED STEEL BOX PLANTER
- 4.5 RAISED WALL
- 4.6 STAINLESS STEEL HANDRAIL @ STEPPED SEATING
- 4.7 3/4" TH. STAINLESS STEEL SKATEBOARD DETERRENT

PLANTING AND LANDSCAPE:

- 5.1 AT-GRADE PLANTER w/ 2' DEEP 3/4" MINUS DECOMPOSED GRANITE
- 5.2 TERRACED PLANTER w/ 3' DEEP 3/4" MINUS DECOMPOSED GRANITE
- 5.3 SLOPED PLANT w/ 2' DEEP 3/4" MINUS DECOMPOSED GRANITE, 4:1 SLOPE MAX.
- 5.4 RAISED PLANTER w/ 2' DEEP 3/4" MINUS DECOMPOSED GRANITE

CITY OF SCOTTSDALE SITE NOTES:

1. SIGHT DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS 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 AND BUSHES WITHIN THE SAFETY TRIANGLE SHALL BE BUNDLE TRUNKS AND HAVE A CANOPY THAT BEGINS AT 6 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
2. 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.
3. THE TEMPORARY/SECURITY FENCE LOCATION SHALL NOT BE MODIFIED OR THE TEMPORARY/SECURITY FENCE SHALL NOT BE REMOVED WITHOUT THE APPROVAL OF THE PLANNING AND DEVELOPMENT SERVICES INSPECTION SERVICES DIVISION.
4. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
6. A MASTER SIGN PROGRAM SHALL BE SUBJECT TO THE APPROVED OF THE DEVELOPMENT REVIEW BOARD PRIOR TO THE ISSUANCE OF A SIGN PERMIT FOR MULTI-TENANT BUILDINGS.
7. NO EXTERIOR VENDING OR DISPLAY SHALL BE ALLOWED.
8. FLAGPOLES, IF PROVIDED, SHALL BE ONE PIECE CONICAL TAPERED.
9. NO EXTERIOR PUBLIC ADDRESS OR SPEAKER SYSTEM SHALL BE ALLOWED.
10. PATIO UMBRELLAS, IF PROVIDED, SHALL BE SOLID COLORS AND SHALL NOT HAVE ANY ADVERTISING IN THE FORM OF SIGNAGE OR LOGOS.
11. 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 TALLEST UNIT. (DETAILS ARE STILL REQUIRED.)
12. ALL EQUIPMENT, UTILITIES, OR OTHER APPURTENANCES ATTACHED TO THE BUILDING SHALL BE AN INTEGRAL PART OF THE BUILDING DESIGN IN TERMS OF FORM, COLOR AND TEXTURE.
13. NO EXTERIOR VISIBLE LADDERS SHALL BE ALLOWED.
14. ALL POLE-MOUNTED LIGHTING SHALL BE A MAXIMUM OF 20 FEET IN HEIGHT.
15. NO CHAIN LINK FENCING SHALL BE ALLOWED.
16. NO TURF AREAS SHALL BE PROVIDED.
17. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
18. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM ON THE PLANS.

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

1. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRUCH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - A. A REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - B. THREE (3) FOOT TALL STEEL, REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BY THE CONTRACTOR PRIOR TO ANY CLEARING OR GRADING.
 - C. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC LINE SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - D. THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.








CITY OF SCOTTSDALE LANDSCAPE NOTES:

- AREAS OF DECOMPOSED GRANITE WITH PLANT MATERIALS/ GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7'-0" IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 50% COVERAGE (UNLESS OTHERWISE STIPULATED BY THE DESIGN/CONTRACT REVIEW BOARD) FOR TREES AND ORNAMENTALS REQUIREMENTS OF THE PROVIDED TREES SHALL BE MATURE TREES, PURSUANT TO THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE 5, SECTION 10.301, AS DEFINED IN THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE 5, SECTION 3.100.
 - A. A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS TO BE EQUAL TO OR LESS THAN 4-INCHES, SHALL BE MEASURED 4'-0" ABOVE THE SMALLEST DIAMETER OF THE TRUNK 4-INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPER SIZE, FOR SINGLE TRUNK TREES, SHALL 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 MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT IT'S ADJACENT LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6'-0" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
 - B. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1'-0" FEET. TREES WITHIN THE SIGHT TRIANGLES SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT THE POINT OF INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
 - C. NO TURF AREAS ARE TO BE PROVIDED.
3. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLIDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
4. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOLLIDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
5. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
6. PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE-FEET OR MORE SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
7. TURF SHALL BE LIMITED TO THE MAXIMUM AREA SPECIFIED IN SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
8. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
9. THE APPROVAL OF THESE PLANS RECOGNIZE THE CONSTRUCTION OF A LOW VOLTAGE SYSTEM AND DOES NOT AUTHORIZE ANY VIOLATION OF THE CURRENT CITY OF SCOTTSDALE ADOPTED ELECTRICAL CODE.
10. THE LANDSCAPE SPECIFICATIONS AND SECTIONS OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
 - A. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
11. NEW LANDSCAPINGS, 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 QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATELITE OFFICE OF THE CITY OF SCOTTSDALE.
12. ALL REVEGETATED NAOS SHALL BE REVEGETATED FOR 1 YEAR. AT THE END OF 1 YEAR, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
13. NO IRRIGATION SHALL BE PROVIDED TO UNDESIRABLE PLANT OPEN SPACE (NAOS) AREAS.
14. PROVIDE THE NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION FLOOR PROTECTION FOR ALL PLANS.
 - A. NATURAL AREA OPEN SPACE (NAOS) AND LIMITS OF CONSTRUCTION (LOC) PROTECTION PROGRAM:
 - A. NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCROUGH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
 - B. ALL NAOS AND AREAS OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE DUE TO THE LOT AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
 - i. REGISTERED LAND SURVEYOR SHALL STAKE ALL NAOS AND LOC DISTURBANCE BASED ON THIS EXHIBIT.
 - ii. + THREE IN FOOT PLANT STEEL REBAR, OR CITY OF SCOTTSDALE INSPECTION SERVICES APPROVED SIMILAR, SHALL BE SET ALONG THE NAOS AND LOC, AND CONNECTED WITH GOLD ROPING BIE THE CONTRACTION PRIOR TO ANY CLEARING OR GRADING.
 - iii. ALL CACTUS SUBJECT TO THE CITY OF SCOTTSDALE'S NATIVE PLANT ORDINANCE DIRECTLY ADJACENT, WITHIN TWO FEET, OF THE NAOS AND LOC SHALL BE FENCED WITH WIRE FENCING TO PREVENT DAMAGE.
 - iv. THE CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
 - C. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF OCCUPANCY AND THE CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

LANDSCAPE GENERAL NOTES (NOT APPROVED BY CITY OF SCOTTSDALE):

- THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH, AND AS A SUPPLEMENT TO THE CONSTRUCTION DOCUMENTS, APPROVED ADDENDUM, AND CHANGE ORDERS ASSOCIATED WITH THESE LANDSCAPE IMPROVEMENT DOCUMENTS.
2. BEFORE WORK BEGINS ON THE PROJECT, THE LANDSCAPE CONTRACTOR SHALL REVIEW THIS PROJECT WITH THE LANDSCAPE ARCHITECT OWNER'S REPRESENTATIVE IN A PRE-CONSTRUCTION MEETING PRIOR TO STARTING WORK. THE LANDSCAPE ARCHITECT AND/OR OWNER IS TO APPROVE ANY CHANGES PRIOR TO THE START OF WORK. CONSTRUCTION SHALL NOT BEGIN WORK PRIOR TO THE PRE-CONSTRUCTION MEETING AND WITHOUT AUTHORIZATION IN ADVANCE AS ISSUED BY THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL INSPECT WITH THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL REPAIR AND/OR REPLACE, AT HIS OWN EXPENSE, ANY STRUCTURES, FENCES, WALLS, PLANT MATERIAL, OR OTHER ITEMS DESTROYED DURING CONSTRUCTION. OTHERWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY AND ALL DAMAGES TO ADJACENT PROPERTIES OR ANY OTHER AREA OUTSIDE THE CONTRACT LIMITS. THE DAMAGED TENSAS/AREAS WILL BE RESTORED TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND/OR OWNER.
1. A PRE-GRADING MEETING IS REQUIRED BEFORE ANY GRADING WORK COMMENCES. ALL PROTECTED PLANTS ARE TO BE MOVED TO THE DESIGNATED NURSERY SITE AND THE LANDSCAPE ARCHITECT WILL BE CALLED FOR A PRE-GRADING MEETING.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO START OF WORK.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL PLANT MATERIAL LOCATIONS WITH OTHER TRACES PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND UTILITIES PRIOR TO THE START OF WORK. ALL UNDERGROUND UTILITIES SHALL BE LOCATED AND MARKED. SERVICES AND IMPROVEMENTS MAY CONFLICT WITH THE WORK TO BE DONE. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL CALL AND FUTURE UPDATES TO BLUE STAKES AT (800) STAKE IT (800.782.3148) OUTSIDE OF MARICOPA COUNTY.
4. UNLESS OTHERWISE NOTED ON PLANS, DECOMPOSED GRANITE SHALL EXTEND UNDER SURFACE TO BE RAISED UNIFORMLY ALONG WALLS, SIDEWALKS, AND CURBS.
5. LANDSCAPE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS IF REQUIRED DURING CONSTRUCTION.
6. IN ALL CASES WHERE A CONFLICT MAY OCCUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AND WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
7. PRIOR TO THE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES THAT MAY BE AFFECTED BY CONSTRUCTION AND SHALL BE RESPONSIBLE FOR DAMAGES TO SUCH UTILITIES CAUSED AS A RESULT OF CONSTRUCTION.
8. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE DESIGNER FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON THE SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE AND FEDERAL LAWS OR REGULATION PERTAINING TO THE PROJECT.
10. ALL WORKSMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL CODES.
11. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING UTILITIES AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT CONSTRUCTION.
12. THE PROJECT LIMITS OF CONSTRUCTION SHALL BE FENCED OFF FROM SURROUNDING AREA. FENCE LOCATIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
13. ALL EXISTING VEGETATION, WEEDS, DEBRIS, ETC. SHALL BE REMOVED FROM THE PROJECT LIMITS OF CONSTRUCTION AND PROPERLY DISPOSED OF OFFSITE AT THE CONTRACTOR'S EXPENSE.
14. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE DRAWINGS.
15. REFER TO SPECIFIC NOTES AND LANDSCAPE NOTES FOR ADDITIONAL REQUIREMENTS.
16. WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THIS PROJECT. CONTACT LANDSCAPE ARCHITECT FOR VERIFICATION.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE SO THAT ALL AREAS ARE SMOOTH AND APPEAR NATURAL.
18. INSTALLATION OF SLEEVES SHALL BE COMPLETE PRIOR TO THE START OF ANY CONCRETE WORK.
19. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEFORE WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED AS INDICATED ON THESE PLANS OR TO EXISTING CONDITIONS AT START OF PROJECT. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
20. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRANITE, MULCH AND MULCH SHOWN ON THE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
21. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLAN WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT OR CLIENT. PLANT MATERIALS SPECIFIED SHALL BE SUBJECT TO HAND SELECTION BY THE LANDSCAPE ARCHITECT AT THE NURSERY. LANDSCAPE ARCHITECT MAY OPT TO WAIVE THIS SELECTION PROCESS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNSATISFACTORY.
22. MATERIAL SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT OR OWNER.
23. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSESMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
24. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
25. ALL PLANT MATERIAL MUST BE MAINTAINED IN HEALTH AND VIGOR, AND BE
26. ALLOWED TO ATTAIN NATURAL SIZE AND SHAPE IN ACCORDANCE WITH A.N.A. SPECIFICATIONS.
27. PLANT TREES AND SHRUBS PLUMBS AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS, STRUCTURES, AND VIEWS
28. ALL PLANTING AREAS SHALL RECEIVE WEED CONTROL/PEST MANAGEMENT PER THE GUIDELINES SET FORTH WITHIN THESE SPECIFICATIONS.
29. THE CONTRACTOR SHALL REQUEST INSPECTION OF PLANT LAYOUT IN THE FIELD BY THE LANDSCAPE DESIGNER A MINIMUM OF 48 HOURS IN ADVANCE FOR APPROVAL, UNLESS OTHERWISE AGREED UPON.
30. SEE DETAILS FOR PLANTING BACK FILL MIX.
31. ALL TOP SOIL MIXTURES FOR PLANTS SHALL BE FREE OF GRASS AND NOXIOUS WEEDS.
32. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS OR BECAUSE OF GRADE LIMITATIONS ON SITE. CONTACT LANDSCAPE ARCHITECT FOR DIRECTION.
33. SHRUBS AND GROUNDCOVER SHALL BE PLANTED A MINIMUM OF 1' AWAY FROM THE EDGE OF WALLS, WALLS, BUILDINGS AND CURBS UNLESS OTHERWISE NOTED.
34. MAINTAIN 5' RADII'S CLEARANCE OF CACTI FROM ALL PEDESTRIAN ROUTES UNLESS OTHERWISE NOTED.
35. MAINTAIN 5' RADII'S CLEARANCE OF PLANT MATERIAL FROM ALL FIRE HYDRANTS AND/OR FIRE DEPARTMENT CONNECTIONS ON SITE.
36. SIGHT DISTANCE TRIANGLES SHALL BE CLEAR OF LANDSCAPING AND OTHER VISIBILITY OBSTRUCTIONS OVER 8' IN HEIGHT.
37. THE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A LETTER CERTIFYING THE CHEMICAL, DATE AND RATE OF APPLICATION FOR BOTH WEED KILLER AND PRE-EMERGENT.
38. LANDSCAPE AREAS NOT OTHERWISE COVERED BY TURF, PAVING OR BUILDINGS SHALL BE DECOMPOSED GRANITE 7" DEPTH UNLESS OTHERWISE NOTED. FINISH GRADE SHALL BE 2" BELOW ADJACENT PAVEMENT PRIOR TO INSTALLATION OF D.G. DIFFERENCE BETWEEN TOP OF PAVED AREAS AND/OR TURF SHALL BE 1/2". LANDSCAPE CONTRACTOR TO SUBMIT 5 LB SAMPLE BAGS OF DECOMPOSED GRANITE TO LANDSCAPE ARCHITECT FOR APPROVAL.
39. FINISH GRADE IN ALL AREAS SHALL BE SMOOTH, EVEN AND 1/2" BELOW TOP OF CURBS, PAVING AND ADJACENT WALKS.
40. ALL ROCKS AND DEBRIS OF 1" DIAMETER SIZE OR LARGER SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF PRIOR TO THE PLACEMENT OF DECOMPOSED GRANITE - WITH THE EXCEPTION OF ANY AREAS REQUIRING LARGER SIZE COBBLE. SEE PLANS FOR LOCATIONS. RETAIN FOR RE-USE ANY UNWEATHERED BOLDERS.
41. ALL IRRIGATION BOXES/SLUIC SHALL MATCH ADJACENT GROUND COLOR.
42. GROUNDCOVERS, DECOMPOSED GRANITE AND/OR NATIVE TOPDRESS SHALL EXTEND UNDER SHRUBS UNLESS OTHERWISE NOTED ON PLANS.
43. SEE ELECTRICAL AND/OR LOW VOLTAGE LIGHTING PLANS FOR LOCATIONS OF LIGHTING AND ELECTRICAL ITEMS.
44. WHEN BOXED TREES ARE INSTALLED, THE BOTTOM OF THE TREE BOXES SHALL NOT BE REMOVED UPON PLANTING. THE SOIL LINE OF THE PLANTED TREE SHALL MATCH THE SURROUNDING FINISH GRADE. ADD ECT AS REQUIRED IMPERVIOUS SOILS AT TREE LOCATIONS TO ENSURE PLANT HEALTH.
45. NEW LANDSCAPING, SALVAGED PLANT MATERIAL AND LANDSCAPING INDICATED TO REMAIN WHICH IS DESTROYED, DAMAGED OR EXPOSED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND AND QUANTITY PRIOR TO THE ACCEPTANCE OF THE WORK AND FINAL PAYMENT.
46. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A (1) YEAR WARRANTY ON THE IRRIGATION SYSTEM, AND A (1) YEAR WARRANTY ON ALL TREES; 90 DAYS WARRANTY FOR CACTI AND PLANT MATERIAL.
47. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ENTIRE PROJECT FOR A MAINTENANCE PERIOD OF 90 DAYS AFTER ACCEPTANCE OF WORK BY THE OWNER. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME MAINTENANCE RESPONSIBILITIES.
48. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
- CASE #:
PROJECT:
DRAWING: DWG-2

PLANT LEGEND

TREES	SIZE	QTY	NOTES (H X W X CAL.)
EXISTING PALM	-	10	PROTECT-IN-PLACE
 PARICORONA X HYBRID DESERT M YUSEM	48" BOX	19	10'-12" x 8'-10" x 3'-4" MIN. MULTI-TRUNK
 BUSHY MADRACANTHA HEMISPHERIC CRUCIATE TREE	48" BOX	6	7'-8" x 3'-2" x 2'-5" MIN. MULTI-TRUNK
ACCENTS/SHRUBS	SIZE	QTY	NOTES (H X W X CAL.)
 ALOE BARBADENSIS YELLOW YELLOW ALOE VEA	5 GAL	304	CAN FULL
 DASYLIRION WHEELERII DESERT SPOON	15 GAL	63	CAN FULL
 LANTANA MICHTEXENSIS TRAILING LANTANA	5 GAL	32	CAN FULL
 PACYRNERUS MARGINATUS MEXICAN FENCE POST	15 GAL 260 15 GAL 260 15 GAL 260	5 MT. 4 MT. 3 MT.	
 YUCCA PALMIDA	5 GAL	299	CAN FULL

INERT MATERIALS

1/2" MINUS DECOMPOSED GRANITE TOP DRESSING @ 2" DEPTH MIN.
COLOR - TBD, STOCK PILE EXISTING FOR REUSE APPROX. SQ. FT. - 1250
SQ. FT.

PLANTING GENERAL NOTES

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK AND THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
3. AREAS OF DECOMPOSED GRASS SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUND COVER, UNLESS NOTED OTHERWISE.
4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED TO REFLECT THE CONSTRUCTION CONDITION. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUNDCOVERS, DECOMPOSED GRASS, MULCH AND LANDSCAPE MATERIALS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE "PLANT LIST," THE DRAWINGS AND THE QUANTITIES, THE CONTRACTOR SHALL:
7. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
8. THE SUBCONTRACTOR SHALL MARK AND CONFORM LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.
9. DO NOT STAKE TREES OR MARK OR LARGER 3" APPLICABLE.
10. CONTRACTOR SHALL BE HONORABLE IN A PRACTICAL STATE.

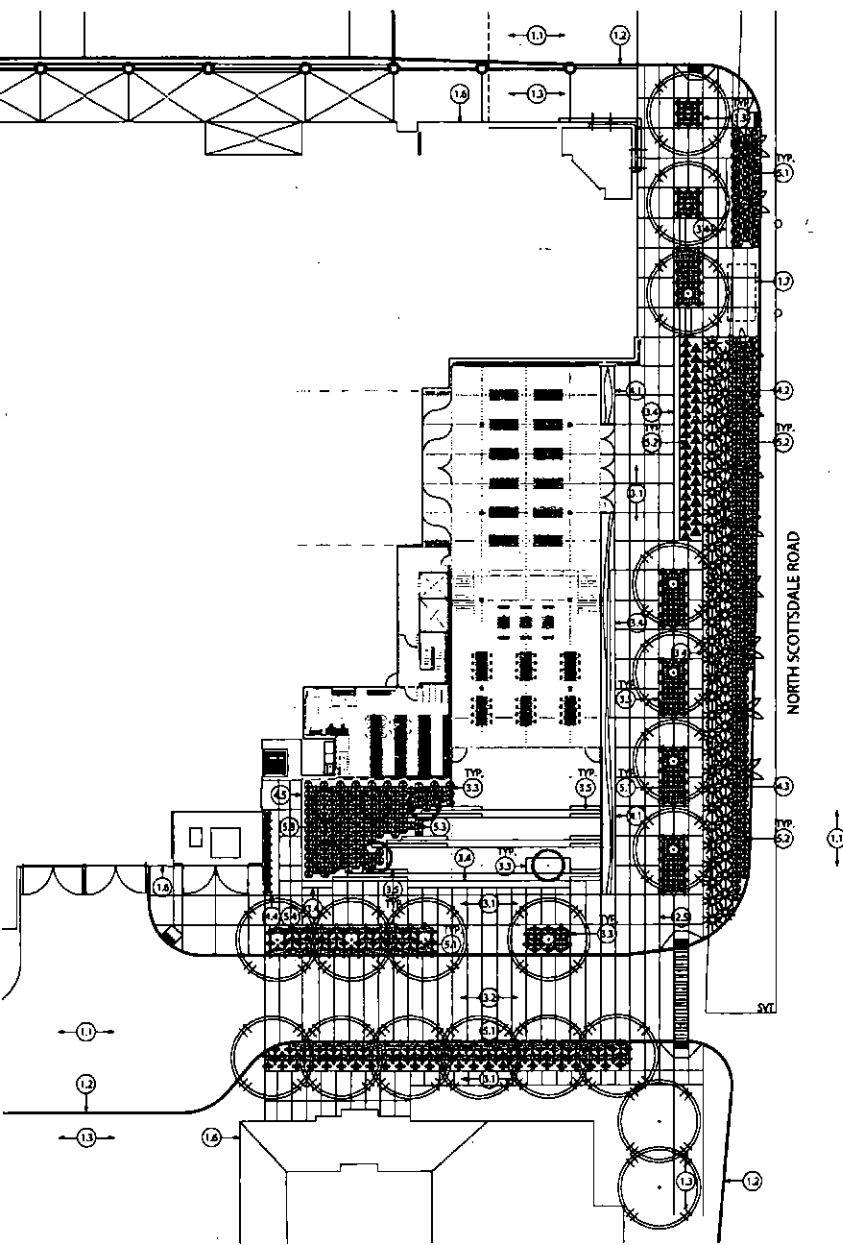
IRRIGATION GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. EXISTING IRRIGATION SHALL BE UTILIZED WHERE POSSIBLE AND ADJUSTED TO ACCOMMODATE NEW PLANTINGS. NEW IRRIGATION SHALL BE ADDED AS NEEDED.
3. AUTOMATIC DRIP SYSTEM SHALL INCLUDE APPROPRIATE VALVES, EMITTERS, LINES, ETC. TO REACH ALL PLANTING AREAS. LOCATION OF CONTROL BOX SHALL BE COORDINATED WITH OWNER. IRRIGATION SYSTEM SHALL BE WARRANTED FOR (5) YEARS. EACH SHALL BE ON THEIR OWN VALVE. TREES SHALL BE ON THEIR OWN VALVE. SHRUBS SHALL BE ON THEIR OWN VALVE. PERENNIALS SHALL BE ON THEIR OWN VALVE.
4. IRRIGATION DESIGN SHALL COMPLY WITH CITY OF SCOTTSDALE REQUIREMENTS.

ALL LANDSCAPE AREAS AND MATERIALS, INCLUDING THOSE LOCATED IN PUBLIC RIGHTS-OF-WAY, SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND WEED-FREE CONDITION. ANSI A300 STANDARD PRACTICES FOR PRUNING, SUPPORT SYSTEMS, AND SAFETY SHALL BE USED FOR MAINTENANCE CRITERIA. THIS SHALL BE THE RESPONSIBILITY OF THE

Property Owner

LANDSCAPE PLAN APPROVAL		
Case #	Approved by	Date
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ALL DEVIATIONS WILL REQUIRE REAPPROVAL. THE CITY WILL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL INSPECTION SERVICES STAFF APPROVES THE LANDSCAPE INSTALLATION.		



SCALE IN FEET 1"=20'-0"

LANDSCAPE PLAN 01

KEYNOTES:

EXISTING CONDITIONS:

- 1.1 EXISTING ASPHALT PAVING, PROTECT-IN-PLACE.
- 1.2 EXISTING CURB & GUTTER, PROTECT-IN-PLACE.
- 1.3 EXISTING CONCRETE WALKWAY, PROTECT-IN-PLACE.
- 1.4 EXISTING OVERHEAD POWER POLE, PROTECT-IN-PLACE.
- 1.5 EXISTING UTILITY - VARIES, PROTECT-IN-PLACE.
- 1.6 EXISTING BUILDING, PROTECT-IN-PLACE.
- 1.7 EXISTING BUS STOP, PROTECT-IN-PLACE.
- 1.8 EXISTING RIGHT OF WAY, PROTECT-IN-PLACE.
- 1.9 EXISTING 15'-0" PUBLIC ACCESS EASEMENT
- 1.10 EXISTING WATER LINE EASEMENT
- 1.11 EXISTING UTILITY USE EASEMENT

SITEWORK/UTILITIES:

- 2.1 PROPERTY LINE.
- 2.2 LIMIT OF CONSTRUCTION.
- 2.3 UTILITY - VARIES, REFER CIVIL.
- 2.4 SITE DRAIN, REFER CIVIL.
- 2.5 FIRE HYDRANT, REFER CIVIL.
- 2.6 BUILDING OVERHANG, REFER TO ARCH.
- 2.7 SIDEWALK RAMP.

CONCRETE/PAVING/CONSTRUCTION/FINISHES:

- 3.1 PEDESTRIAN RATED PAVING.
- 3.2 VEHICLE RATED PAVING.
- 3.3 CONCRETE TURN DOWN AT ALL PLANTER EDGES.
- 3.4 4'-0" HT MAX. CONCRETE SEAT WALL, HEIGHT VARIES.
- 3.5 CONCRETE STEPPED SEATING.

MISCELLANEOUS/SITE FURNISHINGS/STEEL:

- 4.1 18" HT. REFLECTING POOL.
- 4.2 12" HT. UNFINISHED STEEL HEADER.
- 4.3 24" HT. UNFINISHED STEEL HEADER.
- 4.4 24" HT. UNFINISHED STEEL BOX PLANTER.
- 4.5 RAISED WALL.
- 4.6 STAINLESS STEEL HANDRAIL @ STEPPED SEATING.
- 4.7 3/4" TH. STAINLESS STEEL SKATEBOARD DETERRENT.

PLANTING AND LANDSCAPE:

- 5.1 AT-GRADE PLANTER w/ 2" DEEP 3/4" MINUS DECOMPOSED GRANITE.
- 5.2 TERRACED PLANTER w/ 2" DEEP 3/4" MINUS DECOMPOSED GRANITE.
- 5.3 SLOPED PLANT w/ 2" DEEP 3/4" MINUS DECOMPOSED GRANITE, 4:1 SLOPE MAX.
- 5.4 RAISED PLANTER w/ 2" DEEP 3/4" MINUS DECOMPOSED GRANITE.

PLANT LEGEND

TREES

EXISTING PALM	SIZE	QTY	NOTES (H X W X CAL.)
RAIPUNSOHMA X HYBRID	48" BOX	19	10'-12" X 8'-10" X 3'-4" MIN. MULTI-TRUNK
DESERT MUSEUM	48" BOX	6	8'-8" X 5'-8" X 2'-2.5" MIN. MULTI-TRUNK
BALDWINIA MACROCARPANTA			
CHIQUILIAN ORCHID TREE			
ACCENTS/SHRUBS	SIZE	QTY	NOTES (H X W X CAL.)
ALOE BARBADENSIS 'YELLOW'	5 GAL.	304	CAN FULL
YELLOW ALOE VERA	15 GAL.	63	CAN FULL
DAZYLIRON WHEELER	15 GAL.	304	CAN FULL
DESERT SPOON	15 GAL.	32	CAN FULL
LANTANA MONTEVIDENSIS	15 GAL.	280	3 HT.
TRAILING LANTANA	15 GAL.	280	3 HT.
PACHYCEALUS MANGONIATUS	15 GAL.	280	3 HT.
MEXICAN FENCE POST	15 GAL.	280	3 HT.
YUCCA PALMIDA	5 GAL.	299	CAN FULL
PALE LEAF YUCCA			

INERT MATERIALS

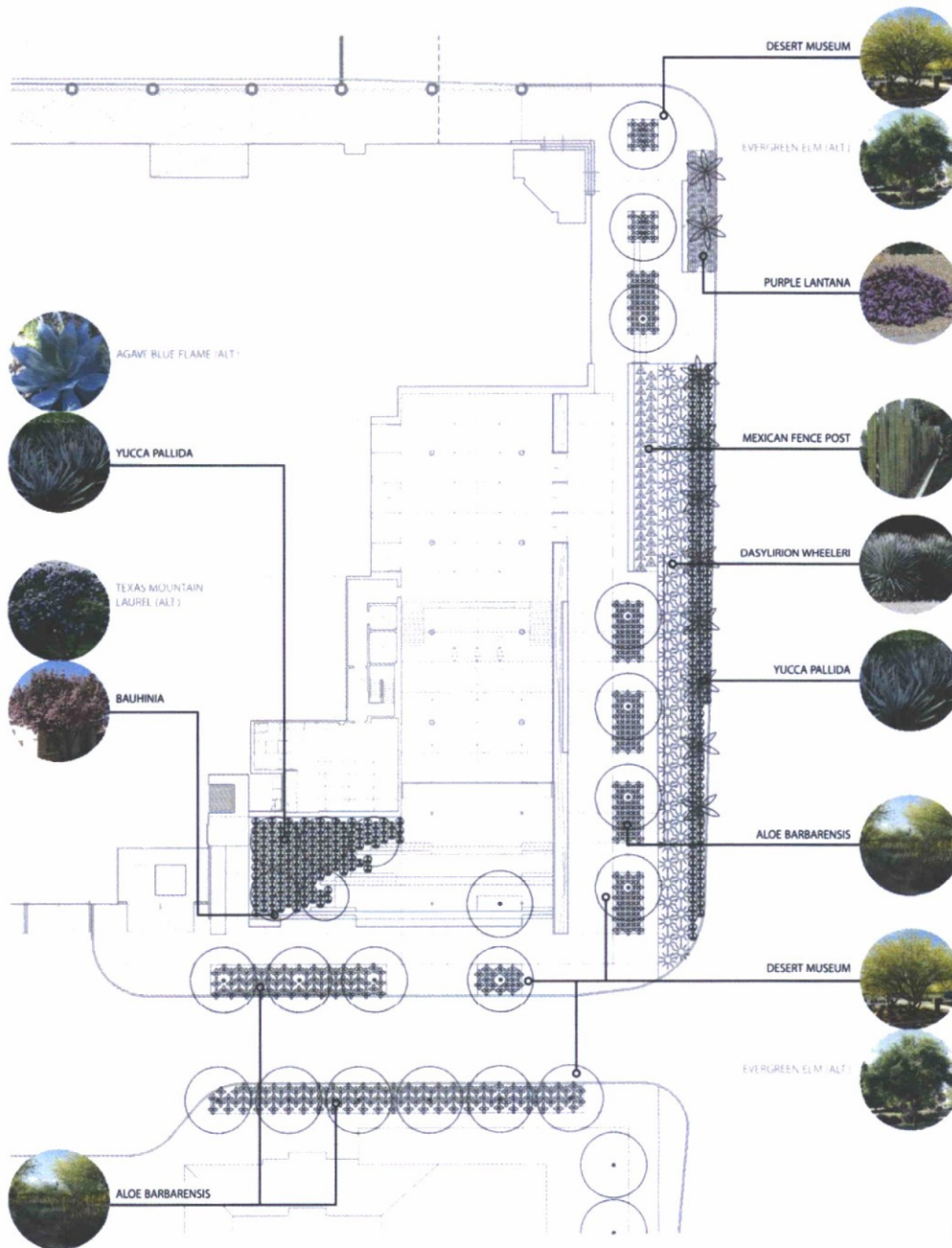
- 3/4" MINUS DECOMPOSED GRANITE TOP DRESSING @ 2" DEPTH MIN.
- COLOR - TBD, STOCK PILE EXISTING FOR REUSE APPROX. 50,000 SQ. FT.

PLANTING GENERAL NOTES:

1. PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE AMERICAN STANDARDS OF NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND BY THE AMERICAN ASSOCIATION OF RECOMMENDED TREE SPECIFICATIONS.
3. AREAS OF DECOMPOSED GRANITE SHALL NOT EXCEED 7 FEET IN ANY DIRECTION WITHOUT PLANT MATERIALS OR GROUND COVER, UNLESS NOTED OTHERWISE.
4. ALL AREAS TO BE DISTURBED BY CONSTRUCTION, INCLUDING ANY AREAS DISTURBED BEYOND WHAT IS SHOWN ON PLANS, SHALL BE REPLANTED TO REFLECT PRE-CONSTRUCTION CONDITION. AT ALL TIMES THE PLANTS INSTALLED IN ALL AREAS ARE TO MATCH THE SURROUNDING AREA IN DENSITY AND PLANT TYPE.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY QUANTITIES INCLUDING TREES, SHRUBS, GROUND COVERS, DECOMPOSED GRANITE, MULCH AND OTHER ITEMS SHOWN ON THE PLANS.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OF MAJOR DISCREPANCIES. IN CASE OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS INDICATED ON THE PLANT LIST, THE DRAWINGS SHALL GOVERN.
7. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATION FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PERMISSION FROM THE LANDSCAPE ARCHITECT.
8. THE SUBCONTRACTOR SHALL MARK AND CONFIRM LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION. CONFLICTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITY COVER, BOXES, LIDS AND MANHOLES IN AN EXPOSED CONDITION.
9. DO NOT STAKE TREES 36" BOX OR LARGER, IF APPLICABLE.
10. PLANT MATERIAL SHALL BE MAINTAINED IN A NATURAL STATE.

IRRIGATION GENERAL NOTES:

1. ALL PLANTING AREAS SHALL BE WATERED WITH AN AUTOMATIC DRIP IRRIGATION SYSTEM.
2. EXISTING IRRIGATION SHALL BE UTILIZED WHERE POSSIBLE AND ADJUSTED TO ACCOMMODATE NEW PLANTINGS. NEW IRRIGATION SHALL BE ADDED AS NEEDED.
3. AUTOMATIC DRIP SYSTEM SHALL INCLUDE APPROPRIATE VALVES, EMITTERS, LINES, ETC. TO REACH ALL PLANTING AREAS. LOCATION OF CONTROL BOX SHALL BE COORDINATED WITH OWNER. IRRIGATION SYSTEM SHALL BE WARRANTED FOR (1) YEAR. CACTI SHALL BE ON THEIR OWN VALVE. TREES SHALL BE ON THEIR OWN VALVE. SHRUBS SHALL BE ON THEIR OWN VALVE. ACCENTS SHALL BE ON THEIR OWN VALVE.
4. IRRIGATION DESIGN SHALL COMPLY WITH CITY OF SCOTTSDALE REQUIREMENTS.





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11/10/2016 PLN-1STOP
JOGAZ HP600G1097
11/10/2016 10:25 AM
\$0.00

Received From :

THE MACERICH COMPANY
PO BOX 2172/ 401 WILSHIRE BLVD FLOOR 7
SANTA MONICA, CA 90401
602-953-6250

Bill To :

***** DUPLICATE *****

THE MACERICH COMPANY
PO BOX 2172/ 401 WILSHIRE BLVD FLOOR 7
SANTA MONICA, CA 90401
602-953-6250

Reference #	889-PA-2016	Issued Date	11/10/2016
Address	4500 N SCOTTSDALE RD	Paid Date	
Subdivision	SCOTTSDALE FASHION SQUARE AMENDED	Payment Type	LETTER OF CREDIT
Marketing Name		Cost Center	
MCR	1201-08	County	No
APN	173-37-010	Gross Lot Area	0
Owner Information		NAOS Lot Area	0
MACERICH/SCOTTSDALE FASHION SQUARE LLC/E		Net Lot Area	
401 WILSHIRE BL		Number of Units	1
SANTA MONICA, CA 90401		Density	
310-294-2900		Water Zone	
		Water Type	
		Sewer Type	
		Meter Size	
		QS	18-44

Code	Description	Additional	Qty	Amount	Account Number
3646	FASHION SQUARE PREAPP/ SA FEE CRDT		1	(\$87.00)	100-21300-44221
3180	PRE-APPLICATION / SA		1	\$87.00	100-21300-44221

SIGNED BY ANDY GREEN ON 11/10/2016

Total Amount

\$0.00

(When a credit card is used as payment I agree to pay the above total amount according to the Card Issuer Agreement.)