

**Marked Agendas
Approved Minutes
Approved Reports**

DEVELOPMENT REVIEW BOARD REPORT



Meeting Date: February 2, 2017 Item No. 6
General Plan Element: *Character and Design*
General Plan Goal: *Foster quality design that enhances Scottsdale as a unique southwestern desert community.*

ACTION

Salad and Go 53-DR-2016

Location: 2323 N. Scottsdale Rd.

Request: Request approval of the site plan, landscape plan, and building elevations for a new restaurant building with 750 square feet of building area, a 700 square feet outside dining area, and a drive-through service window, all on a 0.54-acre site.

OWNER

Halle Properties, LLC
480-606-6000

ARCHITECT/DESIGNER

Brissette Architects, Inc.

ENGINEER

Standage & Associates, LTD.

APPLICANT CONTACT

Jeff Kamtz
Brissette Architects, Inc.
480-596-3882

BACKGROUND

Zoning

This site is zoned Highway Commercial (C-3) district.

Context

Located north of the intersection of N. Scottsdale Road and E. Oak Street, the surrounding developments are commercial and residential uses.

Adjacent Uses and Zoning

- North retail center, zoned Highway Commercial (C-3) district
- South tire retail center, zoned Highway Commercial (C-3) district
- East single-family homes, zoned Single-family Residential (R1-7) district

- West commercial properties, zoned Highway Commercial (C-3) district

Key Items for Consideration

- Conformance with the City of Scottsdale Restaurant Design Guidelines
- Conformance with the Scottsdale Road Streetscape Design Guidelines

DEVELOPMENT PROPOSAL

Goal/Purpose of Request

The applicant is seeking approval of the site plan, landscape plan, and building elevations for a new restaurant including drive-through service. The proposed restaurant has an outdoor patio area, but no indoor eating area.

Neighborhood Communication

The applicant and the City mailed notification to property owners within 750 feet of the site. The City has posted the property notifying the public of the Development Review Board hearing.

DEVELOPMENT REVIEW BOARD CRITERIA ANALYSIS

The proposed restaurant with drive-through service complies with the goals and policies of the Character and Design Chapter of the Scottsdale General Plan. The new restaurant will utilize the existing access off of N. Scottsdale Road which will be shared by Discount Tire and this restaurant. The drive-through service will be around the south, east, and north sides of the restaurant building and most of the parking spaces are located in the rear of the site, which will not impact traffic and pedestrian circulation. A screen wall is proposed between the parking lot on the east side and the drive-through area. The site plan provides an extensive buffer between the restaurant building and the single-family properties that are located to the east. Consistent with the Scottsdale Sensitive Design Principles, a canopy structure is proposed over the drive-through window and the patio area providing protection from solar heat gain. The roof top mechanical units will be screened by the roof parapet. The landscape plan complies with the Scottsdale Road Streetscape Design Guidelines plant palette.

Development Information

- Existing Use: vacant
 - Proposed Use: restaurant with drive-through service
 - Parcel Size: 23,503 gross square feet
 - Building / Commercial space: 750 square feet with 700 square feet outdoor patio
 - Building Height Allowed: 36 feet, excluding rooftop appurtenances
 - Building Height Proposed: 20-feet-2-inches, including rooftop appurtenances
 - Parking Required: 8 spaces
 - Parking Provided: 18 spaces
 - Open Space Required: 3,118.3 square feet
 - Open Space Provided: 3,319 square feet
-

STAFF RECOMMENDATION

Recommended Approach:

Staff recommends that the Development Review Board approve Salad and Go per the attached stipulations, finding that the provisions of the Character and Design Element of the General Plan, the Restaurant Design Guidelines and the Development Review Criteria have been met.

RESPONSIBLE DEPARTMENT(S)

Planning and Development Services

Current Planning Services

STAFF CONTACT(S)

Doris McClay

Planner

480-312-4214

E-mail: dmcclay@ScottsdaleAZ.gov

APPROVED BY

Doris McClay

Doris McClay, Report Author

1/17/17

Date

Steve Venker

Steve Venker, Development Review Board Coordinator

Phone: 480-312-2831 E-mail: svenker@scottsdaleaz.gov

1/18/17

Date

Randy Grant

Randy Grant, Director

Planning and Development Services

480-312-2664, rgrant@scottsdaleaz.gov

1/18/17

Date

ATTACHMENTS

- A. Stipulations/Zoning Ordinance Requirements
 - 1. Context Aerial
 - 1A. Close-Up Aerial
 - 2. Zoning Map
 - 3. Applicant's Narrative
 - 4. Combined Context Aerial and Site Plan
 - 5. Site Plan
 - 6. Building Elevations
 - 7. Material and Color Board
 - 8. Landscape Plans
 - 9. Electrical Site Plan
 - 10. Exterior Lighting Cutsheets

**Stipulations for the
Development Review Board Application:
Salad and Go
Case Number: 53-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 Brissette Architects, with a city staff date of 12/19/16.
 - b. The location and configuration of all site improvements shall be consistent with the site plan submitted by Brissette Architects, with a city staff date of 12/19/16.
 - c. Landscape improvements, including quantity, size, and location shall be installed to be consistent with the preliminary landscape plan submitted by Collaborative V Design Studio Inc., with a city staff date of 12/19/16.
 - d. The case drainage report submitted by Standage & Associates, Ltd. and accepted in concept by the Stormwater Management Department of the Planning and Development Services.
 - e. The water and sewer basis of design report submitted by Standage & Associates, Ltd. dated 12/12/16 and accepted in concept by the Water Resources Department on 12/21/2016.

ARCHITECTURAL DESIGN:

Ordinance

- A. Roof-mounted mechanical equipment shall be fully screened by a solid wall or louver system.

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.

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

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

12. Before any building permit is issued for the site, the owner shall submit plans and receive approval to construct one inverted "U" rack that is to be provided in conformance with City of Scottsdale Standard Detail No. 2285, and per DSPM Sec. 2-1.808 B.

Streets, Improvements and Related Dedications:

DRB Stipulations

13. 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.
14. Install a stop bar on the exit lane from the drive-through area due to the shift in curb alignment so that drivers do not extend into the adjacent parking aisle – white line.

EASEMENTS DEDICATIONS AND RELATED IMPROVEMENTS:

DRB Stipulations

15. 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.
16. Before any building permit is issued for the site, the owner shall dedicate an Emergency and Services Vehicle Access Easement (ESVAE) upon, over and across the parcel for providing access for emergency and service-type vehicles, including refuse collection vehicles.

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.
18. All headwalls and drainage structures shall be integrally colored concrete to blend with the color of the surrounding natural desert.



Q.S.
14-45
Google Earth Pro Imagery

Salad and Go

53-DR-2016

ATTACHMENT #1



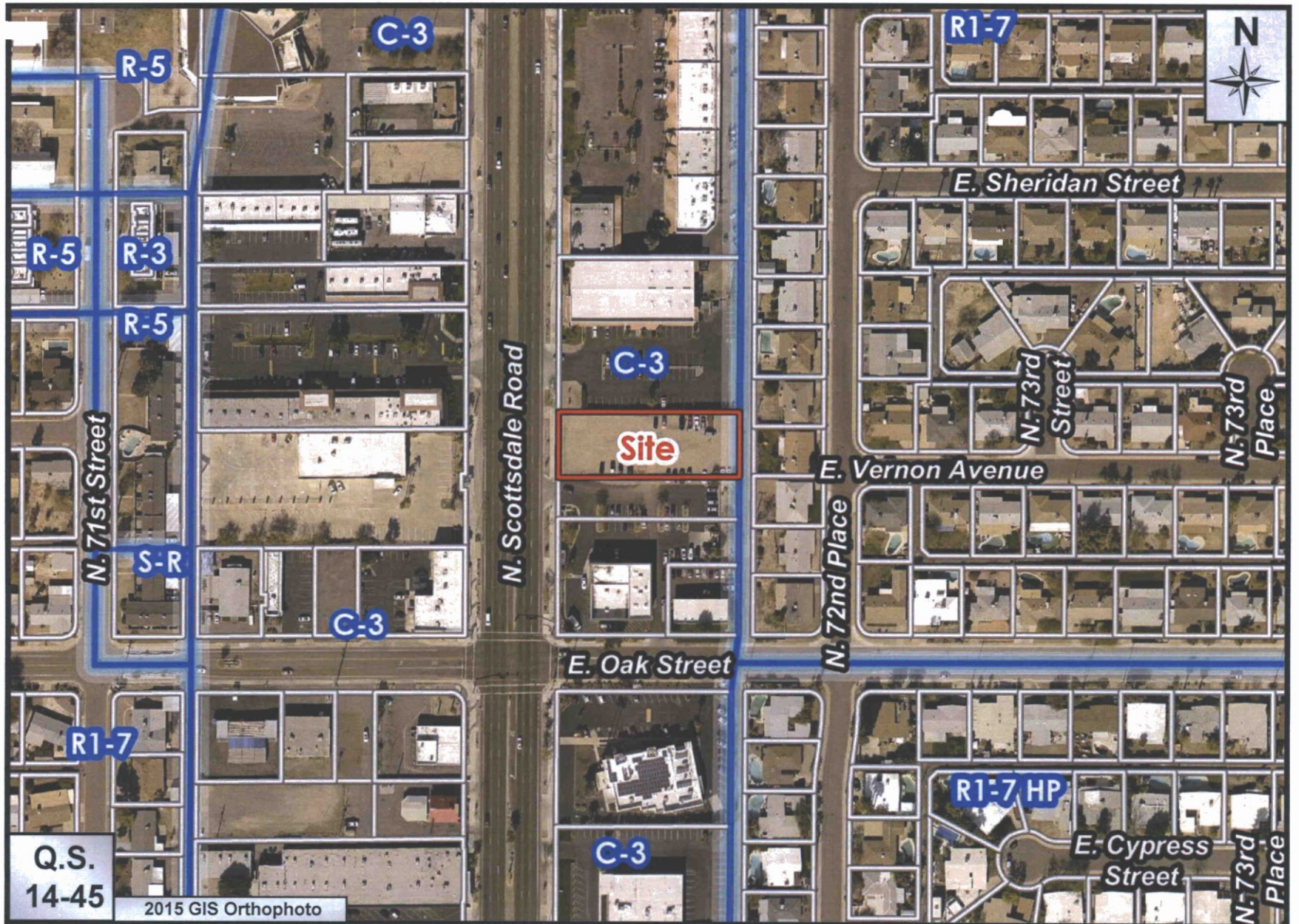
Q.S.
14-45

DISCOUNT TIRE
Google Earth Pro Imagery

Salad and Go

53-DR-2016

ATTACHMENT #1A



Salad and Go

53-DR-2016

SALAD and GO

2323 North Scottsdale Road

Project Narrative

The project seeks to be consistent with the design and character components of the applicable guidelines, development standards, Design Standards and Policies Manual, master plans, character plan, and General Plan.

Per Sect.1.904/ narrative response

2a. The proposed structure will have significant visual separation from the existing Smart and Final store to the north by landscaping and two full double parking aisles. It will be separated from the structure to the south by one and a half double parking aisles, a common drive aisle, landscaping and two drive thru queue lanes. The effect will be to create a sense of significant open space on both sides. Separation of structure to the East residential district is comprised of pick up lane, landscaping, double parking aisle and an additional 34 +' landscaped setback prior to a masonry screen wall. Again, the effect will be that of significant open space.

2b. The building design and expression is that of a balanced composition without excessive repetition or too much variety. Please see plan and elevations.

2c. The project recognizes our desert climate and features broad covered areas at drive thru pick up and patio dining and pick up. Glazing is recessed and protected.

2d. The project is not within the ESL district

2e. The project is not within the Historic Property Overlay District

3. Project ingress and egress from Scottsdale Road is to occur at an existing shared driveway and curb cut servicing the existing Discount Tire building to the South. This provides a safe existing point of entry and departure without the addition of another driveway confusing traffic. Internally, the Salad and go will have destination parking at the rear. There is an internal loop around the building accessed off the main driveway to get to a double drive thru stack and ordering

lanes, converging into a pick-up lane, then egressing back to the main driveway. The double stack lanes will minimize queue lengths at busy times and segregate Salad and Go traffic from Discount Tire traffic. The effect will be to promote safety and convenience.

4. Mechanical and utilities are screened. HVAC is roof mounted behind metal screening integrally designed into the elevations. The Service Entrance Section is screened by a masonry screen wall in the character of the building. Please see exterior elevations.

5. The project is not located within the Downtown Area

6. No public art is proposed as a part of this project.

SALAD and GO

2323 North Scottsdale Road

Project Narrative

The proposed Salad and Go is located within an existing C3 district and adjoined on 3 sides by existing C3 uses to the North, West, and South. The rear of the project is bordered by an existing R7 use and is separated from it by a broad proposed planting area, an existing stucco wall, and an alley. The project is not located in the downtown district, but is within the Scottsdale Corridor.

Salad and Go is a healthy fast food alternative. This concept has enjoyed enthusiastic support since its inception. It is a relatively new product to the fast food industry and promotes a positive lifestyle choice for the drive thru patron. The restaurant offers healthy breakfast, lunch, and dinner alternatives to area residents and businesses.

Salad and Go is a use and project consistent with the broad objectives of the General Plan and responsive to the Scottsdale Sensitive Design Principles. It will make a positive contribution to the community. The building has been sited in a manner as to be well off of Scottsdale Road and consistent with view corridor objectives. Access to the site utilizes an existing shared driveway to the south which serves to enhance the safety aspect of ingress and egress to the project by not requiring additional adjacent curb cut at Scottsdale Road. The site circulation has been designed to offer twin stack lanes at the drive thru to minimize stack distances. Ample parking is provided on site for employees and those walk up patrons and patio diners. (there is no indoor dining). Siting has considered reasonable separation from the building to the north, generous separation from the building to the South and more than double the required setback from the residential district to the East. Rich landscaping is provided at all four sides. The building is quite small at 667 sf with deep overhangs and covered patio at 700 sf. The result is a very low FAR and a minimally impactful structure.

It has been designed in a contemporary character utilizing corrugated rusted metal siding, rusted metal mesh fencing, rusted metal column, earth tone stuccoes, an accent green stucco , and deep red metal fascias and caps.

Materials, shapes, colors and composition are simple, yet rich and textural. Mechanical equipment is roof mounted and fully screened.

The goal is to provide a fresh and appropriate look in concert with the contemporary character of the Scottsdale Road Corridor.

The project respects those Scottsdale Sensitive Design Principles as interpreted in an urban infill context. A pedestrian connection is provided to the existing sidewalk along Scottsdale Road. The monument sign is a reflection of the building character. It features simple contemporary lines and matching materials and colors. North and Southbound traffic along Scottsdale Road will clearly and safely identify the use and point of entry. Other building signage is of appropriate scale and matching color and material. Due to the size and scale of the project, it's nature as primarily a drive thru use, and the structure being a balanced composition in and of itself, we are not proposing any additional public art.



ATTACHMENT #4

53-DR-2016
10/20/16

BRISCH ARCH
 14229 N. 800
 SCOTTSDALE
 OFFICE: 480
 T: (480)
 WWW.BRISCHARCH.COM

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DATE: 10/20/16
 DRAWN: [Name]
 CC: [Name]
 SITE: [Name]
 SCALE: 1" = 100'
 A

VICINITY MAP



PROJECT INFORMATION

SITE INFORMATION
 PARCEL# 131-30-127

ZONING: C-3
 LOT CONFIGURATION: REGULAR SHAPED PROPERTY
 SITE GROSS AREA: 23,503
 FLOOR AREA RATIO (80%)
 23,503 X .80 = 18,802.4 SQ. FT.

SQUARE FOOTAGE
 NEW BUILDING: 750 SQ. FT.
 COVERED PATIOS: 700 SQ. FT.
 ROOFS: 372 SQ. FT.
 TOTAL GROSS/NET AREA: 1,822 SQ. FT.

SITE NET AREA = 1,822 SQ. FT.
 LOT COVERAGE OF NET SITE AREA: 7.8%

OPEN SPACE REQUIREMENTS = 2,350.3 MIN (10% OF GROSS LOT)
 OVER 12', 23,503 X .004 = 94.0 X 8.17 = 767.98 + 2,350.3 = 3,118.3 SQ. FT.

REQUIRED FRONTAGE 50% = 1,559 SQ. FT.
 PARKING LANDSCAPE REQUIREMENTS
 PARKING AREA = 8,121 SQ. FT.
 PARKING LANDSCAPE AREA = 1,430 SQ. FT. (17.6%)

BUILDING INFORMATION

SCOPE OF WORK: NEW (1 STORY)
 DRIVE-THRU RESTAURANT
 CONSTRUCTION TYPE: TYPE V-B (SPRINKLED)
 TO BE DESIGNED PER NFPA 13

SPRINKLERS: YES, FULLY AUTO. SYSTEM
 FIRE ALARMS: YES
 EMERGENCY LIGHTING: YES

PARKING REQUIREMENT

REQUIRED SPACES: 677/120 KITCHEN/RESTROOM AREAS = 6 SPACES
 700/350 OUTSIDE DINING AREAS = 2 SPACES
 TOTAL REQUIRED = 8 SPACES
 PROVIDED SPACES: 18 SPACES
 1 OF THE TOTAL PROVIDED IS ACCESSIBLE

BICYCLE PARKING: 1 SPACE FOR EVERY 10 PARKING SPACES
 2 BICYCLE SPACES REQUIRED (18 / 10 = 2)
 4 BICYCLE SPACE PROVIDED

OCCUPANT LOADS

OCCUPANCY - B, LESS THAN 50 (A-2) RESTAURANT
 BUSINESS AREA: 677 S.F. / 100 = 6.77
 OCCUPANTS: 46
 SHADED AREA/CANOPY: 700 S.F. / 15 = 46.6
 OCCUPANTS: 47

TOTAL OCCUPANTS = 53.0
 OCCUPANTS

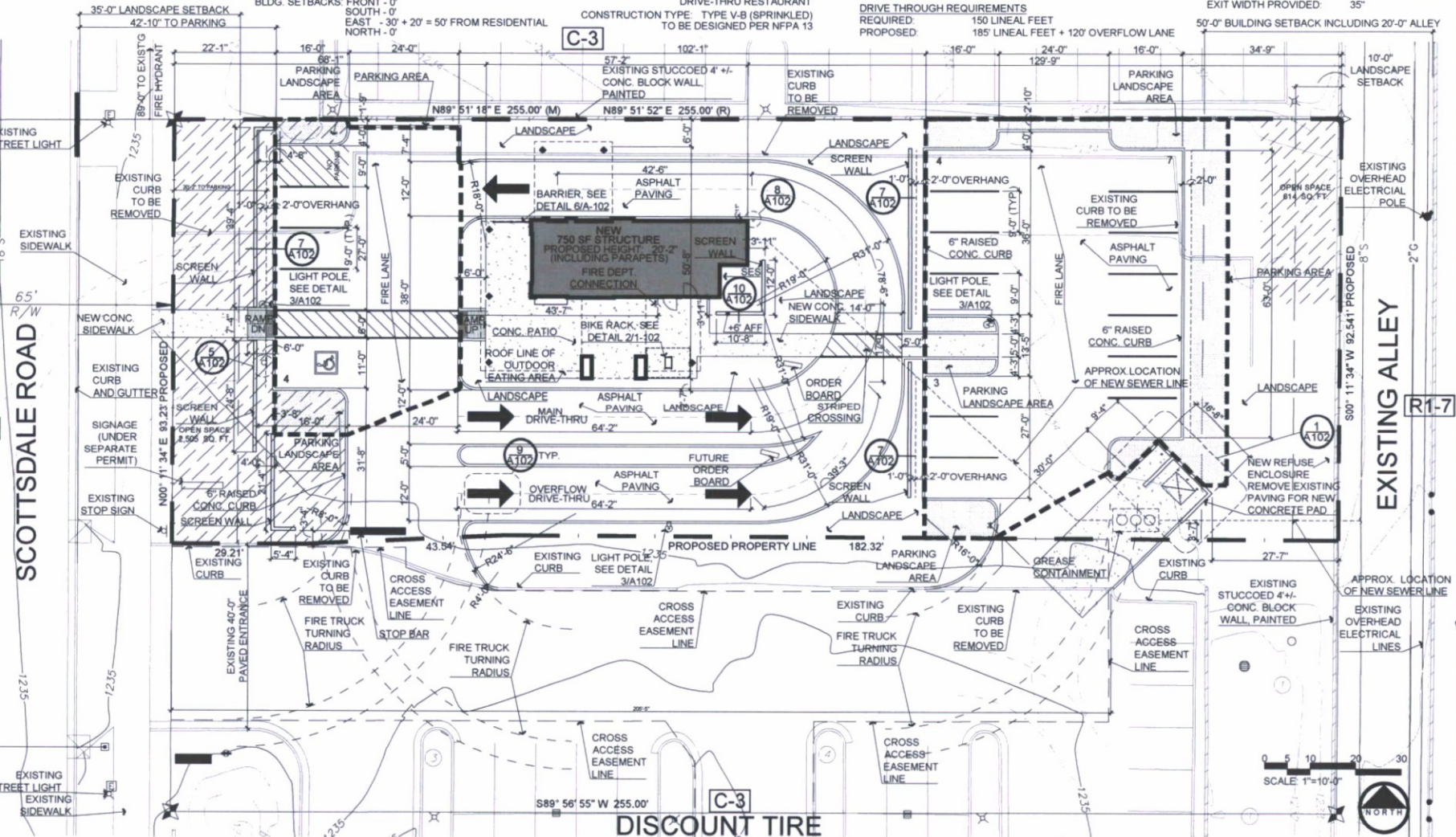
EXIT REQUIREMENTS

NUMBER OF EXITS REQUIRED: 1
 NUMBER OF EXITS PROVIDED: 1

EXIT WIDTH REQUIRED: (32" MIN.) = (5 X .02)
 EXIT WIDTH PROVIDED: 35"

DRIVE THROUGH REQUIREMENTS
 REQUIRED: 150 LINEAL FEET
 PROPOSED: 185 LINEAL FEET + 120' OVERFLOW LANE

50'-0" BUILDING SETBACK INCLUDING 20'-0" ALLEY

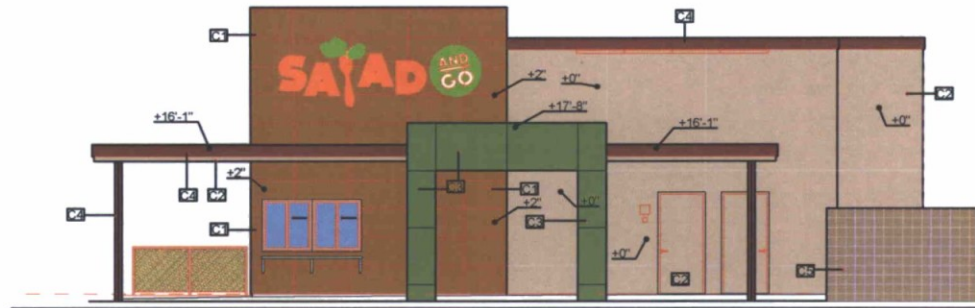


BRISBANE ARCHITECTS
 10228 N. SCOTTSDALE ROAD
 SCOTTSDALE, AZ 85258
 TEL: (480) 948-1111
 WWW.BRISBANEARCHITECTS.COM

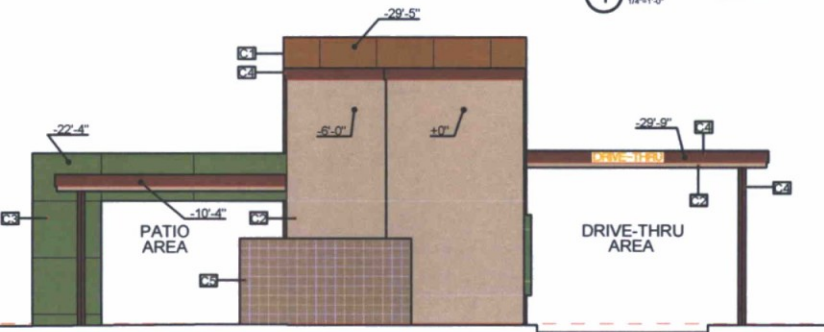
DATE DRAWN: 12/19/2016
 ARCHITECT SITE SCALE: 1/8" = 1'-0"

COLOR SCHEDULE

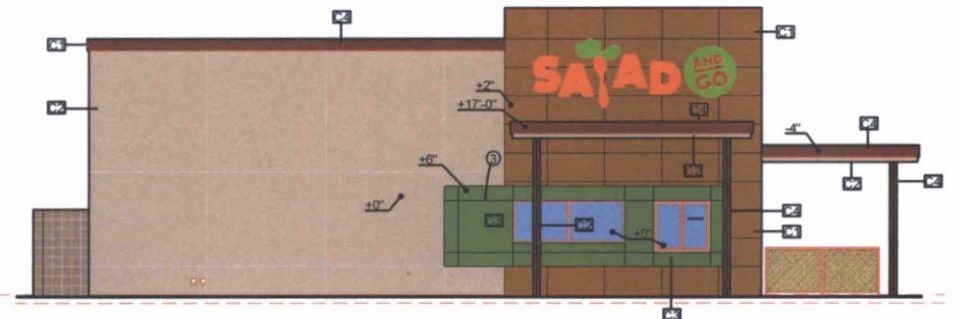
- COLOR 1 CS SMOOTH STEEL RUSTED & SEALED
- COLOR 2 PW PAINT DE6115 "PRACTICAL TAN"
- COLOR 3 WS PAINT DE5587 "SHADED SPRUCE"
- COLOR 4 CR PAINT DET442 "ROCKY MOUNTAIN RED"
- COLOR 5 MC CONCRETE MASONRY UNIT SPLIT FACE SUPERLITE "HARVEST BROWN"



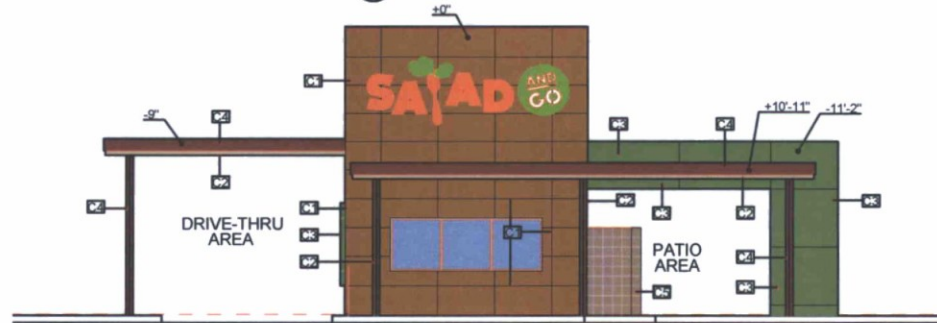
① SOUTH ELEVATION
1/8"=1'-0"



② EAST ELEVATION
1/8"=1'-0"

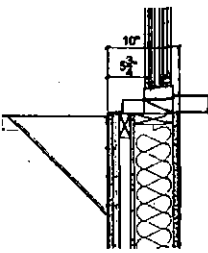


③ NORTH ELEVATION
1/8"=1'-0"

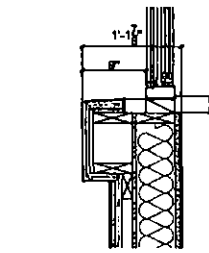


④ WEST ELEVATION
1/8"=1'-0"

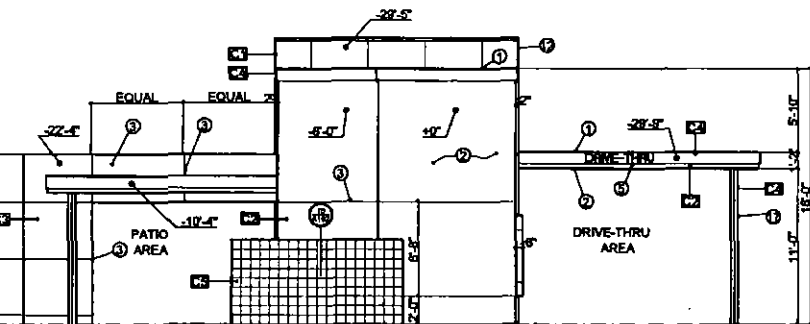
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 SCALE 1/8"
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WINDOW DETAIL
1-12-1/2"



WINDOW DETAIL
1-12-1/2"



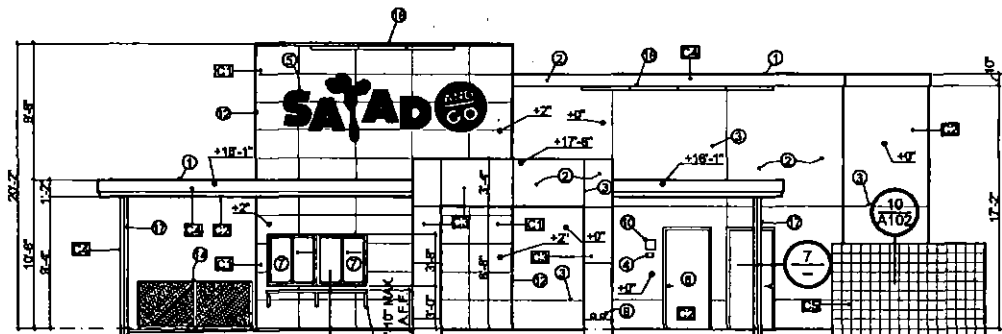
EAST ELEVATION
1/8"=1'-0"



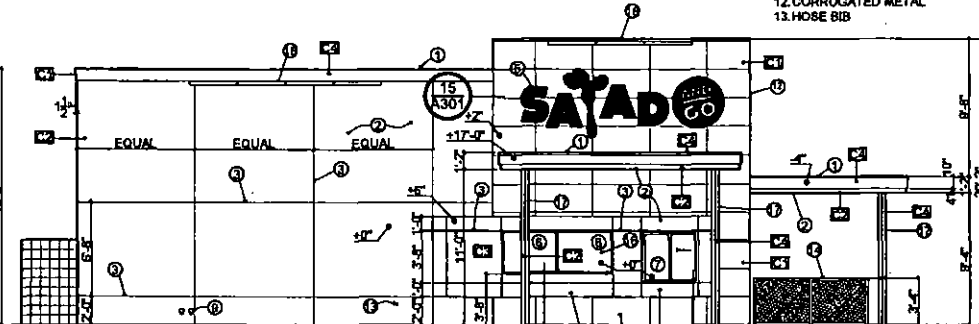
DOOR DETAIL
1-1/2"=1'-0"



WEST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"



NORTH ELEVATION
1/8"=1'-0"

KEYNOTES ①

1. 20ga G.I. PARAPET CAP (PAINTED C-4 COLOR)
2. EIFS
3. EIFS CONTROL JOINTS (TYPICAL)
4. FIRE DEPARTMENT KNOX BOX
5. BUILDING SIGNAGE UNDER SEPARATE PERMIT. SIGN COMPANY TO ANCHOR SIGN TO STRUCTURAL WALL BEHIND METAL SIDING
6. FIXED INSULATED GLASS IN ALUMINUM FRAME. COLOR TO BE CLEAR ANODIZED. GLASS TO BE "SOLARBAN 70" (SEE FLOOR PLAN)
7. SLIDER WINDOW W/ INSULATED GLASS IN ALUMINUM FRAME. COLOR TO BE CLEAR ANODIZED (SEE FLOOR PLAN)
8. INSULATED HM DOOR & FRAME
9. ROOF OVERFLOW AND DRAIN LEADER - PROVIDE PVC LAMBS TONGUE AT EXIT POINT (PAINT TO MATCH ADJACENT SURFACE)
10. FIRE DEPARTMENT SIGNAGE
11. STAINLESS STEEL SERVICE COUNTER
12. CORRUGATED METAL
13. HOSE BIB

14. 1-1/2" SQUARE TOP RAIL AND SUPPORTS. RUSTED METAL MESH BETWEEN SUPPORTS
15. WALL MOUNTED LIGHT FIXTURE. PAINT TO MATCH ADJACENT WALL
16. CLEAR ANODIZED ALUMINUM BETWEEN WINDOW FRAMES TO MATCH
17. PAINTED STEEL COLUMN
18. BUILDING FACE LIGHTING DIRECTED DOWNWARD

GENERAL NOTES

1. PAINT ALL EXPOSED FOUNDATIONS BELOW WALL FINISH DRIP SAME COLOR AS WALL ABOVE.

COLOR SCHEDULE

- | | | |
|---------|---|--|
| COLOR 1 | 1 | SMOOTH STEEL RUSTED & SEALED |
| COLOR 2 | 2 | PAINT DE8115 "PRACTICAL TAN" |
| COLOR 3 | 3 | PAINT DE3987 "SHADED SPRUCE" |
| COLOR 4 | 4 | PAINT DET442 "ROCKY MOUNTAIN RED" |
| COLOR 5 | 5 | CONCRETE MASONRY UNIT SPLIT FACE SUPERLITE "HARVEST BROWN" |

BRISS ARCHITECTS
 1023 N. SCOTT'S SCOTTSDALE, AZ 85258
 PHONE: (480) 948-1111
 FAX: (480) 948-1112
 WWW.BRISSARCHITECTS.COM
 AND
 2323 NORTH SCOTTSDALE ROAD
 EXIT ELEV SCALE: 1/8"=1'-0"
 A-



1 SOUTH ELEVATION



C1 SMOOTH STEEL
RUSTED & SEALED



RUSTED METAL MESH

C5 CONCRETE MASONRY UNIT
SPLIT FACE
SUPERLITE "HARVEST BROWN"



C2 P.F.T. & PAINT
DUNN-EDWARDS PAINTS
DET115 "PRACTICAL TAN"

C3 P.F.T. & PAINT
DUNN-EDWARDS PAINTS
DE 5687 "SHADED SPRUCE"

C4 PAINT
DUNN-EDWARDS PAINTS
DET442 "ROCKY MOUNTAIN RED"

CLEAR GLASS



BRISSETTE
ARCHITECTS
INC.

2323 NORTH SCOTTSDALE ROAD, SUITE 1
SCOTTSDALE, ARIZONA 85258
TEL: 480.990.8800
E: OFFICE@BRISSETTEARCHITECTS.COM



2323 NORTH SCOTTSDALE ROAD

53-DR-2016
10/20/16

DATE: 10/20/16
DRAWN: AR
SCALE: NONE

VICINITY MAP



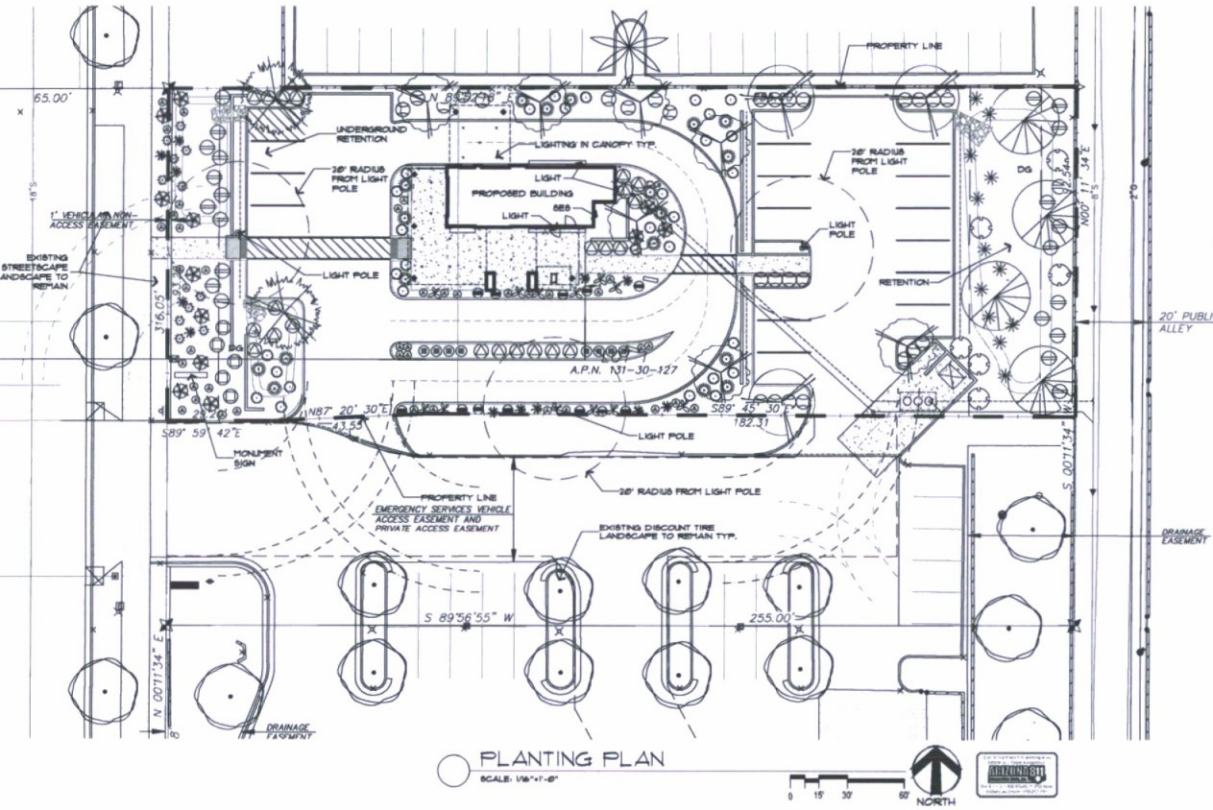
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 10229 N. SCOTT
 SCOTTSDALE, AZ
 T: (480) 944-1111
 WWW.BRISBACHARCH.COM

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS
EXISTING TREES					
Existing Palm (To Remain)					
Existing Tree (To Remain)					
TREES					
☉	<i>Casahuate mexicana</i>	Mexican Bird of Paradise	24" Box, 1" Cal.	1	Multi Trunk, Dense Canopy
☉	<i>Cercidium 'Desert Museum'</i>	'Desert Museum' Palo Verde	24" Box, 1" Cal.	3	Multi Trunk, Dense Canopy
☉	<i>Prosopis 'Rio Salado'</i>	'Rio Salado' Mesquite	24" Box, 1" Cal.	4	Multi Trunk, Dense Canopy
☉	<i>Acacia anura</i>	Huila	36" Box, 2" Cal.	2	Std Trunk, Dense Canopy
ACCENTS					
☉	<i>Agave desertiana</i>	Smooth Agave	9-Gal.	2	As Per Plan
☉	<i>Dasylirion quadrangulum</i>	Toothless Spoon	9-Gal.	18	As Per Plan
☉	<i>Muhlenbergia Rigida</i>	Nashville Grass	9-Gal.	2	As Per Plan
☉	<i>Aloe Barbodensis</i>	Medicinal Aloe	9-Gal.	2	Yellow Flower
☉	<i>Pedicularis macrocarpa</i>	Lady Slipper	9-Gal.	11	As Per Plan
SHRUBS					
☉	<i>Broussonetia pinnatifida</i>	Blue Balls	9-Gal.	28	As Per Plan
☉	<i>Tecoma 'Sparky'</i>	'Sparky' Tecoma	9-Gal.	22	As Per Plan
☉	<i>Myrtus 'Compacta'</i>	Compact Myrtle	9-Gal.	8	As Per Plan
☉	<i>Ruellia peninsularis</i>	Beija Ruellia	9-Gal.	23	As Per Plan
☉	<i>Tecoma species 'Orange Jubilee'</i>	'Orange Jubilee'	9-Gal.	6	As Per Plan
☉	<i>Jasione Californica</i>	Chuparosa	9-Gal.	5	As Per Plan
GROUND COVERS					
☉	<i>Lantana 'New Gold'</i>	'New Gold' Lantana	1-Gal.	32	As Per Plan
☉	<i>Tournefortia chensis</i>	Gemander	1-Gal.	2	As Per Plan
☉	<i>Aloe 'Blue Elf'</i>	'Blue Elf' Aloe	1-Gal.	41	As Per Plan
☉	<i>Hymenocallis aculis</i>	Angelita Daisy	1-Gal.	11	As Per Plan
MISCELLANEOUS					
☉	Decomposed Granite - 12" Screened 'Express Gold'				
☉	2" Depth in all planting areas (typ)				
☉	Denote plants used along the street frontage that are on the Scottsdale Road Streetscape Segment One Plant List.				

PLANTING NOTES

- CLARIFICATION OF DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND THE SITE SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL HE DEEMS UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE INSPECTED PRIOR TO INSTALLATION.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY. THE ACTUAL NUMBER OF SYMBOLS INDICATED ON THE PLANTING PLANS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCIES IMMEDIATELY.
- PLANT TREES, SHRUBS, AND CACTI PLUMS, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY SHOULD SOIL CONDITIONS BE PRESENT WHICH WOULD PREVENT PROPER SOIL DRAINAGE AND ALLOW WATER TO STAND IN PLANTING PITS.
- DOUBLE STAKE ALL TREES OUTSIDE ROOTBALL, EXCEPT FOR SALVAGED TREES.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.
- SOILS REQUIRE SEPARATE APPROVALS AND PERMITS.



PLANTING PLAN

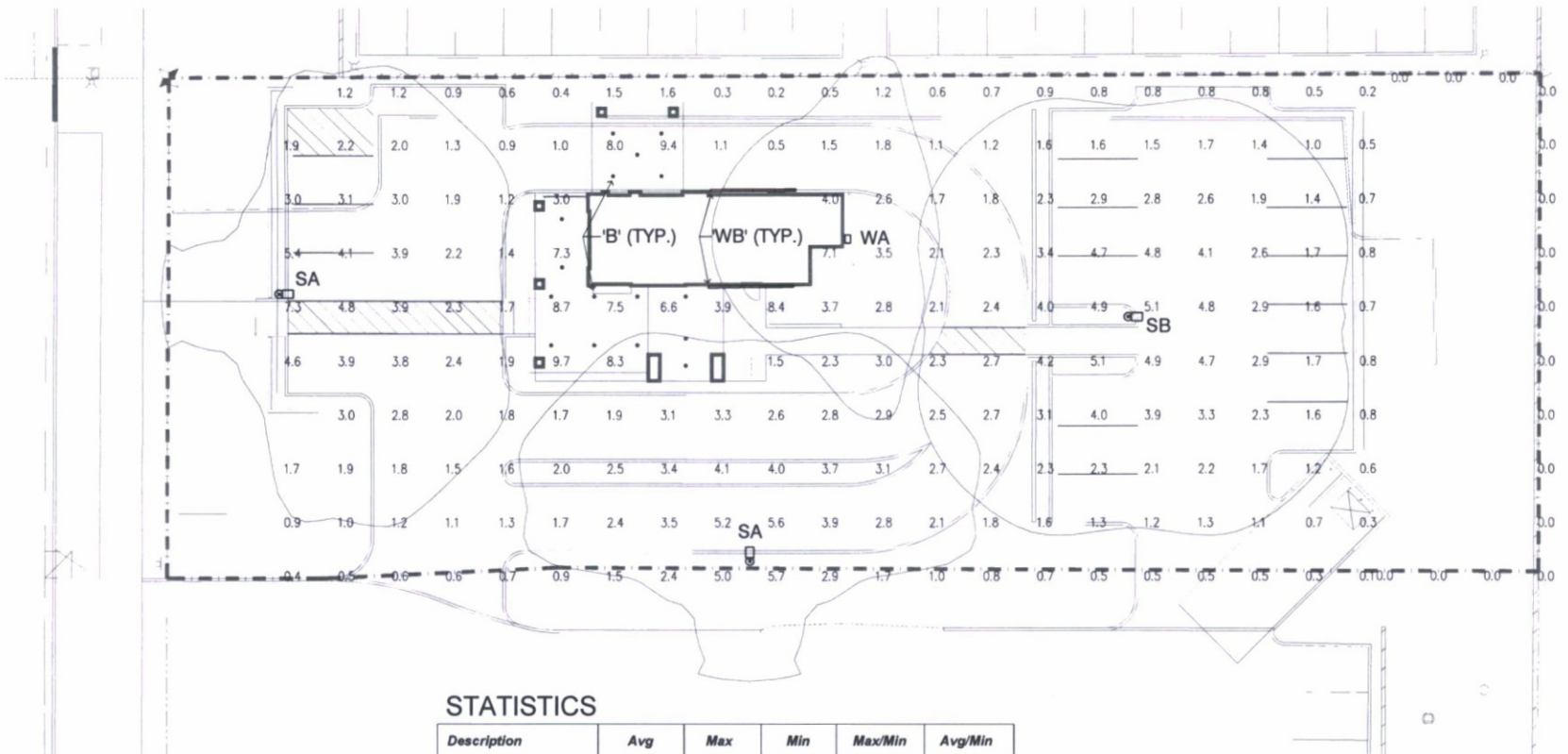
SCALE: 1/8"=1'-0"

AREA CALCULATIONS	
RAW LANDSCAPE AREA	1066 SQ FT
ON-SITE LANDSCAPE AREA	934 SQ FT
PARKING LANDSCAPE REQUIREMENTS	
PARKING AREA	831 SQ FT
PARKING L/S AREA	1430 SQ FT (17.6%)

COLLABORATIVE V
 DESIGN STUDIO INC.
 7118 EAST 1ST AVENUE, SUITE 101
 SCOTTSDALE, ARIZONA 85251
 OFFICE: 480-347-0510
 FAX: 480-616-6012



SCALE
 L



STATISTICS

Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	2.5 fc	9.7 fc	0.1 fc	97.0:1	25.0:1
PROPERTY LINE	0.0 fc	0.0 fc	0.0 fc	N / A	N / A

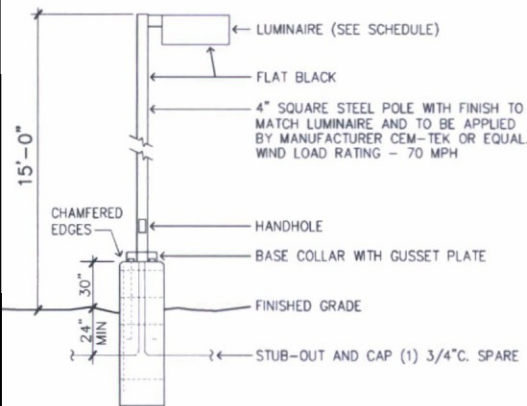
SITE LIGHTING PHOTOMETRICS

1" = 10'-0"



LUMINAIRE SCHEDULE

Symbol	Label	Catalog Number	Description	Lamp	Lumens	LLF	Mounting Ht.
⊞	SA	KAD LED 60C 530 40K R4 MVOLT	POLE-MOUNTED, FULL CUT-OFF AREA LIGHT	LED	Absolute	1.00	15'-0"
⊞	SB	KAD LED 60C 700 40K R5 MVOLT	POLE-MOUNTED, FULL CUT-OFF AREA LIGHT	LED	Absolute	1.00	15'-0"
○	B	REAL6 D6MW ESL 1000L 30K .60SC	RECESSED LED DOWNLIGHT	LED	Absolute	1.00	(RECESSED)
⊞	WA	WST LED 2 10A700 /40K SR3 MVOLT	WALL-MOUNTED, FULL CUT-OFF AREA LIGHT	LED	Absolute	1.00	10'-0"
—	WB	6800002C-RGB	LED FLOODLIGHT	LED	Absolute	1.00	APPROX. 17'-0"



POLE LIGHT DETAIL

N.T.S.

BRIS ARCH
1028 N. SCOTT
SCOTTSDALE, AZ 85258
T: (480) 344-1111
WWW.BRISARCH.COM


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STRICTLY PROHIBITED

DATE: 12/19/2016

SITE LIGHTING PHOTO
SCALE: 1" = 10'-0"

E-

KAD LED
LED Area Luminaire



Specifications
 Dia: 2.25"
 Length: 14.25"
 Width: 14.25"
 Height: 2.125"
 Weight: 36 lbs

Introduction
 The KAD Area Luminaire offers technical support and features for a wide range of applications. The LED luminaire is the most advanced technology with the broader application of the Luminaire Series. High performance luminaire series lighting applications with a long range of 100,000 hours.

Ordering Information
 EXAMPLE: KAD LED REC 1000/400/83 50VOLT PUMA002A D002D

Code	Color	Temp	Beam	Power	Mount	Finish	Notes
1000	4000K	4000K	40°	100W	100W	100W	Standard
1000	4000K	4000K	40°	100W	100W	100W	Standard
1000	4000K	4000K	40°	100W	100W	100W	Standard

Back configurations are offered for shorter lead times

Accessories
 - LED luminaire with 100W LED chip
 - LED luminaire with 100W LED chip
 - LED luminaire with 100W LED chip

LITHONIA LIGHTING 1000/400/83 50VOLT PUMA002A D002D 1000/400/83 50VOLT PUMA002A D002D

LUMINAIRE TYPES 'SA' / 'SB'

LEO search products

PRODUCTS: APPLA/FRAC WET/SL/DRY LED/LIGHT DRILL/DRILL

72W Dimmable LED Wall Washer, Waterproof, Wash Light, LED Light Bar




Specifications

Item	Value	Item	Value
Watt	72W	LED Quantity	1000
Watt	72W	Material	Aluminum
Watt	72W	Beam Spread	10°
Length	14.25"	Frequency	50/60Hz
Height	2.125"	Watt	72W
Material	Aluminum	LED Quantity	1000
Material	Aluminum	Material	Aluminum
Material	Aluminum	Material	Aluminum

Product Description
 High performance LED luminaire, LED chip, high performance luminaire series lighting applications with a long range of 100,000 hours.

LUMINAIRE TYPE 'WB'

WST LED
Architectural Wall Sconce



Specifications
 Height: 4.125"
 Width: 3.125"
 Depth: 4.125"
 Weight: 17 lbs

Optional Back Box (BBX)
 Height: 4.125"
 Width: 3.125"
 Depth: 4.125"
 Weight: 17 lbs

Introduction
 The WST LED Architectural Wall Sconce is now available with the latest in LED technology. The result is a long life, maintenance-free product with typical energy savings of 75% compared to conventional incandescent lighting. The WST LED is available for mounting on a wall or ceiling. The WST LED is available for mounting on a wall or ceiling. The WST LED is available for mounting on a wall or ceiling.

Ordering Information
 EXAMPLE: WST LED 2 1000/400/83 50VOLT D002D

Code	Color	Temp	Beam	Power	Mount	Finish	Notes
1000	4000K	4000K	40°	100W	100W	100W	Standard
1000	4000K	4000K	40°	100W	100W	100W	Standard
1000	4000K	4000K	40°	100W	100W	100W	Standard

Emergency Battery Operation
 The WST LED luminaire is designed to operate in an emergency mode. The luminaire is designed to operate in an emergency mode. The luminaire is designed to operate in an emergency mode.

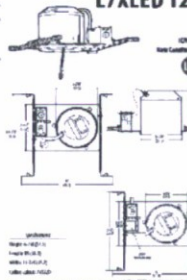
LITHONIA LIGHTING 1000/400/83 50VOLT D002D 1000/400/83 50VOLT D002D

LUMINAIRE TYPE 'WA'

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS
 - High performance LED luminaire series lighting applications with a long range of 100,000 hours.
 - High performance LED luminaire series lighting applications with a long range of 100,000 hours.
 - High performance LED luminaire series lighting applications with a long range of 100,000 hours.

L7XLED T24



Specifications

Item	Value	Item	Value
Watt	72W	LED Quantity	1000
Watt	72W	Material	Aluminum
Watt	72W	Beam Spread	10°
Length	14.25"	Frequency	50/60Hz
Height	2.125"	Watt	72W
Material	Aluminum	LED Quantity	1000
Material	Aluminum	Material	Aluminum
Material	Aluminum	Material	Aluminum

Product Description
 High performance LED luminaire, LED chip, high performance luminaire series lighting applications with a long range of 100,000 hours.

LUMINAIRE TYPE 'B'

53-DR-2016
12/19/2016