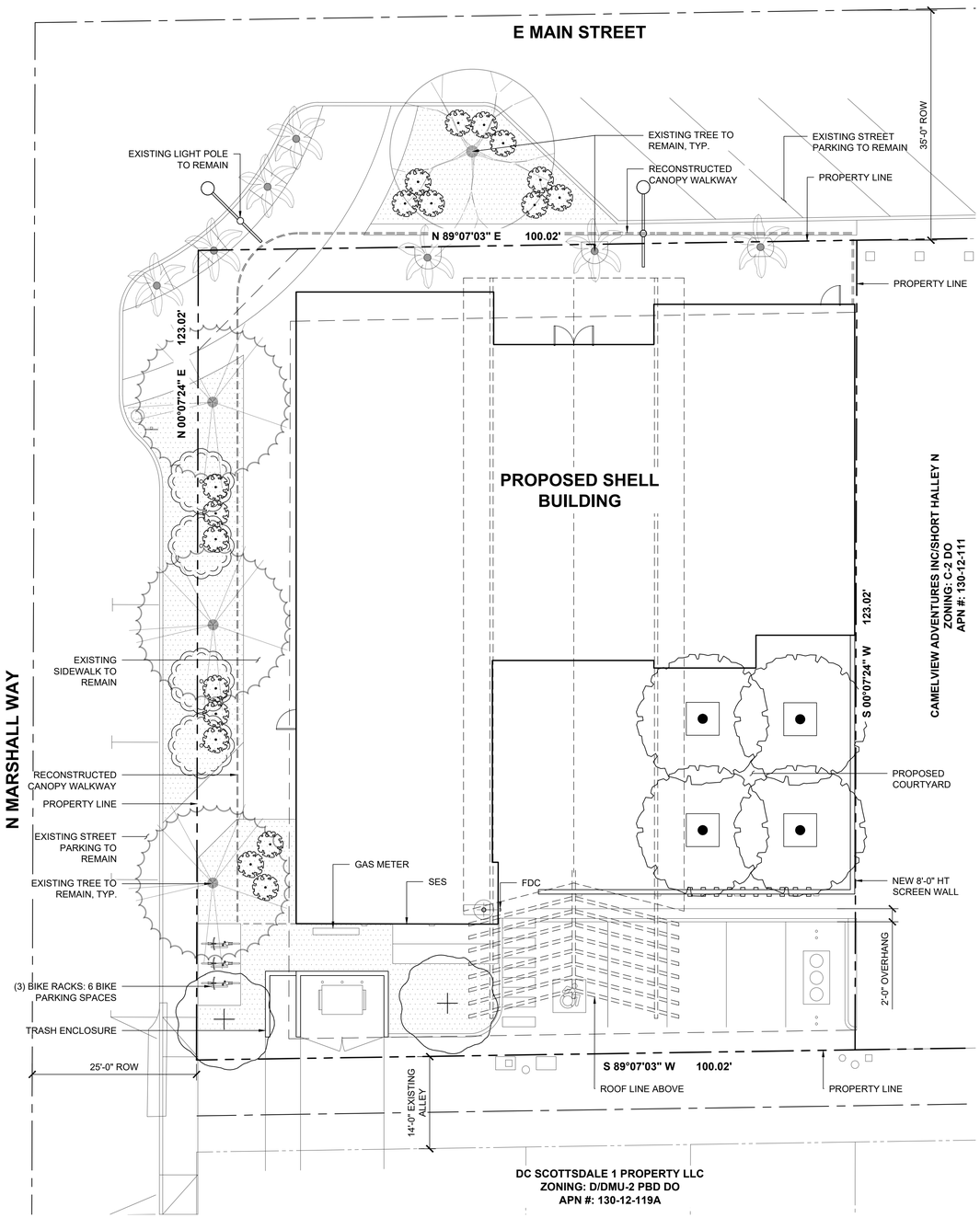
# MAIN + MARSHALL RESTAURANT REMODEL

7107, 7113, 7117 E. MAIN STREET
SCOTTSDALE, AZ, 85251




## PROJECT TEAM

### OWNER / DEVELOPER
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### LANDSCAPE ARCHITECT
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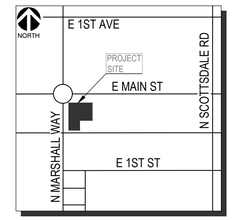


**VICINITY MAP**
CITY OF SCOTTSDALE

## PROJECT INFORMATION

| | |
|---|---|
| ADDRESS: | 7107, 7113, & 7117 E MAIN ST.<br>SCOTTSDALE ARIZONA, 85251 |
| A.P.N.: | 130-12-112, 130-12-113, 130-12-114 |
| ZONING: | D / DMU-2 PBD DO |
| GROSS SITE AREA: | 20,629 SF (0.47 AC) |
| DISTURBED AREA: | 20,629 SF (0.47 AC) |

## SHEET INDEX


| SHEET # | SHEET NAME |
|---|---|
| L1.00 | PRELIMINARY LANDSCAPE PLAN |


## CITY OF SCOTTSDALE GENERAL LANDSCAPE NOTES

1. AREAS OF DECOMPOSED GRANITE (IF YOUR IN A ELSO AREA, DELETE THE "DECOMPOSED GRANITE" AND PUT "SALVAGED DESERT SURFACE SOIL") WITHOUT PLANT MATERIALS/GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE.
2. A MINIMUM OF 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.
3. 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'S CALIPER SIZE, FOR SINGLE TRUNK TREES THAT ARE TO 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 6" ABOVE THE LOCATION THAT THE TRUNK SPLITS ORIGINATES, OR 6" ABOVE FINISHED GRADE IF ALL TRUNKS ORIGINATE FROM THE SOIL.
4. AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LINE ELEVATION.
5. NO TURF AREAS ARE TO BE PROVIDED.
6. RETENTION/DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
7. ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
8. 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.
9. 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.
10. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
11. 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.
12. THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT REVIEWED AND SHALL NOT BE PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
13. ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
14. 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 QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.
15. ALL REVEGETATED NAOS SHALL BE WATERED FOR 3 YEARS. AT THE END OF 3 YEARS, THE IRRIGATION SYSTEMS TO THE REVEGETATED NAOS SHALL BE PERMANENTLY DISCONNECTED.
16. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
17. 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 ENCROACH INTO AREAS DESIGNATED AS NAOS, OR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION ENVELOPE.
2. ALL NAOS AND AREA OUTSIDE OF THE LOC SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOW 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 CONTRACTOR SHALL MAINTAIN THE STAKING, ROPING, AND FENCING INTACT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE/CERTIFICATE OF OCCUPANCY FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

## PLANT SCHEDULE

| SYMBOL | QTY | BOTANICAL / COMMON NAME | PLANTING SIZE | CALIPER | HEIGHT |
|---|---|---|---|---|---|
| TREES | | | | | |
| | 2 | Acacia stenophylla<br>Shoestring Acacia | 24" Box | 1.0"-1.5" | 8.0`-10.0` |
| | 4 | Olea europaea 'Wilsonii'<br>Wilson Olive | 36" Box | 1.75"-2.5" | 8.0`-10.0` |
| EXISTING TREES | | | | | |
| | 3 | Parkinsonia florida<br>Blue Palo Verde | Existing | varies | varies |
| | 1 | Pistacia x `Red Push`<br>Pistache | Existing | varies | varies |
| | 7 | Washingtonia robusta<br>Mexican Fan Palm | Existing | varies | varies |

| SYMBOL | QTY | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|---|
| ACCENTS & GRASSES | | | |
| | 18 | Portulacaria afra<br>Elephant`s Food | 5 gal |
| GROUNDCOVER & SHRUBS | | | |
| | 4 | Caesalpinia mexicana<br>Mexican Bird of Paradise | 15 gal |

## LEGEND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| Aggregate Surfacing | | |
| | DECOMPOSED GRANITE<br>1/2" Screened, 2" Depth<br>Color: Mahogany | 1,835 sf |

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)


WERK
WERK | urban design
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SCOTTSDALE, ARIZONA 85251
MADEWITHALINE.COM
ALINE
ARCHITECTURE CONCEPTS


| REV | DESCRIPTION | BY | DATE | APPR |
|---|---|---|---|---|

**PRELIMINARY LANDSCAPE PLAN**

MAIN + MARSHALL RESTAURANT
PREPARED FOR
7107, 7113, 7117 E. MAIN STREET
SCOTTSDALE ARIZONA

PROJECT No.
24037

| | |
|---|---|
| SCALE (H): | 1" = 10' |
| SCALE (V): | NONE |
| DRAWN BY: | HC |
| DESIGN BY: | JAW |
| CHECK BY: | JAW |
| DATE: | 11/22/2024 |

PRELIMINARY, NOT FOR CONSTRUCTION

24037LS.dwg

L1.00
1 OF 1 SHEETS


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